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# **KFB:** Key Facts For Buyers

## A Guide to This Property & the Local Area

**Thursday 12th November 2026**



## CHURCH CORNER, BEDINGFIELD, EYE, IP23


**Whittley Parish | Diss**

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

https://www.whittleyparish.com/



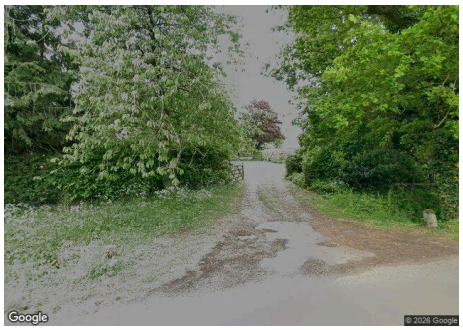
arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

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# Property
# Overview










## Property

| | | | |
|---|---|---|---|
| **Type:** | Detached | **Tenure:** | Freehold |
| **Bedrooms:** | 5 | | |
| **Bathrooms:** | 3 | | |
| **Floor Area:** | 2,233 $ft^2$ / 207 $m^2$ | | |
| **Plot Area:** | 1.54 acres | | |
| **Council Tax :** | Band F | | |
| **Annual Estimate:** | £3,347 | | |
| **Title Number:** | SK106354 | | |

## Local Area

**Local Authority:** Suffolk

**Conservation Area:** No

**Flood Risk:**

- Rivers & Seas — Very low
- Surface Water — Low

**Estimated Broadband Speeds**
(Standard - Superfast - Ultrafast)

**5** mb/s

**1800** mb/s

**Mobile Coverage:**
(based on calls indoors)

**Satellite/Fibre TV Availability:**

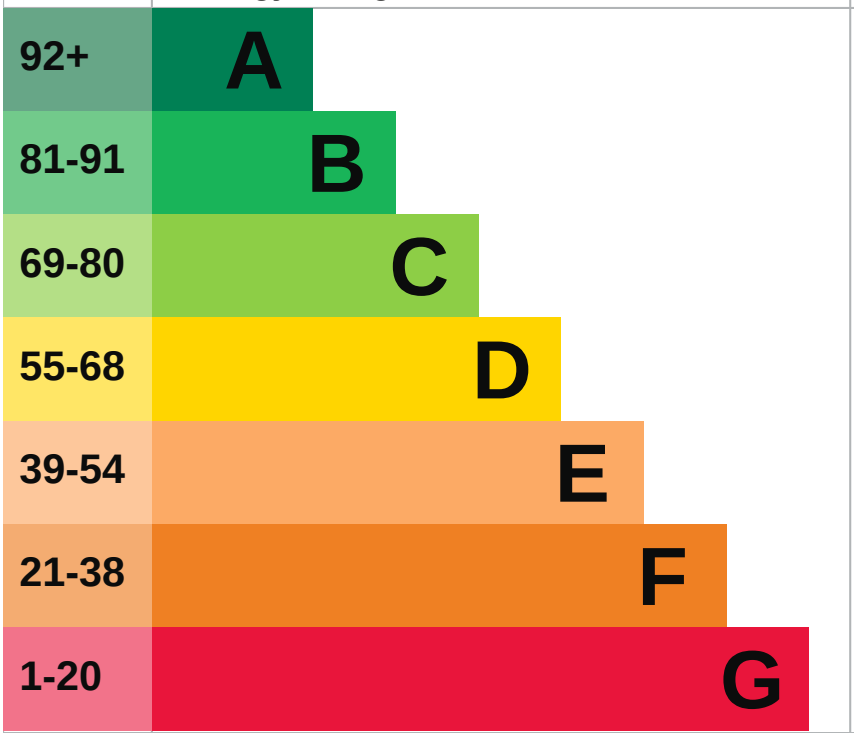
Property
# EPC - Certificate

Church Corner, Bedingfield, EYE,

Energy rating

E

**Valid until 11.11.2036**






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Property

# EPC - Additional Data

## Additional EPC Data

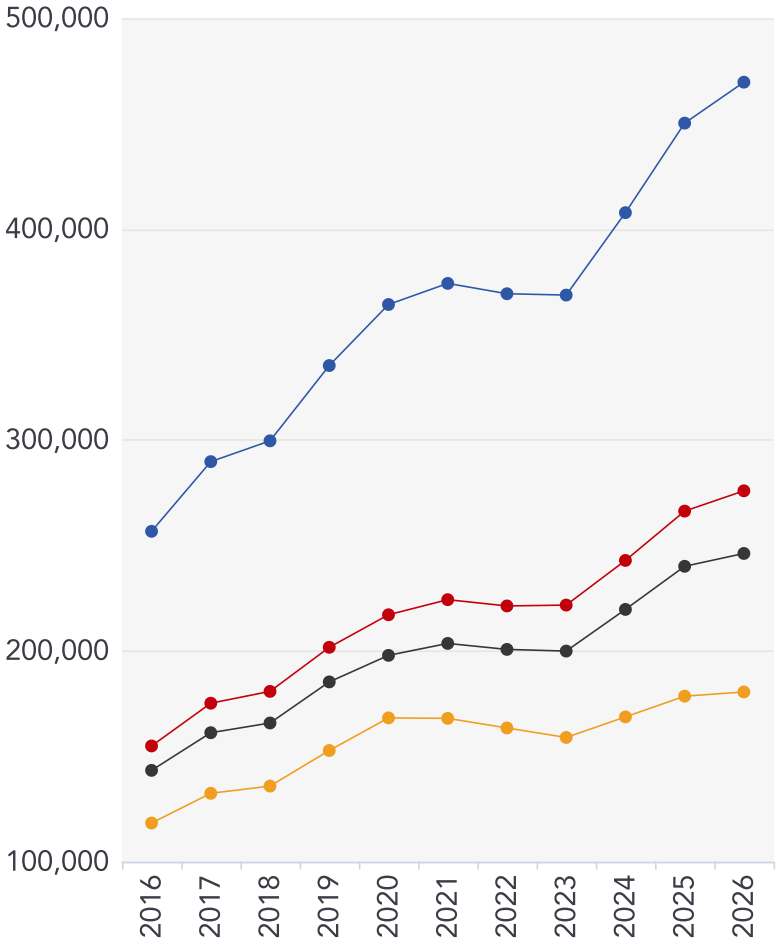
| | |
|---|---|
| **Property Type:** | Detached house |
| **Walls:** | Cavity wall, as built, insulated (assumed) |
| **Walls Energy:** | Good |
| **Roof:** | Pitched, 300 mm loft insulation |
| **Roof Energy:** | Very good |
| **Window:** | Mostly double glazing |
| **Window Energy:** | Very poor |
| **Main Heating:** | Boiler and radiators, oil |
| **Main Heating Energy:** | Poor |
| **Main Heating Controls:** | Programmer, room thermostat and TRVs |
| **Main Heating Controls Energy:** | Good |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Poor |
| **Lighting:** | Below average lighting efficiency |
| **Lighting Energy:** | Very poor |
| **Floors:** | Solid, no insulation (assumed) |
| **Secondary Heating:** | Room heaters, coal |
| **Air Tightness:** | (not tested) |
| **Total Floor Area:** | 223 $m^2$ |



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# 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%**



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# Maps
## Coal Mining

This map displays nearby coal mine entrances and their classifications.




## Mine Entry

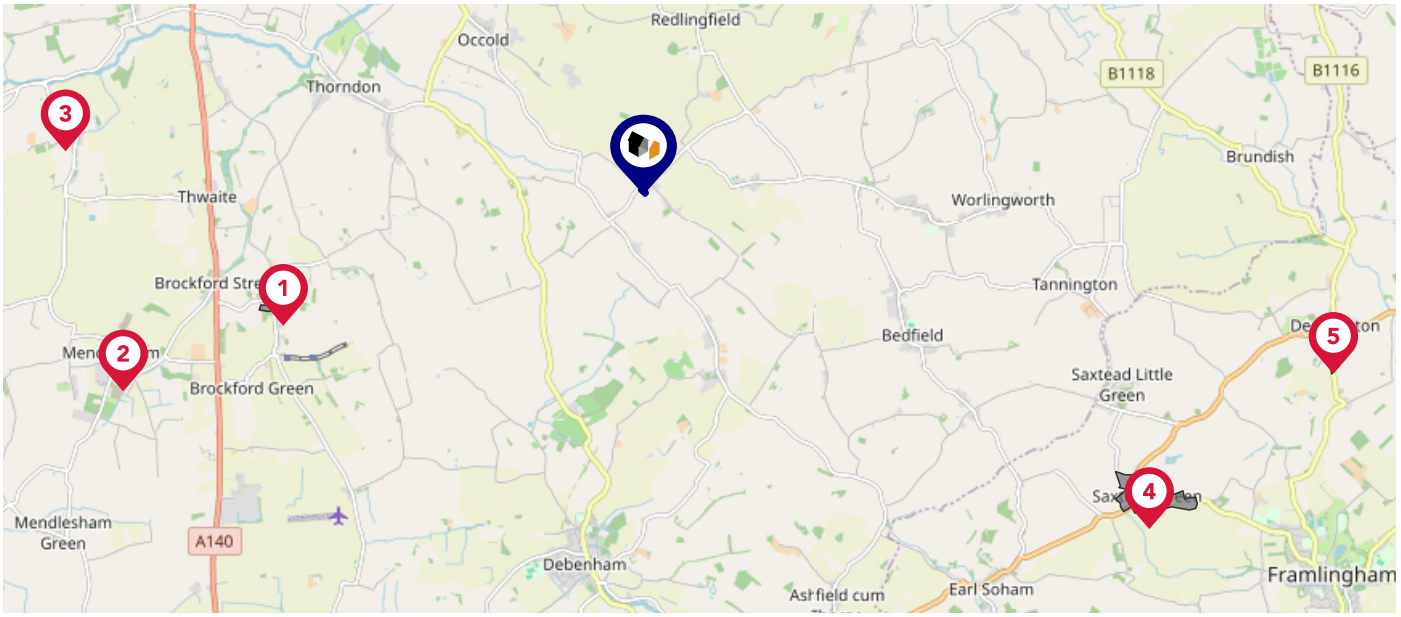
- Adit
- Gutter Pit
- Shaft

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

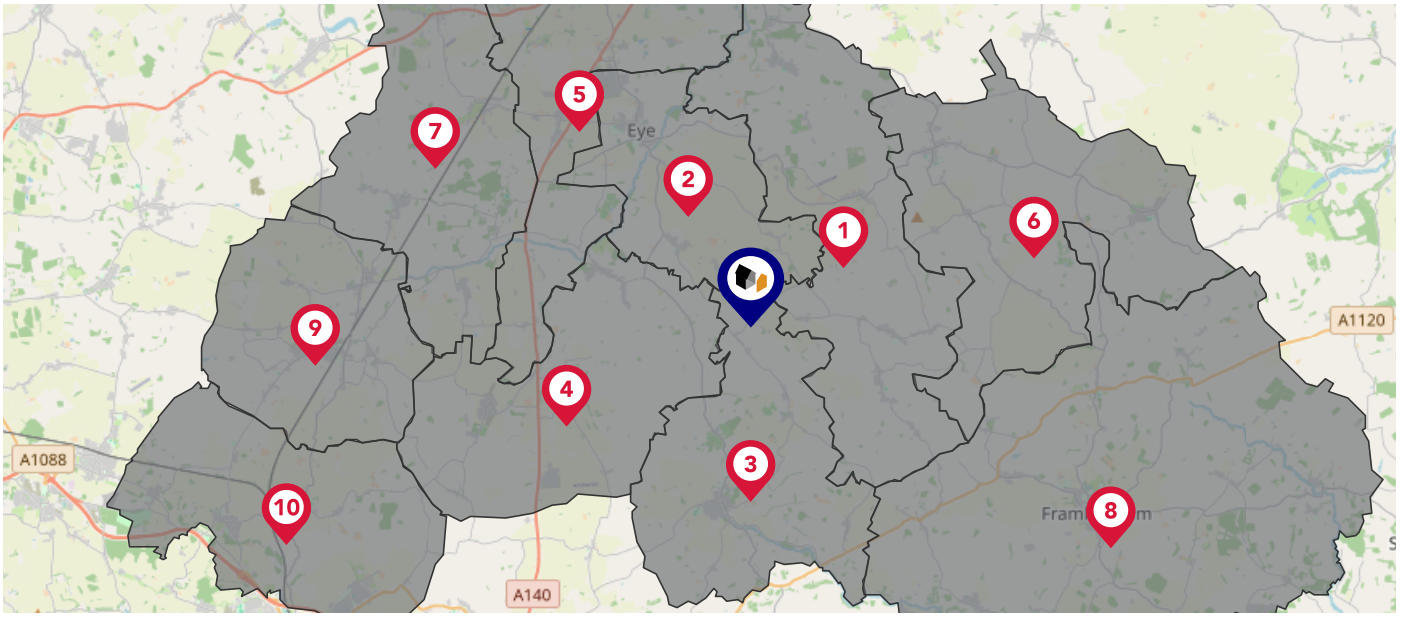
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.




| Nearby Conservation Areas | |
|---|---|
| 1 | Wetheringsett |
| 2 | Mendlesham |
| 3 | Wickham Skeith |
| 4 | Saxtead Green |
| 5 | Dennington |

# 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



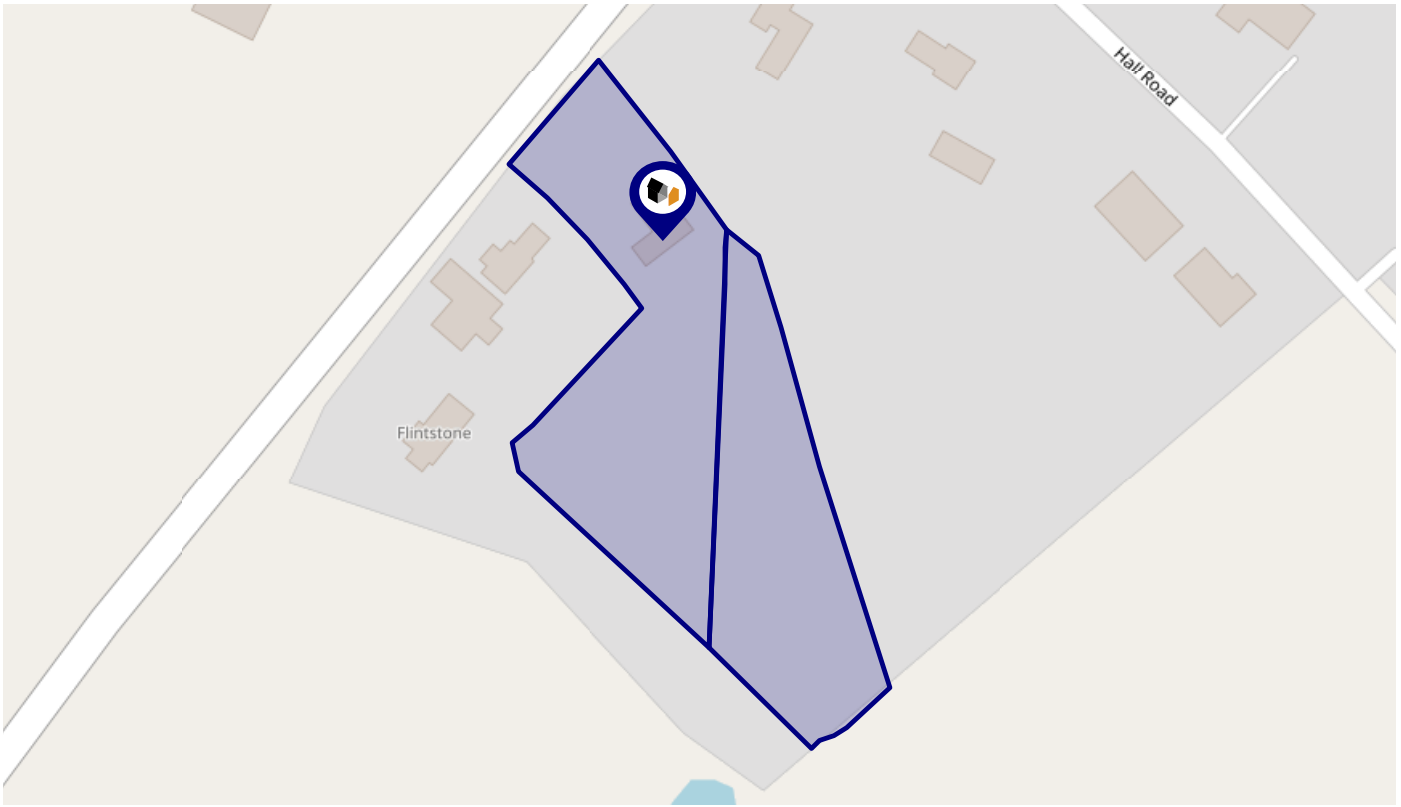

| Nearby Council Wards | |
|---|---|
| 1 | Hoxne & Worlingworth Ward |
| 2 | Eye Ward |
| 3 | Debenham Ward |
| 4 | Mendlesham Ward |
| 5 | Palgrave Ward |
| 6 | Stradbroke & Laxfield Ward |
| 7 | Gislingham Ward |
| 8 | Framlingham Ward |
| 9 | Bacton Ward |
| 10 | Haughley, Stowupland & Wetherden Ward |



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# 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.

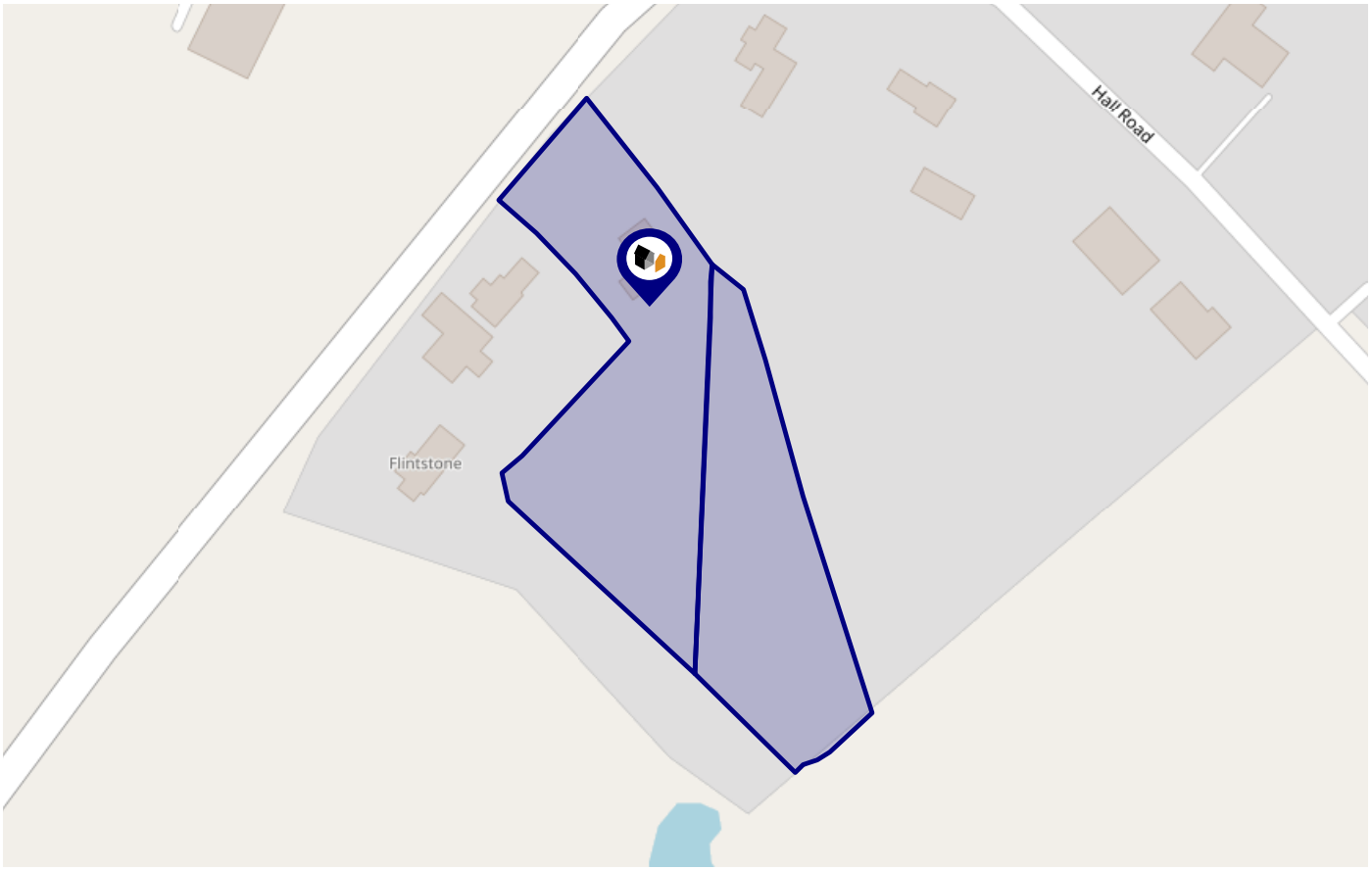
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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.

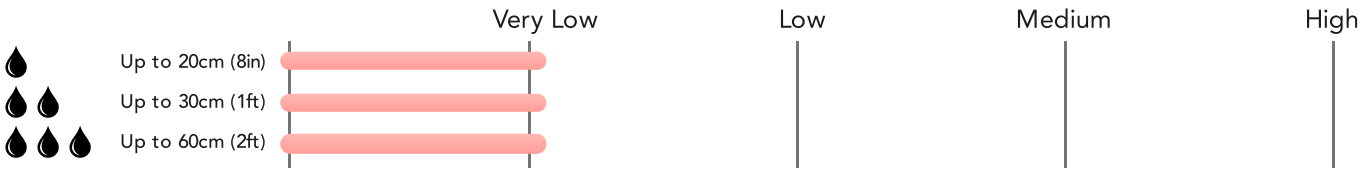



Risk Rating: Very low

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:

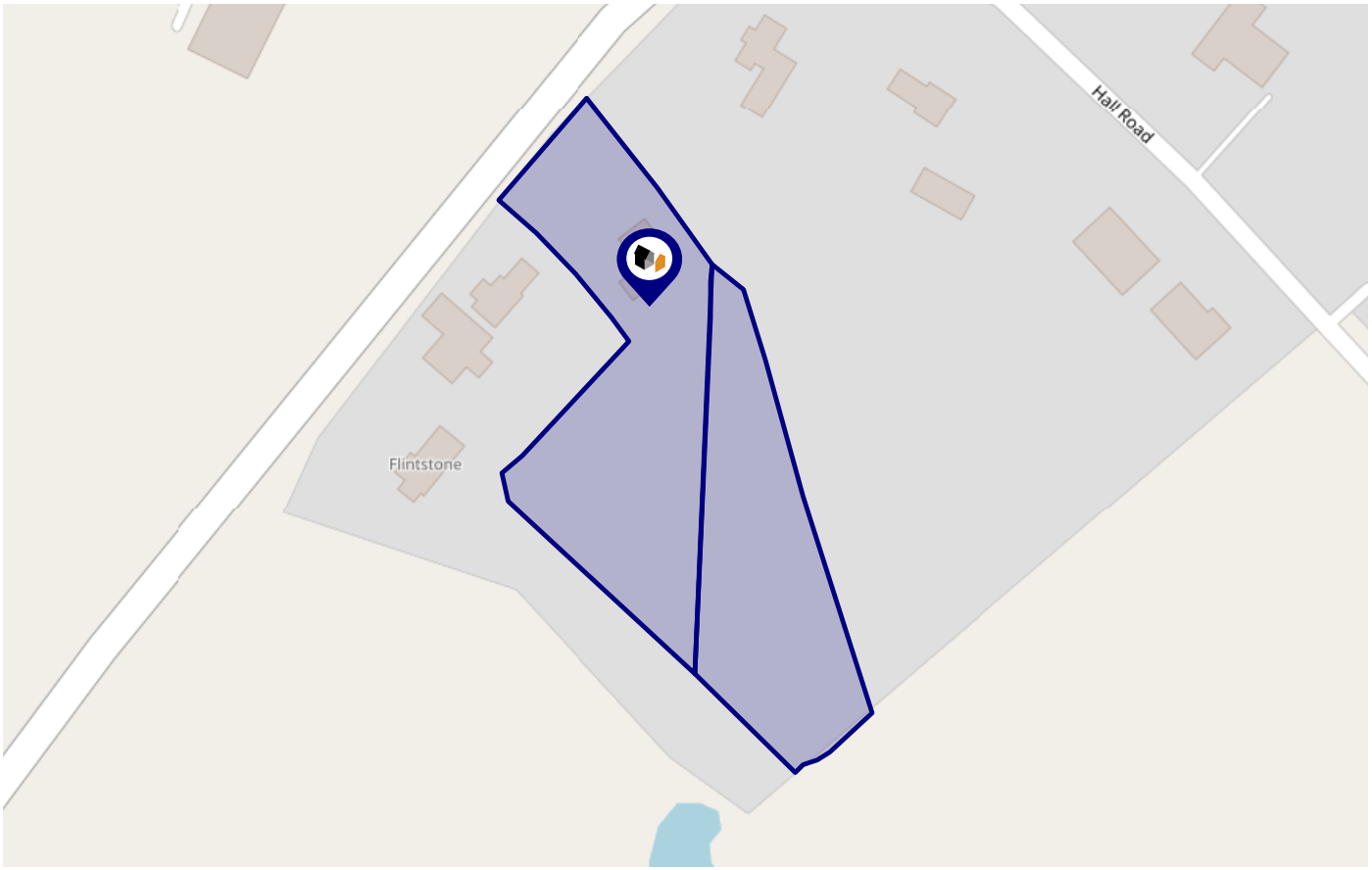





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# Flood Risk
## Rivers & Seas - Climate Change

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.

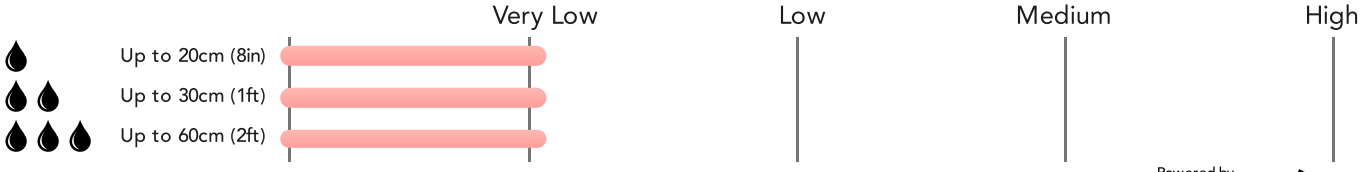



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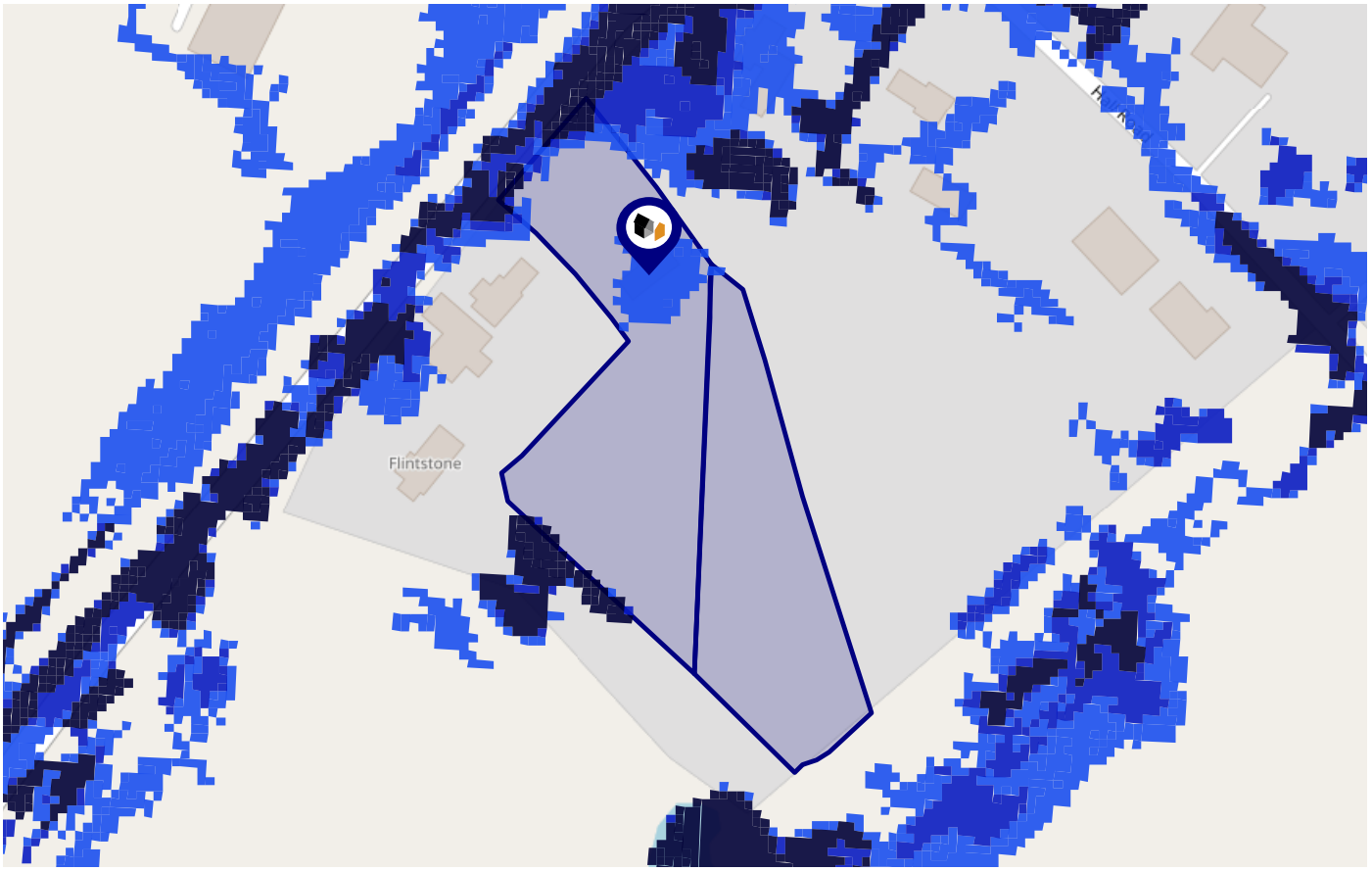





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# Flood Risk
## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

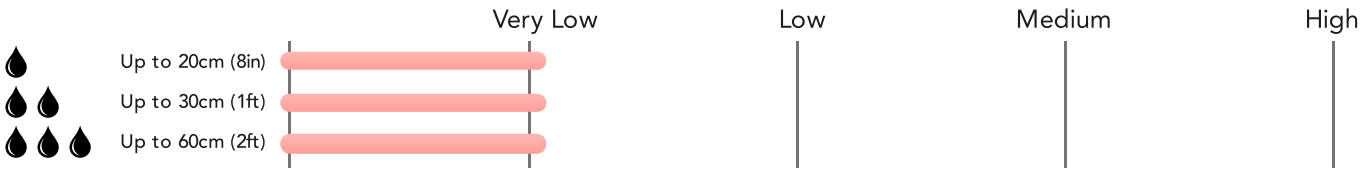



Risk Rating: Low

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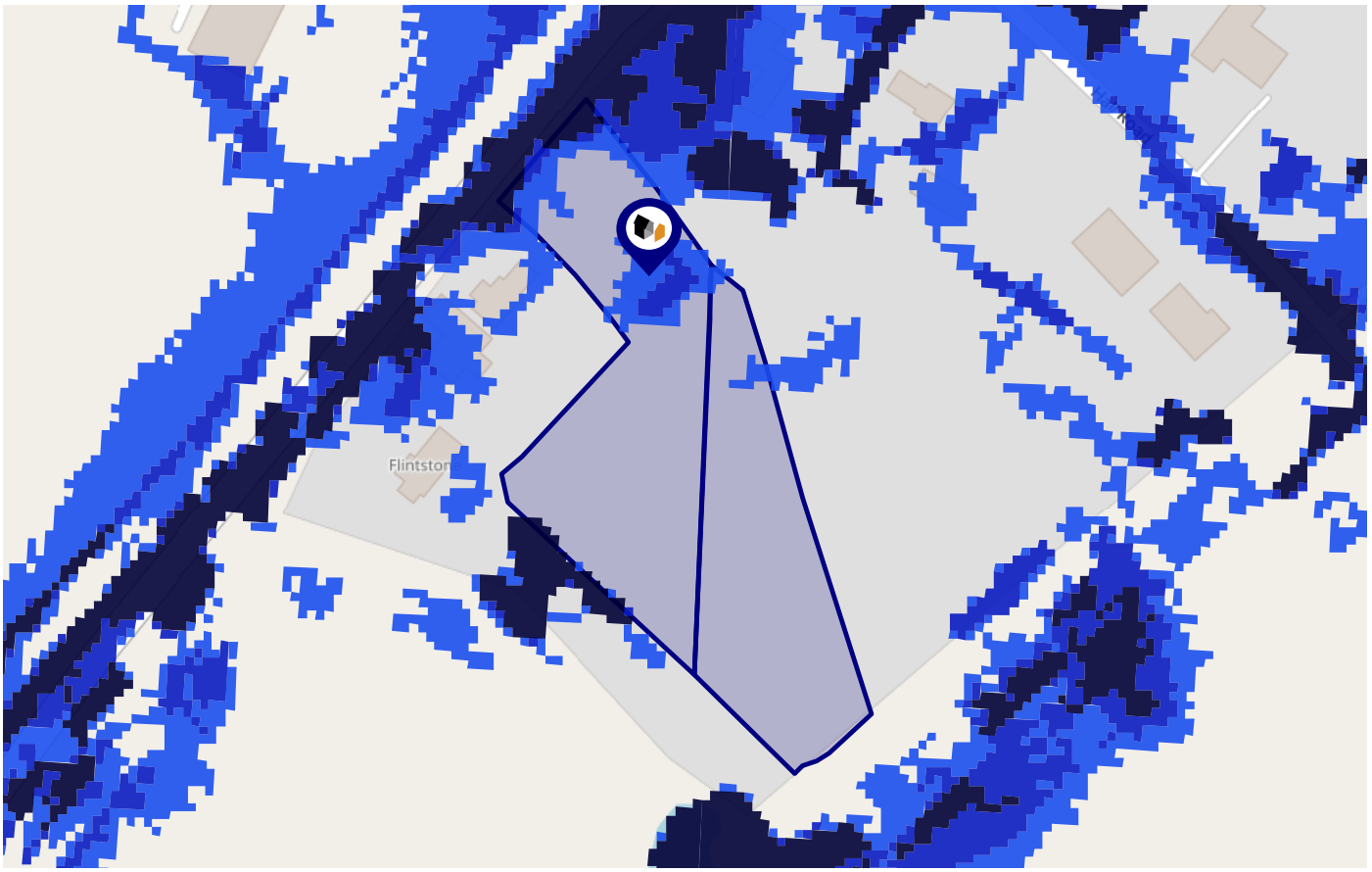





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# Flood Risk
## Surface Water - Climate Change

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: Low

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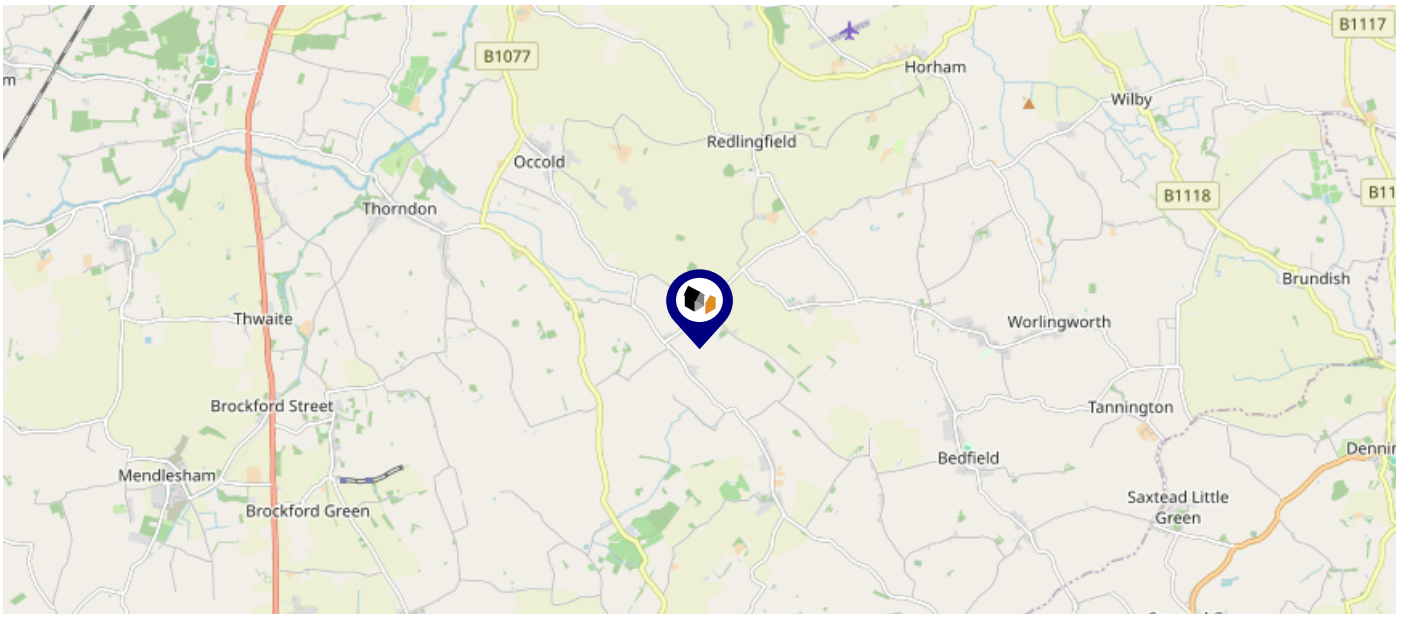





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# Maps
## Green Belt

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

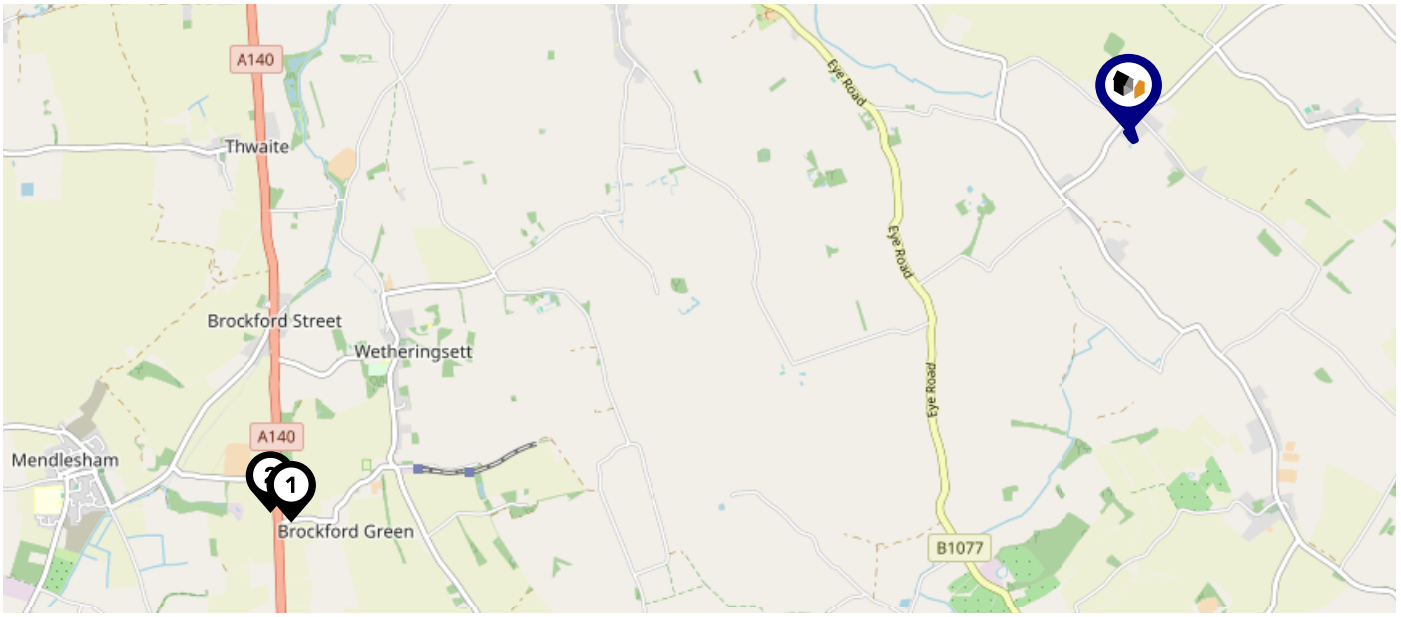



### Nearby Green Belt Land

**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.

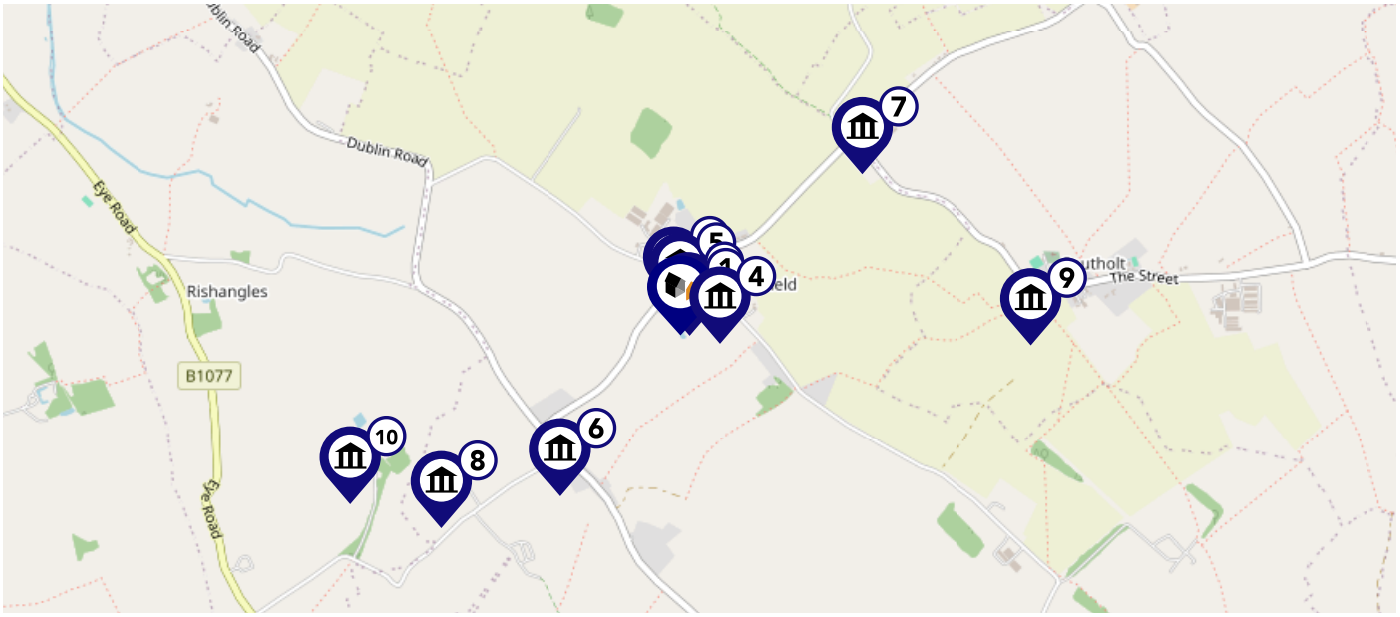



## Nearby Landfill Sites

| | | |
|---|---|---|
| 1 | Wetheringsett-Near Stowmarket, Suffolk | Historic Landfill |
| 2 | Railway Cuttings-Railway Cuttings, Brockford | Historic Landfill |

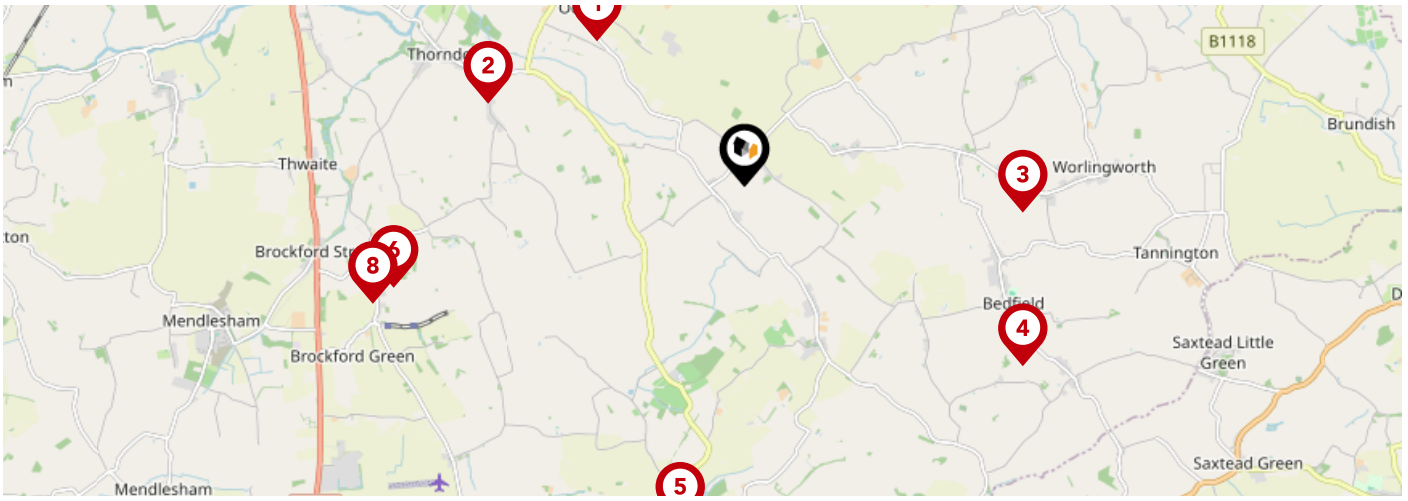
# Maps
## Listed Buildings

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 1213649 - Church Farm Cottage | Grade II | 0.0 miles |
| 2 1352422 - Church Corner Cottage | Grade II | 0.0 miles |
| 3 1213550 - Church Of St Mary | Grade I | 0.1 miles |
| 4 1032412 - Oak Cottage | Grade II | 0.1 miles |
| 5 1452103 - Bedingfield War Memorial | Grade II | 0.1 miles |
| 6 1213614 - Yew Tree Farmhouse | Grade II | 0.4 miles |
| 7 1214461 - Barn 60 Metres North Of Park Farmhouse | Grade II | 0.6 miles |
| 8 1213577 - Rookery Farmhouse | Grade II | 0.7 miles |
| 9 1032382 - Cornerways | Grade II | 0.8 miles |
| 10 1352448 - Barnaby Farmhouse | Grade II | 0.8 miles |

# Area
# Schools

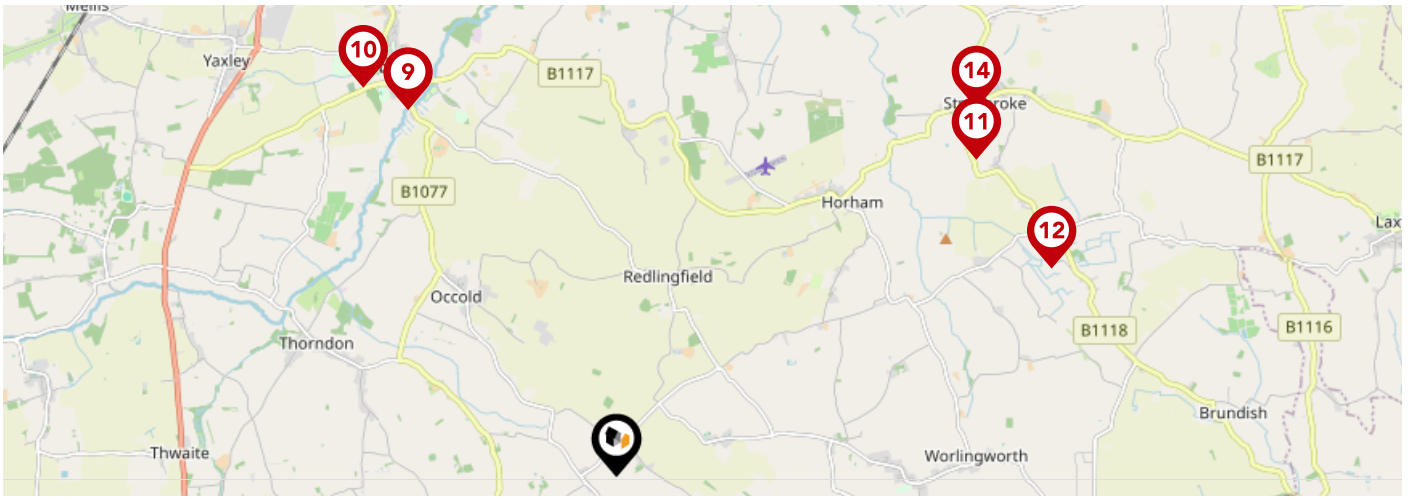



| | | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|---|
| 1 | **Occold Primary School**<br>Ofsted Rating: Good \| Pupils: 49 \| Distance:1.88 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 2 | **Thorndon Church of England Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 54 \| Distance:2.44 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 3 | **Worlingworth Church of England Voluntary Controlled Primary School**<br>Ofsted Rating: Outstanding \| Pupils: 65 \| Distance:2.54 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 4 | **Bedfield Church of England Primary School**<br>Ofsted Rating: Requires improvement \| Pupils: 25 \| Distance:3.01 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 5 | **Sir Robert Hitcham Church of England Voluntary Aided School**<br>Ofsted Rating: Good \| Pupils: 160 \| Distance:3.13 | ☐ | ☑ | ☐ | ☐ | ☐ |
| 6 | **Wetheringsett Manor School**<br>Ofsted Rating: Good \| Pupils: 62 \| Distance:3.31 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 7 | **Debenham High School**<br>Ofsted Rating: Good \| Pupils: 687 \| Distance:3.53 | ☐ | ☐ | ☑ | ☐ | ☐ |
| 8 | **Wetheringsett Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 41 \| Distance:3.53 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Area
# Schools

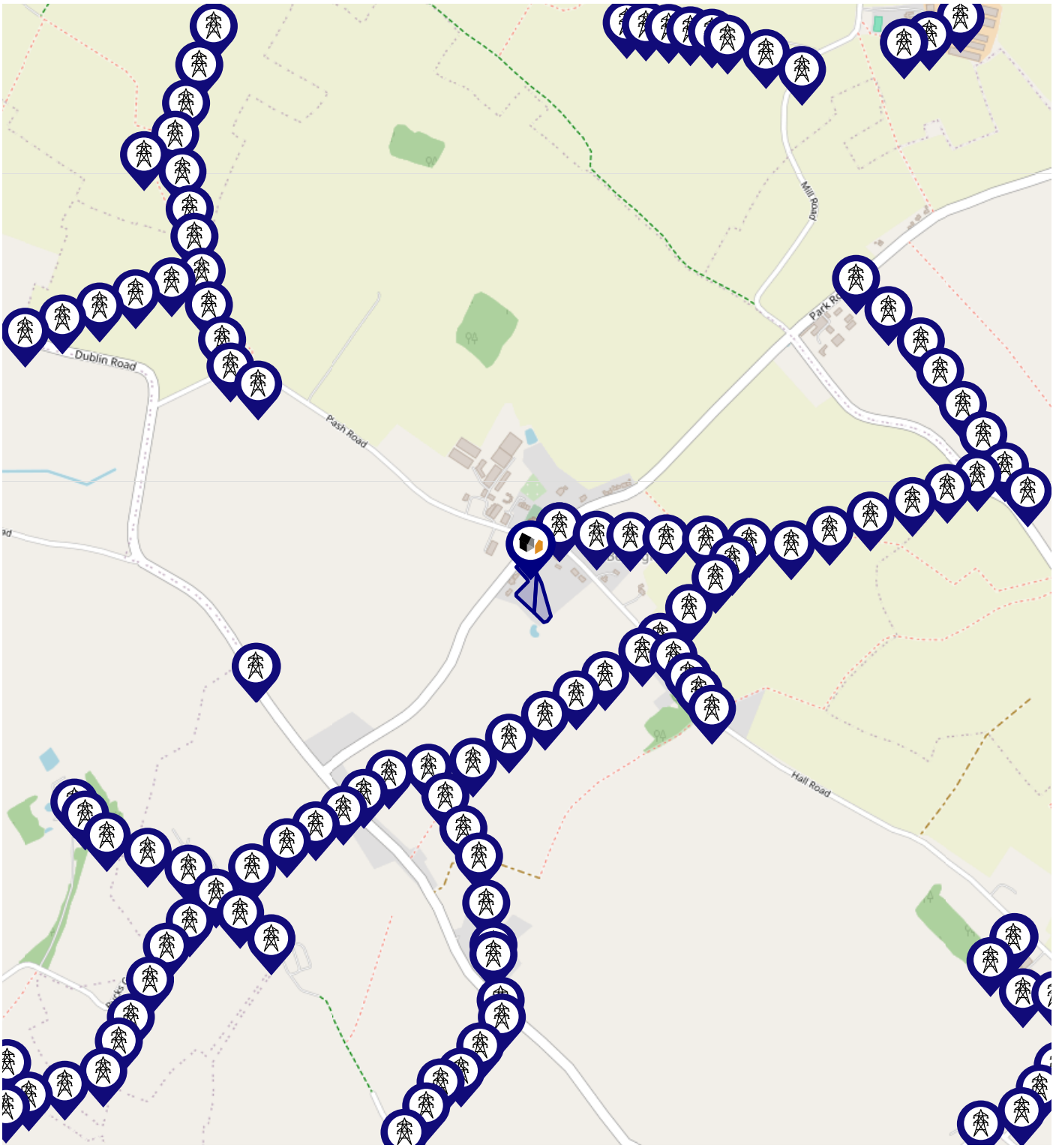



| | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **9 St Peter and St Paul Church of England Primary School, Eye**<br>Ofsted Rating: Good \| Pupils: 181 \| Distance:3.82 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10 Hartismere School**<br>Ofsted Rating: Outstanding \| Pupils: 1063 \| Distance:4.2 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11 Stradbroke High School**<br>Ofsted Rating: Good \| Pupils: 353 \| Distance:4.35 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **12 Wilby Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 103 \| Distance:4.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13 St Edmund's Primary School**<br>Ofsted Rating: Good \| Pupils: 67 \| Distance:4.58 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14 Stradbroke Church of England Primary School**<br>Ofsted Rating: Good \| Pupils: 121 \| Distance:4.68 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15 Earl Soham Community Primary School**<br>Ofsted Rating: Good \| Pupils: 70 \| Distance:4.76 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16 Mendlesham Primary School**<br>Ofsted Rating: Good \| Pupils: 118 \| Distance:5.08 | ☐ | ☑ | ☐ | ☐ | ☐ |



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# Local Area
# Masts & Pylons




**Key:**

Power Pylons

Communication Masts

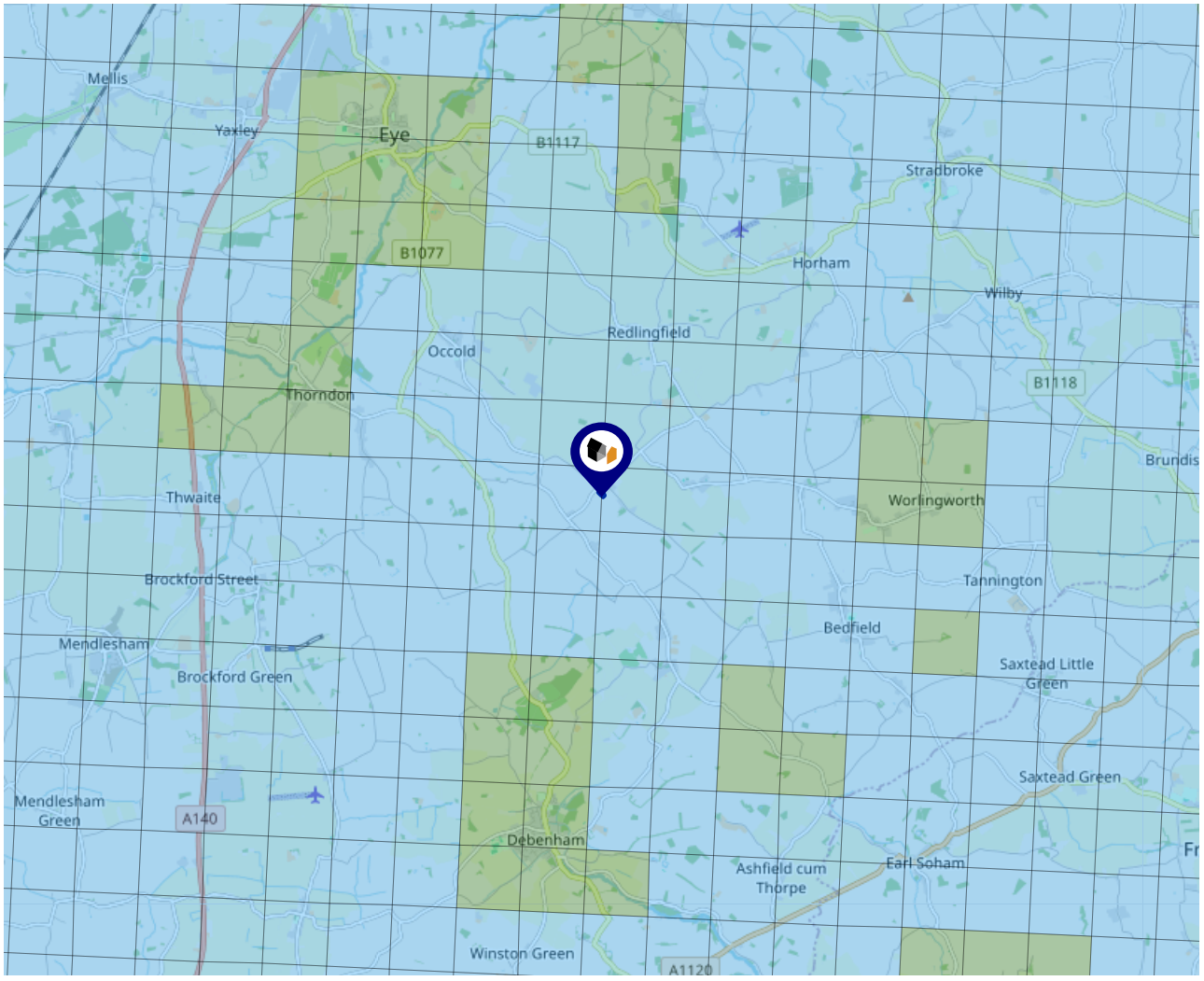


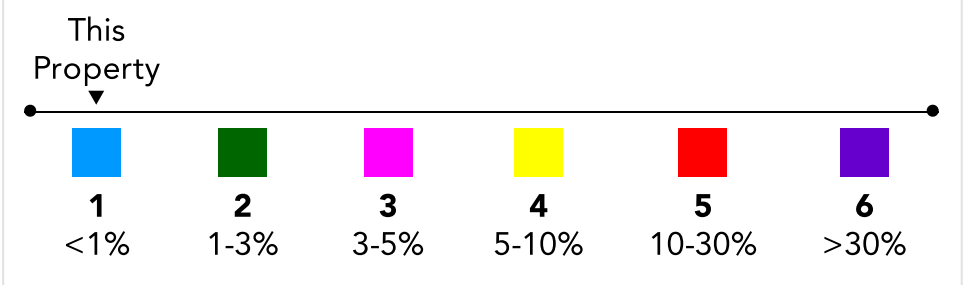
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# Environment
# Radon Gas

## 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).

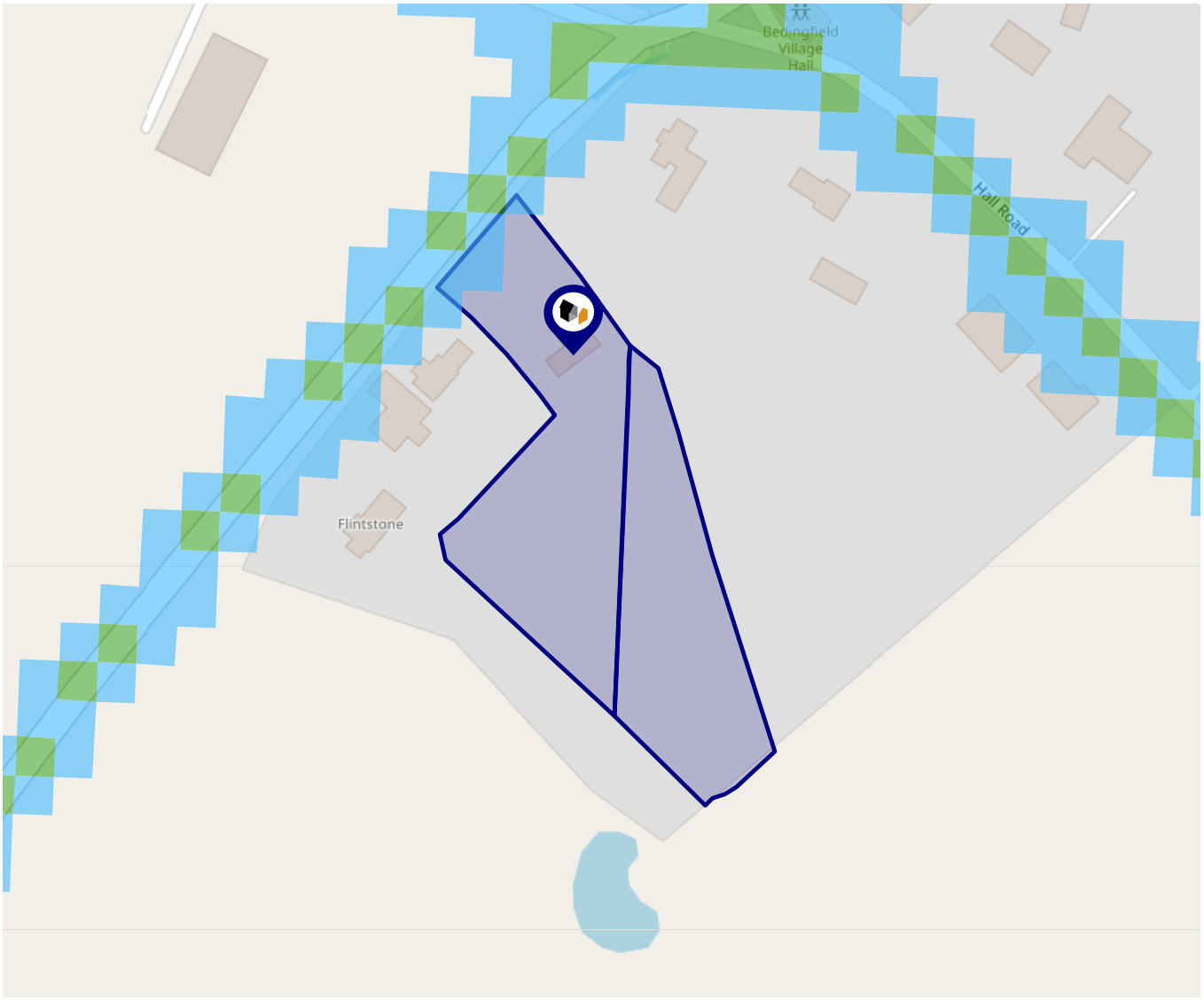





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# Local Area
# Road Noise




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

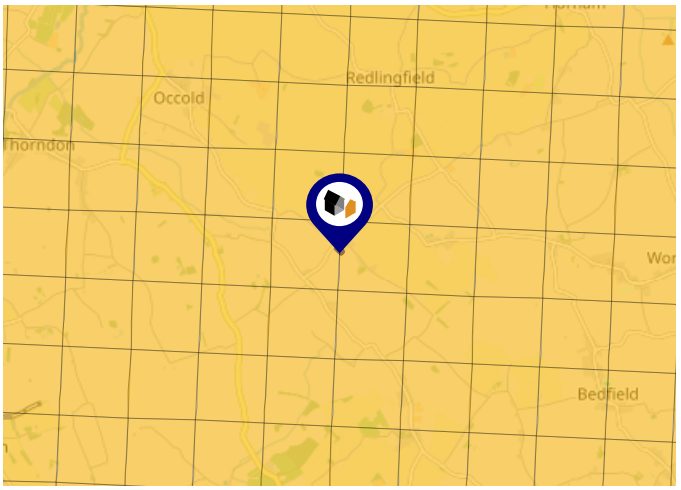


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# Environment
# Soils & Clay

## 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 | | |



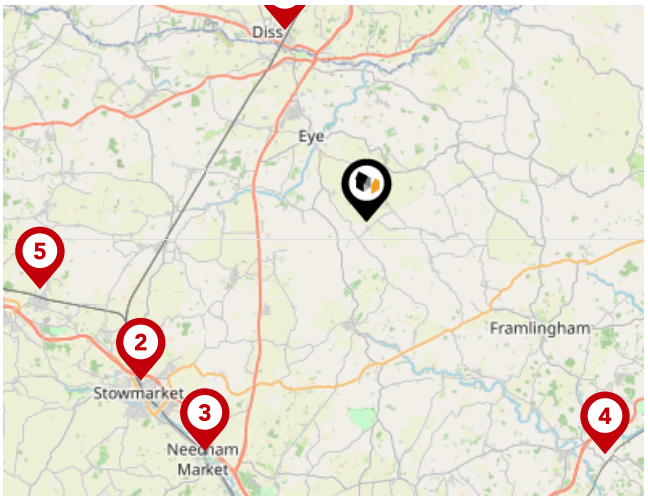

## Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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 |



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# Area
# Transport (National)

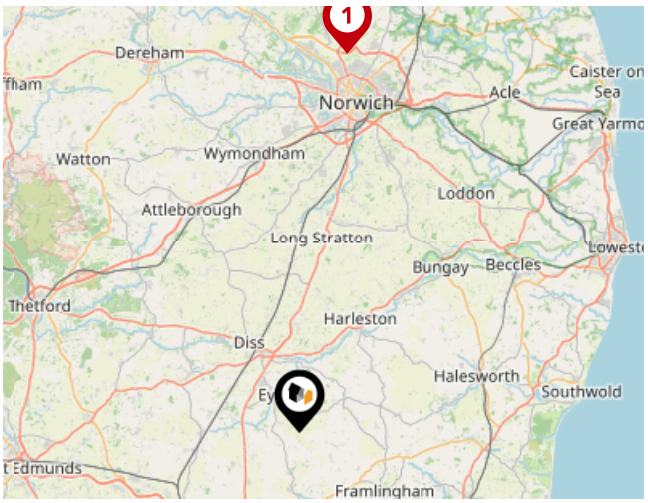



## National Rail Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Diss Rail Station | 7.56 miles |
| 2 | Stowmarket Rail Station | 10 miles |
| 3 | Needham Market Rail Station | 10.16 miles |
| 4 | Wickham Market Rail Station | 12.08 miles |
| 5 | Elmswell Rail Station | 12.12 miles |

## Trunk Roads/Motorways

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



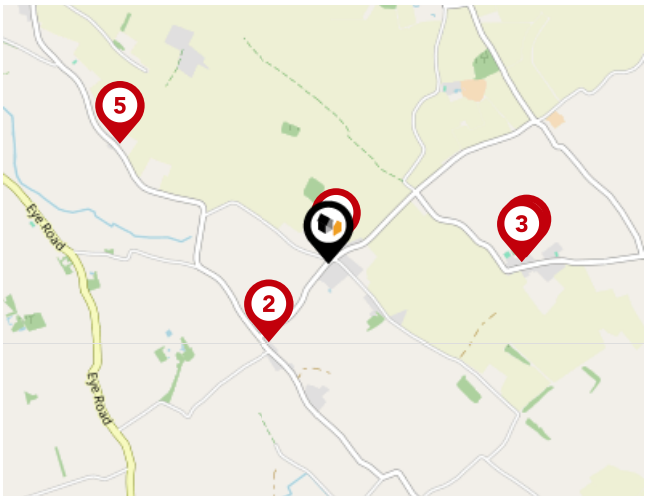

## Airports/Helipads

| Pin | Name | Distance |
|---|---|---|
| 1 | Norwich International Airport | 27.65 miles |



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# Area
# Transport (Local)




## Bus Stops/Stations

| Pin | Name | Distance |
|---|---|---|
| 1 | Church | 0.06 miles |
| 2 | The Pump | 0.44 miles |
| 3 | Church Green | 0.87 miles |
| 4 | Village Sign | 0.89 miles |
| 5 | Pillar Box | 1.08 miles |

## Local Connections

No Local Connections found within 30 km of this property.




## Ferry Terminals

| Pin | Name | Distance |
|---|---|---|
| 1 | Walberswick Ferry Landing | 20.24 miles |



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## 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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**Whittley Parish | Diss**

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail