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MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th June 2025



**FLAT 2, KINGS HEAD MEWS, THE PIGHTLE, NEEDHAM
MARKET, IPSWICH, IP6 8AQ**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

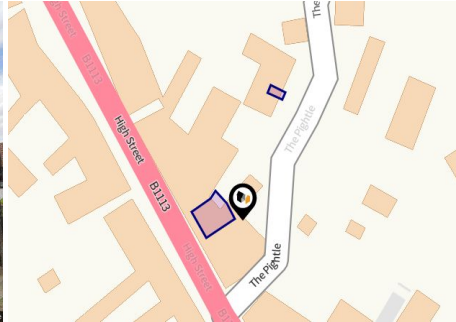
01449 768854

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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	29/06/2001
Bedrooms:	2	Last Sold Price:	£68,500
Floor Area:	893 ft ² / 83 m ²	Last Sold £/ft ² :	£72
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	Before 1900	Start Date:	02/09/2019
Council Tax :	Band B	End Date:	24/03/2167
Annual Estimate:	£1,718	Lease Term:	Beginning on and including 25 March 1978 and ending on and including 24 March 2167
Title Number:	SK396613		
UPRN:	100091507525	Term Remaining:	141 years

Local Area

Local Authority:	Suffolk
Conservation Area:	Needham Market
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Bedford House The Pightle Needham Market Suffolk IP6 8AQ***

Reference - DC/22/00932	
Decision:	Granted
Date:	21st February 2022
Description:	Application for a Non Material Amendment relating to DC/21/00496 - Change material of side wall (facing no. 11 Nayland Road) from painted render to red multi facing brickwork - similar to adjoining.

Reference - DC/22/00935	
Decision:	Granted
Date:	21st February 2022
Description:	Householder Application - Erection of replacement garage (following demolition of existing)

Property EPC - Certificate

Flat 2, Kings Head Mews, The Pightle, IP6 8AQ

Energy rating

D

Valid until 22.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

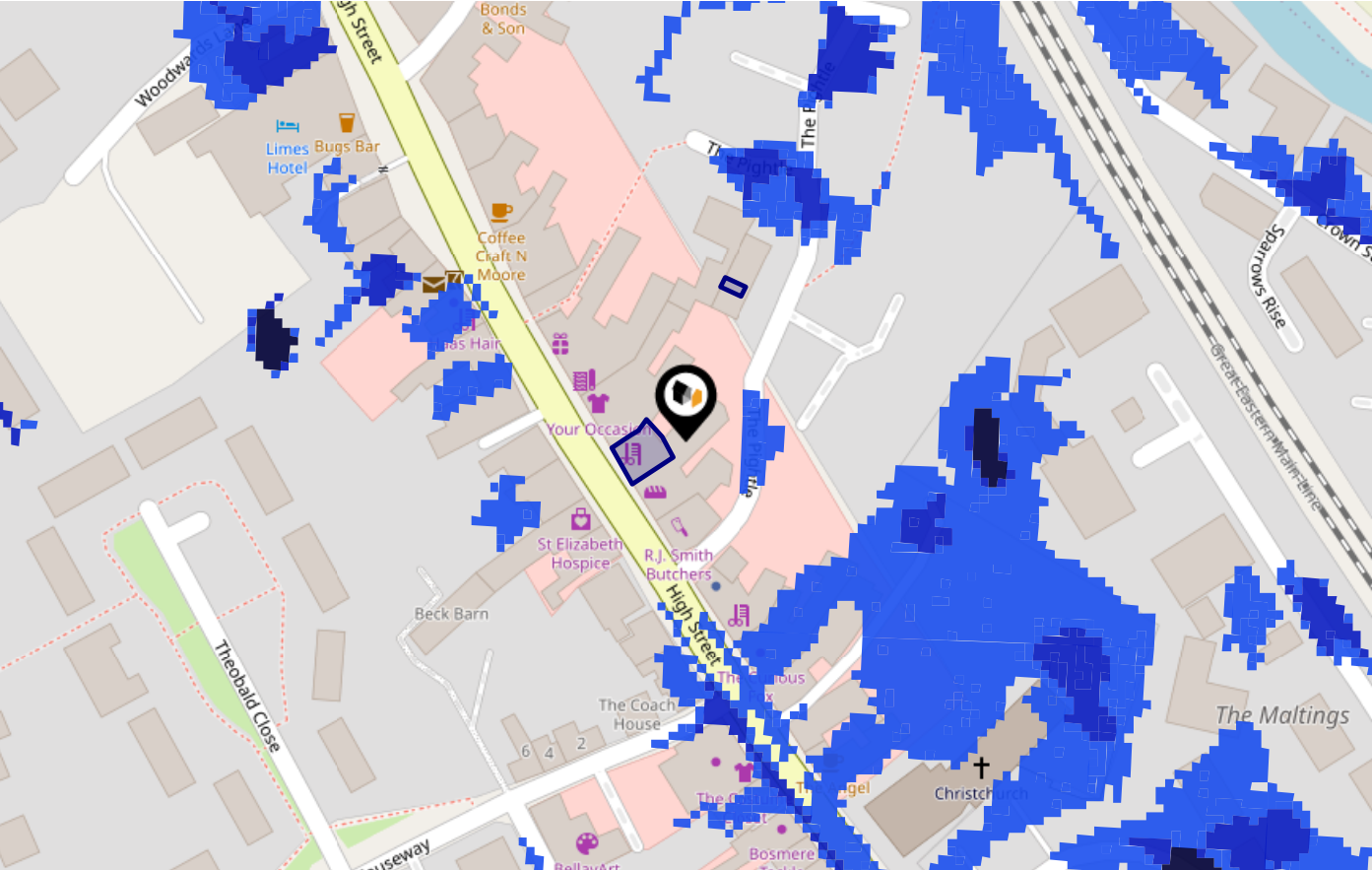
Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	83 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.

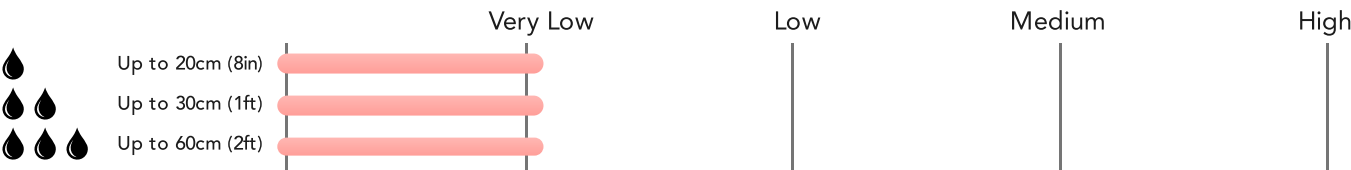


Risk Rating: Very low

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.

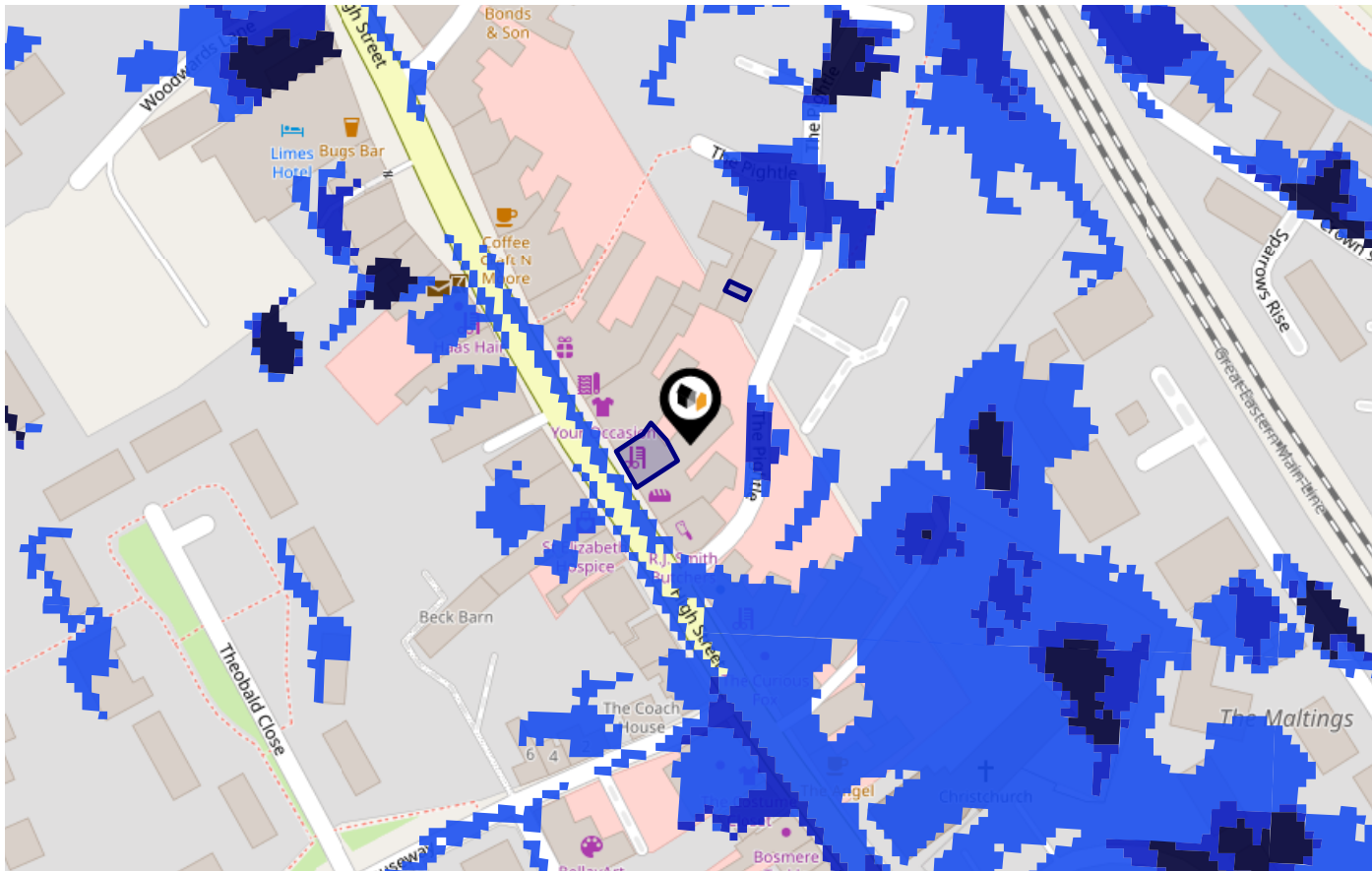
Chance of flooding to the following depths at this property:



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.

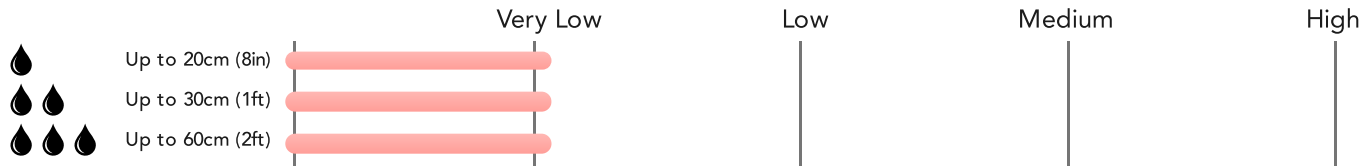


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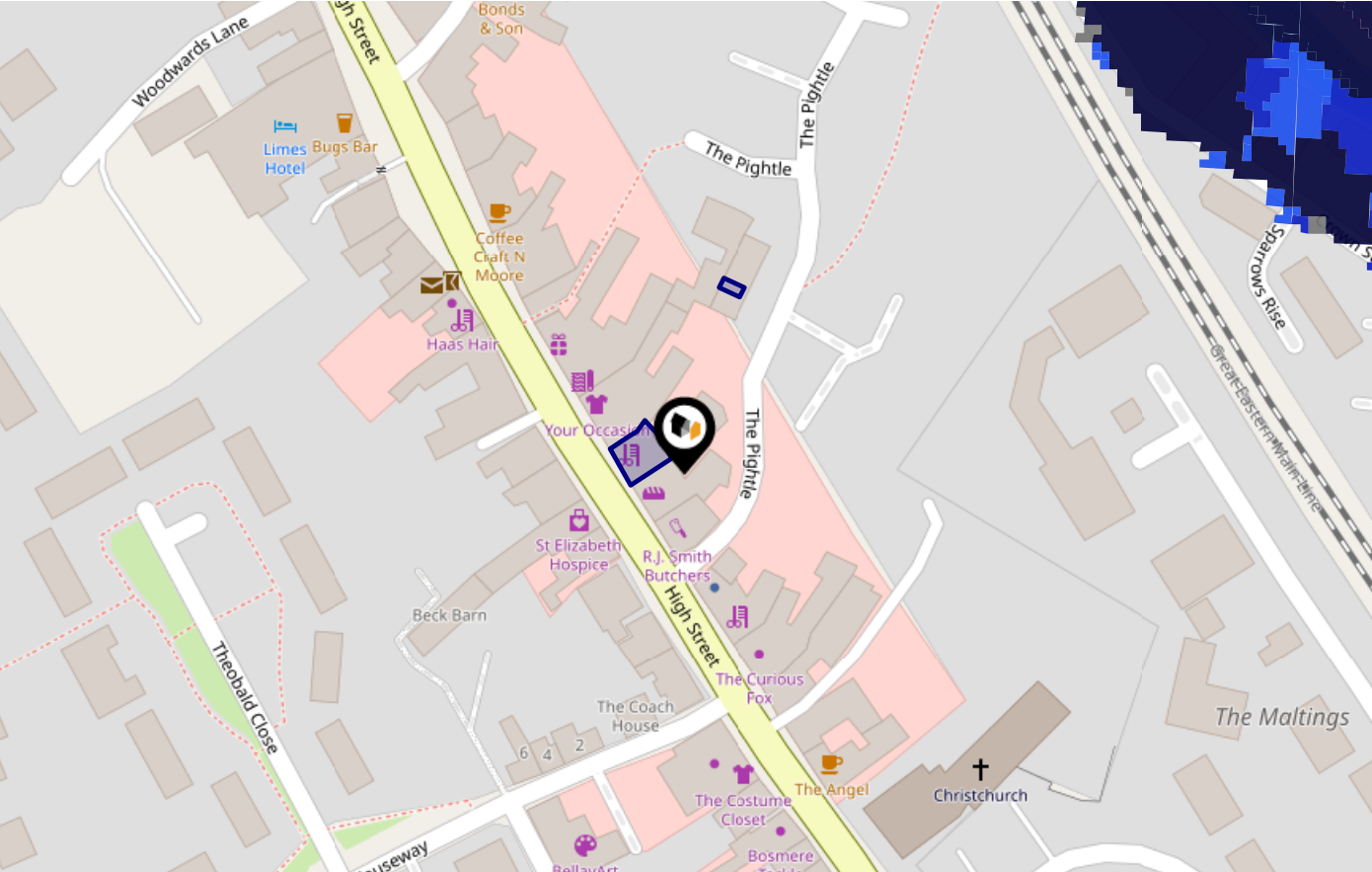
Chance of flooding to the following depths at this property:



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.

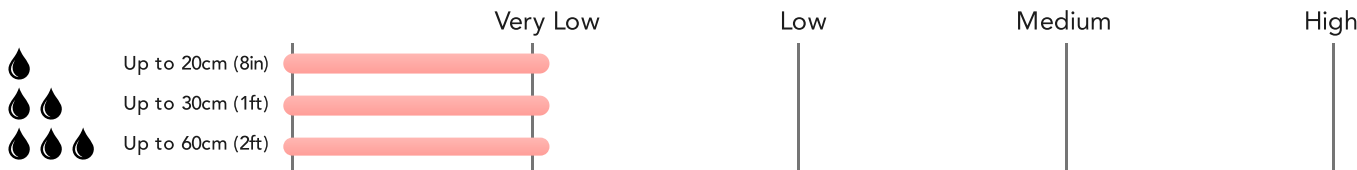


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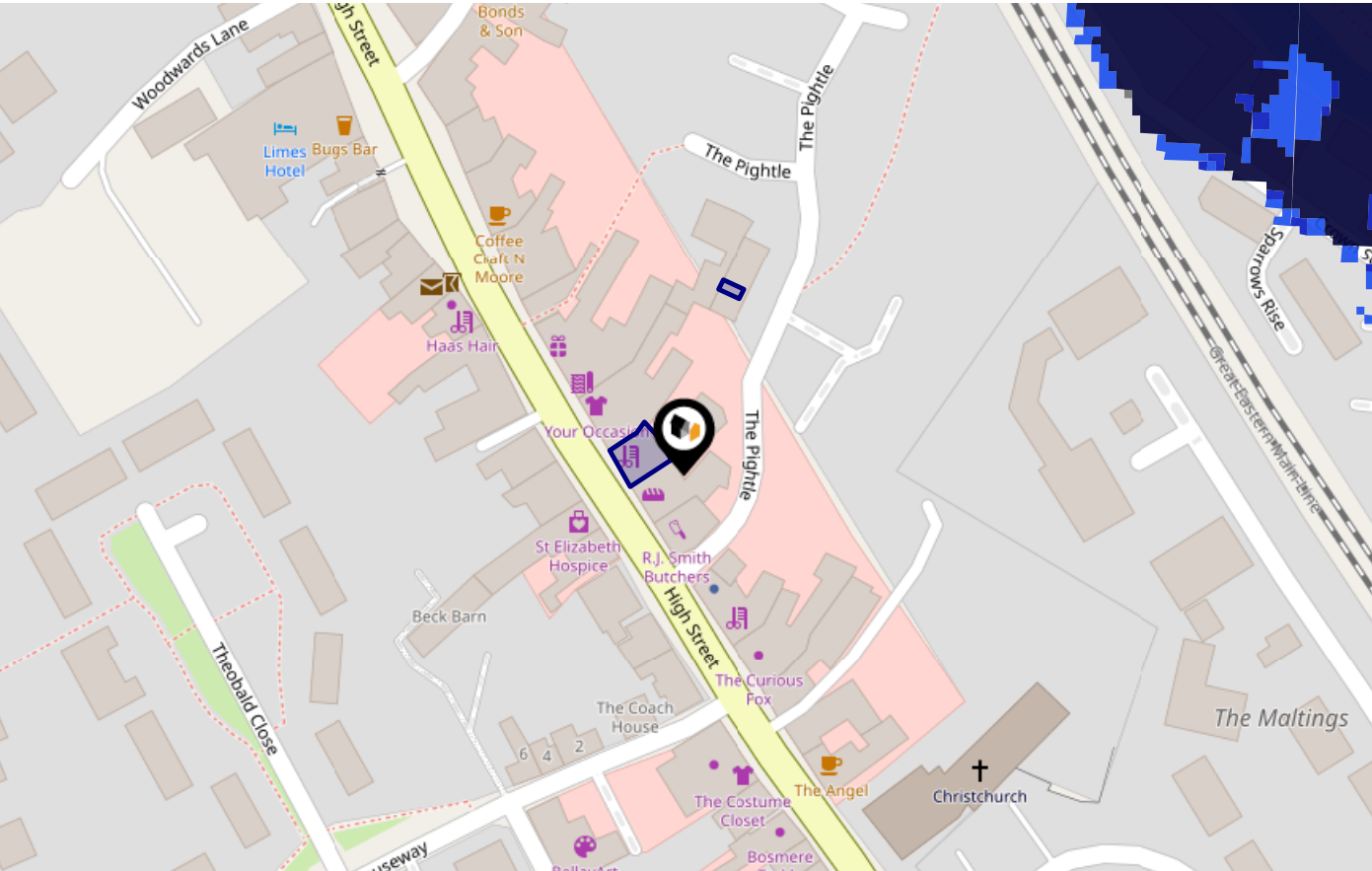
Chance of flooding to the following depths at this property:



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.

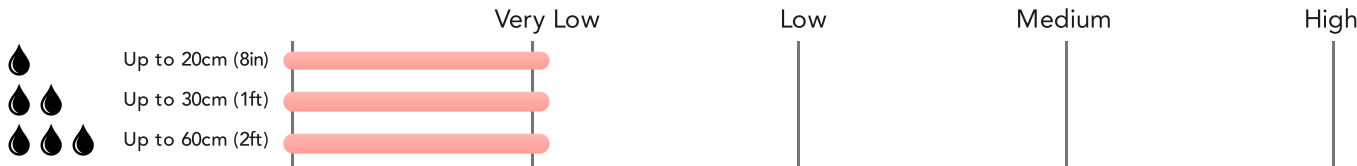


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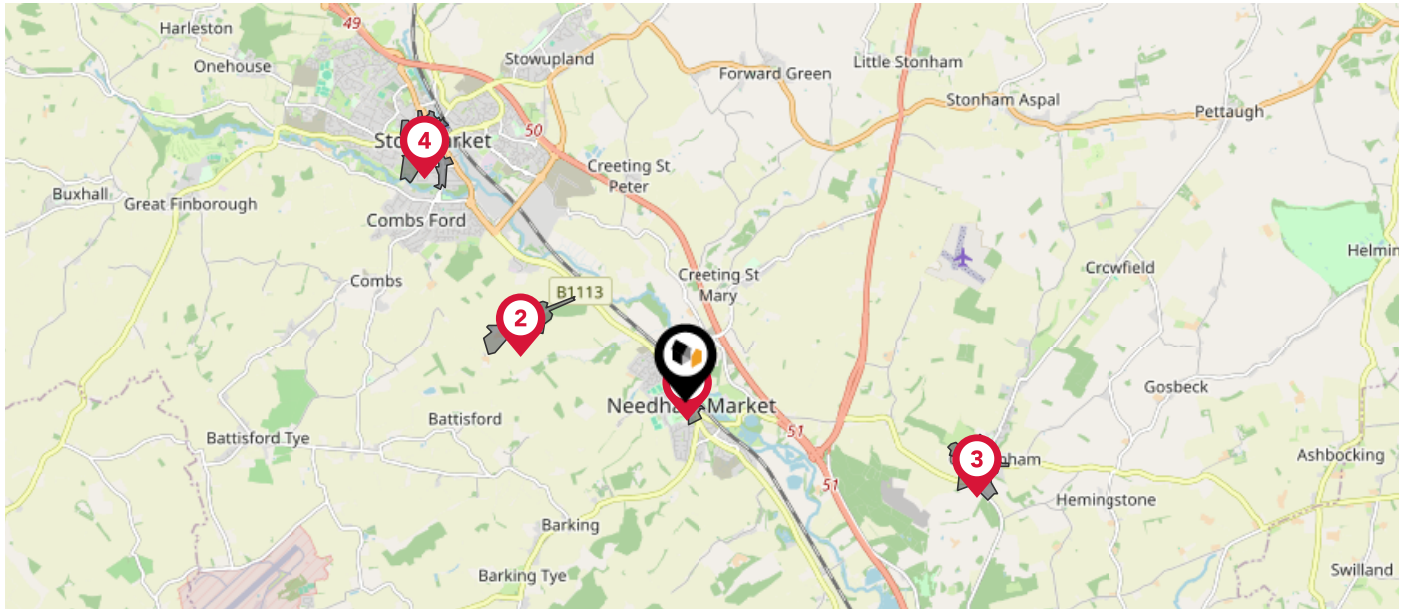
Chance of flooding to the following depths at this property:



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



Needham Market



Badley



Coddensham

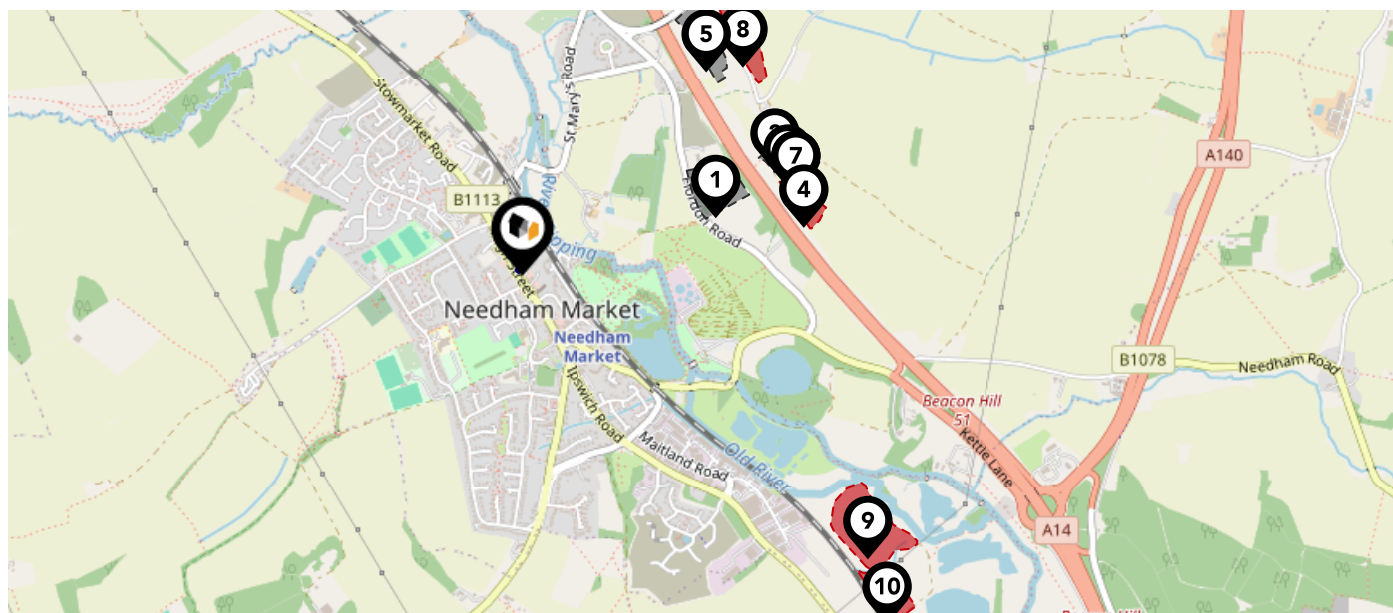


Stowmarket

Maps

Landfill Sites

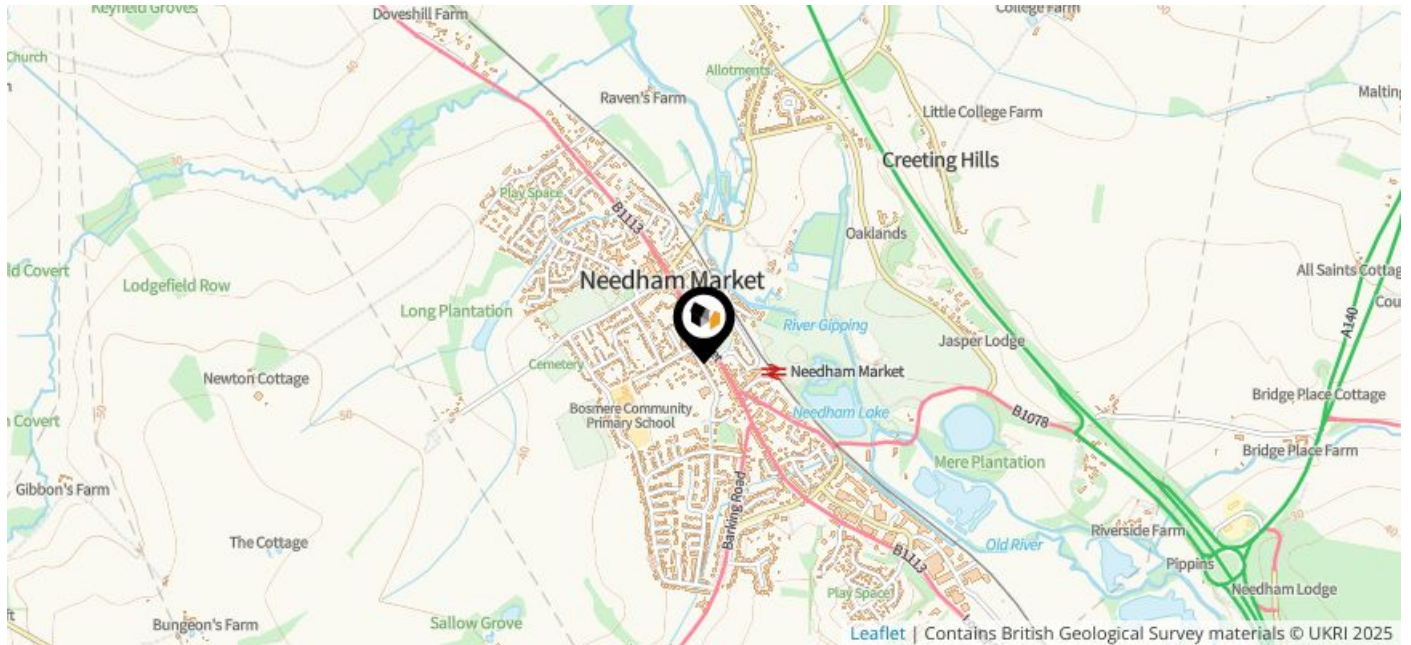
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill	
2	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill	
3	Sally Woods Lane-Creeting St Mary	Historic Landfill	
4	EA/EPR/CP3795NU/A001	Active Landfill	
5	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill	
6	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill	
7	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill	
8	EA/EPR/HP3595NX/A001	Active Landfill	
9	EA/EPR/HP3495NM/V005	Active Landfill	
10	EA/EPR/HP3795NH/V003	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

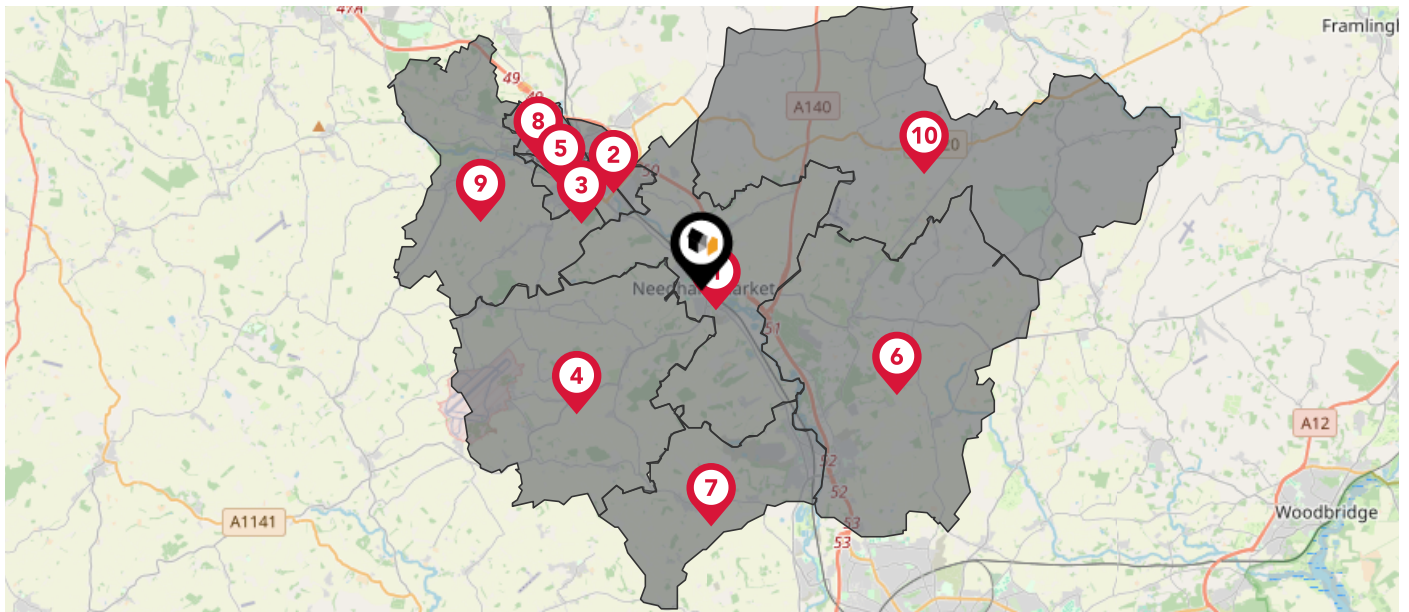
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Needham Market Ward

2

Stow Thorney Ward

3

Combs Ford Ward

4

Battisford & Ringshall Ward

5

St. Peter's Ward

6

Claydon & Barham Ward

7

Blakenham Ward

8

Chilton Ward

9

Onehouse Ward

10

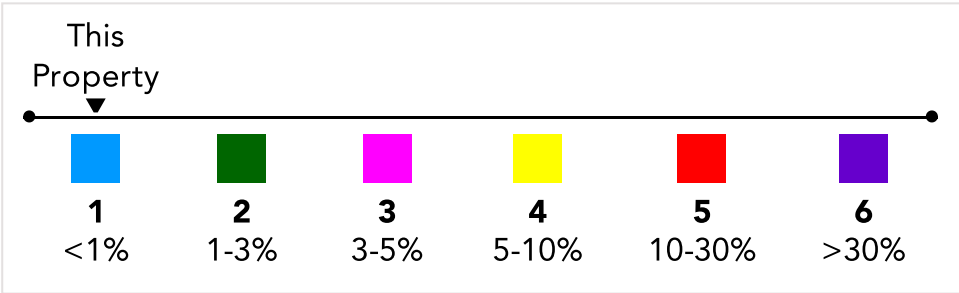
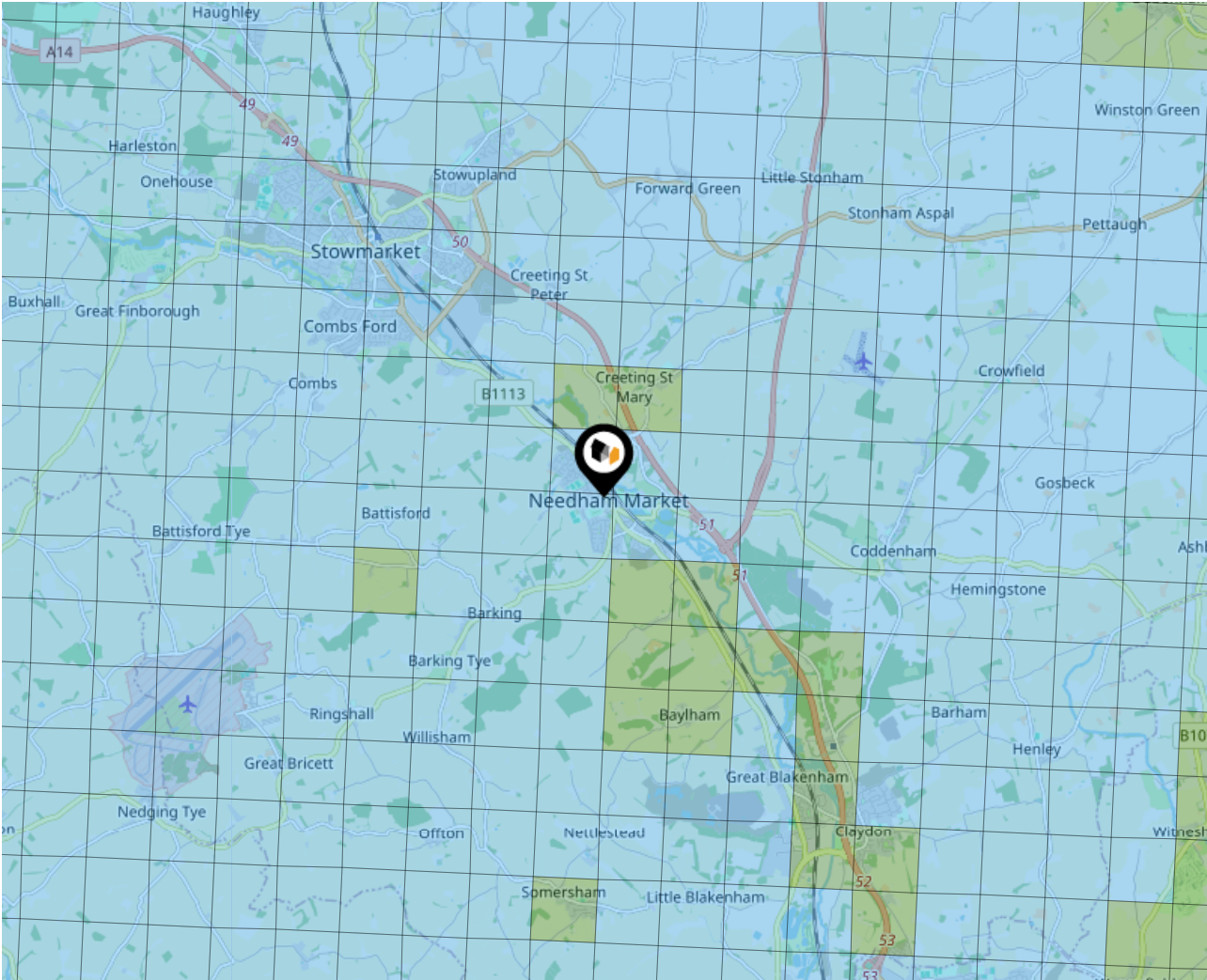
Stonham Ward

Environment

Radon Gas

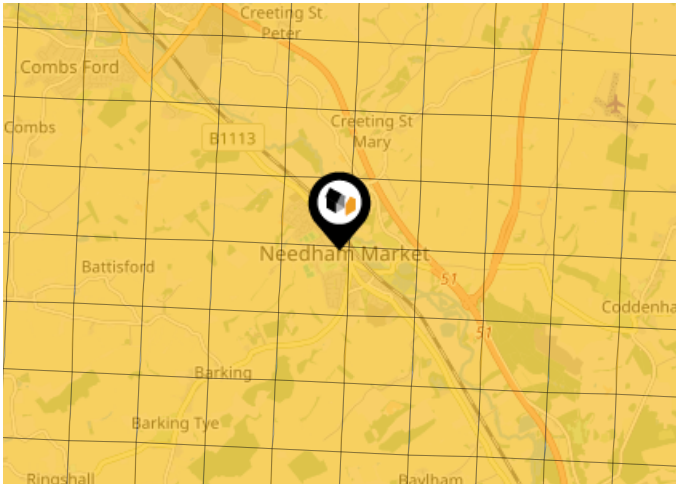
What is Radon?

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/m³).



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

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

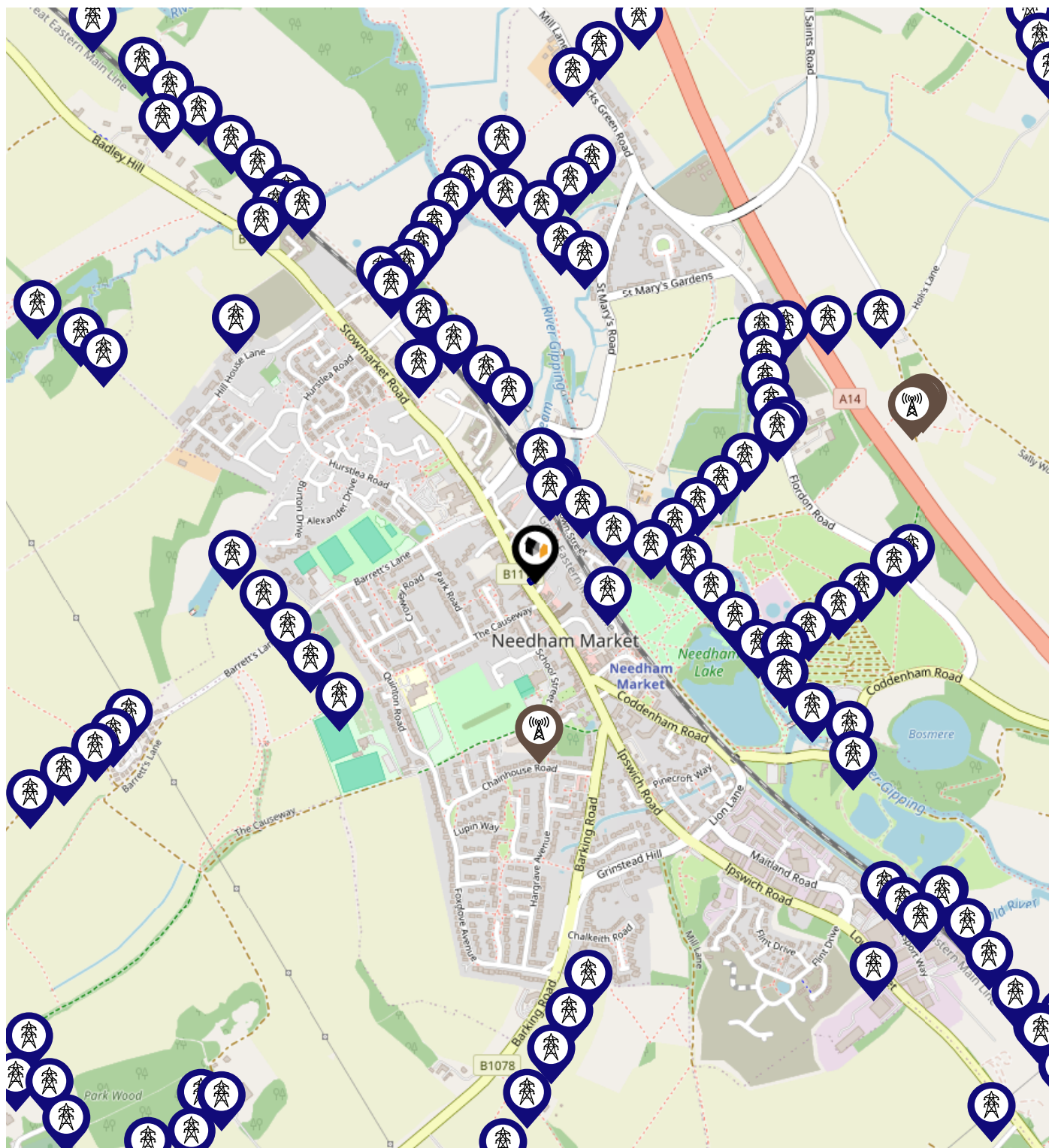


Primary Classifications (Most Common Clay Types)

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



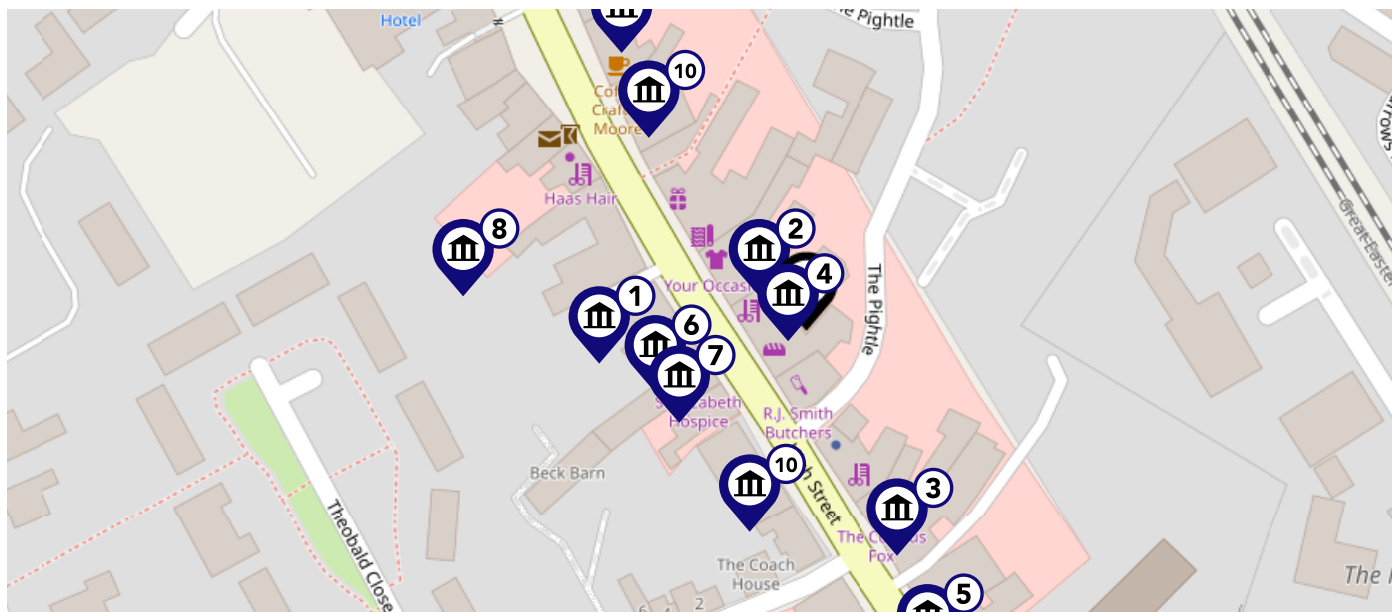
Key:

-  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...

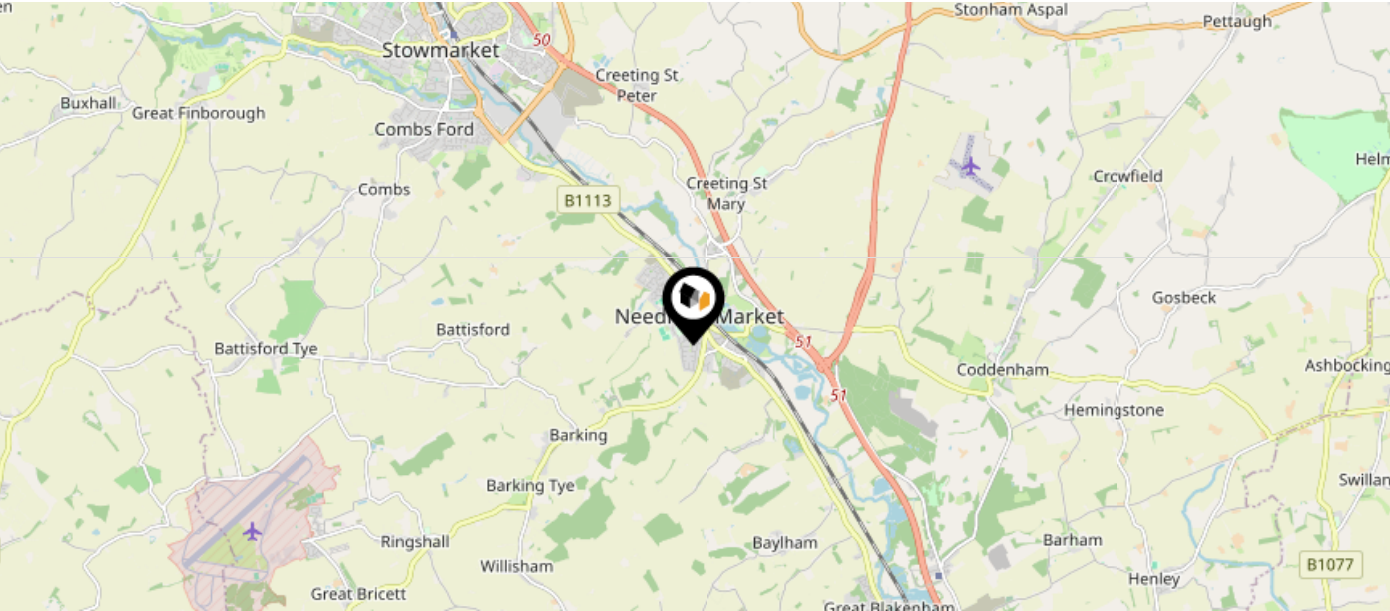


Listed Buildings in the local district		Grade	Distance
	1253916 - 79, High Street	Grade II	0.0 miles
	1254170 - Ostler's Lodge	Grade II	0.0 miles
	1253672 - 50, High Street	Grade II	0.0 miles
	1261670 - 60 And 62, High Street	Grade II	0.0 miles
	1254139 - Numbers 40 (parsons), 40a, 42 And 44 Including Attached Outbuildings	Grade II	0.0 miles
	1261664 - Beck House	Grade II	0.0 miles
	1261544 - 75, High Street (see Details For Further Address Information)	Grade II	0.0 miles
	1253660 - Former Quaker Meeting House Behind Numbers 87 And 89 High Street	Grade II	0.0 miles
	1261671 - 78 And 80, High Street	Grade II	0.0 miles
	1253674 - 76, High Street	Grade II	0.0 miles
	1253907 - Crowleigh	Grade II	0.0 miles

Maps

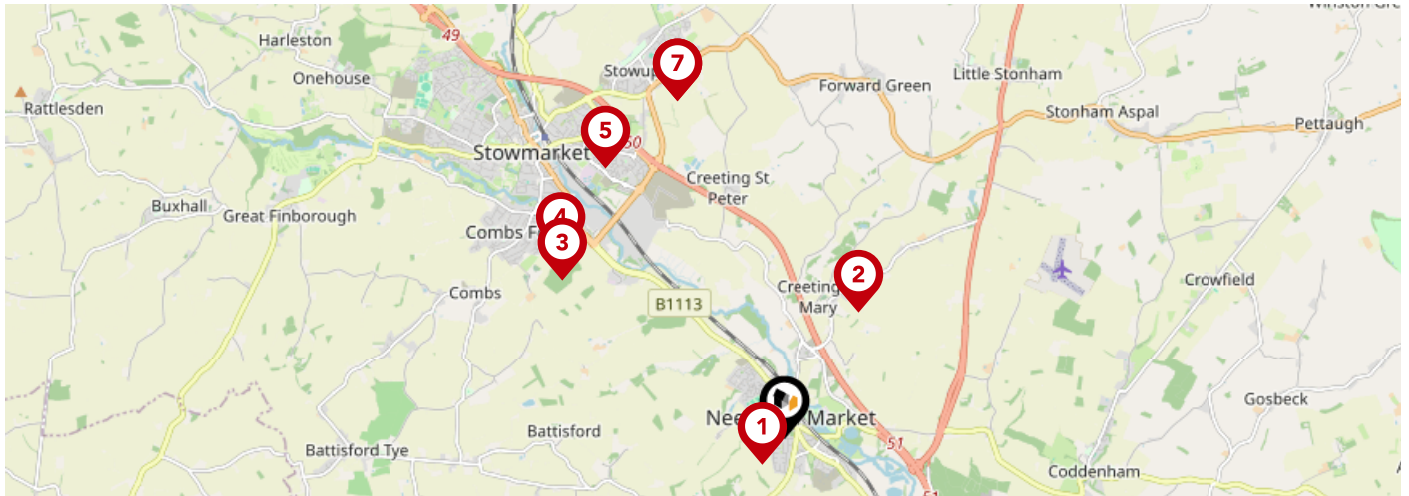
Green Belt

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



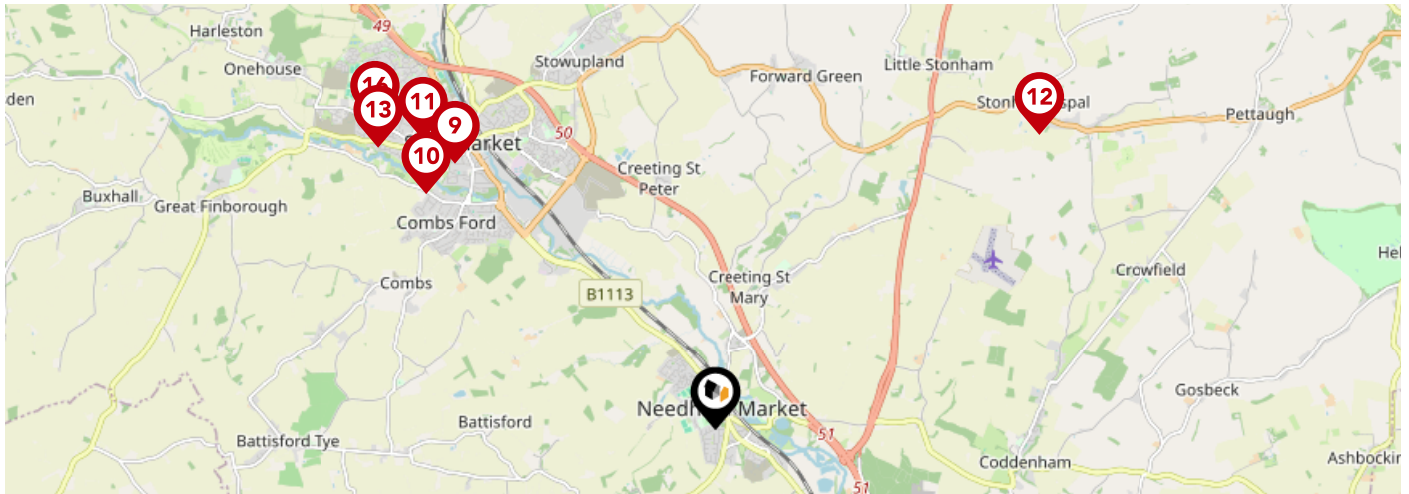
Nearby Green Belt Land

No data available.



		Nursery	Primary	Secondary	College	Private
1	Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:0.31	☐	☒	☐	☐	☐
2	Creting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:1.32	☐	☒	☐	☐	☐
3	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.49	☐	☒	☐	☐	☐
4	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:2.65	☐	☒	☐	☐	☐
5	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:2.96	☐	☒	☐	☐	☐
6	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:3.22	☐	☒	☐	☐	☐
7	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:3.22	☐	☐	☒	☐	☐
8	Ringshall School Ofsted Rating: Good Pupils: 111 Distance:3.31	☐	☒	☐	☐	☐

Area Schools



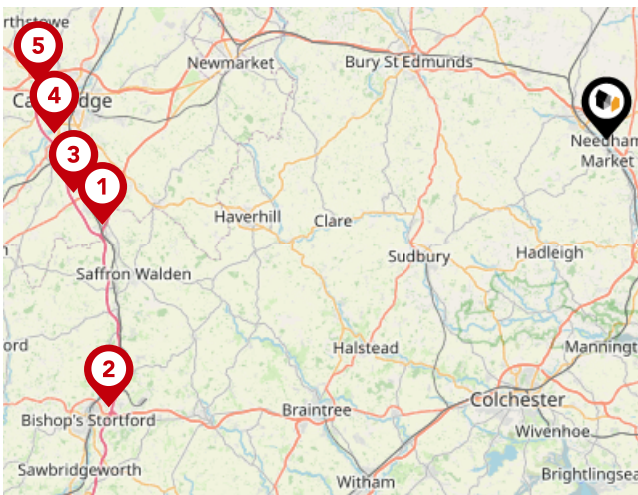
		Nursery	Primary	Secondary	College	Private
9	Gable End Ofsted Rating: Good Pupils: 5 Distance:3.39	☐	☐	☒	☐	☐
10	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:3.4	☐	☒	☐	☐	☐
11	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:3.75	☐	☒	☐	☐	☐
12	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:3.98	☐	☒	☐	☐	☐
13	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:4.01	☐	☐	☒	☐	☐
14	Somersham Primary School Ofsted Rating: Good Pupils: 87 Distance:4.1	☐	☒	☐	☐	☐
15	Claydon Primary School Ofsted Rating: Good Pupils: 509 Distance:4.12	☐	☒	☐	☐	☐
16	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:4.17	☐	☒	☐	☐	☐

Area Transport (National)



National Rail Stations

Pin	Name	Distance
	Entrance	0.18 miles
	Entrance1	3.3 miles
	Entrance1	7.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	37.3 miles
	M11 J8	41.26 miles
	M11 J10	38.99 miles
	M11 J11	40.25 miles
	M11 J13	41.5 miles

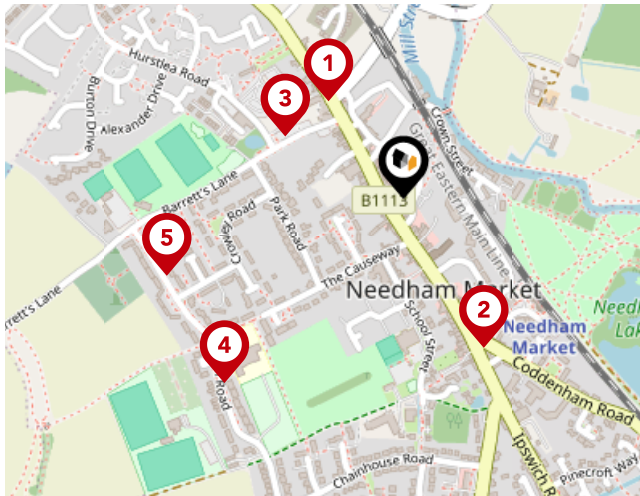


Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	36.92 miles
	Southend-on-Sea	43.14 miles
	Stansted Airport	38.3 miles
	Cambridge	37.36 miles

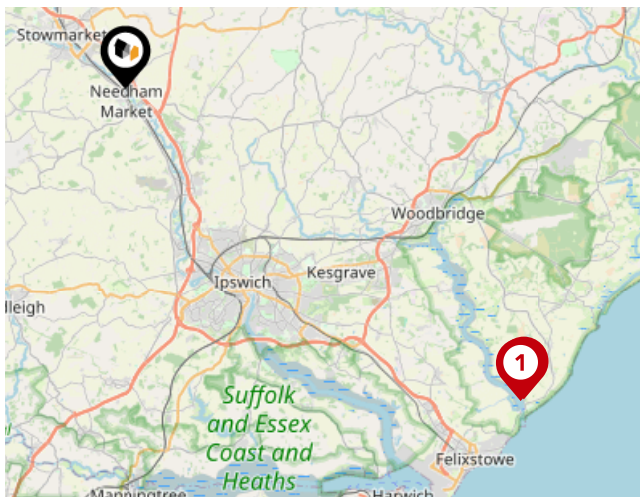
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Council Offices	0.14 miles
2	The Swan	0.19 miles
3	Hurstlea Road	0.15 miles
4	Quinton Road	0.29 miles
5	Priestley Road	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.39 miles
2	Bawdsey Ferry Landing	18.46 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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