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MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd May 2025



**5, ASH MEAD, BADWELL ASH, BURY ST. EDMUNDS, IP31
3DX**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

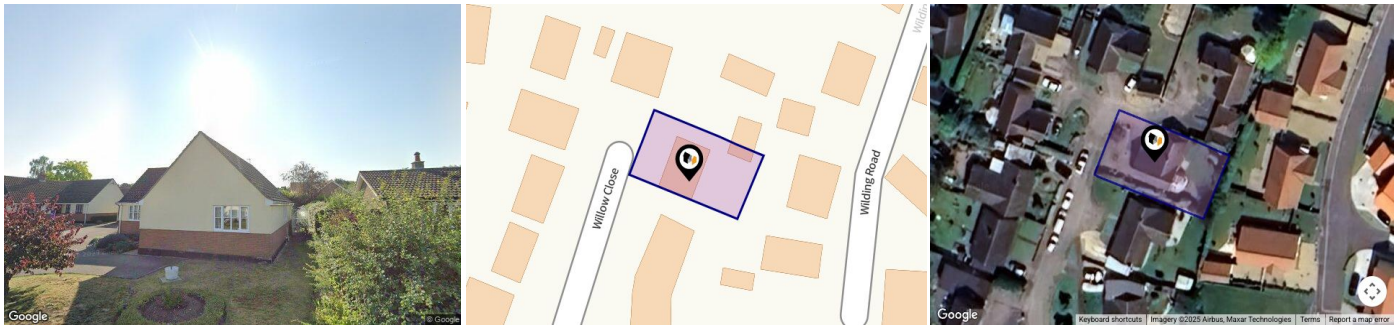
01449 768854

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,162 ft ² / 108 m ²
Plot Area:	0.12 acres
Council Tax :	Band D
Annual Estimate:	£2,208
Title Number:	SK142720
UPRN:	200003806881

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)

5 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

5 Ash Mead, Badwell Ash, BURY ST. EDMUNDS, IP31 3DX		Energy rating D	
Valid until 19.05.2035		Certificate number 2209-3050-6205-6175-5204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

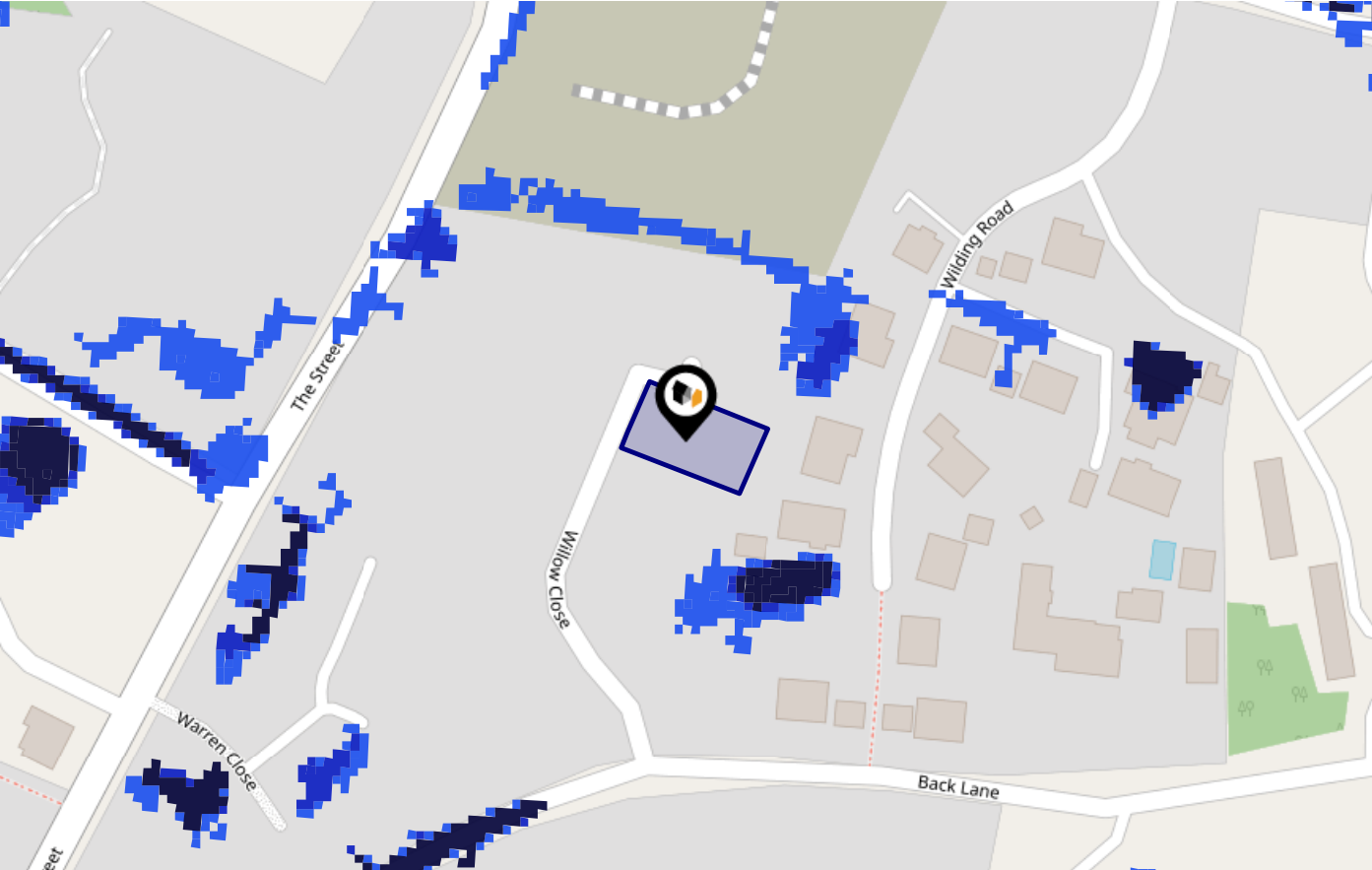
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	108 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.

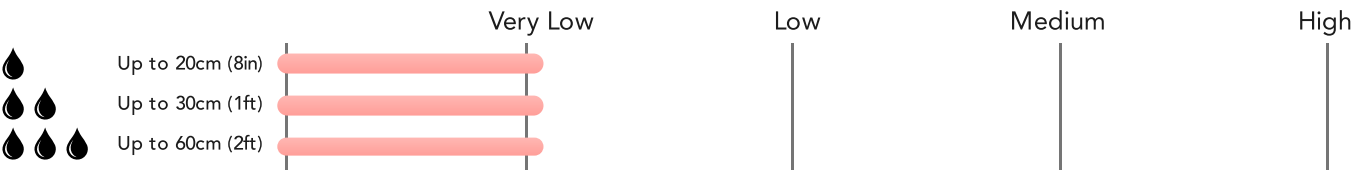


Risk Rating: Very low

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.

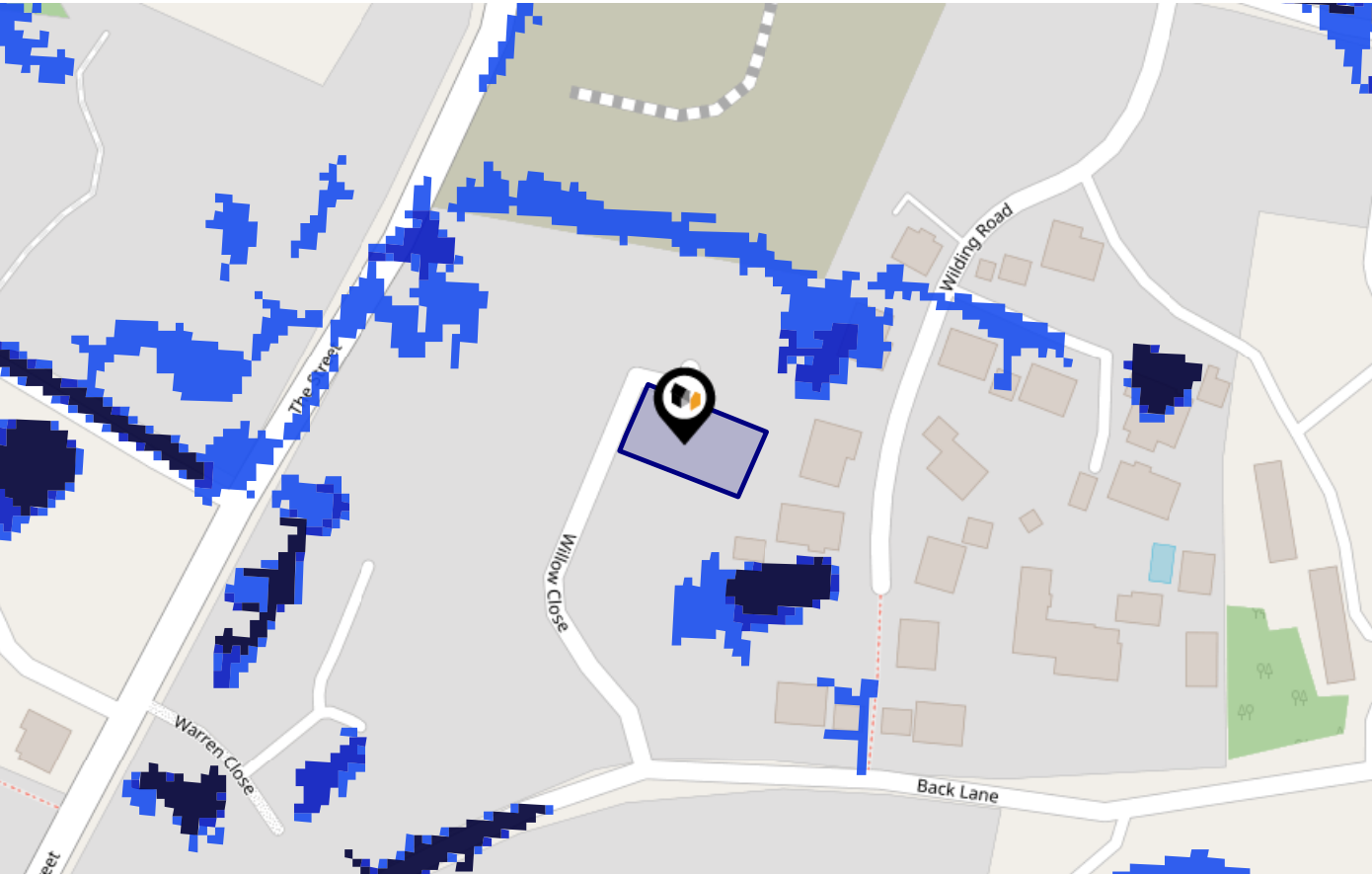
Chance of flooding to the following depths at this property:



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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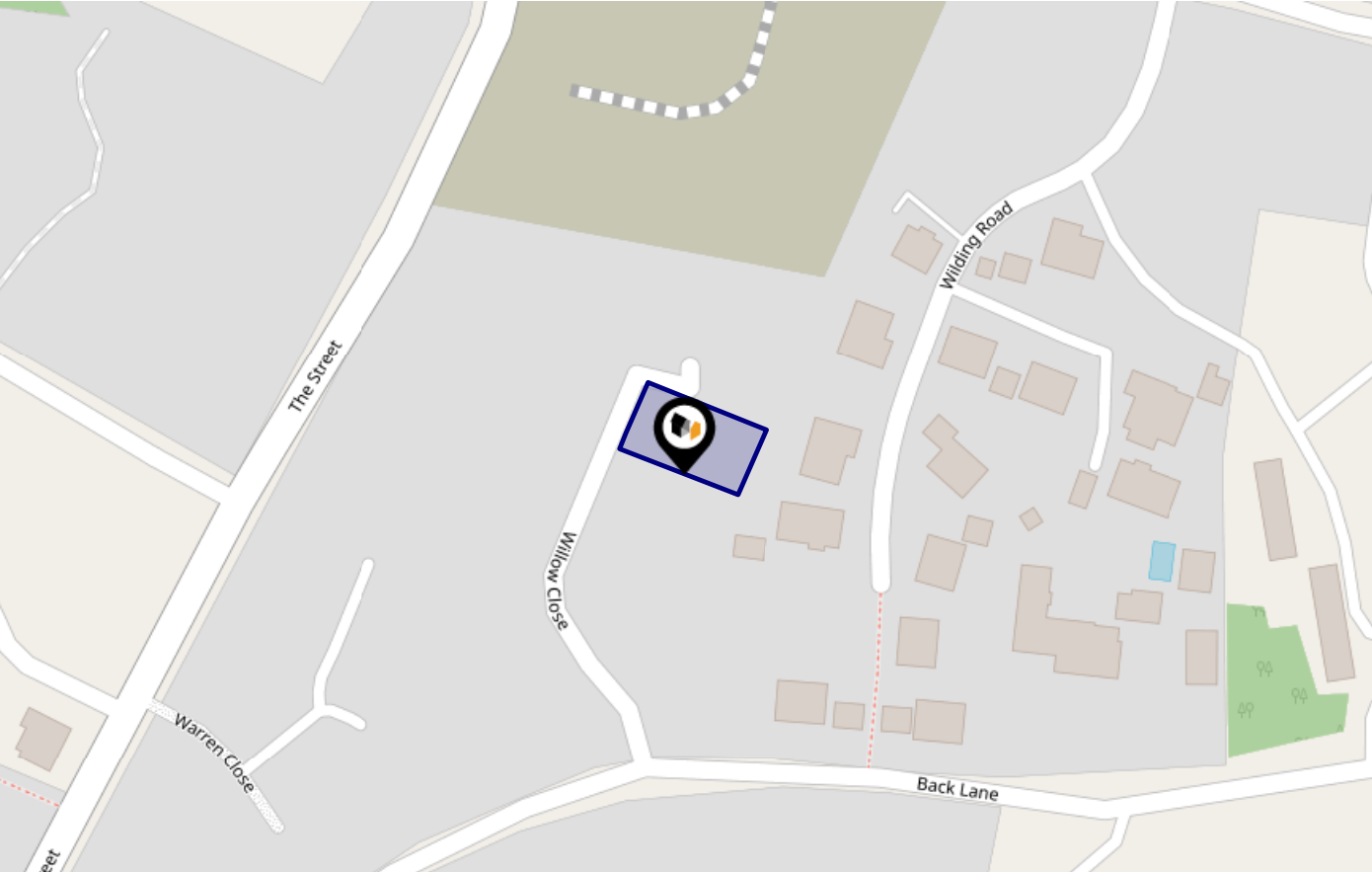
Chance of flooding to the following depths at this property:



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.

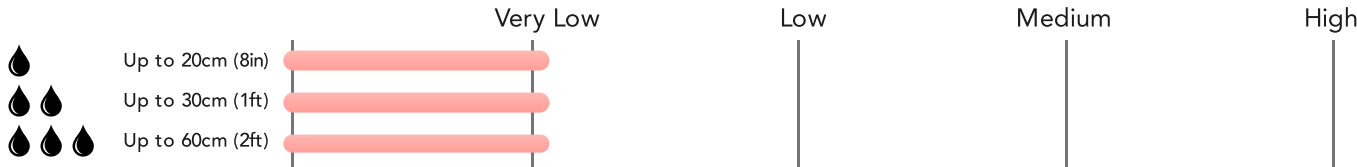


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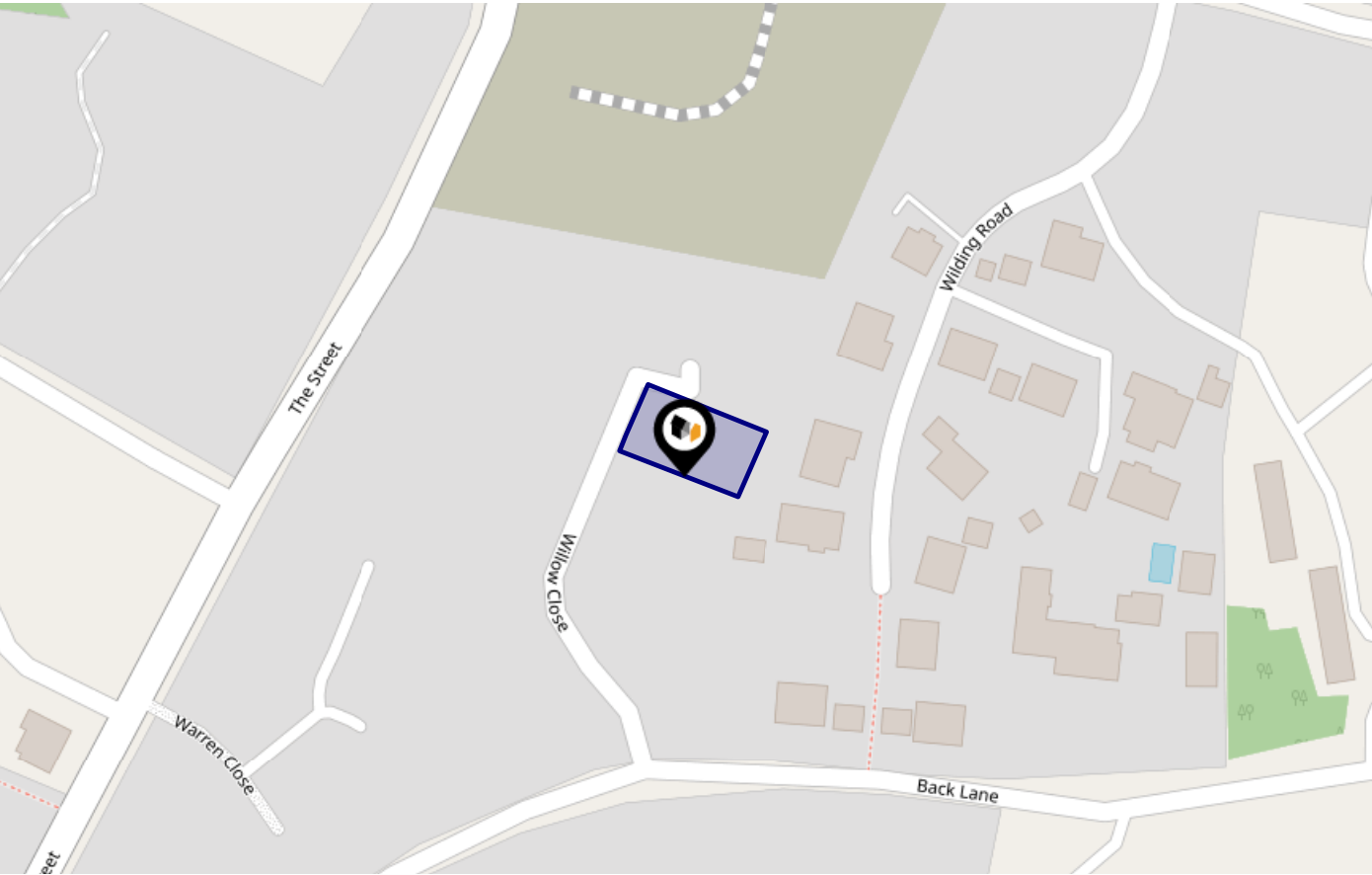
Chance of flooding to the following depths at this property:



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.

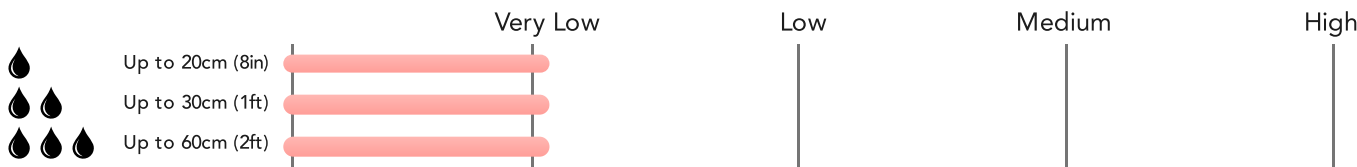


Risk Rating: Very low

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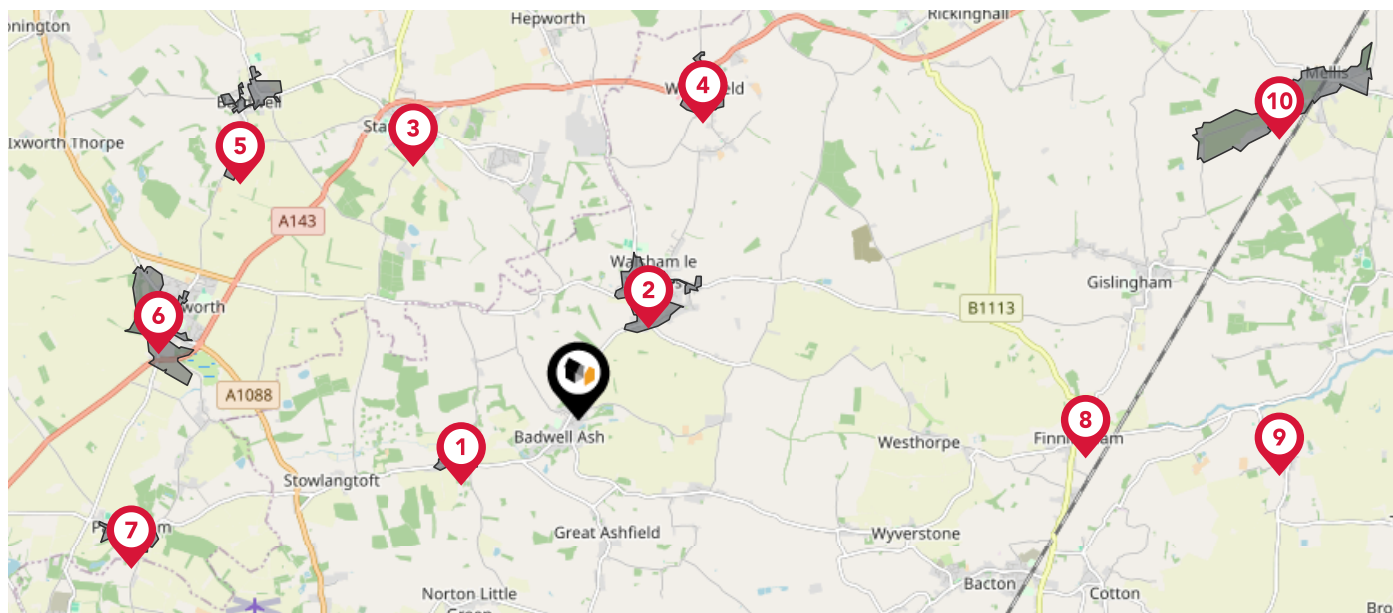
Chance of flooding to the following depths at this property:



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.



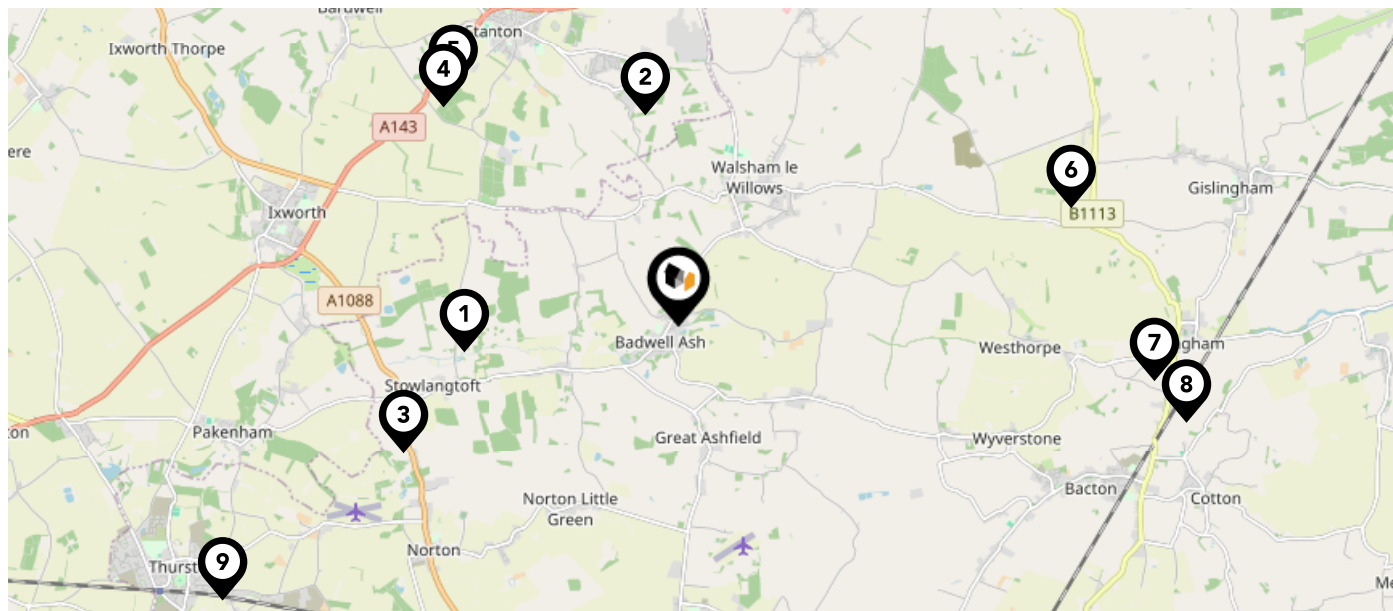
Nearby Conservation Areas

- | | |
|----|--------------------|
| 1 | Hunston |
| 2 | Walsham le Willows |
| 3 | Stanton |
| 4 | Wattisfield |
| 5 | Bardwell |
| 6 | Ixworth |
| 7 | Pakenham |
| 8 | Finningham |
| 9 | Wickham Skeith |
| 10 | Mellis |

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	Kiln Farm-Stowlangtoft, Suffolk	Historic Landfill
2	Shepherds Grove Industrial Estate-Stanton	Historic Landfill
3	South of Stowlangtoft Spinney-Stowlangtoft, Suffolk	Historic Landfill
4	A143 Bury Road-Ixworth	Historic Landfill
5	Stanton-Bury St Edmunds, Suffolk	Historic Landfill
6	Mill Farm-Mill Street, Gislegham	Historic Landfill
7	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill
8	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill
9	Church Lane-Thurston	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

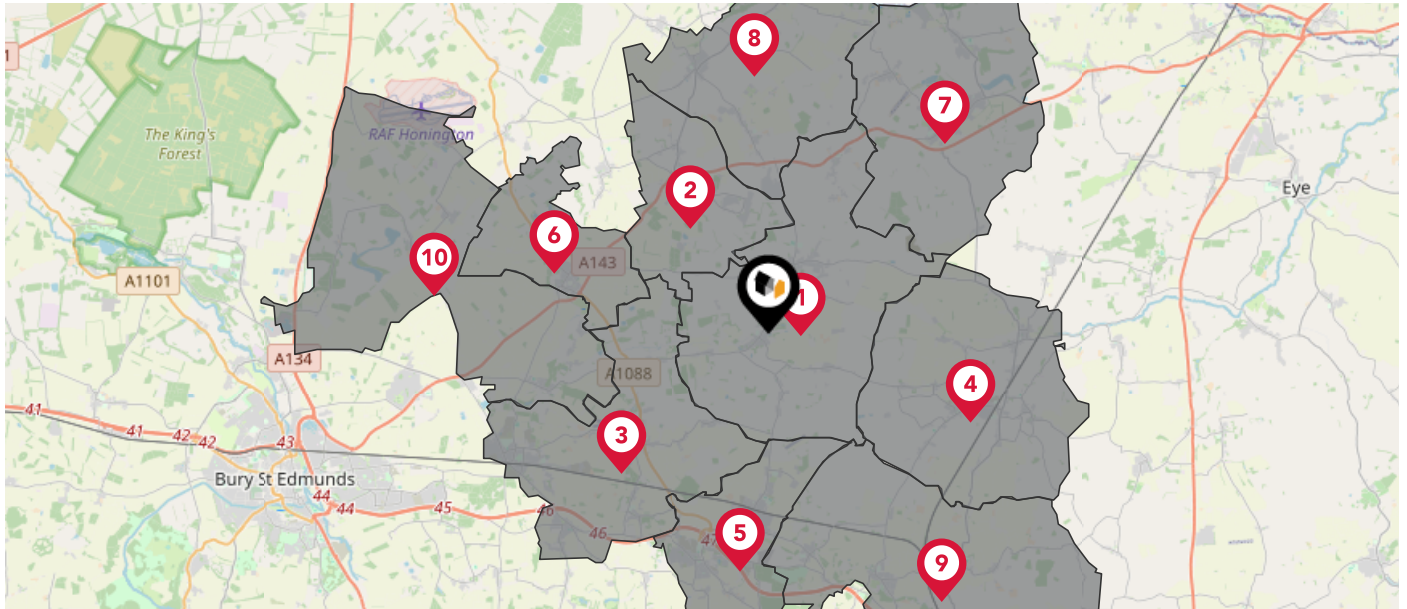
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

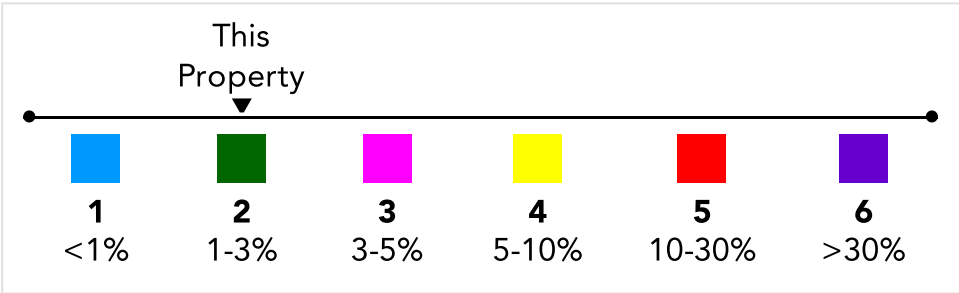
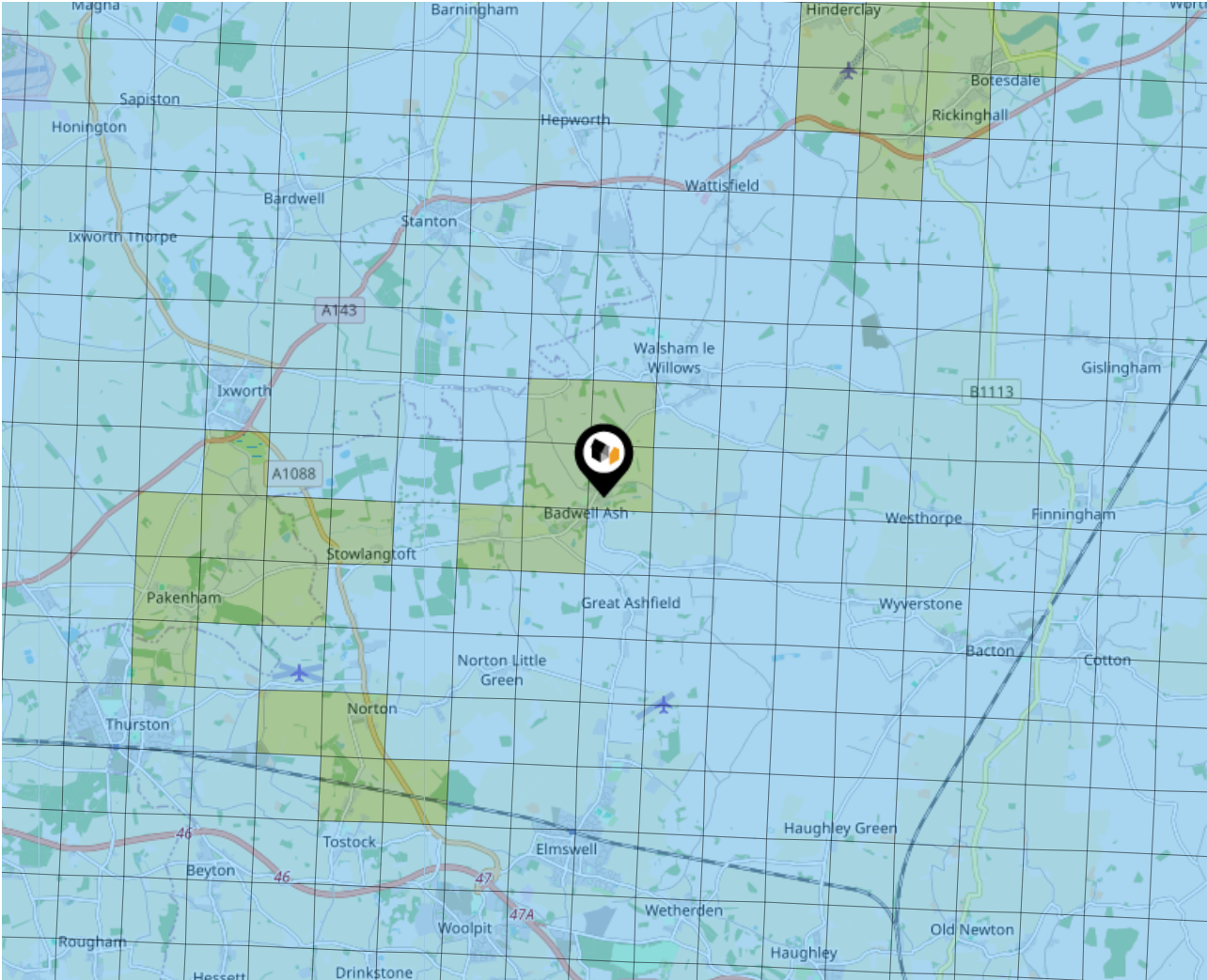


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Walsham-le-Willows Ward |
| 2 | Stanton Ward |
| 3 | Thurston Ward |
| 4 | Bacton Ward |
| 5 | Elmswell & Woolpit Ward |
| 6 | Ixworth Ward |
| 7 | Rickinghall Ward |
| 8 | Barningham Ward |
| 9 | Haughley, Stowupland & Wetherden Ward |
| 10 | Pakenham & Troston Ward |

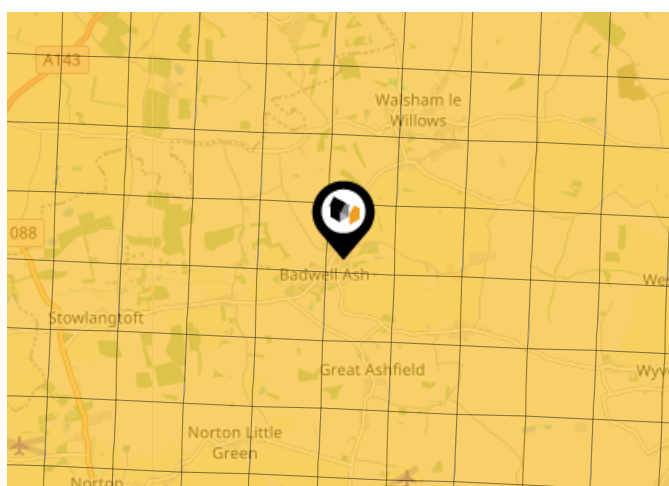
What is Radon?

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

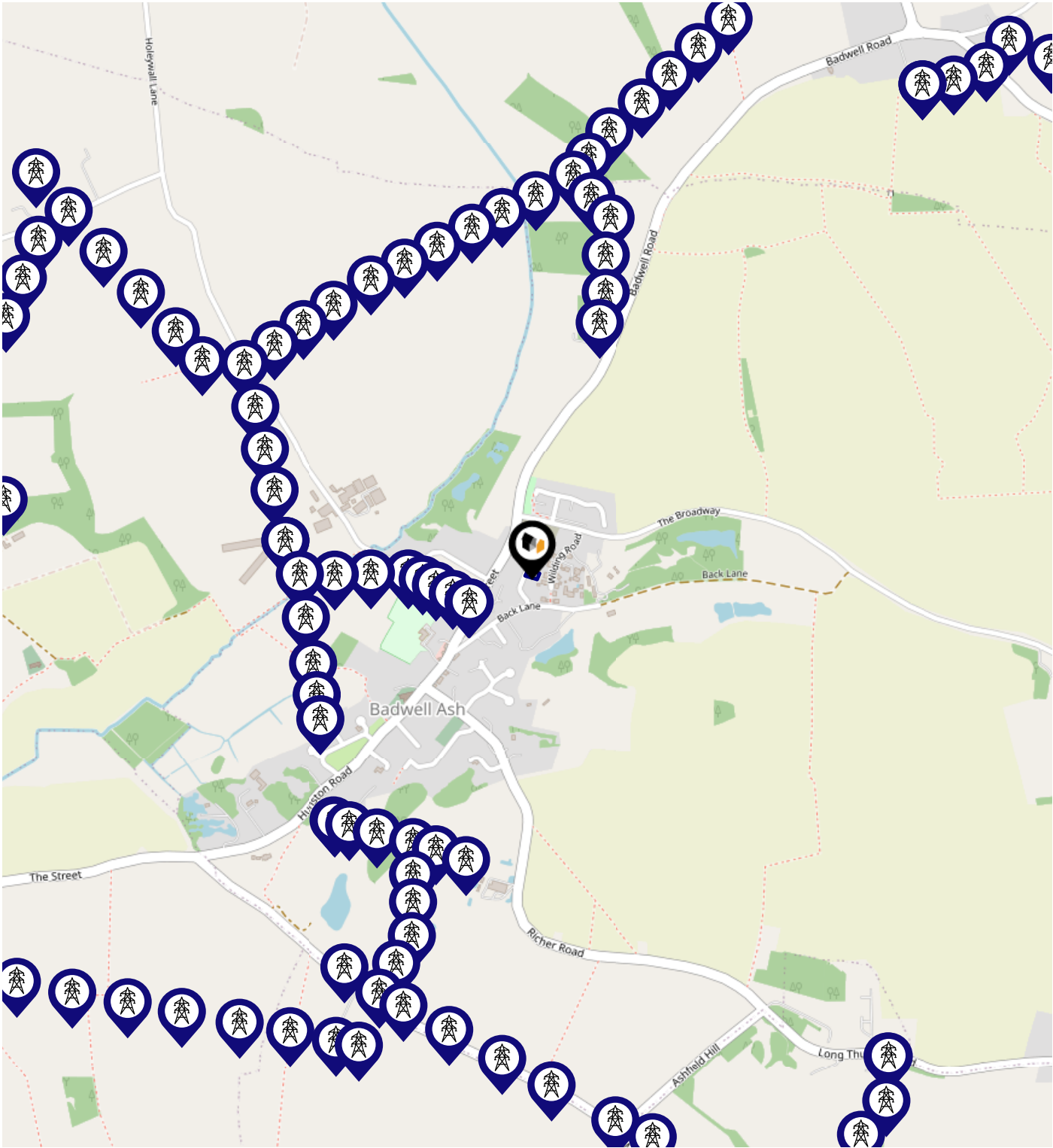


Primary Classifications (Most Common Clay Types)

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



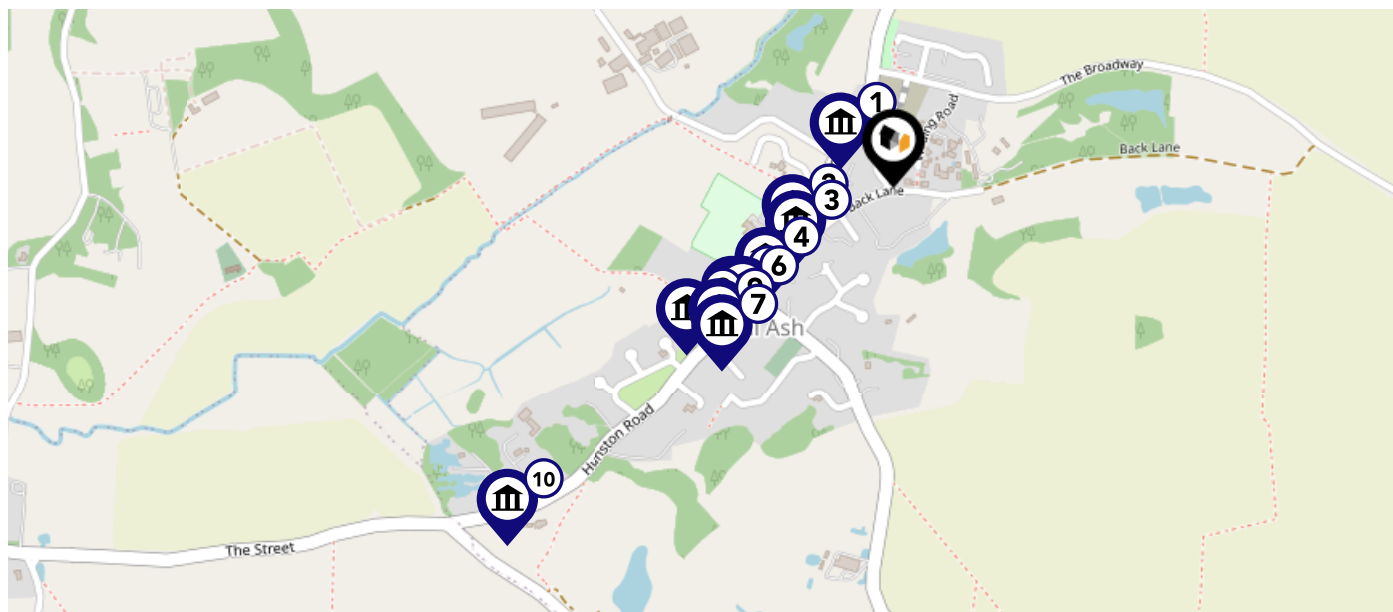
Key:

-  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...

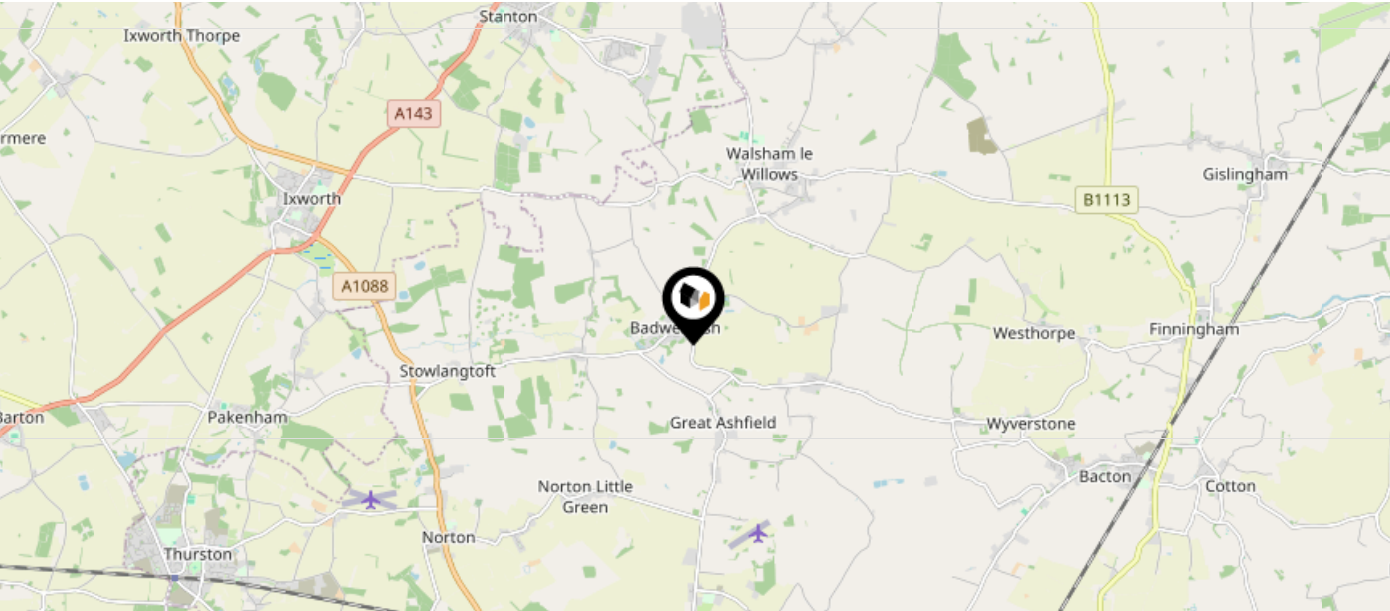


Listed Buildings in the local district		Grade	Distance
	1032212 - Barn To The South East Of Street Farmhouse	Grade II	0.1 miles
	1181813 - The Wurlie	Grade II	0.1 miles
	1181833 - White Horse Inn	Grade II	0.1 miles
	1032211 - Lavender Cottage	Grade II	0.2 miles
	1352525 - Flint Barn	Grade II	0.2 miles
	1032167 - K6 Telephone Kiosk	Grade II	0.2 miles
	1352526 - Norwich Ale Stores	Grade II	0.3 miles
	1032209 - Croft Cottage	Grade II	0.3 miles
	1032210 - Church Of St Mary	Grade I	0.3 miles
	1032207 - Mill House	Grade II	0.6 miles

Maps

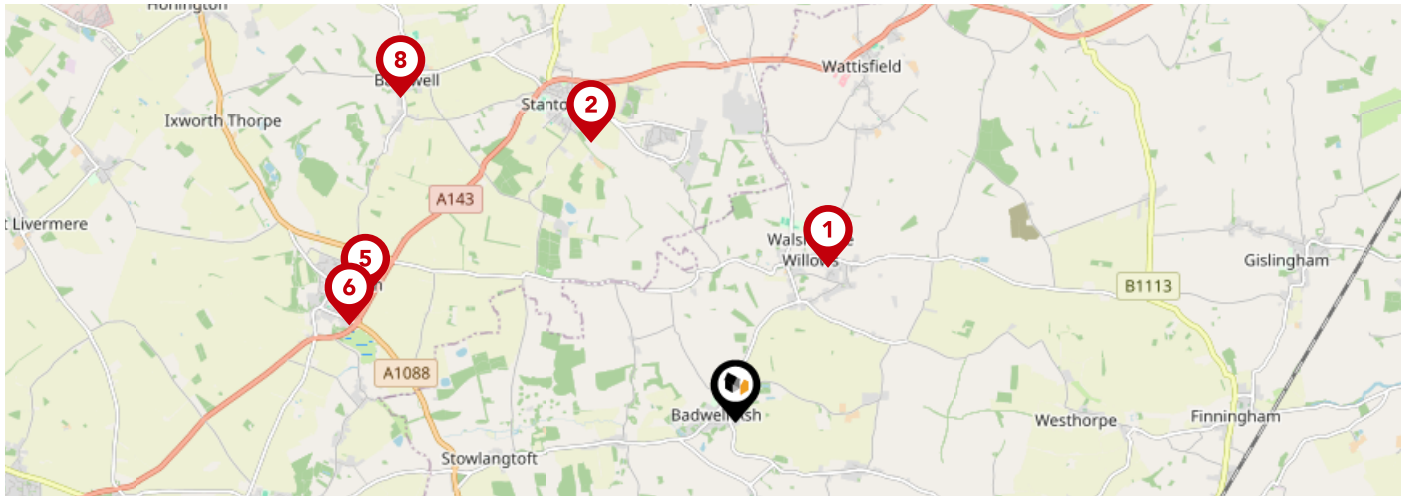
Green Belt

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

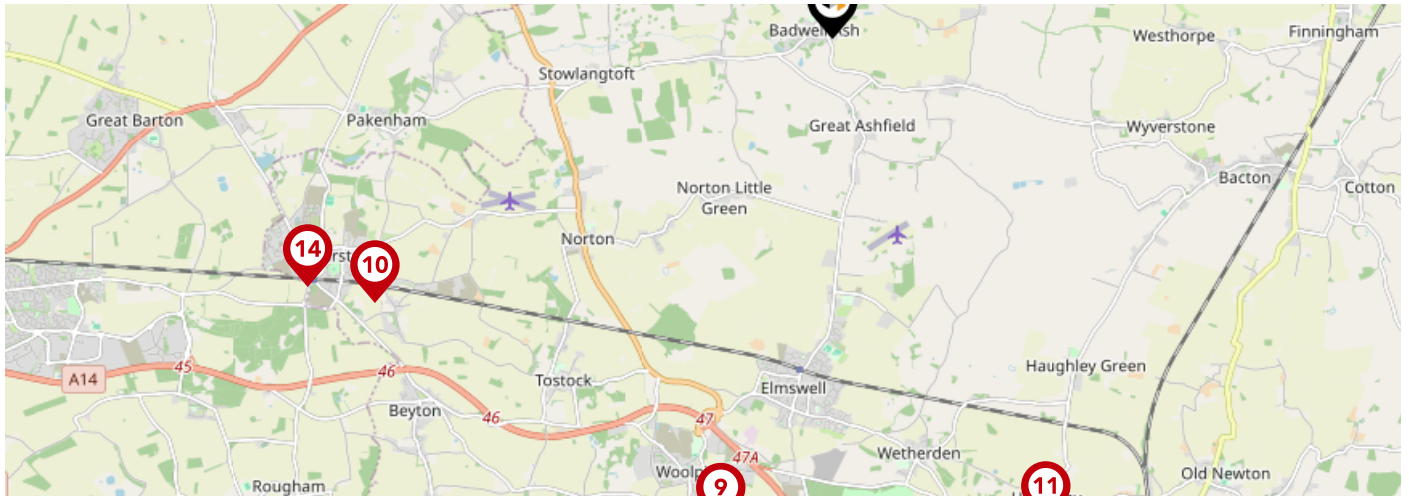


Nearby Green Belt Land

No data available.



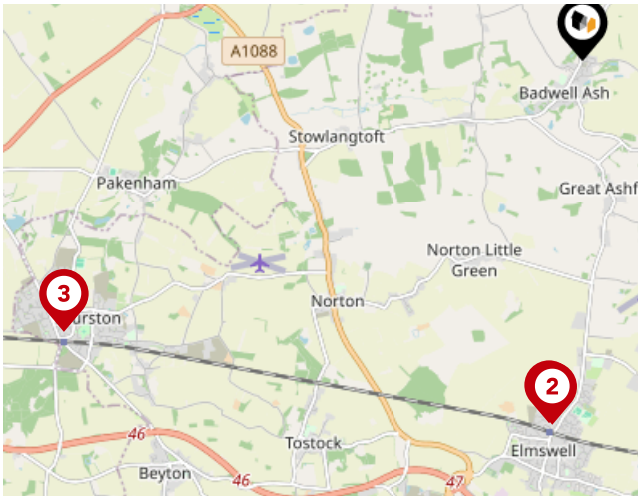
		Nursery	Primary	Secondary	College	Private
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:1.64	☐	☒	☐	☐	☐
	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:2.86	☐	☒	☐	☐	☐
	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:3	☐	☒	☐	☐	☐
	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:3.49	☐	☒	☐	☐	☐
	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:3.54	☐	☐	☒	☐	☐
	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:3.61	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.94	☐	☒	☐	☐	☐
	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:4.23	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:4.54	☐	☒	☐	☐	☐
10	Thurston Church of England Primary Academy Ofsted Rating: Good Pupils: 320 Distance:4.81	☐	☒	☐	☐	☐
11	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:4.81	☐	☒	☐	☐	☐
12	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:4.93	☐	☒	☐	☐	☐
13	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:5.24	☐	☒	☐	☐	☐
14	Thurston Community College Ofsted Rating: Good Pupils: 1499 Distance:5.27	☐	☐	☒	☐	☐
15	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:5.45	☐	☒	☐	☐	☐
16	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:5.91	☐	☒	☐	☐	☐

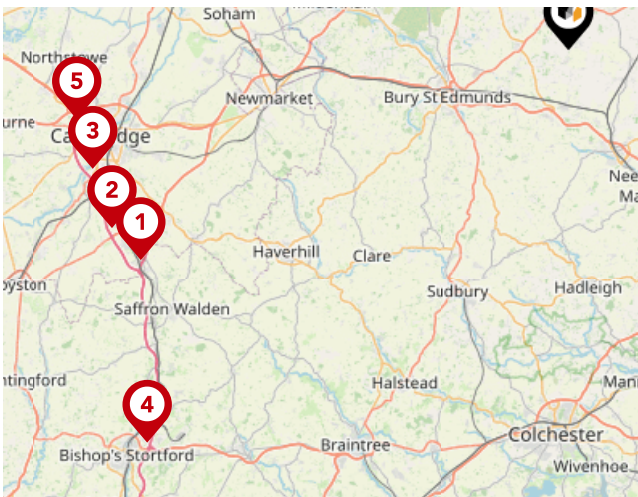
Area

Transport (National)



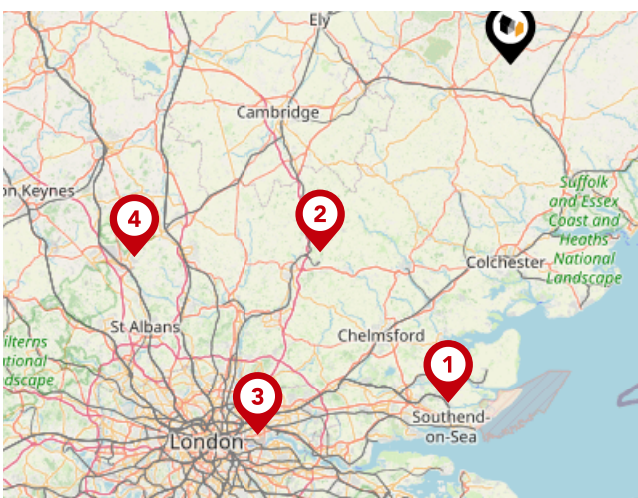
National Rail Stations

Pin	Name	Distance
1	Elmswell Rail Station	3.31 miles
2	Entrance	3.31 miles
3	Entrance	5.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.69 miles
2	M11 J10	35.59 miles
3	M11 J11	35.67 miles
4	M11 J8	41.98 miles
5	M11 J13	36.02 miles

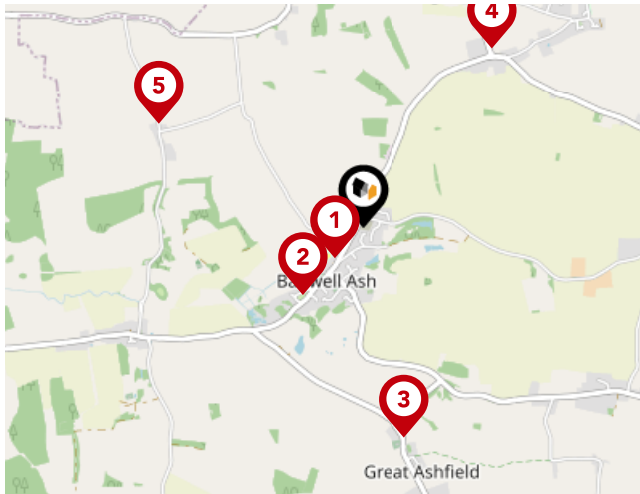


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	50.42 miles
2	Stansted Airport	39.14 miles
3	Silvertown	65.62 miles
4	Luton Airport	61.82 miles

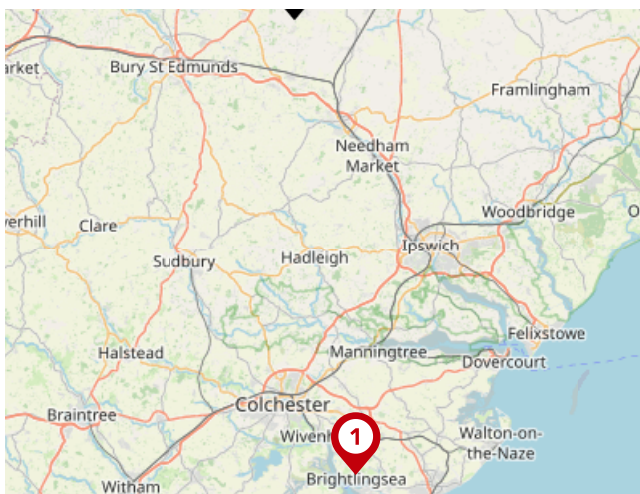
Area

Transport (Local)



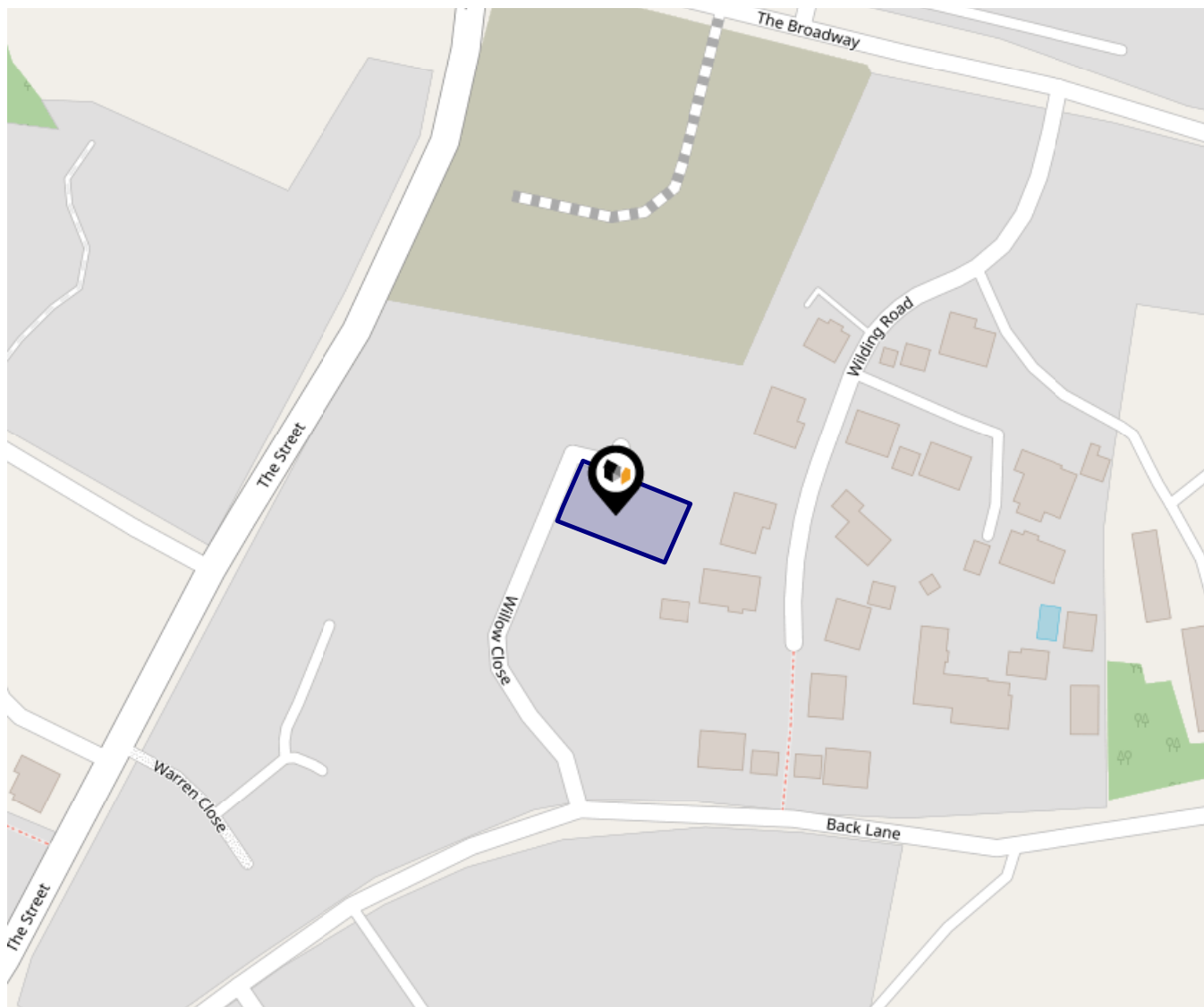
Bus Stops/Stations

Pin	Name	Distance
	Village Hall	0.2 miles
	Shelter	0.42 miles
	Church	0.97 miles
	Four Ash Corner	1 miles
	Stock Hill	1.04 miles



Ferry Terminals

Pin	Name	Distance
	Brightlingsea Ferry Landing	33.51 miles



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.

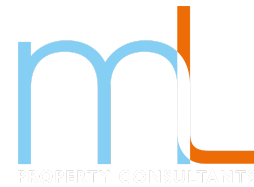


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