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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 08th September 2026



LODGE FARM, THE STREET, HORHAM, EYE, IP21

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

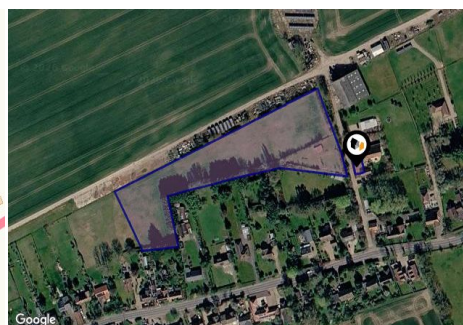
01379640808

admin@whittleyparish.com

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



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aprift
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Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,140 ft ² / 106 m ²
Plot Area:	3 acres
Title Number:	SK321273

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

1	80	-
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

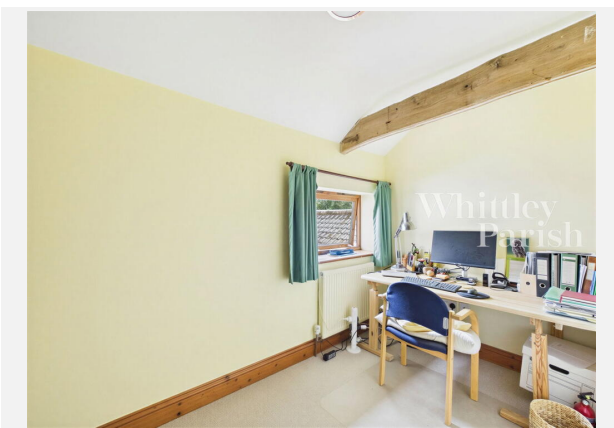
This Address



Planning records for: *Lodge Farm, The Street, Horham, Eye, IP21*

Reference - 0051/16	
Decision:	Granted
Date:	07th January 2016
Description:	Retrospective application for the addition of 2 no ledged and braced doors to the front elevation of the cart lodge and also for the addition of two windows - one to the north west and south west elevations of the building. These are in addition to the previously approved application 0103/15

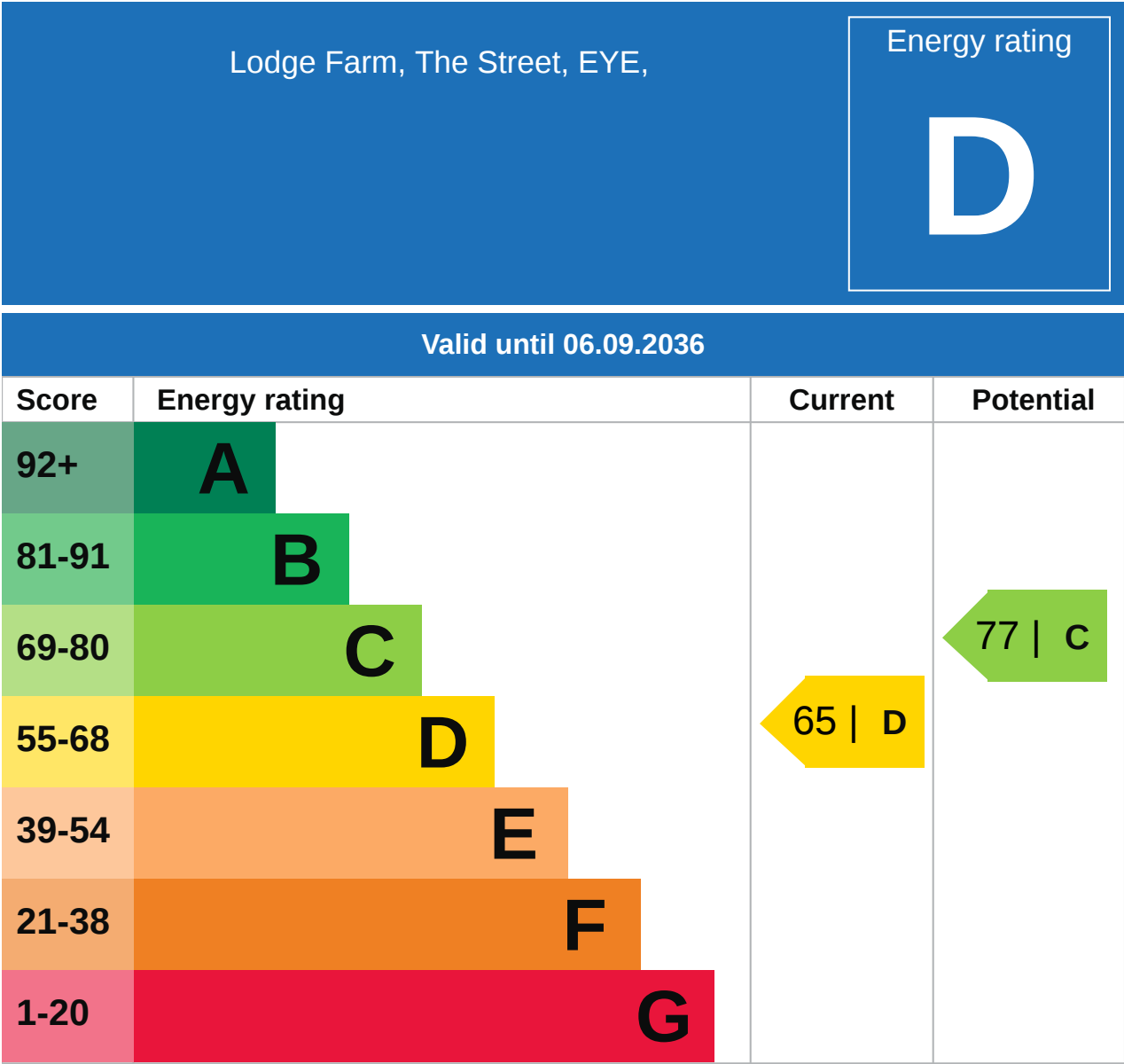






LODGE FARM, THE STREET, HORHAM, EYE, IP21







Additional EPC Data

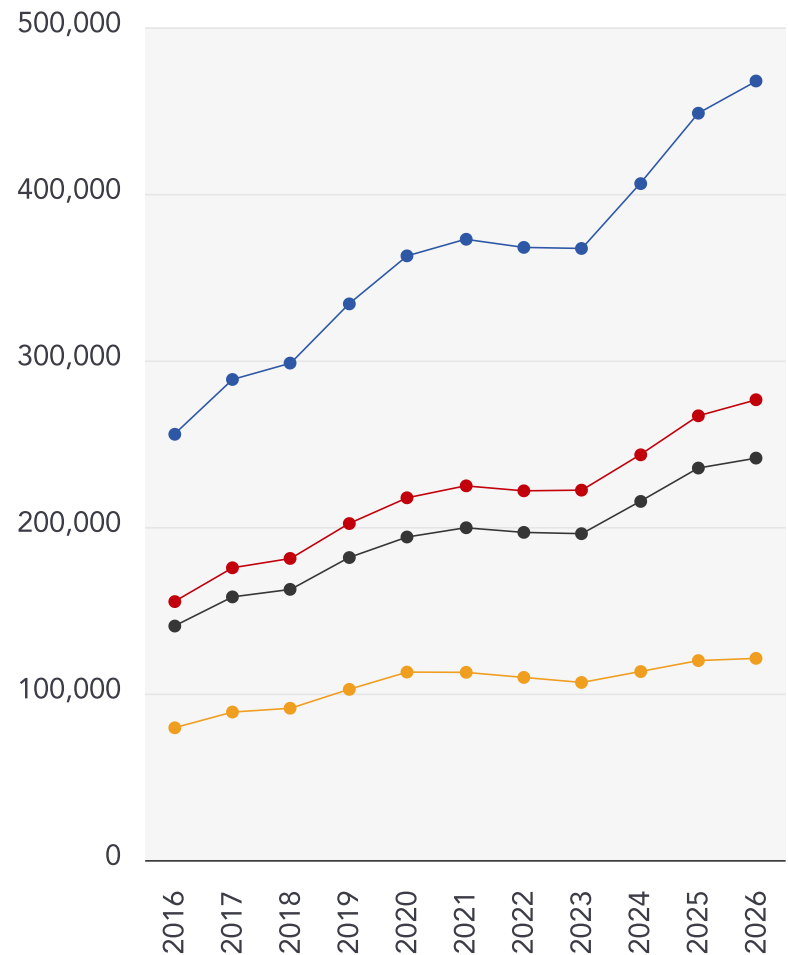
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	106 m ²

Market

House Price Statistics



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



Detached

+82.97%

Semi-Detached

+78.11%

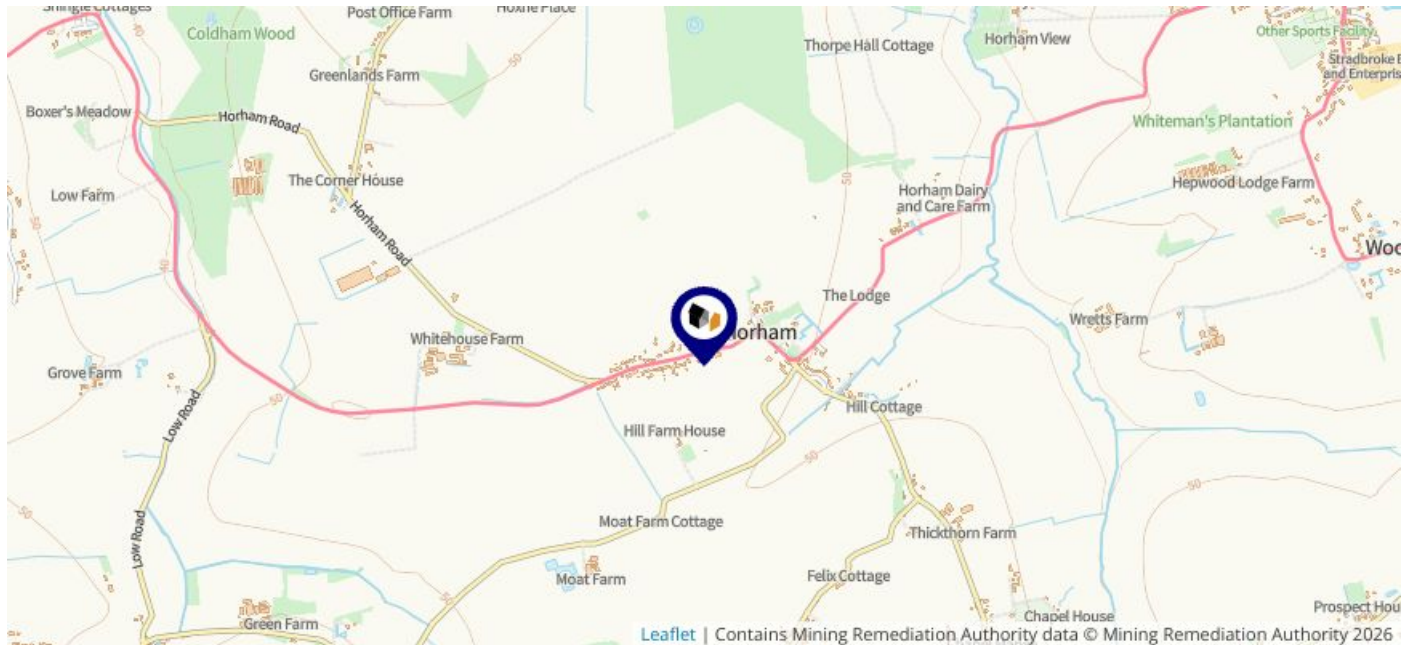
Terraced

+71.77%

Flat

+52.51%

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.

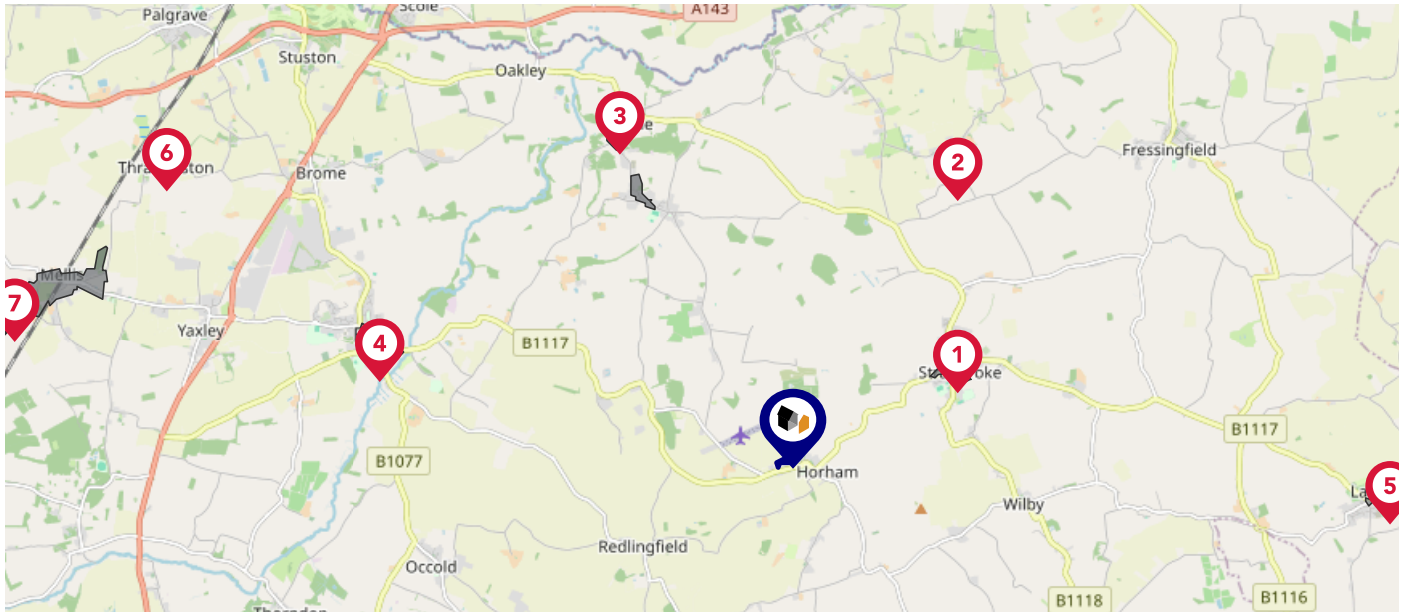
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Stradbroke



Wingfield



Hoxne



Eye



Laxfield



Thrandeston



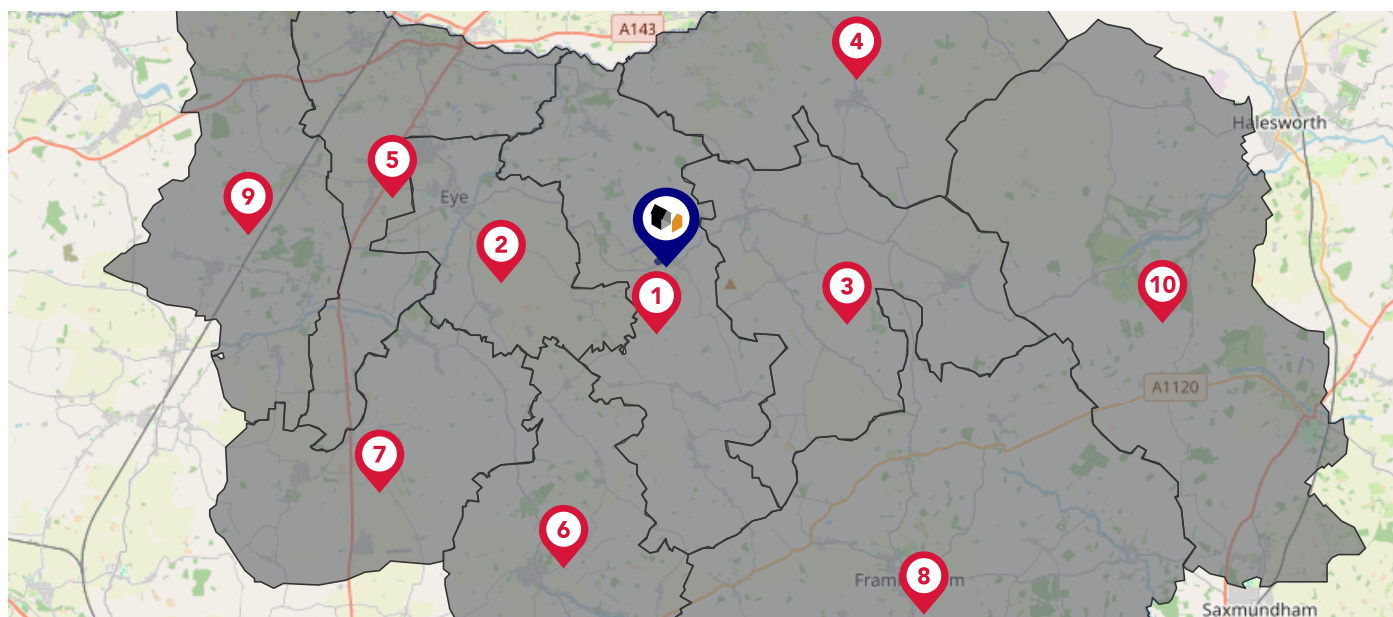
Mellis

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



Hoxne & Worlingworth Ward



Eye Ward



Stradbroke & Laxfield Ward



Fressingfield Ward



Palgrave Ward



Debenham Ward



Mendlesham Ward



Framlingham Ward

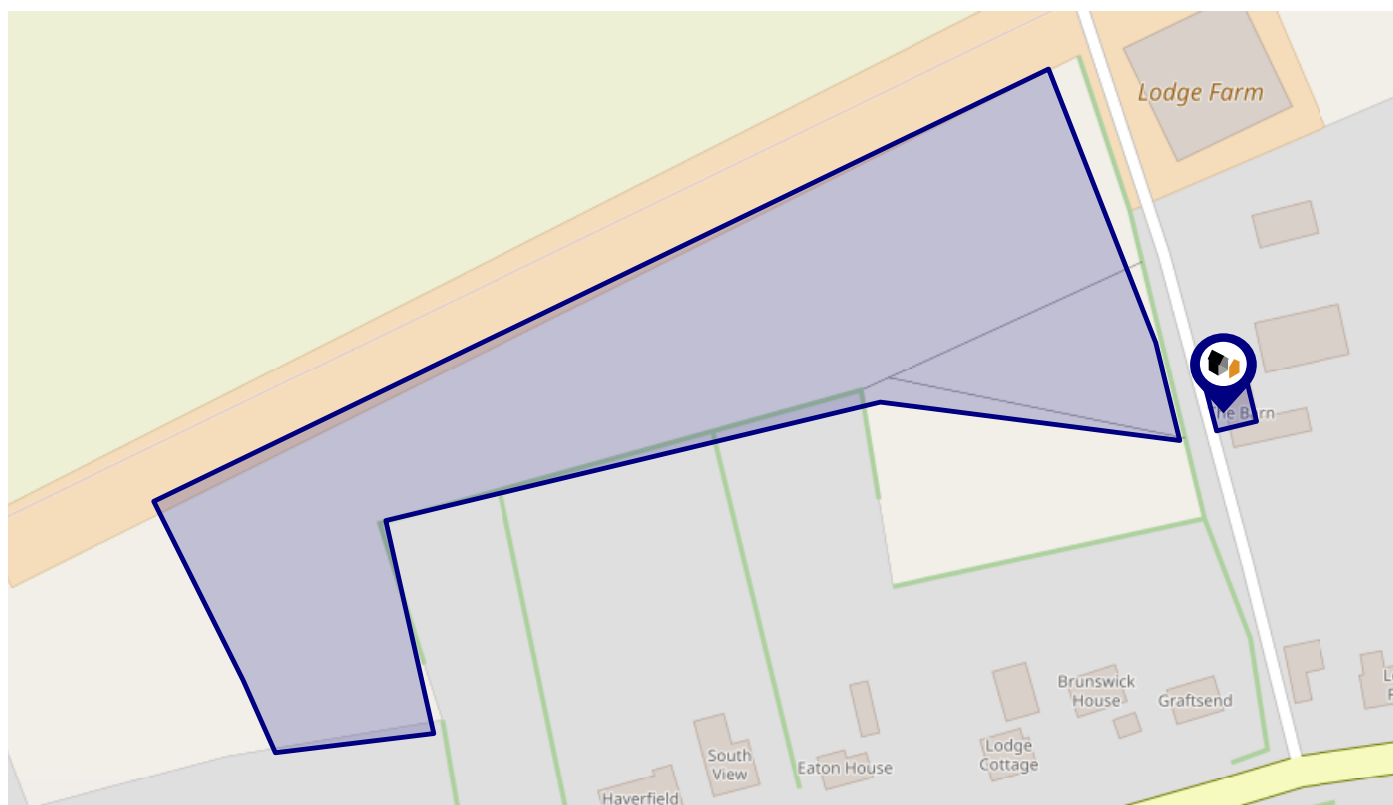


Gislingham Ward



Kelsale & Yoxford 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:

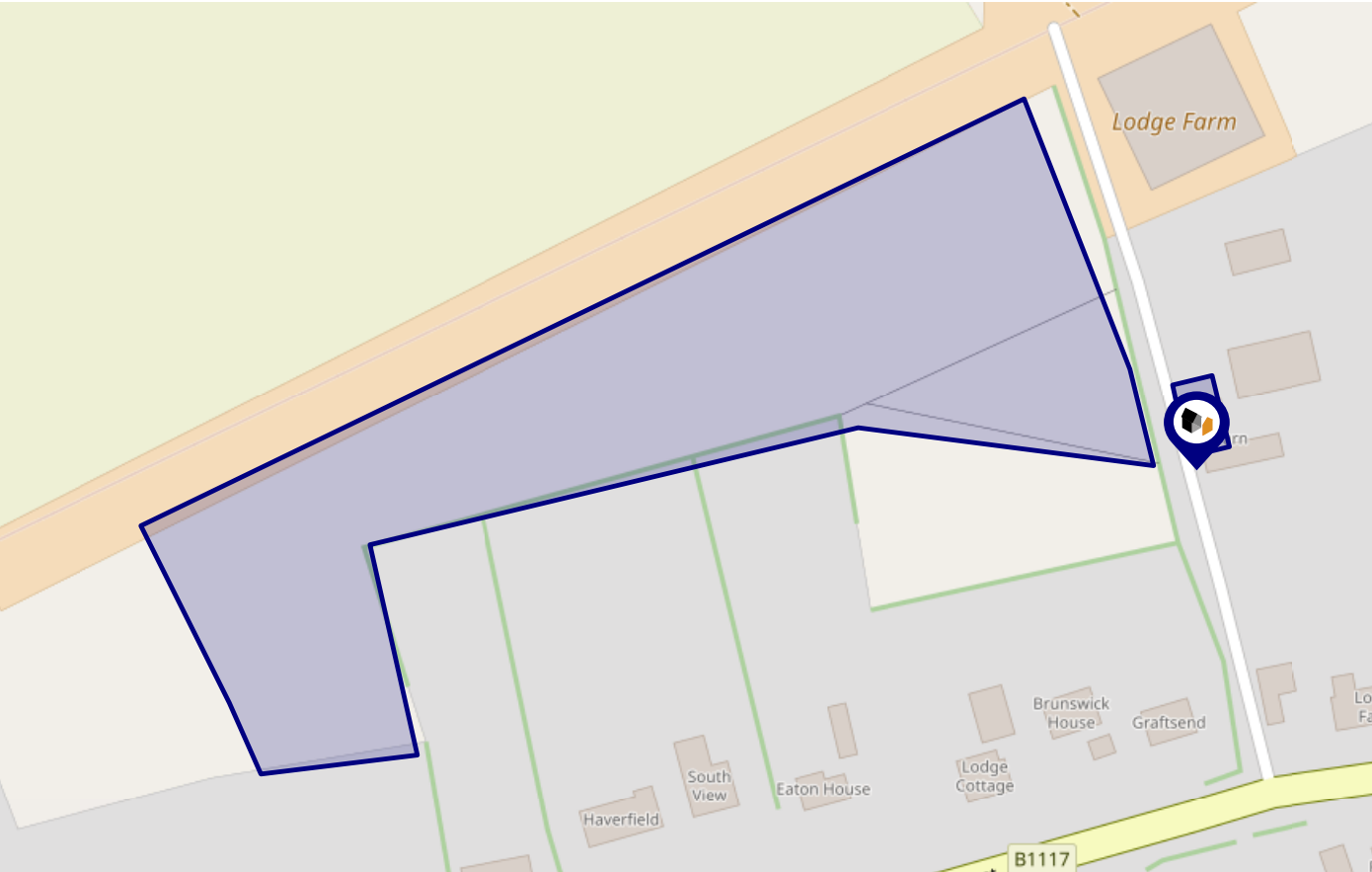
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

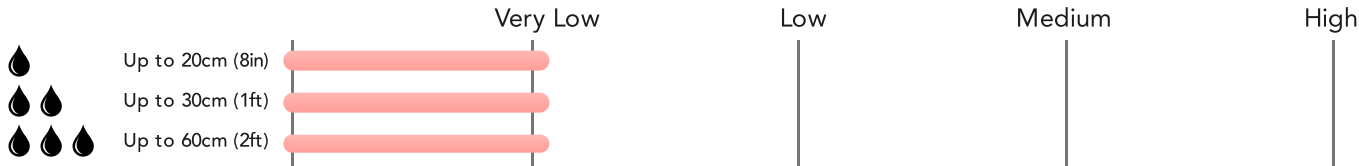


Risk Rating: Very low

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:

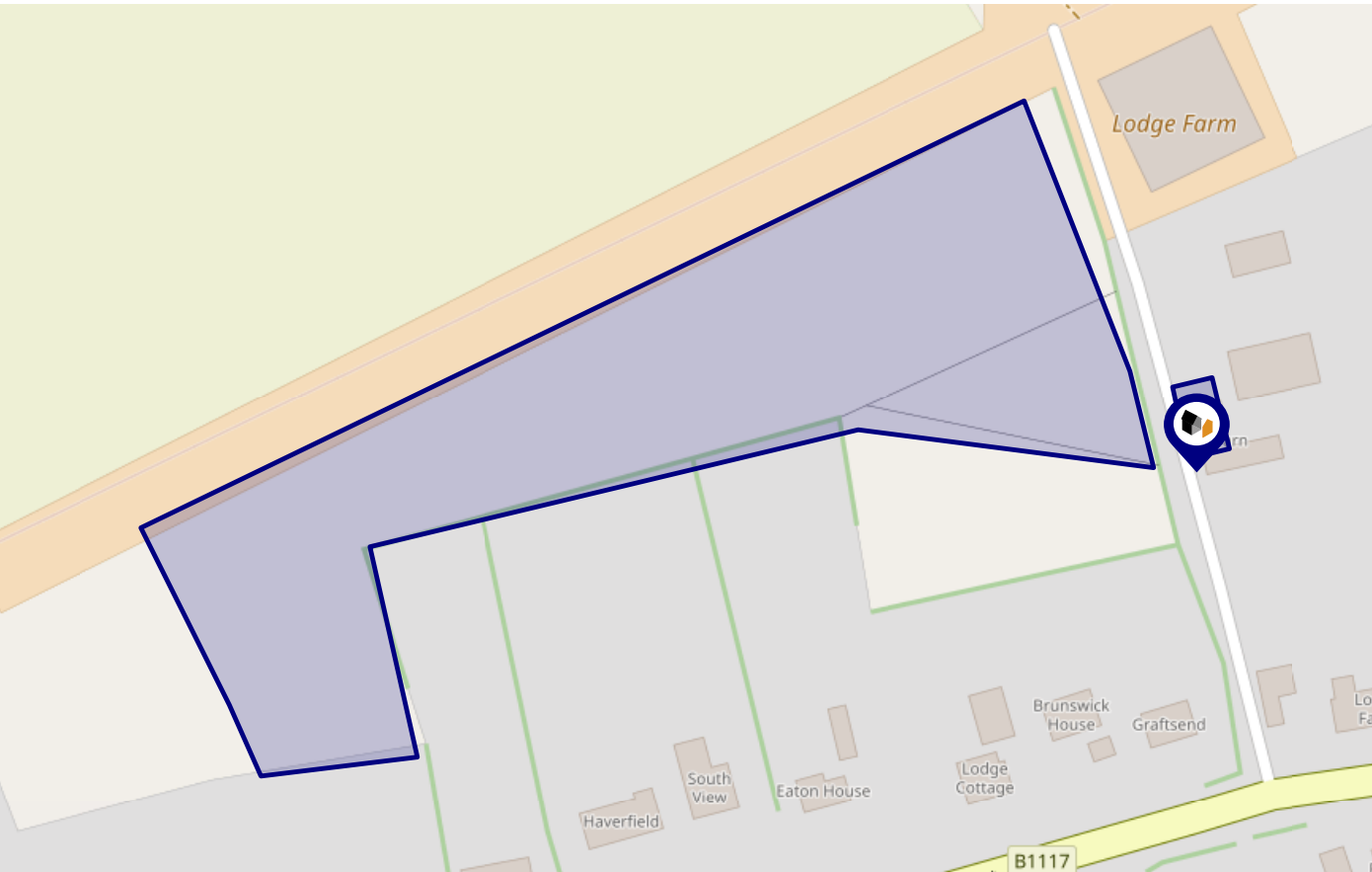


Flood Risk

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.

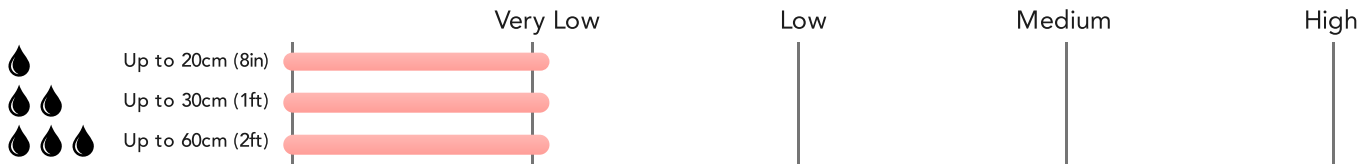


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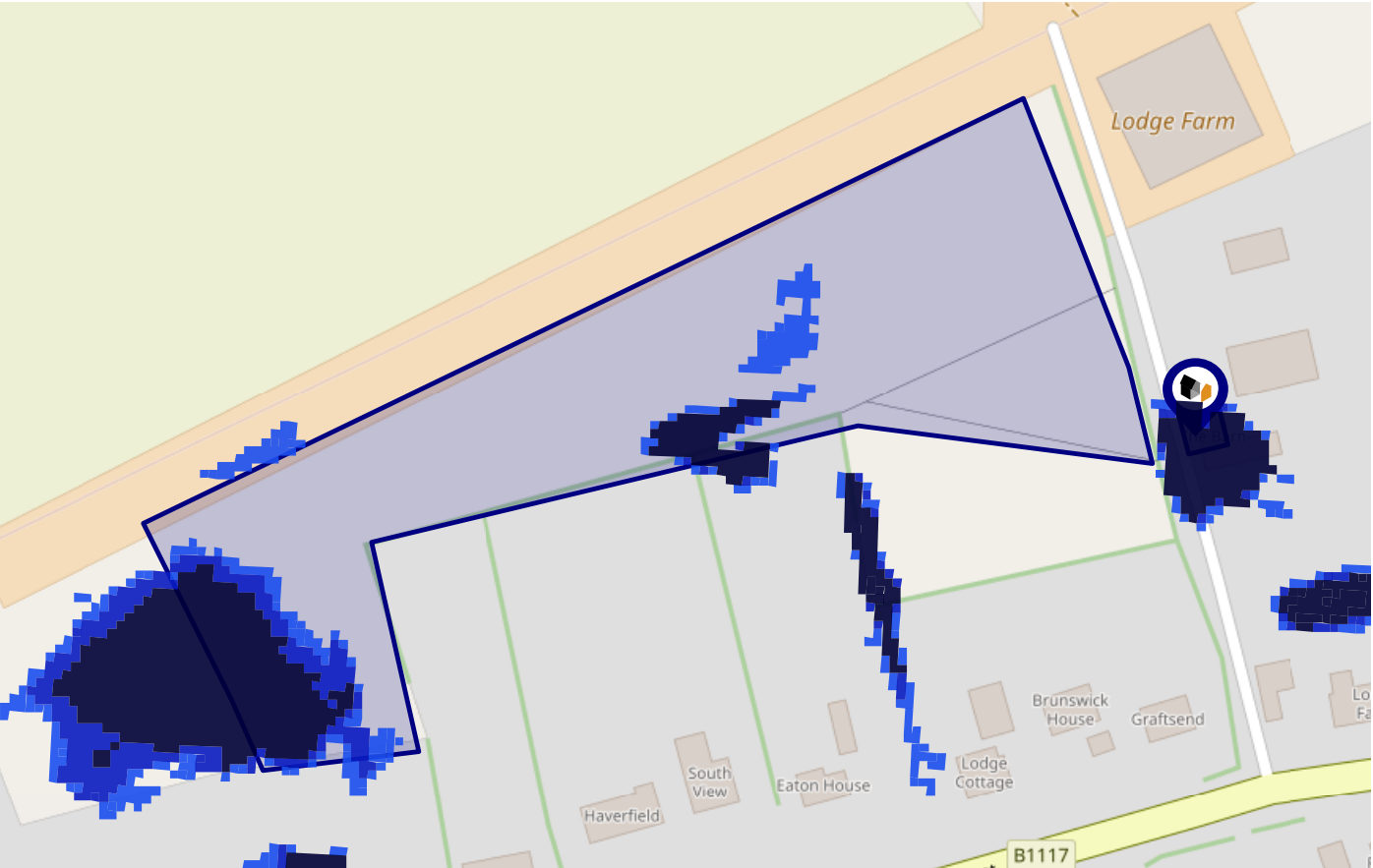


Flood Risk

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.

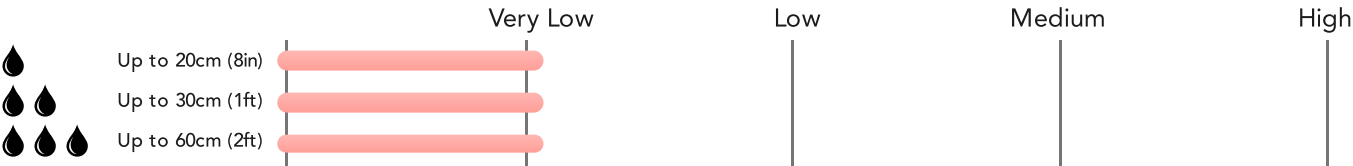


Risk Rating: High

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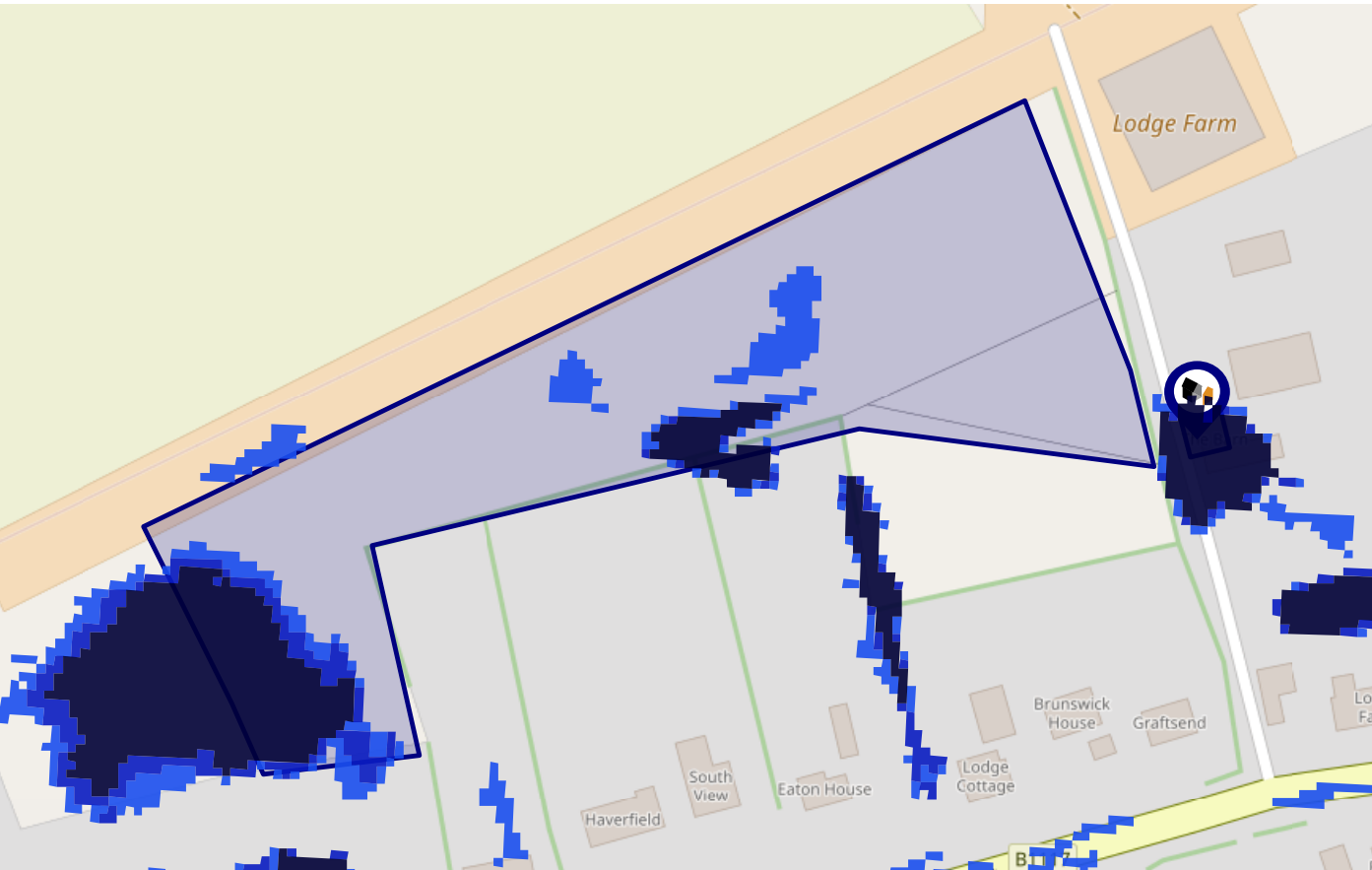


Flood Risk

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.

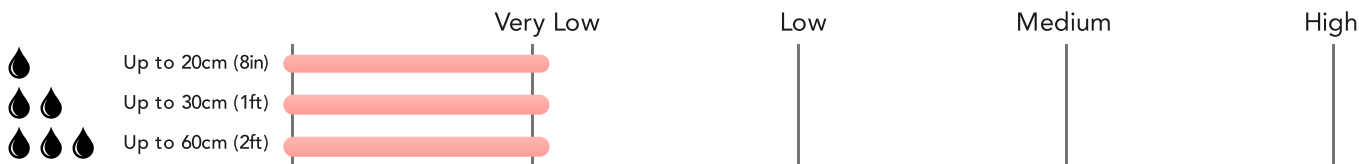


Risk Rating: High

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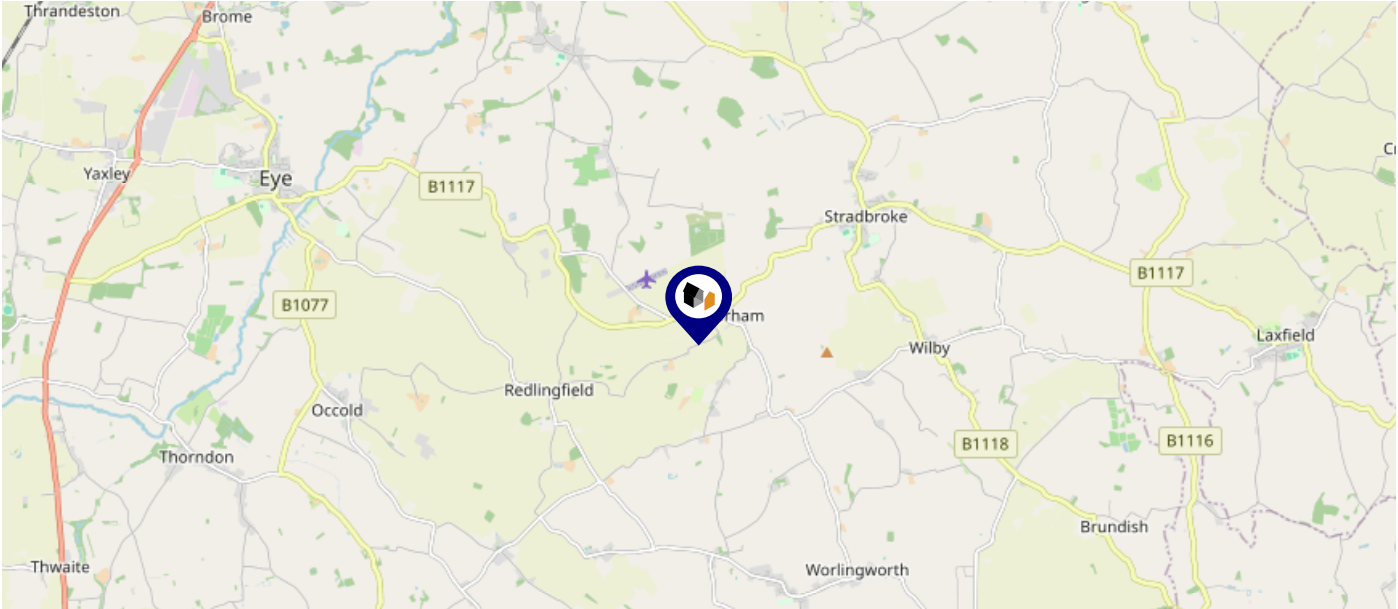
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Chance of flooding to the following depths at this property:





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



Nearby Green Belt Land

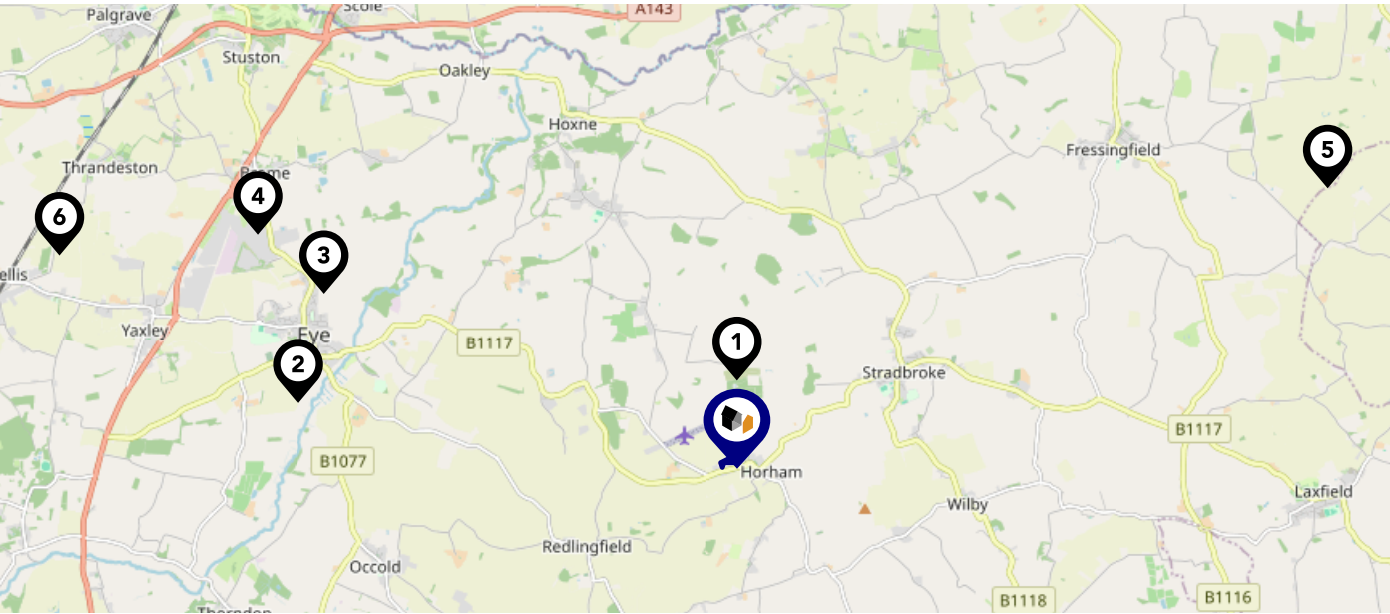
No data available.

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.



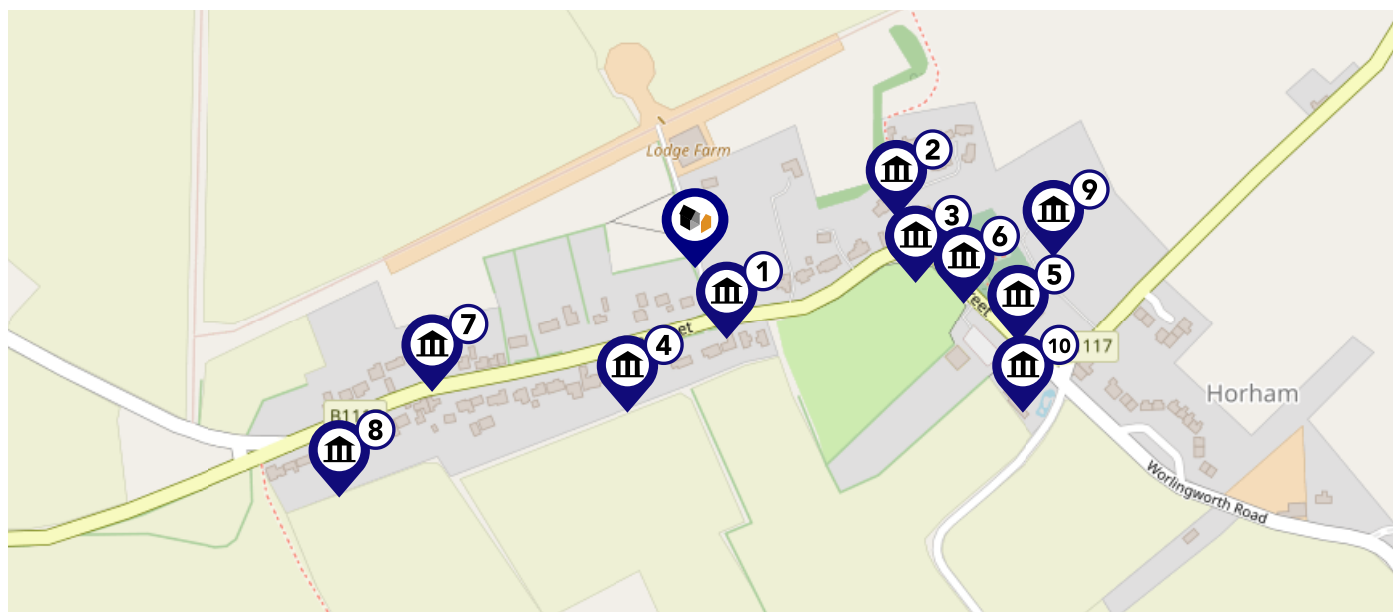
Nearby Landfill Sites		
1	Maggots Fm-Maggots Farm, Denham	Historic Landfill
2	Magdalen-Magdalen, Eye	Historic Landfill
3	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
4	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
5	Cratfield Road-Cratfield Road, Fressingham	Historic Landfill
6	Mellis Road-Mellis Road, Thrandeston	Historic Landfill

Maps

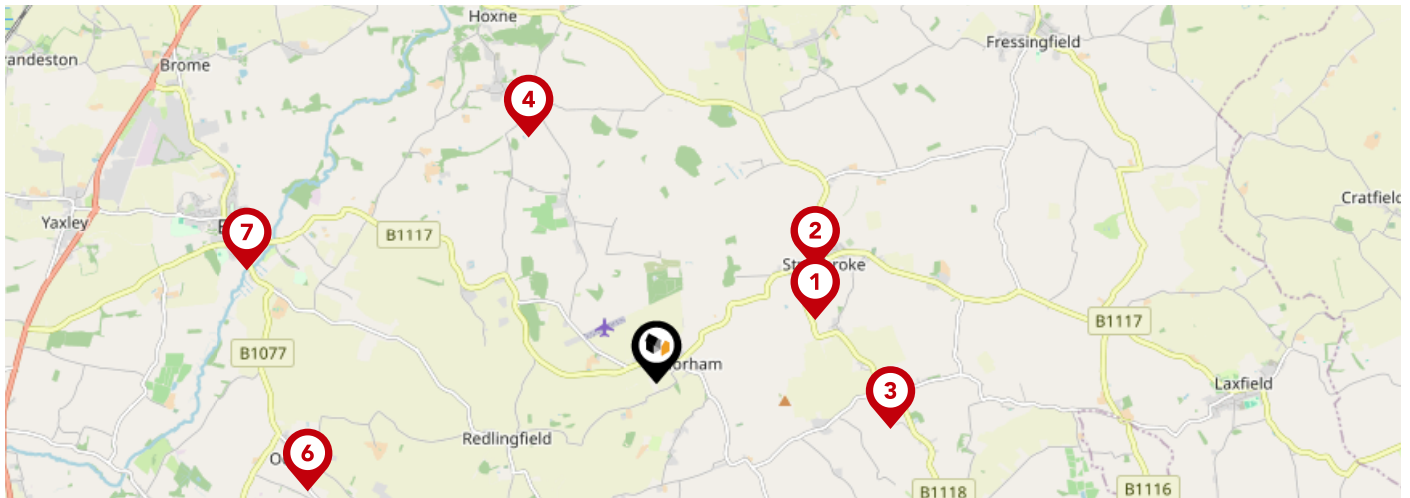
Listed Buildings



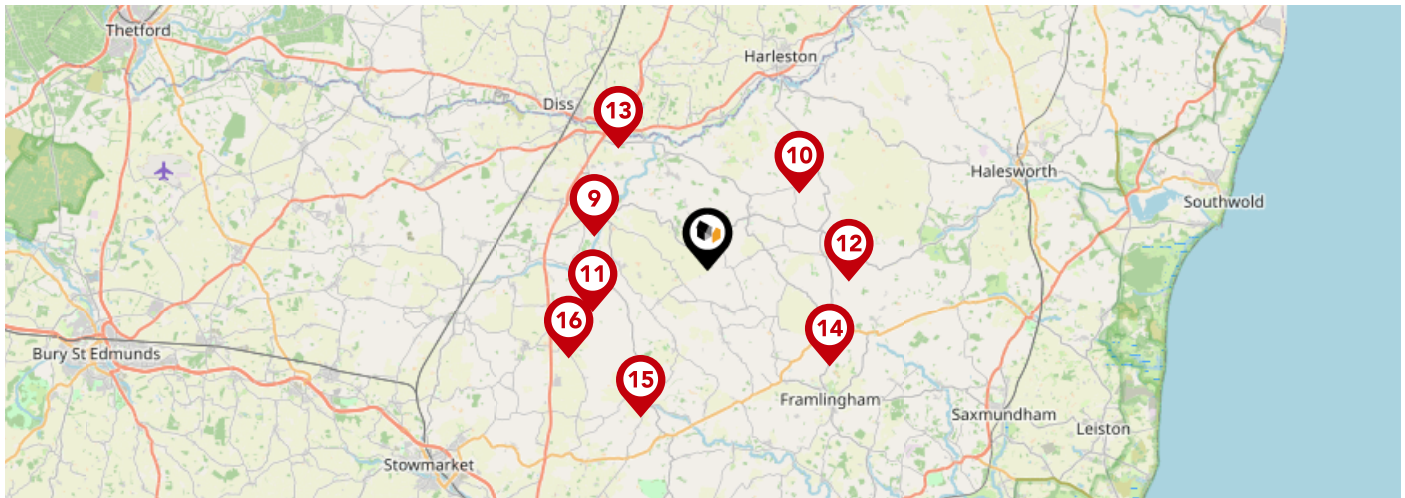
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1352385 - Lodge Farmhouse	Grade II	0.0 miles
	1181088 - Church Farmhouse	Grade II	0.1 miles
	1241650 - K6 Telephone Kiosk	Grade II	0.1 miles
	1032541 - Church View	Grade II	0.1 miles
	1285183 - Coach House 70 Metres South Of The Old Rectory	Grade II	0.2 miles
	1032540 - Church Of St Mary	Grade II	0.2 miles
	1374920 - Veldon Cottage	Grade II	0.2 miles
	1032542 - Treen	Grade II	0.2 miles
	1032539 - The Old Rectory	Grade II	0.2 miles
	1181028 - The Dragon House	Grade II	0.2 miles



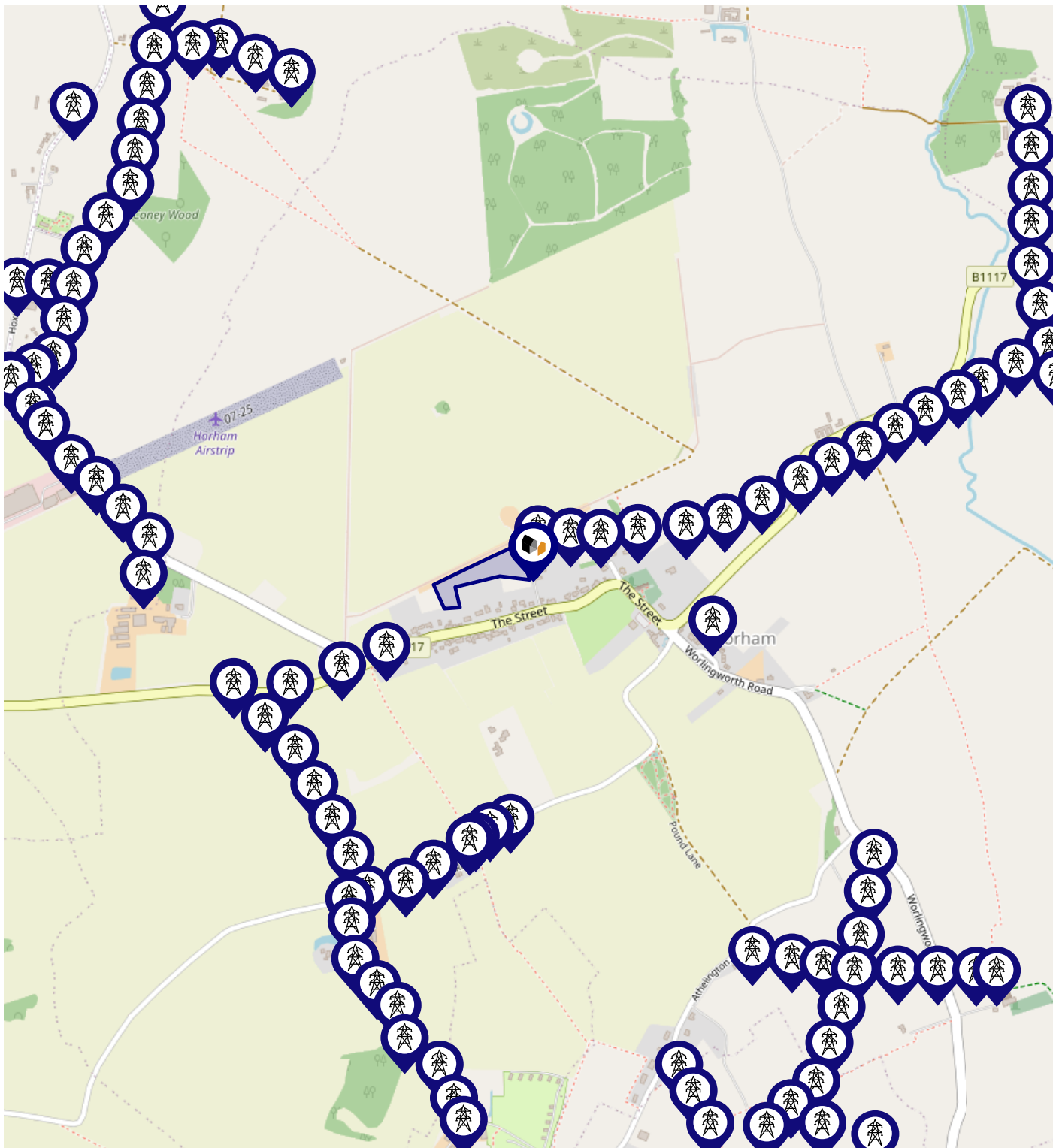
		Nursery	Primary	Secondary	College	Private
1	Stradbroke High School Ofsted Rating: Good Pupils: 353 Distance:1.55	☐	☐	☒	☐	☐
2	Stradbroke Church of England Primary School Ofsted Rating: Good Pupils: 121 Distance:1.78	☐	☒	☐	☐	☐
3	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:2.15	☐	☒	☐	☐	☐
4	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:2.53	☐	☒	☐	☐	☐
5	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:2.61	☐	☒	☐	☐	☐
6	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.31	☐	☒	☐	☐	☐
7	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:3.85	☐	☒	☐	☐	☐
8	Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.98	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.3	☐	☐	☒	☐	☐
	Fressingfield Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:4.35	☐	☒	☐	☐	☐
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.43	☐	☒	☐	☐	☐
	All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:5.13	☐	☒	☐	☐	☐
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:5.47	☐	☒	☐	☐	☐
	Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:5.61	☐	☒	☐	☐	☐
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:5.88	☐	☒	☐	☐	☐
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:5.95	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

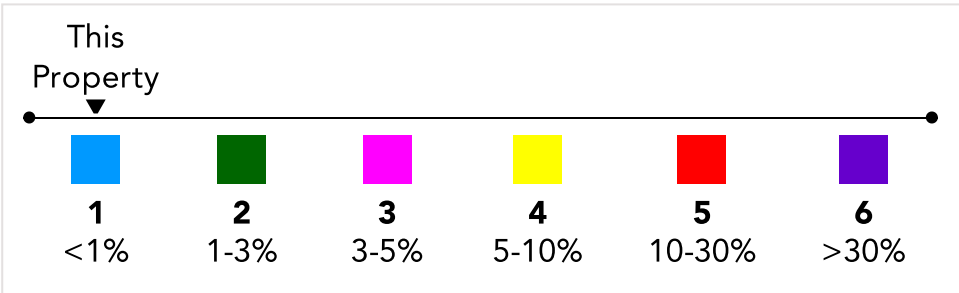
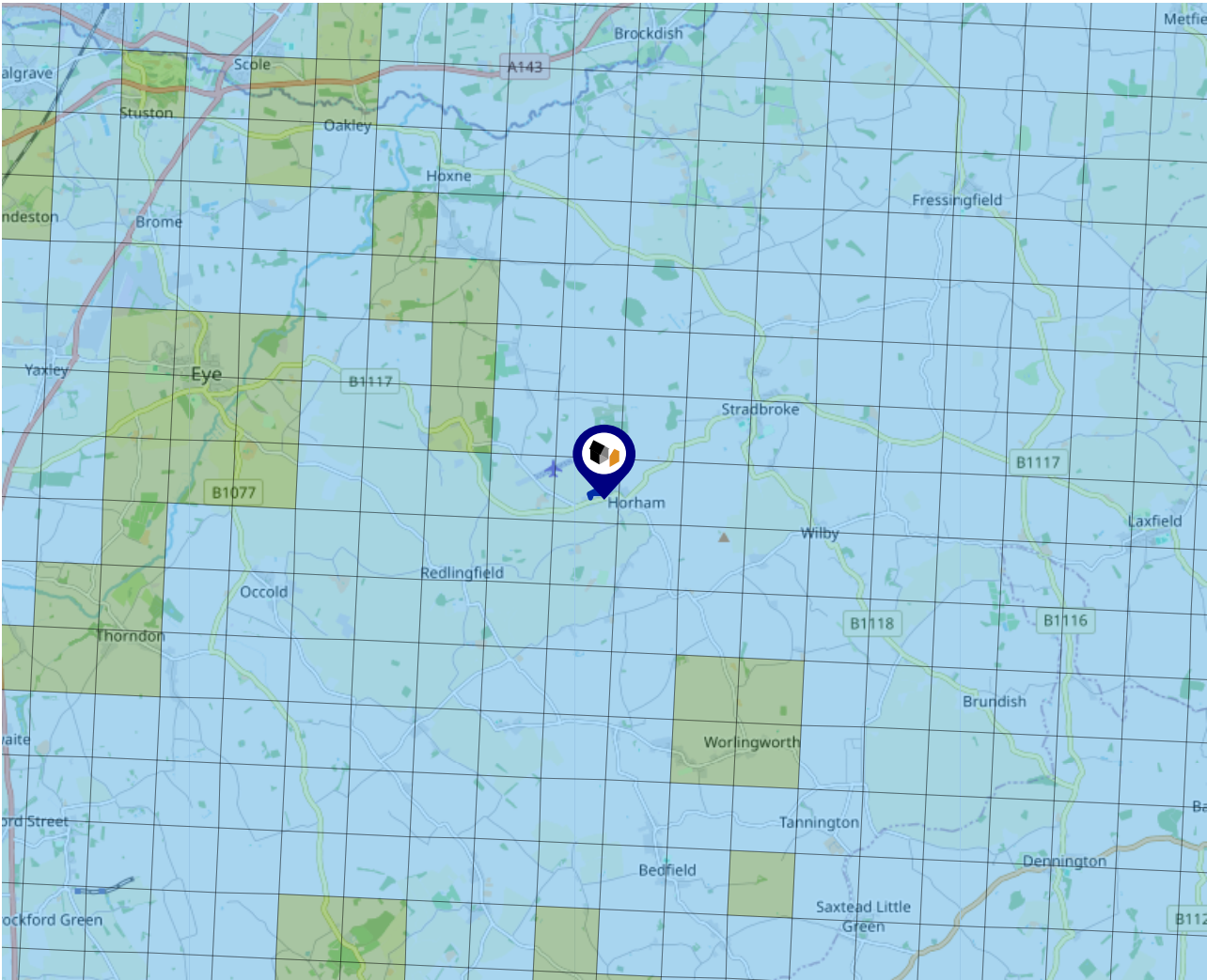


Key:

- Power Pylons
- Communication Masts

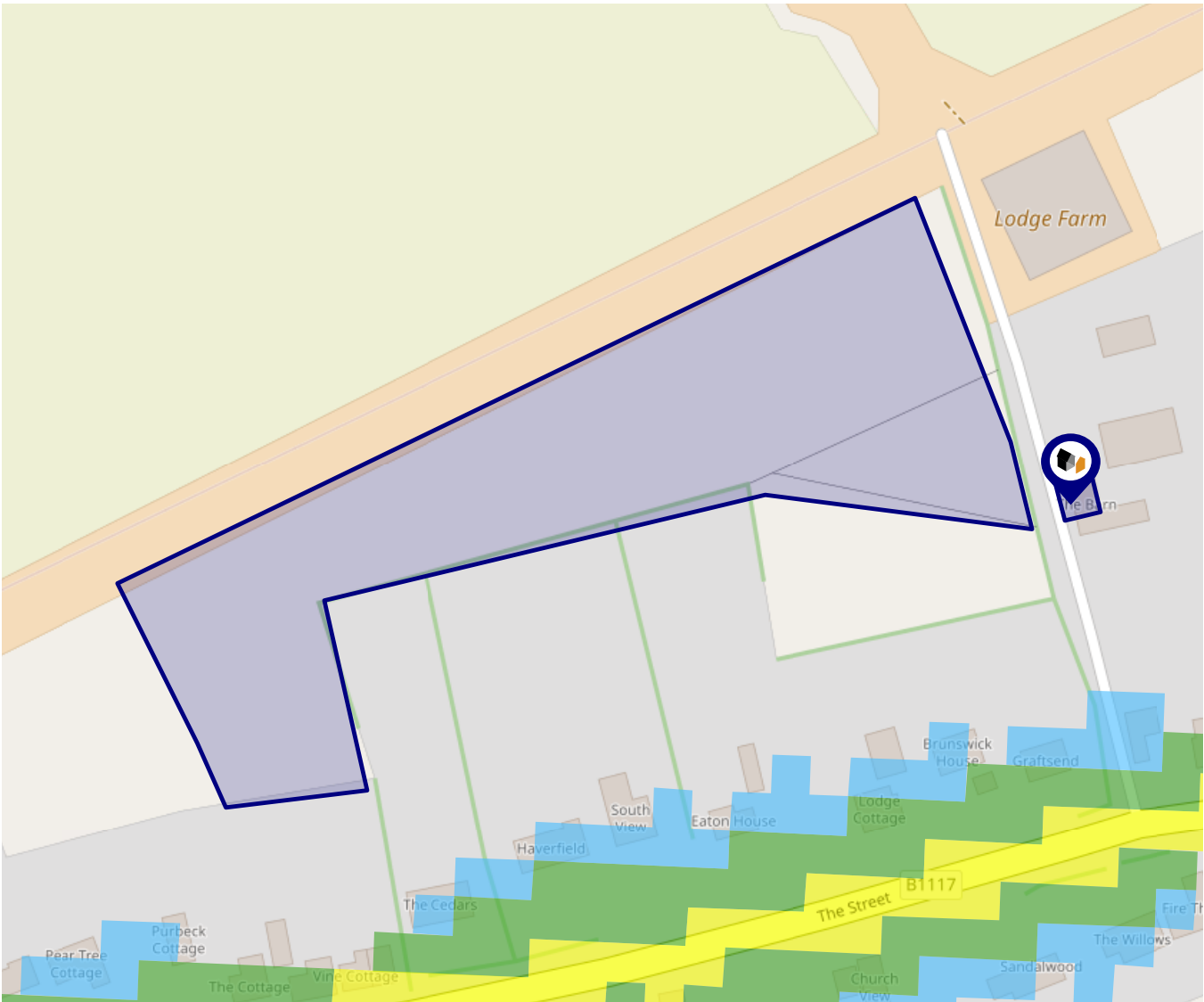
What is Radon?

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

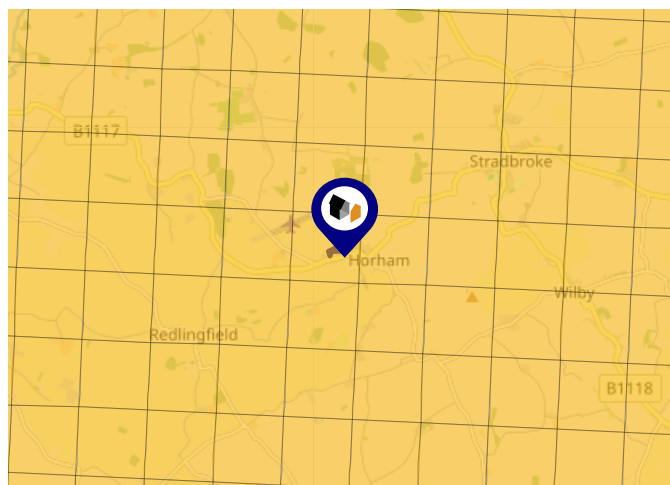


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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		

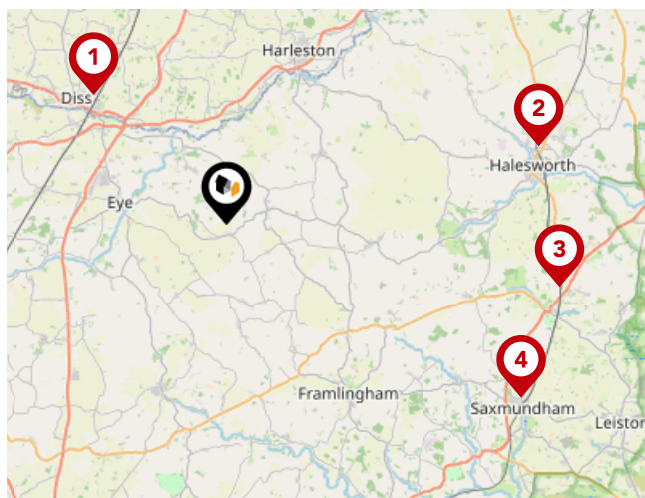


Primary Classifications (Most Common Clay Types)

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)

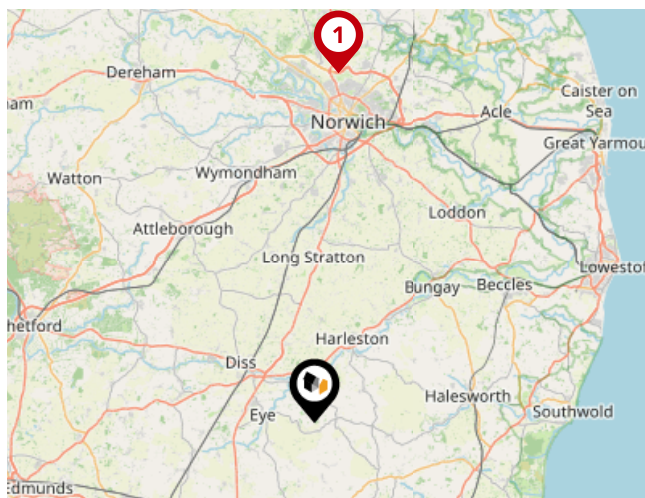


National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.69 miles
2	Halesworth Rail Station	11.69 miles
3	Darsham Rail Station	12.31 miles
4	Saxmundham Rail Station	12.41 miles

Trunk Roads/Motorways

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

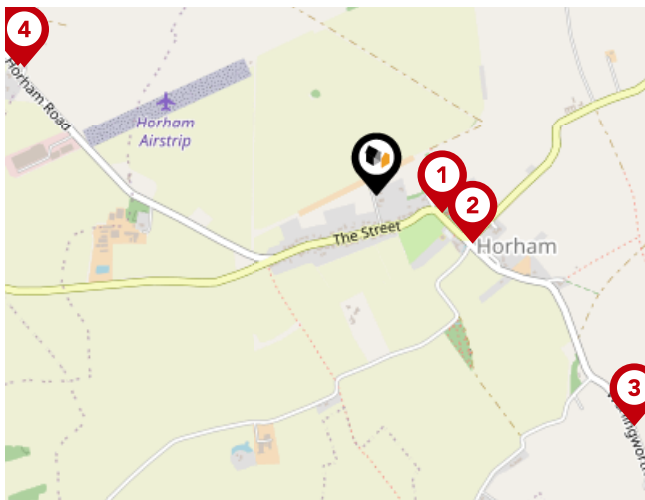


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.2 miles

Area

Transport (Local)

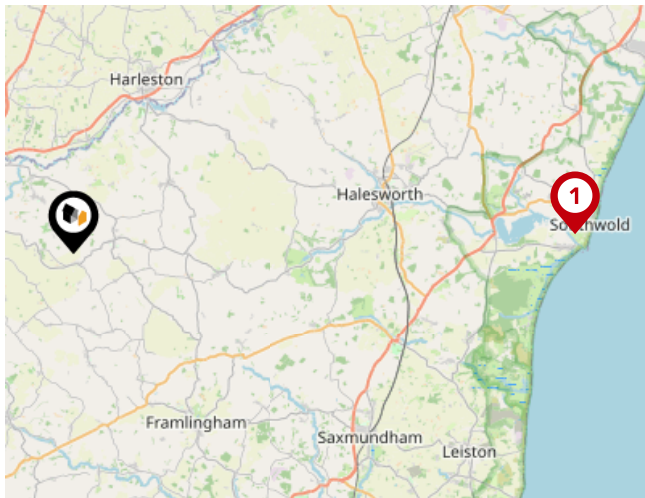


Bus Stops/Stations

Pin	Name	Distance
1	Church	0.15 miles
2	Stradbroke Road	0.24 miles
3	Thickthorn Farm	0.78 miles
4	Horham Road	0.84 miles
5	Hoxne Road	0.86 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	18.2 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 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



/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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