

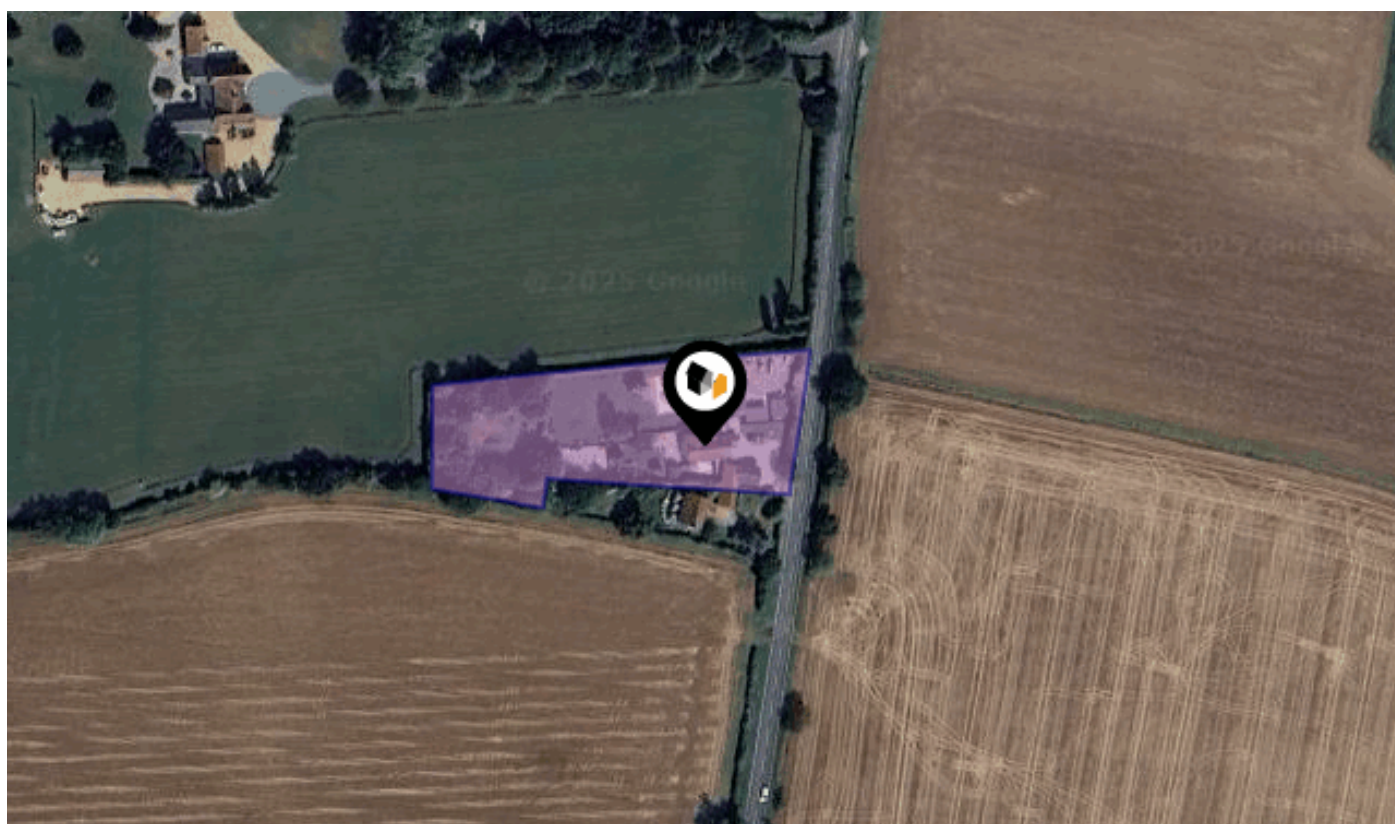


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 12<sup>th</sup> December 2025**



## BRADFELD COMBUST, BURY ST. EDMUNDS, IP30

### Fine and Country - Bury St Edmunds

92 St Johns Street, Bury St Edmunds, IP33 1SQ

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www.fineandcountry.co.uk





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,615 ft <sup>2</sup> / 243 m <sup>2</sup>
Plot Area:	1.26 acres
Year Built :	1967-1975
Council Tax :	Band F
Annual Estimate:	£3,240
Title Number:	SK289300

Tenure:	Freehold
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## Local Area

Local Authority:	West suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16  
mb/s



1800  
mb/s



### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: **Bradfield Combust, Bury St. Edmunds, IP30**

Reference - DC/17/0725/HH
<b>Decision:</b> Decided
<b>Date:</b> 07th April 2017
<b>Description:</b> Householder Planning Application - Detached garden/machine storage building

Reference - DC/14/2256/HH
<b>Decision:</b> Decided
<b>Date:</b> 22nd December 2014
<b>Description:</b> Householder Planning Application - Retention of cart lodge

Reference - DC/15/2278/HH
<b>Decision:</b> Decided
<b>Date:</b> 10th November 2015
<b>Description:</b> Householder Planning Application - (i) Porch to east elevation (ii) single storey extension with double height element to north elevation (following demolition of existing conservatory) and (iii) associated alterations to windows

Reference - SE/12/0769/EXT
<b>Decision:</b> Unknown
<b>Date:</b> 02nd July 2012
<b>Description:</b> Planning Application - Extension of time limit for an additional three years for the commencement of development authorised by planning permission SE/09/0955 - Erection of stable block and machinery store

# Planning History

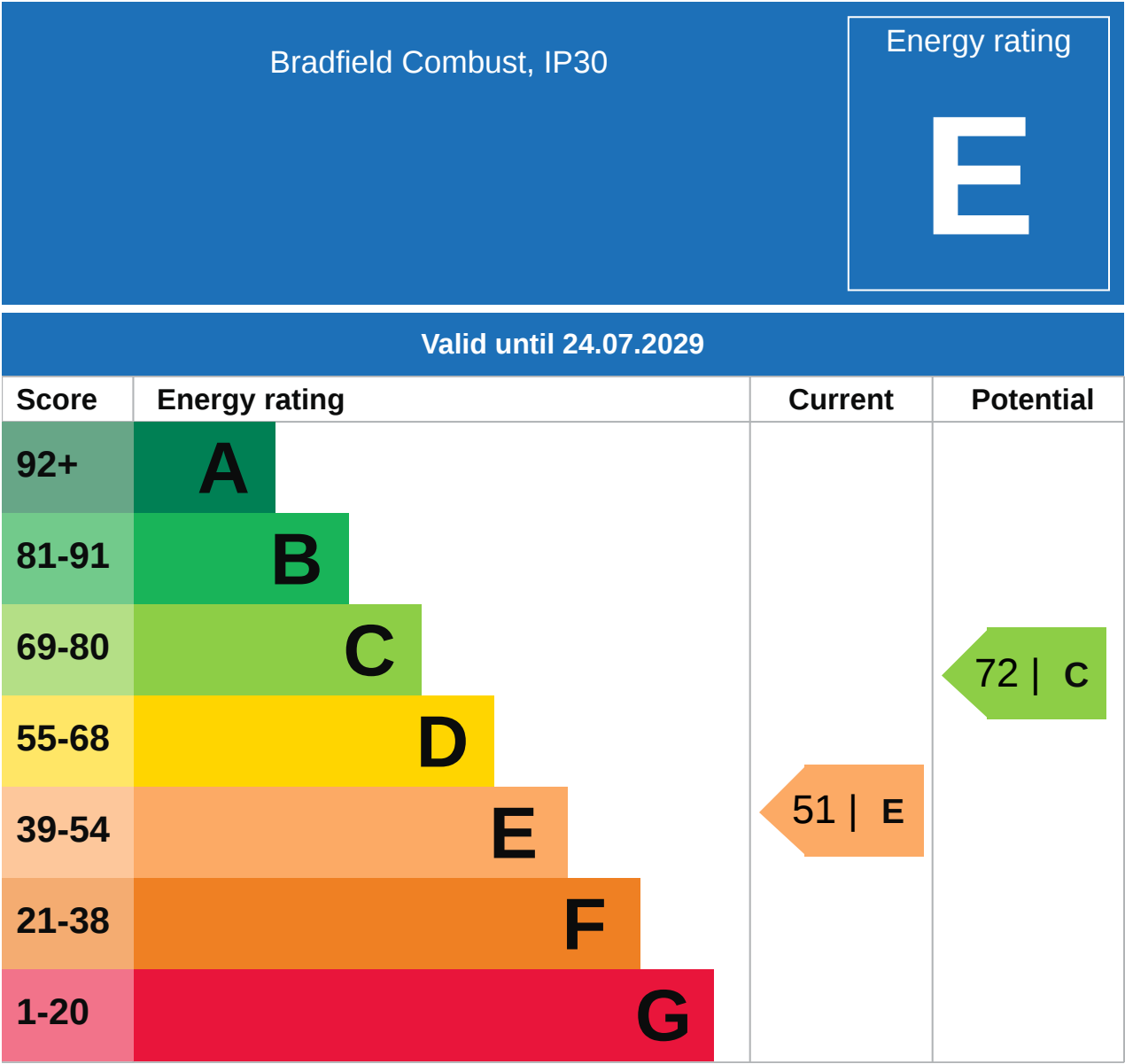
## This Address

Planning records for: ***Bradfield Combust, Bury St. Edmunds, IP30***

Reference - DC/21/0220/HH	
Decision:	Decided
Date:	04th February 2021
Description:	Householder planning application - siting of mobile home ancillary to existing dwelling

Reference - DC/17/0106/HH	
Decision:	Decided
Date:	23rd January 2017
Description:	Householder Planning Application - Detached outbuilding to provide gym/games room and guest accommodation (ancillary to existing dwelling)

Property  
**EPC - Certificate**



# Property

## EPC - Additional Data

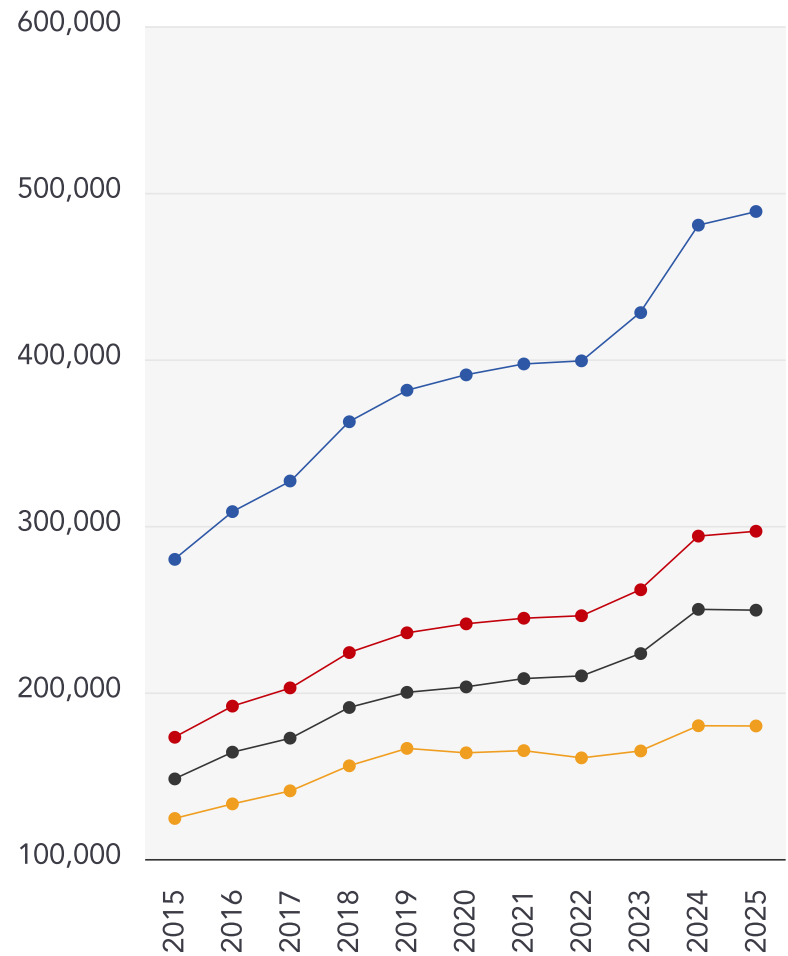
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	4
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, limited insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 89% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	243 m <sup>2</sup>

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in IP30



Detached

**+74.63%**

Semi-Detached

**+71.48%**

Terraced

**+68.43%**

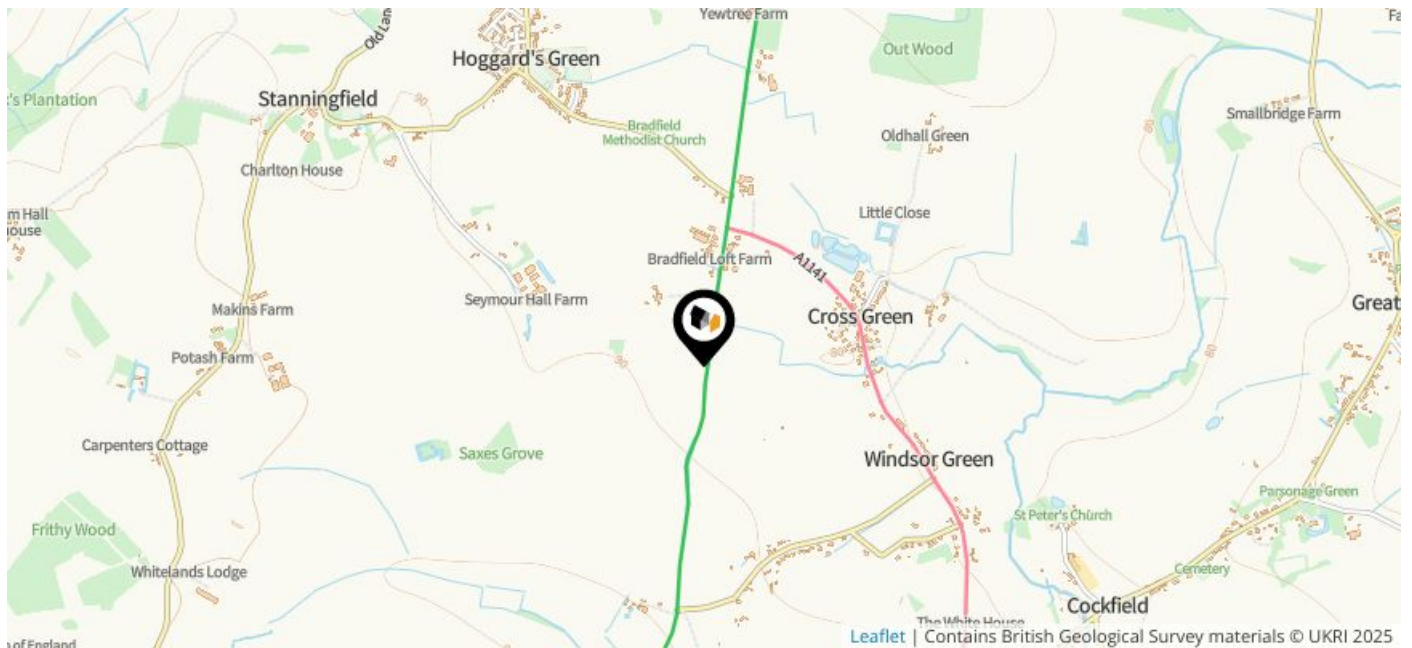
Flat

**+44.68%**

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

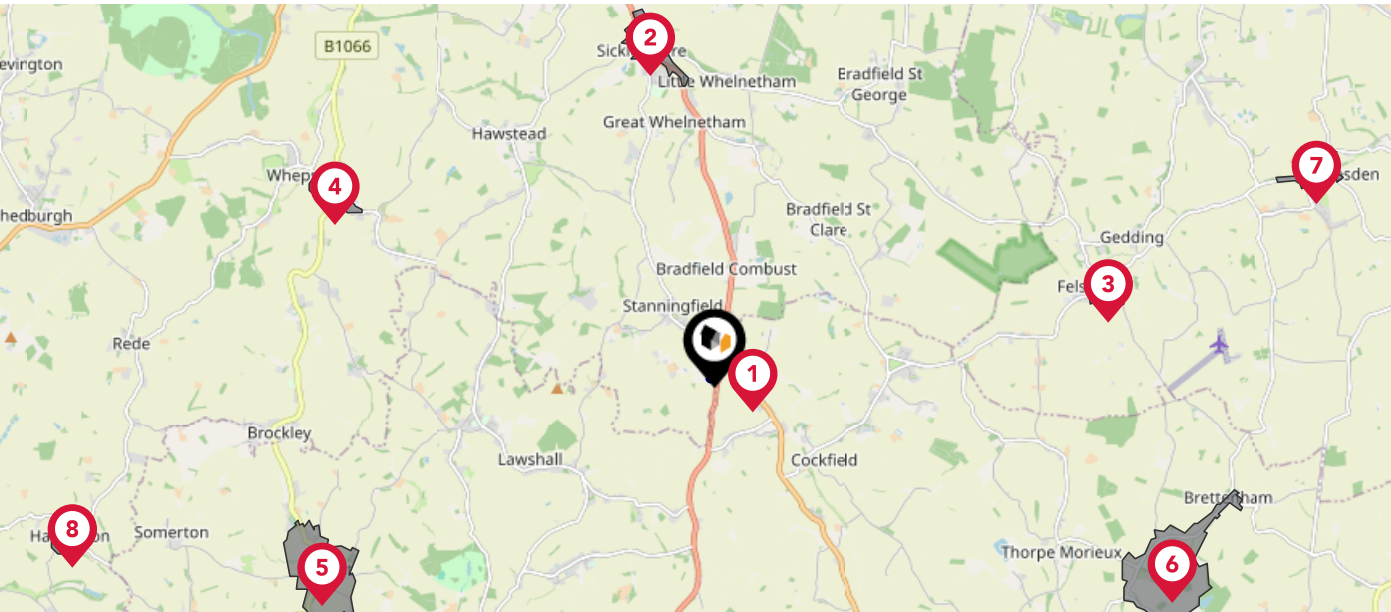
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



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.

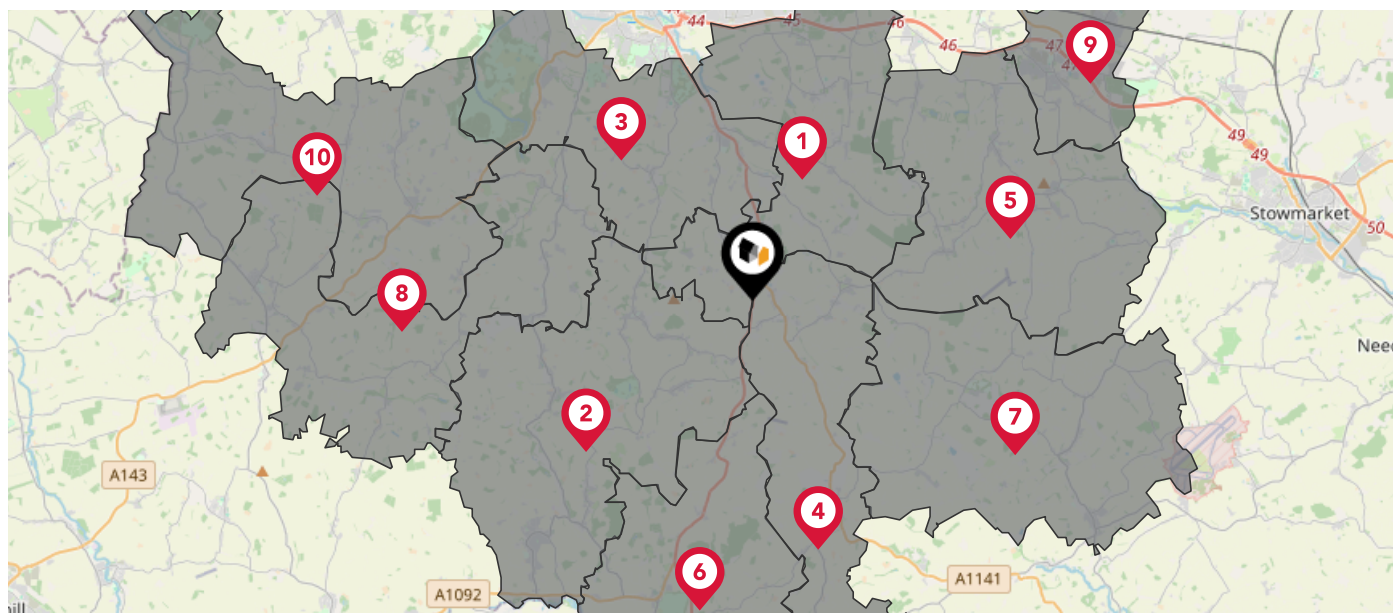


Nearby Conservation Areas	
1	Cross Green Cockfield
2	Sicklemere
3	Felsham
4	Whepstead
5	Hartest
6	Brettenham
7	Rattlesden
8	Hawkedon

# 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



Rougham Ward



Chadacre Ward



Horringer Ward



Lavenham Ward



Rattlesden Ward



Long Melford Ward



North West Cosford Ward



Whepstead & Wickhambrook Ward



Elmswell & Woolpit Ward



Chedburgh & Chevington 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	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

# 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:



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.

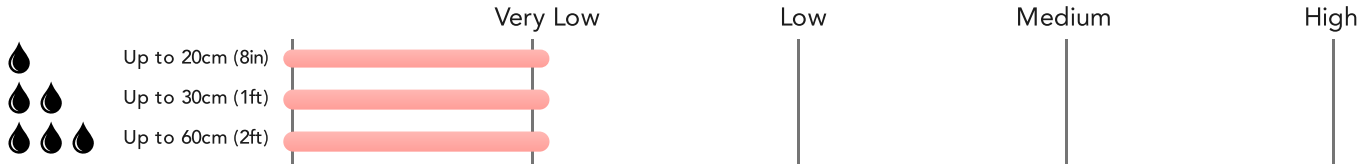


Risk Rating: Very low

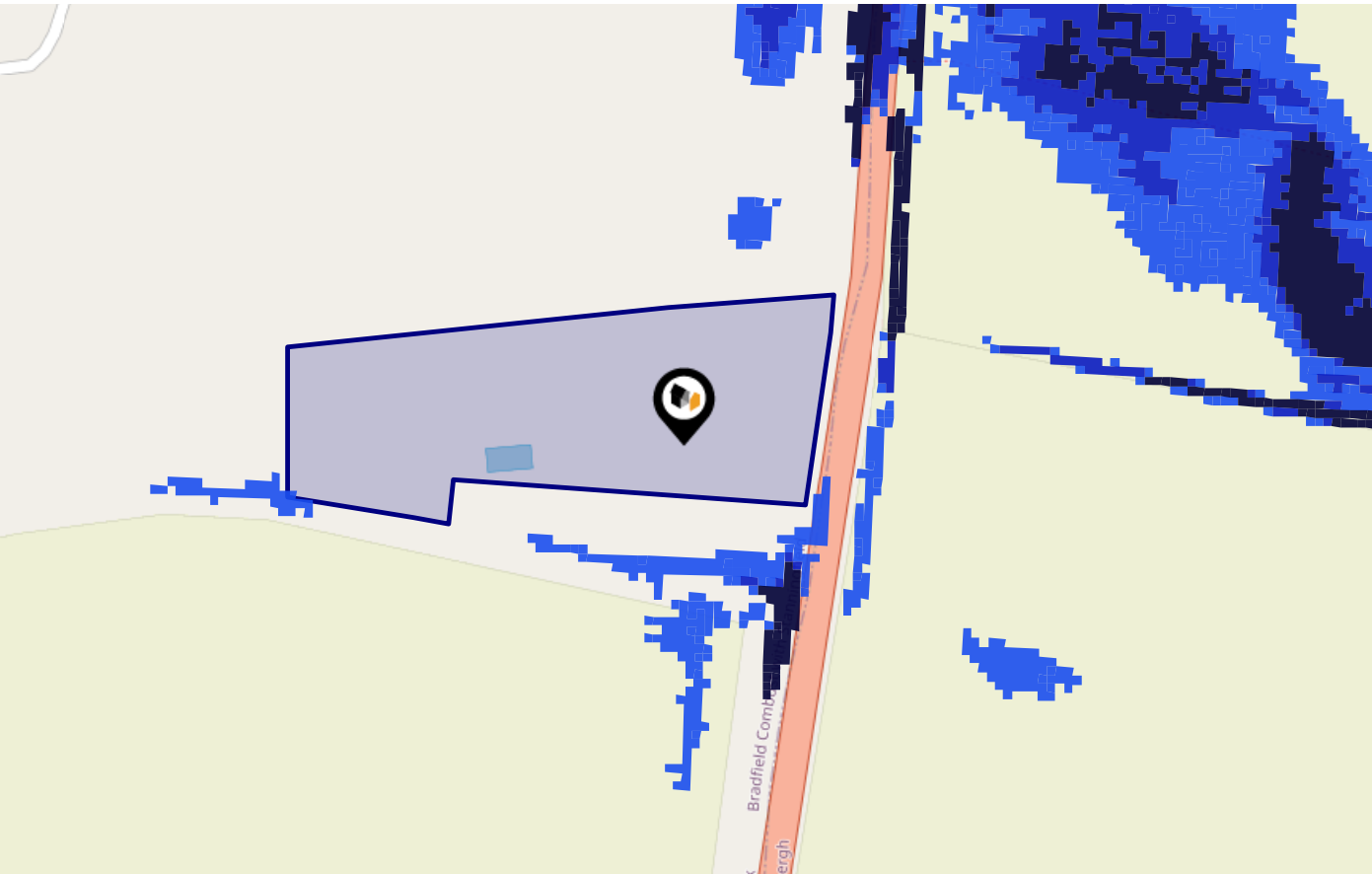
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Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

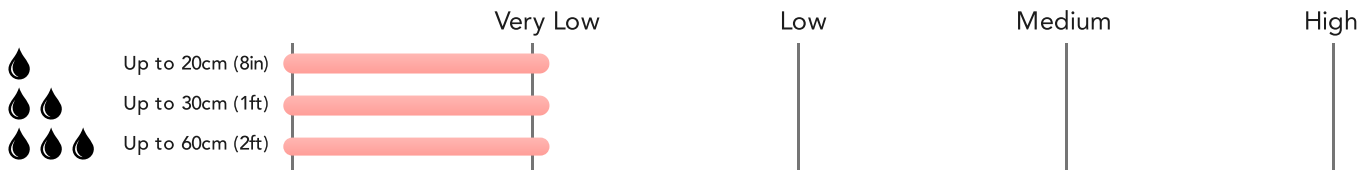


Risk Rating: Very low

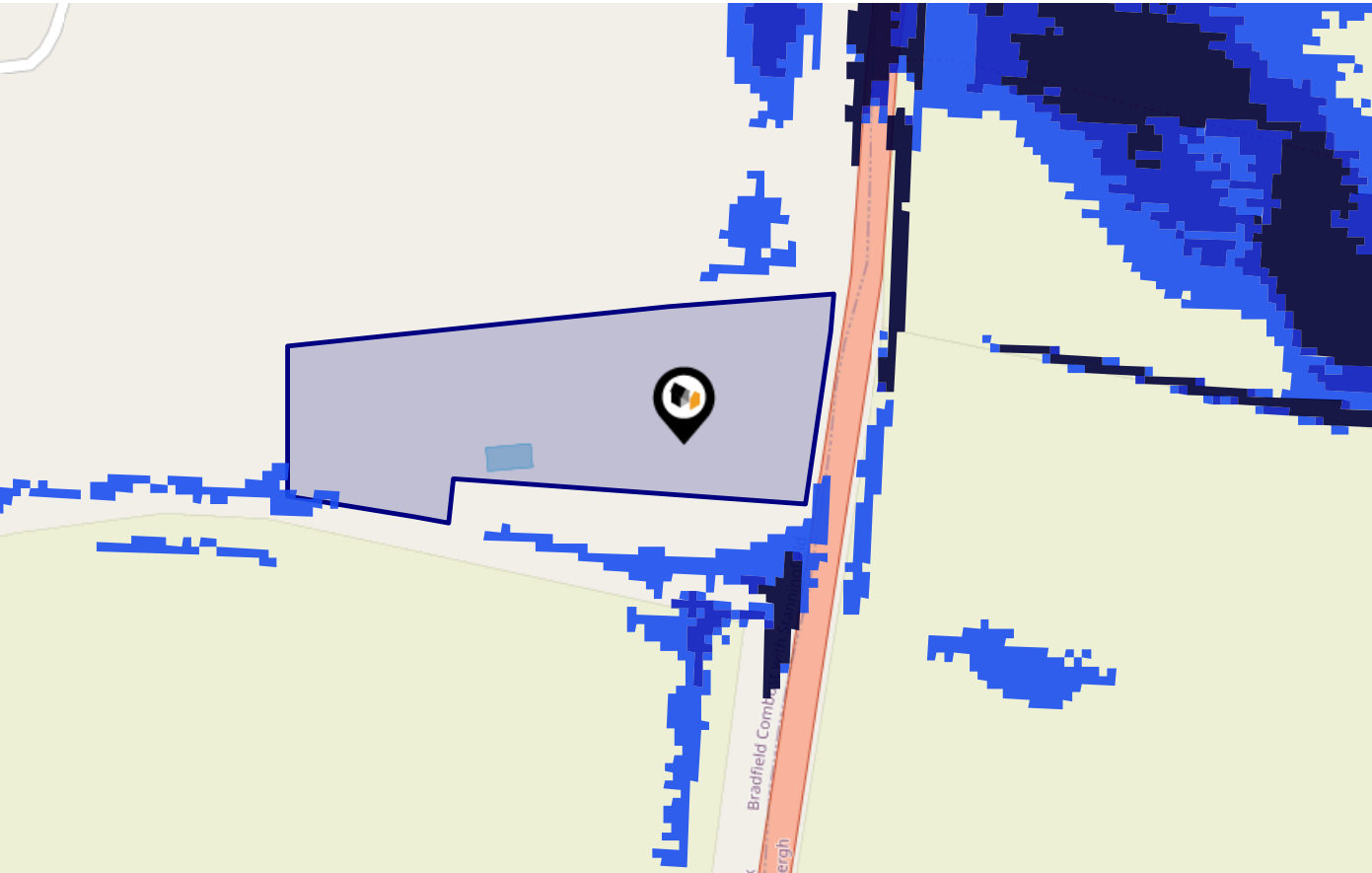
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

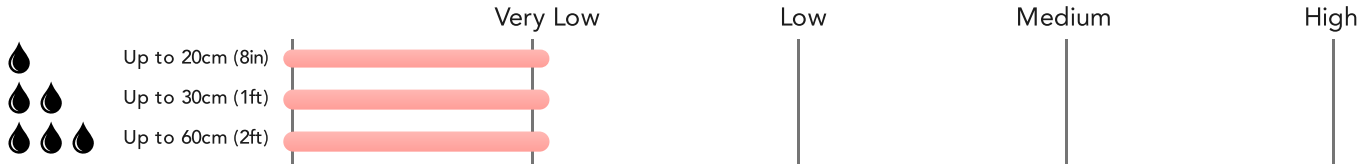


Risk Rating: Very low

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.
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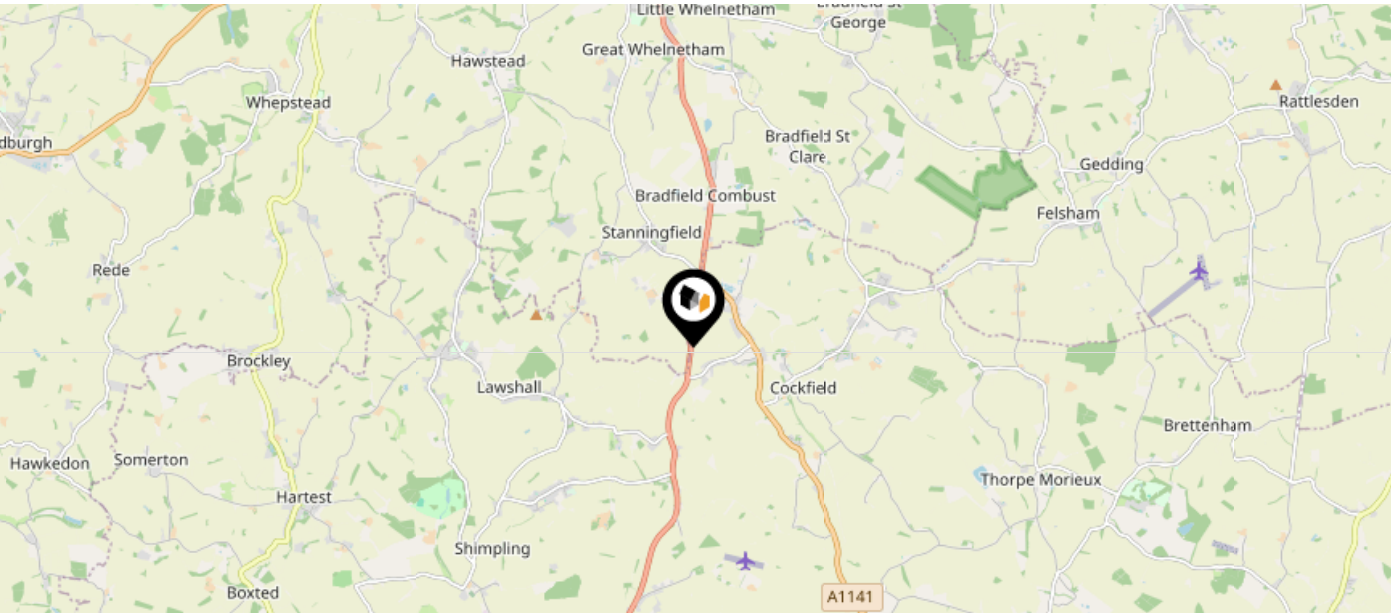
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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

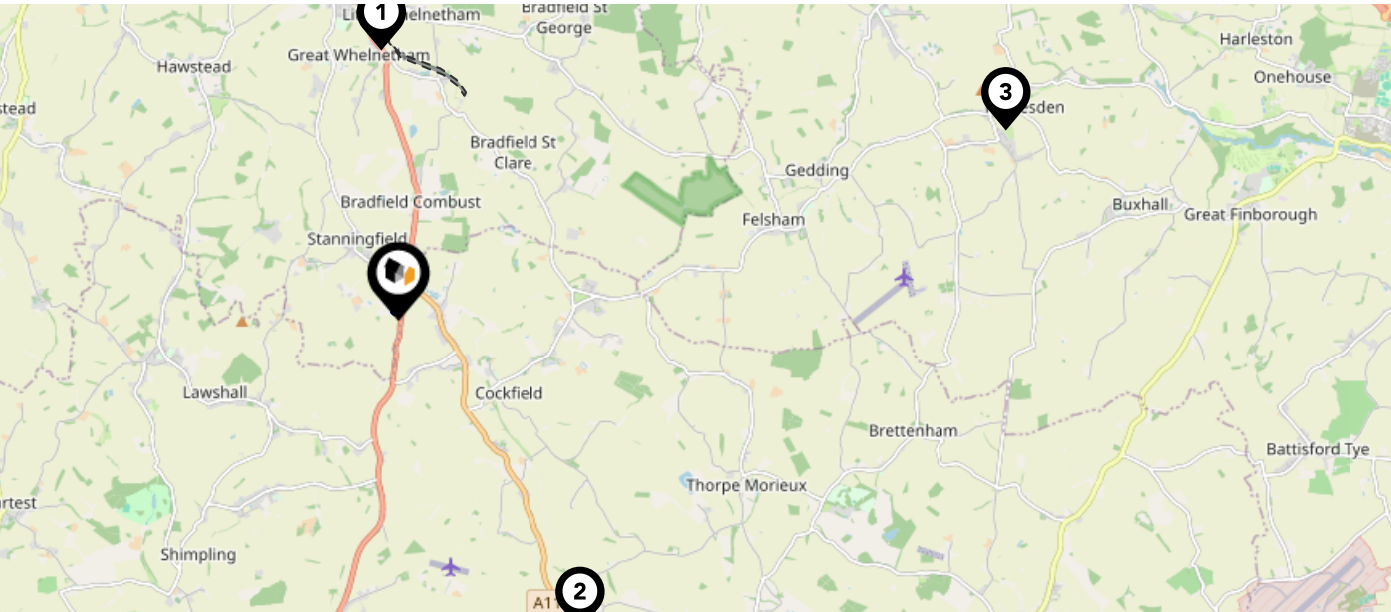


Nearby Green Belt Land

No data available.

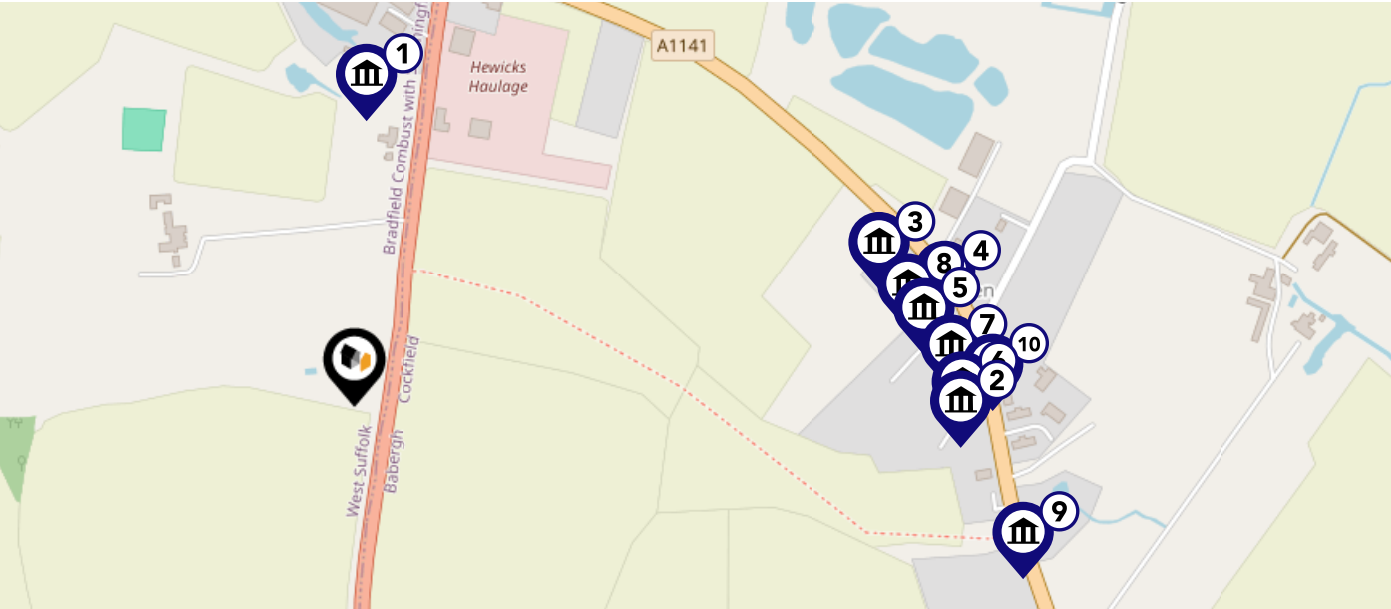


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Railway Cutting-Great Welnetham	Historic Landfill
2	Disused Railway Cutting-Hills Green, Lavenham	Historic Landfill
3	Rectory-High Street, Rattlesden	Historic Landfill

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

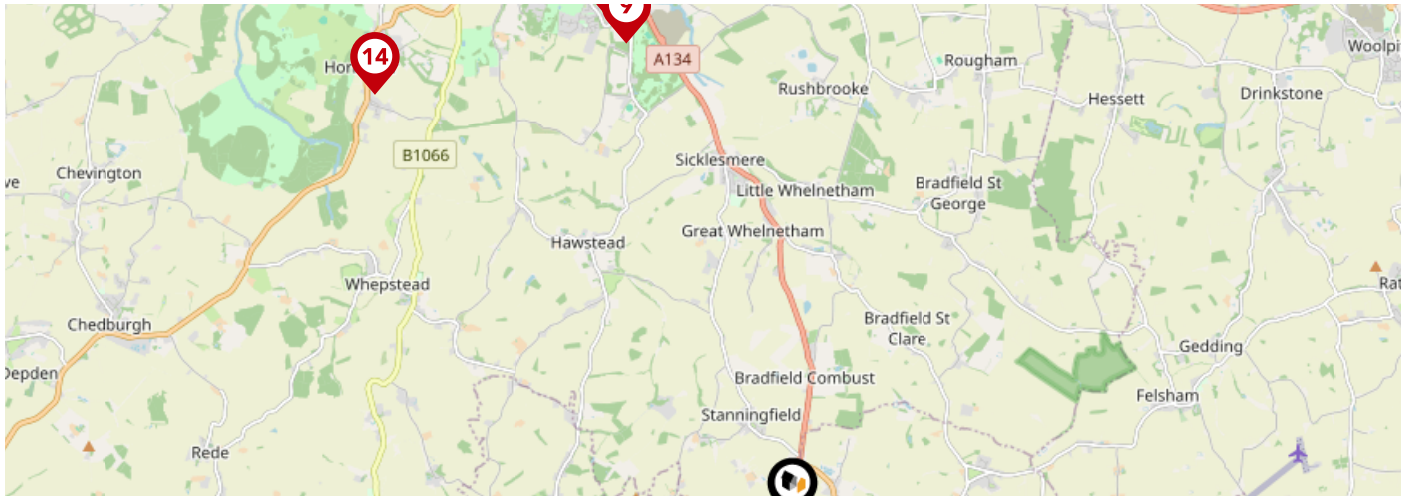


Listed Buildings in the local district		Grade	Distance
	1228836 - Bradfield Loft Farmhouse	Grade II	0.2 miles
	1037340 - Cross Green Cottage	Grade II	0.3 miles
	1037338 - Tudor Cottage	Grade II	0.3 miles
	1194290 - Barn To The North West Of Cross Green Farmhouse	Grade II	0.3 miles
	1037339 - The Cottage (north Of Haslers Mill)	Grade II	0.3 miles
	1285764 - Farthings	Grade II	0.3 miles
	1351451 - Mill House	Grade II	0.3 miles
	1194294 - Plane House	Grade II	0.3 miles
	1037335 - Thatchers Restaurant	Grade II	0.4 miles
	1351449 - Hope House	Grade II	0.4 miles

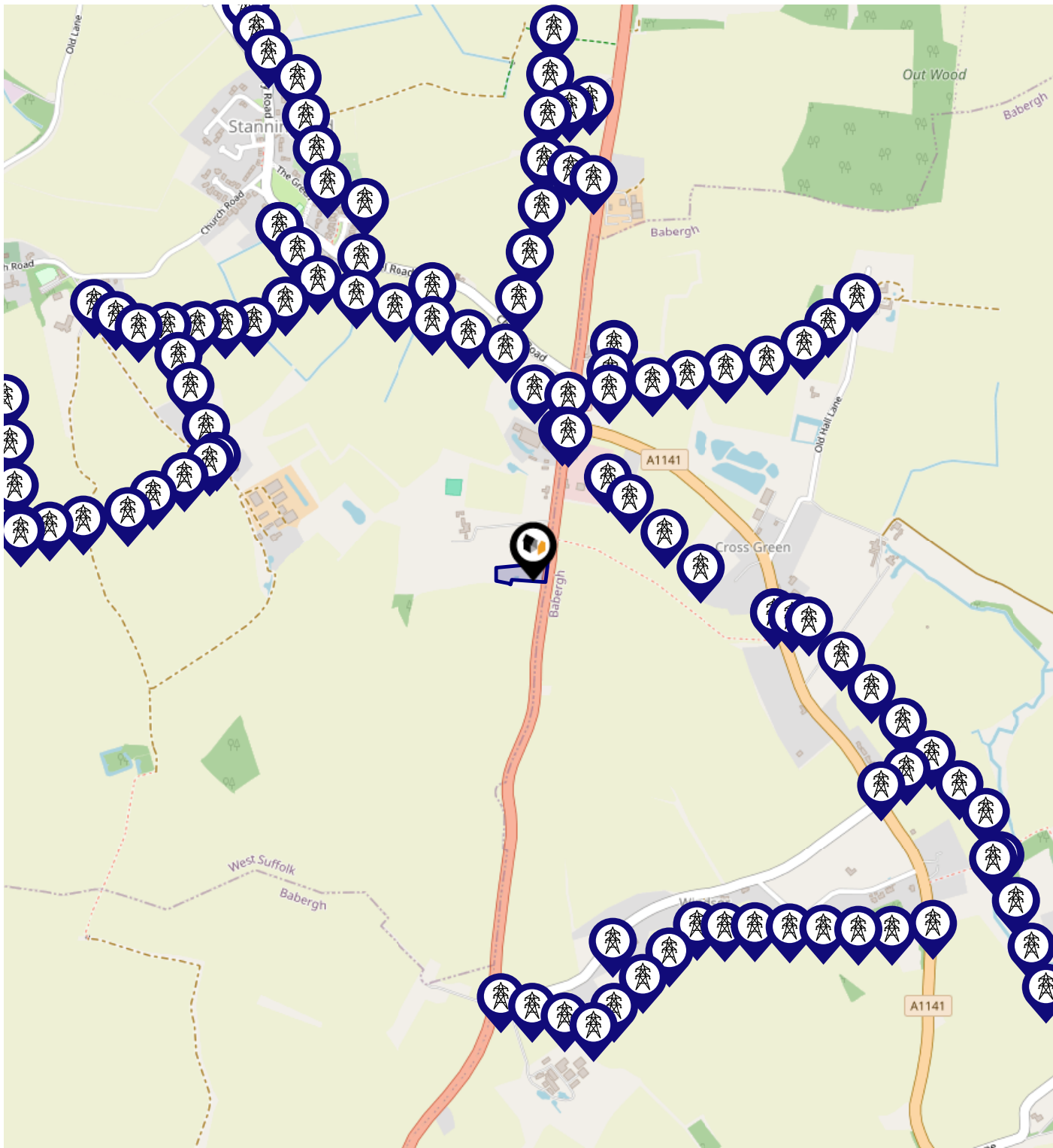


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cockfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 66   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>All Saints' Church of England Voluntary Controlled Primary School, Lawshall</b> Ofsted Rating: Outstanding   Pupils: 177   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great Whelnetham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hartest Church of England Primary School</b> Ofsted Rating: Good   Pupils: 43   Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Lavenham Community Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Old Buckenham Hall School</b> Ofsted Rating: Not Rated   Pupils: 205   Distance:4.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rougham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Riverwalk School</b> Ofsted Rating: Good   Pupils: 203   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools



		Nursery	Primary	Secondary	College	Private
9	<b>South Lee School</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Centre Academy East Anglia</b> Ofsted Rating: Not Rated   Pupils: 72   Distance:4.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Hardwick Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Sebert Wood Community Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Sybil Andrews Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:5.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Ickworth Park Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:5.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Learning Support, Western Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:5.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 442   Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



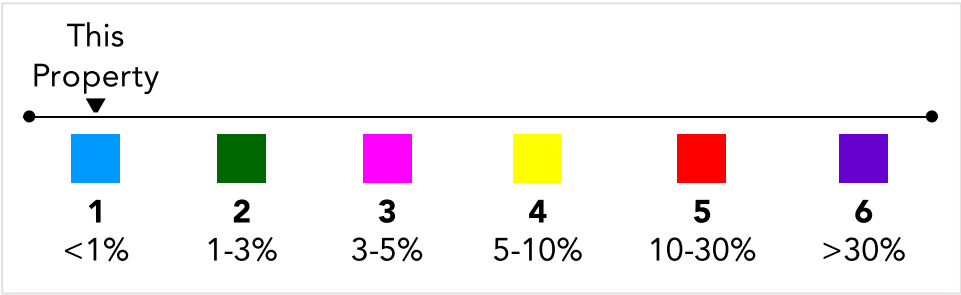
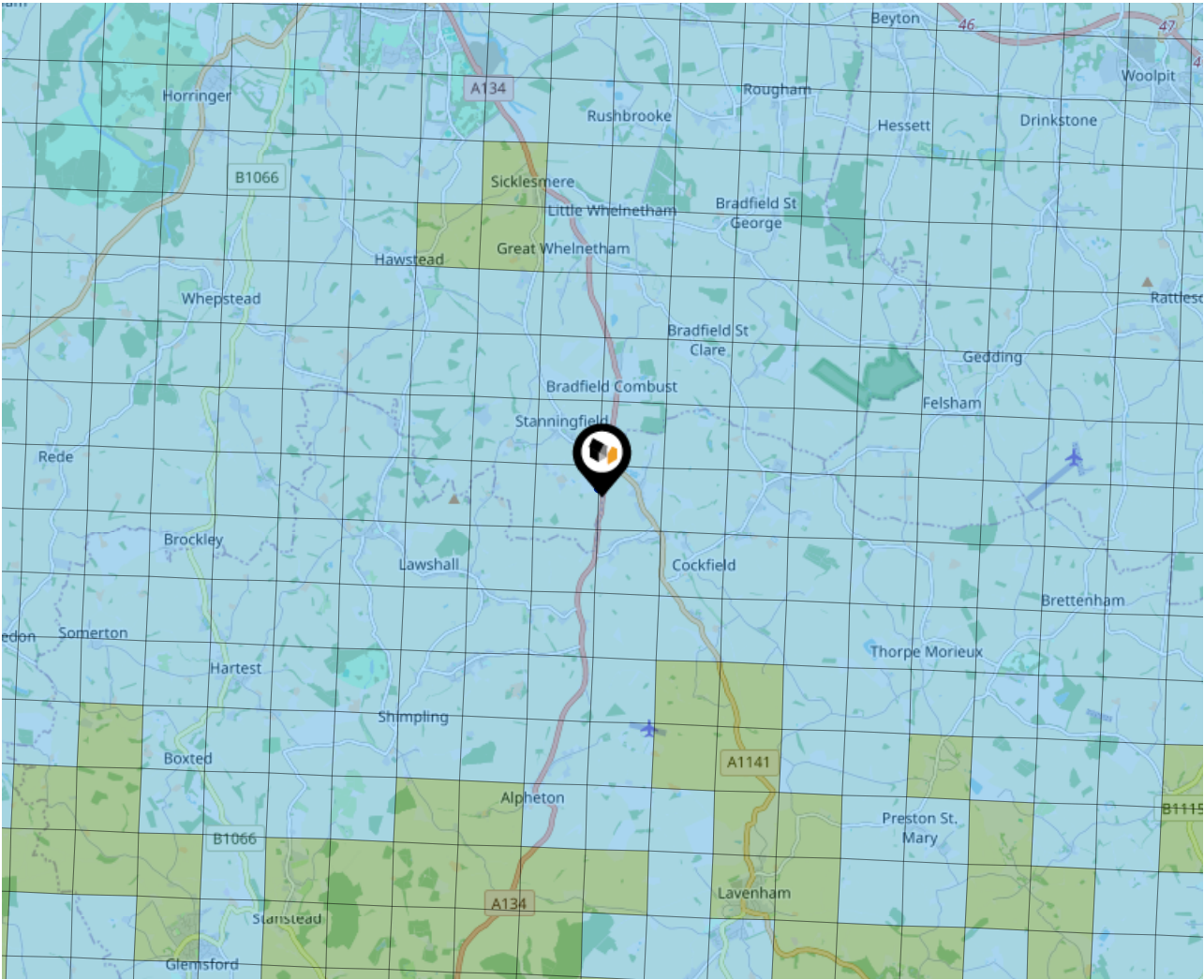
**Key:**

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



# Local Area

## Road Noise



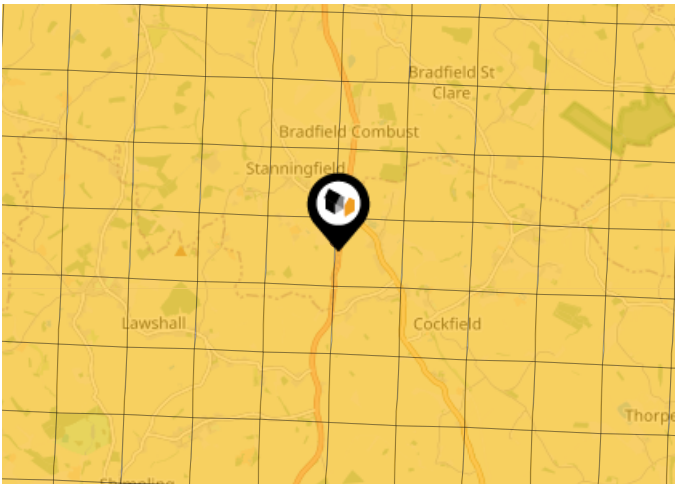
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

<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		



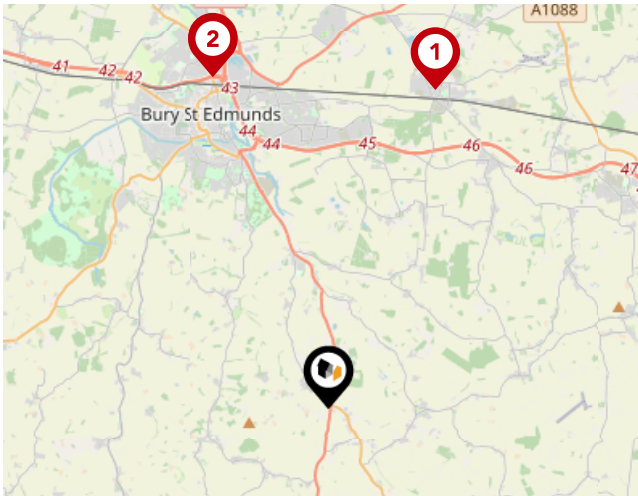
Primary Classifications (Most Common Clay Types)

<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






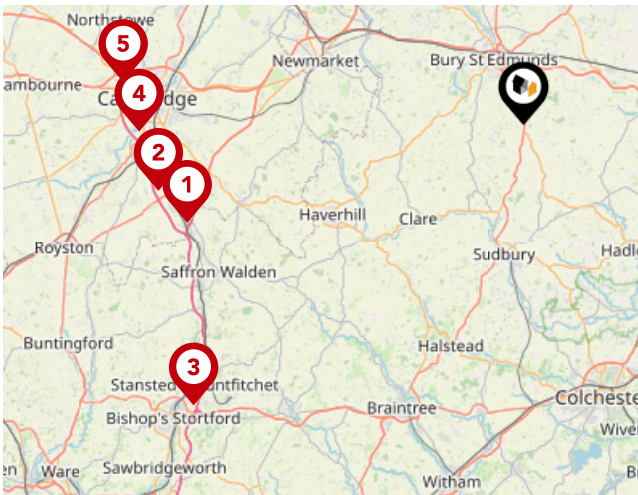
# Area

## Transport (National)








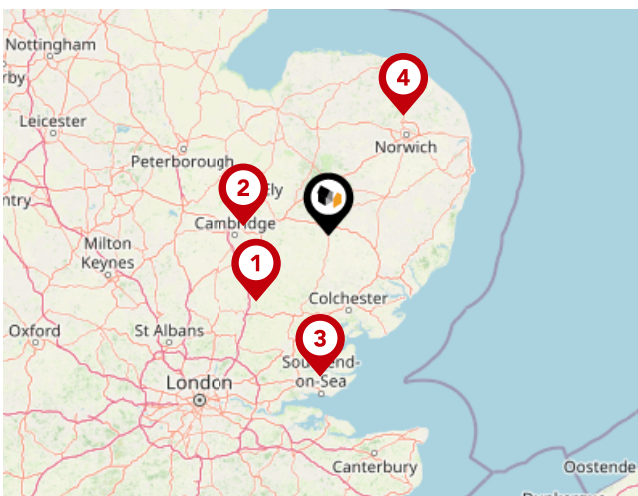
### National Rail Stations

Pin	Name	Distance
	Entrance	6.1 miles
	Entrance	6.38 miles
	Entrance	6.4 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	25.51 miles
	M11 J10	26.94 miles
	M11 J8	31.54 miles
	M11 J11	27.99 miles
	M11 J13	29.22 miles



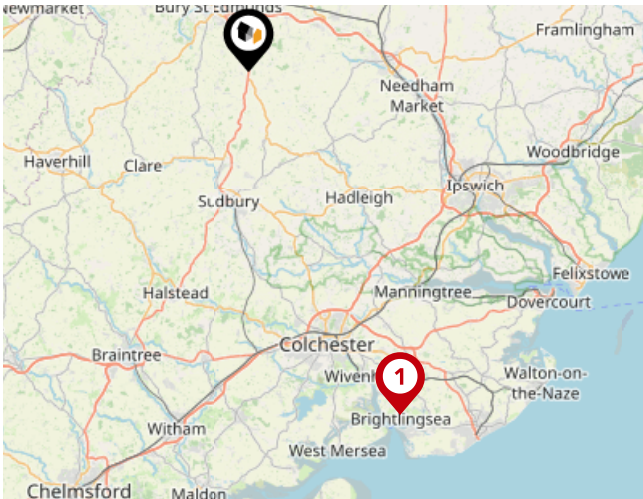
### Airports/Helipads

Pin	Name	Distance
	Stansted Airport	28.66 miles
	Cambridge	25.09 miles
	Southend-on-Sea	41.41 miles
	Norwich International Airport	41.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	A1141	0.24 miles
2	Old Hall Lane	0.36 miles
3	Shelter	0.74 miles
4	Abbey Farm	0.75 miles
5	Howe Lane	1.08 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	27.34 miles



### Fine and Country - Bury St Edmunds

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Our local knowledge of Bury St Edmunds and more specifically of the premium property market, enables our team to deliver our customers the best results possible. Our sophisticated marketing technologies and our experienced team of local property experts also combine to deliver an outstanding estate agency experience.

Please contact our office on 01284 718822 or at [burystedmunds@fineandcountry.com](mailto:burystedmunds@fineandcountry.com) to either find your ideal property or to sell your valued home. We also offer a free valuation service if you are thinking of selling.

### Financial Services

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# Fine and Country - Bury St Edmunds

## Testimonials



### Testimonial 1



Fine & Country acted for the seller of a house we have been purchasing in Suffolk. Initial viewing of the house was comprehensive and informative. The offer was accepted and Marianne was our contact for any questions going forward with the purchase. Marianne was an absolute superstar and made the process clear, responded to all questions and kept us informed throughout the whole process. Even a bit of coaching when our Solicitor had a bit of a bad day!

### Testimonial 2



Fine by name and fabulously fine by nature, Chris and Marianne of Fine & Country Bury St Edmunds, are quite simply the best Estate Agents we have ever dealt with. We were impressed by their efficient, friendly and caring professionalism - plus the interior design prowess that Chris has in bucket loads! They clearly love their profession and it exudes from every polished pore!

### Testimonial 3



Would recommend. An efficient process from start to finish. We chose Fine and Country because we like their marketing, but they did manage the process well. We liked the fact that all the agents came out to see the house, Marianne their office manager is very good. All the agents were very responsive & got straight back to you.

### Testimonial 4



Fine and Country acted as the sellers for our purchase which we completed last week. Although acting on behalf of the sellers, I found every interaction with them to be efficient and helpful.



/fineandcountryburystedmunds



/fineandcountry\_burystedmunds



/FineandCountry



/company/fine-&-country

# Fine and Country - Bury St Edmunds

## 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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