# MIR: Material Info

The Material Information Affecting this Property

**Friday 03rd October 2025**



## 7, BRAYBROOKE CLOSE, MENDLESHAM, STOWMARKET, IP14 5TP

**ML Property**

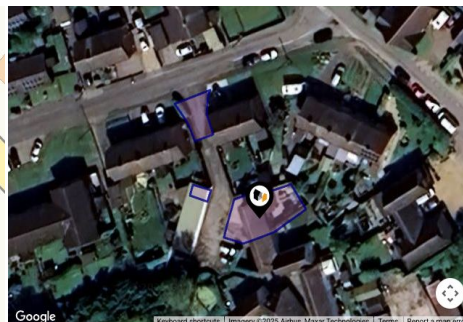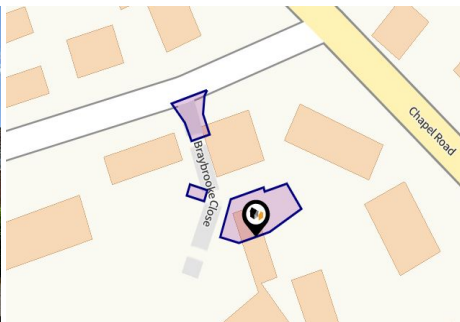2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

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## Property

| | | | |
|---|---|---|---|
| **Type:** | Semi-Detached | **Last Sold Date:** | 05/11/2021 |
| **Bedrooms:** | 3 | **Last Sold Price:** | £274,000 |
| **Floor Area:** | 839 ft$^2$ / 78 m$^2$ | **Last Sold £/ft$^2$:** | £326 |
| **Plot Area:** | 0.06 acres | **Tenure:** | Freehold |
| **Year Built :** | 1999 | | |
| **Council Tax :** | Band C | | |
| **Annual Estimate:** | £1,963 | | |
| **Title Number:** | SK198937 | | |
| **UPRN:** | 200003811985 | | |

## Local Area

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

**Estimated Broadband Speeds**

(Standard - Superfast - Ultrafast)

| **19** | **80** | **-** |
|---|---|---|
| mb/s | mb/s | mb/s |

**Mobile Coverage:**

(based on calls indoors)

O₂    EE    3    Vodafone

**Satellite/Fibre TV Availability:**

✔ BT    ✔ sky    ✖ Virgin media

# 7, BRAYBROOKE CLOSE, MENDLESHAM, STOWMARKET, IP14 5TP

SITTING / DINING ROOM

KITCHEN / BREAKFAST ROOM

CPD

WC

BEDROOM

BEDROOM

BEDROOM

BATHROOM

CPD
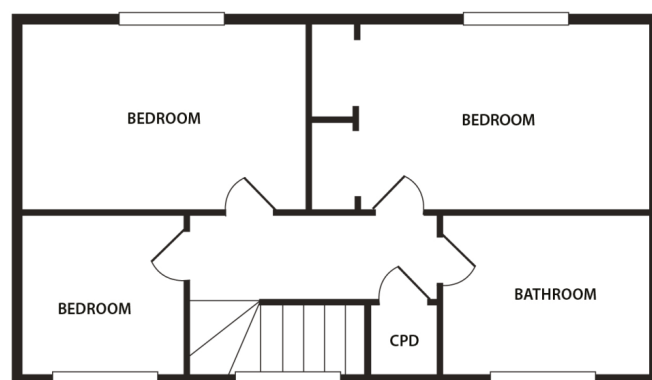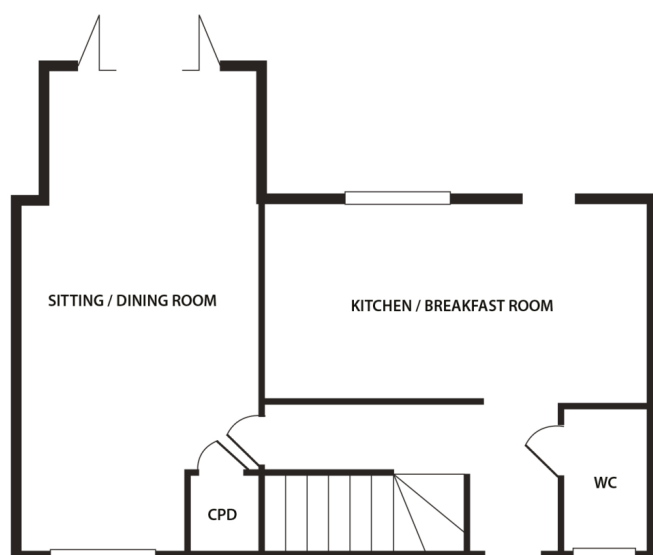
7, Braybrooke Close, Mendlesham, IP14 5TP

## Energy rating

# D

## Valid until 24.07.2028

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

Current: 65 | D

Potential: 81 | B

## Additional EPC Data

| | |
|---|---|
| **Property Type:** | House |
| **Build Form:** | Semi-Detached |
| **Transaction Type:** | Marketed sale |
| **Energy Tariff:** | Single |
| **Main Fuel:** | Oil (not community) |
| **Main Gas:** | No |
| **Flat Top Storey:** | No |
| **Top Storey:** | 0 |
| **Glazing Type:** | Double glazing, unknown install date |
| **Previous Extension:** | 1 |
| **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, oil |
| **Main Heating Controls:** | Programmer, room thermostat and TRVs |
| **Hot Water System:** | From main system |
| **Hot Water Energy Efficiency:** | Average |
| **Lighting:** | Low energy lighting in 77% of fixed outlets |
| **Floors:** | Suspended, limited insulation (assumed) |
| **Total Floor Area:** | 78 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.
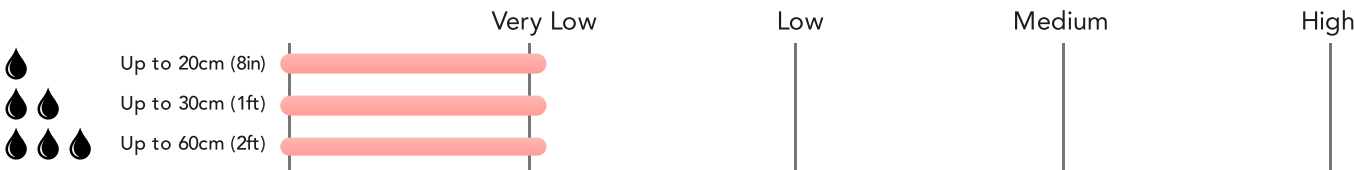


**Risk Rating:**   Very low

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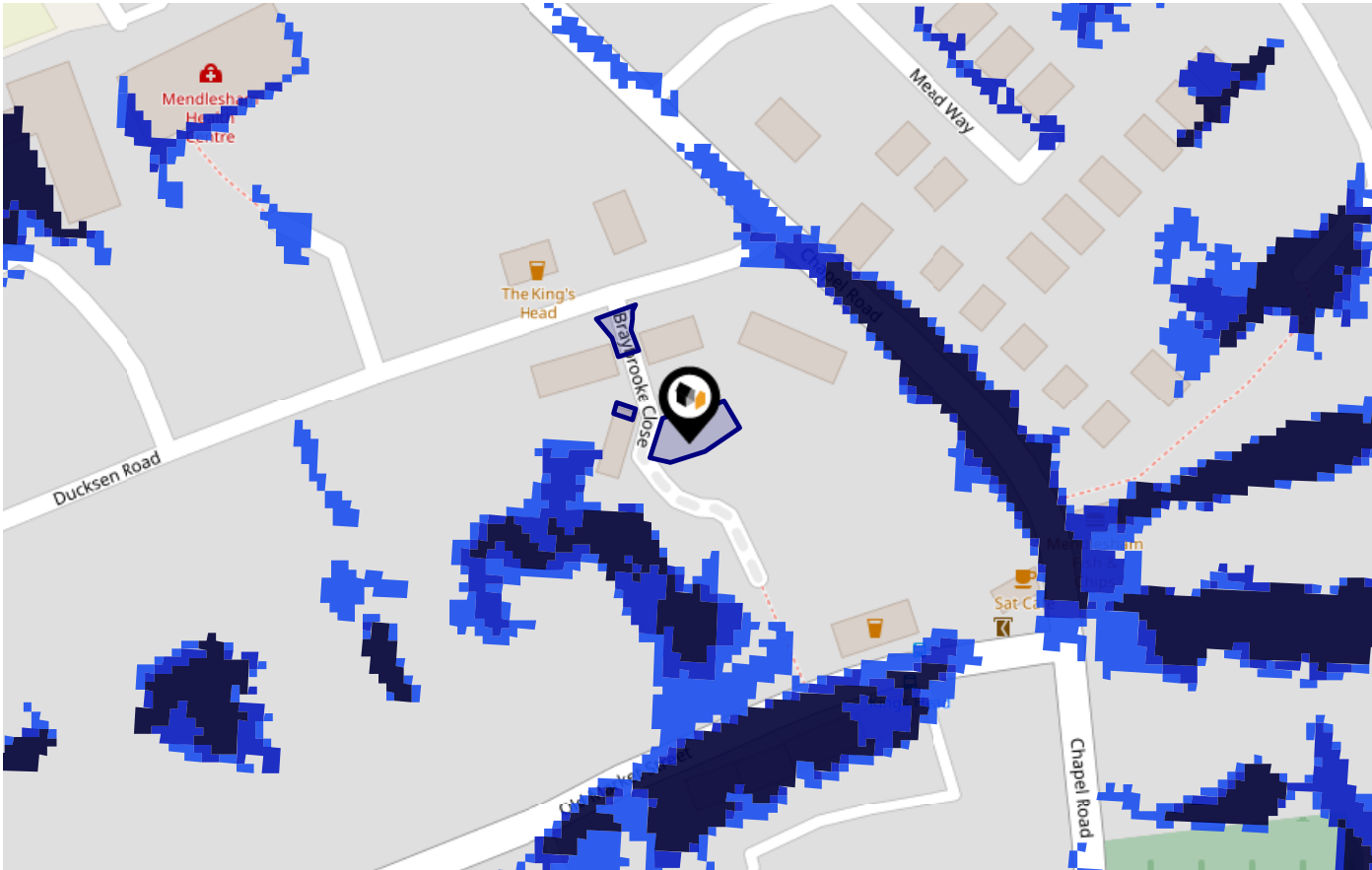
Chance of flooding to the following depths at this property:

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

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# 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.
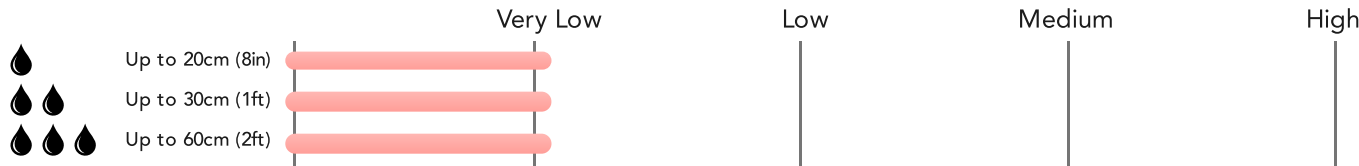


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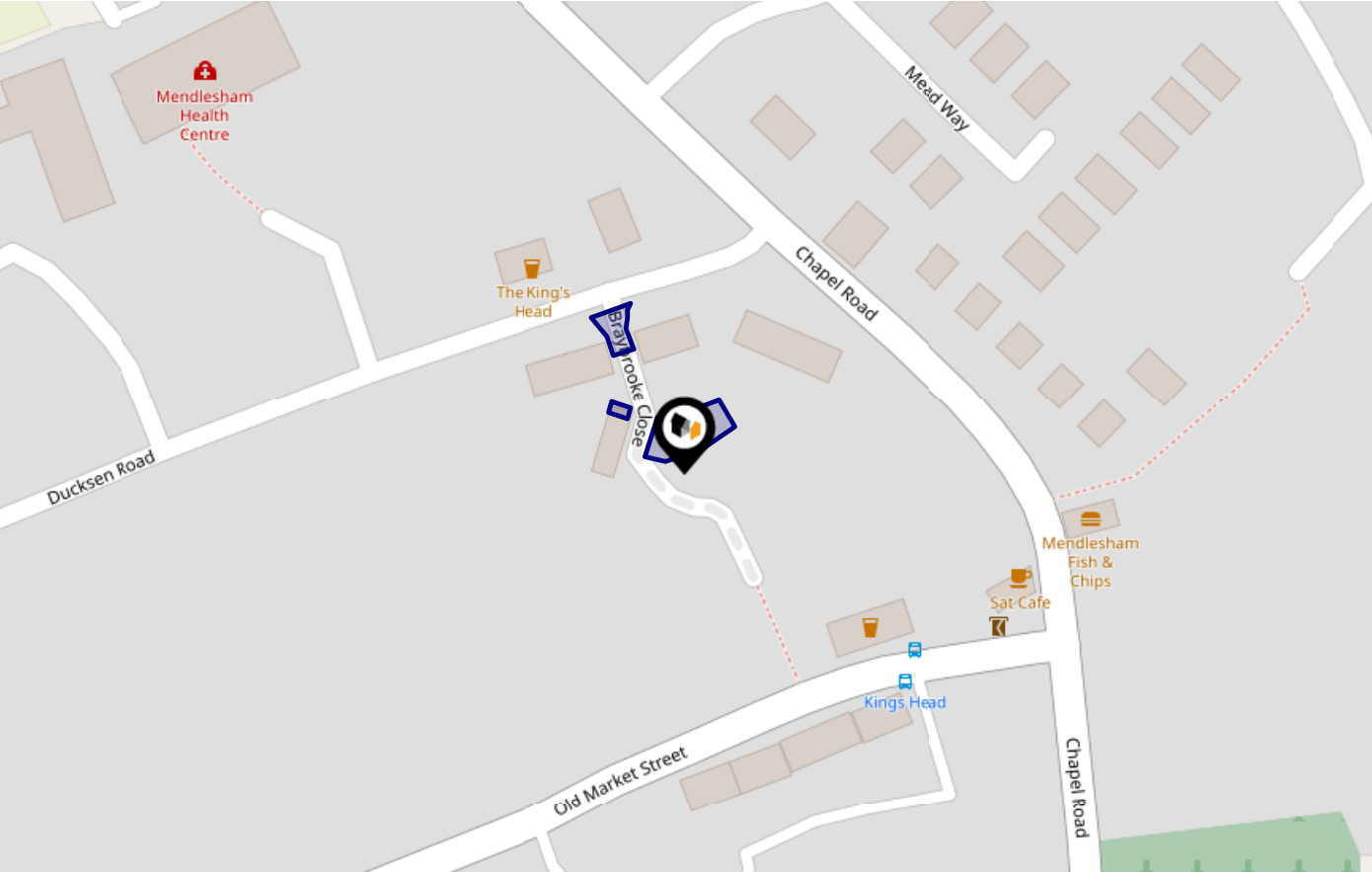■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

|  |  | 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 - Flood Risk

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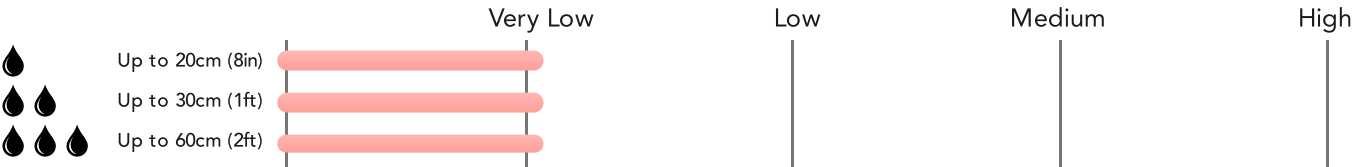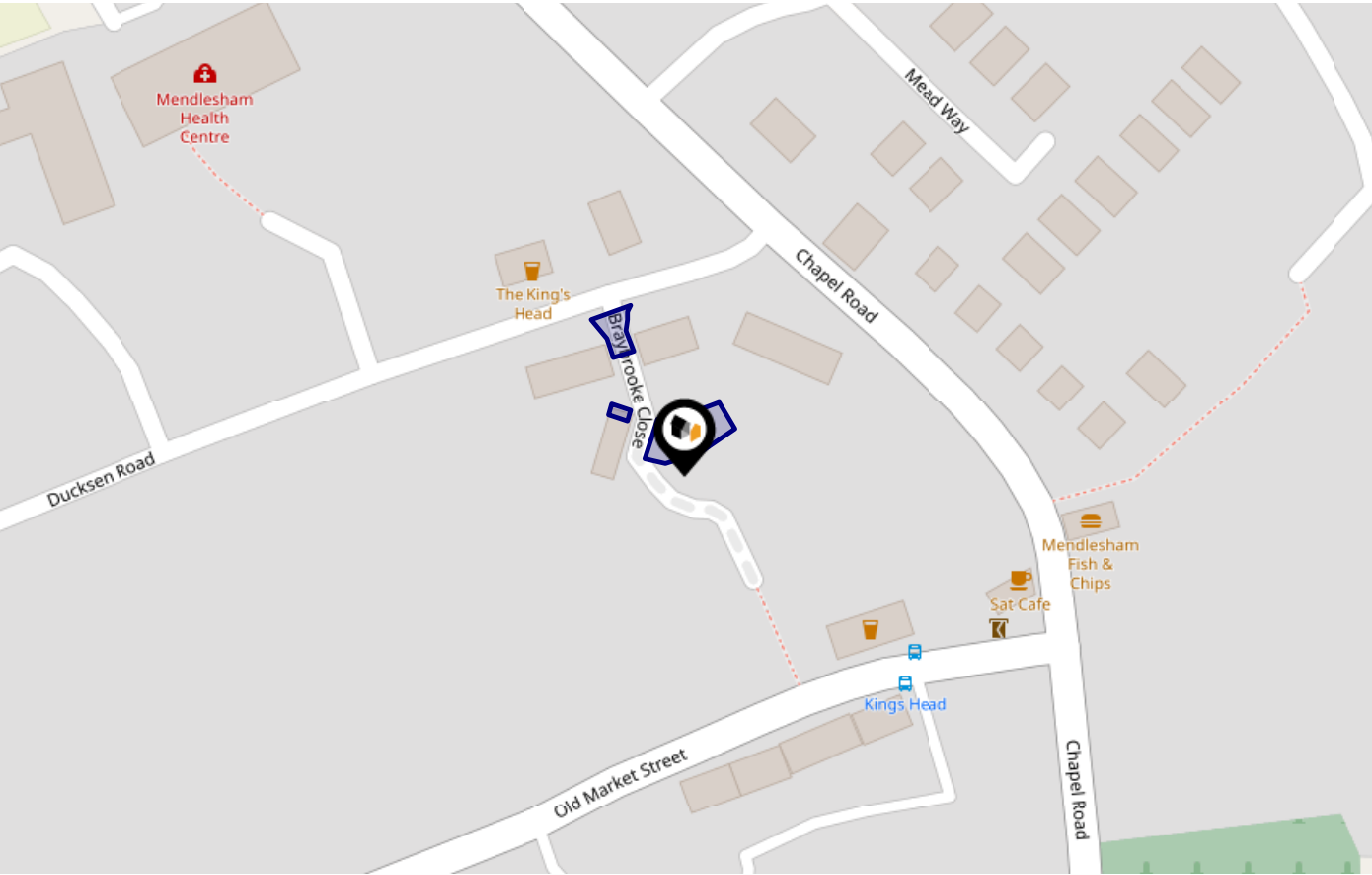


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## Rivers & Seas - Climate Change

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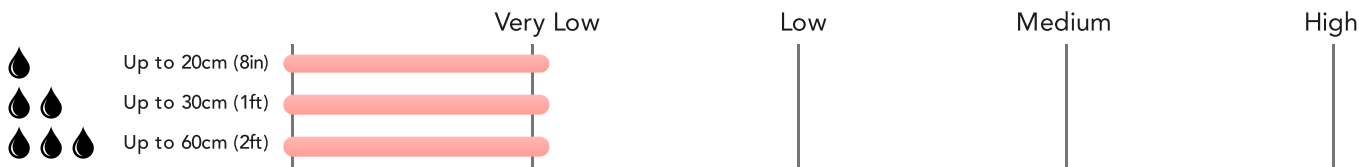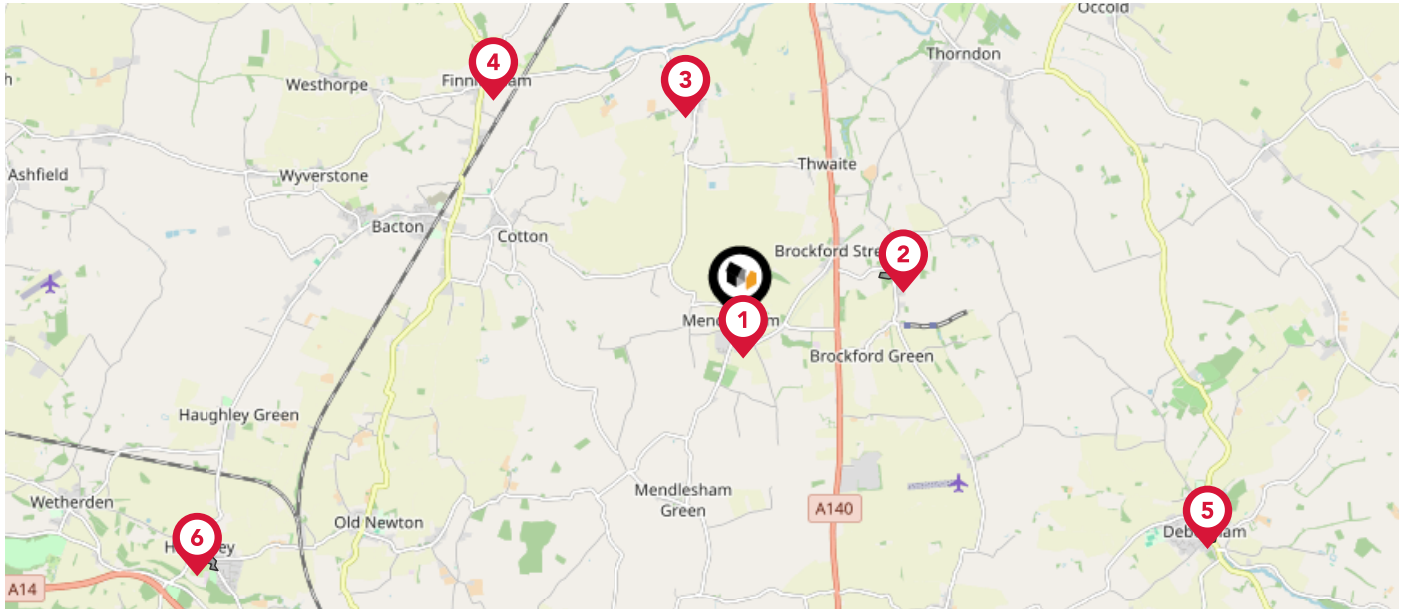


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# Maps
# Conservation Areas

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 | Mendlesham |
| 2 | Wetheringsett |
| 3 | Wickham Skeith |
| 4 | Finningham |
| 5 | Debenham |
| 6 | Haughley |

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# 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.
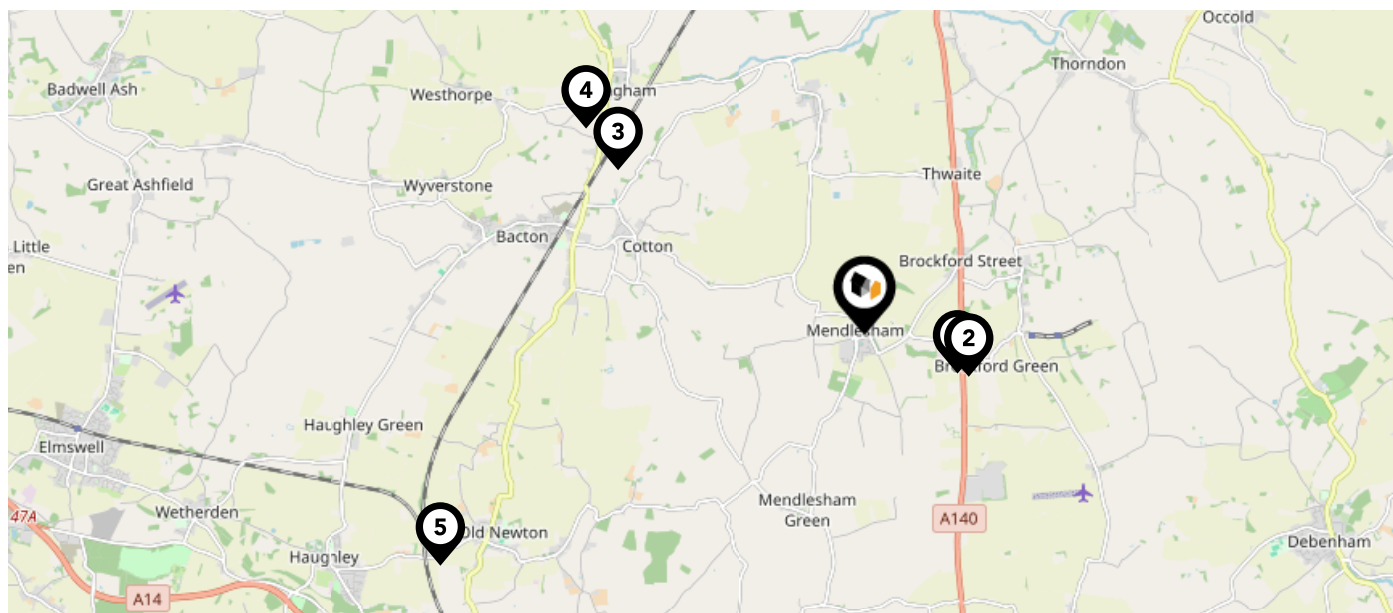


## Nearby Landfill Sites

| | | |
|---|---|---|
| **1** | Railway Cuttings-Railway Cuttings, Brockford | Historic Landfill |
| **2** | Wetheringsett-Near Stowmarket, Suffolk | Historic Landfill |
| **3** | Mill Lane-Silver End, Mill Lane, Finningham | Historic Landfill |
| **4** | The Old Forge-Westhorpe Road, Finningham, Suffolk | Historic Landfill |
| **5** | Dagworth Farm-Dagworth Farm, Old Newton | 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
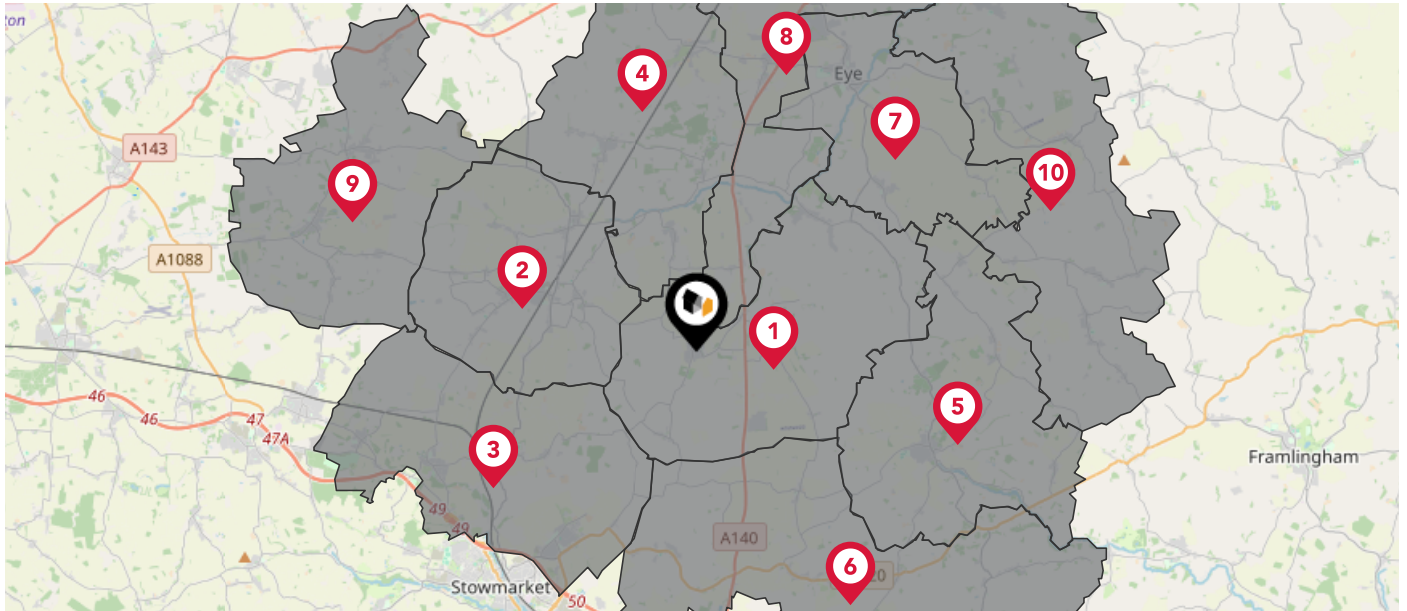


## Nearby Council Wards

| | | |
|---|---|---|
| **1** | Mendlesham Ward | |
| **2** | Bacton Ward | |
| **3** | Haughley, Stowupland & Wetherden Ward | |
| **4** | Gislingham Ward | |
| **5** | Debenham Ward | |
| **6** | Stonham Ward | |
| **7** | Eye Ward | |
| **8** | Palgrave Ward | |
| **9** | Walsham-le-Willows Ward | |
| **10** | Hoxne & Worlingworth 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).



This
Property
▼

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

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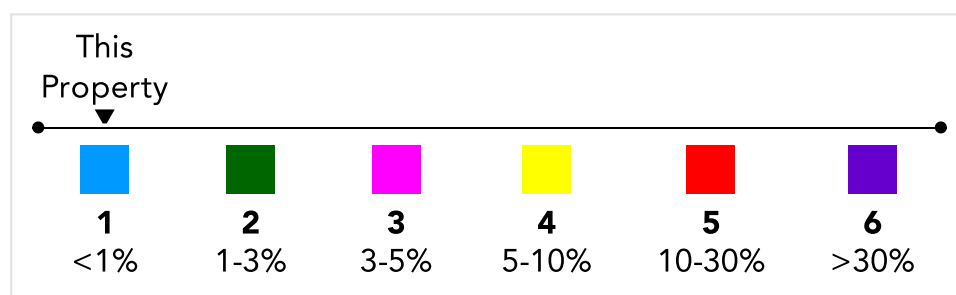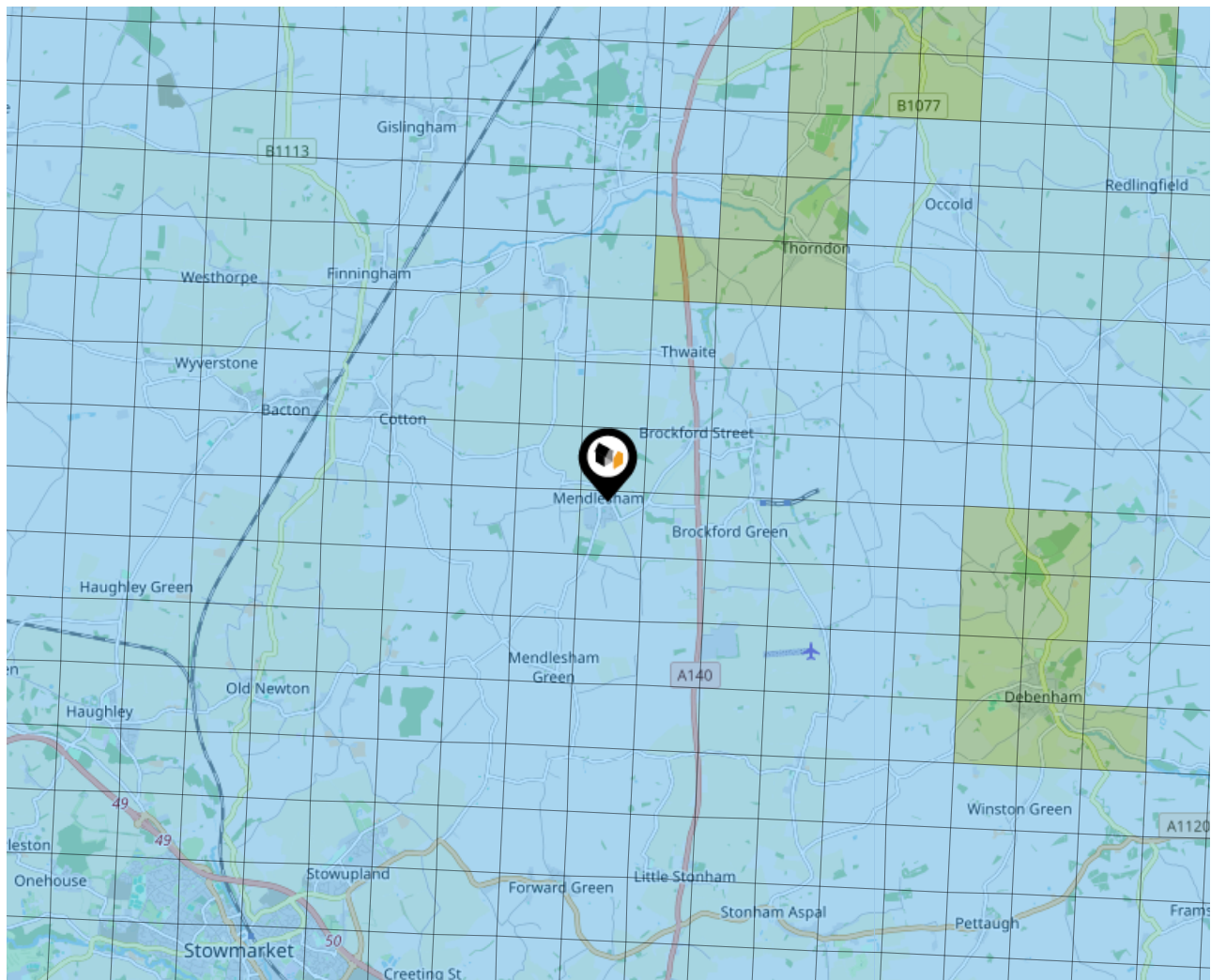
### Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|---|---|---|---|
| **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 | | |
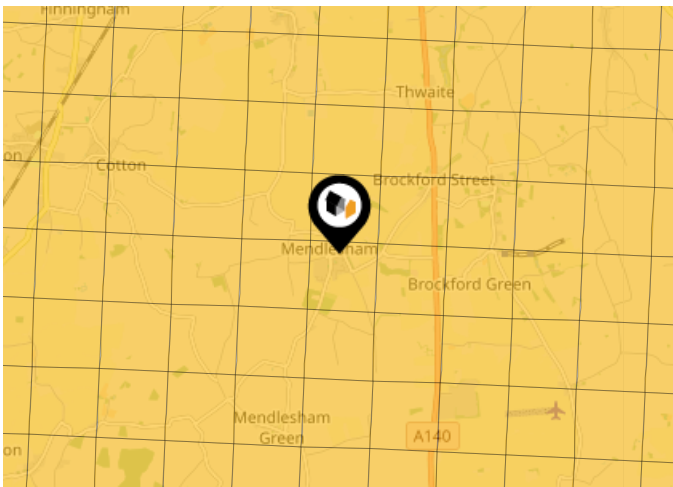


### Primary Classifications (Most Common Clay Types)

| | |
|---|---|
| **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
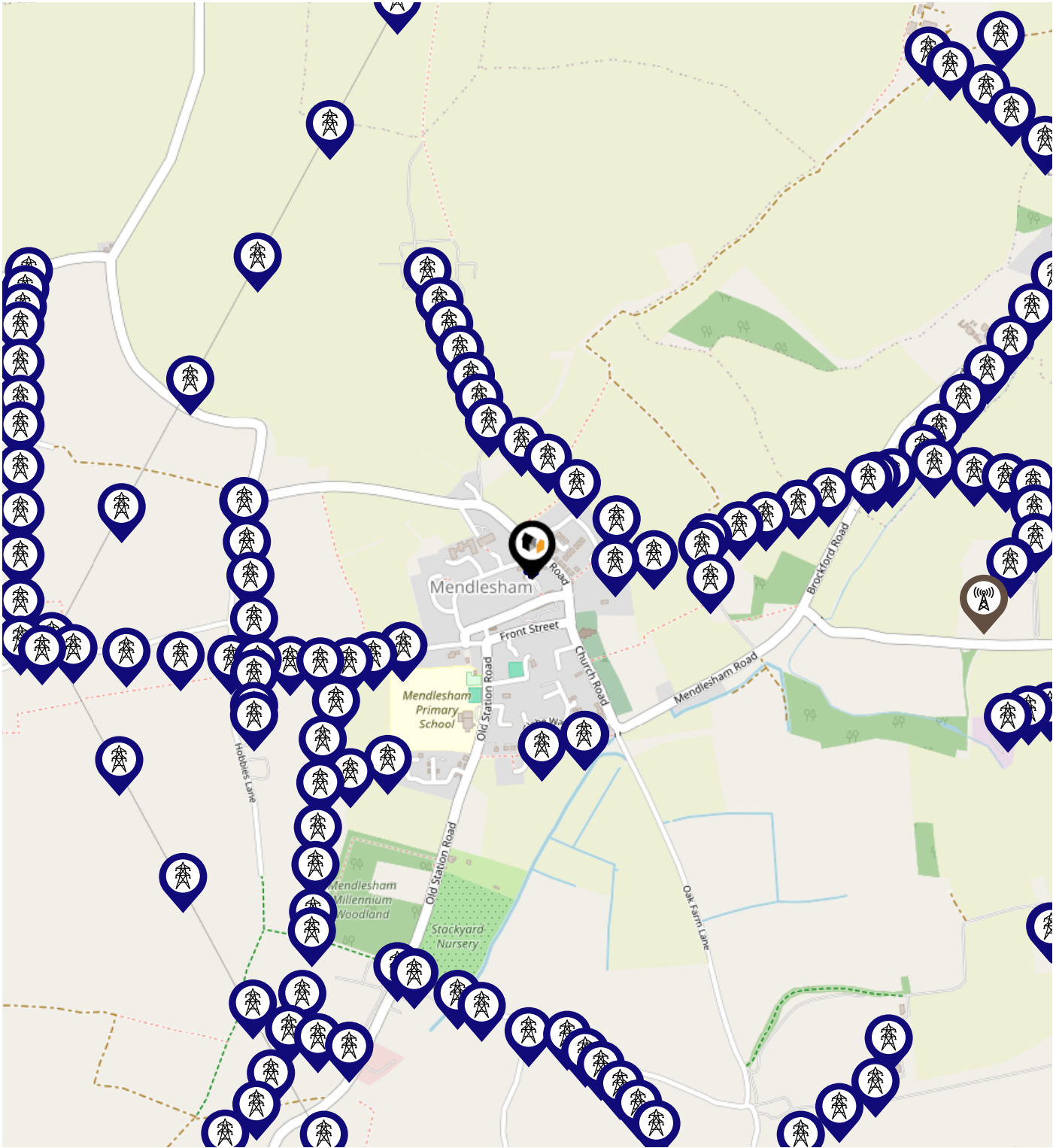


**Key:**

⚲ Power Pylons

⚲ Communication Masts

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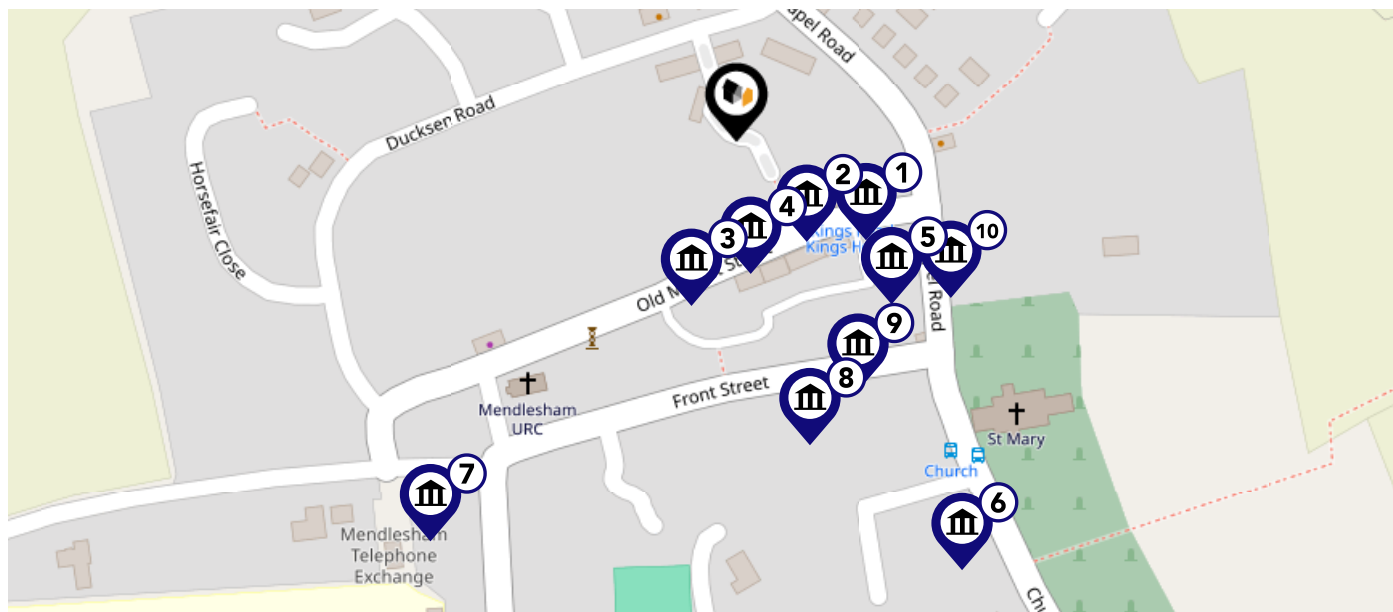


| Listed Buildings in the local district | Grade | Distance |
|---|---|---|
| 1 1180777 - Old School Room And Old School House | Grade II | 0.0 miles |
| 2 1032252 - King's Head | Grade II | 0.0 miles |
| 3 1032253 - Weald House | Grade II | 0.0 miles |
| 4 1180803 - Tudor House | Grade II | 0.0 miles |
| 5 1285409 - Lime Cottage | Grade II | 0.1 miles |
| 6 1352503 - 5, Church Road | Grade II | 0.1 miles |
| 7 1032246 - The Fleece And Number 65 | Grade II | 0.1 miles |
| 8 1352505 - Number 9 Dolphin House And Numbers 11-15 | Grade II | 0.1 miles |
| 9 1180657 - Sunnyside | Grade II | 0.1 miles |
| 10 1032283 - Church Farmhouse | Grade II | 0.1 miles |

# Maps
# Green Belt

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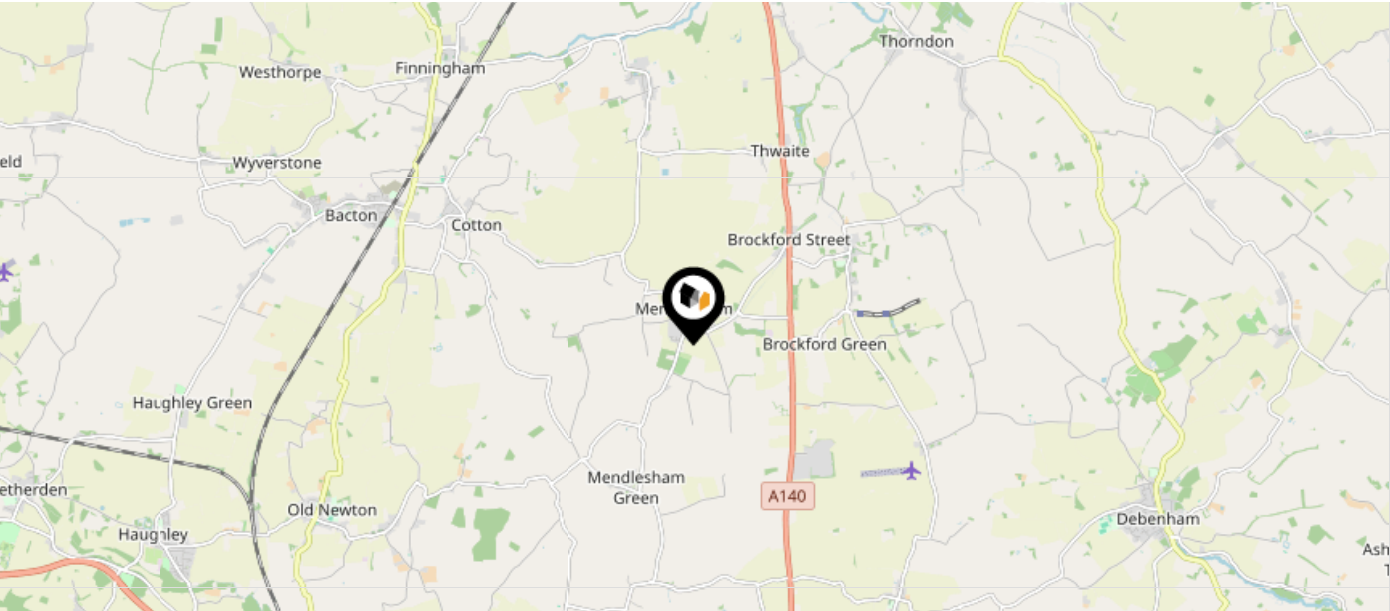


## Nearby Green Belt Land

No data available.

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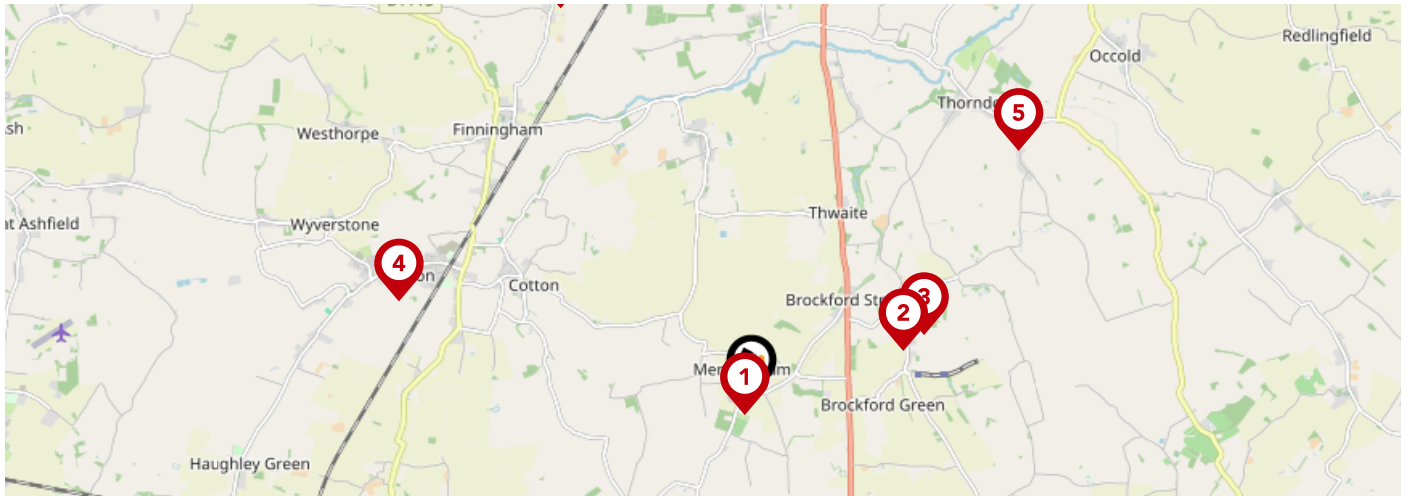
|  | Nursery | Primary | Secondary | College | Private |
|---|---|---|---|---|---|
| **1  Mendlesham Primary School**<br>Ofsted Rating: Good  \| Pupils: 118 \| Distance:0.16 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **2  Wetheringsett Church of England Primary School**<br>Ofsted Rating: Good  \| Pupils: 41  \| Distance:1.46 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **3  Wetheringsett Manor School**<br>Ofsted Rating: Good  \| Pupils: 62  \| Distance:1.68 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **4  Bacton Primary School**<br>Ofsted Rating: Good  \| Pupils: 119  \| Distance:3.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **5  Thorndon Church of England Primary School**<br>Ofsted Rating: Requires improvement  \| Pupils: 54  \| Distance:3.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **6  Old Newton Church of England Primary School**<br>Ofsted Rating: Good  \| Pupils: 83  \| Distance:3.53 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **7  Gislingham Church of England Primary School**<br>Ofsted Rating: Good  \| Pupils: 143  \| Distance:3.93 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **8  Debenham High School**<br>Ofsted Rating: Good  \| Pupils: 687  \| Distance:4.25 | ☐ | ☐ | ☑ | ☐ | ☐ |

|  | | Nursery | Primary | Secondary | College | Private |
|---|---|:---:|:---:|:---:|:---:|:---:|
| **9** | **Freeman Community Primary School**<br>Ofsted Rating: Requires improvement | Pupils: 203 | Distance:4.27 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **10** | **Stowupland High School**<br>Ofsted Rating: Requires improvement | Pupils: 1008 | Distance:4.27 | ☐ | ☐ | ☑ | ☐ | ☐ |
| **11** | **Stonham Aspal Church of England Voluntary Aided Primary School**<br>Ofsted Rating: Good | Pupils: 186 | Distance:4.38 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **12** | **Occold Primary School**<br>Ofsted Rating: Good | Pupils: 49 | Distance:4.43 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **13** | **Sir Robert Hitcham Church of England Voluntary Aided School**<br>Ofsted Rating: Good | Pupils: 160 | Distance:4.47 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **14** | **Cedars Park Community Primary School**<br>Ofsted Rating: Good | Pupils: 363 | Distance:5.14 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **15** | **Crawford's Church of England Primary School**<br>Ofsted Rating: Good | Pupils: 85 | Distance:5.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
| **16** | **Mellis Church of England Primary School**<br>Ofsted Rating: Good | Pupils: 154 | Distance:5.31 | ☐ | ☑ | ☐ | ☐ | ☐ |
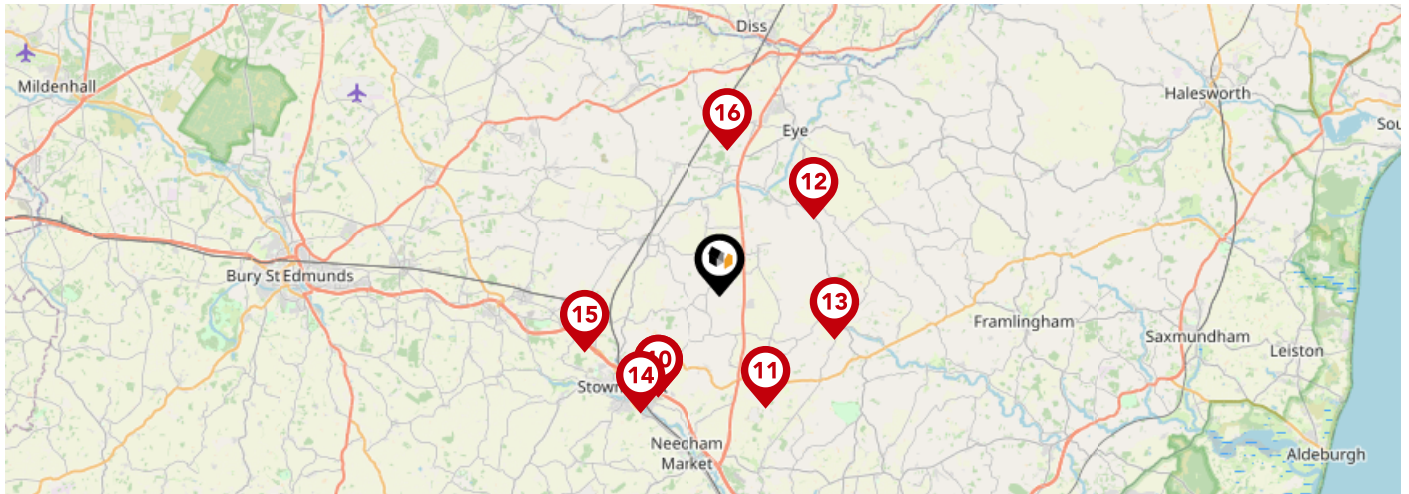
# Area
# Transport (National)
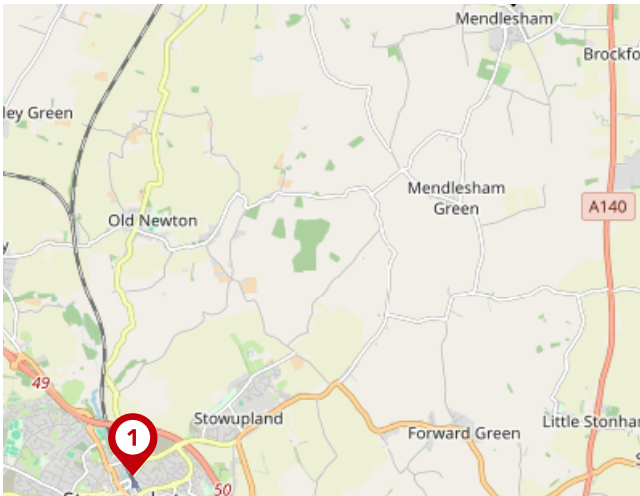


## National Rail Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Entrance1 | 5.48 miles |
| 2 | Entrance | 6.92 miles |
| 3 | Entrance | 7.18 miles |
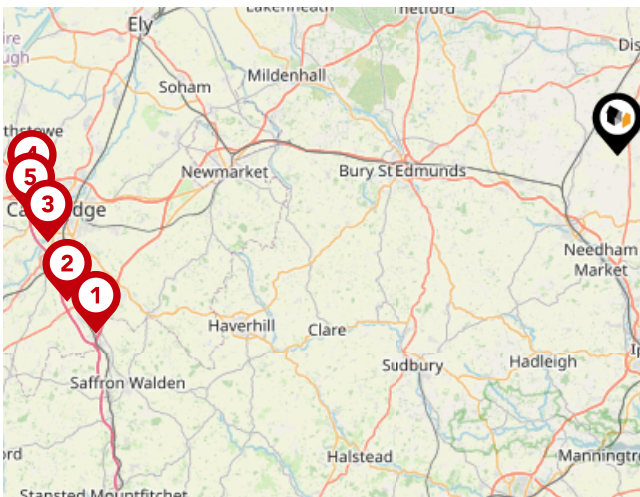


## Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|------|----------|
| 1 | M11 J9 | 40.14 miles |
| 2 | M11 J10 | 41.38 miles |
| 3 | M11 J11 | 41.93 miles |
| 4 | M11 J13 | 42.6 miles |
| 5 | M11 J12 | 42.88 miles |



## Airports/Helipads

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Norwich International Airport | 30.11 miles |
| 2 | Southend-on-Sea | 49.89 miles |
| 3 | Stansted Airport | 42.9 miles |
| 4 | Cambridge | 38.53 miles |

# Area
# **Transport (Local)**
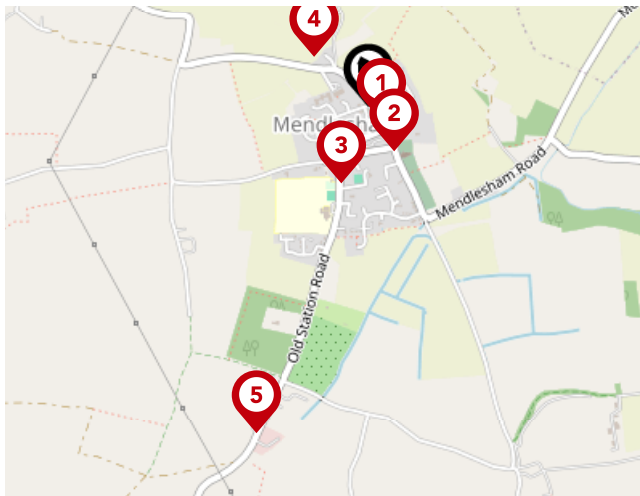


## Bus Stops/Stations

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Kings Head | 0.04 miles |
| 2 | Church | 0.12 miles |
| 3 | Community Centre | 0.18 miles |
| 4 | Health Centre | 0.17 miles |
| 5 | Denters Hill | 0.78 miles |
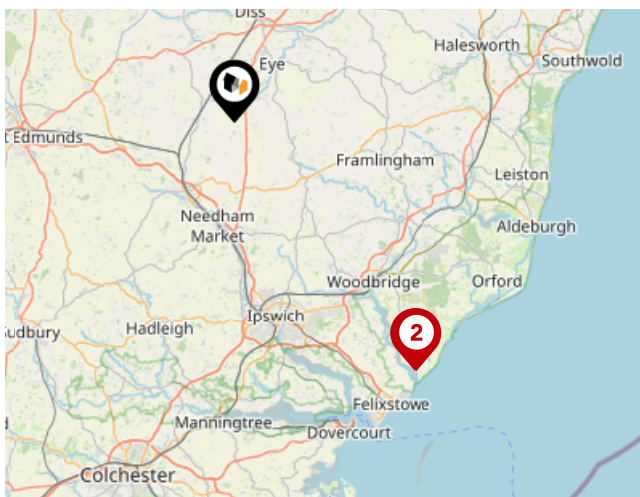


## Ferry Terminals

| Pin | Name | Distance |
|-----|------|----------|
| 1 | Felixstowe for Bawdsey Ferry Landing | 22.38 miles |
| 2 | Bawdsey Ferry Landing | 22.41 miles |

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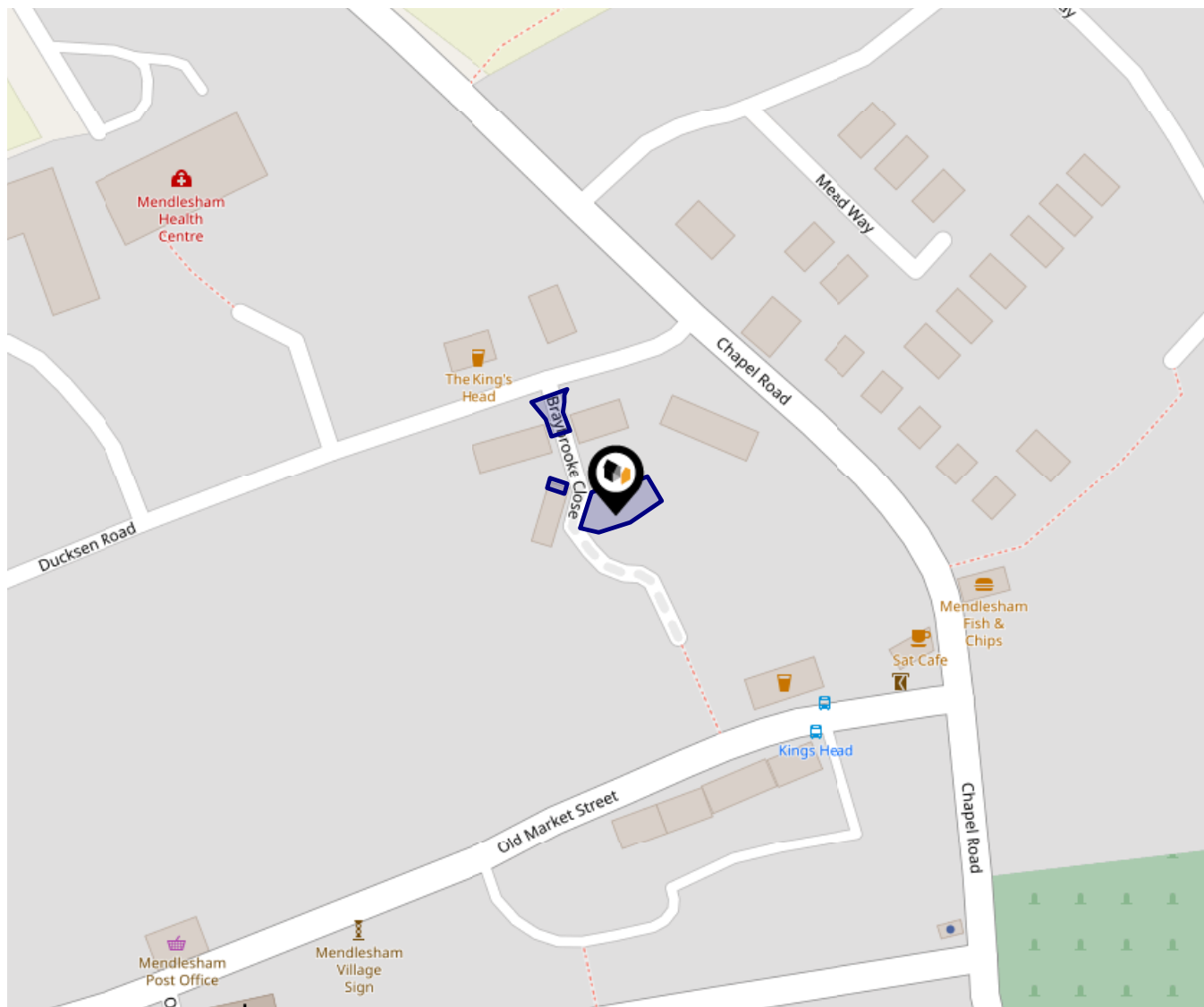
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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