

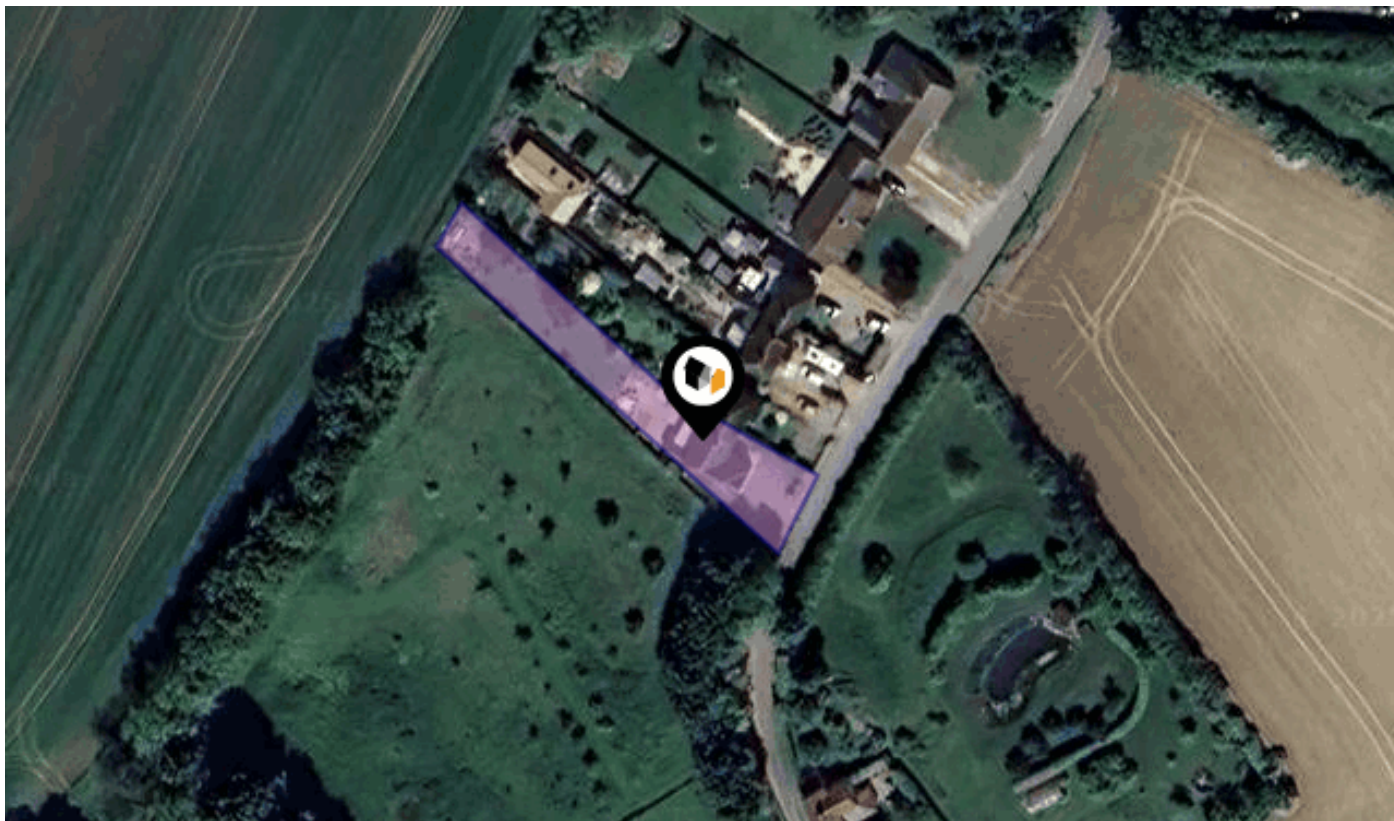


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st May 2025



HINDERCLAY ROAD, WATTISFIELD, DISS, IP22

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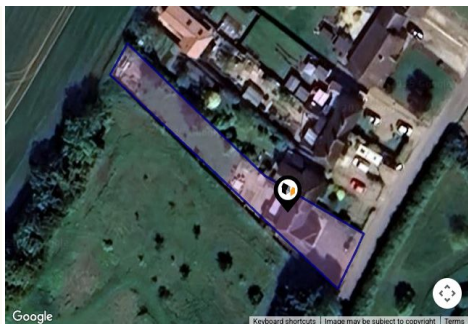
14 Bridge St Thetford IP24 3AA

01842 754 161

thetford@chilterns.co

www.chilterns.co






















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	SK195076		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	59 mb/s	- mb/s
• Surface Water	Very low			

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







Hinderclay Road, Wattisfield, IP22

Energy rating

E

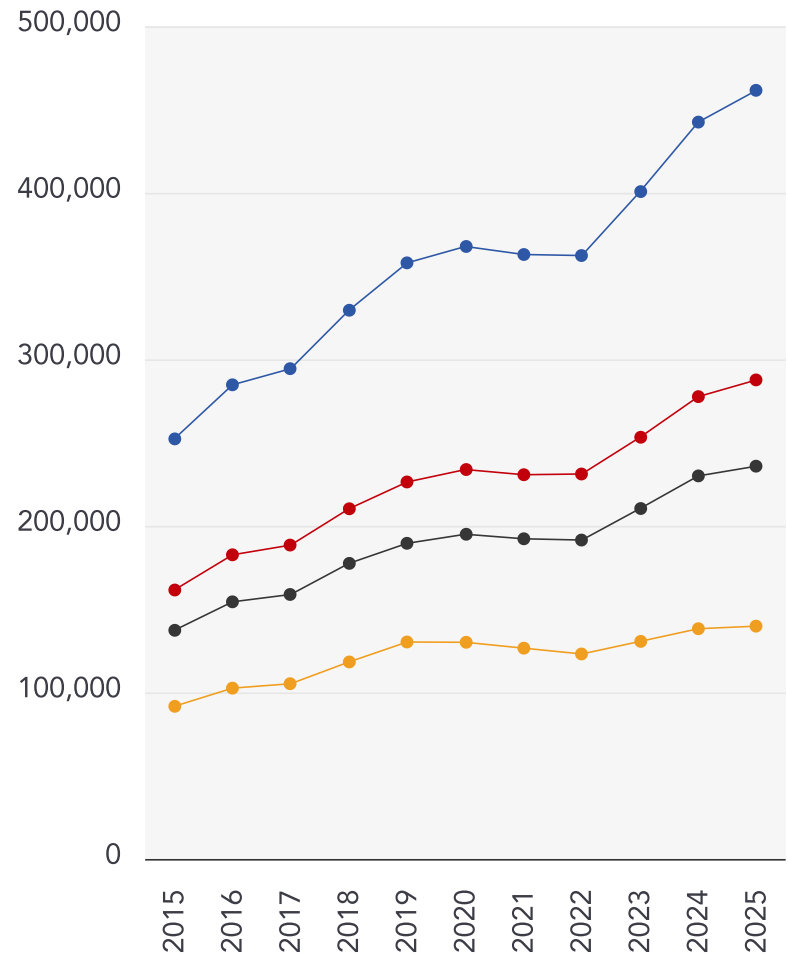
Valid until 31.07.2028

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		50 E
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	114 m ²

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



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%

This map displays nearby coal mine entrances and their classifications.



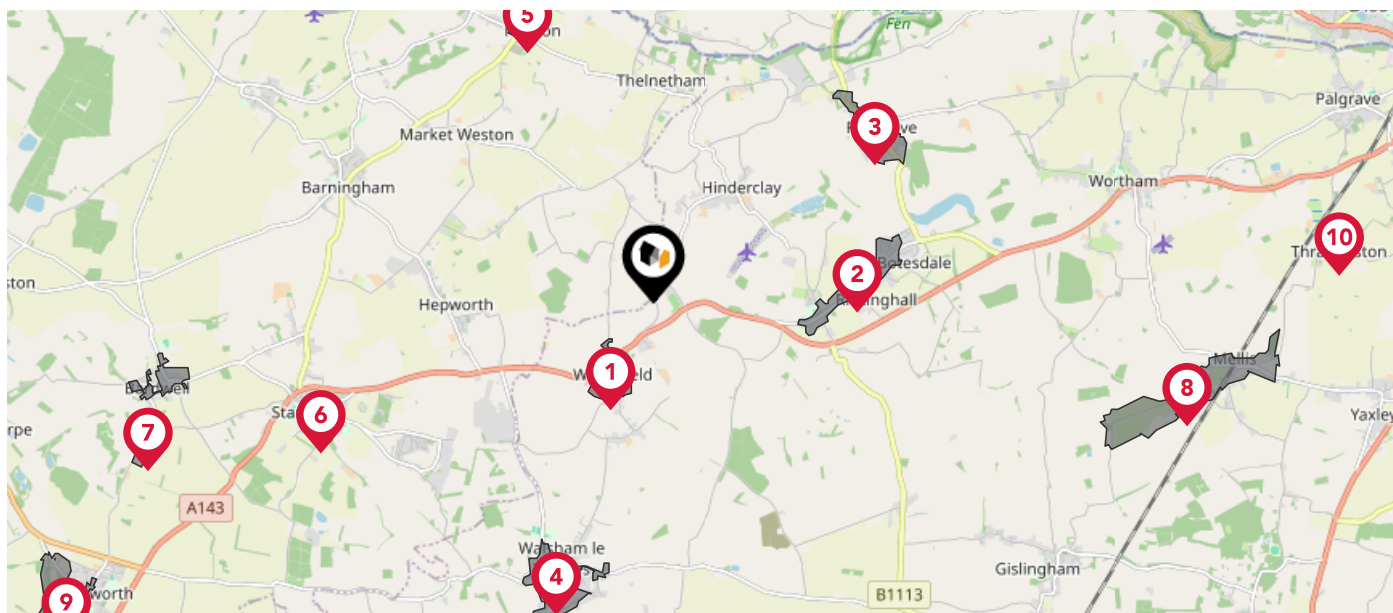
Mine Entry

- ✕ 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.

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



Wattisfield



Botesdale



Redgrave



Walsham le Willows



Hopton



Stanton



Bardwell



Mellis

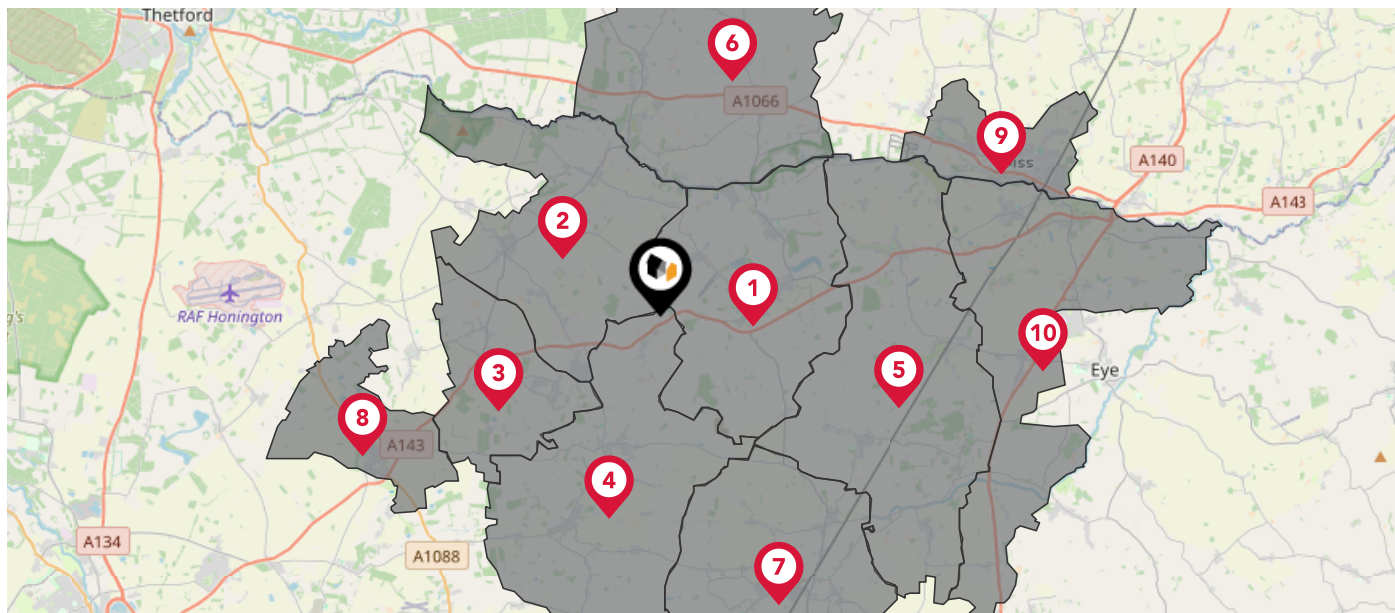


Ixworth



Thrandeston

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

Rickinghall Ward

2

Barningham Ward

3

Stanton Ward

4

Walsham-le-Willows Ward

5

Gislingham Ward

6

Guilthcross Ward

7

Bacton Ward

8

Ixworth Ward

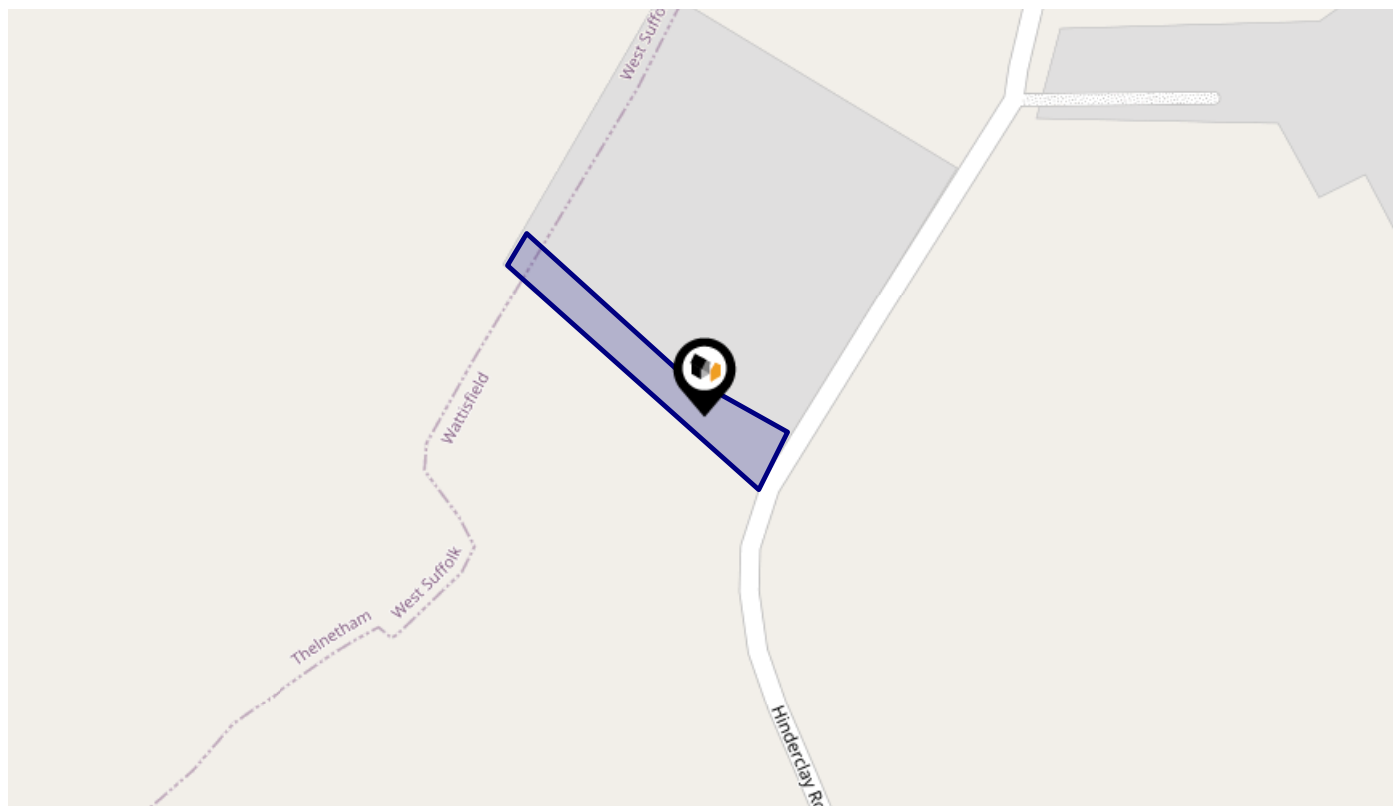
9

Diss & Roydon Ward

10

Palgrave Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

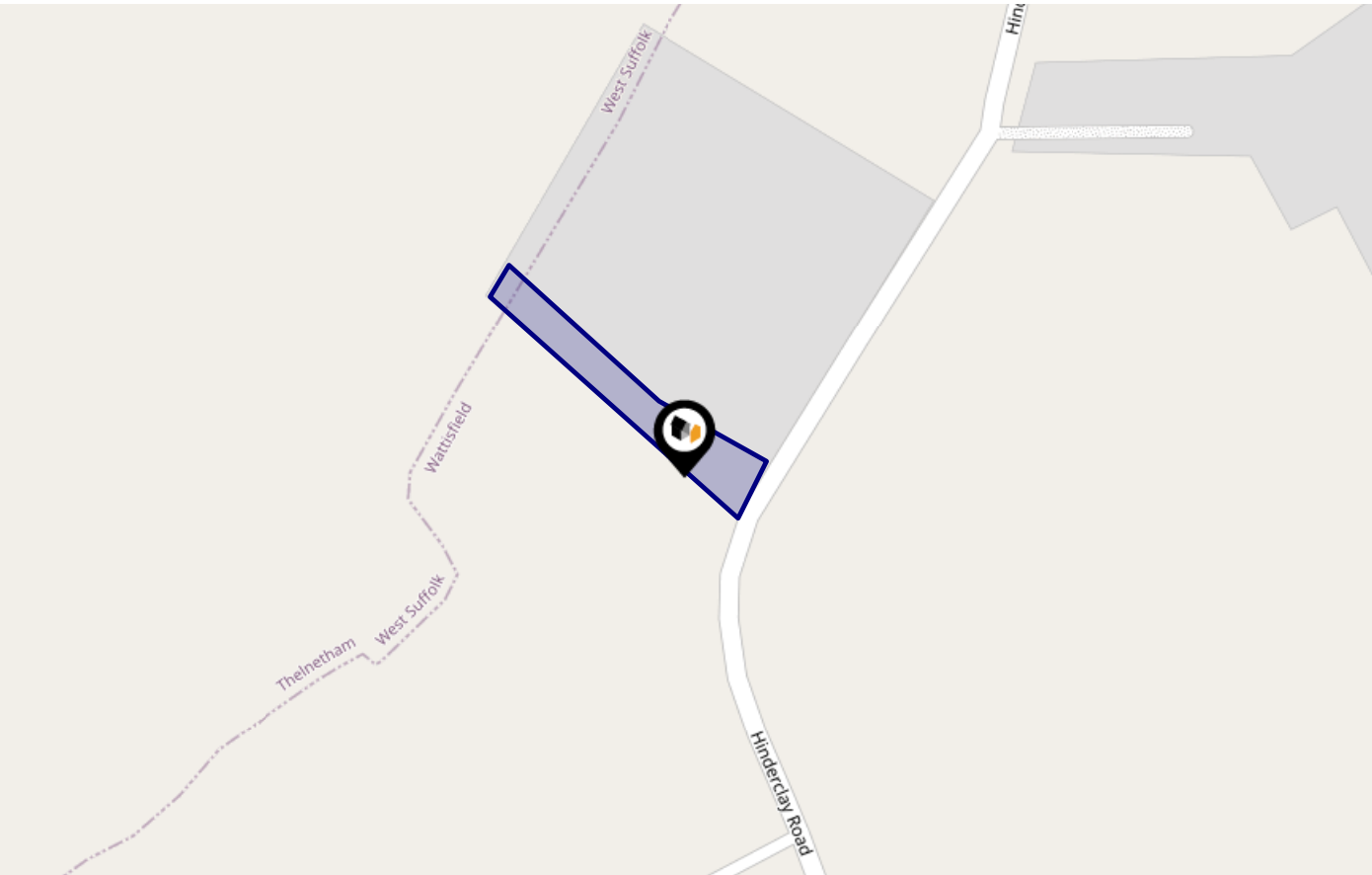
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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	

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

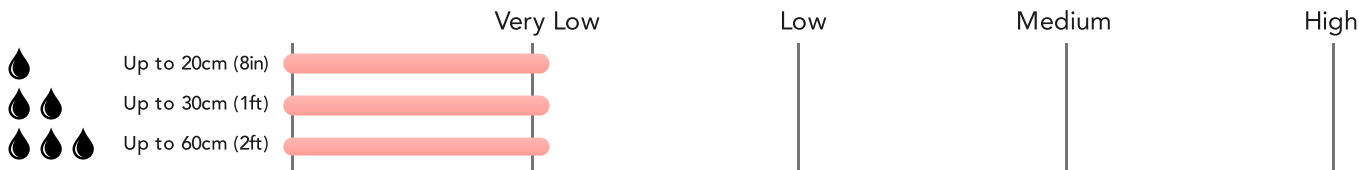


Risk Rating: Very low

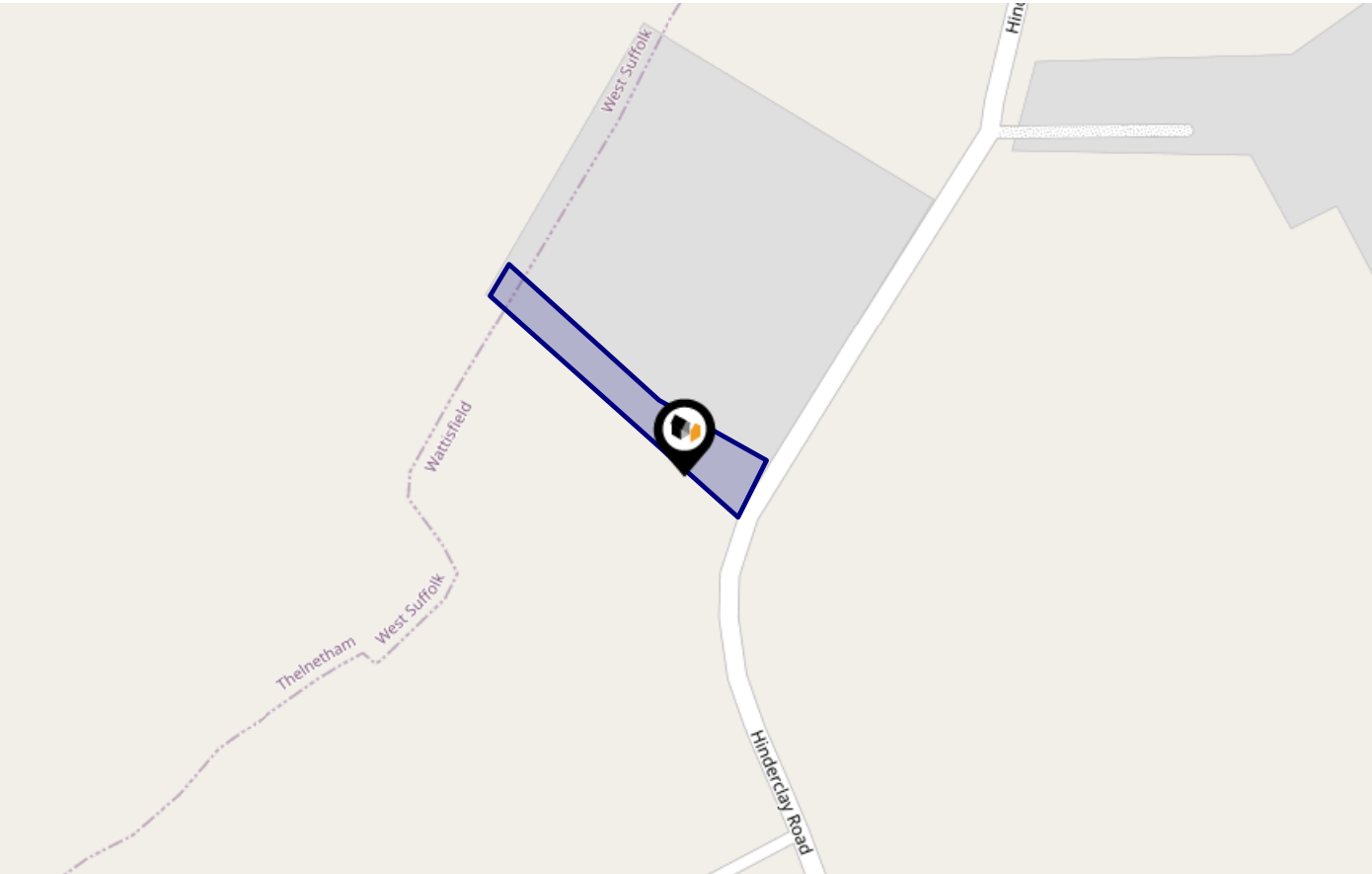
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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.

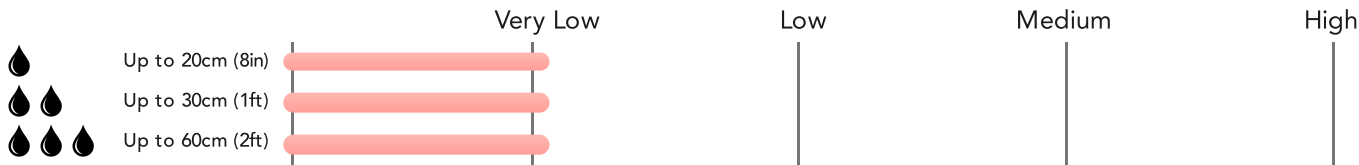


Risk Rating: Very low

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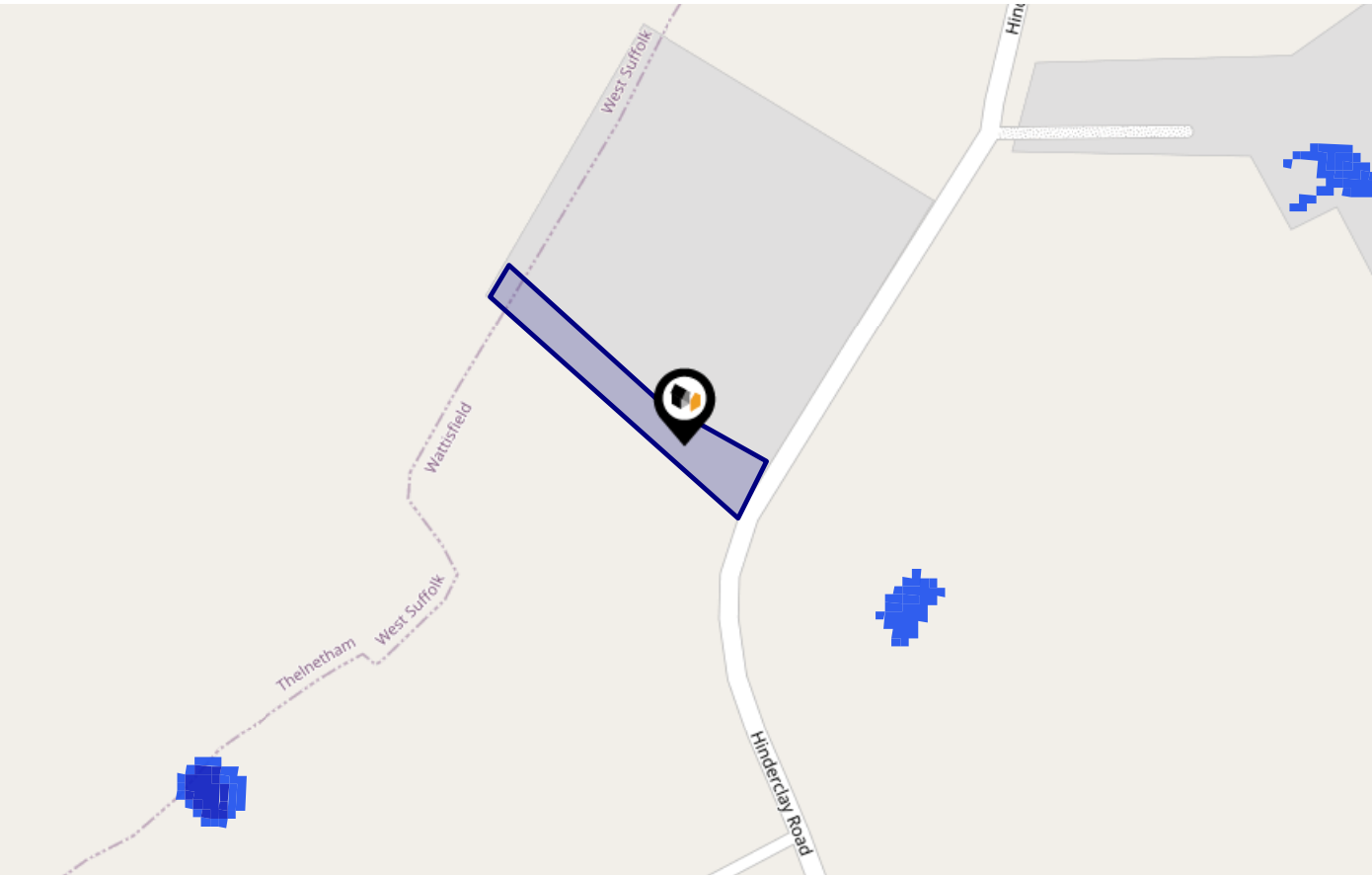
Chance of flooding to the following depths at this property:



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.

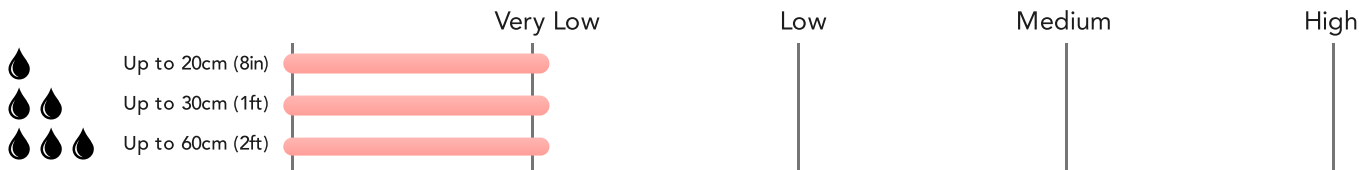


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

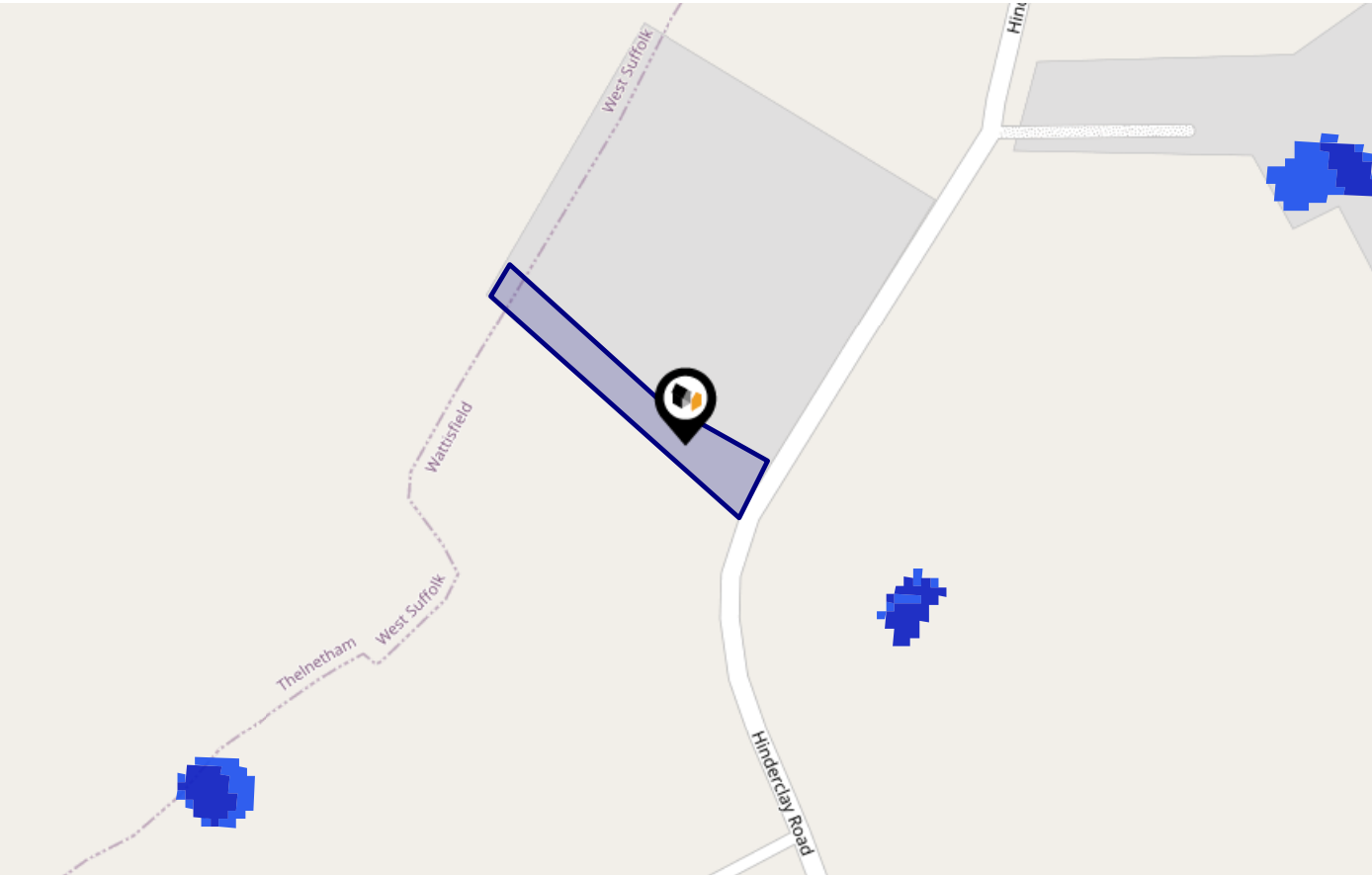


Flood Risk

Surface Water - Climate Change

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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.

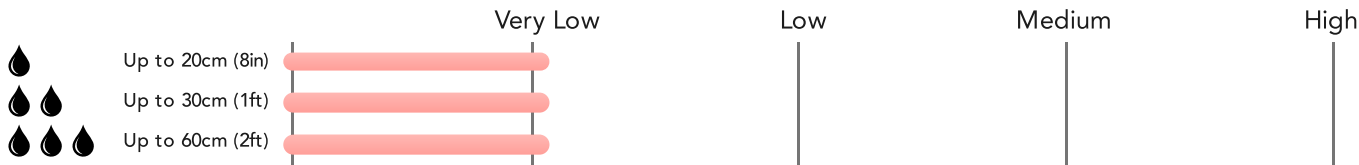


Risk Rating: Very low

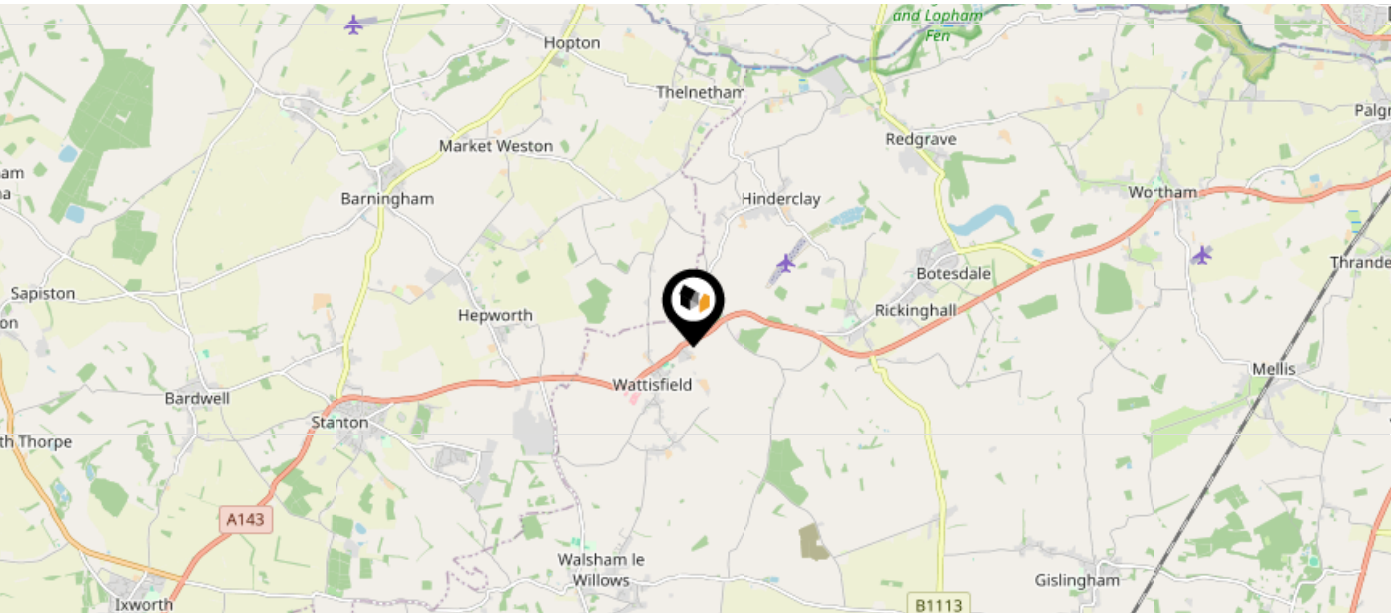
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Chance of flooding to the following depths at this property:



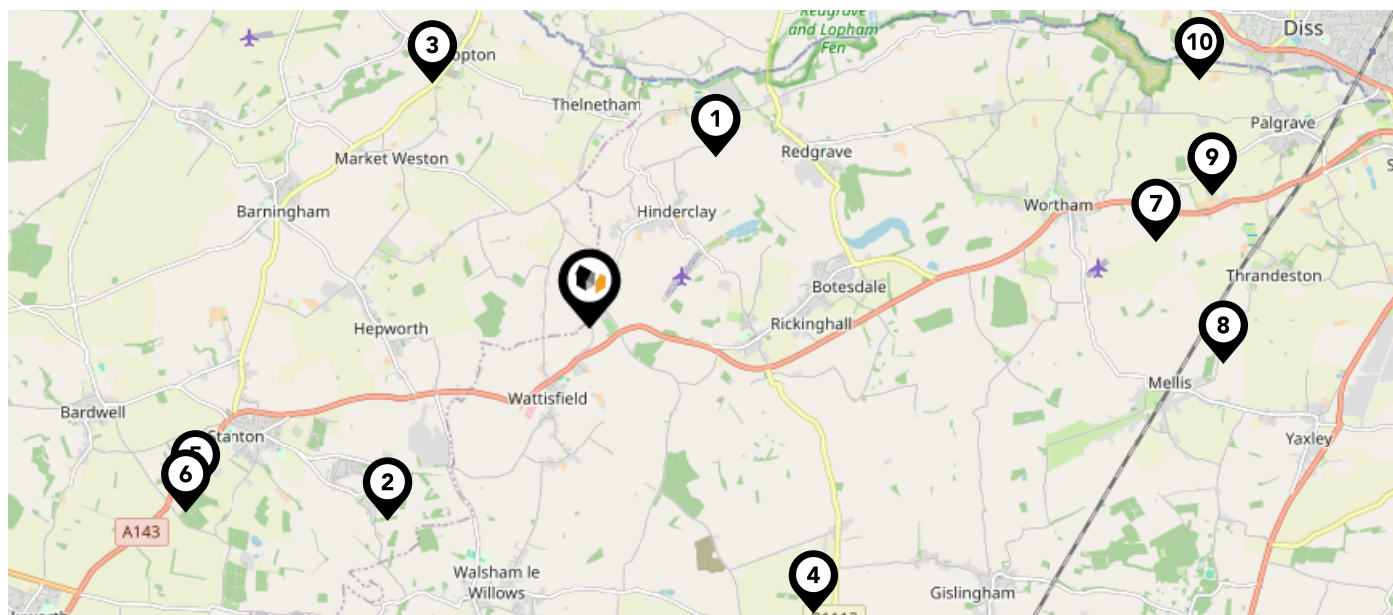
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

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.



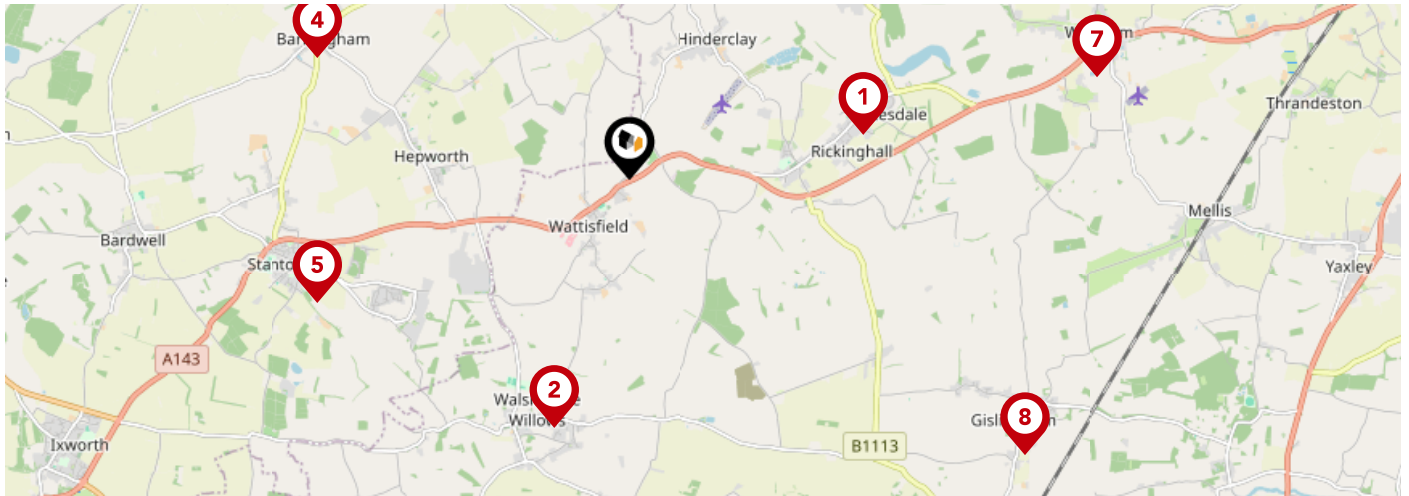
Nearby Landfill Sites

1	Redgrave Road-Hinderclay	Historic Landfill	
2	Shepherds Grove Industrial Estate-Stanton	Historic Landfill	
3	Land By 12 Nethergate Street-Hopton	Historic Landfill	
4	Mill Farm-Mill Street, Gislingham	Historic Landfill	
5	Stanton-Bury St Edmunds, Suffolk	Historic Landfill	
6	A143 Bury Road-Ixworth	Historic Landfill	
7	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
8	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
9	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	
10	Roydon Fen-Roydon, Norfolk	Historic Landfill	

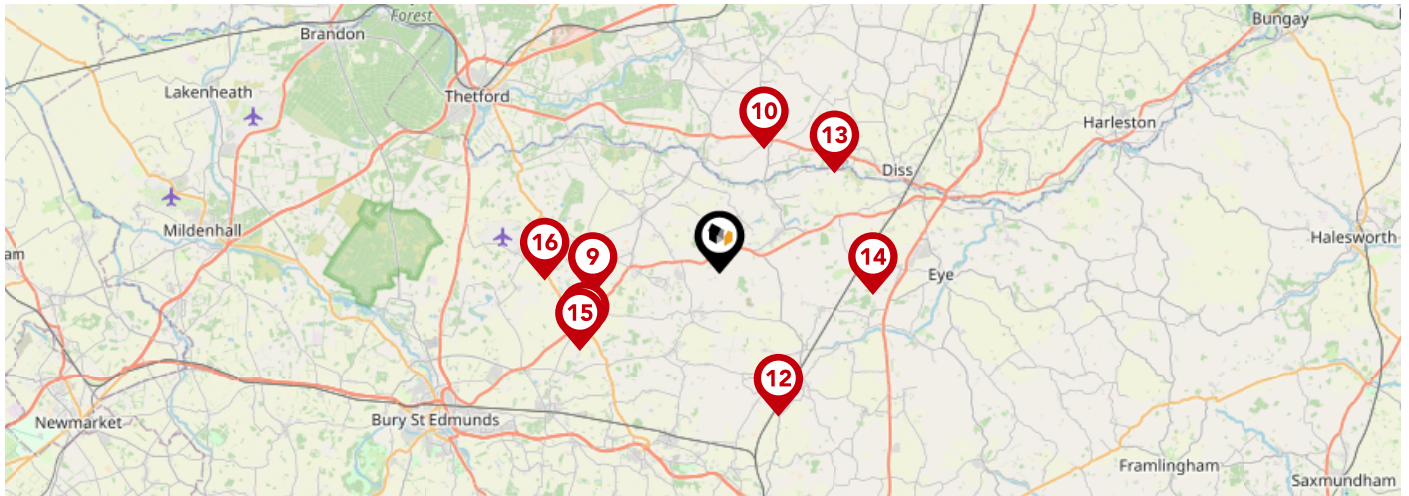
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











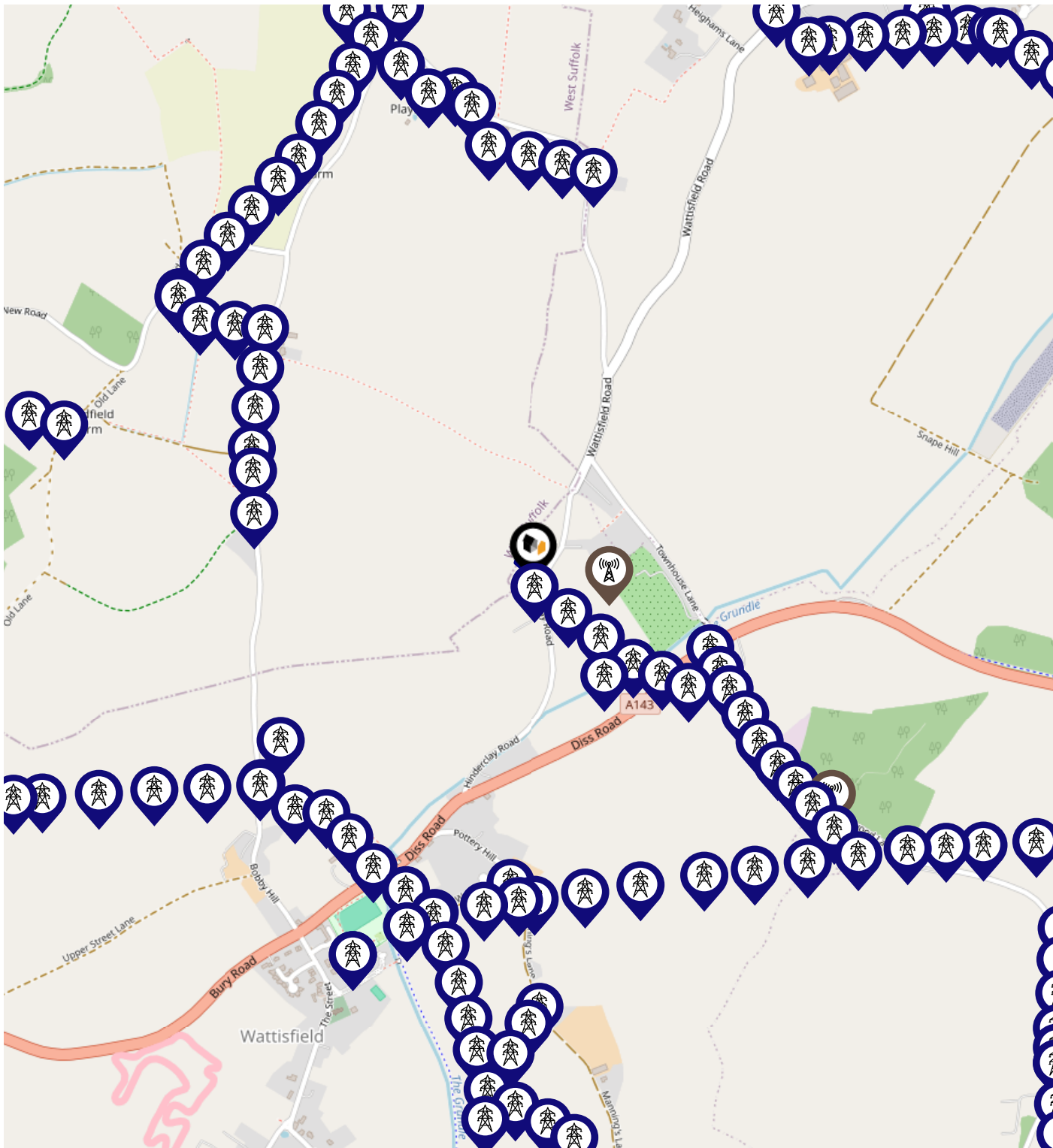
Listed Buildings in the local district		Grade	Distance
	1182417 - Beech Tree Farmhouse And Attached Garden Wall	Grade II	0.1 miles
	1389489 - Wood Cottage	Grade II	0.2 miles
	1096991 - Walnut Tree Farm House	Grade II	0.3 miles
	1376978 - Wairoa	Grade II	0.4 miles
	1352542 - Forge Cottage	Grade II	0.4 miles
	1096942 - Milestone About 370 Metres East North East Of Walnut Tree Farm House	Grade II	0.5 miles
	1032155 - White Swan Farmhouse	Grade II	0.6 miles
	1352543 - The Old Manse	Grade II	0.6 miles
	1032159 - Tudor Cottage	Grade II	0.7 miles
	1032165 - The Cottage, No. 1 Croft Cottages	Grade II	0.7 miles





		Nursery	Primary	Secondary	College	Private
1	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:5.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:6.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

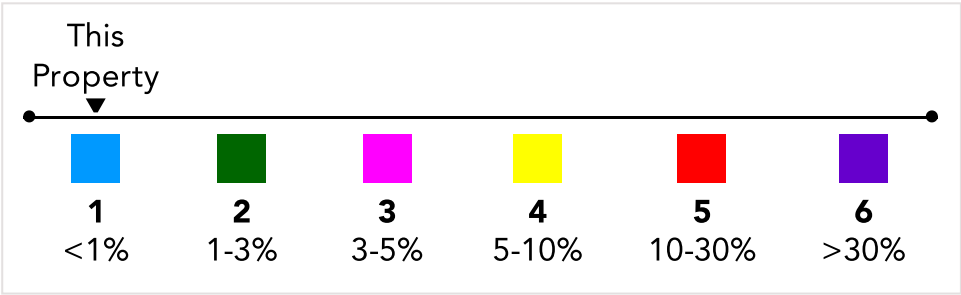
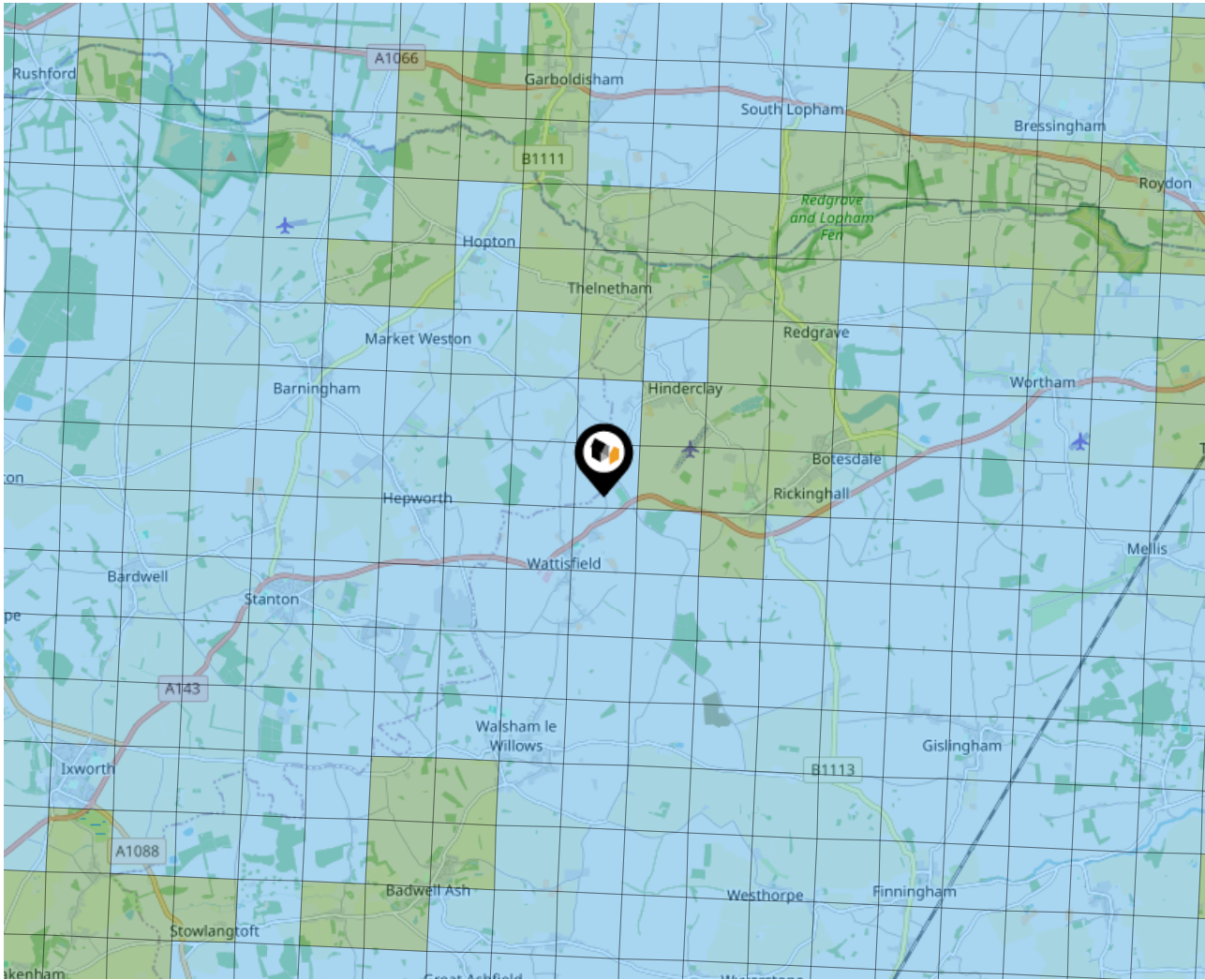


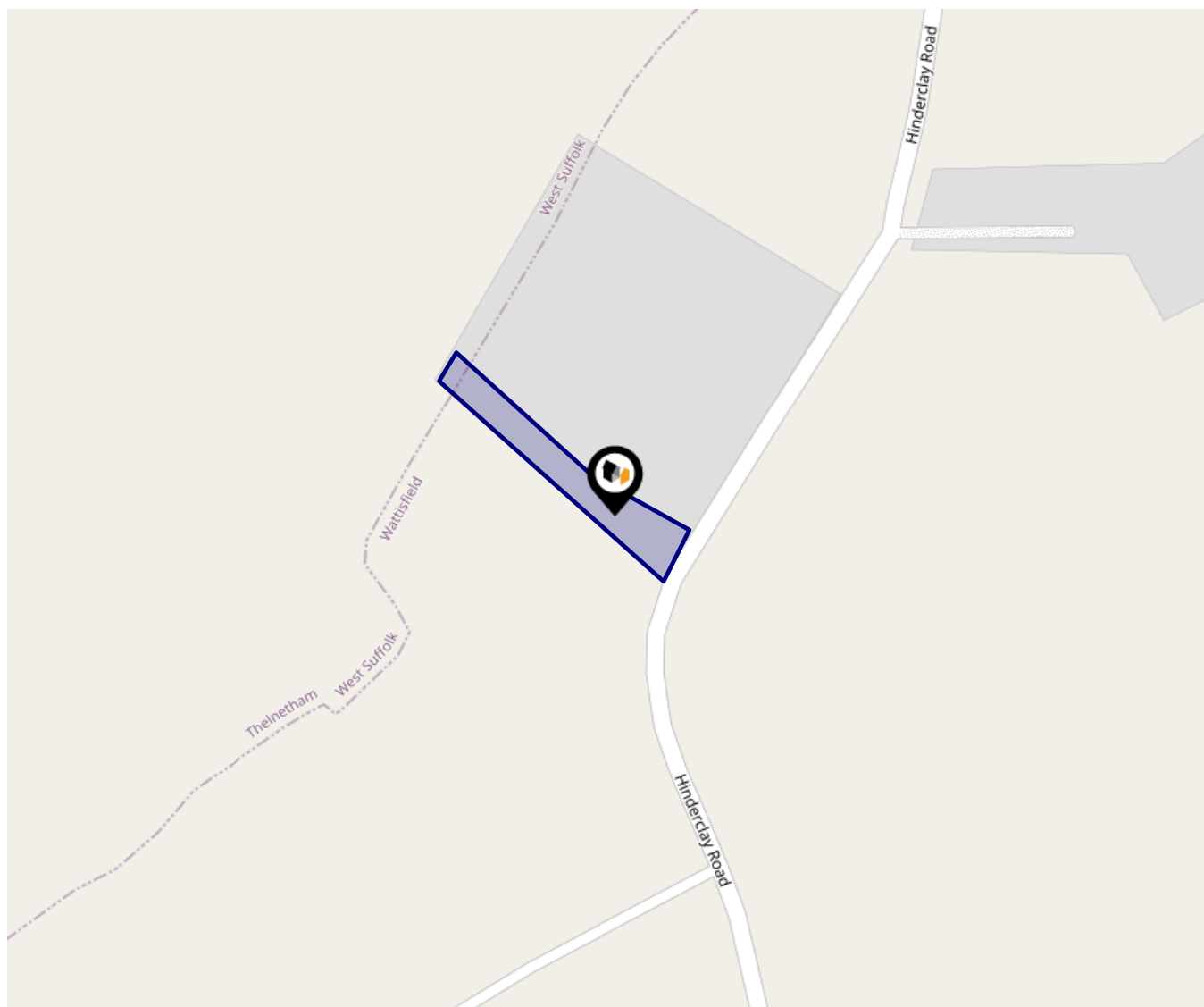
Key:

-  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).





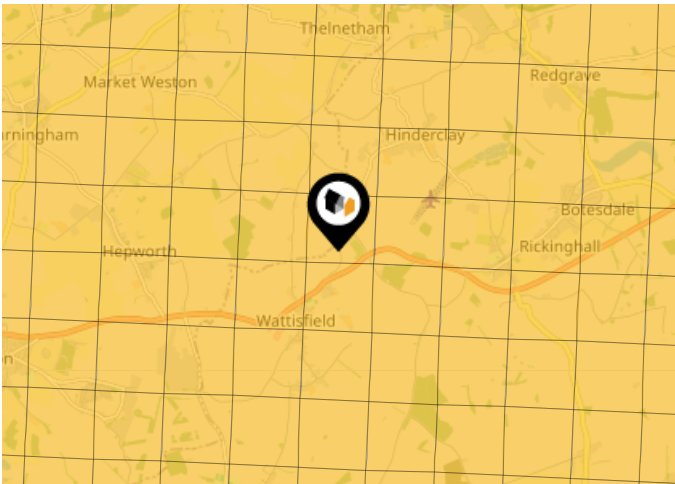
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

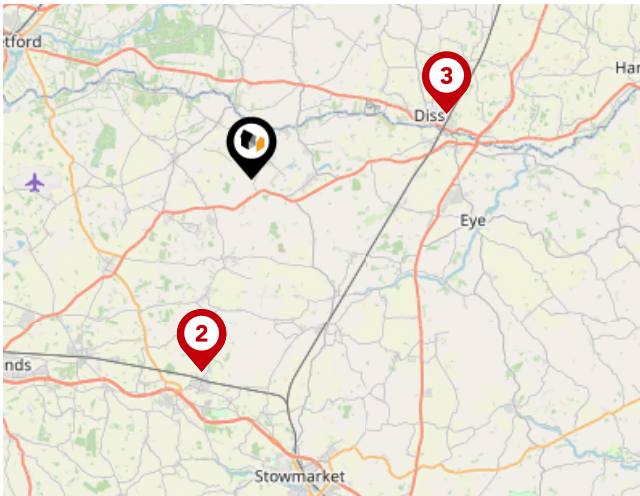
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



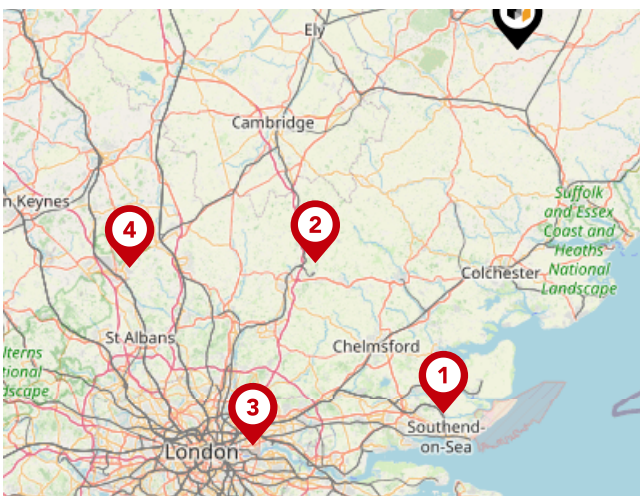
National Rail Stations

Pin	Name	Distance
	Entrance	7.18 miles
	Elmswell Rail Station	7.18 miles
	Diss Rail Station	7.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	37.75 miles
	M11 J10	38.42 miles
	M11 J11	38.15 miles
	M11 J13	38.17 miles
	M11 J8	45.61 miles



Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	54.3 miles
	Stansted Airport	42.81 miles
	Silvertown	69.5 miles
	Luton Airport	64.86 miles



Bus Stops/Stations

Pin	Name	Distance
1	Caravan Park	0.15 miles
2	Townhouse Lane	0.29 miles
3	The Street	0.64 miles
4	Victoria Gardens	0.66 miles
5	The Street	0.66 miles

Chilterns

Chilterns

Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

Testimonial 2



Would just like to thank Becky and all the other staff at the Bedford office for helping my daughter and grand daughter find somewhere to live. Can't recommend them enough, went over the extra mile, thank you all again.

Testimonial 3



Thanks to Chilterns for helping us find our dream home. We have rented from Chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at Chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



/chilternsltd



/chilterns_ltd



/chilternsltd



/company/chilterns-estate-agents

Chilterns

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Chilterns

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Valuation Office
Agency

