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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 07th October 2026



RECTORY ROAD, GISSING, DISS, IP22

Whittle Parish | Diss

4-6 Market Hill Diss IP22 4JZ

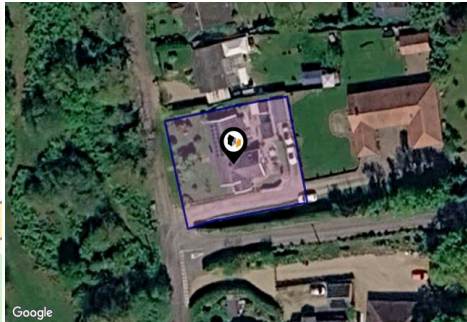
01379640808

admin@whittleparish.com

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



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,312 ft ² / 121 m ²		
Plot Area:	0.2 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,483		
Title Number:	NK337077		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds				
Conservation Area:	No	(Standard - Superfast - Ultrafast)				
Flood Risk:		8	1800			
● Rivers & Seas	Very low	mb/s	mb/s			
● Surface Water	Very low					
Mobile Coverage:		Satellite/Fibre TV Availability:				
(based on calls indoors)						
						
						

Planning History

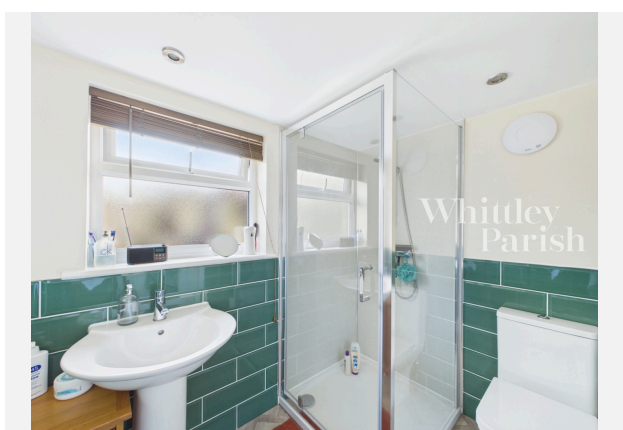
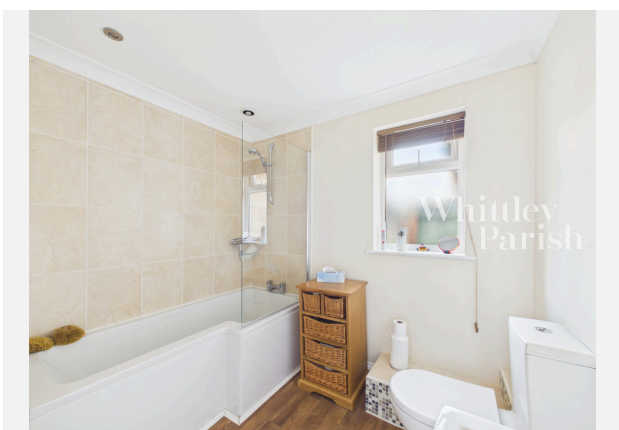
This Address



Planning records for: *Rectory Road, Gissing, Diss, IP22*

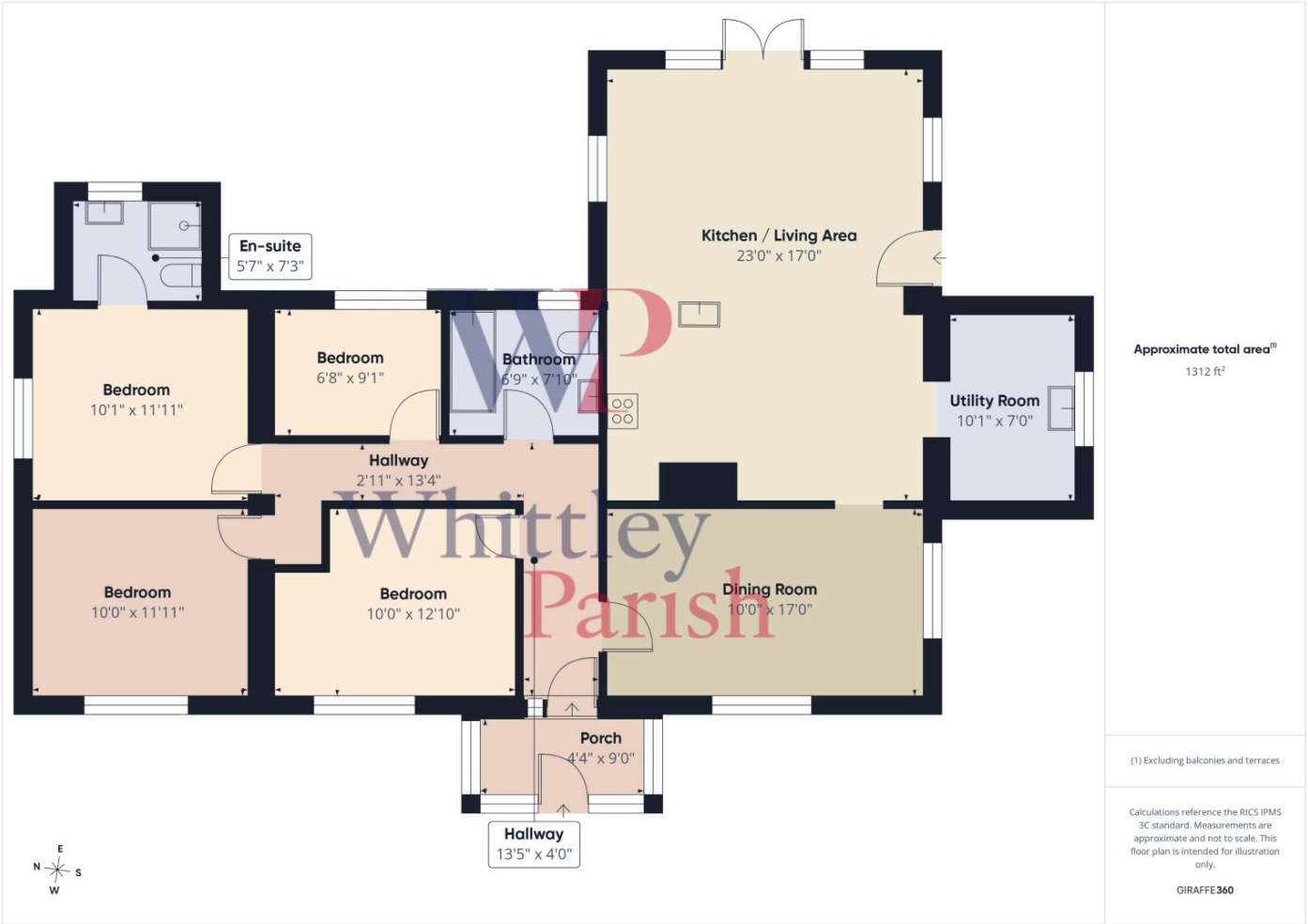
Reference - 2017/2899	
Decision:	Decided
Date:	20th December 2017
Description:	Single storey rear and side extension

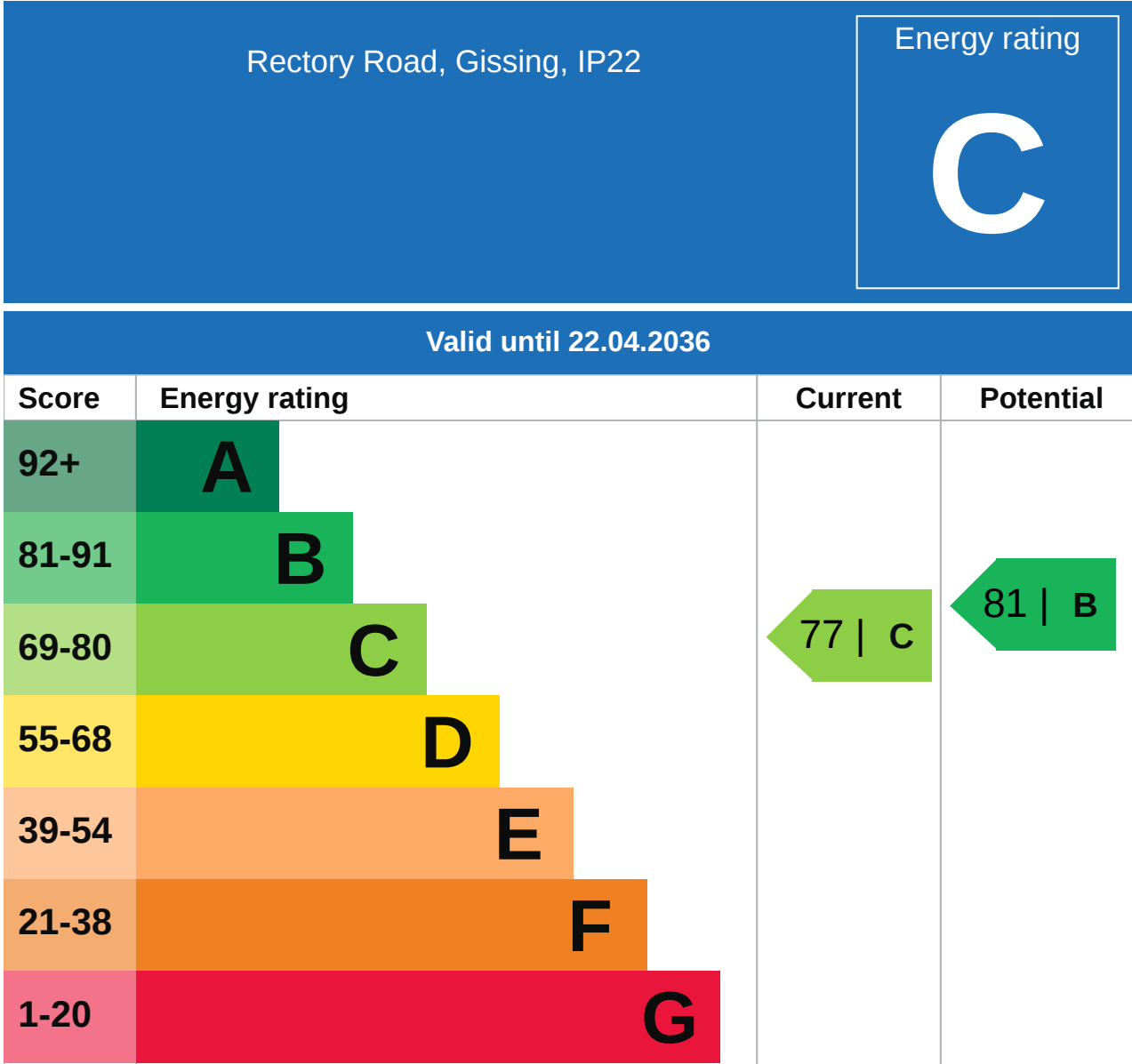






RECTORY ROAD, GISSING, DISS, IP22



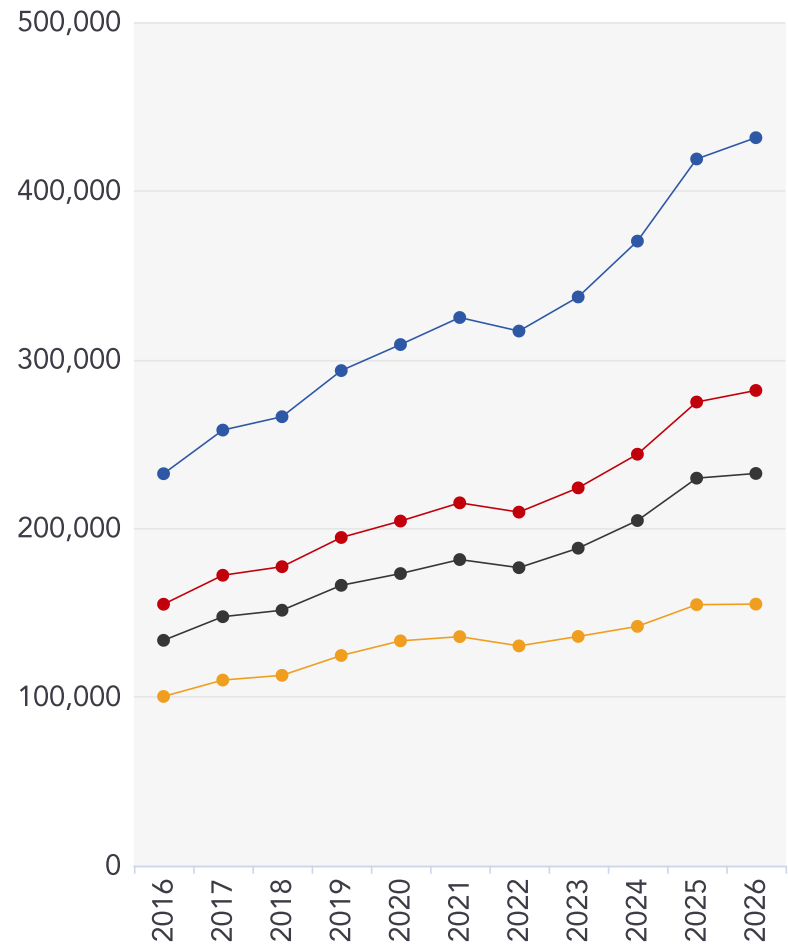


Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP22



Detached

+85.73%

Semi-Detached

+81.75%

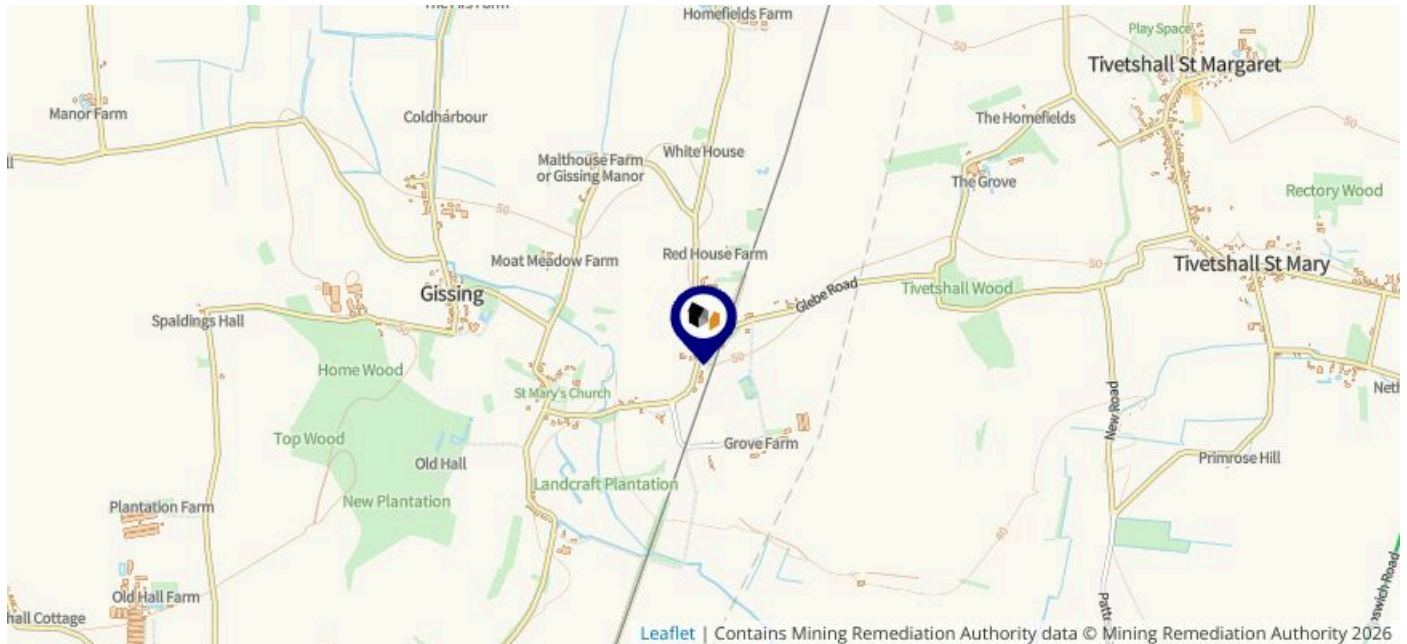
Terraced

+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.

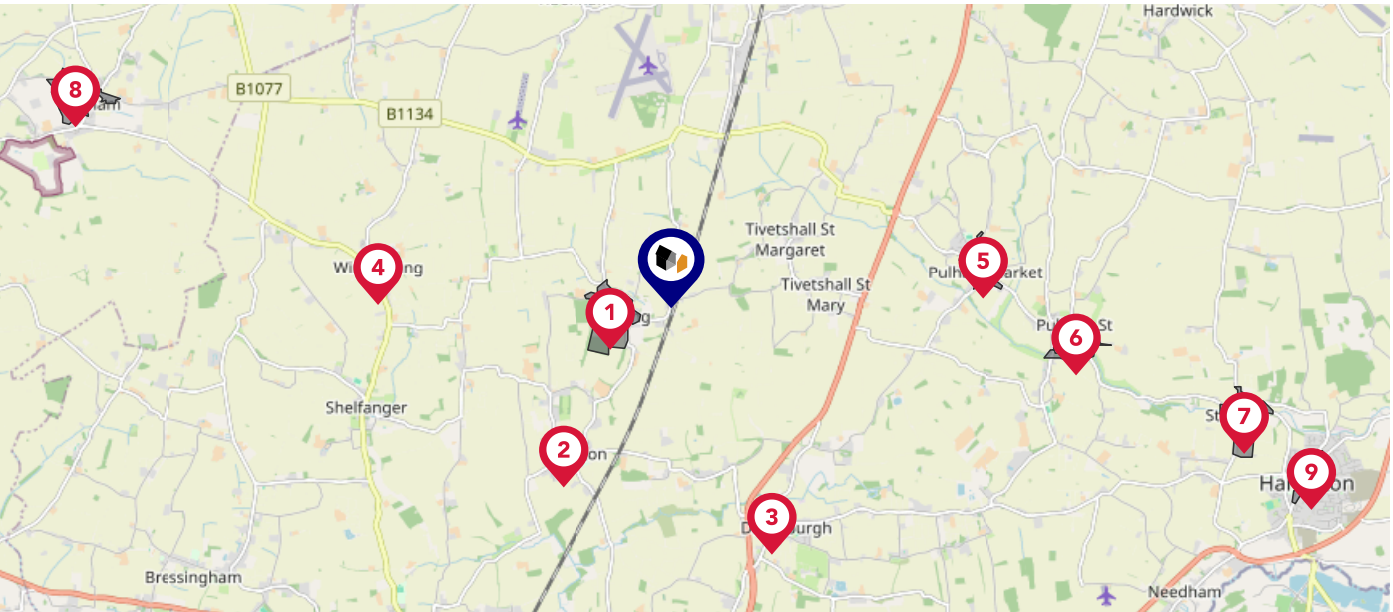
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

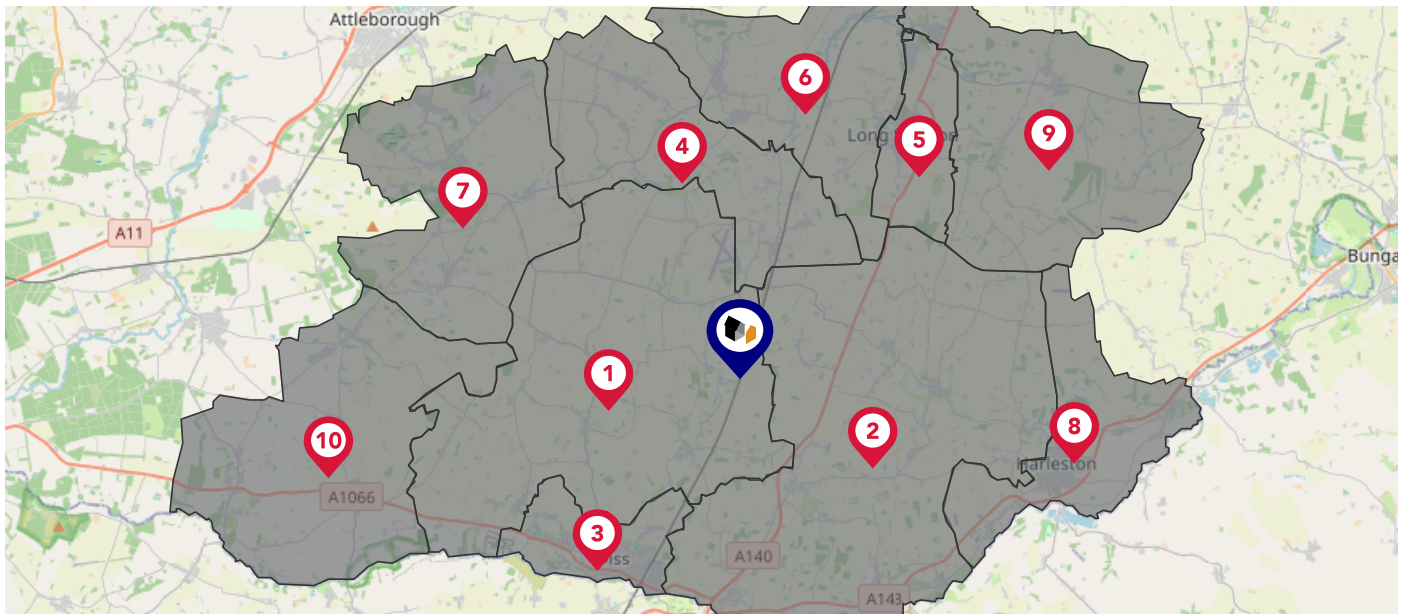


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
	Gissing
	Burston
	Dickleburgh
	Winfarthing
	Pulham Market
	Pulham St Mary
	Starston
	Banham
	Harleston

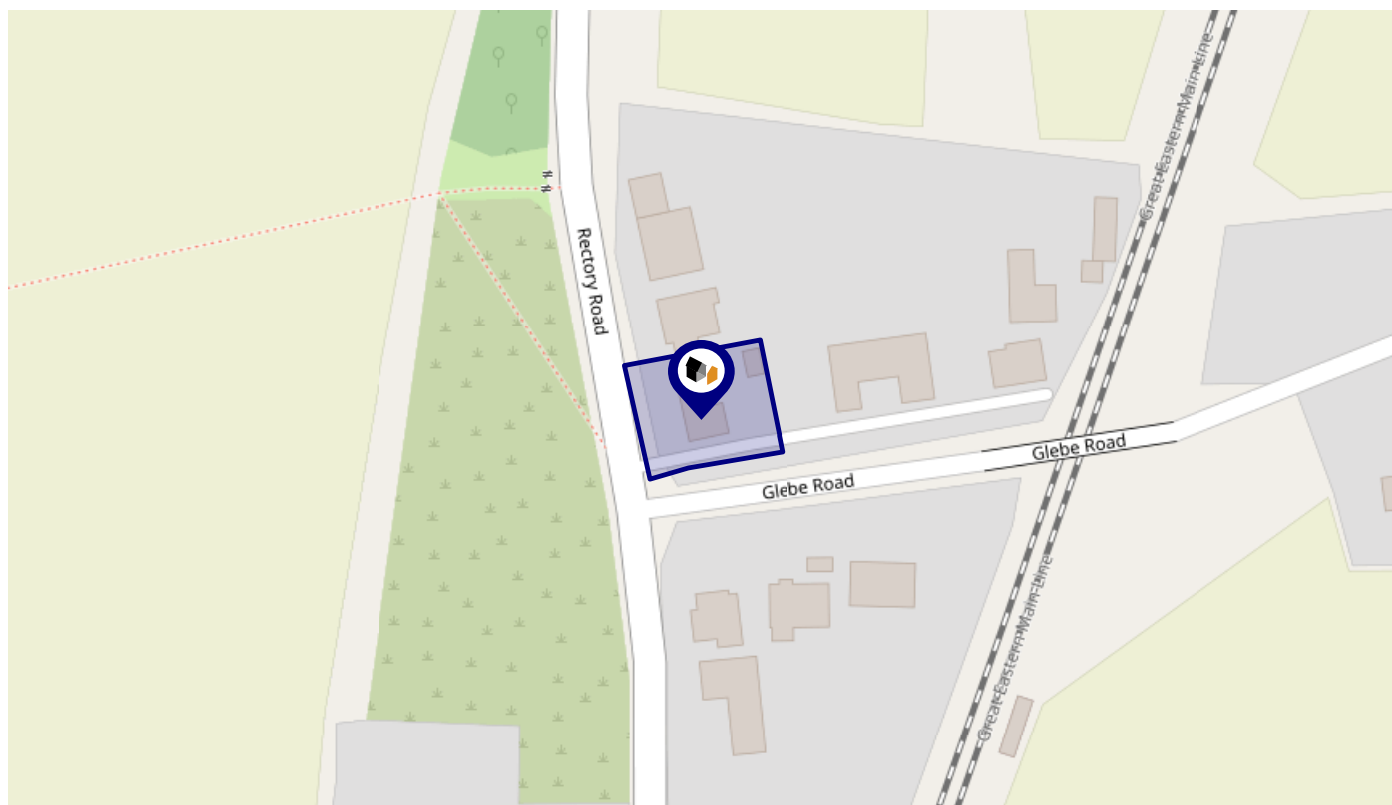
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bressingham & Burston Ward
-  Beck Vale, Dickleburgh & Scole Ward
-  Diss & Roydon Ward
-  Bunwell Ward
-  Stratton Ward
-  Forncett Ward
-  The Buckenham & Banham Ward
-  Harleston Ward
-  Hempsall Ward
-  Guiltcross 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:

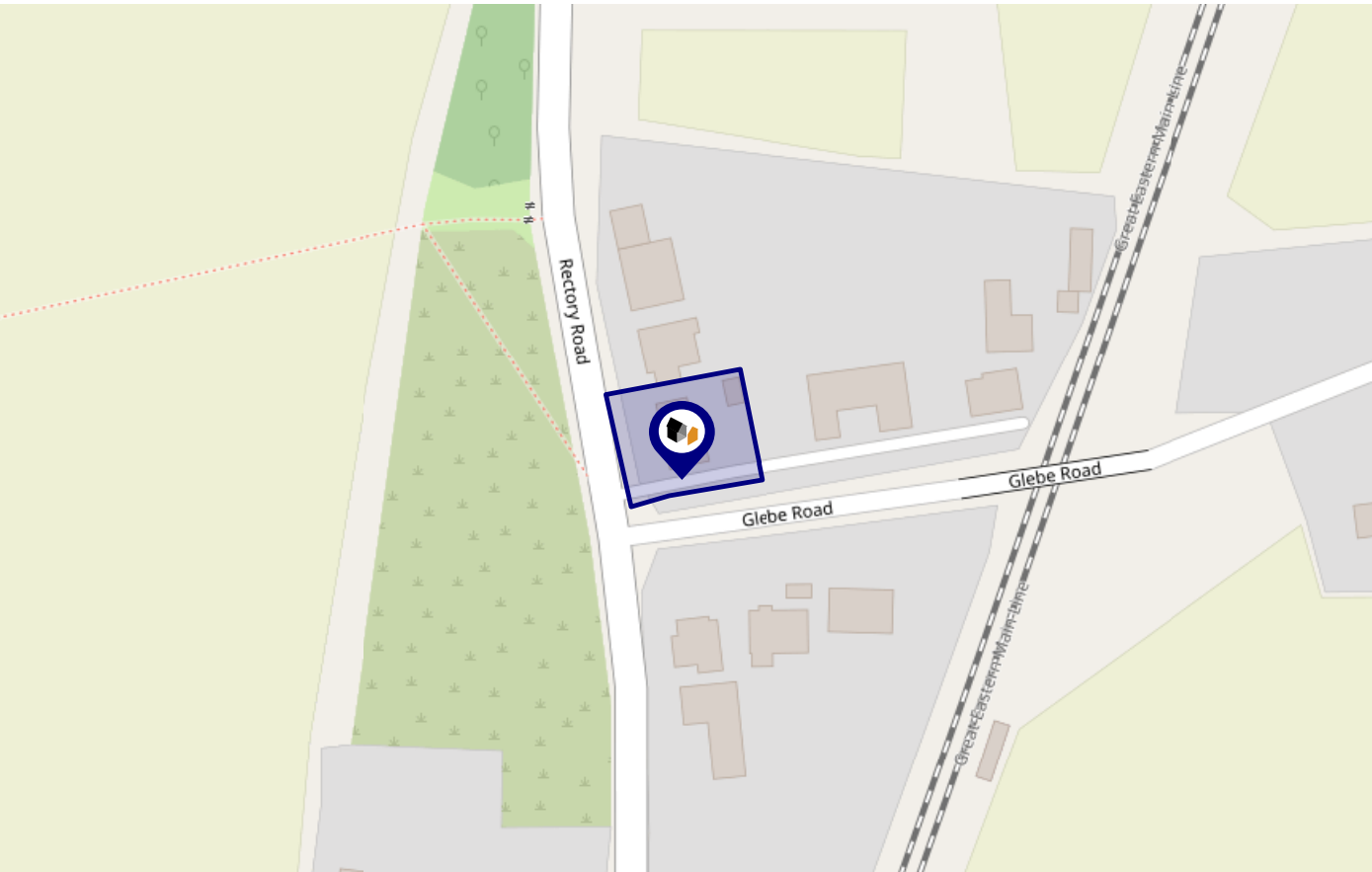
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

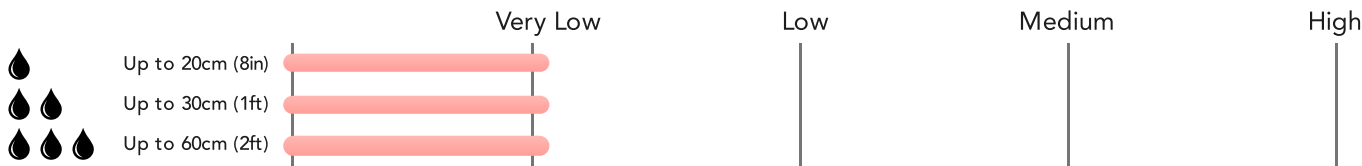


Risk Rating: Very low

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:

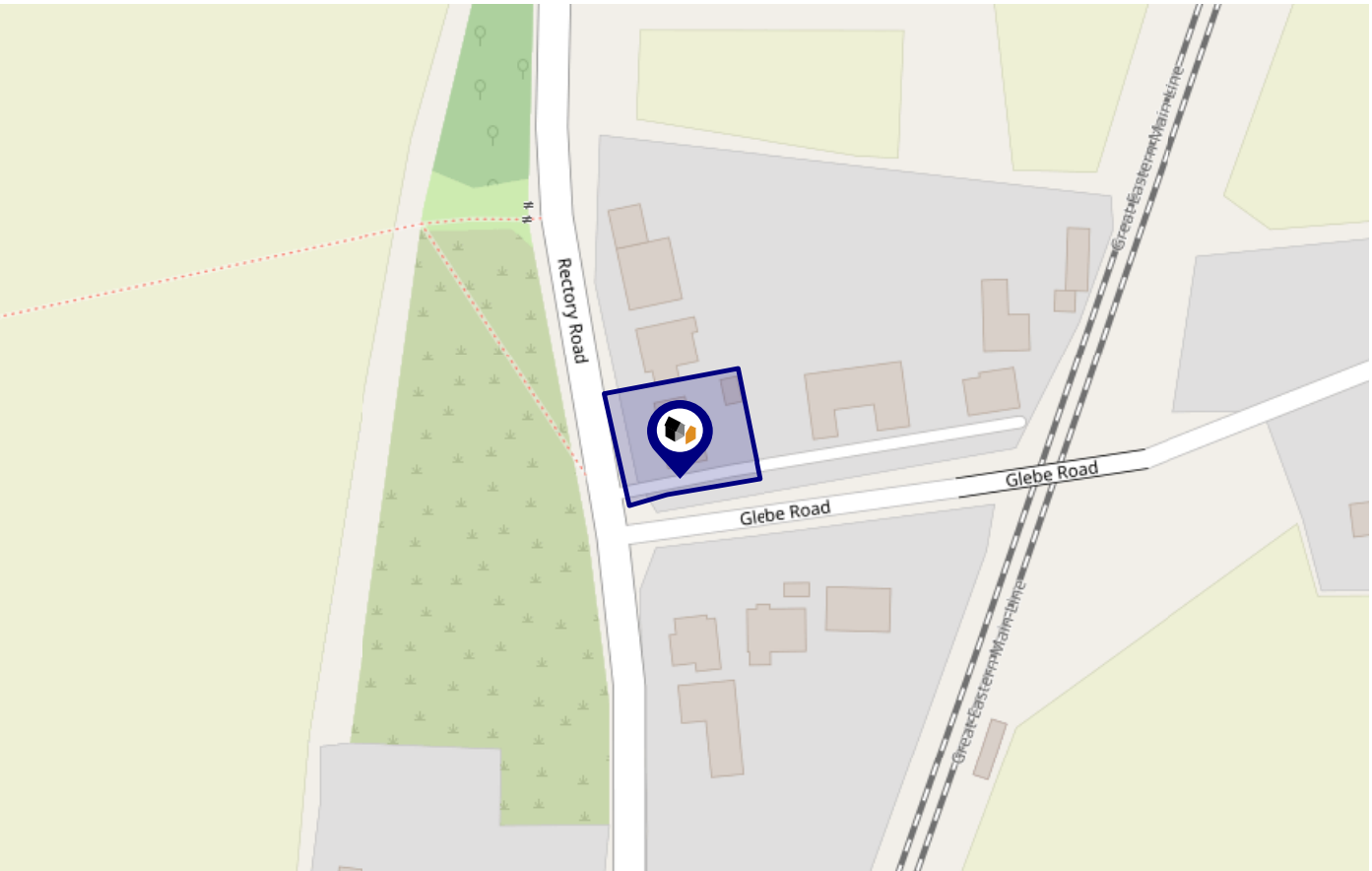


Flood Risk

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.

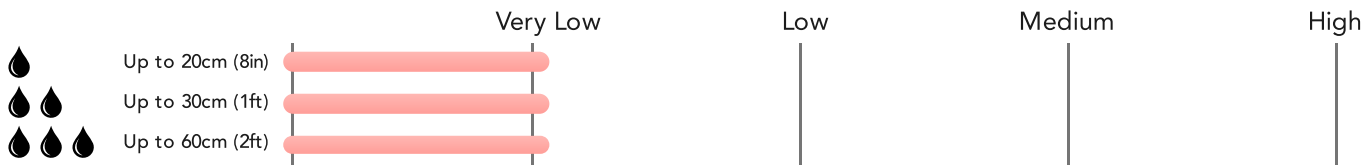


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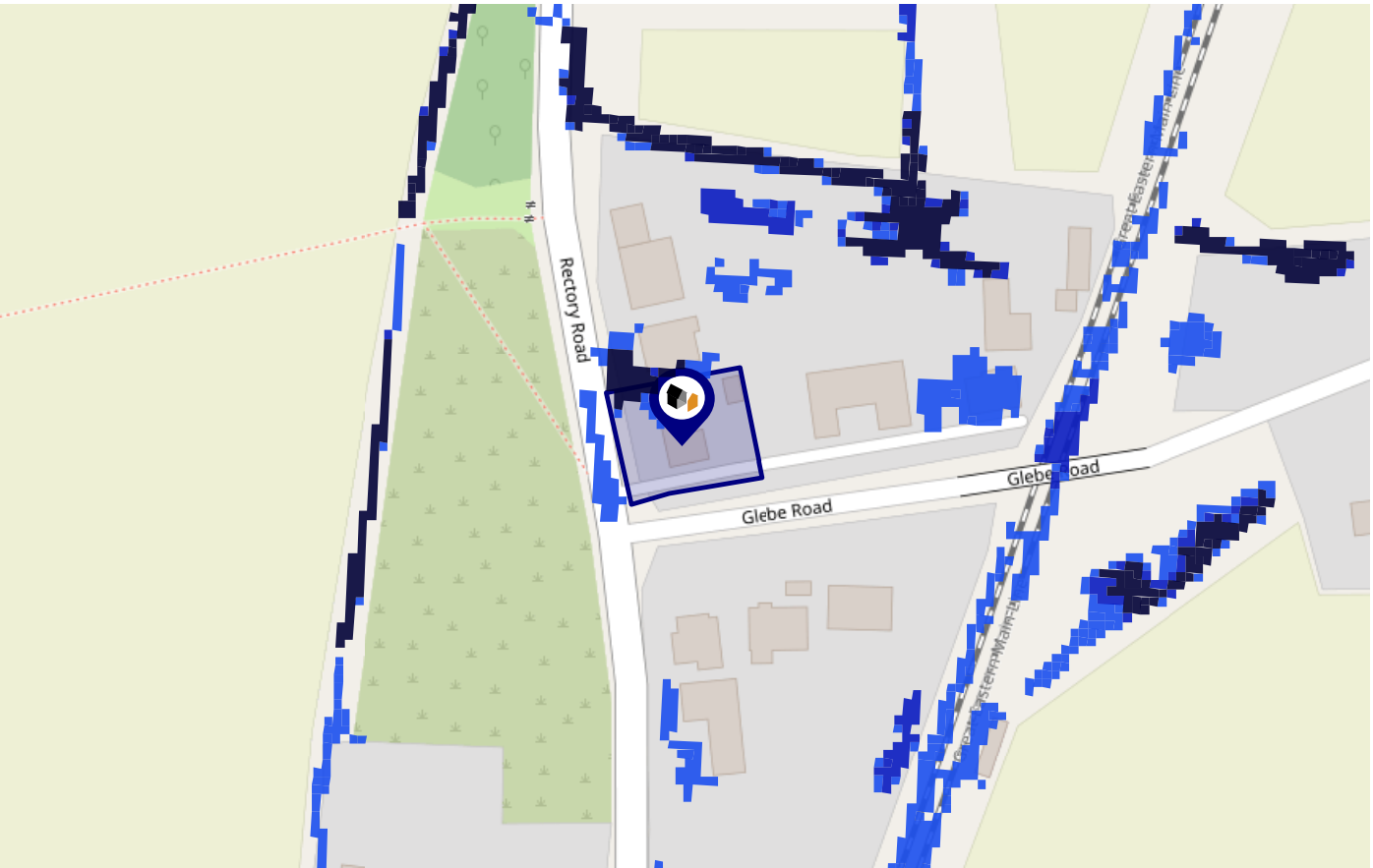


Flood Risk

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.

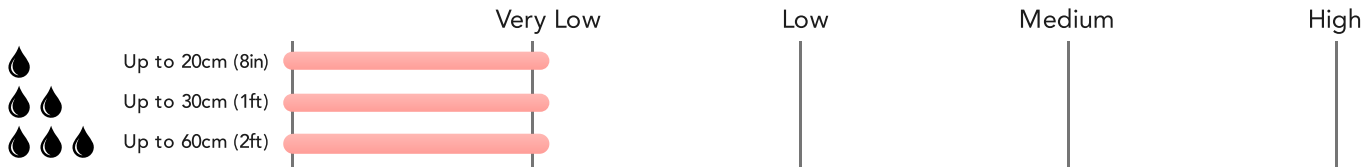


Risk Rating: Very low

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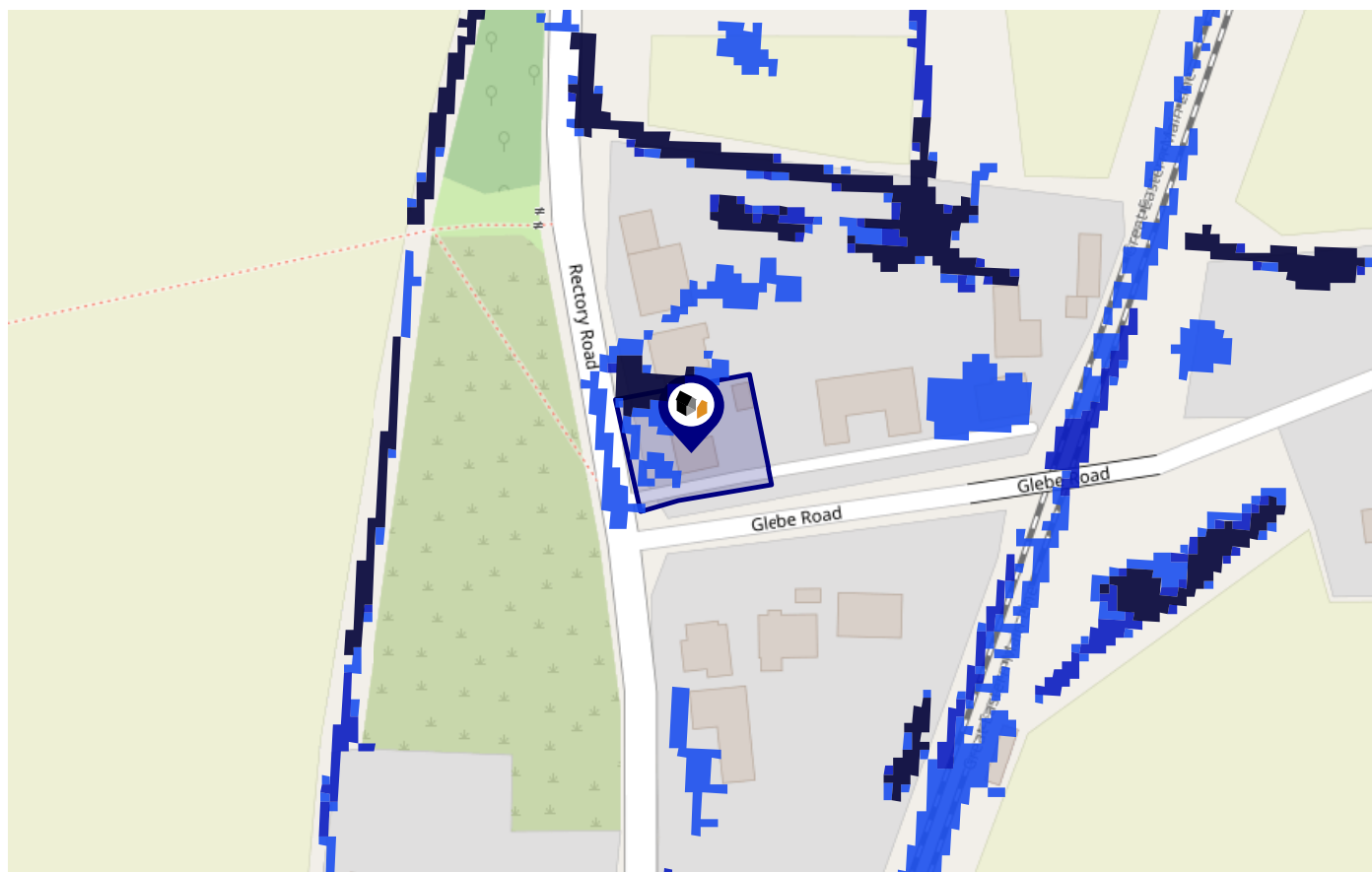


Flood Risk

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.

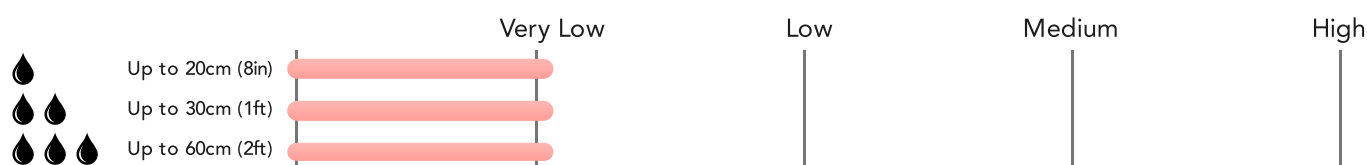


Risk Rating: Very low

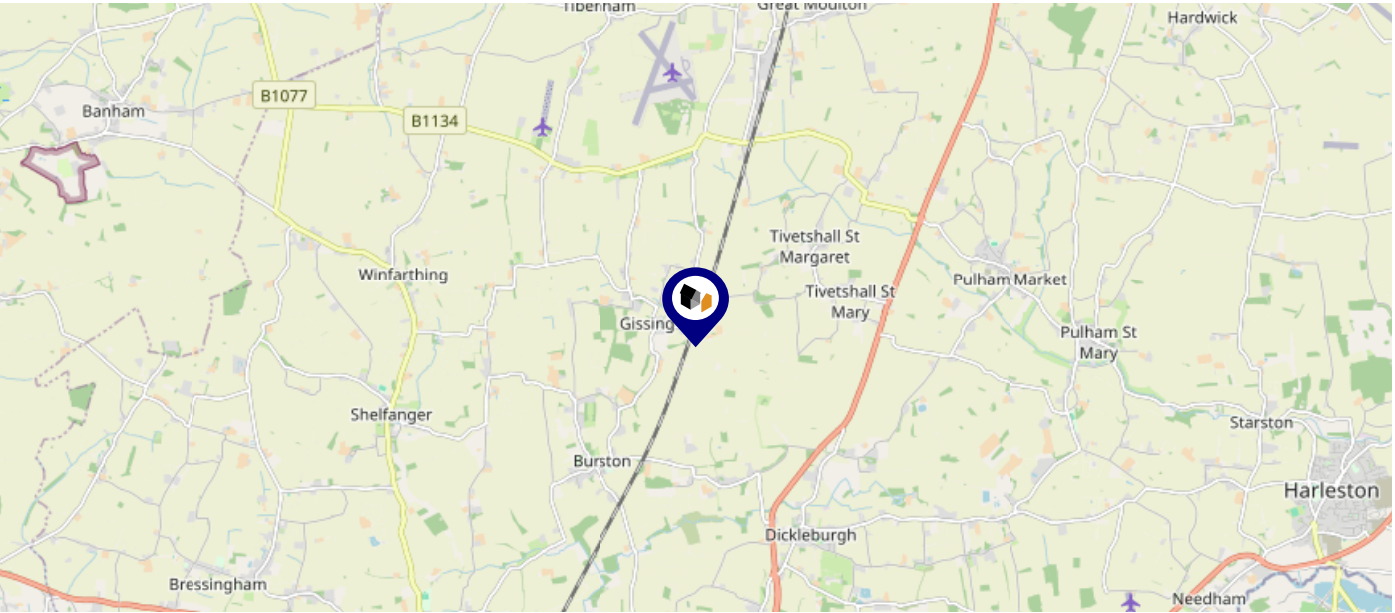
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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

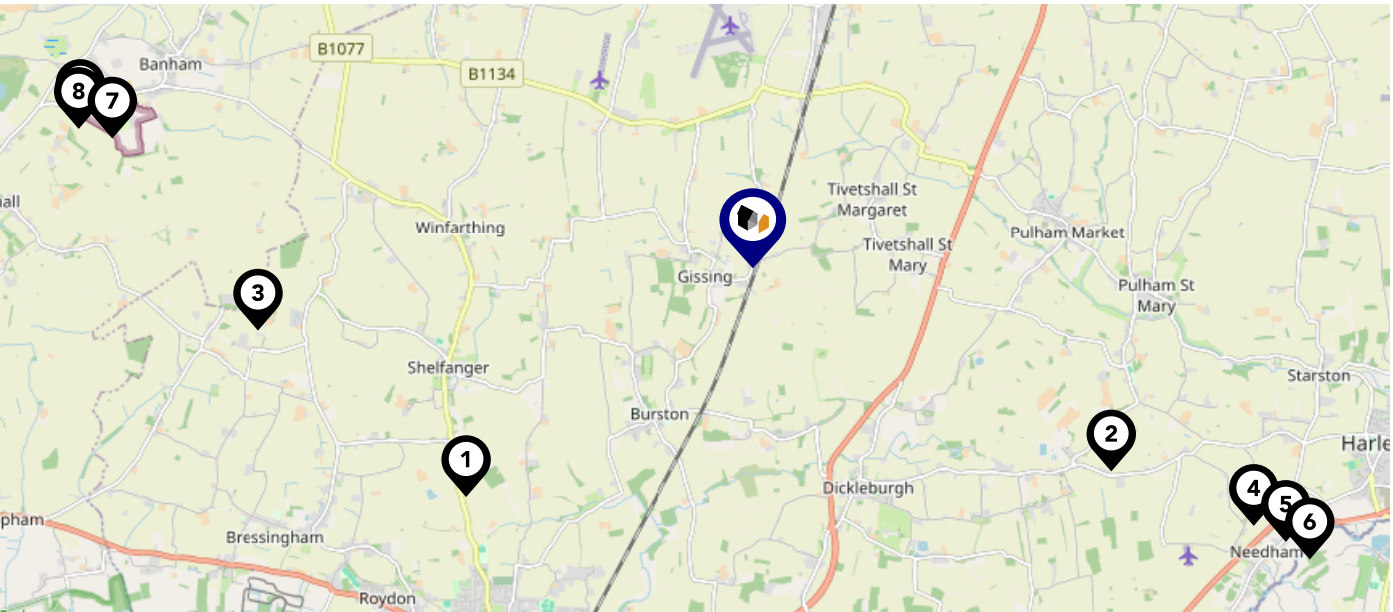
No data available.

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.



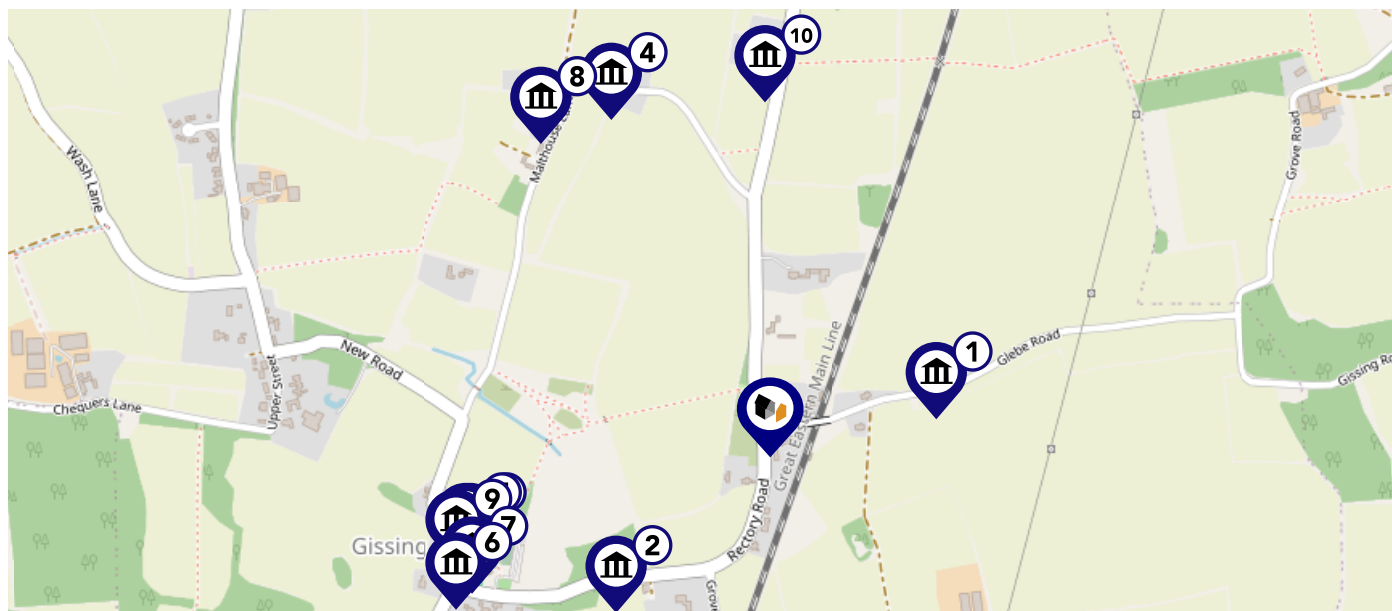
Nearby Landfill Sites		
1	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
2	Furze Green - South Green-Dickleburgh	Historic Landfill
3	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
4	Harmans Lane-Needham, Norfolk	Historic Landfill
5	Barnaways Farm-Harmans Lane, Needham, Norfolk	Historic Landfill
6	By Elm Farm-High Road, Needham	Historic Landfill
7	Banham Zoo-Banham	Historic Landfill
8	Land North of Kenninghall Road-Banham, Norfolk	Historic Landfill
9	Banham Zoo-Banham	Historic Landfill

Maps

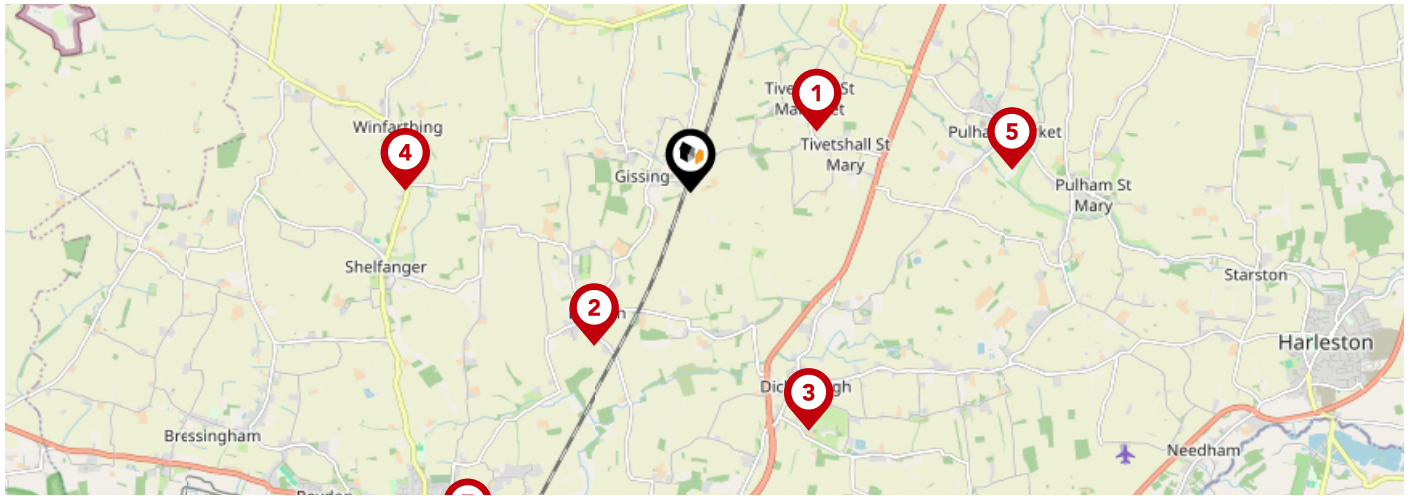
Listed Buildings



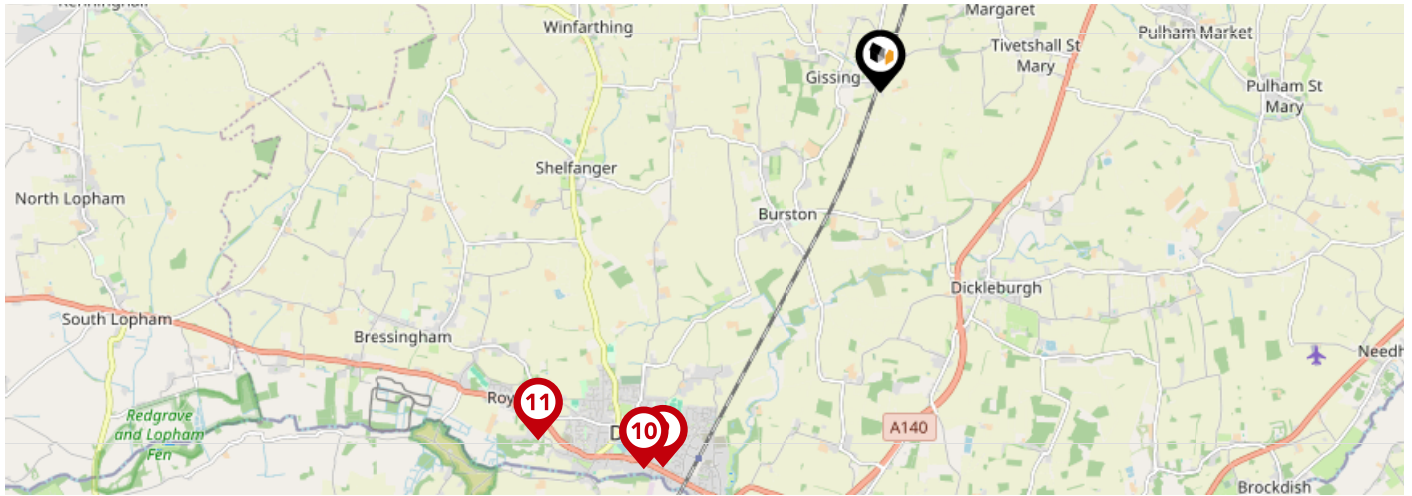
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1304561 - Glebe Farmhouse	Grade II	0.2 miles
	1373248 - 11, Rectory Road	Grade II	0.2 miles
	1304528 - The Crown Public House	Grade II	0.3 miles
	1050353 - Hall Green Cottage	Grade II	0.4 miles
	1050355 - Crown Cottage	Grade II	0.4 miles
	1444292 - Gissing War Memorial	Grade II	0.4 miles
	1152891 - Church Of St Mary	Grade I	0.4 miles
	1050354 - Barn Immediately South-west Of Malthouse Farmhouse	Grade II	0.4 miles
	1373247 - 52, 53 And 54, Lower Street	Grade II	0.4 miles
	1152904 - White House	Grade II	0.4 miles



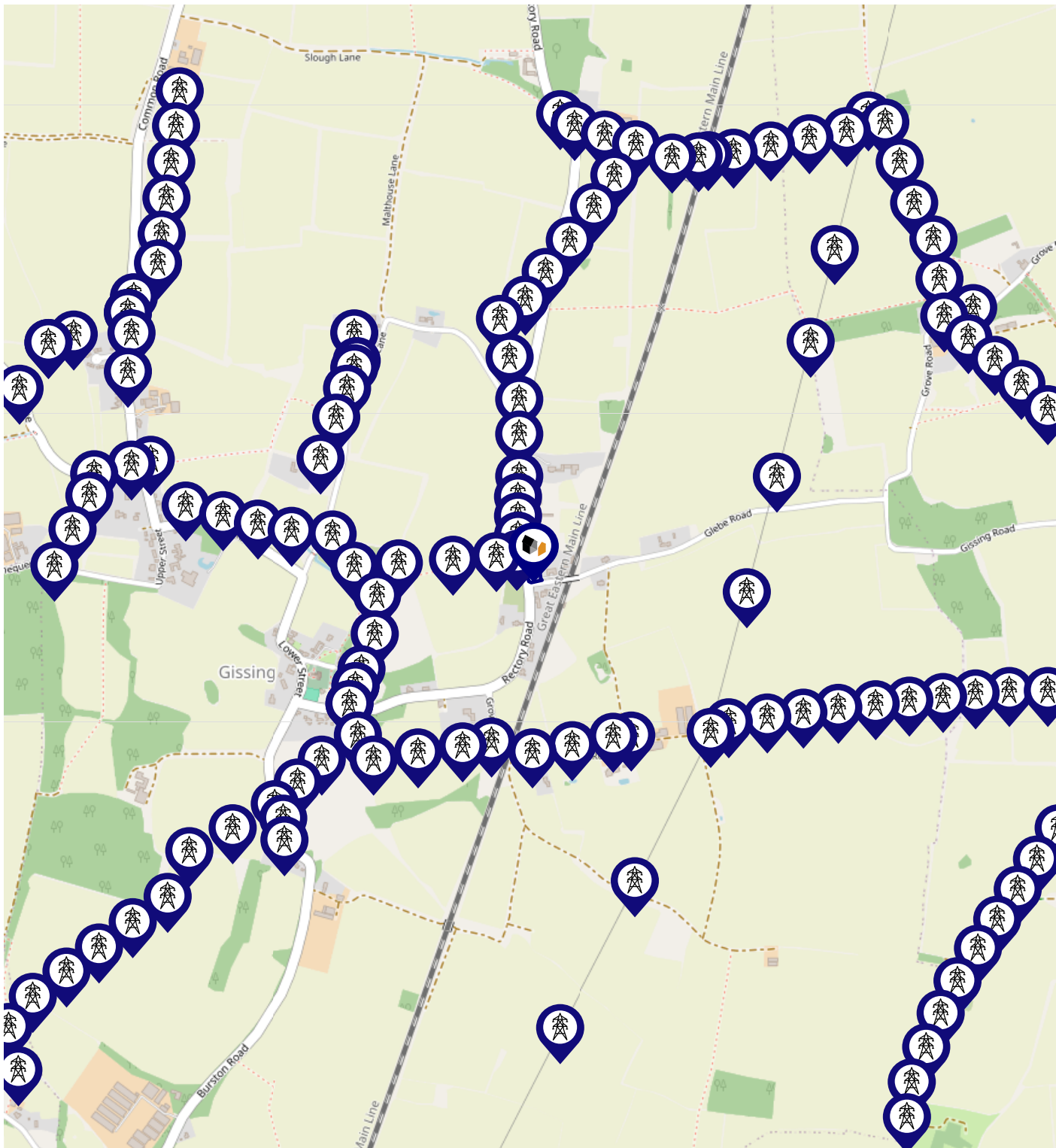
		Nursery	Primary	Secondary	College	Private
1	Tivetshall Community Primary School Ofsted Rating: Good Pupils: 28 Distance:1.27	☐	☒	☐	☐	☐
2	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:1.64	☐	☒	☐	☐	☐
3	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:2.41	☐	☒	☐	☐	☐
4	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:2.57	☐	☒	☐	☐	☐
5	Pulham Church of England Primary School Ofsted Rating: Requires improvement Pupils: 122 Distance:2.91	☐	☒	☐	☐	☐
6	Aslacton Primary School Ofsted Rating: Good Pupils: 75 Distance:3.46	☐	☒	☐	☐	☐
7	Diss High School Ofsted Rating: Good Pupils: 941 Distance:3.75	☐	☐	☒	☐	☐
8	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:3.9	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.92	☐	☒	☐	☐	☐
10	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:4.03	☐	☒	☐	☐	☐
11	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.42	☐	☒	☐	☐	☐
12	Forncett St Peter Church of England Voluntary Aided Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:4.45	☐	☒	☐	☐	☐
13	Bunwell Primary School Ofsted Rating: Requires improvement Pupils: 91 Distance:4.73	☐	☒	☐	☐	☐
14	Carleton Rode Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 57 Distance:4.8	☐	☒	☐	☐	☐
15	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:4.86	☐	☒	☐	☐	☐
16	Manor Field Infant and Nursery School Ofsted Rating: Good Pupils: 131 Distance:5.06	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

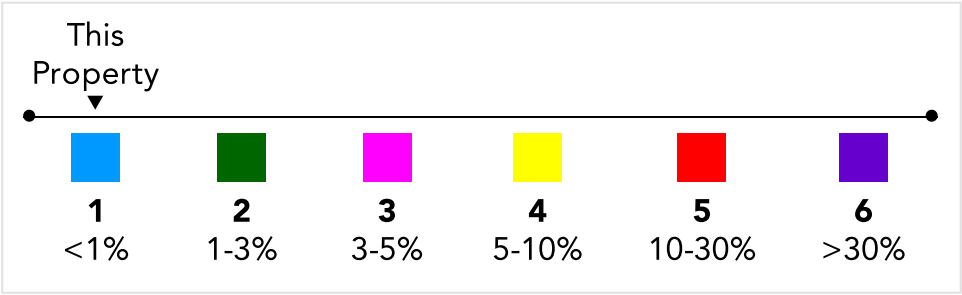
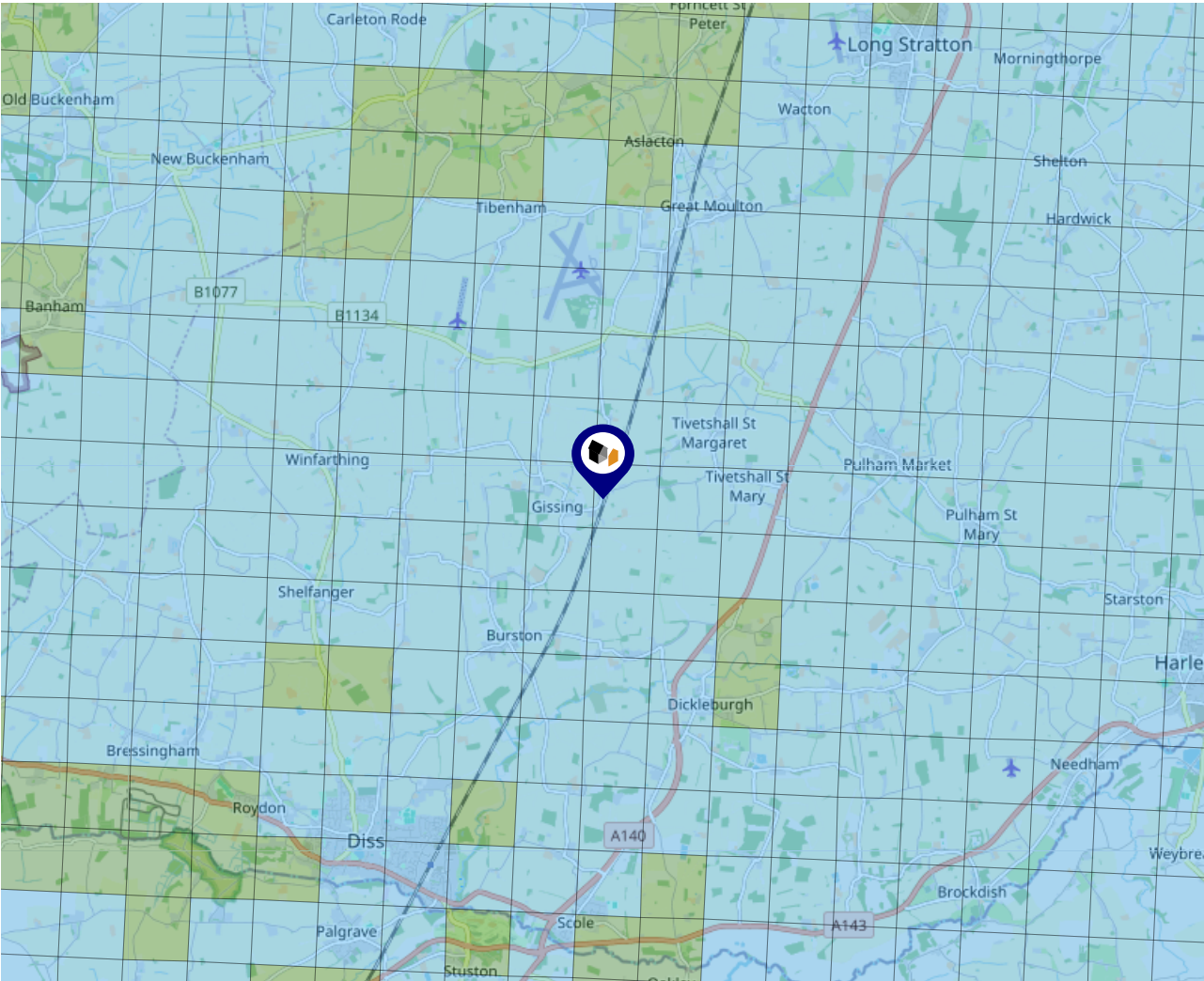


Key:

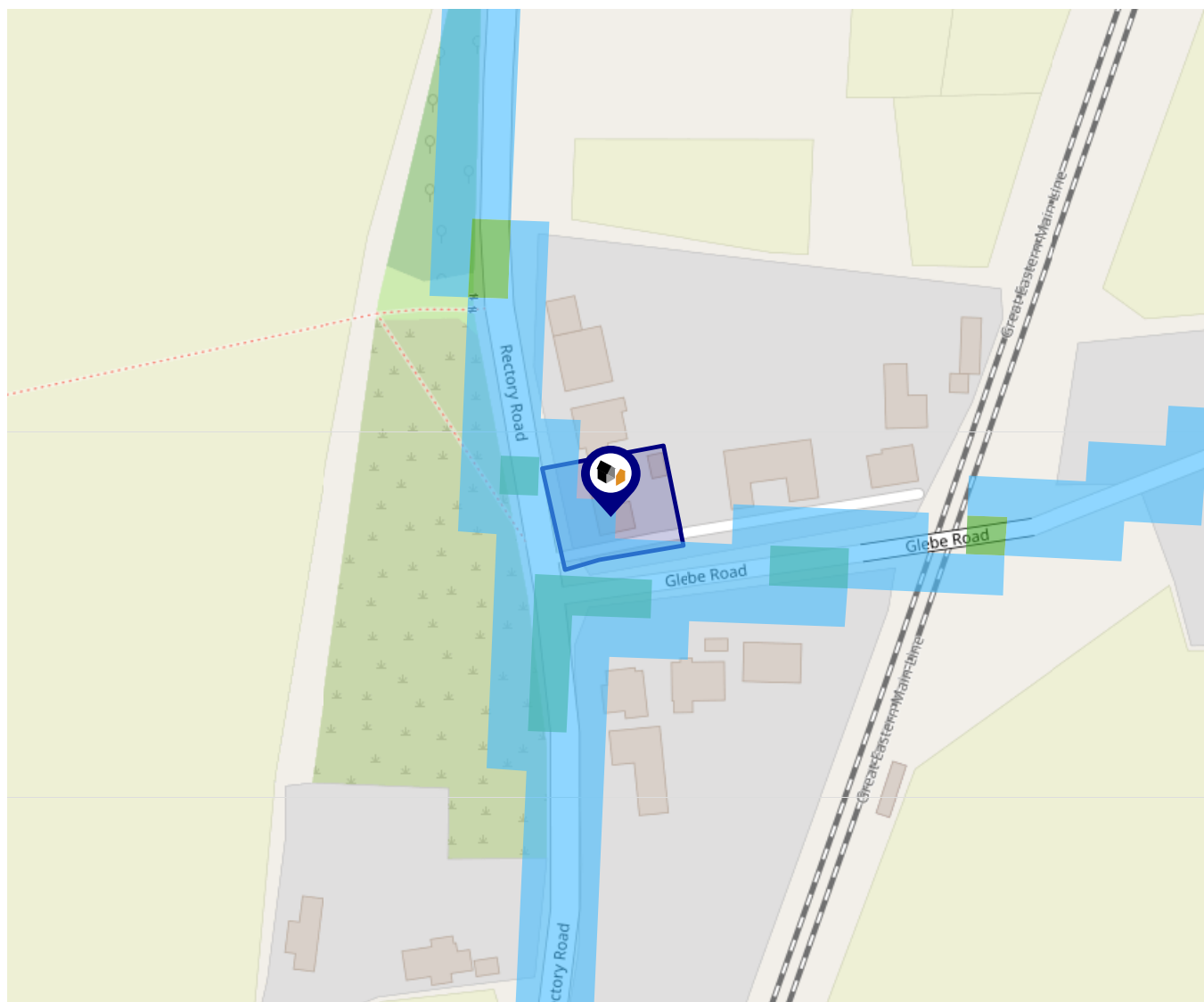
- Power Pylons
- Communication Masts

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

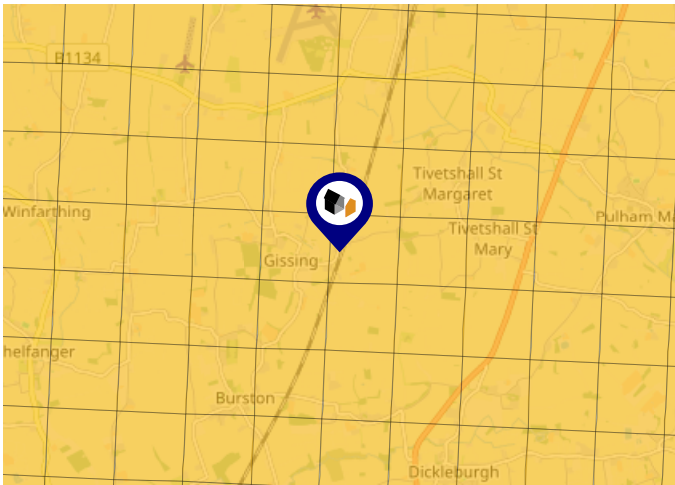


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

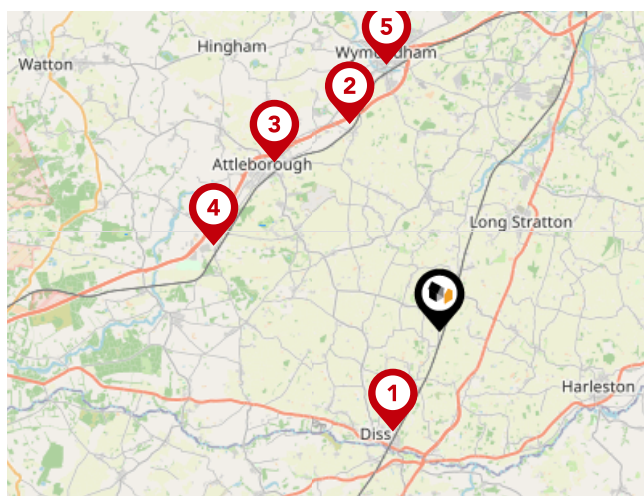


Primary Classifications (Most Common Clay Types)

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)

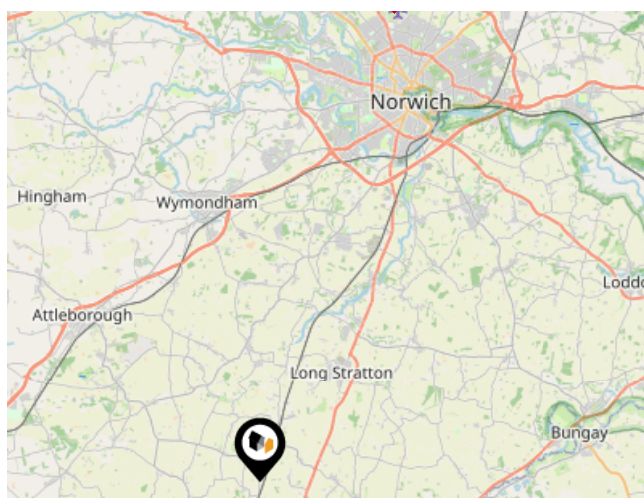


National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.95 miles
2	Spooner Row Rail Station	8.2 miles
3	Attleborough Rail Station	8.52 miles
4	Eccles Road Rail Station	8.7 miles
5	Wymondham Rail Station	9.83 miles

Trunk Roads/Motorways

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

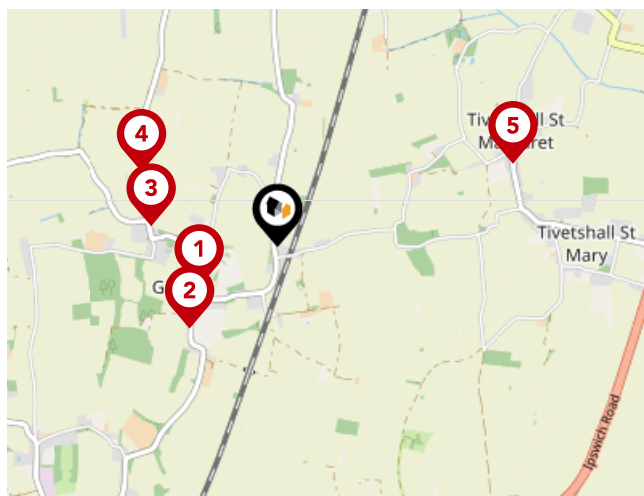


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	17.54 miles

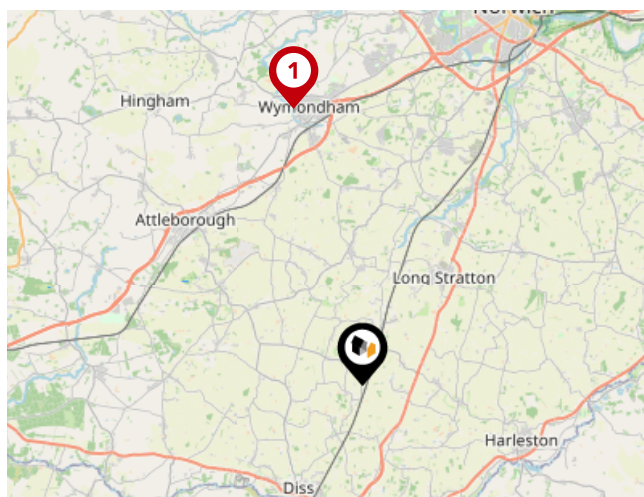
Area

Transport (Local)



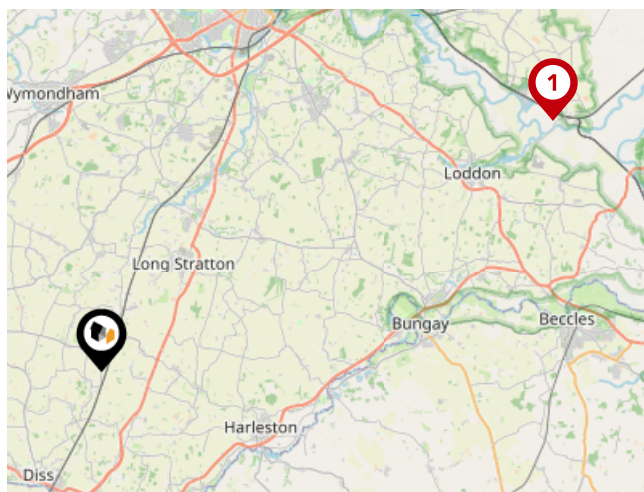
Bus Stops/Stations

Pin	Name	Distance
1	Rectory Road	0.39 miles
2	Council Houses	0.54 miles
3	New Road	0.58 miles
4	Bridge Rise	0.7 miles
5	Village Hall	1.12 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	10.28 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	18.68 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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