

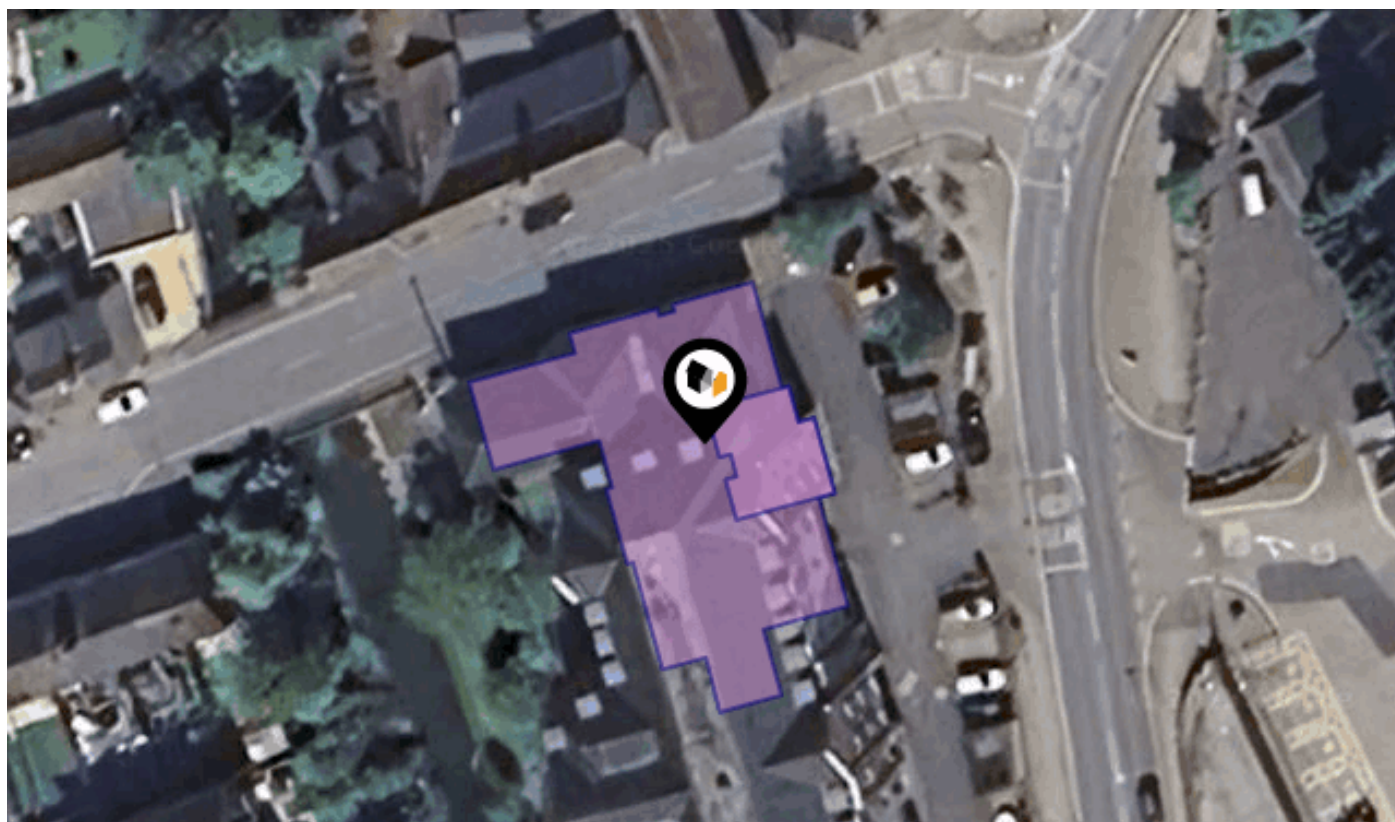


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MIR: Material Info

The Material Information Affecting this Property

Friday 24th January 2025



**6 PICKEREL COURT, STATION ROAD EAST, STOWMARKET,
IP14 1PE**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

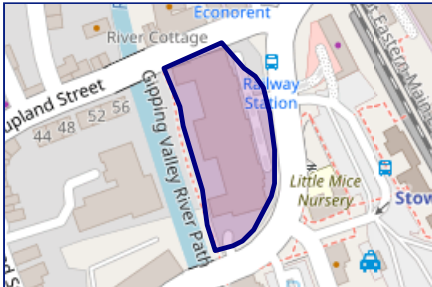
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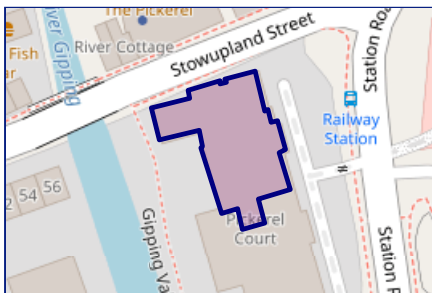
Property Multiple Title Plans

Freehold Title Plan



SK97088

Leasehold Title Plan



SK341186

Start Date: 02/08/2012
End Date: 01/01/2135
Lease Term: 125 years commencing 01 January 2010
Term Remaining: 110 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	03/08/2012
Bedrooms:	2	Last Sold Price:	£75,000
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft²:	£118
Plot Area:	0.16 acres	Tenure:	Leasehold
Year Built :	2012	Start Date:	02/08/2012
Council Tax :	Band B	End Date:	01/01/2135
Annual Estimate:	£1,642	Lease Term:	125 years commencing 01 January 2010
Title Number:	SK341186	Term Remaining:	110 years
UPRN:	10023992279		

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	High
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

6 Pickerel Court, Station Road East, IP14 1PE

Energy rating

B

Valid until 30.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

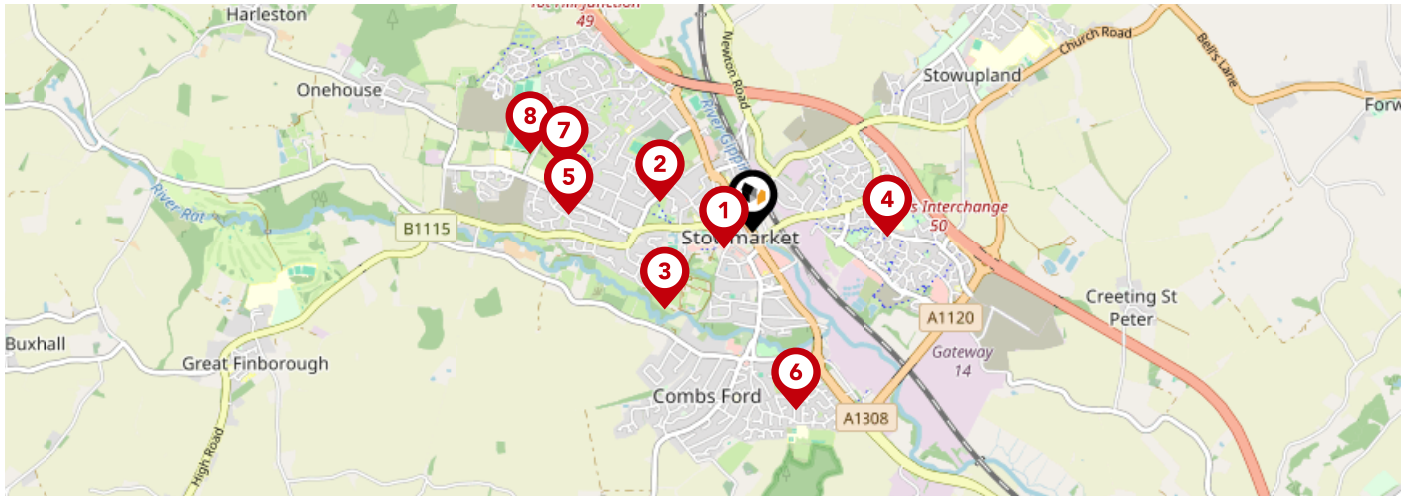
Property

EPC - Additional Data

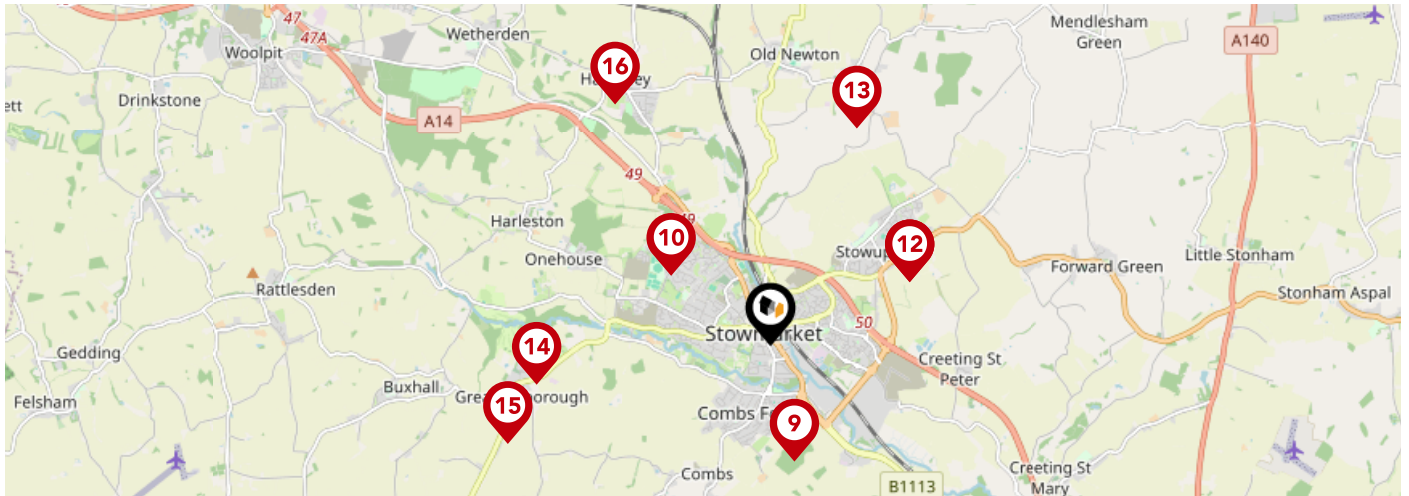
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	59 m ²

Area Schools



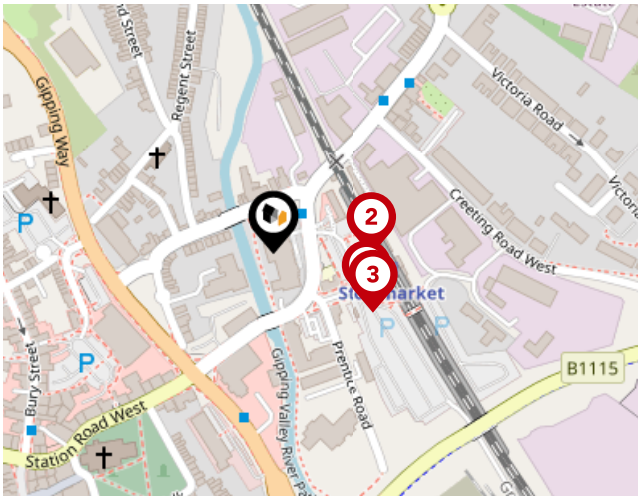
		Nursery	Primary	Secondary	College	Private
1	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

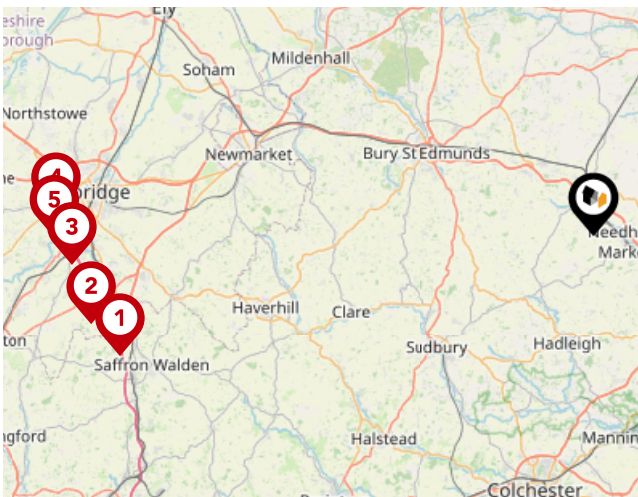
Area

Transport (National)



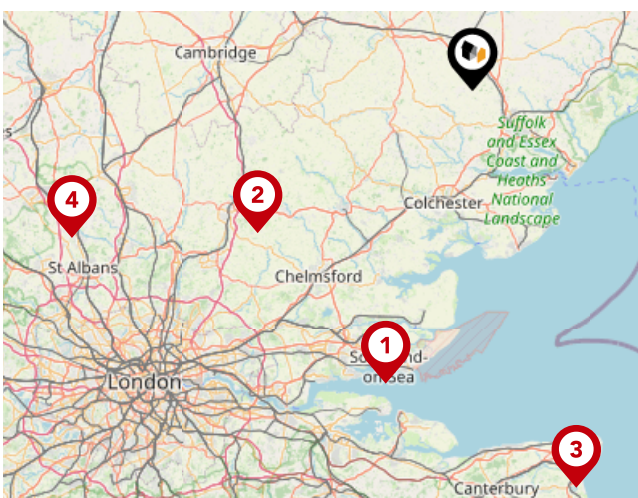
National Rail Stations

Pin	Name	Distance
1	Entrance1	0.06 miles
2	Entrance2	0.06 miles
3	Stowmarket Rail Station	0.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.59 miles
2	M11 J10	37.08 miles
3	M11 J11	38.03 miles
4	M11 J13	39.07 miles
5	M11 J12	39.19 miles

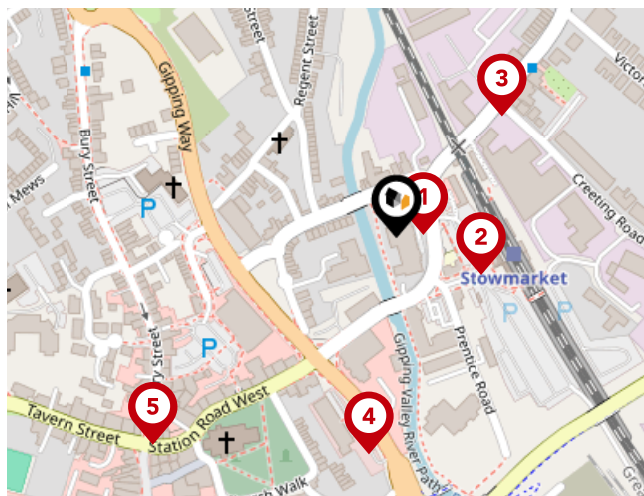


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	44.78 miles
2	Stansted Airport	37.6 miles
3	Manston	60.33 miles
4	Luton Airport	62.31 miles

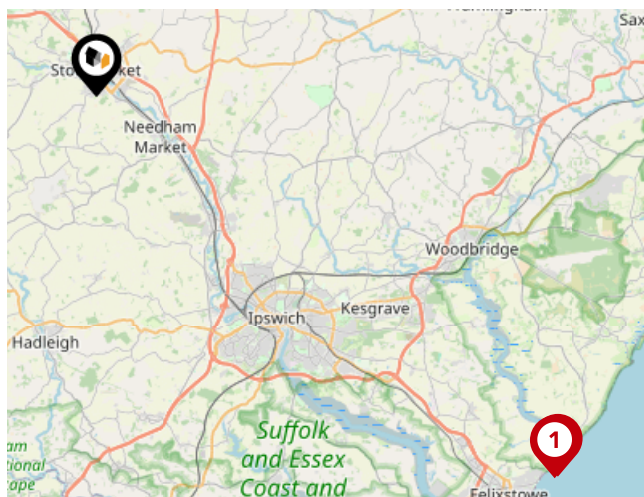
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Railway Station	0.02 miles
2	Railway Station	0.05 miles
3	The Little Wellington	0.09 miles
4	Barnards	0.12 miles
5	Station Road West	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.7 miles
2	Bawdsey Ferry Landing	21.78 miles

ML Property Data Quality

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