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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21st November 2025



HIGDON CLOSE, BURSTON, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,216 ft ² / 113 m ²		
Plot Area:	0.23 acres		
Council Tax :	Band D		
Annual Estimate:	£2,368		
Title Number:	NK225841		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

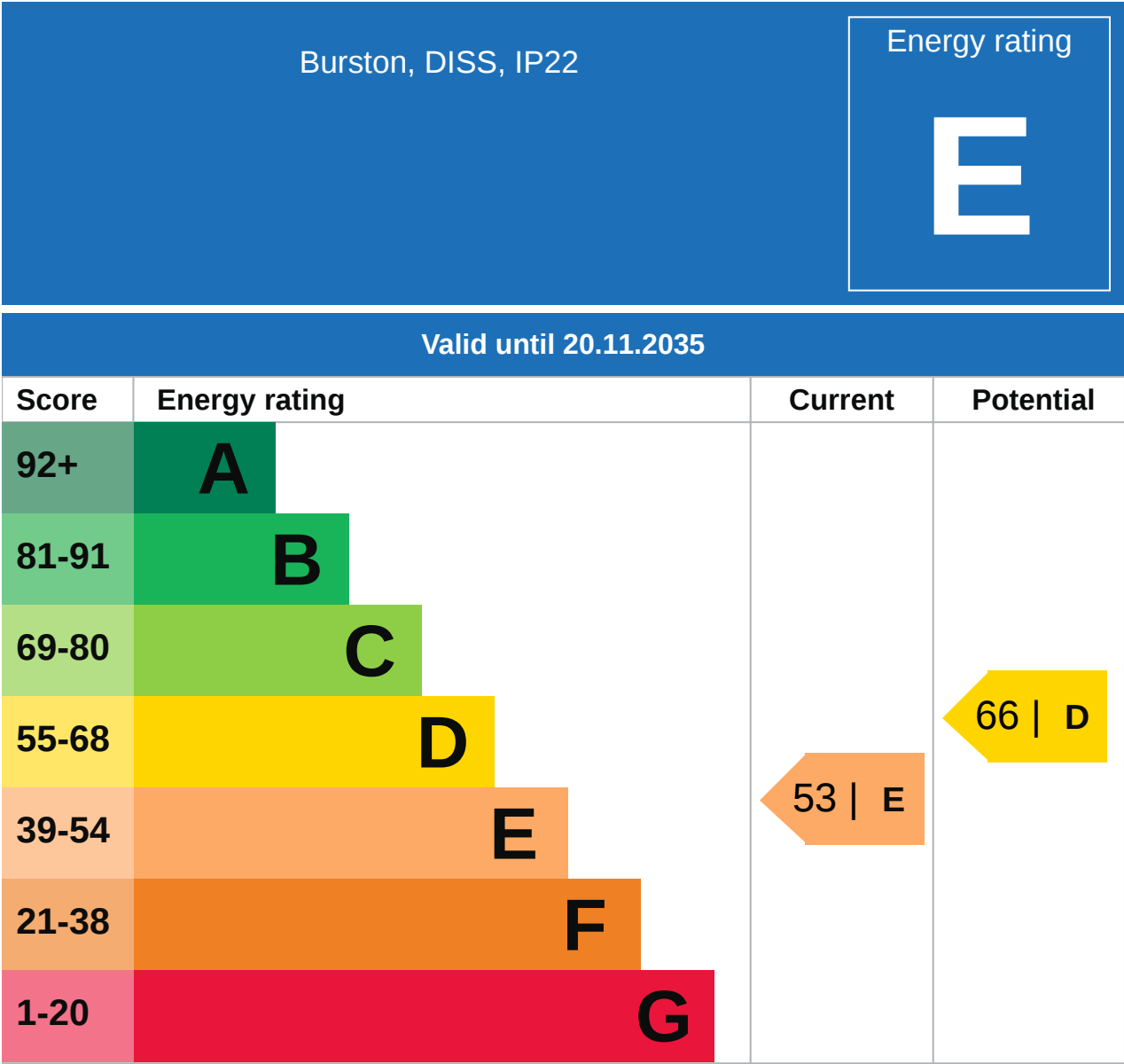






HIGDON CLOSE, BURSTON, DISS, IP22







Additional EPC Data

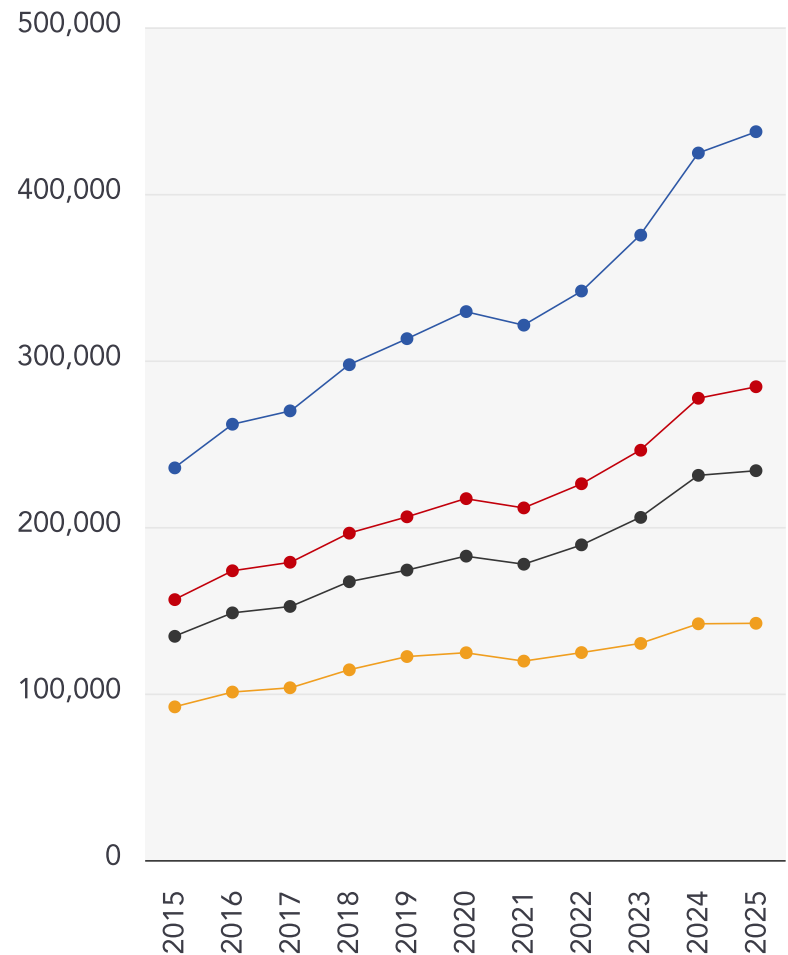
Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, 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:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	113 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.

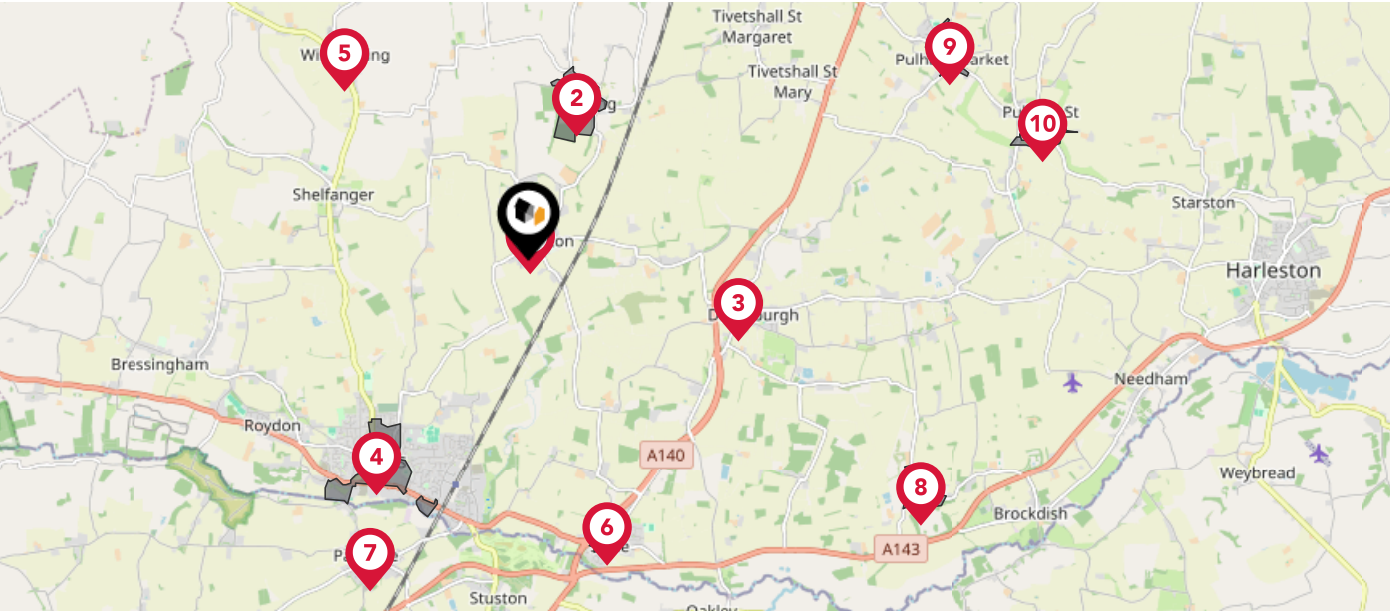
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



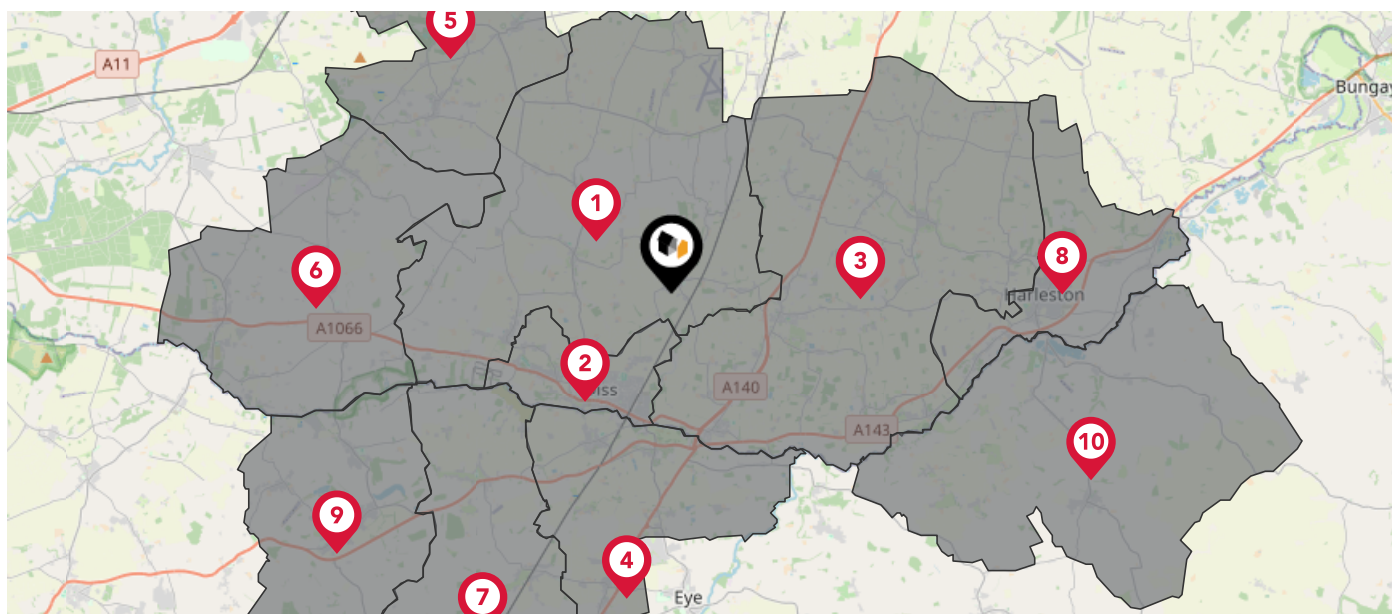
Nearby Conservation Areas	
1	Burston
2	Gissing
3	Dickleburgh
4	Diss
5	Winfarthing
6	Scole
7	Palgrave
8	Thorpe Abbots
9	Pulham Market
10	Pulham St Mary

Maps

Council Wards



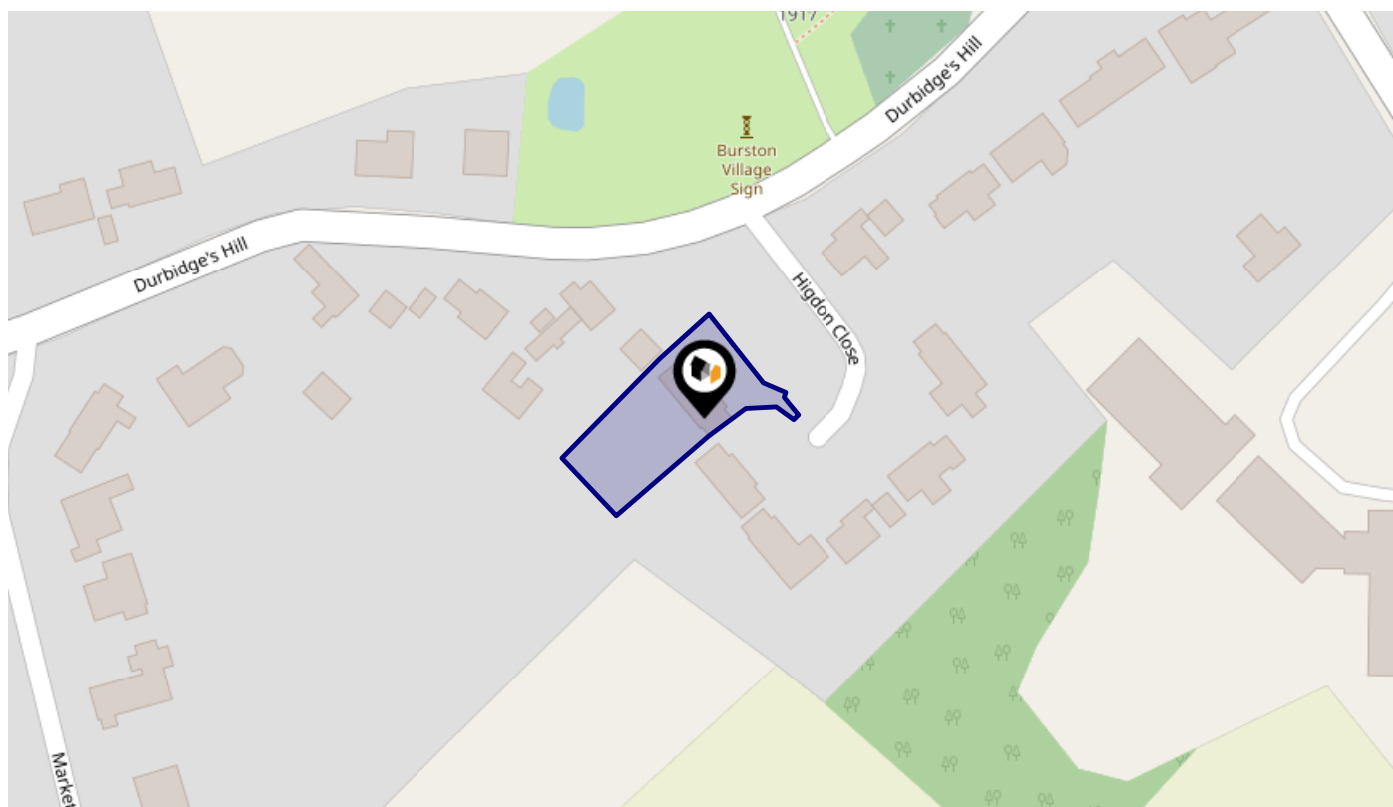
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bressingham & Burston Ward
-  Diss & Roydon Ward
-  Beck Vale, Dickleburgh & Scole Ward
-  Palgrave Ward
-  The Buckenham & Banham Ward
-  Guiltcross Ward
-  Gislegham Ward
-  Harleston Ward
-  Rickinghall Ward
-  Fressingfield 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:

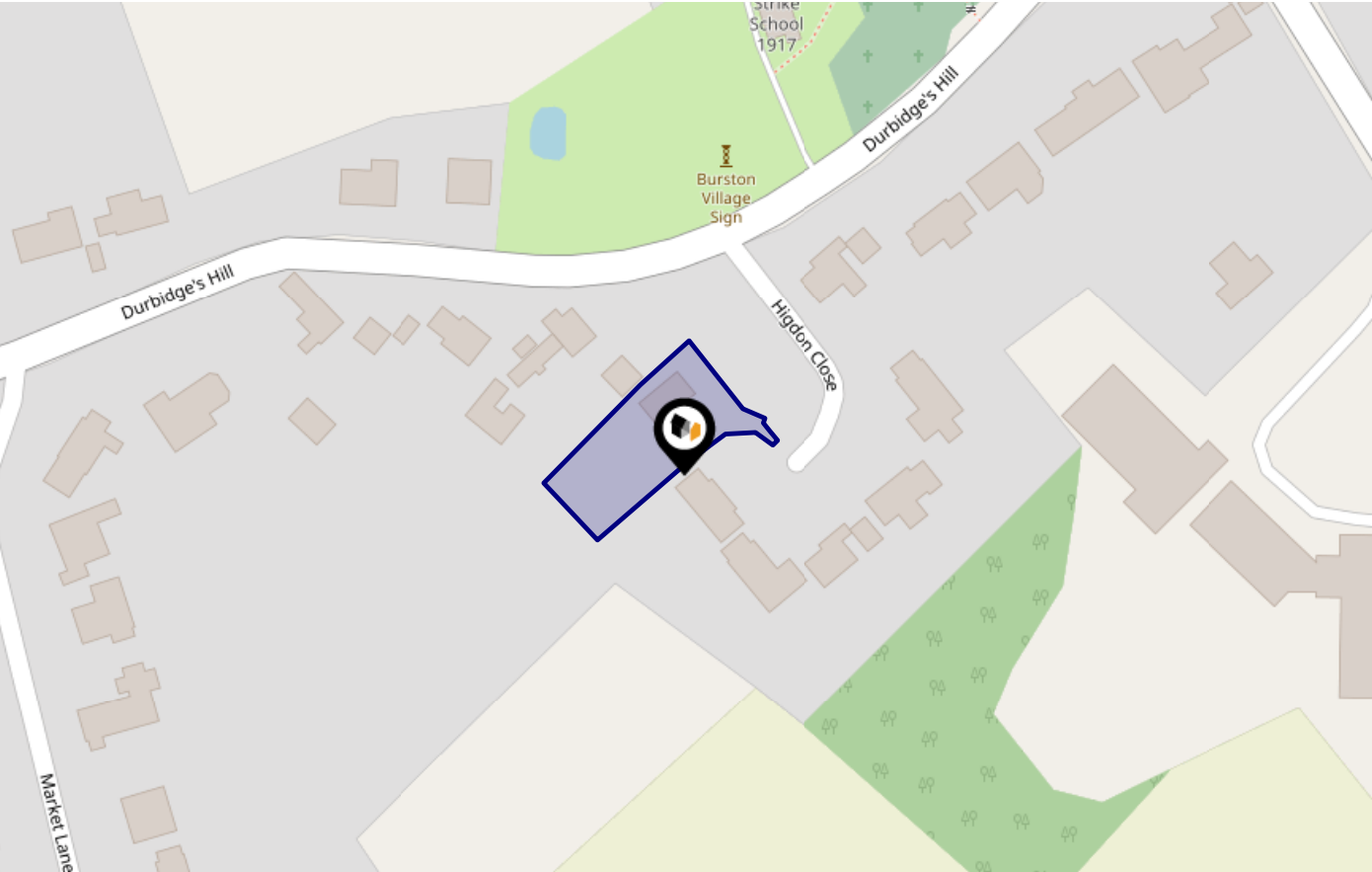
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

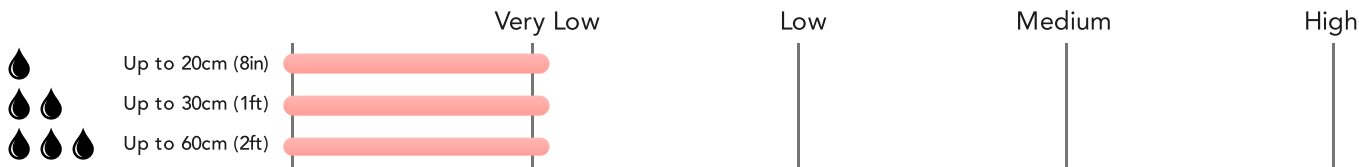


Risk Rating: Very low

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:

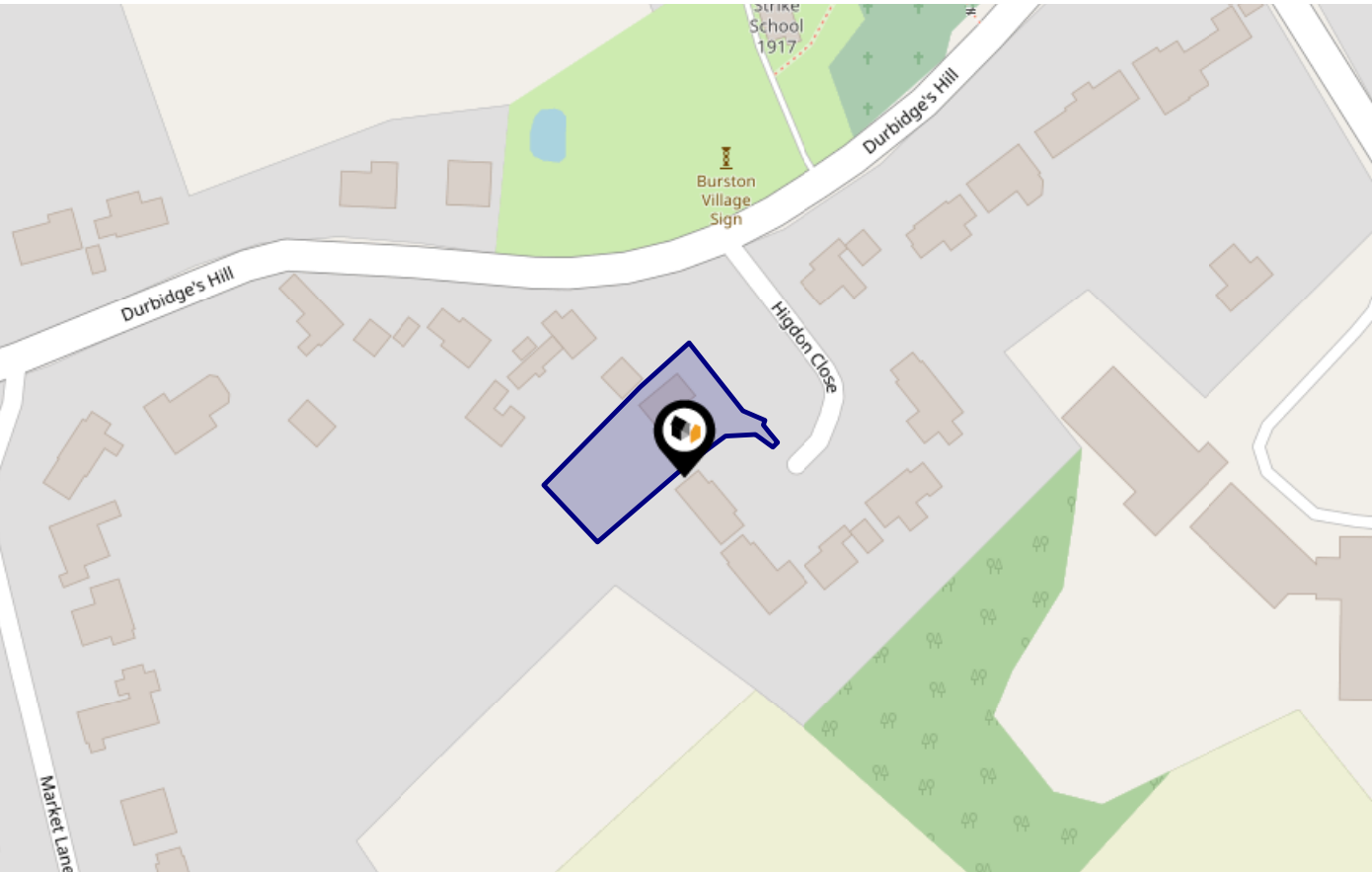


Flood Risk

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.

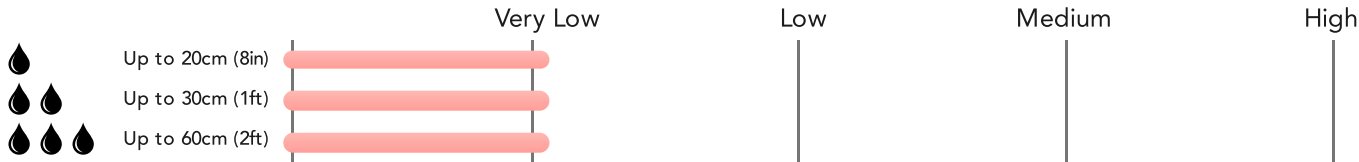


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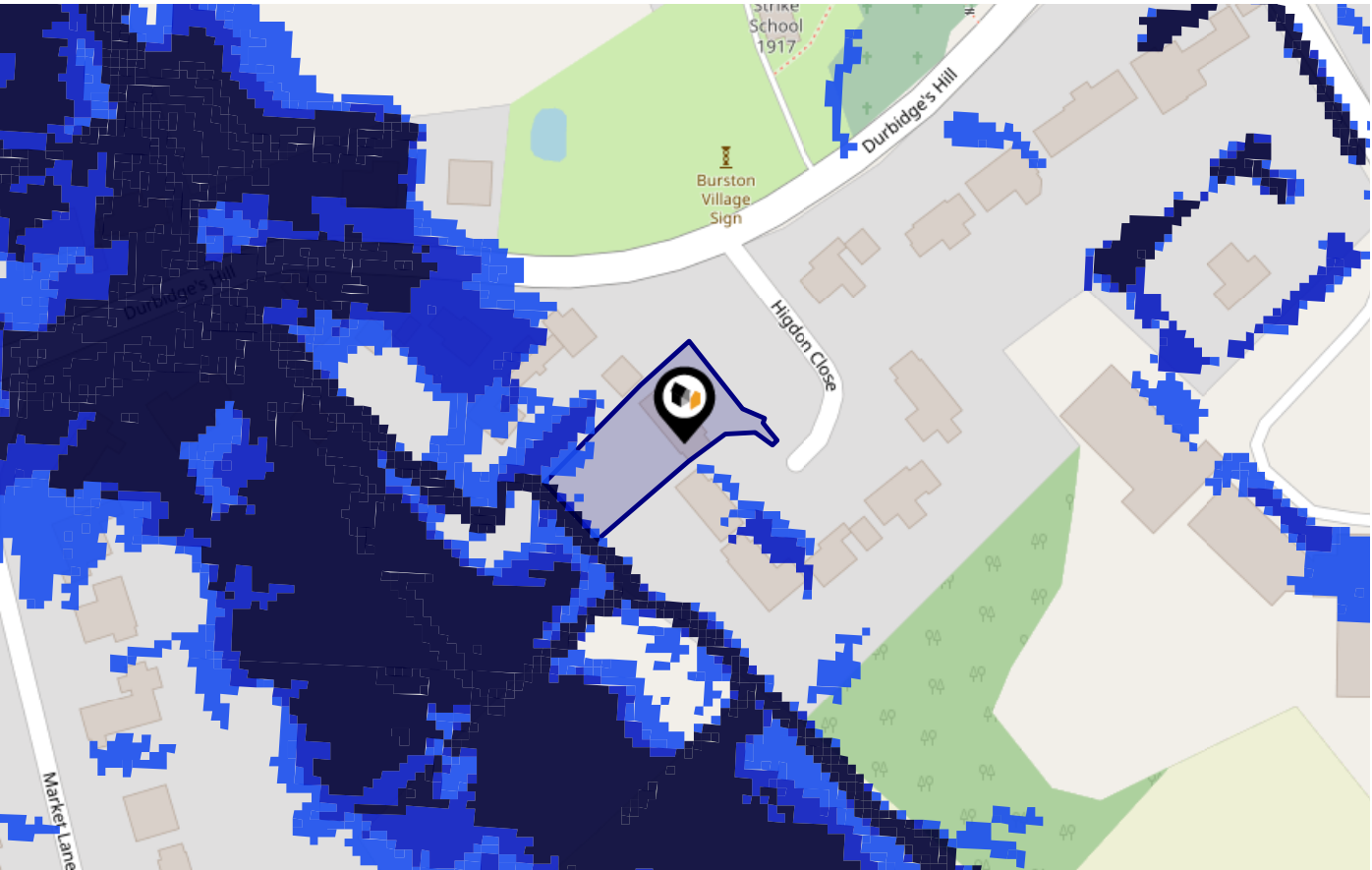


Flood Risk

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.

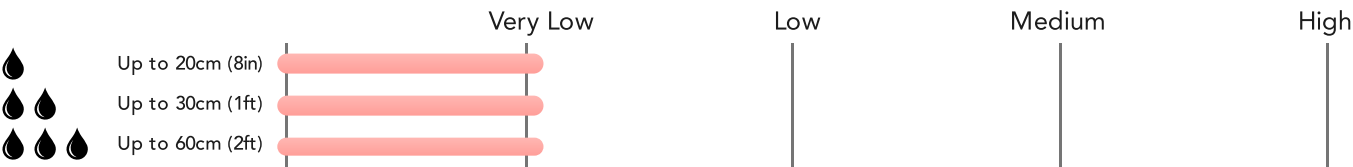


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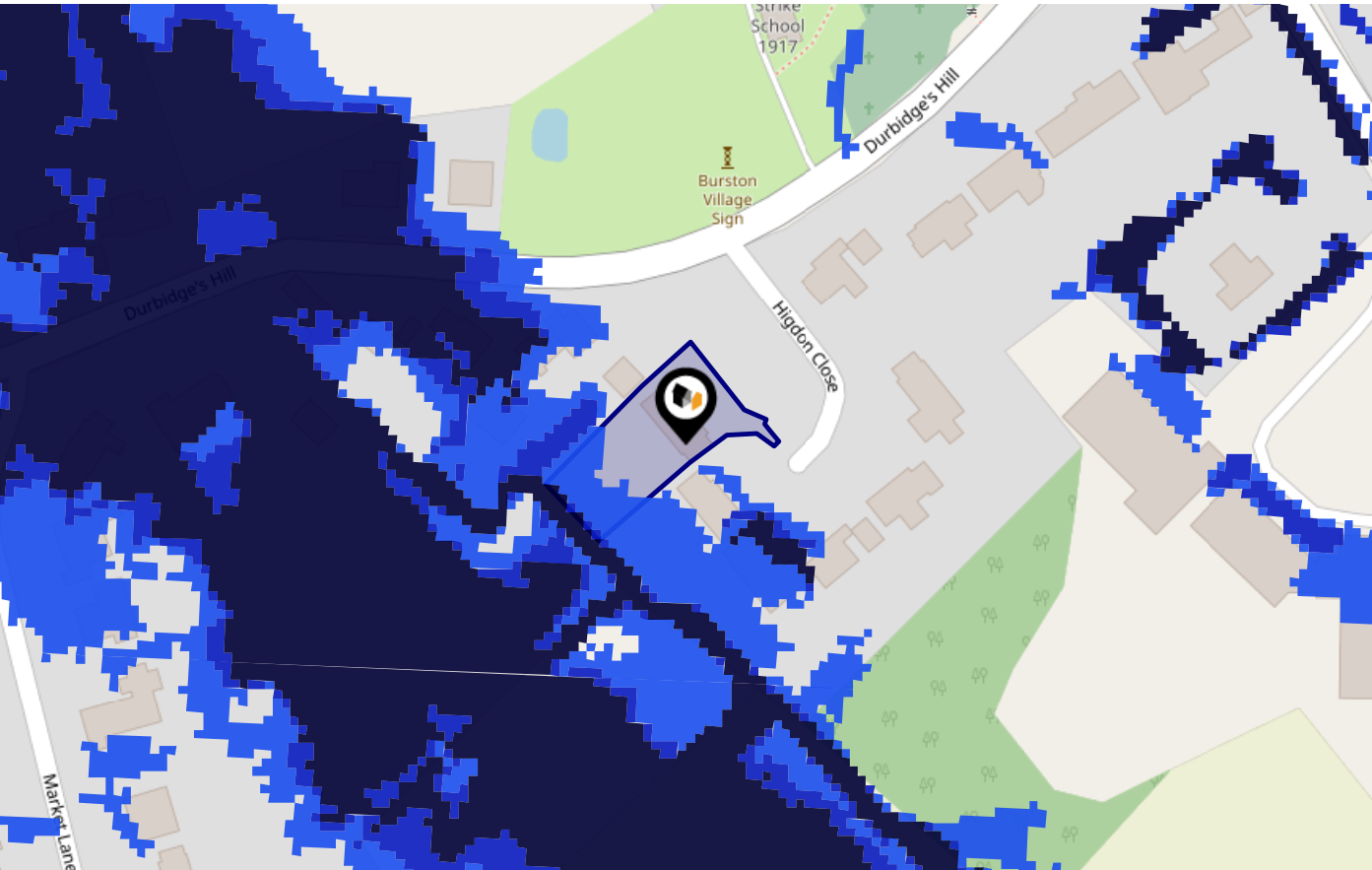


Flood Risk

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.

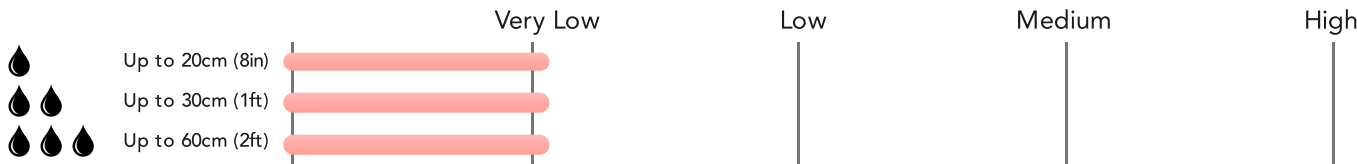


Risk Rating: Very low

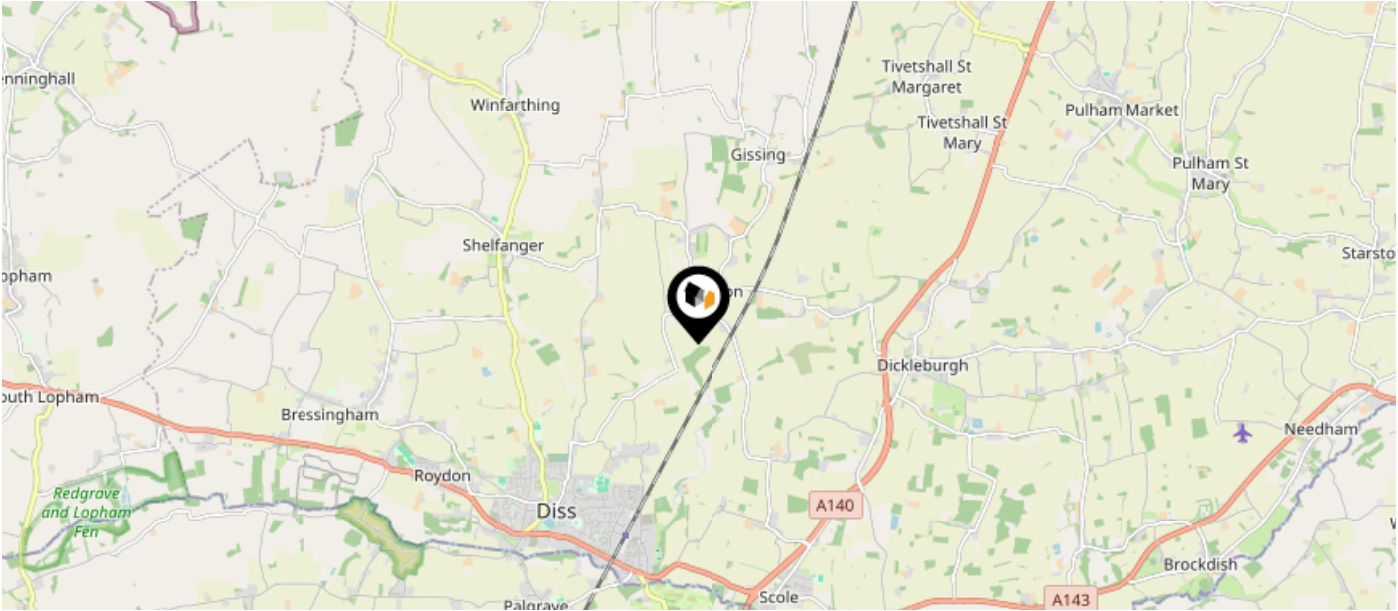
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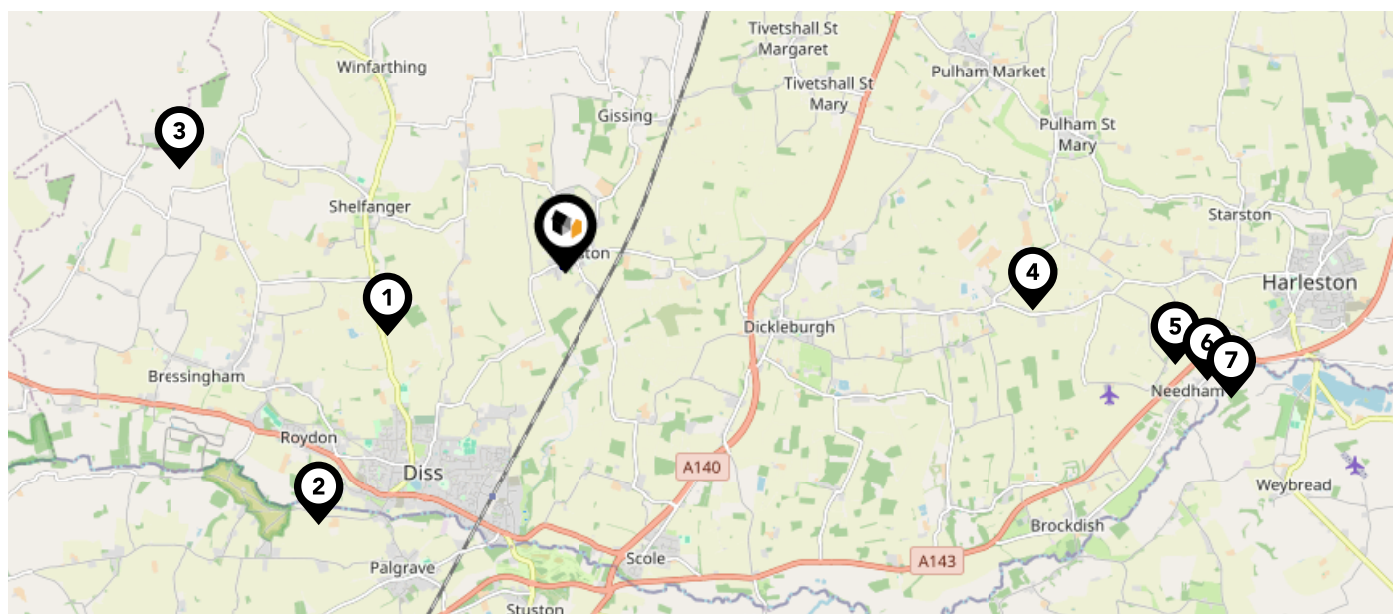
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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

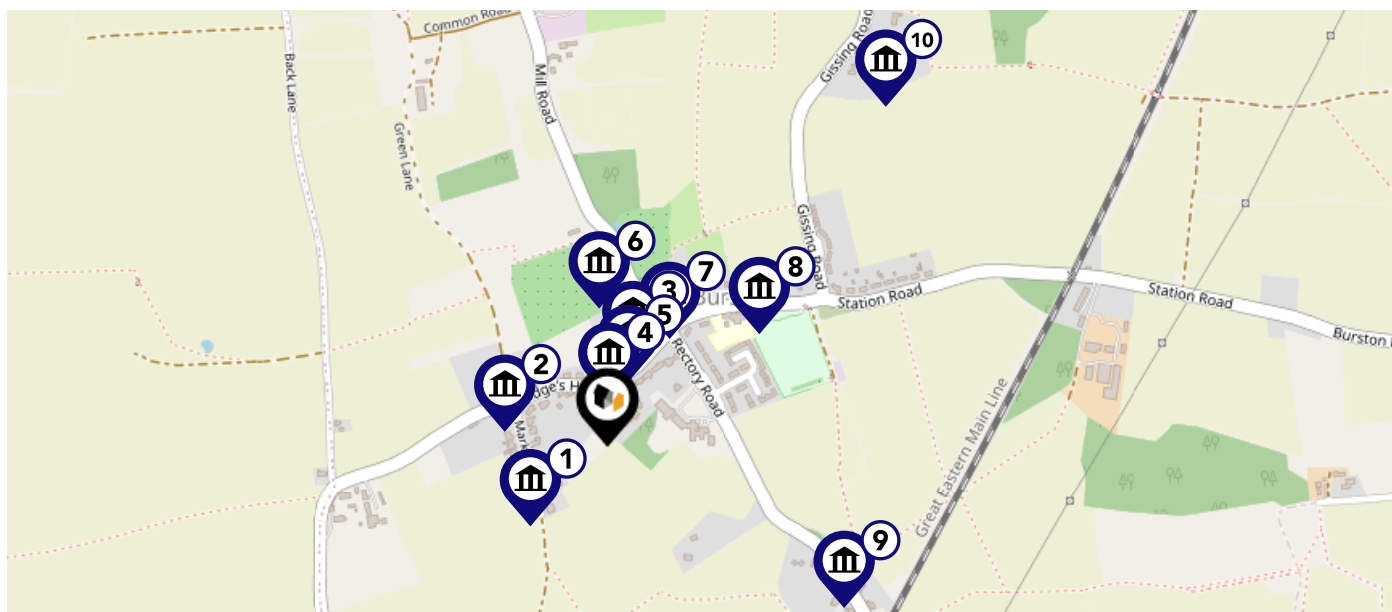
	Near Shelfanger Road (B1077)-Diss, Norfolk	Historic Landfill 
	Roydon Fen-Roydon, Norfolk	Historic Landfill 
	Former Air field-Fersfield Drive, Norfolk	Historic Landfill 
	Furze Green - South Green-Dickleburgh	Historic Landfill 
	Harmans Lane-Needham, Norfolk	Historic Landfill 
	Barnaways Farm-Harmans Lane, Needham, Norfolk	Historic Landfill 
	By Elm Farm-High Road, Needham	Historic Landfill 

Maps

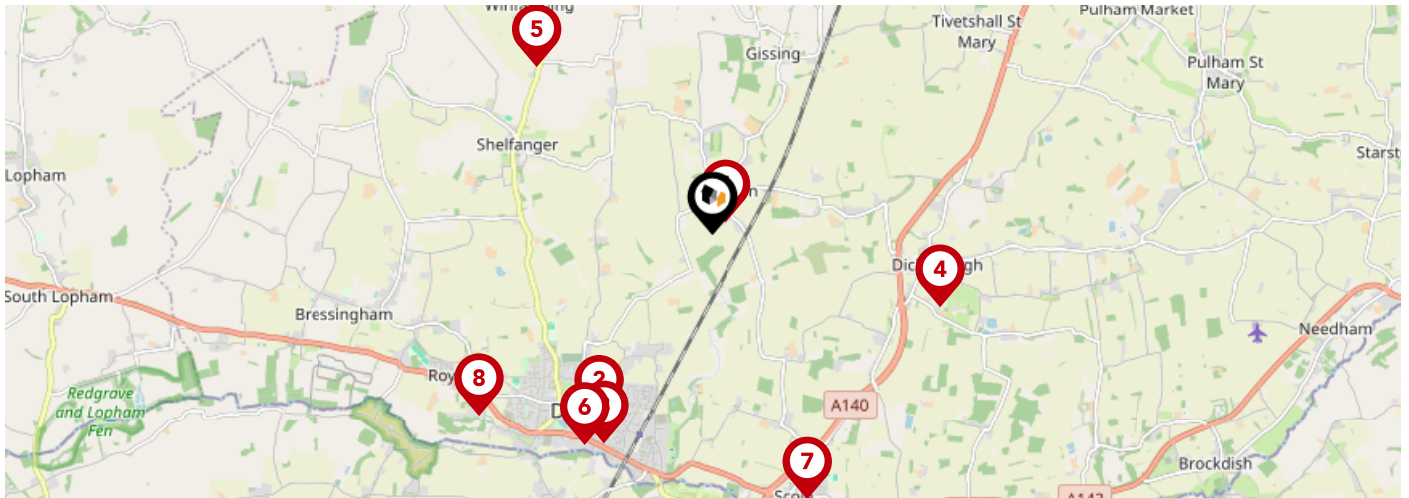
Listed Buildings



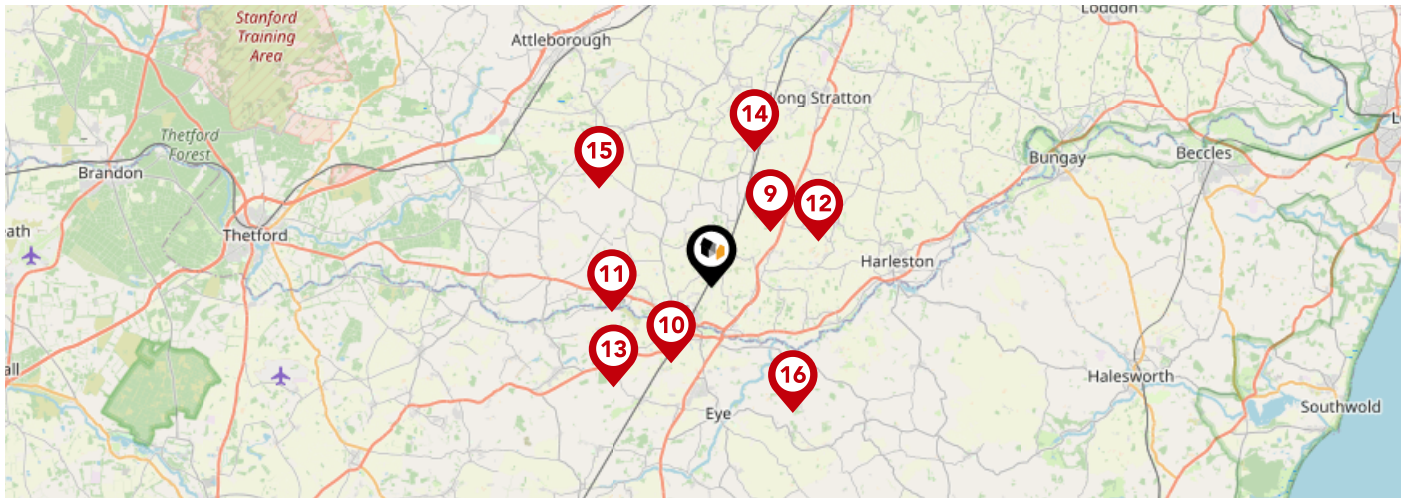
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1373631 - Market Farmhouse	Grade II	0.1 miles
 1049621 - Valley Farmhouse	Grade II	0.1 miles
 1049584 - Red House	Grade II	0.1 miles
 1171245 - The Strike School	Grade II	0.1 miles
 1305672 - Church Of St Mary	Grade II	0.1 miles
 1049585 - Crown Farmhouse	Grade II	0.2 miles
 1373592 - The Crown Public House	Grade II	0.2 miles
 1049586 - Manor House Farmhouse	Grade II	0.2 miles
 1049616 - Pear Tree Cottage	Grade II	0.3 miles
 1049622 - Bridge Green Farmhouse	Grade II	0.5 miles



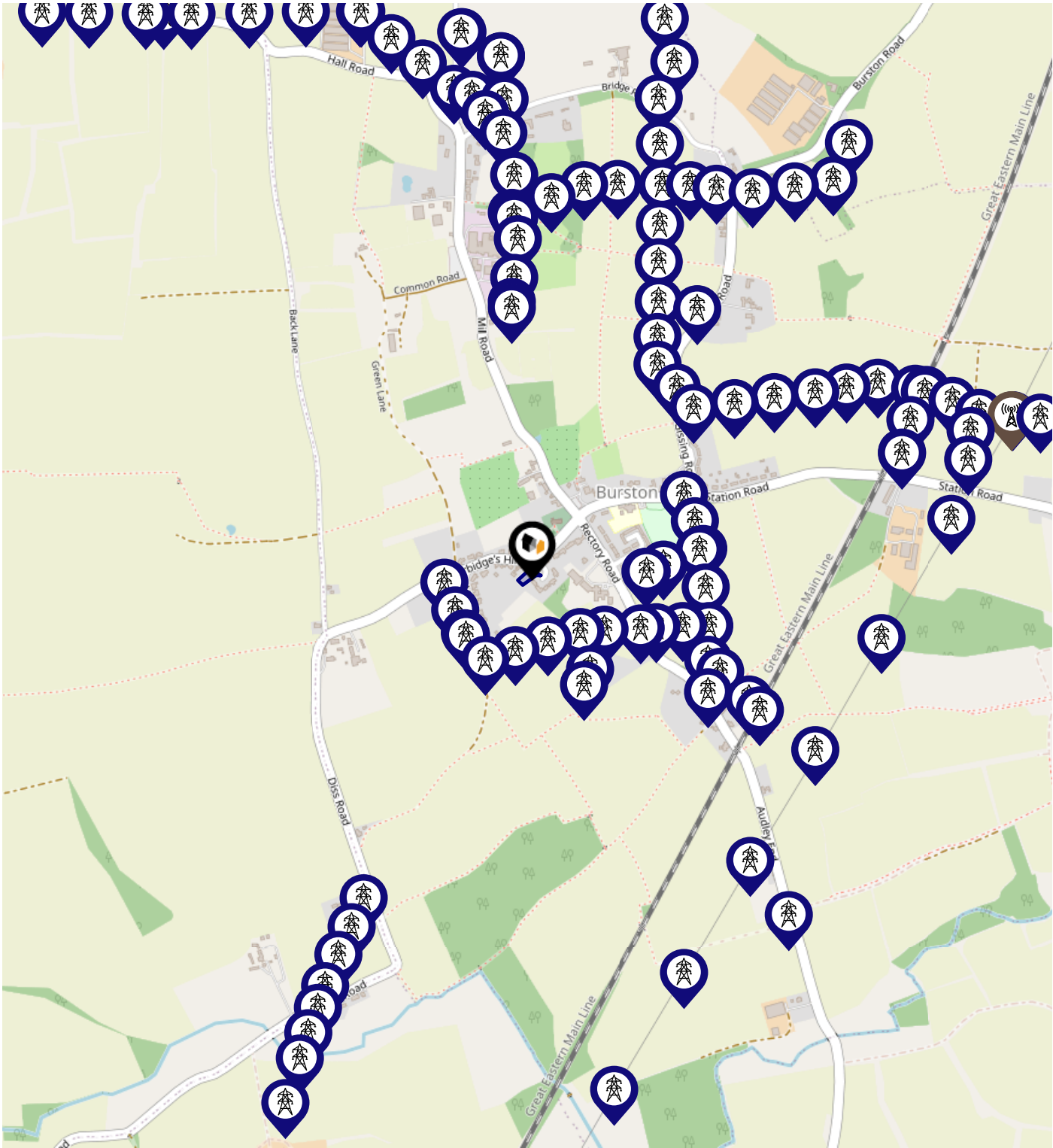
		Nursery	Primary	Secondary	College	Private
1	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:0.17	☐	☒	☐	☐	☐
2	Diss High School Ofsted Rating: Good Pupils: 941 Distance:1.94	☐	☐	☒	☐	☐
3	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:2.12	☐	☒	☐	☐	☐
4	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:2.16	☐	☒	☐	☐	☐
5	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:2.2	☐	☒	☐	☐	☐
6	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:2.23	☐	☒	☐	☐	☐
7	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.54	☐	☒	☐	☐	☐
8	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:2.67	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.96	☐	☒	☐	☐	☐
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3.05	☐	☒	☐	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:3.67	☐	☒	☐	☐	☐
	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:4.26	☐	☒	☐	☐	☐
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.03	☐	☒	☐	☐	☐
	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:5.17	☐	☒	☐	☐	☐
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:5.4	☐	☐	☒	☐	☐
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:5.41	☐	☒	☐	☐	☐

Local Area

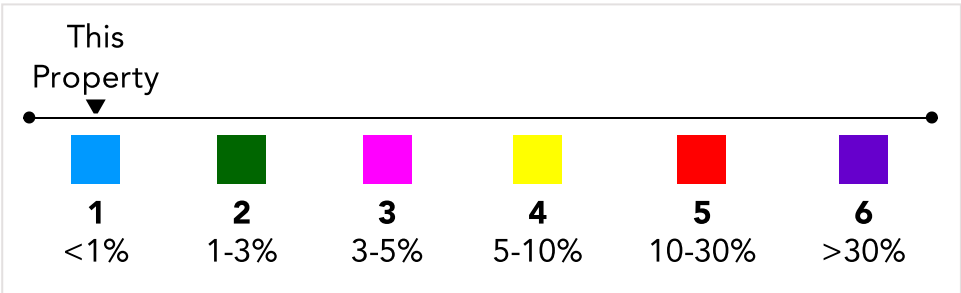
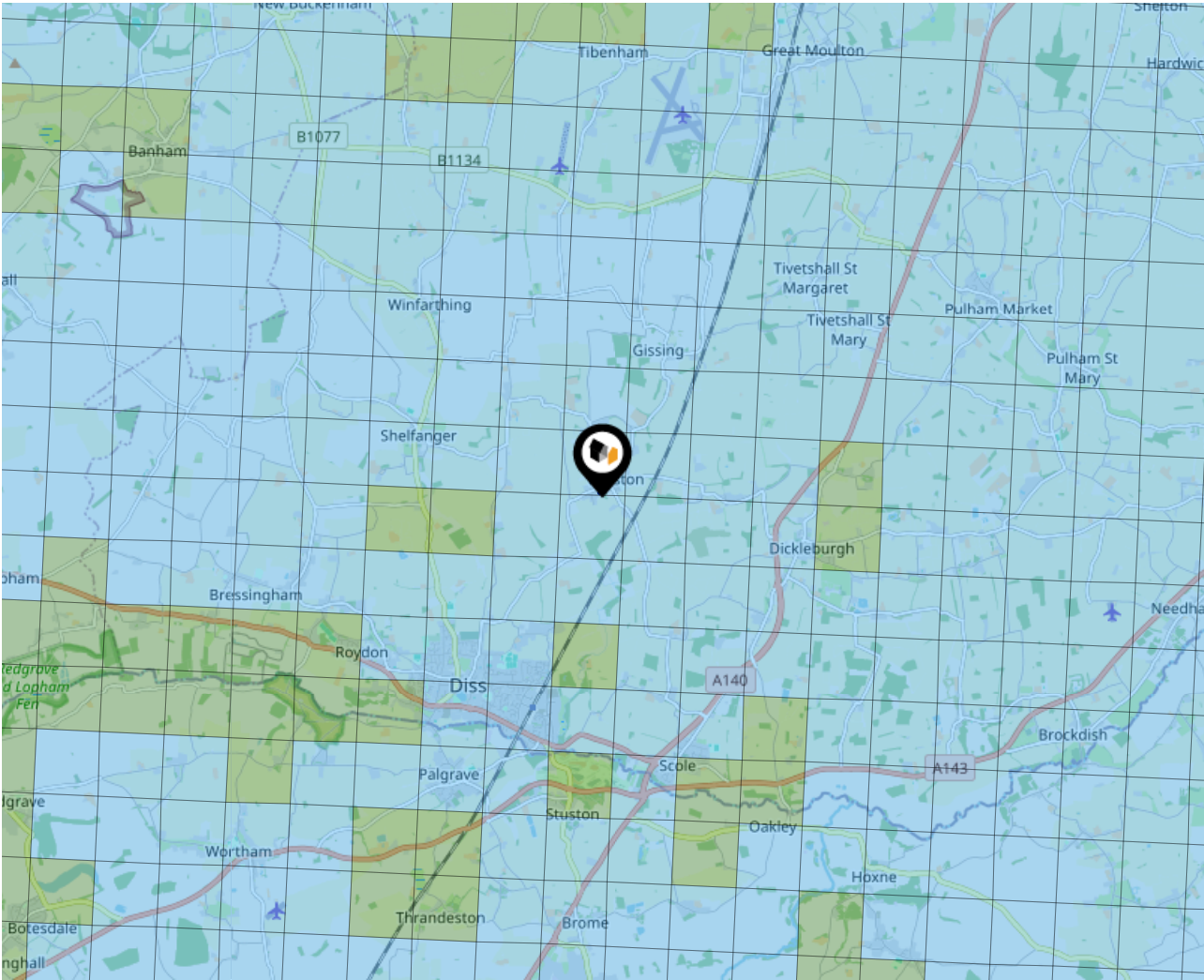
Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

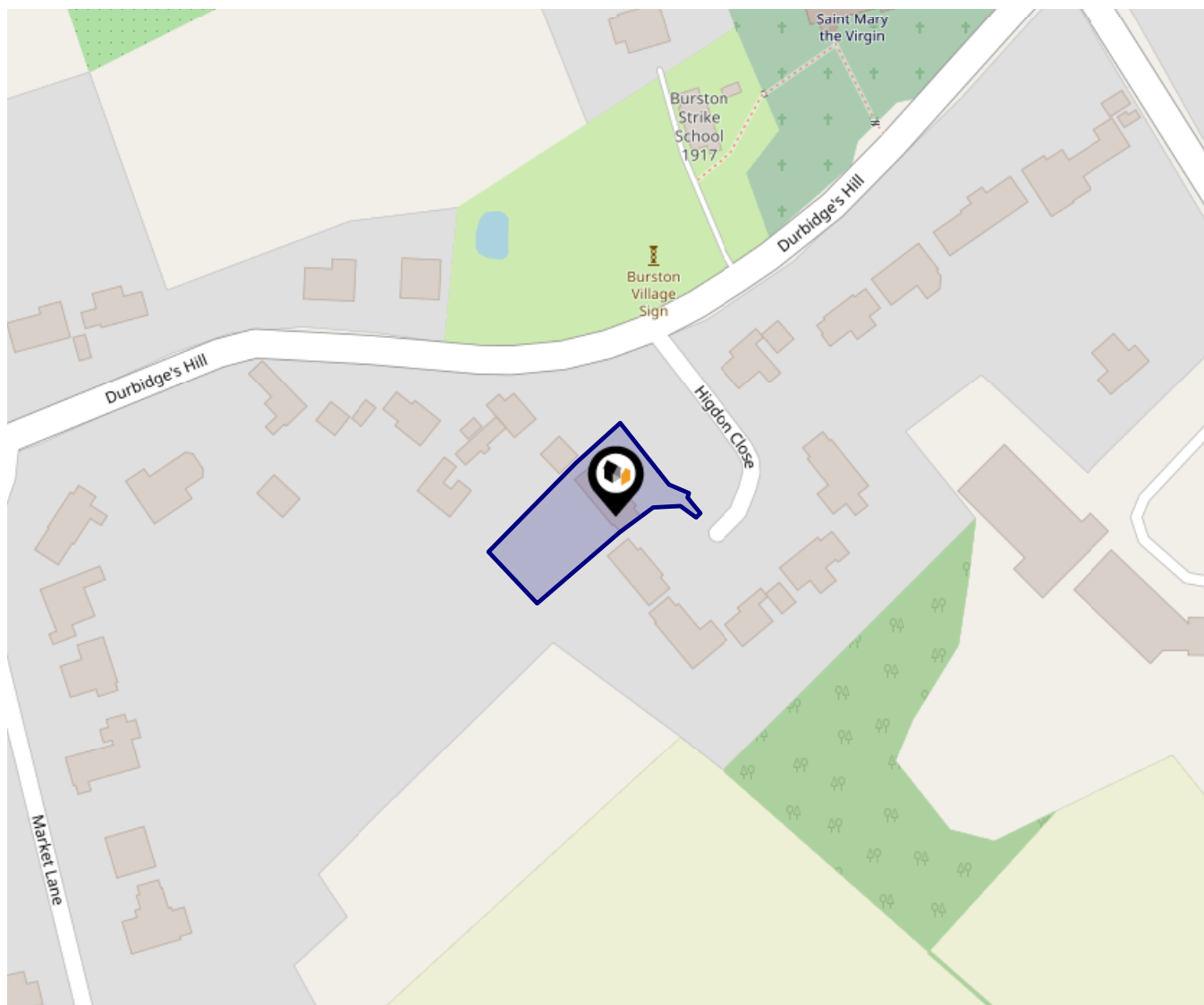
What is Radon?

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.

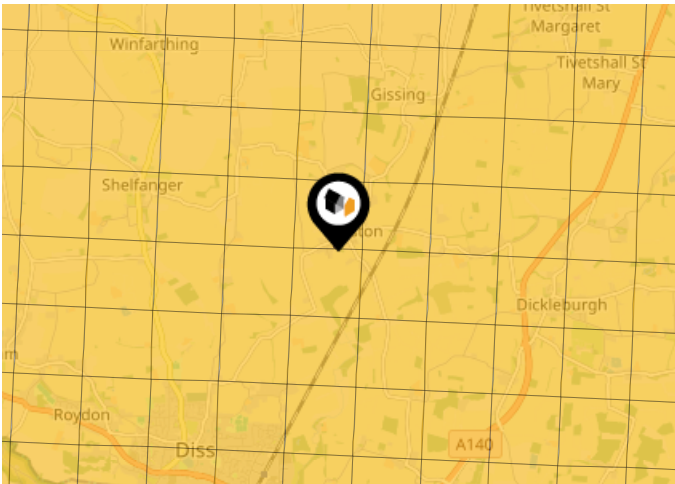
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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		

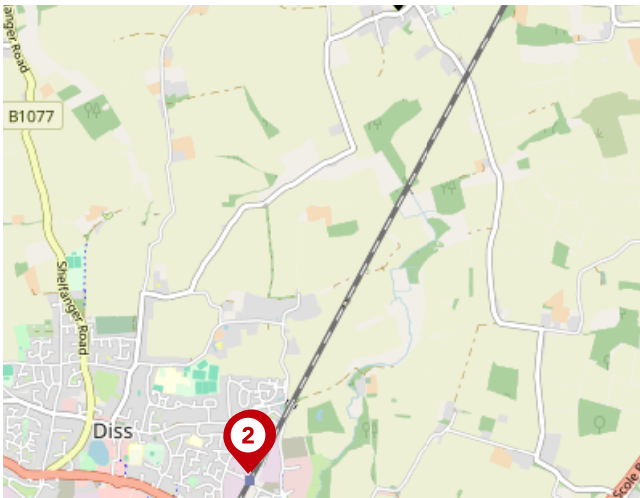


Primary Classifications (Most Common Clay Types)

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

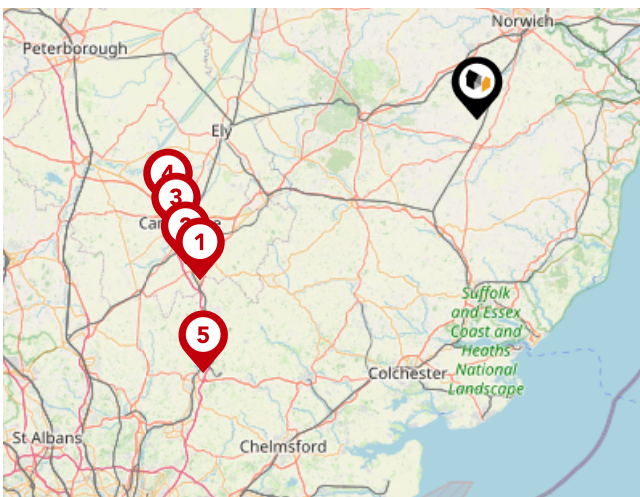
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Diss Rail Station	2.19 miles
	Diss Rail Station	2.21 miles
	Eccles Road Rail Station	8.54 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	46.72 miles
	M11 J10	47.37 miles
	M11 J11	46.97 miles
	M11 J13	46.81 miles
	M11 J8	54.35 miles



Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	19.3 miles
	Southend-on-Sea	60.67 miles
	Cambridge	43.03 miles
	Stansted Airport	51.5 miles

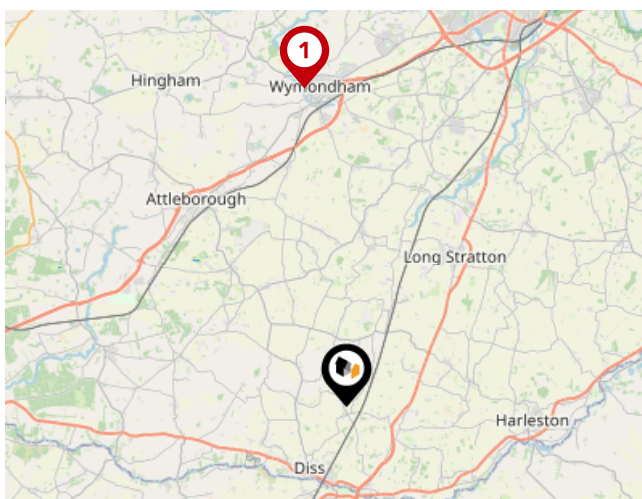
Area

Transport (Local)



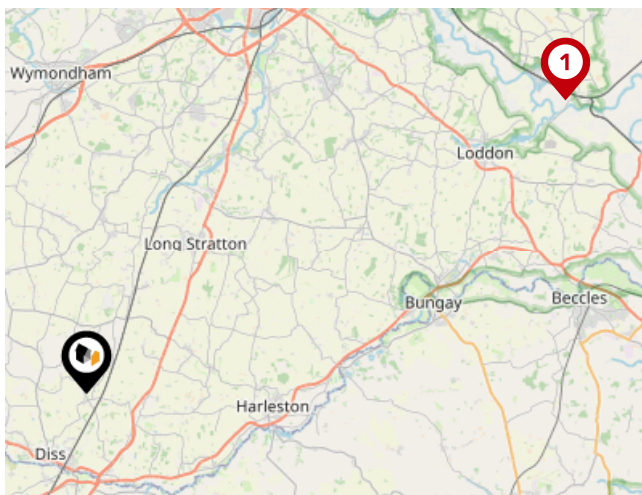
Bus Stops/Stations

Pin	Name	Distance
	Crown	0.13 miles
	Old Police House	0.28 miles
	Council Houses	1.27 miles
	Council Houses	1.29 miles
	Rectory Road	1.48 miles



Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	11.61 miles



Ferry Terminals

Pin	Name	Distance
	Reedham Ferry South	20.33 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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