

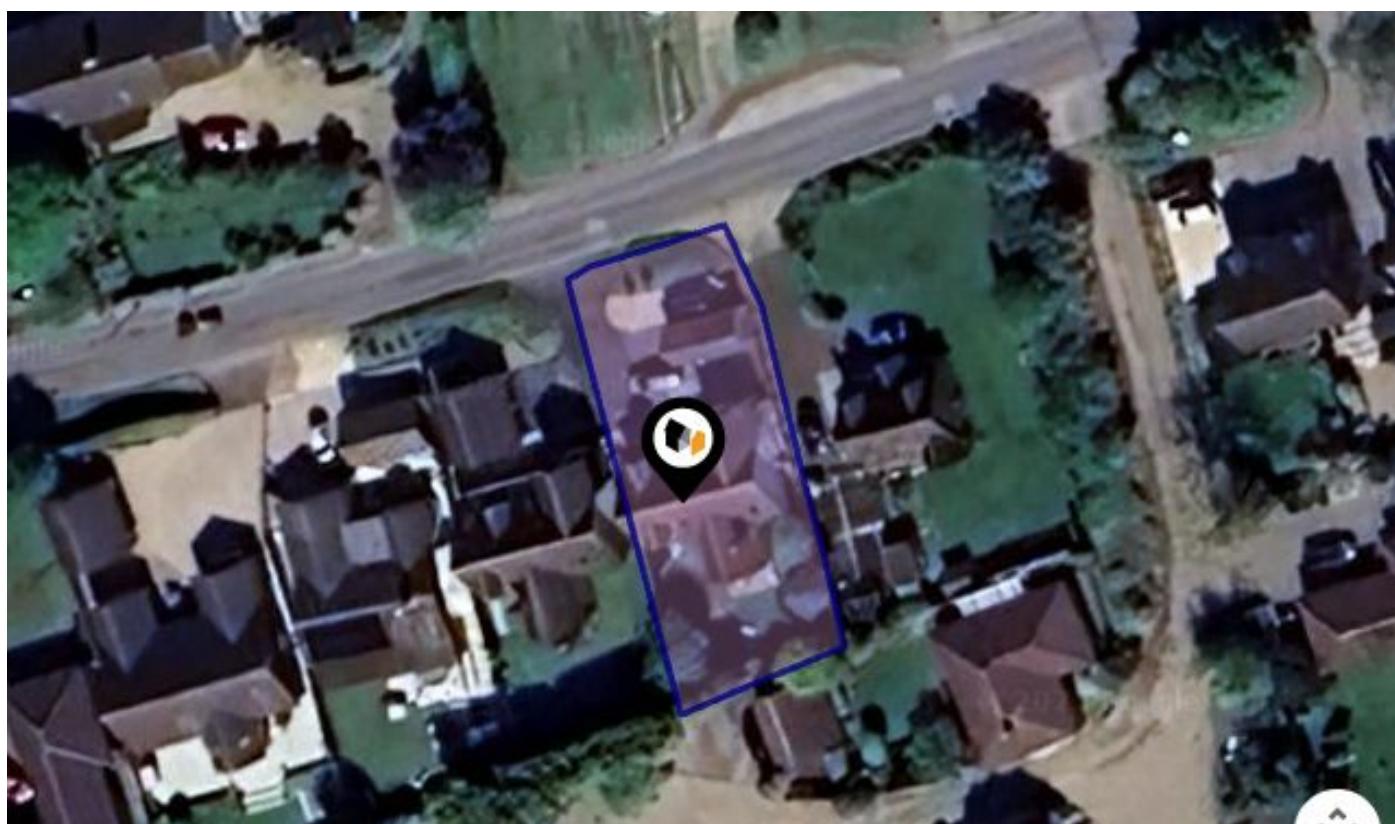


See More Online

MIR: Material Info

The Material Information Affecting this Property

Saturday 15th March 2025



**MAYTHORNES, WESTHORPE ROAD, FINNINGHAM,
STOWMARKET, IP14 4TW**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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mlproperty.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	2,217 ft ² / 206 m ²
Plot Area:	0.14 acres
Year Built :	1996-2002
Council Tax :	Band F
Annual Estimate:	£3,050
Title Number:	SK216292
UPRN:	200002755830

Last Sold Date:	03/12/2018
Last Sold Price:	£390,000
Last Sold £/ft ² :	£175
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4	80	-
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Willow Cottage Westhorpe Road Finningham Stowmarket Suffolk IP14 4TW*

Reference - DC/20/02955	
Decision:	Granted
Date:	17th July 2020
Description:	Householder Application - Erection of single-storey rear extension (following demolition of garage)(amended scheme to DC/19/05784).

Reference - DC/19/05784	
Decision:	Granted
Date:	13th December 2019
Description:	Householder application - Erection of single-storey rear/side extension (following demolition of garage).

Planning records for: *Bovic Lodge Westhorpe Road Finningham IP14 4TW*

Reference - 3015/16	
Decision:	Granted
Date:	13th July 2016
Description:	Non-material amendment sought following grant of planning permission 0800/16. To change a flat roof with lantern light (orangery style) to a pitched, apex, gable ended roof.Variation to window in east elevation. (size).

Reference - 0800/16	
Decision:	Granted
Date:	23rd February 2016
Description:	Erection of an orangery onto the front elevation.

Planning records for: ***Carousel Westthorpe Road Finningham Stowmarket Suffolk IP14 4TW***

Reference - DC/19/04053	
Decision:	Granted
Date:	27th August 2019
Description:	Householder Planning Application - Erection of single storey front extension, fenestration alteration to side and insertion of roof window to front.

Planning records for: ***Hill House Westthorpe Road Finningham Stowmarket Suffolk IP14 4TW***

Reference - DC/18/03571	
Decision:	Granted
Date:	07th August 2018
Description:	Householder Planning Application- Erection of granny annexe in rear garden.

Planning records for: ***Last Oak Westthorpe Road Finningham Stowmarket Suffolk IP14 4TW***

Reference - DC/23/04246	
Decision:	Refused
Date:	11th September 2023
Description:	Householder Application - Erection of Cartlodge

Reference - DC/18/02330	
Decision:	Granted
Date:	23rd May 2018
Description:	Non Material Amendment to DC/17/02911 - Ground floor extension to be new build not convert existing garage, porch design and position revised

Planning records for: *Last Oak Westhorpe Road Finningham Stowmarket Suffolk IP14 4TW*

Reference - DC/19/02665
Decision: Granted
Date: 04th June 2019
Description: Non Material Amendment allow finish of render to be changed to redwood cedar.

Reference - DC/17/02911
Decision: Granted
Date: 15th June 2017
Description: Householder Planning Application-Erection of a first floor extension over existing garage and convert garage to additional living accomodation; Erection of front porch.

Reference - DC/18/04118
Decision: Granted
Date: 13th September 2018
Description: Householder Planning Application - Erection of cartlodge.

Reference - 4448/15
Decision: Granted
Date: 19th December 2015
Description: Erection of a two storey side extension and new entrance porch.

Property EPC - Certificate

Maythornes, Westhorpe Road, Finningham, IP14 4TW

Energy rating

D

Valid until 23.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



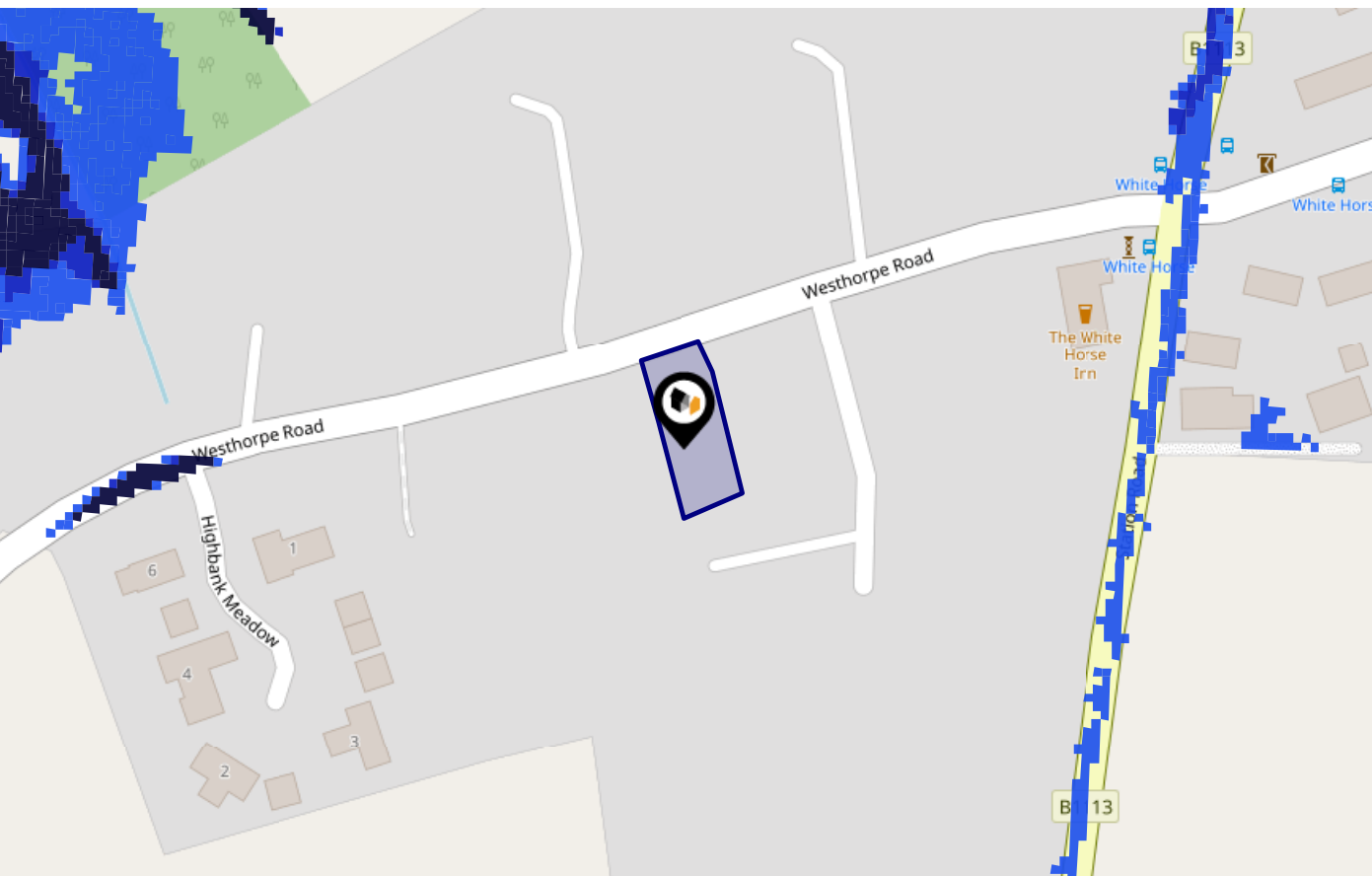
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 37% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	206 m ²

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.

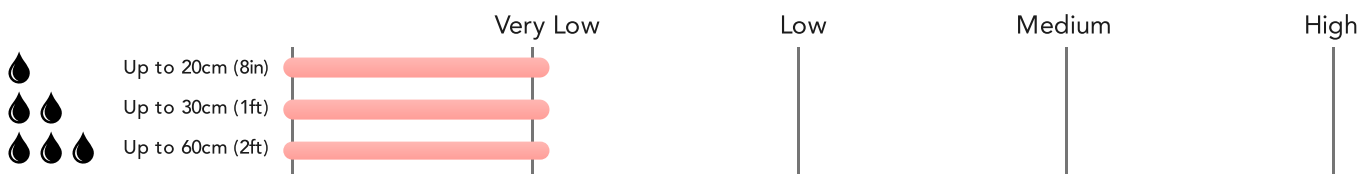


Risk Rating: Very low

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.

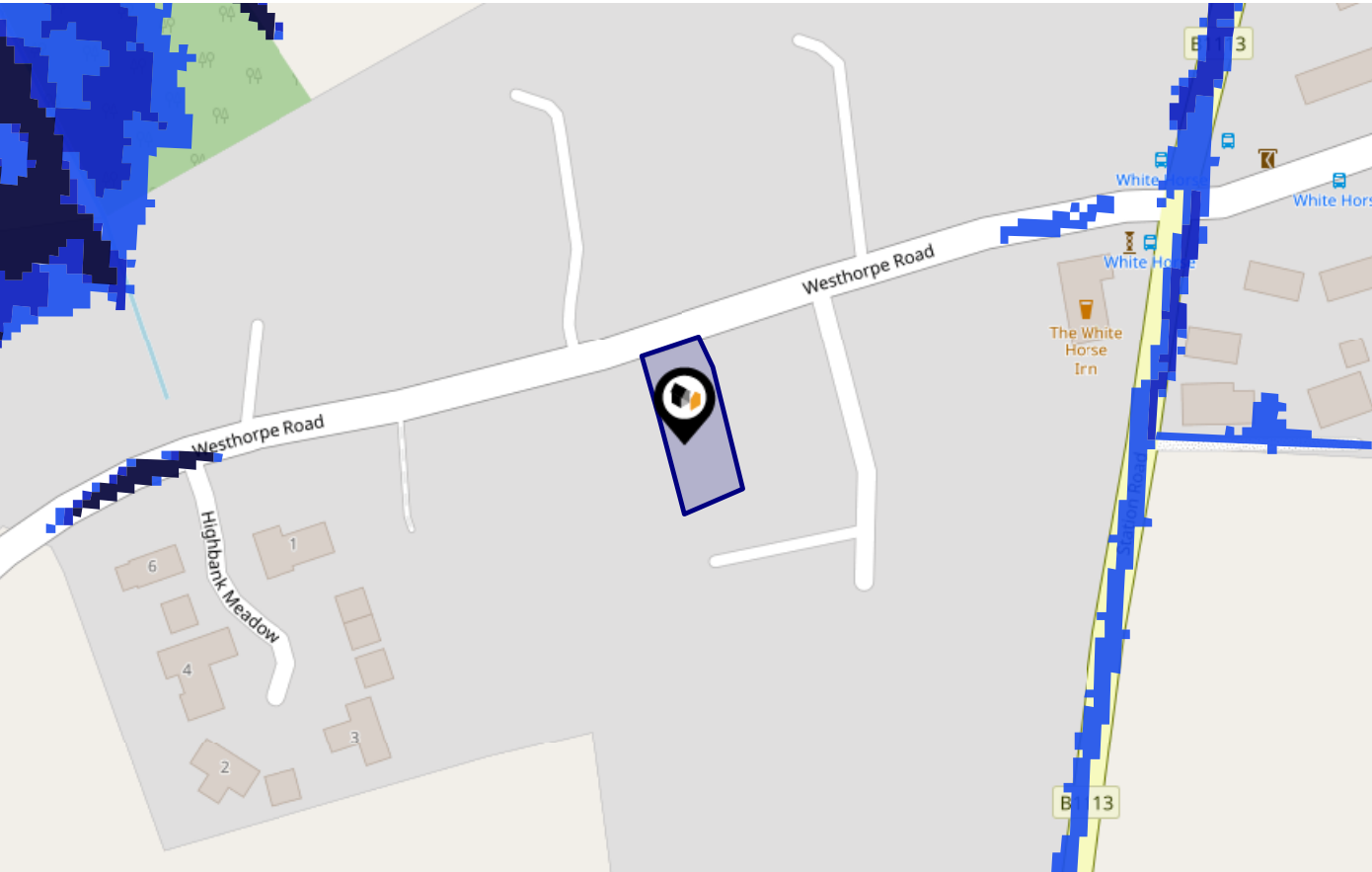
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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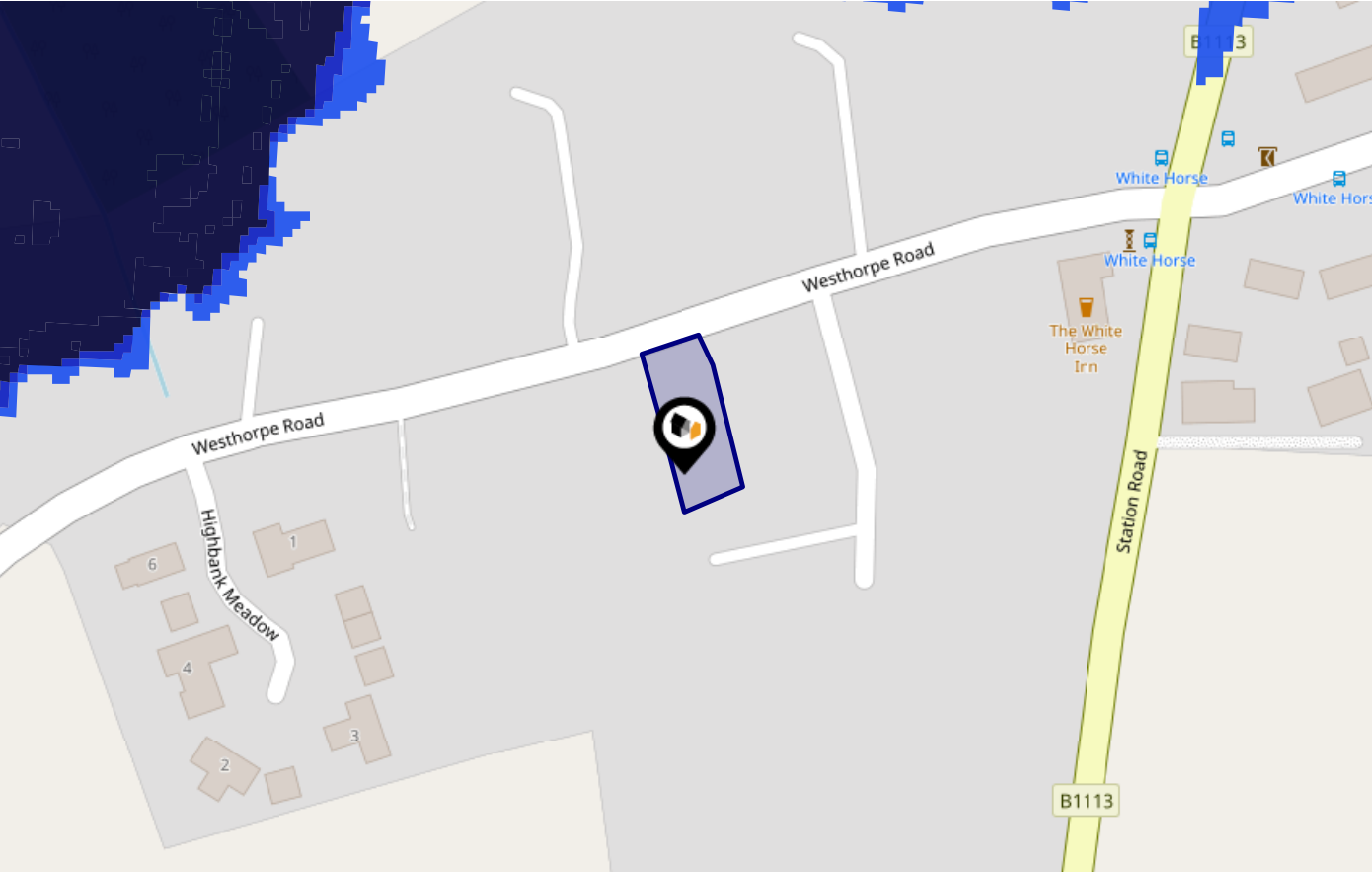
Chance of flooding to the following depths at this property:



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.

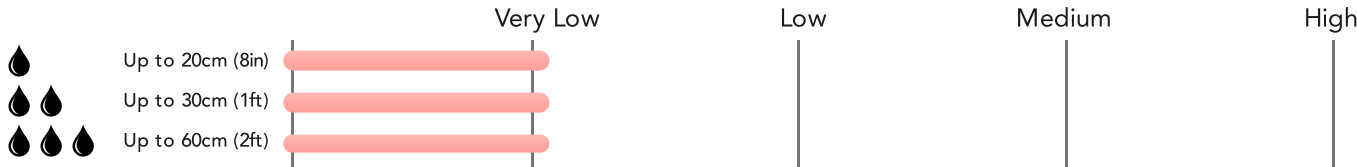


Risk Rating: Very low

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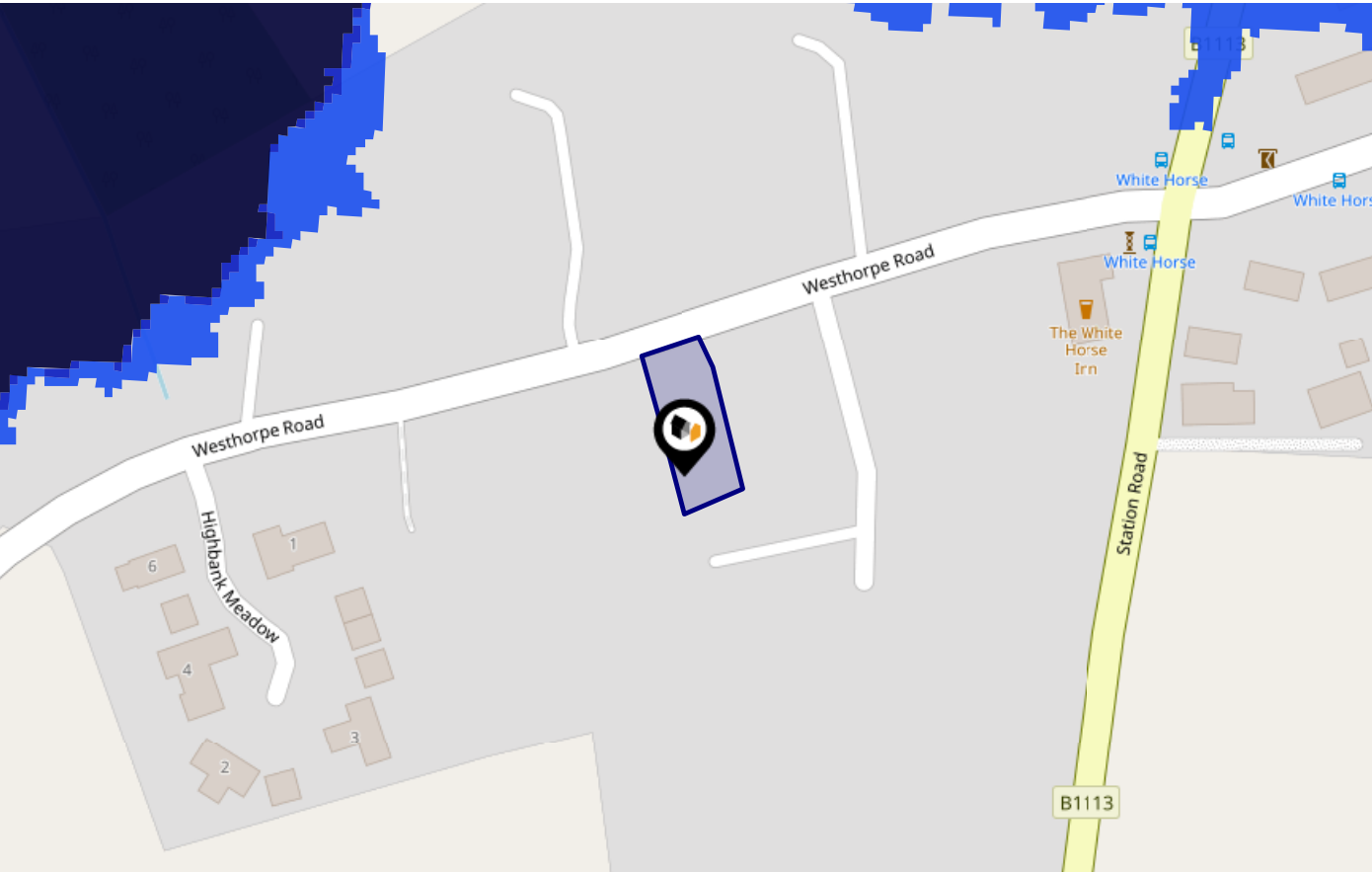
Chance of flooding to the following depths at this property:



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: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

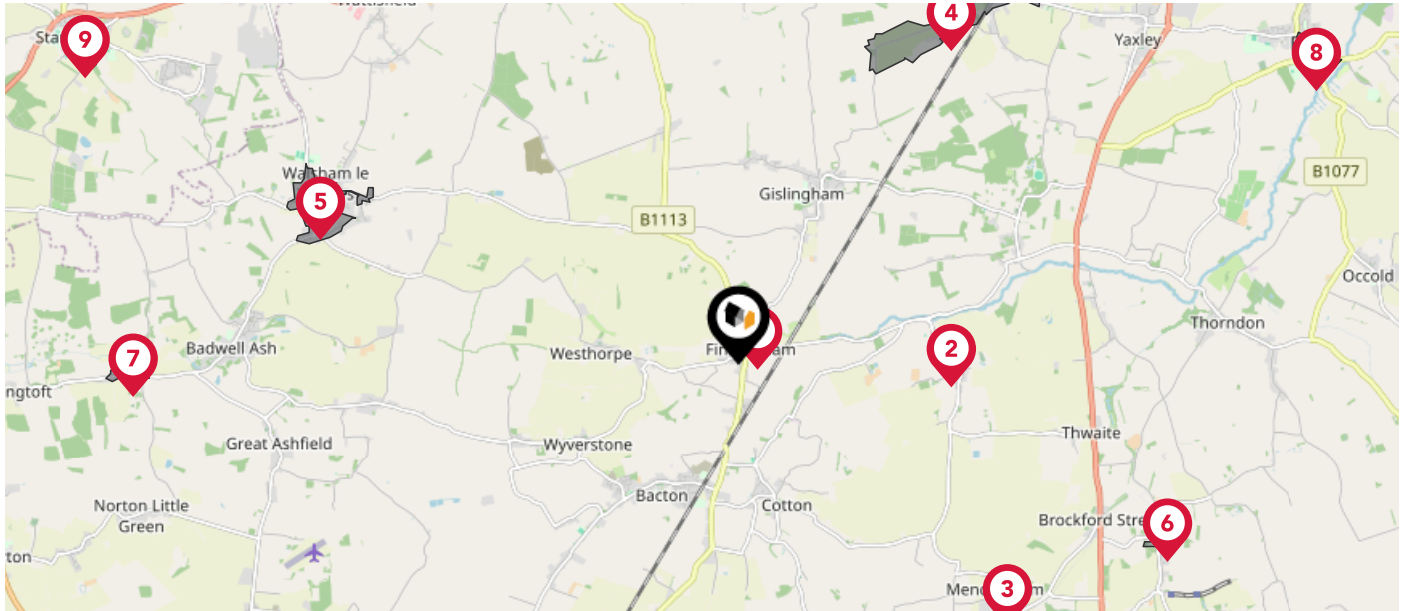
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Finsbury

2

Wickham Skeith

3

Mendlesham

4

Mellis

5

Walsham le Willows

6

Wetheringsett

7

Hunston

8

Eye

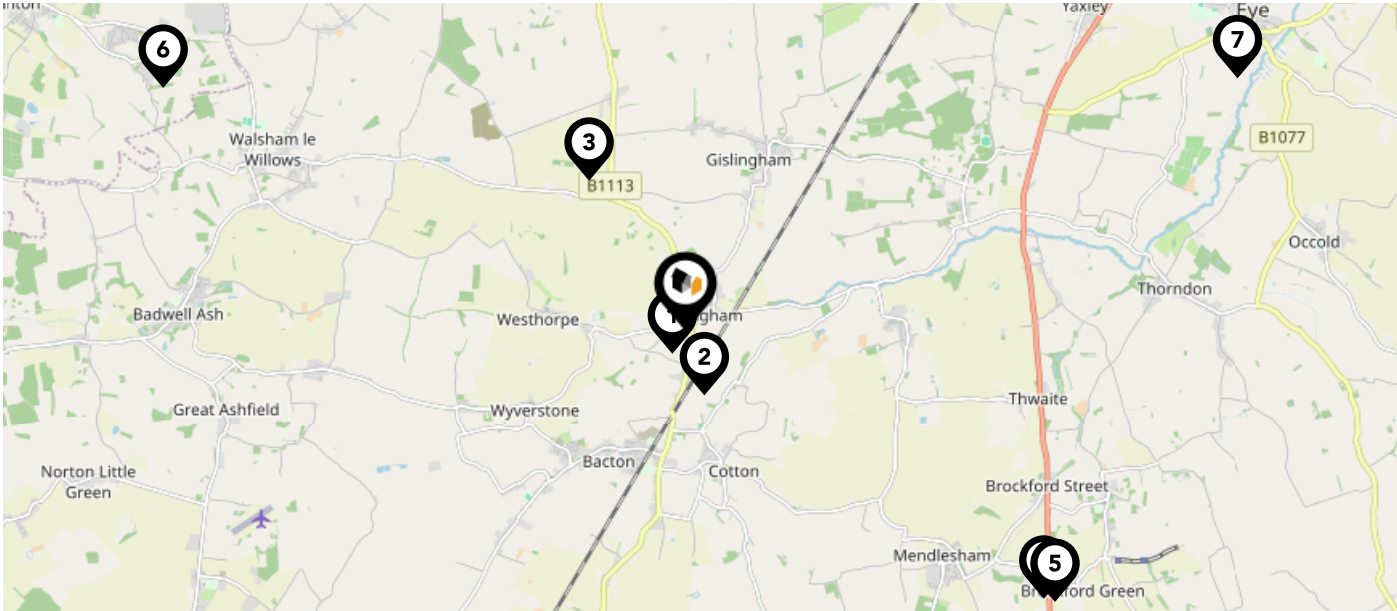
9

Stanton

Maps

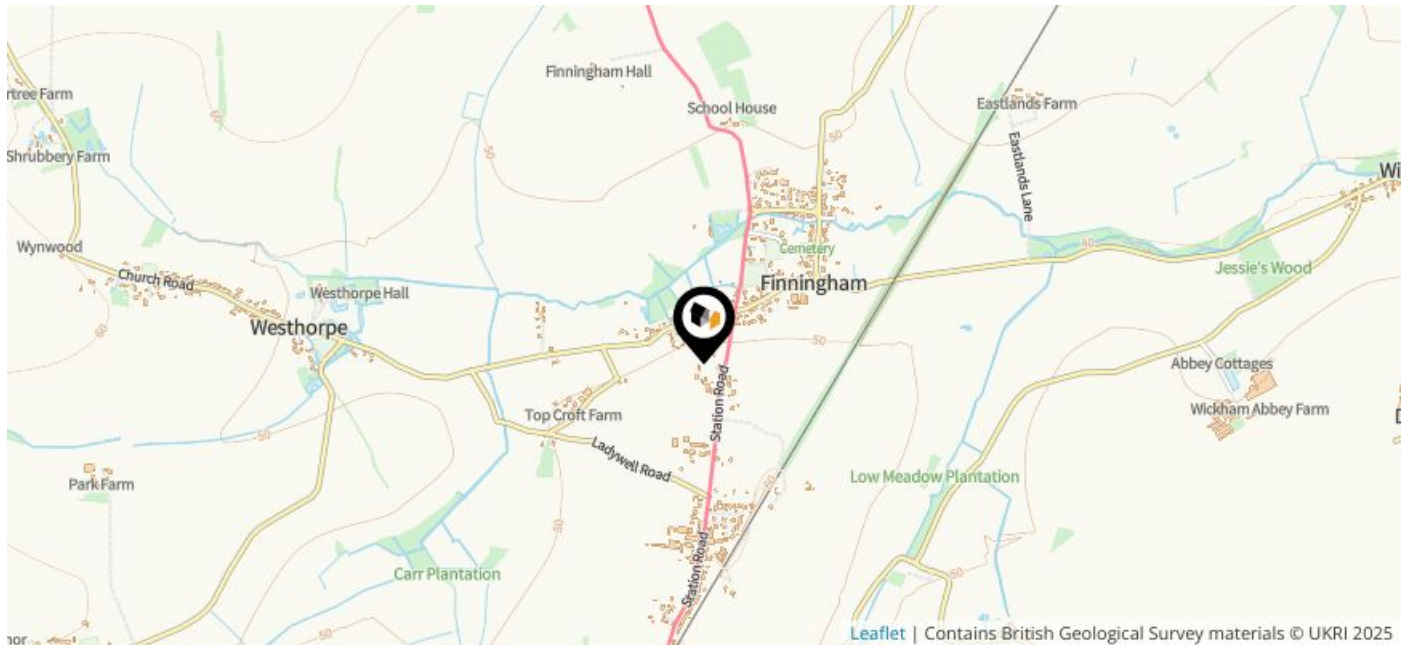
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	The Old Forge-Westthorpe Road, Finningham, Suffolk	Historic Landfill 
2	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill 
3	Mill Farm-Mill Street, Gislingham	Historic Landfill 
4	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill 
5	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill 
6	Shepherds Grove Industrial Estate-Stanton	Historic Landfill 
7	Magdalen-Magdalen, Eye	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

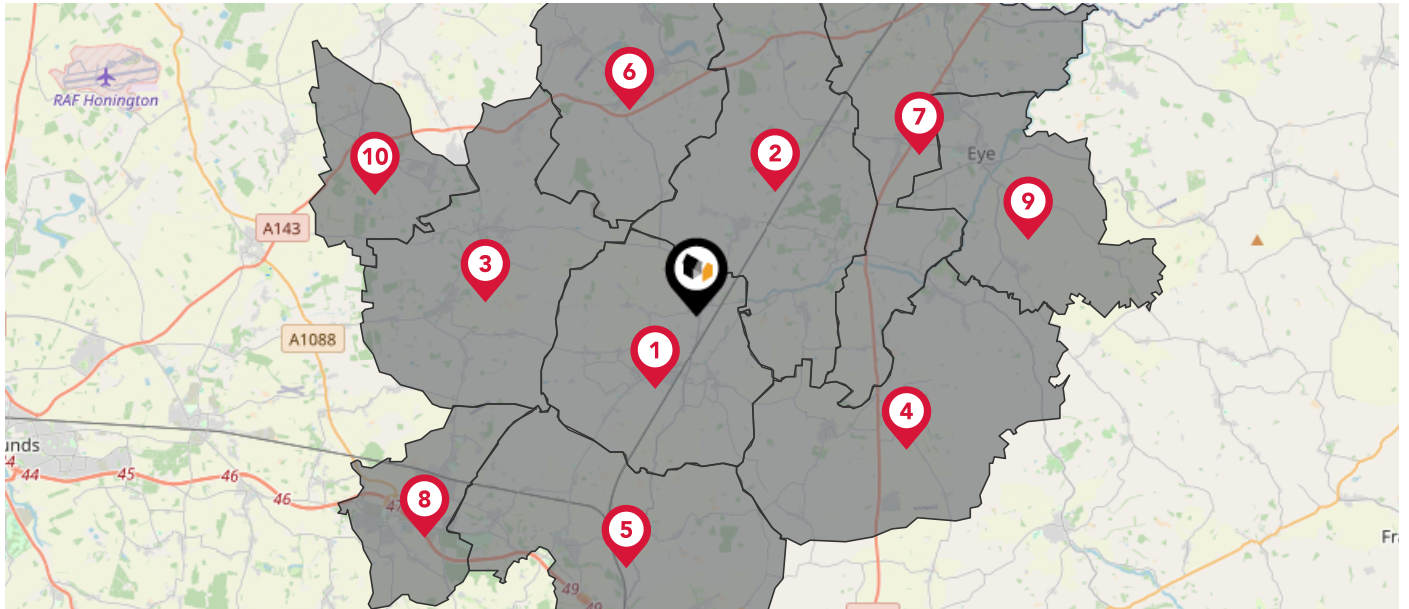
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Bacton Ward

2

Gislingham Ward

3

Walsham-le-Willows Ward

4

Mendlesham Ward

5

Haughley, Stowupland & Wetherden Ward

6

Rickinghall Ward

7

Palgrave Ward

8

Elmswell & Woolpit Ward

9

Eye Ward

10

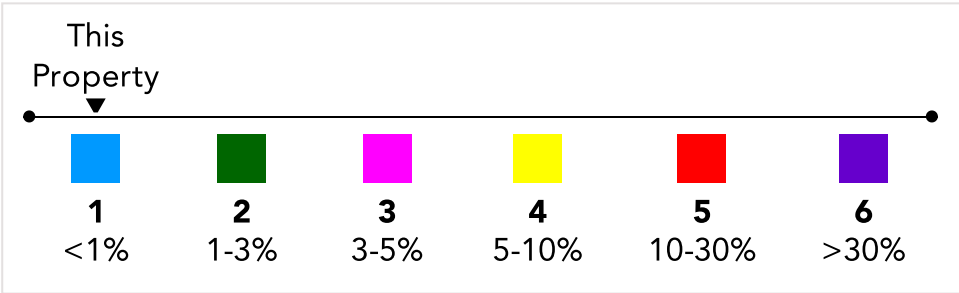
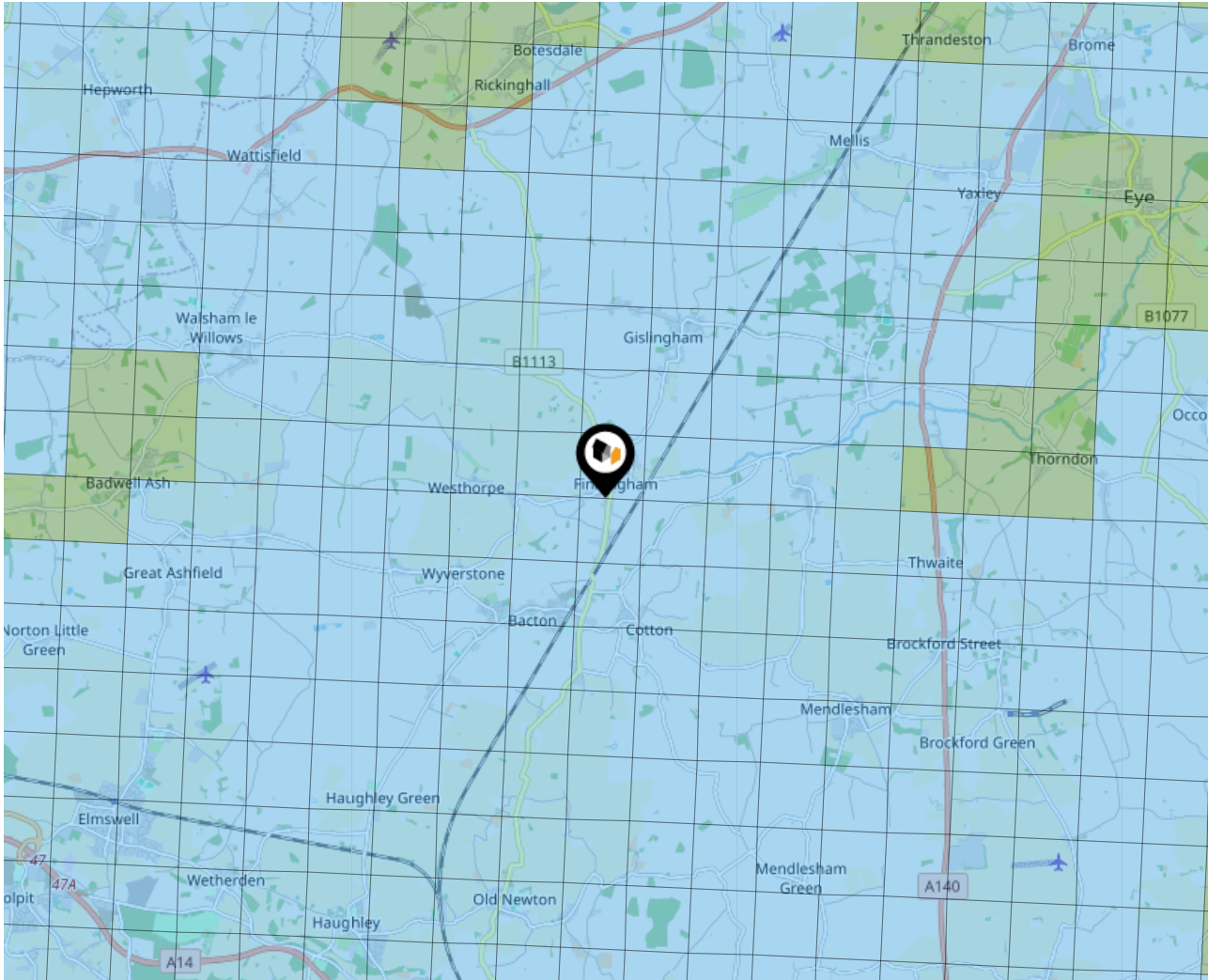
Stanton Ward

Environment

Radon Gas

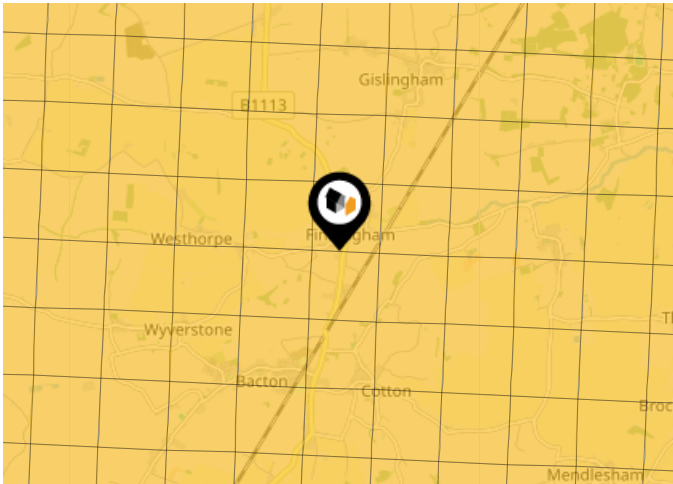
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

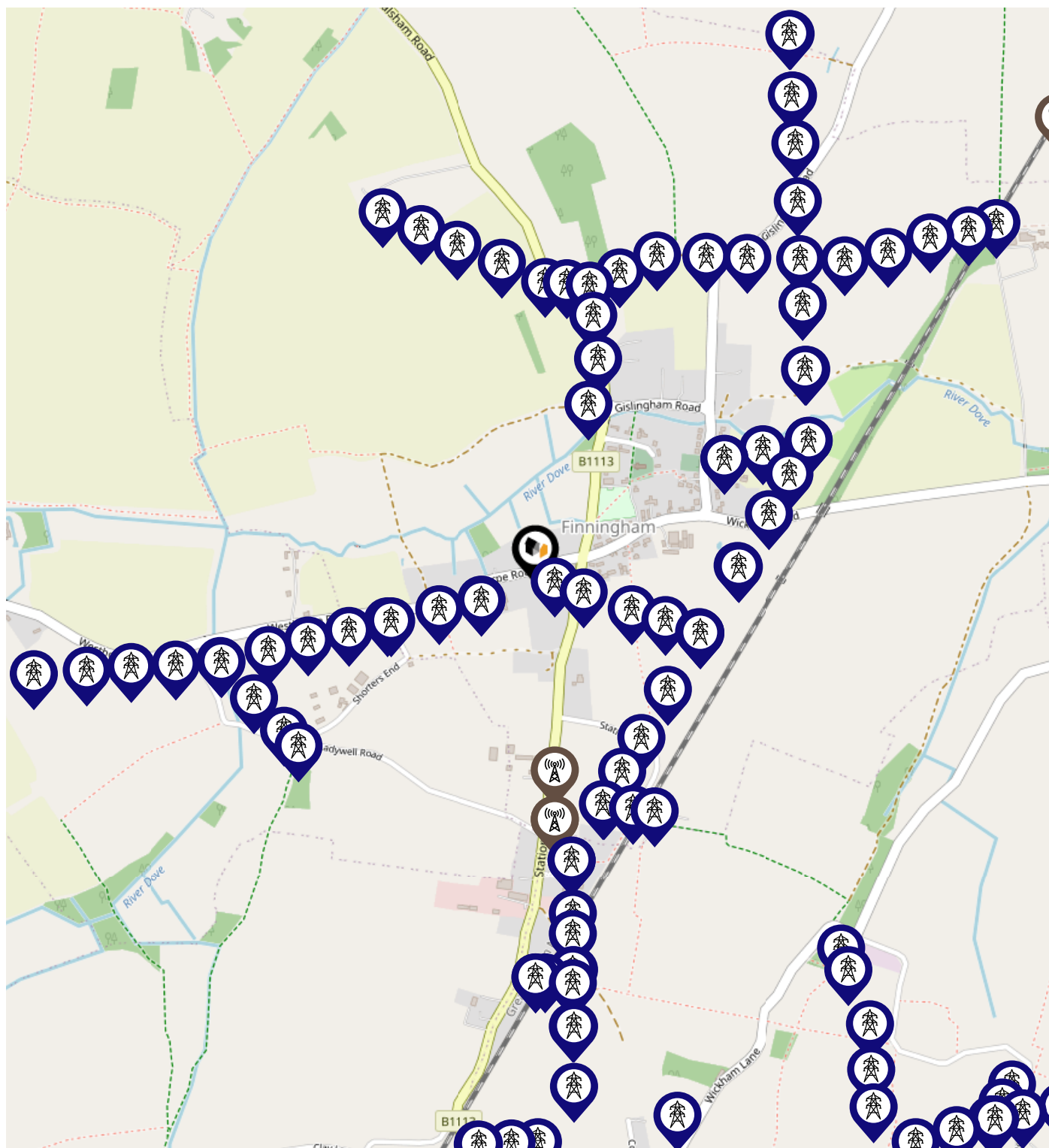
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

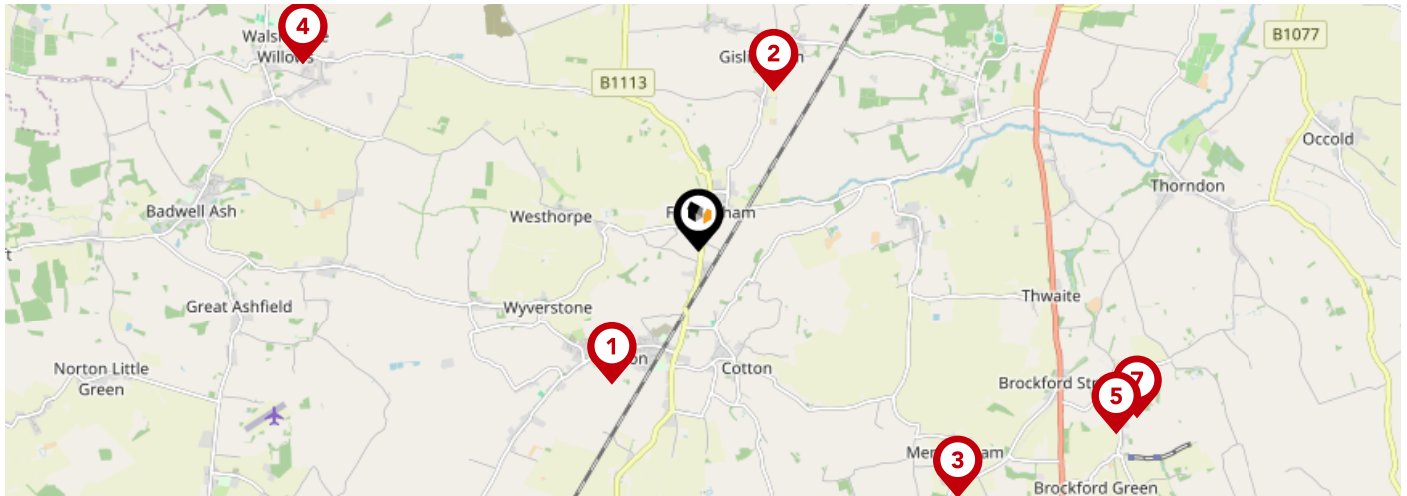
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

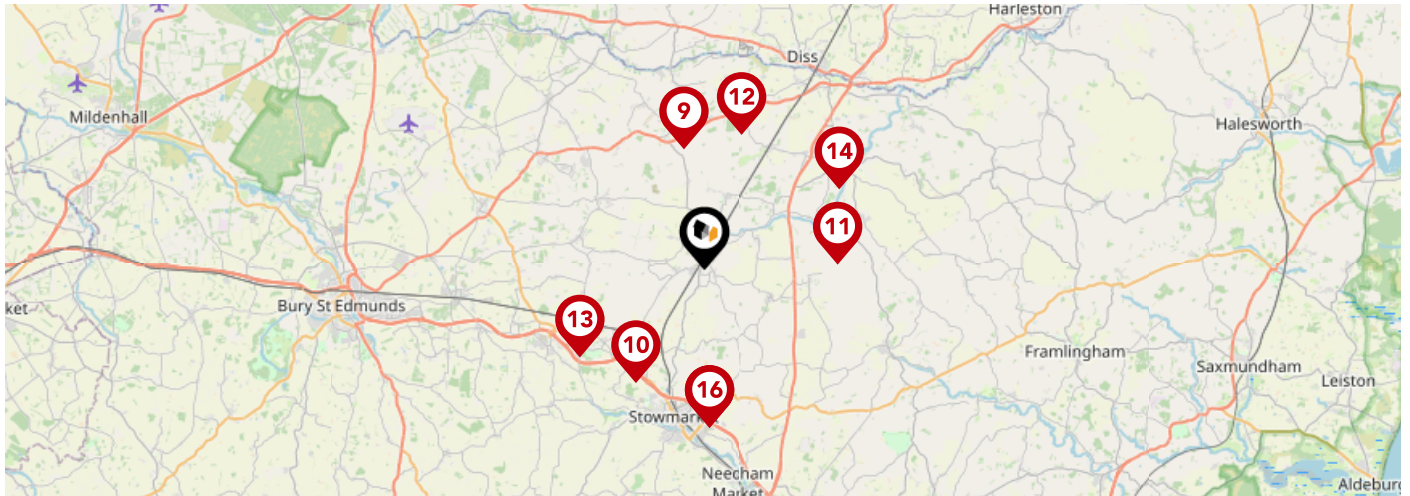


Key:

-  Power Pylons
-  Communication Masts



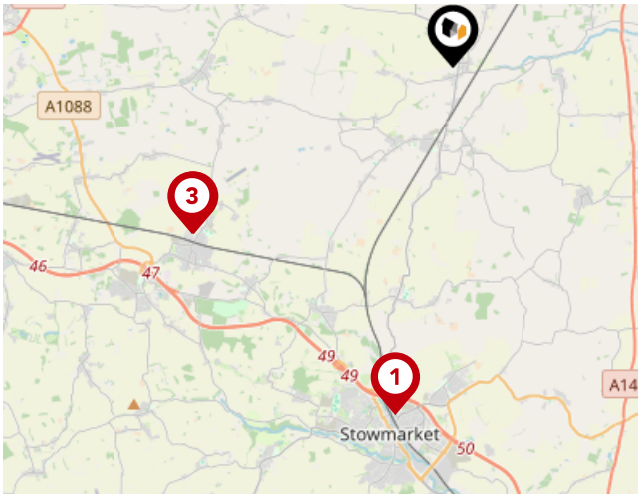
		Nursery	Primary	Secondary	College	Private
1	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:1.43	☐	☒	☐	☐	☐
2	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:1.6	☐	☒	☐	☐	☐
3	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.25	☐	☒	☐	☐	☐
4	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:3.97	☐	☒	☐	☐	☐
5	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.14	☐	☒	☐	☐	☐
6	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:4.18	☐	☒	☐	☐	☐
7	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.25	☐	☐	☒	☐	☐
8	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:4.35	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.42	☐	☒	☐	☐	☐
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:4.81	☐	☒	☐	☐	☐
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.84	☐	☒	☐	☐	☐
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.05	☐	☒	☐	☐	☐
	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:5.55	☐	☒	☐	☐	☐
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:5.69	☐	☐	☒	☐	☐
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:5.73	☐	☒	☐	☐	☐
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:5.73	☐	☐	☒	☐	☐

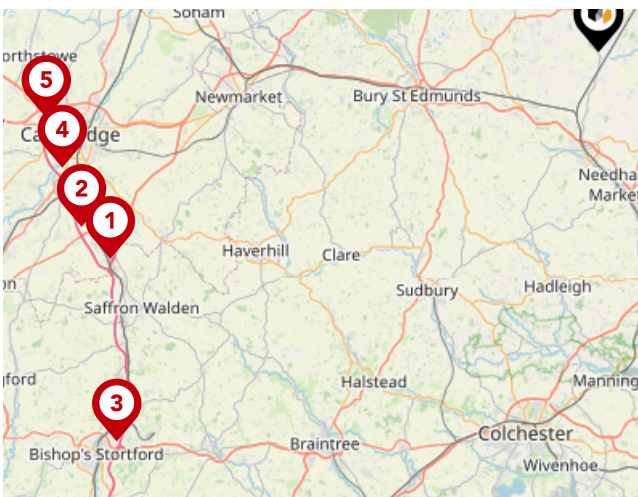
Area

Transport (National)



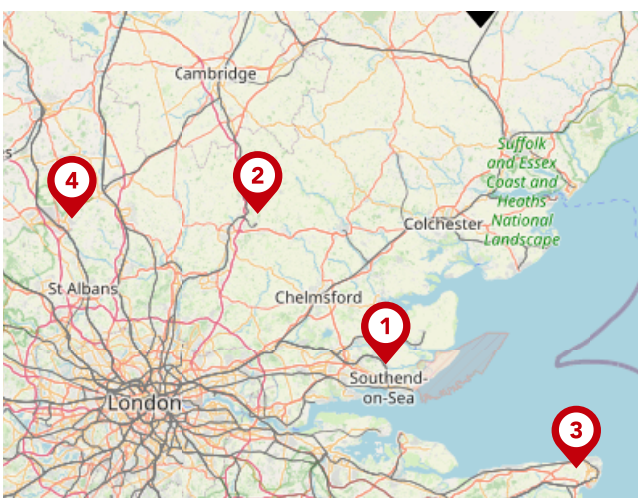
National Rail Stations

Pin	Name	Distance
1	Entrance2	6.39 miles
2	Entrance	5.59 miles
3	Elmswell Rail Station	5.61 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	38.61 miles
2	M11 J10	39.66 miles
3	M11 J8	45.15 miles
4	M11 J11	39.92 miles
5	M11 J13	40.38 miles

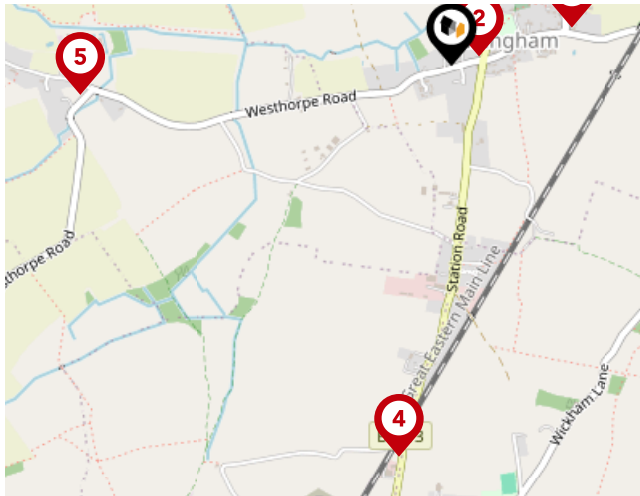


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	51.14 miles
2	Stansted Airport	42.24 miles
3	Manston	66.2 miles
4	Luton Airport	65.69 miles

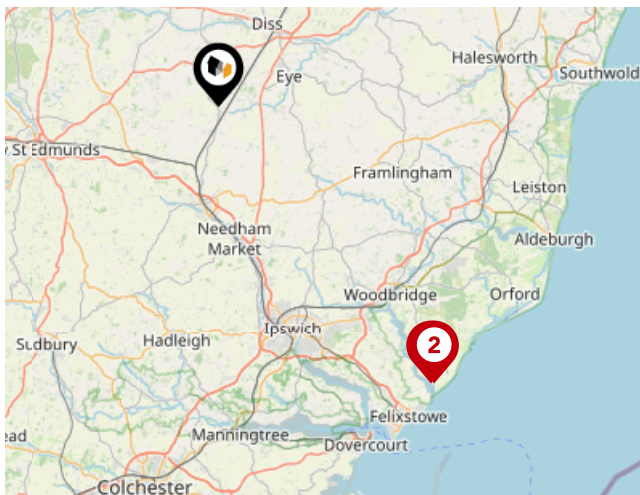
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	White Horse	0.06 miles
2	White Horse	0.07 miles
3	Gislingham Road	0.28 miles
4	Old Taverns	0.89 miles
5	Bus Shelter	0.85 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	25.5 miles
2	Bawdsey Ferry Landing	25.55 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.

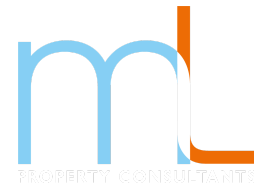


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