

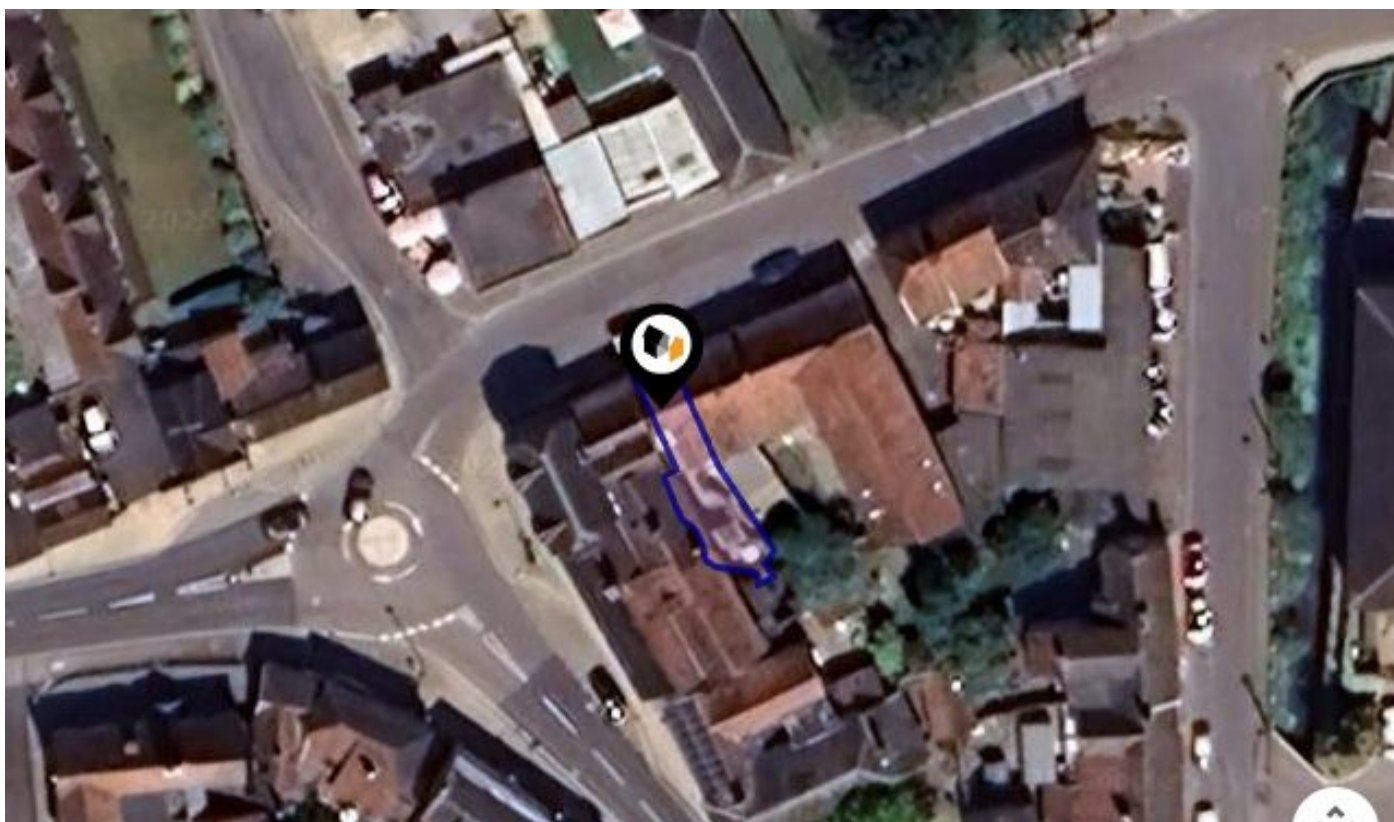


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th August 2025



4, BRIDGE STREET, FRAMLINGHAM, WOODBRIDGE, IP13 9DP

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

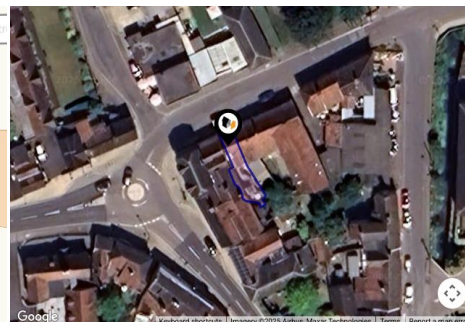
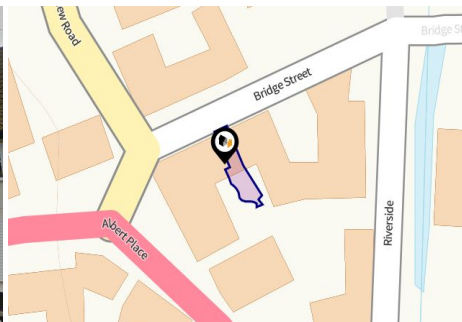
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Property Overview



Property

Type:	Shop / Showroom
Bedrooms:	2
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band B
Annual Estimate:	£1,729
Title Number:	SK117155
UPRN:	100091142463

Last Sold Date:	16/12/2022
Last Sold Price:	£207,000
Last Sold £/ft ² :	£253
Tenure:	Freehold

Local Area

Local Authority:	Suffolk
Conservation Area:	Framlingham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **4, Bridge Street, Framlingham, Woodbridge, IP13 9DP**

Reference - C/08/0641
Decision: Permitted
Date: 25th March 2008
Description: Change of use from B1 art gallery, picture framing workshop and tied residential accommodation to A1 retail sale of goods and tied residential accommodation

Reference - C/10/1253
Decision: Permitted
Date: 27th May 2010
Description: Change of use from Class A1 retail use to residential accommodation in connection with existing residential use of premises

Reference - C/92/0021
Decision: Permitted
Date: 13th January 1992
Description: CHANGE OF USE FROM RESIDENTIAL ACCOMMODATION TO ACCOUNTANTS OFFICE

Planning records for: **14 Bridge Street Framlingham Woodbridge Suffolk IP13 9DP**

Reference - DC/24/0641/FUL
Decision: Permitted
Date: 20th February 2024
Description: Change of use from dwelling on 1st floor and part ground floor access to cafe Class E. Awning proposed externally.

Reference - C/10/0572
Decision: Permitted
Date: 02nd March 2010
Description: Details as required by Conditions 2, 3 and 4 of Planning Permission C09/1651.

Reference - DC/24/0645/VOC
Decision: Awaiting decision
Date: 20th February 2024
Description: Variation of Condition No 2 of DC/23/3149/FUL - Demolition and replacement of existing two storey detached private dwelling with new two storey detached private dwelling and detached cart lodge - To amend external materials and finishes

Reference - C/09/1651
Decision: Permitted
Date: 23rd October 2009
Description: Change of use of first floor above shop to one bed-roomed flat, including insertion of new window opening.

Property EPC - Certificate

4 Bridge Street, IP13 9DP

Energy rating

C

Valid until 26.04.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 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 78% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	76 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.

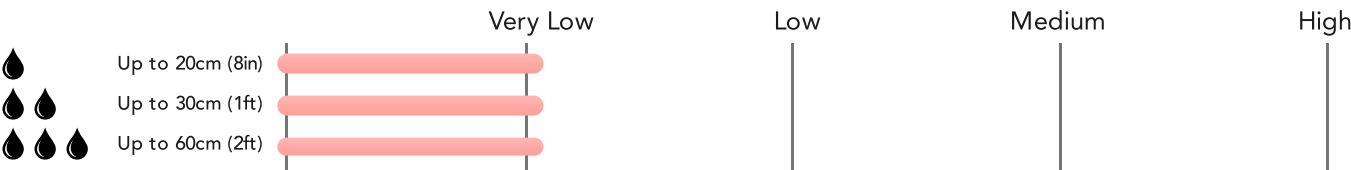


Risk Rating: Very low

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.

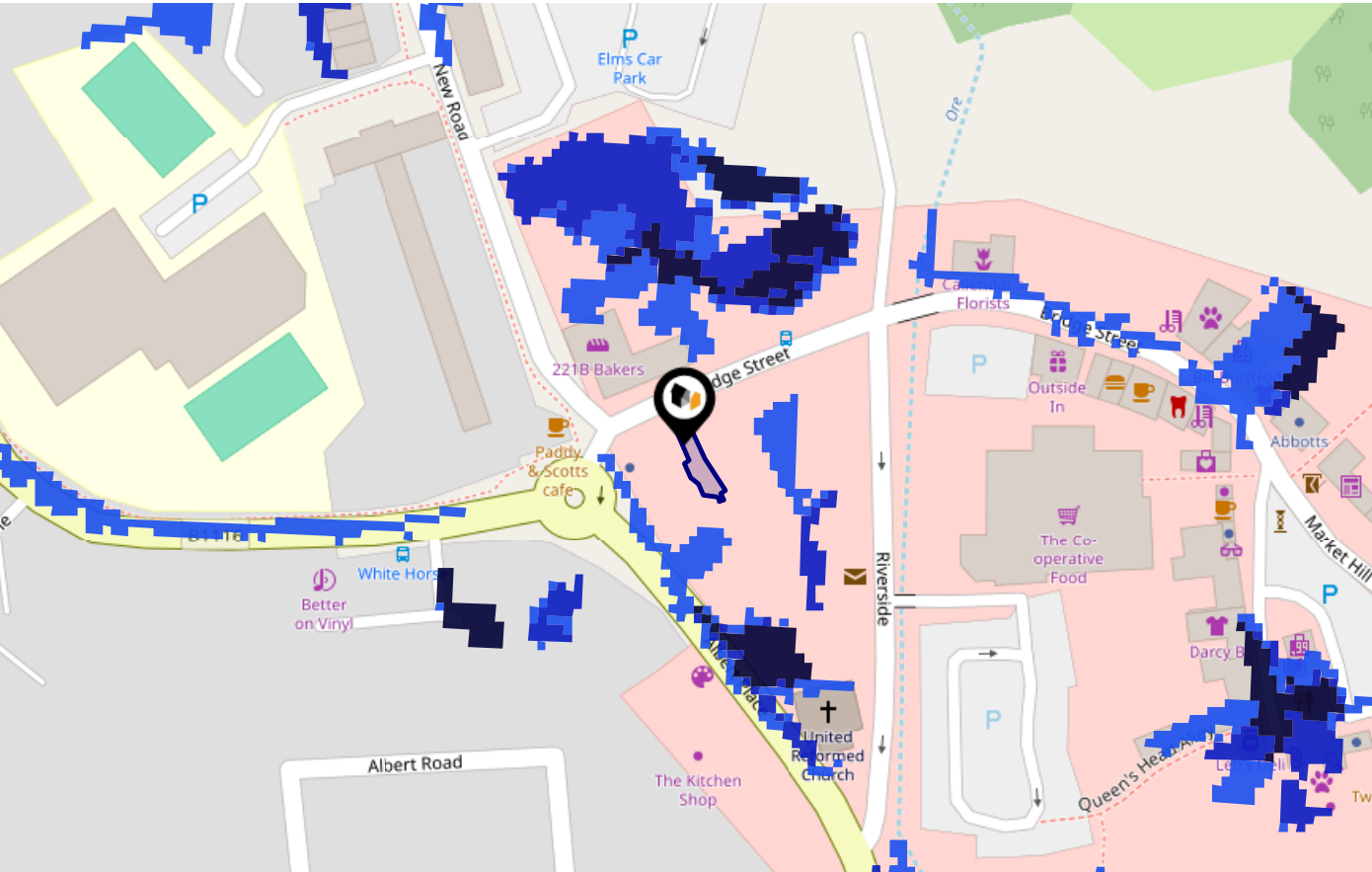
Chance of flooding to the following depths at this property:



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.

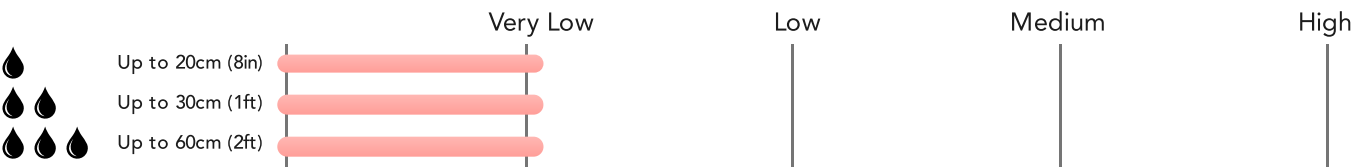


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

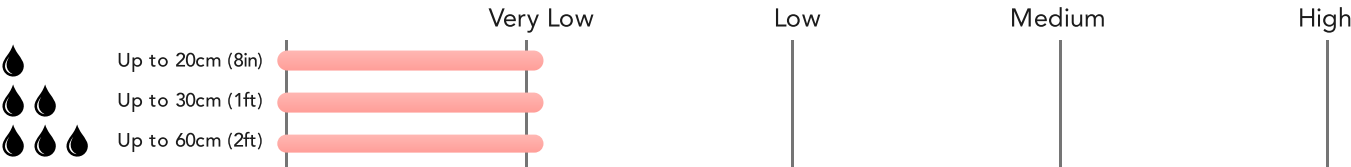


Risk Rating: Very low

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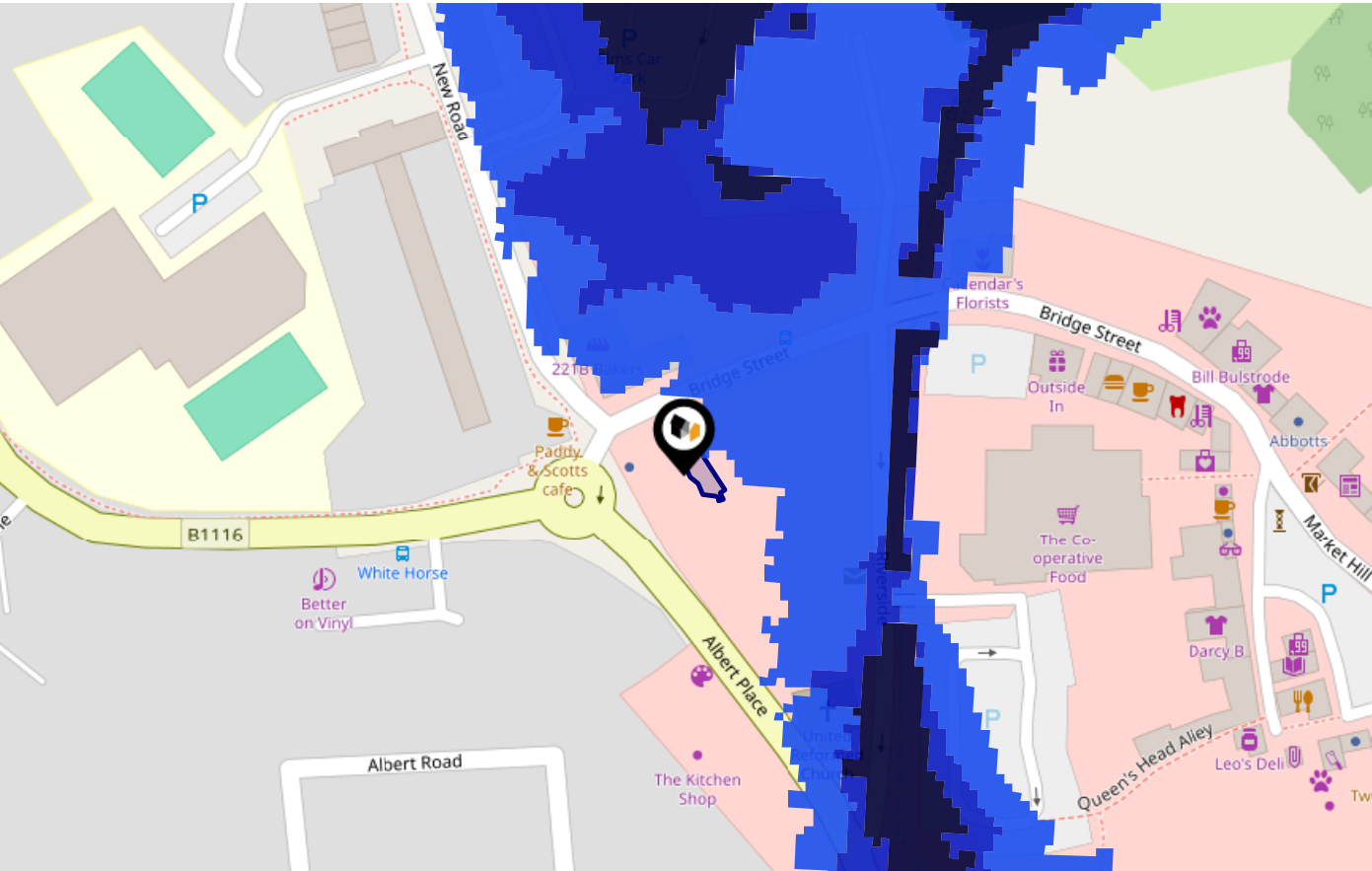
Chance of flooding to the following depths at this property:



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.

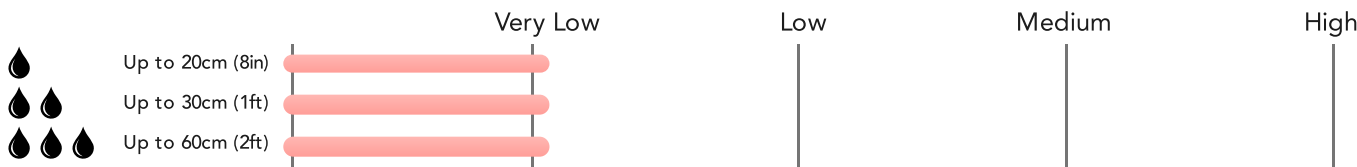


Risk Rating: Very low

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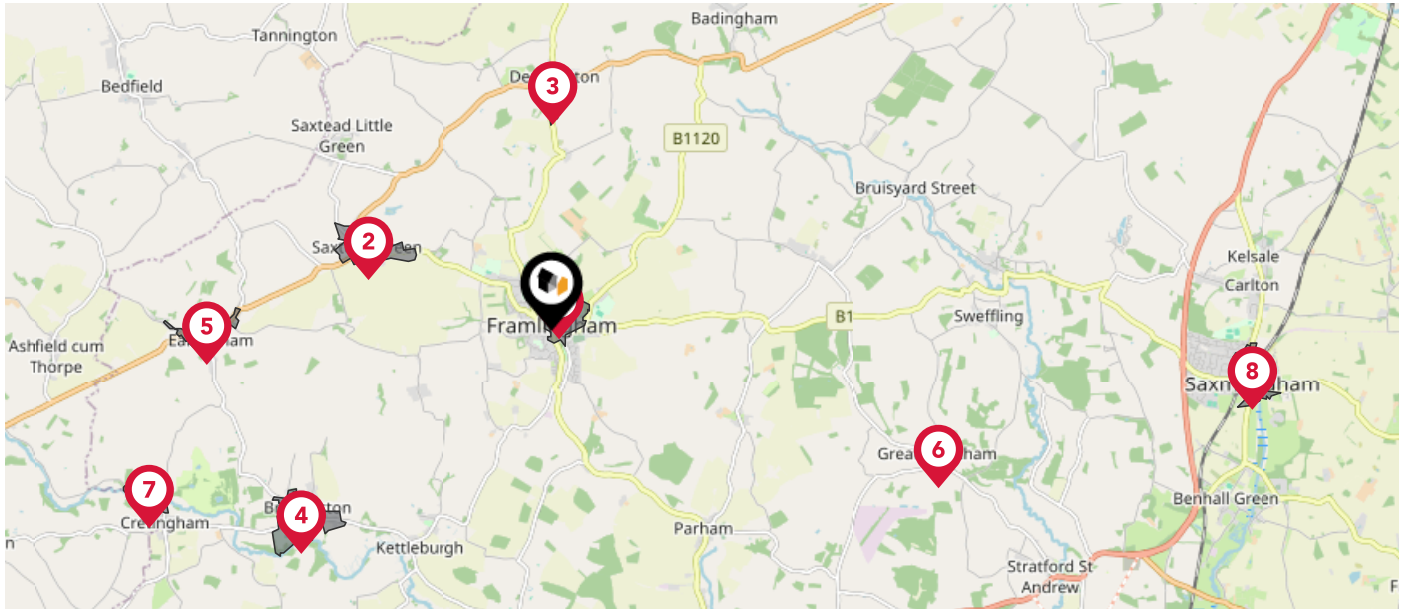
Chance of flooding to the following depths at this property:



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

Framlingham

2

Saxtead Green

3

Dennington

4

Brandeston

5

Earl Soham

6

Great Glemham

7

Cretingham

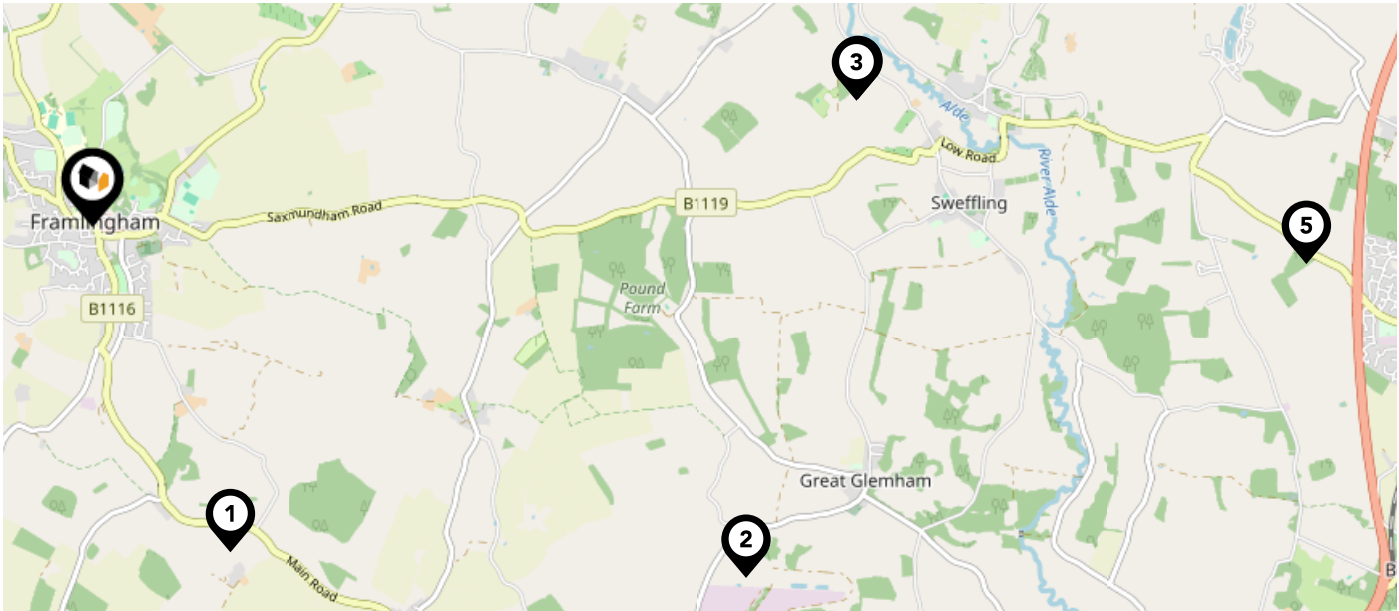
8

Saxmundham

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	Brick Lane-Crossing Nurseries, Brick Lane, Framlingham	Historic Landfill ☐
2	Parham Airfield-Parham Airfield, Parham	Historic Landfill ☐
3	Land North of Sweffling Hall-Sweffling, Suffolk	Historic Landfill ☐
4	Sweffling-Near Rendham, Suffolk	Historic Landfill ☐
5	Grove Farm-Grove Farm, Saxmundham	Historic Landfill ☐

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

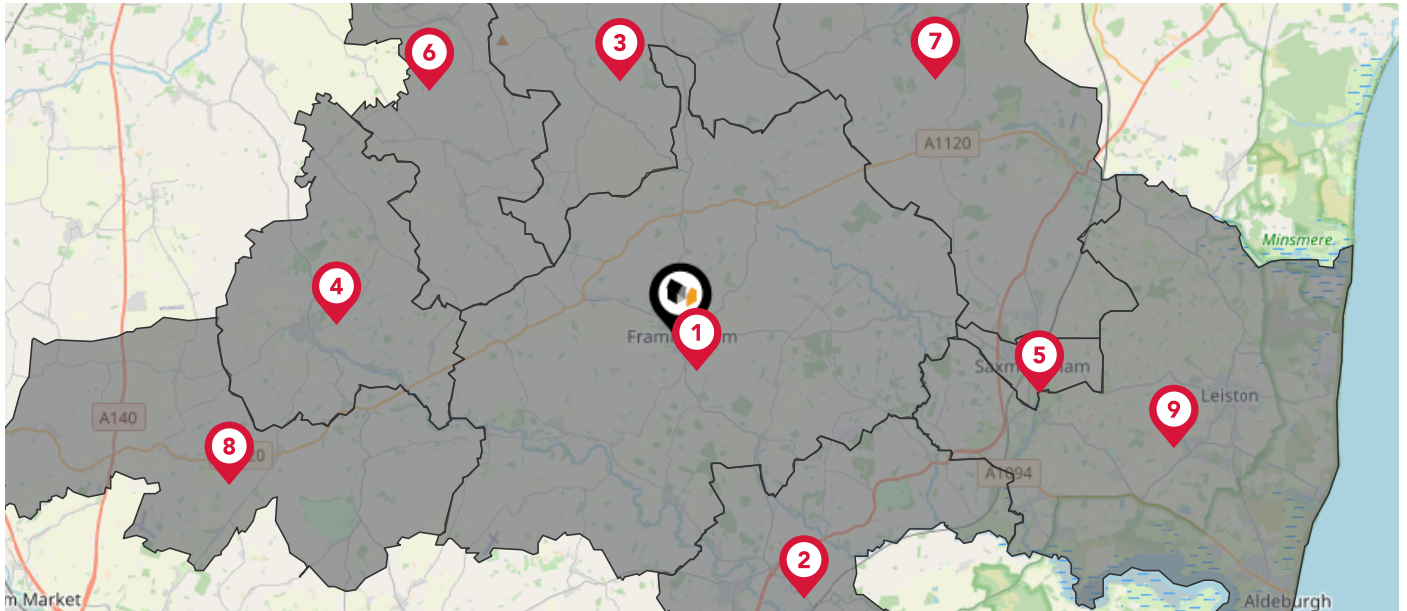
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Framlingham Ward

2

Wickham Market Ward

3

Stradbroke & Laxfield Ward

4

Debenham Ward

5

Saxmundham Ward

6

Hoxne & Worlingworth Ward

7

Kelsale & Yoxford Ward

8

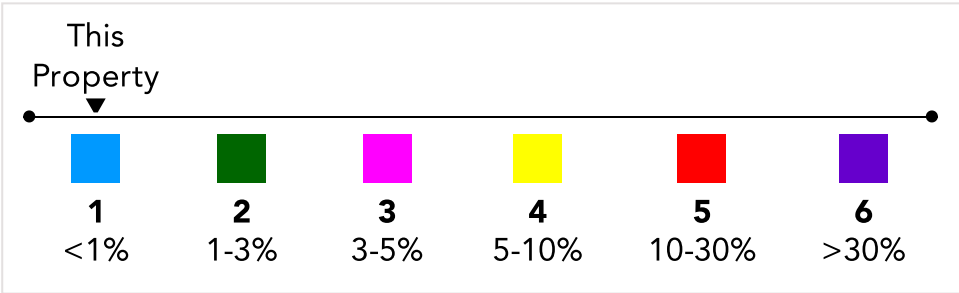
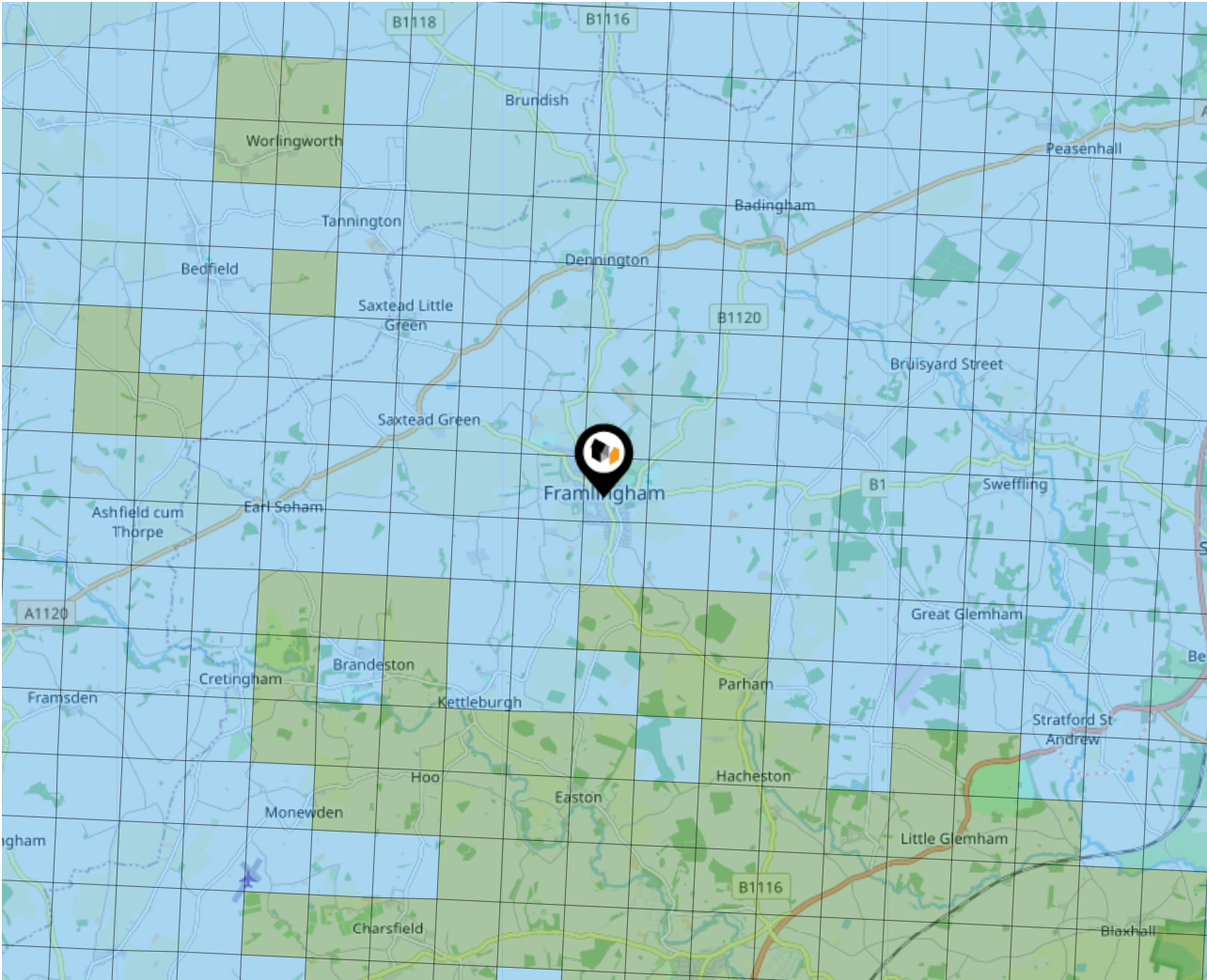
Stonham Ward

9

Aldeburgh & Leiston Ward

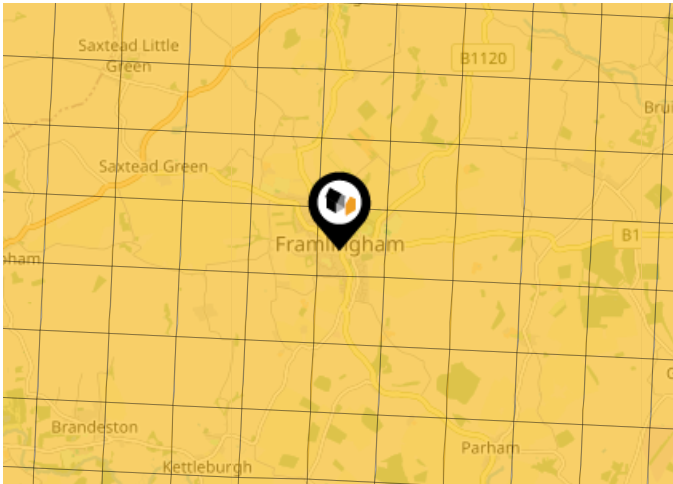
What is Radon?

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		

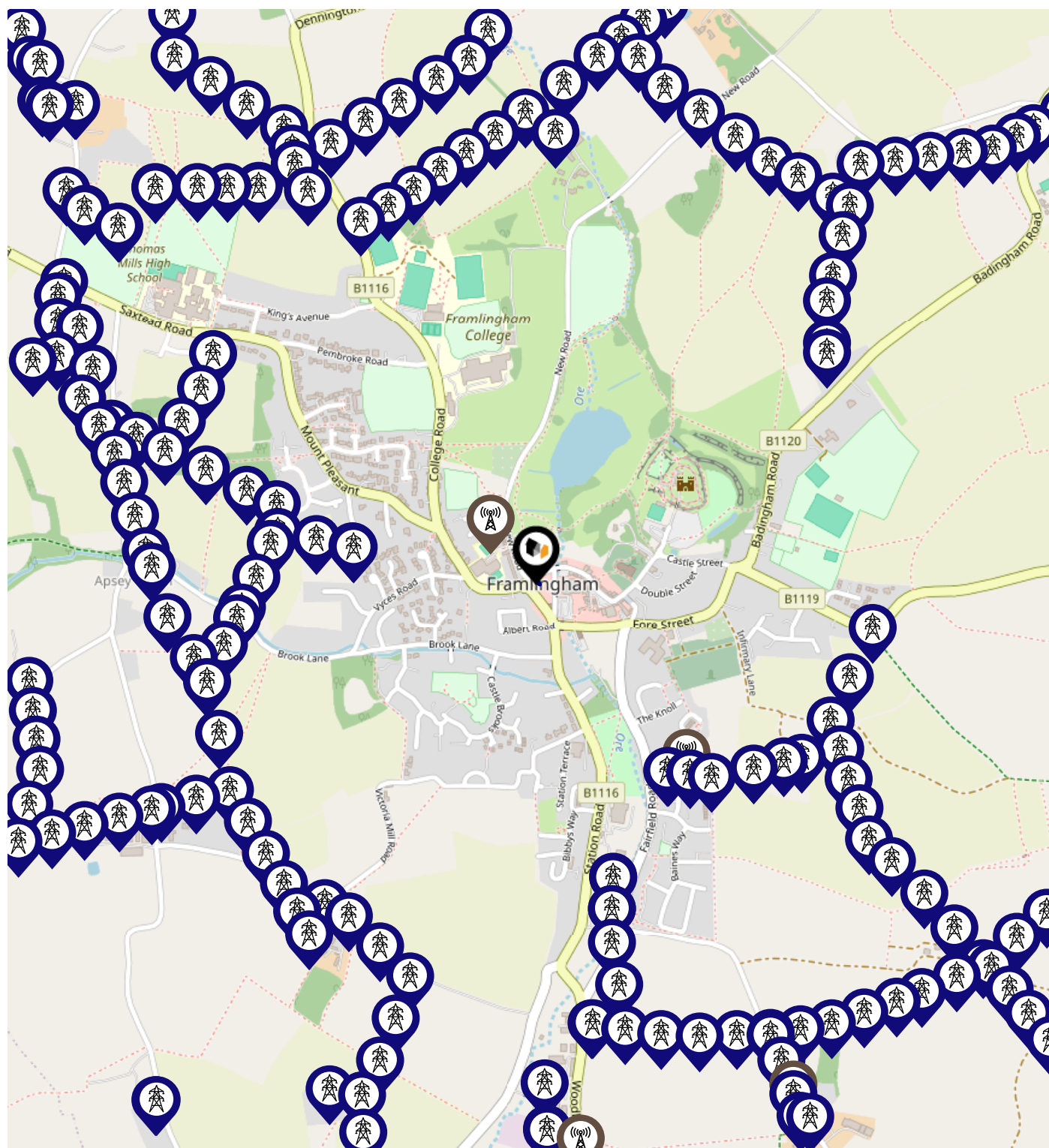


Primary Classifications (Most Common Clay Types)

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



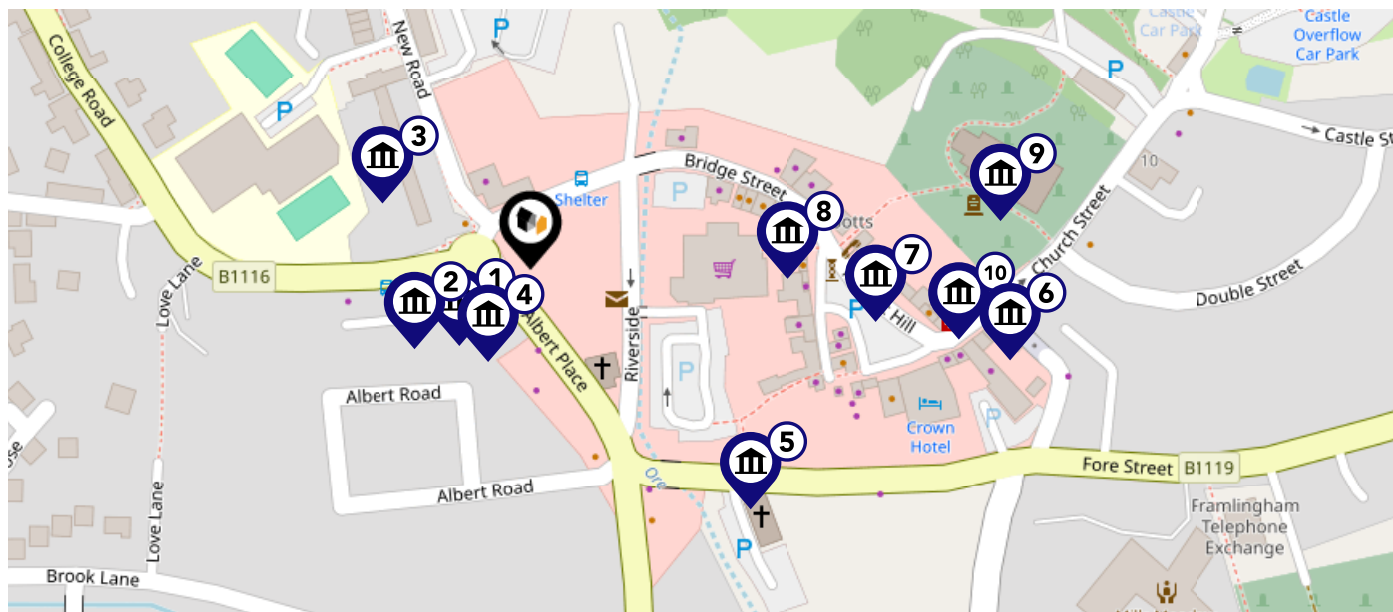
Key:

-  Power Pylons
-  Communication Masts

Maps

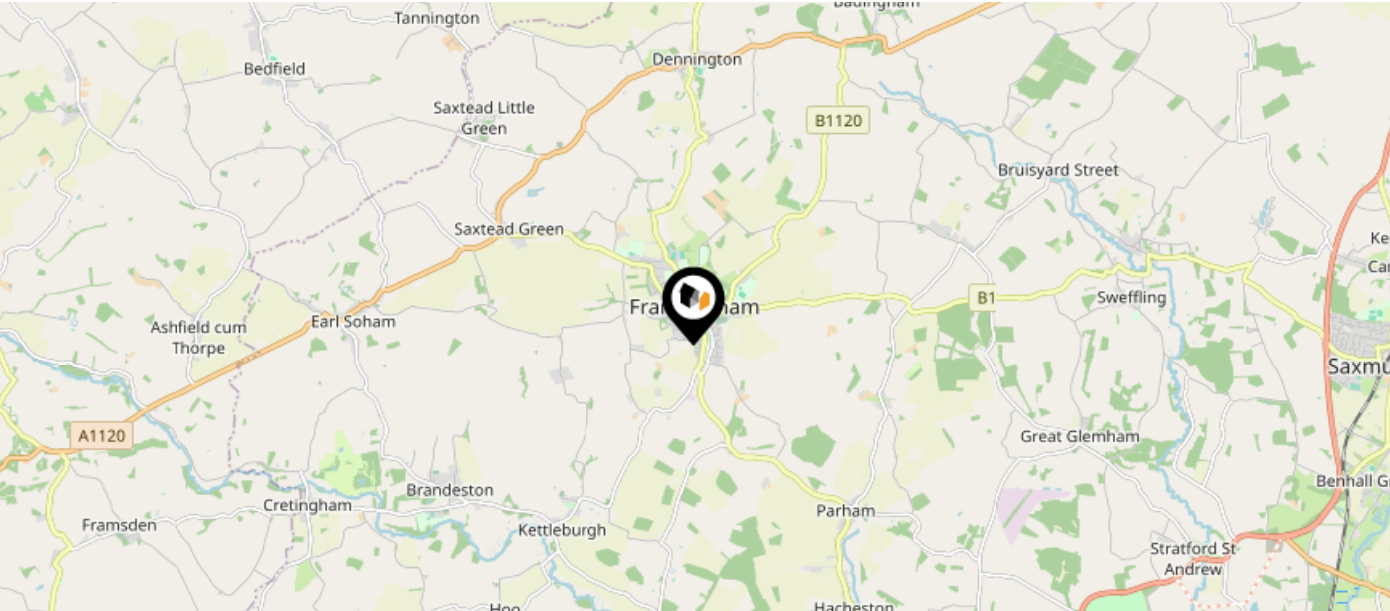
Listed Buildings

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



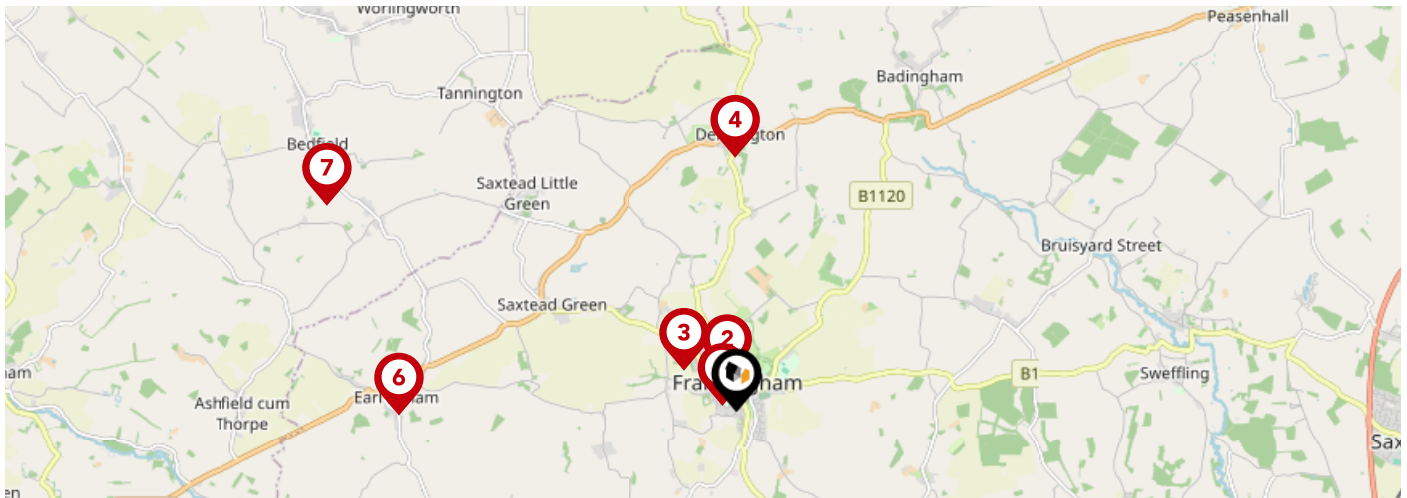
Listed Buildings in the local district		Grade	Distance
	1377373 - 23, Wellclose Square	Grade II	0.0 miles
	1199279 - White Horse Inn	Grade II	0.0 miles
	1377408 - Sir Robert Hitcham's Almshouses	Grade II	0.0 miles
	1199272 - 17 And 19, Wellclose Square	Grade II	0.0 miles
	1030370 - The Maltings	Grade II	0.1 miles
	1283639 - Crown And Anchor Hotel	Grade II	0.1 miles
	1030333 - The Guildhall	Grade II	0.1 miles
	1030373 - Flamingo	Grade II	0.1 miles
	1030391 - Church Of St Michael The Archangel	Grade I	0.1 miles
	1030393 - Amadeus House	Grade II	0.1 miles

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



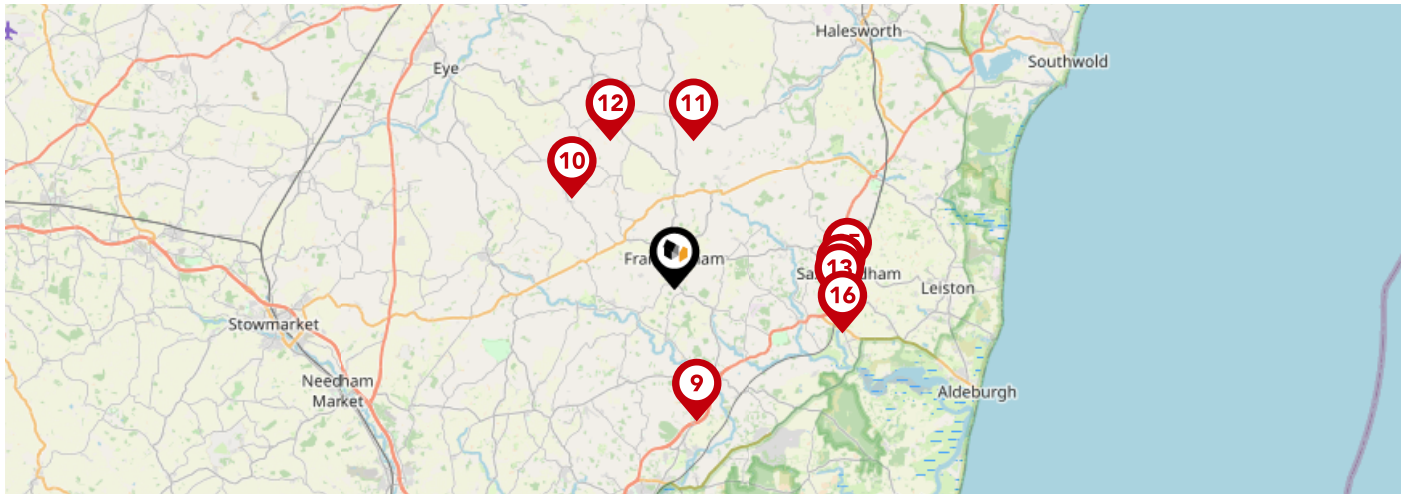
Nearby Green Belt Land

No data available.



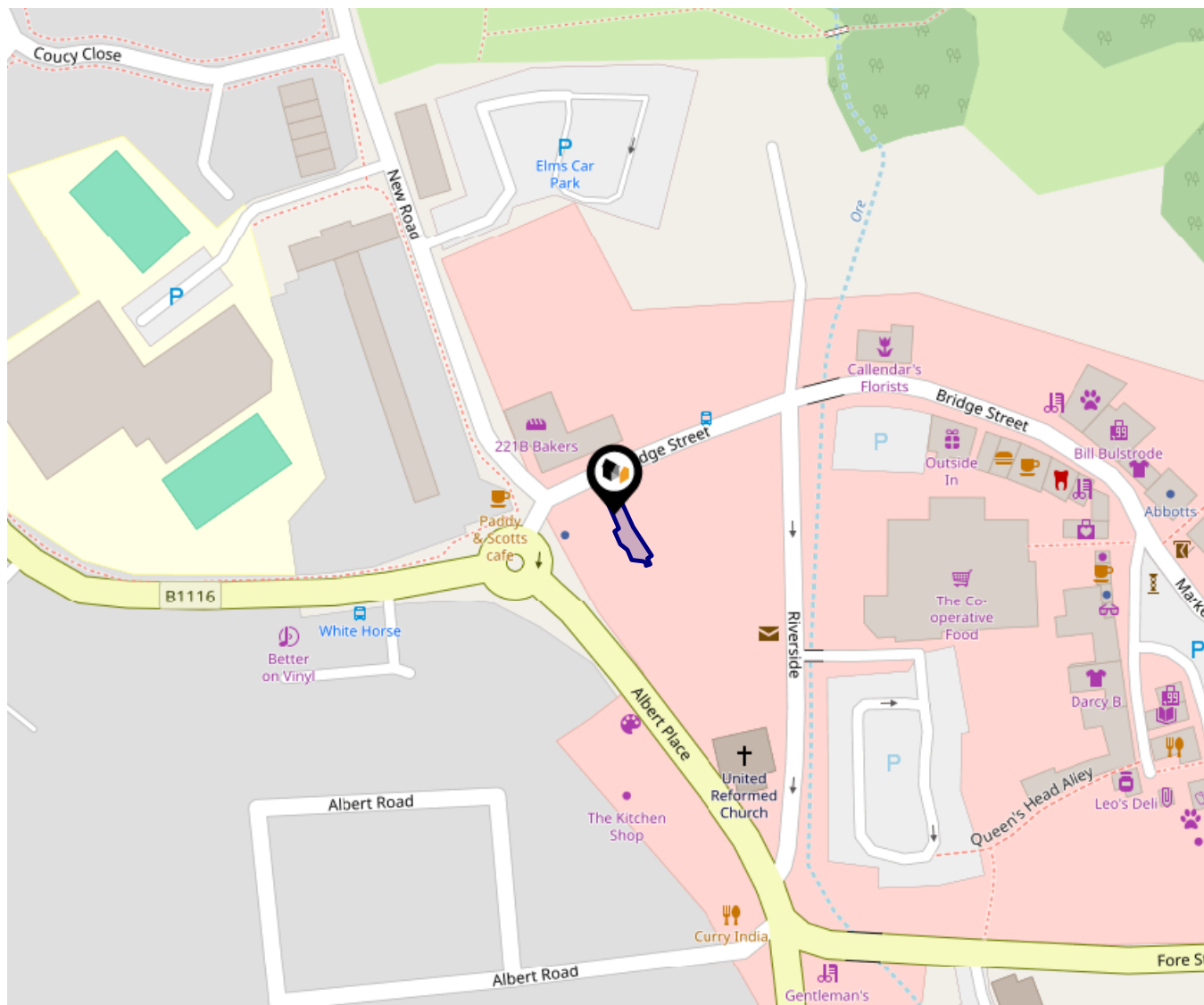
		Nursery	Primary	Secondary	College	Private
	Framlingham Sir Robert Hitcham's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 351 Distance:0.14	☐	☒	☐	☐	☐
	Framlingham College Ofsted Rating: Not Rated Pupils: 579 Distance:0.33	☐	☐	☒	☐	☐
	Thomas Mills High School & Sixth Form Ofsted Rating: Good Pupils: 1030 Distance:0.61	☐	☐	☒	☐	☐
	Dennington Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:2.32	☐	☒	☐	☐	☐
	Easton Primary School Ofsted Rating: Good Pupils: 73 Distance:3.07	☐	☒	☐	☐	☐
	Earl Soham Community Primary School Ofsted Rating: Good Pupils: 70 Distance:3.07	☐	☒	☐	☐	☐
	Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:4.17	☐	☒	☐	☐	☐
	Charsfield Church of England Primary School Ofsted Rating: Good Pupils: 36 Distance:4.63	☐	☒	☐	☐	☐

Area Schools



		Nursery	Primary	Secondary	College	Private
9	Wickham Market Primary School Ofsted Rating: Good Pupils: 167 Distance:4.89	☐	☒	☐	☐	☐
10	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:4.96	☐	☒	☐	☐	☐
11	All Saints Church of England Primary School, Laxfield Ofsted Rating: Outstanding Pupils: 95 Distance:5.45	☐	☒	☐	☐	☐
12	Wilby Church of England Primary School Ofsted Rating: Good Pupils: 103 Distance:5.86	☐	☒	☐	☐	☐
13	Set Saxmundham School Ofsted Rating: Serious Weaknesses Pupils: 109 Distance:6.03	☐	☐	☒	☐	☐
14	Saxmundham Primary School Ofsted Rating: Good Pupils: 274 Distance:6.08	☐	☒	☐	☐	☐
15	Kelsale Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 163 Distance:6.31	☐	☒	☐	☐	☐
16	Benhall St Mary's Church of England Primary School Ofsted Rating: Good Pupils: 70 Distance:6.35	☐	☒	☐	☐	☐

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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