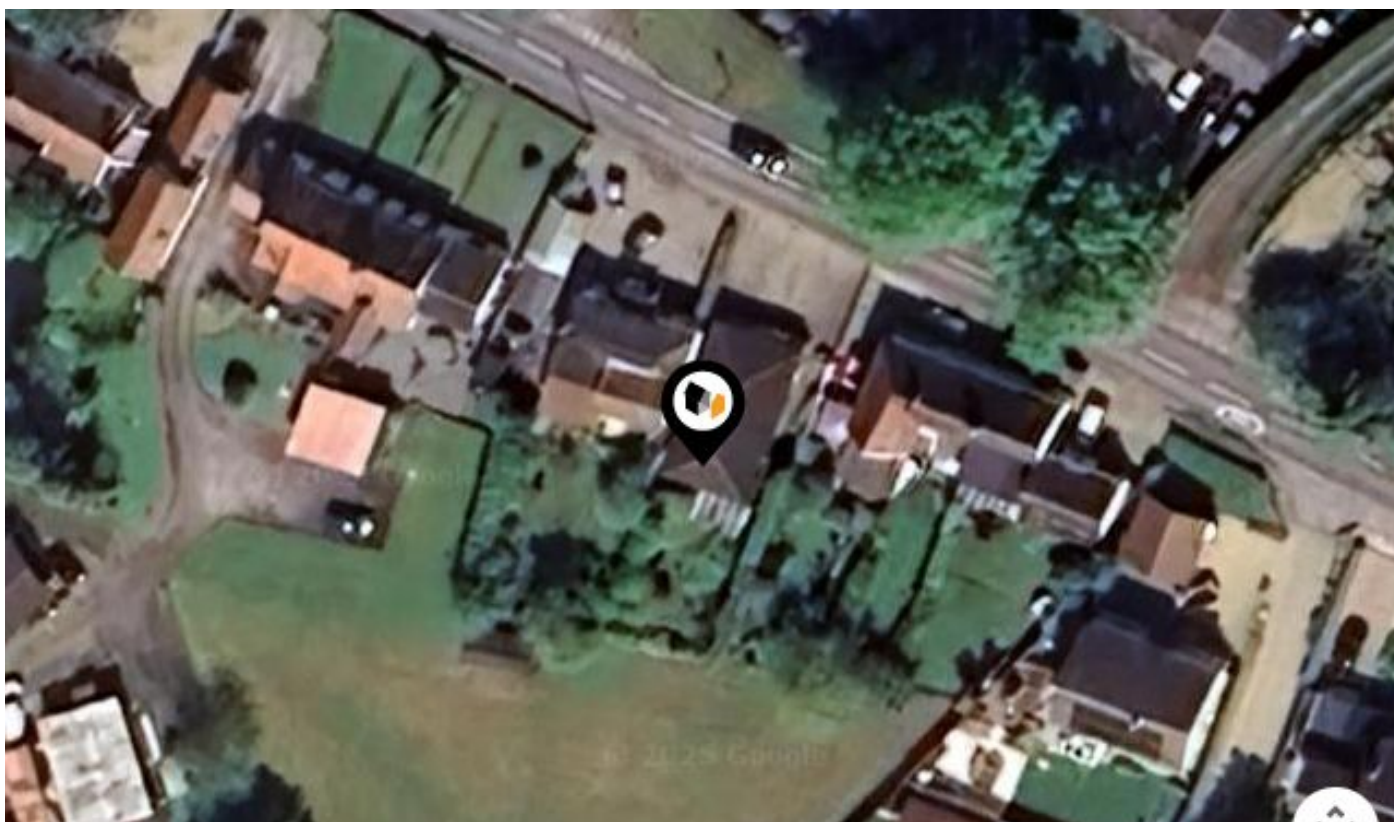# MIR: Material Info

The Material Information Affecting this Property

Tuesday 25th March 2025

ERINMORE, THE STREET, STONHAM ASPAL, STOWMARKET, IP14 6AQ

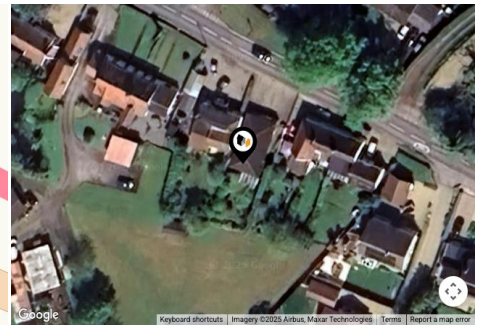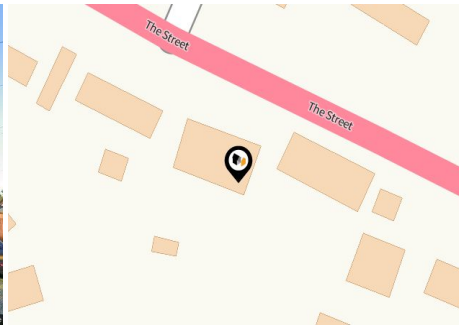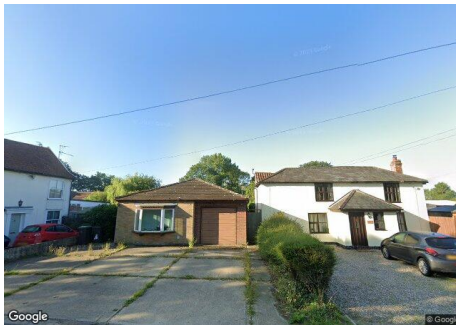**ML Property**

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

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Property
Overview

Property

Type:	Detached
Bedrooms:	3
Council Tax :	Band C
Annual Estimate:	£1,877
UPRN:	100091489747

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	**54** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2 · EE · 3 · Vodafone
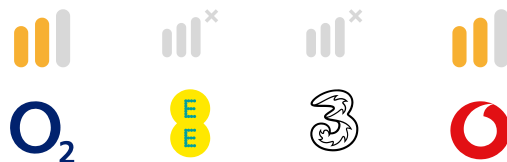
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning
In Street

Planning records for: *Angle View The Street Stonham Aspal Suffolk IP14 6AQ*

Reference - DC/22/00737

Decision:	Granted
Date:	07th February 2022

Description:

Householder application - Rebuild 2no chimneys (following demolition of existing), insertion of steel tie bars, strengthen existing purlins to store, re fix detached and provide additional collars, strengthen wall plate/principle post connection, as detailed within Design and Access Statement and Schedule of Works.

Reference - DC/21/02120

Decision:	Withdrawn
Date:	09th April 2021

Description:

Householder Application - Erection of a single storey and two storey rear extensions (following demolition of outbuilding).

Reference - DC/22/00639

Decision:	Granted
Date:	07th February 2022

Description:

Householder Application - Erection of a single storey rear extension with roof lights (following demolition of outbuilding).

Planning records for: *Gleesons The Street Stonham Aspal IP14 6AQ*

Reference - 1167/17

Decision:	Granted
Date:	24th March 2017

Description:

Replacement of 2 windows

Planning
In Street

Planning records for: *Gleesons The Street Stonham Aspal IP14 6AQ*

Reference - 4823/16

Decision: Withdrawn

Date: 18th January 2017

Description:

Replacement of 2no. windows on the front (south-west) elevation of the house

Reference - 1166/17

Decision: Decided

Date: 24th March 2017

Description:

Replacement of 2 windows

Planning records for: *The Villa The Street Stonham Aspal IP14 6AQ*

Reference - 1091/16

Decision: Granted

Date: 08th March 2016

Description:

Erection of hand woven willow fencing on front boundary wall and part of southern boundary wall (where wall was knocked down or fell down several years ago). Retrospective Planning Permission proposal covers i) retention of new woven fencing on existing front boundary wall and ii) retention of new woven fencing on part of side (southern) boundary of site.
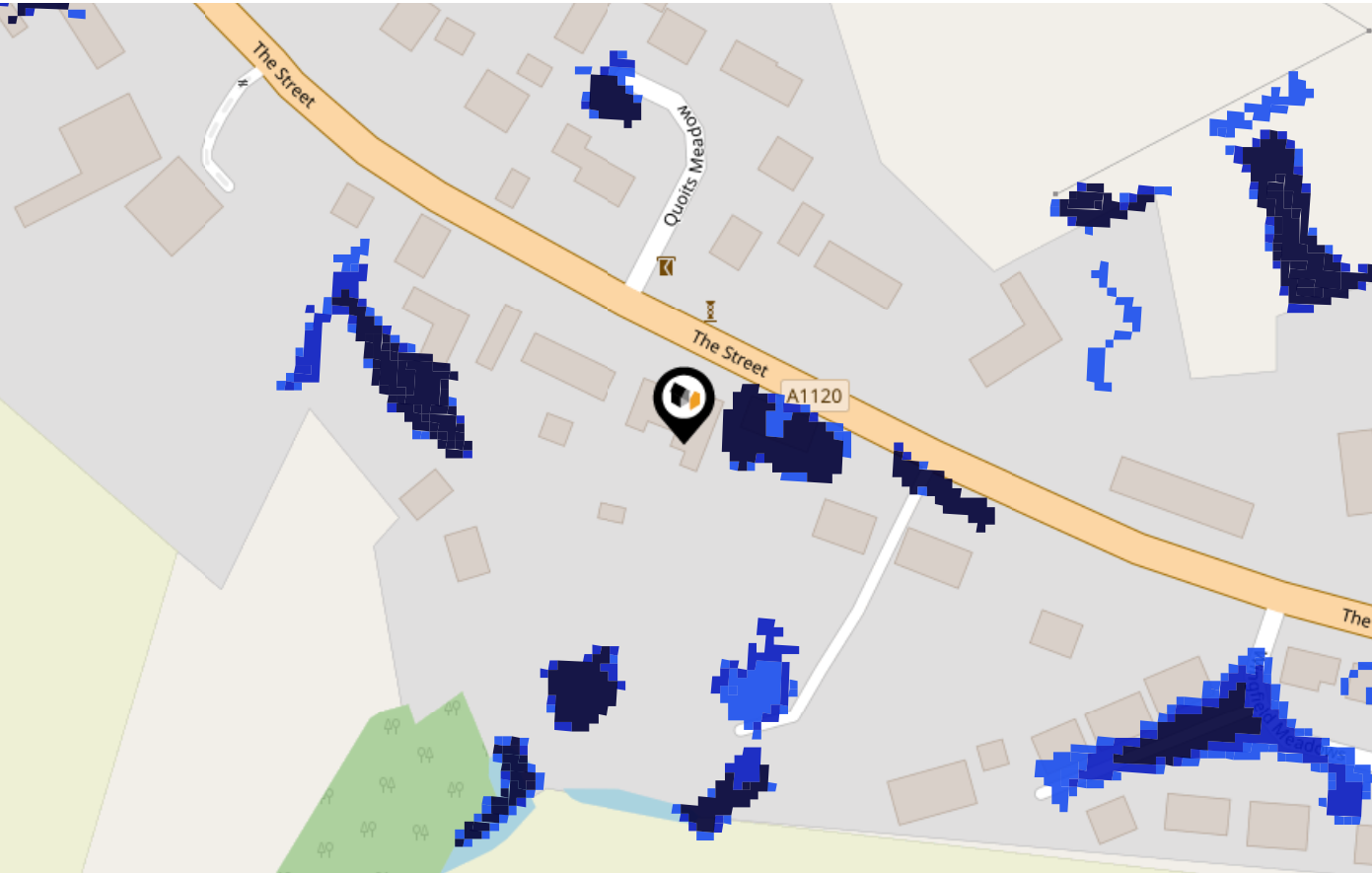
Planning records for: *Phoenix The Street Stonham Aspal Stowmarket Suffolk IP14 6AQ*

Reference - DC/19/01811

Decision: Granted

Date: 11th April 2019

Description:

Householder Planning Application - Replacement of existing lime wash render and application of cladding.

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.
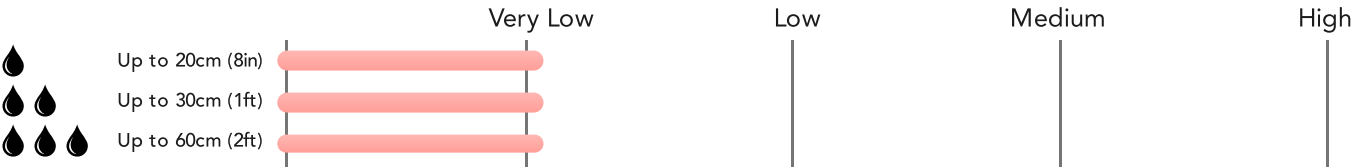

Risk Rating: Very low

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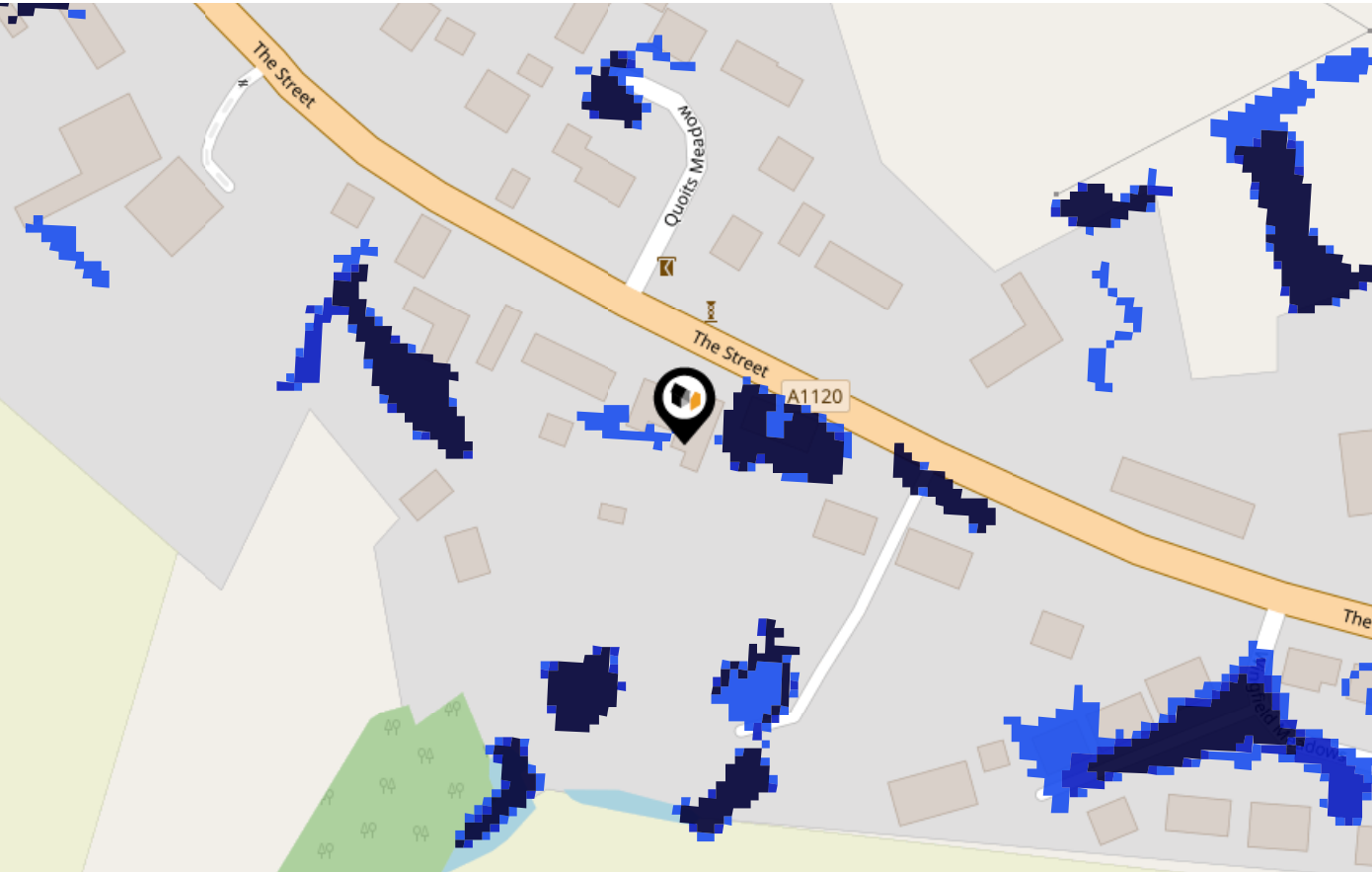
Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
●	Up to 20cm (8in)				
●●	Up to 30cm (1ft)				
●●●	Up to 60cm (2ft)				

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.
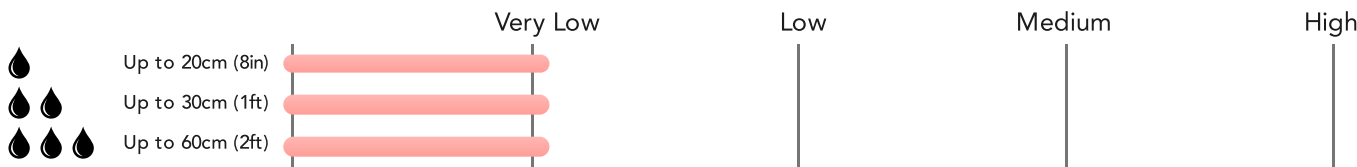

Risk Rating: Very low

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 (0.1%)** in any one year.

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:

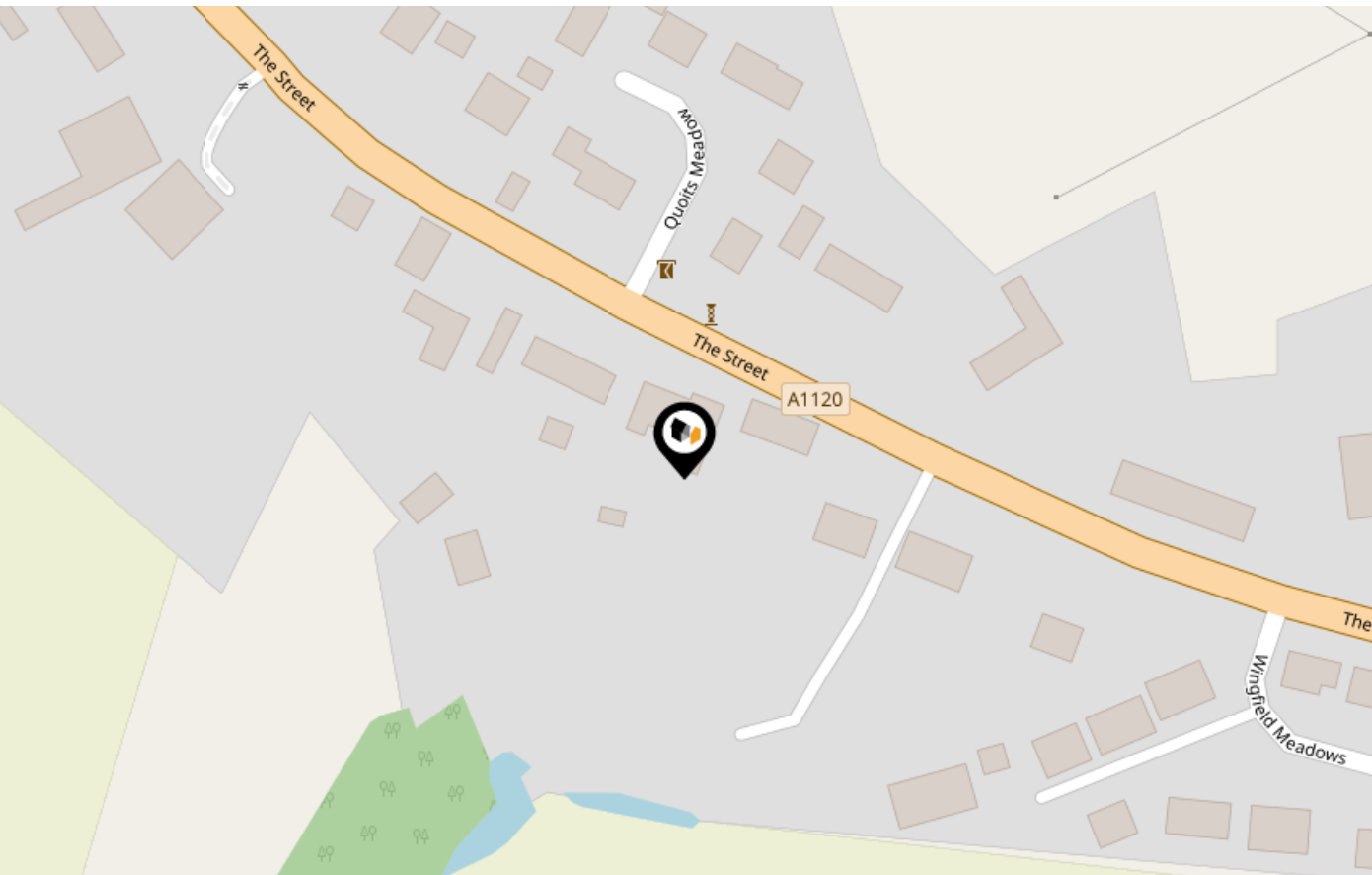|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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.
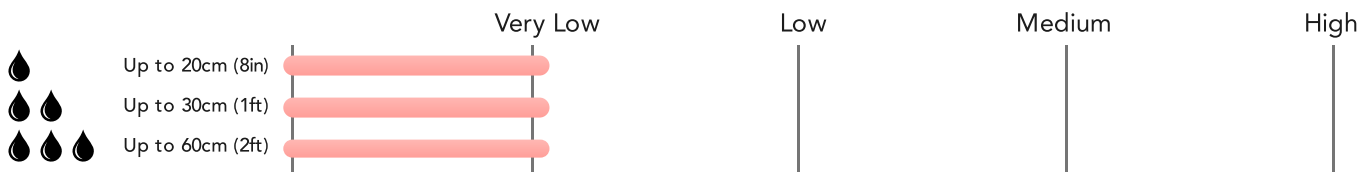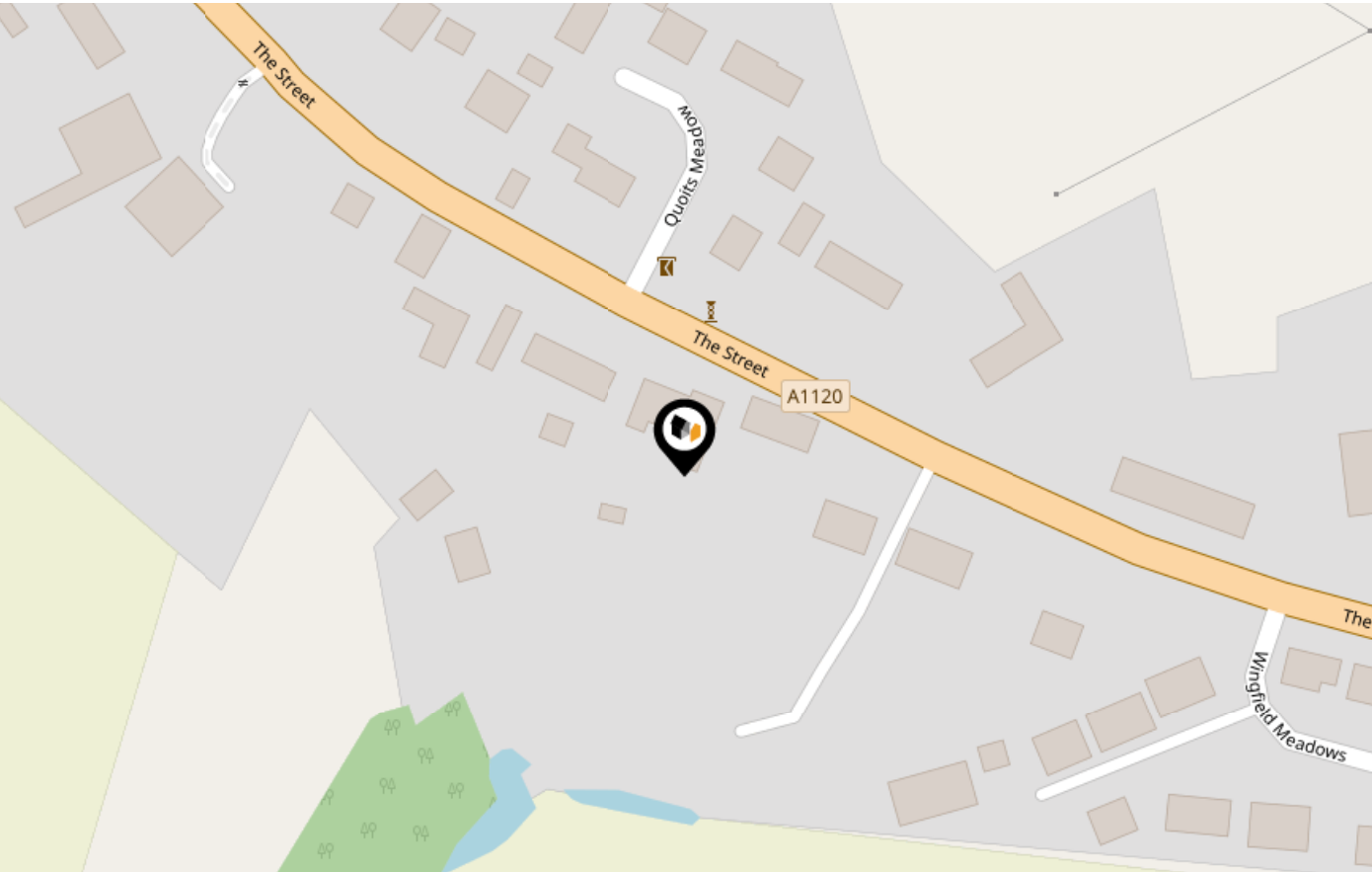

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)	▬			
Up to 30cm (1ft)	▬			
Up to 60cm (2ft)	▬			

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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.
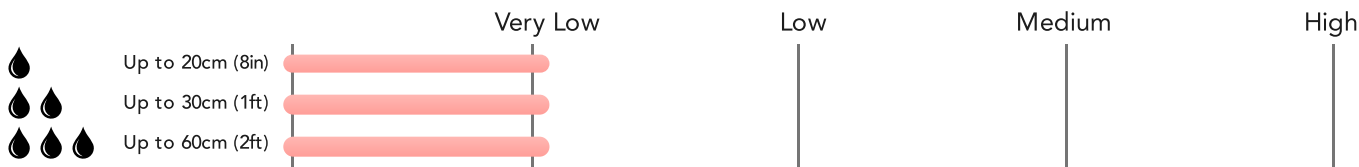

Risk Rating: Very low

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 (0.1%)** in any one year.

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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.
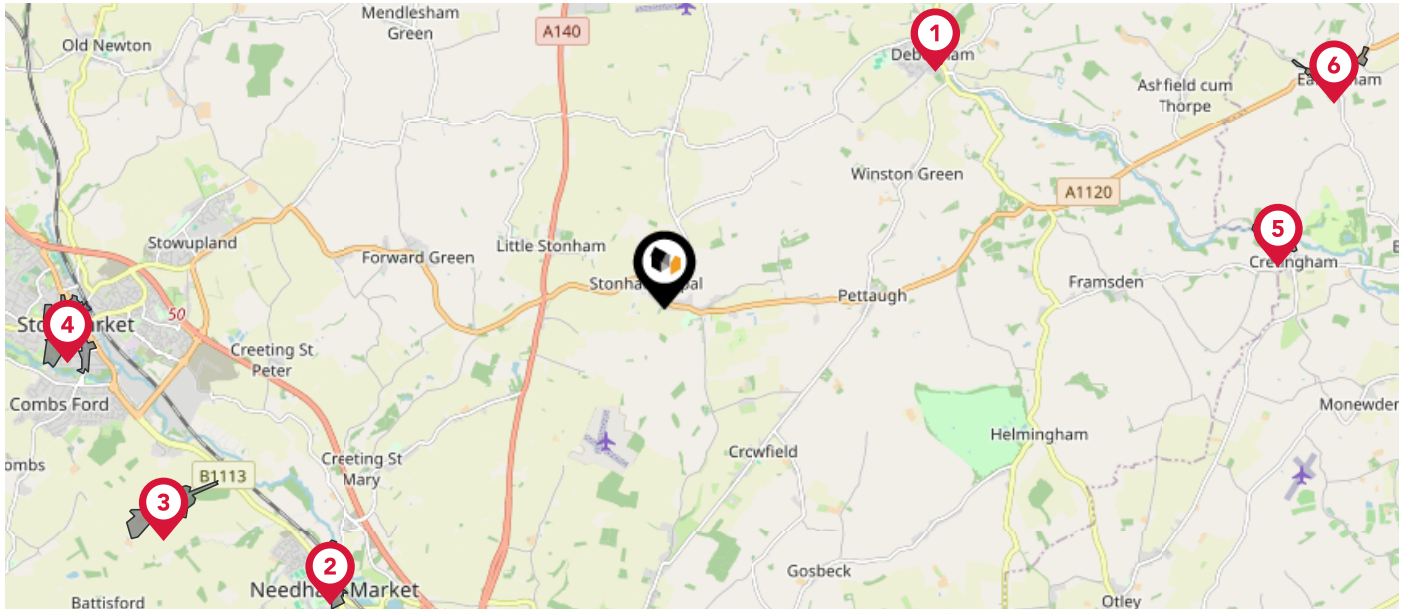
Nearby Conservation Areas

1	Debenham
2	Needham Market
3	Badley
4	Stowmarket
5	Cretingham
6	Earl Soham

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.
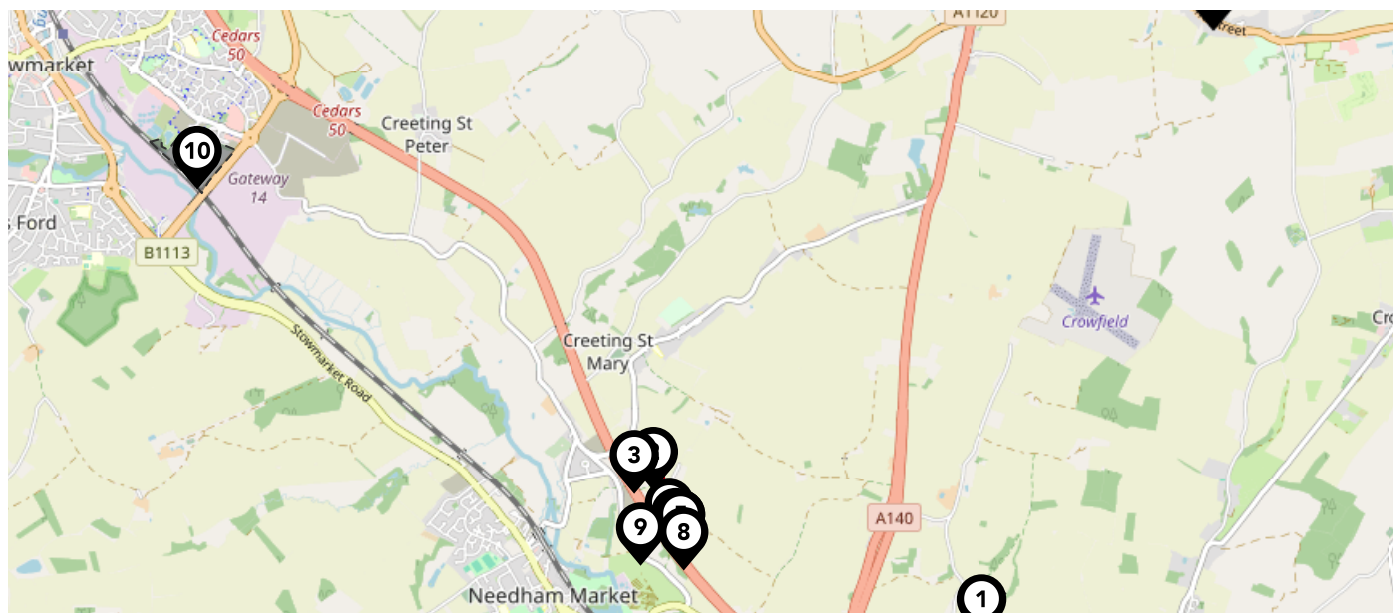
Nearby Landfill Sites		
1	Coddenham Landfill-The Hollows, Coddenham, Suffolk	Historic Landfill
2	EA/EPR/HP3595NX/A001	Active Landfill
3	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill
4	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill
5	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill
6	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill
7	Sally Woods Lane-Creeting St Mary	Historic Landfill
8	EA/EPR/CP3795NU/A001	Active Landfill
9	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill
10	Needham Road-Needham Road, Stowmarket	Historic Landfill

Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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
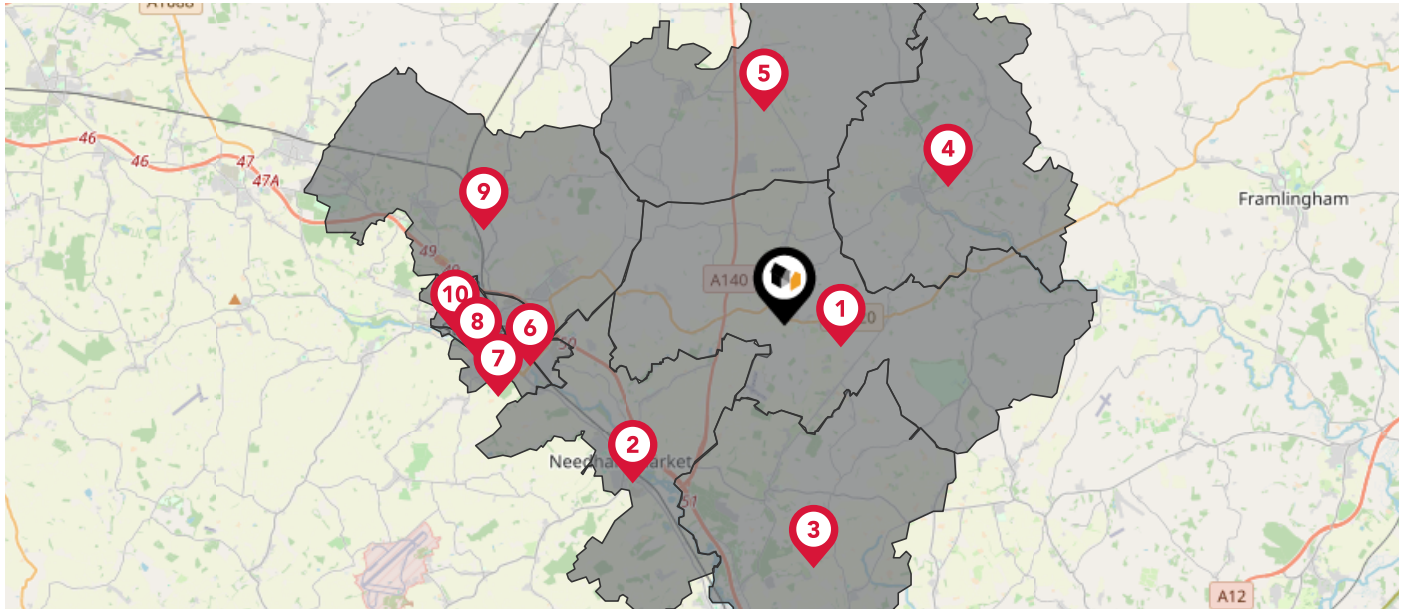
Nearby Council Wards	
1	Stonham Ward
2	Needham Market Ward
3	Claydon & Barham Ward
4	Debenham Ward
5	Mendlesham Ward
6	Stow Thorney Ward
7	Combs Ford Ward
8	St. Peter's Ward
9	Haughley, Stowupland & Wetherden Ward
10	Chilton Ward

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).

This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
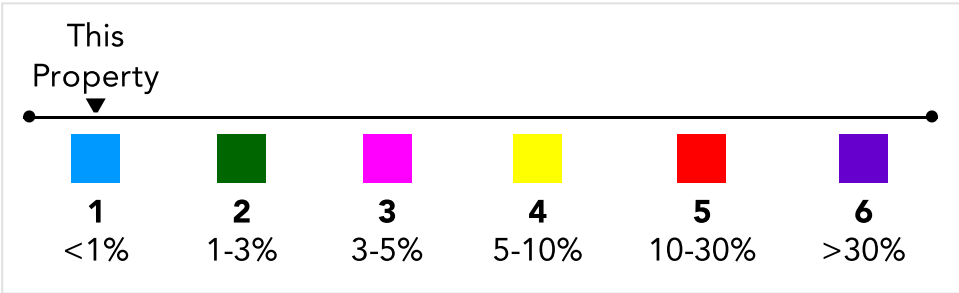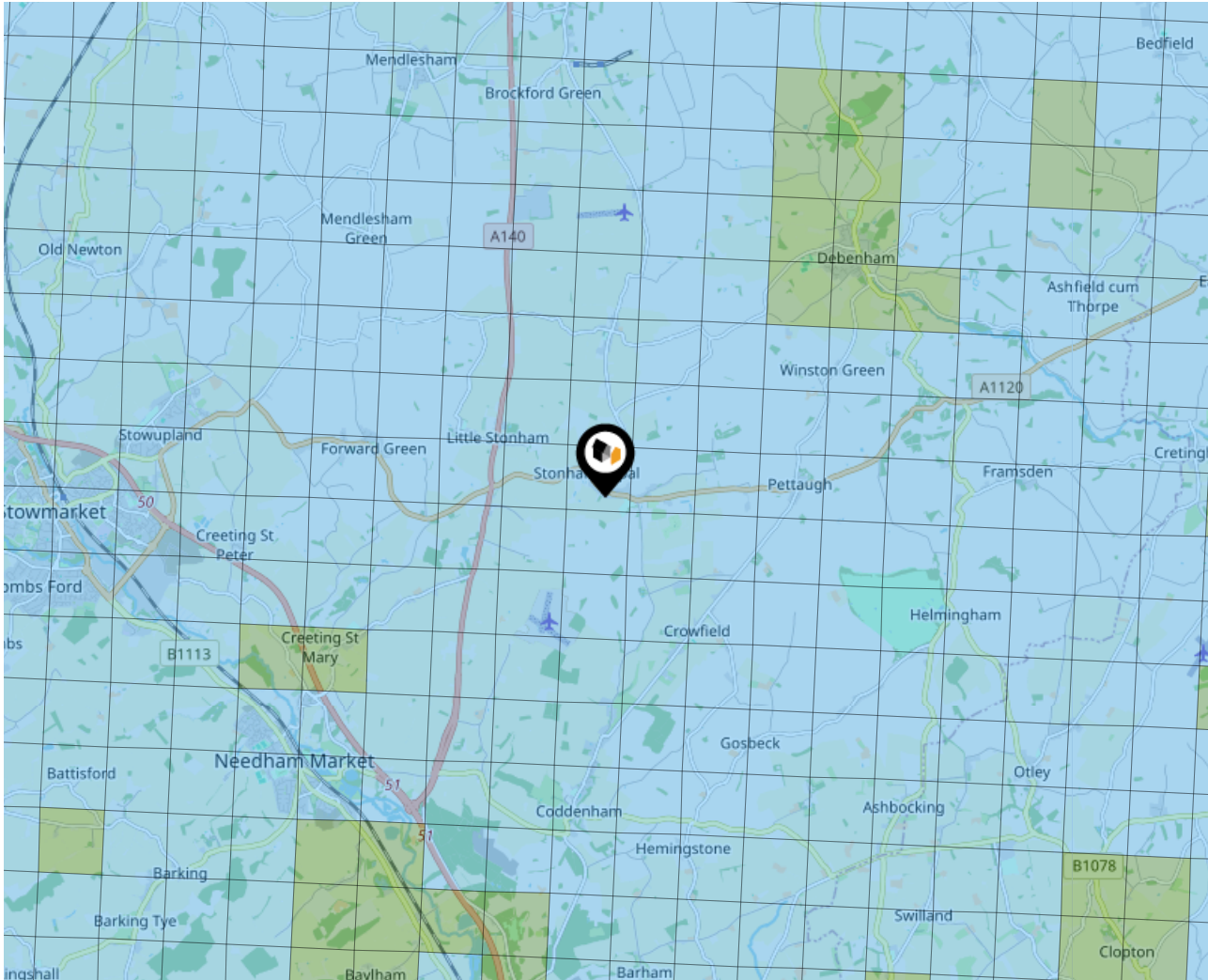
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		
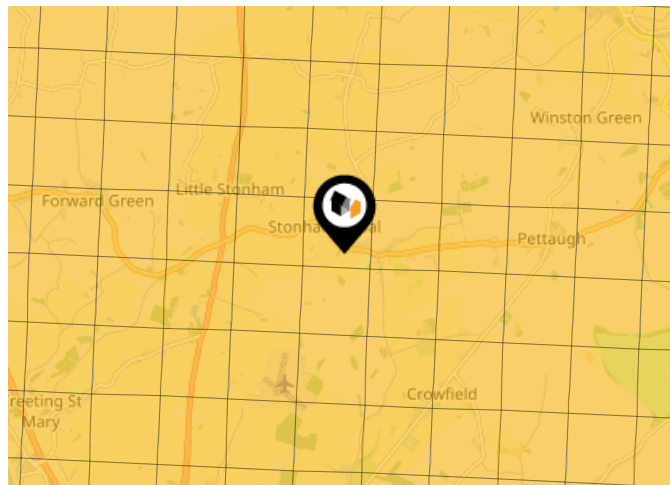
Primary Classifications (Most Common Clay Types)

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
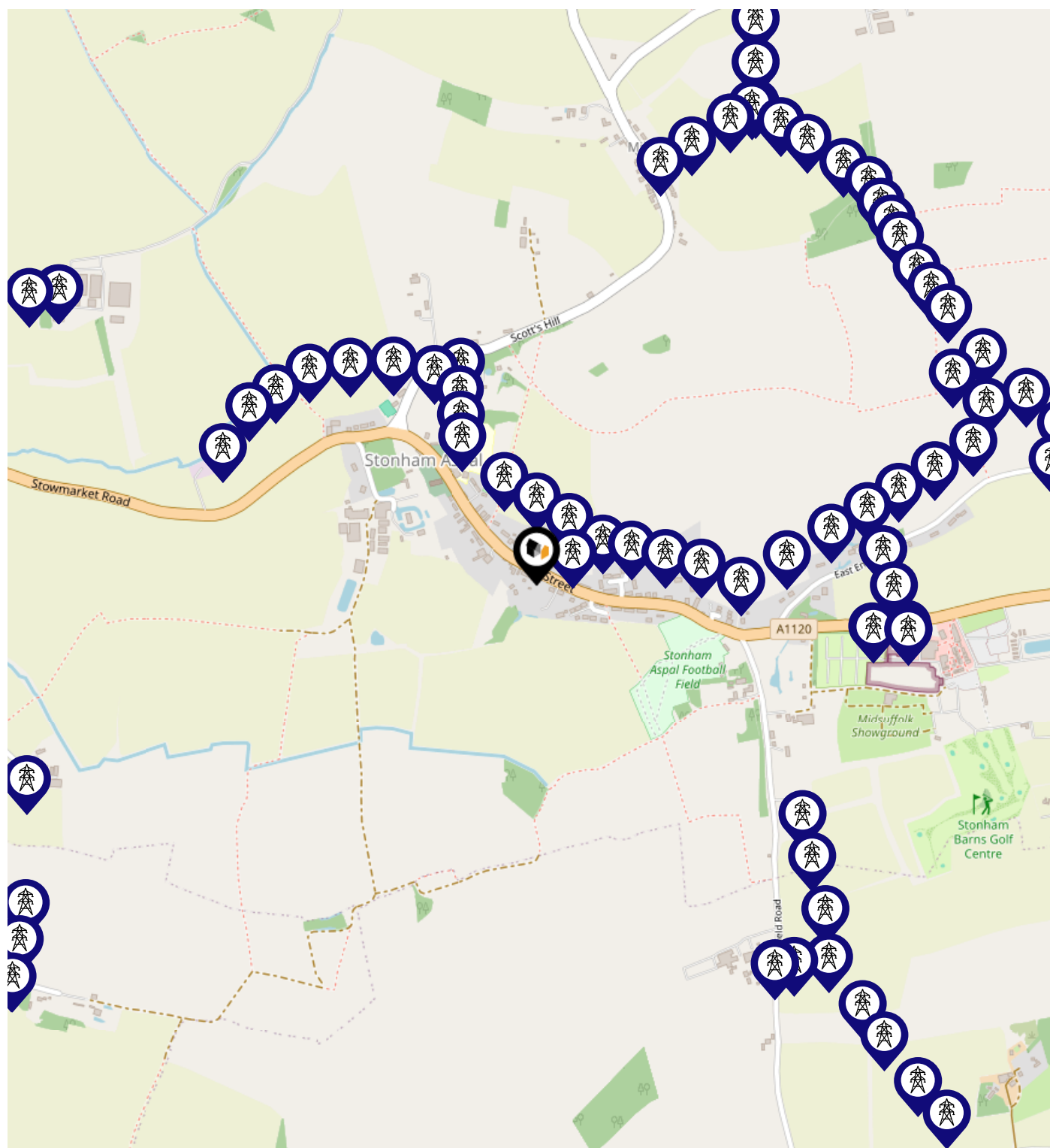
Key:

- Power Pylons
- Communication Masts

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Maps
Listed Buildings

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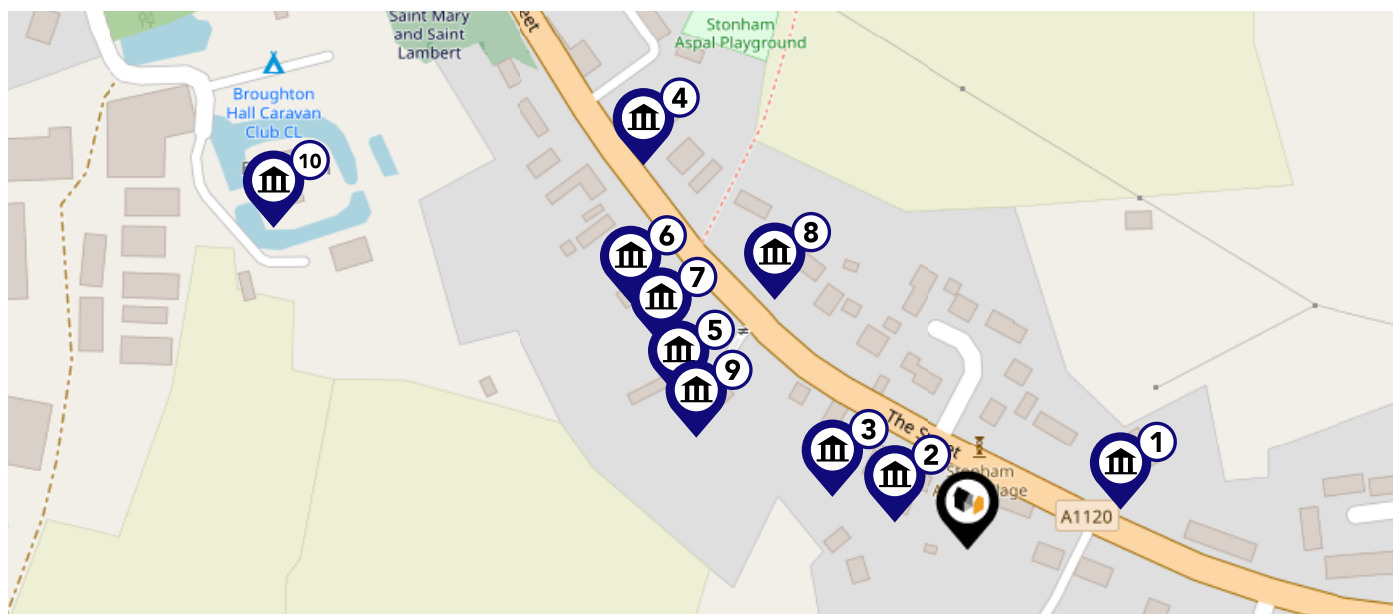

Listed Buildings in the local district	Grade	Distance
① 1283867 - Orchard Farmhouse	Grade II	0.0 miles
② 1283872 - Greencraft Cottage And Greencraft House	Grade II	0.0 miles
③ 1033177 - The Cottage	Grade II	0.0 miles
④ 1198081 - Symonds	Grade II	0.1 miles
⑤ 1033178 - Auberies	Grade II	0.1 miles
⑥ 1033179 - Clay Cottages	Grade II	0.1 miles
⑦ 1283850 - The Villa	Grade II	0.1 miles
⑧ 1033176 - Gleesons	Grade II	0.1 miles
⑨ 1198434 - Landguard House	Grade II	0.1 miles
⑩ 1033175 - Broughton Hall	Grade II	0.2 miles

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
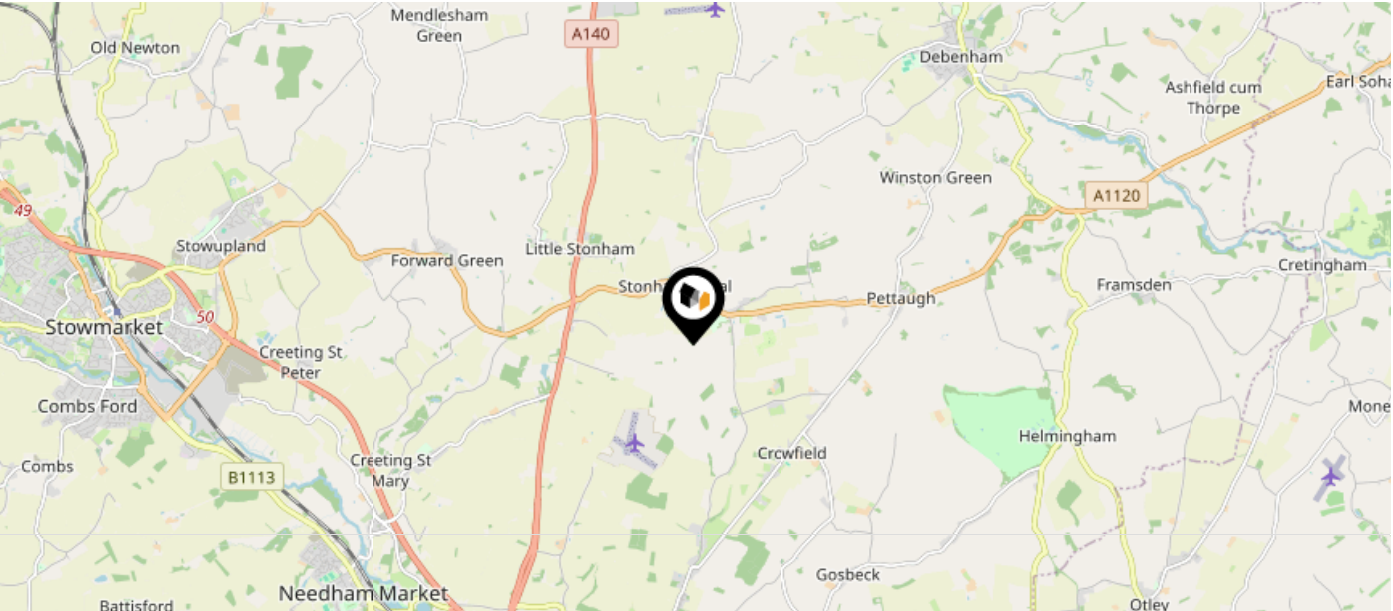
Nearby Green Belt Land
No data available.

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Area
Schools
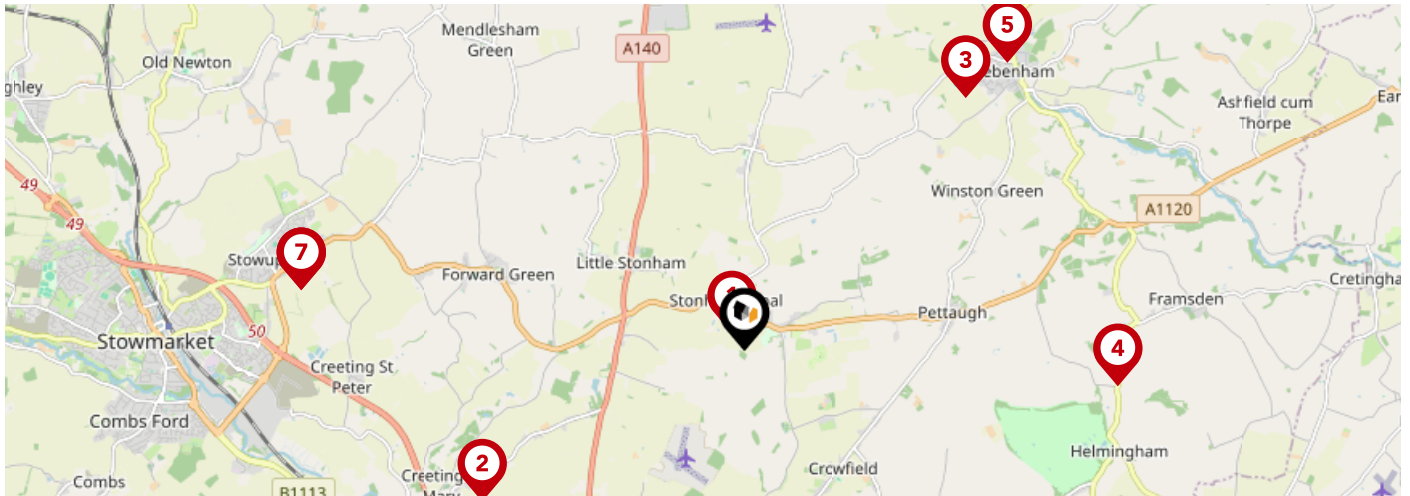
		Nursery	Primary	Secondary	College	Private
1	**Stonham Aspal Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 186 | Distance:0.19	☐	☑	☐	☐	☐
2	**Creeting St Mary Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:2.75	☐	☑	☐	☐	☐
3	**Debenham High School** Ofsted Rating: Good | Pupils: 687 | Distance:3.06	☐	☐	☑	☐	☐
4	**Helmingham Primary School and Nursery** Ofsted Rating: Requires improvement | Pupils: 26 | Distance:3.41	☐	☑	☐	☐	☐
5	**Sir Robert Hitcham Church of England Voluntary Aided School** Ofsted Rating: Good | Pupils: 160 | Distance:3.54	☐	☑	☐	☐	☐
6	**Freeman Community Primary School** Ofsted Rating: Requires improvement | Pupils: 203 | Distance:4.06	☐	☑	☐	☐	☐
7	**Stowupland High School** Ofsted Rating: Requires improvement | Pupils: 1008 | Distance:4.06	☐	☐	☑	☐	☐
8	**Bosmere Community Primary School** Ofsted Rating: Good | Pupils: 247 | Distance:4.26	☐	☑	☐	☐	☐

Area
Schools

	Nursery	Primary	Secondary	College	Private
9 Mendlesham Primary School Ofsted Rating: Good | Pupils: 118 | Distance:4.45	☐	☑	☐	☐	☐
10 Wetheringsett Church of England Primary School Ofsted Rating: Good | Pupils: 41 | Distance:4.65	☐	☑	☐	☐	☐
11 Cedars Park Community Primary School Ofsted Rating: Good | Pupils: 363 | Distance:4.68	☐	☑	☐	☐	☐
12 Wetheringsett Manor School Ofsted Rating: Good | Pupils: 62 | Distance:4.79	☐	☐	☑	☐	☐
13 Old Newton Church of England Primary School Ofsted Rating: Good | Pupils: 83 | Distance:4.91	☐	☑	☐	☐	☐
14 Otley Primary School Ofsted Rating: Requires improvement | Pupils: 48 | Distance:4.94	☐	☑	☐	☐	☐
15 Henley Primary School Ofsted Rating: Outstanding | Pupils: 99 | Distance:5.1	☐	☑	☐	☐	☐
16 Combs Ford Primary School Ofsted Rating: Good | Pupils: 361 | Distance:5.17	☐	☑	☐	☐	☐

Area
Transport (National)
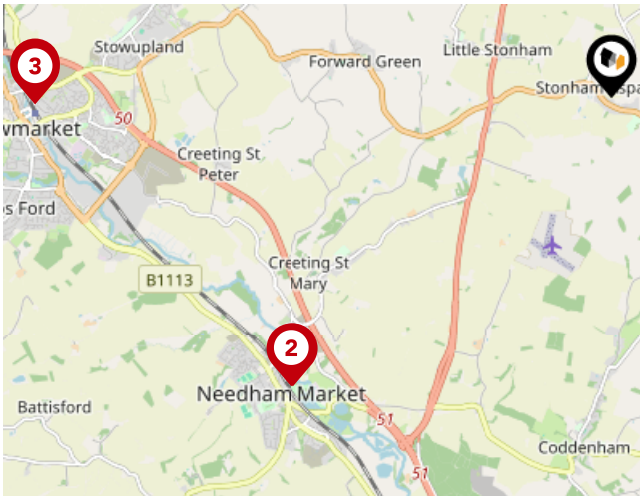
National Rail Stations

Pin	Name	Distance
1	Needham Market Rail Station	3.91 miles
2	Entrance	3.91 miles
3	Stowmarket Rail Station	5.24 miles
4	Entrance2	5.24 miles
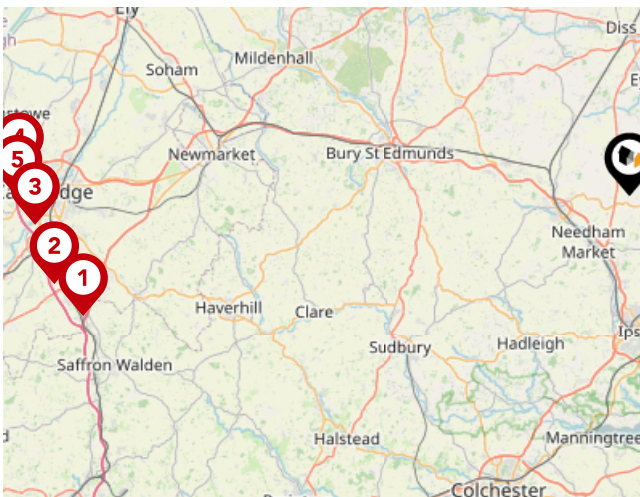
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.76 miles
2	M11 J10	42.32 miles
3	M11 J11	43.33 miles
4	M11 J13	44.36 miles
5	M11 J12	44.49 miles
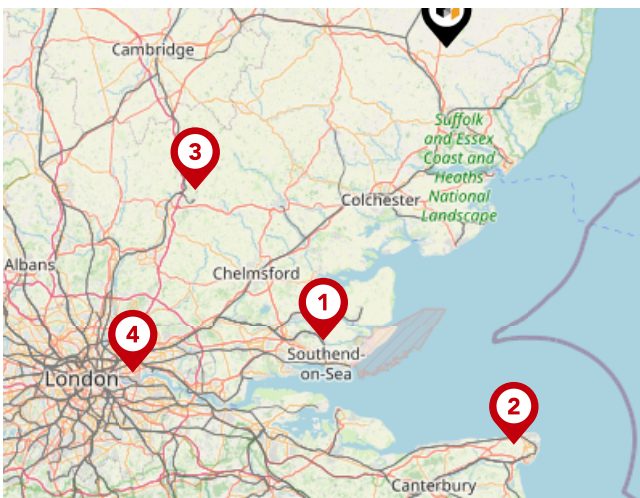
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	46.58 miles
2	Manston	59.21 miles
3	Stansted Airport	42.15 miles
4	Silvertown	66.06 miles

Area
Transport (Local)
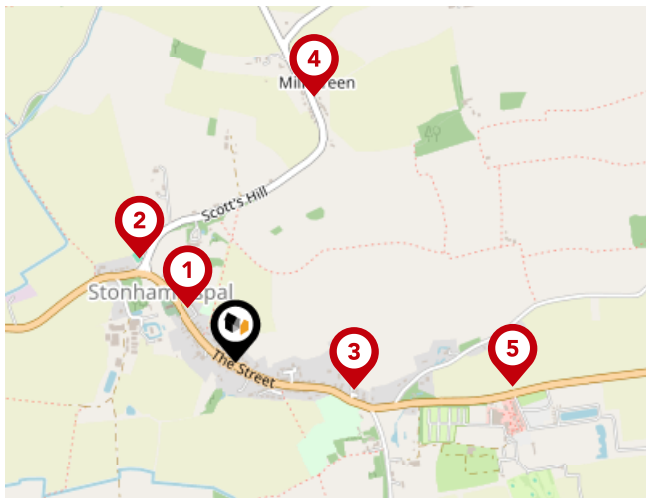
Bus Stops/Stations

Pin	Name	Distance
1	Ten Bells	0.17 miles
2	Pound Corner	0.32 miles
3	Does Field	0.28 miles
4	The Green	0.63 miles
5	Stonham Barns	0.63 miles
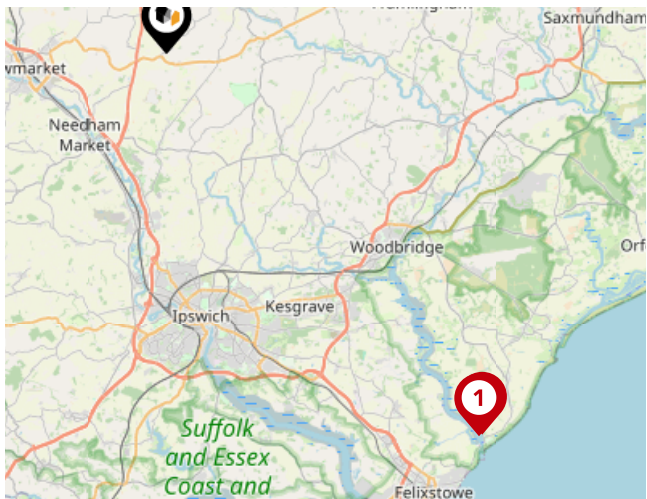
Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	17.97 miles
2	Bawdsey Ferry Landing	18.02 miles

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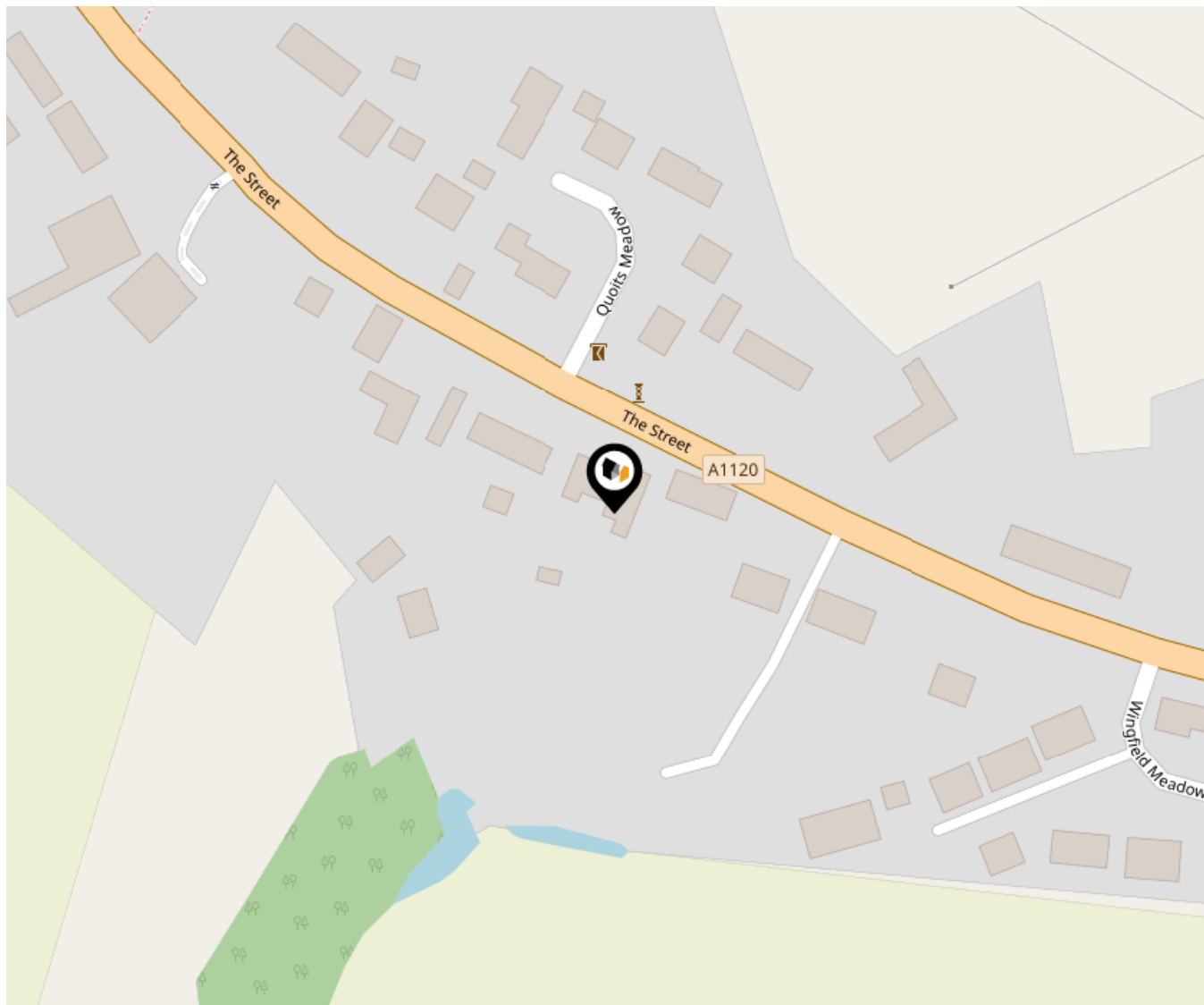
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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.
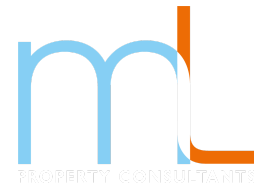
Powered by

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail