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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Thursday 02nd April 2026



BACK STREET, GARBOLDISHAM, DISS, IP22

Whittle Parish | Diss

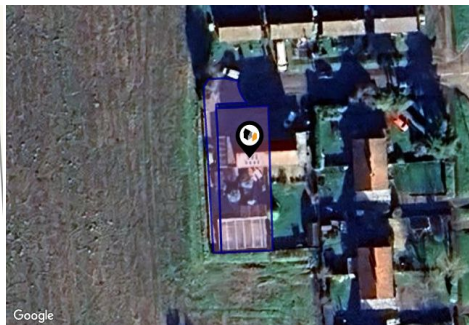
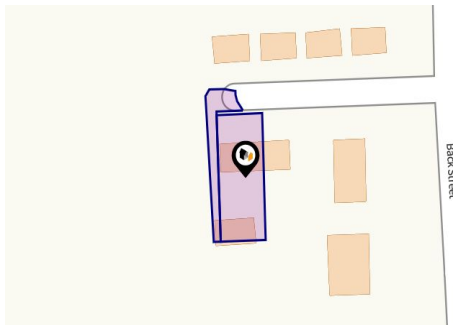
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleparish.com

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





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band B		
Title Number:	NK30980		

Local Area

Local Authority:	Norfolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	42 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

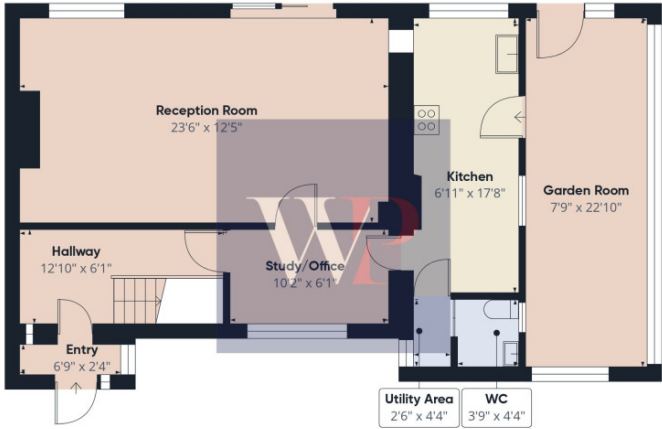




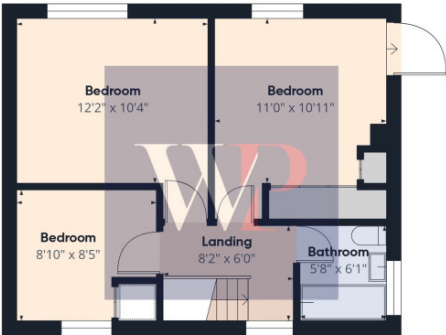




BACK STREET, GARBOLDISHAM, DISS, IP22



Floor 0 Building 1



Floor 1 Building 1

Approximate total area¹⁾
 1186 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



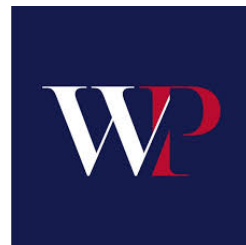
Garboldisham, DISS, IP22

Energy rating

D

Valid until 31.03.2036

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



Additional EPC Data

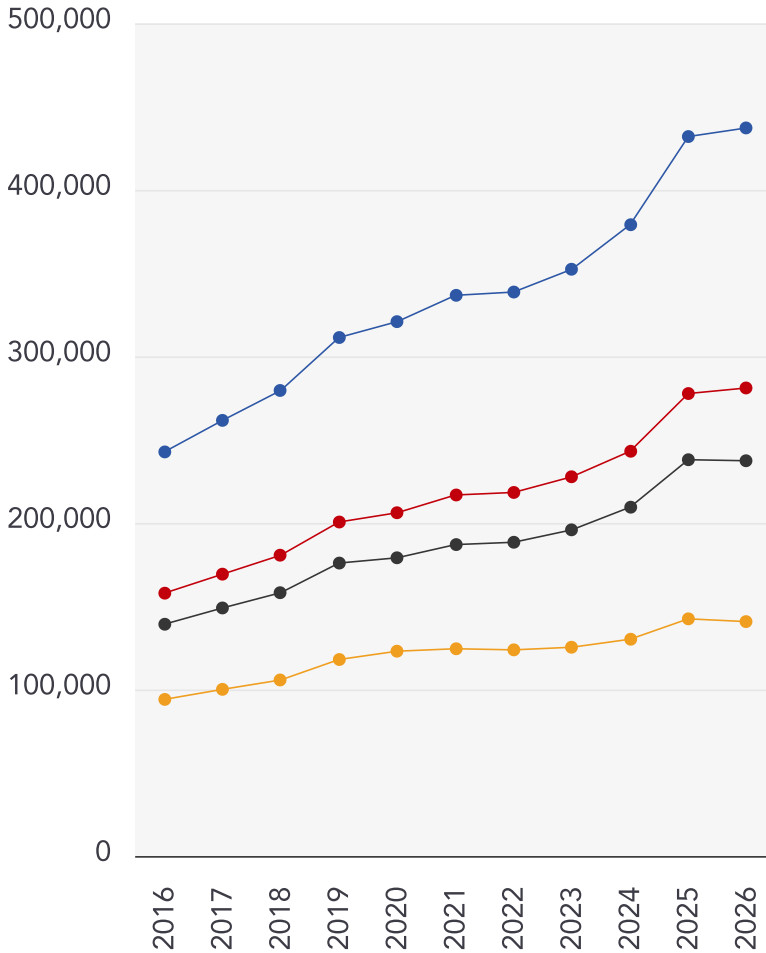
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Automatic charge control
Main Heating Controls Energy:	Average
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	98 m ²

Market

House Price Statistics



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



Detached

+80.17%

Semi-Detached

+78.07%

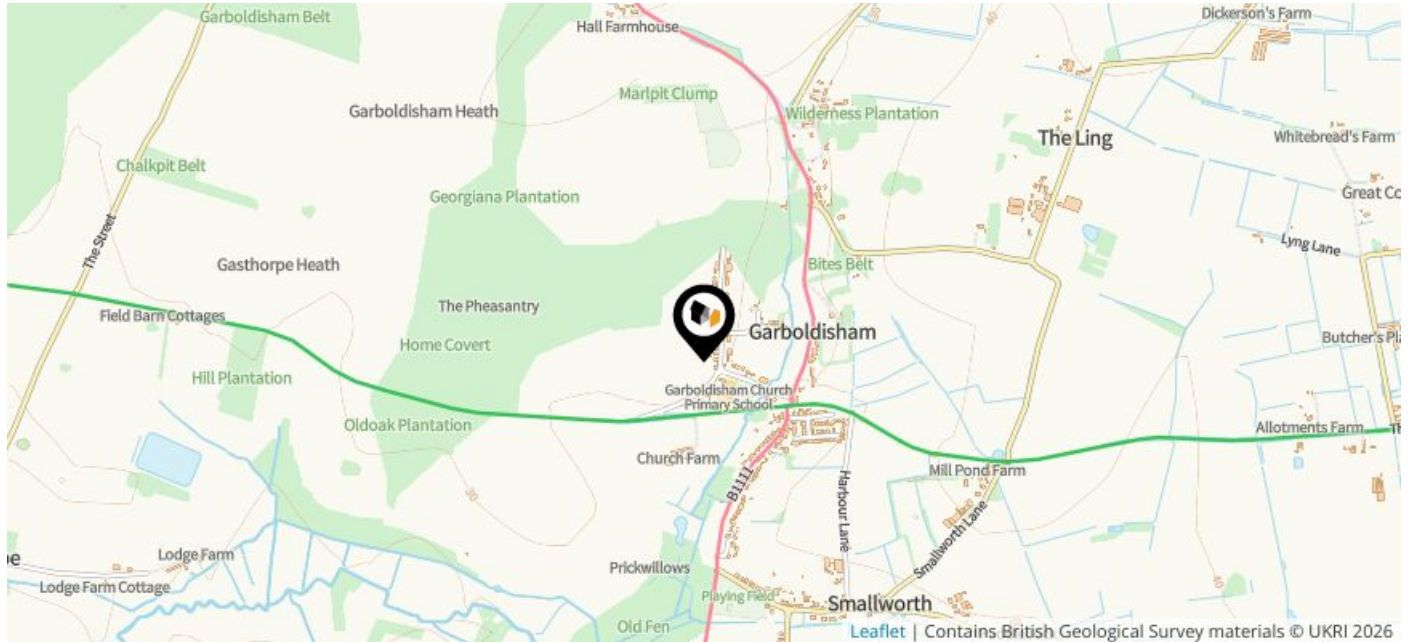
Terraced

+70.53%

Flat

+49.65%

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.

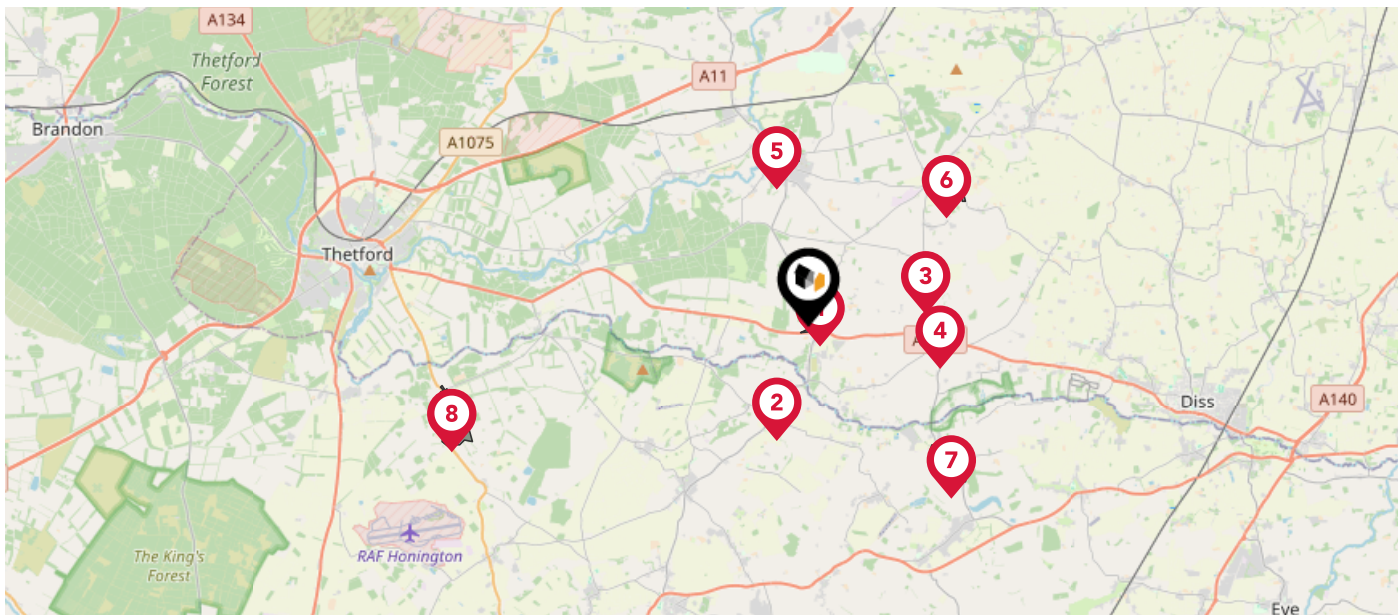
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

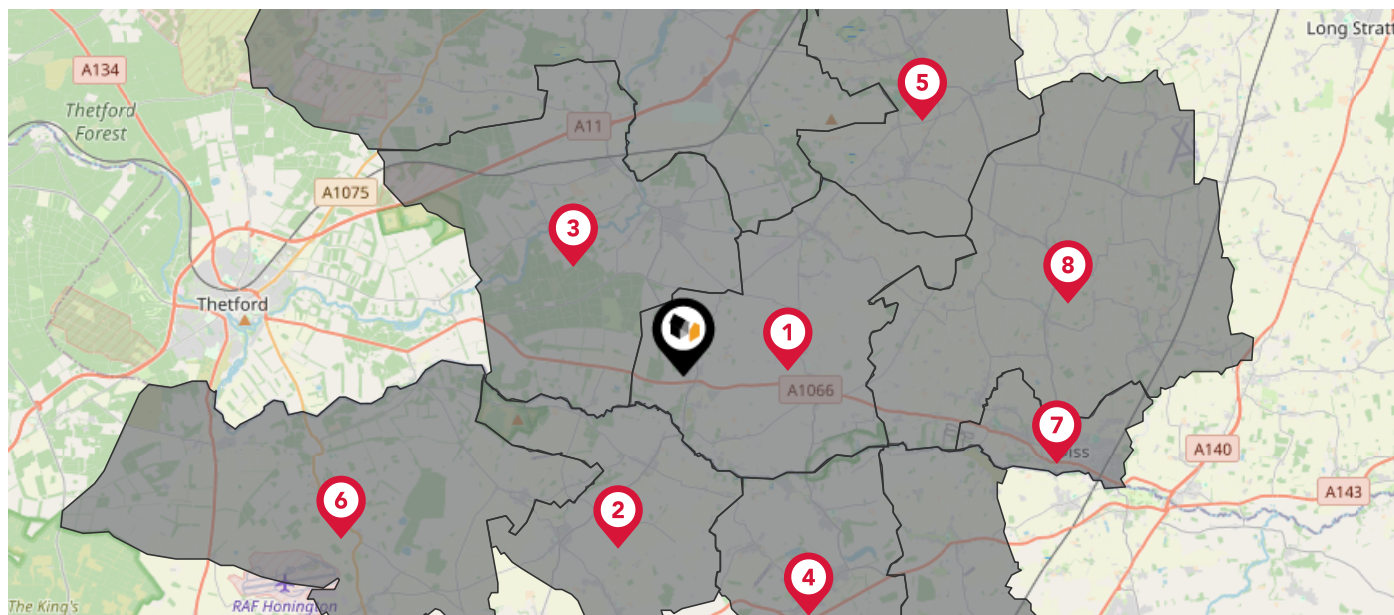
- 1 Garboldisham
- 2 Hopton
- 3 North Lopham
- 4 South Lopham
- 5 East Harling
- 6 Kenninghall
- 7 Redgrave
- 8 Euston

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

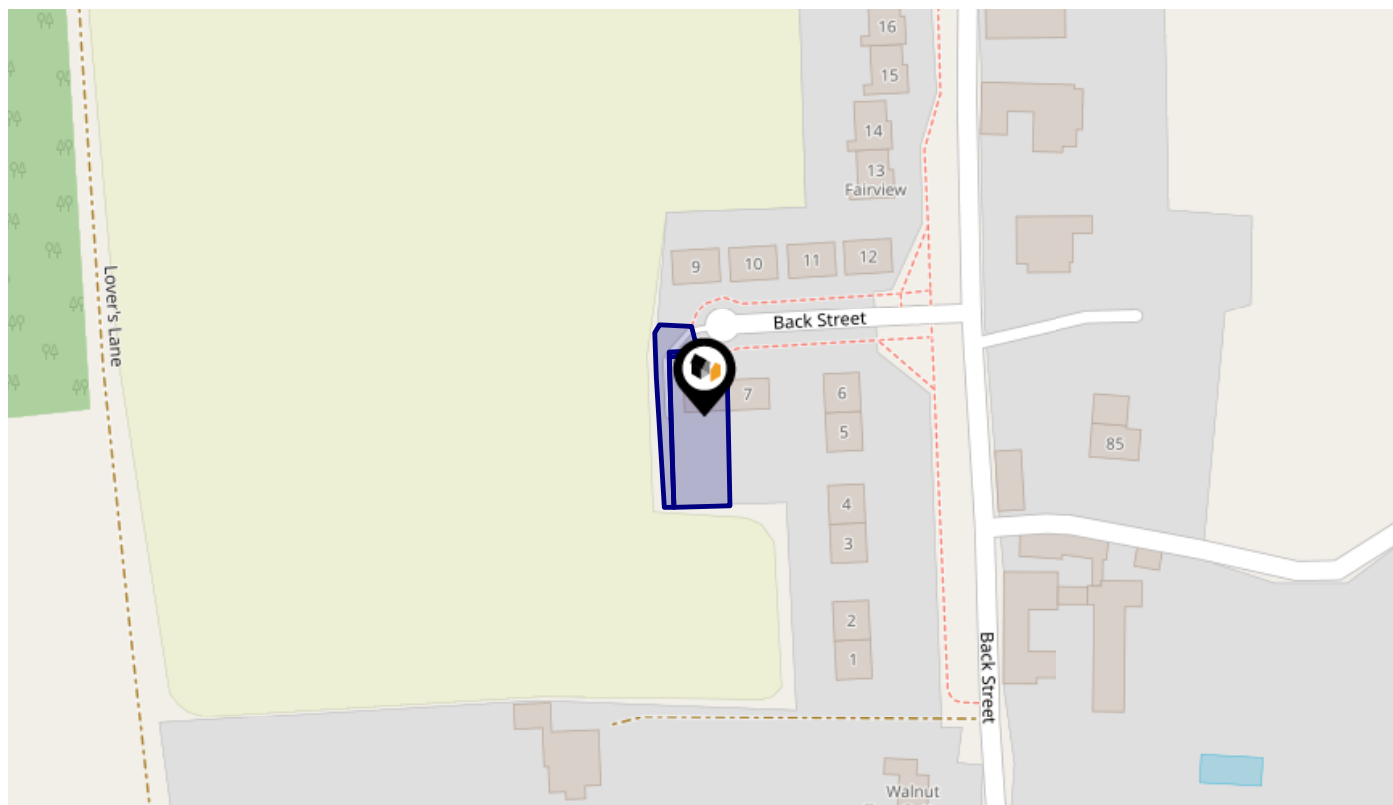


Nearby Council Wards

- 1 Guiltcross Ward
- 2 Barningham Ward
- 3 Harling & Heathlands Ward
- 4 Rickinghall Ward
- 5 The Buckenams & Banham Ward
- 6 Bardwell Ward
- 7 Diss & Roydon Ward
- 8 Bressingham & Burston Ward
- 9 Gissingham Ward
- 10 All Saints & Wayland 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:

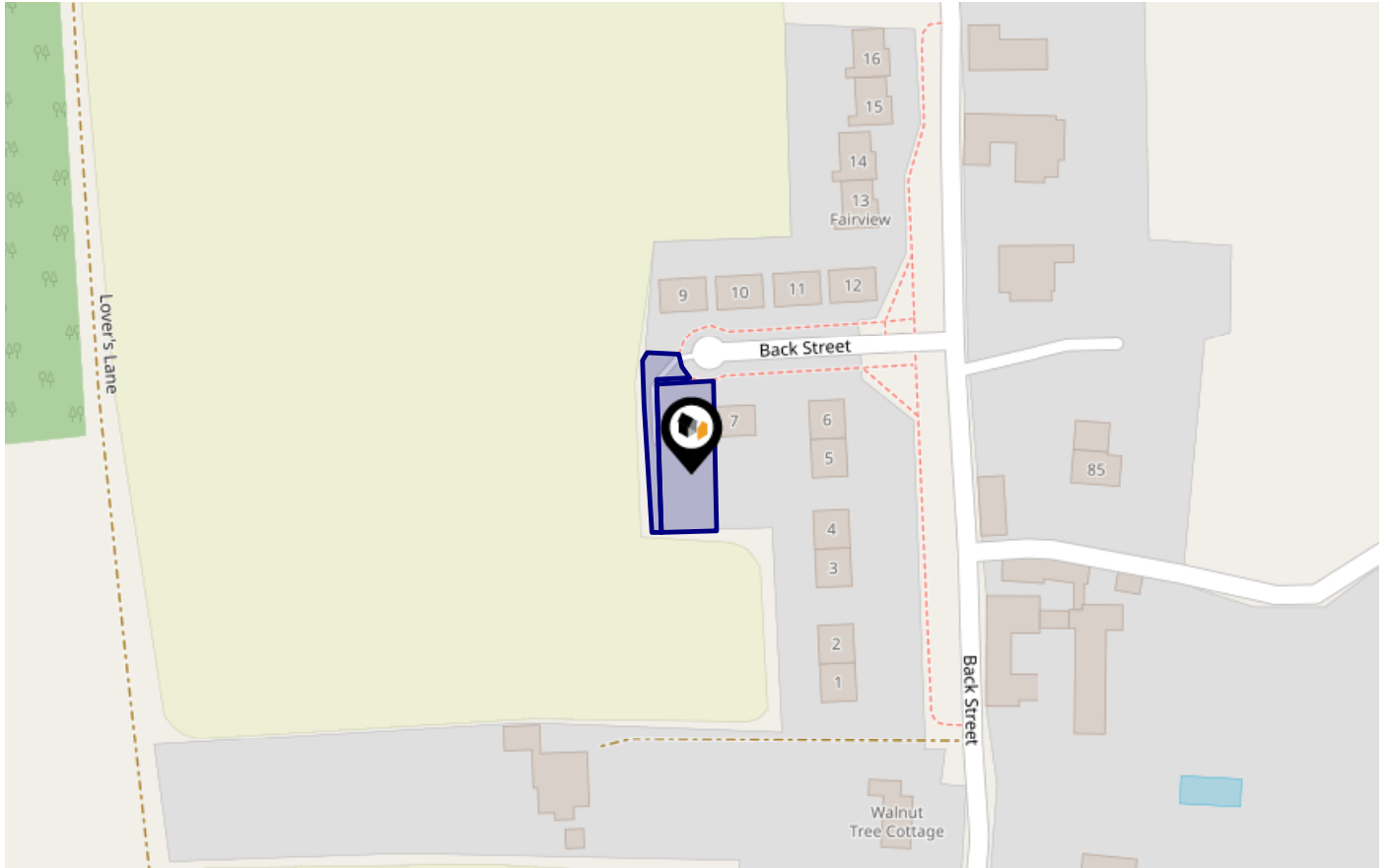
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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:

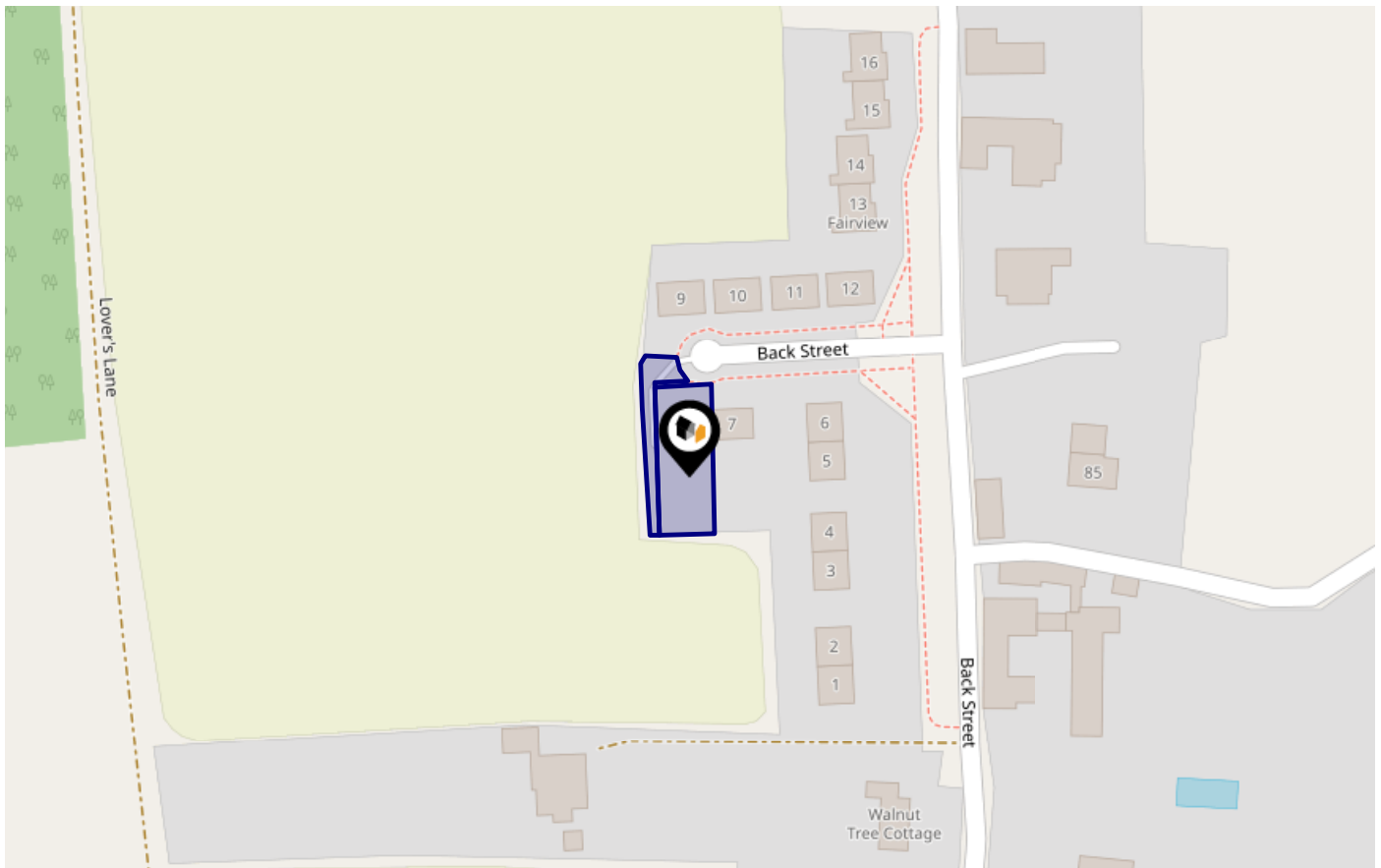


Flood Risk

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.



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.

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Chance of flooding to the following depths at this property:

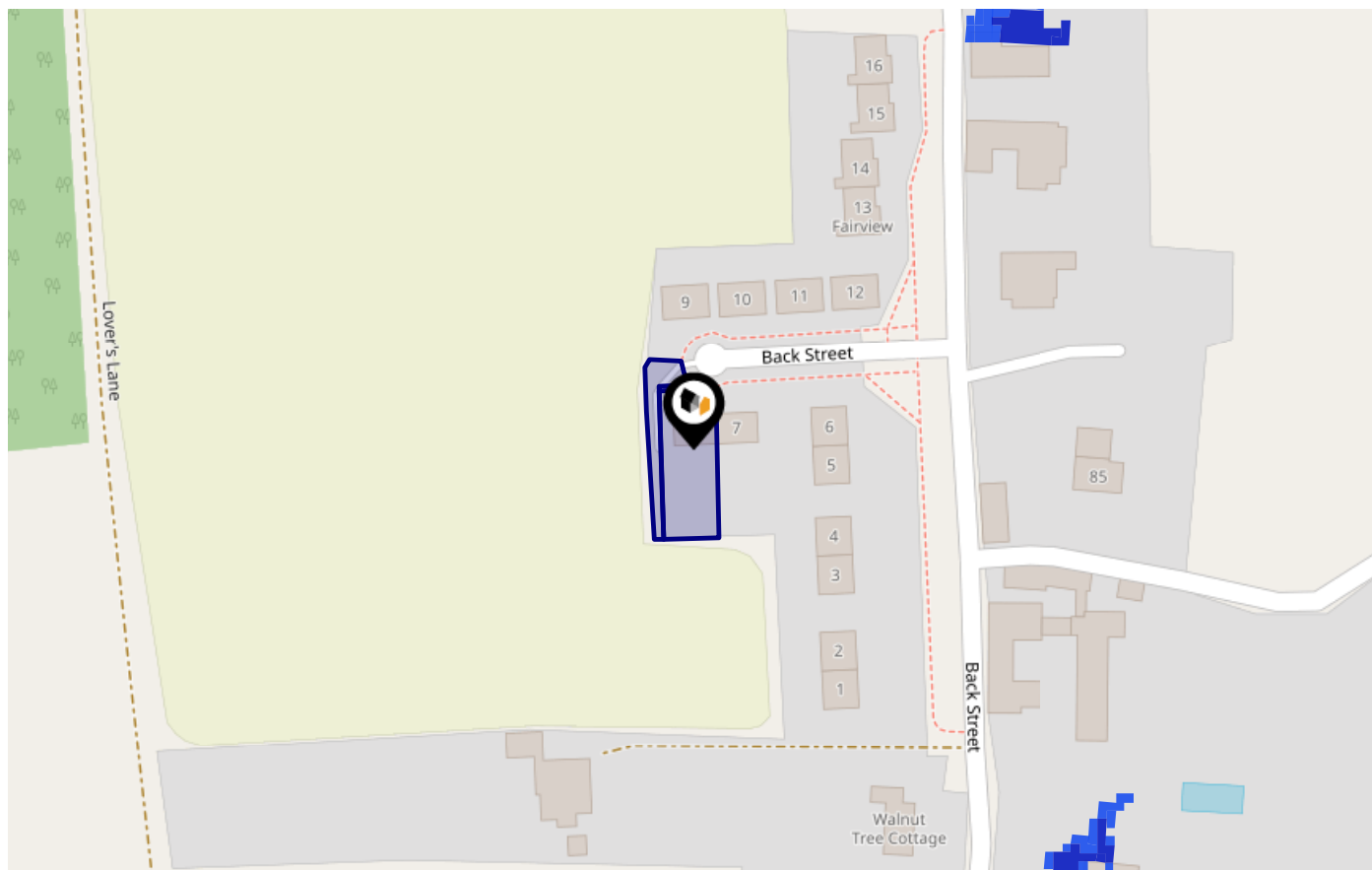


Flood Risk

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.

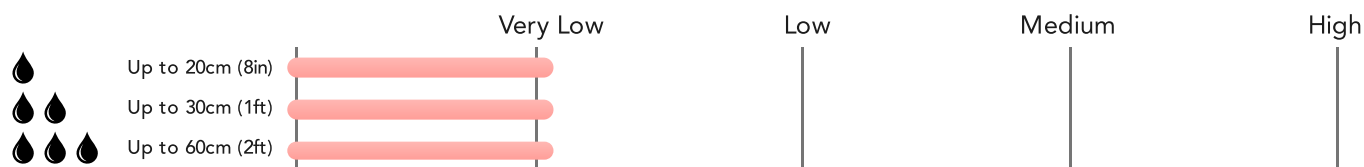


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

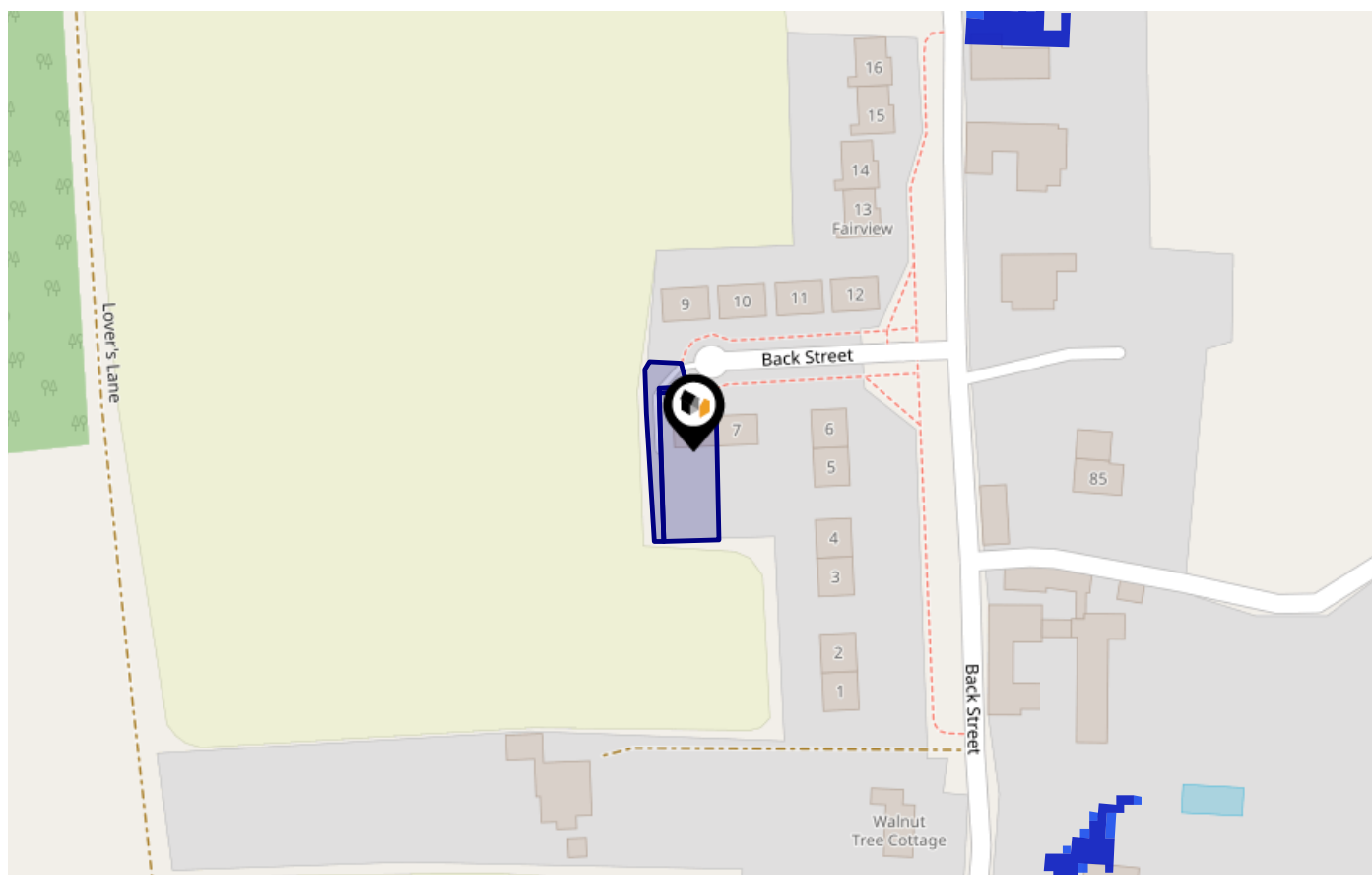


Flood Risk

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.

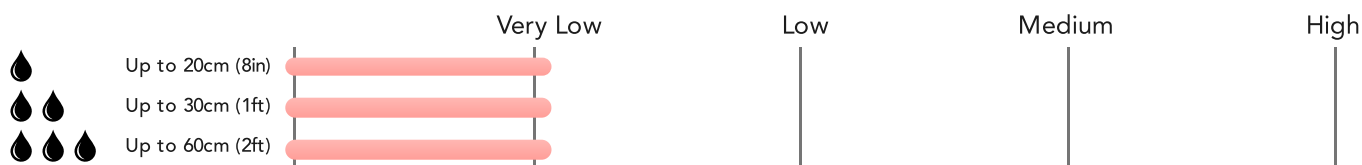


Risk Rating: Very low

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.

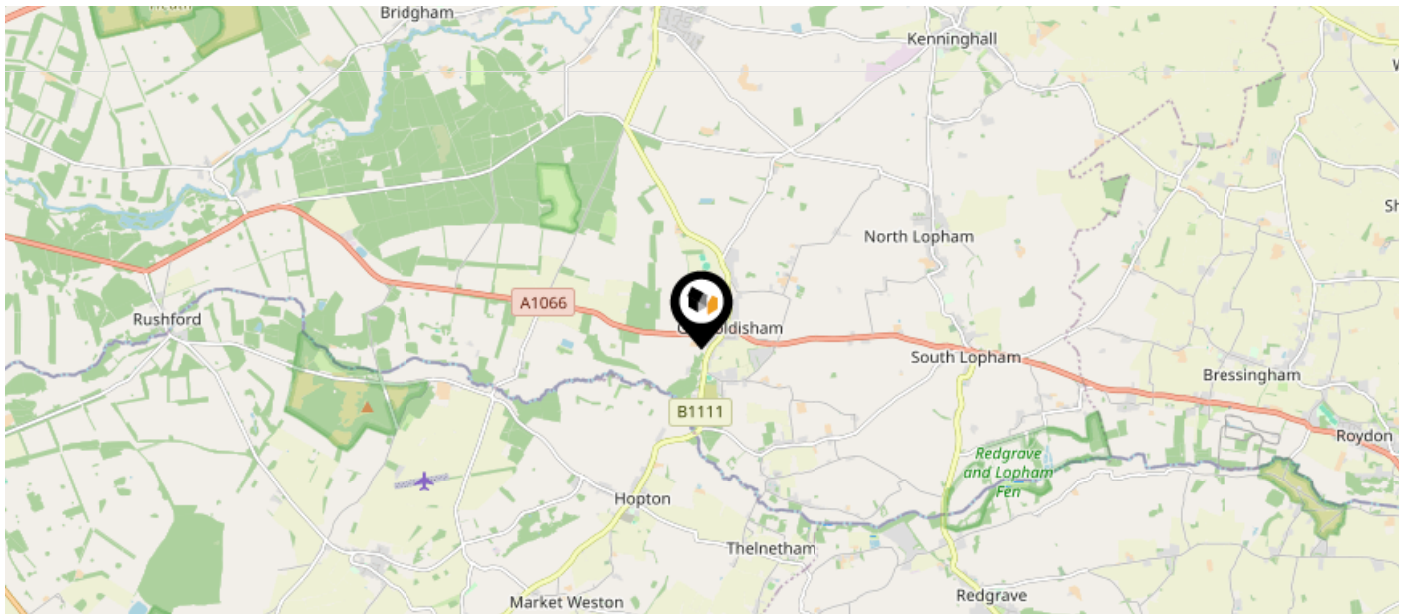
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

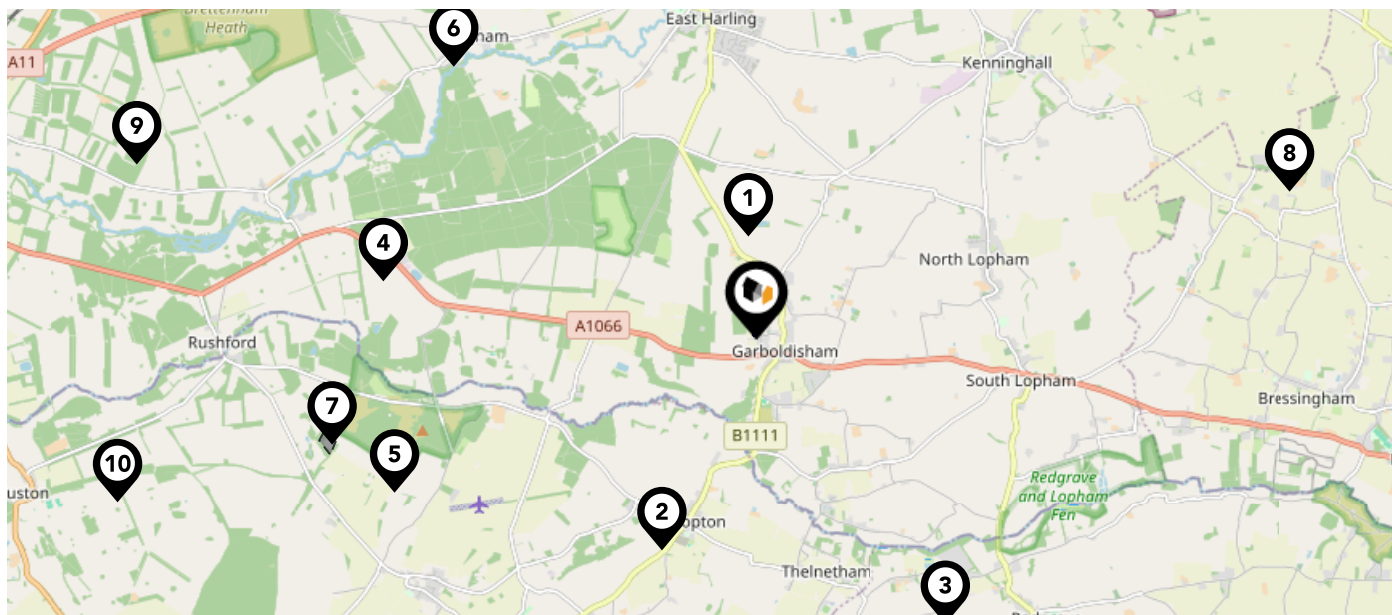
No data available.

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

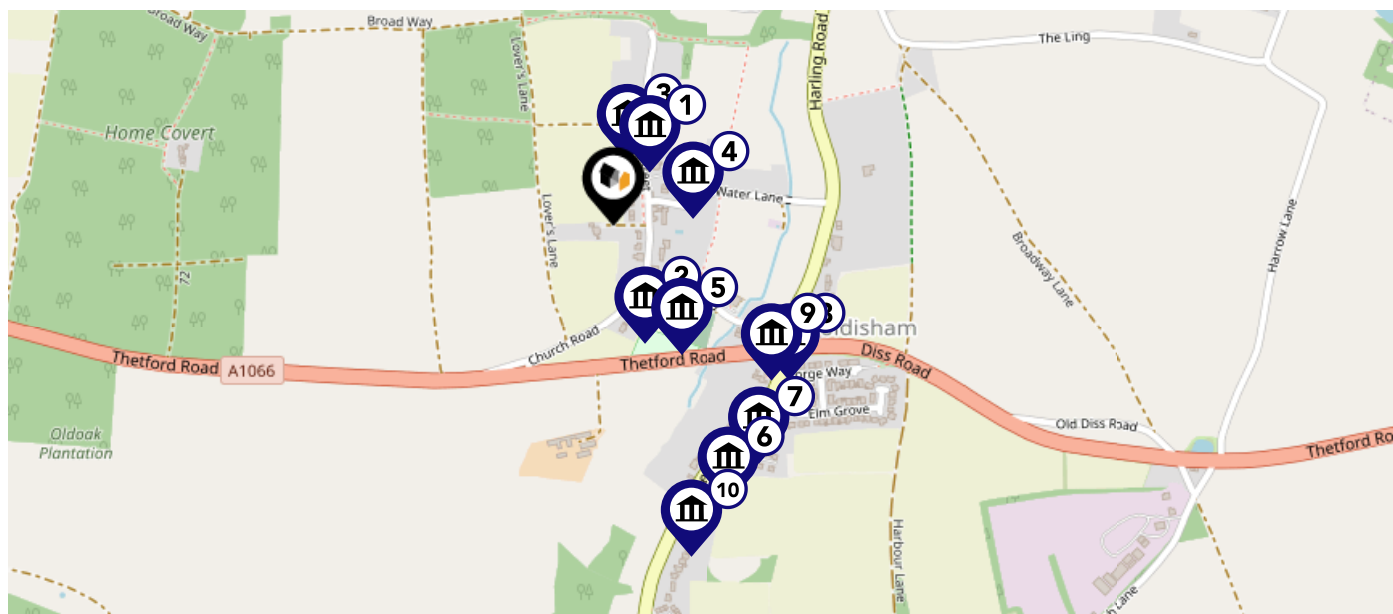
1	EA/EPR/NP3899NS/A001	Active Landfill
2	Land By 12 Nethergate Street-Hopton	Historic Landfill
3	Redgrave Road-Hinderclay	Historic Landfill
4	East Harling-East Harling, Breckland	Historic Landfill
5	Nick's Hill-Norwich Lane, Knettishall, Suffolk	Historic Landfill
6	Back Lane-Bridgeham, Breckland	Historic Landfill
7	Rushford-Thetford	Historic Landfill
8	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
9	EA/EPR/NP3299NN/A001	Active Landfill
10	Upon Land situated at Long Spinney-Euston, Thetford, Norfolk	Historic Landfill











Maps

Listed Buildings

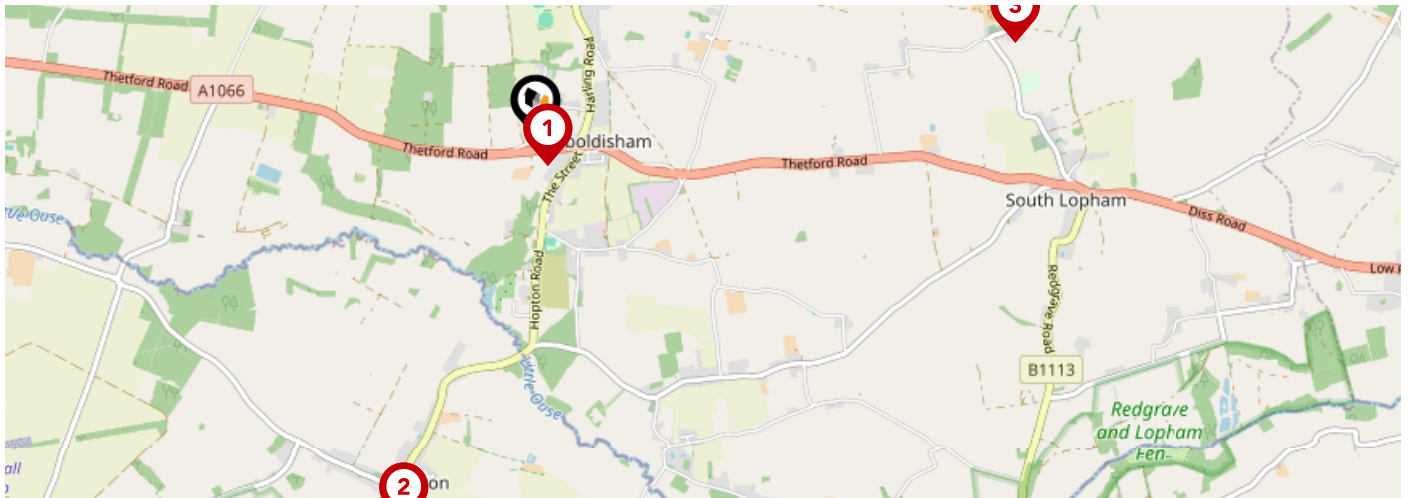


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

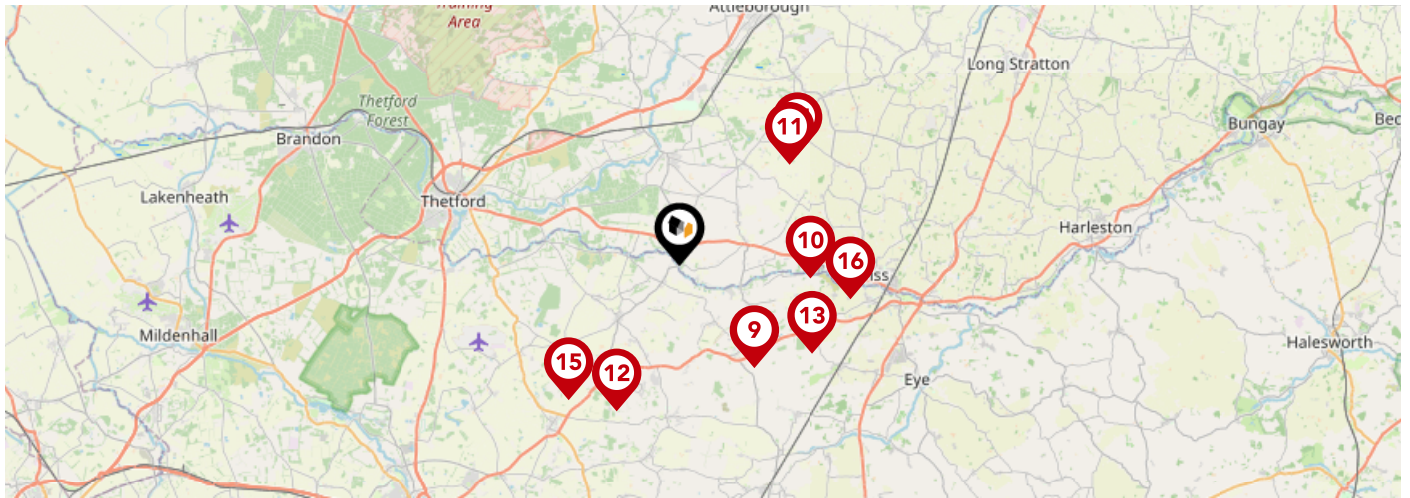










Listed Buildings in the local district	Grade	Distance
 1077445 - Jacques	Grade II	0.1 miles
 1077446 - Breckland House	Grade II	0.1 miles
 1168485 - Mulberry Cottage	Grade II	0.1 miles
 1168547 - Remains Of Church Of All Saints	Grade II	0.1 miles
 1306996 - Church Of St John The Baptist	Grade I	0.2 miles
 1342516 - The Grange	Grade II	0.3 miles
 1168542 - The Gothic House	Grade II	0.3 miles
 1077451 - Fox Inn	Grade II	0.3 miles
 1455241 - Garboldisham War Memorial	Grade II	0.3 miles
 1077447 - Pear Tree Cottage And Compton	Grade II	0.4 miles

Area Schools



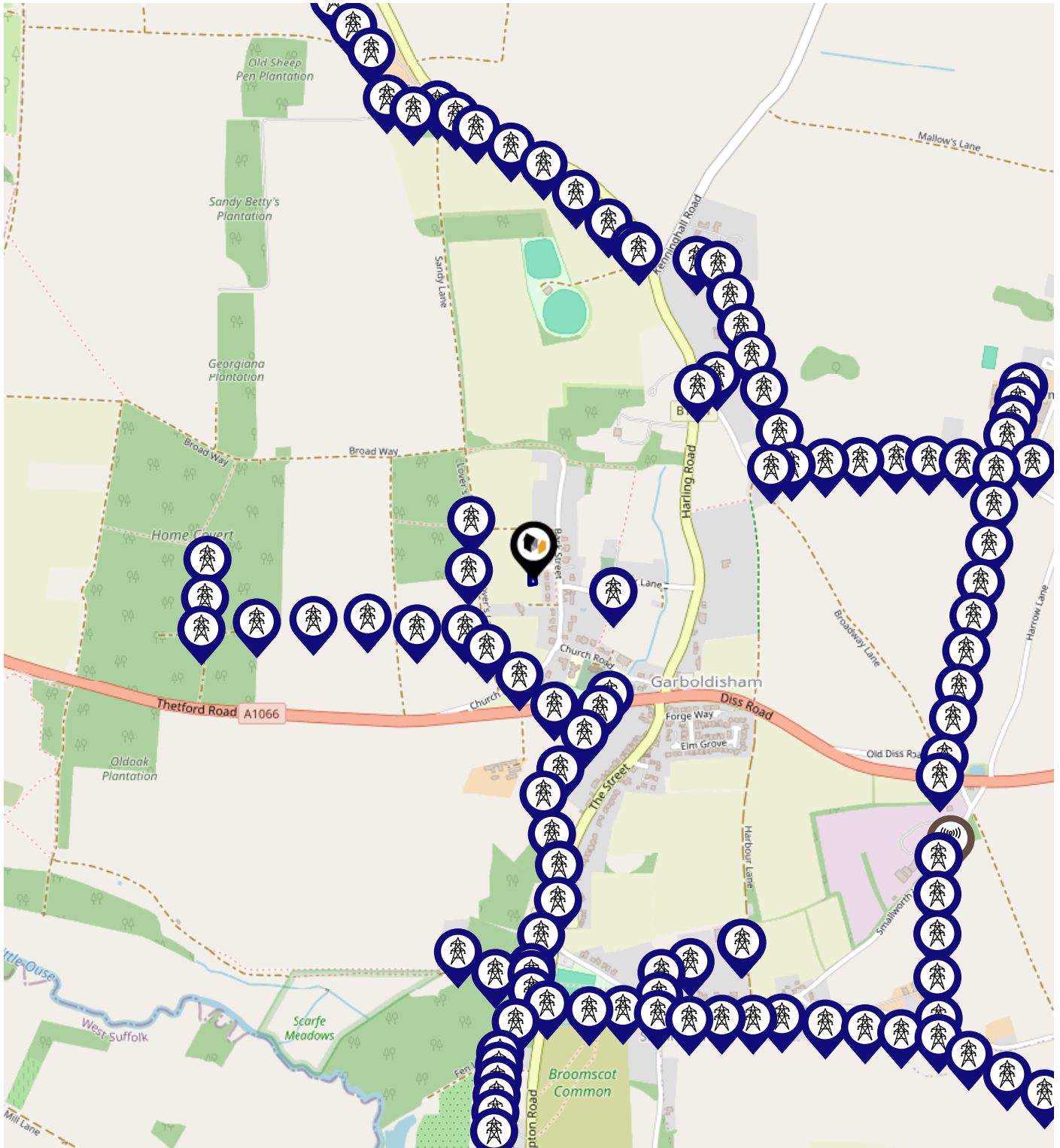
	Nursery	Primary	Secondary	College	Private
<p>1 Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:1.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Andrew's CoFE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:3.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:3.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:4.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:4.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Banham Primary School Ofsted Rating: Outstanding Pupils: 103 Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:5.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acorn Park School Ofsted Rating: Good Pupils: 128 Distance:5.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:6.26	<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:6.33	<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

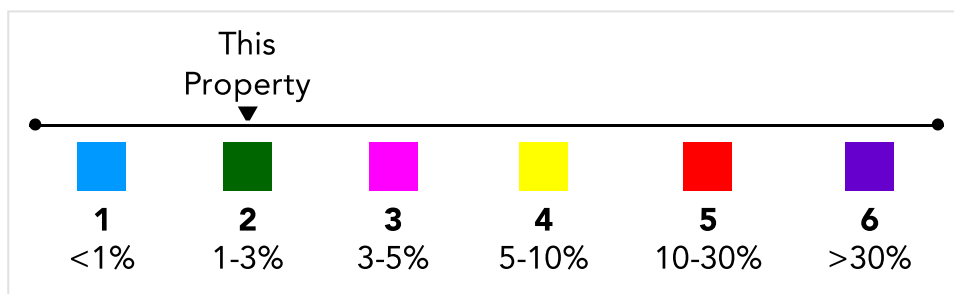
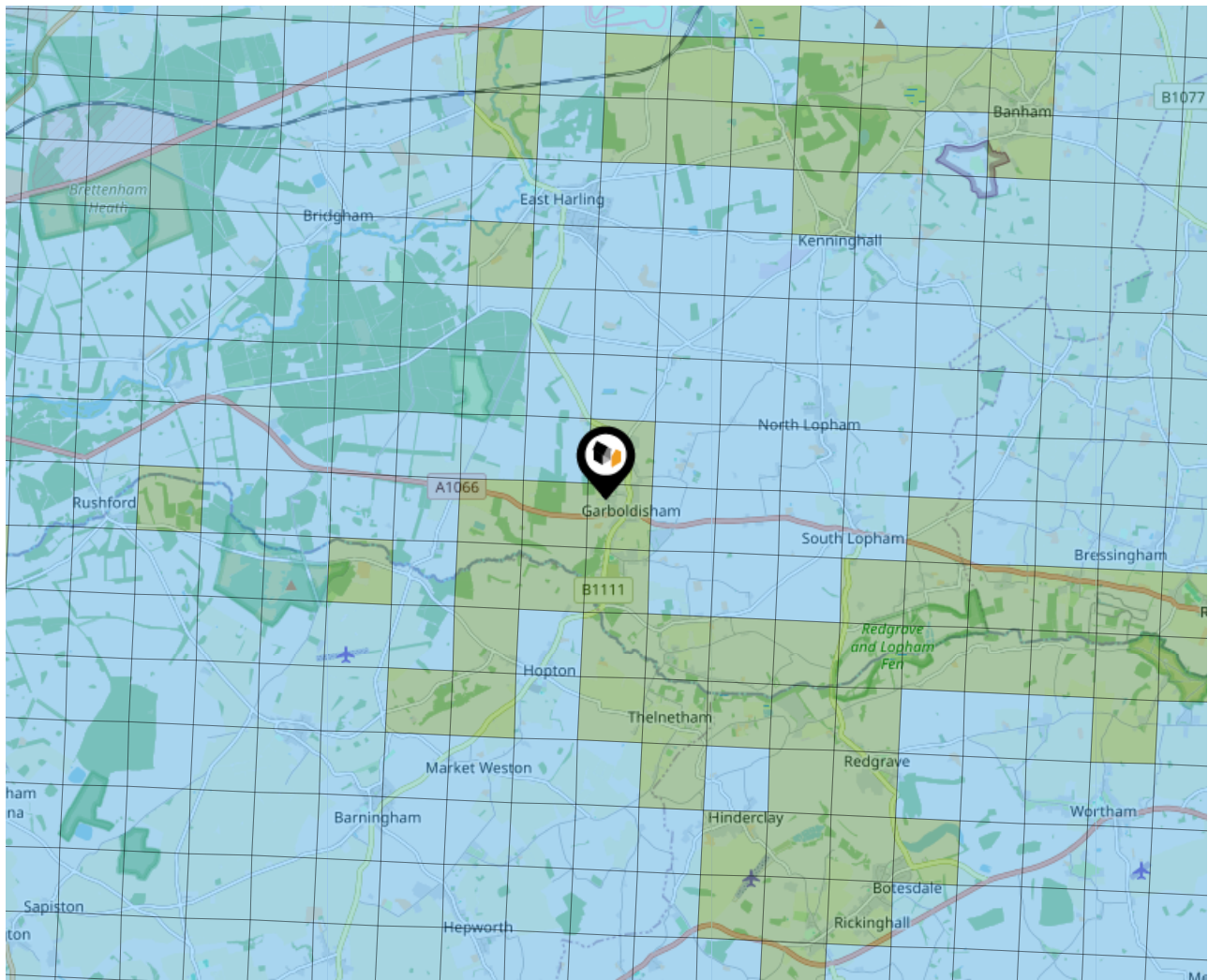
Environment

Radon Gas

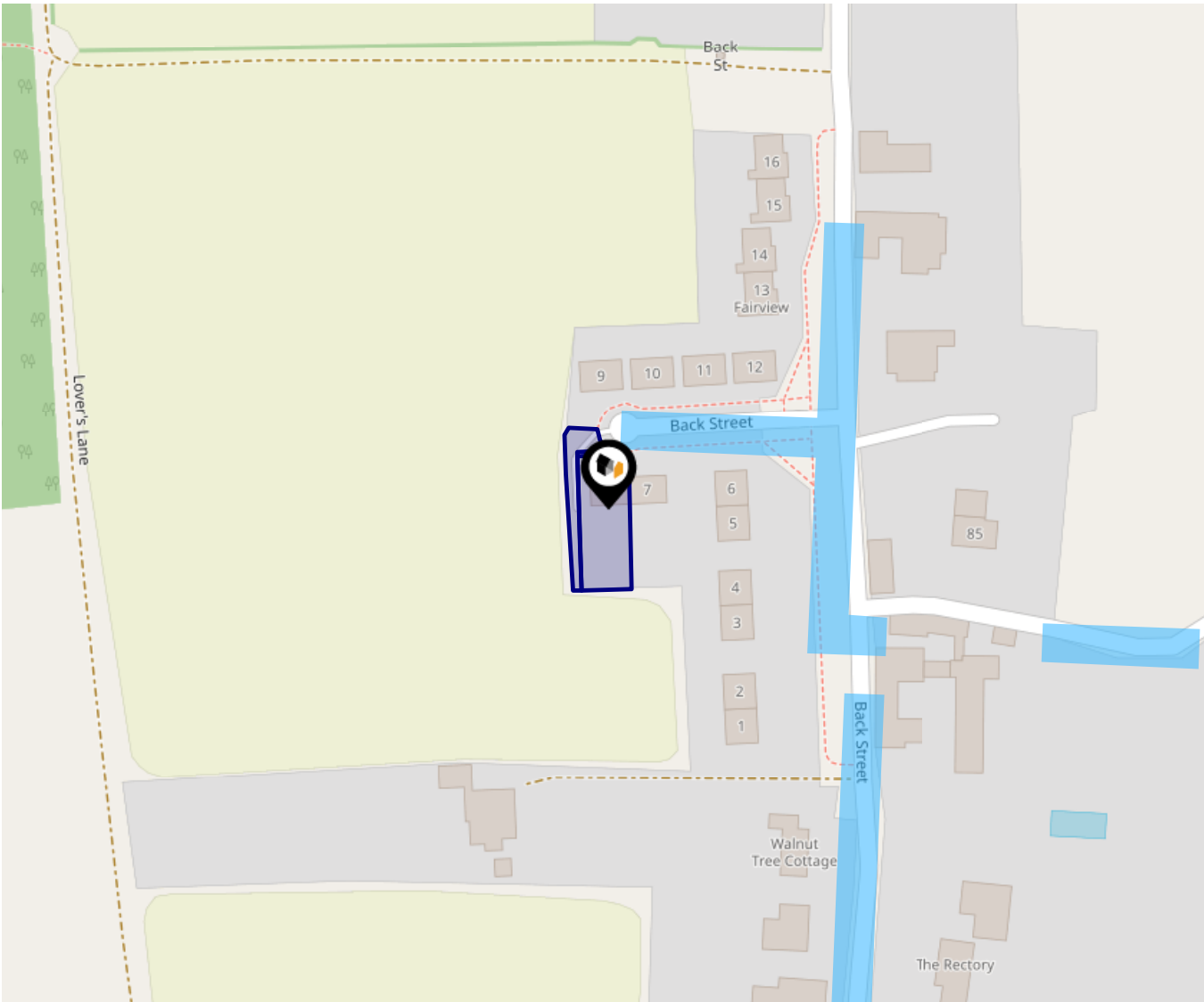


What is Radon?

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).



Local Area Road Noise



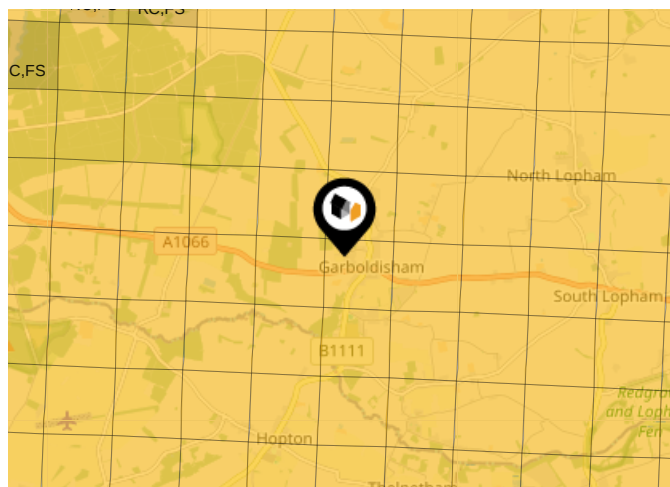
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

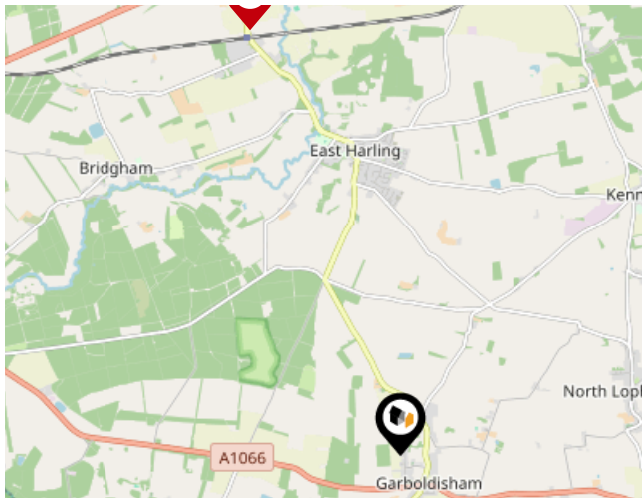


Primary Classifications (Most Common Clay Types)

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

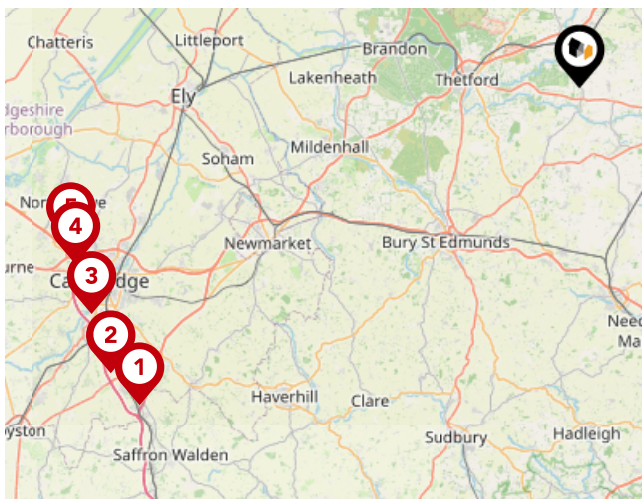
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	4.09 miles
2	Eccles Road Rail Station	5.22 miles
3	Diss Rail Station	7.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.49 miles
2	M11 J10	39.86 miles
3	M11 J11	39.12 miles
4	M11 J13	38.75 miles
5	M11 J14	38.69 miles

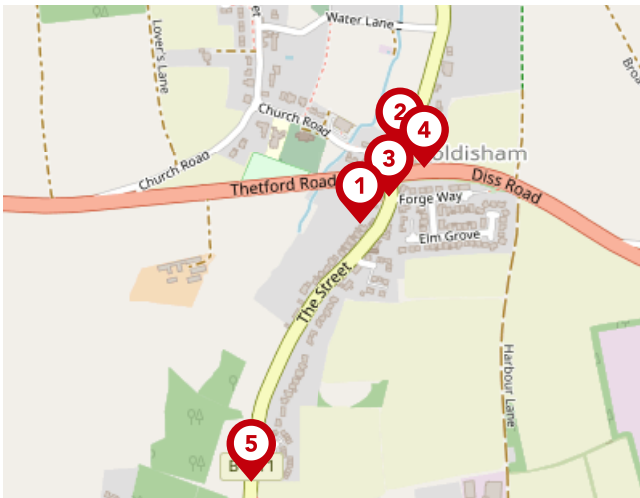


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	23.52 miles
2	Cambridge	35.08 miles
3	Stansted Airport	45.49 miles
4	Southend-on-Sea	58.25 miles

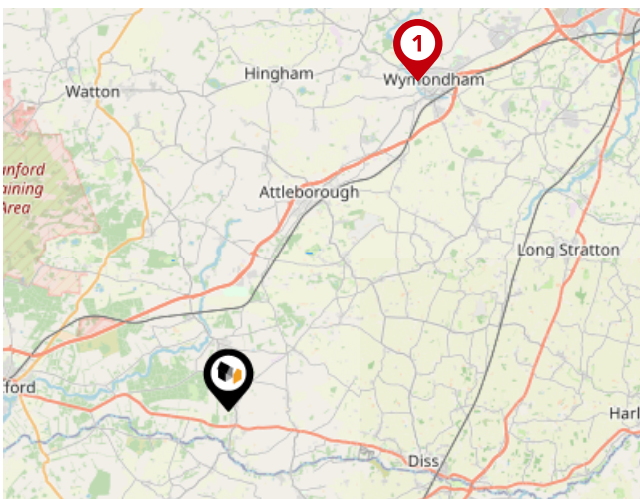
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Forge Way	0.29 miles
2	Fox	0.26 miles
3	Swan	0.29 miles
4	Fox	0.29 miles
5	Thomas Bole Close	0.54 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.72 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 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 Whittley 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](#)



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[/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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