

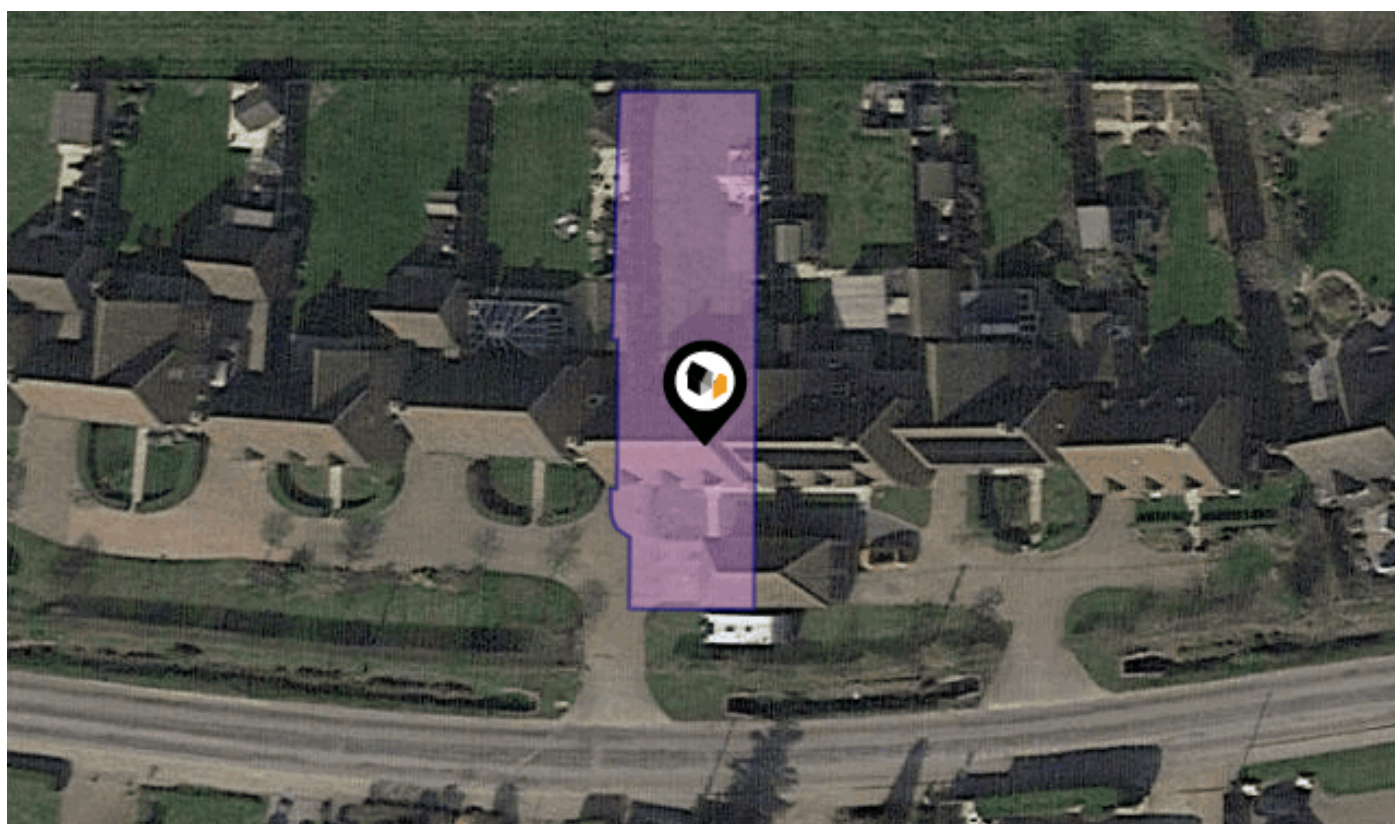


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# MIR: Material Info

The Material Information Affecting this Property

**Friday 10<sup>th</sup> January 2025**



**5 MOAT VIEW, LOWER FARM ROAD, RINGSHALL,  
STOWMARKET, IP14 2JE**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

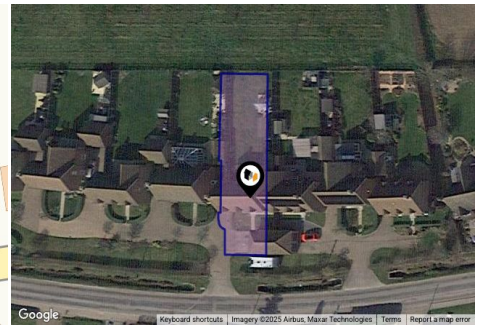
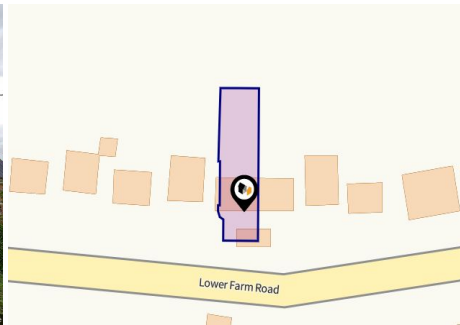
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# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	22/06/2007
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£335,000
<b>Floor Area:</b>	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£210
<b>Plot Area:</b>	0.12 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2007		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,581		
<b>Title Number:</b>	SK294928		
<b>UPRN:</b>	10012172628		

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>50</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: ***Land At Lower Farm Road Lower Farm Road Ringshall IP14 2JE***

Reference - 0434/17	
Decision:	Granted
Date:	15th February 2017
Description:	Application of approval of reserved matters following outline planning permission 3080/16 (erection of a dwelling with new vehicular access) in relation to appearance, landscaping, layout and scale of the development.

Planning records for: ***Gerbera House Lower Farm Road Ringshall Suffolk IP14 2JE***

Reference - DC/21/02279	
Decision:	Granted
Date:	16th April 2021
Description:	Full Planning Application - Change of use of agricultural land to residential garden and erection of shed and greenhouse.

Planning records for: ***7 Moat View Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/20/04138	
Decision:	Granted
Date:	23rd September 2020
Description:	Householder Planning Application - Replacement of conservatory roof.

Planning records for: ***The Maples Lower Farm Road Ringshall Ipswich IP14 2JE***

Reference - 0048/90/OL	
Decision:	Granted
Date:	21st February 1990
Description:	ERECTION OF DWELLING AND GARAGE WITH SEPTIC TANK DRAINAGE AND NEW VEHICULAR ACCESS.

Planning records for: ***Land On The South Side Of Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/20/00267	
Decision:	Granted
Date:	22nd January 2020
Description:	Application under S73 for removal or variation of conditions following grant of planning permission DC/19/04954 dated 19/12/2019 (Submission of details under DC/18/05632. Reserved Matters Application) Appearance, Landscaping, Layout and Scale for the erection of 2no dwellings to be considered) Conditions 2 (Approved Plans and Documents),4 (Highways/Visibilty Splay), 5 (Highways/Parking and Turning)

Planning records for: ***Smithfields Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/24/01771	
Decision:	Withdrawn
Date:	15th April 2024
Description:	Householder Application - Construction of extended permeable paved driveway and dropped kerb

Reference - DC/24/1390/FUL	
Decision:	Awaiting decision
Date:	15th April 2024
Description:	Retrospective Application - Remove garage door at the front. Brick up the existing front garage door (off the existing concrete floor) using matching red bricks and blockwork on the internal leaf. Install 1 x electrical box for the proposed electric meter. Brick up the existing side window/door opening using matching red bricks and blockwork on the internal leaf. Install a new Anthracite (Grey) UPVC half glazed A rated personnel door and reinstate the existing window in new location at front of the garage.

Planning records for: ***Vanbrugh Cottage Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - 0625/93/	
Decision:	Granted
Date:	27th July 1993
Description:	REMOVE EXISTING BARN/GARAGE. REPLACE WITH DOUBLE GARAGE WITH HOBBIES ROOM ABOVE UNDER MANSARD ROOF.

Planning records for: ***Vanbrugh Cottage Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/18/03642	
Decision:	Granted
Date:	12th August 2018
Description:	Householder Planning Application - Erection of single storey extension and removal of two rear facing windows and replace with single velux window in original roof (amended scheme to that approved under DC/18/00628) .

Planning records for: ***Gardeners Rest Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - 0568/00	
Decision:	Granted
Date:	30th May 2000
Description:	ERECTION OF TWO STOREY REAR EXTENSION AND CONSERVATORY. (REVISED SCHEME TO THAT PREVIOUSLY PERMITTED UNDER PLANNING PERMISSION REF. 114/00)

Planning records for: ***Rondo Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/20/05427	
Decision:	Refused
Date:	30th November 2020
Description:	Householder Planning Application - Erection of porch, application of timber cladding to front and side elevations and insertion of roof window to east elevation and conversion of garage to additional living accommodation.

Reference - DC/21/02136	
Decision:	Granted
Date:	09th April 2021
Description:	Application for Non Material Amendment relating to DC/21/00876 - To enable change to wording of Condition 3 to approved application (Highways Provision of Parking).

Planning records for: ***Rondo Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/21/00876	
Decision:	Granted
Date:	15th February 2021
Description:	Householder Planning Application - Erection of porch, installation of timber cladding to front and side elevations, insertion of roof window to east elevation and conversion of garage to additional living accommodation.

Planning records for: ***Coromandel Lower Farm Road Ringshall Stowmarket Suffolk IP14 2JE***

Reference - DC/22/05454	
Decision:	Withdrawn
Date:	02nd November 2022
Description:	Householder Application - Erection of detached single storey two bay cartlodge.

Reference - DC/24/02665	
Decision:	Refused
Date:	12th June 2024
Description:	Householder Application - Erection of a 4 bay cartlodge (retention of)

Reference - DC/23/00232	
Decision:	Refused
Date:	17th January 2023
Description:	Householder Planning Application - Erection of detached two-bay cartlodge (amended scheme to withdrawn application DC/22/05454)

Planning records for: *Langdale Lower Farm Road Ringshall IP14 2JE*

Reference - 2213/16	
Decision:	Granted
Date:	13th May 2016
Description:	Erection of single storey rear extension following demolition of existing conservatory.

# Property EPC - Certificate

5 Moat View, Lower Farm Road, Ringshall, IP14 2JE

Energy rating

**C**

Valid until 13.09.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		99   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	76   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

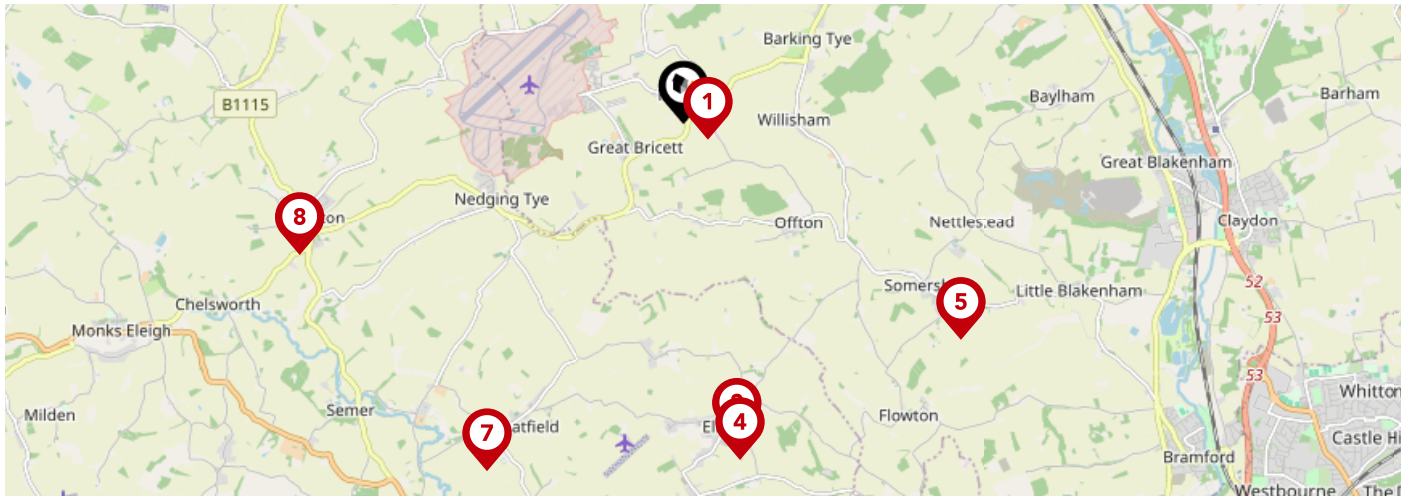


# Property EPC - Additional Data



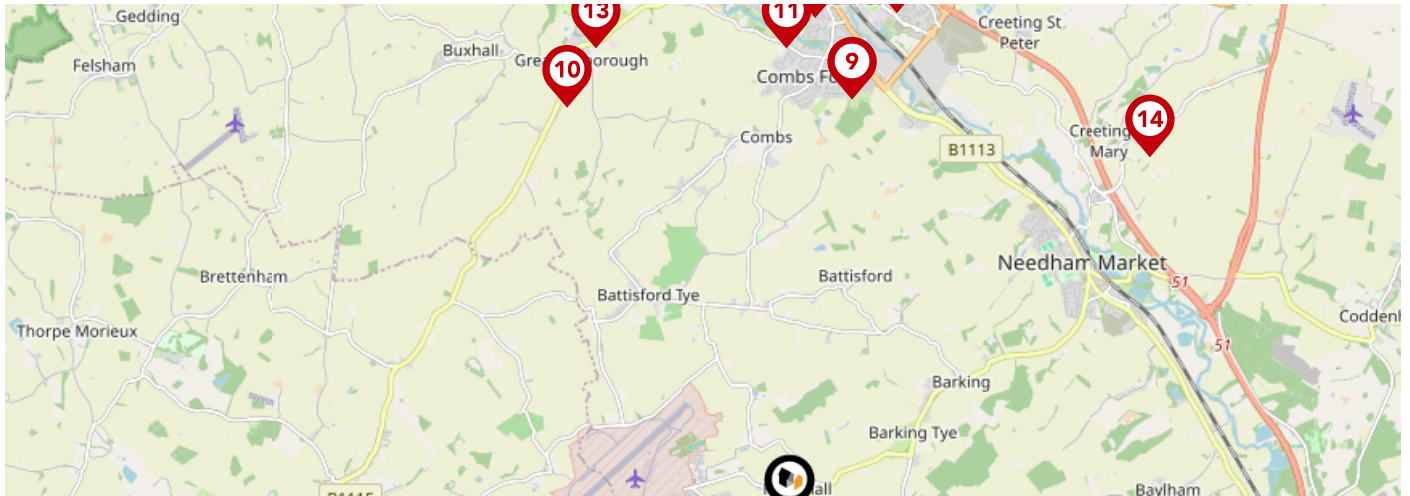
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<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>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	148 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ringshall School</b> Ofsted Rating: Good   Pupils: 111   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Elmsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 57   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bosmere Community Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Acorn Cottage The Lodge</b> Ofsted Rating: Good   Pupils:0   Distance:3.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Somersham Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Whatfield Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 40   Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bildeston Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

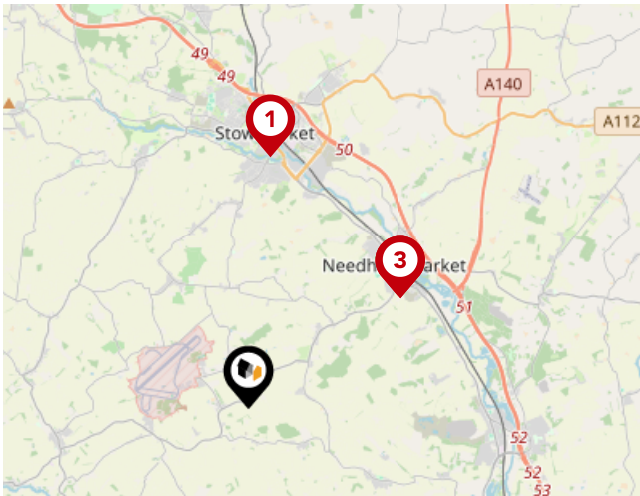
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Great Finborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:4.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:4.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Finborough School</b> Ofsted Rating: Not Rated   Pupils: 659   Distance:4.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Creting St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:4.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

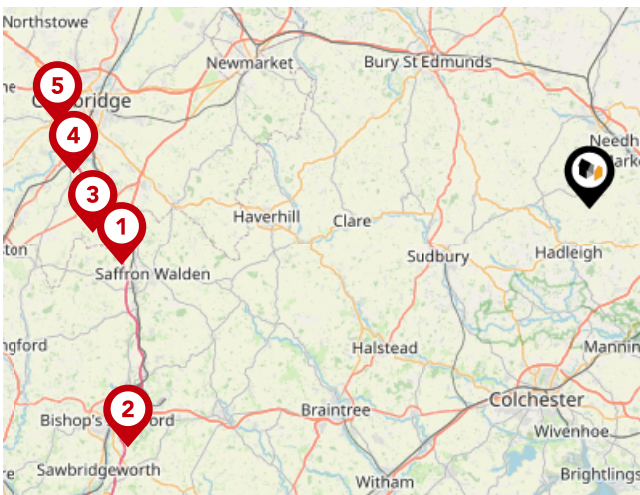
# Area

## Transport (National)



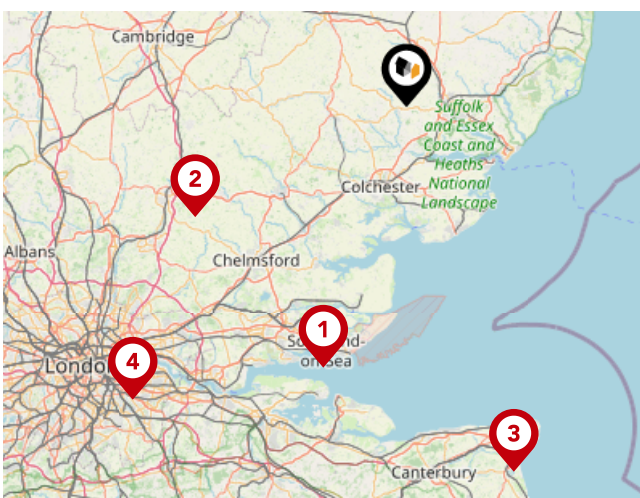
### National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	4.6 miles
2	Entrance	3.42 miles
3	Needham Market Rail Station	3.42 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.42 miles
2	M11 J8	37.96 miles
3	M11 J10	36.24 miles
4	M11 J11	37.73 miles
5	M11 J13	39.19 miles

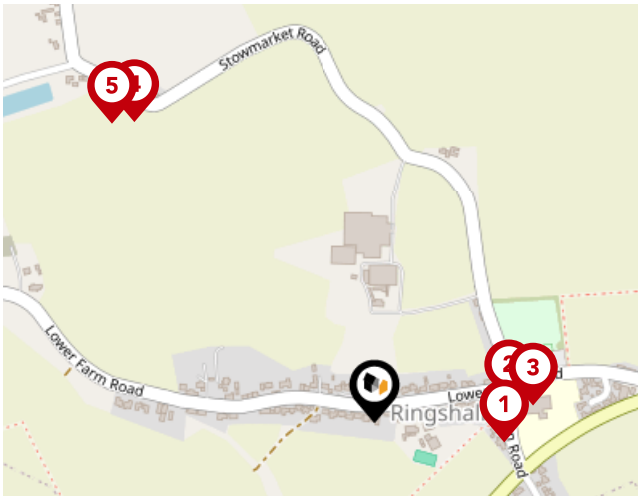


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	40.26 miles
2	Stansted Airport	34.96 miles
3	Manston	55.99 miles
4	Silvertown	58.79 miles

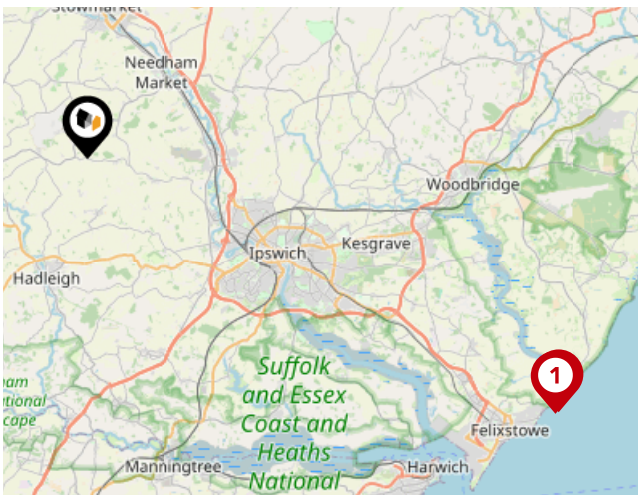
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.15 miles
2	Phone Box	0.16 miles
3	Village Hall	0.18 miles
4	Bakers Corner	0.44 miles
5	Bakers Corner	0.45 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	19.41 miles
2	Bawdsey Ferry Landing	19.52 miles



# ML Property Data Quality

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