

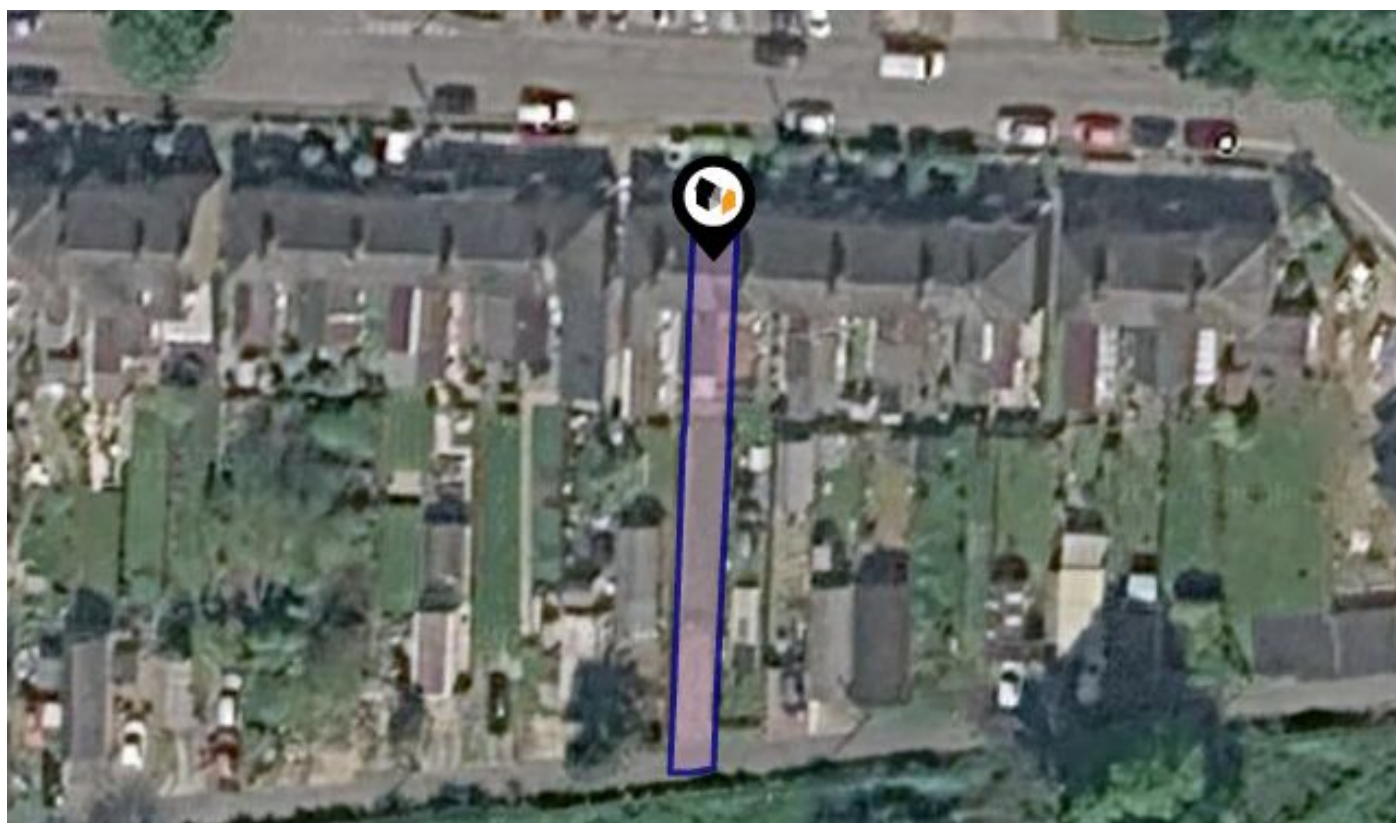


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th August 2026



94, BRIDGE STREET, STOWMARKET, IP14 1BS

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

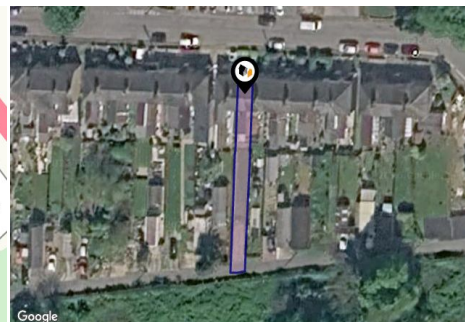
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Property Overview



Property

Type:	Terraced	Last Sold Date:	05/05/2021
Bedrooms:	2	Last Sold Price:	£128,000
Floor Area:	742 ft ² / 69 m ²	Last Sold £/ft ² :	£172
Plot Area:	0.05 acres	Tenure:	Freehold
Year Built :	Before 1900	Latest FENSA Work:	29/08/2011 - 1 window
Council Tax :	Band B		22/06/2010 - 1 window
Annual Estimate:	£1,802		
Title Number:	SK408051		
UPRN:	100091089184		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

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



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Land At 116 Bridge Street Stowmarket Suffolk***

Reference - DC/25/01660	
Decision:	Awaiting decision
Date:	07th April 2025
Description:	Application for a Non-Material Amendment relating to DC/19/04978 - to allow amendment to original positioning of access.

Reference - DC/25/02756	
Decision:	Granted
Date:	17th June 2025
Description:	Discharge of Conditions Application for DC/19/04978 - Condition 4 (Surface Treatment)

Reference - DC/19/04978	
Decision:	Granted
Date:	22nd October 2019
Description:	Full Planning Application - Erection of 1 pair of two storey semi-detached dwellings.

Planning records for: ***79 Bridge Street Stowmarket Suffolk IP14 1BS***

Reference - DC/18/05268	
Decision:	Granted
Date:	29th November 2018
Description:	Householder Planning Application - Erection of a two storey side/rear extension.

Planning records for: **86 Bridge Street Stowmarket Suffolk IP14 1BS**

Reference - DC/24/05346	
Decision:	Granted
Date:	09th December 2024
Description:	Full Planning Application - Change of use from business use Class B8 (storage and distribution) to Class C3 (residential).

Reference - DC/19/03026	
Decision:	Granted
Date:	25th June 2019
Description:	Planning Application - Part change of use of C3 dwelling to B8 storage and distribution (Wine Merchant)

Planning records for: **90 Bridge Street Stowmarket Suffolk IP14 1BS**

Reference - DC/23/01261	
Decision:	Granted
Date:	15th March 2023
Description:	Householder Application - Erection of single storey rear extension.

Planning records for: **92 Bridge Street Stowmarket Suffolk IP14 1BS**

Reference - DC/18/01877	
Decision:	Granted
Date:	30th April 2018
Description:	Discharge of Conditions Application for DC/17/05292 - Condition 3 (Agreement of Materials).

Planning records for: **92 Bridge Street Stowmarket Suffolk IP14 1BS**

Reference - DC/17/03241	
Decision:	Refused
Date:	28th June 2017
Description:	Householder Planning Application - Erection of single storey rear extension and first floor rear extension.

Reference - DC/17/05292	
Decision:	Granted
Date:	26th October 2017
Description:	Householder Planning Application - Erection of single storey and first floor rear extensions

Planning records for: **106 Bridge Street Stowmarket Suffolk IP14 1BS**

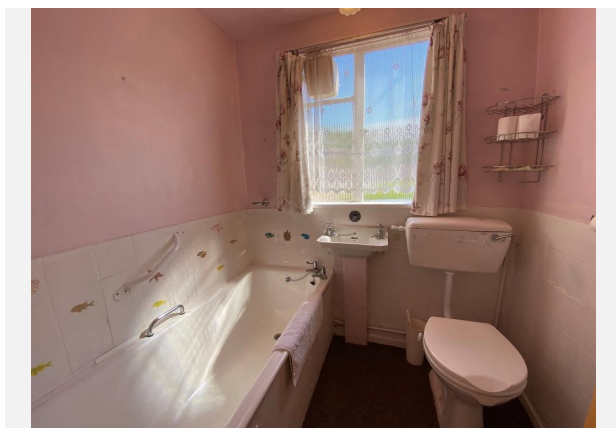
Reference - DC/18/04076	
Decision:	Granted
Date:	10th September 2018
Description:	Householder Planning Application - Erection of first floor rear extension (re-submission of refused application DC/18/00898)

Reference - DC/18/00898	
Decision:	Refused
Date:	01st March 2018
Description:	Householder Planning Application - Erection of first floor rear extension.

Planning records for: **116 Bridge Street Stowmarket Suffolk IP14 1BS**

Reference - DC/22/04728	
Decision:	Granted
Date:	23rd September 2022
Description:	Discharge of Conditions Application for DC/19/04978 - Condition 8 (Landscaping Scheme)

Reference - DC/25/02761	
Decision:	Granted
Date:	17th June 2025
Description:	Application for a Non-Material Amendment relating to DC/19/04978 - Amendment to the car parking layout





Property EPC - Certificate

94 Bridge Street, IP14 1BS		Energy rating C	
Valid until 27.02.2032		Certificate number 2680-3013-7202-5532-9204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

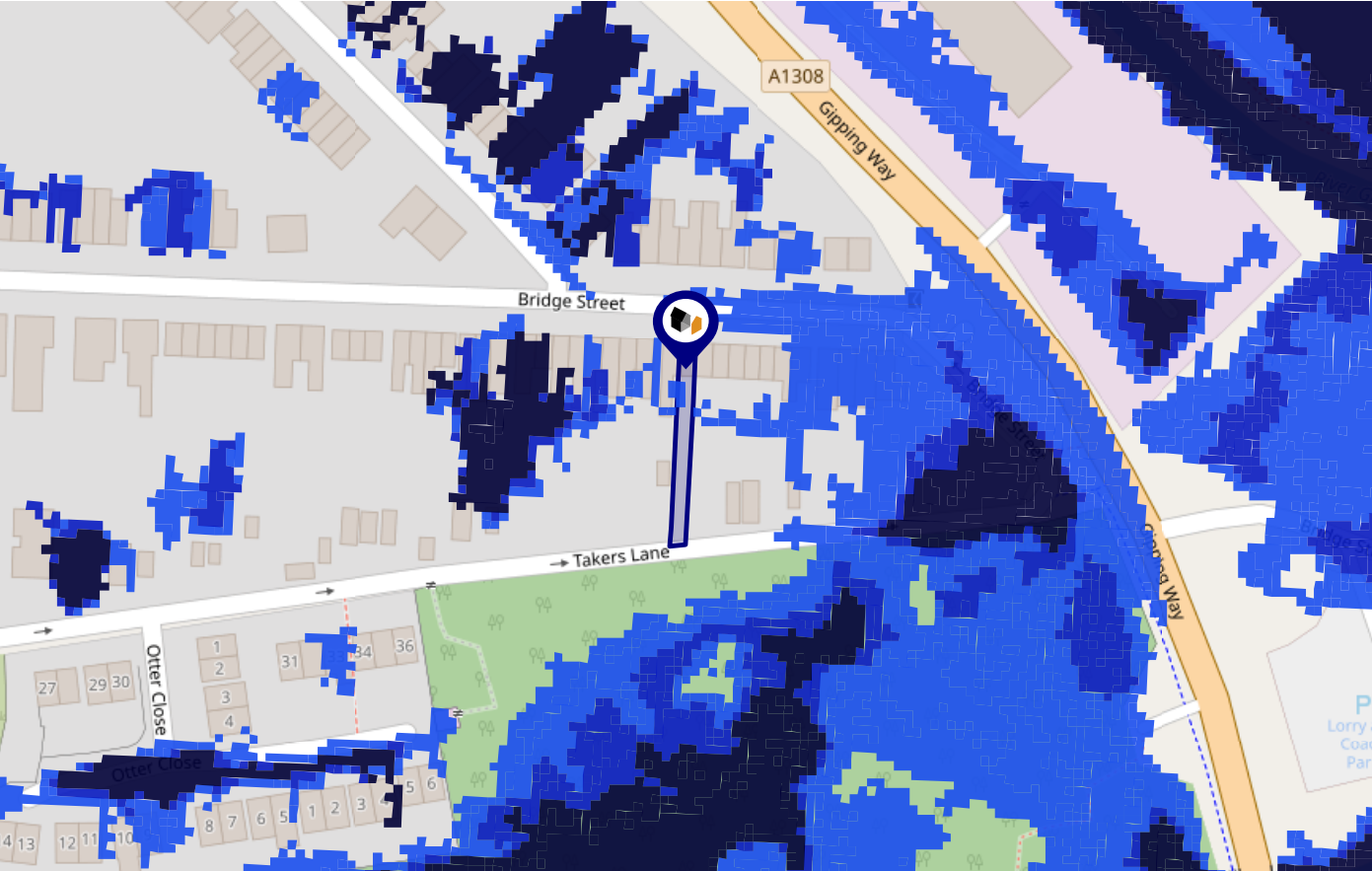
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
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:	69 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.

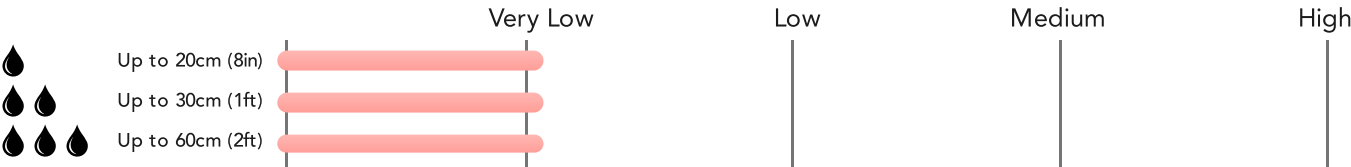


Risk Rating: Very low

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.

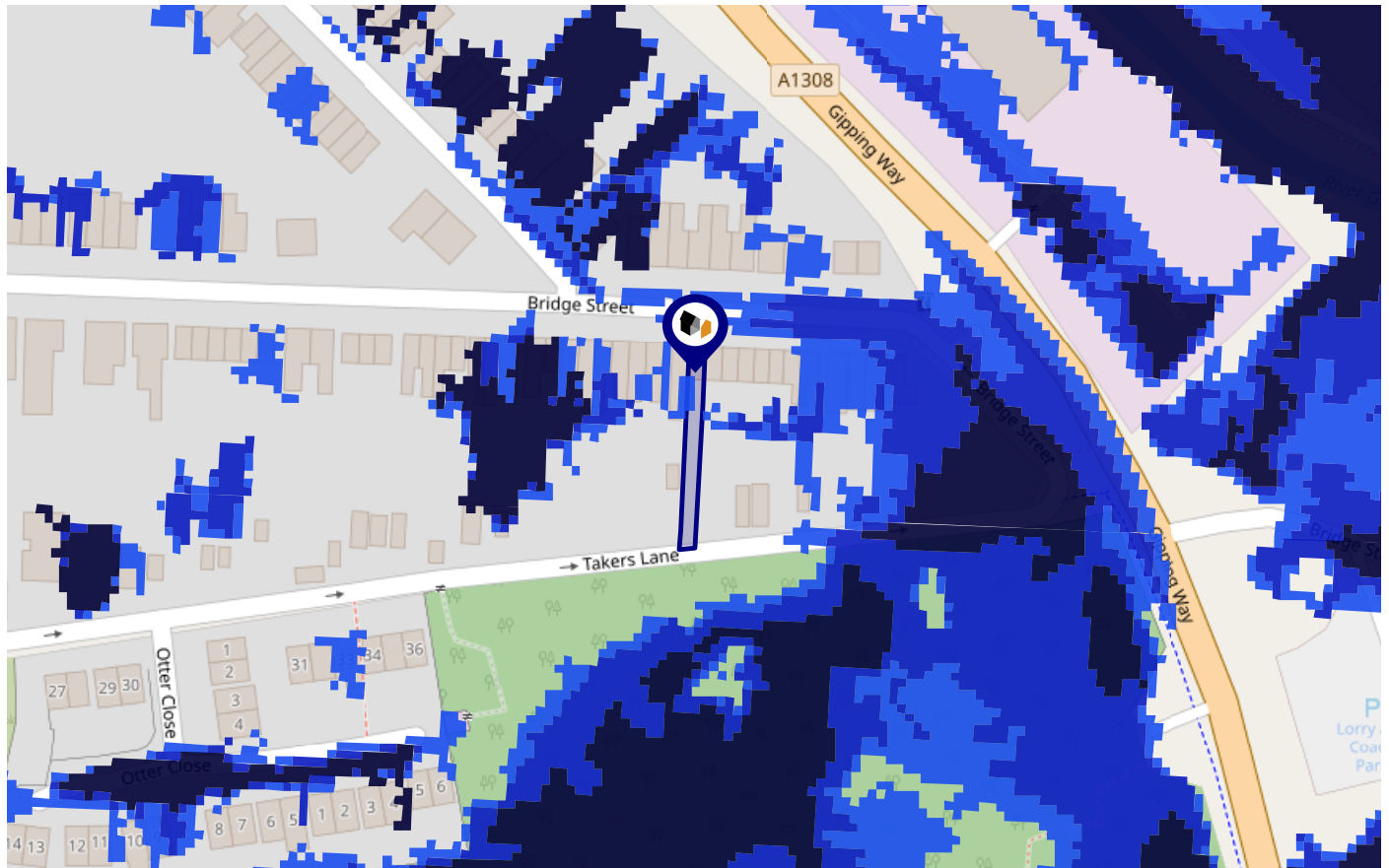
Chance of flooding to the following depths at this property:



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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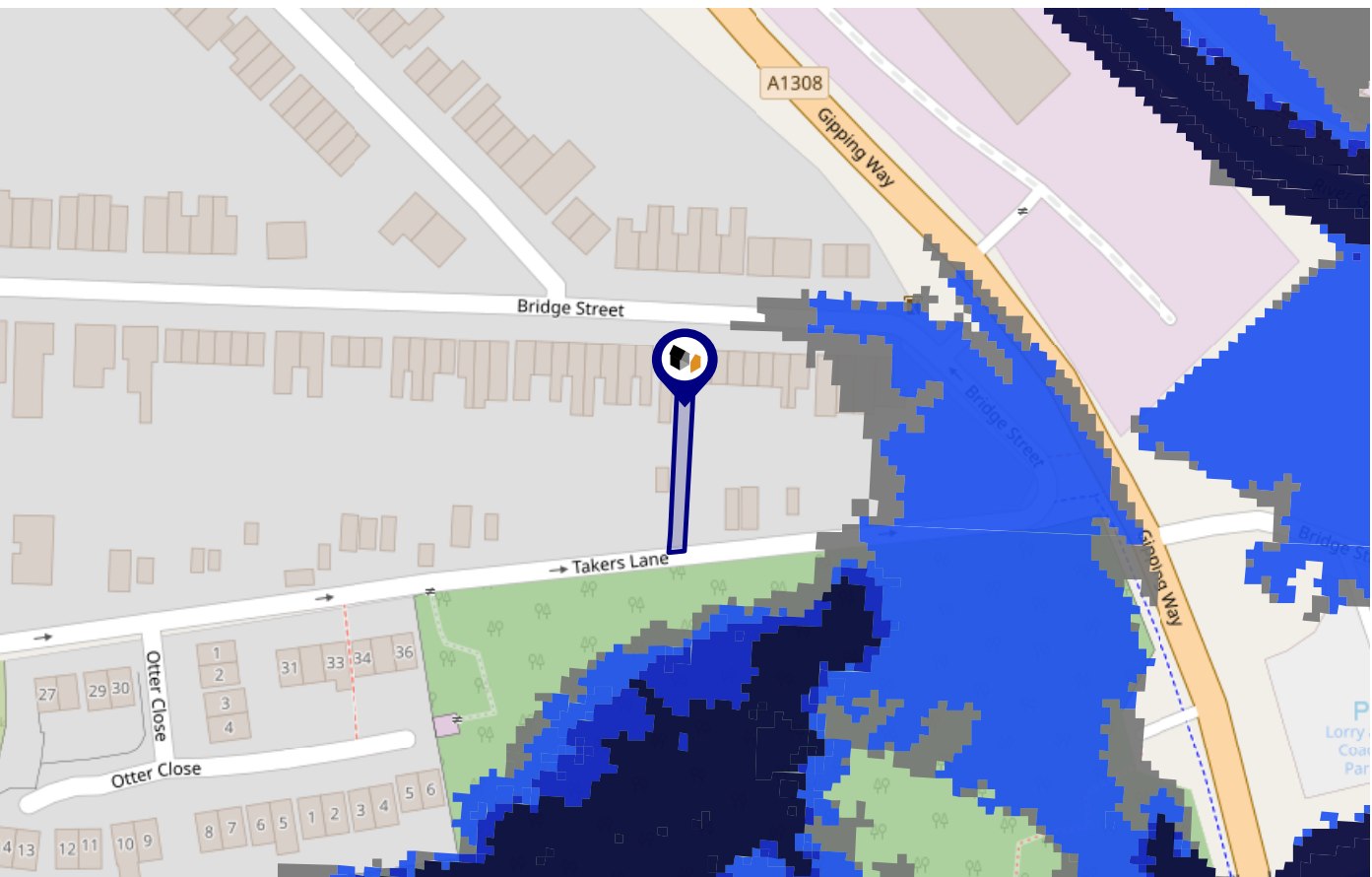
Chance of flooding to the following depths at this property:



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.

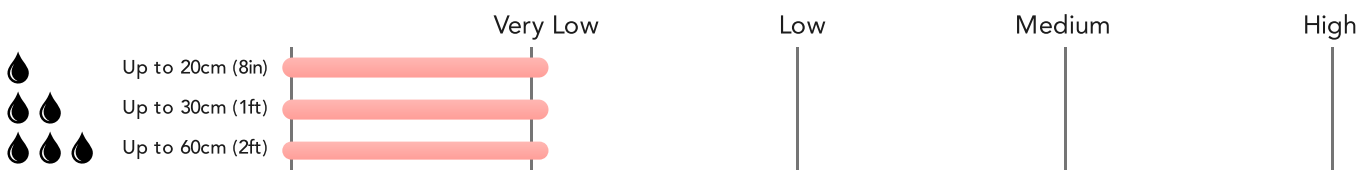


Risk Rating: Very low

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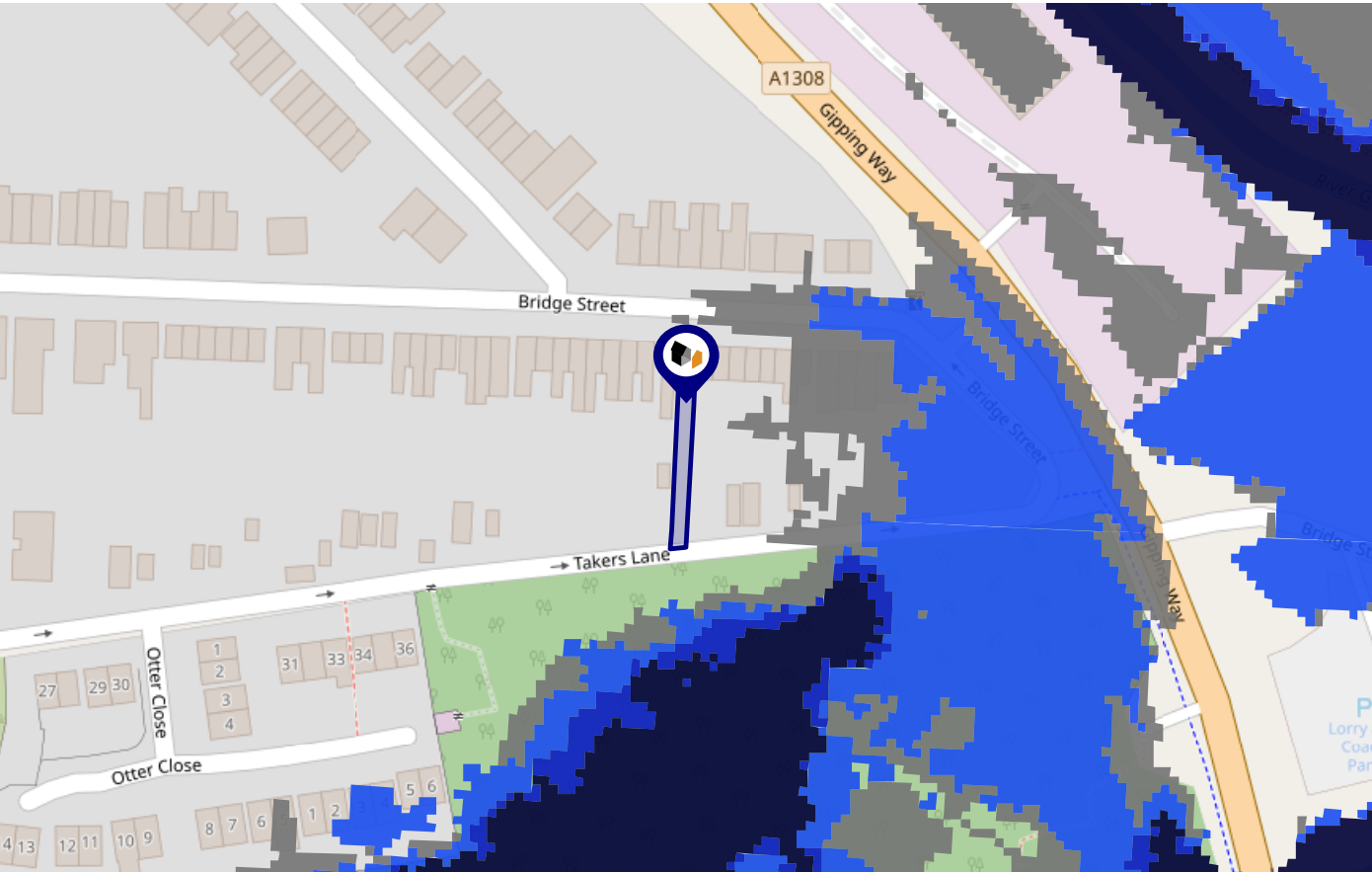
Chance of flooding to the following depths at this property:



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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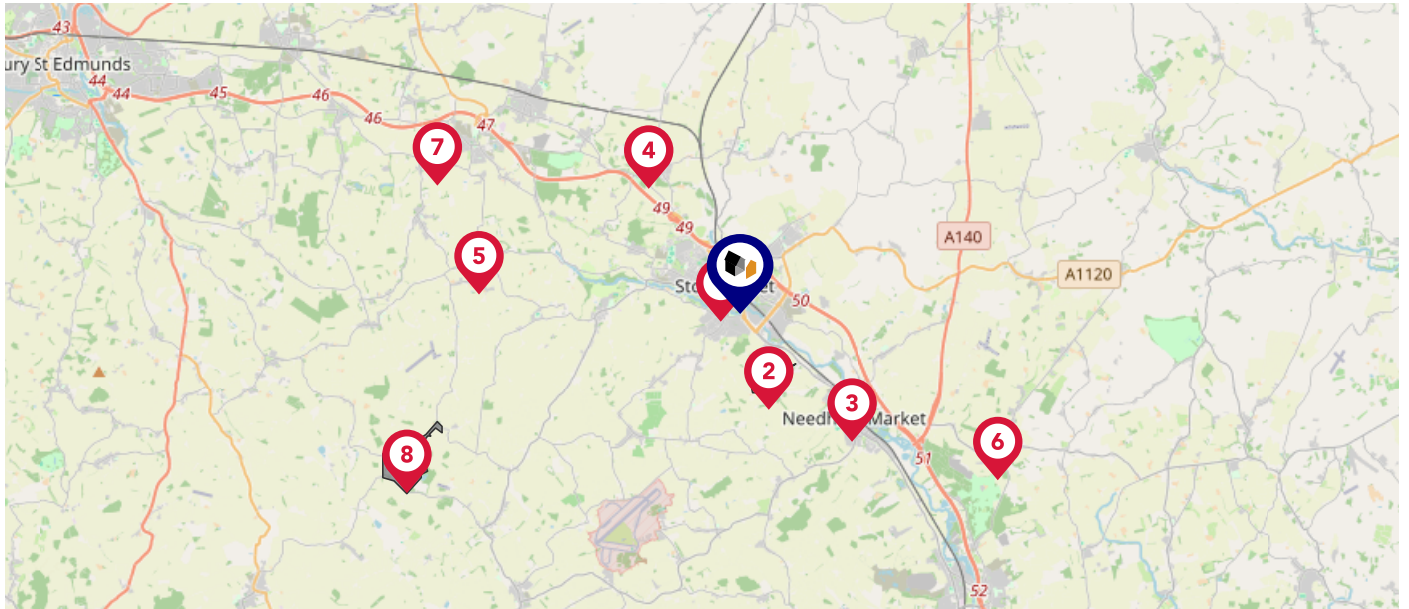
Chance of flooding to the following depths at this property:



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

Badley

3

Needham Market

4

Haughley

5

Rattlesden

6

Coddenham

7

Drinkstone Mills

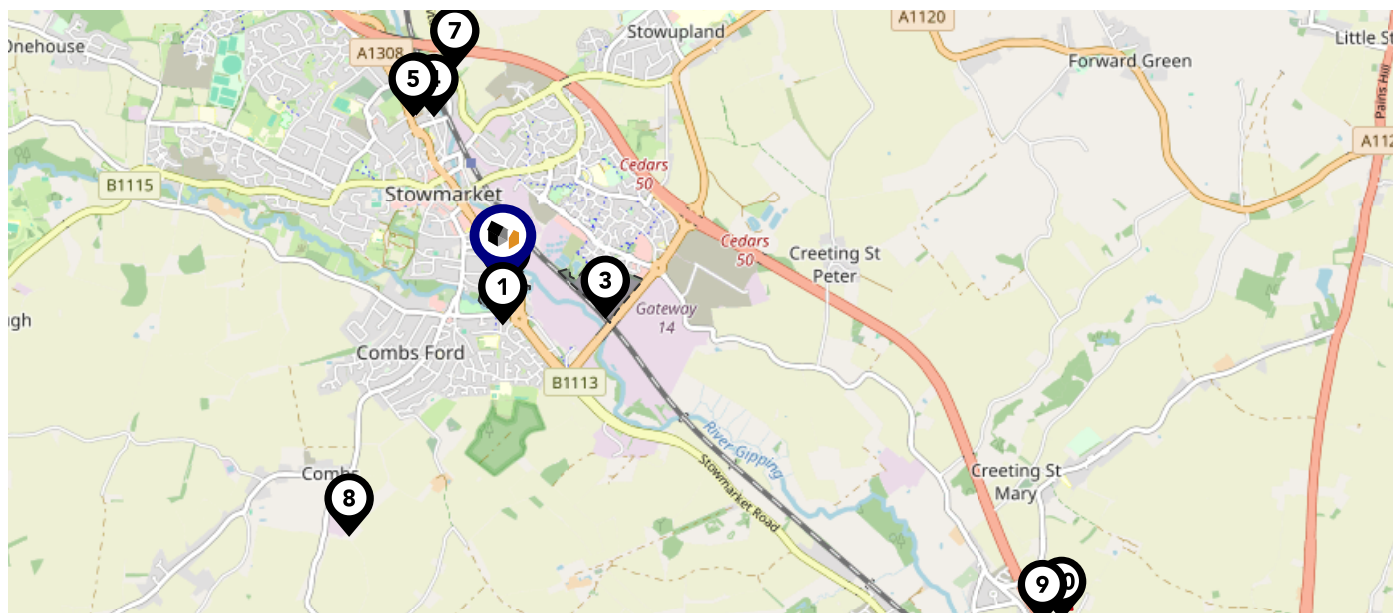
8

Brettenham

Maps

Landfill Sites

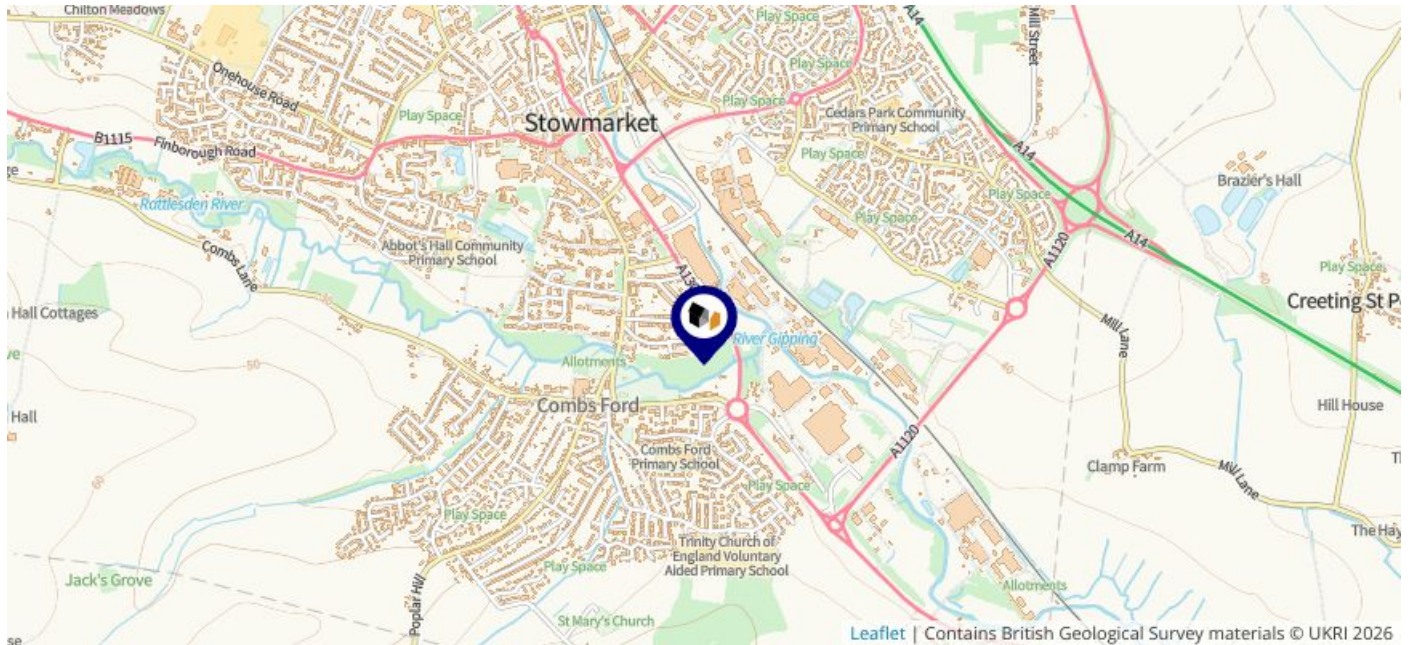
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	
2	Milton Road-Milton Road, Stowmarket	Historic Landfill	
3	Needham Road-Needham Road, Stowmarket	Historic Landfill	
4	Newton Road-Newton Road, Stowupland	Historic Landfill	
5	42 Bury Road-Stowmarket	Historic Landfill	
6	Newton Road-Newton Road, Stowupland	Historic Landfill	
7	Newton Road-Stowupland	Historic Landfill	
8	Combs Tannery-Combs, Stowmarket	Historic Landfill	
9	Creting Hills-Creting Hills, Creting St Mary	Historic Landfill	
10	EA/EPR/HP3595NX/A001	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

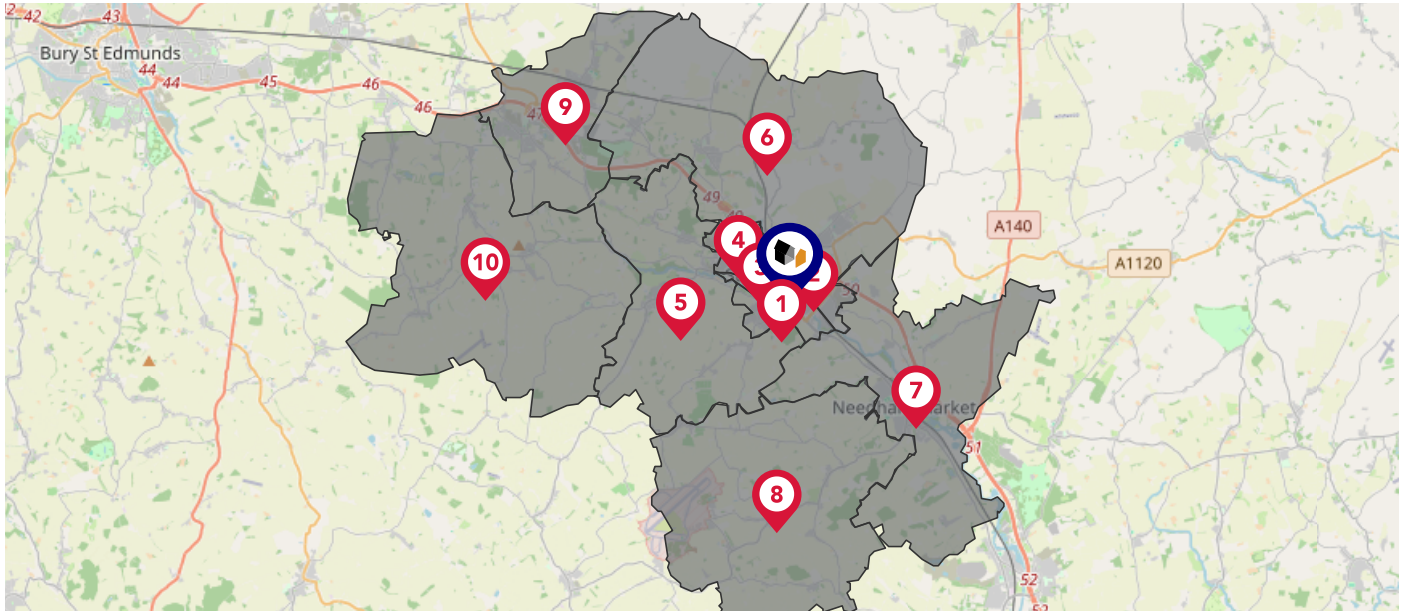
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

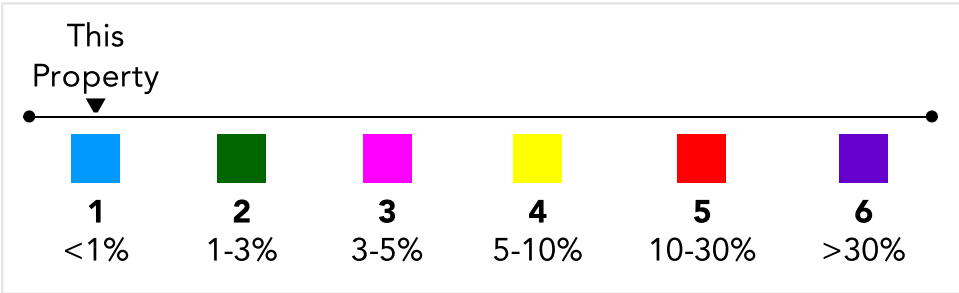
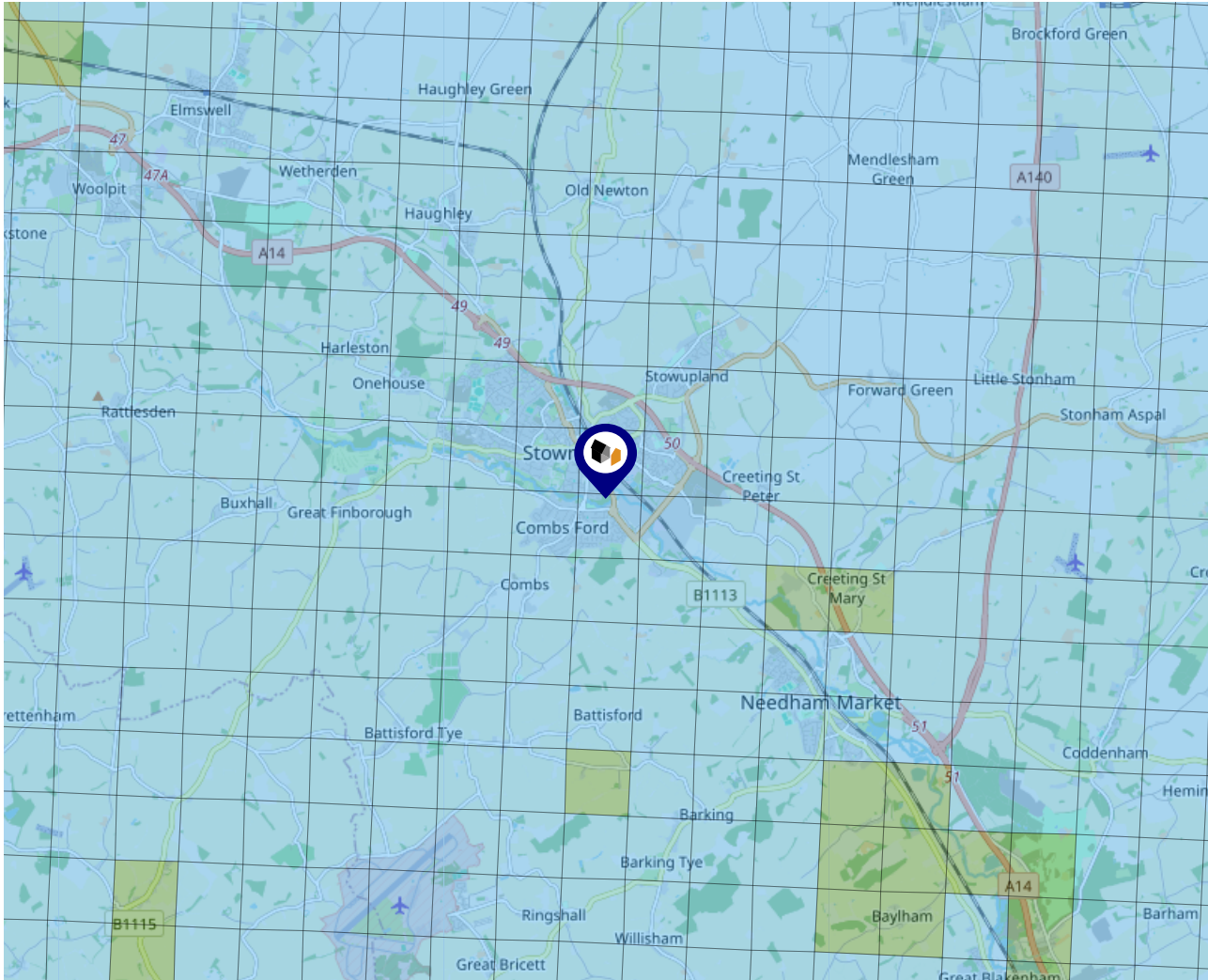


Nearby Council Wards

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

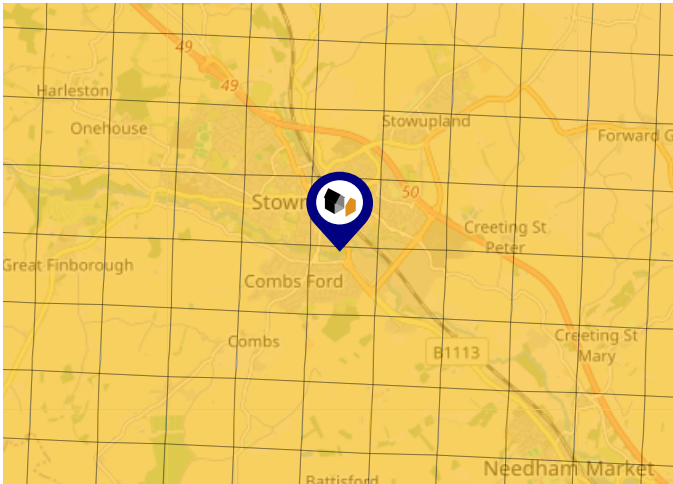
What is Radon?

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)

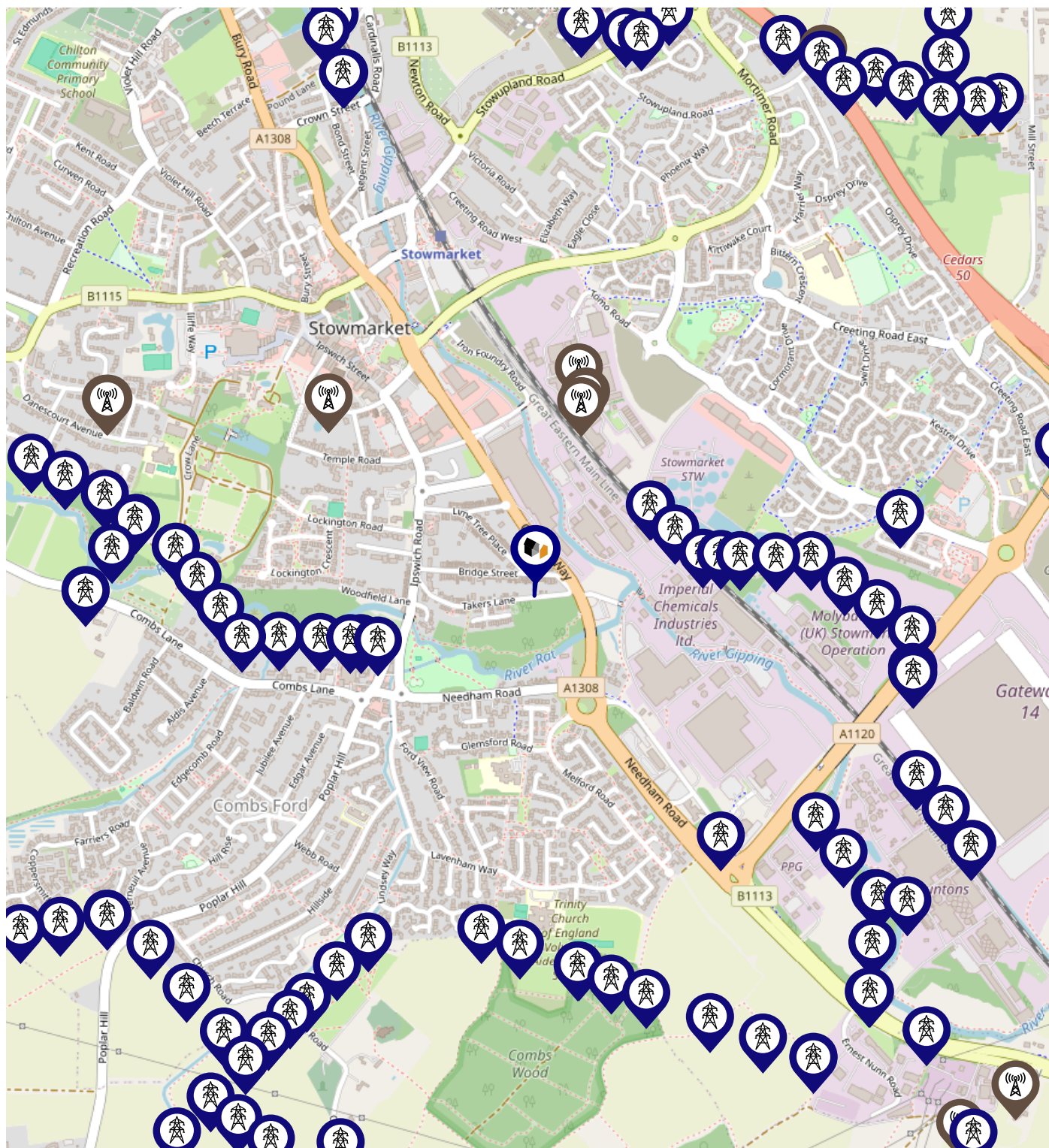
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



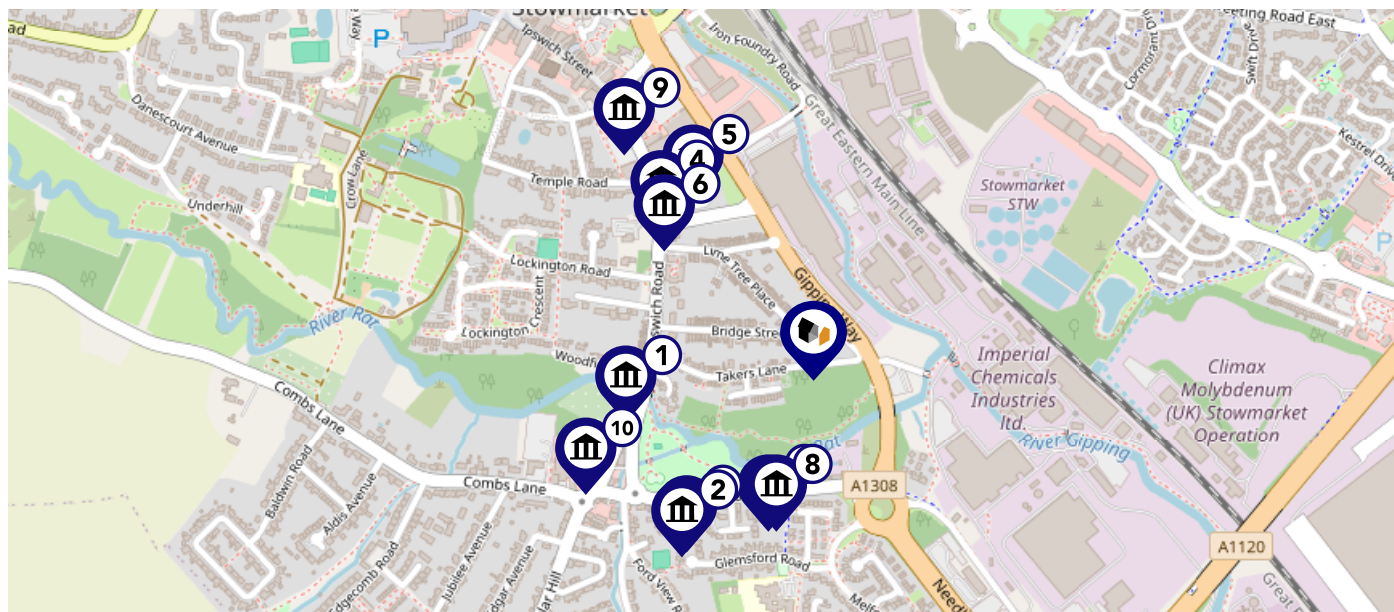
Key:

-  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
	1208896 - Ford Millhouse	Grade II	0.2 miles
	1292609 - 28, Needham Road	Grade II	0.2 miles
	1209550 - The Willows	Grade II	0.2 miles
	1292946 - The Limes	Grade II	0.2 miles
	1209019 - Old Malthouse	Grade II	0.2 miles
	1297914 - Verandah Cottage	Grade II	0.2 miles
	1195874 - Oak Cottage	Grade II	0.2 miles
	1297917 - Old Timbers	Grade II	0.2 miles
	1209013 - 67, Ipswich Street	Grade II	0.3 miles
	1292929 - 10 And 11, Combs Ford, Stowmarket	Grade II	0.3 miles

Material Information

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

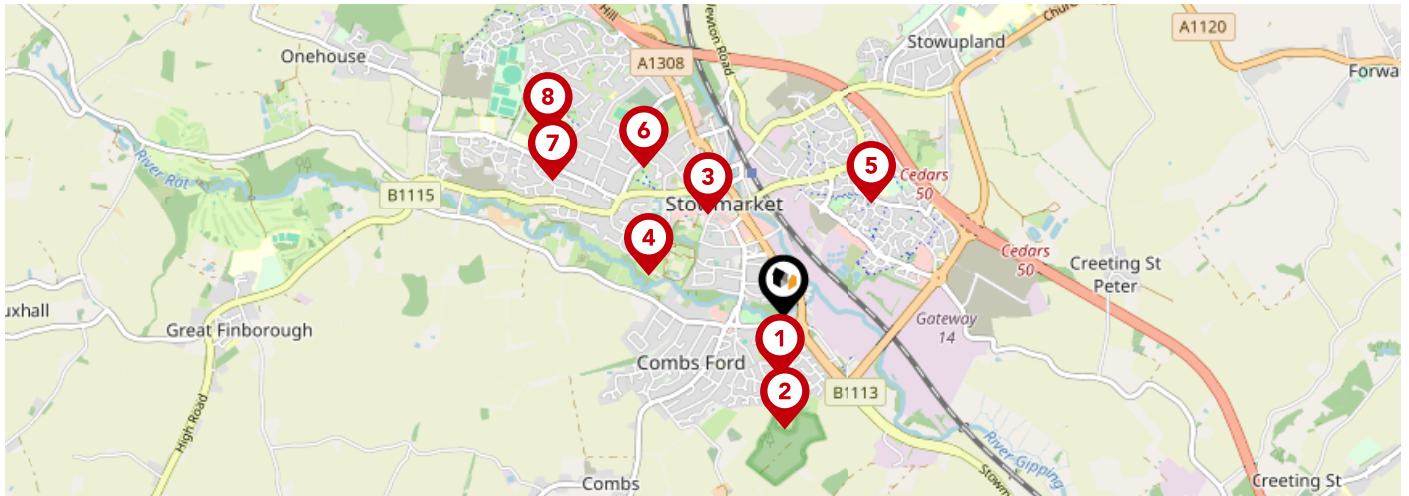
Electricity Supply

Gas Supply

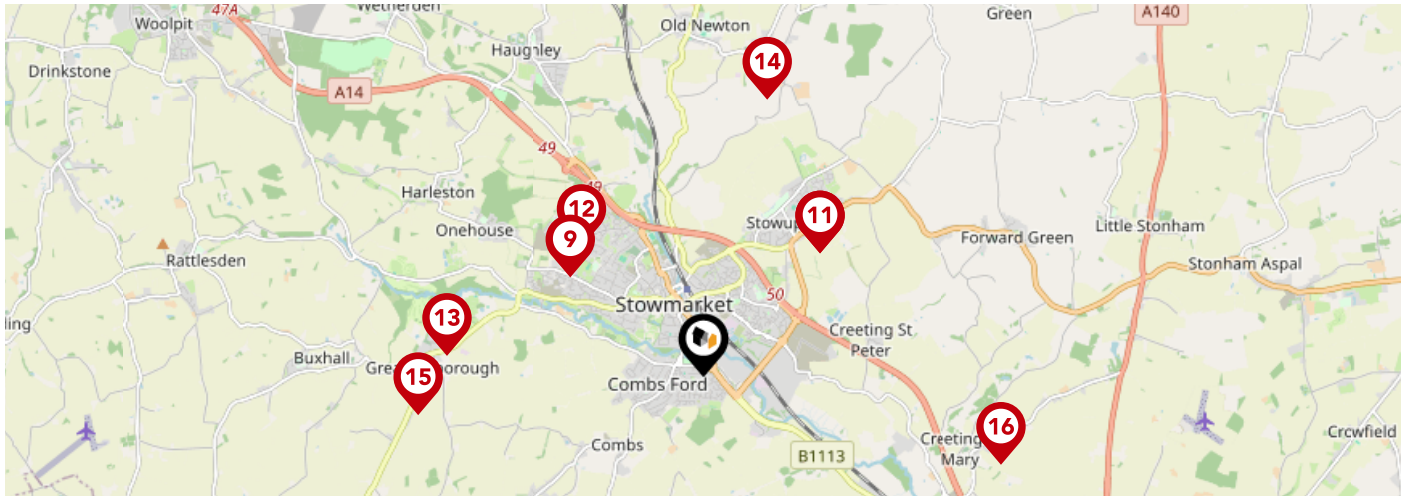
Central Heating

Water Supply

Drainage



		Nursery	Primary	Secondary	College	Private
1	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.27	☐	☒	☐	☐	☐
2	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:0.51	☐	☒	☐	☐	☐
3	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.58	☐	☐	☒	☐	☐
4	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.64	☐	☒	☐	☐	☐
5	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.66	☐	☒	☐	☐	☐
6	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.93	☐	☒	☐	☐	☐
7	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:1.21	☐	☐	☒	☐	☐
8	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.36	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.52	☐	☐	☒	☐	☐
10	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.55	☐	☒	☐	☐	☐
11	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.55	☐	☐	☒	☐	☐
12	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.63	☐	☒	☐	☐	☐
13	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.35	☐	☐	☒	☐	☐
14	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.58	☐	☒	☐	☐	☐
15	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.62	☐	☒	☐	☐	☐
16	Creting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.82	☐	☒	☐	☐	☐

Disclaimer

Important - Please read

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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