

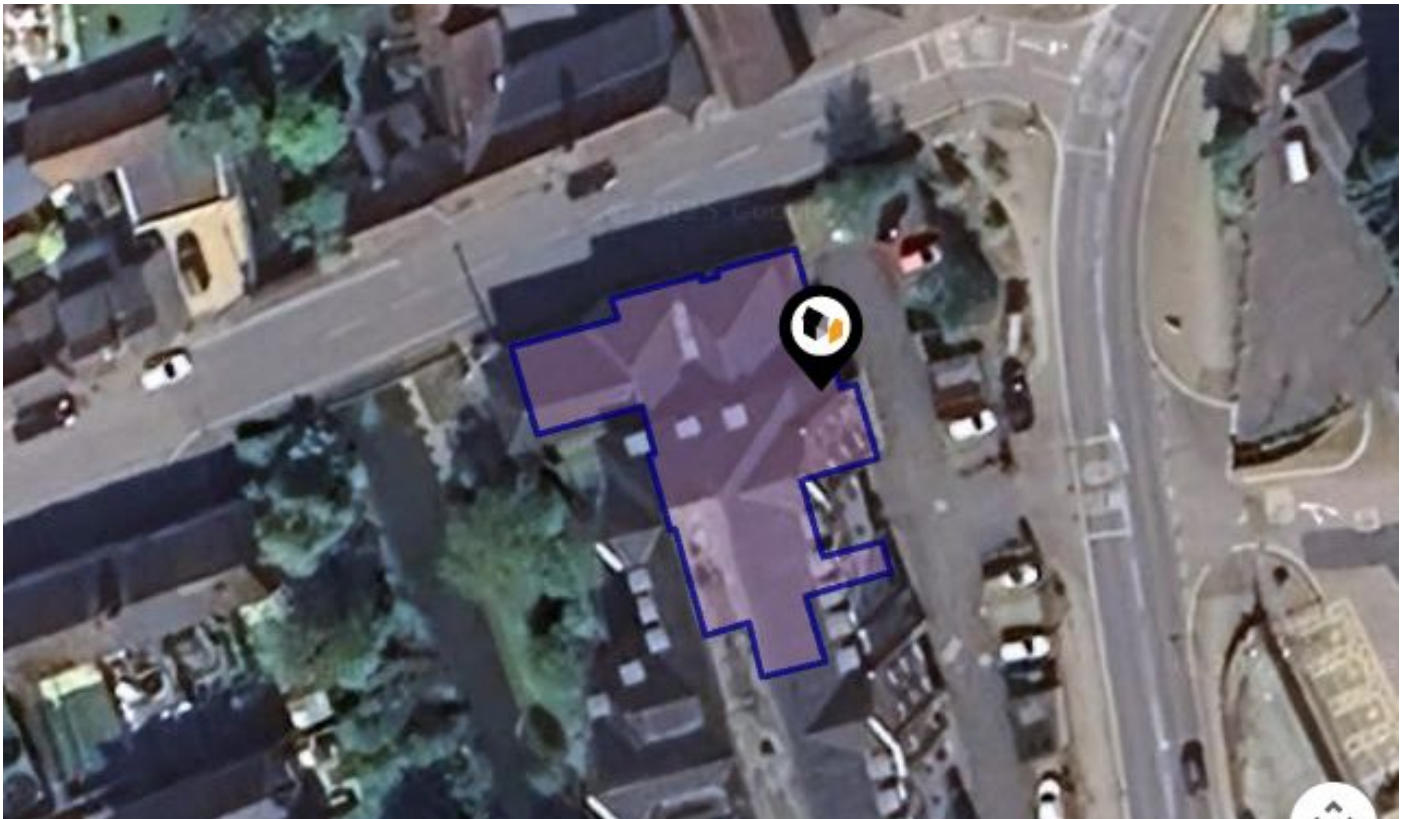


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd July 2025



**21 PICKEREL COURT, STATION ROAD EAST, STOWMARKET,
IP14 1PE**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

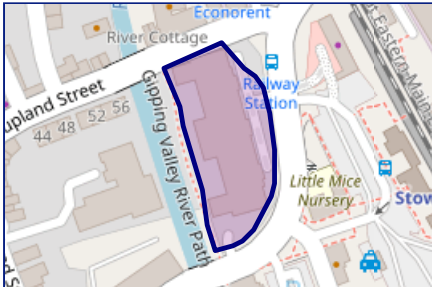
matt@mlproperty.co.uk

mlproperty.co.uk



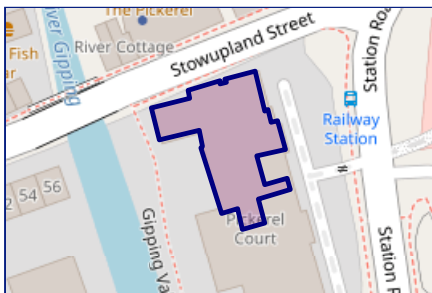
Property Multiple Title Plans

Freehold Title Plan



SK97088

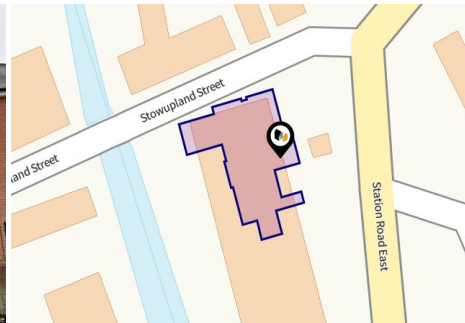
Leasehold Title Plan



SK343850

Start Date: 11/12/2012
End Date: 01/01/2135
Lease Term: 125 years from 1 January 2010
Term Remaining: 109 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	12/12/2012
Bedrooms:	2	Last Sold Price:	£124,995
Floor Area:	721 ft ² / 67 m ²	Last Sold £/ft²:	£173
Plot Area:	0.13 acres	Tenure:	Leasehold
Year Built :	2012	Start Date:	11/12/2012
Council Tax :	Band B	End Date:	01/01/2135
Annual Estimate:	£1,718	Lease Term:	125 years from 1 January 2010
Title Number:	SK343850	Term Remaining:	109 years
UPRN:	10023992293		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

21 PICKEREL COURT, STATION ROAD EAST, IP14
1PE

Energy rating

B

Valid until 12.07.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

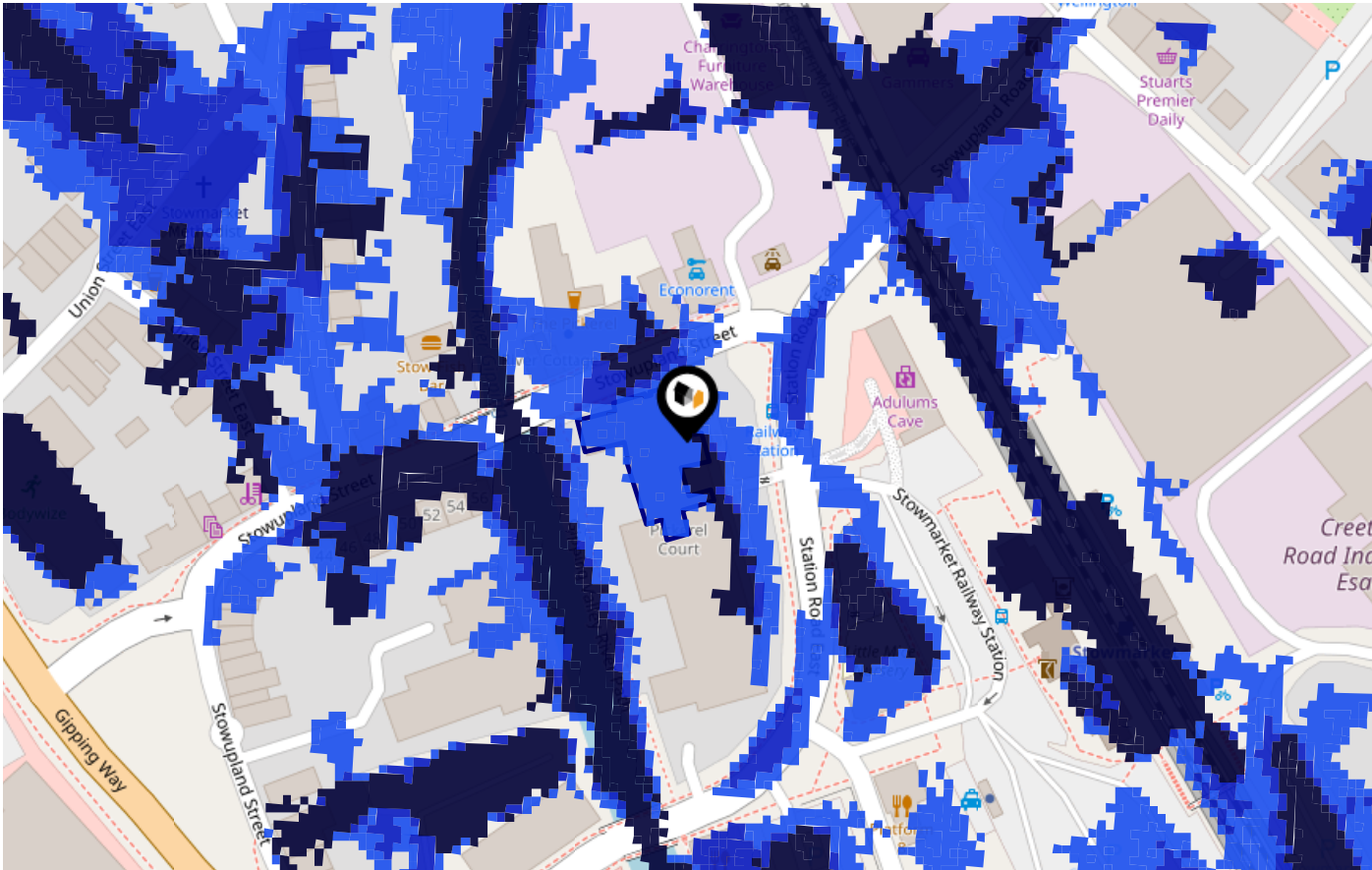
Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	67 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: 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:



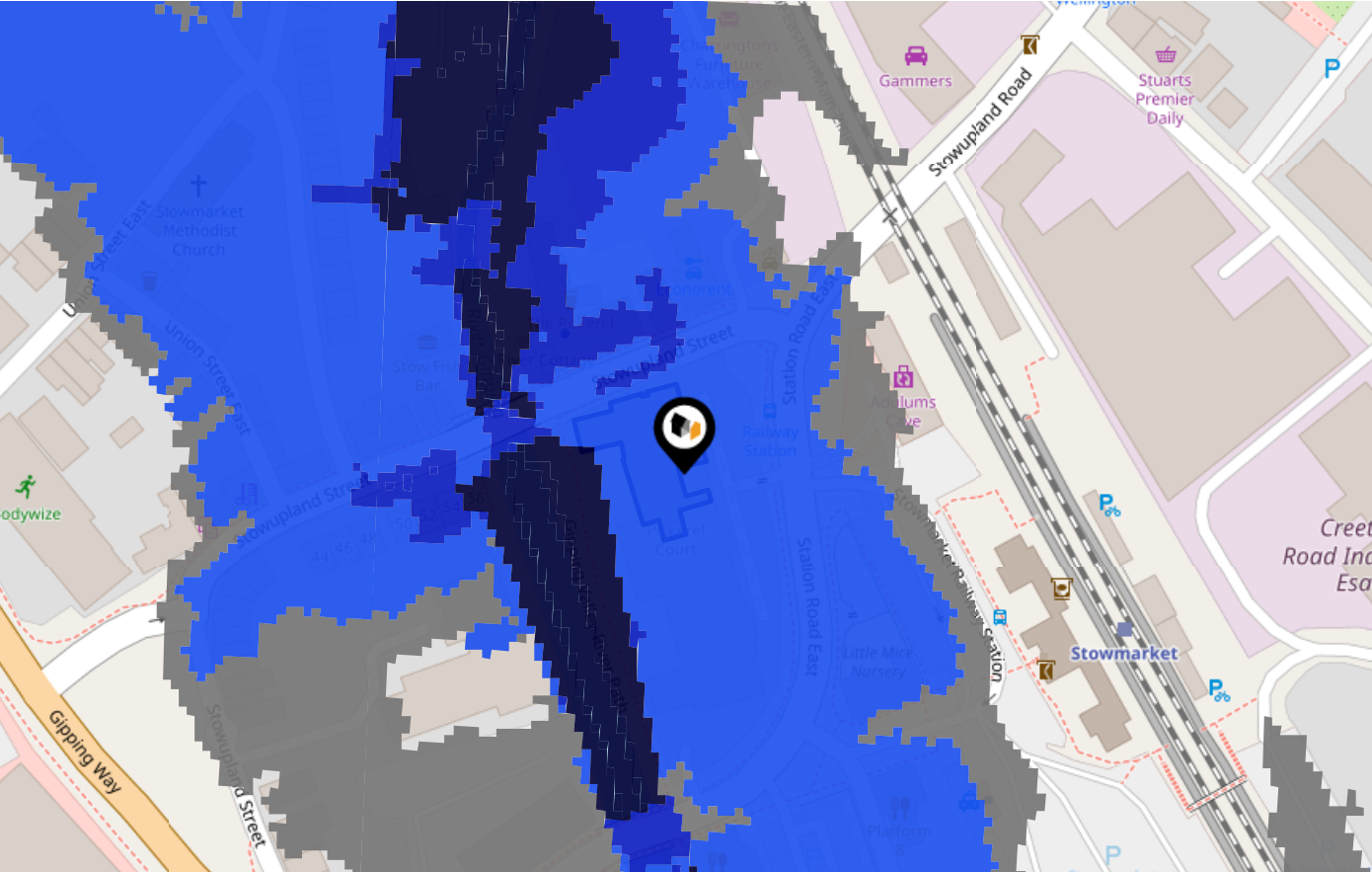
ML
PROPERTY CONSULTANTS

Water Depth	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

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: 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.

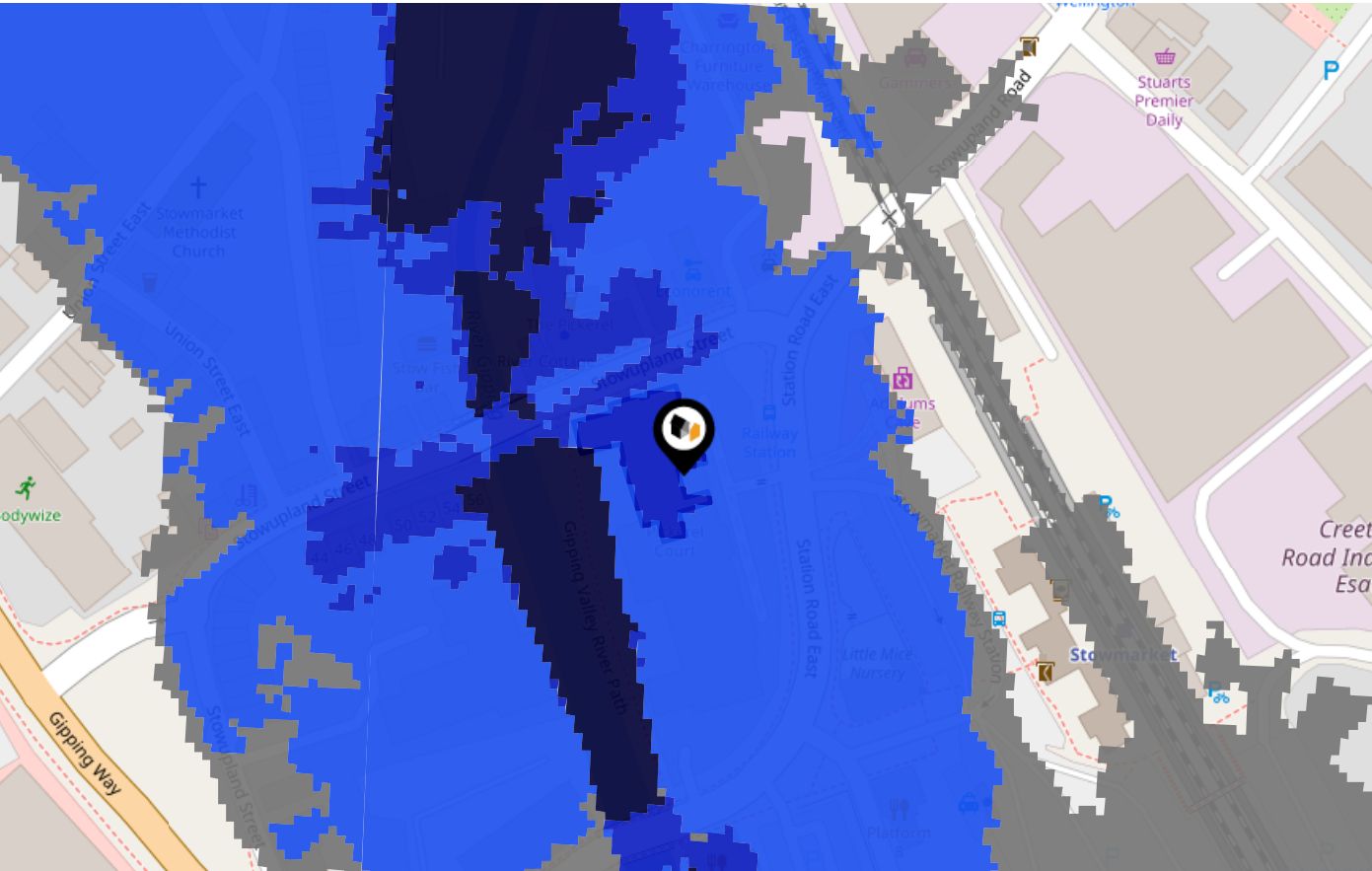
Chance of flooding to the following depths at this property:



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.

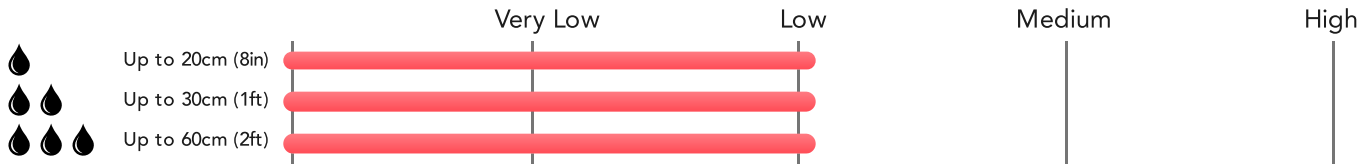


Risk Rating: Medium

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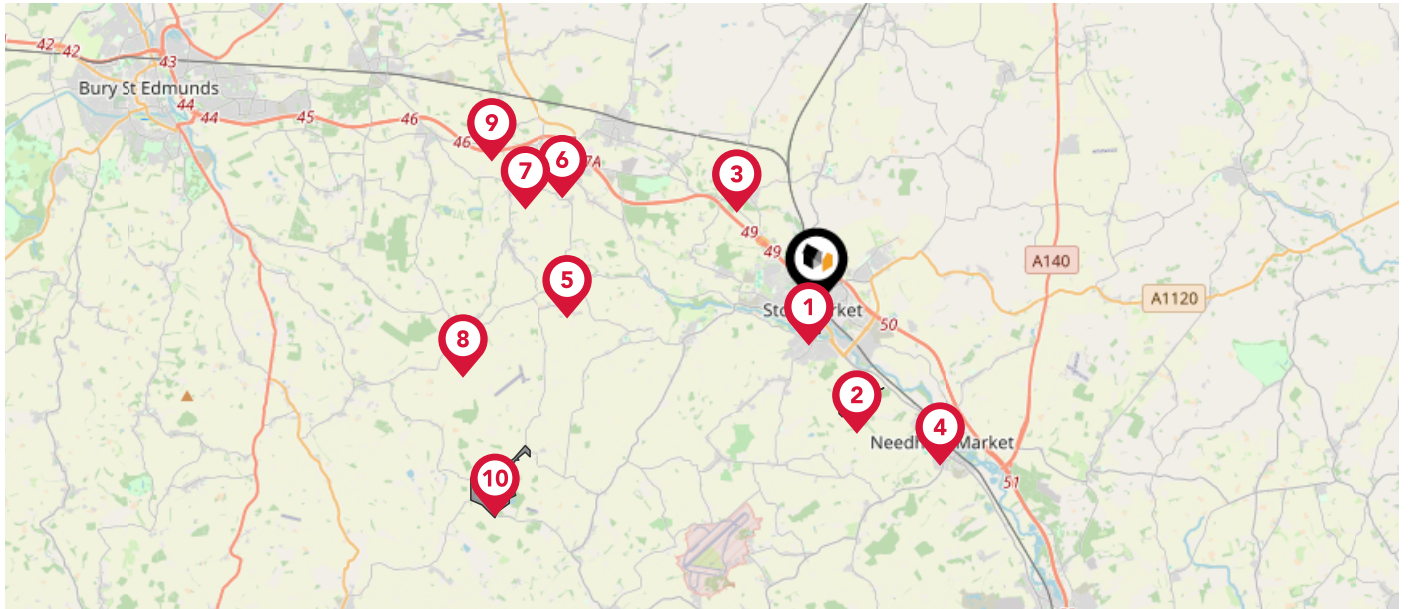
Chance of flooding to the following depths at this property:



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.



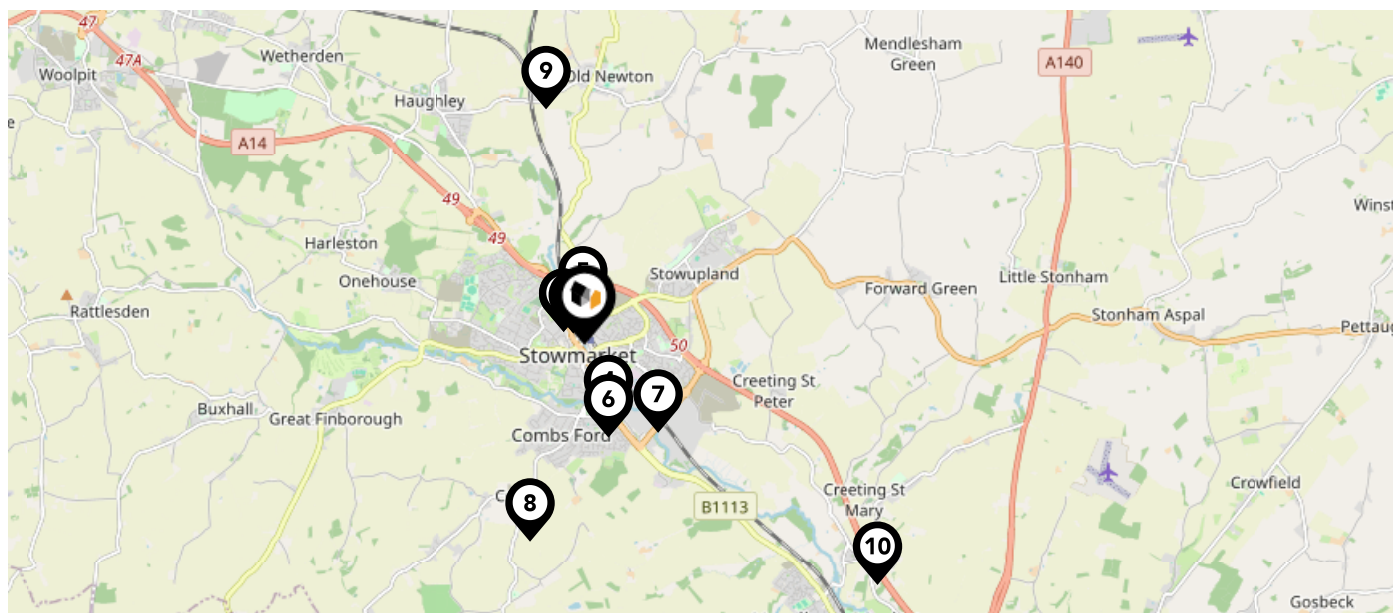
Nearby Conservation Areas

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

Maps

Landfill Sites

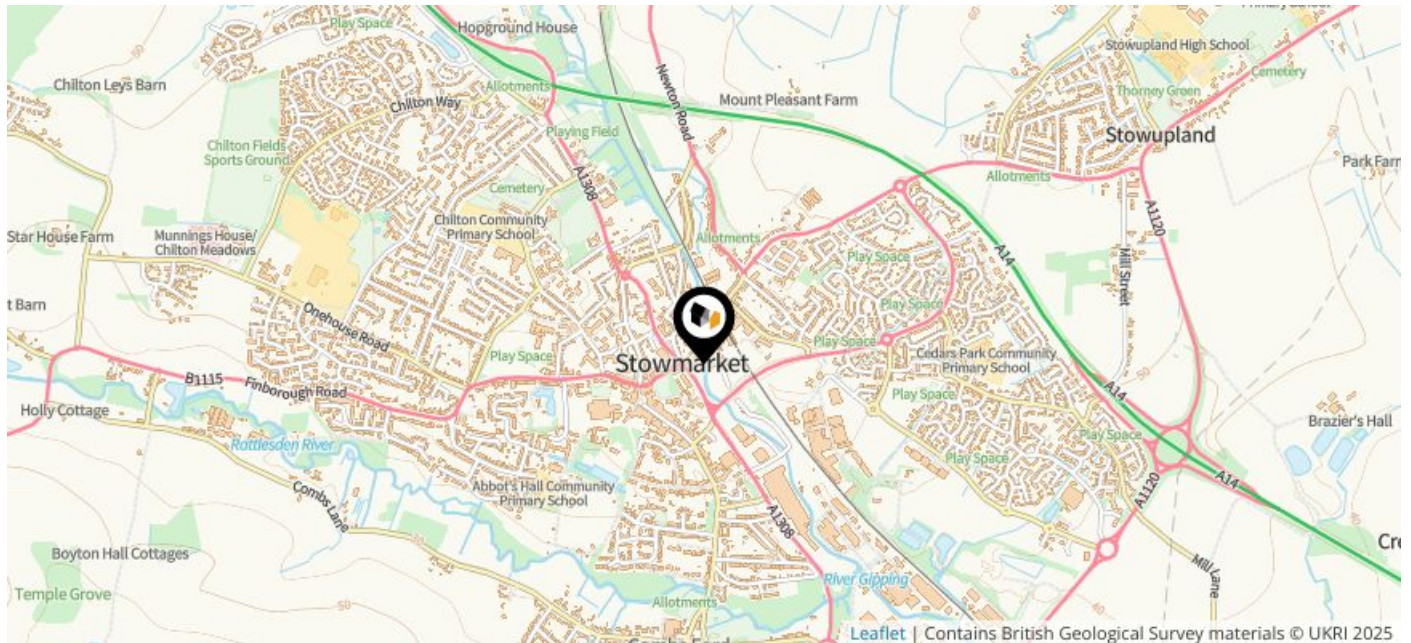
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
2	42 Bury Road-Stowmarket	Historic Landfill	☐
3	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
4	Milton Road-Milton Road, Stowmarket	Historic Landfill	☐
5	Newton Road-Stowupland	Historic Landfill	☐
6	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	☐
7	Needham Road-Needham Road, Stowmarket	Historic Landfill	☐
8	Combs Tannery-Combs, Stowmarket	Historic Landfill	☐
9	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	☐
10	Creting Hills-Creting Hills, Creting St Mary	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

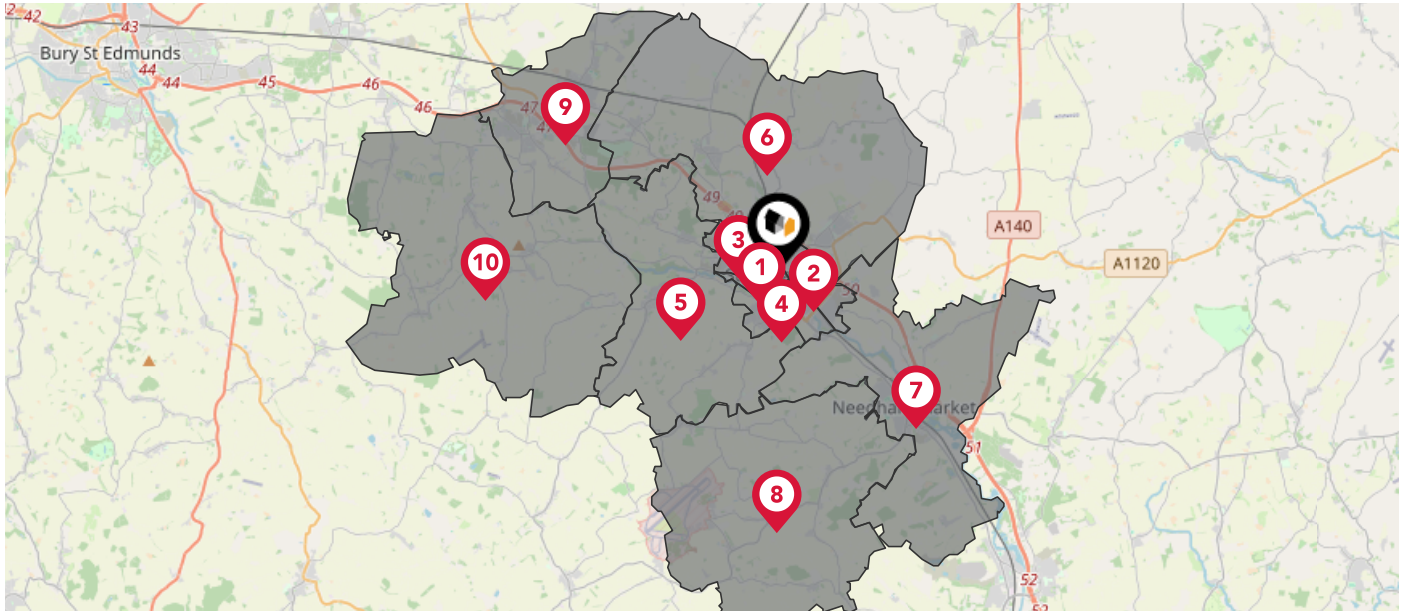
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

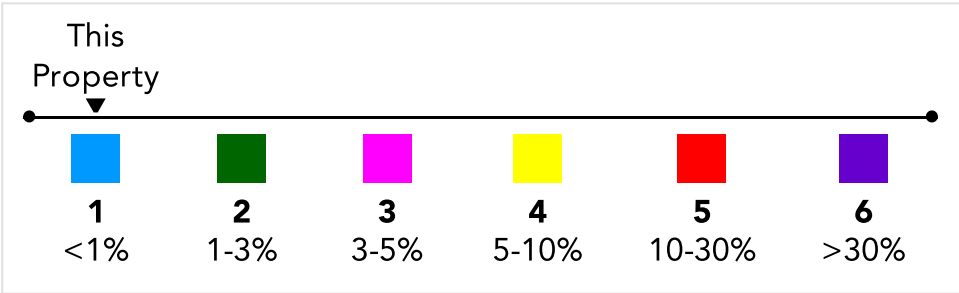
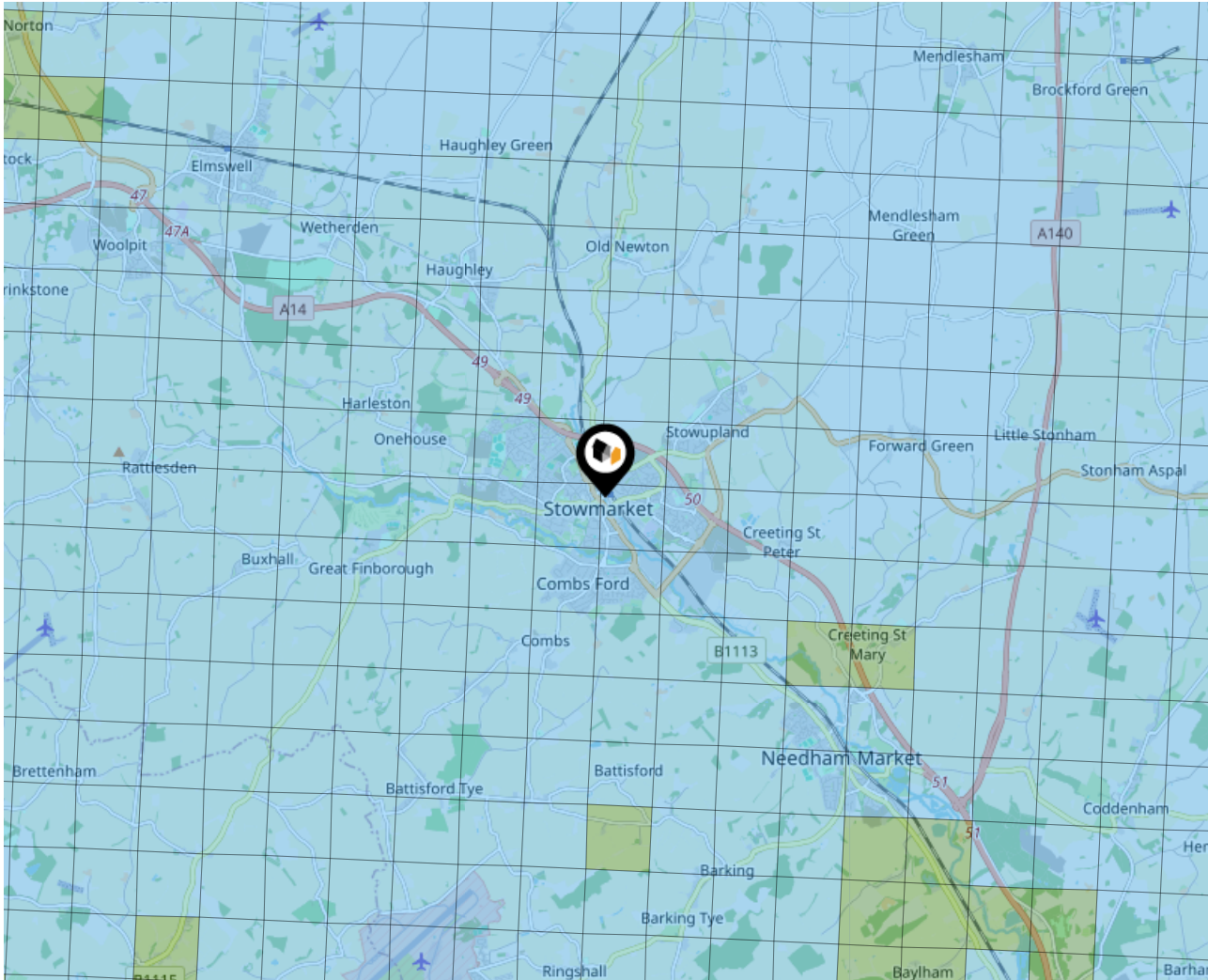
- | | |
|----|---------------------------------------|
| 1 | St. Peter's Ward |
| 2 | Stow Thorney Ward |
| 3 | Chilton Ward |
| 4 | Combs Ford Ward |
| 5 | Onehouse Ward |
| 6 | Haughley, Stowupland & Wetherden Ward |
| 7 | Needham Market Ward |
| 8 | Battisford & Ringshall Ward |
| 9 | Elmswell & Woolpit Ward |
| 10 | Rattlesden Ward |

Environment

Radon Gas

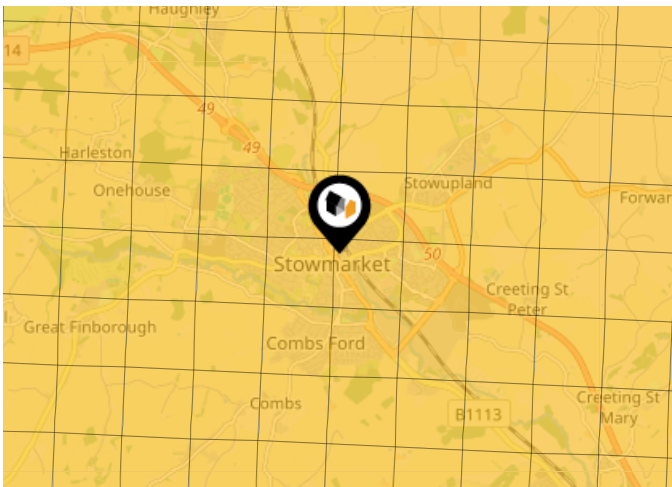
What is Radon?

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).



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

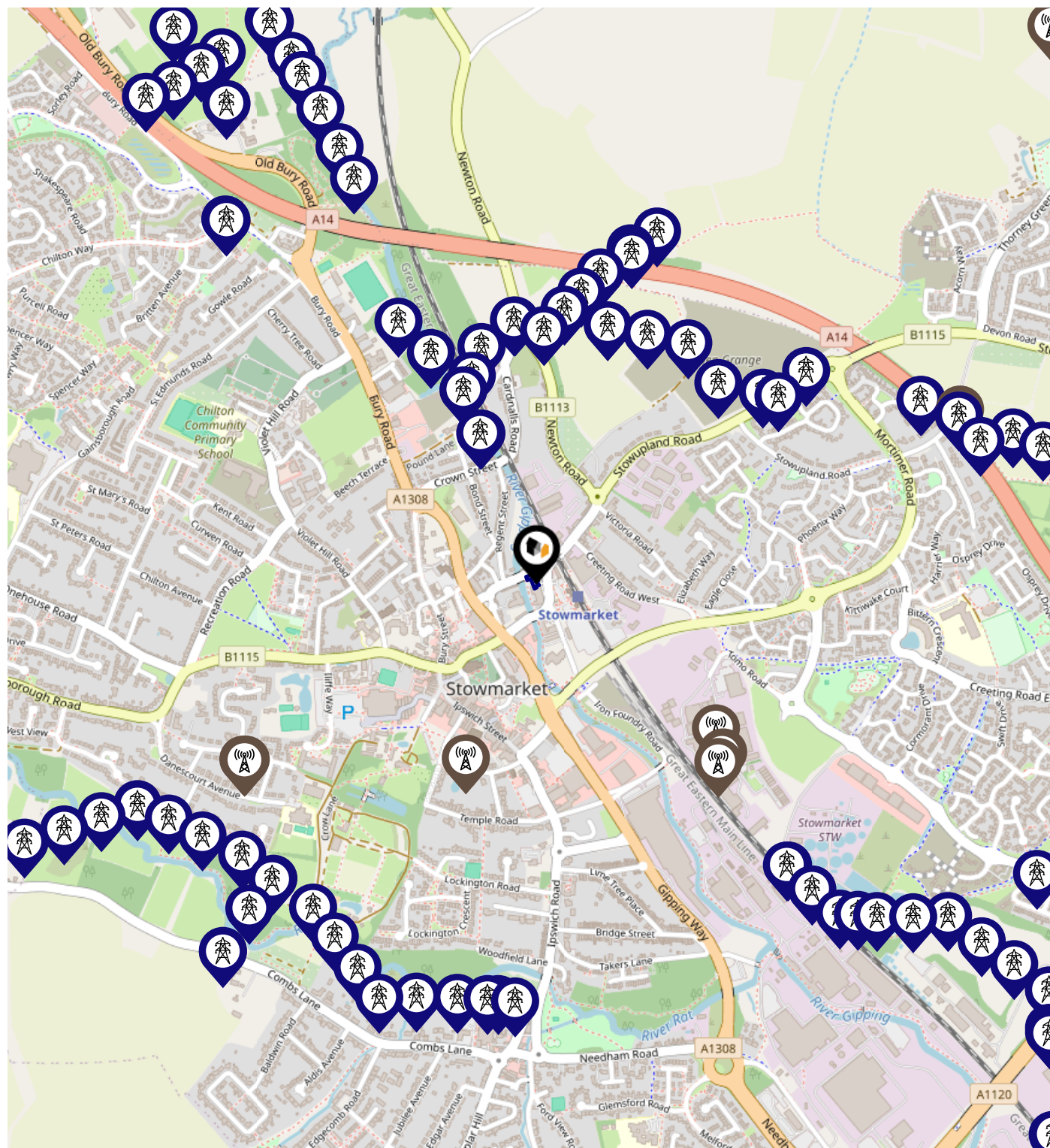
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



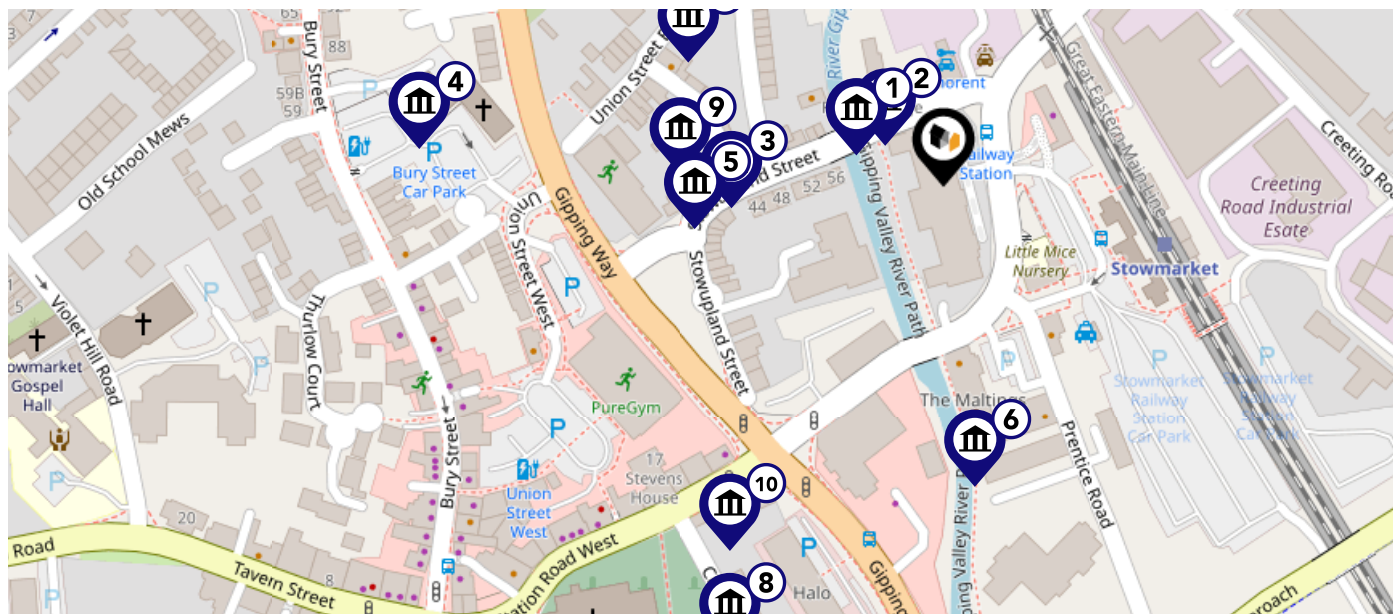
Key:

-  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...

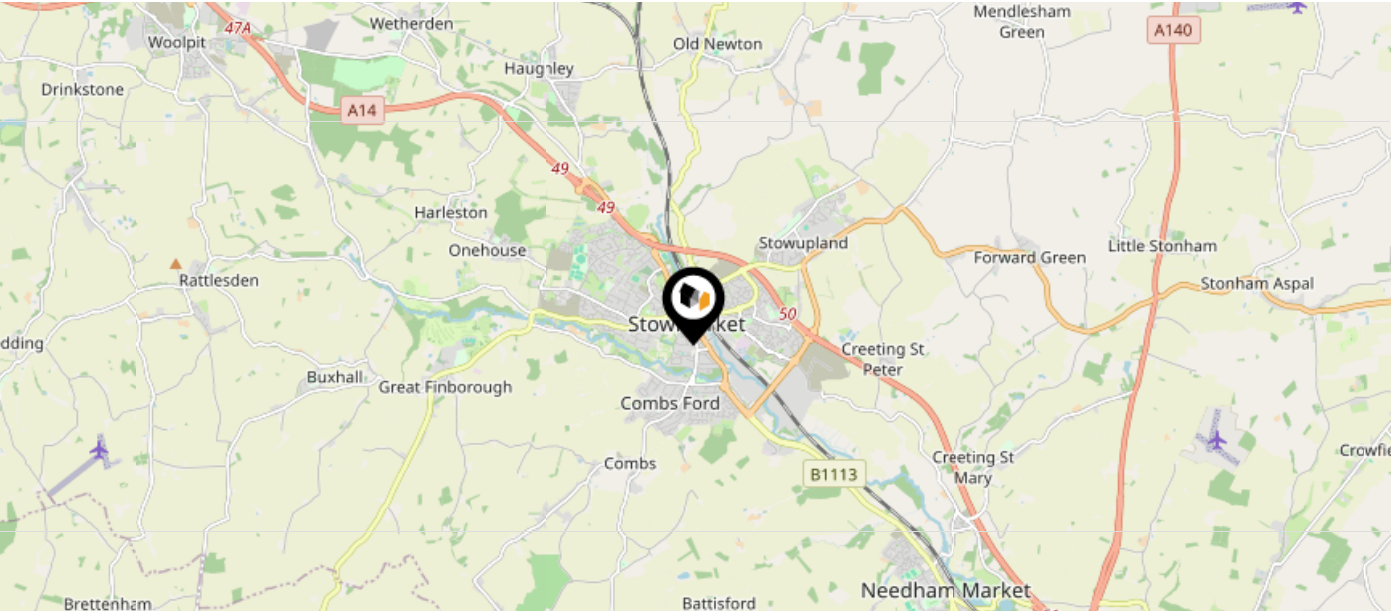


Listed Buildings in the local district		Grade	Distance
	1209704 - 61 And 63, Stowupland Street	Grade II	0.0 miles
	1297872 - The Pickerel Inn	Grade II	0.0 miles
	1195942 - 47 And 49, Stowupland Street	Grade II	0.1 miles
	1293096 - Bethesda Chapel	Grade II	0.1 miles
	1209700 - 39 And 41, Stowupland Street	Grade II	0.1 miles
	1292516 - The Maltings	Grade II	0.1 miles
	1292564 - Methodist Church	Grade II	0.1 miles
	1195894 - 18-26, Church Walk	Grade II	0.1 miles
	1209807 - 86, Union Street	Grade II	0.1 miles
	1209660 - Lynton House	Grade II	0.1 miles

Maps

Green Belt

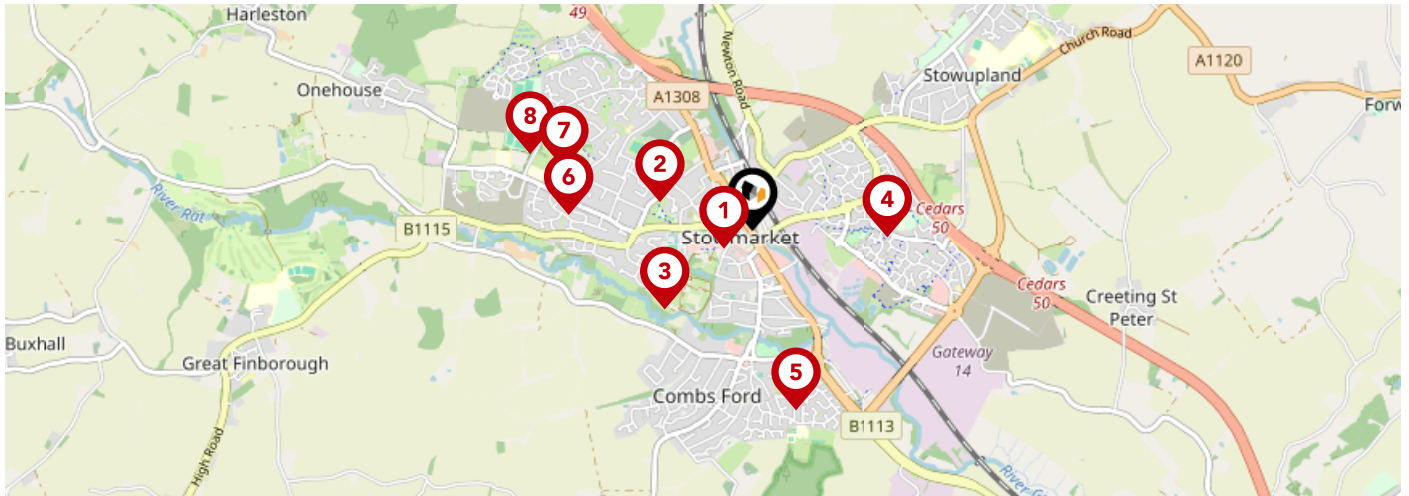
This map displays nearby areas that have been designated as Green Belt...



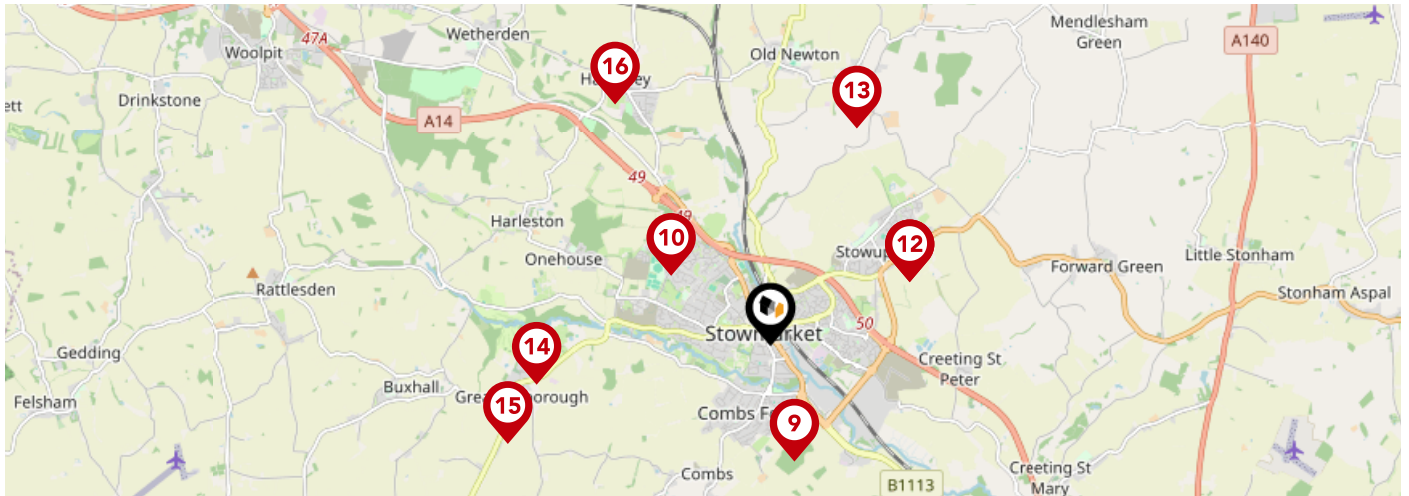
Nearby Green Belt Land

No data available.

Area Schools

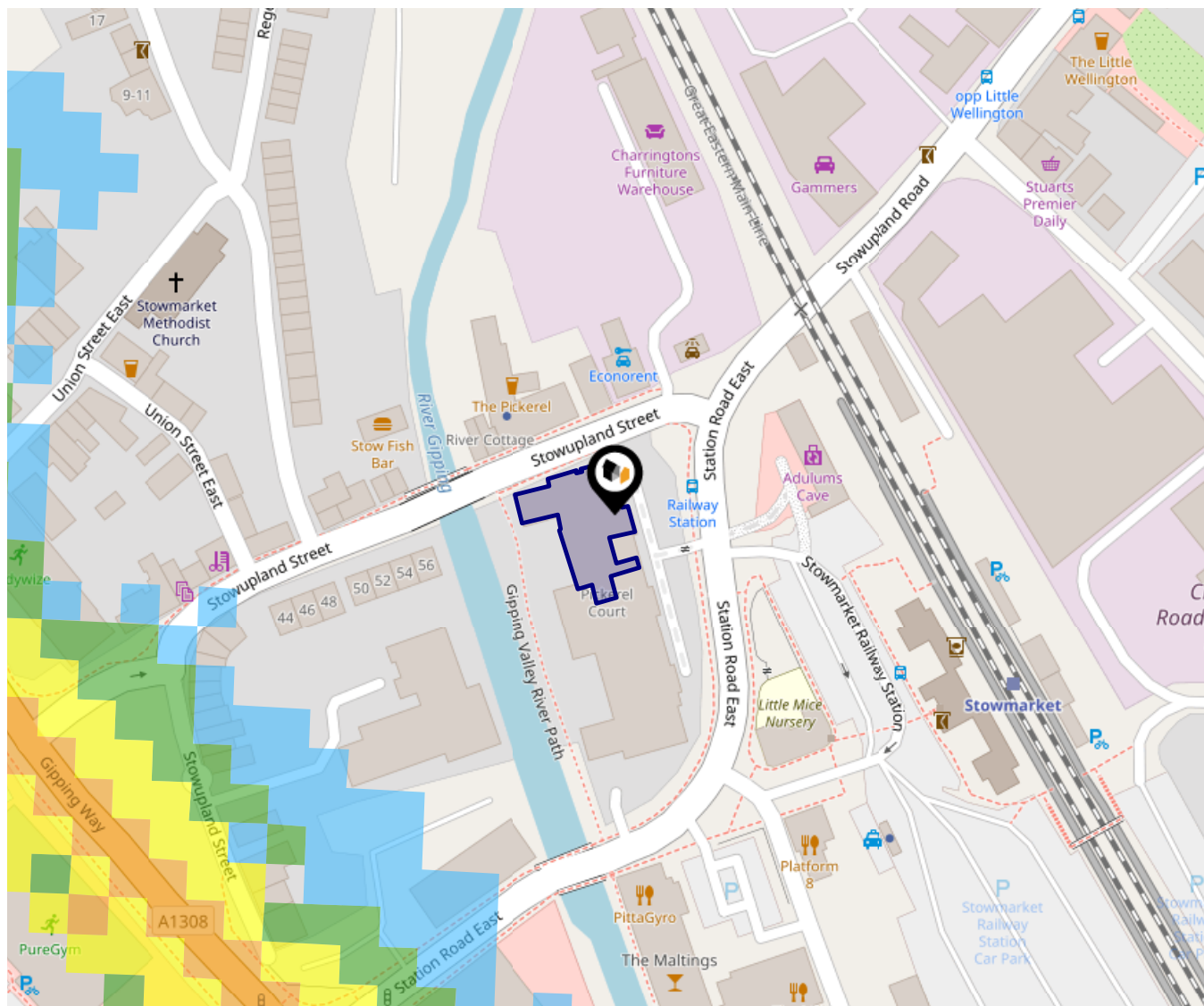


		Nursery	Primary	Secondary	College	Private
1	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.16	☐	☐	☒	☐	☐
2	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.45	☐	☒	☐	☐	☐
3	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.53	☐	☒	☐	☐	☐
4	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.61	☐	☒	☐	☐	☐
5	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.84	☐	☒	☐	☐	☐
6	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.84	☐	☐	☒	☐	☐
7	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.91	☐	☒	☐	☐	☐
8	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.07	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.07	☐	☒	☐	☐	☐
10	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.11	☐	☒	☐	☐	☐
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.4	☐	☒	☐	☐	☐
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.4	☐	☐	☒	☐	☐
13	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.12	☐	☒	☐	☐	☐
14	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.16	☐	☐	☒	☐	☐
15	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.55	☐	☒	☐	☐	☐
16	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.61	☐	☒	☐	☐	☐

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.

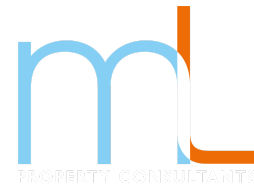


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