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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 20th August 2025



STOKE ROAD, THORNDON, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

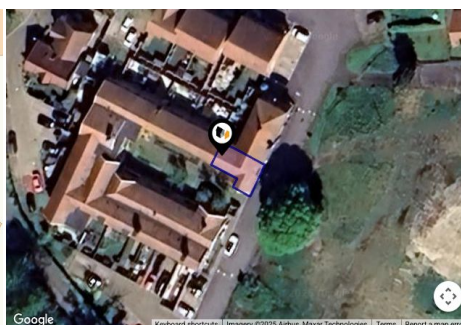
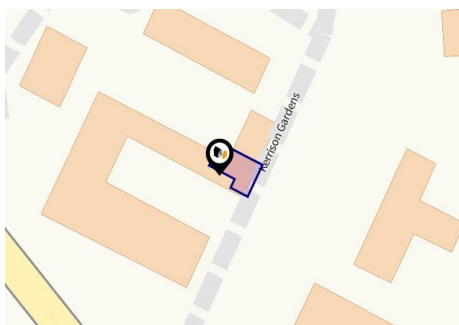
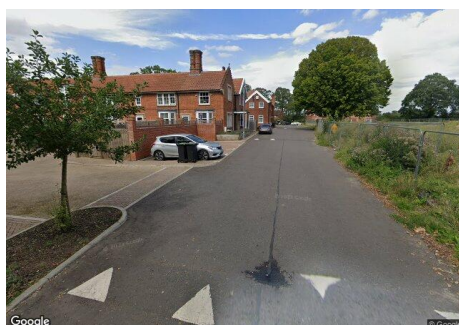
01379640808

admin@whittleyparish.com

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



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aprift
Know any property instantly



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	828 ft ² / 77 m ²
Plot Area:	0.02 acres
Council Tax :	Band A
Annual Estimate:	£1,472
Title Number:	SK411183

Tenure:	Leasehold
Start Date:	16/09/2021
End Date:	01/01/3019
Lease Term:	999 years from and including 1 January 2020
Term Remaining:	994 years

Local Area

Local Authority:	Mid suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	58 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

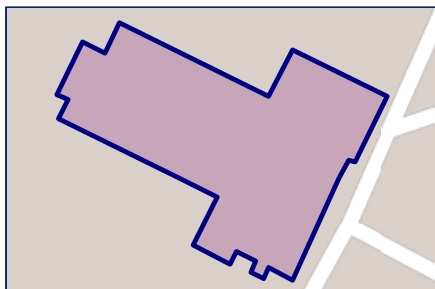


Satellite/Fibre TV Availability:



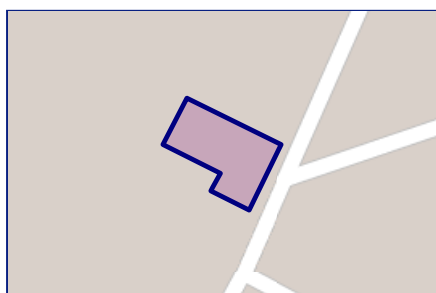


Freehold Title Plan



SK362950

Leasehold Title Plan



SK411183

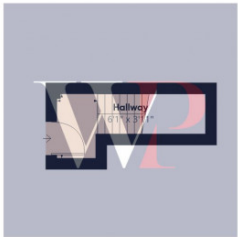
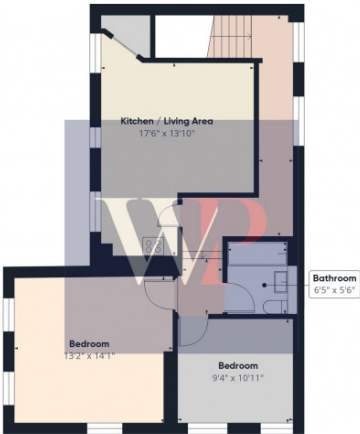
Start Date:	16/09/2021
End Date:	01/01/3019
Lease Term:	999 years from and including 1 January 2020
Term Remaining:	994 years







STOKE ROAD, THORNDON, EYE, IP23

		 Whitley Parish
Floor 0		Approximate total area ⁽¹⁾ 723 ft ²
		(1) Excluding balconies and terraces
Floor 1		Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360



Kerrison Gardens, Stoke Road, IP23

Energy rating

C

Valid until 11.02.2030

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



Additional EPC Data

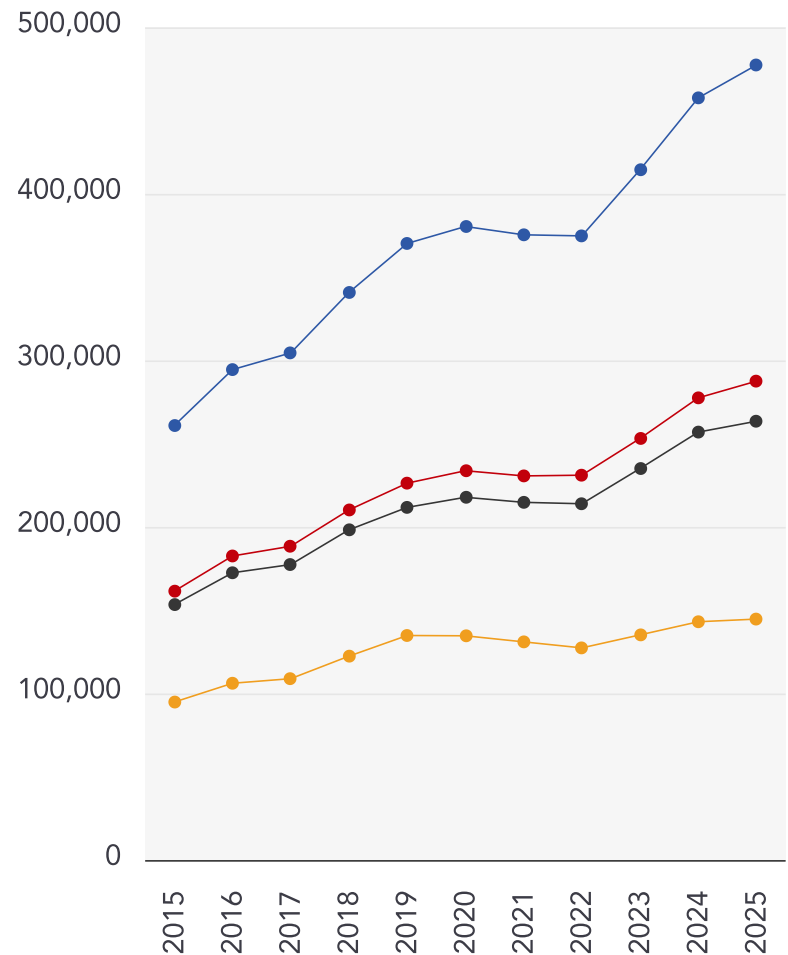
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
Main Heating:	Air source heat pump, Systems with radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 2.50 W/m-Â°K
Total Floor Area:	77 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.

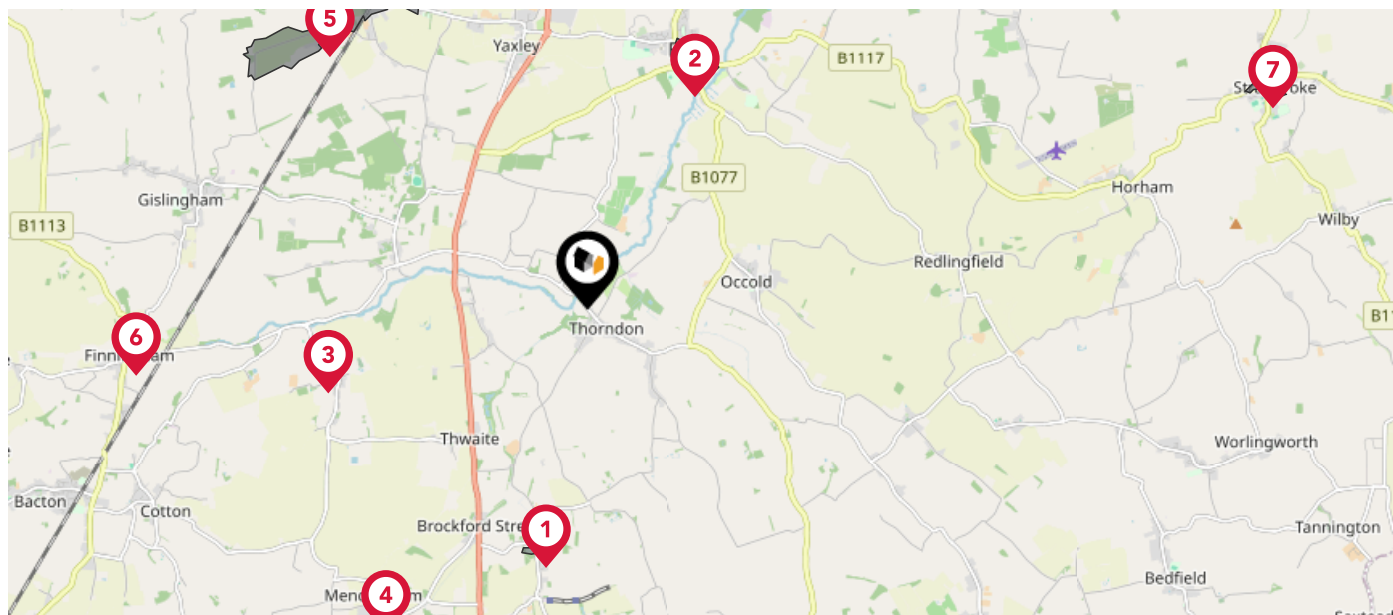
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Wetheringsett



Eye



Wickham Skeith



Mendlesham



Mellis



Finningham



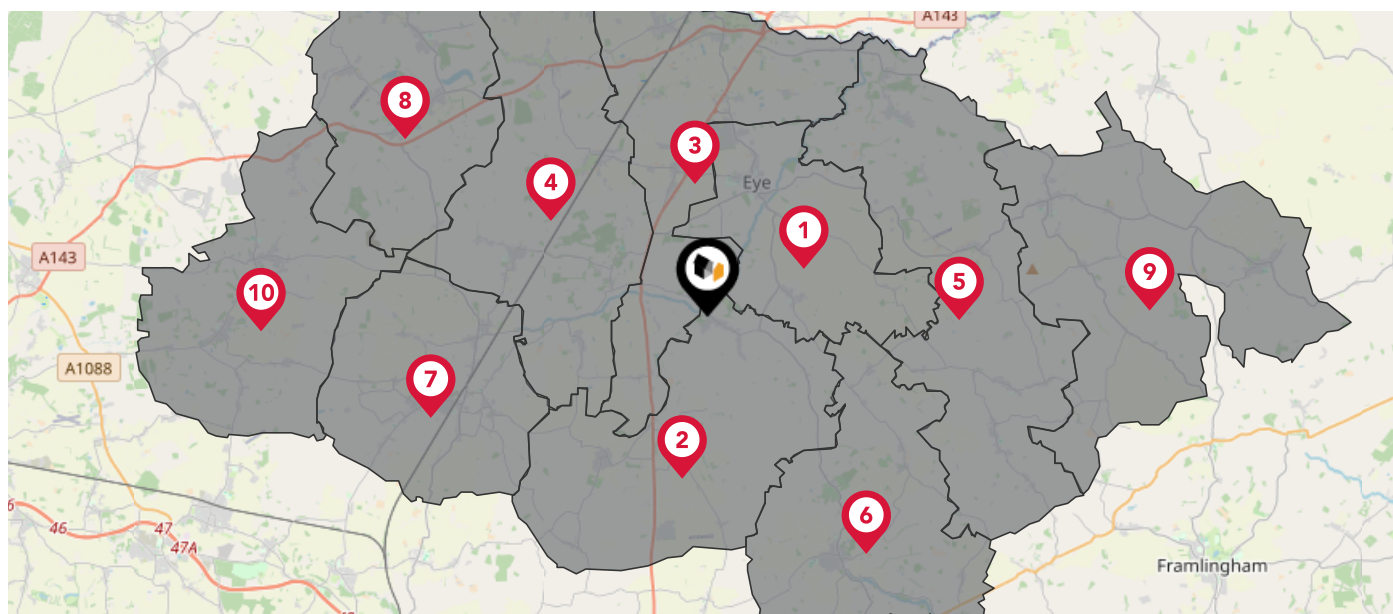
Stradbroke

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



Eye Ward



Mendlesham Ward



Palgrave Ward



Gislingham Ward



Hoxne & Worlingworth Ward



Debenham Ward



Bacton Ward



Rickinghall Ward

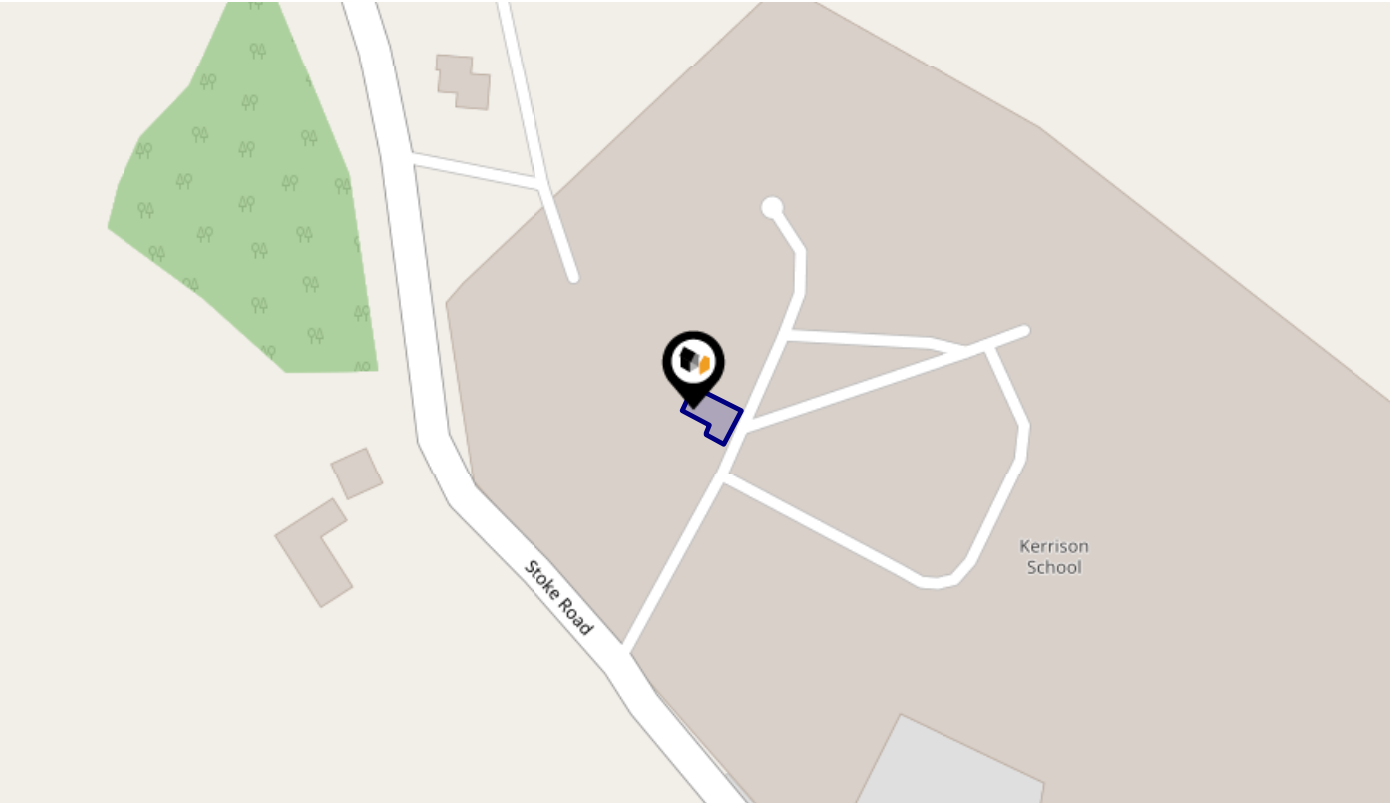


Stradbroke & Laxfield Ward



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:

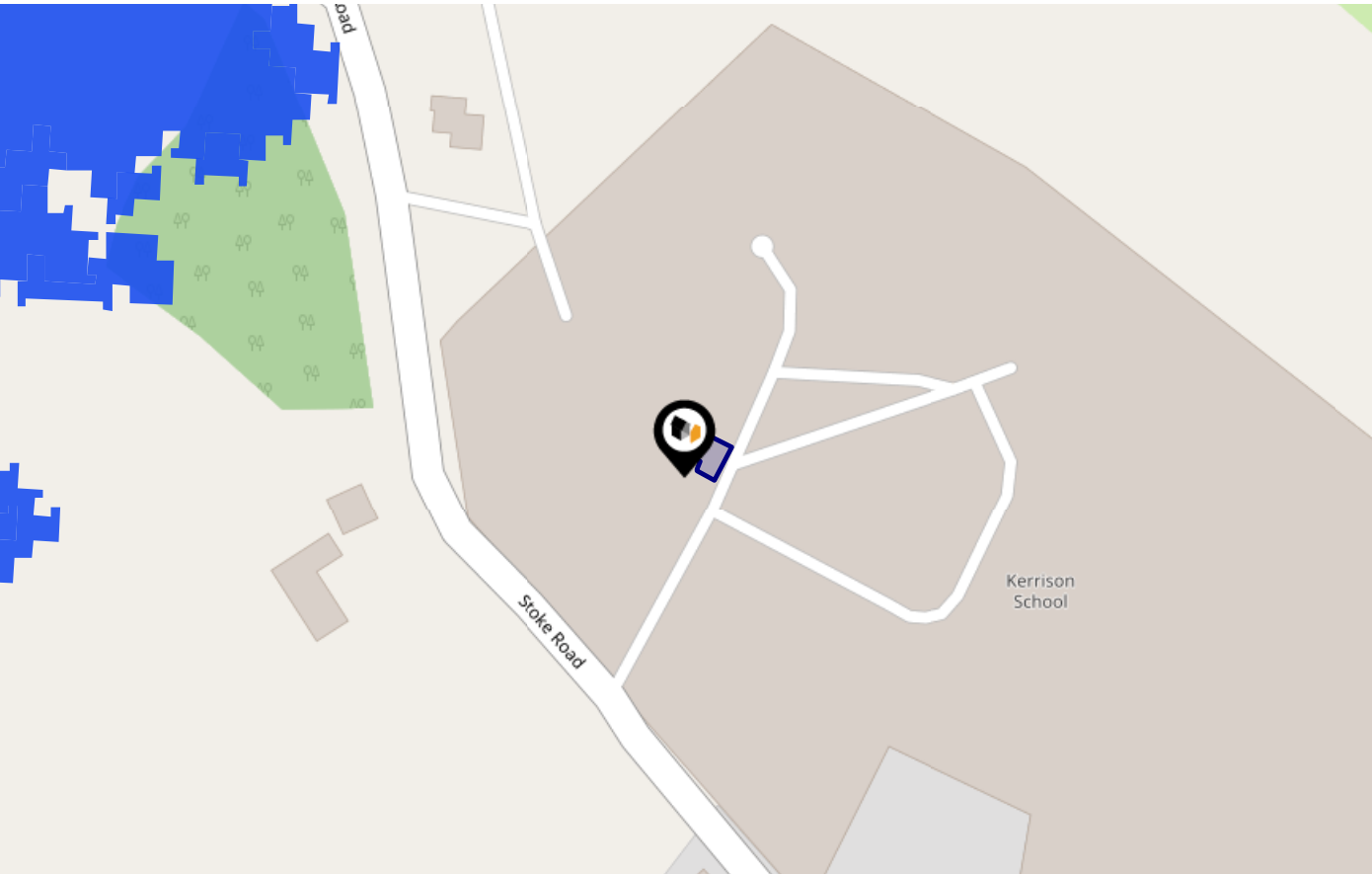
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

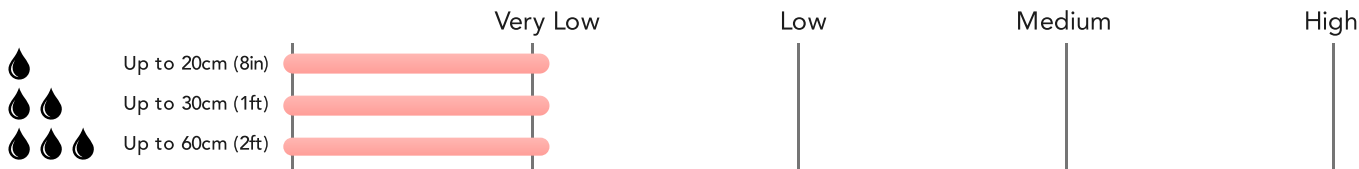


Risk Rating: Very low

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:

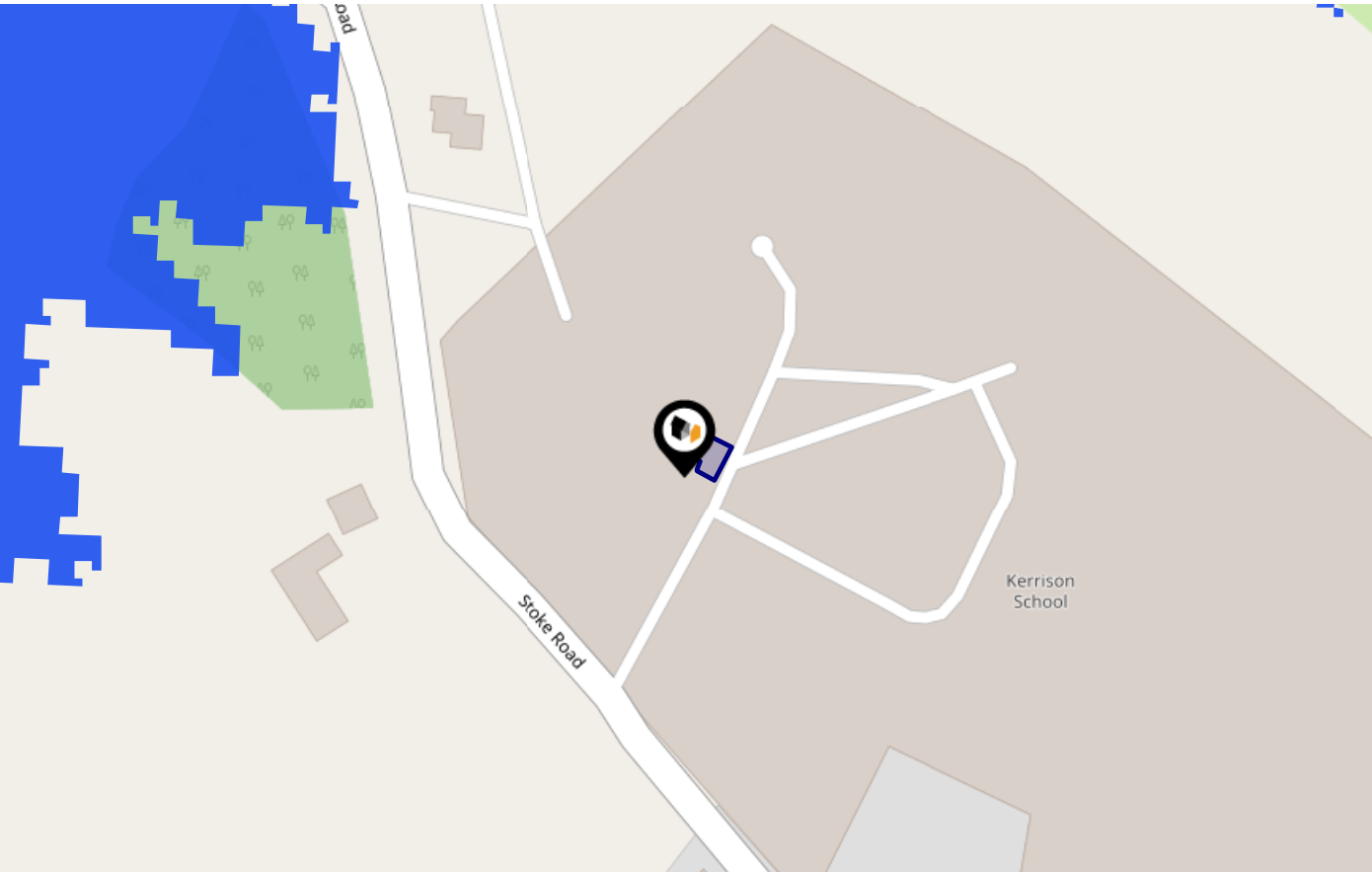


Flood Risk

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.

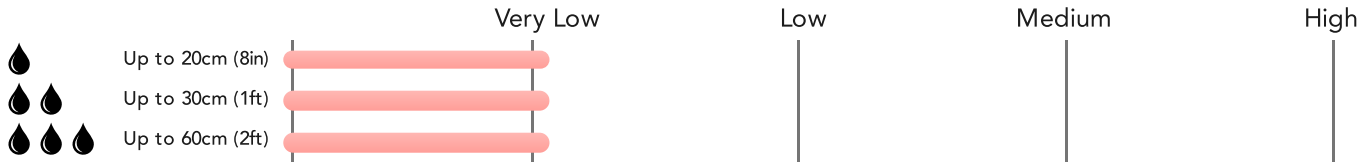


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Chance of flooding to the following depths at this property:



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.

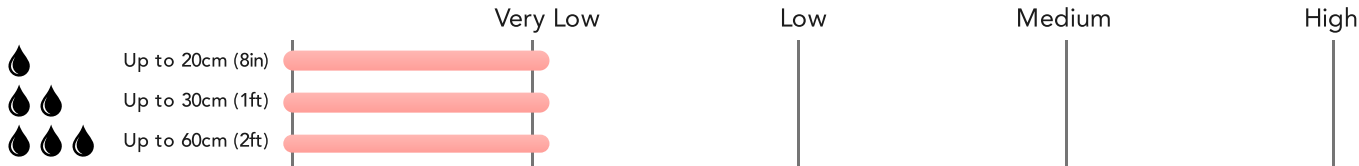


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

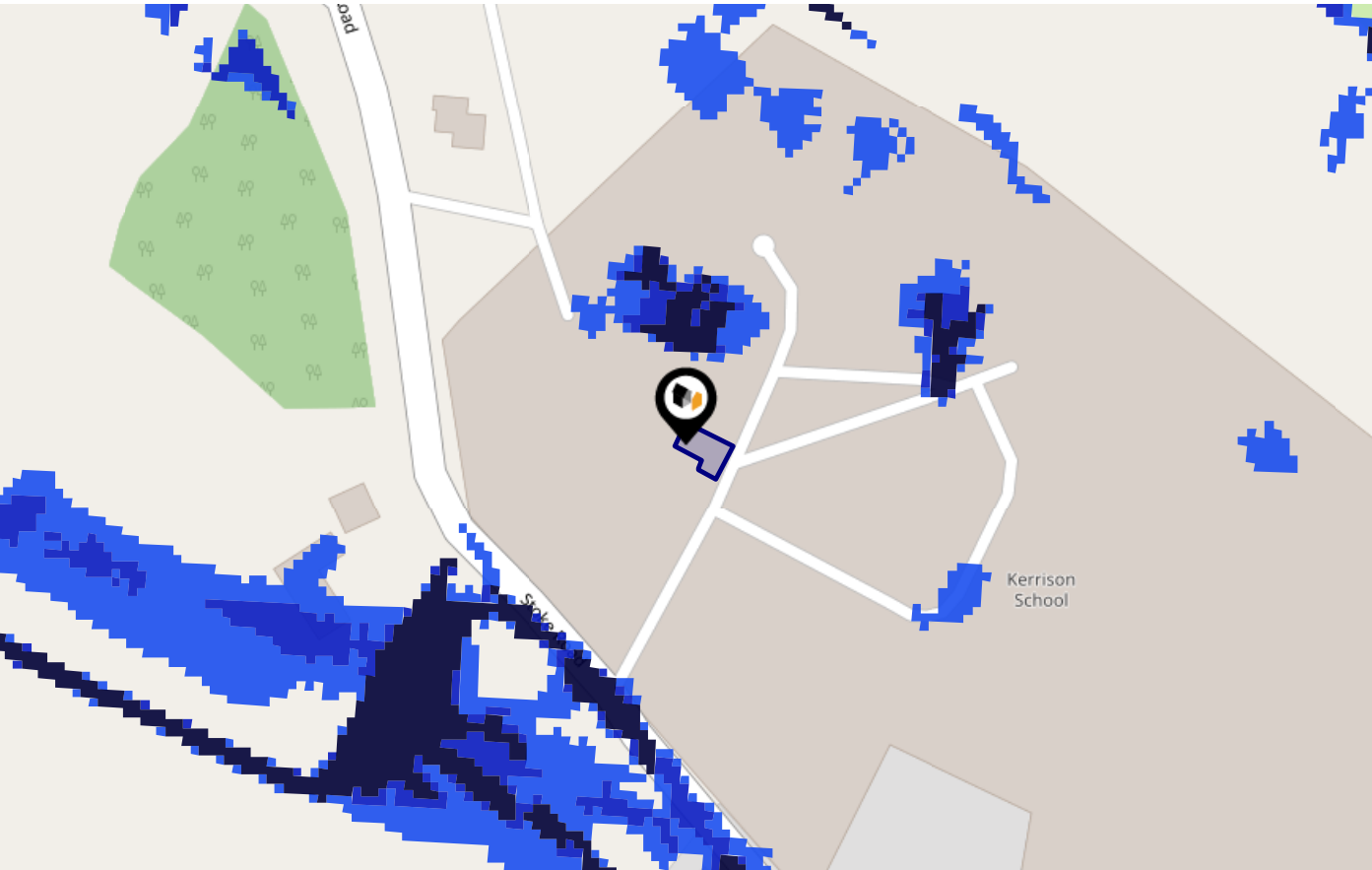


Flood Risk

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

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

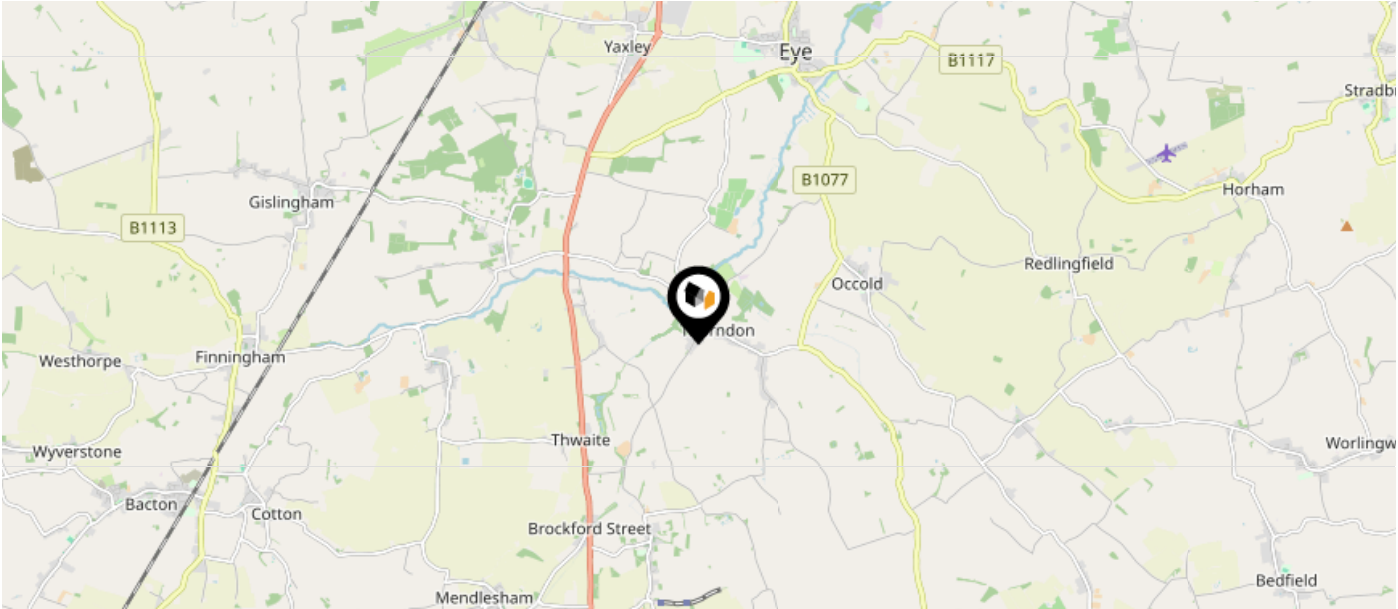


Maps

Green Belt



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



Nearby Green Belt Land

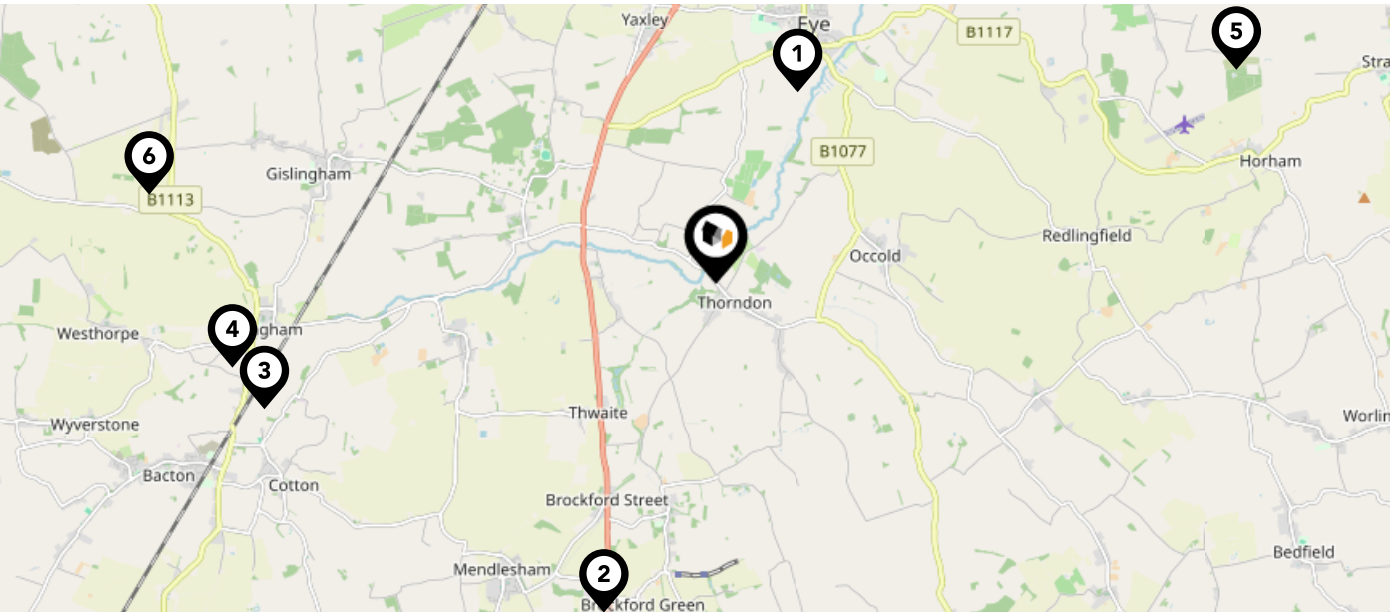
No data available.

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.



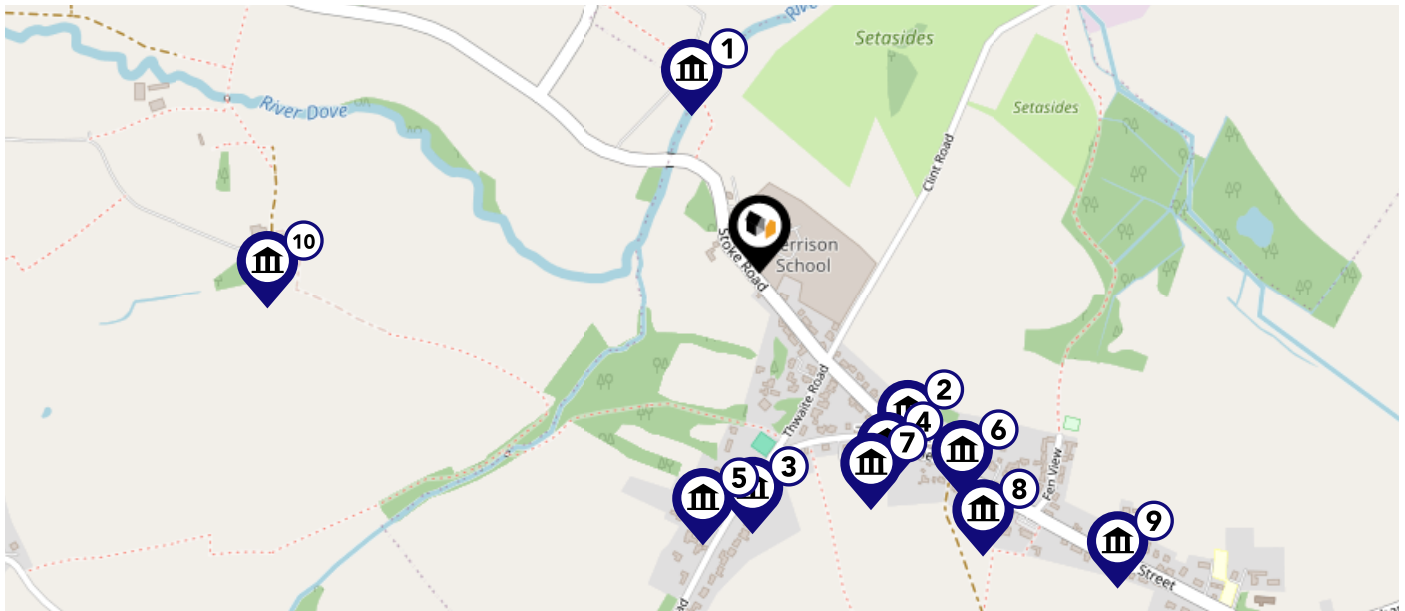
Nearby Landfill Sites		
1	Magdalen-Magdalen, Eye	Historic Landfill
2	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill
3	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill
4	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill
5	Maggots Fm-Maggots Farm, Denham	Historic Landfill
6	Mill Farm-Mill Street, Gislingham	Historic Landfill

Maps

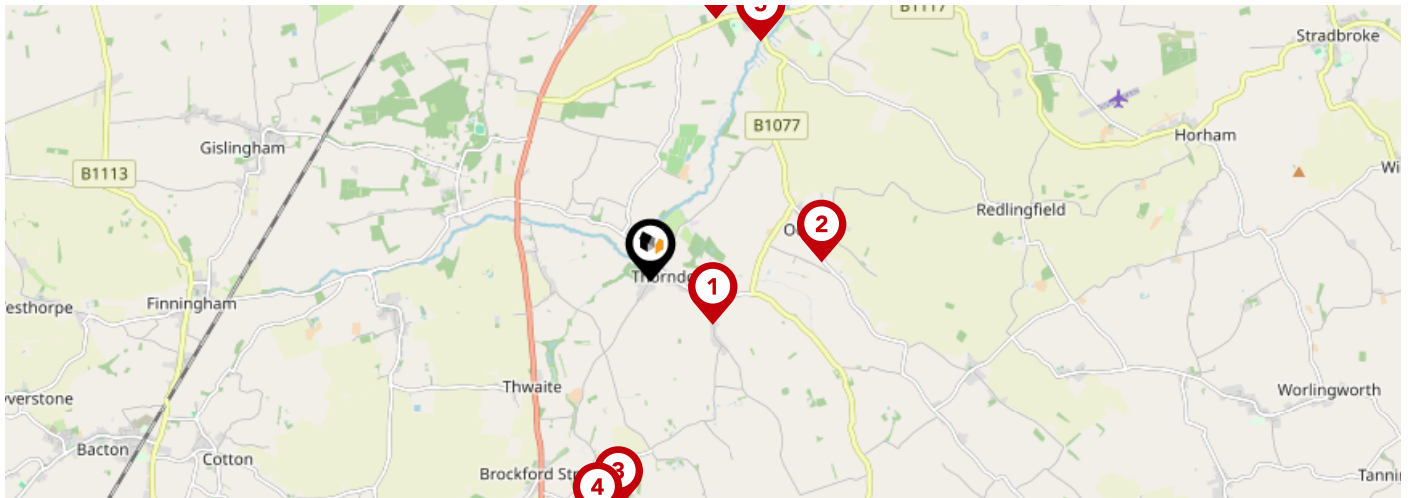
Listed Buildings



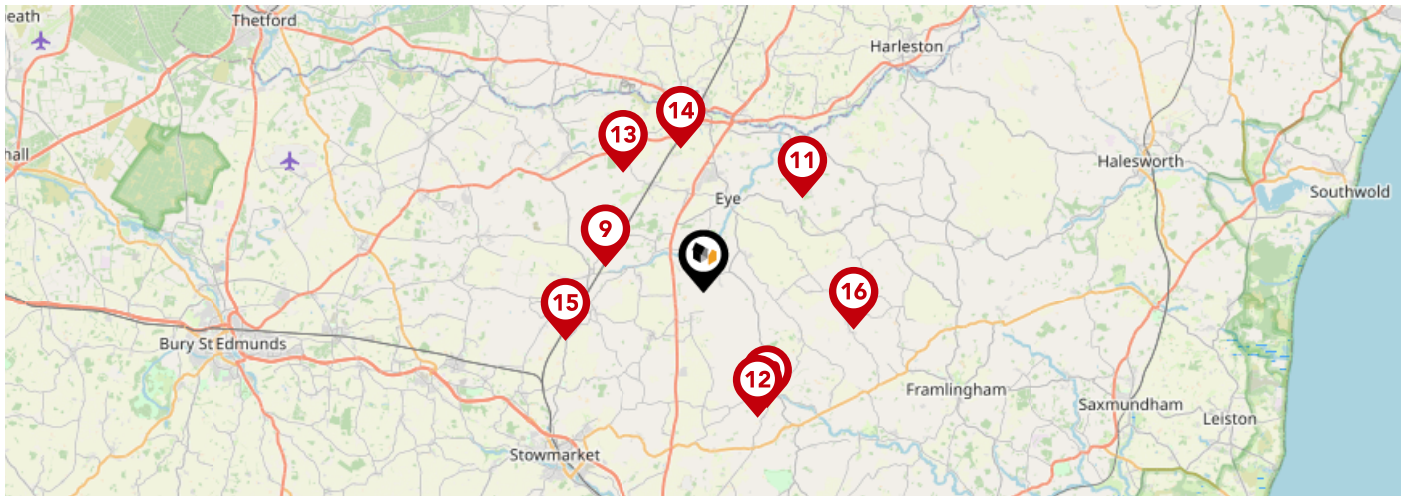
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1352476 - Braiseworth Old Hall	Grade II	0.2 miles
	1215906 - Town Farmhouse	Grade II	0.3 miles
	1032360 - Friars Farmhouse	Grade II	0.3 miles
	1032359 - Three Ways	Grade II	0.3 miles
	1287894 - Little Manor	Grade II	0.3 miles
	1032358 - White House Farmhouse	Grade II	0.3 miles
	1287890 - Charity Farmhouse	Grade II	0.3 miles
	1287888 - Laurel Cottage	Grade II	0.4 miles
	1032357 - Post Mill Roundhouse, 70 Metresnorth West Of The Shieling	Grade II	0.5 miles
	1181910 - Hill Farmhouse	Grade II	0.5 miles



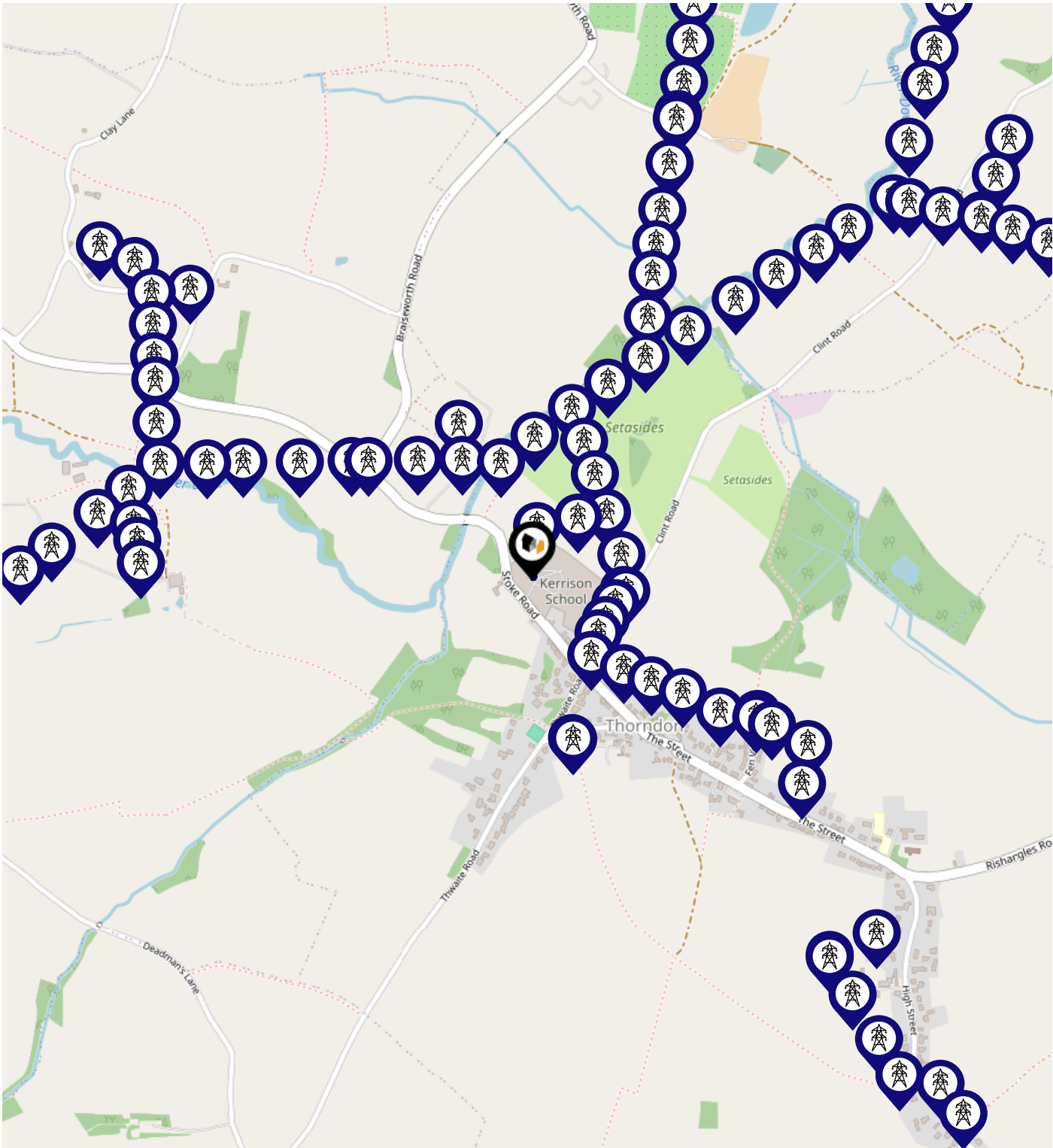
		Nursery	Primary	Secondary	College	Private
1	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:0.69	☐	☒	☐	☐	☐
2	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:1.57	☐	☒	☐	☐	☐
3	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:2.07	☐	☐	☒	☐	☐
4	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:2.25	☐	☒	☐	☐	☐
5	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:2.41	☐	☒	☐	☐	☐
6	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:2.46	☐	☐	☒	☐	☐
7	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:3.1	☐	☒	☐	☐	☐
8	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.38	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:3.69	☐	☒	☐	☐	☐
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:4.81	☐	☒	☐	☐	☐
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.92	☐	☒	☐	☐	☐
	Debenham High School Ofsted Rating: Good Pupils: 687 Distance:4.93	☐	☐	☒	☐	☐
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.23	☐	☒	☐	☐	☐
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:5.27	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:5.34	☐	☒	☐	☐	☐
	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:5.59	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

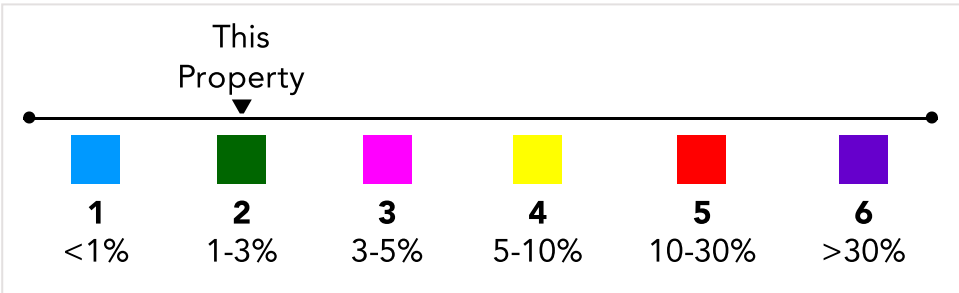
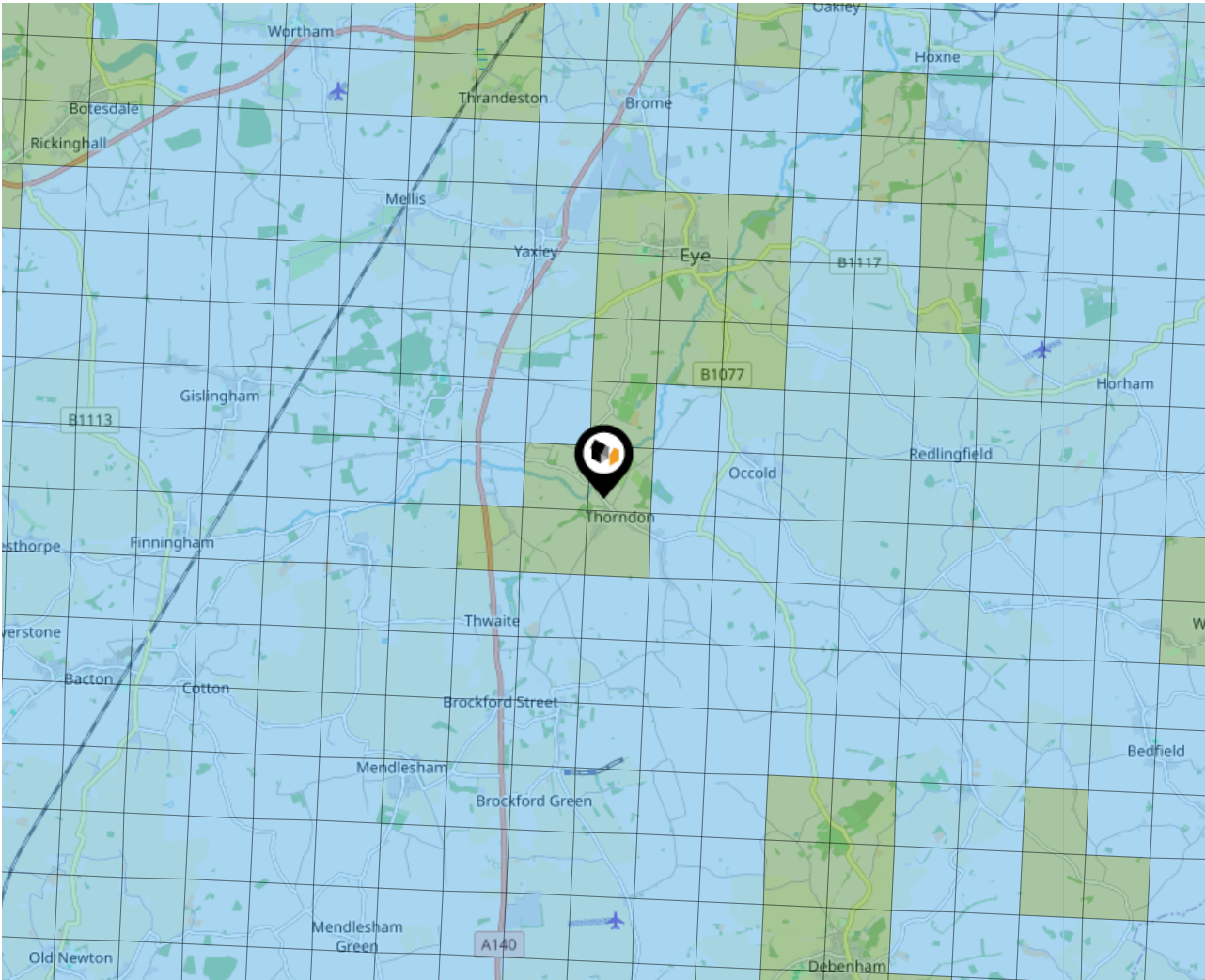


Key:

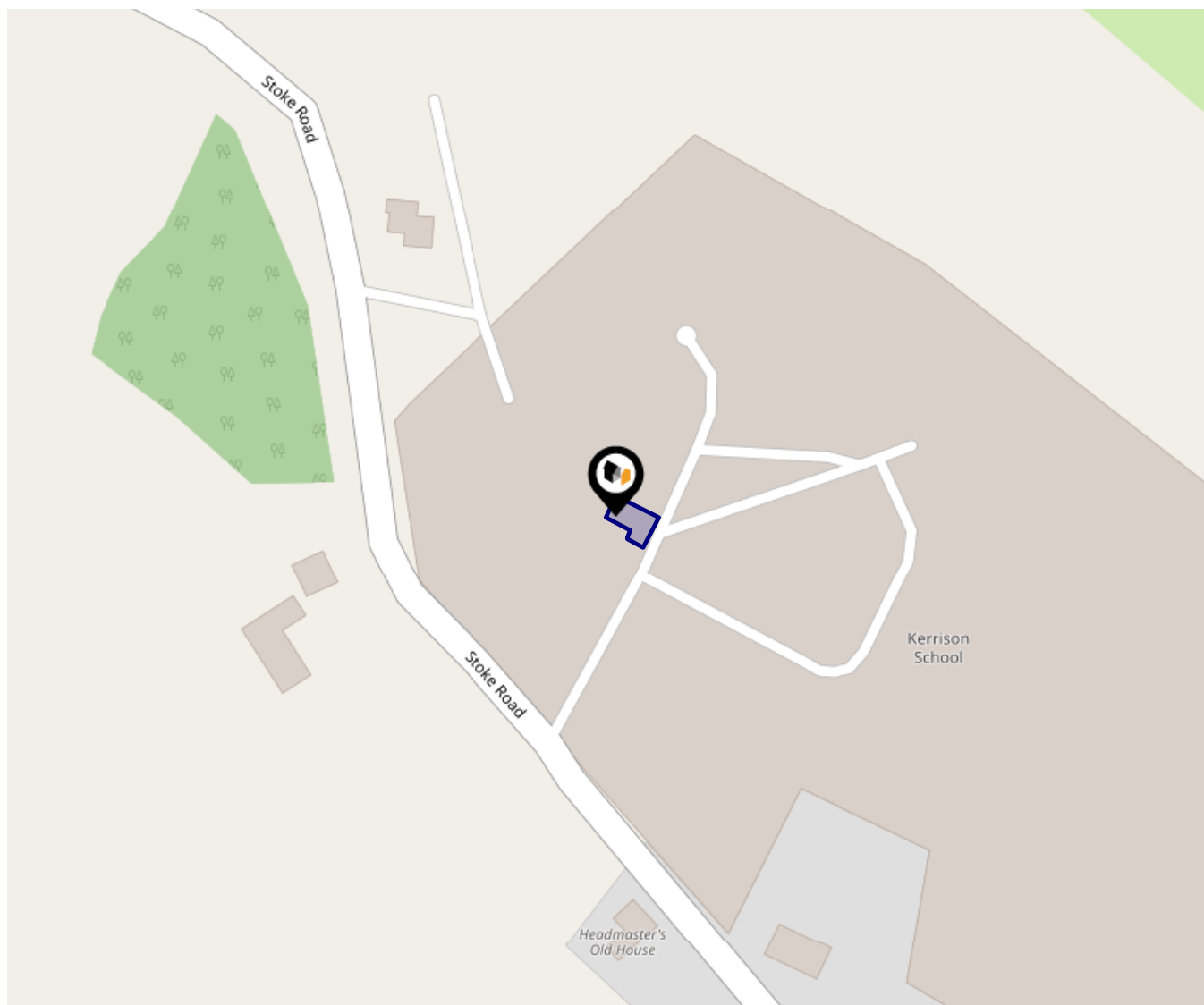
- Power Pylons
- Communication Masts

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



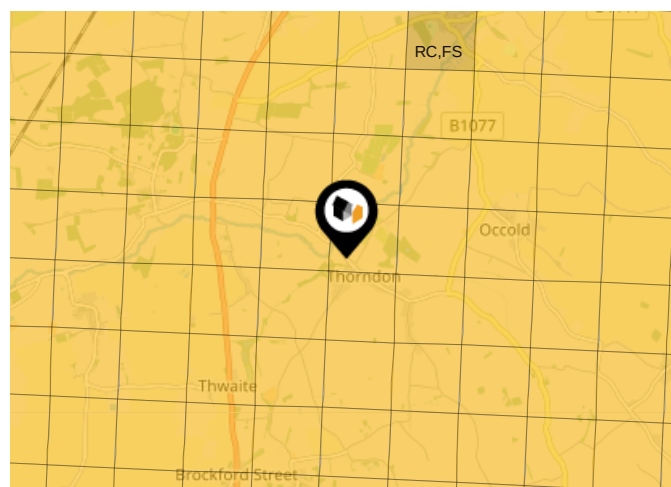
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

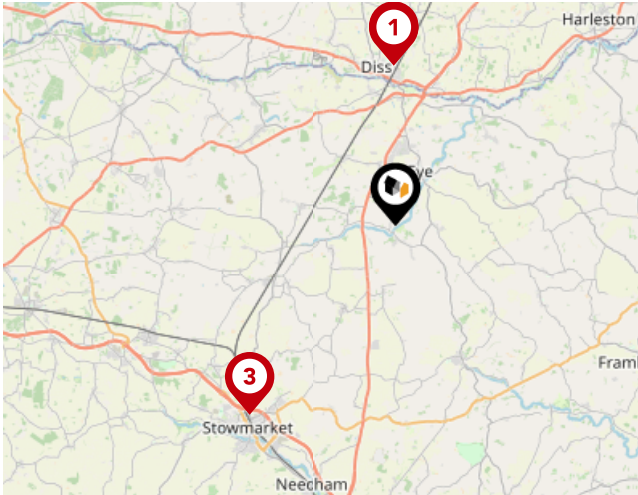


Primary Classifications (Most Common Clay Types)

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

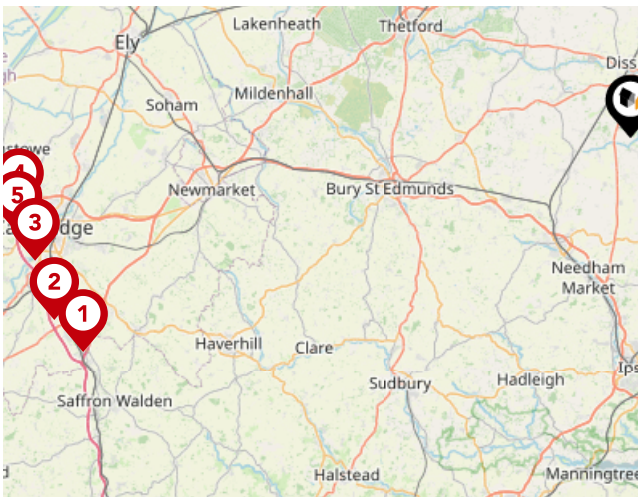
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.82 miles
2	Diss Rail Station	5.83 miles
3	Entrance1	8.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	42.78 miles
2	M11 J10	43.89 miles
3	M11 J11	44.21 miles
4	M11 J13	44.68 miles
5	M11 J12	45.04 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.09 miles
2	Southend-on-Sea	52.99 miles
3	Stansted Airport	45.95 miles
4	Cambridge	40.66 miles

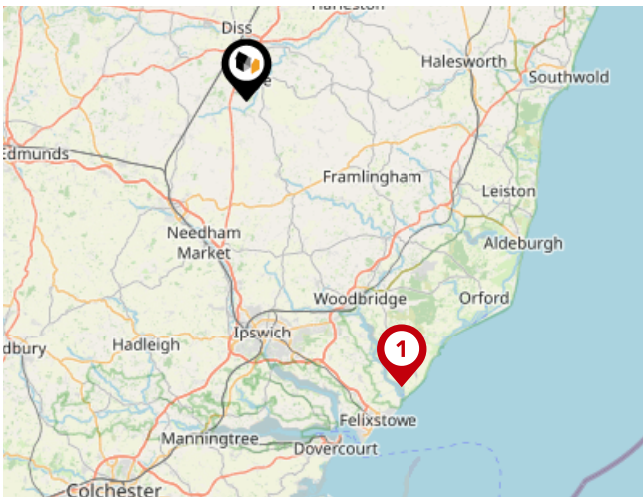
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Black Horse	0.45 miles
2	Church	0.72 miles
3	Post Office	0.96 miles
4	The Wash	1.01 miles
5	Primary School	1.21 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	23.61 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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