

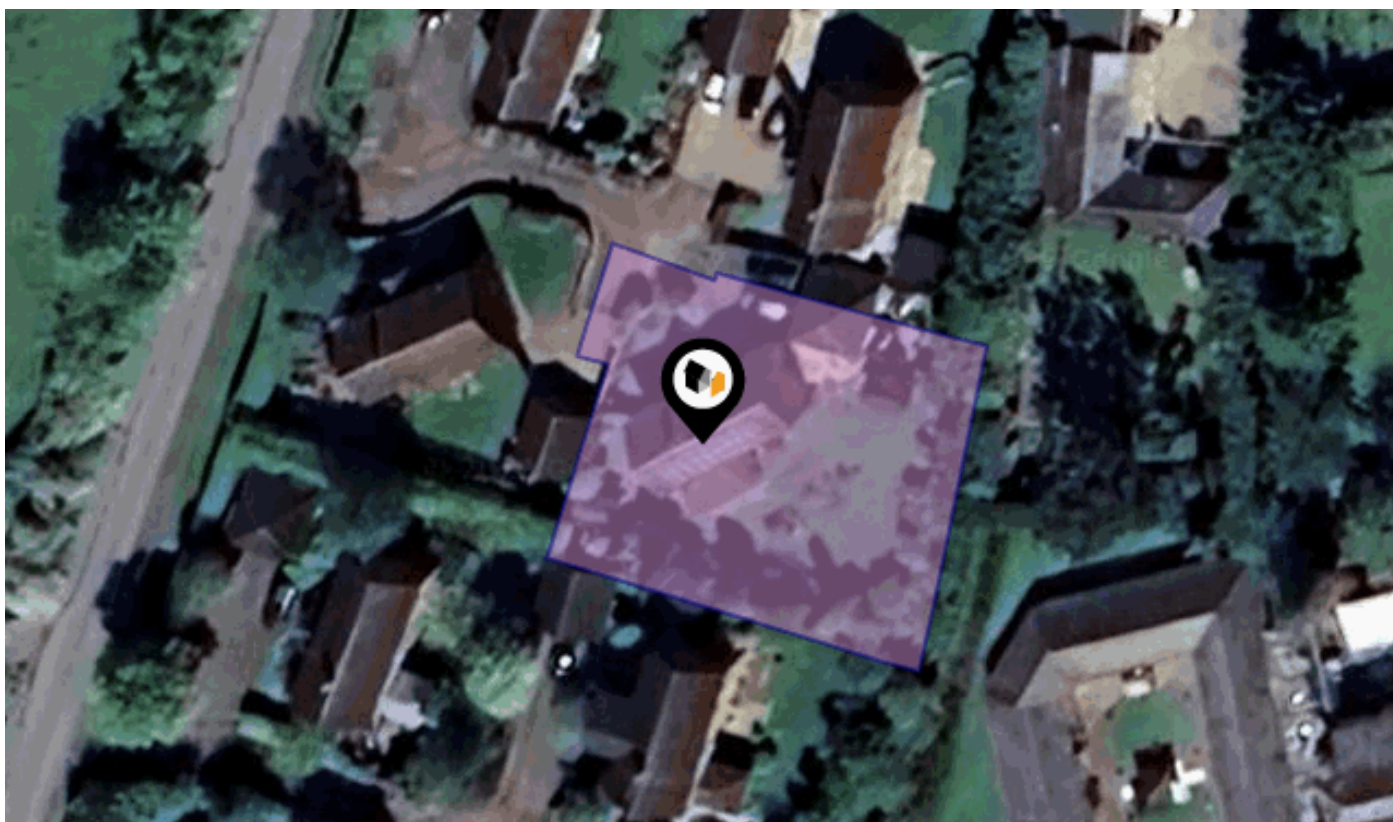


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th June 2025



LYON CLOSE, YAXLEY, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

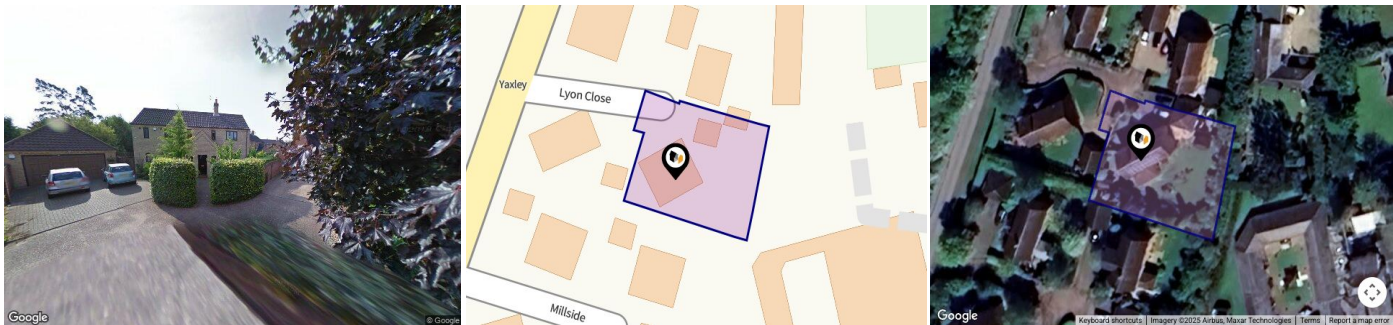
01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>



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aprift
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,915 ft ² / 178 m ²		
Plot Area:	0.22 acres		
Year Built :	1997		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	SK173137		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

Suffolk

No

Very low

Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15

mb/s



75

mb/s



1800

mb/s



Mobile Coverage:

(based on calls indoors)

O₂

EE

3

O₂

Satellite/Fibre TV Availability:

BT

sky

Virgin media







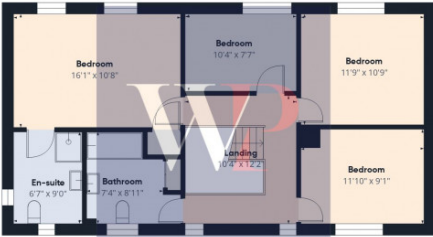


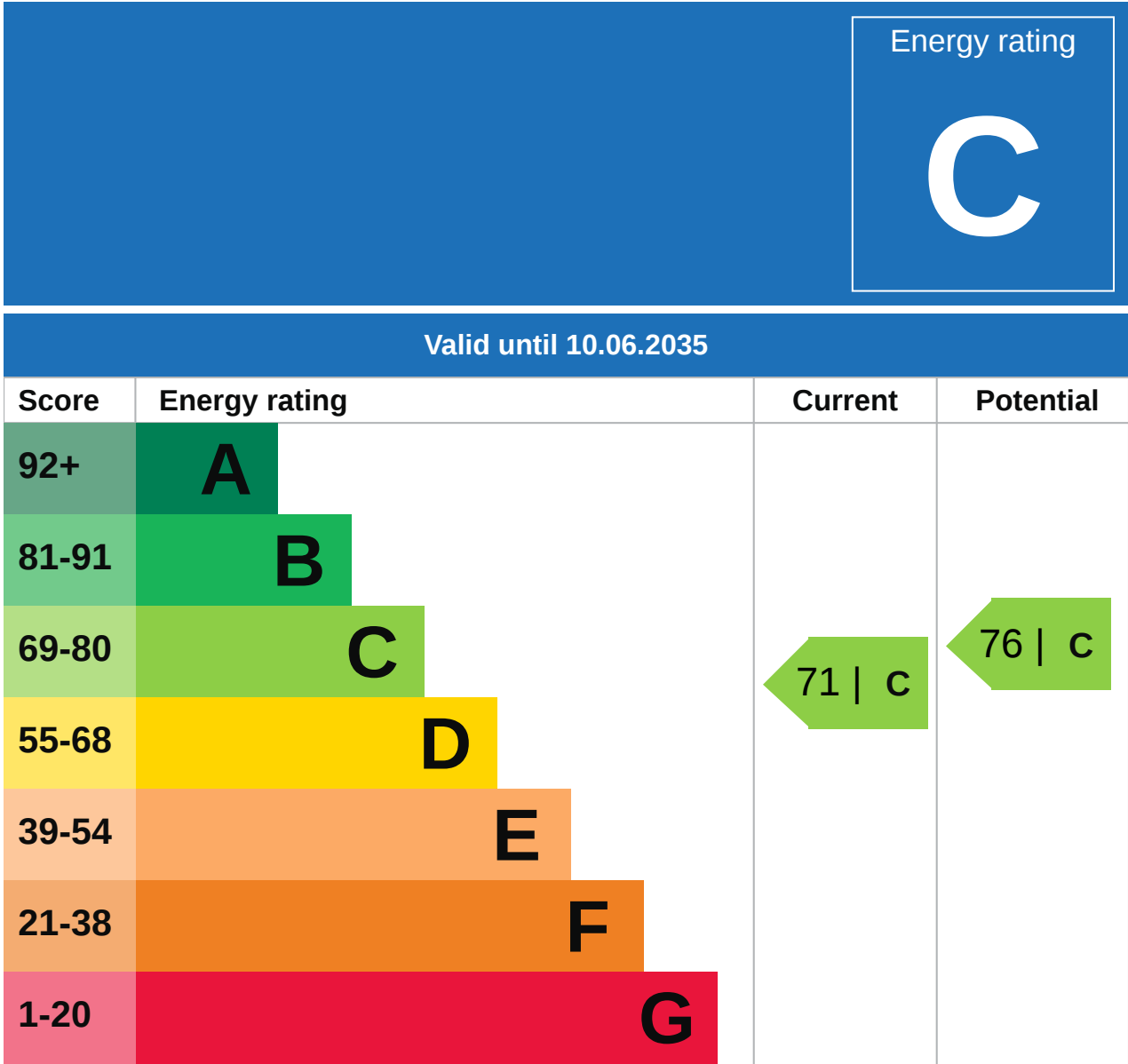
LYON CLOSE, YAXLEY, EYE, IP23





LYON CLOSE, YAXLEY, EYE, IP23

 Floor 0 Building 1	 Whitley Parish Approximate total area⁽¹⁾ 1686 ft² Reduced headroom 4 ft²
 Floor 1 Building 1	(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. GIRAFFE360





Additional EPC Data

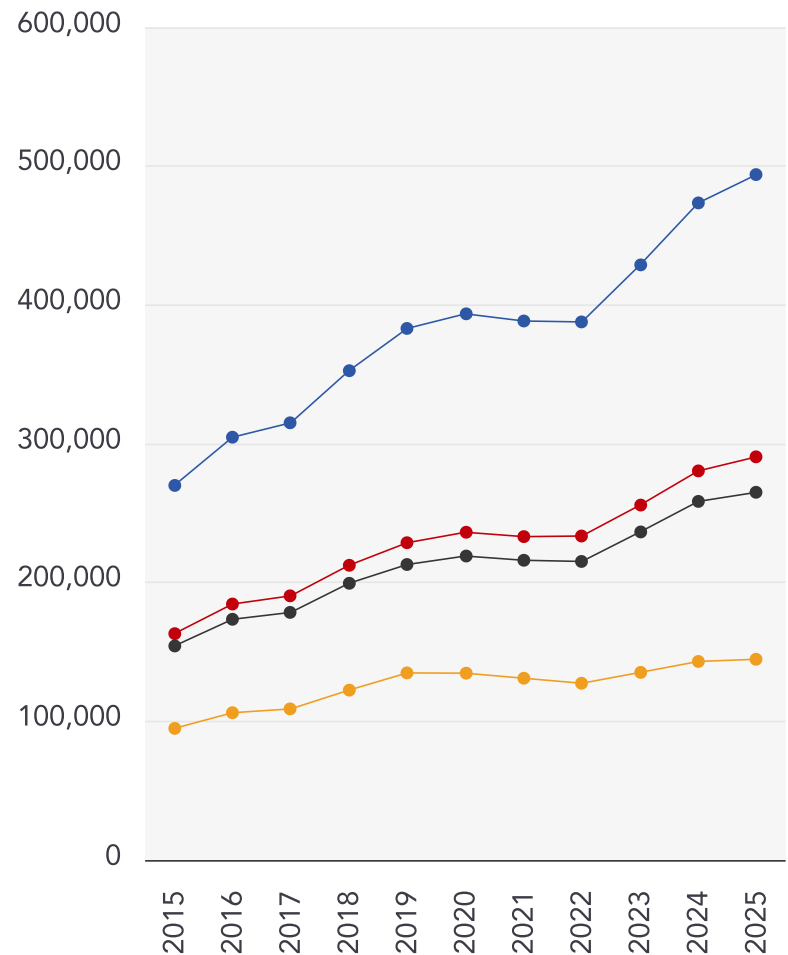
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	168 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

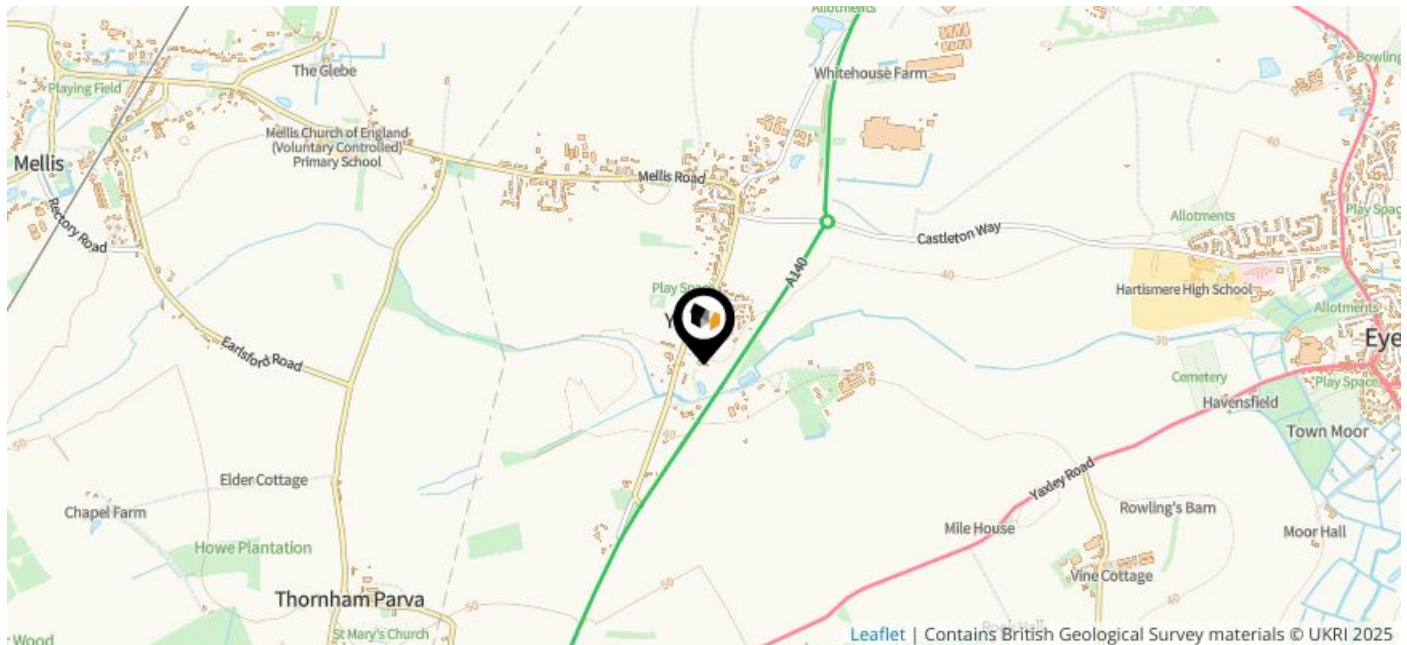
Terraced

+71.77%

Flat

+52.51%

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.

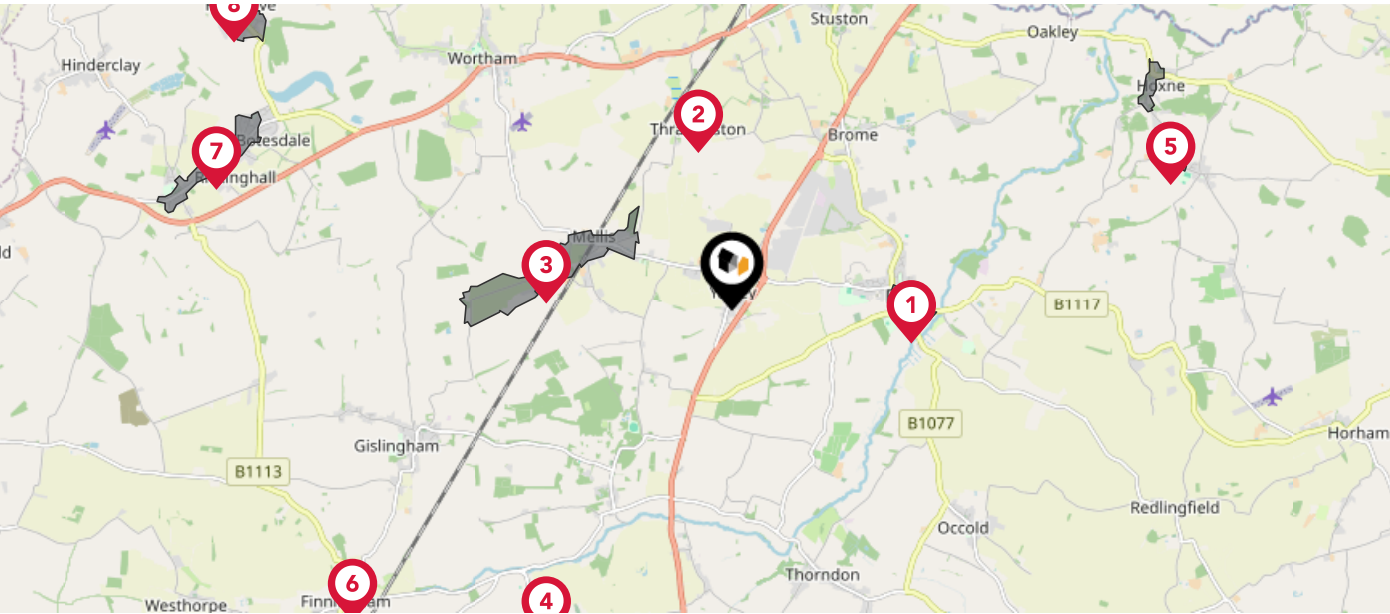
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

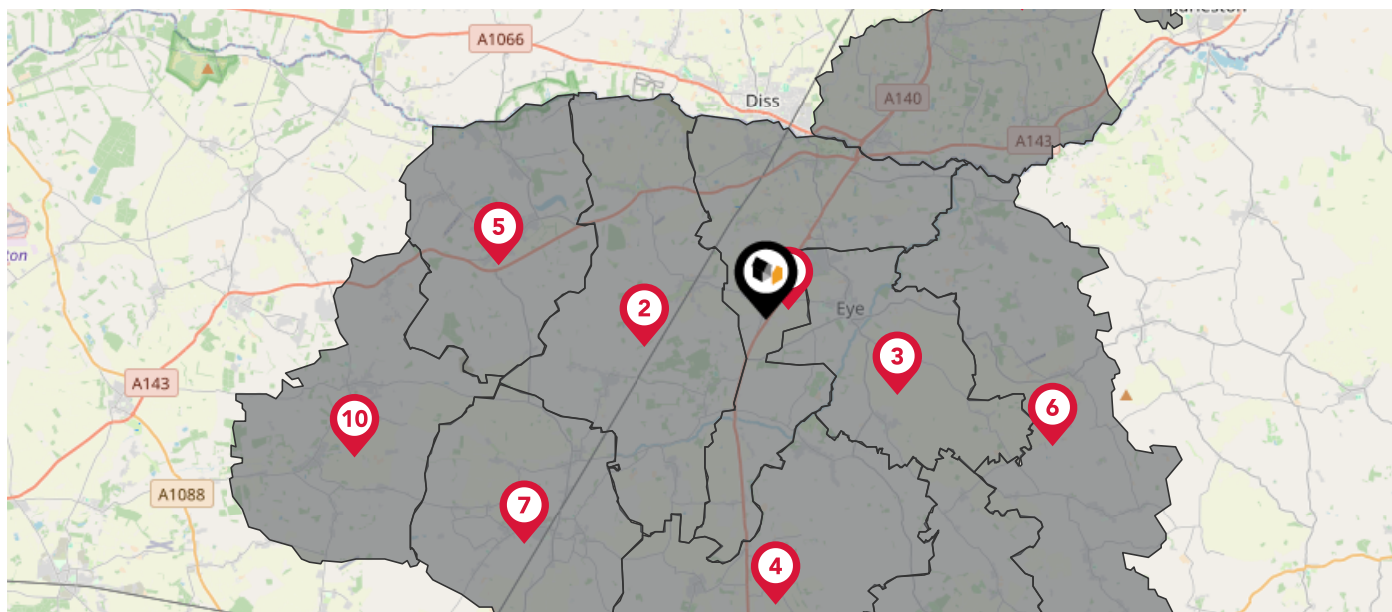


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Eye
2	Thrandeston
3	Mellis
4	Wickham Skeith
5	Hoxne
6	Finningham
7	Botesdale
8	Redgrave

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

Palgrave Ward

2

Gislingham Ward

3

Eye Ward

4

Mendlesham Ward

5

Rickinghall Ward

6

Hoxne & Worlingworth Ward

7

Bacton Ward

8

Debenham Ward

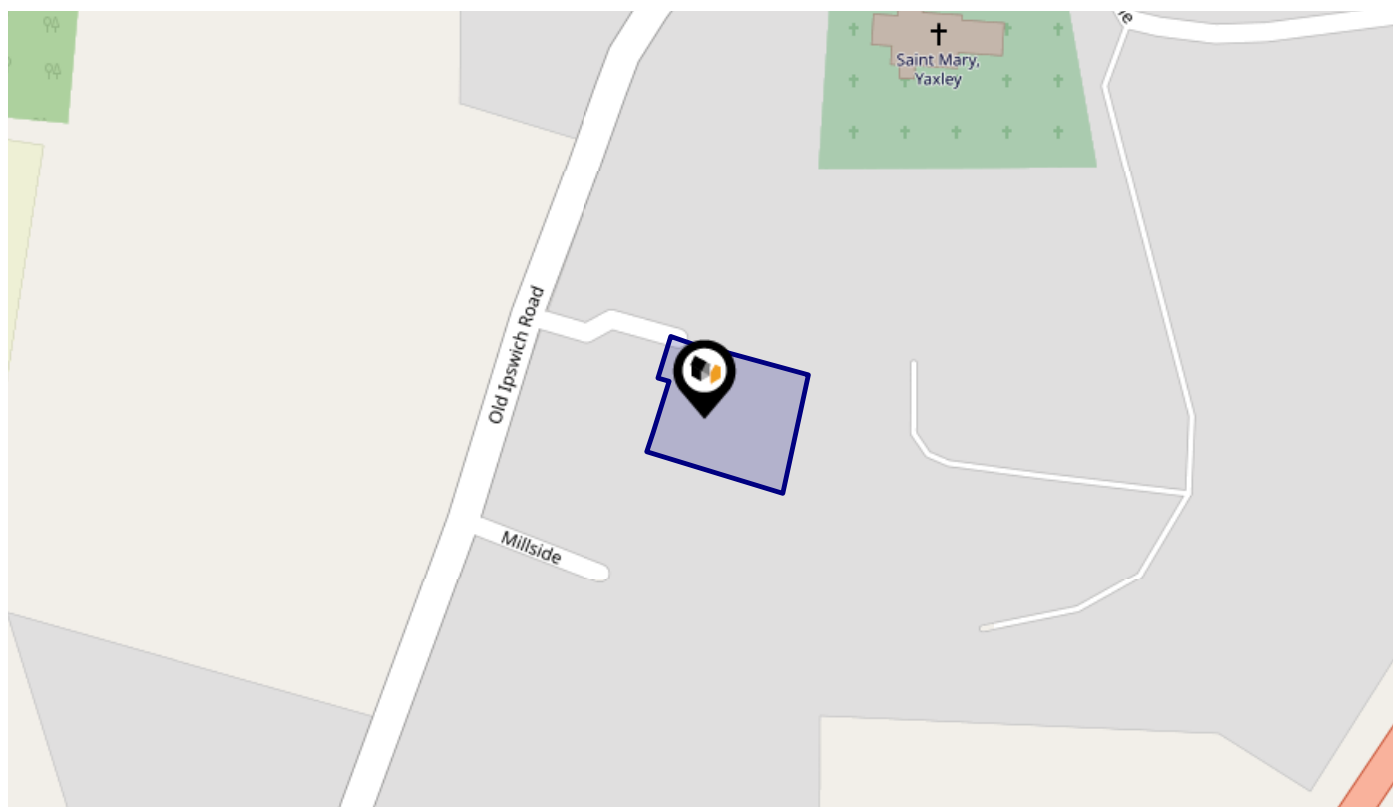
9

Beck Vale, Dickleburgh & Scole Ward

10

Walsham-le-Willows Ward

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:

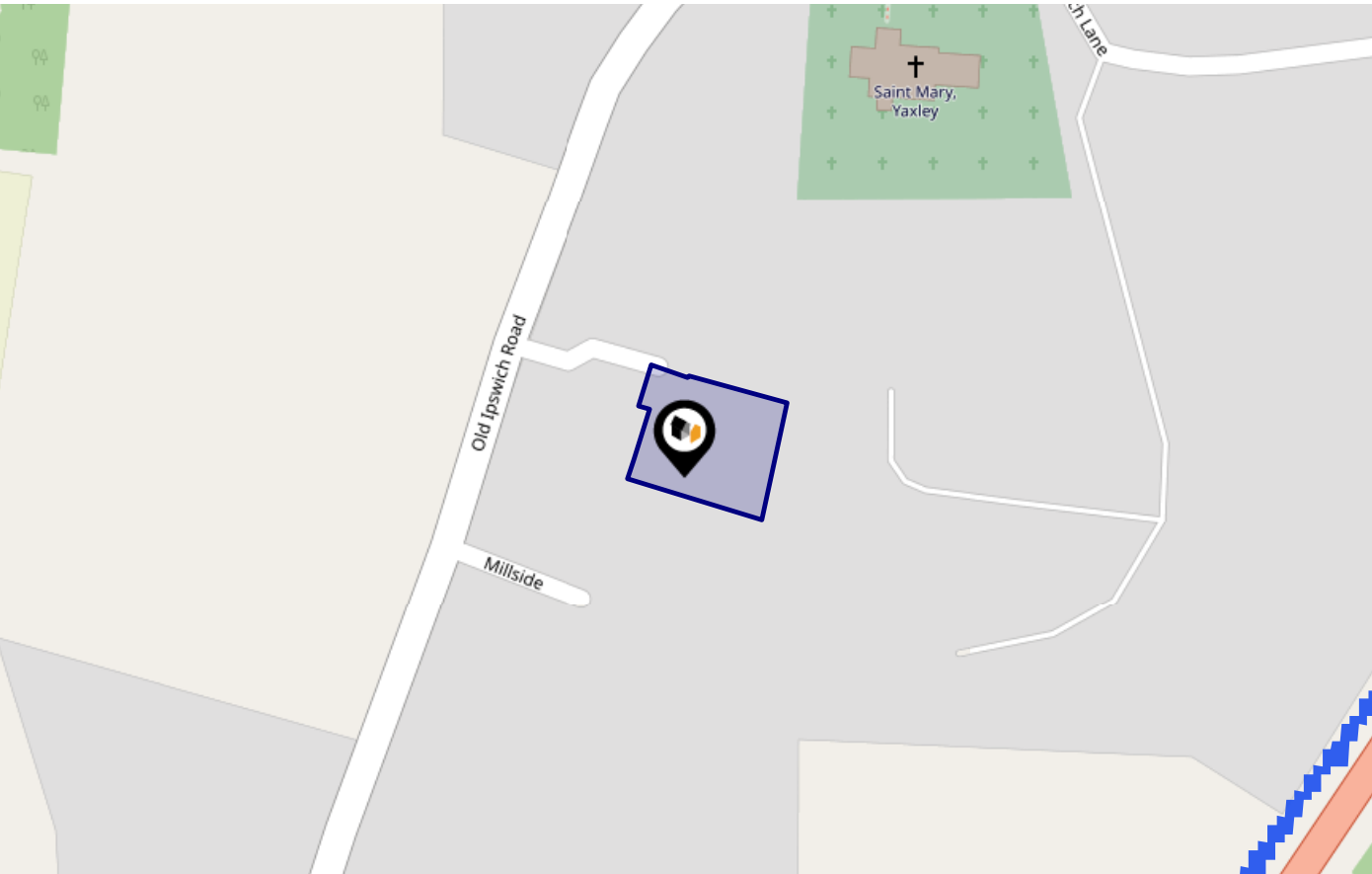
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

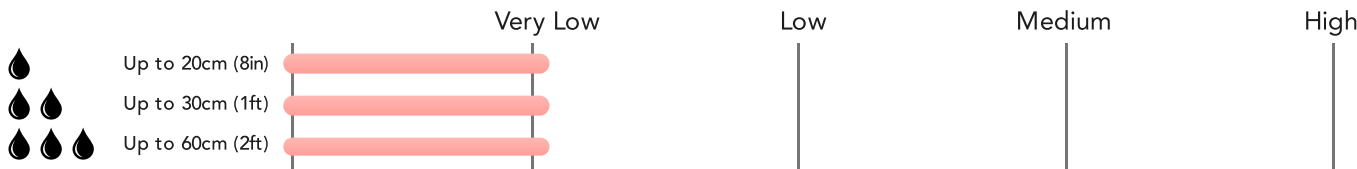


Risk Rating: Very low

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 (0.1%) in any one year.
- 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:

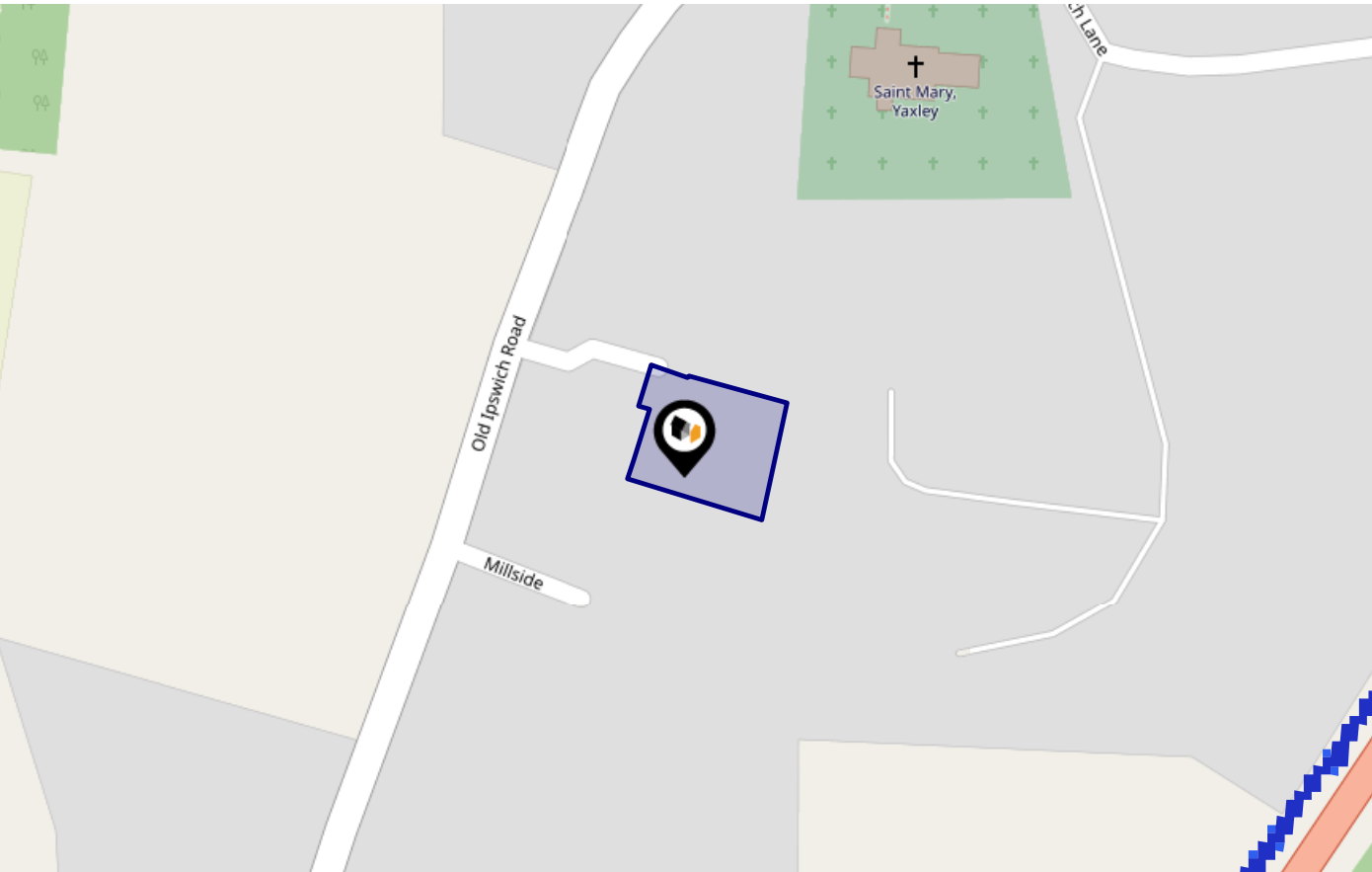


Flood Risk

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.

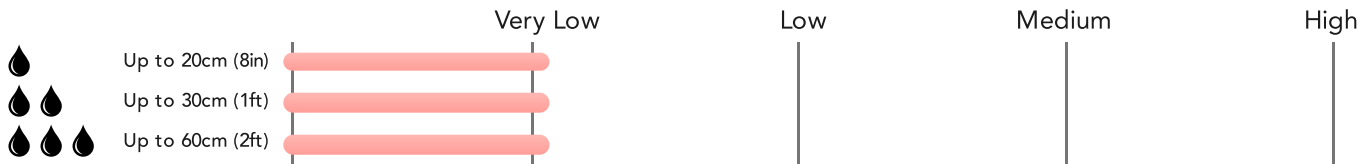


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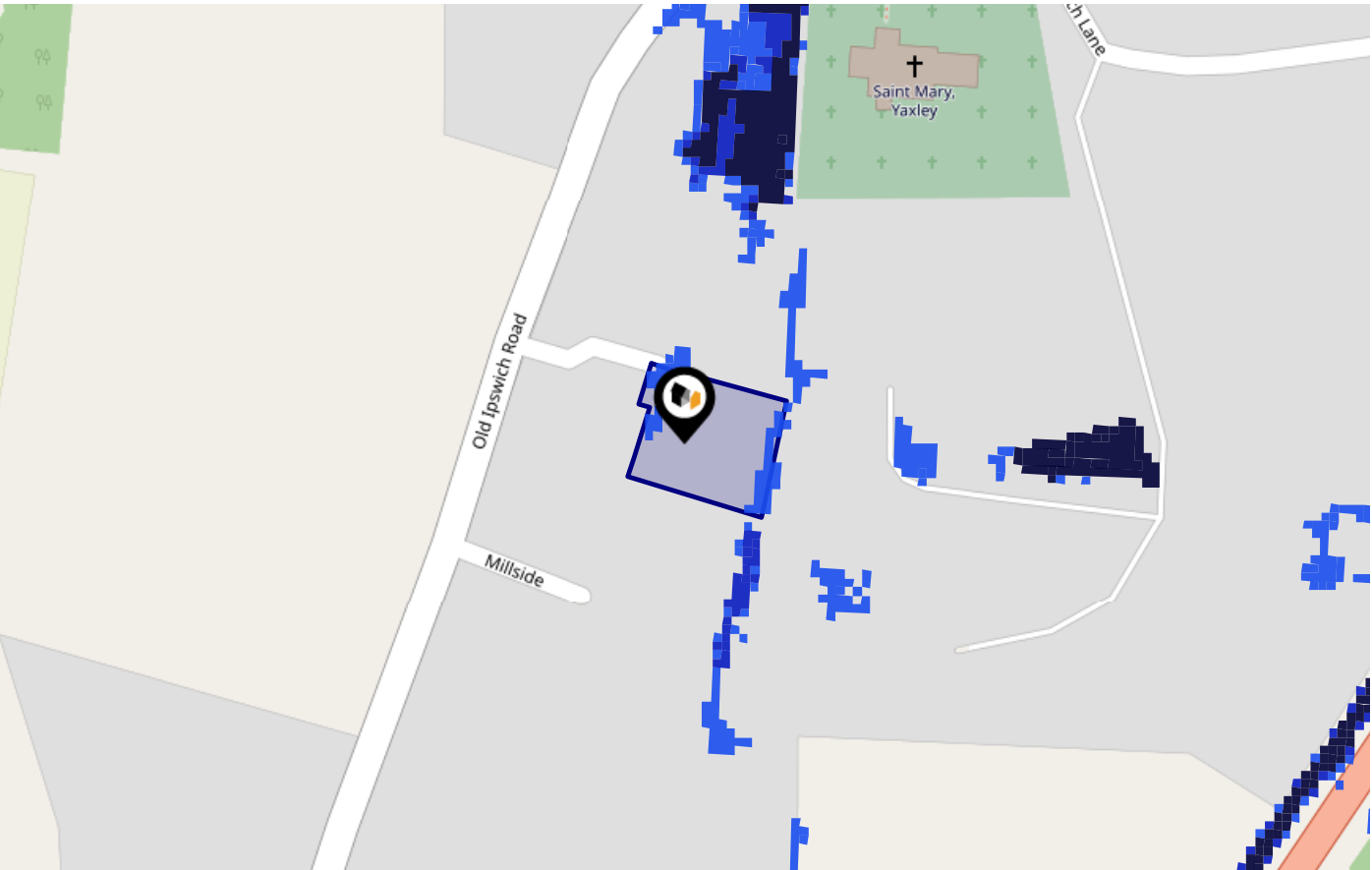


Flood Risk

Surface Water - Flood Risk



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

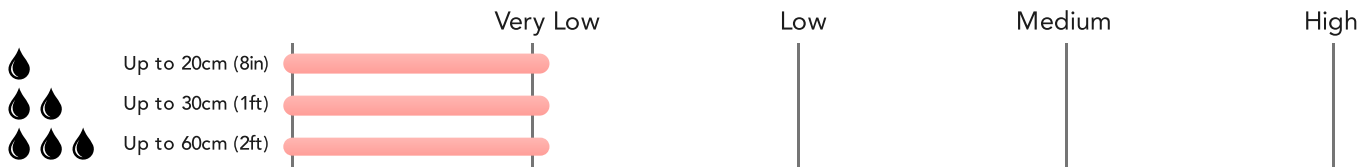


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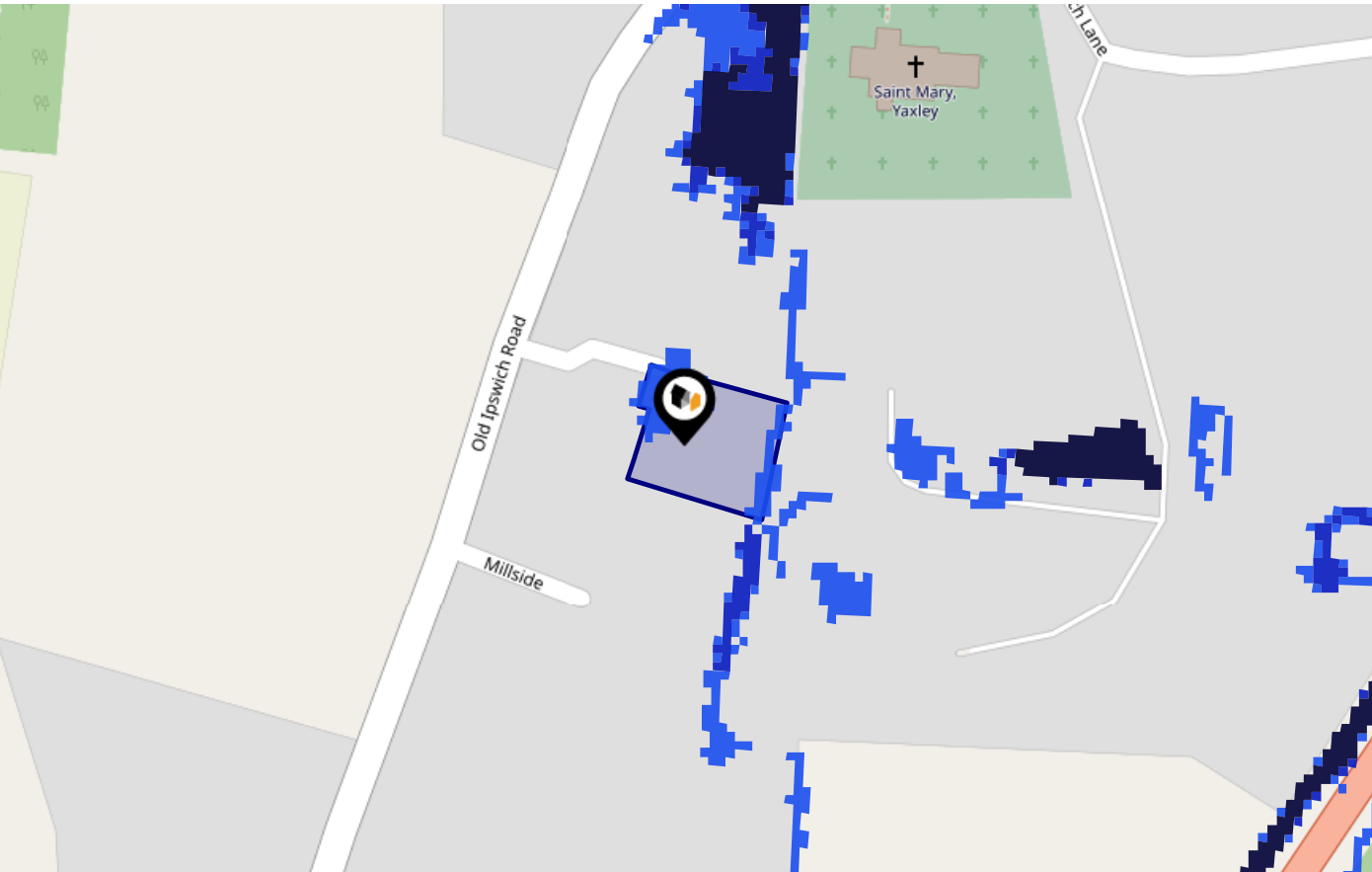


Flood Risk

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.

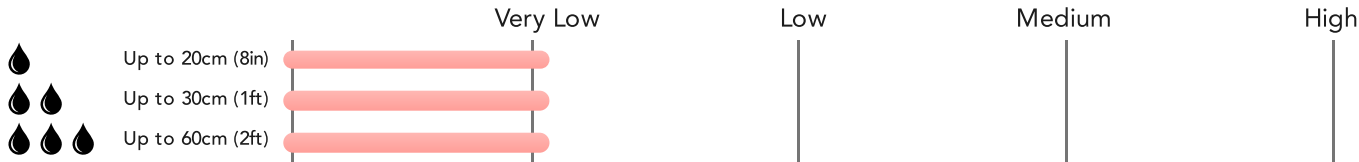


Risk Rating: Very low

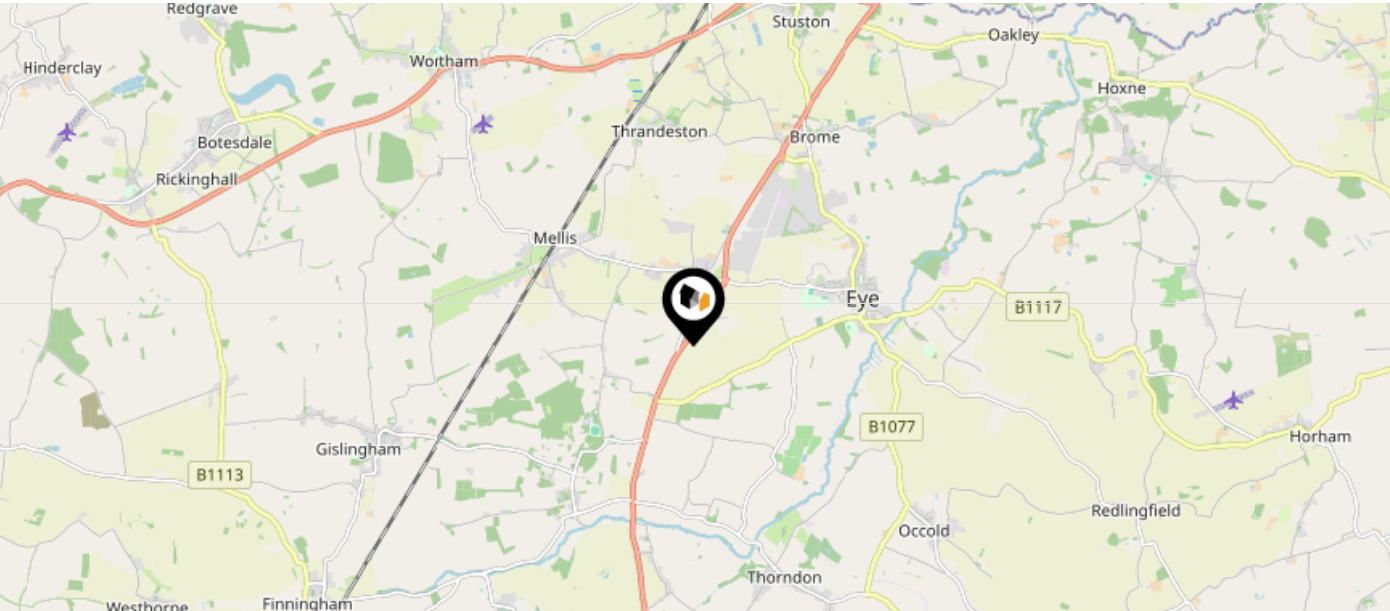
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Chance of flooding to the following depths at this property:



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

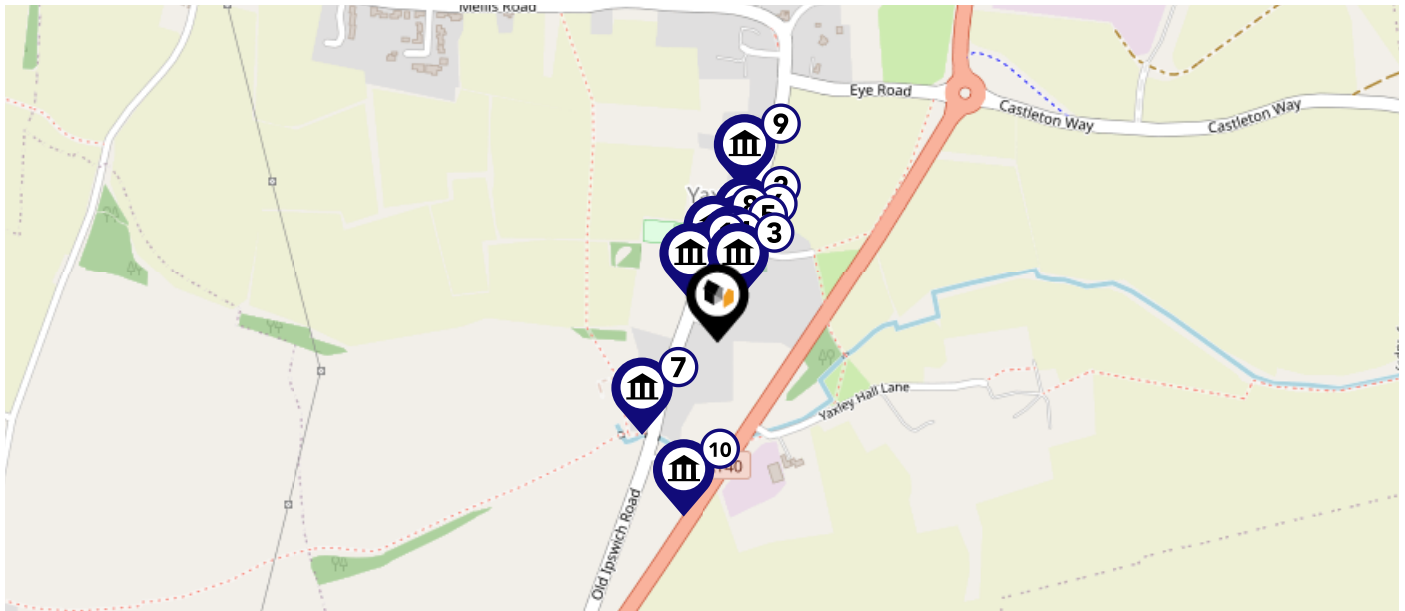
1	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
2	Magdalen-Magdalen, Eye	Historic Landfill	
3	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	
4	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	
5	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
6	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
7	Mill Farm-Mill Street, Gislingham	Historic Landfill	
8	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill	
9	Maggots Fm-Maggots Farm, Denham	Historic Landfill	

Maps

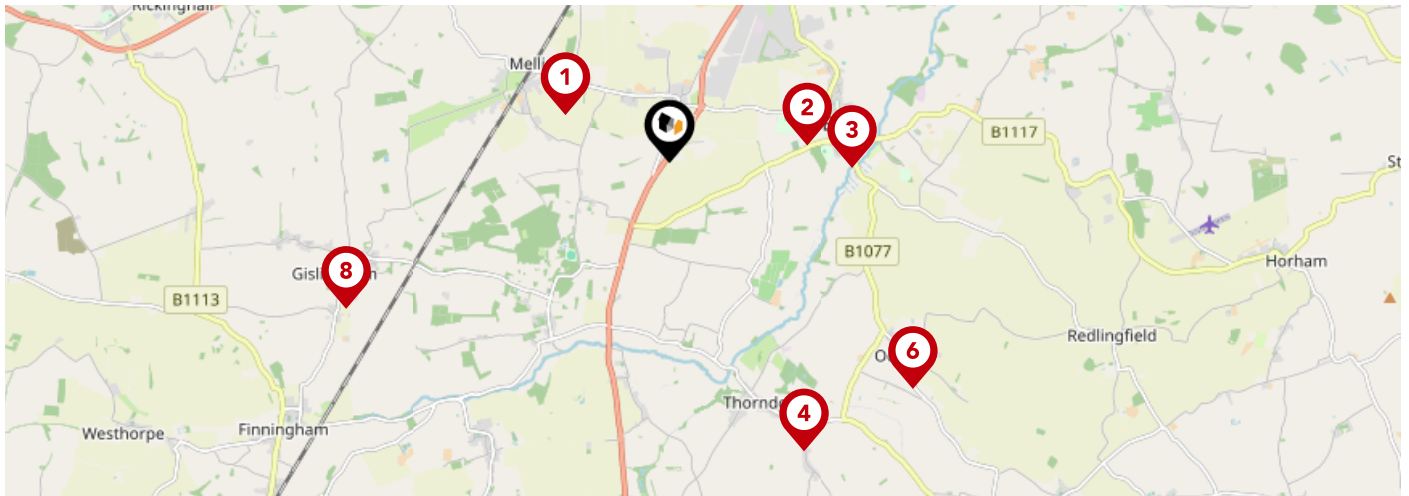
Listed Buildings



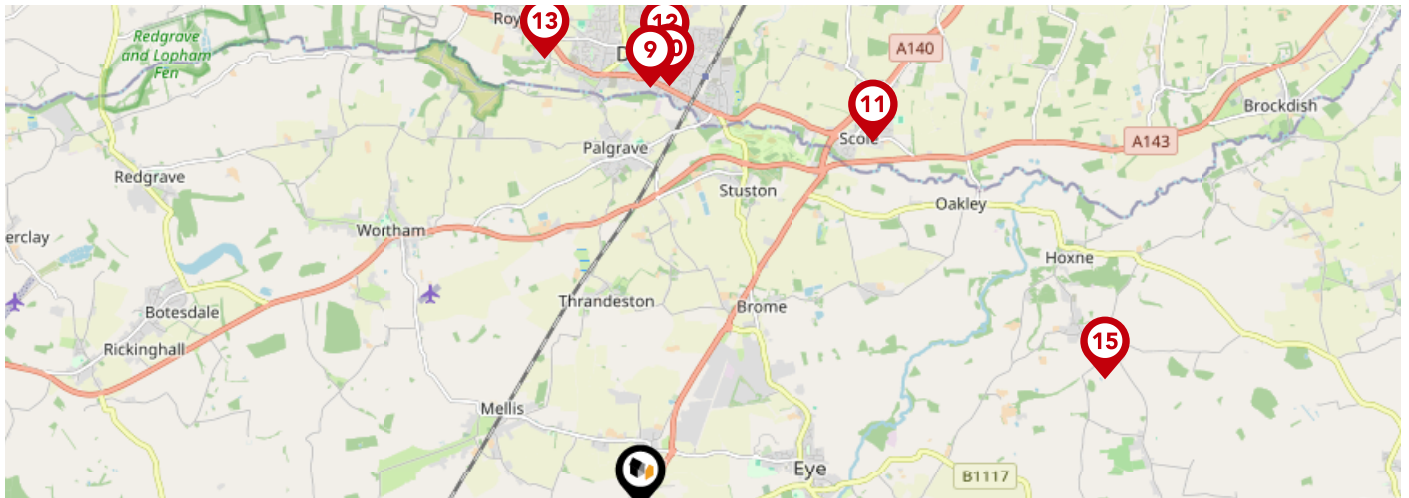
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1352105 - 71, Ipswich Road	Grade II	0.1 miles
 1181747 - Wellhead About 25 Metres North Of Sewell House	Grade II	0.1 miles
 1033114 - Church Of St Mary	Grade I	0.1 miles
 1033118 - Lyon House	Grade II	0.1 miles
 1432459 - Yaxley War Memorial	Grade II	0.1 miles
 1284872 - Sewell House	Grade II	0.1 miles
 1181749 - Valley Farm House	Grade II	0.1 miles
 1181748 - School House	Grade II	0.1 miles
 1033115 - Guildhall Cottage	Grade II	0.2 miles
 1033116 - The Laurels	Grade II	0.2 miles



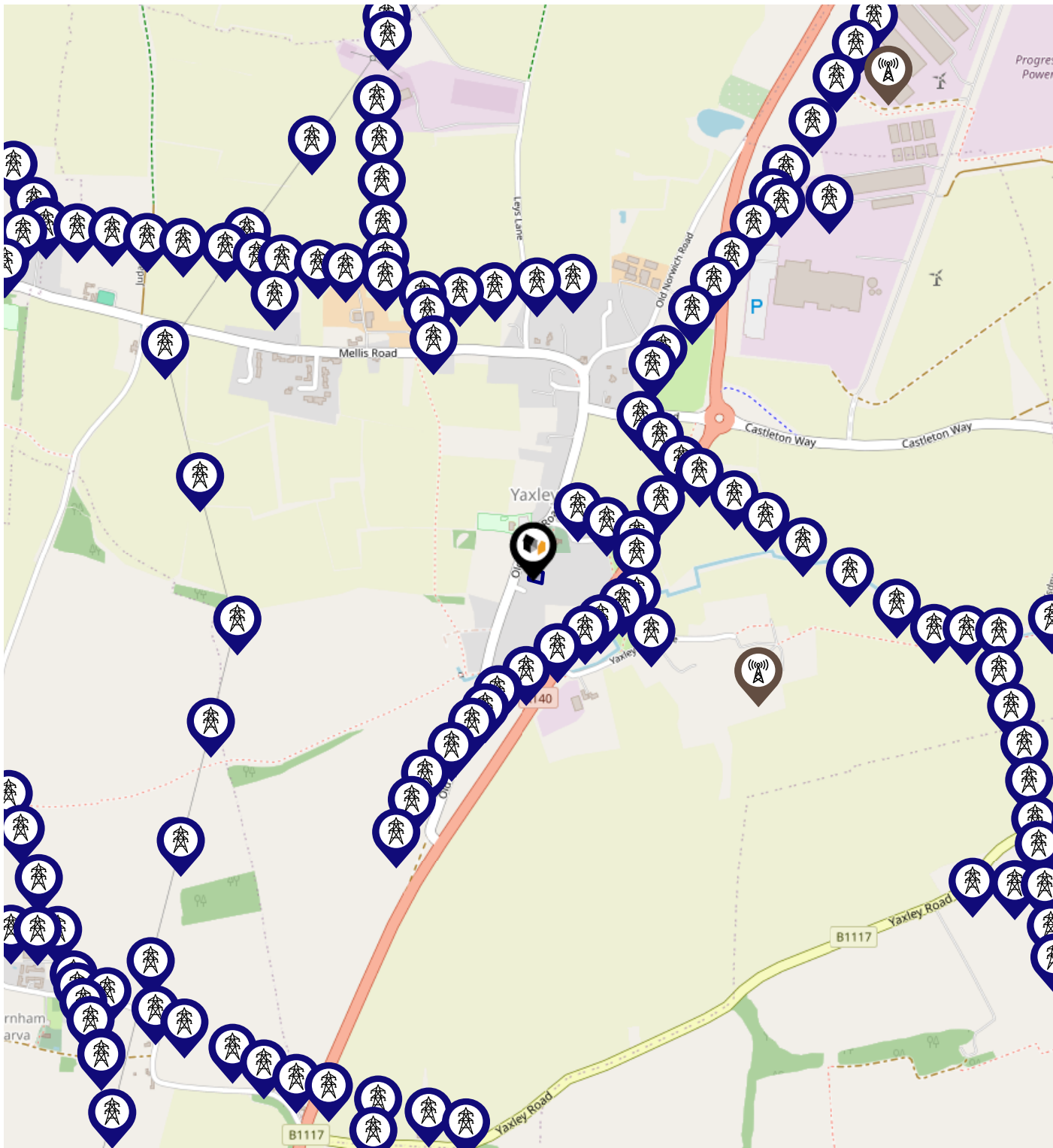
		Nursery	Primary	Secondary	College	Private
1	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:1.04	☐	☒	☐	☐	☐
2	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:1.26	☐	☐	☒	☐	☐
3	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:1.66	☐	☒	☐	☐	☐
4	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.88	☐	☒	☐	☐	☐
5	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3	☐	☒	☐	☐	☐
6	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3	☐	☒	☐	☐	☐
7	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.11	☐	☒	☐	☐	☐
8	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:3.22	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.8	☐	☒	☐	☐	☐
	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.84	☐	☒	☐	☐	☐
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:3.93	☐	☒	☐	☐	☐
	Diss High School Ofsted Rating: Good Pupils: 941 Distance:4.05	☐	☐	☒	☐	☐
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.16	☐	☒	☐	☐	☐
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.29	☐	☐	☒	☐	☐
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.37	☐	☒	☐	☐	☐
	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.43	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

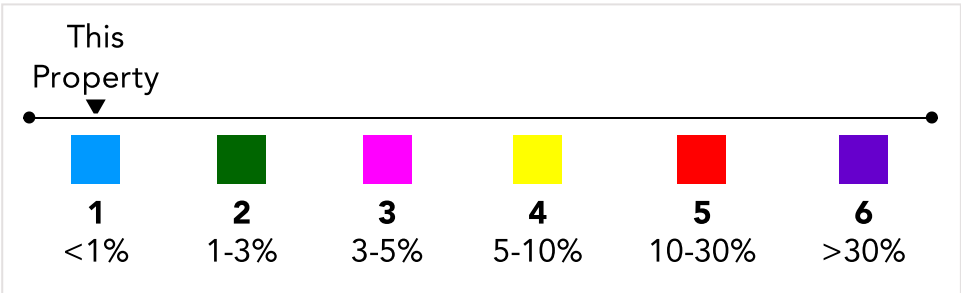
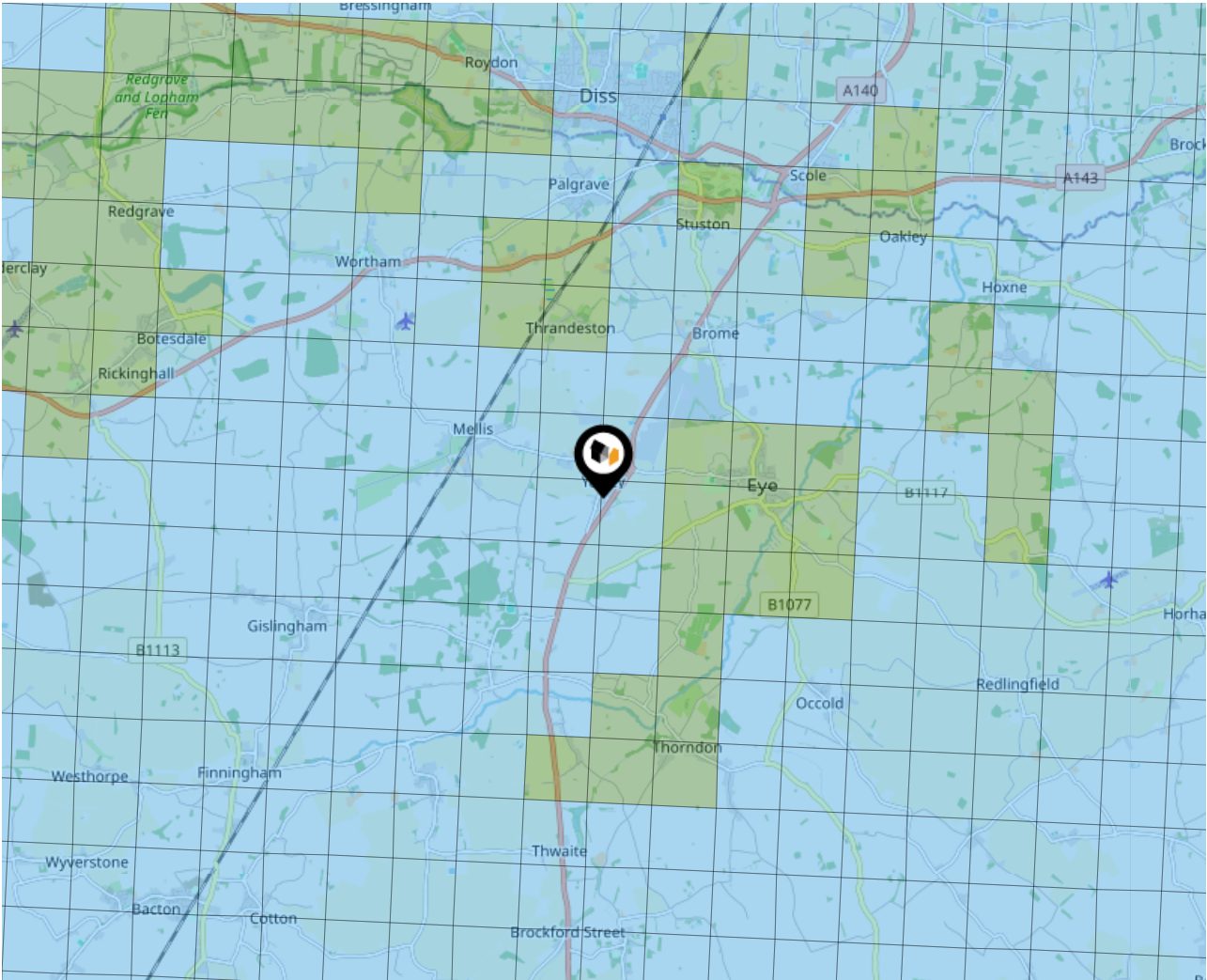


Key:

- Power Pylons
- Communication Masts

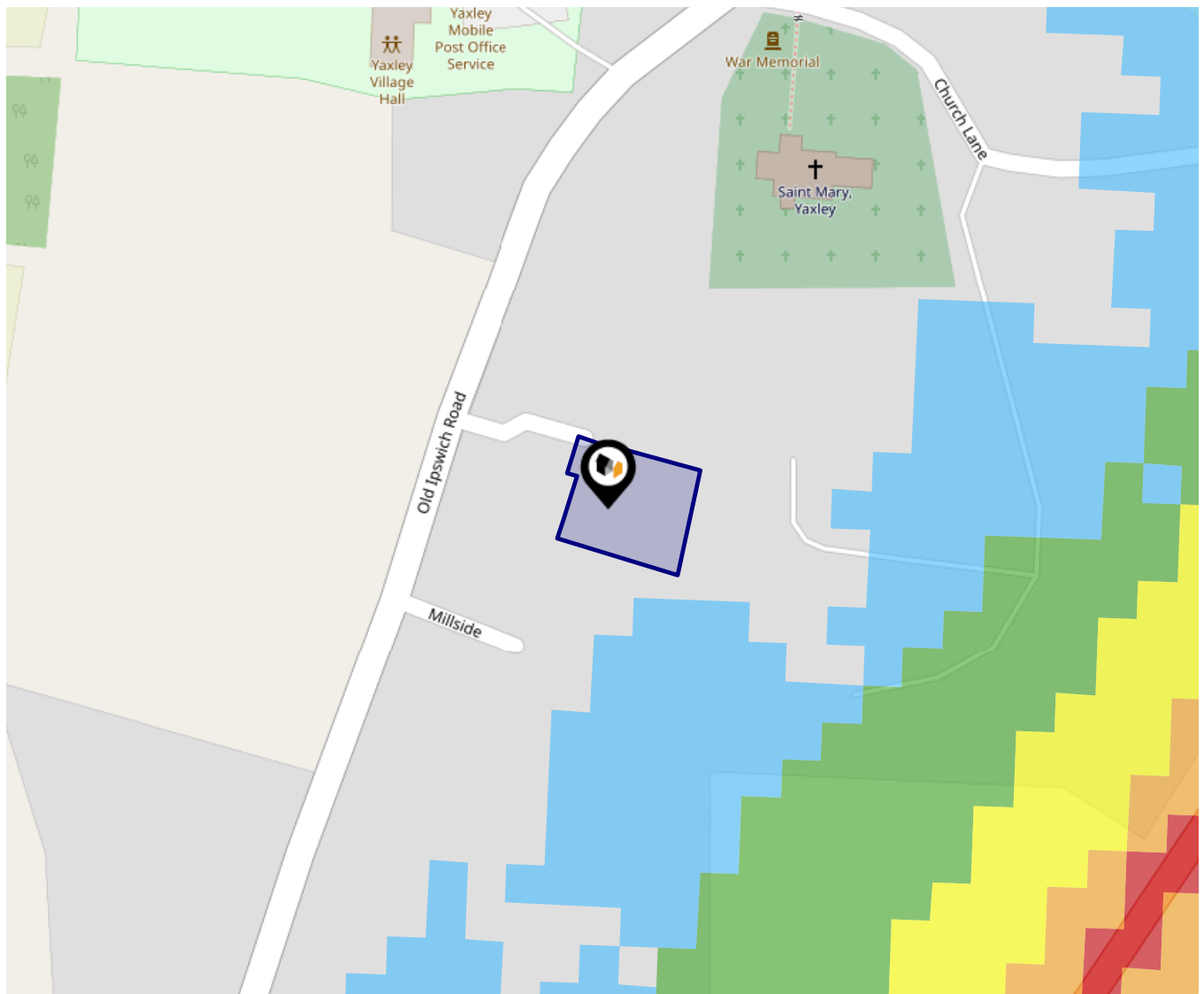
What is Radon?

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).



Local Area

Road Noise



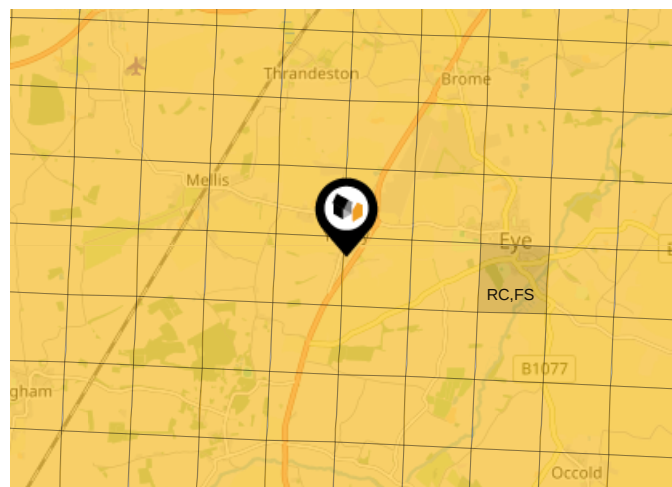
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

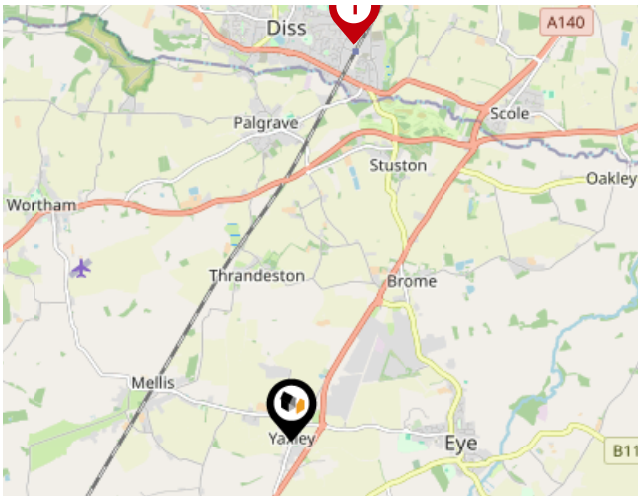


Primary Classifications (Most Common Clay Types)

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

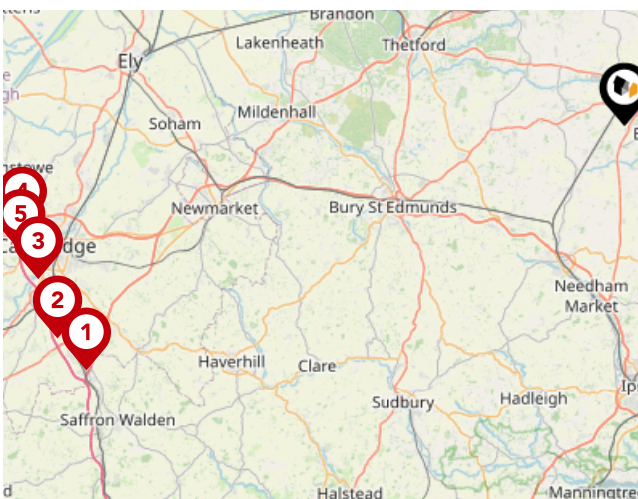
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.64 miles
2	Diss Rail Station	3.66 miles
3	Entrance	10.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.03 miles
2	M11 J10	43.99 miles
3	M11 J11	44.07 miles
4	M11 J13	44.34 miles
5	M11 J12	44.78 miles

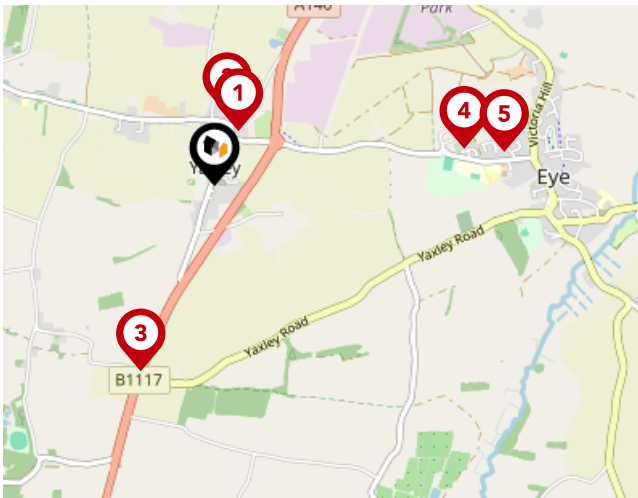


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.12 miles
2	Southend-on-Sea	54.87 miles
3	Cambridge	40.39 miles
4	Stansted Airport	46.81 miles

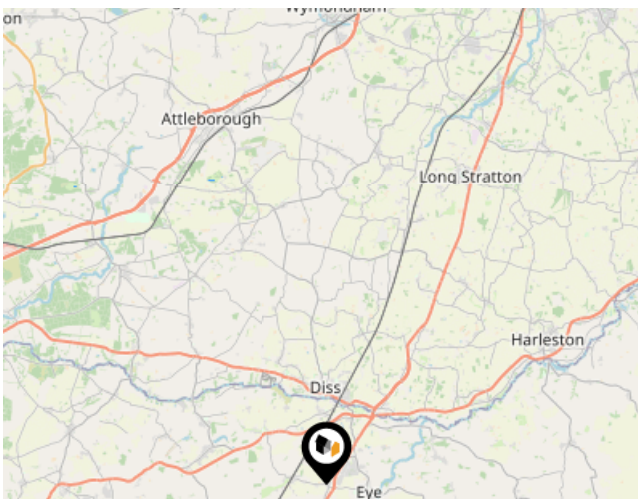
Area

Transport (Local)



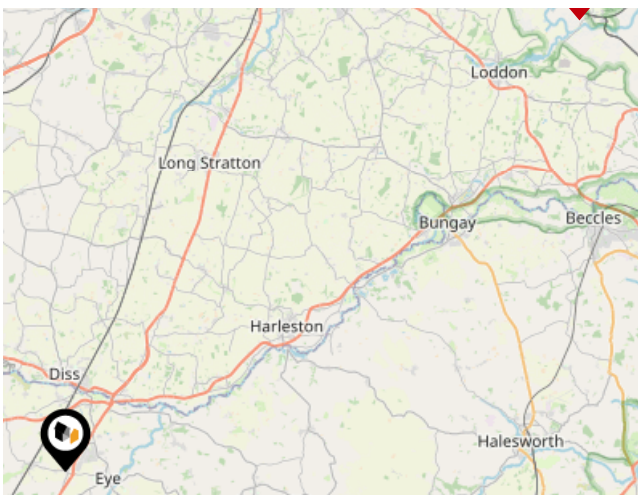
Bus Stops/Stations

Pin	Name	Distance
1	Kent Lodge	0.26 miles
2	Post Office	0.32 miles
3	Yaxley Bull	0.91 miles
4	High School	1.14 miles
5	Hartismere Hospital	1.32 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	17.21 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	24.74 miles



Whittleby Parish | Diss

At Whittleby 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.



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 Whittley 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.



/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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

<https://www.whittleyparish.com/>

