KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th May 2025

NORWICH ROAD, SCOLE, DISS, IP21

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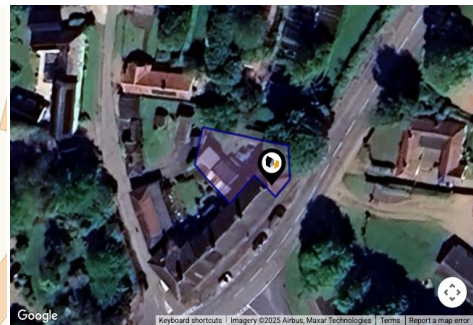
Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	678 ft^2 / 63 m^2		
Plot Area:	0.07 acres		
Council Tax :	Band B		
Annual Estimate:	£1,842		
Title Number:	NK252791		

Local Area

Local Authority: Norfolk

Conservation Area: Scole

Flood Risk:
- Rivers & Seas — Very low
- Surface Water — High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9 mb/s	**80** mb/s	**10000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Gallery
Floorplan

NORWICH ROAD, SCOLE, DISS, IP21

Floor 0

Sitting Room
11'11" x 15'2"

Kitchen/Diner
10'6" x 15'2"

WC
3'1" x 5'0"

Floor 1

Bedroom
11'10" x 12'1"

Bedroom
10'5" x 8'3"

Bathroom
6'9" x 6'4"

Landing
3'0" x 4'0"

Whitley Parish

Approximate total area [1]
631 ft²

(1) Excluding balconies and terraces

Reduced headroom
-------- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE**360**

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Property
EPC - Certificate

Norwich Road, Scole, DISS, IP21

Energy rating

D

Valid until 06.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 | B
69-80	C		
55-68	D	58 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 38% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	63 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP21
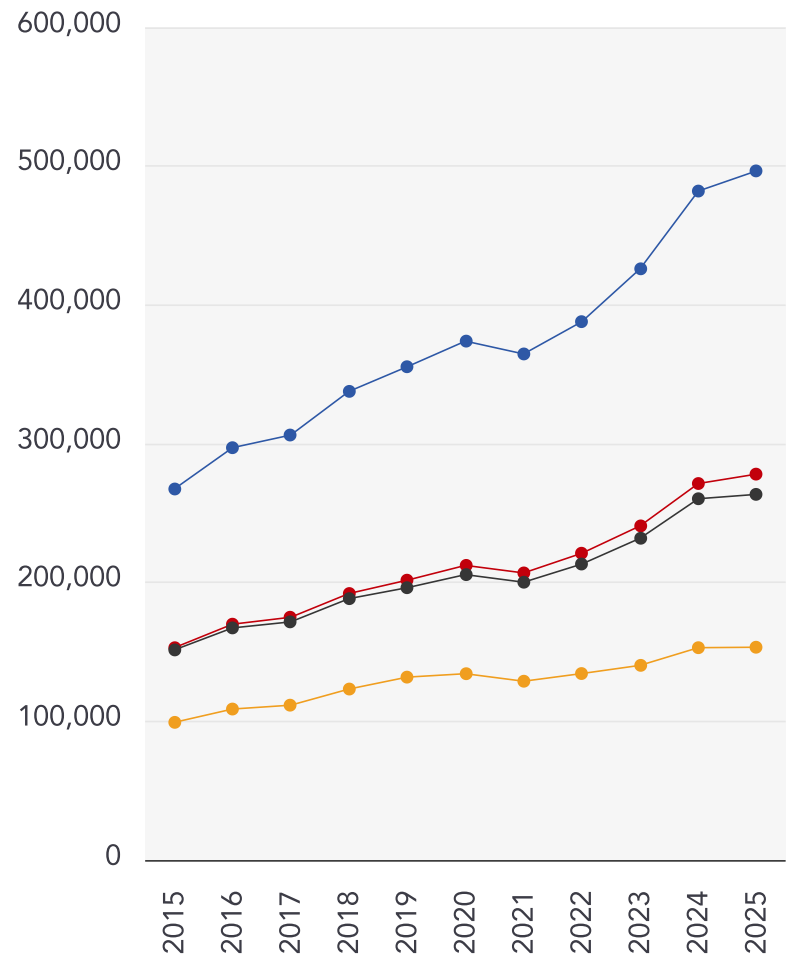
Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
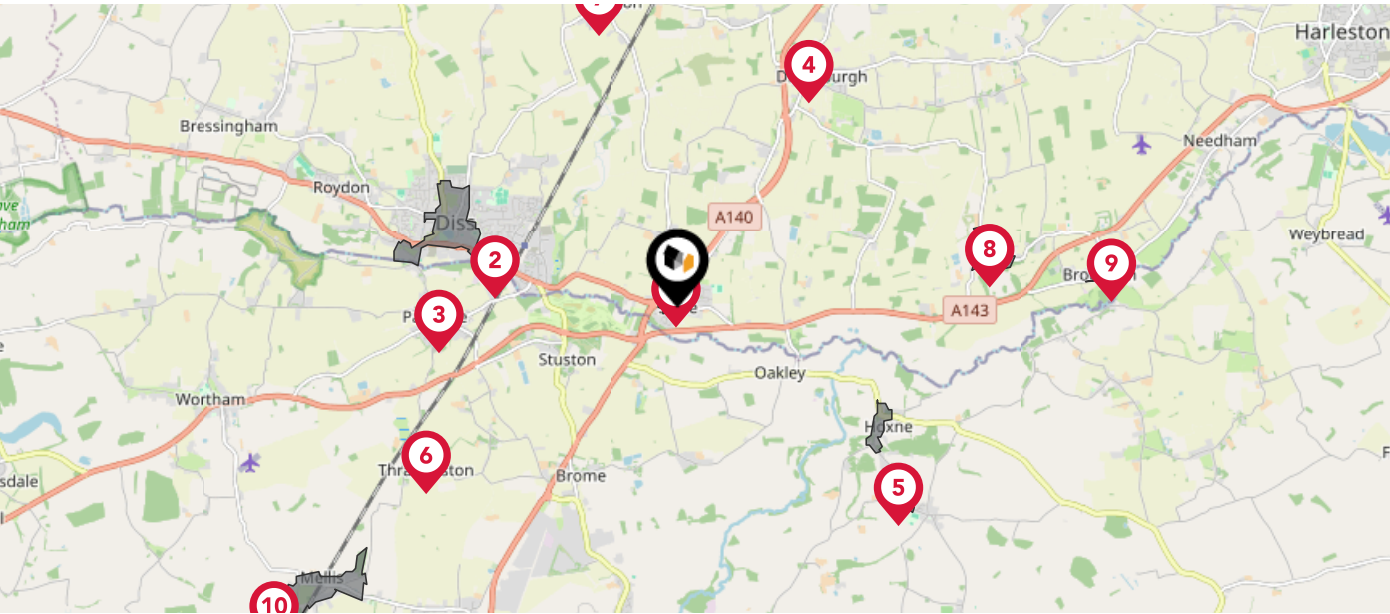
Nearby Conservation Areas	
1	Scole
2	Diss
3	Palgrave
4	Dickleburgh
5	Hoxne
6	Thrandeston
7	Burston
8	Thorpe Abbotts
9	Brockdish
10	Mellis

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Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
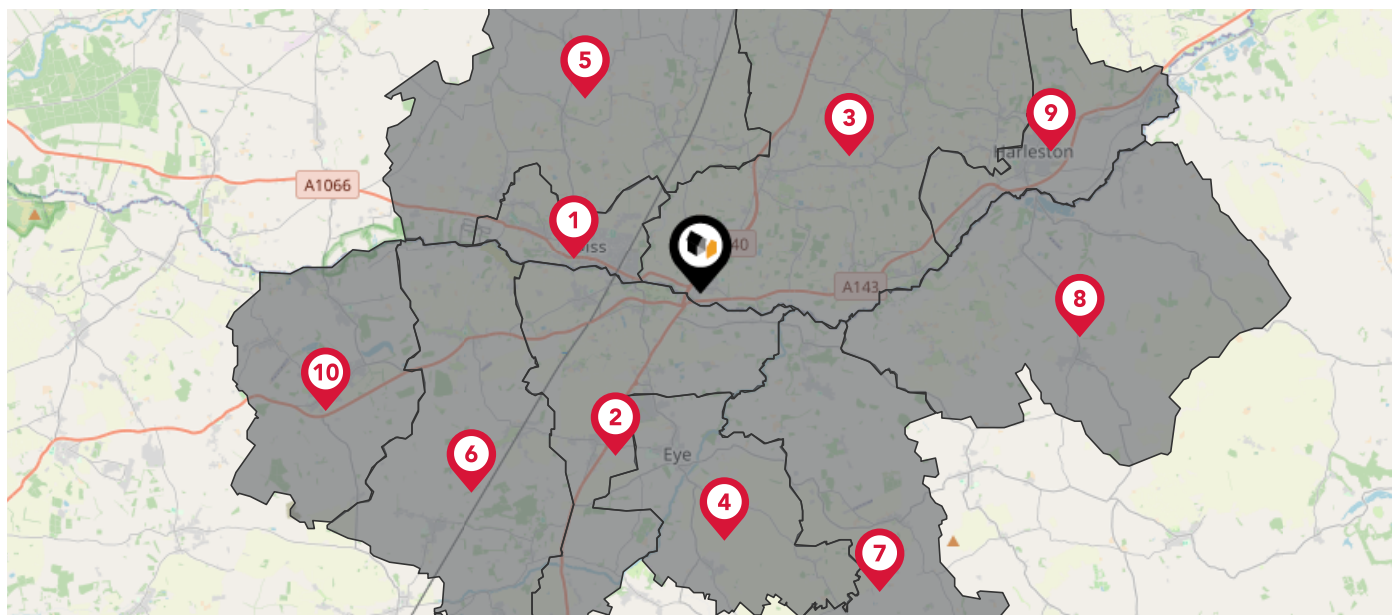
Nearby Council Wards

1	Diss & Roydon Ward
2	Palgrave Ward
3	Beck Vale, Dickleburgh & Scole Ward
4	Eye Ward
5	Bressingham & Burston Ward
6	Gislingham Ward
7	Hoxne & Worlingworth Ward
8	Fressingfield Ward
9	Harleston Ward
10	Rickinghall Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
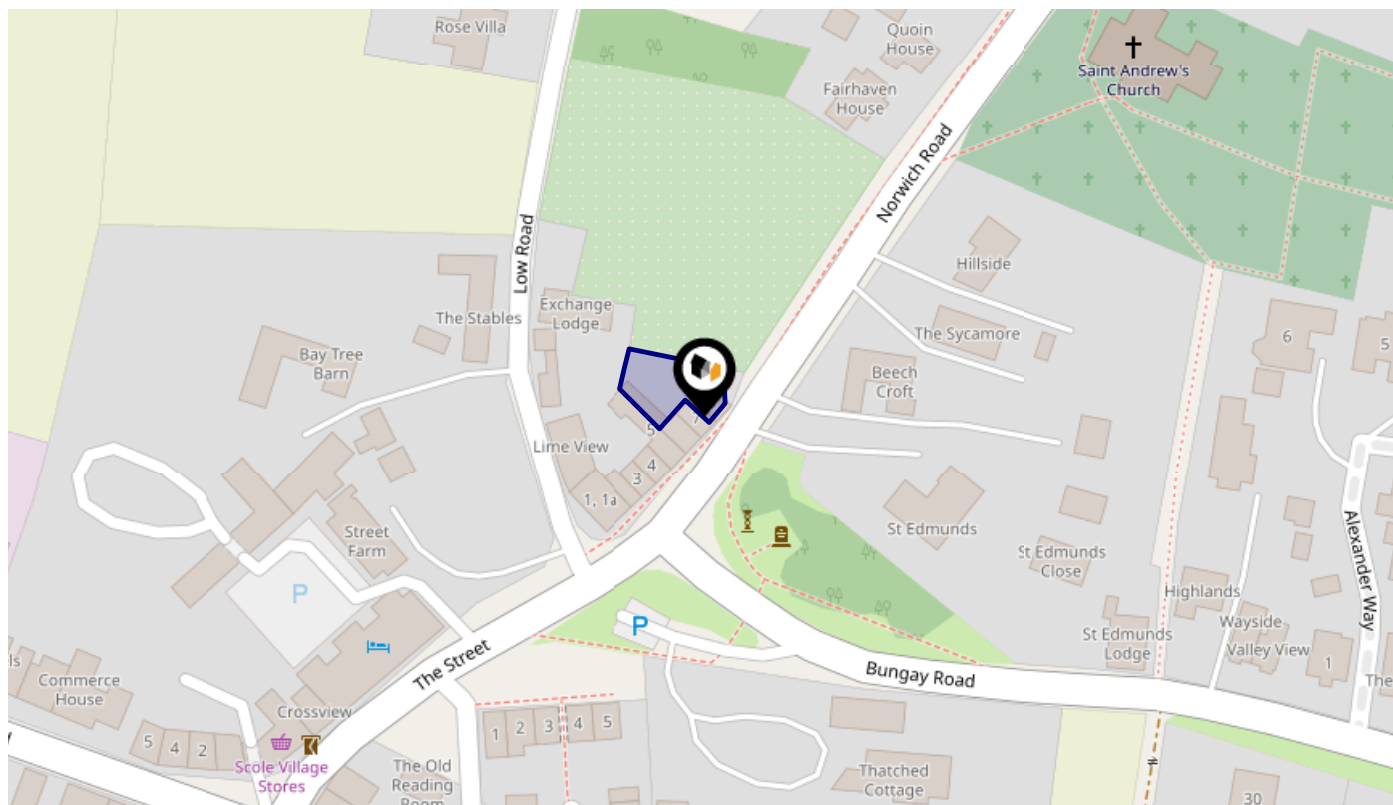
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	■
4	70.0-74.9 dB	■
3	65.0-69.9 dB	■
2	60.0-64.9 dB	■
1	55.0-59.9 dB	■

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Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
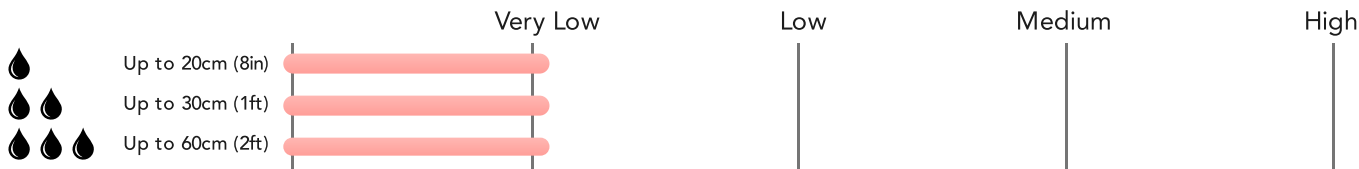

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.25%)** in any one year.

- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

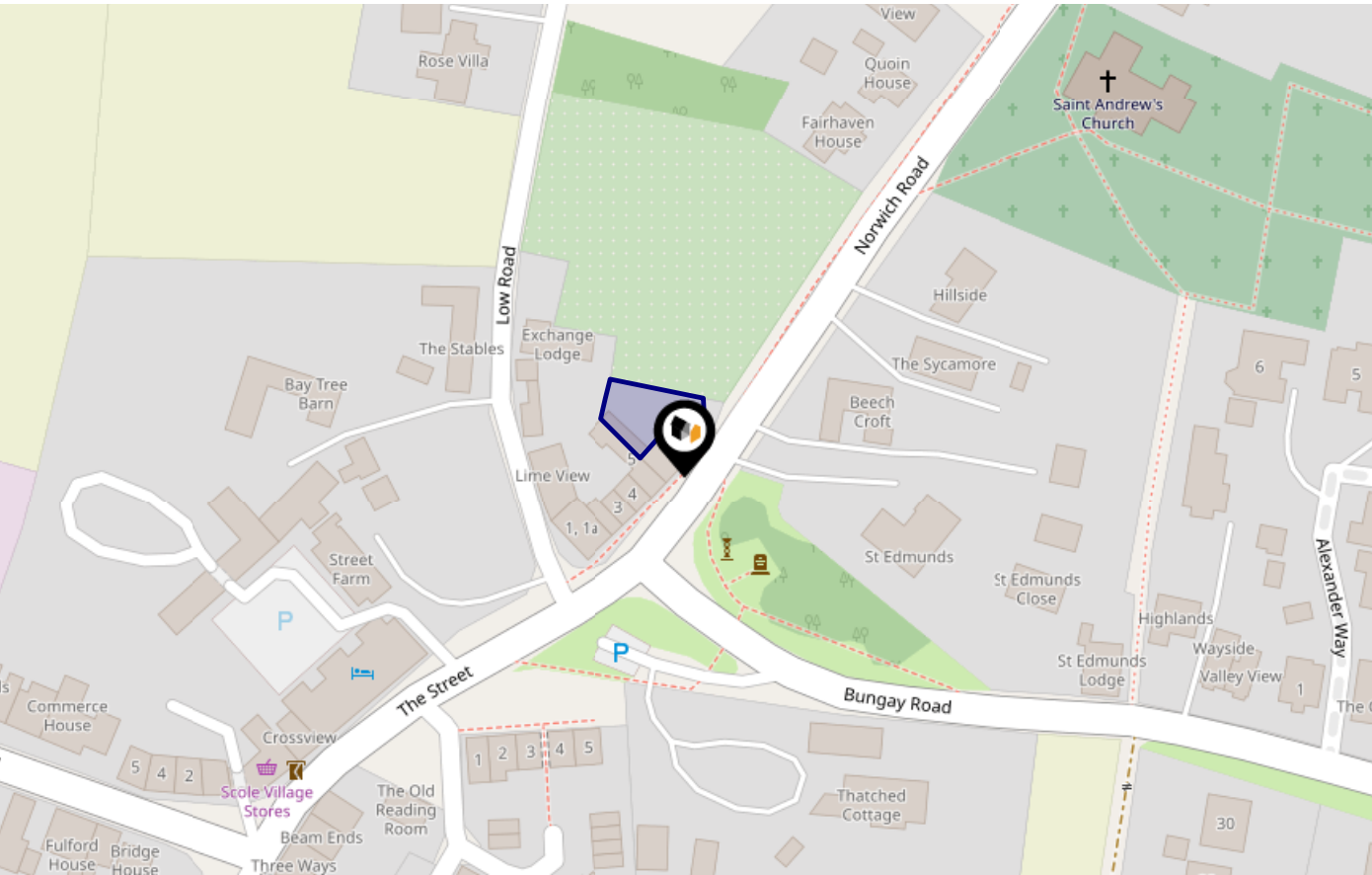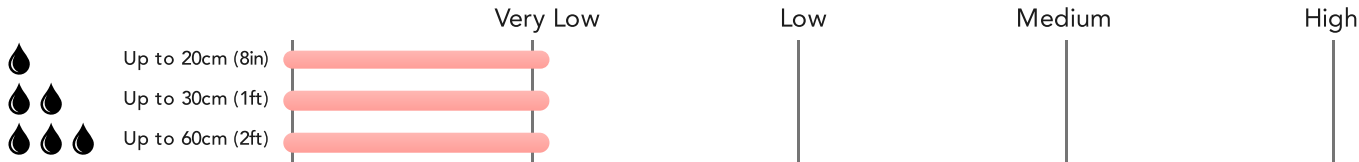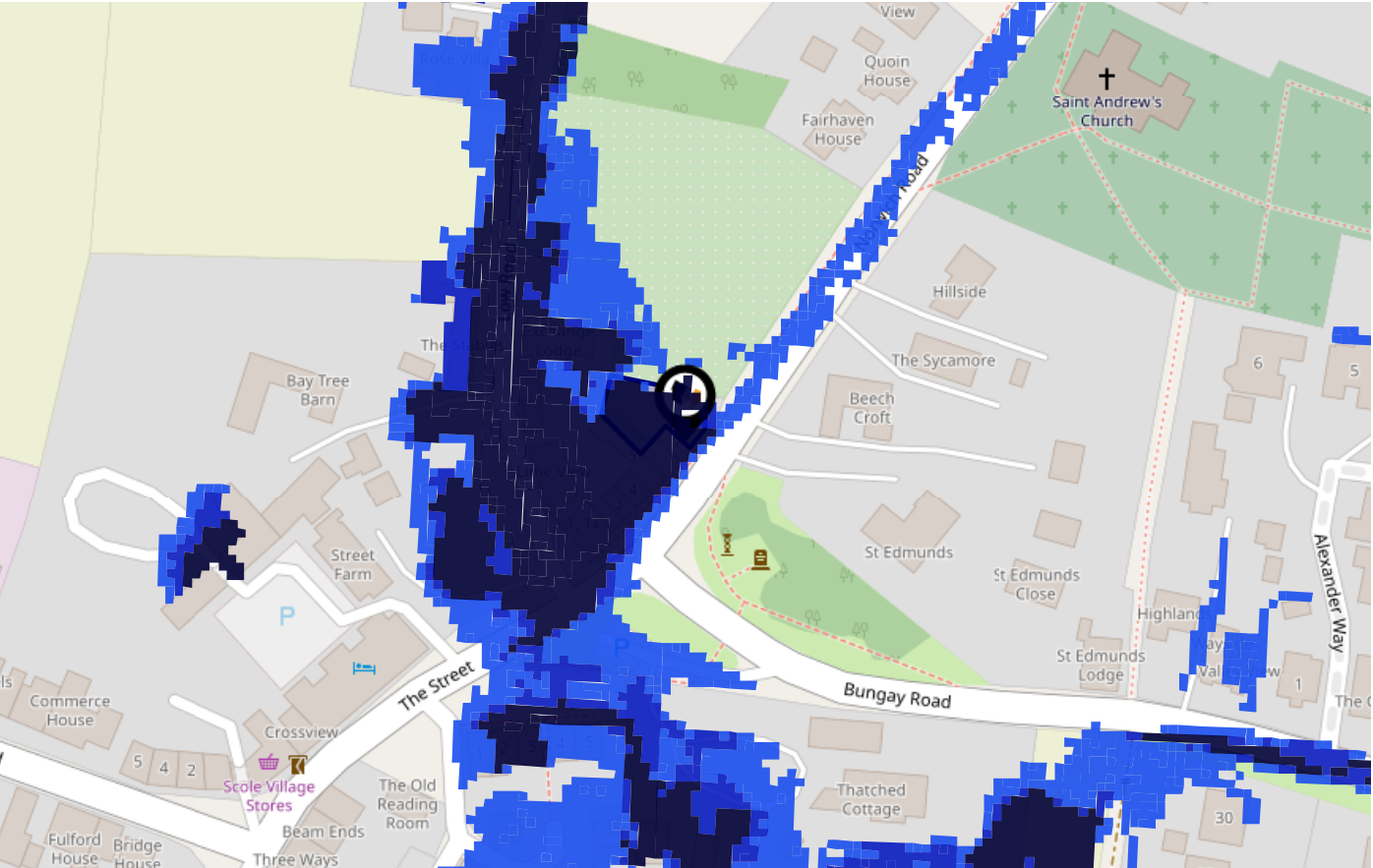|		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

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Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

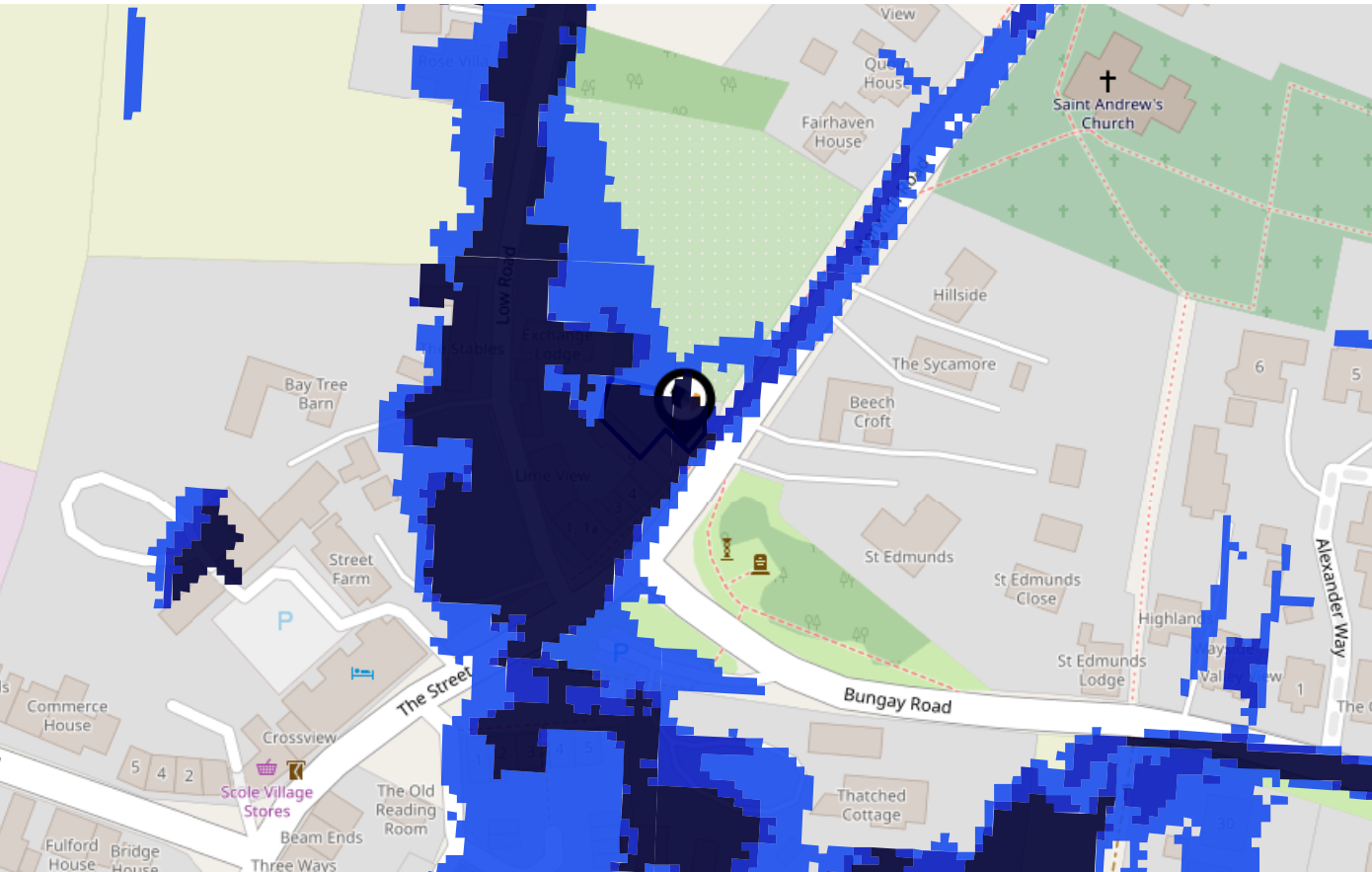Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

WP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
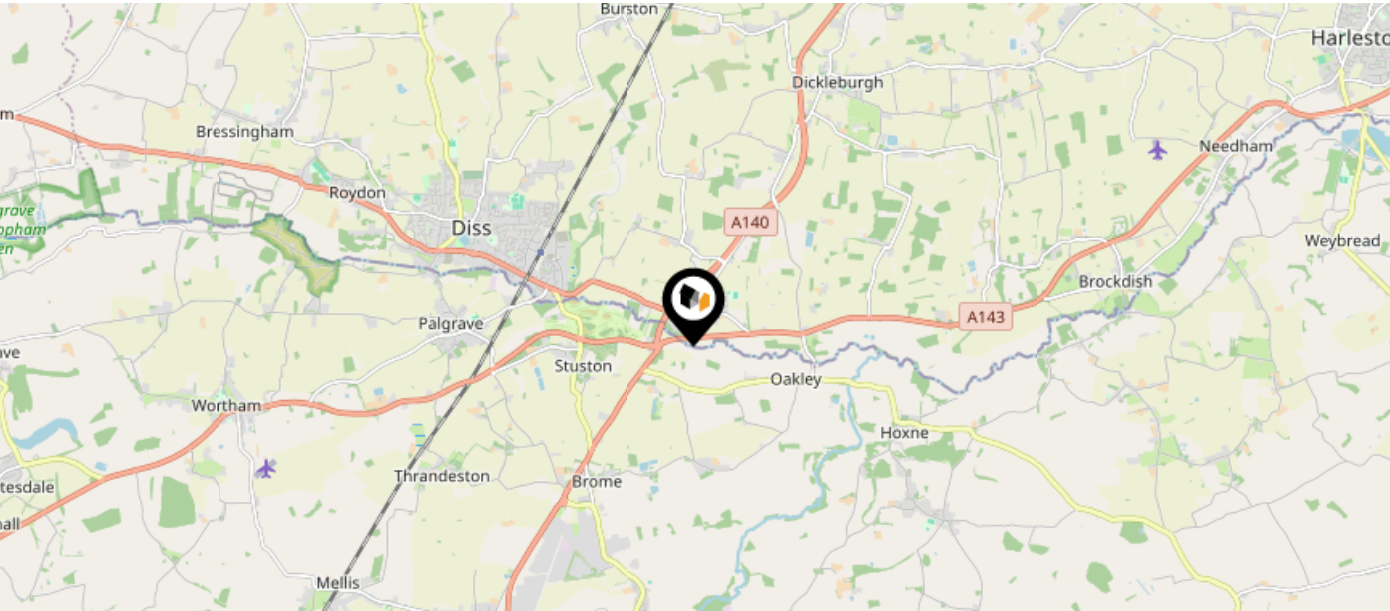

Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: High

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

■ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
● Up to 20cm (8in)					
●● Up to 30cm (1ft)					
●●● Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

No data available.

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
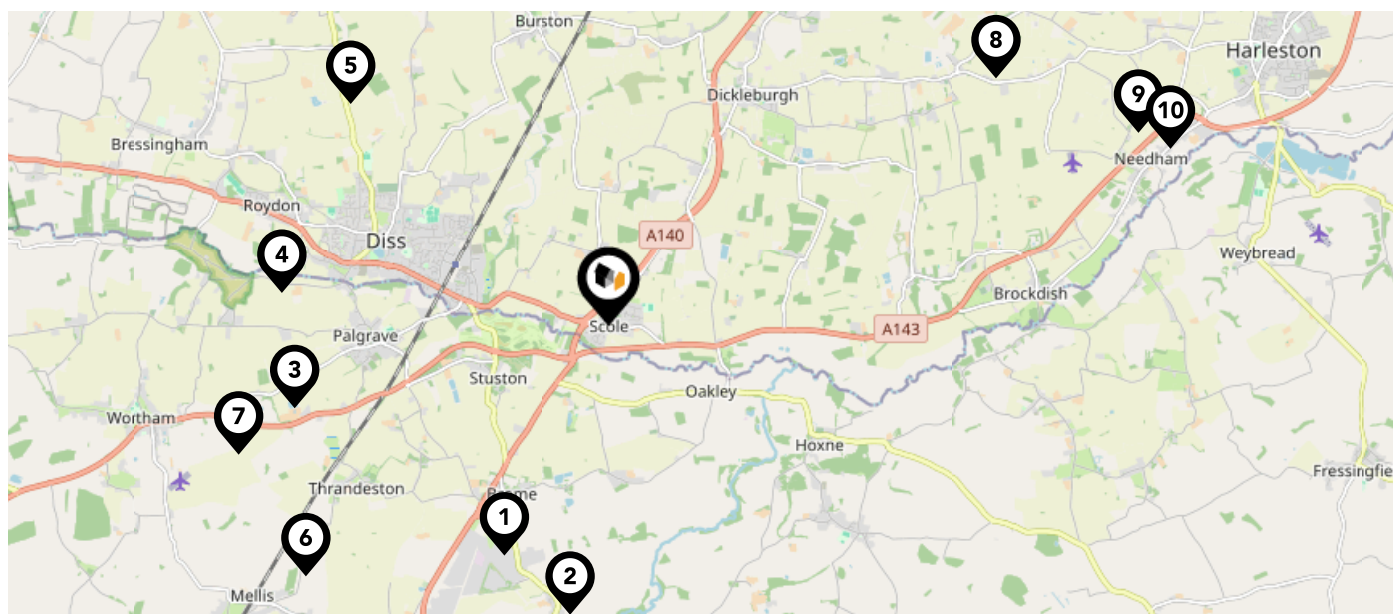
Nearby Landfill Sites

1	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
2	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
3	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
4	Roydon Fen-Roydon, Norfolk	Historic Landfill
5	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
6	Mellis Road-Mellis Road, Thrandeston	Historic Landfill
7	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
8	Furze Green - South Green-Dickleburgh	Historic Landfill
9	Harmans Lane-Needham, Norfolk	Historic Landfill
10	Barnaways Farm-Harmans Lane, Needham, Norfolk	Historic Landfill

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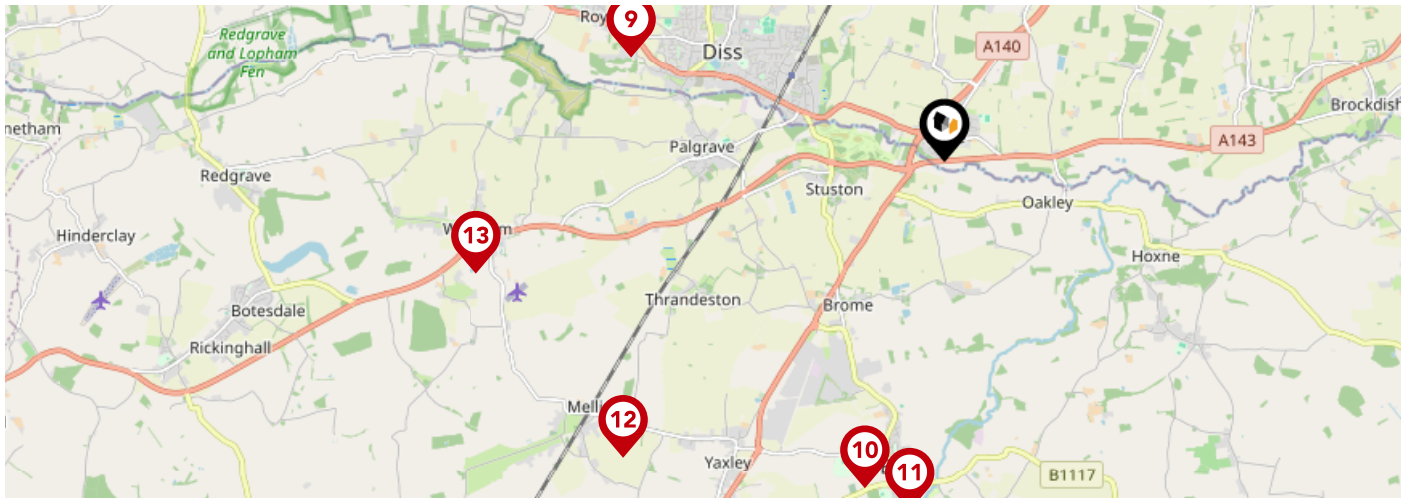
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
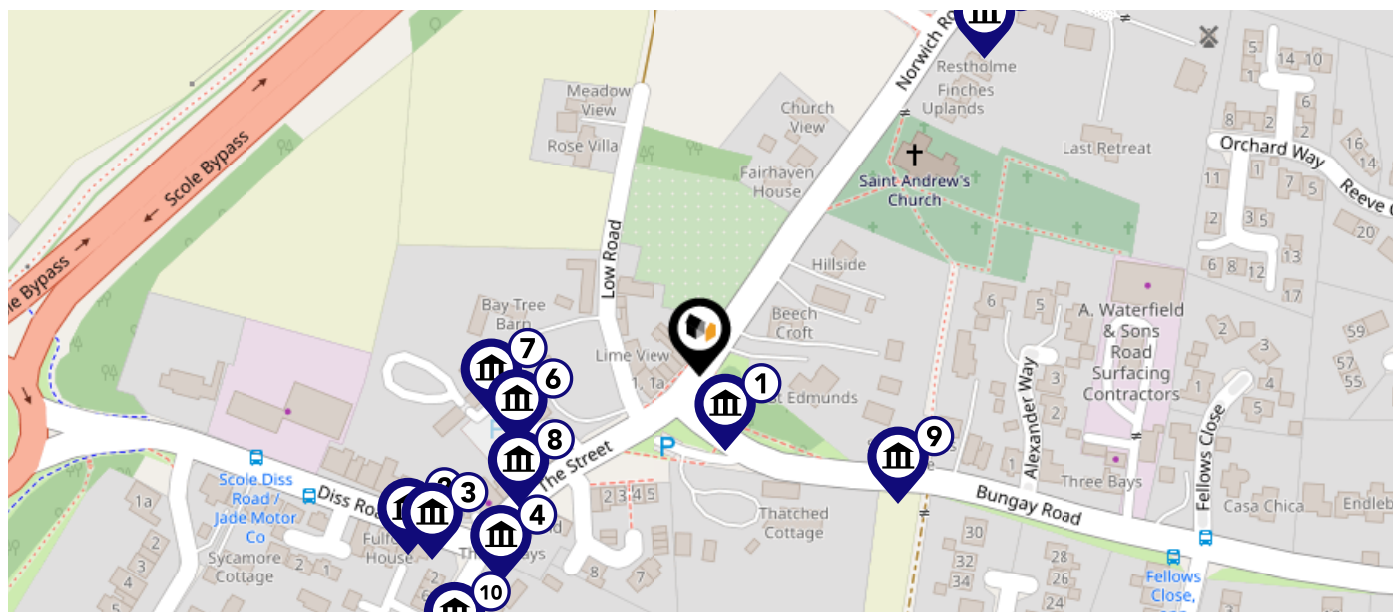
| Listed Buildings in the local district	Grade	Distance
1458811 - Scole War Memorial	Grade II	0.0 miles
1154503 - 5, Diss Road	Grade II	0.1 miles
1373276 - 1-4, Diss Road	Grade II	0.1 miles
1050114 - Gable End, Beam Ends And Three Ways	Grade II	0.1 miles
1050115 - Shingle House	Grade II	0.1 miles
1303021 - Street Farmhouse	Grade II	0.1 miles
1050113 - Barn Immediately North-west Of Street Farmhouse	Grade II	0.1 miles
1303017 - Scole Inn	Grade I	0.1 miles
1050242 - St Edmunds Lodge	Grade II	0.1 miles
1373277 - Crossways Restraurant	Grade II	0.1 miles

Area
Schools
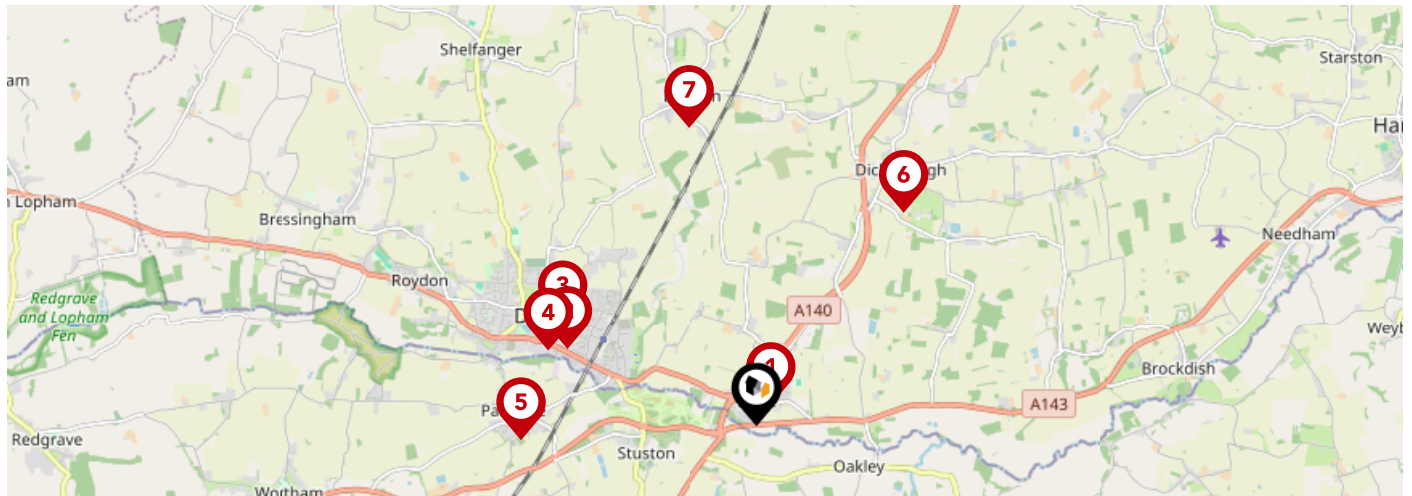
		Nursery	Primary	Secondary	College	Private
1	**Scole Church of England Primary Academy** Ofsted Rating: Good | Pupils: 51 | Distance:0.24	☐	☑	☐	☐	☐
2	**Diss Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.85	☐	☑	☐	☐	☐
3	**Diss High School** Ofsted Rating: Good | Pupils: 941 | Distance:1.99	☐	☐	☑	☐	☐
4	**Diss Church of England Junior Academy** Ofsted Rating: Good | Pupils: 189 | Distance:2.01	☐	☑	☐	☐	☐
5	**Palgrave Church of England Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:2.14	☐	☑	☐	☐	☐
6	**Dickleburgh Church of England Primary Academy (With Pre-School)** Ofsted Rating: Outstanding | Pupils: 187 | Distance:2.35	☐	☑	☐	☐	☐
7	**Burston Community Primary School** Ofsted Rating: Good | Pupils: 36 | Distance:2.77	☐	☑	☐	☐	☐
8	**St Edmund's Primary School** Ofsted Rating: Good | Pupils: 67 | Distance:2.97	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Roydon Primary School** Ofsted Rating: Good	Pupils: 261	Distance:3	☐	☑	☐	☐	☐
10	**Hartismere School** Ofsted Rating: Outstanding	Pupils: 1063	Distance:3.04	☐	☐	☑	☐	☐
11	**St Peter and St Paul Church of England Primary School, Eye** Ofsted Rating: Good	Pupils: 181	Distance:3.17	☐	☑	☐	☐	☐
12	**Mellis Church of England Primary School** Ofsted Rating: Good	Pupils: 154	Distance:3.95	☐	☑	☐	☐	☐
13	**Wortham Primary School** Ofsted Rating: Outstanding	Pupils: 102	Distance:4.37	☐	☑	☐	☐	☐
14	**Bressingham Primary School** Ofsted Rating: Good	Pupils: 142	Distance:4.65	☐	☑	☐	☐	☐
15	**All Saints Church of England Voluntary Aided Primary School, Winfarthing** Ofsted Rating: Good	Pupils: 27	Distance:4.72	☐	☑	☐	☐	☐
16	**Tivetshall Community Primary School** Ofsted Rating: Good	Pupils: 28	Distance:4.85	☐	☑	☐	☐	☐

Local Area
Masts & Pylons

WP
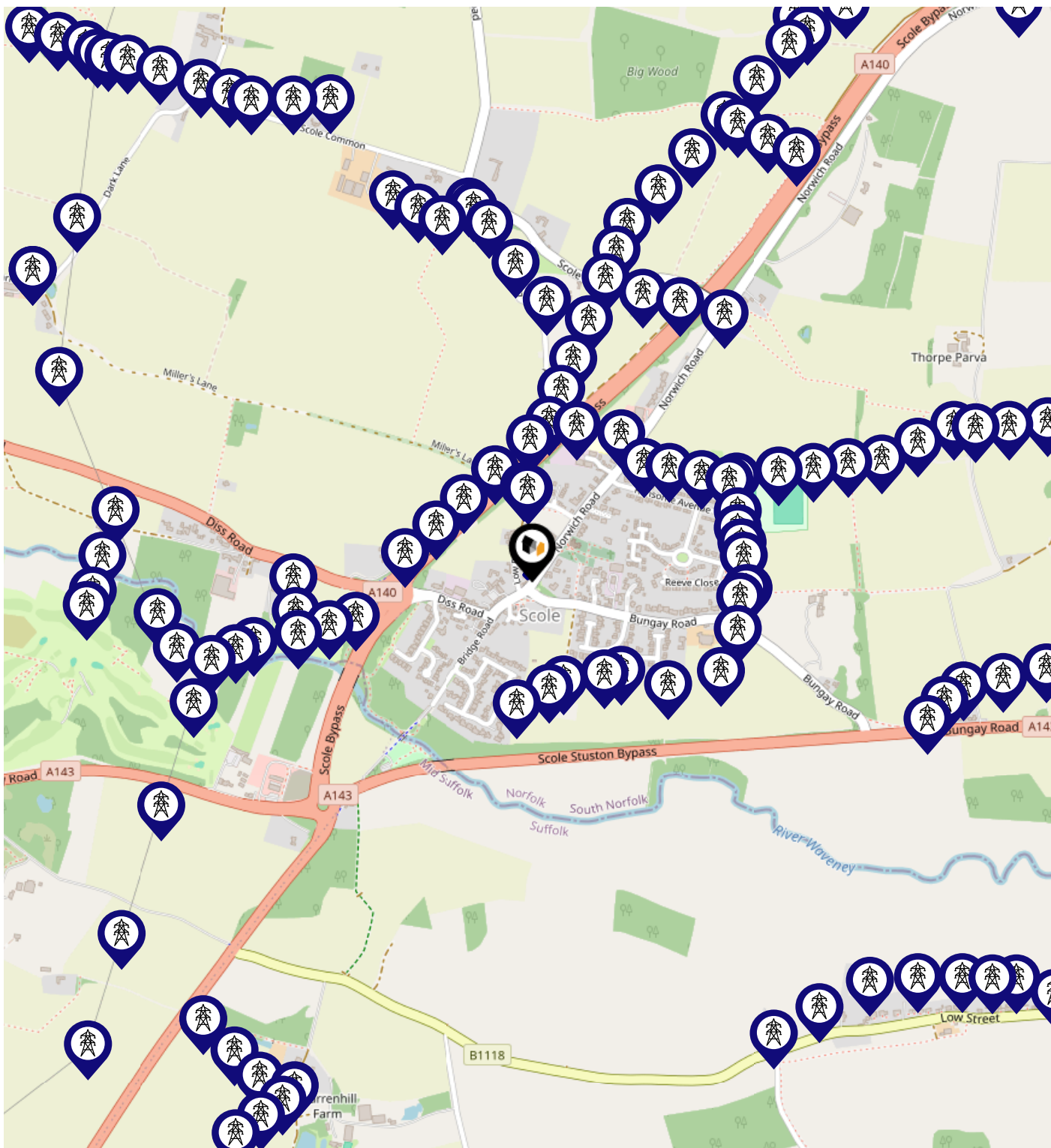
Key:

🅿 Power Pylons

📍 Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).
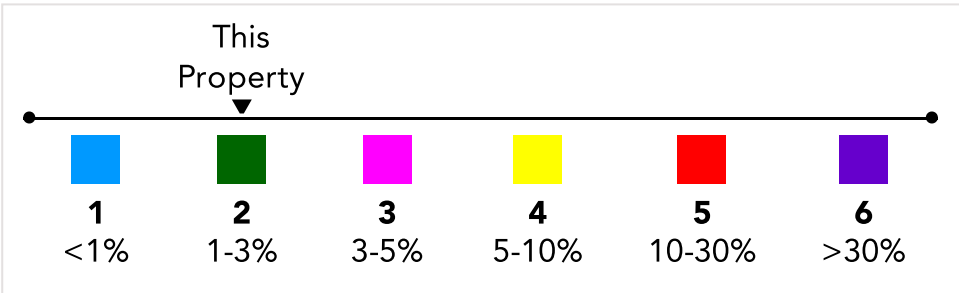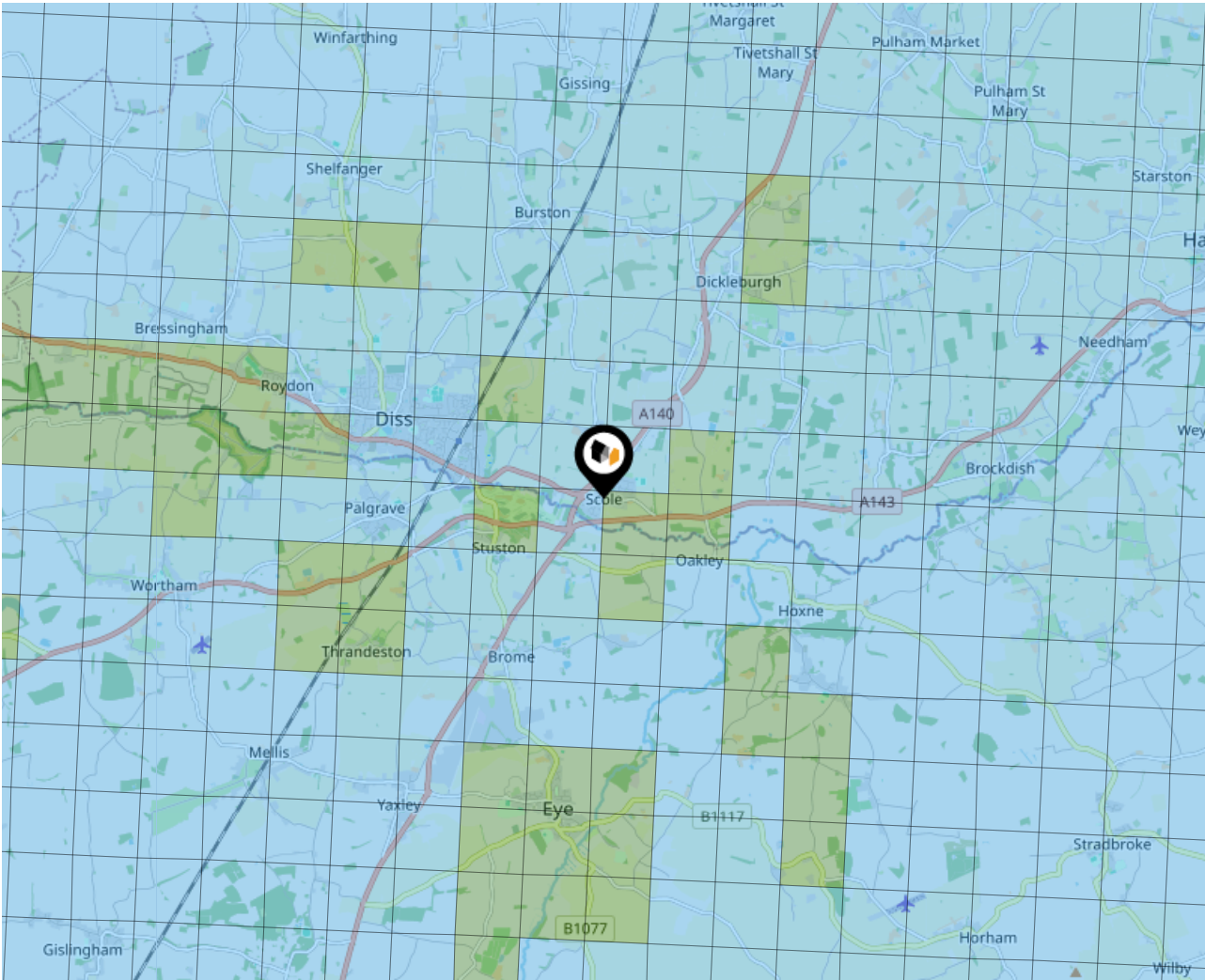
This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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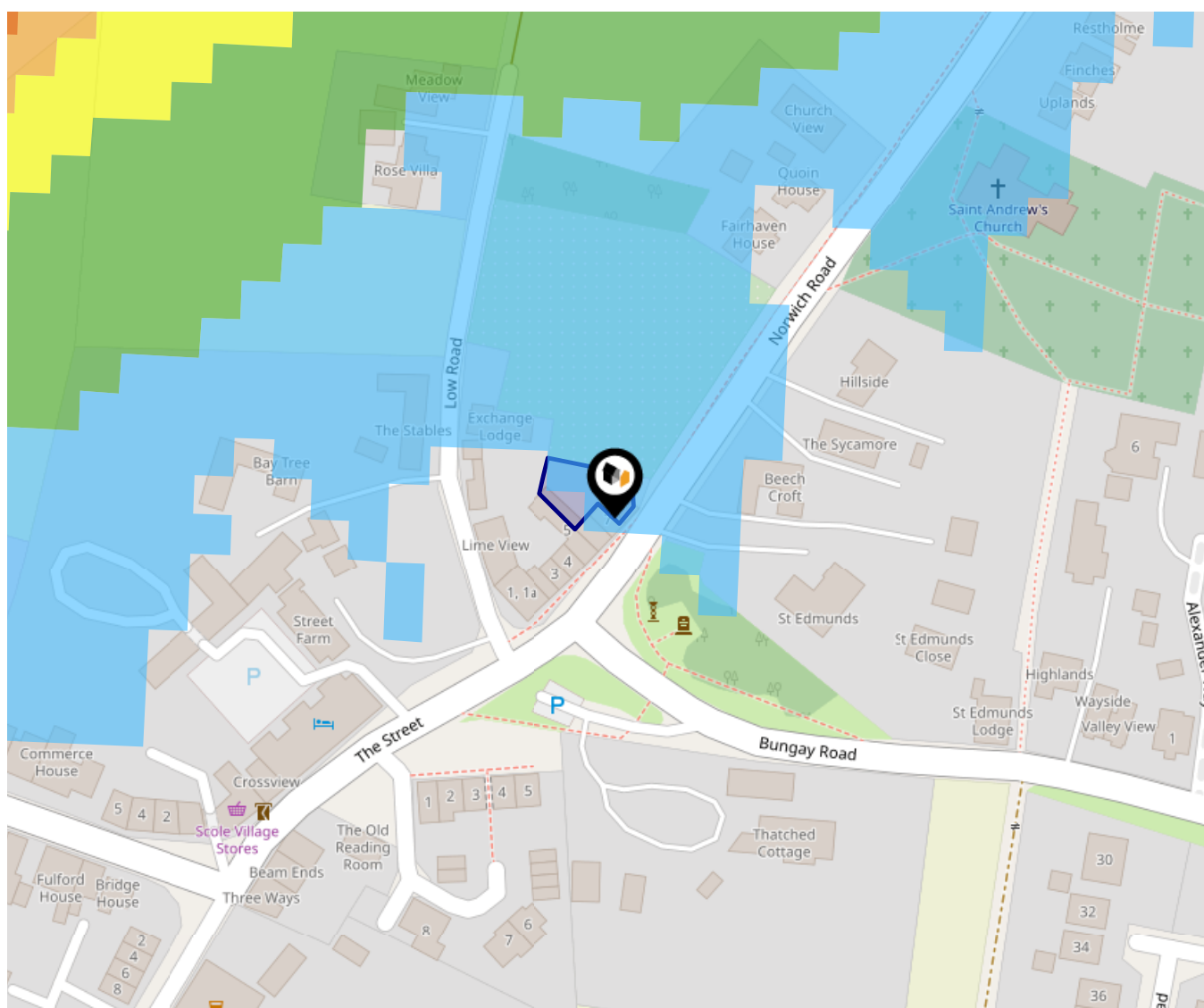
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE

Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: LOAM TO CLAYEY LOAM, LOCALLY CHALKY

Soil Depth: DEEP
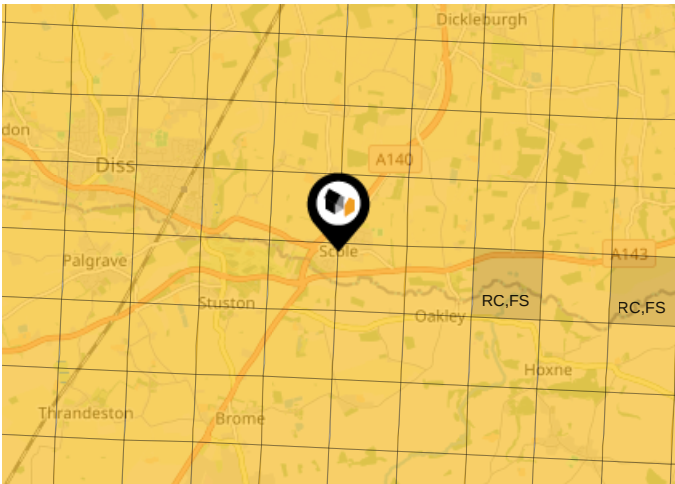
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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Area
Transport (National)
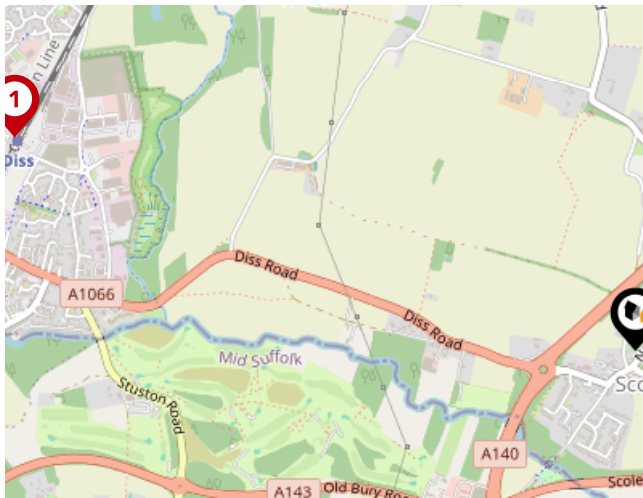
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	1.49 miles
2	Attleborough Rail Station	11.7 miles
3	Eccles Road Rail Station	10.71 miles
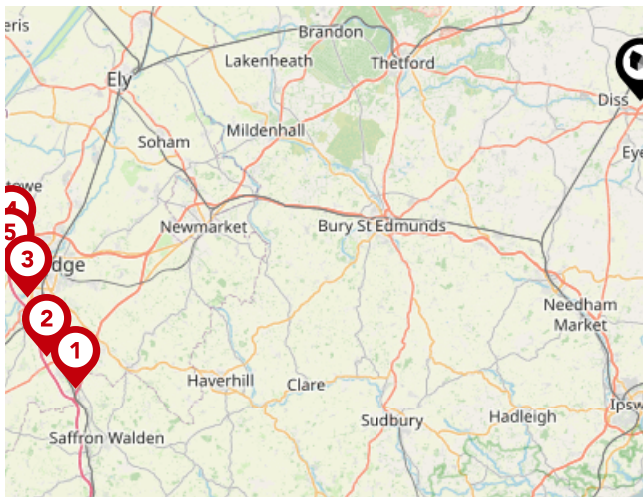
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	46.14 miles
2	M11 J10	46.96 miles
3	M11 J11	46.81 miles
4	M11 J13	46.87 miles
5	M11 J12	47.4 miles
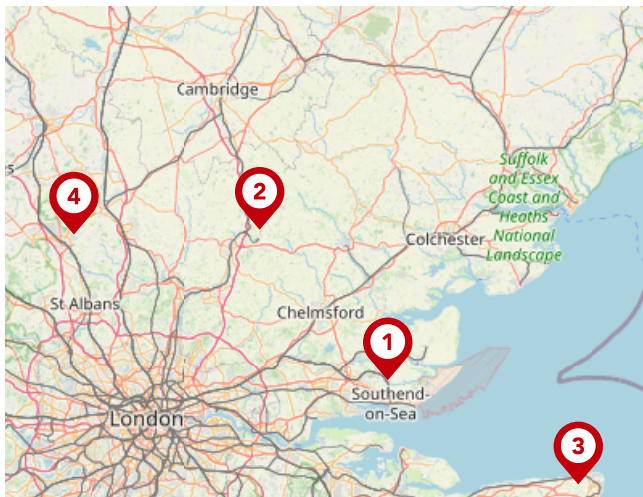
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	58.44 miles
2	Stansted Airport	50.31 miles
3	Manston	71.05 miles
4	Luton Airport	73.27 miles

Area
Transport (Local)
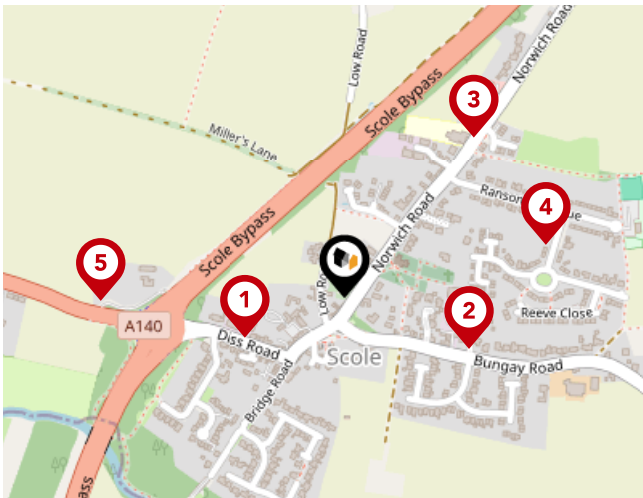
Bus Stops/Stations

Pin	Name	Distance
1	Karen Close	0.12 miles
2	Fellows Close	0.15 miles
3	Primary School	0.23 miles
4	turning	0.24 miles
5	Cedar House	0.28 miles
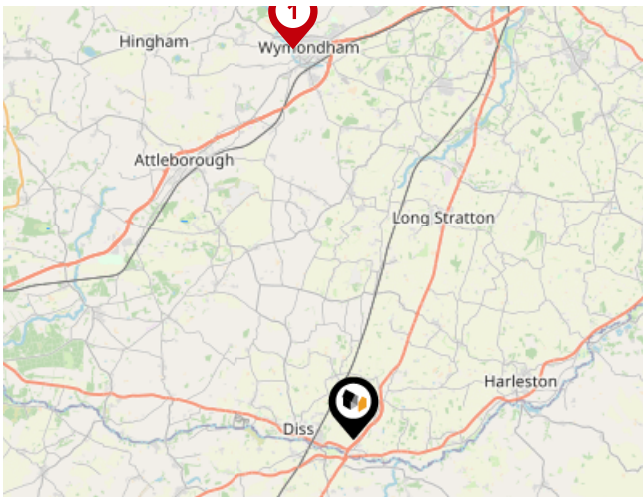
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	14.27 miles
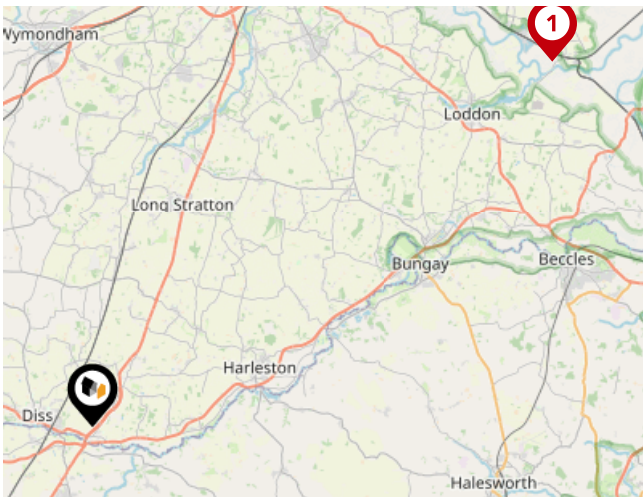
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	21.22 miles

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Whittley Parish | Diss

At Whittley Parish, we strive to offer the best experience for all of our valued clients. We employ an experienced team and support our people with the best processes, cutting edge technology, marketing and training. We continue to improve and learn from feedback to strive to be the best at what we do and achieve.

Our proactive approach combined with advertising across four major property portals (Rightmove, Zoopla, onthemarket.com and Primelocation) as well as on social media platforms; coupled with our large database of registered applicants allows us to promote our properties to the widest target market.

With family roots still at the heart of all operations, Alex Parish ensures the original ethos and vision continues to run throughout the company's core, never comprising the personal service its reputation has been built upon.

Whittley Parish | Diss
Testimonials

Testimonial 1

★★★★★

It was a pleasure doing business with the Attleborough branch. Kept to every promise made and acted really fast. Made a stressful time far less stressful.

Testimonial 2

★★★★★

We asked Whittley Parish Diss to carry out a house valuation for us. Alex Parish came to do the job - he was kind, considerate and professional. The process was thorough but yet quick and easy for us. We couldn't ask for more - many thanks.

Testimonial 3

★★★★★

The whole team at Whitley Parish were first class from first introduction to final sale. With lots of estate agents in the Long Stratton area, this is the only one you need to know. Excellent would highly recommend.

f /whittleyparishmanagementltd	**🐦** /whittleyparish
📷 /whittleyparish/?hl=en	

Whittley Parish | Diss
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Whittley Parish | Diss

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