KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 15th August 2025

SWAN LANE, CONEY WESTON, BURY ST. EDMUNDS, IP31

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

https://www.whittleyparish.com/

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,388 ft^2 / 129 m^2		
Plot Area:	0.19 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,243		
Title Number:	SK256490		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	36 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning History
This Address

Planning records for: *Swan Lane, Coney Weston, Bury St. Edmunds, IP31*

Reference - DC/18/0524/TPO

Decision:	Withdrawn
Date:	19th March 2018

Description:

TPO 552 (2015) Tree Preservation Order - (i) 1 no. Oak (T2 on plan and T1 on Order) Crown thin by 15%

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Gallery
Floorplan

SWAN LANE, CONEY WESTON, BURY ST. EDMUNDS, IP31

Hallway
6'0" x 3'0"

Kitchen / Diner
15'4" x 11'10"

WC
3'5" x 6'4"

Utility
4'11" x 6'9"

Reception Room
19'8" x 12'3"

Hallway
3'5" x 6'11"

Bedroom 4
16'10" x 7'7"

Entrance Hall
8'1" x 9'5"

Shower Room
4'5" x 6'10"

Floor 0

Bedroom 3
9'5" x 8'3"

Bedroom 2
12'3" x 8'1"

Landing
9'4" x 8'0"

Bedroom 1
12'3" x 11'11"

Bathroom
4'7" x 8'2"

Floor 1

Whitley Parish

Approximate total area[1]
1153 ft²

Reduced headroom
15 ft²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE**360**

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Property
EPC - Certificate

SWAN LANE, CONEY WESTON, IP31

Energy rating

D

Valid until 29.06.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 | C
55-68	D	62 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, with external insulation
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	129 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP31
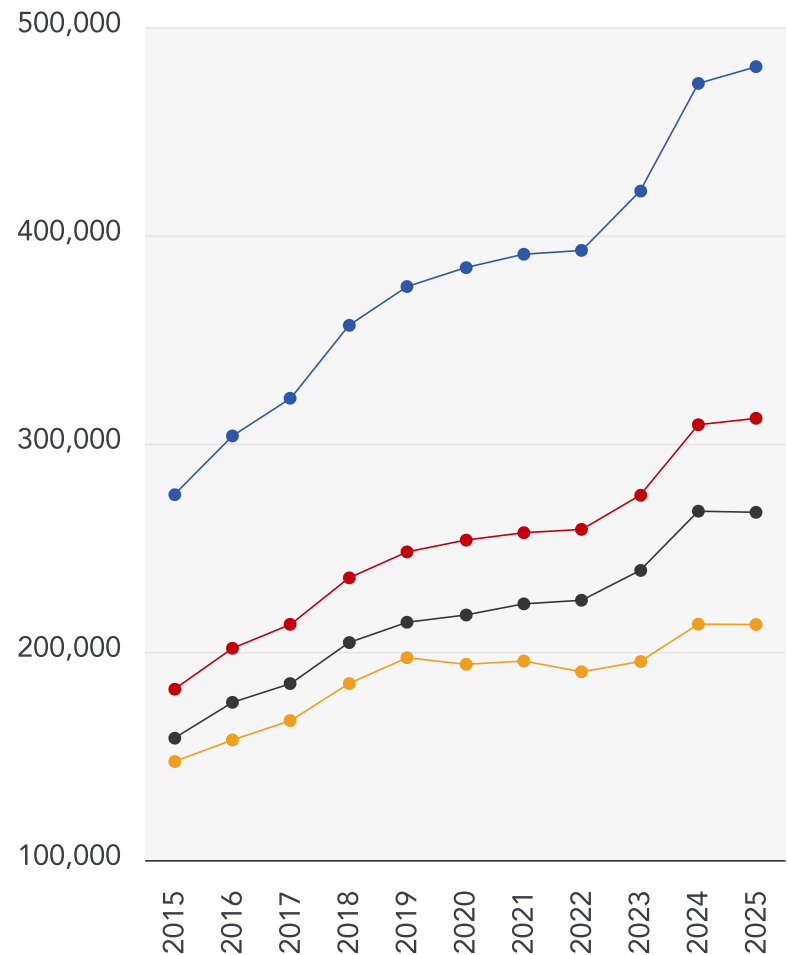
Detached

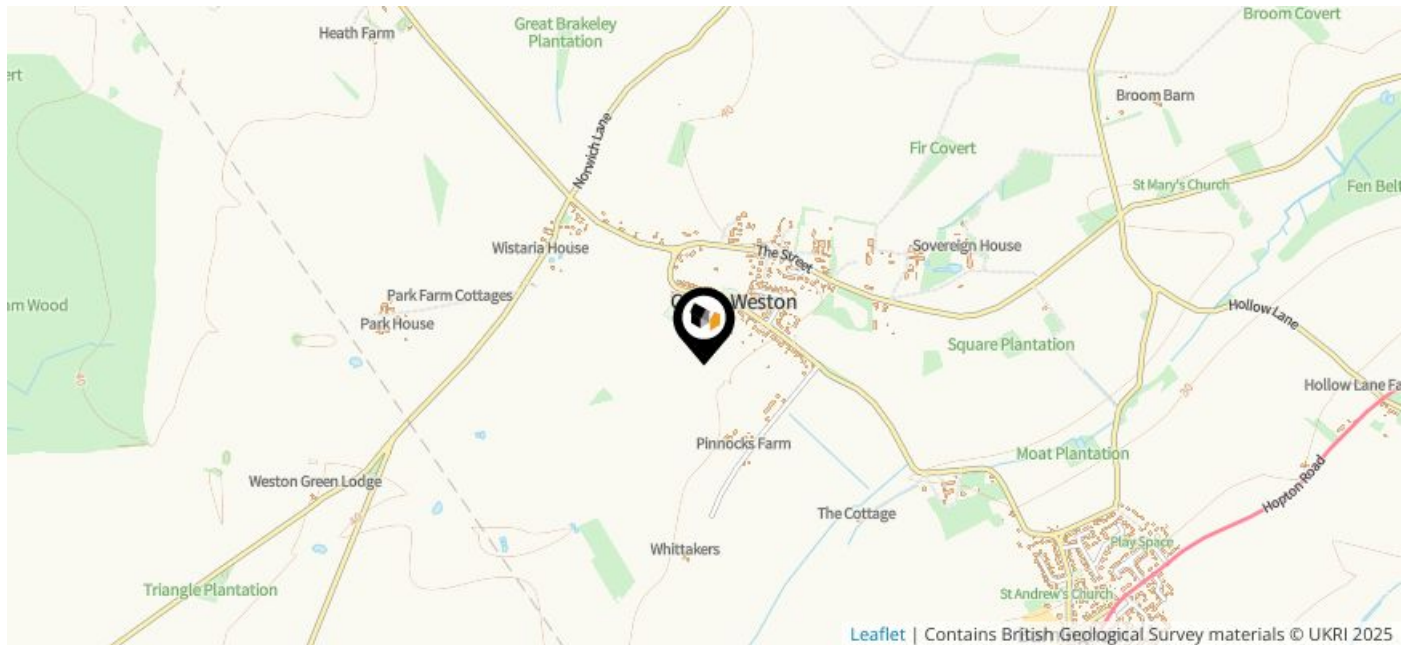**+74.63%**

Semi-Detached

+71.48%

Terraced

+68.43%

Flat

+44.68%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.
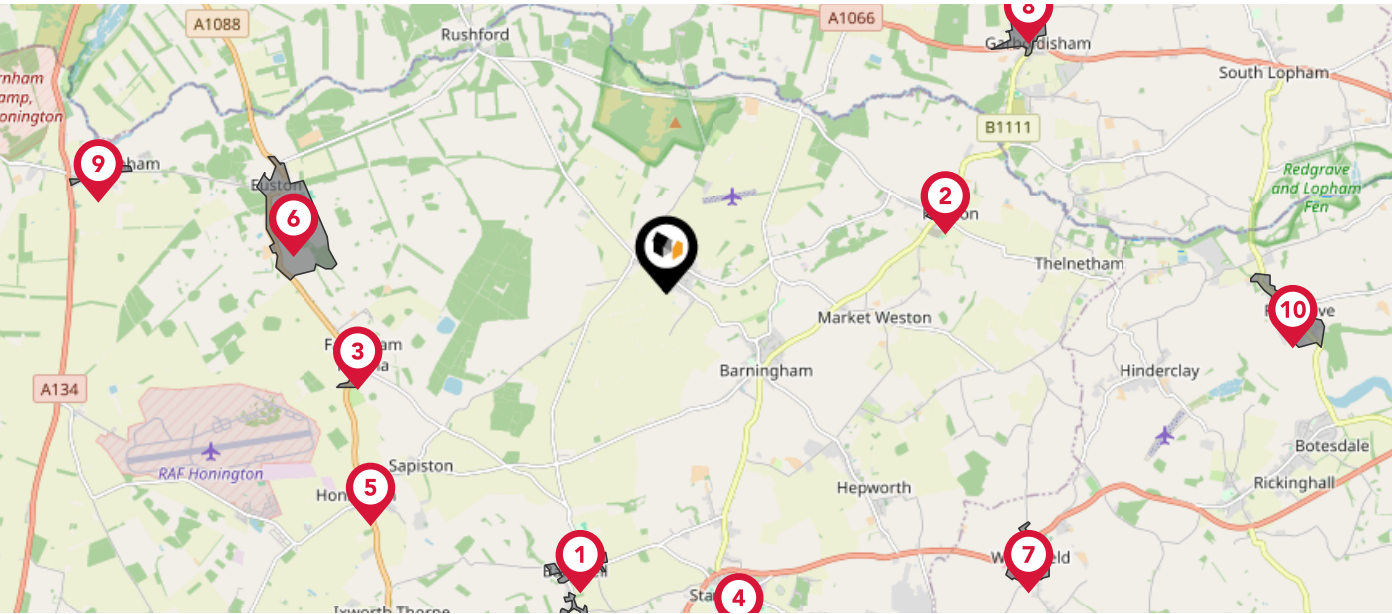
Nearby Conservation Areas

1	Bardwell
2	Hopton
3	Fakenham Magna
4	Stanton
5	Honington
6	Euston
7	Wattisfield
8	Garboldisham
9	Barnham
10	Redgrave

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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
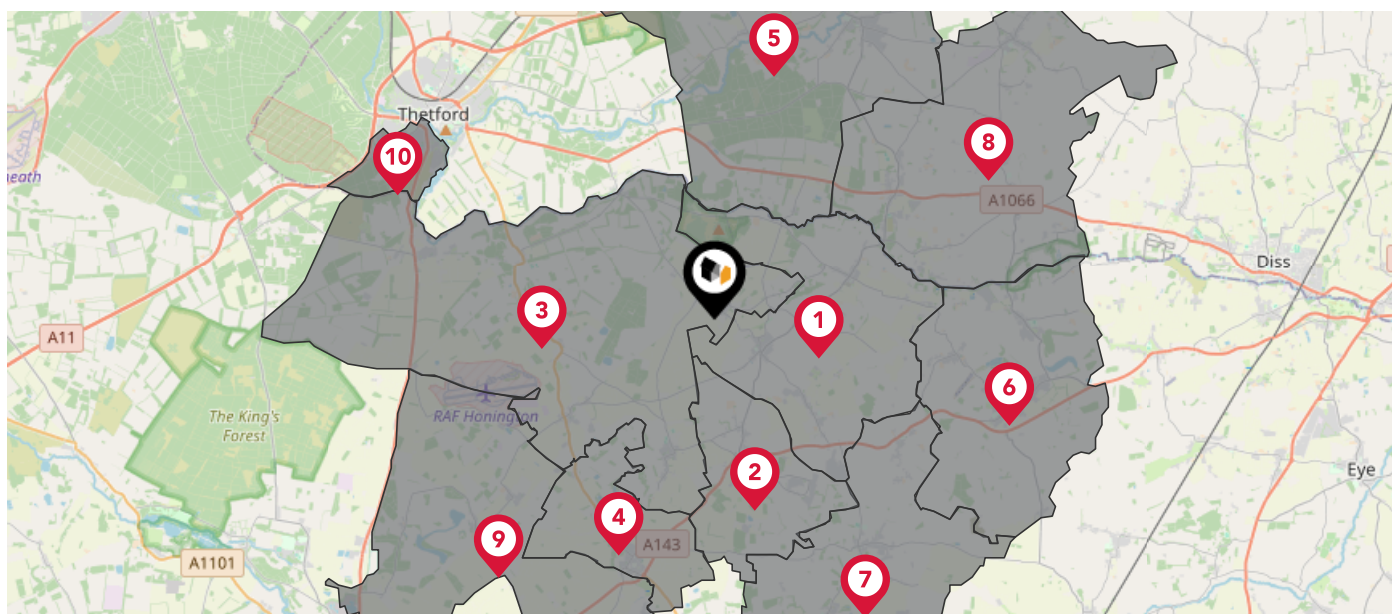
Nearby Council Wards

1	Barningham Ward
2	Stanton Ward
3	Bardwell Ward
4	Ixworth Ward
5	Harling & Heathlands Ward
6	Rickinghall Ward
7	Walsham-le-Willows Ward
8	Guiltcross Ward
9	Pakenham & Troston Ward
10	Thetford Burrell 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...
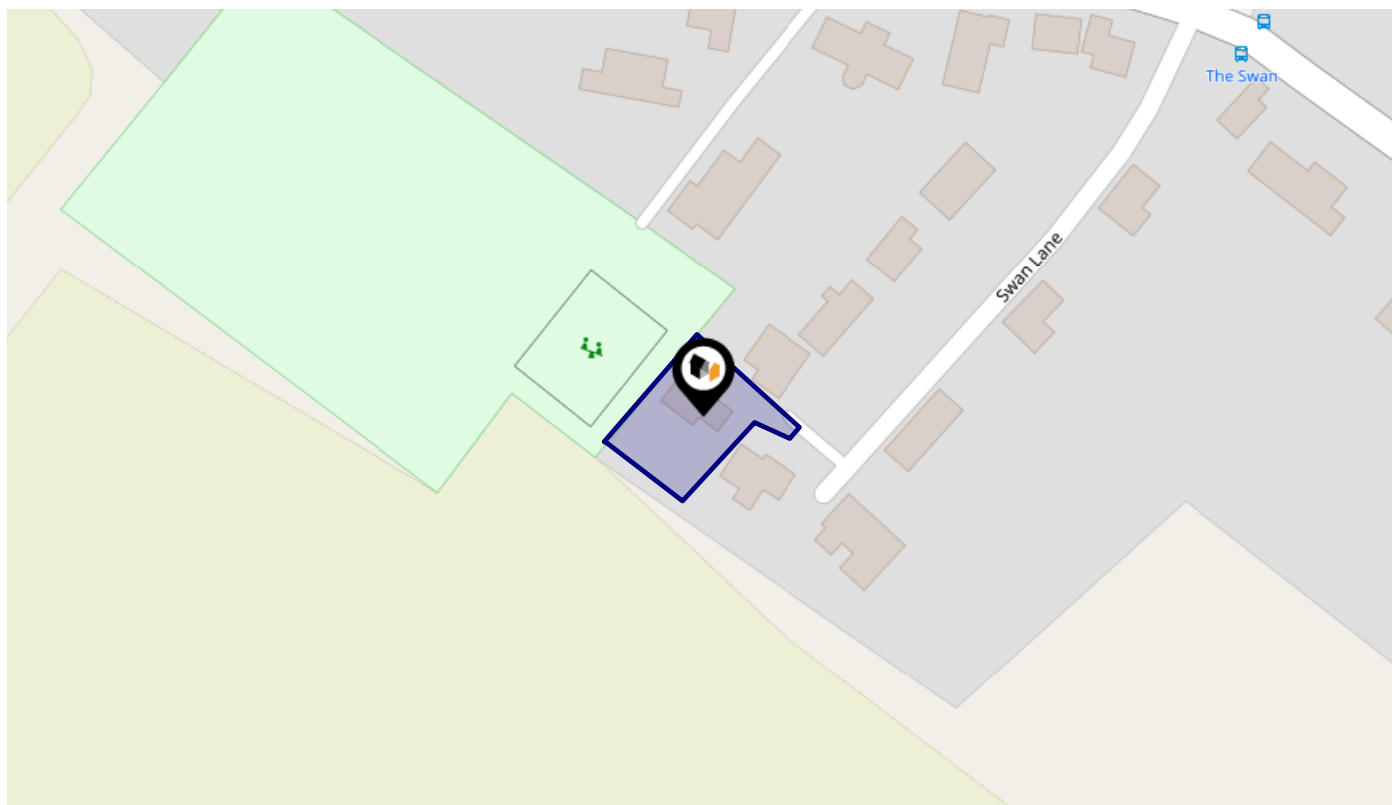
Rail Noise Data

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:
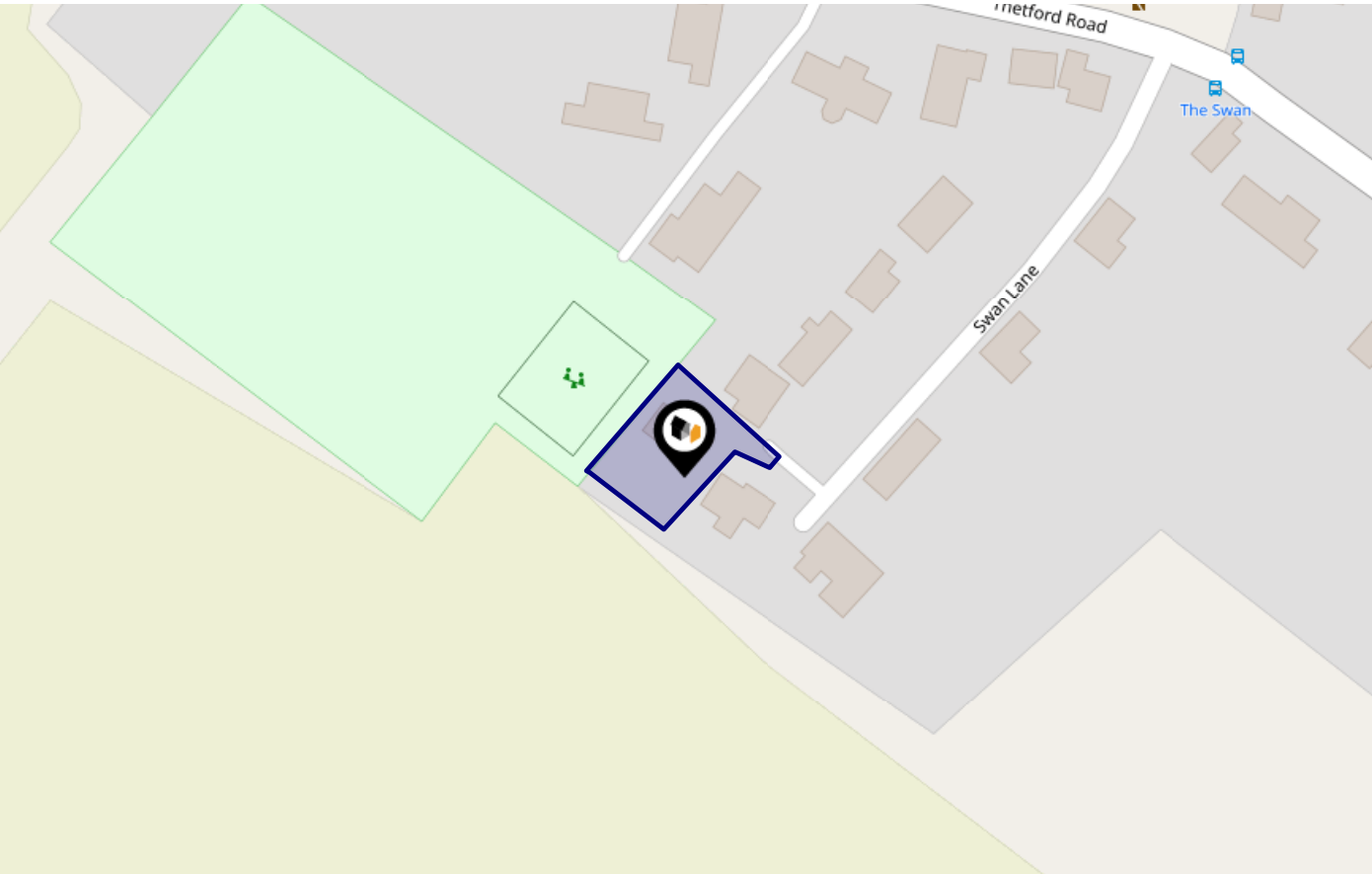
5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

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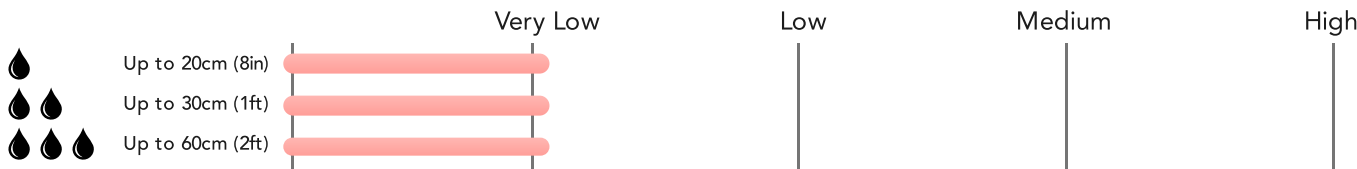

Risk Rating: Very low

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:

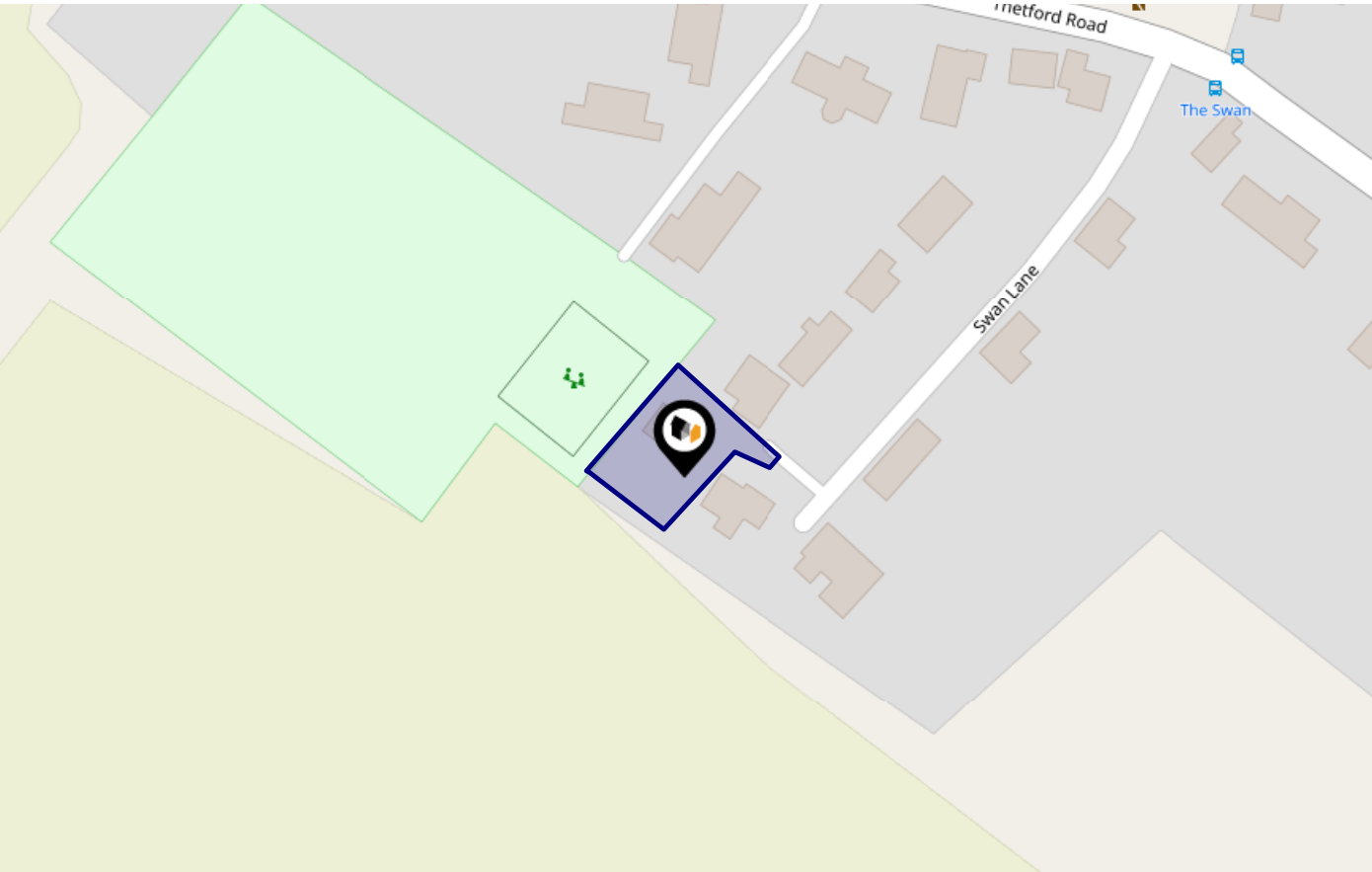|		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
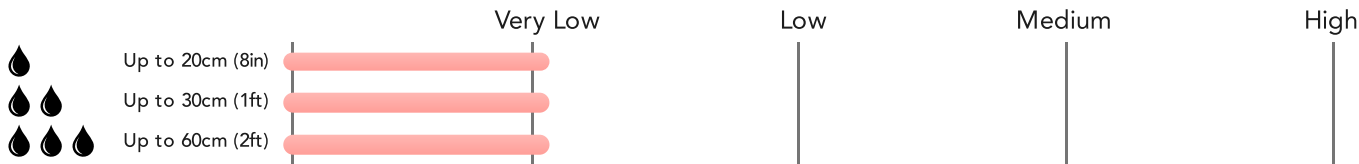

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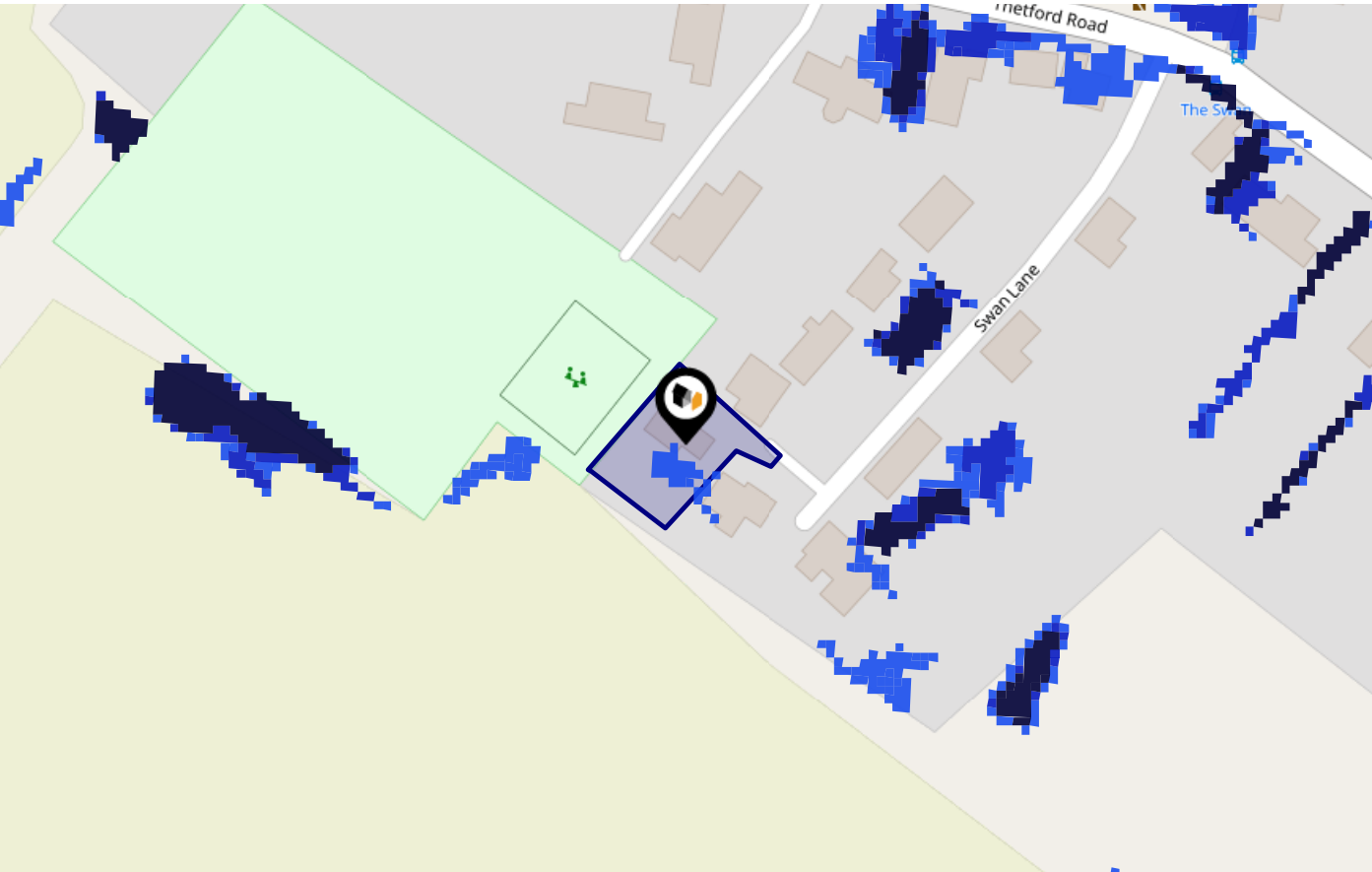|		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Flood Risk
Surface Water - 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.
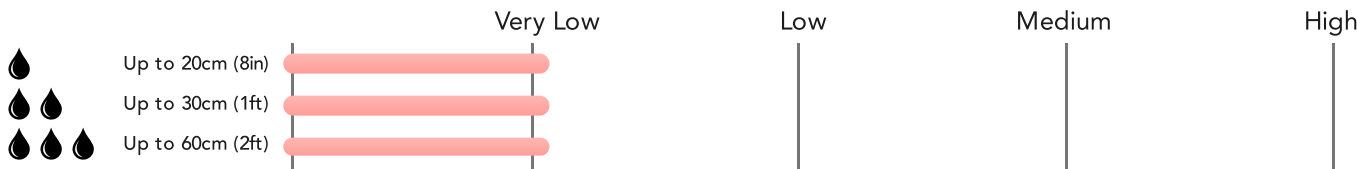

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Chance of flooding to the following depths at this property:

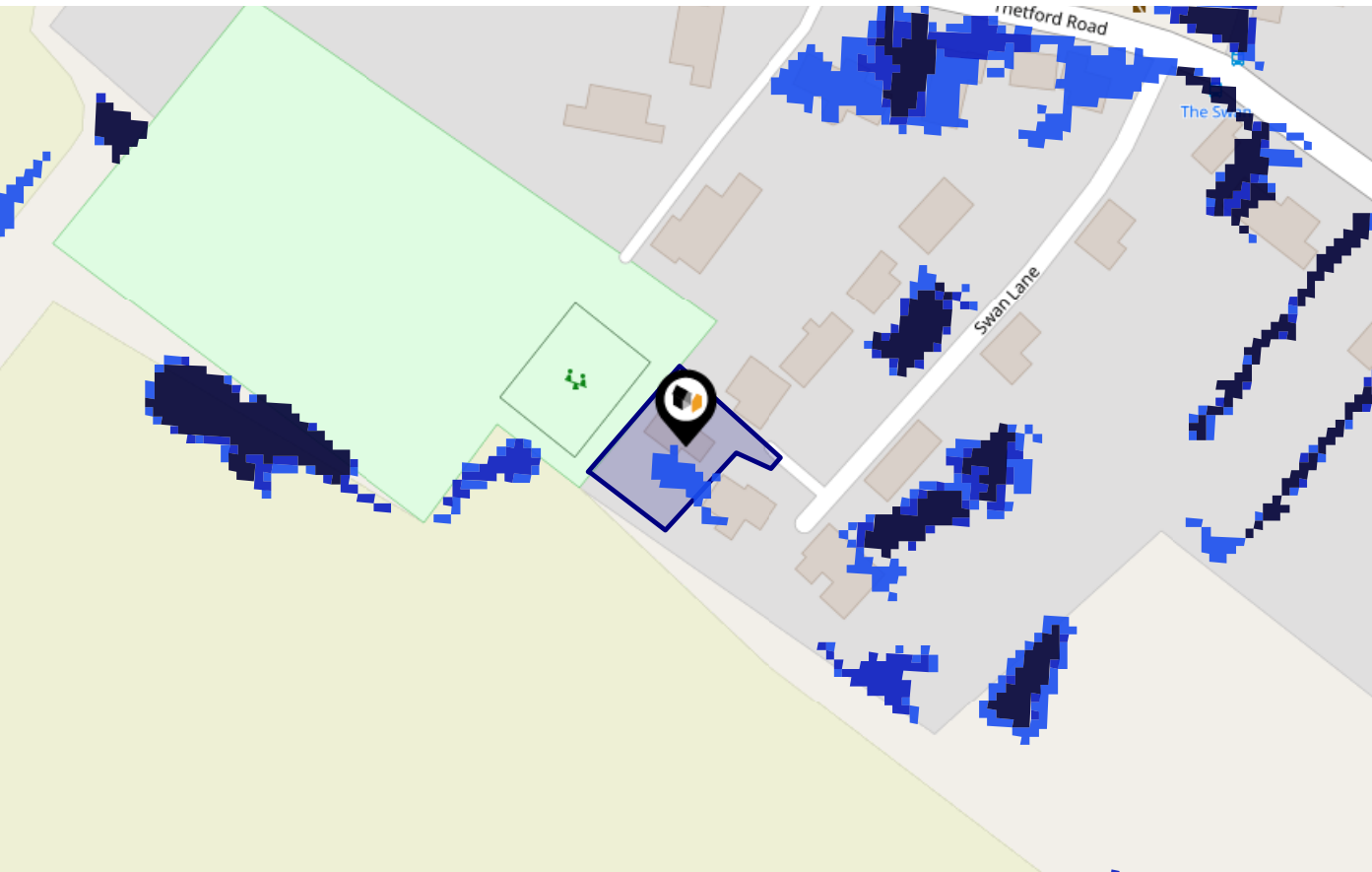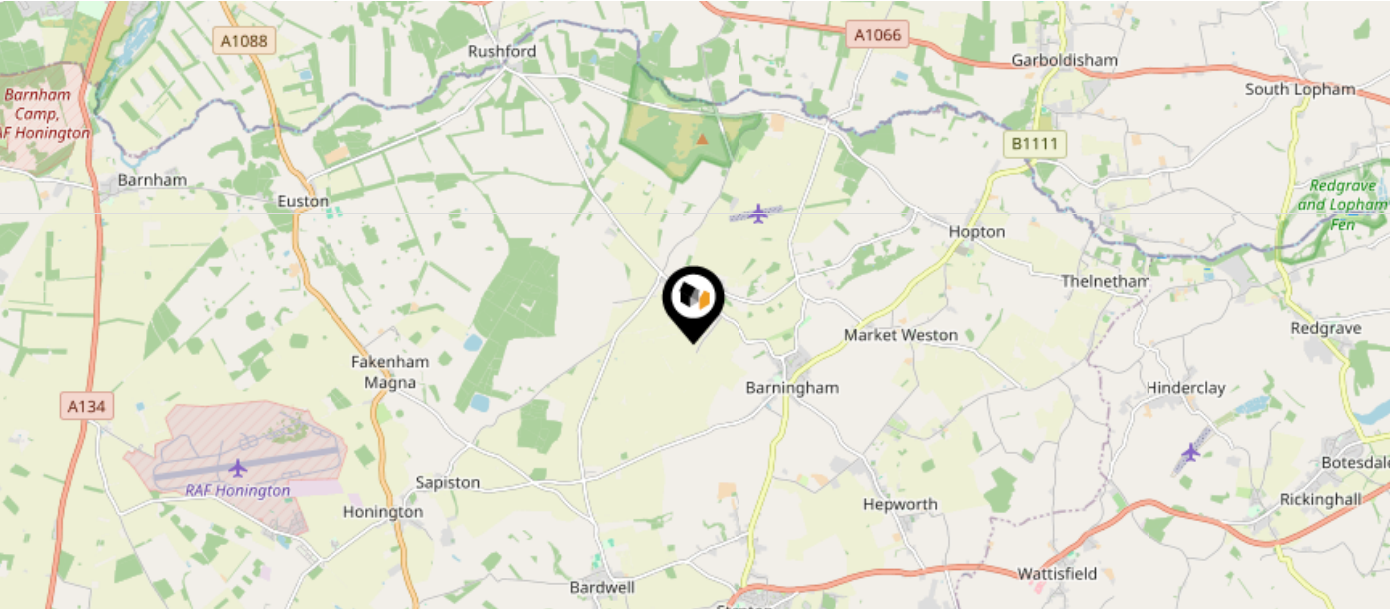|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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: Very low

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🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Maps
Green Belt

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

Nearby Green Belt Land
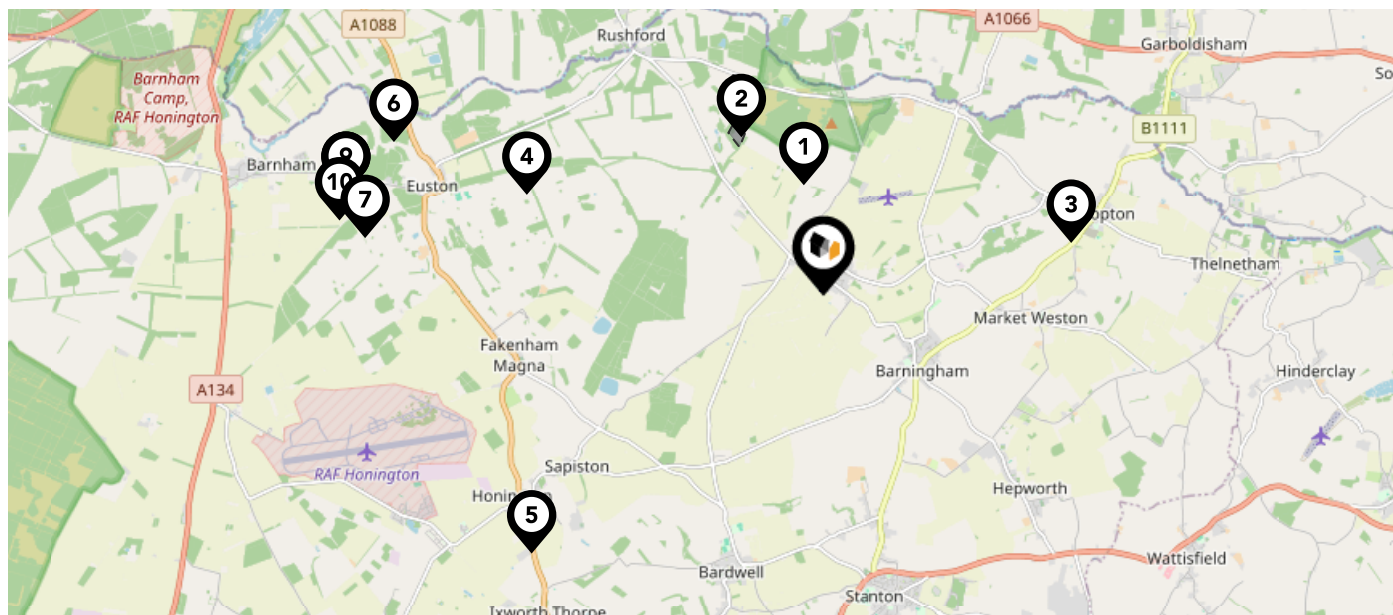
No data available.

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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	Nick's Hill-Norwich Lane, Knettishall, Suffolk	Historic Landfill
2	Rushford-Thetford	Historic Landfill
3	Land By 12 Nethergate Street-Hopton	Historic Landfill
4	Upon Land situated at Long Spinney-Euston, Thetford, Norfolk	Historic Landfill
5	Lodge Farm-Honington	Historic Landfill
6	Brettanham-Brettanham, Suffolk	Historic Landfill
7	Gravel Hill-Barnham	Historic Landfill
8	EA/EPR/FP3395NP/V002	Active Landfill
9	Gravel Hill-Barnham	Historic Landfill
10	EA/EPR/FP3295NJ/A001	Active Landfill

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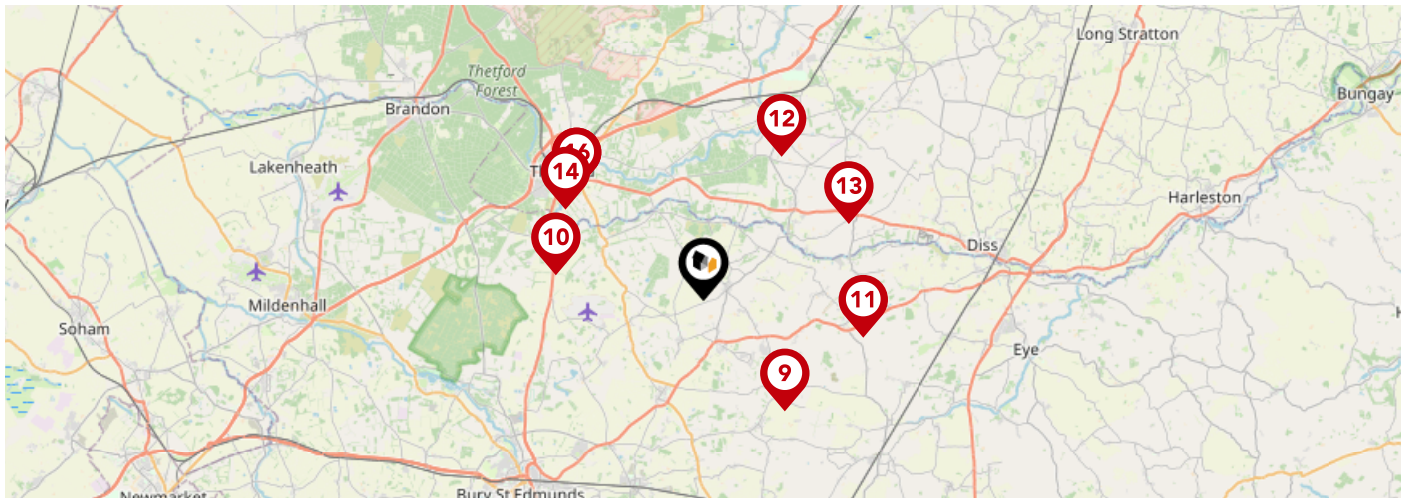
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
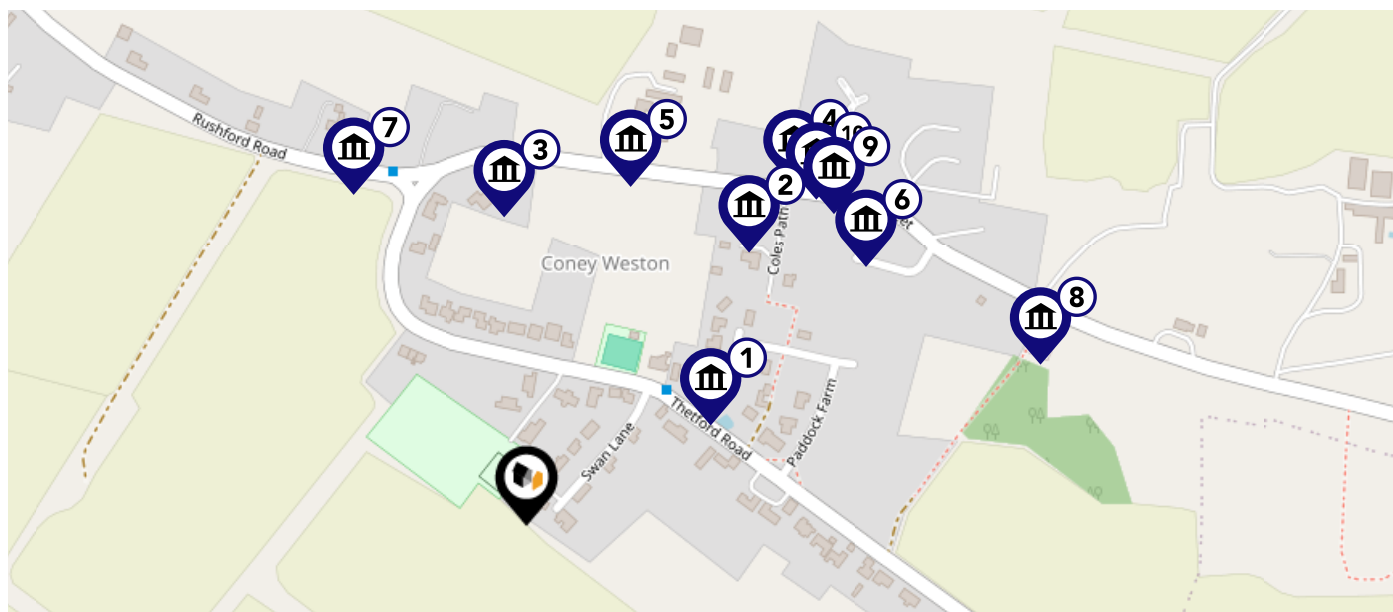
Listed Buildings in the local district	Grade	Distance
① 1283748 - Flint Cottage	Grade II	0.1 miles
② 1198759 - Blacksmiths Cottage	Grade II	0.2 miles
③ 1283714 - Plantation House	Grade II	0.2 miles
④ 1031179 - The Old Parsonage	Grade II	0.2 miles
⑤ 1031180 - Street Farmhouse	Grade II	0.2 miles
⑥ 1283695 - The Old Post Office	Grade II	0.2 miles
⑦ 1031181 - Shepherd's Cottage	Grade II	0.2 miles
⑧ 1454266 - Coney Weston War Memorial	Grade II	0.3 miles
⑨ 1031178 - Drift Cottages	Grade II	0.3 miles
⑩ 1198748 - Vine Cottage	Grade II	0.3 miles

Area
Schools
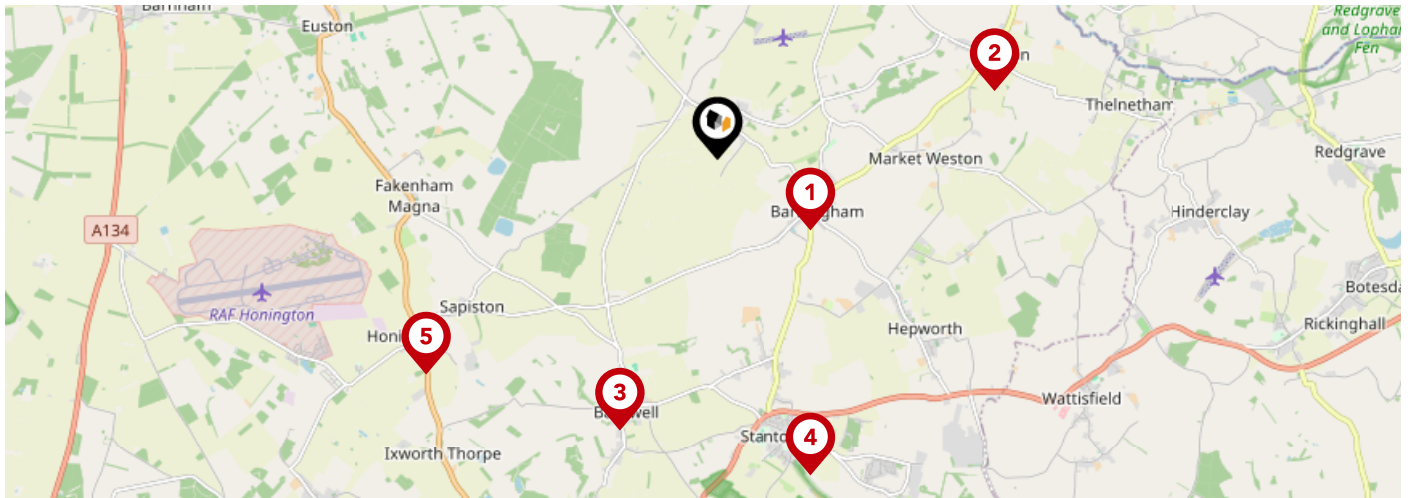
|		Nursery	Primary	Secondary	College	Private
1	**Barningham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 81 | Distance:1.05	☐	☑	☐	☐	☐
2	**Hopton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 77 | Distance:2.58	☐	☑	☐	☐	☐
3	**Bardwell Church of England Primary School** Ofsted Rating: Good | Pupils: 59 | Distance:2.61	☐	☑	☐	☐	☐
4	**Stanton Community Primary School** Ofsted Rating: Good | Pupils: 218 | Distance:2.97	☐	☑	☐	☐	☐
5	**Honington Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 164 | Distance:3.28	☐	☑	☐	☐	☐
6	**Garboldisham Church of England Primary Academy** Ofsted Rating: Good | Pupils: 73 | Distance:3.87	☐	☑	☐	☐	☐
7	**Ixworth High School** Ofsted Rating: Good | Pupils: 528 | Distance:4.42	☐	☐	☑	☐	☐
8	**Ixworth Church of England Primary School** Ofsted Rating: Good | Pupils: 134 | Distance:4.71	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Walsham-le-Willows Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 118 | Distance:4.98	☐	☑	☐	☐	☐
10	**Barnham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 154 | Distance:5.43	☐	☑	☐	☐	☐
11	**St Botolph's Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 177 | Distance:5.94	☐	☑	☐	☐	☐
12	**East Harling Primary School and Nursery** Ofsted Rating: Good | Pupils: 212 | Distance:5.96	☐	☑	☐	☐	☐
13	**St Andrew's CofE VA Primary School, Lopham** Ofsted Rating: Requires improvement | Pupils: 25 | Distance:5.97	☐	☑	☐	☐	☐
14	**The Damara School** Ofsted Rating: Good | Pupils: 14 | Distance:6	☐	☐	☑	☐	☐
15	**Raleigh Infant Academy** Ofsted Rating: Good | Pupils: 135 | Distance:6.07	☐	☑	☐	☐	☐
16	**Admirals Academy** Ofsted Rating: Requires improvement | Pupils: 229 | Distance:6.07	☐	☑	☐	☐	☐
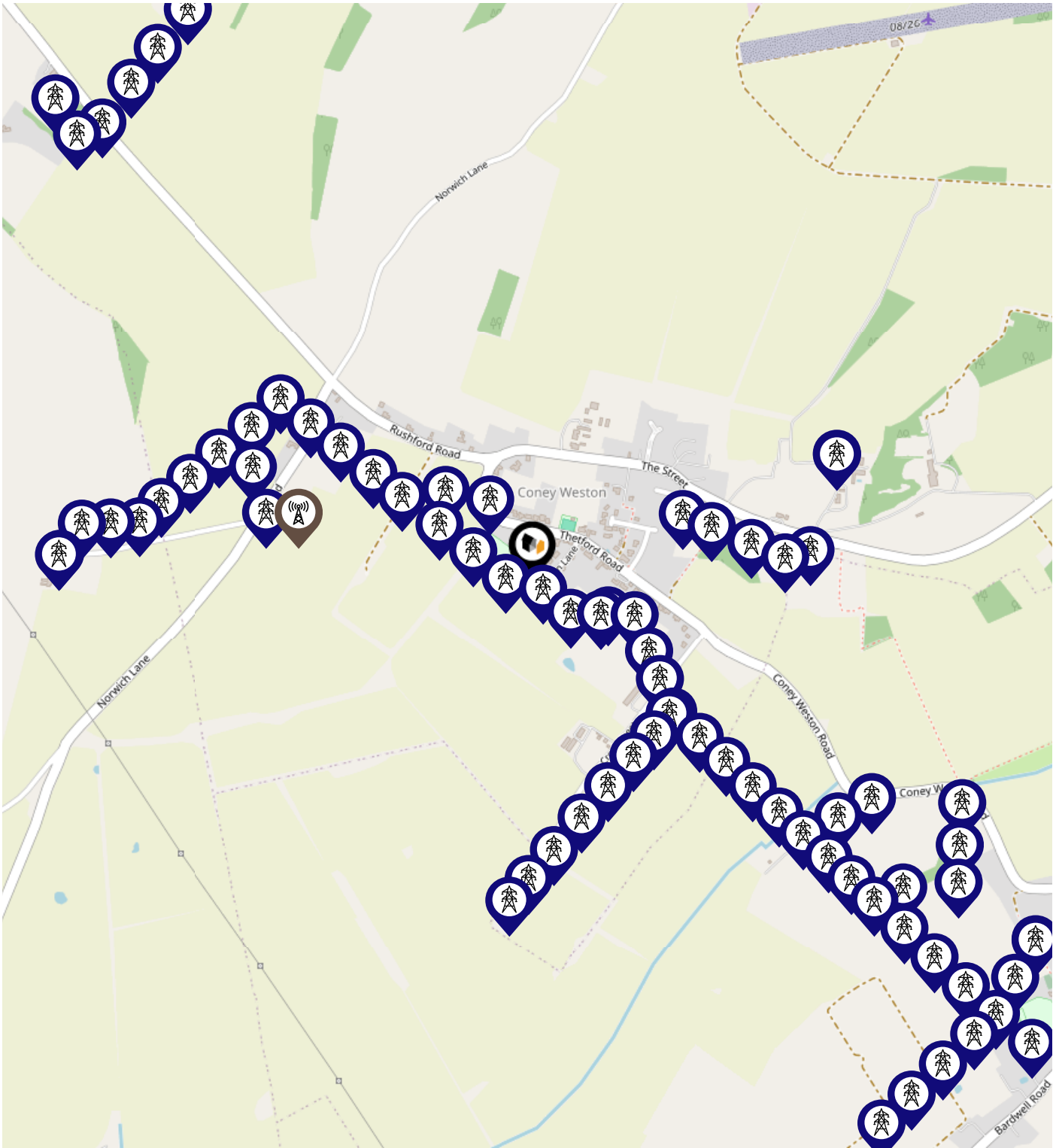
Key:

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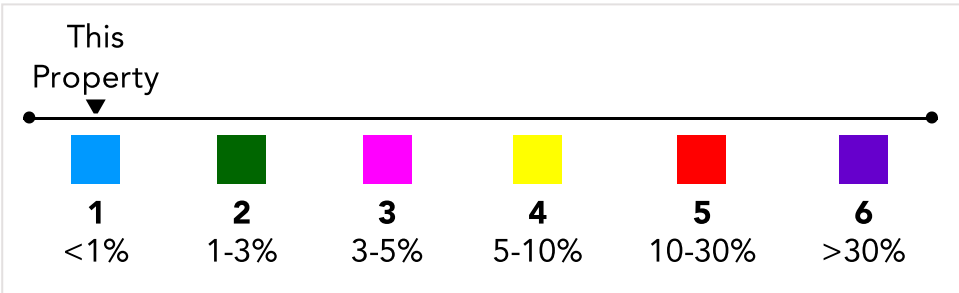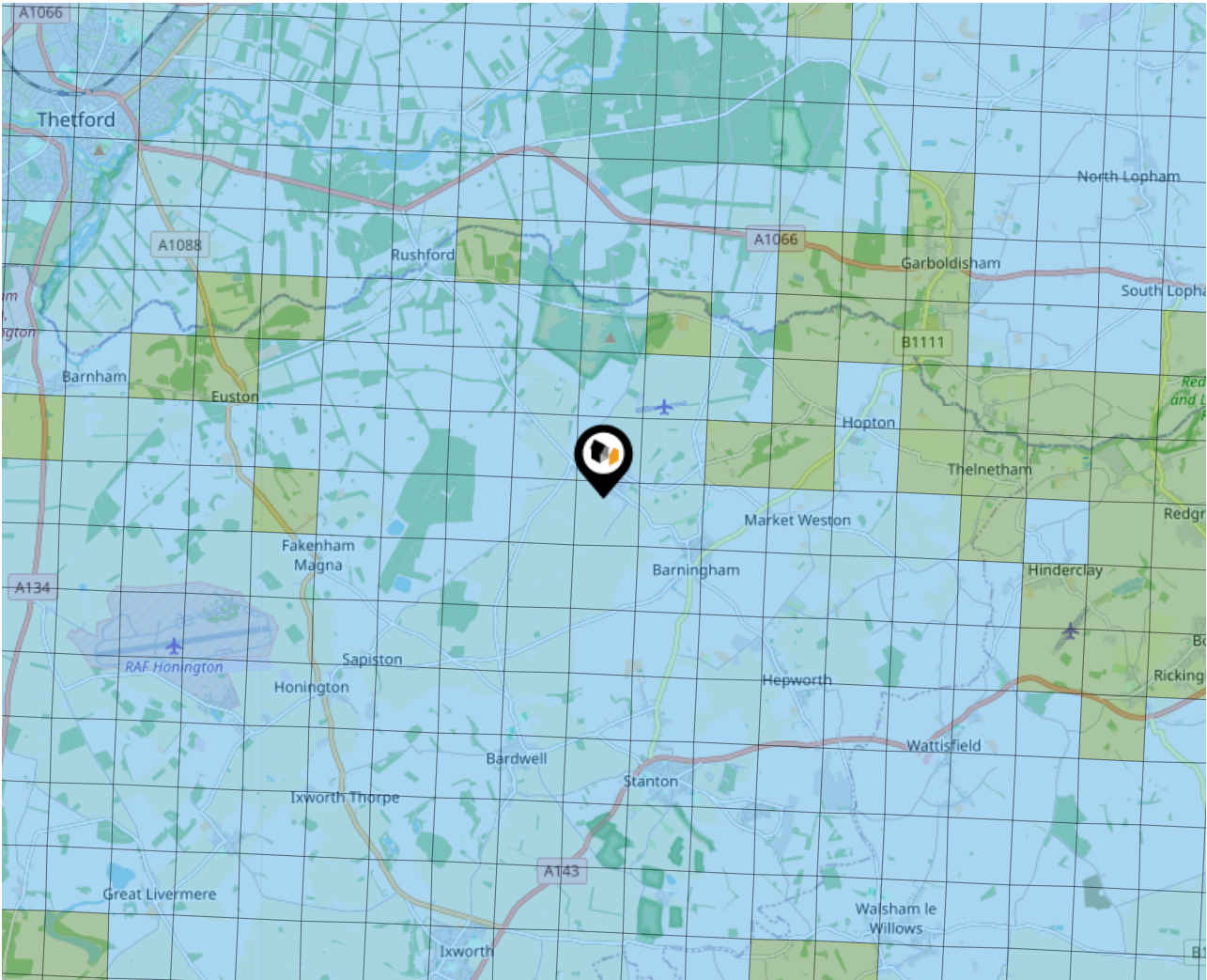
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%

This Property

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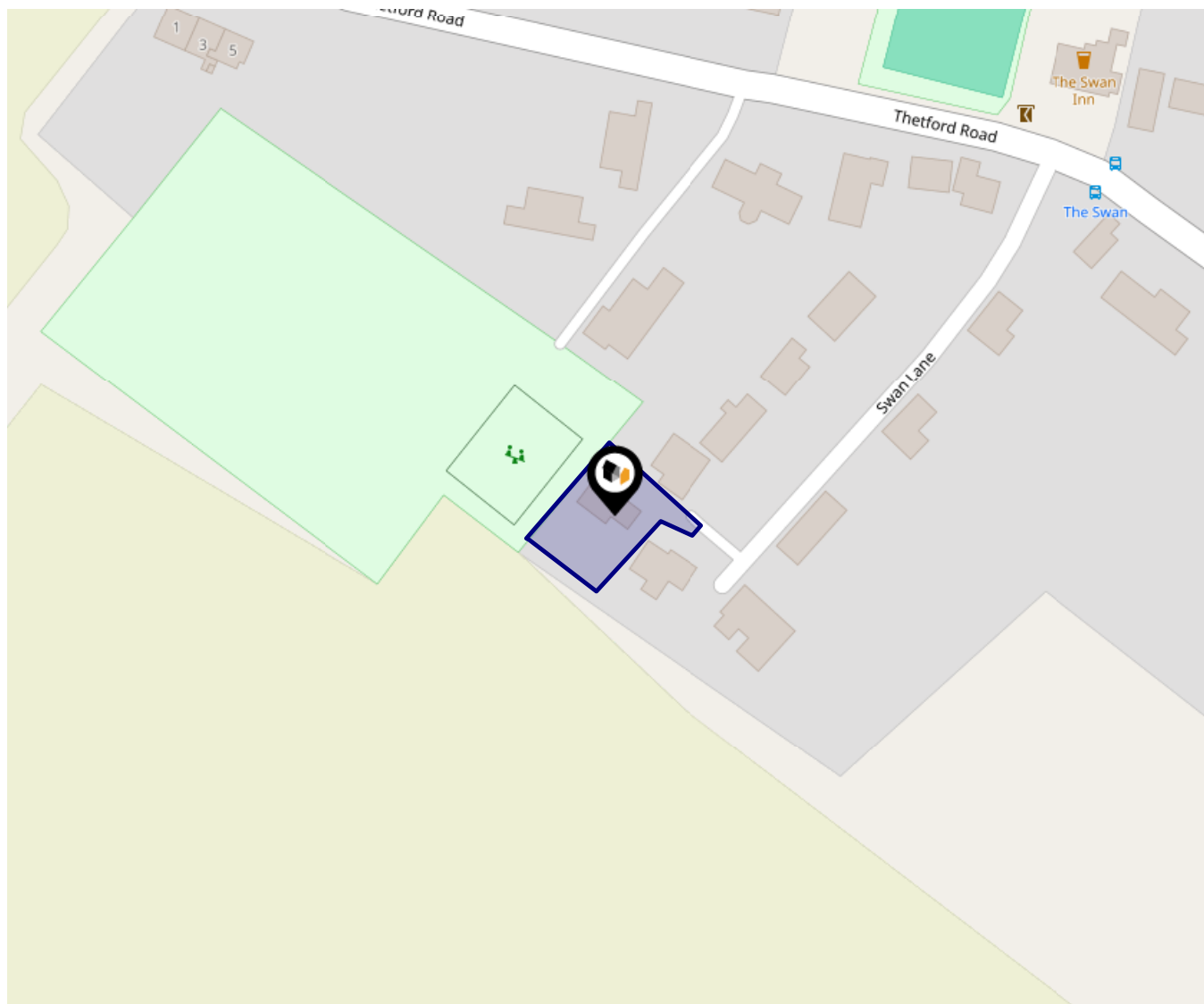
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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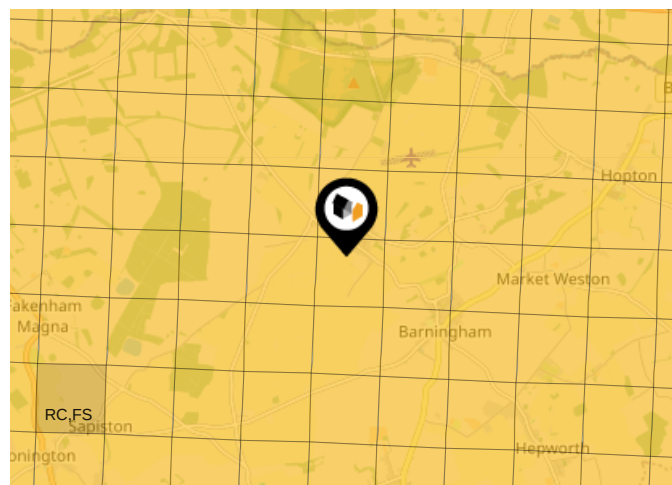
Primary Classifications (Most Common Clay Types)

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)
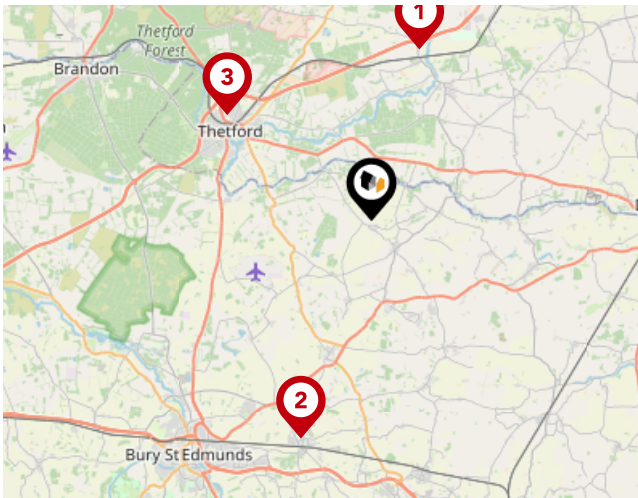
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	6.48 miles
2	Entrance	8.26 miles
3	Thetford Rail Station	6.48 miles
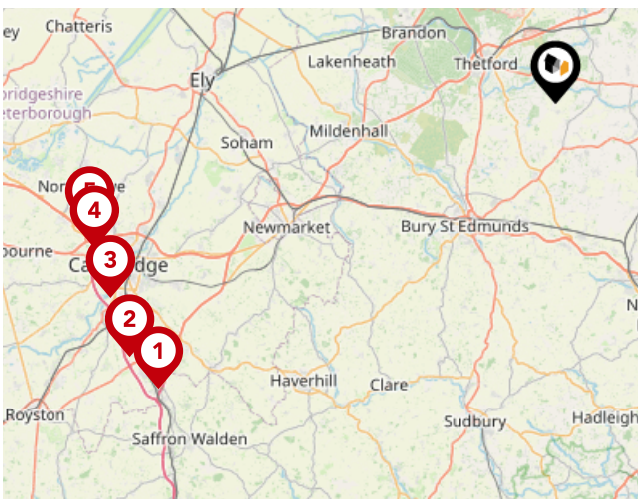
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.59 miles
2	M11 J10	35.99 miles
3	M11 J11	35.33 miles
4	M11 J13	35.07 miles
5	M11 J14	35.07 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.3 miles
2	Cambridge	31.33 miles
3	Stansted Airport	41.69 miles
4	Southend-on-Sea	55.42 miles

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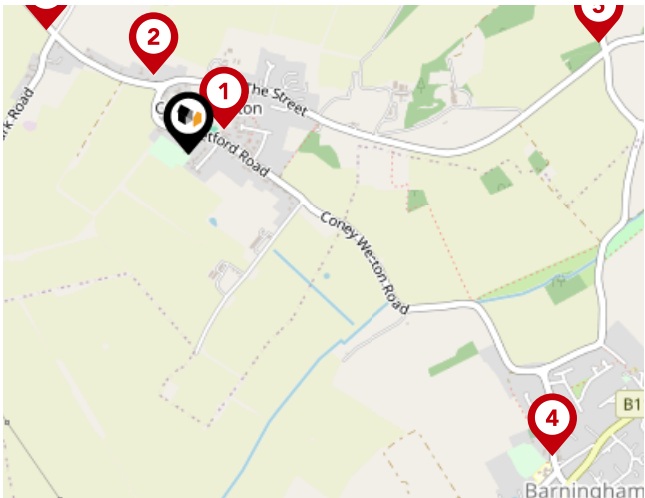
Bus Stops/Stations

Pin	Name	Distance
1	The Swan	0.1 miles
2	Village Sign	0.19 miles
3	Crossways Cottage	0.43 miles
4	Royal George	1.07 miles
5	Memorial	0.96 miles

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.

 /whittleyparishmanagementltd   /whittleyparish

 /whittleyparish/?hl=en

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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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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

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Royal Mail

KFB - Key Facts For Buyers