

PROPERTY CONSULTANTS



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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 13<sup>th</sup> January 2026**



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

**ML Property**

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

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[mlproperty.co.uk](http://mlproperty.co.uk)



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# Property Overview



## Property

Type:	Detached	Last Sold Date:	09/02/2009
Bedrooms:	3	Last Sold Price:	£170,000
Floor Area:	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£157
Plot Area:	0.08 acres	Tenure:	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,208		
Title Number:	SK132045		
UPRN:	200003813886		

## 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 In Street



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**Decision:** Withdrawn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**Decision:** Withdrawn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

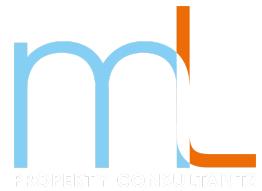
**Decision:** Granted

**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 In Street



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

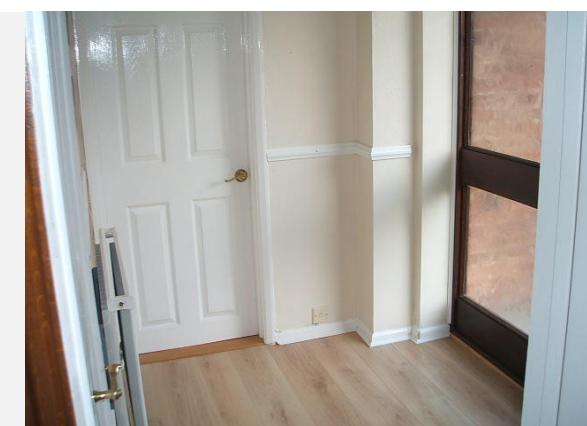
**Decision:** Granted

**Date:** 15th June 2022

**Description:**

Householder Application - Erection of garden room / office outbuilding

# Gallery Photos



# Gallery Photos



# 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	29   F	30   F
1-20	<b>G</b>		

# Property EPC - Additional Data



## Additional EPC Data

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

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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# Material Information



## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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## Gas Supply

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## Central Heating

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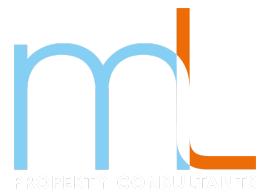
## Water Supply

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## Drainage

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# Disclaimer



## Important - Please read

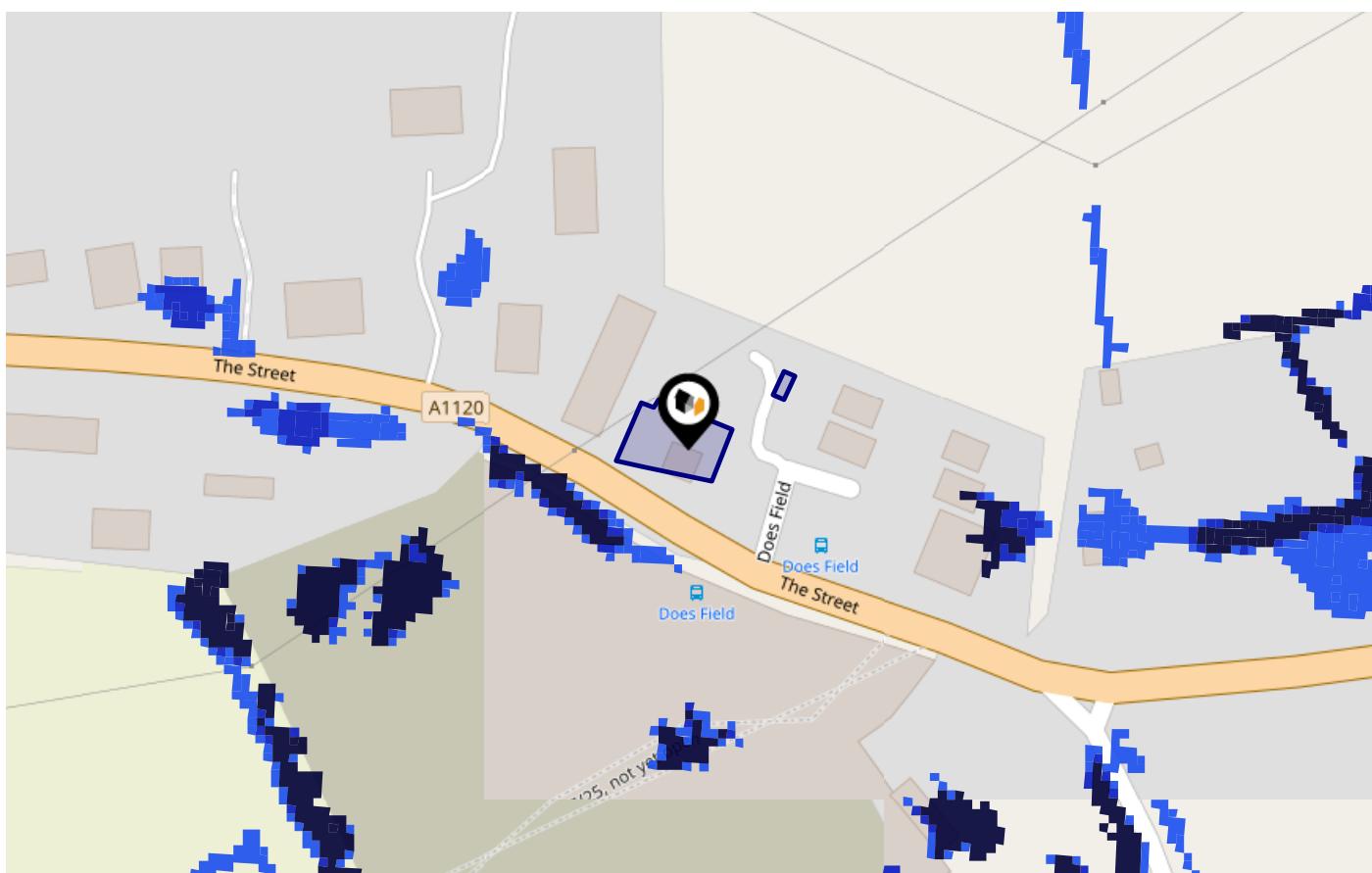
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# Flood Risk

## 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.

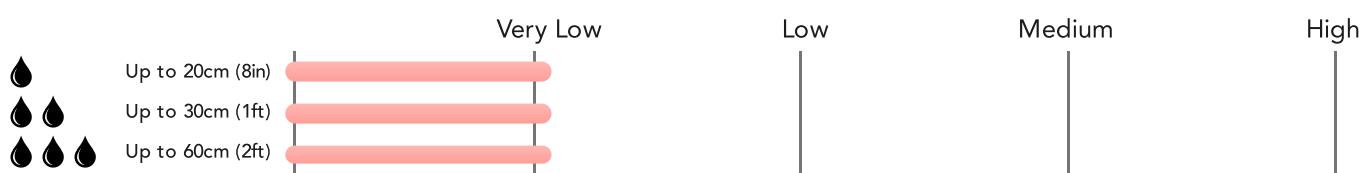


**Risk Rating: Very low**

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.

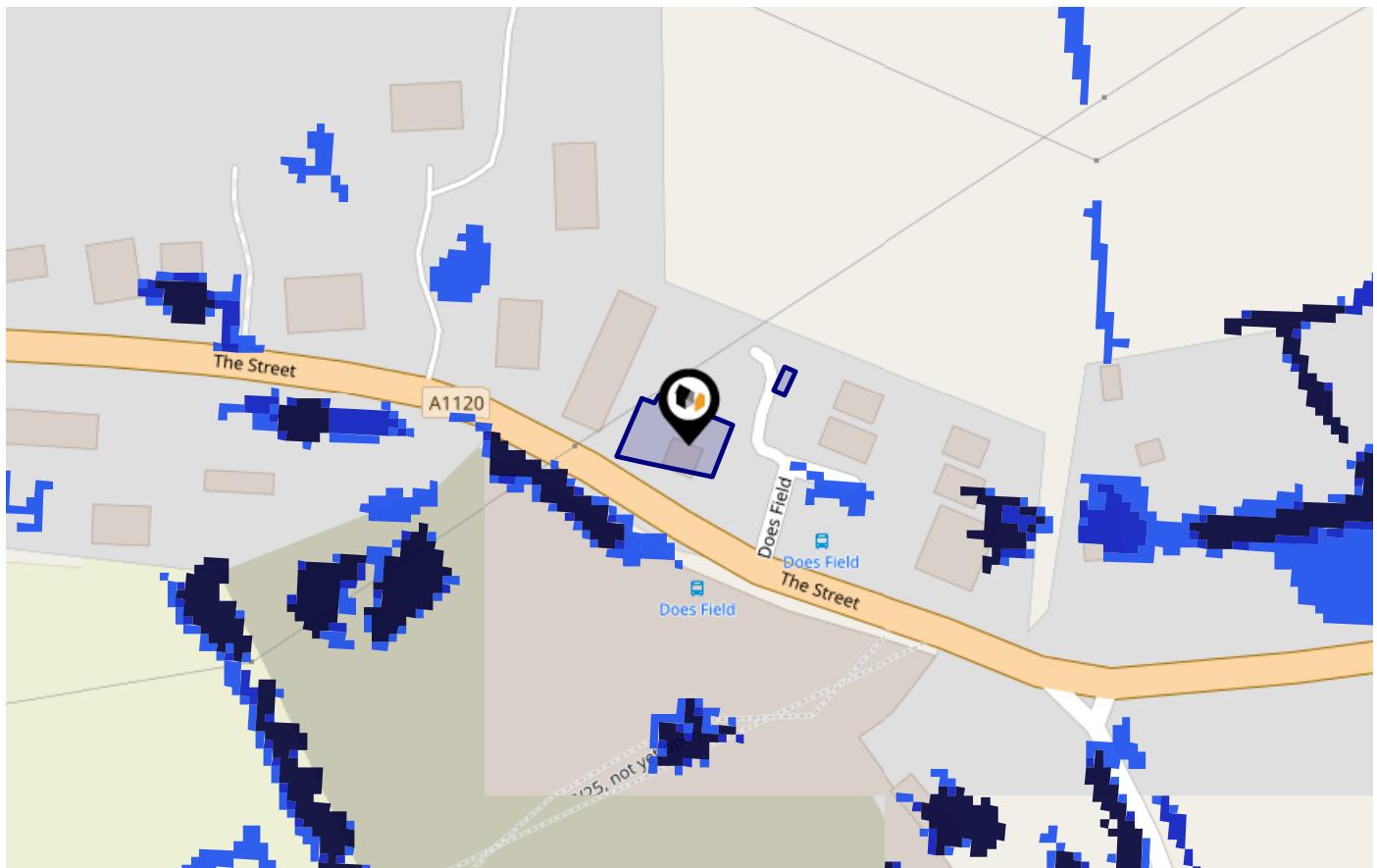
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

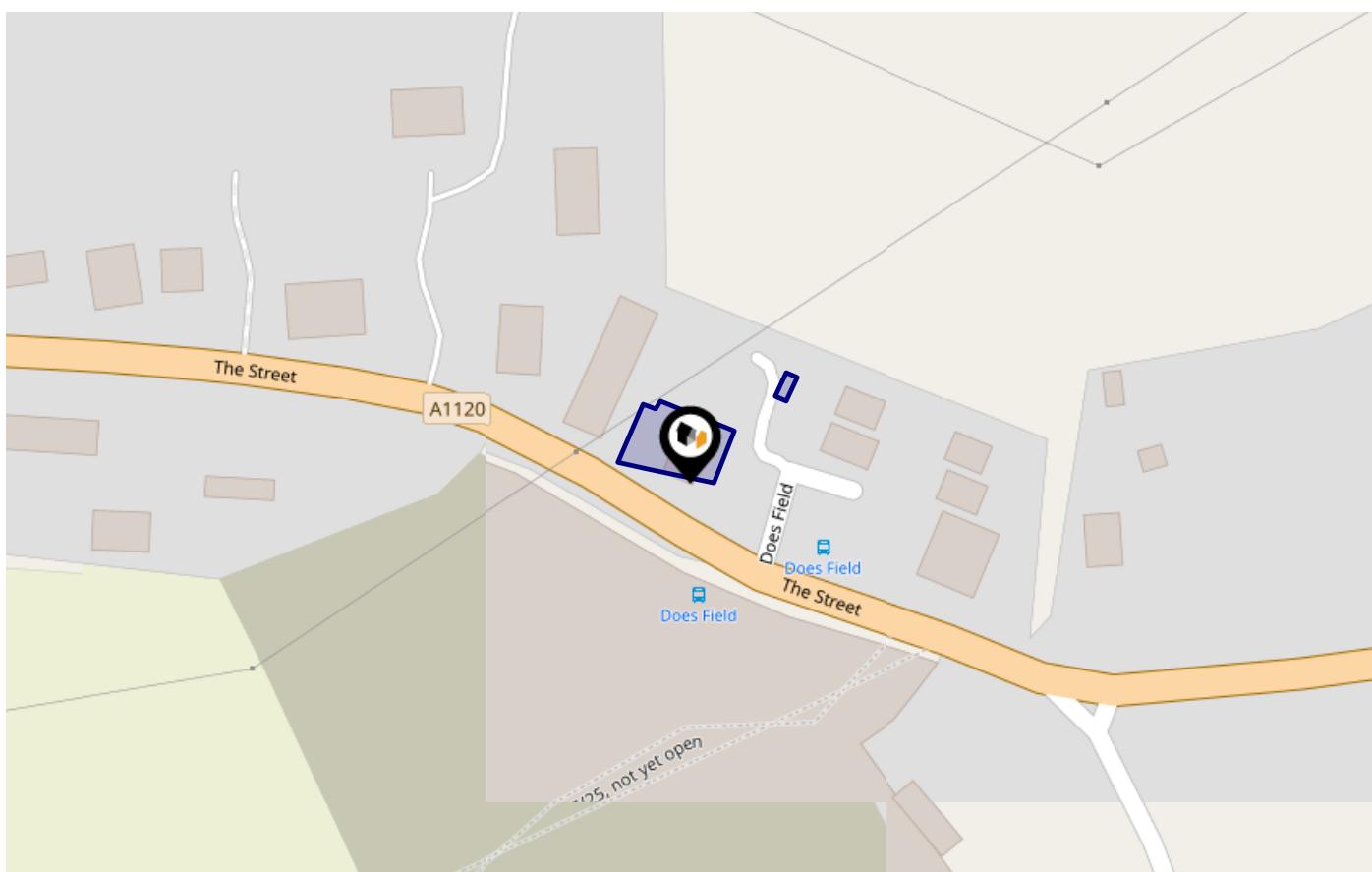


# Flood Risk

## 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.

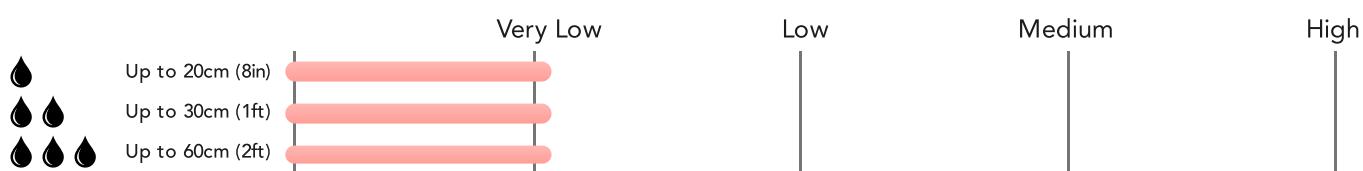


**Risk Rating: Very low**

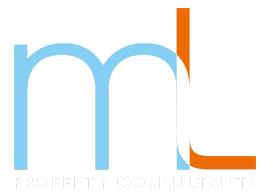
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

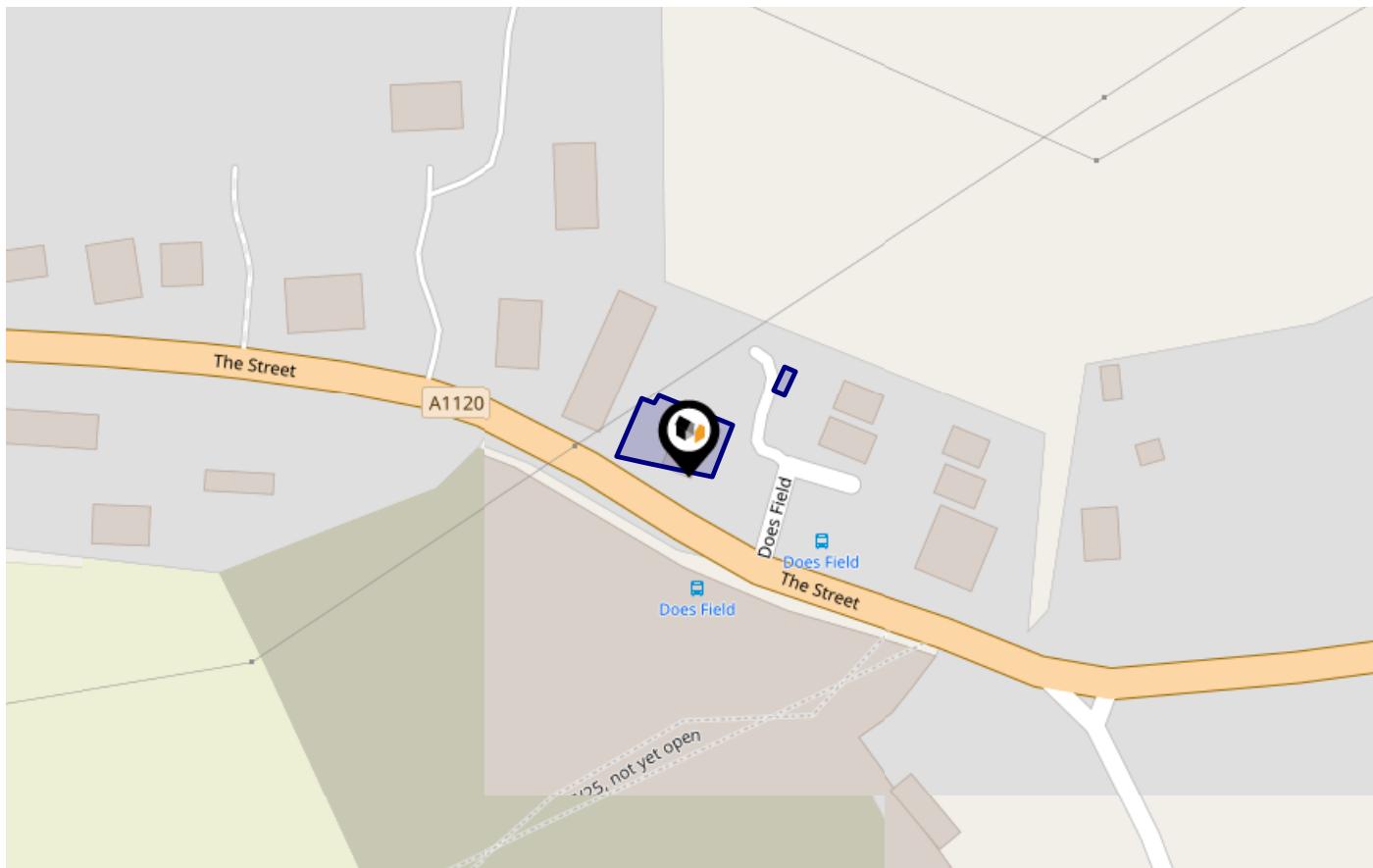
Chance of flooding to the following depths at this property:



# 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.
- 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:

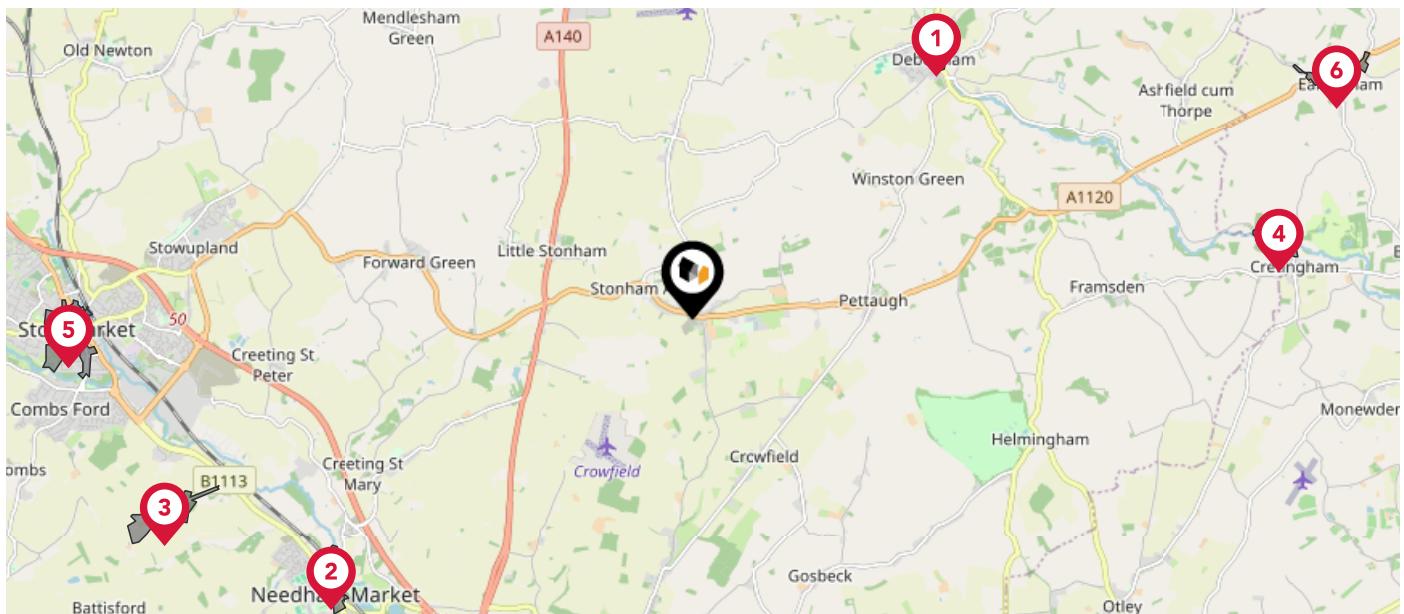


# Maps

## 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

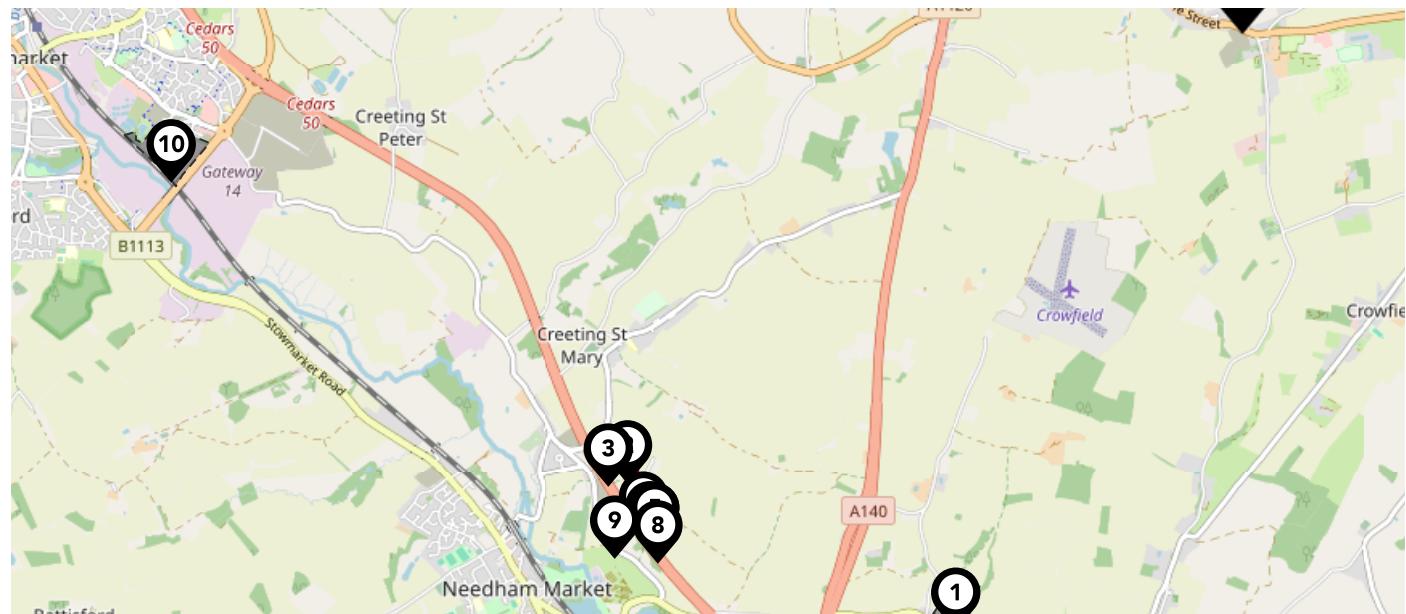
5 Stowmarket

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

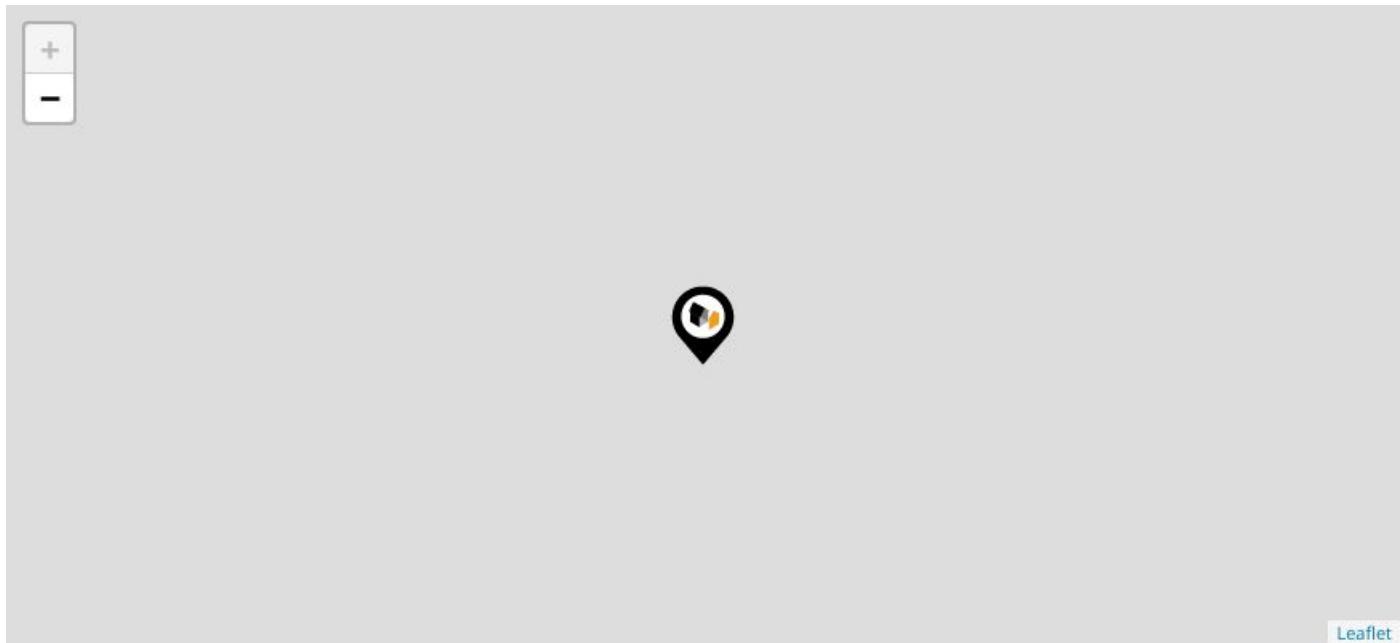
 1	Coddenham Landfill-The Hollows, Coddenham, Suffolk	Historic Landfill <input type="checkbox"/>
 2	EA/EPR/HP3595NX/A001	Active Landfill <input checked="" type="checkbox"/>
 3	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill <input type="checkbox"/>
 4	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill <input type="checkbox"/>
 5	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill <input type="checkbox"/>
 6	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill <input type="checkbox"/>
 7	Sally Woods Lane-Creeting St Mary	Historic Landfill <input type="checkbox"/>
 8	EA/EPR/CP3795NU/A001	Active Landfill <input checked="" type="checkbox"/>
 9	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill <input type="checkbox"/>
 10	Needham Road-Needham 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

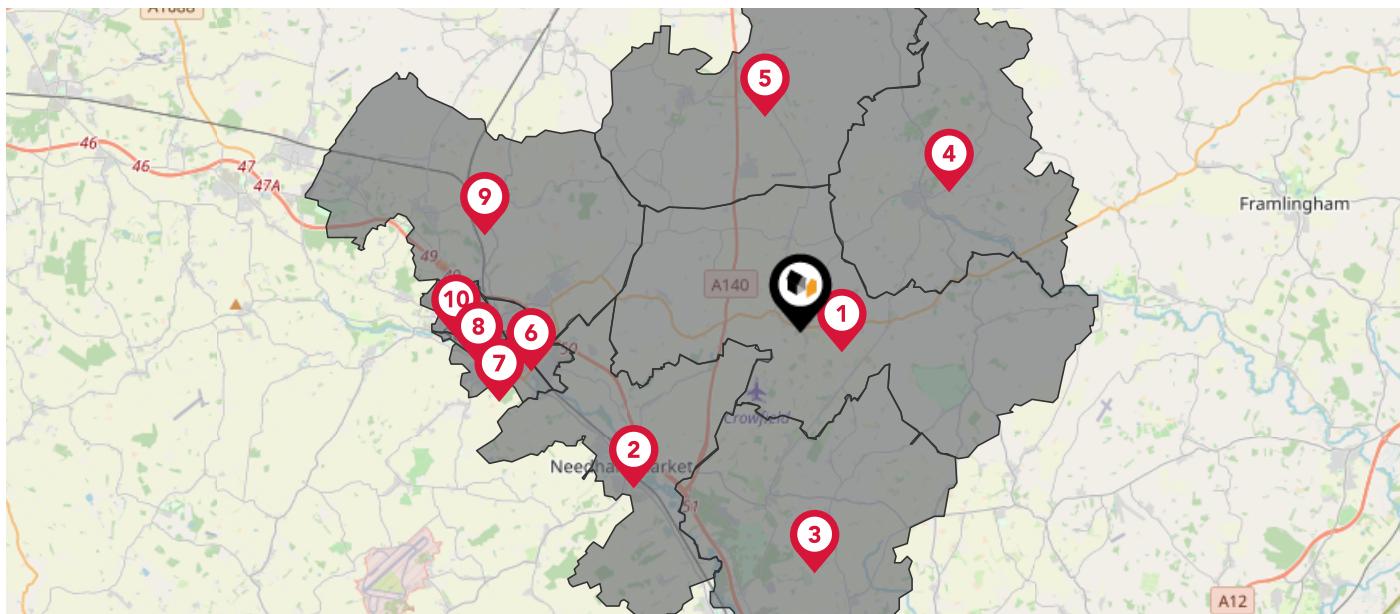
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

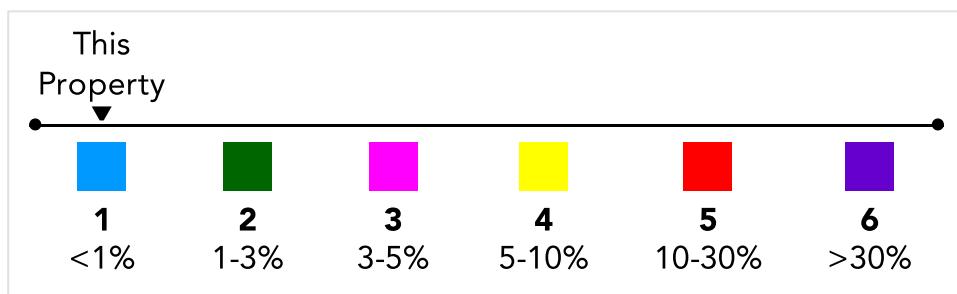
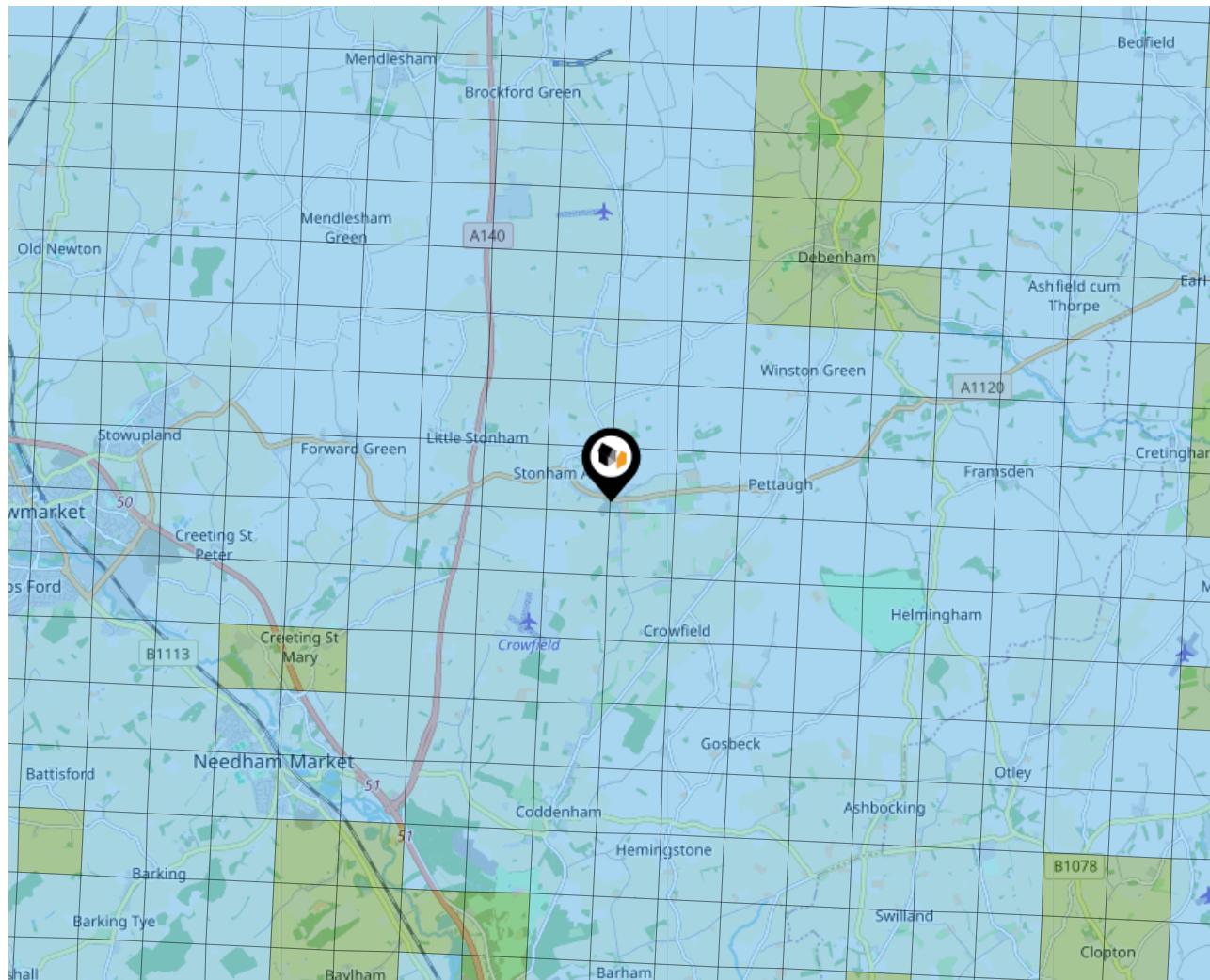
-  1 Stonham Ward
-  2 Needham Market Ward
-  3 Claydon & Barham Ward
-  4 Debenham Ward
-  5 Mendlesham Ward
-  6 Stow Thorne Ward
-  7 Combs Ford Ward
-  8 St. Peter's Ward
-  9 Haughley, Stowupland & Wetherden Ward
-  10 Chilton Ward

# 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/m<sup>3</sup>).

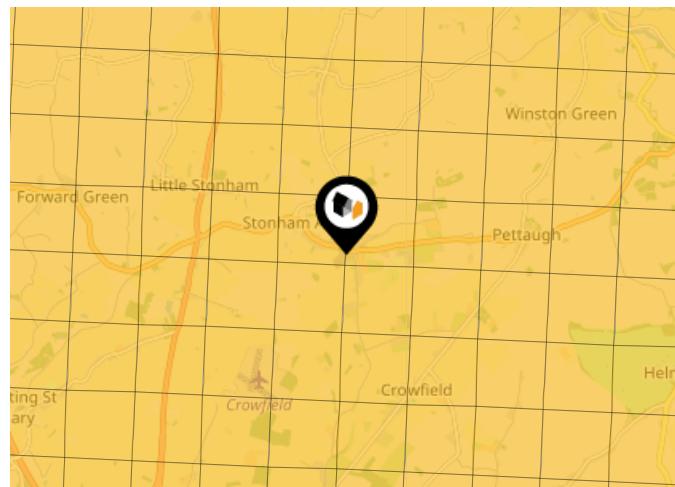


# Environment Soils & Clay



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

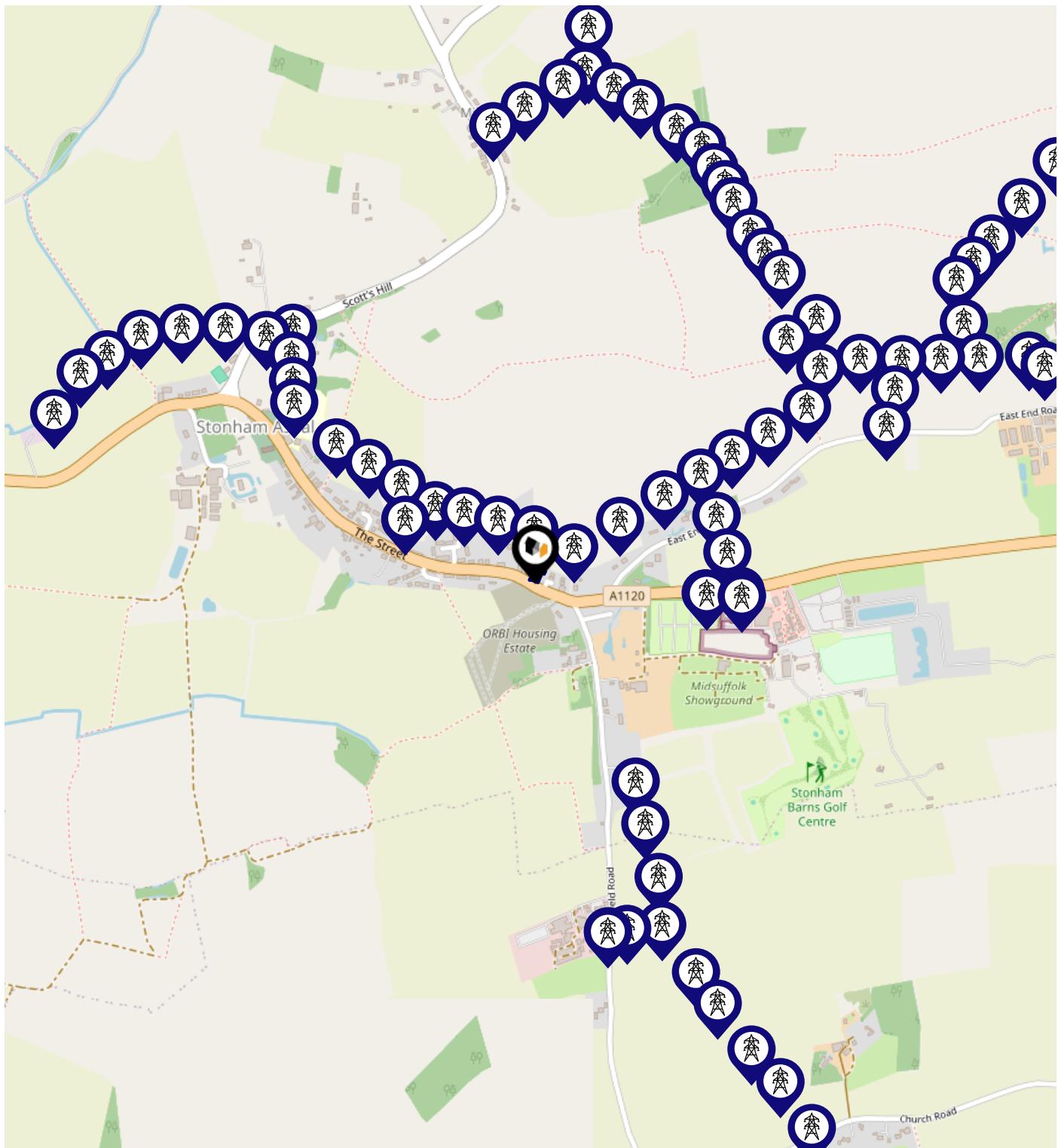
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM,
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	LOCALLY CHALKY
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		DEEP



## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	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...



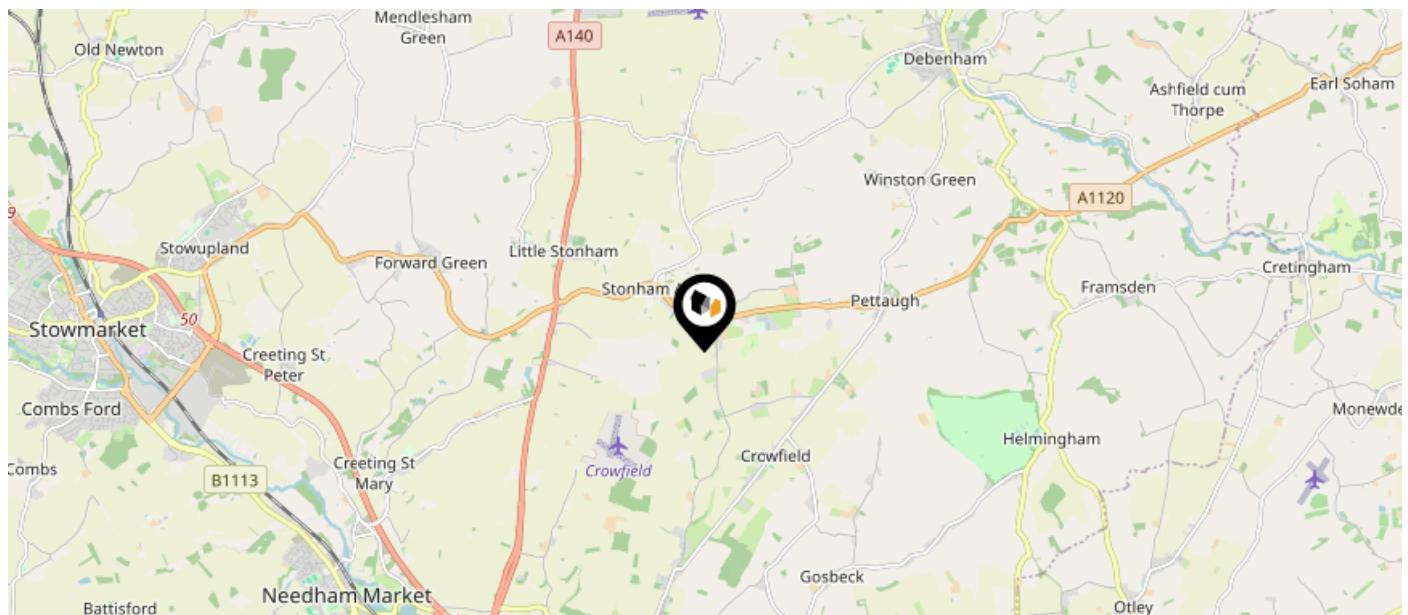
Listed Buildings in the local district	Grade	Distance
 1352090 - Ushers House	Grade II	0.1 miles
 1033173 - Garden Cottage	Grade II	0.1 miles
 1033168 - Chevers Farmhouse	Grade II	0.1 miles
 1352055 - Ponds Cottage	Grade II	0.1 miles
 1183283 - Barn Aligned North South 30 Metres South East Of Chevers 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



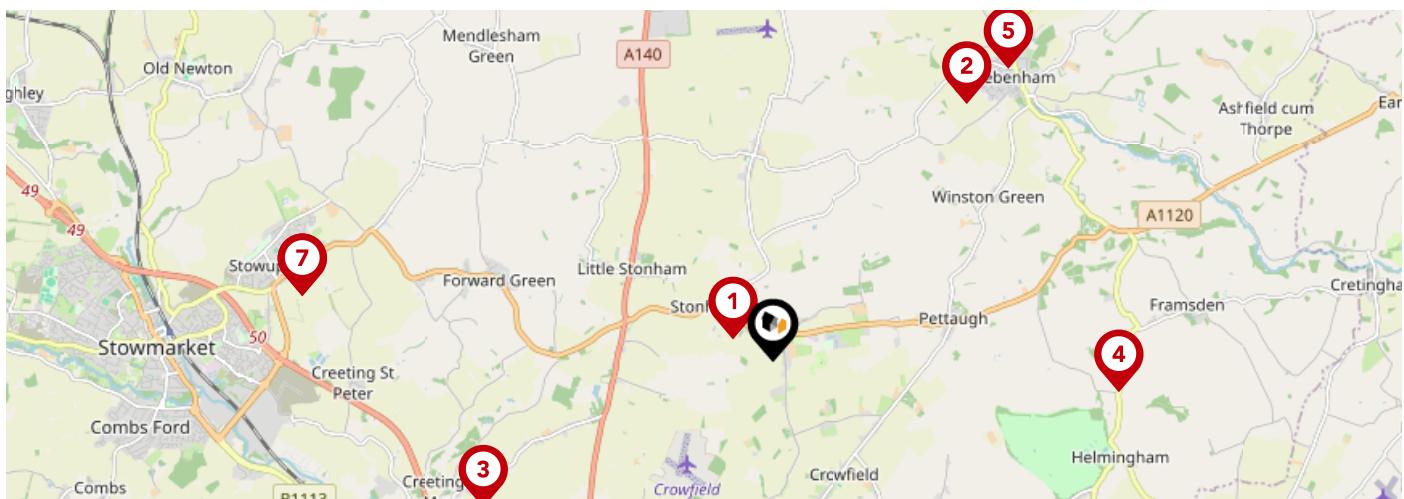
This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

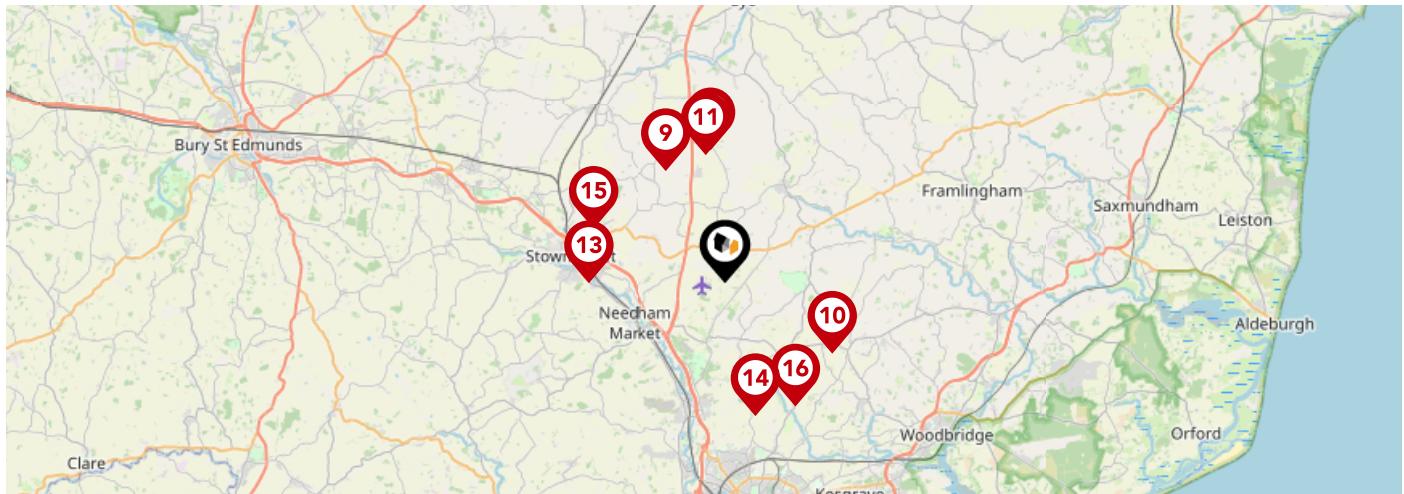
No data available.

# Area Schools



		Nursery	Primary	Secondary	College	Private
1	<b>Stonham Aspal Church of England Voluntary Aided Primary School</b> 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	<b>Debenham High School</b> 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	<b>Creeting St Mary Church of England Voluntary Aided Primary School</b> 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	<b>Helmingham Primary School and Nursery</b> 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	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> 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	<b>Freeman Community Primary School</b> 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	<b>Stowupland High School</b> 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	<b>Bosmere Community Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Mendlesham Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 118   Distance:4.6					
	<b>Otley Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 48   Distance:4.7					
	<b>Wetheringsett Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 41   Distance:4.72					
	<b>Wetheringsett Manor School</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 62   Distance:4.85					
	<b>Cedars Park Community Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 363   Distance:4.93					
	<b>Henley Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 99   Distance:4.99					
	<b>Old Newton Church of England Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 83   Distance:5.16					
	<b>Witnesham Primary School</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 90   Distance:5.18					

# 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

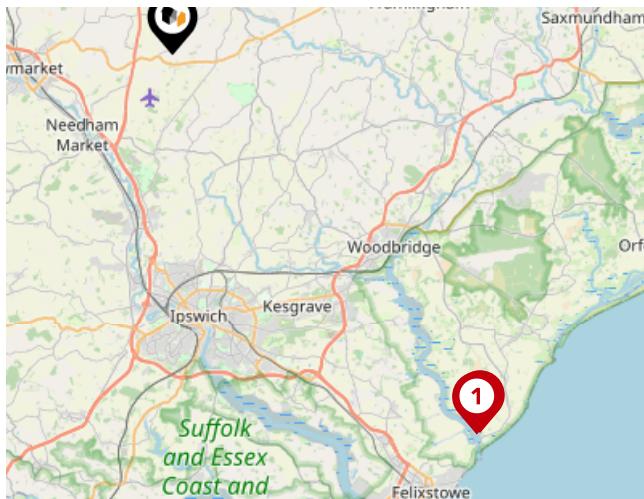
Pin	Name	Distance
1	Norwich International Airport	33.78 miles
2	Southend-on-Sea	46.65 miles
3	Stansted Airport	42.38 miles
4	Cambridge	40.49 miles

# Area Transport (Local)



## Bus Stops/Stations

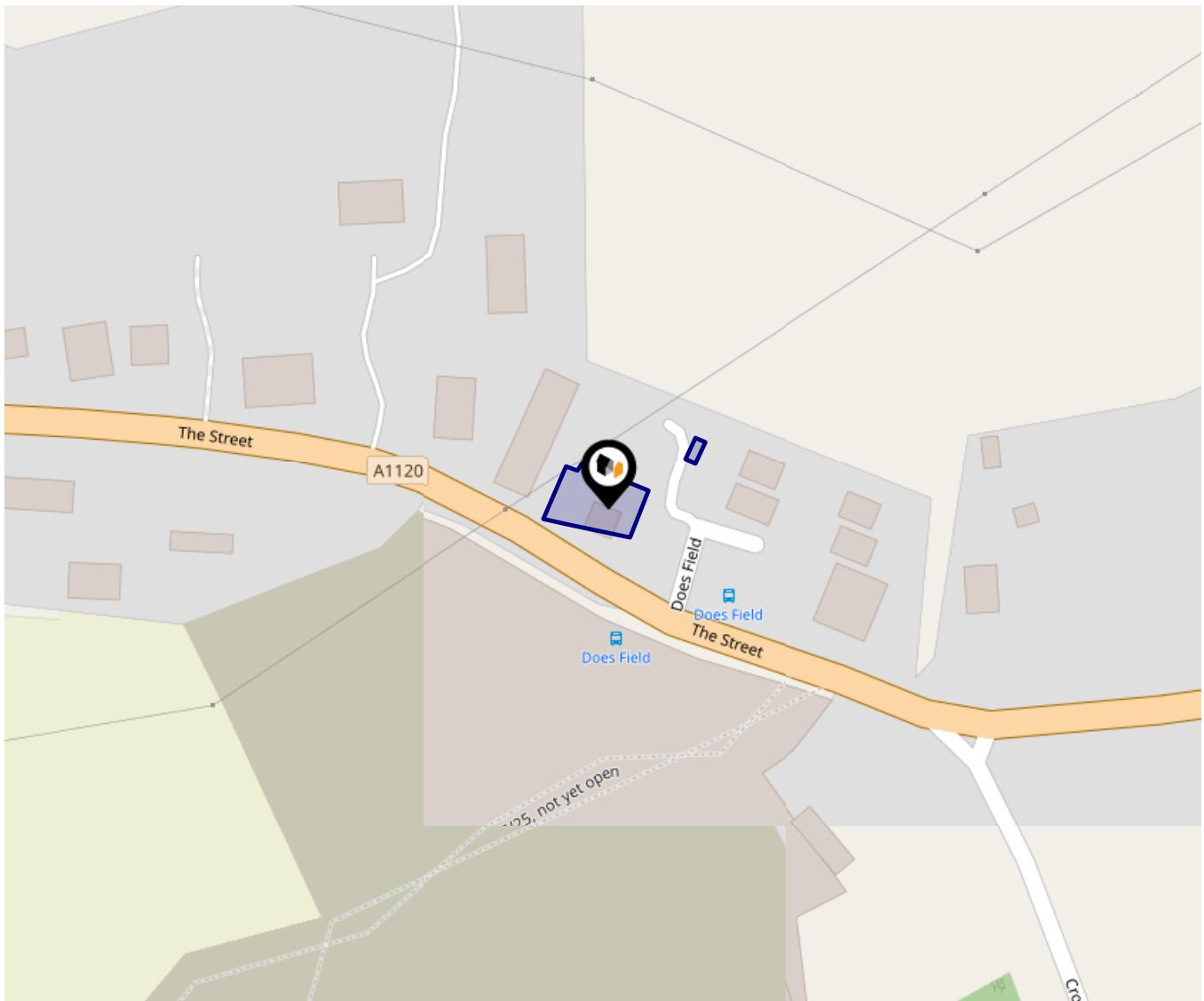
Pin	Name	Distance
1	Does Field	0.02 miles
2	Ten Bells	0.4 miles
3	Stonham Barns	0.38 miles
4	The Green	0.65 miles
5	Pound Corner	0.55 miles



## Ferry Terminals

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

# Local Area Road Noise



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.

Powered by

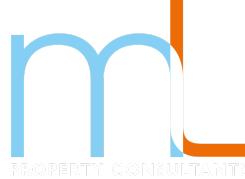


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