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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 19th August 2025



21, DENMARK STREET, DISS, IP22 4LE

Phillip Arnold Auctions

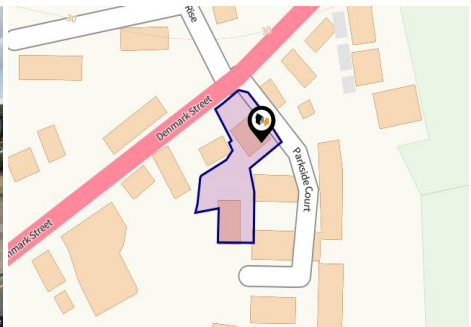
Saunders House, 52-53 The Mall, London W5 3TA

02087993880

phillip@philliparnoldauctions.co.uk

philliparnoldauctions.co.uk








Property

Type:	Detached	Last Sold Date:	24/03/2000
Bedrooms:	3	Last Sold Price:	£175,000
Floor Area:	2,109 ft ² / 196 m ²	Last Sold £/ft²:	£82
Plot Area:	0.32 acres	Tenure:	Freehold
Council Tax :	Band E		
Annual Estimate:	£2,894		
Title Number:	NK247364		
UPRN:	2630113645		

Local Area

Local Authority:	Norfolk
Conservation Area:	Diss
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

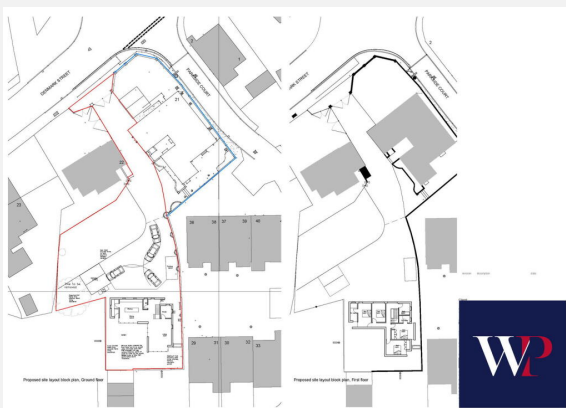
17 mb/s	35 mb/s	10000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

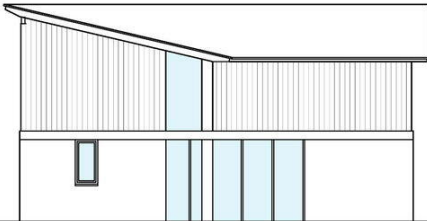
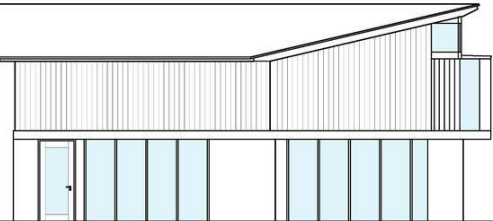
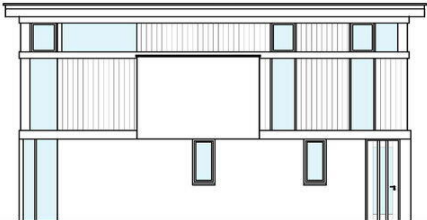
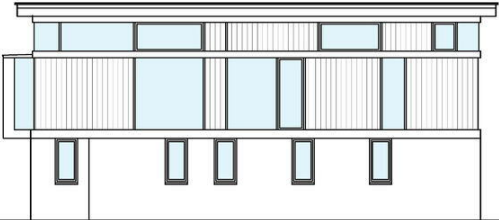
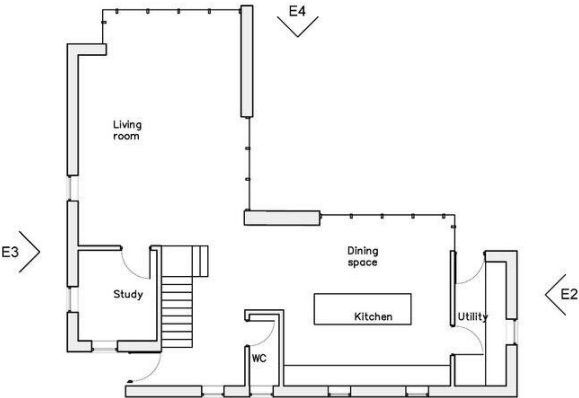
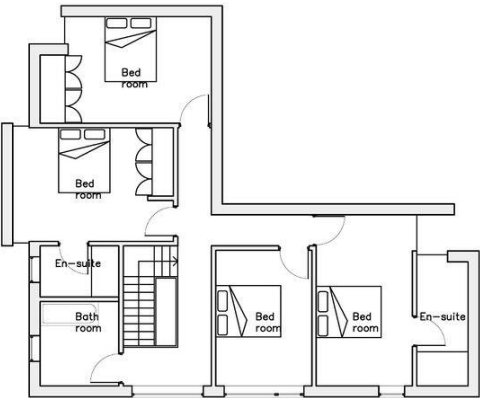








21, DENMARK STREET, DISS, IP22 4LE



revision description date

Client



Proposed site layout block plan, Ground floor

Proposed site layout block plan, First floor

revision	description	date
1	Initial design	10/10/2010
2	Revised design	10/10/2010
3	Revised design	10/10/2010
4	Revised design	10/10/2010
5	Revised design	10/10/2010
6	Revised design	10/10/2010
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8	Revised design	10/10/2010
9	Revised design	10/10/2010
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97	Revised design	10/10/2010
98		

21, DENMARK STREET, DISS, IP22 4LE



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Bathroom
7'6" x 2'9"

Bathroom
6'11" x 7'5"

Hallway
7'3" x 10'6"

Hallway
6'10" x 10'8"

Reception room 1
22'4" x 14'8"

Reception room 3
15'5" x 11'11"

Office/study
6'4" x 10'7"

Hallway
7'0" x 3'2"

Kitchen/Diner
11'0" x 17'7"

Utility Room
6'8" x 12'0"

Hallway

Reception room 2
11'11" x 22'5"

Entry
6'10" x 4'3"



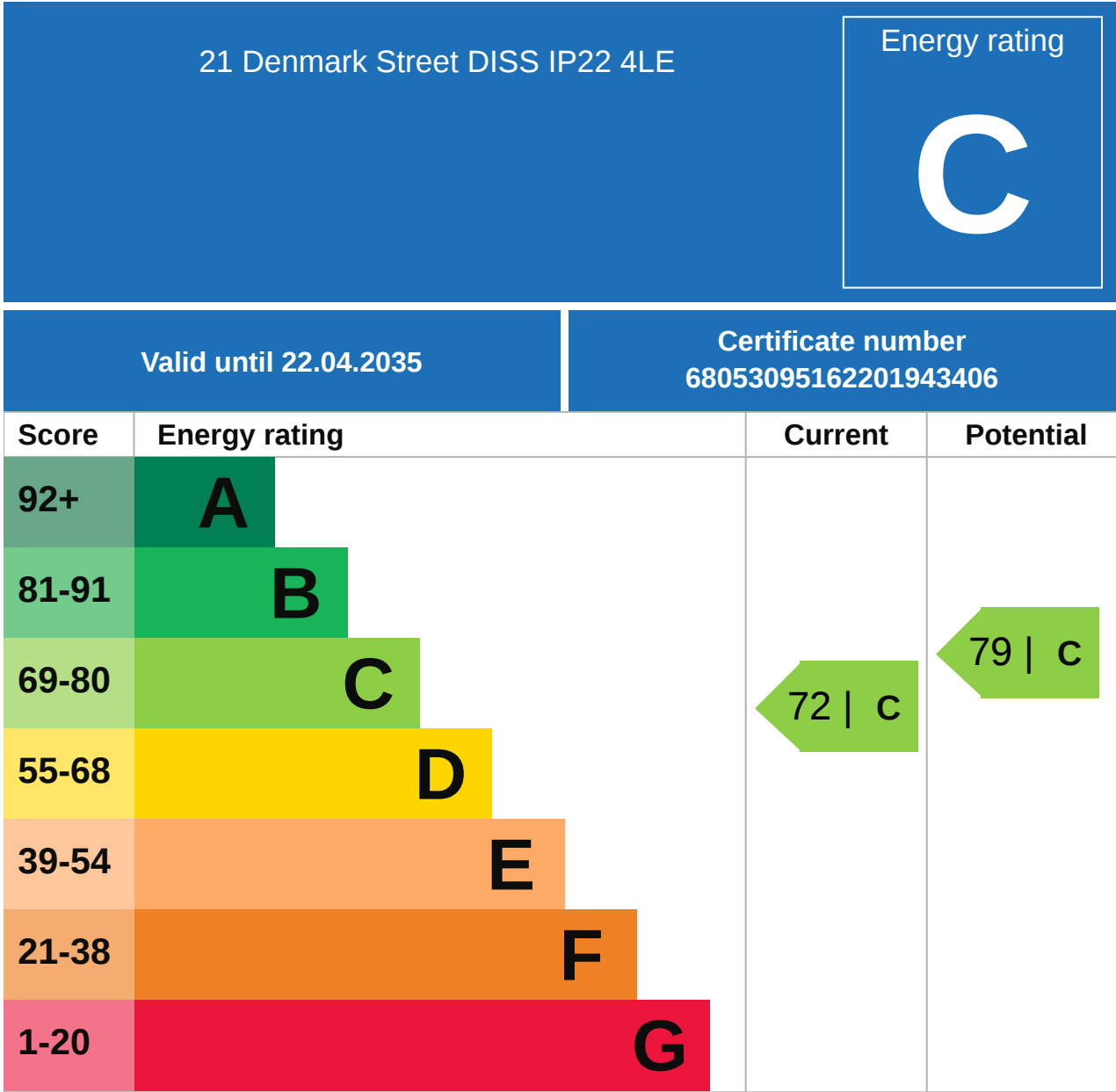
Whitley
Parish

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



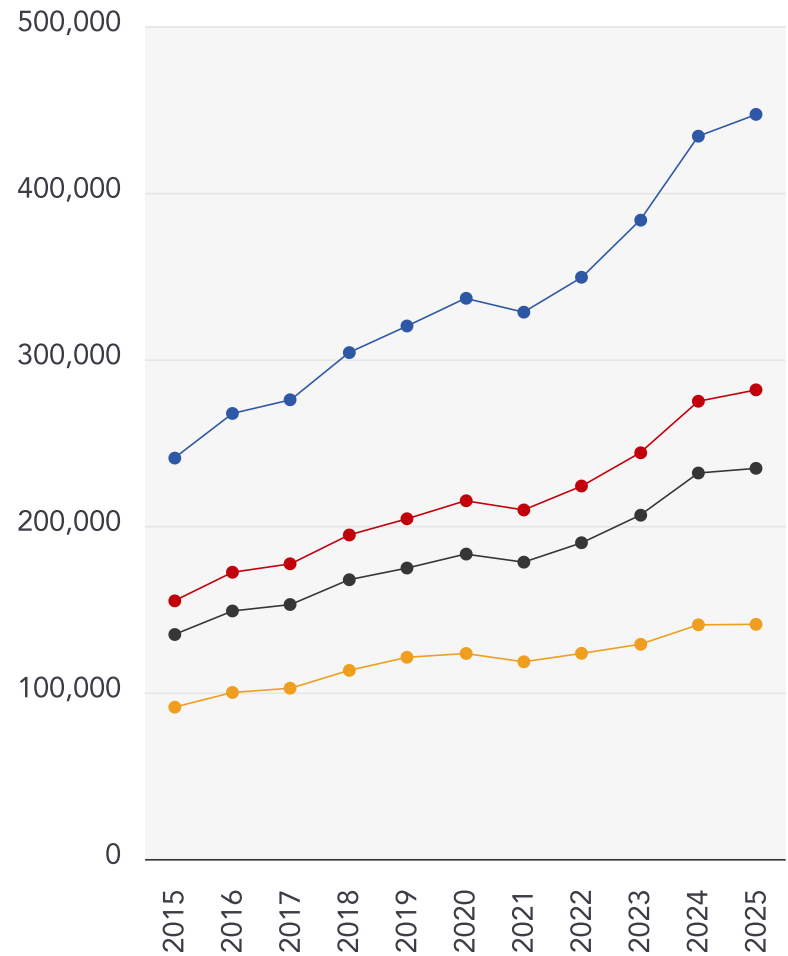
Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	196 m ²

Market

House Price Statistics

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



Detached

+85.73%

Semi-Detached

+81.75%

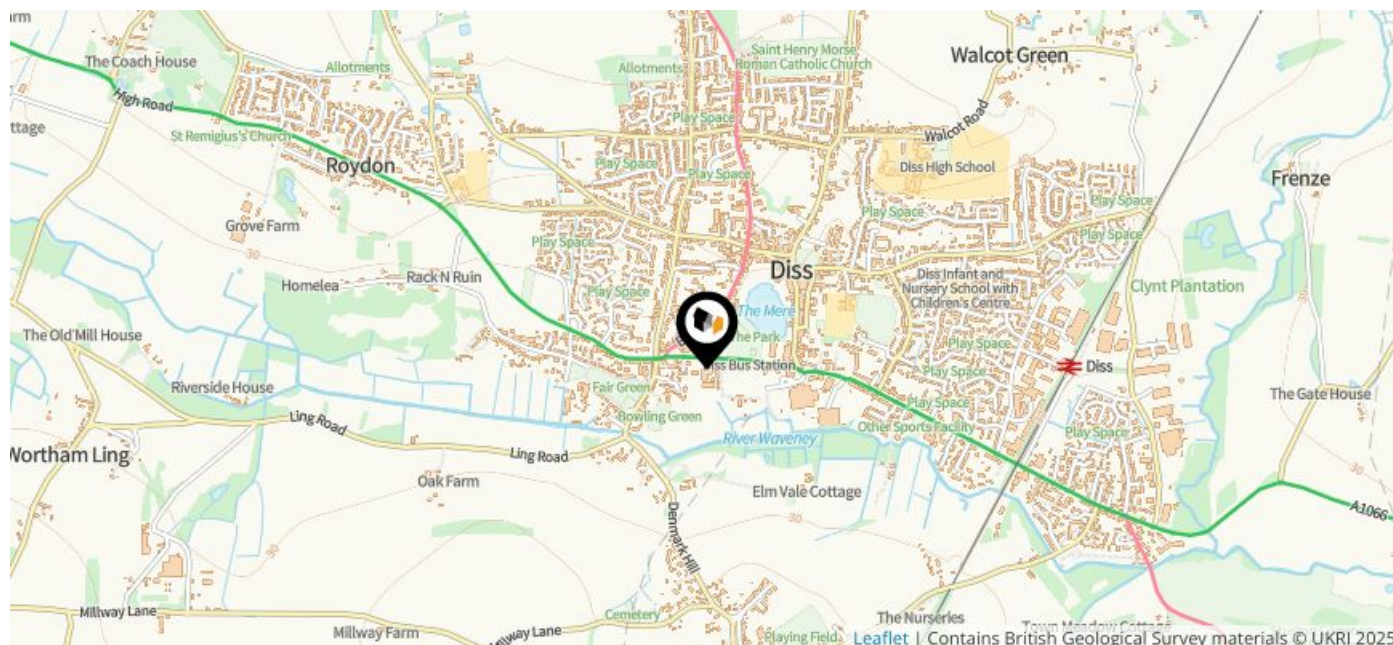
Terraced

+74.03%

Flat

+54.55%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

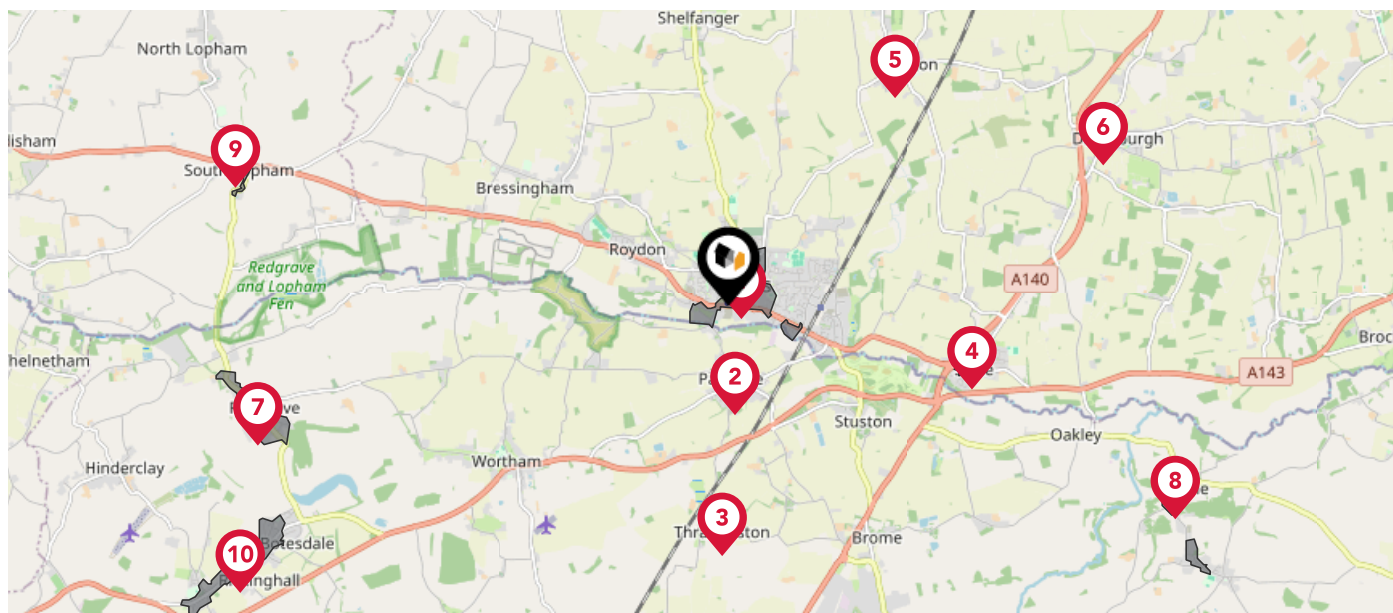
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Thrandeston



Scole



Burston



Dickleburgh



Redgrave



Hoxne

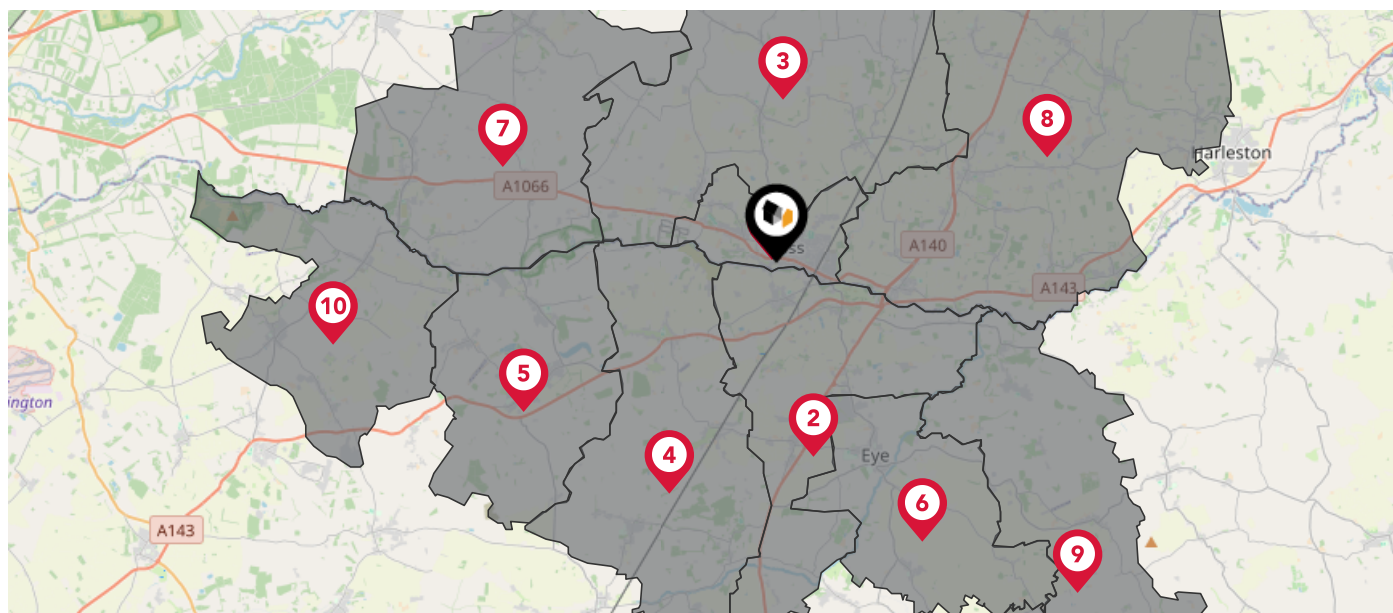


South Lopham



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



Bressingham & Burston Ward



Gislingham Ward



Rickinghall Ward



Eye Ward



Guiltcross Ward



Beck Vale, Dickleburgh & Scole Ward

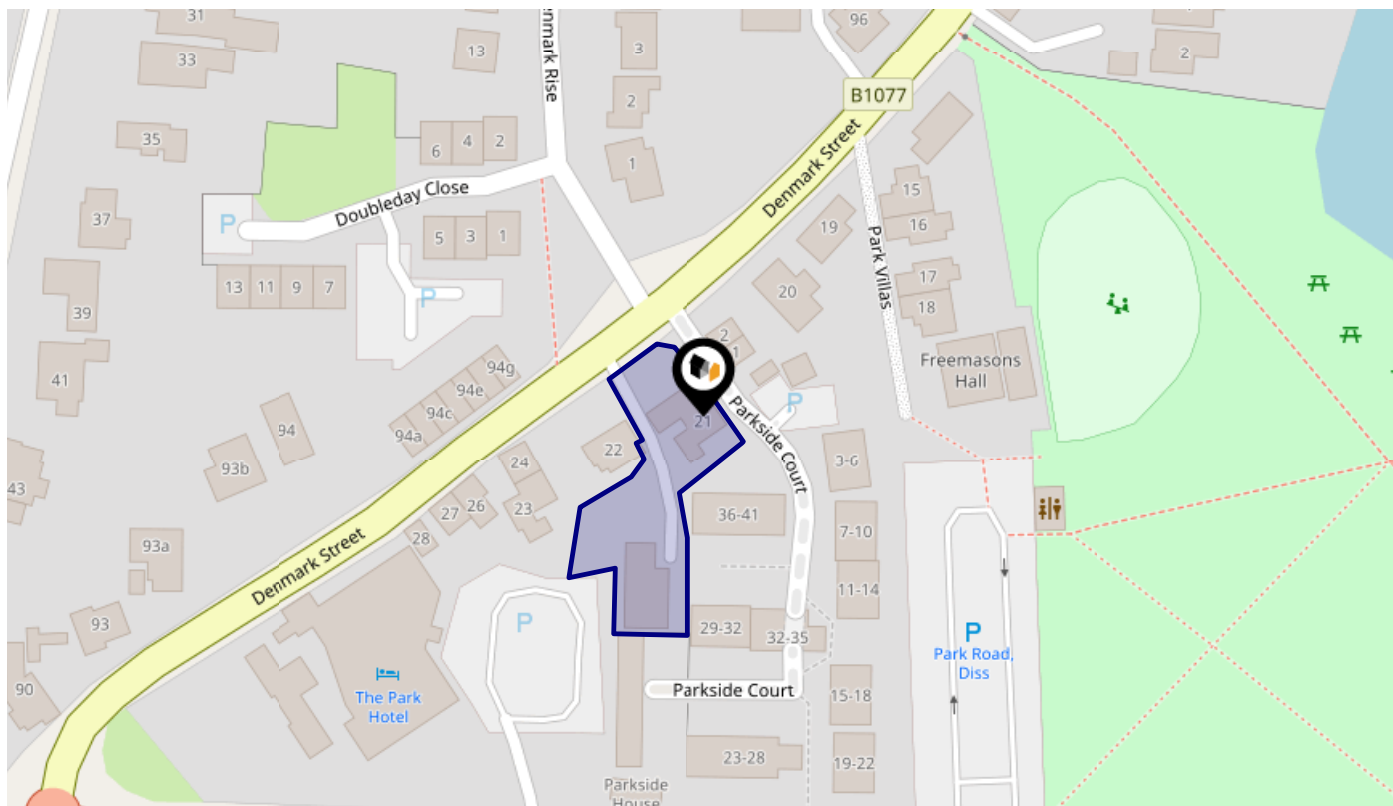


Hoxne & Worlingworth Ward



Barningham 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.

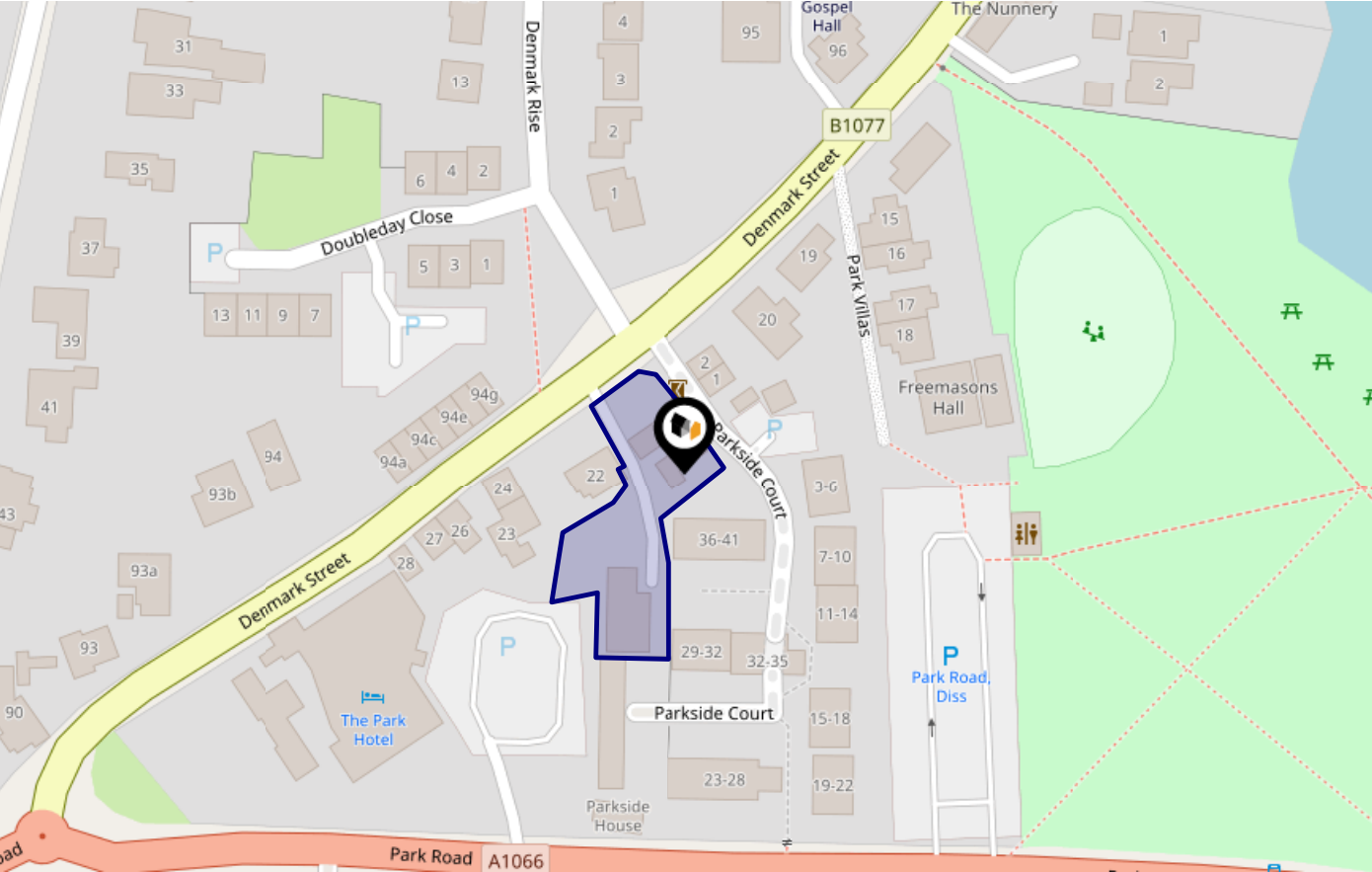
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

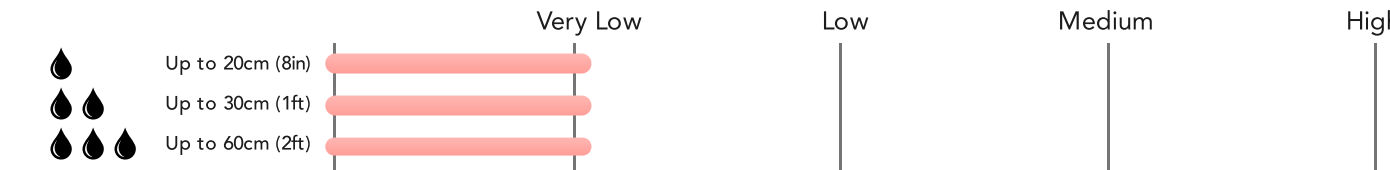


Risk Rating: Very low

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.

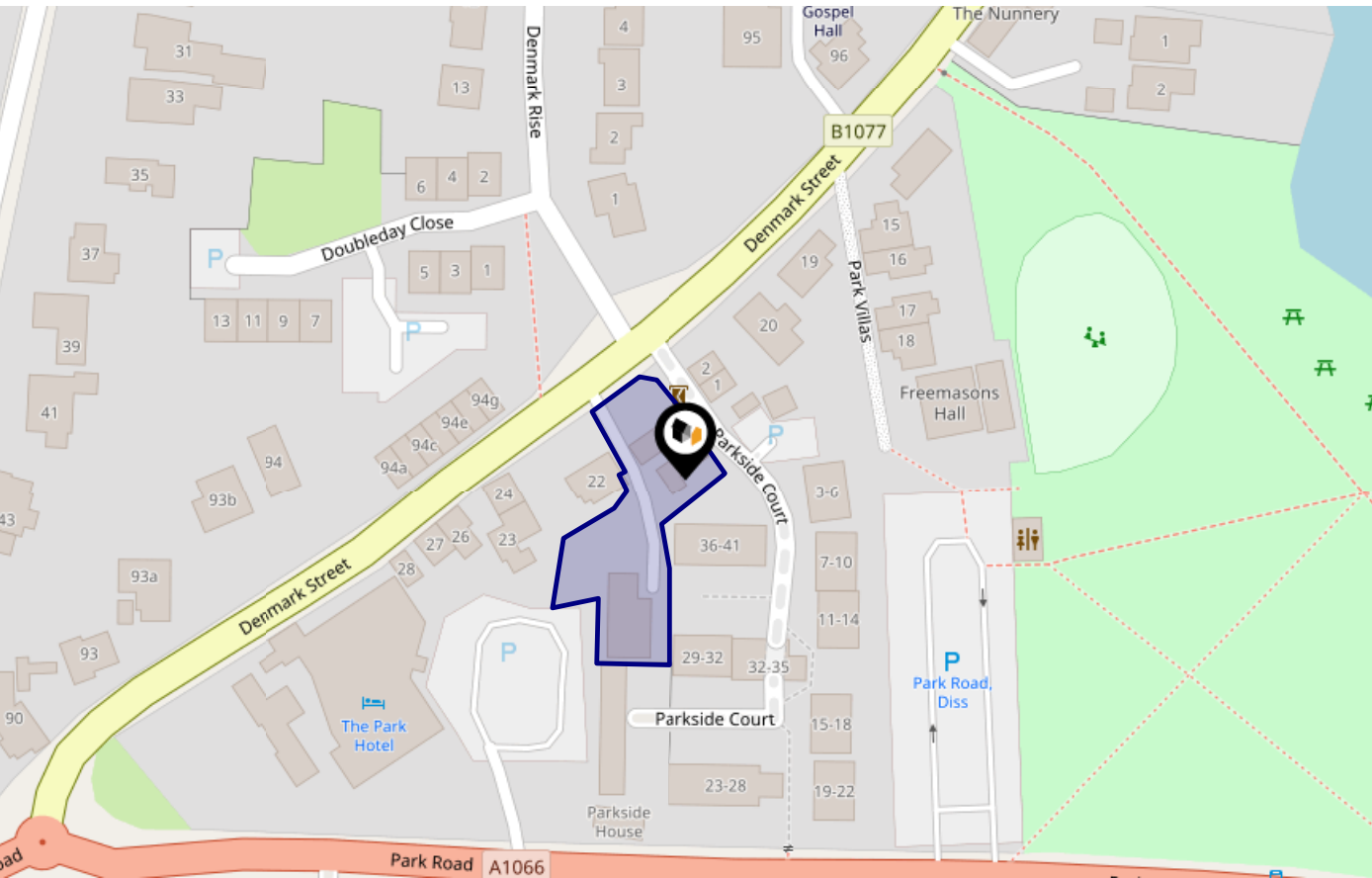
Chance of flooding to the following depths at this property:



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.

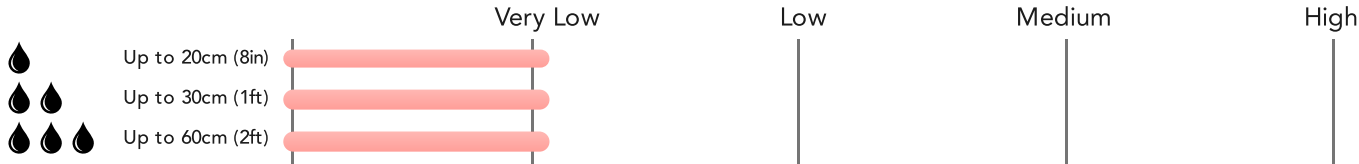


Risk Rating: Very low

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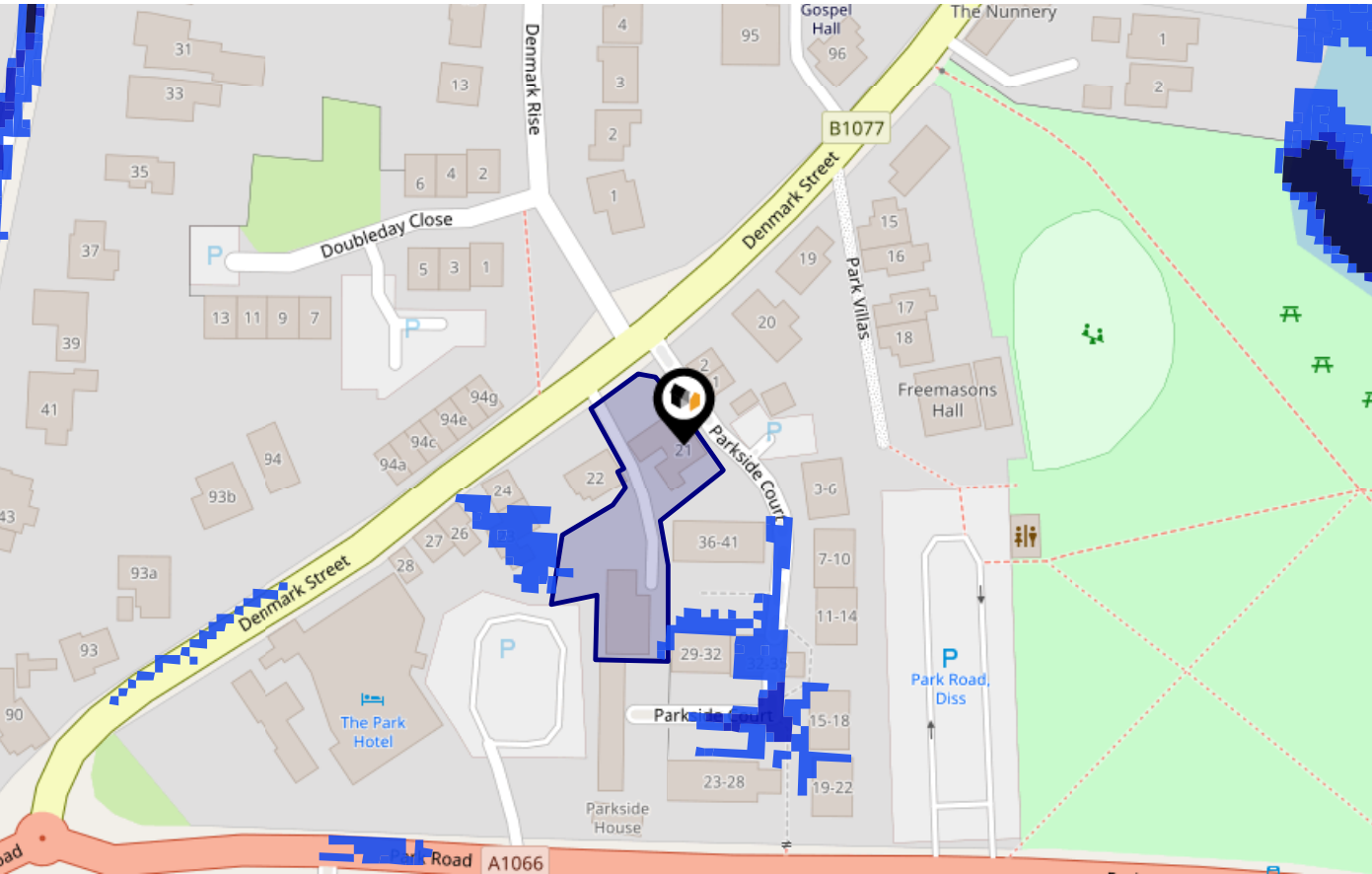
Chance of flooding to the following depths at this property:



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.

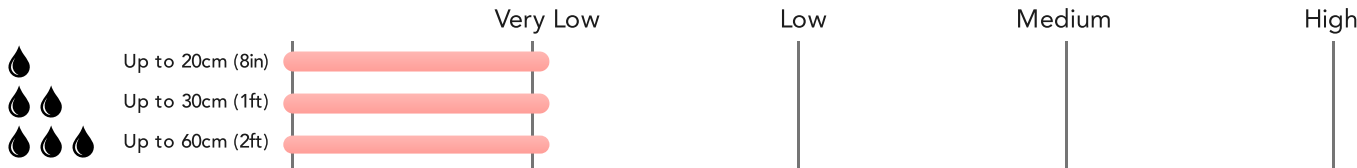


Risk Rating: Very low

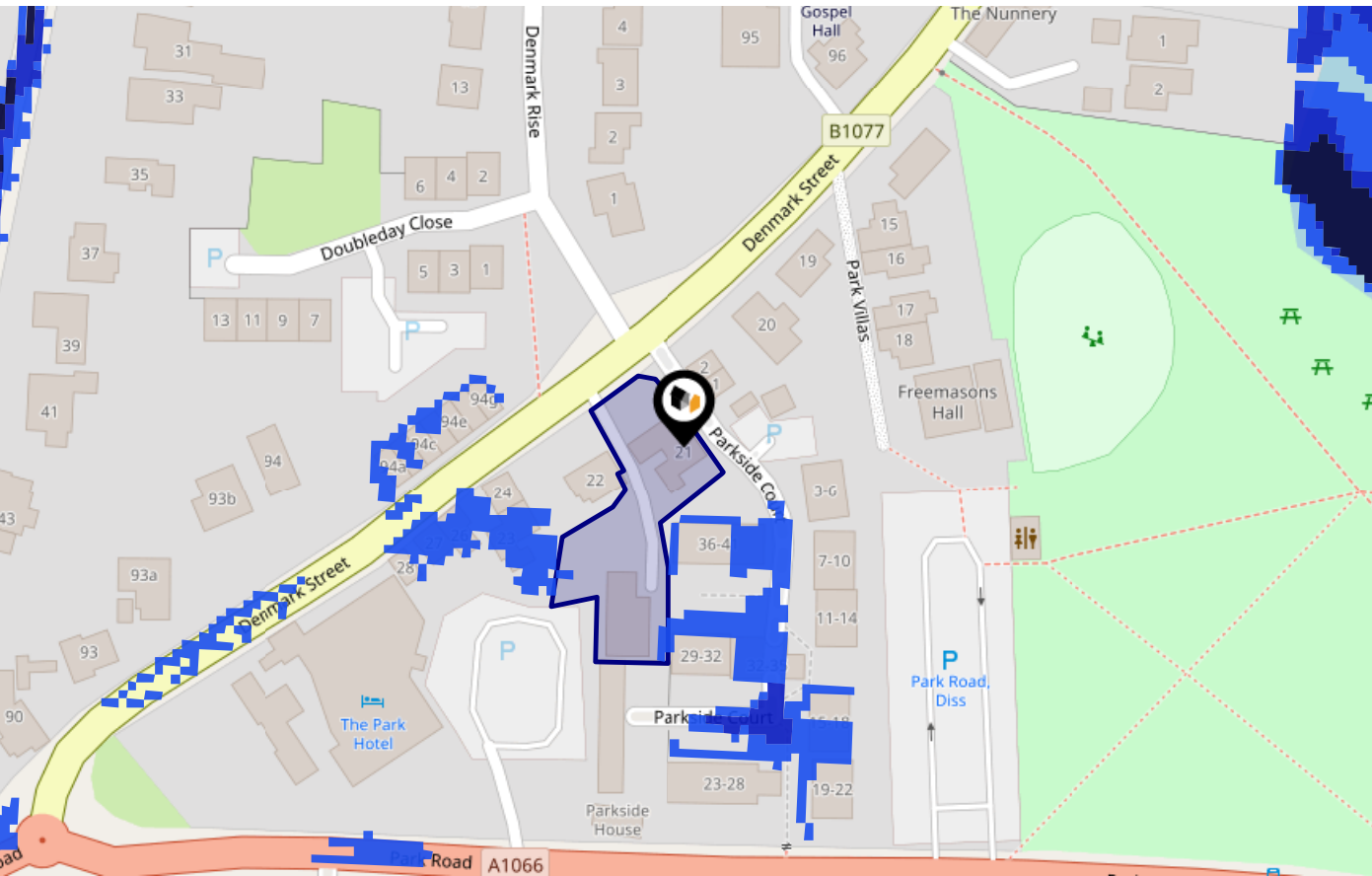
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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:







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.

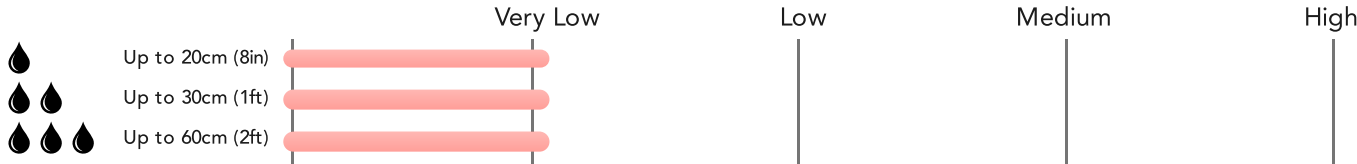


Risk Rating: Very low

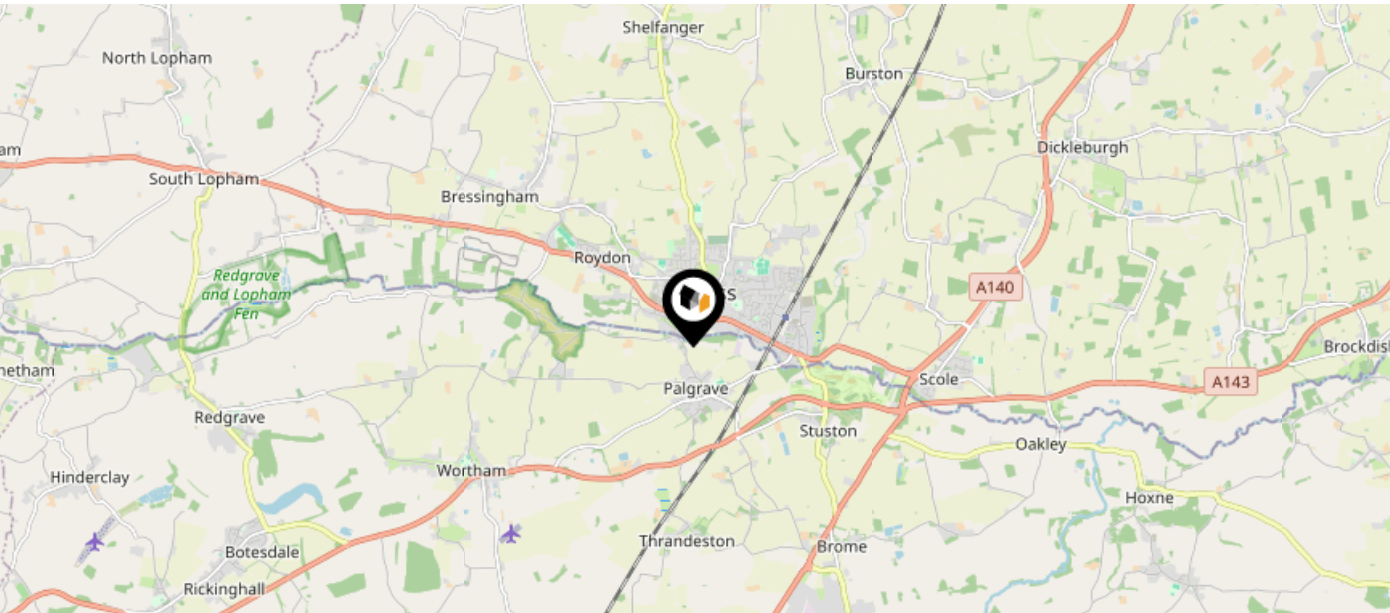
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Chance of flooding to the following depths at this property:



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.

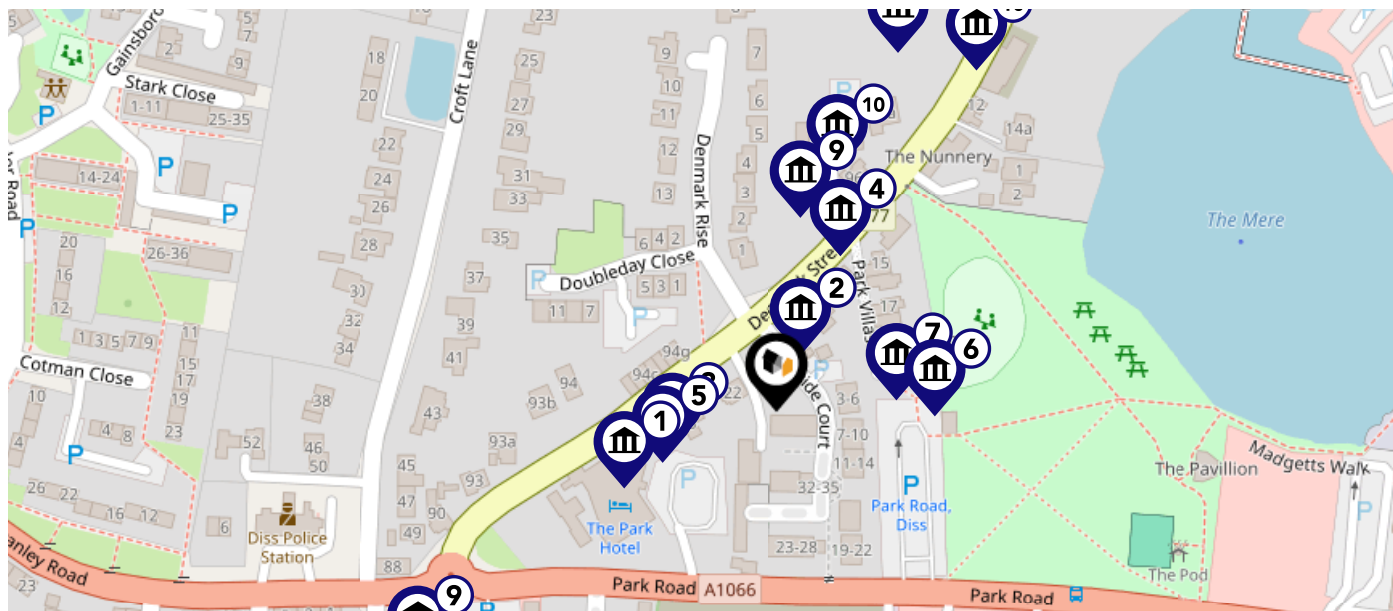














Nearby Landfill Sites		
	Roydon Fen-Roydon, Norfolk	Historic Landfill 
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill 
	Near Shelfhanger Road (B1077)-Diss, Norfolk	Historic Landfill 
	Rookery Farm-Rookery Farm, Wortham	Historic Landfill 
	Mellis Road-Mellis Road, Thrandeston	Historic Landfill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

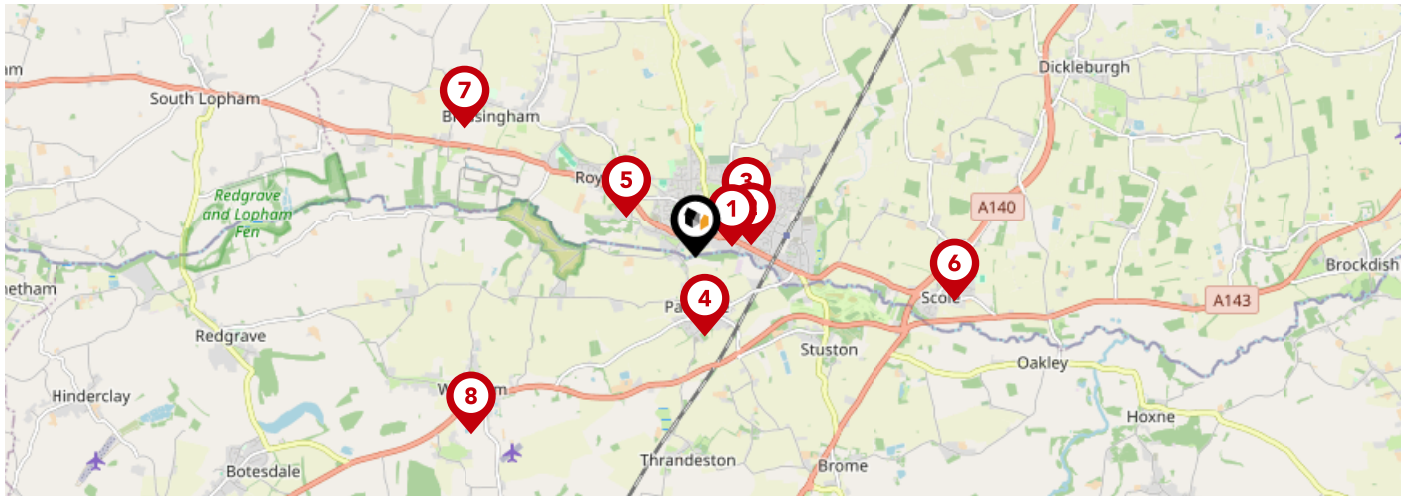
Maps









Listed Buildings

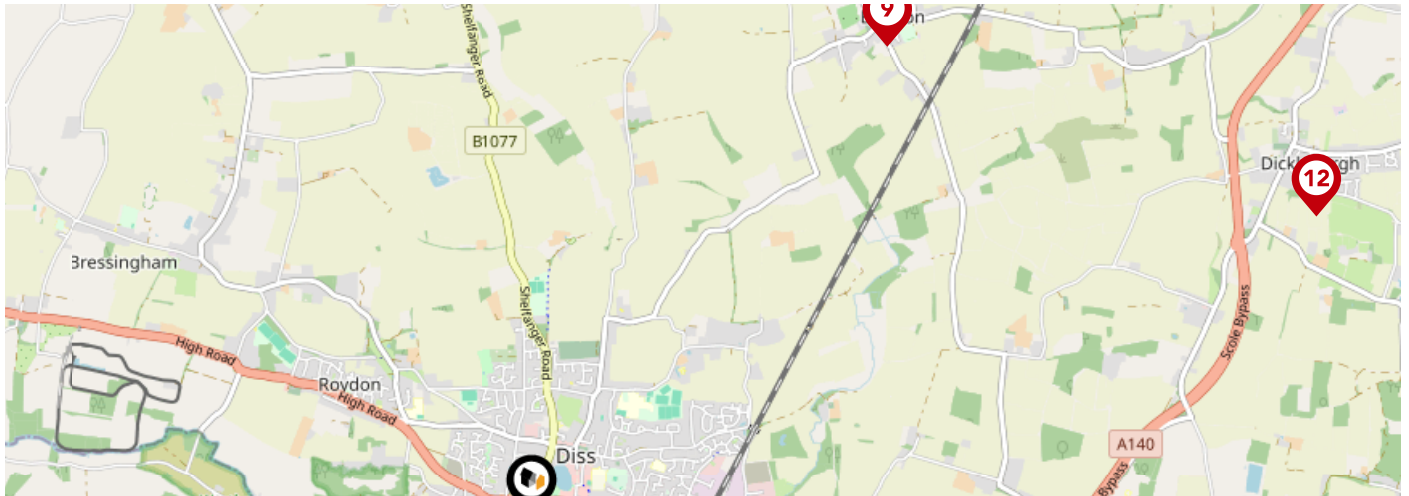
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1373526 - 26-28, Denmark Street	Grade II	0.0 miles
	1049763 - 19, Denmark Street	Grade II	0.0 miles
	1049764 - 23 24, Denmark Street	Grade II	0.0 miles
	1306298 - Walls And Gate Piers At Front Boundary At Oak Lodge	Grade II	0.0 miles
	1169891 - 25, Denmark Street	Grade II	0.0 miles
	1169885 - Railings Of Enclosure Of No 18a	Grade II	0.0 miles
	1373525 - Masonic Hall	Grade II	0.0 miles
	1306267 - Linden House	Grade II	0.1 miles
	1373527 - The Denmark Arms Inn	Grade II	0.1 miles
	1049773 - Entrance Piers Of Linden House	Grade II	0.1 miles
	1049771 - Oak Lodge	Grade II	0.1 miles
	1049772 - Denmark Street Hall	Grade II	0.1 miles



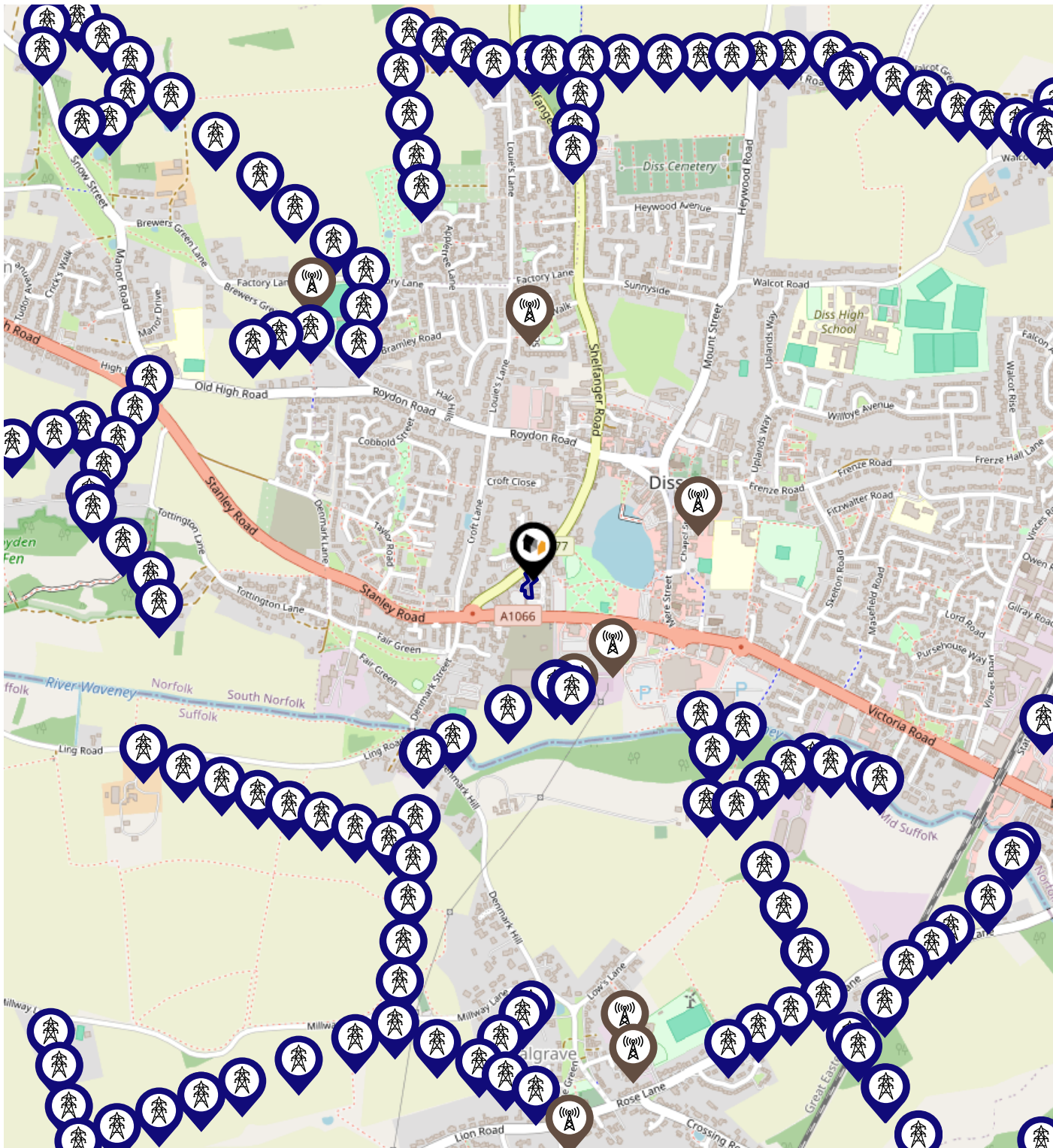
		Nursery	Primary	Secondary	College	Private
	Diss Church of England Junior Academy Ofsted Rating: Good Pupils: 189 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 116 Distance:0.52	<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:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:0.71	<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:0.73	<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:2.38	<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:2.4	<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:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Burston Community Primary School Ofsted Rating: Good Pupils: 36 Distance:2.67	<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:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Voluntary Aided Primary School, Winfarthing Ofsted Rating: Good Pupils: 27 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dickleburgh Church of England Primary Academy (With Pre-School) Ofsted Rating: Outstanding Pupils: 187 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:3.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

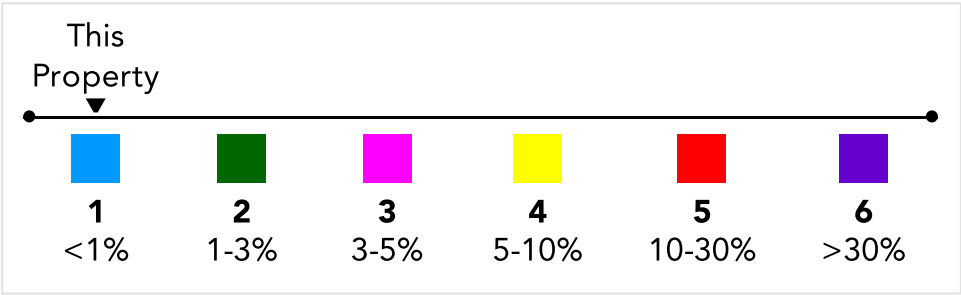
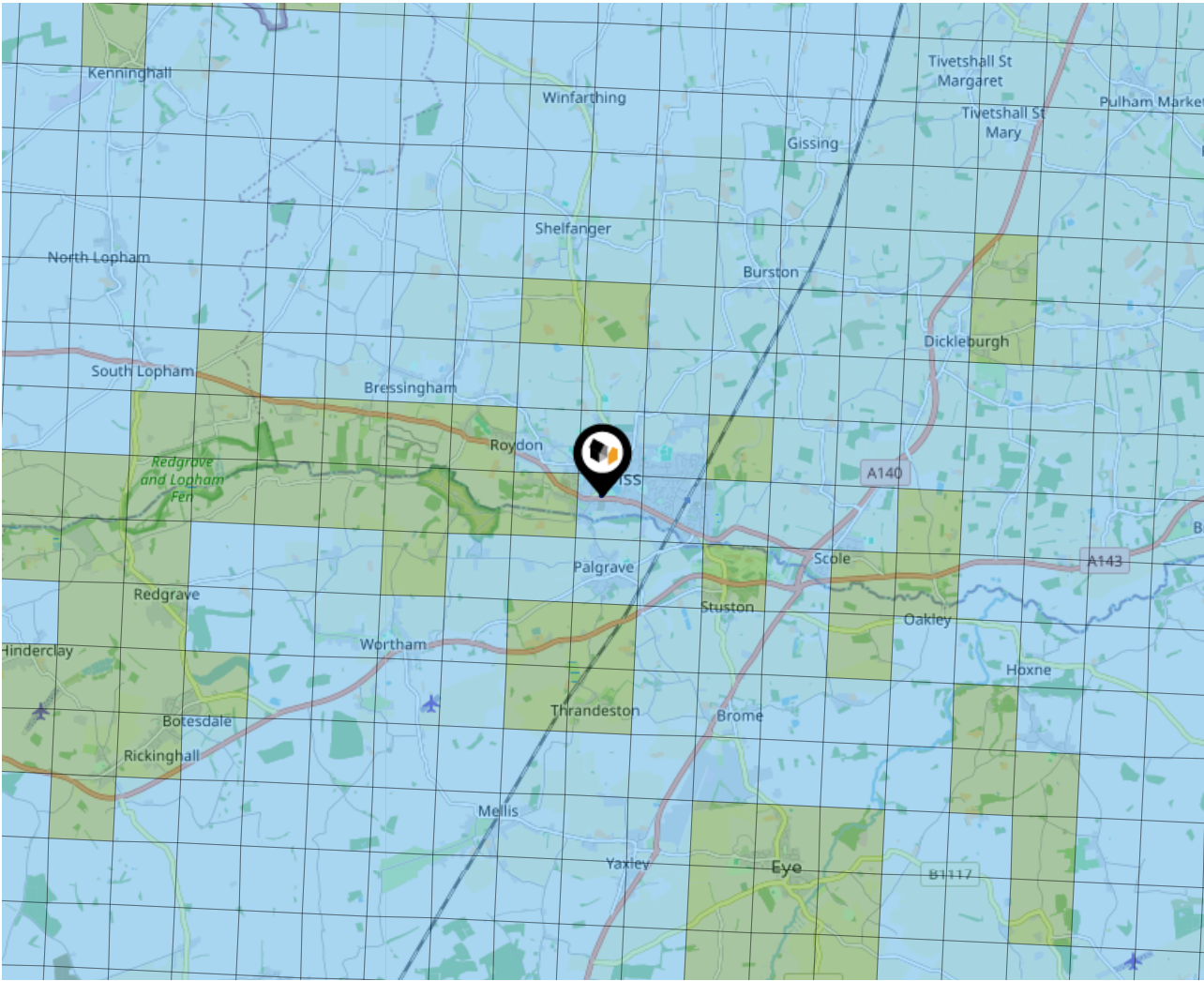


Key:

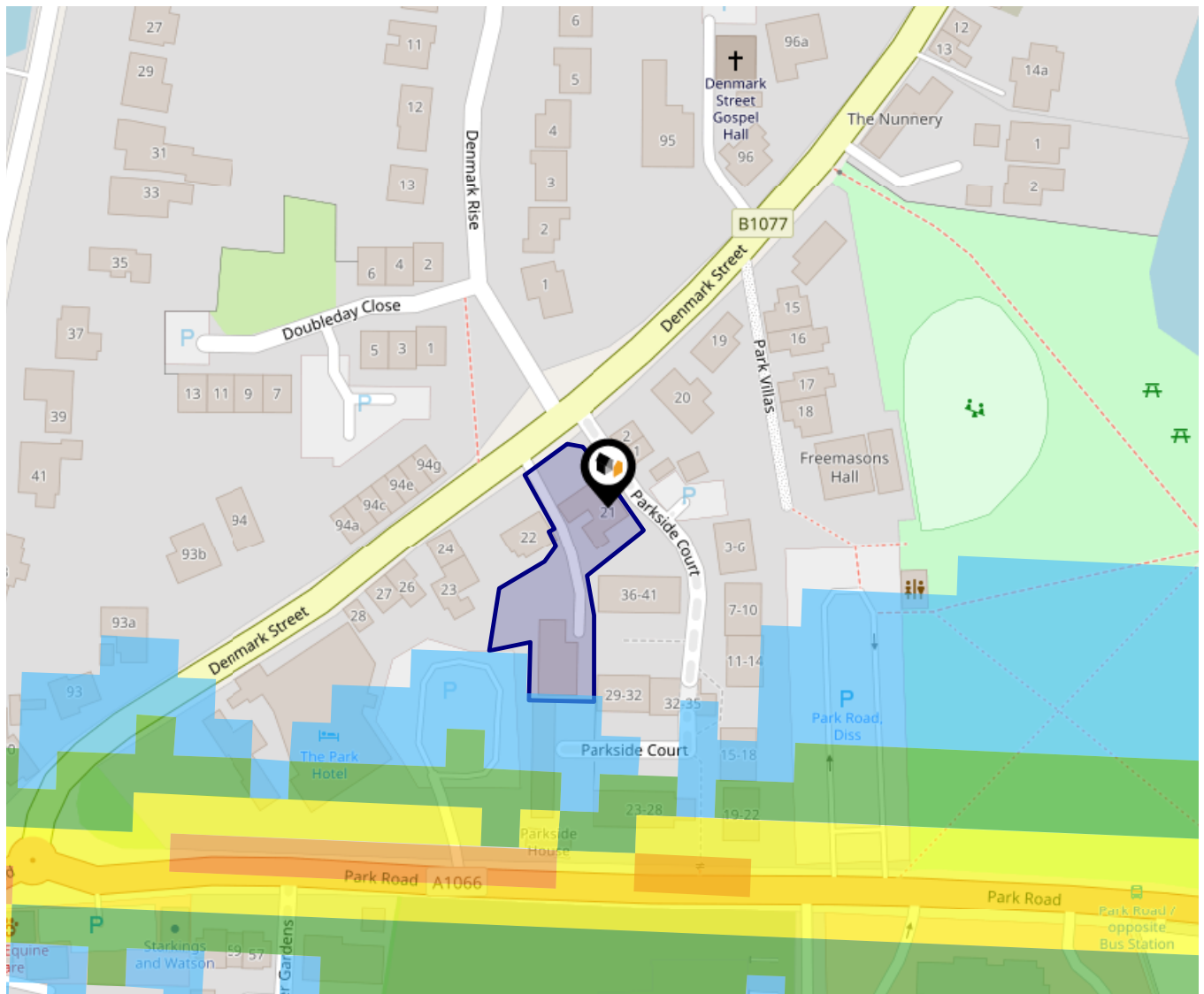
-  Power Pylons
-  Communication Masts

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



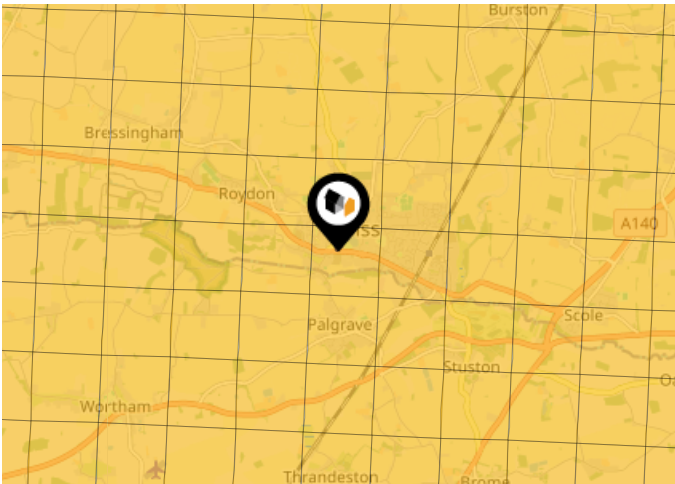
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

-  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		

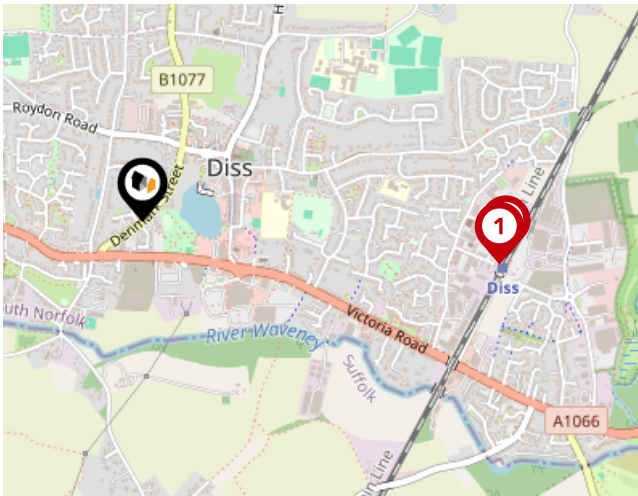


Primary Classifications (Most Common Clay Types)




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

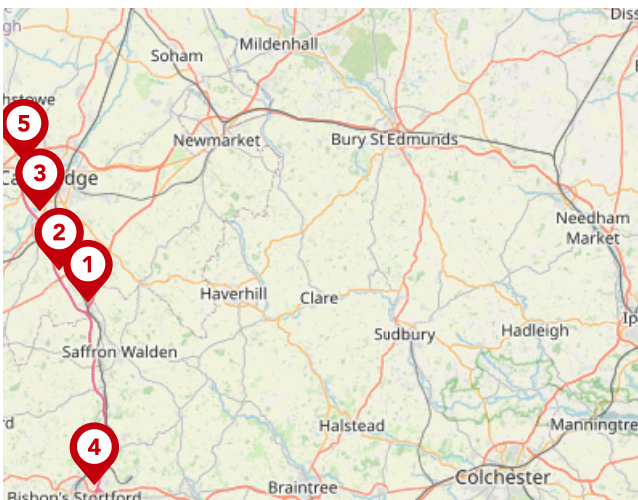
Area

Transport (National)








National Rail Stations

Pin	Name	Distance
	Diss Rail Station	0.82 miles
	Diss Rail Station	0.83 miles
	Eccles Road Rail Station	8.76 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	44.45 miles
	M11 J10	45.17 miles
	M11 J11	44.89 miles
	M11 J8	51.9 miles
	M11 J13	44.85 miles

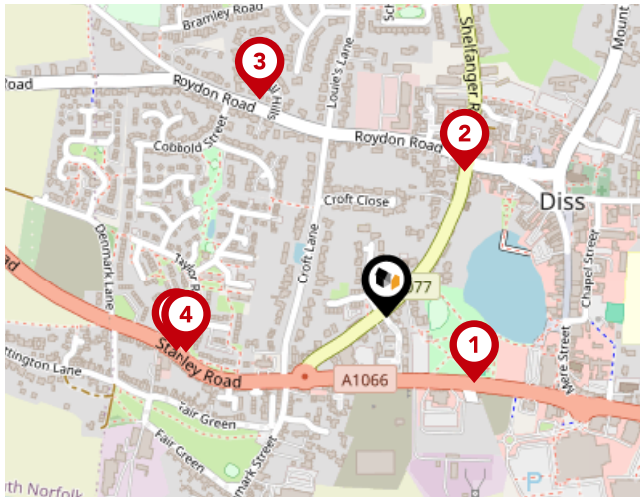


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	21.67 miles
	Southend-on-Sea	58.31 miles
	Cambridge	41.02 miles
	Stansted Airport	49.05 miles

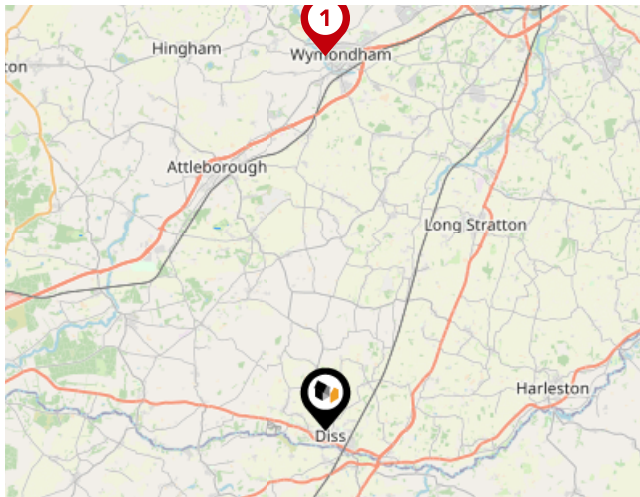
Area

Transport (Local)



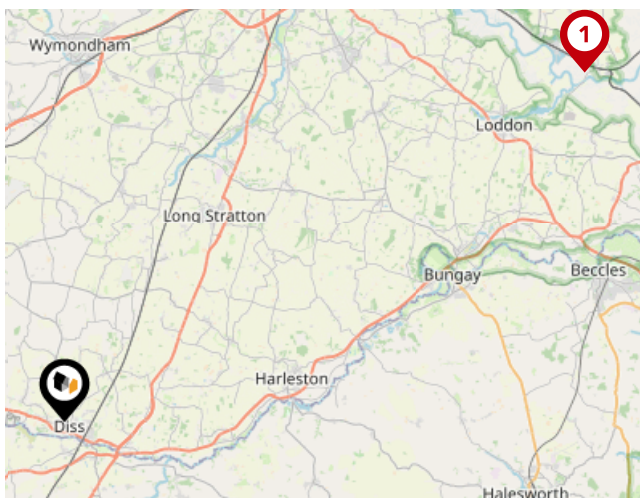
Bus Stops/Stations

Pin	Name	Distance
1	Bus Station	0.12 miles
2	Roydon Road	0.19 miles
3	Hall Hills	0.28 miles
4	Taylor Road	0.23 miles
5	Taylor Road	0.24 miles



Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	13.51 miles



Ferry Terminals

Pin	Name	Distance
1	Reedham Ferry South	22.66 miles

Phillip Arnold Auctions

Data Quality

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Valuation Office Agency

