

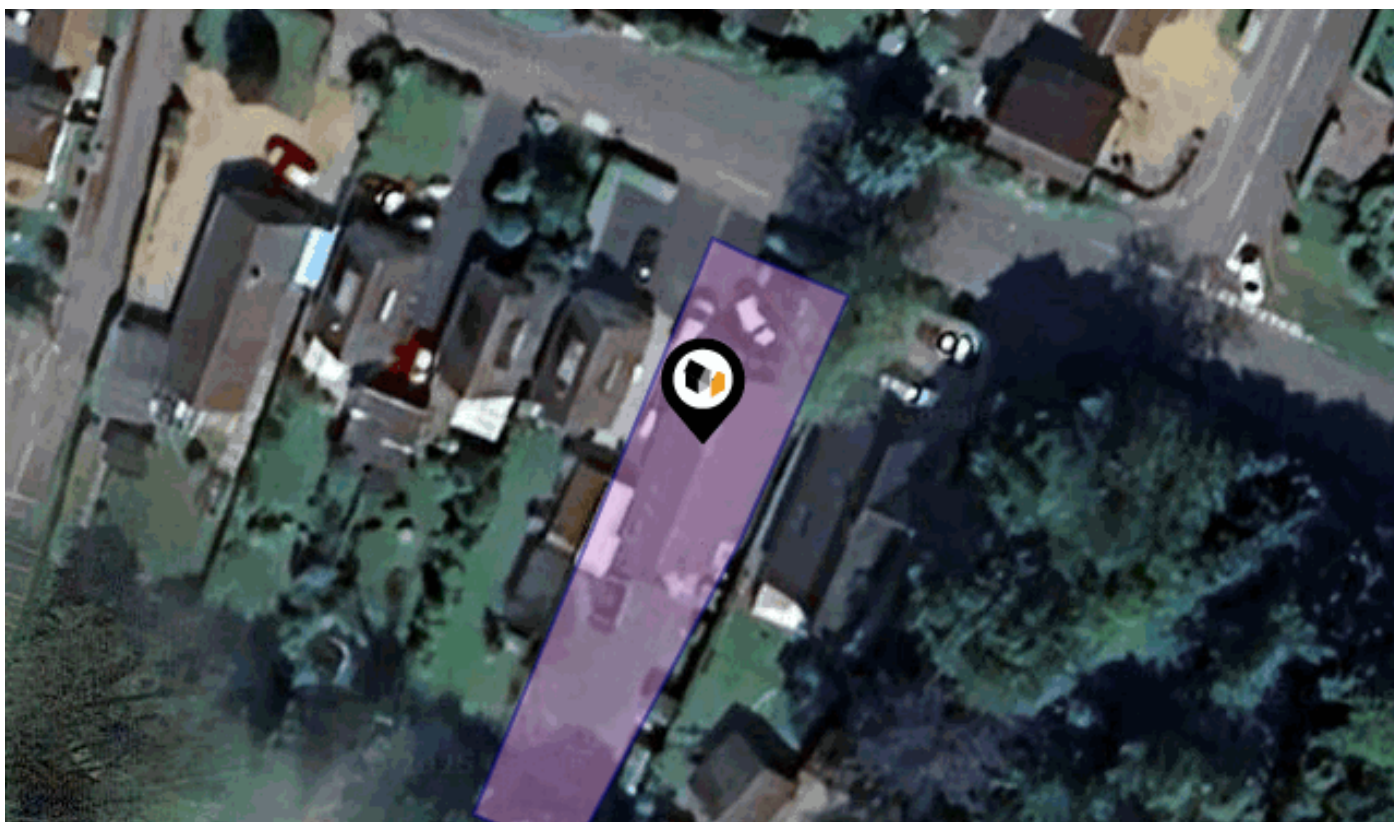


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MIR: Material Info

The Material Information Affecting this Property

Friday 24th January 2025



**1 THE WALKS, OLD BURY ROAD, STANTON, BURY ST.
EDMUNDS, IP31 2BX**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

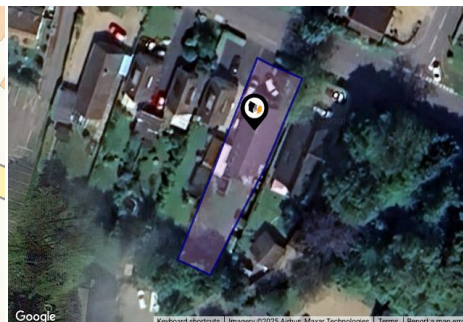
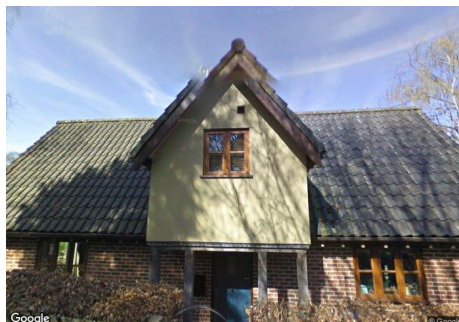
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Property Overview



Property

Type:	Detached	Last Sold Date:	21/09/2018
Bedrooms:	3	Last Sold Price:	£250,000
Floor Area:	1,442 ft ² / 134 m ²	Last Sold £/ft ² :	£322
Plot Area:	0.14 acres	Tenure:	Freehold
Year Built :	1998		
Council Tax :	Band C		
Annual Estimate:	£1,902		
Title Number:	SK1322		
UPRN:	10009746729		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	55 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 The Walks Old Bury Road Stanton IP31 2BX**

Reference - DC/17/1876/HH	
Decision:	Decided
Date:	08th September 2017
Description:	Householder Planning Application - Conservatory to rear following demolition of existing conservatory.

Planning records for: **Sucrerie Old Bury Road Stanton Bury St Edmunds Suffolk IP31 2BX**

Reference - SE/13/0758/OUT	
Decision:	Decided
Date:	05th September 2013
Description:	Outline Planning Application - Erection of (i) 3no dwellings including cart lodges, new parking and access and (ii) new cart lodge and access for Sucrerie

Reference - DC/13/0833/FUL	
Decision:	Decided
Date:	09th December 2013
Description:	Planning Application - 2 no. new dwellings with associated access (i) provision of access to existing dwelling (Sucrerie, Old Bury Road) as amended by plans received on 9.01.2014 and 15.01.2014.

Planning records for: **Land At Mill House And Mill Cottage Old Bury Road Stanton Suffolk IP31 2BX**

Reference - DC/24/0259/HH	
Decision:	Decided
Date:	19th February 2024
Description:	Householder planning application - three bay cart lodge with access

Planning records for: **Land At Mill House And Mill Cottage Old Bury Road Stanton Suffolk IP31 2BX**

Reference - DC/24/0260/HH	
Decision:	Pending Decision
Date:	19th February 2024
Description:	Householder planning application - construction of a glazed link between dwelling and annexe

Planning records for: **Mill House Old Bury Road Stanton IP31 2BX**

Reference - DC/16/1638/HH	
Decision:	Decided
Date:	16th August 2016
Description:	Householder Planning Application - Retention of 1.8 metre high fence

Planning records for: **The Old Rectory Old Rectory Gardens Stanton Suffolk IP31 2BX**

Reference - DC/23/0591/TPO	
Decision:	Decided
Date:	13th April 2023
Description:	TPO 078 (1966) tree preservation order- a. 30 conifers (G1 on plan within A1 on order) height reduction by up to five metres b. 13 conifers (G3 on plan within A1 on order) height reduction to four metres above ground level c. 11 conifers (G2 on plan within A1 on order) fell d. one Cherry (T4 on plan within A1 on order) remove split out limb back to parent stem e. one Eucalyptus (T5 on plan within A1 on order) reduce back limbs to give clearance on BT cables

Reference - DC/18/1427/TPO	
Decision:	Decided
Date:	13th August 2018
Description:	TPO078(1966) and TPO142(1990) - Tree Preservation Order - (i) 1no. Beech (A1 on order) - reduce large over extended limb by up to 1.5 metres; (ii) Conifer hedge (A1 on order) - fell; (iii) 1no. Eucalyptus, 1no. Copper Beech, 1no. Sycamore and 1no. Beech (G2 and A1 on order) - lift crown to 5.4 metres and pull back limbs by up to 0.5 metres growing towards houses







1 THE WALKS, OLD BURY ROAD, STANTON, BURY ST. EDMUNDS, IP31 2BX



Property
EPC - Certificate

1 The Walks, Old Bury Road, Stanton, IP31 2BX		Energy rating D	
Valid until 16.09.2034		Certificate number 0350-2096-1410-2994-2161	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

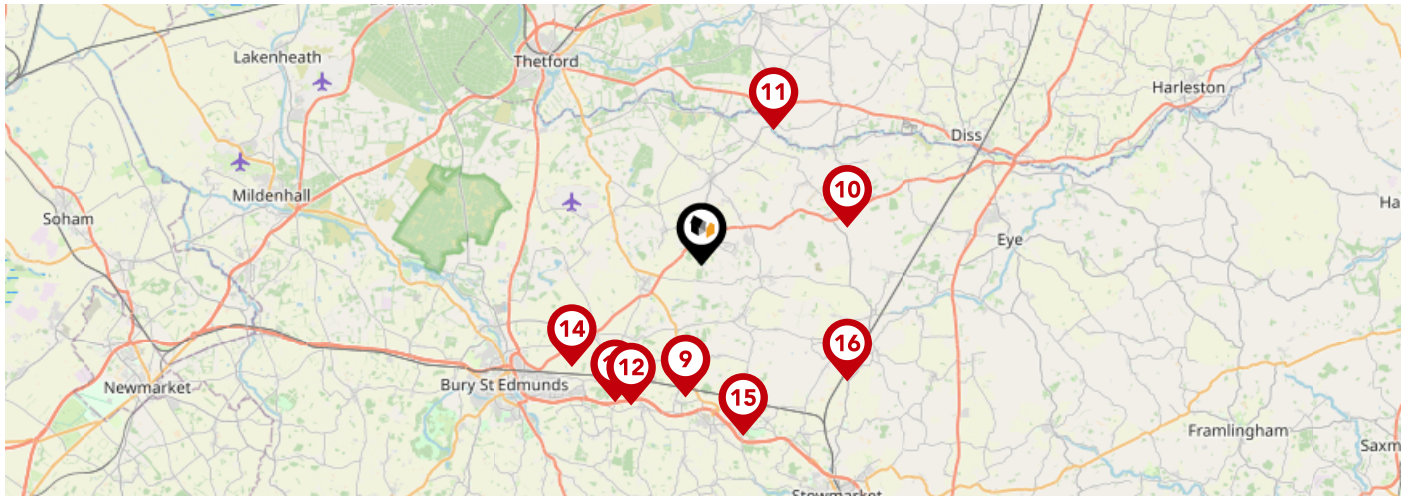
EPC - Additional Data









Additional EPC Data

Property Type:	Bungalow
Build Form:	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 installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	134 m ²



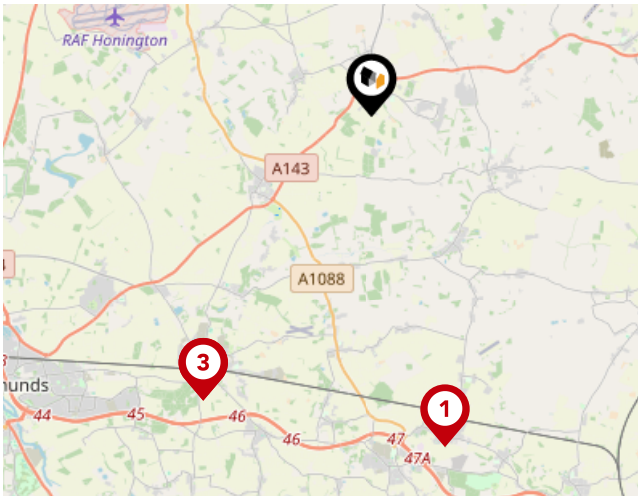
		Nursery	Primary	Secondary	College	Private
1	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:4.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:5.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurston Church of England Primary Academy Ofsted Rating: Good Pupils: 320 Distance:5.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thurston Community College Ofsted Rating: Good Pupils: 1499 Distance:5.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Barton Church of England Primary Academy Ofsted Rating: Good Pupils: 200 Distance:5.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:6.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:6.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

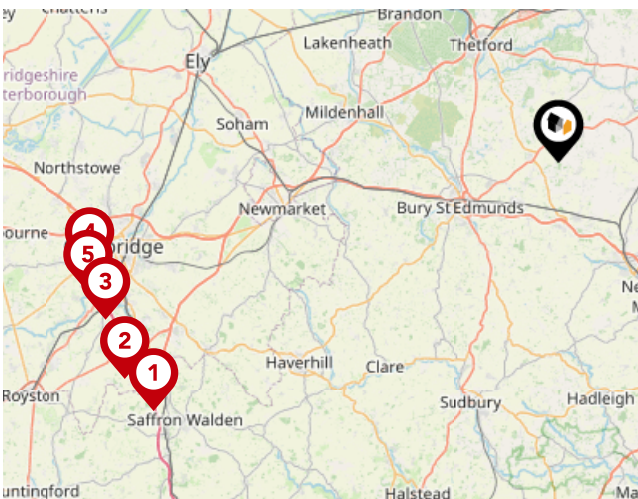
Area

Transport (National)



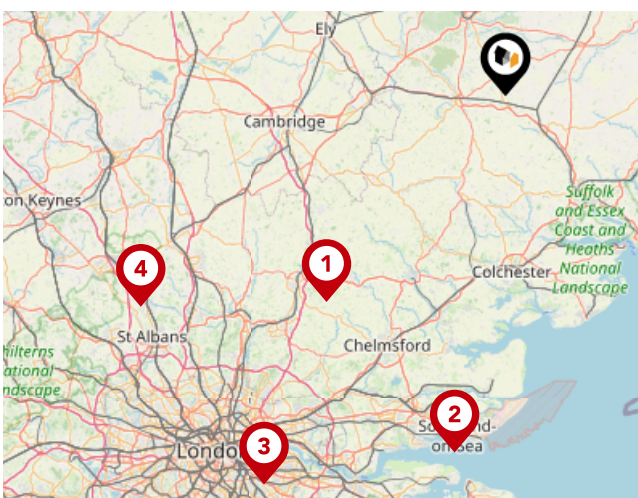
National Rail Stations

Pin	Name	Distance
1	Elmswell Rail Station	6.12 miles
2	Entrance	5.99 miles
3	Thurston Rail Station	5.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.53 miles
2	M11 J10	35.16 miles
3	M11 J11	34.84 miles
4	M11 J13	34.88 miles
5	M11 J12	35.4 miles

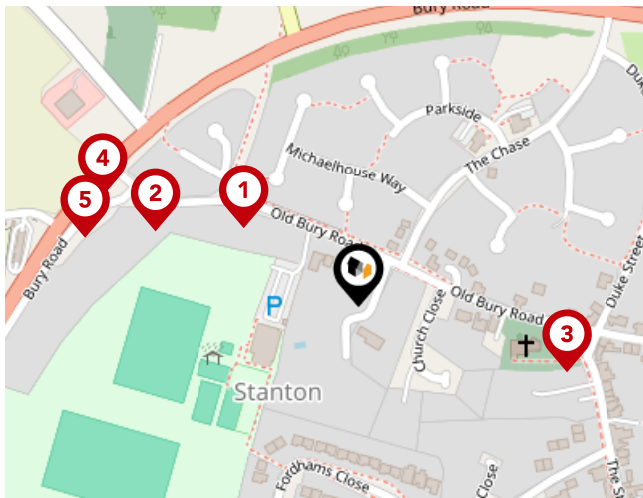


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	39.95 miles
2	Southend-on-Sea	52.8 miles
3	Silvertown	66.95 miles
4	Luton Airport	61.63 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Jacobs Close	0.08 miles
2	Jacobs Close	0.12 miles
3	Memorial	0.12 miles
4	Coach Stop	0.16 miles
5	Coach Stop	0.16 miles

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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