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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 09th June 2025



TUDOR ROSE WAY, HARLESTON, IP20

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

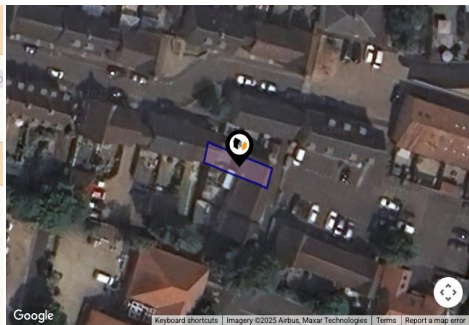
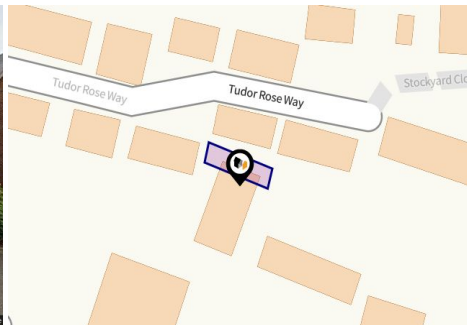
01379640808

admin@whittleyparish.com

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




















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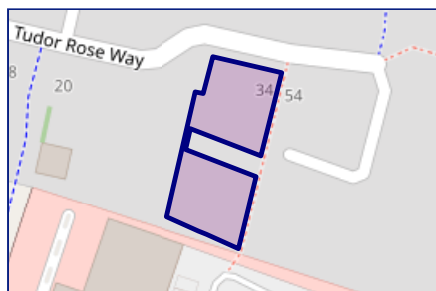
Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	07/01/2010
Floor Area:	656 ft ² / 61 m ²	End Date:	08/01/2135
Plot Area:	0.02 acres	Lease Term:	125 years from 8 January 2010
Council Tax :	Band B	Term Remaining:	109 years
Annual Estimate:	£1,842		
Title Number:	NK396451		

Local Area

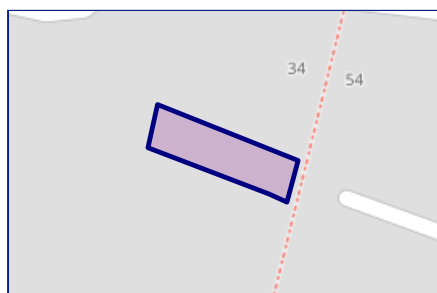
Local Authority:	Norfolk	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:		18	80	-		
• Rivers & Seas	Very low	mb/s	mb/s	mb/s		
• Surface Water	Very low					
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
						

Freehold Title Plan



NK382389

Leasehold Title Plan



NK396451

Start Date:	07/01/2010
End Date:	08/01/2135
Lease Term:	125 years from 8 January 2010
Term Remaining:	109 years

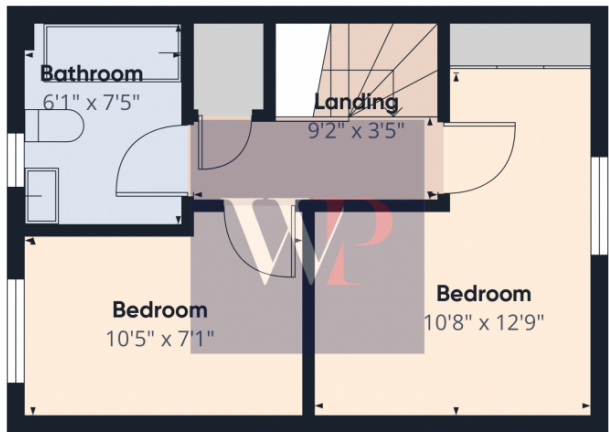




TUDOR ROSE WAY, HARLESTON, IP20



Floor 0



Floor 1



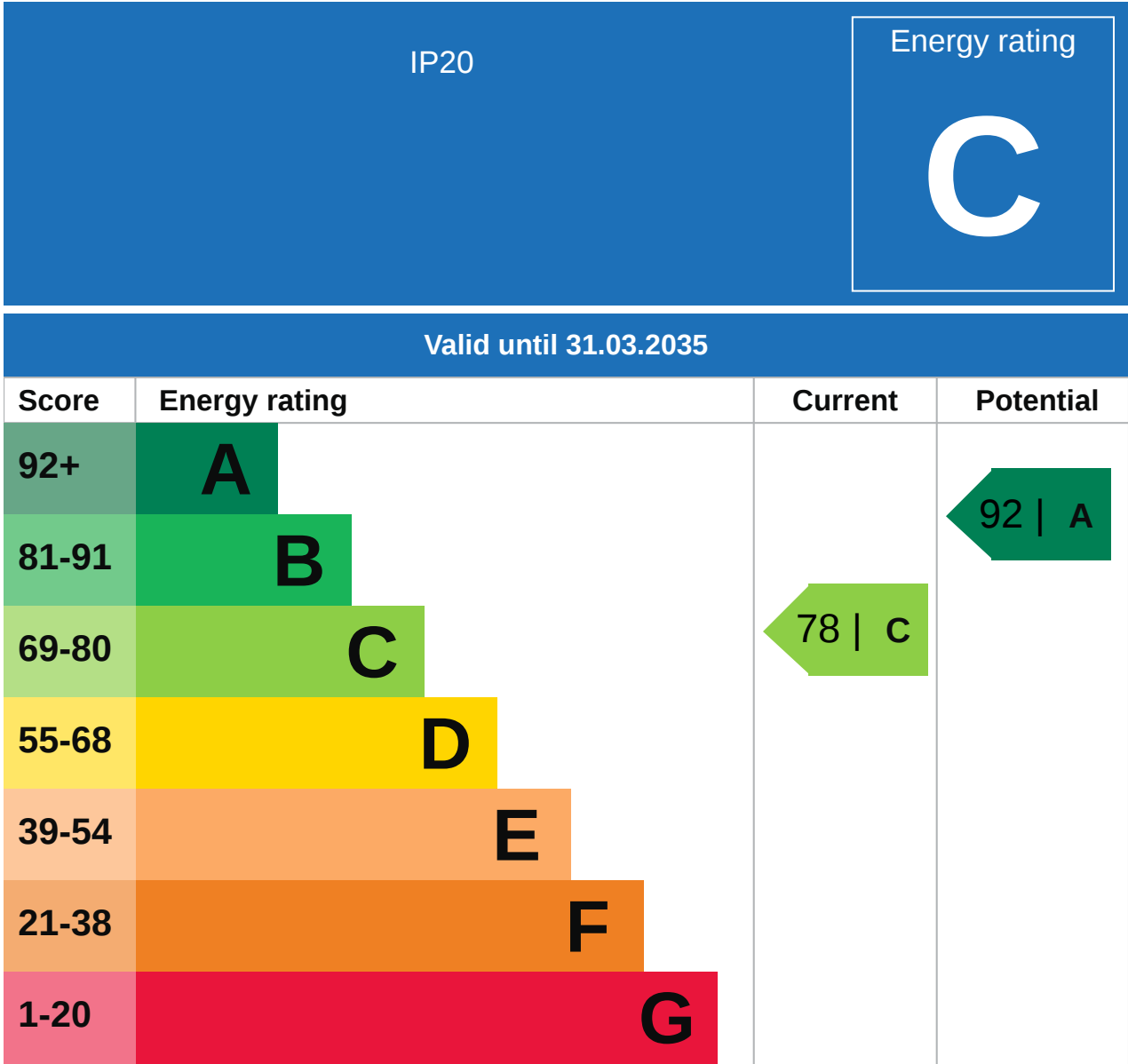
Approximate total area⁽¹⁾
597 ft²

(1) Excluding balconies and terraces

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

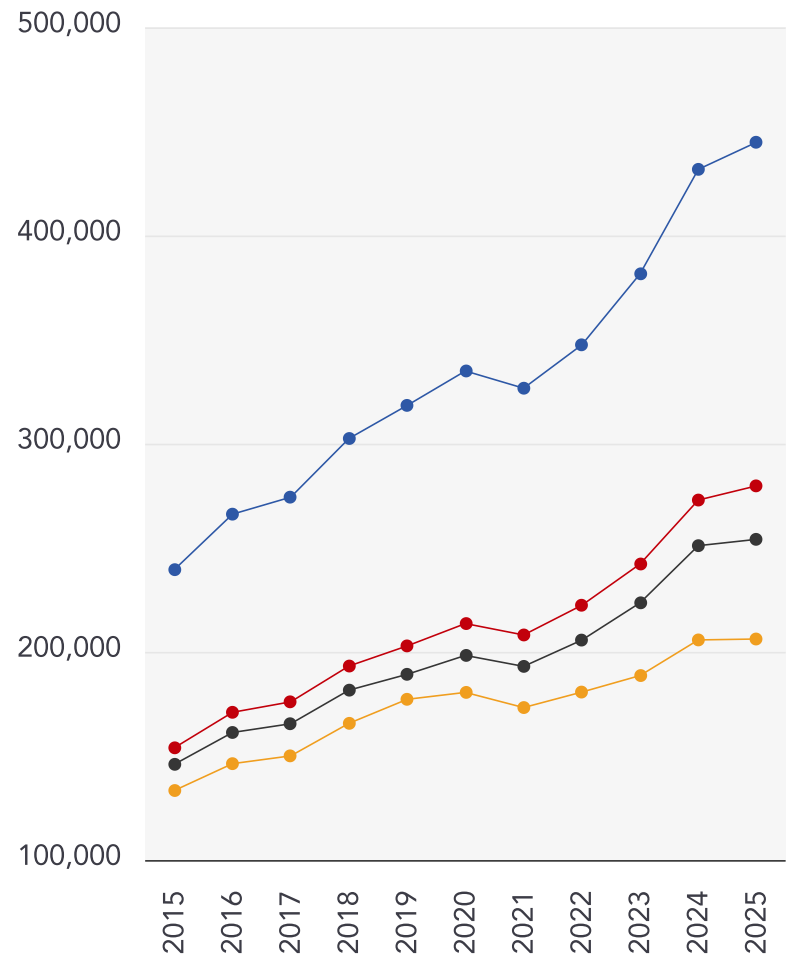
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	61 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP20



Detached

+85.73%

Semi-Detached

+81.75%

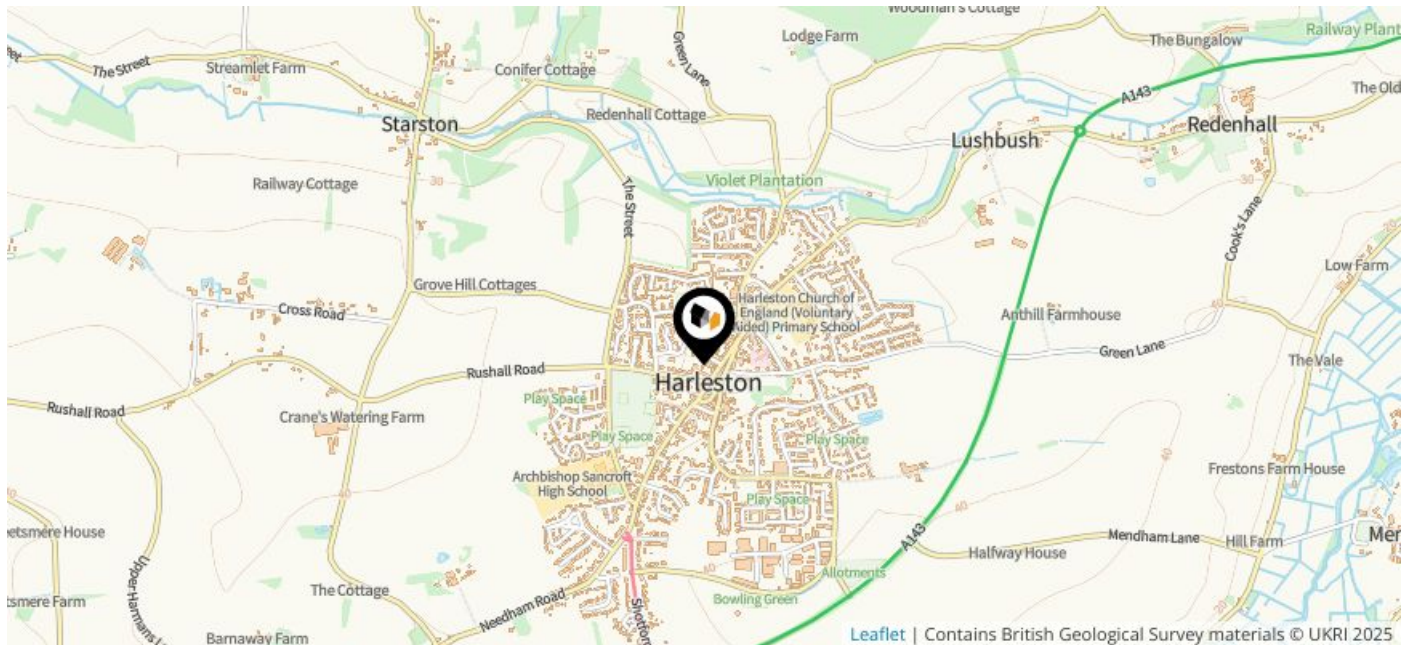
Terraced

+74.03%

Flat

+54.55%

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.

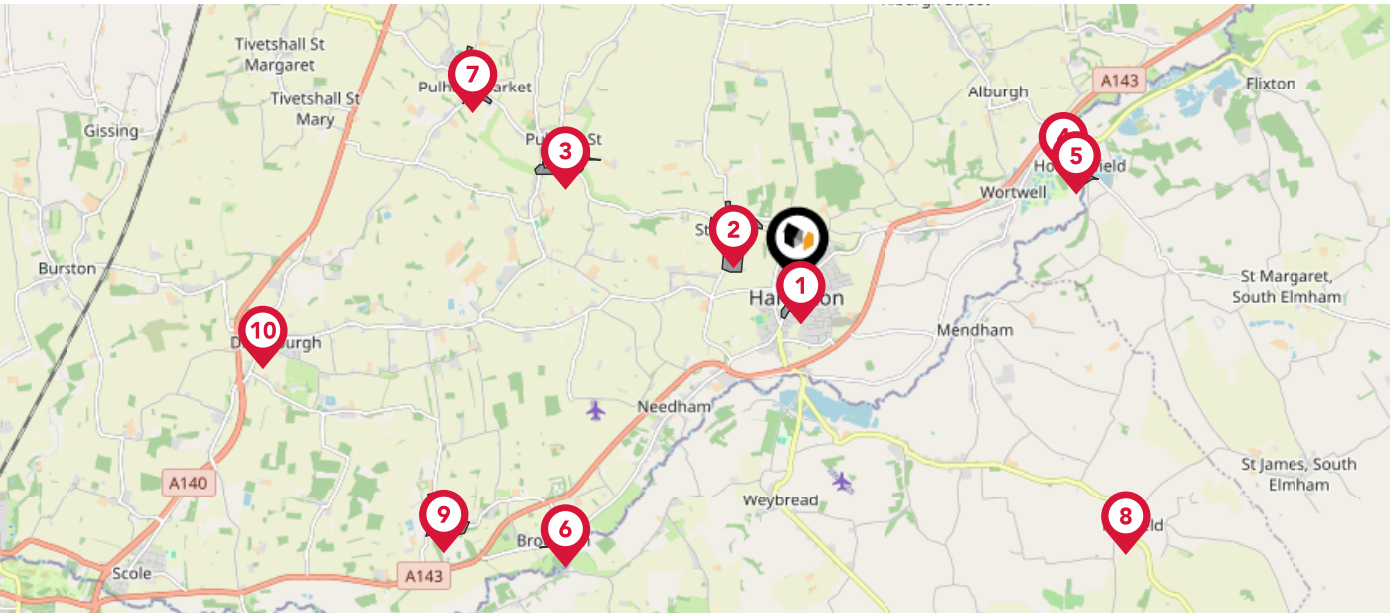
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

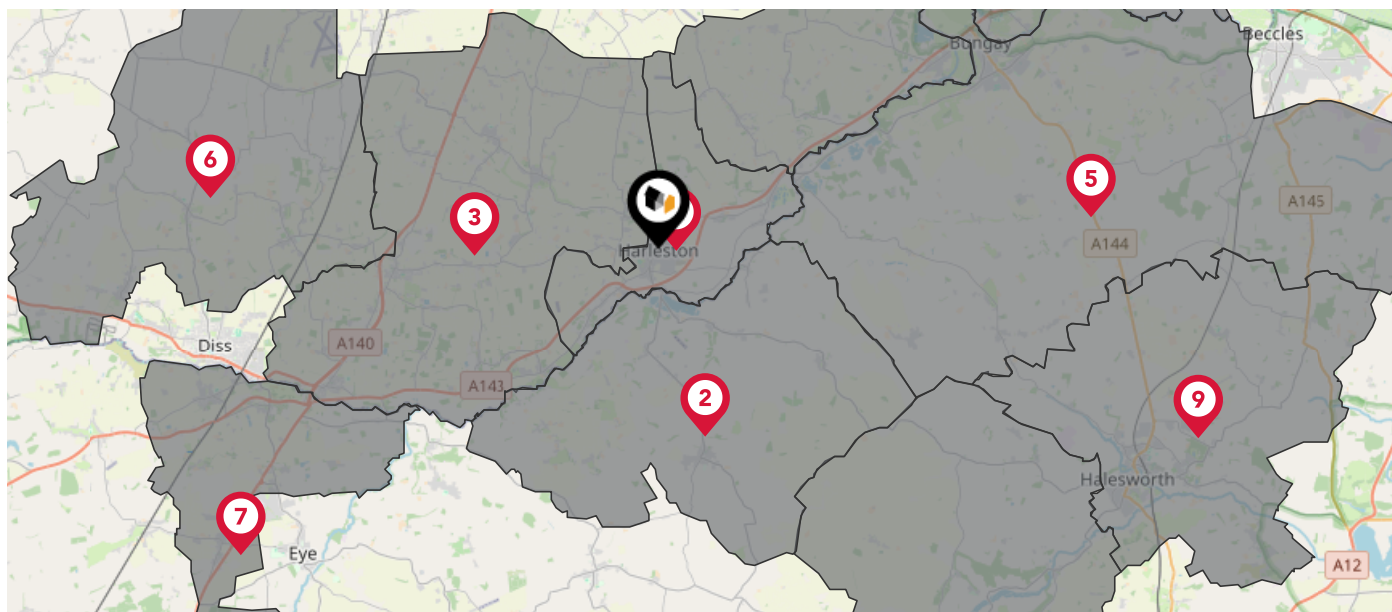


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Harleston
2	Starston
3	Pulham St Mary
4	Wortwell
5	Homersfield
6	Brockdish
7	Pulham Market
8	Metfield
9	Thorpe Abbots
10	Dickleburgh

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

Harleston Ward

2

Fressingfield Ward

3

Beck Vale, Dickleburgh & Scole Ward

4

Ditchingham & Earsham Ward

5

Bungay & Wainford Ward

6

Bressingham & Burston Ward

7

Palgrave Ward

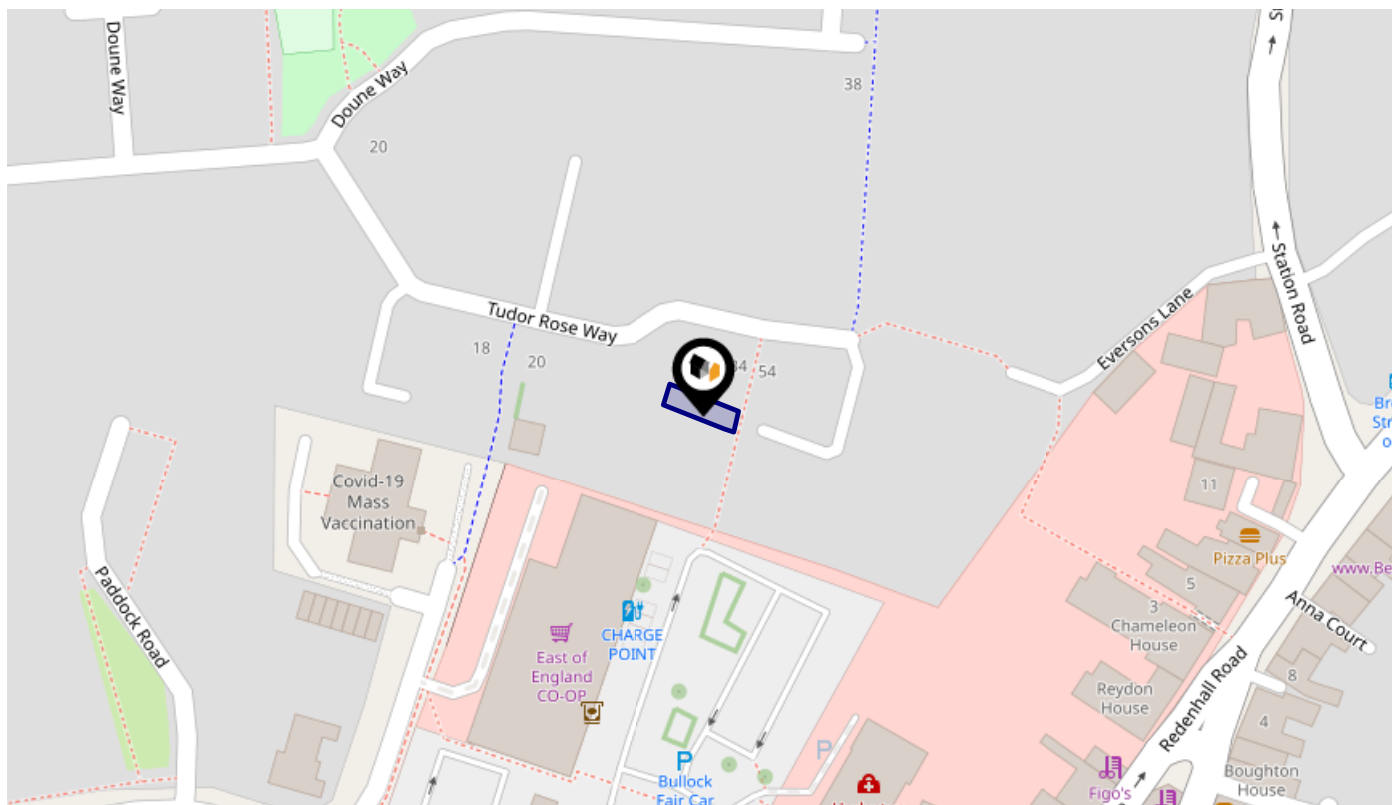
8

Kelsale & Yoxford Ward

9

Halesworth & Blything 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:

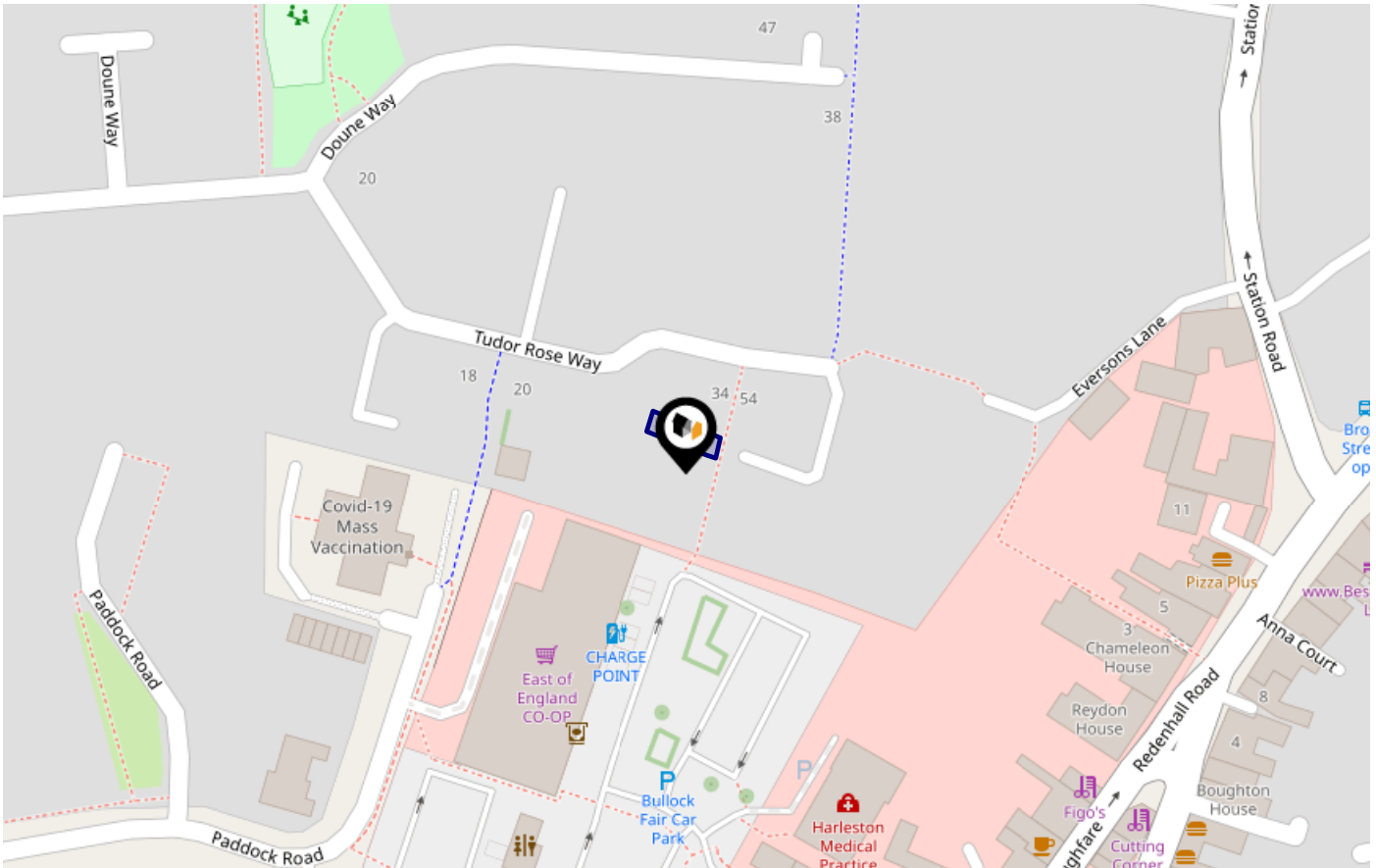
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

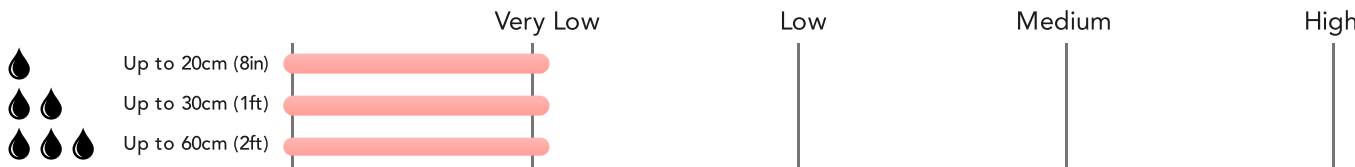


Risk Rating: Very low

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 (0.25%) 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:

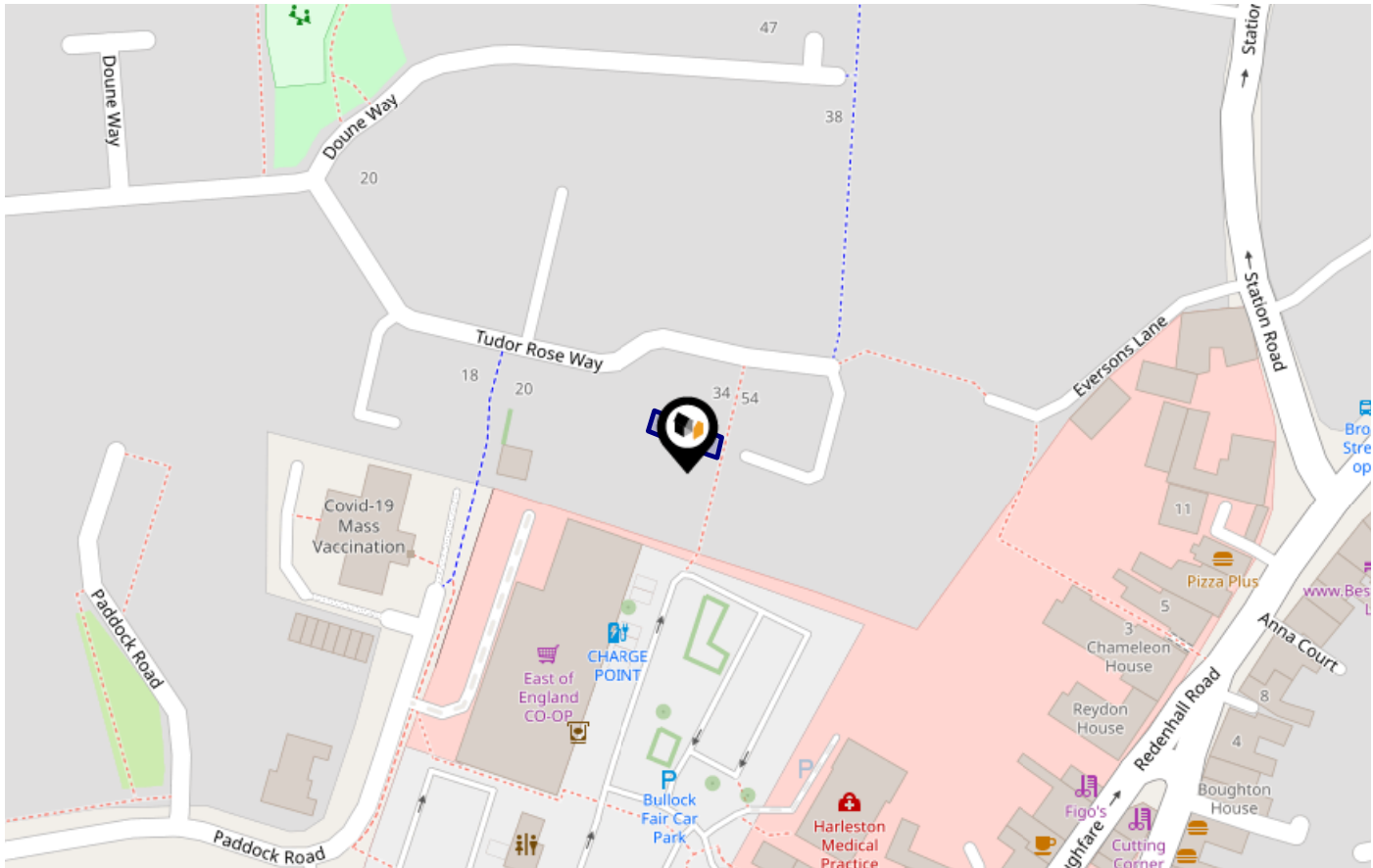


Flood Risk

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.

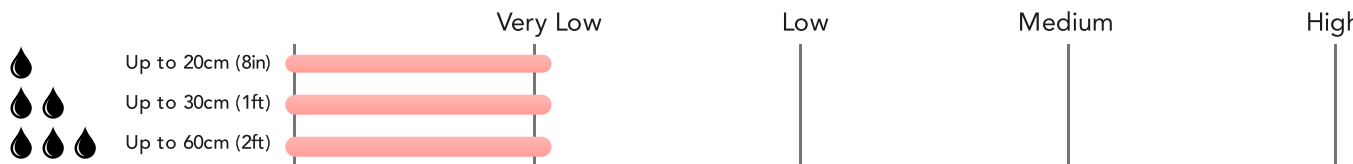


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

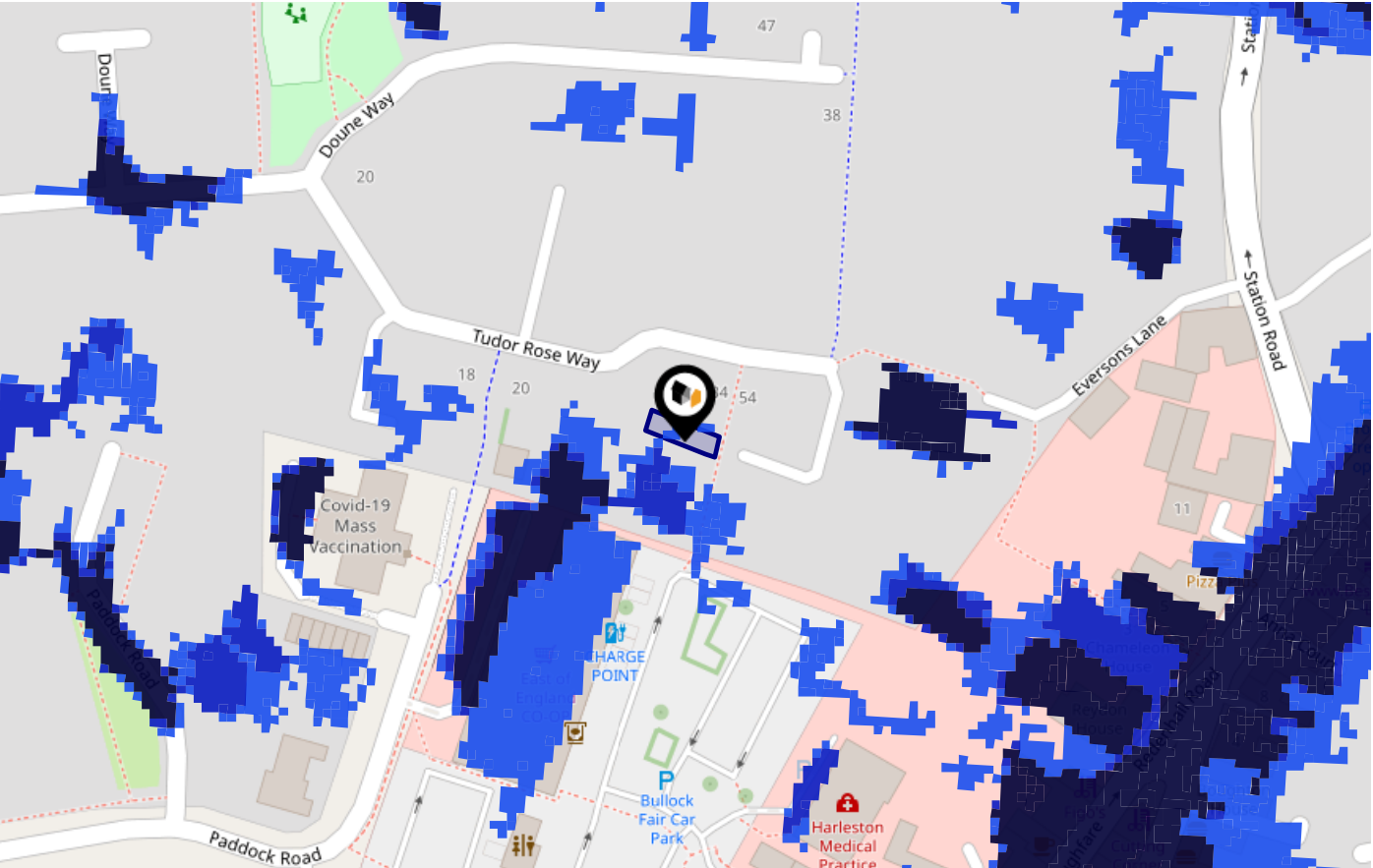


Flood Risk

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.

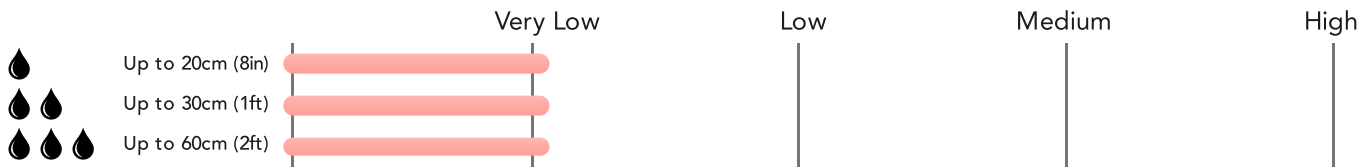


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

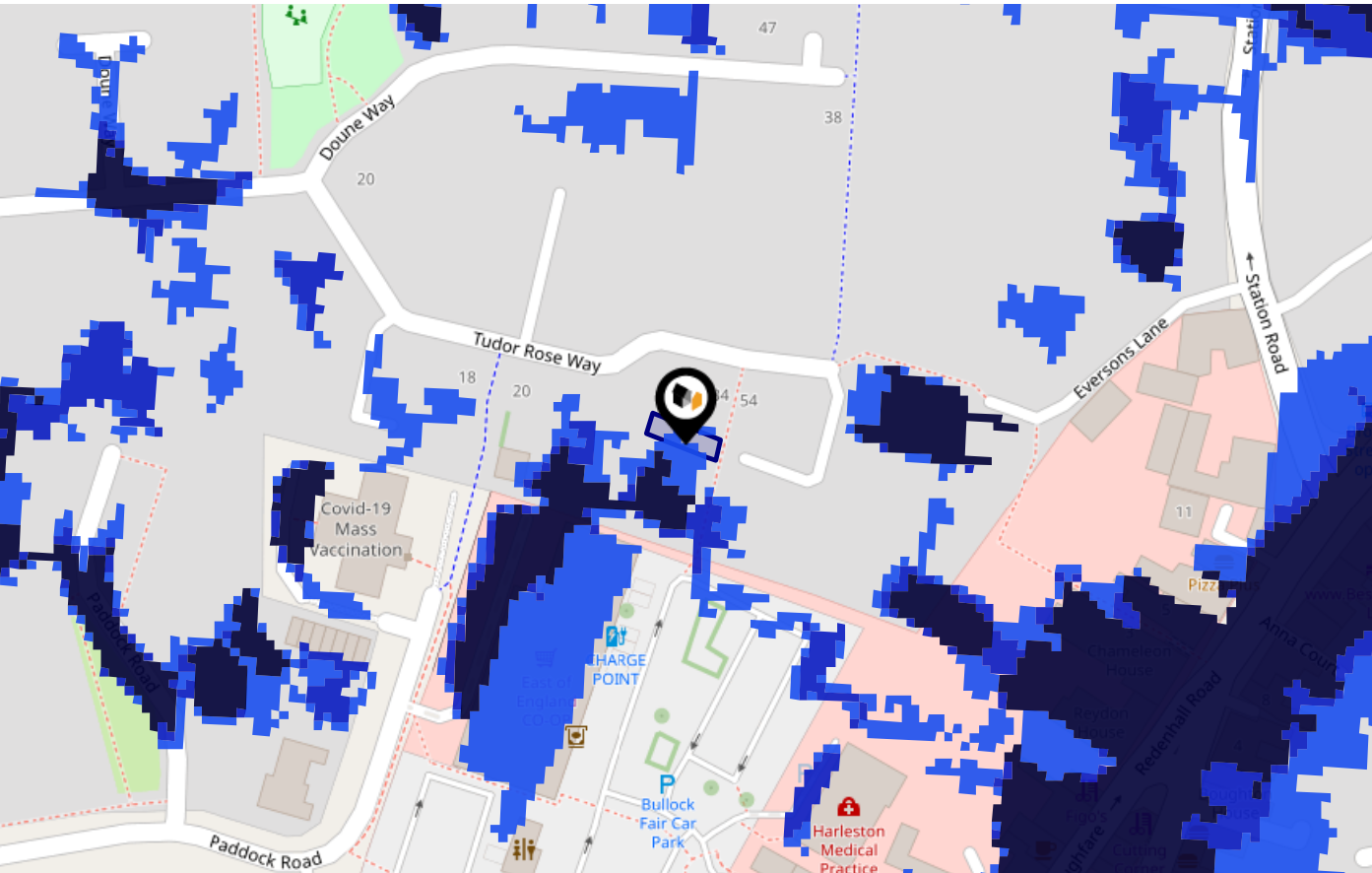


Flood Risk

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.

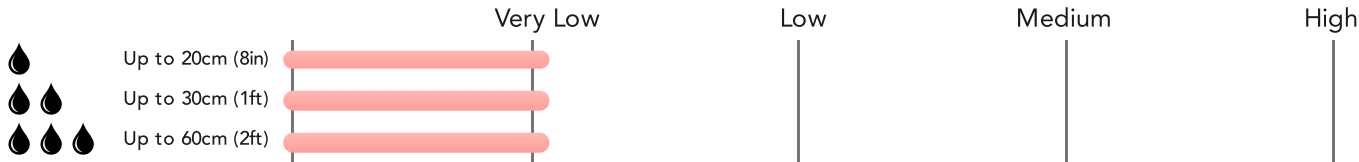


Risk Rating: Very low

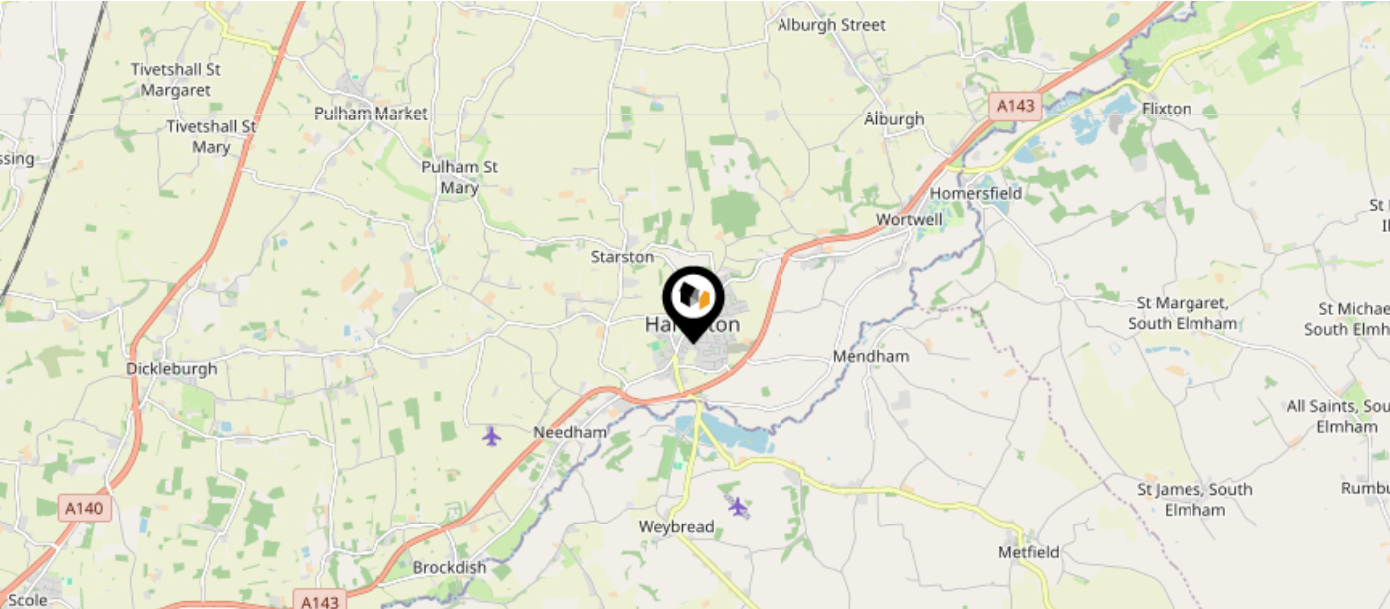
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Chance of flooding to the following depths at this property:



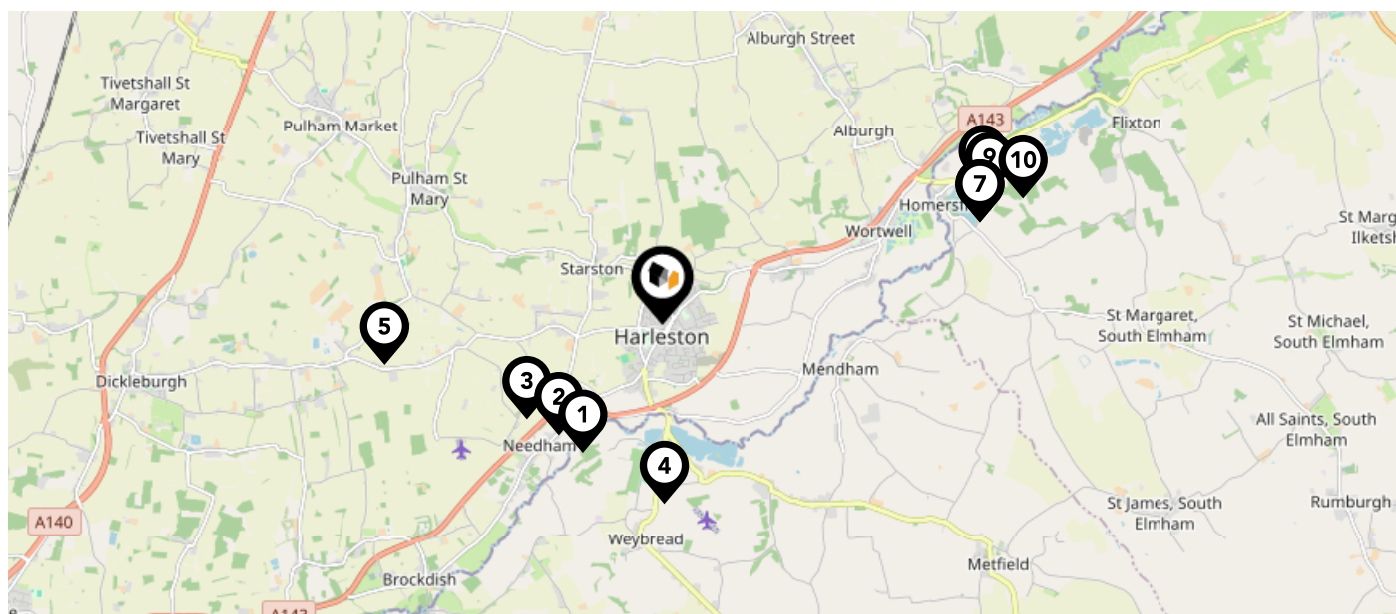
This map displays nearby areas that have been designated as Green Belt...













Nearby Green Belt Land

No data available.

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

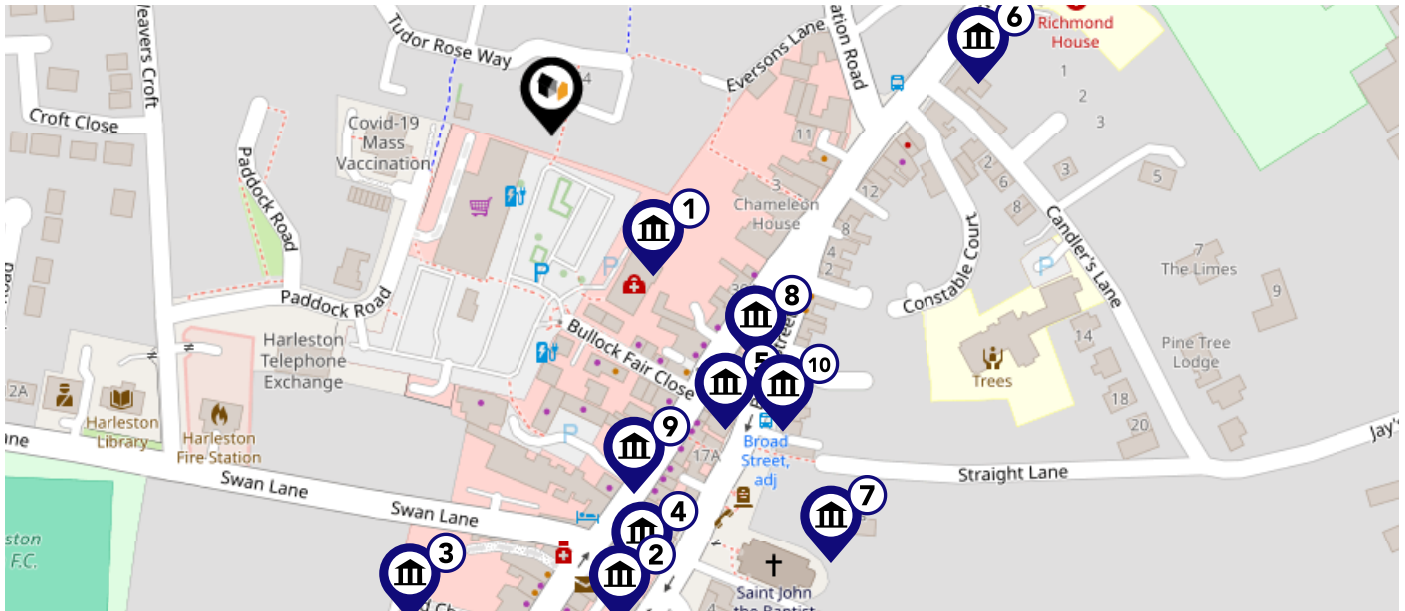
1	By Elm Farm-High Road, Needham	Historic Landfill	
2	Barnaways Farm-Harmans Lane, Needham, Norfolk	Historic Landfill	
3	Harmans Lane-Needham, Norfolk	Historic Landfill	
4	Weybread Gravel Pits-Weybread, Diss, Norfolk	Historic Landfill	
5	Furze Green - South Green-Dickleburgh	Historic Landfill	
6	Back Lane-Homersfield	Historic Landfill	
7	Long Plantation-Back Lane, Homersfield	Historic Landfill	
8	Homersfield Landfill Site-Waterloo Plantation, Homersfield	Historic Landfill	
9	Flixton Park-Bungay	Historic Landfill	
10	EA/EPR/KB3000XH/T001	Active Landfill	









Maps

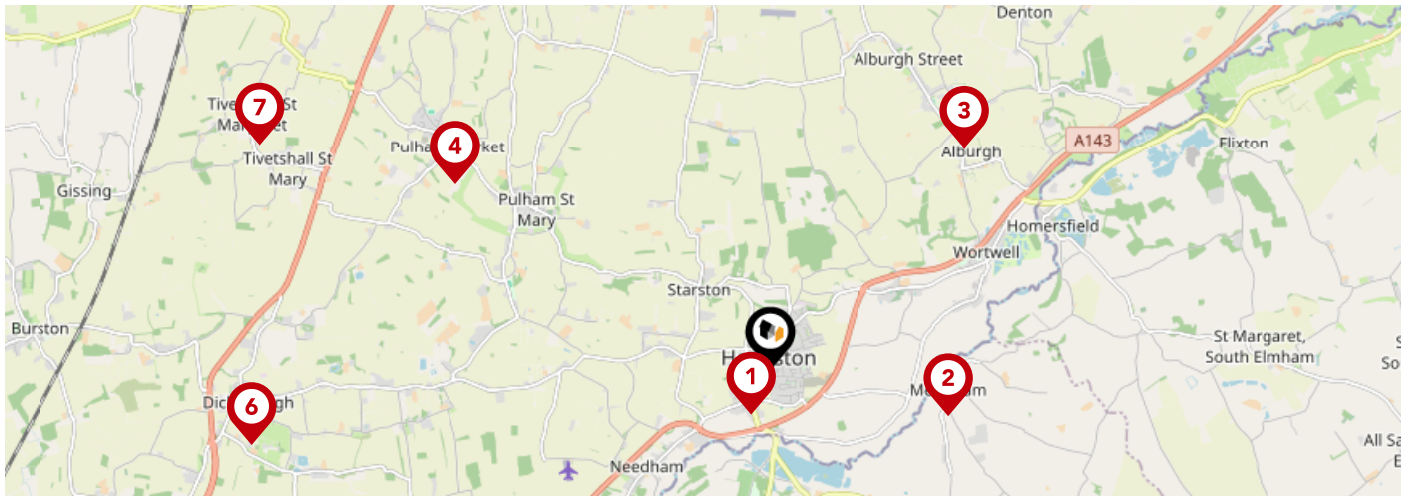
Listed Buildings



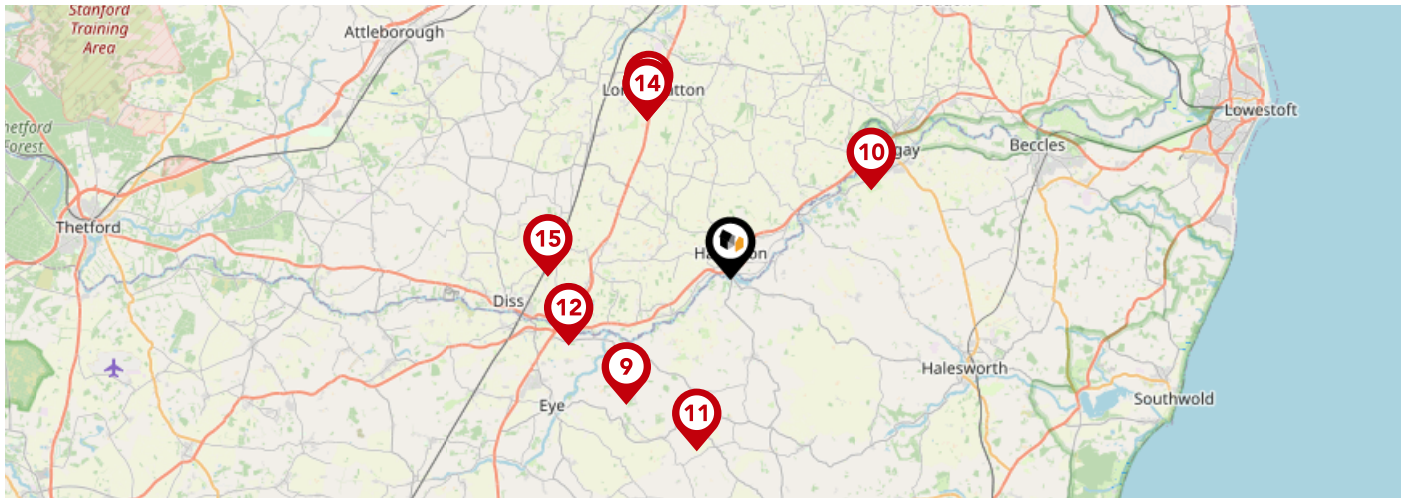
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1050777 - Gazebo In Garden And To West Of Reydon House	Grade II	0.0 miles
 1050187 - 3 And 5, Broad Street	Grade II	0.1 miles
 1373339 - 6 And 8, Old Chapel Yard	Grade II	0.1 miles
 1303902 - 3 And 5, Union Street	Grade II	0.1 miles
 1050147 - 21, Broad Street	Grade II	0.1 miles
 1050100 - 34, Redenhall Road	Grade II	0.1 miles
 1050151 - Caltofts	Grade II	0.1 miles
 1373348 - 27 And 29, Broad Street	Grade II	0.1 miles
 1050110 - Cardinal's Hat Inn	Grade II	0.1 miles
 1155640 - 20, 22 And 24, Broad Street	Grade II	0.1 miles



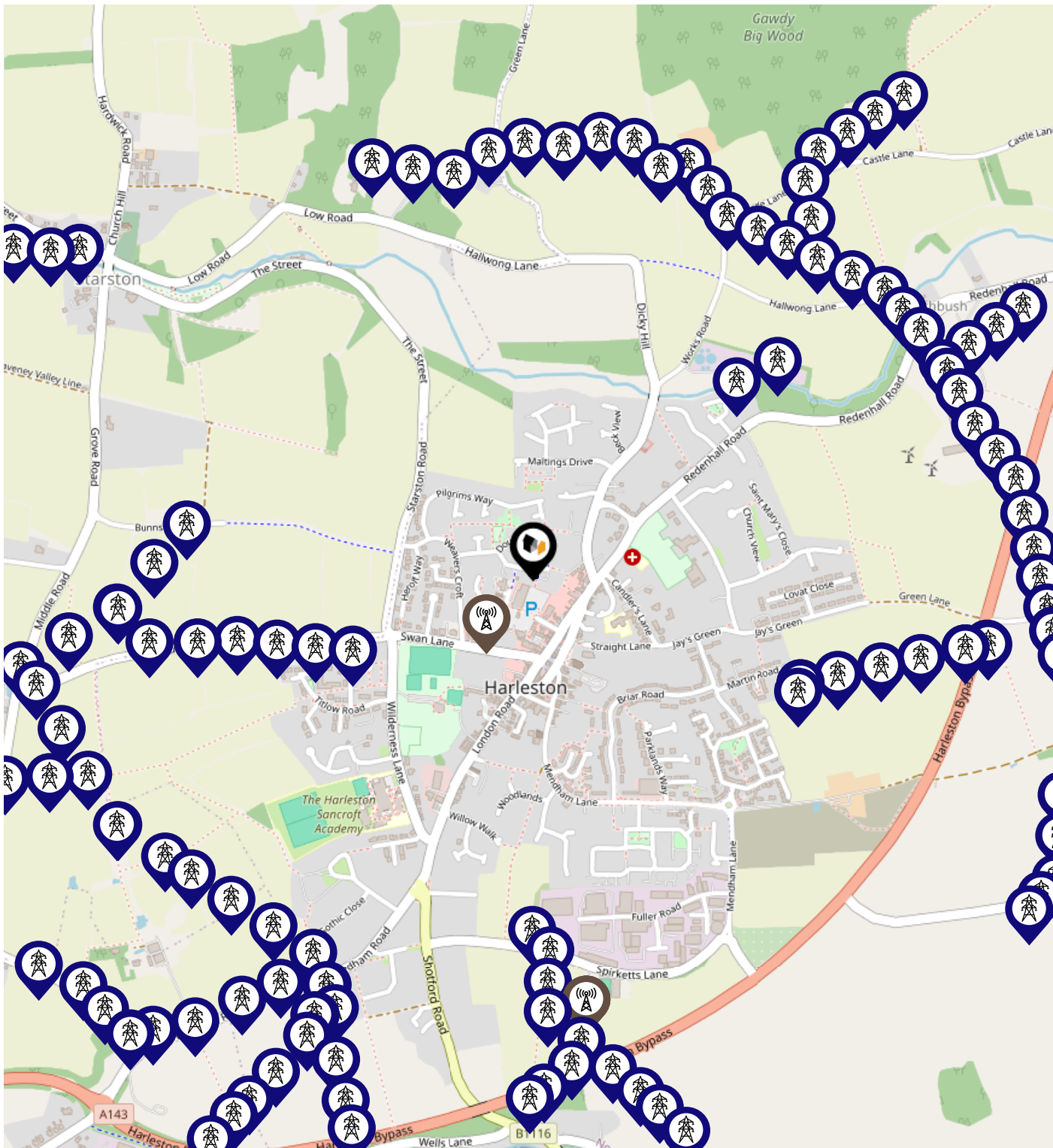
		Nursery	Primary	Secondary	College	Private
1	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Alburgh With Denton Church of England Primary Academy Ofsted Rating: Good Pupils: 100 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:5.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:5.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:5.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earsham Church of England Primary Academy Ofsted Rating: Good Pupils: 87 Distance:6.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:6.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:6.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:6.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Stratton High School Ofsted Rating: Good Pupils: 694 Distance:6.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:6.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Junior Academy Ofsted Rating: Requires improvement Pupils: 176 Distance:6.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

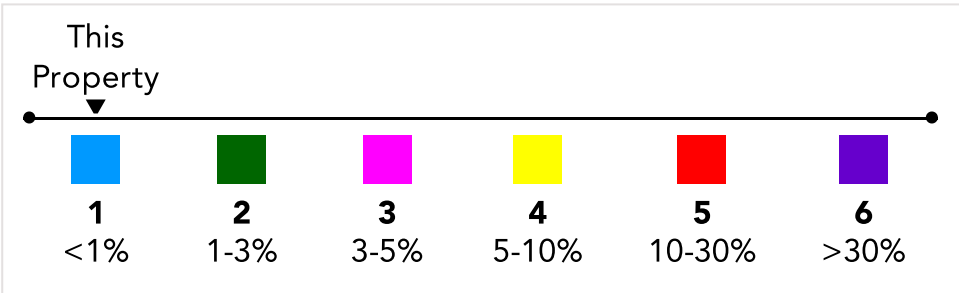
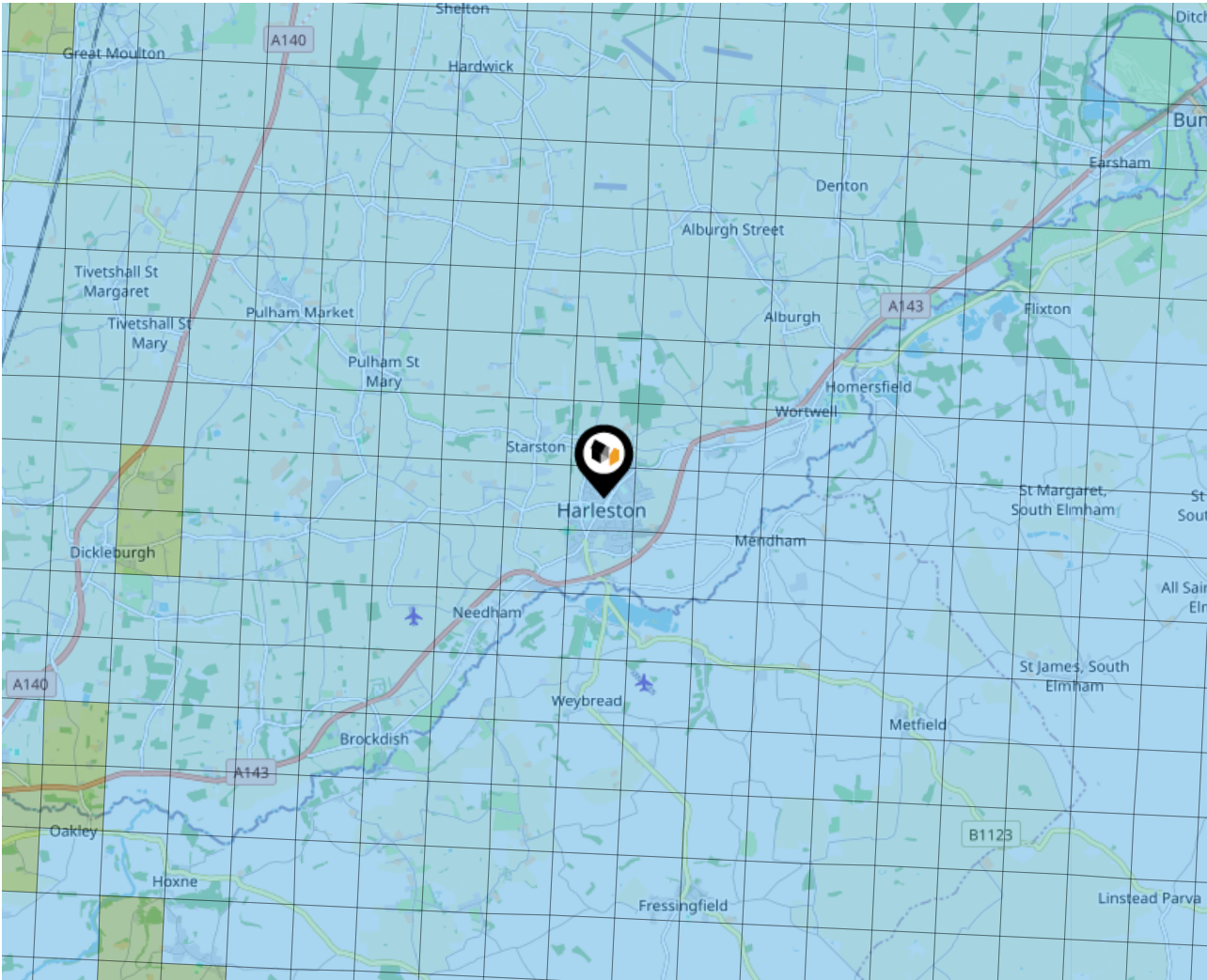


Key:

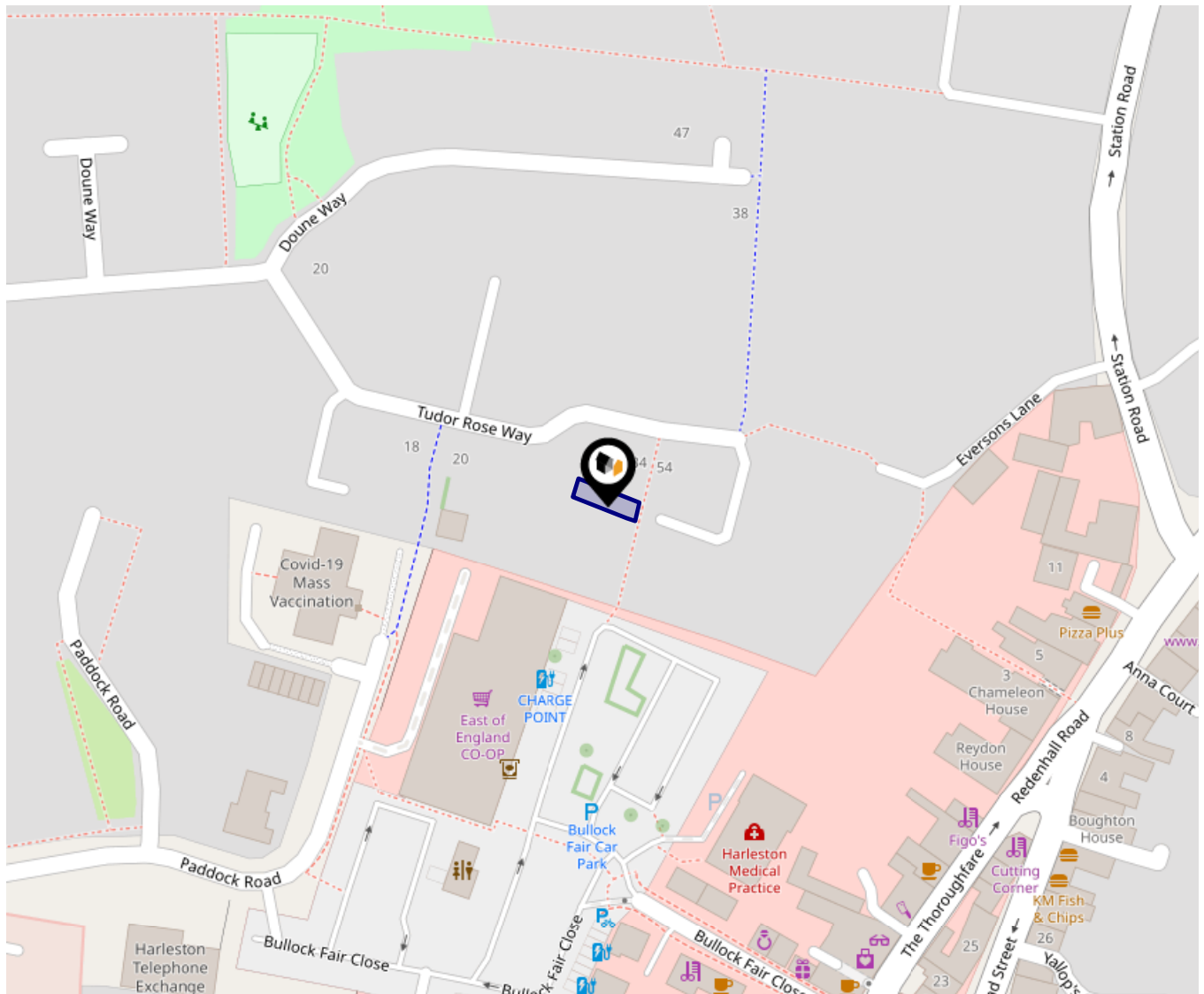
-  Power Pylons
-  Communication Masts

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



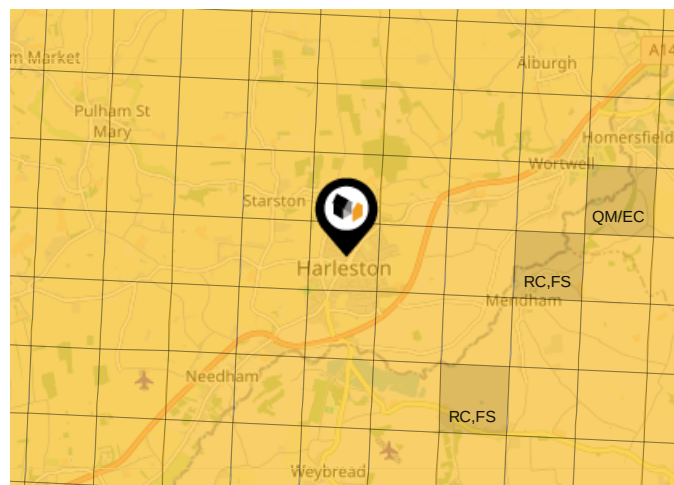
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

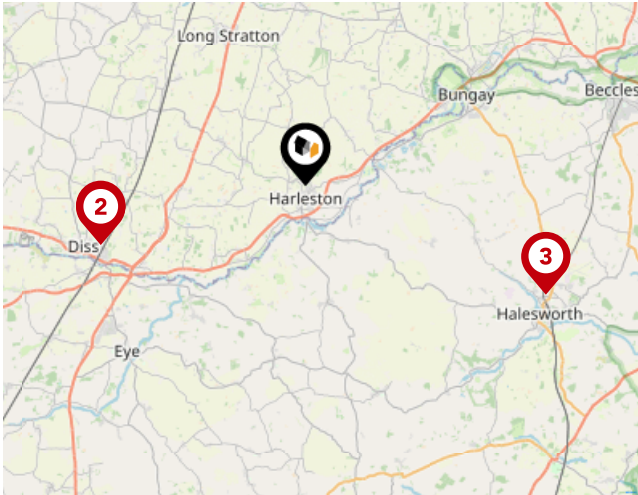


Primary Classifications (Most Common Clay Types)

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

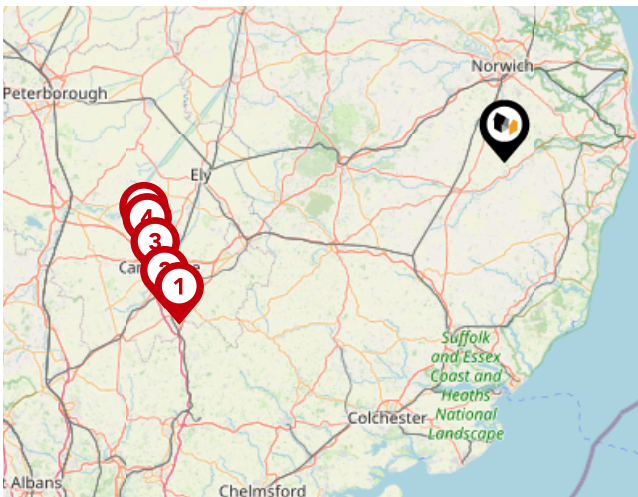
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.71 miles
2	Diss Rail Station	7.73 miles
3	Entrance1	9.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	52.7 miles
2	M11 J10	53.53 miles
3	M11 J11	53.35 miles
4	M11 J13	53.34 miles
5	M11 J14	53.4 miles

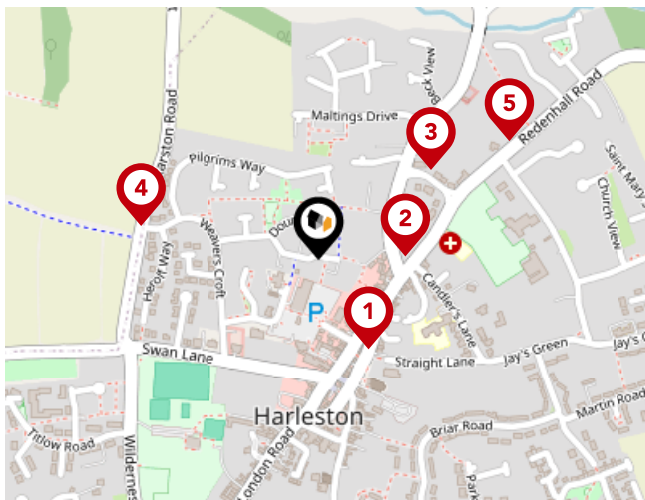


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	18.39 miles
2	Southend-on-Sea	63.12 miles
3	Cambridge	49.5 miles
4	Stansted Airport	56.63 miles

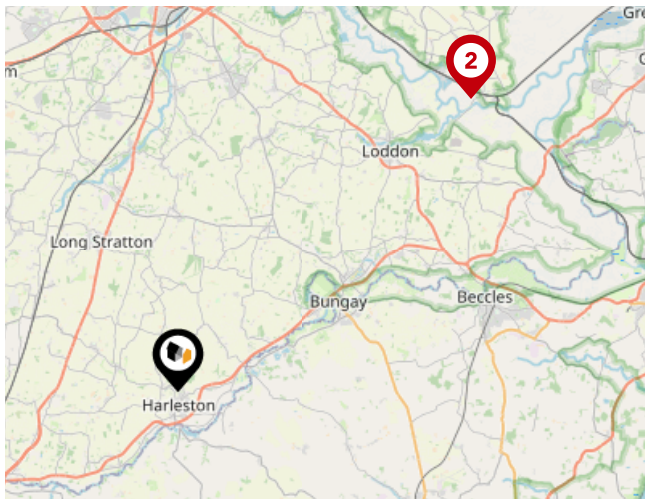
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Street	0.12 miles
2	Broad Street	0.1 miles
3	Station Road	0.16 miles
4	Bunns Lane	0.21 miles
5	School Lane	0.25 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	15 miles
2	Reedham Ferry South	14.98 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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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