MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th June 2025

FOUR OAKS, LOWES HILL, KELSALE CUM CARLTON, IP17 2PQ

ML Property

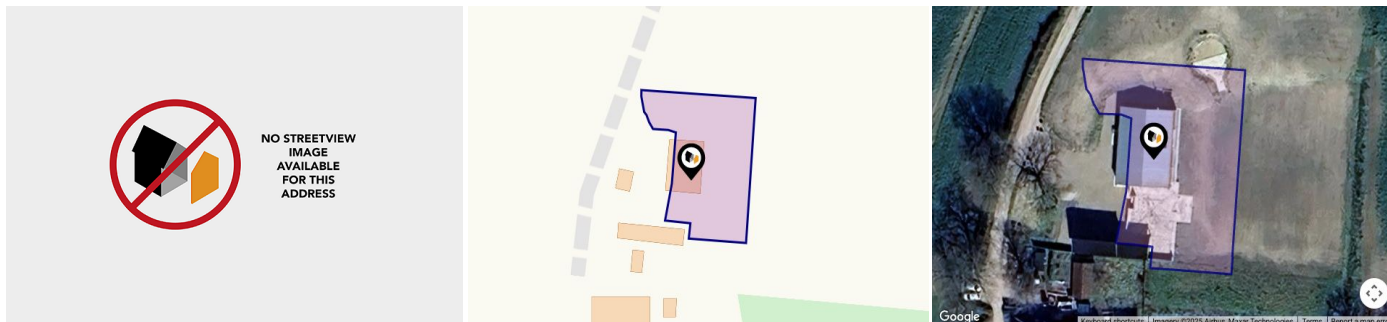2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

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Property

Type:	Detached	**Tenure:**	Freehold
Floor Area:	4,510 ft² / 419 m²		
Plot Area:	0.37 acres		
Title Number:	SK421673		
UPRN:	10094763738		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s   **-** mb/s

Mobile Coverage:
(based on calls indoors)

O₂   EE   3   Vodafone
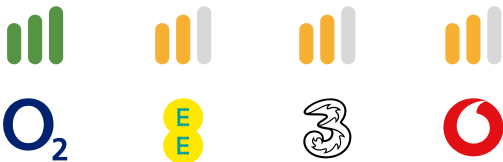
Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning
In Street

Planning records for: *Bridge Farm Lowes Hill Kelsale Cum Carlton Suffolk IP17 2PQ*

Reference - DC/13/2662/AGO	
Decision:	Decided
Date:	12th September 2013
Description:	
Replacement of old storage buildings, providing storage for seasonal grain and machinery.	

Reference - DC/16/3024/FUL	
Decision:	Permitted
Date:	21st July 2016
Description:	
Two-storey side extension, together with retention of existing first floor rear extension.	

Reference - DC/22/4332/FUL	
Decision:	Awaiting decision
Date:	02nd November 2022
Description:	
The removal of the existing 15-metre-high Monopole supporting 3 no. existing Antennas on existing headframe. The installation of a replacement 17.5 metre Monopole supporting 3 no replacement Antennas on a replacement headframe. The installation of 1no. 300mm dish and 1no. 600mm dish and the re-location of the existing 1no. 300mm dish. Ancillary development thereto including installation of 9no. RRU???s and 1no GPS module	

Planning records for: *Orchard House Lows Hill Road Kelsale Cum Carlton Saxmundham IP17 2PQ*

Reference - C/90/1774	
Decision:	Permitted
Date:	29th November 1990
Description:	
ERECTION OF CONSERVATORY, PORCH AND DETACHED DOUBLE GARAGE	

Four Oaks, Lowes Hill, IP17 2PQ

Energy rating

B

Valid until 16.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 | A
69-80	C		
55-68	D	83 | B	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	419 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.
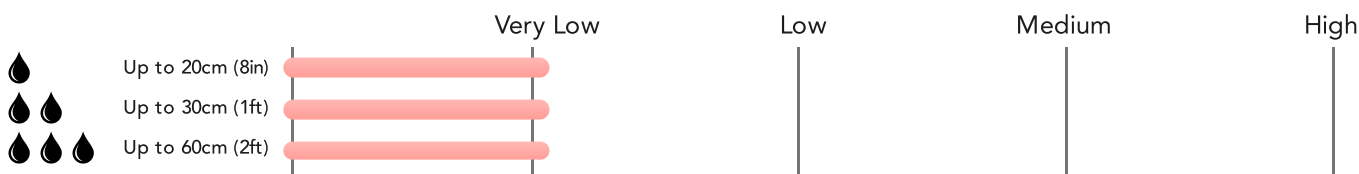

Risk Rating: Very low

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.

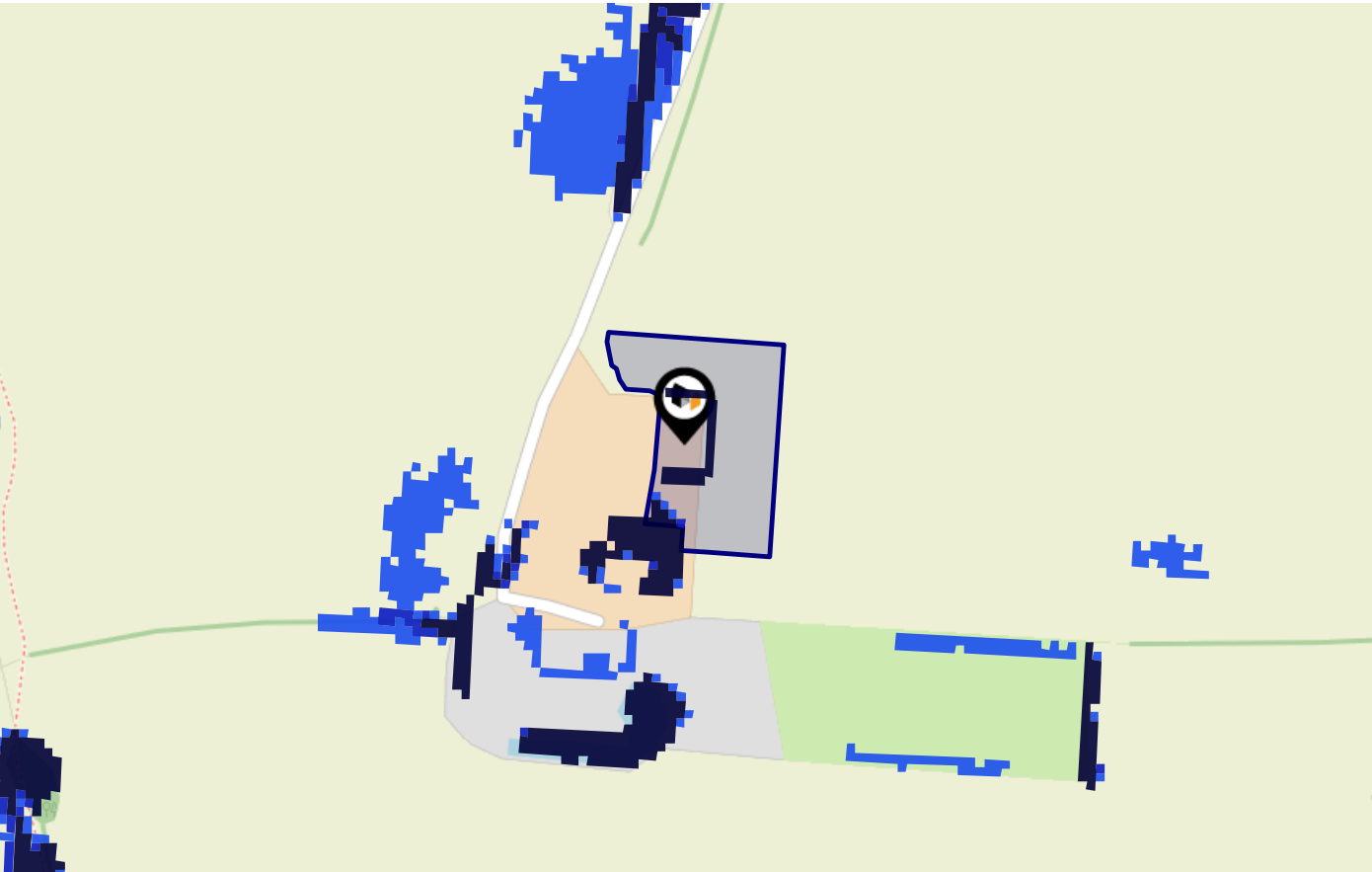- ■ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

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

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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.
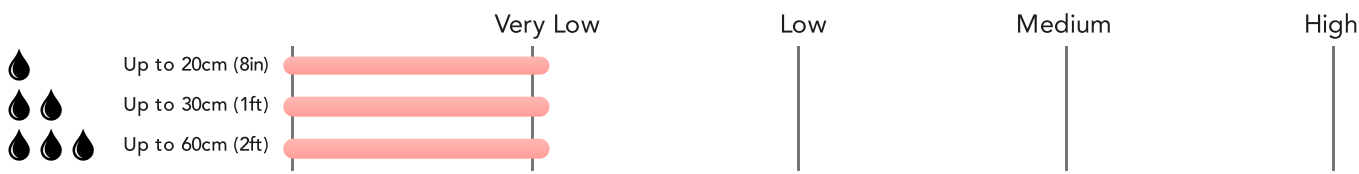

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Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.
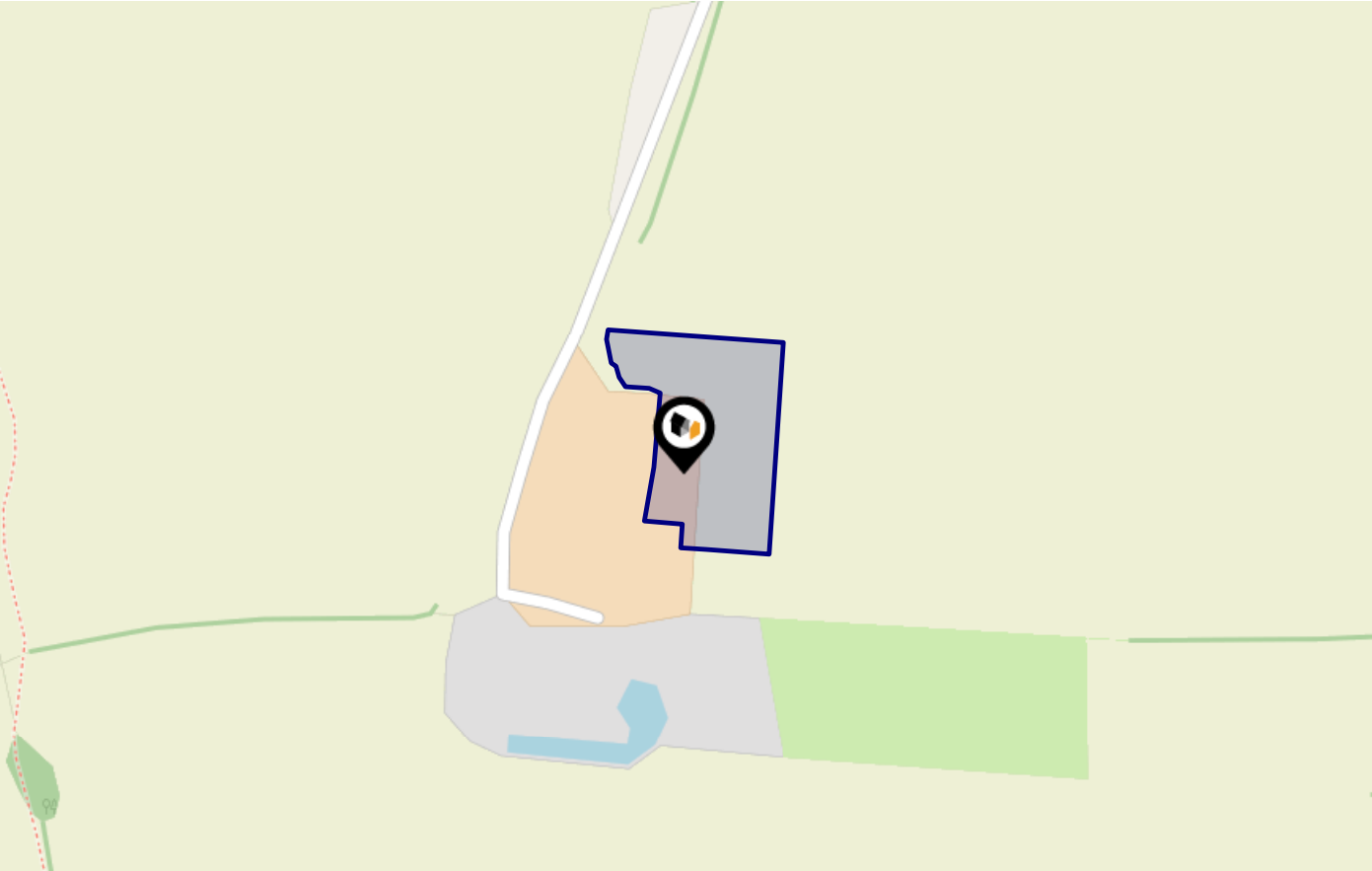
Chance of flooding to the following depths at this property:

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

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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.
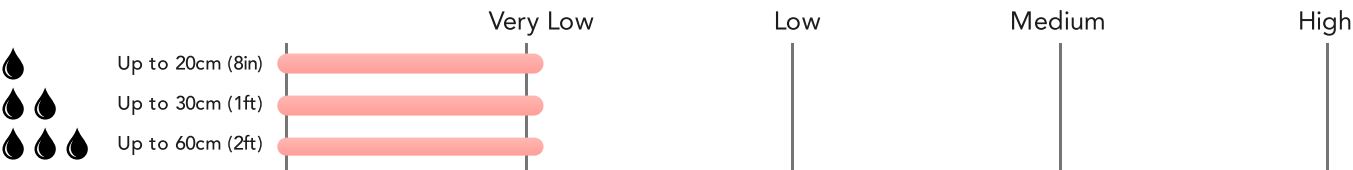

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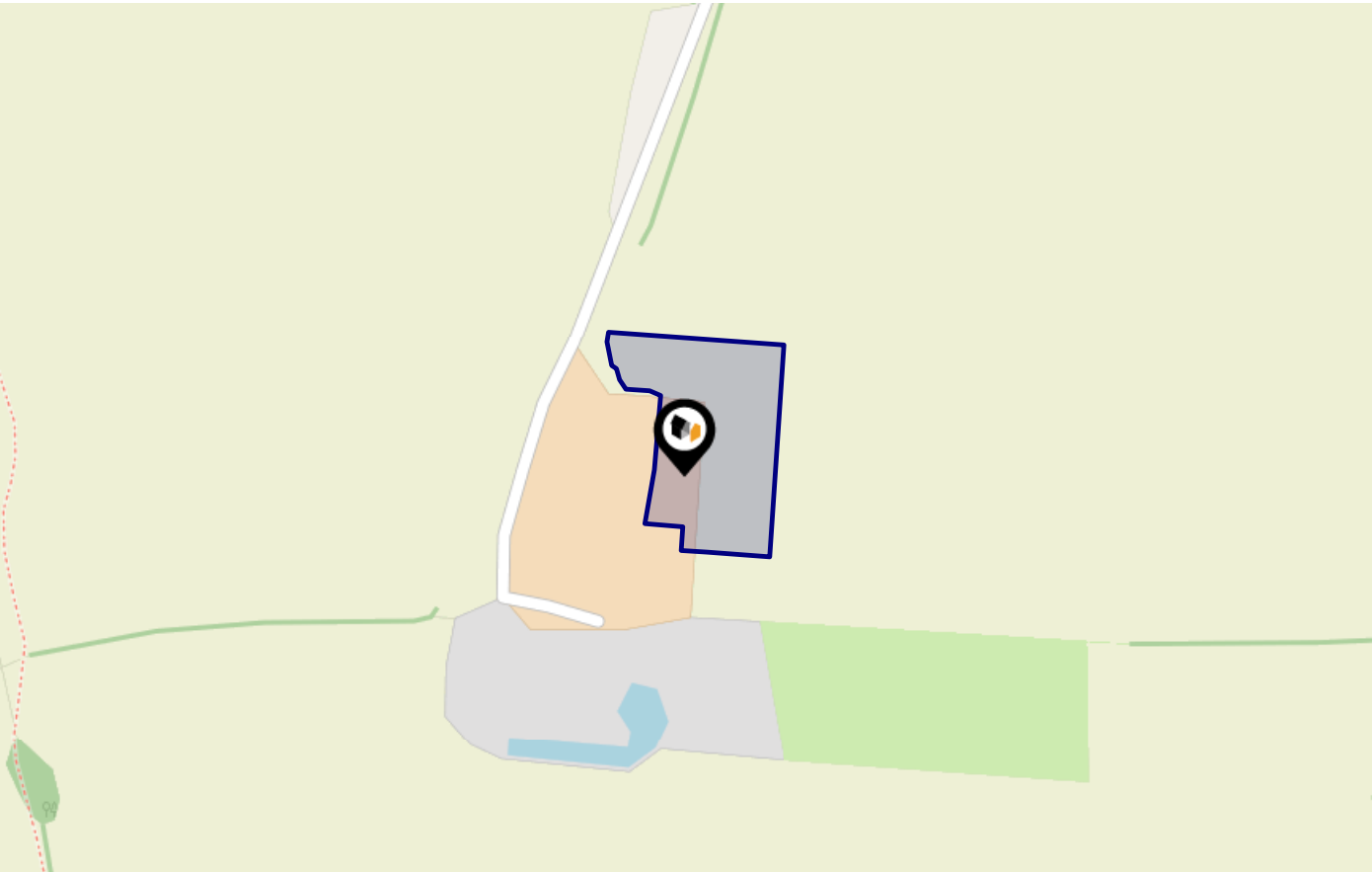sprift
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Flood Risk
Rivers & Seas - Climate Change

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.
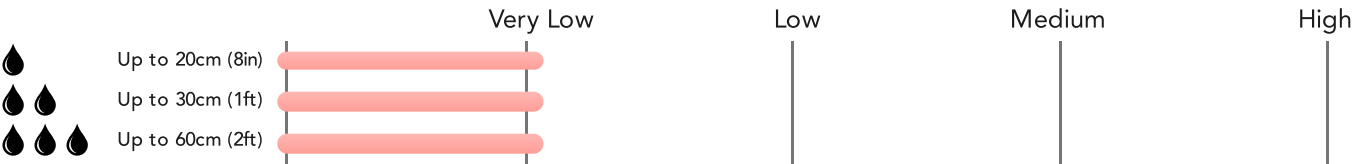

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🌢🌢🌢	Up to 60cm (2ft)				

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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.
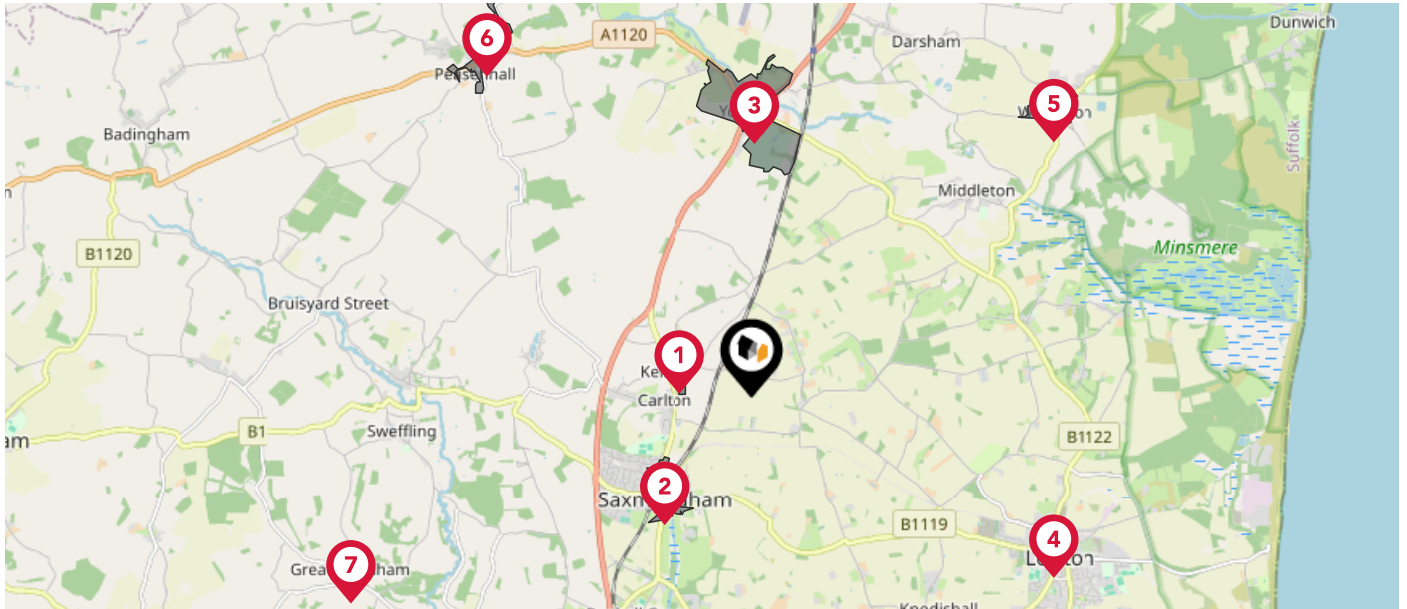
Nearby Conservation Areas	
1	Kelsale
2	Saxmundham
3	Yoxford
4	Leiston
5	Westleton
6	Peasenhall and Sibton
7	Great Glemham

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 Middleton Landfill-Fordley Road, Middleton, Suffolk	Historic Landfill	
2 Grove Farm-Grove Farm, Saxmundham	Historic Landfill	
3 Red Lane-Red Lane, Sternfield	Historic Landfill	
4 Dunns Hole-Church Lane, Leiston	Historic Landfill	
5 Carr's Pit-Carr's Pit, Abbey Road, Leiston	Historic Landfill	
6 Crisps Garage-Crisps Garage, Knodishall	Historic Landfill	
7 Aldhurst Farm-Leiston, Suffolk	Historic Landfill	
8 Abbey Pit-Leiston	Historic Landfill	
9 Eastbridge-Near Middleton, Suffolk	Historic Landfill	
10 Sweffling-Near Rendham, Suffolk	Historic Landfill	

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
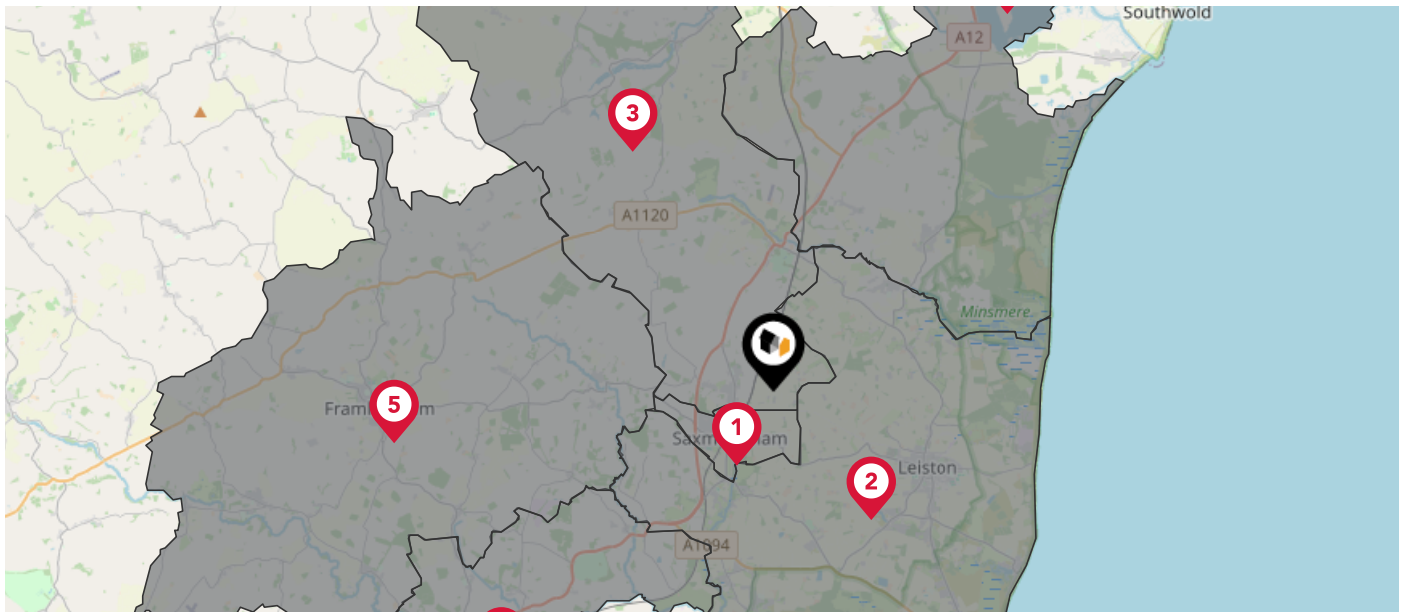
Nearby Council Wards

1	Saxmundham Ward
2	Aldeburgh & Leiston Ward
3	Kelsale & Yoxford Ward
4	Wickham Market Ward
5	Framlingham Ward
6	Wrentham, Wangford & Westleton Ward

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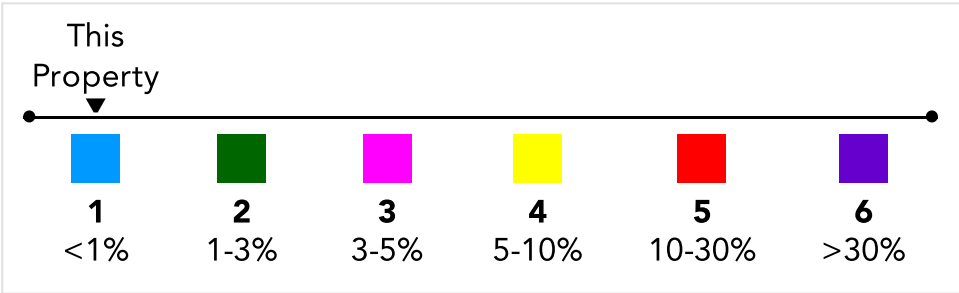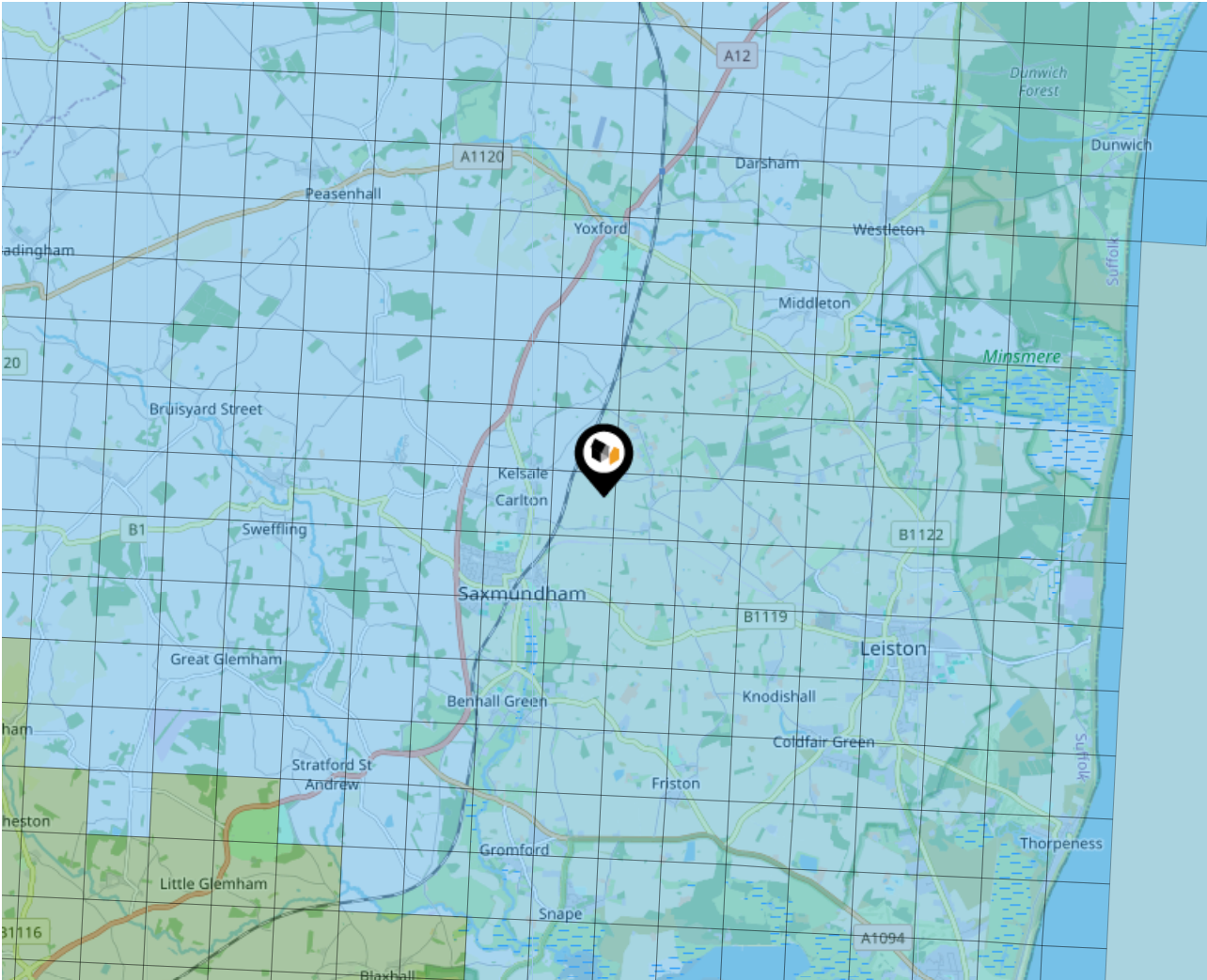
Ground Composition for this Address (Surrounding square kilometer zone around property)

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		
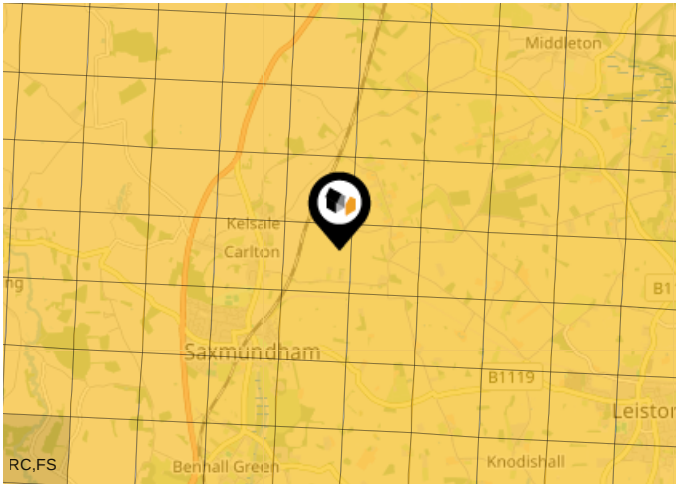
Primary Classifications (Most Common Clay Types)

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
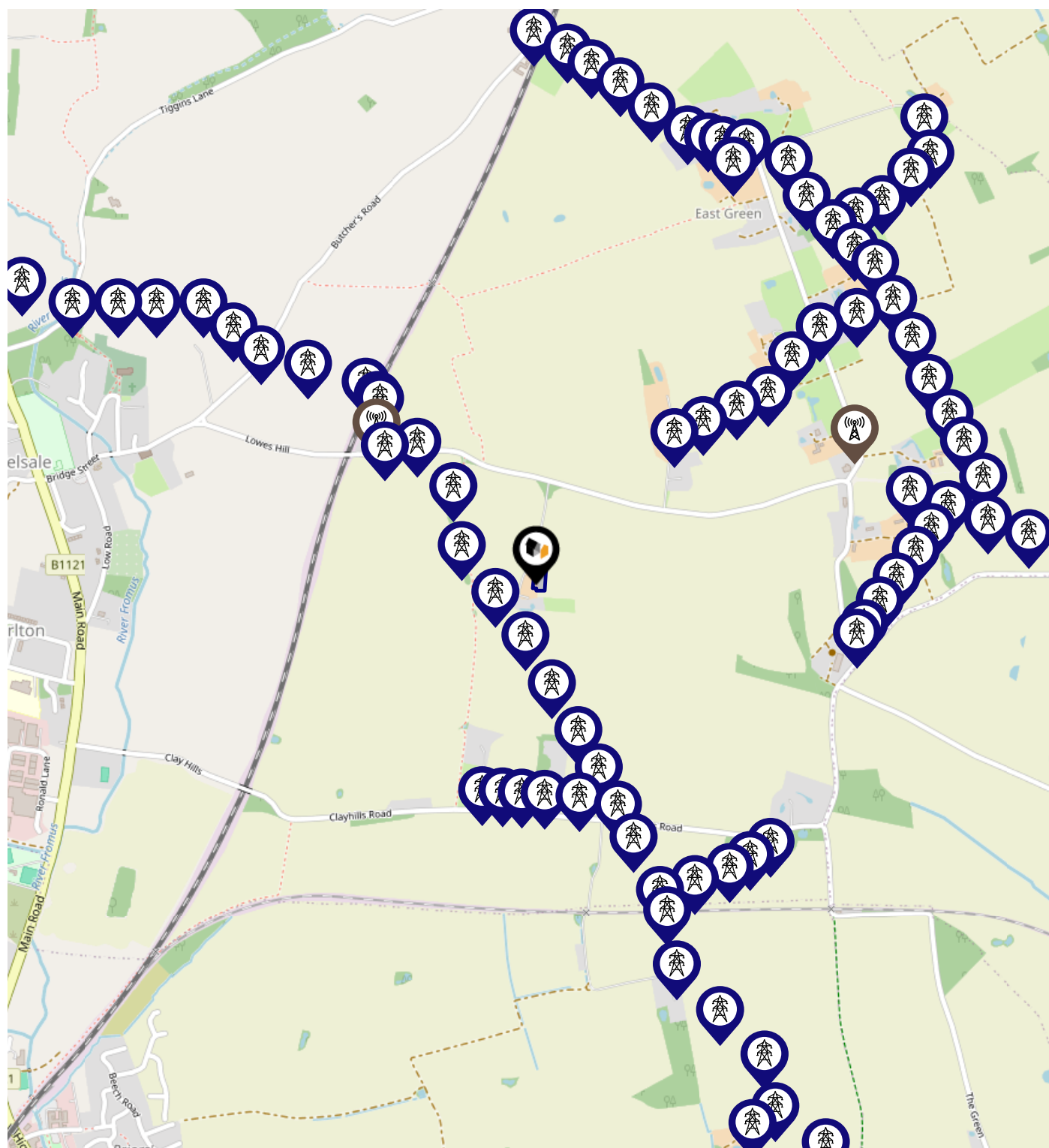
Key:

⬇ Power Pylons

⬇ Communication Masts

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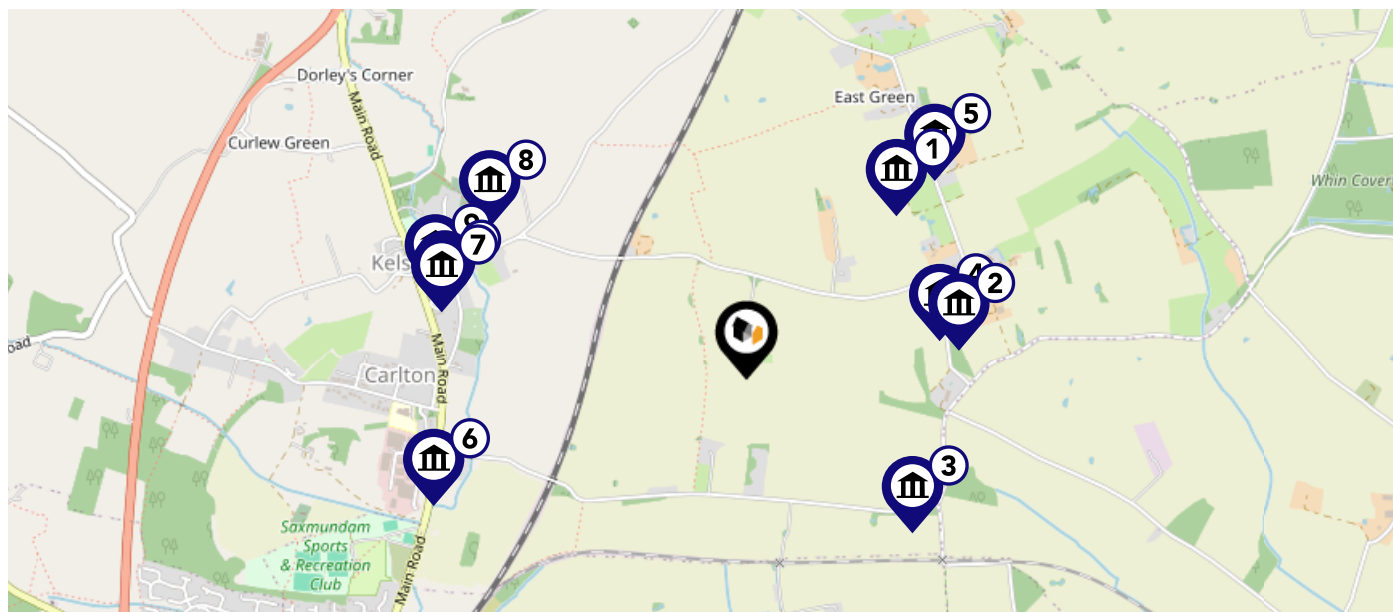

| Listed Buildings in the local district	Grade	Distance
1 1030636 - East Green Farmhouse	Grade II	0.5 miles
2 1377239 - Orchard Farmhouse	Grade II	0.5 miles
3 1198955 - Oak Tree Farmhouse	Grade II	0.5 miles
4 1030635 - Orchard Cottage	Grade II	0.5 miles
5 1030637 - Beech Tree Farmhouse	Grade II	0.6 miles
6 1377218 - Carlton Rookery	Grade II	0.7 miles
7 1030641 - The Old Guildhall	Grade II	0.7 miles
8 1198842 - Manor House	Grade II	0.7 miles
9 1198998 - Old Rectory Cottages	Grade II	0.7 miles
10 1199192 - Kelsale Social Club (including Corner Cottage)	Grade II	0.7 miles

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
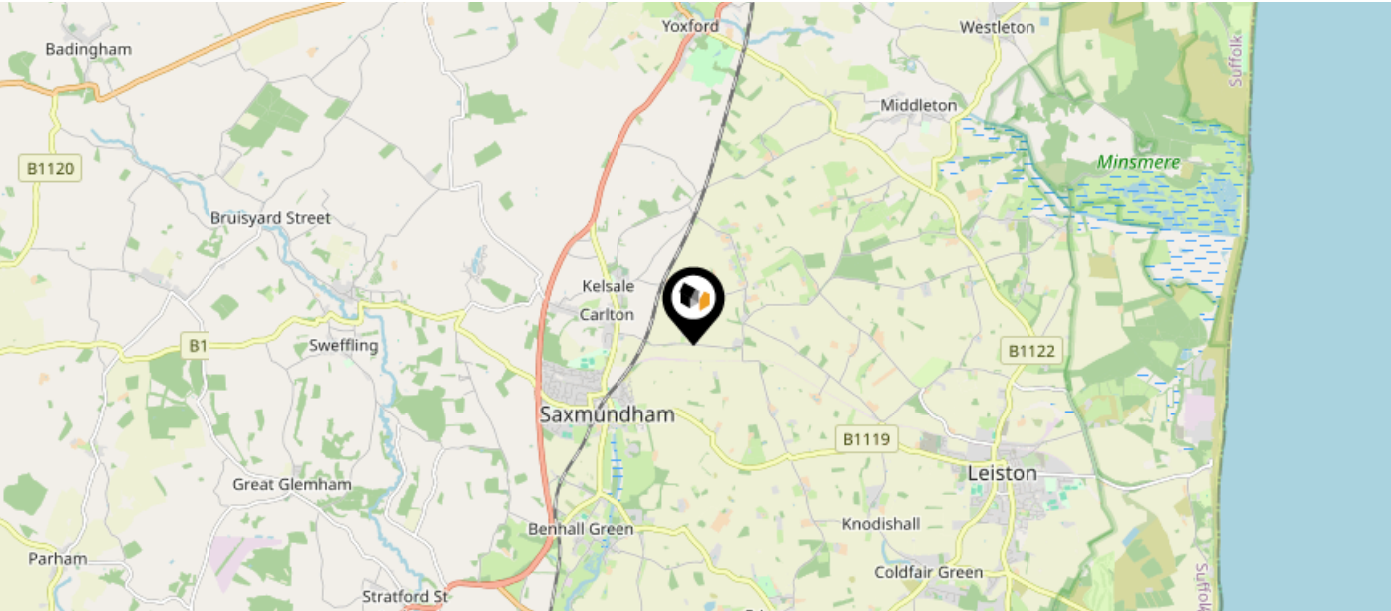
No data available.
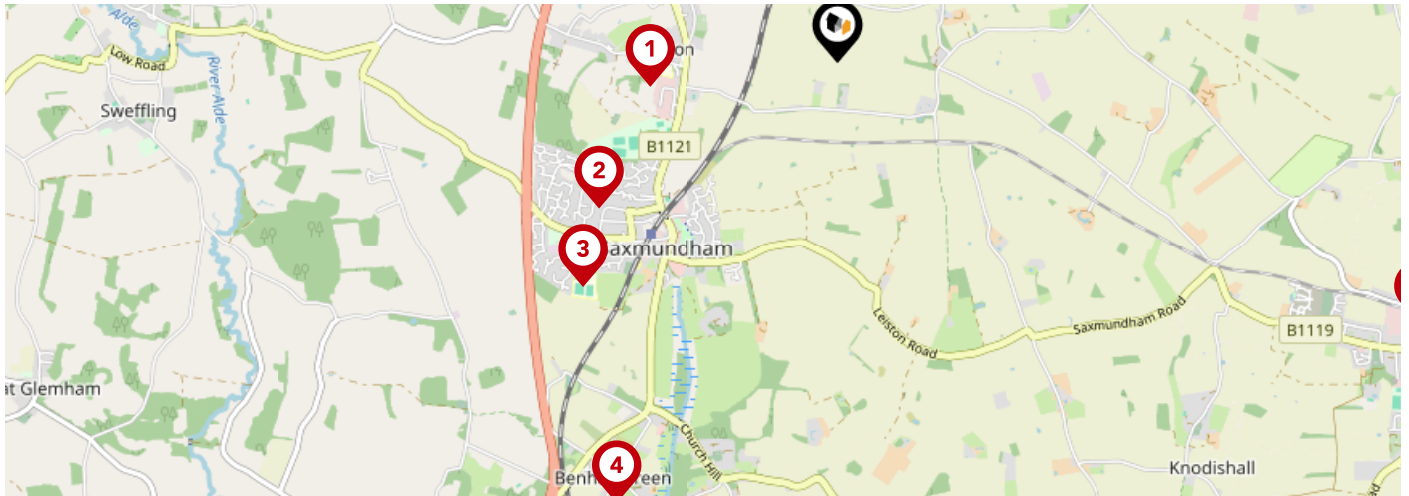
		Nursery	Primary	Secondary	College	Private
1	**Kelsale Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 163 | Distance:0.86	☐	☑	☐	☐	☐
2	**Saxmundham Primary School** Ofsted Rating: Good | Pupils: 274 | Distance:1.27	☐	☑	☐	☐	☐
3	**Set Saxmundham School** Ofsted Rating: Serious Weaknesses | Pupils: 109 | Distance:1.54	☐	☐	☑	☐	☐
4	**Benhall St Mary's Church of England Primary School** Ofsted Rating: Good | Pupils: 70 | Distance:2.24	☐	☑	☐	☐	☐
5	**Yoxford & Peasenhall Primary Academy** Ofsted Rating: Good | Pupils: 92 | Distance:2.63	☐	☑	☐	☐	☐
6	**Middleton Community Primary School** Ofsted Rating: Good | Pupils: 32 | Distance:2.76	☐	☑	☐	☐	☐
7	**Summerhill School** Ofsted Rating: Not Rated | Pupils: 51 | Distance:2.9	☐	☐	☑	☐	☐
8	**Compass Community School Aylward Park** Ofsted Rating: Good | Pupils: 8 | Distance:3.27	☐	☐	☑	☐	☐
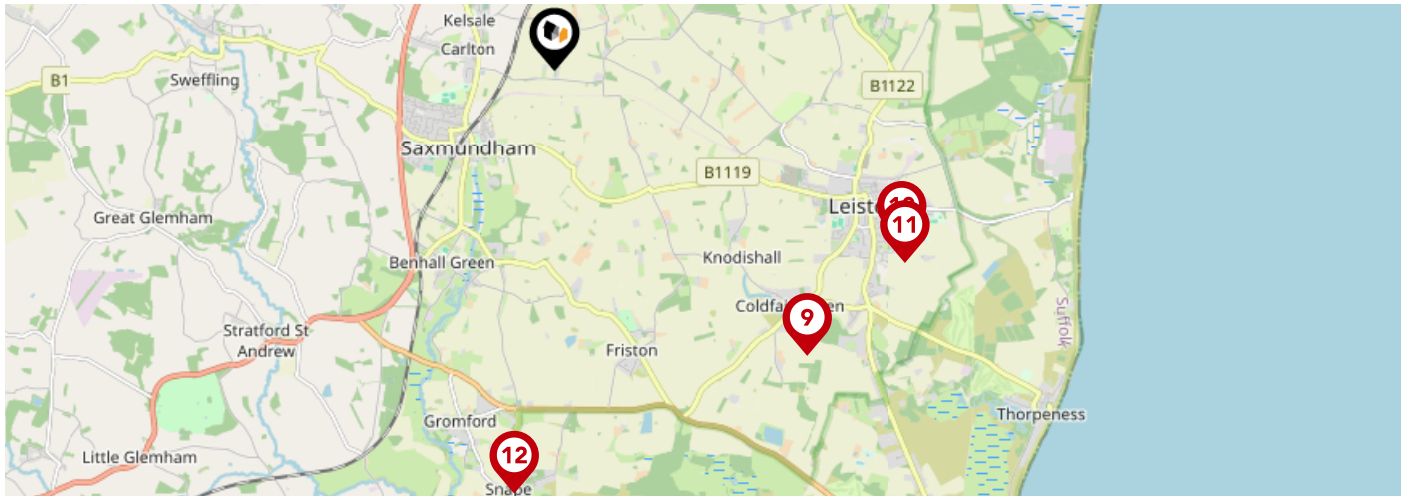
	Nursery	Primary	Secondary	College	Private
9 Coldfair Green Community Primary School Ofsted Rating: Good | Pupils: 141 | Distance:3.46	☐	☑	☐	☐	☐
10 Leiston Primary School Ofsted Rating: Good | Pupils: 380 | Distance:3.52	☐	☑	☐	☐	☐
11 Alde Valley Academy Ofsted Rating: Good | Pupils: 643 | Distance:3.63	☐	☐	☑	☐	☐
12 Snape Primary School Ofsted Rating: Good | Pupils: 81 | Distance:3.87	☐	☑	☐	☐	☐
13 Bramfield Church of England Primary School Ofsted Rating: Good | Pupils: 93 | Distance:5.65	☐	☑	☐	☐	☐
14 Bramfield House School Ofsted Rating: Good | Pupils: 111 | Distance:5.68	☐	☐	☑	☐	☐
15 Aldeburgh Primary School Ofsted Rating: Good | Pupils: 91 | Distance:6.6	☐	☑	☐	☐	☐
16 Wenhaston Primary School Ofsted Rating: Good | Pupils: 87 | Distance:6.79	☐	☑	☐	☐	☐
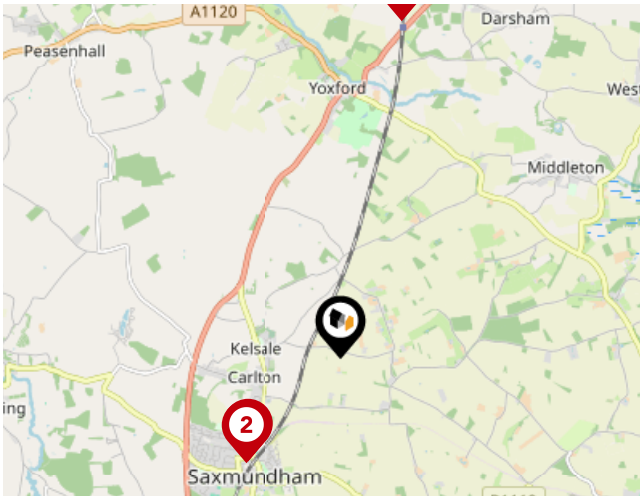
National Rail Stations

Pin	Name	Distance
1	Entrance1	1.26 miles
2	Entrance2	1.28 miles
3	Entrance1	3.12 miles
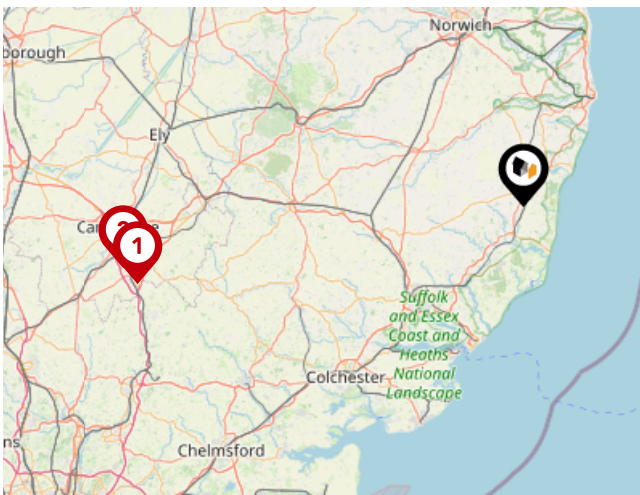
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	57.35 miles
2	M11 J10	58.91 miles
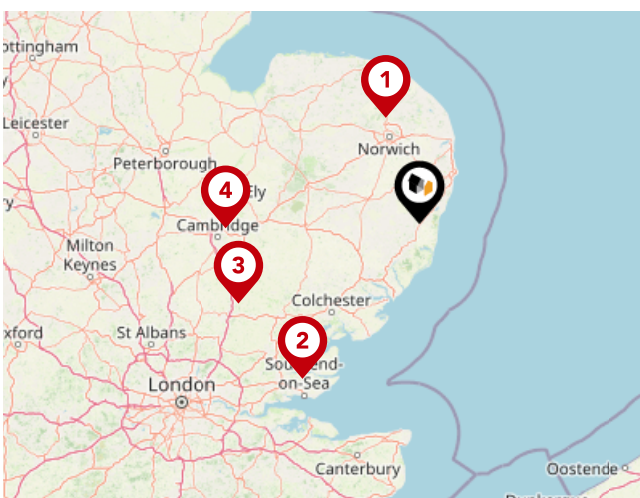
Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	32.06 miles
2	Southend-on-Sea	57.17 miles
3	Stansted Airport	58.06 miles
4	Cambridge	56.61 miles
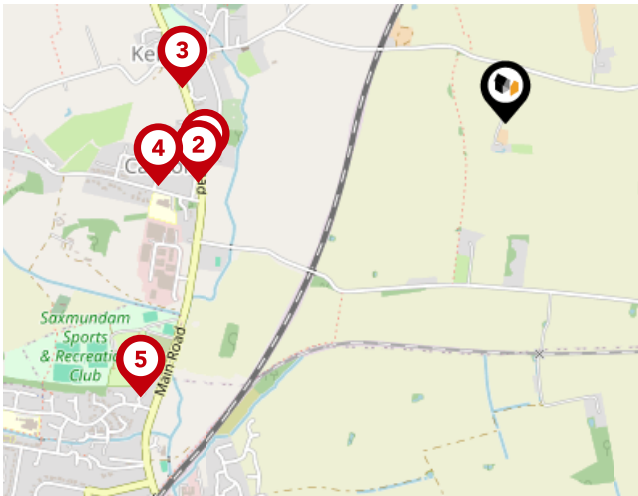
Bus Stops/Stations

Pin	Name	Distance
1	Carlton Road	0.69 miles
2	Carlton Road	0.71 miles
3	West View	0.74 miles
4	School	0.8 miles
5	The Spinney	1.03 miles
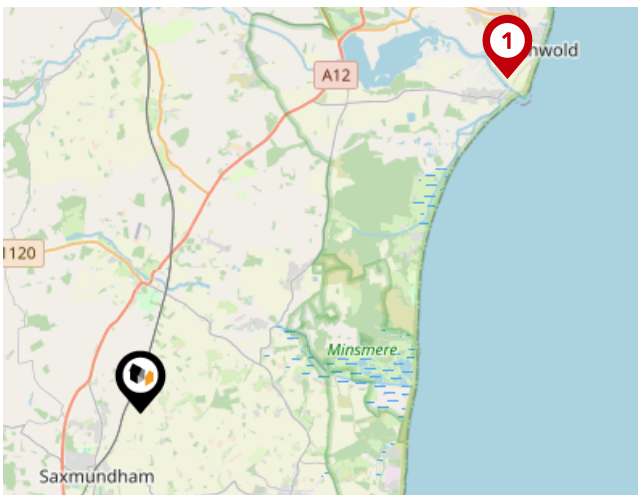
Ferry Terminals

Pin	Name	Distance
1	Walberswick Ferry Landing	8.99 miles
2	Southwold Ferry Landing	9.04 miles

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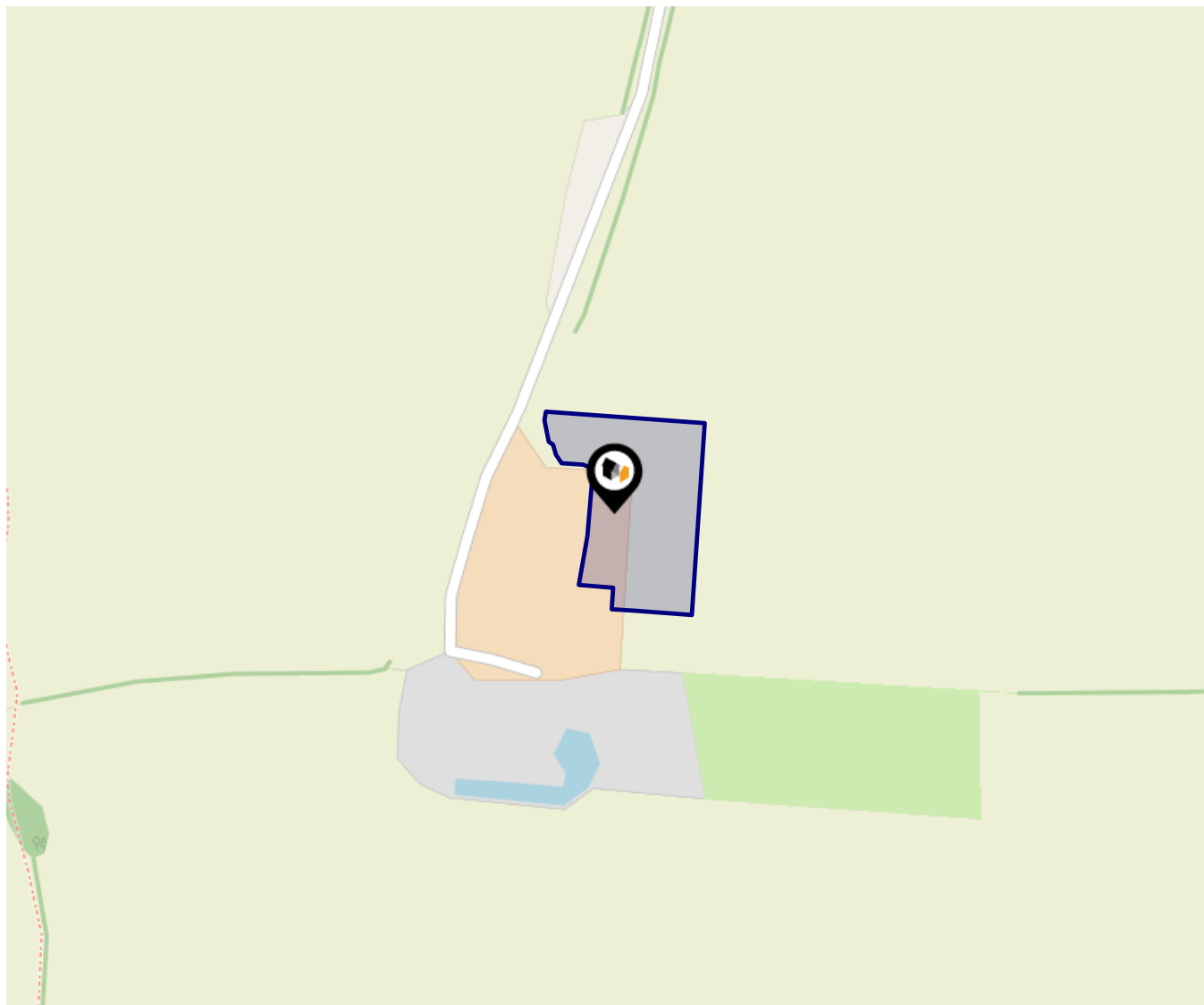
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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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.
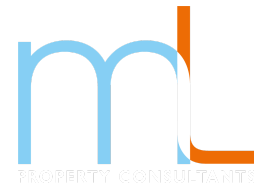
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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail