

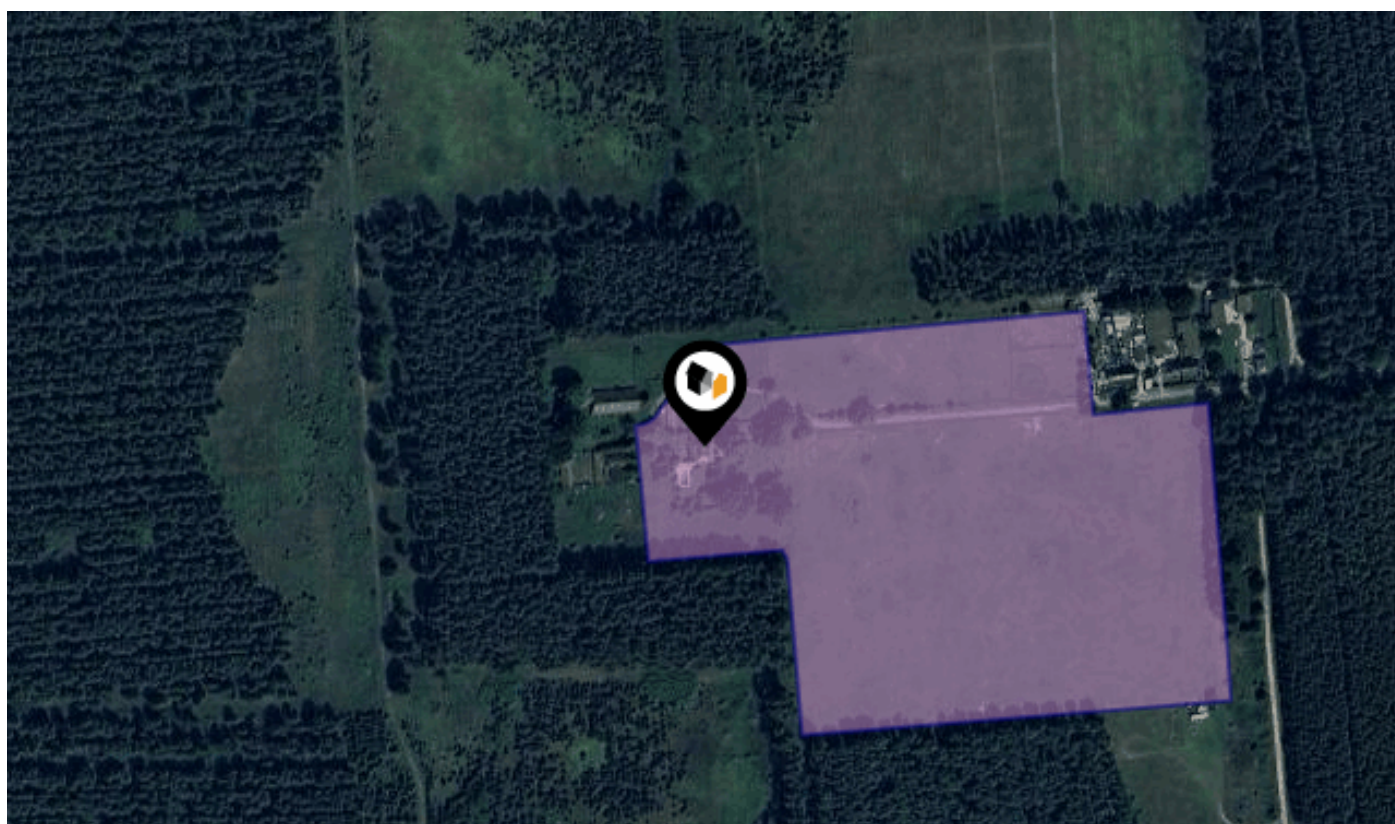


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 12th December 2025



NORTH STOW, BURY ST. EDMUNDS, IP28

Fine and Country - Bury St Edmunds

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

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www.fineandcountry.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	8		
Plot Area:	20.47 acres		
Council Tax :	Band H		
Annual Estimate:	£4,486		
Title Number:	SK204997		

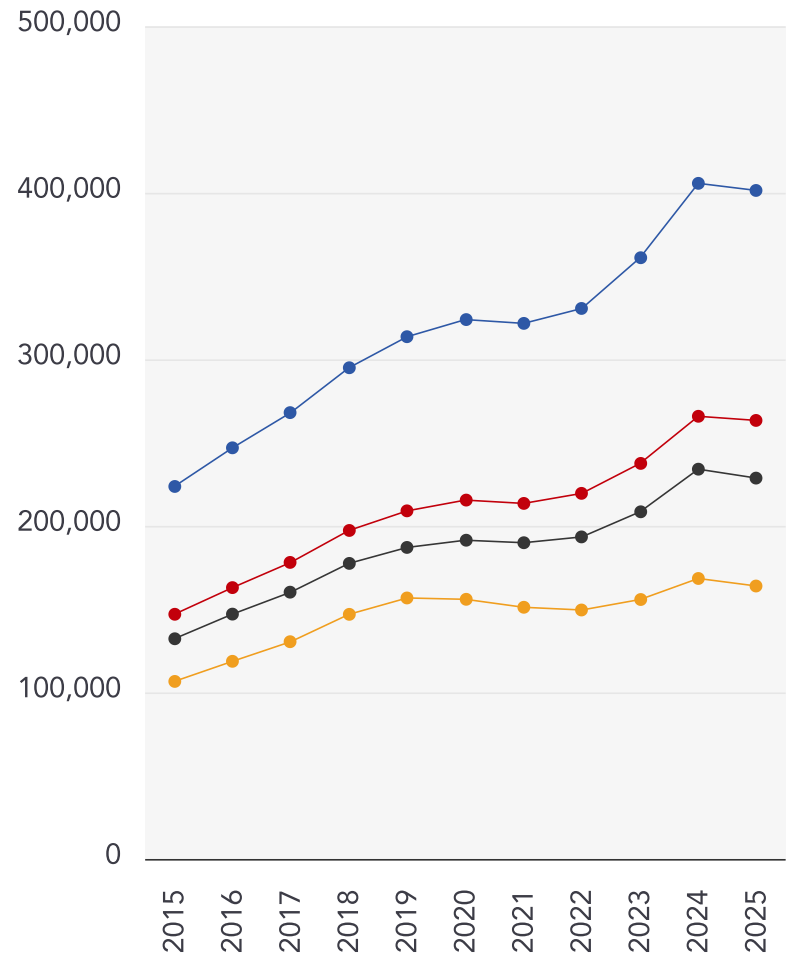
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		2	-
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in IP28



Detached

+79.46%

Semi-Detached

+79.21%

Terraced

+72.95%

Flat

+53.73%

This map displays nearby coal mine entrances and their classifications.



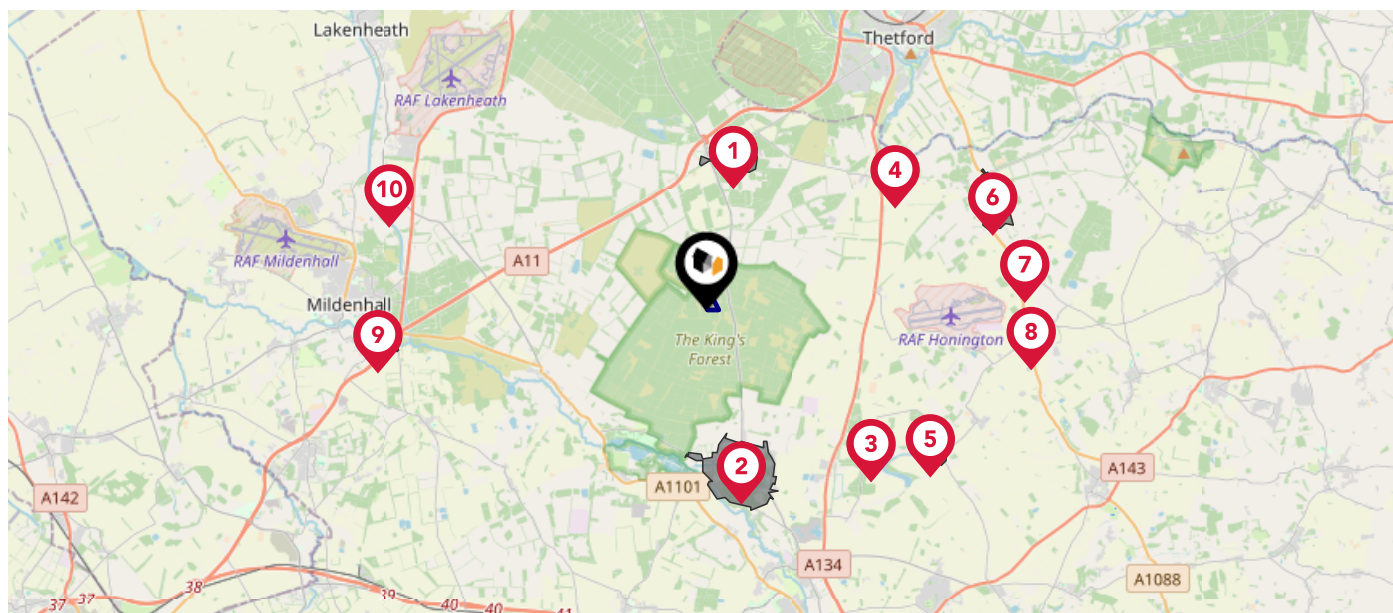
Mine Entry

- ✕ 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



Elveden



West Stow and Culford Park



Ampton



Barnham



Great Livermere



Euston



Fakenham Magna



Honington



Barton Mills

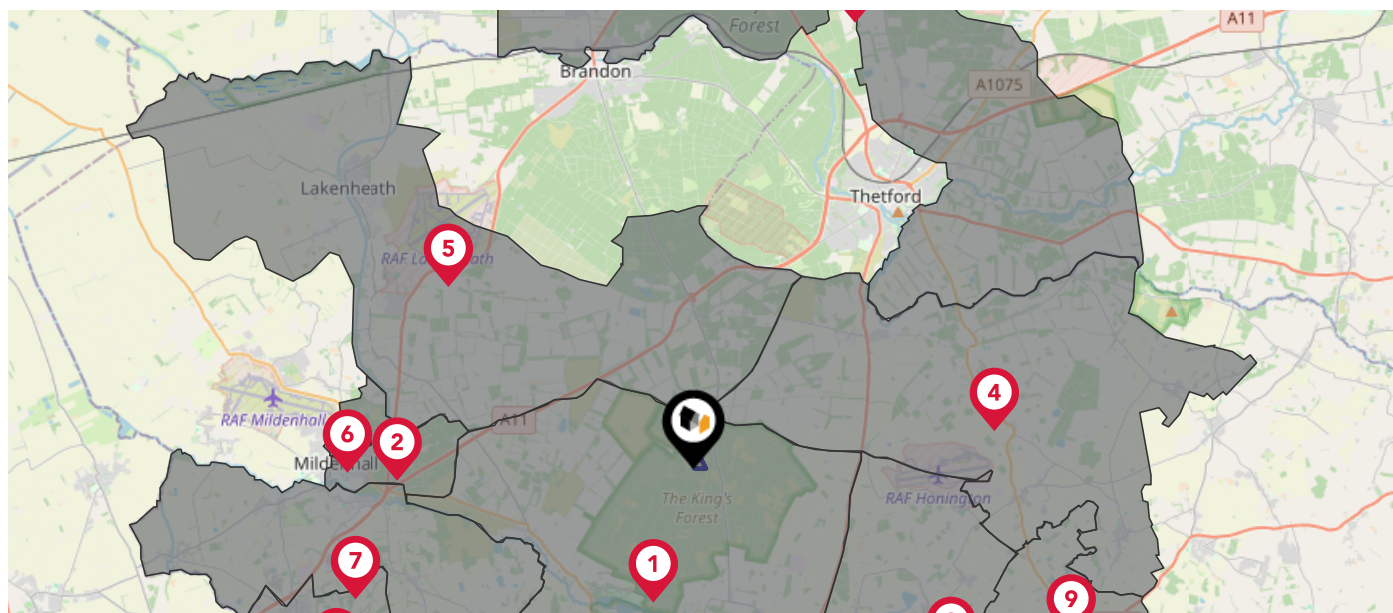


Eriswell

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

1

Risby Ward

2

Mildenhall Kingsway & Market Ward

3

Pakenham & Troston Ward

4

Bardwell Ward

5

Lakenheath Ward

6

Mildenhall Great Heath Ward

7

Manor Ward

8

Iceni Ward

9

Ixworth Ward

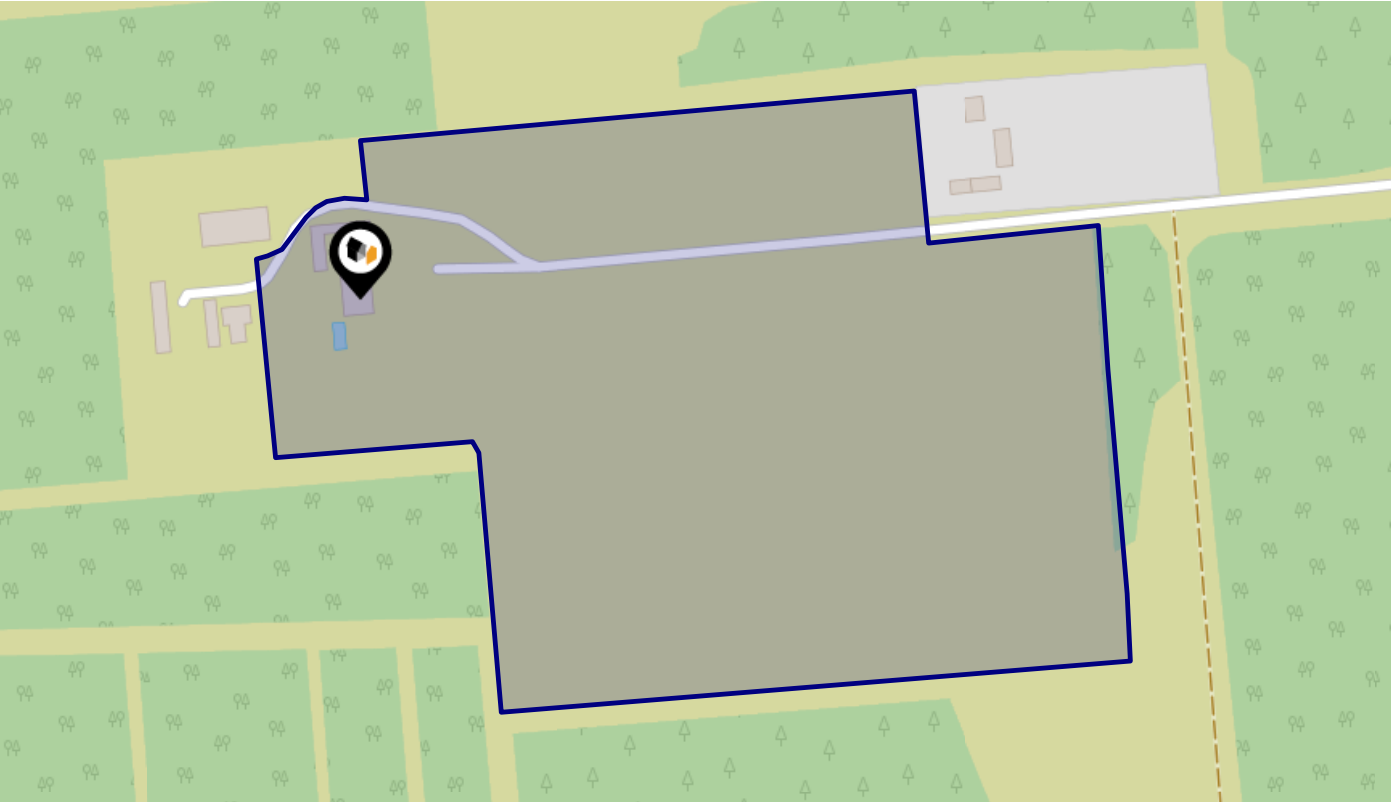
10

Forest Ward

Maps

Rail Noise

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.

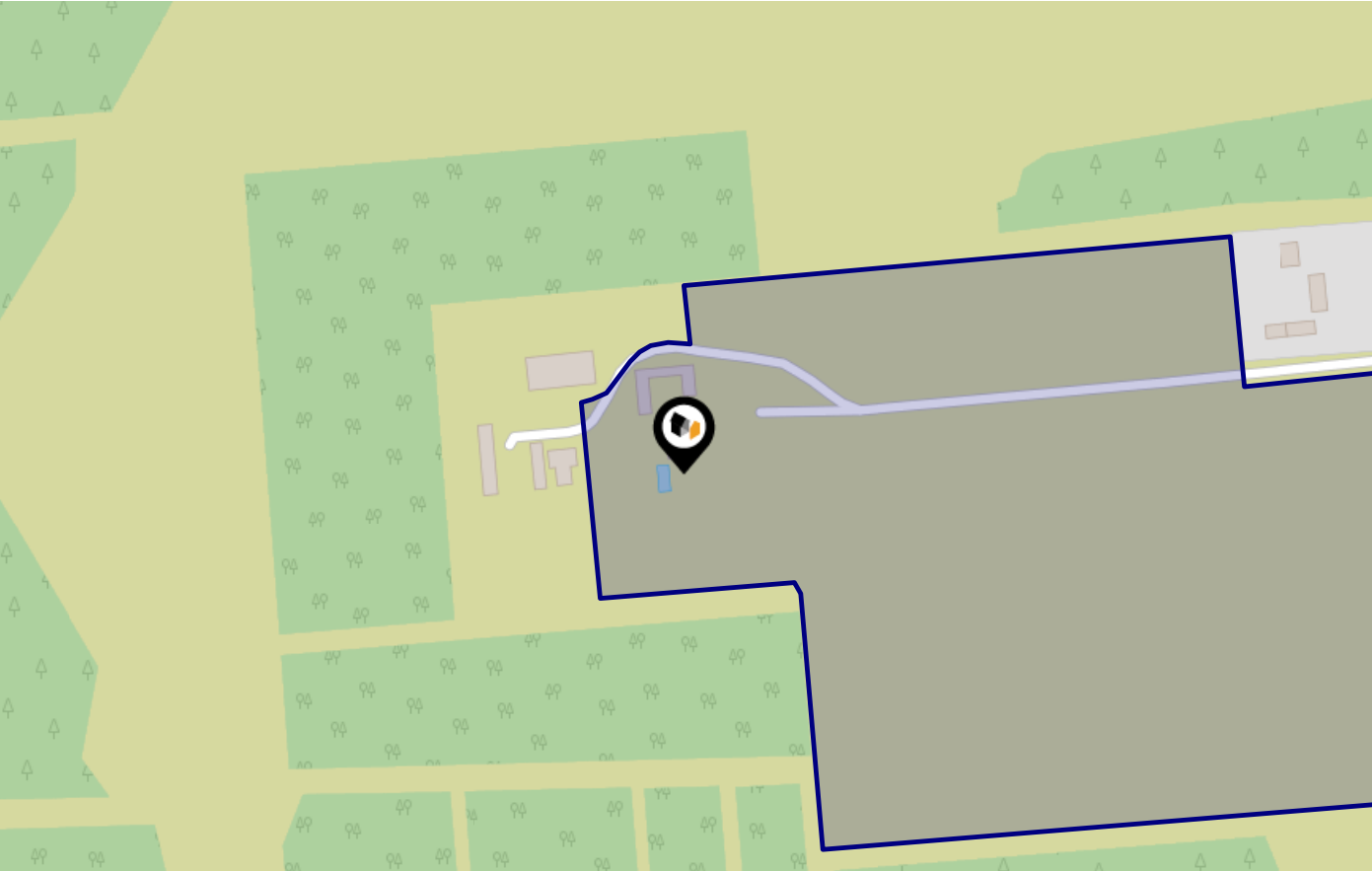
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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

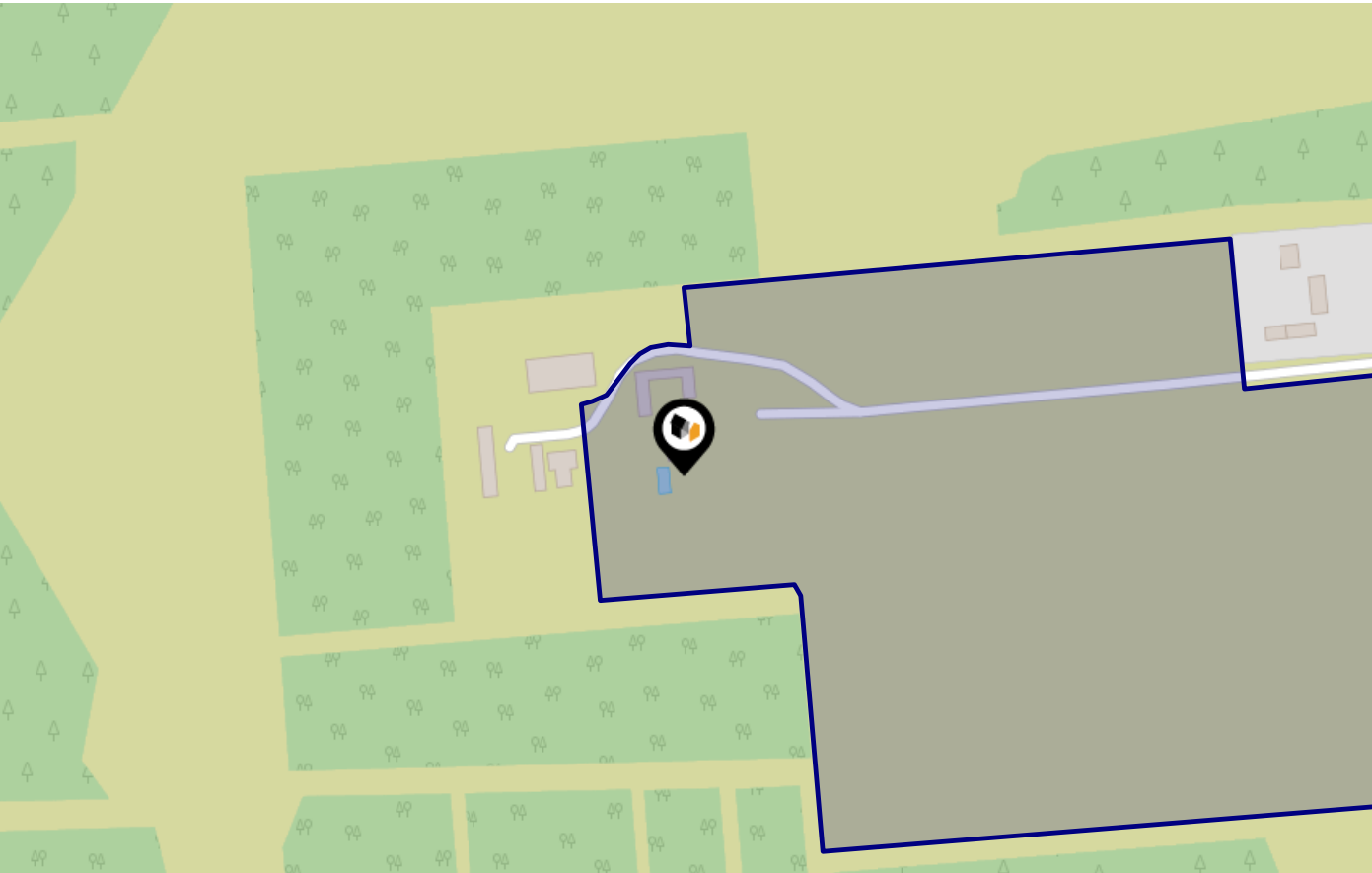
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.

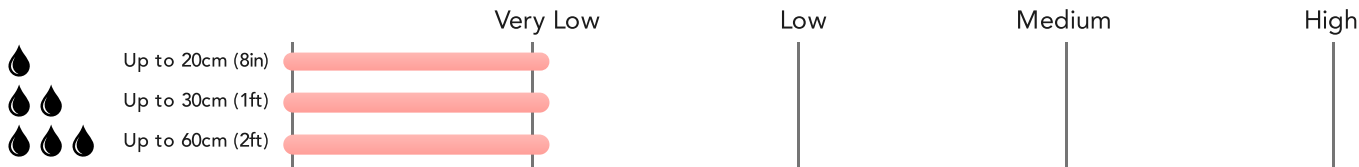


Risk Rating: Very low

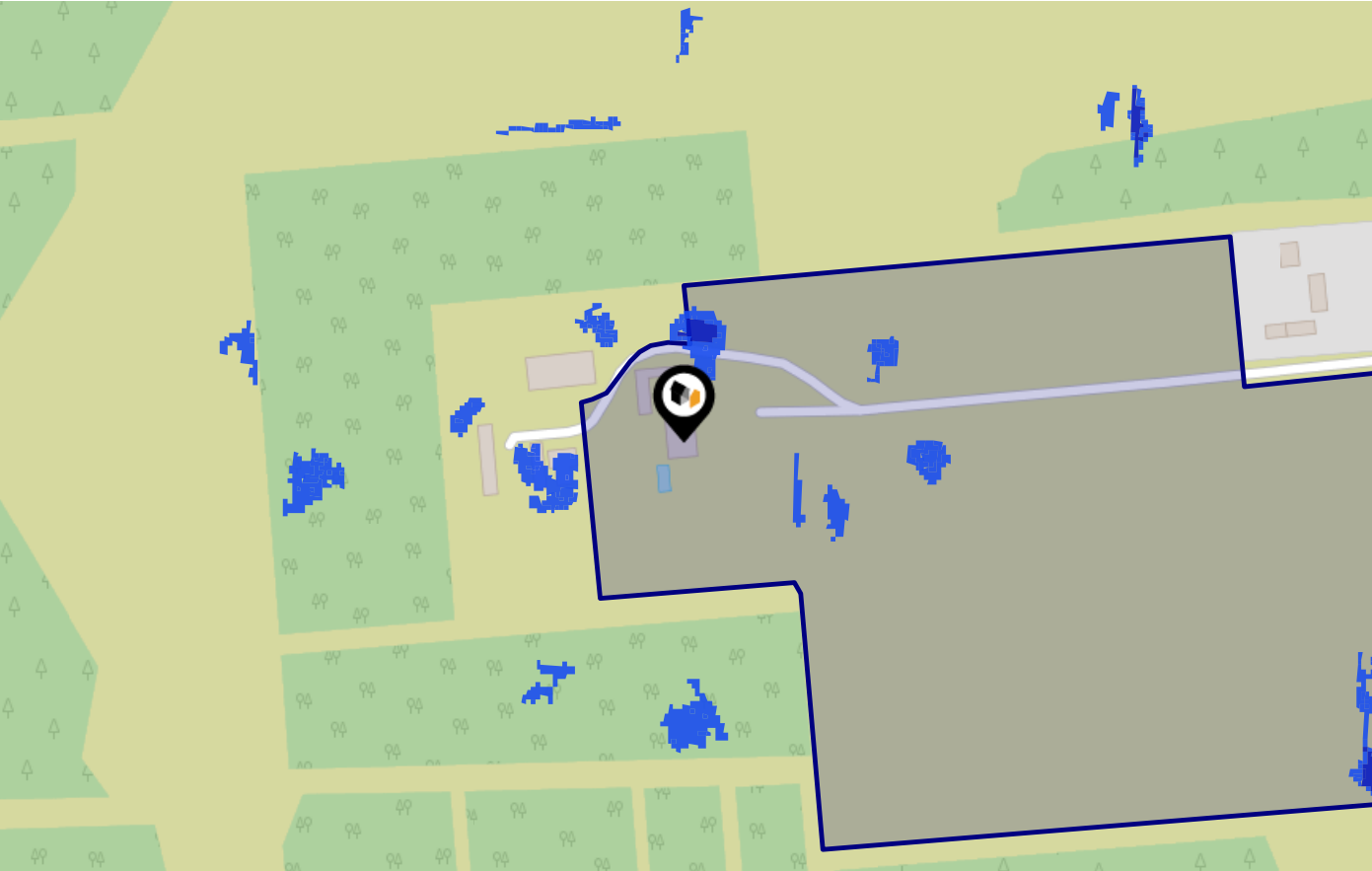
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:







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

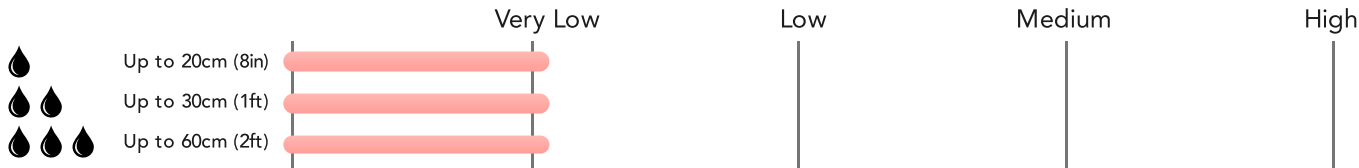


Risk Rating: Very low

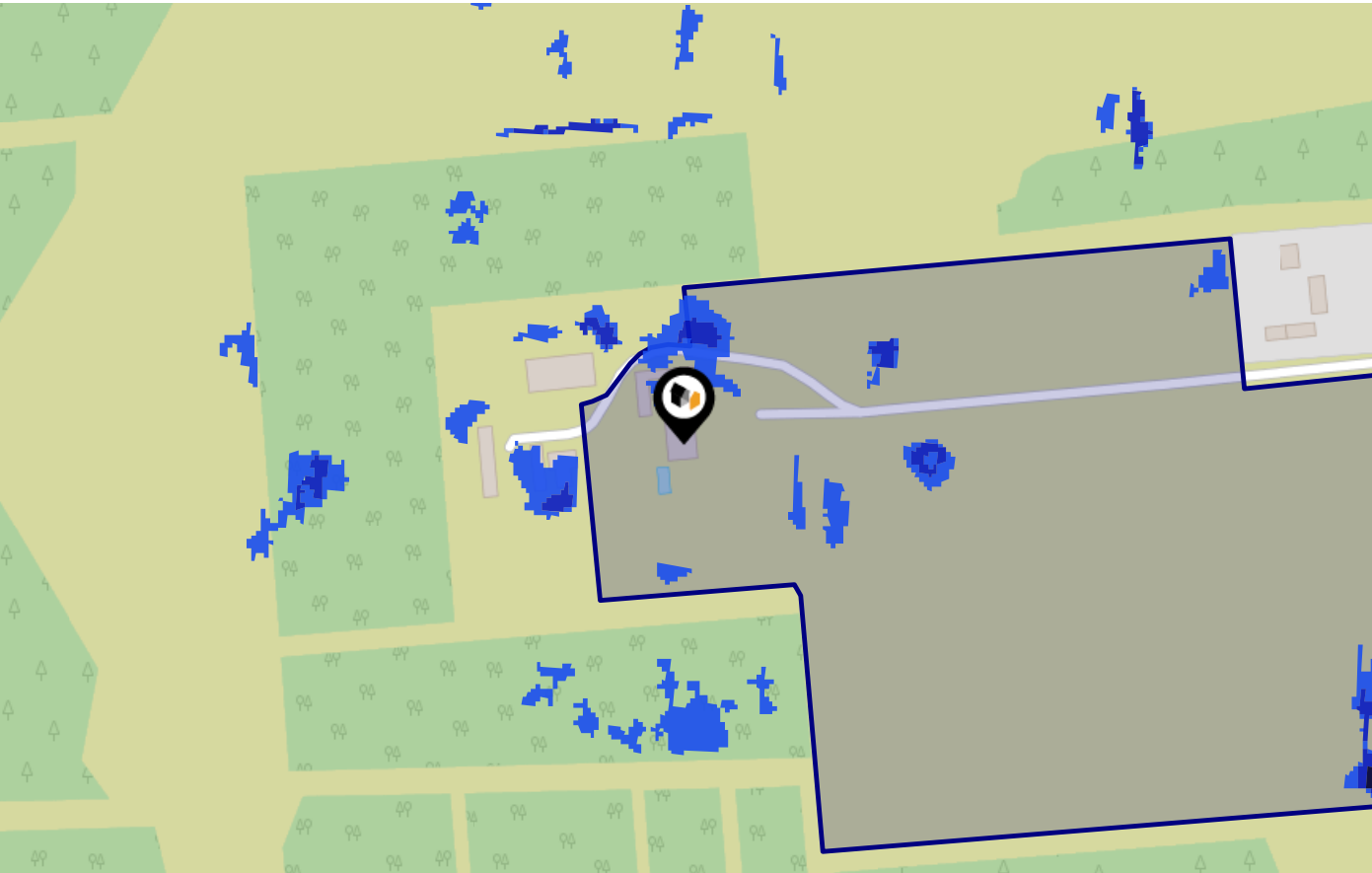
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
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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 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.

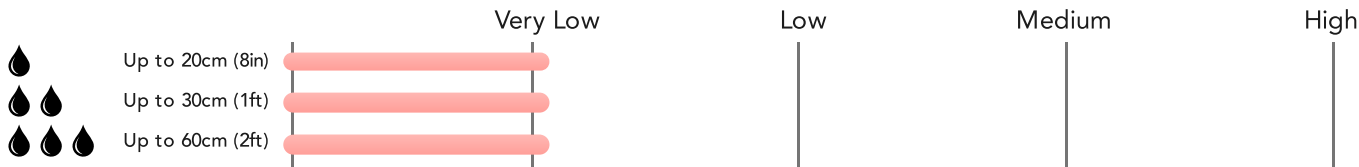


Risk Rating: Very low

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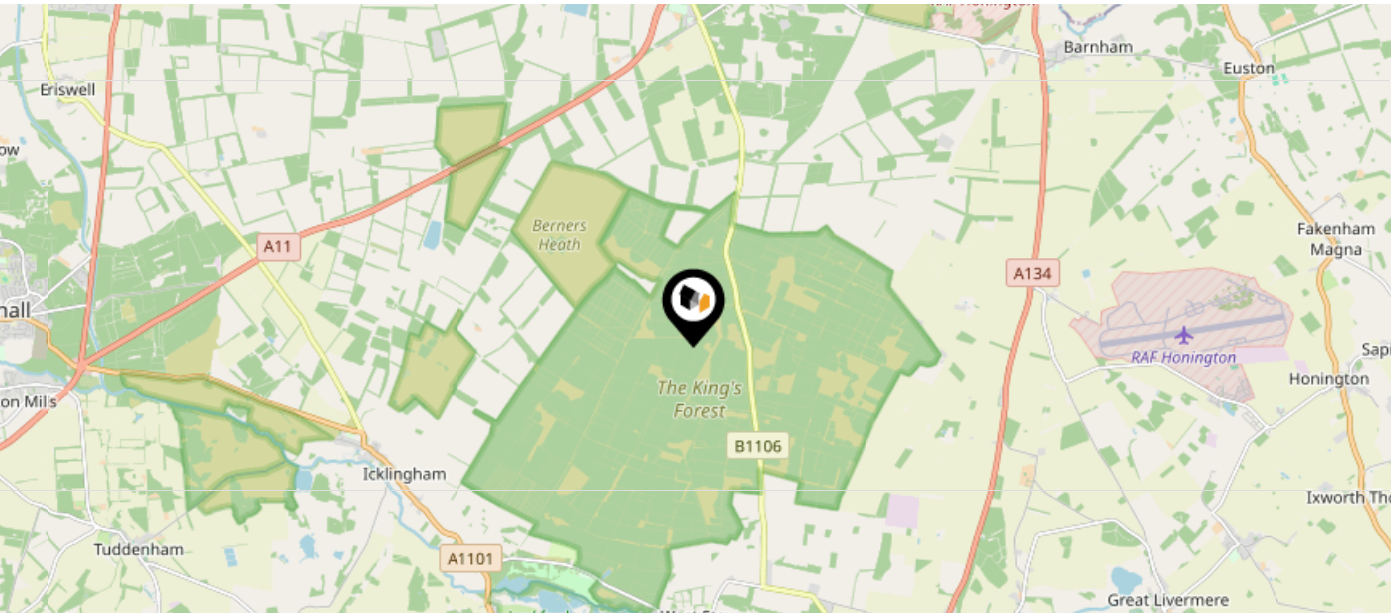
Chance of flooding to the following depths at this property:



Maps

Green Belt

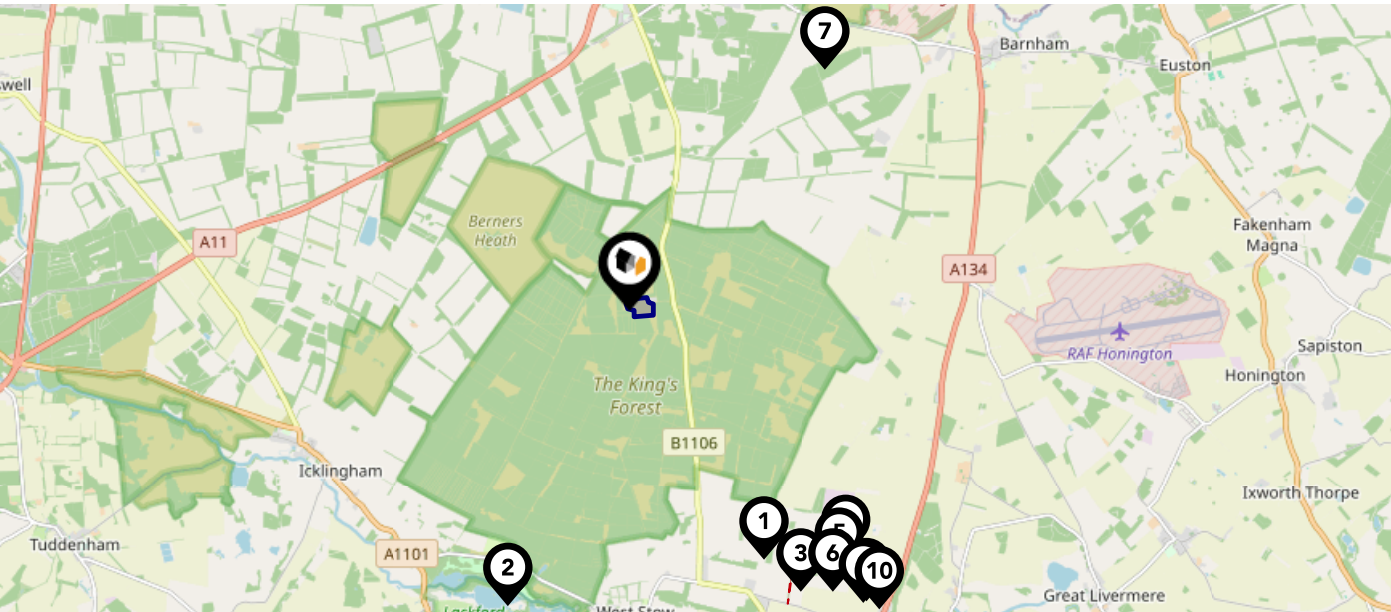
This map displays nearby areas that have been designated as Green Belt...













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.

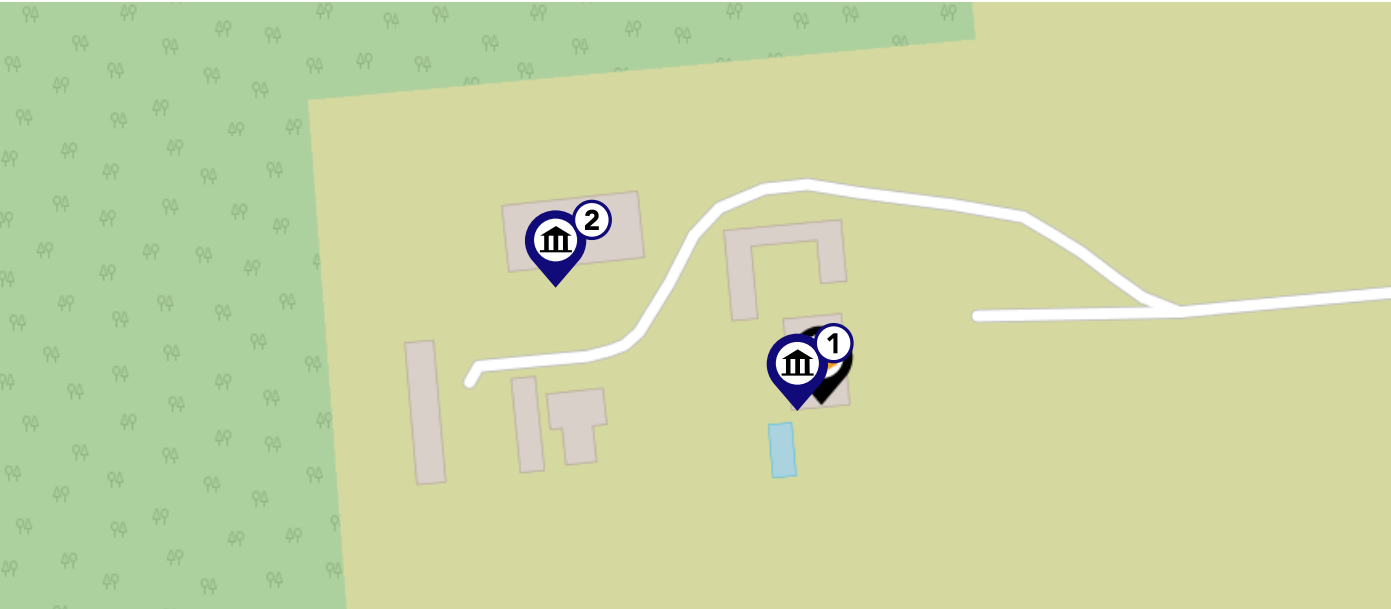




Nearby Landfill Sites		
1	Balloon Barn Farm-Culford	Historic Landfill 
2	Near West Stow Heath-Lackford	Historic Landfill 
3	EA/EPR/FP3695NX/A001	Active Landfill 
4	Balloon Barn Farm-Culford	Historic Landfill 
5	Culford Road-Ingham, Near Bury St Edmunds, Suffolk	Historic Landfill 
6	The Folly-Culford Road, Ingham, Suffolk	Historic Landfill 
7	Barnham Road-Barnham, Norfolk	Historic Landfill 
8	Thetford Road-Ingham, Suffolk	Historic Landfill 
9	The Folly-Culford Road, Ingham, Suffolk	Historic Landfill 
10	EA/EPR/FP3595NM/A001	Active Landfill 

Maps

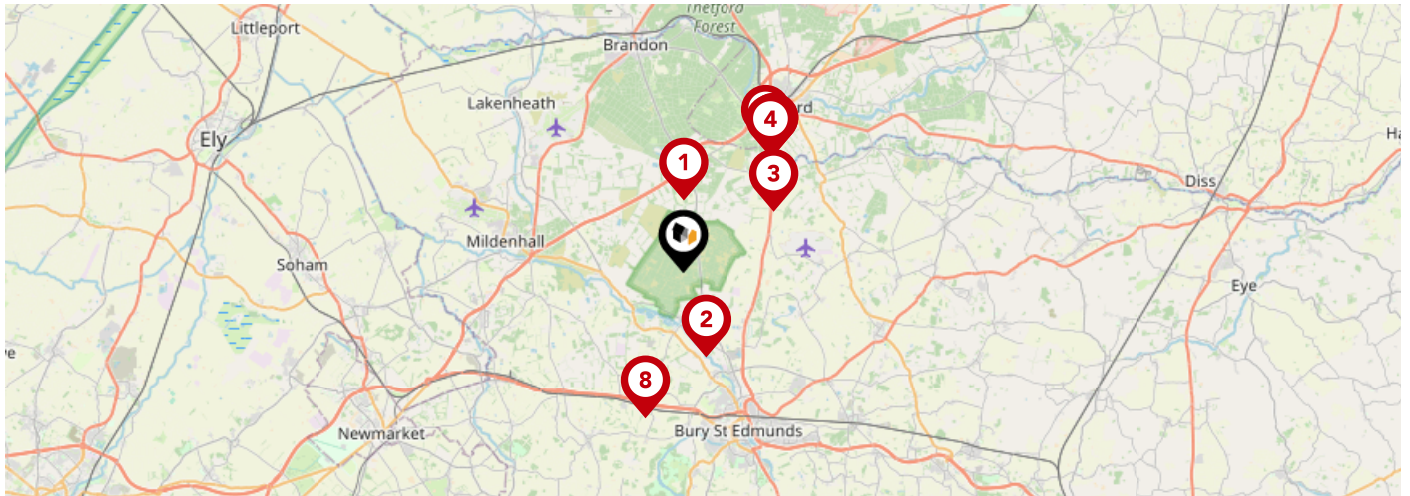
Listed Buildings

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

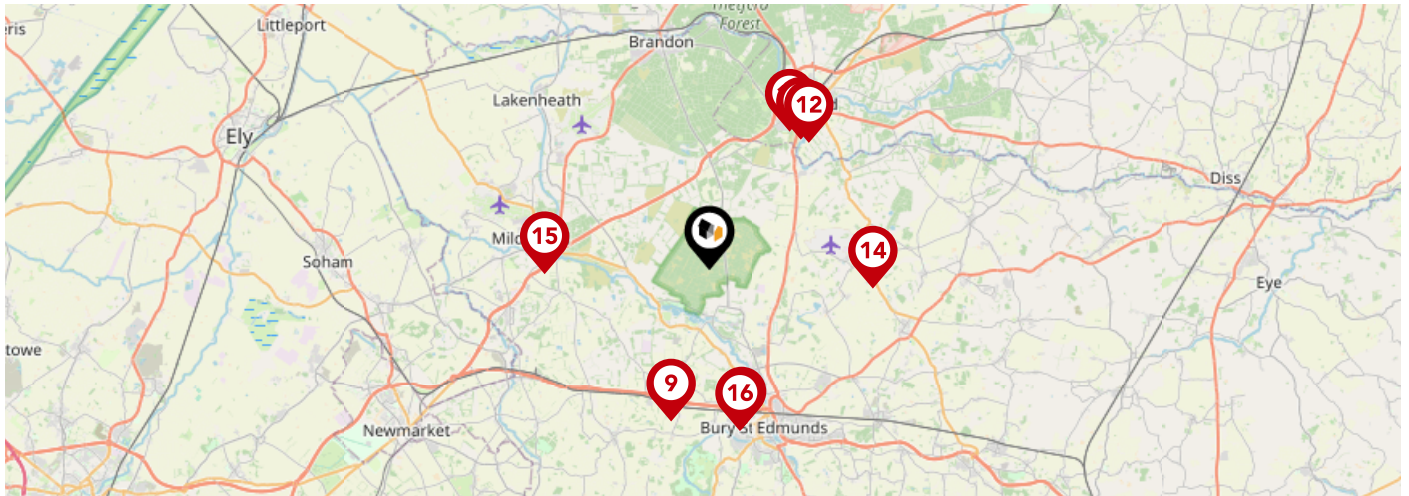


Listed Buildings in the local district		Grade	Distance
	1031267 - North Stow Farmhouse	Grade II	0.0 miles
	1285448 - Barn To Rear Of North Stow Farmhouse	Grade II	0.0 miles

Area Schools

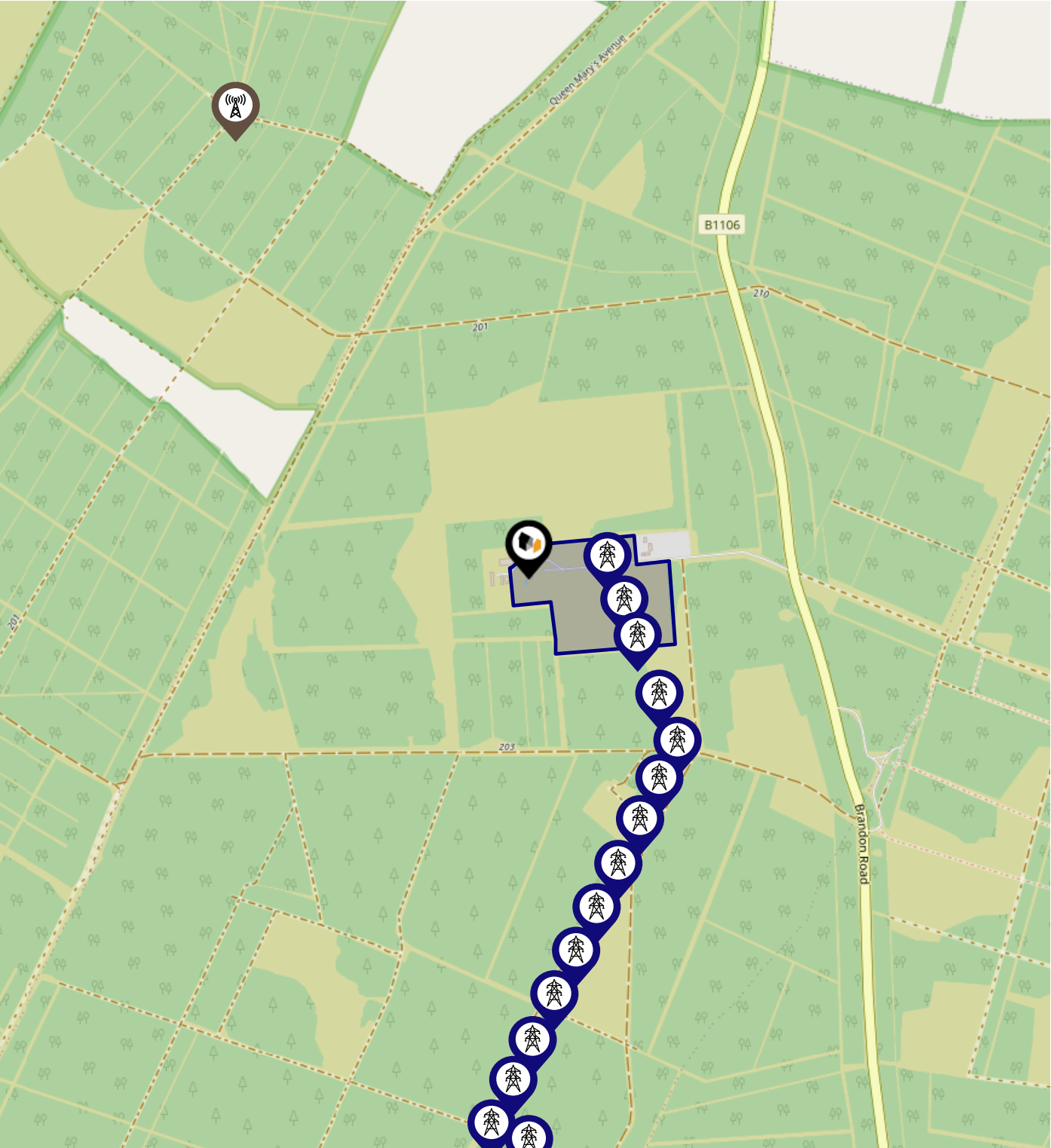


		Nursery	Primary	Secondary	College	Private
1	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Culford School Ofsted Rating: Not Rated Pupils: 877 Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:5.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:5.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:5.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brookes UK Ofsted Rating: Not Rated Pupils: 158 Distance:5.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Risby Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 207 Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:5.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:5.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Damara School Ofsted Rating: Good Pupils: 14 Distance:5.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Howard Community Academy Ofsted Rating: Requires improvement Pupils: 190 Distance:5.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:5.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mildenhall College Academy Ofsted Rating: Good Pupils: 1330 Distance:5.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Albany Ofsted Rating: Not Rated Pupils: 2 Distance:6.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masts & Pylons

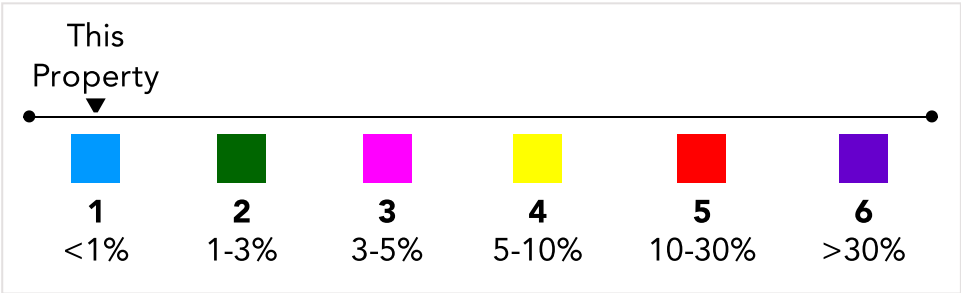
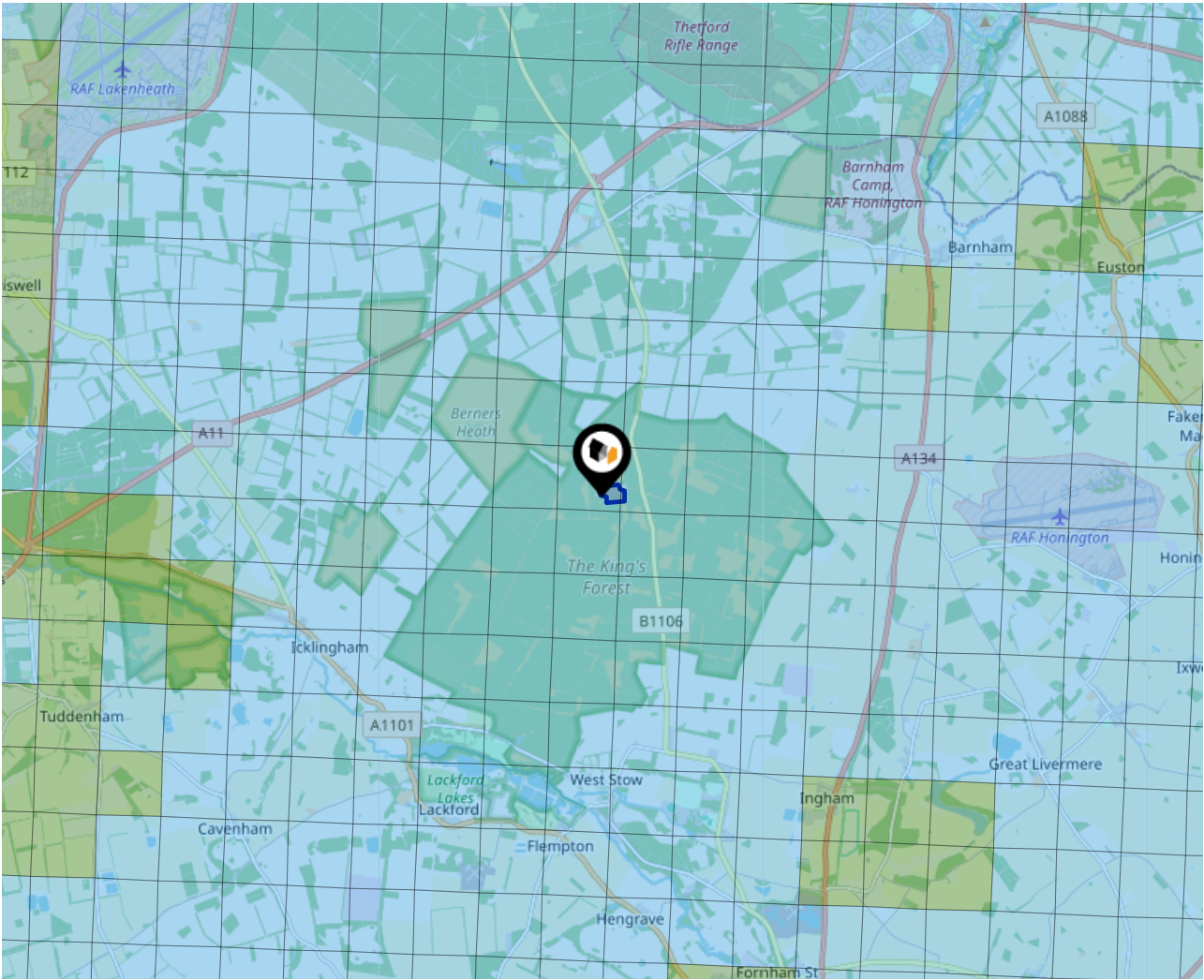


Key:

-  Power Pylons
-  Communication Masts

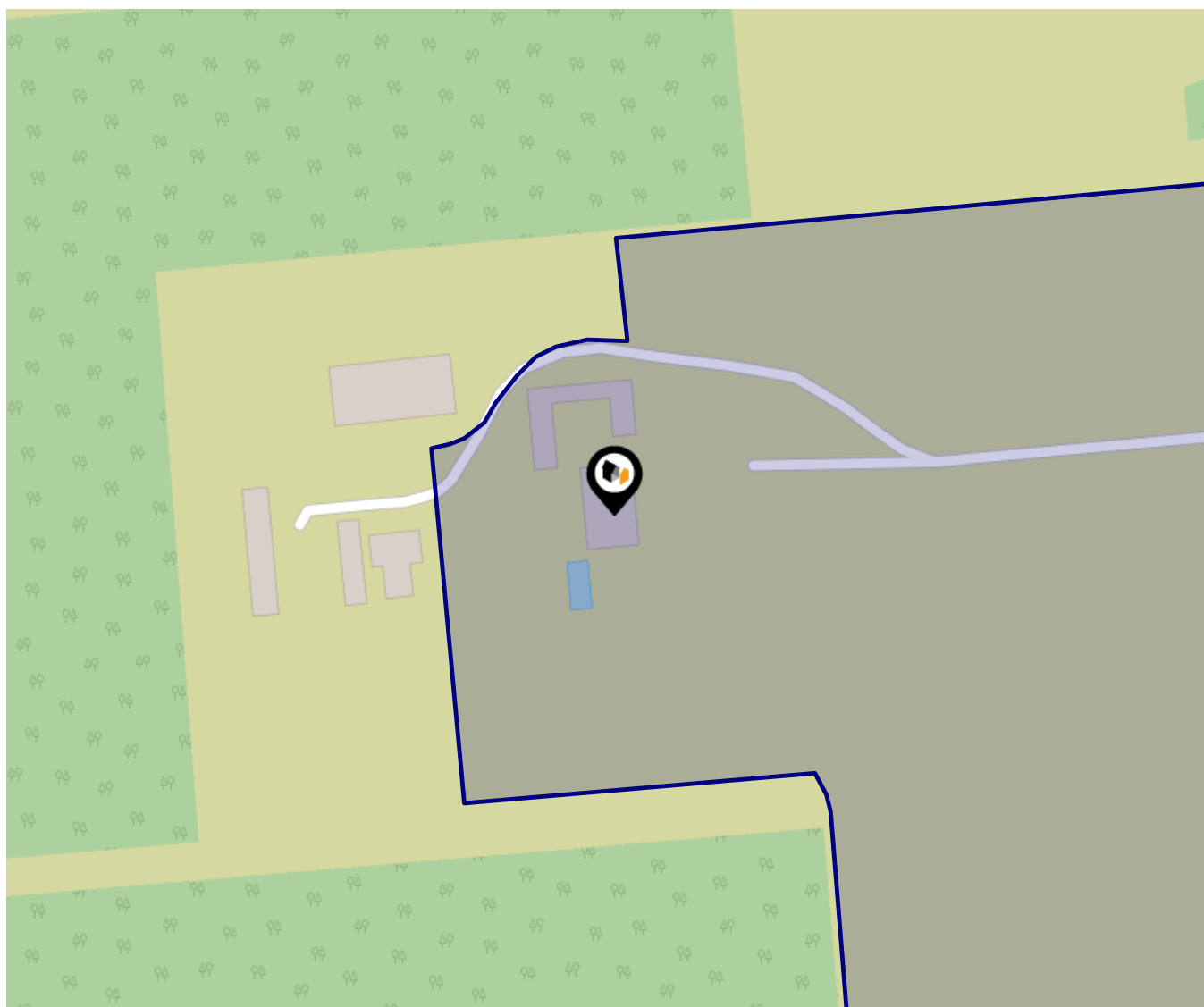
What is Radon?

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



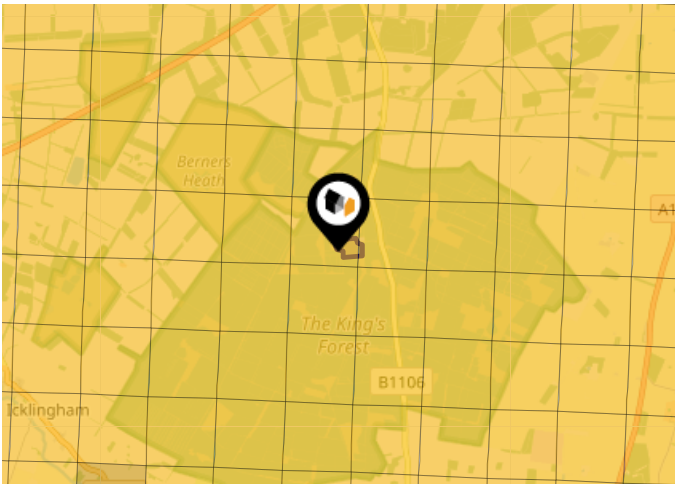
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

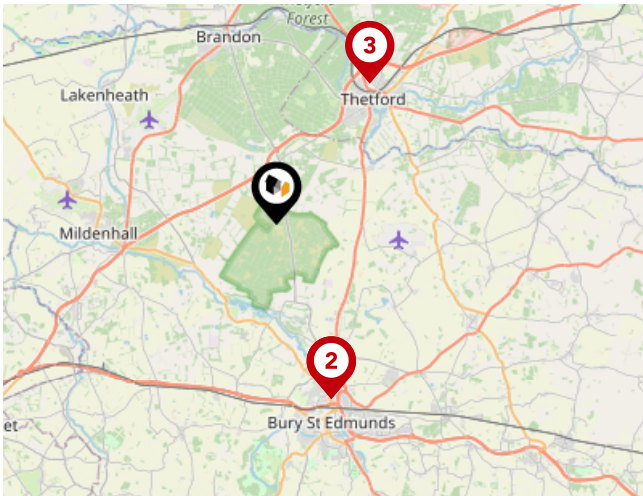
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



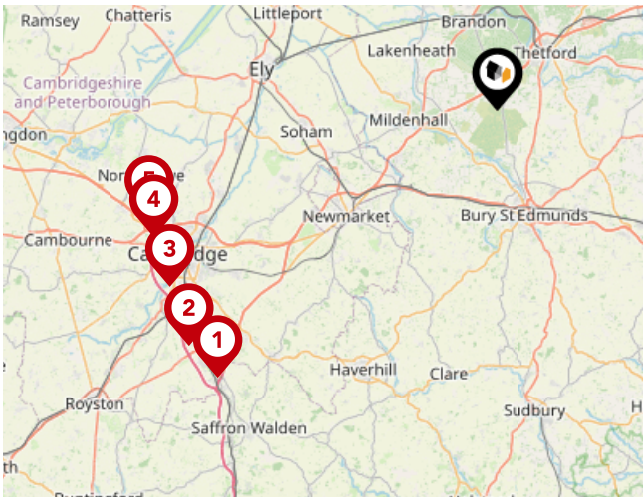
Primary Classifications (Most Common Clay Types)

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



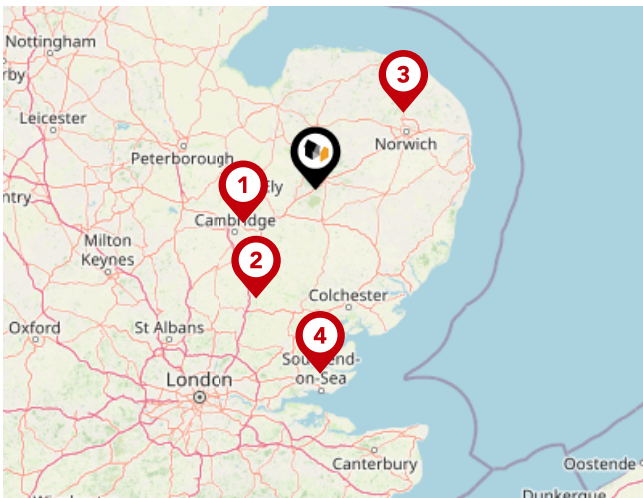
National Rail Stations

Pin	Name	Distance
1	Entrance	6.67 miles
2	Entrance	6.69 miles
3	Thetford Rail Station	6.07 miles



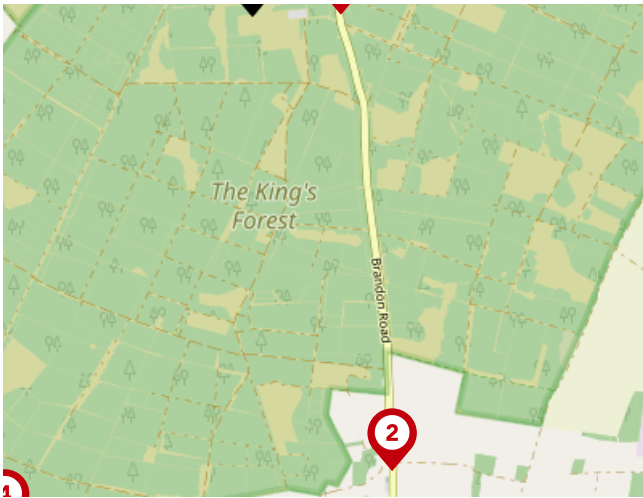
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	28.17 miles
2	M11 J10	28.16 miles
3	M11 J11	27.06 miles
4	M11 J13	26.55 miles
5	M11 J14	26.48 miles



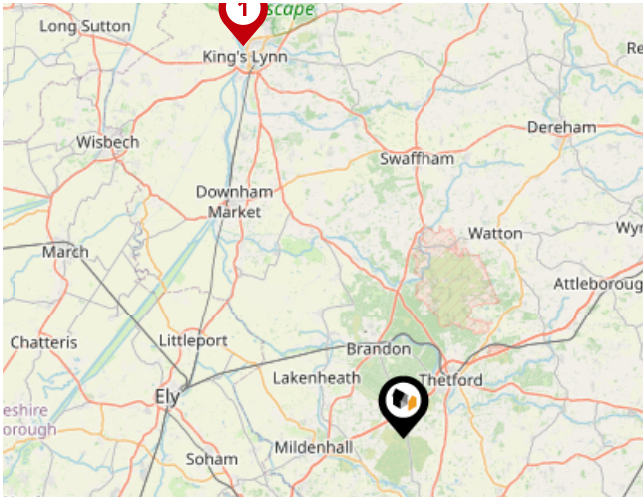
Airports/Helipads

Pin	Name	Distance
1	Cambridge	22.93 miles
2	Stansted Airport	35.89 miles
3	Norwich International Airport	34.15 miles
4	Southend-on-Sea	53.76 miles



Bus Stops/Stations

Pin	Name	Distance
1	North Stow Hall	0.39 miles
2	All Saints Church	2.15 miles
3	London Road Crossroads	2.66 miles
4	Country Park	2.6 miles
5	Culford House	2.8 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	30.58 miles



Fine and Country - Bury St Edmunds

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 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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Fine and Country - Bury St Edmunds

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