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MIR: Material Info

The Material Information Affecting this Property

Friday 10th January 2025



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

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

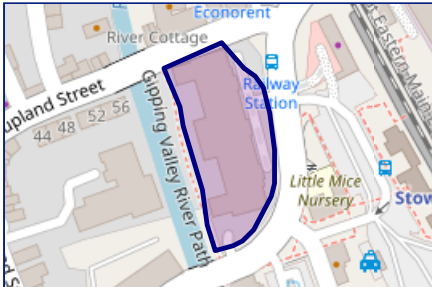
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Property Multiple Title Plans

Freehold Title Plan



SK97088

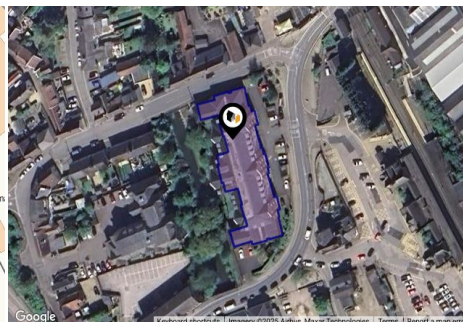
Leasehold Title Plan



SK355901

Start Date: 31/07/2014
End Date: 01/01/2135
Lease Term: 125 years from 1 January 2010
Term Remaining: 110 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	01/08/2014
Bedrooms:	1	Last Sold Price:	£104,500
Floor Area:	441 ft ² / 41 m ²	Last Sold £/ft²:	£236
Plot Area:	0.37 acres	Tenure:	Leasehold
Year Built :	2014	Start Date:	31/07/2014
Council Tax :	Band A	End Date:	01/01/2135
Annual Estimate:	£1,408	Lease Term:	125 years from 1 January 2010
Title Number:	SK355901	Term Remaining:	110 years
UPRN:	10023992377		

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

34 PICKEREL COURT, STATION ROAD EAST,
STOWMARKET, IP14 1PE

Energy rating

B

Valid until 14.04.2031

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		

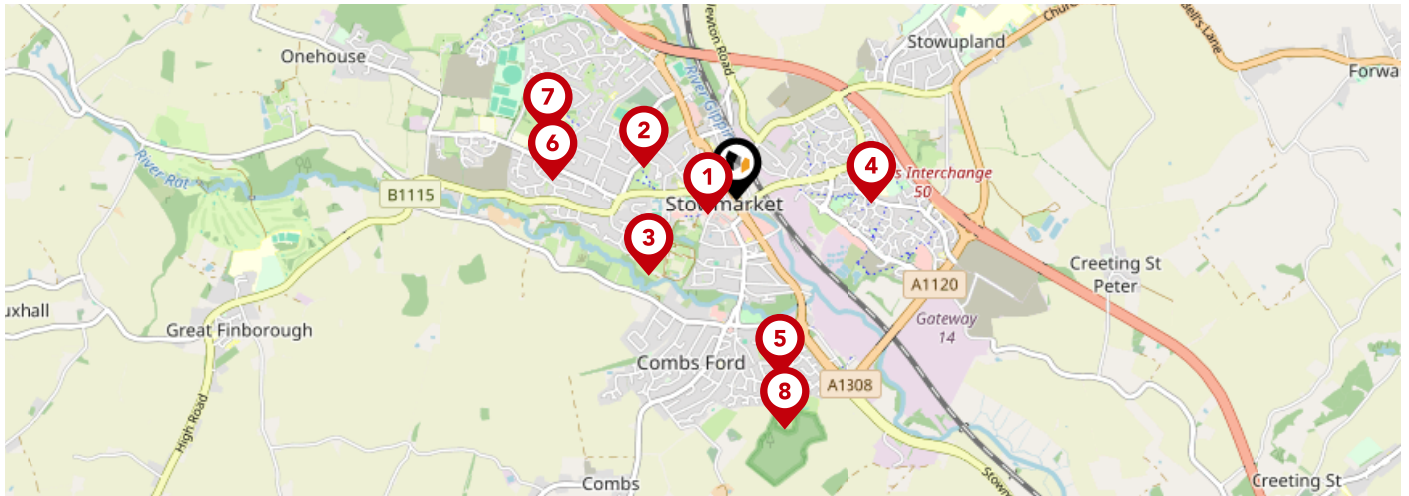
Property

EPC - Additional Data

Additional EPC Data

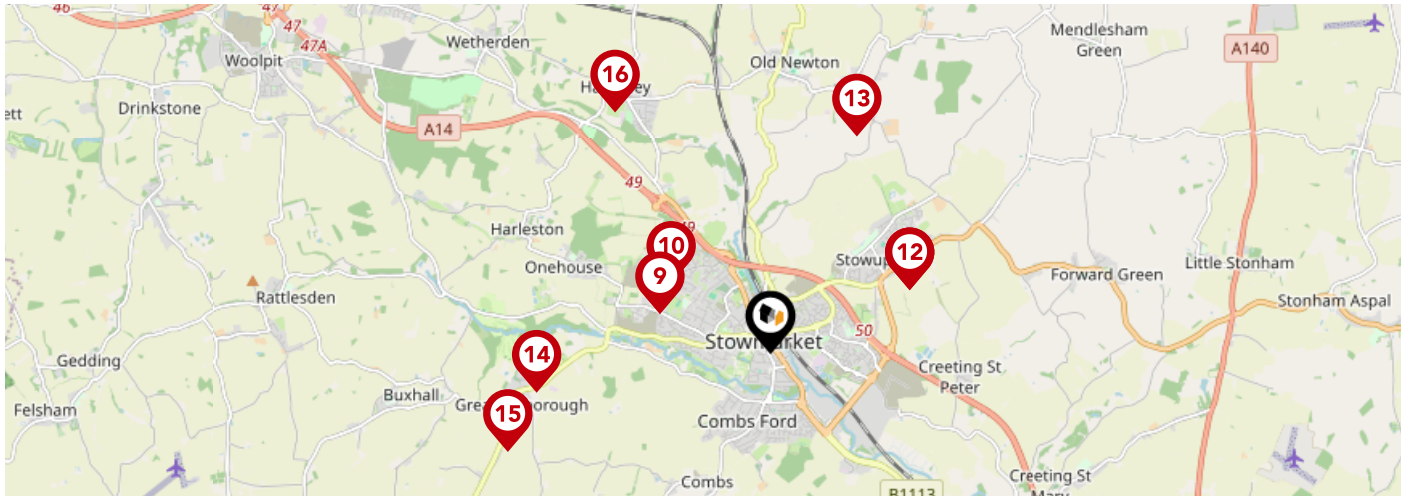
Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
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, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	41 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:0.52	<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	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	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"/>

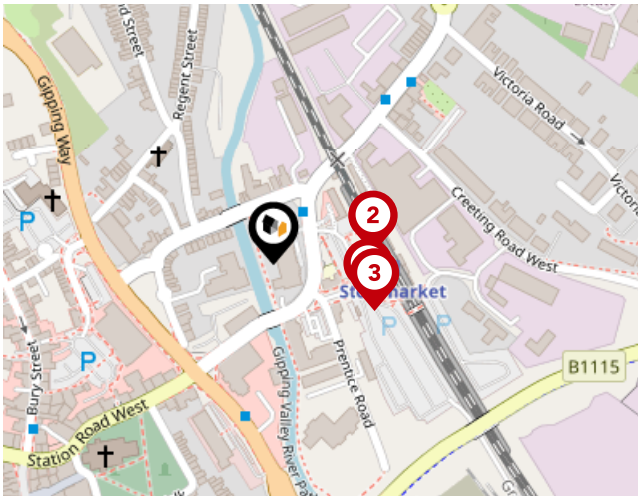
Area Schools



		Nursery	Primary	Secondary	College	Private
9	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"/>
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:2.13	<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:2.15	<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:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

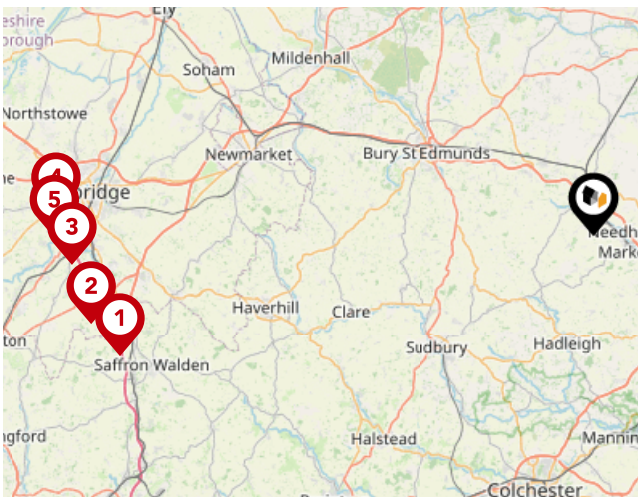
Area

Transport (National)



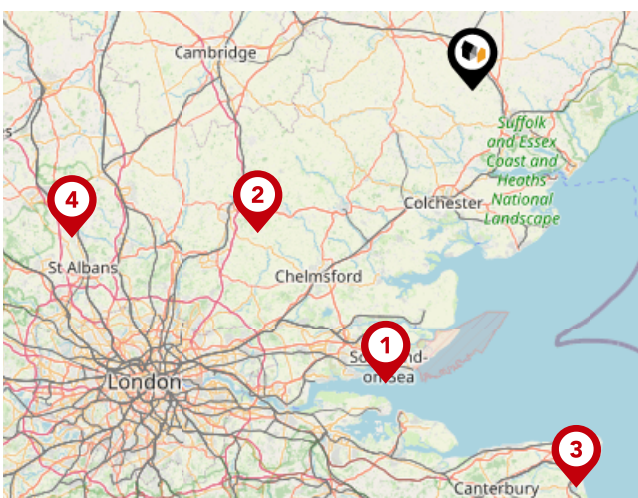
National Rail Stations

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

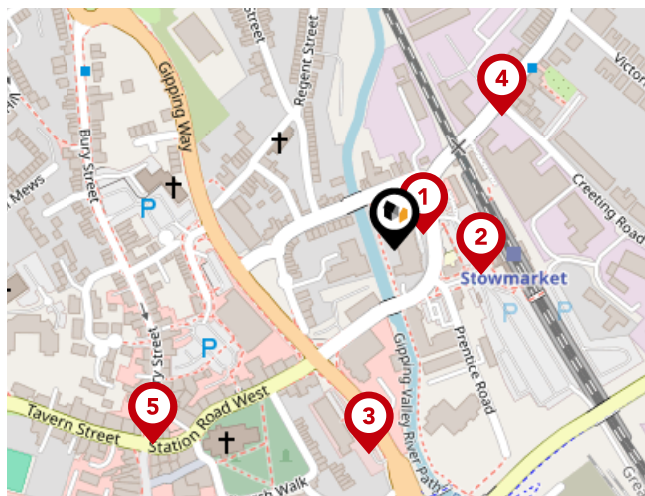


Airports/Helipads






Pin	Name	Distance
1	Southend-on-Sea	44.77 miles
2	Stansted Airport	37.6 miles
3	Manston	60.33 miles
4	Luton Airport	62.3 miles

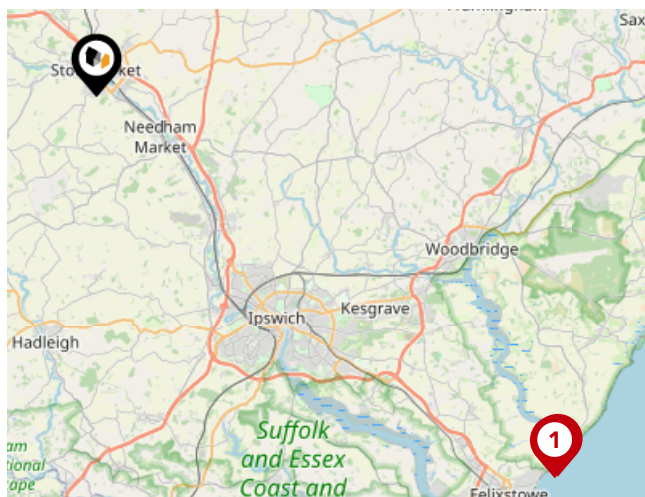
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Railway Station	0.02 miles
	Railway Station	0.05 miles
	Barnards	0.12 miles
	The Little Wellington	0.1 miles
	Station Road West	0.18 miles



Ferry Terminals

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

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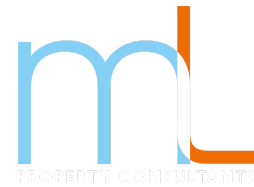


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