

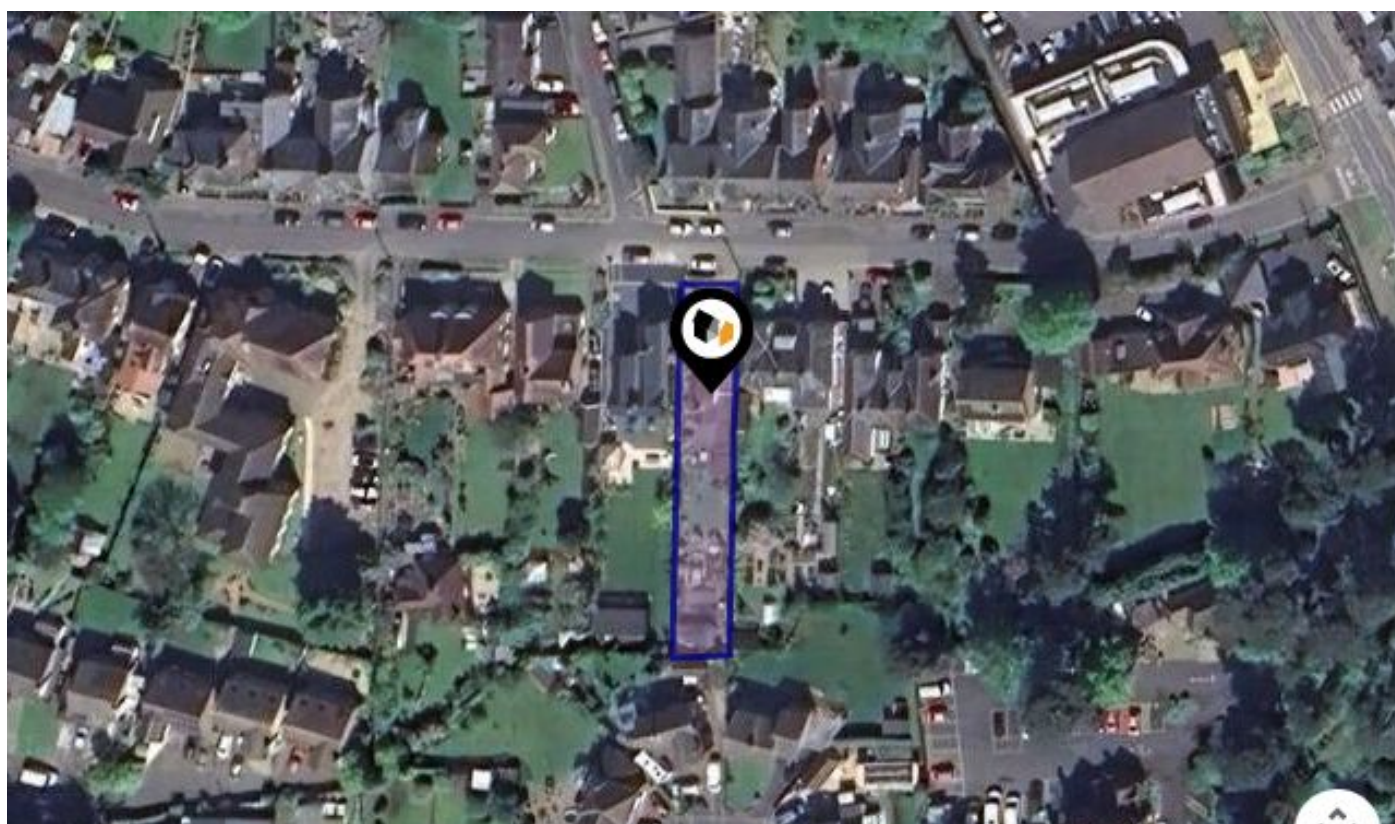


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



11, TEMPLE ROAD, STOWMARKET, IP14 1AX

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

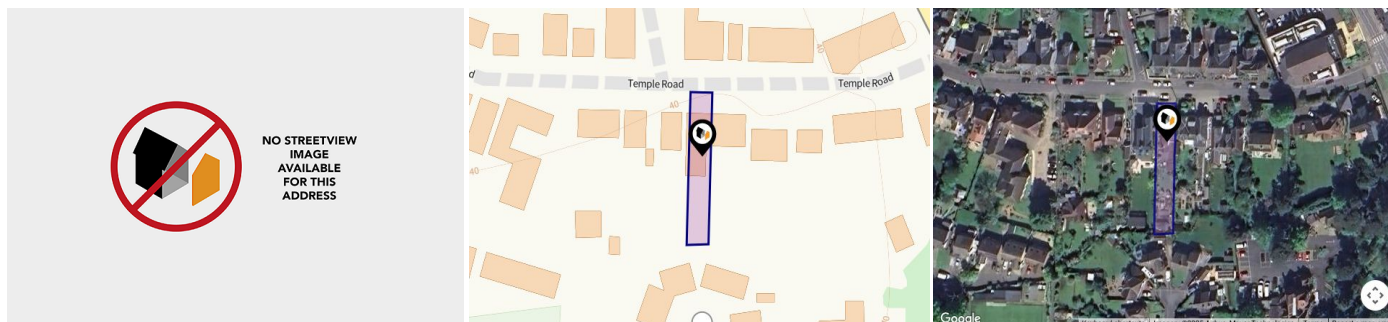
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	16/08/1996
Bedrooms:	4	Last Sold Price:	£94,000
Floor Area:	1,722 ft ² / 160 m ²	Last Sold £/ft ² :	£49
Plot Area:	0.15 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band E		
Annual Estimate:	£2,699		
Title Number:	SK166360		
UPRN:	100091095677		

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	80 mb/s	2000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hazel Tree House Temple Road Stowmarket Suffolk IP14 1AX*

Reference - DC/25/01713	
Decision:	Granted
Date:	09th April 2025
Description:	Notification of Works subject to Tree Preservation Order MS239/T6 and MS/239/G1 - Remove dead wood plus 15% crown thin and remove 1x limb back to stem on Pine Tree (T1), remove deadwood plus %15 crown thin on Pine Tree (T2) and remove lower limb hanging over footpath on Sycamore Tree (T3)

Planning records for: *1 Temple Road Stowmarket Suffolk IP14 1AX*

Reference - DC/25/00376	
Decision:	Granted
Date:	27th January 2025
Description:	Application for works to Trees subject to Tree Preservation Order (MS239) - Pollard 1no. Lime Tree (T1) down to previous knuckles; Reduction of 1no. Scott's Pine (T2) by 1.5 meters to reduce weight on limbs and wind sale; Reduce 1no. Horse Chestnut (T3) back to previous points.

Reference - DC/18/05012	
Decision:	Granted
Date:	14th November 2018
Description:	Full Planning Application - Erection of 1No dwelling and garage.

Reference - DC/18/03727	
Decision:	Granted
Date:	16th August 2018
Description:	Notification of Works to Trees under Tree Preservation Order 239 - Fell 1 No. Lime tree (T1).

Planning records for: **1 Temple Road Stowmarket IP14 1AX**

Reference - 0772/05/	
Decision:	Granted
Date:	08th April 2005
Description:	Demolition and rebuild sun lounge, new windows to family room and internal alterations

Planning records for: **4 Temple Road Stowmarket Suffolk IP14 1AX**

Reference - DC/21/03919	
Decision:	Granted
Date:	11th July 2021
Description:	Householder Planning Application- Erection of single storey rear wrap-around extension

Reference - DC/23/01335	
Decision:	Granted
Date:	17th March 2023
Description:	Application under S73 for Removal or Variation of a Condition following grant of Planning Permission DC/21/03919 date 07.09.2021. Town and Country Planning Act 1990 - To vary Condition 2 (Approved Plans and Documents) to enable amended design for extension.

Planning records for: **7 Temple Road Stowmarket Suffolk IP14 1AX**

Reference - DC/23/03124	
Decision:	Granted
Date:	03rd July 2023
Description:	Householder Application - Erection of a single storey rear extension.

Planning records for: **12 Temple Road Stowmarket Suffolk IP14 1AX**

Reference - DC/18/04212	
Decision:	Granted
Date:	20th September 2018
Description:	Householder Planning Application - Erection of single storey rear extension

Planning records for: **13 Temple Road Stowmarket Suffolk IP14 1AX**

Reference - DC/21/01648	
Decision:	Decided
Date:	18th March 2021
Description:	Notification for prior approval for a proposed larger home extension - Erection of single storey rear extension.

Property EPC - Certificate

11 Temple Road, IP14 1AX

Energy rating

D

Valid until 18.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



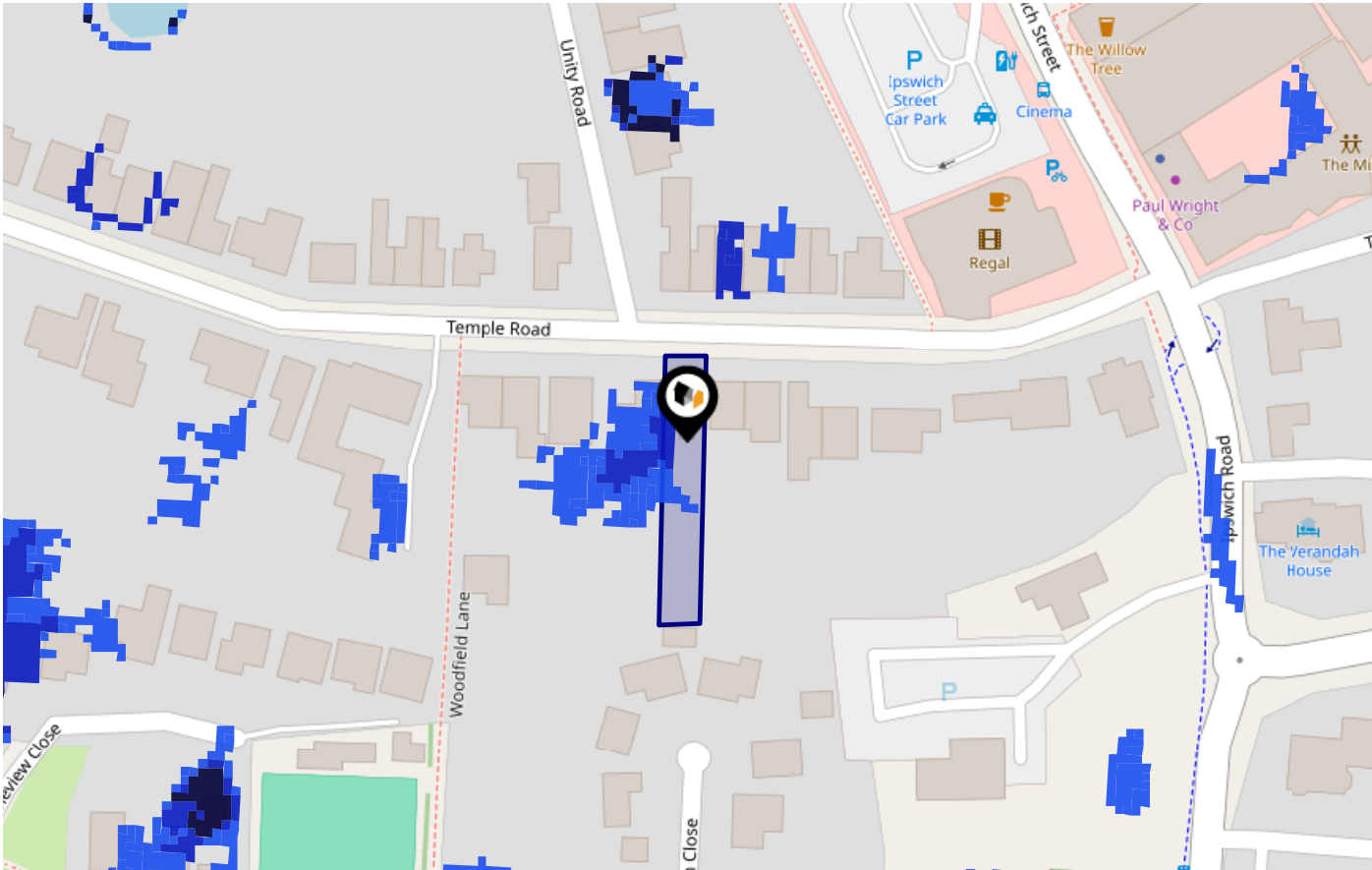
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	4
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	160 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.

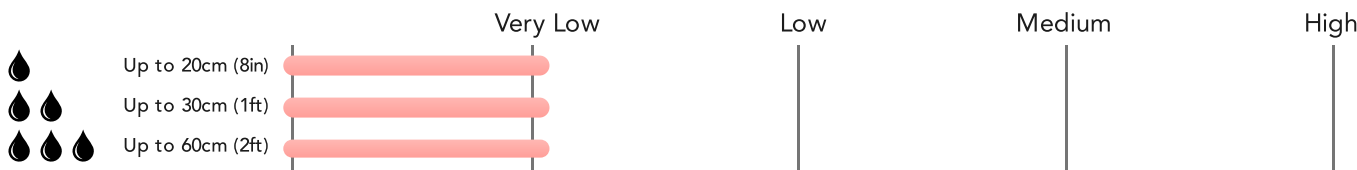


Risk Rating: Very low

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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

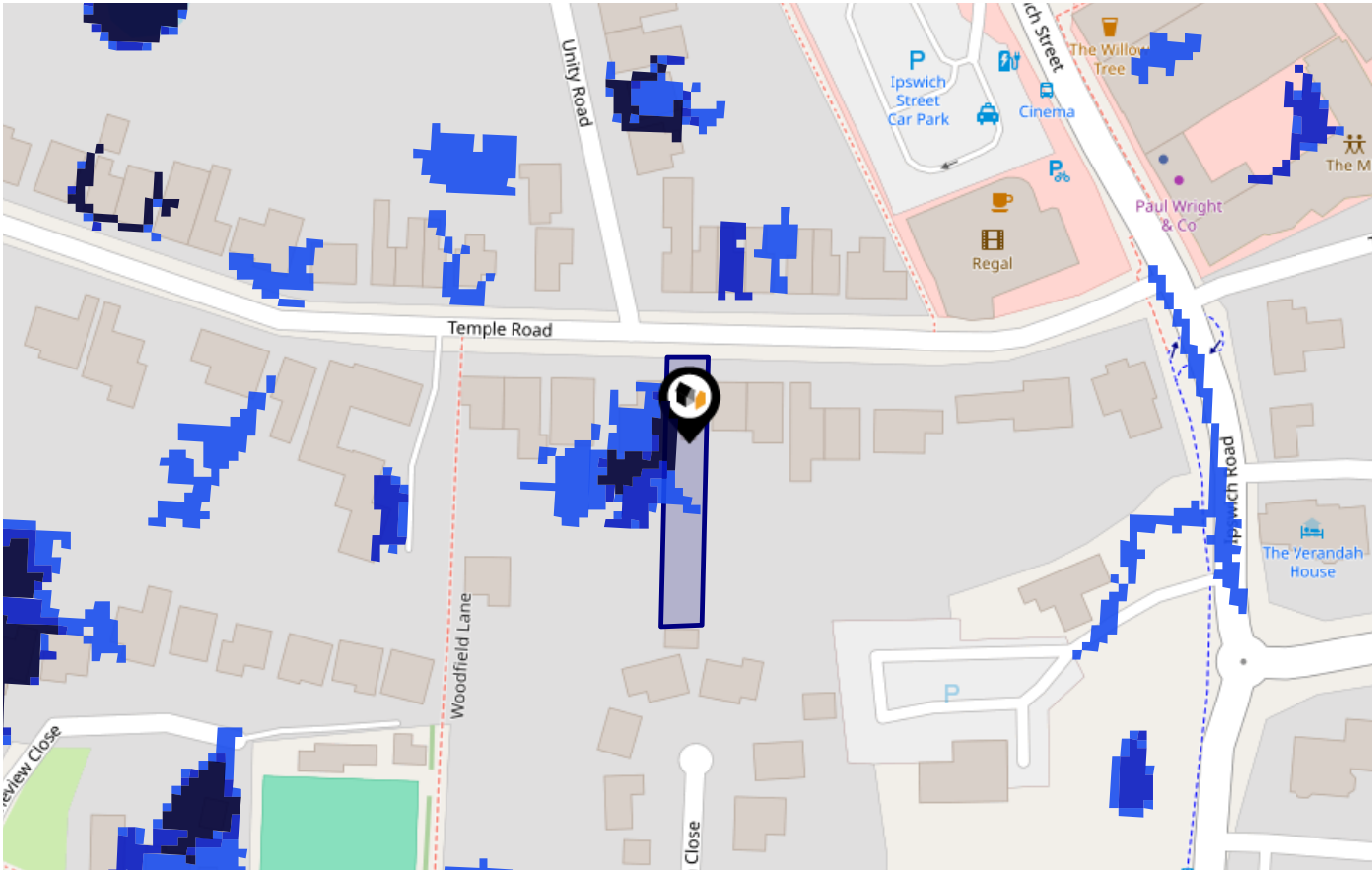
Chance of flooding to the following depths at this property:



Flood Risk

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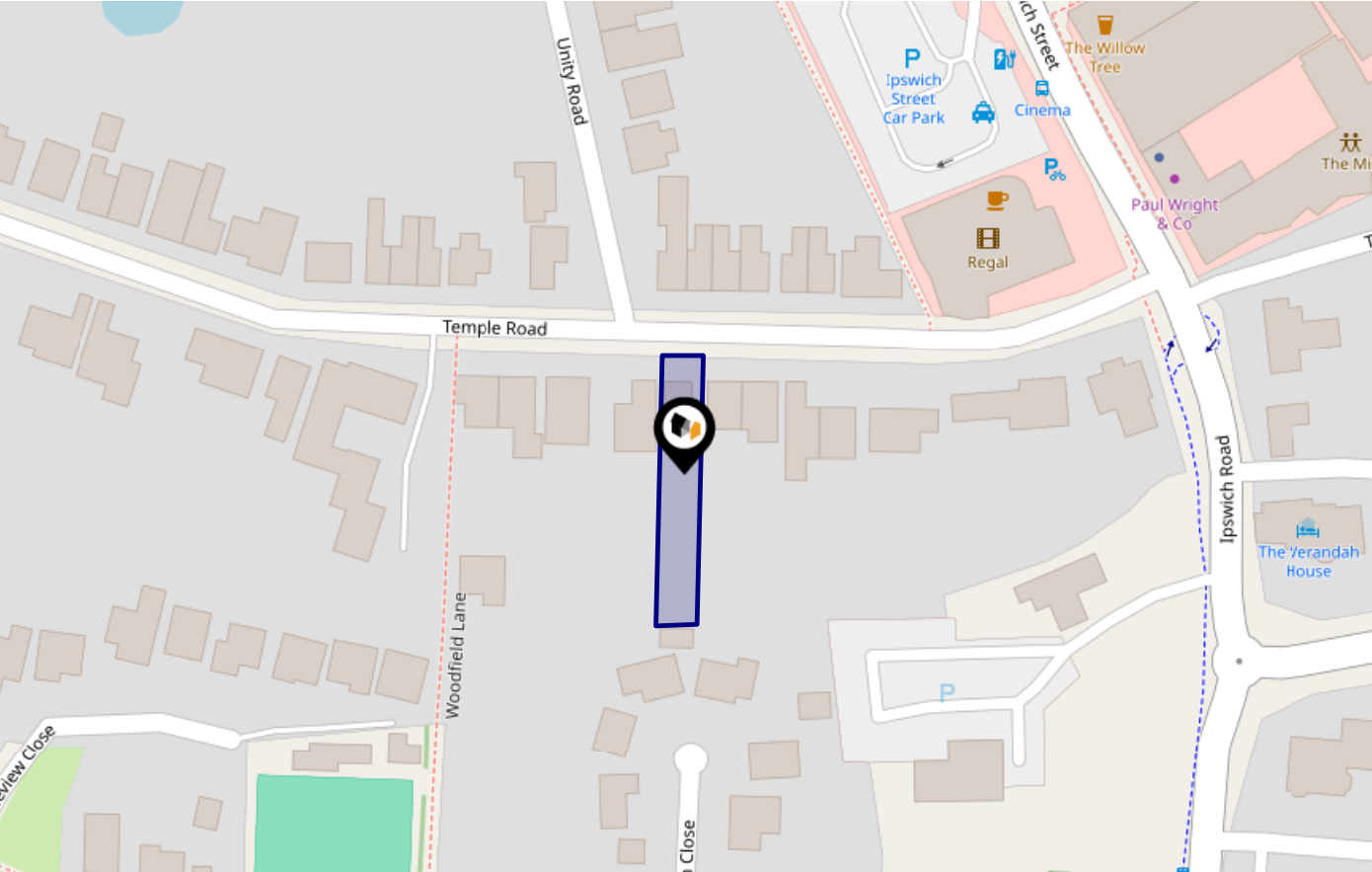
Chance of flooding to the following depths at this property:



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.

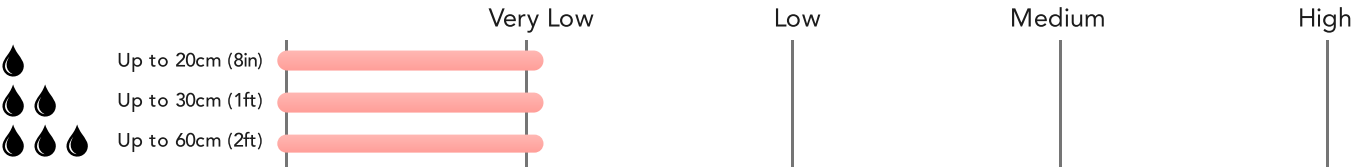


Risk Rating: Very low

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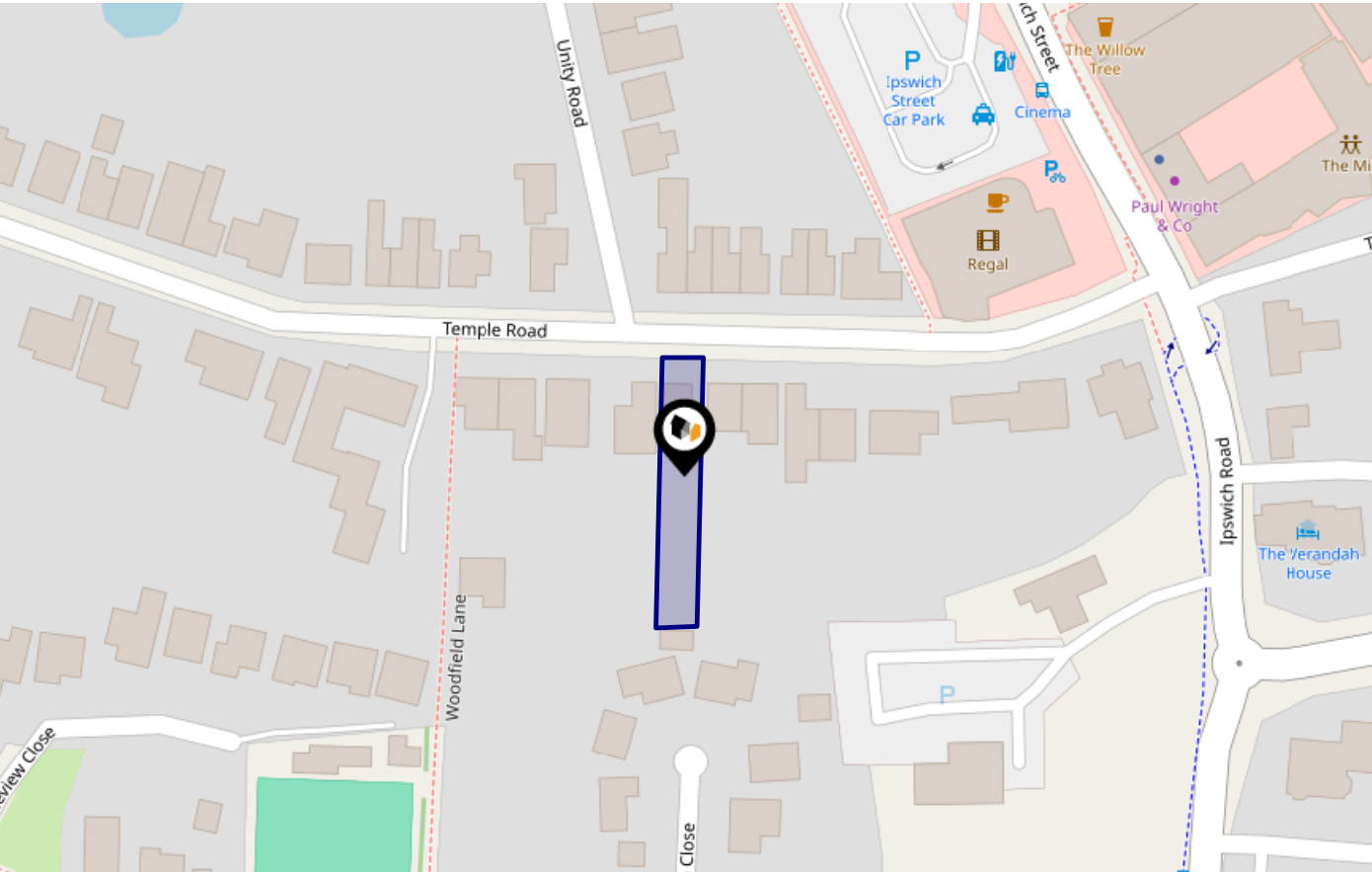
Chance of flooding to the following depths at this property:



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.

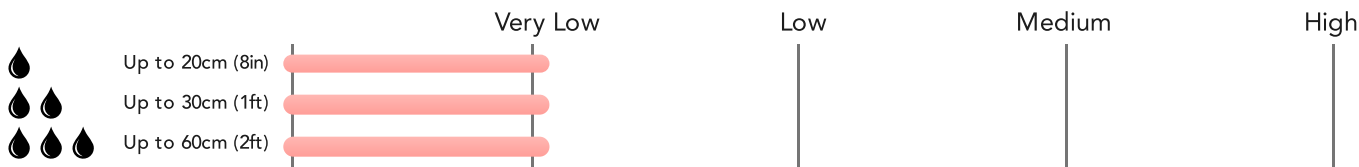


Risk Rating: Very low

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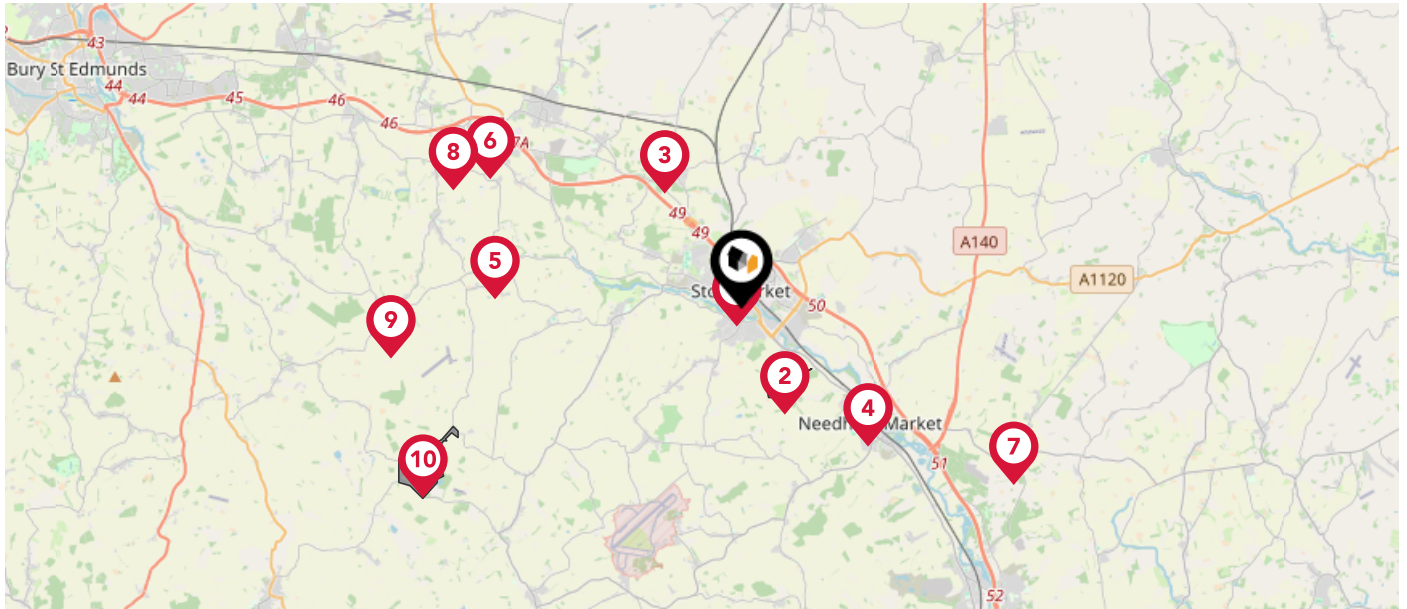
Chance of flooding to the following depths at this property:



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.



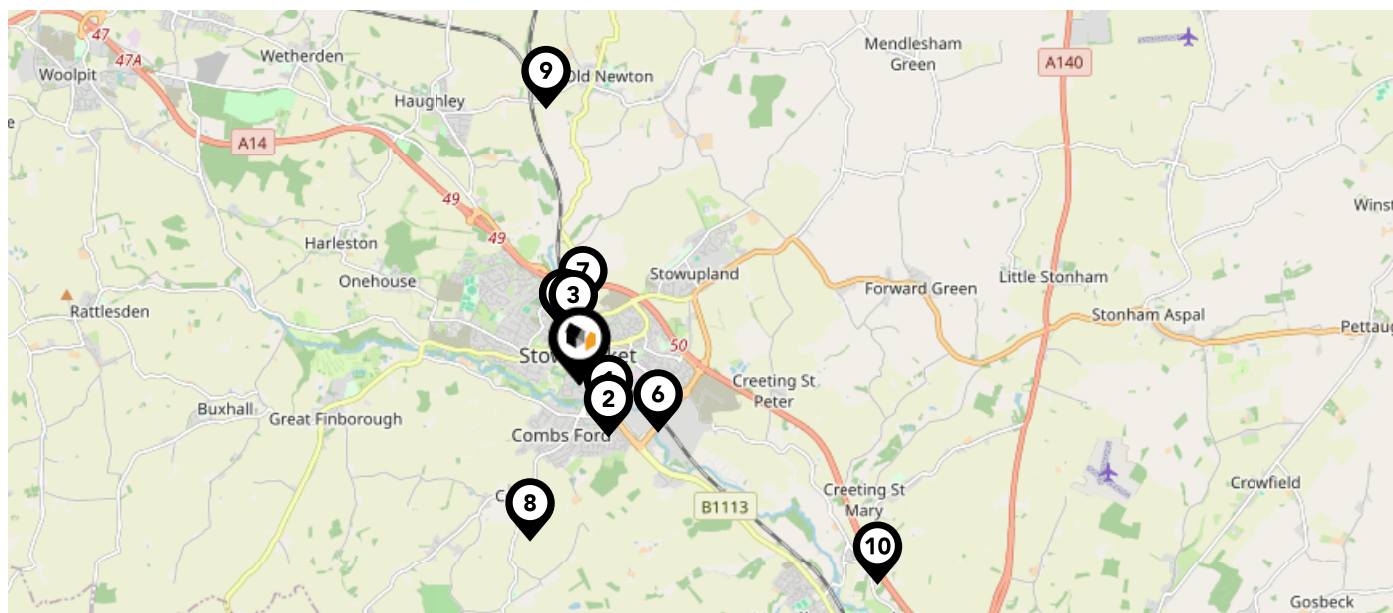
Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Stowmarket |
| 2 | Badley |
| 3 | Haughley |
| 4 | Needham Market |
| 5 | Rattlesden |
| 6 | Woolpit |
| 7 | Coddenham |
| 8 | Drinkstone Mills |
| 9 | Felsham |
| 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	Milton Road-Milton Road, Stowmarket	Historic Landfill	☐
2	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	☐
3	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
4	42 Bury Road-Stowmarket	Historic Landfill	☐
5	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
6	Needham Road-Needham Road, Stowmarket	Historic Landfill	☐
7	Newton Road-Stowupland	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	☐

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

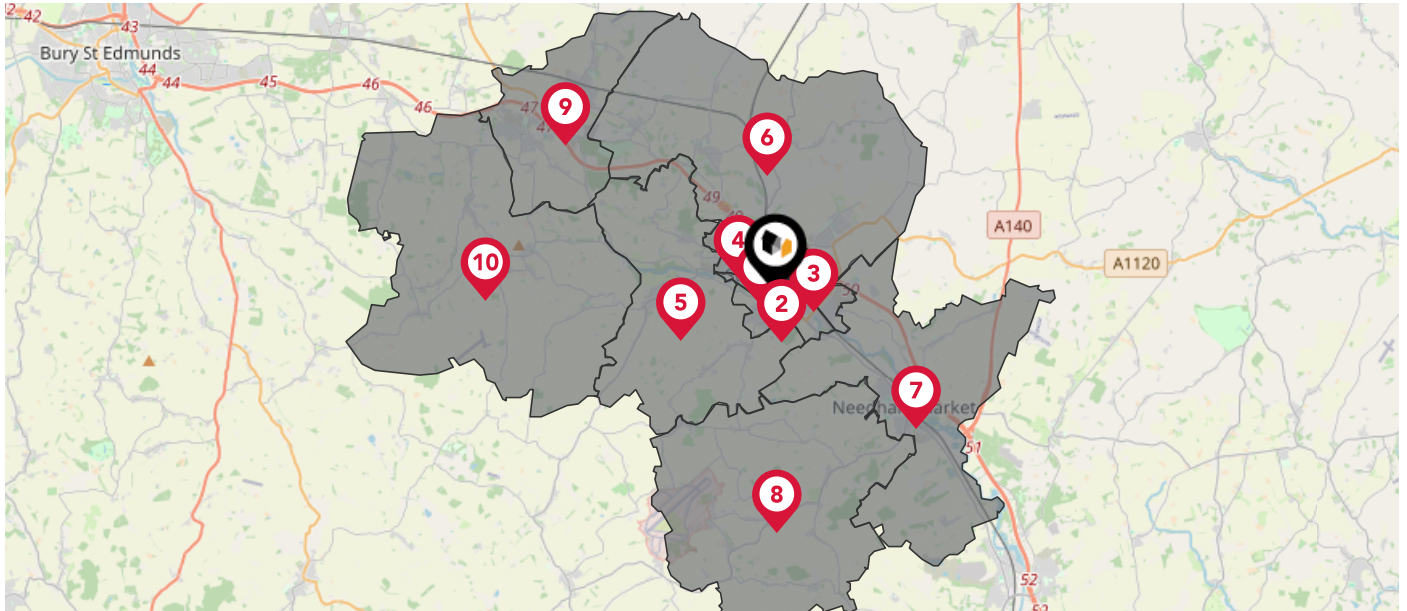
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

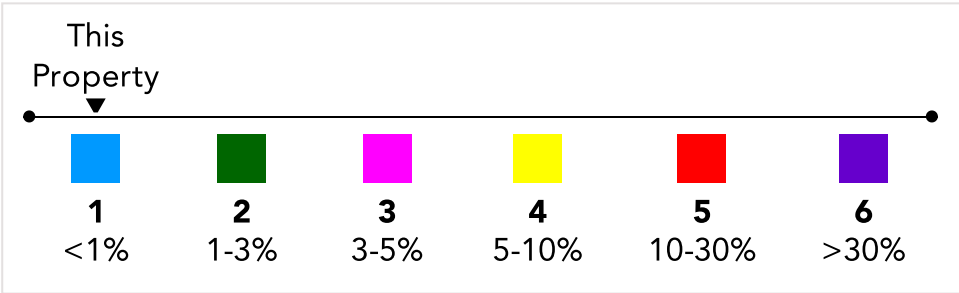
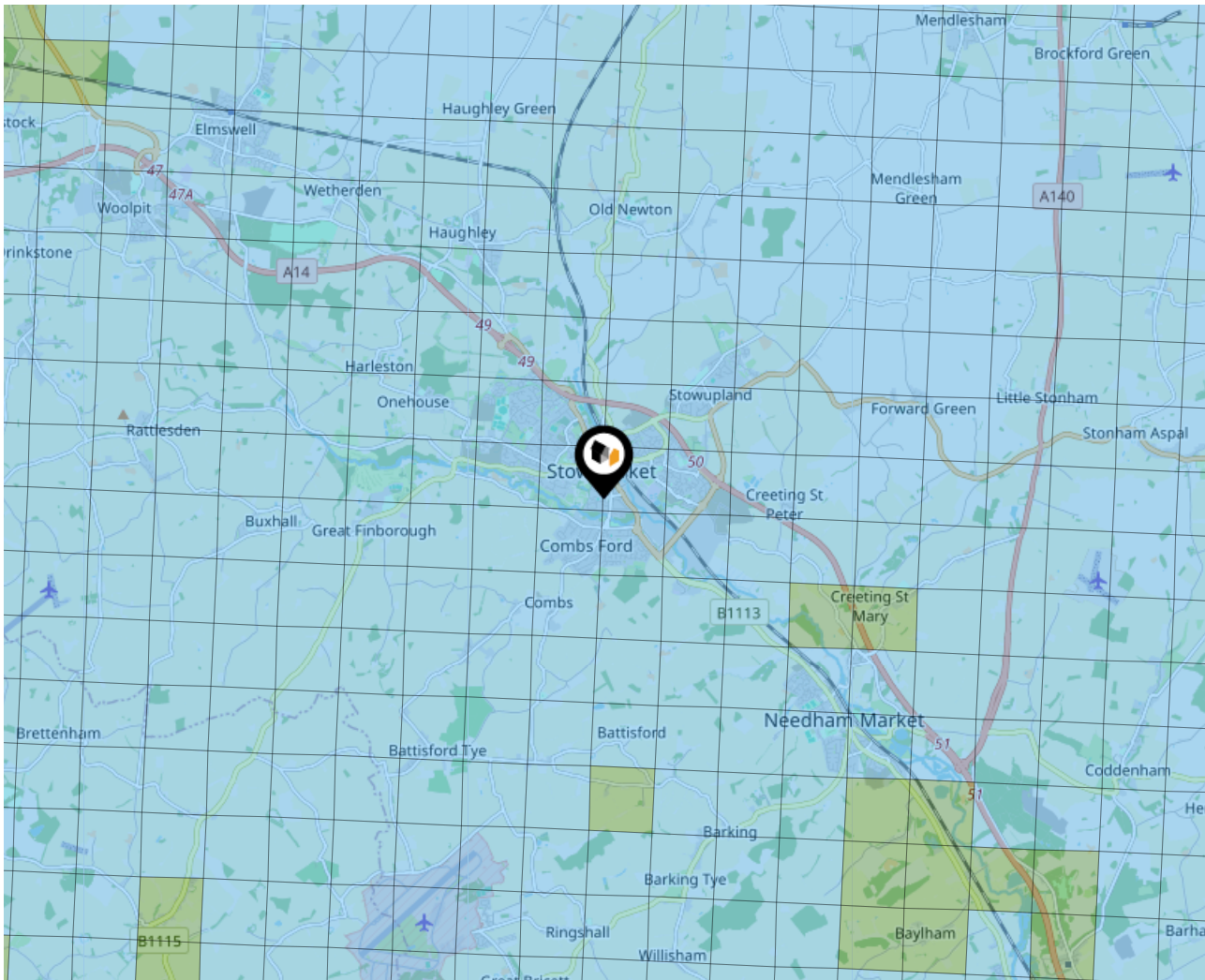


Nearby Council Wards

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

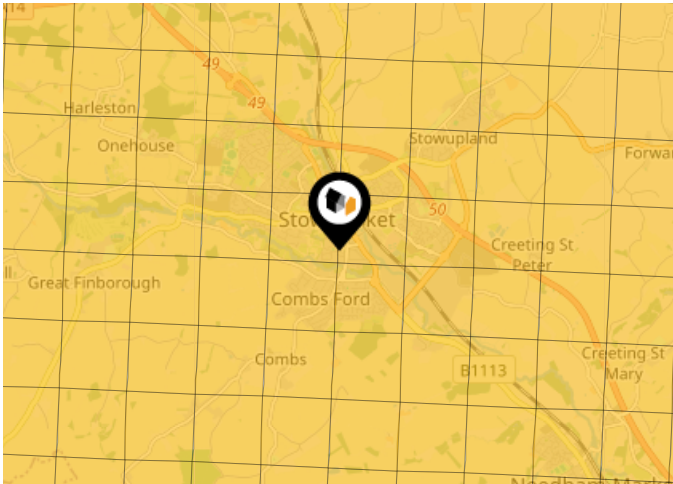
What is Radon?

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)

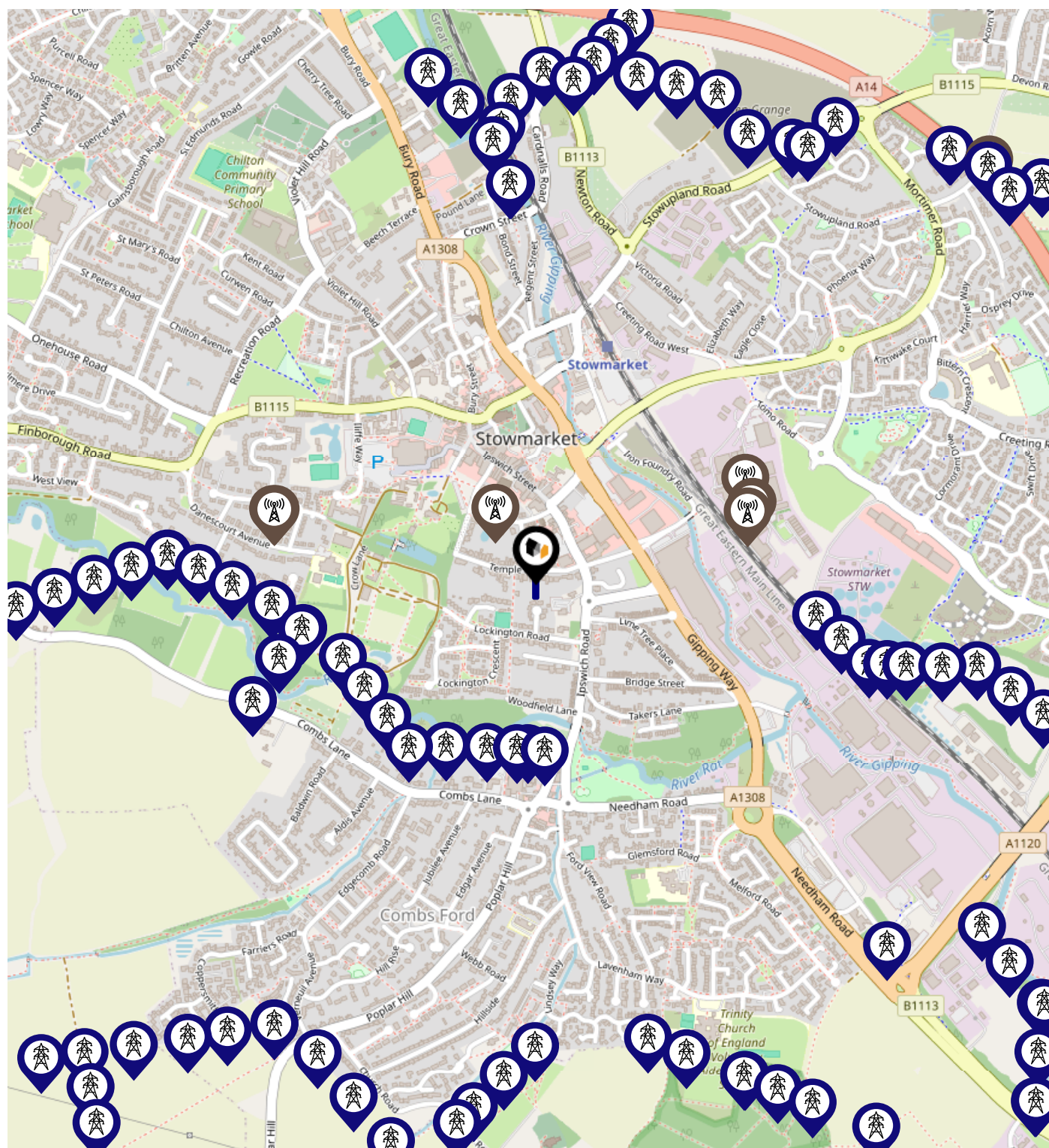
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



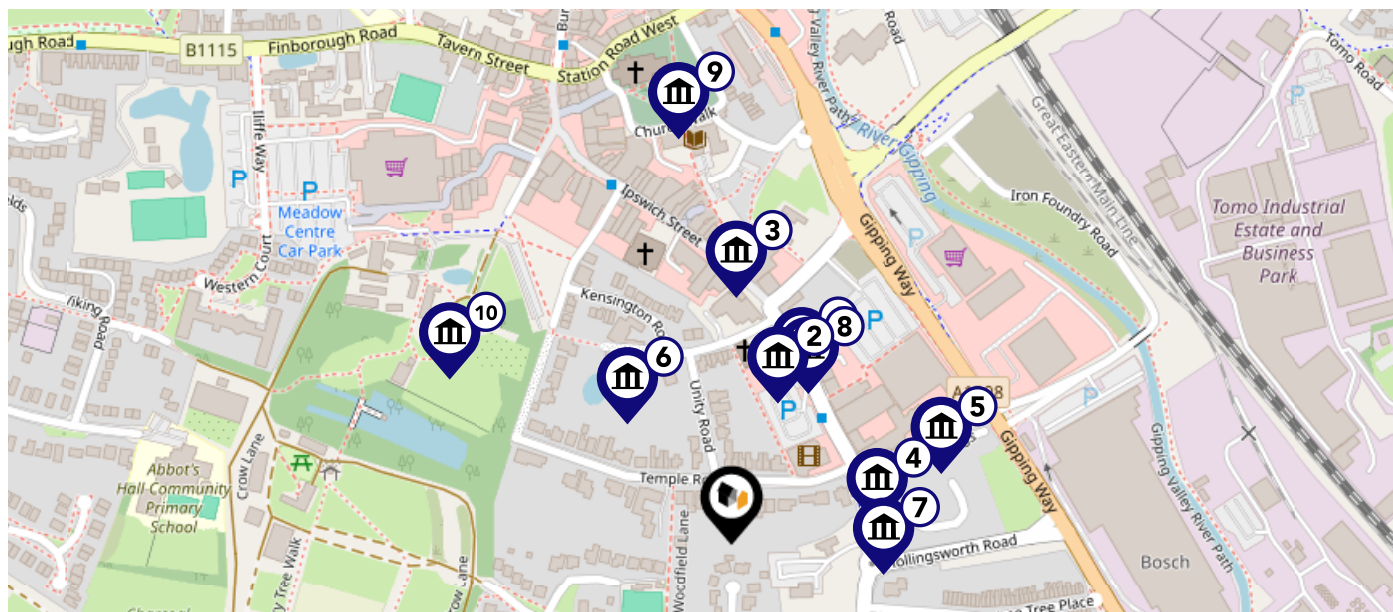
Key:

-  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...

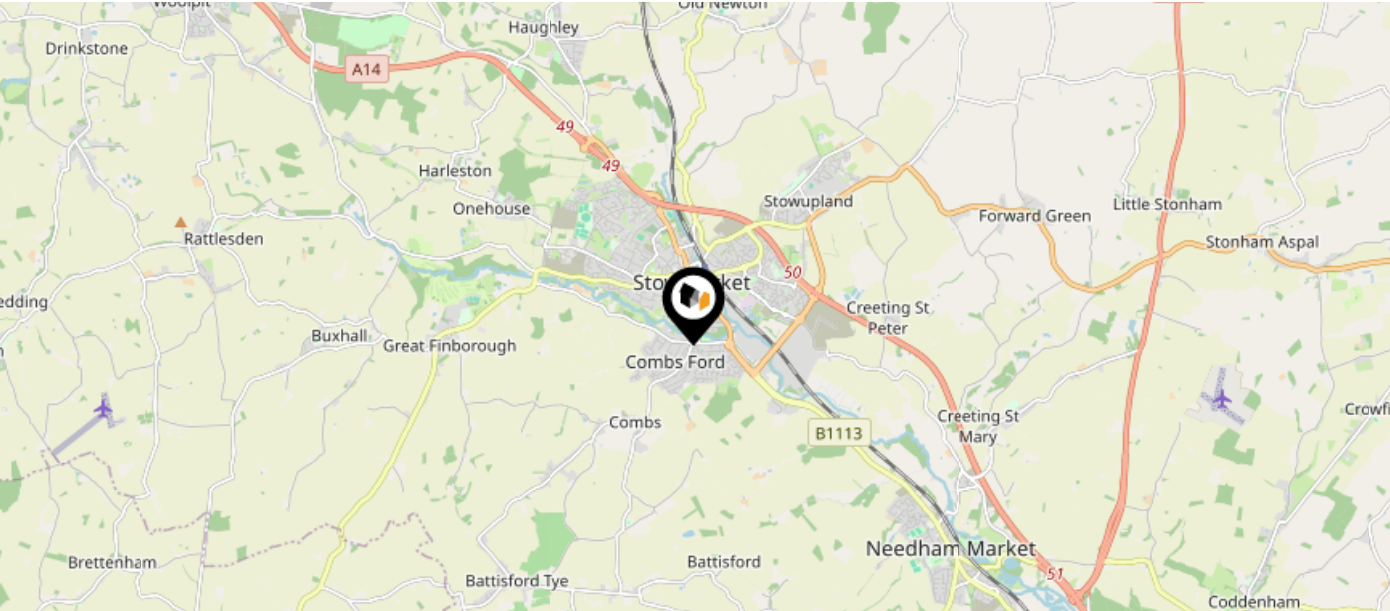


Listed Buildings in the local district		Grade	Distance
	1209013 - 67, Ipswich Street	Grade II	0.1 miles
	1292858 - The Duke's Head Inn	Grade II	0.1 miles
	1195867 - Royal Oak Public House	Grade II	0.1 miles
	1292946 - The Limes	Grade II	0.1 miles
	1209019 - Old Malthouse	Grade II	0.1 miles
	1209708 - The Stricklands	Grade II	0.1 miles
	1297914 - Verandah Cottage	Grade II	0.1 miles
	1195868 - 69, Ipswich Street	Grade II	0.1 miles
	1195895 - Church Of St Peter And St Mary: Monument 20 Metres South East Of Chancel	Grade II	0.2 miles
	1195859 - Abbot's Hall	Grade II	0.2 miles

Maps

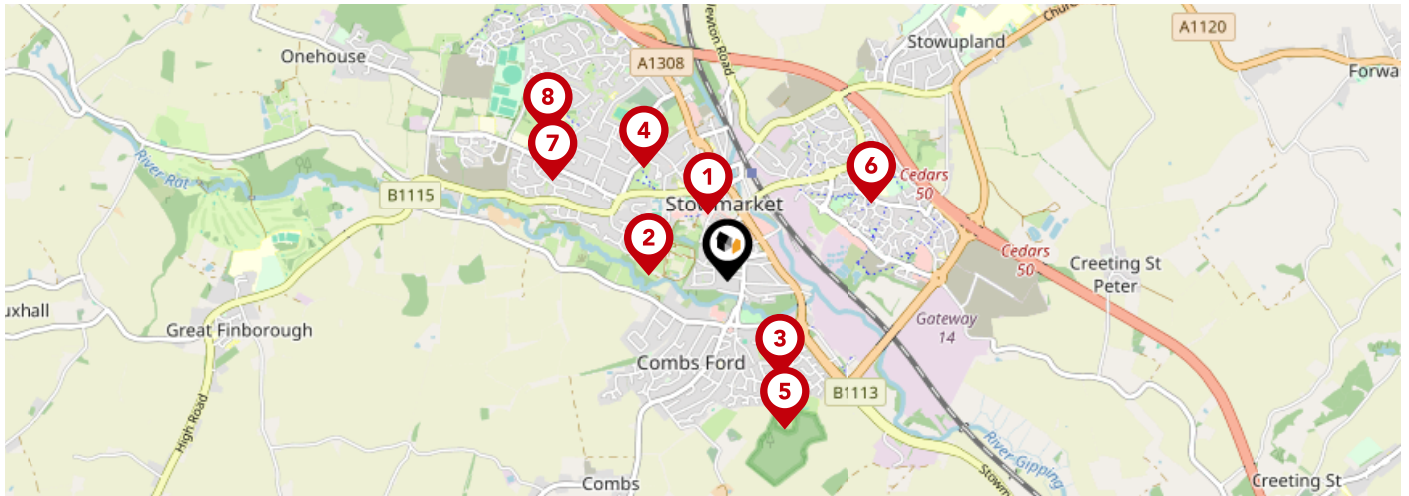
Green Belt

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

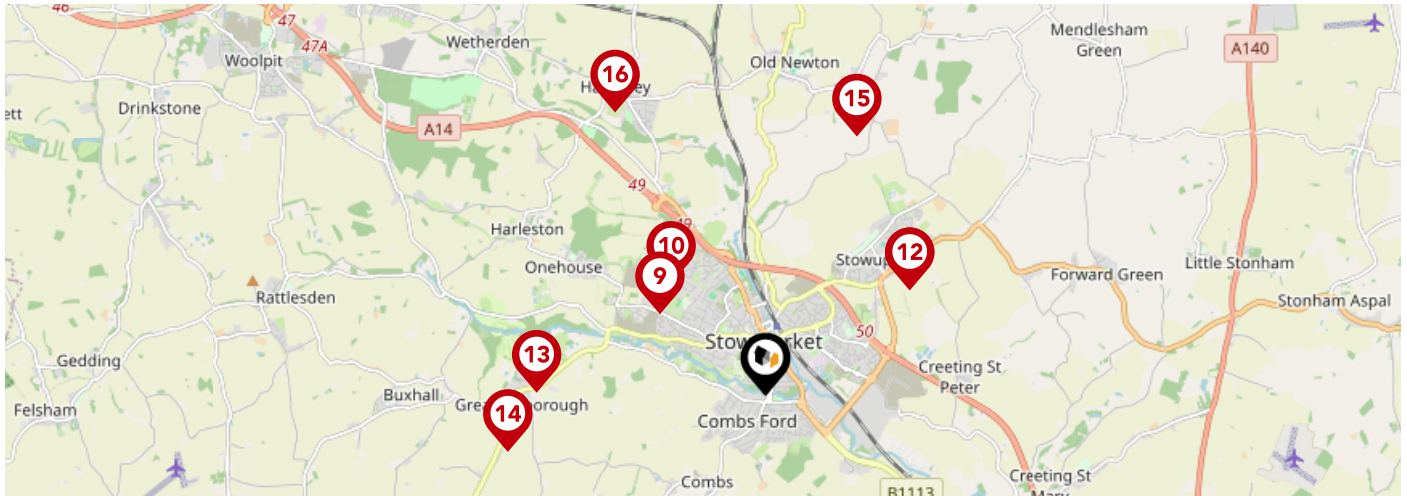


Nearby Green Belt Land

No data available.



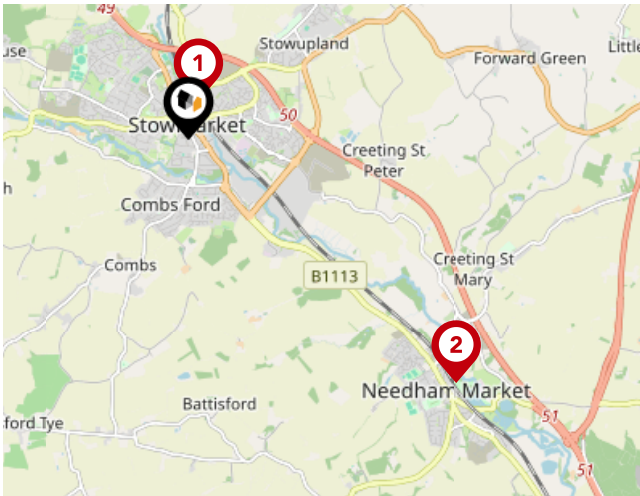
		Nursery	Primary	Secondary	College	Private
1	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.31	☐	☐	☒	☐	☐
2	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.35	☐	☒	☐	☐	☐
3	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.5	☐	☒	☐	☐	☐
4	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.64	☐	☒	☐	☐	☐
5	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:0.72	☐	☒	☐	☐	☐
6	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.75	☐	☒	☐	☐	☐
7	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.91	☐	☐	☒	☐	☐
8	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.22	☐	☐	☒	☐	☐
10	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.34	☐	☒	☐	☐	☐
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.63	☐	☒	☐	☐	☐
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.63	☐	☐	☒	☐	☐
13	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.09	☐	☐	☒	☐	☐
14	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.4	☐	☒	☐	☐	☐
15	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.49	☐	☒	☐	☐	☐
16	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.92	☐	☒	☐	☐	☐

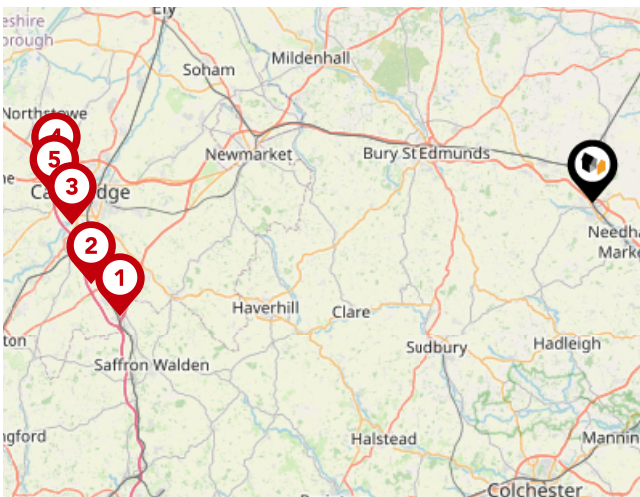
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.36 miles
2	Entrance	3.3 miles
3	Entrance	5.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.46 miles
2	M11 J10	36.98 miles
3	M11 J11	37.98 miles
4	M11 J13	39.05 miles
5	M11 J12	39.15 miles

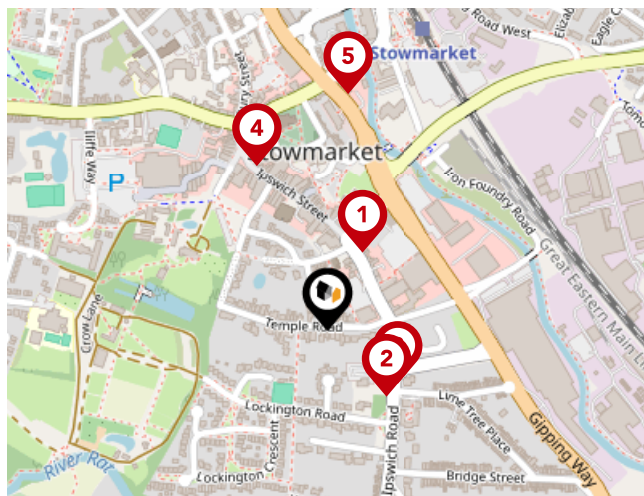


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	35.58 miles
2	Southend-on-Sea	44.42 miles
3	Stansted Airport	37.39 miles
4	Cambridge	34.92 miles

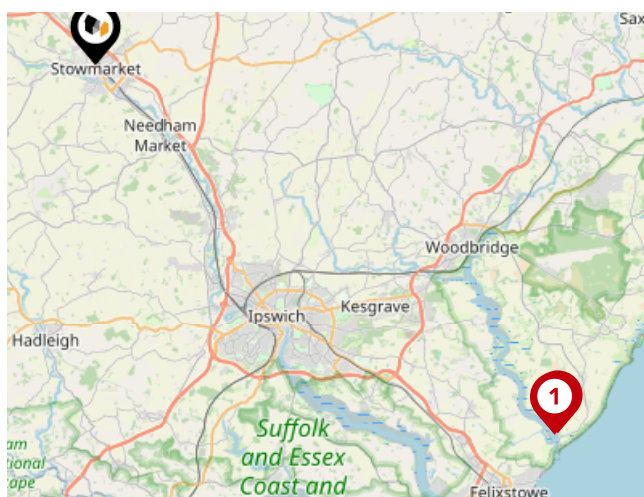
Area

Transport (Local)



Bus Stops/Stations

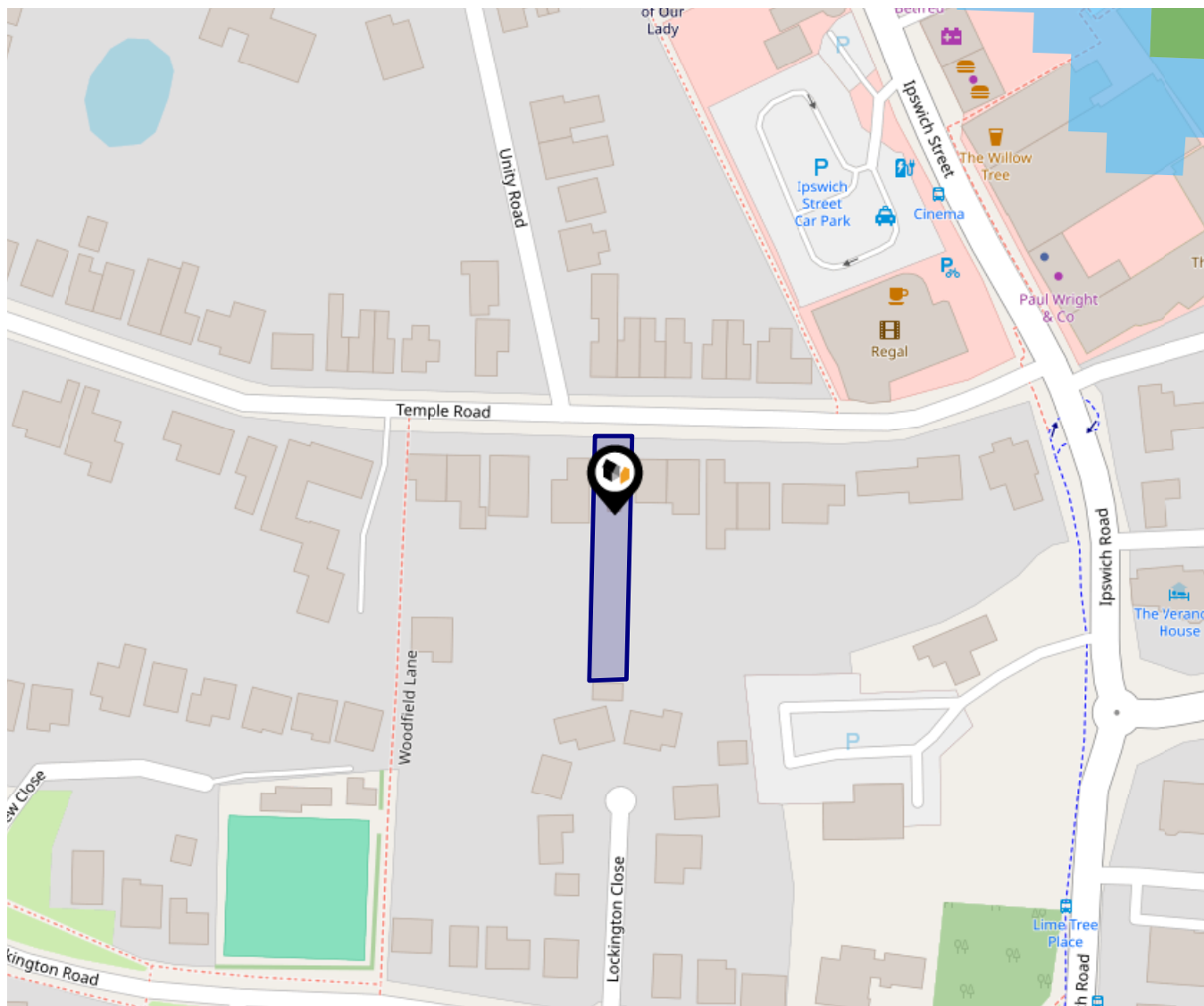
Pin	Name	Distance
	Dukes Head	0.1 miles
	Lime Tree Place	0.1 miles
	Lime Tree Place	0.1 miles
	Argos Store	0.2 miles
	Barnards	0.27 miles



Ferry Terminals

Pin	Name	Distance
	Felixstowe for Bawdsey Ferry Landing	21.5 miles
	Bawdsey Ferry Landing	21.56 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

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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ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

