

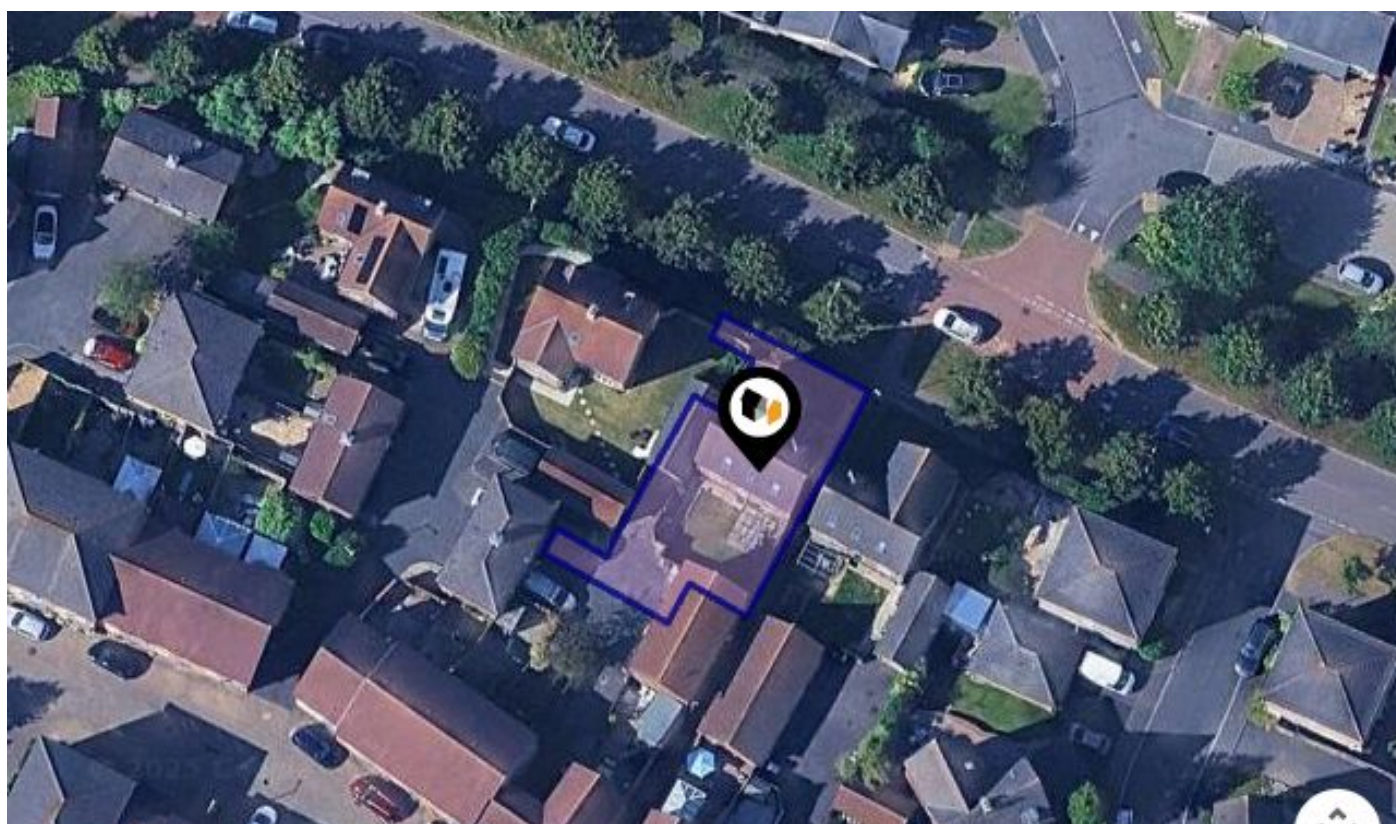


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 14<sup>th</sup> May 2025**



**14, WAGTAIL DRIVE, BURY ST. EDMUNDS, IP32 7GP**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview



## Property

Type:	Detached
Bedrooms:	5
Floor Area:	1,657 ft <sup>2</sup> / 154 m <sup>2</sup>
Plot Area:	0.07 acres
Year Built :	2003-2006
Council Tax :	Band E
Annual Estimate:	£2,741
Title Number:	SK267937
UPRN:	10010690695

Last Sold Date:	09/04/2021
Last Sold Price:	£400,000
Last Sold £/ft <sup>2</sup> :	£241
Tenure:	Freehold

## Local Area

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

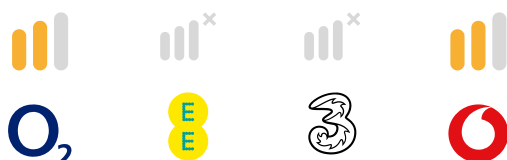
### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>85</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **3 Wagtail Drive Bury St Edmunds IP32 7GP**

Reference - DC/19/1204/HH	
Decision:	Decided
Date:	10th June 2019
Description:	Householder Planning Application - Single storey front extension

Reference - DC/14/0090/HH	
Decision:	Decided
Date:	20th January 2014
Description:	Erection of single storey side extension as amended by front elevation plan received 26 February 2014.

Planning records for: **5 Wagtail Drive Bury St Edmunds IP32 7GP**

Reference - NMA(A)/19/0110	
Decision:	Decided
Date:	07th August 2019
Description:	Non-material amendment to DC/19/0110/HH - Addition of 2no. velux roof lights to new front porch

Reference - DC/19/0110/HH	
Decision:	Decided
Date:	22nd January 2019
Description:	Householder Planning Application - (i) single storey rear extension (ii) new front porch

Planning records for: **15 Wagtail Drive Bury St Edmunds IP32 7GP**

Reference - DC/21/1640/CLP	
Decision:	Withdrawn
Date:	10th August 2021
Description:	Application for lawful development certificate for existing use or development - a. single storey side and rear extension and demolition of existing conservatory to rear / side of dwelling b. insertion of one ground floor window into side elevation of dwelling c. installation of wood burner and associated external flue on side elevation d. associated internal alteration works e. removal of existing fence / hedge to side of dwelling

Planning records for: **51 Wagtail Drive Bury St Edmunds Suffolk IP32 7GP**

Reference - DC/17/0281/CLP	
Decision:	Decided
Date:	09th February 2017
Description:	Application for Lawful Development Certificate for Proposed Development - single storey side extension

# Property EPC - Certificate

14 WAGTAIL DRIVE, BURY ST EDMUNDS, IP32 7GP

Energy rating

**C**

Valid until 01.01.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data



### Additional EPC Data

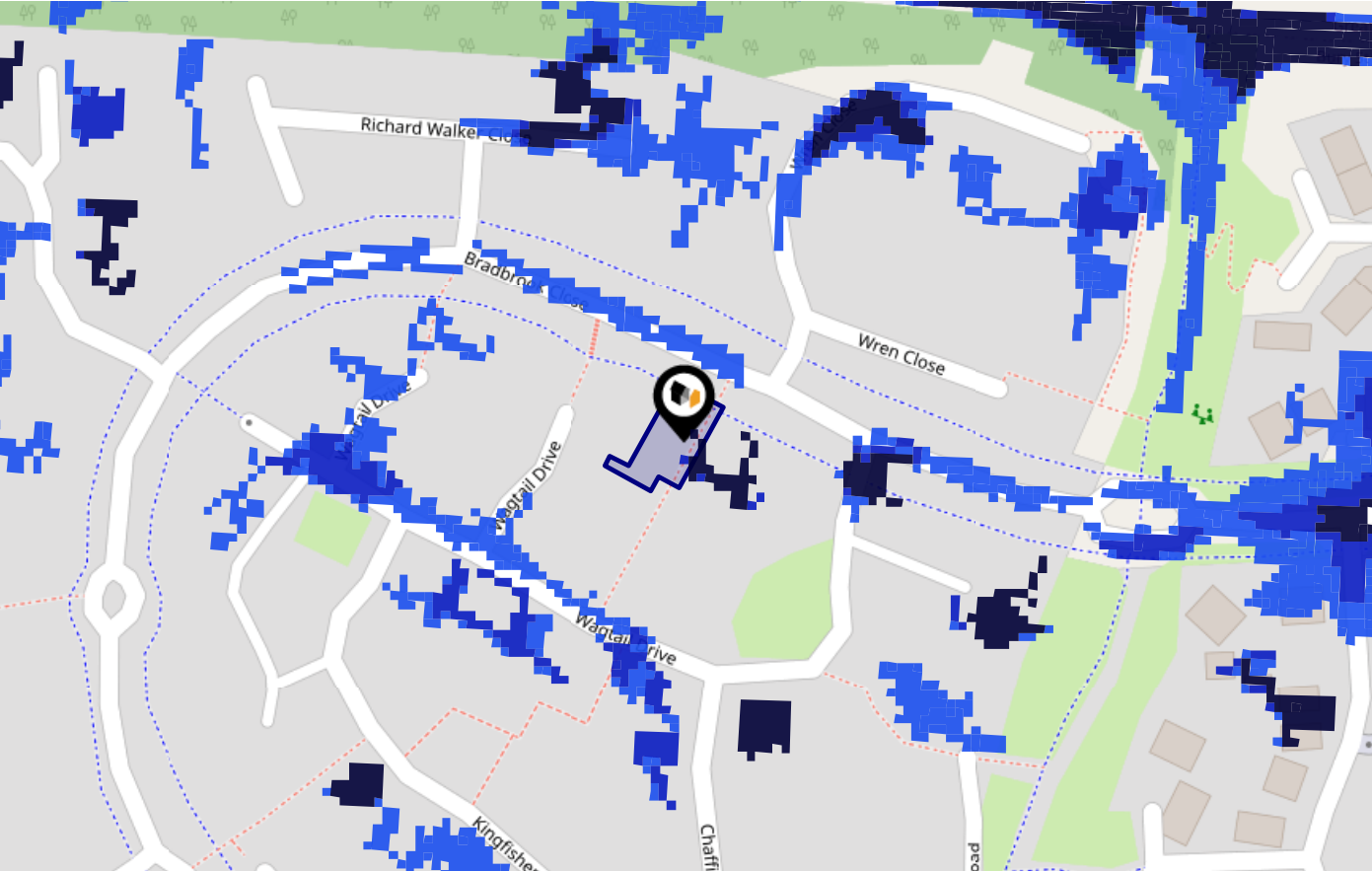
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Roof room(s), insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	154 m <sup>2</sup>



# 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.

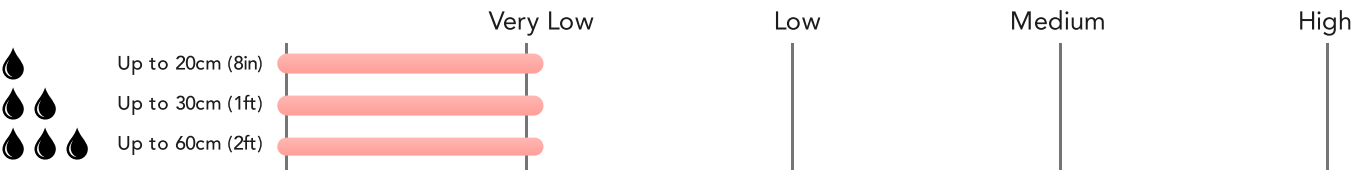


Risk Rating: Very low

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.

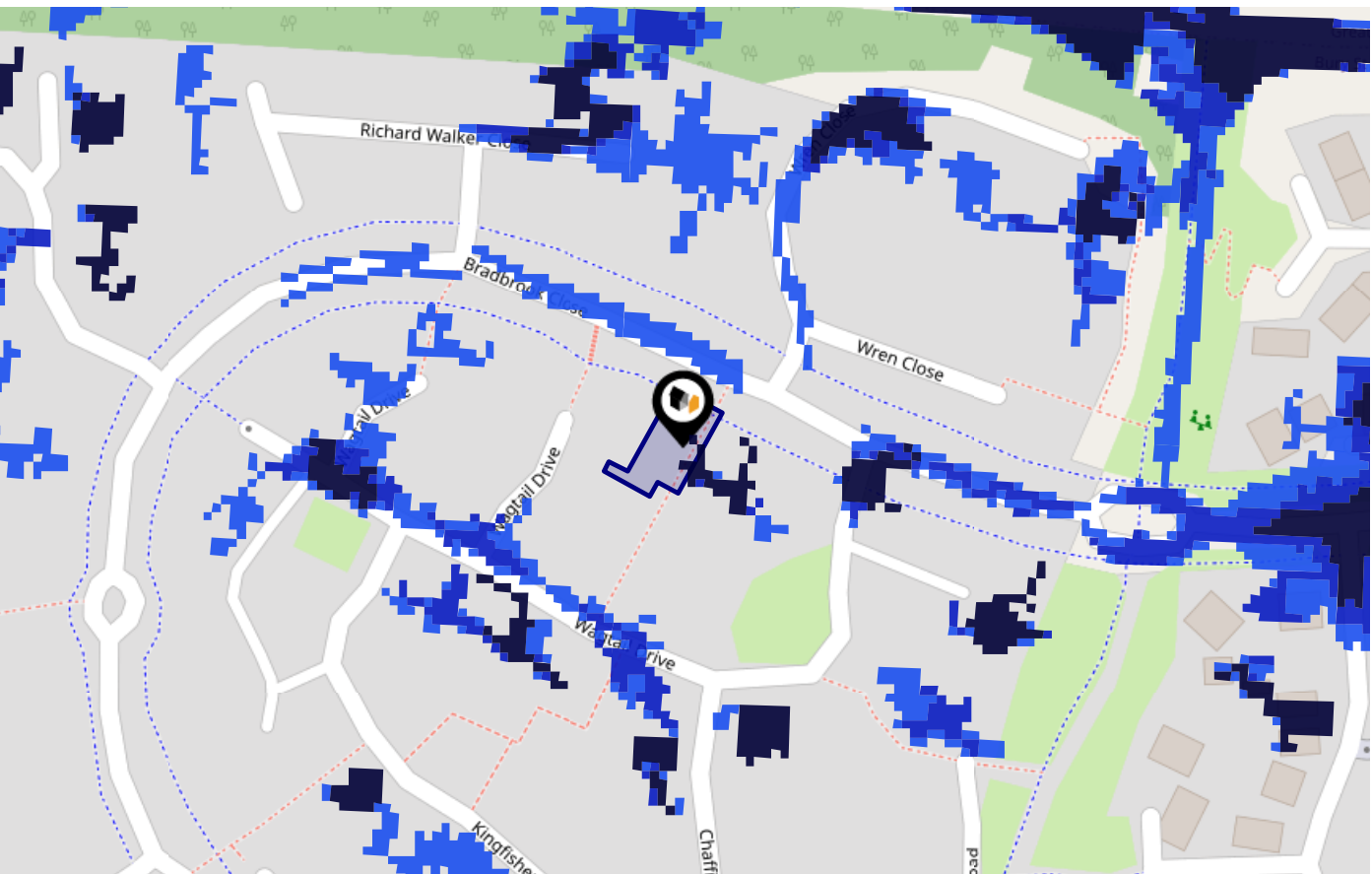
Chance of flooding to the following depths at this property:



# 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.

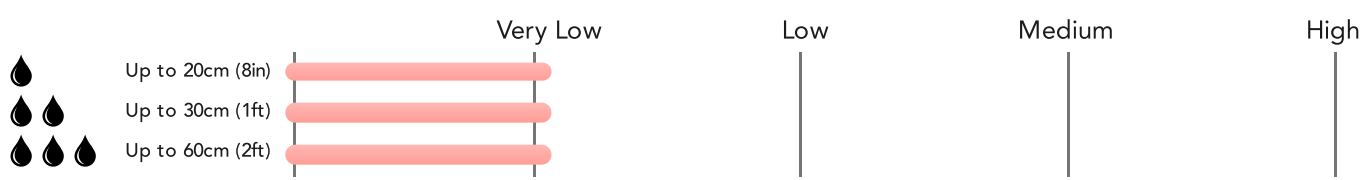


Risk Rating: Very low

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.
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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:

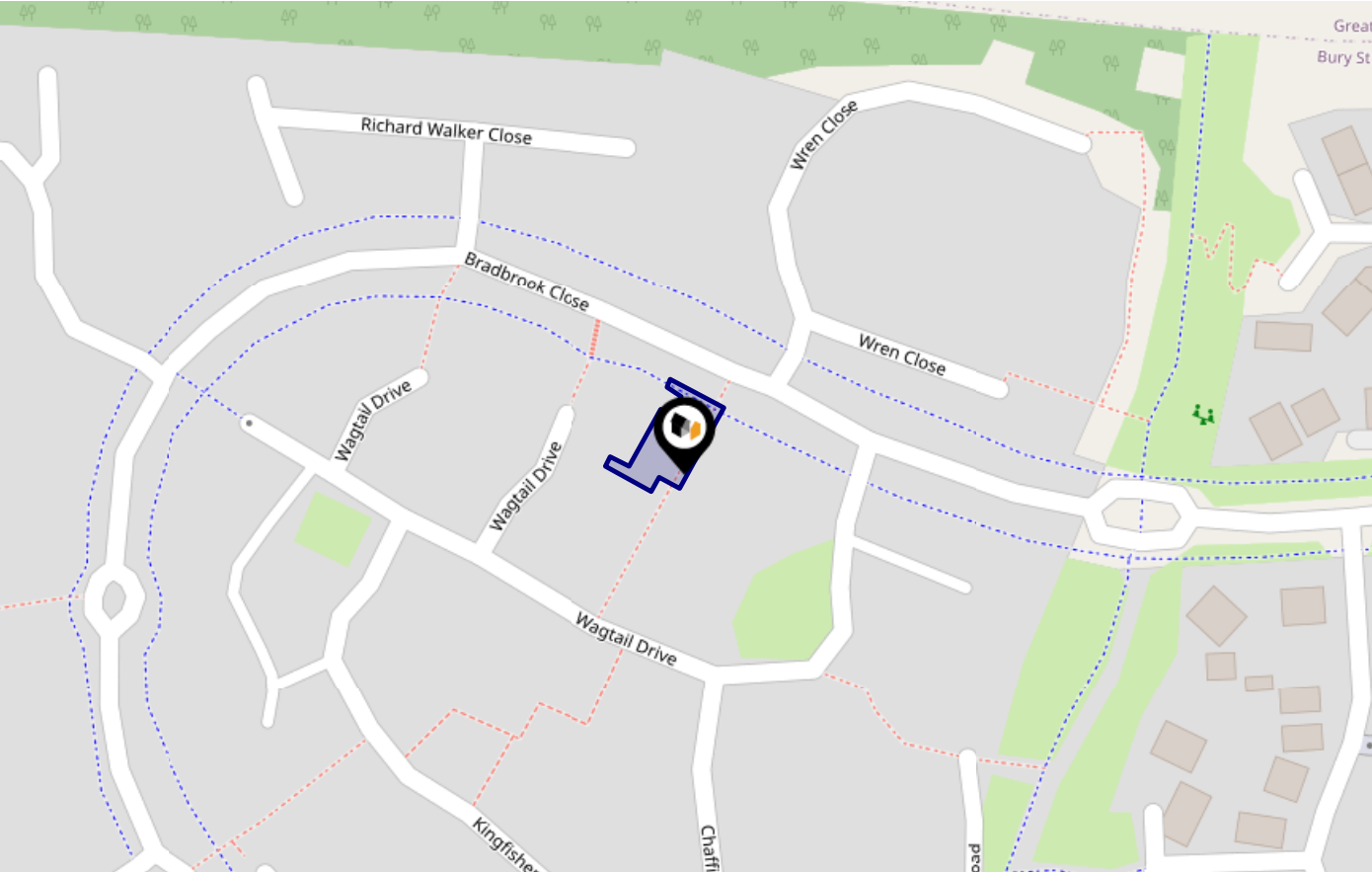




# Flood Risk

## 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.

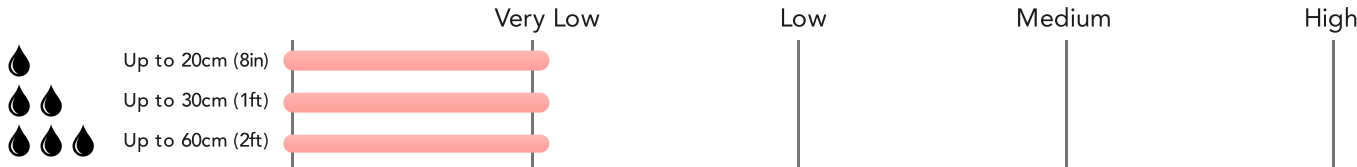


Risk Rating: Very low

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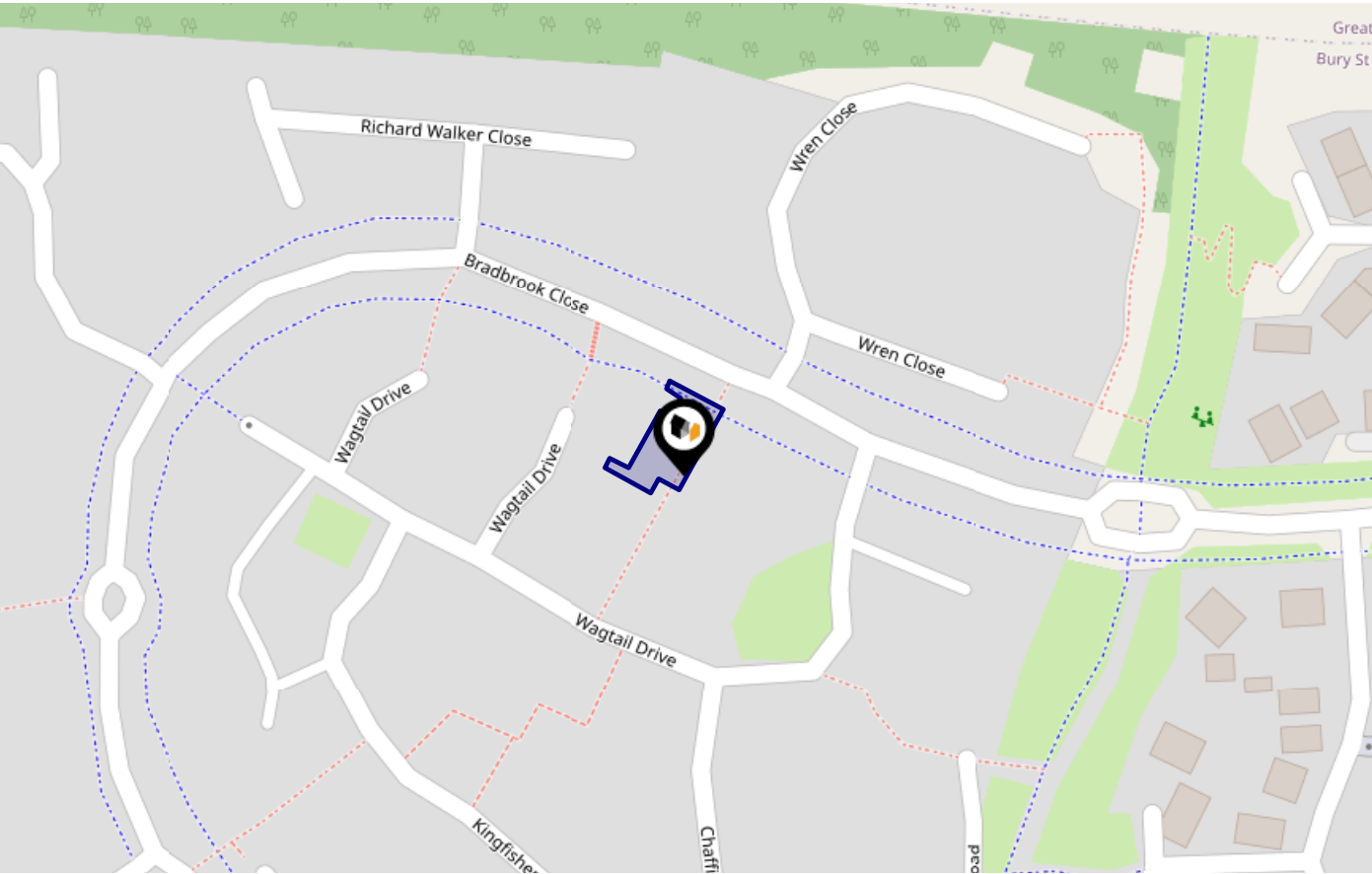
Chance of flooding to the following depths at this property:



# 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.

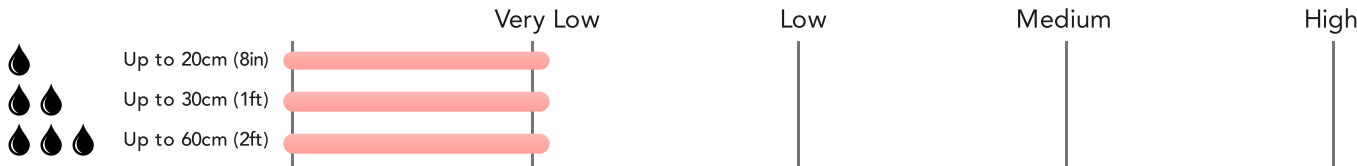


**Risk Rating: Very low**

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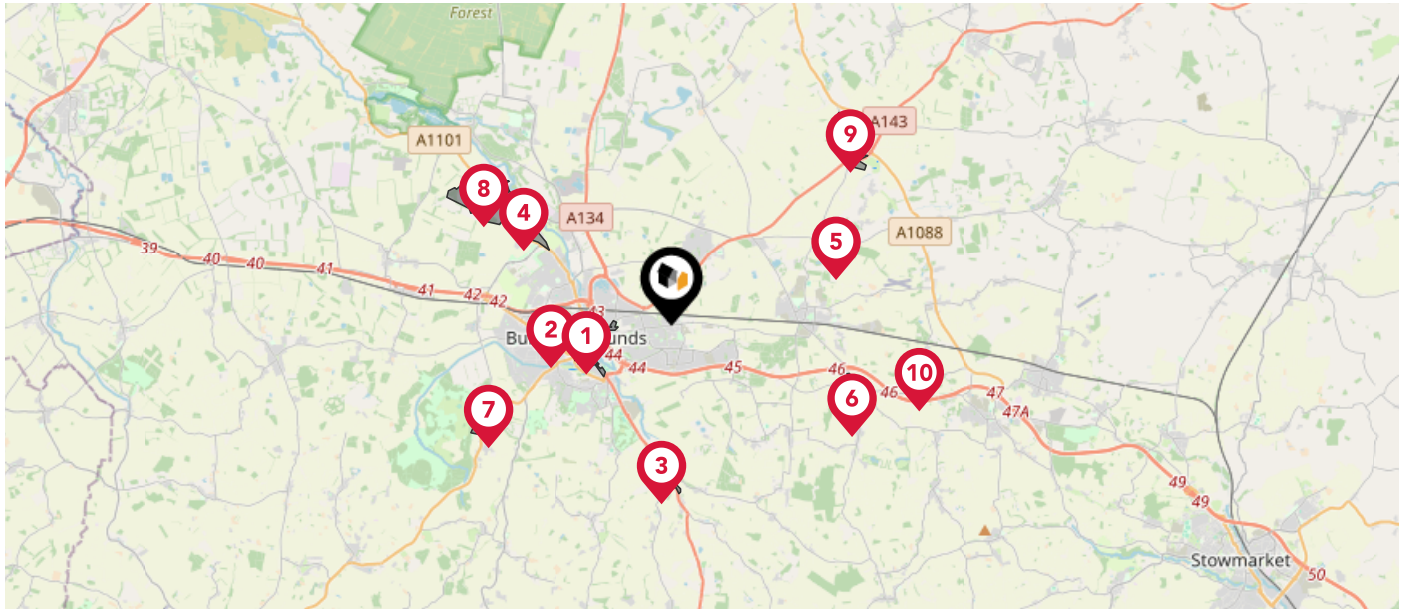
Chance of flooding to the following depths at this property:



# 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.



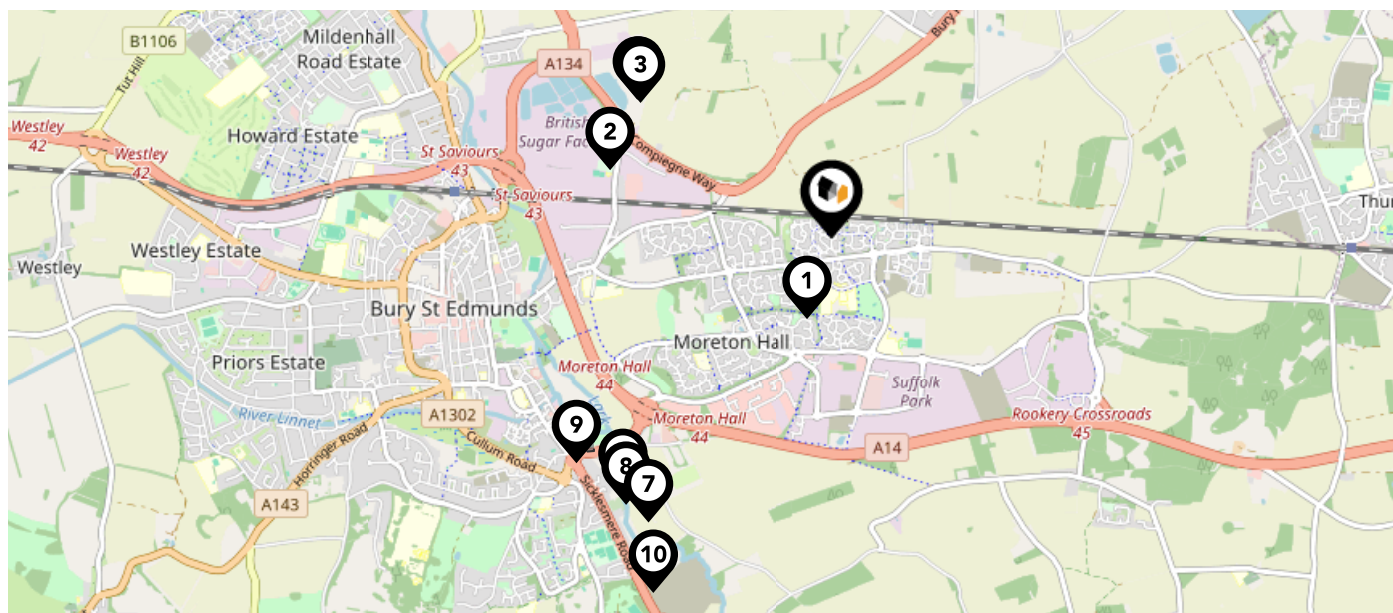
### Nearby Conservation Areas

- |    |                                 |
|----|---------------------------------|
| 1  | Bury St Edmunds Town Centre     |
| 2  | Bury St Edmunds Victoria Street |
| 3  | Sicklesmere                     |
| 4  | Fornham All Saints              |
| 5  | Pakenham                        |
| 6  | Beyton                          |
| 7  | Horringer                       |
| 8  | Hengrave                        |
| 9  | Ixworth                         |
| 10 | Tostock                         |

# 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.

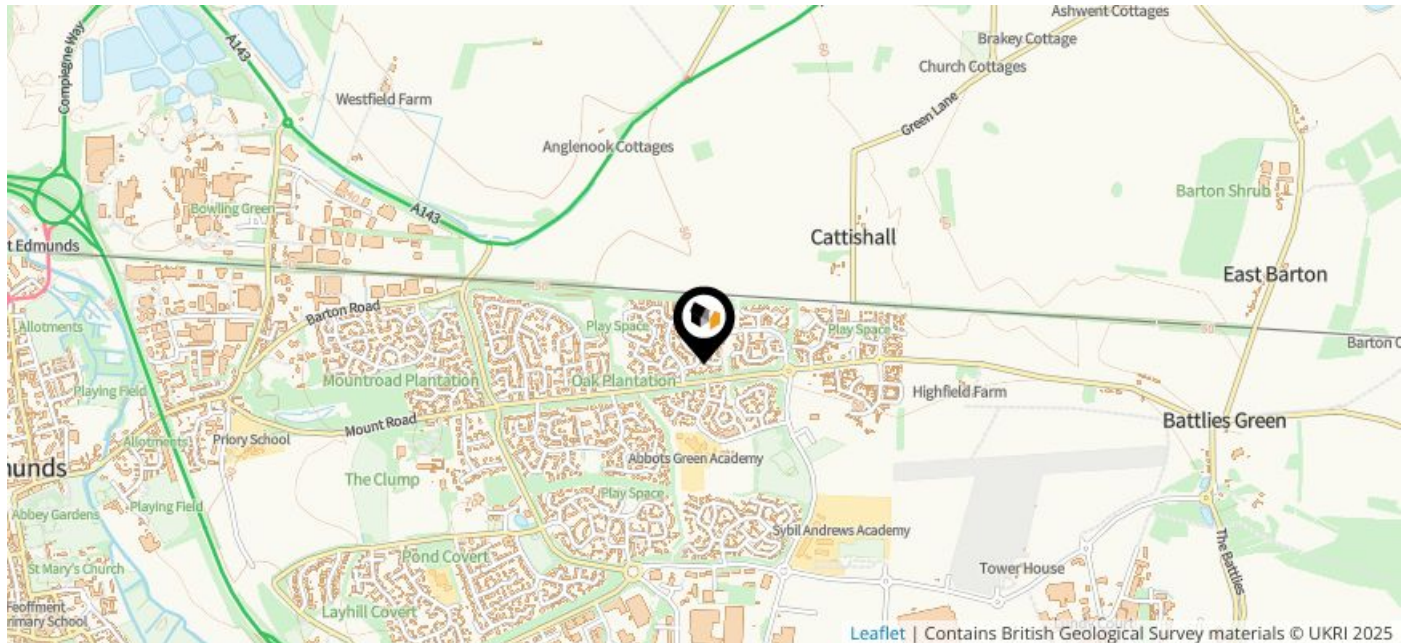


### Nearby Landfill Sites

<b>1</b>	Mount Road-Bury St Edmunds, Suffolk	Historic Landfill
<b>2</b>	EA/EPR/FP3095NA/A001	Active Landfill
<b>3</b>	British Sugar - Bury St Edmunds Sugar Factory-Po Box 15, Hollow Road, Bury St Edmunds, , Suffolk	Historic Landfill
<b>4</b>	Fornham Bypass Construction-Off Compiegne Way, Bury St Edmunds, Suffolk	Historic Landfill
<b>5</b>	Bury Sugar Beet Factory-Bury St Edmunds, Suffolk	Historic Landfill
<b>6</b>	Rushbrooke Lane-Bury St Edmunds, Suffolk	Historic Landfill
<b>7</b>	Rushbrooke Lane-Bury St Edmunds, Suffolk	Historic Landfill
<b>8</b>	Frost Realisations-Rougham Hill, Rougham	Historic Landfill
<b>9</b>	Haberden-Bury St Edmunds, Suffolk	Historic Landfill
<b>10</b>	Sicklesmere Road-Nowton	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

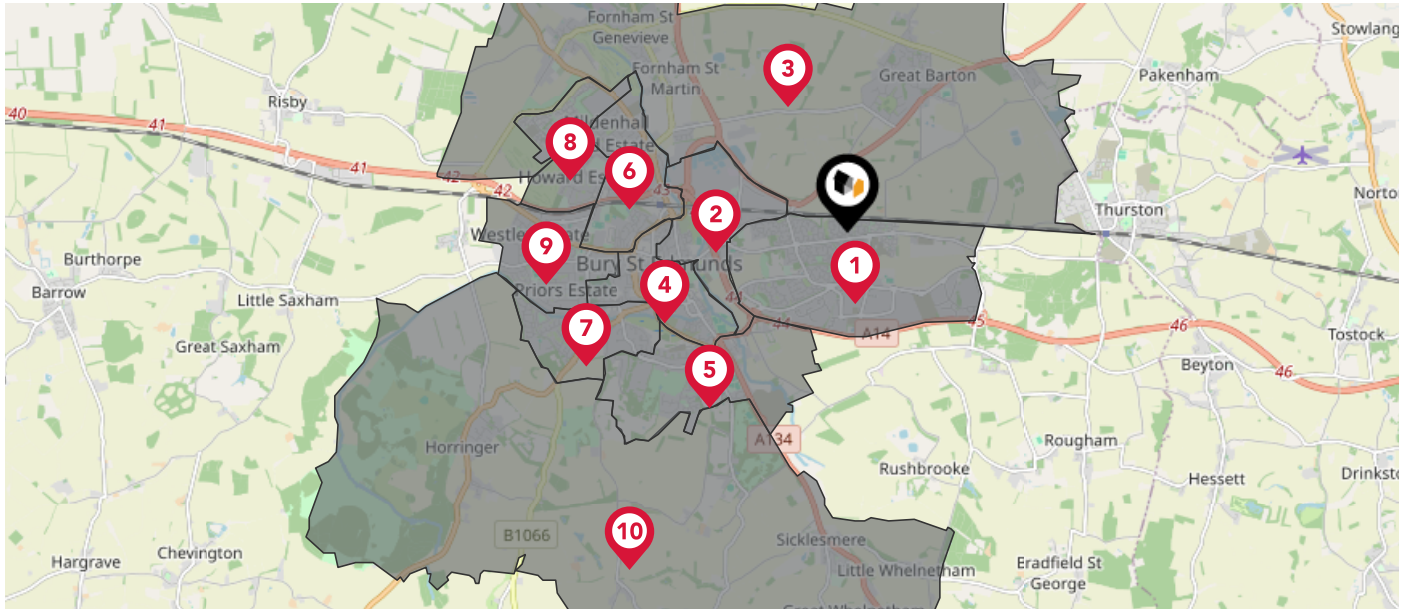
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Moreton Hall Ward

2

Eastgate Ward

3

The Fornhams & Great Barton Ward

4

Abbeygate Ward

5

Southgate Ward

6

Tollgate Ward

7

Westgate Ward

8

St. Olaves Ward

9

Minden Ward

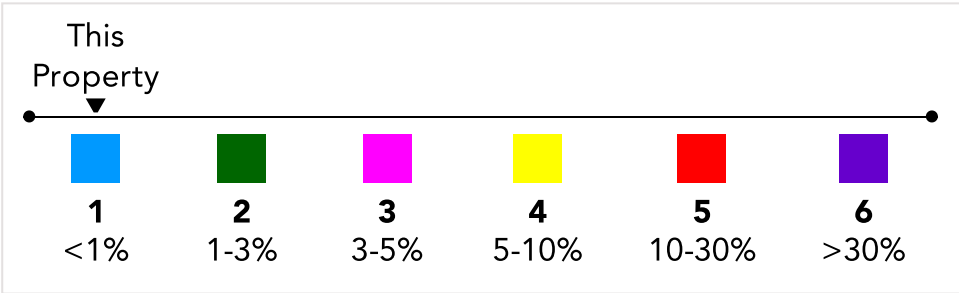
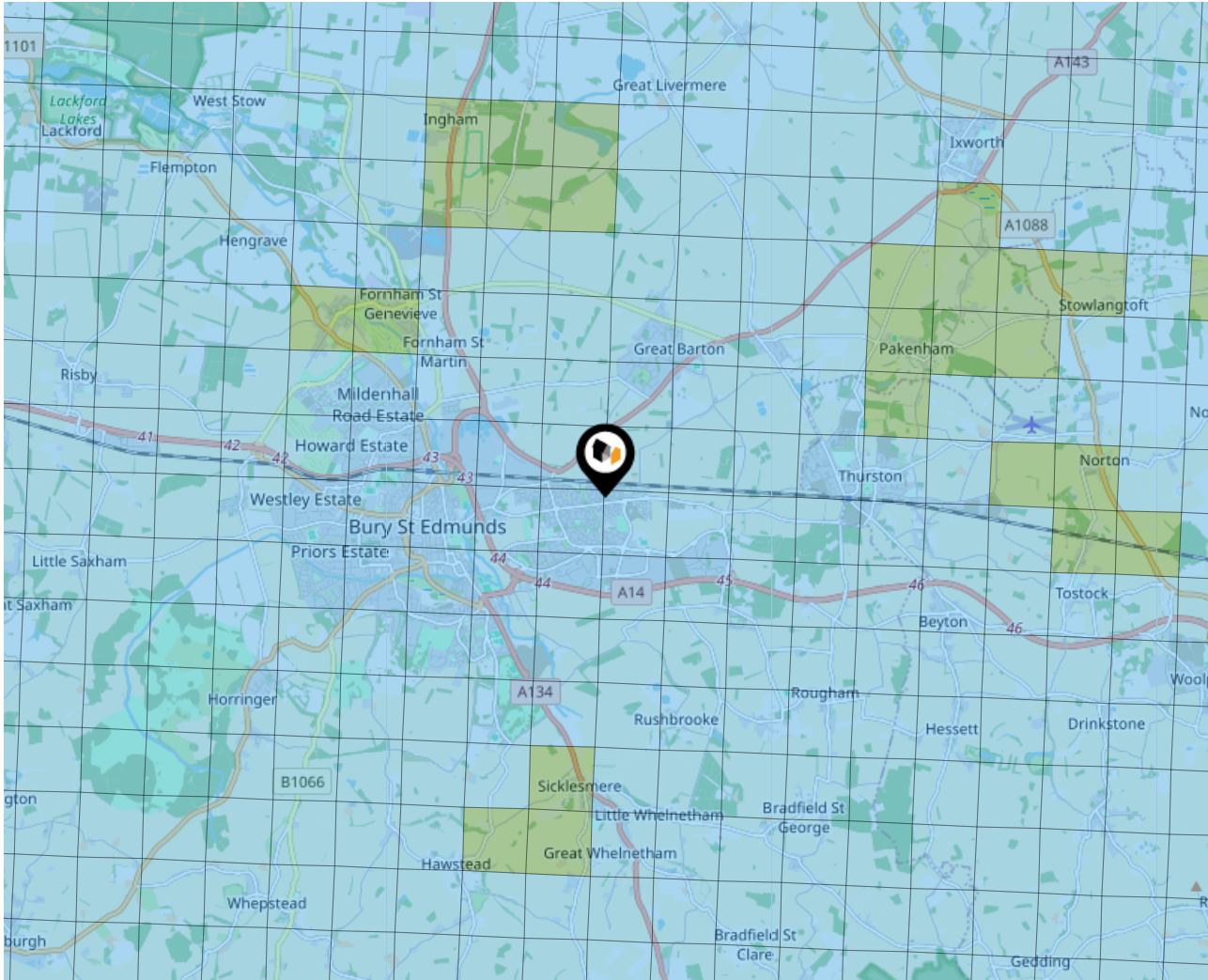
10

Horringer Ward



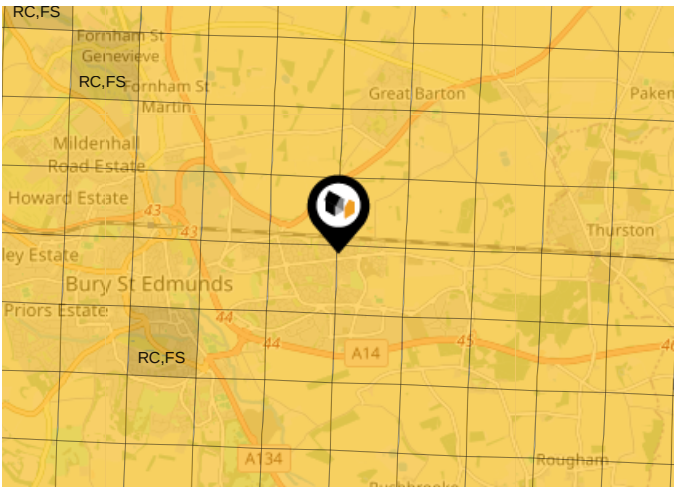
### What is Radon?

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>).



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

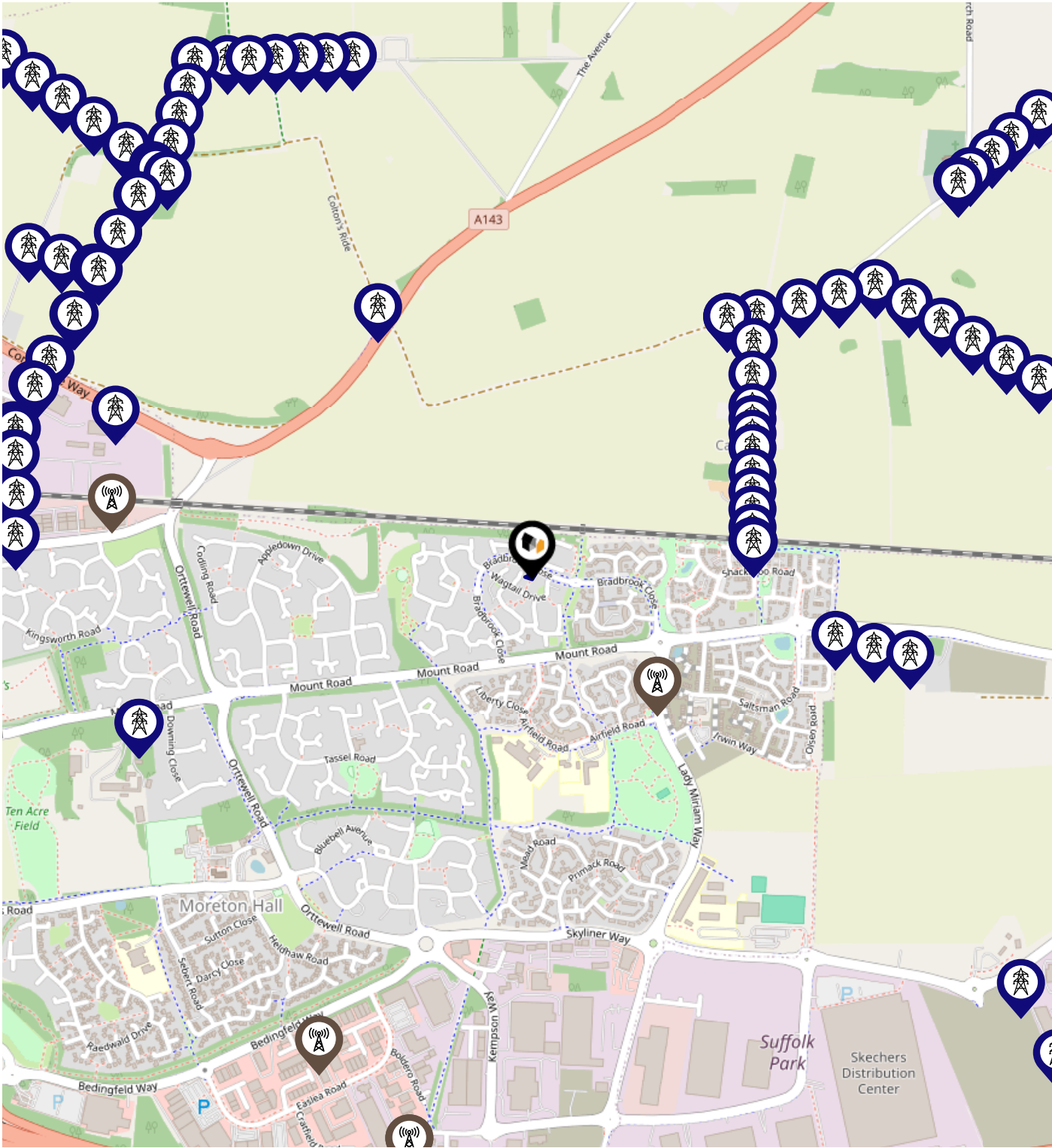
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





### 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

# Local Area Masts & Pylons



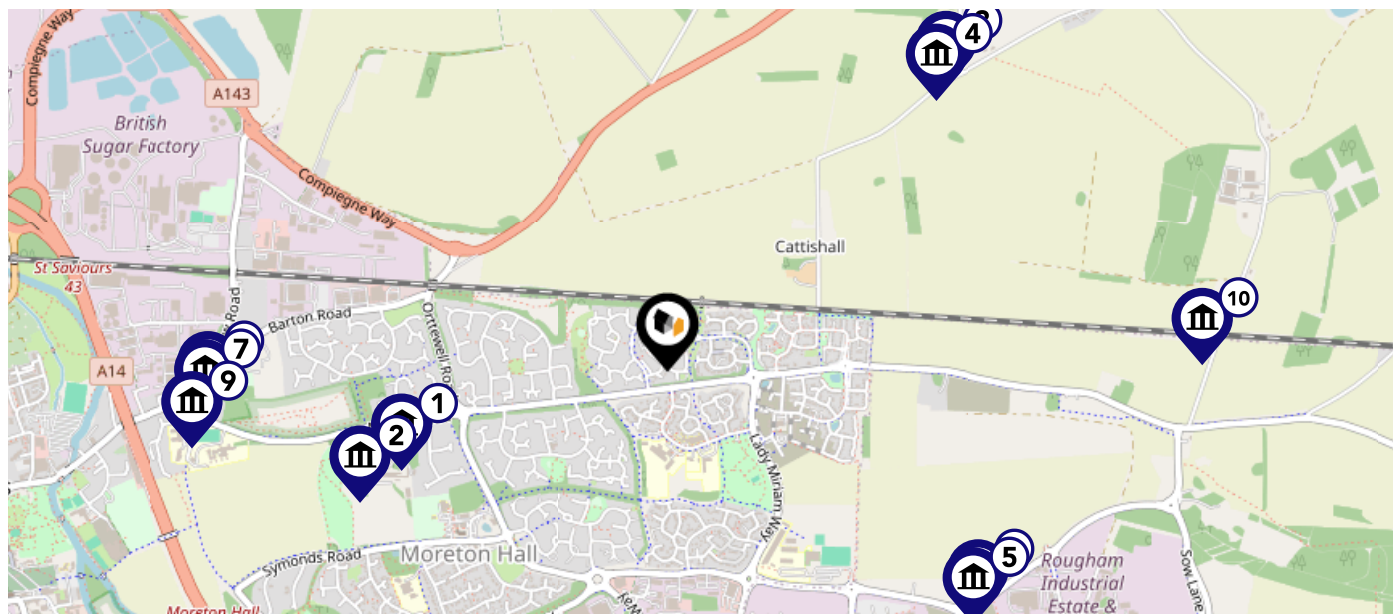
**Key:**

-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

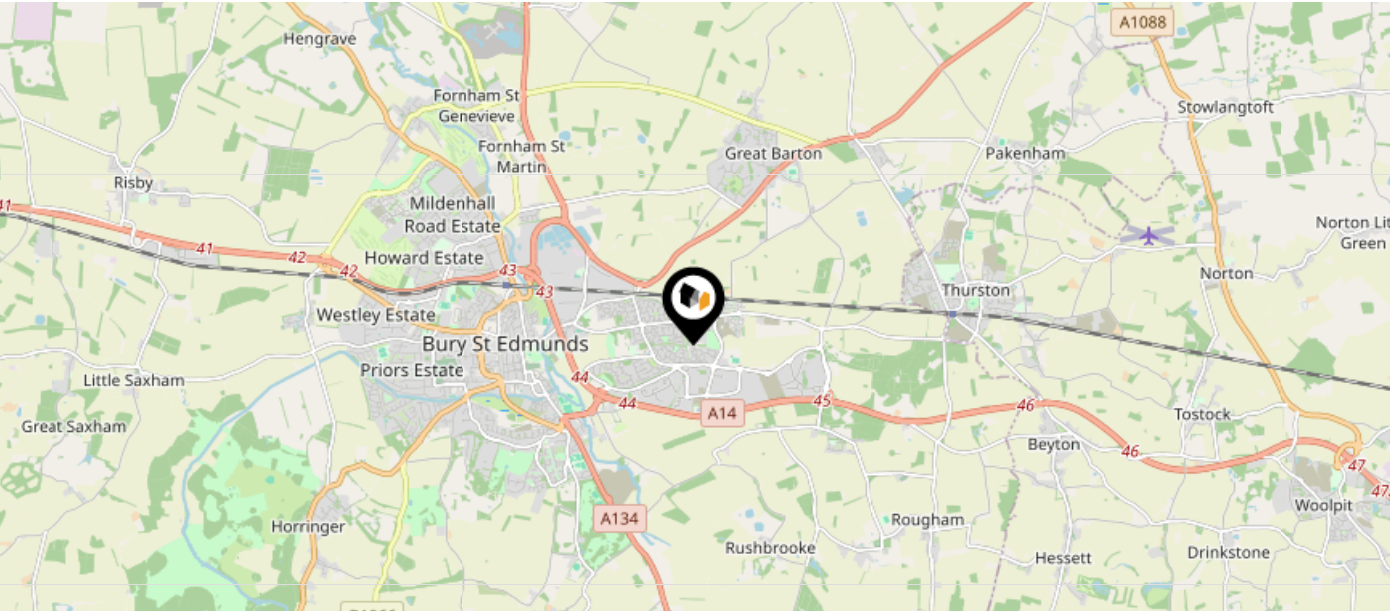
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1022598 - Lodge To Moreton Hall School	Grade II	0.6 miles
	1022597 - Moreton Hall School	Grade II	0.7 miles
	1454092 - Great Barton War Memorial	Grade II	0.9 miles
	1376986 - Church Of The Holy Innocents	Grade I	0.9 miles
	1391934 - Raf Rougham: Radar Building	Grade II	0.9 miles
	1392860 - Rougham Tower (former Control Tower To Raf Rougham)	Grade II	0.9 miles
	1022541 - Boundary Walls To St Nicholas And Chapel Cottage (chapel Cottage Not Included)	Grade II	1.0 miles
	1022540 - St Nicholas	Grade II	1.0 miles
	1343599 - The Glen	Grade II	1.1 miles
	1031149 - Shrub End	Grade II	1.2 miles



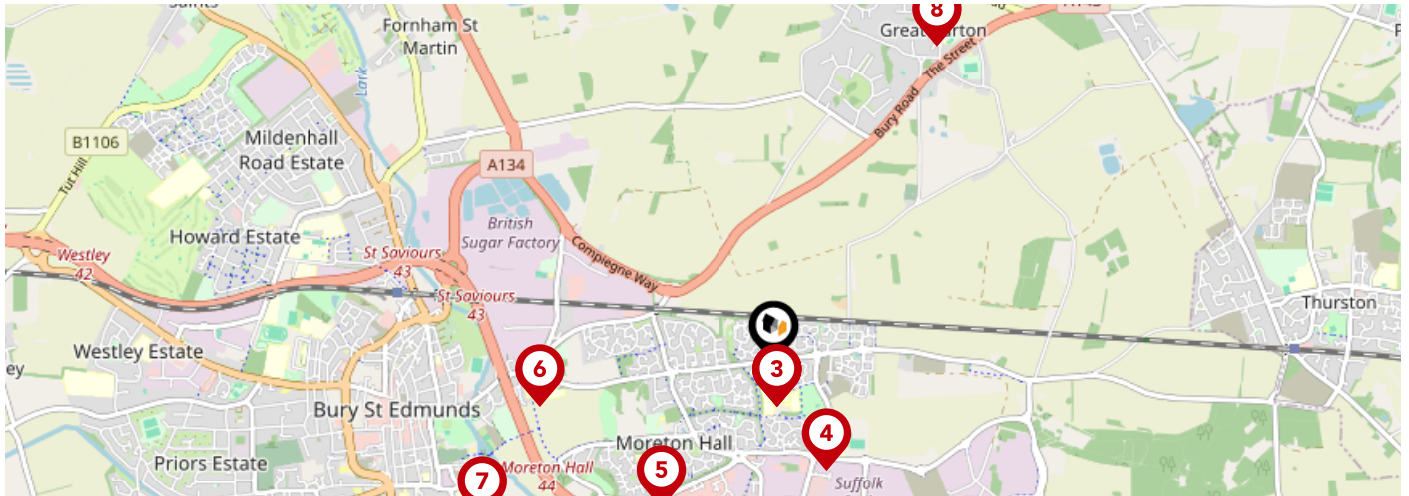
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

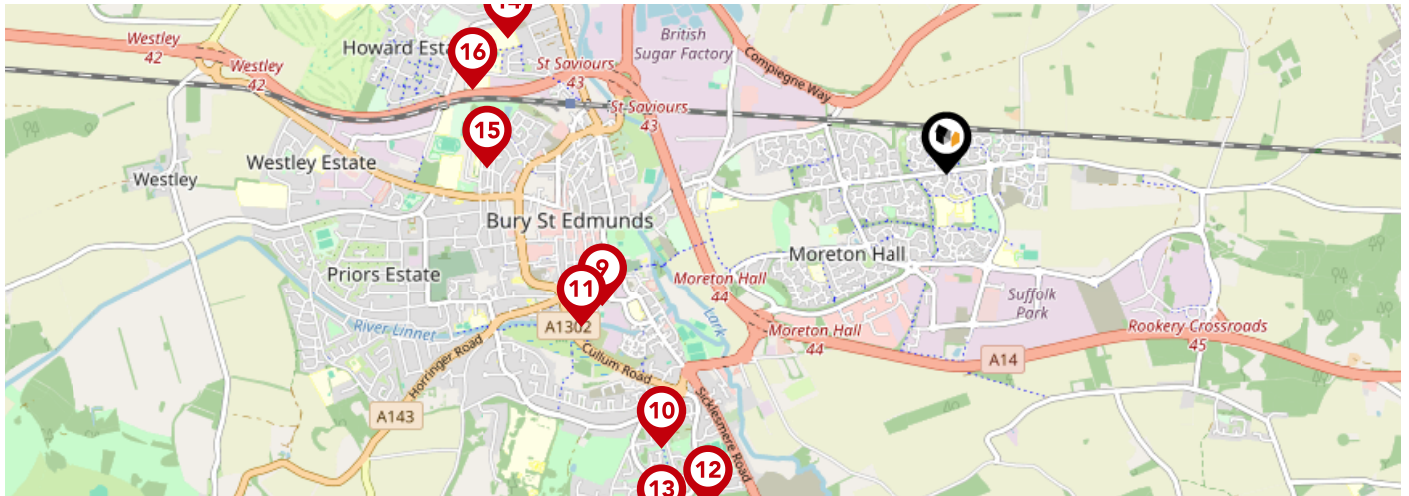
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Abbots Green Primary Academy</b> Ofsted Rating: Good   Pupils: 566   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>First Base Bury St Edmunds</b> Ofsted Rating: Good   Pupils:0   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sir Peter Hall School</b> Ofsted Rating: Not Rated   Pupils: 57   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sybil Andrews Academy</b> Ofsted Rating: Good   Pupils: 639   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sebert Wood Community Primary School</b> Ofsted Rating: Good   Pupils: 402   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Priory School</b> Ofsted Rating: Outstanding   Pupils: 207   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Learning Support, Western Area Education Office</b> Ofsted Rating: Not Rated   Pupils:0   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great Barton Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 200   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



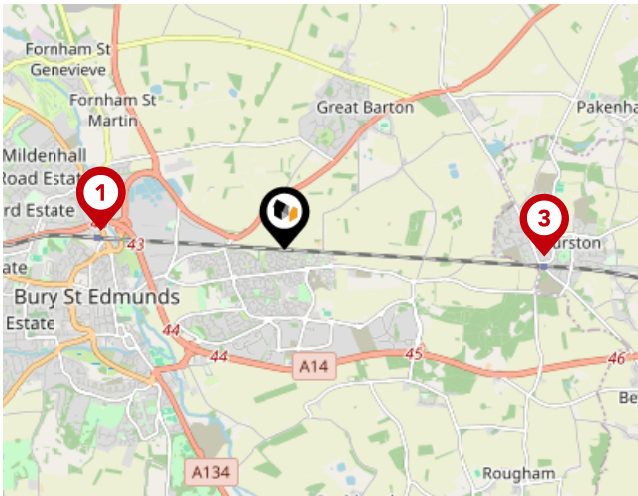
# Area Schools






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Guildhall Feoffment Community Primary School</b> Ofsted Rating: Good   Pupils: 324   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Hardwick Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>St Edmund's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 442   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>South Lee School</b> Ofsted Rating: Not Rated   Pupils: 173   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Riverwalk School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Tollgate Primary School</b> Ofsted Rating: Good   Pupils: 434   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>King Edward VI CEVC School</b> Ofsted Rating: Good   Pupils: 1197   Distance:2.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Bury St Edmunds County High School</b> Ofsted Rating: Good   Pupils: 855   Distance:2.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

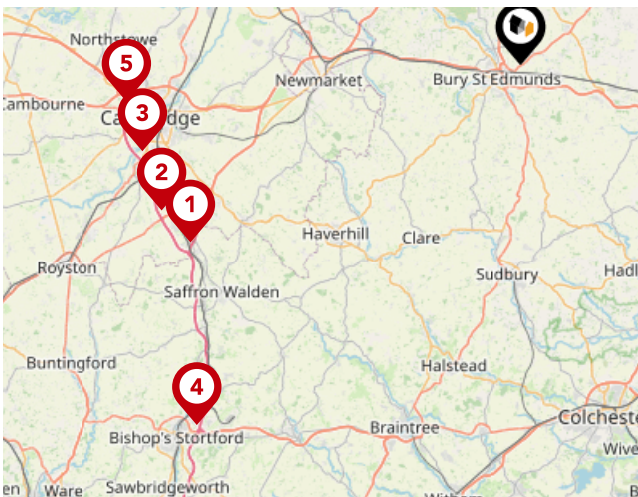
# Area

## Transport (National)








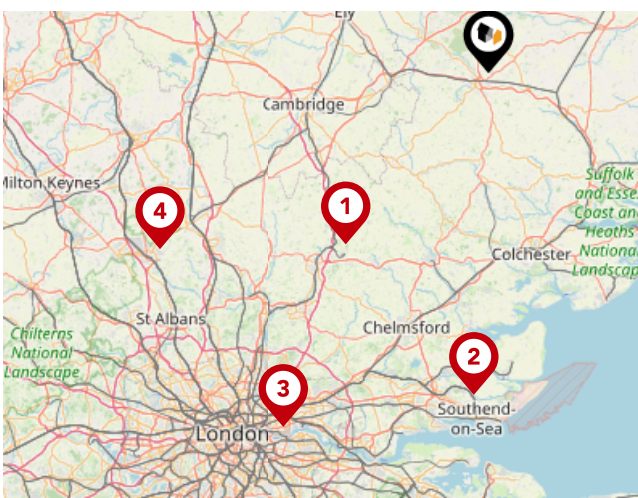
### National Rail Stations

Pin	Name	Distance
	Entrance	1.68 miles
	Bury St Edmunds Rail Station	1.69 miles
	Thurston Rail Station	2.36 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	27.31 miles
	M11 J10	28.14 miles
	M11 J11	28.24 miles
	M11 J8	35.31 miles
	M11 J13	28.73 miles

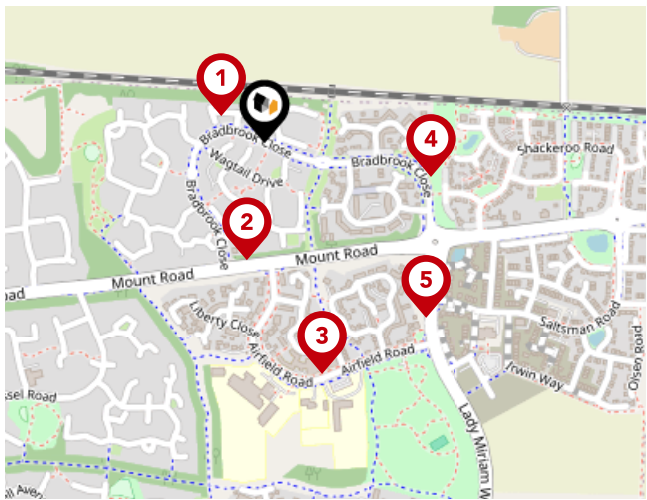


### Airports/Helipads

Pin	Name	Distance
	Stansted Airport	32.57 miles
	Southend-on-Sea	47.23 miles
	Silvertown	59.8 miles
	Luton Airport	54.44 miles

# Area

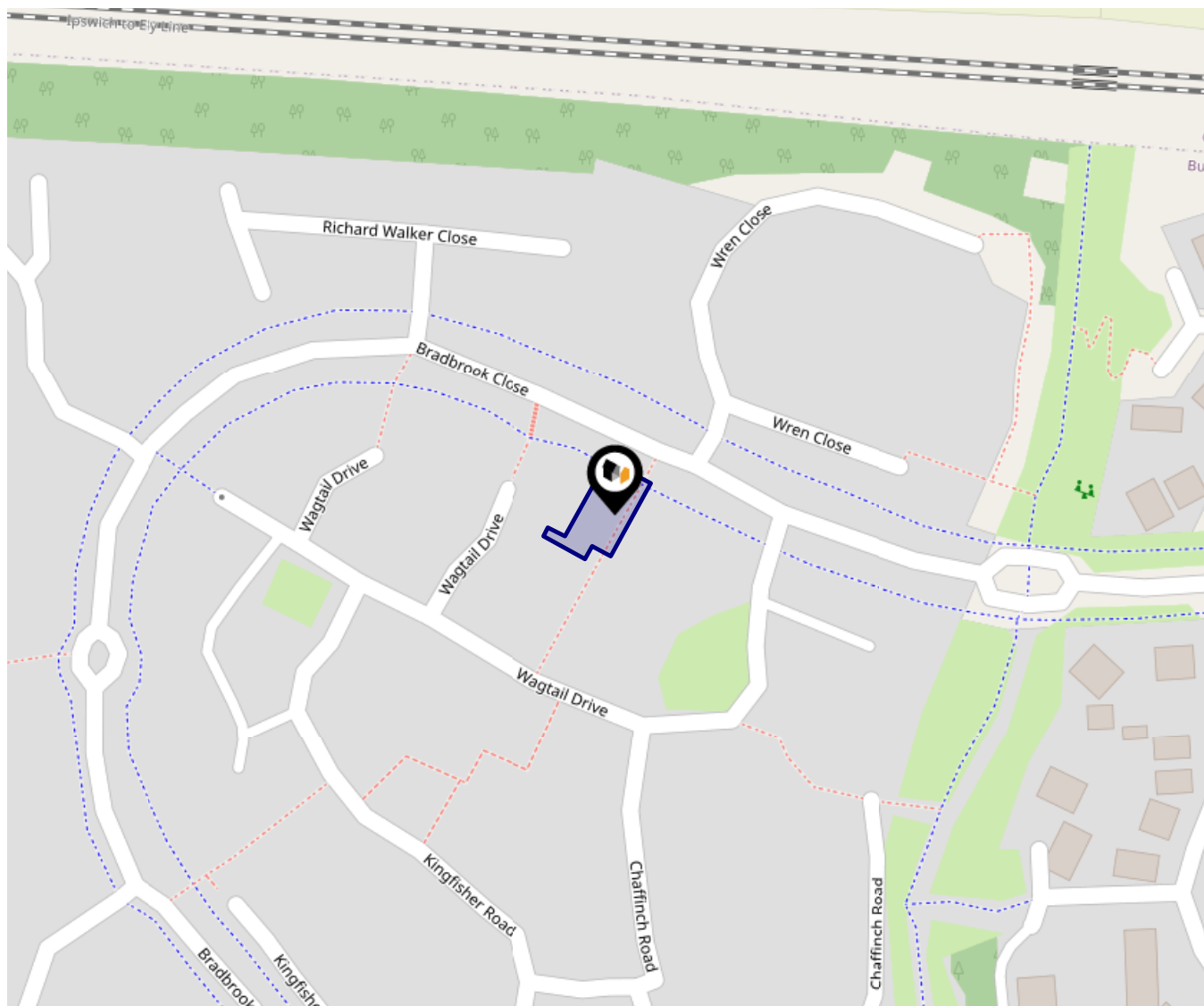
## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Richard Walker Close	0.06 miles
2	Bradbrook Close	0.13 miles
3	Primary School	0.27 miles
4	Turnstone Drive	0.19 miles
5	Airfield Road	0.27 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.



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