

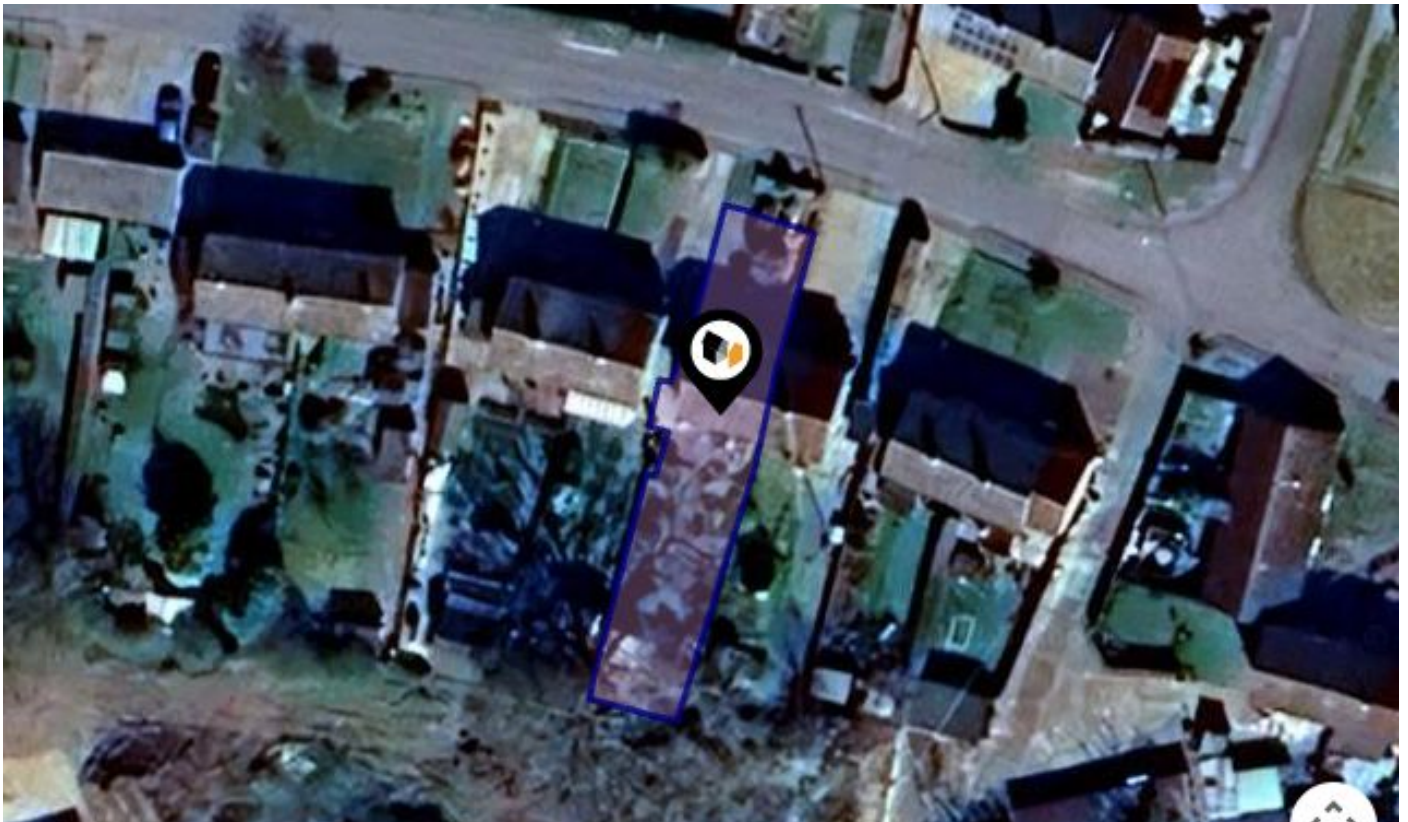


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 02nd September 2025



WESTHALL, STRADBROKE, EYE, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

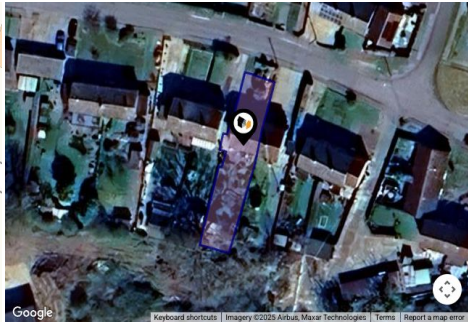
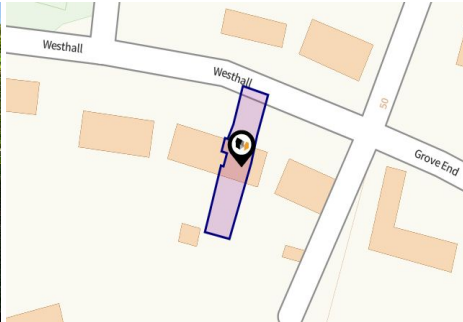
01379640808

admin@whittleyparish.com

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



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft ² / 94 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	SK122748		

Local Area

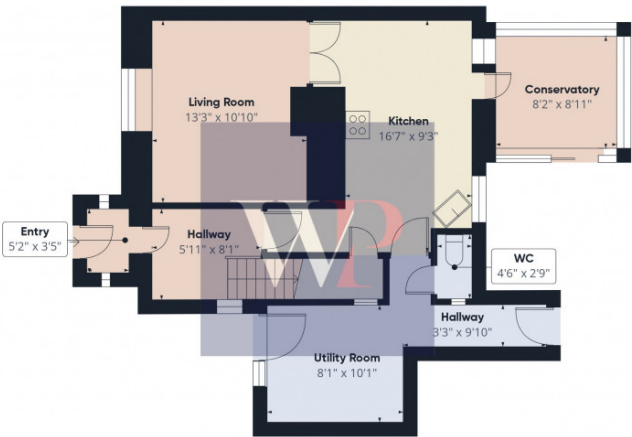
Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	67	-
• Surface Water	Very low	mb/s	mb/s	mb/s
				

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





WESTHALL, STRADBROKE, EYE, IP21



Floor 0 Building 1



Floor 1 Building 1

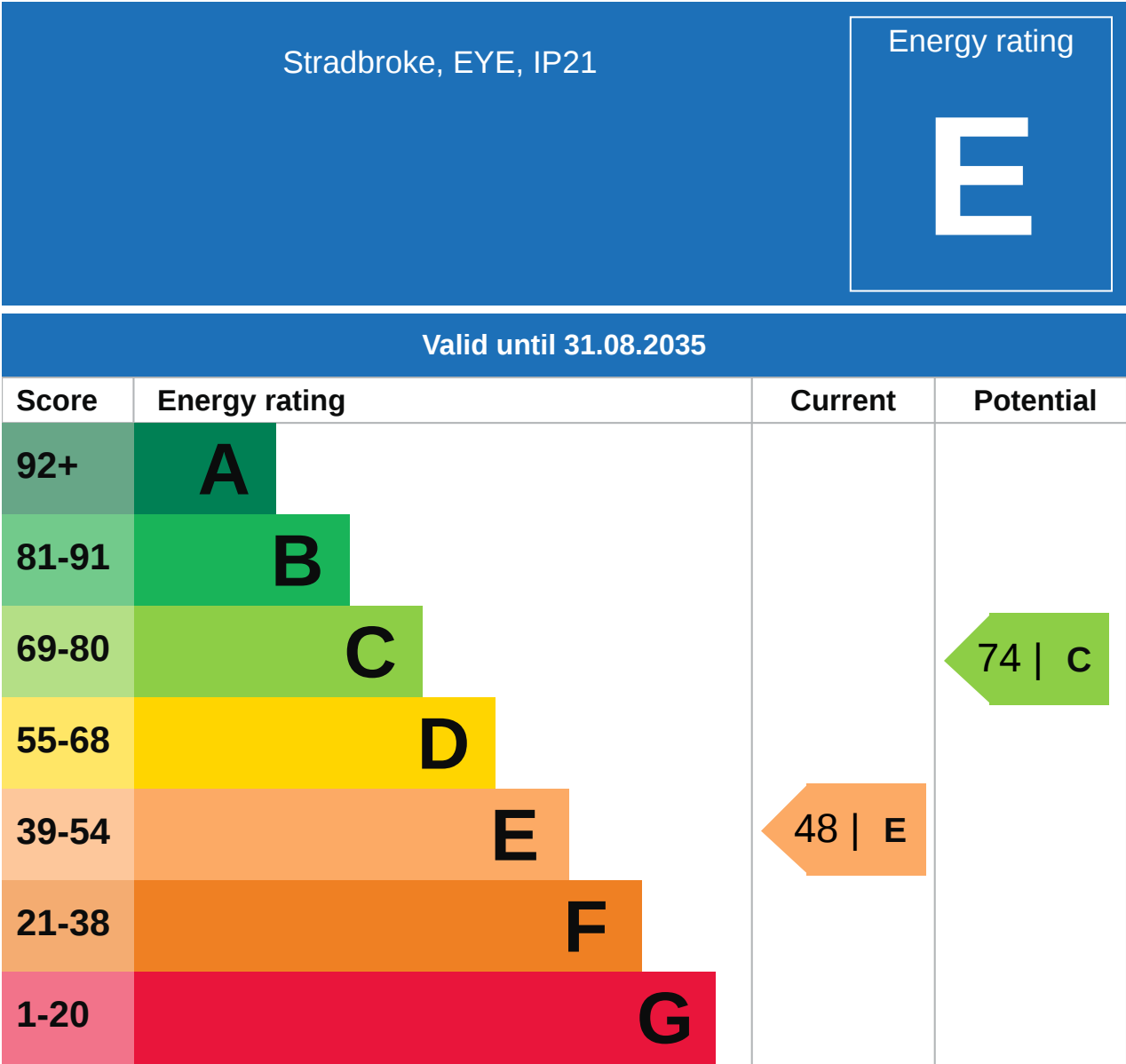


Approximate total area⁽¹⁾
1029 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





Additional EPC Data

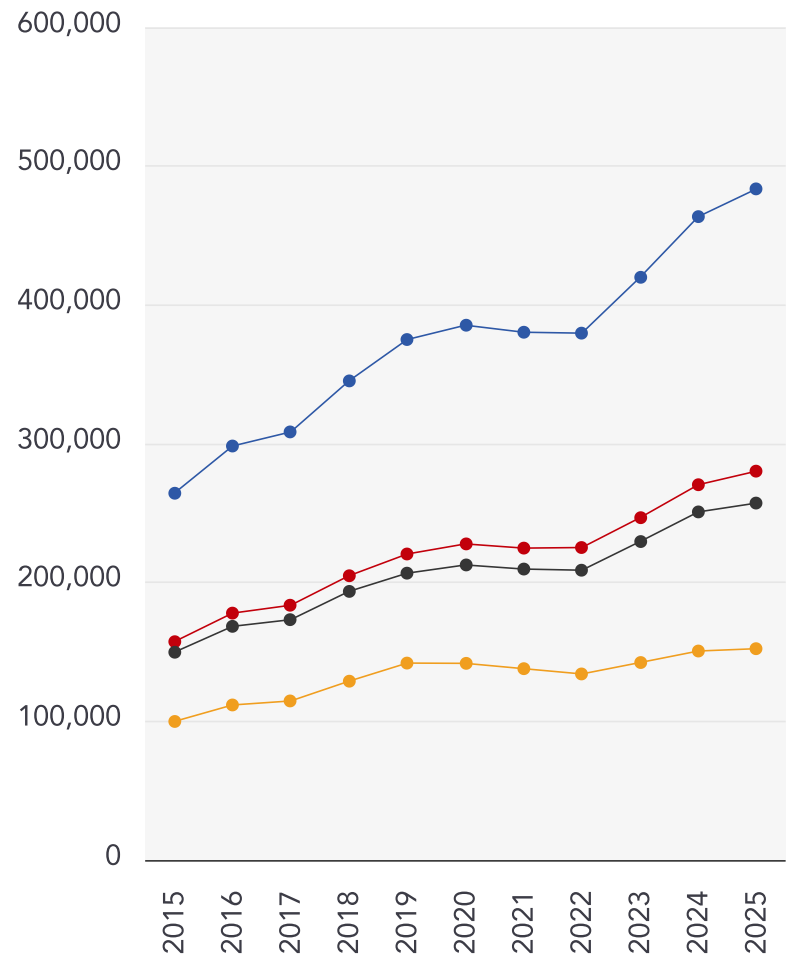
Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	94 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



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.

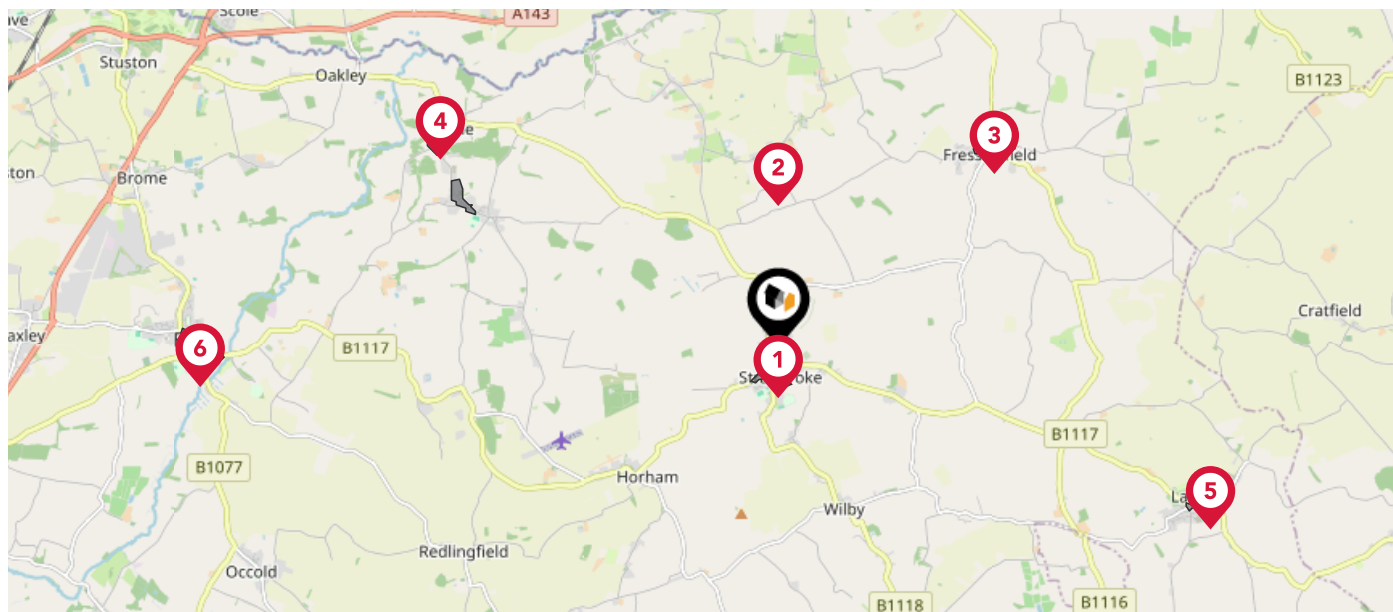
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Stradbroke



Wingfield



Fressingfield



Hoxne

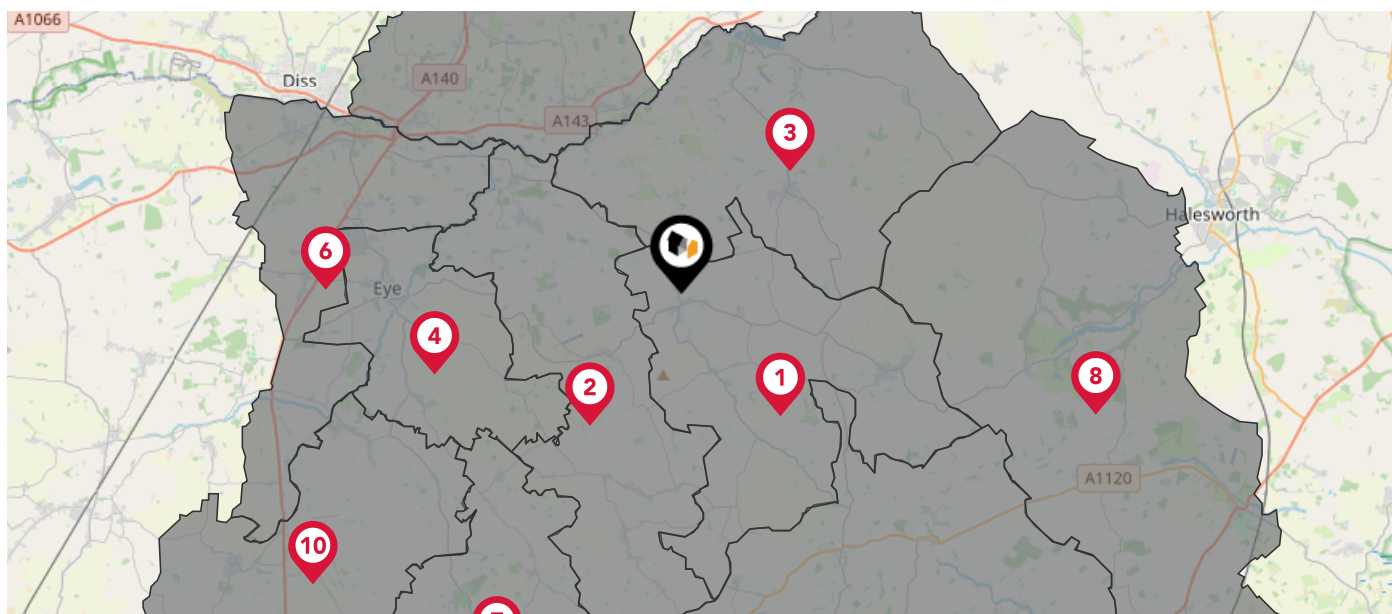


Laxfield



Eye

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

Stradbroke & Laxfield Ward

2

Hoxne & Worlingworth Ward

3

Fressingfield Ward

4

Eye Ward

5

Beck Vale, Dickleburgh & Scole Ward

6

Palgrave Ward

7

Debenham Ward

8

Kelsale & Yoxford Ward

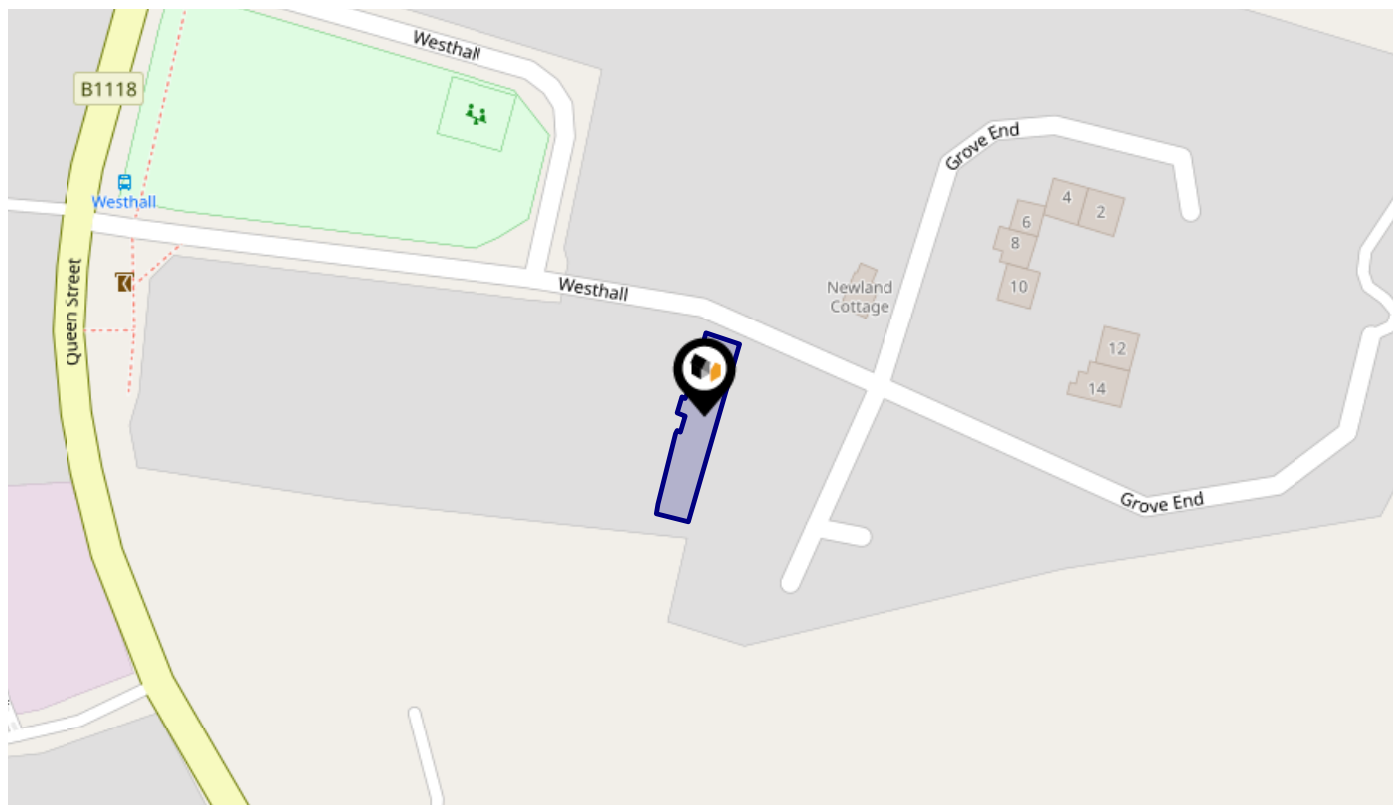
9

Framlingham Ward

10

Mendlesham 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:

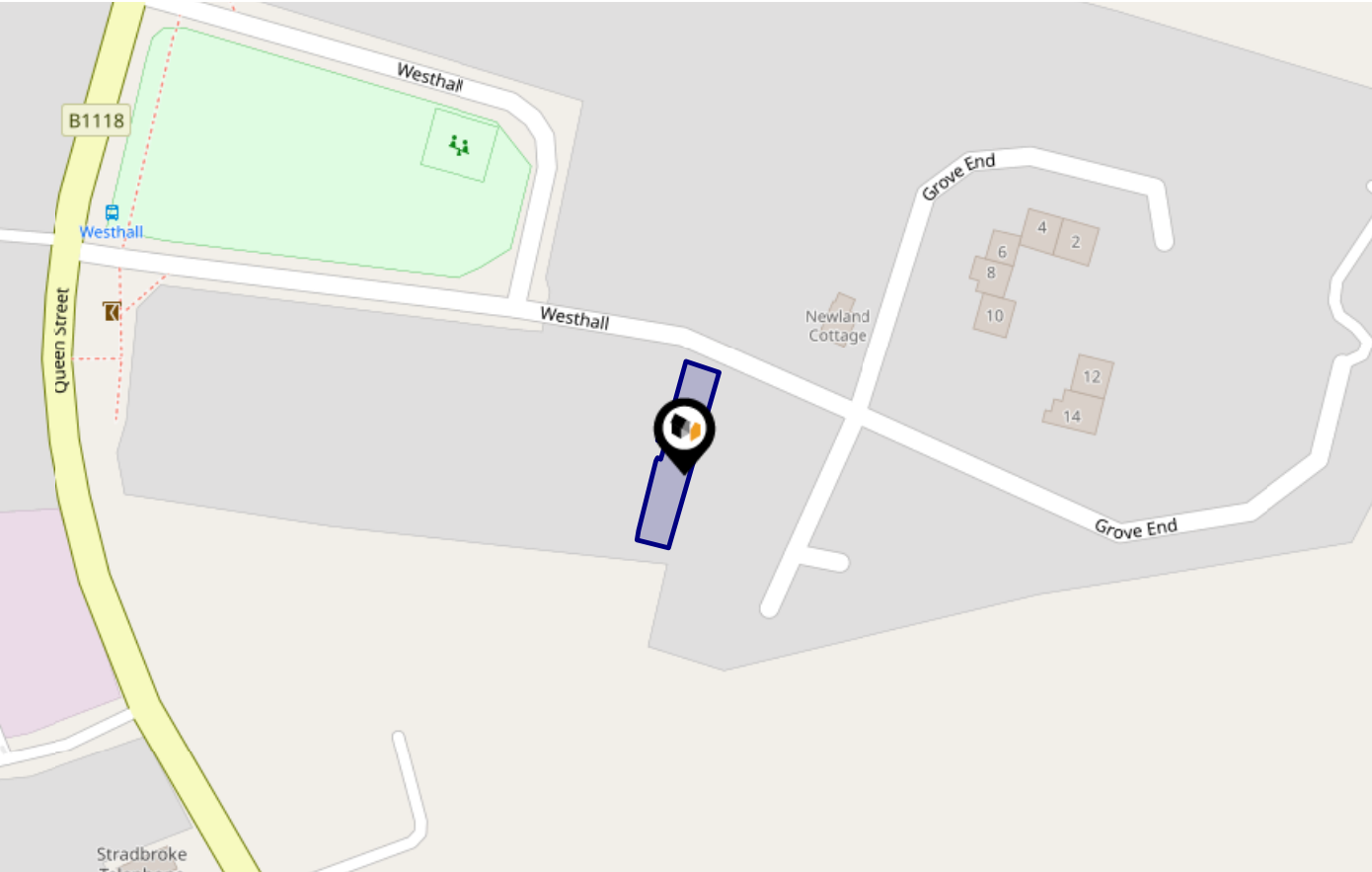
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

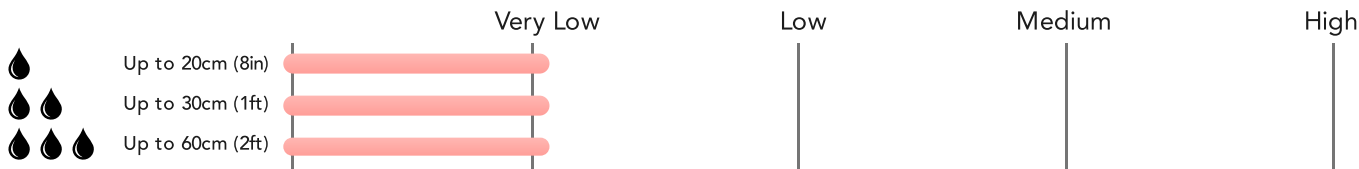


Risk Rating: Very low

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:

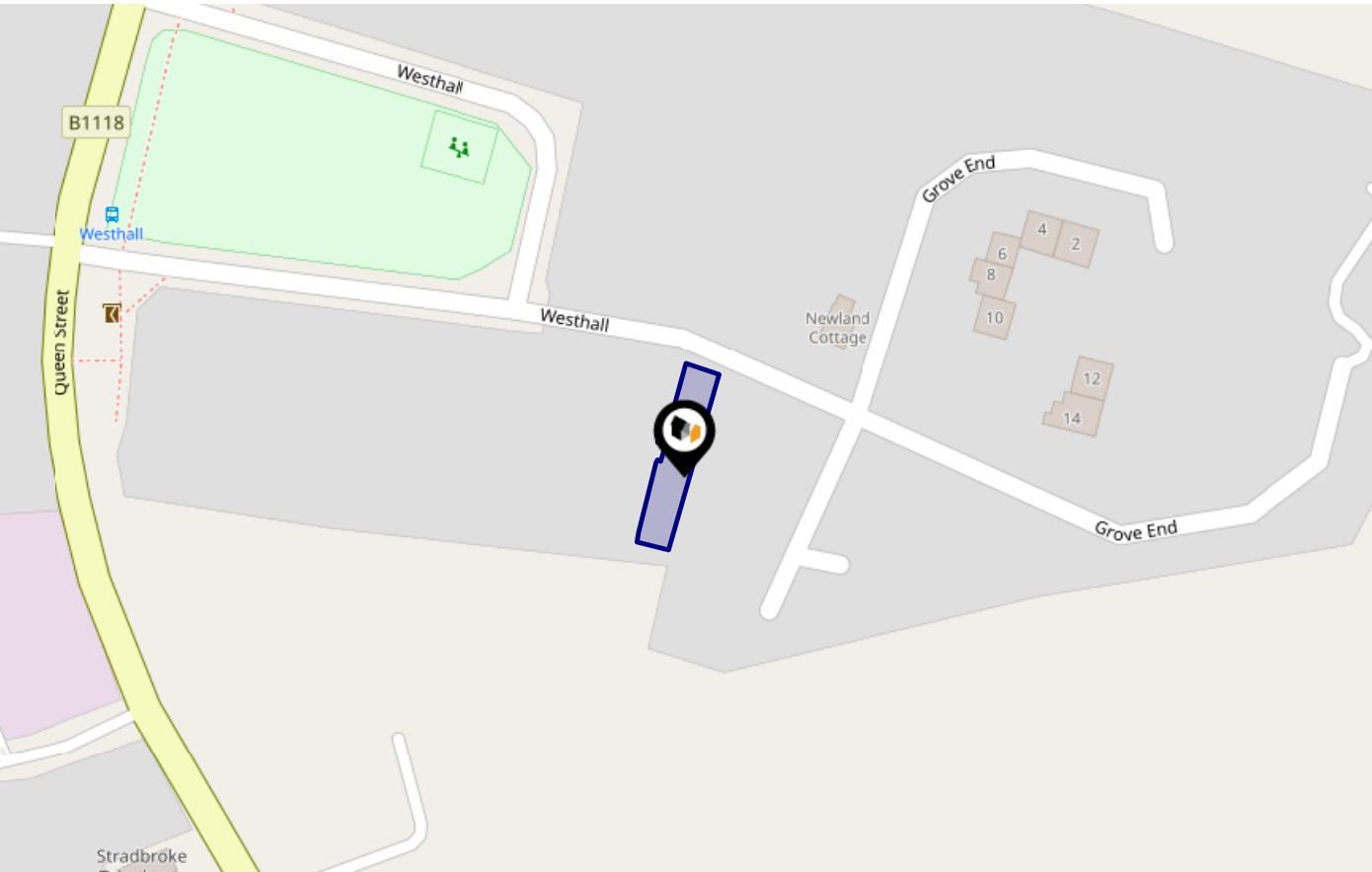


Flood Risk

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.

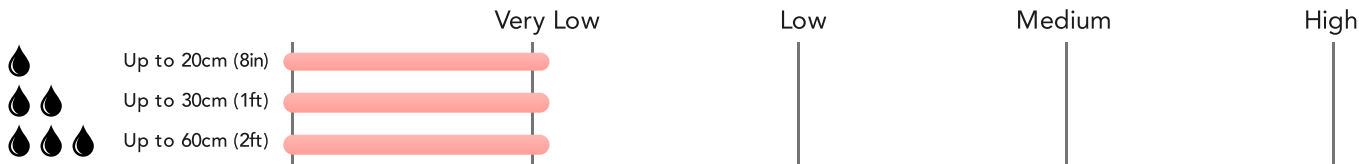


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Chance of flooding to the following depths at this property:

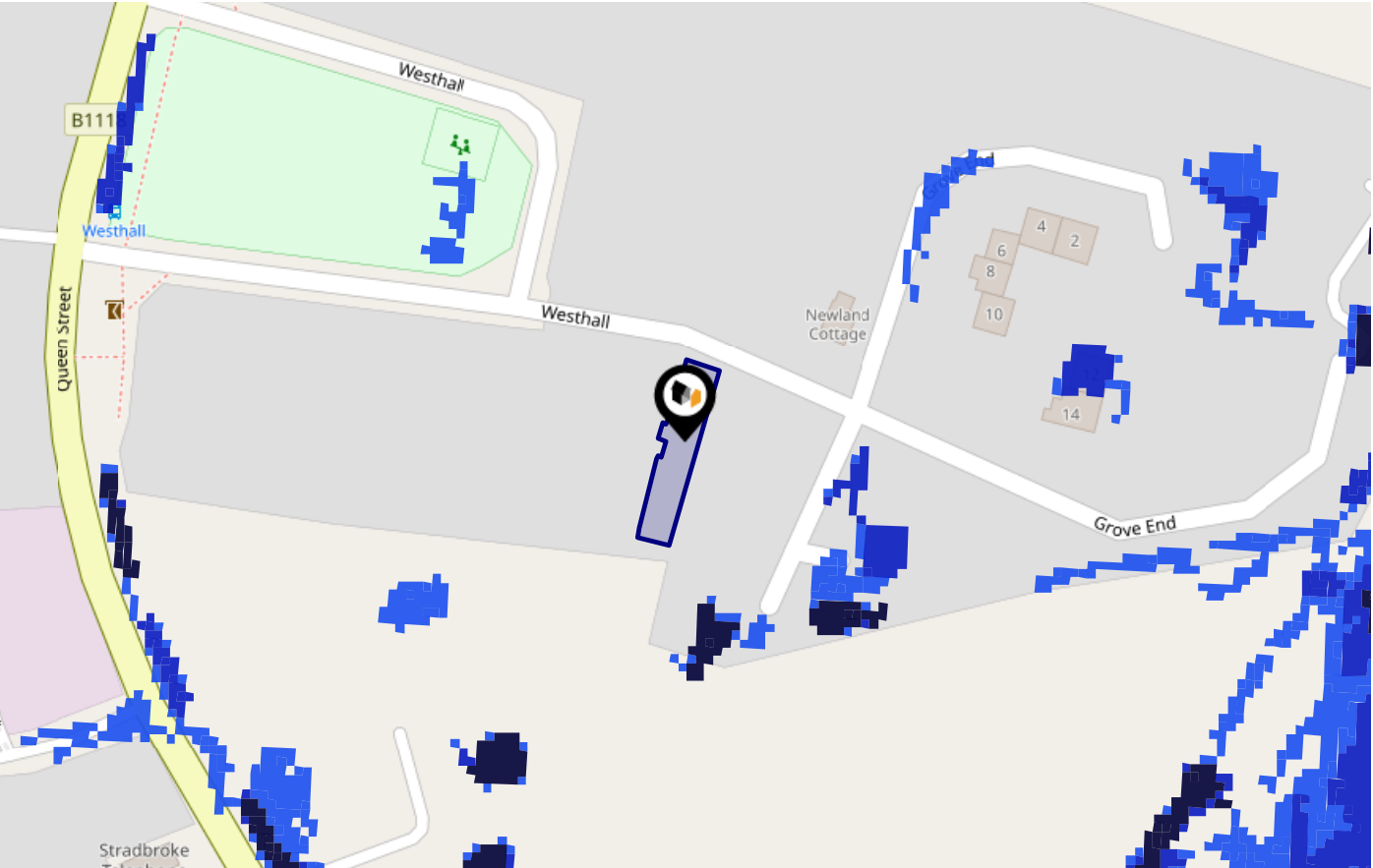


Flood Risk

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.

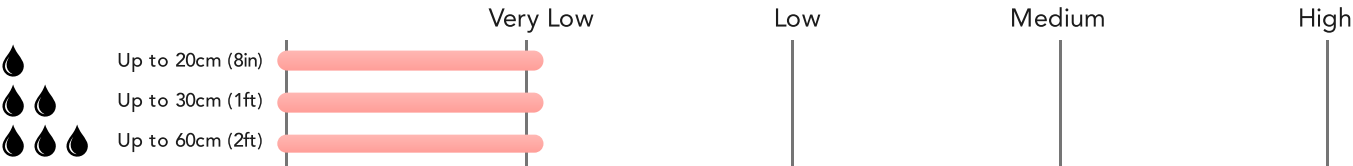


Risk Rating: Very low

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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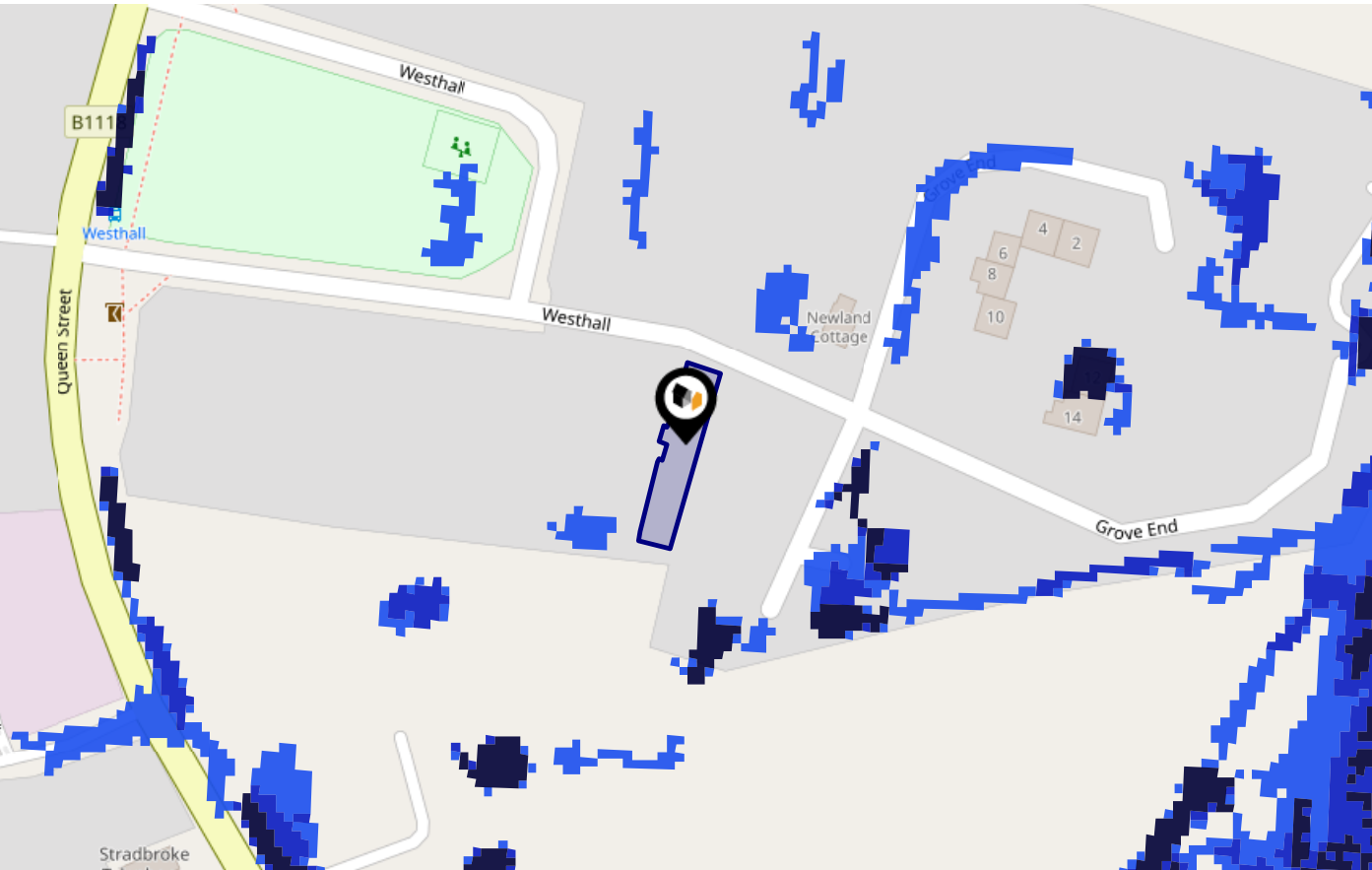


Flood Risk

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.

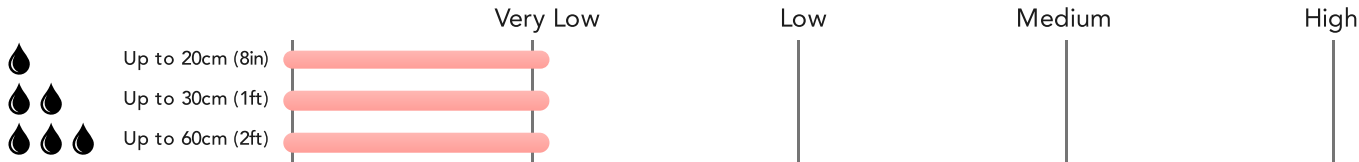


Risk Rating: Very low

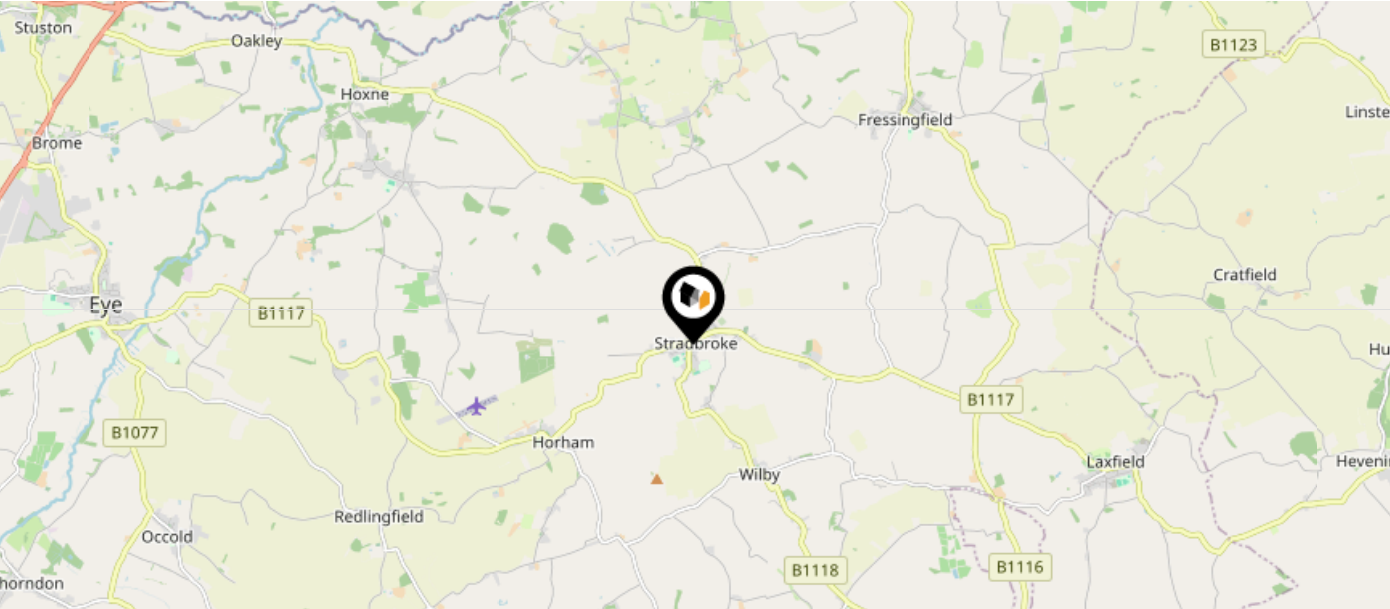
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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

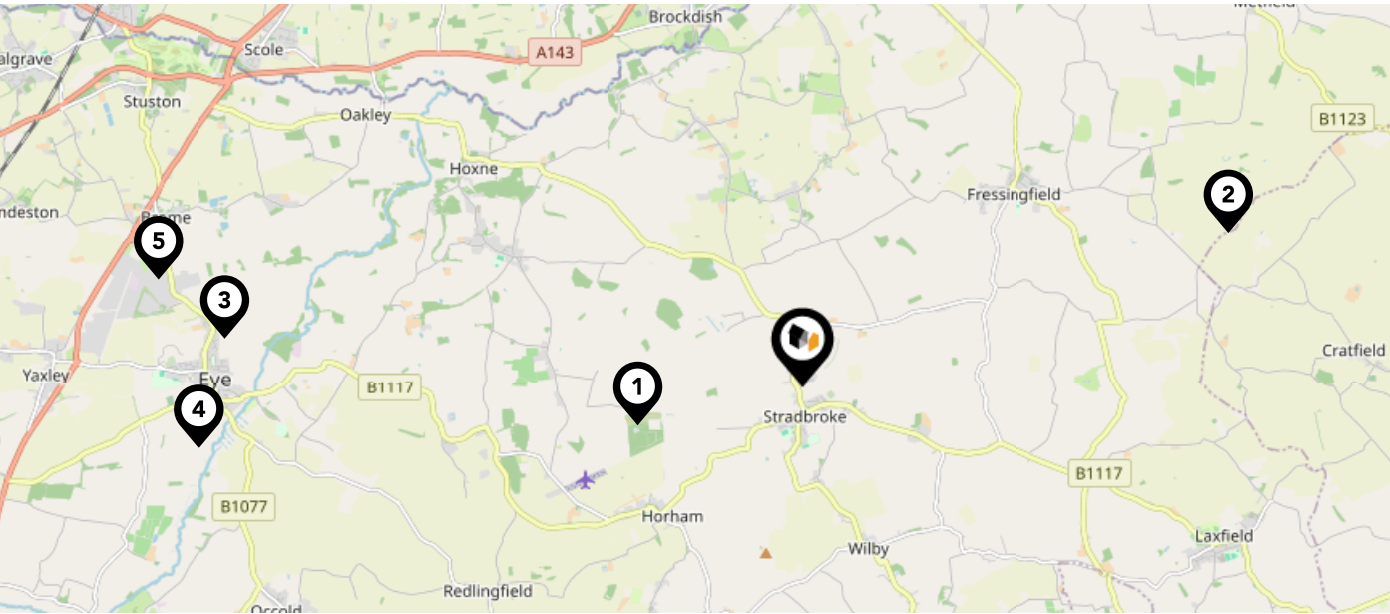
No data available.

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.



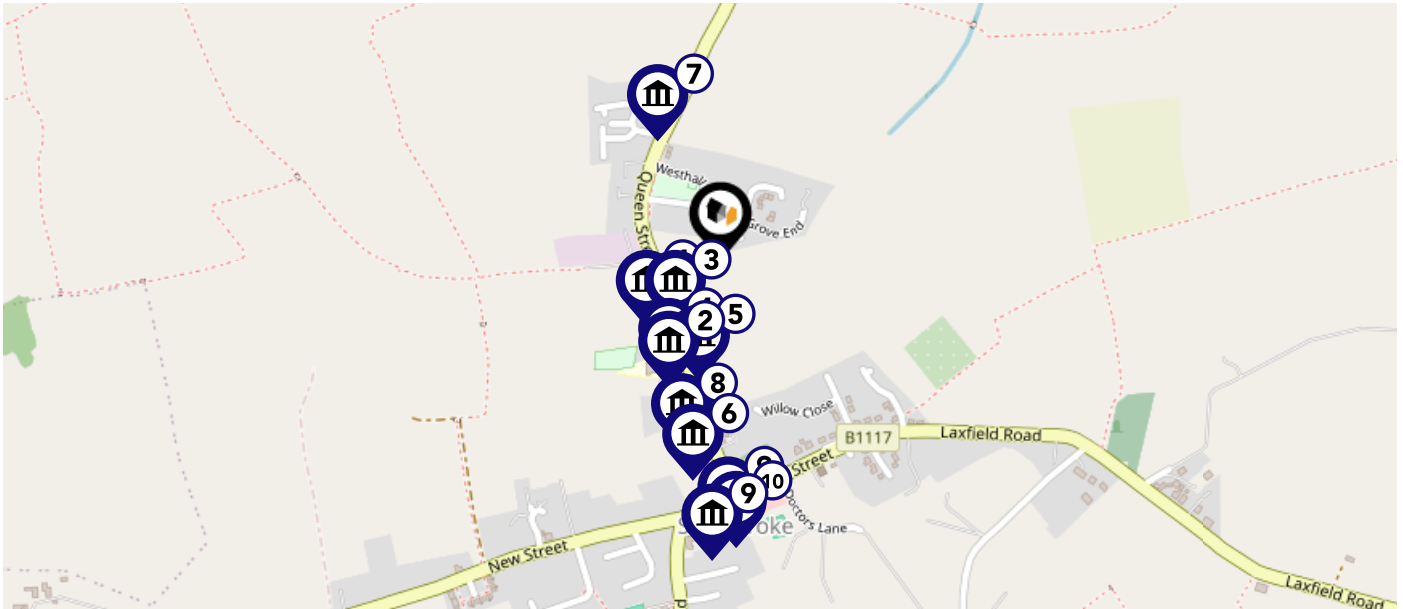
Nearby Landfill Sites		
1	Maggots Fm-Maggots Farm, Denham	Historic Landfill
2	Cratfield Road-Cratfield Road, Fressingham	Historic Landfill
3	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
4	Magdalen-Magdalen, Eye	Historic Landfill
5	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill

Maps

Listed Buildings



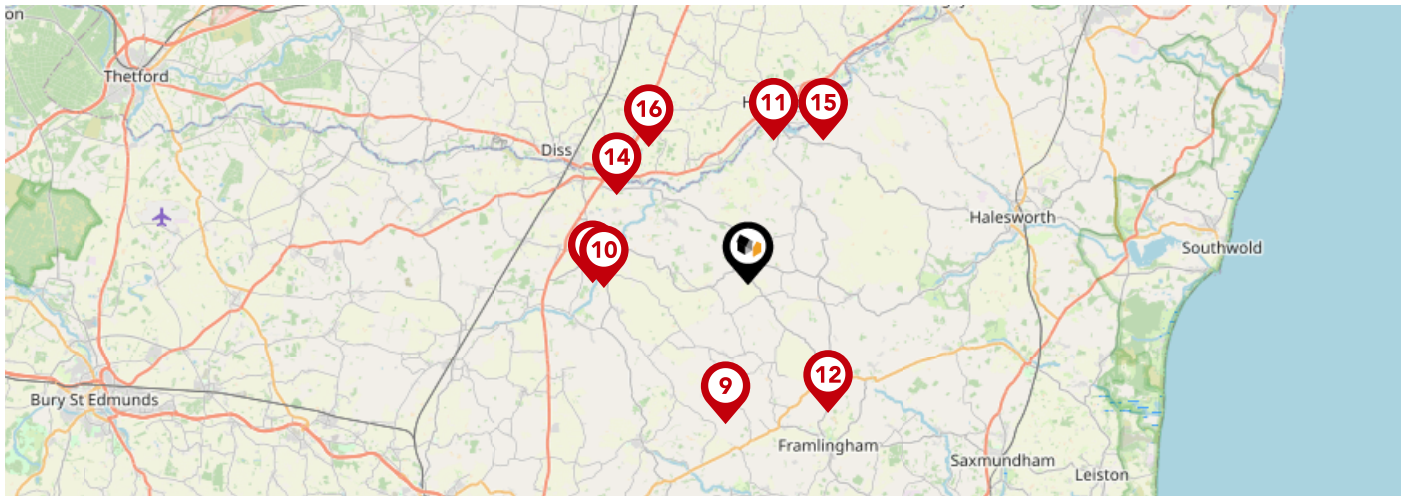
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1181558 - Grove Cottage	Grade II	0.1 miles
 1352247 - Hemsheaf House	Grade II	0.1 miles
 1352248 - Grove Farmhouse	Grade II	0.1 miles
 1032824 - 2 Cottages Immediately North Of The Hemp Sheaf (occupied By Mr. Pearl And Mr. Browning)	Grade II	0.1 miles
 1284955 - Stradbroke Hall	Grade II	0.1 miles
 1352246 - Ryle House	Grade II	0.2 miles
 1181391 - White House Farmhouse	Grade II	0.2 miles
 1032823 - Suffolk House And Country Flowers	Grade II	0.2 miles
 1032850 - Town Close	Grade II	0.3 miles
 1032852 - Church View	Grade II	0.3 miles
 1470189 - Stradbroke War Memorial	Grade II	0.3 miles



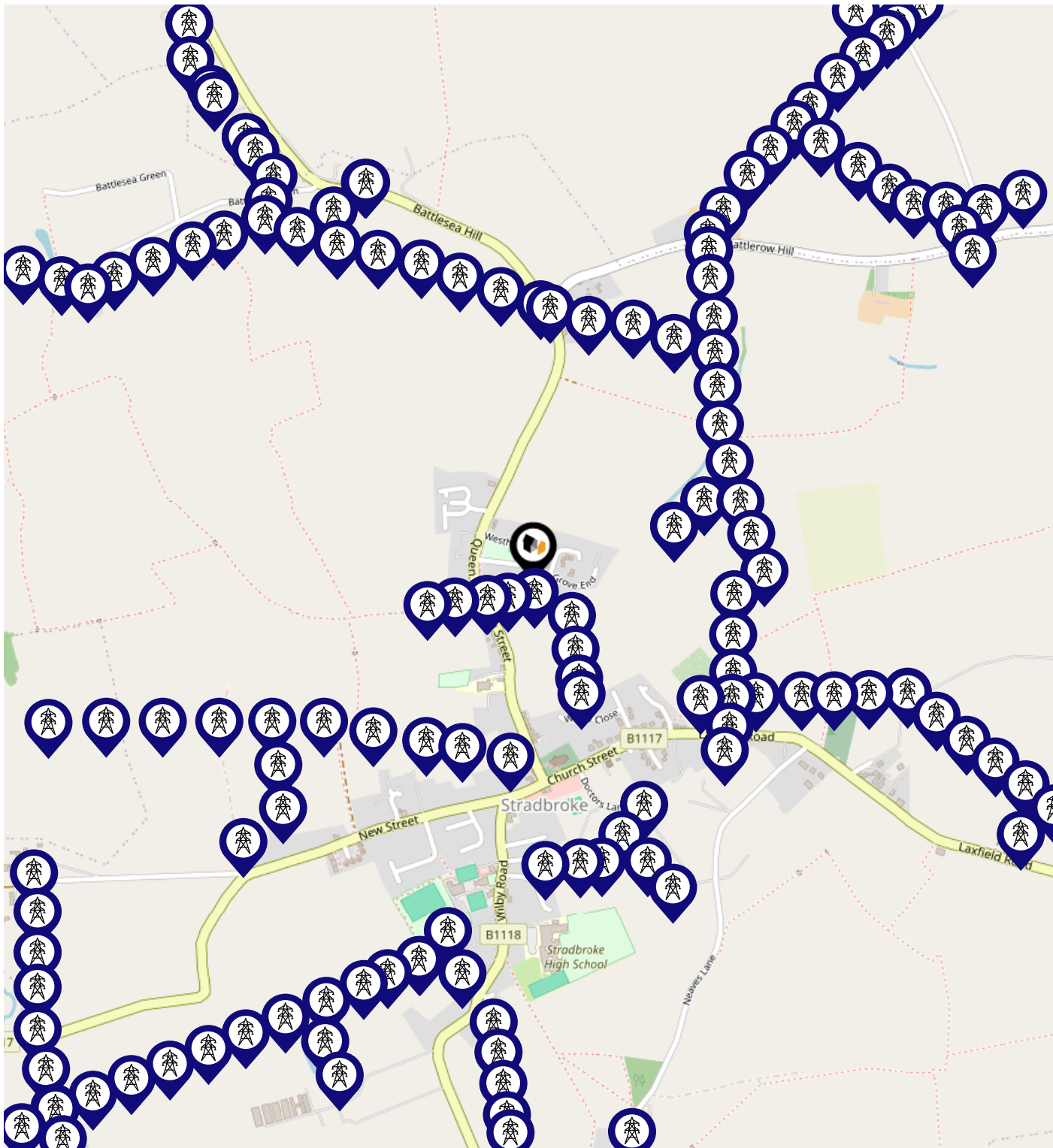
		Nursery	Primary	Secondary	College	Private
1	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:0.12	☐	☒	☐	☐	☐
2	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:0.57	☐	☐	☒	☐	☐
3	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:1.67	☐	☒	☐	☐	☐
4	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.46	☐	☒	☐	☐	☐
5	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:2.87	☐	☒	☐	☐	☐
6	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:3.76	☐	☒	☐	☐	☐
7	All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:3.93	☐	☒	☐	☐	☐
8	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:5.12	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:5.13	☐	☒	☐	☐	☐
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:5.21	☐	☒	☐	☐	☐
	The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:5.33	☐	☒	☒	☐	☐
	Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:5.47	☐	☒	☐	☐	☐
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.61	☐	☐	☒	☐	☐
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:5.75	☐	☒	☐	☐	☐
	Mendham Primary School Ofsted Rating: Good Pupils: 63 Distance:5.92	☐	☒	☐	☐	☐
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:6.12	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

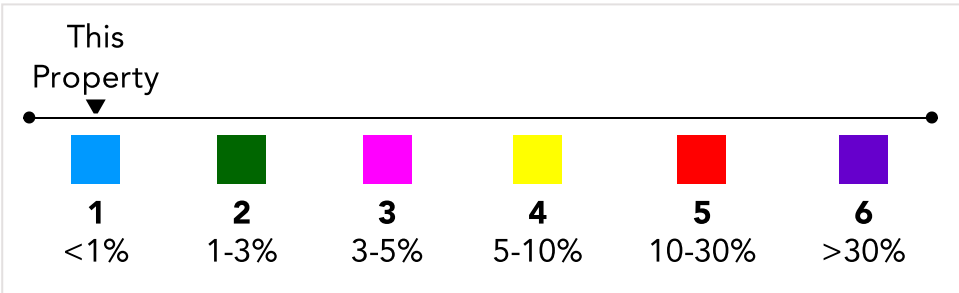
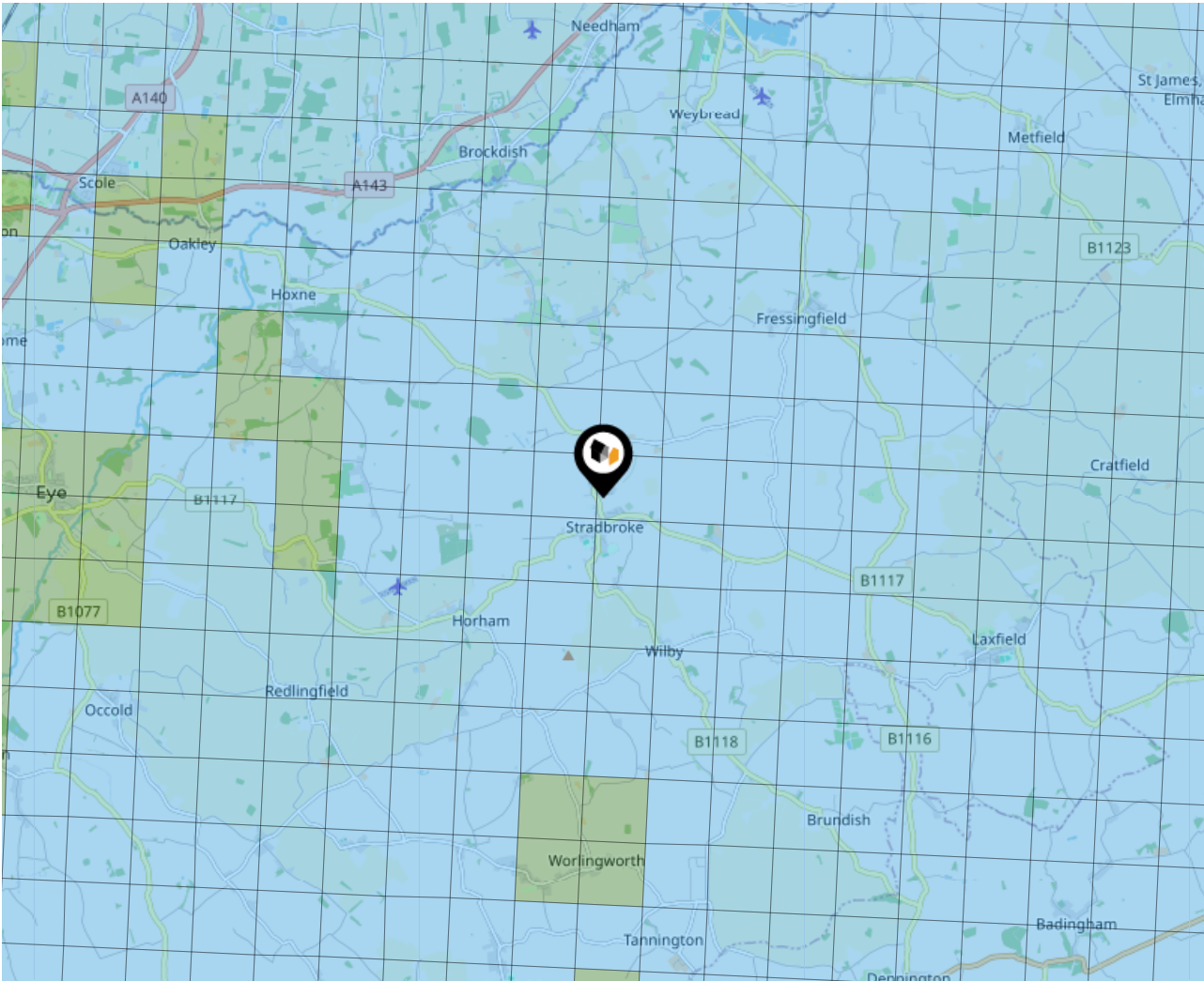


Key:

-  Power Pylons
-  Communication Masts

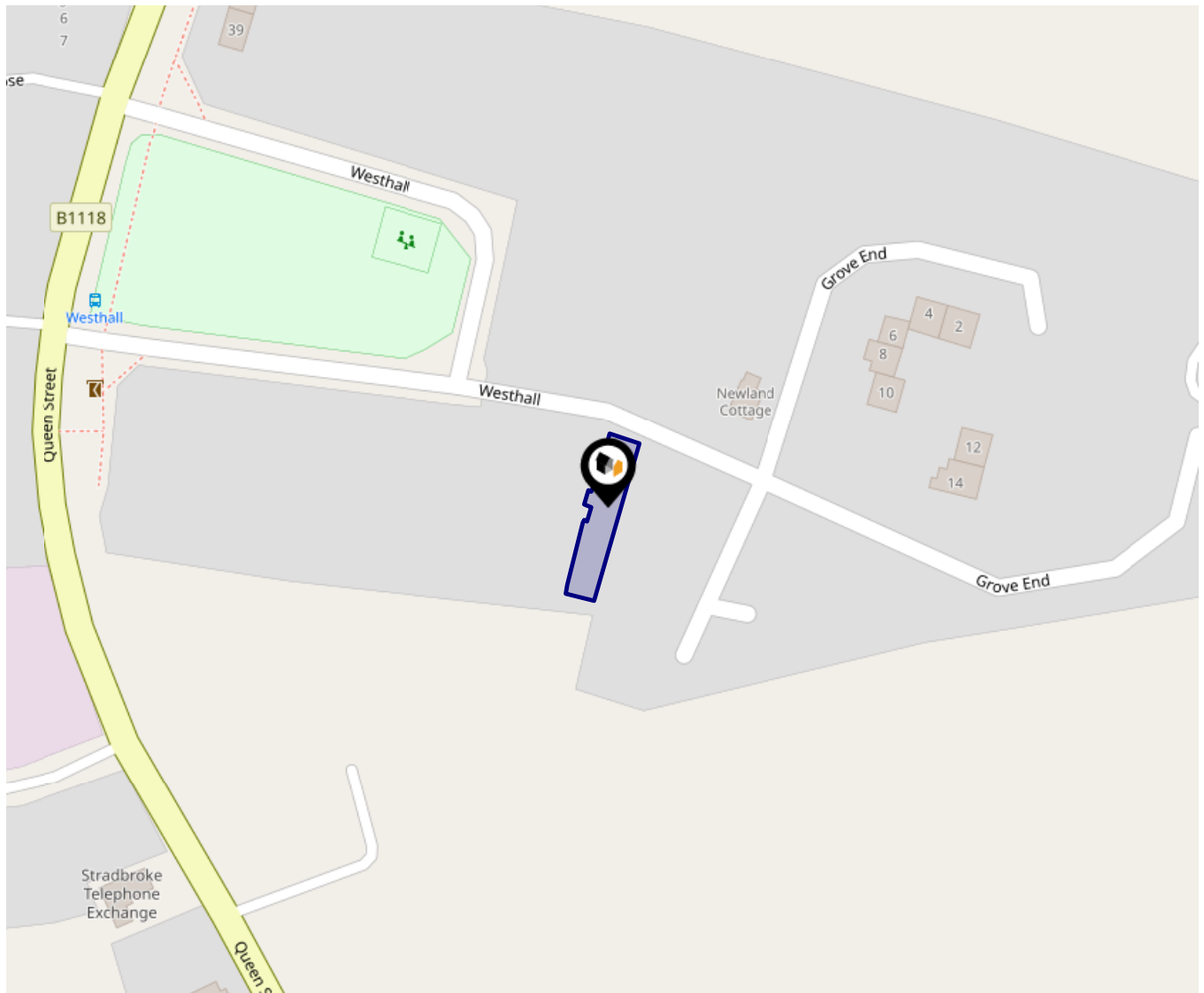
What is Radon?

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



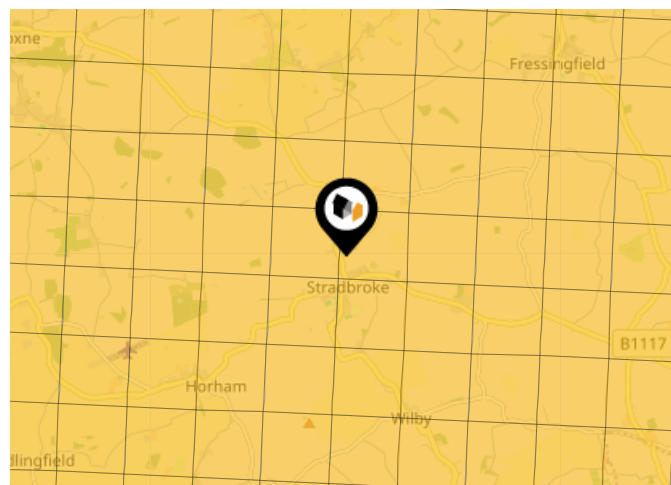
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

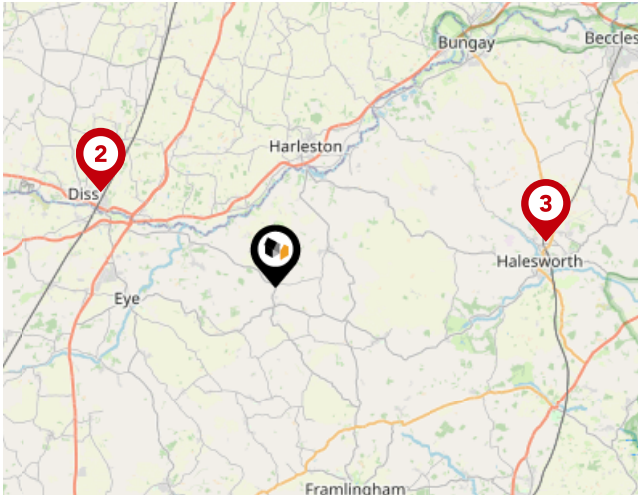


Primary Classifications (Most Common Clay Types)

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

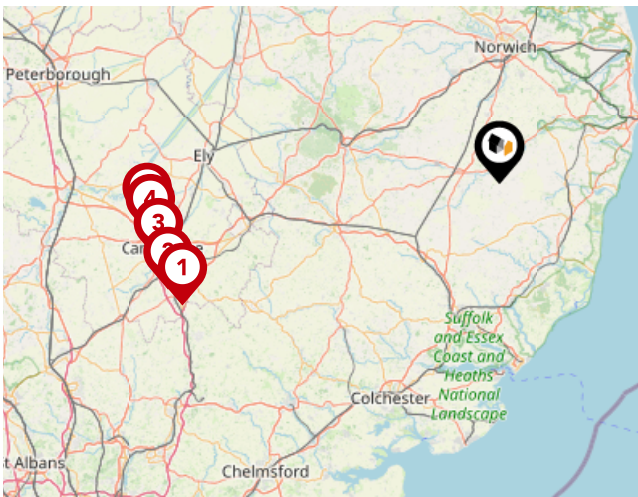
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	7.21 miles
2	Diss Rail Station	7.22 miles
3	Entrance1	10 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	49.41 miles
2	M11 J10	50.52 miles
3	M11 J11	50.77 miles
4	M11 J13	51.14 miles
5	M11 J14	51.36 miles

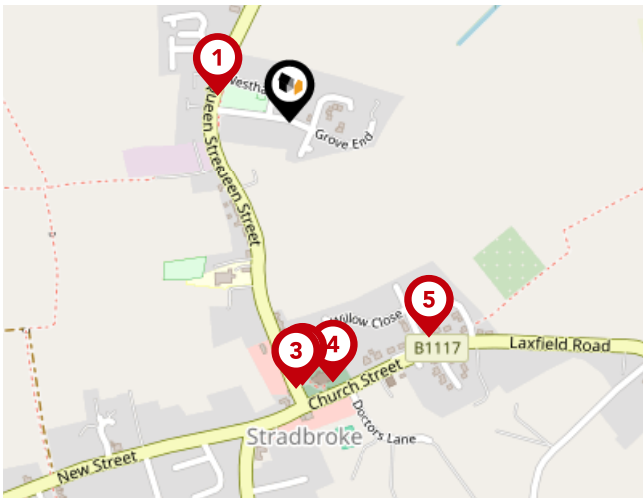


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	24.02 miles
2	Southend-on-Sea	57.51 miles
3	Stansted Airport	52.36 miles
4	Cambridge	47.16 miles

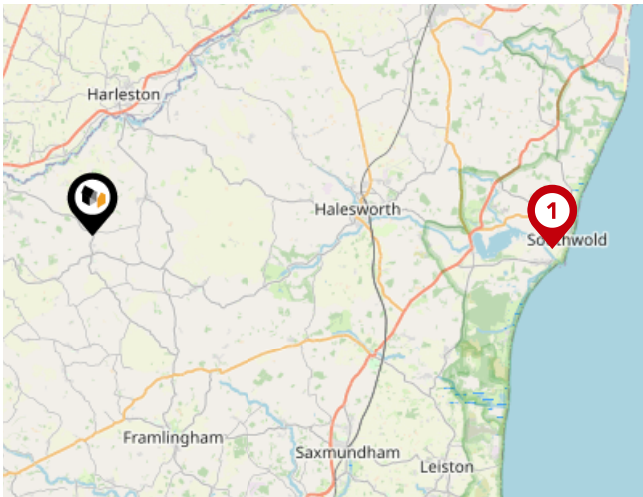
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Westhall	0.09 miles
2	Church	0.3 miles
3	Church	0.3 miles
4	White Hart	0.3 miles
5	Shelton Hill	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	16.71 miles
2	Southwold Ferry Landing	16.72 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.



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

Whittleby 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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Whittleby Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittlebyparish.com

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

