



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 29<sup>th</sup> April 2025**



**4, JARMAIN ROAD, STOWMARKET, IP14 1XN**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

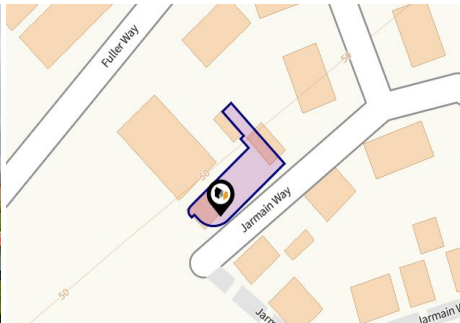
01449 768854

matt@mlproperty.co.uk

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# Property Overview



## Property

|                  |  |                               |            |
|------------------|--|-------------------------------|------------|
| Type:            | Detached                                   | Last Sold Date:               | 24/06/2022 |
| Bedrooms:        | 4  | Last Sold Price:              | £360,000   |
| Floor Area:      | 1,227 ft <sup>2</sup> / 114 m <sup>2</sup> | Last Sold £/ft <sup>2</sup> : | £293       |
| Plot Area:       | 0.06 acres                                 | Tenure:                       | Freehold   |
| Council Tax :    | Band D                                     |                               |            |
| Annual Estimate: | £2,208                                     |                               |            |
| Title Number:    | SK417357                                   |                               |            |
| UPRN:            | 10094151533                                |                               |            |

## Local Area

|   |   |   |  |   |
|---|---|---|--|---|
| Local Authority:  | Suffolk   | Estimated Broadband Speeds  |  |   |
| Conservation Area:  | No  | (Standard - Superfast - Ultrafast)  |  |   |
| Flood Risk:   |   |   |  |   |
| ● Rivers & Seas   | Very low  | 9   | 40   | 1800  |
| ● Surface Water   | Very low  | mb/s  | mb/s   | mb/s  |
|   |   |  |  |  |
| Mobile Coverage:  |   | Satellite/Fibre TV Availability:  |  |   |
| (based on calls indoors)  |   |   |  |   |
|  |  |  |   |    |
|  |  |  |   |   |
|   |   |   |  |  |

# Property EPC - Certificate

4, Jarmain Road, IP14 1XN

Energy rating

**B**

Valid until 19.05.2032

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               | 95   <b>A</b> |
| 81-91 | <b>B</b>      | 85   <b>B</b> |               |
| 69-80 | <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

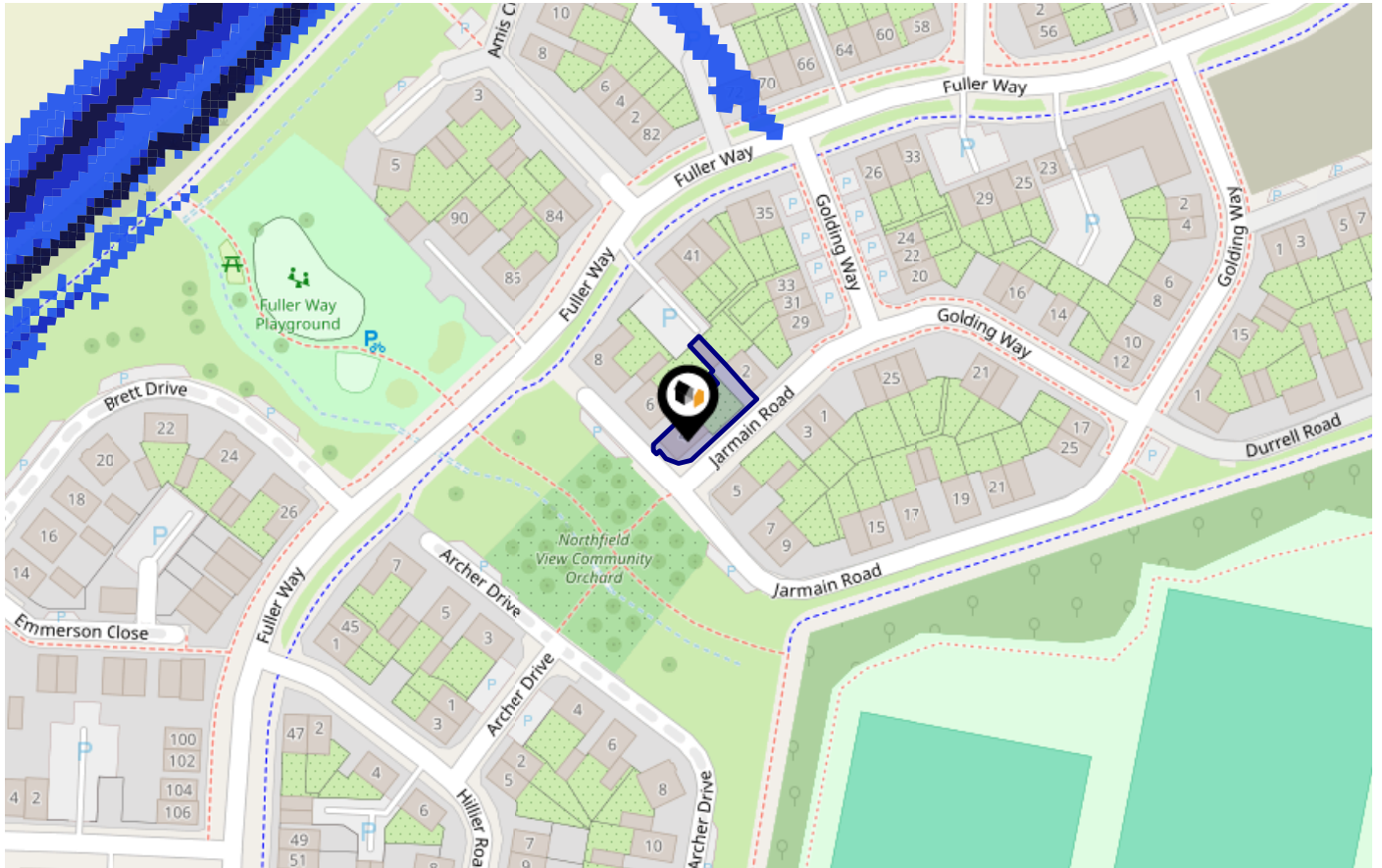
## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Detached                                   |
| <b>Transaction Type:</b>            | New dwelling                               |
| <b>Energy Tariff:</b>               | Standard tariff                            |
| <b>Main Fuel:</b>                   | Gas: mains gas                             |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Walls:</b>                       | Average thermal transmittance 0.25 W/m-Â°K |
| <b>Walls Energy:</b>                | Very Good                                  |
| <b>Roof:</b>                        | Average thermal transmittance 0.11 W/m-Â°K |
| <b>Roof Energy:</b>                 | Very Good                                  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas            |
| <b>Main Heating Controls:</b>       | Time and temperature zone control          |
| <b>Hot Water System:</b>            | From main system                           |
| <b>Hot Water Energy Efficiency:</b> | Good                                       |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Average thermal transmittance 0.15 W/m-Â°K |
| <b>Total Floor Area:</b>            | 114 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.

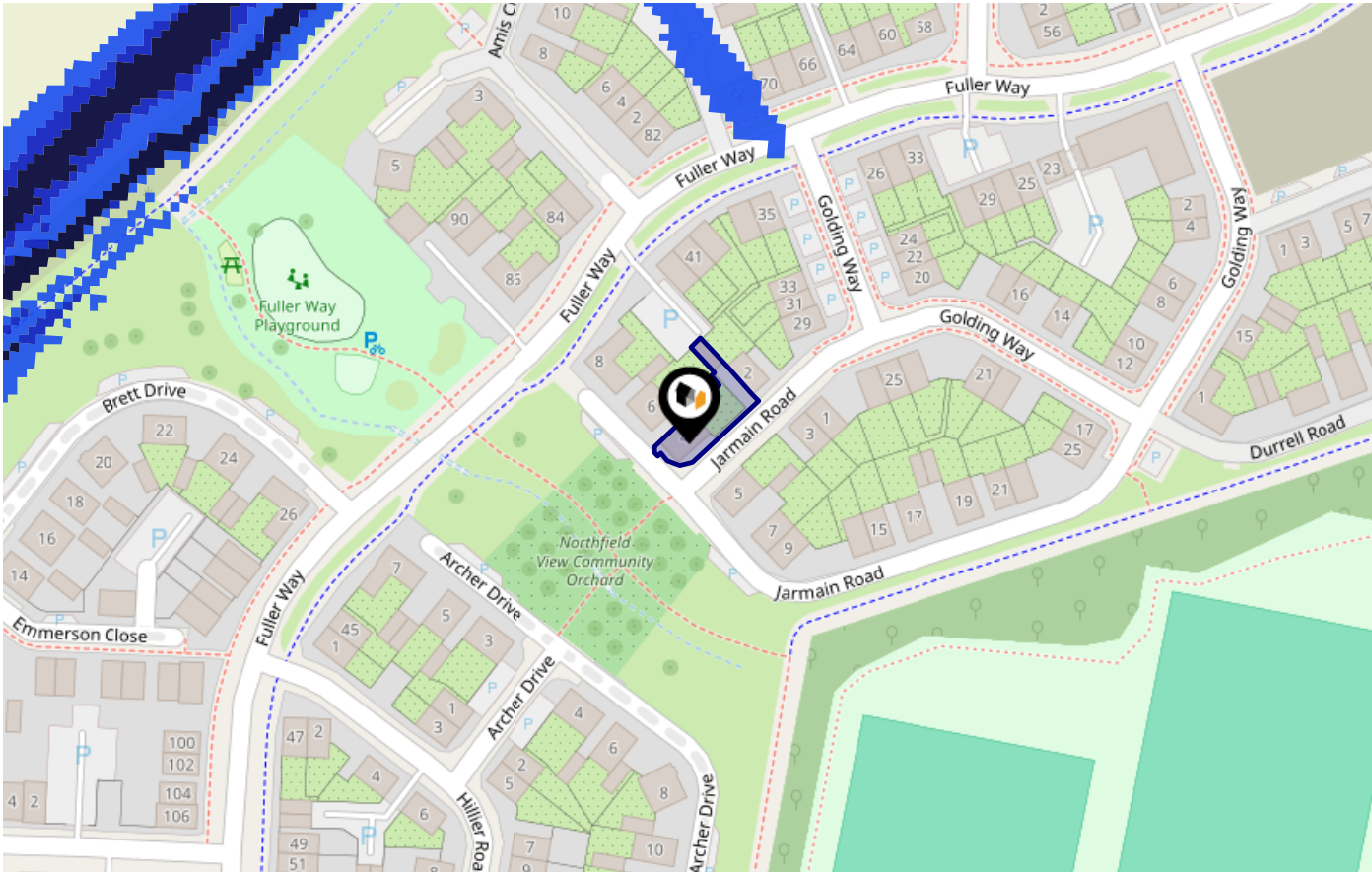
Chance of flooding to the following depths at this property:



# 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.

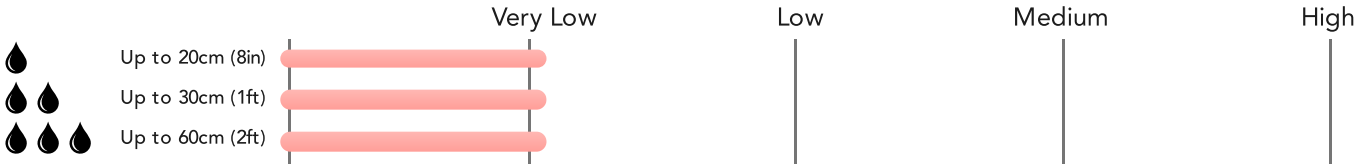


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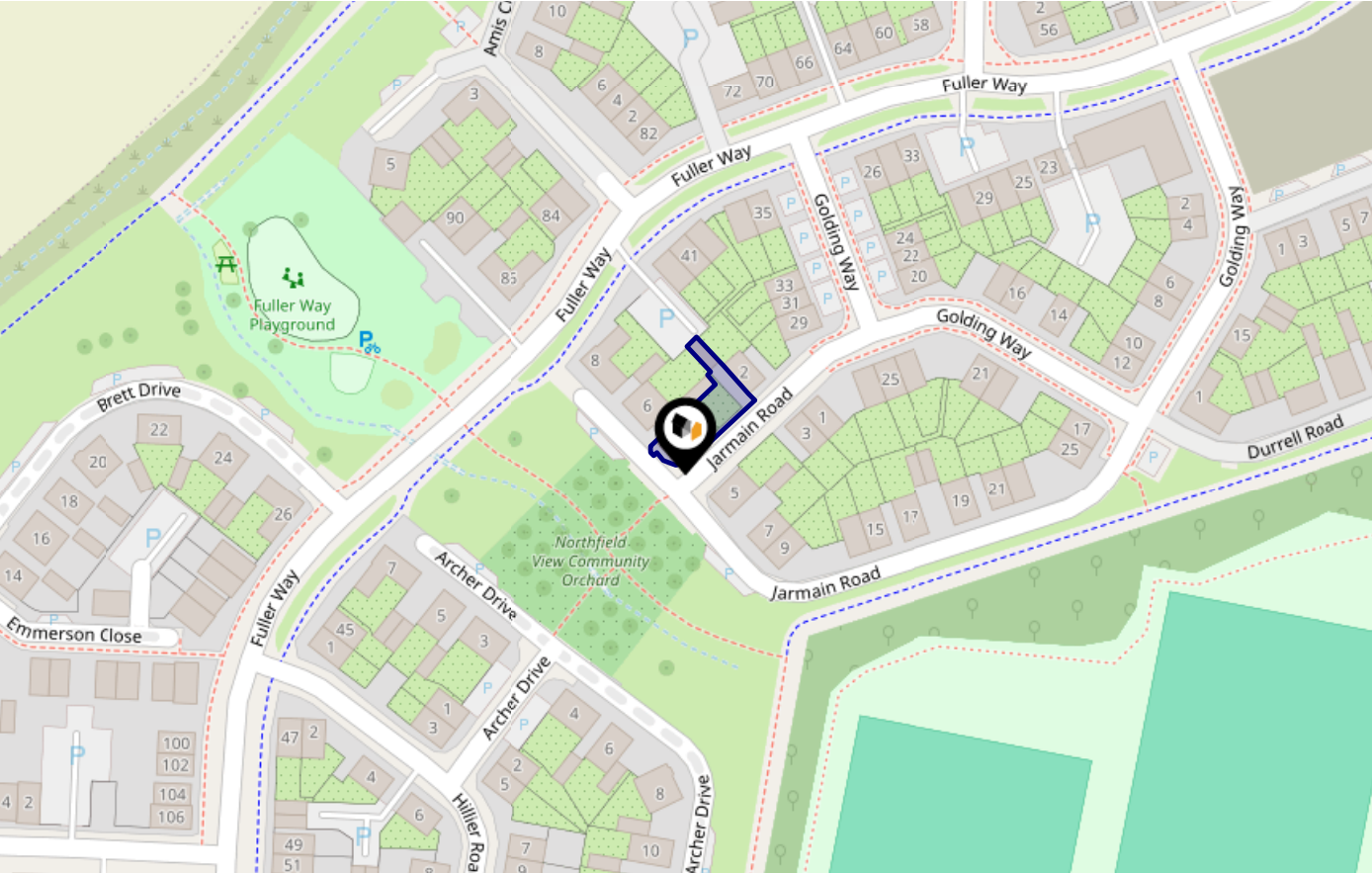
Chance of flooding to the following depths at this property:



# 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.

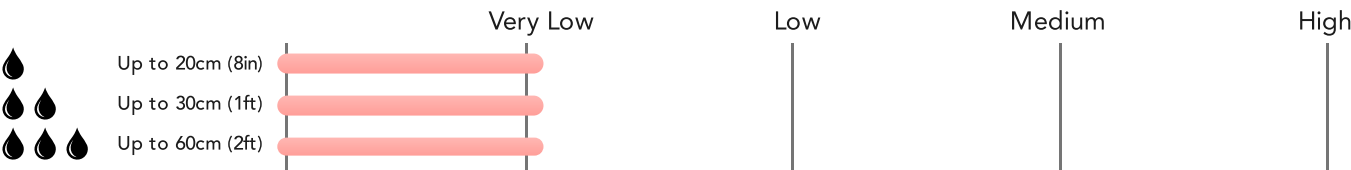


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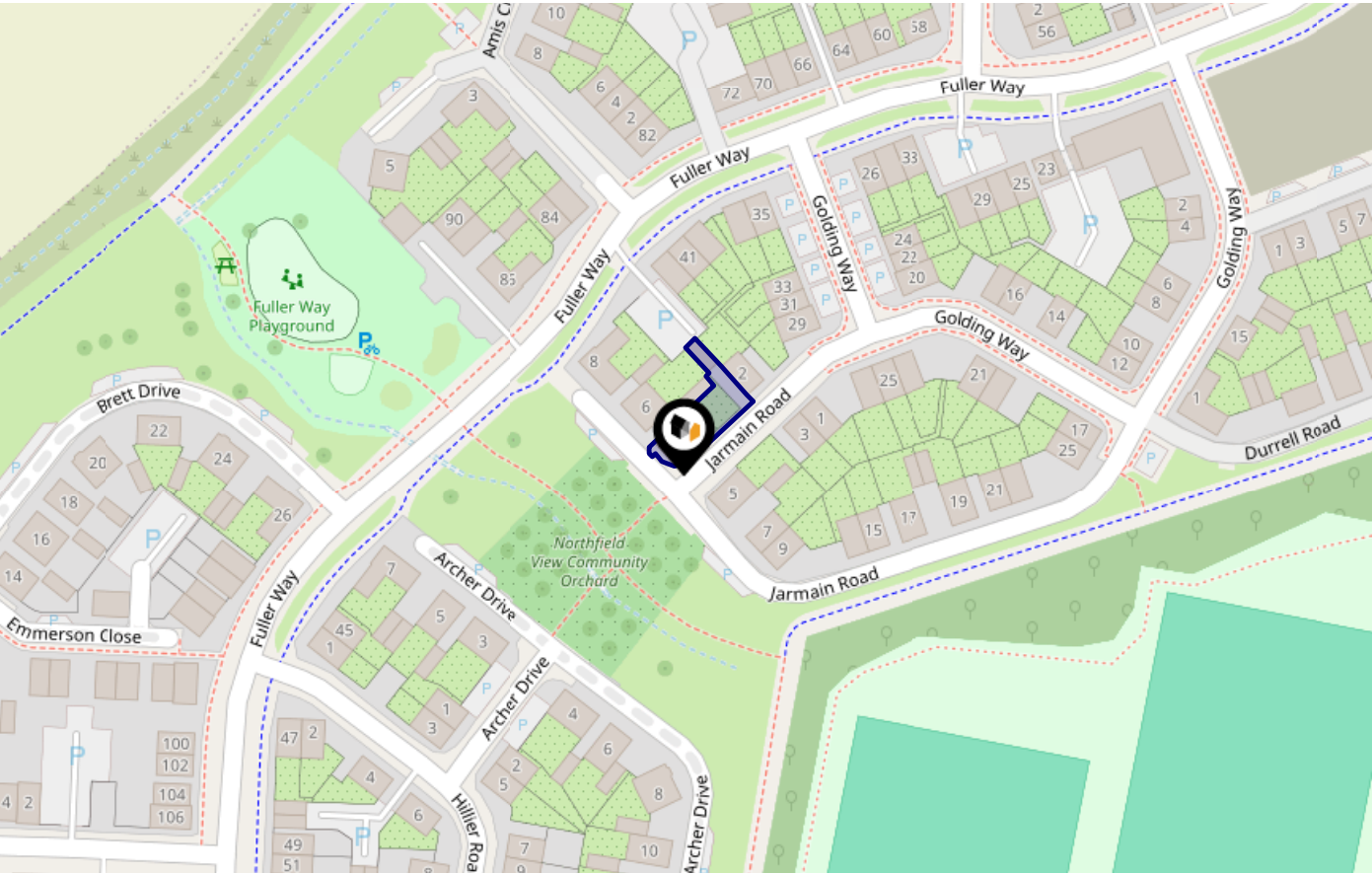
Chance of flooding to the following depths at this property:



# 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.

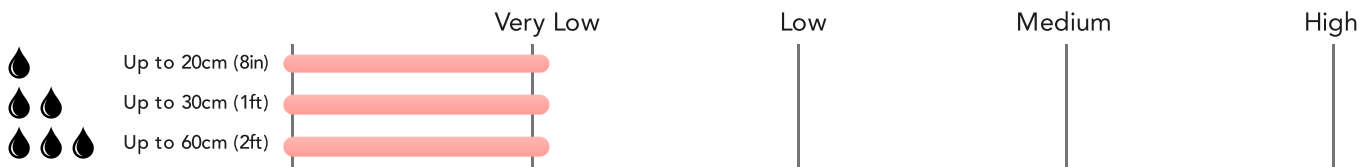


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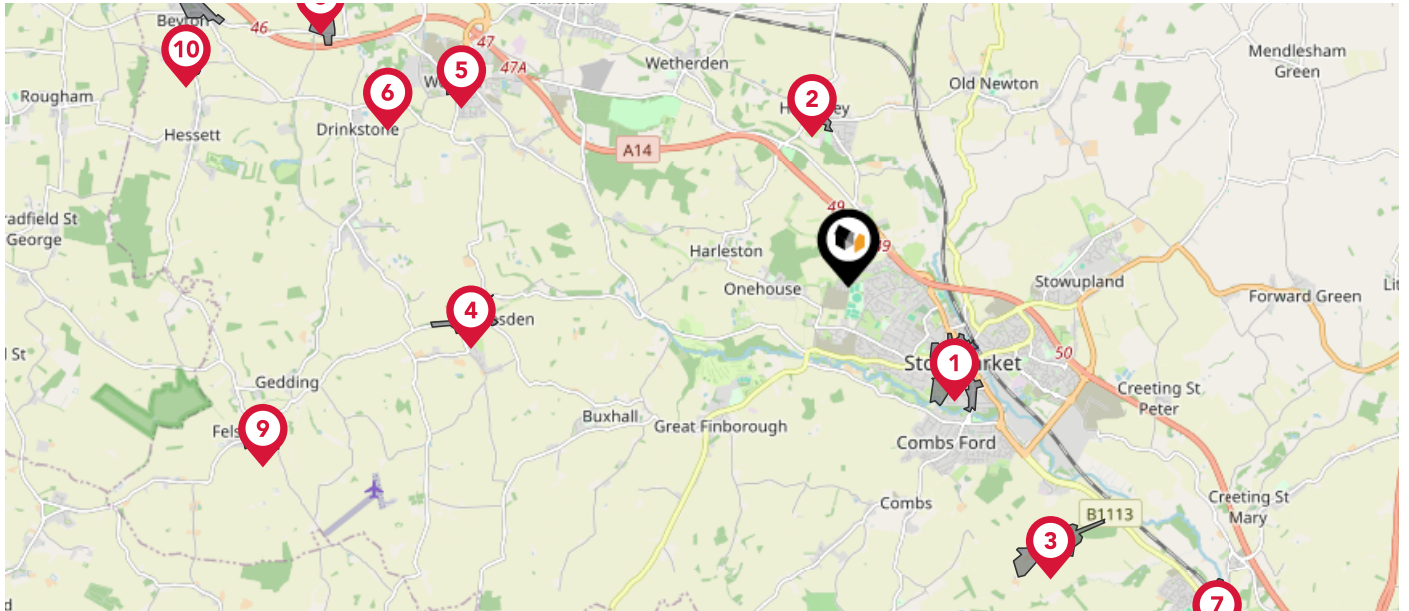
Chance of flooding to the following depths at this property:



# 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.



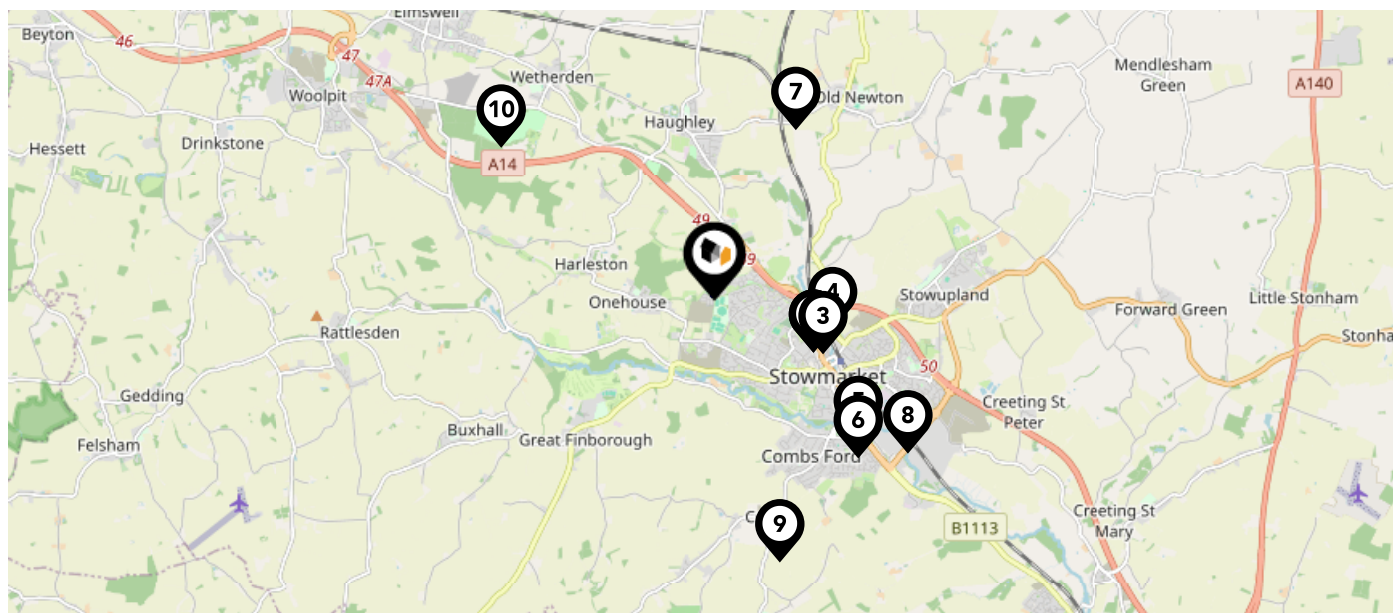
### Nearby Conservation Areas

- |    |                  |
|----|------------------|
| 1  | Stowmarket       |
| 2  | Haughley         |
| 3  | Badley           |
| 4  | Rattlesden       |
| 5  | Woolpit          |
| 6  | Drinkstone Mills |
| 7  | Needham Market   |
| 8  | Tostock          |
| 9  | Felsham          |
| 10 | Beyton           |

# Maps

## Landfill Sites

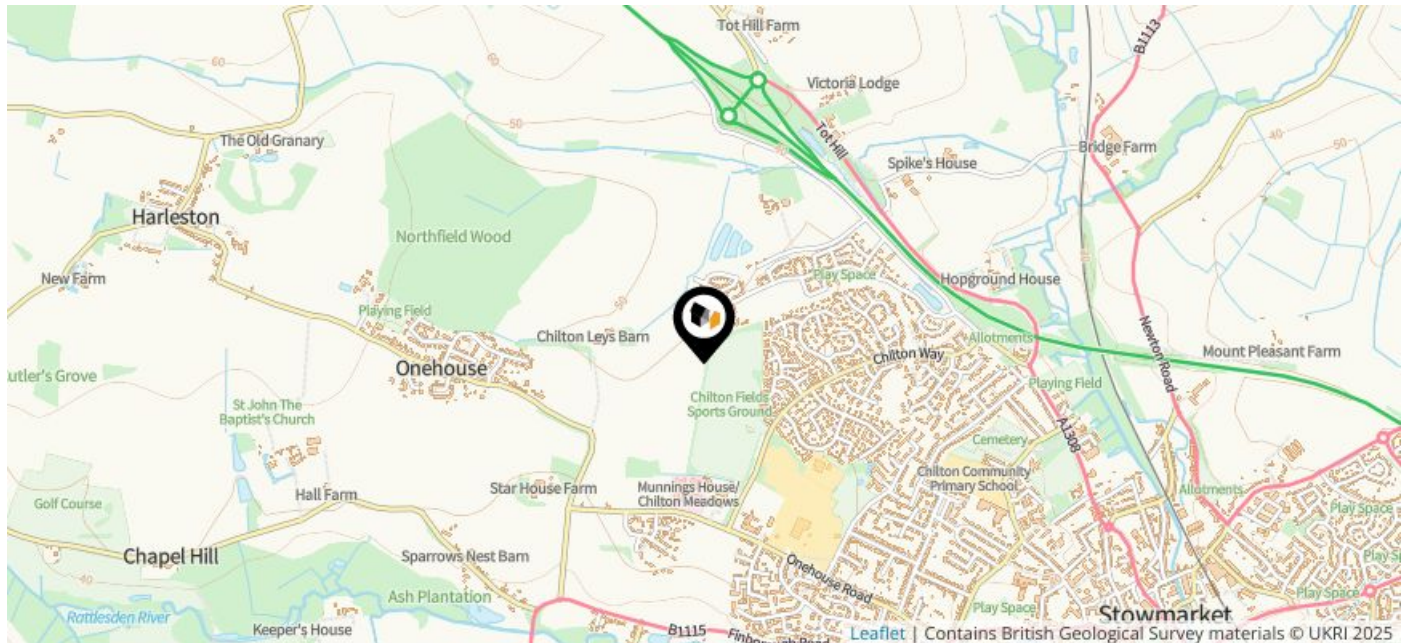
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |   |                   |  |
|----|---|-------------------|--|
| 1  | 42 Bury Road-Stowmarket                 | Historic Landfill |  |
| 2  | Newton Road-Newton Road, Stowupland     | Historic Landfill |  |
| 3  | Newton Road-Newton Road, Stowupland     | Historic Landfill |  |
| 4  | Newton Road-Stowupland                  | Historic Landfill |  |
| 5  | Milton Road-Milton Road, Stowmarket     | Historic Landfill |  |
| 6  | Taker's Lane-Taker's Lane, Stowmarket   | Historic Landfill |  |
| 7  | Dagworth Farm-Dagworth Farm, Old Newton | Historic Landfill |  |
| 8  | Needham Road-Needham Road, Stowmarket   | Historic Landfill |  |
| 9  | Combs Tannery-Combs, Stowmarket         | Historic Landfill |  |
| 10 | Haughley Park-Wetherden, Stowmarket     | Historic Landfill |  |

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

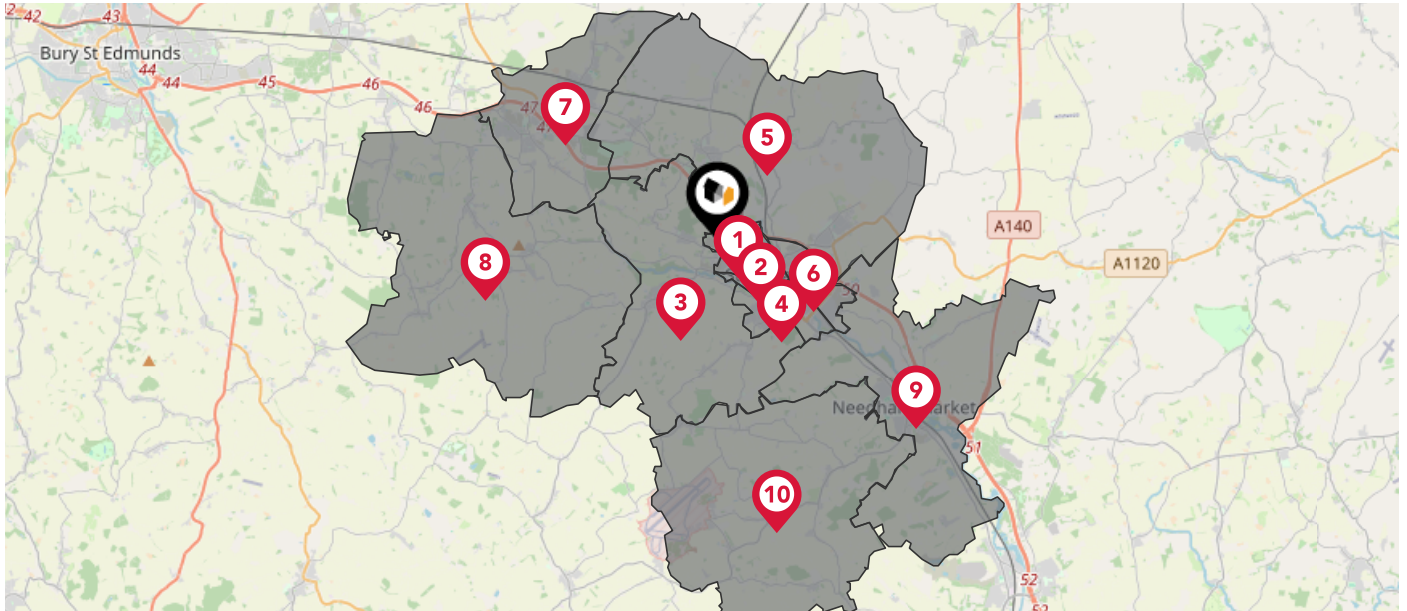
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Chilton Ward

2

St. Peter's Ward

3

Onehouse Ward

4

Combs Ford Ward

5

Haughley, Stowupland & Wetherden Ward

6

Stow Thorney Ward

7

Elmswell & Woolpit Ward

8

Rattlesden Ward

9

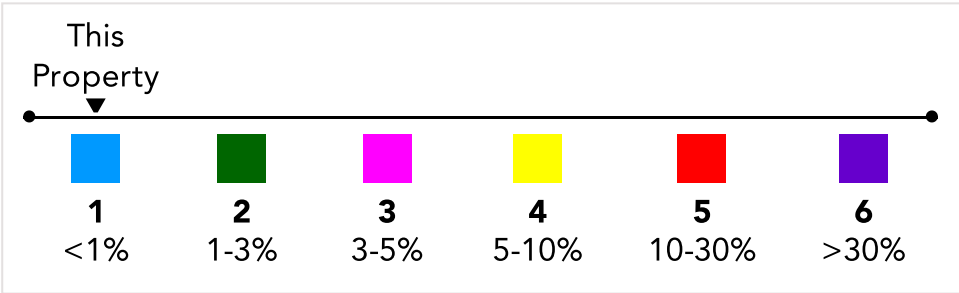
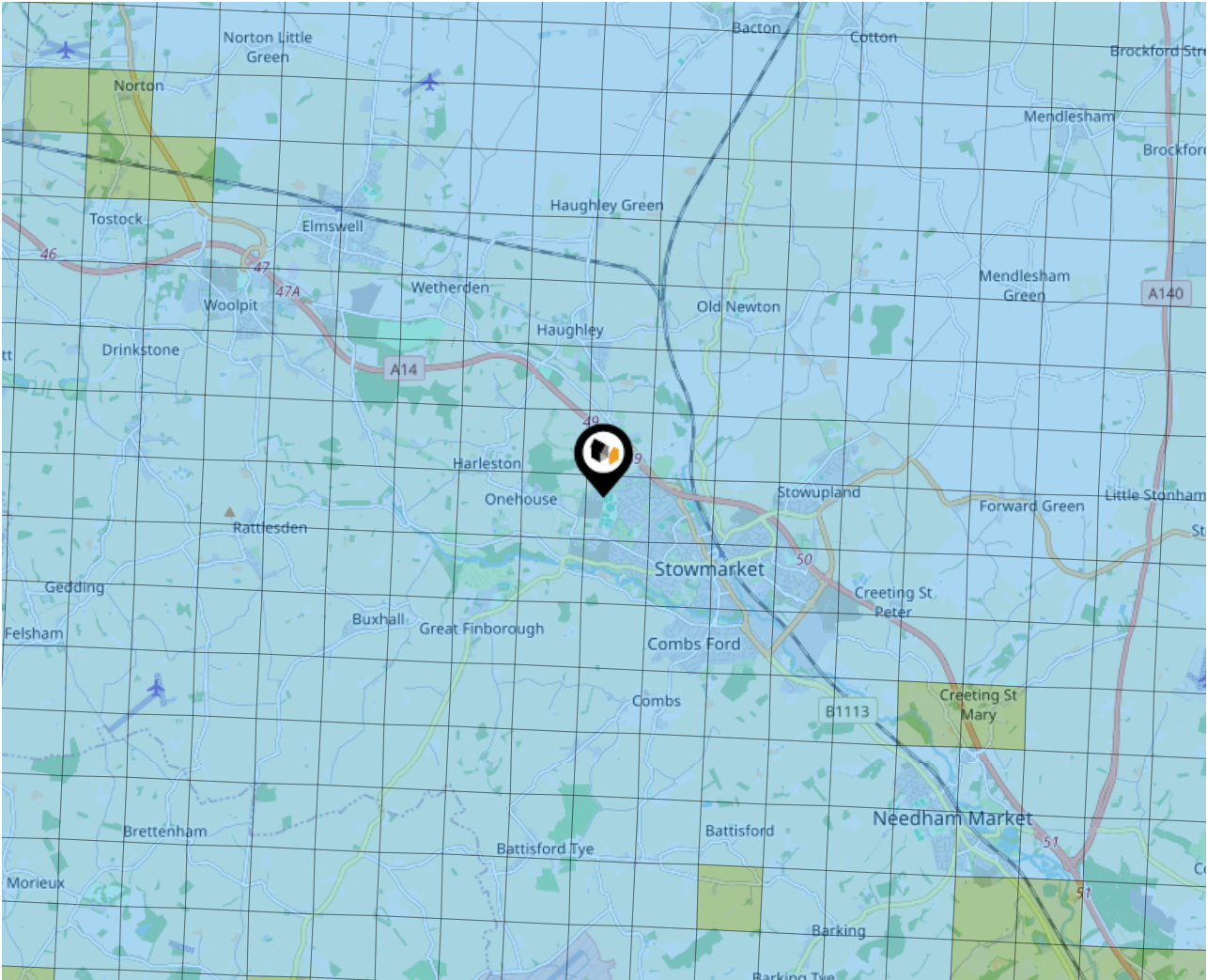
Needham Market Ward

10

Battisford & Ringshall Ward

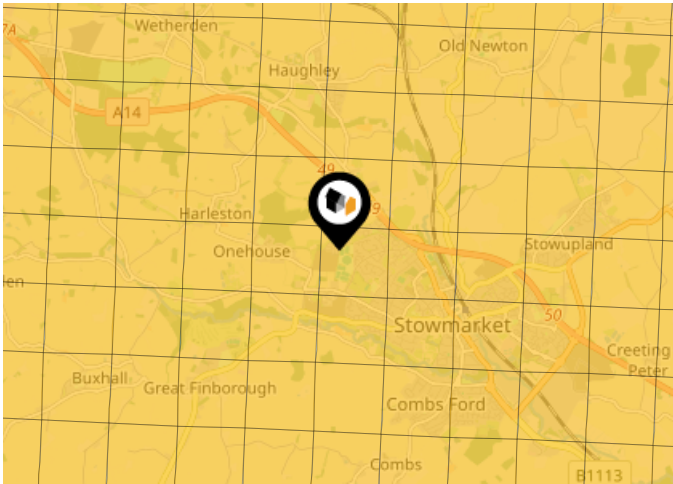
### What is Radon?

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/m<sup>3</sup>).



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

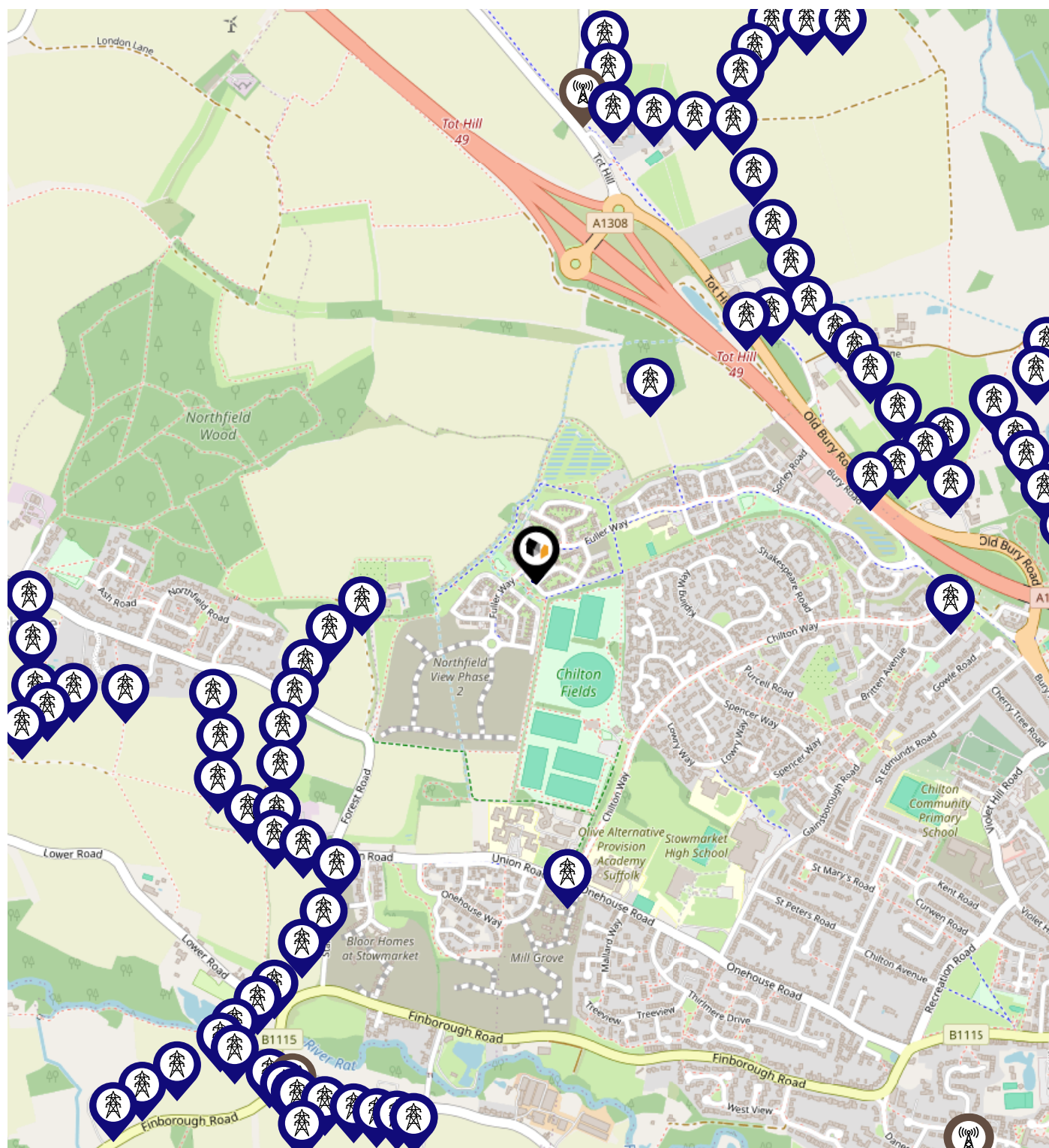
|                               |                                    |                      |  |
|-------------------------------|------------------------------------|----------------------|--|
| <b>Carbon Content:</b>        | VARIABLE                           | <b>Soil Texture:</b> | LOAM TO CLAYEY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





### Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons



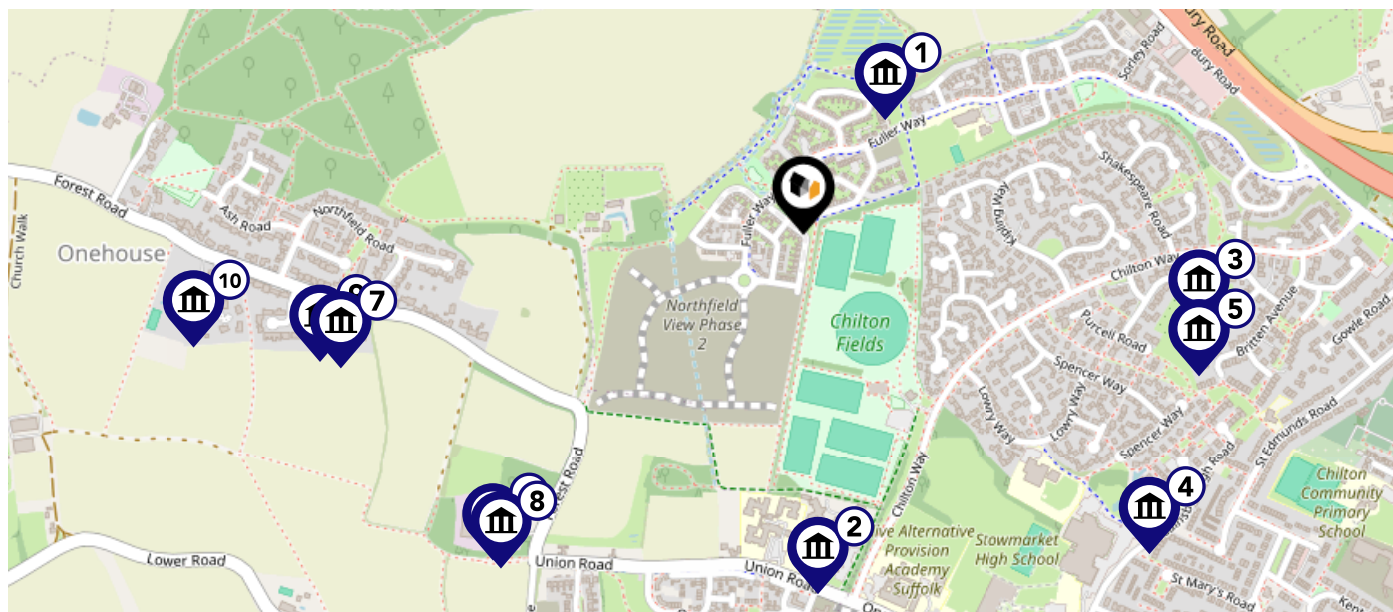
## Key:










-  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...

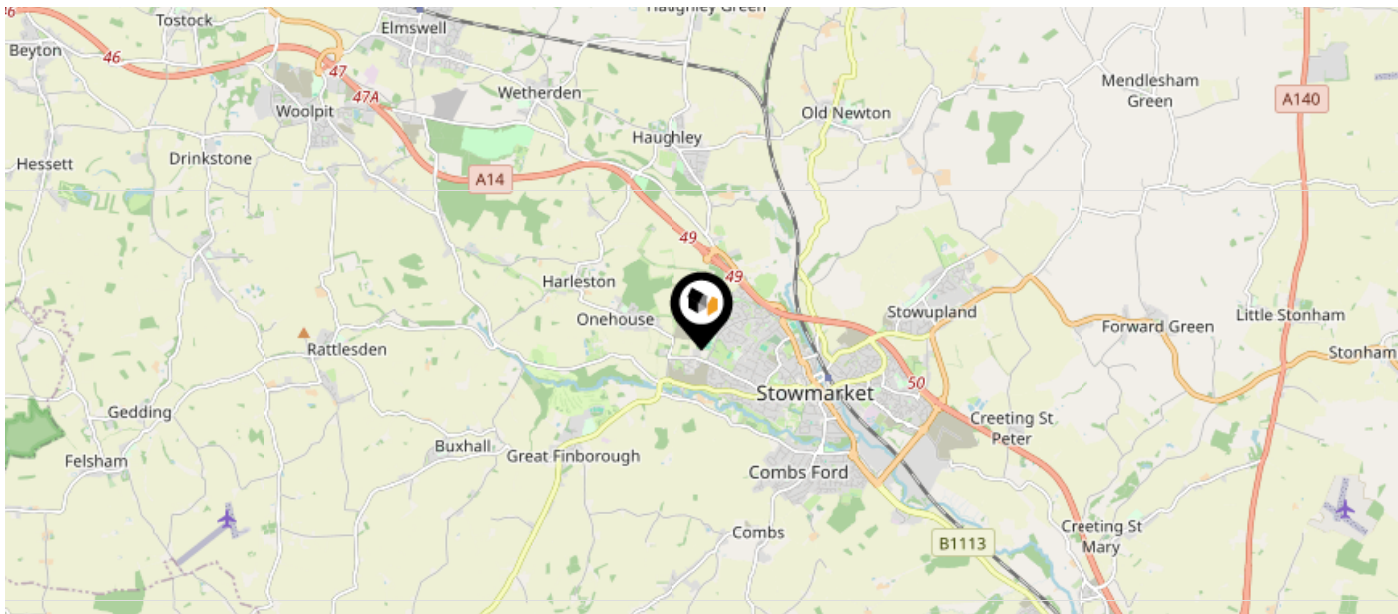


| Listed Buildings in the local district  |   | Grade    | Distance  |
|---|---|----------|-----------|
|  | 1032673 - Shepherds Farmhouse                                     | Grade II | 0.2 miles |
|  | 1032951 - Stow Lodge Hospital                                     | Grade II | 0.4 miles |
|  | 1195863 - Chilton Hall Barn                                       | Grade II | 0.5 miles |
|  | 1195862 - Chilton Court   | Grade II | 0.5 miles |
|  | 1208861 - Chilton Hall  | Grade II | 0.5 miles |
|  | 1198342 - Barn 10 Metres West Of Starhouse Farmhouse              | Grade II | 0.5 miles |
|  | 1032990 - Elder Cottage   | Grade II | 0.5 miles |
|  | 1032950 - Starhouse Farmhouse                                     | Grade II | 0.5 miles |
|  | 1198242 - Rose Cottage And Leacroft                               | Grade II | 0.6 miles |
|  | 1032989 - Stable And Coach House 30 Metres East Of Onehouse Lodge | Grade II | 0.7 miles |

# Maps

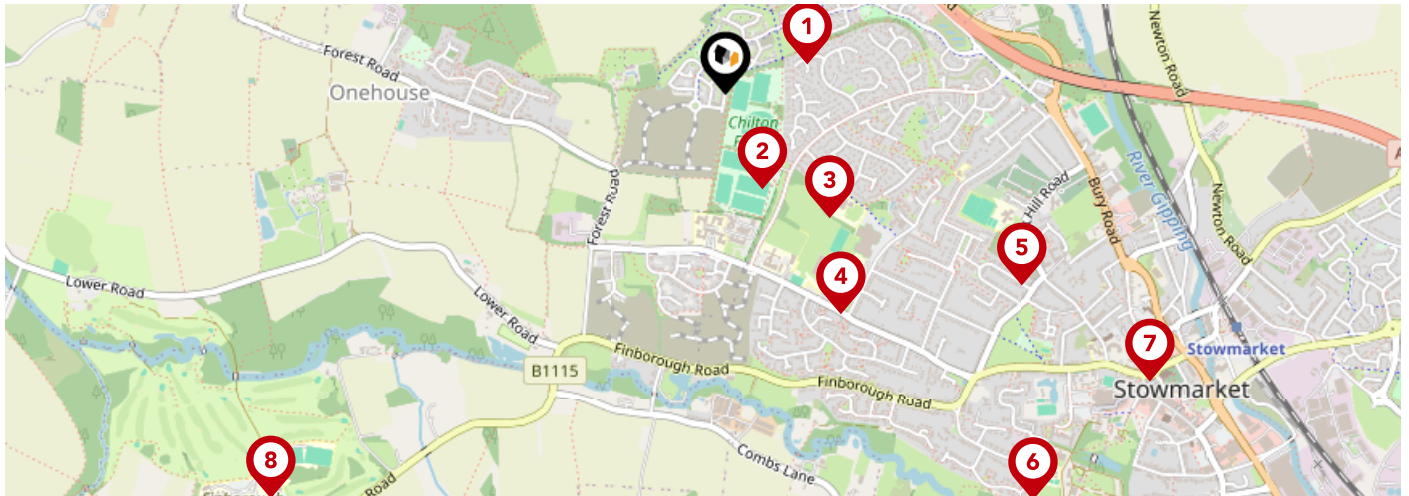
## Green Belt

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



Nearby Green Belt Land

No data available.



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Grace Cook Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 104   Distance:0.2          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Olive AP Academy - Suffolk</b><br>Ofsted Rating: Good   Pupils: 5   Distance:0.23               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Wood Ley Community Primary School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:0.37      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Stowmarket High School</b><br>Ofsted Rating: Requires improvement   Pupils: 901   Distance:0.56 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Chilton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 168   Distance:0.8        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Abbot's Hall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 373   Distance:1.16  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Gable End</b><br>Ofsted Rating: Good   Pupils: 5   Distance:1.16                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Finborough School</b><br>Ofsted Rating: Not Rated   Pupils: 659   Distance:1.38                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

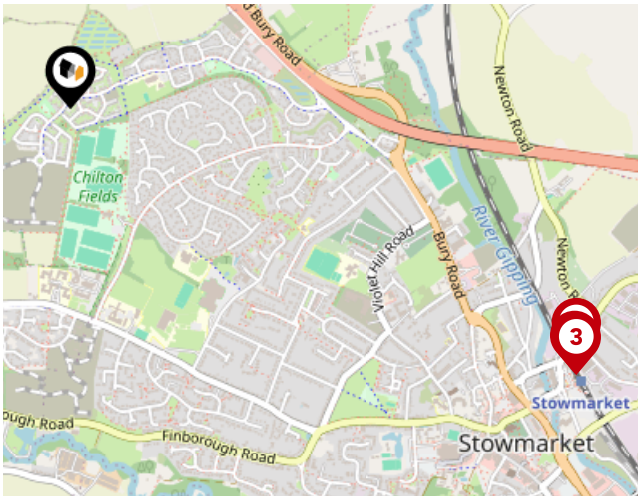
# Area Schools



|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>Crawford's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 85   Distance:1.66                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Cedars Park Community Primary School</b><br>Ofsted Rating: Good   Pupils: 363   Distance:1.81                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Combs Ford Primary School</b><br>Ofsted Rating: Good   Pupils: 361   Distance:1.9   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Great Finborough Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 116   Distance:1.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Trinity Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:2.09               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Old Newton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 83   Distance:2.35                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Freeman Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 203   Distance:2.37                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Stowupland High School</b><br>Ofsted Rating: Requires improvement   Pupils: 1008   Distance:2.37                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

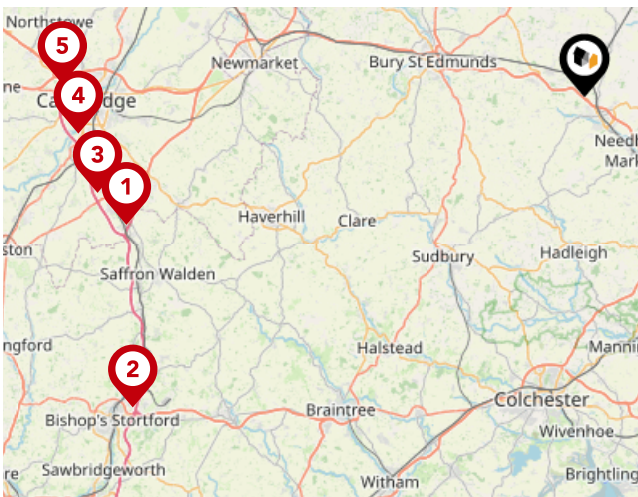
# Area

## Transport (National)



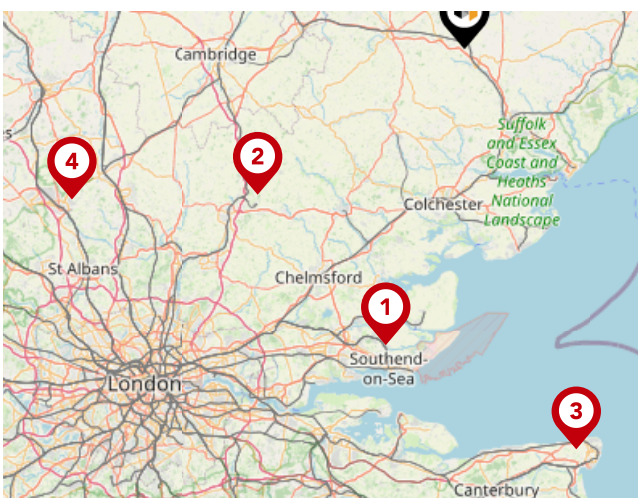
### National Rail Stations

| Pin      | Name                    | Distance   |
|----------|-------------------------|------------|
| <b>1</b> | Entrance2               | 1.28 miles |
| <b>2</b> | Entrance1               | 1.29 miles |
| <b>3</b> | Stowmarket Rail Station | 1.3 miles  |



### Trunk Roads/Motorways

| Pin      | Name    | Distance    |
|----------|---------|-------------|
| <b>1</b> | M11 J9  | 34.68 miles |
| <b>2</b> | M11 J8  | 39.98 miles |
| <b>3</b> | M11 J10 | 36.1 miles  |
| <b>4</b> | M11 J11 | 36.97 miles |
| <b>5</b> | M11 J13 | 37.95 miles |

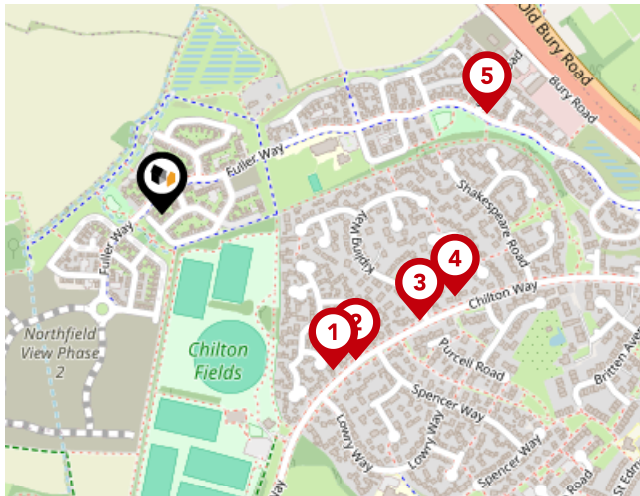


### Airports/Helipads

| Pin      | Name             | Distance    |
|----------|------------------|-------------|
| <b>1</b> | Southend-on-Sea  | 45.03 miles |
| <b>2</b> | Stansted Airport | 37.02 miles |
| <b>3</b> | Manston          | 61.17 miles |
| <b>4</b> | Luton Airport    | 61.48 miles |

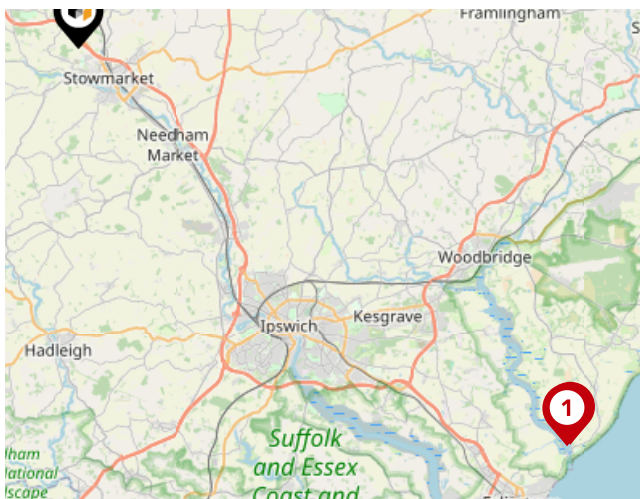
# Area

## Transport (Local)



### Bus Stops/Stations

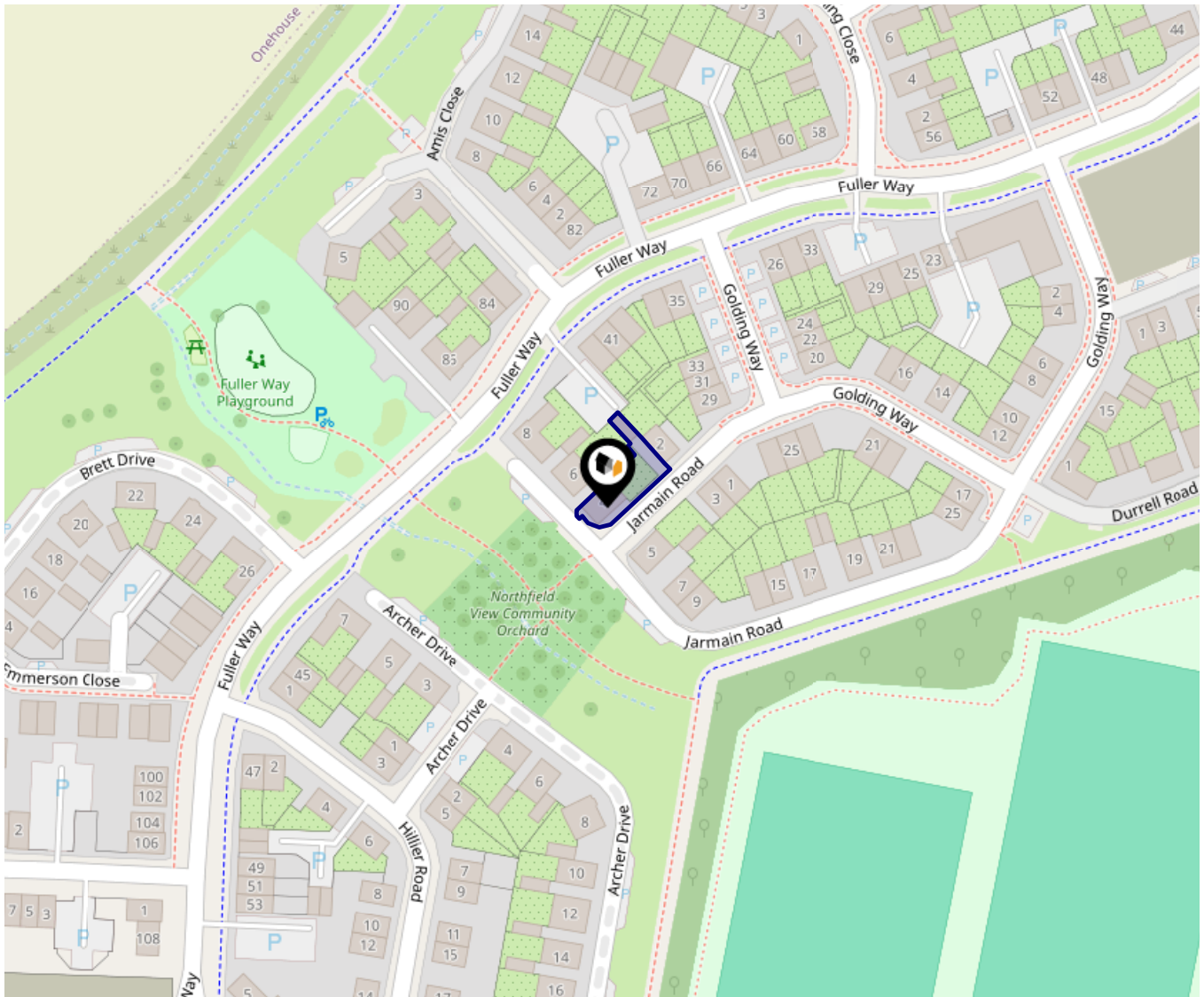
| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Lowry Way     | 0.26 miles |
| 2   | Lowry Way     | 0.28 miles |
| 3   | Kipling Way   | 0.32 miles |
| 4   | Kipling Way   | 0.35 miles |
| 5   | Newbolt Close | 0.39 miles |



### Ferry Terminals

| Pin | Name                                 | Distance    |
|-----|--------------------------------------|-------------|
| 1   | Felixstowe for Bawdsey Ferry Landing | 22.91 miles |
| 2   | Bawdsey Ferry Landing                | 22.99 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.

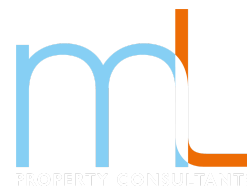


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