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# MIR: Material Info

The Material Information Affecting this Property

**Friday 28<sup>th</sup> February 2025**



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

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

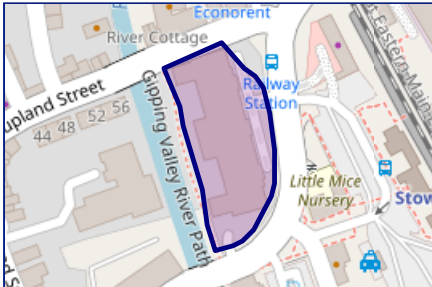
matt@mlproperty.co.uk

mlproperty.co.uk



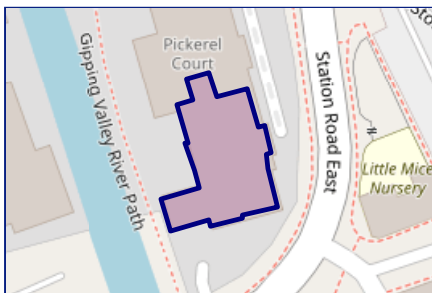
# Property Multiple Title Plans

## Freehold Title Plan



**SK97088**

## Leasehold Title Plan



**SK362718**

Start Date: 29/09/2014  
End Date: 01/01/2135  
Lease Term: 125 years commencing on 1 January 2010  
Term Remaining: 109 years

# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	30/09/2014
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£124,000
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£185
<b>Plot Area:</b>	0.14 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2007-2011	<b>Start Date:</b>	29/09/2014
<b>Council Tax :</b>	Band B	<b>End Date:</b>	01/01/2135
<b>Annual Estimate:</b>	£1,642	<b>Lease Term:</b>	125 years commencing on 1 January 2010
<b>Title Number:</b>	SK362718	<b>Term Remaining:</b>	109 years
<b>UPRN:</b>	10023992402		

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	Stowmarket
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Very low

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

<b>17</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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

Energy rating

**C**

Valid until 15.04.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80   <b>C</b>	82   <b>B</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

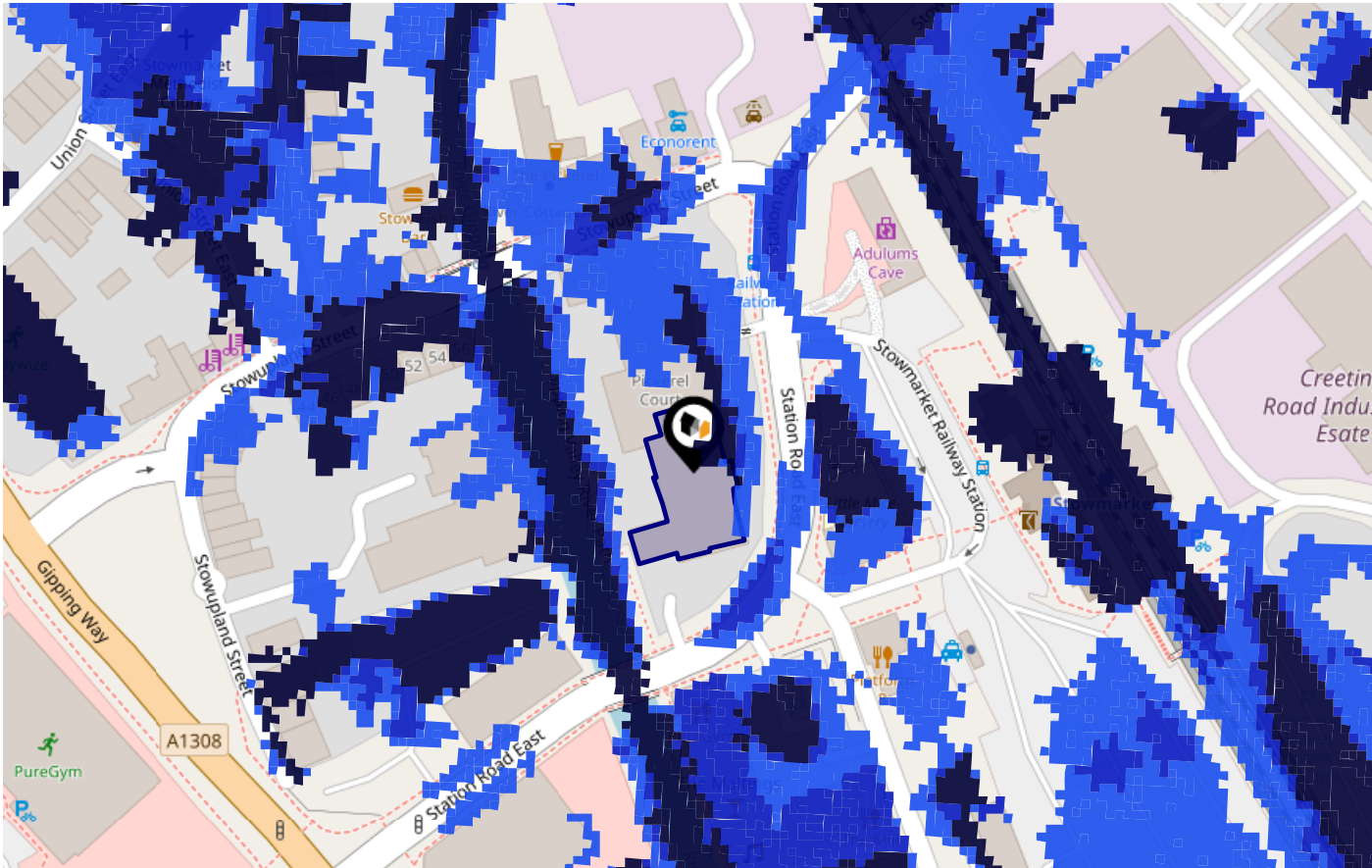
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top 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>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 13% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	62 m <sup>2</sup>

# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

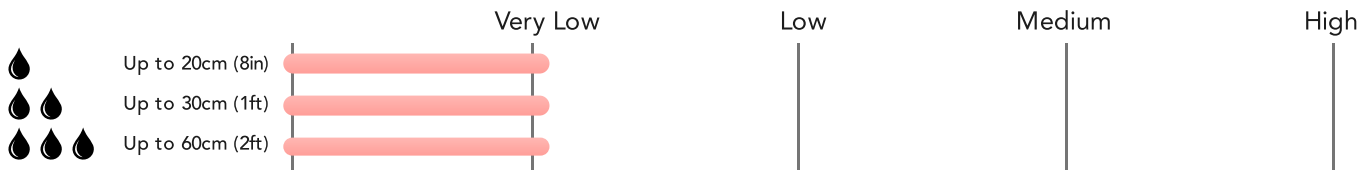


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

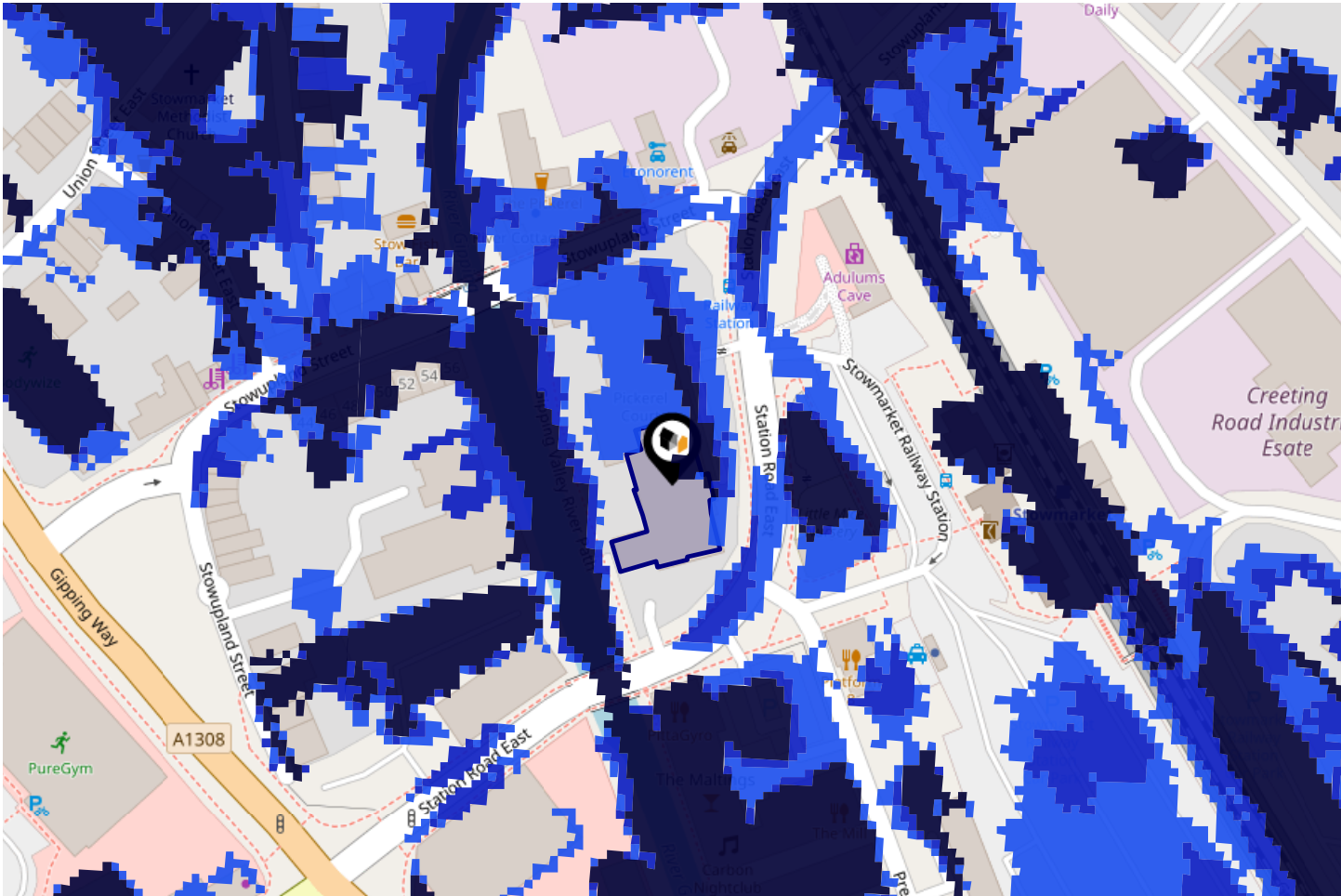




# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

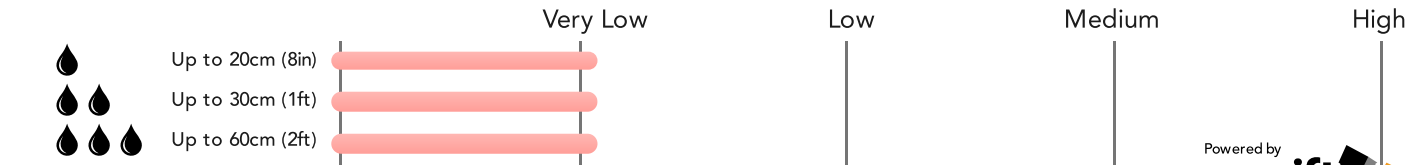


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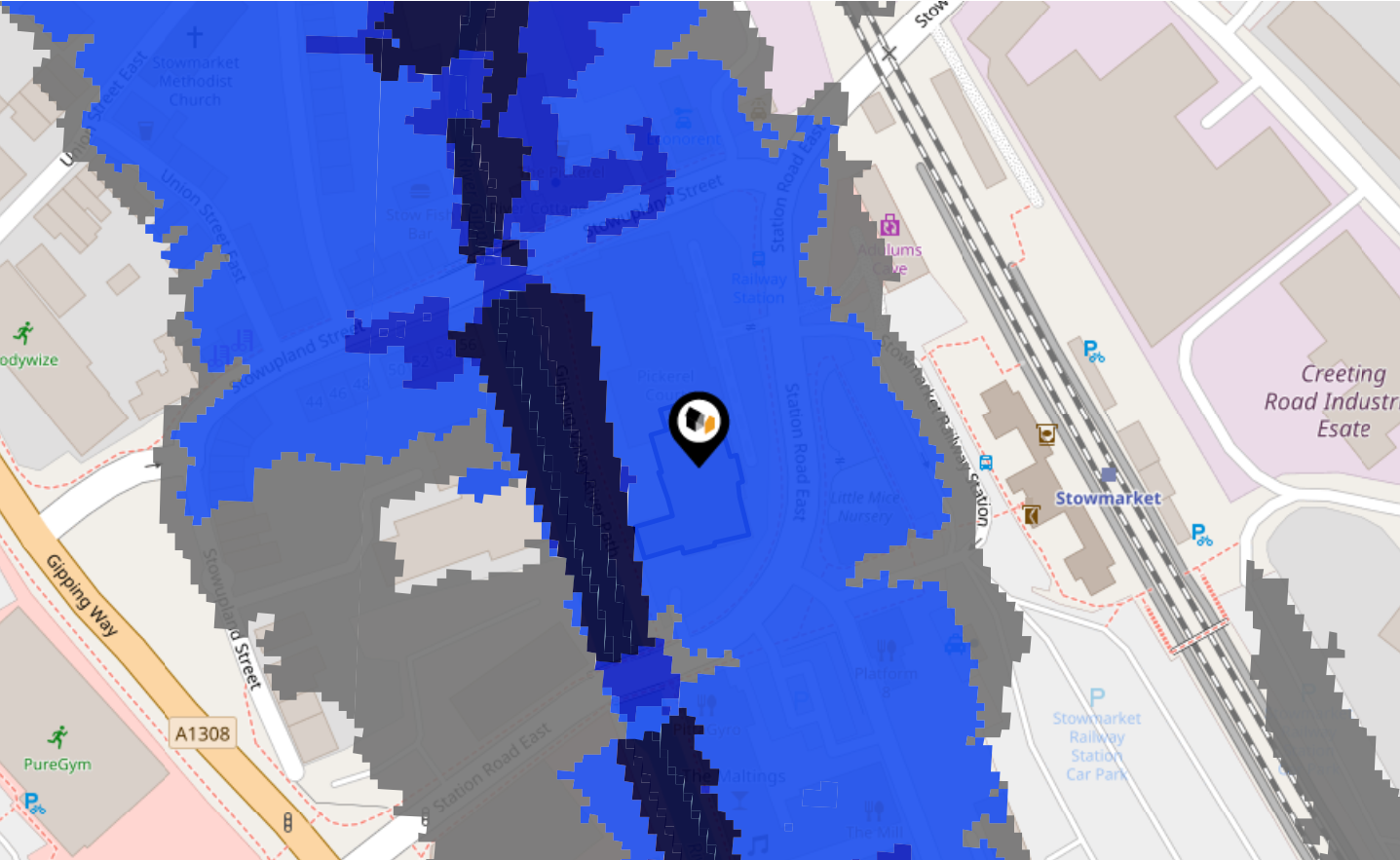


**MIR - Material Info**

# Flood Risk

## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating: Low**

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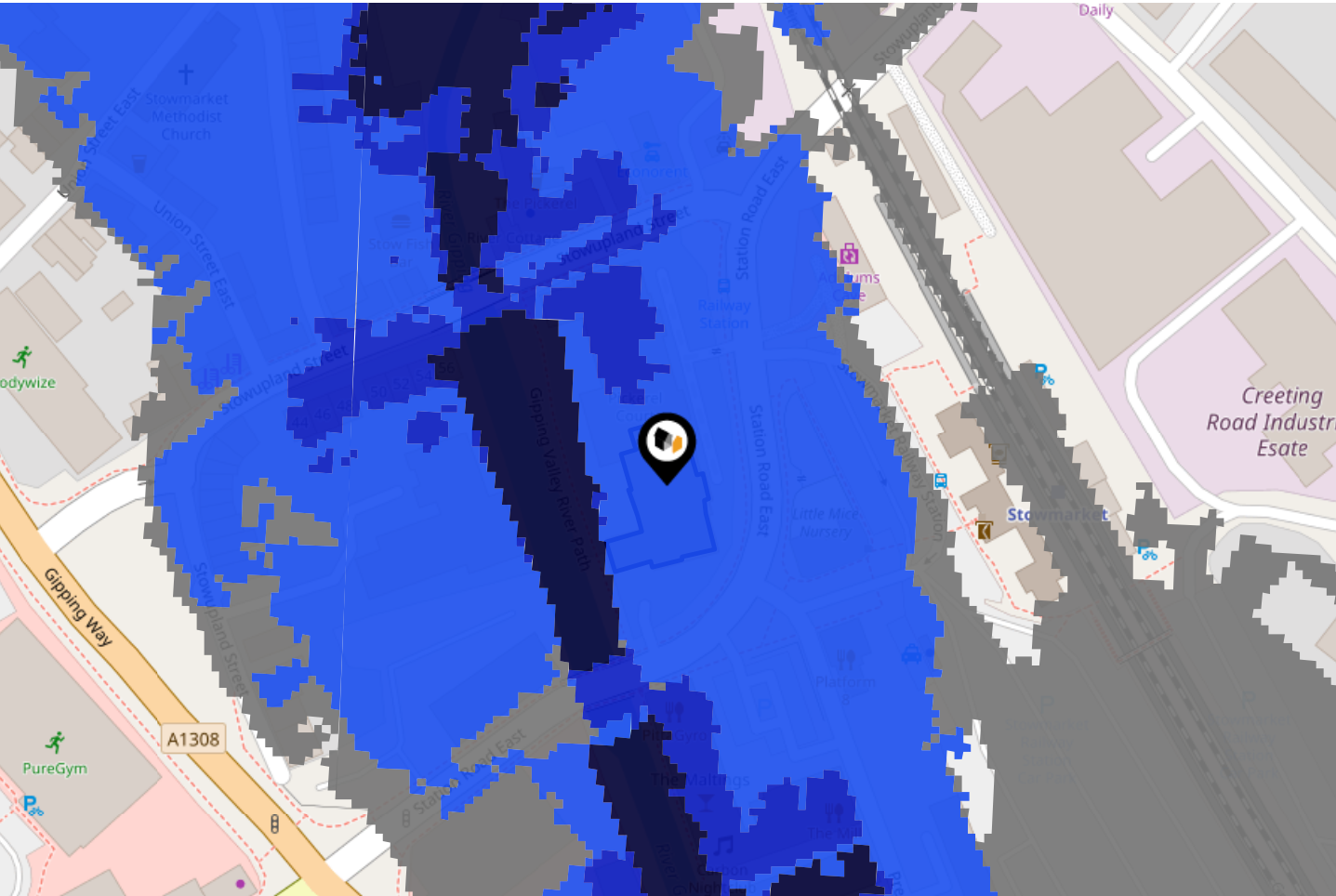




# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

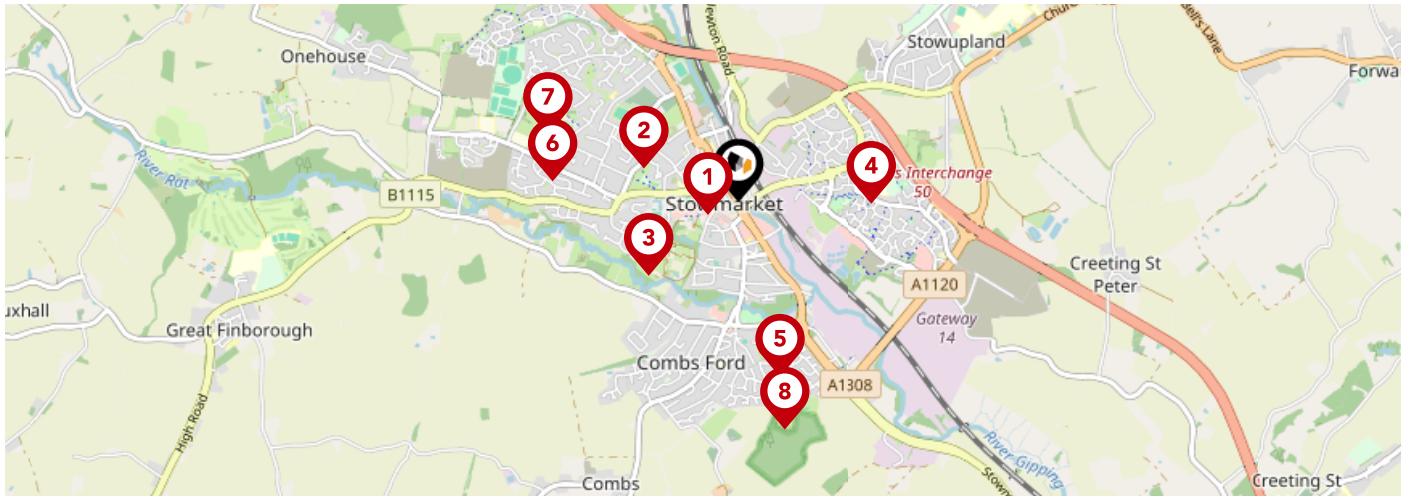
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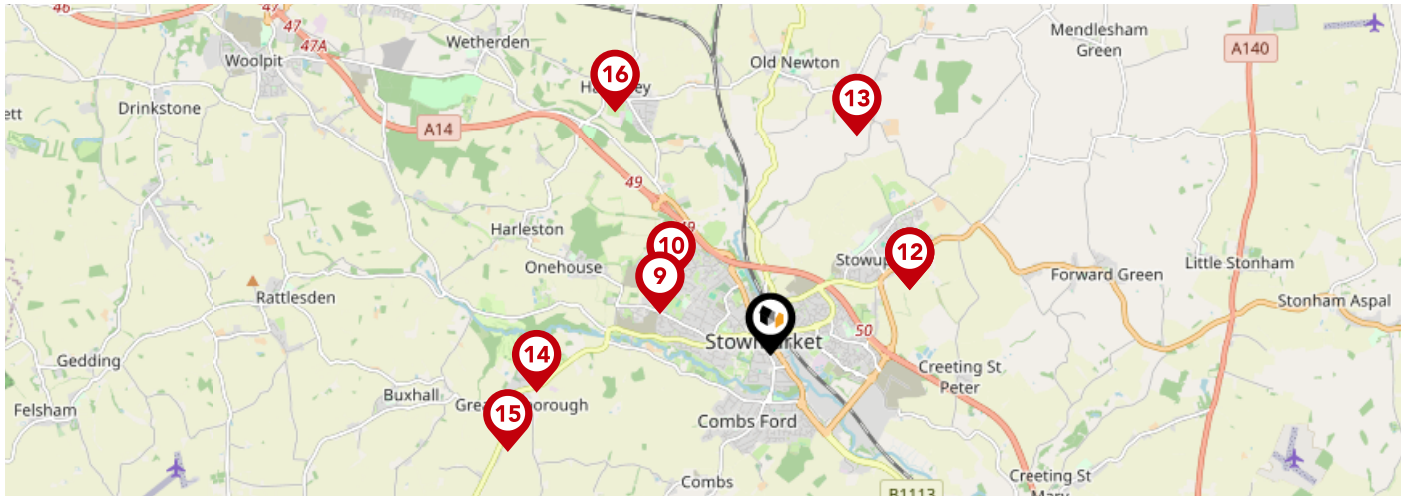


MIR - Material Info



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stowmarket High School</b> 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"/>
<b>7</b>	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.05	<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>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Grace Cook Primary School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Freeman Community Primary School</b> 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"/>
<b>12</b>	<b>Stowupland High School</b> 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"/>
<b>13</b>	<b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Finborough School</b> 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"/>
<b>15</b>	<b>Great Finborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Crawford's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

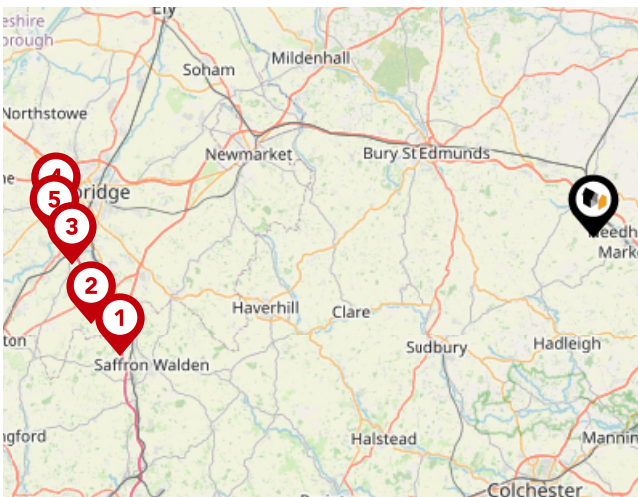
# Area

## Transport (National)



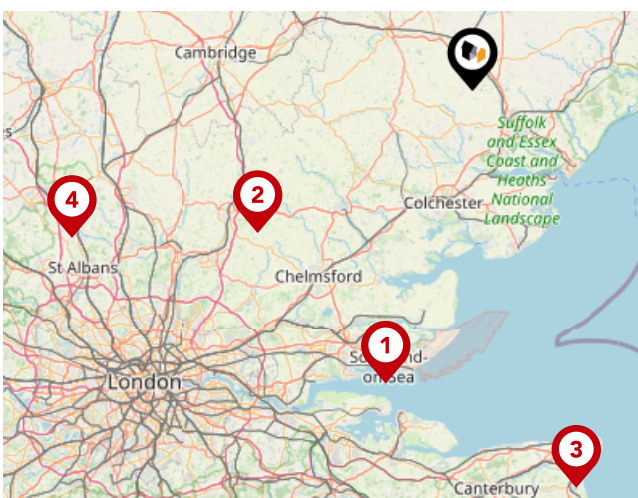
### National Rail Stations

Pin	Name	Distance
1	Entrance1	0.05 miles
2	Stowmarket Rail Station	0.05 miles
3	Entrance2	0.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.6 miles
2	M11 J10	37.08 miles
3	M11 J11	38.04 miles
4	M11 J13	39.08 miles
5	M11 J12	39.2 miles



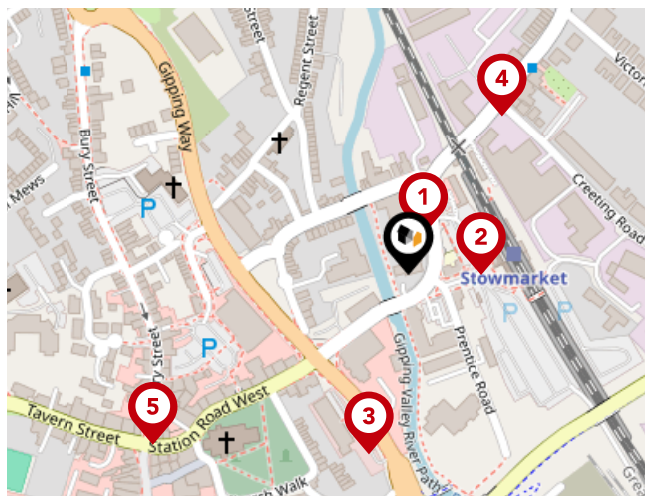
### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	44.76 miles
2	Stansted Airport	37.6 miles
3	Manston	60.31 miles
4	Luton Airport	62.31 miles








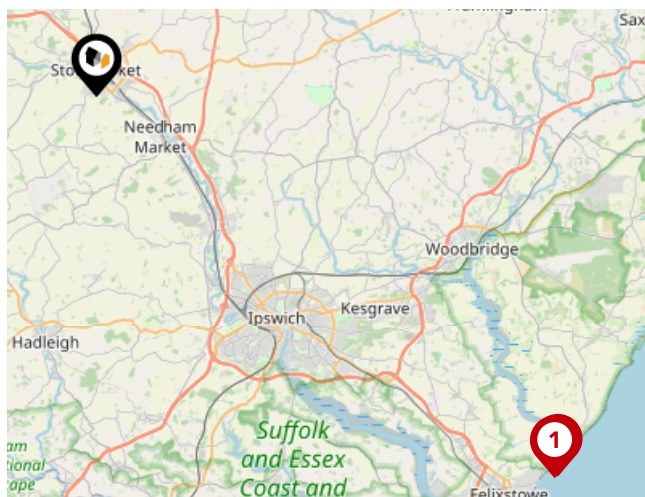
# Area

## Transport (Local)





### Bus Stops/Stations

Pin	Name	Distance
	Railway Station	0.02 miles
	Railway Station	0.04 miles
	Barnards	0.1 miles
	The Little Wellington	0.1 miles
	Station Road West	0.17 miles



### Ferry Terminals

Pin	Name	Distance
	Felixstowe for Bawdsey Ferry Landing	21.68 miles
	Bawdsey Ferry Landing	21.76 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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