

PROPERTY CONSULTANTS



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MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Wednesday 21st January 2026 @ 2:19pm



31, BURY ROAD, STOWMARKET, IP14 1JW

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



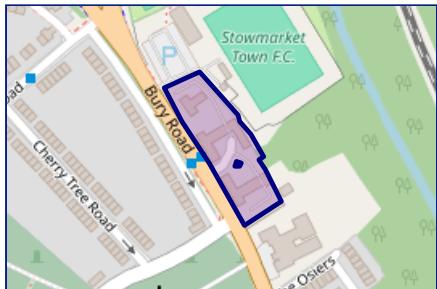
Powered by



Property Multiple Title Plans

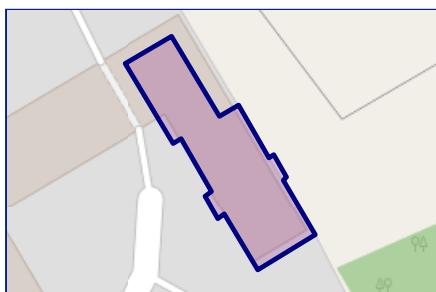


Freehold Title Plan



SK401723

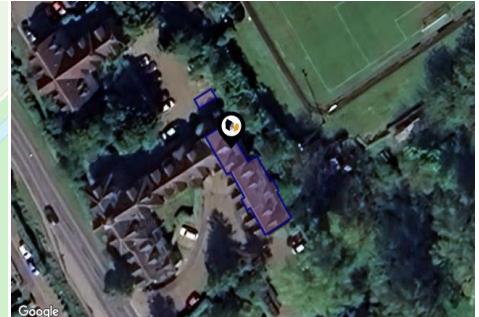
Leasehold Title Plan



SK122372

Start Date: 30/04/1992
End Date: 06/07/2989
Lease Term: 999 years from 6 July 1990
Term Remaining: 964 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	17/01/2014
Bedrooms:	2	Last Sold Price:	£102,500
Floor Area:	613 ft ² / 57 m ²	Last Sold £/ft ² :	£167
Plot Area:	0.05 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	30/04/1992
Council Tax :	Band B	End Date:	06/07/2989
Annual Estimate:	£1,718	Lease Term:	999 years from 6 July 1990
Title Number:	SK122372	Term Remaining:	964 years
UPRN:	100091380972		

Local Area

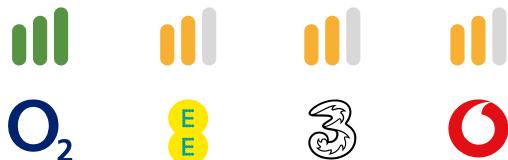
Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s **80**
mb/s **2000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



31, Gipping Place, Bury Road, IP14 1JW

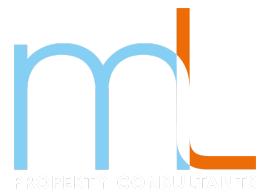
Energy rating

C

Valid until 05.07.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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 17% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

Disclaimer

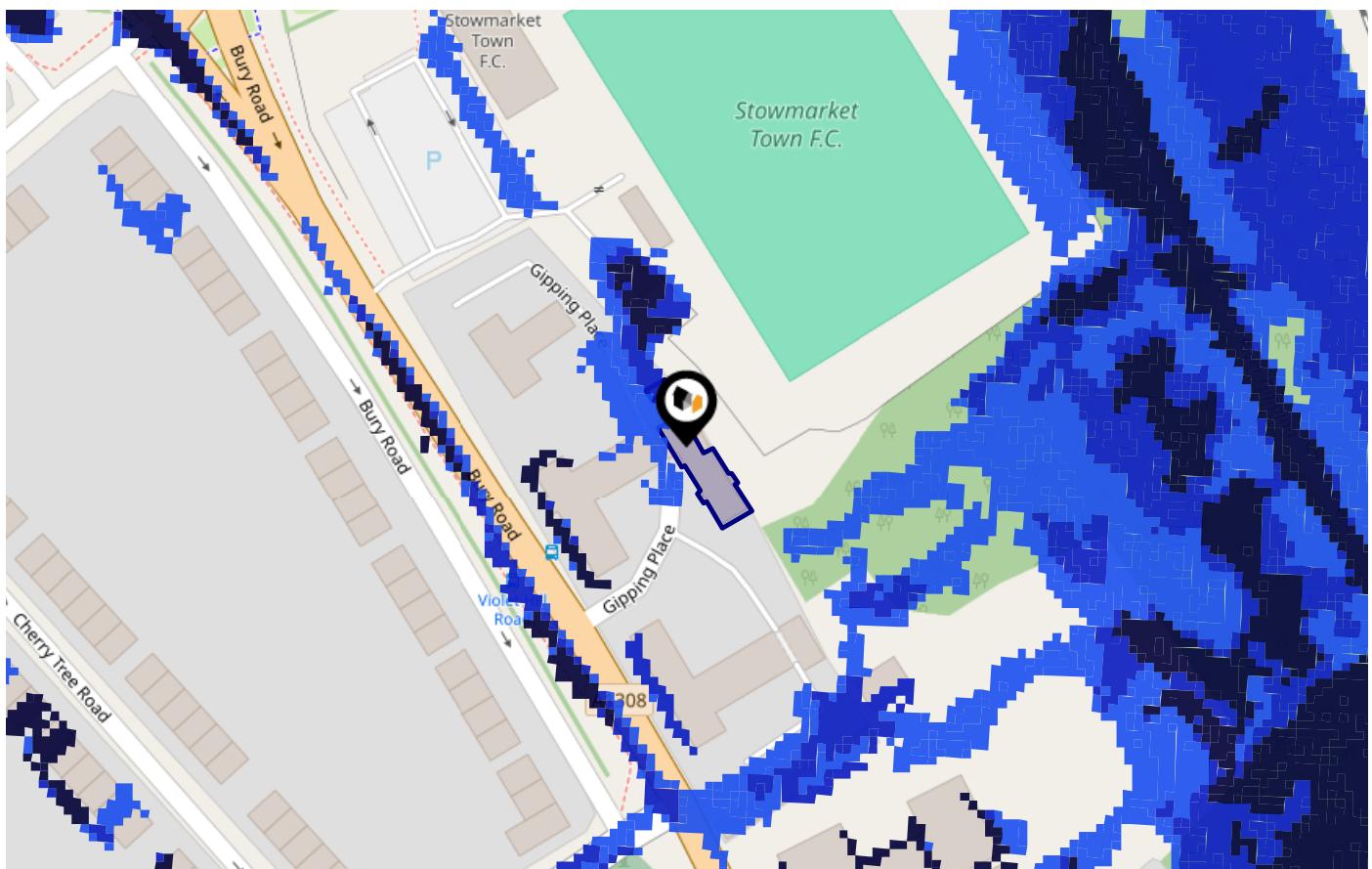


Important - Please read

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.

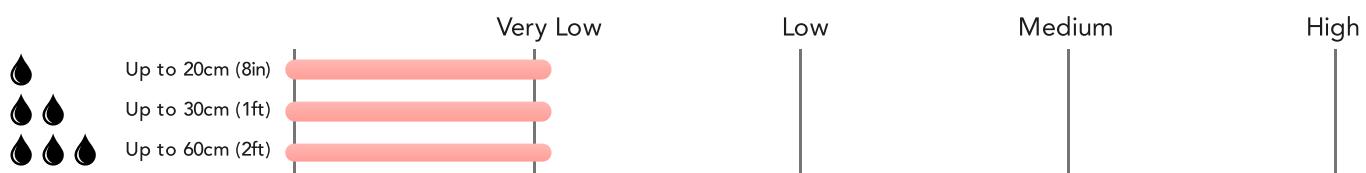


Risk Rating: Very low

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.

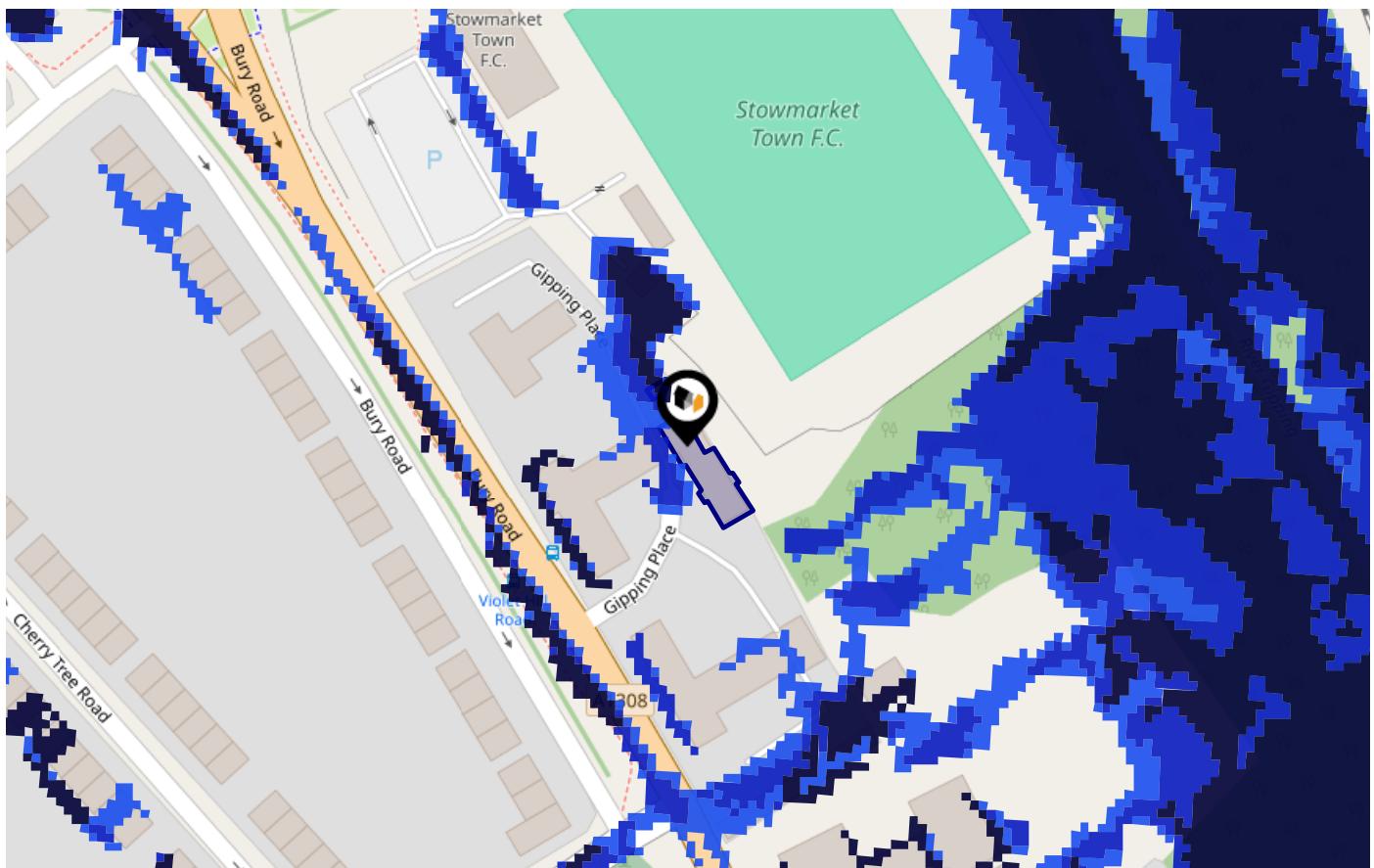
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 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**

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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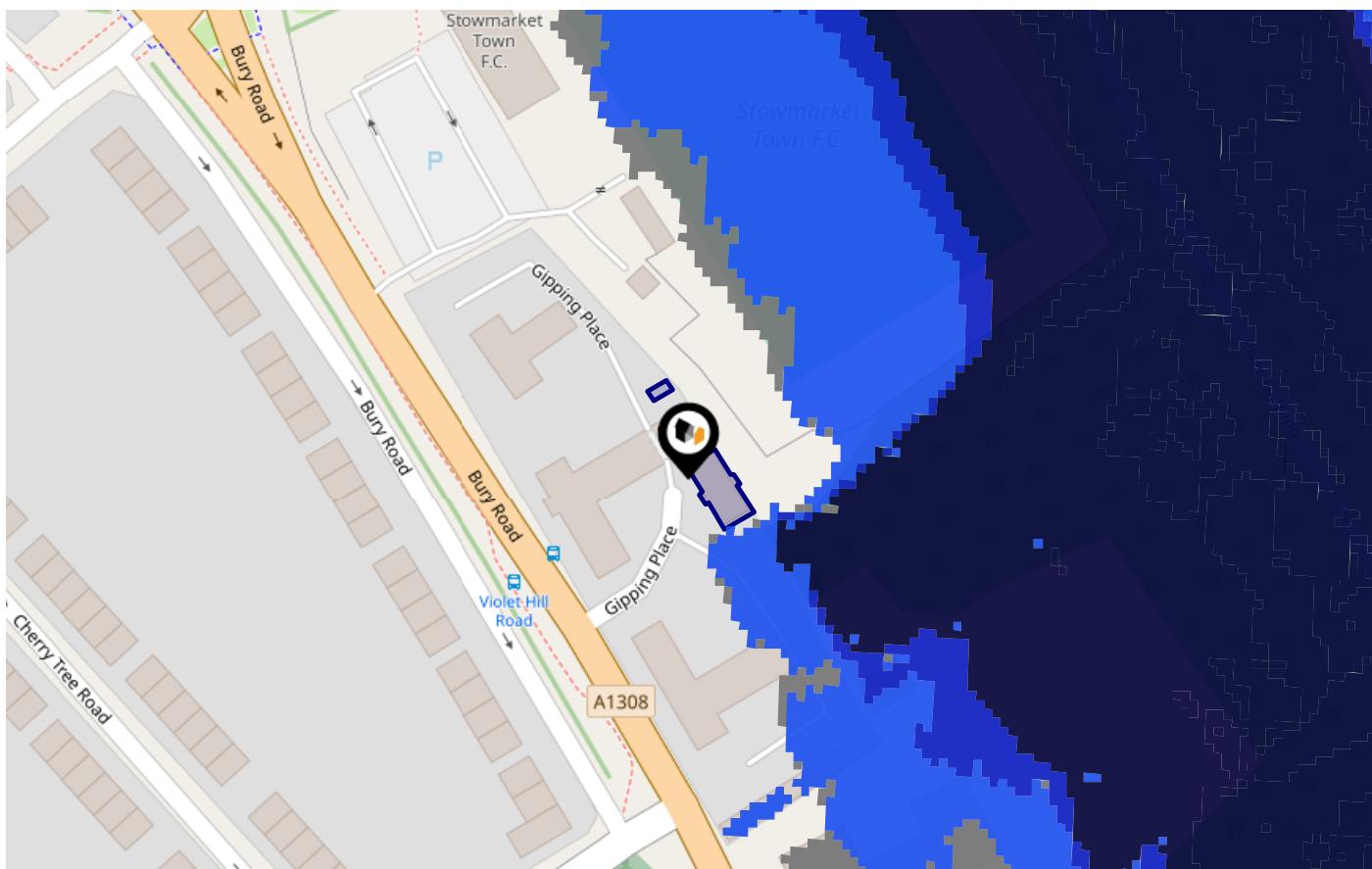
Chance of flooding to the following depths at this property:



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.

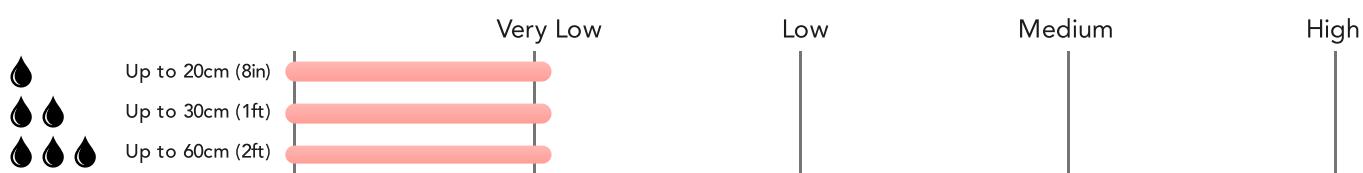


Risk Rating: Very low

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.

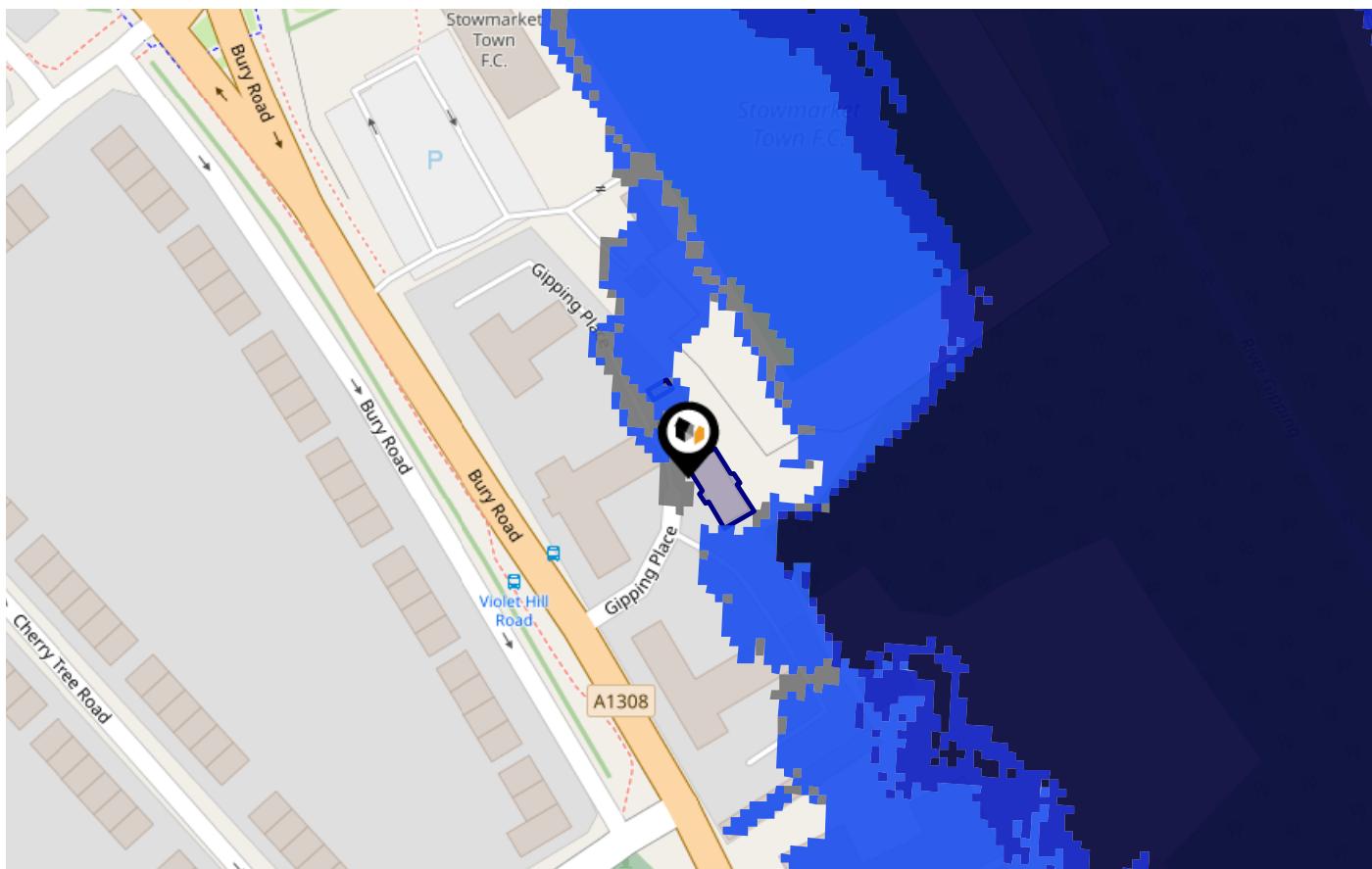
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- █ **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 - 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.

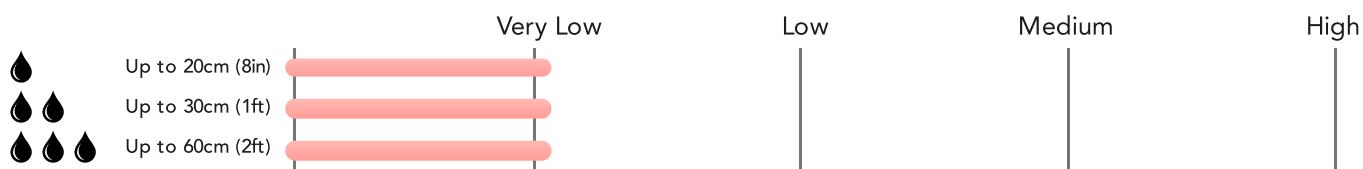


Risk Rating: Very low

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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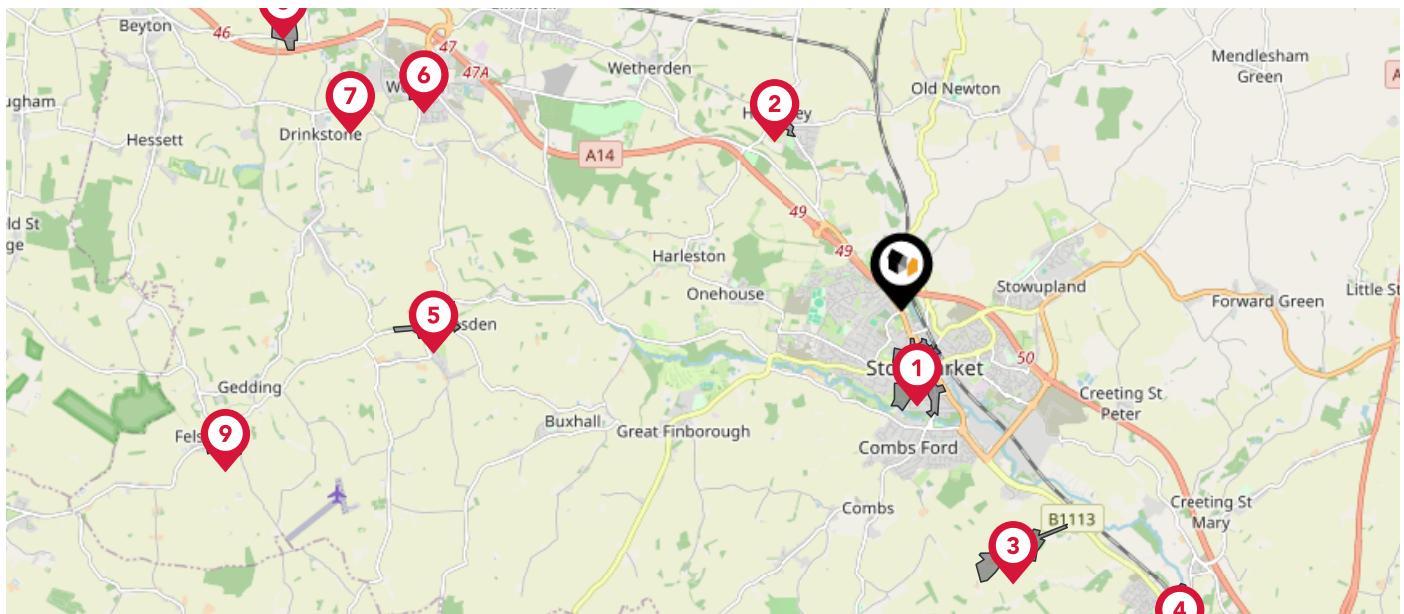
Chance of flooding to the following depths at this property:



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.



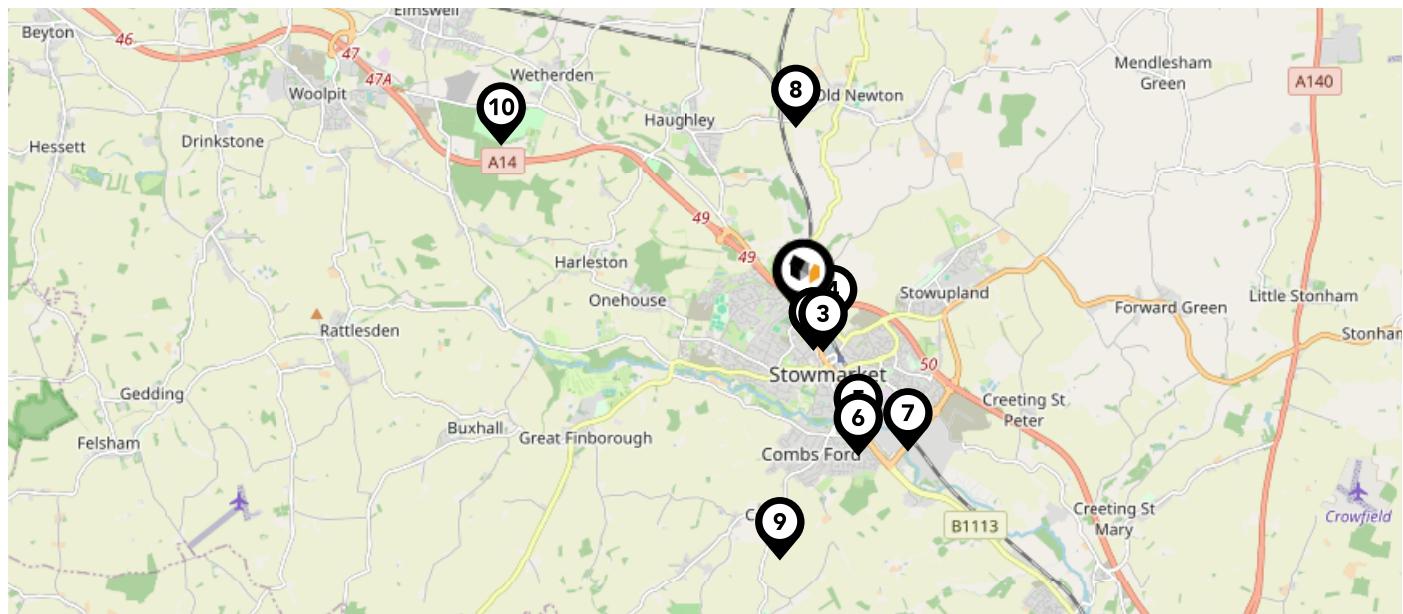
Nearby Conservation Areas

- 1 Stowmarket
- 2 Haughley
- 3 Badley
- 4 Needham Market
- 5 Rattlesden
- 6 Woolpit
- 7 Drinkstone Mills
- 8 Tostock
- 9 Felsham

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 <input type="checkbox"/>
 2	Newton Road-Newton Road, Stowupland	Historic Landfill <input type="checkbox"/>
 3	Newton Road-Newton Road, Stowupland	Historic Landfill <input type="checkbox"/>
 4	Newton Road-Stowupland	Historic Landfill <input type="checkbox"/>
 5	Milton Road-Milton Road, Stowmarket	Historic Landfill <input type="checkbox"/>
 6	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill <input type="checkbox"/>
 7	Needham Road-Needham Road, Stowmarket	Historic Landfill <input type="checkbox"/>
 8	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill <input type="checkbox"/>
 9	Combs Tannery-Combs, Stowmarket	Historic Landfill <input type="checkbox"/>
 10	Haughley Park-Wetherden, Stowmarket	Historic Landfill <input type="checkbox"/>

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

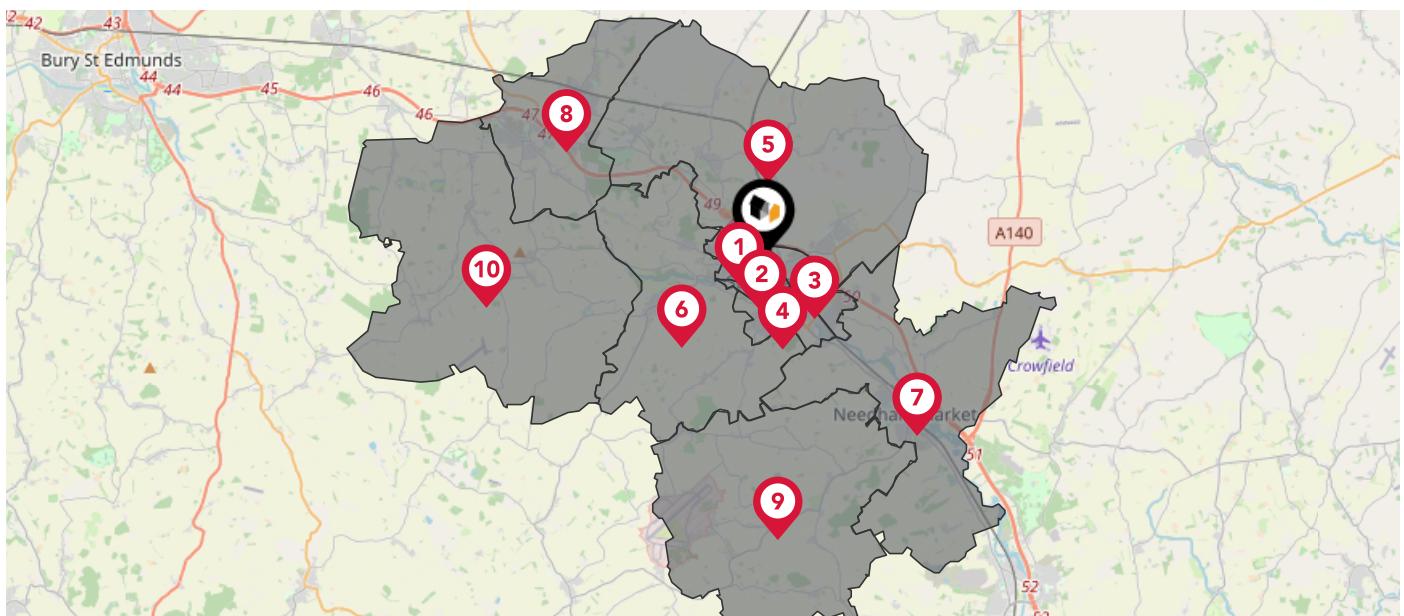
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

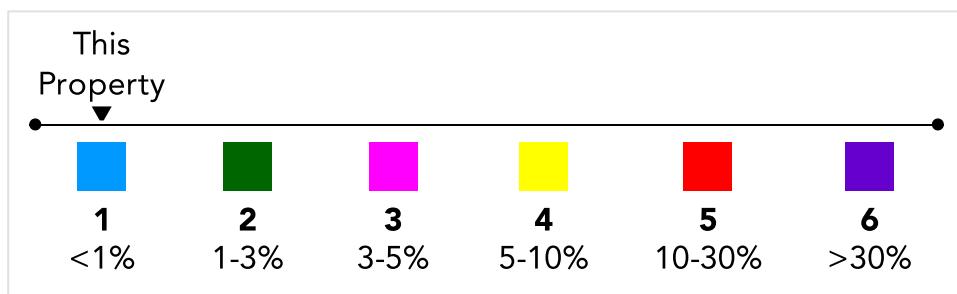
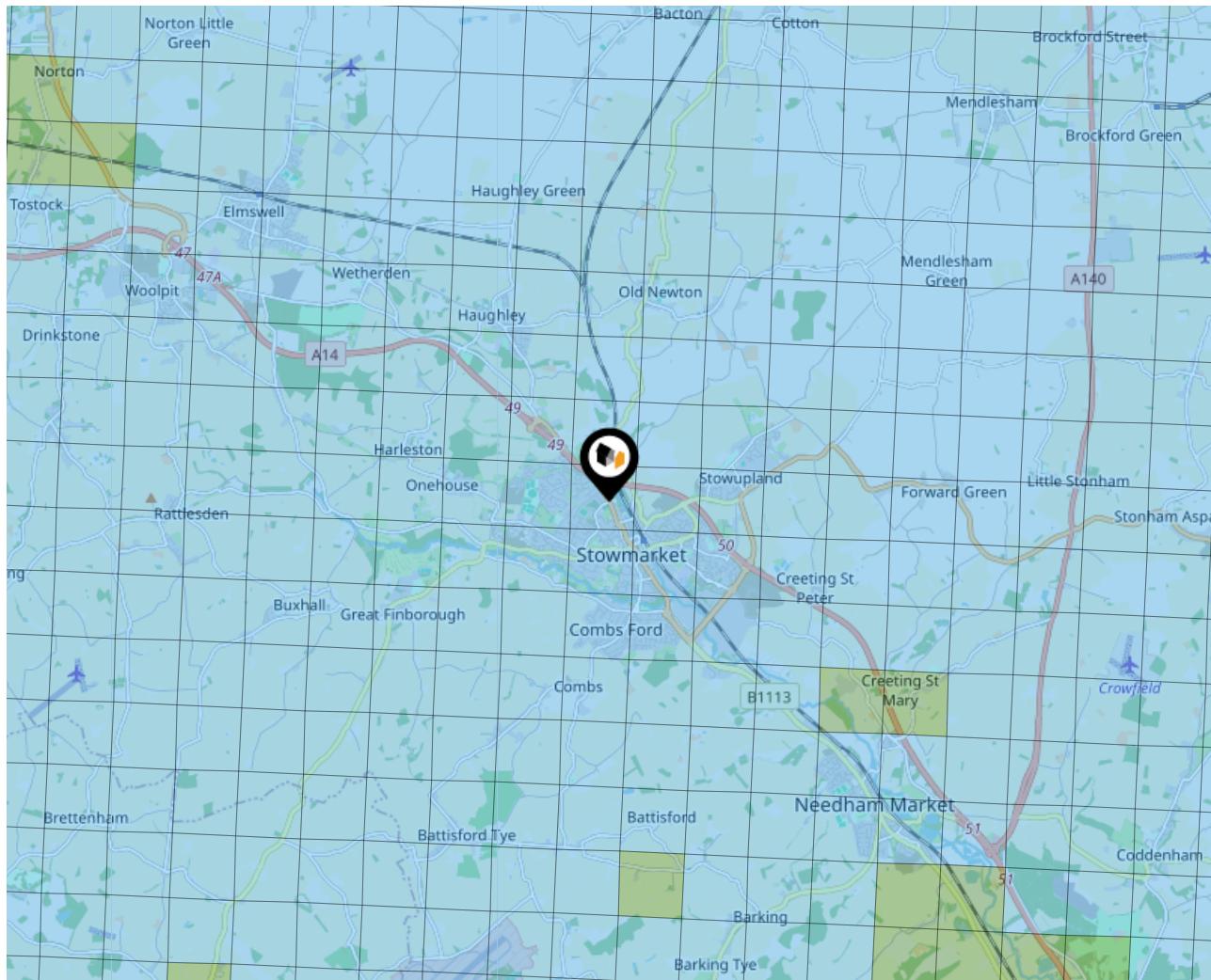
-  1 Chilton Ward
-  2 St. Peter's Ward
-  3 Stow Thorney Ward
-  4 Combs Ford Ward
-  5 Haughley, Stowupland & Wetherden Ward
-  6 Onehouse Ward
-  7 Needham Market Ward
-  8 Elmswell & Woolpit Ward
-  9 Battisford & Ringshall Ward
-  10 Rattlesden Ward

Environment

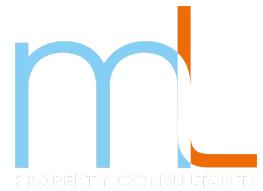
Radon Gas

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).

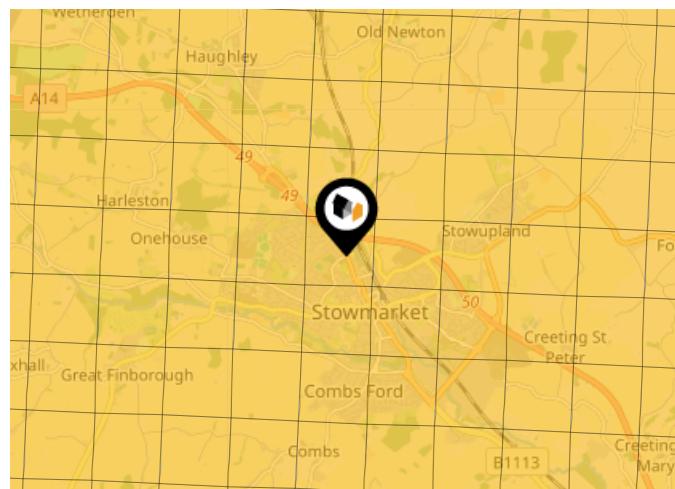


Environment Soils & Clay



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

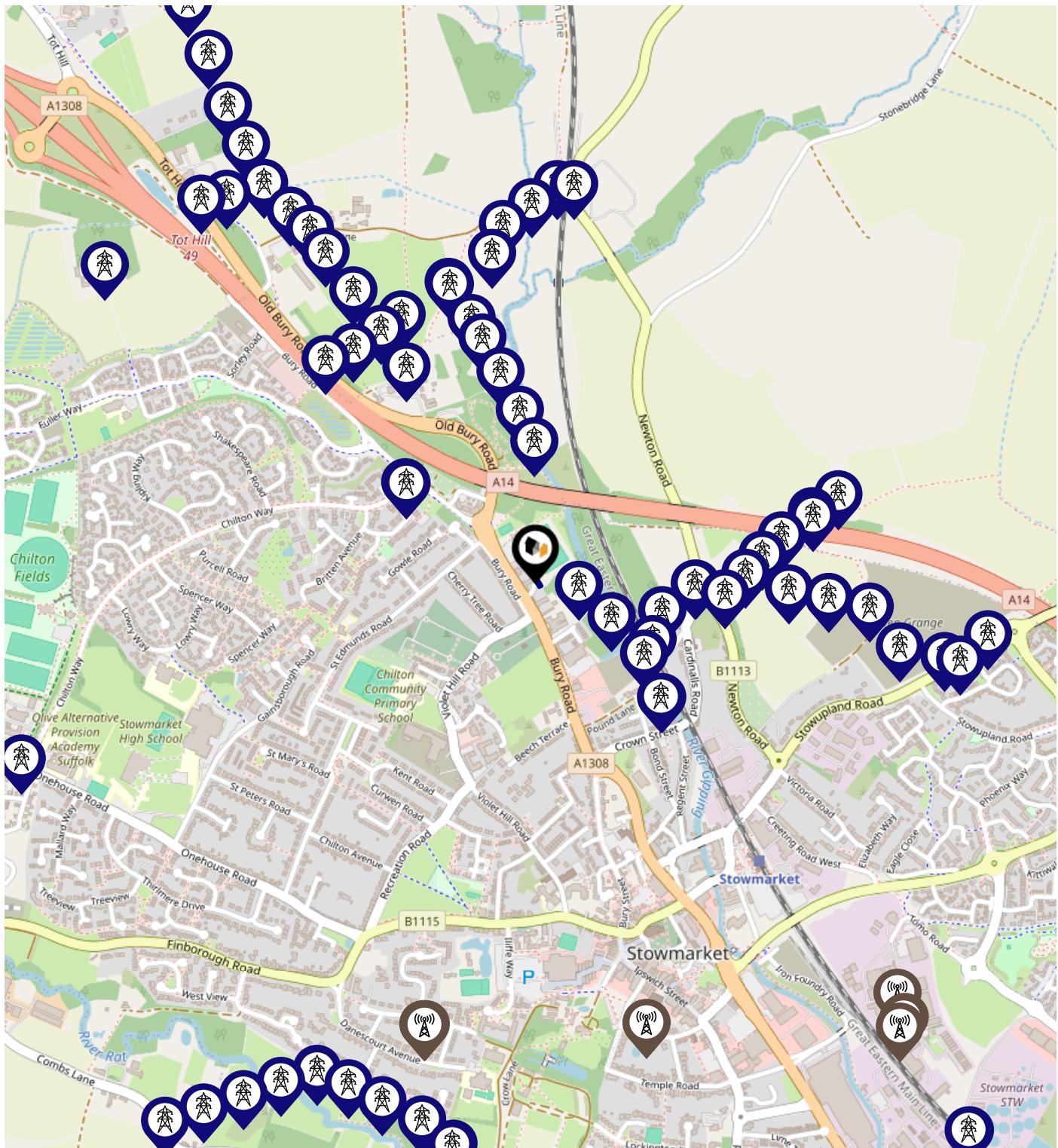
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM,
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOCALLY CHALKY
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



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

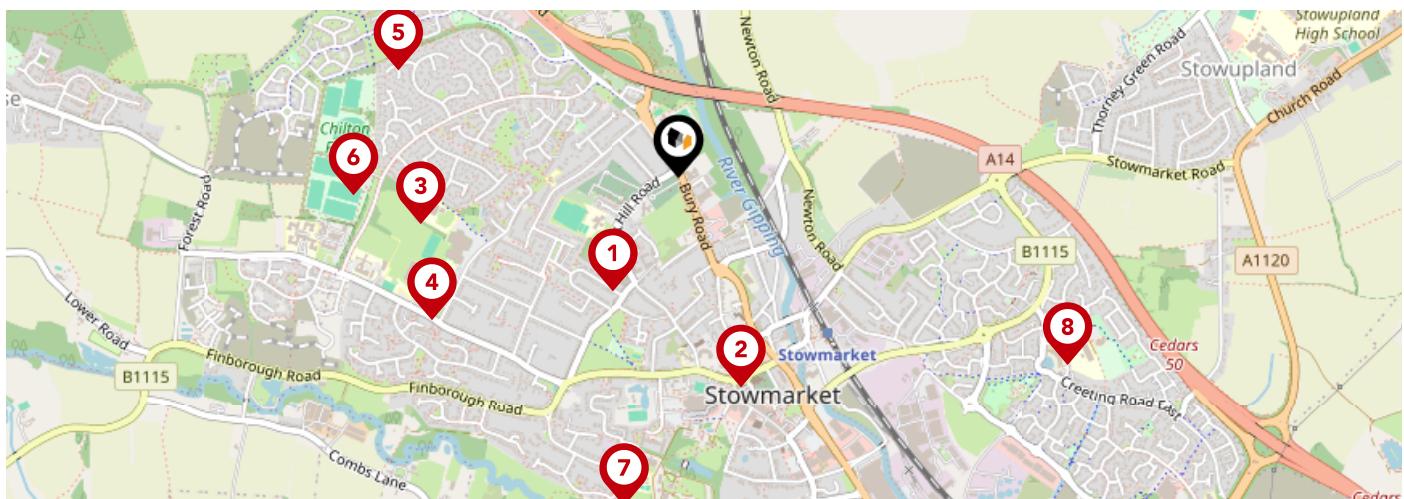


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1391205 - Evelyn Fison House	Grade II	0.2 miles
	1297918 - Chelsea Cottage	Grade II	0.2 miles
	1297922 - Bury Lodge	Grade II	0.2 miles
	1208543 - 103, Bury Street	Grade II	0.3 miles
	1195881 - Albert Mill	Grade II	0.3 miles
	1292587 - The Ashes	Grade II	0.3 miles
	1293108 - 101, Bury Street	Grade II	0.3 miles
	1297874 - 34 And 36, Violet Hill Road	Grade II	0.3 miles
	1293140 - Mayes	Grade II	0.4 miles
	1208861 - Chilton Hall	Grade II	0.4 miles

Area Schools



Nursery Primary Secondary College Private



Chilton Community Primary School

Ofsted Rating: Good | Pupils: 168 | Distance:0.3



Gable End

Ofsted Rating: Good | Pupils: 5 | Distance:0.5



Wood Ley Community Primary School

Ofsted Rating: Good | Pupils: 312 | Distance:0.6



Stowmarket High School

Ofsted Rating: Requires improvement | Pupils: 901 | Distance:0.65



Grace Cook Primary School

Ofsted Rating: Not Rated | Pupils: 104 | Distance:0.68



Olive AP Academy - Suffolk

Ofsted Rating: Good | Pupils: 5 | Distance:0.74



Abbot's Hall Community Primary School

Ofsted Rating: Good | Pupils: 373 | Distance:0.76



Cedars Park Community Primary School

Ofsted Rating: Good | Pupils: 363 | Distance:0.98



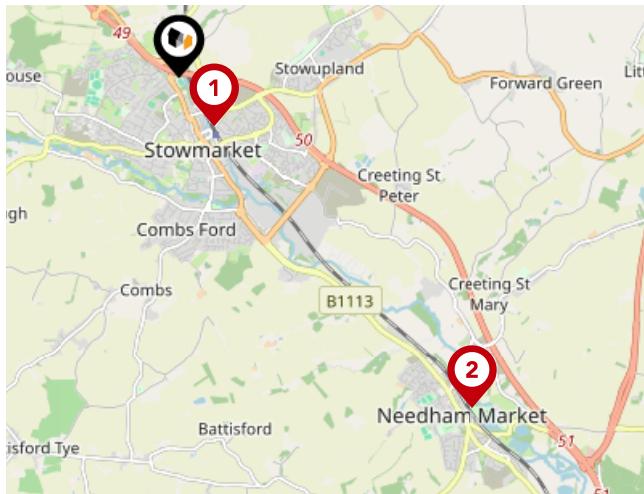
Area Schools



Nursery Primary Secondary College Private

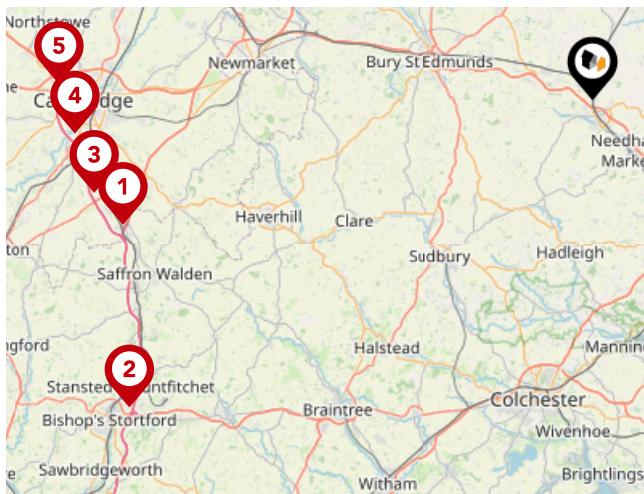
 9 Combs Ford Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 361 Distance:1.3					
 10 Trinity Church of England Voluntary Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 166 Distance:1.53					
 11 Freeman Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Requires improvement Pupils: 203 Distance:1.56					
 12 Stowupland High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.56					
 13 Old Newton Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 83 Distance:1.9					
 14 Finborough School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated Pupils: 659 Distance:2					
 15 Crawford's Church of England Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 85 Distance:2.13					
 16 Great Finborough Church of England Voluntary Controlled Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 116 Distance:2.47					

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.53 miles
2	Entrance	4.01 miles
3	Entrance	4.44 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	35.43 miles
2	M11 J8	40.57 miles
3	M11 J10	36.88 miles
4	M11 J11	37.78 miles
5	M11 J13	38.78 miles



Airports/Helipads

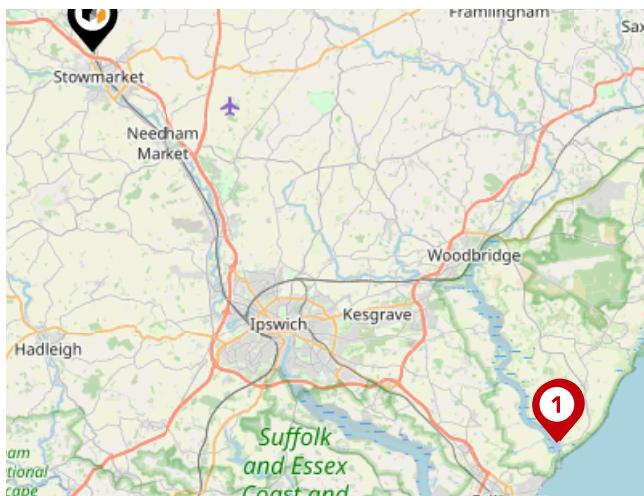
Pin	Name	Distance
1	Norwich International Airport	34.92 miles
2	Southend-on-Sea	45.1 miles
3	Stansted Airport	37.62 miles
4	Cambridge	34.66 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Violet Hill Road	0.03 miles
2	Cherry Tree Road	0.12 miles
3	Beech Terrace	0.2 miles
4	Health Centre	0.17 miles
5	Allotments	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.17 miles
2	Bawdsey Ferry Landing	22.23 miles

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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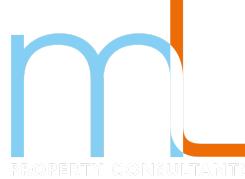


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ML Property

2 Front Street Mendlesham Suffolk IP14 5RY
01449 768854
matt@mlproperty.co.uk
mlproperty.co.uk

