

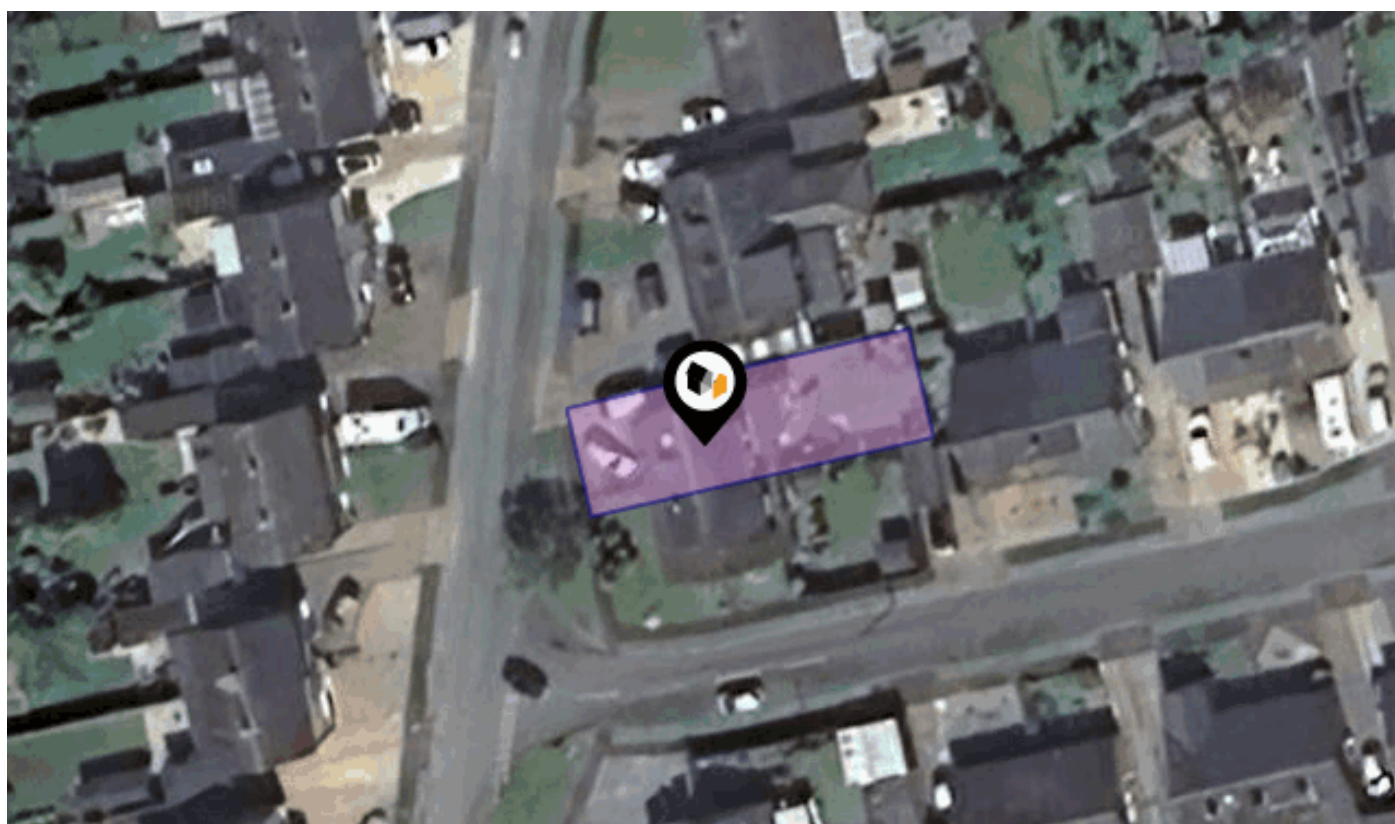


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 23<sup>rd</sup> October 2025**



**8, MAPLE ROAD, STOWUPLAND, STOWMARKET, IP14 4DG**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

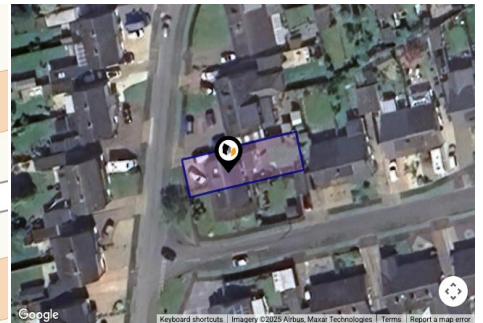
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview



## Property

|                  |                                           |
|------------------|-------------------------------------------|
| Type:            | Semi-Detached                             |
| Bedrooms:        | 3                                         |
| Floor Area:      | 1,022 ft <sup>2</sup> / 95 m <sup>2</sup> |
| Plot Area:       | 0.07 acres                                |
| Year Built :     | 1967-1975                                 |
| Council Tax :    | Band C                                    |
| Annual Estimate: | £1,963                                    |
| Title Number:    | SK200276                                  |
| UPRN:            | 100091093344                              |

|                               |            |
|-------------------------------|------------|
| Last Sold Date:               | 09/06/2021 |
| Last Sold Price:              | £295,000   |
| Last Sold £/ft <sup>2</sup> : | £285       |
| Tenure:                       | Freehold   |

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>14</b><br>mb/s | <b>80</b><br>mb/s | <b>2000</b><br>mb/s |
|                   |                   |                     |

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **16 Maple Road Stowupland IP14 4DG**

| Reference - 3188/15 |                                                                                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:           | Granted                                                                                                                                                              |
| Date:               | 08th September 2015                                                                                                                                                  |
| Description:        | Notification of a proposed larger home extension. To extend 3.65m from the rear of the original dwelling with a maximum height of 2.4m and 2.15m height to the eaves |





**8, MAPLE ROAD, STOWUPLAND, STOWMARKET, IP14 4DG**



# Property EPC - Certificate

8 Maple Road, Stowupland, STOWMARKET, IP14 4DG

Energy rating

**C**

Valid until 22.10.2035

Certificate number  
9360-2392-5500-2825-4511

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

# Property

## EPC - Additional Data

### Additional EPC Data

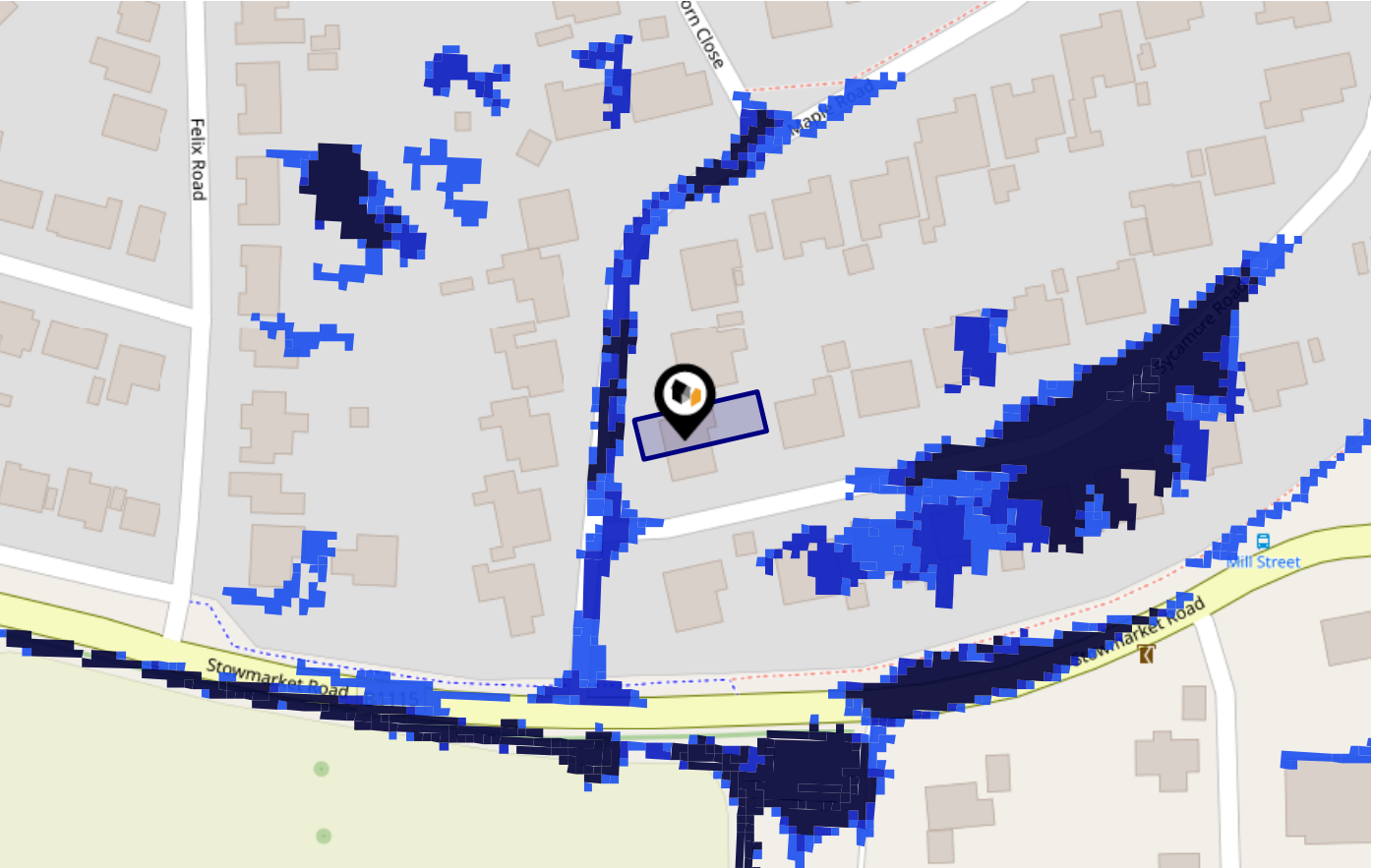
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|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Property Type:</b>                | Semi-detached bungalow               |
| <b>Walls:</b>                        | Cavity wall, filled cavity           |
| <b>Walls Energy:</b>                 | Good                                 |
| <b>Roof:</b>                         | Pitched, 350 mm loft insulation      |
| <b>Roof Energy:</b>                  | Very good                            |
| <b>Window:</b>                       | Fully double glazed                  |
| <b>Window Energy:</b>                | Average                              |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas      |
| <b>Main Heating Energy:</b>          | Good                                 |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs |
| <b>Main Heating Controls Energy:</b> | Good                                 |
| <b>Hot Water System:</b>             | From main system                     |
| <b>Hot Water Energy Efficiency:</b>  | Good                                 |
| <b>Lighting:</b>                     | Below average lighting efficiency    |
| <b>Lighting Energy:</b>              | Average                              |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)   |
| <b>Secondary Heating:</b>            | None                                 |
| <b>Air Tightness:</b>                | (not tested)                         |
| <b>Total Floor Area:</b>             | 95 m <sup>2</sup>                    |

# 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.

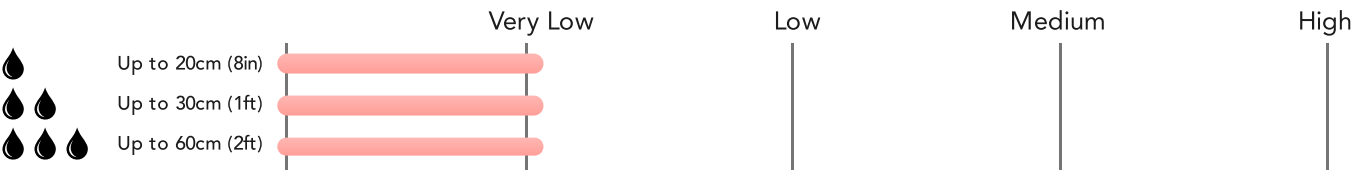


Risk Rating: Very low

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.

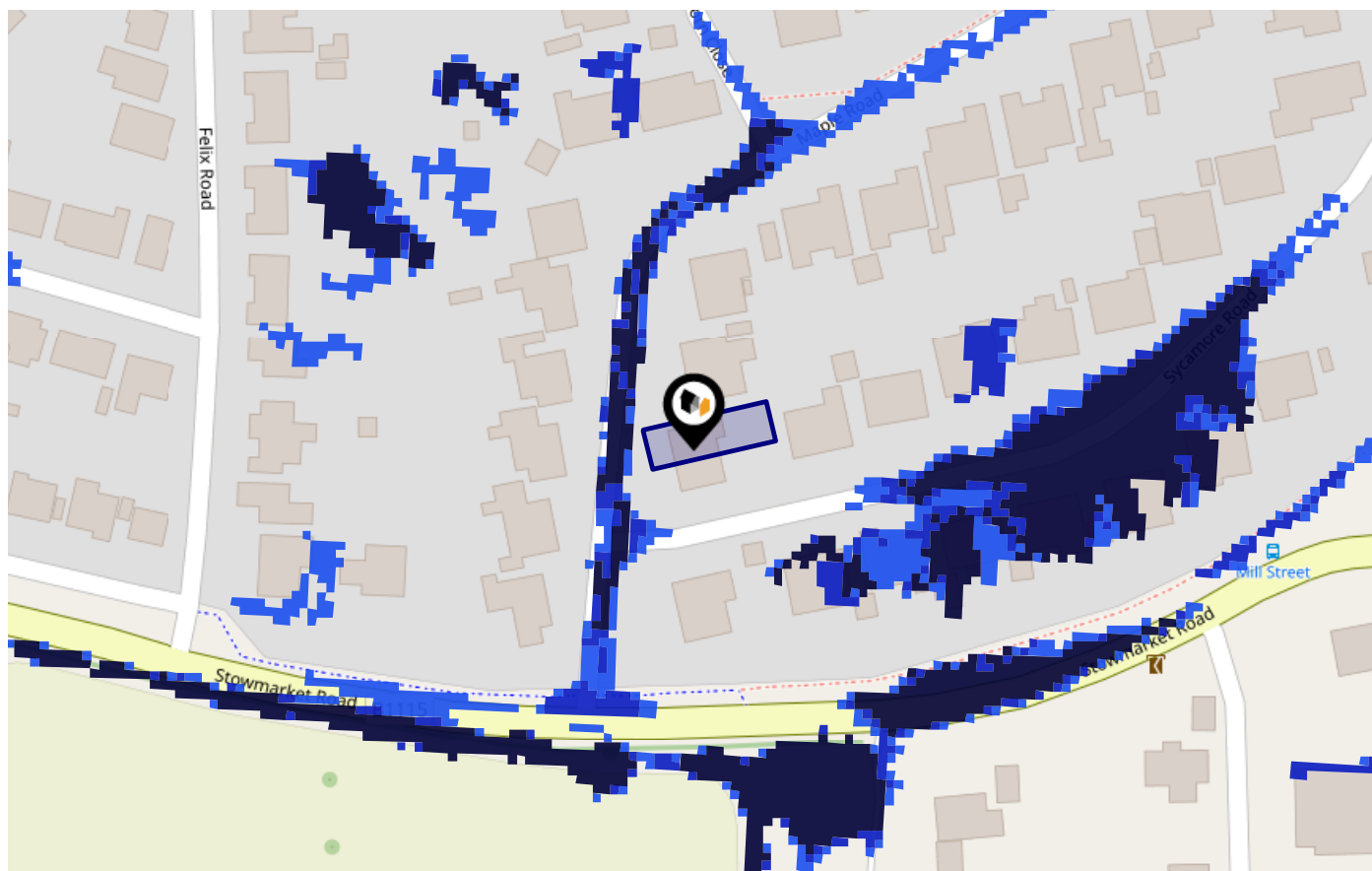
Chance of flooding to the following depths at this property:



# 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.

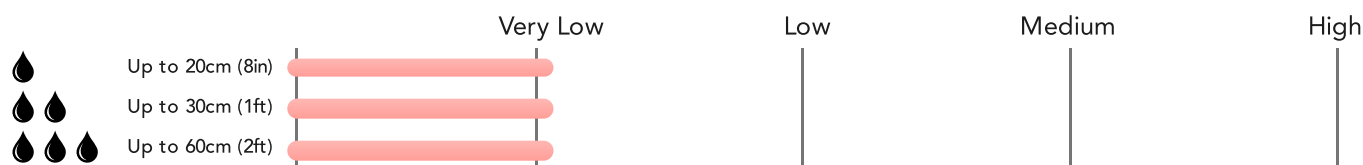


Risk Rating: Very low

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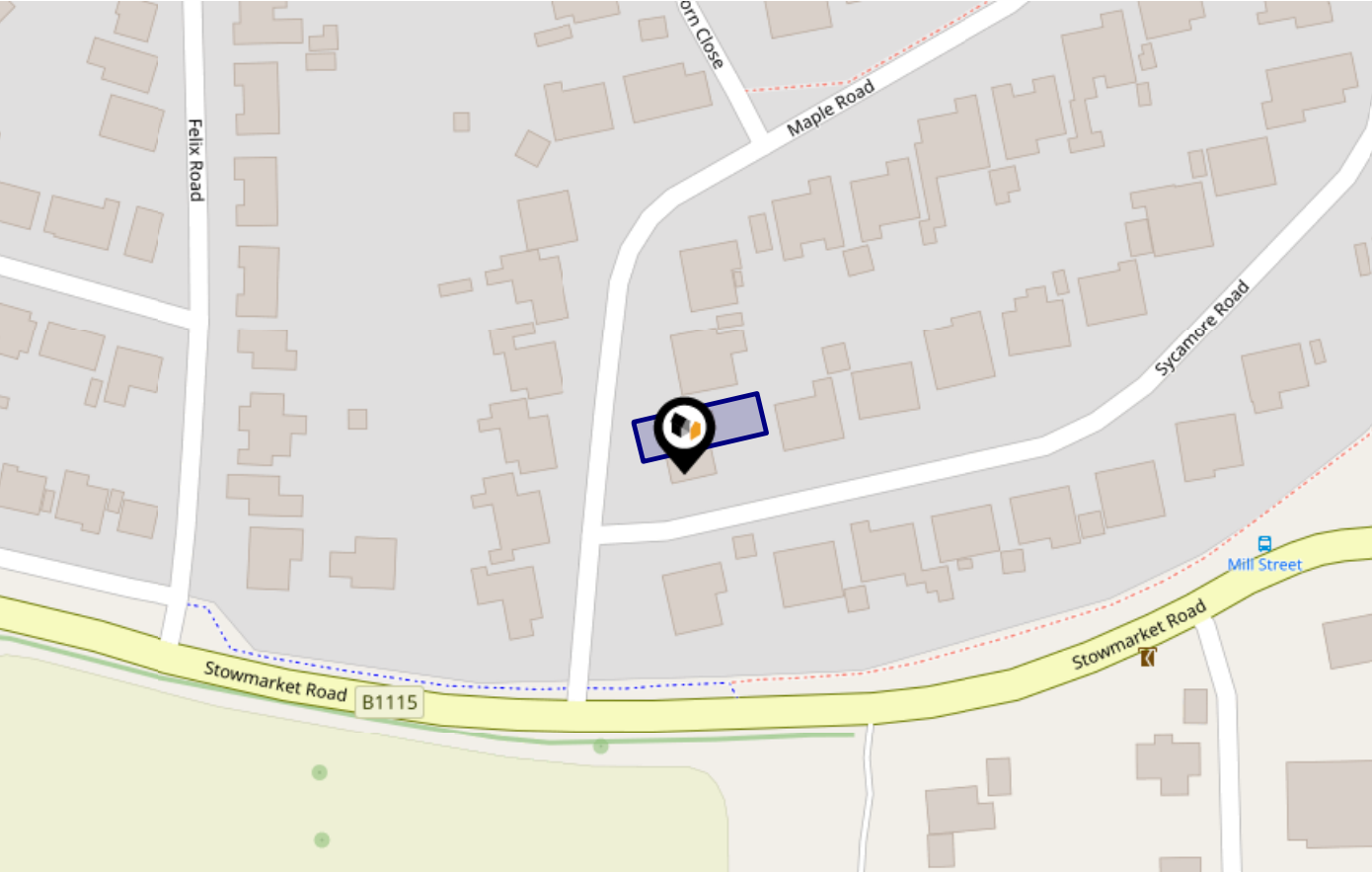
Chance of flooding to the following depths at this property:



# 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.

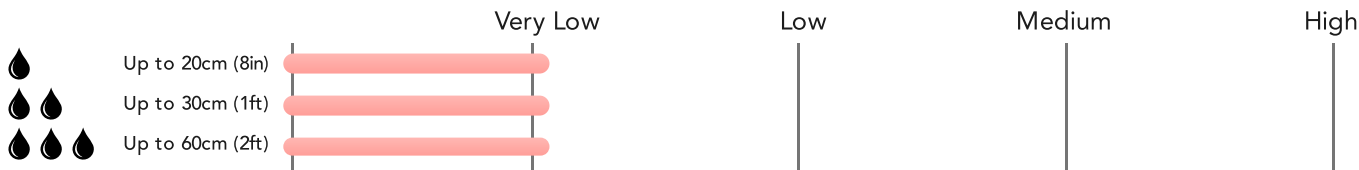


Risk Rating: Very low

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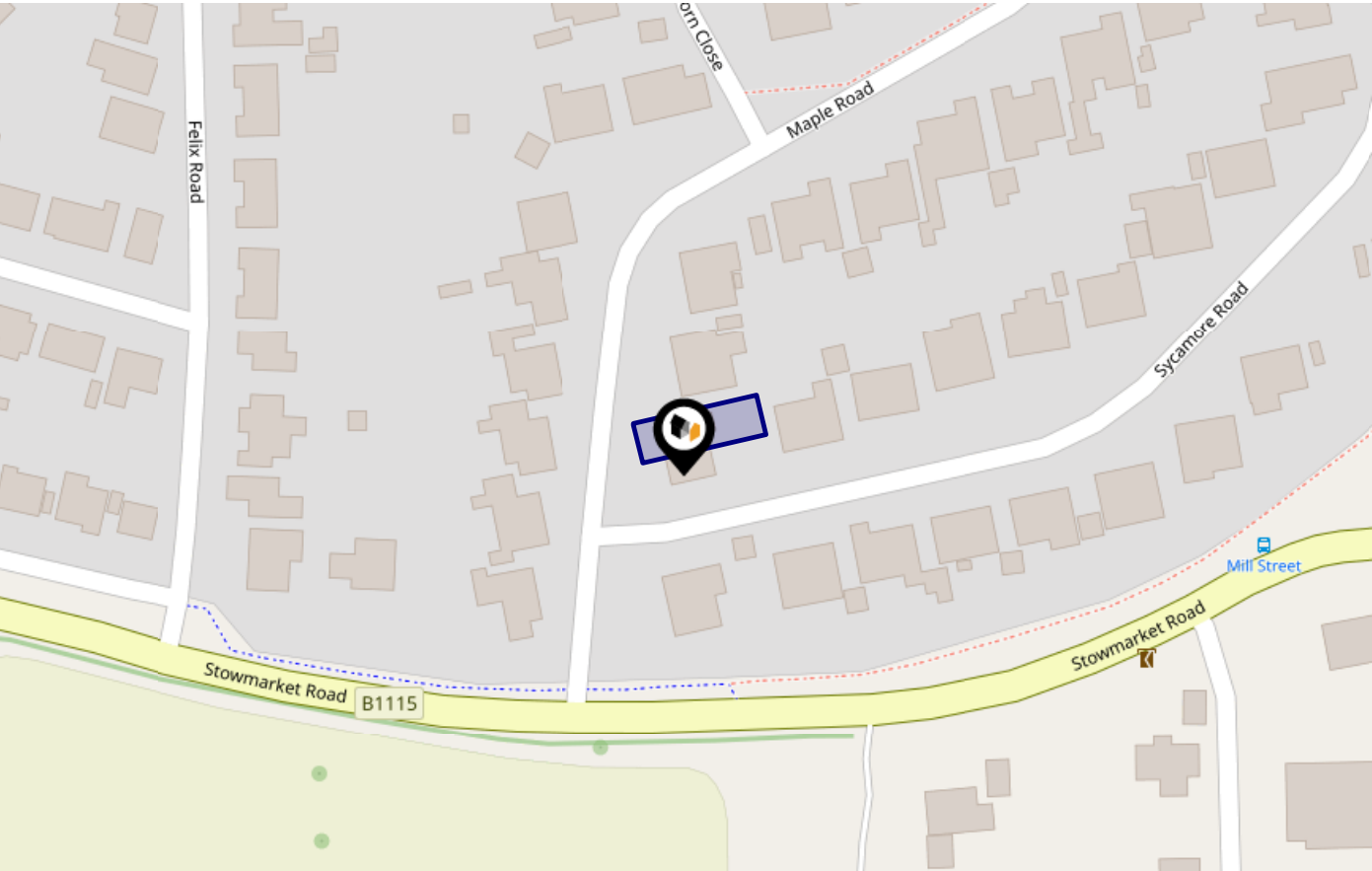
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

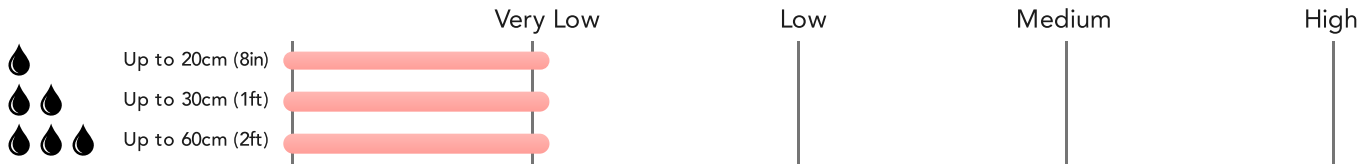


Risk Rating: Very low

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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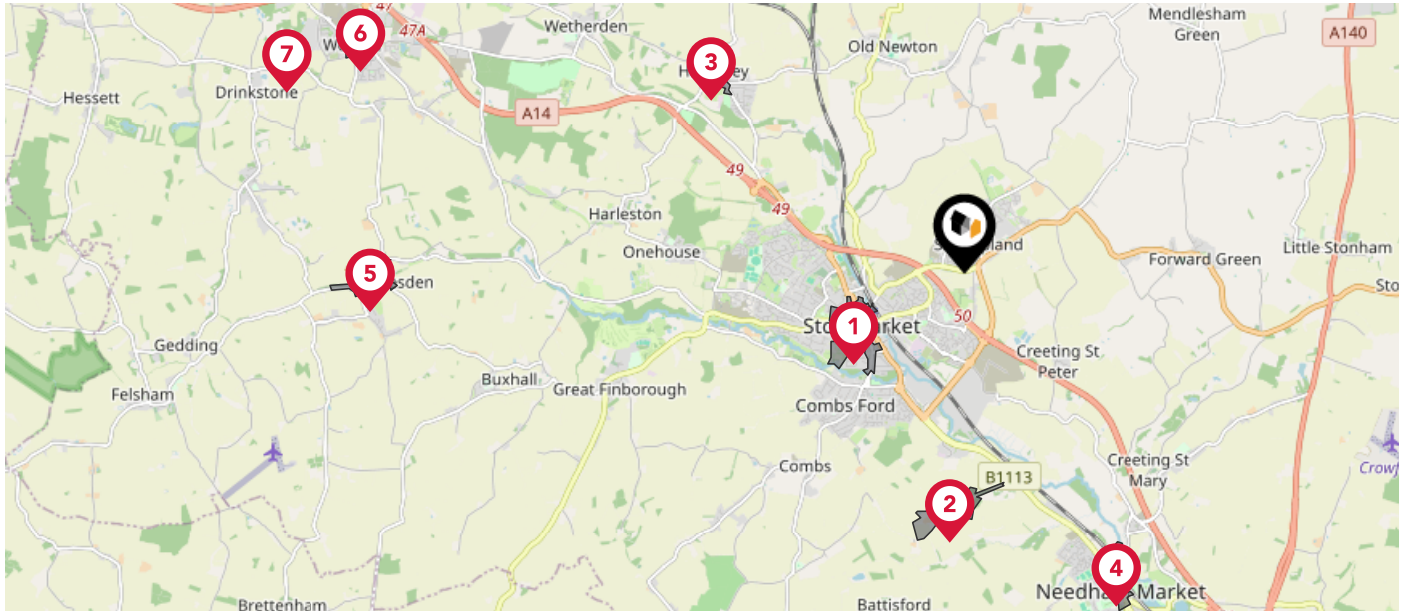
Chance of flooding to the following depths at this property:



# 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.



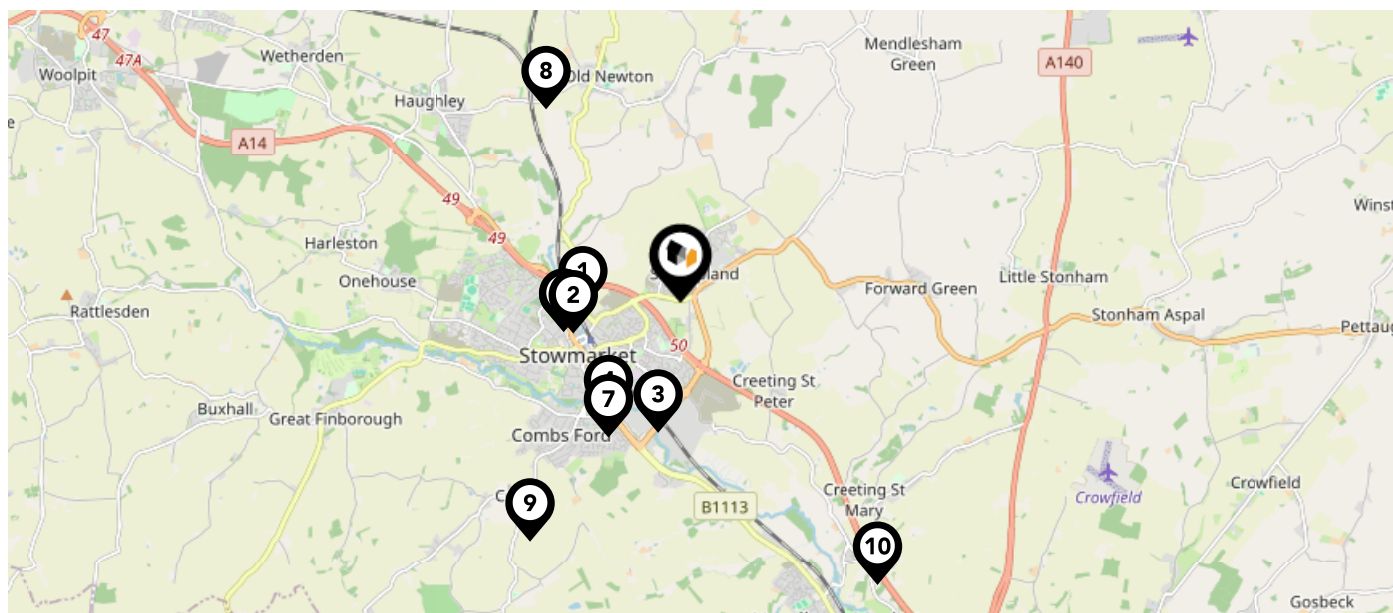
### Nearby Conservation Areas

- |   |                  |
|---|------------------|
| 1 | Stowmarket       |
| 2 | Badley           |
| 3 | Haughley         |
| 4 | Needham Market   |
| 5 | Rattlesden       |
| 6 | Woolpit          |
| 7 | Drinkstone Mills |

# 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.



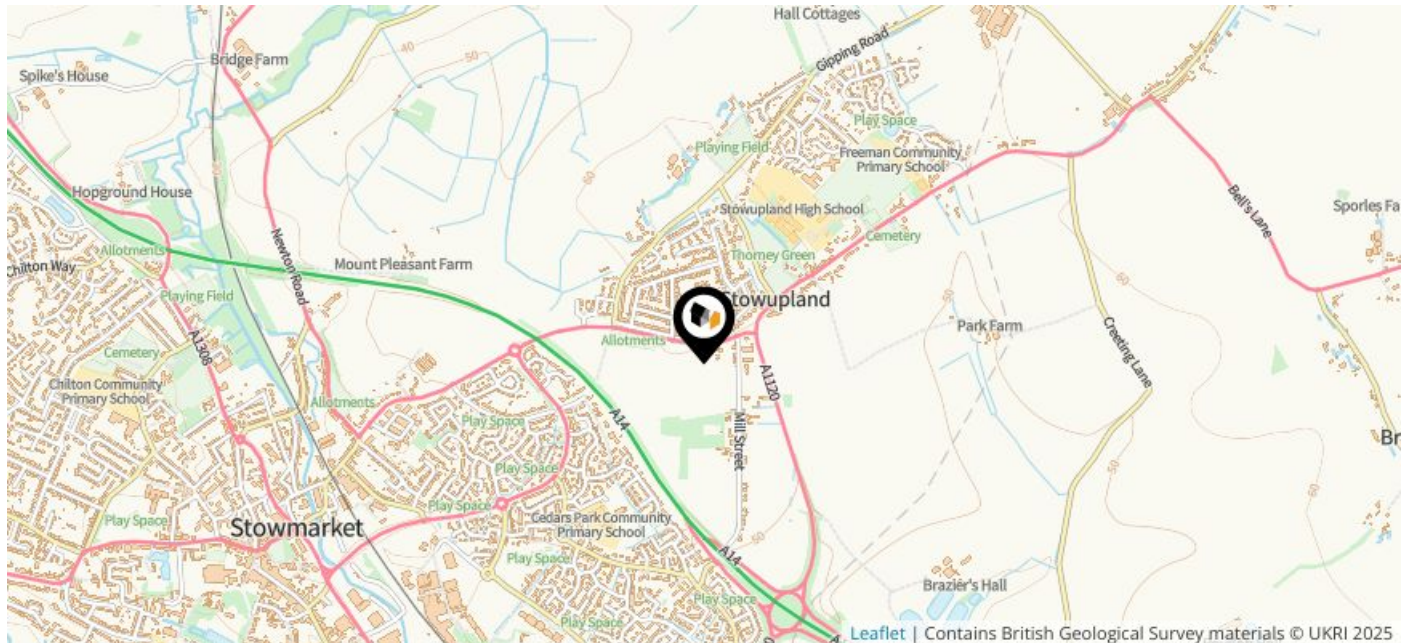
### Nearby Landfill Sites

|           |                                              |                   |                          |
|-----------|----------------------------------------------|-------------------|--------------------------|
| <b>1</b>  | Newton Road-Stowupland                       | Historic Landfill | <input type="checkbox"/> |
| <b>2</b>  | Newton Road-Newton Road, Stowupland          | Historic Landfill | <input type="checkbox"/> |
| <b>3</b>  | Needham Road-Needham Road, Stowmarket        | Historic Landfill | <input type="checkbox"/> |
| <b>4</b>  | Milton Road-Milton Road, Stowmarket          | Historic Landfill | <input type="checkbox"/> |
| <b>5</b>  | Newton Road-Newton Road, Stowupland          | Historic Landfill | <input type="checkbox"/> |
| <b>6</b>  | 42 Bury Road-Stowmarket                      | Historic Landfill | <input type="checkbox"/> |
| <b>7</b>  | Taker's Lane-Taker's Lane, Stowmarket        | Historic Landfill | <input type="checkbox"/> |
| <b>8</b>  | Dagworth Farm-Dagworth Farm, Old Newton      | Historic Landfill | <input type="checkbox"/> |
| <b>9</b>  | Combs Tannery-Combs, Stowmarket              | Historic Landfill | <input type="checkbox"/> |
| <b>10</b> | Creting Hills-Creting Hills, Creting St Mary | Historic Landfill | <input type="checkbox"/> |

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

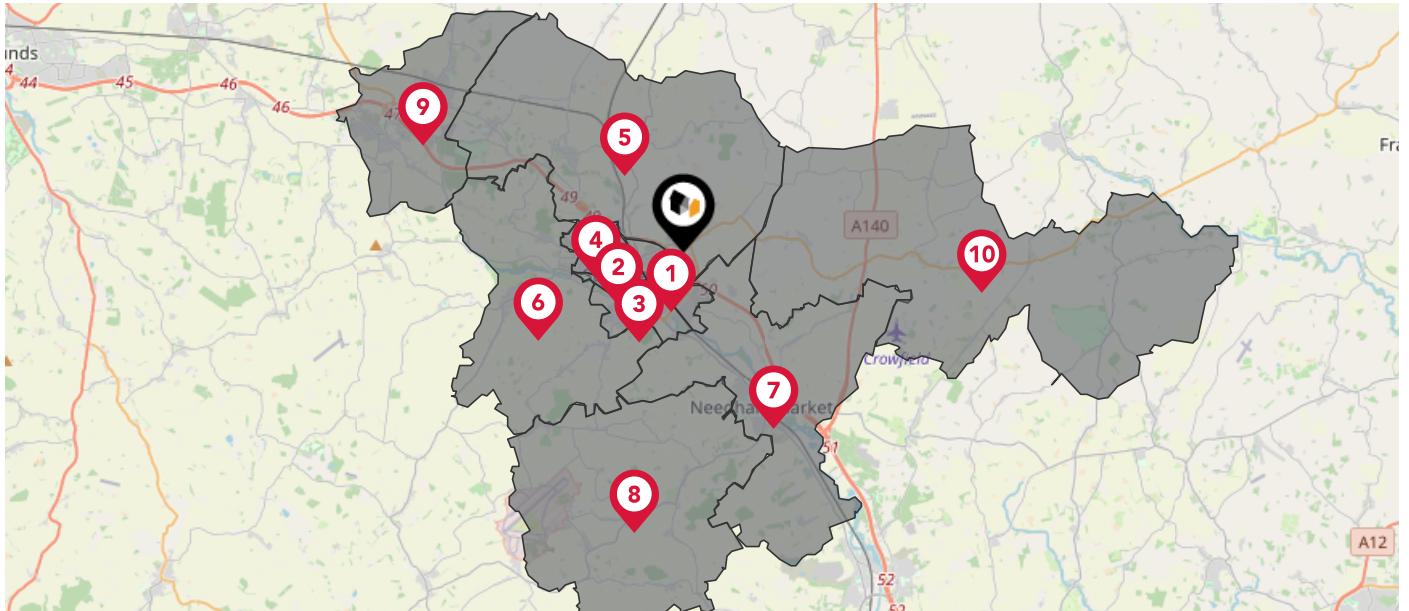
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

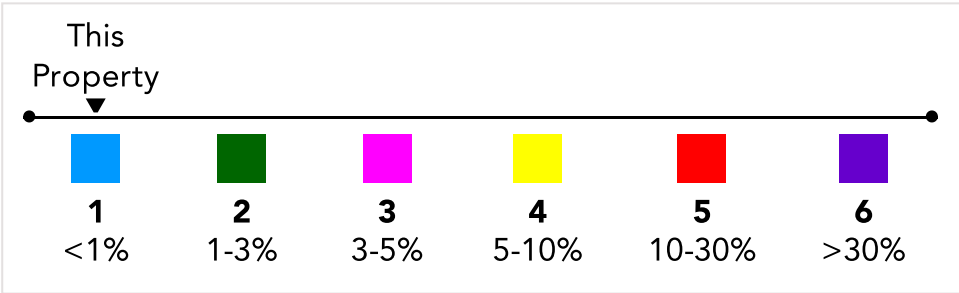
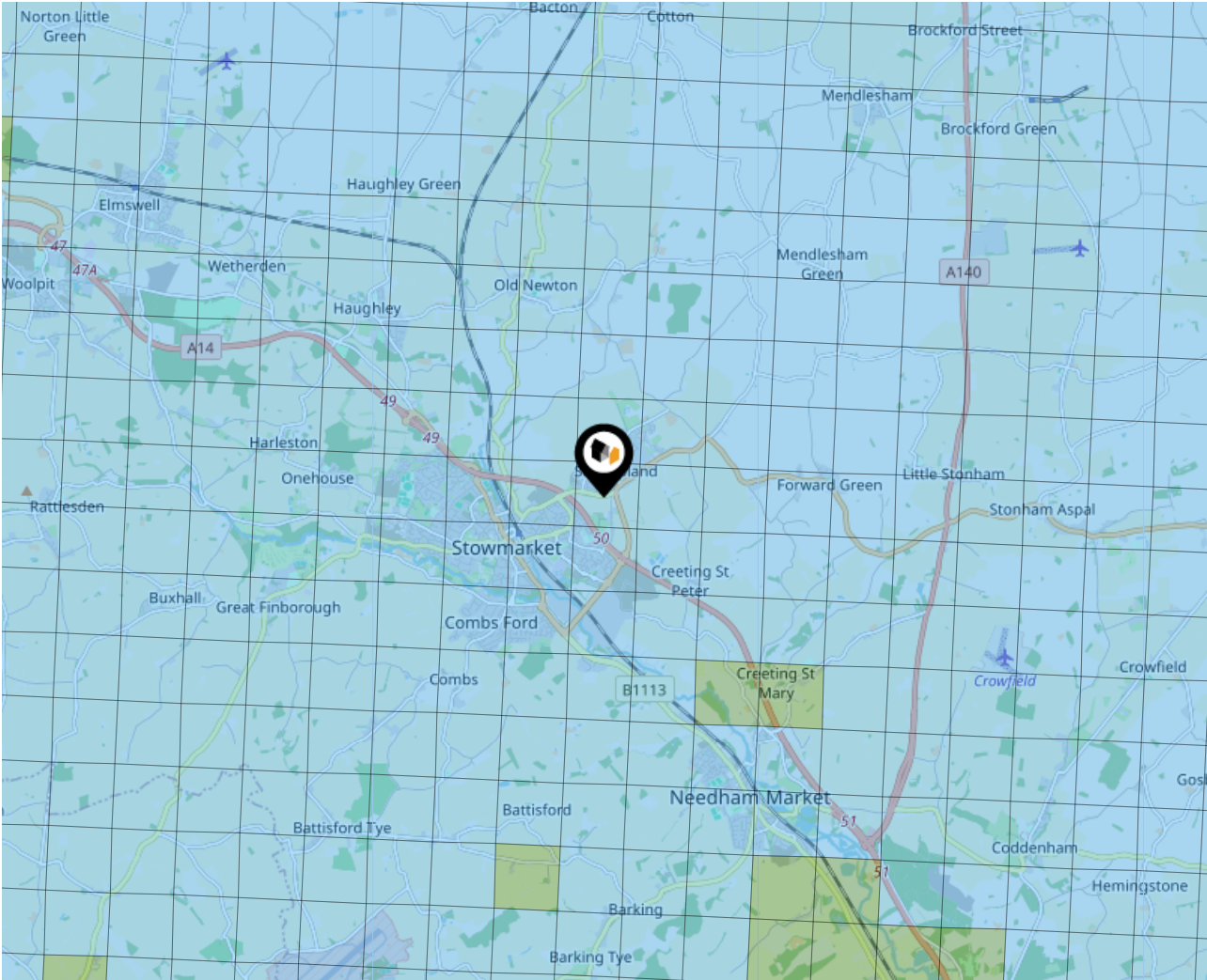
- |    |                                       |
|----|---------------------------------------|
| 1  | Stow Thorney Ward                     |
| 2  | St. Peter's Ward                      |
| 3  | Combs Ford Ward                       |
| 4  | Chilton Ward                          |
| 5  | Haughley,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

# Environment

## Radon Gas

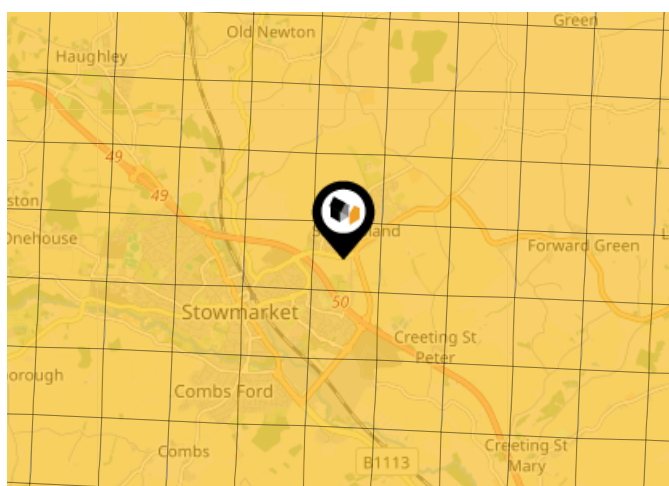
### What is Radon?

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/m<sup>3</sup>).



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

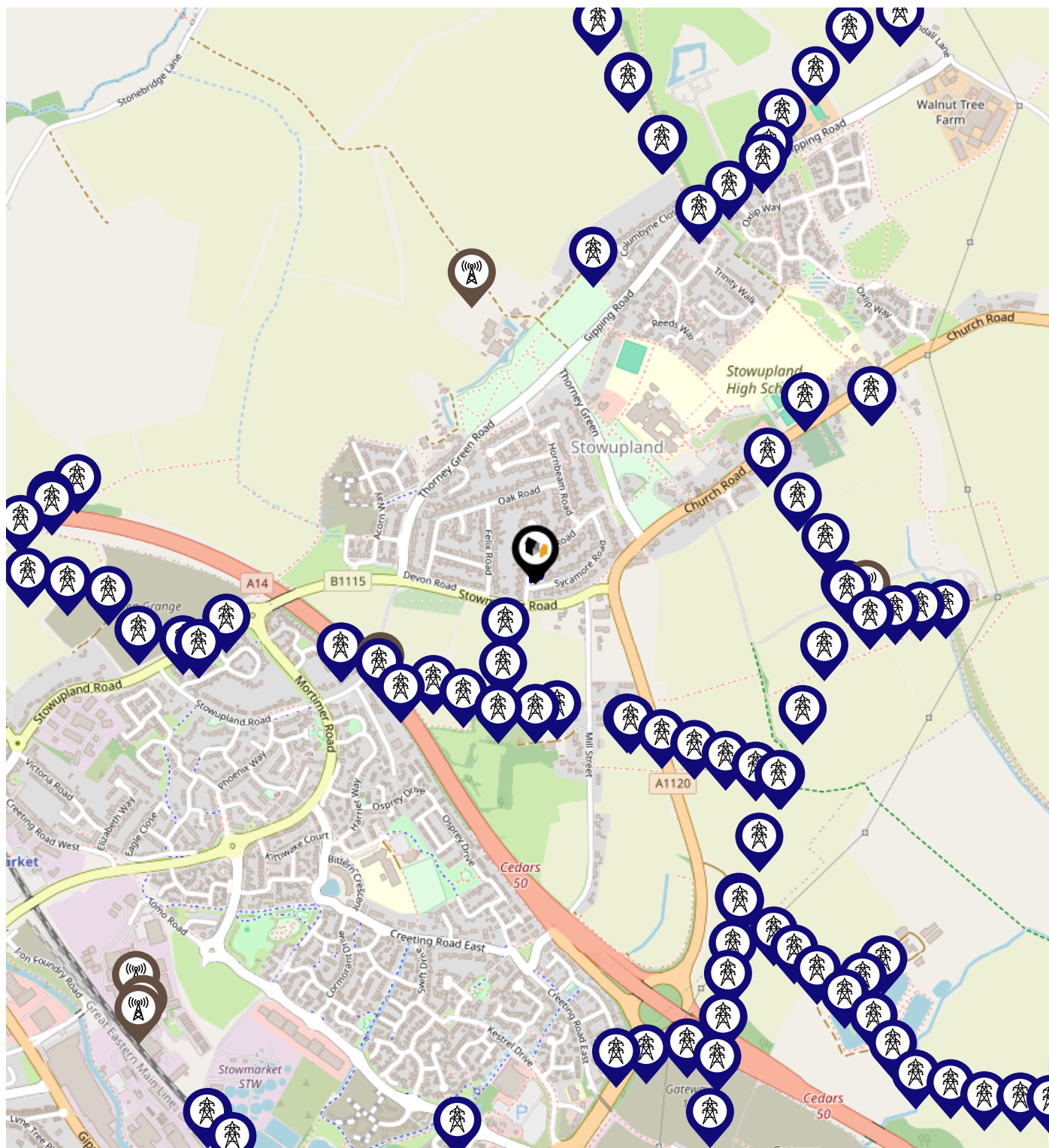
|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |



### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area Masts & Pylons



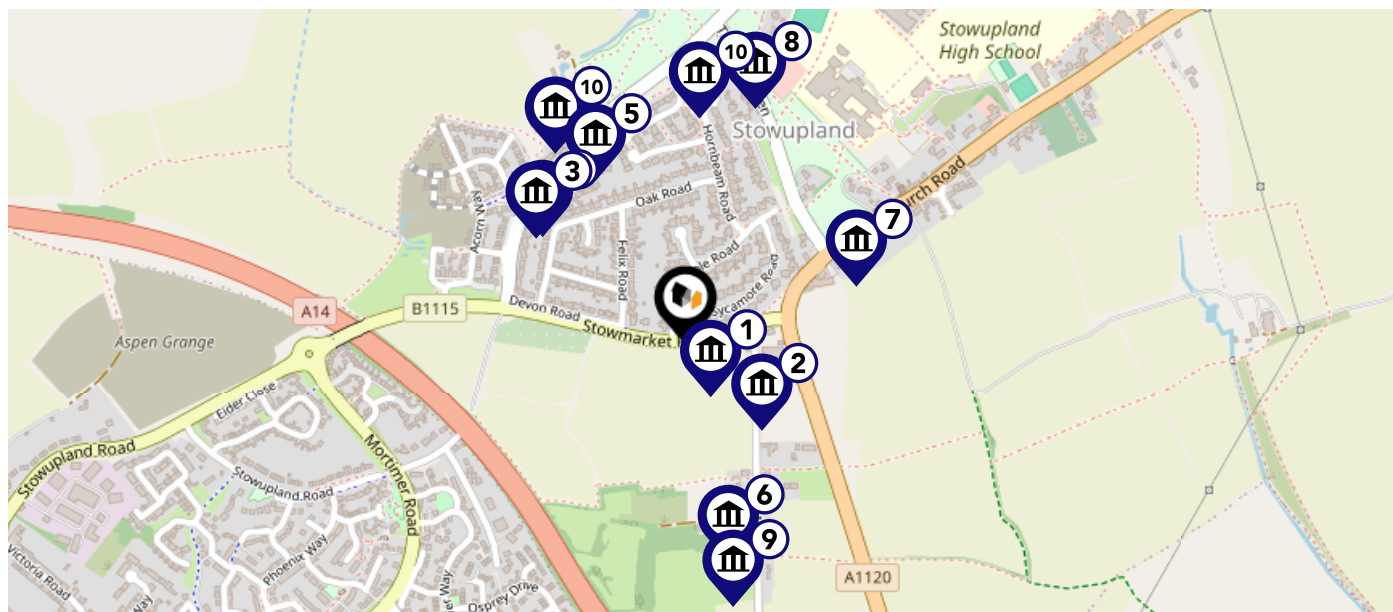
## Key:

-  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...

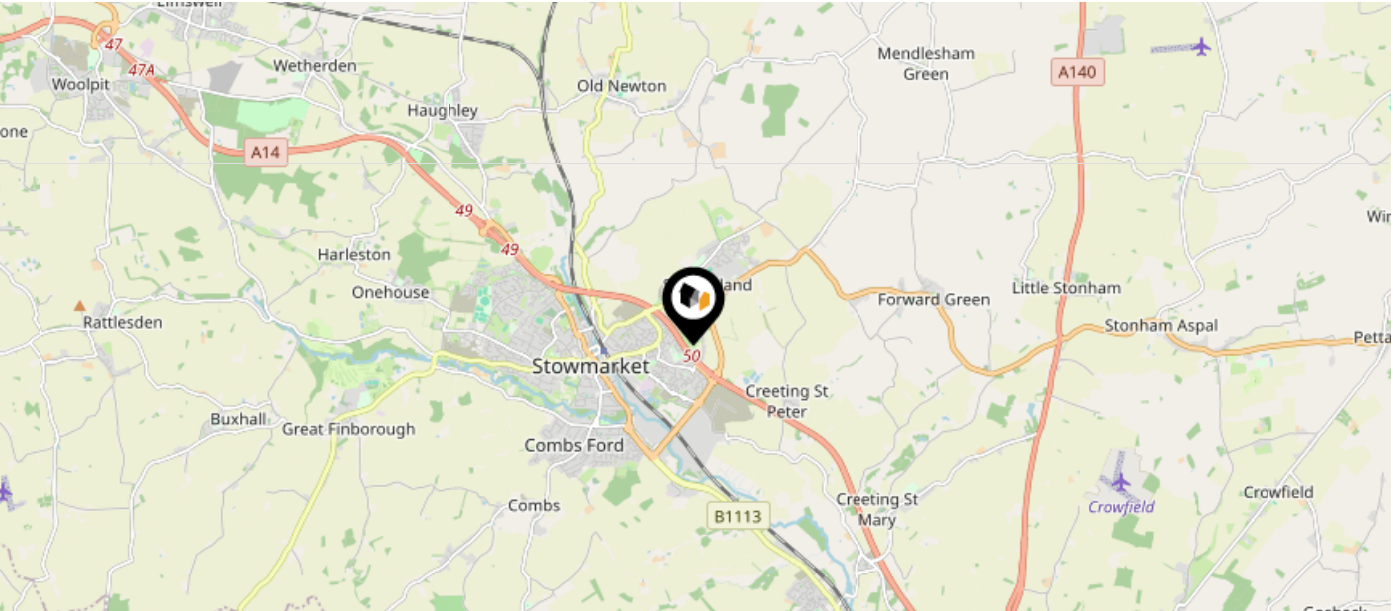


| Listed Buildings in the local district                                              |                                         | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-----------------------------------------|----------|-----------|
|  | 1352326 - Elm Farmhouse                 | Grade II | 0.1 miles |
|  | 1032659 - Orchard House                 | Grade II | 0.1 miles |
|  | 1352328 - 28, Thorney Green Road        | Grade II | 0.2 miles |
|  | 1182213 - Oak Farmhouse                 | Grade II | 0.2 miles |
|  | 1284630 - 44 And 46, Thorney Green Road | Grade II | 0.2 miles |
|  | 1032658 - Old Farmhouse                 | Grade II | 0.2 miles |
|  | 1032664 - The Croft                     | Grade II | 0.2 miles |
|  | 1032666 - Thatched Cottages             | Grade II | 0.3 miles |
|  | 1032657 - Mill Green Farmhouse          | Grade II | 0.3 miles |
|  | 1182131 - Pooles Farmhouse              | Grade II | 0.3 miles |
|  | 1284679 - Thorney Green Cottage         | Grade II | 0.3 miles |

# Maps

## Green Belt

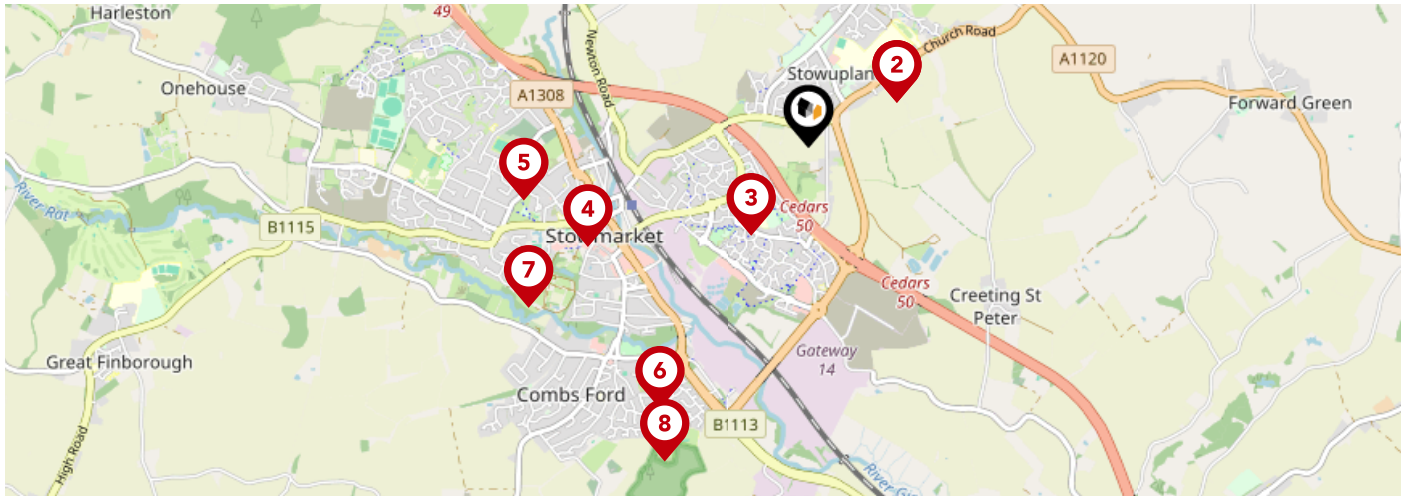
This map displays nearby areas that have been designated as Green Belt...



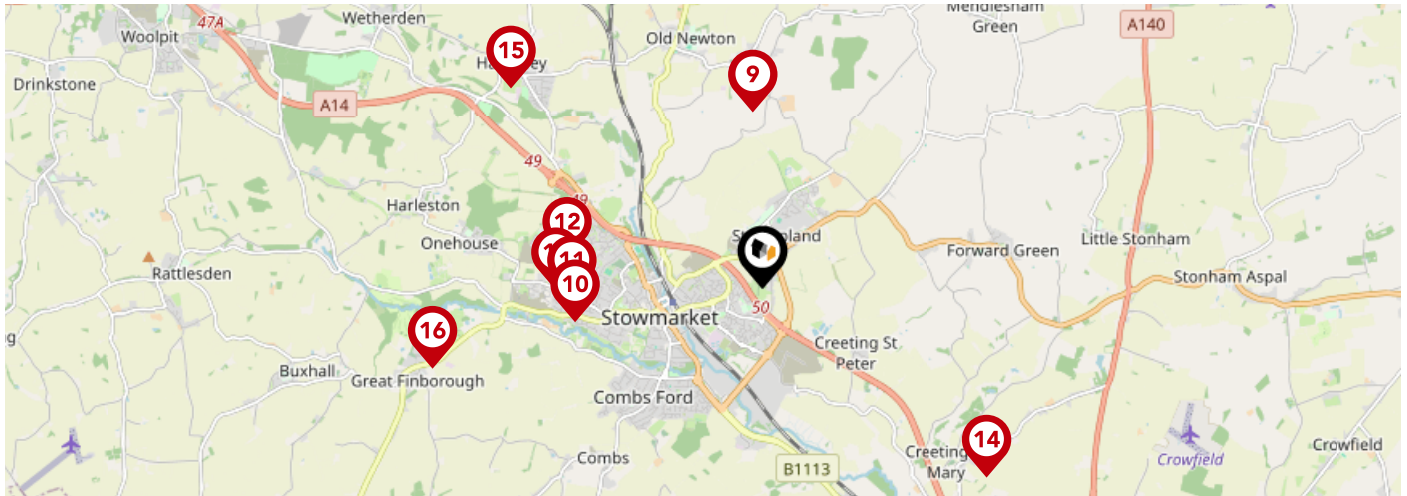
Nearby Green Belt Land

No data available.

# Area Schools



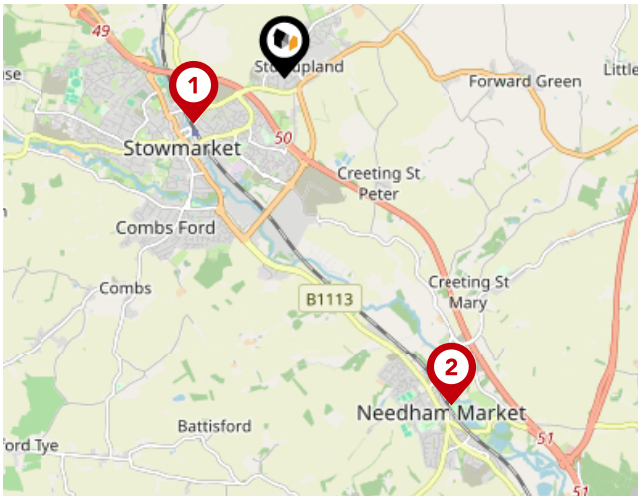
|          |                                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Freeman Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.45         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Stowupland High School</b><br>Ofsted Rating: Requires improvement   Pupils: 1008   Distance:0.45                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Cedars Park Community Primary School</b><br>Ofsted Rating: Good   Pupils: 363   Distance:0.48                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Gable End</b><br>Ofsted Rating: Good   Pupils: 5   Distance:1.11                                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Chilton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 168   Distance:1.32                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Combs Ford Primary School</b><br>Ofsted Rating: Good   Pupils: 361   Distance:1.37                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Abbot's Hall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 373   Distance:1.47                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Trinity Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 166   Distance:1.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                              | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Old Newton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 83   Distance:1.6                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stowmarket High School</b><br>Ofsted Rating: Requires improvement   Pupils: 901   Distance:1.74                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wood Ley Community Primary School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:1.74                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Grace Cook Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 104   Distance:1.81                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Olive AP Academy - Suffolk</b><br>Ofsted Rating: Good   Pupils: 5   Distance:1.89                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Creeting St Mary Church of England Voluntary Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 96   Distance:2.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Crawford's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 85   Distance:2.92                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Finborough School</b><br>Ofsted Rating: Not Rated   Pupils: 659   Distance:3.09                                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

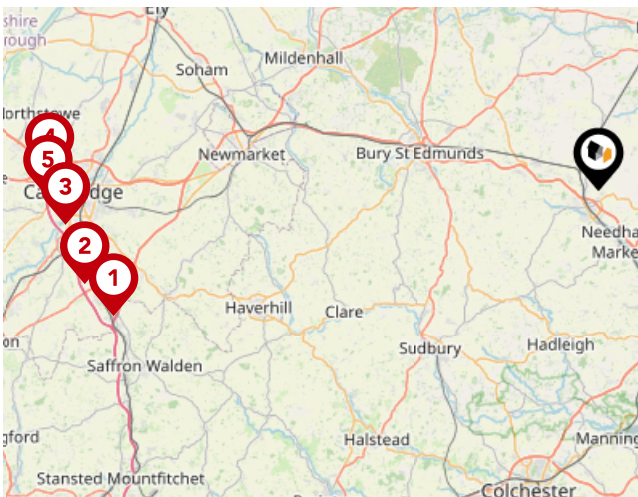
# Area

## Transport (National)



### National Rail Stations

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | Entrance1 | 0.92 miles |
| 2   | Entrance  | 3.34 miles |
| 3   | Entrance  | 5.37 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 36.54 miles |
| 2   | M11 J10 | 38.01 miles |
| 3   | M11 J11 | 38.93 miles |
| 4   | M11 J13 | 39.93 miles |
| 5   | M11 J12 | 40.07 miles |

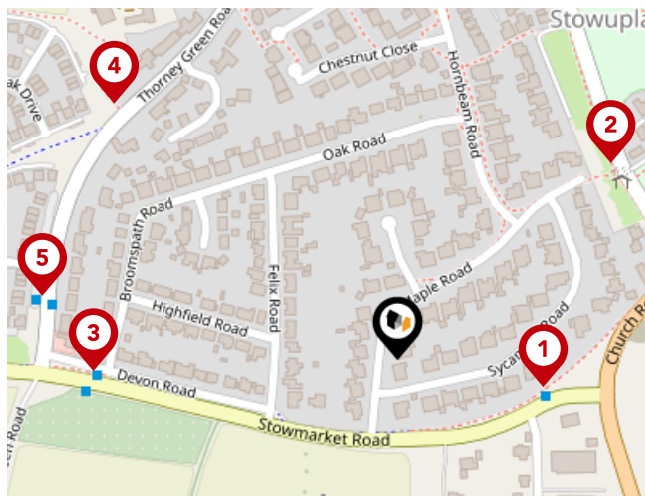


### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 34.57 miles |
| 2   | Southend-on-Sea               | 45.41 miles |
| 3   | Stansted Airport              | 38.57 miles |
| 4   | Cambridge                     | 35.81 miles |

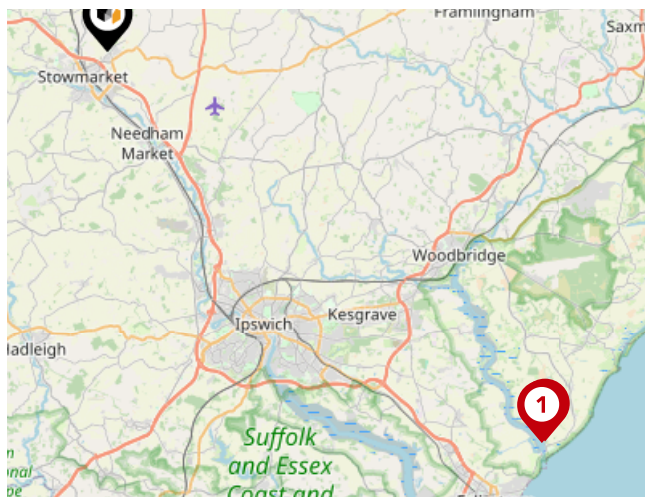
# Area

## Transport (Local)



### Bus Stops/Stations

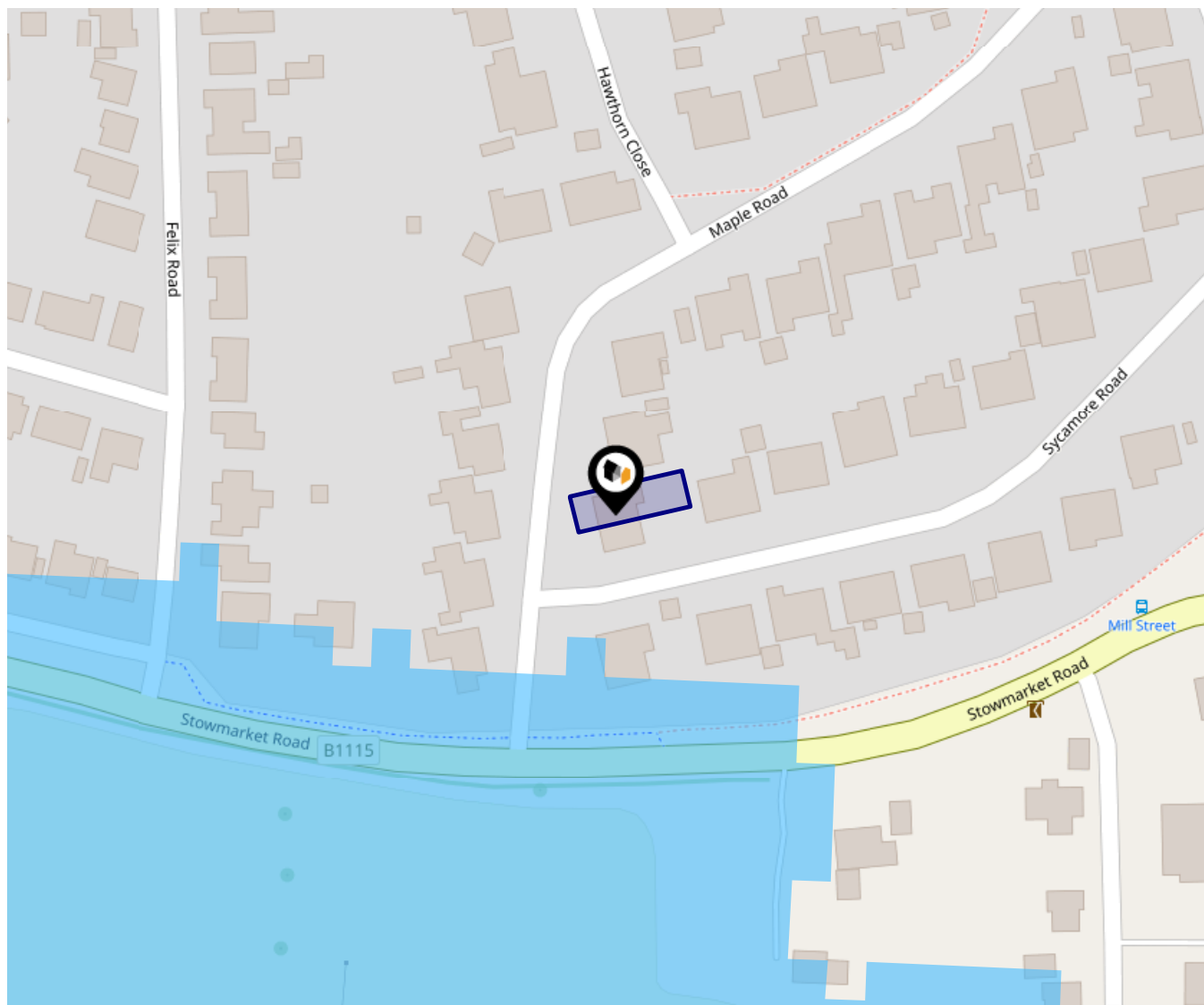
| Pin                                                                               | Name            | Distance   |
|-----------------------------------------------------------------------------------|-----------------|------------|
|  | Mill Street     | 0.08 miles |
|  | Mill Cottages   | 0.16 miles |
|  | Allotments      | 0.17 miles |
|  | Oak Farm Meadow | 0.22 miles |
|  | Devon Road      | 0.21 miles |



### Ferry Terminals

| Pin                                                                                 | Name                                 | Distance    |
|-------------------------------------------------------------------------------------|--------------------------------------|-------------|
|  | Felixstowe for Bawdsey Ferry Landing | 21.28 miles |
|  | Bawdsey Ferry Landing                | 21.34 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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