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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 07th August 2025



SHORT GREEN, WINFARTHING, DISS, IP22

Whittley Parish | Attleborough

Suva House Queens Square Attleborough NR17 2AF

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,715 ft / 178 m		
Plot Area:	1.53 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK404131		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds	
Conservation Area:	Kirkton	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	1	1800
• Surface Water	Very low	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Planning records for: *Short Green, Winfarthing, Diss, IP22*

Reference - 1993/0322
Decision: Decided
Date: 09th March 1993
Description: Erection of livestock/agricultural storage building

Reference - 2021/2349
Decision: Decided
Date: 22nd October 2021
Description: Details of conditions 3 and 5 of 2019/1166 - (3) materials and (5) flood resilience and resistance

Reference - 2019/1167
Decision: Decided
Date: 30th May 2019
Description: Conversion of barn to new dwelling including cartlodge and conversion of cowshed to annexe ancillary to proposed dwelling

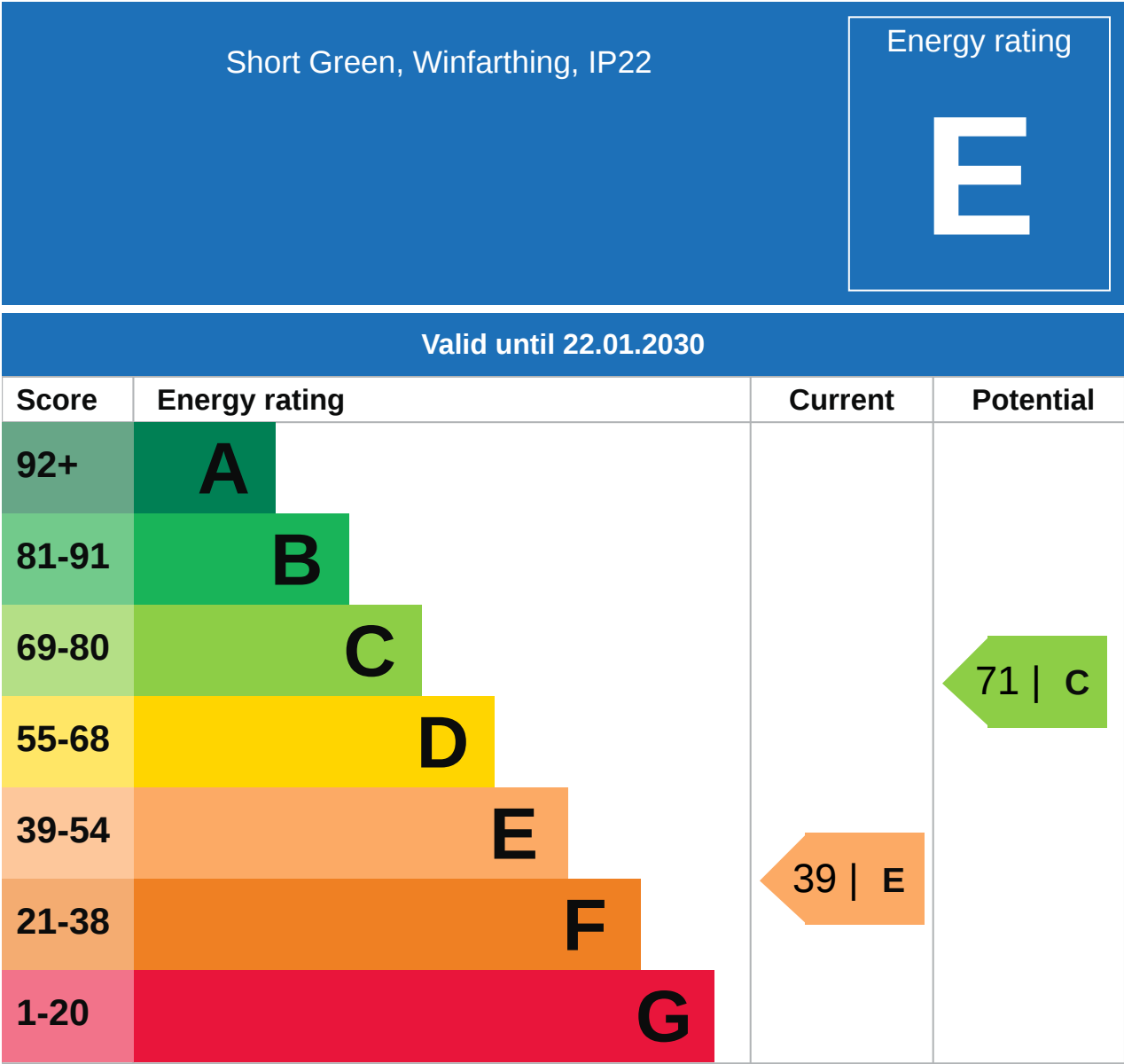
Reference - 2019/1166
Decision: Decided
Date: 30th May 2019
Description: Conversion of barn to new dwelling including cartlodge and conversion of cowshed to annexe ancillary to proposed dwelling



Planning records for: *Short Green, Winfarthing, Diss, IP22*

Reference - 1998/1056	
Decision:	Decided
Date:	14th July 1998
Description:	Erection of conservatory

Reference - 1996/1737	
Decision:	Decided
Date:	19th December 1996
Description:	Erection of agricultural storage/livestock building





Additional EPC Data

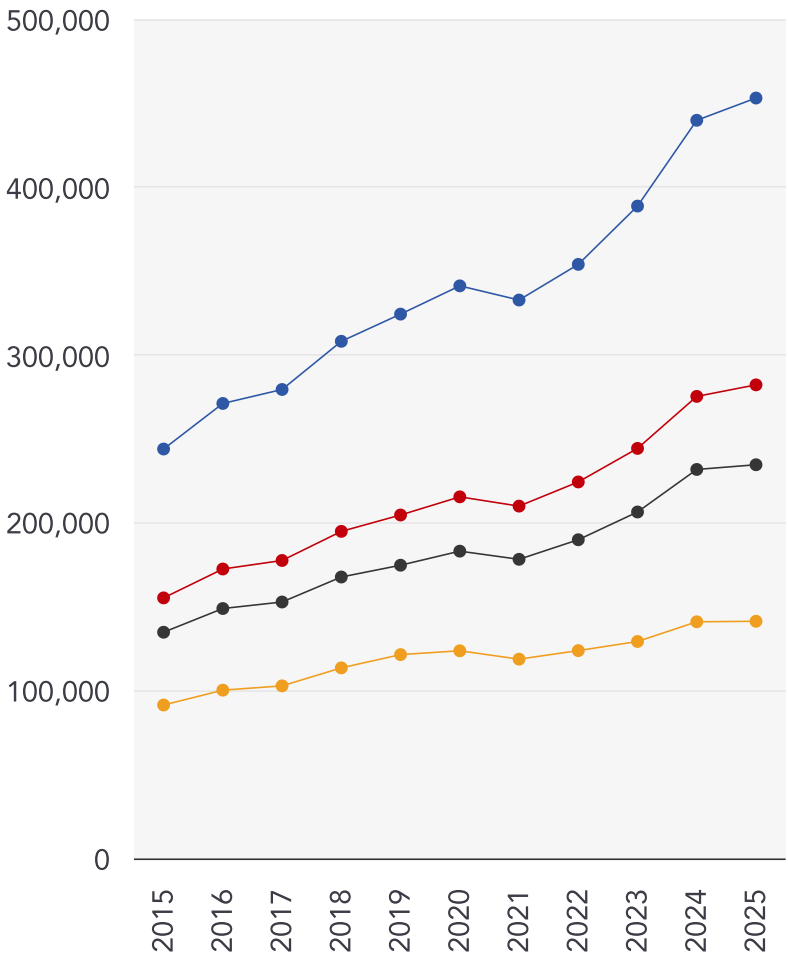
Property Type:	House
Build Form:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	178 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

+85.73%

Semi-Detached

+81.75%

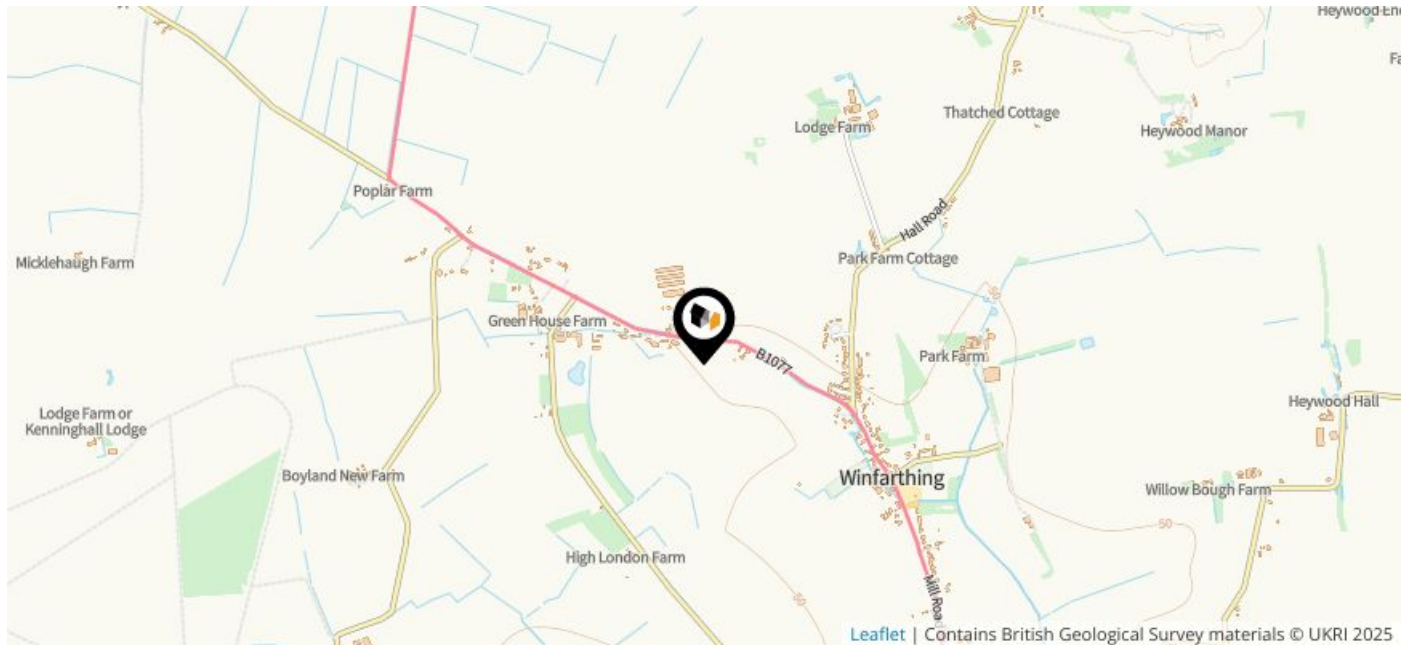
Terraced

+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.

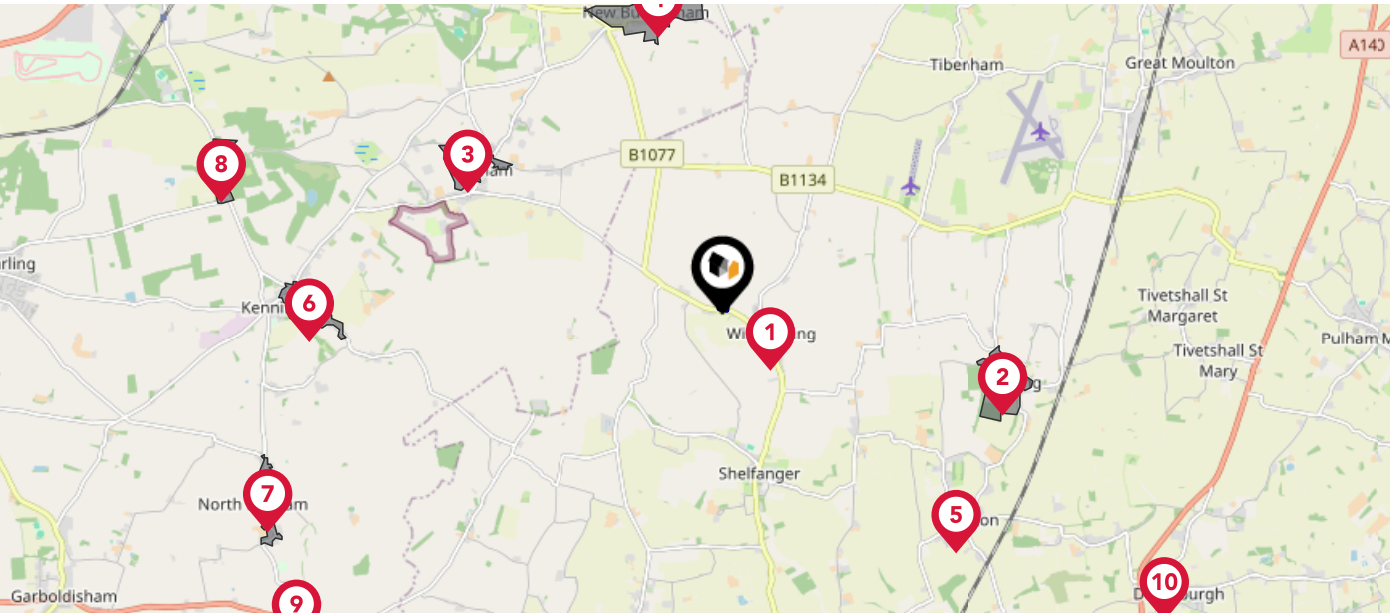
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



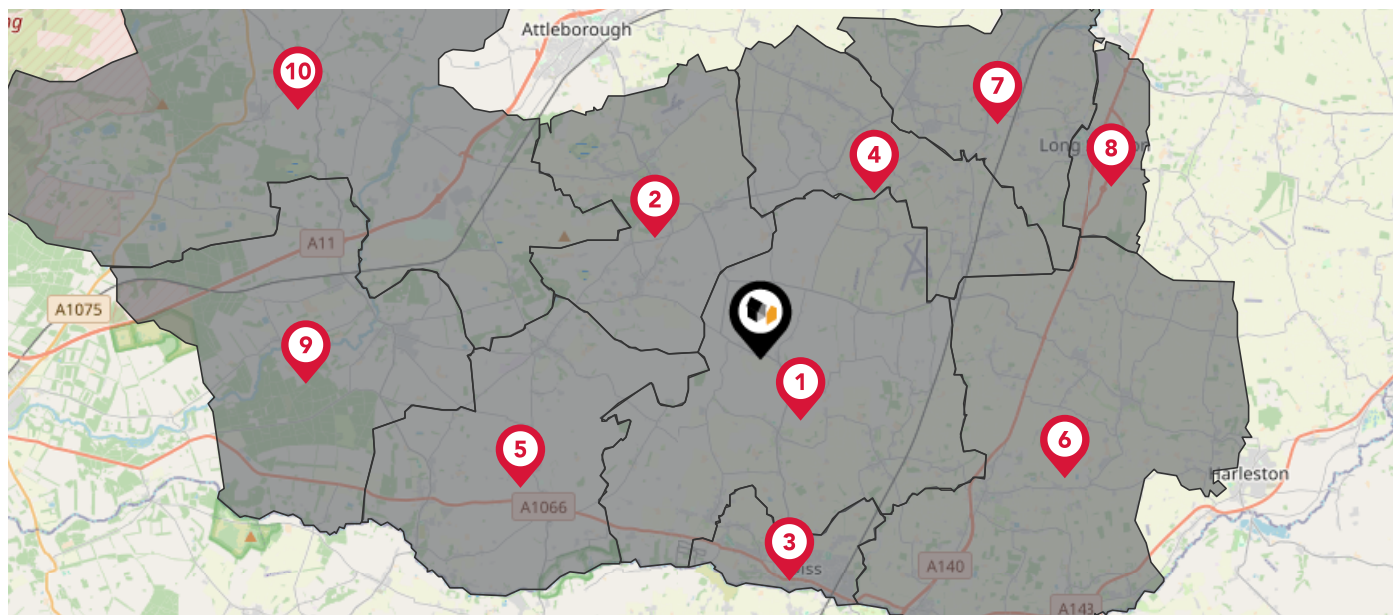
Nearby Conservation Areas	
1	Winfarthing
2	Gissing
3	Banham
4	New Buckenham
5	Burston
6	Kenninghall
7	North Lopham
8	Quidenham
9	South Lopham
10	Dickleburgh

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



Bressingham & Burston Ward



The Buckenham & Banham Ward



Diss & Roydon Ward



Bunwell Ward



Guiltcross Ward



Beck Vale, Dickleburgh & Scole Ward



Fornsett Ward



Stratton Ward

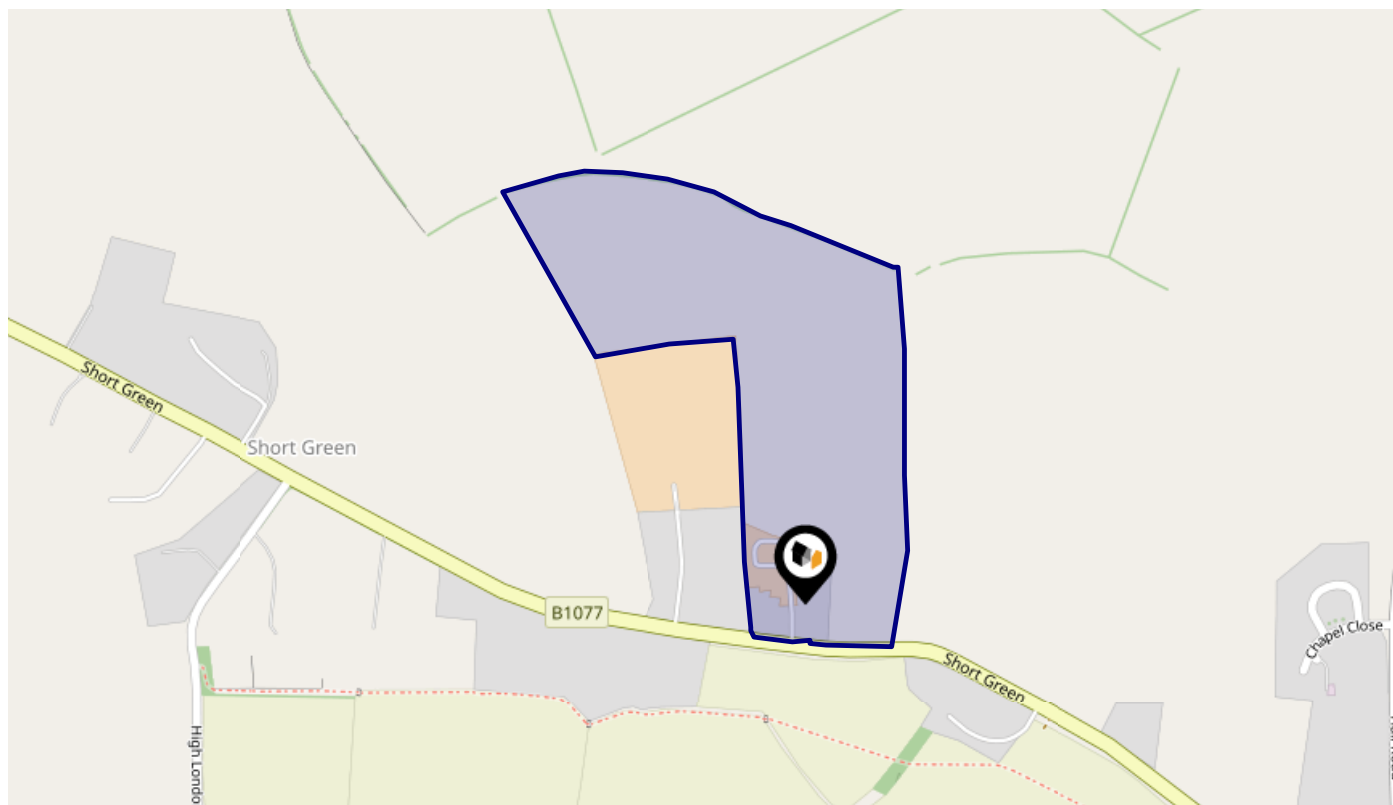


Harling & Heathlands Ward



All Saints & Wayland 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:

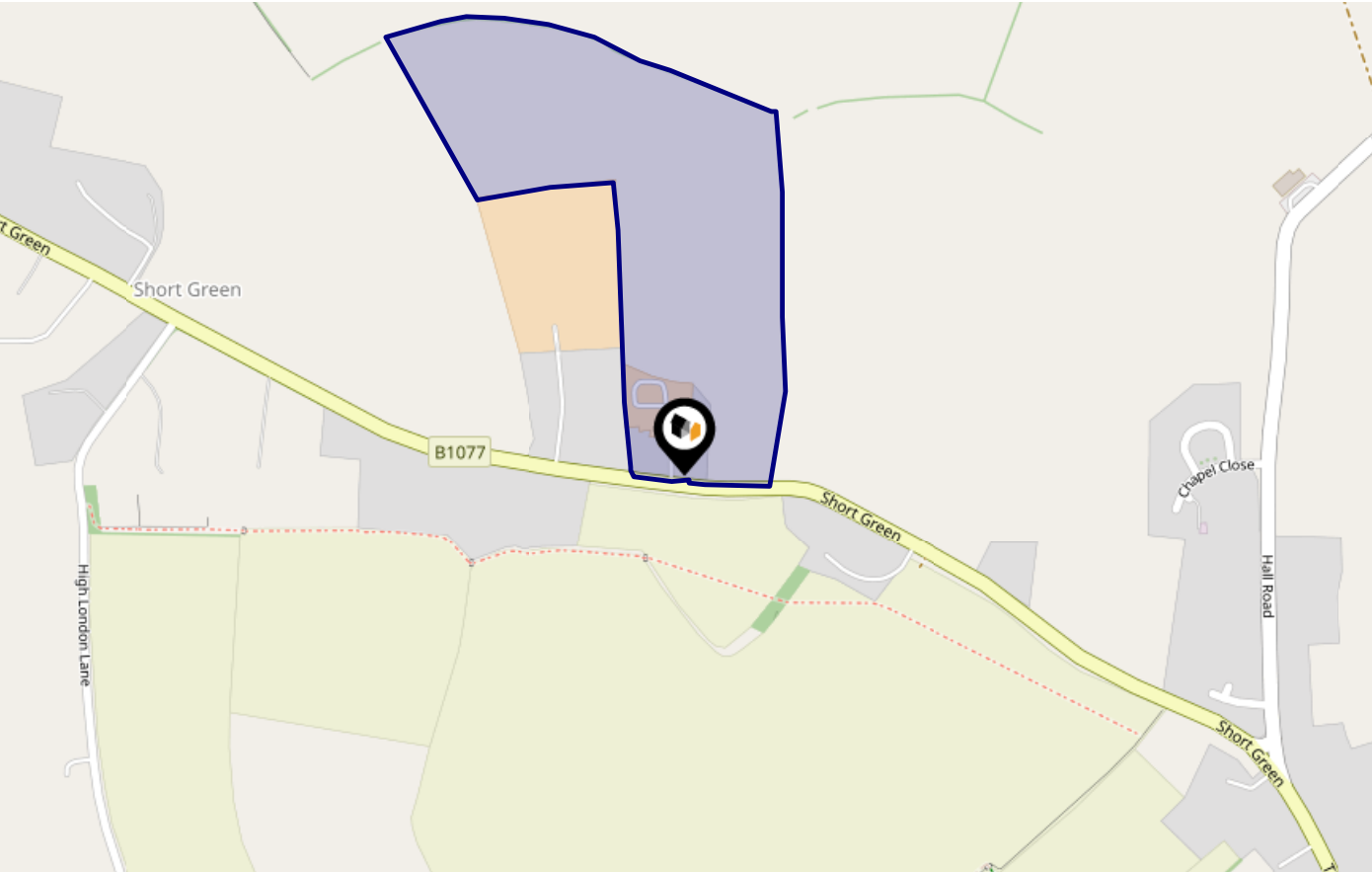
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

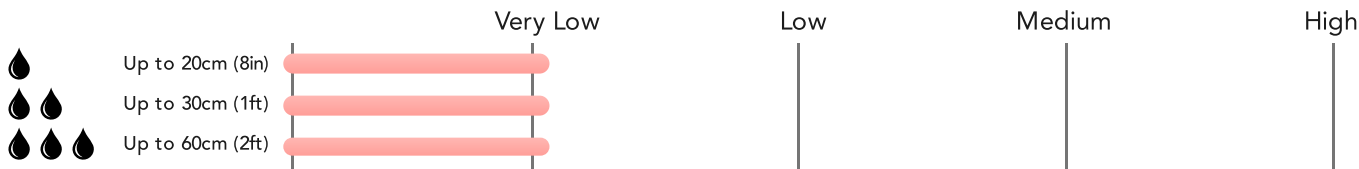


Risk Rating: Very low

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:

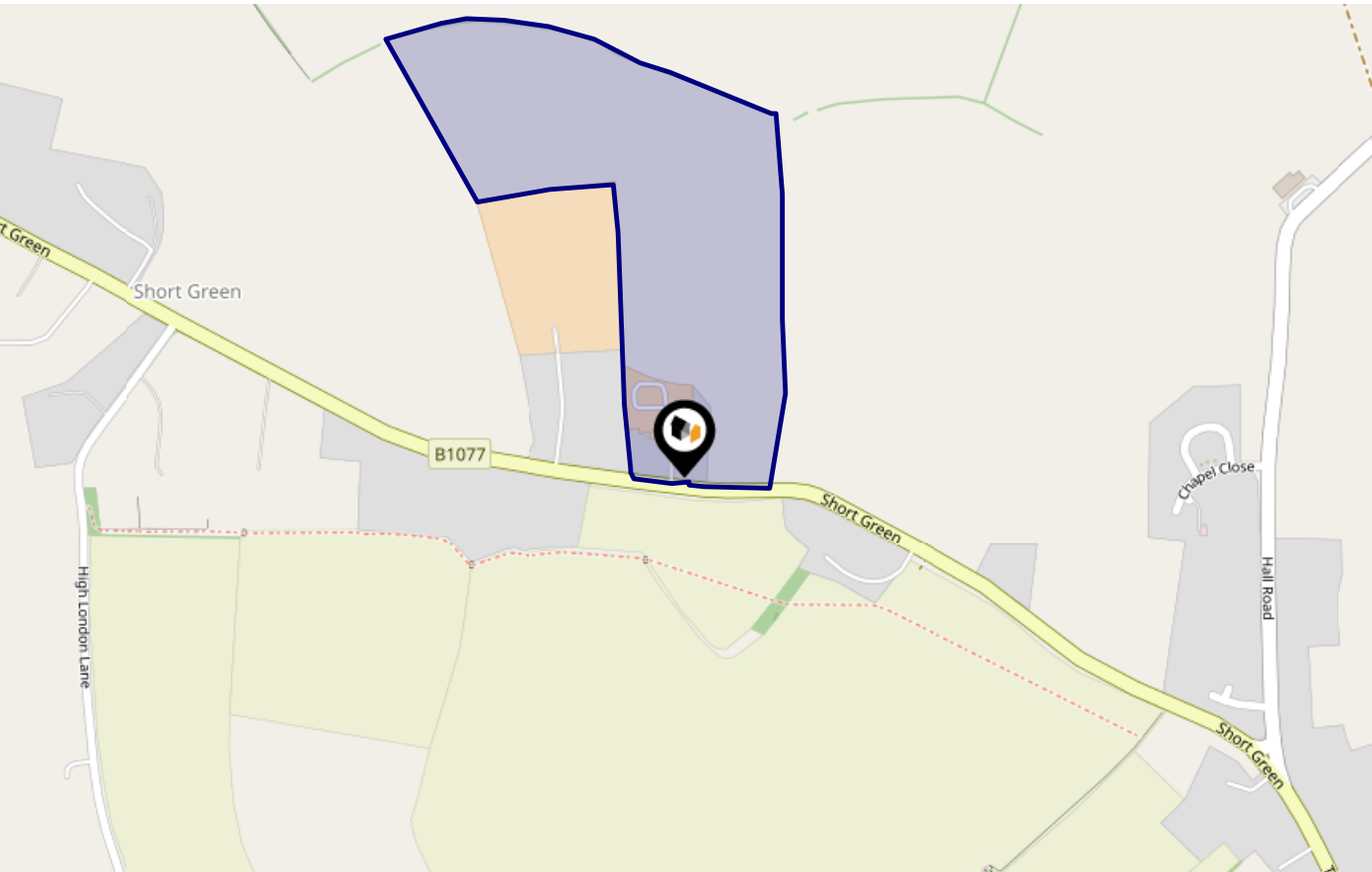


Flood Risk

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.

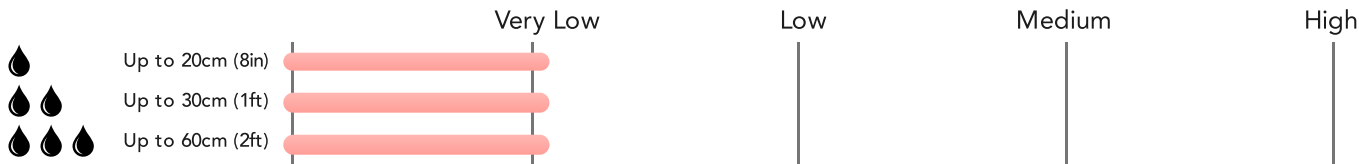


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Chance of flooding to the following depths at this property:



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.

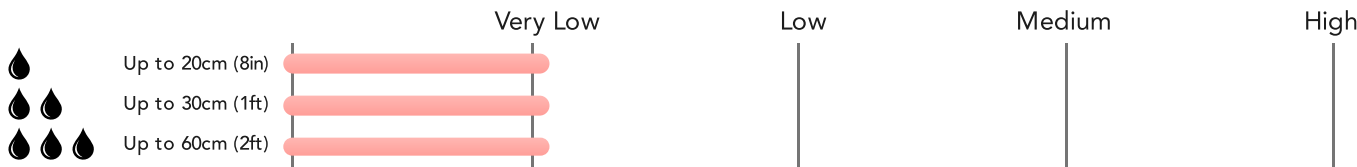


Risk Rating: Very low

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- 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

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.

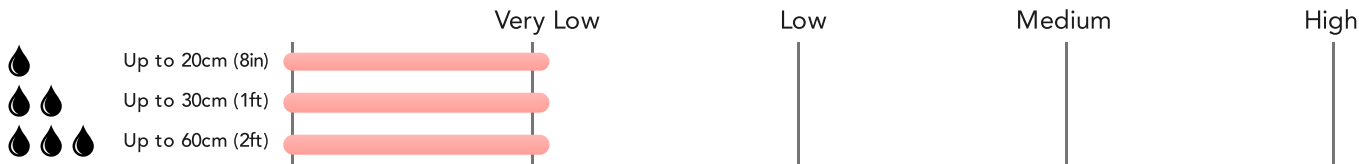


Risk Rating: Very low

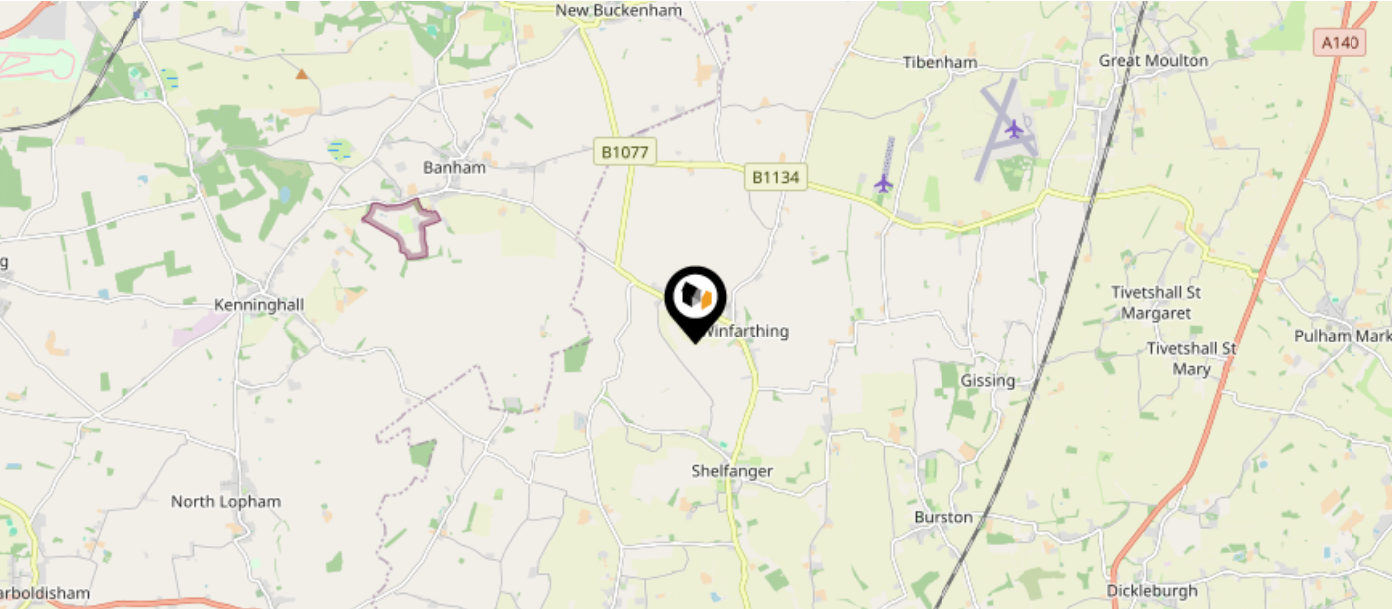
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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:



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



Nearby Green Belt Land

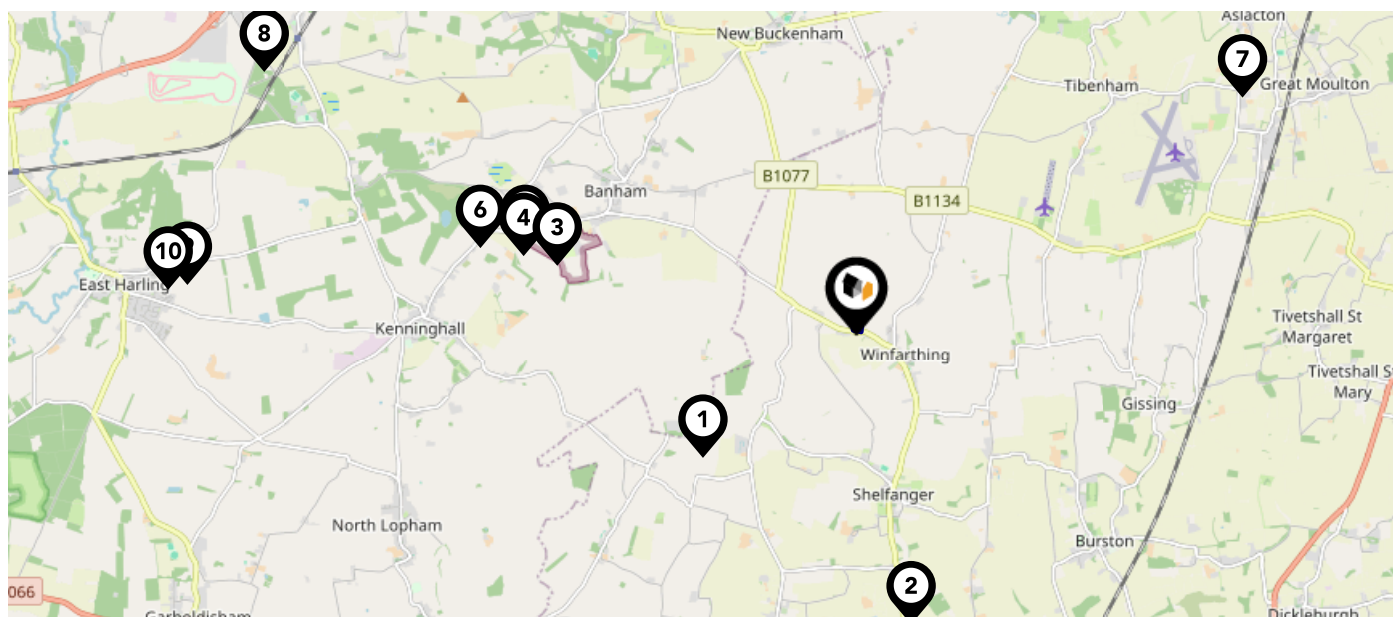
No data available.

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

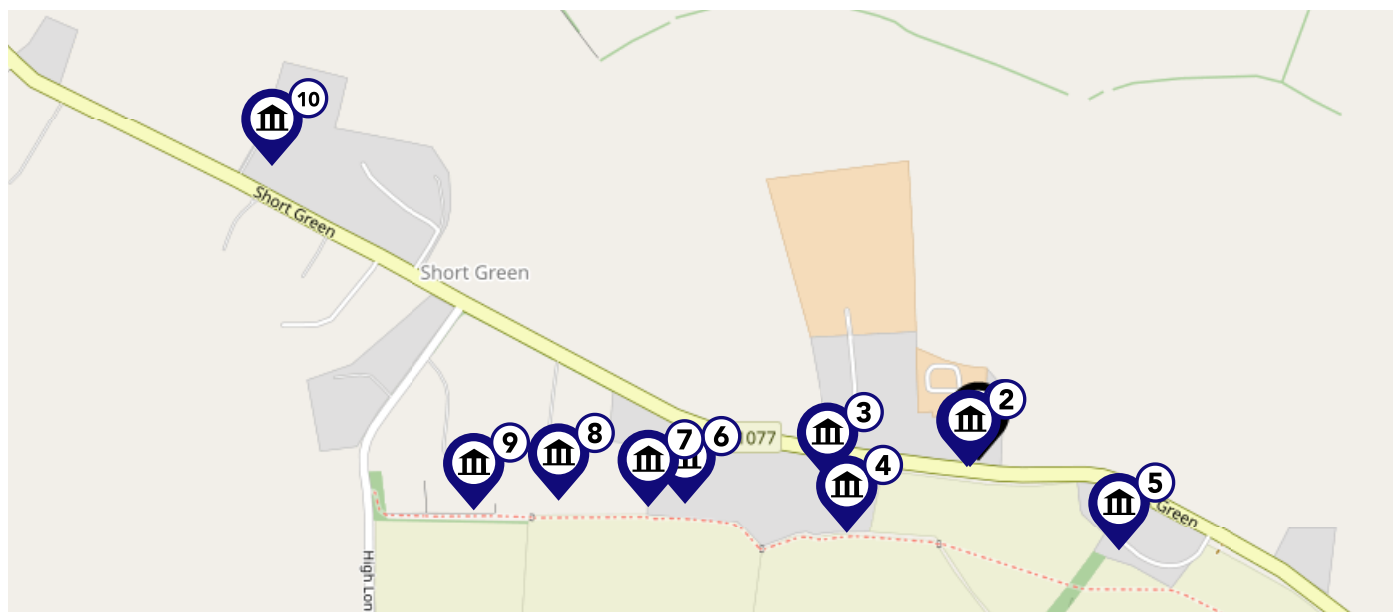
	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
	Near Shelfanger Road (B1077)-Diss, Norfolk	Historic Landfill
	Banham Zoo-Banham	Historic Landfill
	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
	Banham Zoo-Banham	Historic Landfill
	Fen Farm off Banham Road-Banham, Norfolk	Historic Landfill
	New Farmhouse-Wash Lane, Aslacton	Historic Landfill
	EA/EPR/CP3796SC/V002	Active Landfill
	Field Lodge-Eccles Road, East Harling	Historic Landfill
	East Harling-East Harling, Breckland, Norfolk	Historic Landfill

Maps

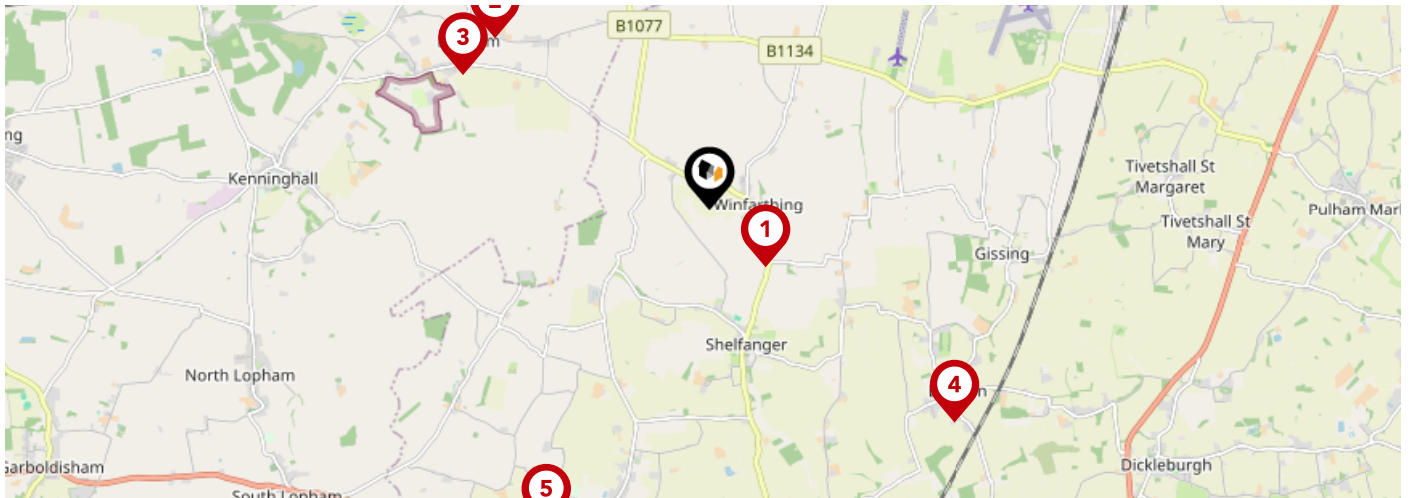
Listed Buildings



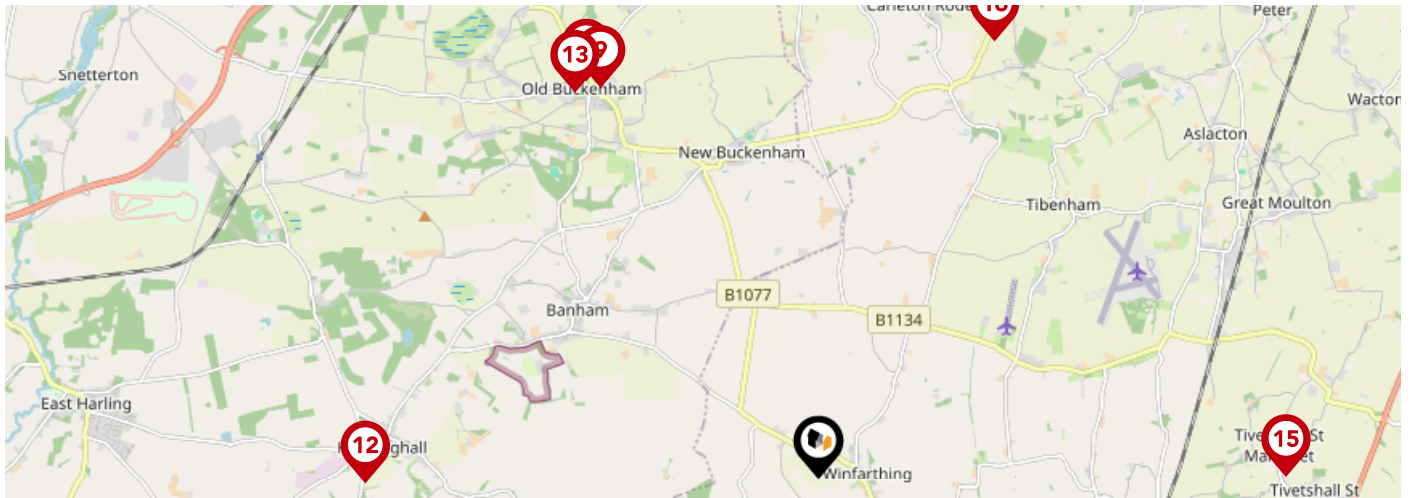
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1050792 - Wilderness Farmhouse	Grade II	0.0 miles
 1049998 - Manor Farmhouse	Grade II	0.0 miles
 1301606 - Over Bridge	Grade II	0.1 miles
 1373026 - The Old Stores	Grade II	0.1 miles
 1157406 - Walnut Tree Farmhouse	Grade II	0.1 miles
 1301608 - Conifers	Grade II	0.2 miles
 1050793 - Chapel House	Grade II	0.2 miles
 1157377 - Furze Farmhouse	Grade II	0.2 miles
 1050789 - Back Lane Farmhouse	Grade II	0.3 miles
 1373027 - Jasmine Cottage And Adjoining Cottage	Grade II	0.4 miles



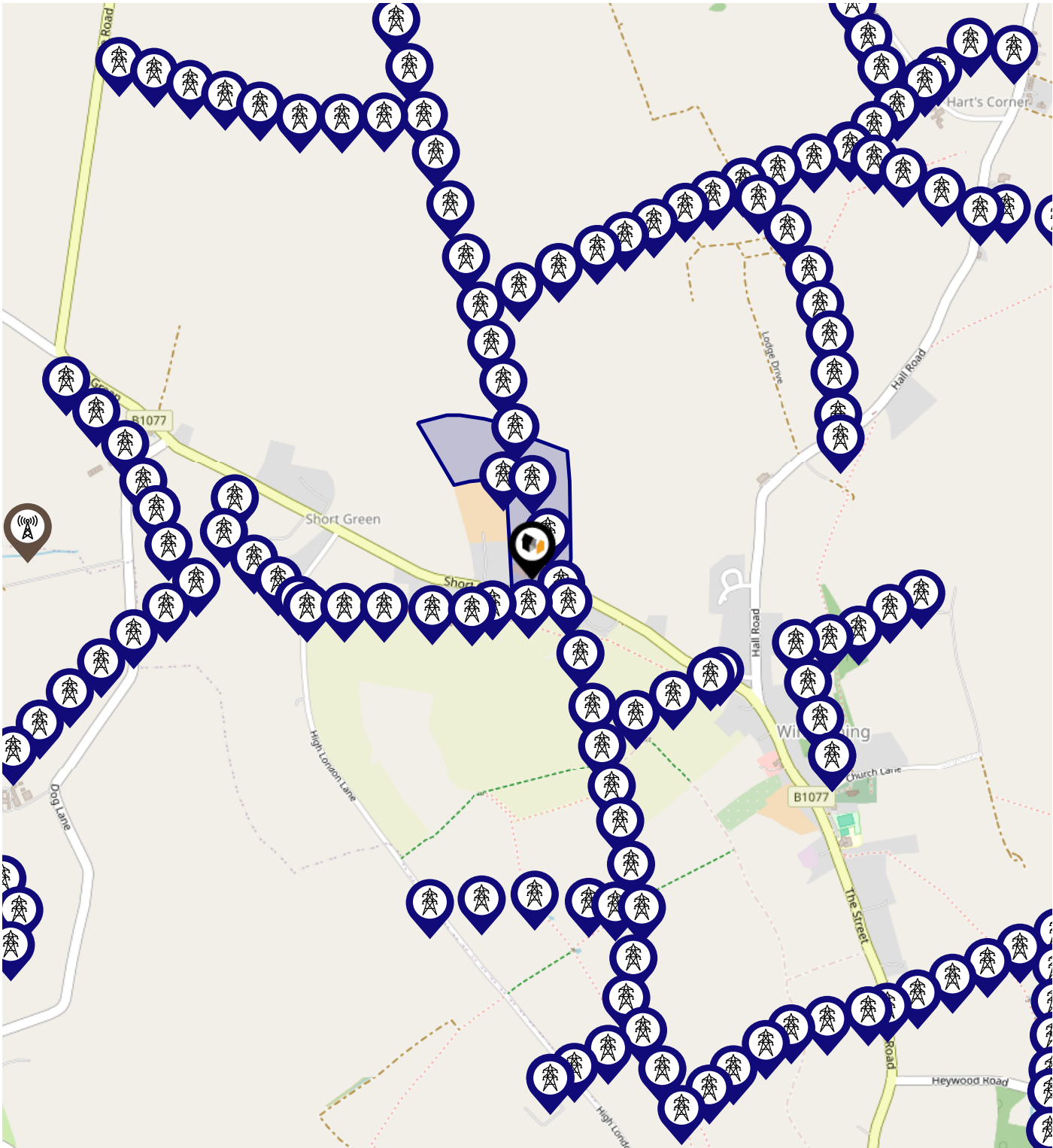
		Nursery	Primary	Secondary	College	Private
1	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:0.73	☐	☒	☐	☐	☐
2	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:2.48	☐	☐	☒	☐	☐
3	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:2.54	☐	☒	☐	☐	☐
4	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.93	☐	☒	☐	☐	☐
5	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:3.23	☐	☒	☐	☐	☐
6	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:3.68	☐	☒	☐	☐	☐
7	Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.85	☐	☐	☒	☐	☐
8	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:3.95	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Old Buckenham High School Ofsted Rating: Good Pupils: 492 Distance:4.04	☐	☐	☒	☐	☐
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:4.06	☐	☒	☐	☐	☐
	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:4.08	☐	☒	☐	☐	☐
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.1	☐	☒	☐	☐	☐
	Chapel Green School Ofsted Rating: Good Pupils: 174 Distance:4.12	☐	☐	☒	☐	☐
	Old Buckenham Primary School and Nursery Ofsted Rating: Good Pupils: 194 Distance:4.16	☐	☒	☐	☐	☐
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:4.23	☐	☒	☐	☐	☐
	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.26	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

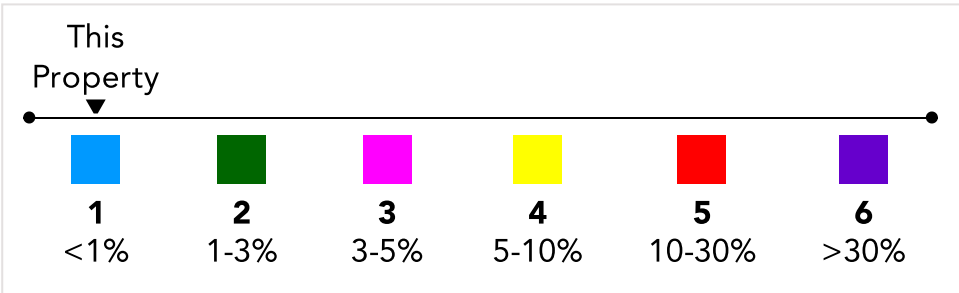
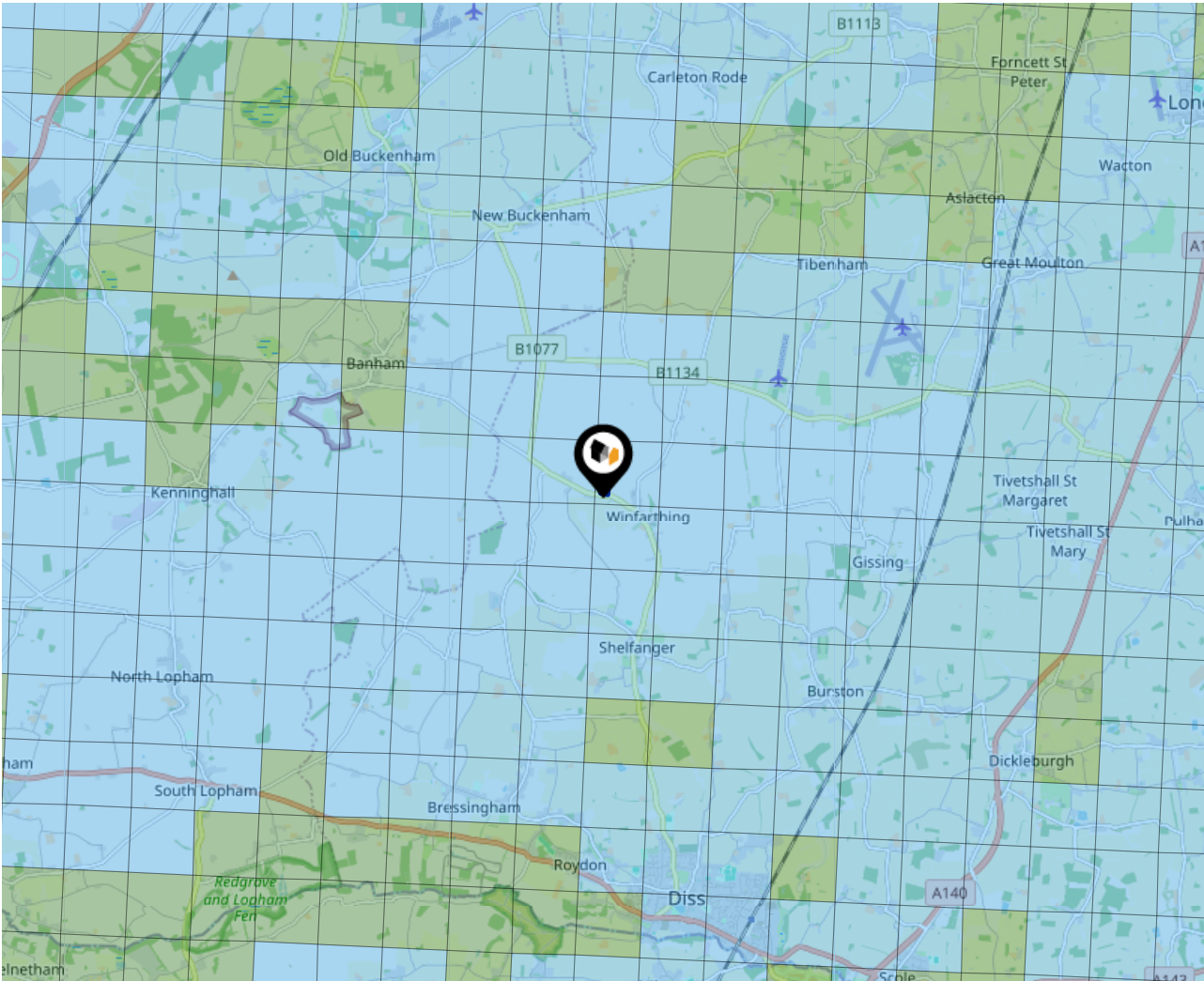


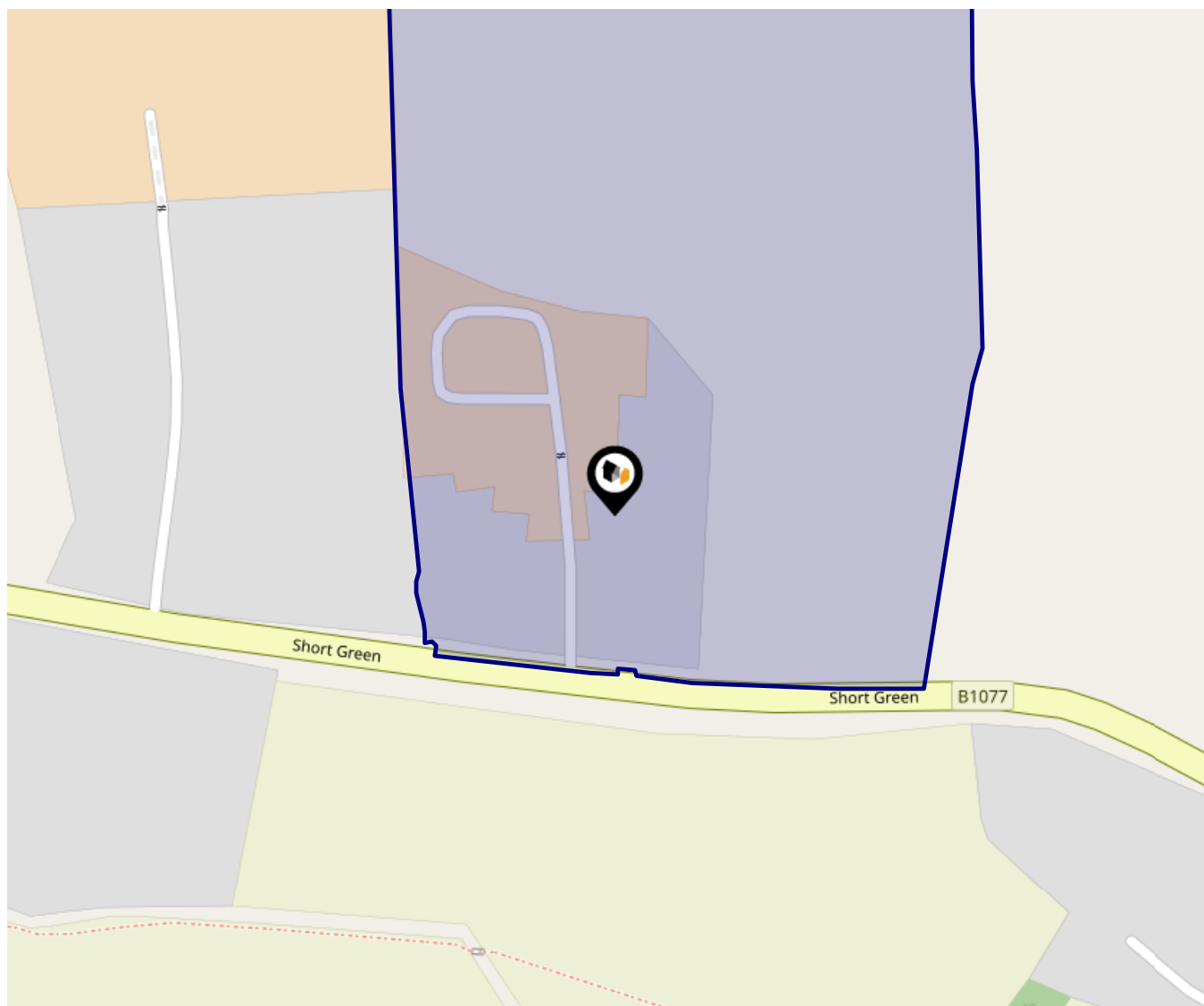
Key:

- 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).





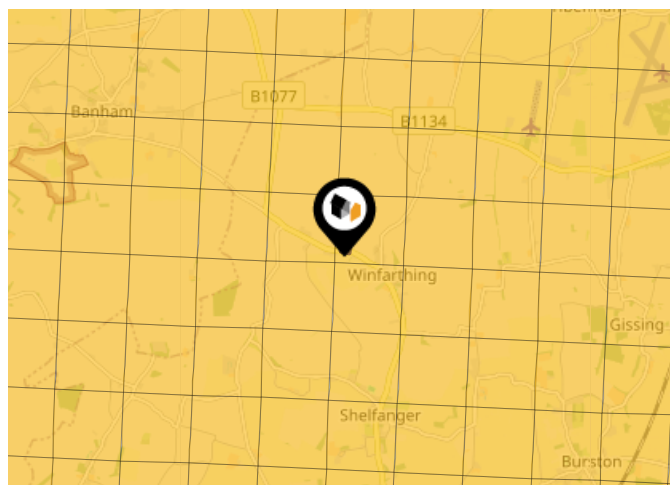
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

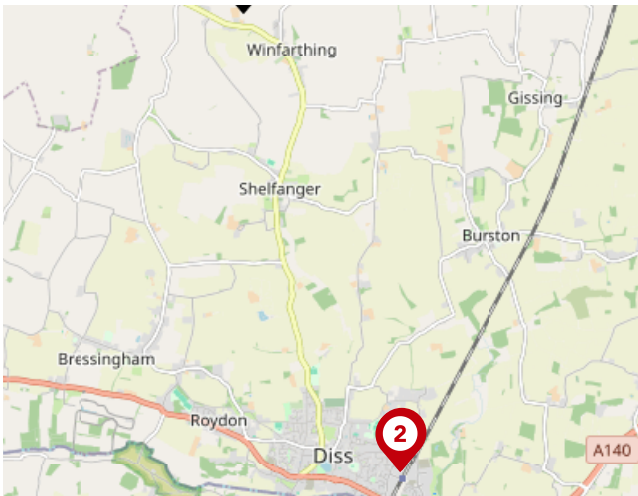


Primary Classifications (Most Common Clay Types)

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

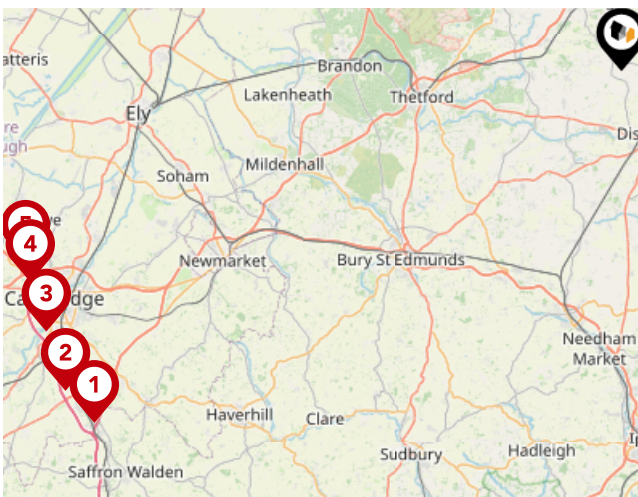
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Diss Rail Station	4.38 miles
	Diss Rail Station	4.39 miles
	Eccles Road Rail Station	5.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	46.01 miles
	M11 J10	46.47 miles
	M11 J11	45.8 miles
	M11 J13	45.44 miles
	M11 J14	45.36 miles

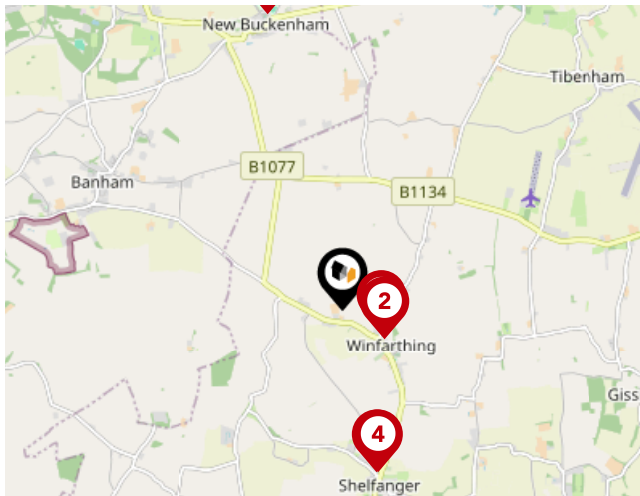


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	18.17 miles
	Cambridge	41.76 miles
	Southend-on-Sea	62.03 miles
	Stansted Airport	51.46 miles

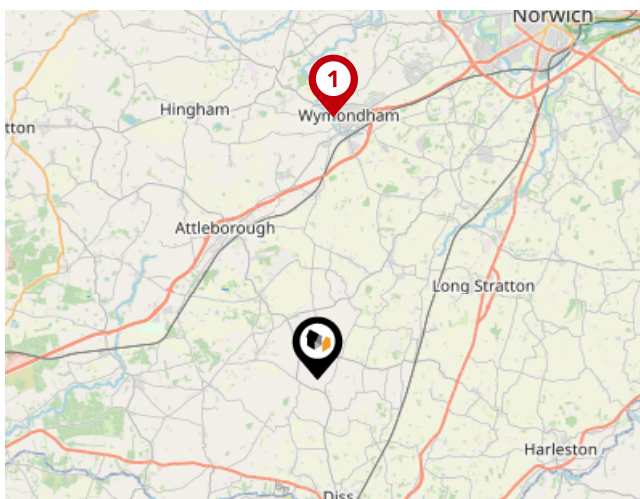
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Phone Box	0.4 miles
2	Fighting Cocks	0.46 miles
3	bus shelter	1.49 miles
4	bus shelter	1.51 miles
5	Green	2.76 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	9.48 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry North	21.22 miles



Whittleby Parish | Attleborough

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 | Attleborough

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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