



See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 06th October 2026



21, WHATFIELD WAY, STOWMARKET, IP14 2RB

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

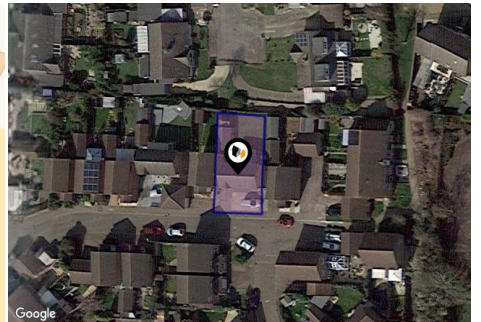
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	12/04/2019
Bedrooms:	4	Last Sold Price:	£256,000
Floor Area:	871 ft ² / 81 m ²	Last Sold £/ft²:	£293
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1991-1995	Latest FENSA Work:	19/02/2019 - 11 windows, 2 doors
Council Tax :	Band D		08/08/2003 - 11 windows, 2 doors
Annual Estimate:	£2,317		
Title Number:	SK106288		
UPRN:	100091096635		
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)

14
mb/s



80
mb/s



5000
mb/s



Mobile Coverage: (based on calls indoors)

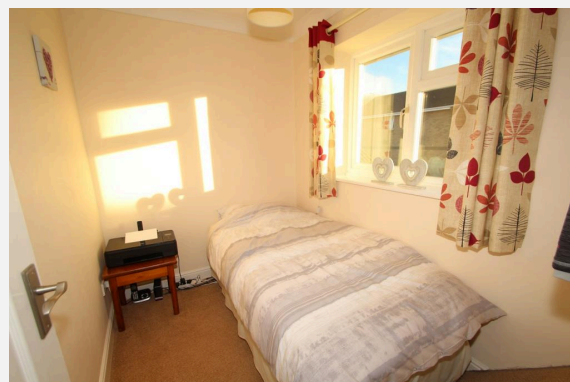


Satellite/Fibre TV Availability:



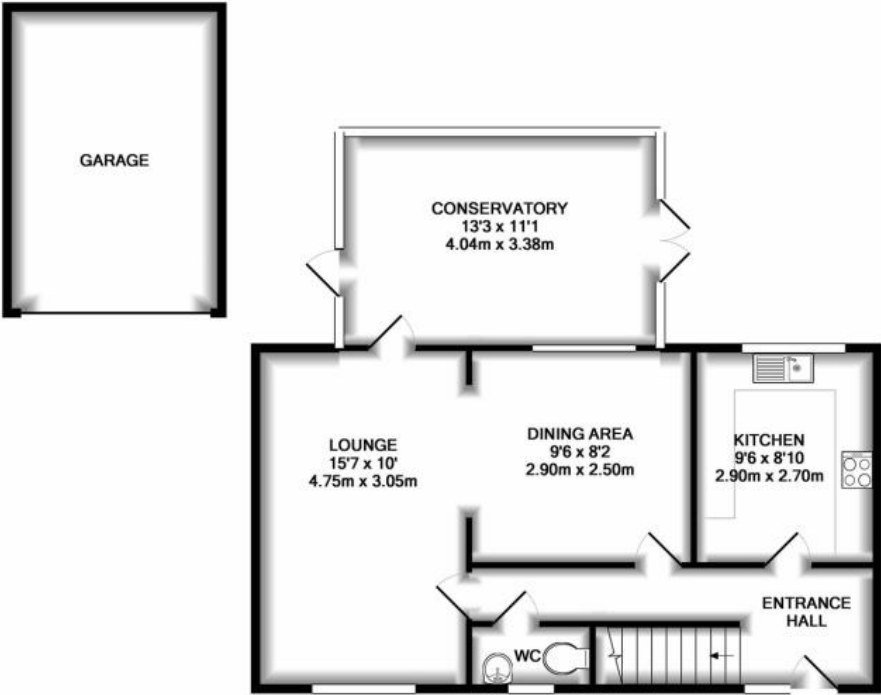
Planning records for: **2 Whatfield Way Stowmarket Suffolk IP14 2RB**

Reference - DC/19/02596	
Decision:	Granted
Date:	29th May 2019
Description:	Householder Planning Application - Erection of two storey side extension.





21, WHATFIELD WAY, STOWMARKET, IP14 2RB



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

Property EPC - Certificate

21, Whatfield Way, IP14 2RB

Energy rating

D

Valid until 18.01.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

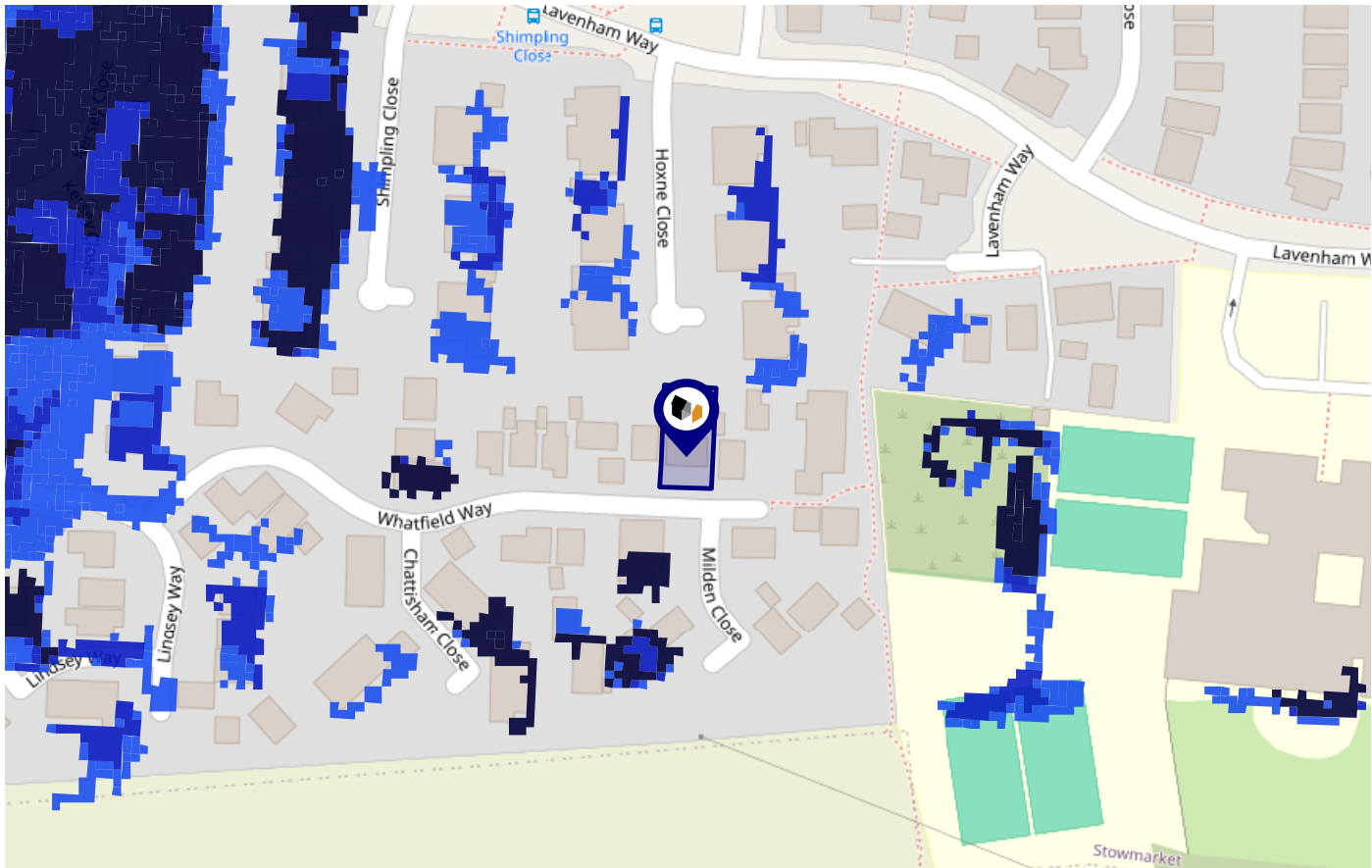
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 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.

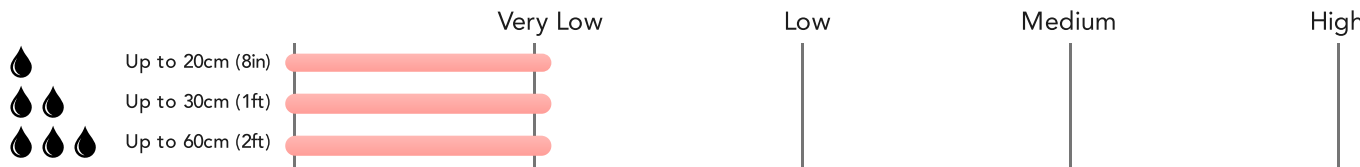


Risk Rating: Very low

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.

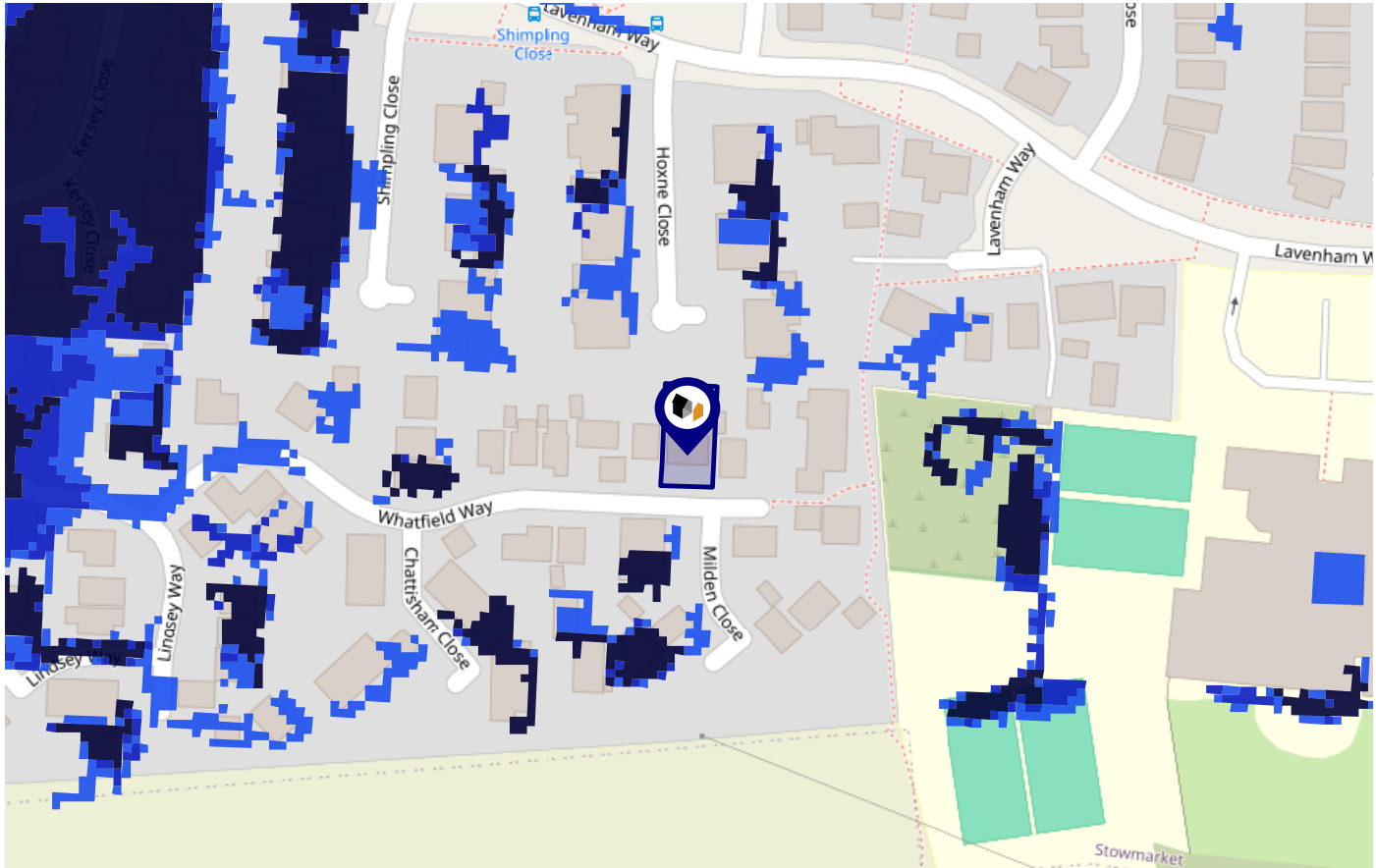
Chance of flooding to the following depths at this property:



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.

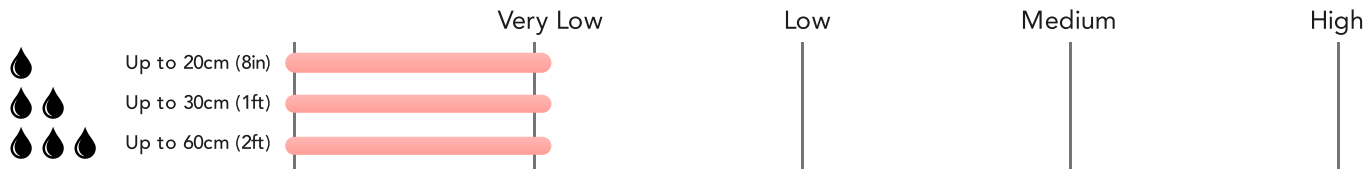


Risk Rating: Very low

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.

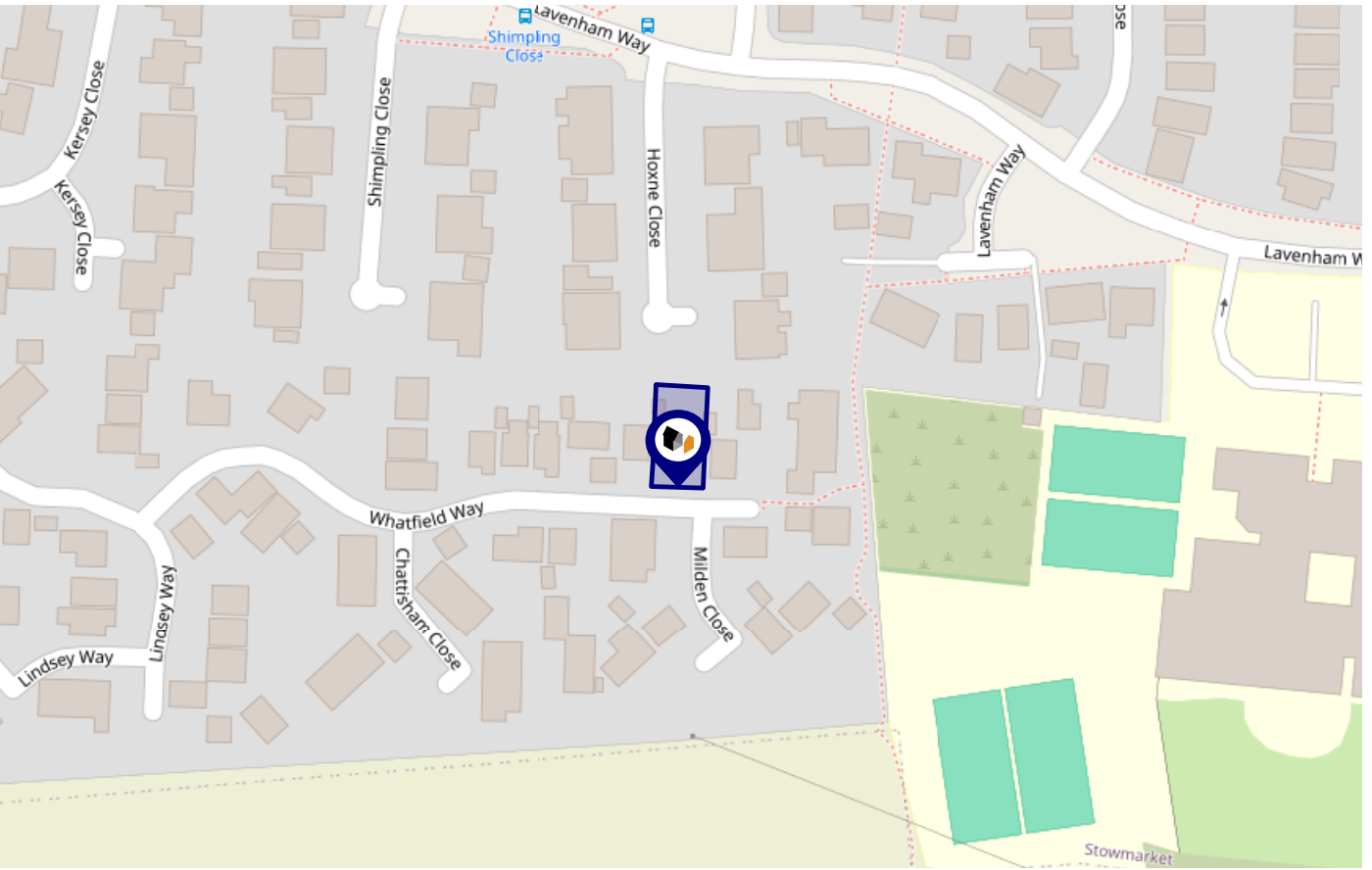
Chance of flooding to the following depths at this property:



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.

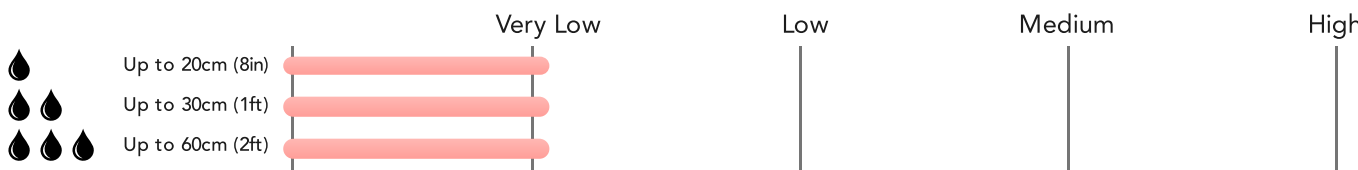


Risk Rating: Very low

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.

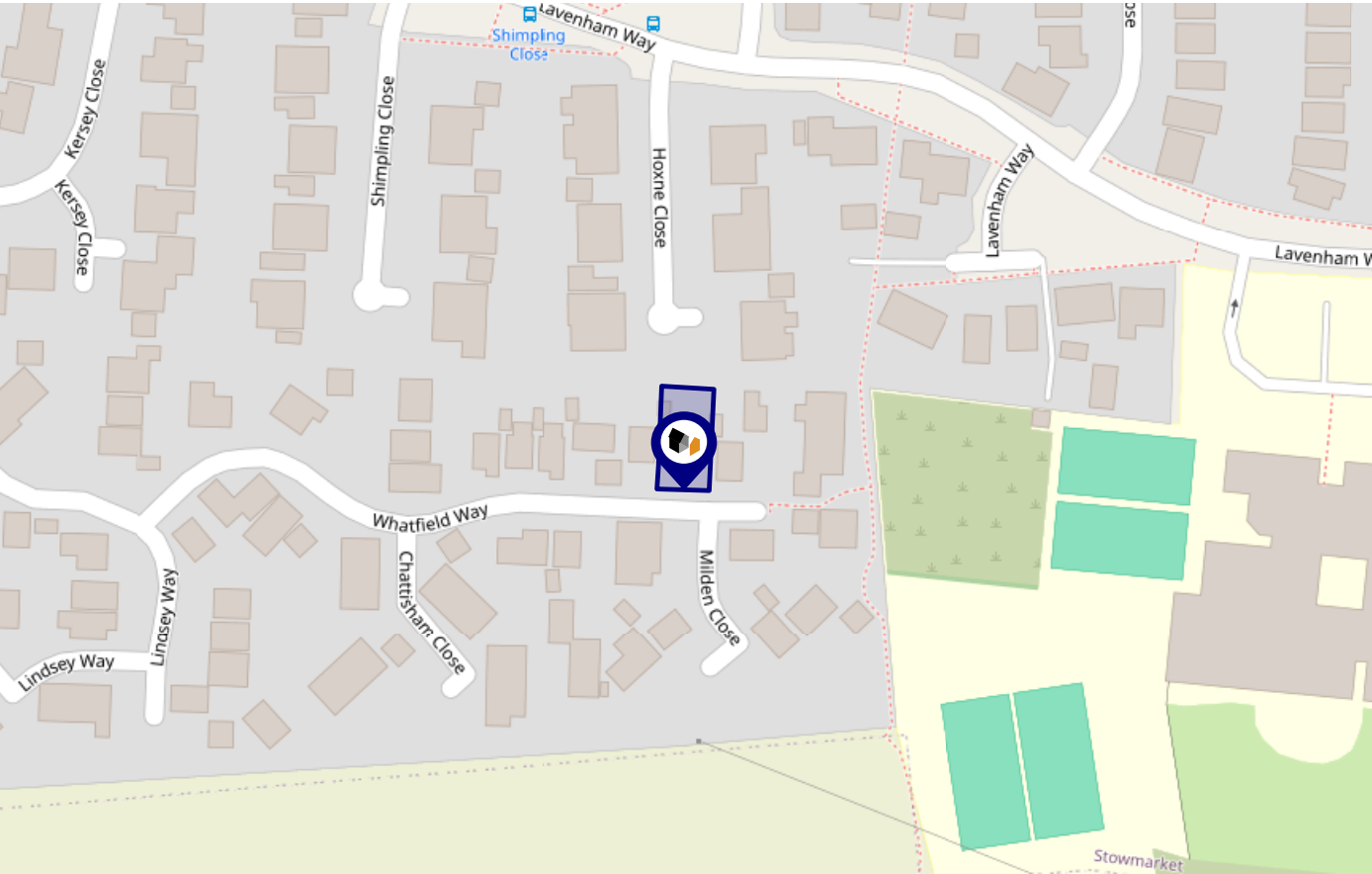
Chance of flooding to the following depths at this property:



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.

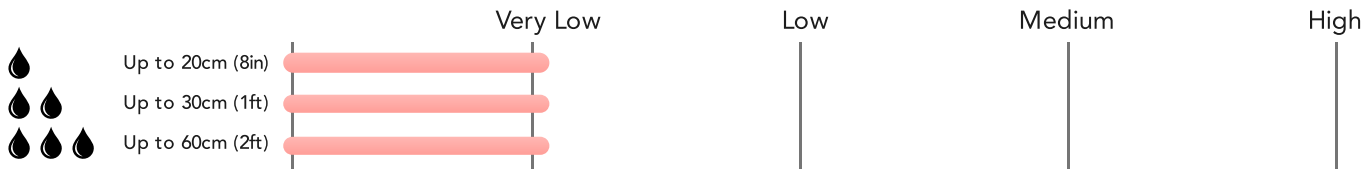


Risk Rating: Very low

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.
- 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.

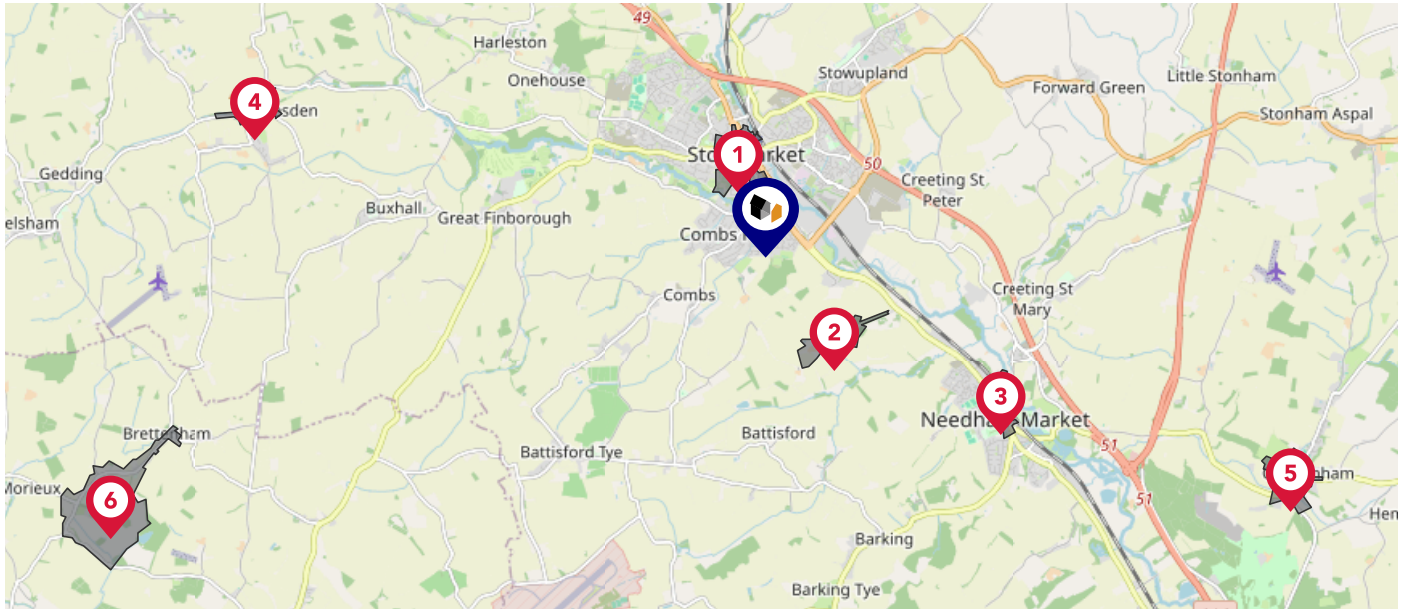
Chance of flooding to the following depths at this property:



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

Stowmarket

2

Badley

3

Needham Market

4

Rattlesden

5

Coddanham

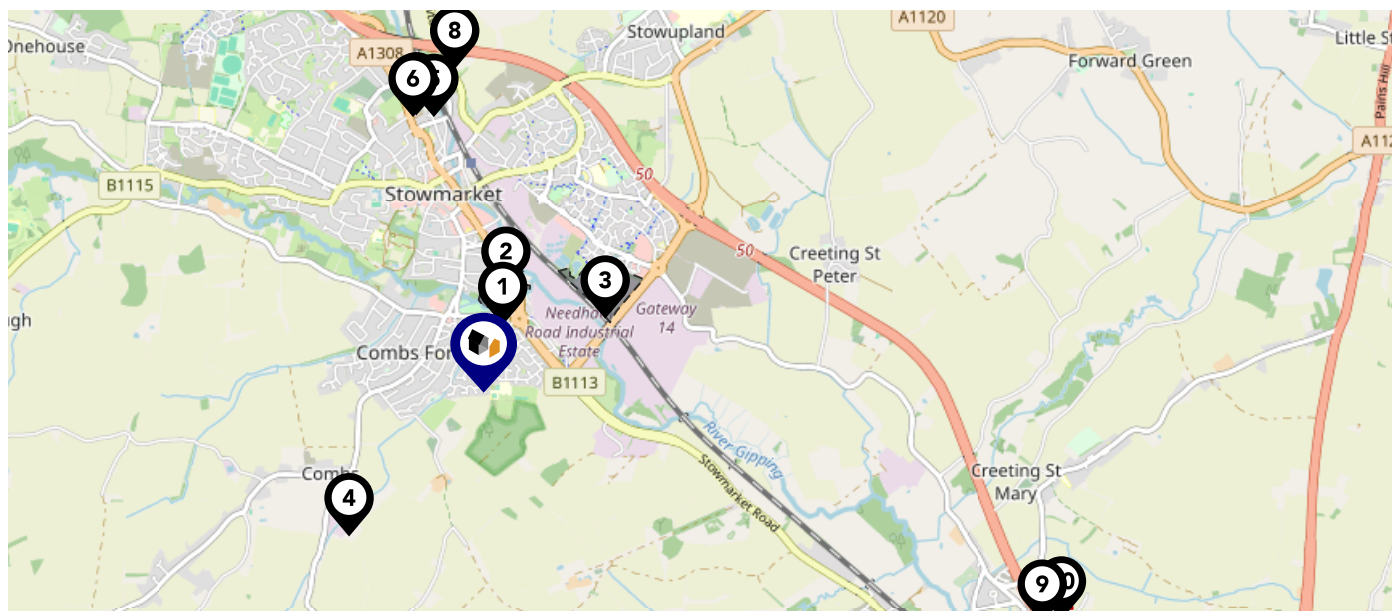
6

Brettenham

Maps

Landfill Sites

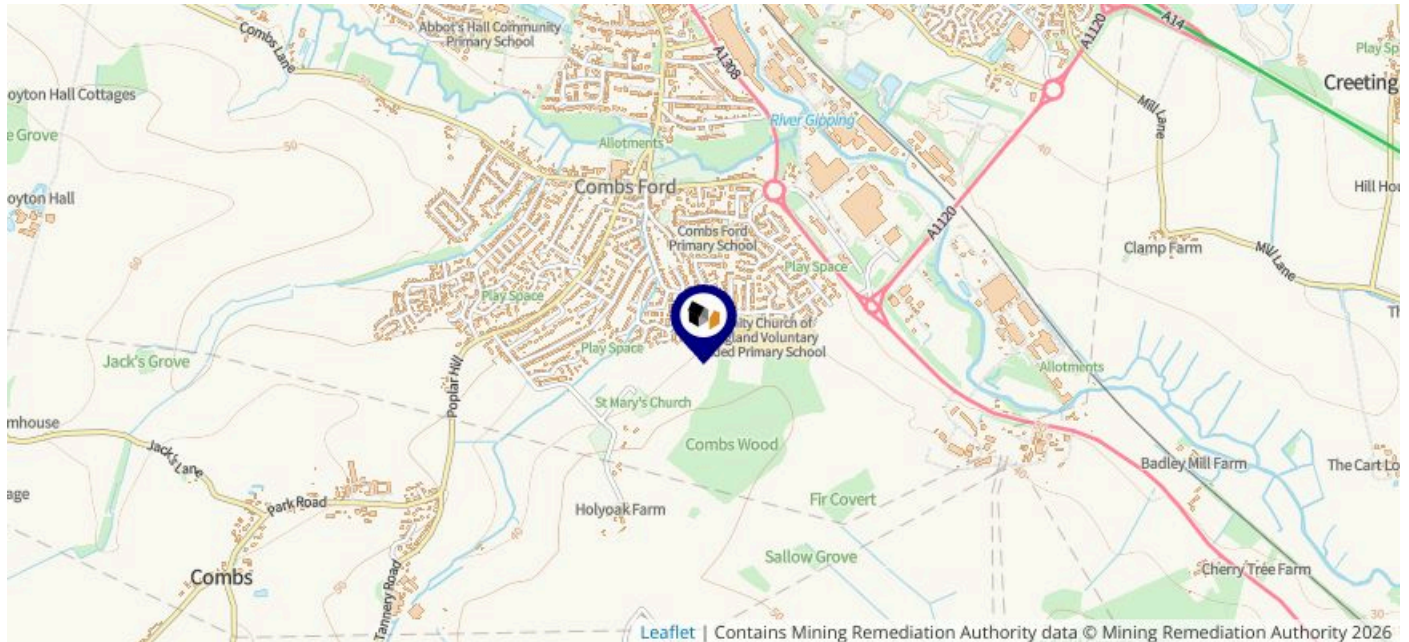
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Combs Tannery-Combs, Stowmarket	Historic Landfill
5	Newton Road-Newton Road, Stowupland	Historic Landfill
6	42 Bury Road-Stowmarket	Historic Landfill
7	Newton Road-Newton Road, Stowupland	Historic Landfill
8	Newton Road-Stowupland	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

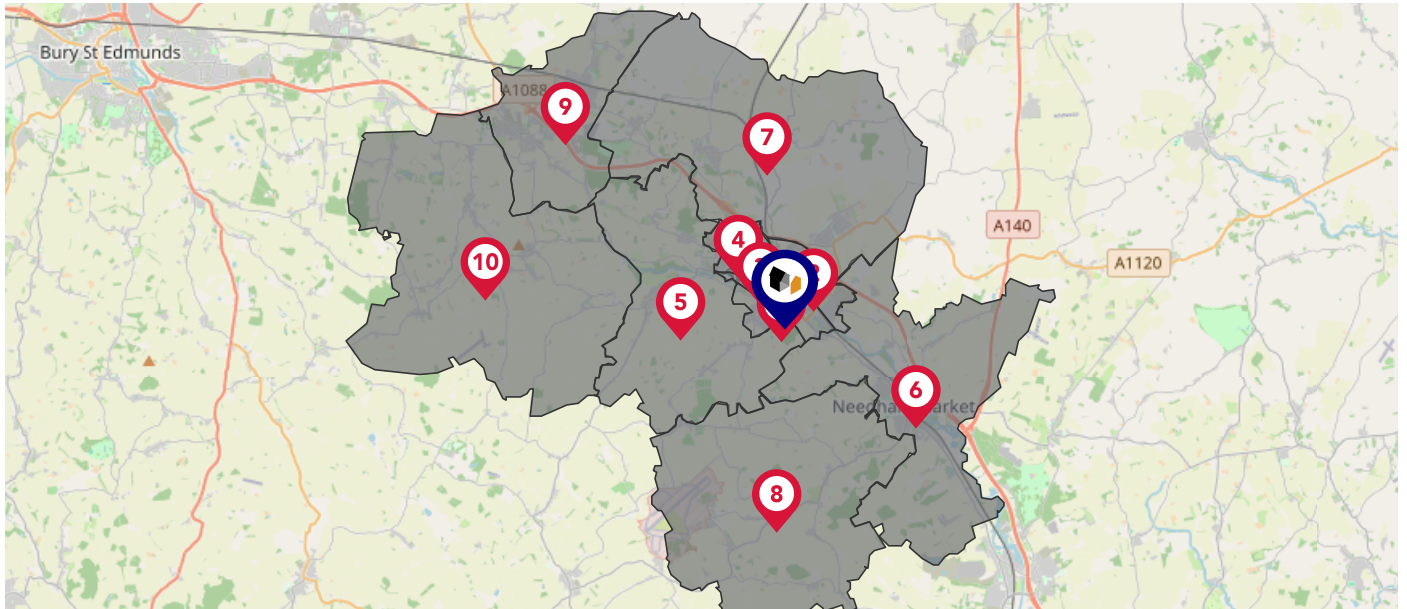
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

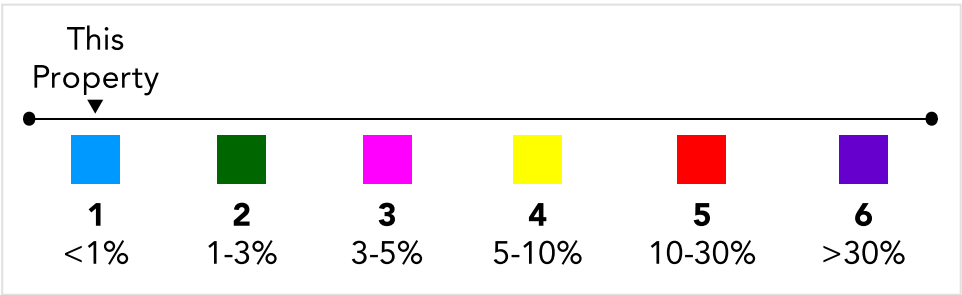
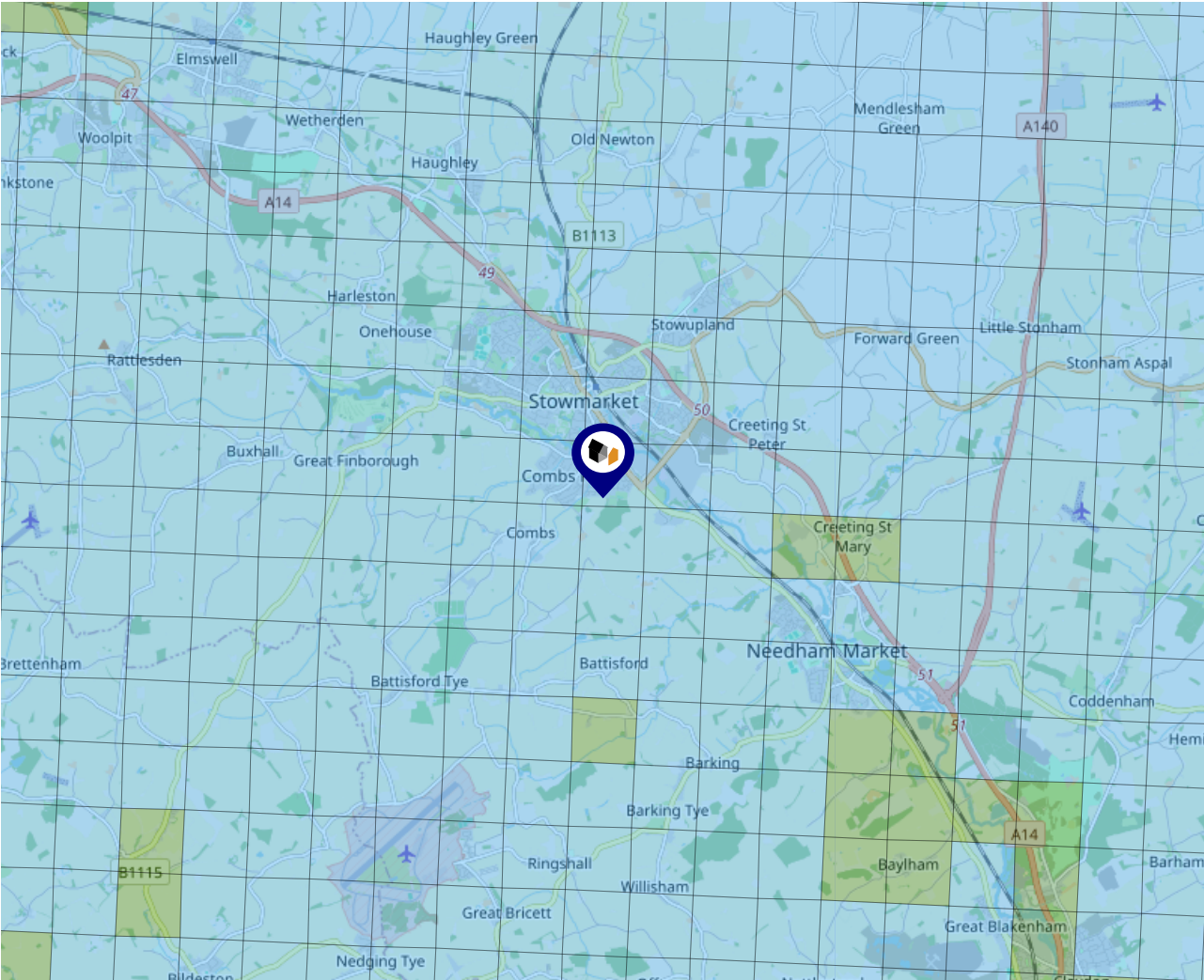
- | | |
|----|---------------------------------------|
| 1 | Combs Ford Ward |
| 2 | Stow Thorney Ward |
| 3 | St. Peter's Ward |
| 4 | Chilton Ward |
| 5 | Onehouse Ward |
| 6 | Needham Market Ward |
| 7 | Haughley, Stowupland & Wetherden Ward |
| 8 | Battisford & Ringshall Ward |
| 9 | Elmswell & Woolpit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

Environment

Radon Gas

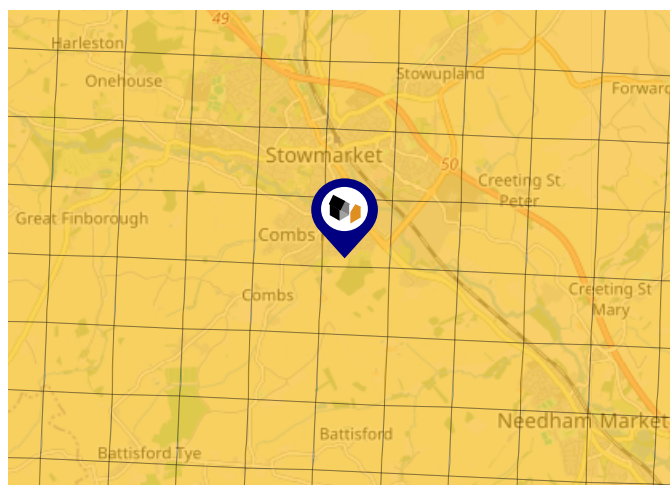
What is Radon?

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)

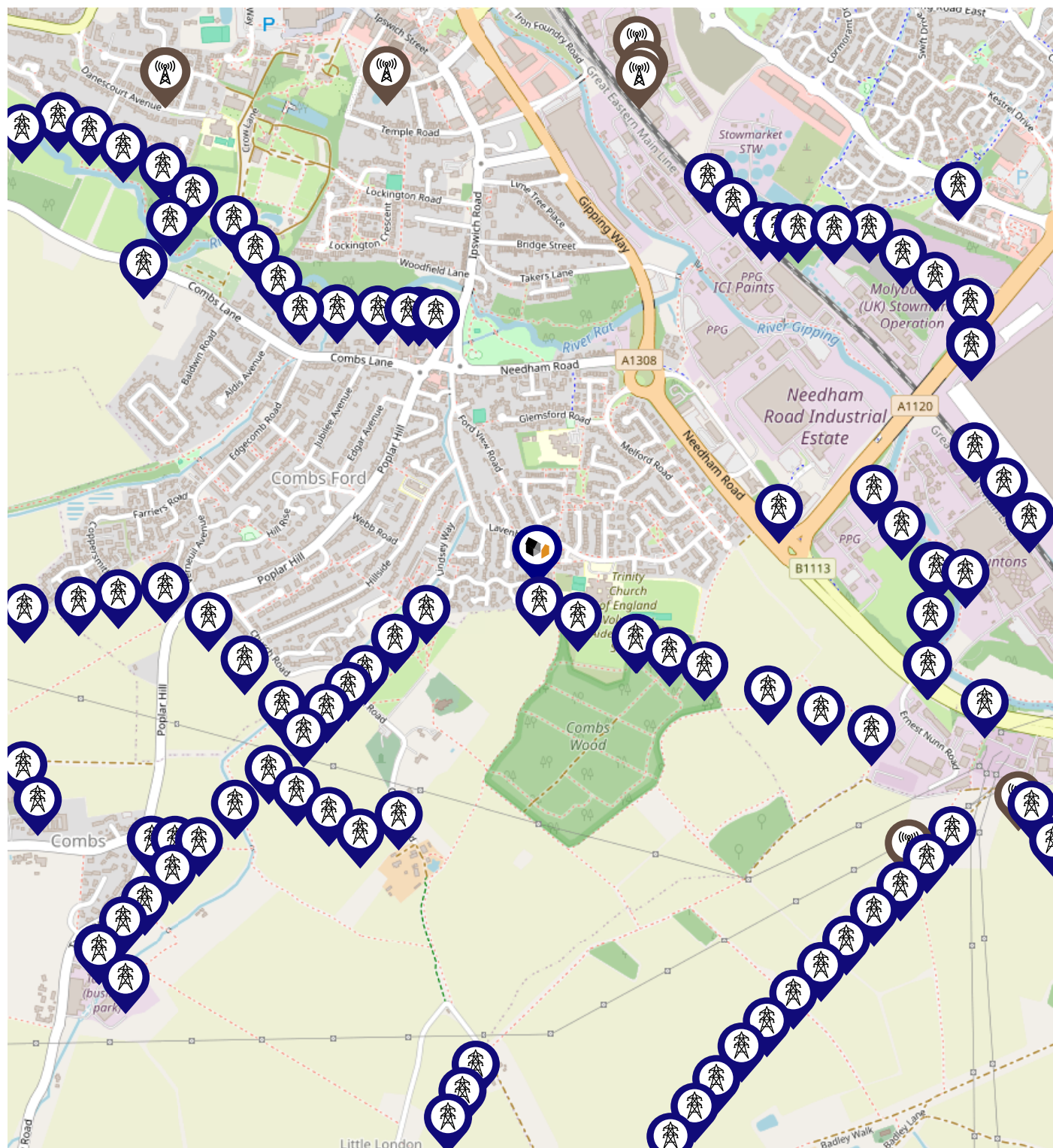
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



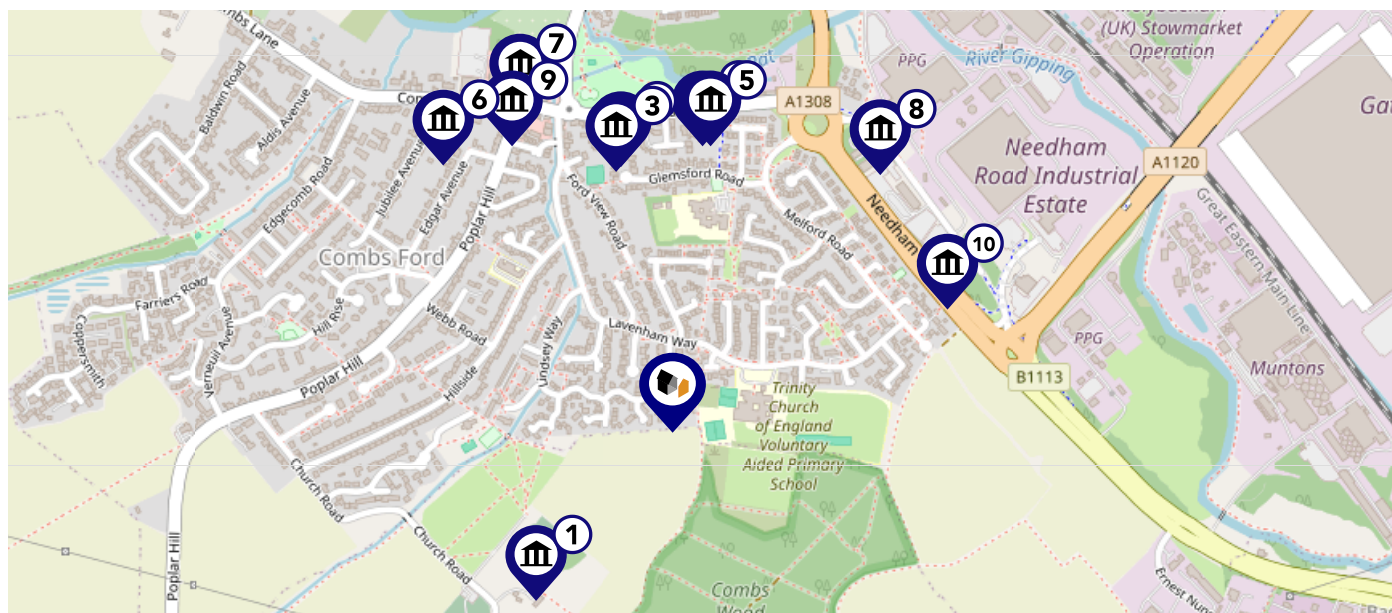
Key:

-  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
	1033001 - Church Of St Mary	Grade I	0.2 miles
	1209550 - The Willows	Grade II	0.3 miles
	1292609 - 28, Needham Road	Grade II	0.3 miles
	1195874 - Oak Cottage	Grade II	0.3 miles
	1297917 - Old Timbers	Grade II	0.3 miles
	1208686 - 22, Combs Lane	Grade II	0.4 miles
	1292929 - 10 And 11, Combs Ford, Stowmarket	Grade II	0.4 miles
	1195875 - The Meadlands Public House	Grade II	0.4 miles
	1208839 - The Magpie Inn	Grade II	0.4 miles
	1209561 - The Cedars Hotel	Grade II	0.4 miles

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

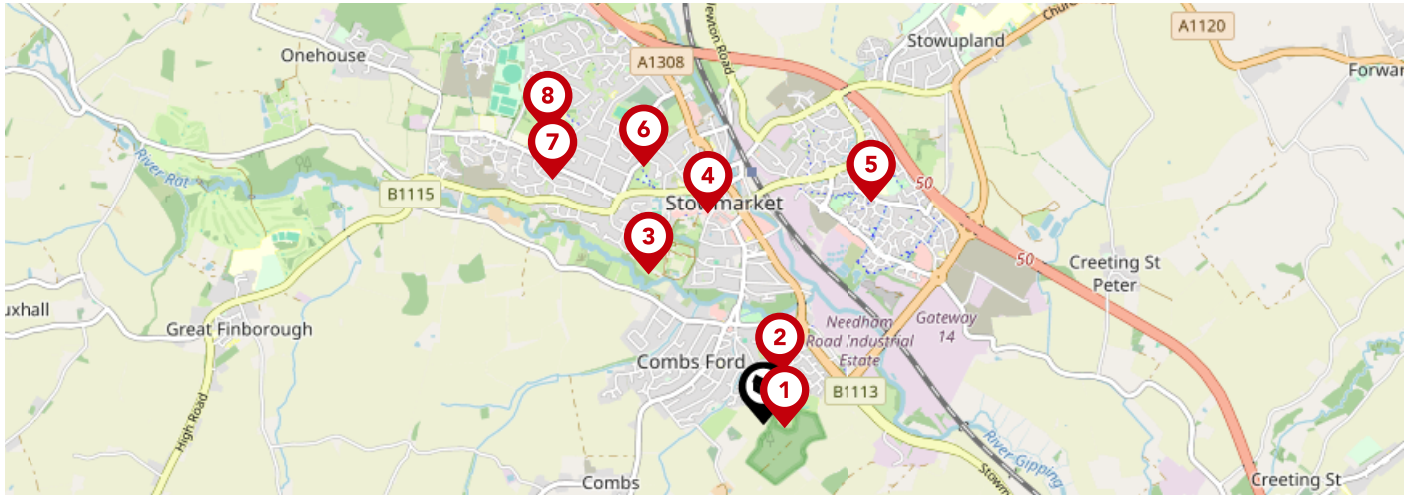
Electricity Supply

Gas Supply

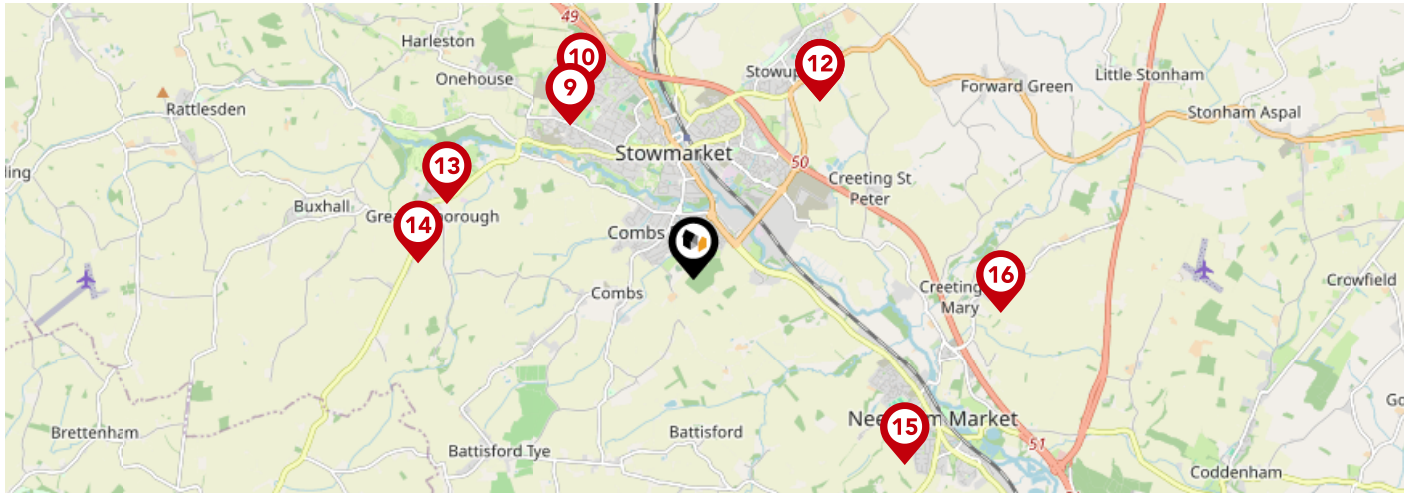
Central Heating

Water Supply

Drainage



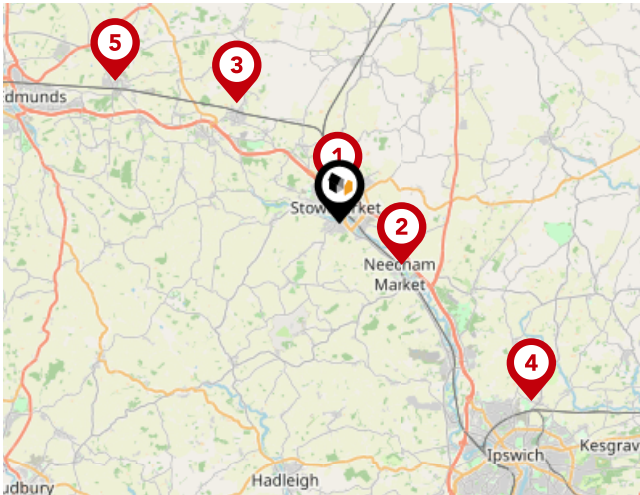
		Nursery	Primary	Secondary	College	Private
1	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:0.1	☐	☒	☐	☐	☐
2	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.24	☐	☒	☐	☐	☐
3	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.86	☐	☒	☐	☐	☐
4	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.99	☐	☐	☒	☐	☐
5	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:1.13	☐	☒	☐	☐	☐
6	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:1.3	☐	☒	☐	☐	☐
7	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:1.47	☐	☐	☒	☐	☐
8	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.8	☐	☐	☒	☐	☐
10	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.97	☐	☒	☐	☐	☐
11	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.99	☐	☒	☐	☐	☐
12	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.99	☐	☐	☒	☐	☐
13	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.36	☐	☐	☒	☐	☐
14	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.51	☐	☒	☐	☐	☐
15	Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:2.55	☐	☒	☐	☐	☐
16	Creeping St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.81	☐	☒	☐	☐	☐

Area

Transport (National)

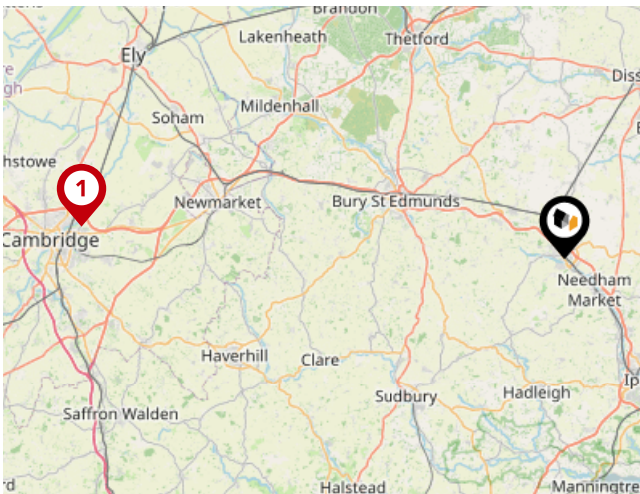


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	1 miles
2	Needham Market Rail Station	2.75 miles
3	Elmswell Rail Station	5.75 miles
4	Westerfield Rail Station	9.53 miles
5	Thurston Rail Station	9.66 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

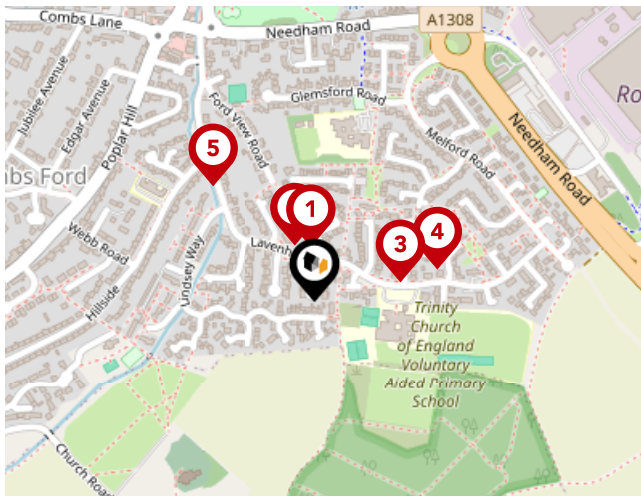


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	35.14 miles

Area

Transport (Local)

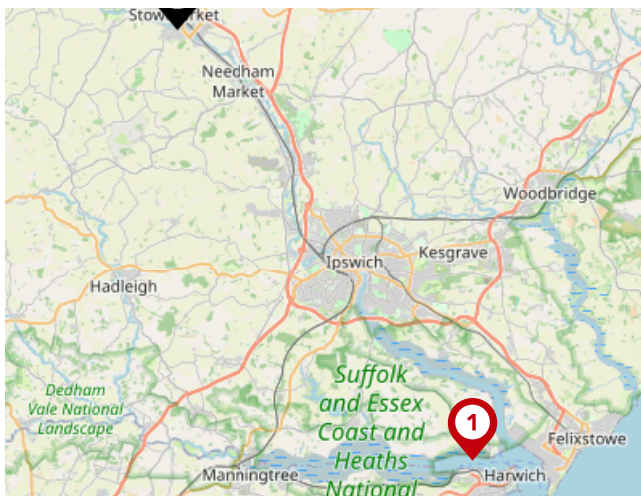


Bus Stops/Stations

Pin	Name	Distance
1	Chelsworth Way	0.06 miles
2	Shimpling Close	0.06 miles
3	Felsham Court	0.09 miles
4	Felsham Court	0.14 miles
5	Lindsey Way	0.17 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Harwich International Ferry Terminal	19.01 miles

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



ML Property

2 Front Street Mendlesham Suffolk IP14

5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

