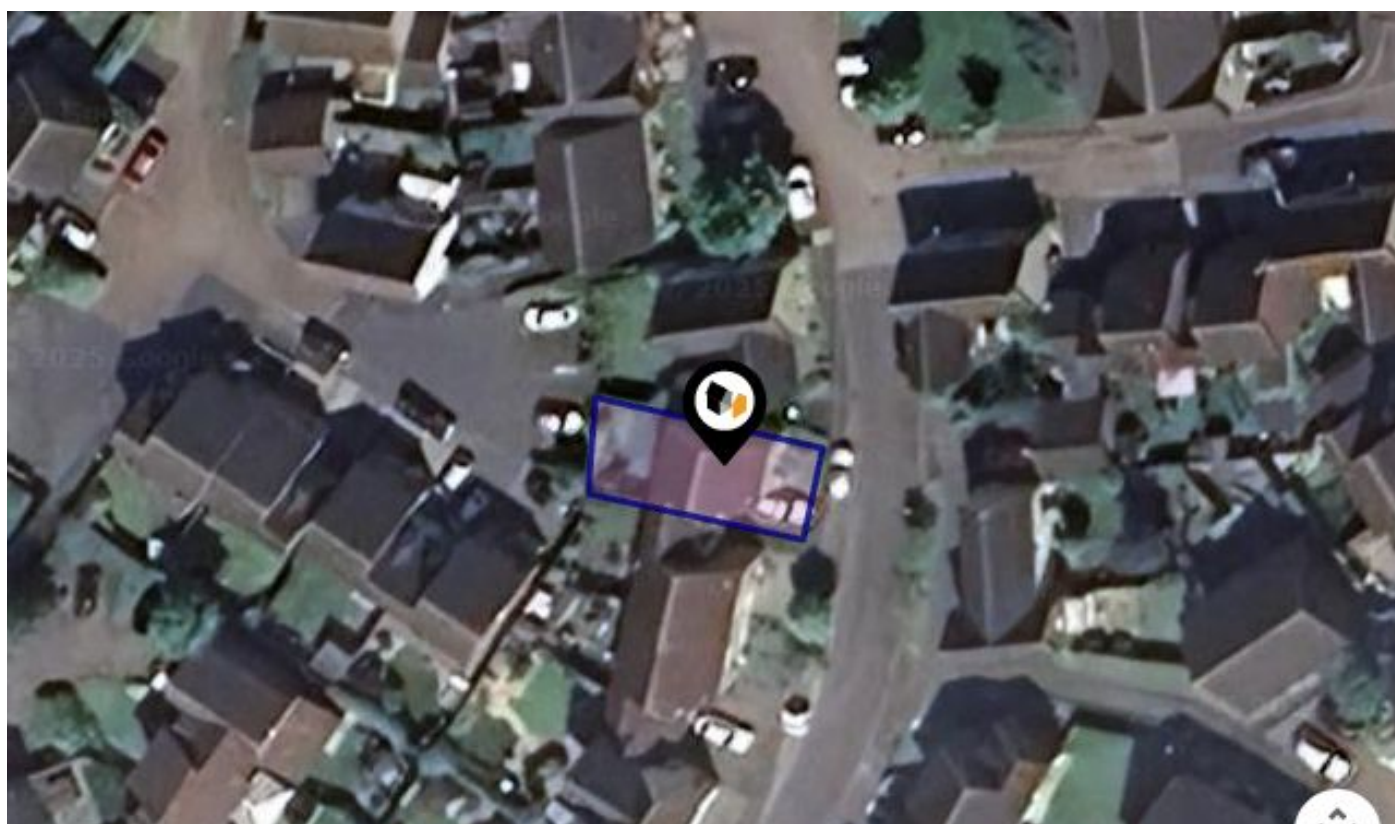# MIR: Material Info

The Material Information Affecting this Property

Sunday 04th May 2025

24, CORMORANT DRIVE, STOWMARKET, IP14 5UE

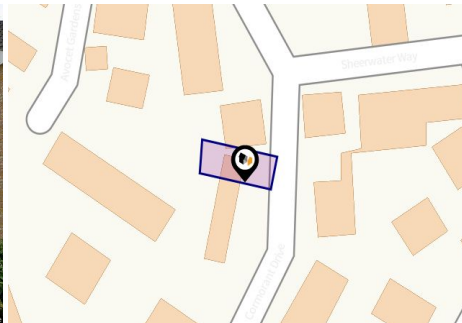**ML Property**

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

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Property
Overview

Property

Type:	Semi-Detached	**Last Sold Date:**	29/03/2016
Bedrooms:	3	**Last Sold Price:**	£228,000
Floor Area:	904 ft^2 / 84 m^2	**Last Sold £/ft^2:**	£252
Plot Area:	0.04 acres	**Tenure:**	Freehold
Year Built :	2005		
Council Tax :	Band C		
Annual Estimate:	£1,963		
Title Number:	SK260541		
UPRN:	10012169092		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	**80** mb/s	**2000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning
In Street

Planning records for: *32 Cormorant Drive Stowmarket Suffolk IP14 5UE*

Reference - DC/21/04391
Decision: Decided
Date: 02nd August 2021
Description:
Application to determine if prior approval ie required for a proposed: Larger Home Extension Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) Schedule 2, Part 1 Class A - Erection of rear extension (following demolition of existing conservatory).

24, Cormorant Drive, IP14 5UE

Energy rating

D

Valid until 08.01.2030

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		89 | B
69-80	**C**		
55-68	**D**		
39-54	**E**	67 | D	
21-38	**F**		
1-20	**G**		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	84 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.
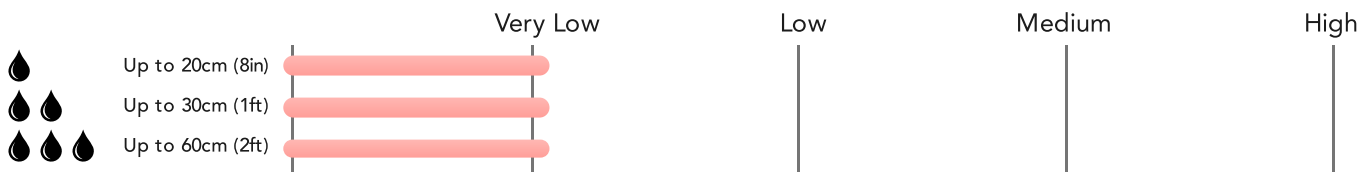

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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.
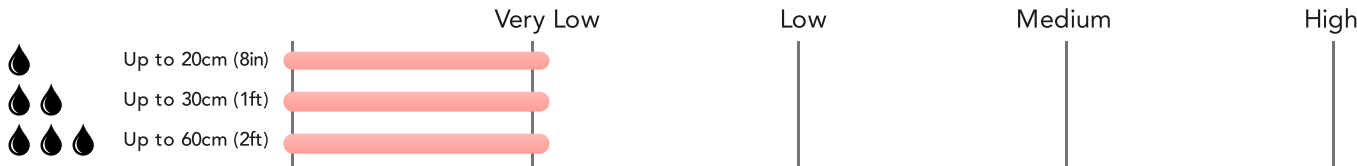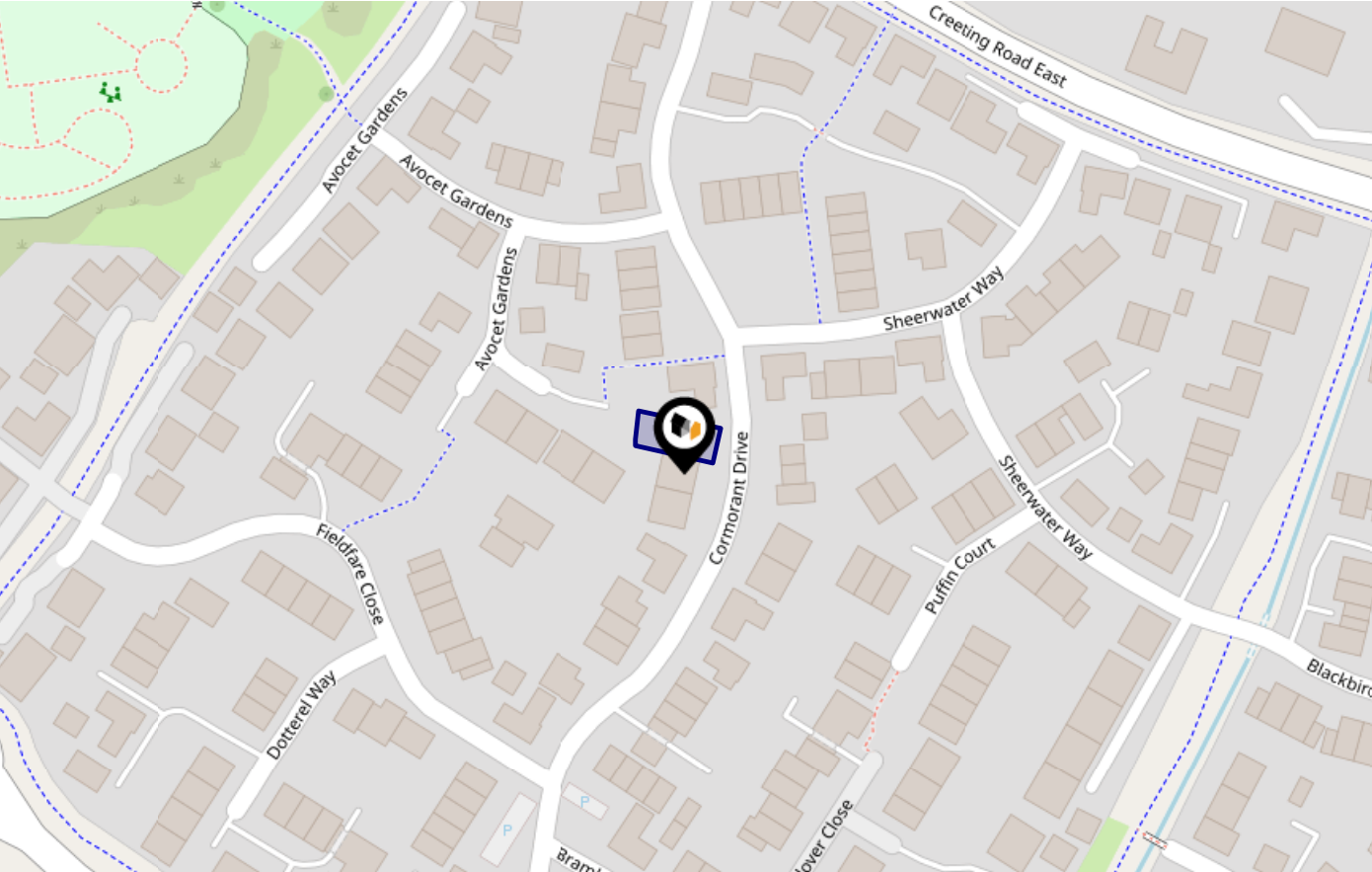

Risk Rating: Very low

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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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

MIR - Material Info

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.
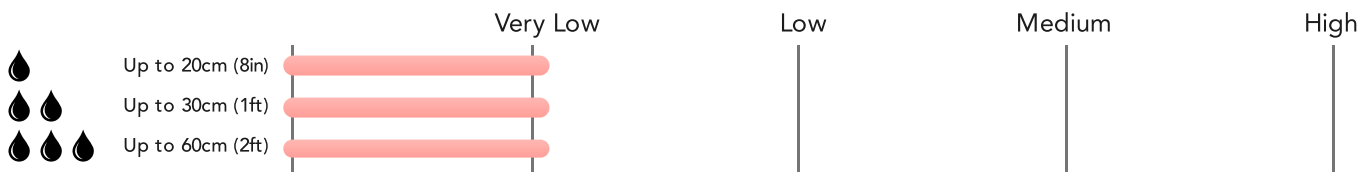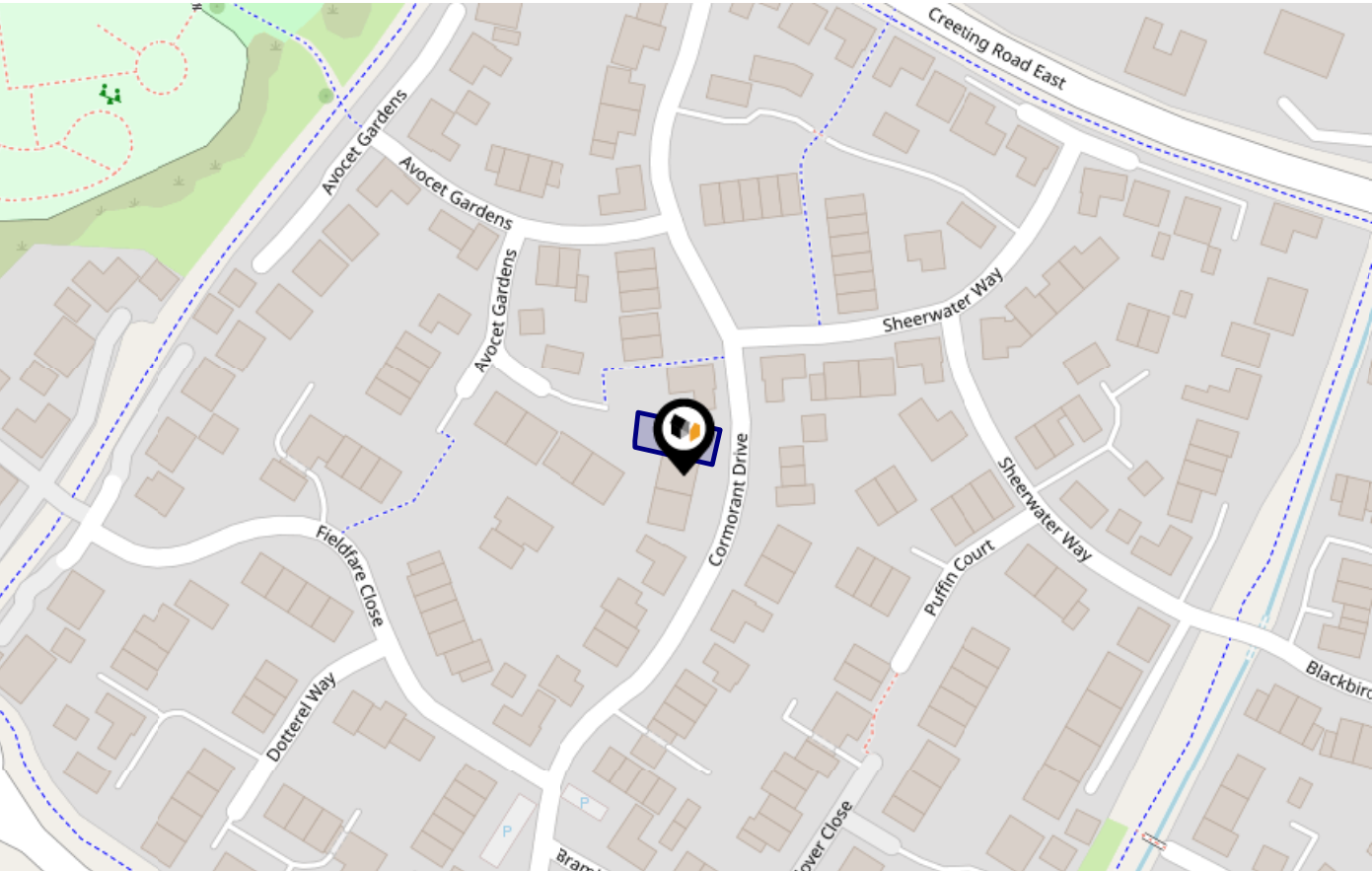

Risk Rating: Very low

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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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.
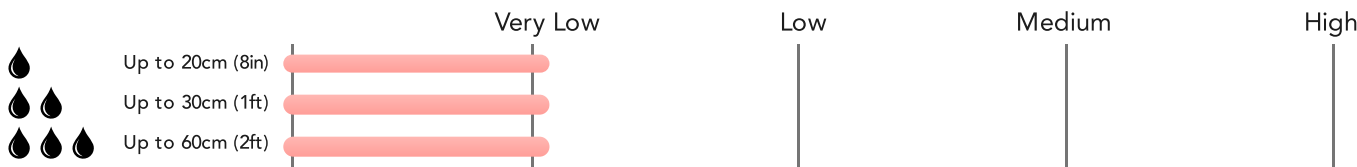

Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.
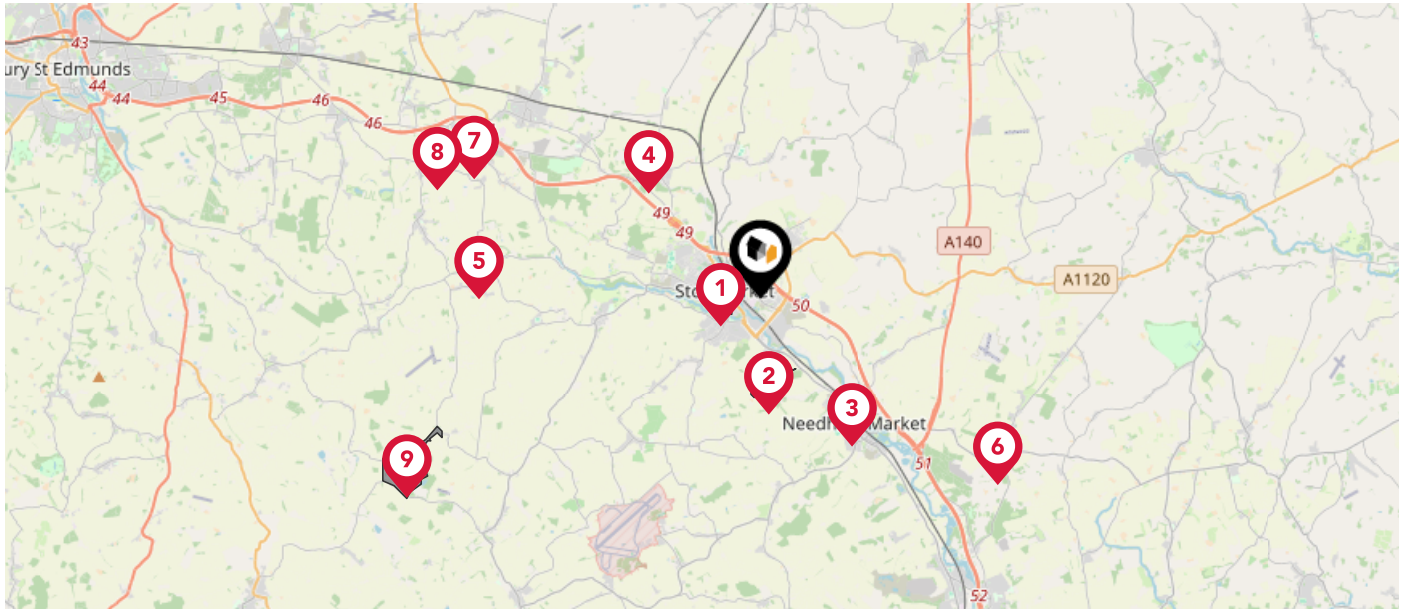
Nearby Conservation Areas	
1	Stowmarket
2	Badley
3	Needham Market
4	Haughley
5	Rattlesden
6	Coddenham
7	Woolpit
8	Drinkstone MIlls
9	Brettenham

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	Needham Road-Needham Road, Stowmarket	Historic Landfill
2	Milton Road-Milton Road, Stowmarket	Historic Landfill
3	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill
4	Newton Road-Newton Road, Stowupland	Historic Landfill
5	Newton Road-Newton Road, Stowupland	Historic Landfill
6	42 Bury Road-Stowmarket	Historic Landfill
7	Newton Road-Stowupland	Historic Landfill
8	Combs Tannery-Combs, Stowmarket	Historic Landfill
9	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill
10	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
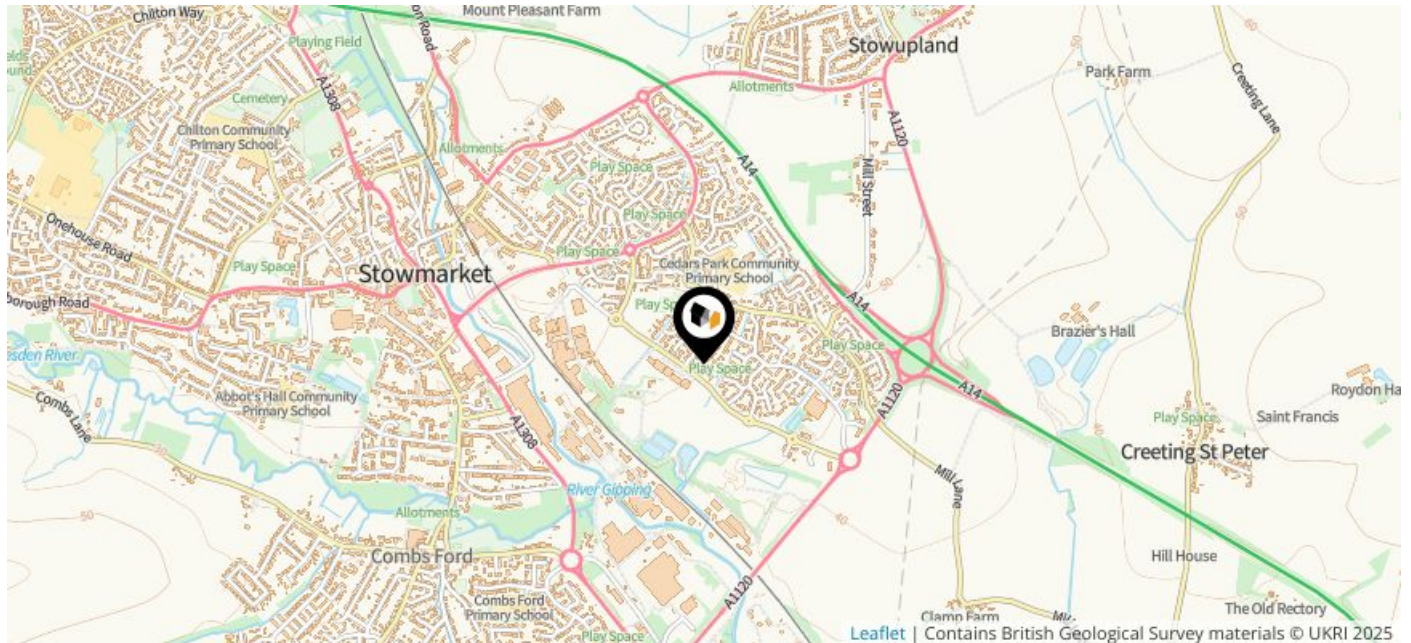
Mine Entry

✕   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
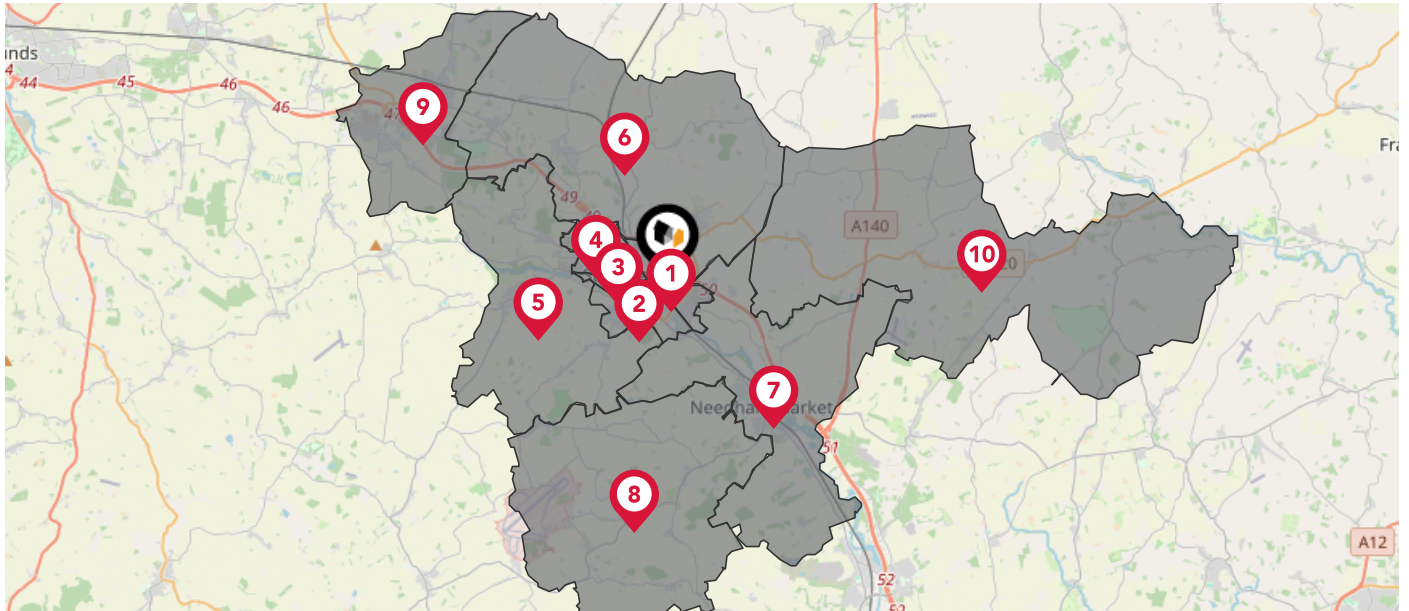
Nearby Council Wards

1	Stow Thorney Ward
2	Combs Ford Ward
3	St. Peter's Ward
4	Chilton Ward
5	Onehouse Ward
6	Haughley, Stowupland & Wetherden Ward
7	Needham Market Ward
8	Battisford & Ringshall Ward
9	Elmswell & Woolpit Ward
10	Stonham Ward

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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).

1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%

This Property ▼

Environment
Soils & Clay
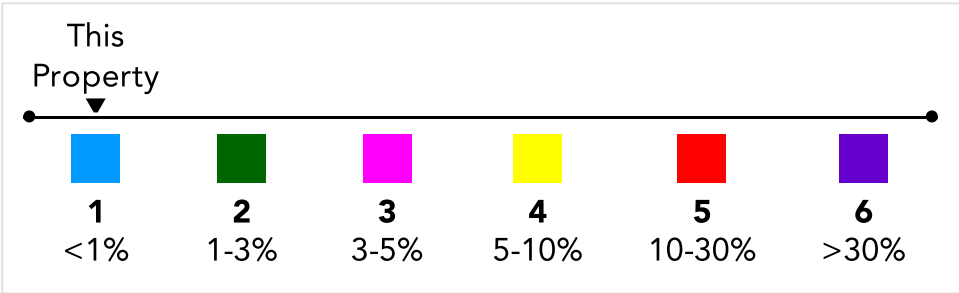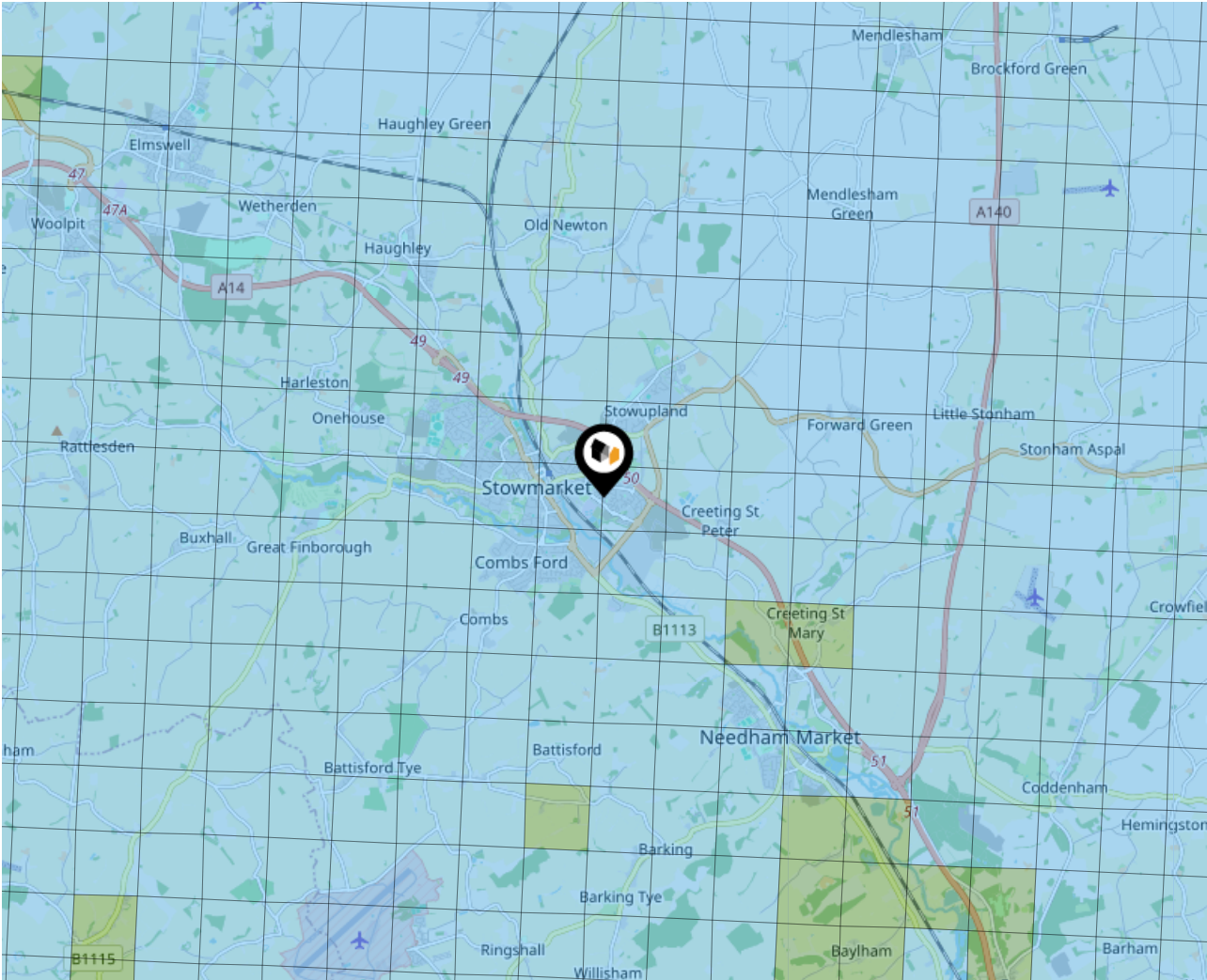
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
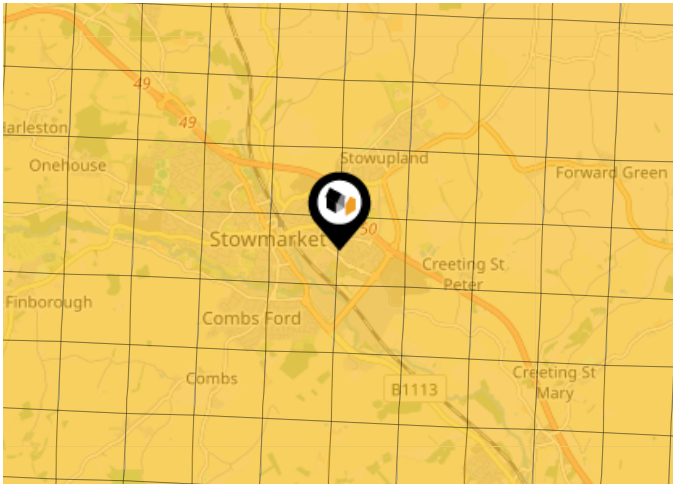
Primary Classifications (Most Common Clay Types)

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
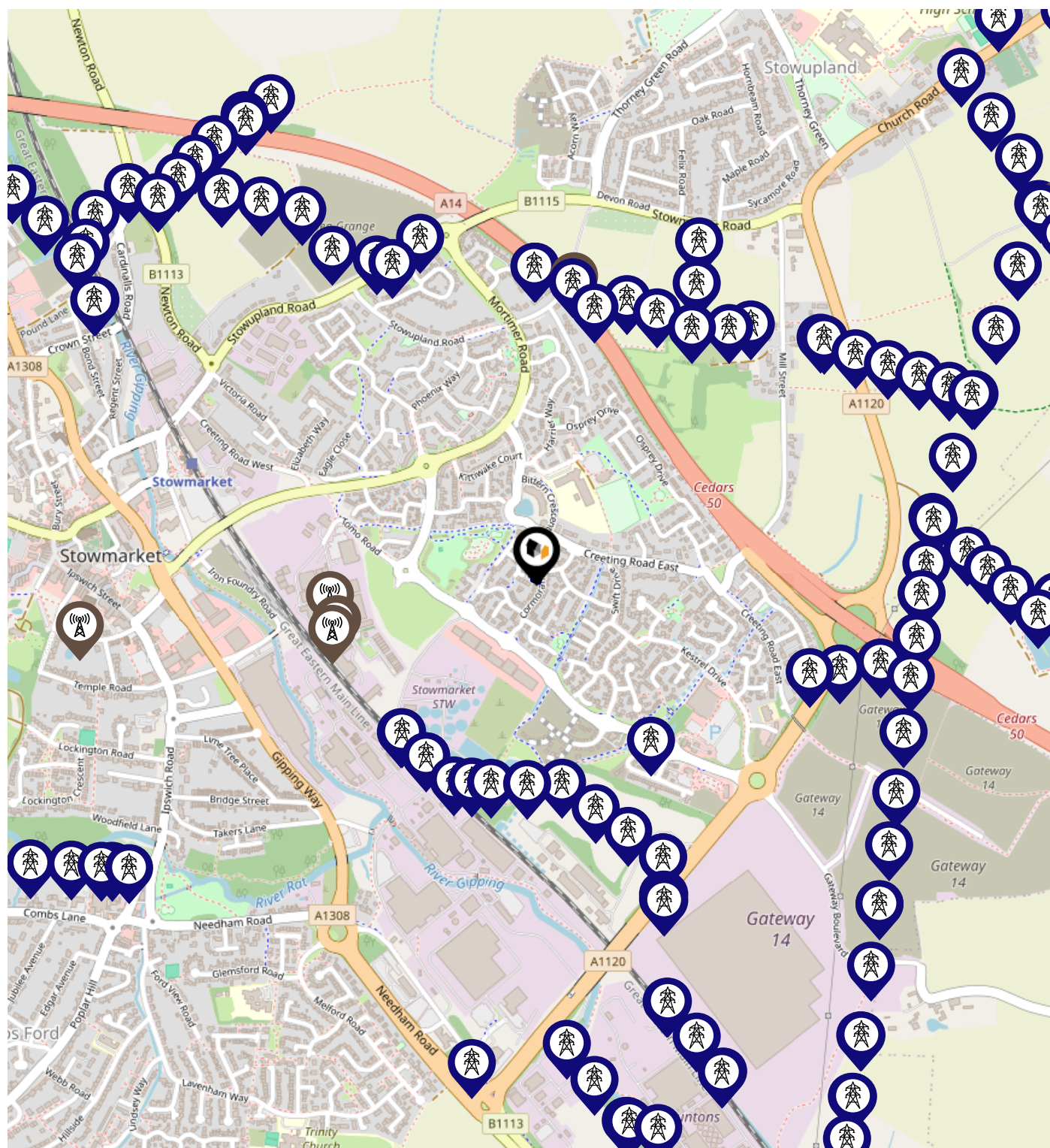
Key:

 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...
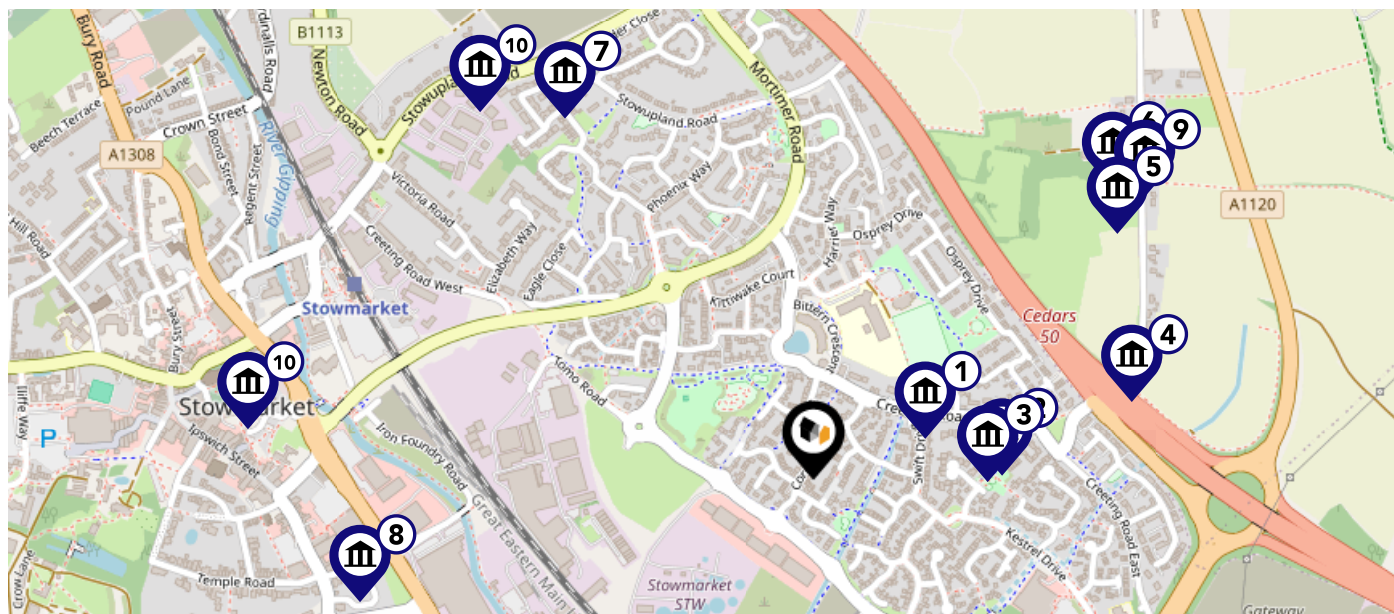

| Listed Buildings in the local district	Grade	Distance
1208727 - Walnut Tree Cottage	Grade II	0.1 miles
1195897 - Sheepcote Hall Stables And Hayloft 10 Metres East	Grade II	0.2 miles
1297888 - Sheepcote Hall	Grade II	0.2 miles
1182033 - 17, Mill Street	Grade II	0.4 miles
1032657 - Mill Green Farmhouse	Grade II	0.5 miles
1032658 - Old Farmhouse	Grade II	0.5 miles
1297870 - Laburnham Cottage	Grade II	0.5 miles
1209019 - Old Malthouse	Grade II	0.5 miles
1284713 - The Thatched Cottage	Grade II	0.5 miles
1195941 - Uplands	Grade II	0.6 miles
1208615 - 16 And 17, Church Walk	Grade II	0.6 miles

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
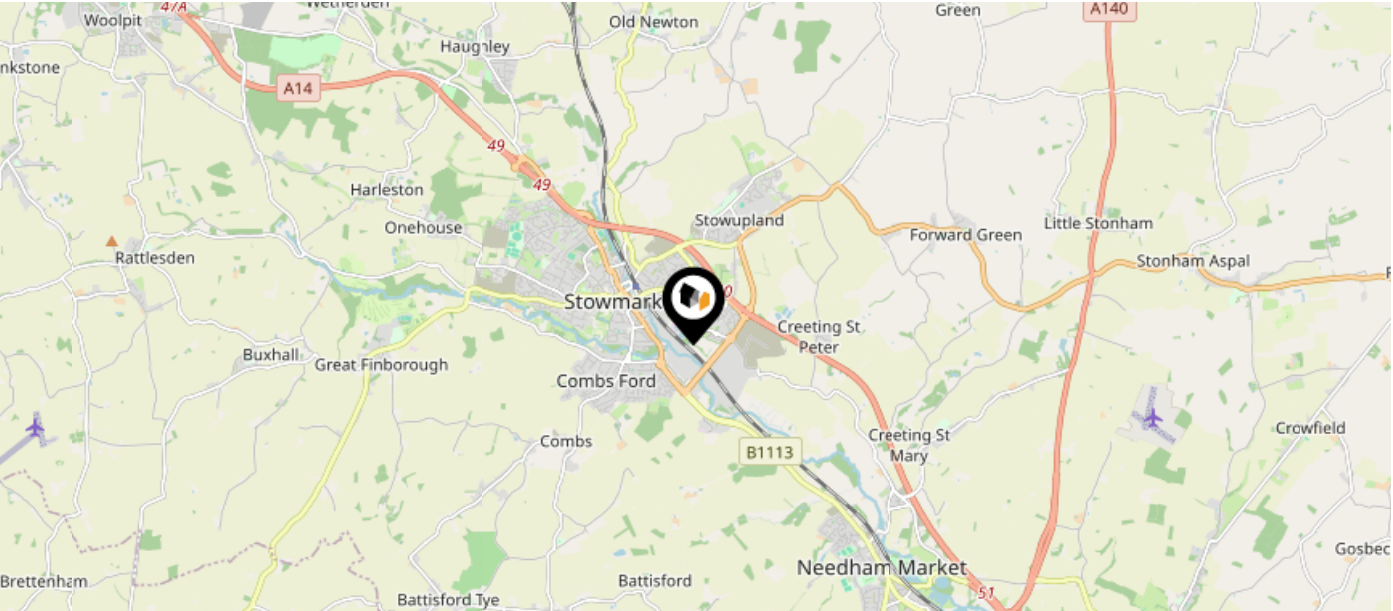
No data available.
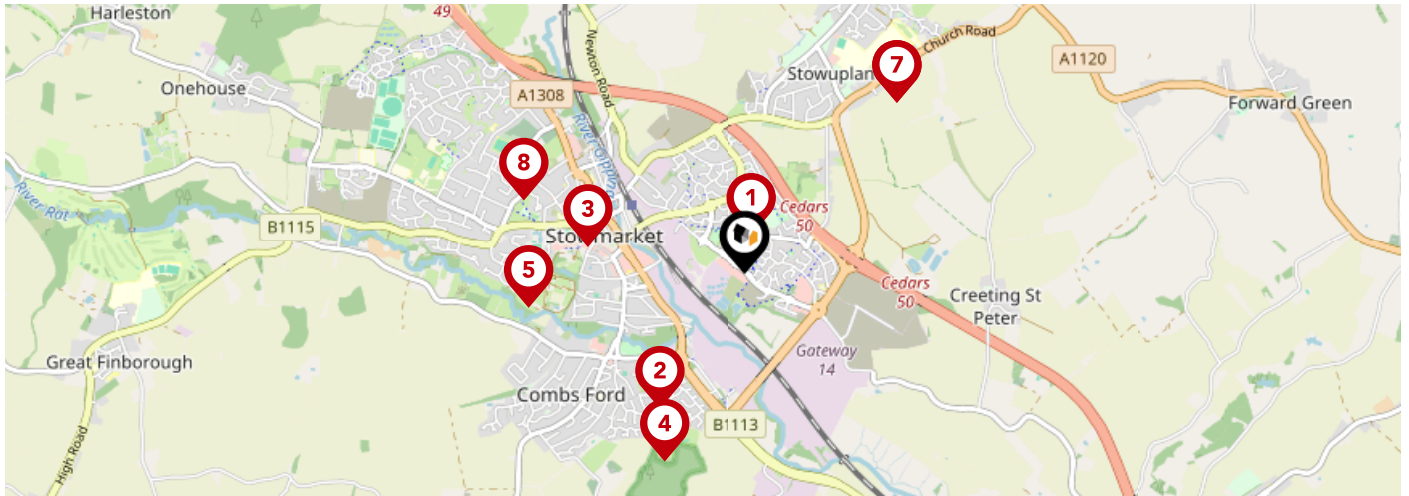
	Nursery	Primary	Secondary	College	Private
1 Cedars Park Community Primary School Ofsted Rating: Good | Pupils: 363 | Distance:0.18	☐	☑	☐	☐	☐
2 Combs Ford Primary School Ofsted Rating: Good | Pupils: 361 | Distance:0.72	☐	☑	☐	☐	☐
3 Gable End Ofsted Rating: Good | Pupils: 5 | Distance:0.73	☐	☐	☑	☐	☐
4 Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 166 | Distance:0.92	☐	☑	☐	☐	☐
5 Abbot's Hall Community Primary School Ofsted Rating: Good | Pupils: 373 | Distance:0.99	☐	☑	☐	☐	☐
6 Freeman Community Primary School Ofsted Rating: Requires improvement | Pupils: 203 | Distance:1.04	☐	☑	☐	☐	☐
7 Stowupland High School Ofsted Rating: Requires improvement | Pupils: 1008 | Distance:1.04	☐	☐	☑	☐	☐
8 Chilton Community Primary School Ofsted Rating: Good | Pupils: 168 | Distance:1.07	☐	☑	☐	☐	☐

	Nursery	Primary	Secondary	College	Private
9 Stowmarket High School Ofsted Rating: Requires improvement	Pupils: 901	Distance:1.45			☑		
10 Wood Ley Community Primary School Ofsted Rating: Good	Pupils: 312	Distance:1.53		☑			
11 Olive AP Academy - Suffolk Ofsted Rating: Good	Pupils: 5	Distance:1.69			☑		
12 Grace Cook Primary School Ofsted Rating: Not Rated	Pupils: 104	Distance:1.72		☑			
13 Old Newton Church of England Primary School Ofsted Rating: Good	Pupils: 83	Distance:2.18		☑			
14 Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good	Pupils: 96	Distance:2.59		☑			
15 Finborough School Ofsted Rating: Not Rated	Pupils: 659	Distance:2.72			☑		
16 Bosmere Community Primary School Ofsted Rating: Good	Pupils: 247	Distance:2.91		☑			

Area
Transport (National)
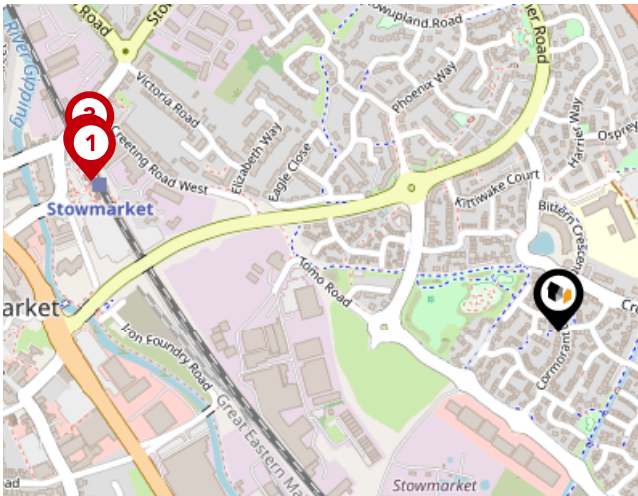
National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	0.56 miles
2	Entrance1	0.56 miles
3	Entrance2	0.57 miles
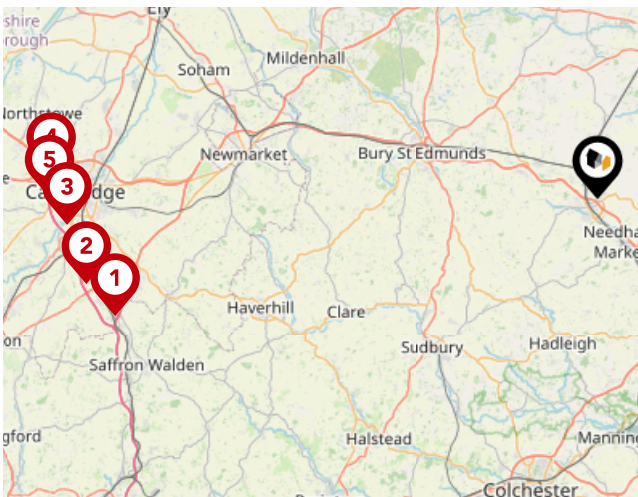
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	36.12 miles
2	M11 J10	37.63 miles
3	M11 J11	38.61 miles
4	M11 J13	39.67 miles
5	M11 J12	39.78 miles
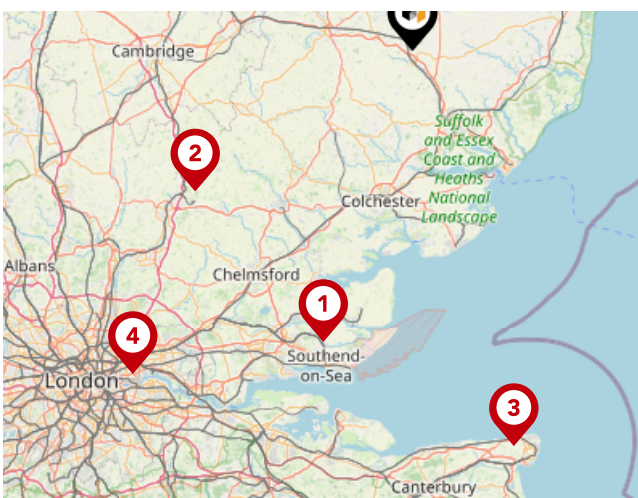
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	44.75 miles
2	Stansted Airport	37.99 miles
3	Manston	59.99 miles
4	Silvertown	62.68 miles

Area
Transport (Local)
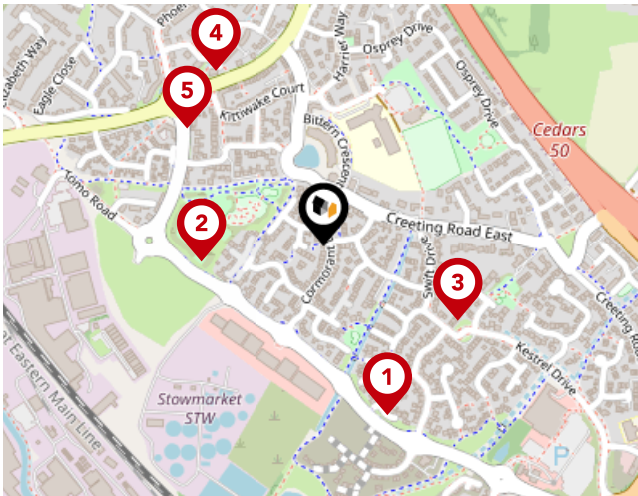
Bus Stops/Stations

Pin	Name	Distance
1	Woodpecker Close	0.21 miles
2	Gun Cotton Way Park	0.14 miles
3	Wren Close	0.18 miles
4	Guillemot Close	0.23 miles
5	Lapwing Grove	0.2 miles
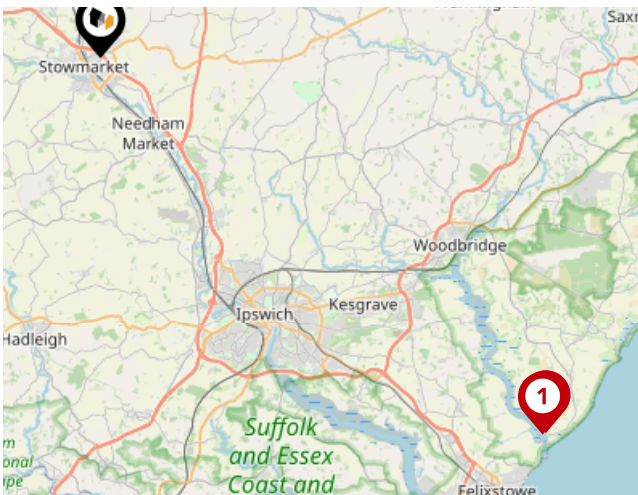
Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.12 miles
2	Bawdsey Ferry Landing	21.2 miles

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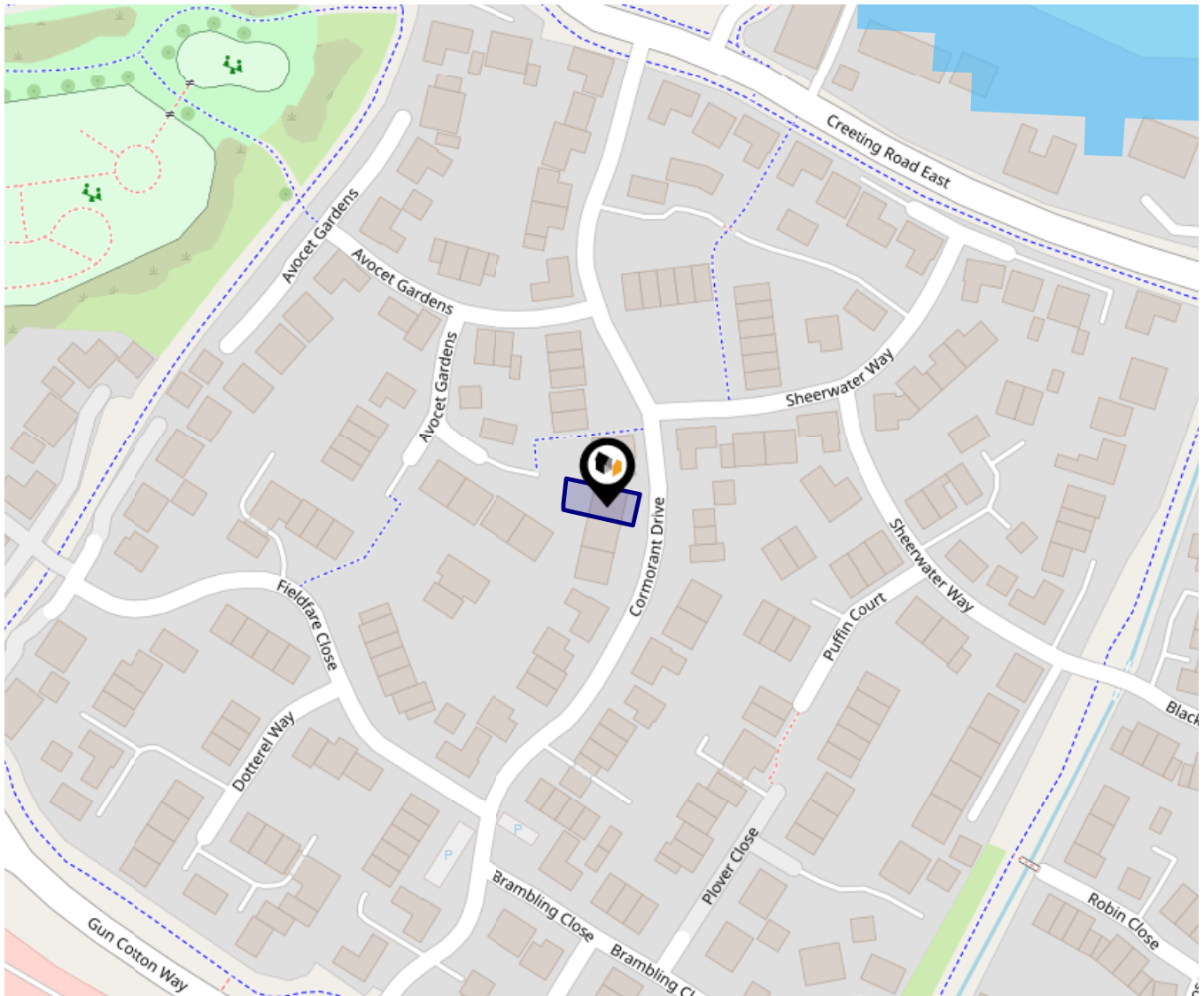
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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ML Property
Data Quality

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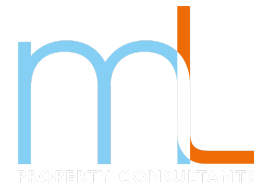
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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail