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MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd June 2025



1, NORTH ACRES, WILLISHAM, IPSWICH, IP8 4SS

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	2,120 ft ² / 197 m ²
Plot Area:	0.34 acres
Year Built :	1967-1975
Council Tax :	Band G
Annual Estimate:	£3,681
Title Number:	SK295736
UPRN:	100091379979

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 North Acres Willisham Suffolk IP8 4SS**

Reference - DC/21/02252	
Decision:	Decided
Date:	14th April 2021
Description:	Application to determine if Prior Approval is required for a proposed Larger Home Extension. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A - Erection of single storey extension

Planning records for: **The Laurels 20 North Acres Willisham Ipswich Suffolk IP8 4SS**

Reference - DC/21/01039	
Decision:	Granted
Date:	22nd February 2021
Description:	Householder Planning Application - Erection of dormer window.

Reference - DC/22/02503	
Decision:	Granted
Date:	13th May 2022
Description:	Application for a Non Material Amendment relating to DC/21/01039 - Change the finish on the dormer window from silicone render to fibre cement exterior wall cladding boards.

Reference - DC/22/03794	
Decision:	Refused
Date:	29th July 2022
Description:	Full Planning Application - Severance of garden and erection of 1No. dwelling (following demolition of garages).

Property EPC - Certificate

1 North Acres, Willisham, IP8 4SS

Energy rating

E

Valid until 15.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



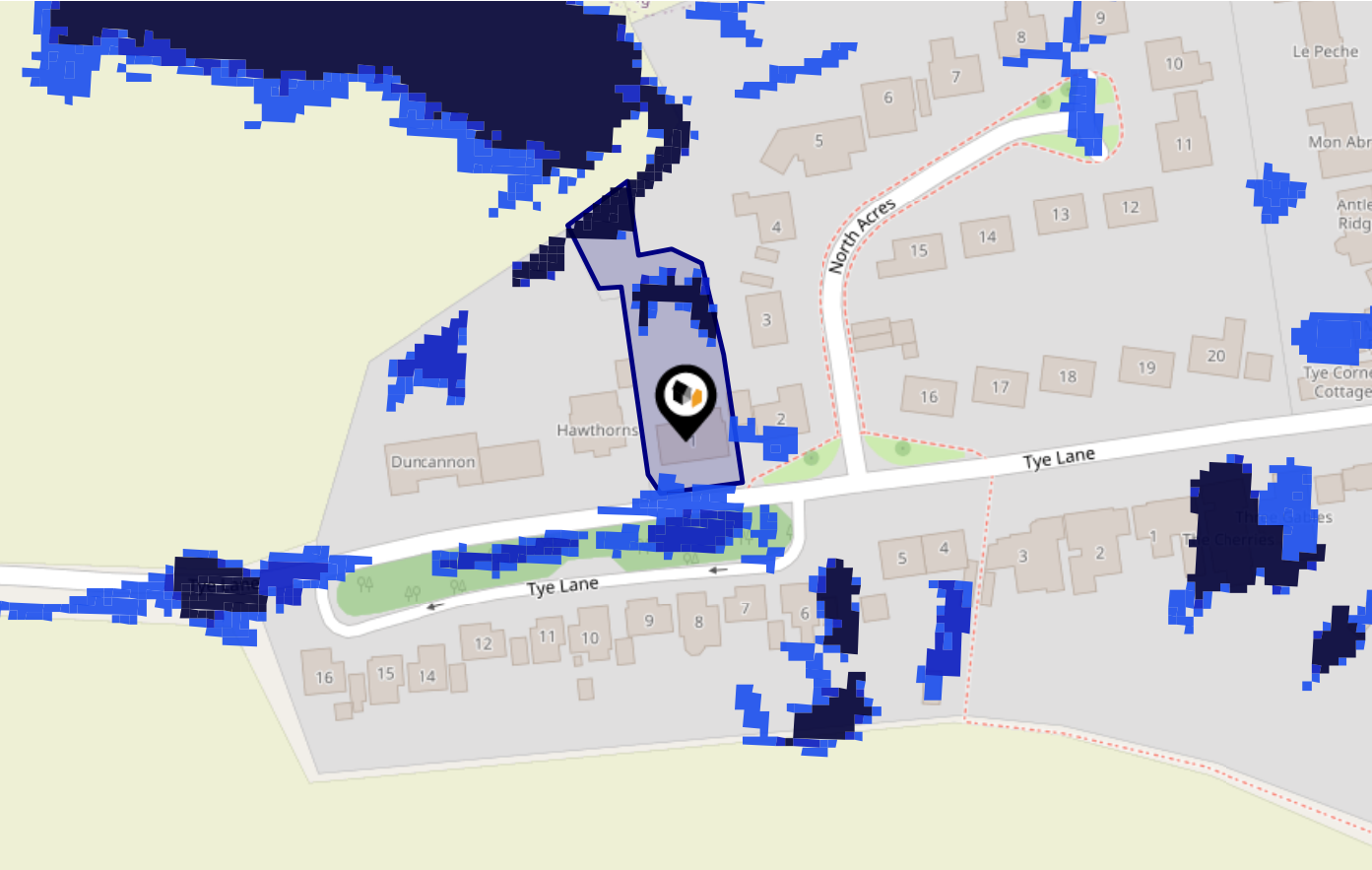
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	197 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.

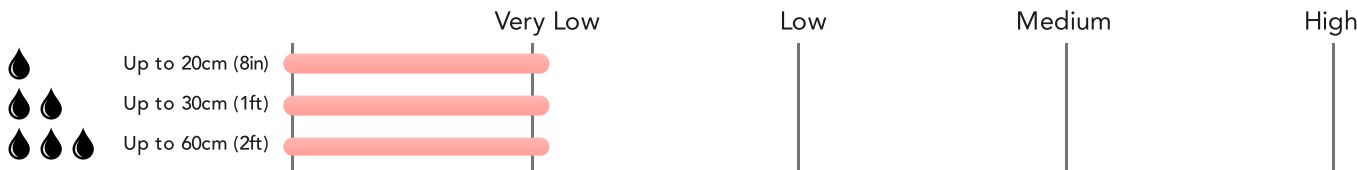


Risk Rating: Very low

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.

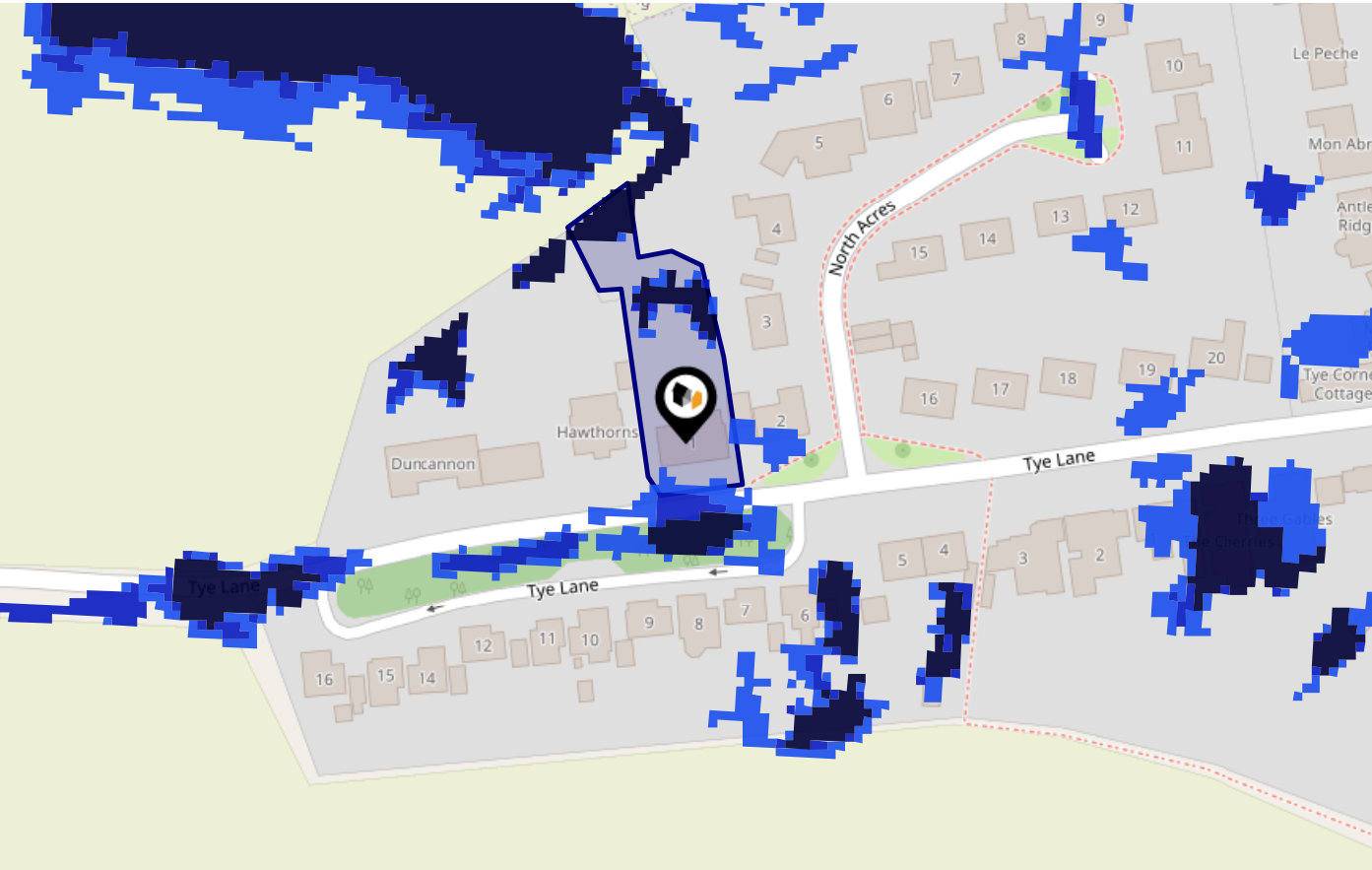
Chance of flooding to the following depths at this property:



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.

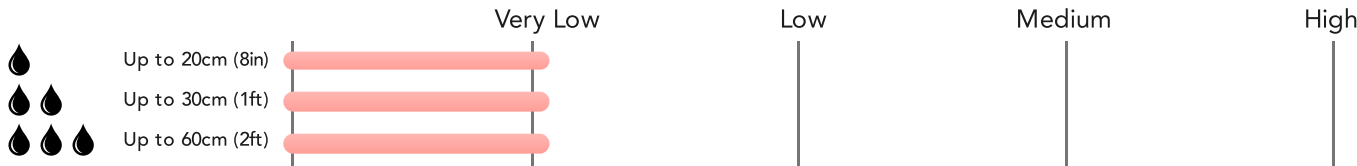


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Chance of flooding to the following depths at this property:



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.

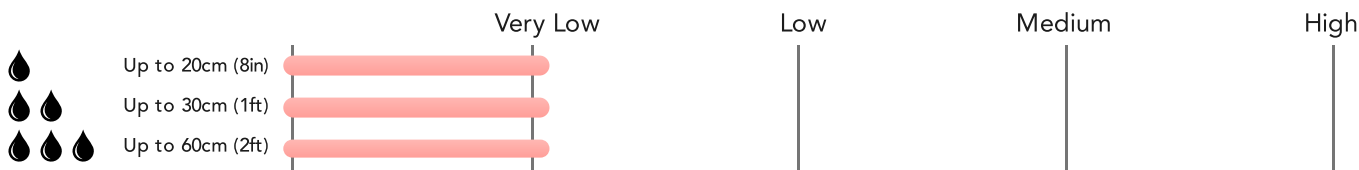


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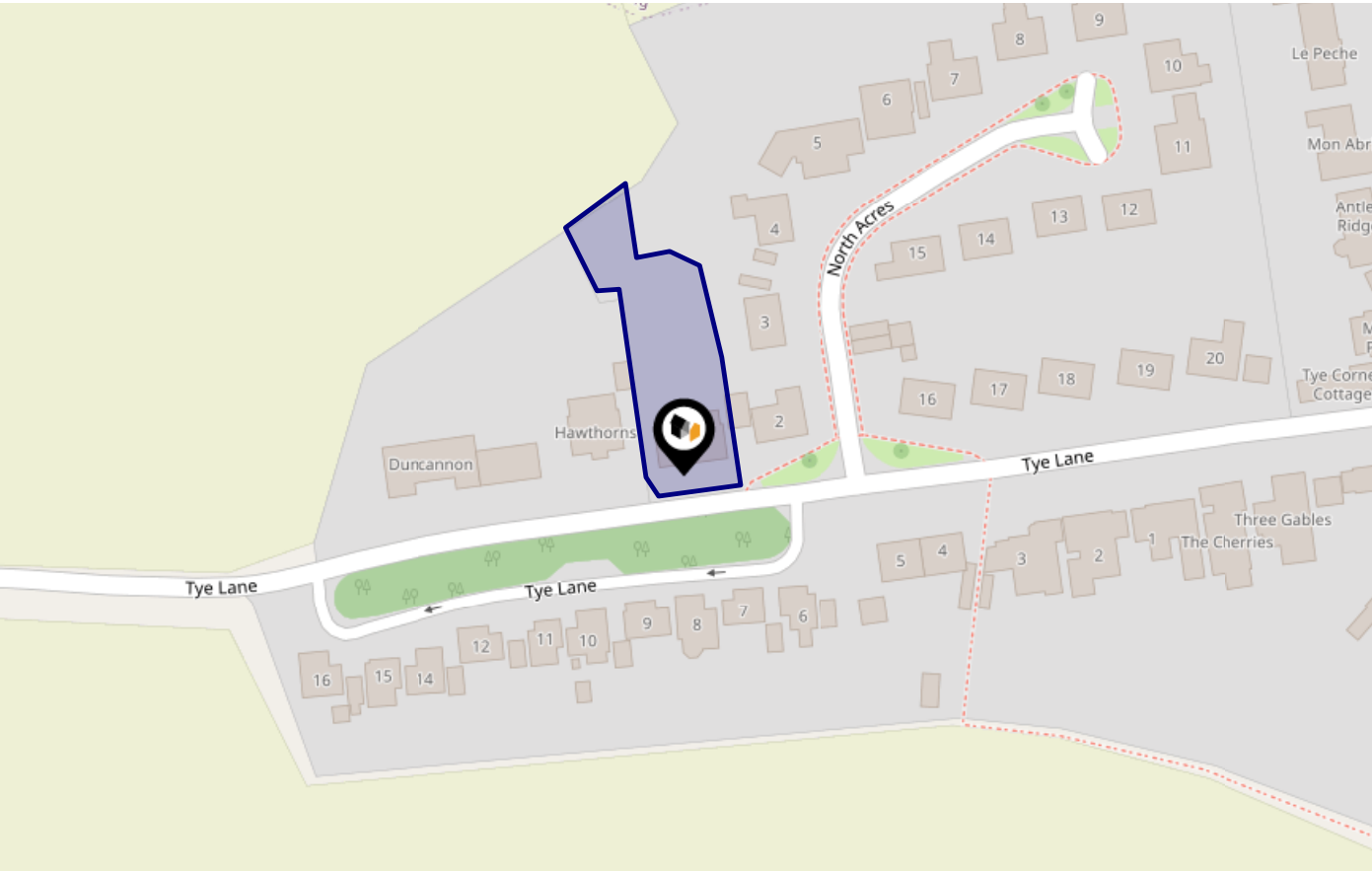
Chance of flooding to the following depths at this property:



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.

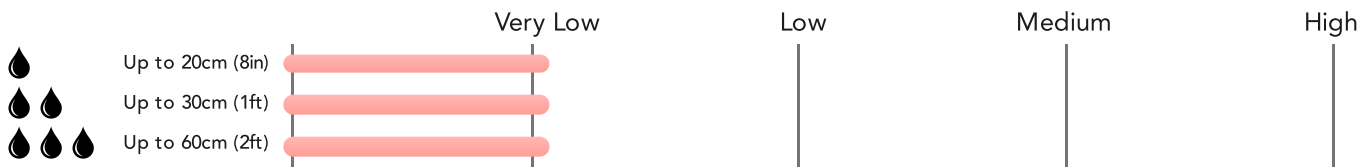


Risk Rating: Very low

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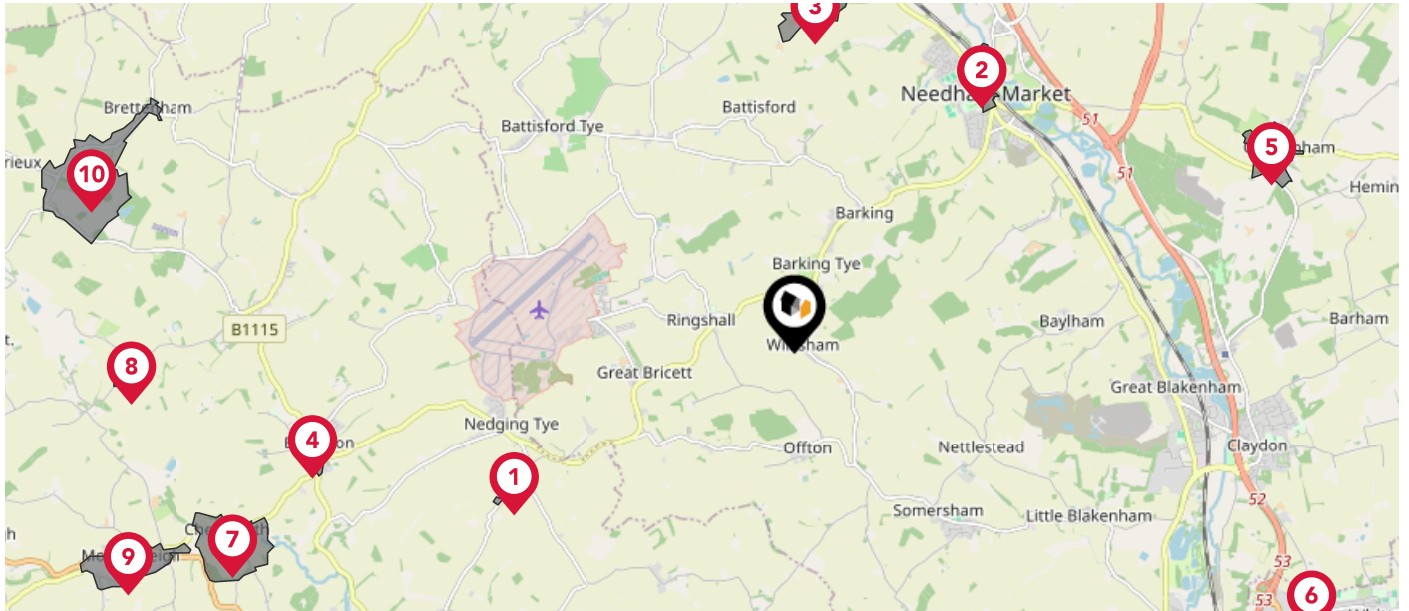
Chance of flooding to the following depths at this property:



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.



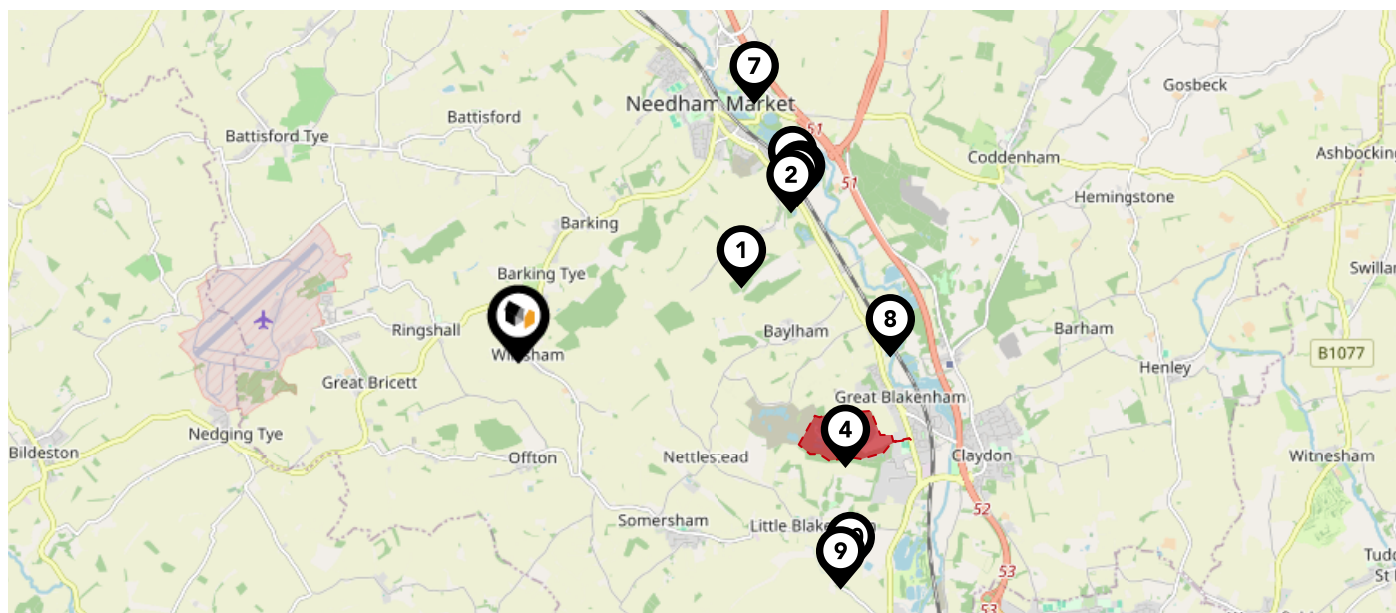
Nearby Conservation Areas

- | | |
|----|----------------|
| 1 | Naughton |
| 2 | Needham Market |
| 3 | Badley |
| 4 | Bildeston |
| 5 | Coddenham |
| 6 | Whitton |
| 7 | Chelsworth |
| 8 | Kettlebaston |
| 9 | Monks Eleigh |
| 10 | Brettenham |

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.



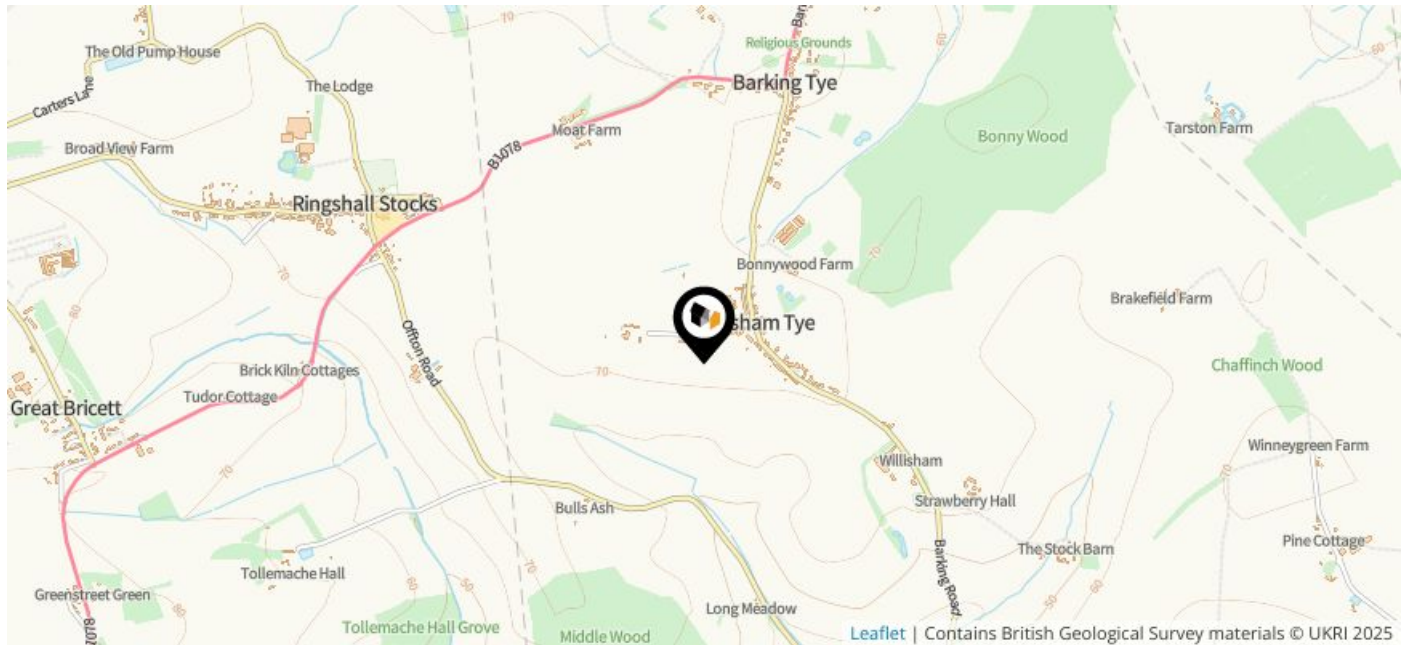
Nearby Landfill Sites

1	EA/EPR/BB3000HT/V004	Active Landfill
2	Gallows Hill-Needham Market	Historic Landfill
3	EA/EPR/HP3795NH/V003	Active Landfill
4	No name provided by source	Active Landfill
5	Gallows Hill-Gallows Hill, Needham Market, Suffolk	Historic Landfill
6	EA/EPR/HP3495NM/V005	Active Landfill
7	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill
8	Broomfield Pits-Barham	Historic Landfill
9	Blood Hill Pit-Somersham Road, Bramford, Suffolk	Historic Landfill
10	Blood Hill-Bramford	Historic Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

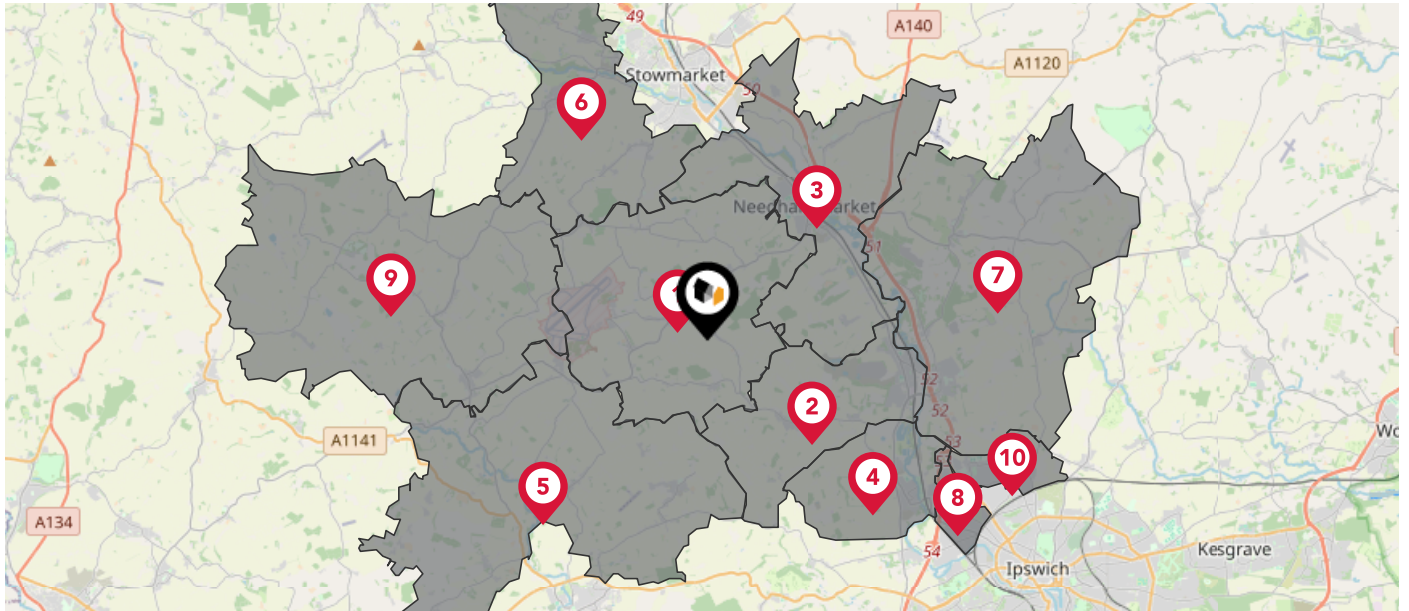
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

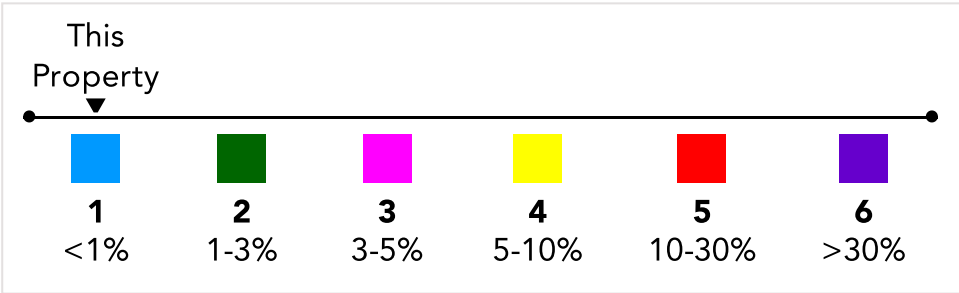
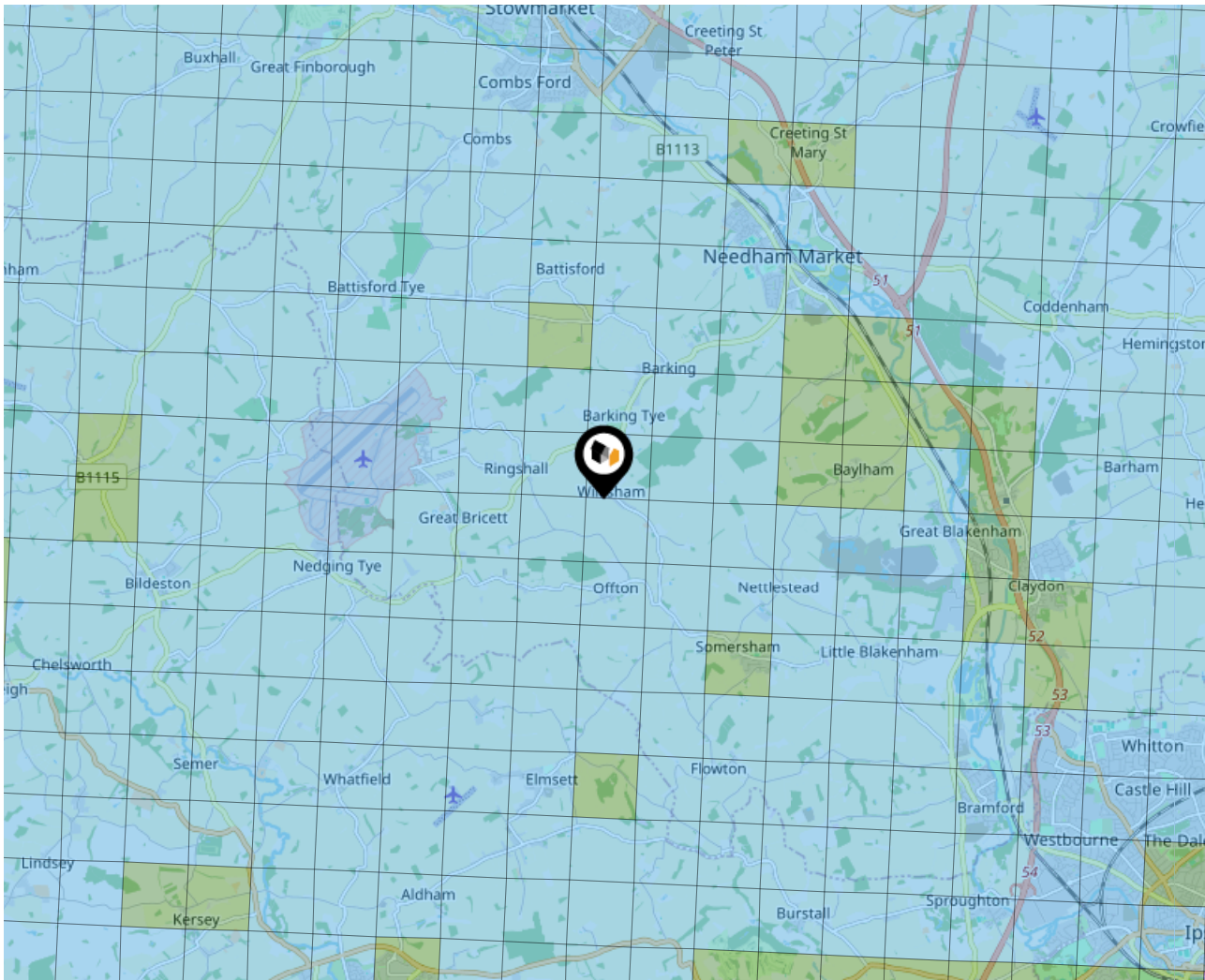


Nearby Council Wards

- | | |
|----|-----------------------------|
| 1 | Battisford & Ringshall Ward |
| 2 | Blakenham Ward |
| 3 | Needham Market Ward |
| 4 | Bramford Ward |
| 5 | South East Cosford Ward |
| 6 | Onehouse Ward |
| 7 | Claydon & Barham Ward |
| 8 | Whitehouse Ward |
| 9 | North West Cosford Ward |
| 10 | Whitton Ward |

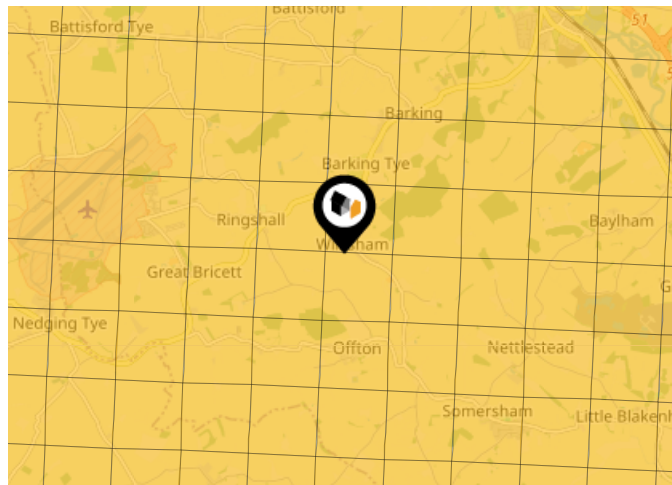
What is Radon?

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)

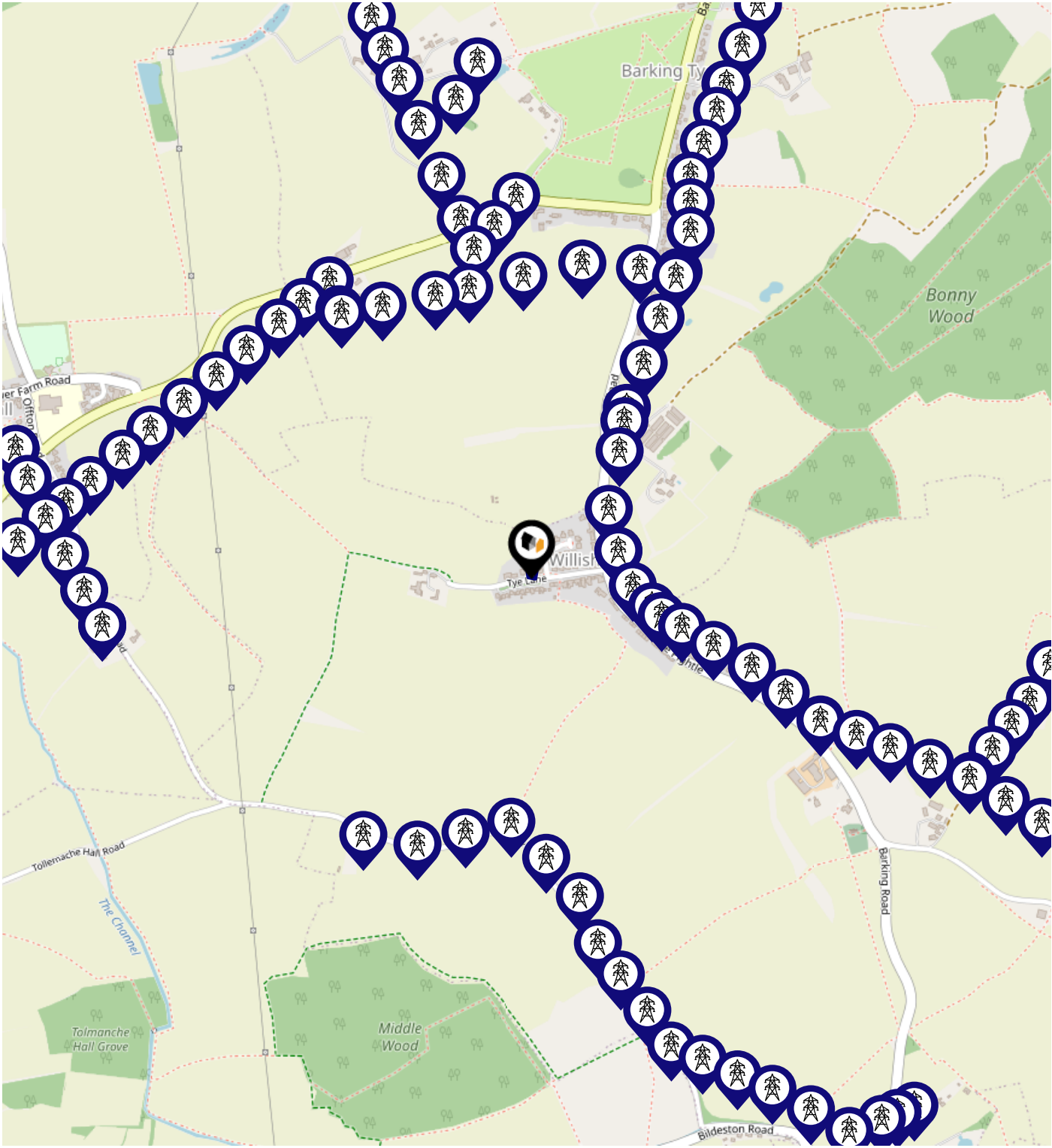
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



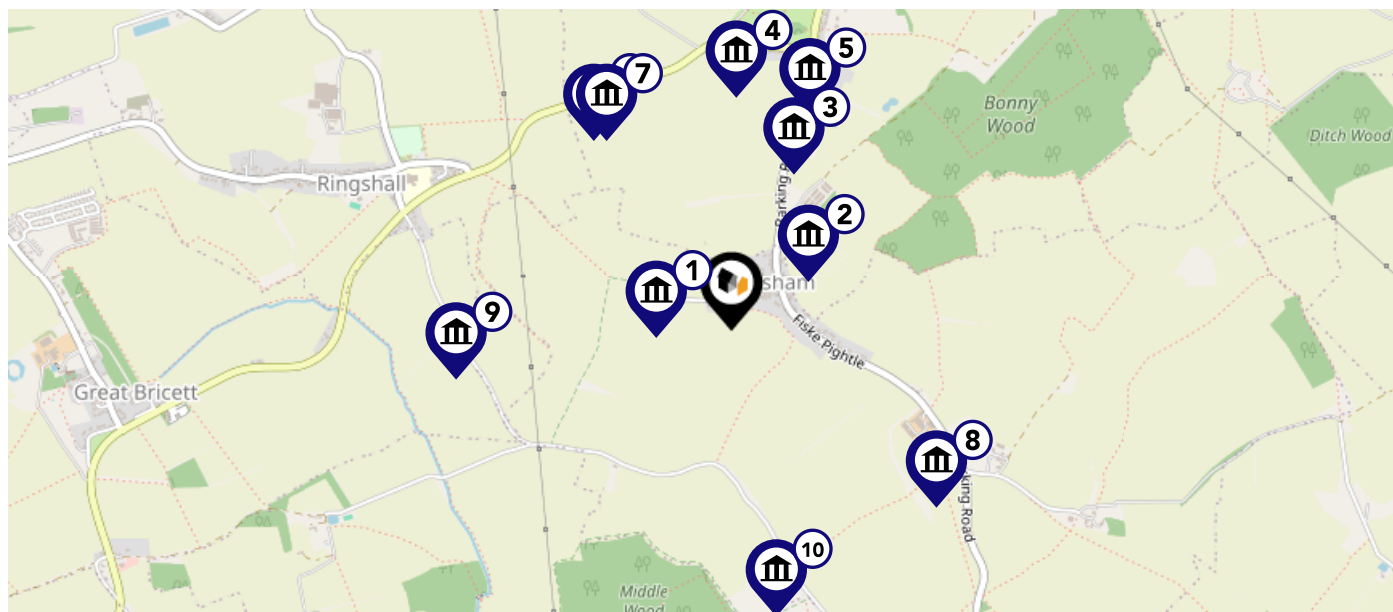
Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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

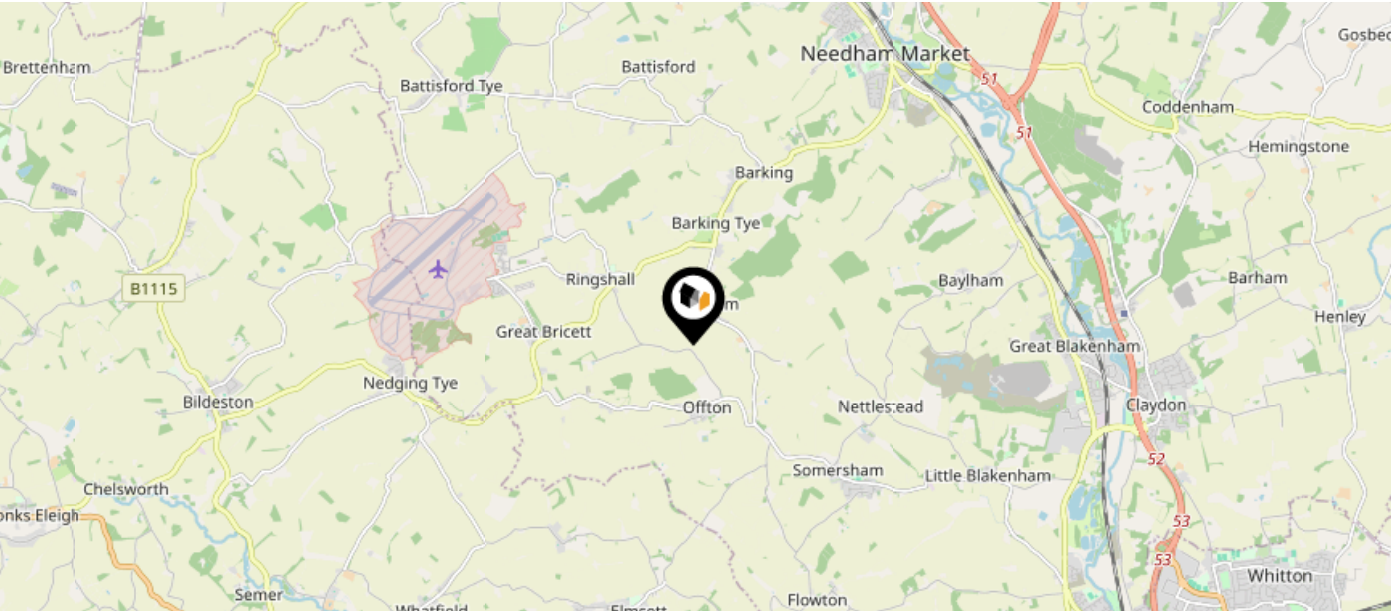


Listed Buildings in the local district		Grade	Distance
	1251803 - Tye Farmhouse	Grade II	0.2 miles
	1231758 - Bonneywood Farmhouse	Grade II	0.2 miles
	1231757 - Mullets Farmhouse	Grade II	0.4 miles
	1278294 - Tye Farmhouse	Grade II	0.5 miles
	1231861 - Browns Farmhouse	Grade II	0.5 miles
	1278293 - Former Stable Range 30 Metres West Of Moat Farmhouse	Grade II	0.5 miles
	1231305 - Moat Farmhouse	Grade II	0.5 miles
	1251778 - Church Of St Mary	Grade II	0.6 miles
	1032952 - Ringshall House	Grade II	0.6 miles
	1251602 - Long Meadow	Grade II	0.6 miles

Maps

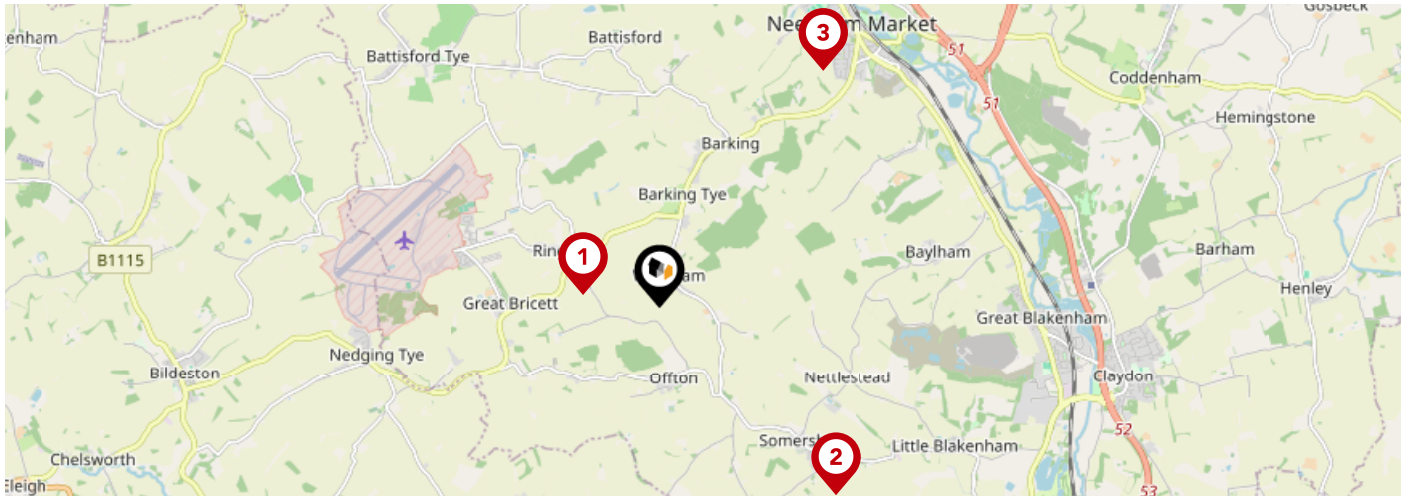
Green Belt

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

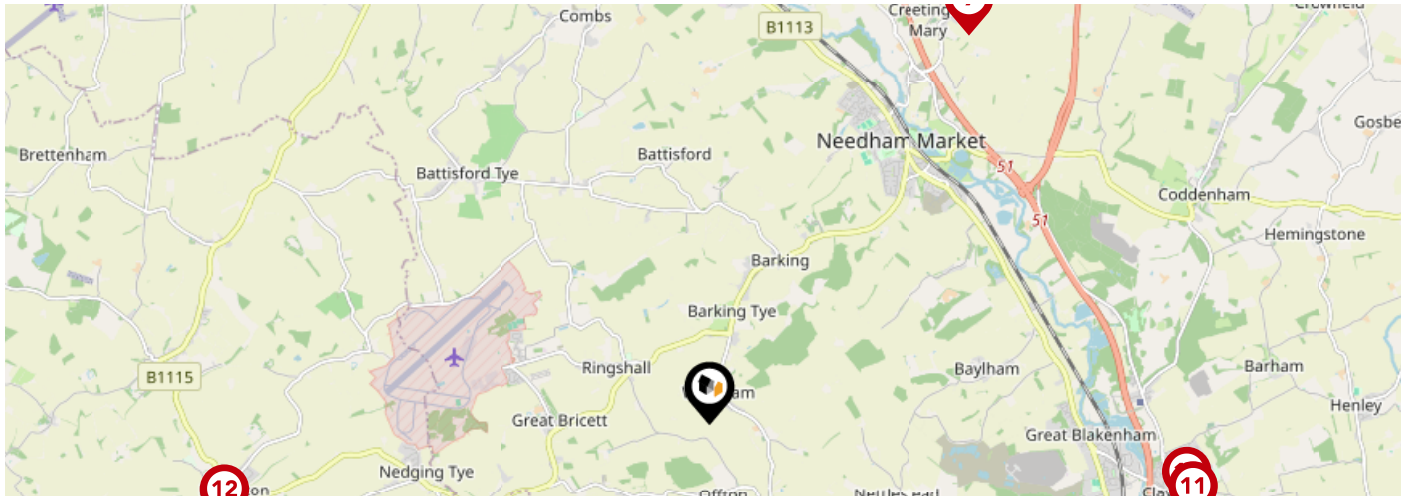


Nearby Green Belt Land

No data available.



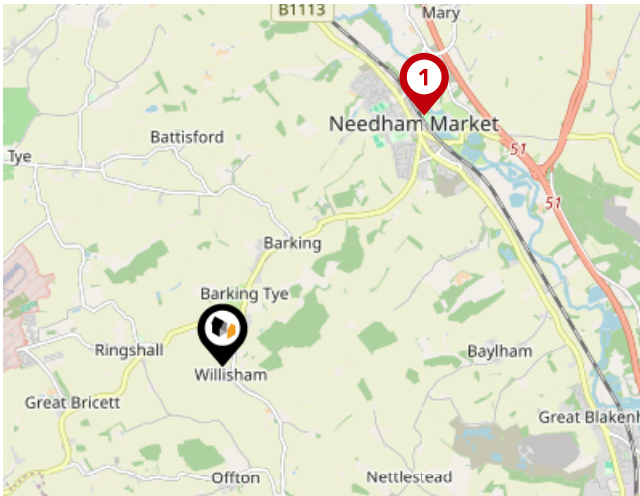
		Nursery	Primary	Secondary	College	Private
1	Ringshall School Ofsted Rating: Good Pupils: 111 Distance:0.71	☐	☒	☐	☐	☐
2	Somersham Primary School Ofsted Rating: Good Pupils: 87 Distance:2.34	☐	☒	☐	☐	☐
3	Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:2.63	☐	☒	☐	☐	☐
4	Elmsett Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:2.66	☐	☒	☐	☐	☐
5	Acorn Cottage The Lodge Ofsted Rating: Good Pupils:0 Distance:2.82	☐	☐	☒	☐	☐
6	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:3.85	☐	☒	☐	☐	☐
7	Whatfield Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 40 Distance:3.97	☐	☒	☐	☐	☐
8	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:4.09	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Creeping St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:4.26	☐	☒	☐	☐	☐
10	Claydon Primary School Ofsted Rating: Good Pupils: 509 Distance:4.42	☐	☒	☐	☐	☐
11	Claydon High School Ofsted Rating: Good Pupils: 768 Distance:4.5	☐	☐	☒	☐	☐
12	Bildeston Primary School Ofsted Rating: Good Pupils: 119 Distance:4.51	☐	☒	☐	☐	☐
13	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:4.64	☐	☒	☐	☐	☐
14	Bramford Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 211 Distance:4.77	☐	☒	☐	☐	☐
15	Gable End Ofsted Rating: Good Pupils: 5 Distance:4.86	☐	☐	☒	☐	☐
16	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:4.86	☐	☒	☐	☐	☐

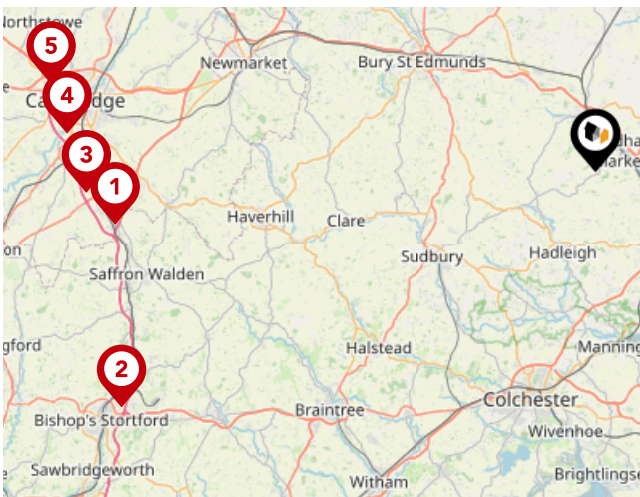
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	2.94 miles
2	Entrance1	4.89 miles
3	Entrance1	7.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.3 miles
2	M11 J8	38.65 miles
3	M11 J10	37.14 miles
4	M11 J11	38.66 miles
5	M11 J13	40.14 miles

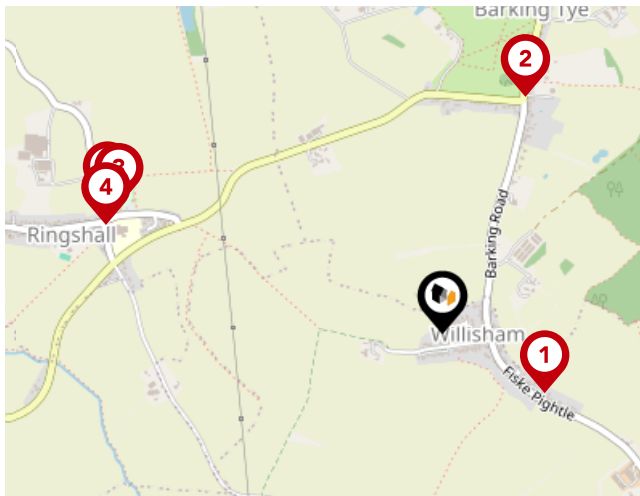


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	39.69 miles
2	Southend-on-Sea	40.31 miles
3	Stansted Airport	35.69 miles
4	Cambridge	36 miles

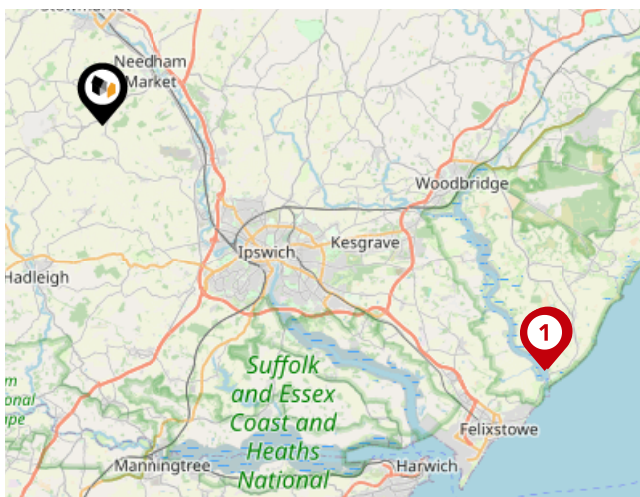
Area

Transport (Local)



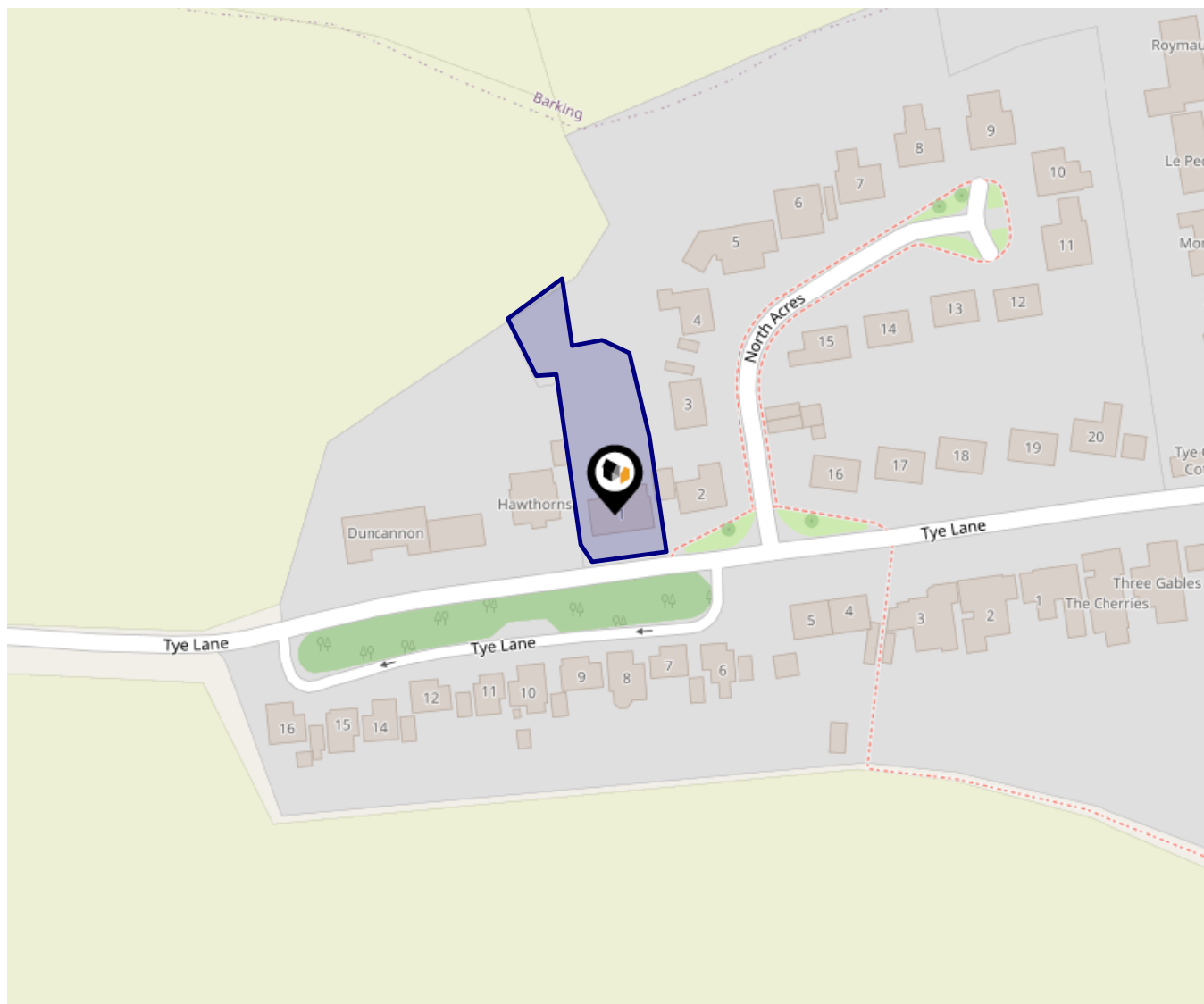
Bus Stops/Stations

Pin	Name	Distance
1	Telephone Box	0.27 miles
2	The Tye	0.57 miles
3	Village Hall	0.79 miles
4	Primary School	0.8 miles
5	Phone Box	0.82 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.48 miles
2	Bawdsey Ferry Landing	18.57 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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