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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th March 2025



THE GREEN, DISS, IP22

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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













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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Council Tax :	Band E		
Annual Estimate:	£2,581		
Title Number:	SK158236		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Palgrave			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	69 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	
				



Planning records for: *The Green, Diss, IP22*

Reference - DC/21/06495
Decision: Granted
Date: 30th November 2021
Description: Householder application - Erection of summer house (retention of)

Reference - DC/23/02285
Decision: Granted
Date: 15th May 2023
Description: Application for a Non Material Amendment relating to DC/22/03231 - As per covering letter and details received.

Reference - DC/19/01264
Decision: Granted
Date: 14th March 2019
Description: Householder Planning Application - Erection of a rear garden room (following removal of conservatory).

Reference - DC/23/02276
Decision: Granted
Date: 15th May 2023
Description: Application for Listed Building Consent - Erection of a single storey rear garden room extension(following removal of conservatory).

Planning History

This Address



Planning records for: *The Green, Diss, IP22*

Reference - DC/17/04289
Decision: Refused
Date: 22nd August 2017
Description: Application for Listed Building Consent - Erection of rear conservatory (following removal of existing)

Reference - 0772/06
Decision: Refused
Date: 09th May 2006
Description: Erection of new conservatory

Reference - DC/23/02275
Decision: Granted
Date: 15th May 2023
Description: Householder Application - Erection of a single storey rear garden room extension (following removal of conservatory).

Reference - DC/24/04316
Decision: Decided
Date: 27th September 2024
Description: Notification of Works to a tree in a Conservation Area - Fell 1 No. Robina Pseudoacacia (T1)



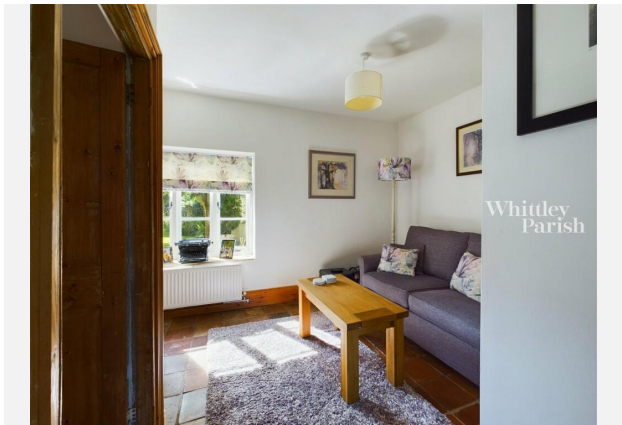
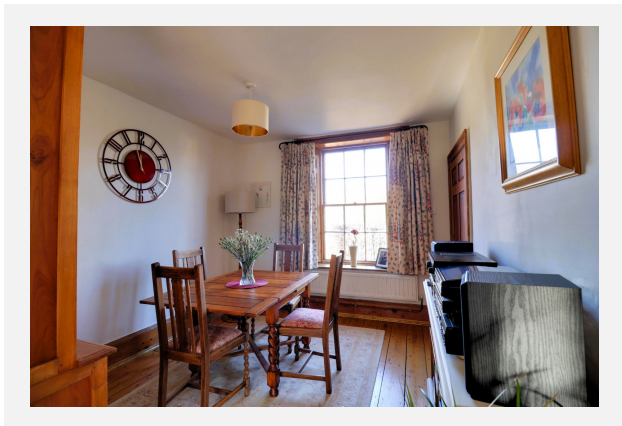
Planning records for: *The Green, Diss, IP22*

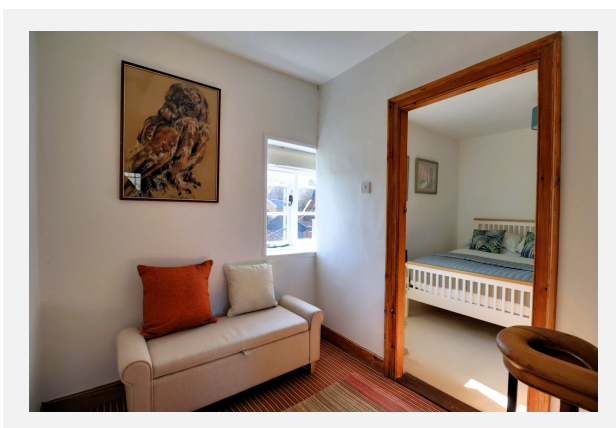
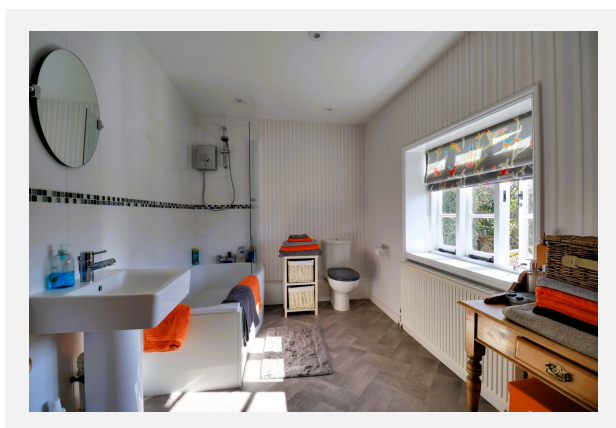
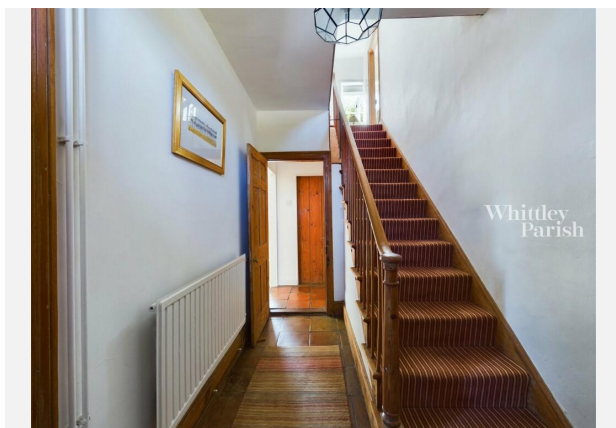
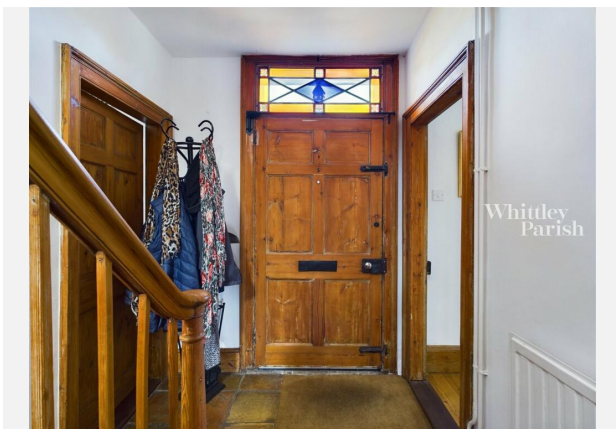
Reference - DC/23/00492	
Decision:	Withdrawn
Date:	31st January 2023
Description:	Application for Listed Building Consent - Erection of a single storey garden room (following demolition of conservatory)

Reference - DC/23/00491	
Decision:	Withdrawn
Date:	31st January 2023
Description:	Householder Application - Erection of a single storey garden room (following demolition of conservatory)

Reference - DC/19/00181	
Decision:	Granted
Date:	15th January 2019
Description:	Application for Listed Building Consent. Erection of a rear garden room following removal of conservatory.









THE GREEN, DISS, IP22

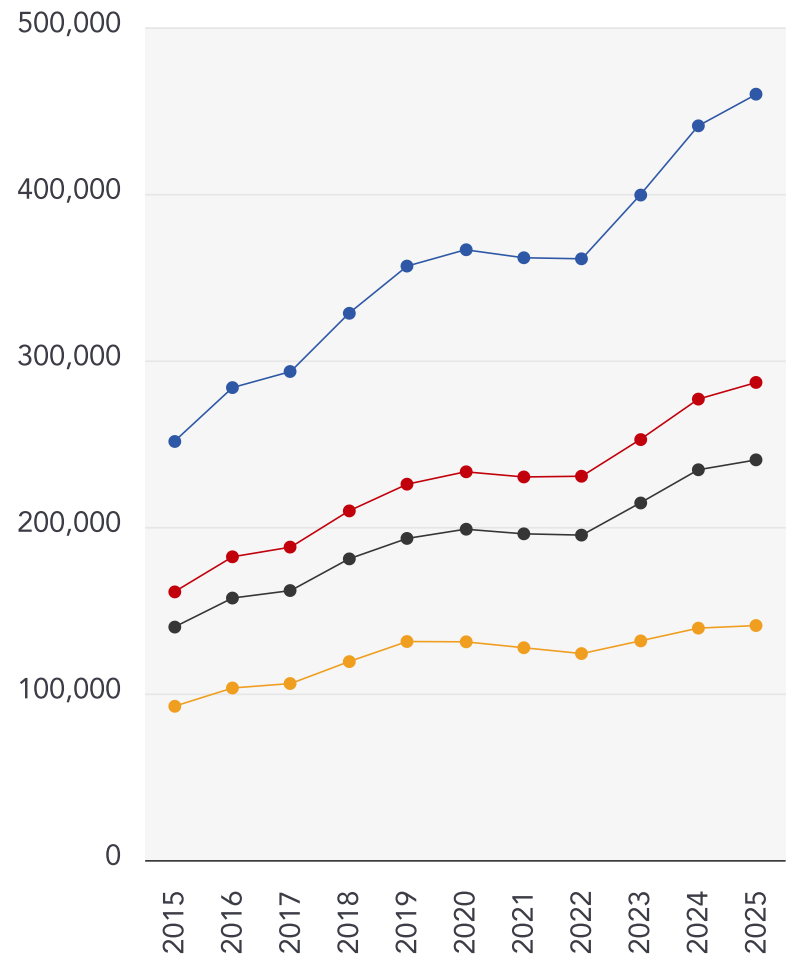


Market

House Price Statistics



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



Detached

+82.97%

Semi-Detached

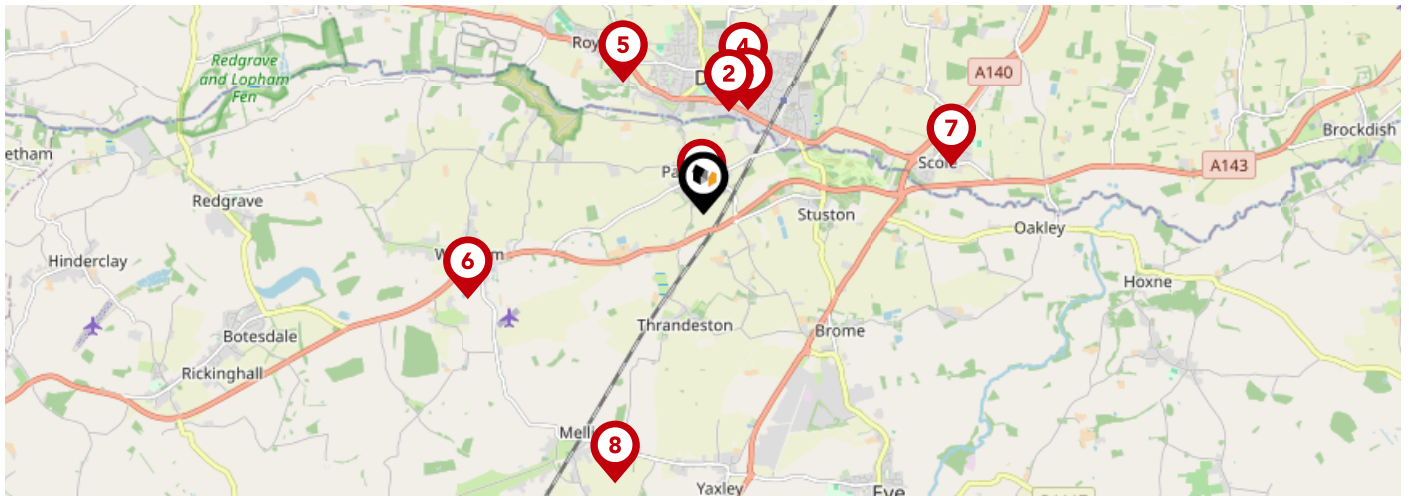
+78.11%

Terraced

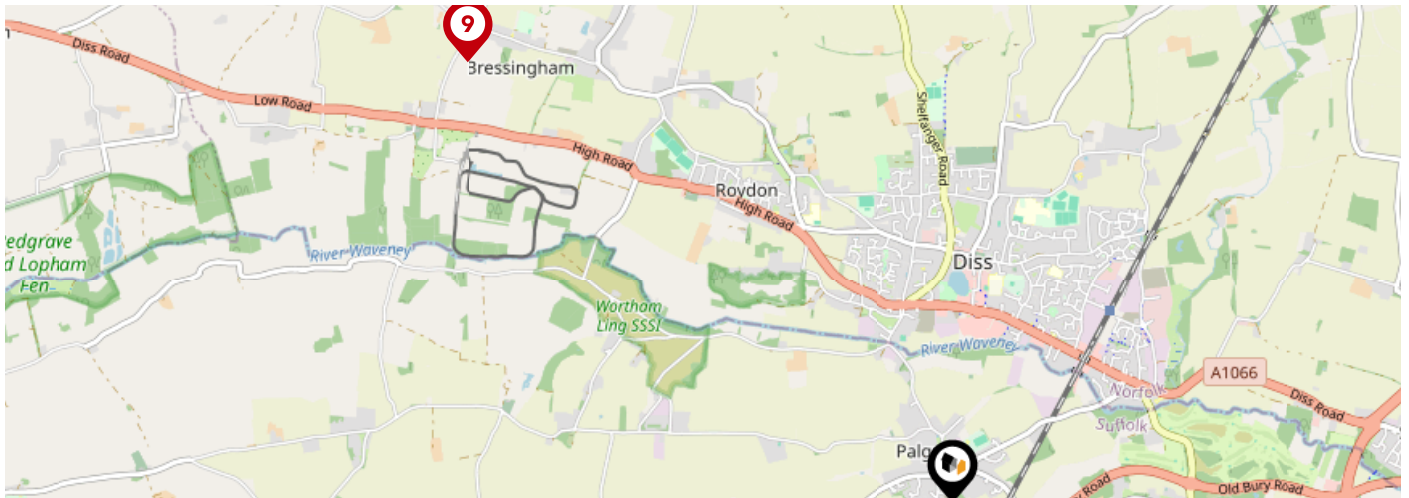
+71.77%

Flat

+52.51%



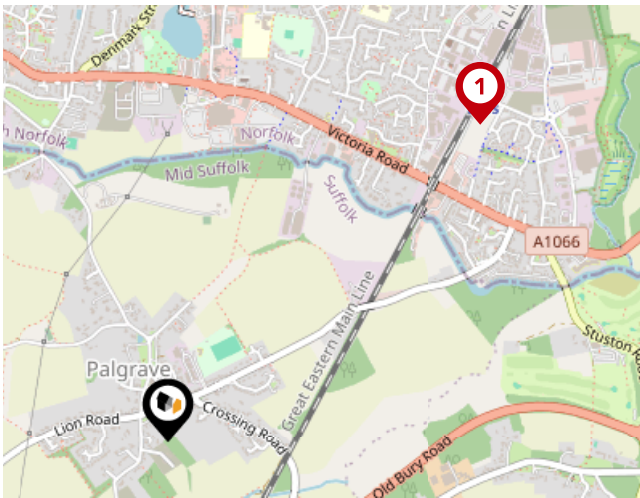
		Nursery	Primary	Secondary	College	Private
1	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Diss High School Ofsted Rating: Good Pupils: 941 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

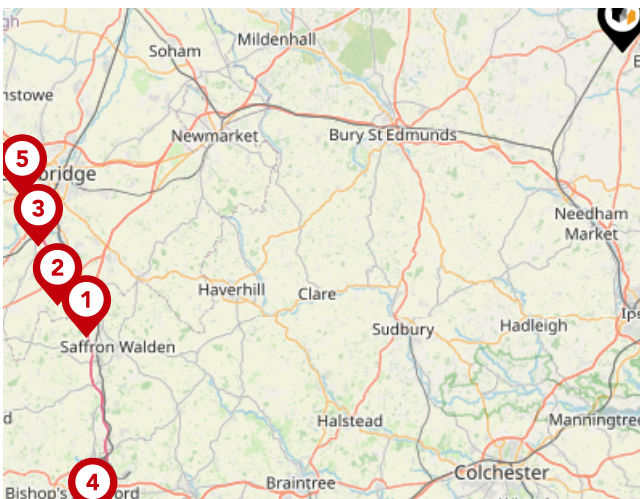
Area

Transport (National)



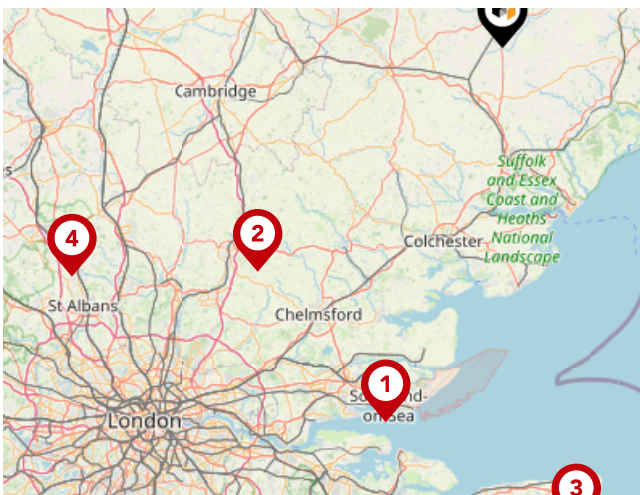
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	1.01 miles
2	Attleborough Rail Station	11.07 miles
3	Eccles Road Rail Station	9.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.15 miles
2	M11 J10	44.93 miles
3	M11 J11	44.73 miles
4	M11 J8	51.44 miles
5	M11 J13	44.76 miles

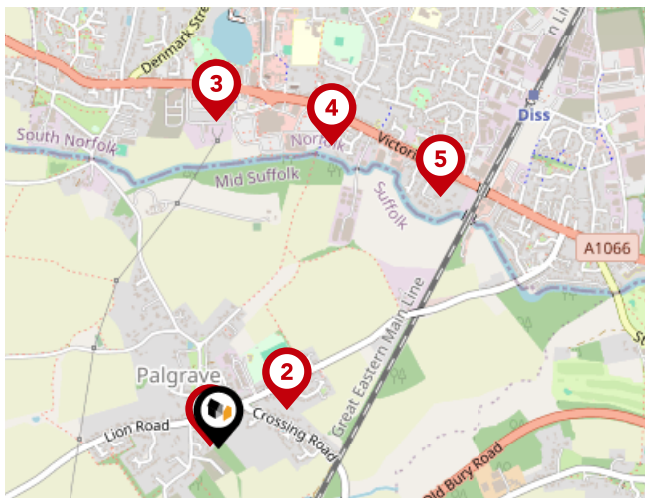


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	57.55 miles
2	Stansted Airport	48.57 miles
3	Manston	71.11 miles
4	Luton Airport	71.29 miles

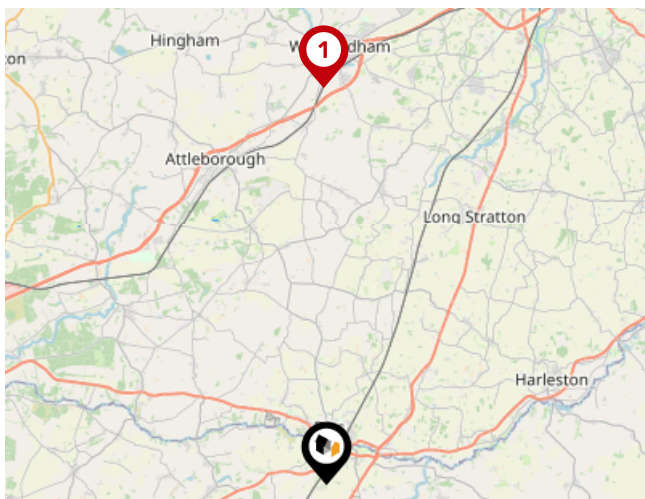
Area

Transport (Local)



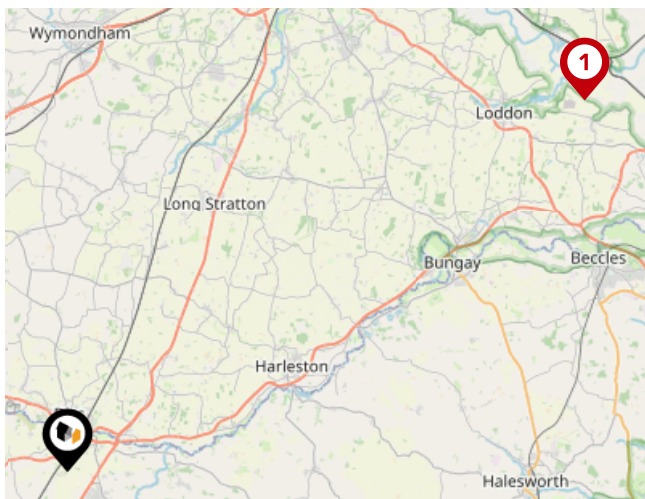
Bus Stops/Stations

Pin	Name	Distance
	Church	0.02 miles
	Rose Lane Close	0.18 miles
	Bus Station	0.74 miles
	Whytehead Gardens	0.73 miles
	Waveney Road	0.76 miles



Local Connections

Pin	Name	Distance
	Wymondham Abbey (Mid Norfolk Railway)	14.33 miles



Ferry Terminals

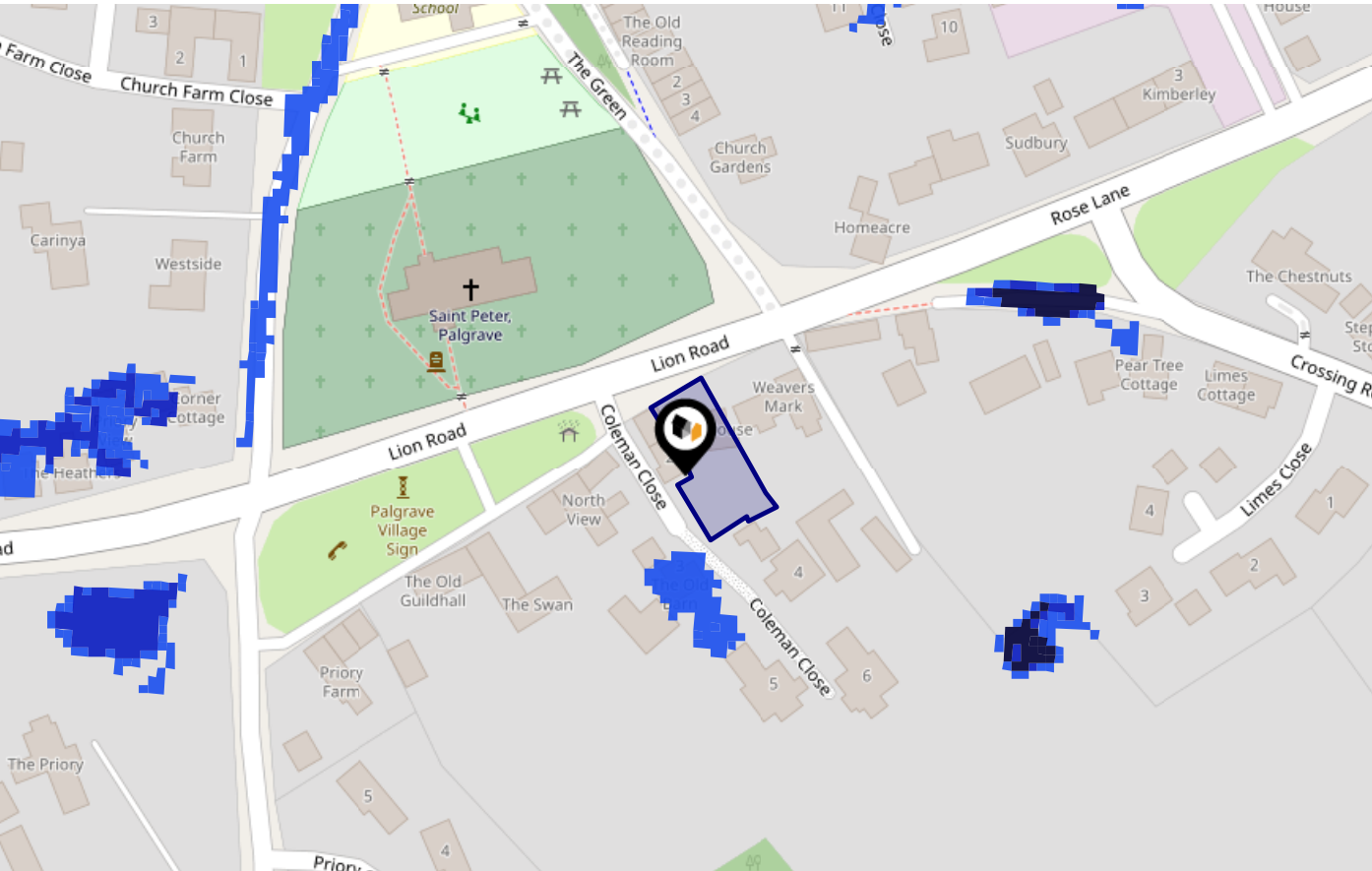
Pin	Name	Distance
	Reedham Ferry South	23.04 miles

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.

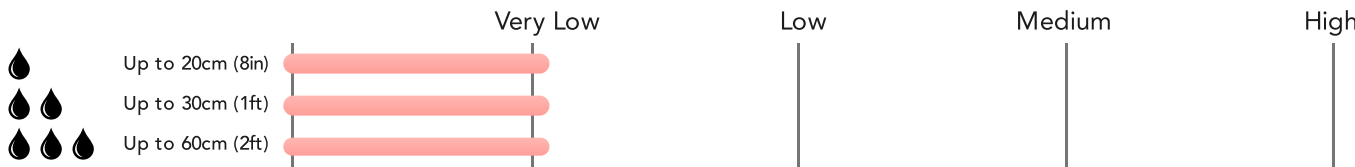


Risk Rating: Very low

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.
- 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

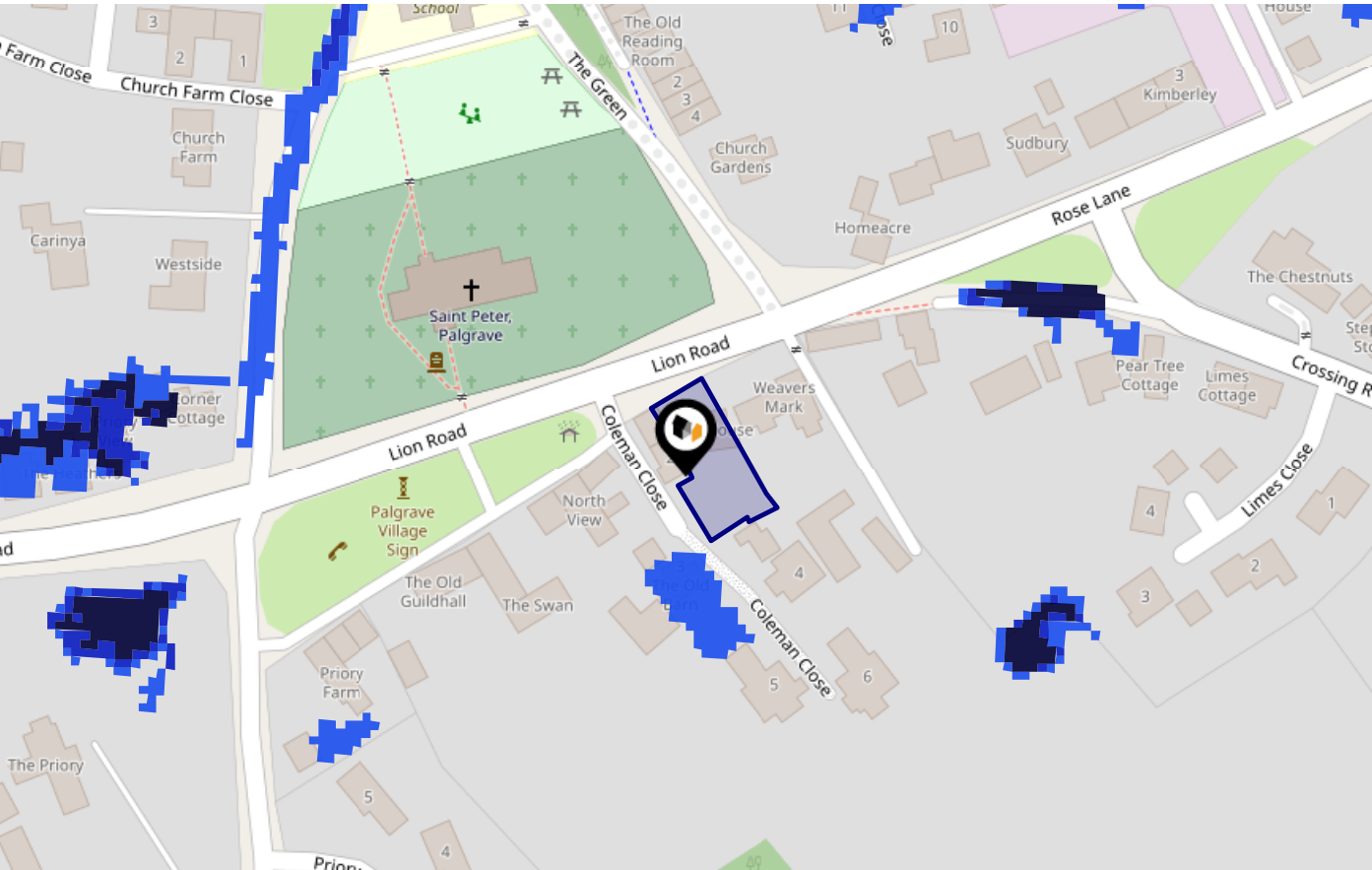


Flood Risk

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.

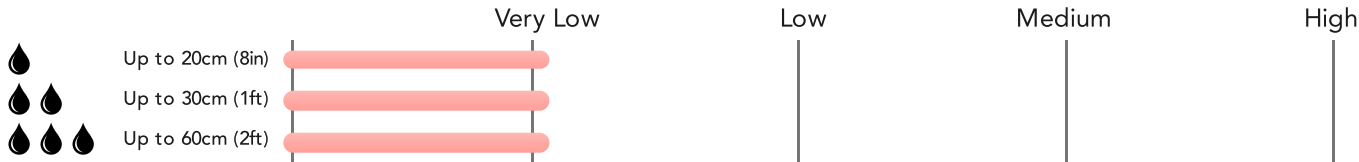


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Chance of flooding to the following depths at this property:

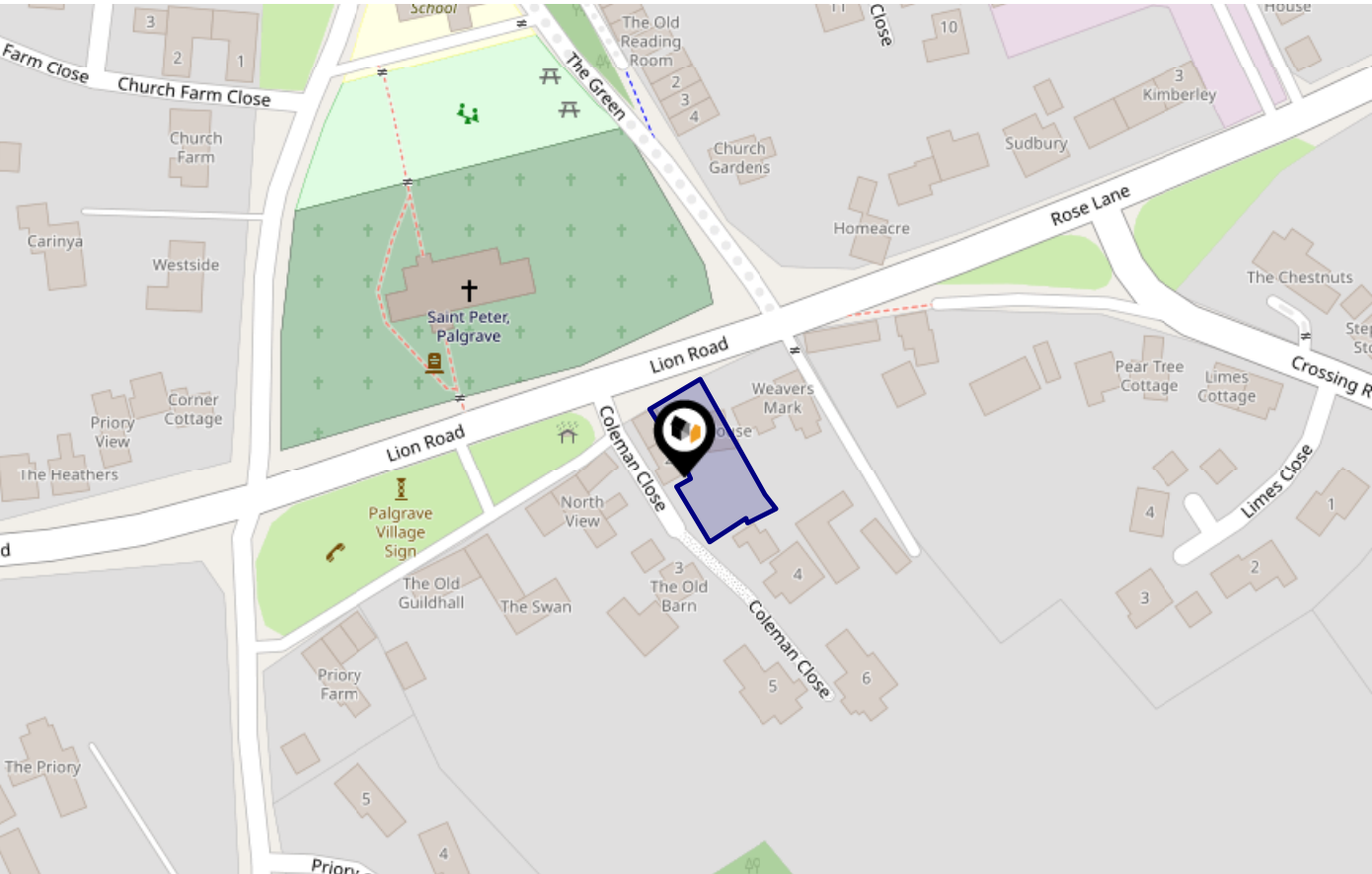


Flood Risk

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.

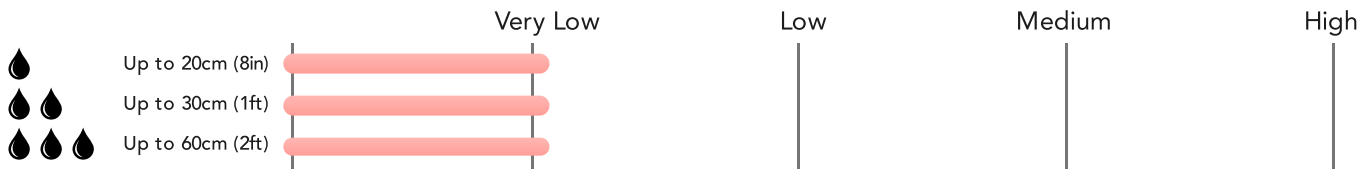


Risk Rating: Very low

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- 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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

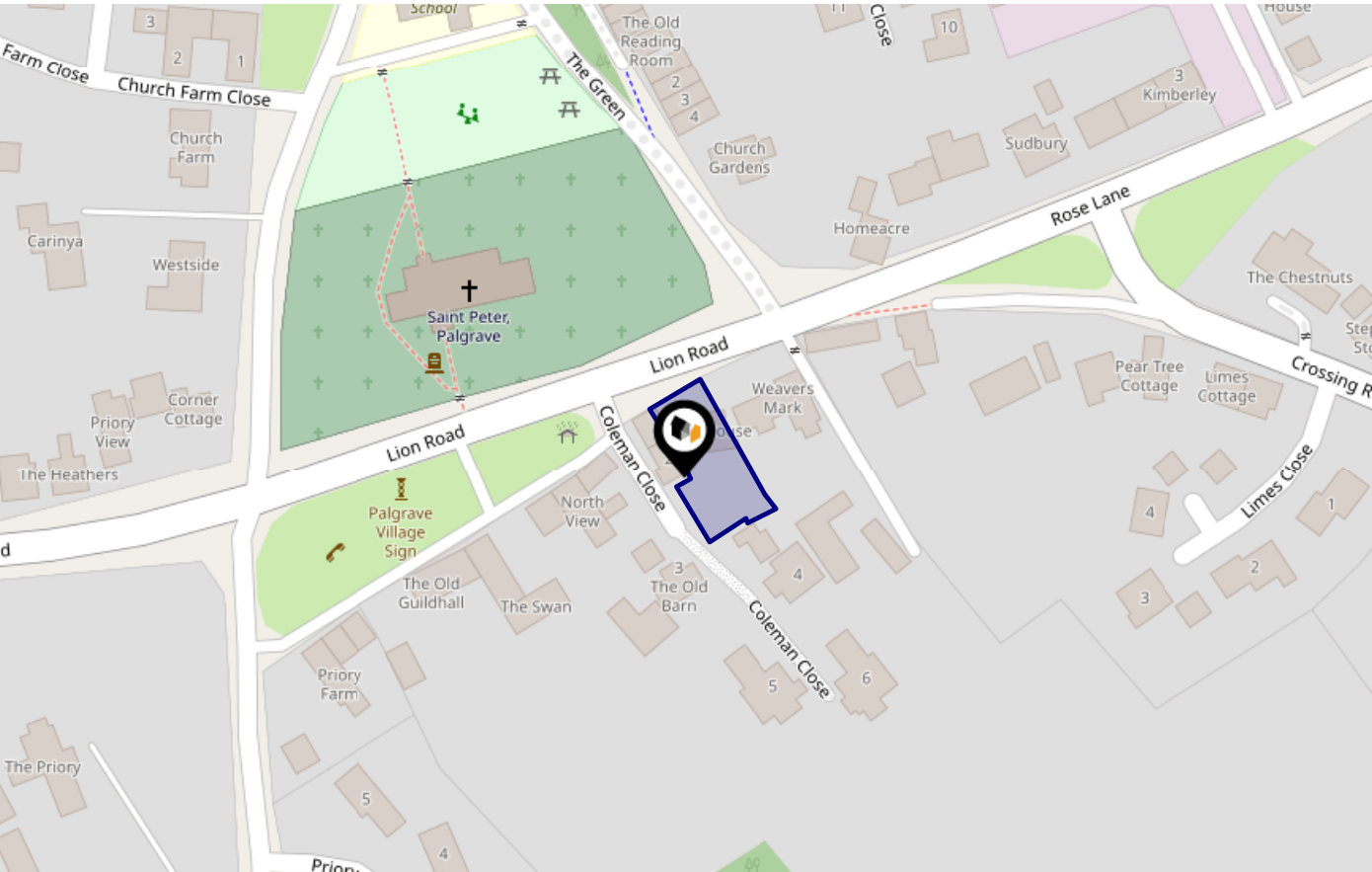


Flood Risk

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.

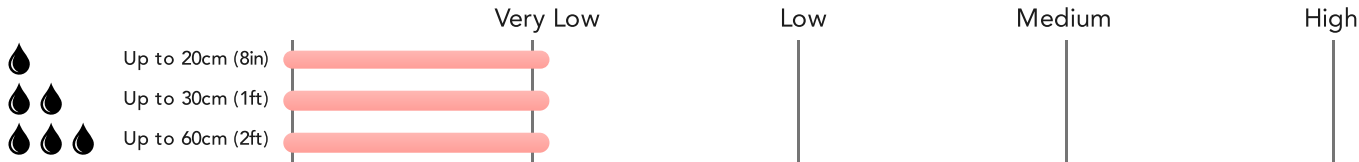


Risk Rating: Very low

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.

- 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.
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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 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.

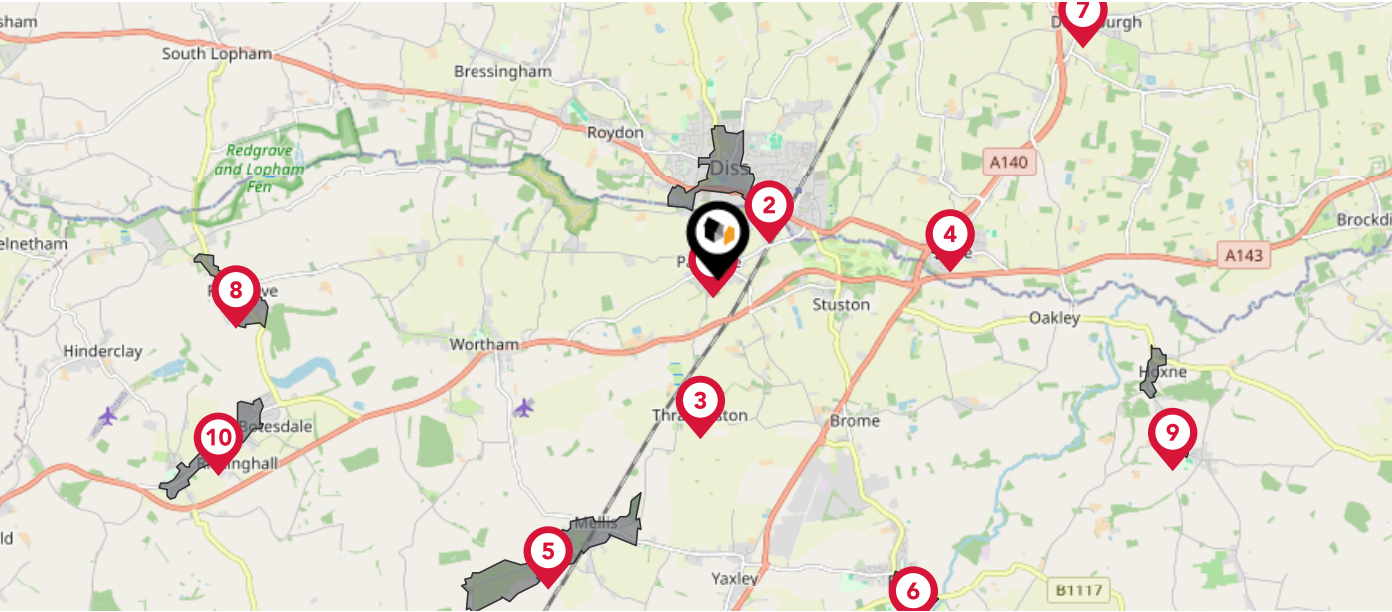
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas

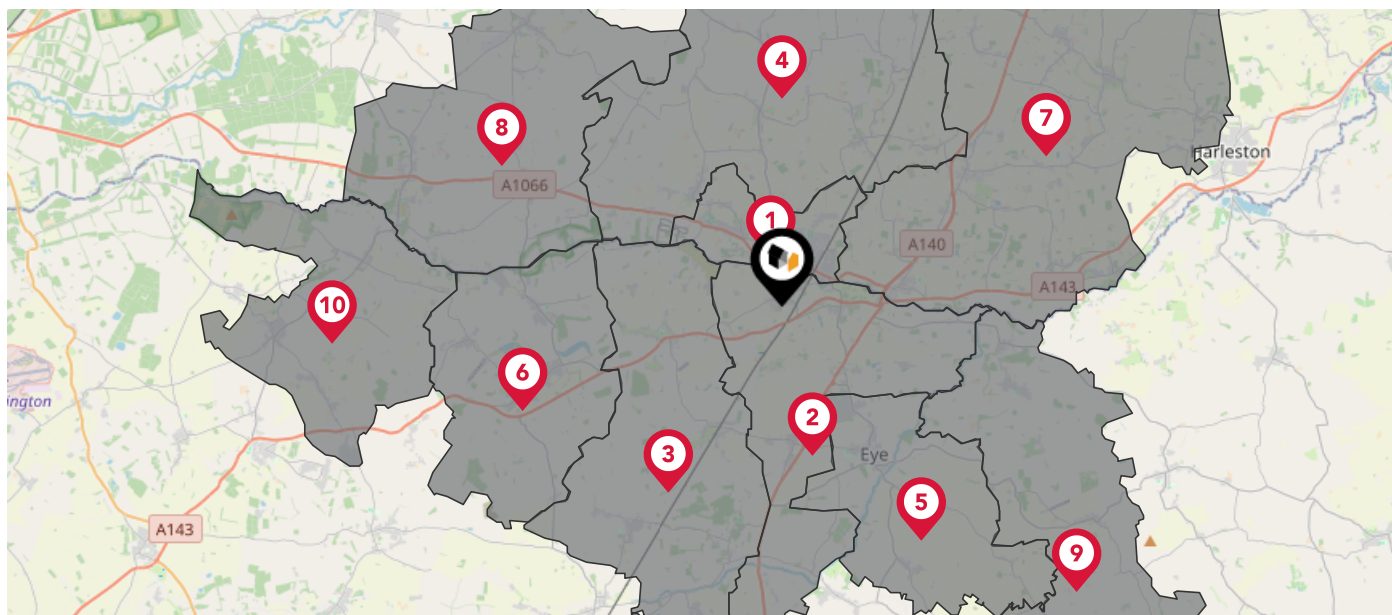


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Palgrave
2	Diss
3	Thrandeston
4	Scole
5	Mellis
6	Eye
7	Dickleburgh
8	Redgrave
9	Hoxne
10	Botesdale

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



Diss & Roydon Ward



Palgrave Ward



Gislingham Ward



Bressingham & Burston Ward



Eye Ward



Rickinghall Ward



Beck Vale, Dickleburgh & Scole Ward



Guiltcross Ward



Hoxne & Worlingworth Ward



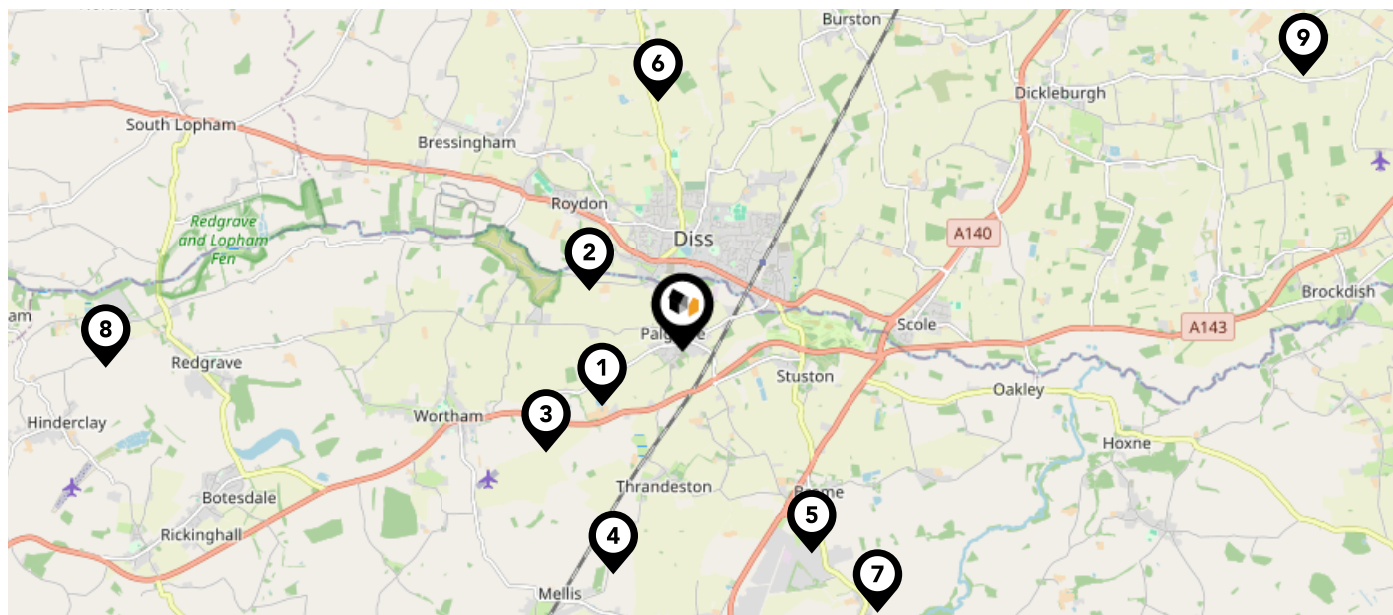
Barningham Ward

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

	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
	Roydon Fen-Roydon, Norfolk	Historic Landfill
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill
	Mellis Road-Mellis Road, Thrandeston	Historic Landfill
	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill
	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill
	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill
	Redgrave Road-Hinderclay	Historic Landfill
	Furze Green - South Green-Dickleburgh	Historic Landfill



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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