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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 08th December 2025



BEECH CLOSE, SCOLE, DISS, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ 01379640808 admin@whittleyparish.com https://www.whittleyparish.com/









Property **Overview**









Property

Type: Detached

Bedrooms: 3

Floor Area: $796 \text{ ft}^2 / 74 \text{ m}^2$

Plot Area: 0.15 acres
Year Built: 1967-1975
Council Tax: Band C
Annual Estimate: £2,105
Title Number: NK197751

Tenure: Freehold

Local Area

Local Authority: Norfolk
Conservation Area: No

Flood Risk:

Rivers & SeasSurface WaterVery low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

8 80 - mb/s mb/s

Mobile Coverage:

(based on calls indoors)











Satellite/Fibre TV Availability:



















Planning History **This Address**



Planning records for: Beech Close, Scole, Diss, IP21

Reference - 2020/1126

Decision: Decided

Date: 25th June 2020

Description:

Accacia (Honey Locus) - fell, Oak - crown thin by 20% and Ash - crown thin by 5-10%

Reference - 2025/1394

Decision: Decided

Date: 02nd May 2025

Description:

T1 Oak - Reduce height and width from 24m x 12m to approx 16m x 8m $\,$

Gallery **Photos**





















Gallery **Photos**





















BEECH CLOSE, SCOLE, DISS, IP21



Property **EPC - Certificate**



	Scole, IP21	Ene	ergy rating
	Valid until 16.07.2035		
Score	Energy rating	Current	Potential
92+	A		
81-91	В		
69-80	C	671.5	75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

Property Type: Bungalow

Build Form: Detached

Transaction Type: Marketed sale

Energy Tariff: Single

Main Fuel: Mains gas (not community)

Main Gas: Yes

Flat Top Storey: No

Top Storey: 0

Previous Extension: 1

Open Fireplace: 0

Walls: Cavity wall, filled cavity

Walls Energy: Good

Pitched, 150 mm loft insulation **Roof:**

Roof Energy: Good

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:

Good

Lighting: Excellent lighting efficiency

Floors: Solid, no insulation (assumed)

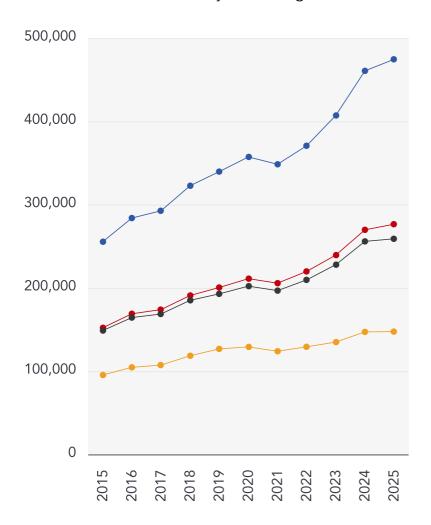
Total Floor Area: $74 \, \text{m}^2$

Market

House Price Statistics



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



Detached

+85.73%

Semi-Detached

+81.75%

Terraced

+74.03%

Flat

+54.55%

Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

× Adit

X 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.

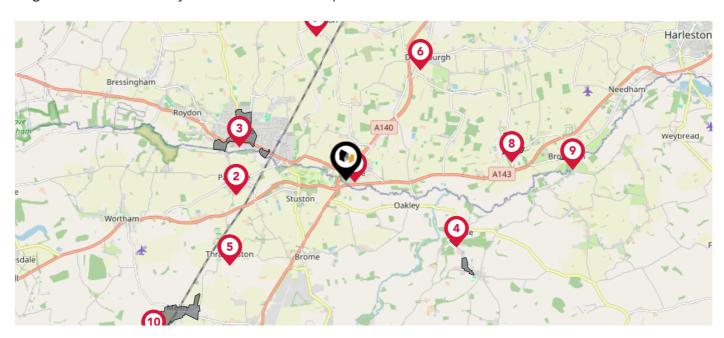


Maps

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.

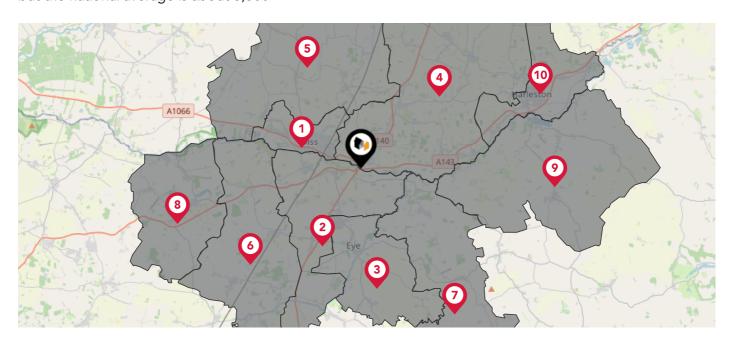


Nearby Conservation Areas			
1	Scole		
2	Palgrave		
3	Diss		
4	Hoxne		
5	Thrandeston		
6	Dickleburgh		
7	Burston		
8	Thorpe Abbotts		
9	Brockdish		
10	Mellis		

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

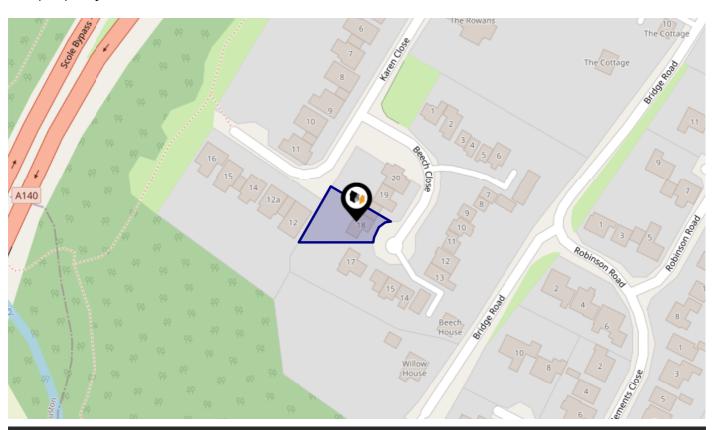


Nearby Cour	ncil Wards
1	Diss & Roydon Ward
2	Palgrave Ward
3	Eye Ward
4	Beck Vale, Dickleburgh & Scole Ward
5	Bressingham & Burston Ward
6	Gislingham Ward
7	Hoxne & Worlingworth Ward
8	Rickinghall Ward
9	Fressingfield Ward
10	Harleston Ward

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.

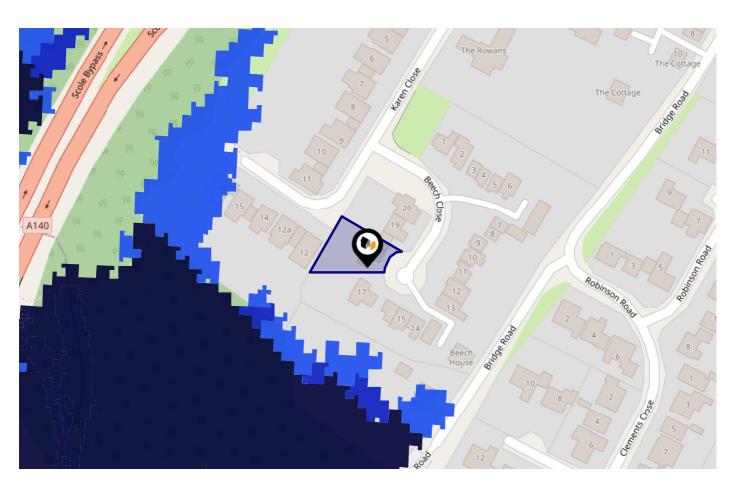
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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	

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.

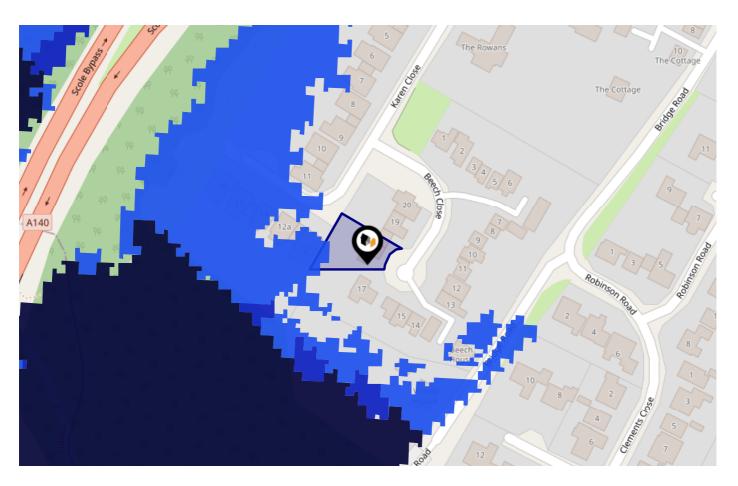
- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.



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.



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.

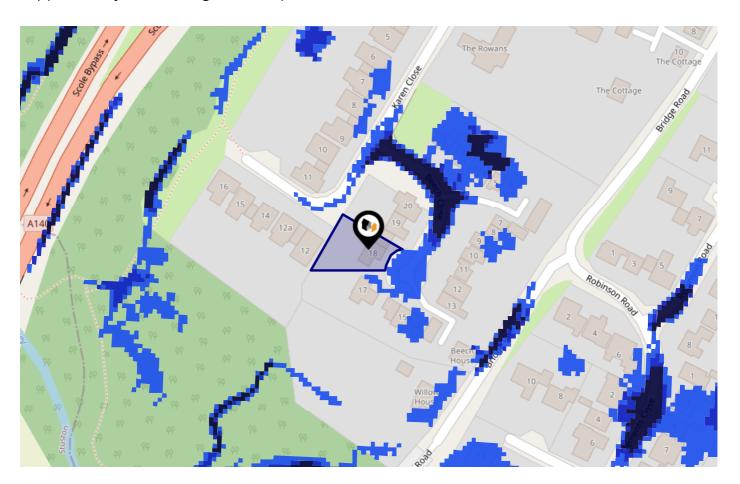
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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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.

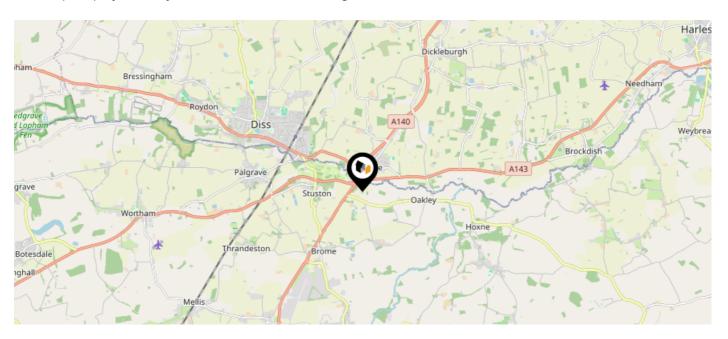
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- Very Low Risk an area in which the risk is below 1 in 1000 (0.1%) in any one year.



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 I	Landfill Sites		
1	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	
2	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	
3	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
4	Roydon Fen-Roydon, Norfolk	Historic Landfill	
5	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
6	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill	
7	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
8	Furze Green - South Green-Dickleburgh	Historic Landfill	
9	Harmans Lane-Needham, Norfolk	Historic Landfill	
10	Barnaways Farm-Harmans Lane, Needham, 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...

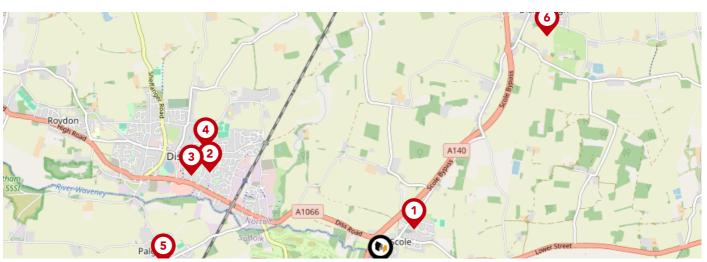


Listed B	uildings in the local district	Grade	Distance
m ¹	1154557 - Willow House	Grade II	0.0 miles
m ²	1154503 - 5, Diss Road	Grade II	0.1 miles
m ³	1373276 - 1-4, Diss Road	Grade II	0.1 miles
(m) ⁽⁴⁾	1050114 - Gable End, Beam Ends And Three Ways	Grade II	0.1 miles
(m) (5)	1373277 - Crossways Restraurant	Grade II	0.1 miles
6	1458811 - Scole War Memorial	Grade II	0.2 miles
(m) ⁷⁾	1303021 - Street Farmhouse	Grade II	0.2 miles
(m) ⁽⁸⁾	1050113 - Barn Immediately North-west Of Street Farmhouse	Grade II	0.2 miles
(m) 9	1303017 - Scole Inn	Grade I	0.2 miles
(m) 10	1373333 - Stables Immediately North-west Of Scole Inn	Grade II	0.2 miles



Area **Schools**





	Pall	A		LOWE		
		Nursery	Primary	Secondary	College	Private
1	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance: 0.45		✓			
2	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:1.76		\checkmark			
3	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:1.9		\checkmark			
4	Diss High School Ofsted Rating: Good Pupils: 941 Distance:1.91			\checkmark		
5	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:1.96		▽			
6	Dickleburgh Church of England Primary Academy (With Pre- School) Ofsted Rating: Outstanding Pupils: 187 Distance: 2.56		▽			
7	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance: 2.87			\checkmark		
8	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance: 2.88		\checkmark			

Area **Schools**





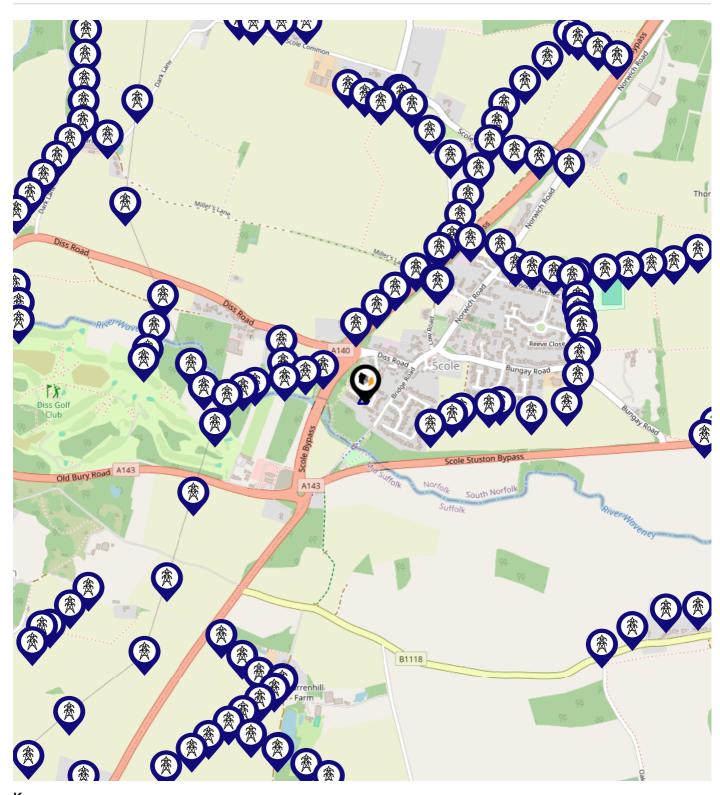
		Nursery	Primary	Secondary	College	Private
9	Roydon Primary School		egthinspace = egt			
Y	Ofsted Rating: Good Pupils: 261 Distance: 2.88					
10	St Edmund's Primary School		\checkmark			
	Ofsted Rating: Good Pupils: 67 Distance: 3.01					
11)	St Peter and St Paul Church of England Primary School, Eye					
	Ofsted Rating: Good Pupils: 181 Distance:3.02					
12	Mellis Church of England Primary School		$\overline{\ }$			
	Ofsted Rating: Good Pupils: 154 Distance:3.73					
13)	Wortham Primary School		\checkmark			
	Ofsted Rating: Outstanding Pupils: 102 Distance:4.17					
120	Bressingham Primary School					
	Ofsted Rating: Good Pupils: 142 Distance:4.55					
	All Saints Church of England Voluntary Aided Primary School,					
15)	Winfarthing		\checkmark			
	Ofsted Rating: Good Pupils: 27 Distance: 4.76					
16)	Tivetshall Community Primary School					
19						

Ofsted Rating: Good | Pupils: 28 | Distance: 5.03

Local Area

Masts & Pylons





Key:

Power Pylons

Communication Masts



Environment

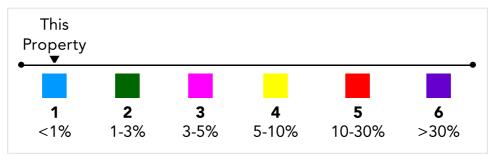
Radon Gas



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).

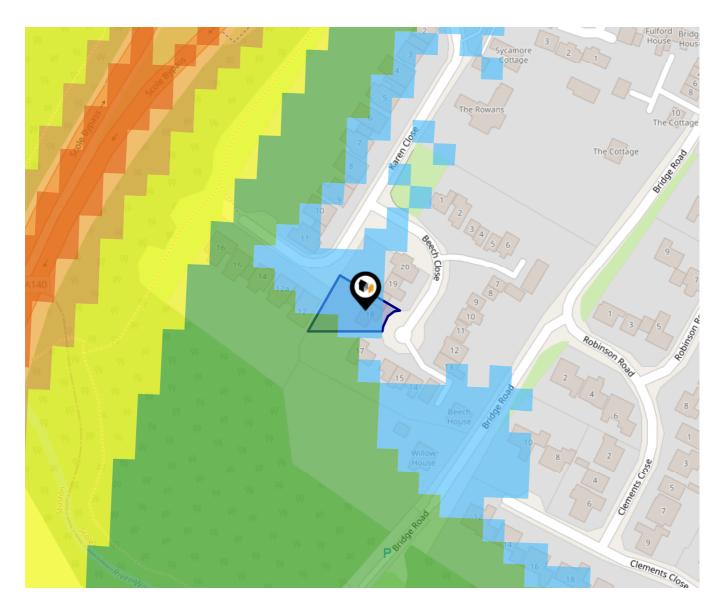






Local Area Road Noise





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



Environment

Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE Soil Texture: LOAM TO CLAYEY LOAM,

Parent Material Grain: LOCALLY CHALKY MIXED (ARGILLIC-

> Soil Depth: **DEEP** RUDACEOUS)

Soil Group: MEDIUM TO LIGHT(SILTY)

TO HEAVY



Primary Classifications (Most Common Clay Types)

C/M Claystone / Mudstone

Floodplain Clay, Sand / Gravel FPC,S

FC,S Fluvial Clays & Silts

Fluvial Clays, Silts, Sands & Gravel FC,S,G

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	1.37 miles
2	Diss Rail Station	1.38 miles
3	Eccles Road Rail Station	10.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	45.93 miles
2	M11 J10	46.75 miles
3	M11 J11	46.61 miles
4	M11 J13	46.68 miles
5	M11 J12	47.2 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	21.77 miles
2	Southend-on-Sea	58.28 miles
3	Cambridge	42.8 miles
4	Stansted Airport	50.1 miles



Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
1	Karen Close	0.11 miles
2	Cedar House	0.17 miles
3	Cedar House	0.17 miles
4	Fellows Close	0.32 miles
5	turning	0.44 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	14.38 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	21.44 miles



Whittley Parish | Diss About Us





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.



/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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