

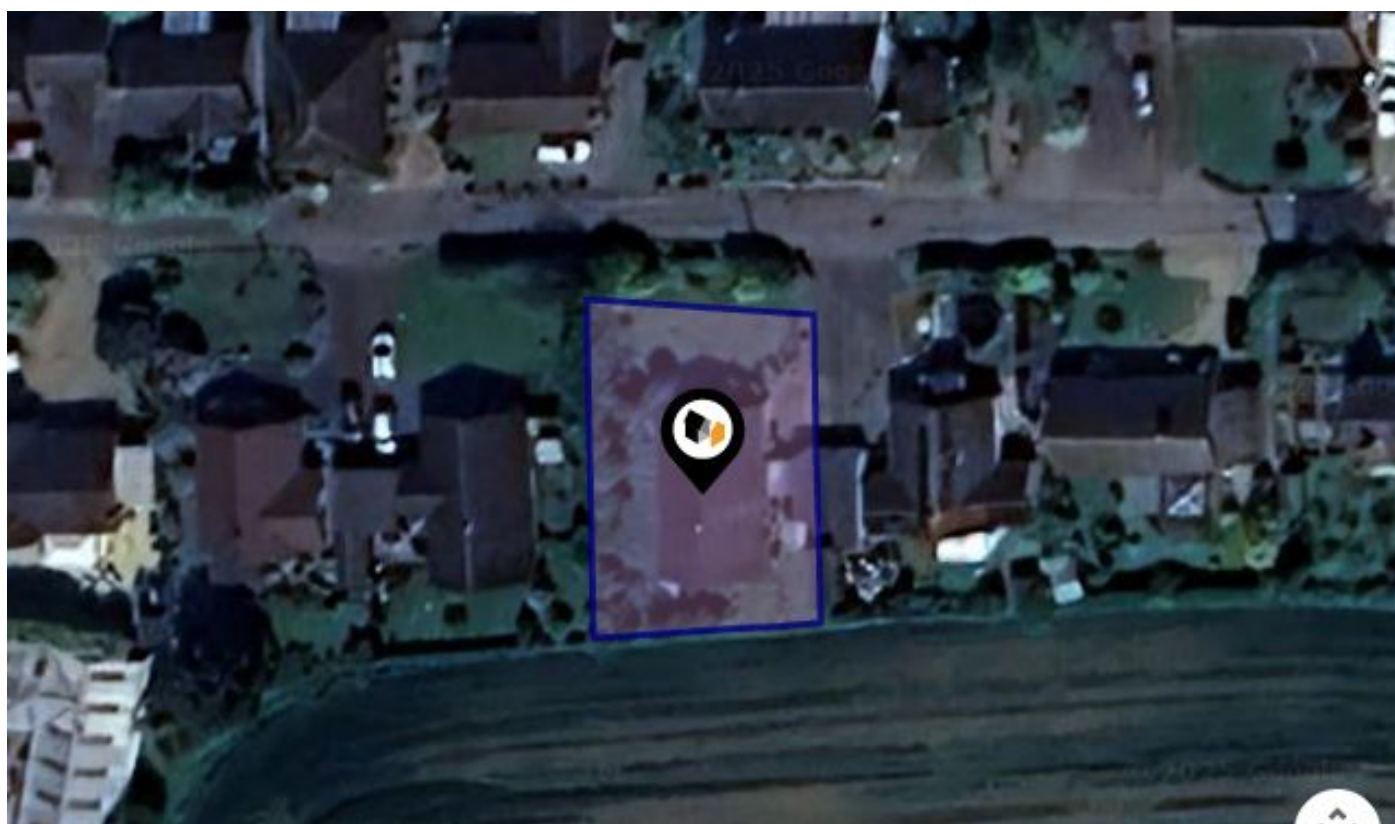


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 22nd May 2025



3, COLDHAM LANE, GISLINGHAM, EYE, IP23 8JA

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

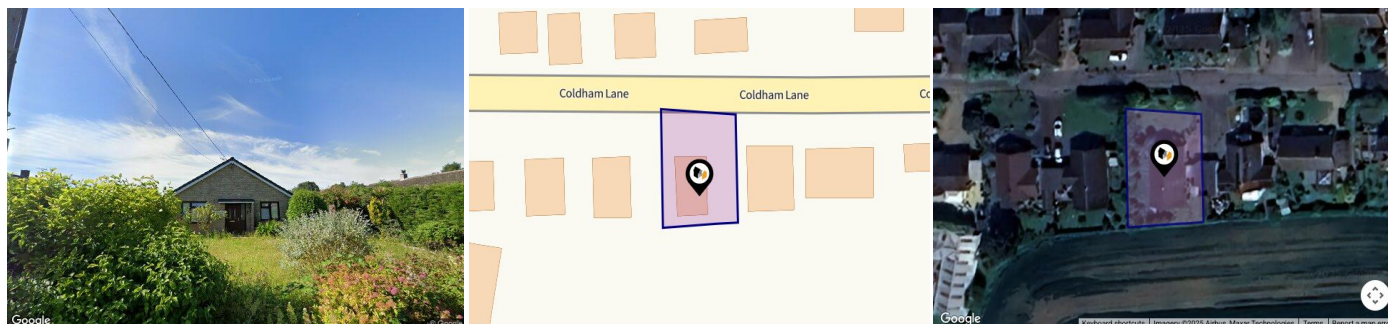
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	30/08/1995
Bedrooms:	3	Last Sold Price:	£66,500
Floor Area:	1,097 ft ² / 102 m ²	Last Sold £/ft²:	£60
Plot Area:	0.13 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,963		
Title Number:	SK154484		
UPRN:	100091377752		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	78 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **4 Coldham Lane Gislingham Eye Suffolk IP23 8JA**

Reference - DC/20/05902	
Decision:	Granted
Date:	24th December 2020
Description:	Householder Application - Erection of front extension (following demolition of existing porch)

Planning records for: **Clare Cottage Coldham Lane Gislingham IP23 8JA**

Reference - 2436/16	
Decision:	Granted
Date:	15th June 2016
Description:	Erection of single storey extension to form ground floor bedroom and a conservatory to the rear elevation

Reference - DC/17/03782	
Decision:	Granted
Date:	15th July 2017
Description:	Discharge of conditions application relating to 2921/16 - Conditions 3(Fenestration), 4(Materials) and 5 (Timber Cladding Colour)

Reference - DC/18/04069	
Decision:	Granted
Date:	10th September 2018
Description:	Discharge of Condition Application for 2436/16 - Condition 3 (Fenestration)

Planning records for: *Clare Cottage Coldham Lane Gislingham Eye Suffolk IP23 8JA*

Reference - DC/18/01813
Decision: Granted
Date: 26th April 2018
Description: Discharge of Conditions Application for 2921/16 - Condition 4 (Materials).

Reference - DC/17/03781
Decision: Granted
Date: 15th July 2017
Description: Discharge of Conditions relating to Listed Building Consent 2436/16 Conditions 3 (Fenestration), 4 (Materials), 5(Timber Cladding Colour)

Reference - 2921/16
Decision: Granted
Date: 21st June 2016
Description: Erection of single storey extension to form ground floor bedroom and a conservatory to the rear elevation.

Reference - DC/18/04070
Decision: Granted
Date: 10th September 2018
Description: Discharge of Conditions Application for 2921/16 - Condition 3 (Fenestration)

Planning records for: *Clare Cottage Coldham Lane Gislingham Eye Suffolk IP23 8JA*

Reference - DC/18/01787	
Decision:	Granted
Date:	25th April 2018
Description:	Discharge of Conditions Application for 2436/16 - Condition 4 (Materials).

Property EPC - Certificate

3 Coldham Lane, Gislingham, EYE, IP23 8JA

Energy rating

E

Valid until 19.05.2035

Certificate number
2735-3525-6500-0780-0226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D	54 E	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

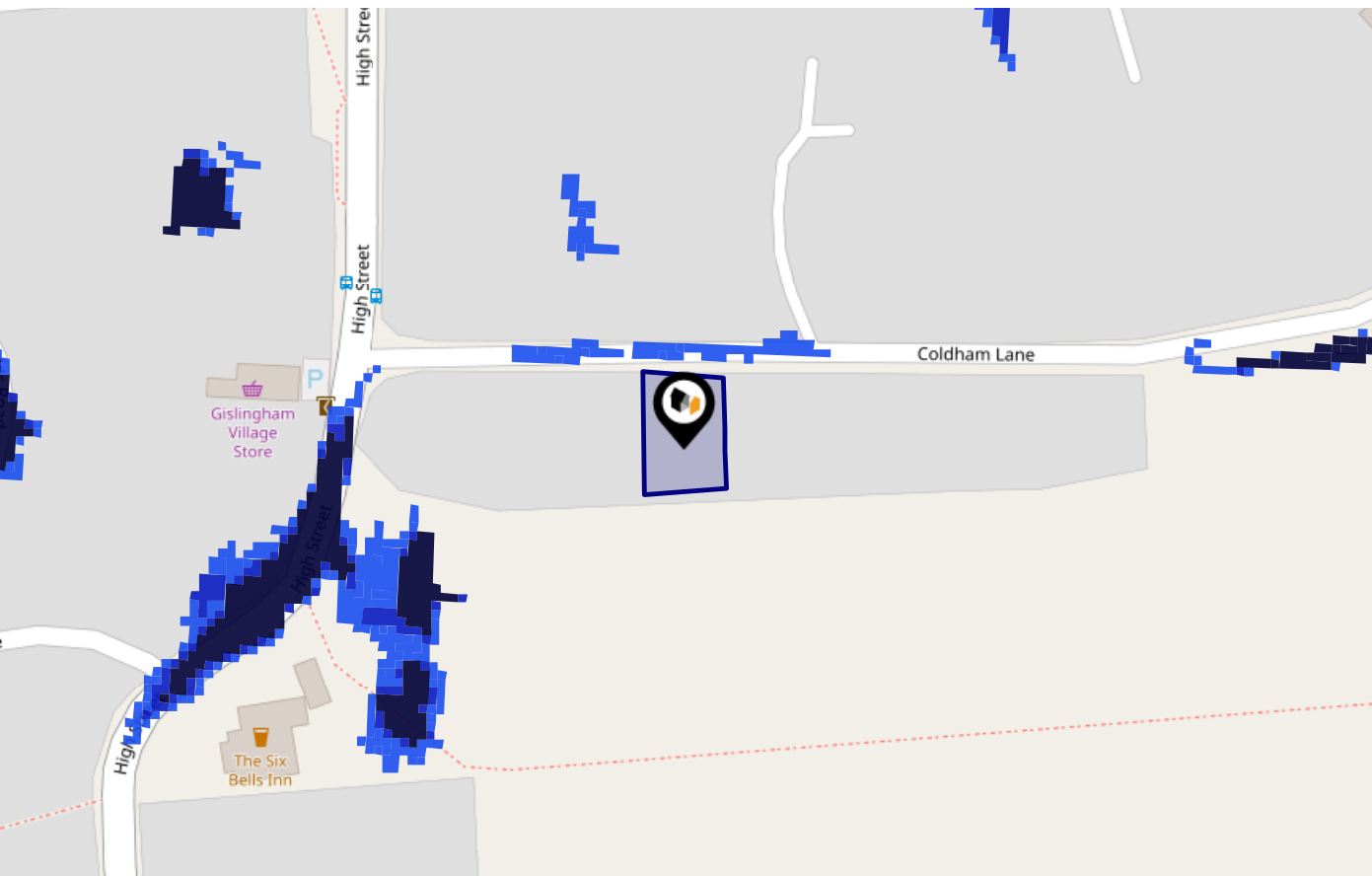
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	102 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.

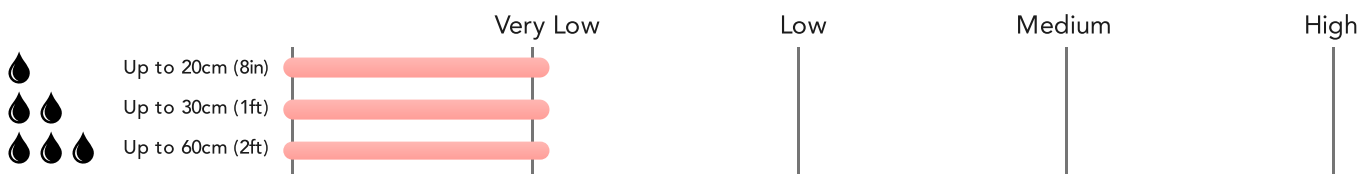


Risk Rating: Very low

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.

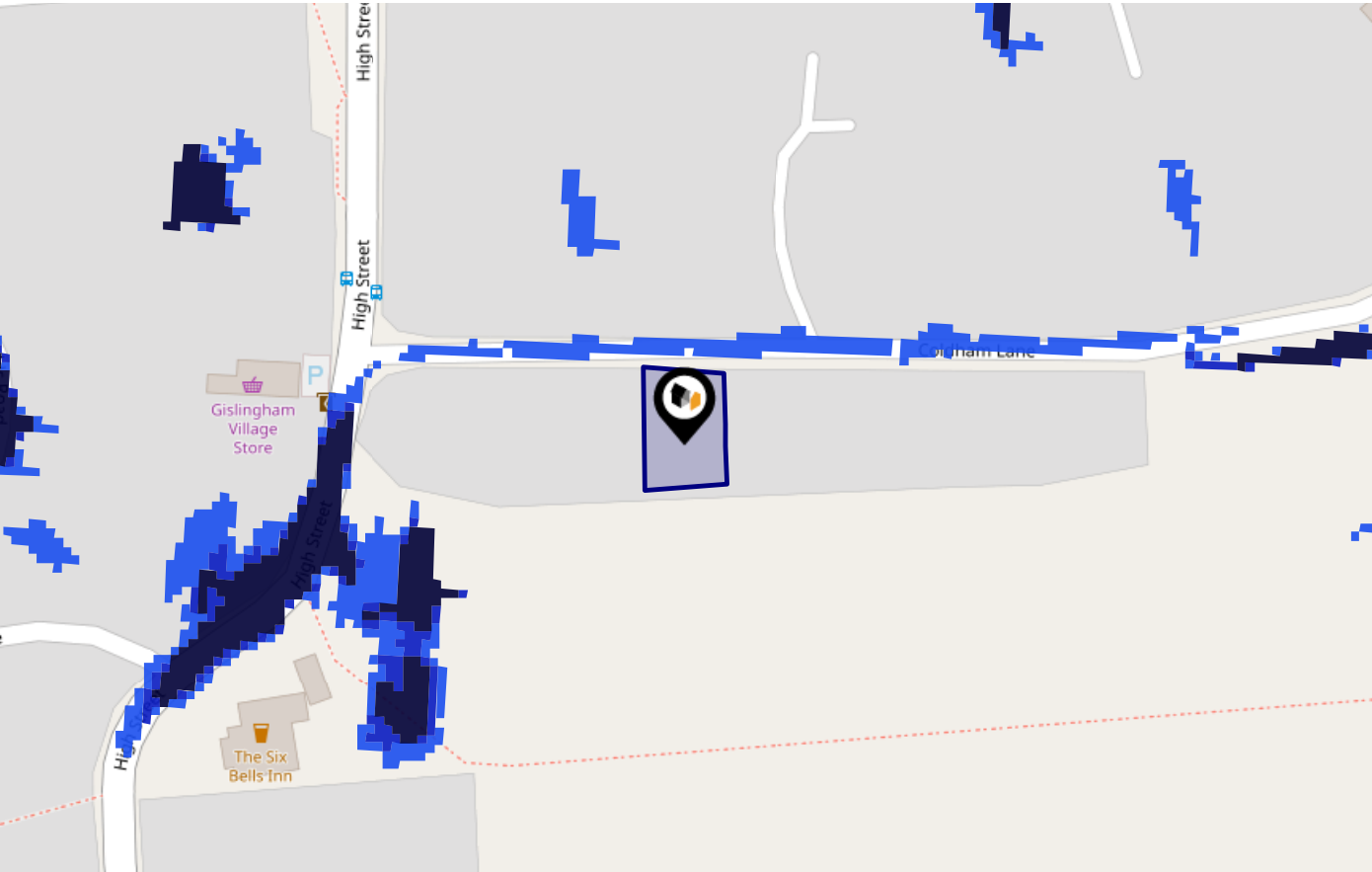
Chance of flooding to the following depths at this property:



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.

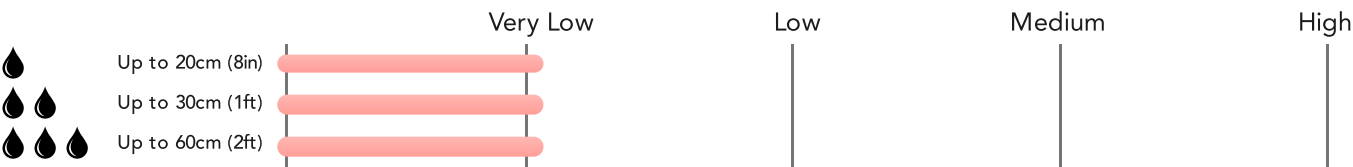


Risk Rating: Very low

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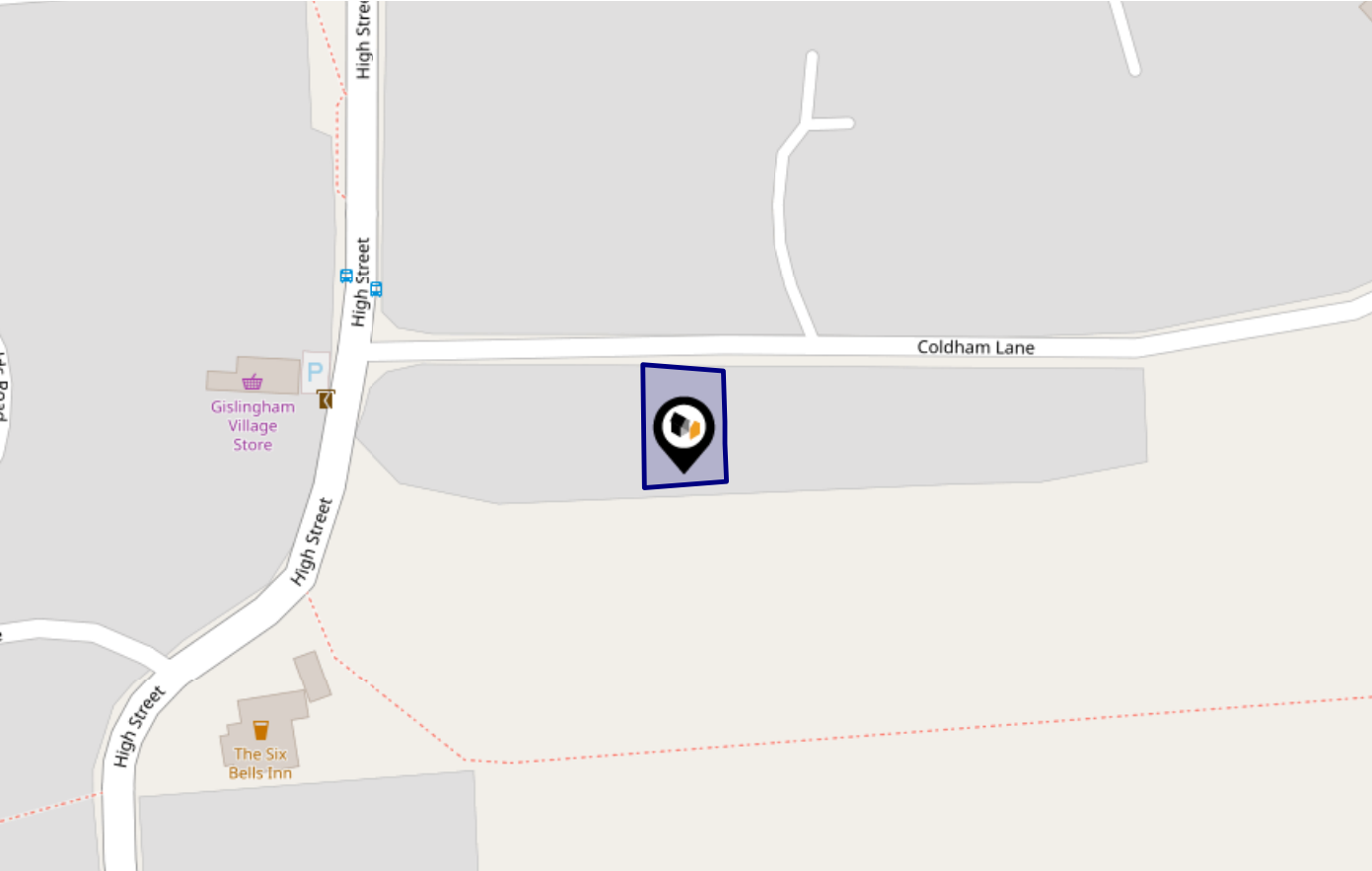
Chance of flooding to the following depths at this property:



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.

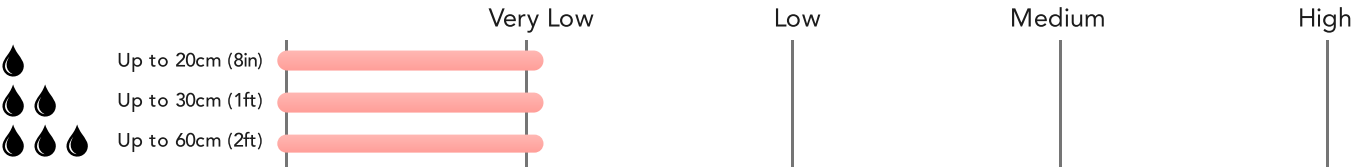


Risk Rating: Very low

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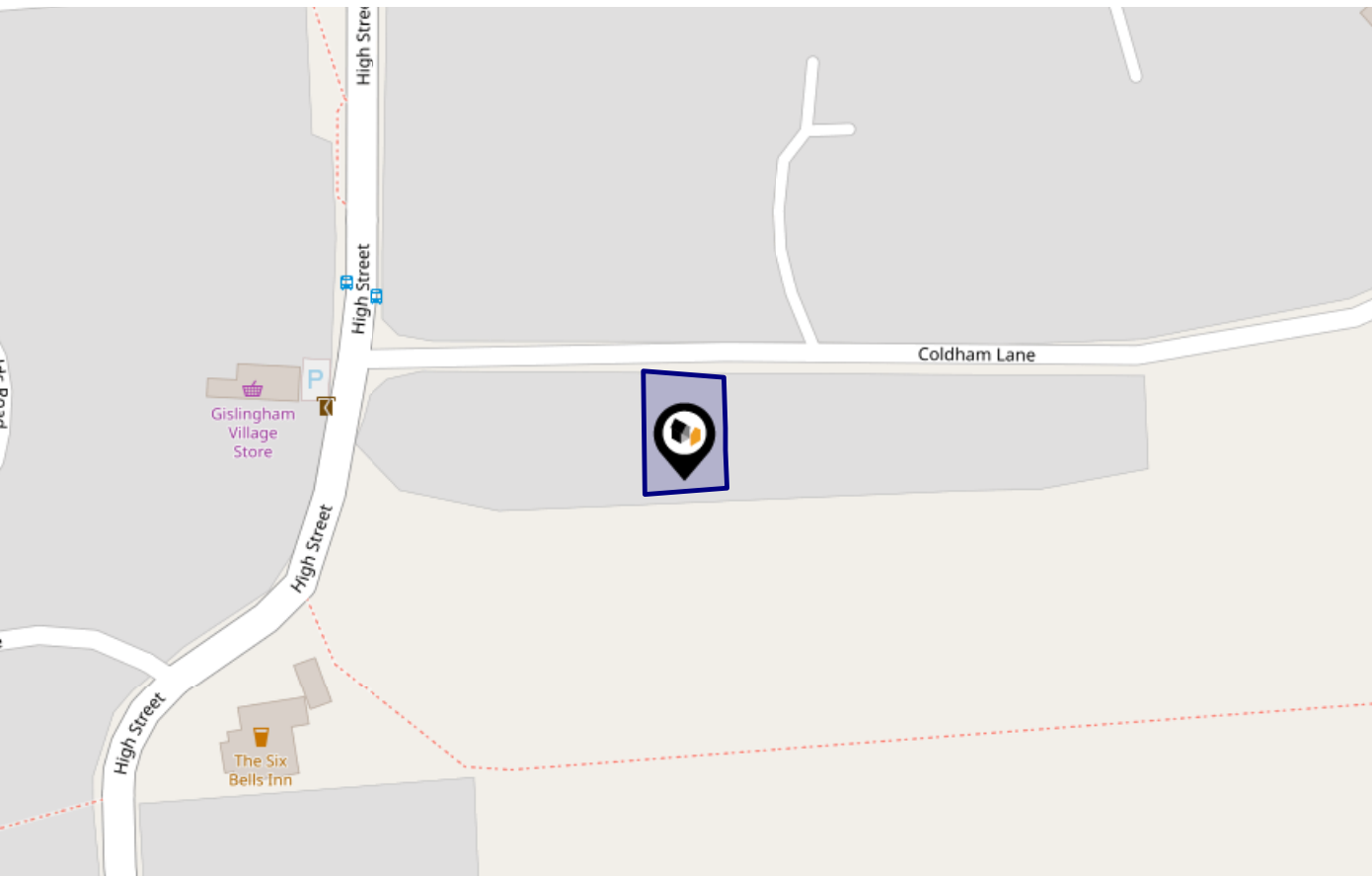
Chance of flooding to the following depths at this property:



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.

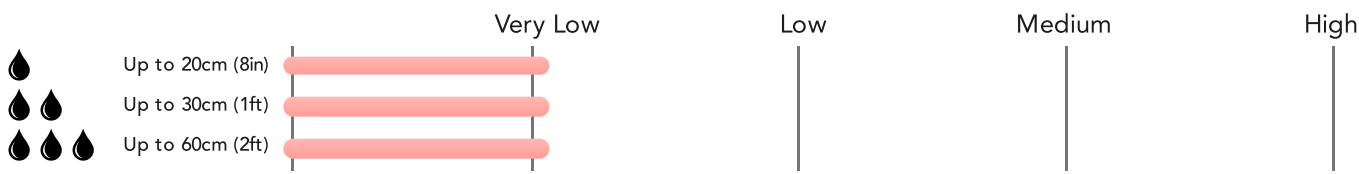


Risk Rating: **Very low**

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.

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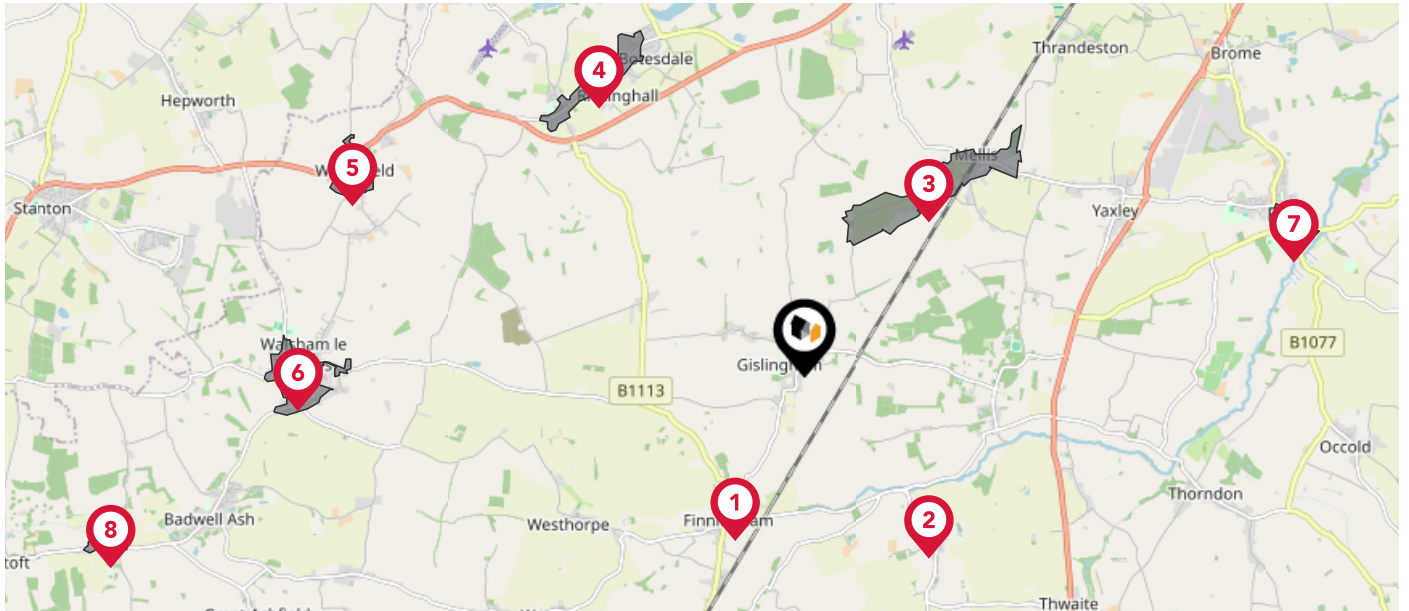
Chance of flooding to the following depths at this property:



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.



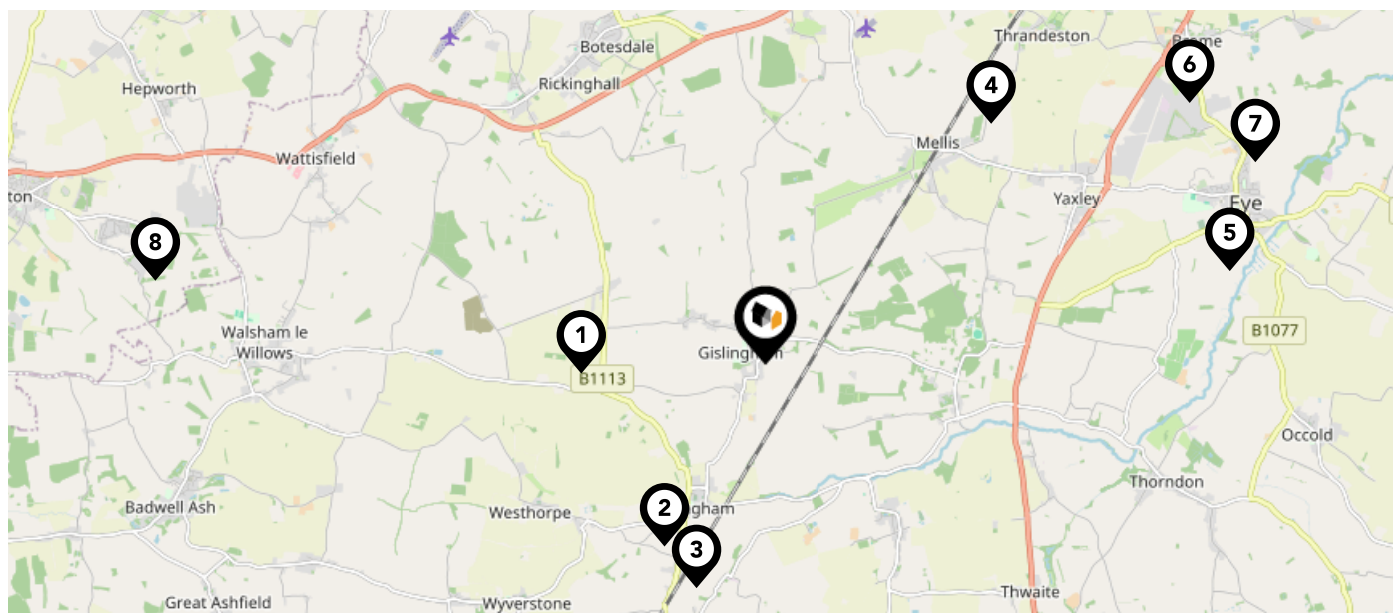
Nearby Conservation Areas

- | | |
|---|--------------------|
| 1 | Finningham |
| 2 | Wickham Skeith |
| 3 | Mellis |
| 4 | Botesdale |
| 5 | Wattisfield |
| 6 | Walsham le Willows |
| 7 | Eye |
| 8 | Hunston |

Maps

Landfill Sites

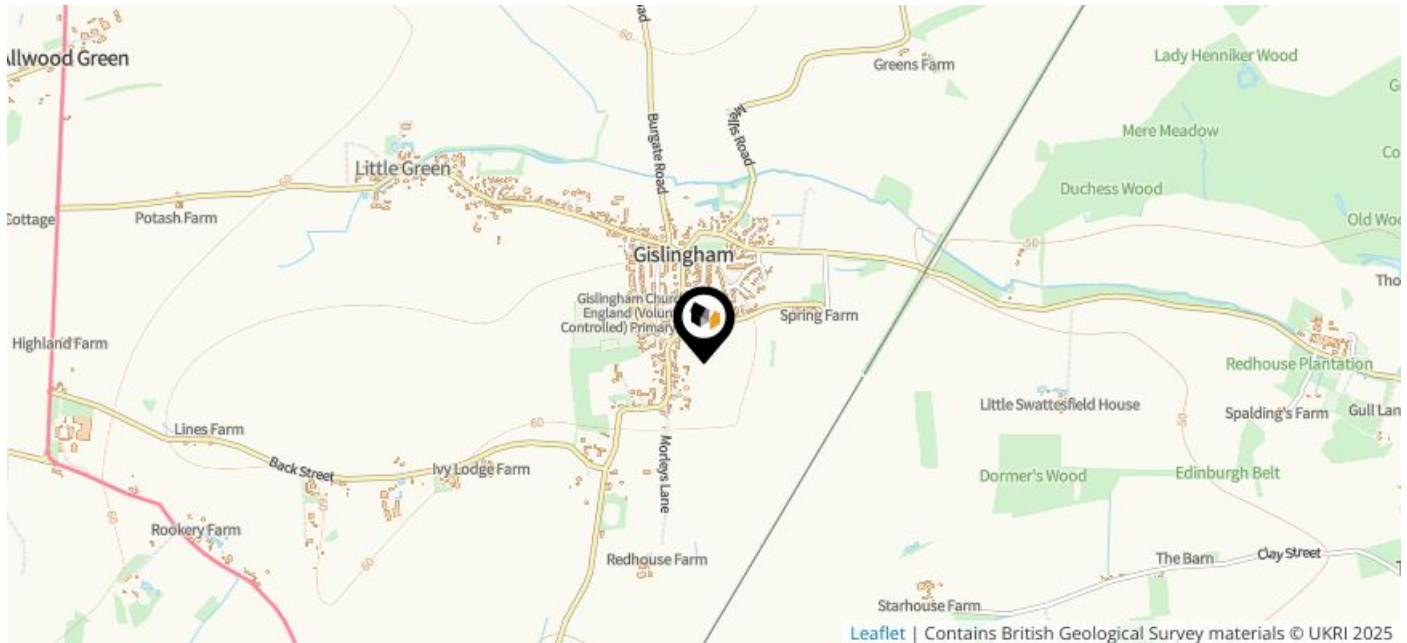
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Mill Farm-Mill Street, Gislingham	Historic Landfill	
2	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill	
3	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill	
4	Mellis Road-Mellis Road, Thrandeston	Historic Landfill	
5	Magdalen-Magdalen, Eye	Historic Landfill	
6	Land East of Brome Industrial Estate-Brome, Mid Suffolk	Historic Landfill	
7	Drift Cottage-Brome Avenue, Eye, Suffolk	Historic Landfill	
8	Shepherds Grove Industrial Estate-Stanton	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

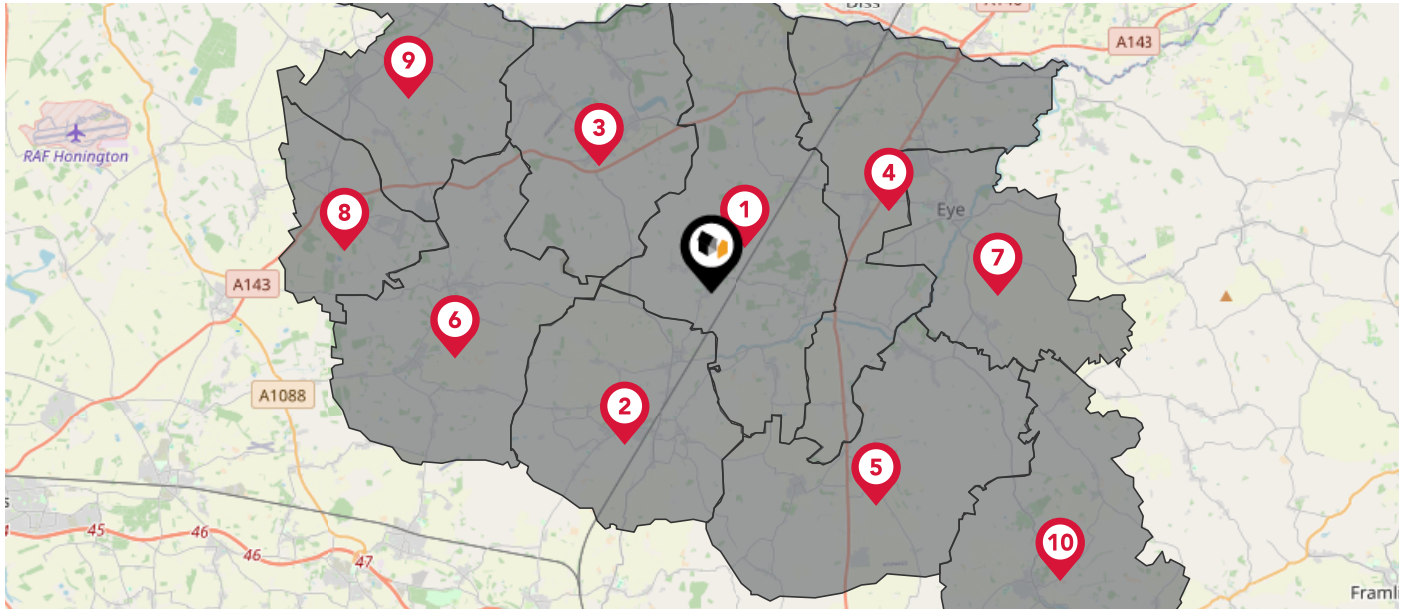
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Gislingham Ward

2

Bacton Ward

3

Rickinghall Ward

4

Palgrave Ward

5

Mendlesham Ward

6

Walsham-le-Willows Ward

7

Eye Ward

8

Stanton Ward

9

Barningham Ward

10

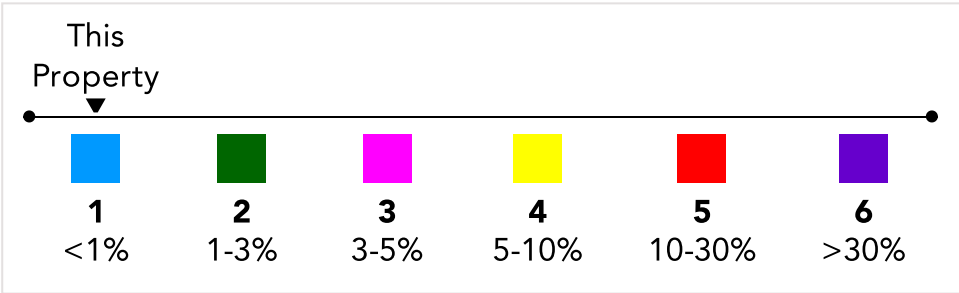
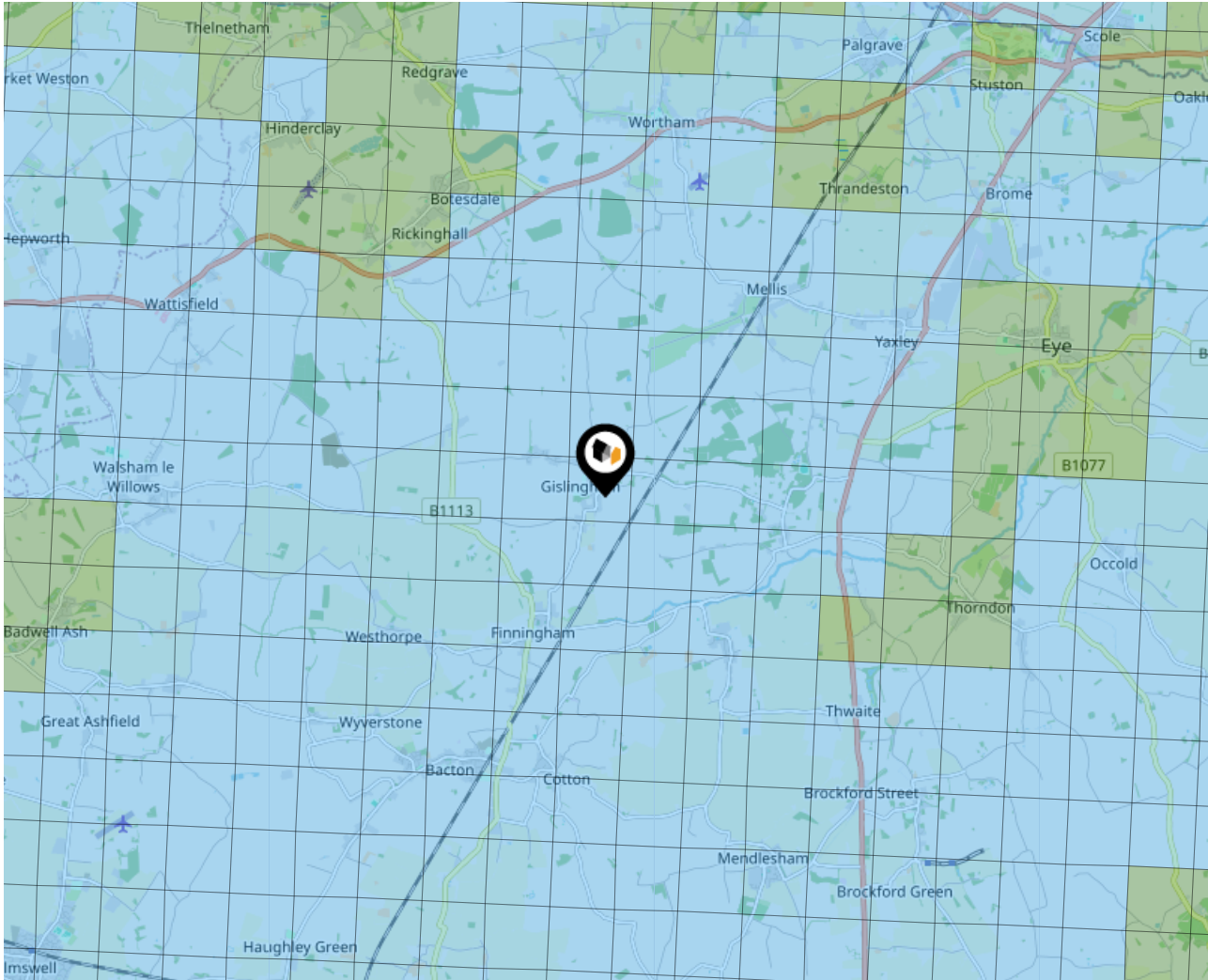
Debenham Ward

Environment

Radon Gas

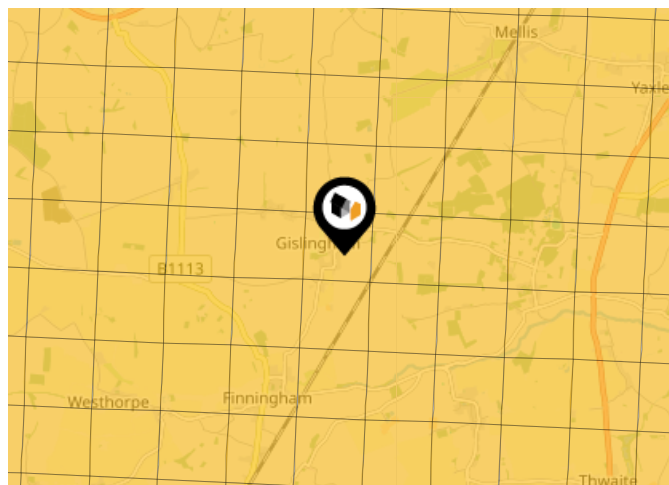
What is Radon?

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)

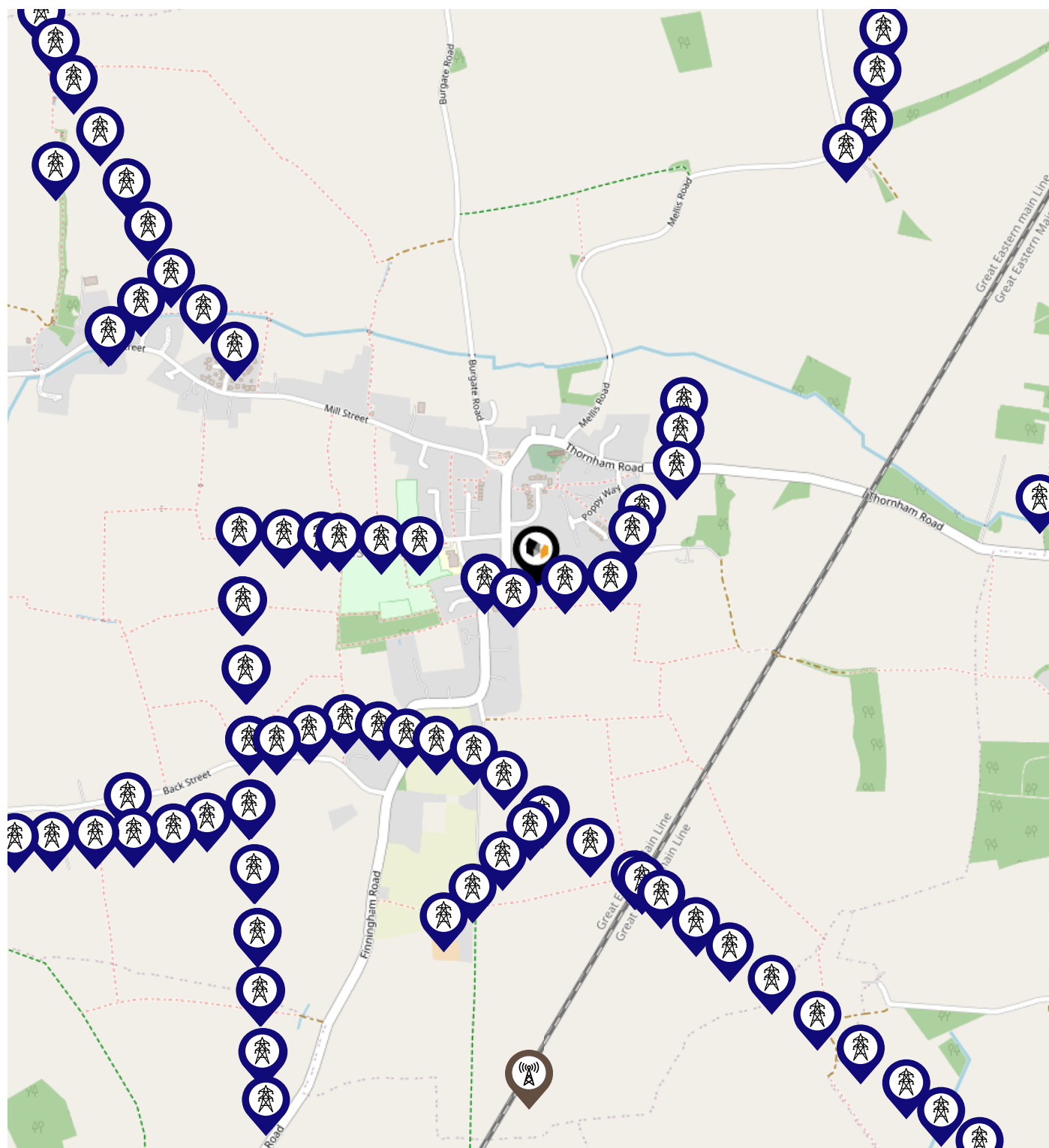
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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...

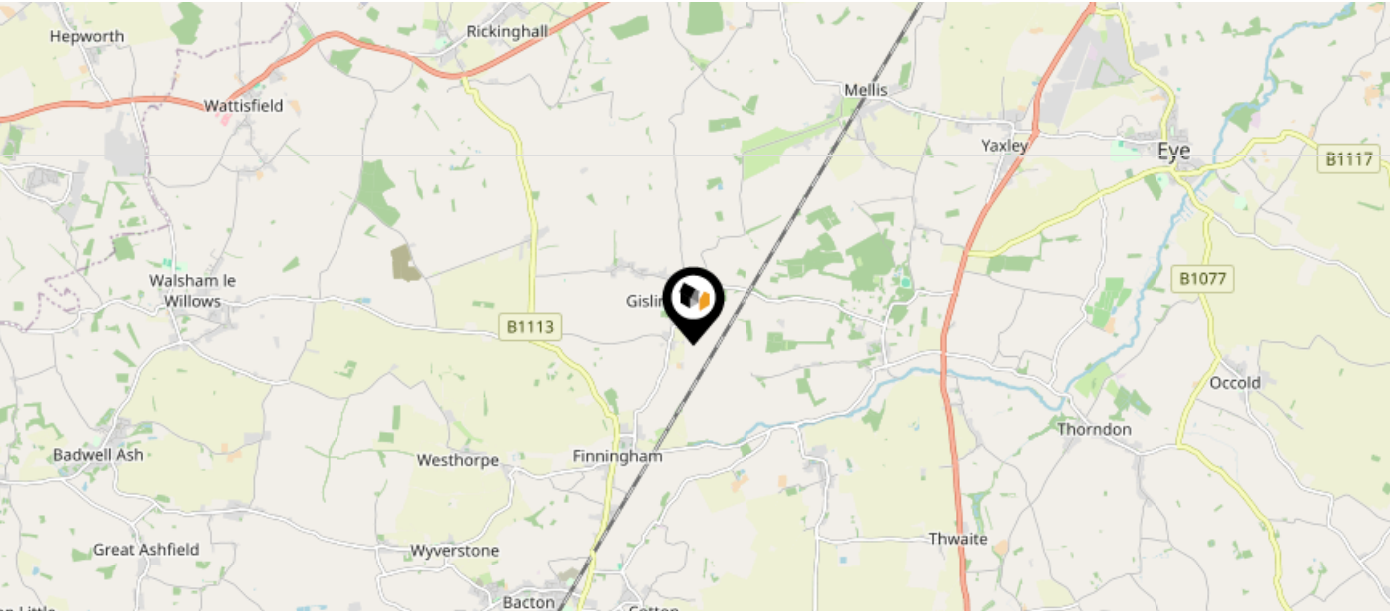


Listed Buildings in the local district		Grade	Distance
	1180610 - Coldham House	Grade II	0.0 miles
	1033153 - Clare Cottage	Grade II	0.0 miles
	1033156 - The Farm And Adjoining Premises	Grade II	0.1 miles
	1180613 - West View House	Grade II	0.1 miles
	1033154 - The Tudor Cottage	Grade II	0.1 miles
	1180651 - Chart House And Adjoining Former Post Office And Shop	Grade II	0.1 miles
	1033123 - Church Of St Mary	Grade I	0.2 miles
	1180705 - Ivy House Farmhouse	Grade II	0.2 miles
	1033162 - Oak Farm Cottage	Grade II	0.2 miles
	1180771 - The Old Guildhall	Grade II	0.2 miles

Maps

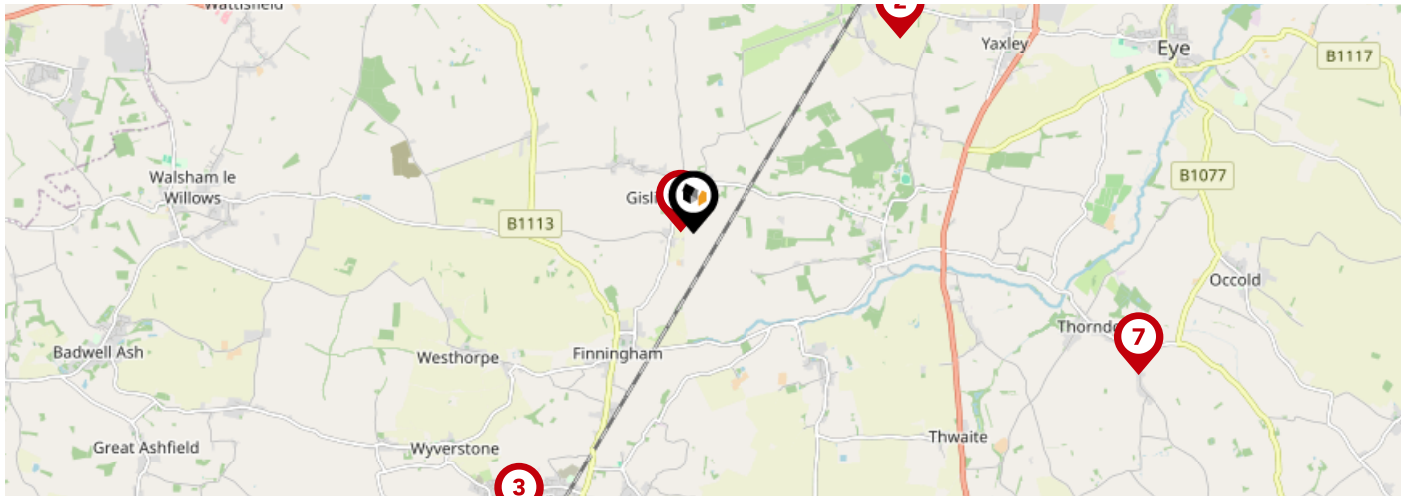
Green Belt

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

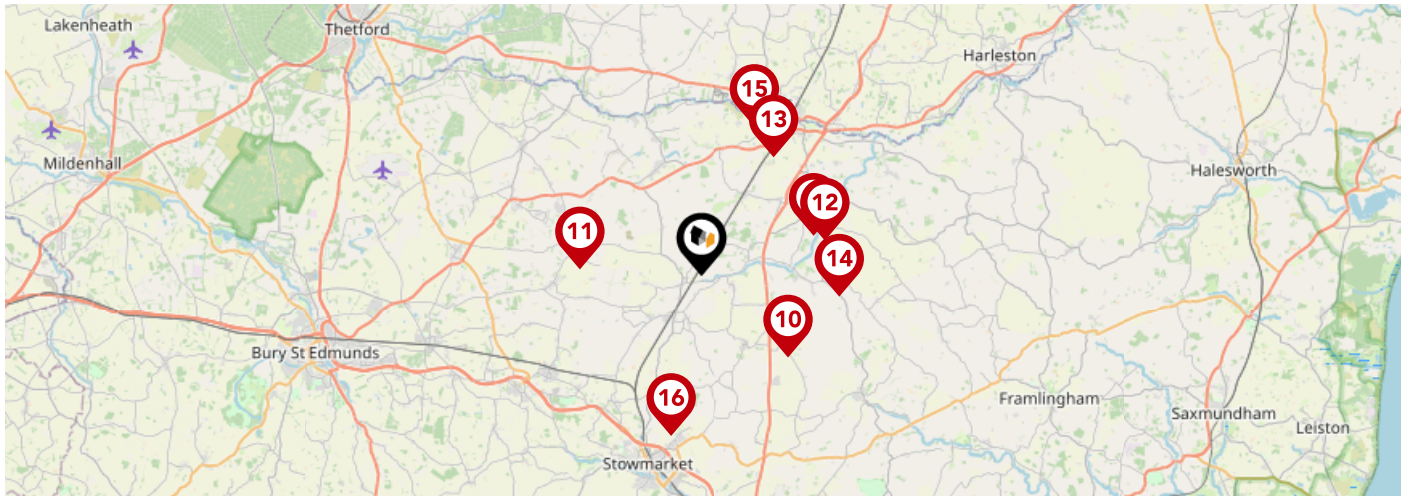


Nearby Green Belt Land

No data available.



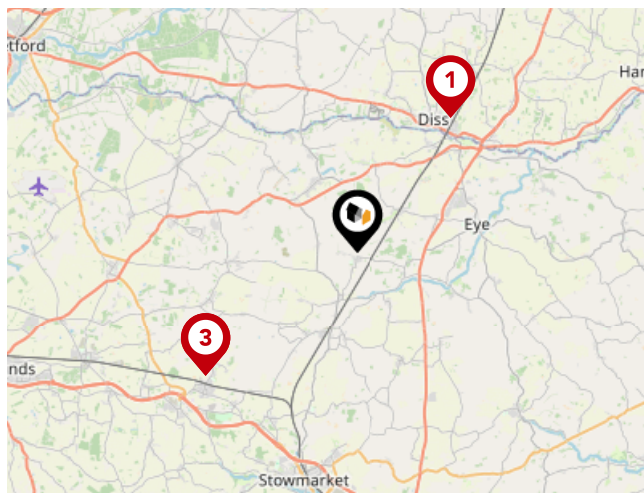
		Nursery	Primary	Secondary	College	Private
1	Gillingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:0.12	☐	☒	☐	☐	☐
2	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:2.58	☐	☒	☐	☐	☐
3	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.08	☐	☒	☐	☐	☐
4	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:3.31	☐	☒	☐	☐	☐
5	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:3.47	☐	☒	☐	☐	☐
6	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:4	☐	☒	☐	☐	☐
7	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.24	☐	☒	☐	☐	☐
8	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.31	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.33	☐	☐	☒	☐	☐
	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.34	☐	☐	☒	☐	☐
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.39	☐	☒	☐	☐	☐
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.66	☐	☒	☐	☐	☐
	Palgrave Church of England Primary School Ofsted Rating: Good Pupils: 82 Distance:5.06	☐	☒	☐	☐	☐
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:5.07	☐	☒	☐	☐	☐
	Roydon Primary School Ofsted Rating: Good Pupils: 261 Distance:5.73	☐	☒	☐	☐	☐
	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:5.89	☐	☒	☐	☐	☐

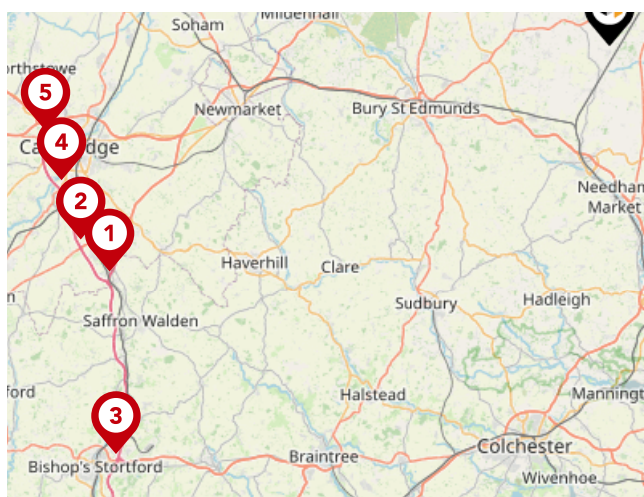
Area

Transport (National)



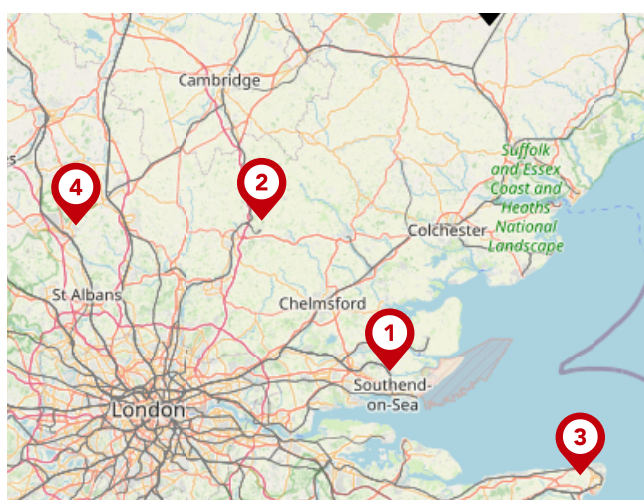
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	5.97 miles
2	Entrance	7.09 miles
3	Elmswell Rail Station	7.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.92 miles
2	M11 J10	40.89 miles
3	M11 J8	46.68 miles
4	M11 J11	41.02 miles
5	M11 J13	41.35 miles

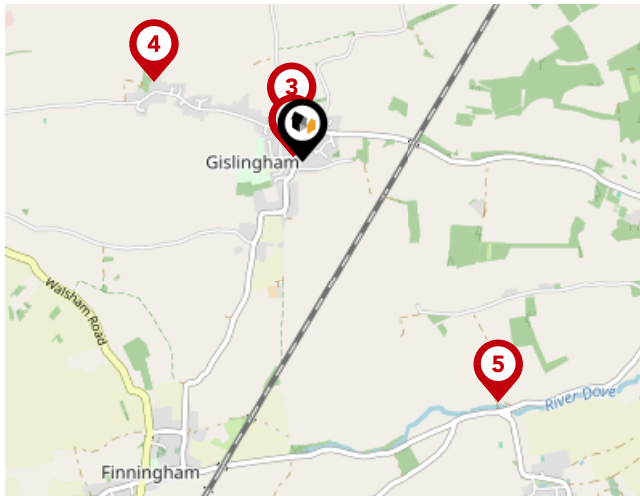


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	52.75 miles
2	Stansted Airport	43.78 miles
3	Manston	67.45 miles
4	Luton Airport	67.02 miles

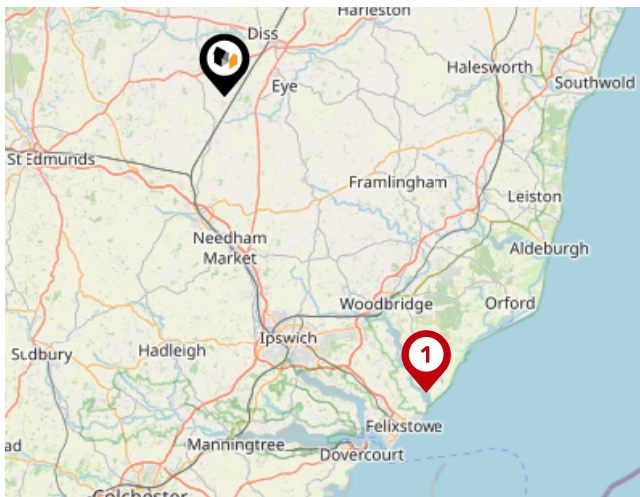
Area

Transport (Local)



Bus Stops/Stations

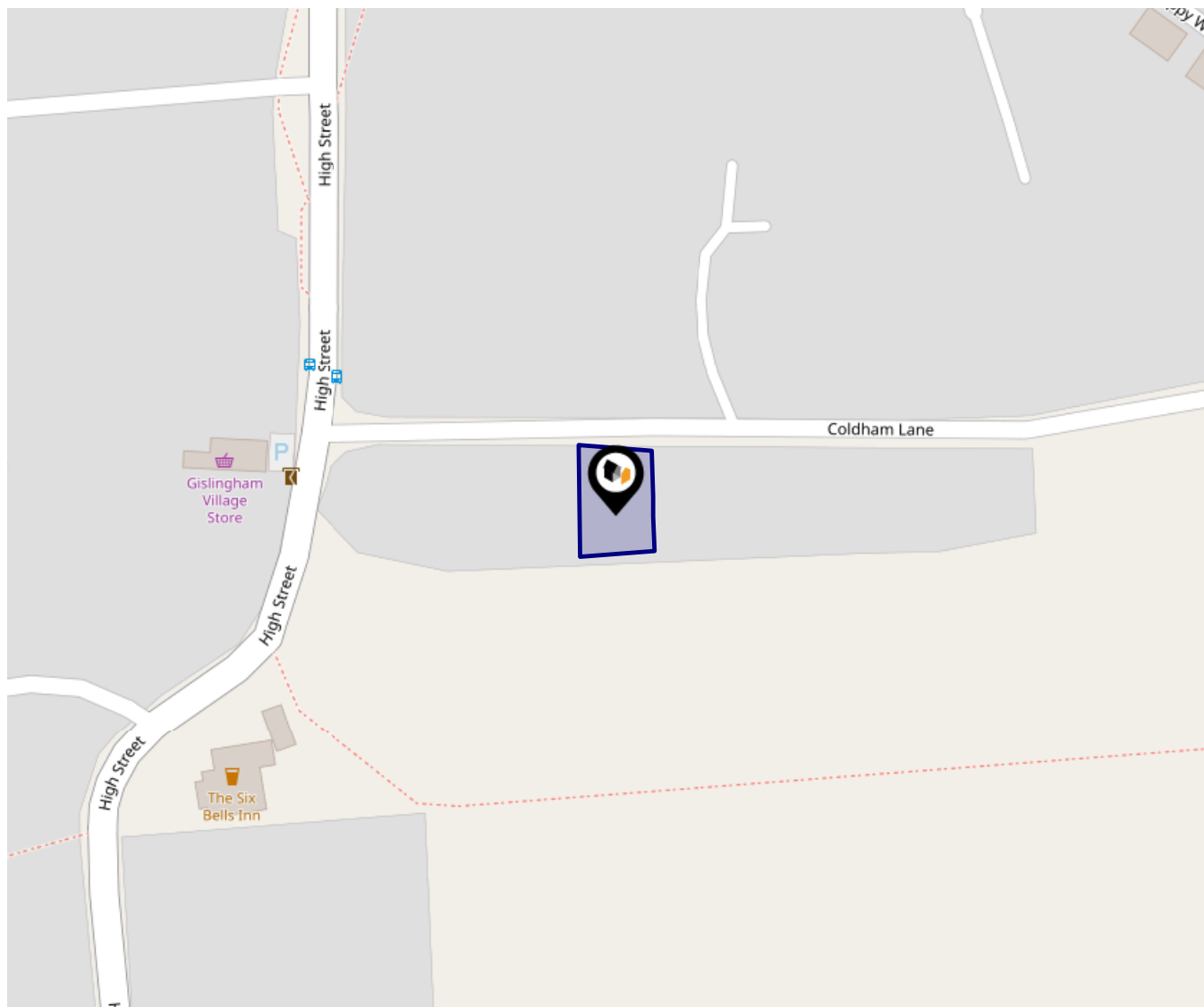
Pin	Name	Distance
1	Post Office	0.05 miles
2	Post Office	0.05 miles
3	Village Hall	0.18 miles
4	Northlands Lane	0.77 miles
5	The Street	1.41 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	26.2 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.

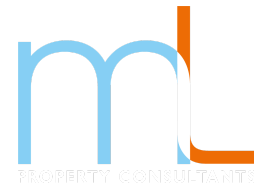


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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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