

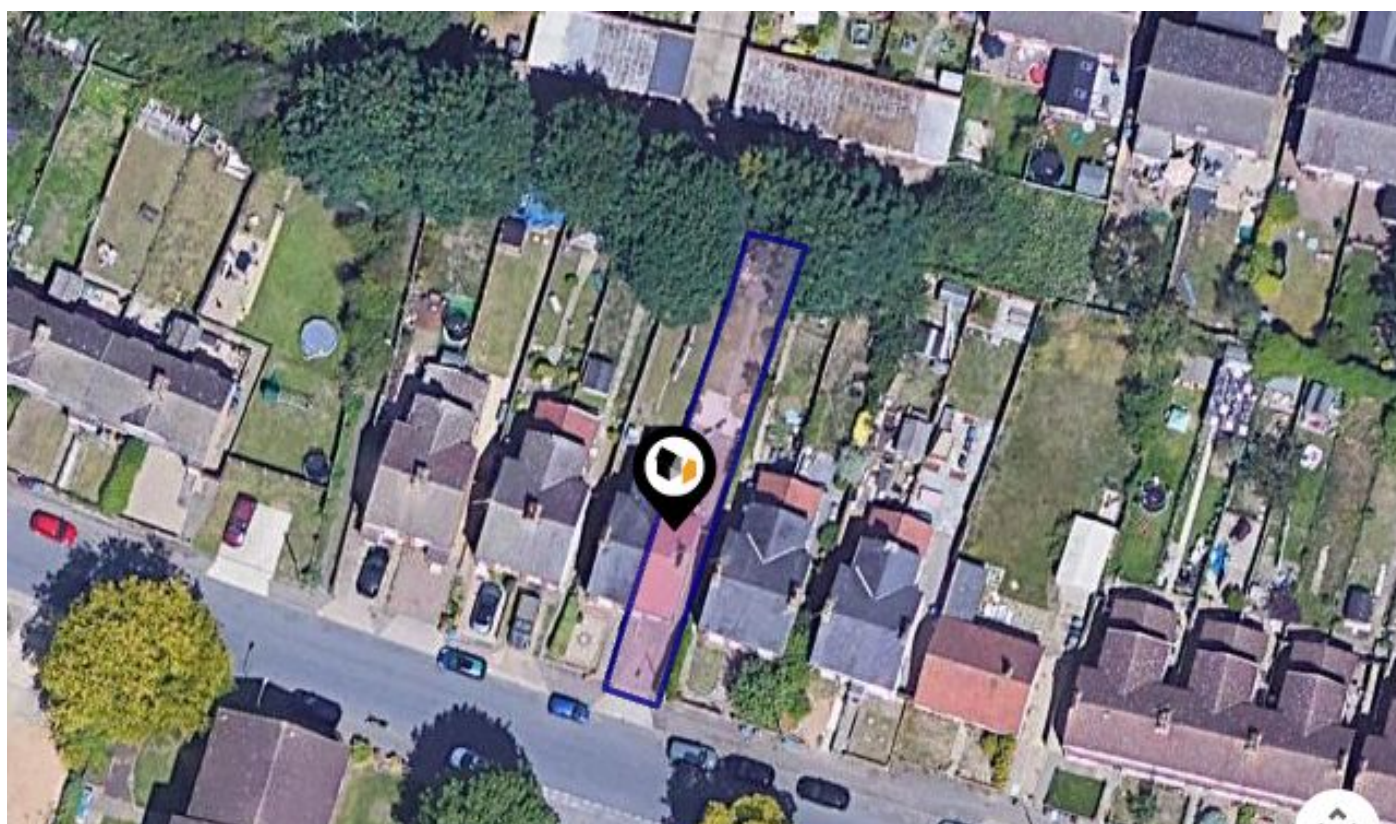


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 01<sup>st</sup> December 2025**



**644, BRAMFORD ROAD, IPSWICH, IP1 5BQ**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

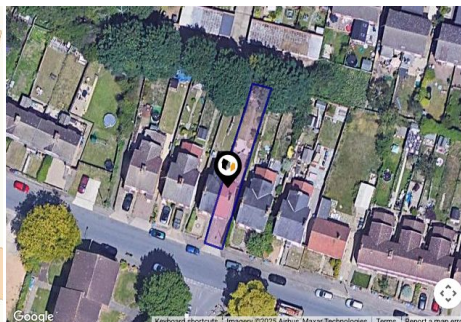
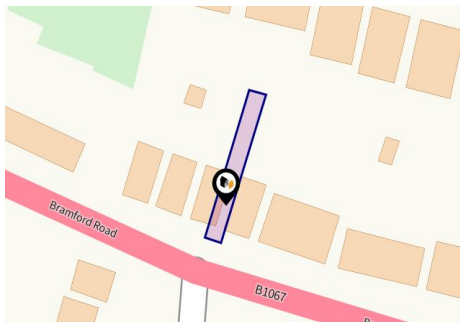
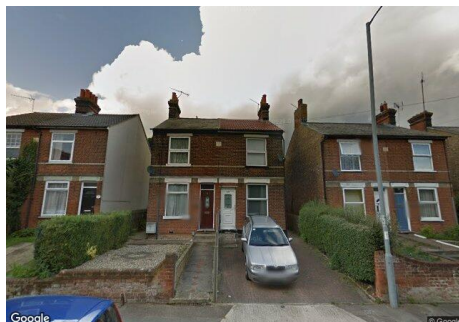
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	818 ft <sup>2</sup> / 76 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1900-1929
Council Tax :	Band B
Annual Estimate:	£1,834
Title Number:	SK275024
UPRN:	100091039966

Last Sold Date:	28/10/2013
Last Sold Price:	£123,495
Last Sold £/ft <sup>2</sup> :	£149
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **566 Bramford Road Ipswich Suffolk IP1 5BQ**

Reference - 15/00391/PDE	
Decision:	Approved
Date:	01st May 2015
Description:	Notification of larger single storey rear extension (maximum depth 6m and maximum height 3m).

Reference - 15/00885/FUL	
Decision:	Approved/Conditions
Date:	25th September 2015
Description:	Erection of first floor rear extension.

Planning records for: **576 Bramford Road Ipswich IP1 5BQ**

Reference - 04/01131/FUL	
Decision:	Refuse Permission
Date:	04th November 2004
Description:	New vehicular access.

Planning records for: **610 Bramford Road Ipswich IP1 5BQ**

Reference - 88/00029/FUL	
Decision:	Approved/Conditions
Date:	14th January 1988
Description:	Development by Ipswich Borough Council. Construction of hardstandings in front gardens and formation of vehicular accesses to Bramford Road.

Planning records for: **634 Bramford Road Ipswich Suffolk IP1 5BQ**

Reference - 25/00566/FUL	
Decision:	Approved/Conditions
Date:	05th August 2025
Description:	Erection of single-storey rear extension, and front porch.

Reference - 55/00027/FUL	
Decision:	Approved
Date:	18th January 1955
Description:	Construction of drainage system.

Planning records for: **636 Bramford Road Ipswich IP1 5BQ**

Reference - 81/00651/FUL	
Decision:	Approved/Conditions
Date:	11th August 1981
Description:	Continued use of shop with living accommodation to dwellinghouse.

Planning records for: **638 Bramford Road Ipswich IP1 5BQ**

Reference - 83/00895/FUL	
Decision:	Refuse Permission
Date:	02nd December 1983
Description:	Change of use from single dwelling house to two separate self contained flats. Erection of entrance porch. Formation of vehicular access to Bramford Road.

Planning records for: **648 Bramford Road Ipswich IP1 5BQ**

Reference - 81/00596/FUL	
Decision:	Approved/Conditions
Date:	23rd July 1981
Description:	Formation of vehicular access to Bramford Road.

Planning records for: **652 Bramford Road Ipswich IP1 5BQ**

Reference - 01/01009/FUL	
Decision:	Approved/Conditions
Date:	05th October 2001
Description:	Construction of vehicular access.

Planning records for: **654 Bramford Road Ipswich IP1 5BQ**

Reference - 86/00073/FUL	
Decision:	Approved/Conditions
Date:	17th January 1986
Description:	Retention of vehicular access and car standing space.

# Property EPC - Certificate

644 Bramford Road, IP1 5BQ

Energy rating

**D**

Valid until 18.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	61   <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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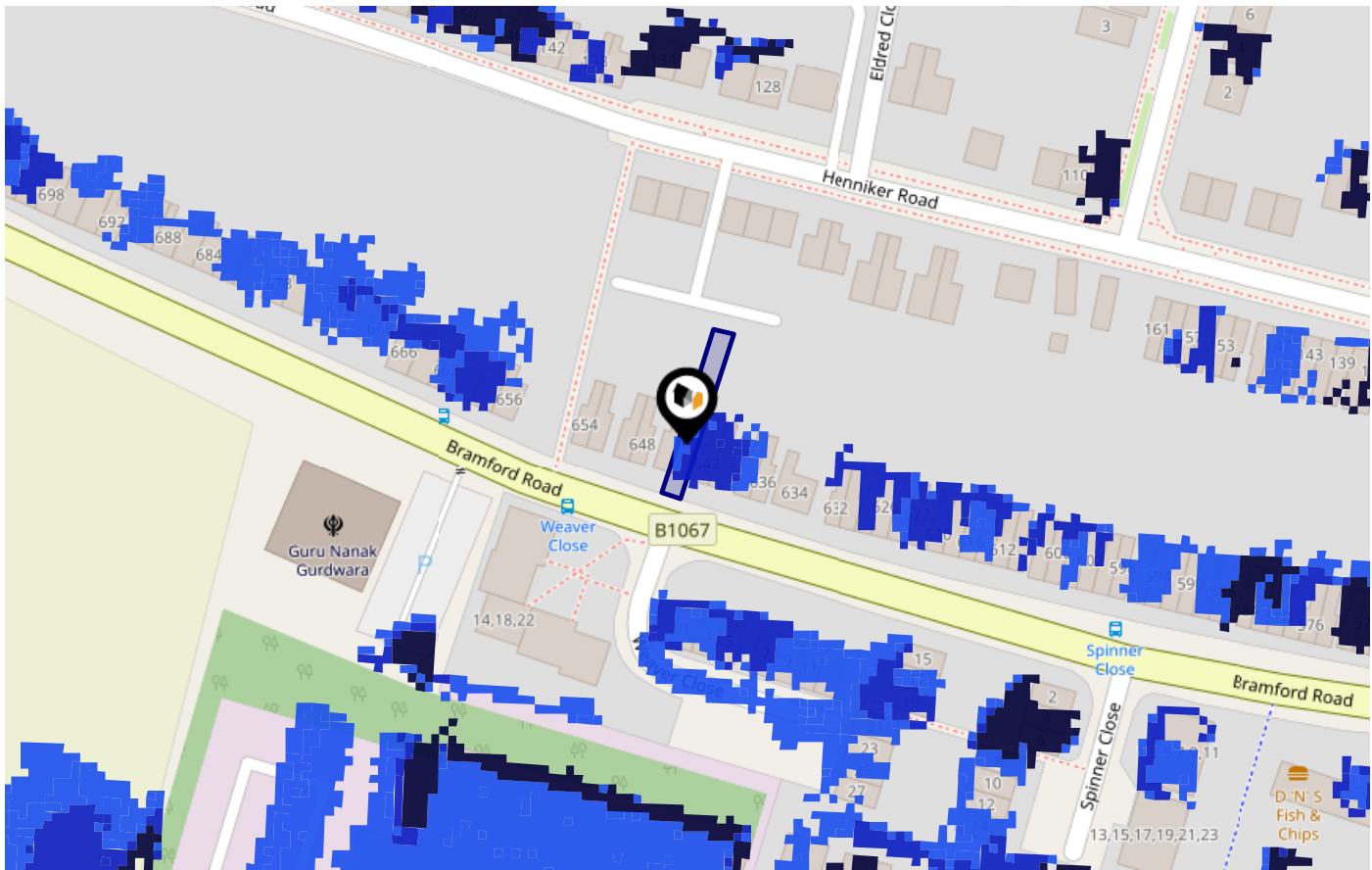
<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	76 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: Medium**

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:

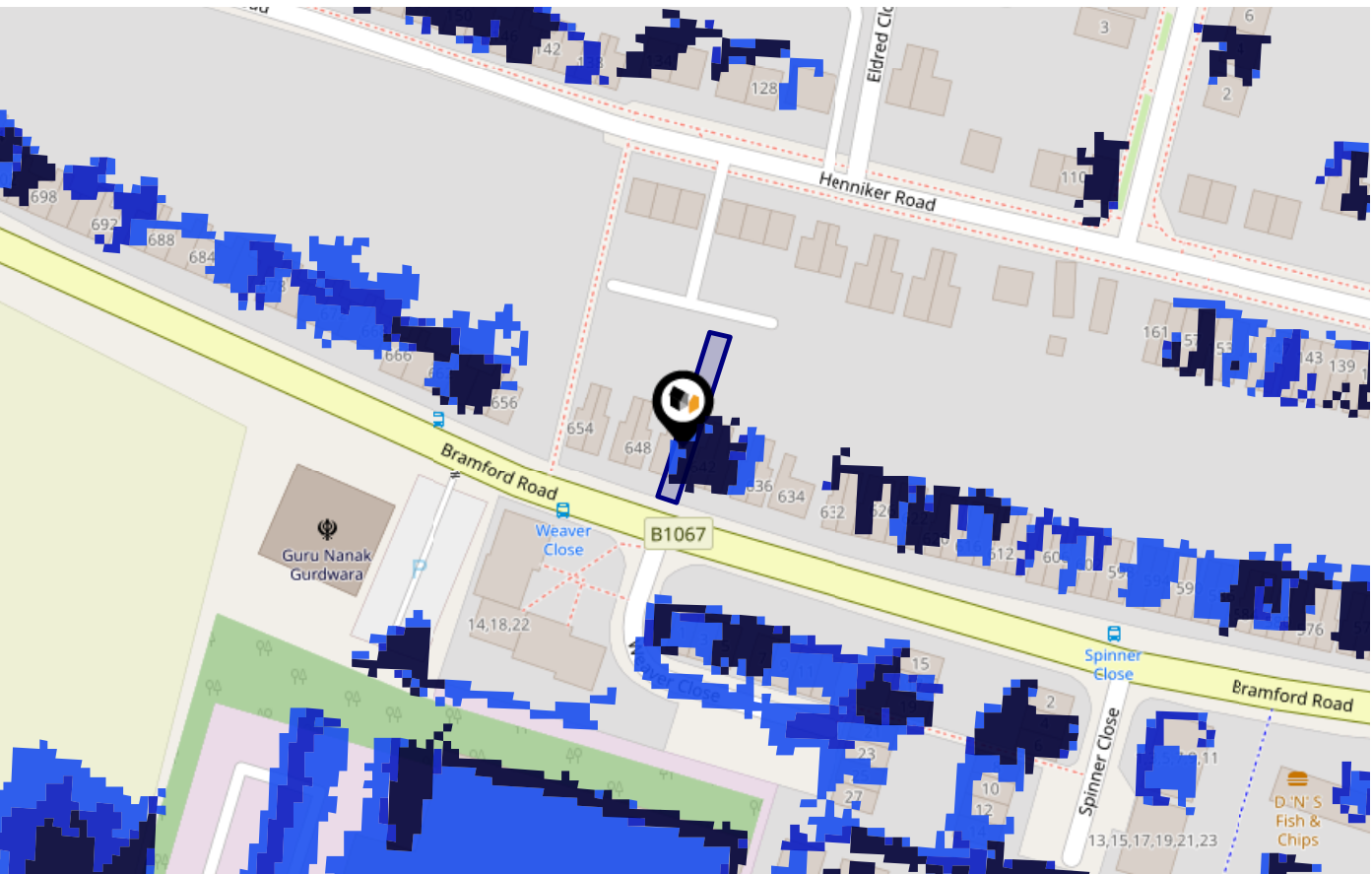




# Flood Risk

## 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.

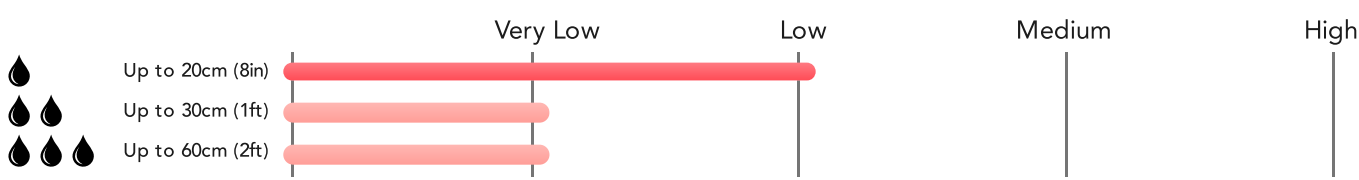


Risk Rating: High

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

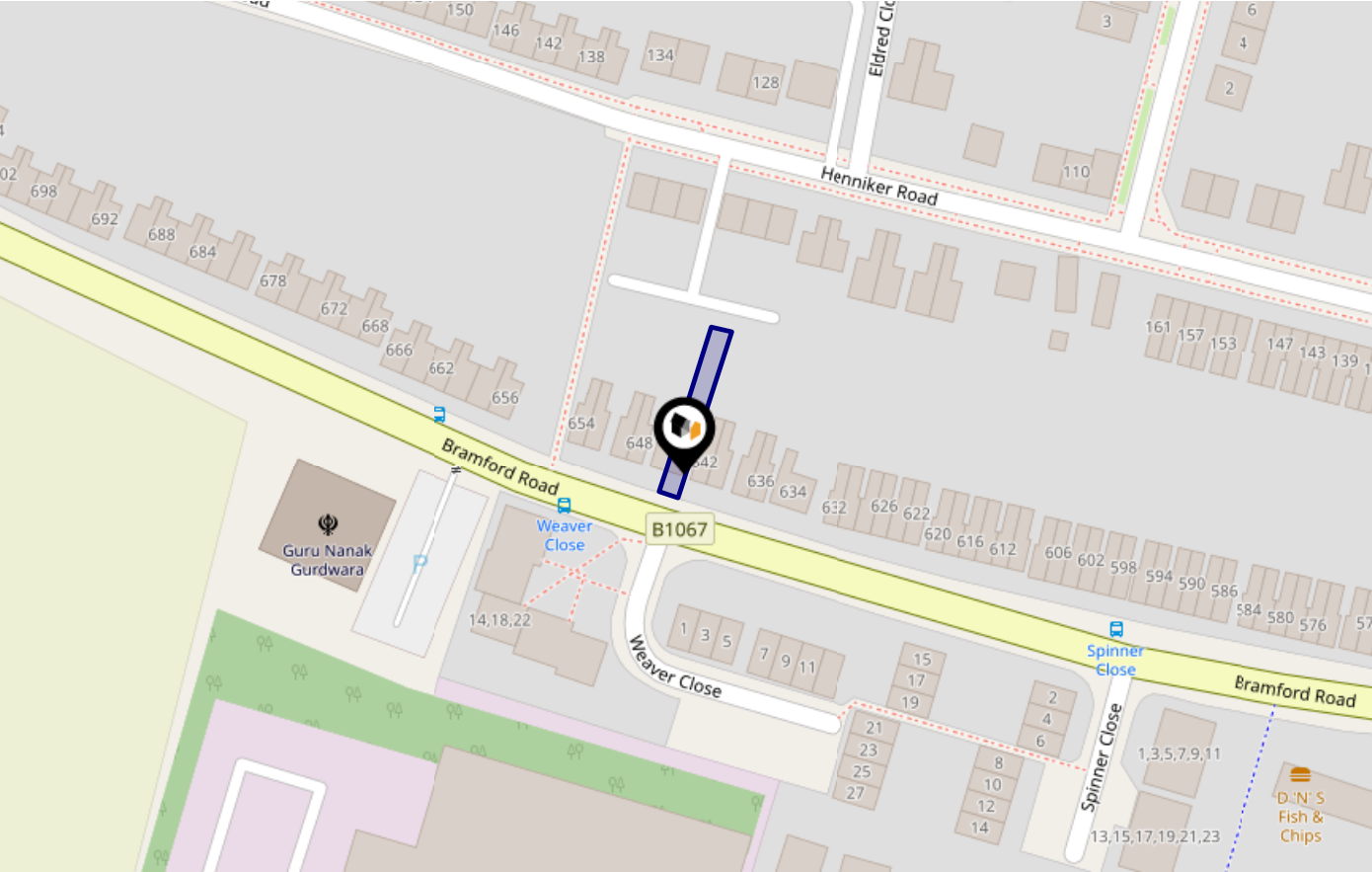
Chance of flooding to the following depths at this property:



# Flood Risk

## 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.

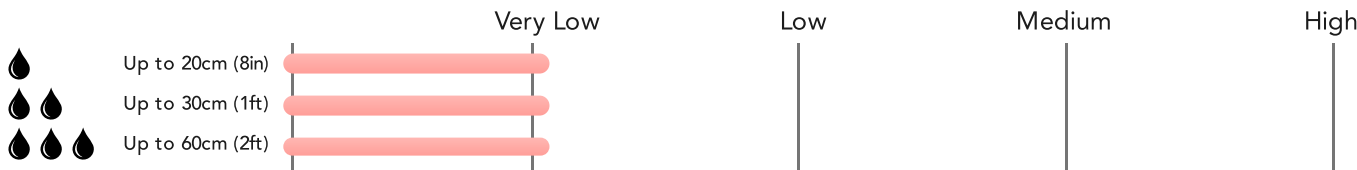


Risk Rating: Very low

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.

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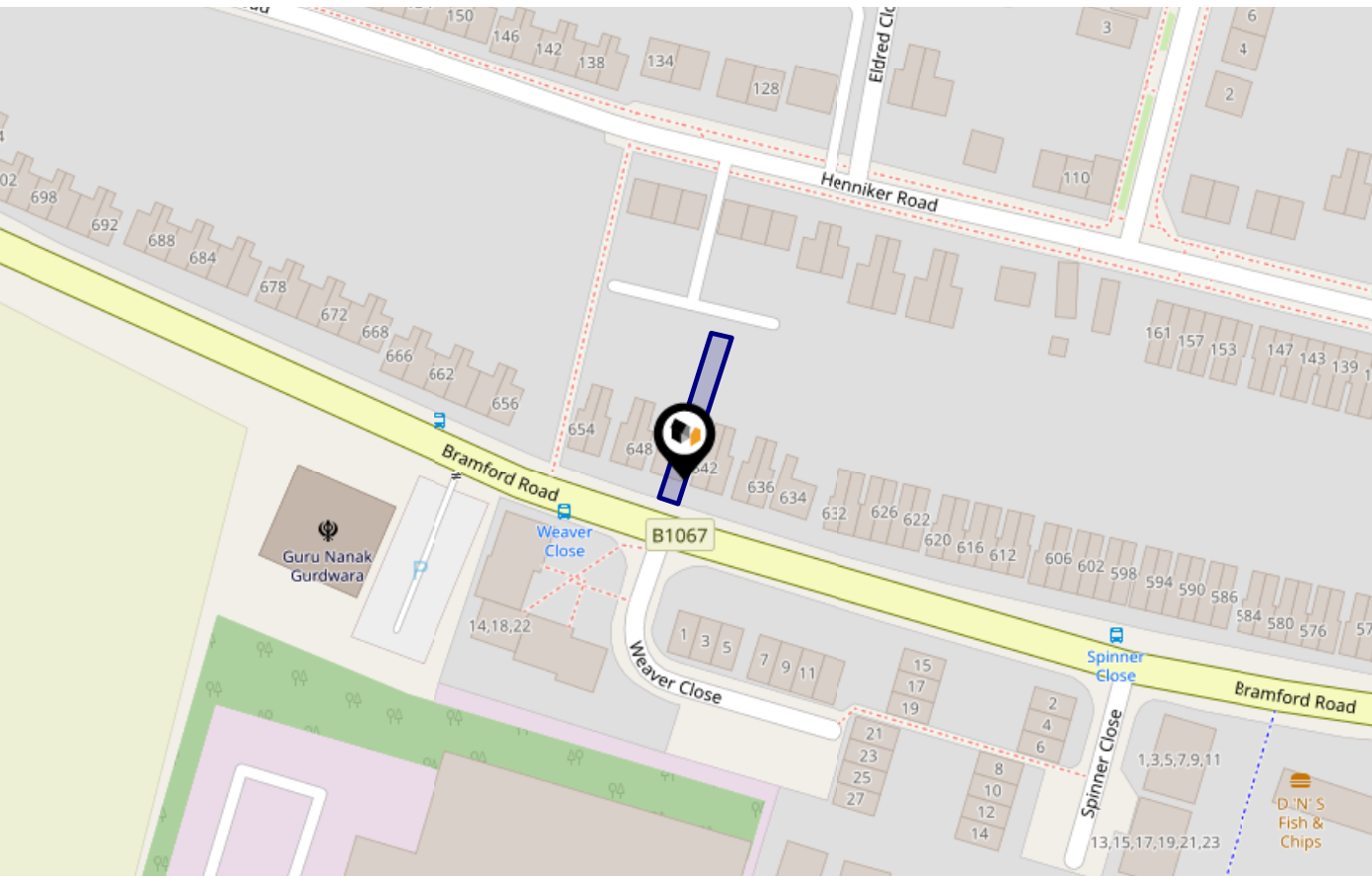
Chance of flooding to the following depths at this property:



# 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.

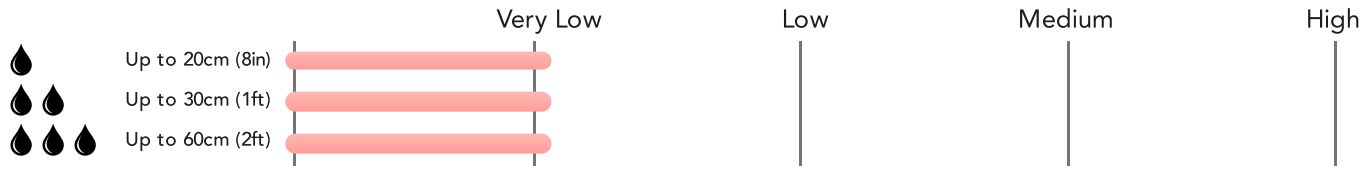


**Risk Rating: Very low**

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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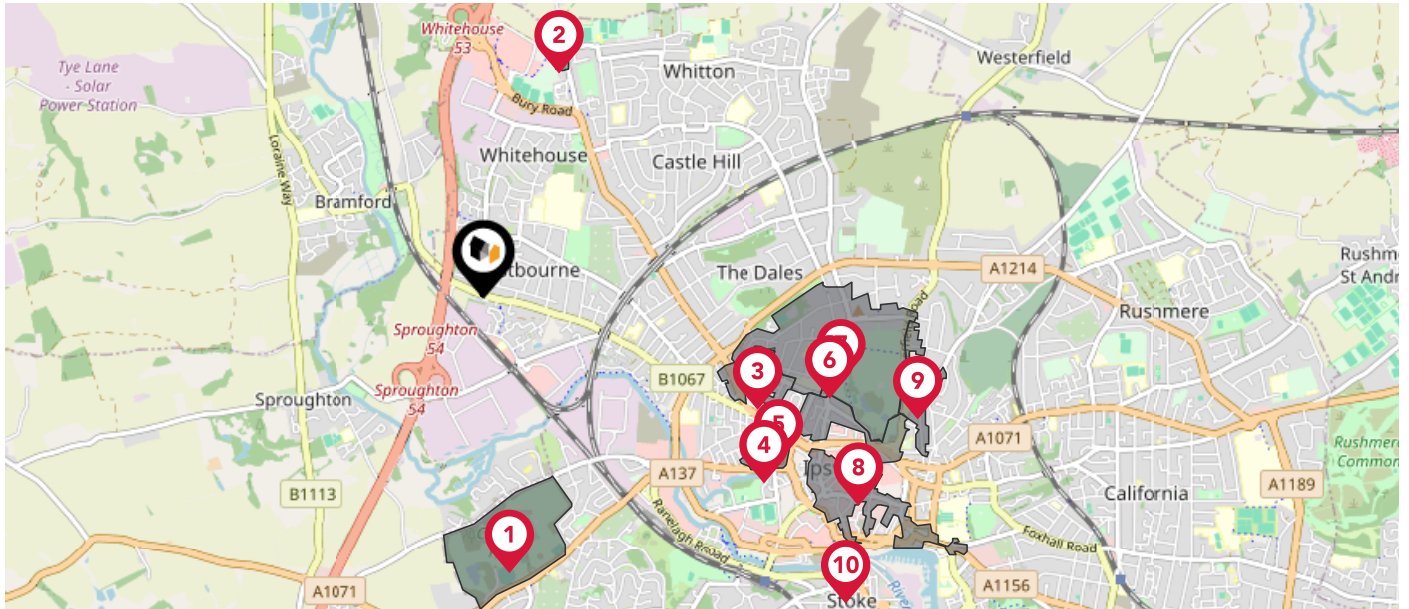
Chance of flooding to the following depths at this property:



# 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

Chantry Park

2

Whitton

3

Norwich Road and Anglesea Road

4

Burlington Road

5

Barrack Corner

6

Henley Road

7

Park

8

Central

9

Christchurch Street

10

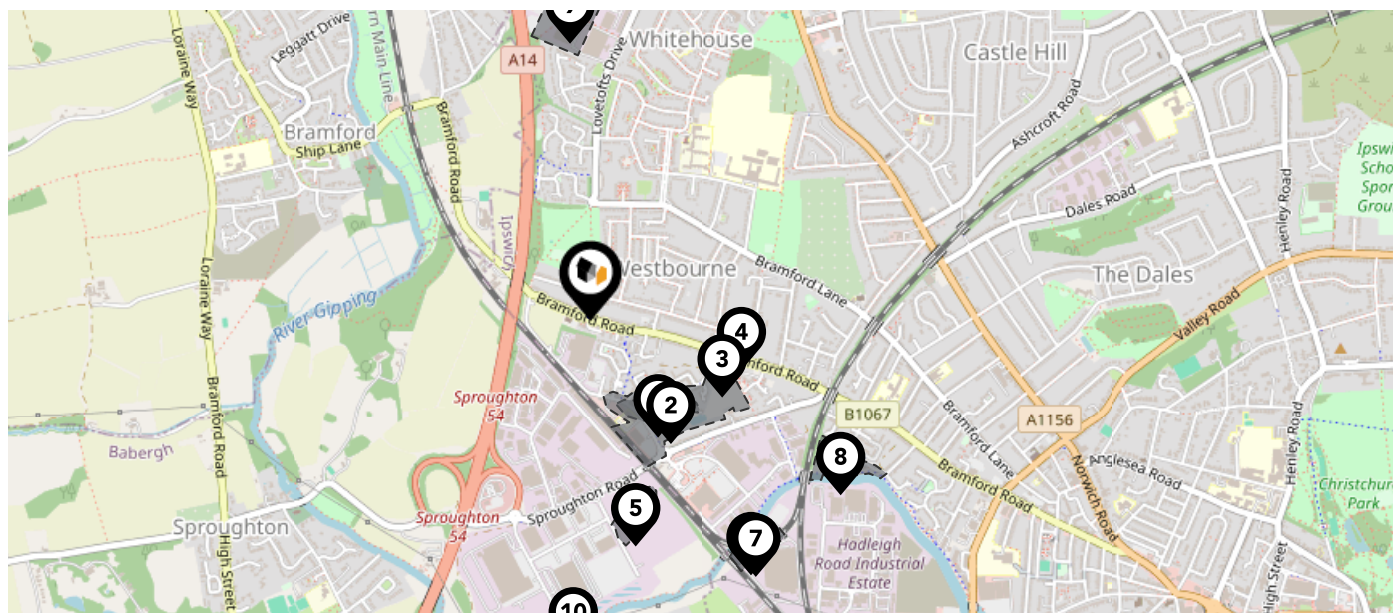
Stoke



# 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.



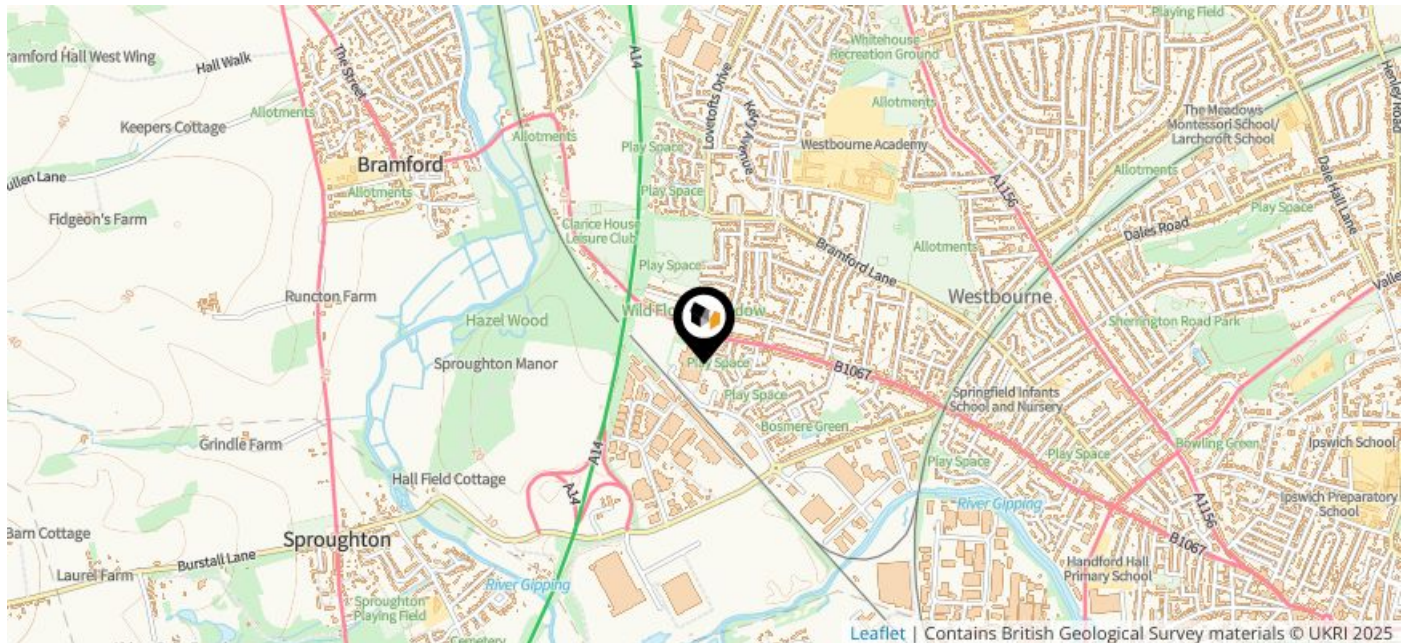
### Nearby Landfill Sites

<b>1</b>	Land between Bramford Road / Sproughton Road-Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
<b>2</b>	Sproughton Road-Ipswich	Historic Landfill <input type="checkbox"/>
<b>3</b>	Sproughton Road-Ipswich	Historic Landfill <input type="checkbox"/>
<b>4</b>	Waveney Road- Henniker Road-Waveney Road/Henniker Road	Historic Landfill <input type="checkbox"/>
<b>5</b>	Ipswich Sugar Factory-Sproughton Road, Ipswich	Historic Landfill <input type="checkbox"/>
<b>6</b>	Harris (Ipswich) Limited-Hadleigh Road, Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
<b>7</b>	Sproughton Road-Bramford Road-Sproughton Road/Bramford Road, Ipswich	Historic Landfill <input type="checkbox"/>
<b>8</b>	Riverside Road (Southern End)-Ipswich, Suffolk	Historic Landfill <input type="checkbox"/>
<b>9</b>	Whitehouse Road-Whitehouse Road, Ipswich	Historic Landfill <input type="checkbox"/>
<b>10</b>	Sproughton Road-Sproughton Road, Ipswich	Historic Landfill <input type="checkbox"/>

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

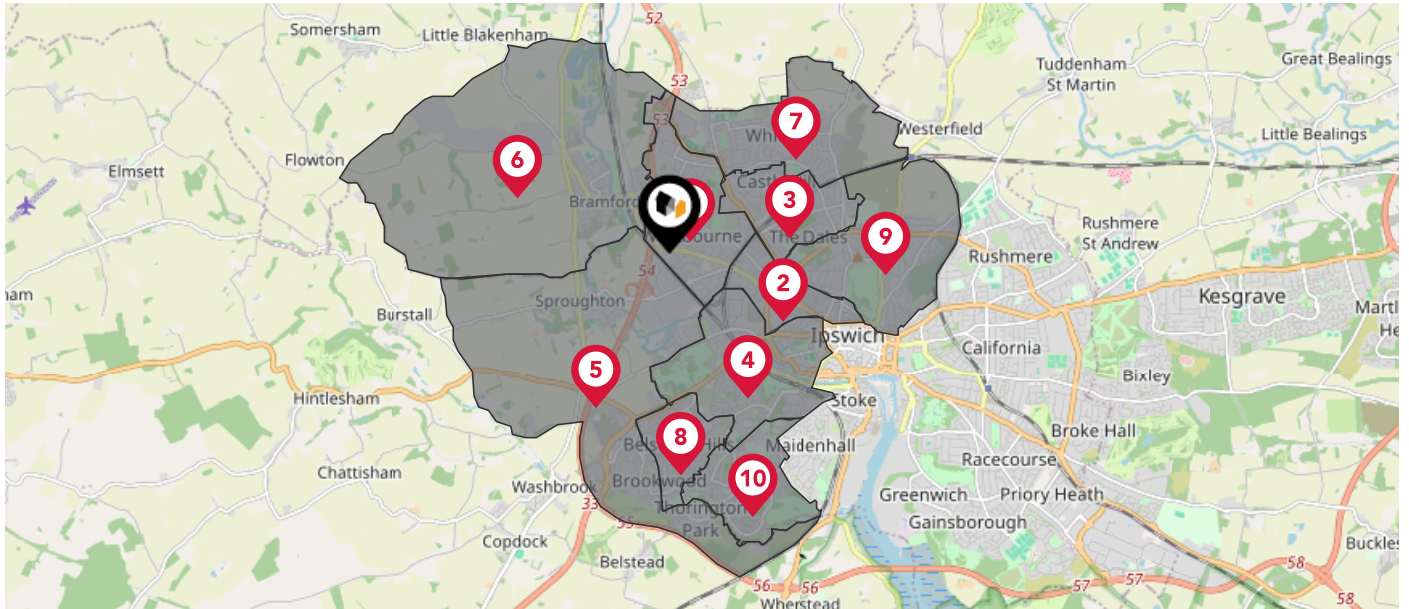
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Whitehouse Ward

2

Westgate Ward

3

Castle Hill Ward

4

Gipping Ward

5

Sproughton & Pinewood Ward

6

Bramford Ward

7

Whitton Ward

8

Sprites Ward

9

St. Margaret's Ward

10

Stoke Park Ward

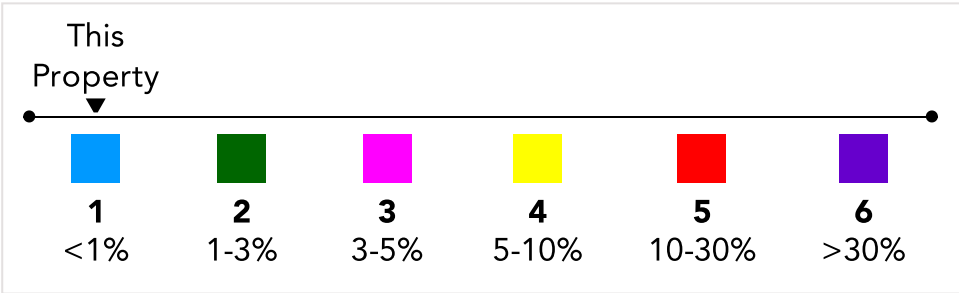
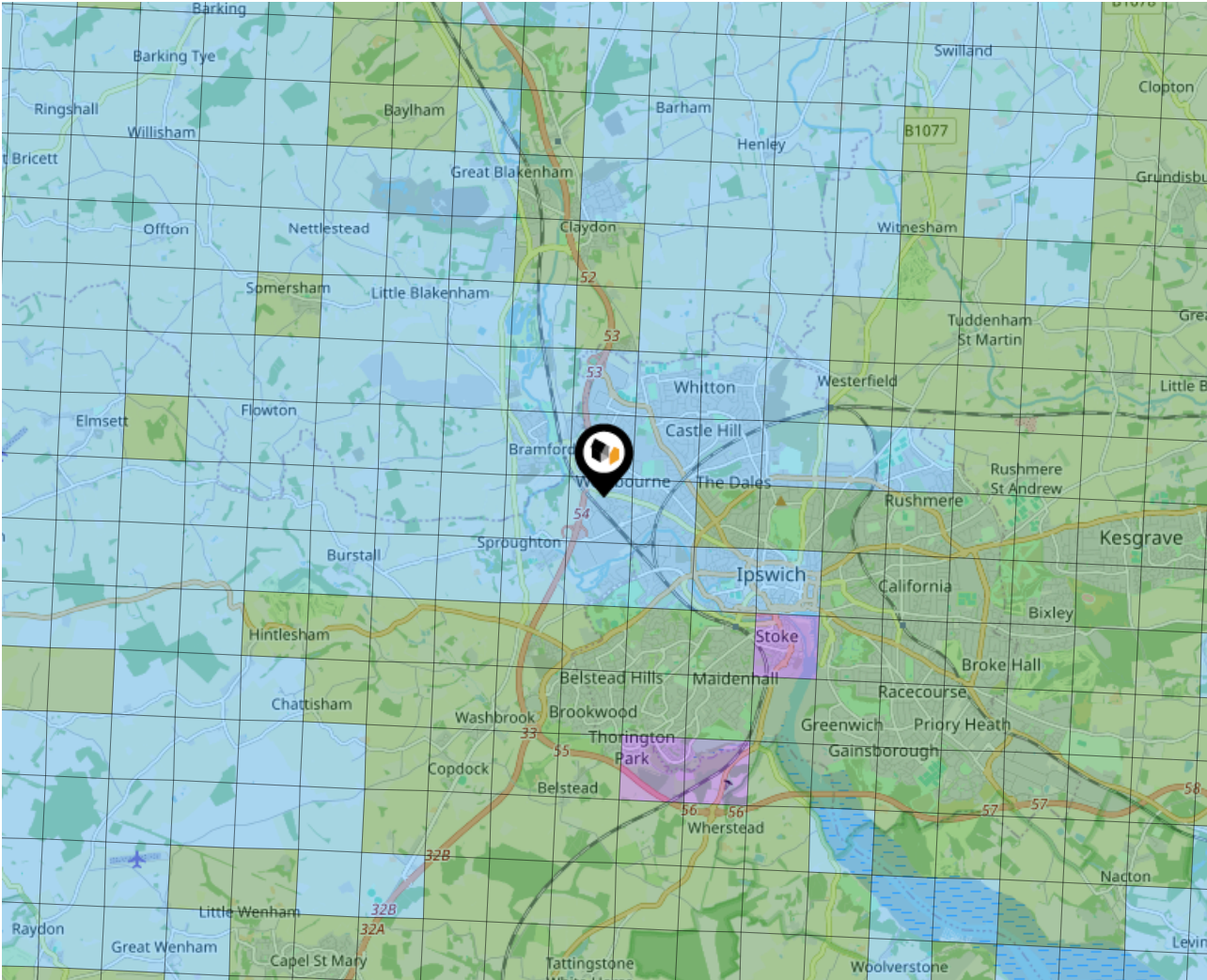


# Environment

## Radon Gas

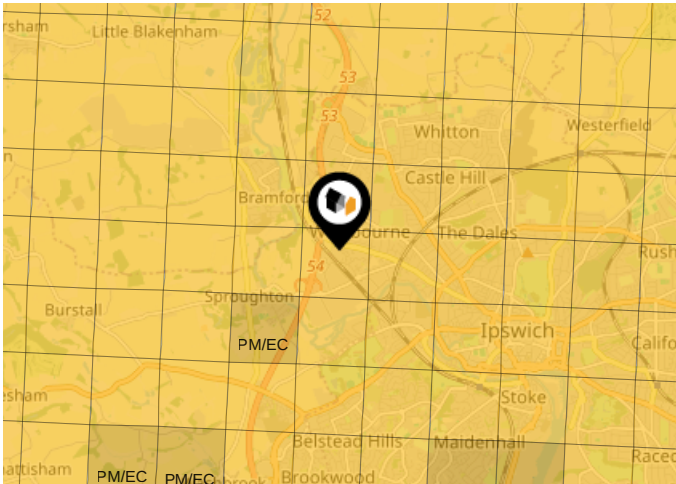
### What is Radon?

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

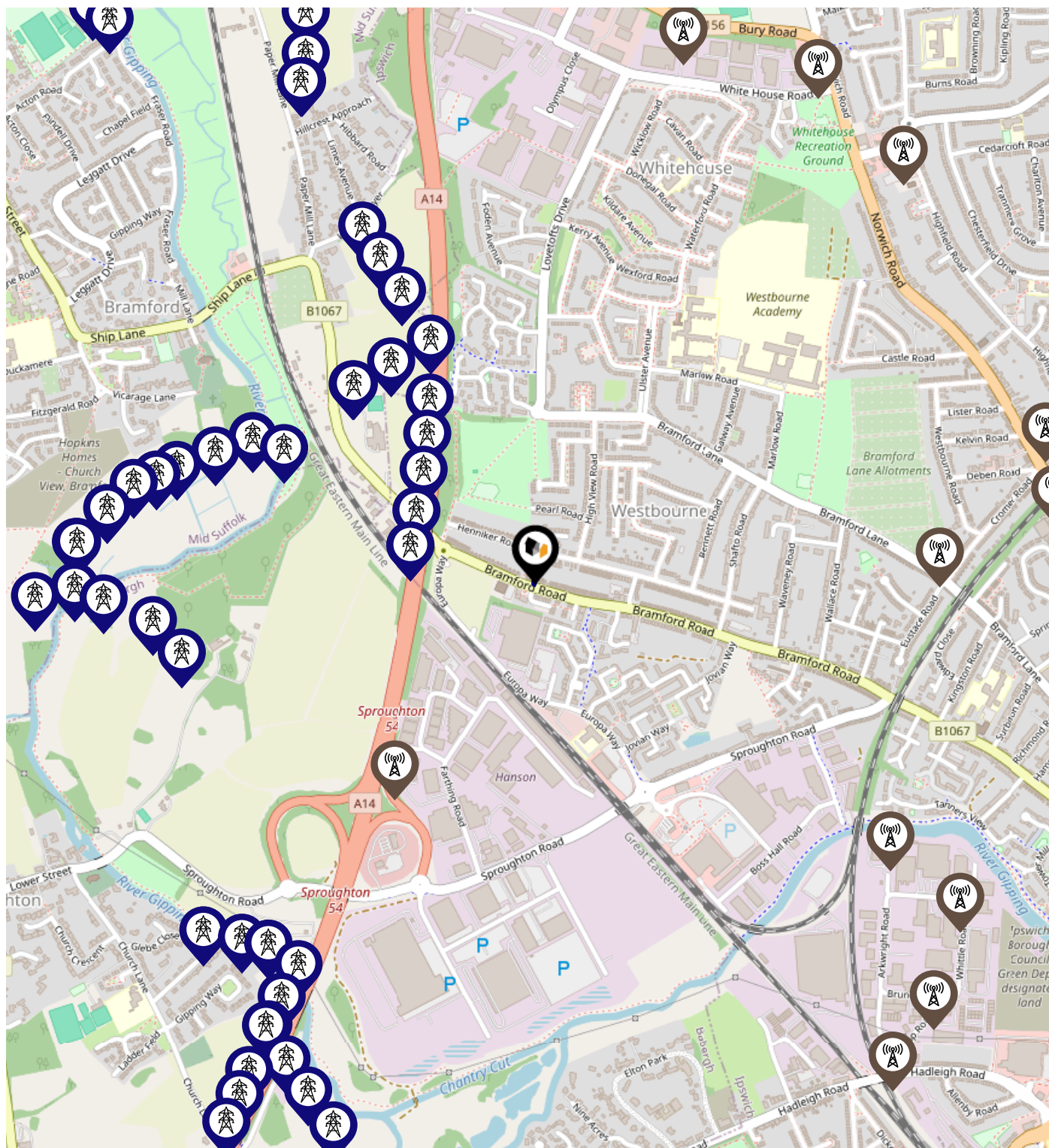


### Primary Classifications (Most Common Clay Types)



<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



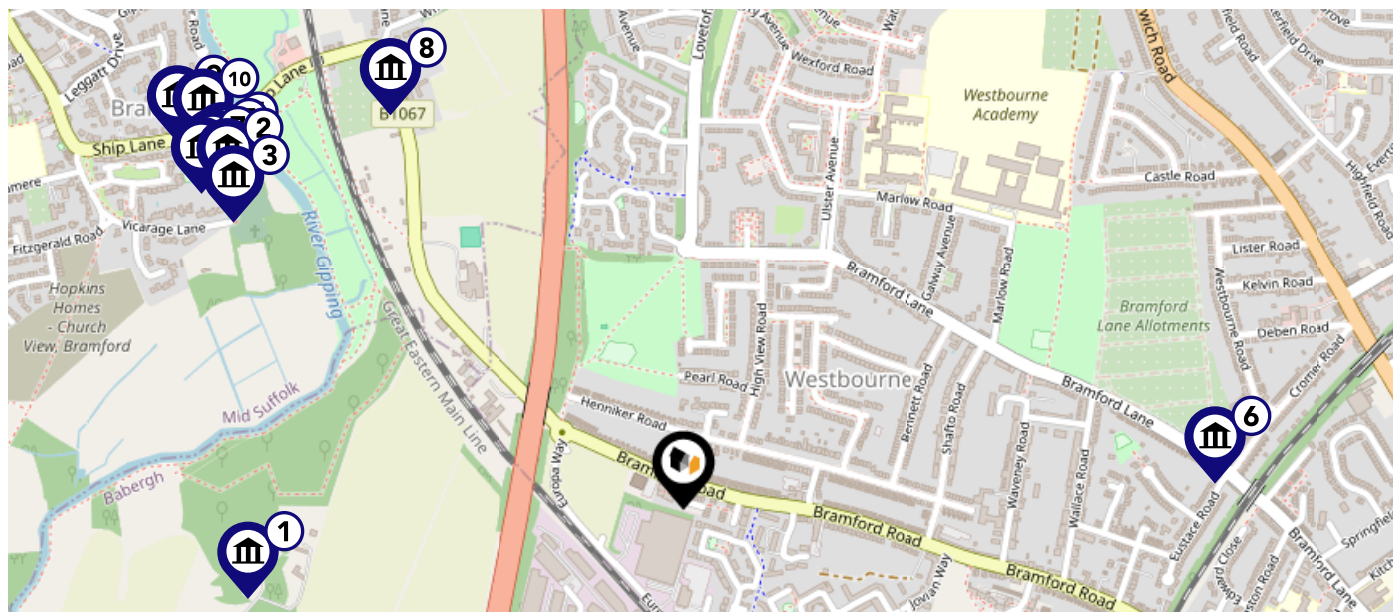
## Key:











-  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...



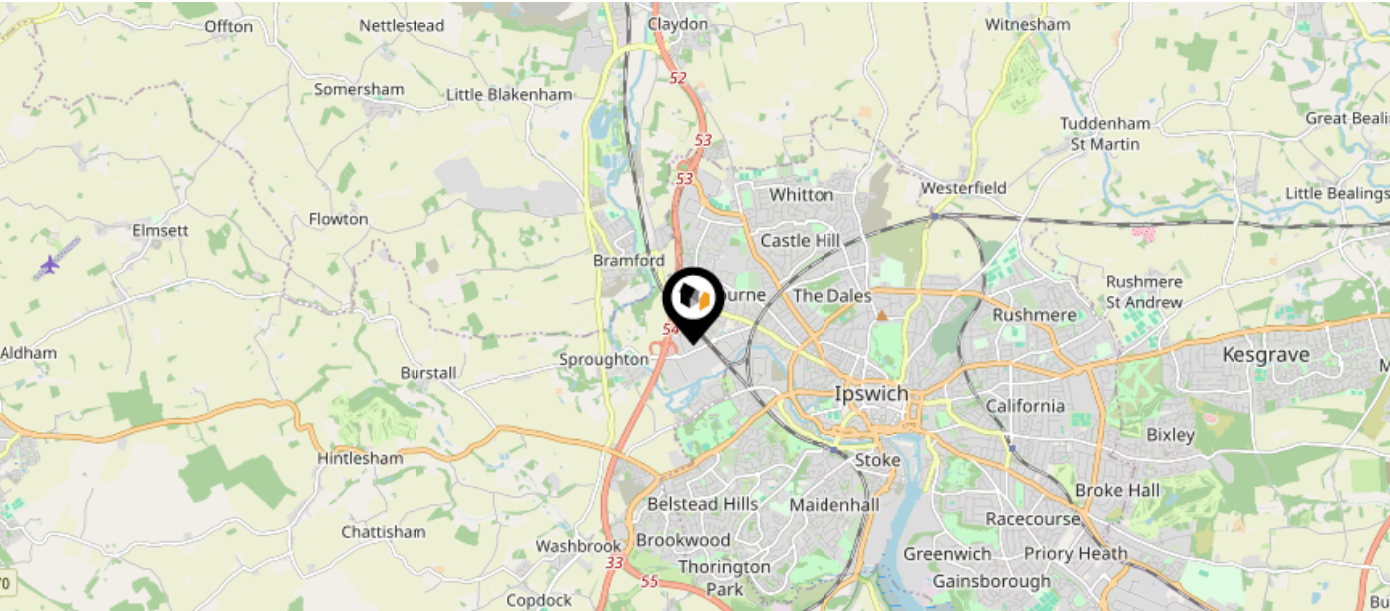
Listed Buildings in the local district		Grade	Distance
	1036922 - Sproughton Manor	Grade II	0.5 miles
	1033264 - 3 And 5 Church Green	Grade II	0.6 miles
	1208235 - Church Of St Mary The Virgin	Grade I	0.6 miles
	1208226 - Daisy Cottage	Grade II	0.6 miles
	1051965 - 2, 4, 6 And 8, Church Green	Grade II	0.6 miles
	1400120 - Church Of St Thomas	Grade II	0.6 miles
	1250918 - The Old Primary School And School House	Grade II	0.6 miles
	1250910 - The Gables	Grade II	0.6 miles
	1250914 - Millbank	Grade II	0.7 miles
	1250916 - Mill House	Grade II	0.7 miles



# Maps

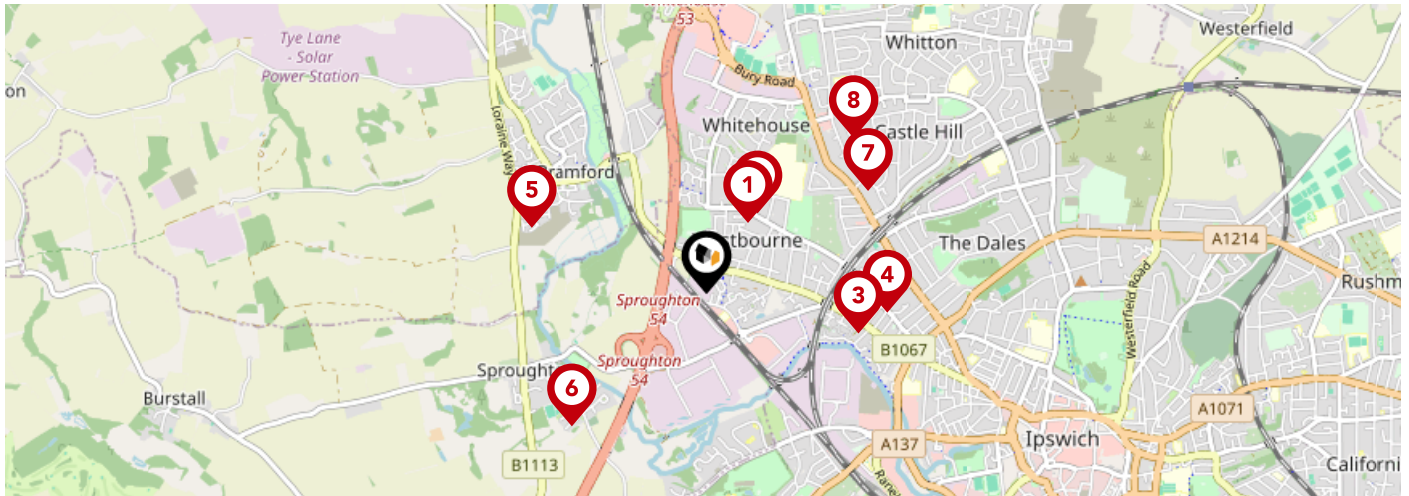
## Green Belt

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



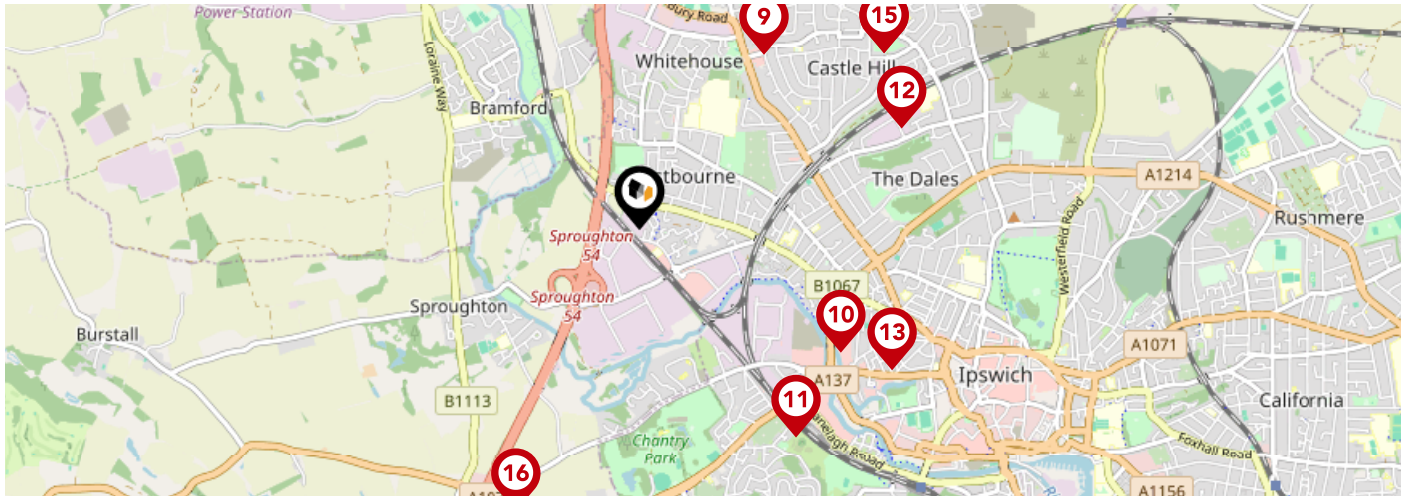
Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Westbourne Academy</b> Ofsted Rating: Good   Pupils: 1068   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Whitehouse Community Primary School</b> Ofsted Rating: Good   Pupils: 587   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springfield Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 304   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Springfield Junior School</b> Ofsted Rating: Outstanding   Pupils: 341   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bramford Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Sproughton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Highfield Nursery School</b> Ofsted Rating: Outstanding   Pupils: 103   Distance:0.88	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Pancras Catholic Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

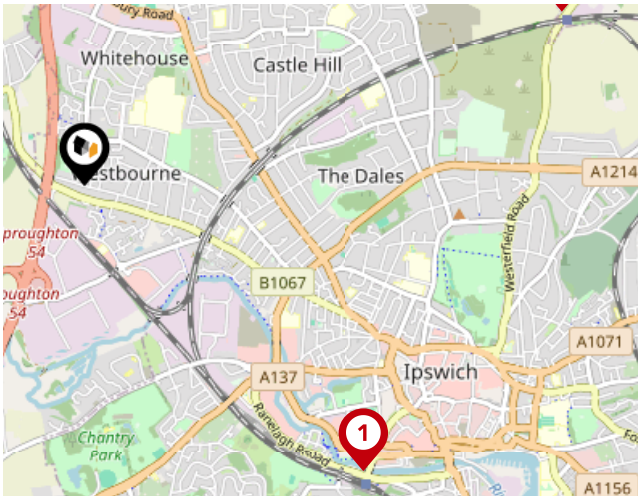


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>The Beeches Community Primary School</b> Ofsted Rating: Good   Pupils: 392   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Handford Hall Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Ranelagh Primary School</b> Ofsted Rating: Good   Pupils: 320   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>The Meadows Montessori School</b> Ofsted Rating: Not Rated   Pupils: 70   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Westbridge Academy</b> Ofsted Rating: Good   Pupils:0   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Castle Hill Junior School</b> Ofsted Rating: Good   Pupils: 289   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Castle Hill Infant School</b> Ofsted Rating: Good   Pupils: 214   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Include Suffolk</b> Ofsted Rating: Requires improvement   Pupils: 50   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



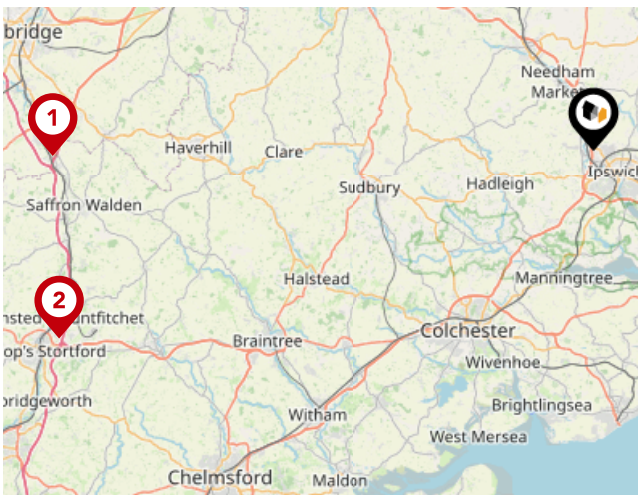
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
<b>1</b>	Entrance	1.81 miles
<b>2</b>	Entrance1	2.32 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M11 J9	39.49 miles
<b>2</b>	M11 J8	41.37 miles

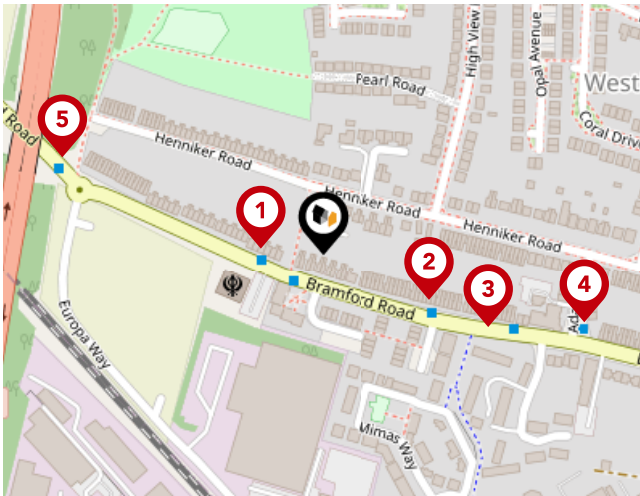


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Norwich International Airport	42.1 miles
<b>2</b>	Southend-on-Sea	38.84 miles
<b>3</b>	Stansted Airport	38.44 miles
<b>4</b>	Cambridge	41 miles

# Area

## Transport (Local)



### Bus Stops/Stations

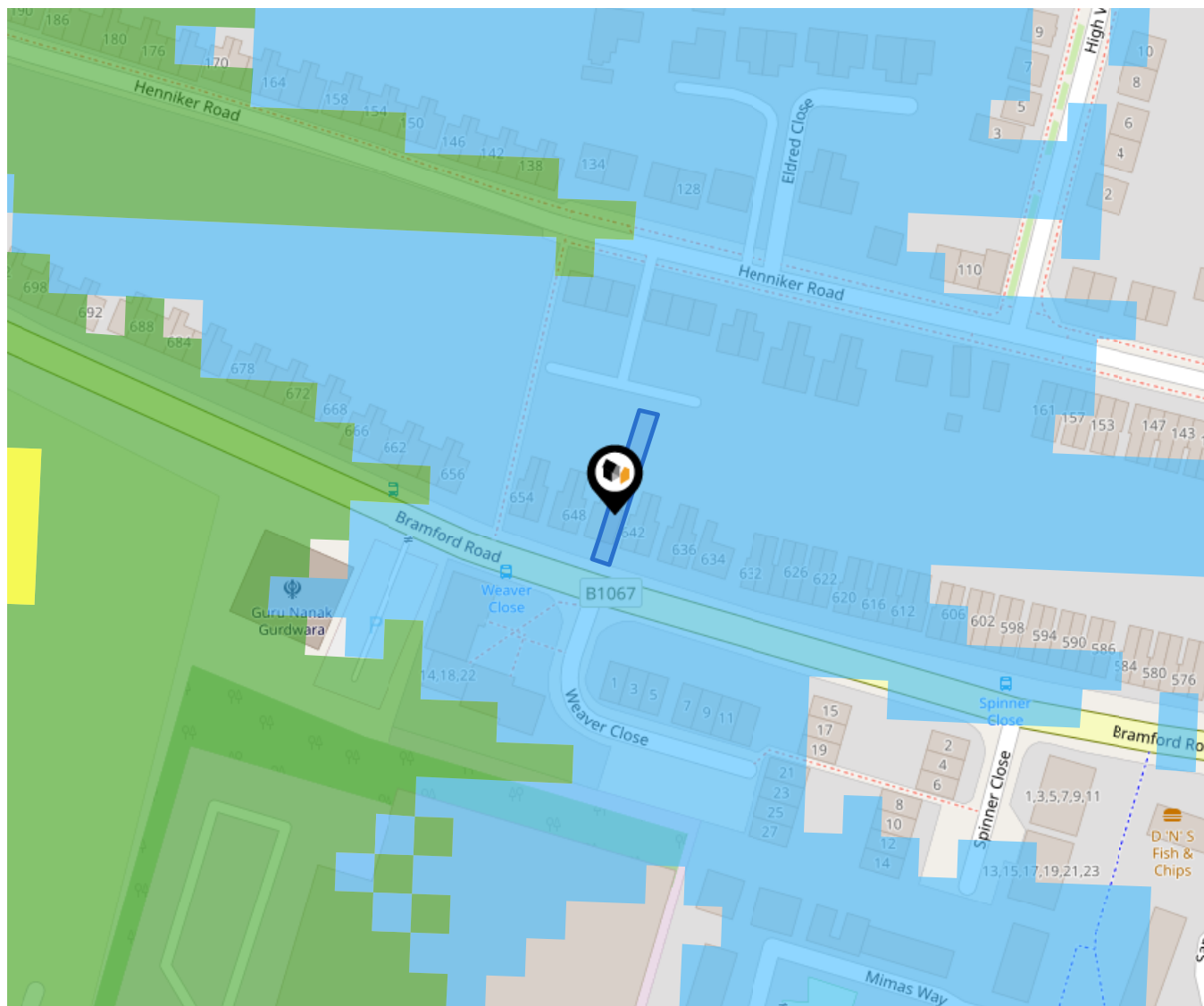
Pin	Name	Distance
1	Weaver Close	0.04 miles
2	Spinner Close	0.07 miles
3	Spinner Close	0.1 miles
4	Adair Road	0.15 miles
5	Bridge	0.16 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	13.01 miles
2	Bawdsey Ferry Landing	13.11 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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