

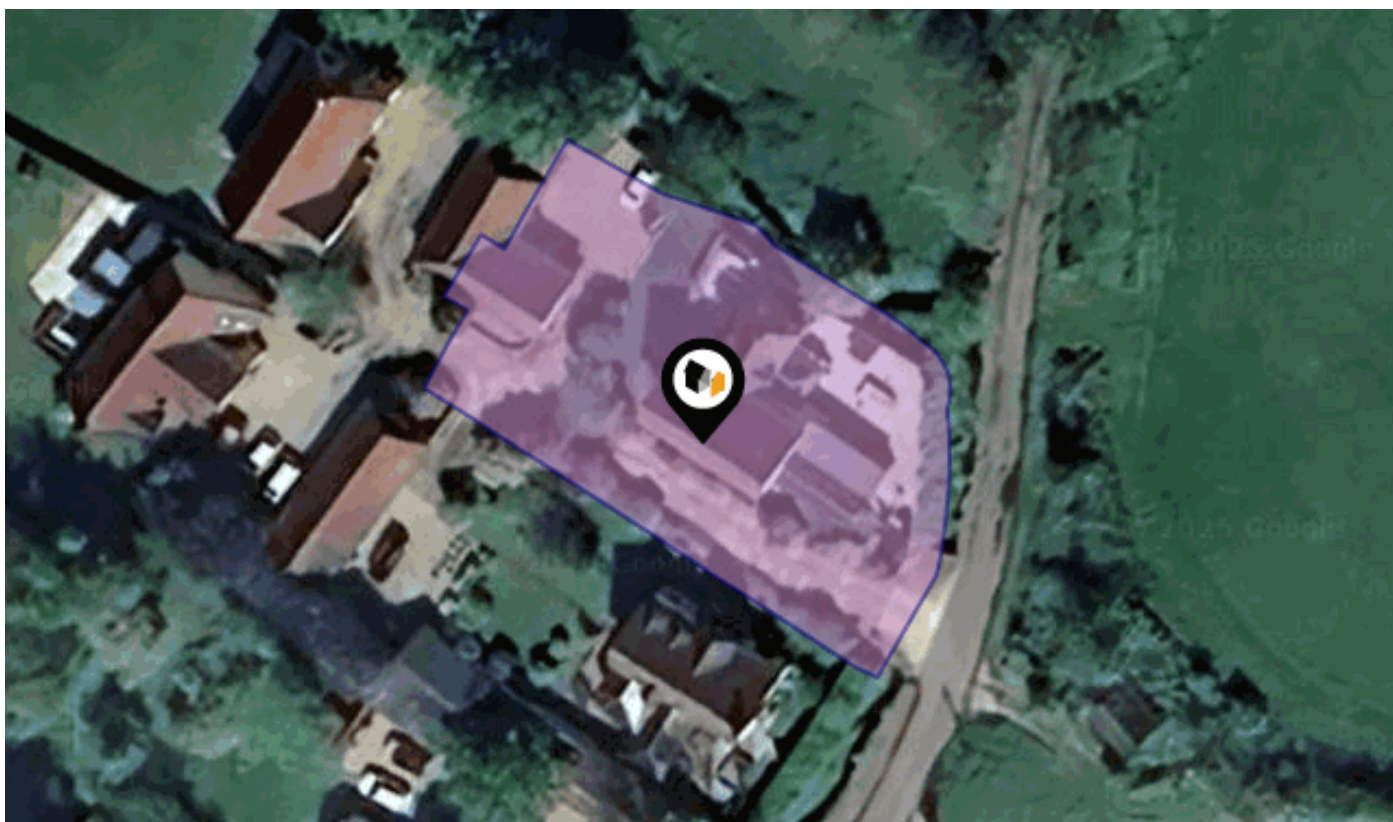


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# MIR: Material Info

The Material Information Affecting this Property

**Friday 24<sup>th</sup> January 2025**



**4, GOODRICH CLOSE, COTTON, STOWMARKET, IP14 4RW**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

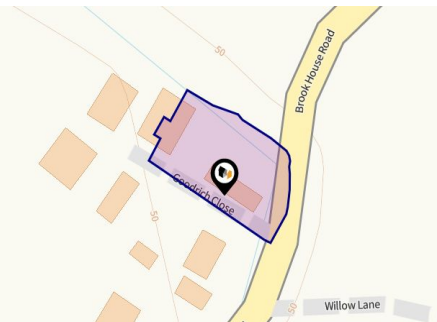
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# Property Overview



## Property

|                  |  |
|------------------|--|
| Type:            | Detached                                   |
| Bedrooms:        | 6  |
| Floor Area:      | 3,100 ft <sup>2</sup> / 288 m <sup>2</sup> |
| Plot Area:       | 0.27 acres                                 |
| Year Built :     | 1999                                       |
| Council Tax :    | Band F                                     |
| Annual Estimate: | £3,050                                     |
| Title Number:    | SK173870                                   |
| UPRN:            | 100091091508                               |

|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 04/08/2011 |
| Last Sold Price:              | £349,995   |
| Last Sold £/ft <sup>2</sup> : | £161       |
| Tenure:                       | Freehold   |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|                   |                   |                  |
|-------------------|-------------------|------------------|
| <b>11</b><br>mb/s | <b>61</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                   |                  |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: **4, Goodrich Close, Cotton, Stowmarket, IP14 4RW**

| Reference - 0422/98/ |  |
|----------------------|--|
| Decision:            | Granted  |
| Date:                | 13th May 1998  |
| Description:         | ERECTION OF DETACHED TWO STOREY DWELLING WITH GARAGE AND CONSTRUCTION OF NEW VEHICULAR ACCESS. |

| Reference - DC/19/05791 |  |
|-------------------------|--|
| Decision:               | Granted  |
| Date:                   | 13th December 2019   |
| Description:            | Householder Planning Application- Erection of single storey rear extension |

# Property EPC - Certificate

4 Goodrich Close, Cotton, IP14 4RW

Energy rating

**C**

Valid until 26.08.2034

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

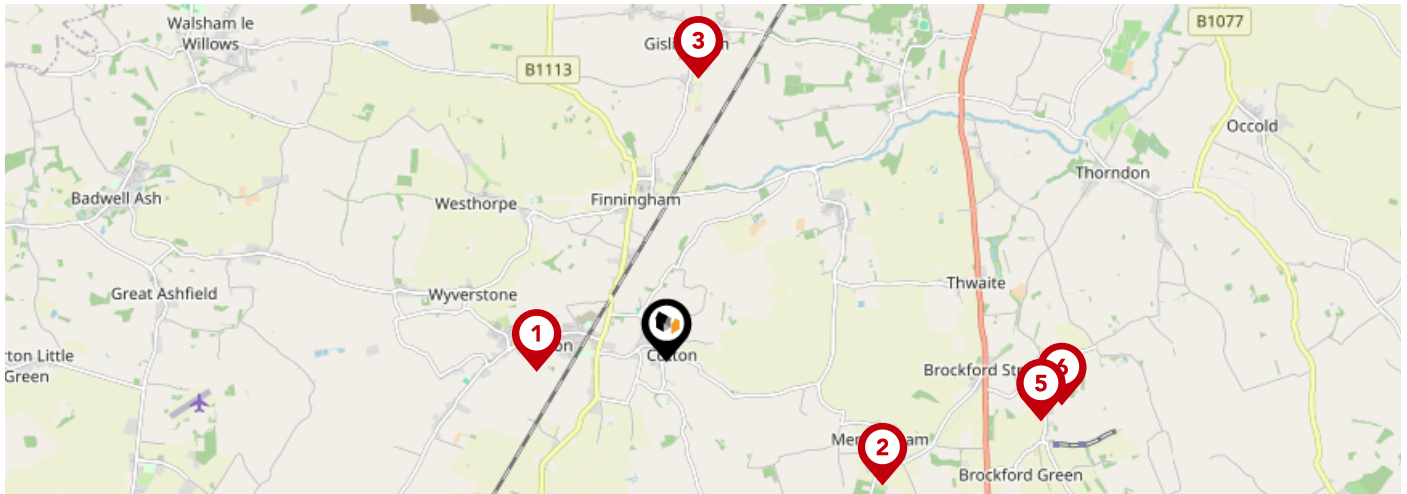
# Property

## EPC - Additional Data

### Additional EPC Data

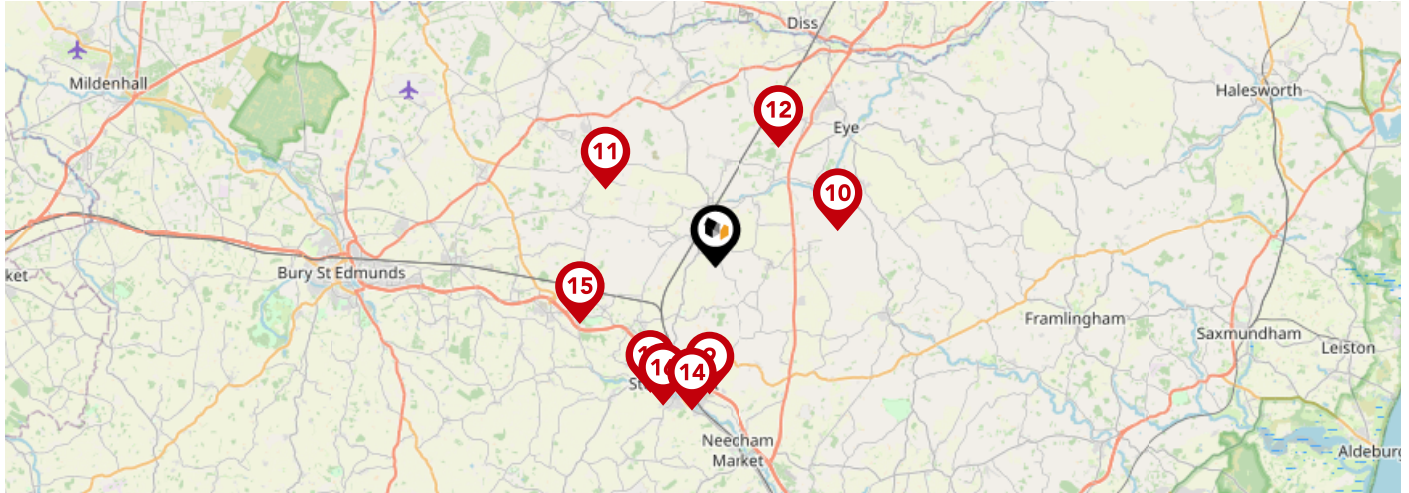
|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Detached                                      |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <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>          | 1   |
| <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, insulated (assumed)                  |
| <b>Roof Energy:</b>                 | Average                                       |
| <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 88% of fixed outlets   |
| <b>Floors:</b>                      | Solid, limited insulation (assumed)           |
| <b>Total Floor Area:</b>            | 288 m <sup>2</sup>                            |









# Area Schools



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Bacton Primary School</b><br>Ofsted Rating: Good   Pupils: 119   Distance:1.18                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Mendlesham Primary School</b><br>Ofsted Rating: Good   Pupils: 118   Distance:2.25                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Gislingham Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 143   Distance:2.59      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Old Newton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 83   Distance:3.29       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Wetheringsett Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 41   Distance:3.44    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Wetheringsett Manor School</b><br>Ofsted Rating: Good   Pupils: 62   Distance:3.6                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Crawford's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 85   Distance:4.15       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Freeman Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 203   Distance:4.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

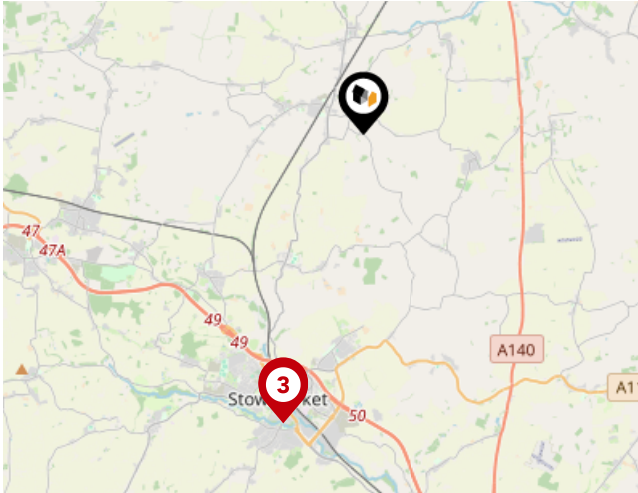







|   |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Stowupland High School</b><br>Ofsted Rating: Requires improvement   Pupils: 1008   Distance:4.61                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Thorndon Church of England Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 54   Distance:4.63                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Walsham-le-Willows Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 118   Distance:4.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Mellis Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:4.9                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grace Cook Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 104   Distance:5.13   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cedars Park Community Primary School</b><br>Ofsted Rating: Good   Pupils: 363   Distance:5.28                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Elmswell Community Primary School</b><br>Ofsted Rating: Good   Pupils: 361   Distance:5.35  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Chilton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 168   Distance:5.4  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

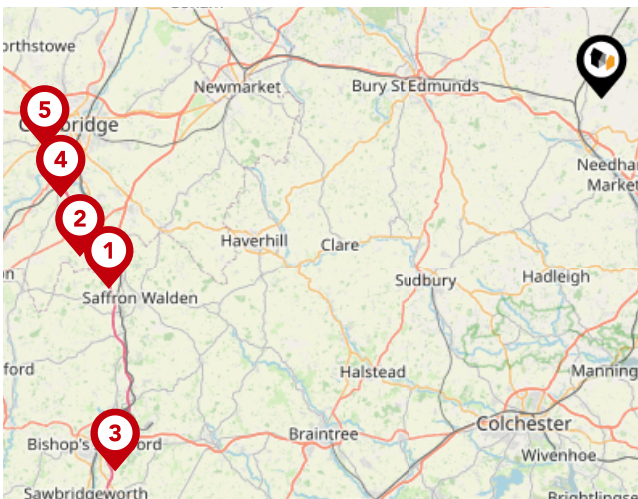
# Area

## Transport (National)








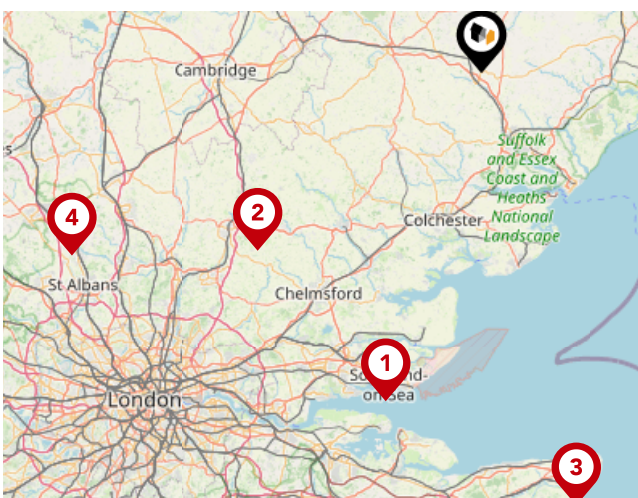
### National Rail Stations

| Pin   | Name                    | Distance   |
|---|-------------------------|------------|
|  | Entrance2               | 5.38 miles |
|  | Entrance1               | 5.41 miles |
|  | Stowmarket Rail Station | 5.41 miles |







### Trunk Roads/Motorways

| Pin   | Name    | Distance    |
|---|---------|-------------|
|  | M11 J9  | 38.56 miles |
|  | M11 J10 | 39.7 miles  |
|  | M11 J8  | 44.77 miles |
|  | M11 J11 | 40.1 miles  |
|  | M11 J13 | 40.66 miles |



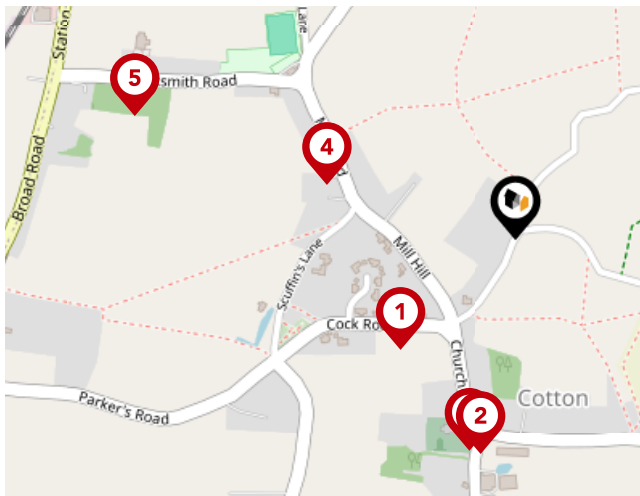
### Airports/Helipads

| Pin   | Name             | Distance    |
|---|------------------|-------------|
|  | Southend-on-Sea  | 50.17 miles |
|  | Stansted Airport | 41.84 miles |
|  | Manston          | 65.02 miles |
|  | Luton Airport    | 65.6 miles  |



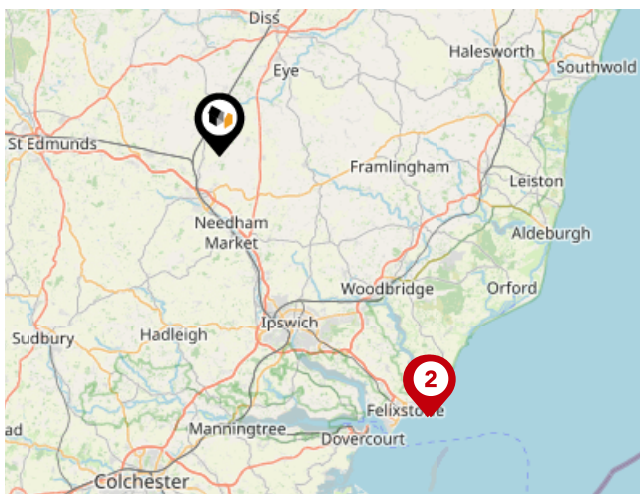
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Shelter                 | 0.18 miles |
| 2   | Church                  | 0.25 miles |
| 3   | Church                  | 0.25 miles |
| 4   | Trowel and Hammer       | 0.22 miles |
| 5   | Mechanical Music Museum | 0.45 miles |



### Ferry Terminals

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Felixstowe for Bawdsey Ferry Landing | 24.37 miles |
| 2   | Bawdsey Ferry Landing                | 24.42 miles |

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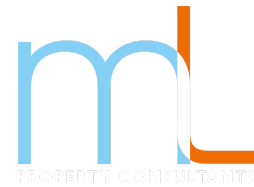


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