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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 24th September 2025

HIGH ROAD, ROYDON, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

https://www.whittleyparish.com/

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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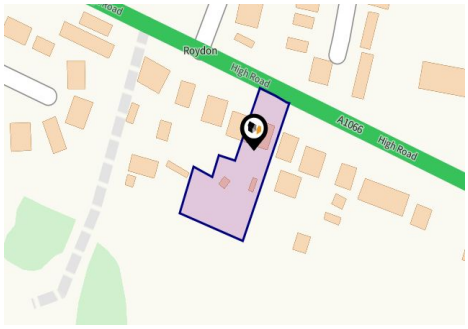
Property
Overview



Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,334 ft^2 / 124 m^2		
Plot Area:	0.51 acres		
Council Tax :	Band D		
Annual Estimate:	£2,368		
Title Number:	NK330034		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

9	77	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning History
This Address

Planning records for: ***High Road, Roydon, Diss, IP22***

Reference - 2014/0834	
Decision:	Decided
Date:	29th April 2014
Description:	
Single-storey extensions to rear of bungalow with internal alterations to suit and shed to frontage.	

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Gallery
Photos

Gallery
Photos

Gallery
Photos

Gallery
Floorplan

HIGH ROAD, ROYDON, DISS, IP22

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Whitley Parish

Approximate total area(1)
1741 ft²

Reduced headroom
25 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.

GIRAFFE360

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Property

EPC - Certificate

Energy rating

C

Valid until 02.09.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 | C	79 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Property

EPC - Additional Data

Additional EPC Data

Property Type:	Semi-detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	124 m^2

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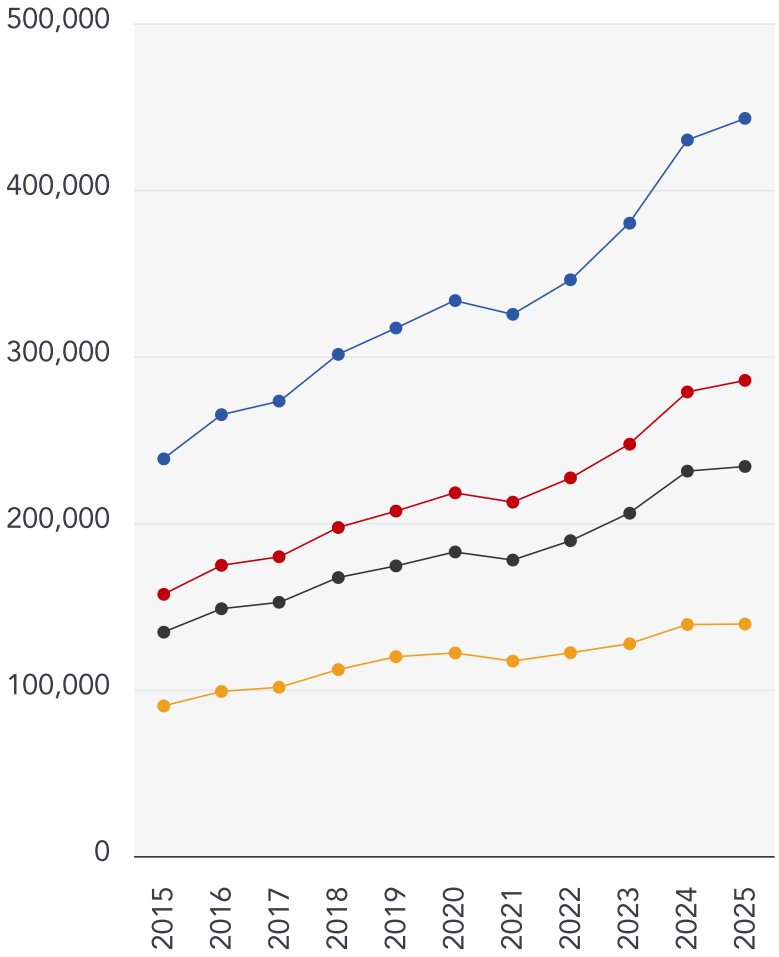
Market
House Price Statistics

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%

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Maps
Coal Mining

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.

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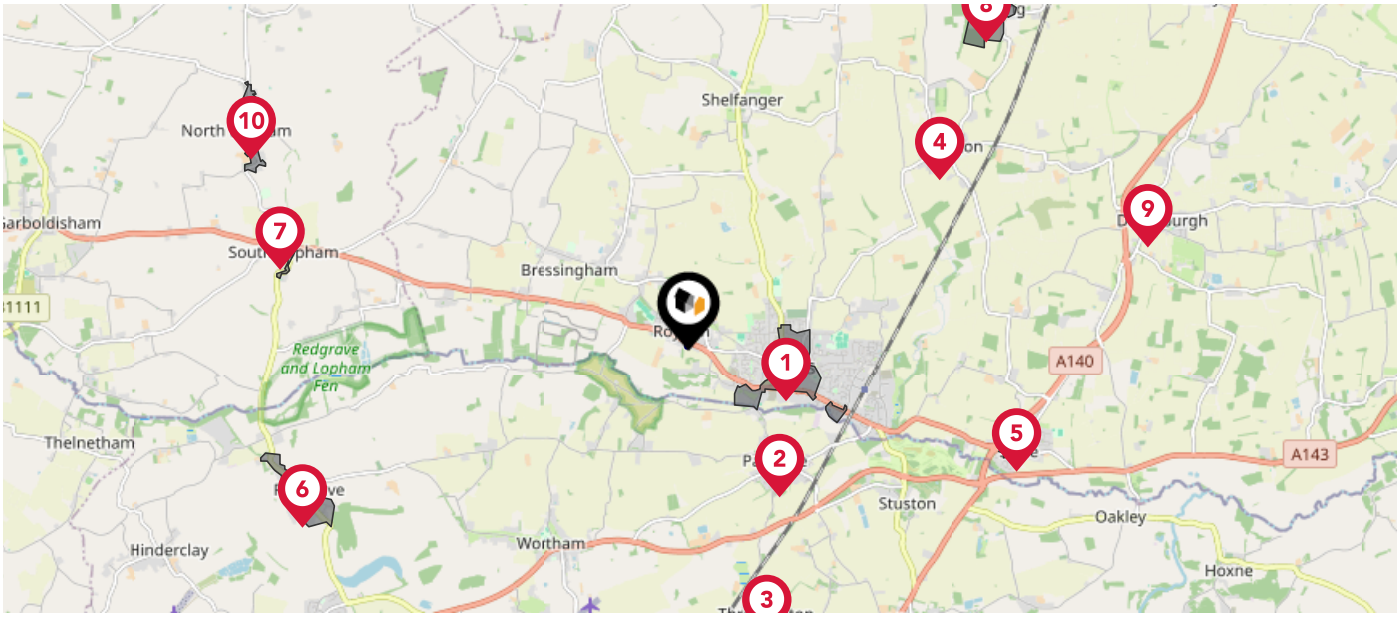
Maps
Conservation Areas

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	Diss
2	Palgrave
3	Thrandeston
4	Burston
5	Scole
6	Redgrave
7	South Lopham
8	Gissing
9	Dickleburgh
10	North Lopham

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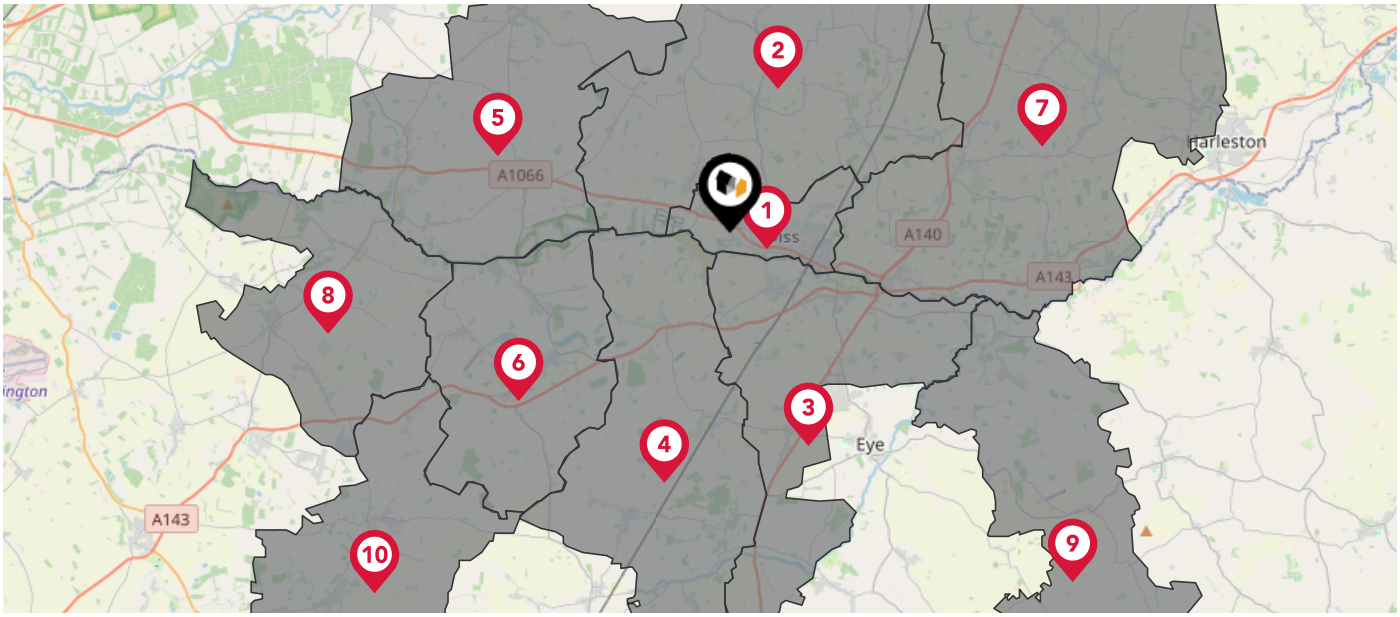
Maps
Council Wards

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	Diss & Roydon Ward
2	Bressingham & Burston Ward
3	Palgrave Ward
4	Gislingham Ward
5	Guiltcross Ward
6	Rickinghall Ward
7	Beck Vale, Dickleburgh & Scole Ward
8	Barningham Ward
9	Hoxne & Worlingworth Ward
10	Walsham-le-Willows Ward

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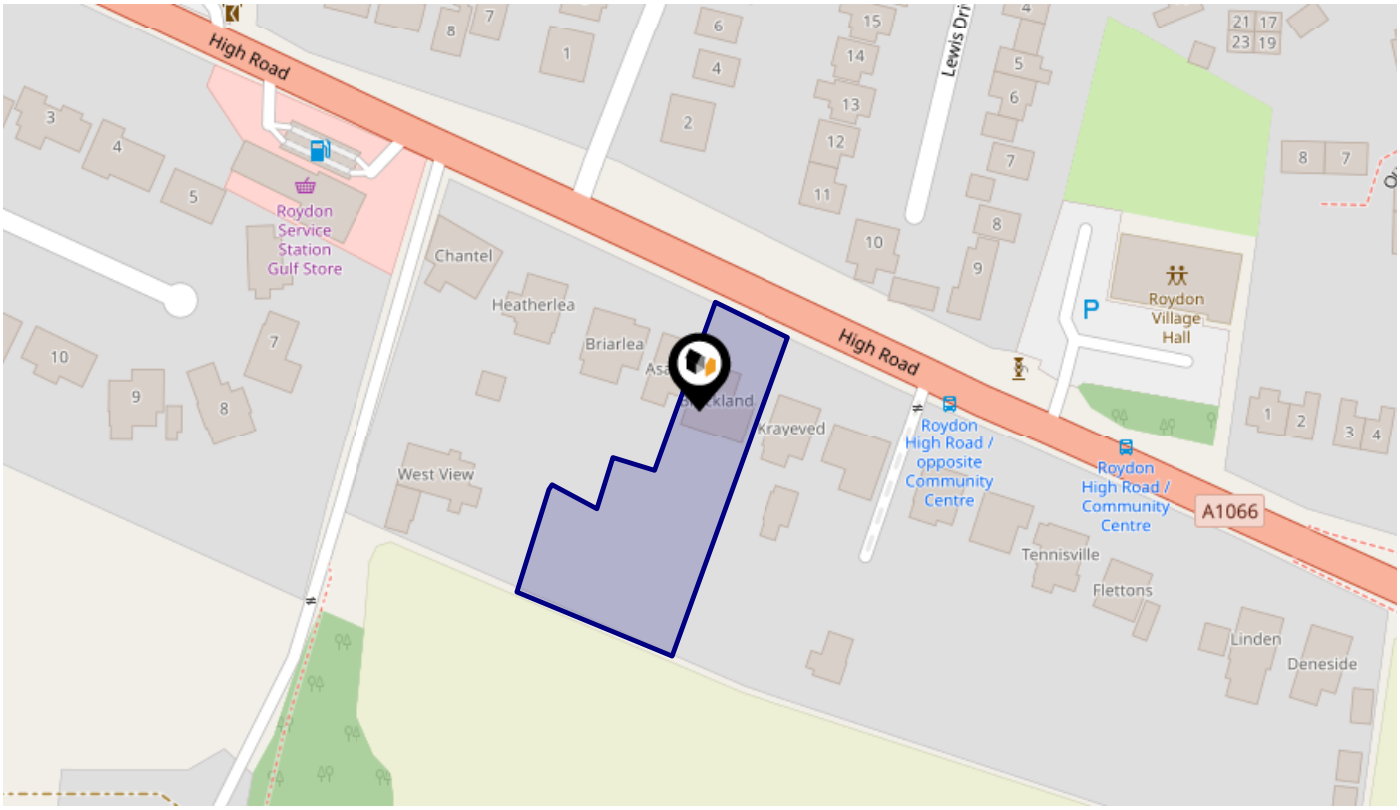
Maps
Rail Noise

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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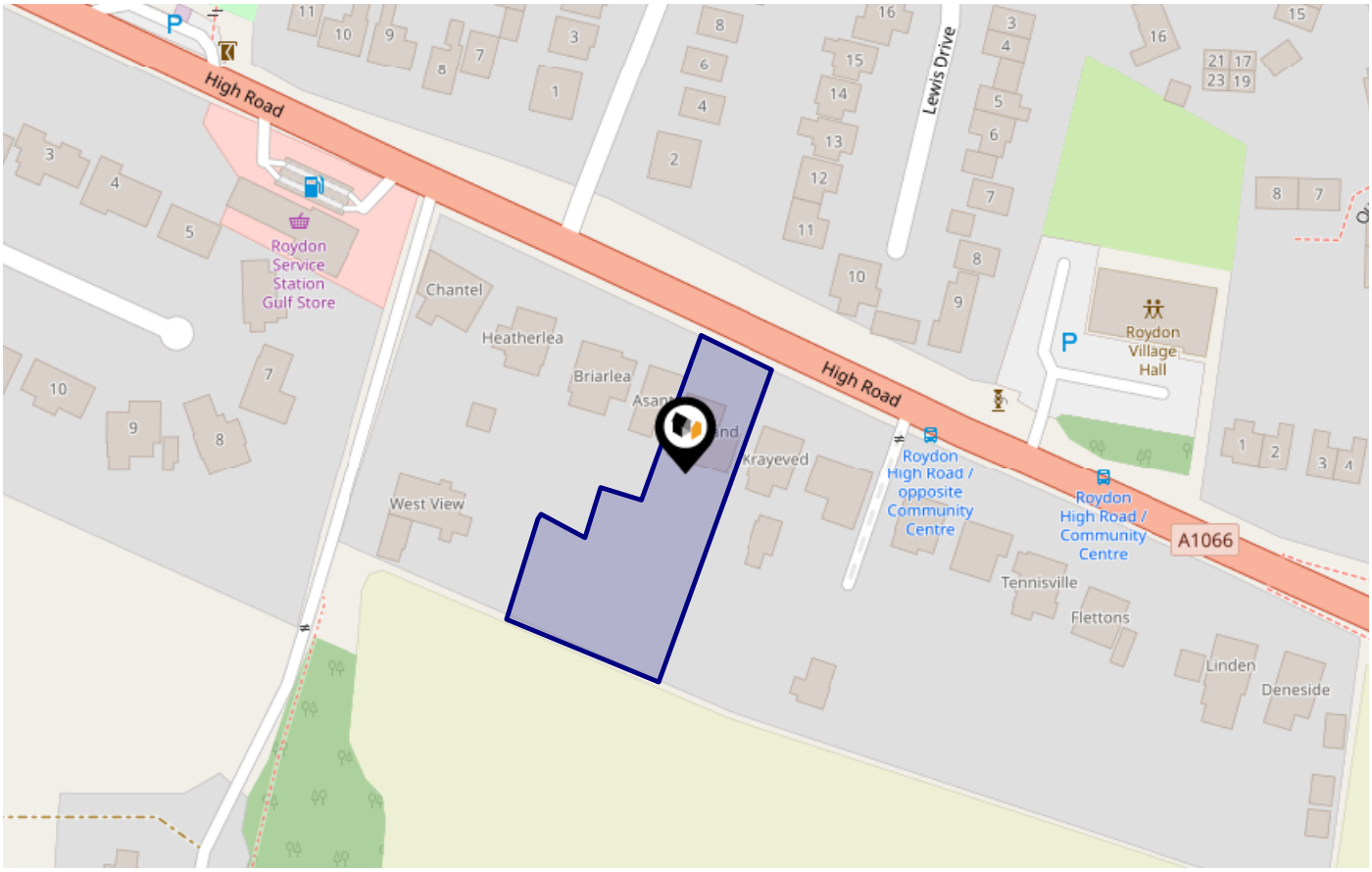
Flood Risk
Rivers & Seas - Flood Risk

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

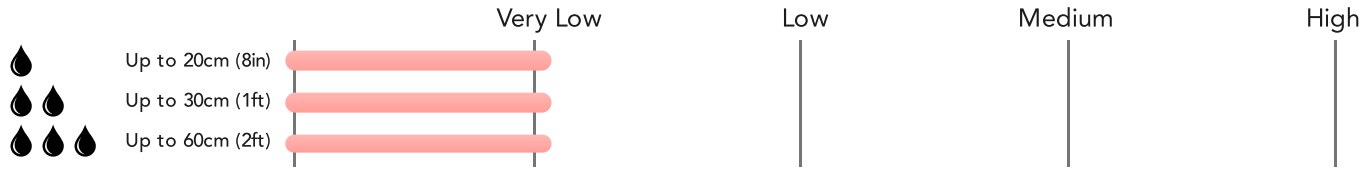


Risk Rating: Very low

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:



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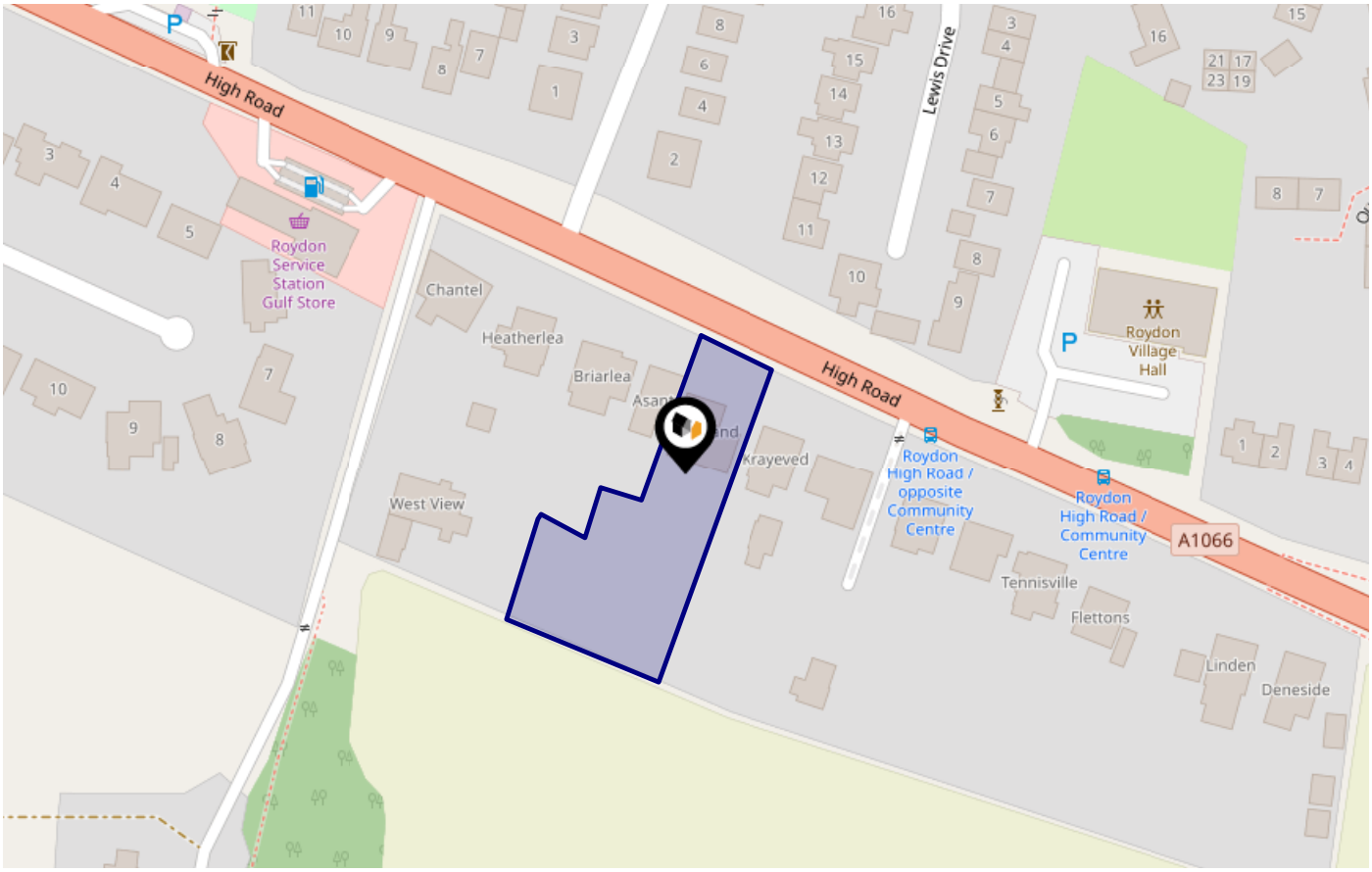
Flood Risk
Rivers & Seas - Climate Change

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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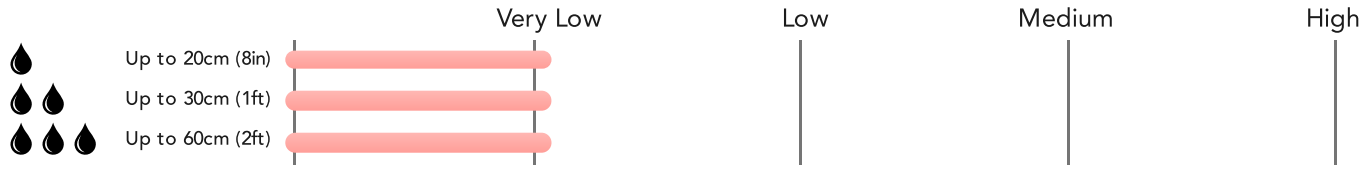

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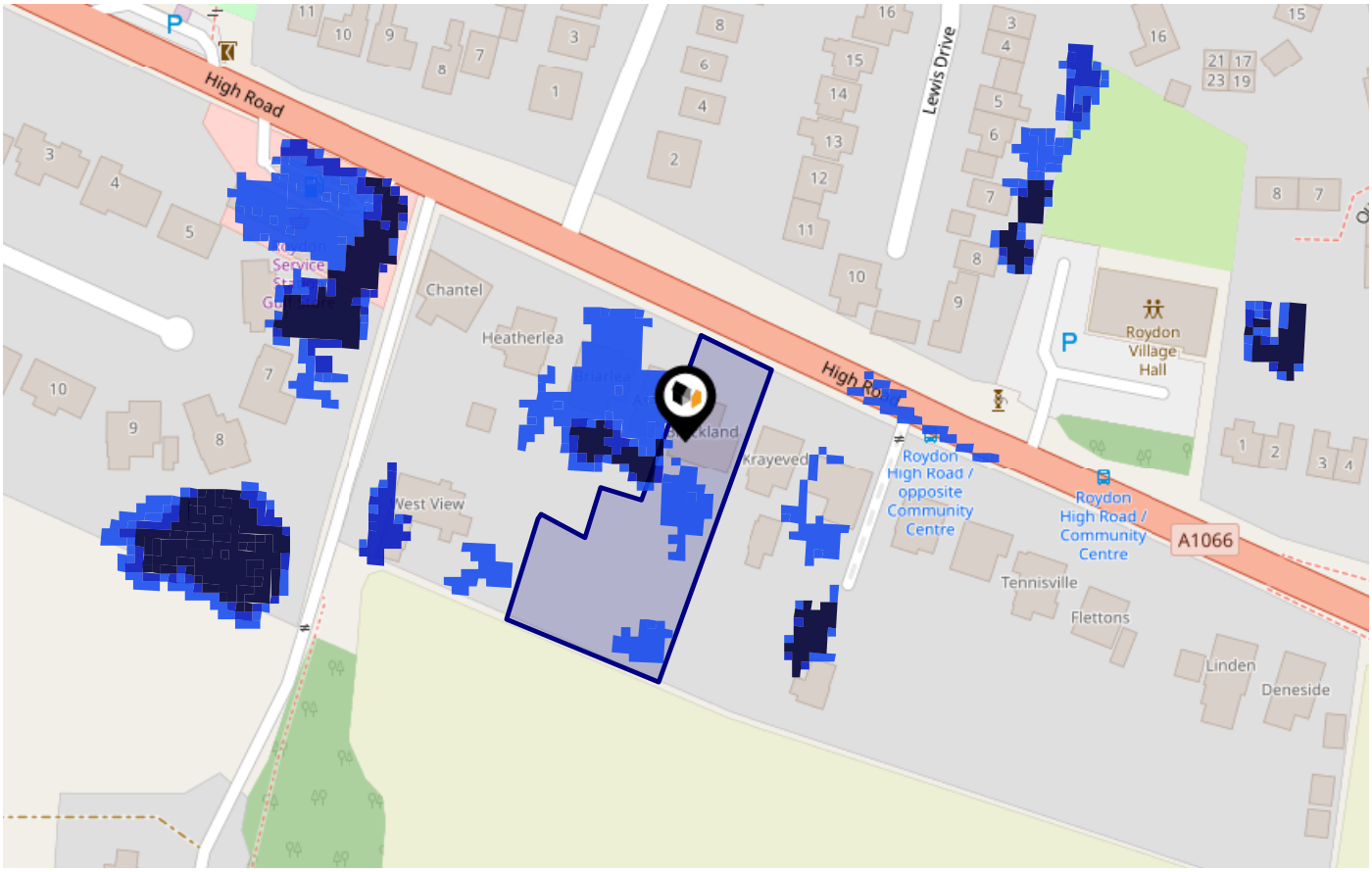
Flood Risk
Surface Water - Flood Risk

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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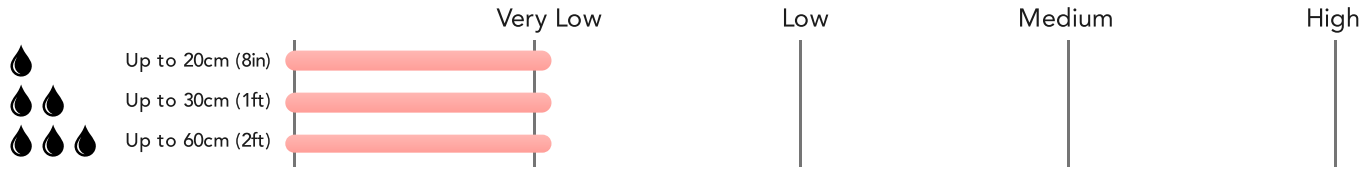

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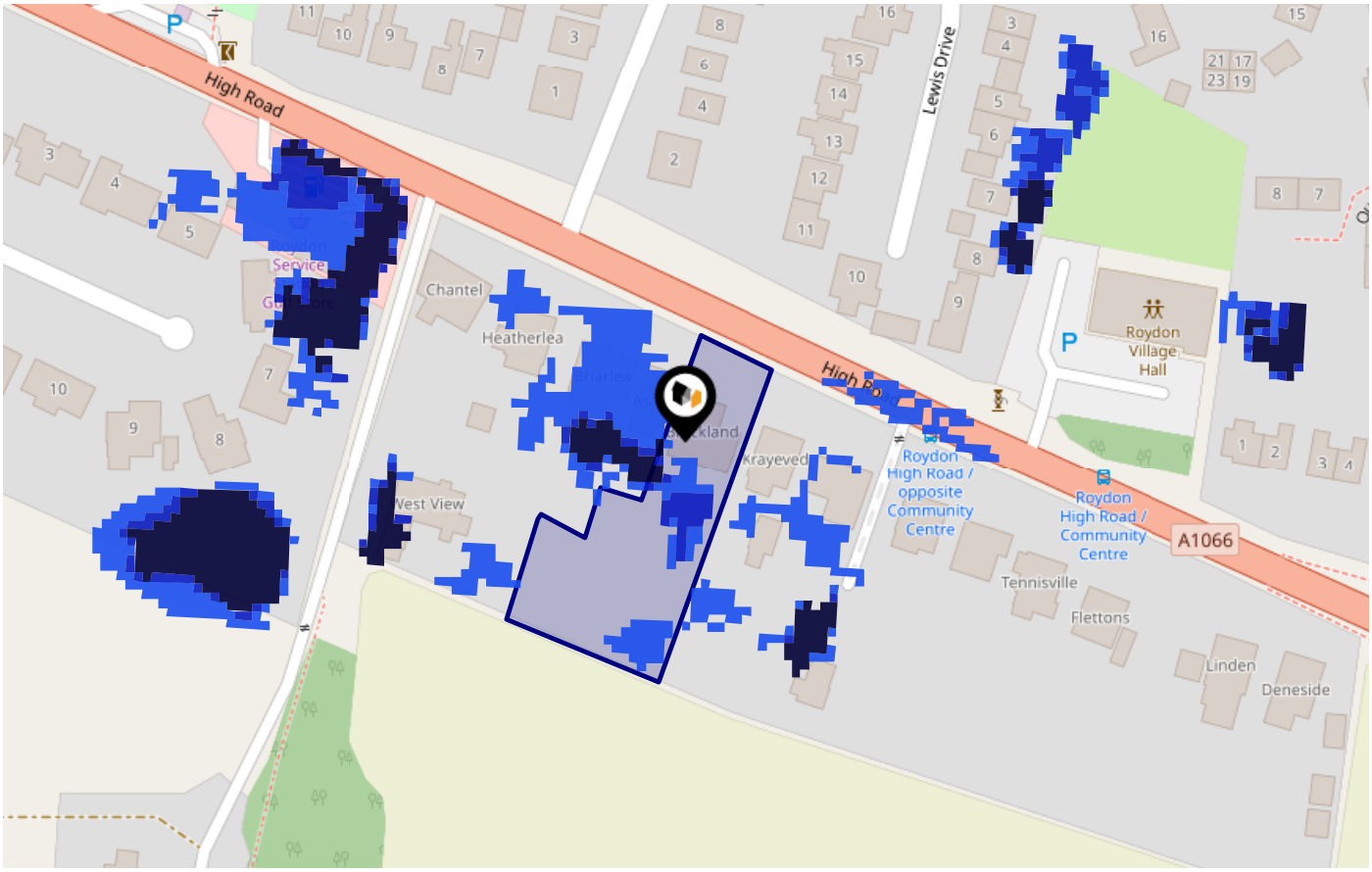
Flood Risk
Surface Water - Climate Change

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.



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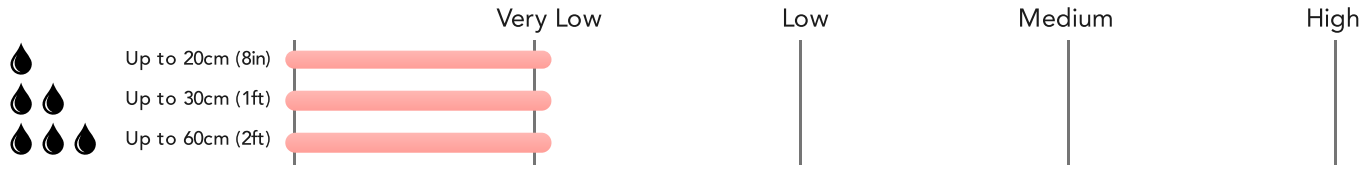

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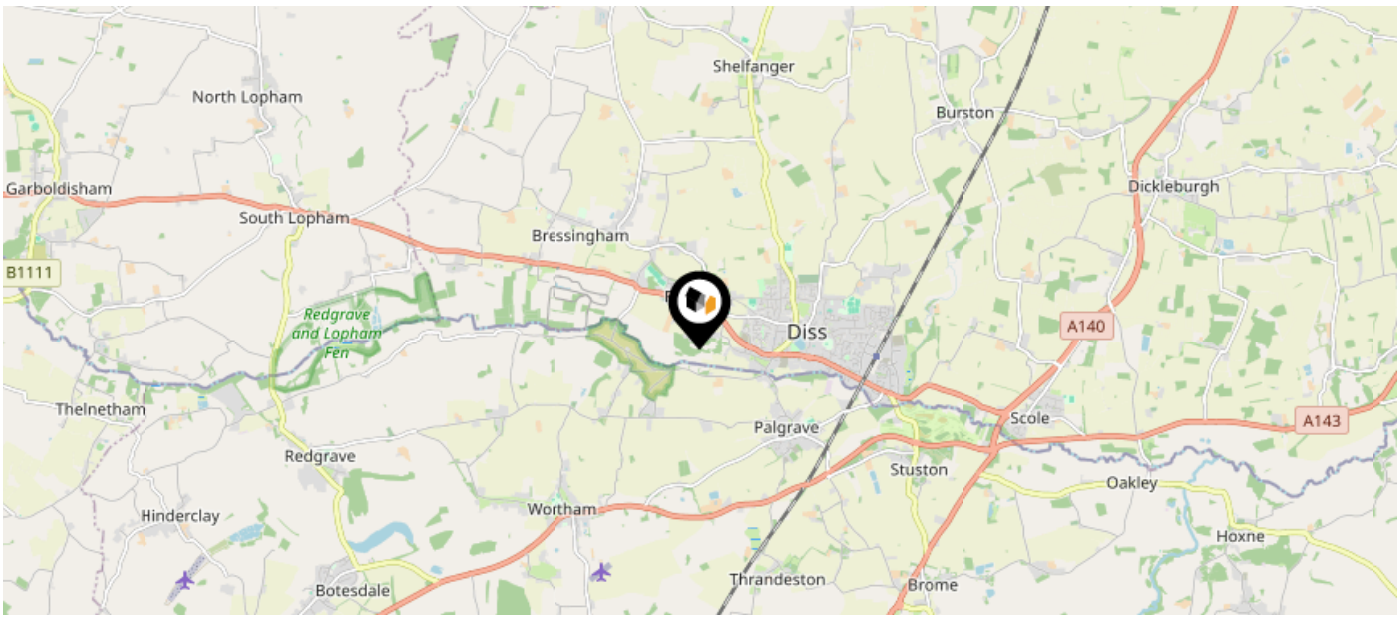
Maps
Green Belt

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



Nearby Green Belt Land

No data available.

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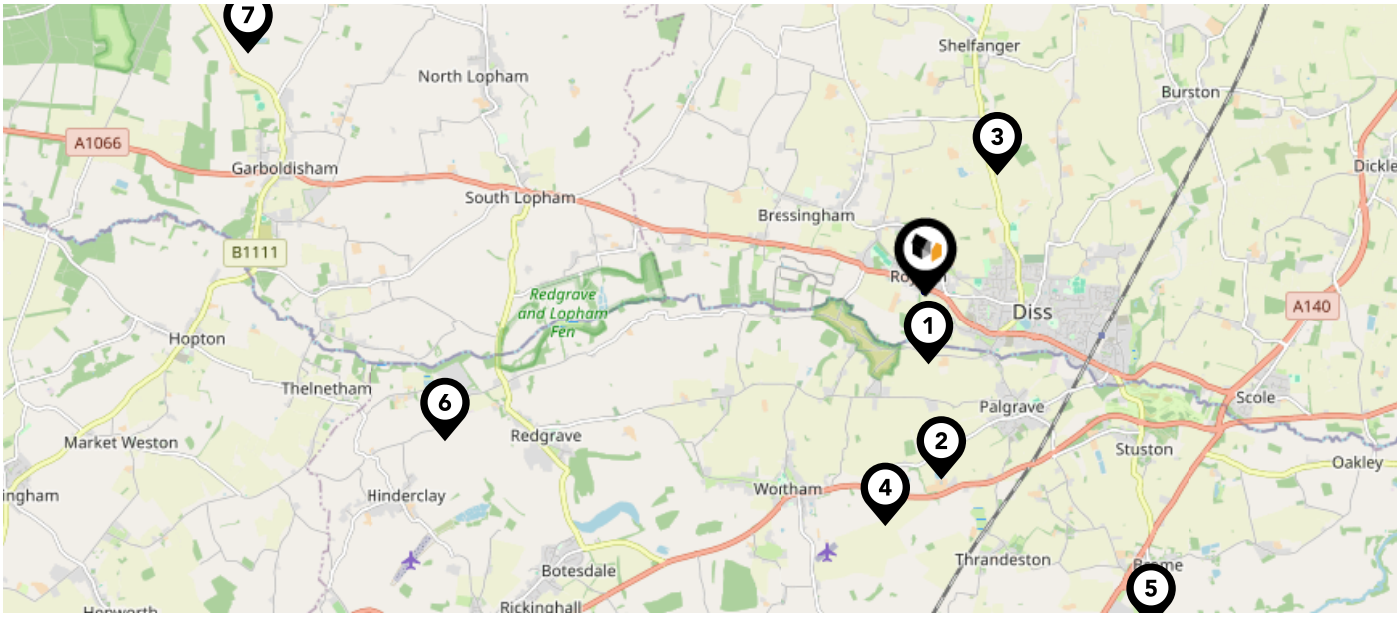
Maps
Landfill Sites

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	Roydon Fen-Roydon, Norfolk	Historic Landfill
2	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
3	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
4	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
5	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
6	Redgrave Road-Hinderclay	Historic Landfill
7	EA/EPR/NP3899NS/A001	Active Landfill

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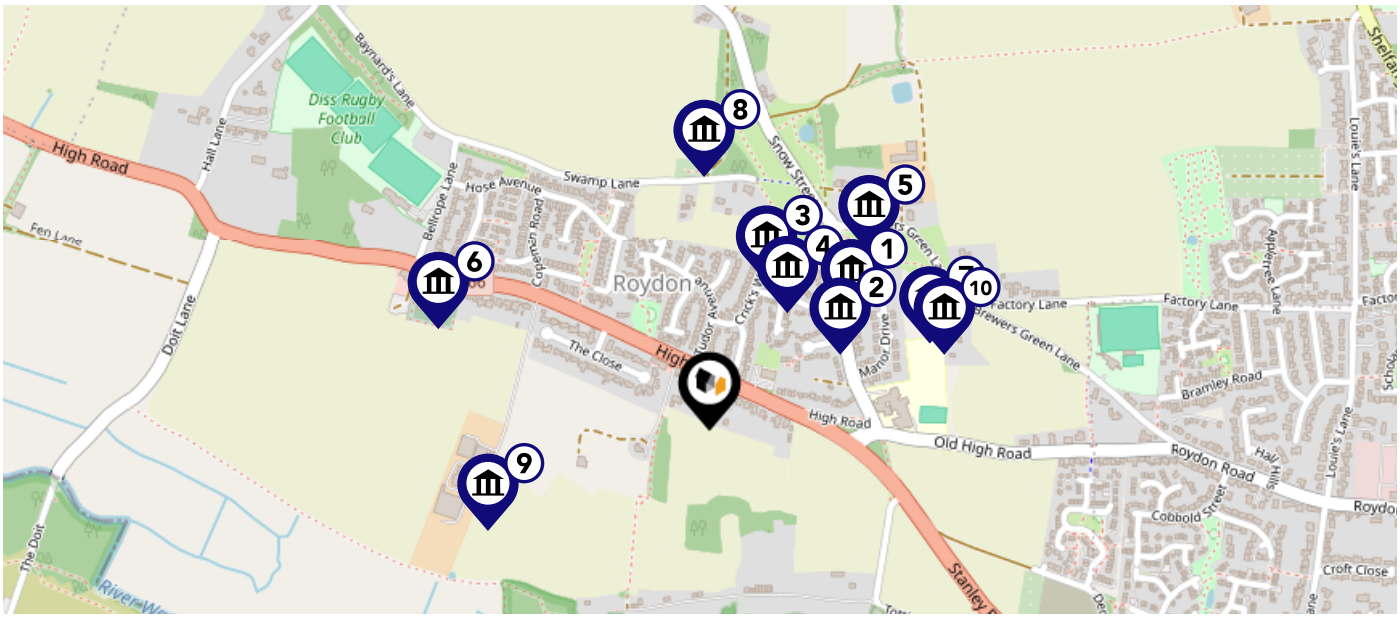
Maps
Listed Buildings

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 1303886 - Little Manor Middle Manor The Manor House	Grade II	0.2 miles
2 1050273 - Manor Cottage The Cottage	Grade II	0.2 miles
3 1373309 - Manor Farmhouse	Grade II	0.2 miles
4 1050235 - Rose Villa	Grade II	0.2 miles
5 1050233 - The Poplars	Grade II	0.3 miles
6 1455938 - Roydon War Memorial	Grade II	0.3 miles
7 1050232 - North House	Grade II	0.3 miles
8 1050234 - Bethany	Grade II	0.3 miles
9 1050236 - Grove Farmhouse	Grade II	0.3 miles
10 1373308 - The Pheasantry	Grade II	0.3 miles

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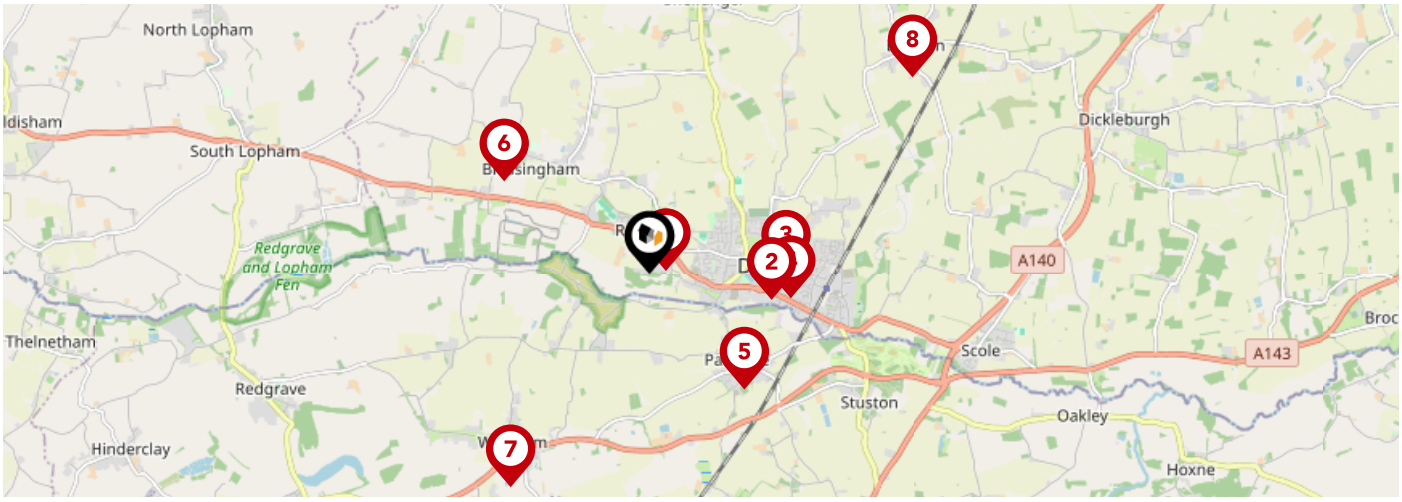
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Roydon Primary School** Ofsted Rating: Good | Pupils: 261 | Distance:0.14	☐	☑	☐	☐	☐
2	**Diss Church of England Junior Academy** Ofsted Rating: Good | Pupils: 189 | Distance:1.12	☐	☑	☐	☐	☐
3	**Diss High School** Ofsted Rating: Good | Pupils: 941 | Distance:1.23	☐	☐	☑	☐	☐
4	**Diss Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 116 | Distance:1.28	☐	☑	☐	☐	☐
5	**Palgrave Church of England Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:1.35	☐	☑	☐	☐	☐
6	**Bressingham Primary School** Ofsted Rating: Good | Pupils: 142 | Distance:1.57	☐	☑	☐	☐	☐
7	**Wortham Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:2.31	☐	☑	☐	☐	☐
8	**Burston Community Primary School** Ofsted Rating: Good | Pupils: 36 | Distance:2.97	☐	☑	☐	☐	☐

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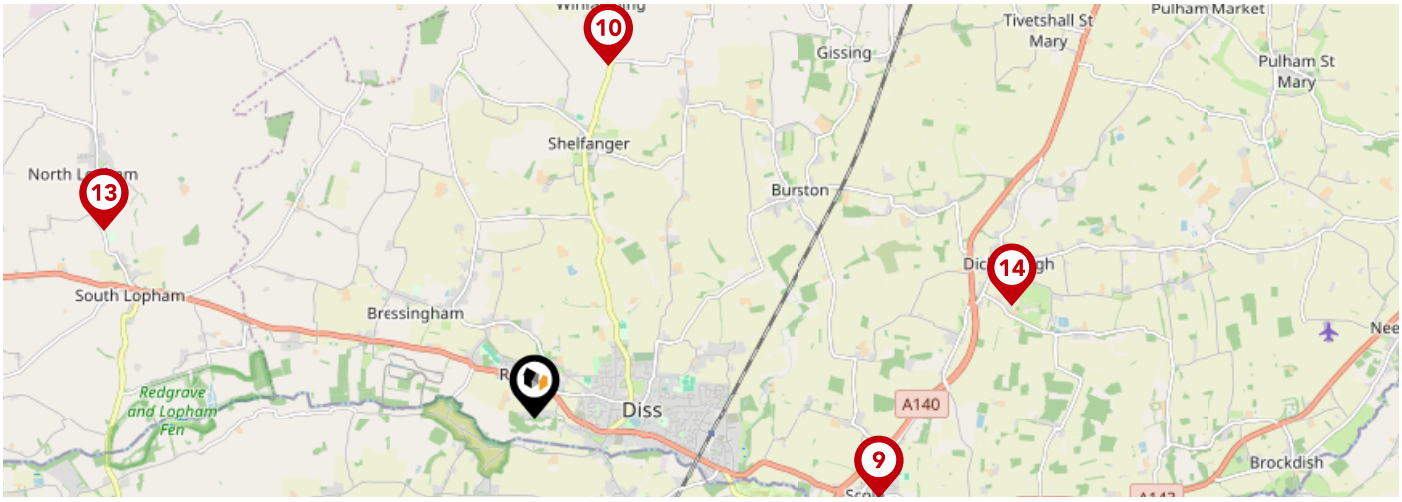
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Scole Church of England Primary Academy Ofsted Rating: Good | Pupils: 51 | Distance:3.2		✓			
10 All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good | Pupils: 27 | Distance:3.26		✓			
11 Mellis Church of England Primary School Ofsted Rating: Good | Pupils: 154 | Distance:3.6		✓			
12 St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good | Pupils: 177 | Distance:4.18		✓			
13 St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement | Pupils: 25 | Distance:4.25		✓			
14 Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding | Pupils: 187 | Distance:4.43		✓			
15 Hartismere School Ofsted Rating: Outstanding | Pupils: 1063 | Distance:4.49			✓		
16 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good | Pupils: 181 | Distance:4.87		✓			

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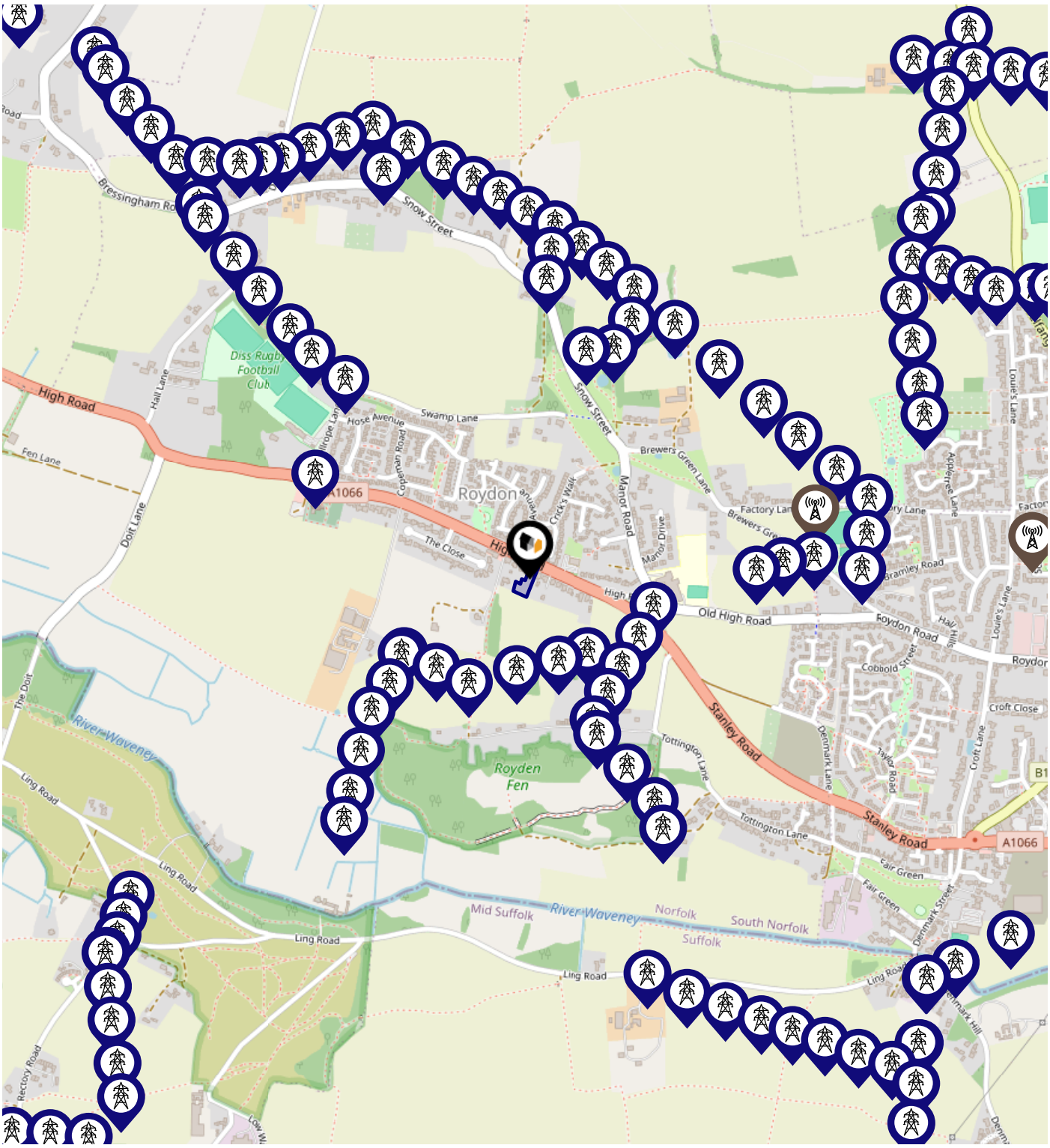
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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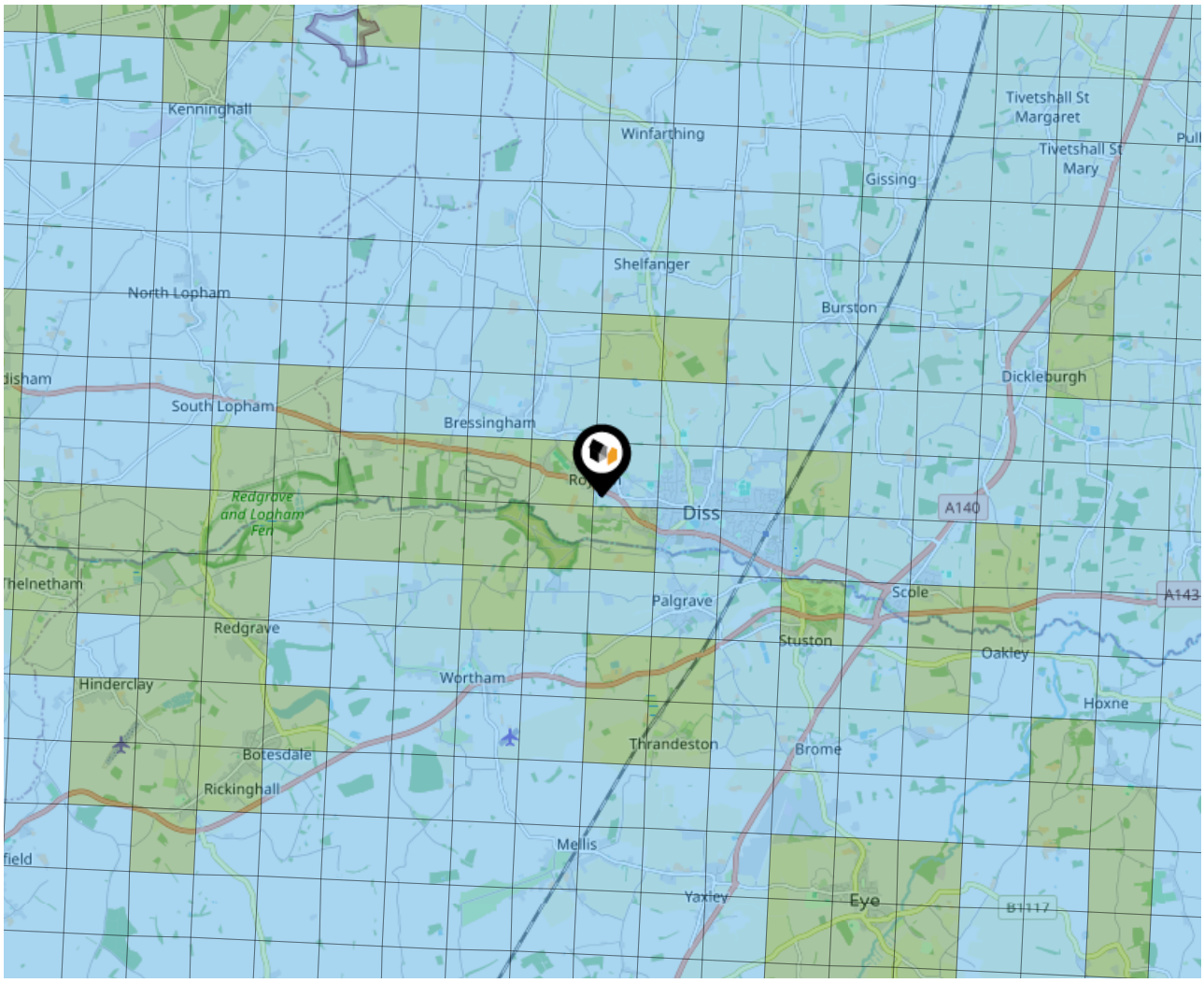
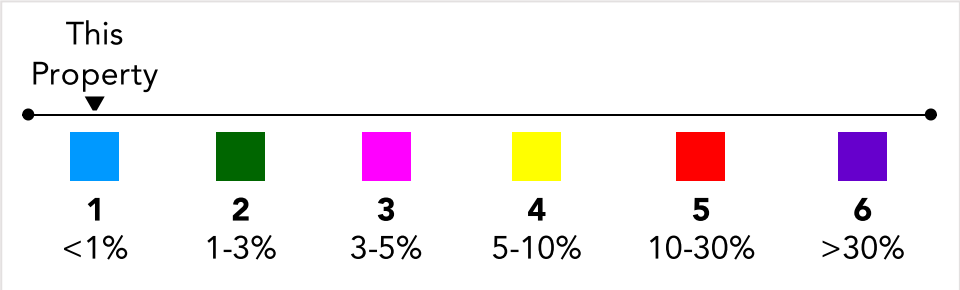
Environment
Radon Gas

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).





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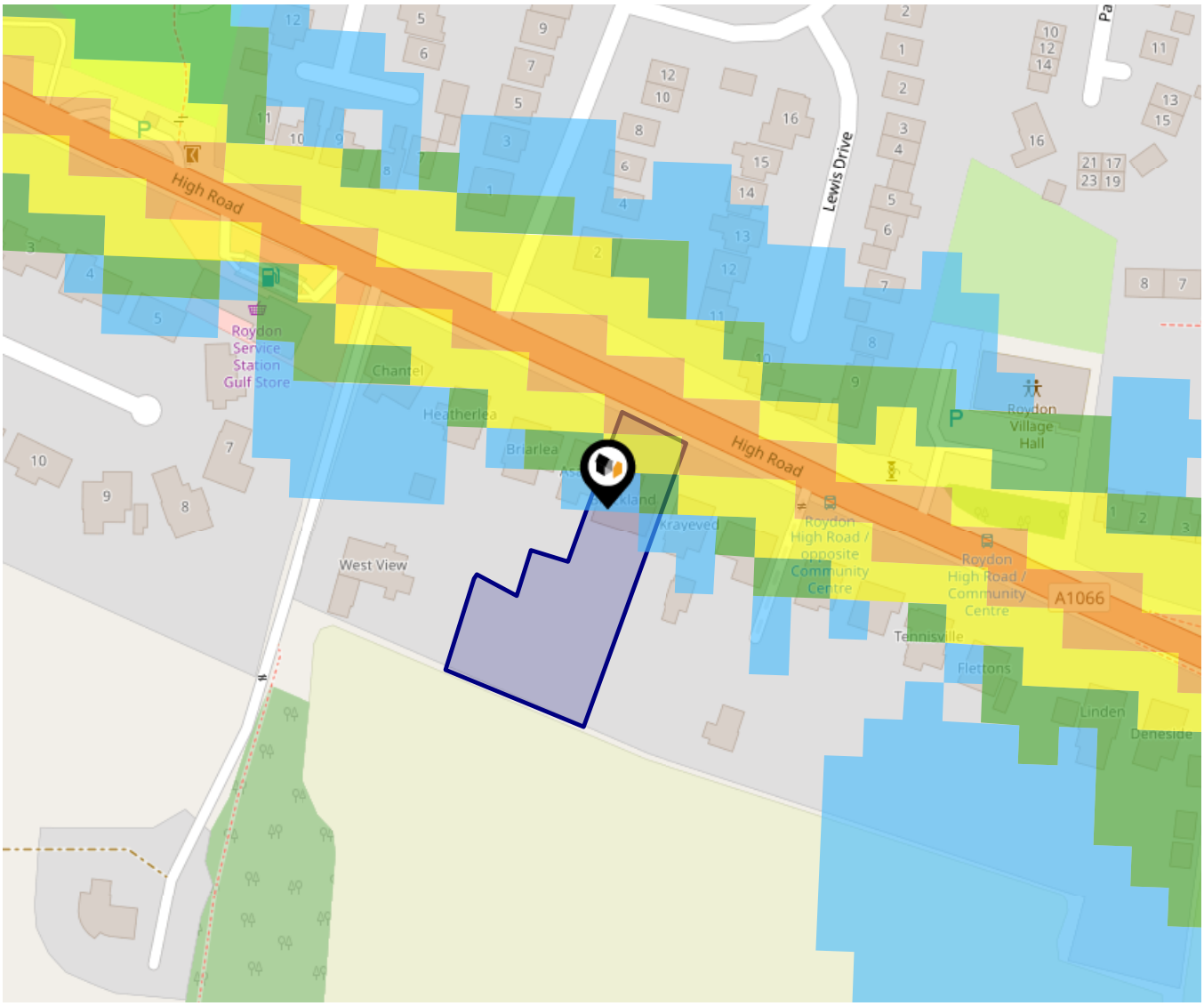
Local Area
Road Noise



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

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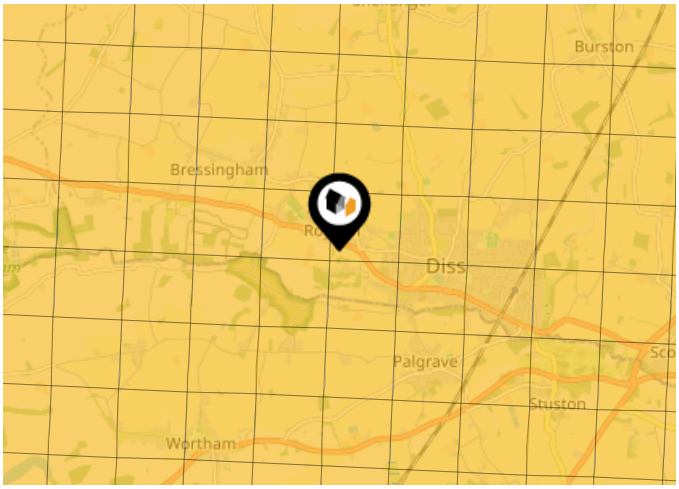
Environment
Soils & Clay

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

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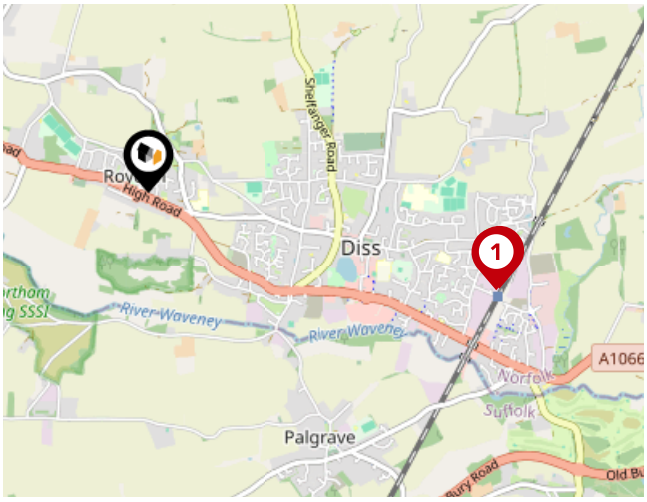
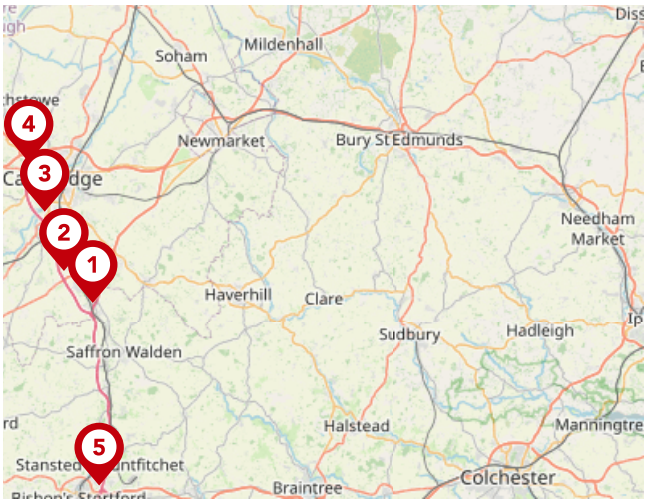
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	1.64 miles
2	Diss Rail Station	1.65 miles
3	Eccles Road Rail Station	8.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.94 miles
2	M11 J10	44.62 miles
3	M11 J11	44.28 miles
4	M11 J13	44.2 miles
5	M11 J8	51.57 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	21.62 miles
2	Southend-on-Sea	58.42 miles
3	Cambridge	40.38 miles
4	Stansted Airport	48.72 miles

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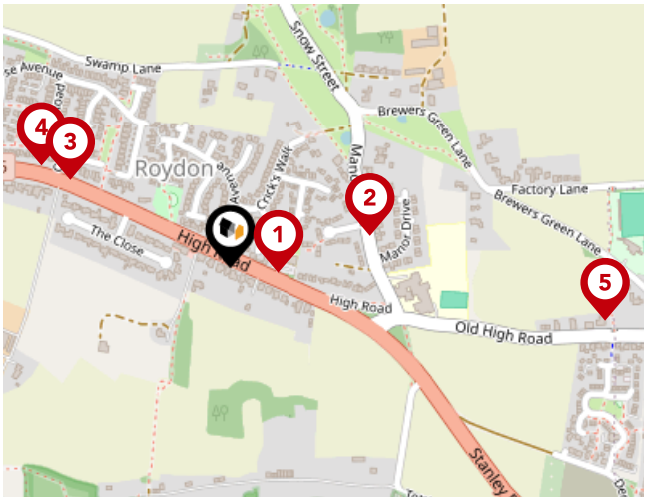
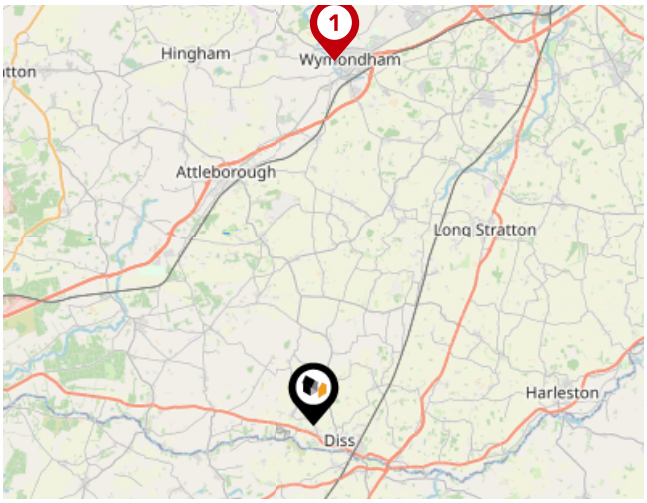
Area
Transport (Local)



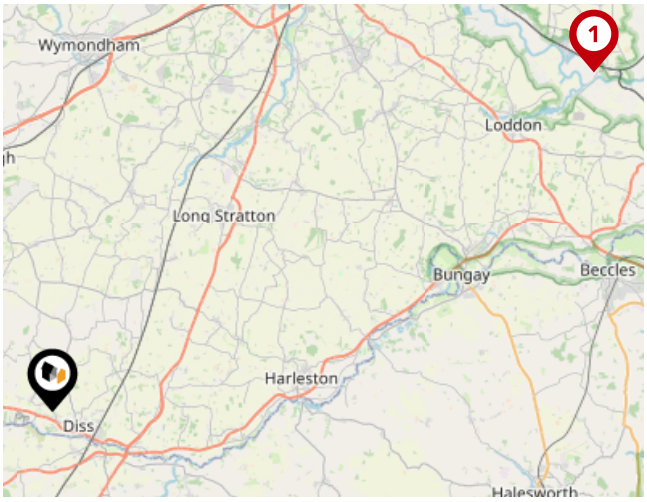
Bus Stops/Stations

Pin	Name	Distance
1	Village Hall	0.05 miles
2	Manor Drive	0.16 miles
3	Copeman Road	0.21 miles
4	Copeman Road	0.24 miles
5	Greenacres	0.43 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.19 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	23.11 miles

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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.

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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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Whittley Parish | Diss

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