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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 20<sup>th</sup> June 2025**



**IPSWICH ROAD, YAXLEY, EYE, IP23**

**Whittley Parish | Diss**

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyপারিশ.com

<https://www.whittleyপারিশ.com/>



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# Property Overview



## Property

**Type:** Detached

**Tenure:** Freehold

**Bedrooms:** 3

**Floor Area:** 1,140 ft<sup>2</sup> / 106 m<sup>2</sup>

**Plot Area:** 0.19 acres

**Council Tax :** Band D

**Annual Estimate:** £2,208

**Title Number:** SK219190

## Local Area

**Local Authority:** Suffolk

**Estimated Broadband Speeds**

**Conservation Area:** No

(Standard - Superfast - Ultrafast)

**Flood Risk:**

- Rivers & Seas
- Surface Water

Very low  
Very low

**15**  
mb/s



**80**  
mb/s



**1800**  
mb/s



**Mobile Coverage:**

(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Gallery Photos



# Gallery Photos



# Gallery Photos



## IPSWICH ROAD, YAXLEY, EYE, IP23



# Property EPC - Certificate



Ipswich Road, Yaxley, IP23

Energy rating

F

Valid until 23.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47   E
21-38	F	28   F	
1-20	G		

# Property

## EPC - Additional Data



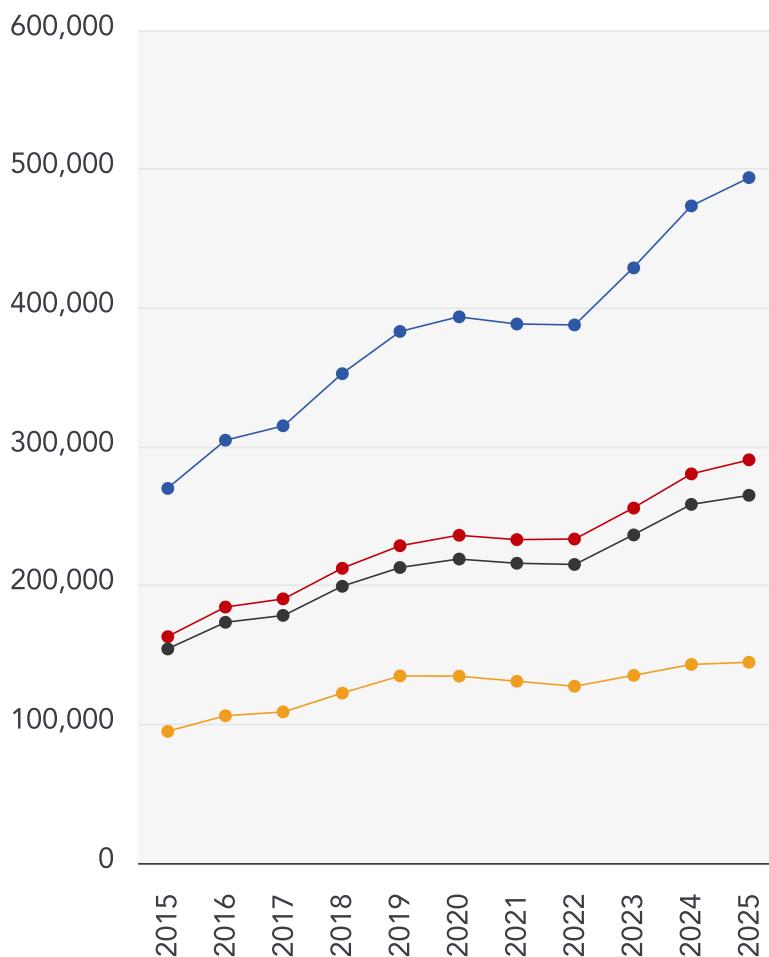
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, electric
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 38% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	106 m <sup>2</sup>

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

**+82.97%**

Semi-Detached

**+78.11%**

Terraced

**+71.77%**

Flat

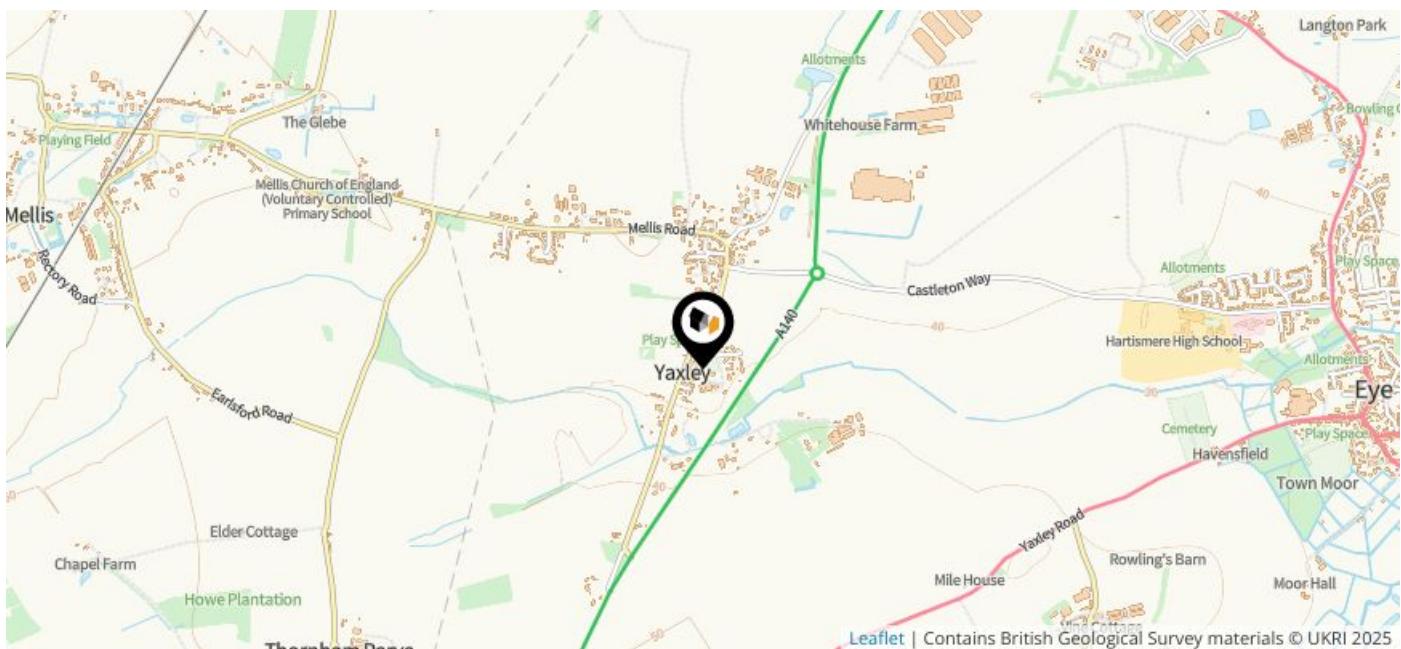
**+52.51%**

# 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.

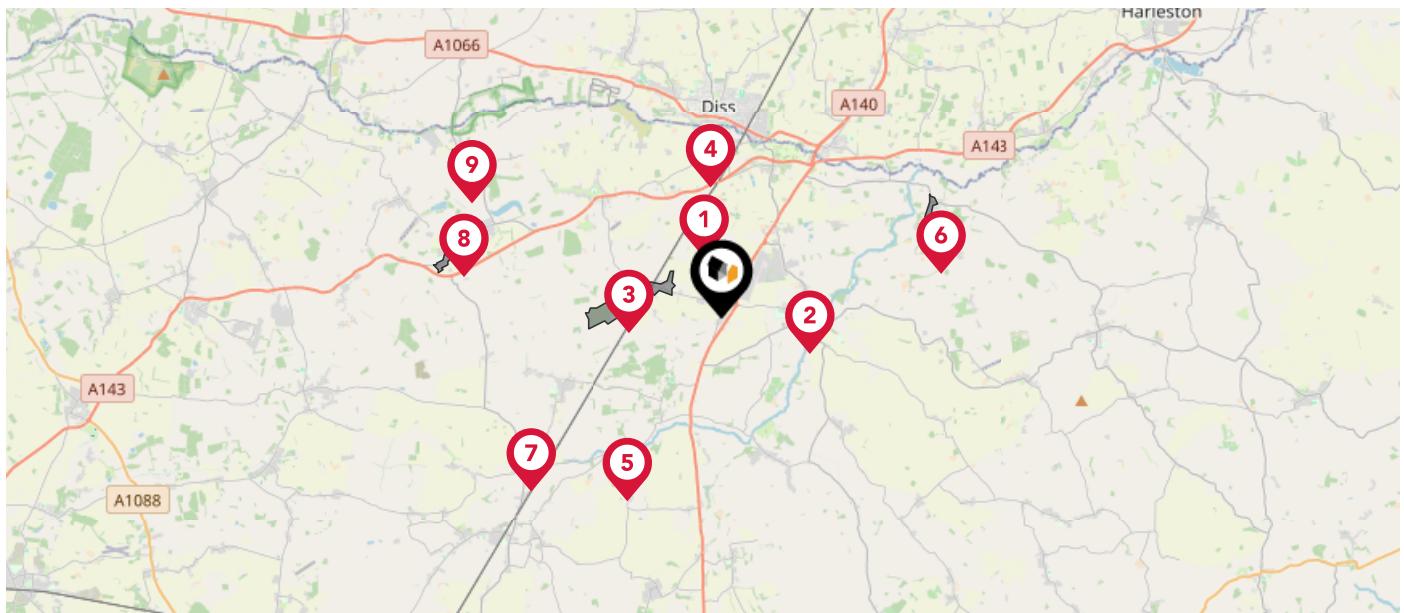
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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

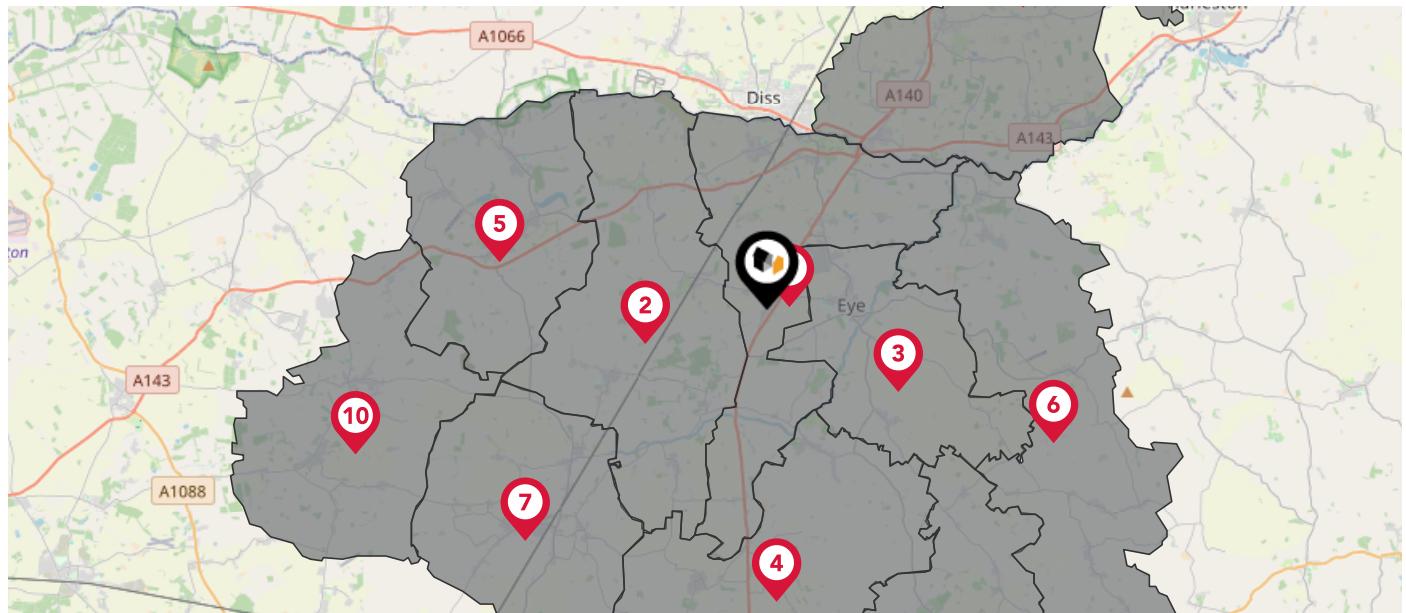
- 1 Thrandeston
- 2 Eye
- 3 Mellis
- 4 Palgrave
- 5 Wickham Skeith
- 6 Hoxne
- 7 Farningham
- 8 Botesdale
- 9 Redgrave

# 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

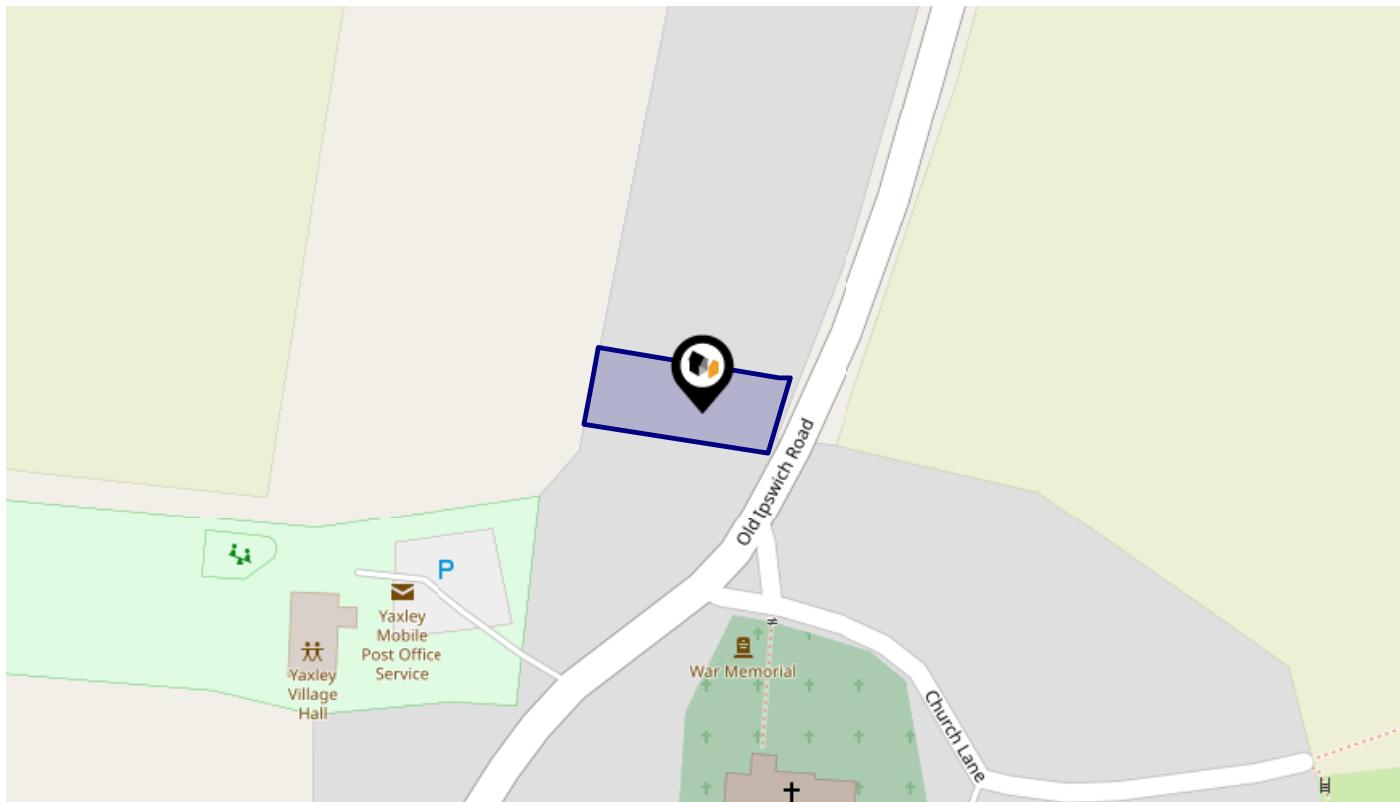
- 1 Palgrave Ward
- 2 Gislingham Ward
- 3 Eye Ward
- 4 Mendlesham Ward
- 5 Rickinghall Ward
- 6 Hoxne & Worlingworth Ward
- 7 Bacton Ward
- 8 Debenham Ward
- 9 Beck Vale, Dickleburgh & Scole Ward
- 10 Walsham-le-Willows Ward

# Maps

## Rail Noise



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

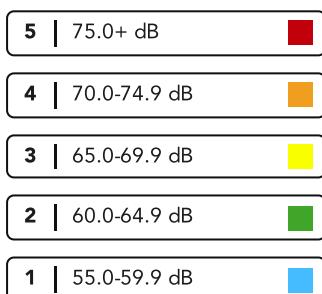


### Rail Noise Data

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:

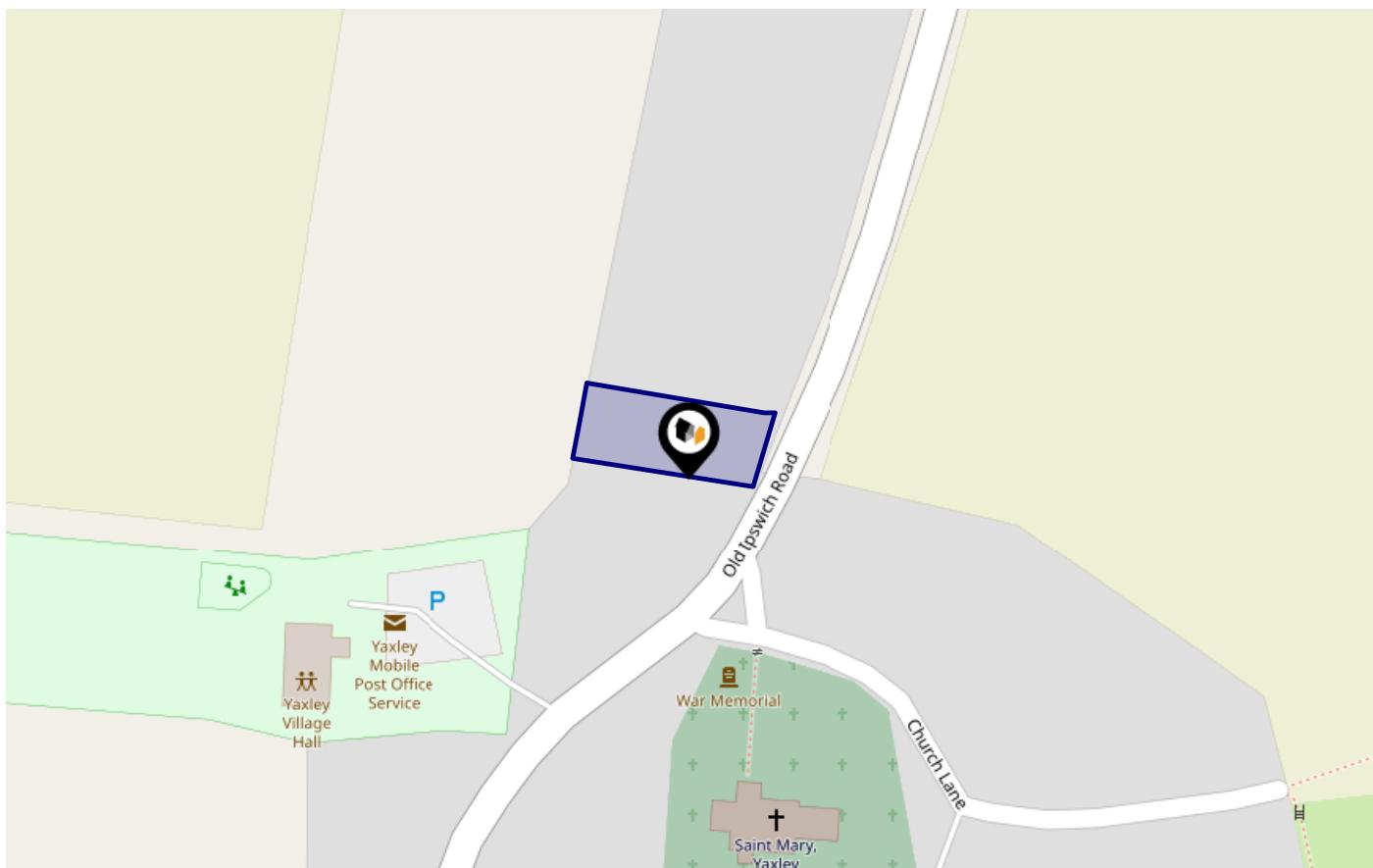


# Flood Risk

## 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.

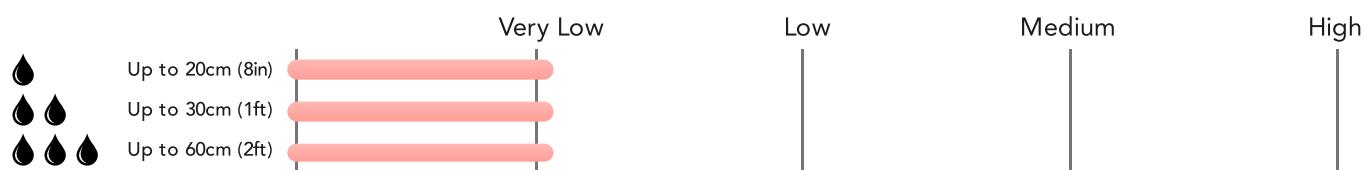


**Risk Rating: Very low**

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:

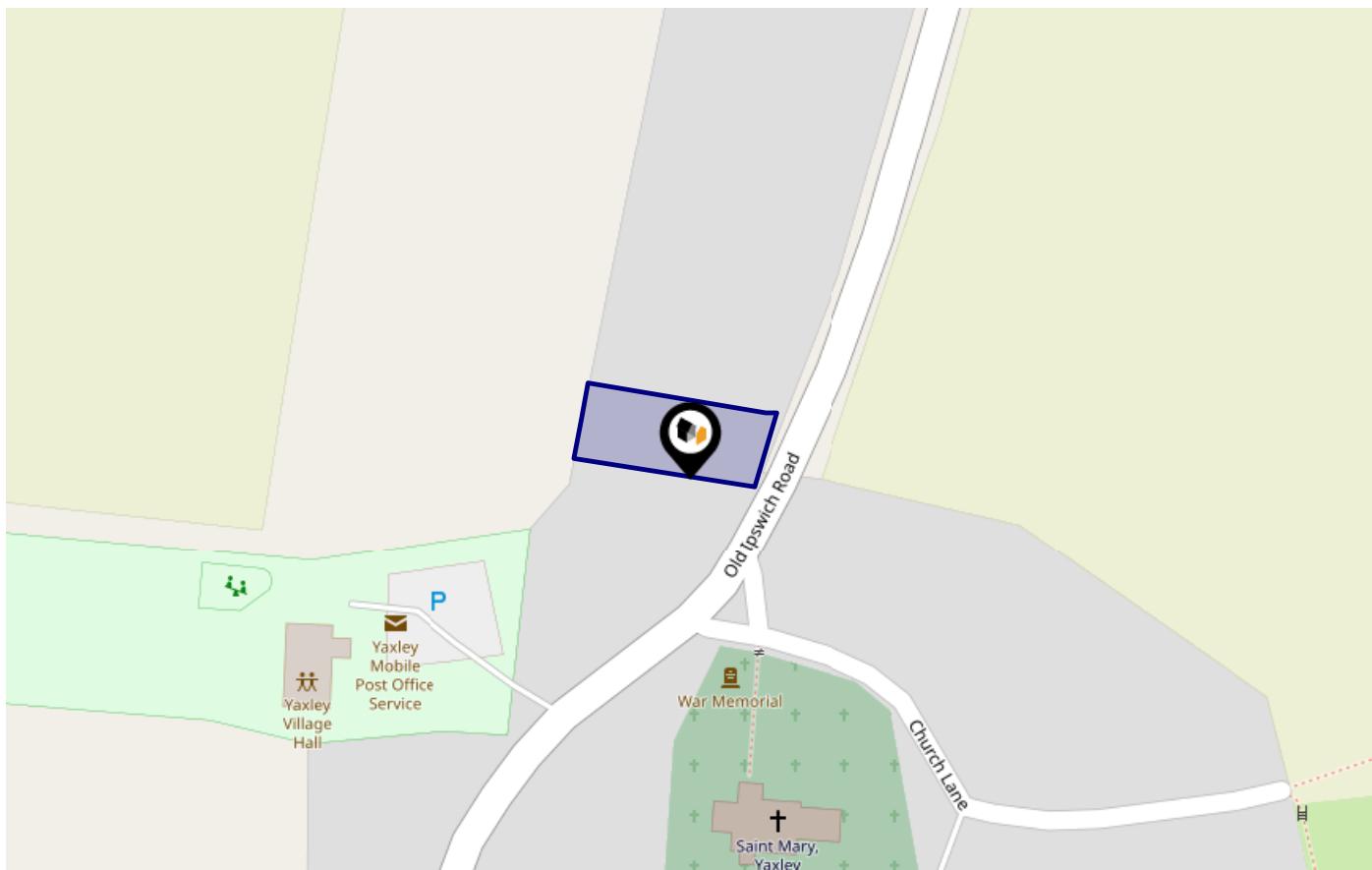


# Flood Risk

## 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.

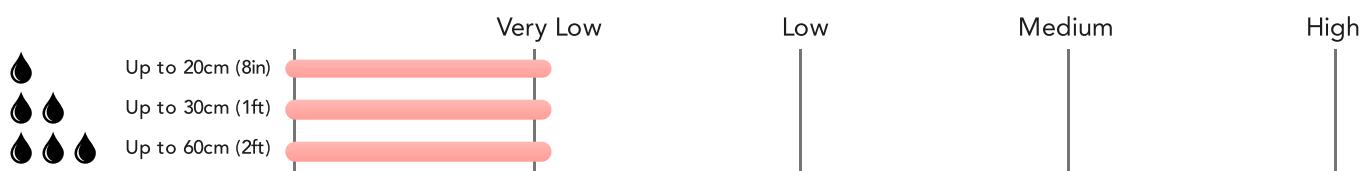


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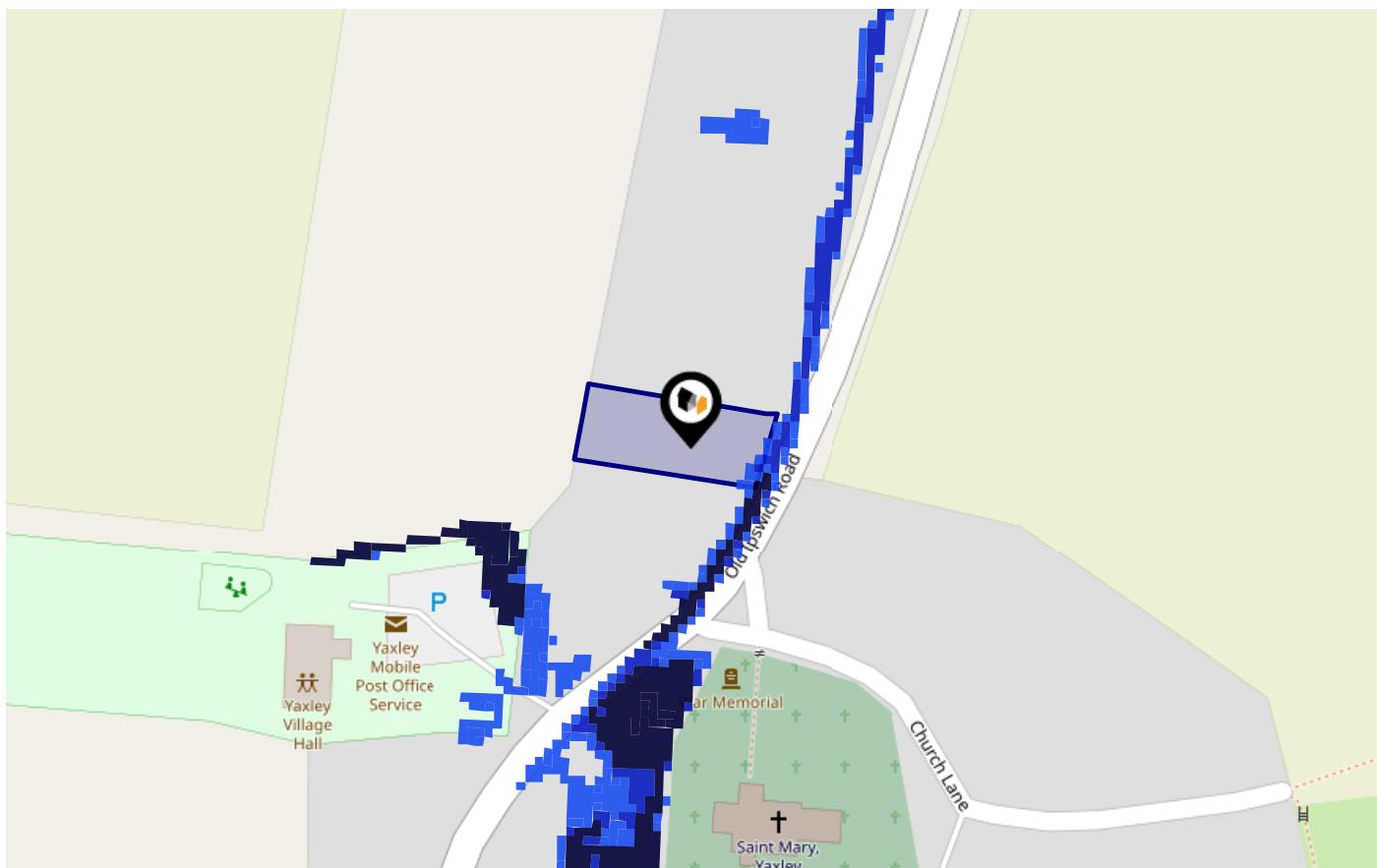


# Flood Risk

## 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.

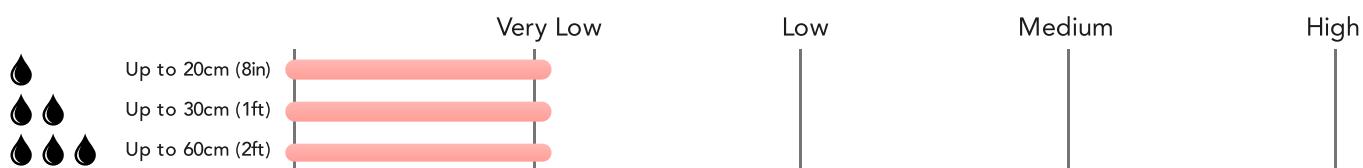


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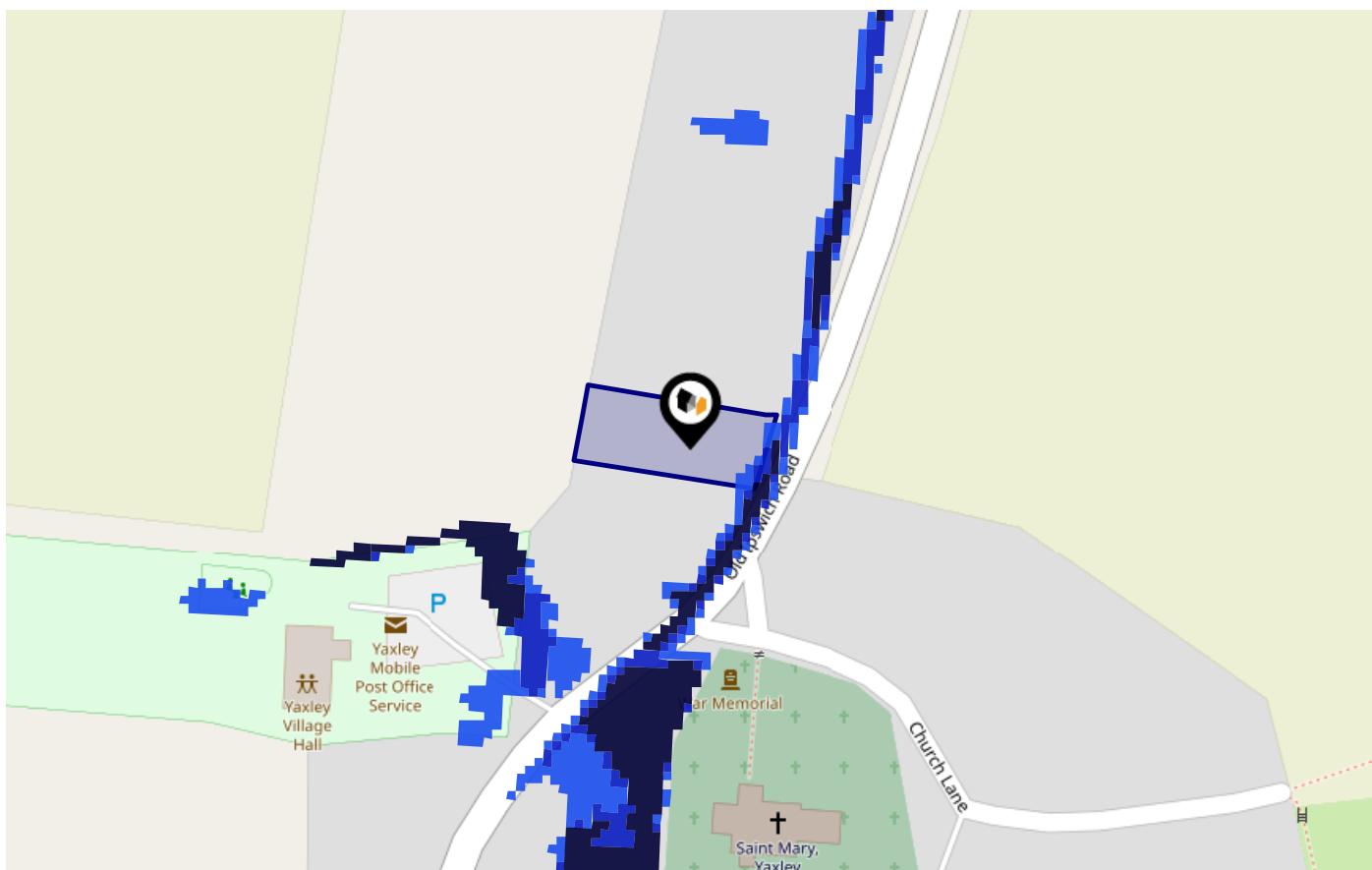


# Flood Risk

## 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.

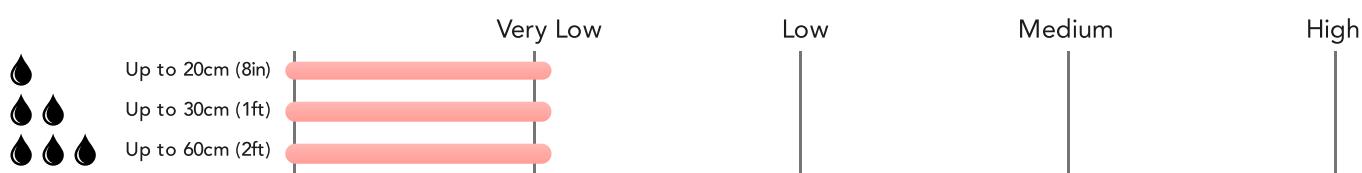


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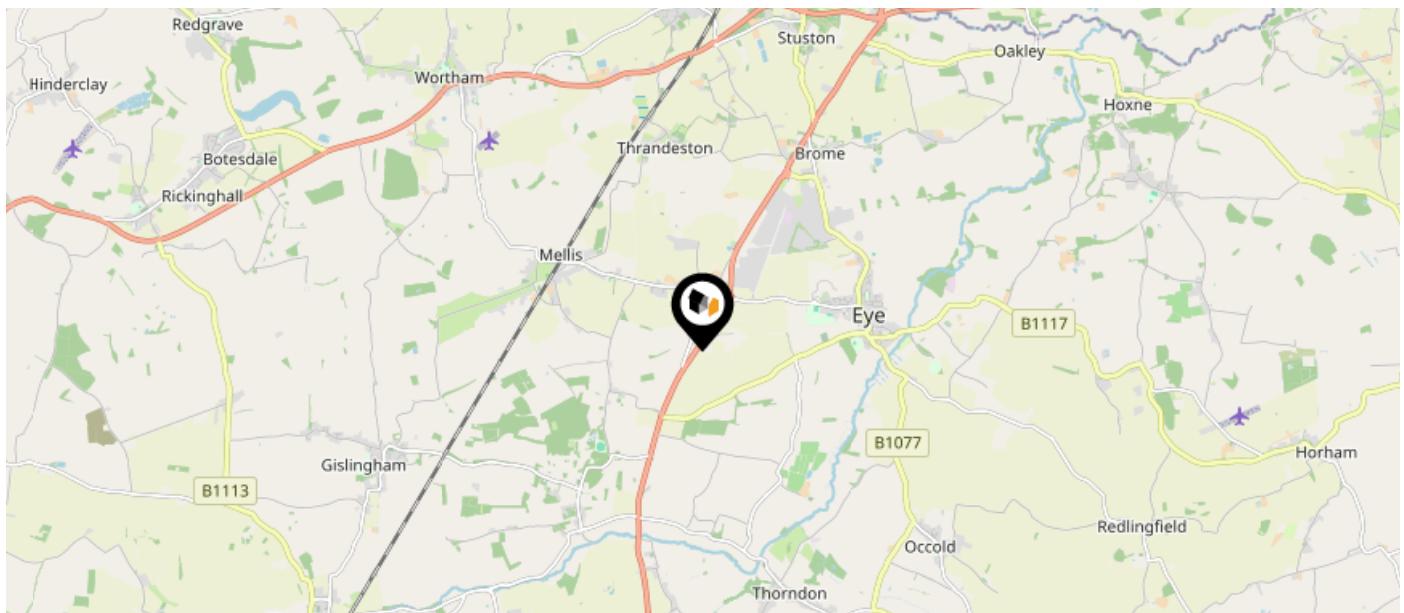


# Maps

## Green Belt



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



### Nearby Green Belt Land

No data available.

# 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

	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	<input type="checkbox"/>
	Magdalen-Magdalen, Eye	Historic Landfill	<input type="checkbox"/>
	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	<input type="checkbox"/>
	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	<input type="checkbox"/>
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	<input type="checkbox"/>
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill	<input type="checkbox"/>
	Mill Farm-Mill Street, Gislingham	Historic Landfill	<input type="checkbox"/>
	Maggots Fm-Maggots Farm, Denham	Historic Landfill	<input type="checkbox"/>

# 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
1181747 - Wellhead About 25 Metres North Of Sewell House	Grade II	0.0 miles
1432459 - Yaxley War Memorial	Grade II	0.0 miles
1284872 - Sewell House	Grade II	0.0 miles
1181748 - School House	Grade II	0.0 miles
1352105 - 71, Ipswich Road	Grade II	0.1 miles
1033115 - Guildhall Cottage	Grade II	0.1 miles
1033114 - Church Of St Mary	Grade I	0.1 miles
1033118 - Lyon House	Grade II	0.1 miles
1181749 - Valley Farm House	Grade II	0.2 miles
1284876 - Yaxley Hall	Grade II	0.3 miles



Nursery Primary Secondary College Private

**1 Mellis Church of England Primary School**  
Ofsted Rating: Good | Pupils: 154 | Distance: 1.02



**2 Hartismere School**  
Ofsted Rating: Outstanding | Pupils: 1063 | Distance: 1.23



**3 St Peter and St Paul Church of England Primary School, Eye**  
Ofsted Rating: Good | Pupils: 181 | Distance: 1.64



**4 Palgrave Church of England Primary School**  
Ofsted Rating: Good | Pupils: 82 | Distance: 2.89



**5 Thorndon Church of England Primary School**  
Ofsted Rating: Requires improvement | Pupils: 54 | Distance: 2.97



**6 Wortham Primary School**  
Ofsted Rating: Outstanding | Pupils: 102 | Distance: 3.05

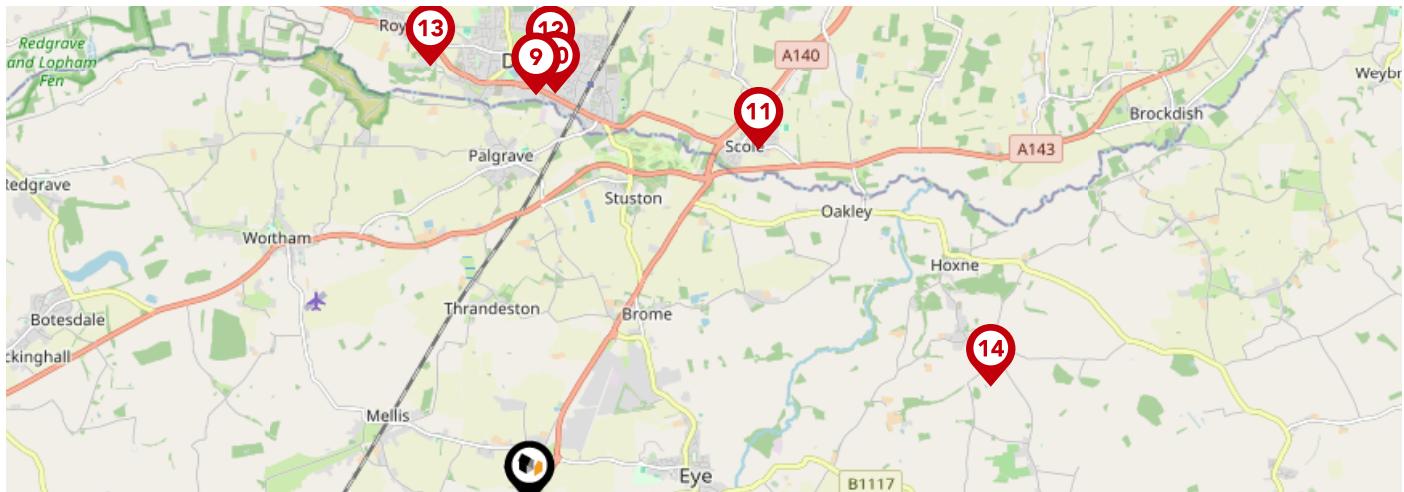


**7 Occold Primary School**  
Ofsted Rating: Good | Pupils: 49 | Distance: 3.06



**8 Gislingham Church of England Primary School**  
Ofsted Rating: Good | Pupils: 143 | Distance: 3.28





Nursery Primary Secondary College Private



### Diss Church of England Junior Academy

Ofsted Rating: Good | Pupils: 189 | Distance: 3.69



### Diss Infant Academy and Nursery

Ofsted Rating: Requires improvement | Pupils: 116 | Distance: 3.73



### Scole Church of England Primary Academy

Ofsted Rating: Good | Pupils: 51 | Distance: 3.82



### Diss High School

Ofsted Rating: Good | Pupils: 941 | Distance: 3.95



### Roydon Primary School

Ofsted Rating: Good | Pupils: 261 | Distance: 4.06



### St Edmund's Primary School

Ofsted Rating: Good | Pupils: 67 | Distance: 4.32



### Wetheringsett Manor School

Ofsted Rating: Good | Pupils: 62 | Distance: 4.4

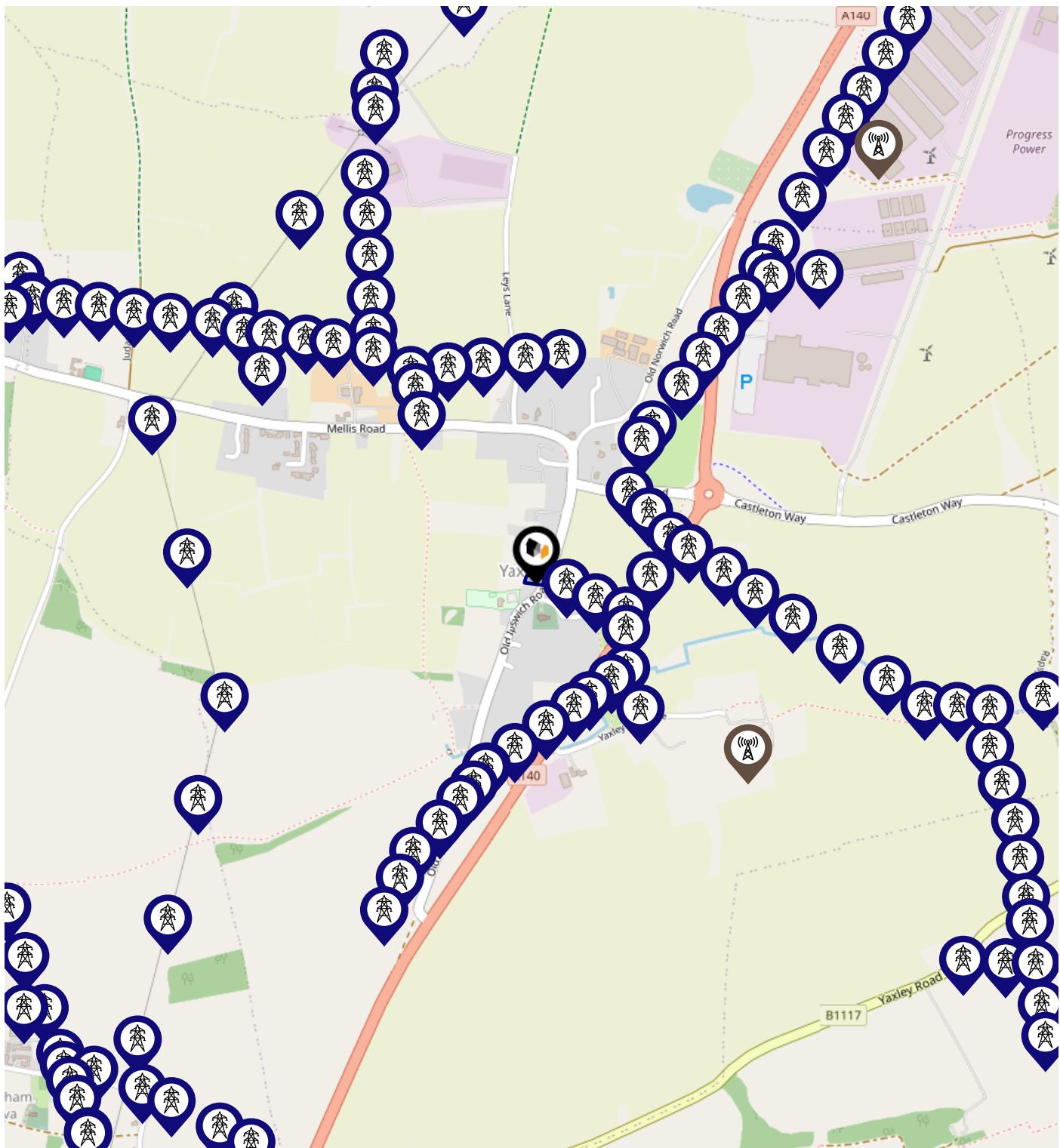


### Wetheringsett Church of England Primary School

Ofsted Rating: Good | Pupils: 41 | Distance: 4.53



# Local Area Masts & Pylons

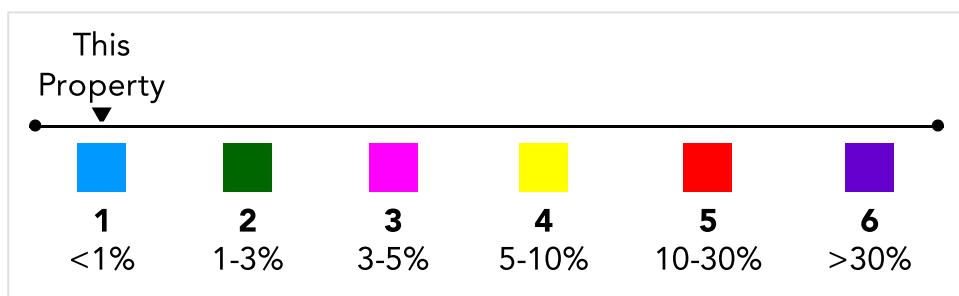
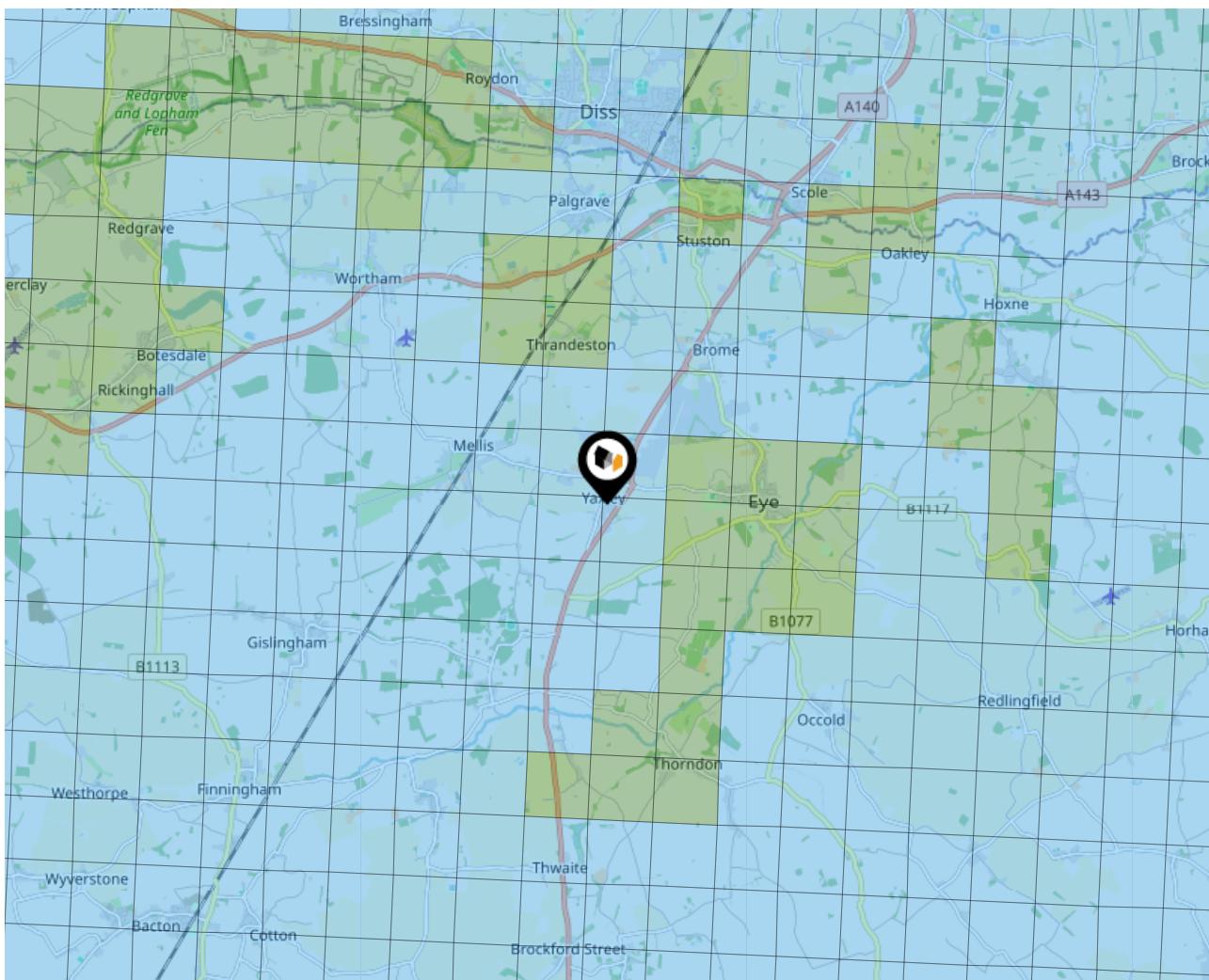


## Key:

- 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/m<sup>3</sup>).



# Local Area Road Noise



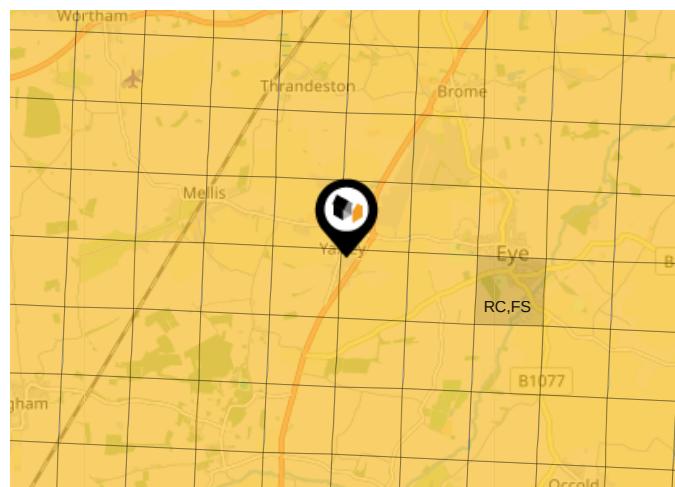
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

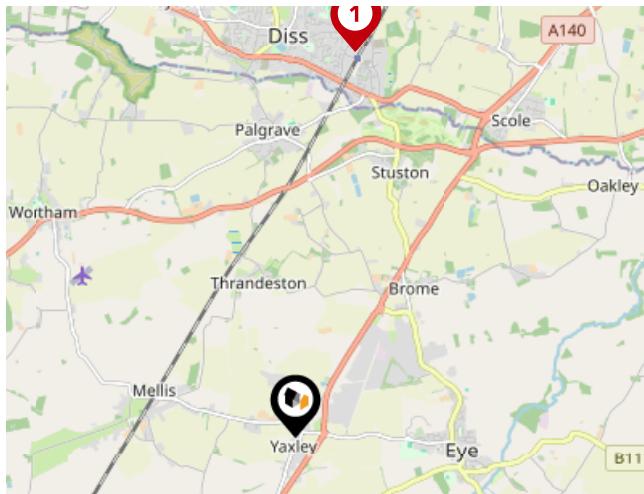
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM,
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOCALLY CHALKY
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



## Primary Classifications (Most Common Clay Types)

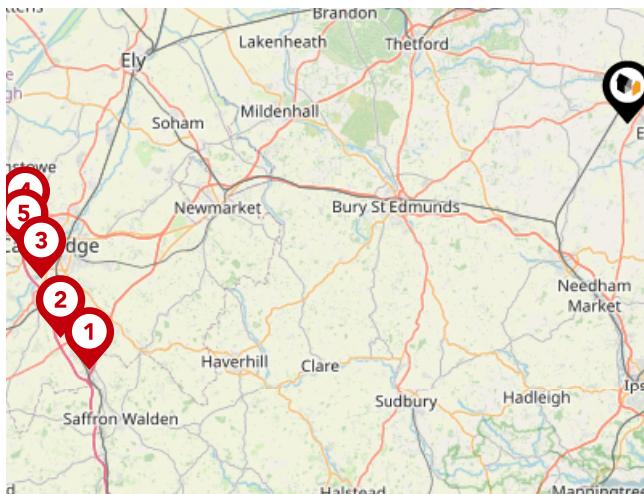
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.53 miles
2	Diss Rail Station	3.55 miles
3	Entrance	10.22 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.09 miles
2	M11 J10	44.04 miles
3	M11 J11	44.12 miles
4	M11 J13	44.38 miles
5	M11 J12	44.82 miles



## Airports/Helpads

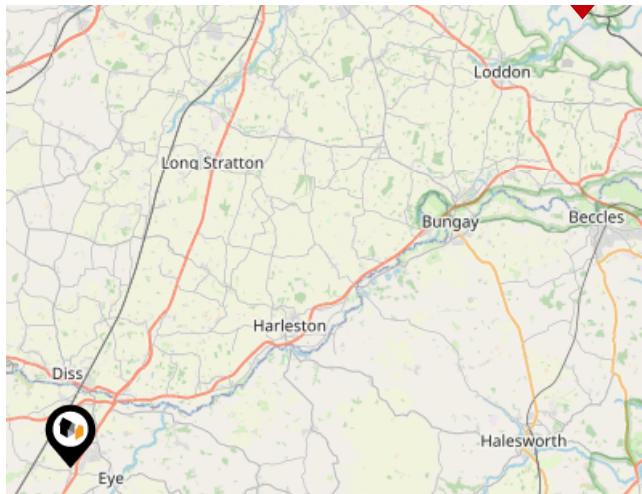
Pin	Name	Distance
1	Norwich International Airport	25.01 miles
2	Southend-on-Sea	54.98 miles
3	Cambridge	40.43 miles
4	Stansted Airport	46.89 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Kent Lodge	0.16 miles
2	Post Office	0.21 miles
3	Yaxley Bull	1.02 miles
4	High School	1.11 miles
5	Hartismere Hospital	1.29 miles



## Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	24.65 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.

# 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.



/whittleywardmanagementltd



/whittleyward/?hl=en



/whittleyward

# 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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