

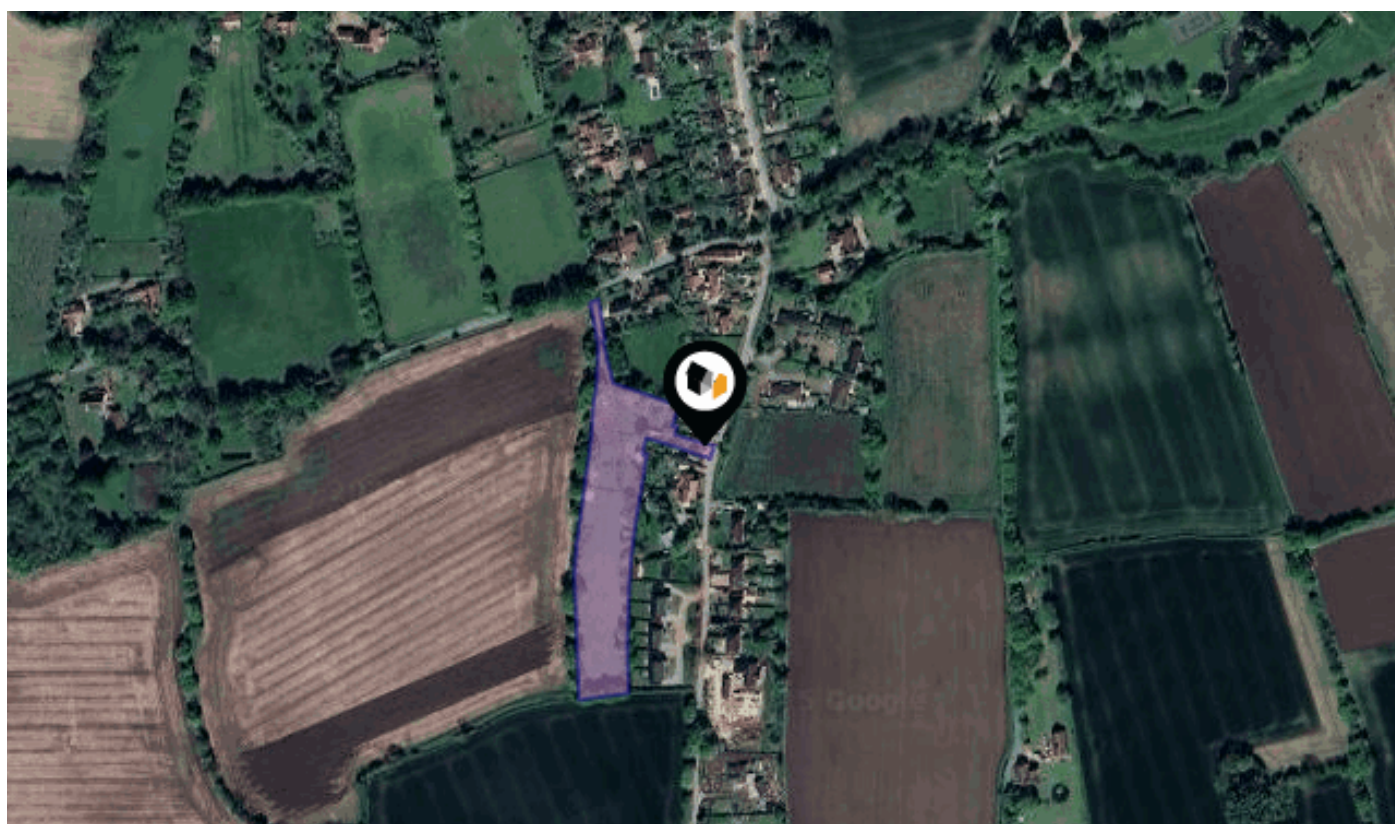


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 11th July 2025



4, GRANGE ROAD, WICKHAM SKEITH, EYE, IP23 8NE

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

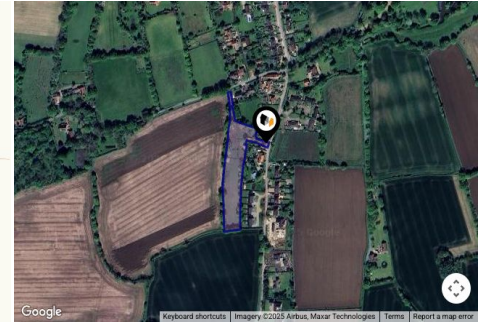
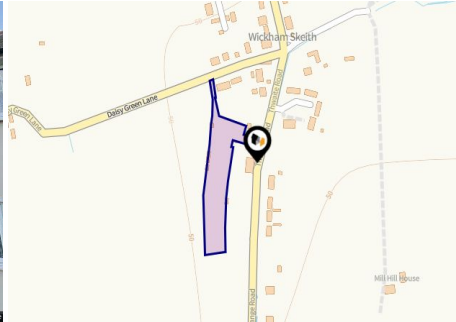
01449 768854

matt@mlproperty.co.uk

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Property Overview














Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	2.13 acres		
Council Tax :	Band B		
Annual Estimate:	£1,718		
Title Number:	SK207389		
UPRN:	100091083470		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>	<p>4 mb/s</p> 	<p>80 mb/s</p> 	<p>- mb/s</p> 

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Planning History This Address



Planning records for: **4, Grange Road, Wickham Skeith, Eye, IP23 8NE**

Reference - DC/24/01263	
Decision:	Granted
Date:	13th March 2024
Description:	Householder Application - Erection of single storey extension (following demolition of existing single storey lean-to elements and outbuilding).

Reference - DC/20/03215	
Decision:	Granted
Date:	30th July 2020
Description:	Householder Planning Application - Erection of two storey rear extension.

Planning records for: *15 Grange Road Wickham Skeith Eye Suffolk IP23 8NE*

Reference - DC/24/01368	
Decision:	Granted
Date:	20th March 2024
Description:	Householder Application - Erection of single storey Front/Side/Rear wrap around extension (following demolition of existing front and side structures)

Property EPC - Certificate

4 Grange Road, Wickham Skeith, EYE, IP23 8NE

Energy rating

F

Valid until 09.07.2035

Certificate number
0390-2671-7530-2505-7201

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

Property

EPC - Additional Data

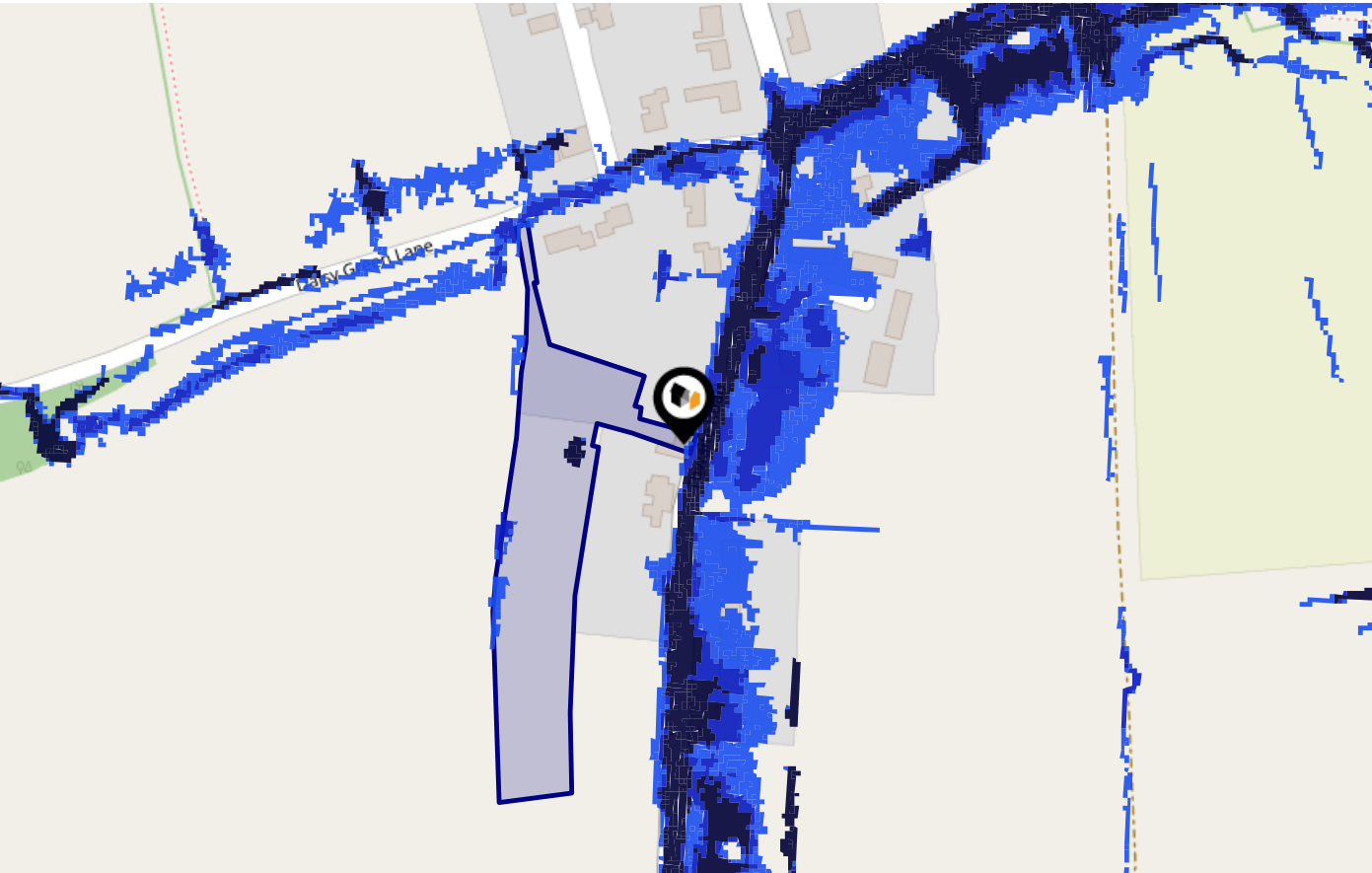
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	60 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.

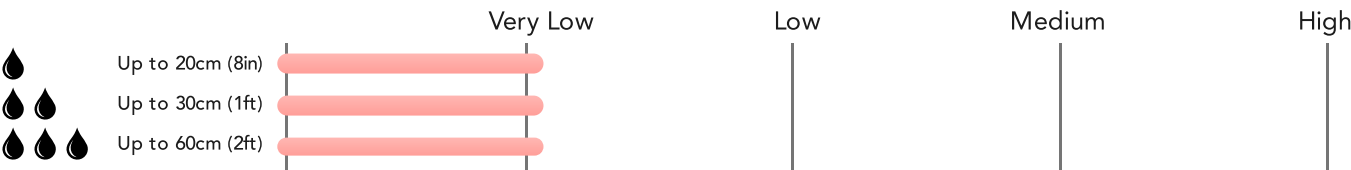


Risk Rating: Very low

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.

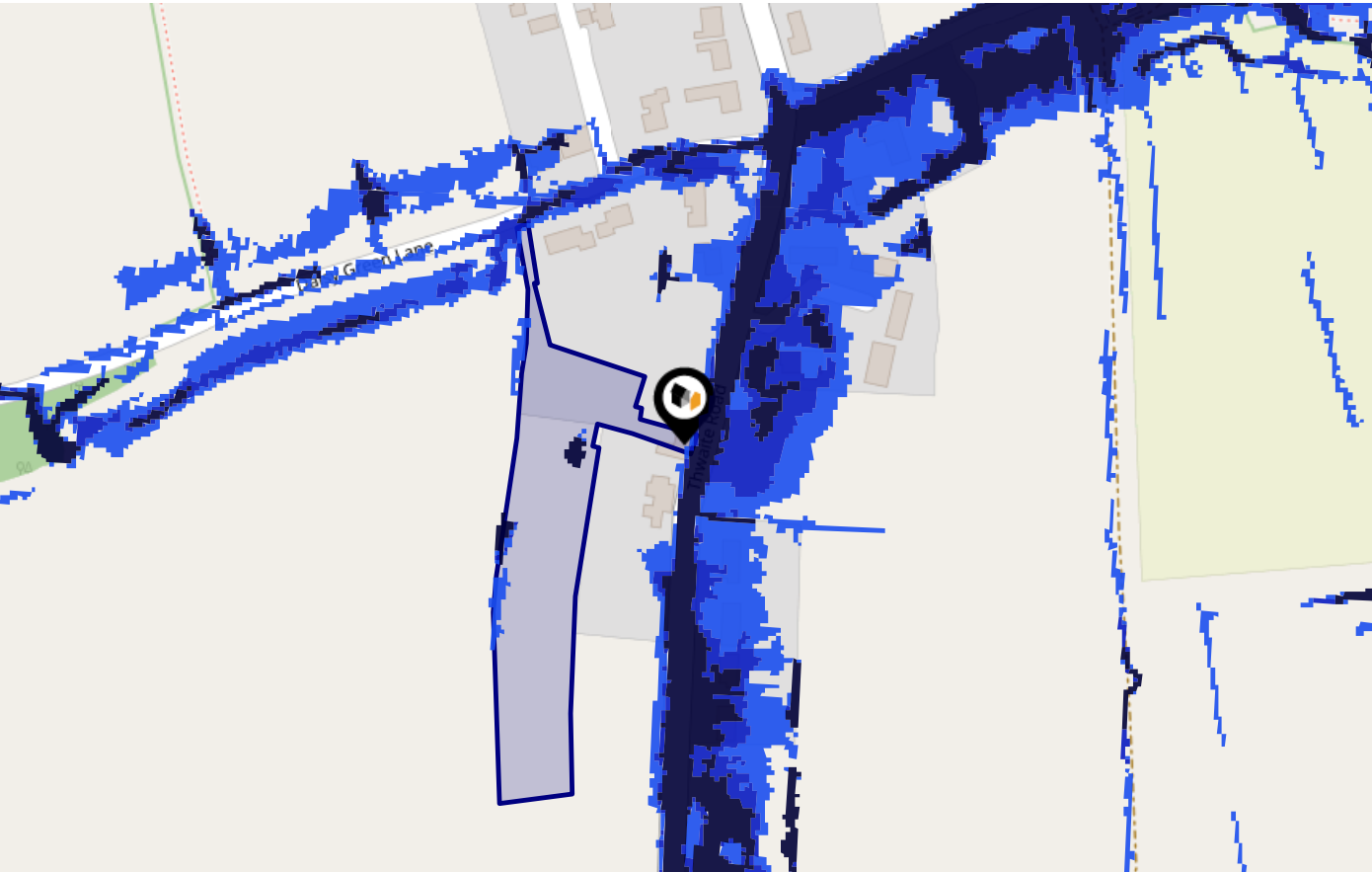
Chance of flooding to the following depths at this property:



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.

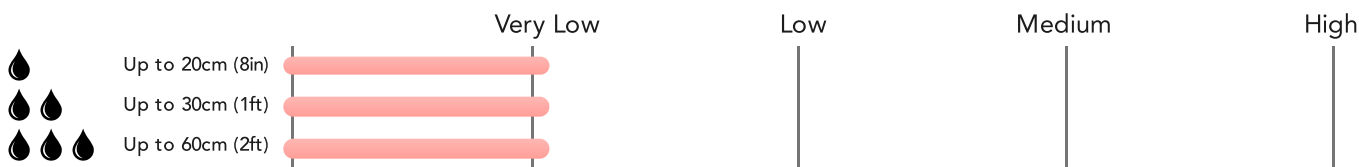


Risk Rating: Very low

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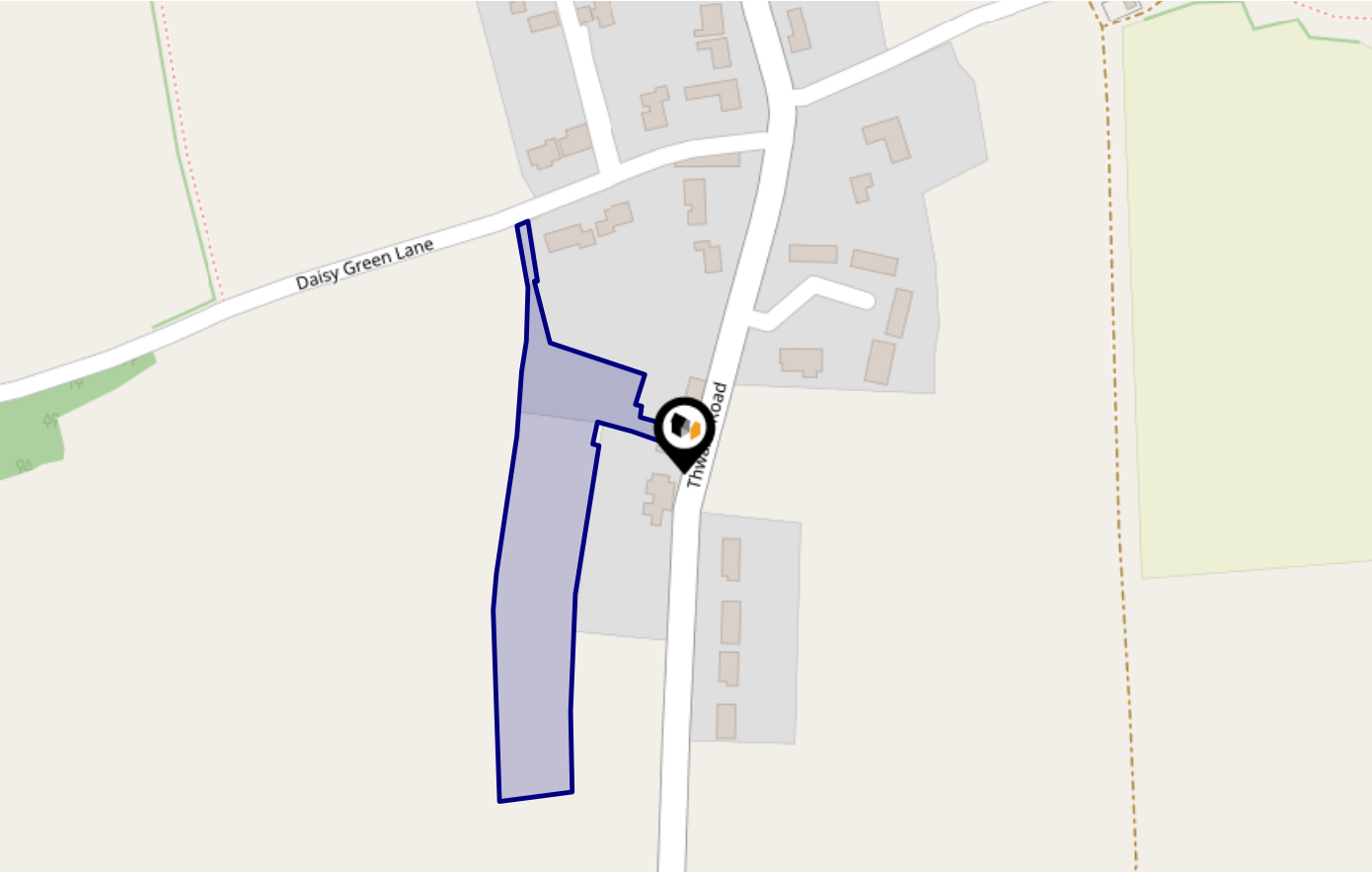
Chance of flooding to the following depths at this property:



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.

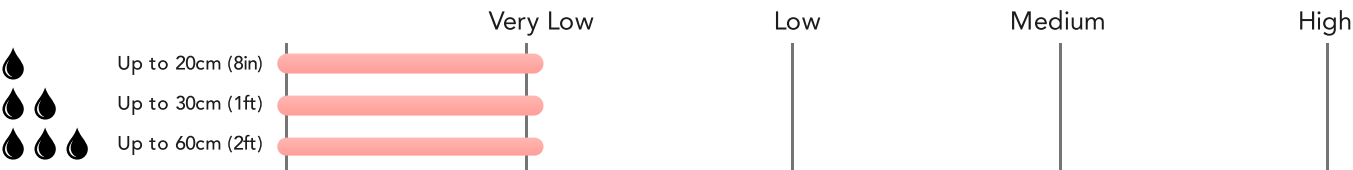


Risk Rating: Very low

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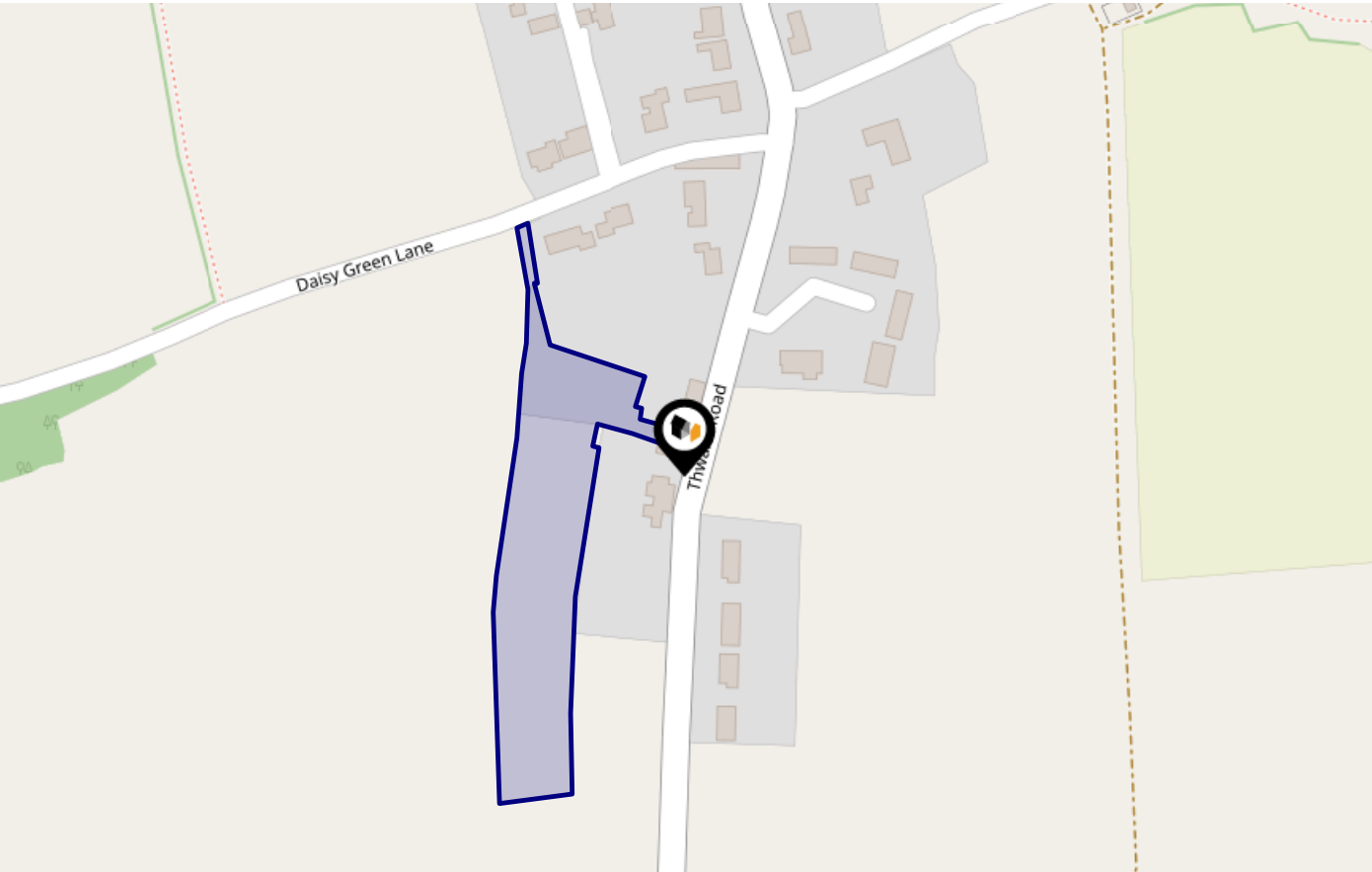
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

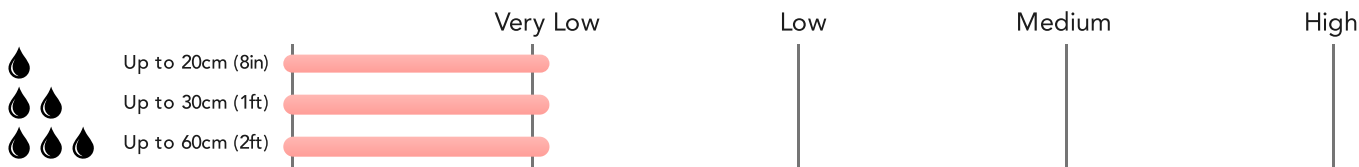


Risk Rating: Very low

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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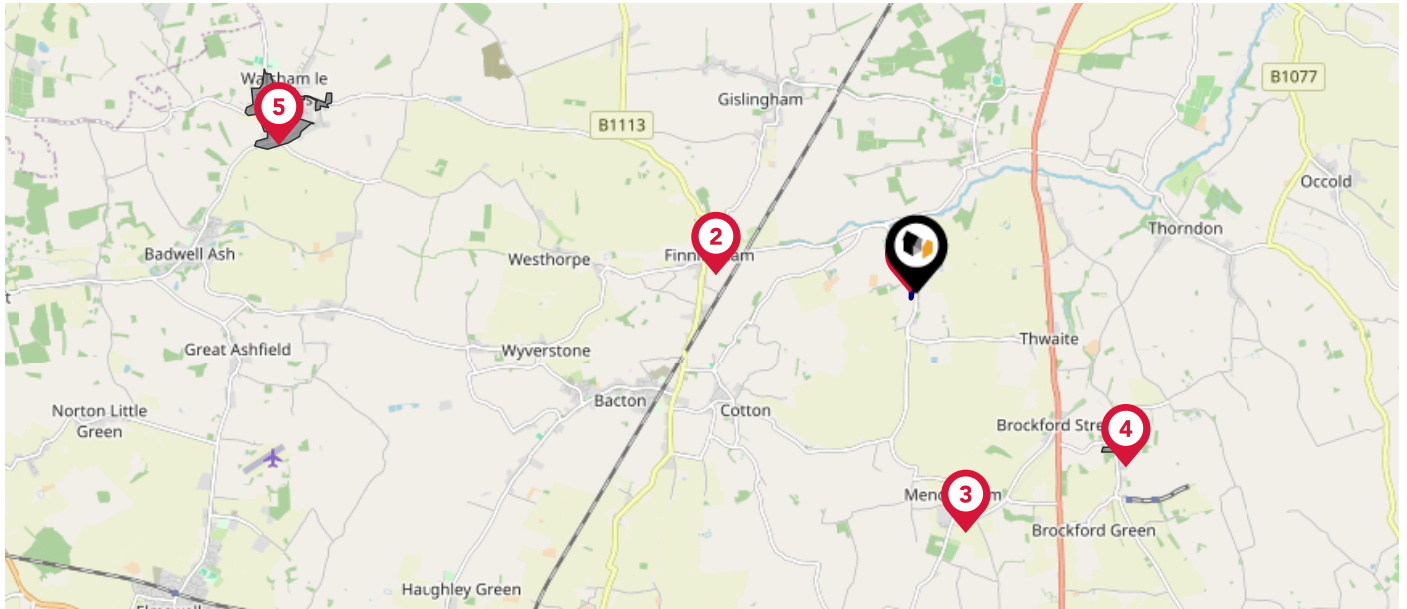
Chance of flooding to the following depths at this property:



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



Wickham Skeith



Finningham



Mendlesham



Wetheringsett

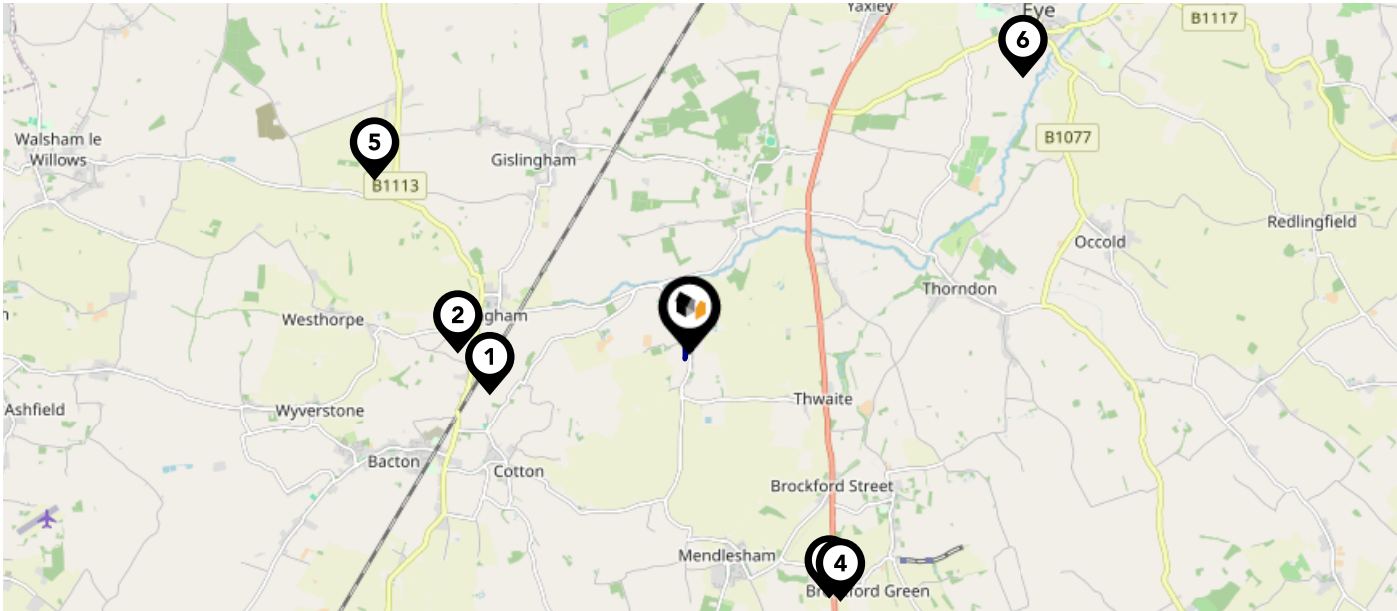








Walsham le Willows

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	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill 
2	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill 
3	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill 
4	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill 
5	Mill Farm-Mill Street, Gislingham	Historic Landfill 
6	Magdalen-Magdalen, Eye	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

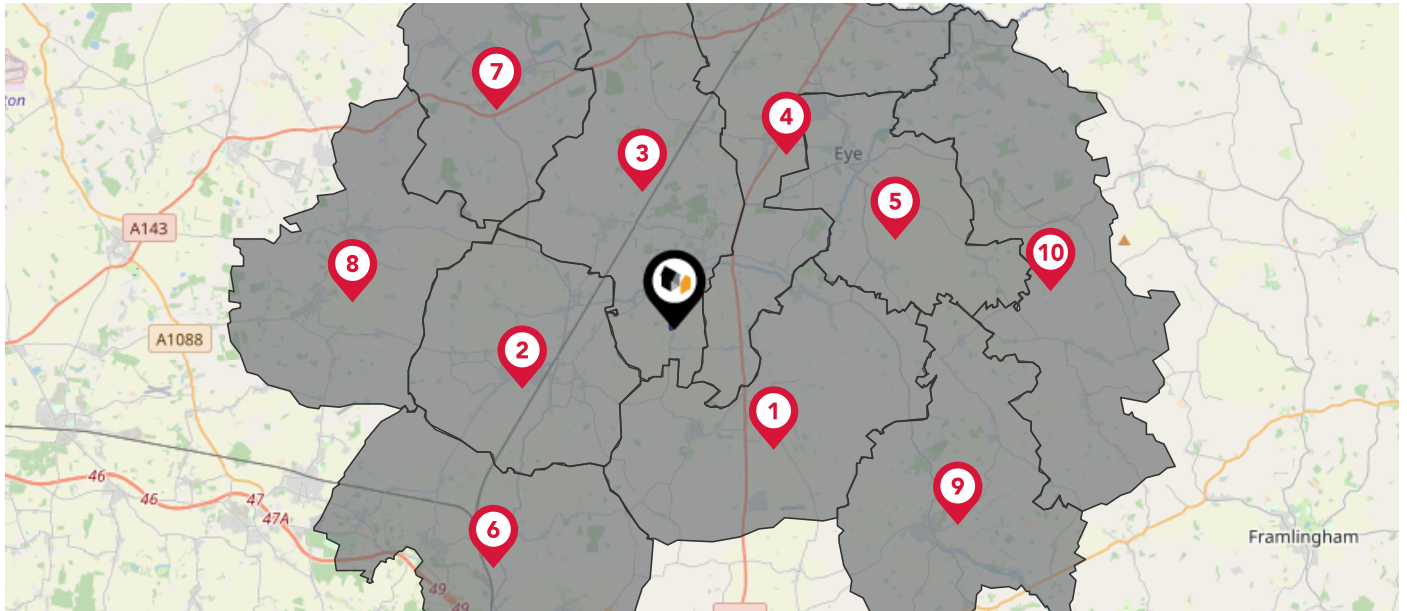
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Mendlesham Ward

2

Bacton Ward

3

Gislingham Ward

4

Palgrave Ward

5

Eye Ward

6

Haughley, Stowupland & Wetherden Ward

7

Rickinghall Ward

8

Walsham-le-Willows Ward

9

Debenham Ward

10

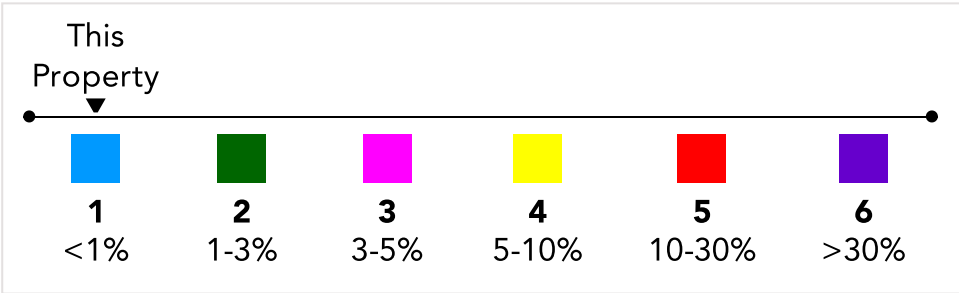
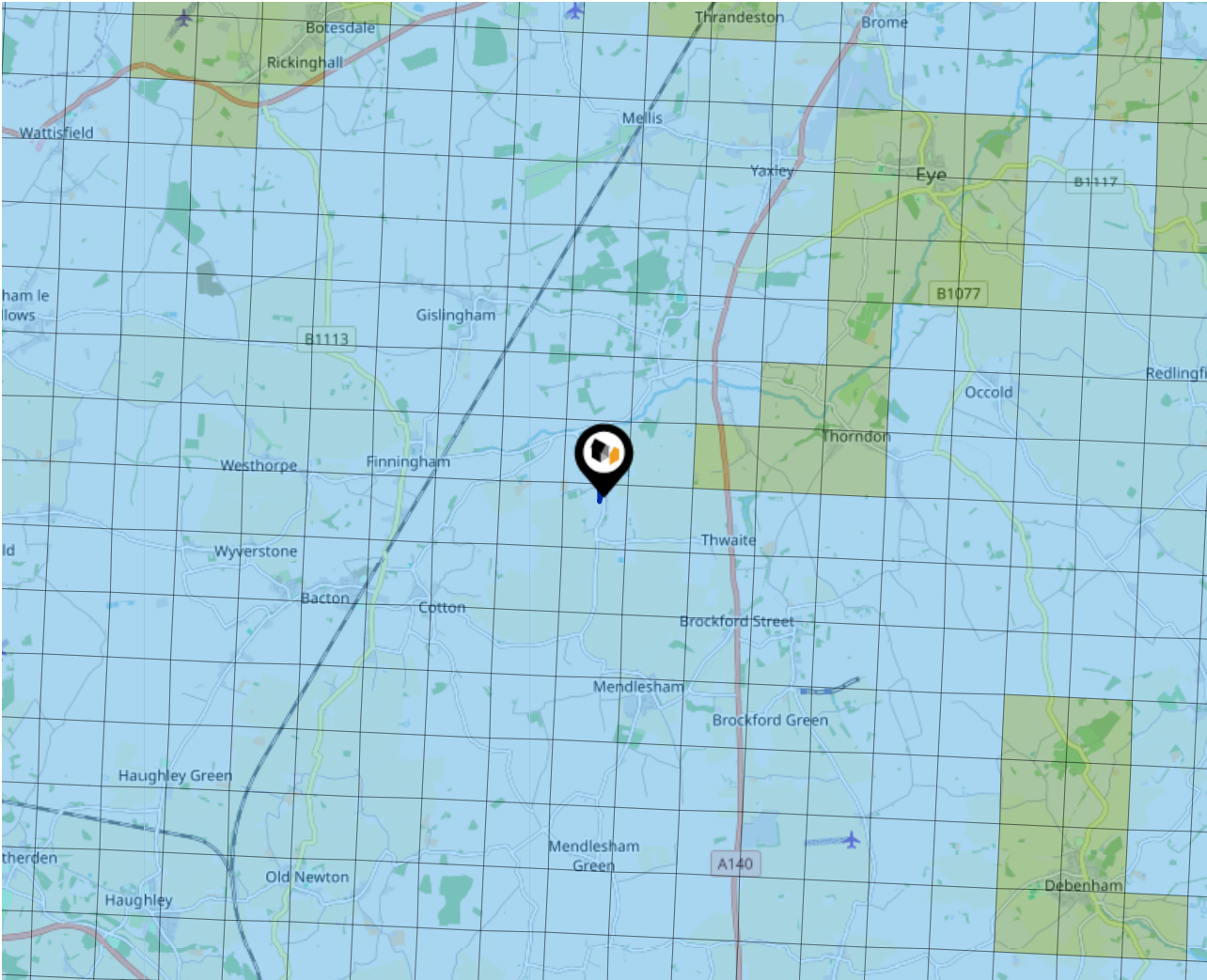
Hoxne & Worlingworth Ward

Environment

Radon Gas

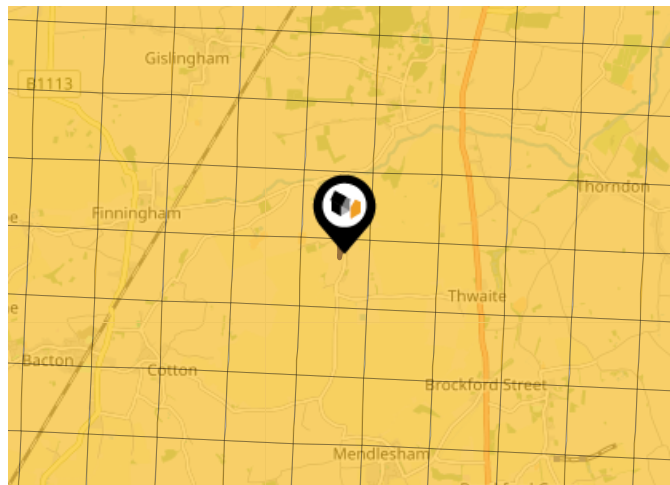
What is Radon?

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)

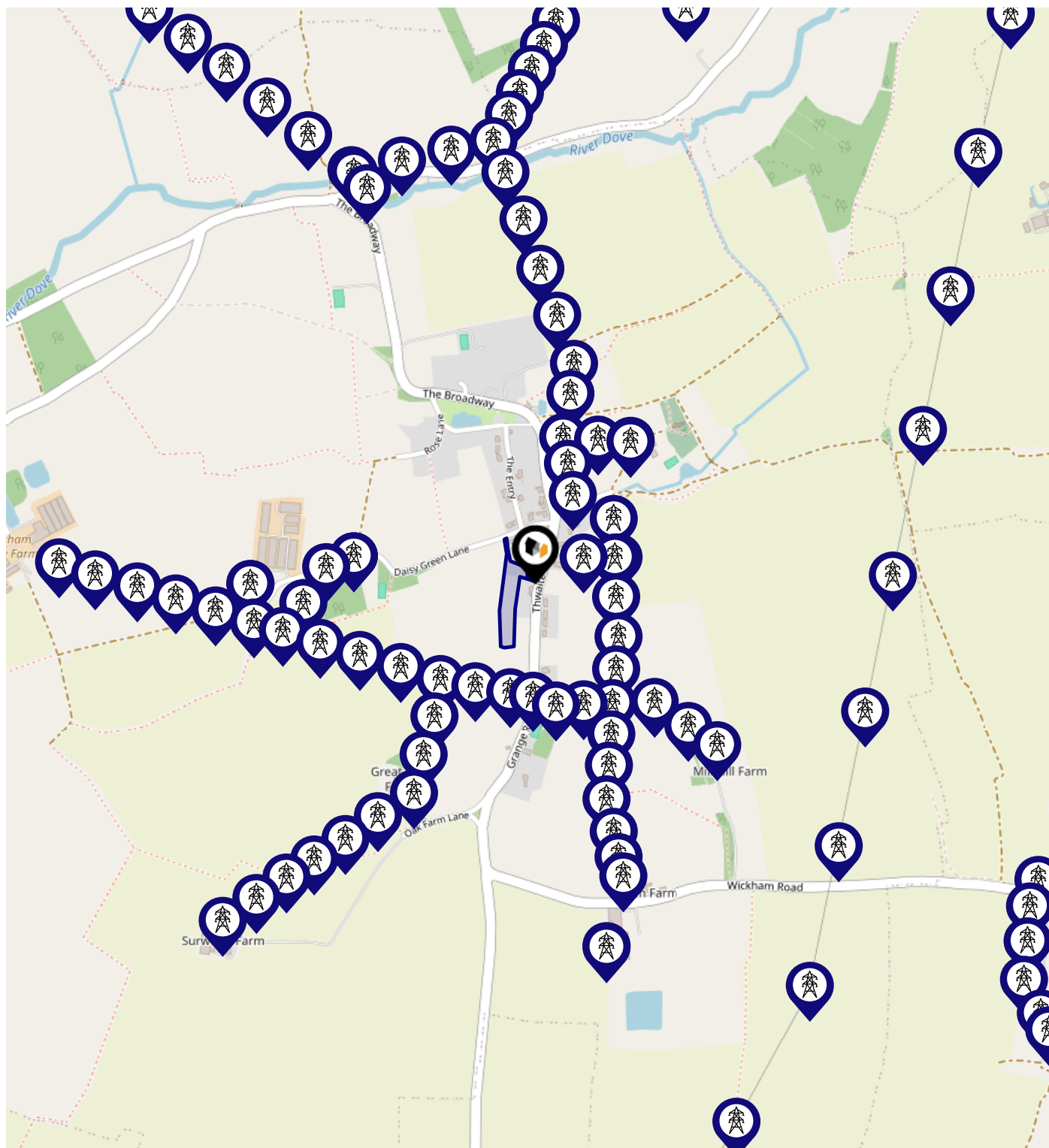
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



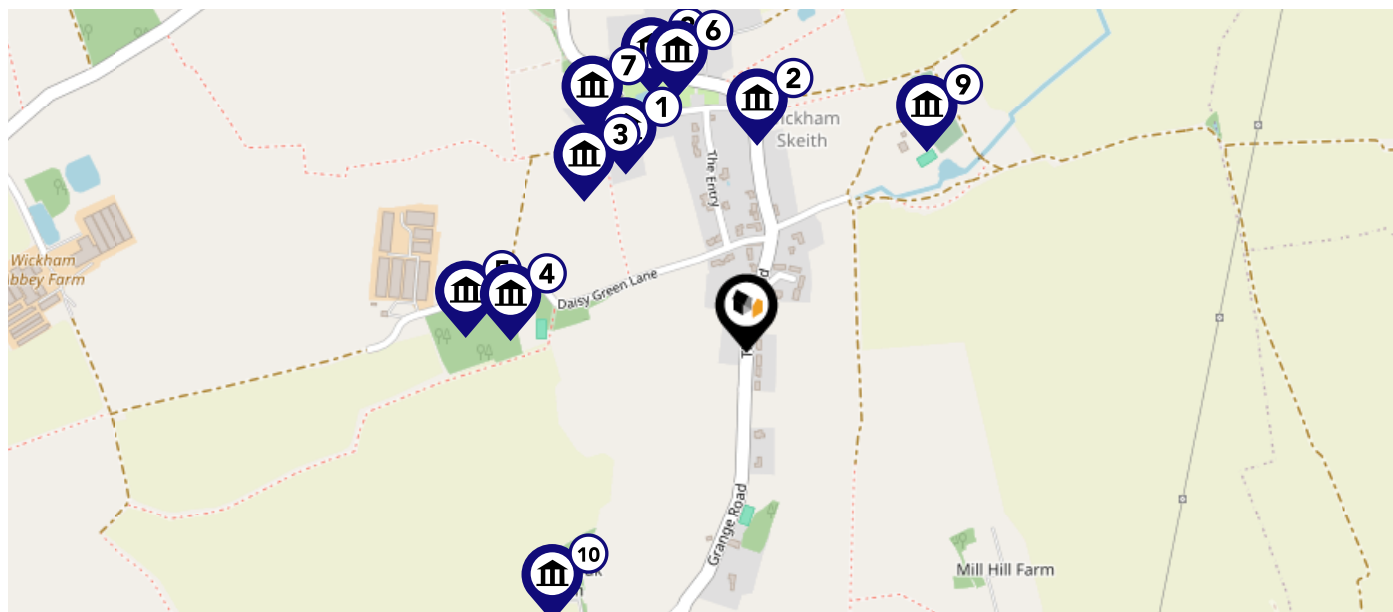
Key:











-  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...

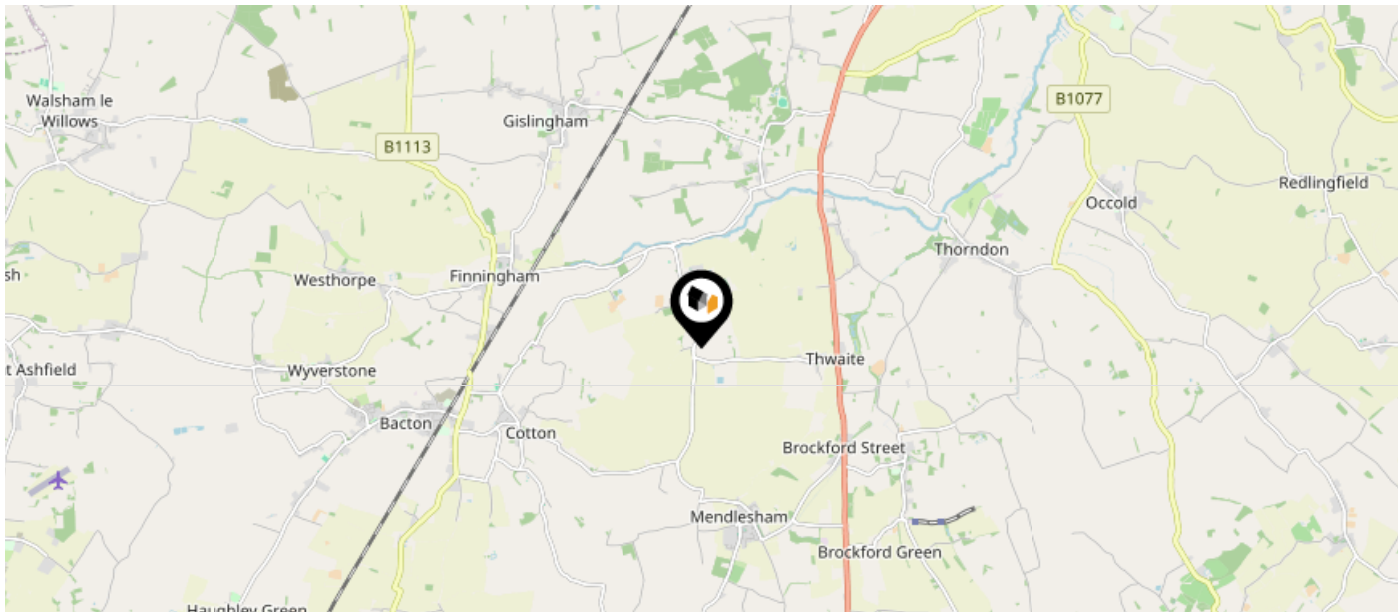


Listed Buildings in the local district		Grade	Distance
	1284427 - Mill House	Grade II	0.2 miles
	1182725 - Hall Farmhouse	Grade II	0.2 miles
	1032201 - Pear Tree Cottage	Grade II	0.2 miles
	1182668 - Allfield Farmhouse	Grade II	0.3 miles
	1032199 - Walnut Farmhouse	Grade II	0.3 miles
	1182701 - Wickham Place	Grade II	0.3 miles
	1032200 - Green Farmhouse	Grade II	0.3 miles
	1352522 - Place Farm Cottage	Grade II	0.3 miles
	1352521 - Church Of St Andrew	Grade I	0.3 miles
	1182620 - Great Oak Farmhouse	Grade II	0.4 miles

Maps

Green Belt

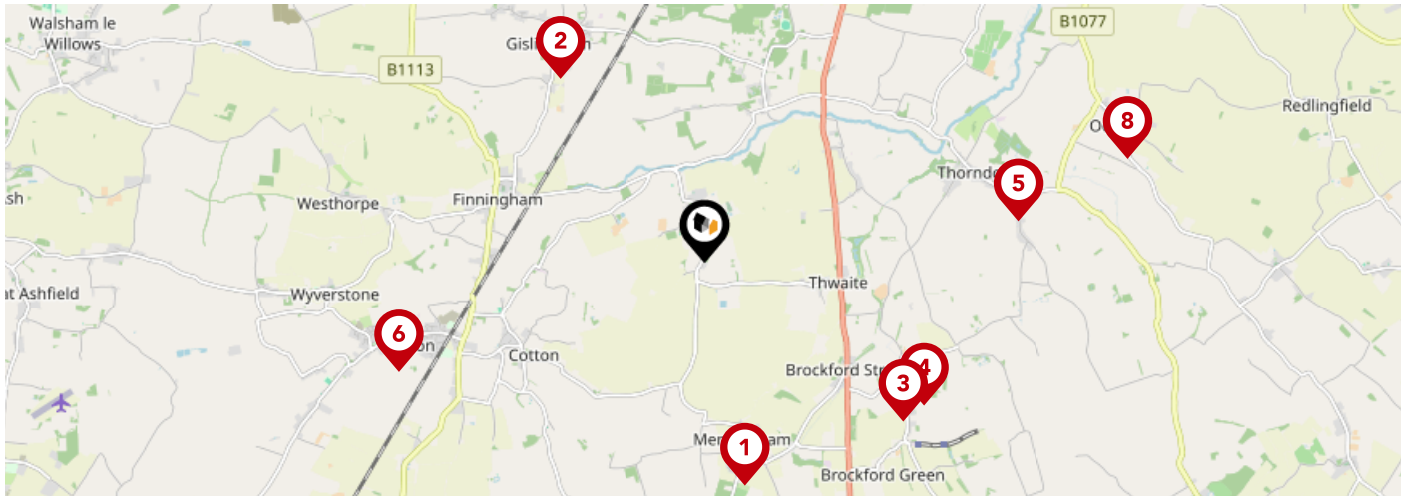
This map displays nearby areas that have been designated as Green Belt...



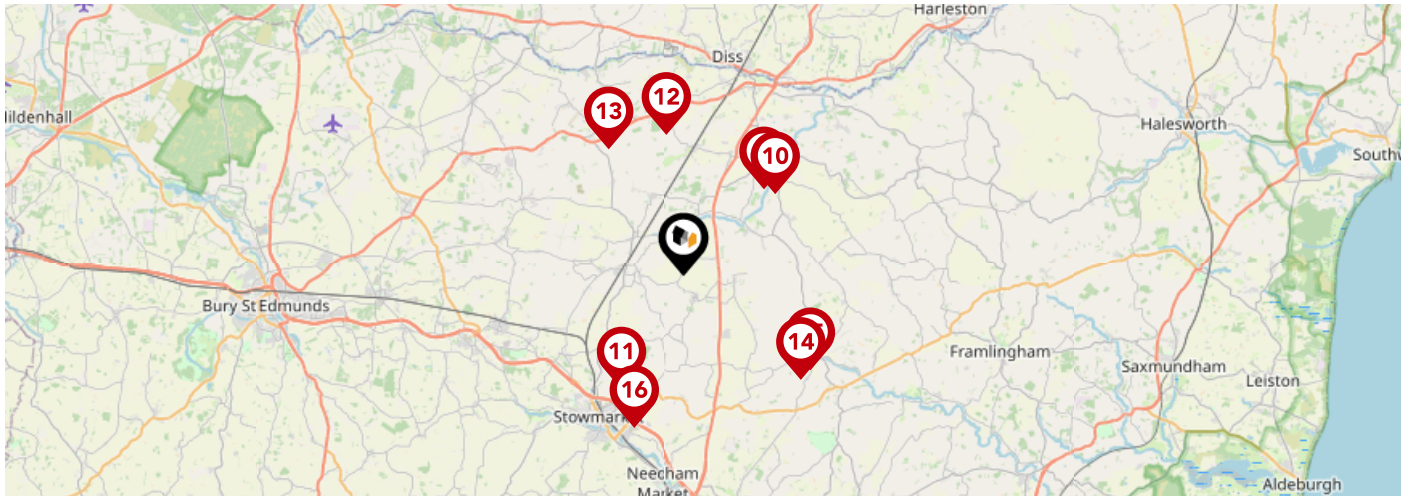
Nearby Green Belt Land









No data available.

Area Schools



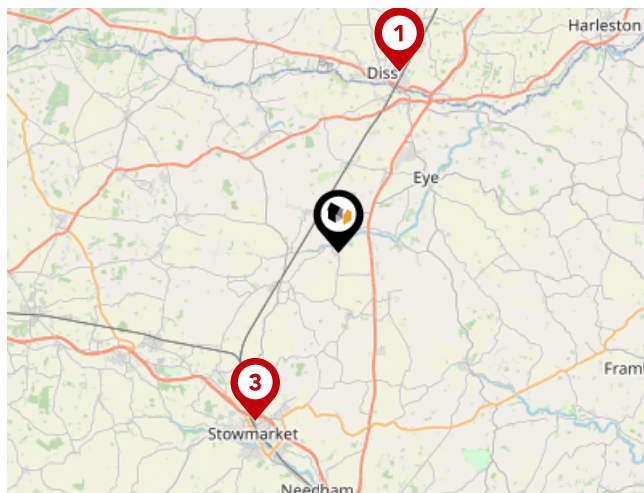
		Nursery	Primary	Secondary	College	Private
1	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Hartismere School Ofsted Rating: Outstanding Pupils: 1063 Distance:4.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Peter and St Paul Church of England Primary School, Eye Ofsted Rating: Good Pupils: 181 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:5.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debenham High School Ofsted Rating: Good Pupils: 687 Distance:5.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:5.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:5.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

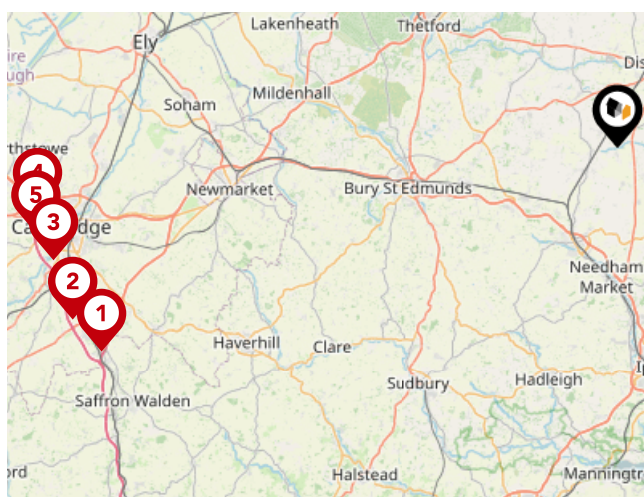
Area

Transport (National)



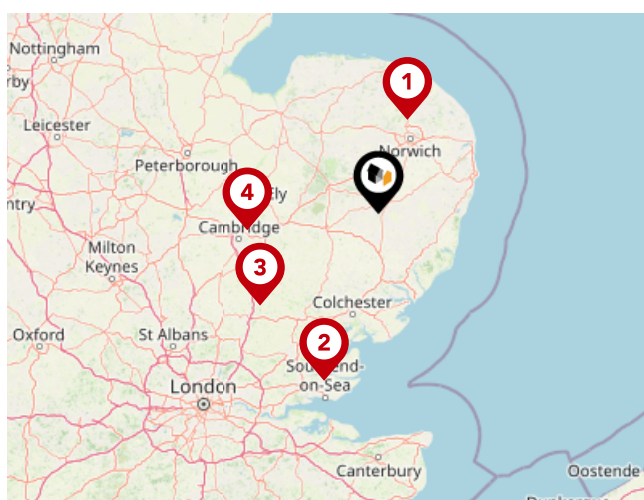
National Rail Stations

Pin	Name	Distance
1	Diss Rail Station	6.94 miles
2	Diss Rail Station	6.96 miles
3	Entrance1	6.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	40.38 miles
2	M11 J10	41.5 miles
3	M11 J11	41.84 miles
4	M11 J13	42.34 miles
5	M11 J12	42.68 miles

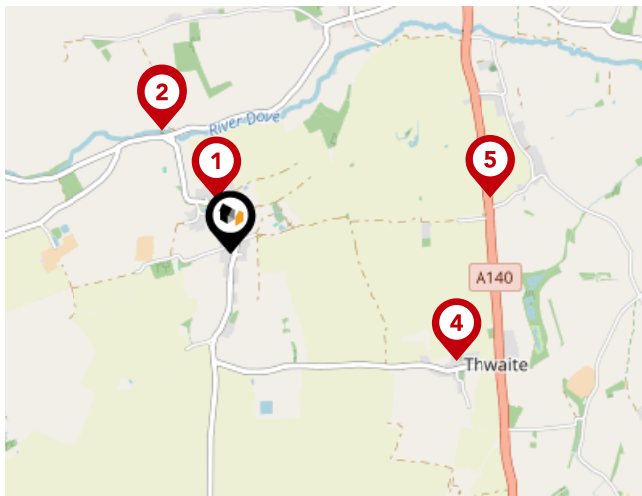


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	28.45 miles
2	Southend-on-Sea	51.52 miles
3	Stansted Airport	43.68 miles
4	Cambridge	38.31 miles

Area

Transport (Local)



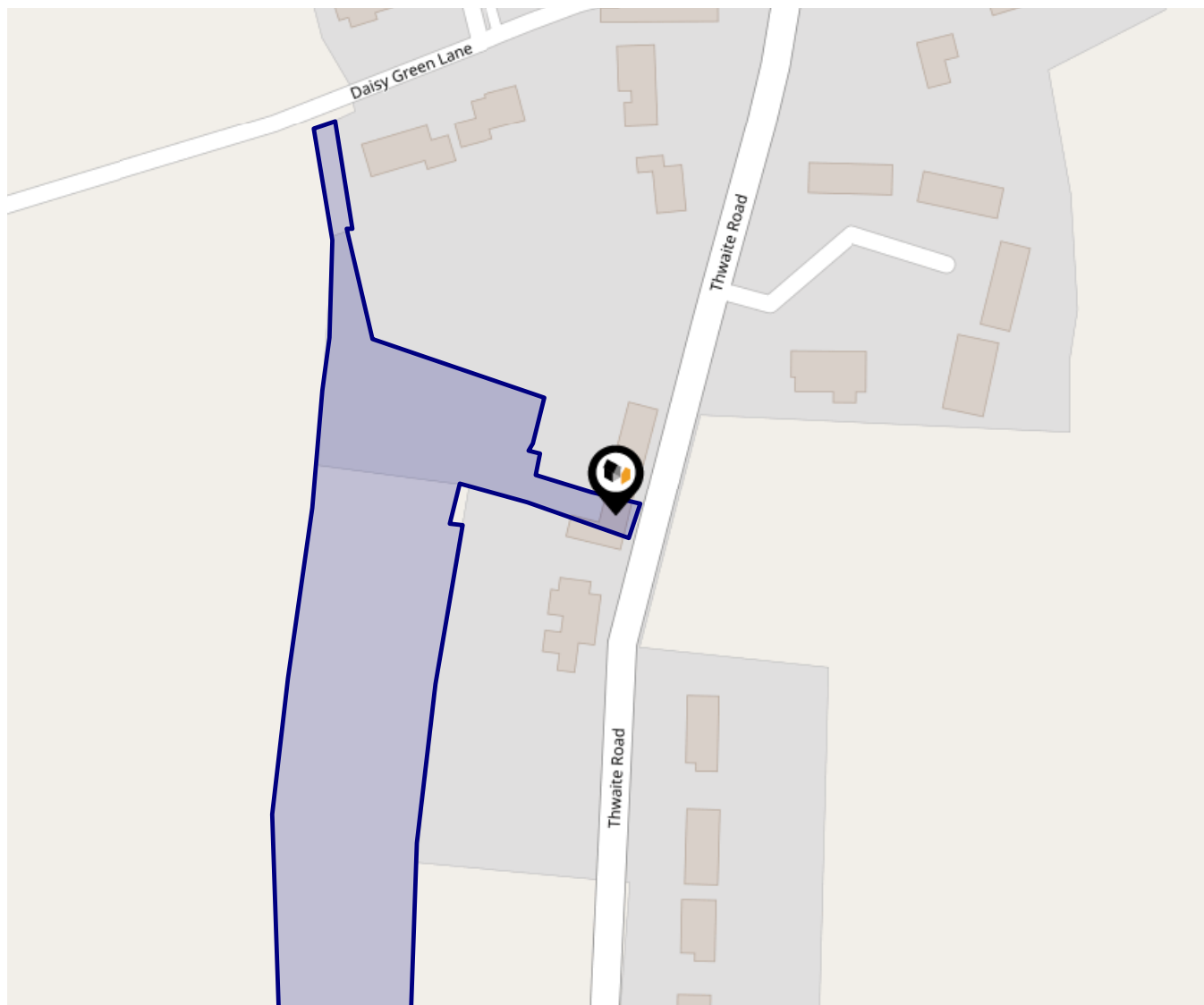
Bus Stops/Stations

Pin	Name	Distance
1	Pillar Box	0.26 miles
2	The Street	0.64 miles
3	The Street	0.65 miles
4	St Georges Church	1.13 miles
5	Primary School	1.2 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	24.14 miles
2	Bawdsey Ferry Landing	24.17 miles



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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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