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MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd May 2025



23, TIPPETT AVENUE, STOWMARKET, IP14 1TE

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

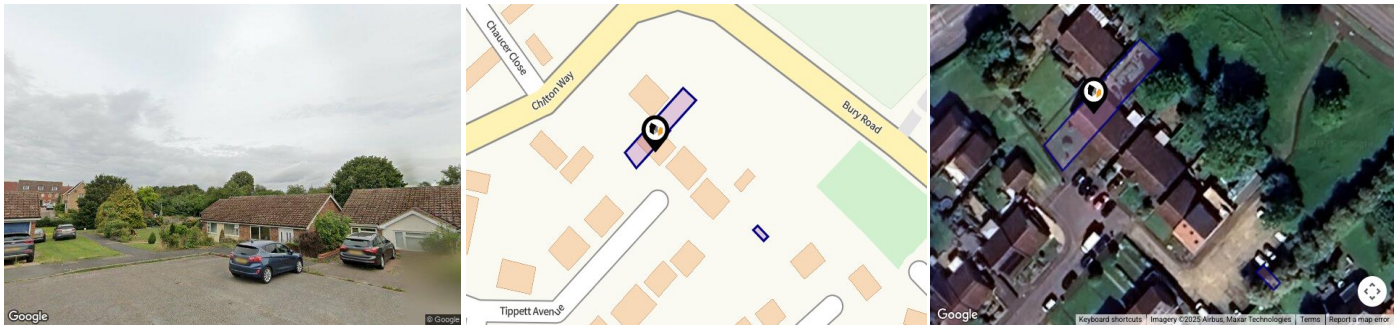
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	25/06/2001
Bedrooms:	2	Last Sold Price:	£68,000
Floor Area:	645 ft ² / 60 m ²	Last Sold £/ft ² :	£105
Plot Area:	0.07 acres	Tenure:	Freehold
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	SK35116		
UPRN:	200003814888		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		29	-
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	High		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2	BT	sky	Virgin media

Property EPC - Certificate

23 Tippet Avenue, IP14 1TE

Energy rating

D

Valid until 22.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

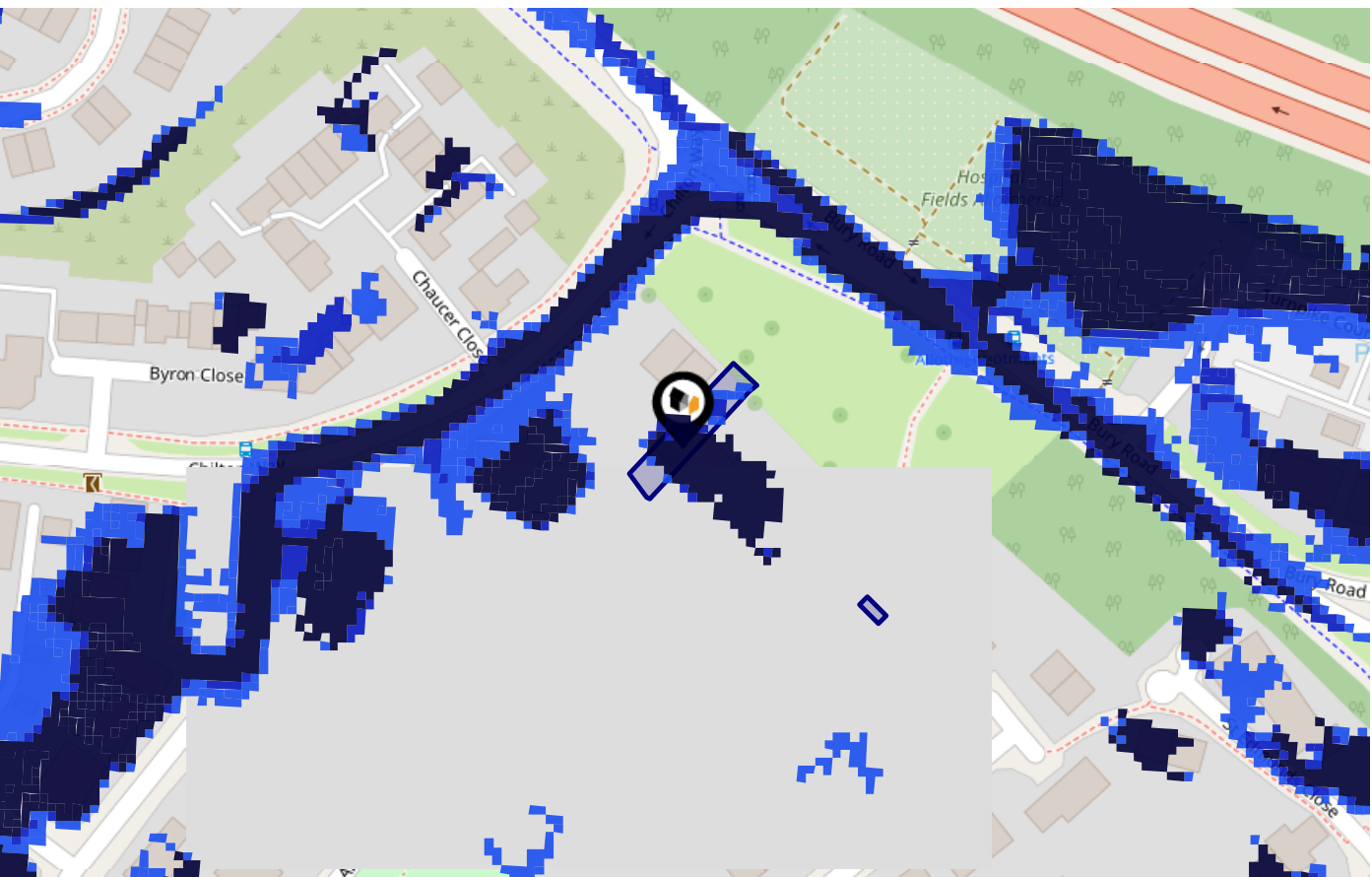
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Warm air, mains gas
Main Heating Controls:	Room thermostat only
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 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.

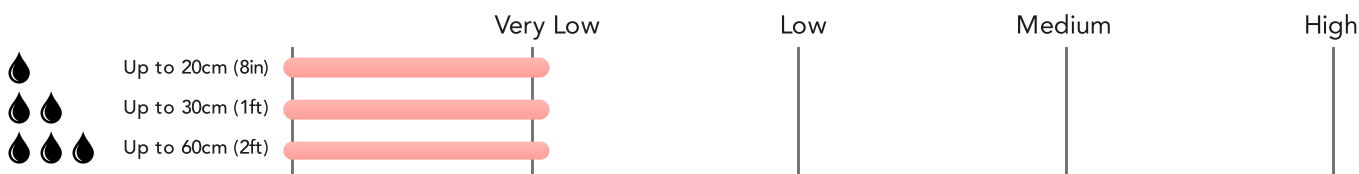


Risk Rating: High

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.

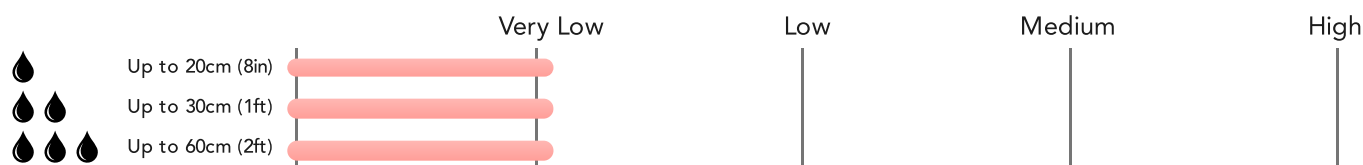


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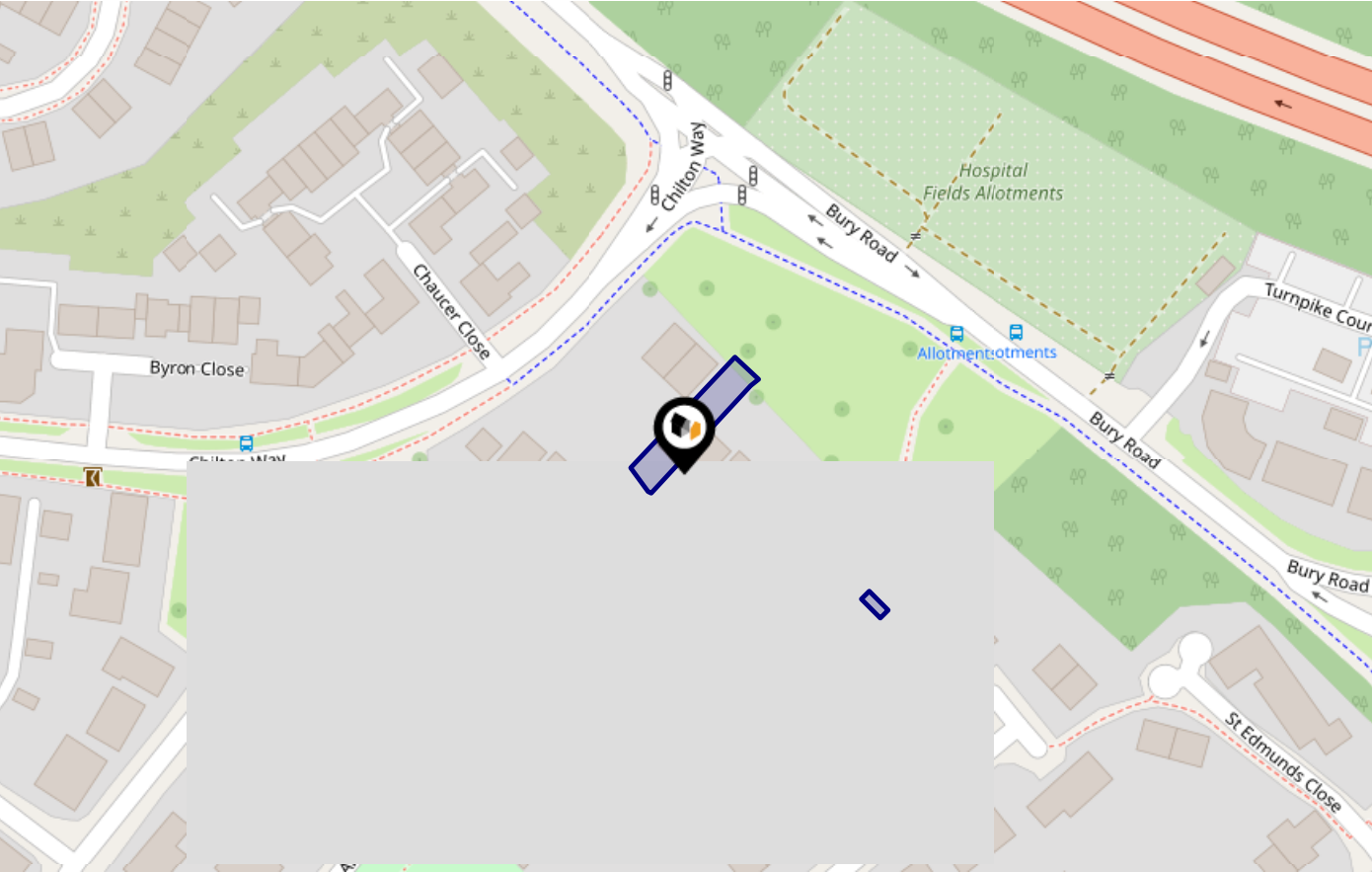
Chance of flooding to the following depths at this property:



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.

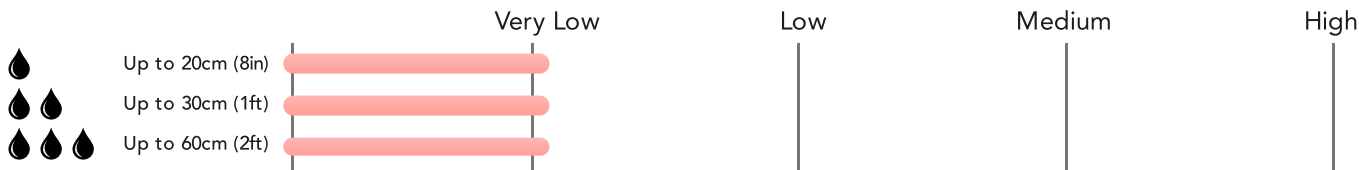


Risk Rating: Very low

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.

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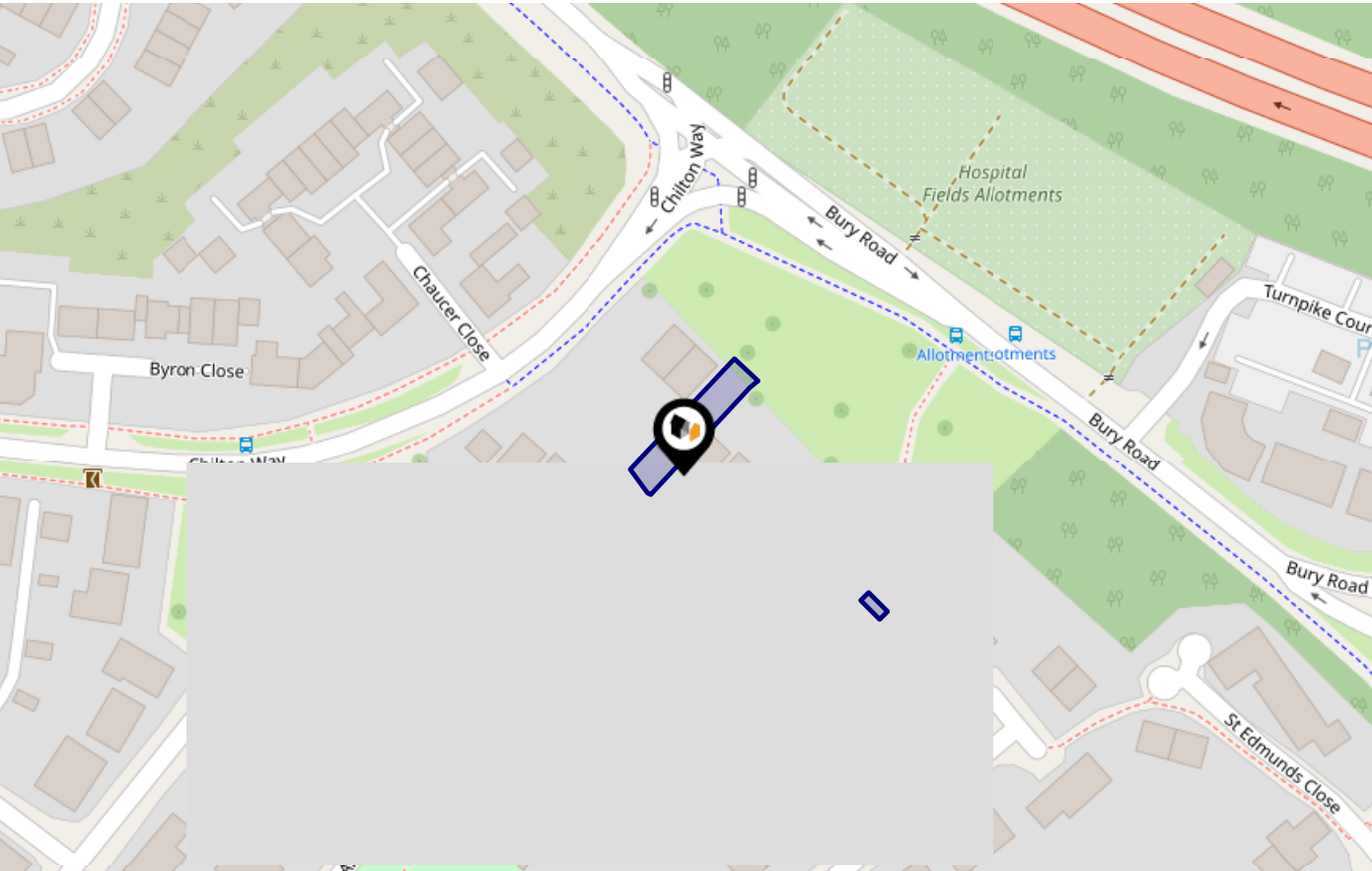
Chance of flooding to the following depths at this property:



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.

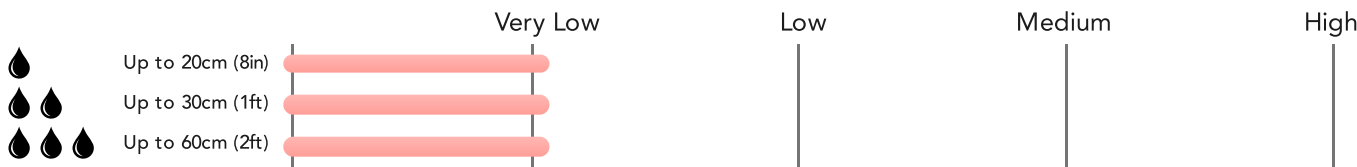


Risk Rating: Very low

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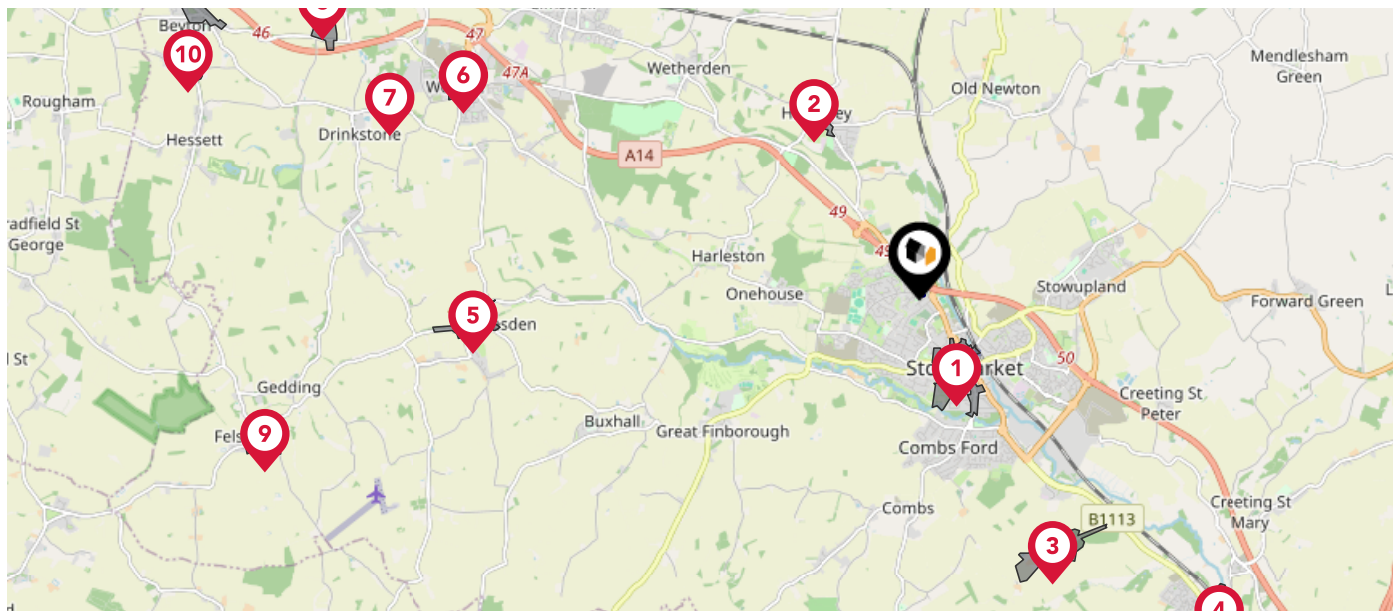
Chance of flooding to the following depths at this property:



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



Stowmarket



Haughley



Badley



Needham Market



Rattlesden



Woolpit



Drinkstone Mills



Tostock



Felsham

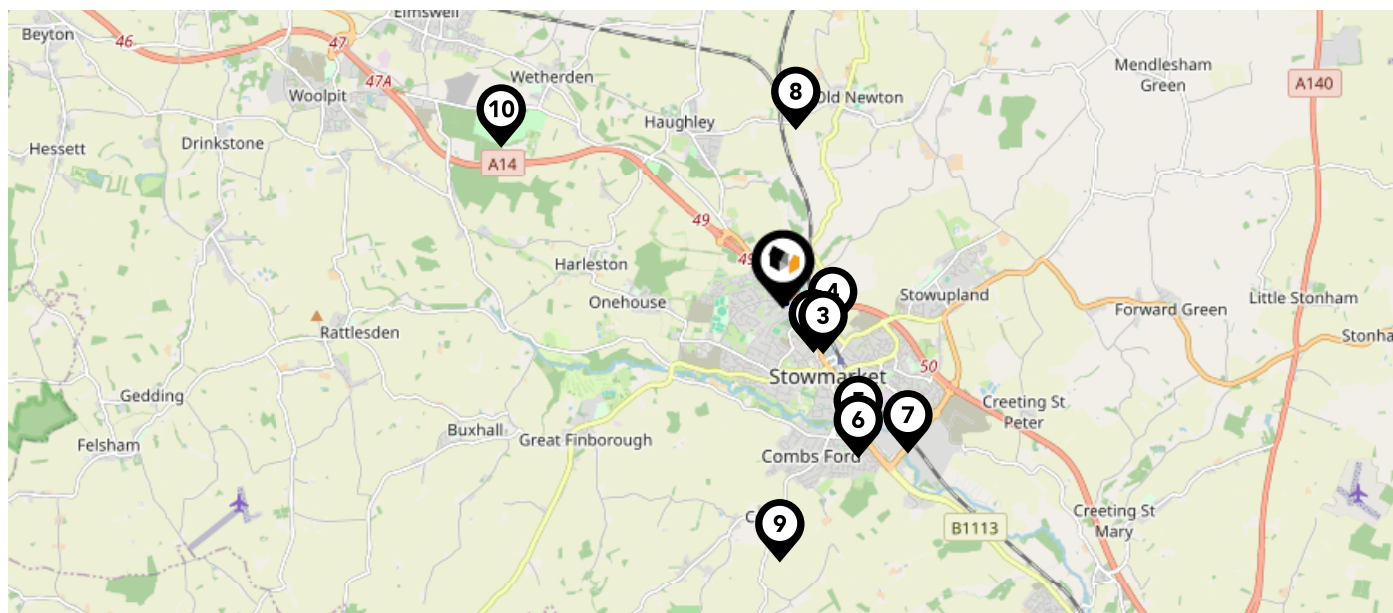


Beyton

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.



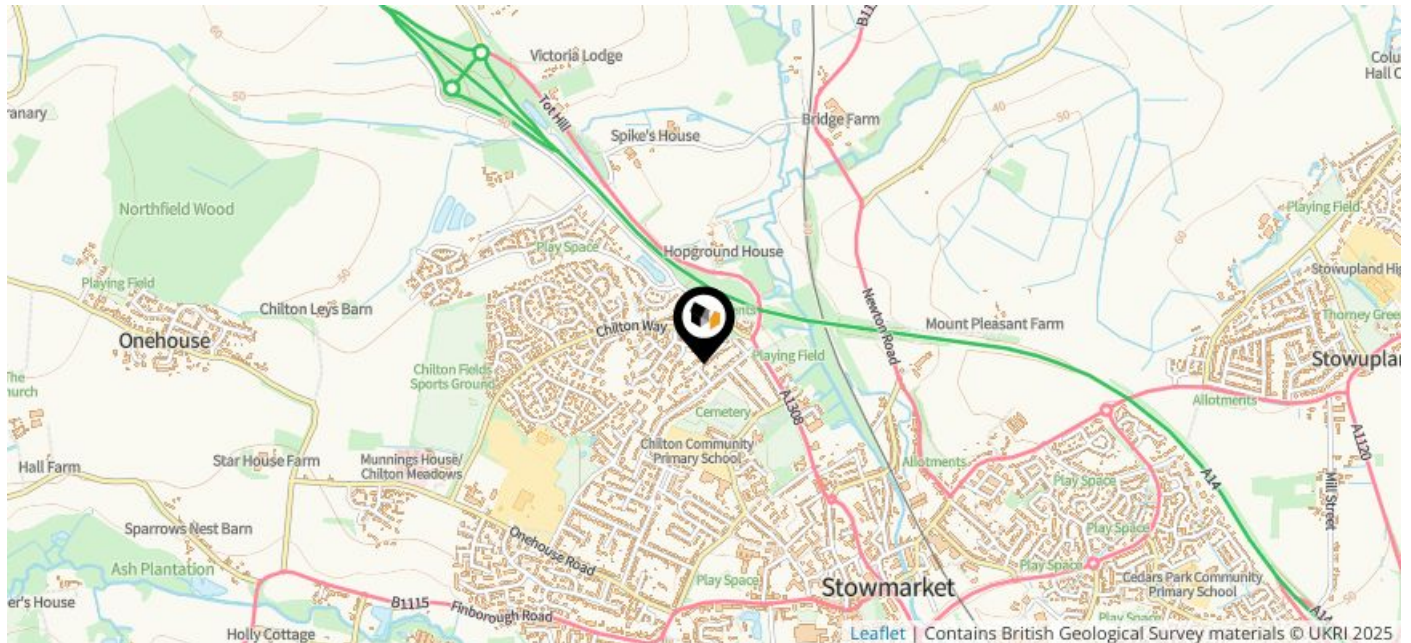
Nearby Landfill Sites

1	42 Bury Road-Stowmarket	Historic Landfill	
2	Newton Road-Newton Road, Stowupland	Historic Landfill	
3	Newton Road-Newton Road, Stowupland	Historic Landfill	
4	Newton Road-Stowupland	Historic Landfill	
5	Milton Road-Milton Road, Stowmarket	Historic Landfill	
6	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	
7	Needham Road-Needham Road, Stowmarket	Historic Landfill	
8	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	
9	Combs Tannery-Combs, Stowmarket	Historic Landfill	
10	Haughley Park-Wetherden, Stowmarket	Historic Landfill	

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

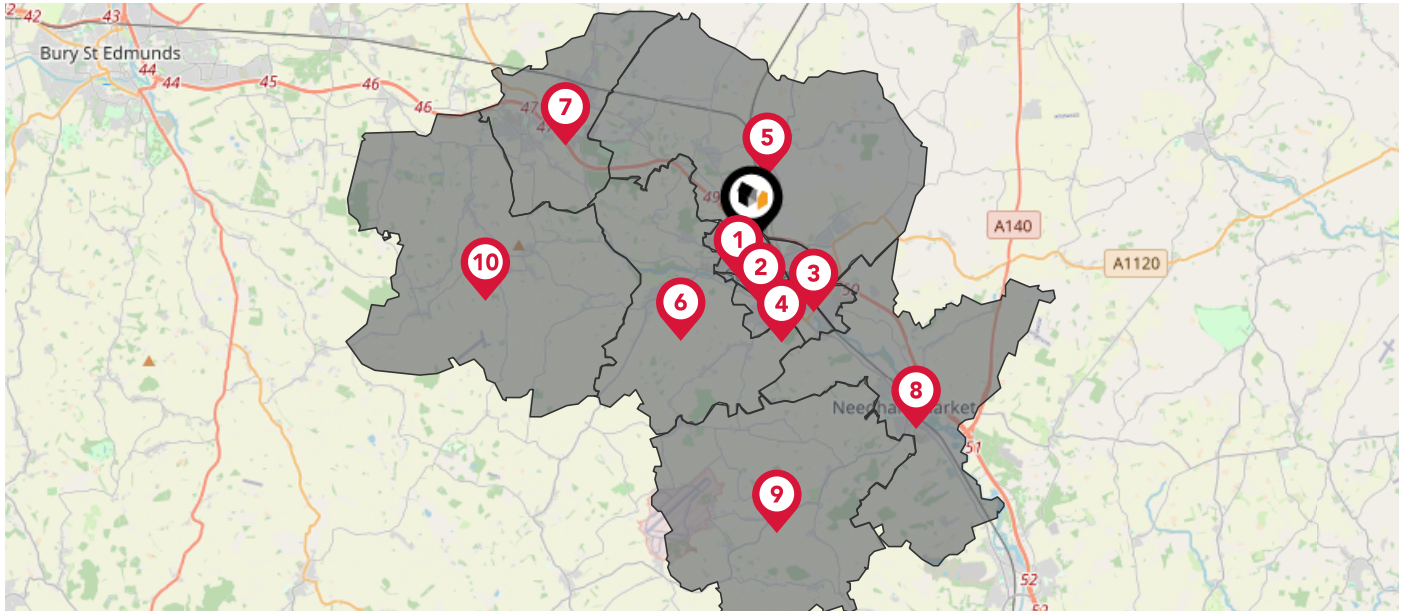
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

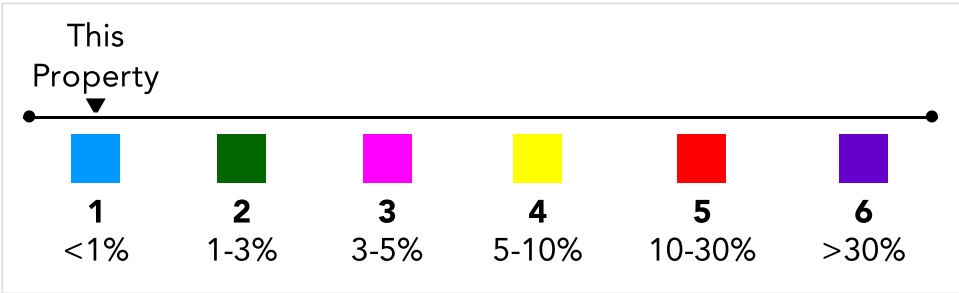
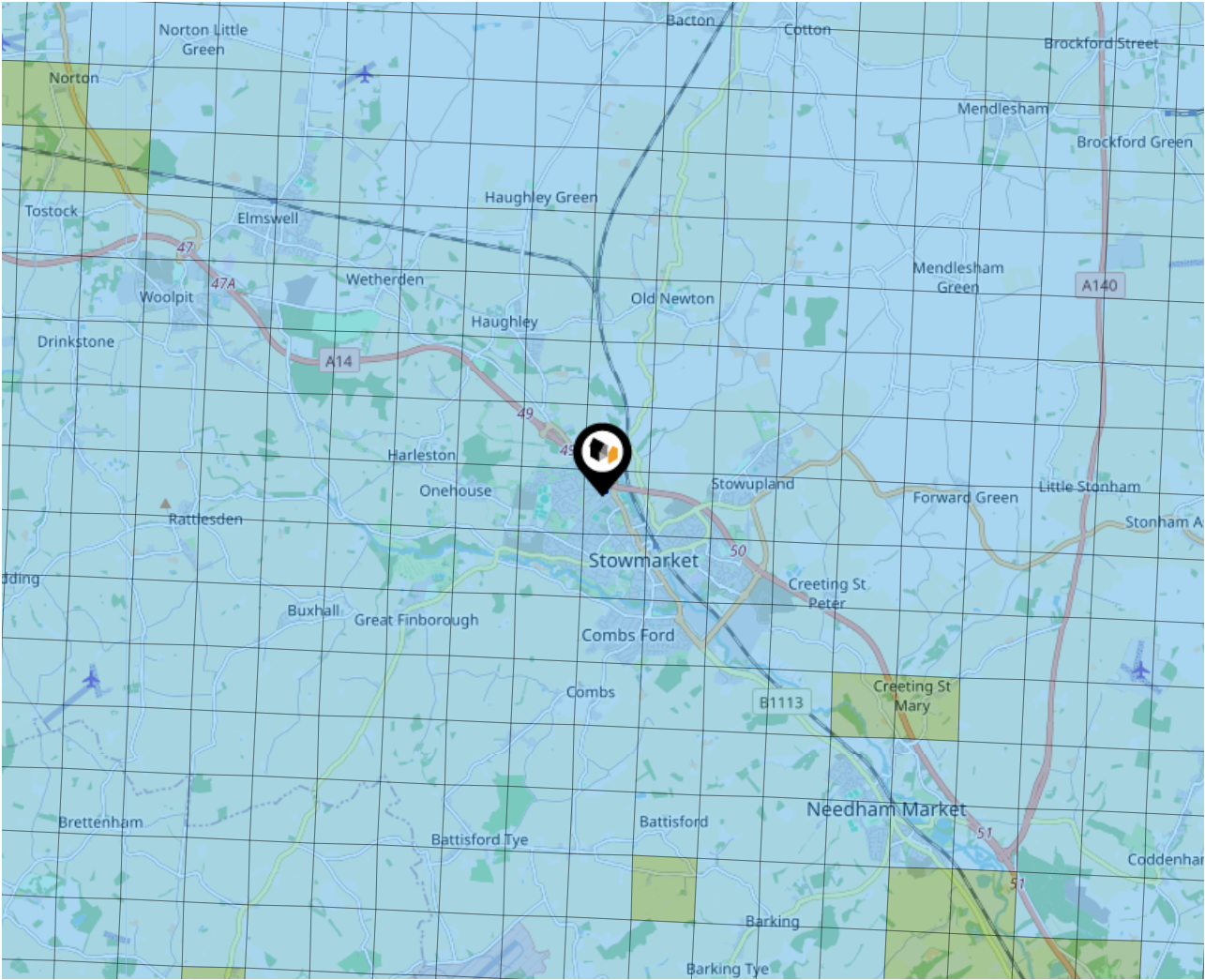


Nearby Council Wards

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

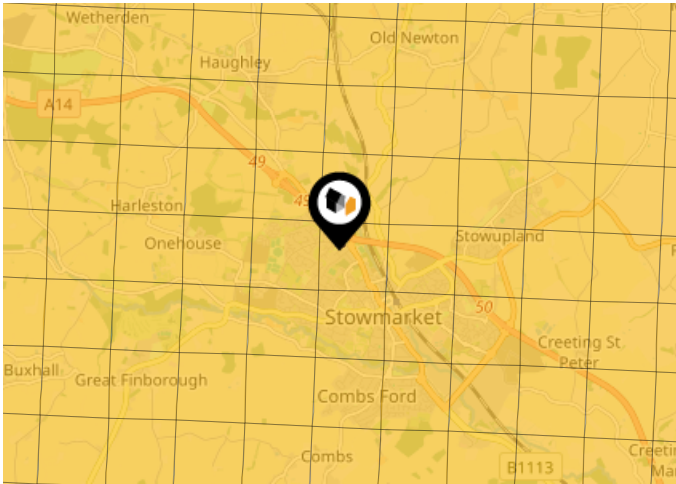
What is Radon?

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)

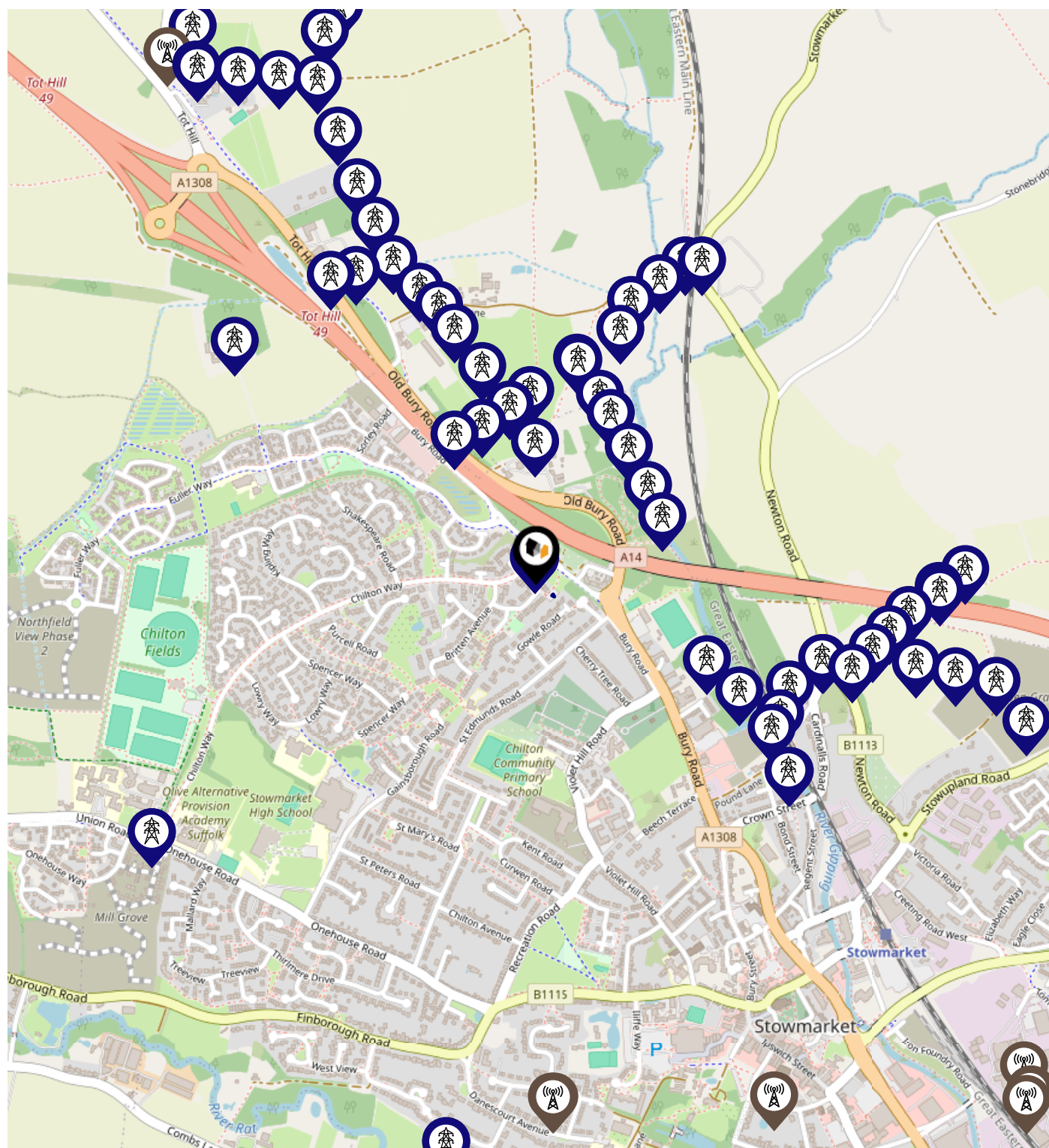
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

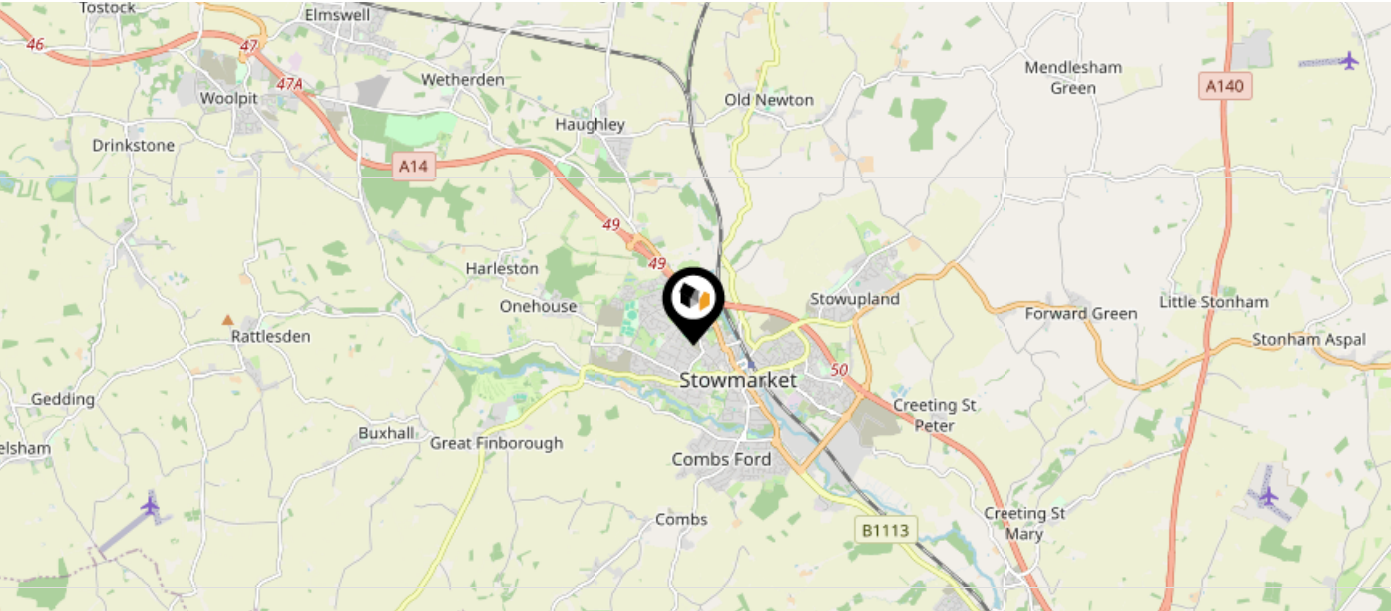
Listed Buildings



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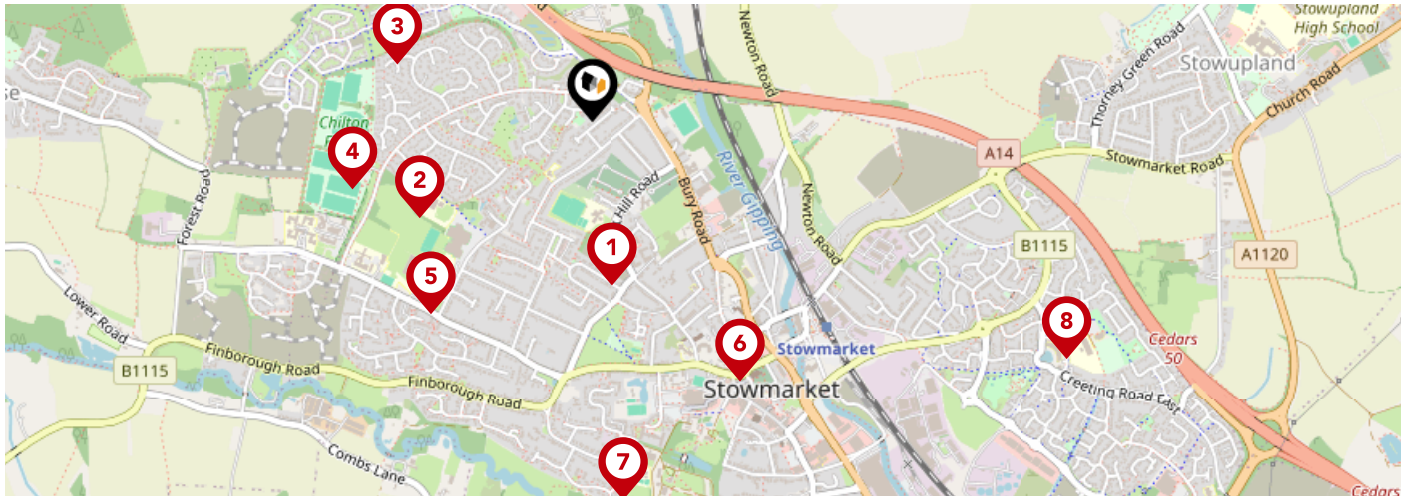
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.37	☐	☒	☐	☐	☐
2	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.45	☐	☒	☐	☐	☐
3	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:0.46	☐	☒	☐	☐	☐
4	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:0.56	☐	☐	☒	☐	☐
5	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.57	☐	☐	☒	☐	☐
6	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.68	☐	☐	☒	☐	☐
7	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.86	☐	☒	☐	☐	☐
8	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:1.21	☐	☒	☐	☐	☐

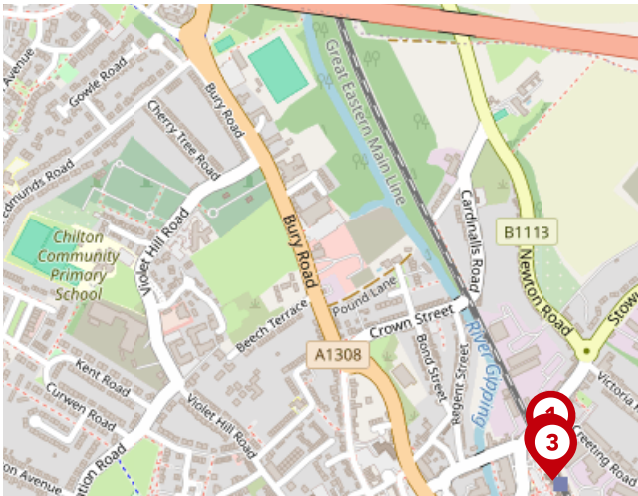
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance: 1.48	☐	☒	☐	☐	☐
10	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance: 1.7	☐	☒	☐	☐	☐
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance: 1.74	☐	☒	☐	☐	☐
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance: 1.74	☐	☐	☒	☐	☐
13	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance: 1.87	☐	☐	☒	☐	☐
14	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance: 1.93	☐	☒	☐	☐	☐
15	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance: 1.93	☐	☒	☐	☐	☐
16	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance: 2.37	☐	☒	☐	☐	☐

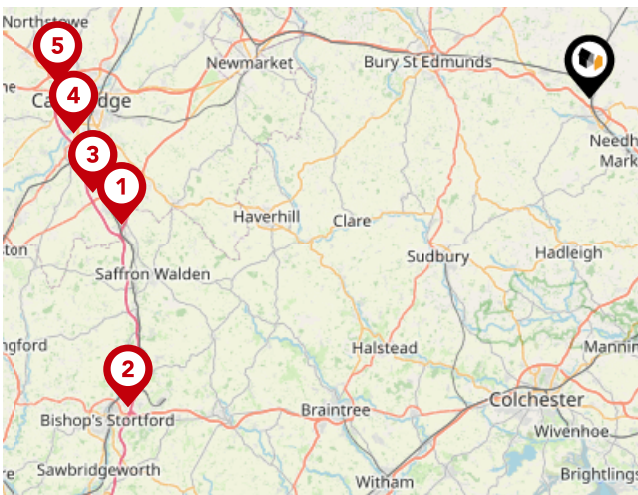
Area

Transport (National)



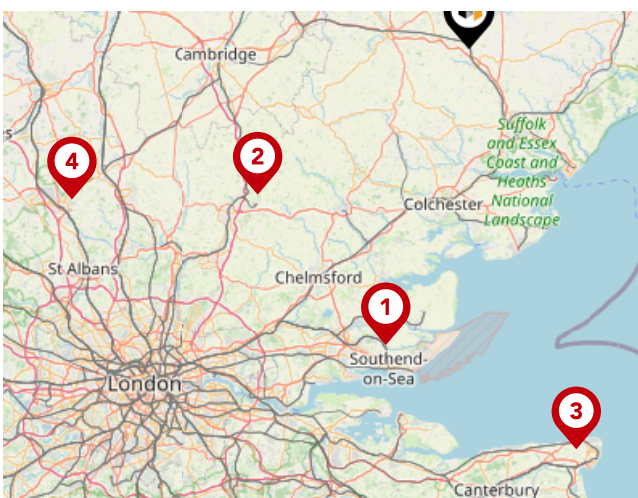
National Rail Stations

Pin	Name	Distance
	Entrance2	0.73 miles
	Entrance1	0.75 miles
	Stowmarket Rail Station	0.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	35.27 miles
	M11 J8	40.47 miles
	M11 J10	36.71 miles
	M11 J11	37.6 miles
	M11 J13	38.59 miles

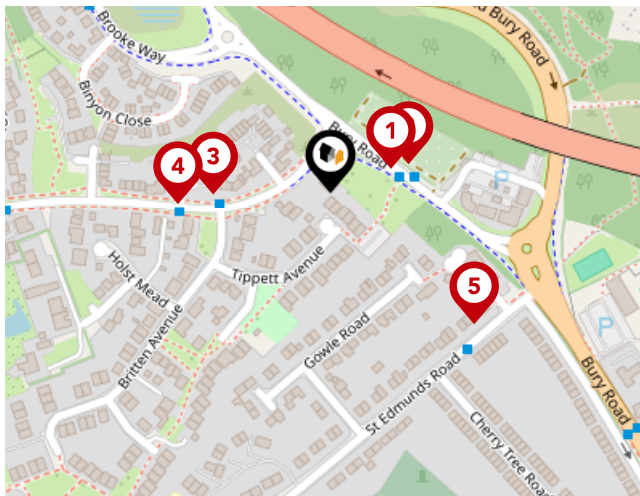


Airports/Helipads

Pin	Name	Distance
	Southend-on-Sea	45.14 miles
	Stansted Airport	37.5 miles
	Manston	60.95 miles
	Luton Airport	62.04 miles

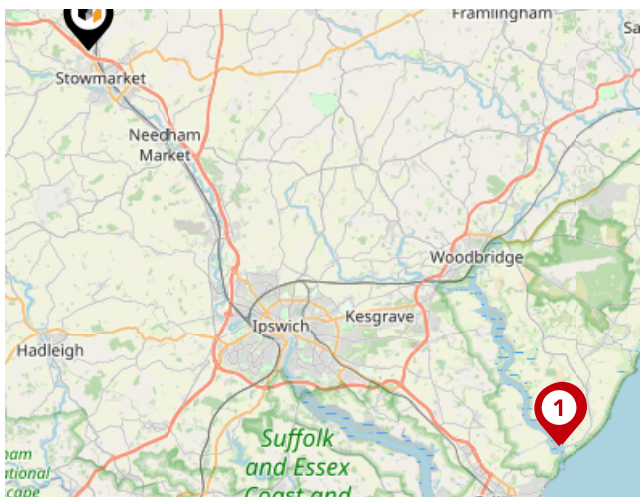
Area

Transport (Local)



Bus Stops/Stations

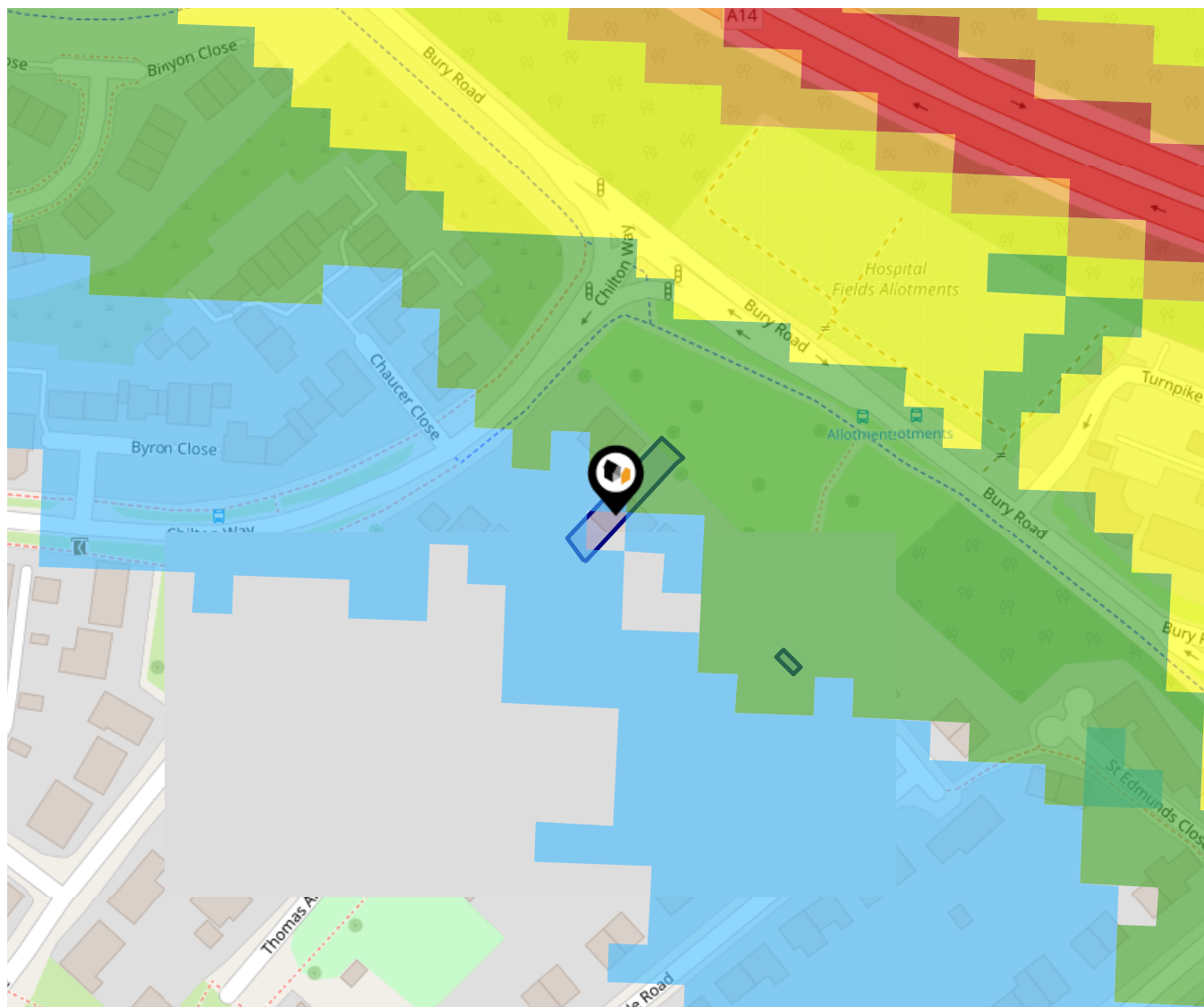
Pin	Name	Distance
1	Allotments	0.04 miles
2	Allotments	0.05 miles
3	Britten Avenue	0.07 miles
4	Britten Avenue	0.09 miles
5	Cherry Tree Road	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.39 miles
2	Bawdsey Ferry Landing	22.47 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.

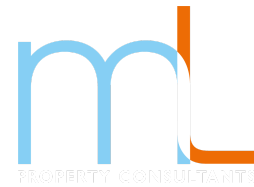


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