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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 12th February 2026



BEECH WAY, DICKLEBURGH, DISS, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

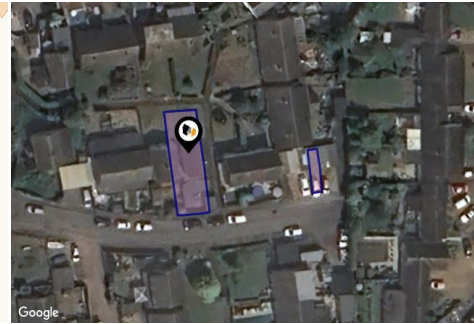
01379640808

admin@whittleyparish.com

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













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aprift
Know any property instantly



Property

| | | | |
|------------------|---|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 753 ft ² / 70 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1967-1975 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,842 | | |
| Title Number: | NK13291 | | |

Local Area

| | | | | |
|---|---|---|--|---|
| Local Authority: | Norfolk | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | 15 mb/s | 79 mb/s | - mb/s |
| Flood Risk: | |  |  |  |
| • Rivers & Seas | Very low | | | |
| • Surface Water | Very low | | | |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
|  |  |  |  |  |
| O ₂ | EE | 3 | O2 |  |
| | | | |  |

Planning History

This Address



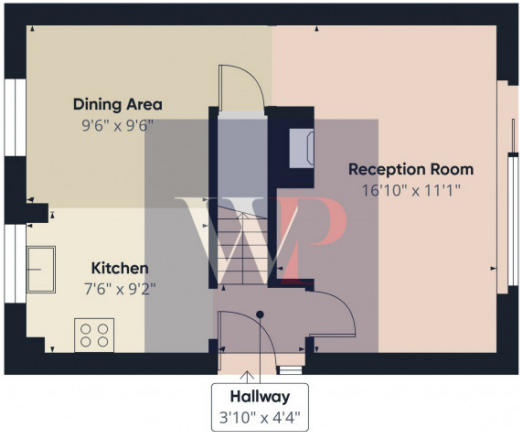
Planning records for: *Beech Way, Dickleburgh, Diss, IP21*

| Reference - 2018/2392 | |
|-----------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 29th October 2018 |
| Description: | Erection of two storey rear extension |

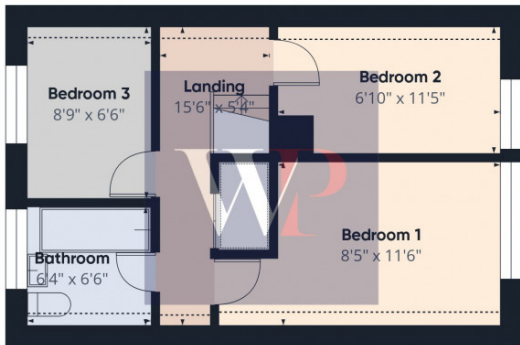




BEECH WAY, DICKLEBURGH, DISS, IP21



Floor 0



Floor 1



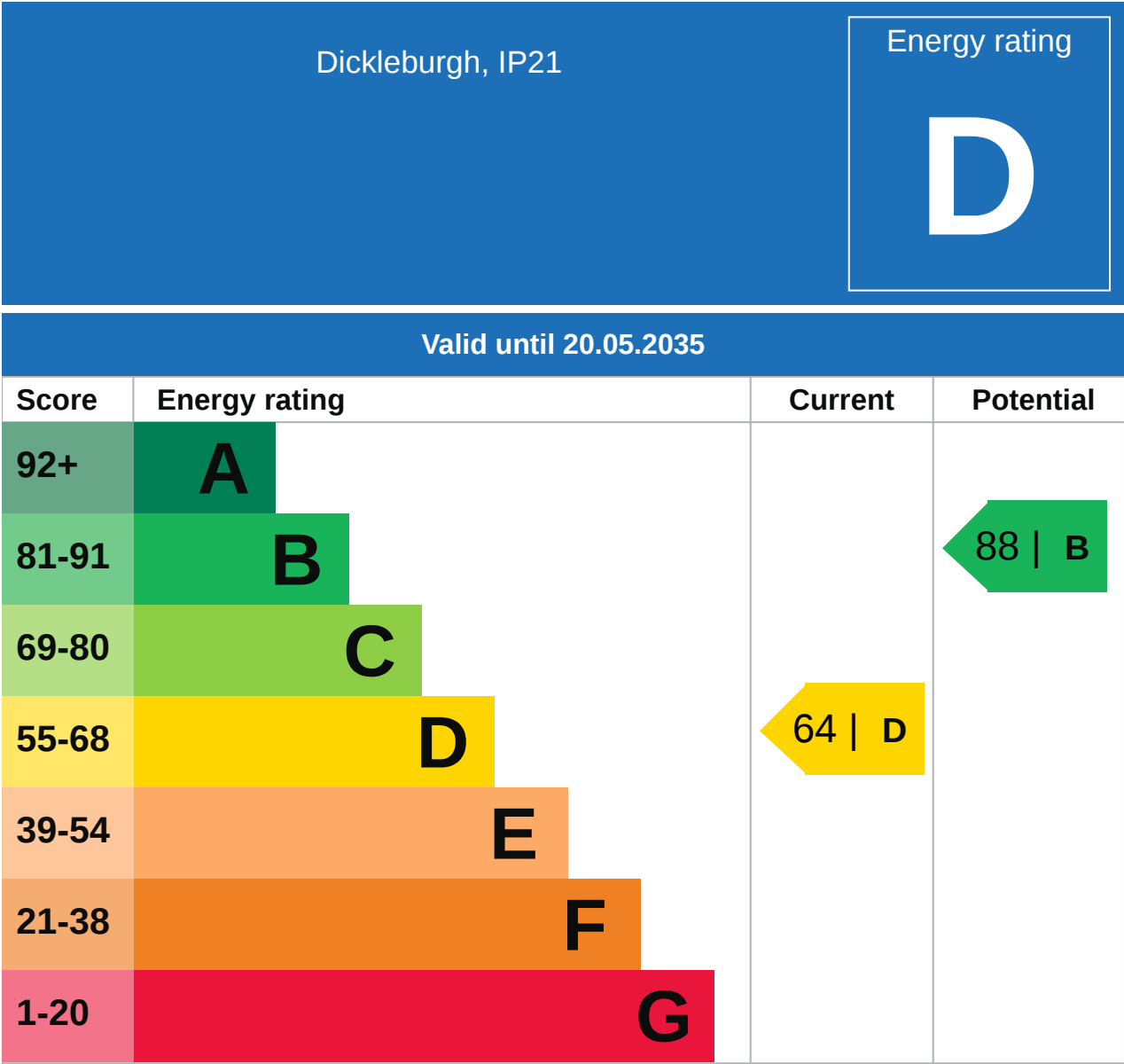
Approximate total area[®]
719 ft²
Reduced headroom
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360





Additional EPC Data

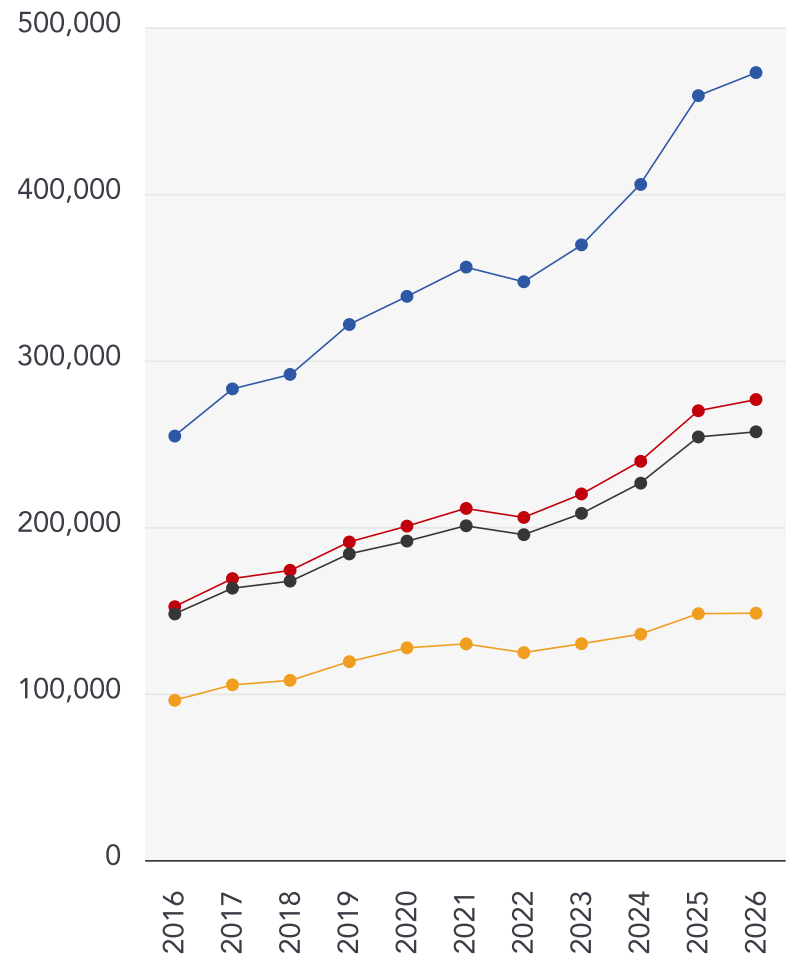
| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 300 mm loft insulation |
| Roof Energy: | Very Good |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Manual charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 70 m ² |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP21



Detached

+85.73%

Semi-Detached

+81.75%

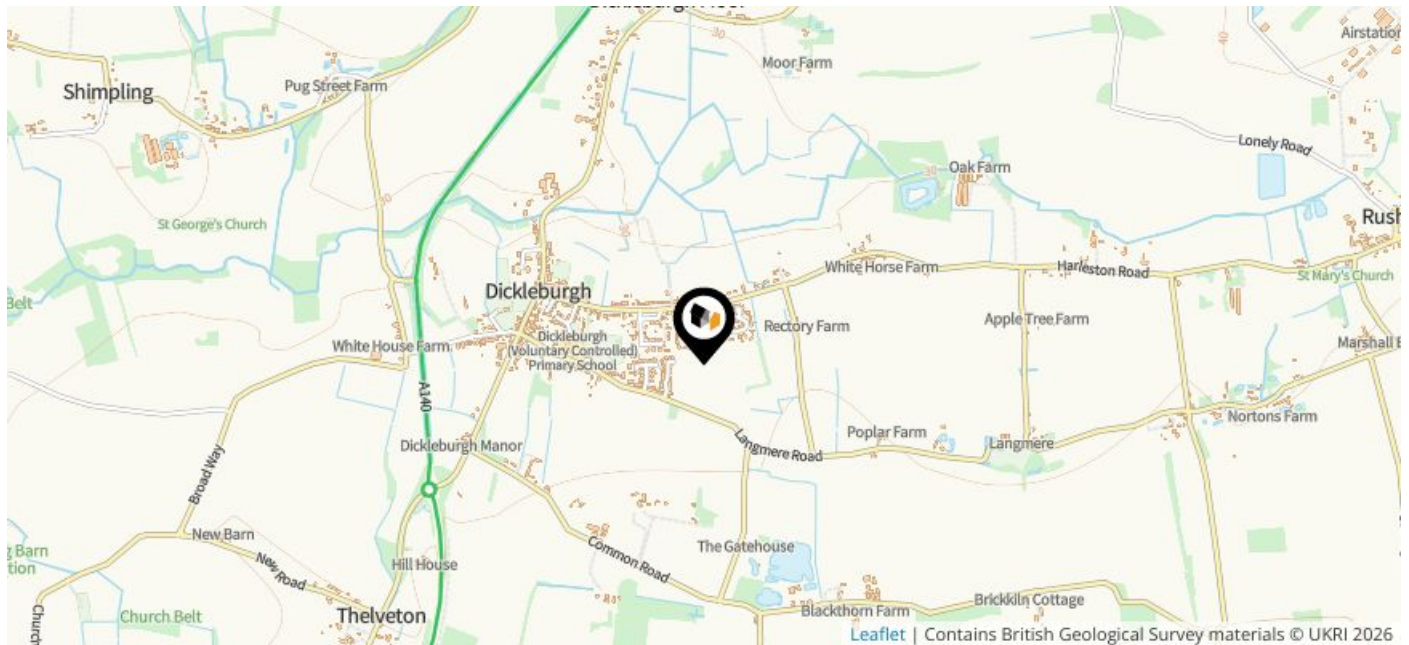
Terraced

+74.03%

Flat

+54.55%

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.

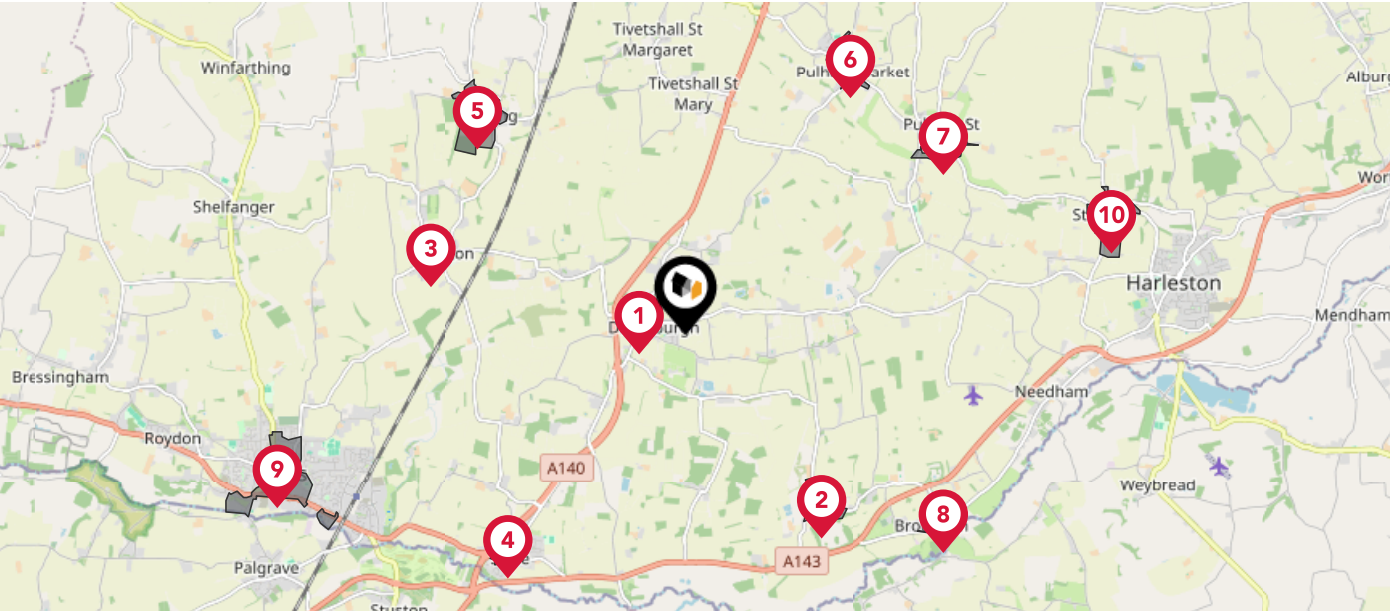
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



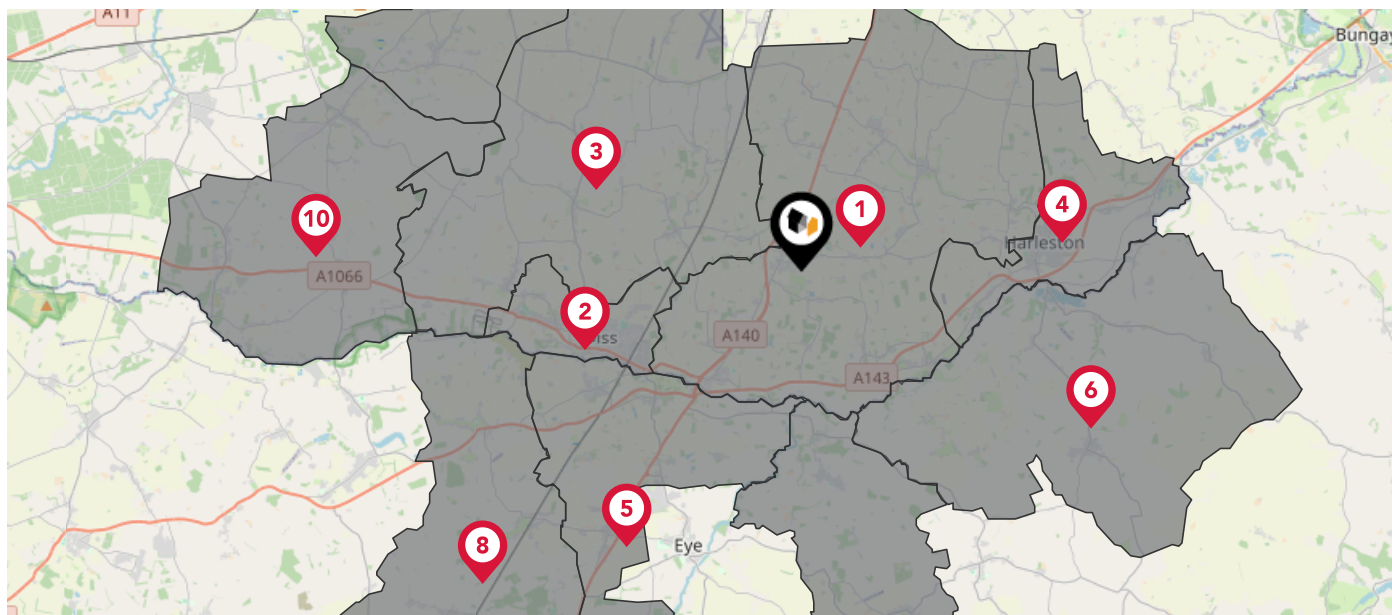
| Nearby Conservation Areas | |
|---------------------------|----------------|
| 1 | Dickleburgh |
| 2 | Thorpe Abbotts |
| 3 | Burston |
| 4 | Scole |
| 5 | Gissing |
| 6 | Pulham Market |
| 7 | Pulham St Mary |
| 8 | Brockdish |
| 9 | Diss |
| 10 | Starston |

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

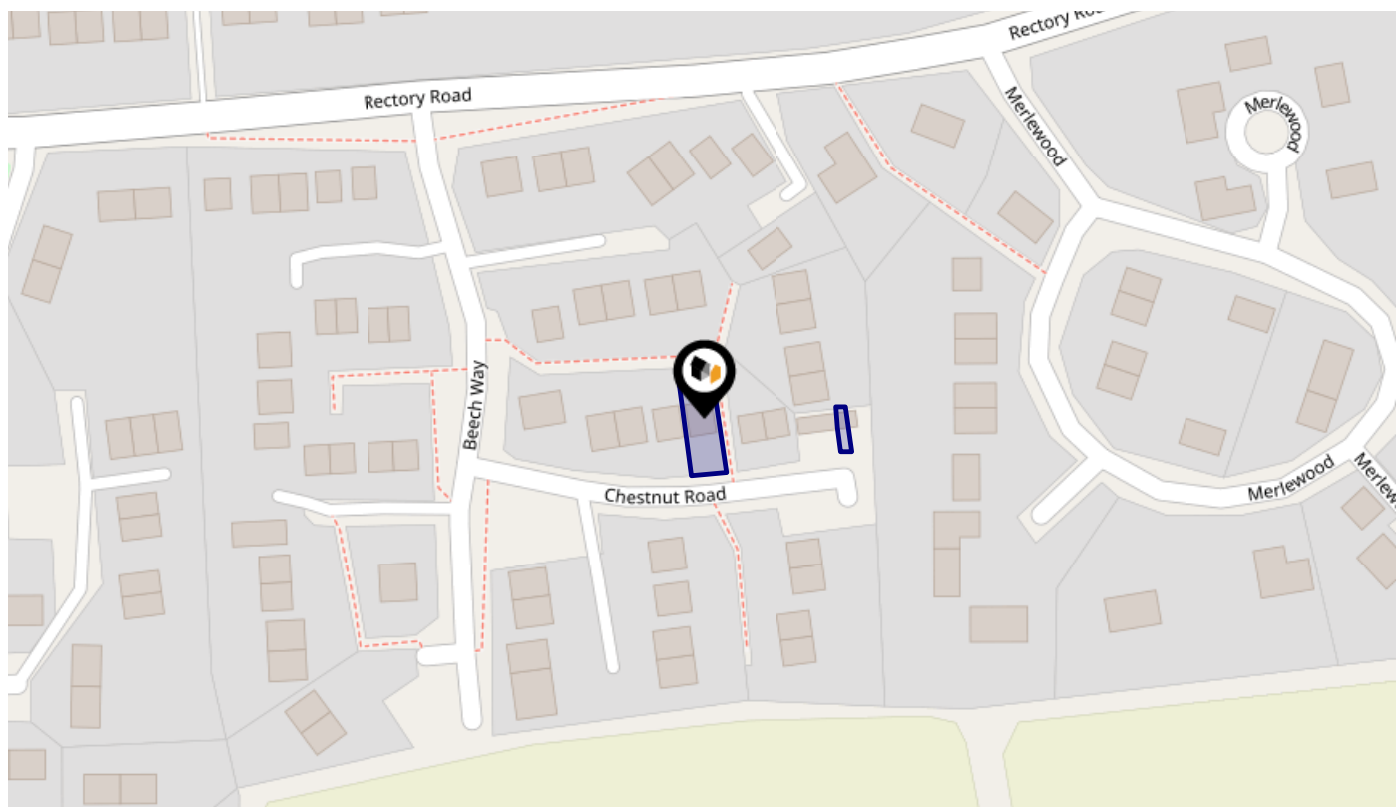
-  1 Beck Vale, Dickleburgh & Scole Ward
-  2 Diss & Roydon Ward
-  3 Bressingham & Burston Ward
-  4 Harleston Ward
-  5 Palgrave Ward
-  6 Fressingfield Ward
-  7 Hoxne & Worlingworth Ward
-  8 Gislegham Ward
-  9 The Buckenham & Banham Ward
-  10 Giltcross Ward

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:

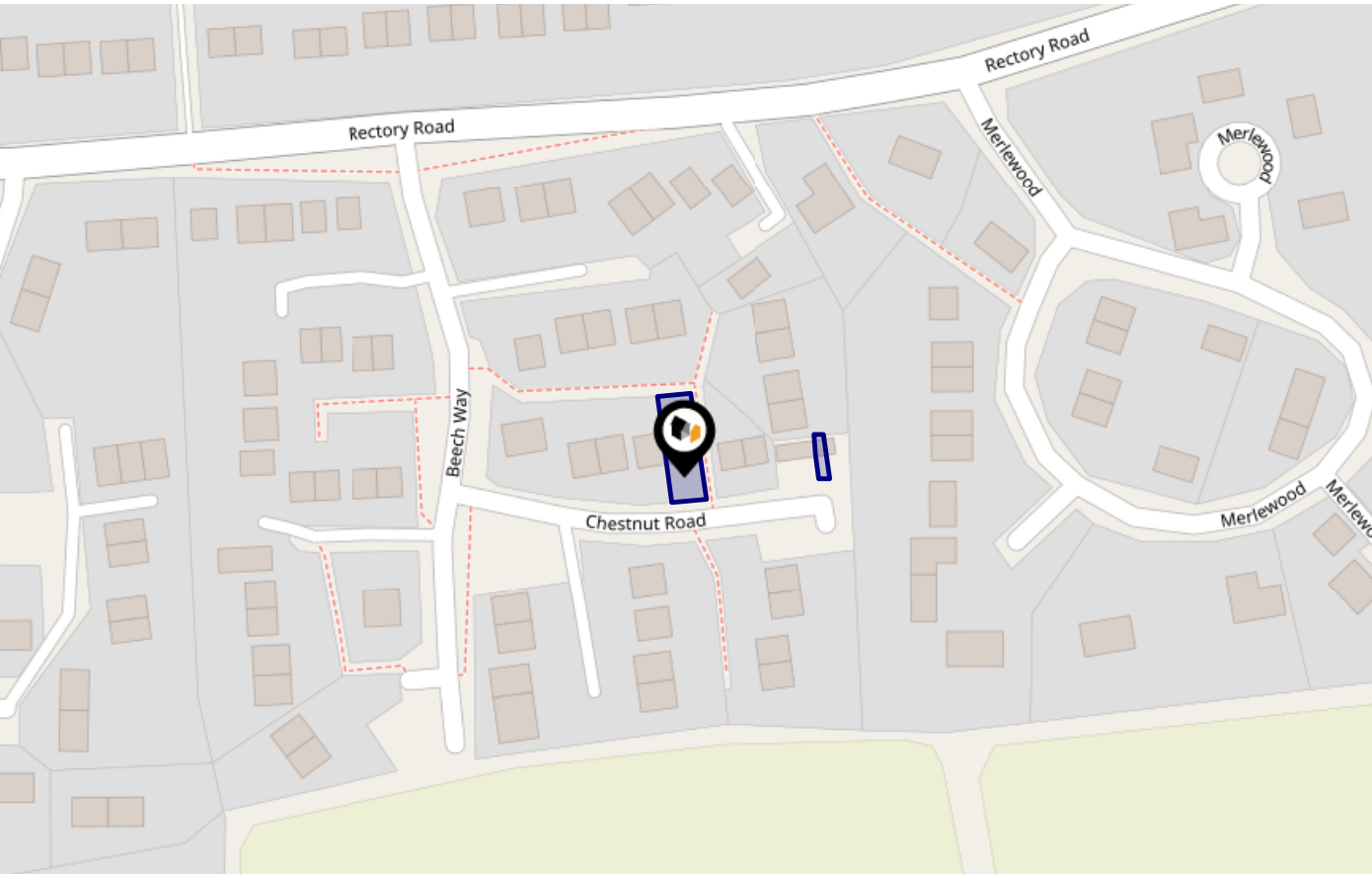
| | | | |
|---|--|--------------|--|
| 5 | | 75.0+ dB | |
| 4 | | 70.0-74.9 dB | |
| 3 | | 65.0-69.9 dB | |
| 2 | | 60.0-64.9 dB | |
| 1 | | 55.0-59.9 dB | |

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.

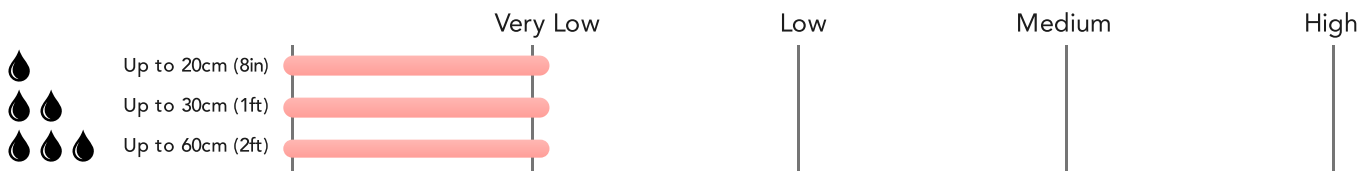


Risk Rating: Very low

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:

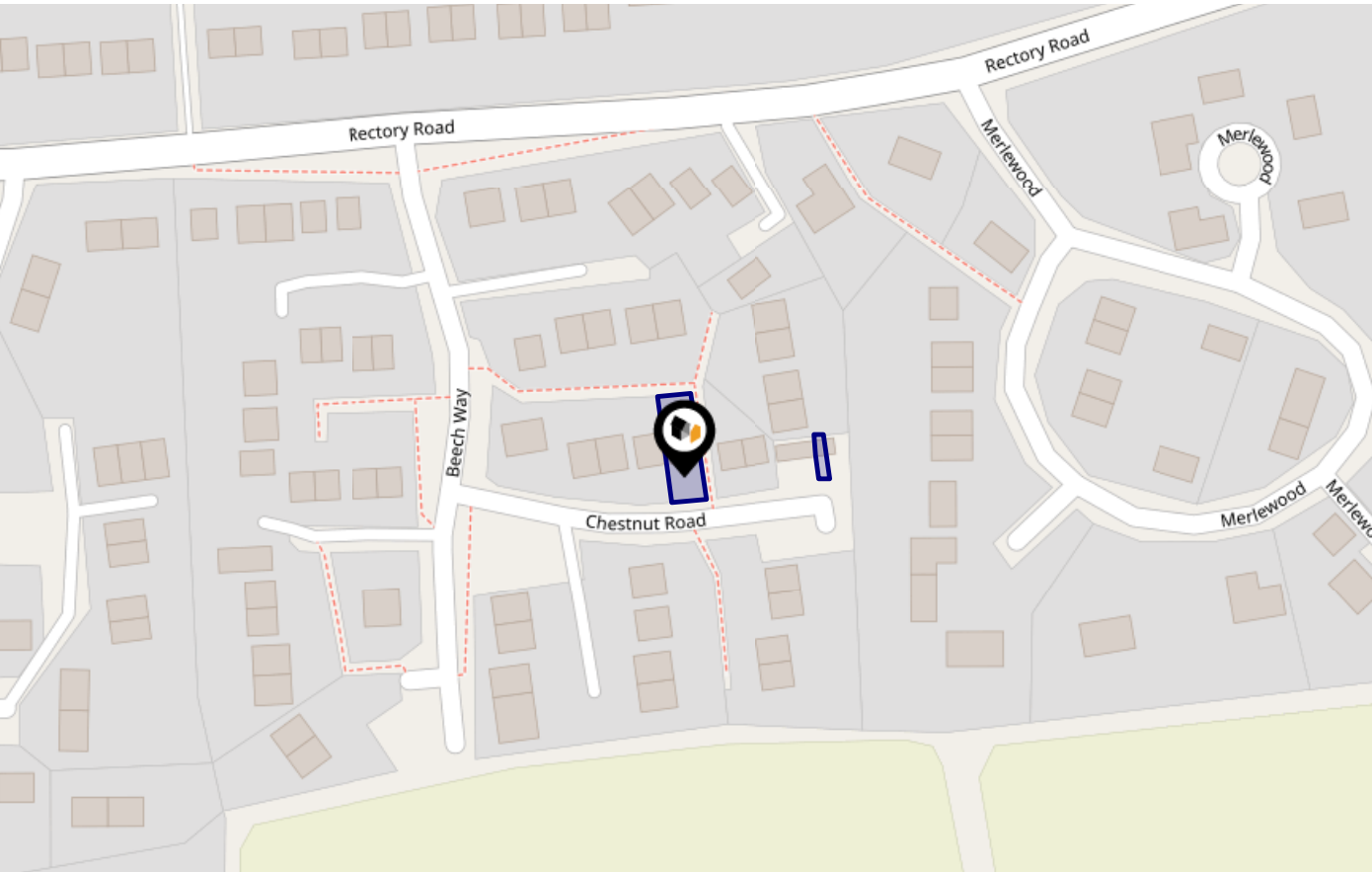


Flood Risk

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.

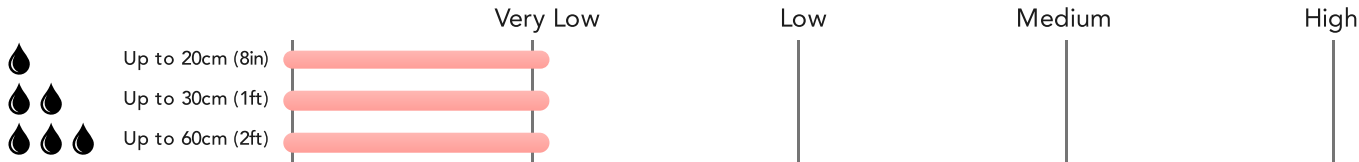


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

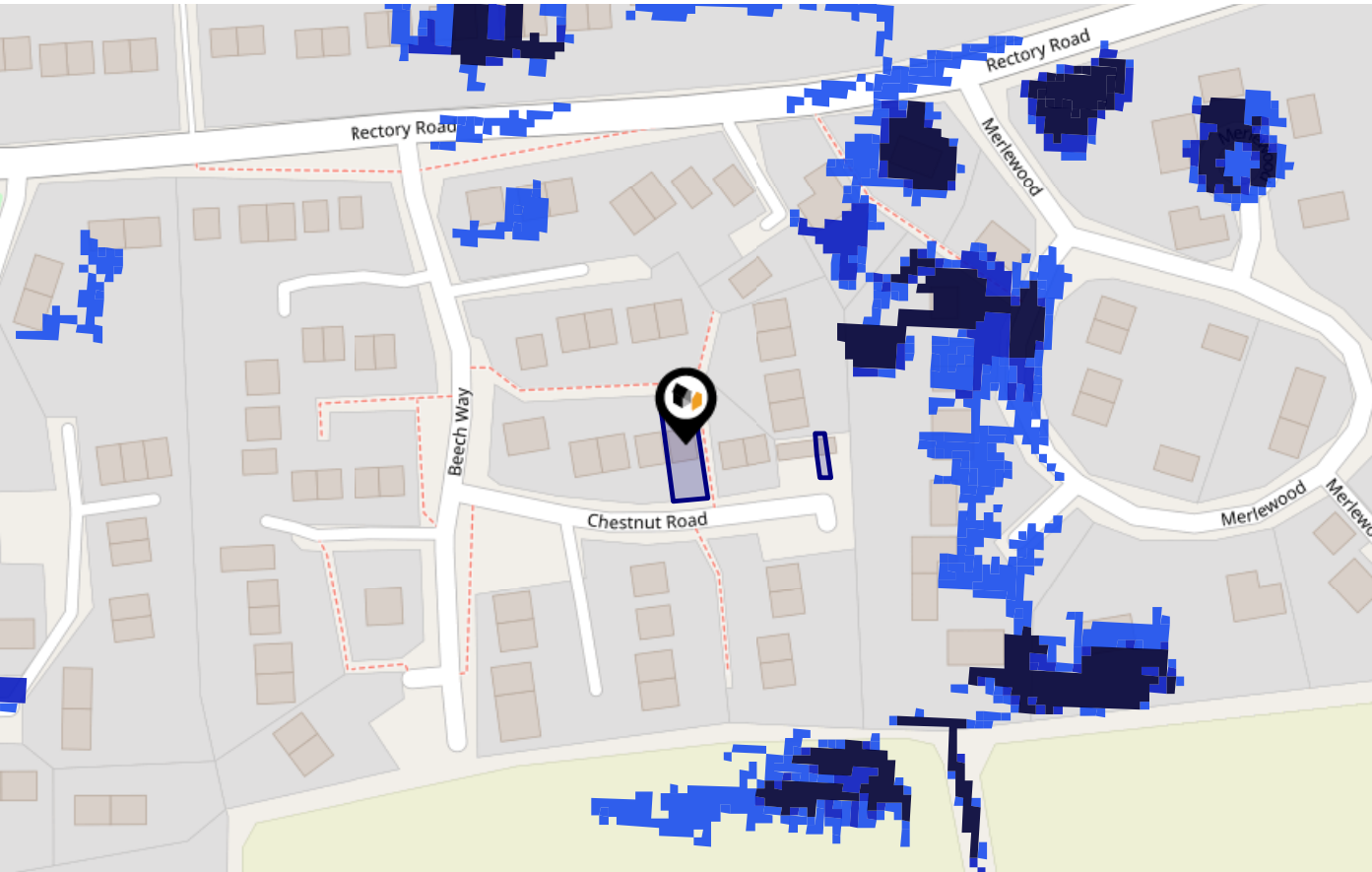


Flood Risk

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.

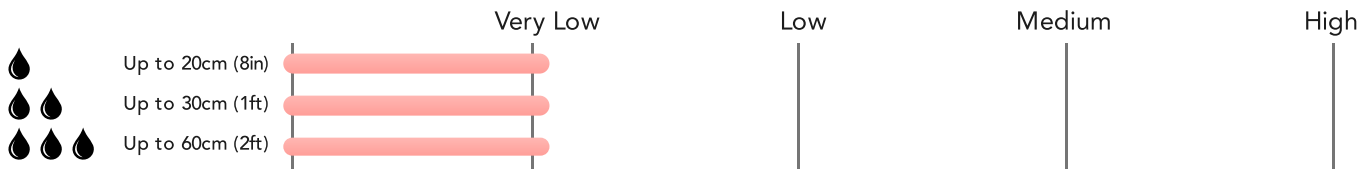


Risk Rating: Very low

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.
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- 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:

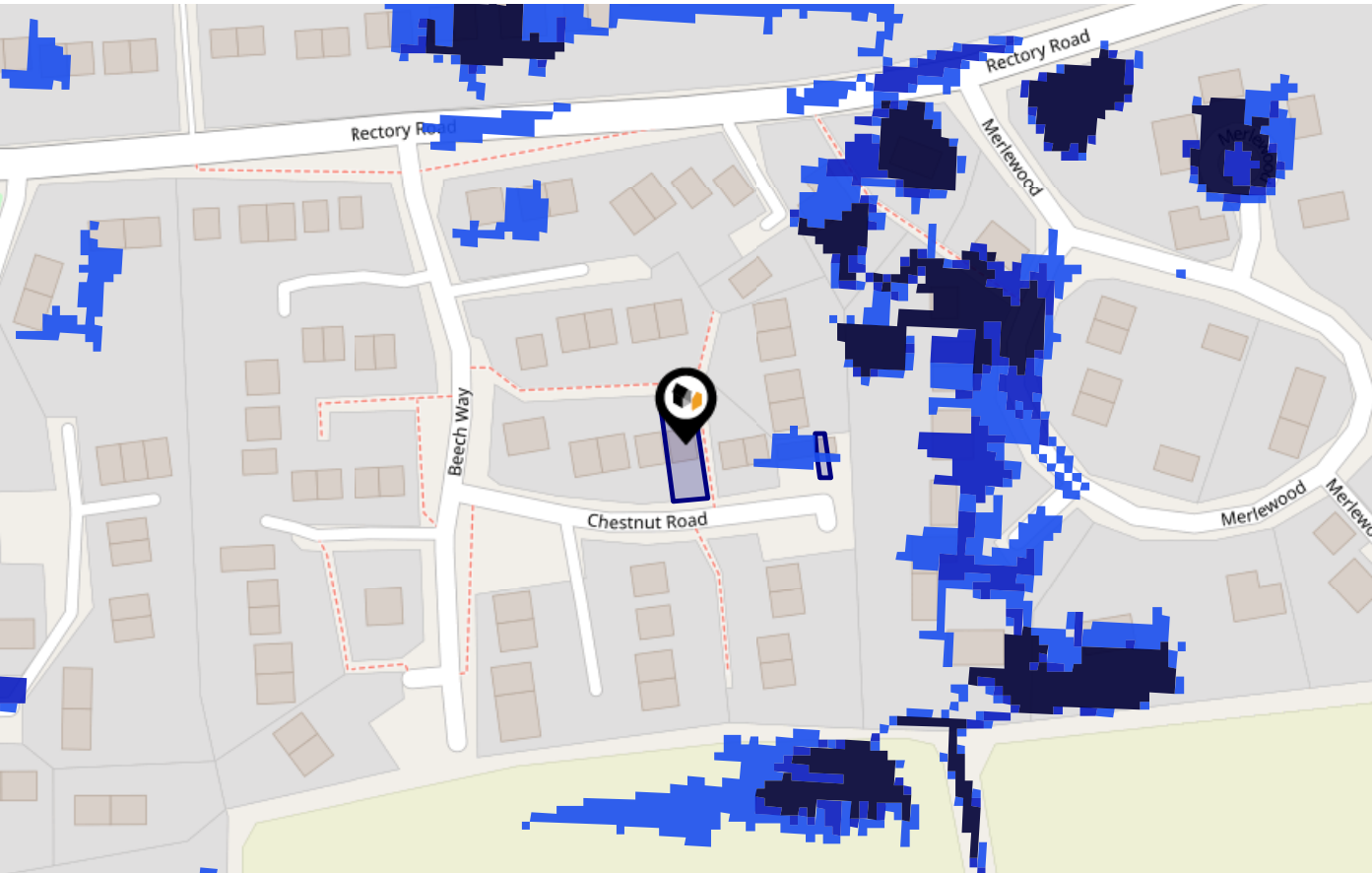


Flood Risk

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.

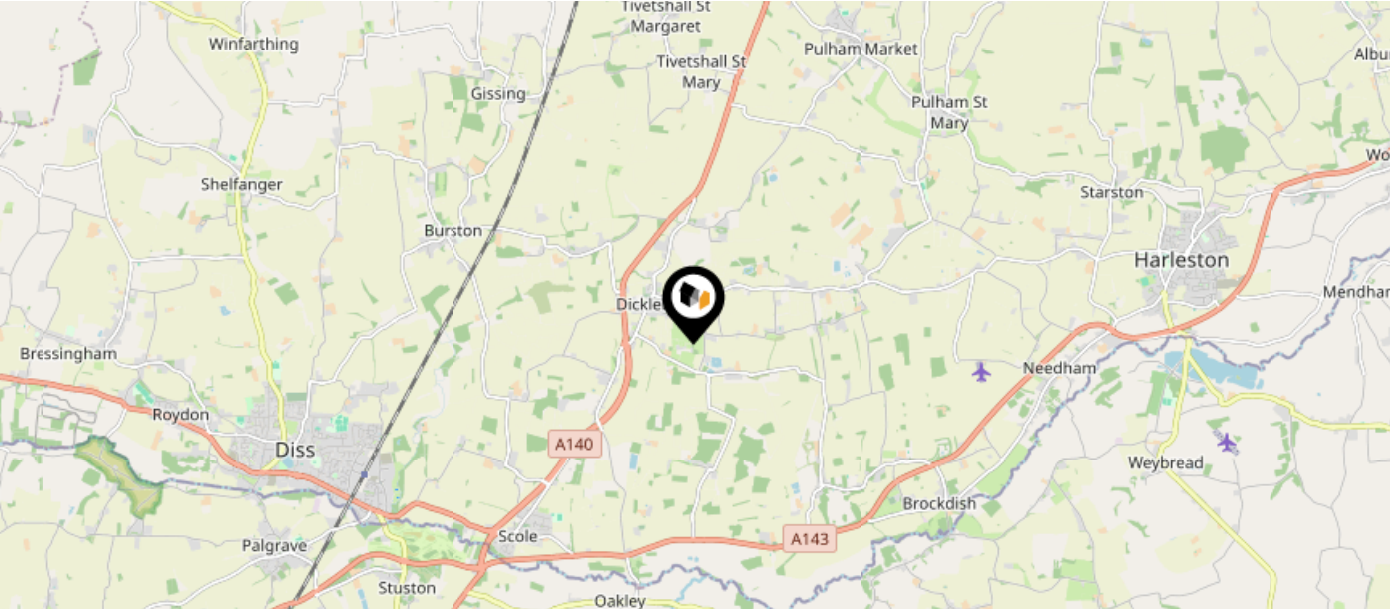
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

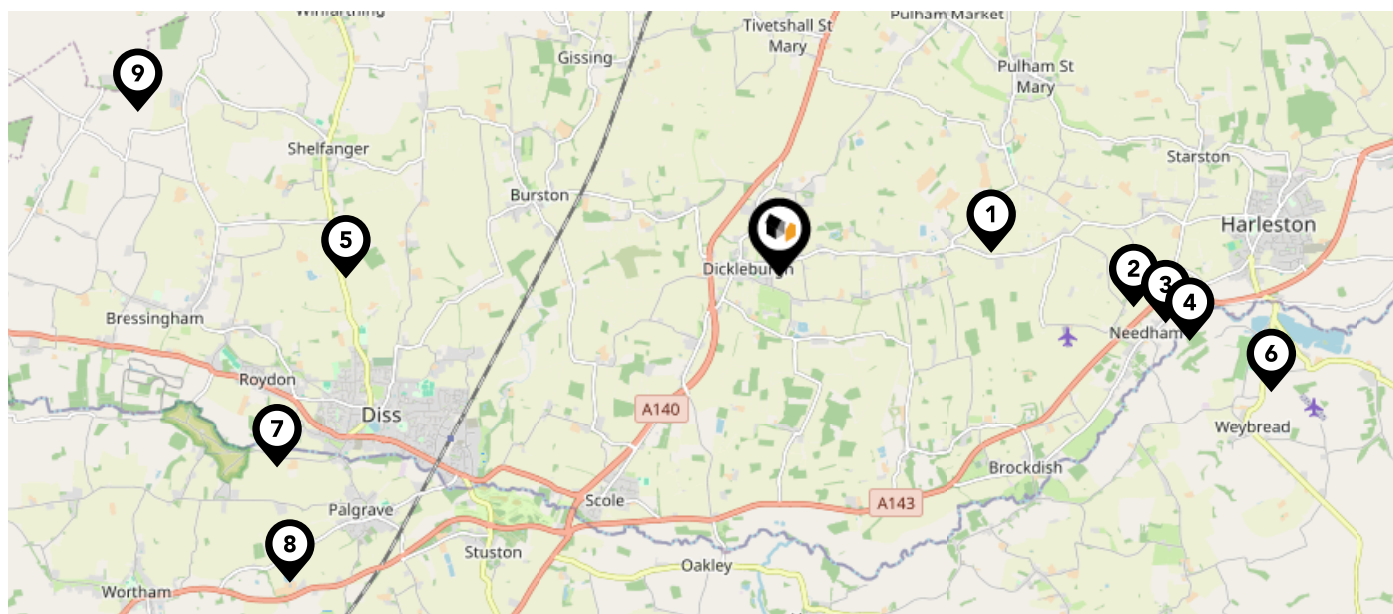
No data available.

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

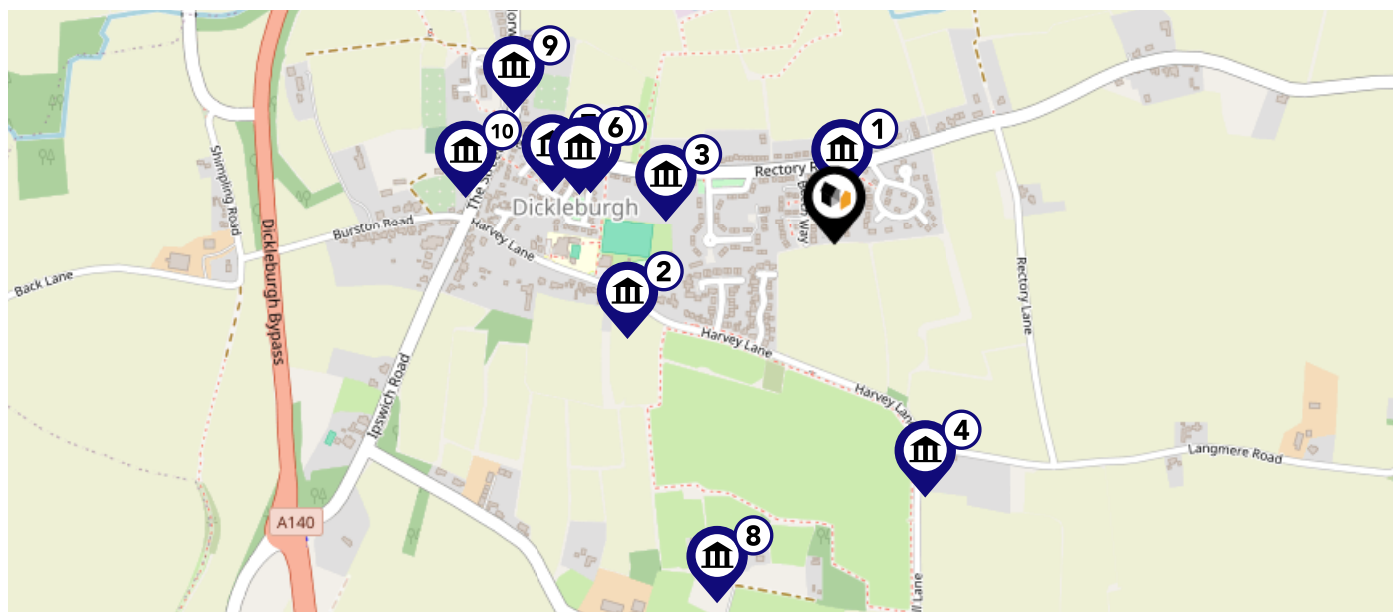
| | | | |
|----------|---|-------------------|--|
| 1 | Furze Green - South Green-Dickleburgh | Historic Landfill | |
| 2 | Harmans Lane-Needham, Norfolk | Historic Landfill | |
| 3 | Barnaways Farm-Harmans Lane, Needham, Norfolk | Historic Landfill | |
| 4 | By Elm Farm-High Road, Needham | Historic Landfill | |
| 5 | Near Shelfhanger Road (B1077)-Diss, Norfolk | Historic Landfill | |
| 6 | Weybread Gravel Pits-Weybread, Diss, Norfolk | Historic Landfill | |
| 7 | Roydon Fen-Roydon, Norfolk | Historic Landfill | |
| 8 | Rookery Farm-Rookery Farm, Wortham | Historic Landfill | |
| 9 | Former Air field-Fersfield Drive, Norfolk | Historic Landfill | |

Maps

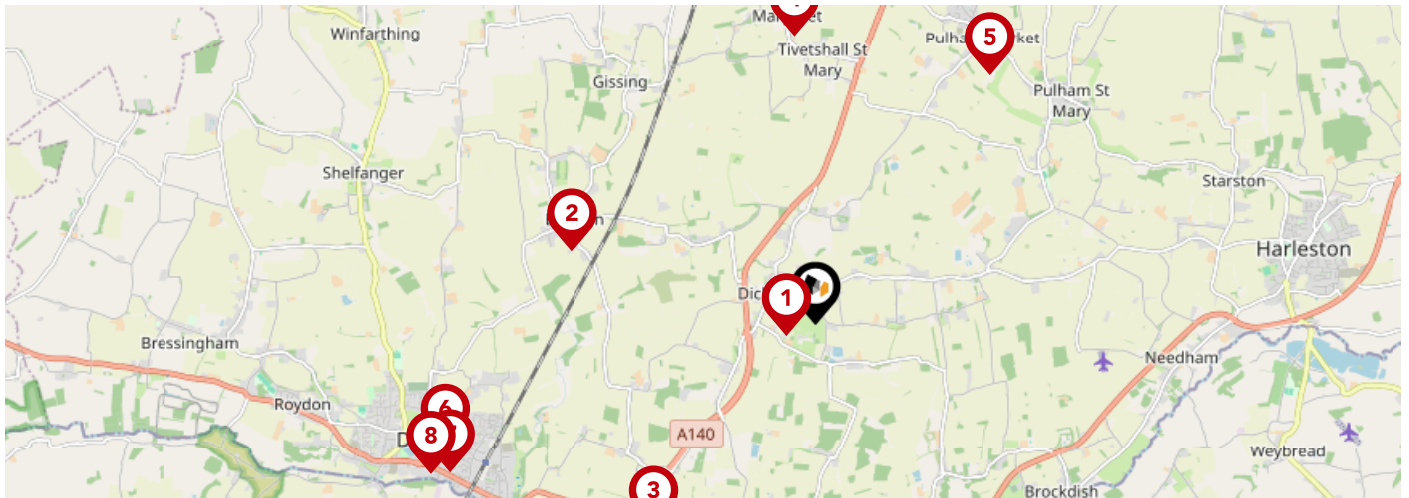
Listed Buildings



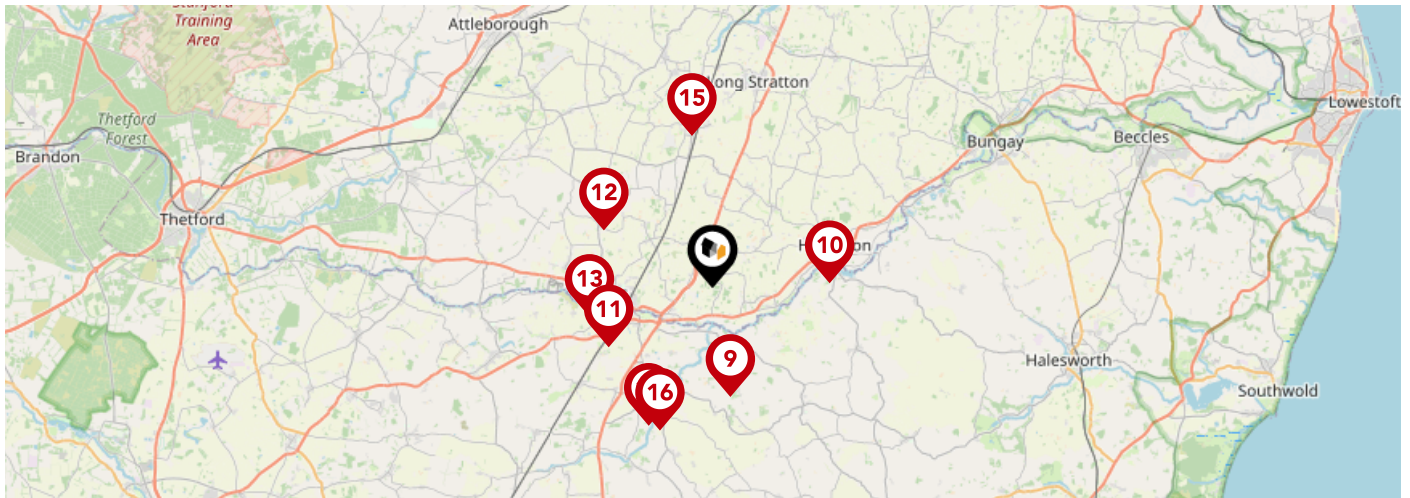
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|--|--|----------|-----------|
| | 1050386 - Rectory Farmhouse | Grade II | 0.1 miles |
| | 1050415 - Dye's Farmhouse | Grade II | 0.2 miles |
| | 1050385 - Mill House | Grade II | 0.2 miles |
| | 1373198 - Ivanhoe | Grade II | 0.3 miles |
| | 1050384 - The Gables | Grade II | 0.3 miles |
| | 1050383 - House Immediately West Of The Gables | Grade II | 0.3 miles |
| | 1050426 - 13 And 15, Rectory Road | Grade II | 0.3 miles |
| | 1050411 - Common Farmhouse | Grade II | 0.4 miles |
| | 1050420 - Ivy Cottage And Cottages Occupied By Mr Balomfield And Mr Abon | Grade II | 0.4 miles |
| | 1373199 - Church Of All Saints | Grade I | 0.4 miles |



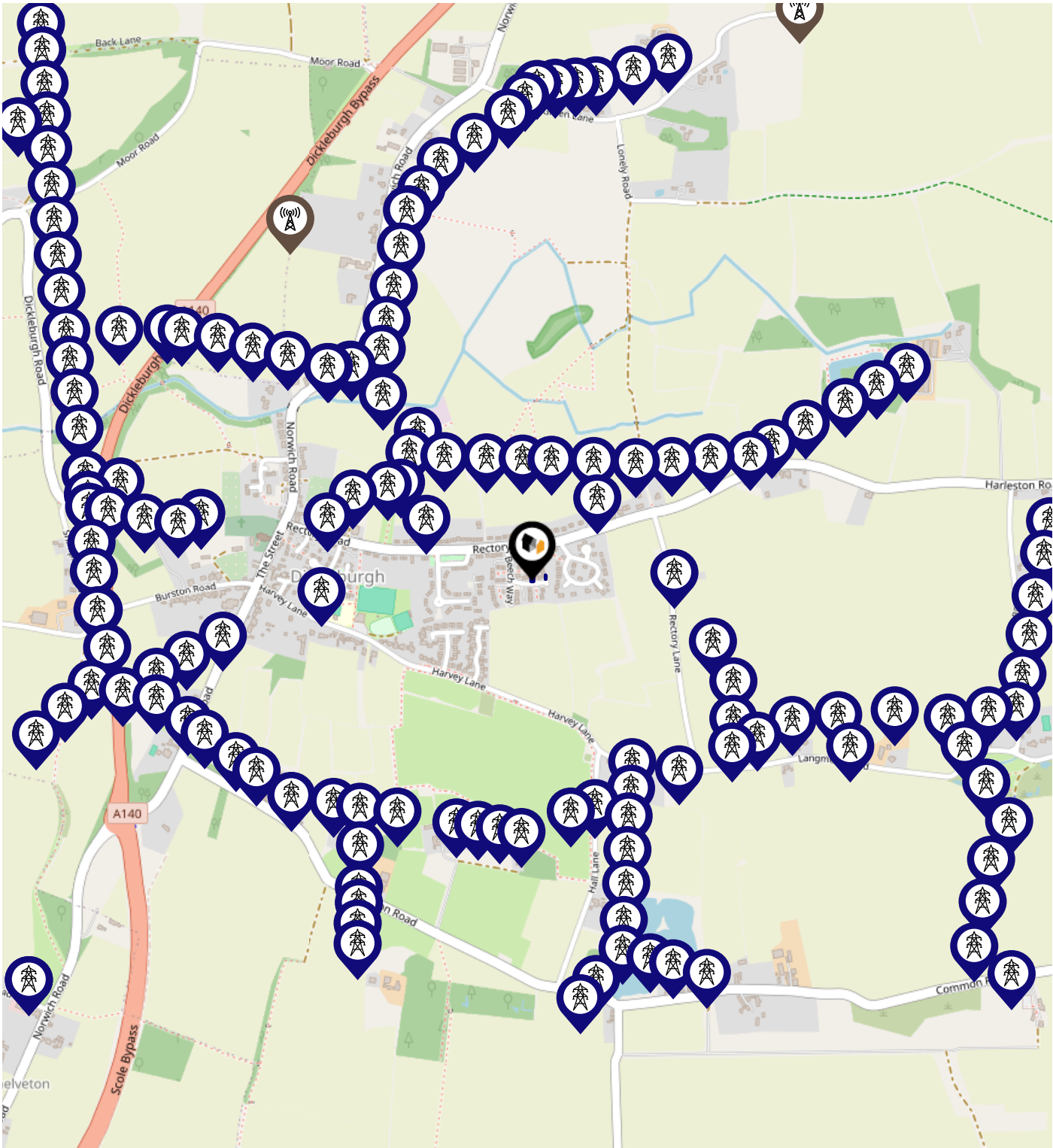
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:0.28 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:2.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:2.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Harleston Sancroft Academy (a 3-16 Church of England School) Ofsted Rating: Not Rated Pupils: 874 Distance:4.27 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:5.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:5.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area

Masts & Pylons

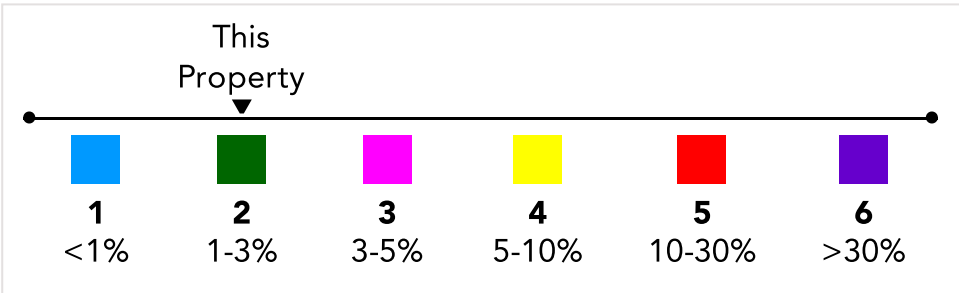
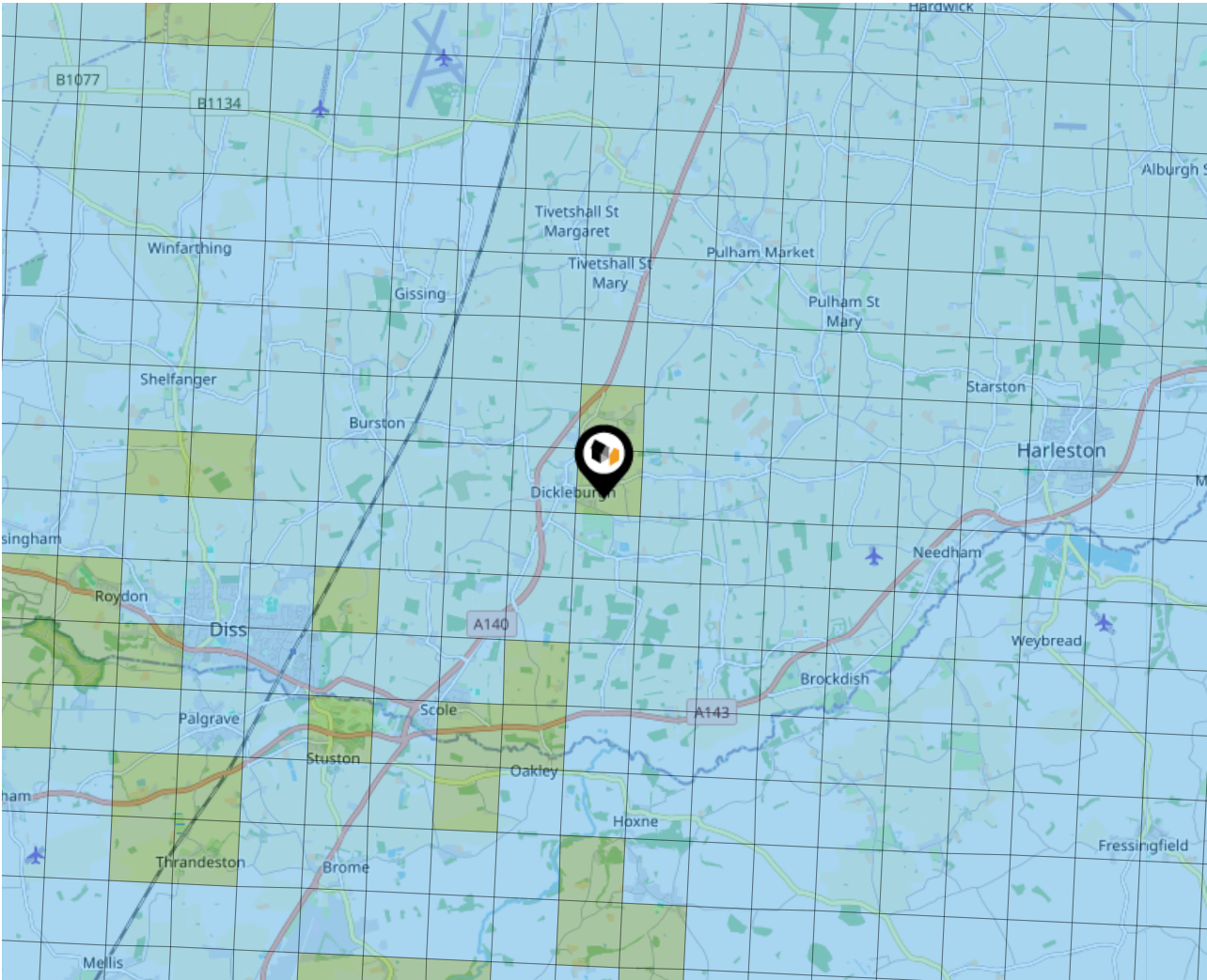


Key:

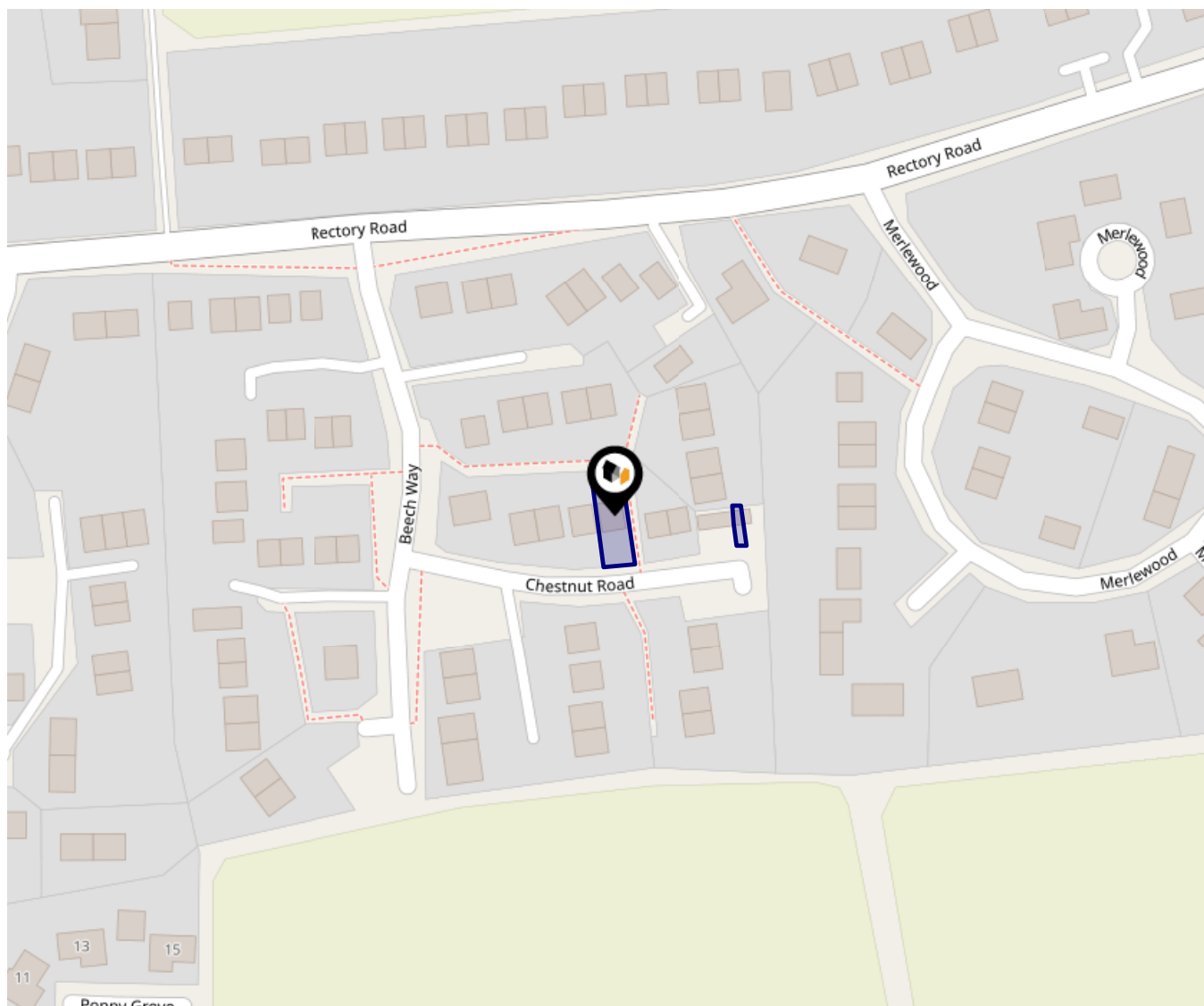
-  Power Pylons
-  Communication Masts

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



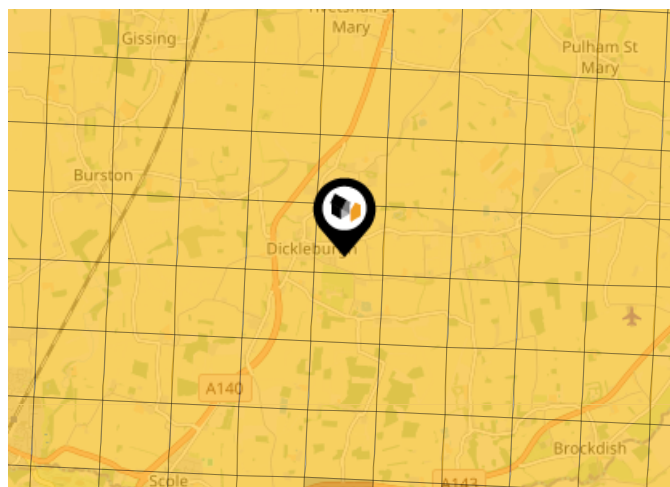
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

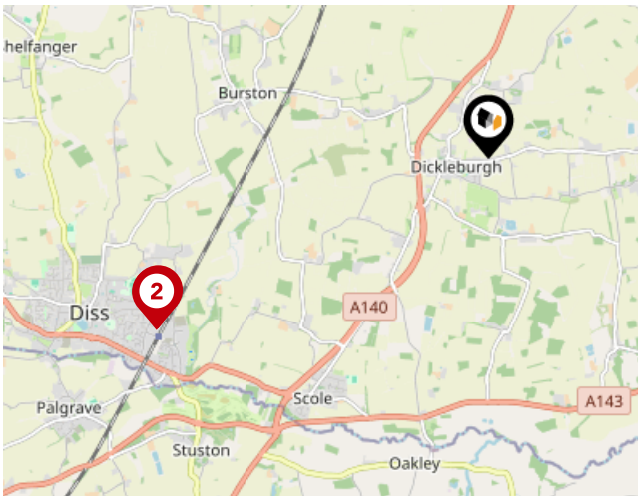


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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 |

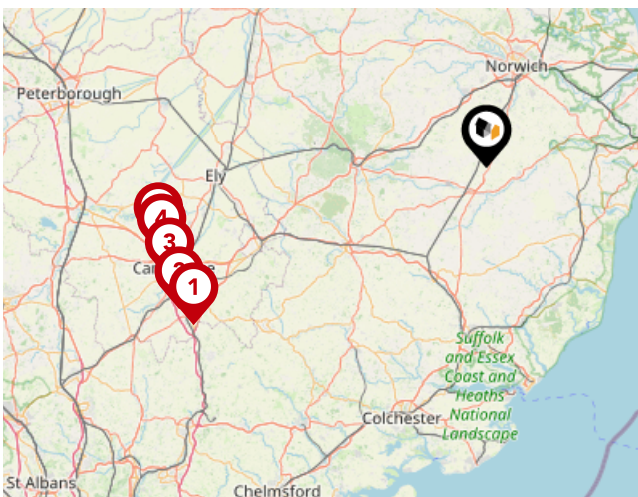
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|-------------|
| | Diss Rail Station | 3.37 miles |
| | Diss Rail Station | 3.39 miles |
| | Spooner Row Rail Station | 10.64 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| | M11 J9 | 48.5 miles |
| | M11 J10 | 49.25 miles |
| | M11 J11 | 48.97 miles |
| | M11 J13 | 48.91 miles |
| | M11 J14 | 48.96 miles |

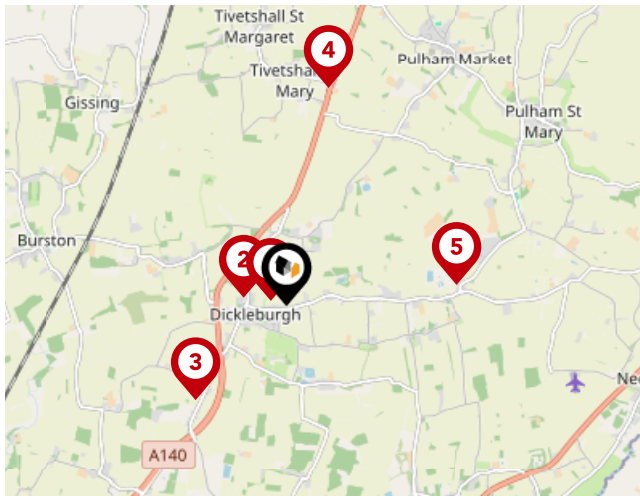


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| | Norwich International Airport | 19.26 miles |
| | Southend-on-Sea | 60.93 miles |
| | Cambridge | 45.09 miles |
| | Stansted Airport | 52.86 miles |

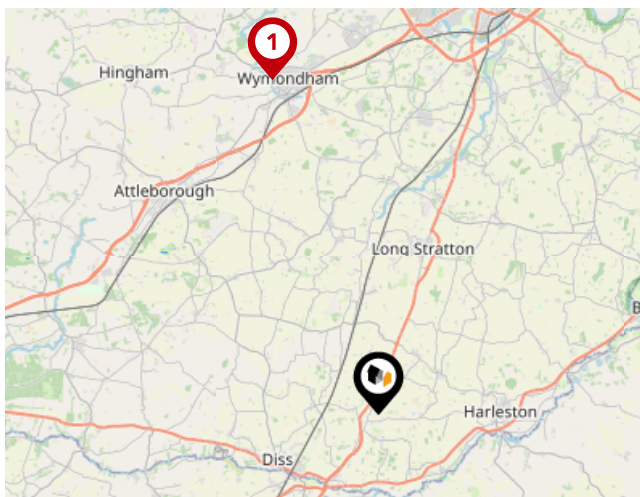
Area

Transport (Local)



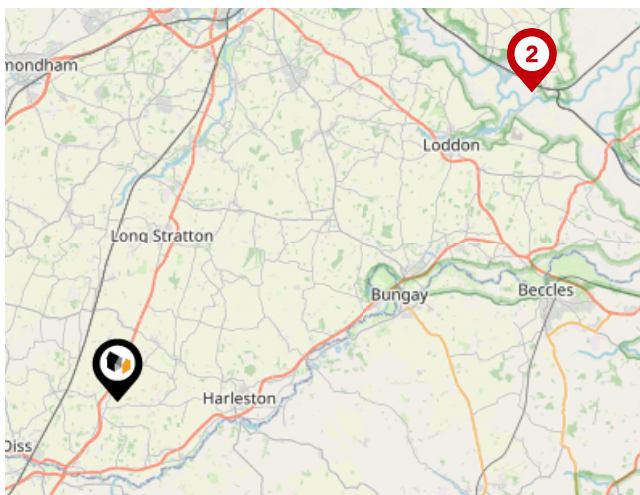
Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Catchpole Walk | 0.16 miles |
| 2 | church | 0.4 miles |
| 3 | Norwich Road | 1.19 miles |
| 4 | Rectory Road | 2 miles |
| 5 | The Half Moon | 1.54 miles |



Local Connections

| Pin | Name | Distance |
|-----|---------------------------------------|-------------|
| 1 | Wymondham Abbey (Mid Norfolk Railway) | 12.64 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------|-------------|
| 1 | Reedham Ferry North | 18.71 miles |
| 2 | Reedham Ferry South | 18.7 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.



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 Whittleby 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 Whittleby 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.



/whittlebyparishmanagementltd



/whittlebyparish



/whittlebyparish/?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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