

PROPERTY CONSULTANTS

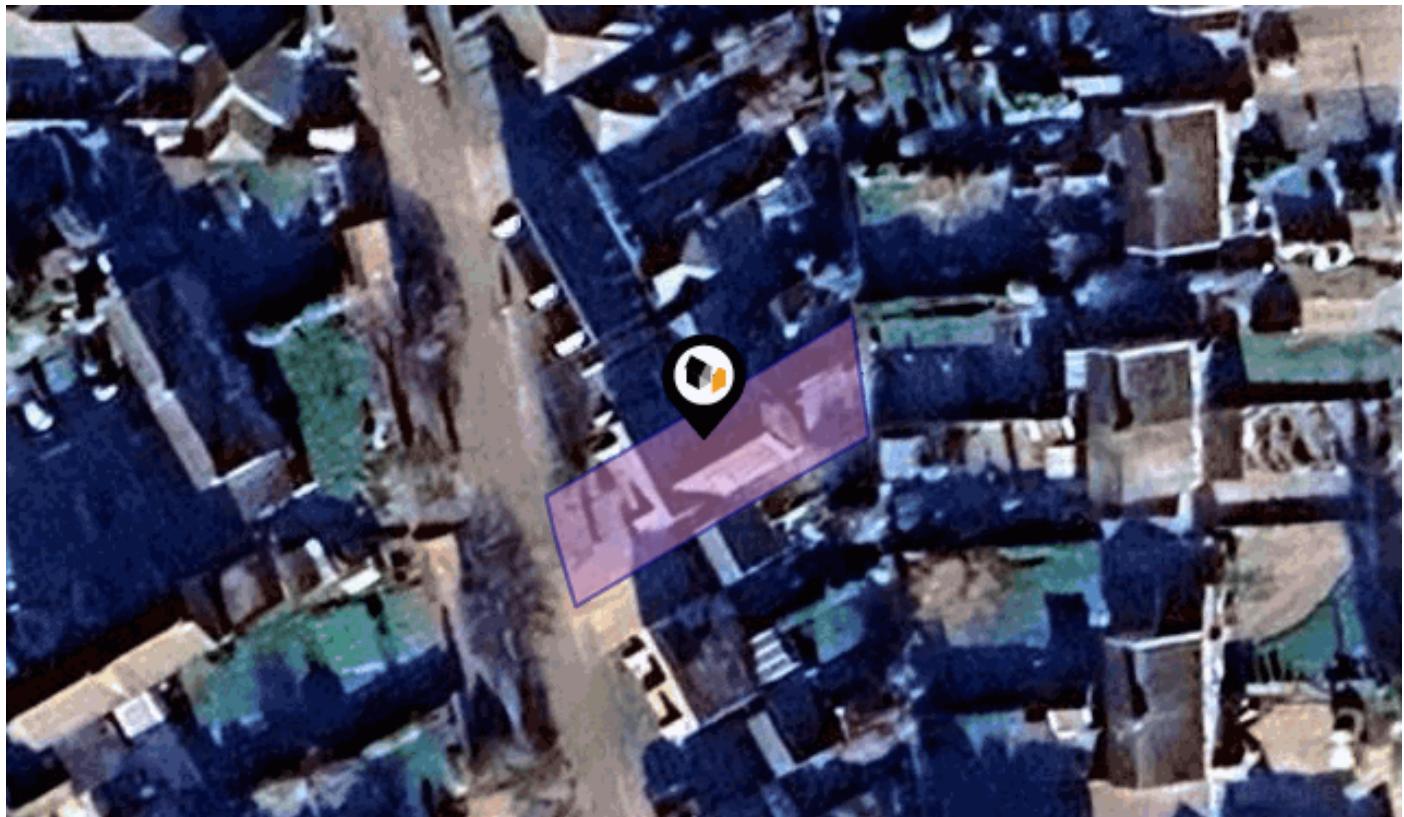


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 30th January 2026



9, EVE BALFOUR WAY, HAUGHLEY, STOWMARKET, IP14 3NW

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

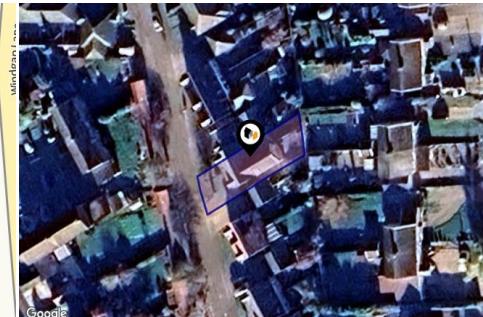
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Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	12/07/2018
Bedrooms:	3	Last Sold Price:	£268,000
Floor Area:	1,087 ft ² / 101 m ²	Last Sold £/ft ² :	£246
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	SK96902		
UPRN:	100091090666		

Local Area

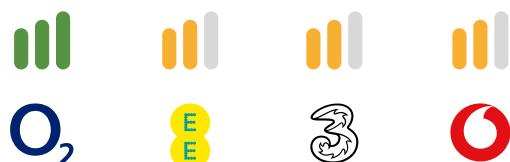
Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **2 Eve Balfour Way Haughley Stowmarket Suffolk IP14 3NW**

Reference - DC/20/04779

Decision: Decided

Date: 22nd October 2020

Description:

An application to determine if prior approval is required for a proposed: Larger home extension. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A - Erection of single storey linked extension.

Planning records for: **Balfour House 20 Eve Balfour Way Haughley Stowmarket Suffolk IP14 3NW**

Reference - DC/25/05123

Decision: Awaiting decision

Date: 20th November 2025

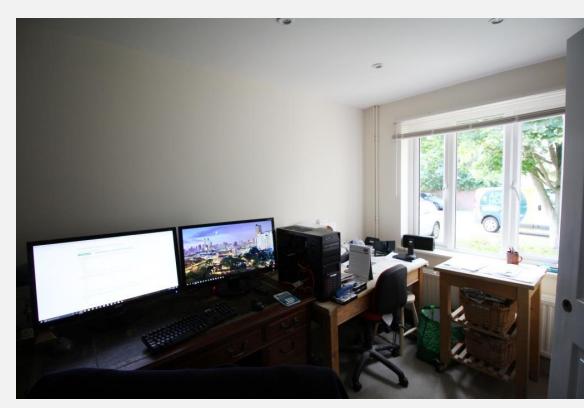
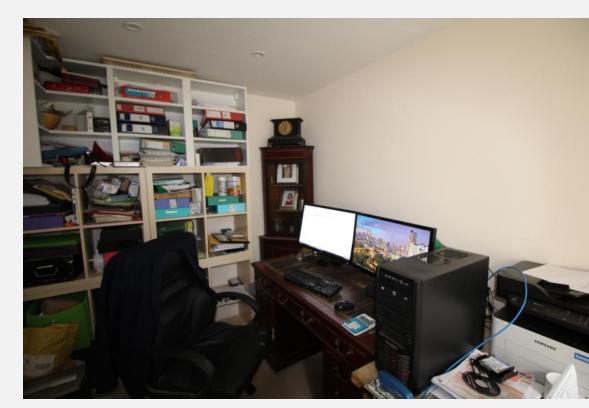
Description:

Planning Application - Conversion of former Residential Home for people with a disability (C2) into 4 self contained flats for residential use (C3).

Gallery Photos



Gallery Photos



Gallery Photos



Property EPC - Certificate



9, Eve Balfour Way, Haughley, IP14 3NW

Energy rating

C

Valid until 06.09.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	101 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information



Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

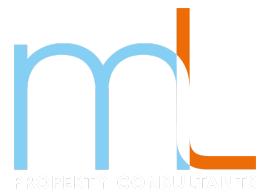
Gas Supply

Central Heating

Water Supply

Drainage

Disclaimer

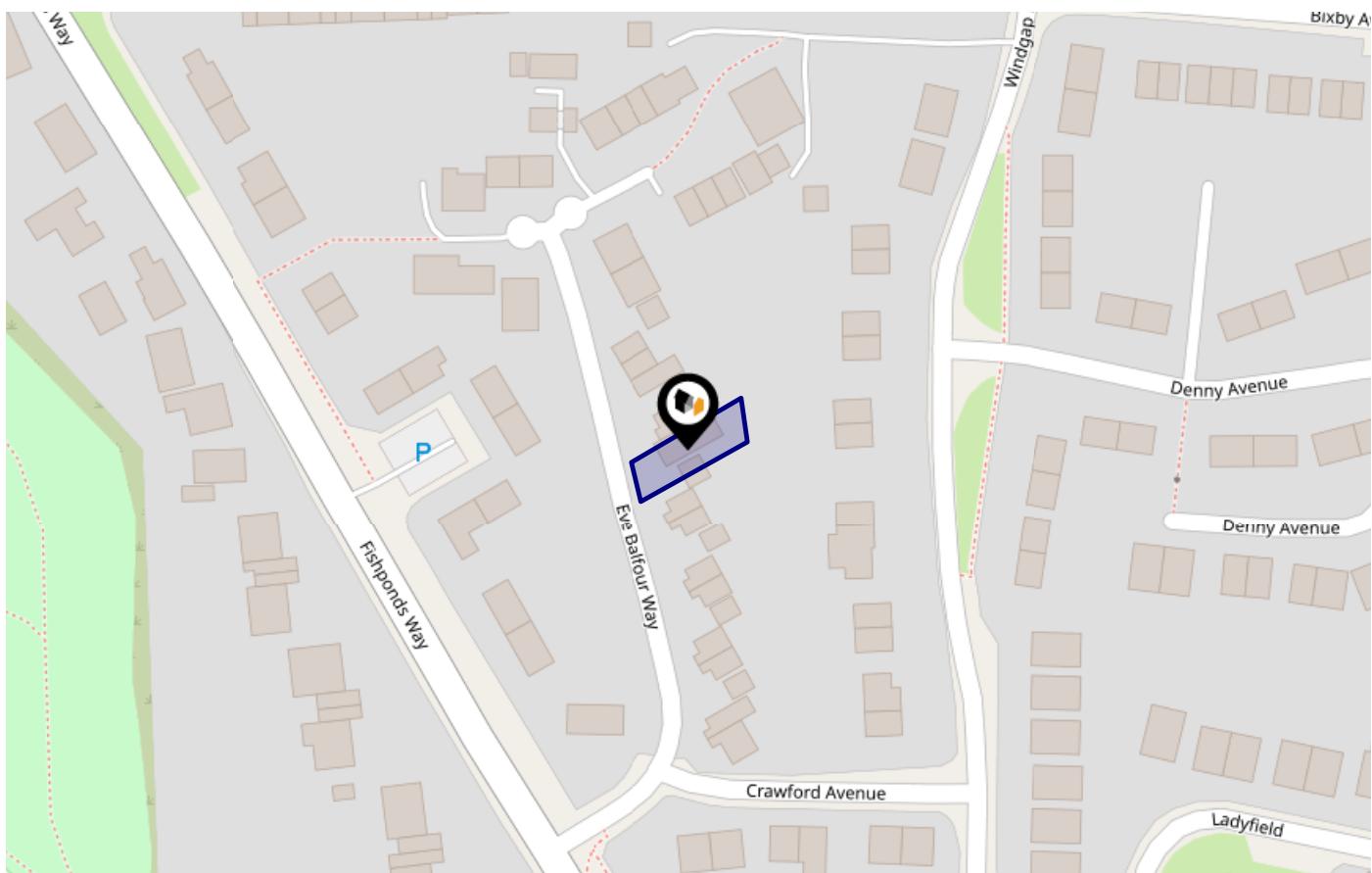


Important - Please read

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.

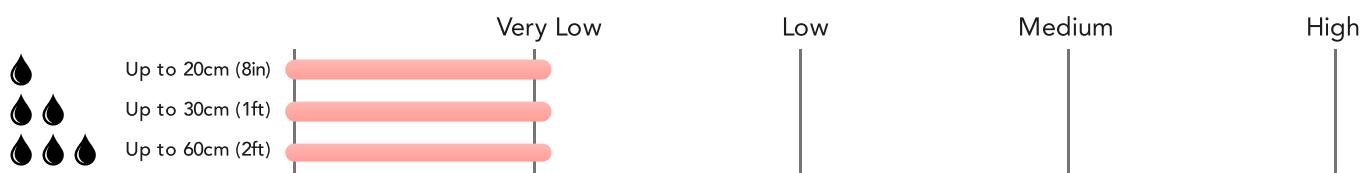


Risk Rating: Very low

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.

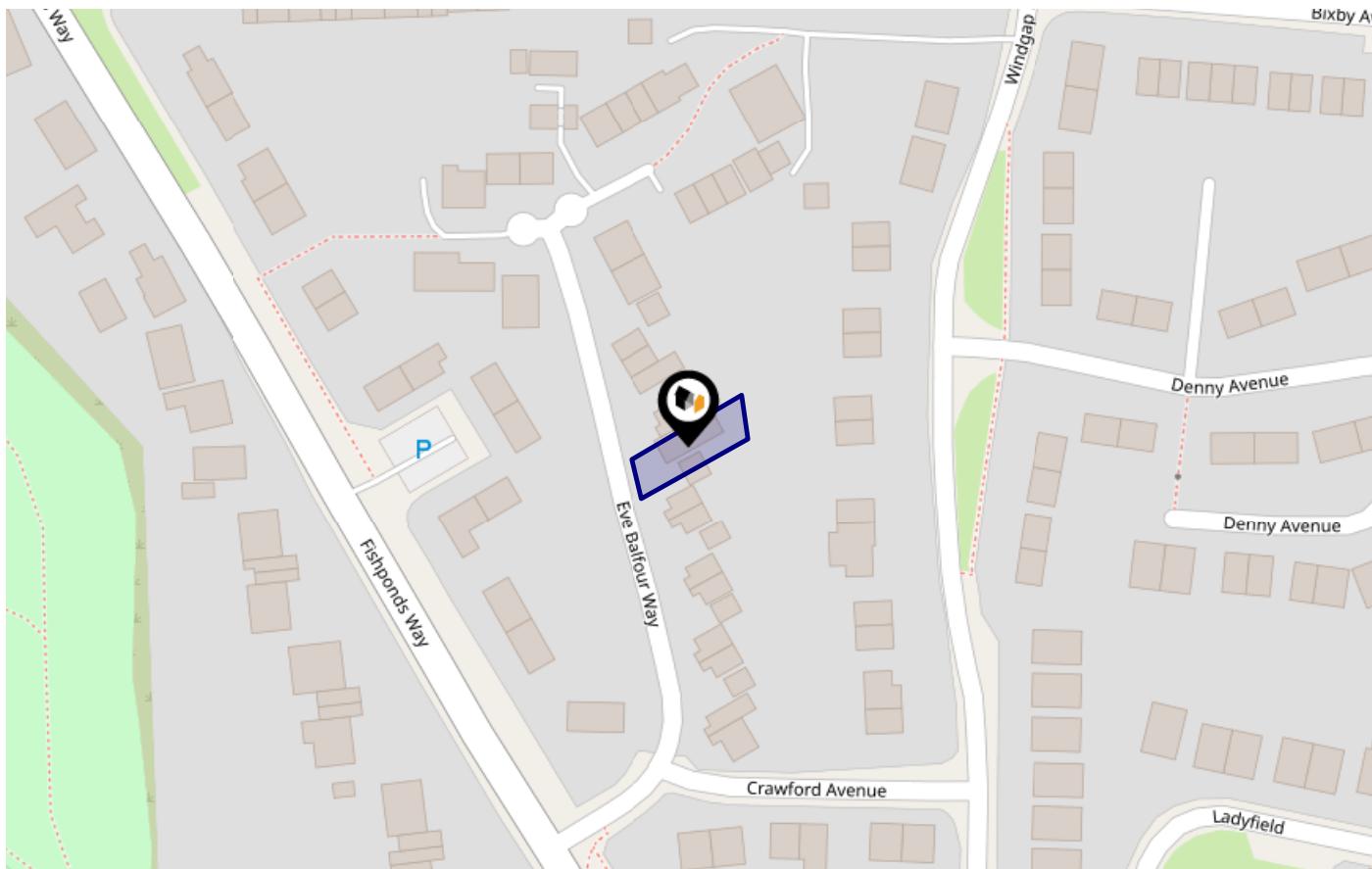
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

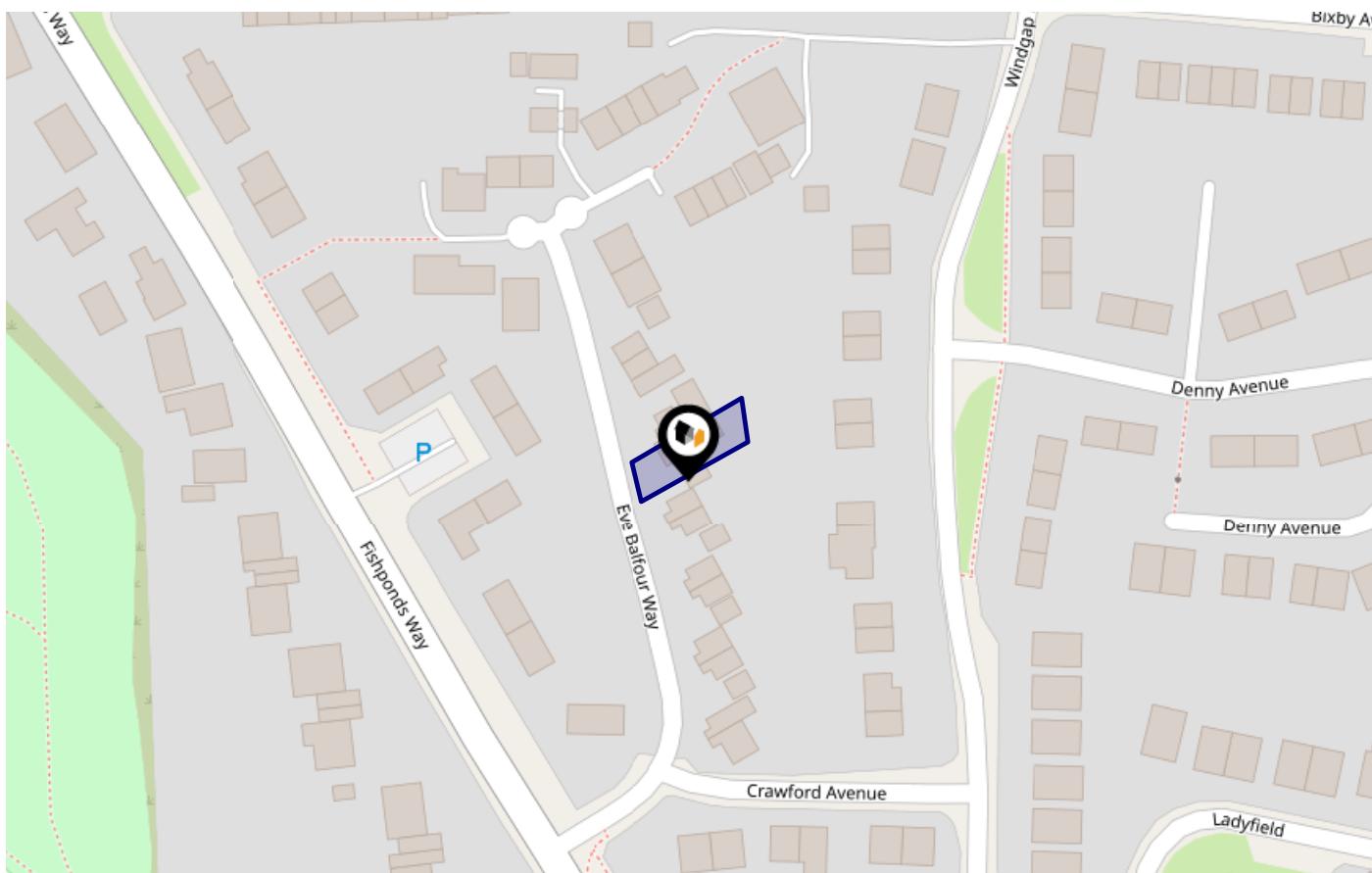


Flood Risk

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.

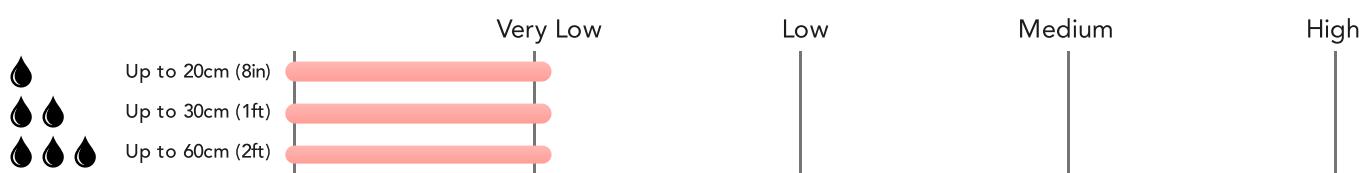


Risk Rating: Very low

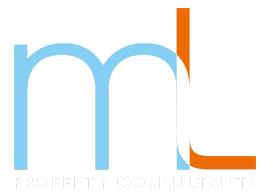
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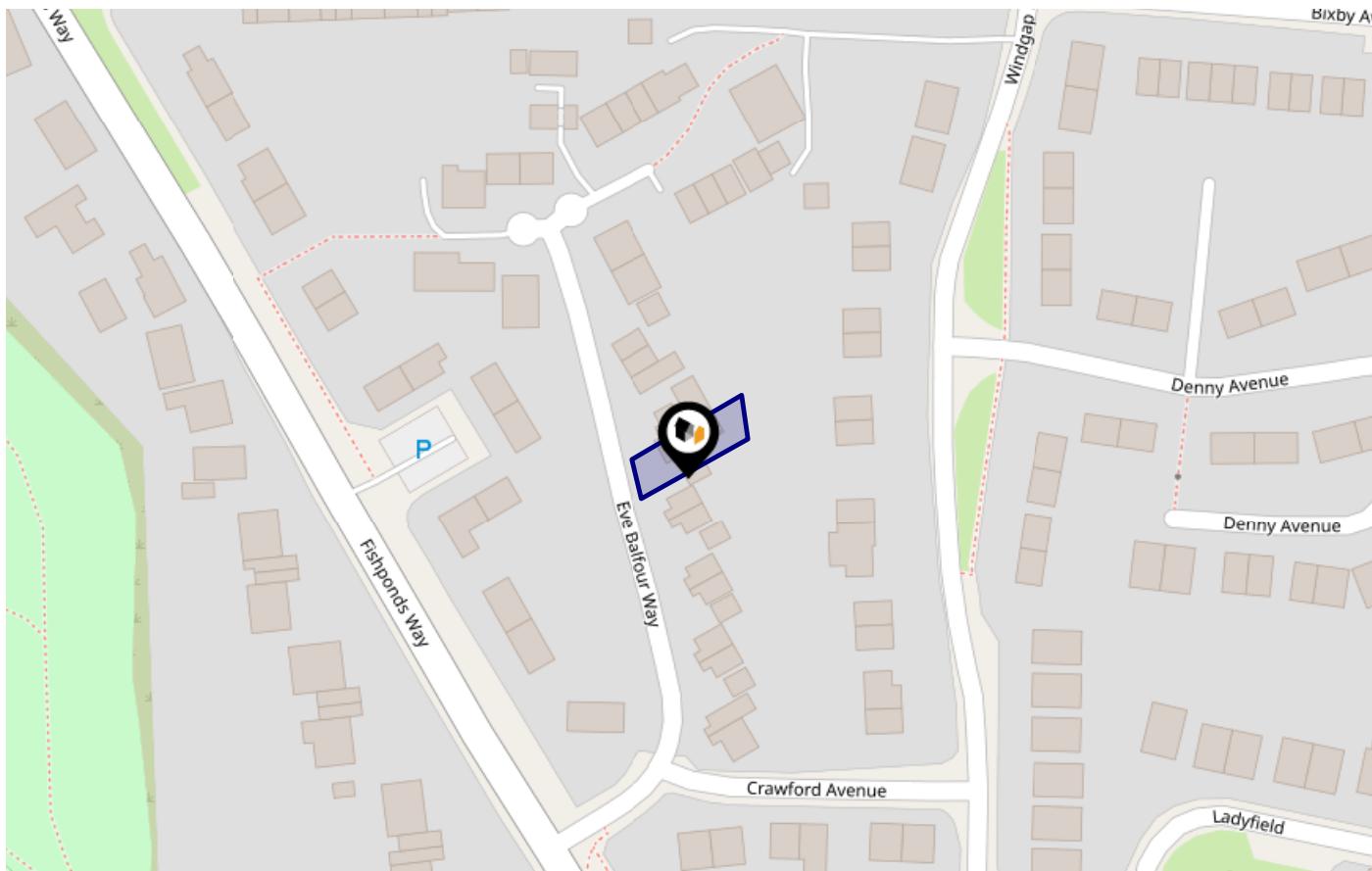
Chance of flooding to the following depths at this property:



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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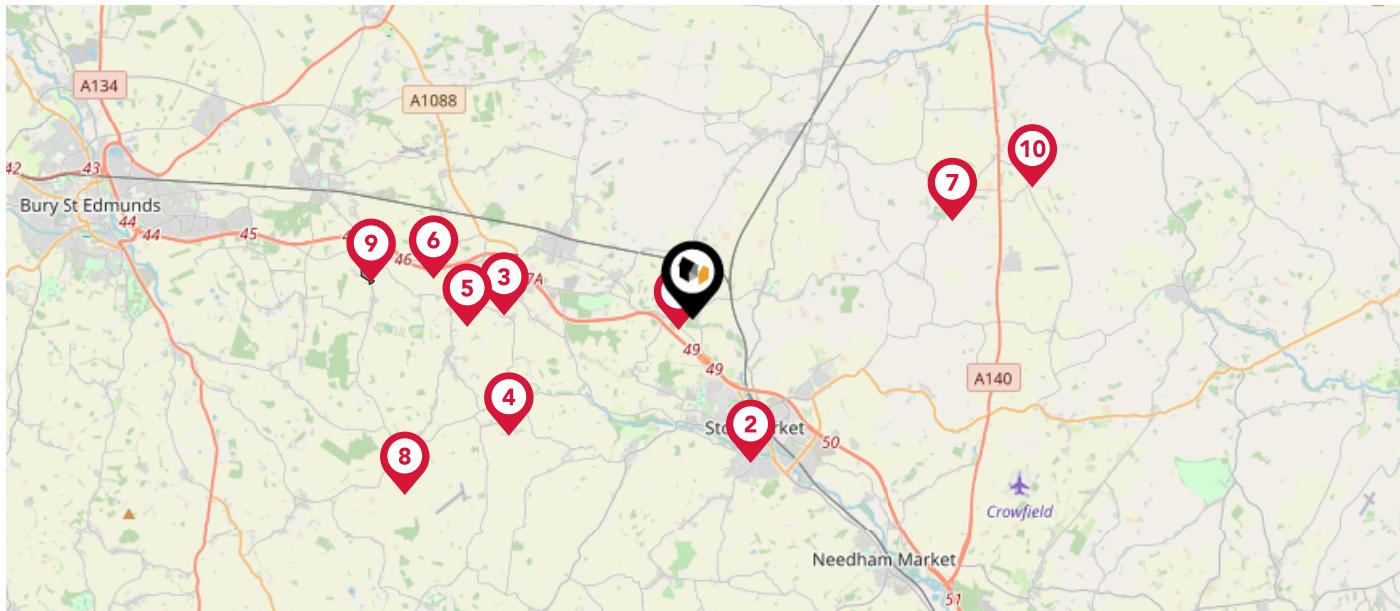
Chance of flooding to the following depths at this property:



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 Haughley

2 Stowmarket

3 Woolpit

4 Rattlesden

5 Drinkstone Mills

6 Tostock

7 Mendlesham

8 Felsham

9 Beyton

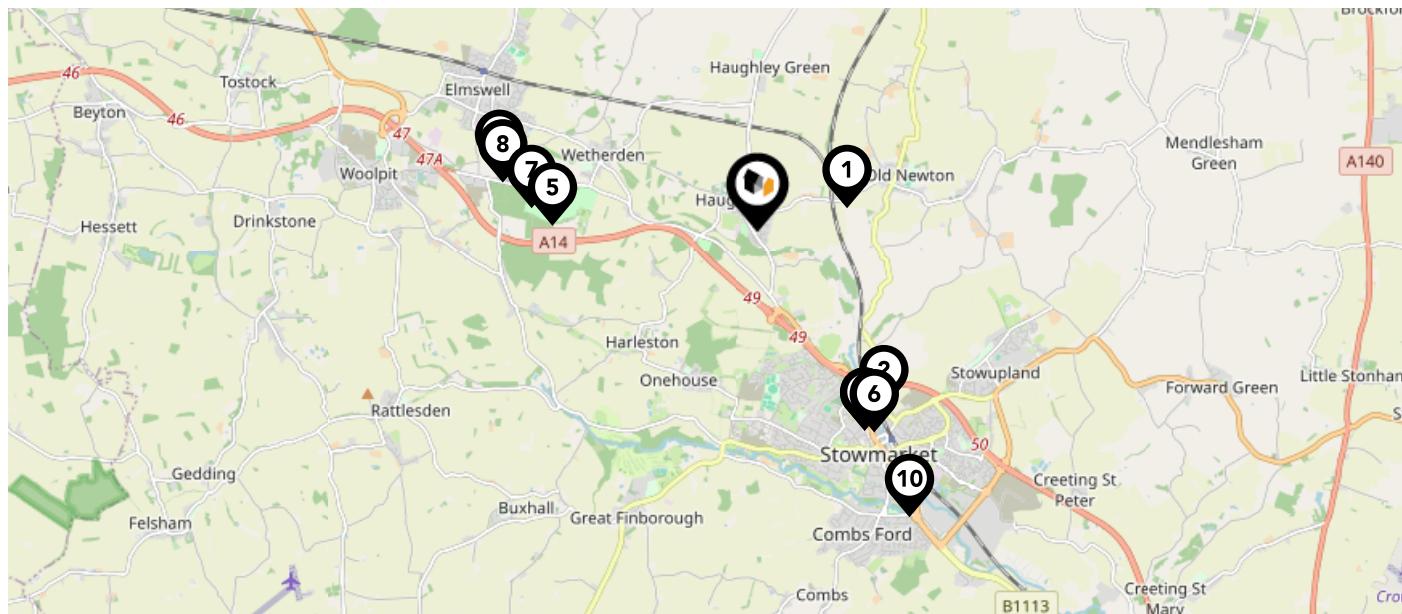
10 Wetheringsett

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.

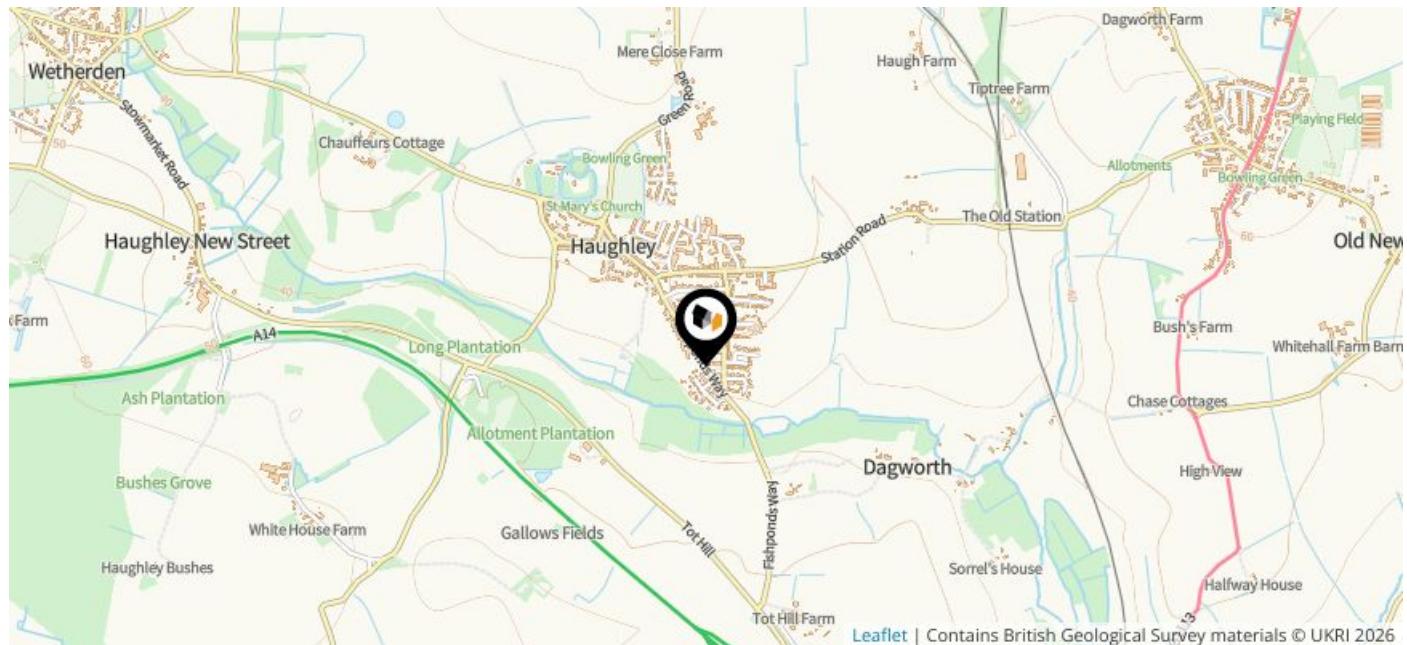


Nearby Landfill Sites

	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	<input type="checkbox"/>
	Newton Road-Stowupland	Historic Landfill	<input type="checkbox"/>
	Newton Road-Newton Road, Stowupland	Historic Landfill	<input type="checkbox"/>
	42 Bury Road-Stowmarket	Historic Landfill	<input type="checkbox"/>
	Haughley Park-Wetherden, Stowmarket	Historic Landfill	<input type="checkbox"/>
	Newton Road-Newton Road, Stowupland	Historic Landfill	<input type="checkbox"/>
	Warren Heath-Warren Heath, Wetherden	Historic Landfill	<input type="checkbox"/>
	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill	<input type="checkbox"/>
	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill	<input type="checkbox"/>
	Milton Road-Milton Road, 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

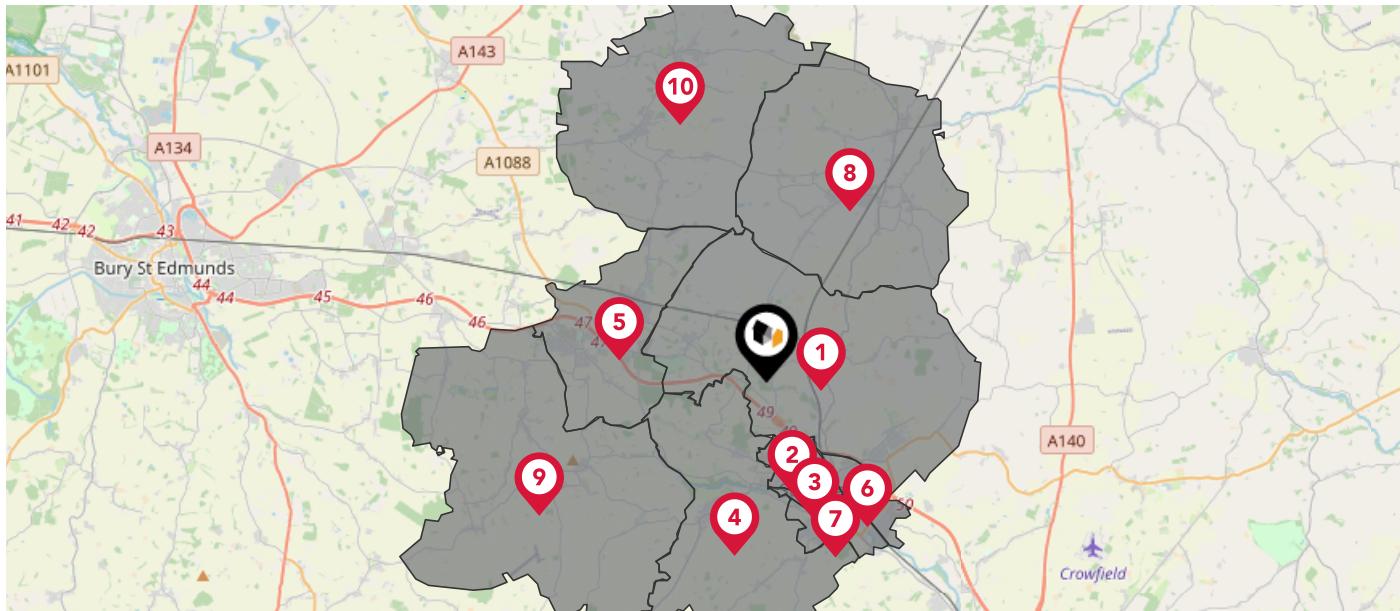
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

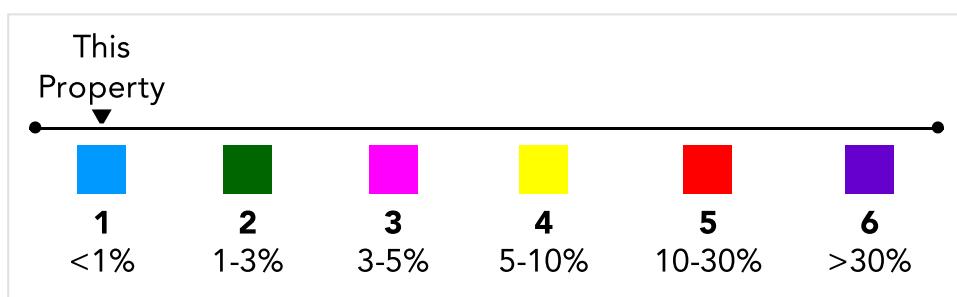
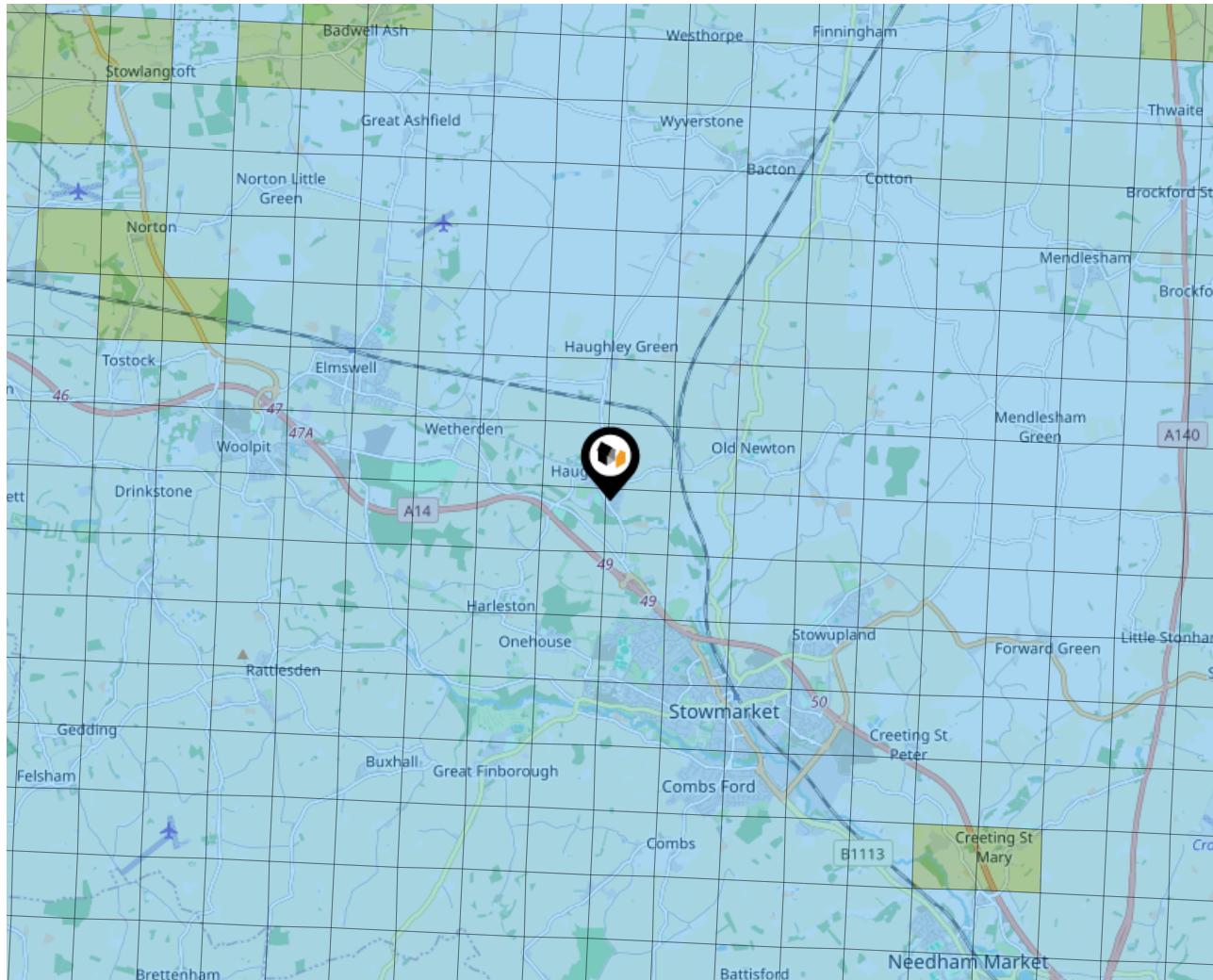
-  Haughley, Stowupland & Wetherden Ward
-  Chilton Ward
-  St. Peter's Ward
-  Onehouse Ward
-  Elmswell & Woolpit Ward
-  Stow Thorne Ward
-  Combs Ford Ward
-  Bacton Ward
-  Rattlesden Ward
-  Walsham-le-Willows Ward

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).

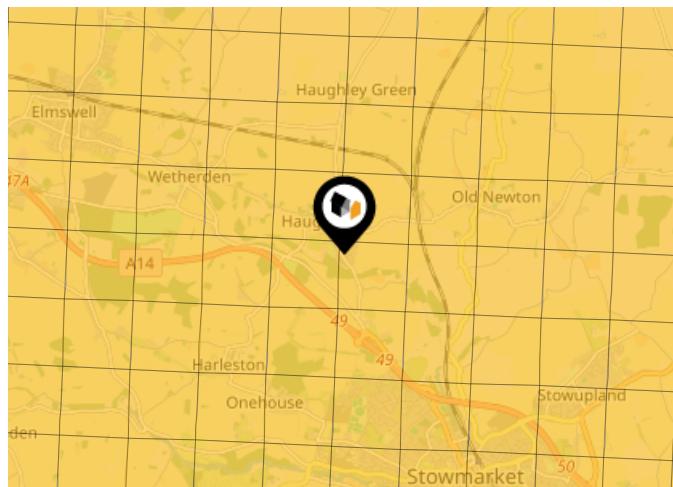


Environment Soils & Clay



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

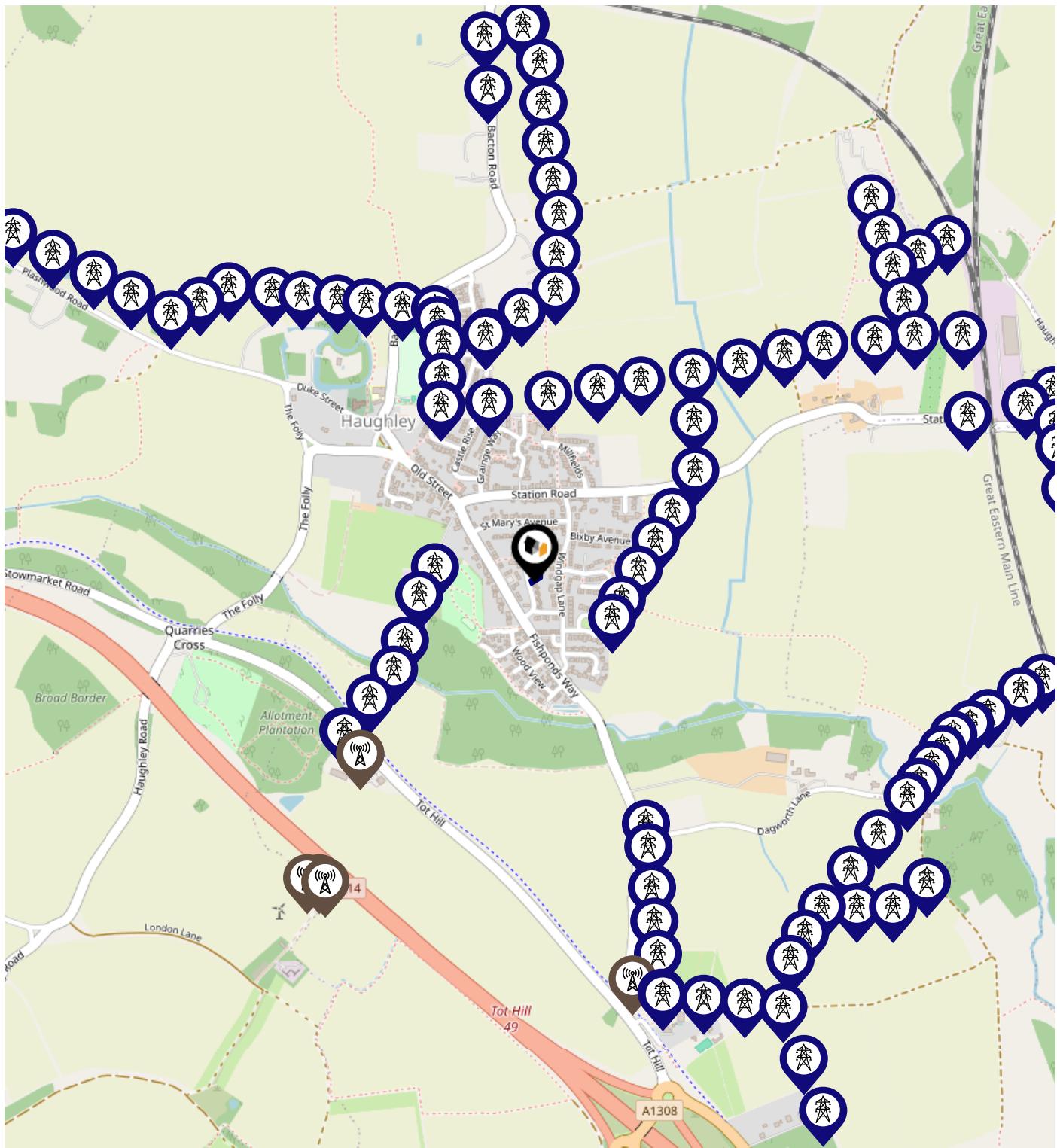
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM,
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOCALLY CHALKY
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



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



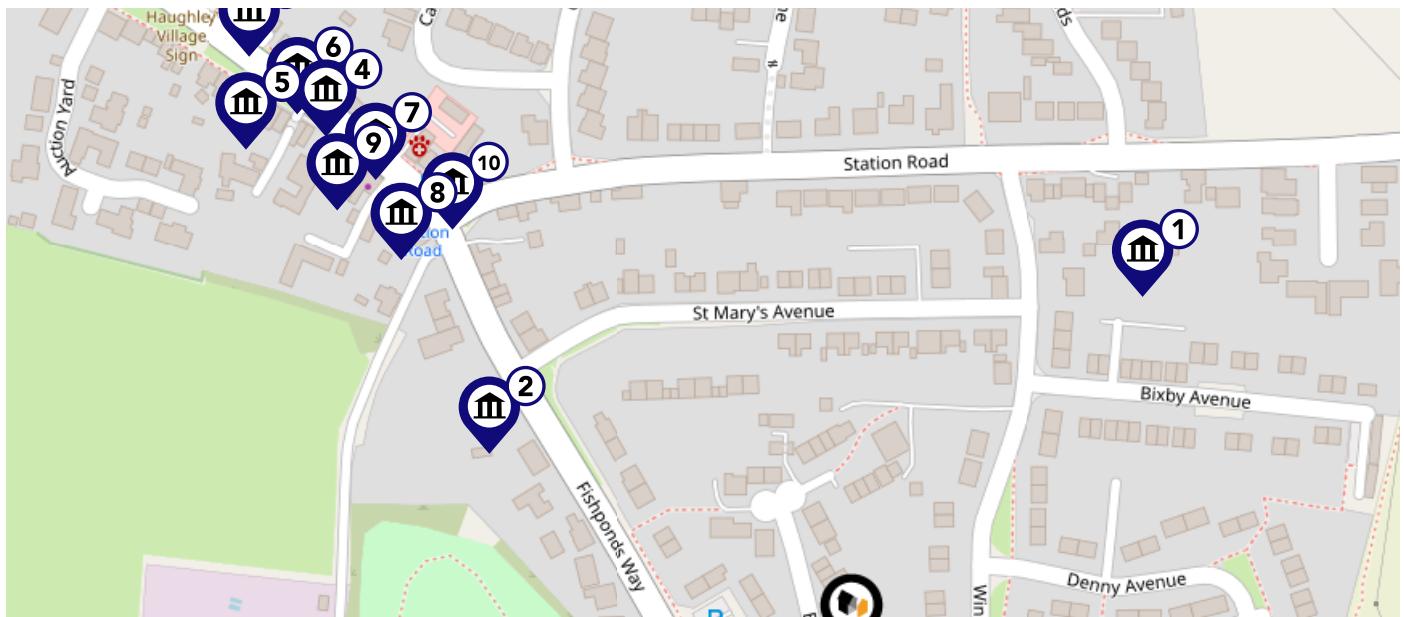
Key:

- 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...



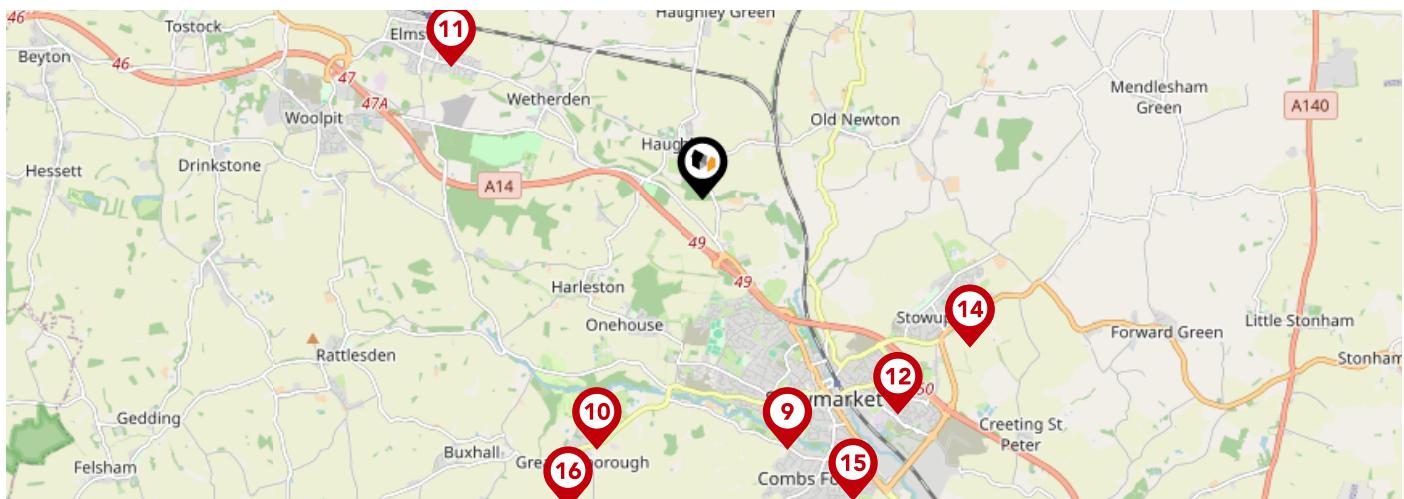
Grade	Distance
Grade II	0.1 miles
Grade II	0.1 miles
Grade II	0.2 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
	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:0.37					
	Grace Cook Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 104 Distance:1.3					
	Olive AP Academy - Suffolk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 5 Distance:1.57					
	Wood Ley Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 312 Distance:1.65					
	Stowmarket High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 901 Distance:1.87					
	Chilton Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 168 Distance:1.93					
	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:1.96					
	Gable End	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 5 Distance:2.25					

Area Schools



Nursery Primary Secondary College Private



Abbot's Hall Community Primary School

Ofsted Rating: Good | Pupils: 373 | Distance: 2.39



Finborough School

Ofsted Rating: Not Rated | Pupils: 659 | Distance: 2.46



Elmswell Community Primary School

Ofsted Rating: Good | Pupils: 361 | Distance: 2.58



Cedars Park Community Primary School

Ofsted Rating: Good | Pupils: 363 | Distance: 2.64



Freeman Community Primary School

Ofsted Rating: Requires improvement | Pupils: 203 | Distance: 2.78



Stowupland High School

Ofsted Rating: Requires improvement | Pupils: 1008 | Distance: 2.78



Combs Ford Primary School

Ofsted Rating: Good | Pupils: 361 | Distance: 3.05

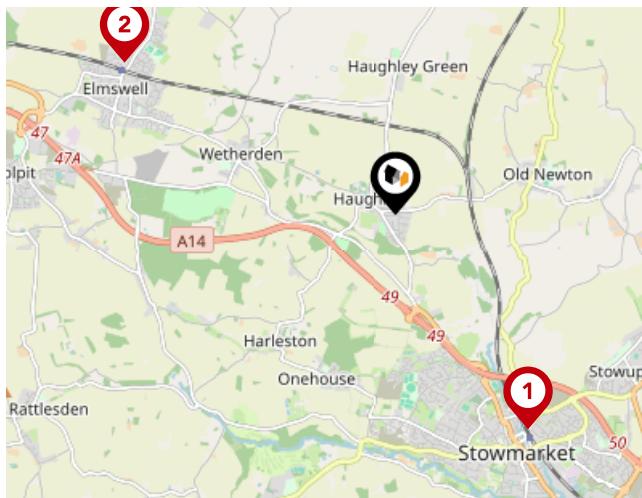


Great Finborough Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 116 | Distance: 3.06

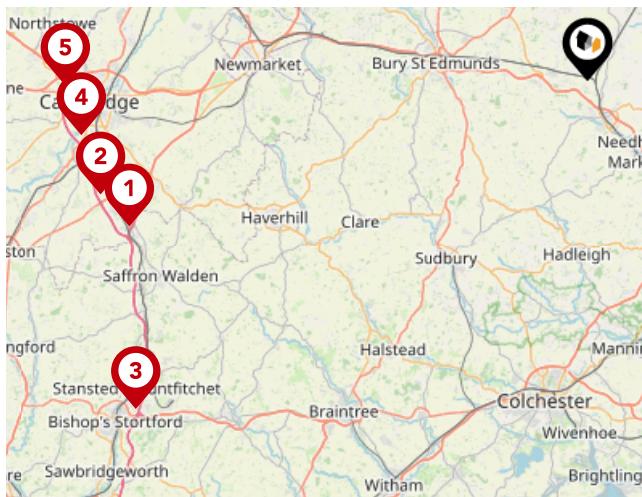


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	2.29 miles
2	Entrance	2.82 miles
3	Entrance	5.76 miles



Trunk Roads/Motorways

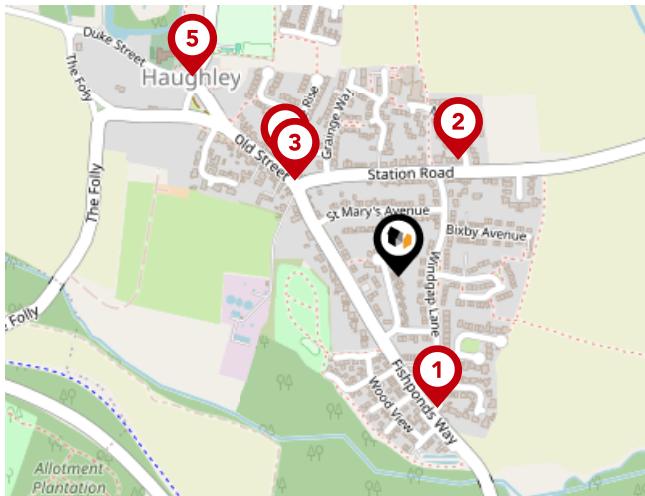
Pin	Name	Distance
1	M11 J9	34.98 miles
2	M11 J10	36.3 miles
3	M11 J8	40.69 miles
4	M11 J11	37.01 miles
5	M11 J13	37.86 miles



Airports/Helipads

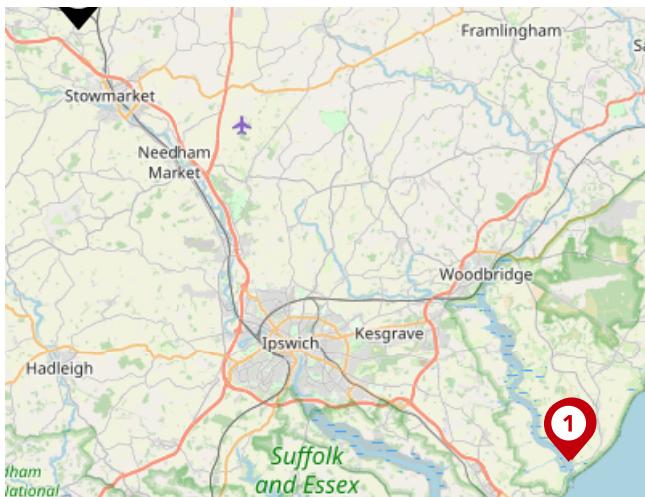
Pin	Name	Distance
1	Norwich International Airport	33.83 miles
2	Southend-on-Sea	46.33 miles
3	Stansted Airport	37.77 miles
4	Cambridge	33.76 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windgap Lane	0.15 miles
2	Mill Fields	0.15 miles
3	Station Road	0.16 miles
4	Station Road	0.18 miles
5	Post Office	0.33 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	23.84 miles
2	Bawdsey Ferry Landing	23.9 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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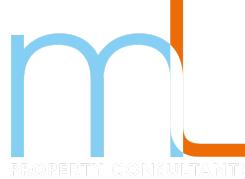


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