

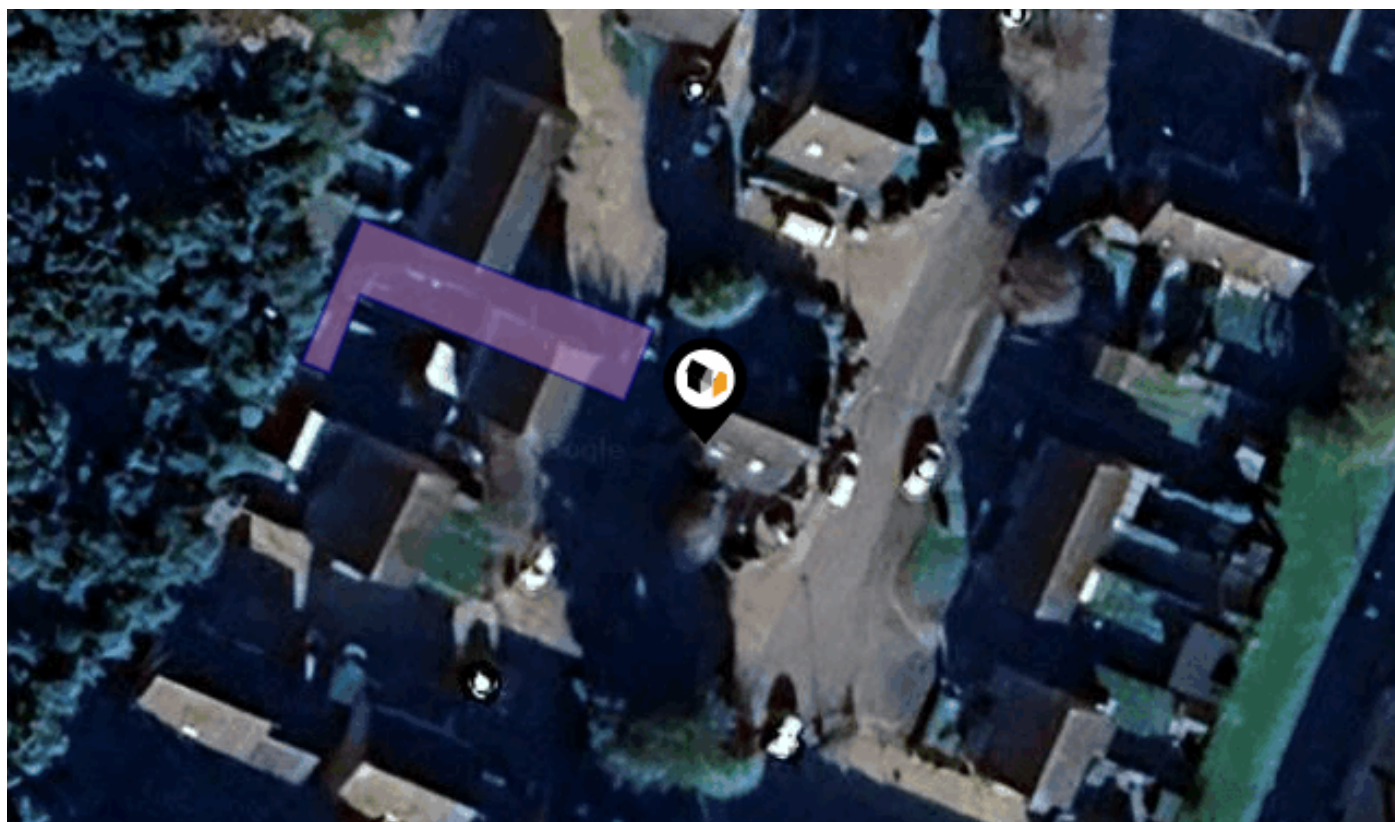


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd April 2025



82, ANDERSON WALK, BURY ST. EDMUNDS, IP32 6QP

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Planning records for: **72 Anderson Walk Bury St Edmunds Suffolk IP32 6QP**

Reference - DC/19/1511/HH	
Decision:	Decided
Date:	23rd July 2019
Description:	Householder Planning Application: (i) Two storey side extension (ii) Single storey front extension

Property EPC - Certificate

82, Anderson Walk, IP32 6QP

Energy rating

C

Valid until 20.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

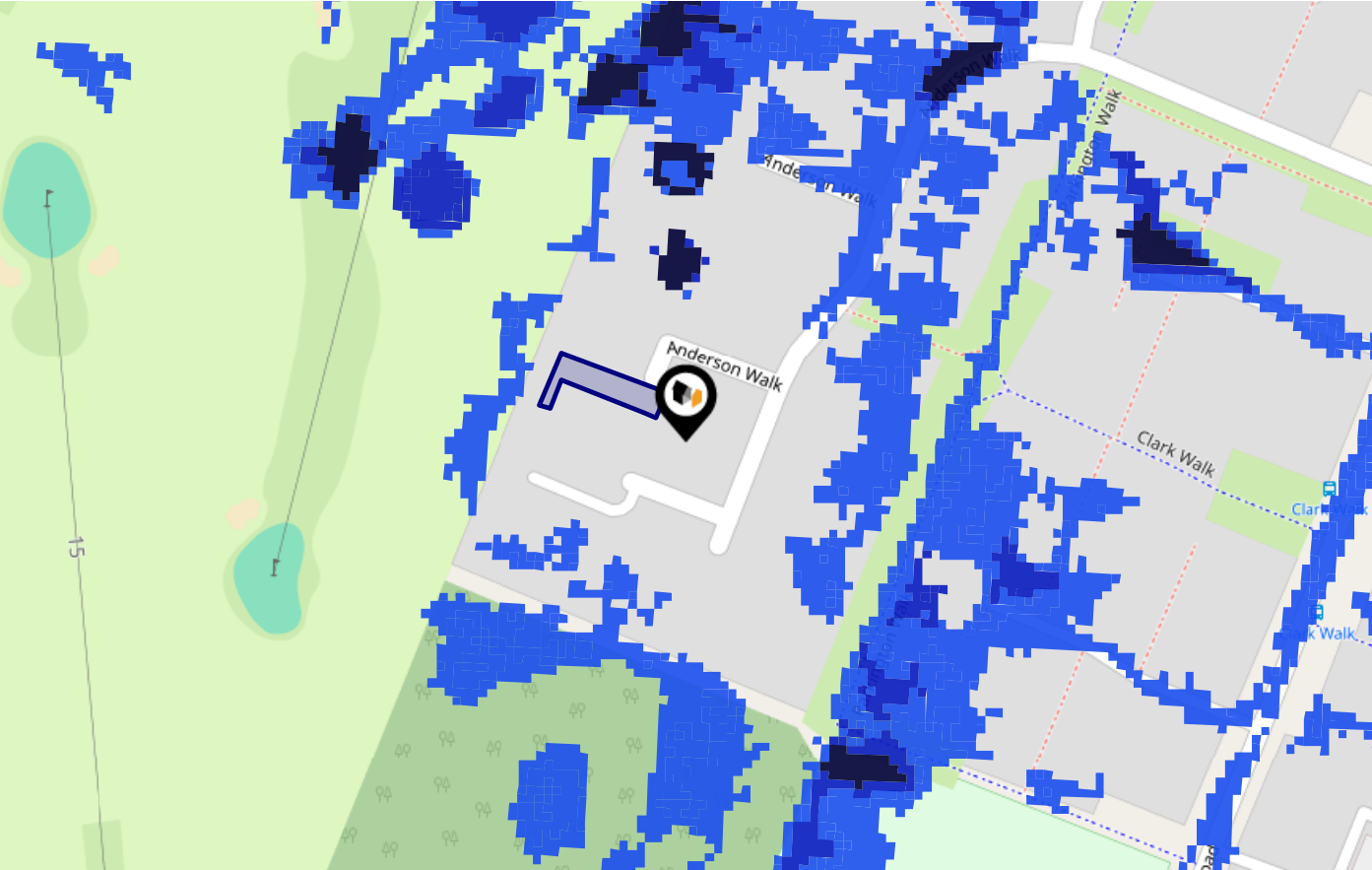
Additional EPC Data

Property Type:	House
Build Form:	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 before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 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.

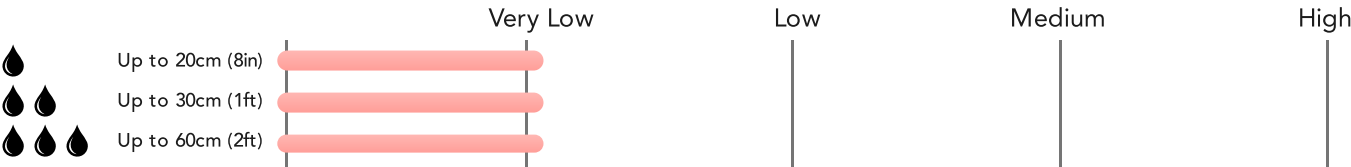


Risk Rating: Very low

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.

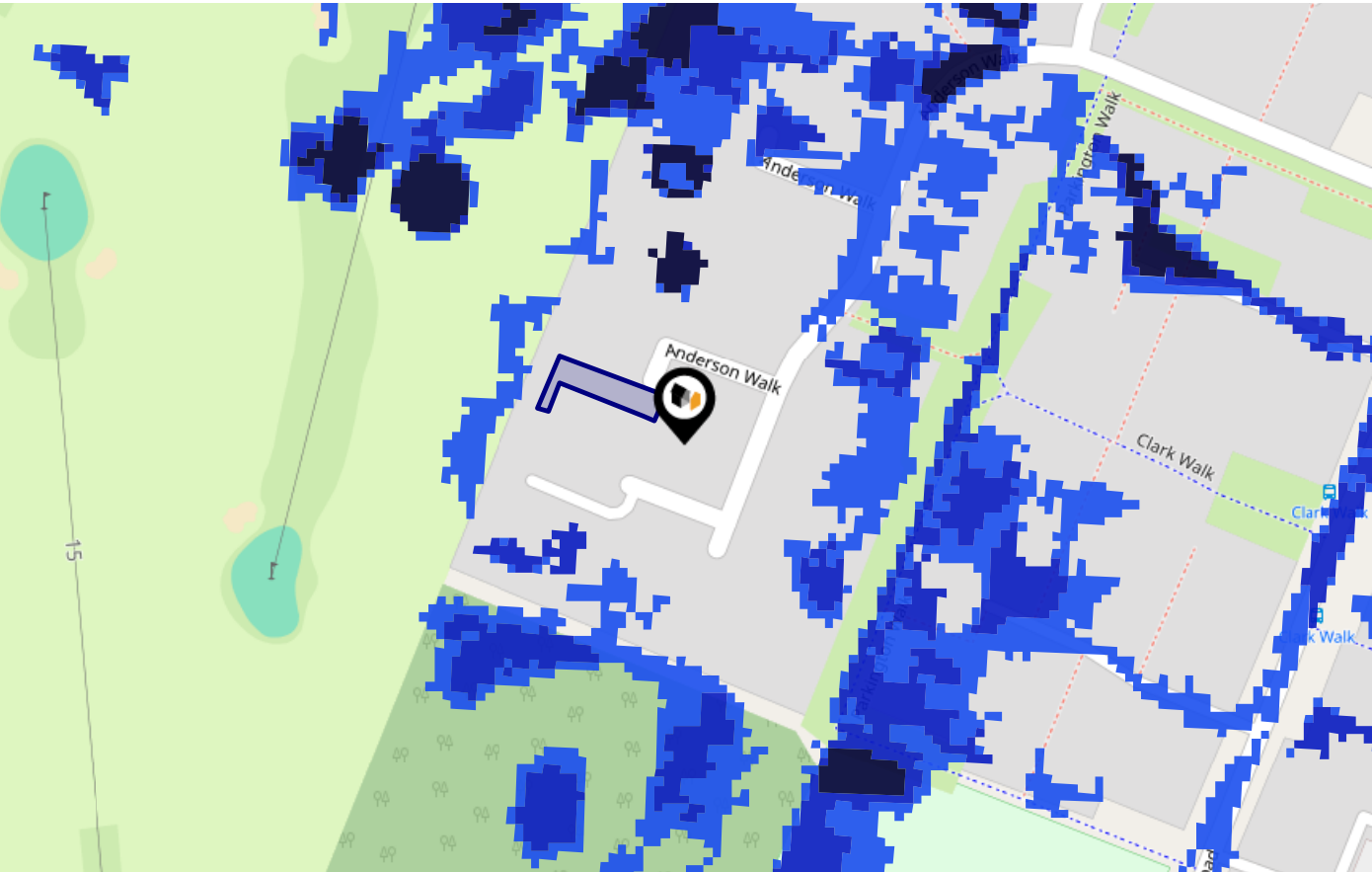
Chance of flooding to the following depths at this property:



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.

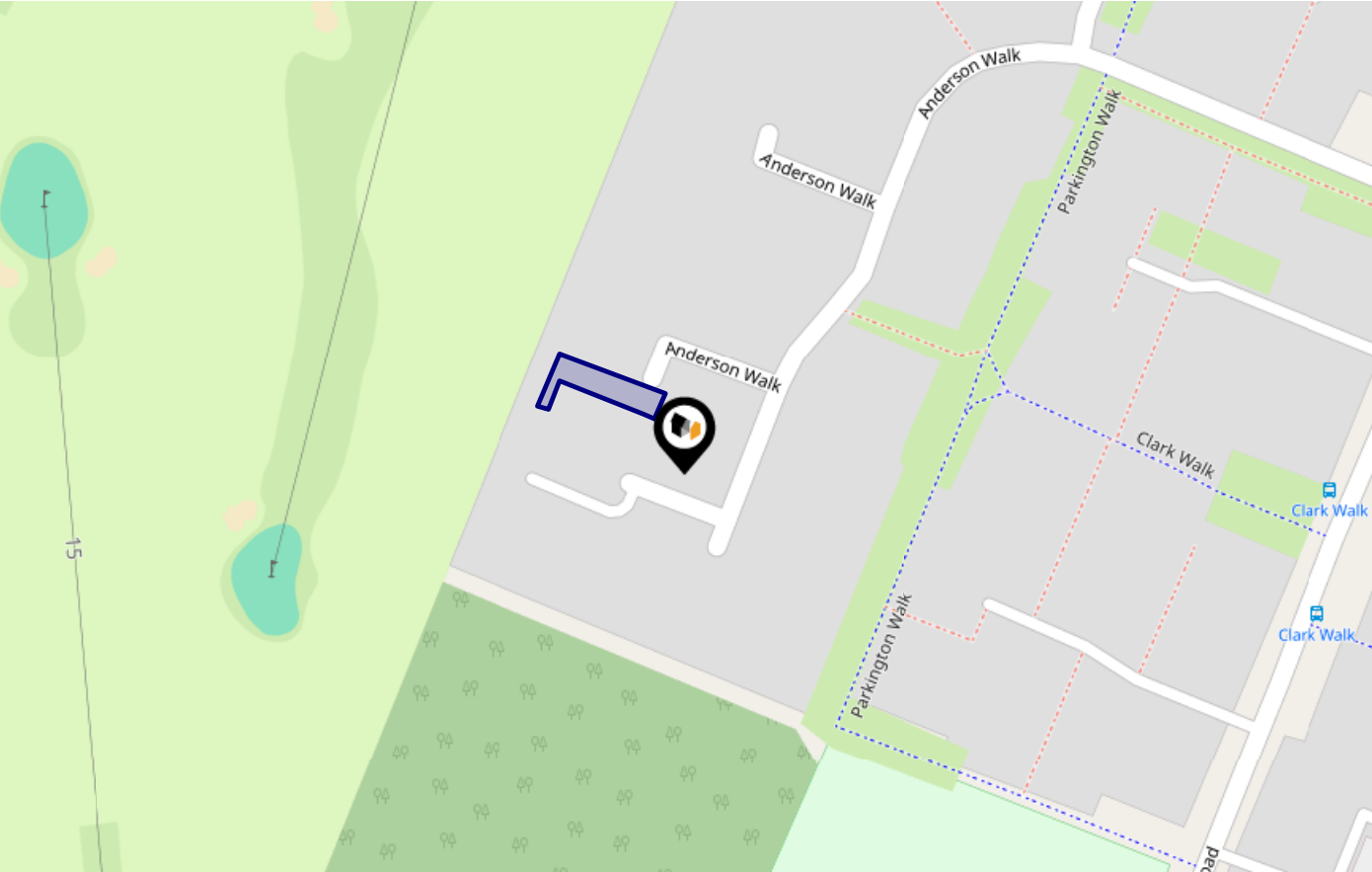
Chance of flooding to the following depths at this property:



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.

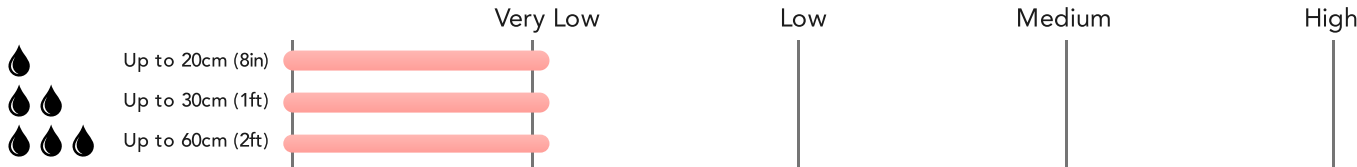


Risk Rating: Very low

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.

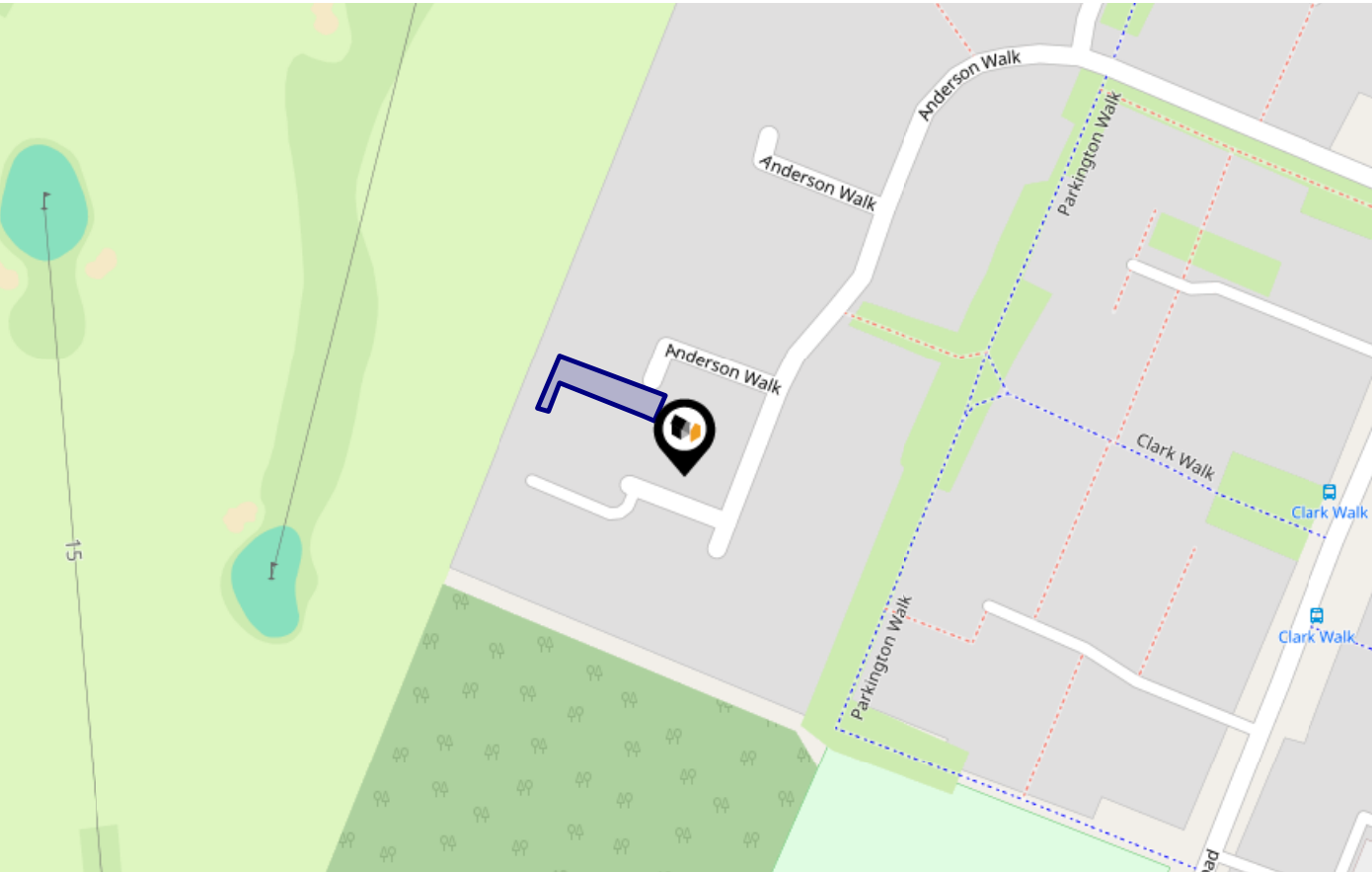
Chance of flooding to the following depths at this property:



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.

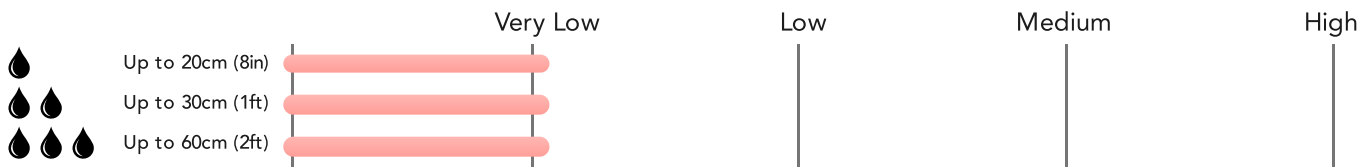


Risk Rating: Very low

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.

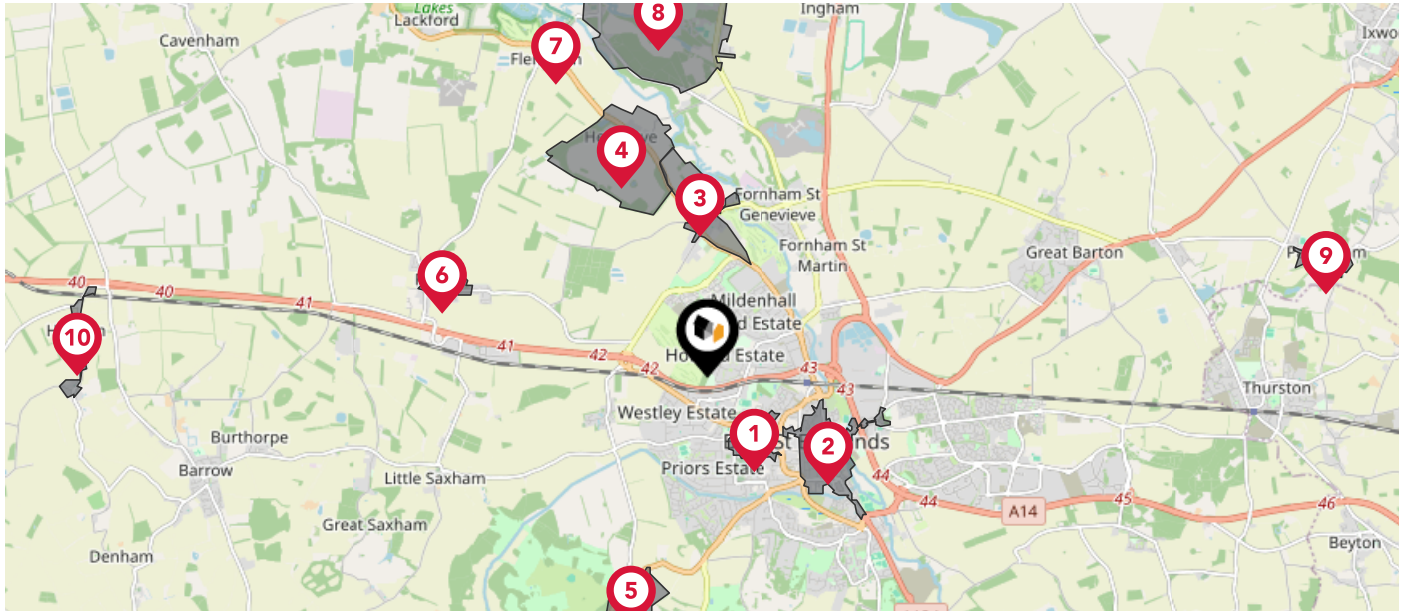
Chance of flooding to the following depths at this property:



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.



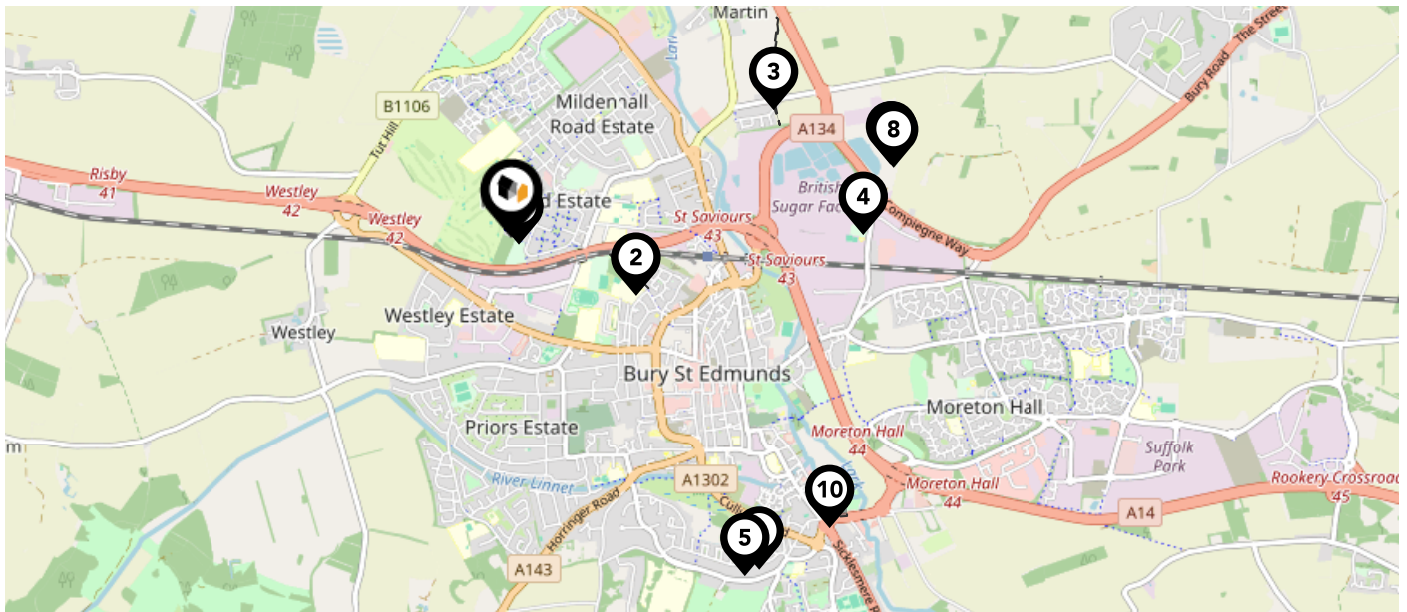
Nearby Conservation Areas

-  Bury St Edmunds Victoria Street
-  Bury St Edmunds Town Centre
-  Fornham All Saints
-  Hengrave
-  Horringer
-  Risby
-  Flempton
-  West Stow and Culford Park
-  Pakenham
-  Higham

Maps

Landfill Sites

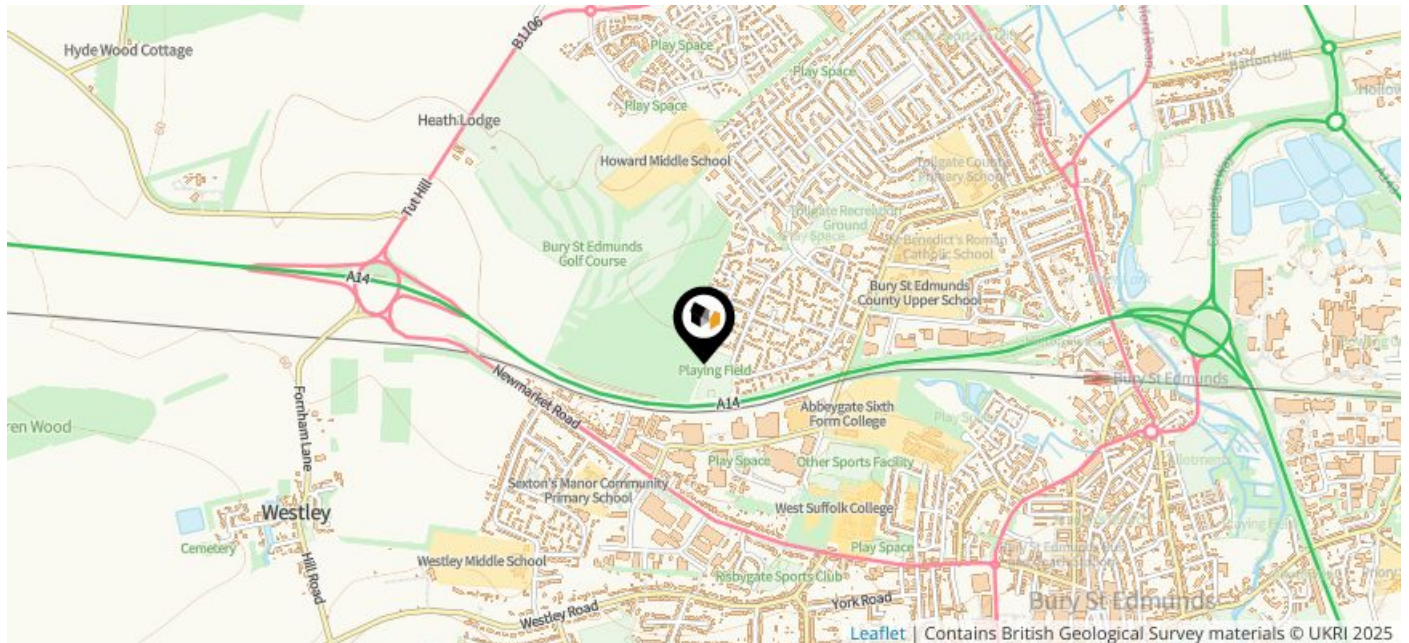
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wollaston Close-Bury St Edmunds, Suffolk	Historic Landfill
2	Tayfen Meadow-Off Tayfen Road, Bury St. Edmunds	Historic Landfill
3	Railway Cutting-Barton Hill	Historic Landfill
4	EA/EPR/FP3095NA/A001	Active Landfill
5	The Butts-Bury St Edmunds, Suffolk	Historic Landfill
6	Bury Sugar Beet Factory-Bury St Edmunds, Suffolk	Historic Landfill
7	Fornham Bypass Construction-Off Compiegne Way, Bury St Edmunds, Suffolk	Historic Landfill
8	British Sugar - Bury St Edmunds Sugar Factory-Po Box 15, Hollow Road, Bury St Edmunds, , Suffolk	Historic Landfill
9	Hand Laundry Tips-Hardwick Lane, Bury St Edmunds, Suffolk	Historic Landfill
10	Haberden-Bury St Edmunds, Suffolk	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

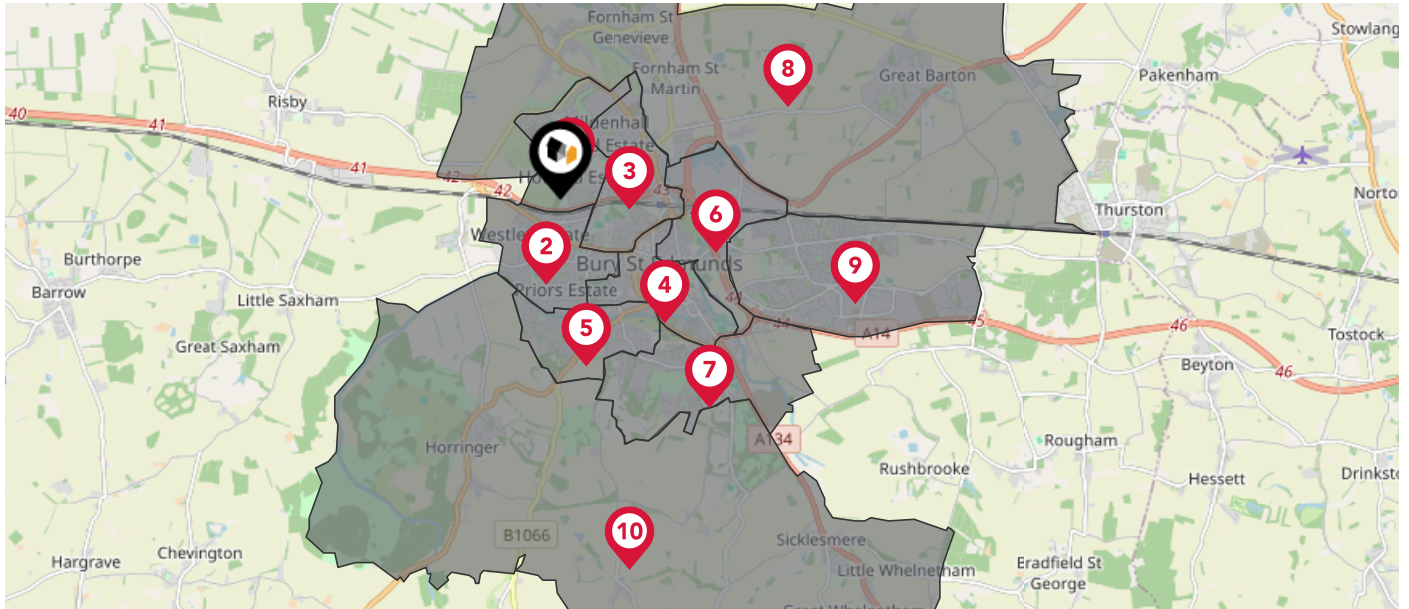
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

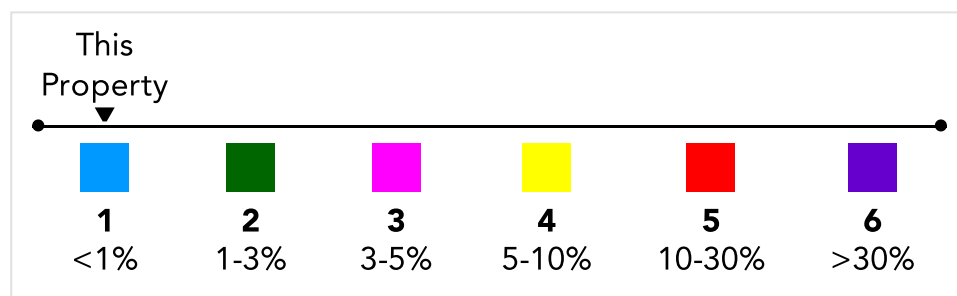
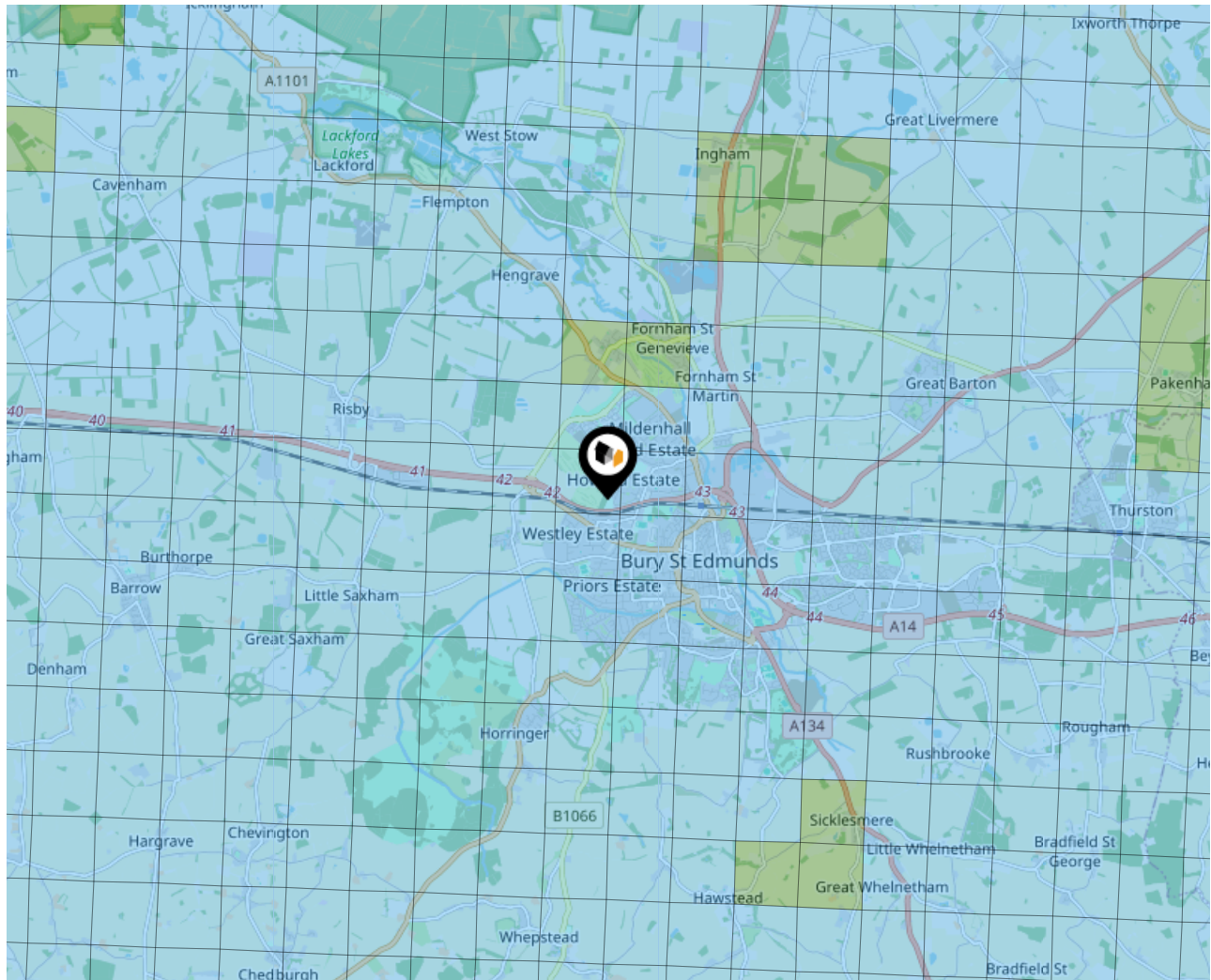


Nearby Council Wards

- | | |
|----|----------------------------------|
| 1 | St. Olaves Ward |
| 2 | Minden Ward |
| 3 | Tollgate Ward |
| 4 | Abbeygate Ward |
| 5 | Westgate Ward |
| 6 | Eastgate Ward |
| 7 | Southgate Ward |
| 8 | The Fornhams & Great Barton Ward |
| 9 | Moreton Hall Ward |
| 10 | Horringer Ward |

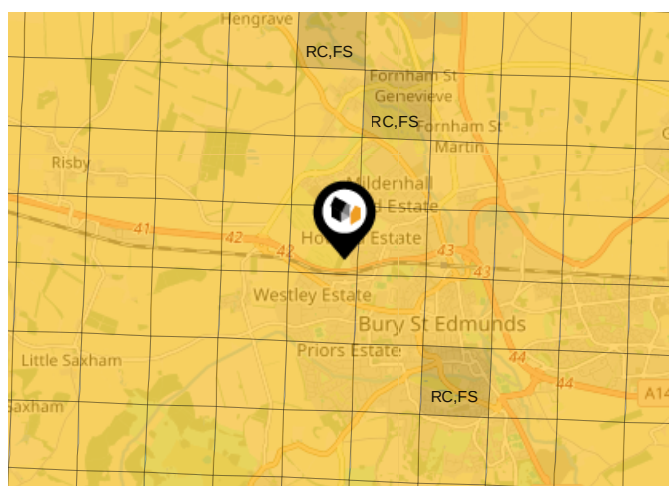
What is Radon?

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/m³).



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

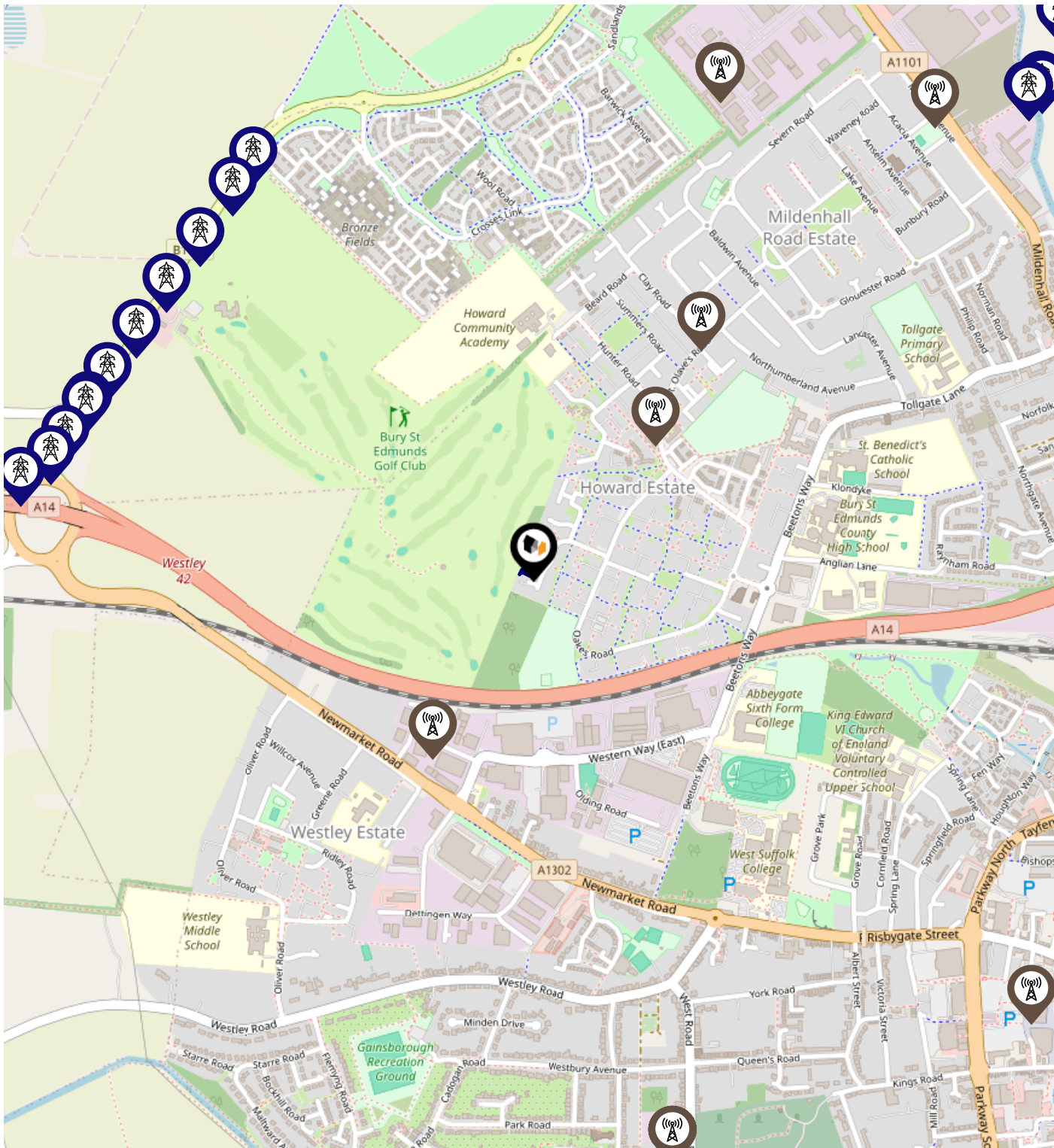
Carbon Content:	HIGH	Soil Texture:	CHALKY, SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

Local Area Masts & Pylons



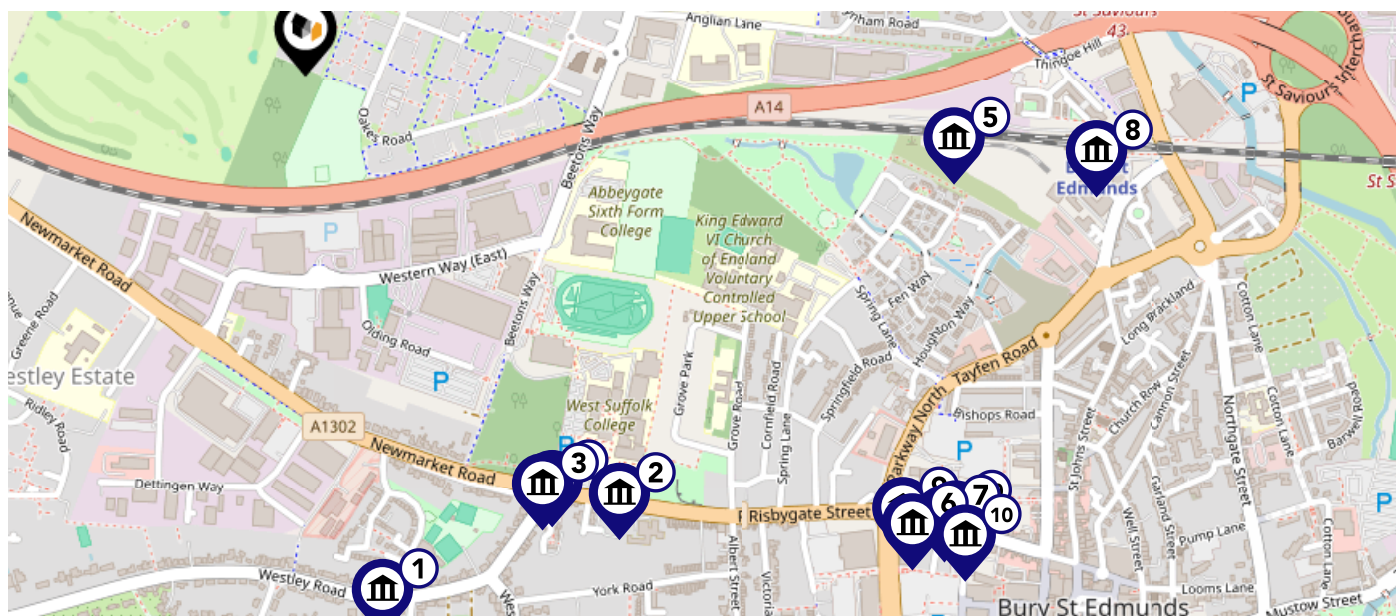
Key:

-  Power Pylons
-  Communication Masts

Maps

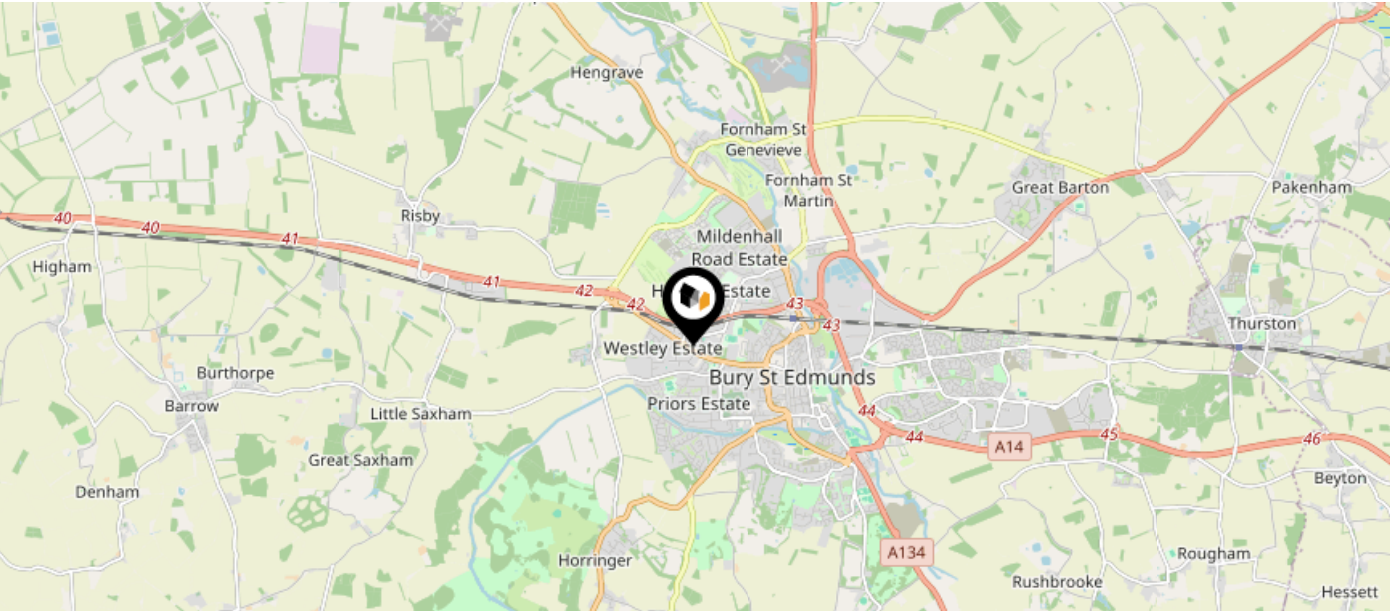
Listed Buildings

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



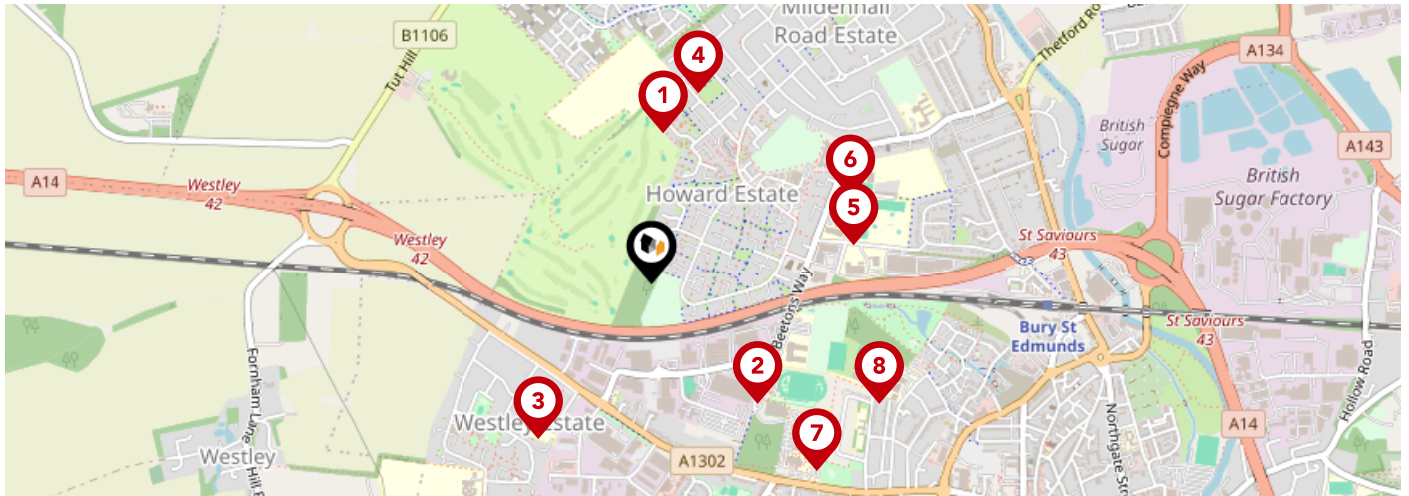
Listed Buildings in the local district		Grade	Distance
	1142286 - 52, Westley Road	Grade II	0.6 miles
	1244801 - Base Of Medieval Cross	Grade II	0.6 miles
	1244844 - Gibraltar Barracks Walls And Gates	Grade II	0.6 miles
	1244805 - Gibraltar Barracks The Keep	Grade II	0.6 miles
	1414231 - Bury St Edmunds Yard Signal Box	Grade II	0.8 miles
	1244909 - Demeter House	Grade II	0.9 miles
	1244918 - 93 And 95, Risbygate Street	Grade II	0.9 miles
	1270974 - Northgate Railway Station	Grade II	0.9 miles
	1244911 - Royston House (number 81) And No 82	Grade II	0.9 miles
	1244900 - 16 And 17, Risbygate Street	Grade II	0.9 miles
	1244919 - 96a And 96b And Attached Wall	Grade II	0.9 miles

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



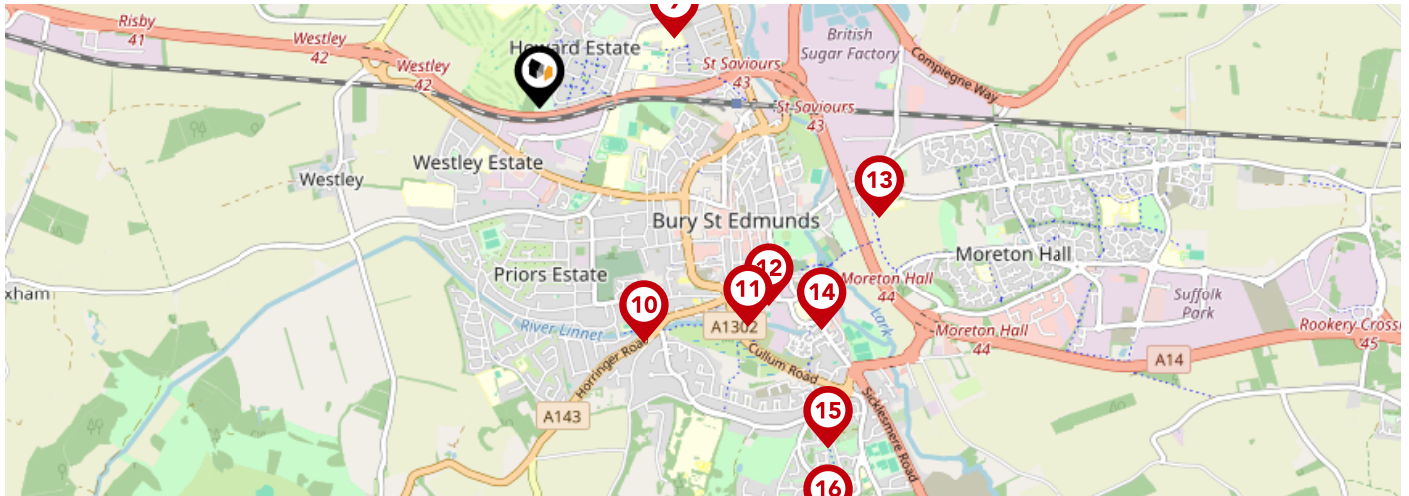
Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	The Albany Ofsted Rating: Not Rated Pupils: 2 Distance:0.34	☐	☐	☒	☐	☐
2	Abbeygate Sixth Form College Ofsted Rating: Outstanding Pupils: 1073 Distance:0.36	☐	☐	☒	☐	☐
3	Sexton's Manor Primary School Ofsted Rating: Good Pupils:0 Distance:0.44	☐	☒	☐	☐	☐
4	Howard Community Academy Ofsted Rating: Requires improvement Pupils: 190 Distance:0.45	☐	☒	☐	☐	☐
5	Bury St Edmunds County High School Ofsted Rating: Good Pupils: 855 Distance:0.46	☐	☐	☒	☐	☐
6	St Benedict's Catholic School Ofsted Rating: Good Pupils: 976 Distance:0.49	☐	☐	☒	☐	☐
7	West Suffolk College Ofsted Rating: Good Pupils:0 Distance:0.57	☐	☐	☒	☐	☐
8	King Edward VI CEVC School Ofsted Rating: Good Pupils: 1197 Distance:0.58	☐	☐	☒	☐	☐

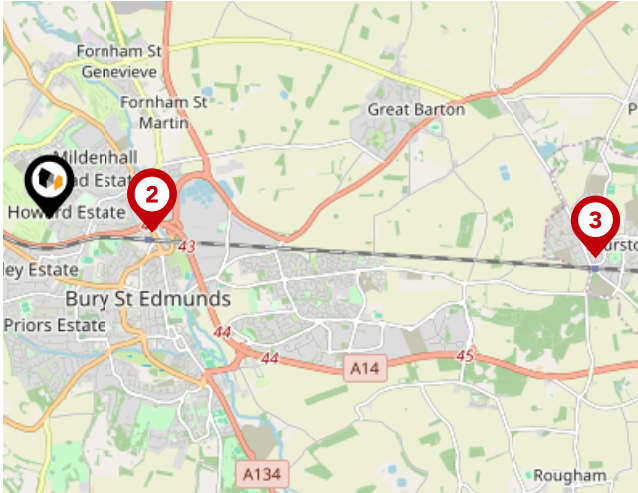
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Tollgate Primary School Ofsted Rating: Good Pupils: 434 Distance:0.69	☐	☒	☐	☐	☐
10	Westgate Community Primary School and Nursery Ofsted Rating: Good Pupils: 301 Distance:1.17	☐	☒	☐	☐	☐
11	St Edmund's Catholic Primary School Ofsted Rating: Good Pupils: 442 Distance:1.37	☐	☒	☐	☐	☐
12	Guildhall Feoffment Community Primary School Ofsted Rating: Good Pupils: 324 Distance:1.37	☐	☒	☐	☐	☐
13	Priory School Ofsted Rating: Outstanding Pupils: 207 Distance:1.62	☐	☐	☒	☐	☐
14	Learning Support, Western Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:1.63	☐	☐	☒	☐	☐
15	Hardwick Primary School Ofsted Rating: Good Pupils: 224 Distance:2.03	☐	☒	☐	☐	☐
16	Riverwalk School Ofsted Rating: Good Pupils: 203 Distance:2.31	☐	☐	☒	☐	☐

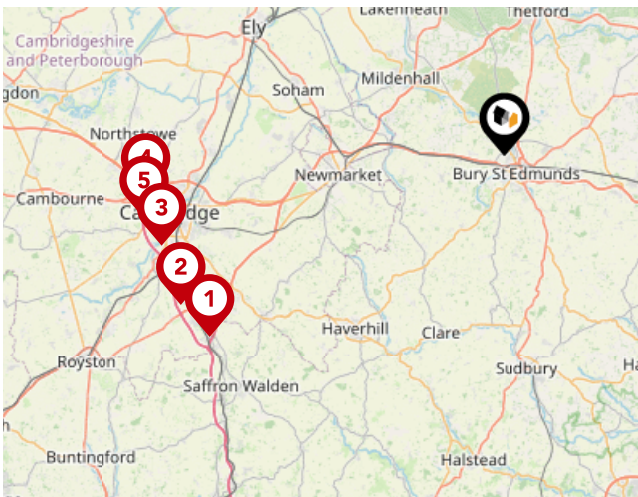
Area

Transport (National)



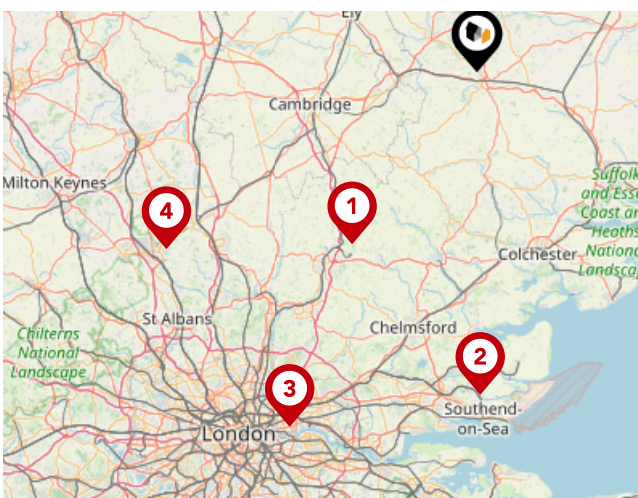
National Rail Stations

Pin	Name	Distance
1	Bury St Edmunds Rail Station	0.93 miles
2	Entrance	0.94 miles
3	Thurston Rail Station	4.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	25.19 miles
2	M11 J10	25.86 miles
3	M11 J11	25.78 miles
4	M11 J13	26.16 miles
5	M11 J12	26.53 miles

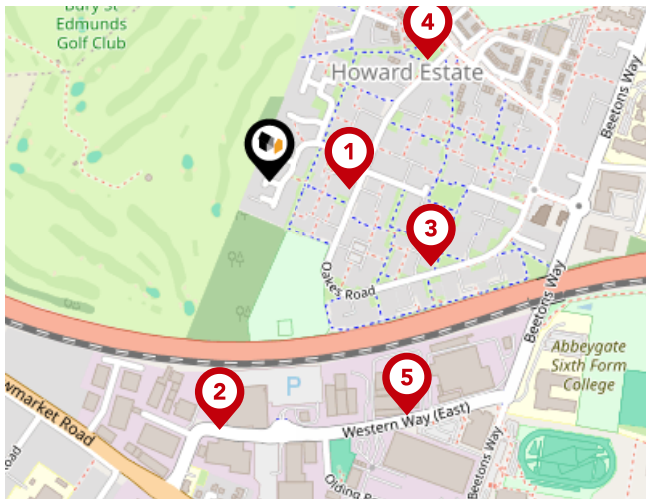


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	31.2 miles
2	Southend-on-Sea	47.48 miles
3	Silvertown	58.79 miles
4	Luton Airport	52.29 miles

Area

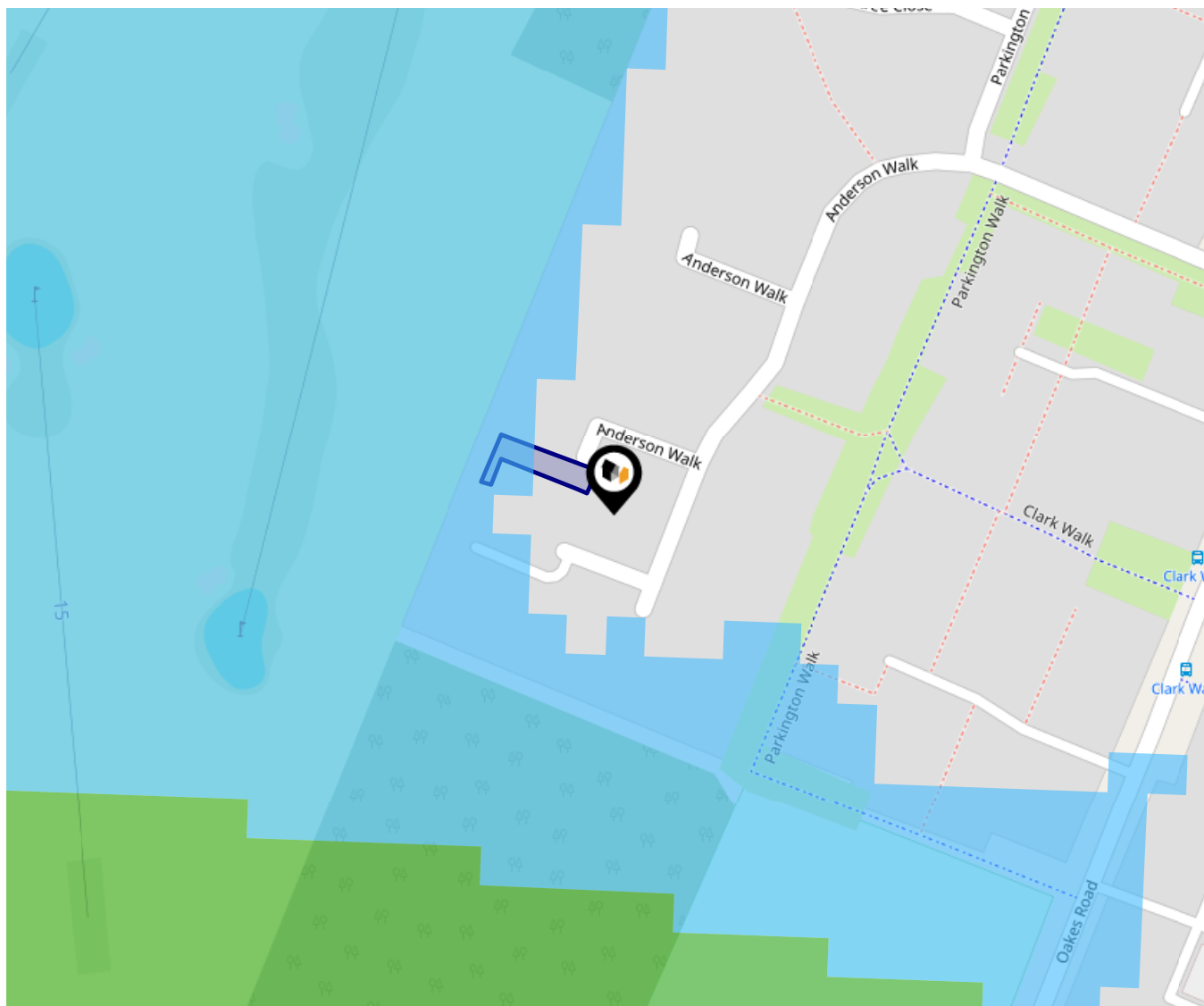
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Clark Walk	0.09 miles
2	ASDA	0.29 miles
3	Prigg Walk	0.21 miles
4	Parkington Walk	0.23 miles
5	West Suffolk House	0.31 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.

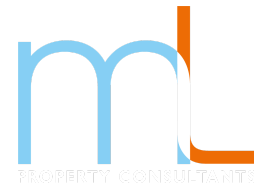


Contains public sector information licensed under the Open Government License v3.0

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

