

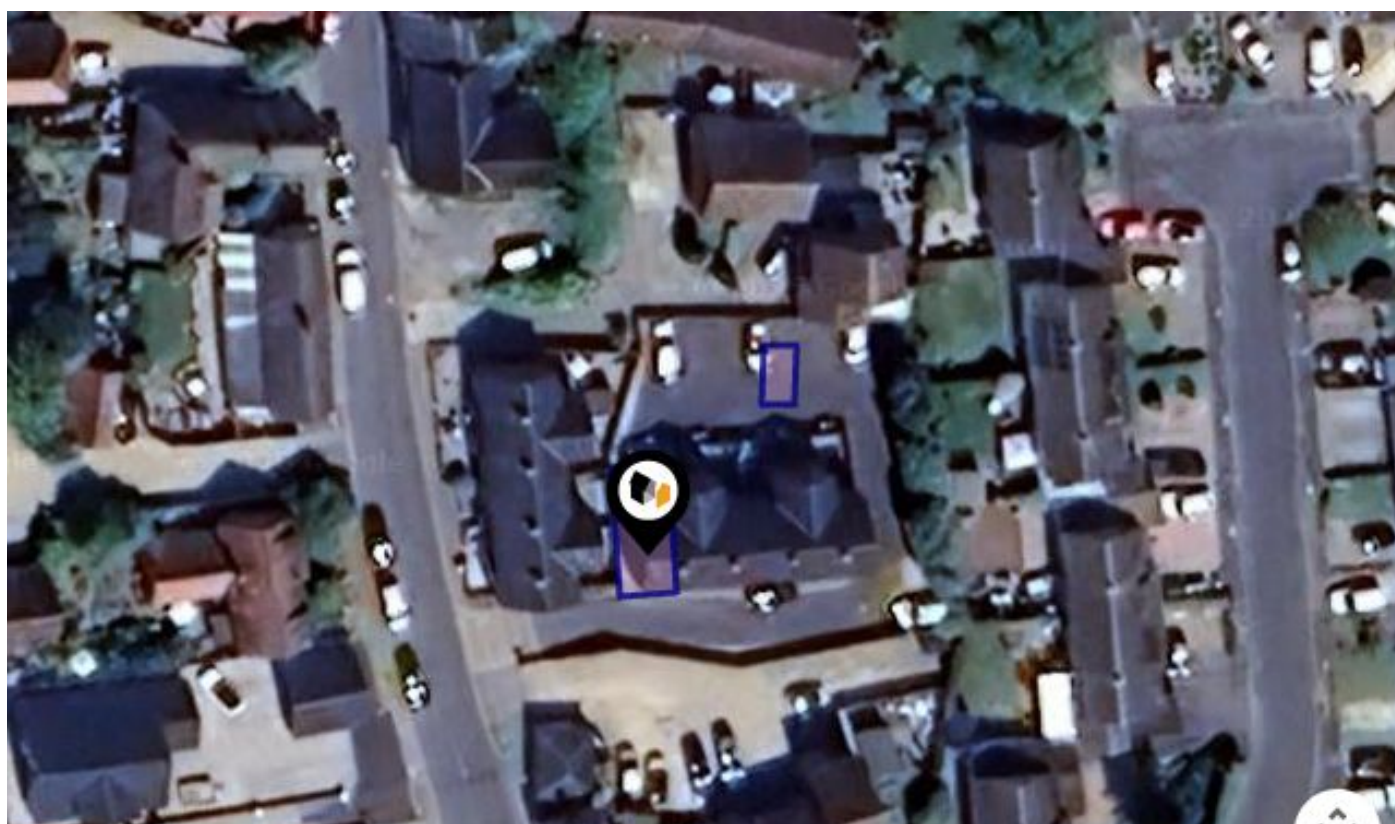


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th May 2025



5, EGREMONT STREET, GLEMSFORD, SUDBURY, CO10 7SN

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

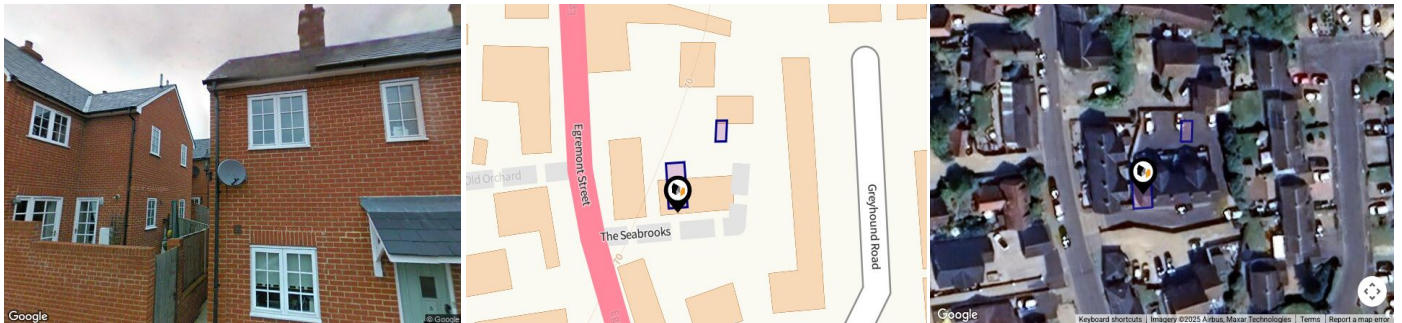
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	645 ft ² / 60 m ²
Plot Area:	0.01 acres
Year Built :	2003
Council Tax :	Band B
Annual Estimate:	£1,737
Title Number:	SK245595
UPRN:	200004231520

Last Sold Date:	09/12/2005
Last Sold Price:	£135,000
Last Sold £/ft ² :	£209
Tenure:	Freehold

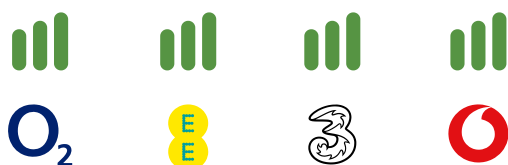
Local Area

Local Authority:	Suffolk
Conservation Area:	Glemsford
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **3 The Seabrooks Glemsford Sudbury Suffolk CO10 7SN**

Reference - DC/25/00370	
Decision:	Granted
Date:	27th January 2025
Description:	Householder Application - Replacement of six timber framed double glazed windows to uPVC. Replacement of three timber framed doors to uPVC and composite

Property EPC - Certificate

5 THE SEABROOKS, GLEMSFORD, CO10 7SN

Energy rating

C

Valid until 21.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

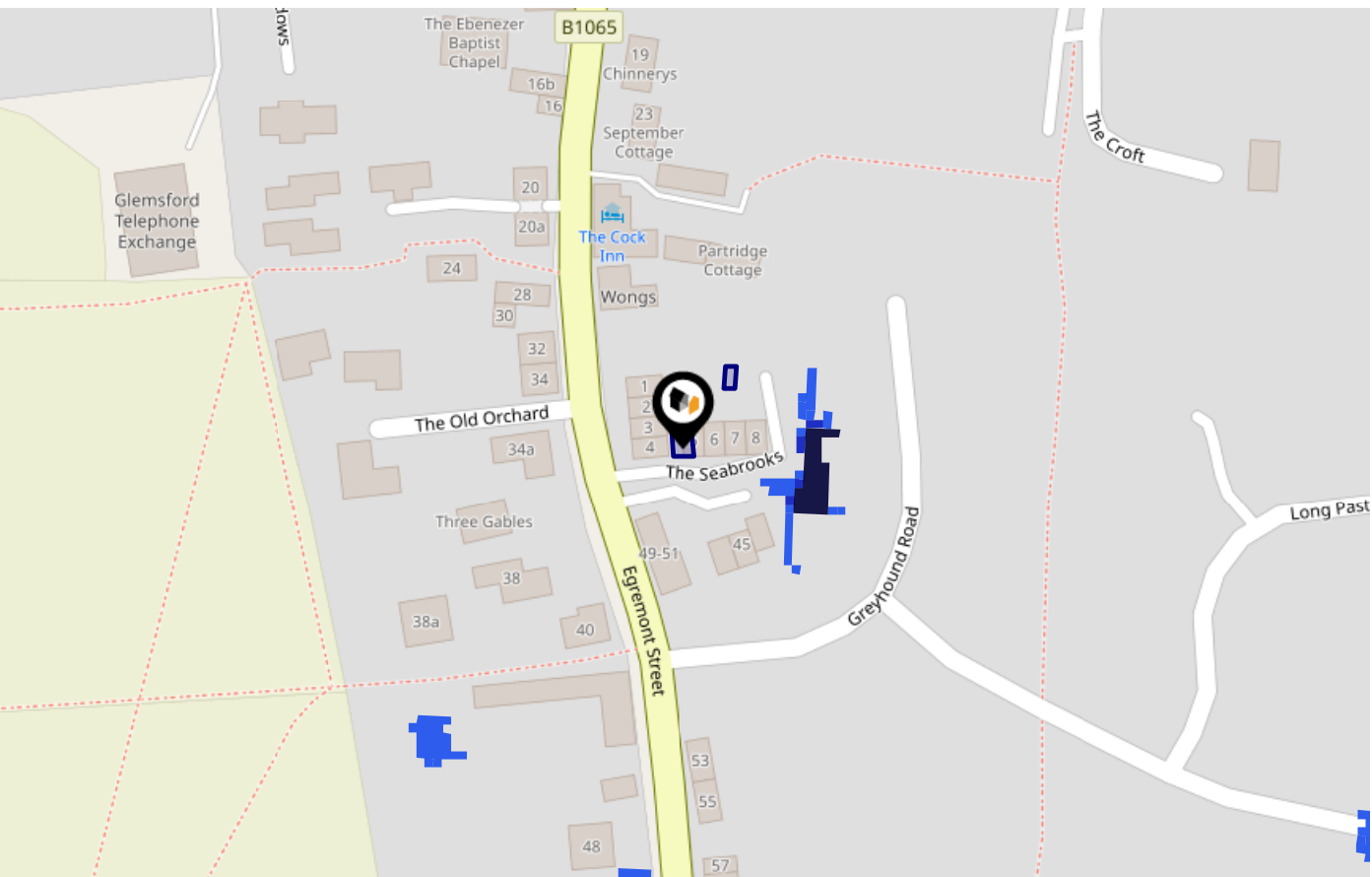
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 43% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	60 m ²

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.

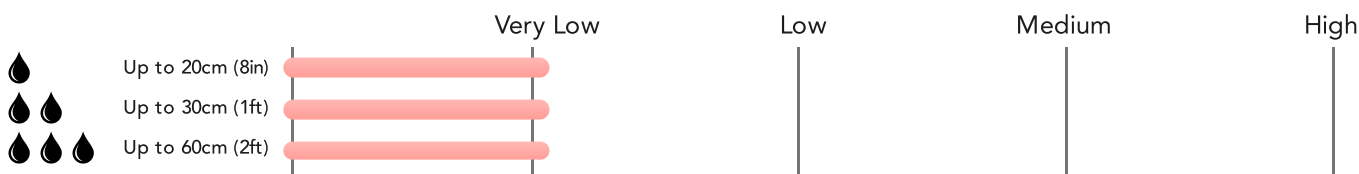


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

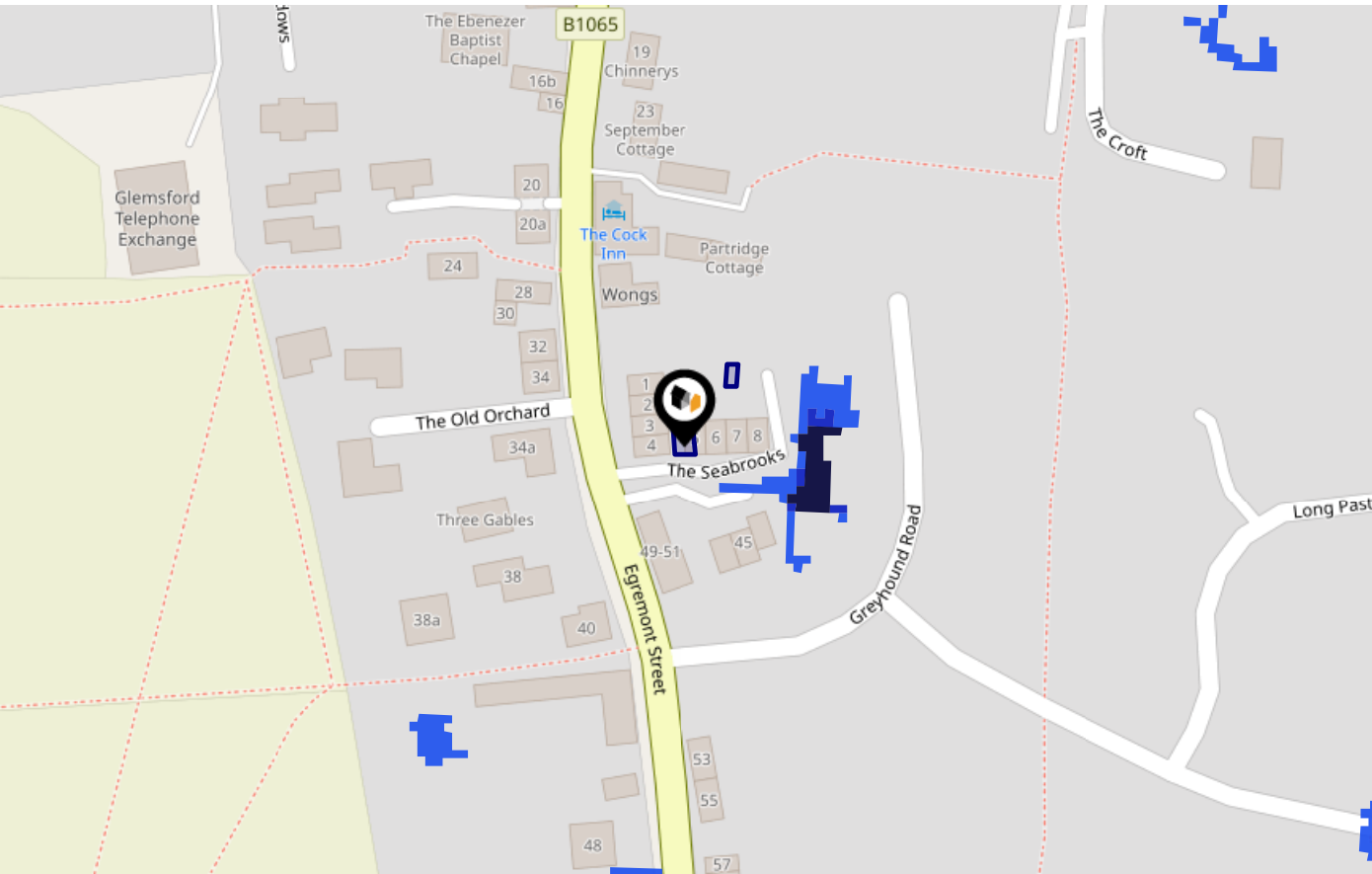
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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.

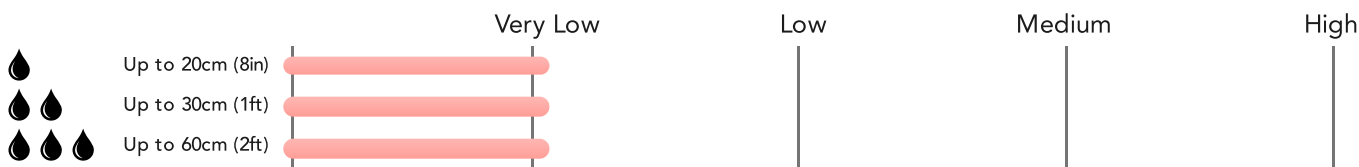


Risk Rating: Very low

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

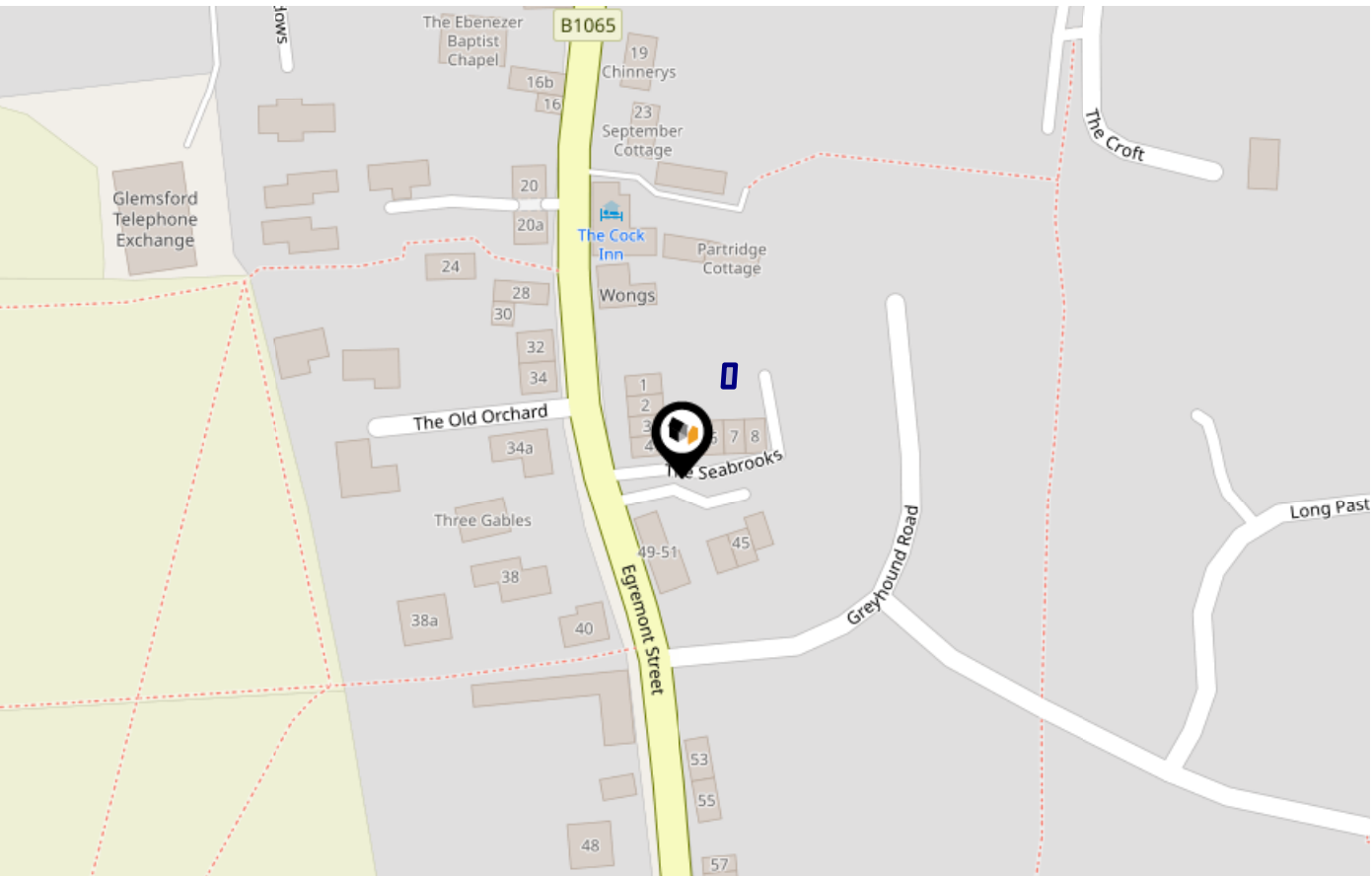
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

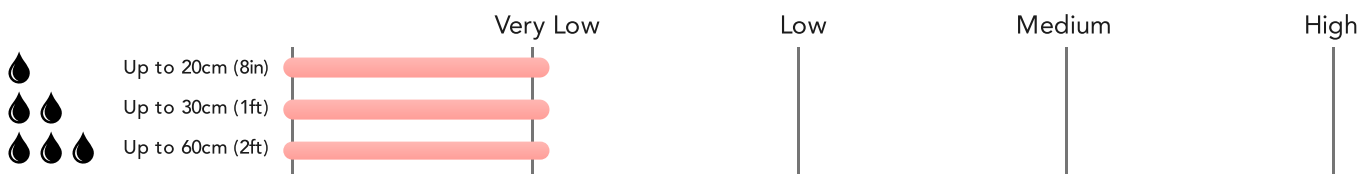


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

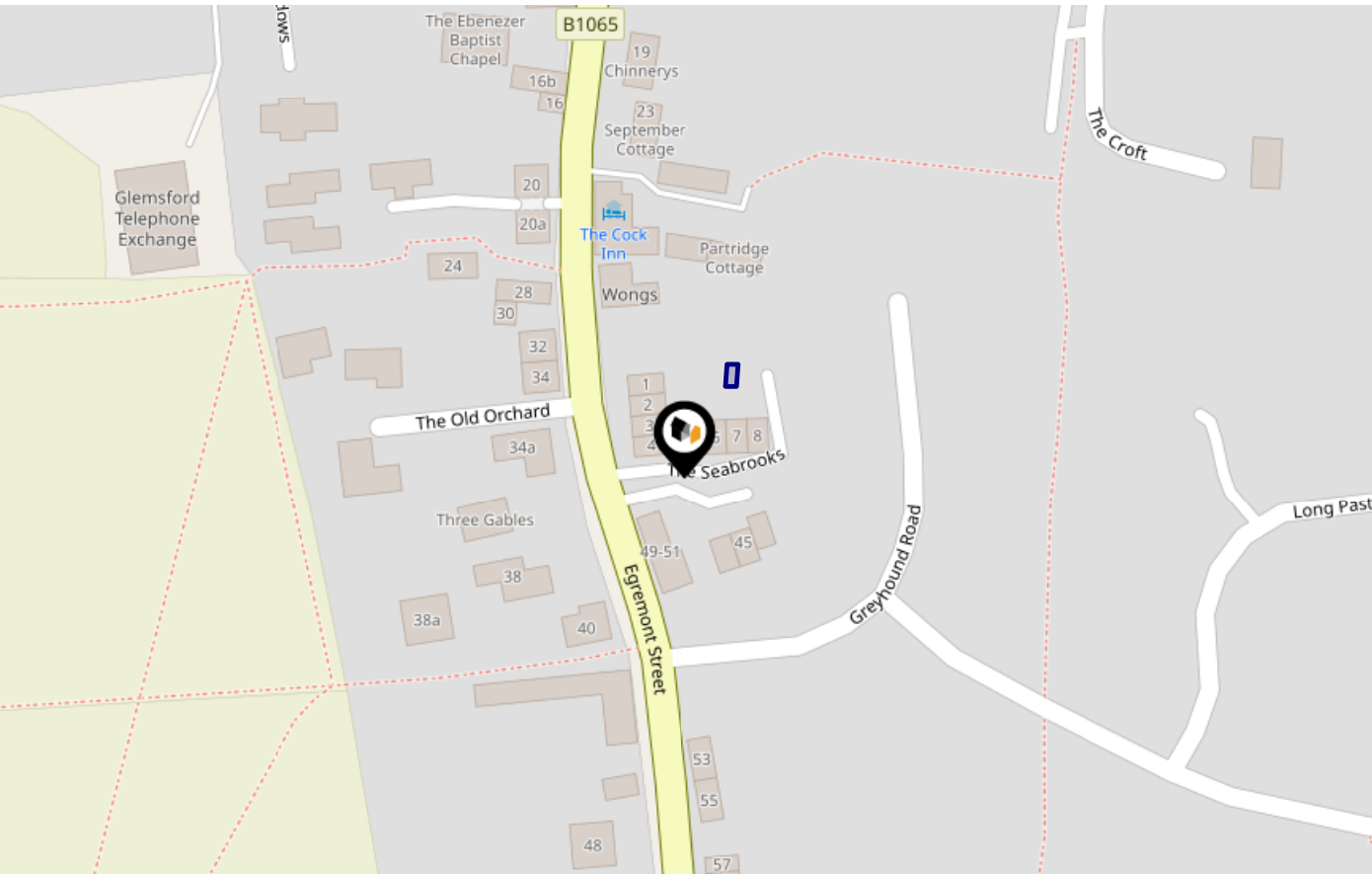
Chance of flooding to the following depths at this property:



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.

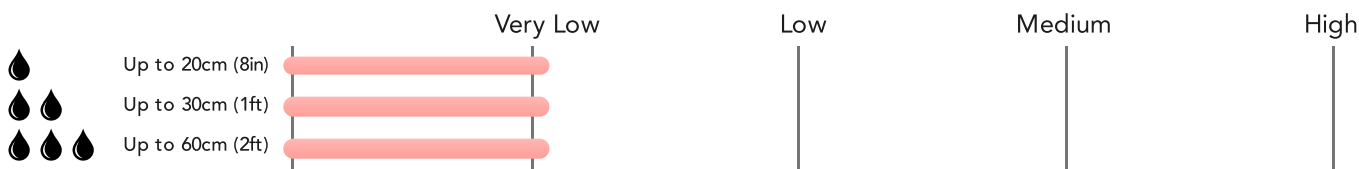


Risk Rating: Very low

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.

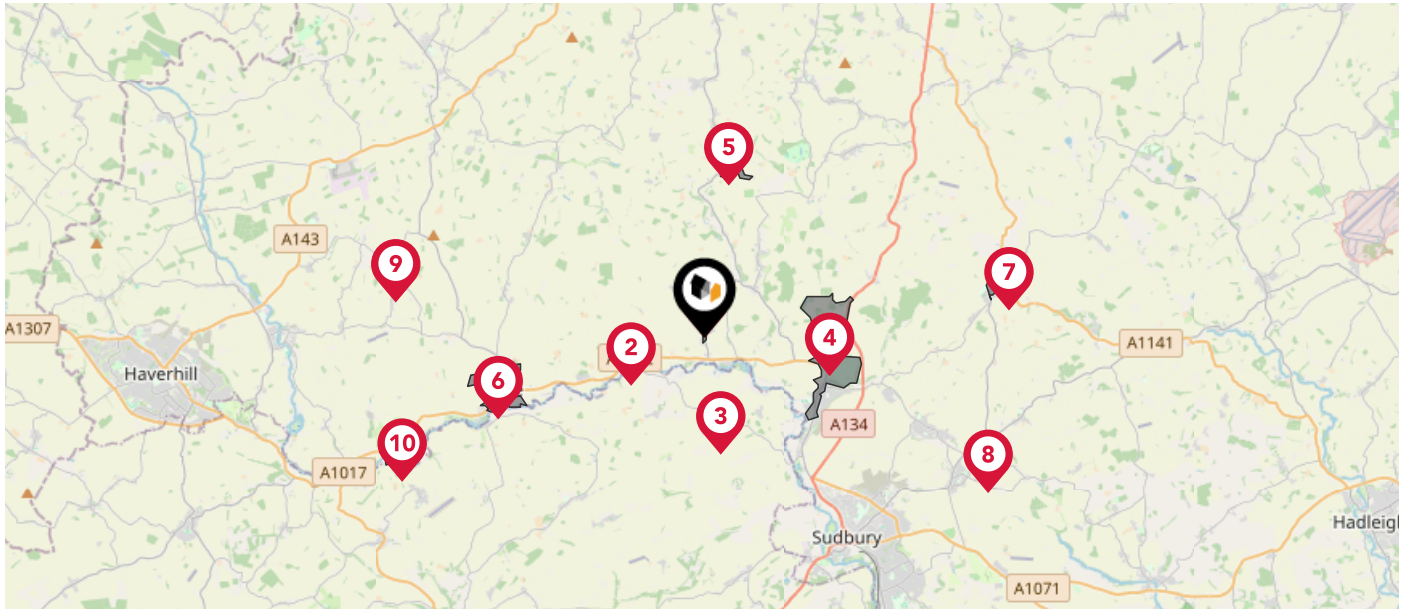
Chance of flooding to the following depths at this property:



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.



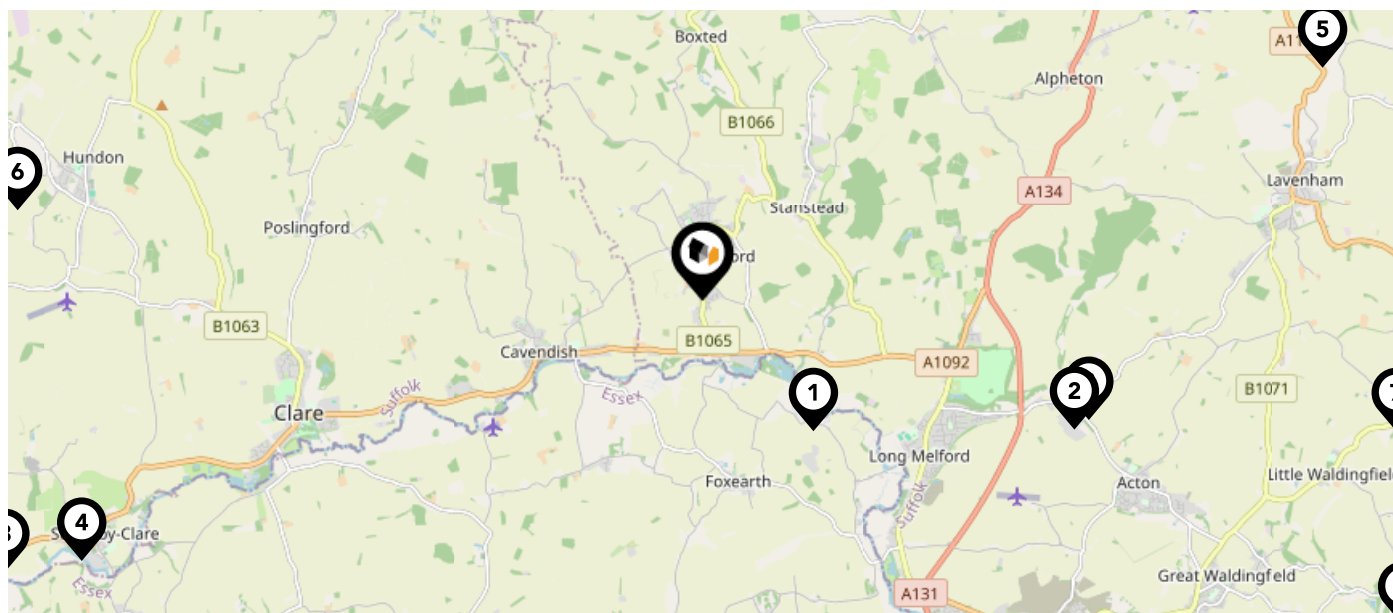
Nearby Conservation Areas

- | | |
|----|--------------------|
| 1 | Glemsford |
| 2 | Cavendish |
| 3 | Foxearth |
| 4 | Long Melford |
| 5 | Hartest |
| 6 | Clare |
| 7 | Lavenham |
| 8 | Great Waldingfield |
| 9 | Hundon |
| 10 | Stoke-by-Clare |

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

1	Stafford Park-Stafford Park, Long Melford	Historic Landfill
2	Bears Pit-Acton	Historic Landfill
3	EA/EPR/TP3295NC/A001	Active Landfill
4	Green Farm-Stoke By Clare	Historic Landfill
5	Disused Railway Cutting-Hills Green, Lavenham	Historic Landfill
6	Opposite Batchelors Hall-Mary Lane, Chimney Street, Hundon	Historic Landfill
7	Humble Green-Little Waldingfield, Suffolk	Historic Landfill
8	Chapel Street Farm-Stoke-by-Clare, Sudbury	Historic Landfill
9	Little Waldingfield-Edwardstone, Suffolk	Historic Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

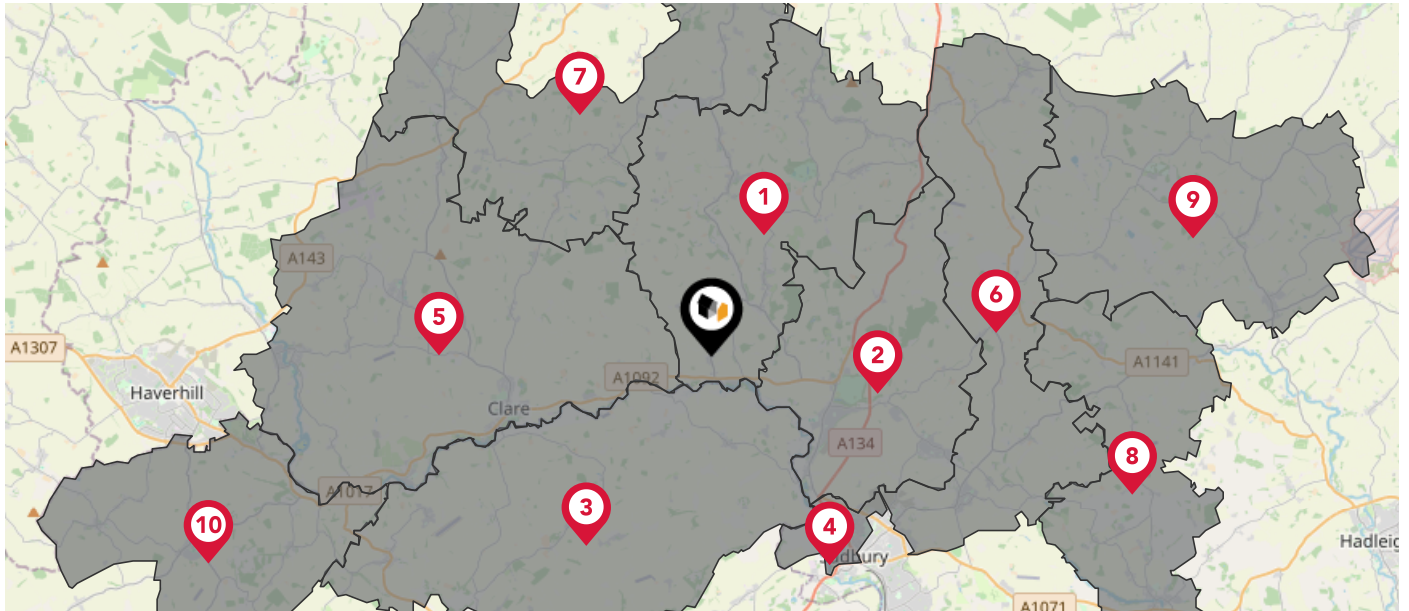
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











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

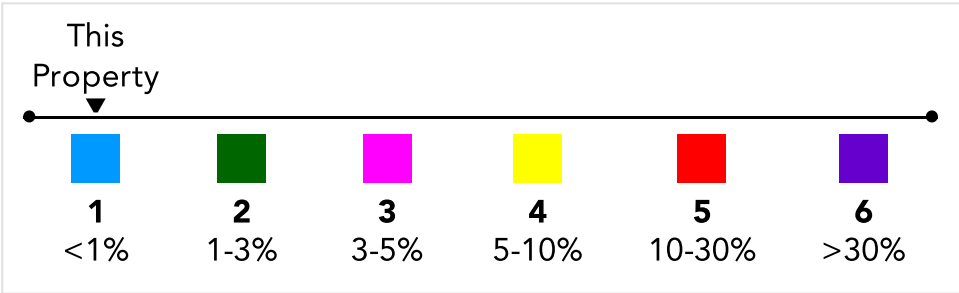
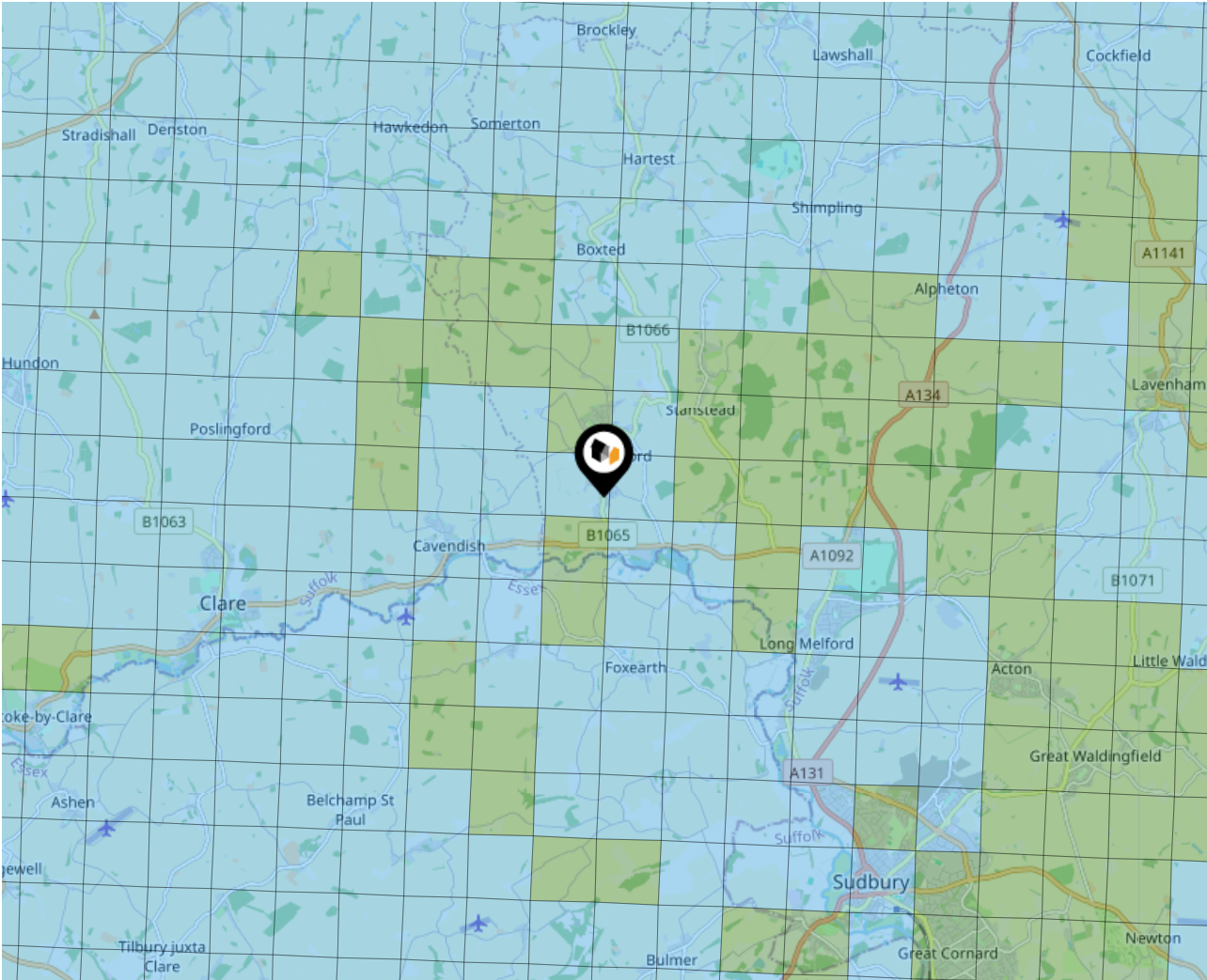
-  Chadacre Ward
-  Long Melford Ward
-  Stour Valley North Ward
-  Sudbury North West Ward
-  Clare, Hundon & Kedington Ward
-  Lavenham Ward
-  Whepstead & Wickhambrook Ward
-  Box Vale Ward
-  North West Cosford Ward
-  Bumpstead Ward

Environment

Radon Gas

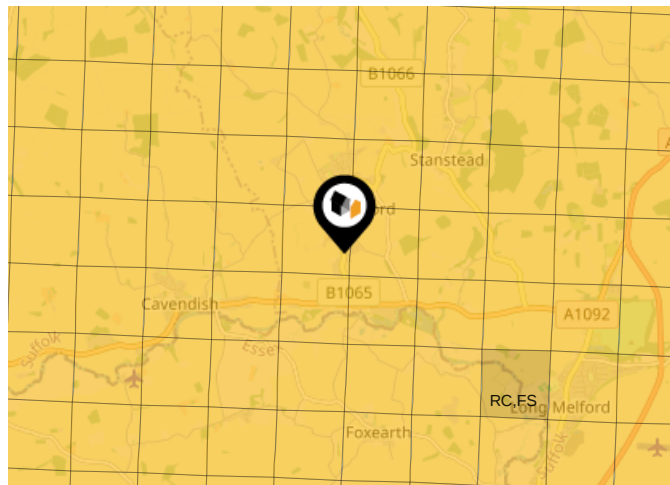
What is Radon?

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).



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

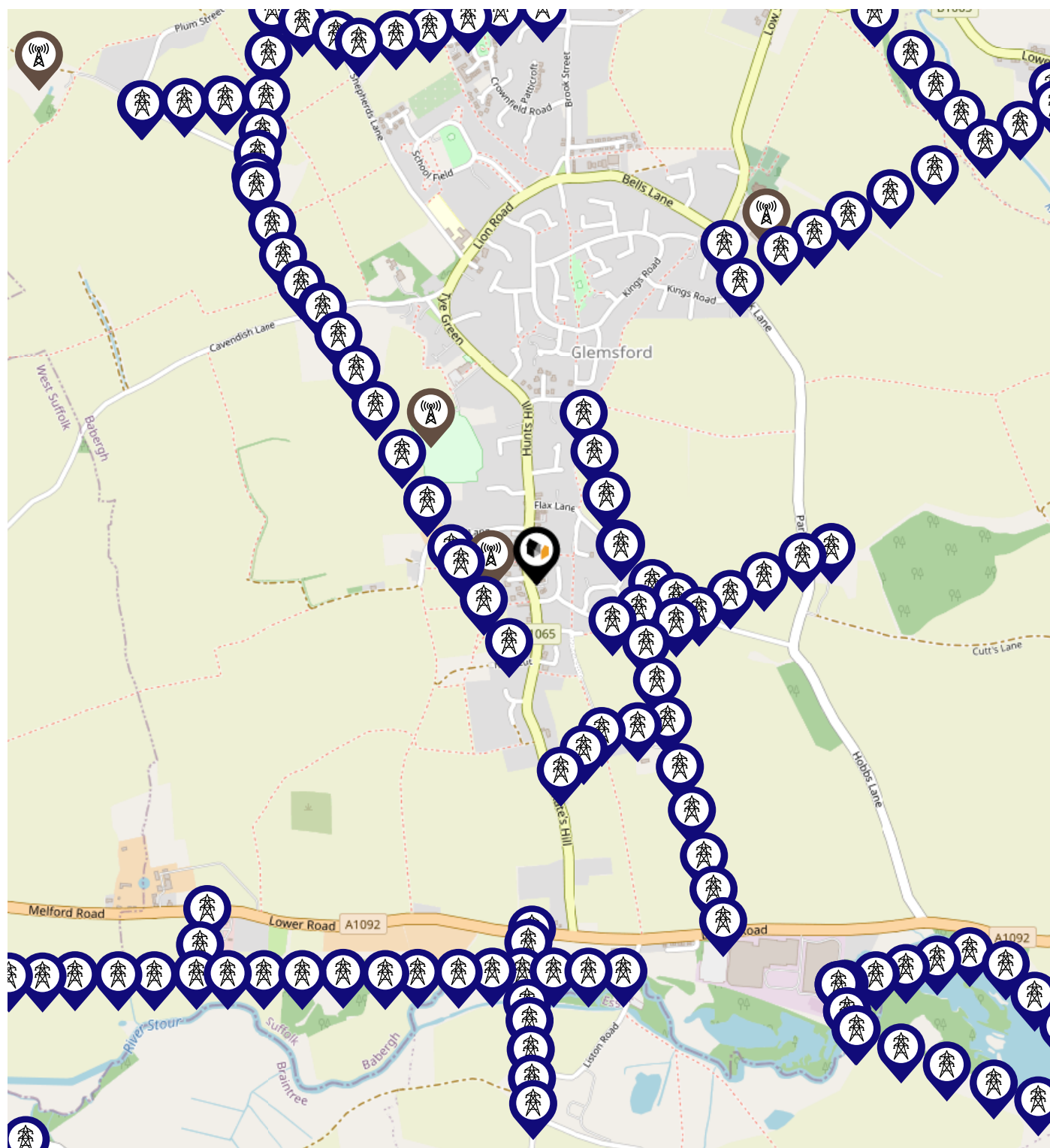
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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

Local Area Masts & Pylons



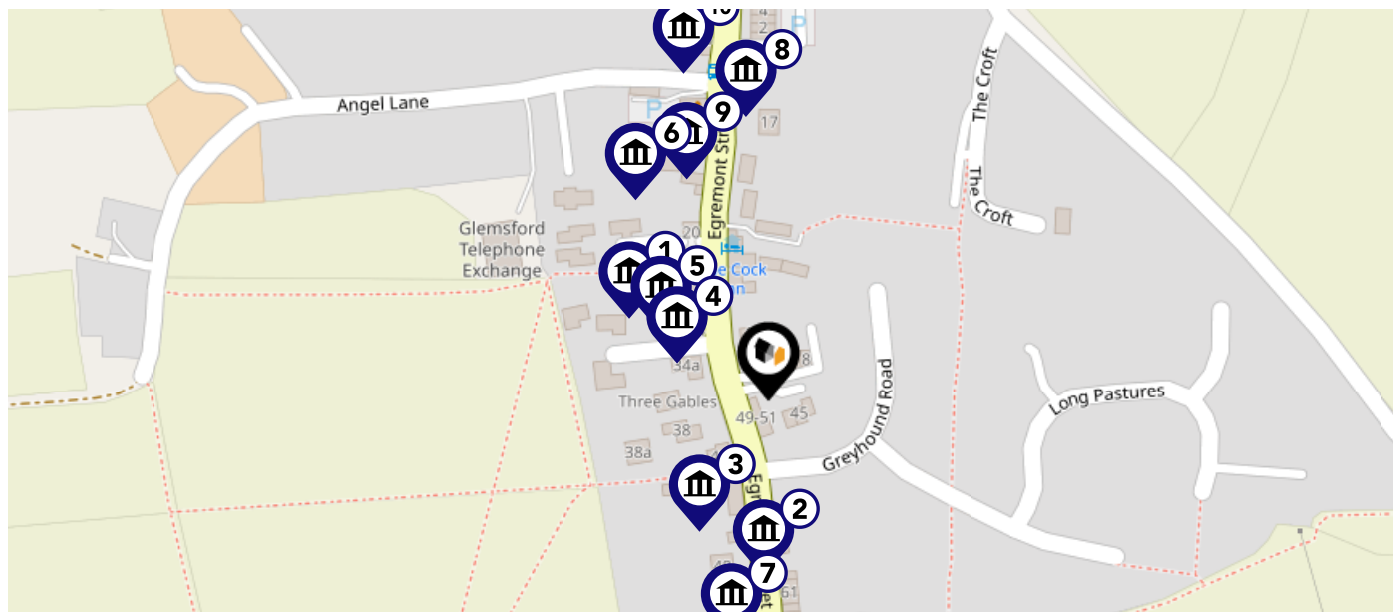
Key:











-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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

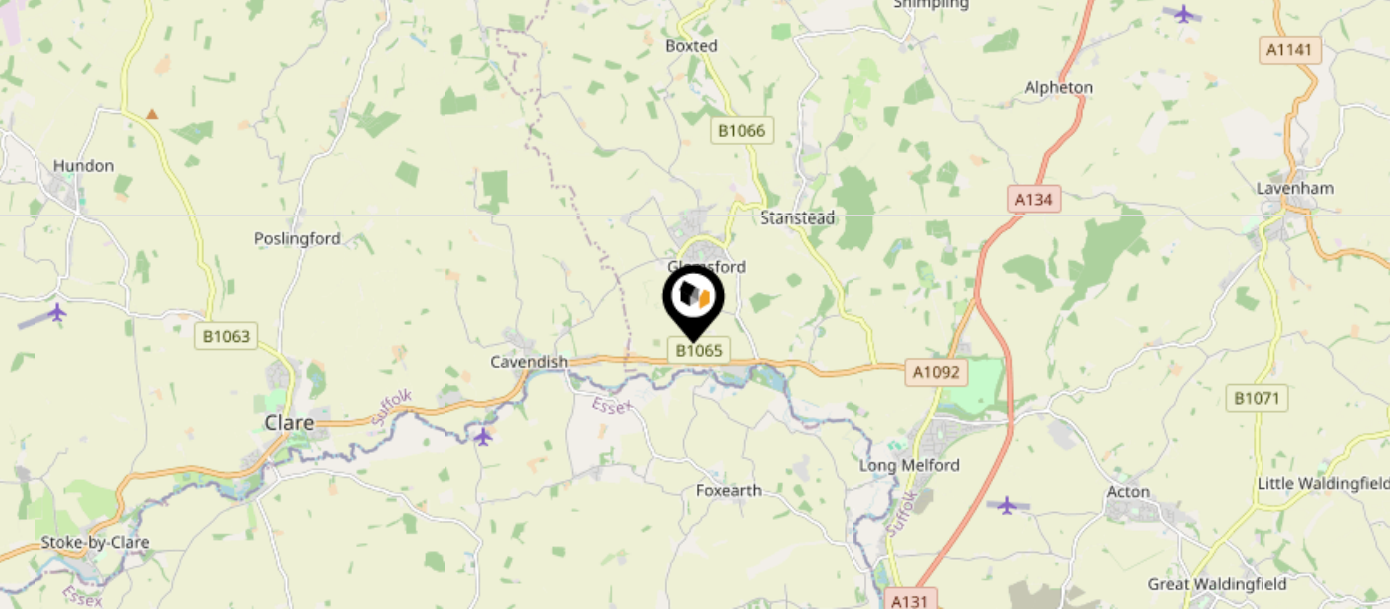


Listed Buildings in the local district		Grade	Distance
	1036658 - 24, Egremont Street	Grade II	0.0 miles
	1285471 - 53 And 55, Egremont Street	Grade II	0.0 miles
	1036660 - Greyhound Cottage	Grade II	0.0 miles
	1036659 - 32 And 34, Egremont Street	Grade II	0.0 miles
	1180478 - 22, 28 And 30, Egremont Street	Grade II	0.0 miles
	1036657 - Ebenezer Baptist Chapel	Grade II	0.1 miles
	1180526 - 50 And 52, Egremont Street	Grade II	0.1 miles
	1285461 - 5, Egremont Street	Grade II	0.1 miles
	1036656 - Angel House	Grade II	0.1 miles
	1036655 - 4-8, Egremont Street	Grade II	0.1 miles

Maps

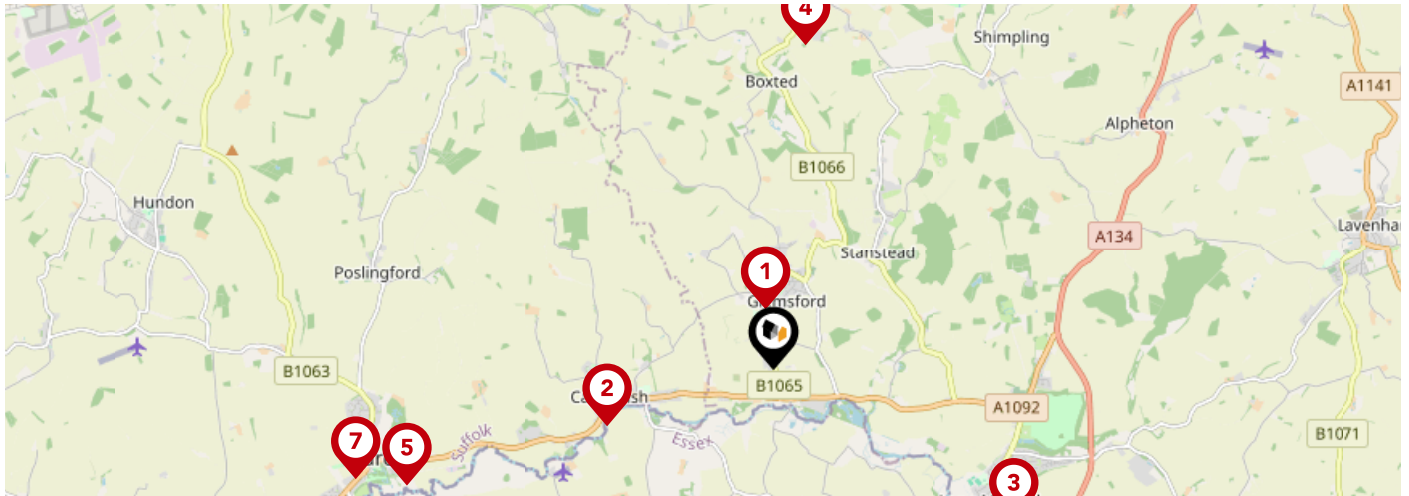
Green Belt

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

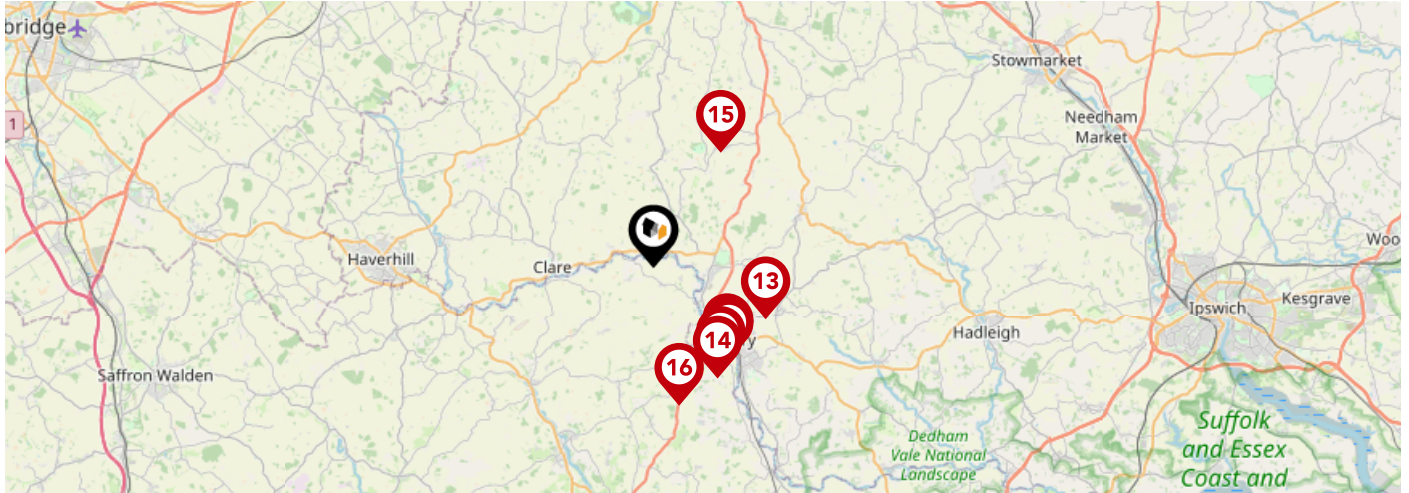










Nearby Green Belt Land

No data available.

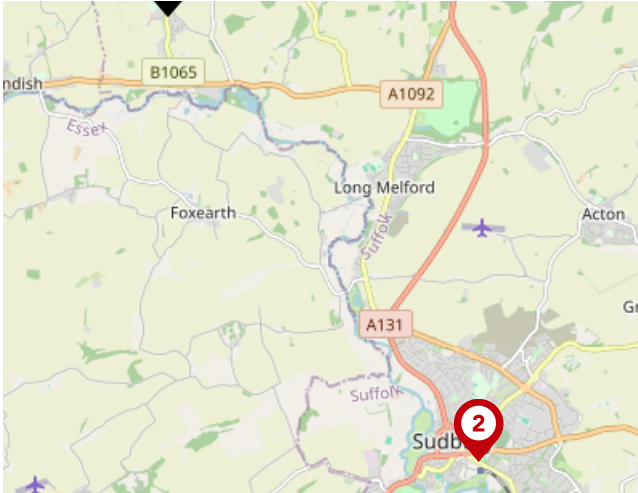


		Nursery	Primary	Secondary	College	Private
1	Glemsford Primary Academy Ofsted Rating: Good Pupils: 226 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cavendish Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Long Melford Church of England Primary School Ofsted Rating: Good Pupils: 225 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hartest Church of England Primary School Ofsted Rating: Good Pupils: 43 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stour Valley Community School Ofsted Rating: Good Pupils: 579 Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Belchamp St Paul Church of England Primary School Ofsted Rating: Good Pupils: 31 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clare Community Primary School Ofsted Rating: Good Pupils: 197 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Woodhall Primary School Ofsted Rating: Good Pupils: 406 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



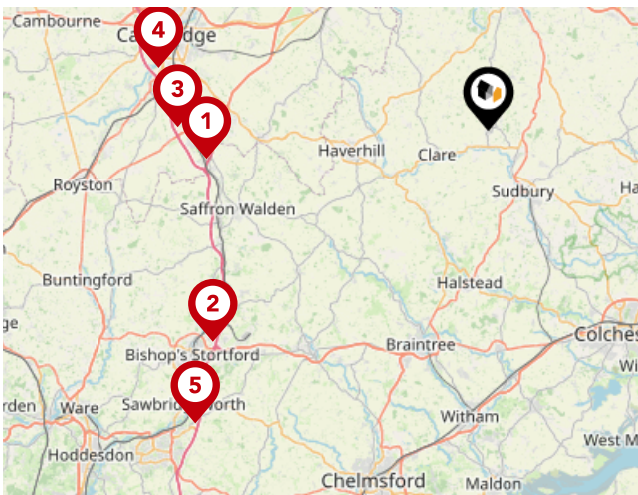
		Nursery	Primary	Secondary	College	Private
	Hillside Special School Ofsted Rating: Outstanding Pupils: 85 Distance:4.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ormiston Sudbury Academy Ofsted Rating: Requires improvement Pupils: 692 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tudor Church of England Primary School, Sudbury Ofsted Rating: Good Pupils: 250 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Roman Catholic Primary School Ofsted Rating: Good Pupils: 165 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Acton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 168 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Gregory Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 236 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints' Church of England Voluntary Controlled Primary School, Lawshall Ofsted Rating: Outstanding Pupils: 177 Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Bulmer Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 88 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



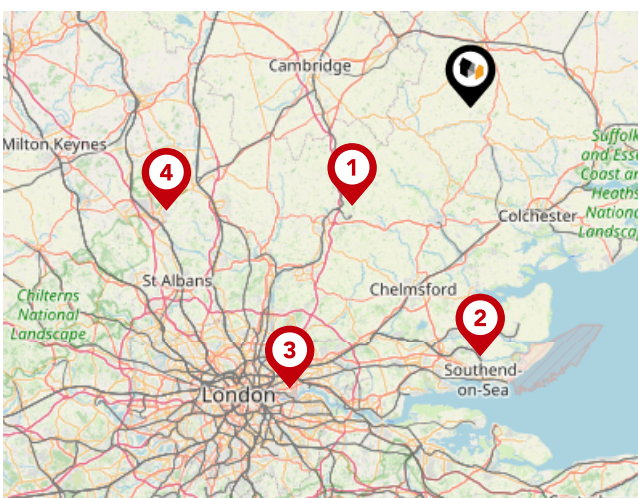
National Rail Stations

Pin	Name	Distance
1	Entrance	4.94 miles
2	Sudbury (Suffolk) Rail Station	4.94 miles
3	Bures Rail Station	9.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	20.64 miles
2	M11 J8	25.31 miles
3	M11 J10	22.56 miles
4	M11 J11	24.43 miles
5	M11 J7A	30.28 miles

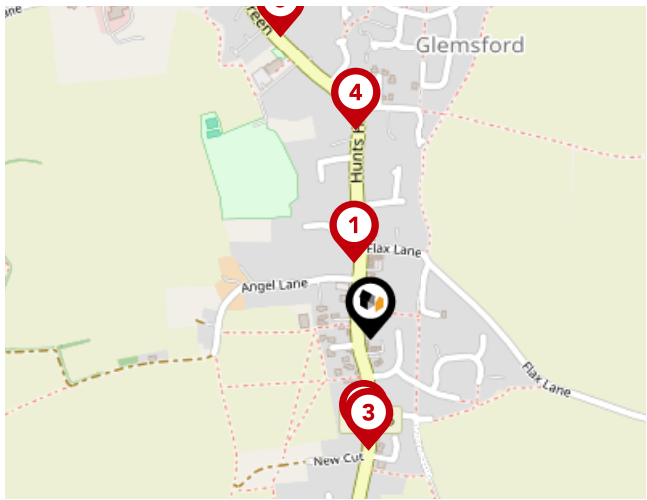


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.39 miles
2	Southend-on-Sea	36.41 miles
3	Silvertown	48.73 miles
4	Luton Airport	46.92 miles

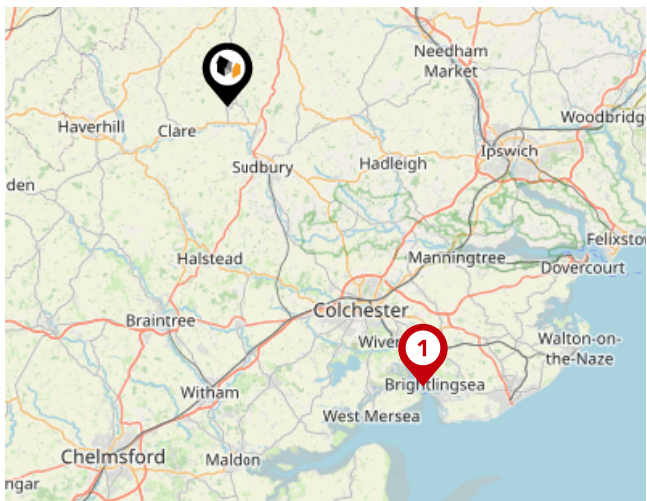
Area

Transport (Local)



Bus Stops/Stations

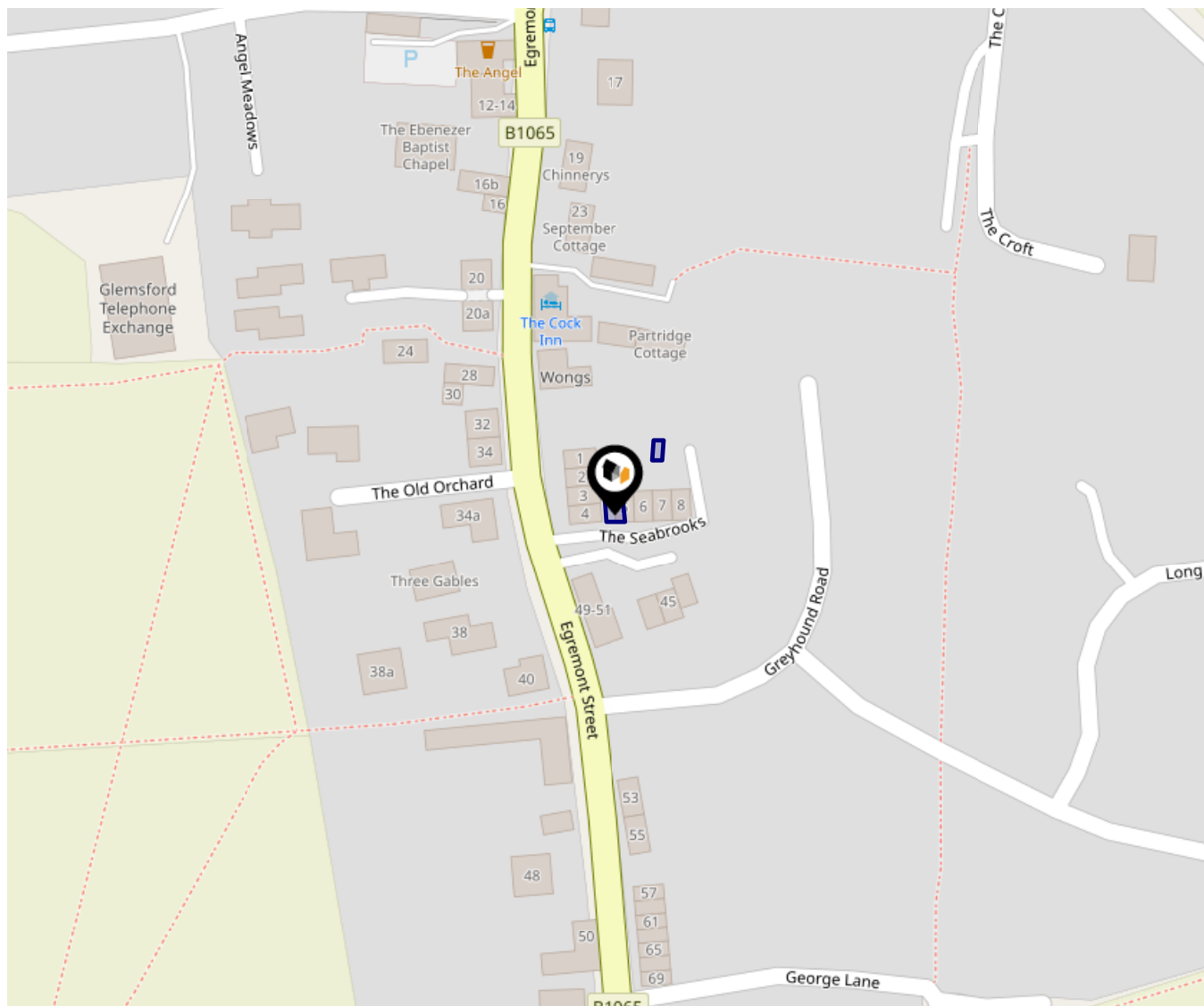
Pin	Name	Distance
1	The Angel	0.09 miles
2	Holdsworth Close	0.12 miles
3	Holdsworth Close	0.13 miles
4	Social Club	0.24 miles
5	Village Hall	0.36 miles



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	24.98 miles

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

ML Property 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.

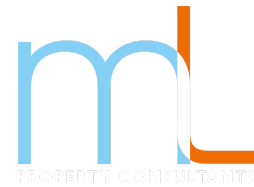


Contains public sector information licensed under the Open Government License v3.0

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.



ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

