

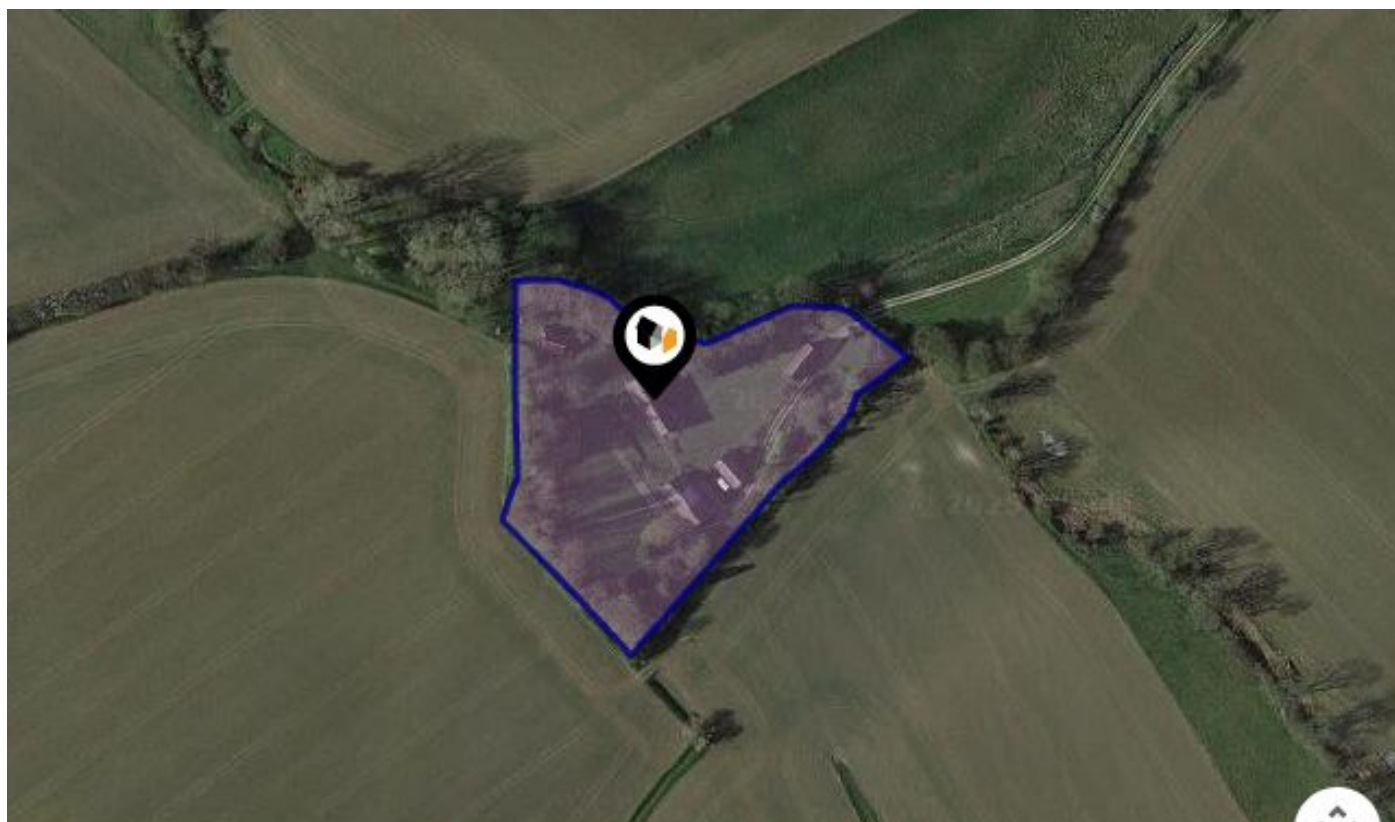


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 17th July 2025



**MARLS HALL, MILDEN ROAD, BRENT ELEIGH, SUDBURY,
CO10 9NX**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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mlproperty.co.uk






Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,668 ft ² / 155 m ²		
Plot Area:	2.34 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,226		
Title Number:	SK288241		
UPRN:	100091367181		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	5	50	-
● Surface Water	Very low	mb/s	mb/s	mb/s
				

Satellite/Fibre TV Availability:



Planning records for: **1 Red Cottages Milden Road Brent Eleigh Sudbury CO10 9NX**

Reference - B/07/01550	
Decision:	Granted
Date:	20th September 2007
Description:	Erection of first-floor rear extension.

Reference - B/07/00921	
Decision:	Refused
Date:	26th June 2007
Description:	Erection of first floor rear extension.

Planning records for: **Longcroft Milden Road Brent Eleigh Sudbury CO10 9NX**

Reference - B/92/01204	
Decision:	Granted
Date:	03rd November 1992
Description:	SURGERY TO TWO ASH TREES

Reference - B/10/00648	
Decision:	Granted
Date:	26th May 2010
Description:	Removal of 3 no. Ash trees

Planning records for: *Wells Hall Milden Road Brent Eleigh Sudbury Suffolk CO10 9NX*

Reference - DC/18/02789
Decision: Granted
Date: 19th June 2018
Description: Application for Listed Building Consent - Remove and replace broken and missing tiles from roof of outbuilding/Cartlodge.

Reference - DC/24/0991/FUL
Decision: Granted
Date: 15th March 2024
Description: Replacement PVCU windows and door to property.

Reference - DC/18/04683
Decision: Granted
Date: 22nd October 2018
Description: Discharge of Conditions Application for DC/18/02789 - Condition 3 (Design and Schedule of Work Details)

Reference - DC/19/02512
Decision: Decided
Date: 23rd May 2019
Description: Notification of works to Trees in a Conservation Area - T1 (Ash) - Fell.

Planning records for: *Wells Hall Milden Road Brent Eleigh (part In The Parish Of Milden) Sudbury Suffolk CO10 9NX*

Reference - DC/24/01308	
Decision:	Granted
Date:	15th March 2024
Description:	Application for Listed Building Consent - Remove cement based render and replace with a traditional lime render.

Property EPC - Certificate

Marls Hall, Milden Road, Brent Eleigh, CO10 9NX

Energy rating

E

Valid until 28.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Property EPC - Additional Data



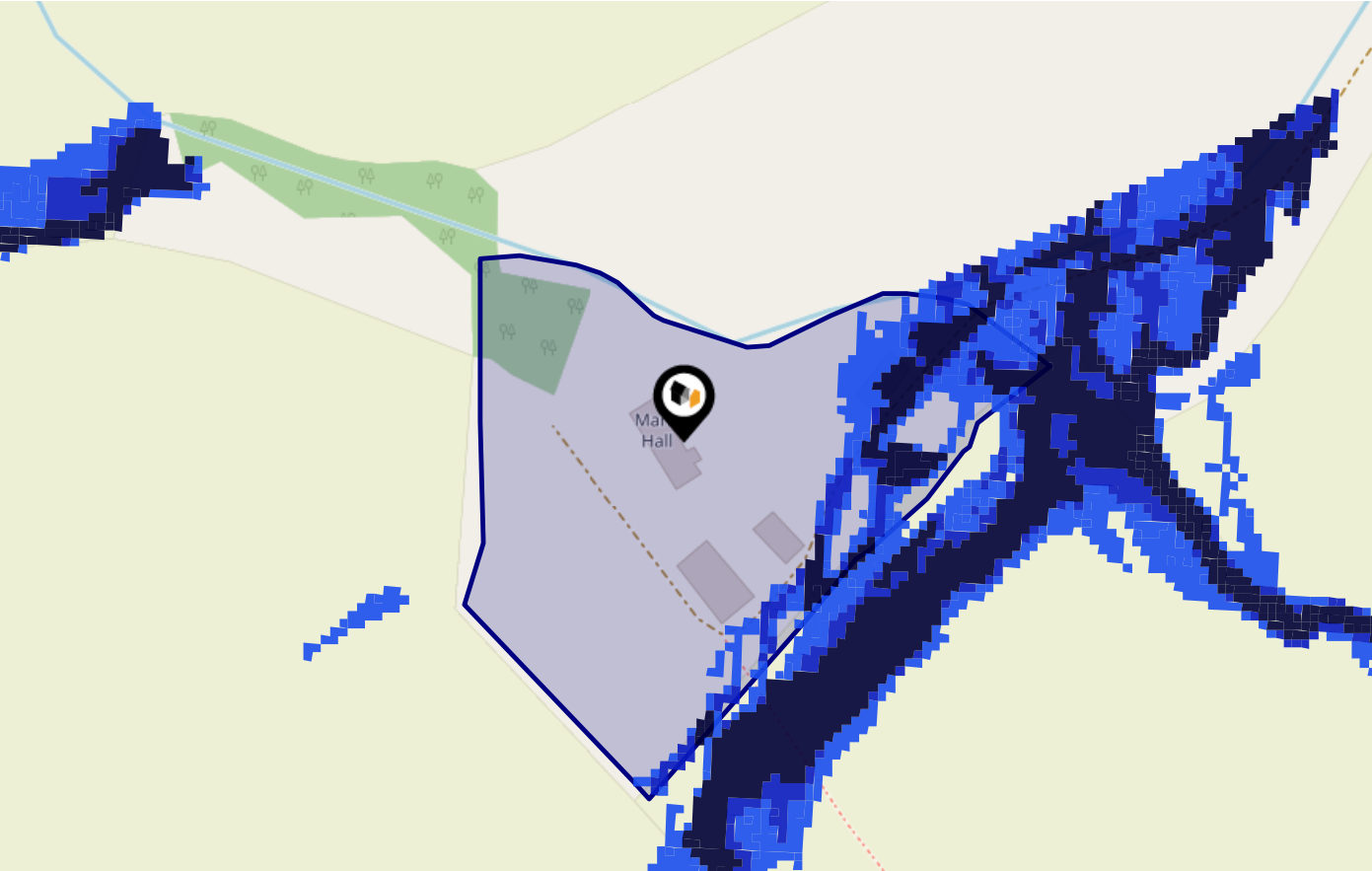
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), thatched
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	155 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.

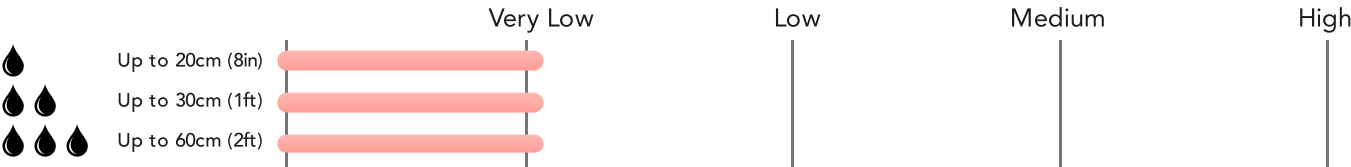


Risk Rating: Very low

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

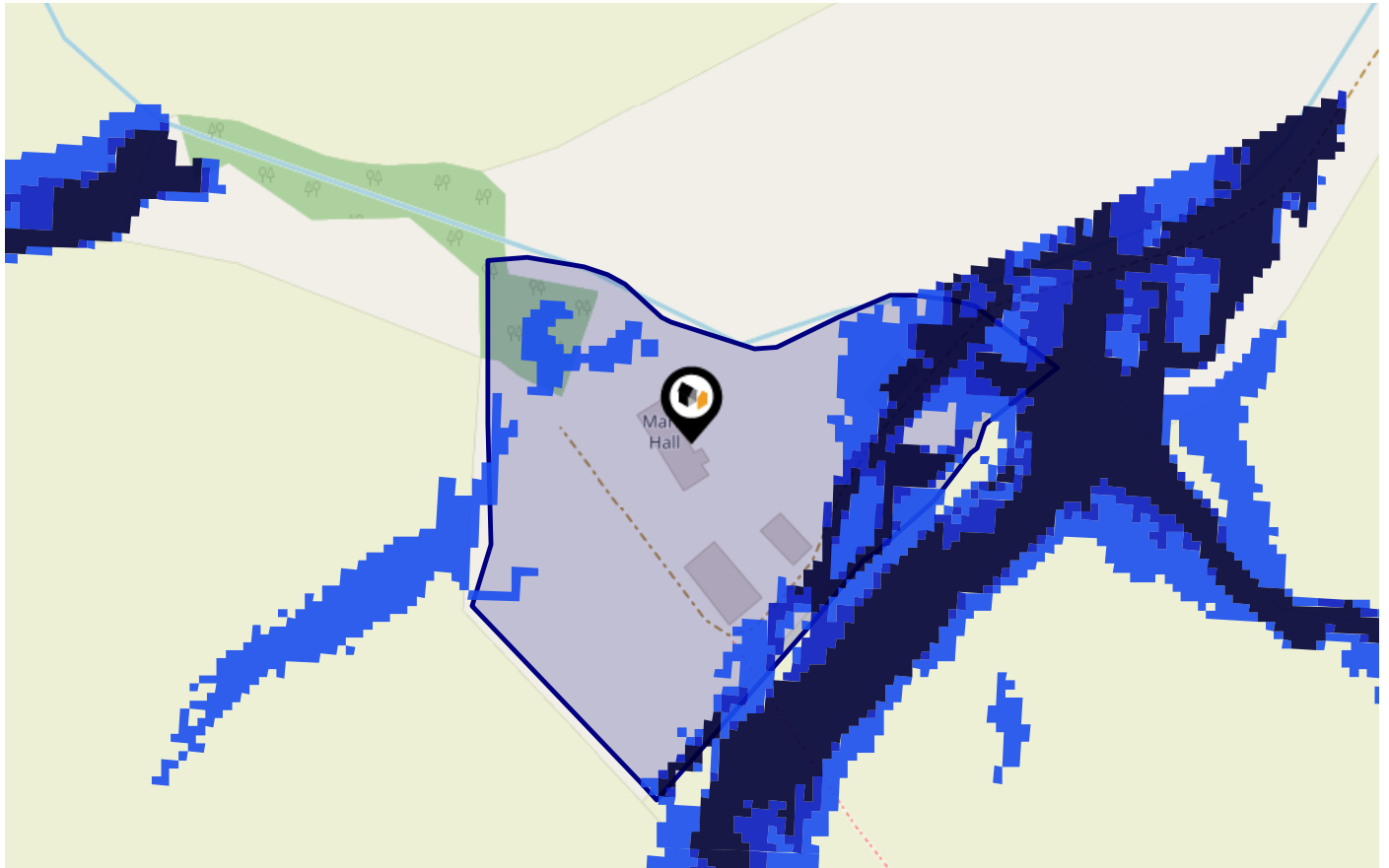
Chance of flooding to the following depths at this property:



Flood Risk

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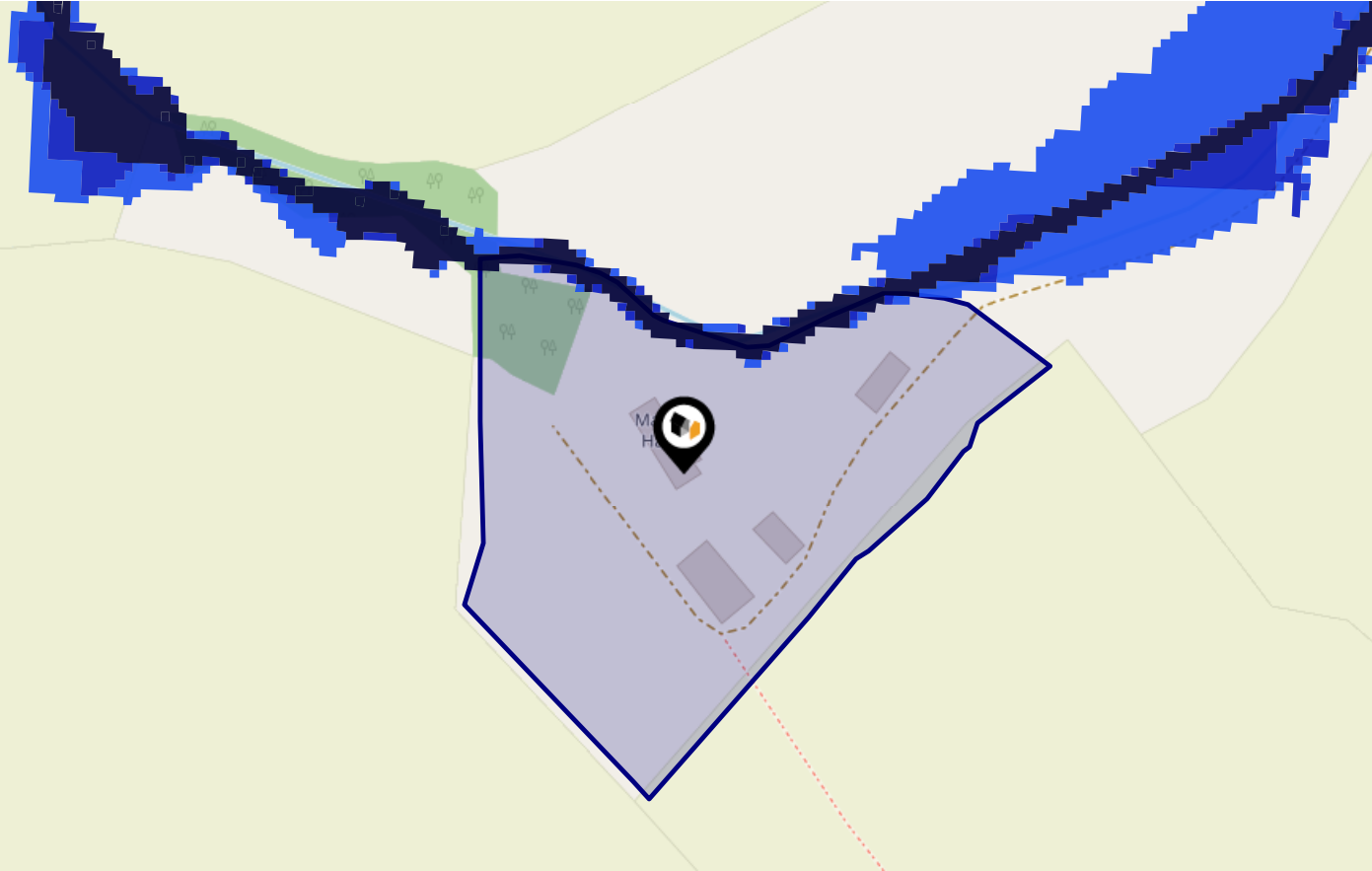
Chance of flooding to the following depths at this property:



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.

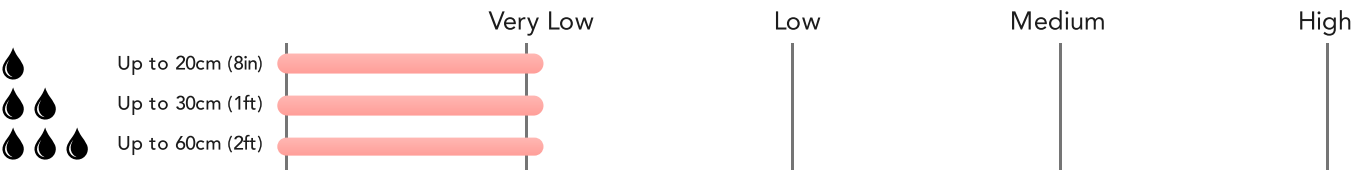


Risk Rating: Very low

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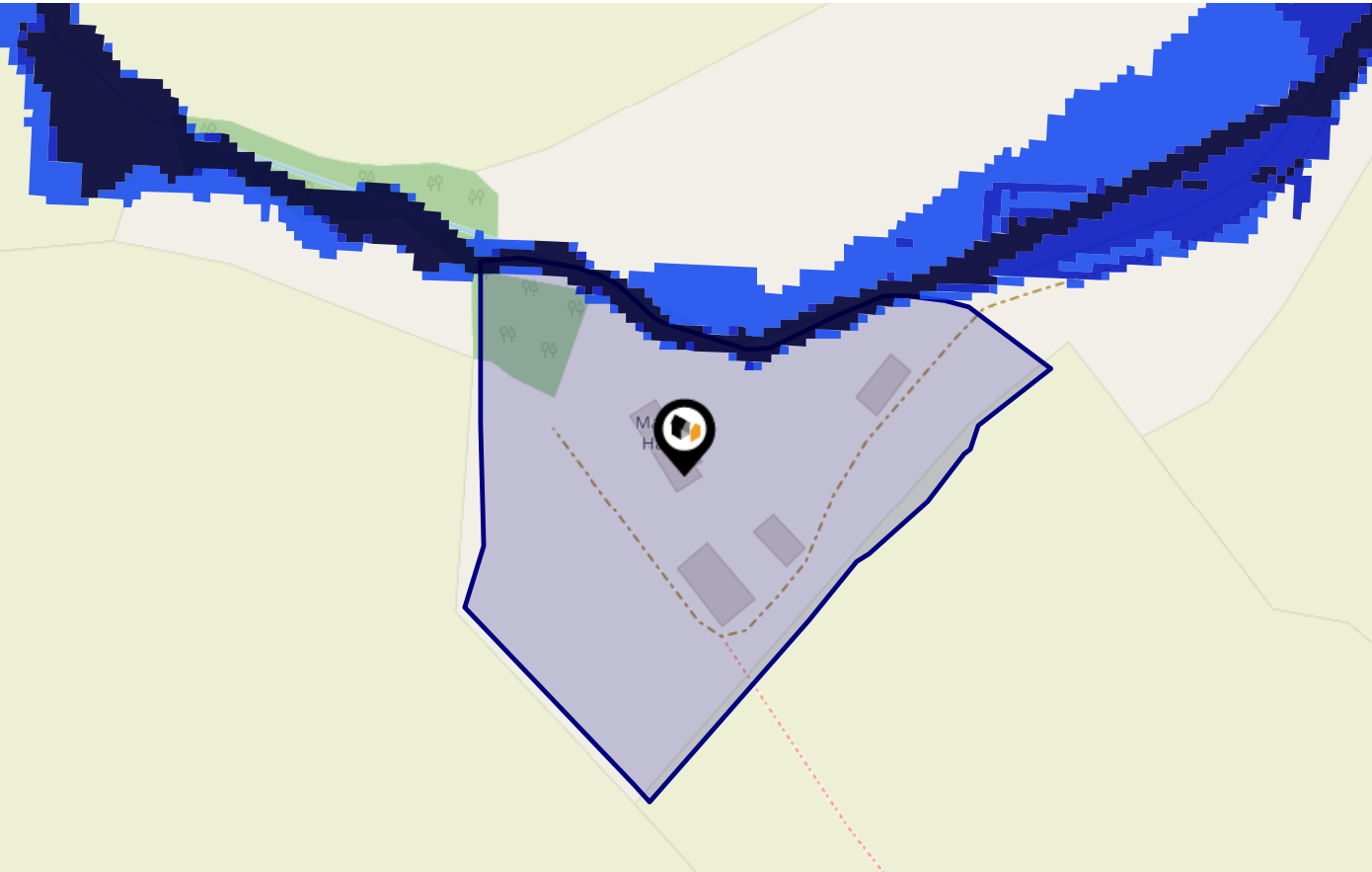
Chance of flooding to the following depths at this property:



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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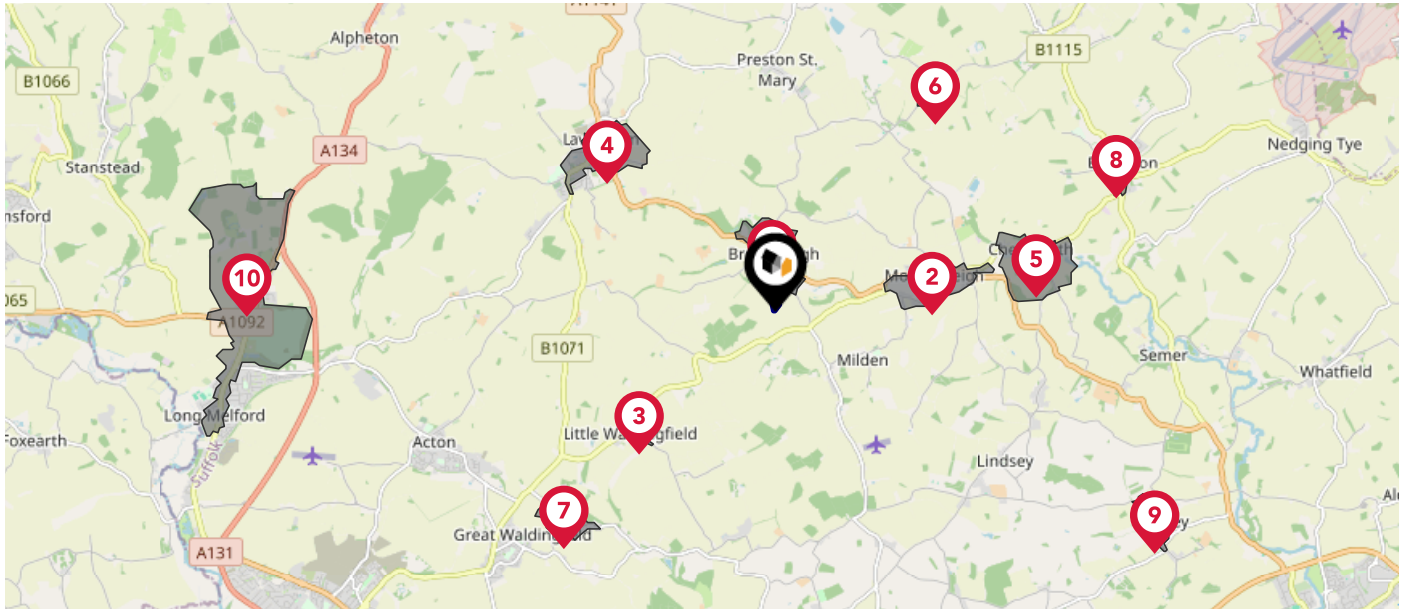
Chance of flooding to the following depths at this property:



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.



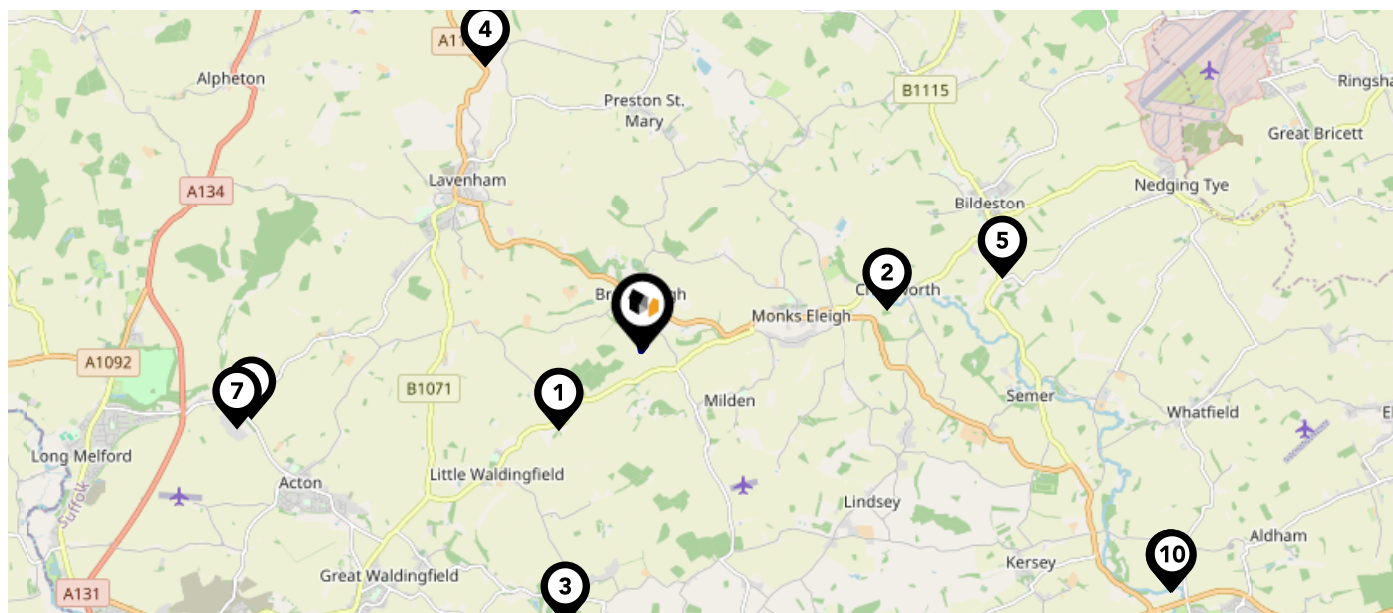
Nearby Conservation Areas

- | | |
|----|---------------------|
| 1 | Breckton |
| 2 | Monks Eleigh |
| 3 | Little Waldingfield |
| 4 | Lavenham |
| 5 | Chelworth |
| 6 | Kettlebaston |
| 7 | Great Waldingfield |
| 8 | Bildeston |
| 9 | Kersey |
| 10 | Long Melford |

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	Humble Green-Little Waldingfield, Suffolk	Historic Landfill
2	Land North of The Street-Chelsworth, Suffolk	Historic Landfill
3	Little Waldingfield-Edwardstone, Suffolk	Historic Landfill
4	Disused Railway Cutting-Hills Green, Lavenham	Historic Landfill
5	Nedging Tye-Nedging Tye, Hadleigh Road, Bildeston	Historic Landfill
6	EA/EPR/TP3295NC/A001	Active Landfill
7	Bears Pit-Acton	Historic Landfill
8	Hadleigh Quarry-Hadleigh	Historic Landfill
9	Hadleigh Quarry-Hadleigh Quarry, Hadleigh	Historic Landfill
10	EA/EPR/FB3209CX/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

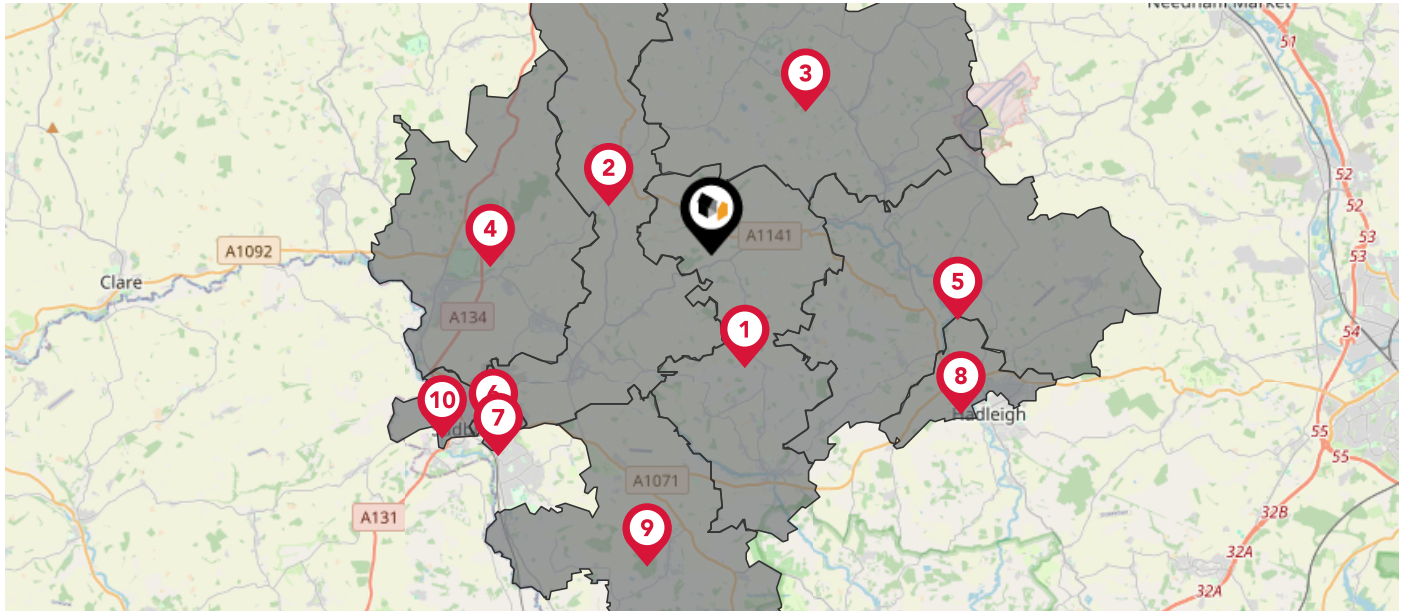
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

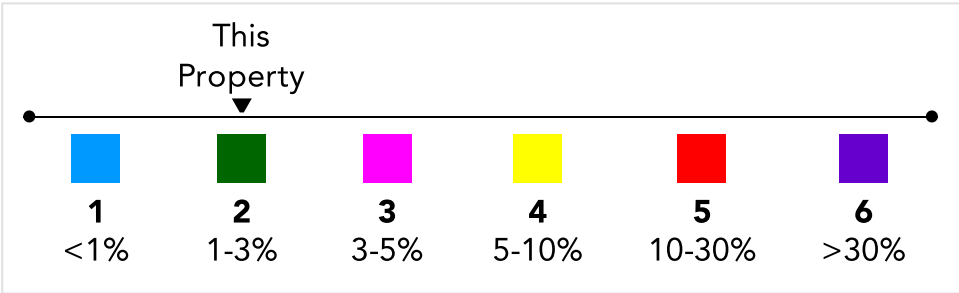
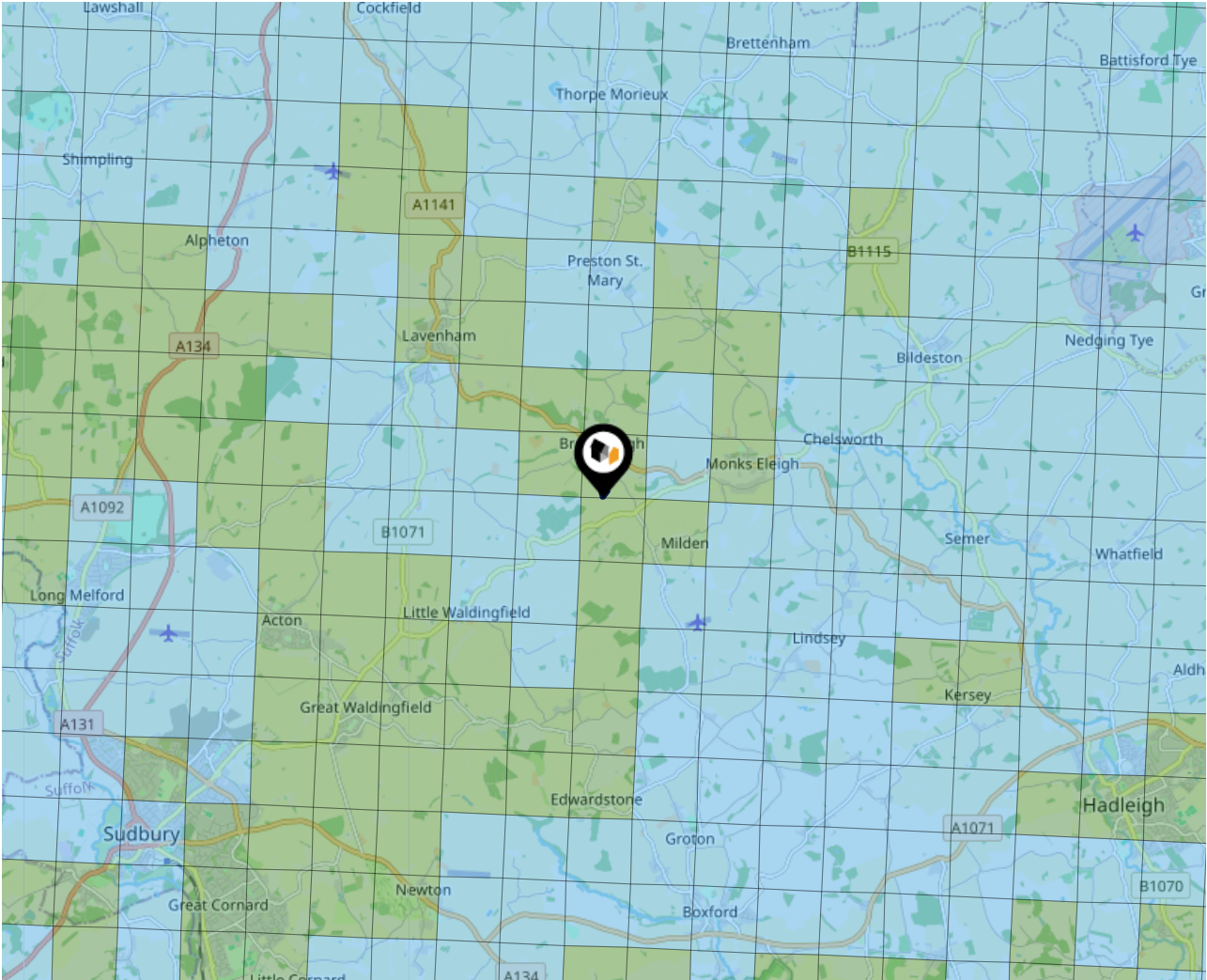
- | | |
|----|-------------------------|
| 1 | Box Vale Ward |
| 2 | Lavenham Ward |
| 3 | North West Cosford Ward |
| 4 | Long Melford Ward |
| 5 | South East Cosford Ward |
| 6 | Sudbury North East Ward |
| 7 | Sudbury South East Ward |
| 8 | Hadleigh North Ward |
| 9 | Assington Ward |
| 10 | Sudbury North West Ward |

Environment

Radon Gas

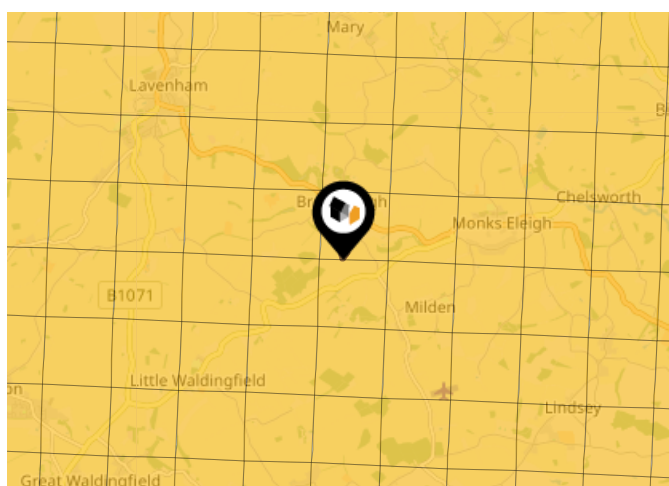
What is Radon?

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,
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	LOCALLY CHALKY
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP

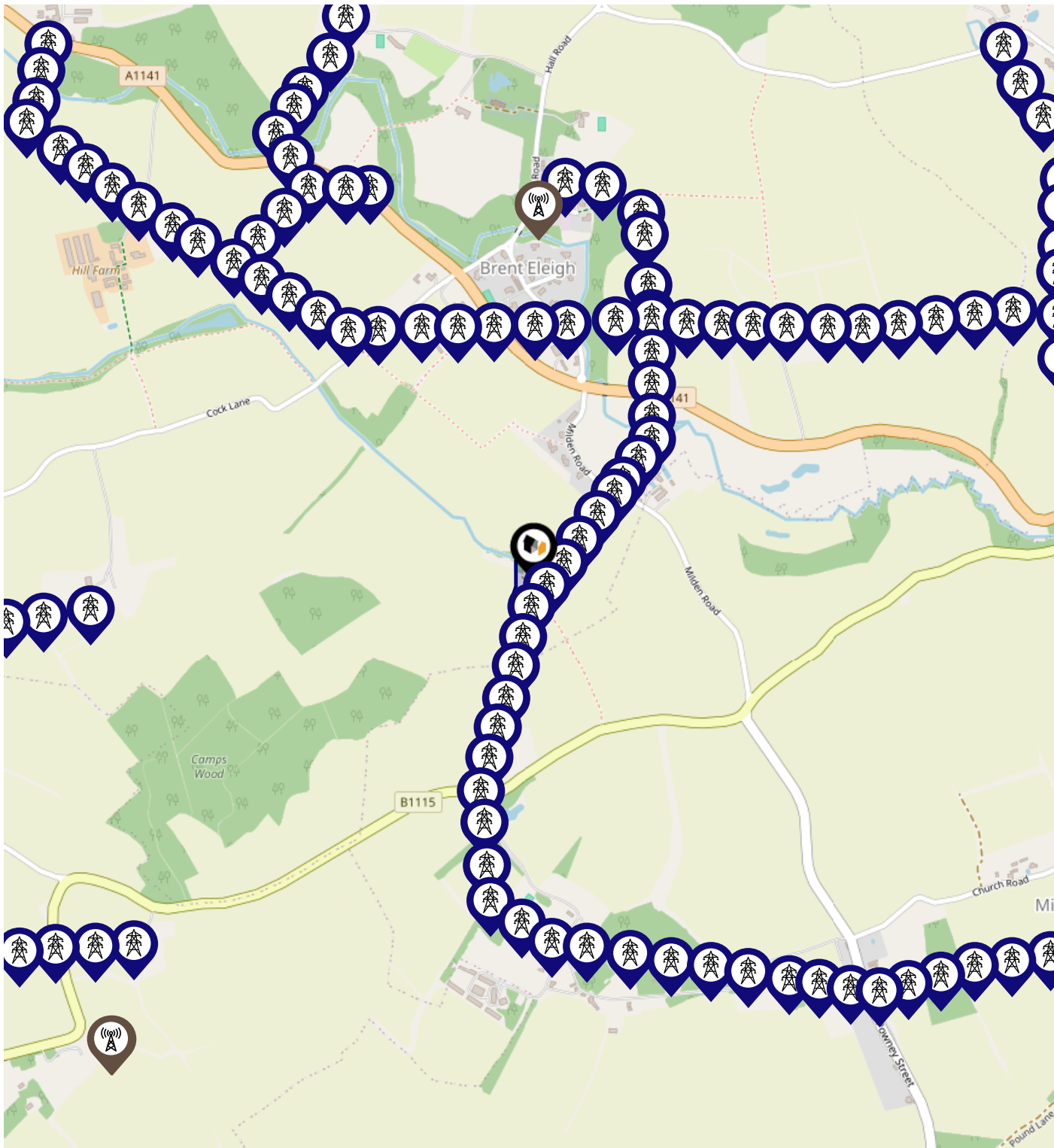


Primary Classifications (Most Common Clay Types)



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

Local Area

Masts & Pylons



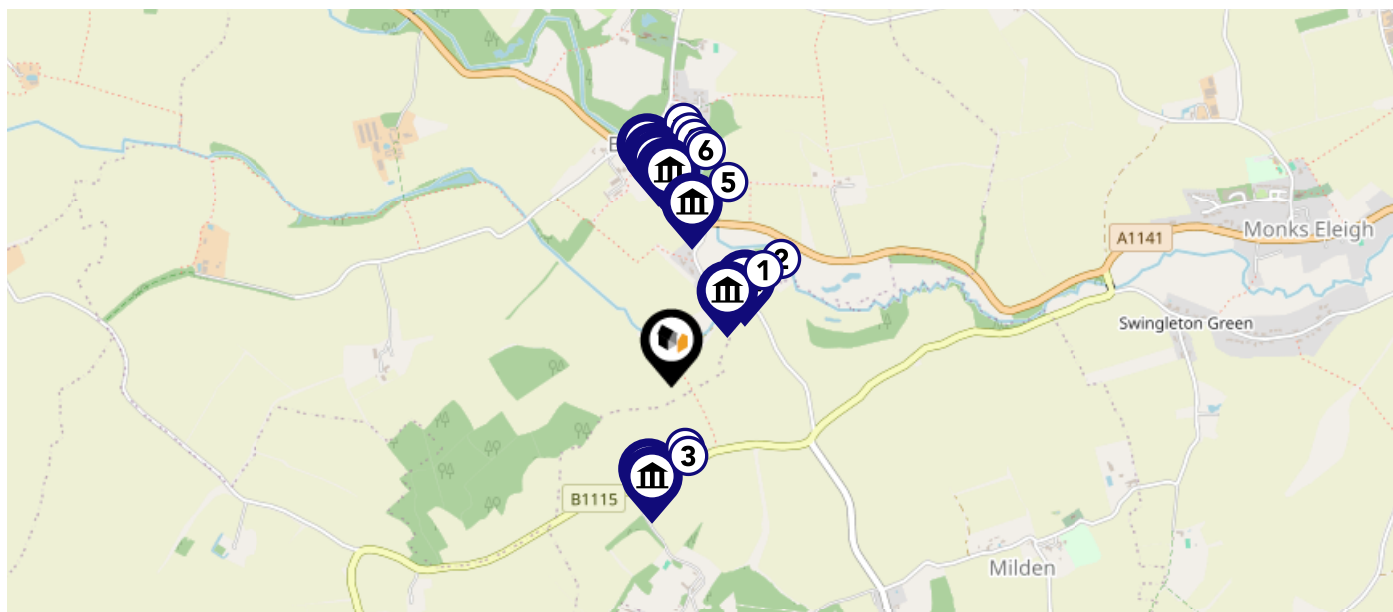
Key:











-  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...

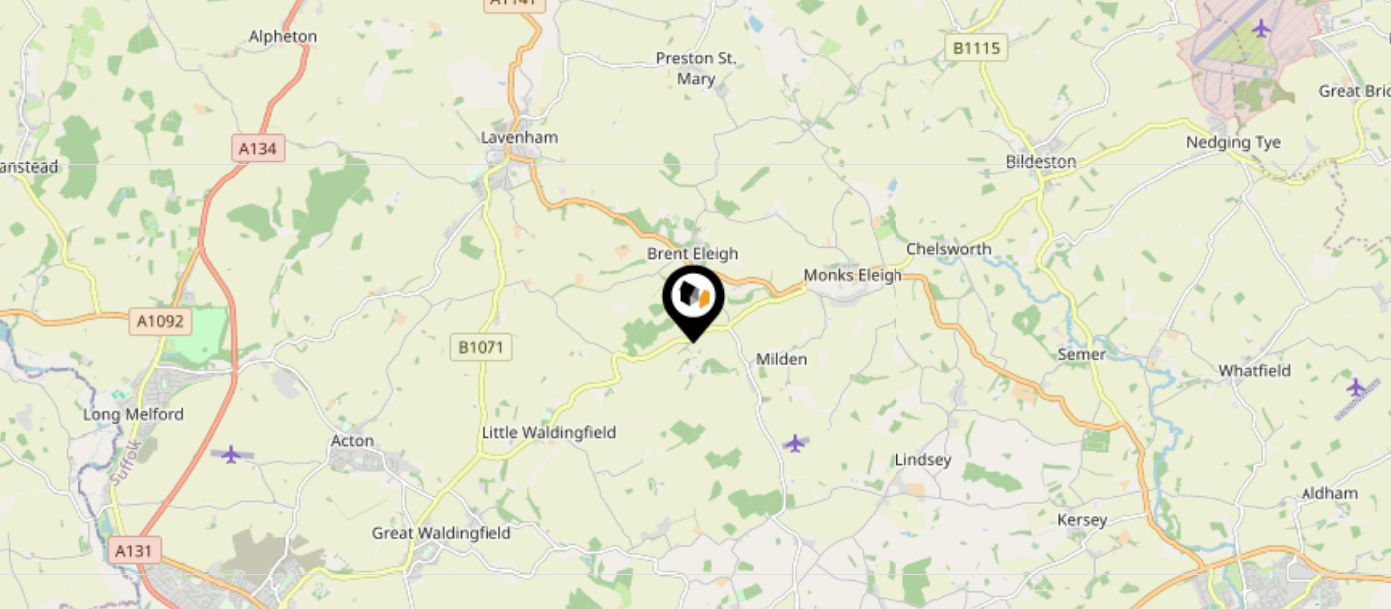


Listed Buildings in the local district		Grade	Distance
	1037386 - Wall And Gateway South West Of Wells Hall	Grade II	0.2 miles
	1193941 - Wells Hall	Grade II	0.2 miles
	1037118 - Valley Farmhouse	Grade II	0.3 miles
	1181948 - Barn And Outbuildings To The North Of Valley Farmhouse	Grade II	0.3 miles
	1037346 - Street Farmhouse	Grade II	0.3 miles
	1037345 - Swan Cottage	Grade II	0.4 miles
	1351454 - Colman's Cottages	Grade II	0.4 miles
	1037344 - Highbank	Grade II	0.4 miles
	1351455 - Tudor Cottage	Grade II	0.4 miles
	1037387 - The Old Cottage	Grade II	0.5 miles

Maps

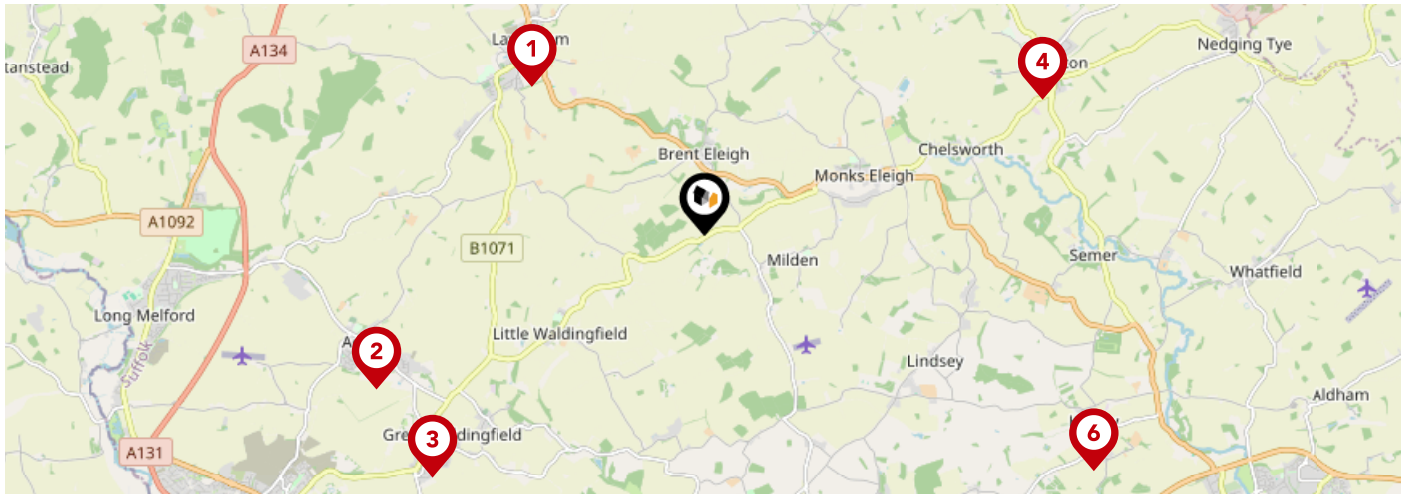
Green Belt

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

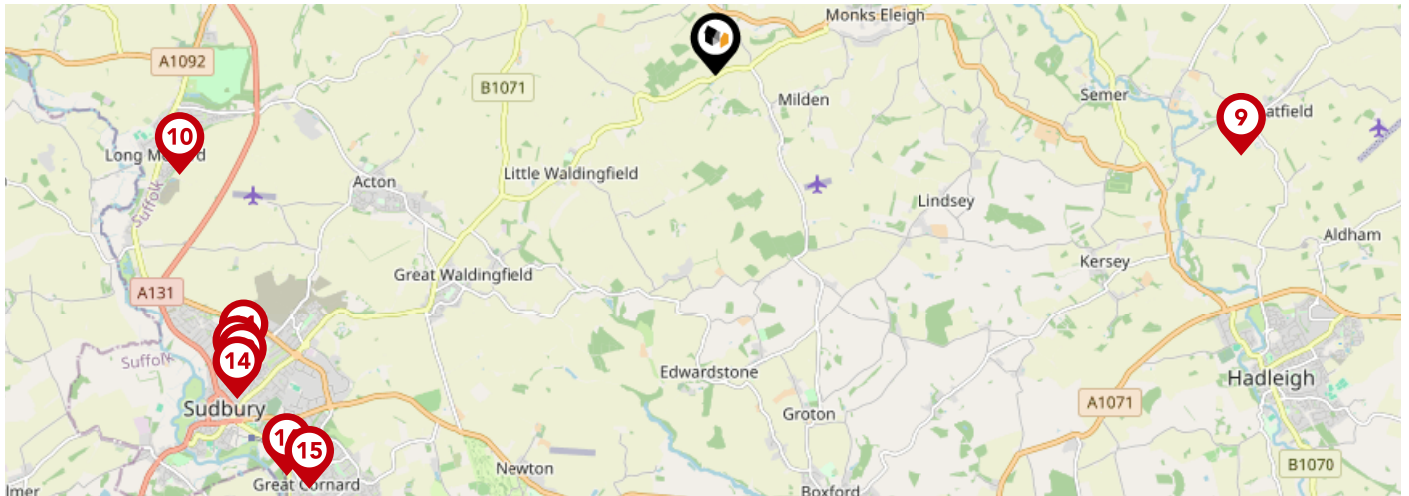










Nearby Green Belt Land

No data available.

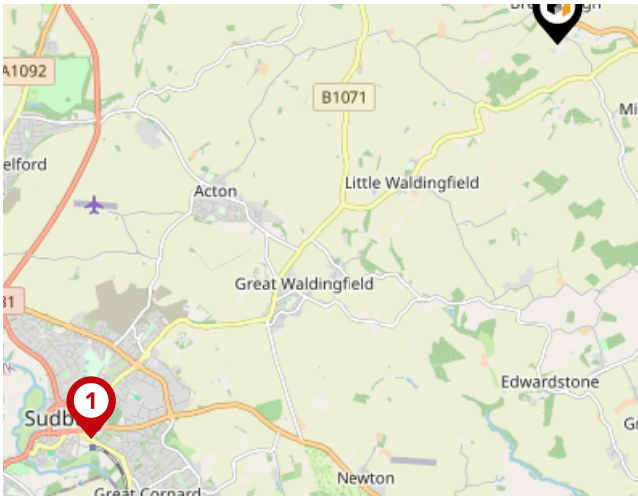


		Nursery	Primary	Secondary	College	Private
1	Lavenham Community Primary School Ofsted Rating: Good Pupils: 117 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Acton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 168 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Great Waldingfield Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 199 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bildeston Primary School Ofsted Rating: Good Pupils: 119 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Old Buckenham Hall School Ofsted Rating: Not Rated Pupils: 205 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kersey Church of England Primary School Ofsted Rating: Requires improvement Pupils: 39 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Boxford Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 165 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Centre Academy East Anglia Ofsted Rating: Not Rated Pupils: 72 Distance:4.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



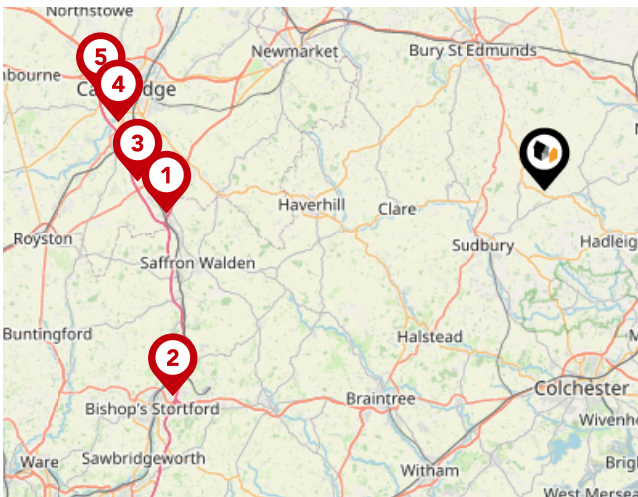
		Nursery	Primary	Secondary	College	Private
	Whatfield Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 40 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Melford Church of England Primary School Ofsted Rating: Good Pupils: 225 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodhall Primary School Ofsted Rating: Good Pupils: 406 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ormiston Sudbury Academy Ofsted Rating: Requires improvement Pupils: 692 Distance:5.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hillside Special School Ofsted Rating: Outstanding Pupils: 85 Distance:5.17	<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:5.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pot Kiln Primary School Ofsted Rating: Good Pupils: 286 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chalk Hill Ofsted Rating: Requires improvement Pupils: 8 Distance:5.35	<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
1	Entrance	5.56 miles
2	Bures Rail Station	8.56 miles
3	Bures Rail Station	8.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	27.65 miles
2	M11 J8	31 miles
3	M11 J10	29.64 miles
4	M11 J11	31.48 miles
5	M11 J12	33.06 miles

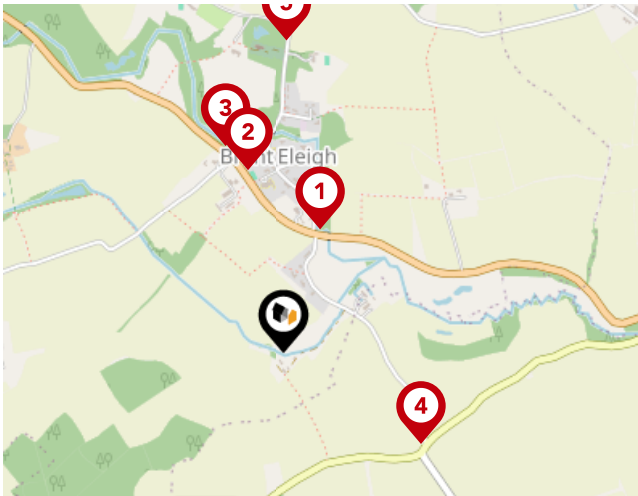


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	36.36 miles
2	Stansted Airport	28.04 miles
3	Cambridge	29.19 miles
4	Norwich International Airport	44.37 miles

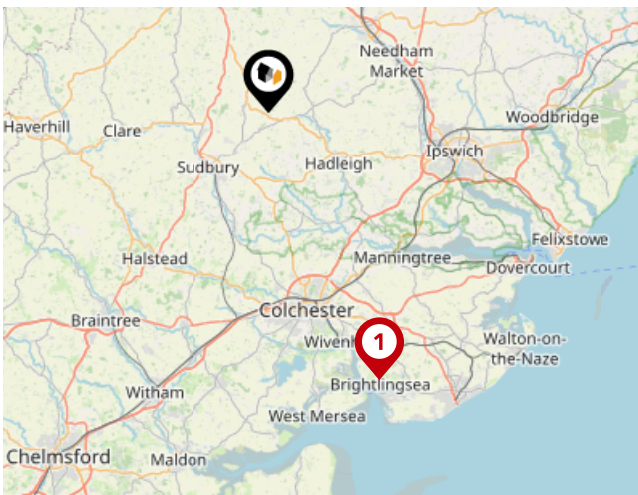
Area

Transport (Local)



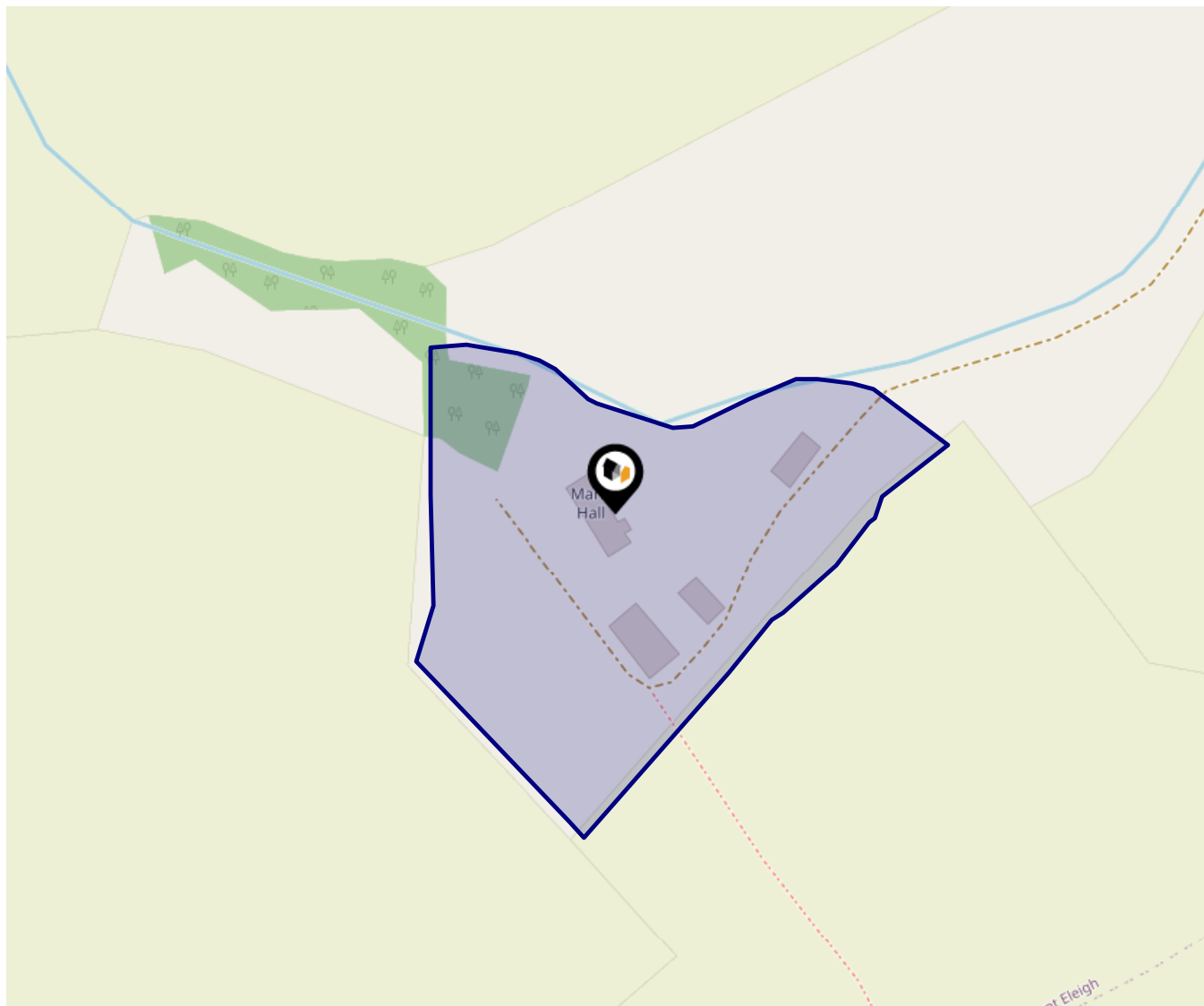
Bus Stops/Stations

Pin	Name	Distance
1	Milden Road	0.3 miles
2	The Cock	0.43 miles
3	The Cock	0.49 miles
4	Milden Road	0.38 miles
5	St Marys Church	0.71 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	21.14 miles



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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