

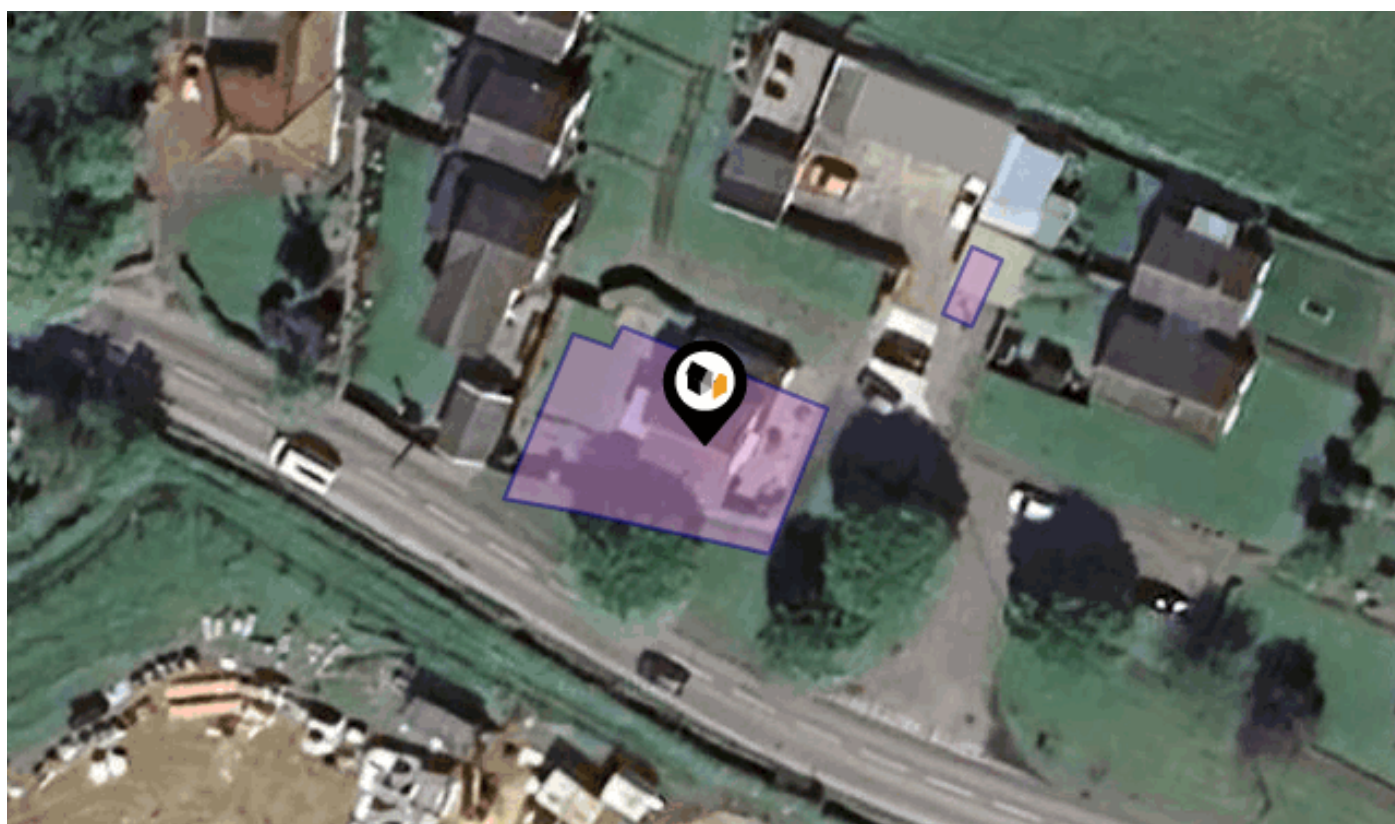


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 13th January 2026



**HONEY VIEW, THE STREET, STONHAM ASPAL,
STOWMARKET, IP14 6AL**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

| | |
|------------------|--|
| Type: | Detached |
| Bedrooms: | 3 |
| Floor Area: | 1,076 ft ² / 100 m ² |
| Plot Area: | 0.08 acres |
| Council Tax : | Band D |
| Annual Estimate: | £2,208 |
| Title Number: | SK132045 |
| UPRN: | 200003813886 |

| | |
|-------------------------------|------------|
| Last Sold Date: | 09/02/2009 |
| Last Sold Price: | £170,000 |
| Last Sold £/ft ² : | £157 |
| Tenure: | Freehold |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 8 mb/s | 80 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Marben The Street Stonham Aspal IP14 6AL*

| Reference - 1880/16 | |
|---------------------|---------------------------------------|
| Decision: | Granted |
| Date: | 19th April 2016 |
| Description: | For the construction of a garden room |

Planning records for: *The Junipers The Street Stonham Aspal Suffolk IP14 6AL*

| Reference - DC/21/06597 | |
|-------------------------|--|
| Decision: | Withdrawn |
| Date: | 06th December 2021 |
| Description: | Application for Outline Planning Permission (Access points to be considered, Appearance, Landscaping, Layout and Scale to be reserved) Town and Country Planning 1990 - Severance of garden and erection of up to 4No dwellings and garages. |

| Reference - DC/23/01880 | |
|-------------------------|---|
| Decision: | Withdrawn |
| Date: | 19th April 2023 |
| Description: | Application for a Non Material Amendment relating to DC/22/06038 - Revised layout for access. |

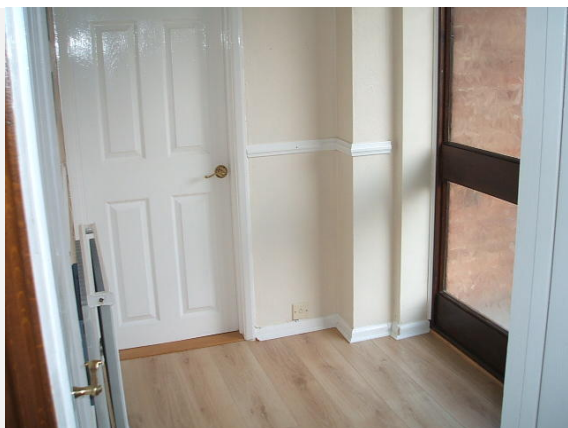
| Reference - DC/22/06038 | |
|-------------------------|---|
| Decision: | Granted |
| Date: | 05th December 2022 |
| Description: | Application for Outline Planning Permission (Access points to be considered, Appearance, Layout, Landscaping and Scale to be reserved) Town and Country Planning Act 1990 (as amended) - Sub division of garden and erection of 4No dwellings and garages (re-submission of withdrawn application DC/21/06597). |

Planning records for: *Fir Tree Lodge The Street Stonham Aspal Stowmarket Suffolk IP14 6AL*

| Reference - DC/21/00470 |
|---|
| Decision: Granted |
| Date: 25th January 2021 |
| Description: Householder Planning Application - Erection of static caravan in garden. |

| Reference - 1448/17 |
|---|
| Decision: Granted |
| Date: 30th May 2017 |
| Description: Householder Planning Application - Erection of a treehouse |

| Reference - DC/22/03057 |
|---|
| Decision: Granted |
| Date: 15th June 2022 |
| Description: Householder Application - Erection of garden room / office outbuilding |





Property EPC - Certificate

| Honey View, Does Field, Stonham Aspal, STOWMARKET, IP14 6AL | | Energy rating F | |
|--|---------------|--|-----------|
| Valid until 15.12.2018 | | Certificate number 8478-6722-5779-9506-3096 | |
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 29 F | 30 F |
| 1-20 | G | | |

Property

EPC - Additional Data

Additional EPC Data

| | |
|--------------------------------------|--|
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, electric |
| Main Heating Energy: | Very poor |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 7% of fixed outlets |
| Lighting Energy: | Very poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Room heaters, wood logs |
| Total Floor Area: | 100 m ² |

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

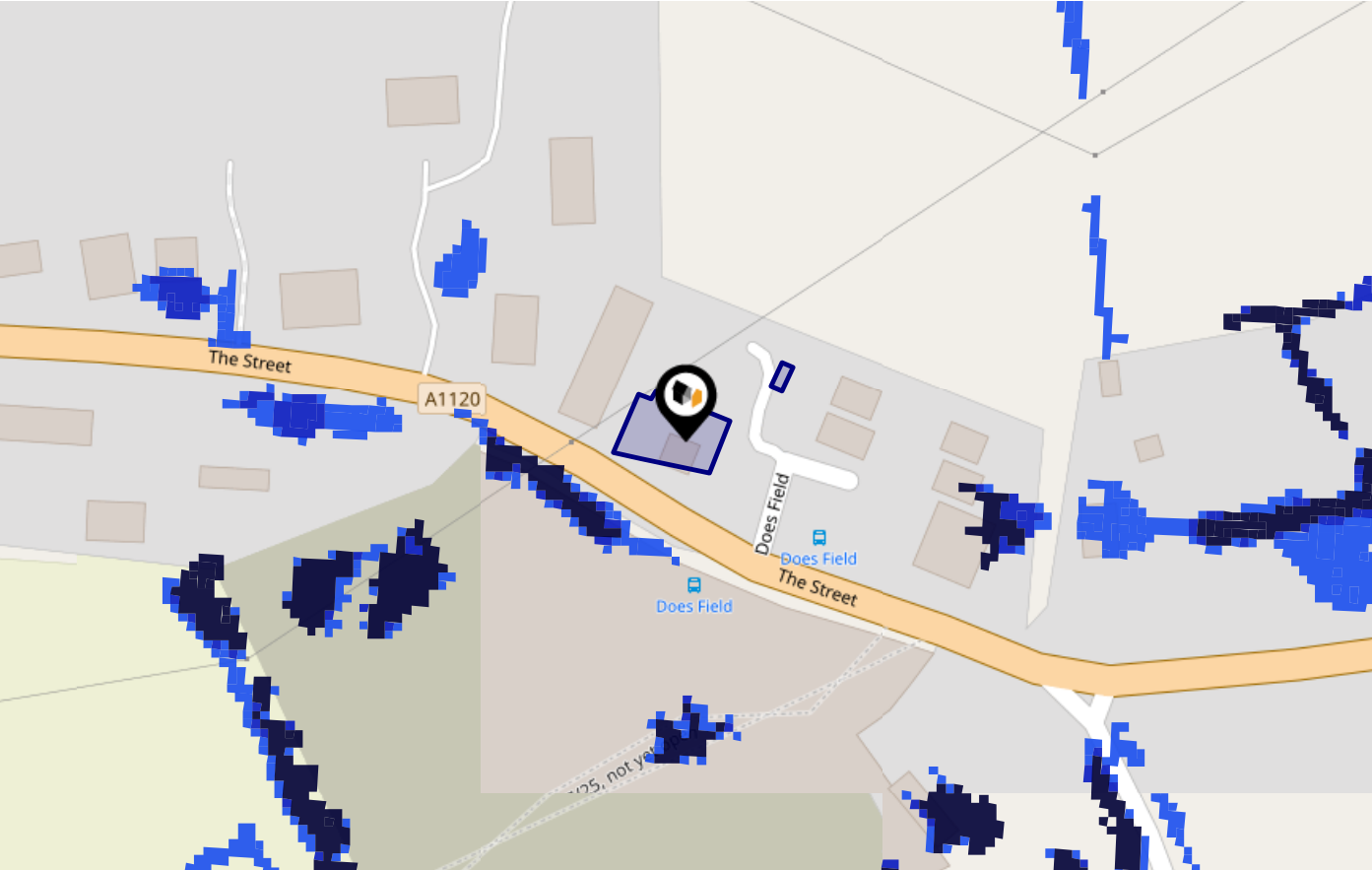
Disclaimer

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.

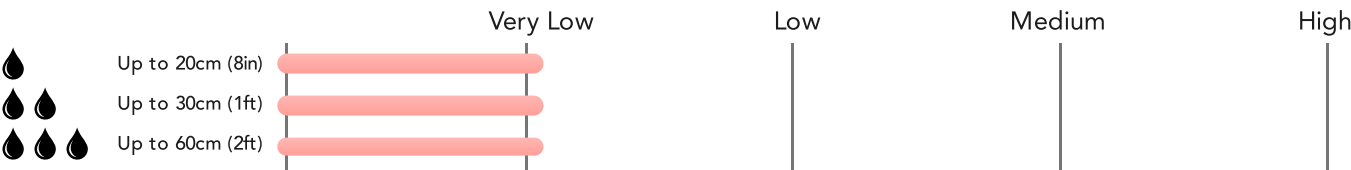


Risk Rating: Very low

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.

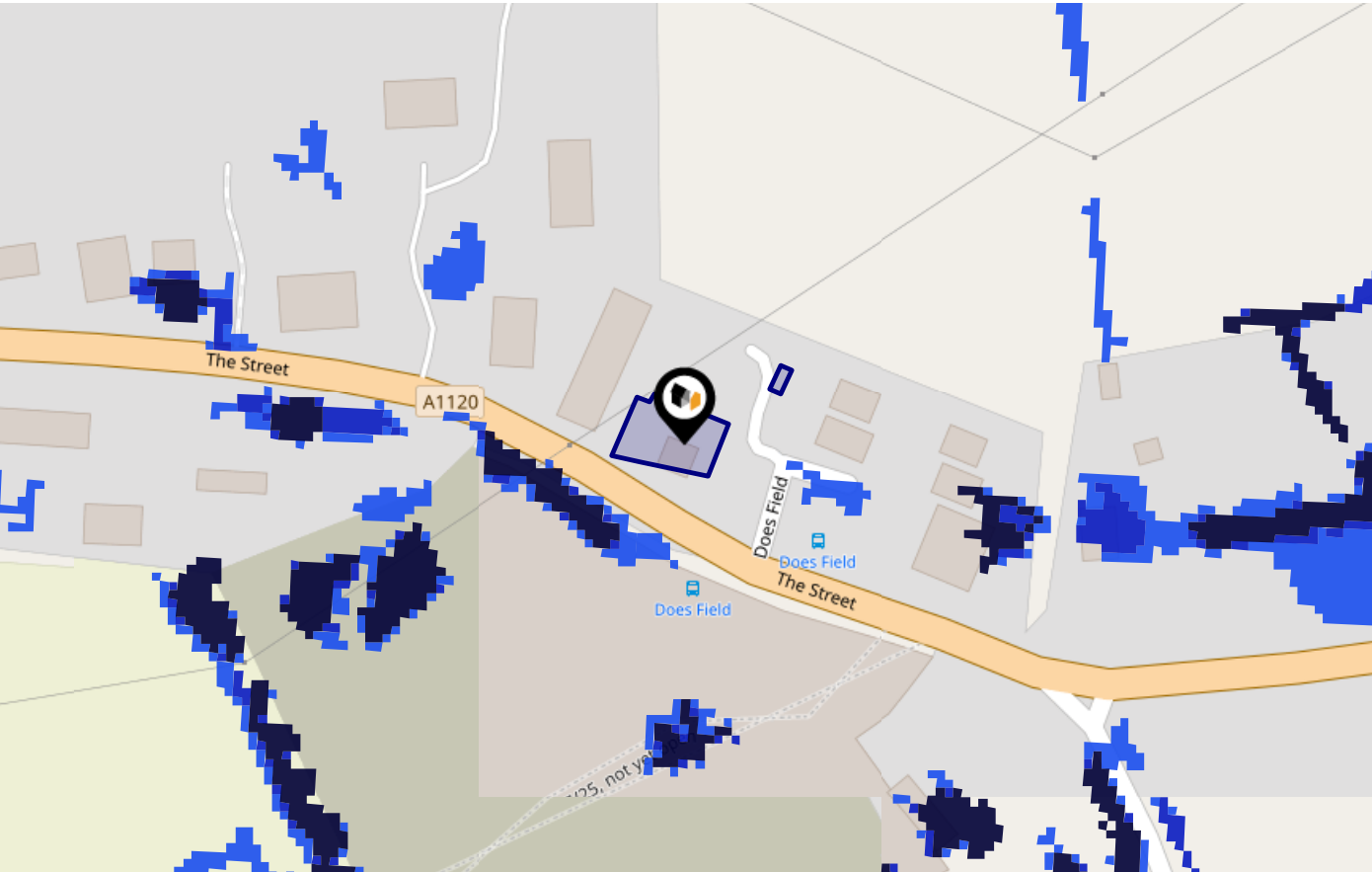
Chance of flooding to the following depths at this property:



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.
- 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.

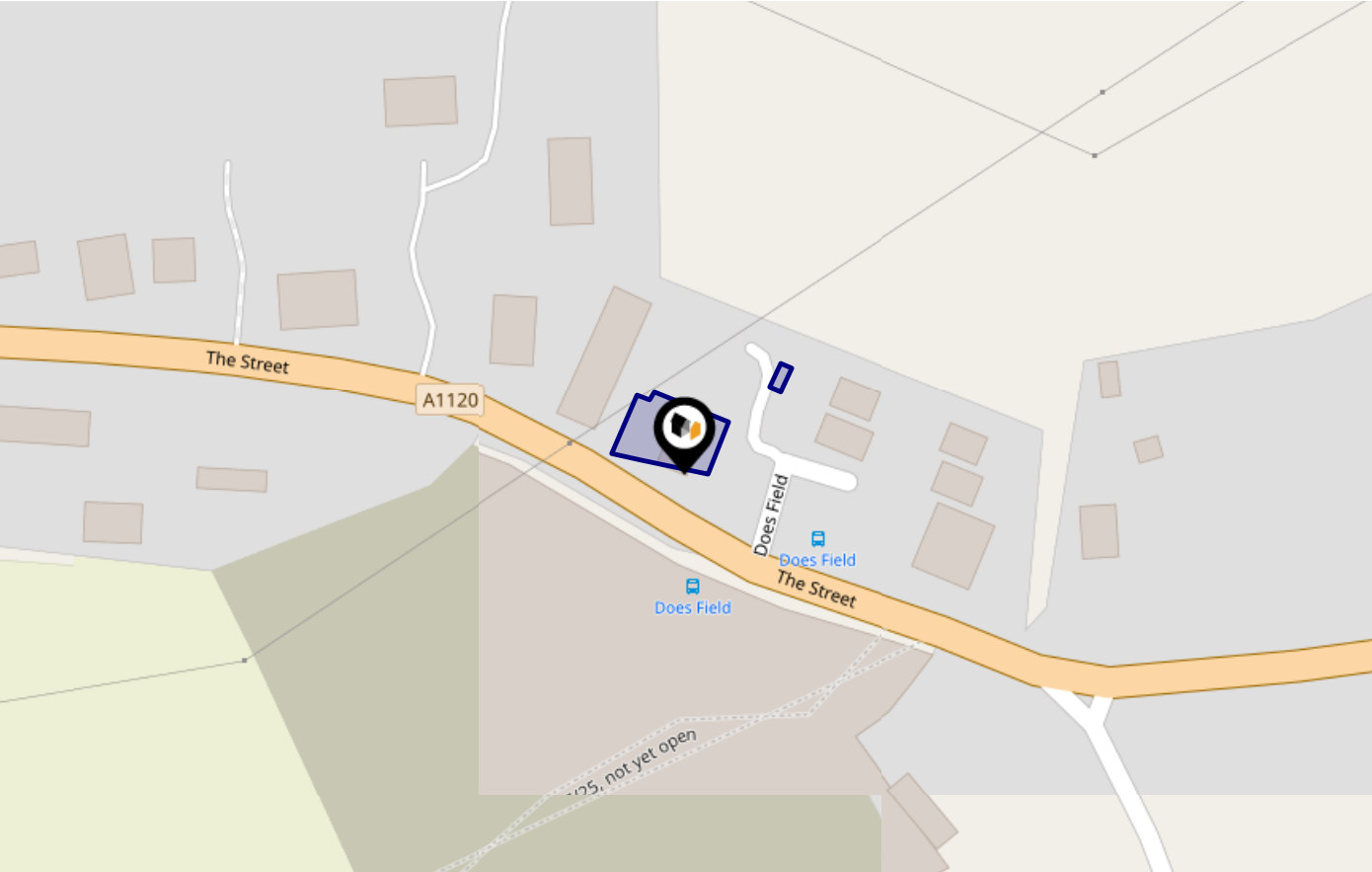
Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

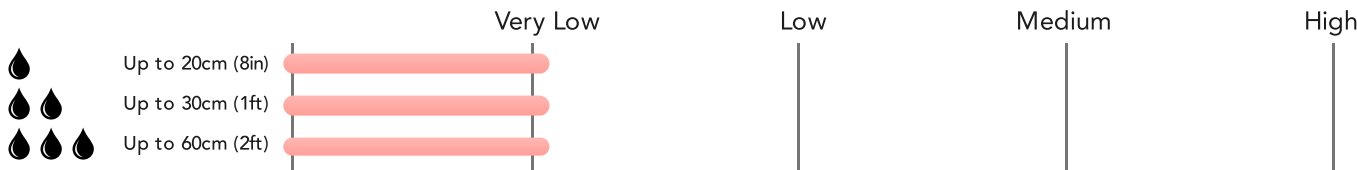


Risk Rating: Very low

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.

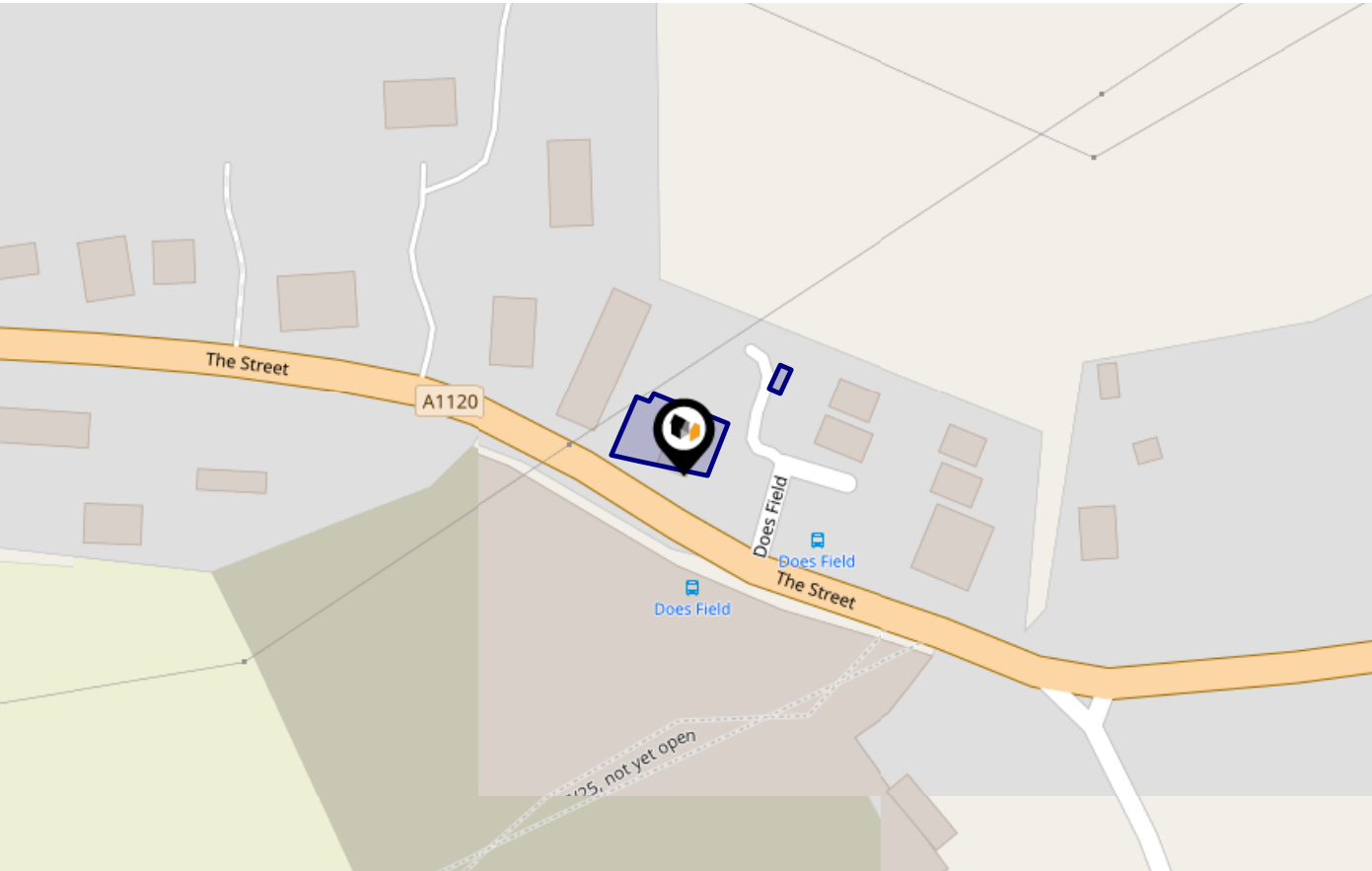
Chance of flooding to the following depths at this property:



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.

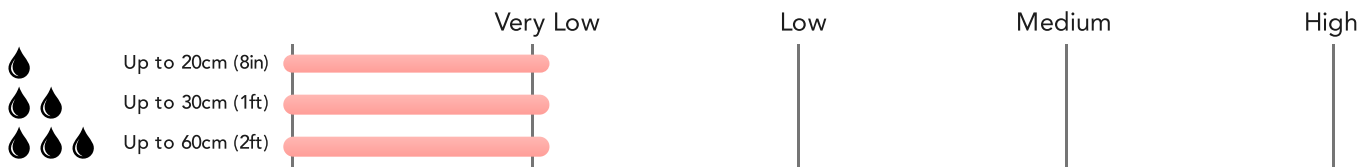


Risk Rating: Very low

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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

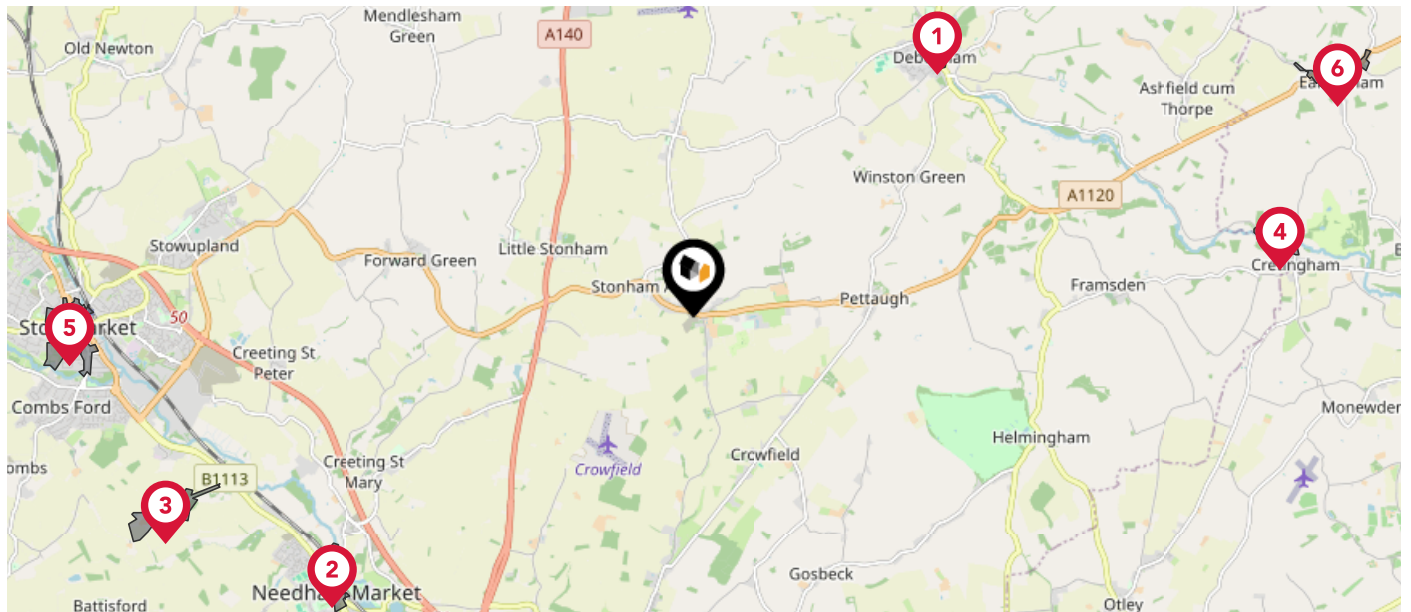
Chance of flooding to the following depths at this property:



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

Debenham

2

Needham Market

3

Badley

4

Cretingham

5

Stowmarket

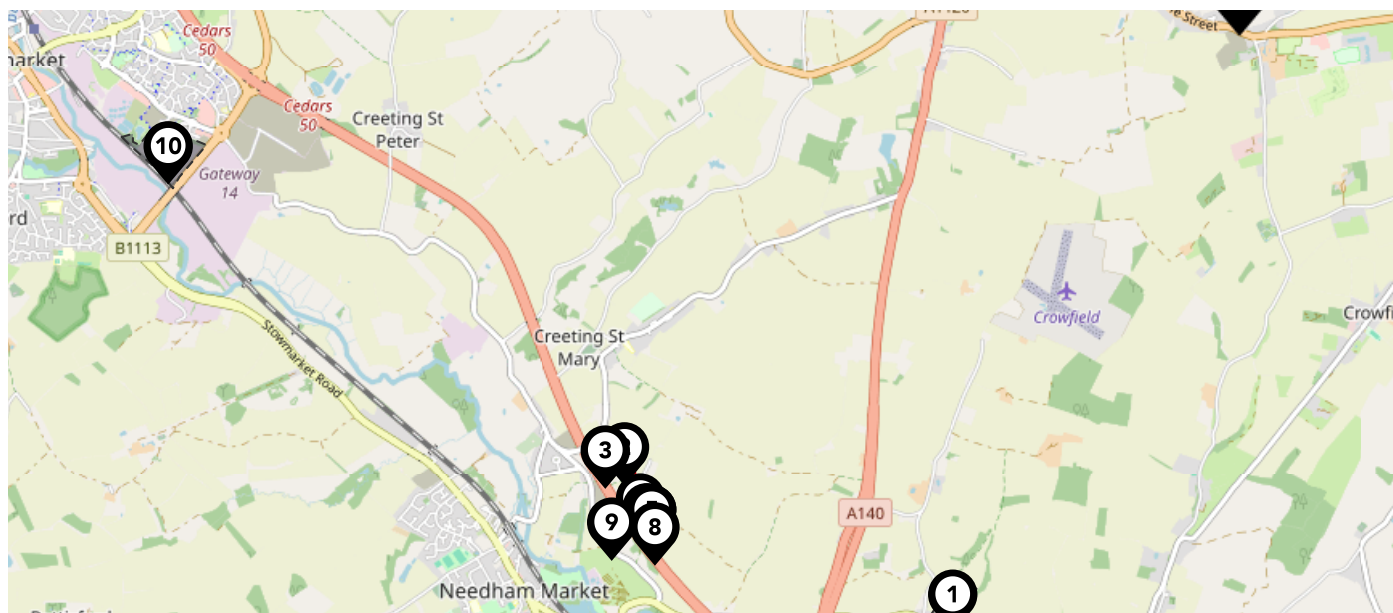
6

Earl Soham

Maps

Landfill Sites

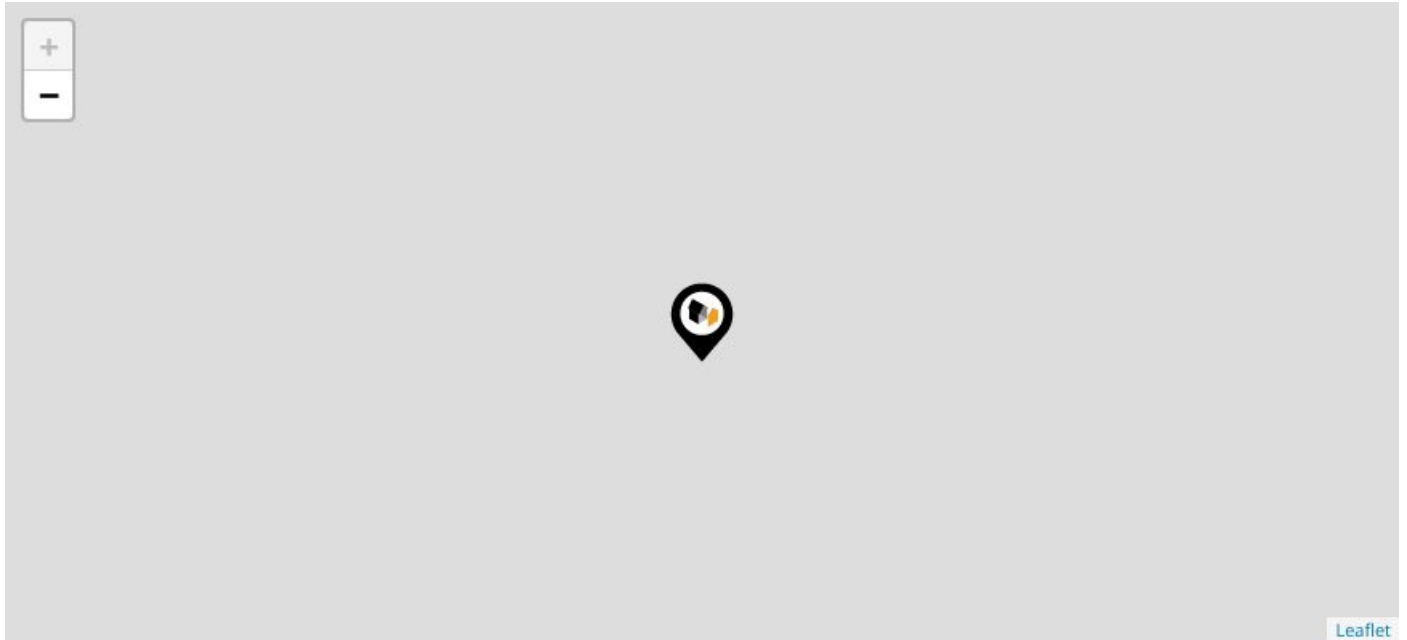
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | |
|-----------|---|-------------------|
| 1 | Coddenham Landfill-The Hollows, Coddenham, Suffolk | Historic Landfill |
| 2 | EA/EPR/HP3595NX/A001 | Active Landfill |
| 3 | Creeping Hills-Creeping Hills, Creeping St Mary | Historic Landfill |
| 4 | Off Sally Wood's Lane-Creeping St Mary | Historic Landfill |
| 5 | Creeping Pits-Creeping Pits, Flordon Road, Creeping St Mary | Historic Landfill |
| 6 | Creeping Hills-Creeping Hills, Creeping St Mary | Historic Landfill |
| 7 | Sally Woods Lane-Creeping St Mary | Historic Landfill |
| 8 | EA/EPR/CP3795NU/A001 | Active Landfill |
| 9 | Creeping Pits-Creeping Pits, Flordon Road, Creeping St Mary | Historic Landfill |
| 10 | Needham Road-Needham Road, Stowmarket | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

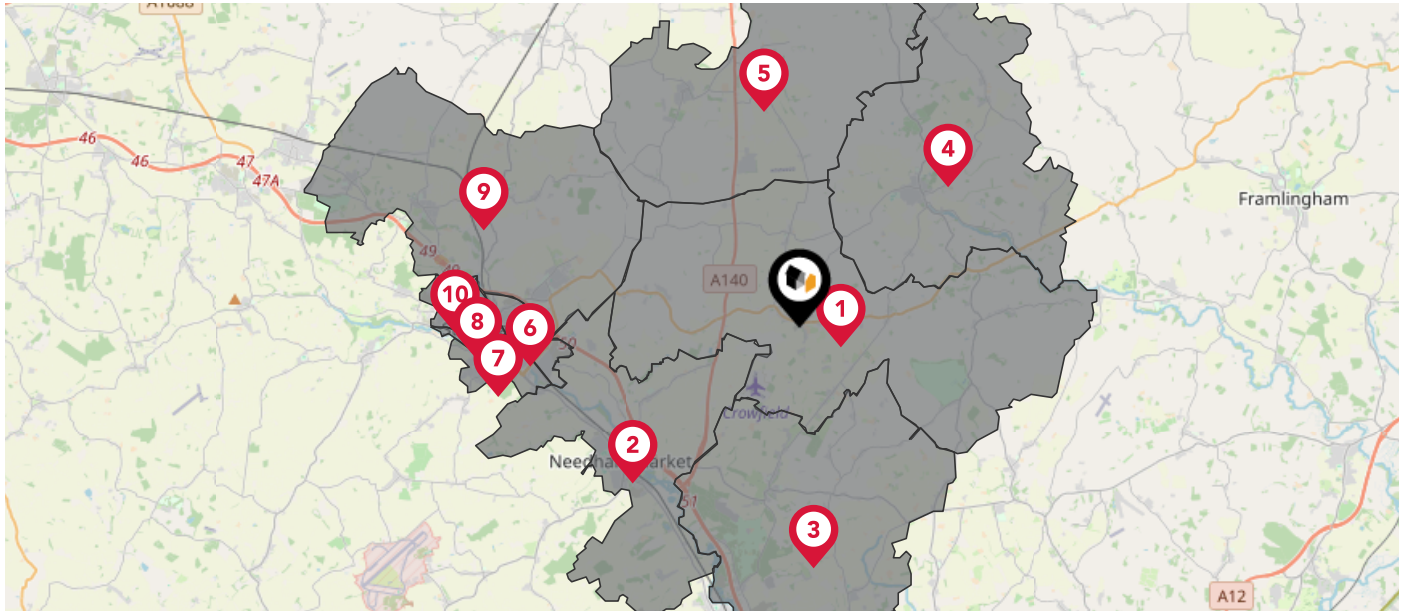
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

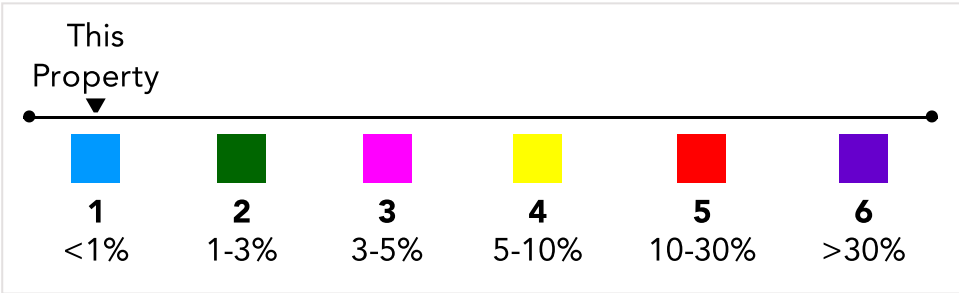
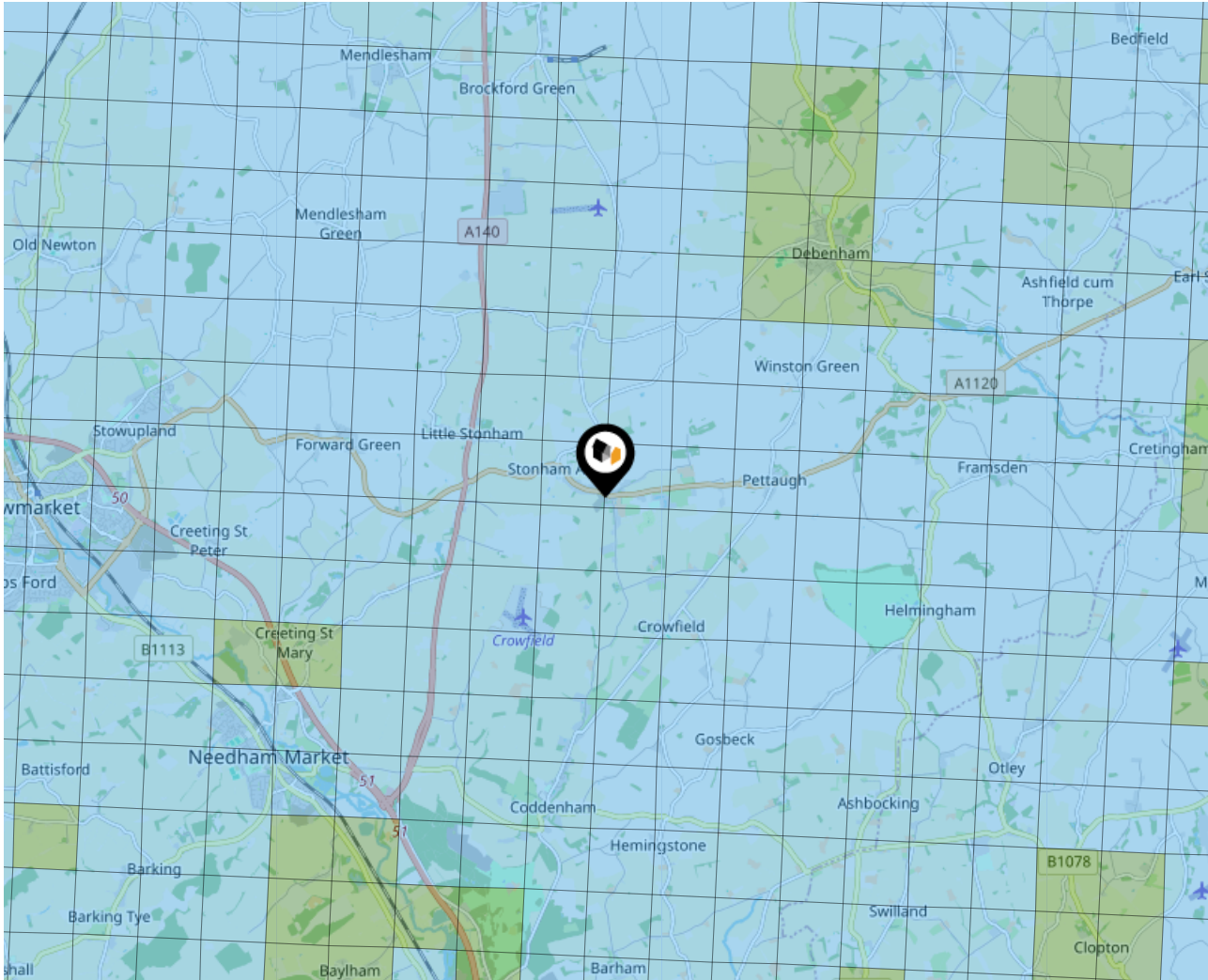
- | | |
|----|---------------------------------------|
| 1 | Stonham Ward |
| 2 | Needham Market Ward |
| 3 | Claydon & Barham Ward |
| 4 | Debenham Ward |
| 5 | Mendlesham Ward |
| 6 | Stow Thorney Ward |
| 7 | Combs Ford Ward |
| 8 | St. Peter's Ward |
| 9 | Haughley, Stowupland & Wetherden Ward |
| 10 | Chilton Ward |

Environment

Radon Gas

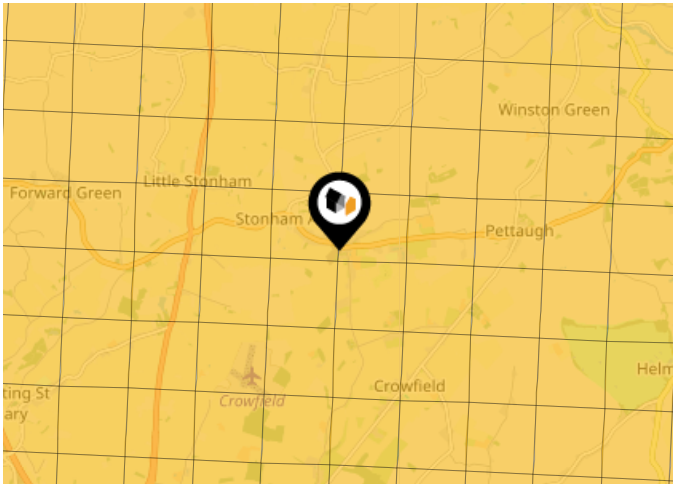
What is Radon?

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)

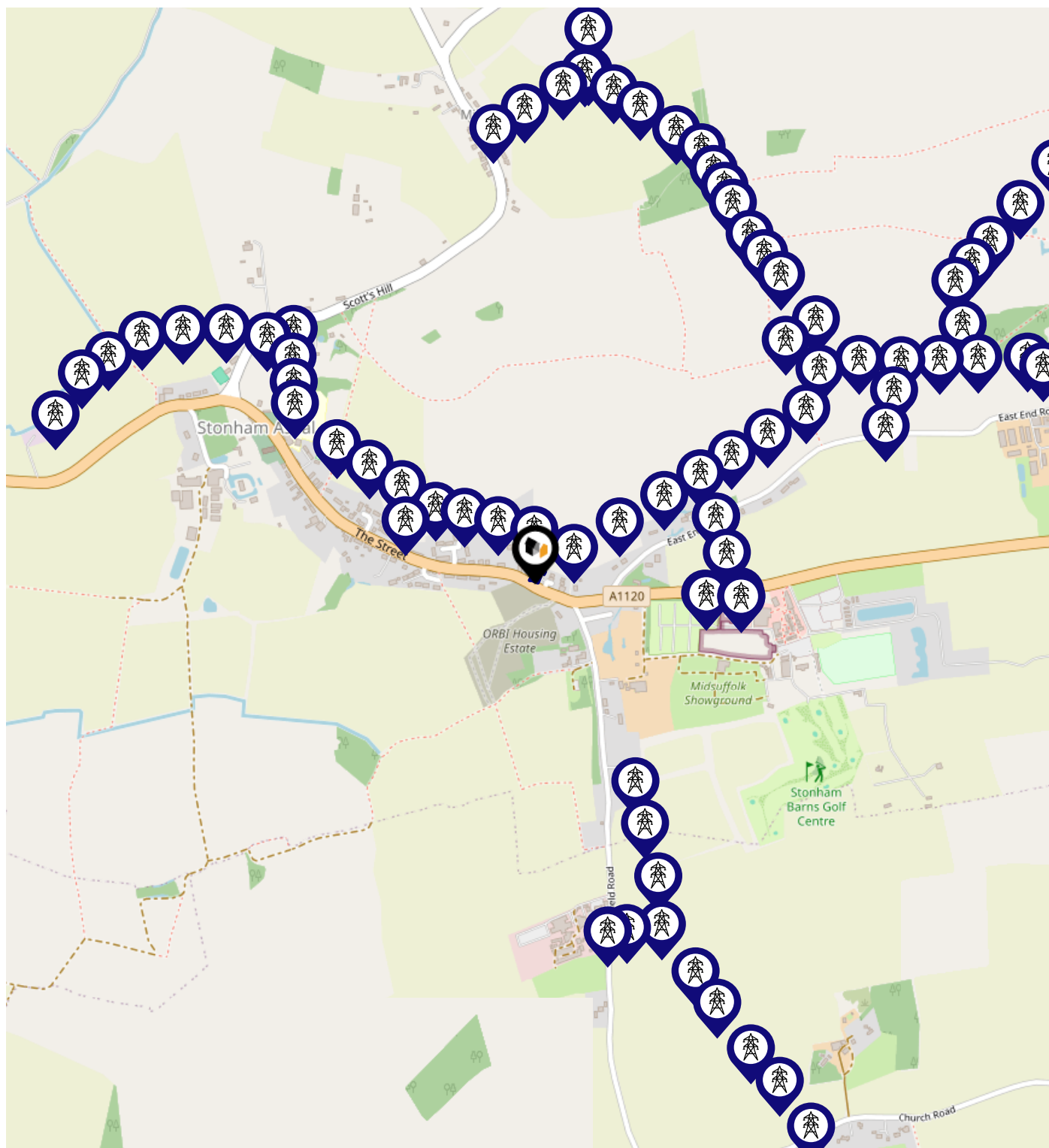
| | | | |
|-------------------------------|------------------------------------|----------------------|--|
| Carbon Content: | VARIABLE | Soil Texture: | LOAM TO CLAYEY LOAM, LOCALLY CHALKY |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY)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



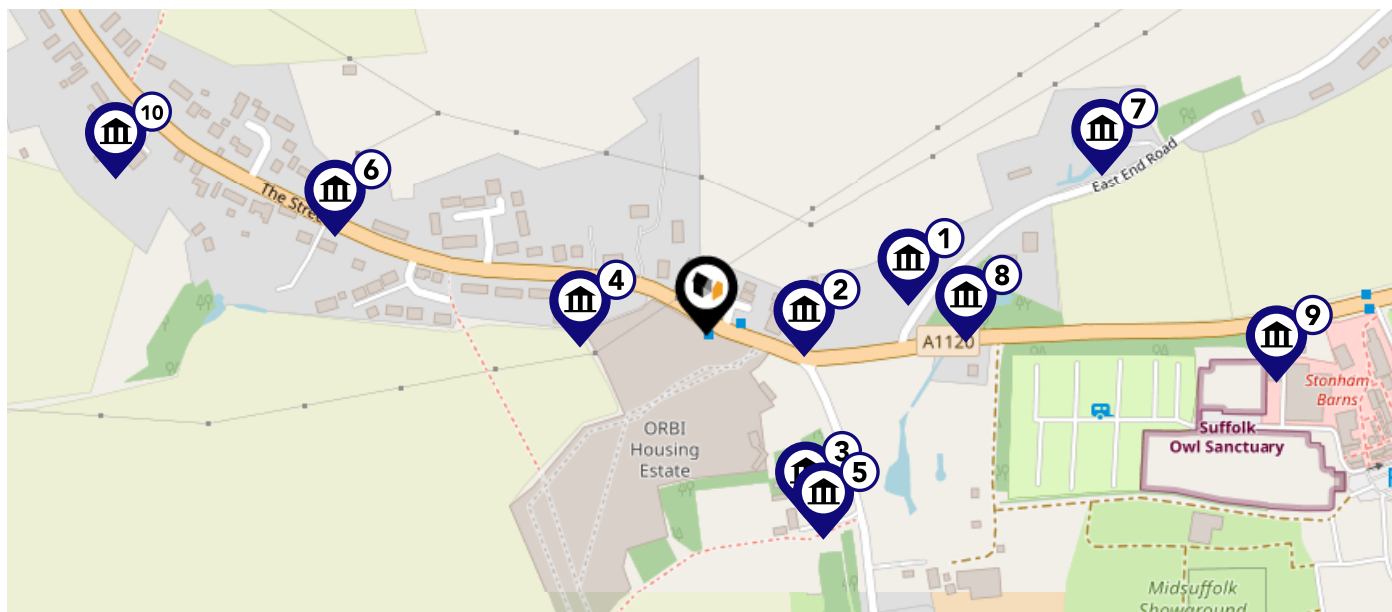
Key:











-  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...

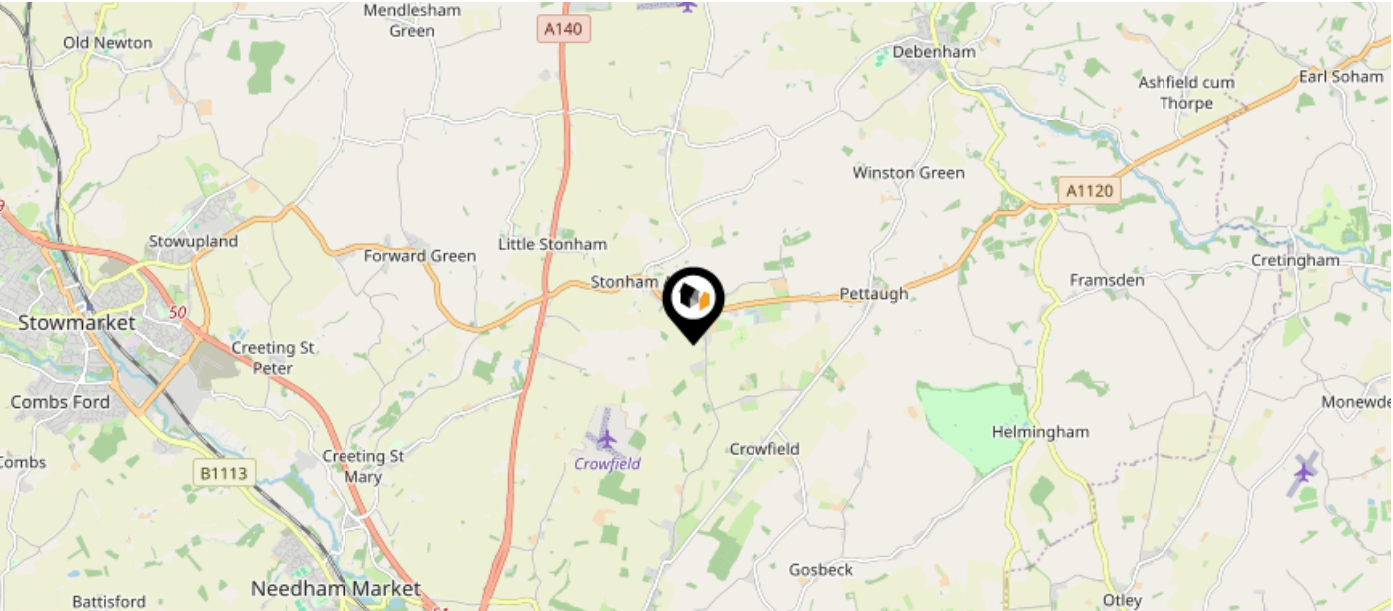


| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 1352090 - Ushers House | Grade II | 0.1 miles |
|  | 1033173 - Garden Cottage | Grade II | 0.1 miles |
|  | 1033168 - Chevers Farmhouse | Grade II | 0.1 miles |
|  | 1352055 - Ponds Cottage | Grade II | 0.1 miles |
|  | 1183283 - Barn Aligned North South 30 Metres South East Of Chevers Farmhouse | Grade II | 0.1 miles |
|  | 1283867 - Orchard Farmhouse | Grade II | 0.2 miles |
|  | 1183314 - Longlands Hall | Grade II | 0.2 miles |
|  | 1284037 - Old School House | Grade II | 0.2 miles |
|  | 1033174 - Brambly Hedge | Grade II | 0.3 miles |
|  | 1033178 - Auberies | Grade II | 0.3 miles |

Maps

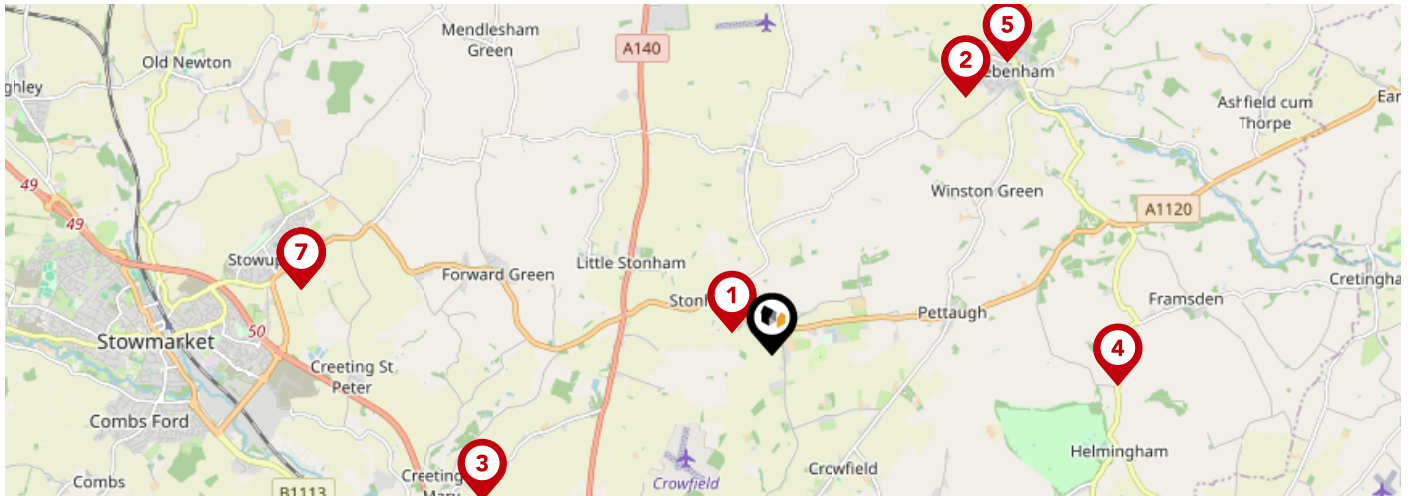
Green Belt

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

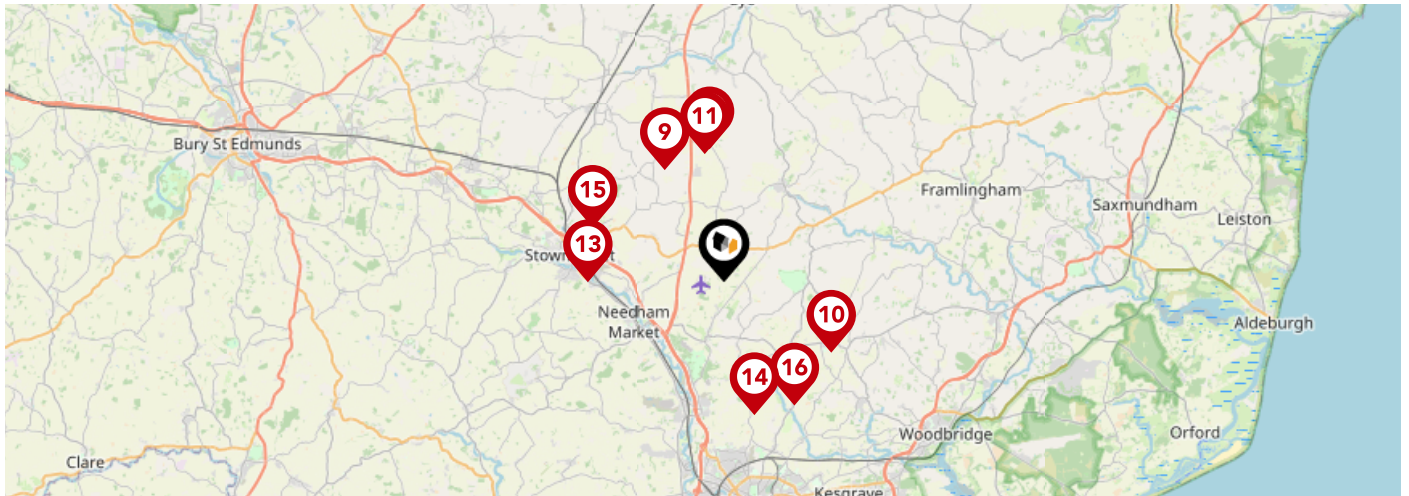










Nearby Green Belt Land

No data available.



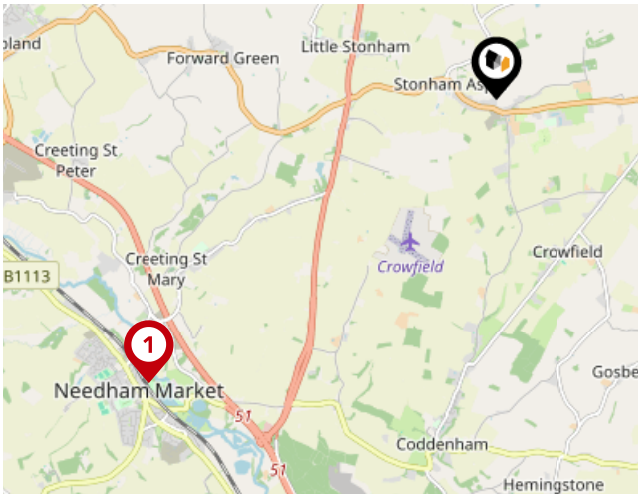
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:0.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Debenham High School Ofsted Rating: Good Pupils: 687 Distance:2.94 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Helmingham Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 26 Distance:3.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:3.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:4.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:4.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:4.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Otley Primary School Ofsted Rating: Requires improvement Pupils: 48 Distance:4.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.85 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:4.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Henley Primary School Ofsted Rating: Outstanding Pupils: 99 Distance:4.99 | <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:5.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Witnesham Primary School Ofsted Rating: Good Pupils: 90 Distance:5.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

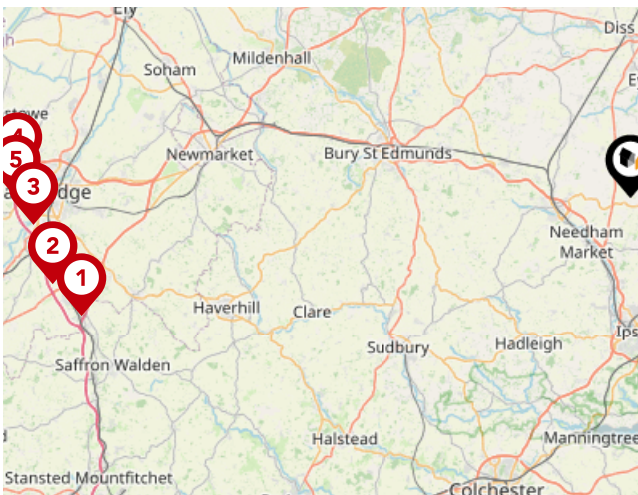
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|----------|-----------|------------|
| 1 | Entrance | 4.07 miles |
| 2 | Entrance1 | 7.69 miles |
| 3 | Entrance1 | 5.5 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|----------|---------|-------------|
| 1 | M11 J9 | 41 miles |
| 2 | M11 J10 | 42.56 miles |
| 3 | M11 J11 | 43.58 miles |
| 4 | M11 J13 | 44.62 miles |
| 5 | M11 J12 | 44.74 miles |

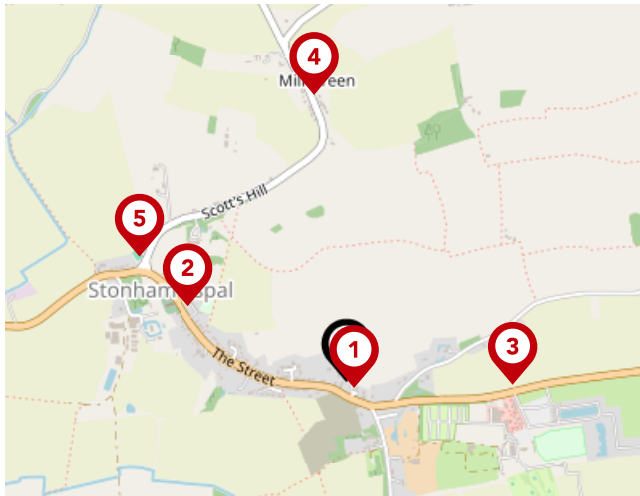


Airports/Helipads

| Pin | Name | Distance |
|----------|-------------------------------|-------------|
| 1 | Norwich International Airport | 33.78 miles |
| 2 | Southend-on-Sea | 46.65 miles |
| 3 | Stansted Airport | 42.38 miles |
| 4 | Cambridge | 40.49 miles |

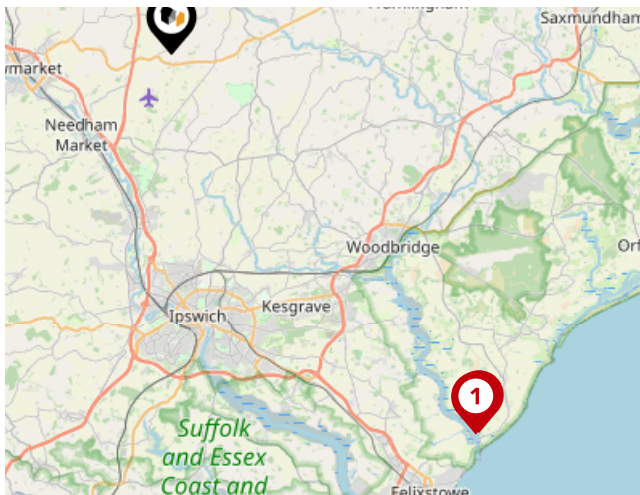
Area

Transport (Local)



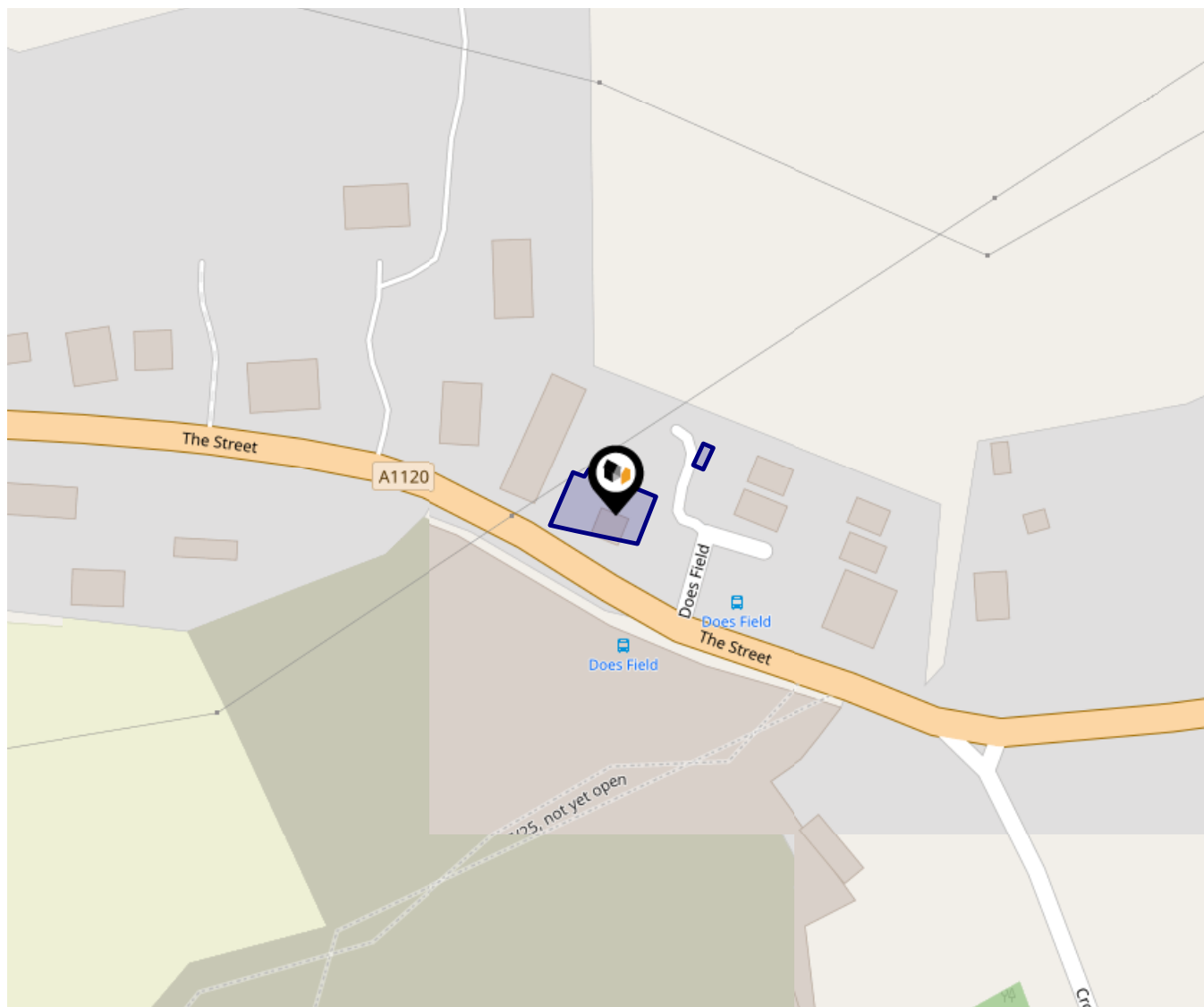
Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Does Field | 0.02 miles |
| 2 | Ten Bells | 0.4 miles |
| 3 | Stonham Barns | 0.38 miles |
| 4 | The Green | 0.65 miles |
| 5 | Pound Corner | 0.55 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Felixstowe for Bawdsey Ferry Landing | 17.77 miles |
| 2 | Bawdsey Ferry Landing | 17.8 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.

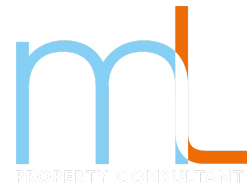


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ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

