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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 23rd October 2026



POPPY WAY, GISLINGHAM, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

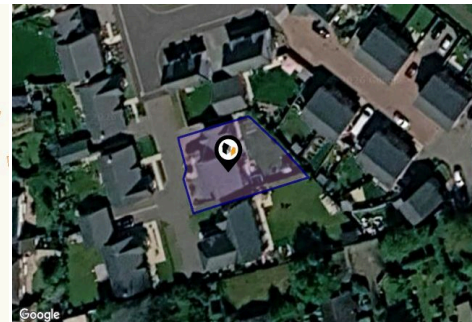
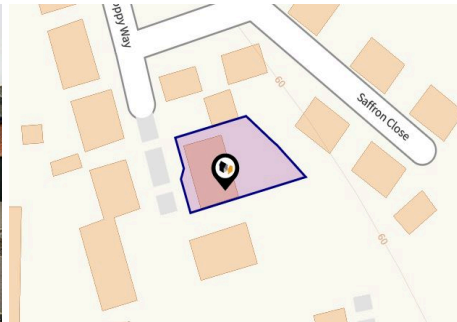
01379640808

admin@whittleyparish.com

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



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,210 ft ² / 205 m ²		
Plot Area:	0.11 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,832		
Title Number:	SK405583		

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)

2 mb/s	78 mb/s	1800 mb/s
		

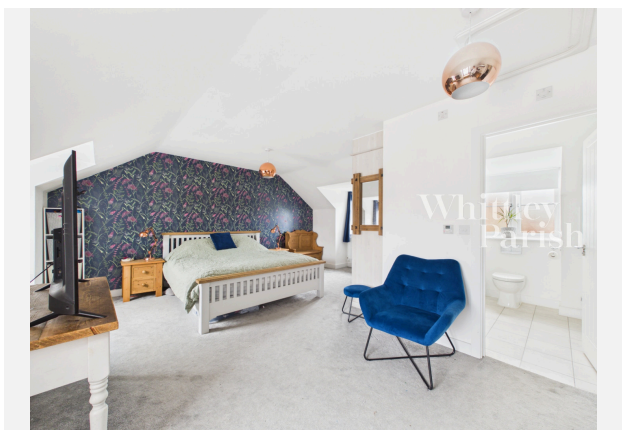
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







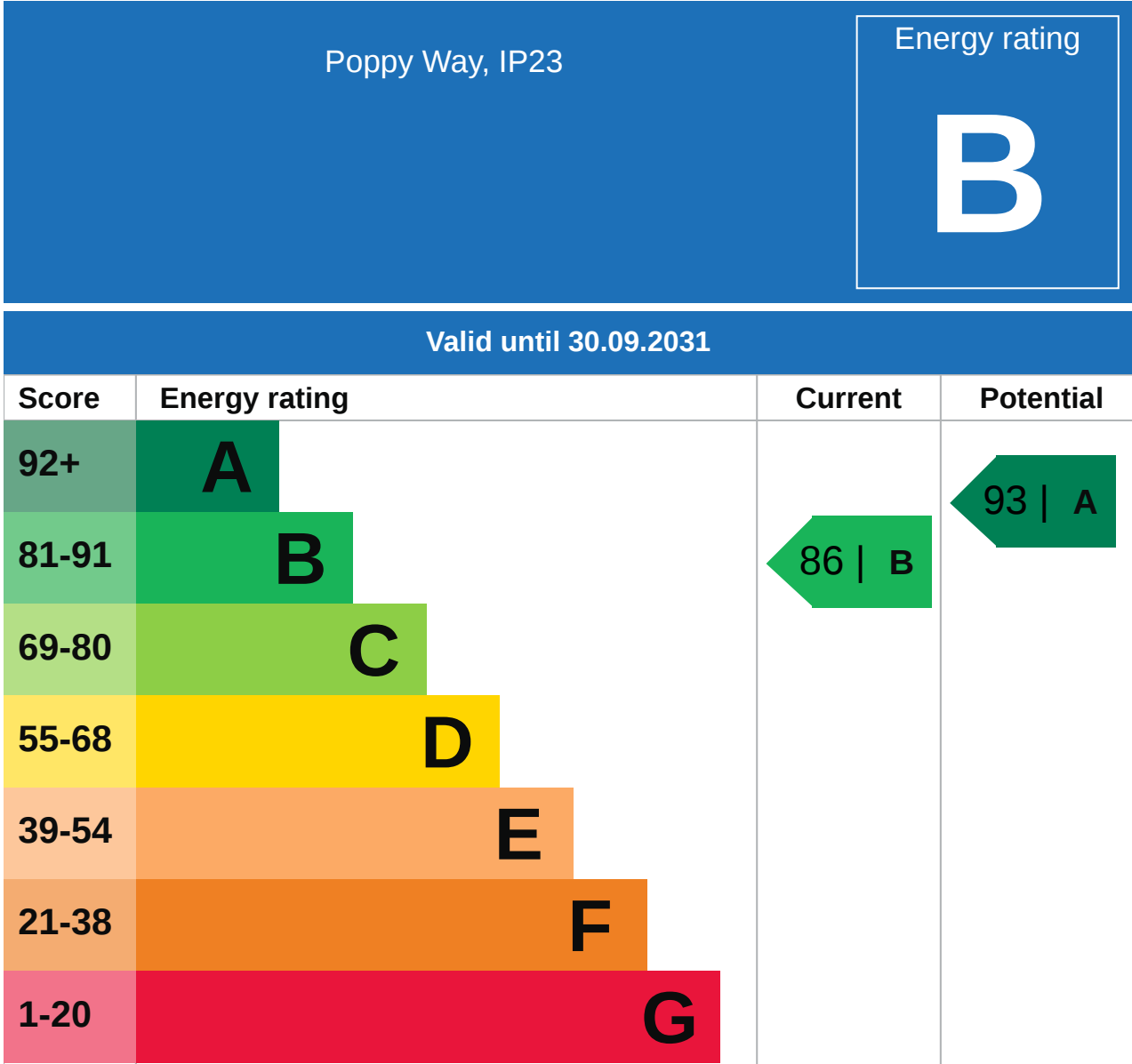






POPPY WAY, GISLINGHAM, EYE, IP23







Additional EPC Data

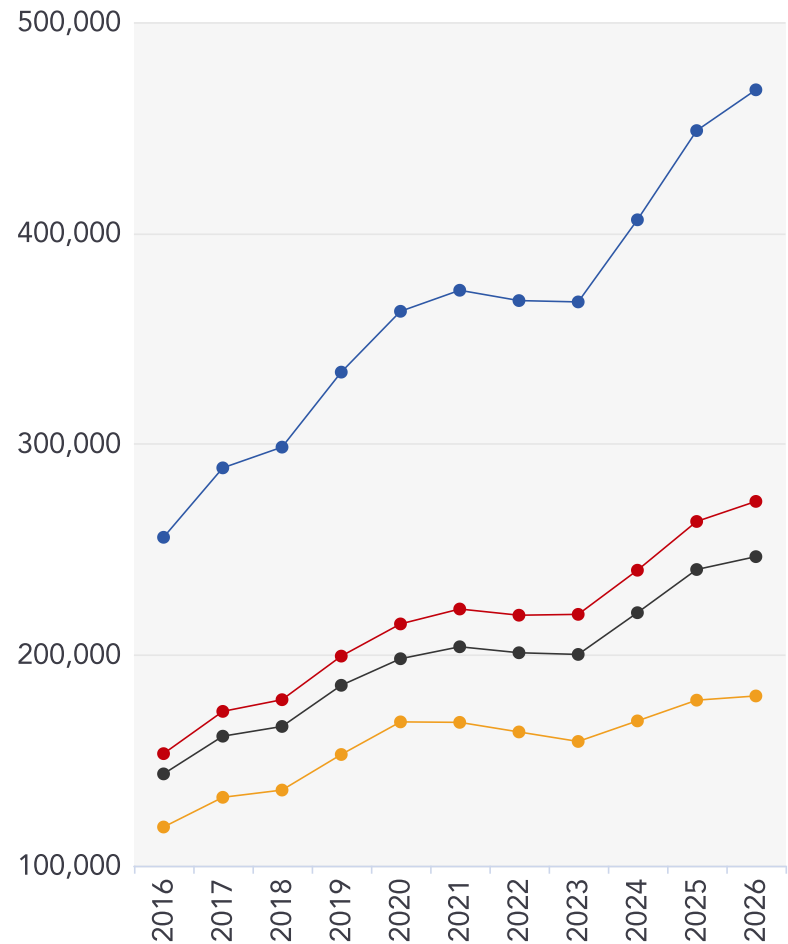
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	182 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%

Map of Gislingham, Norfolk, showing the location of the Gislingham Church of England (Voluntary Controlled) Primary School. The map includes surrounding areas like Little Green, Potash Farm, and various roads such as Burgate Road and Back Street. A blue location pin marks the school's position.

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

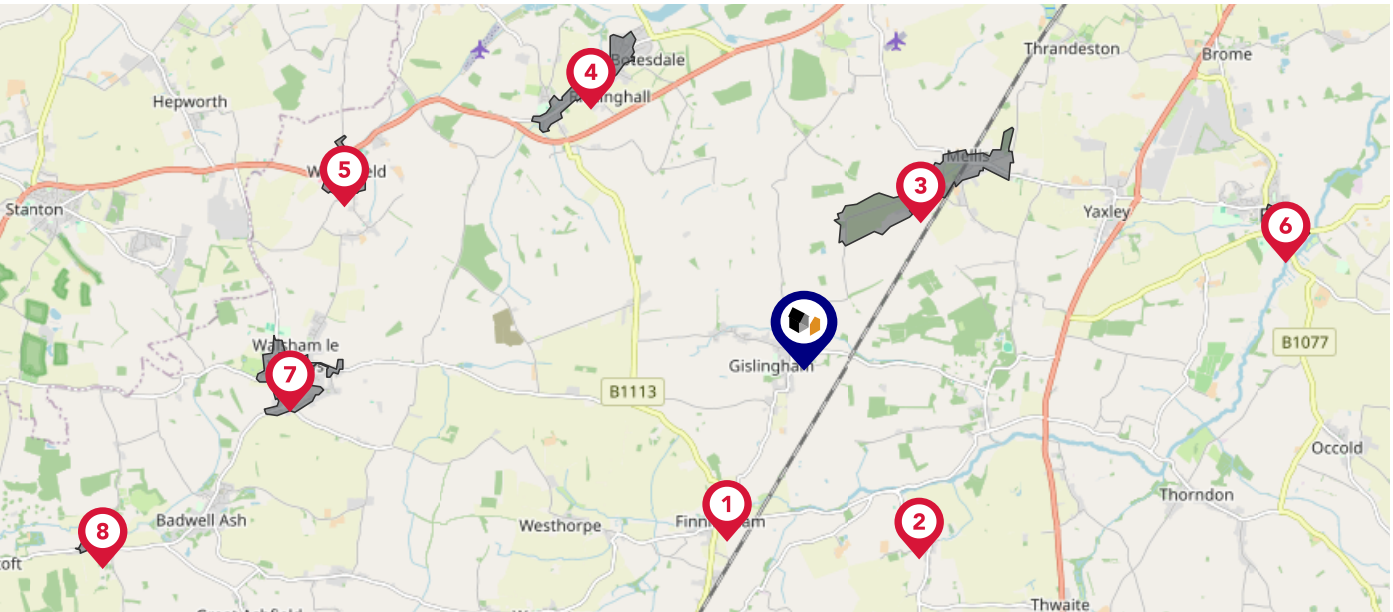
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

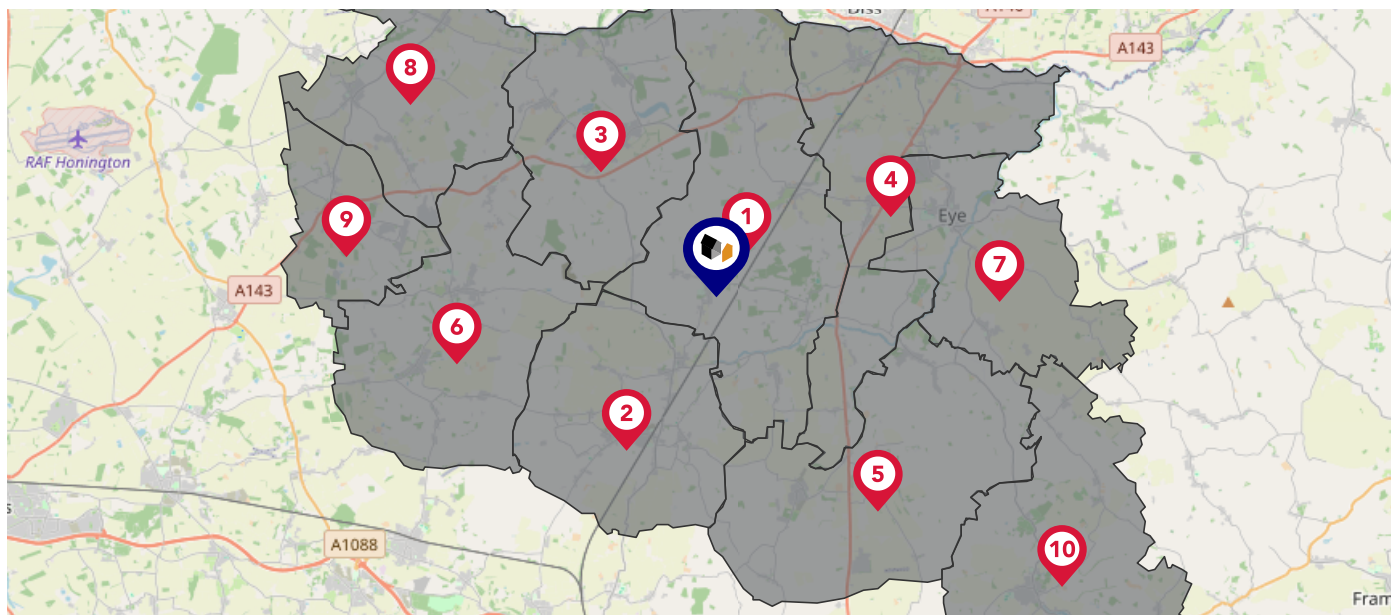


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Finningham
	Wickham Skeith
	Mellis
	Botesdale
	Wattisfield
	Eye
	Walsham le Willows
	Hunston

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

Gislingham Ward

2

Bacton Ward

3

Rickinghall Ward

4

Palgrave Ward

5

Mendlesham Ward

6

Walsham-le-Willows Ward

7

Eye Ward

8

Barningham Ward

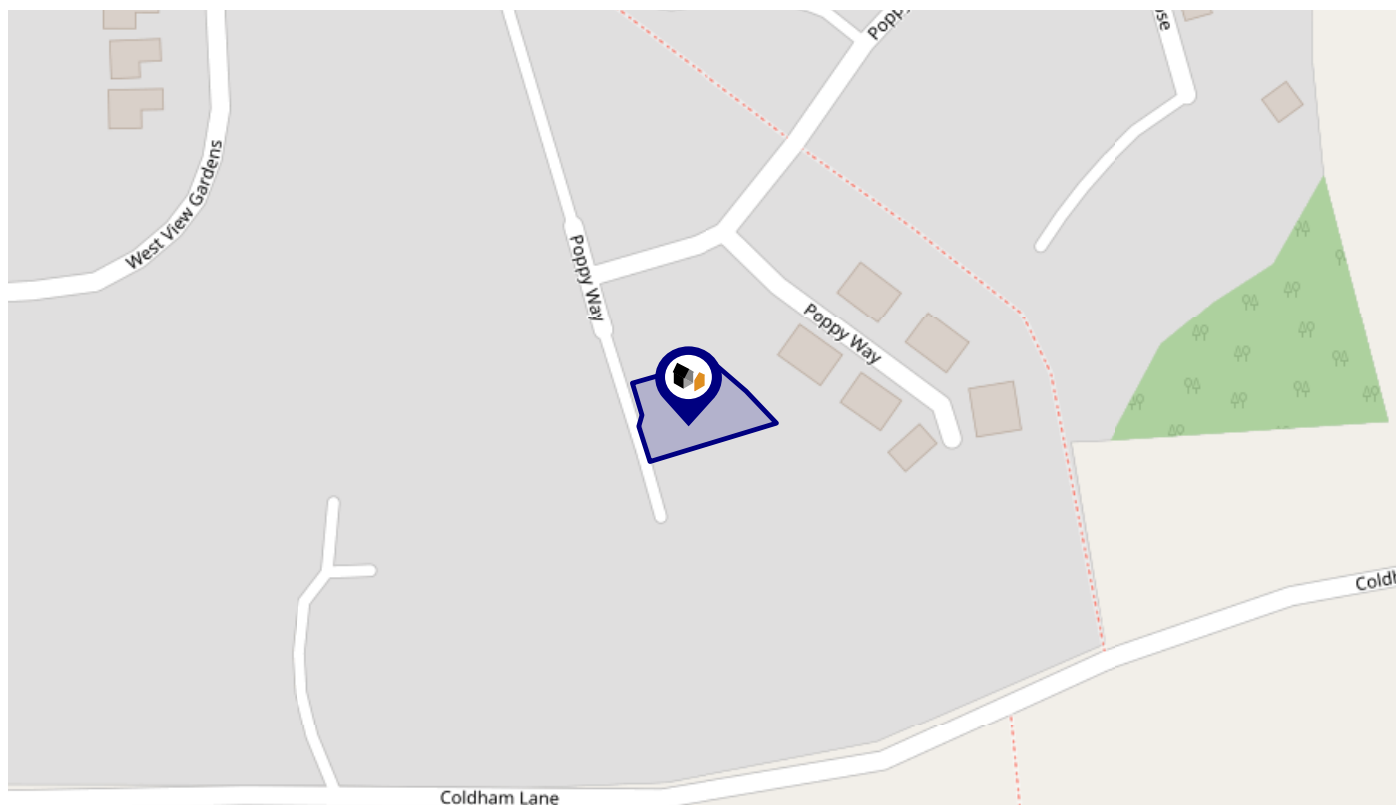
9

Stanton Ward

10

Debenham 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:

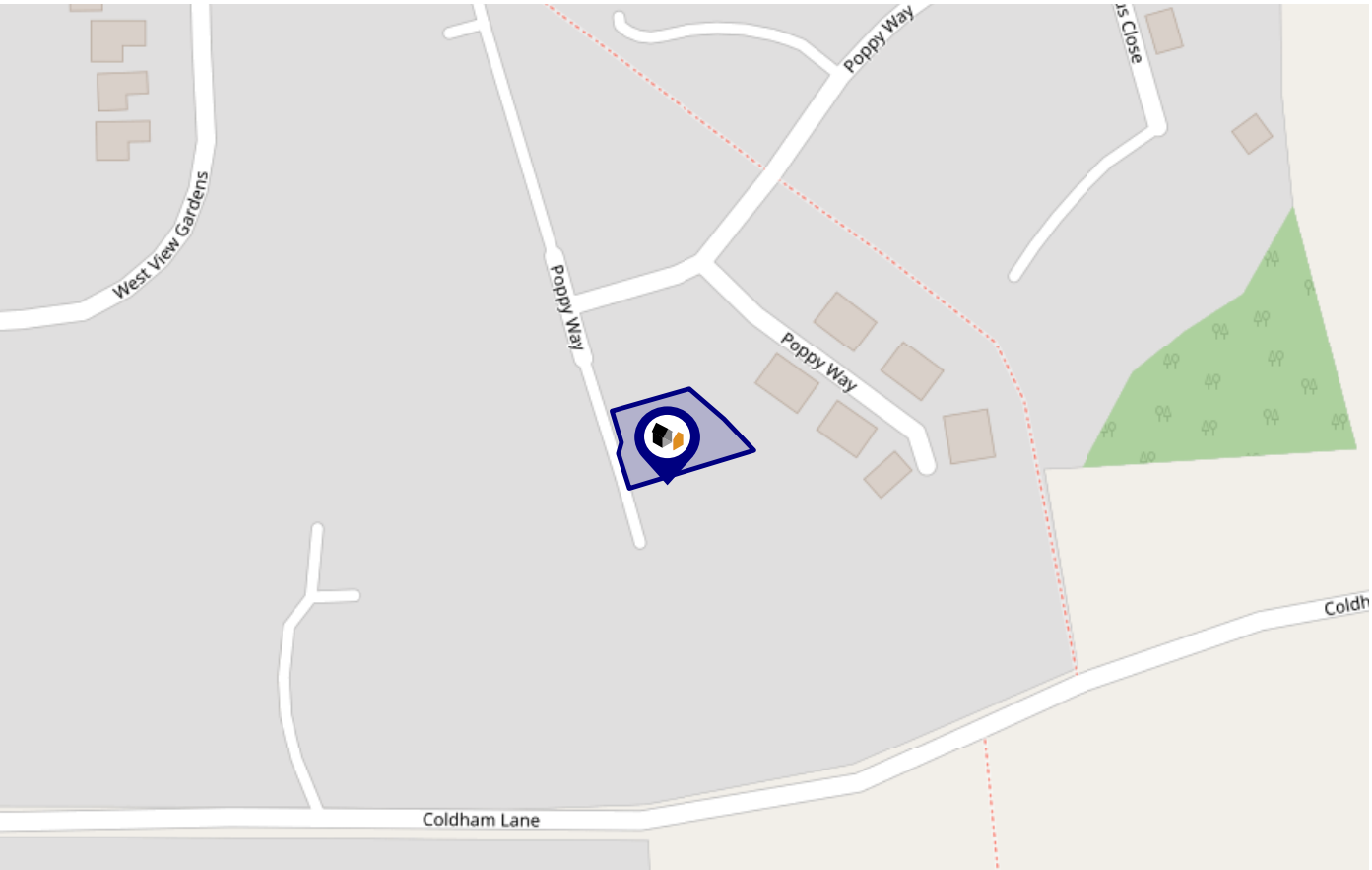
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

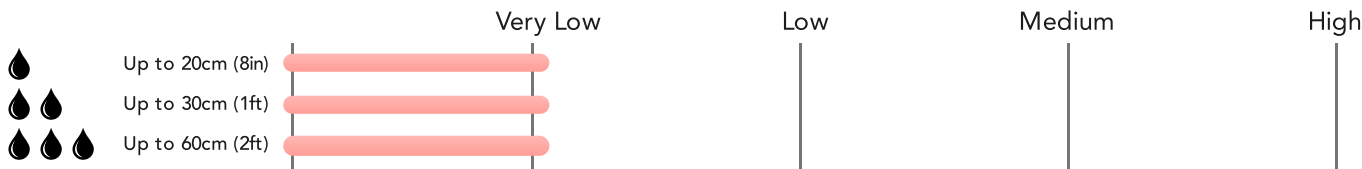


Risk Rating: Very low

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:

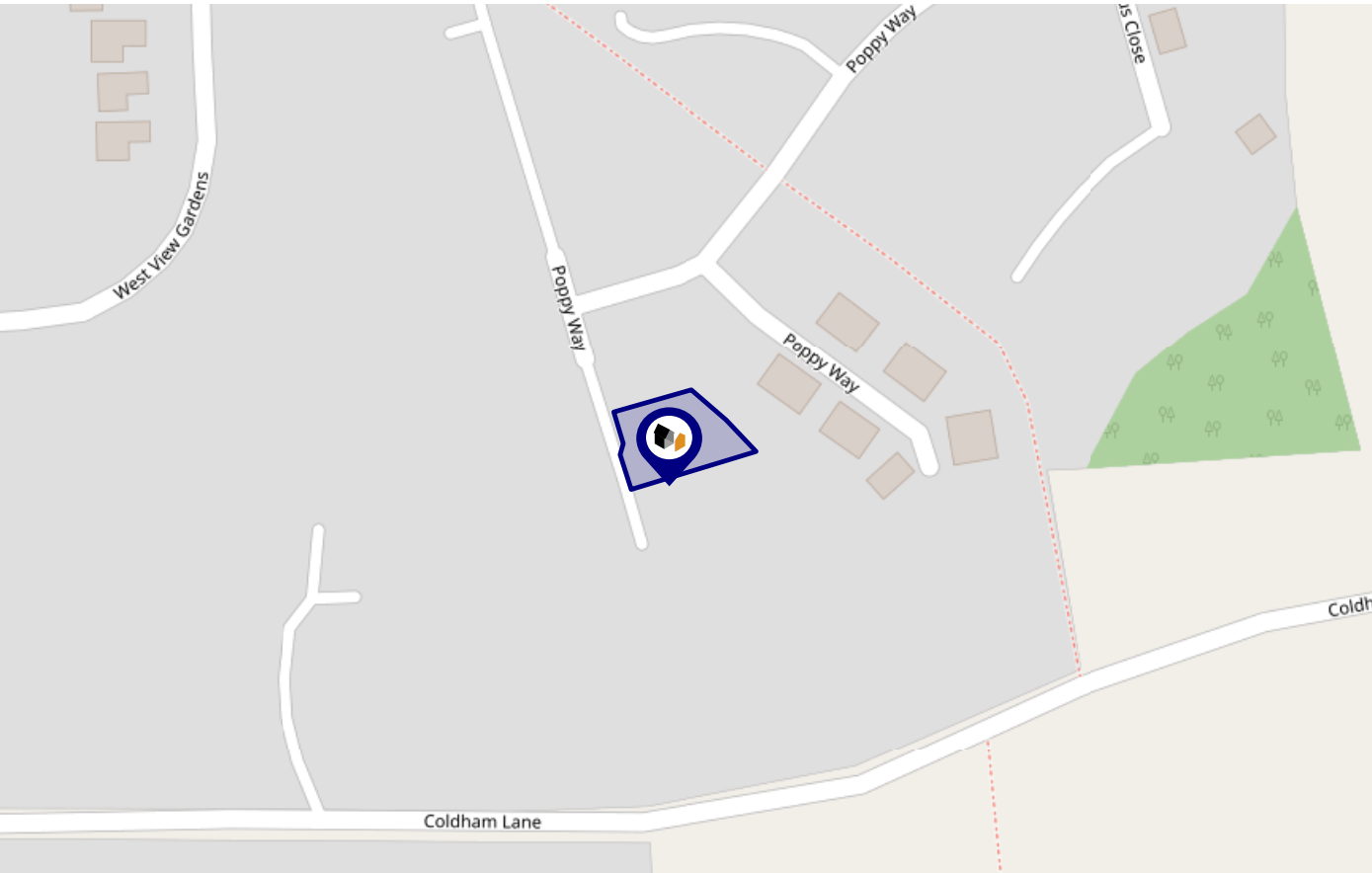


Flood Risk

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.

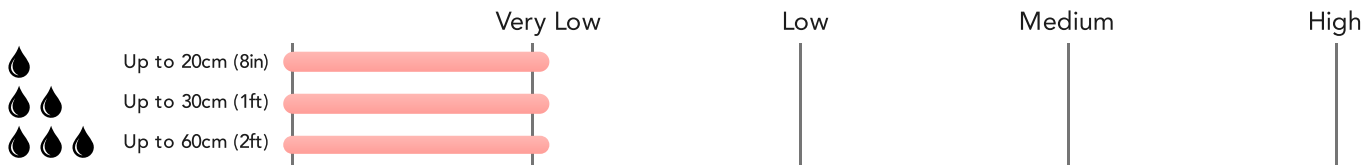


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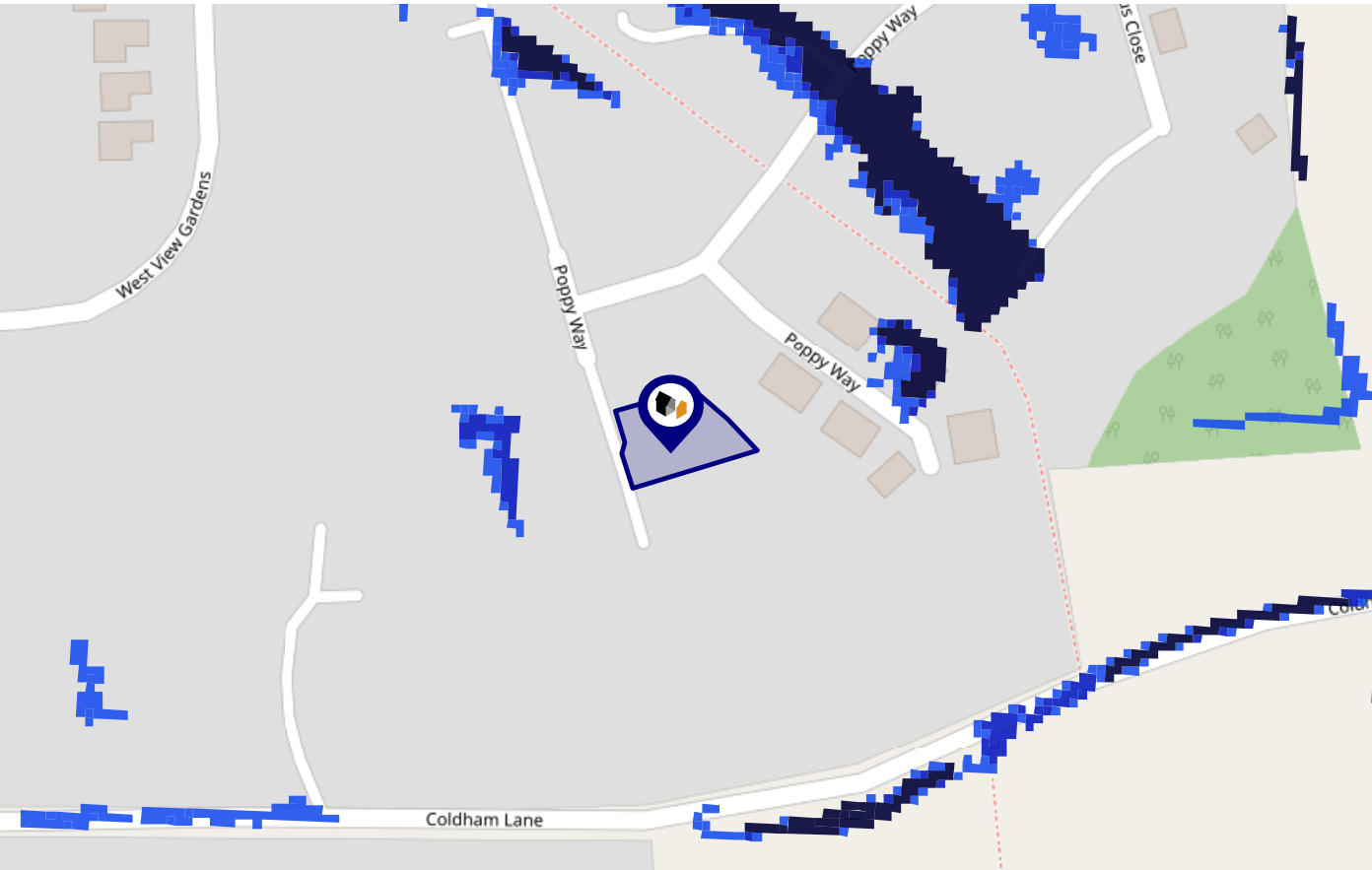


Flood Risk

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.



Risk Rating: Very low

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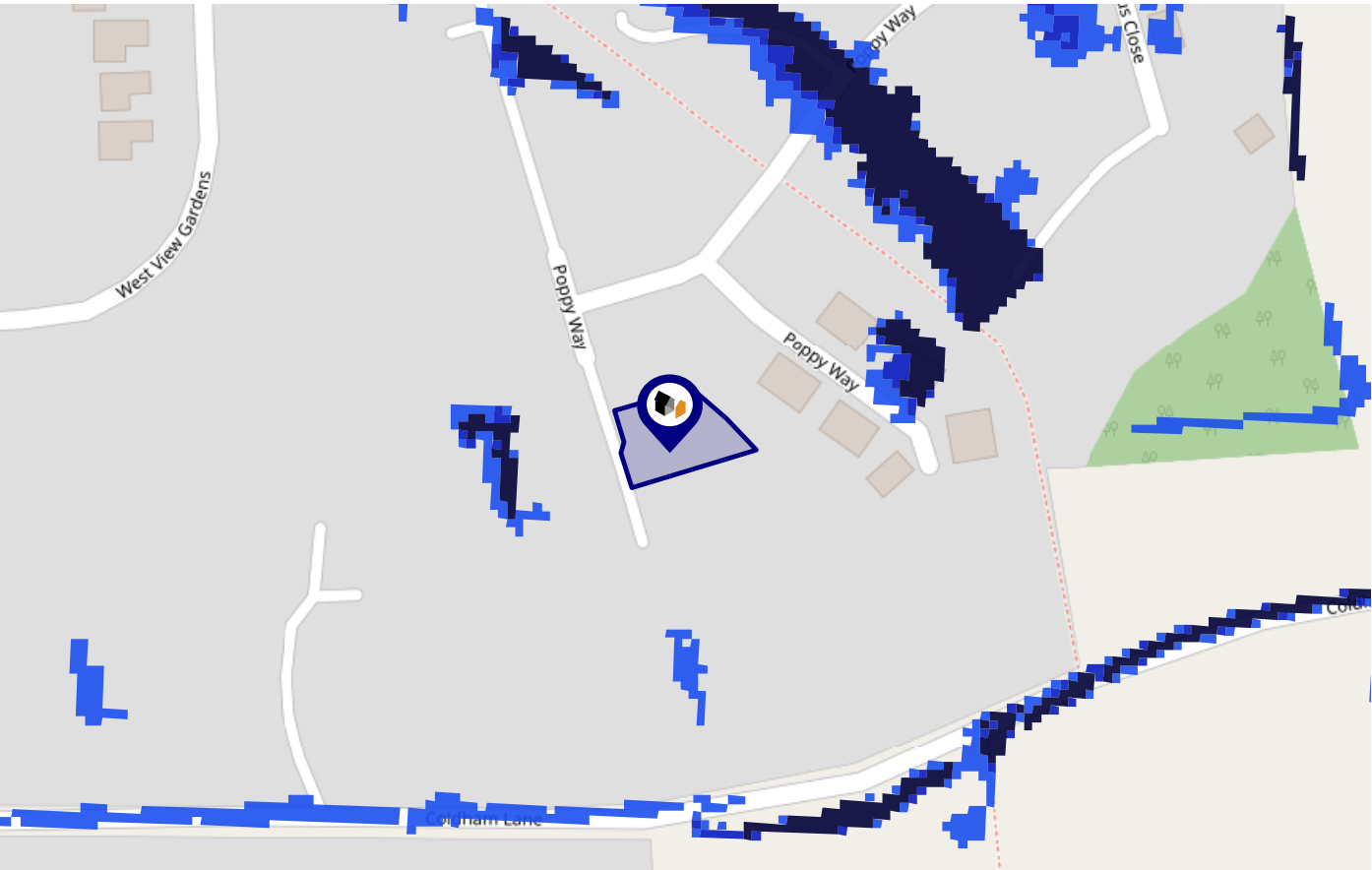


Flood Risk

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.

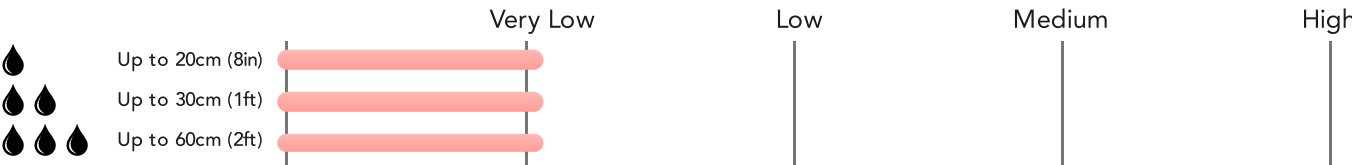


Risk Rating: Very low

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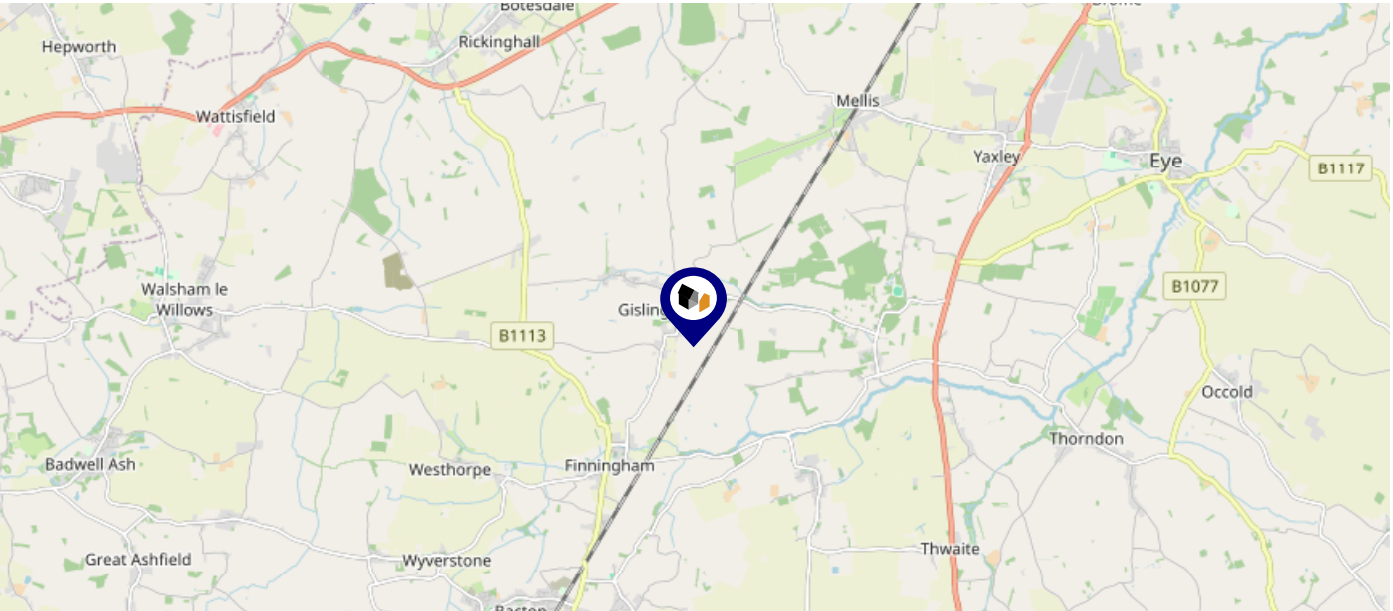
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

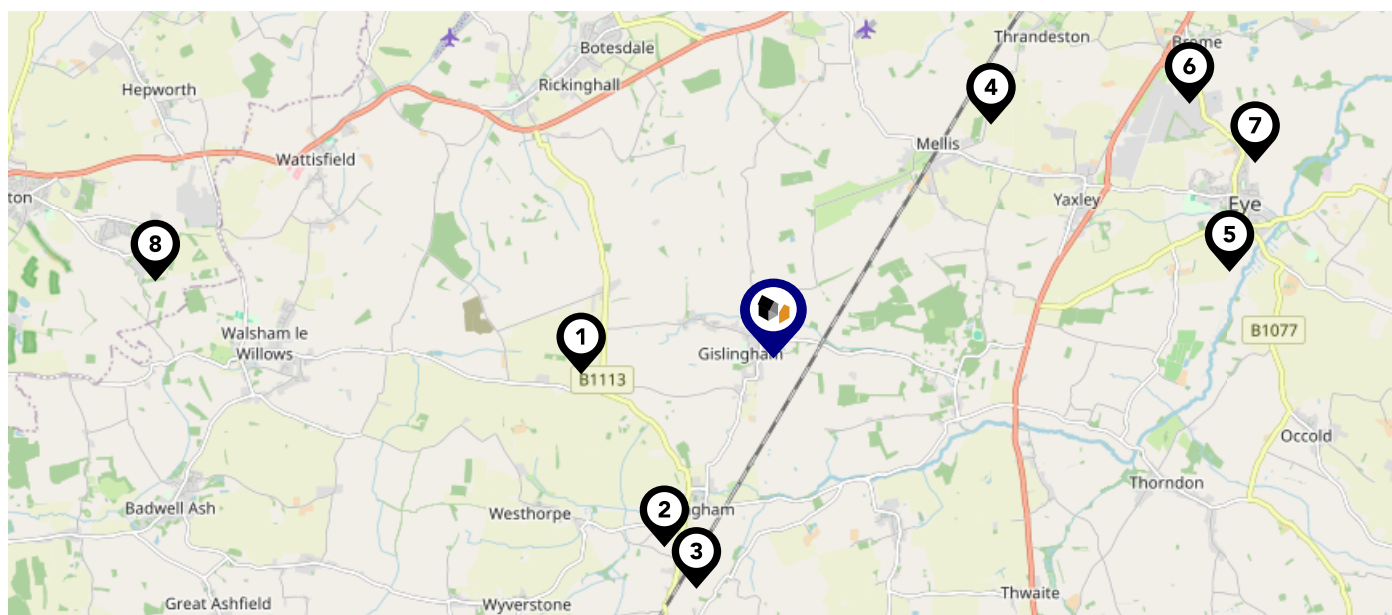
No data available.

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

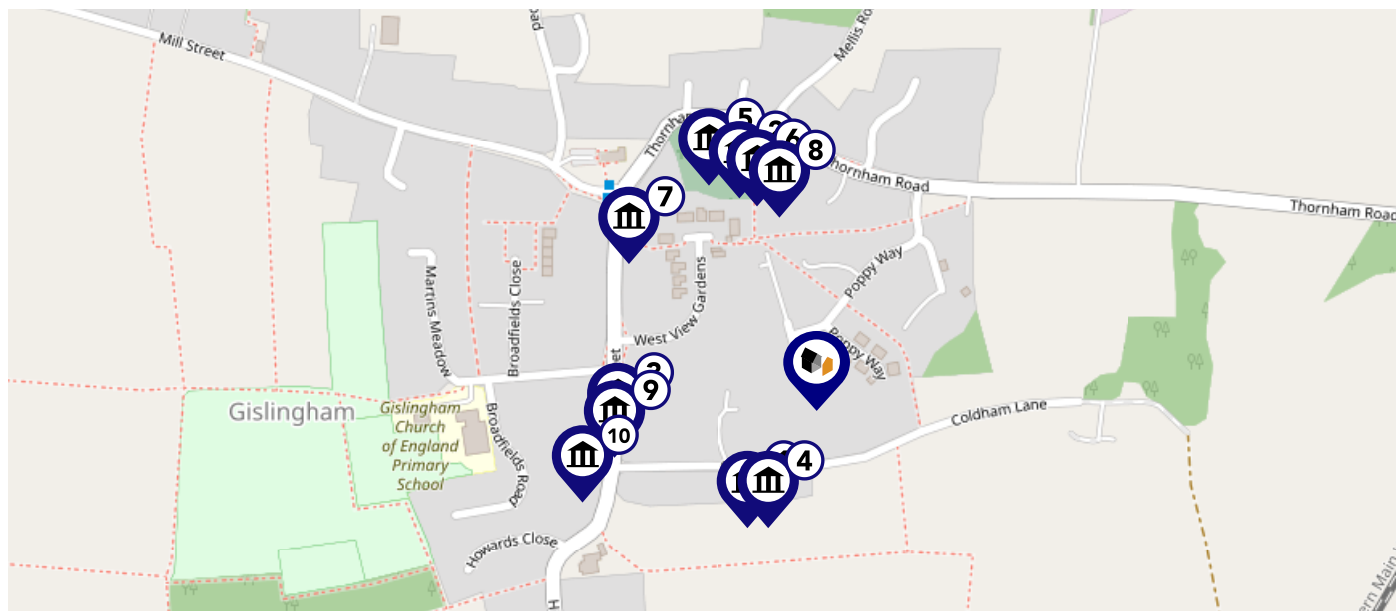
1	Mill Farm-Mill Street, Gislingham	Historic Landfill
2	The Old Forge-Westthorpe Road, Finningham, Suffolk	Historic Landfill
3	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill
4	Mellis Road-Mellis Road, Thrandeston	Historic Landfill
5	Magdalen-Magdalen, Eye	Historic Landfill
6	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
7	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
8	Shepherds Grove Industrial Estate-Stanton	Historic Landfill

Maps

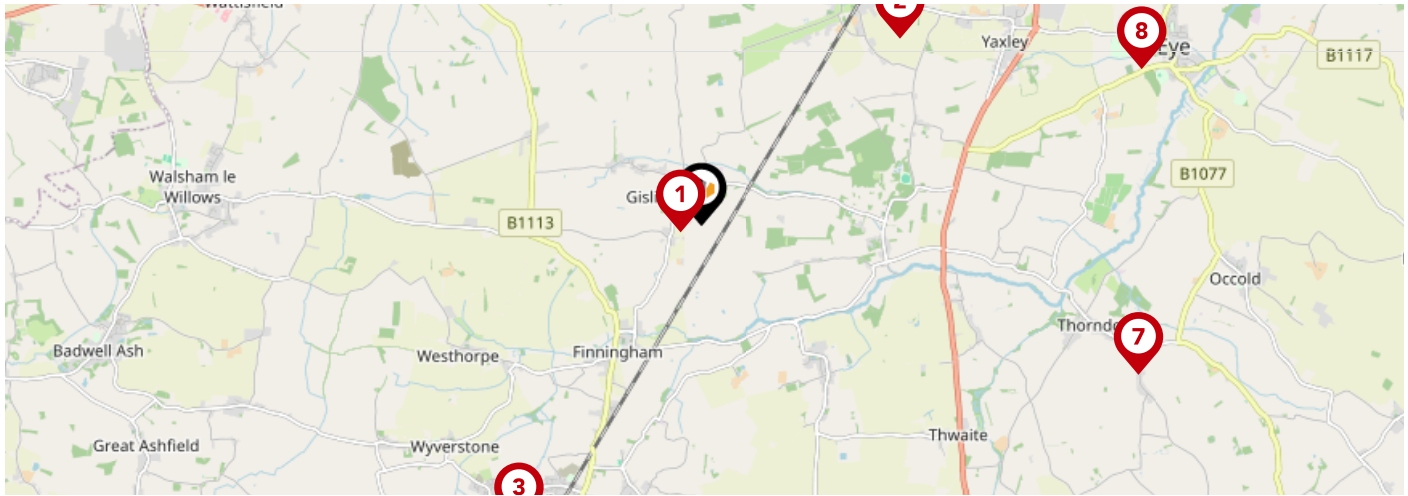
Listed Buildings



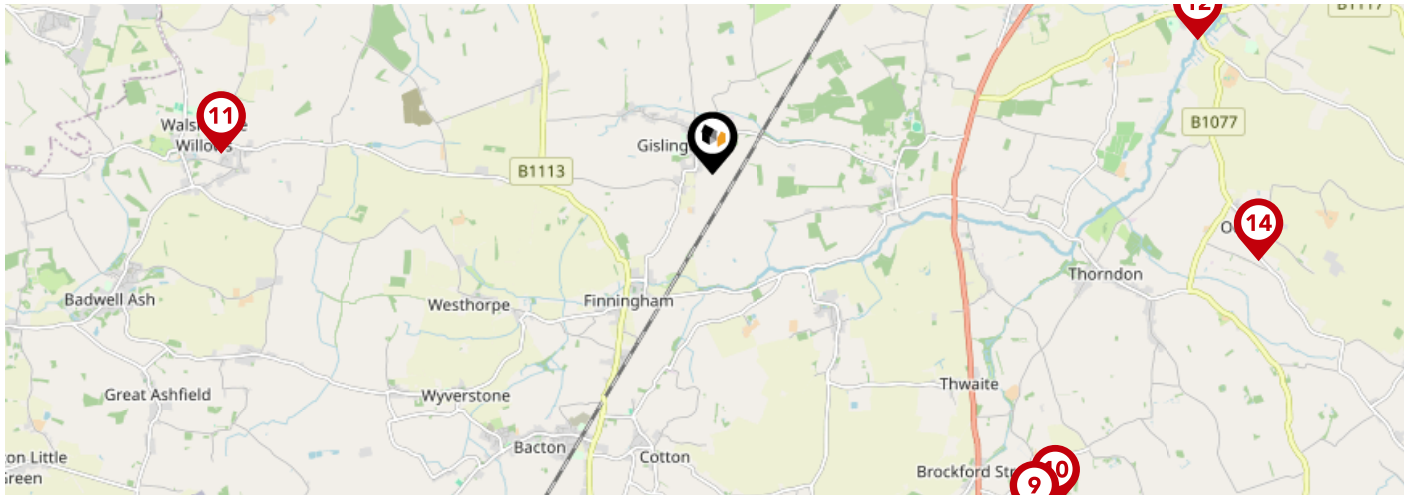
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1180610 - Coldham House	Grade II	0.1 miles
	1033123 - Church Of St Mary	Grade I	0.1 miles
	1180613 - West View House	Grade II	0.1 miles
	1033153 - Clare Cottage	Grade II	0.1 miles
	1435181 - Gislingham War Memorial	Grade II	0.1 miles
	1352108 - Payne Monument About 15 Metres South Of Church Of St Mary	Grade II	0.1 miles
	1352084 - Princes Farmhouse	Grade II	0.1 miles
	1033124 - Church Farmhouse	Grade II	0.1 miles
	1033154 - The Tudor Cottage	Grade II	0.1 miles
	1180651 - Chart House And Adjoining Former Post Office And Shop	Grade II	0.1 miles



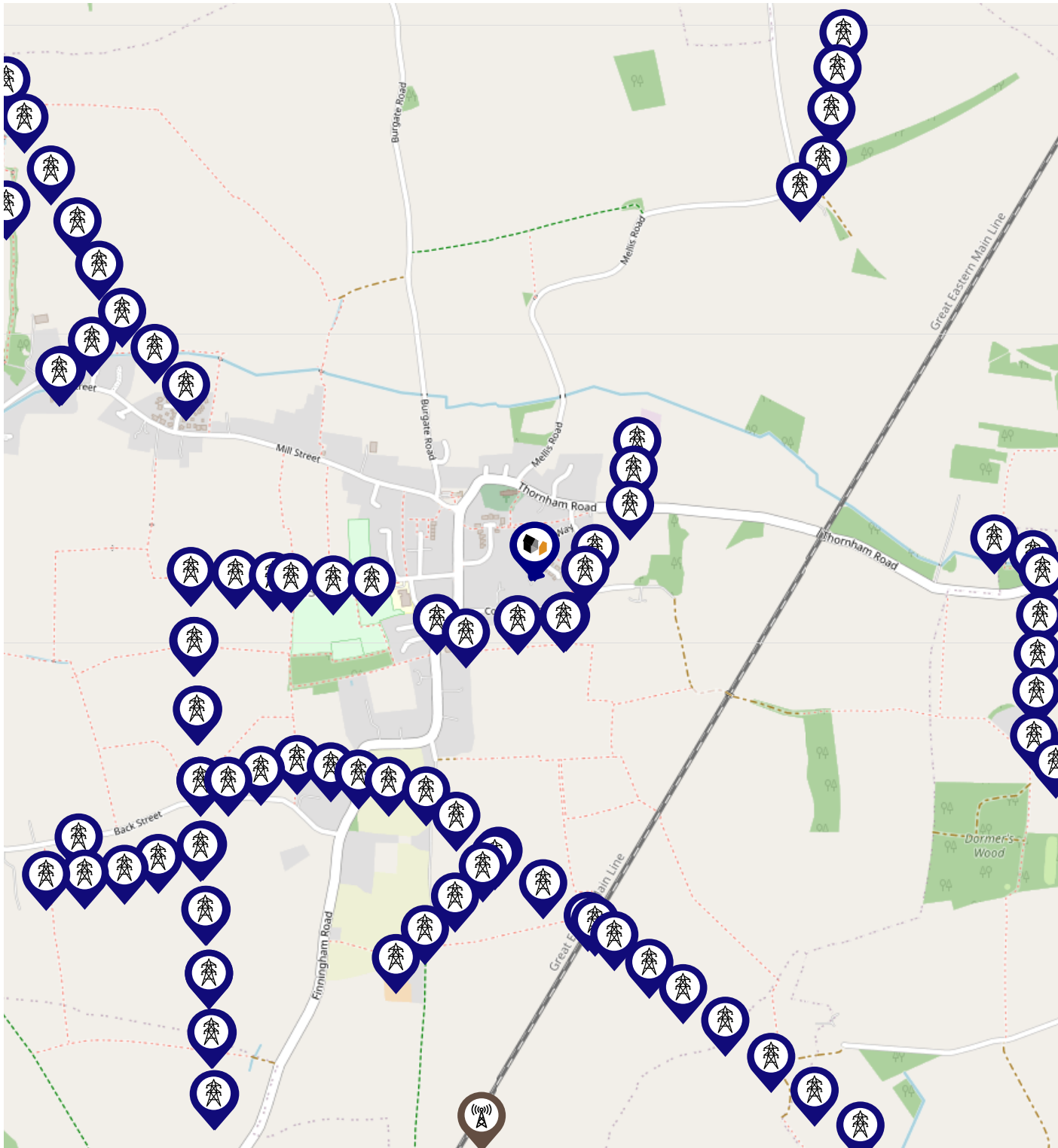
		Nursery	Primary	Secondary	College	Private
1	Gillingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:0.2	☐	☒	☐	☐	☐
2	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:2.48	☐	☒	☐	☐	☐
3	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.17	☐	☒	☐	☐	☐
4	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:3.28	☐	☒	☐	☐	☐
5	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.4	☐	☒	☐	☐	☐
6	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:4.03	☐	☒	☐	☐	☐
7	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.19	☐	☒	☐	☐	☐
8	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.25	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.31	☐	☒	☐	☐	☐
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.33	☐	☐	☒	☐	☐
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.45	☐	☒	☐	☐	☐
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.57	☐	☒	☐	☐	☐
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.97	☐	☒	☐	☐	☐
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:5.02	☐	☒	☐	☐	☐
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:5.65	☐	☒	☐	☐	☐
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:5.79	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

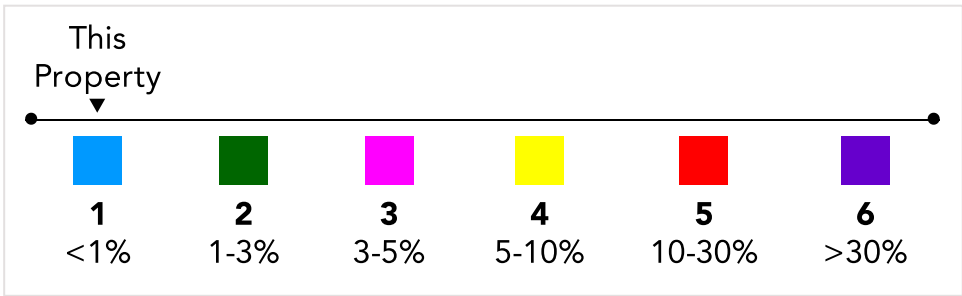
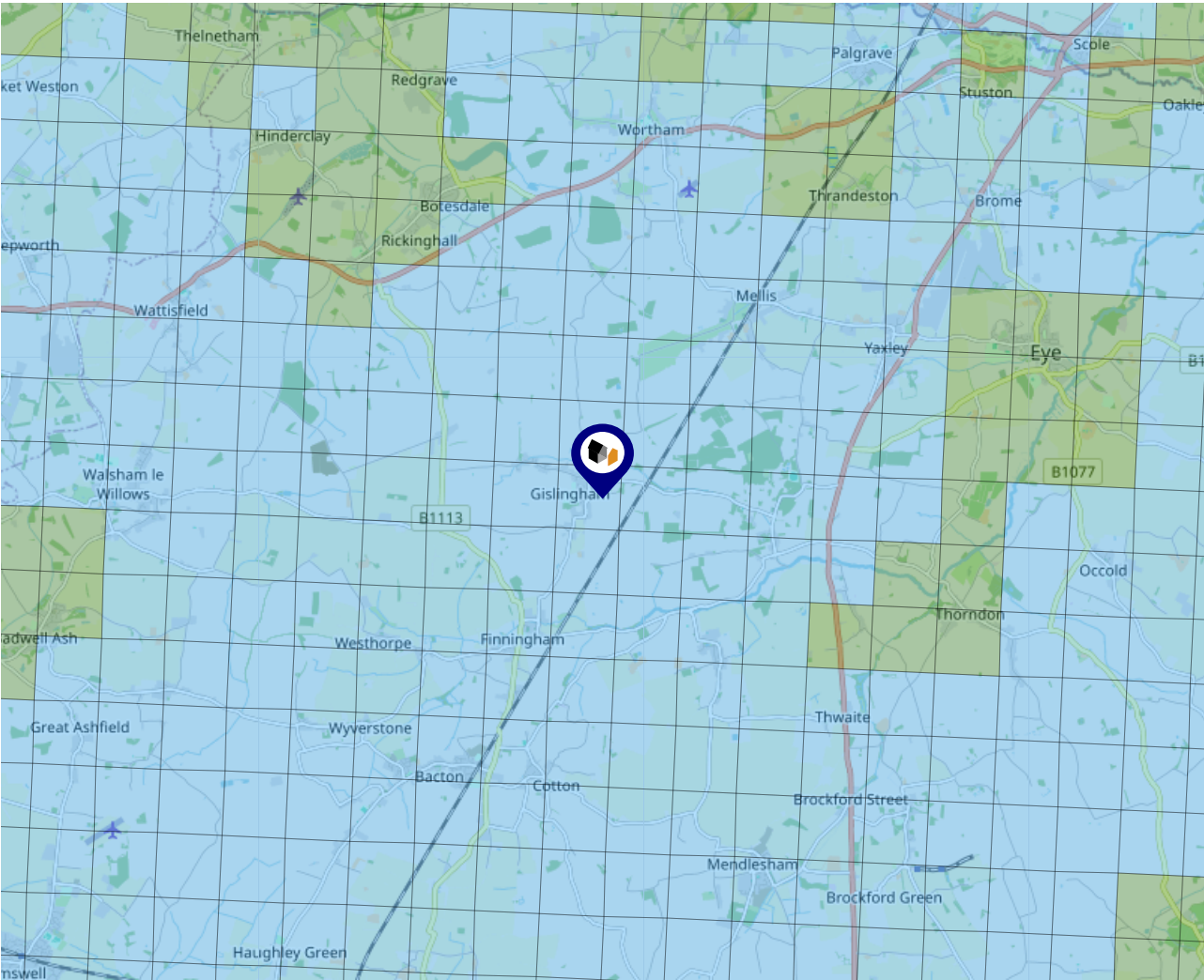


Key:

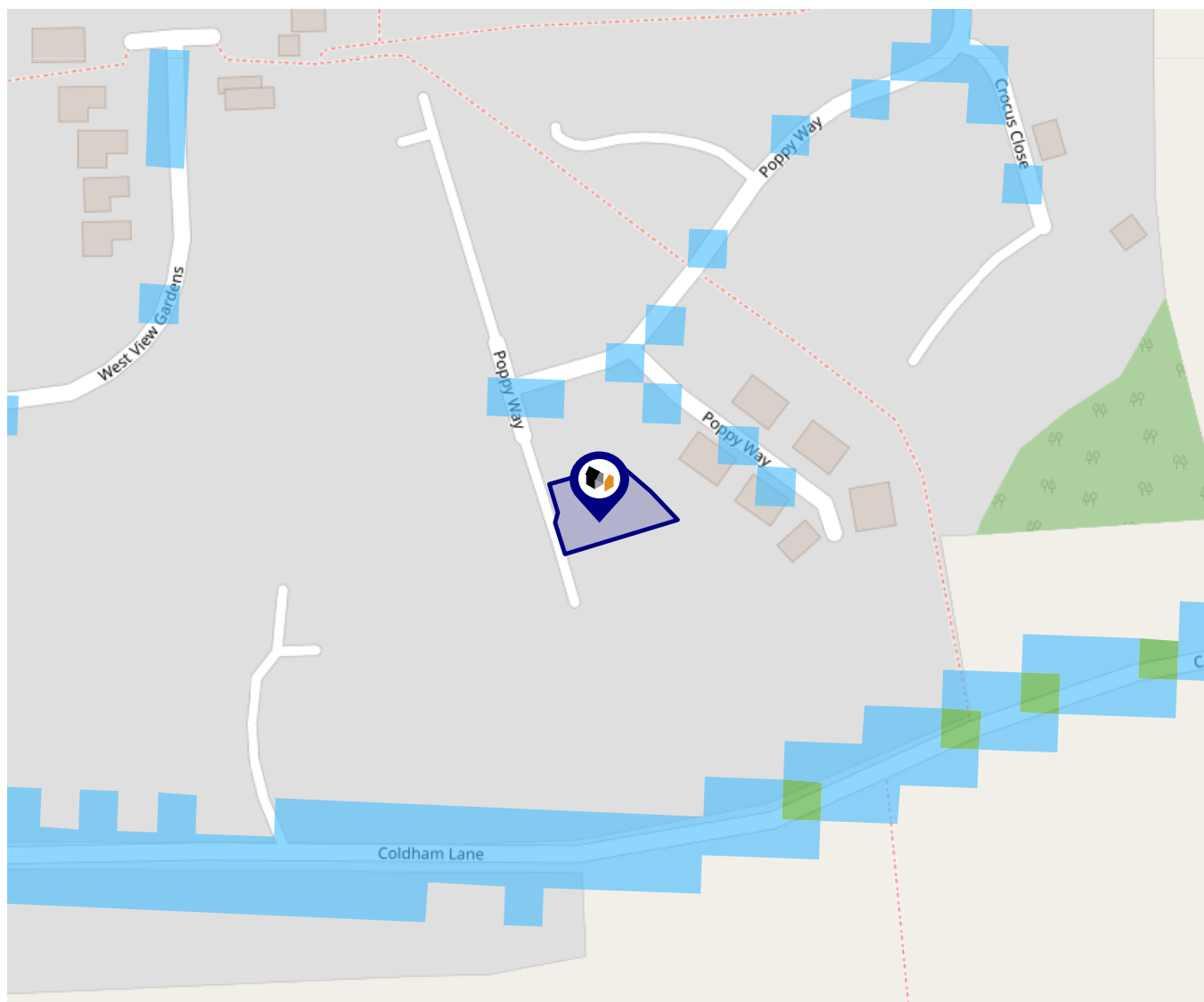
- Power Pylons
- Communication Masts

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



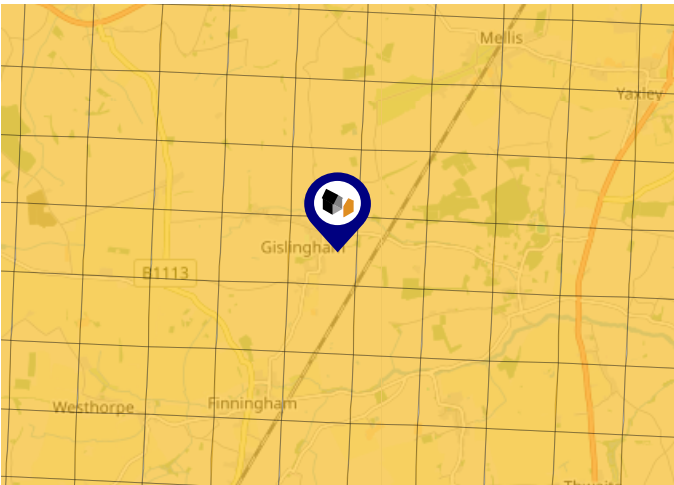
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



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		

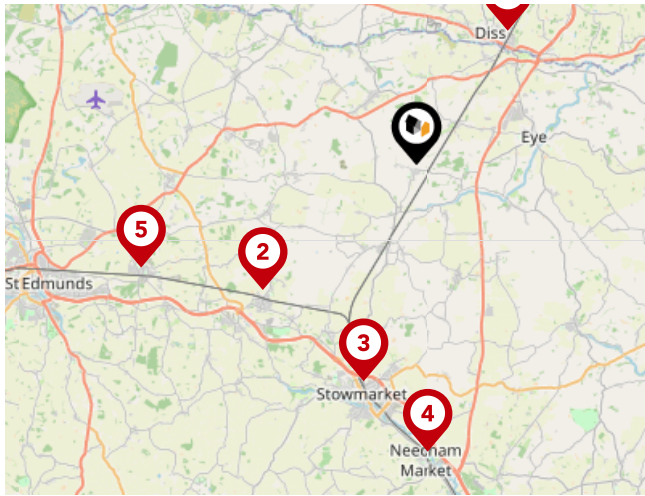


Primary Classifications (Most Common Clay Types)

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)

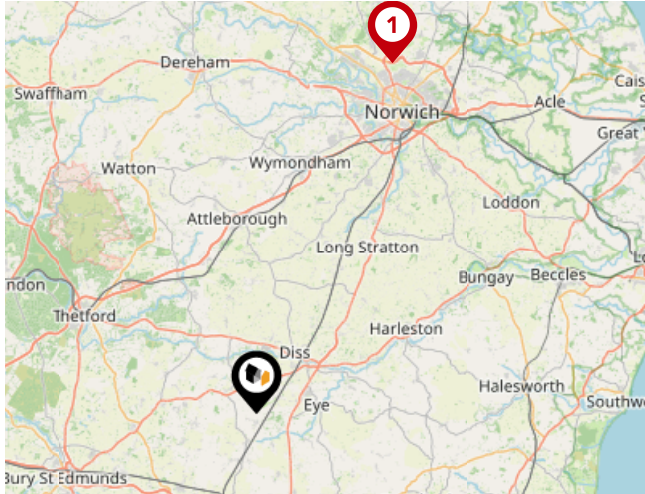


National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.89 miles
2	Elmswell Rail Station	7.18 miles
3	Stowmarket Rail Station	8.07 miles
4	Needham Market Rail Station	10.41 miles
5	Thurston Rail Station	10.64 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

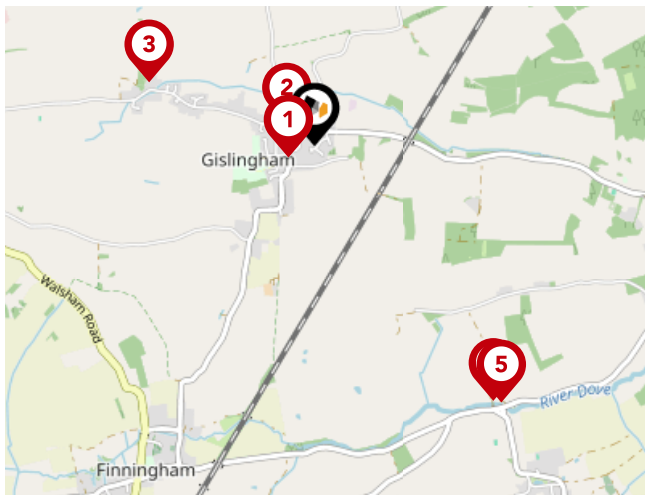


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	27.15 miles

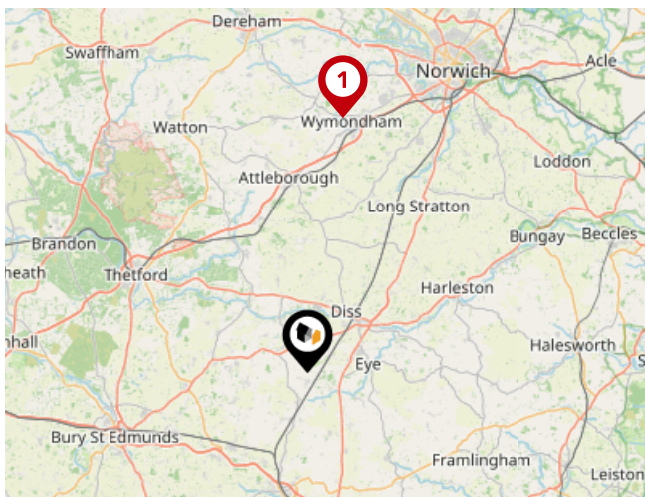
Area

Transport (Local)



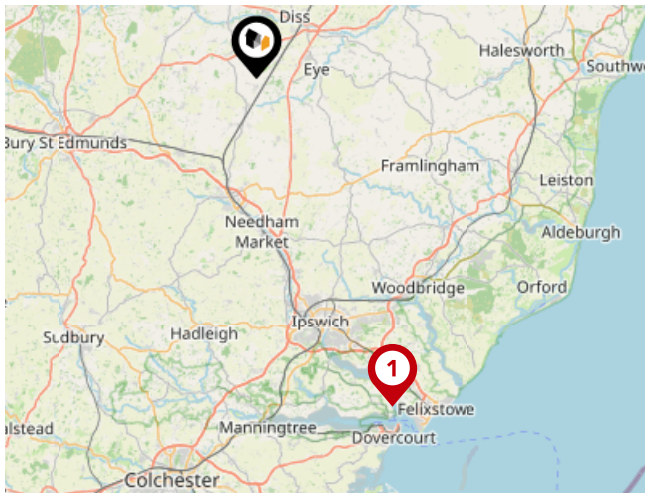
Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.12 miles
2	Village Hall	0.15 miles
3	Northlands Lane	0.79 miles
4	The Street	1.41 miles
5	Pumping Station	1.44 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	18.61 miles



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	25.83 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 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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