



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 10th February 2025



WELLINGTON ROAD, EYE, IP23

Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

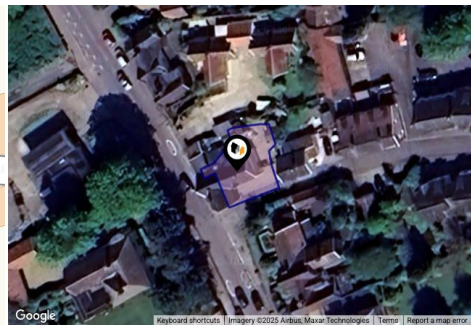
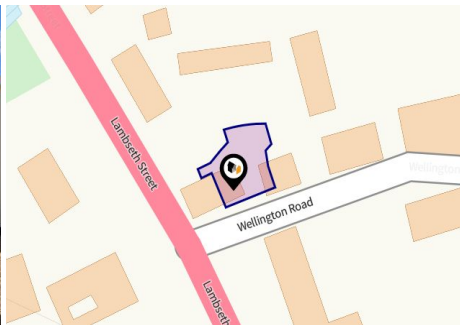
01379640808

admin@whittleyparish.com

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













Powered by
aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,877		
Title Number:	SK96758		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Eye			
Flood Risk:				
• Rivers & Seas	No Risk	20 mb/s	80 mb/s	- mb/s
• Surface Water	Medium			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
 O ₂	 EE	 3	 O ₂	
				
				

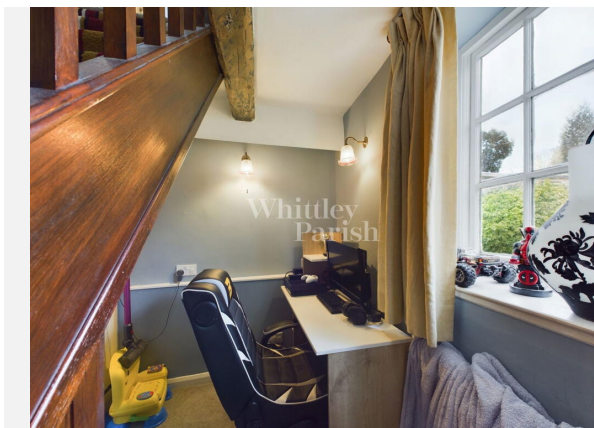
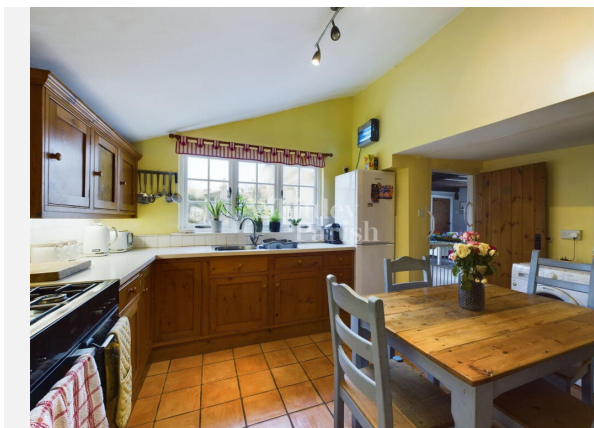
Planning History

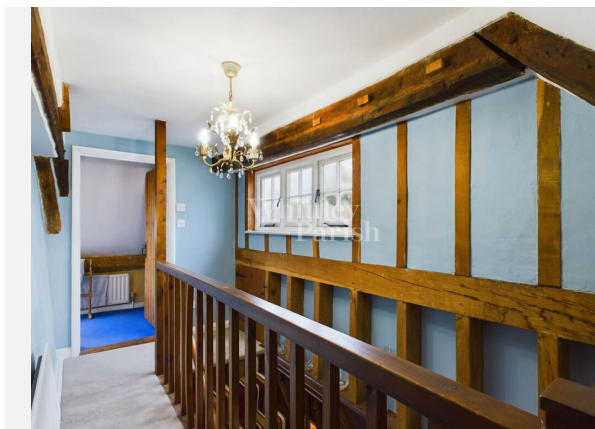
This Address



Planning records for: *Wellington Road, Eye, IP23*

Reference - 1129/16	
Decision:	Granted
Date:	11th April 2016
Description:	Application for Listed Building Consent - Replacement flush casement hardwood window following removal of modern stormproof window.

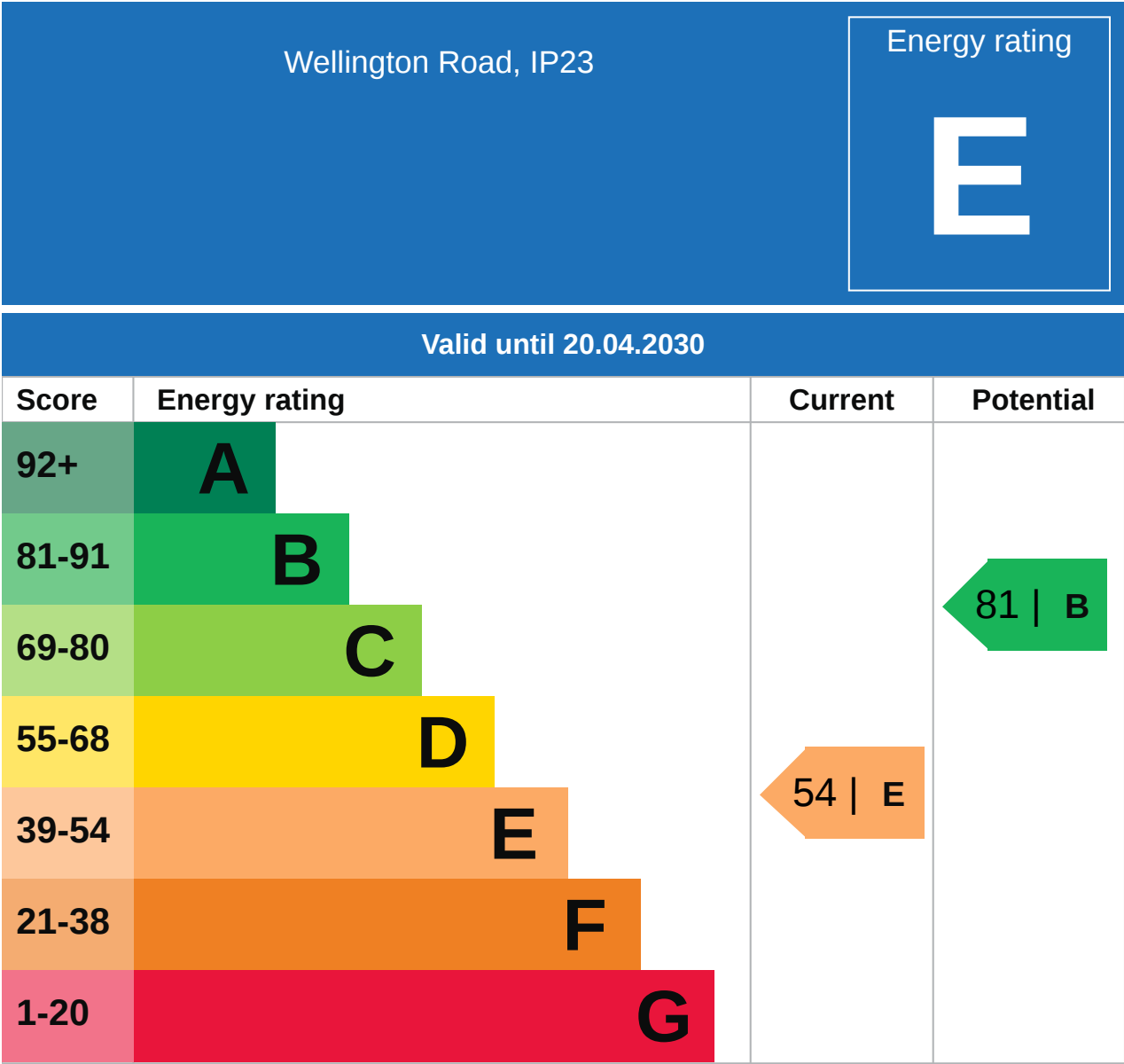






WELLINGTON ROAD, EYE, IP23

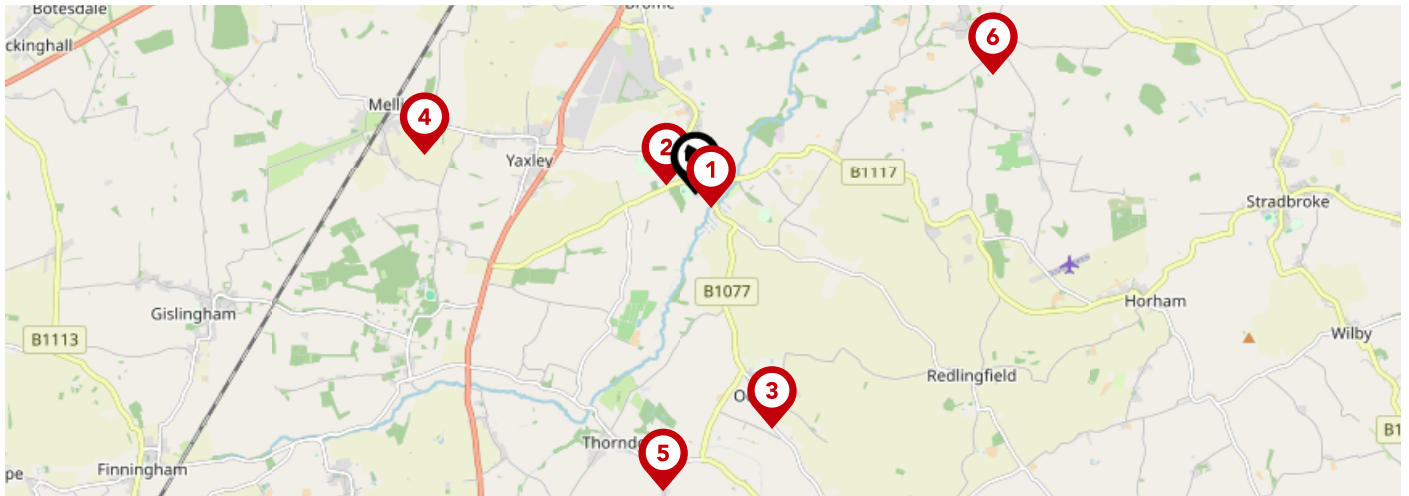












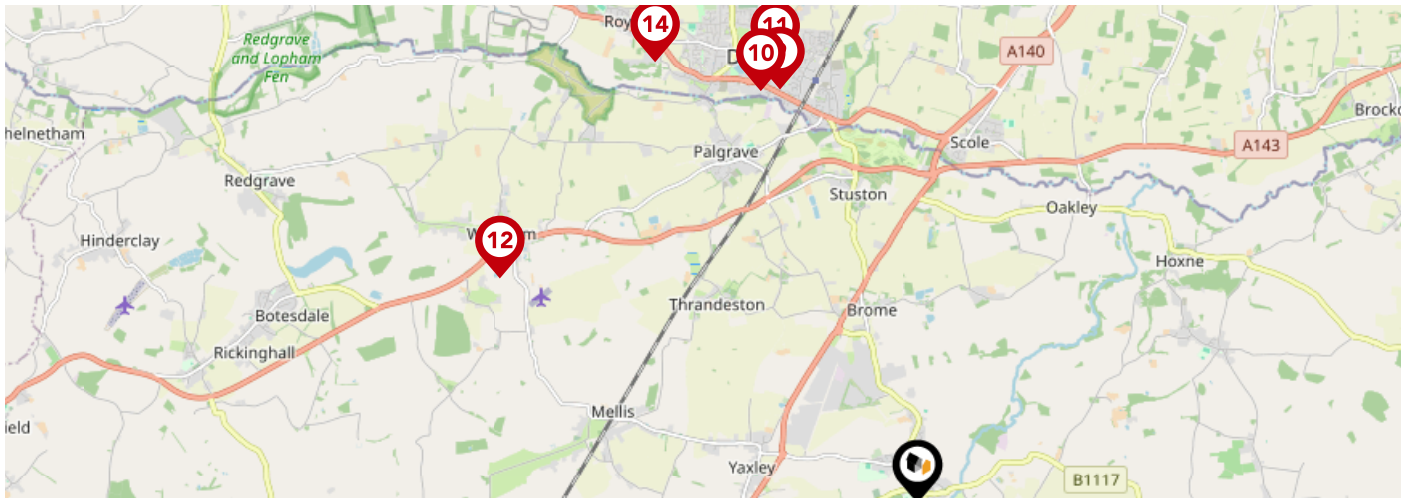










Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 48% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	101 m ²



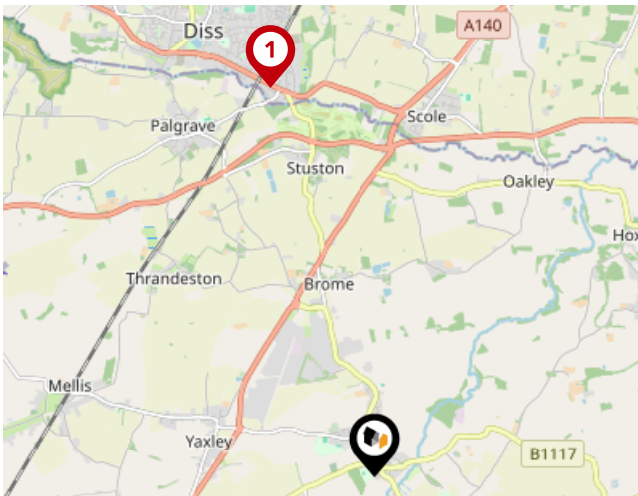
		Nursery	Primary	Secondary	College	Private
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Edmund's Primary School Ofsted Rating: Good Pupils: 67 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Scole Church of England Primary Academy Ofsted Rating: Good Pupils: 51 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss High School Ofsted Rating: Good Pupils: 941 Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:4.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

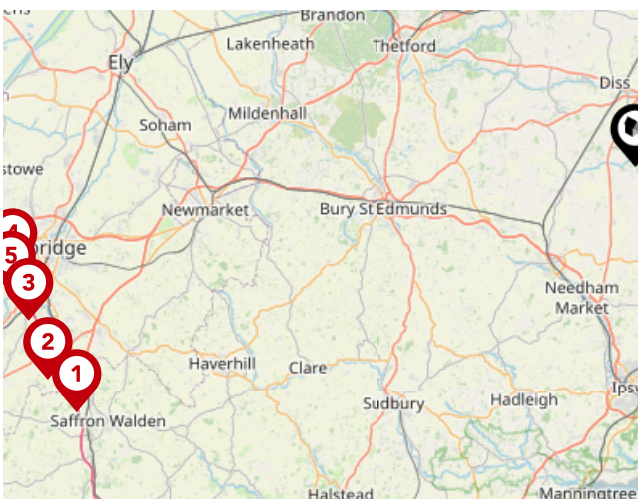
Area

Transport (National)



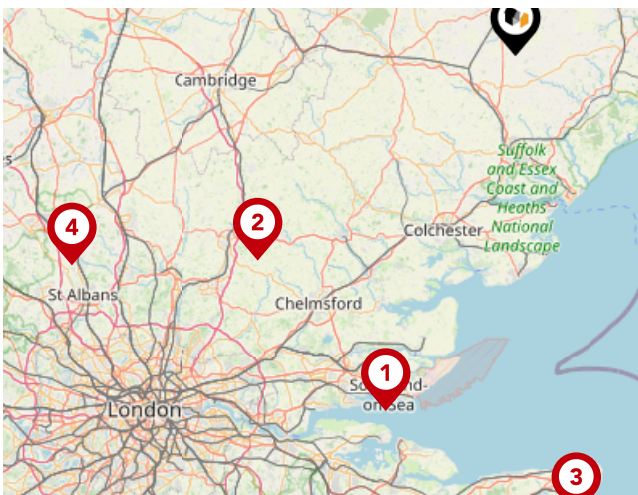
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	3.65 miles
2	Entrance2	11.04 miles
3	Entrance1	11.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	44.44 miles
2	M11 J10	45.43 miles
3	M11 J11	45.55 miles
4	M11 J13	45.85 miles
5	M11 J12	46.28 miles

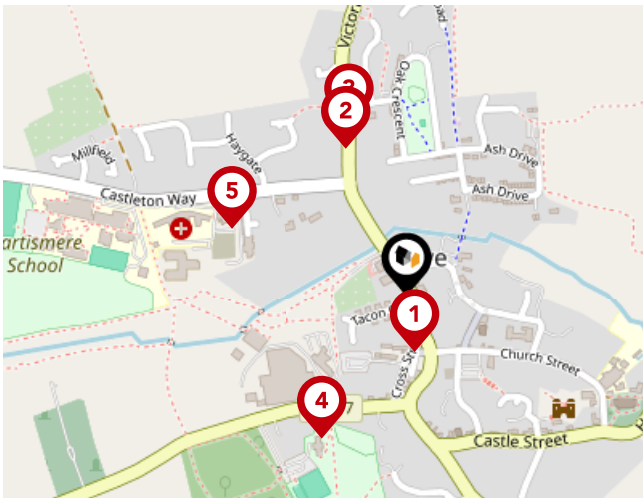


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	55.42 miles
2	Stansted Airport	48.02 miles
3	Manston	68.09 miles
4	Luton Airport	71.54 miles

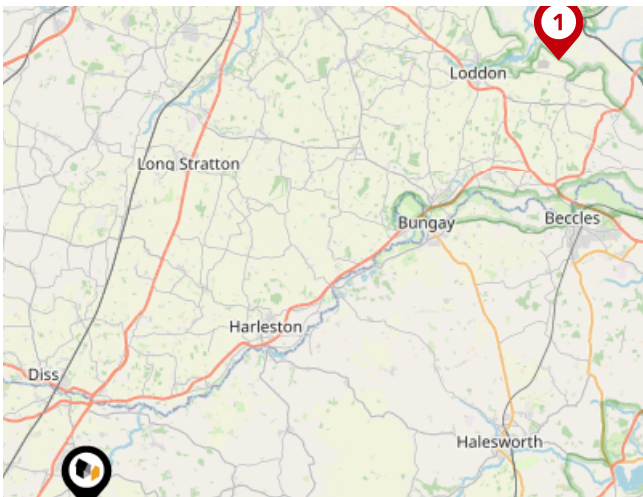
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Town Hall	0.06 miles
2	Bellands Way	0.18 miles
3	Bellands Way	0.2 miles
4	Vion Food	0.19 miles
5	Hartismere Hospital	0.21 miles



Ferry Terminals

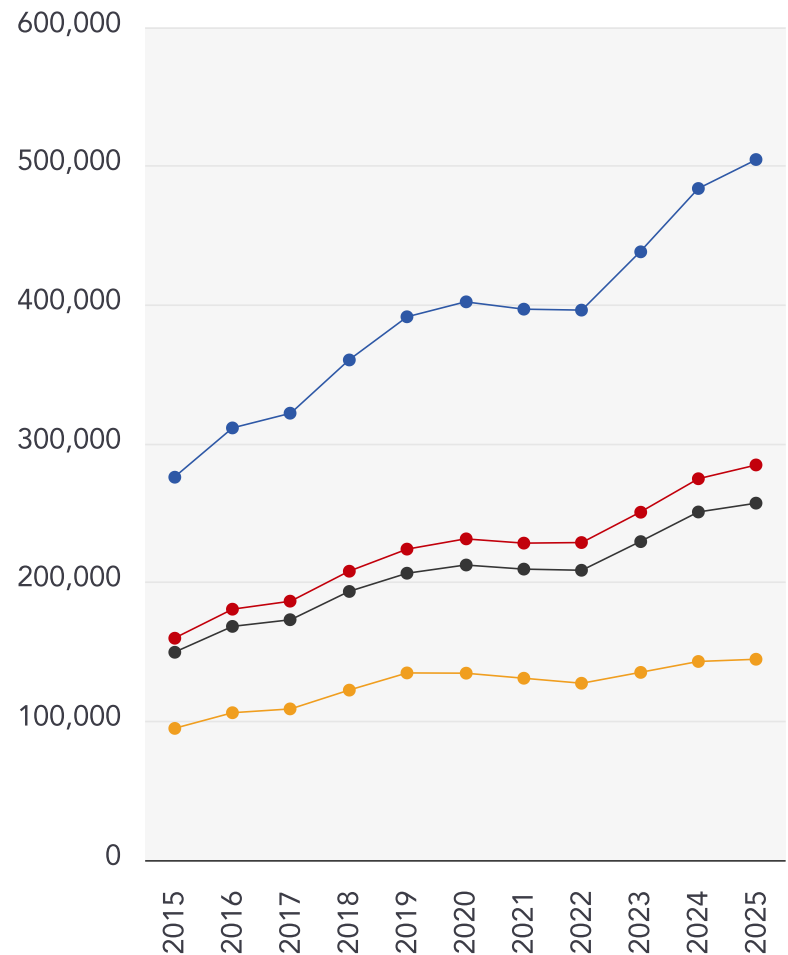
Pin	Name	Distance
1	Reedham Ferry South	23.57 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in IP23



Detached

+82.97%

Semi-Detached

+78.11%

Terraced

+71.77%

Flat

+52.51%



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 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Whittley Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittleyparish.com

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

