

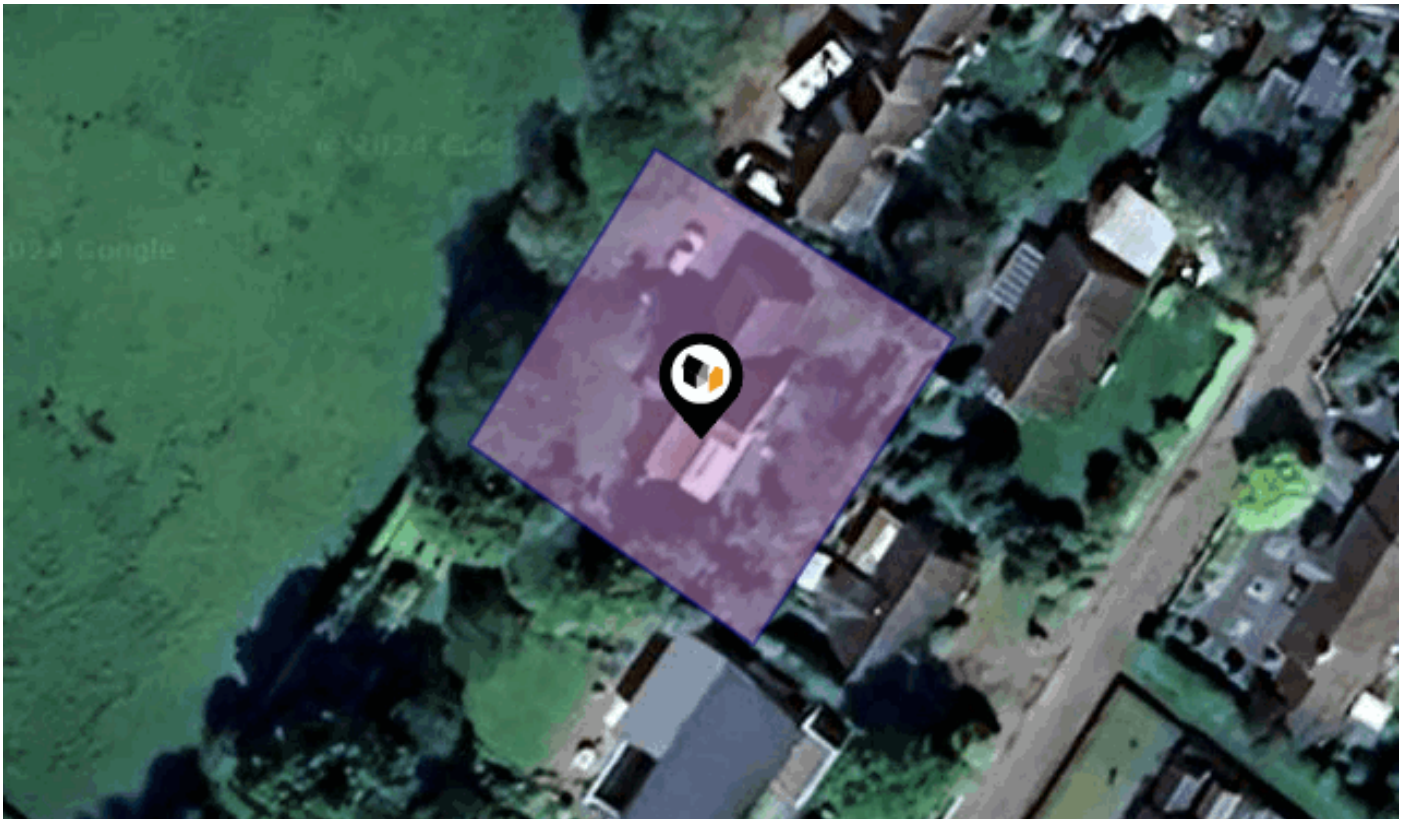


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 17th July 2024



HALF MOON LANE, REDGRAVE, DISS, IP22

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:	Detached
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Plot Area:	0.22 acres
Year Built :	1983-1990
Council Tax :	Band D
Annual Estimate:	£2,111
Title Number:	SK362018

Tenure: Freehold

Local Area

Local Authority:	Mid suffolk
Conservation Area:	Redgrave
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	79 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Half Moon Lane, Redgrave, Diss, IP22*

Reference - DC/23/2963/FUL
Decision: Granted
Date: 27th July 2023
Description: Change of use from offices to a single residential dwelling
Reference - DC/23/1193/TCA
Decision: Granted
Date: 27th July 2023
Description: Trees in a conservation area notification - five conifer and one Maple (on plan) fell
Reference - DC/23/2966/TPO
Decision: Decided
Date: 27th July 2023
Description: Trees T1-3 Ash covered by TPO/040/2021 to be felled and stumps treated to prevent regrowth. These trees are implicated as cause of clay shrinkage subsidence related damage to adjacent property.
Reference - DC/23/2966/TPO
Decision: Decided
Date: 27th July 2023
Description: Trees T1-3 Ash covered by TPO/040/2021 to be felled and stumps treated to prevent regrowth. These trees are implicated as cause of clay shrinkage subsidence related damage to adjacent property.

Planning History

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Reference - DC/23/2966/TPO
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Description: Trees T1-3 Ash covered by TPO/040/2021 to be felled and stumps treated to prevent regrowth. These trees are implicated as cause of clay shrinkage subsidence related damage to adjacent property.
Reference - DC/23/2966/TPO
Decision: Decided
Date: 27th July 2023
Description: Trees T1-3 Ash covered by TPO/040/2021 to be felled and stumps treated to prevent regrowth. These trees are implicated as cause of clay shrinkage subsidence related damage to adjacent property.
Reference - DC/23/1192/TCA
Decision: Granted
Date: 27th July 2023
Description: Trees in a conservation area notification - three Sycamore (on plan) fell
Reference - DC/23/1192/TCA
Decision: Granted
Date: 27th July 2023
Description: Trees in a conservation area notification - three Sycamore (on plan) fell

Planning History

This Address



Planning records for: *Half Moon Lane, Redgrave, Diss, IP22*

Reference - DC/23/03539
Decision: Decided
Date: 27th July 2023
Description: Notification of Works to Trees in a Conservation Area - Re-pollard 1 No. Lime (T1) and Reduce 1 No. Thuja (T2) to fence height (6 ft)
Reference - DC/23/03539
Decision: Decided
Date: 27th July 2023
Description: Notification of Works to Trees in a Conservation Area - Re-pollard 1 No. Lime (T1) and Reduce 1 No. Thuja (T2) to fence height (6 ft)
Reference - DC/23/03539
Decision: Granted
Date: 27th July 2023
Description: Notification of Works to Trees in a Conservation Area - Re-pollard 1 No. Lime (T1) and Reduce 1 No. Thuja (T2) to fence height (6 ft)
Reference - DC/23/2963/FUL
Decision: Granted
Date: 27th July 2023
Description: Change of use from offices to a single residential dwelling

Planning History

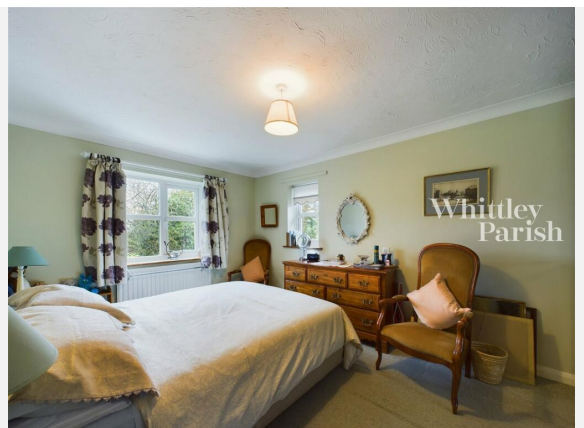
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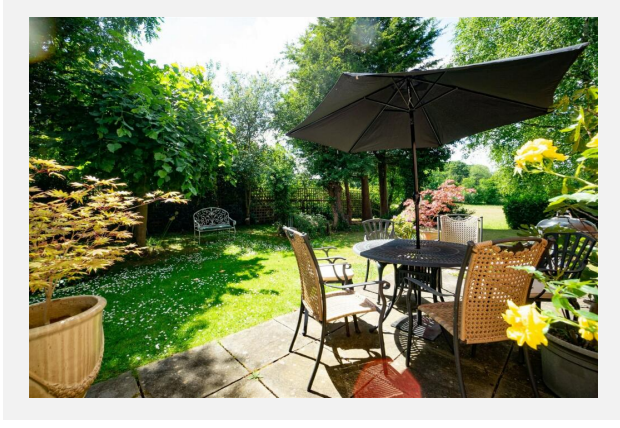


Planning records for: *Half Moon Lane, Redgrave, Diss, IP22*

Reference - DC/23/1193/TCA	
Decision:	Granted
Date:	27th July 2023
Description:	Trees in a conservation area notification - five conifer and one Maple (on plan) fell

Gallery Photos



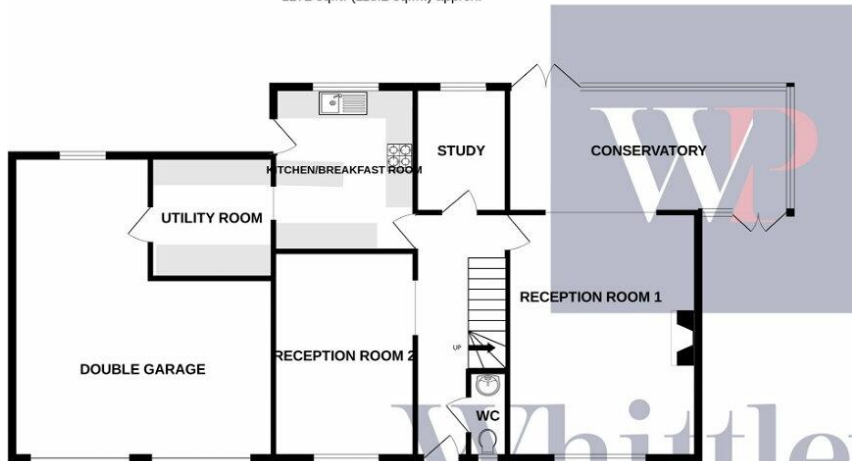






HALF MOON LANE, REDGRAVE, DISS, IP22

GROUND FLOOR
1272 sq.ft. (118.2 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1967 sq.ft. (182.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALF MOON LANE, REDGRAVE, IP22

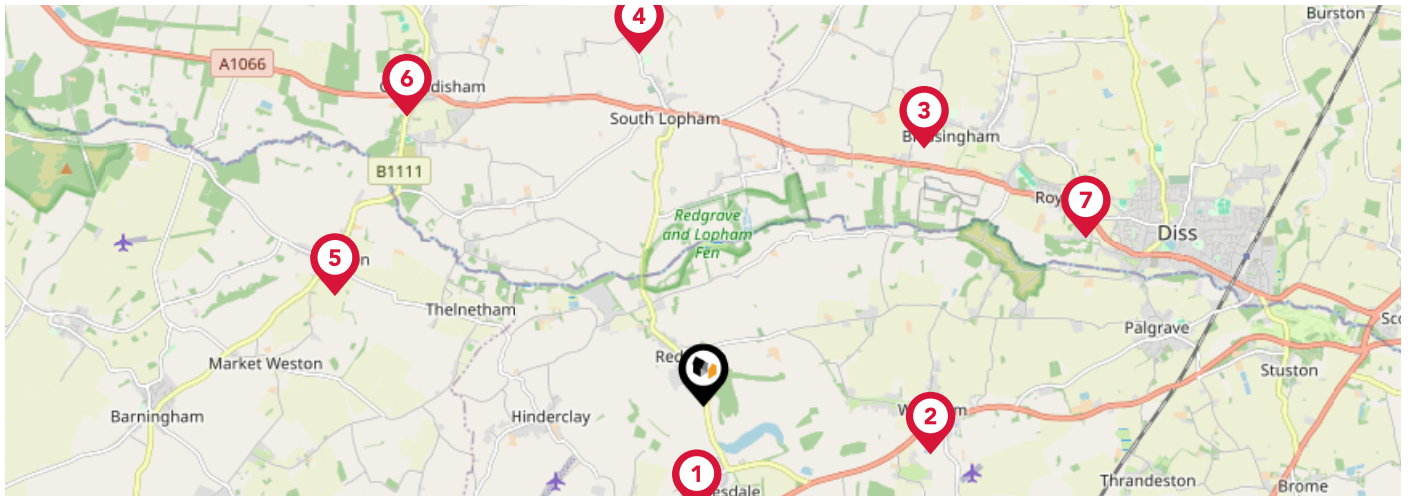
Energy rating

E

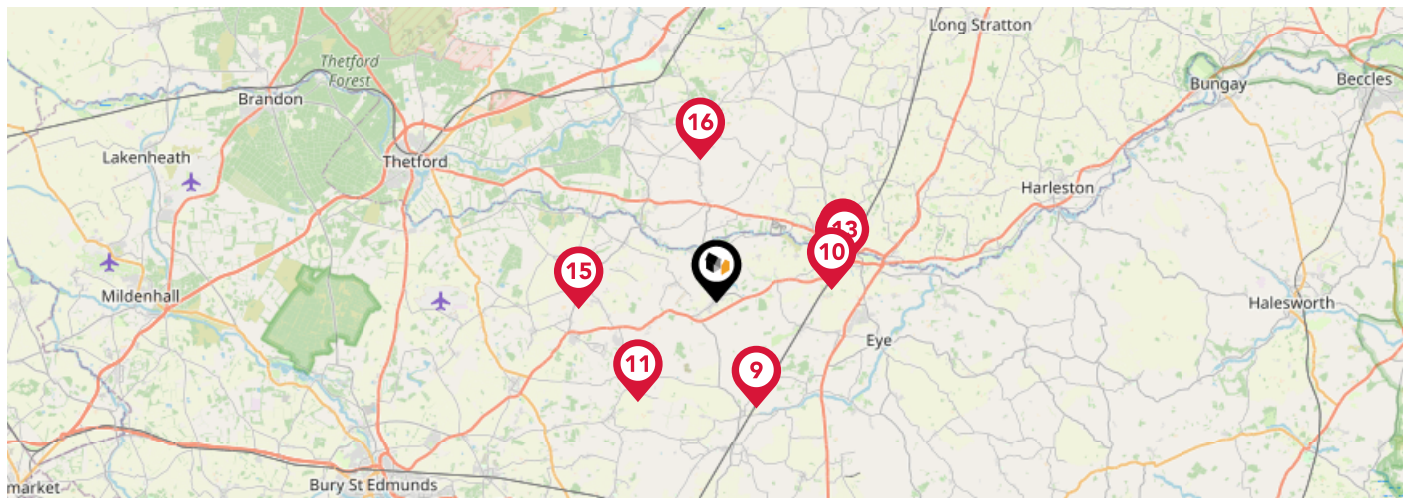
Valid until 26.07.2032









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	53 E	
39-54	E		
21-38	F		
1-20	G		

Area Schools

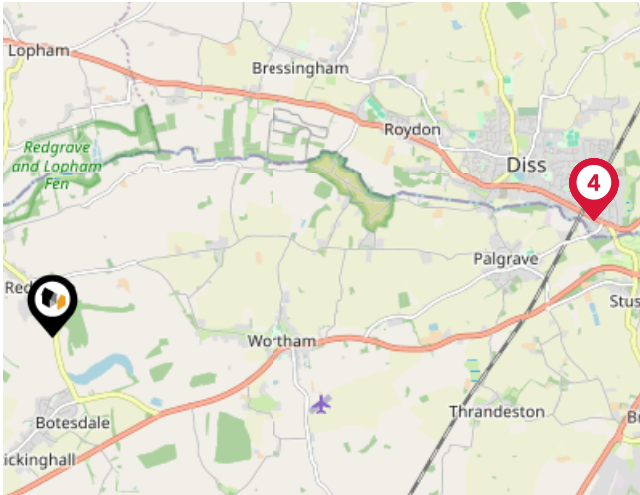


	Nursery	Primary	Secondary	College	Private
<p>1 St Botolph's Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 172 Distance:0.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wortham Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 101 Distance:2.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Bressingham Primary School</p> <p>Ofsted Rating: Good Pupils: 123 Distance:3.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 St Andrew's CofE VA Primary School, Lopham</p> <p>Ofsted Rating: Good Pupils: 57 Distance:3.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hopton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 97 Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Garboldisham Church of England Primary Academy</p> <p>Ofsted Rating: Inadequate Pupils:0 Distance:3.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Roydon Primary School</p> <p>Ofsted Rating: Requires Improvement Pupils: 265 Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Mellis Church of England Primary School</p> <p>Ofsted Rating: Good Pupils: 171 Distance:4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



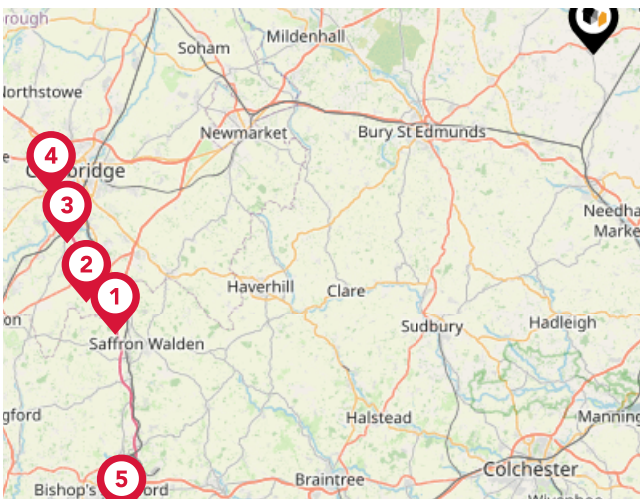
		Nursery	Primary	Secondary	College	Private
	Gislingham Church of England Primary School Ofsted Rating: Outstanding Pupils: 132 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 130 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Church of England Junior Academy Ofsted Rating: Inadequate Pupils: 209 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss Infant Academy and Nursery Ofsted Rating: Good Pupils: 164 Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Diss High School Ofsted Rating: Good Pupils: 931 Distance:4.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 97 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kenninghall Primary School Ofsted Rating: Good Pupils: 80 Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



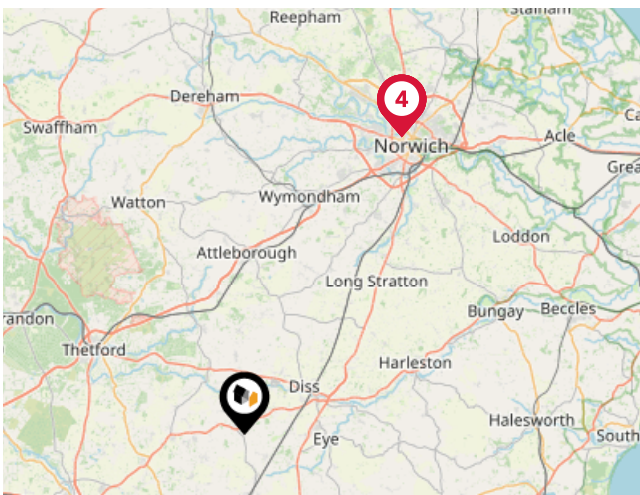
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.02 miles
2	Diss Rail Station	5.02 miles
3	Diss Rail Station	5.02 miles
4	Diss Rail Station	5.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.31 miles
2	M11 J10	40.97 miles
3	M11 J11	40.64 miles
4	M11 J13	40.6 miles
5	M11 J8	48.12 miles

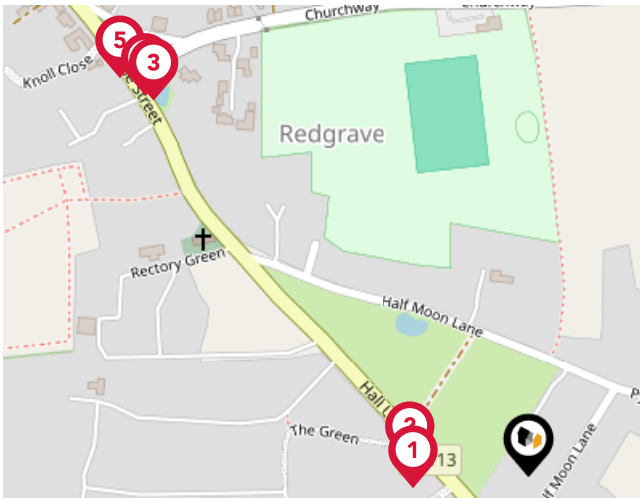


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	24.35 miles
2	International Airport	24.35 miles
3	Airport Passenger Terminal	24.39 miles
4	Norwich International Airport	24.39 miles

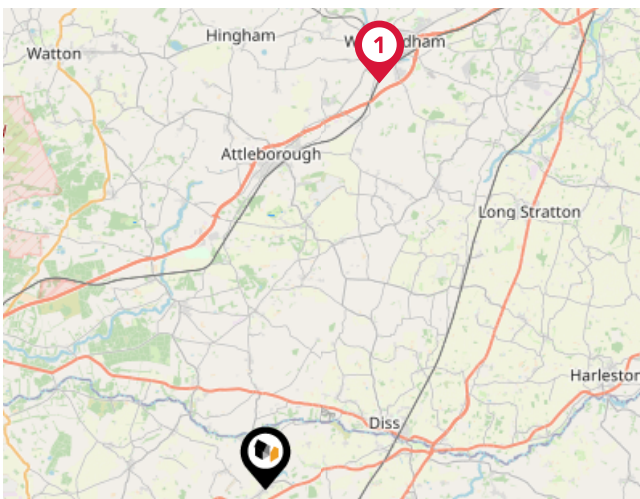
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Green	0.07 miles
2	The Green	0.07 miles
3	Village Sign	0.3 miles
4	Village Sign	0.31 miles
5	Cross Keys	0.32 miles



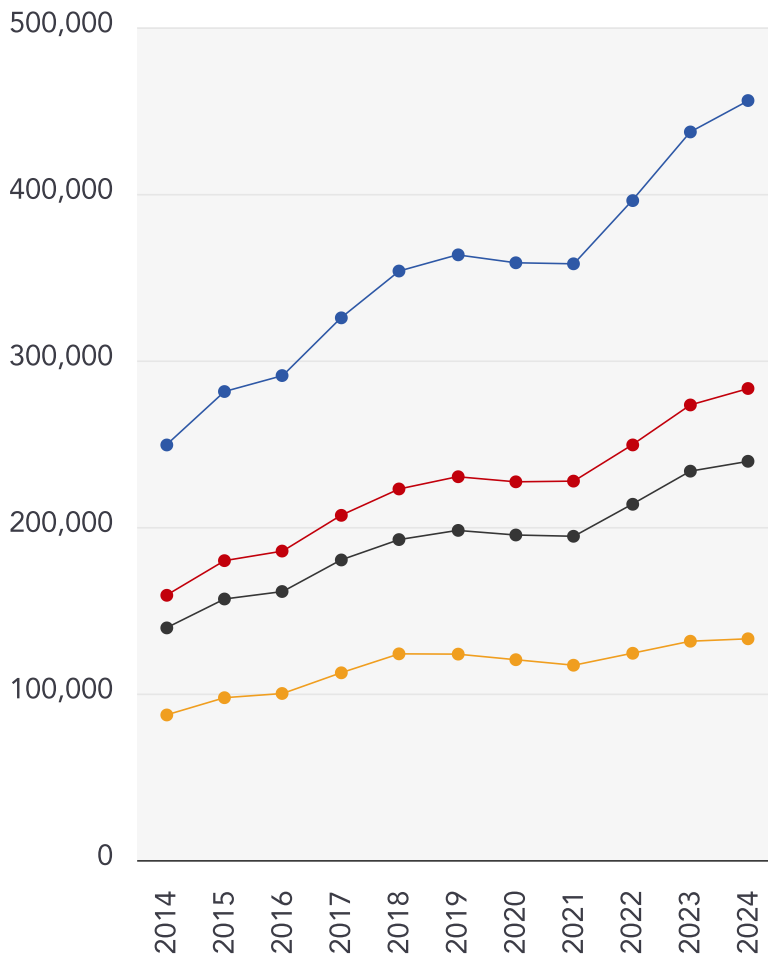
Local Connections

Pin	Name	Distance
1	Wymondham Abbey (Mid Norfolk Railway)	15.23 miles

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%



Whittley Parish | Diss

At Whittley 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.



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Whittleby Parish | Diss

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Whittleby Parish | Diss

4-6 Market Hill Diss IP22 4JZ

01379640808

admin@whittlebyparish.com

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

