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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 20th May 2026**



## SHELFANGER ROAD, ROYDON, DISS, IP22

### Whittley Parish | Diss

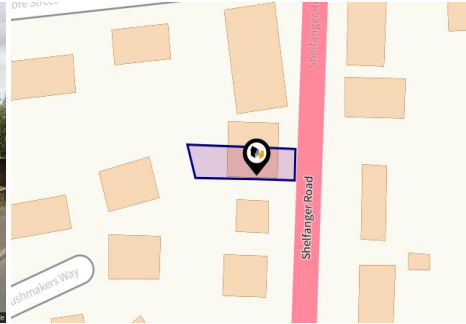
4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 807 ft<sup>2</sup> / 75 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Year Built :** 1995  
**Council Tax :** Band C  
**Annual Estimate:** £2,207  
**Title Number:** NK175570

**Tenure:** Freehold

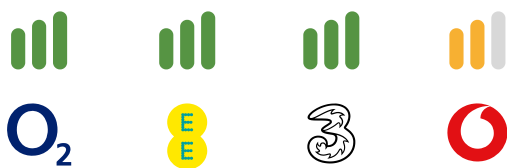
## Local Area

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

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Gallery Photos







## SHELFANGER ROAD, ROYDON, DISS, IP22





Roydon, IP22

Energy rating

**C**

Valid until 13.10.2035

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	76   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

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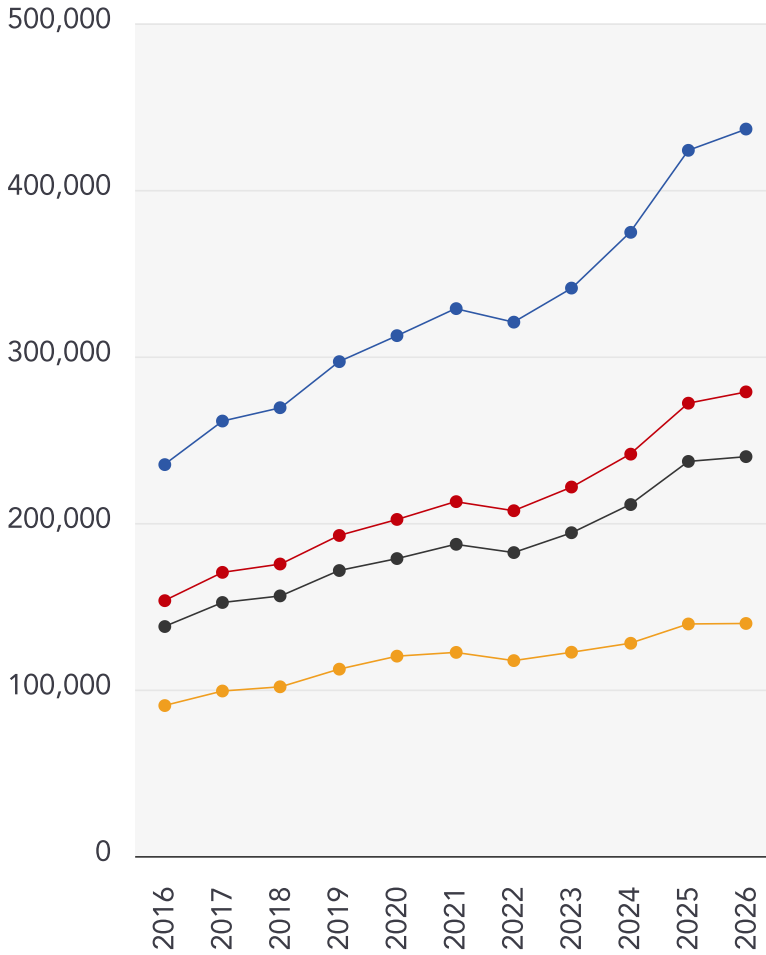
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

# 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%**

# 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.

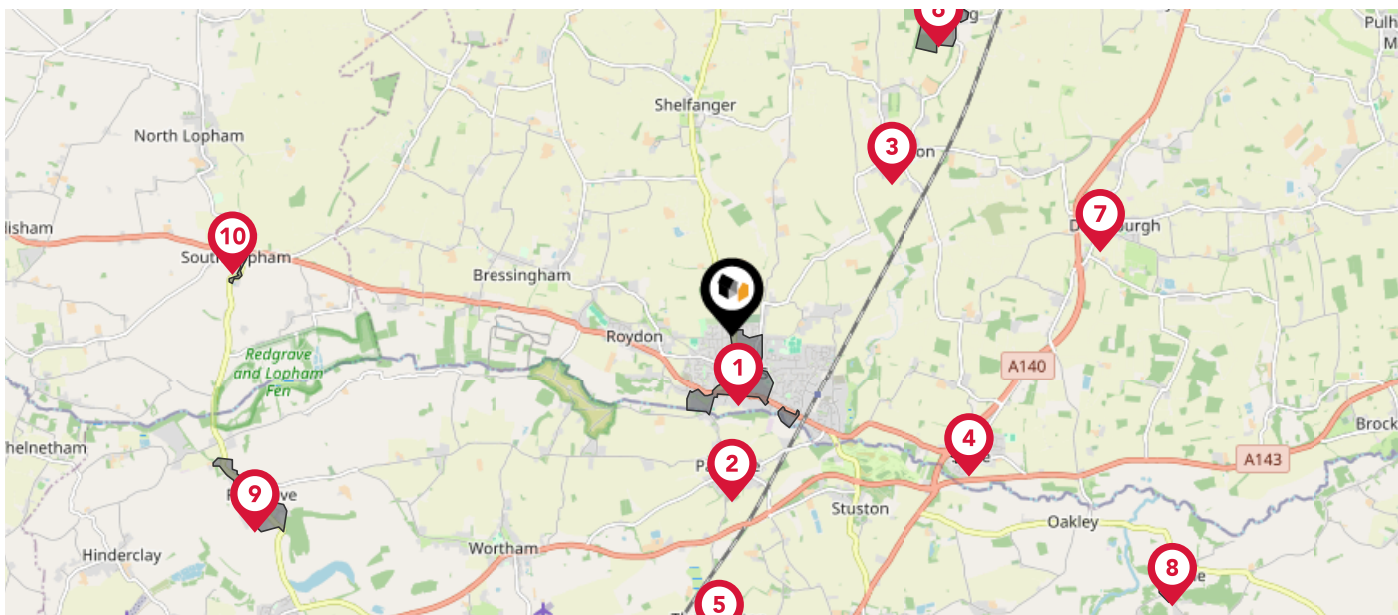
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Diss



Palgrave



Burston



Scole



Thrandeston



Gissing



Dickleburgh



Hoxne



Redgrave



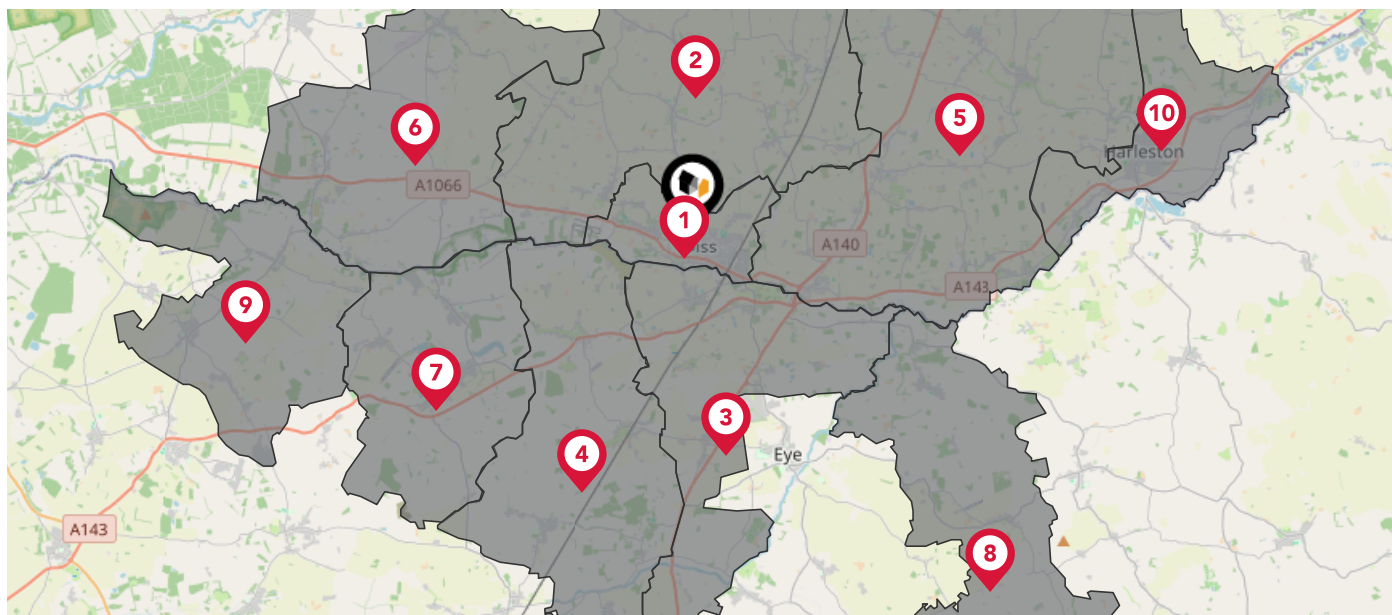
South Lopham

# Maps











## Council Wards



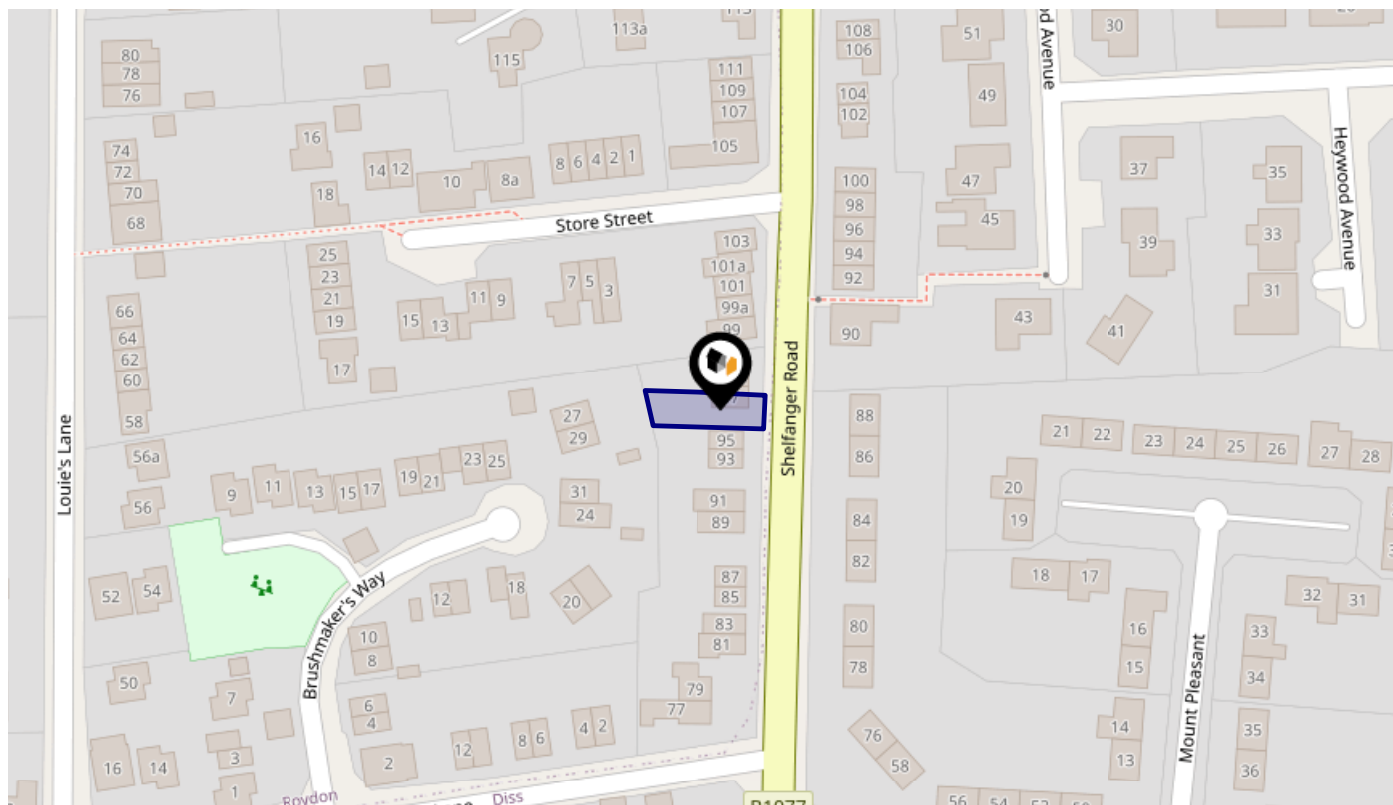
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  1 Diss & Roydon Ward
-  2 Bressingham & Burston Ward
-  3 Palgrave Ward
-  4 Gislingham Ward
-  5 Beck Vale, Dickleburgh & Scole Ward
-  6 Guiltcross Ward
-  7 Rickinghall Ward
-  8 Hoxne & Worlingworth Ward
-  9 Barningham Ward
-  10 Harleston Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

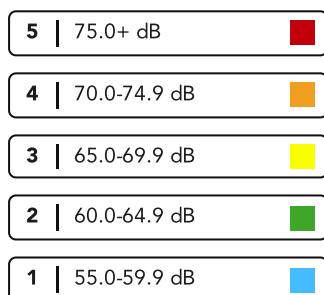


## Rail Noise Data

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:

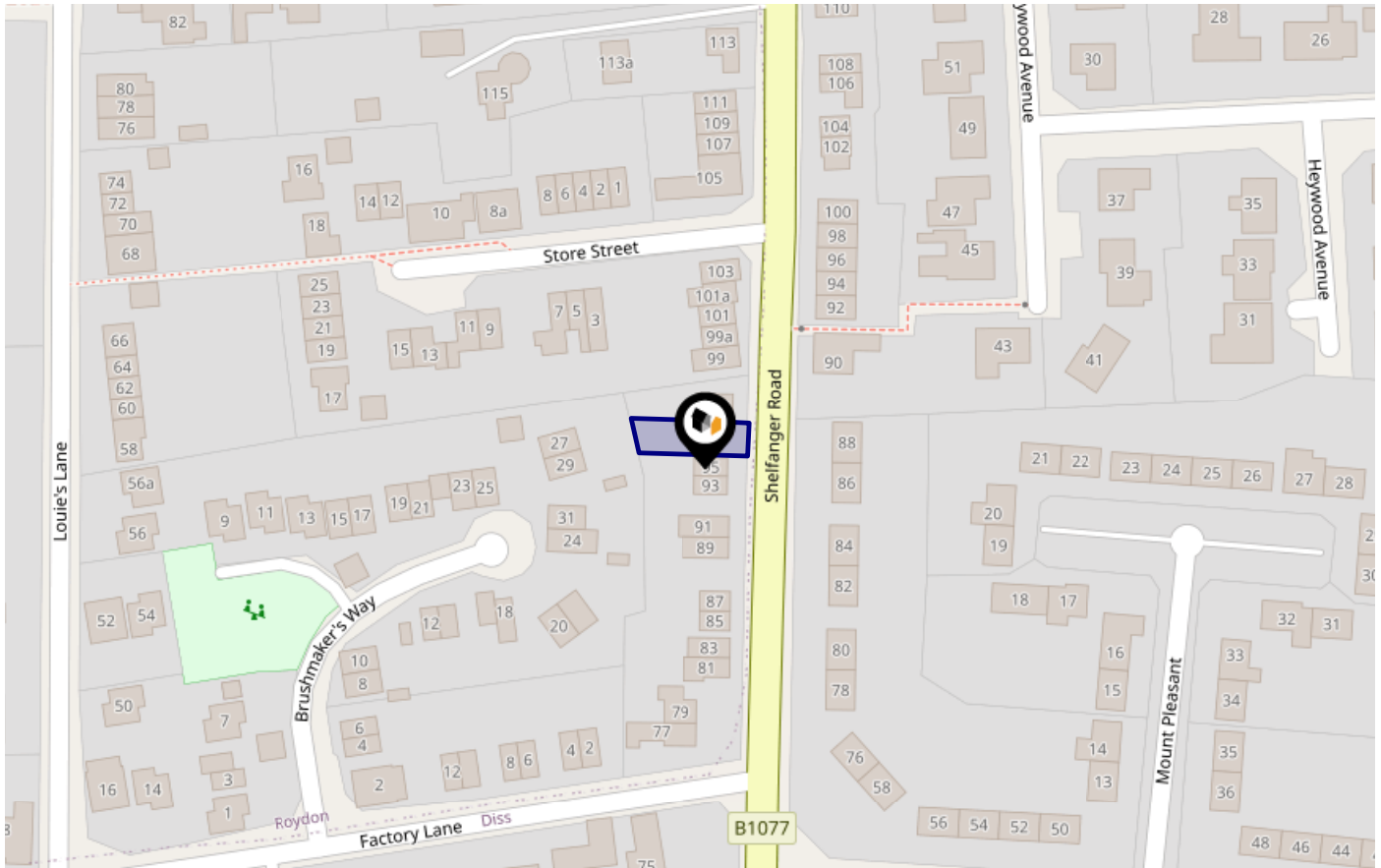


# Flood Risk

## 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:

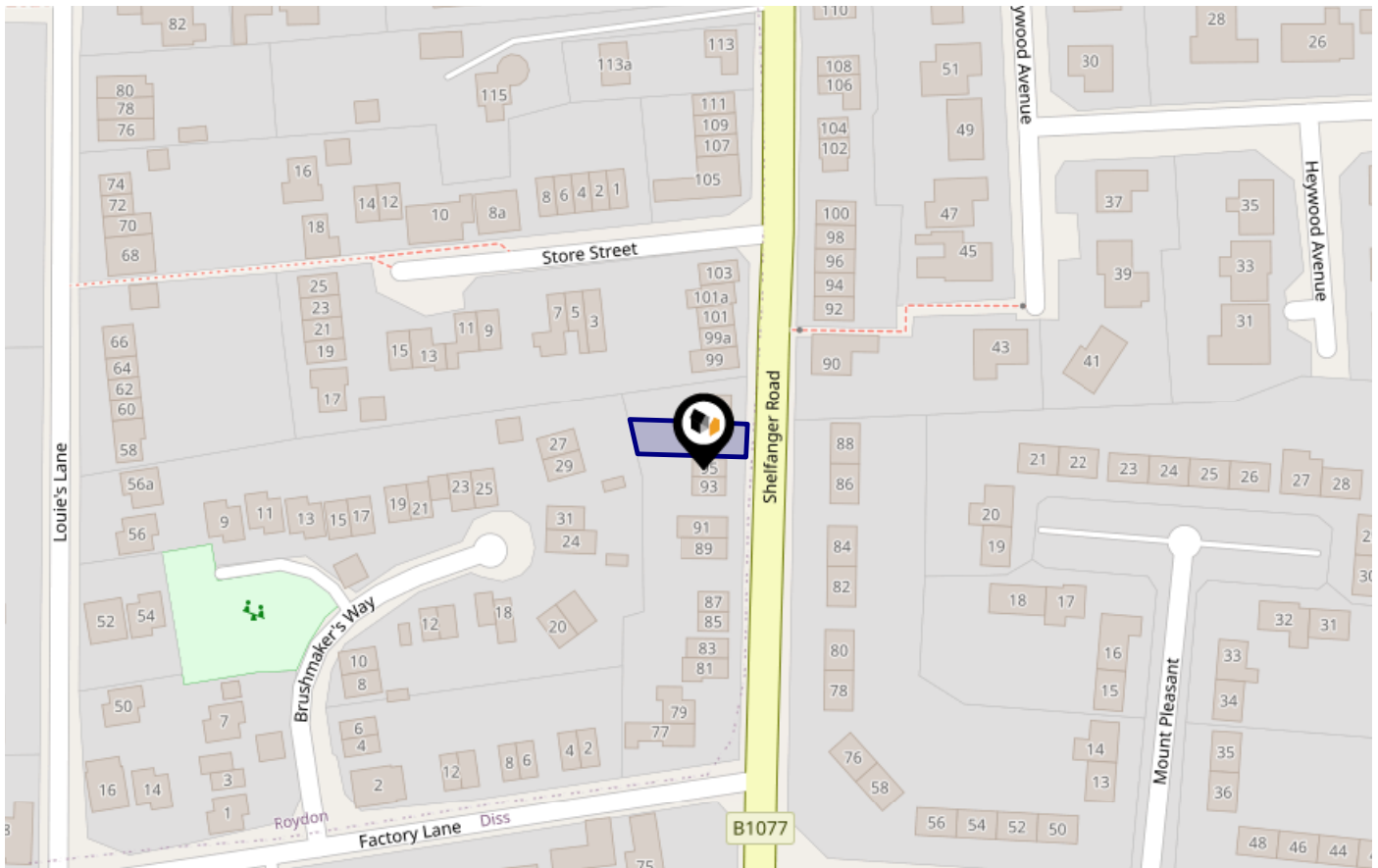


# Flood Risk

## 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:

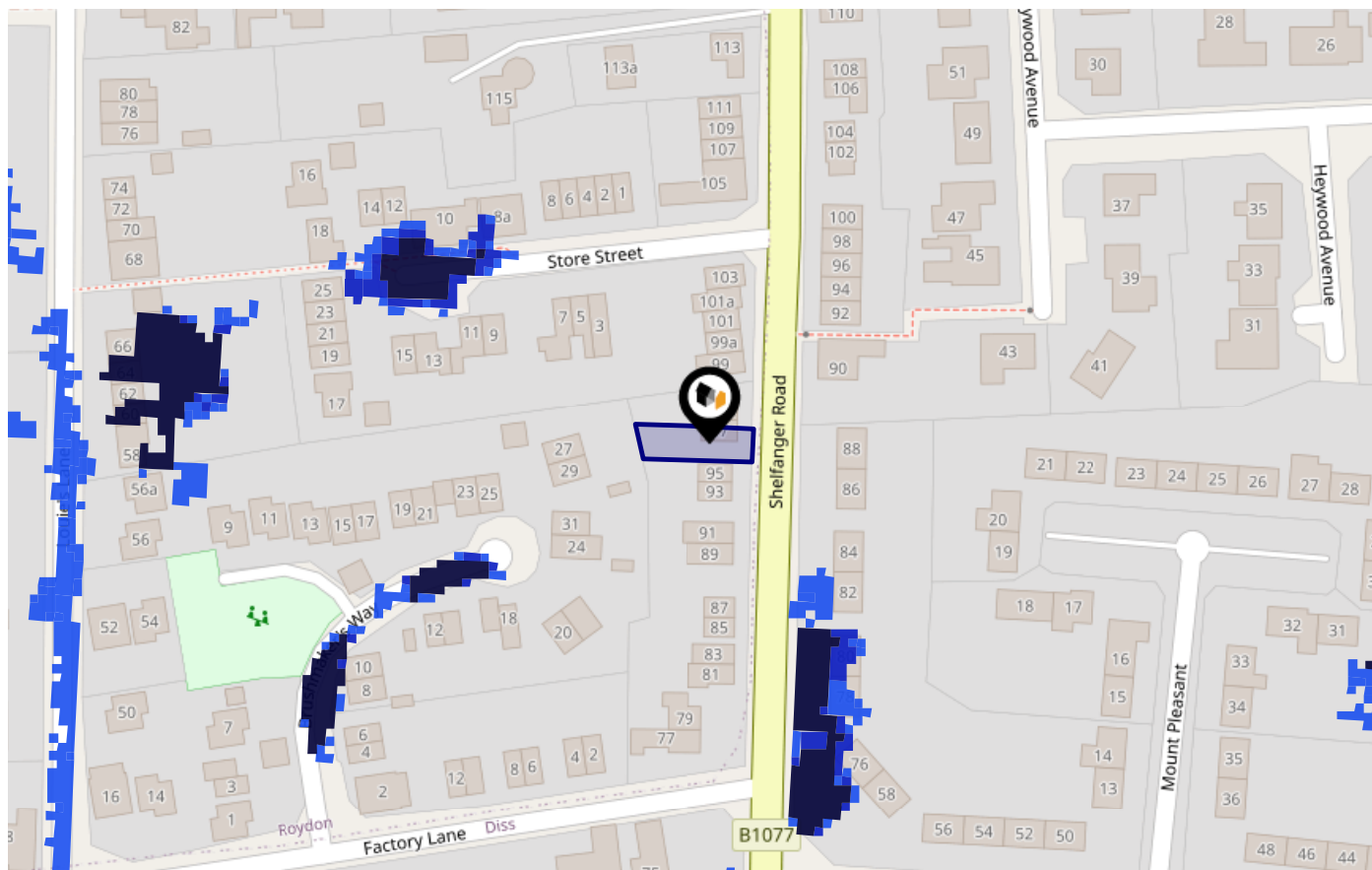


# Flood Risk

## 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.

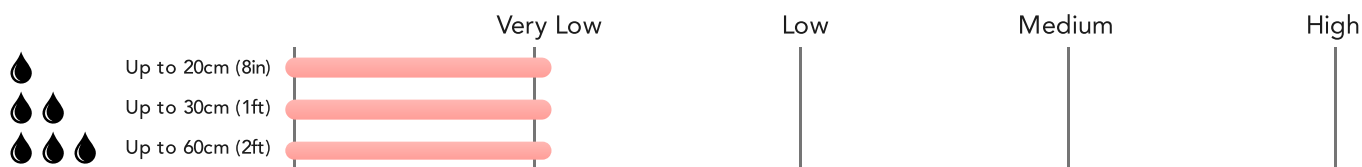


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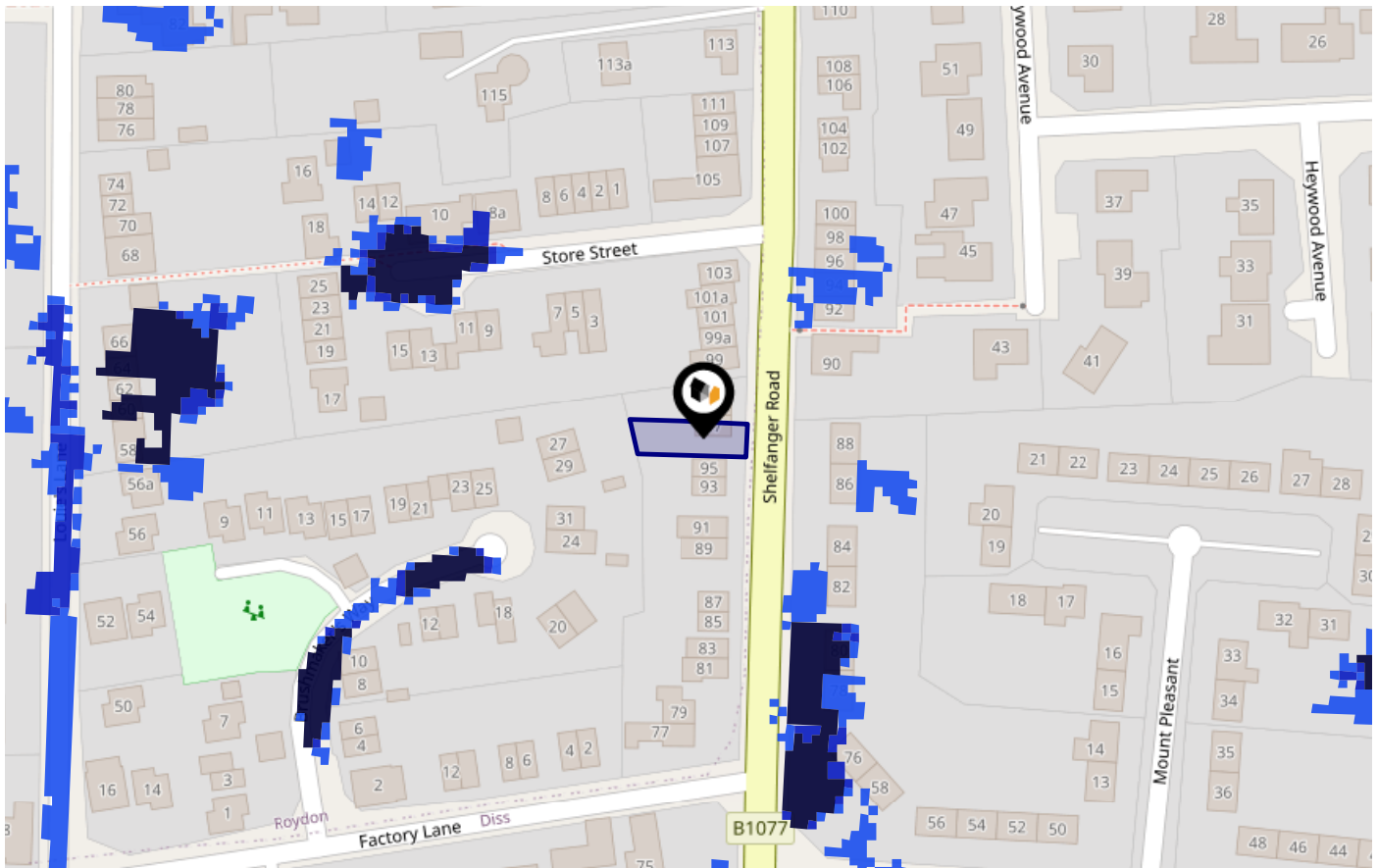


# Flood Risk

## 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

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:

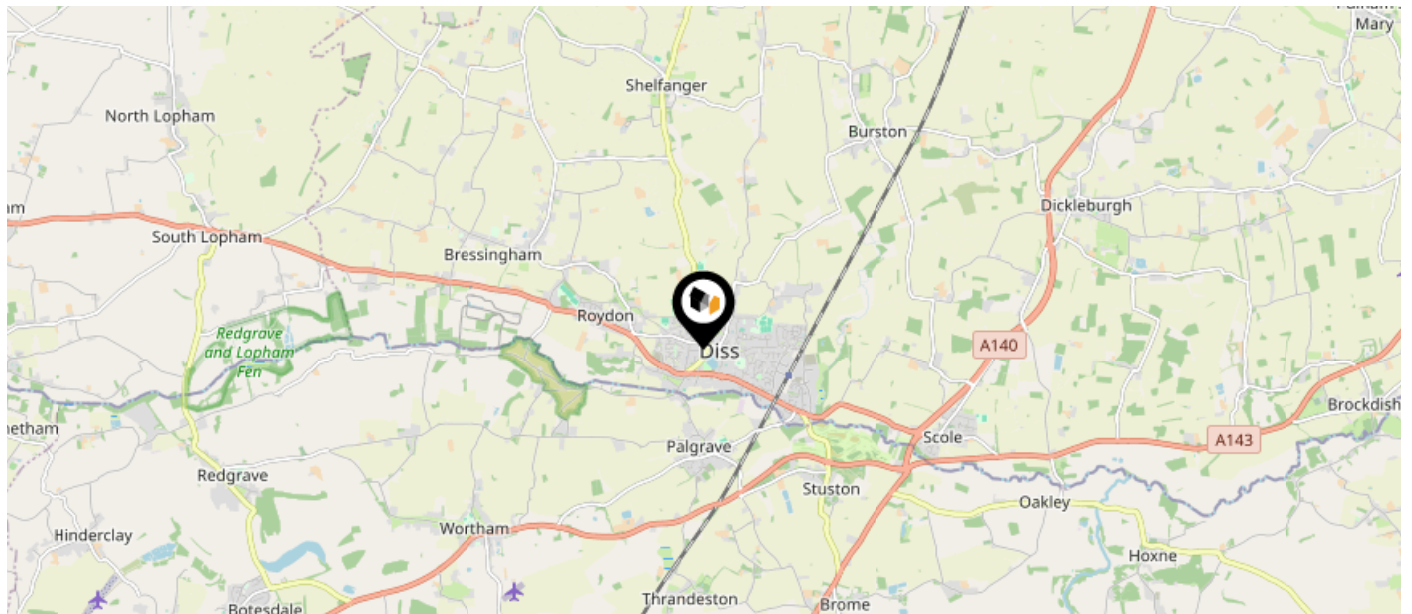


# Maps

## Green Belt



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



### Nearby Green Belt Land

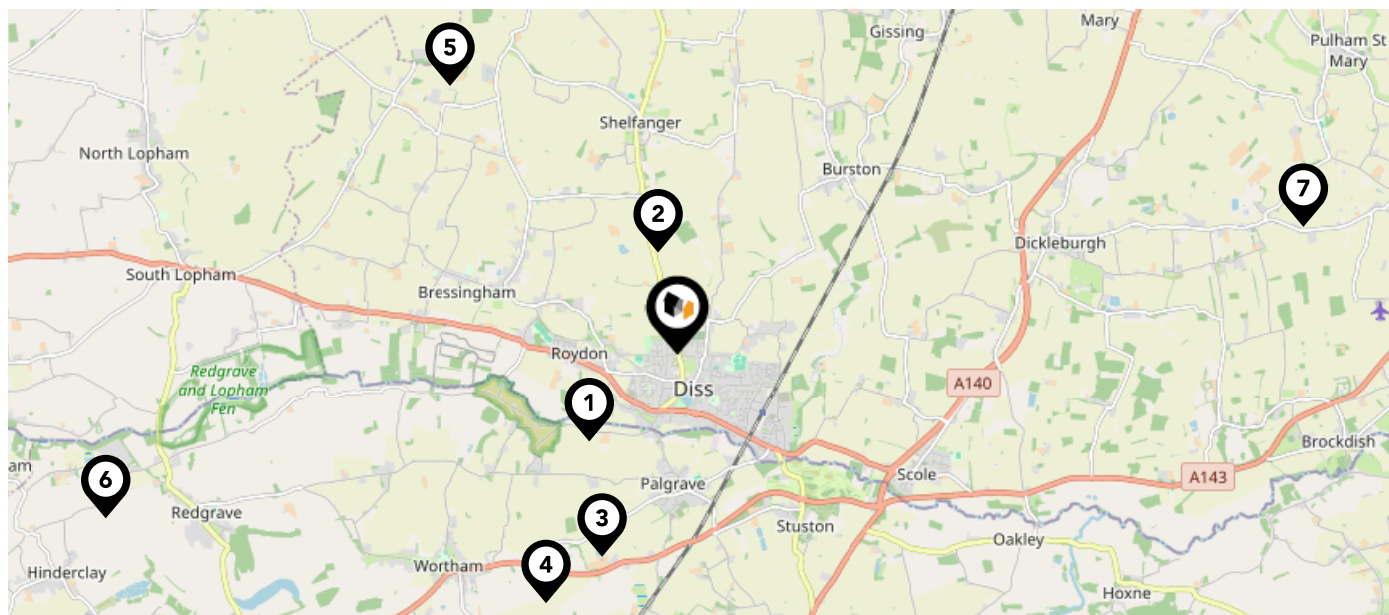
No data available.

# 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

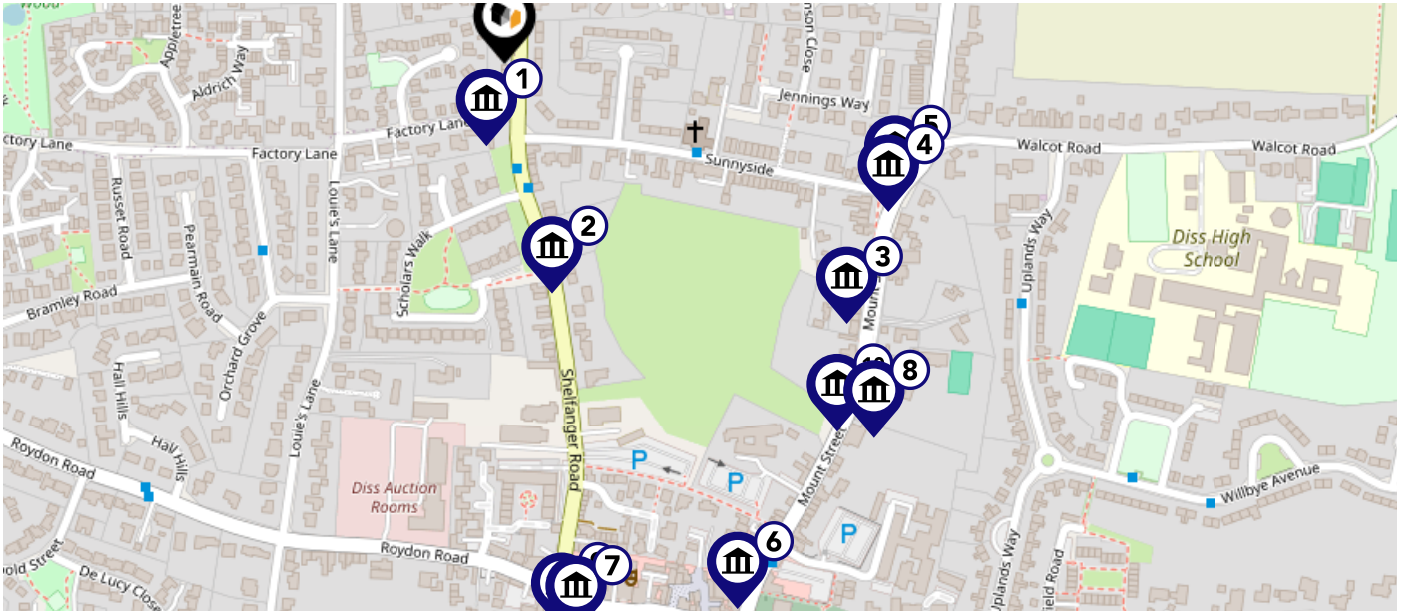
	Roydon Fen-Roydon, Norfolk	Historic Landfill
	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
	Former Air field-Fersfield Drive, Norfolk	Historic Landfill
	Redgrave Road-Hinderclay	Historic Landfill
	Furze Green - South Green-Dickleburgh	Historic Landfill











# Maps

## Listed Buildings

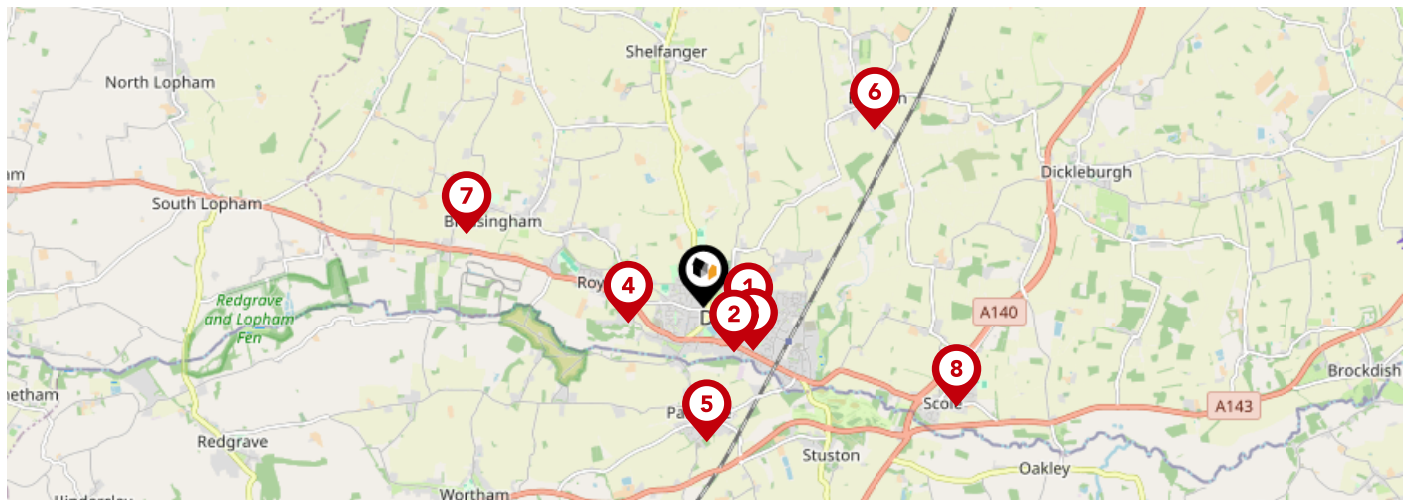


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



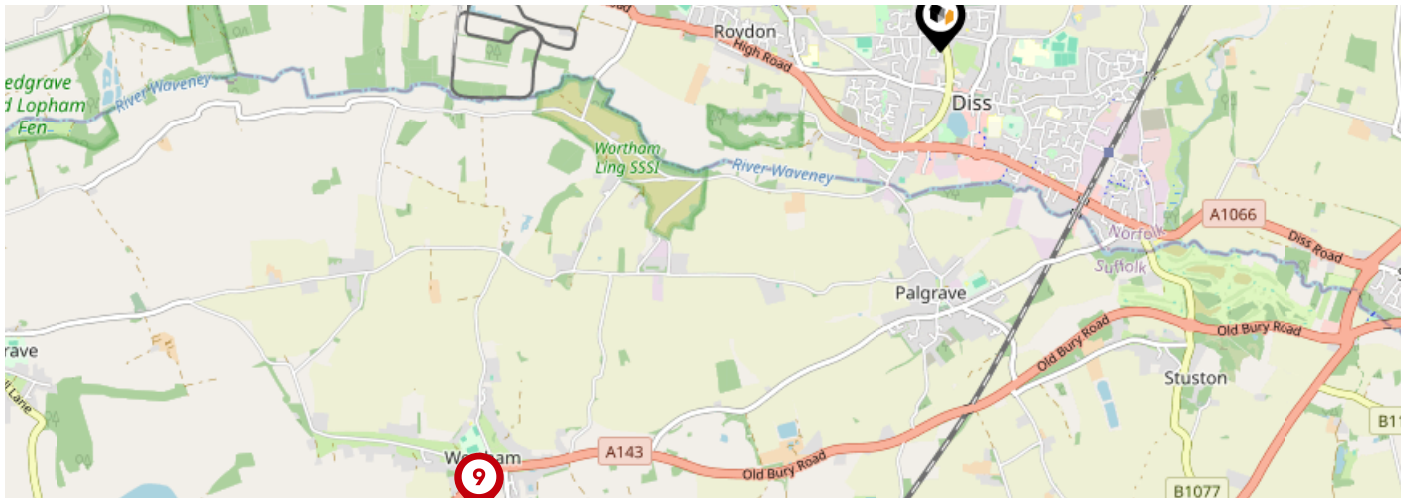
Listed Buildings in the local district	Grade	Distance
 1373312 - 1a And 1b, Shelfanger Road	Grade II	0.0 miles
 1373567 - 52, Shelfanger Road	Grade II	0.1 miles
 1049716 - 35, Mount Street	Grade II	0.2 miles
 1306187 - Heywood Cottage	Grade II	0.2 miles
 1373542 - 49 50, Mount Street	Grade II	0.2 miles
 1373538 - 3, Mount Street	Grade II	0.3 miles
 1049725 - 13, St Nicholas Street	Grade II	0.3 miles
 1049718 - The Manor House	Grade II	0.3 miles
 1049726 - 14 14a 14b, St Nicholas Street	Grade II	0.3 miles
 1049713 - 23 24, Mount Street	Grade II	0.3 miles

# Area Schools



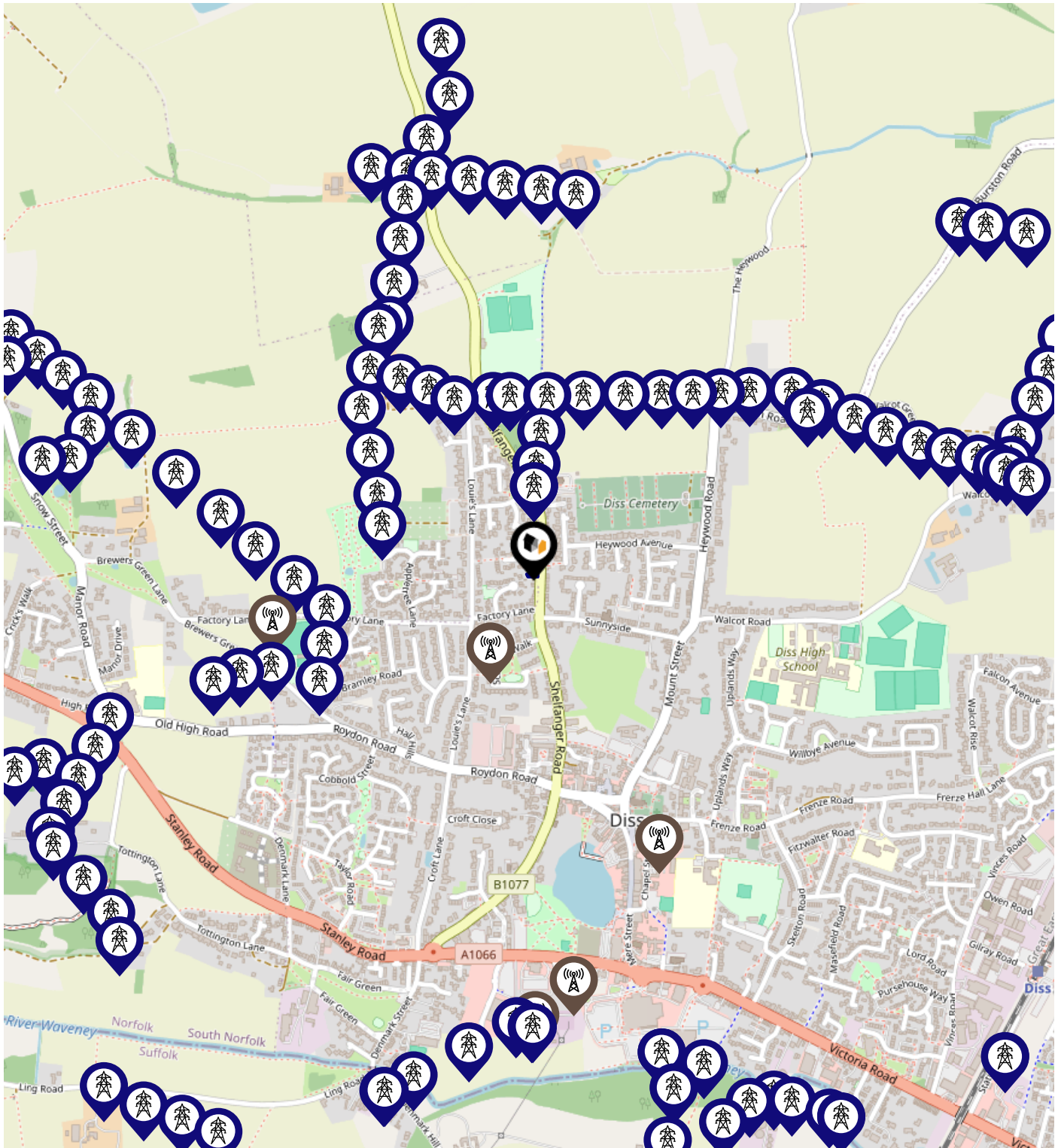
	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Diss High School</b> Ofsted Rating: Good   Pupils: 941   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Diss Church of England Junior Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Diss Infant Academy and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 116   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Roydon Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Palgrave Church of England Primary School</b> Ofsted Rating: Good   Pupils: 82   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Burston Community Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Bressingham Primary School</b> Ofsted Rating: Good   Pupils: 142   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Score Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 51   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools





	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Wortham Primary School</b> Ofsted Rating: Outstanding   Pupils: 102   Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>All Saints Church of England Voluntary Aided Primary School, Winfarthing</b> Ofsted Rating: Good   Pupils: 27   Distance:3.03</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Dickleburgh Church of England Primary Academy (With Pre-School)</b> Ofsted Rating: Outstanding   Pupils: 187   Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Mellis Church of England Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:3.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hartismere School</b> Ofsted Rating: Outstanding   Pupils: 1063   Distance:4.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>St Peter and St Paul Church of England Primary School, Eye</b> Ofsted Rating: Good   Pupils: 181   Distance:4.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Botolph's Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 177   Distance:4.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Andrew's CofE VA Primary School, Lopham</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:4.96</p>	<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

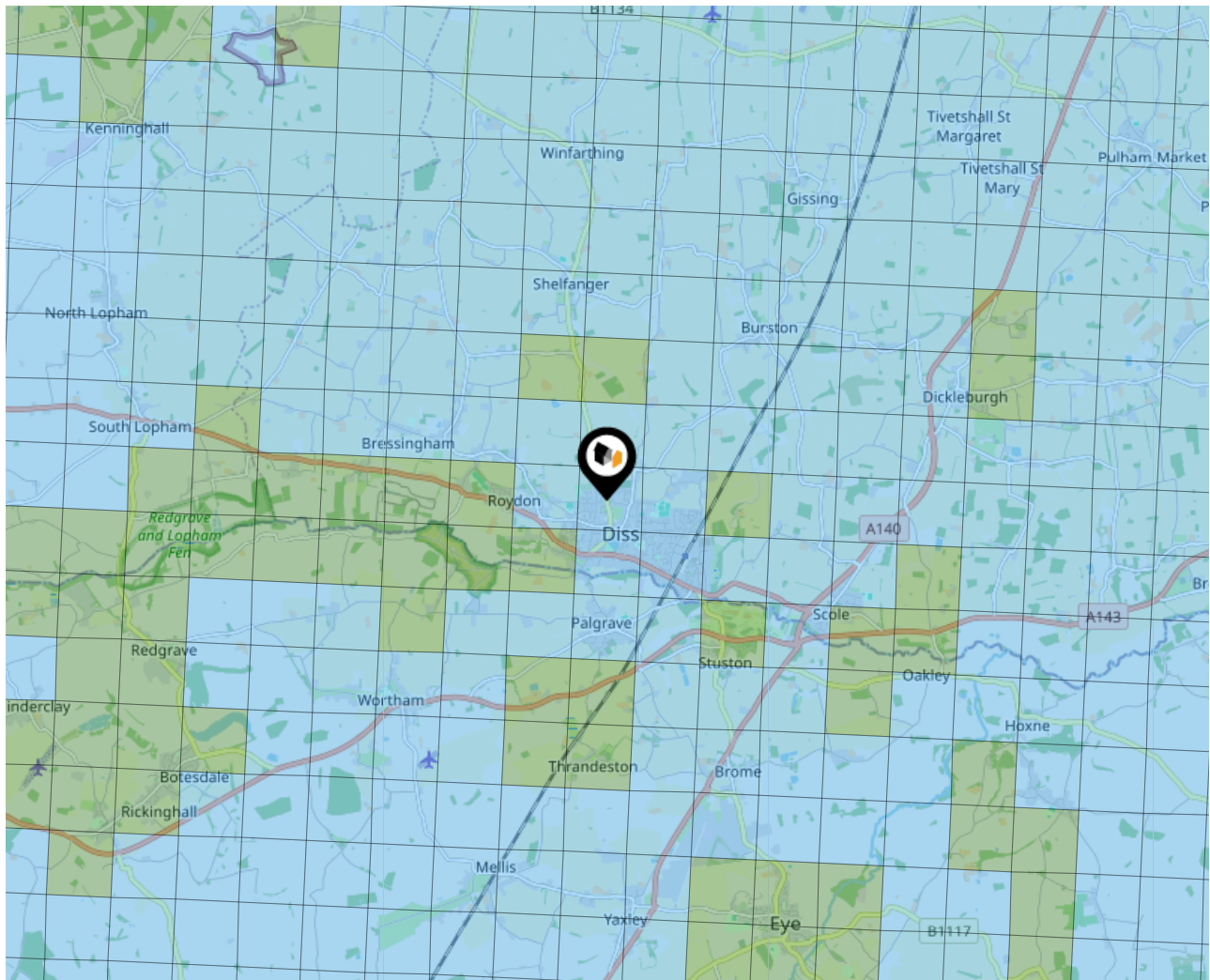
# Environment

## Radon Gas

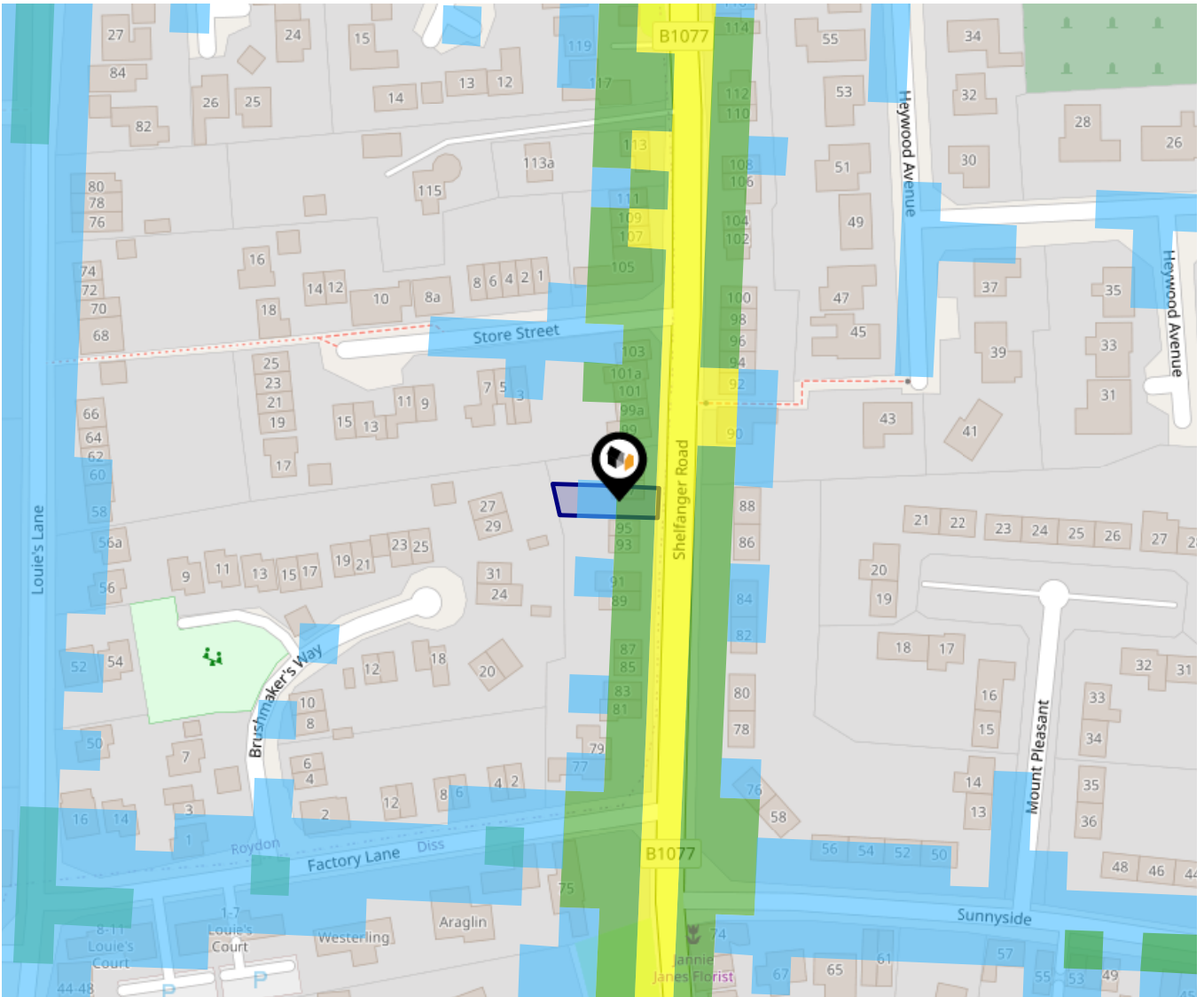


### What is Radon?

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/m<sup>3</sup>).



# Local Area Road Noise



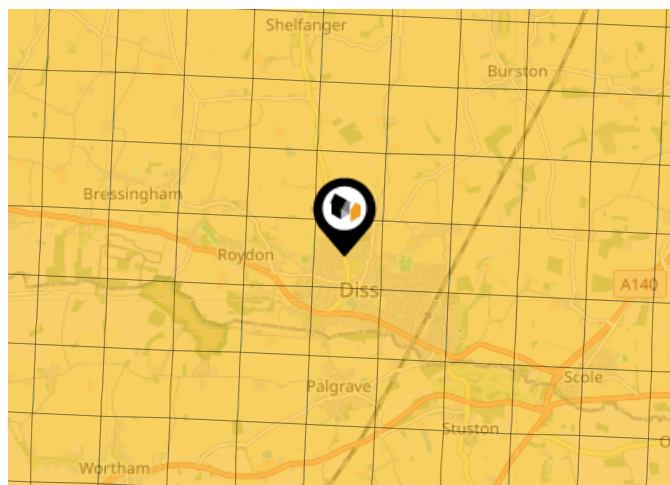
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

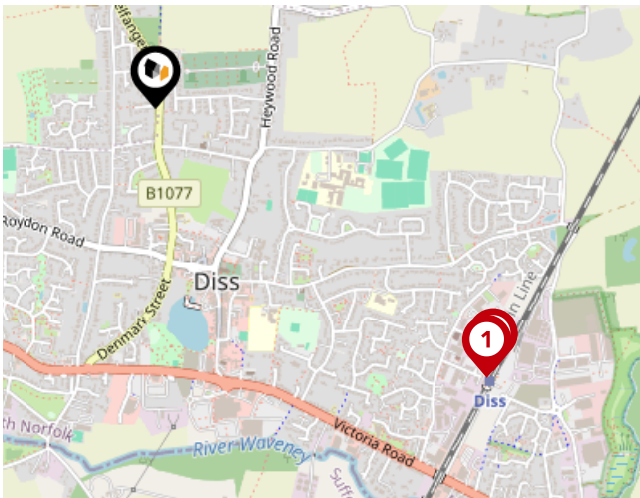


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

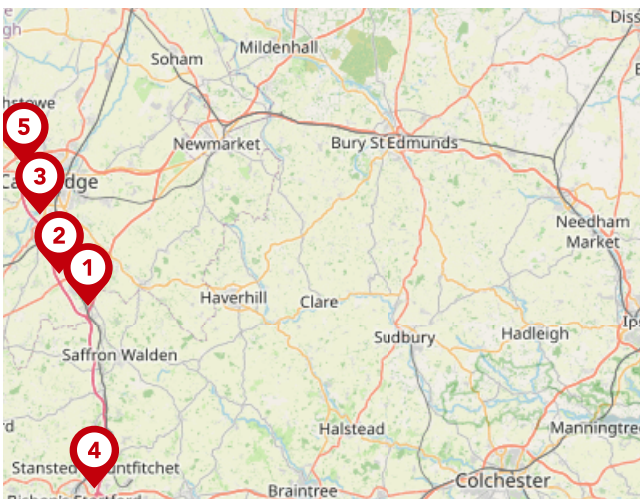
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	0.97 miles
2	Diss Rail Station	0.97 miles
3	Eccles Road Rail Station	8.41 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.74 miles
2	M11 J10	45.44 miles
3	M11 J11	45.11 miles
4	M11 J8	52.29 miles
5	M11 J13	45.04 miles

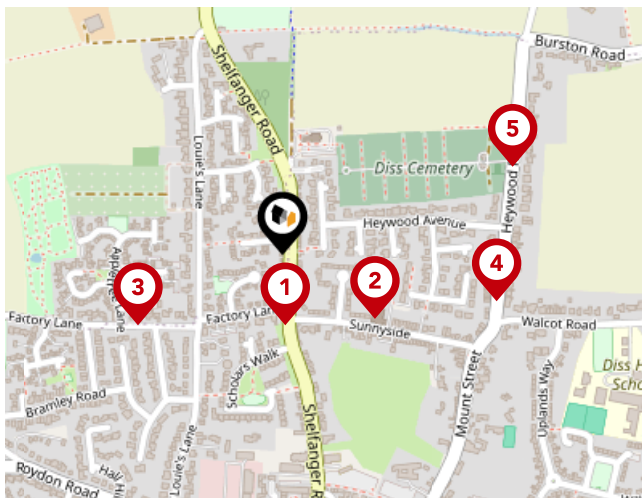


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	21.17 miles
2	Southend-on-Sea	58.82 miles
3	Cambridge	41.22 miles
4	Stansted Airport	49.44 miles

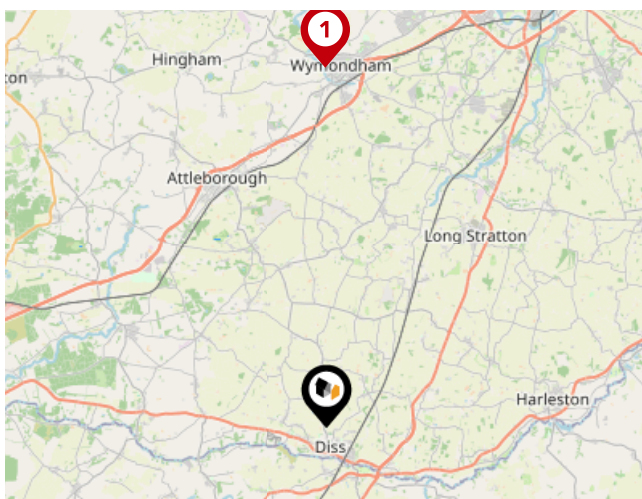
# Area

## Transport (Local)



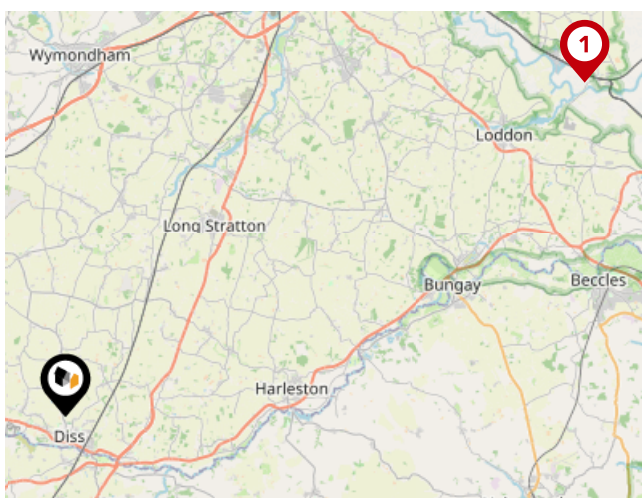
### Bus Stops/Stations

Pin	Name	Distance
1	Scholars Walk	0.08 miles
2	Salvation Army Church	0.13 miles
3	Factory Lane	0.18 miles
4	Walcot Road	0.25 miles
5	Heywood Avenue	0.28 miles



### Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13 miles



### Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	22.33 miles



### Whittleby Parish | Diss

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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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#### Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

