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MIR: Material Info

The Material Information Affecting this Property

Friday 28th March 2025



74, YORK CRESCENT, CLAYDON, IPSWICH, IP6 0DR

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

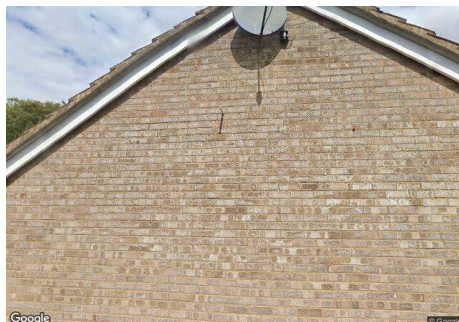
01449 768854

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Property Overview



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.11 acres
Council Tax :	Band D
Annual Estimate:	£2,111
Title Number:	SK259888
UPRN:	100091088597




Last Sold Date:	15/11/2004
Last Sold Price:	£245,000
Last Sold £/ft ² :	£299
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **38 York Crescent Claydon Ipswich Suffolk IP6 0DR**

Reference - DC/20/04263	
Decision:	Granted
Date:	28th September 2020
Description:	Householder Planning Application - Erection of rear UPVC conservatory with roof lantern.

Planning records for: **86 York Crescent Claydon Ipswich Suffolk IP6 0DR**

Reference - DC/20/02900	
Decision:	Granted
Date:	14th July 2020
Description:	Notification of works to tree/s protected by Tree Preservation Order MS271/T1 - Cut back 1No Lime Tree to previous pruning points.

Planning records for: **88 York Crescent Claydon Ipswich Suffolk IP6 0DR**

Reference - DC/20/02901	
Decision:	Granted
Date:	14th July 2020
Description:	Notification of works to tree protected by Tree Preservation Order MS71 T1 - Cut back 1No Lime tree to previous pruning points.

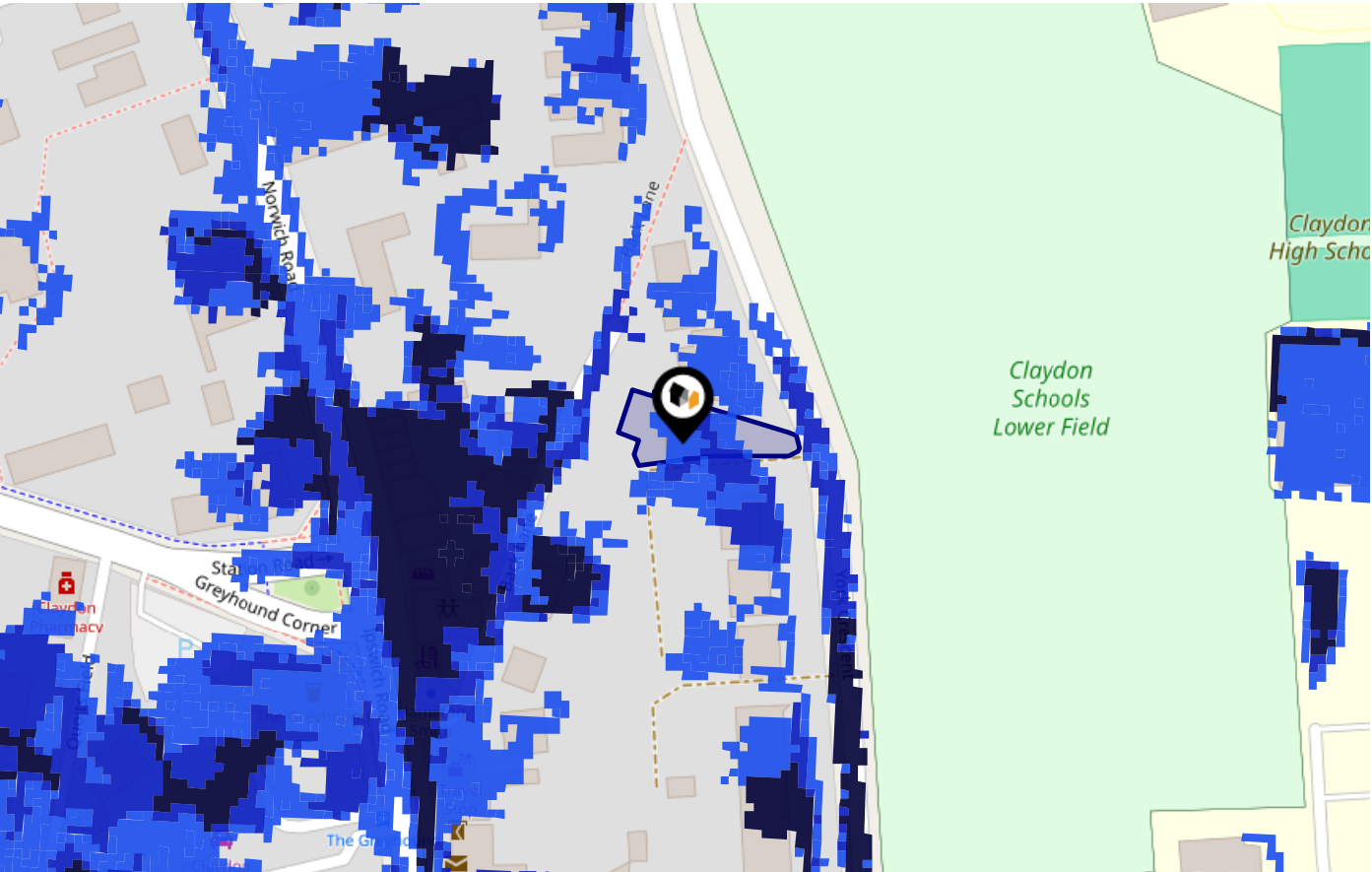
Property EPC - Certificate

74 York Crescent Claydon IPSWICH IP6 0DR		Energy rating E	
Valid until 17.03.2035		Certificate number 18005087012244973753	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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.

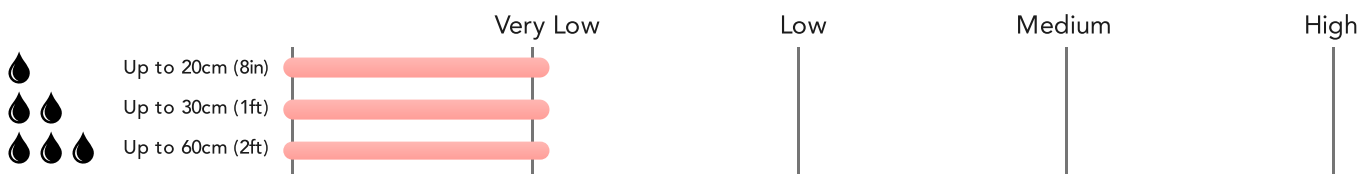


Risk Rating: Low

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.

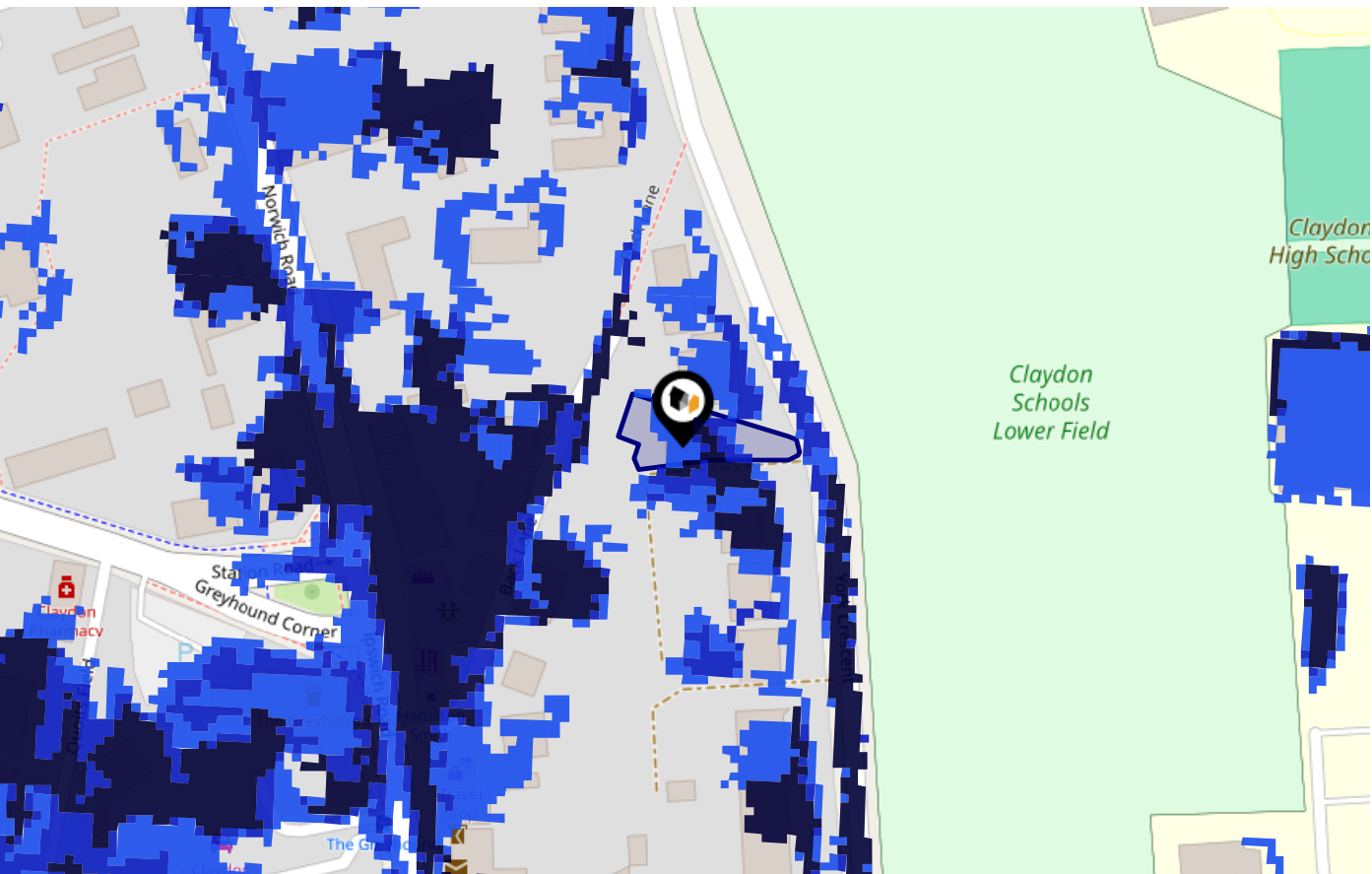
Chance of flooding to the following depths at this property:



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.

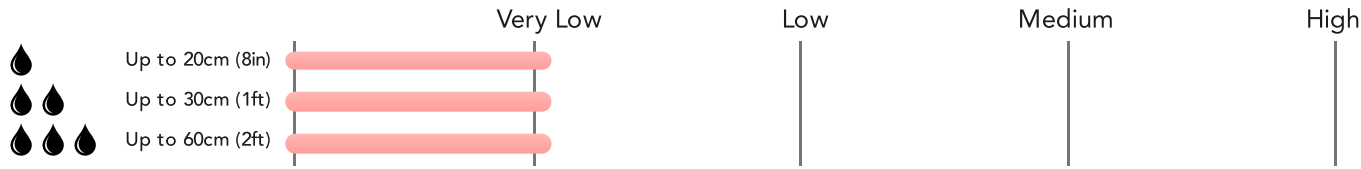


Risk Rating: Low

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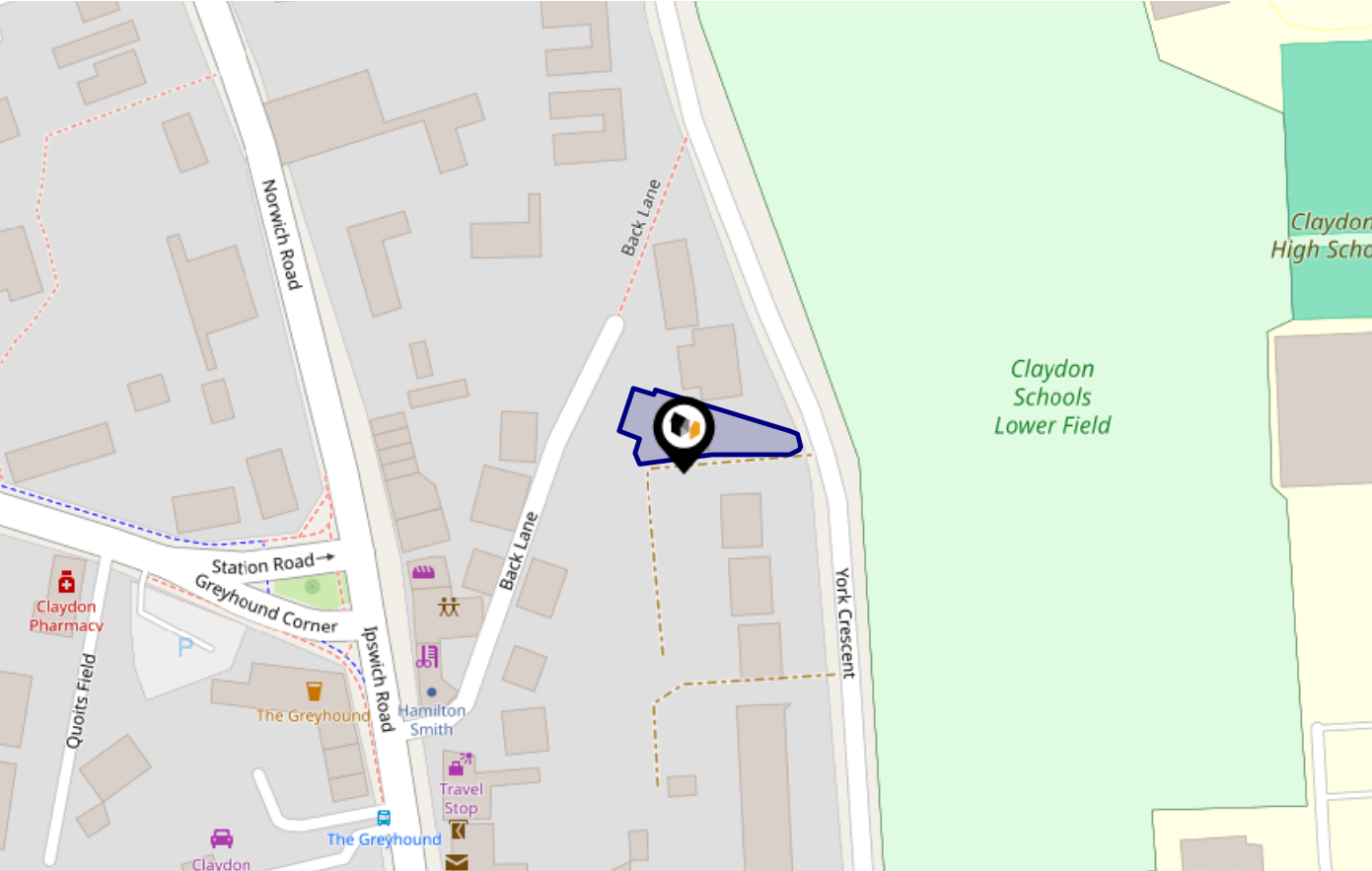
Chance of flooding to the following depths at this property:



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.

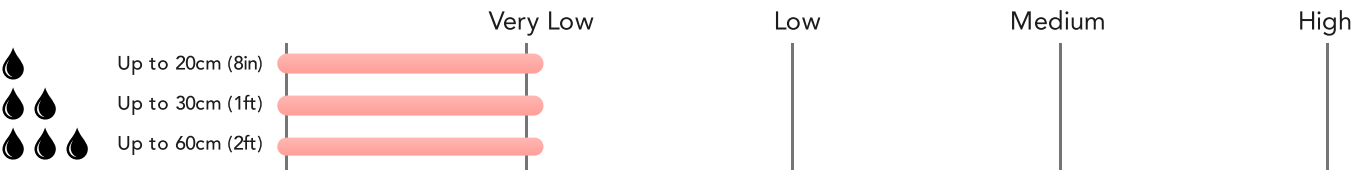


Risk Rating: Very low

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.
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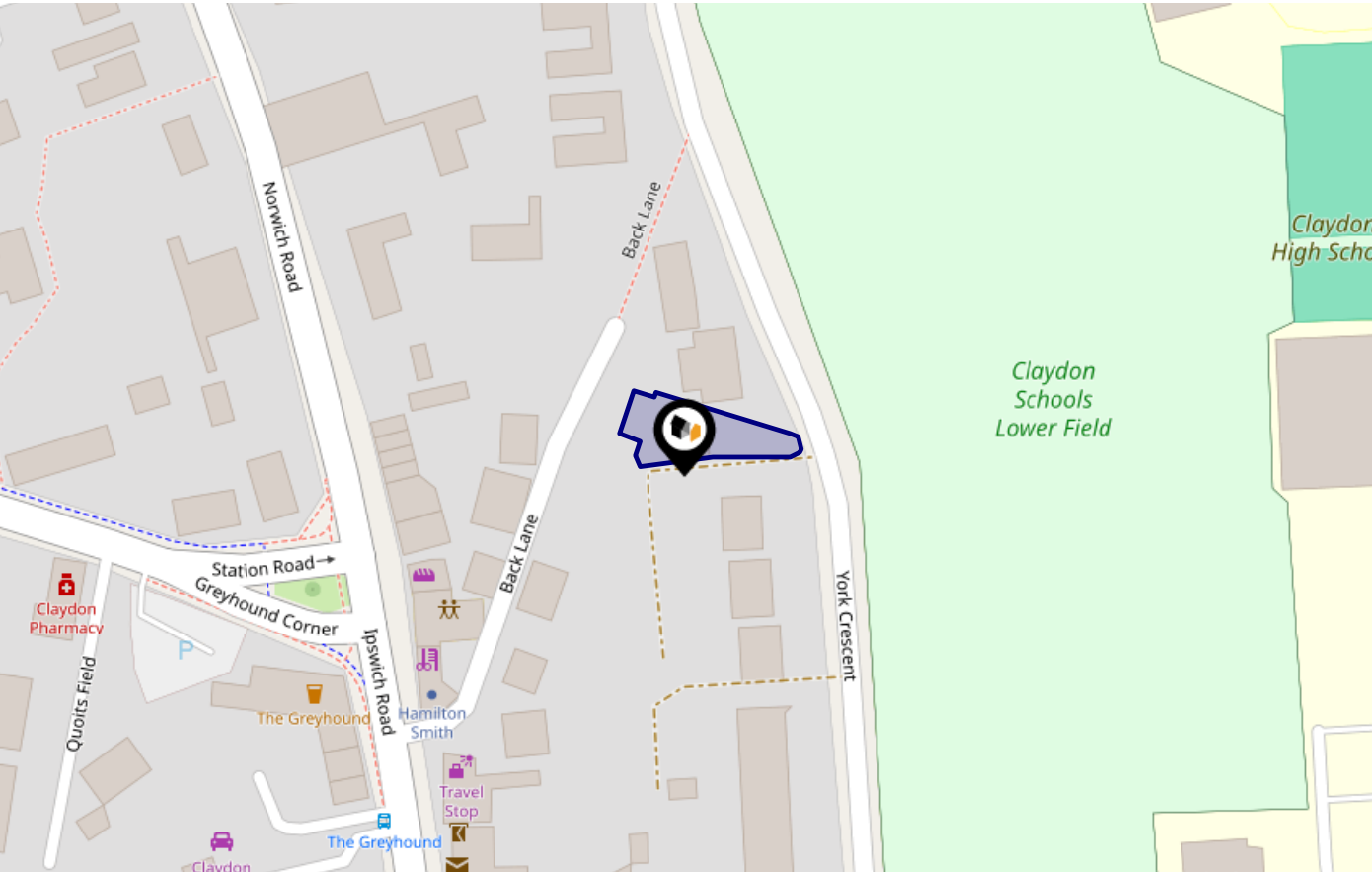
Chance of flooding to the following depths at this property:



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.

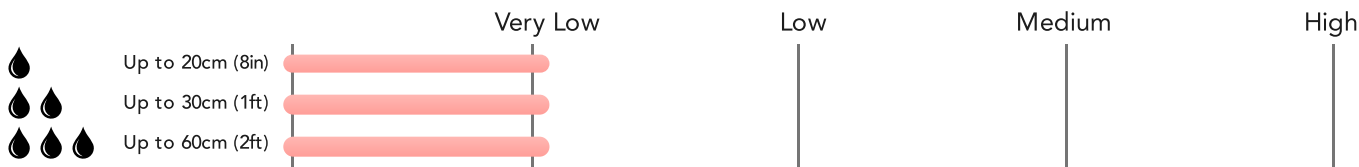


Risk Rating: Very low

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.

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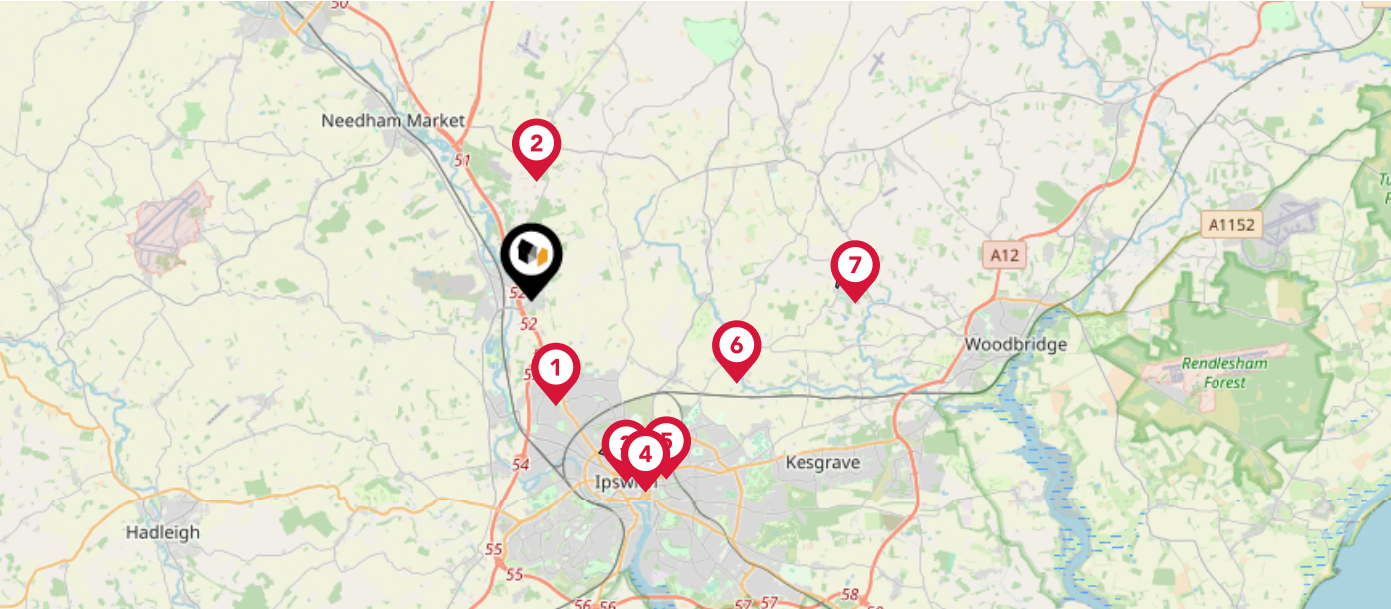
Chance of flooding to the following depths at this property:










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.

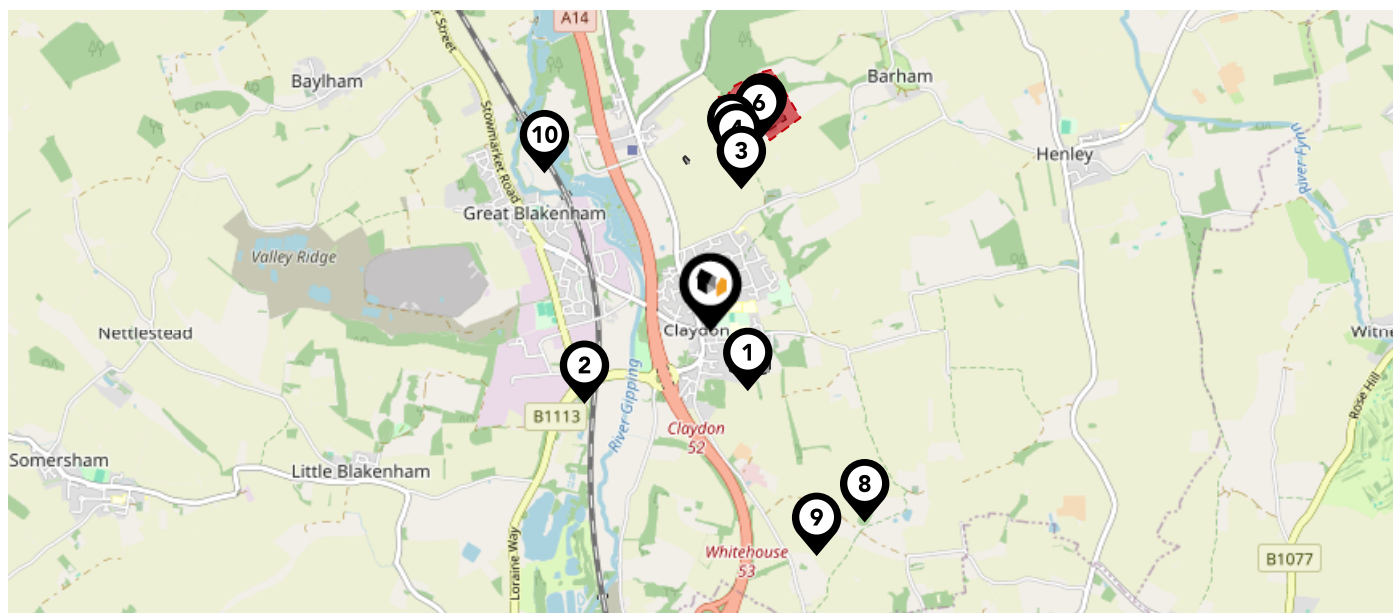


Nearby Conservation Areas	
	Whitton
	Coddenham
	Park
	Christchurch Street
	Cemeteries
	Tuddenham St Martin
	Grundisburgh

Maps

Landfill Sites

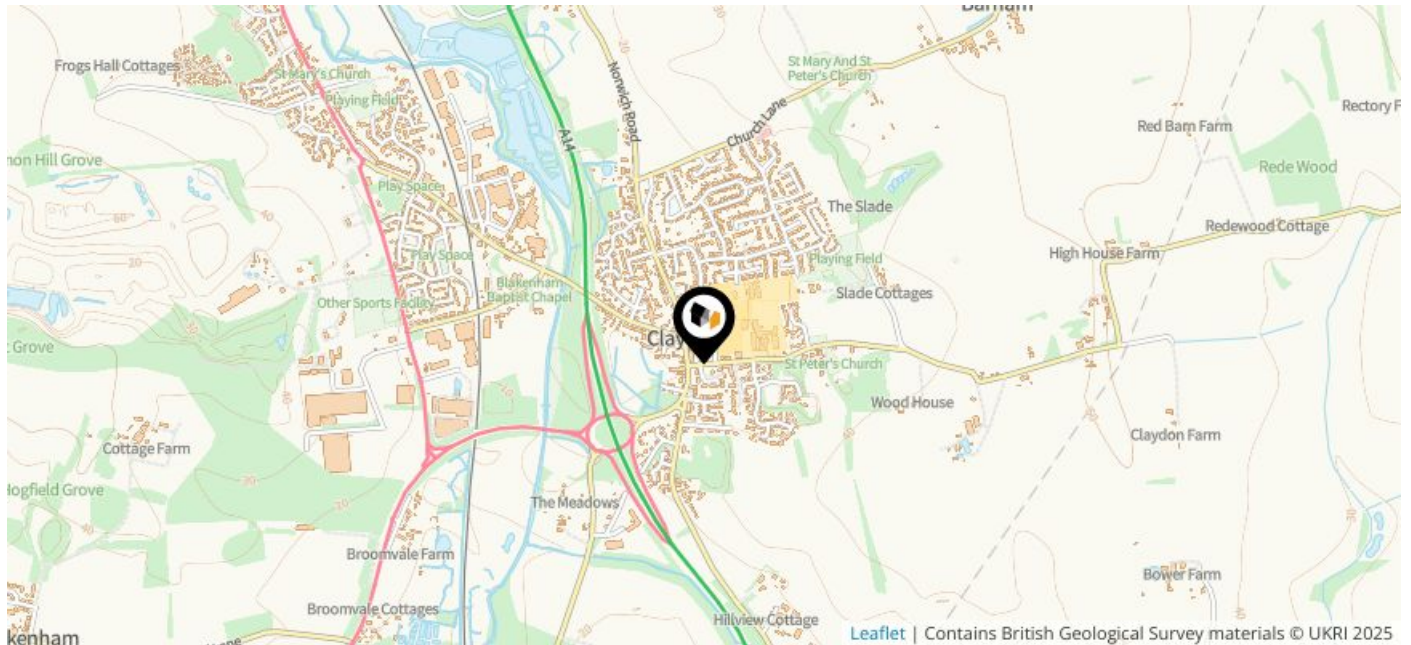
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Claydon Quarry-Off Church Lane, Claydon, Near Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
2	Lodge Lane-Lodge Lane, Great Blakenham	Historic Landfill <input type="checkbox"/>
3	The Hop Ground-Barham, Suffolk	Historic Landfill <input type="checkbox"/>
4	Old Sandy Lane Pit-Old Sandy Lane Pit, Barham	Historic Landfill <input type="checkbox"/>
5	EA/EPR/HP3995NN/A001	Active Landfill <input checked="" type="checkbox"/>
6	Sandy Lane Quarry-Sandy Lane, Barham	Historic Landfill <input type="checkbox"/>
7	EA/EPR/HB3907LL/A001	Active Landfill <input checked="" type="checkbox"/>
8	Rise Hall-Akenham, Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
9	Rise Hall Farm-Rise Hall Farm, Akenham, Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
10	Broomfield Pits-Barham, Suffolk	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

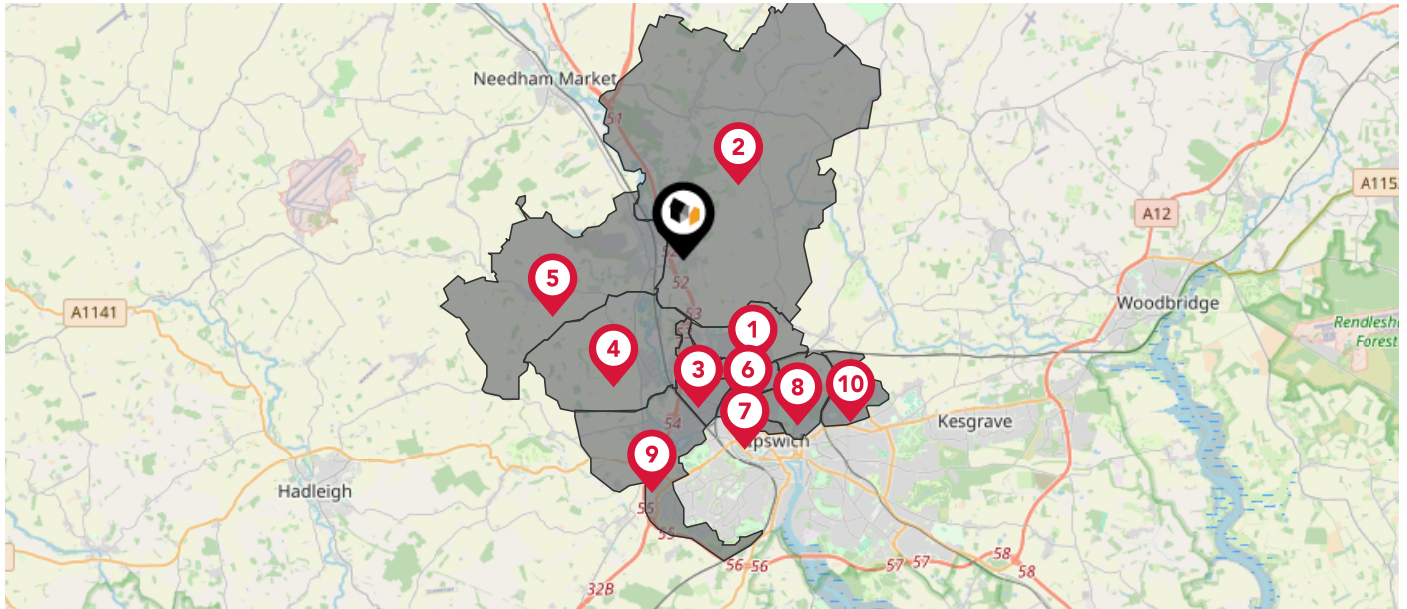
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Whitton Ward



Claydon & Barham Ward



Whitehouse Ward



Bramford Ward



Blakenham Ward



Castle Hill Ward



Westgate Ward



St. Margaret's Ward



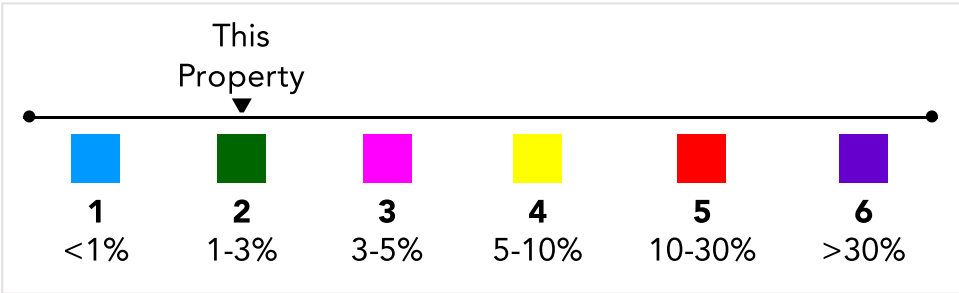
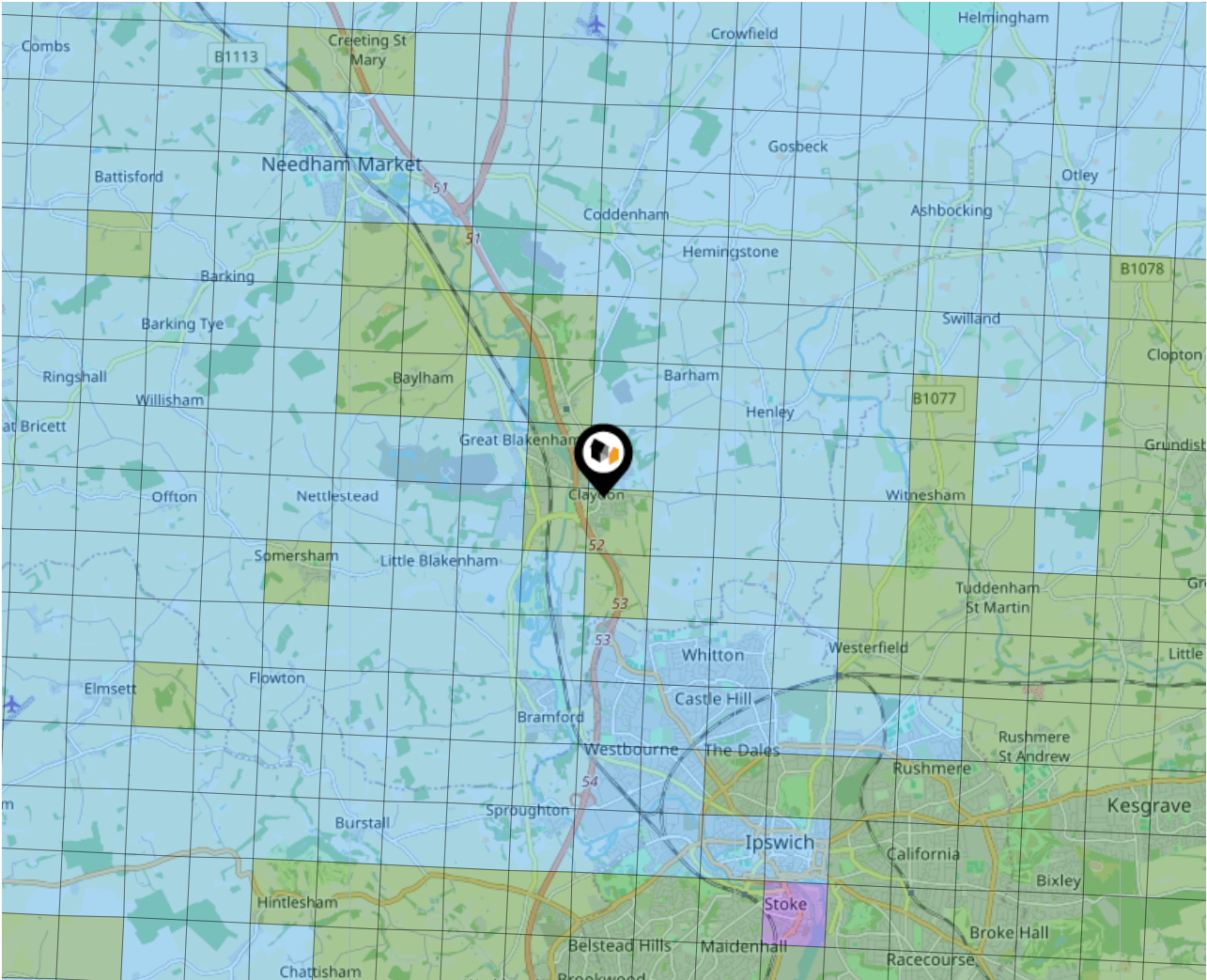
Sproughton & Pinewood Ward



Rushmere Ward

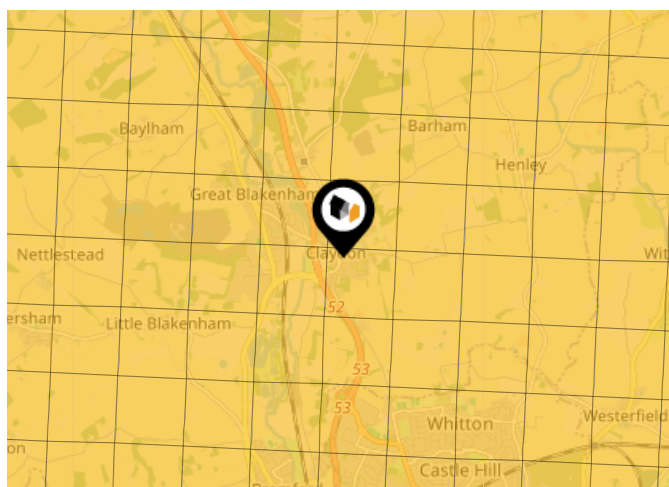
What is Radon?

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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY		

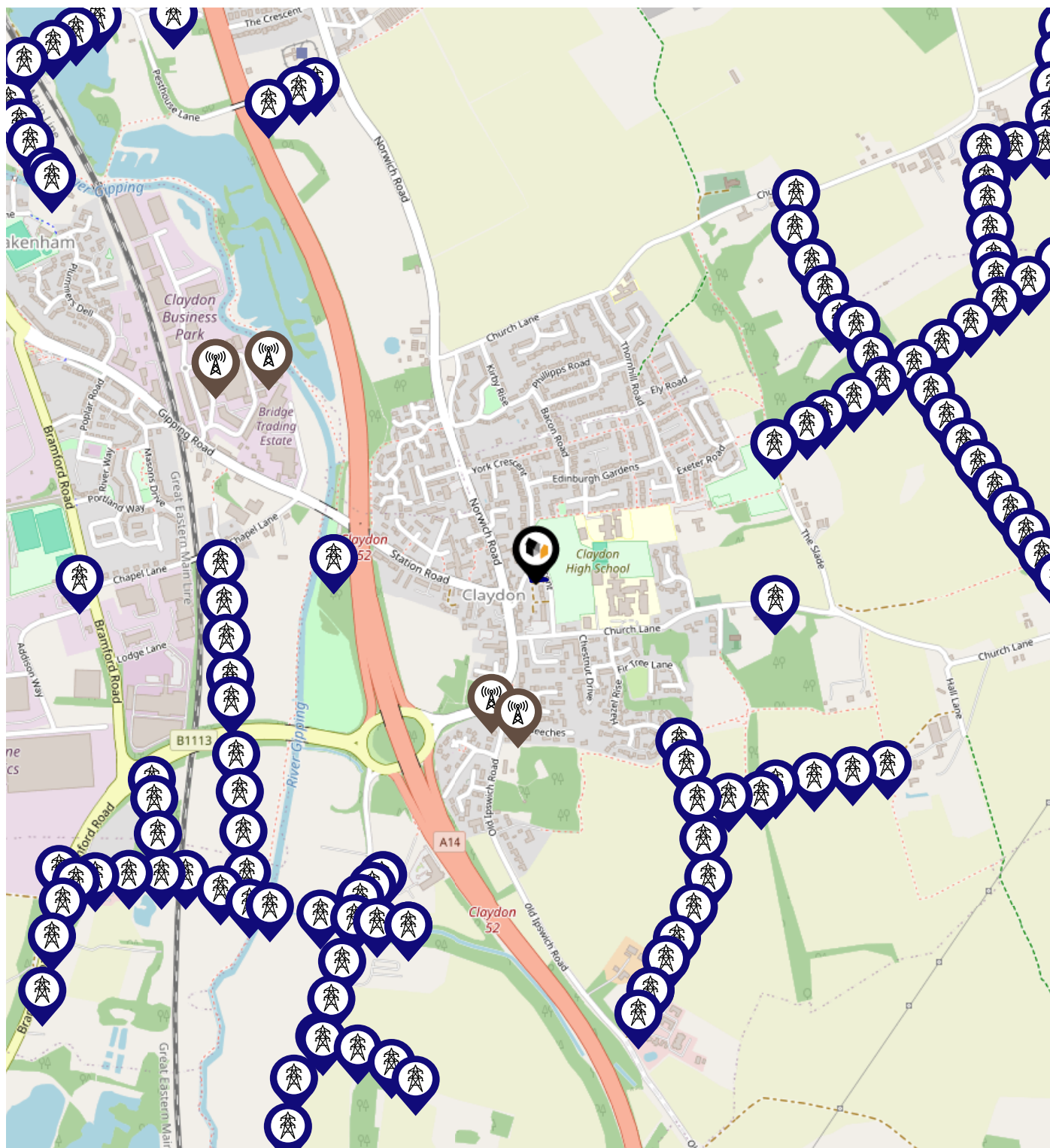


Primary Classifications (Most Common Clay Types)



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



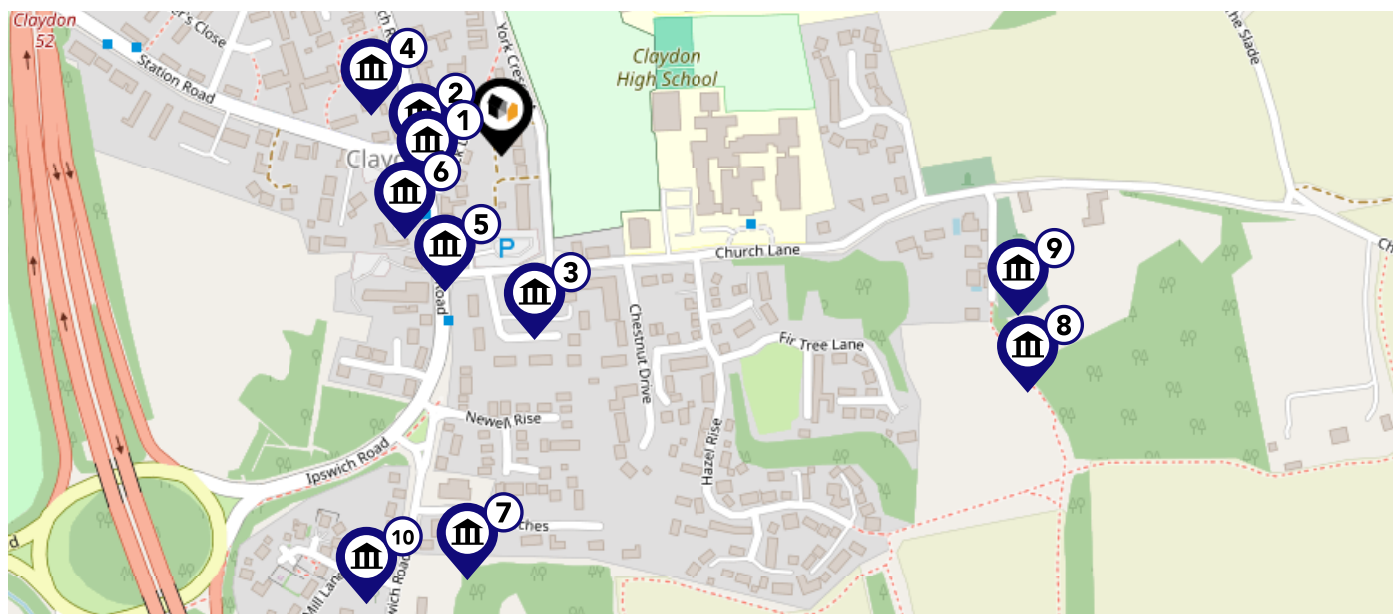
Key:











-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

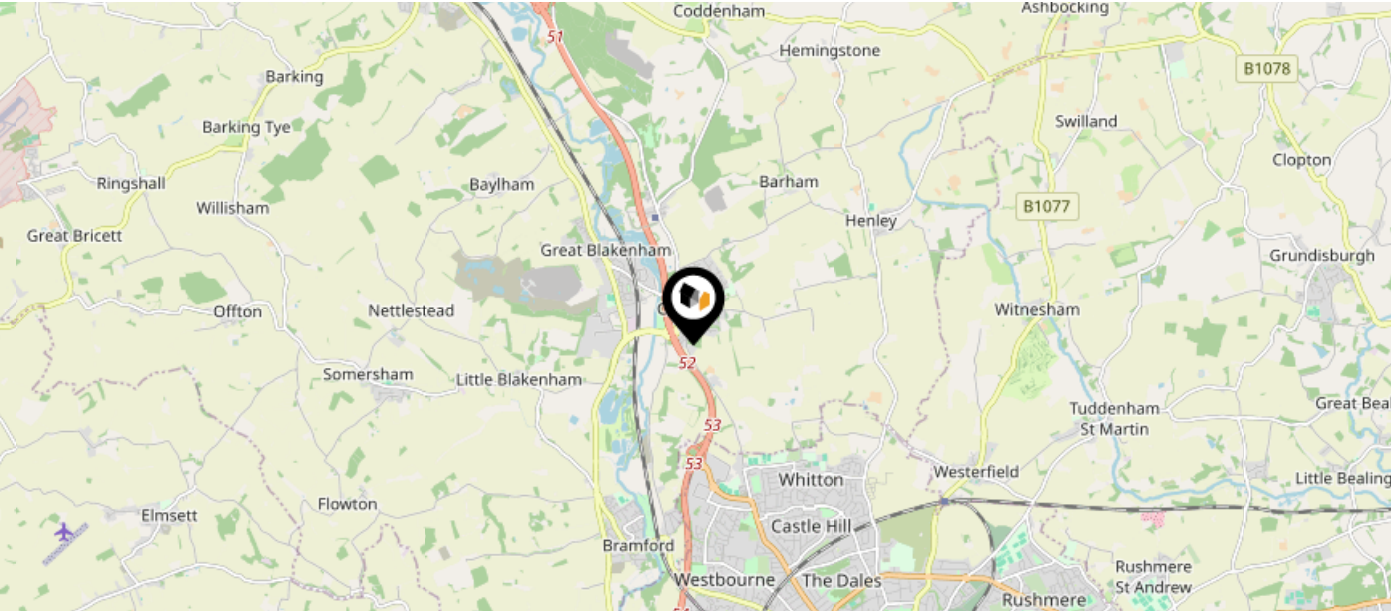


Listed Buildings in the local district		Grade	Distance
	1262890 - Smilax House	Grade II	0.0 miles
	1250927 - Dove Cottage	Grade II	0.0 miles
	1263019 - Alasdair	Grade II	0.1 miles
	1251230 - The Hollies	Grade II	0.1 miles
	1263020 - The Crown Inn	Grade II	0.1 miles
	1250926 - 4, 6 And 8, Ipswich Road	Grade II	0.1 miles
	1263021 - The Beeches	Grade II	0.2 miles
	1262545 - Garden Walls, Towers And Grotto About 100 Metres South South West Of The Old Rectory	Grade II	0.3 miles
	1250925 - Church Of St Peter	Grade I	0.3 miles
	1250928 - The Rooks	Grade II	0.3 miles

Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...

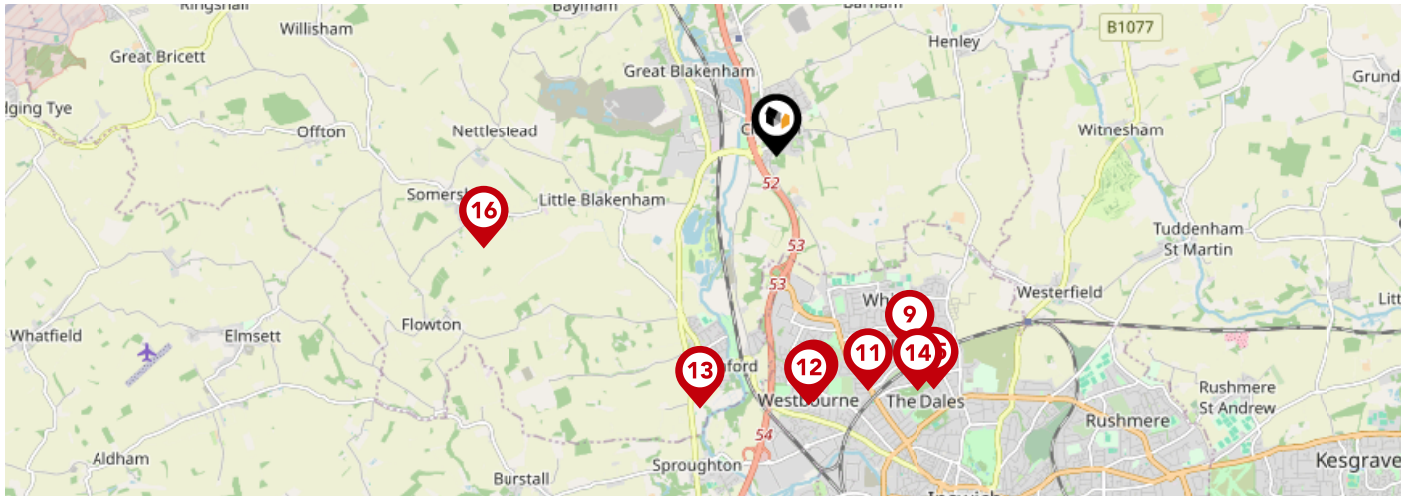










Nearby Green Belt Land

No data available.



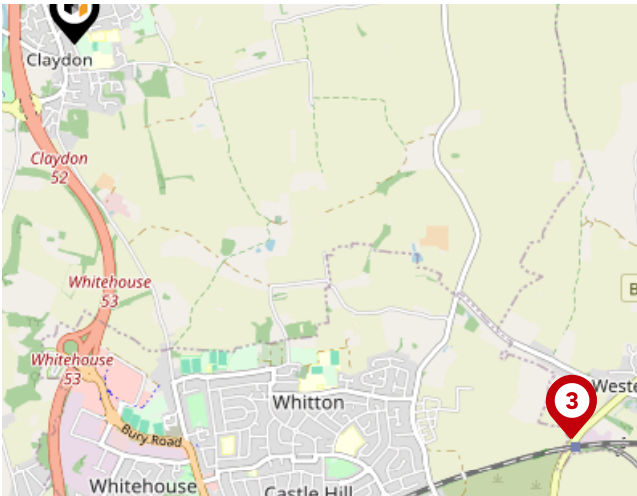
		Nursery	Primary	Secondary	College	Private
1	Claydon Primary School Ofsted Rating: Good Pupils: 509 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Claydon High School Ofsted Rating: Good Pupils: 768 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thomas Wolsey Ormiston Academy Ofsted Rating: Good Pupils: 104 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ormiston Endeavour Academy Ofsted Rating: Good Pupils: 679 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Beeches Community Primary School Ofsted Rating: Good Pupils: 392 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Pancras Catholic Primary School Ofsted Rating: Good Pupils: 182 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Henley Primary School Ofsted Rating: Outstanding Pupils: 99 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Castle Hill Junior School Ofsted Rating: Good Pupils: 289 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Castle Hill Infant School Ofsted Rating: Good Pupils: 214 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehouse Community Primary School Ofsted Rating: Good Pupils: 587 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highfield Nursery School Ofsted Rating: Outstanding Pupils: 103 Distance:2.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westbourne Academy Ofsted Rating: Good Pupils: 1068 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bramford Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 211 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Meadows Montessori School Ofsted Rating: Not Rated Pupils: 70 Distance:2.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dale Hall Community Primary School Ofsted Rating: Good Pupils:0 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somersham Primary School Ofsted Rating: Good Pupils: 87 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



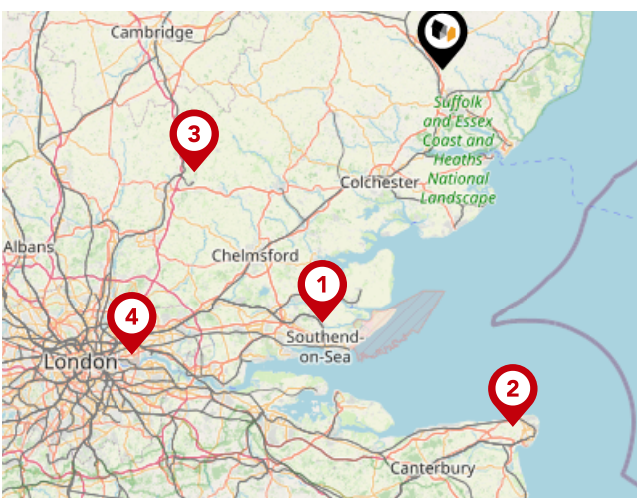
National Rail Stations

Pin	Name	Distance
1	Entrance1	2.89 miles
2	Entrance2	2.89 miles
3	Westerfield Rail Station	2.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.49 miles
2	M11 J8	42.2 miles
3	M11 J10	41.41 miles
4	M11 J11	43 miles

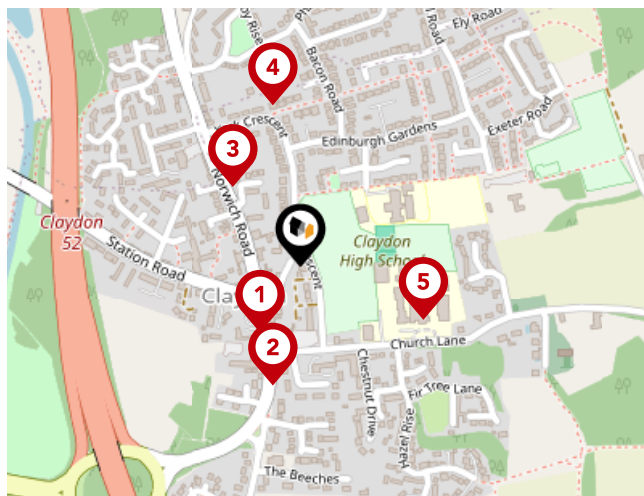


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	41.11 miles
2	Manston	53.62 miles
3	Stansted Airport	39.2 miles
4	Silvertown	61.71 miles

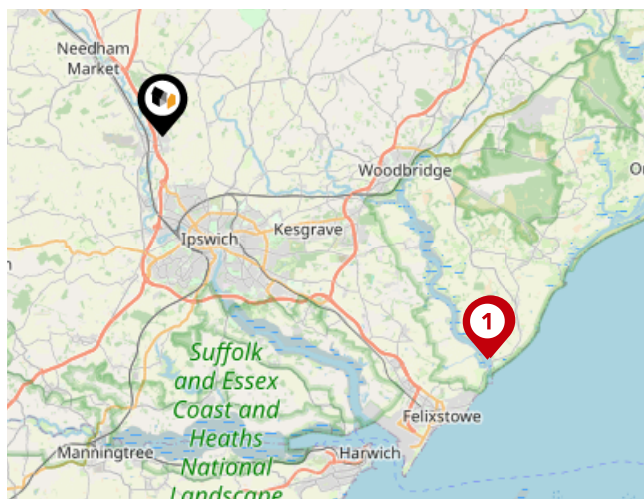
Area

Transport (Local)



Bus Stops/Stations

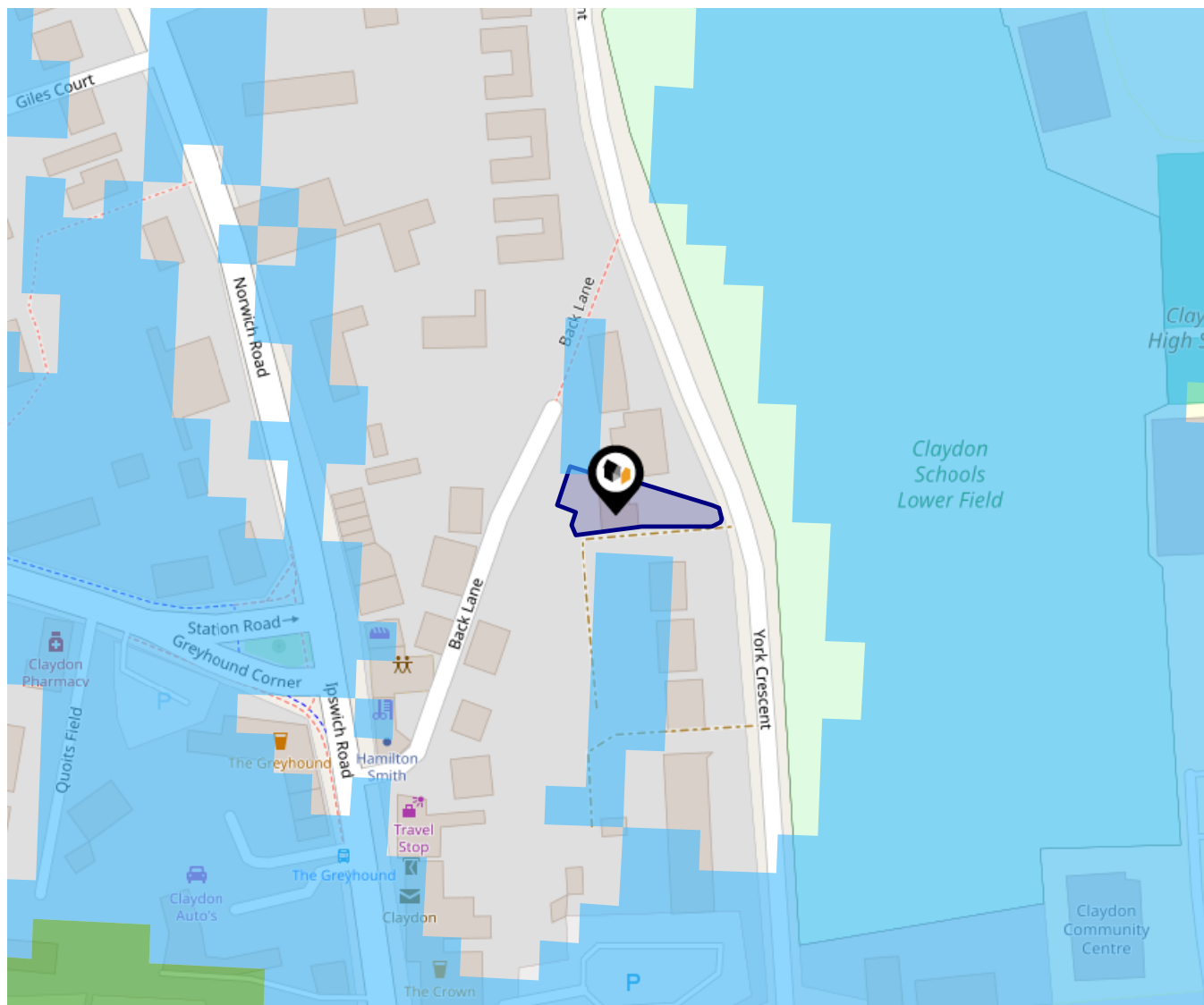
Pin	Name	Distance
1	The Greyhound	0.09 miles
2	The Crown	0.14 miles
3	Tollgate Court	0.12 miles
4	York Crescent	0.19 miles
5	High School	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	14.37 miles
2	Bawdsey Ferry Landing	14.46 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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.

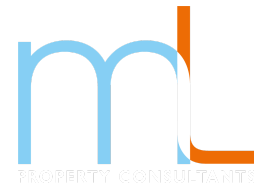


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