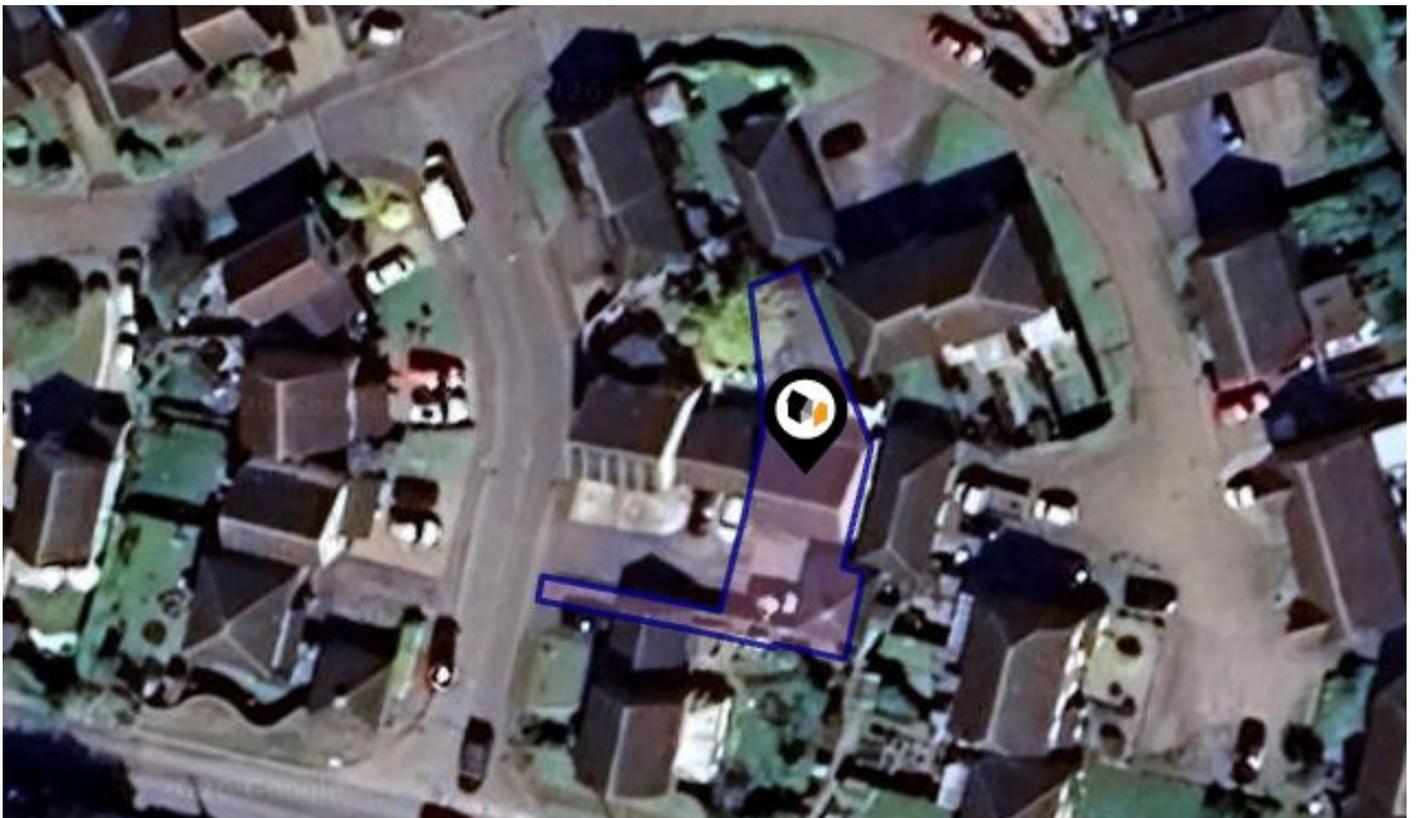# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Wednesday 18th March 2026

CASTLETON WAY, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

https://www.whittleyparish.com/

See More Online

Powered by
sprift
Know any property instantly

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property Ombudsman

Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,054 ft^2 / 98 m^2		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,208		
Title Number:	SK135322		

Local Area

Local Authority:	Mid suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17	**80**	**-**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone
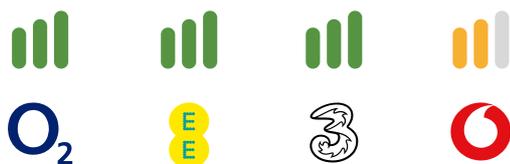
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Powered by
sprift
Know any property instantly

CASTLETON WAY, EYE, IP23

Floor 0

Dining Room
9'8" x 11'3"

Kitchen
11'7" x 10'1"

Conservatory
19'8" x 7'7"

Hallway
9'3" x 4'5"

Living Room
11'7" x 16'10"

WC
3'11" x 8'2"

Floor 1

Bedroom
9'9" x 12'5"

Bedroom
8'8" x 9'3"

En-suite
3'2" x 6'7"

Landing
9'1" x 3'0"

Bathroom
7'4" x 5'4"

Bedroom
10'4" x 12'5"

Bedroom
7'2" x 9'2"

Whittley Parish

Approximate total area[1]
1150.56 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Property
EPC - Certificate

Castleton Way, IP23

Energy rating

C

Valid until 12.06.2035

Score	Energy rating		Current	Potential
92+	A			
81-91	B			84 | B
69-80	C		71 | C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Property
EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 m^2

Market
House Price Statistics

10 Year History of Average House Prices by Property Type in IP23
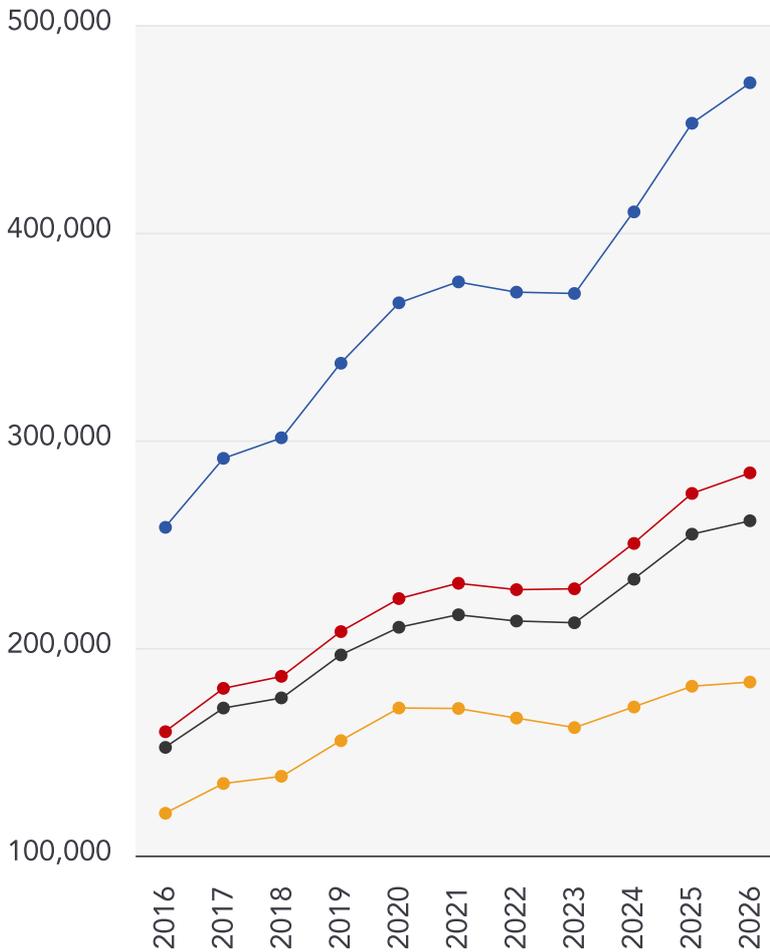
Detached	**+82.97%**
Semi-Detached	**+78.11%**
Terraced	**+71.77%**
Flat	**+52.51%**

Powered by
sprift
Know any property instantly

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2026

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.

Powered by
sprift
Know any property instantly

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.
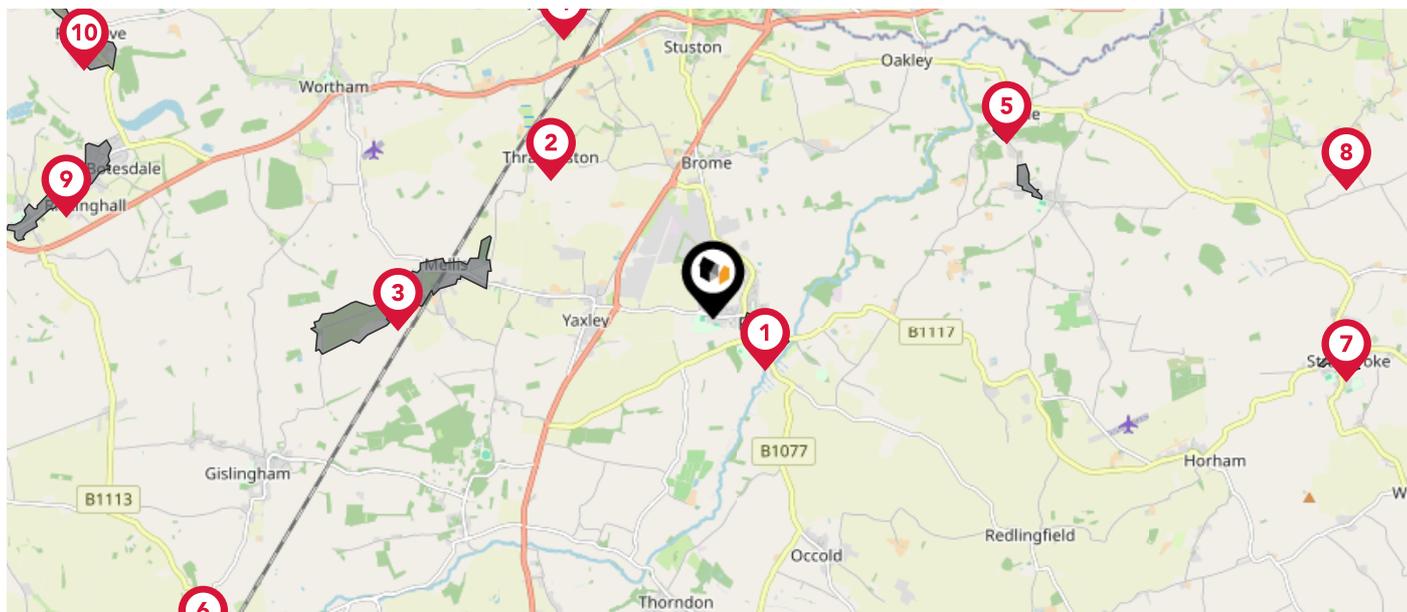
Nearby Conservation Areas	
1	Eye
2	Thrandeston
3	Mellis
4	Palgrave
5	Hoxne
6	Finningham
7	Stradbroke
8	Wingfield
9	Botesdale
10	Redgrave

Powered by
sprift
Know any property instantly

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
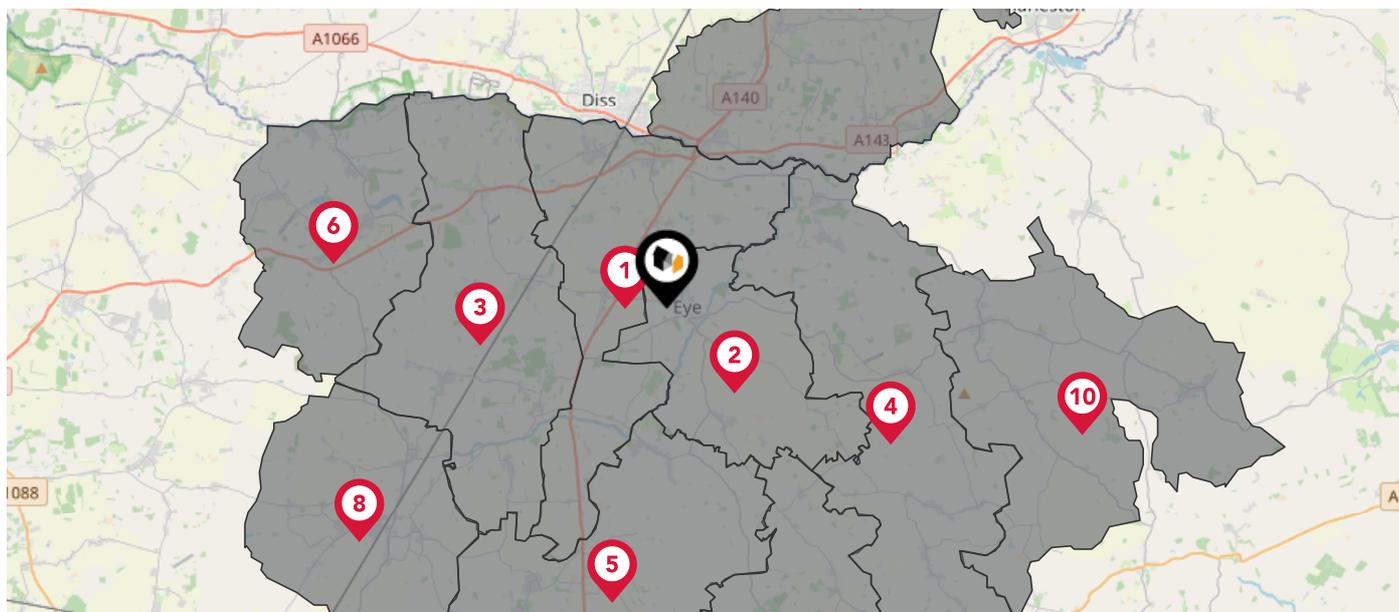
Nearby Council Wards

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

Powered by
sprift
Know any property instantly

Maps
Rail Noise

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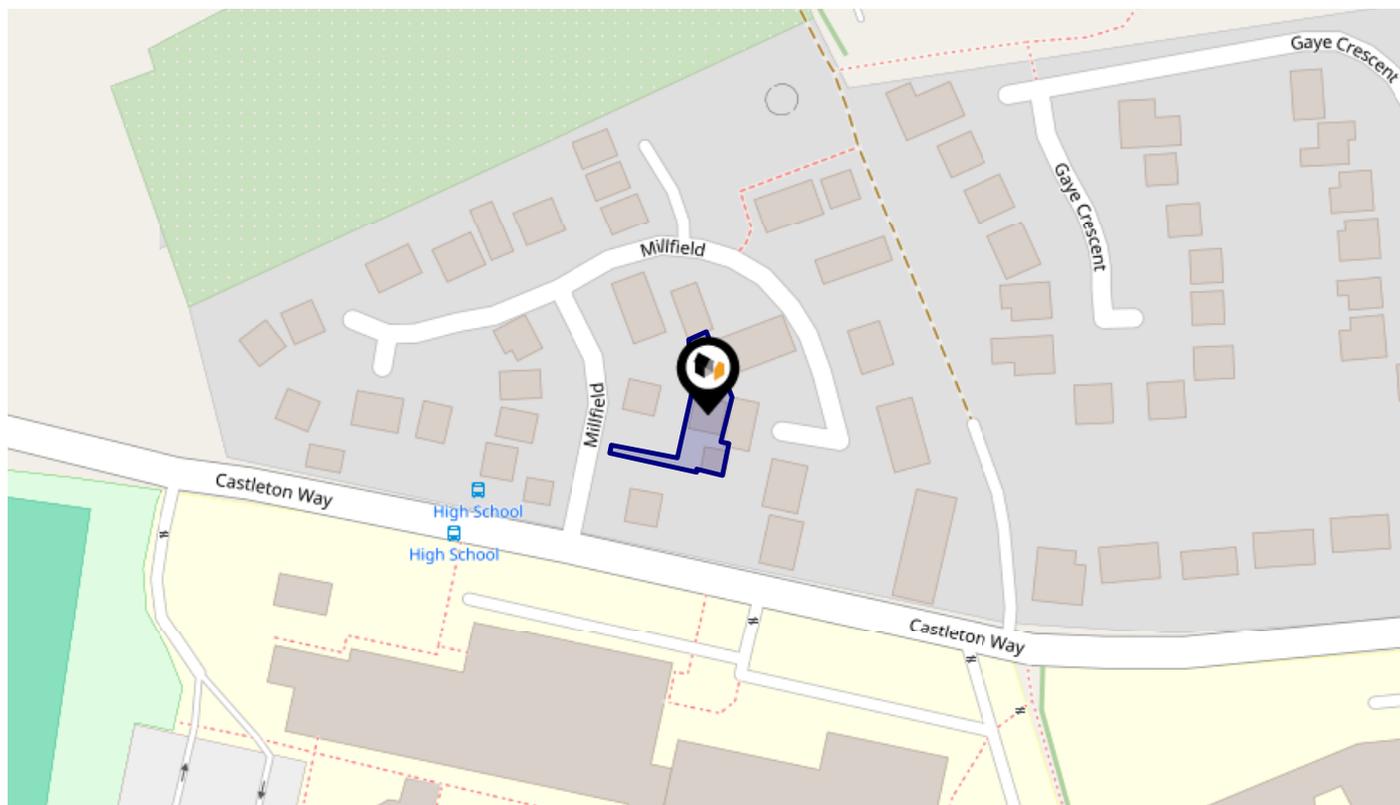
Rail Noise Data

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	🟦

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.

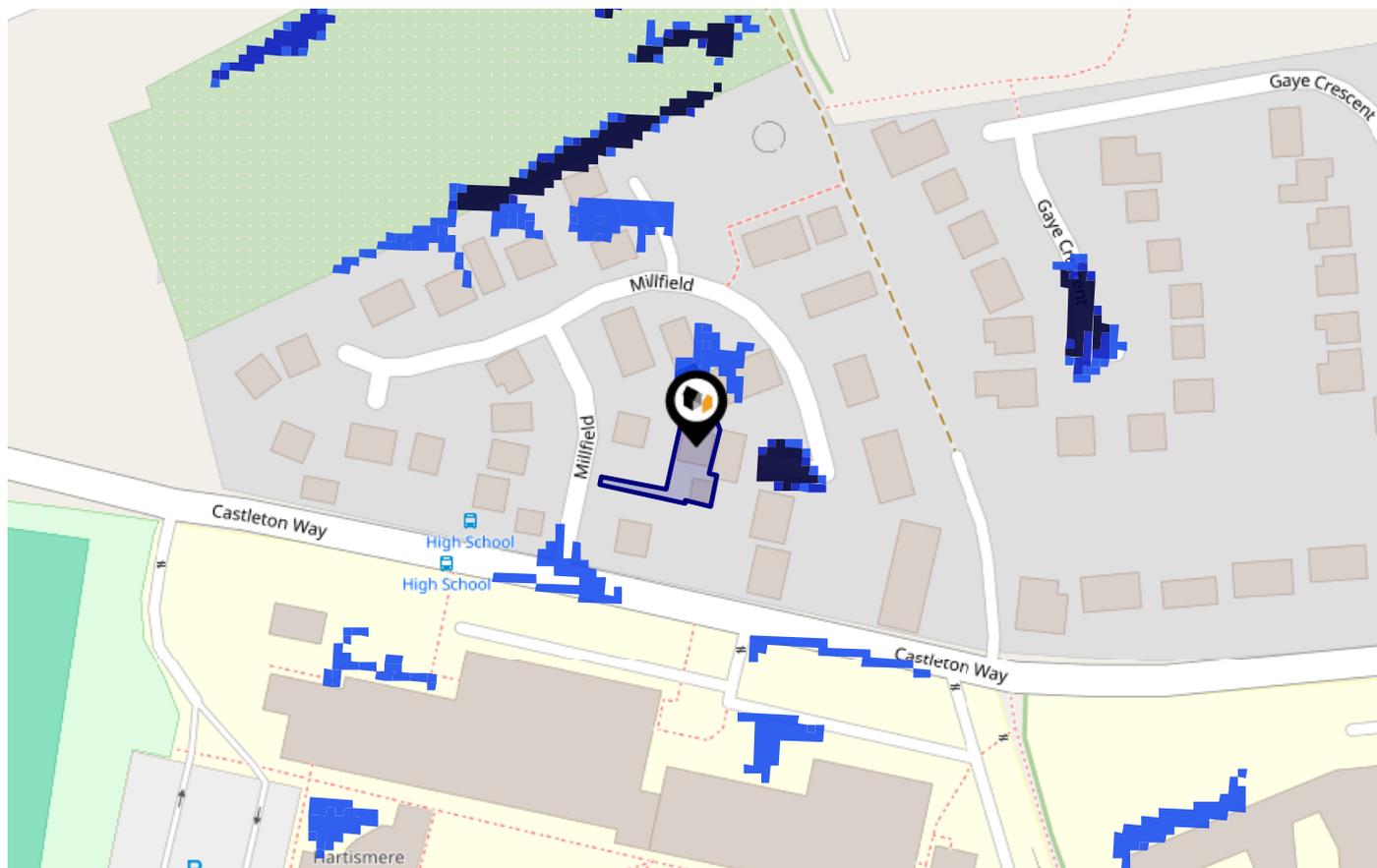Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

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.
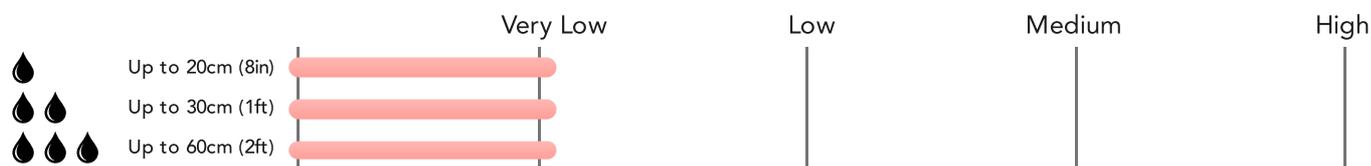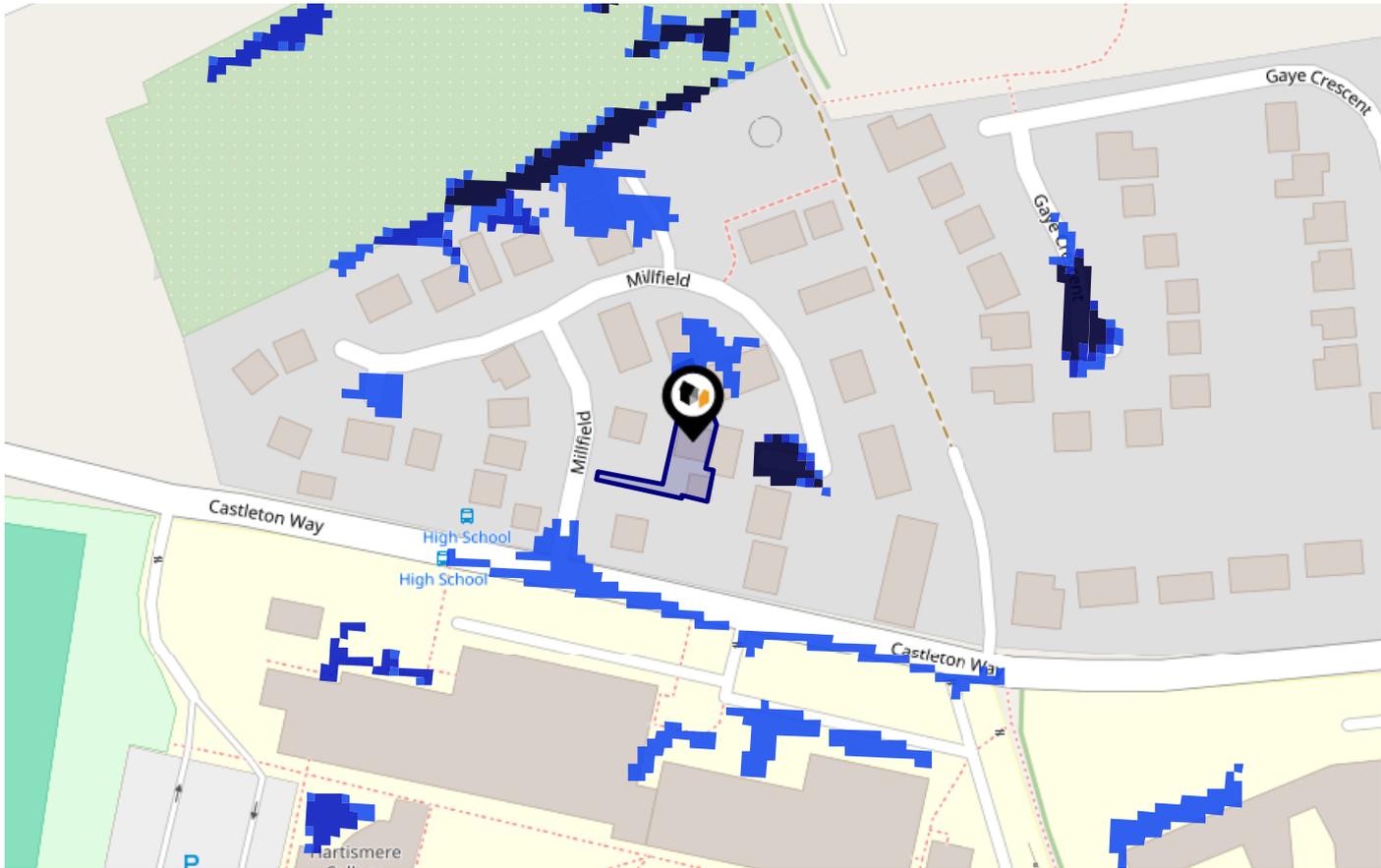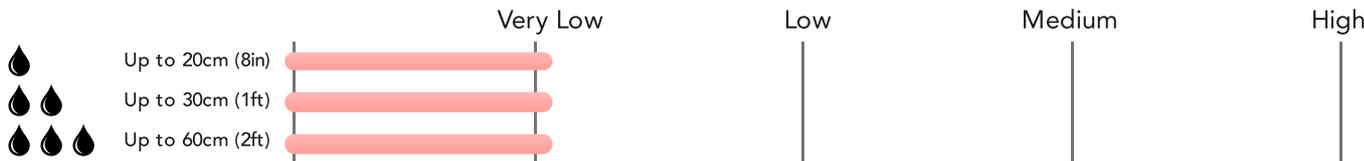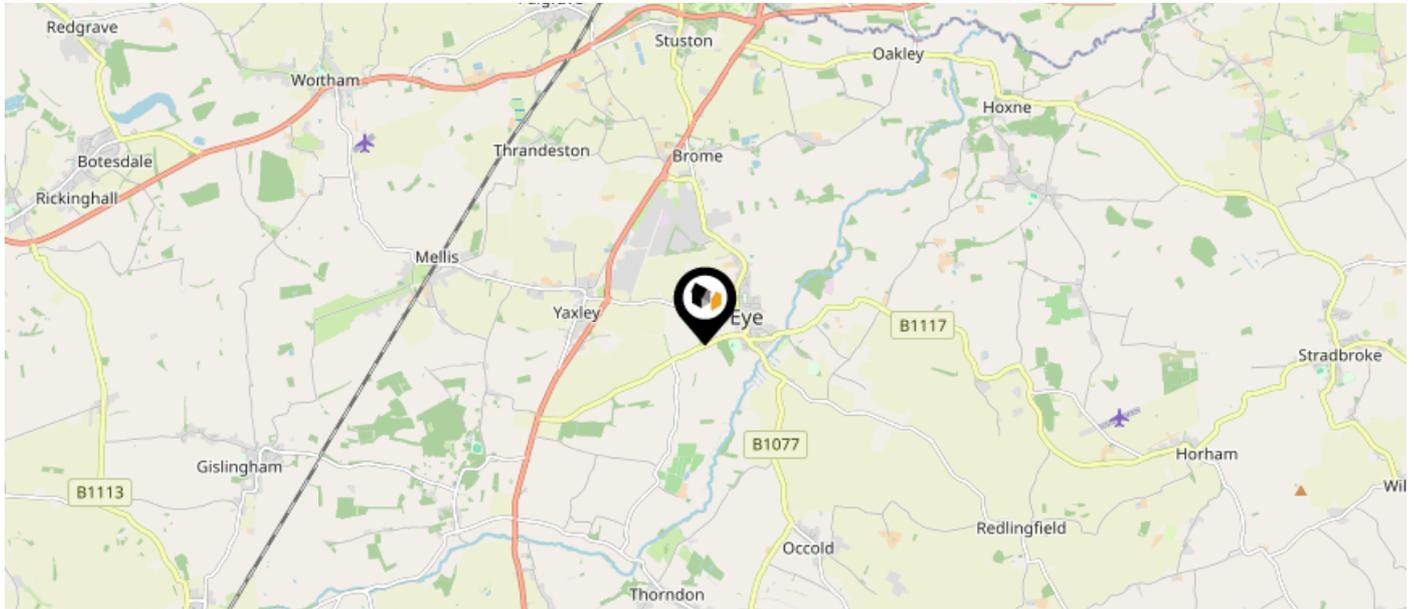

Risk Rating: Very low

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.

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

Powered by
sprift
Know any property instantly

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.

- **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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

KFB - Key Facts For Buyers

Powered by
prift
Know any property instantly

Maps
Green Belt

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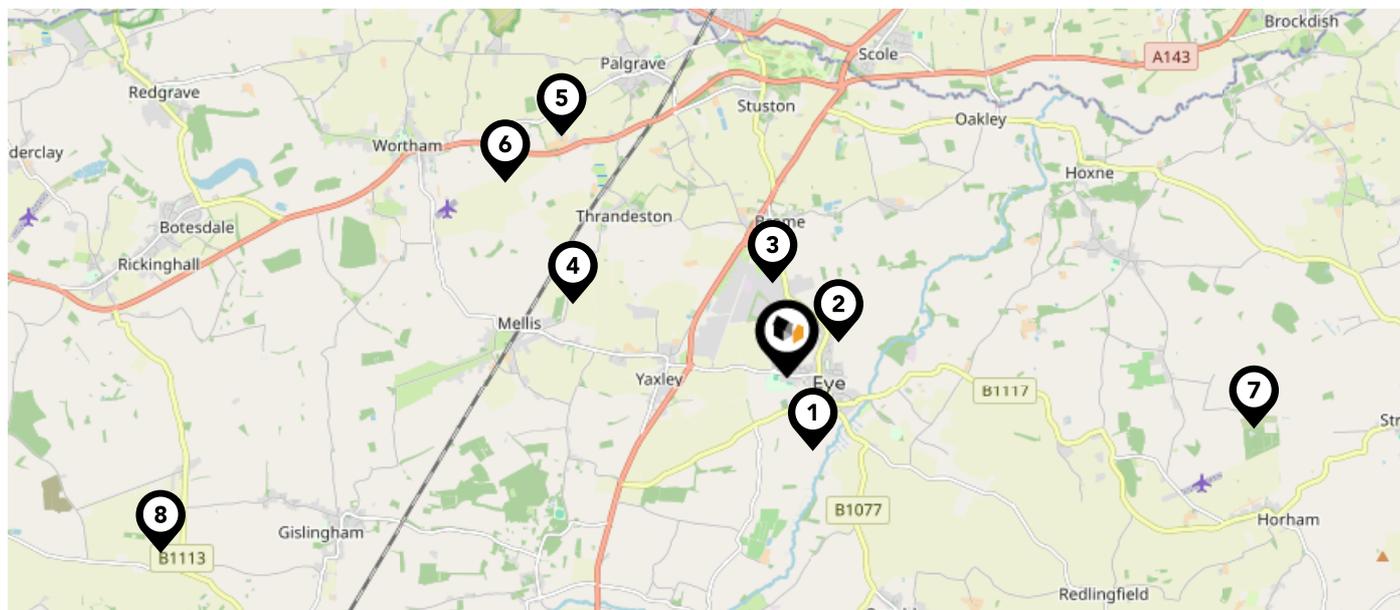

Nearby Green Belt Land
No data available.

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		
1	Magdalen-Magdalen, Eye	Historic Landfill
2	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
3	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
4	Mellis Road-Mellis Road, Thrandeston	Historic Landfill
5	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
6	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
7	Maggots Fm-Maggots Farm, Denham	Historic Landfill
8	Mill Farm-Mill Street, Gislingham	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...
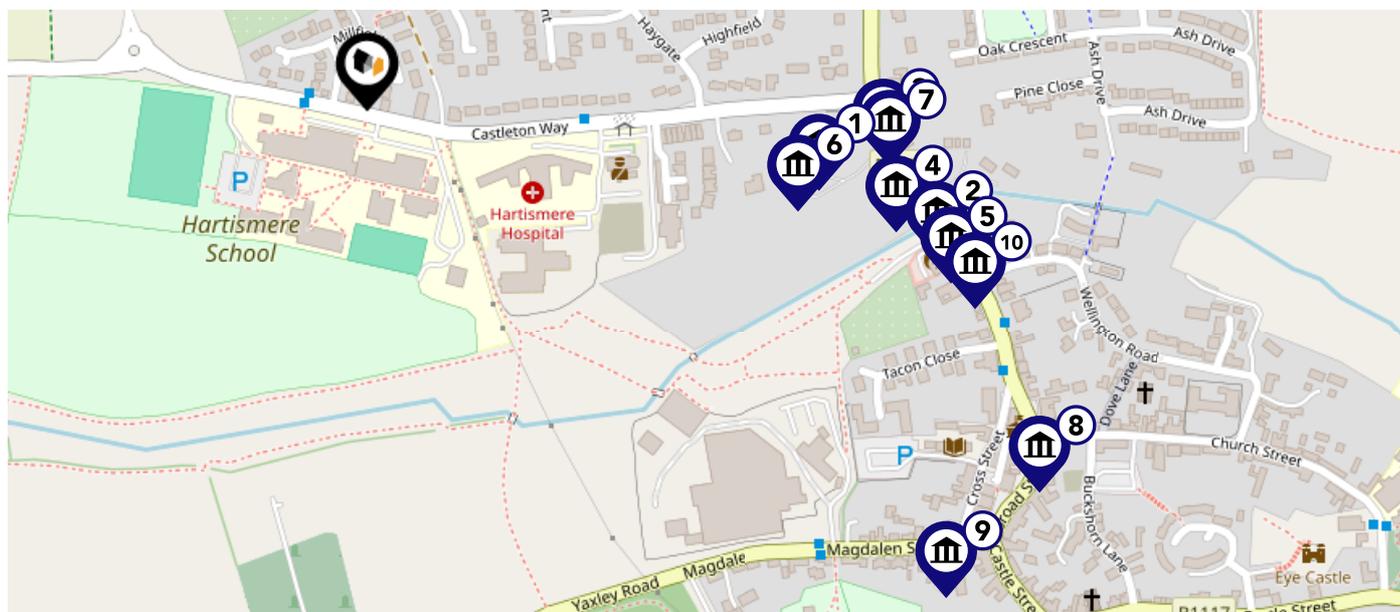

Listed Buildings in the local district	Grade	Distance
1 1334420 - Garden Wall And Garden House Approximately 45 Metres North East Of Chandos Lodge	Grade II	0.3 miles
2 1334414 - Bridge House	Grade II	0.3 miles
3 1334416 - Hill Cottage	Grade II	0.3 miles
4 1334419 - Crinkle Crankle Wall And Gates To Chandos Lodge	Grade II	0.3 miles
5 1334413 - Bedingfield Almshouses	Grade II	0.3 miles
6 1334417 - Chandos Lodge	Grade II	0.3 miles
7 1334415 - Dormer Cottage	Grade II	0.3 miles
8 1316524 - 5, Broad Street	Grade II	0.4 miles
9 1334391 - Magdalen House	Grade II	0.4 miles
10 1096780 - Bedingfield Lodge	Grade II	0.4 miles

Area
Schools
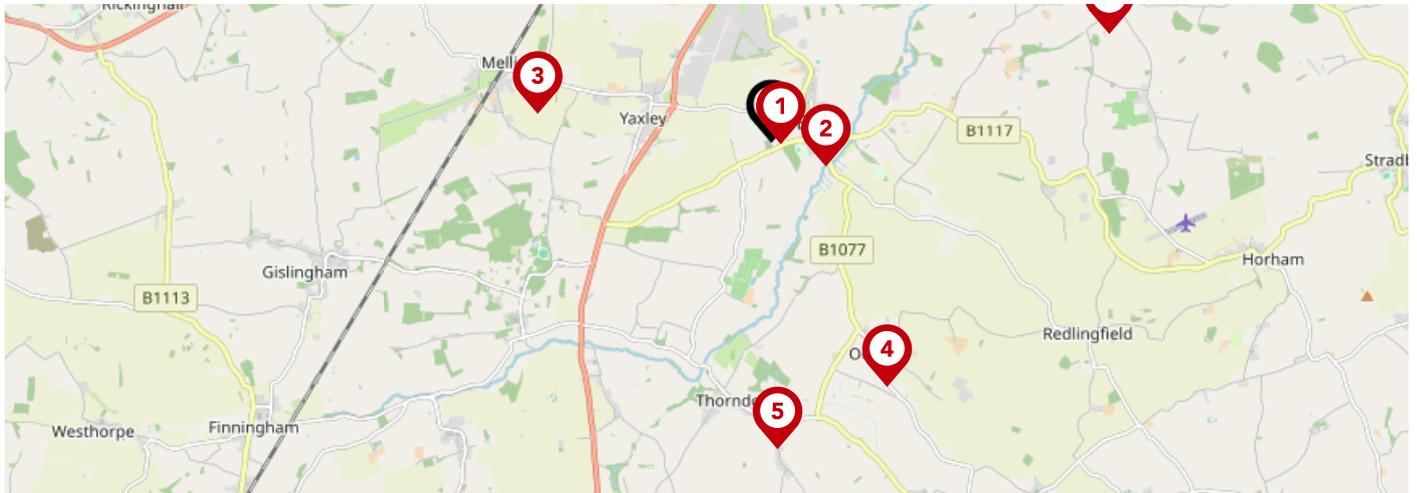
	Nursery	Primary	Secondary	College	Private
1 Hartismere School Ofsted Rating: Outstanding | Pupils: 1063 | Distance:0.09	☐	☐	☑	☐	☐
2 St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good | Pupils: 181 | Distance:0.54	☐	☑	☐	☐	☐
3 Mellis Church of England Primary School Ofsted Rating: Good | Pupils: 154 | Distance:2.12	☐	☑	☐	☐	☐
4 Occold Primary School Ofsted Rating: Good | Pupils: 49 | Distance:2.45	☐	☑	☐	☐	☐
5 Thorndon Church of England Primary School Ofsted Rating: Requires improvement | Pupils: 54 | Distance:2.79	☐	☑	☐	☐	☐
6 Palgrave Church of England Primary School Ofsted Rating: Good | Pupils: 82 | Distance:3.11	☐	☑	☐	☐	☐
7 St Edmund's Primary School Ofsted Rating: Good | Pupils: 67 | Distance:3.2	☐	☑	☐	☐	☐
8 Scole Church of England Primary Academy Ofsted Rating: Good | Pupils: 51 | Distance:3.27	☐	☑	☐	☐	☐
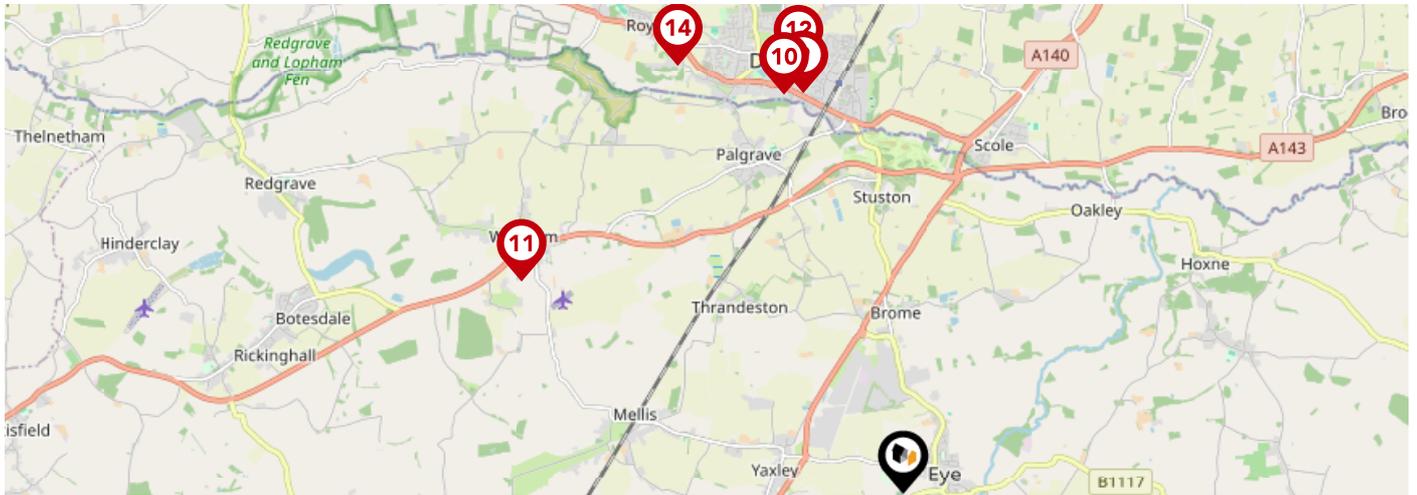
		Nursery	Primary	Secondary	College	Private
9	**Diss Infant Academy and Nursery** Ofsted Rating: Requires improvement | Pupils: 116 | Distance:3.76	☐	☑	☐	☐	☐
10	**Diss Church of England Junior Academy** Ofsted Rating: Good | Pupils: 189 | Distance:3.78	☐	☑	☐	☐	☐
11	**Wortham Primary School** Ofsted Rating: Outstanding | Pupils: 102 | Distance:3.95	☐	☑	☐	☐	☐
12	**Diss High School** Ofsted Rating: Good | Pupils: 941 | Distance:3.98	☐	☐	☑	☐	☐
13	**Gislingham Church of England Primary School** Ofsted Rating: Good | Pupils: 143 | Distance:4.36	☐	☑	☐	☐	☐
14	**Roydon Primary School** Ofsted Rating: Good | Pupils: 261 | Distance:4.39	☐	☑	☐	☐	☐
15	**Wetheringsett Manor School** Ofsted Rating: Good | Pupils: 62 | Distance:4.53	☐	☐	☑	☐	☐
16	**Wetheringsett Church of England Primary School** Ofsted Rating: Good | Pupils: 41 | Distance:4.71	☐	☑	☐	☐	☐

Local Area
Masts & Pylons
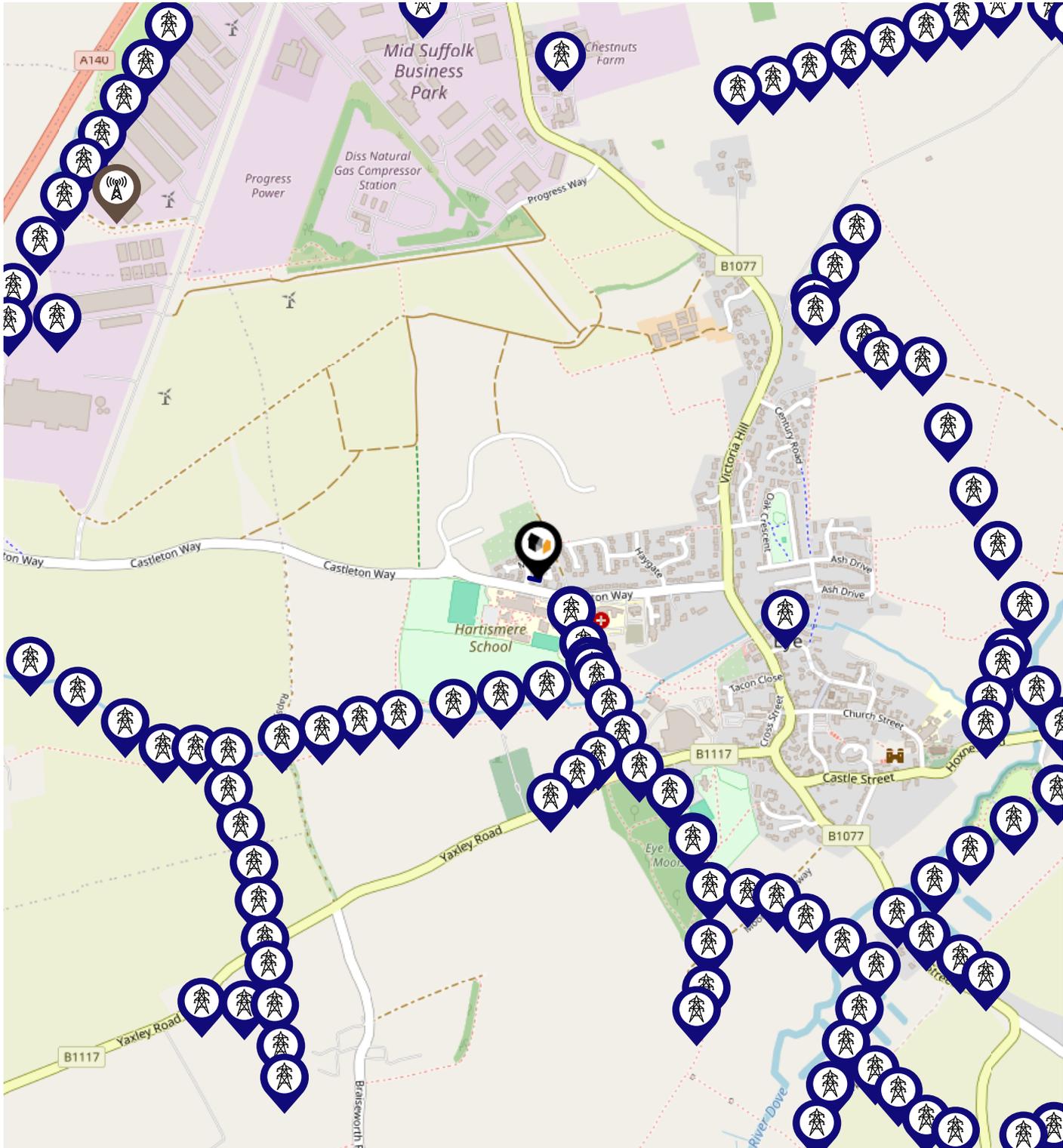
Key:

🔵 Power Pylons

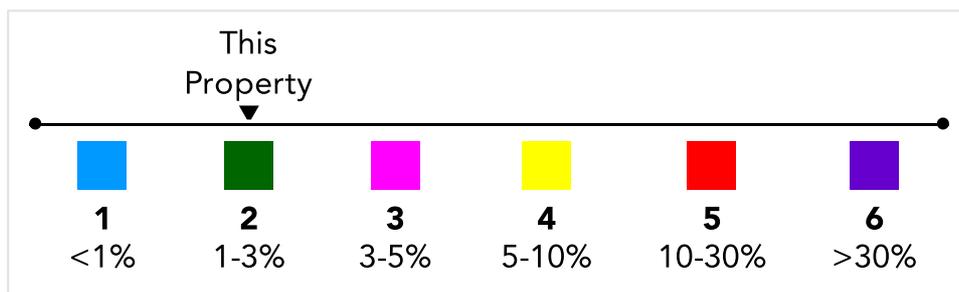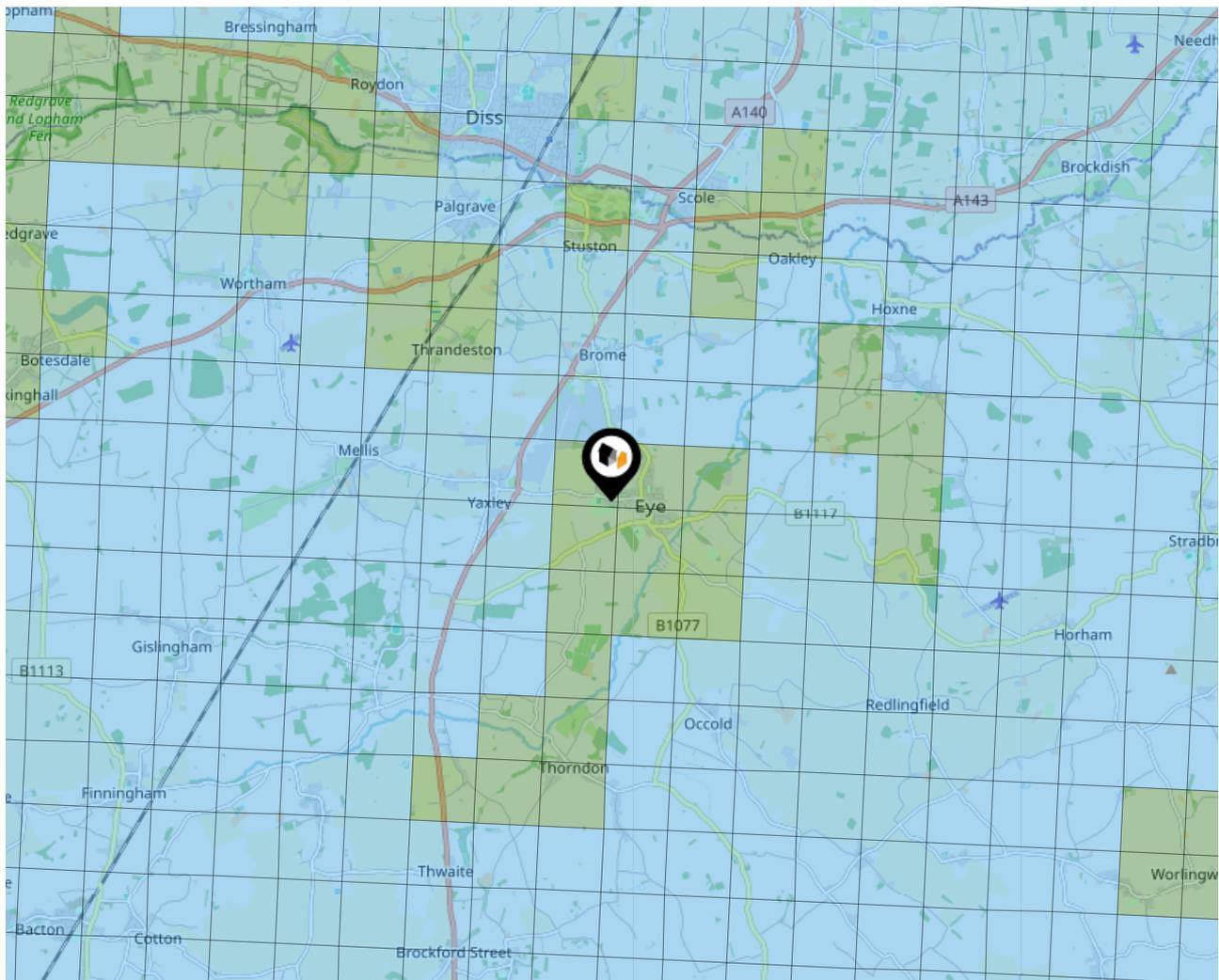🟤 Communication Masts

Powered by
sprift
Know any property instantly

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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Powered by
sprift
Know any property instantly

Local Area
Road Noise
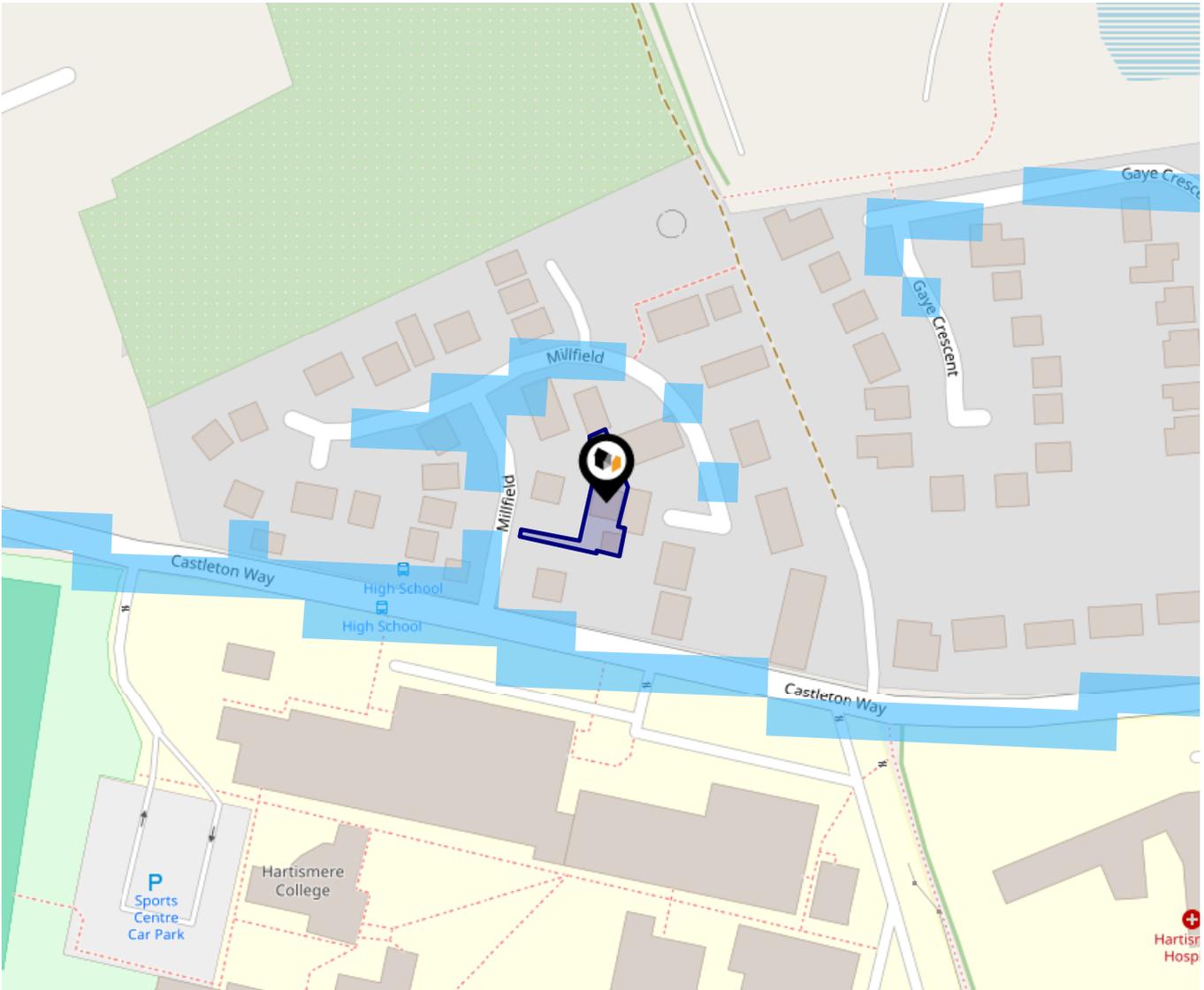
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Powered by
prift
Know any property instantly

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		
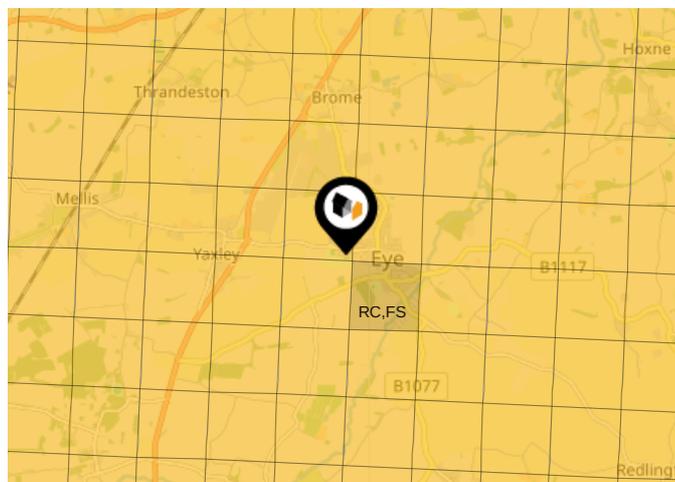
Primary Classifications (Most Common Clay Types)

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)
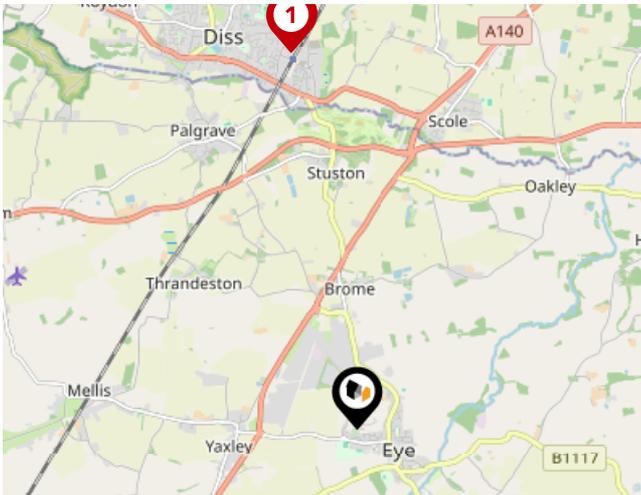
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.47 miles
2	Diss Rail Station	3.48 miles
3	Entrance1	10.96 miles
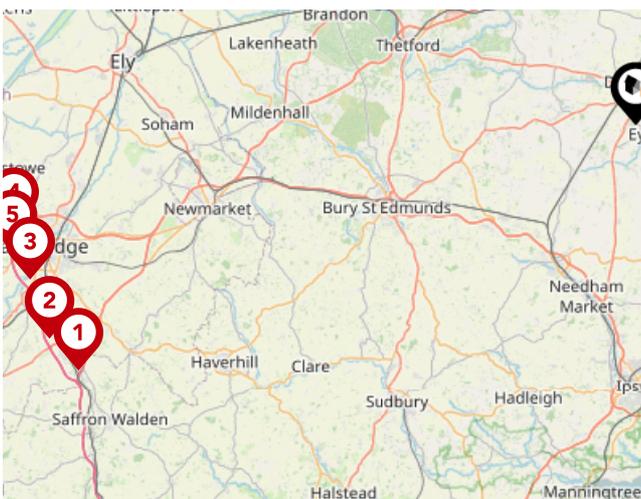
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.17 miles
2	M11 J10	45.14 miles
3	M11 J11	45.24 miles
4	M11 J13	45.52 miles
5	M11 J12	45.96 miles

Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	24.64 miles
2	Southend-on-Sea	55.42 miles
3	Cambridge	41.56 miles
4	Stansted Airport	47.83 miles

Area
Transport (Local)
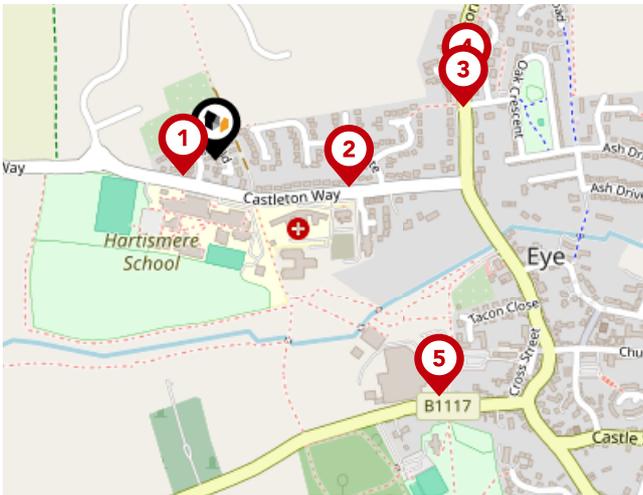
Bus Stops/Stations

Pin	Name	Distance
1	High School	0.04 miles
2	Hartismere Hospital	0.15 miles
3	Bellands Way	0.29 miles
4	Bellands Way	0.3 miles
5	Vion Food	0.37 miles
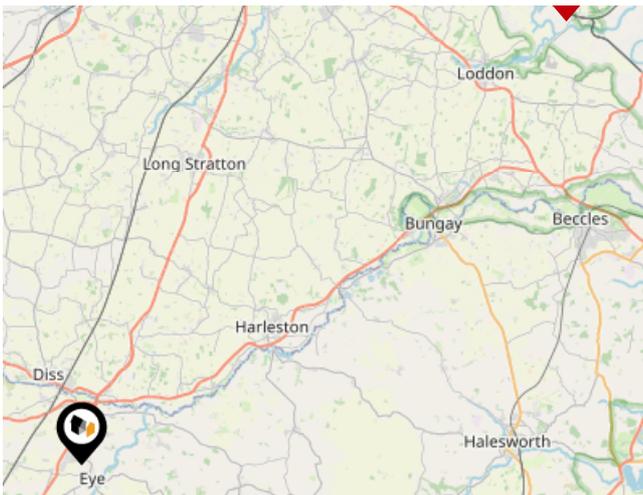
Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	23.75 miles

Powered by
prift
Know any property instantly

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

Powered by
sprift
Know any property instantly

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.

Powered by

sprift
Know any property instantly

Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.

Whittley Parish | Diss

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

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail