

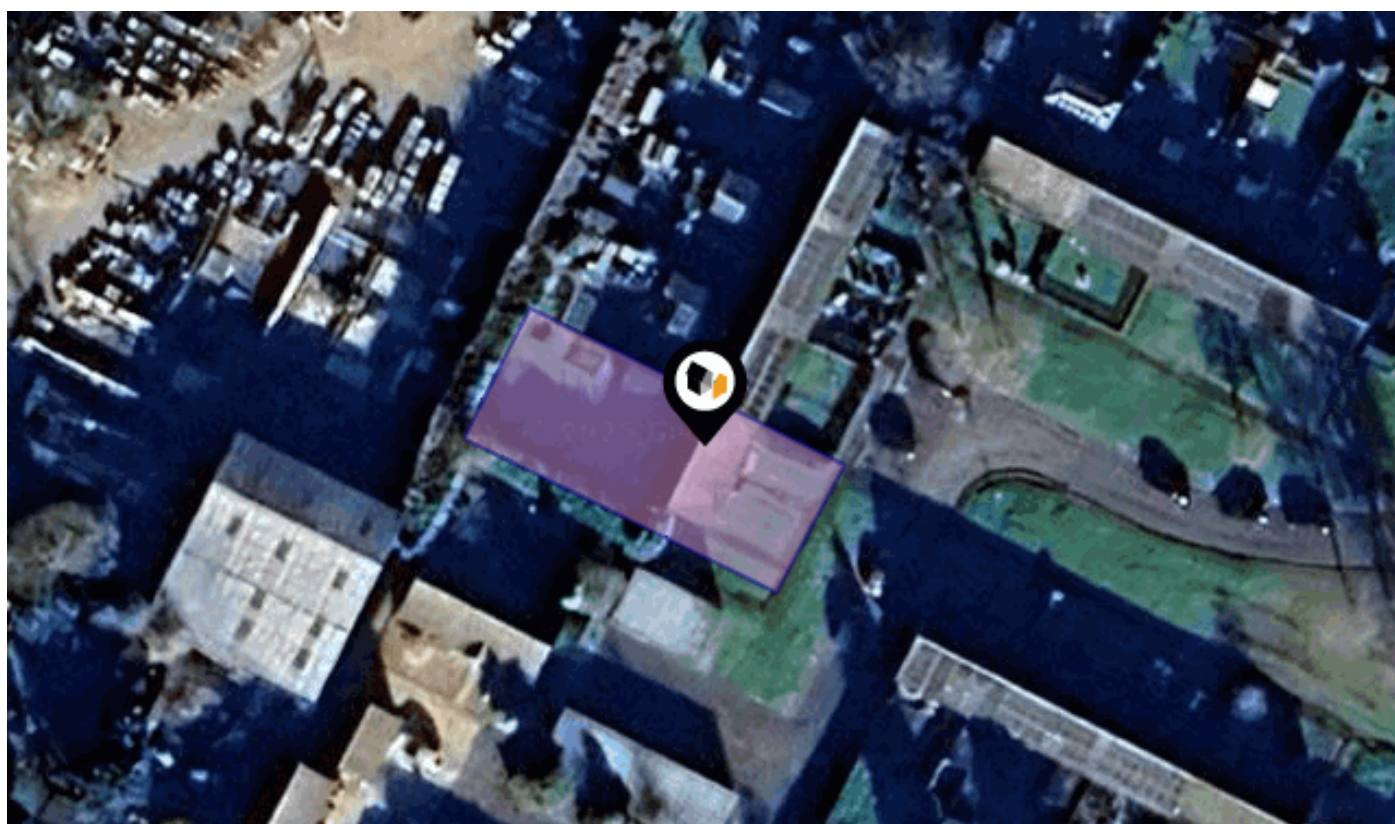


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 23rd October 2025



8, HOLME CLOSE, HOPTON, DISS, IP22 2QL

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

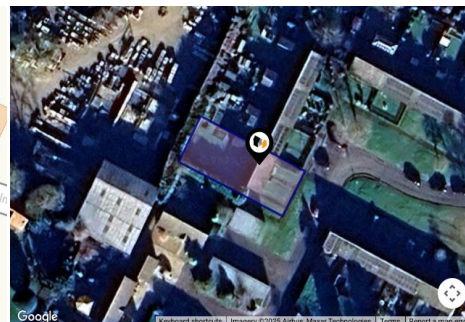
01449 768854

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Property Overview



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	688 ft ² / 64 m ²
Plot Area:	0.09 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,745
Title Number:	SK372956
UPRN:	100091113593

Last Sold Date:	07/10/2016
Last Sold Price:	£153,000
Last Sold £/ft ² :	£222
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)

5 mb/s	80 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:







Property EPC - Certificate

8, Holme Close, Hopton, IP22 2QL

Energy rating

E

Valid until 30.05.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

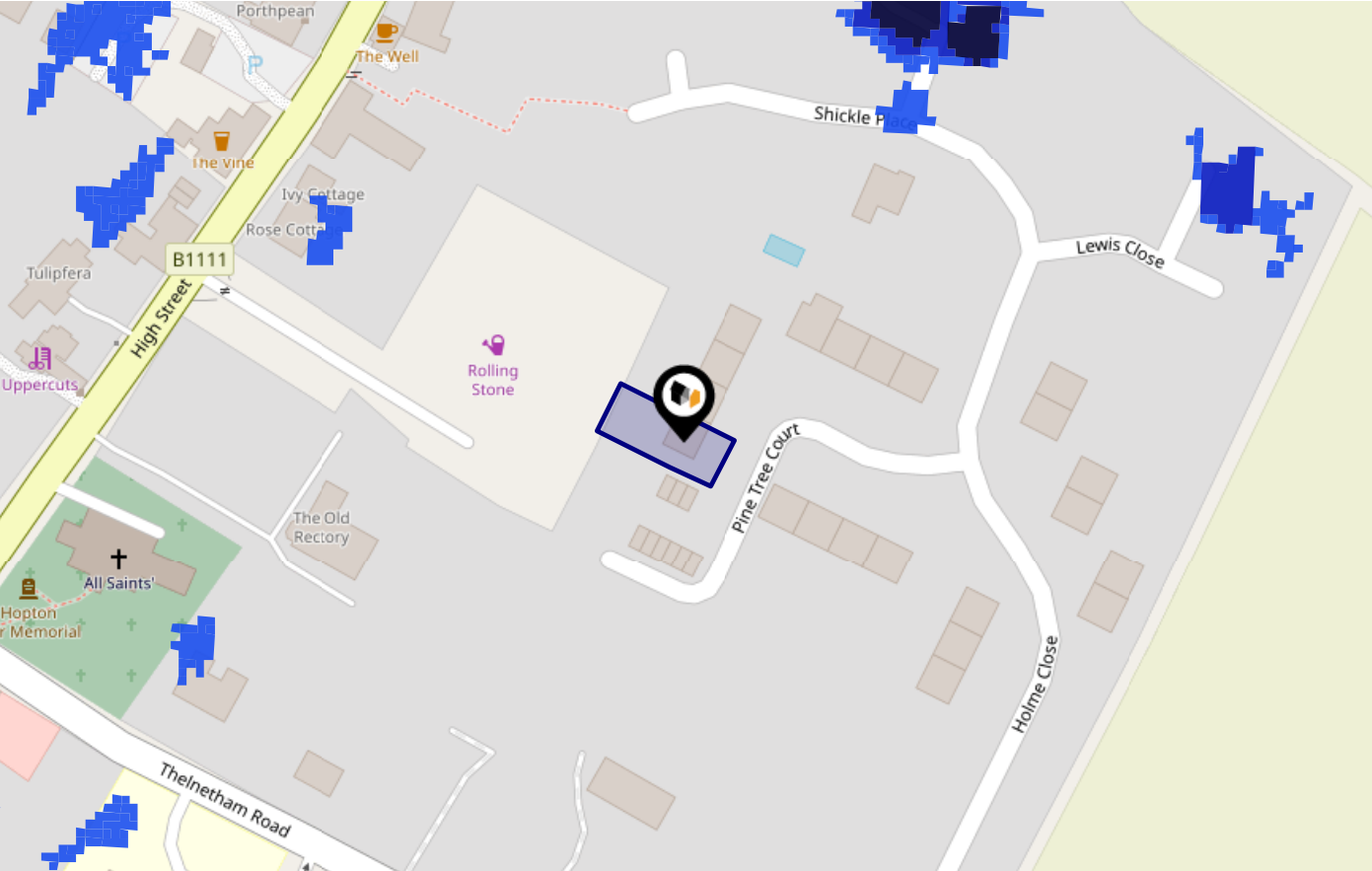
Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	64 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.

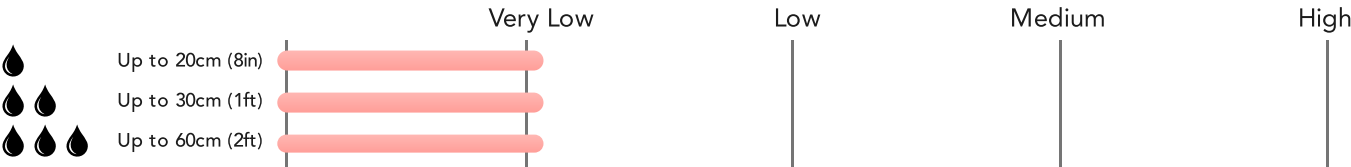


Risk Rating: Very low

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.

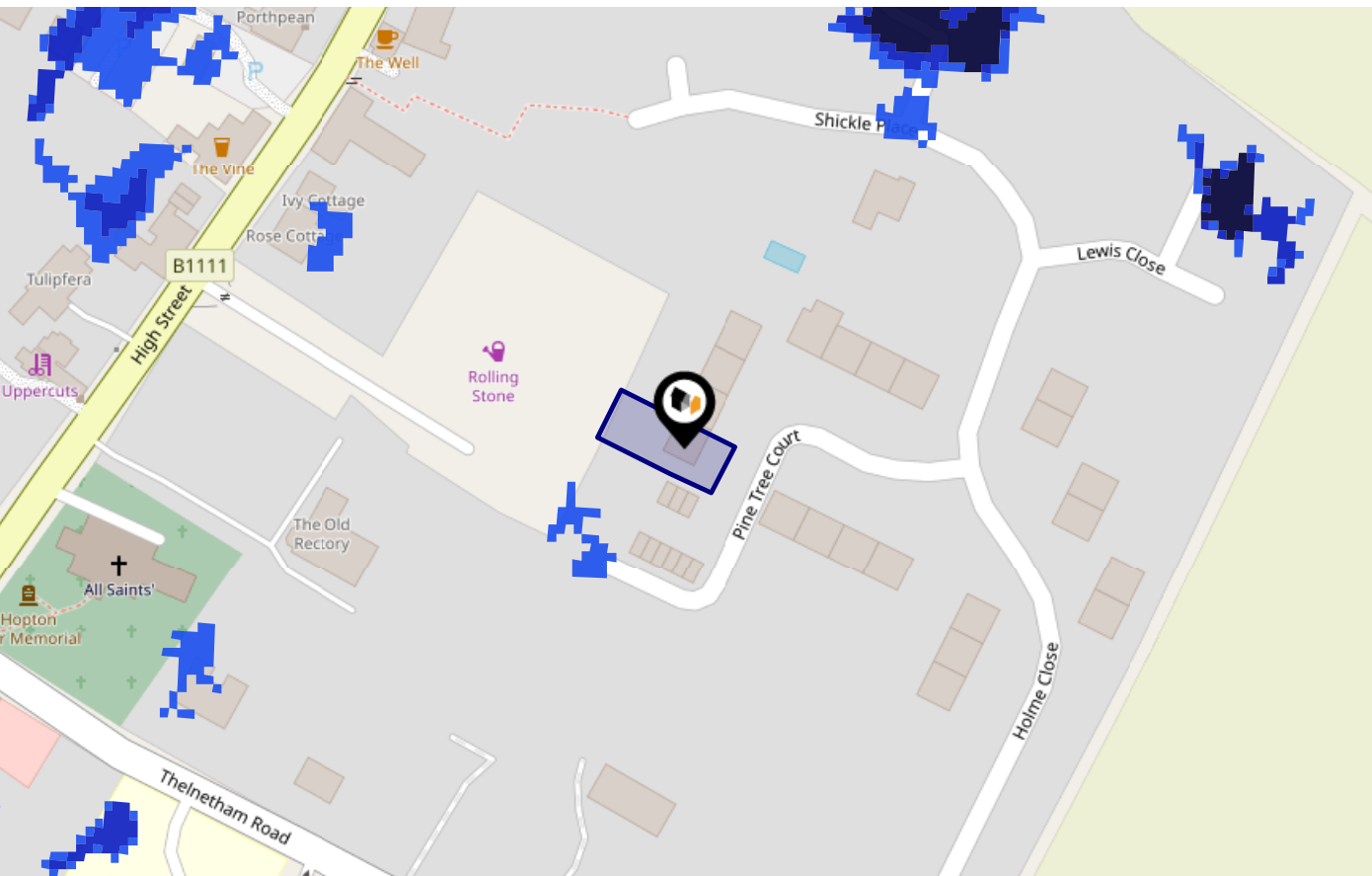
Chance of flooding to the following depths at this property:



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.

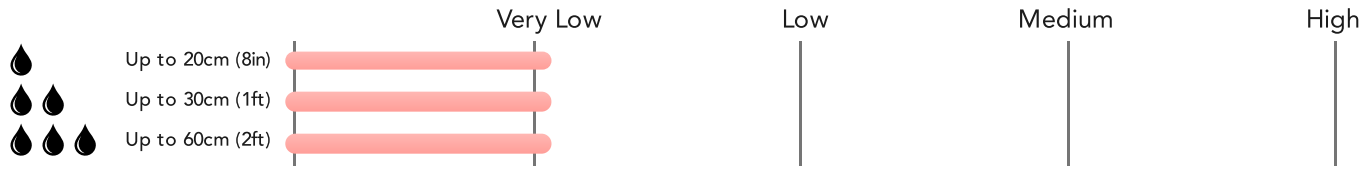


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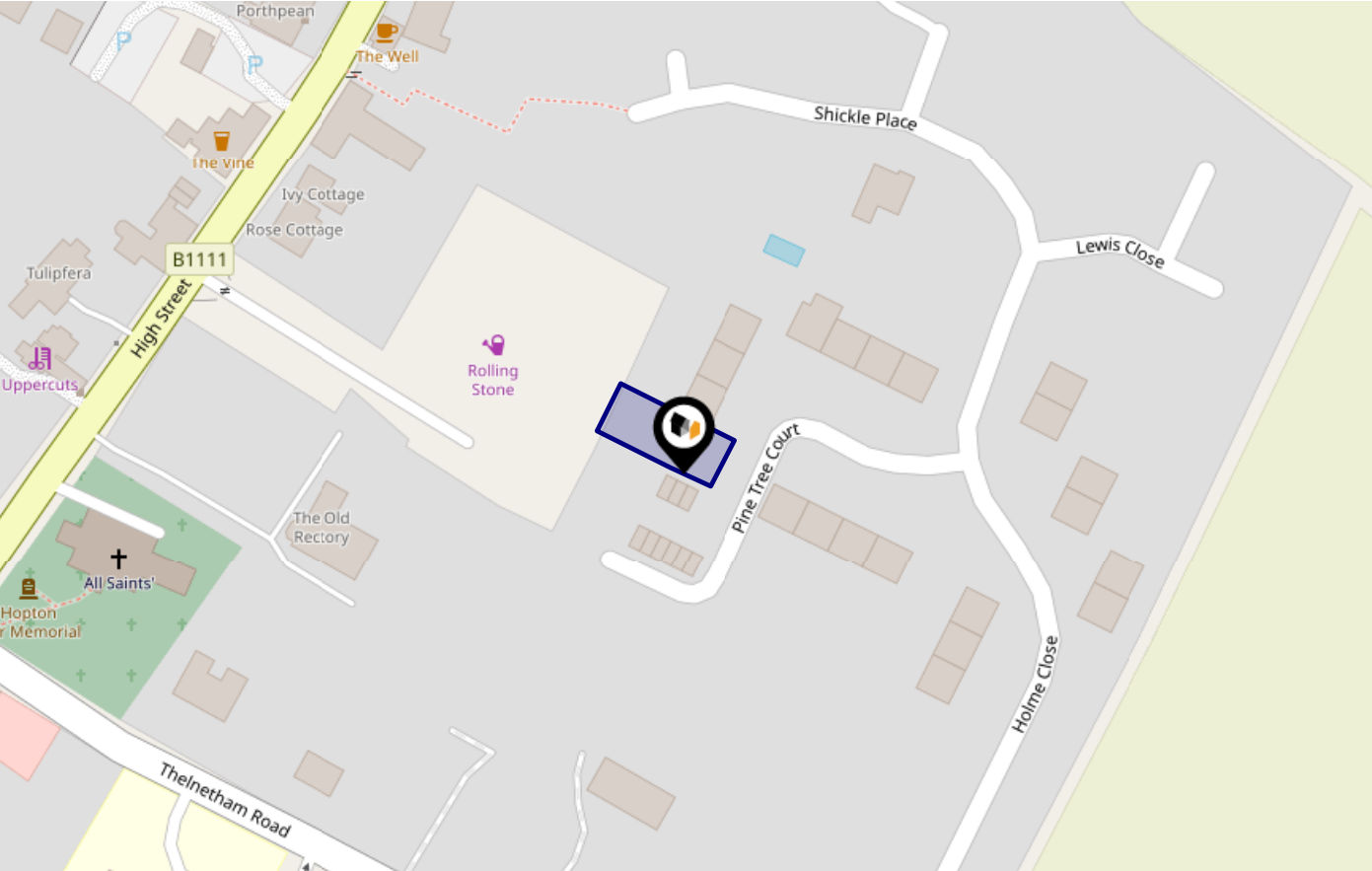
Chance of flooding to the following depths at this property:



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.

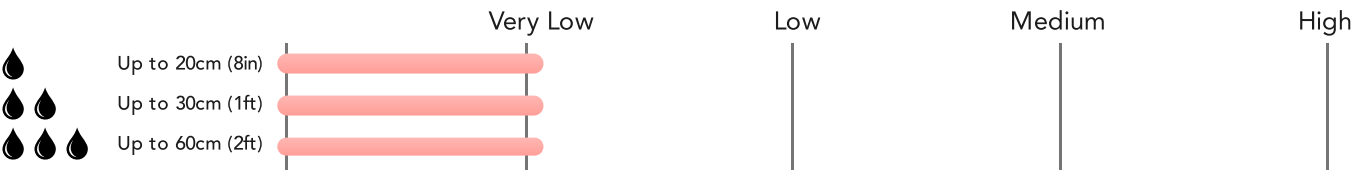


Risk Rating: Very low

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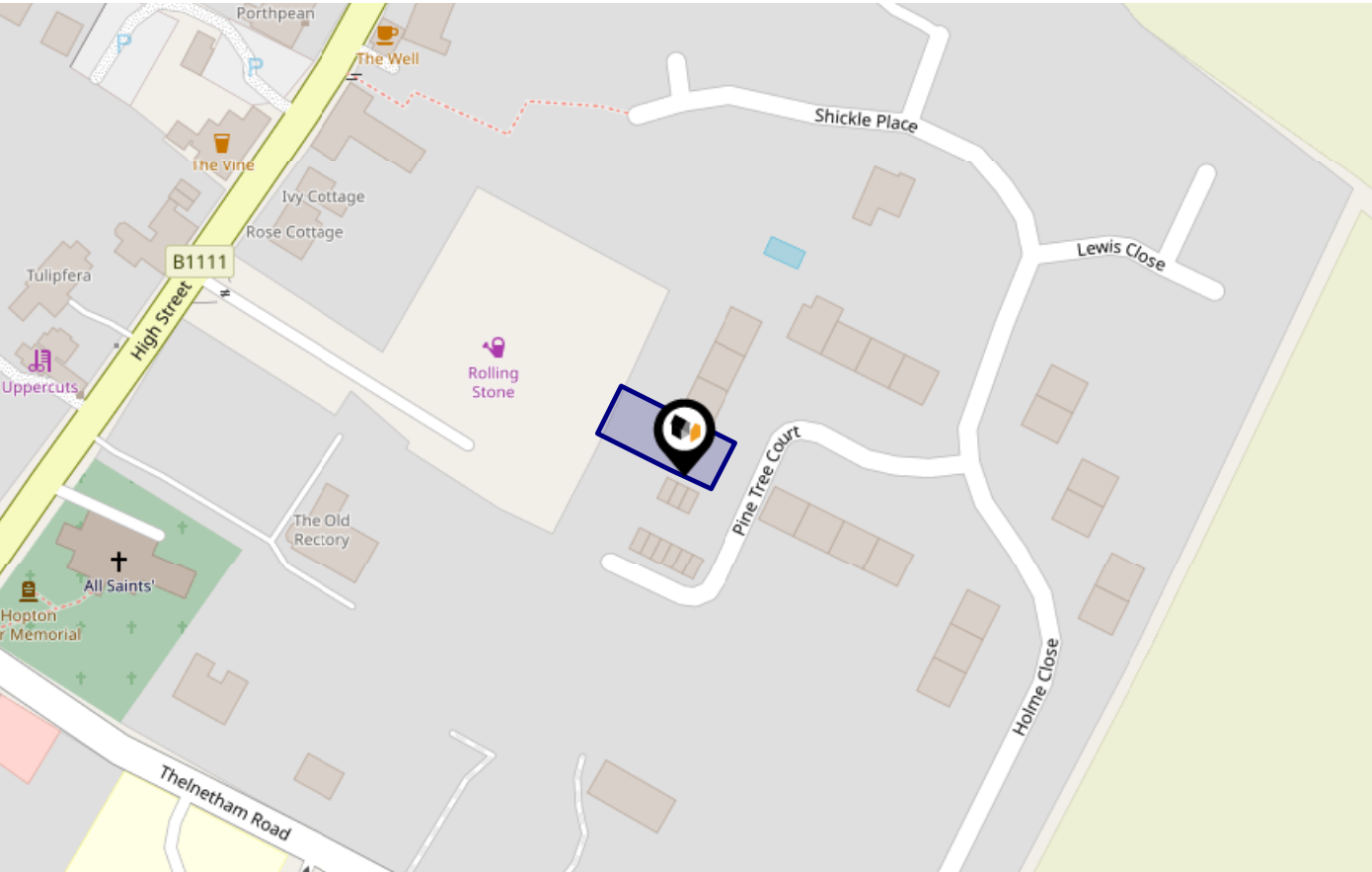
Chance of flooding to the following depths at this property:



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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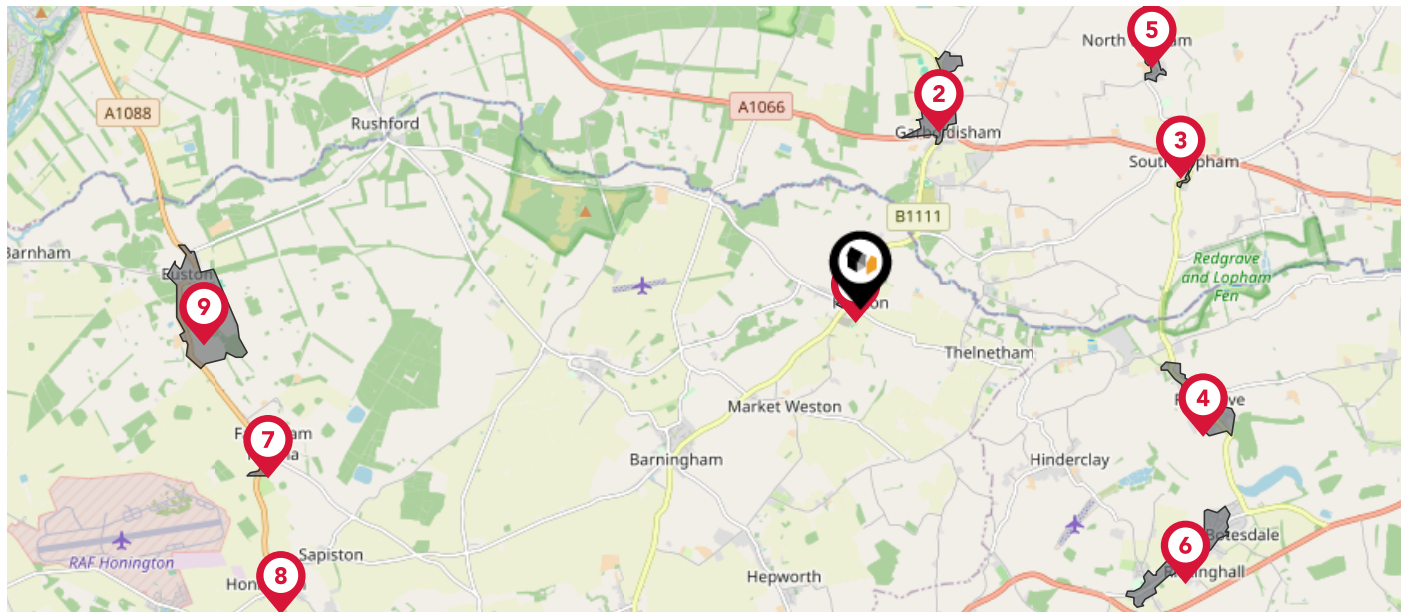
Chance of flooding to the following depths at this property:



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 Hopton
- 2 Garboldisham
- 3 South Lopham
- 4 Redgrave
- 5 North Lopham
- 6 Botesdale
- 7 Fakenham Magna
- 8 Honington
- 9 Euston

Maps

Landfill Sites

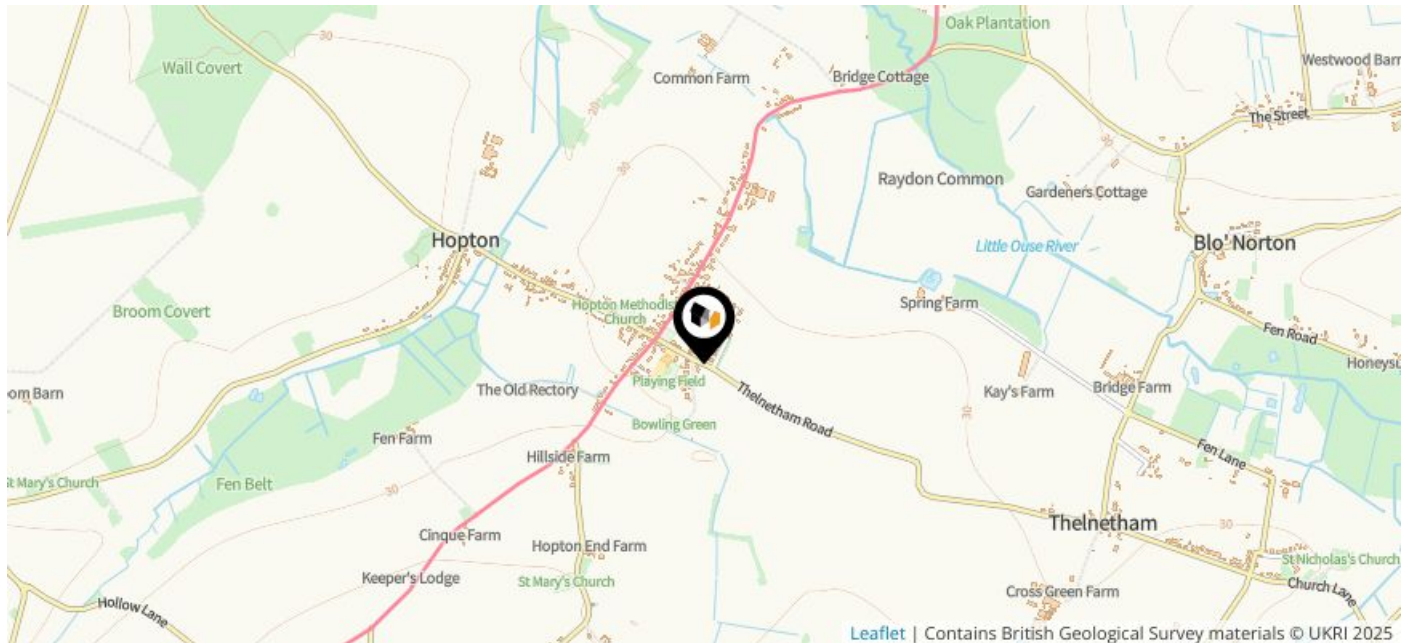
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Land By 12 Nethergate Street-Hopton	Historic Landfill
2	Redgrave Road-Hinderclay	Historic Landfill
3	Nick's Hill-Norwich Lane, Knettishall, Suffolk	Historic Landfill
4	EA/EPR/NP3899NS/A001	Active Landfill
5	Rushford-Thetford	Historic Landfill
6	East Harling-East Harling, Breckland	Historic Landfill
7	Upon Land situated at Long Spinney-Euston, Thetford, Norfolk	Historic Landfill
8	Lodge Farm-Honington	Historic Landfill
9	Rookery Farm-Rookery Farm, Wortham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

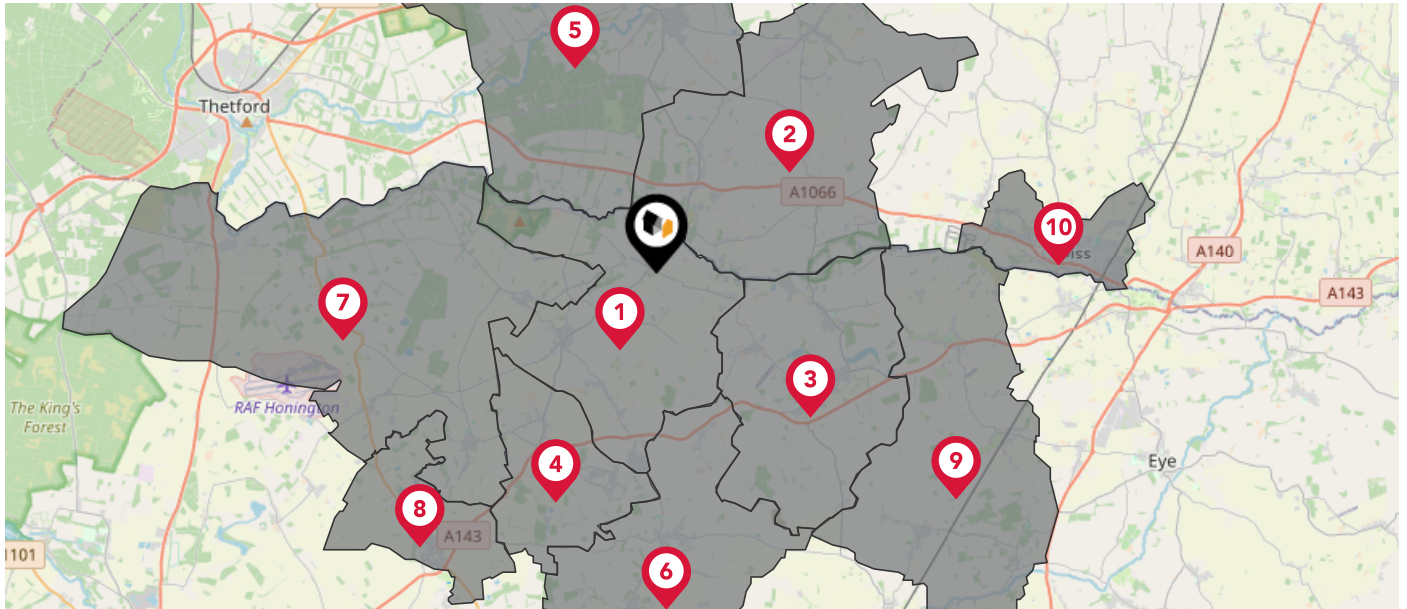
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Barningham Ward

2

Guiltcross Ward

3

Rickinghall Ward

4

Stanton Ward

5

Harling & Heathlands Ward

6

Walsham-le-Willows Ward

7

Bardwell Ward

8

Ixworth Ward

9

Gislingham Ward

10

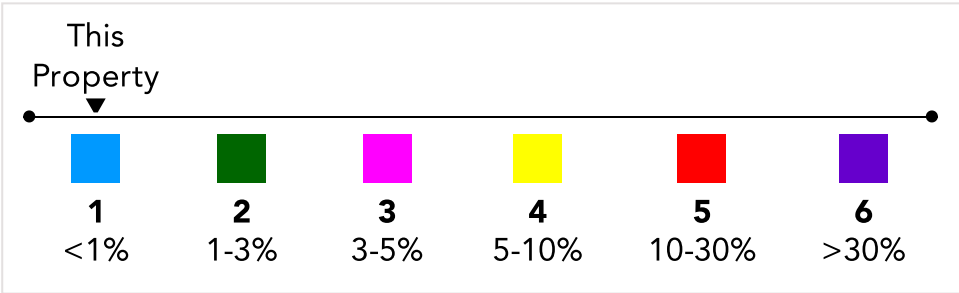
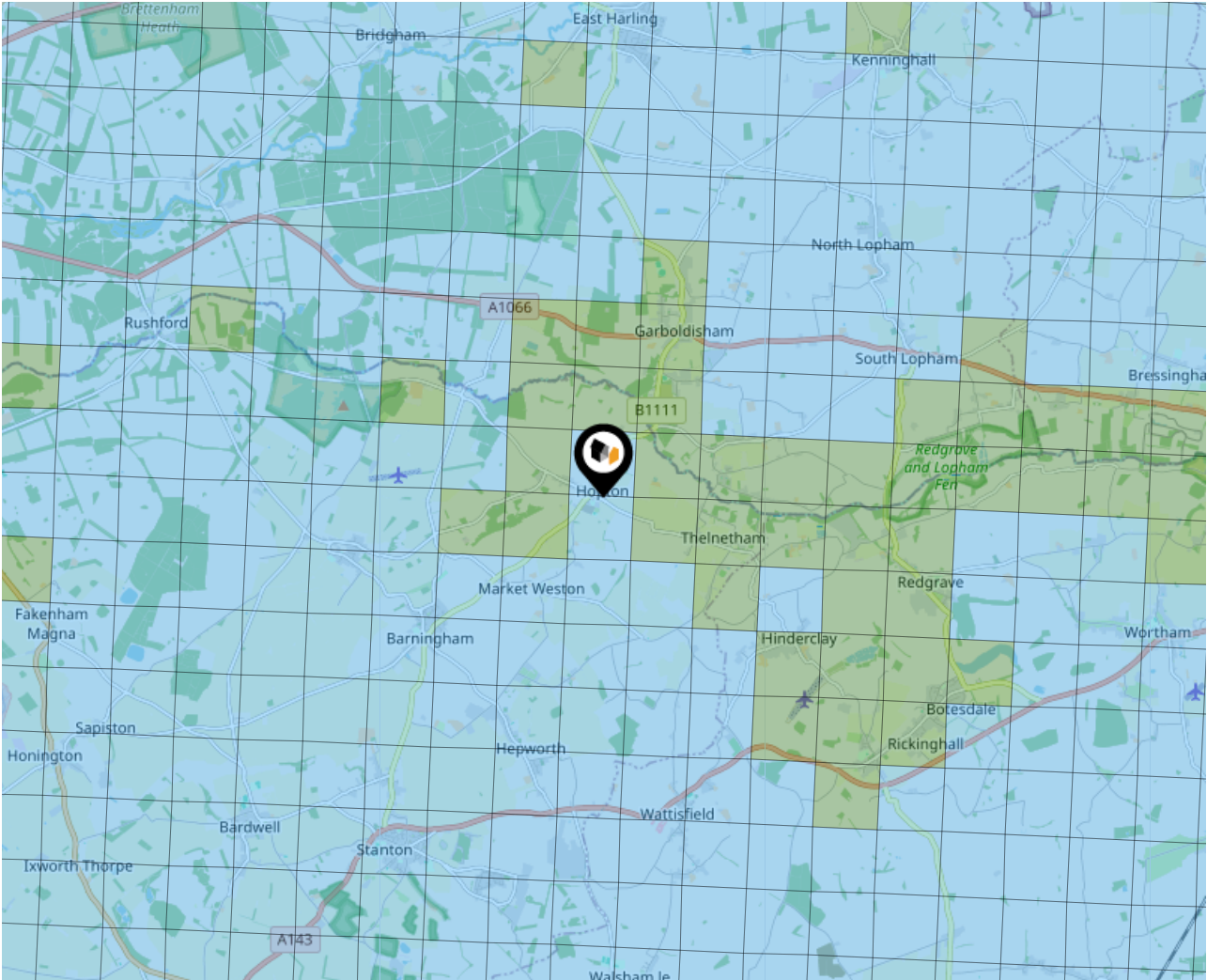
Diss & Roydon Ward

Environment

Radon Gas

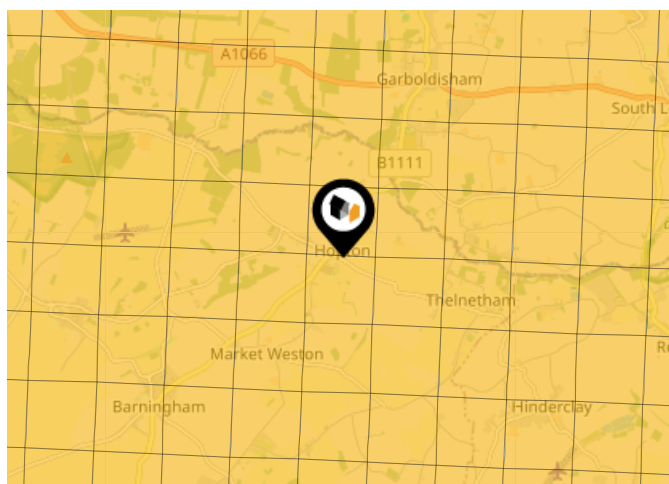
What is Radon?

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		

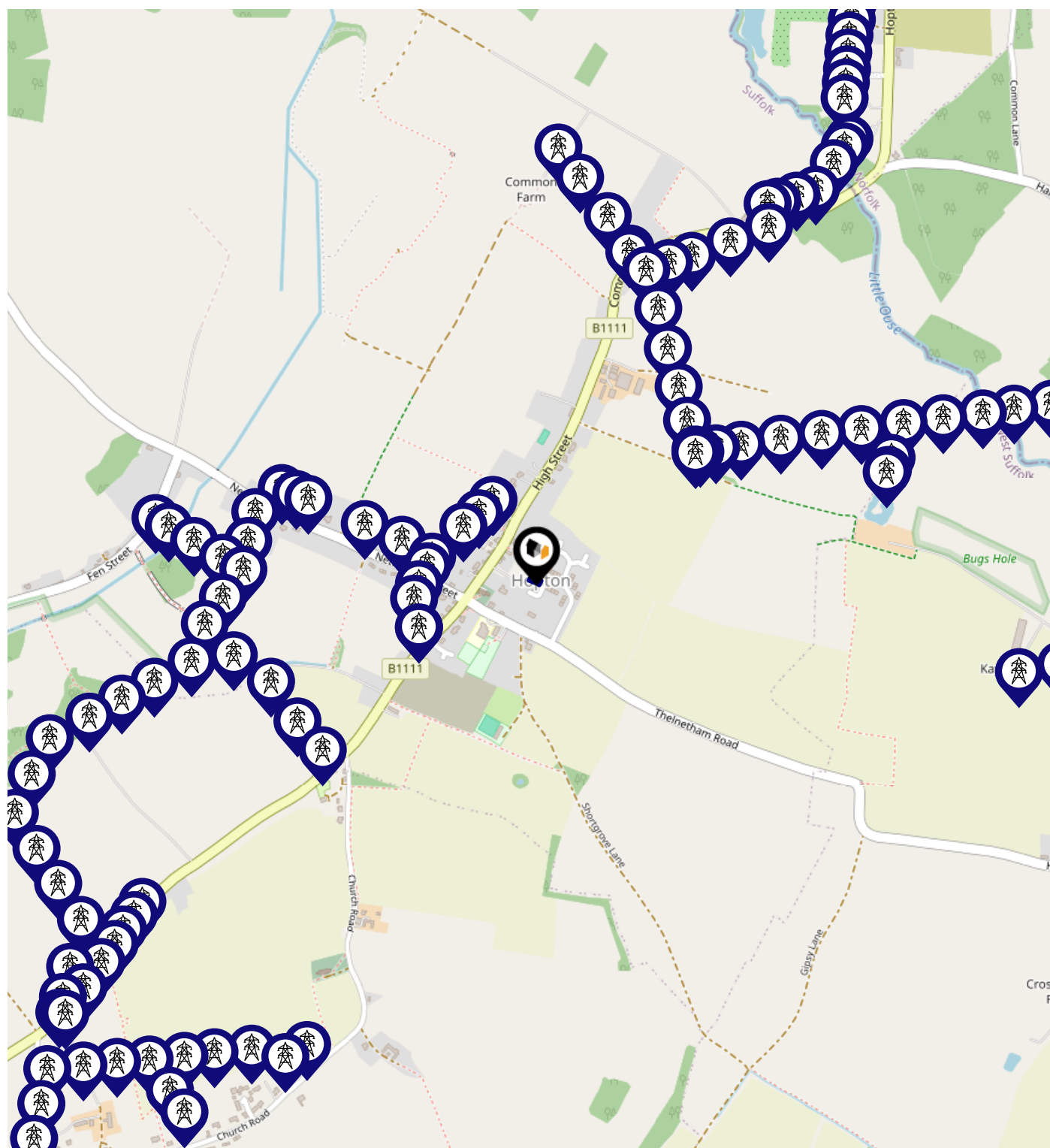


Primary Classifications (Most Common Clay Types)

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



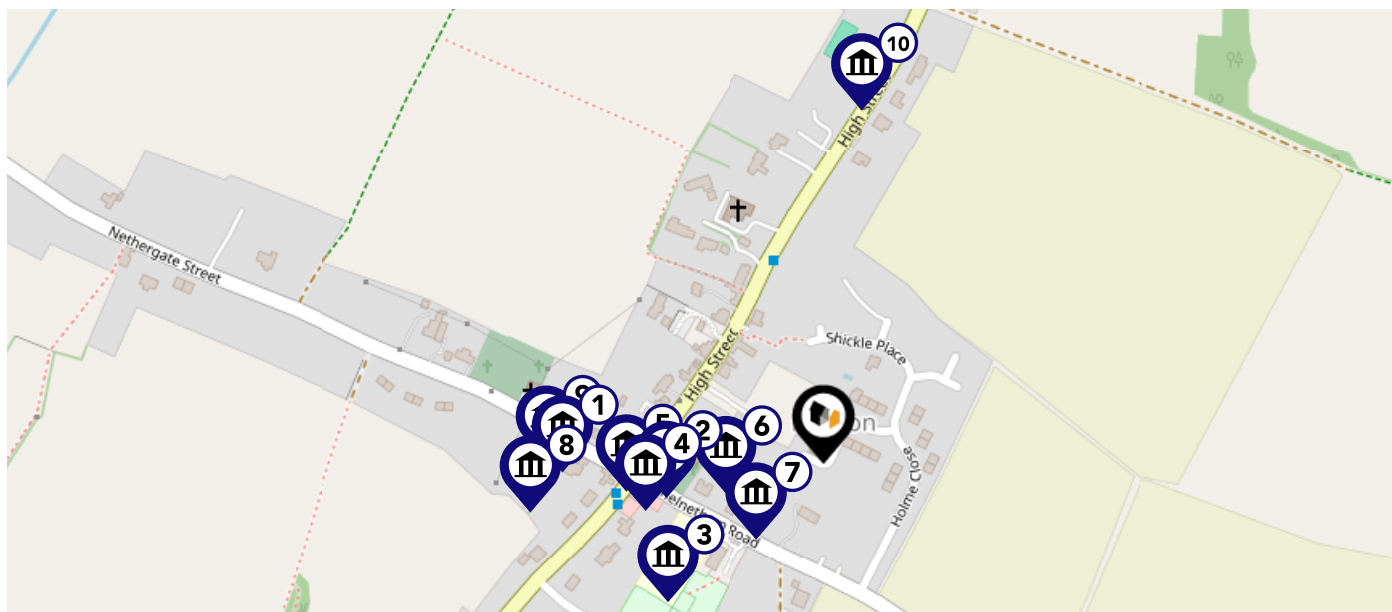
Key:

-  Power Pylons
-  Communication Masts

Maps

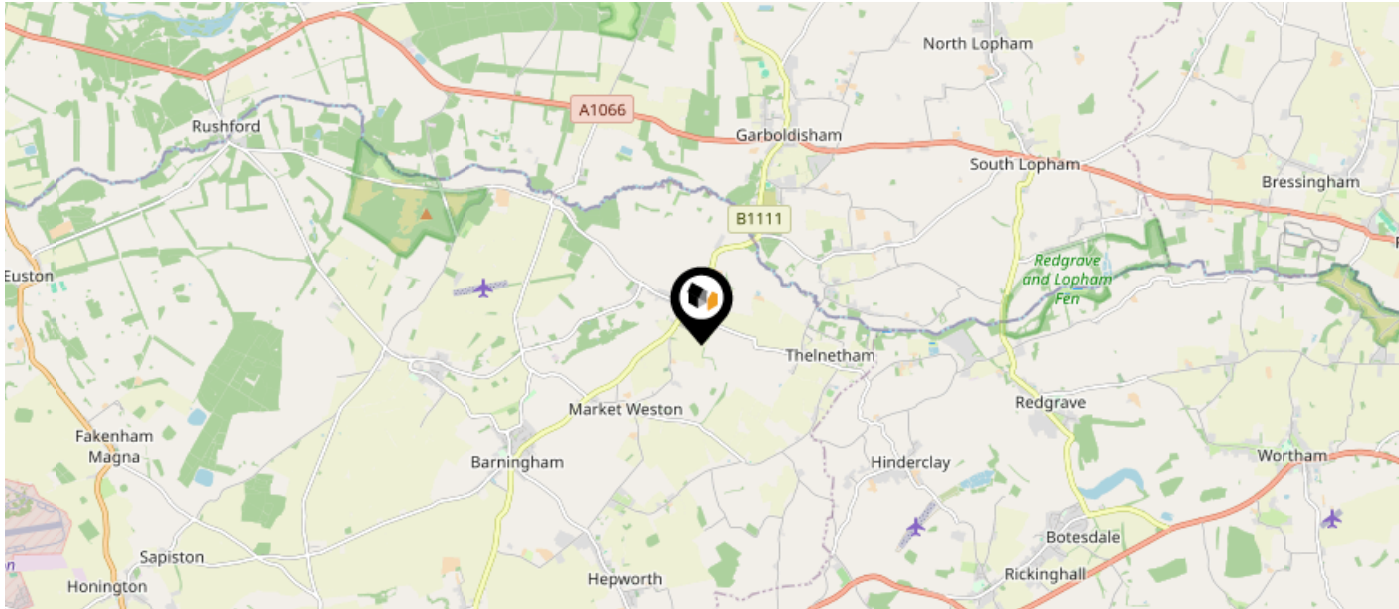
Listed Buildings

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



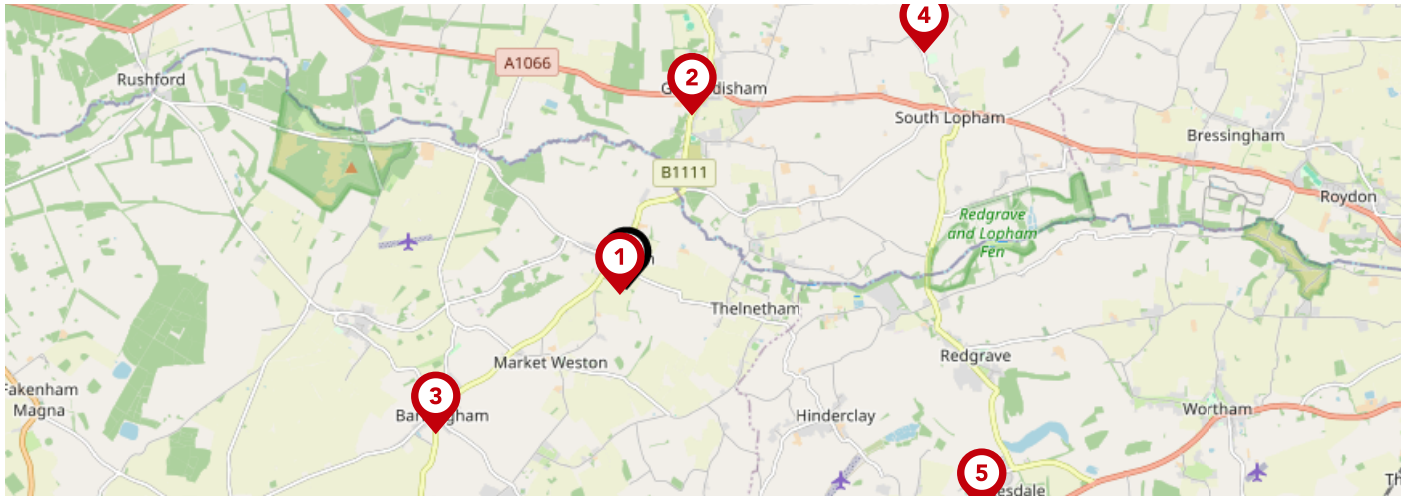
Listed Buildings in the local district		Grade	Distance
	1031185 - The Red House	Grade II	0.1 miles
	1198789 - Church Of All Saints	Grade I	0.1 miles
	1439078 - Hopton Church Of England Voluntary Controlled Primary School	Grade II	0.1 miles
	1468465 - Hopton War Memorial	Grade II	0.1 miles
	1031184 - High Gables	Grade II	0.1 miles
	1376965 - All Saints House	Grade II	0.1 miles
	1376968 - Hunters	Grade II	0.1 miles
	1283673 - Maltings To Rear Of The Cottage	Grade II	0.2 miles
	1283659 - Norvic House	Grade II	0.2 miles
	1283693 - The Cedars And Garden Wall Adjoining	Grade II	0.2 miles

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

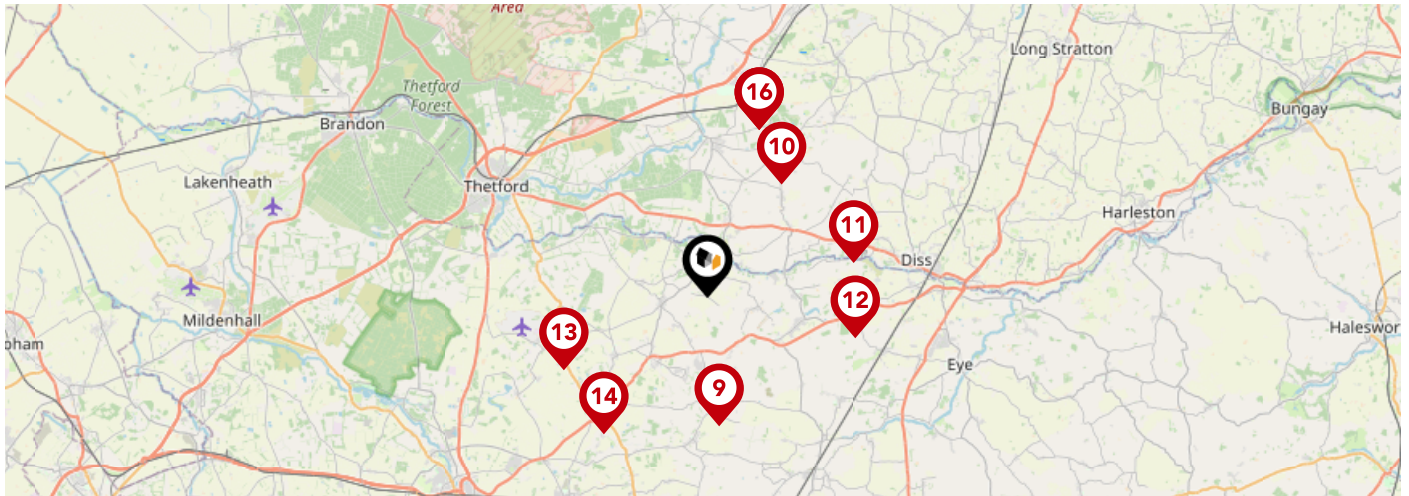


Nearby Green Belt Land

No data available.



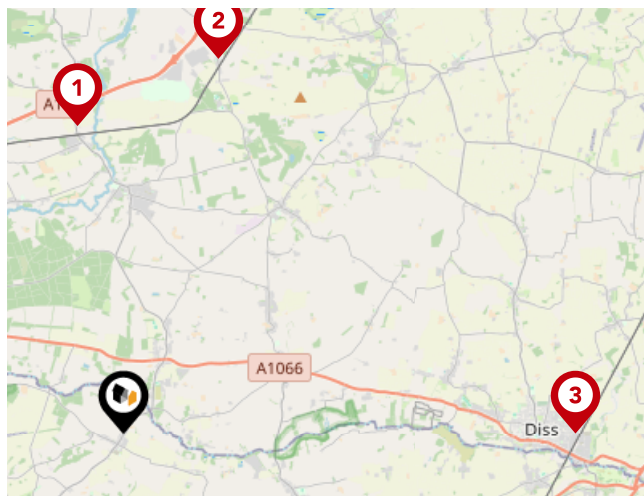
		Nursery	Primary	Secondary	College	Private
1	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:0.07	☐	☒	☐	☐	☐
2	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:1.68	☐	☒	☐	☐	☐
3	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:2.17	☐	☒	☐	☐	☐
4	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:3.45	☐	☒	☐	☐	☐
5	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:3.8	☐	☒	☐	☐	☐
6	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:3.93	☐	☒	☐	☐	☐
7	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:4.57	☐	☒	☐	☐	☐
8	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:4.66	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.68	☐	☒	☐	☐	☐
	Kenninghall Primary School Ofsted Rating: Good Pupils: 106 Distance:4.89	☐	☒	☐	☐	☐
	Bressingham Primary School Ofsted Rating: Good Pupils: 142 Distance:5.43	☐	☒	☐	☐	☐
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.54	☐	☒	☐	☐	☐
	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:5.83	☐	☒	☐	☐	☐
	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:6.2	☐	☐	☒	☐	☐
	Aurora White House School Ofsted Rating: Good Pupils: 61 Distance:6.35	☐	☐	☒	☐	☐
	Aurora Eccles School Ofsted Rating: Not Rated Pupils: 202 Distance:6.35	☐	☐	☒	☐	☐

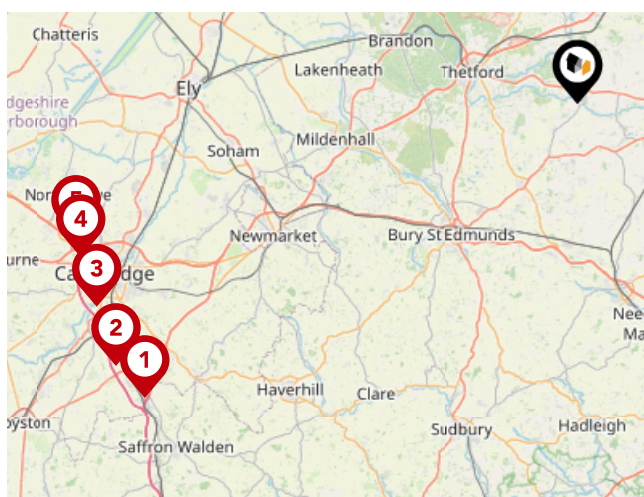
Area

Transport (National)



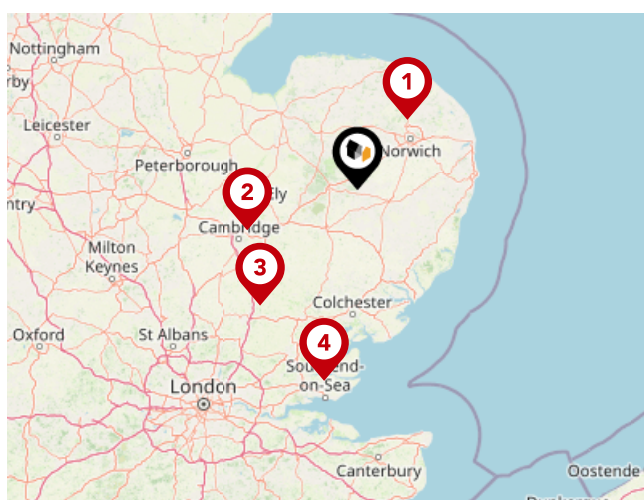
National Rail Stations

Pin	Name	Distance
1	Harling Road Rail Station	5.63 miles
2	Eccles Road Rail Station	7.01 miles
3	Diss Rail Station	8.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	38.08 miles
2	M11 J10	38.54 miles
3	M11 J11	37.95 miles
4	M11 J13	37.72 miles
5	M11 J14	37.72 miles

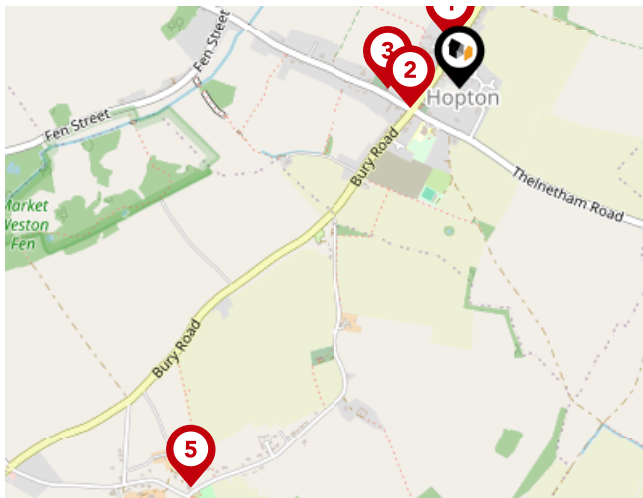


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	25.21 miles
2	Cambridge	33.97 miles
3	Stansted Airport	43.84 miles
4	Southend-on-Sea	56.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Chapel	0.11 miles
	Post Office	0.12 miles
	Methodist Church	0.16 miles
	Bethany	0.58 miles
	Village Hall	1.09 miles

ML
PROPERTY CONSULTANTS

-  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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