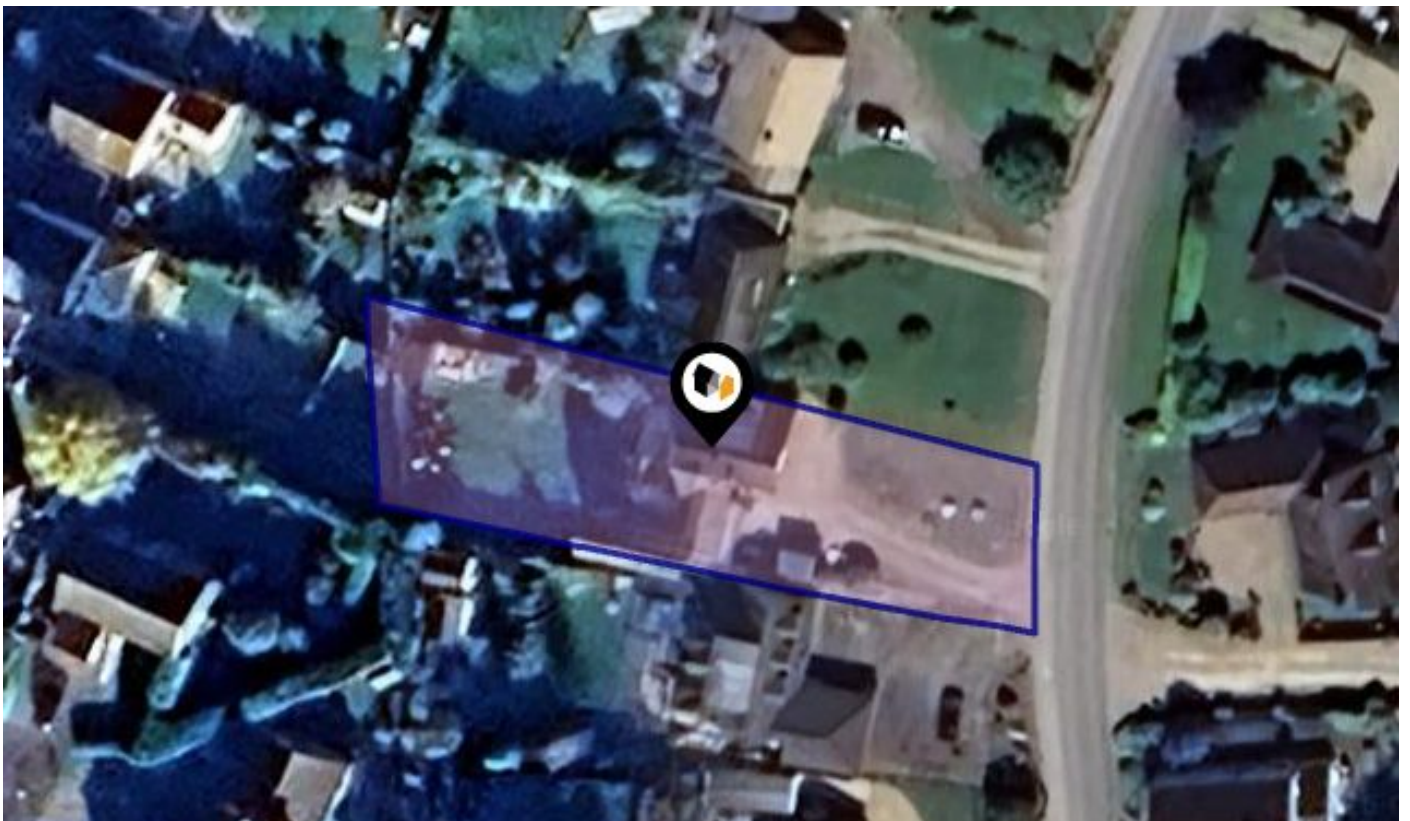




See More Online

MIR: Material Info

The Material Information Affecting this Property
Wednesday 22nd April 2026



**STANBURY, WARREN LANE, ELMSWELL, BURY ST.
EDMUNDS, IP30 9DT**

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:	21/05/2021
Bedrooms:	3	Last Sold Price:	£365,000
Floor Area:	1,119 ft ² / 104 m ²	Last Sold £/ft²:	£326
Plot Area:	0.22 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,317		
Title Number:	SK2459		
UPRN:	100091376553		
Restrictive Covenants:	No		

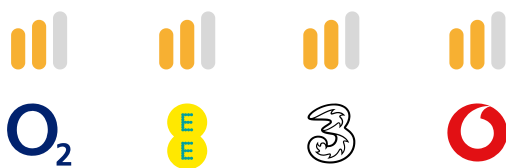
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Stanbury, Warren Lane, Elmswell, Bury St. Edmunds, IP30 9DT*

Reference - DC/21/05414	
Decision:	Granted
Date:	01st October 2021
Description:	Householder Application - Erection of single storey side/rear extension and conversion of garage to additional living accommodation.

Planning records for: *Devoran Warren Lane Elmswell IP30 9DT*

Reference - 0944/17
Decision: Granted
Date: 09th March 2017
Description: Erection of single storey rear extension including extending the roof slope into a lean-to design above the existing flat roofed, attached garage. Erection of single storey forward extension of existing garage. Erection of porch on front elevation. Demolition of part of existing dwarf wall. Replacement of existing dormer.

Reference - DC/17/04223
Decision: Granted
Date: 17th August 2017
Description: Householder Planning Application-Erection of a single story rear extension with pitched roof. Erection of porch on front elevation. Demolition of part of existing dwarf wall. Replacement of existing dormer.

Planning records for: *Kykko Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT*

Reference - DC/20/05405
Decision: Granted
Date: 29th November 2020
Description: Application for Non Material Amendment relating to DC/18/04083 - Erect double garage on same footprint as approved single garage.

Reference - DC/18/04083
Decision: Granted
Date: 11th September 2018
Description: Householder Planning Application: Erection of first floor side and single storey rear extensions and erection of cartlodge (following demolition of existing).

Planning records for: *Mayfield Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT*

Reference - DC/18/04842
Decision: Granted
Date: 02nd November 2018
Description: Householder Planning Application - Erection of a single storey rear extension and re-build sun-room following demolition of existing

Planning records for: *Tesima Warren Lane Elmswell Suffolk IP30 9DT*

Reference - DC/21/03747
Decision: Granted
Date: 02nd July 2021
Description: Householder Application - Erection of two storey front and side extensions

Planning records for: *The Willows Warren Lane Elmswell IP30 9DT*

Reference - 1134/17
Decision: Granted
Date: 21st March 2017
Description: Removal of flat roof and extend roof over existing ground floor shower room to form en-suite for first floor bedroom. Remove existing flat roof and construct pitched roof

Planning records for: *The Acorns Warren Lane Elmswell IP30 9DT*

Reference - DCON(D)/22/1719
Decision: Granted
Date: 05th October 2023
Description: Application to discharge condition 9 (soft landscaping - minor (and trees)) of DC/22/1719/FUL

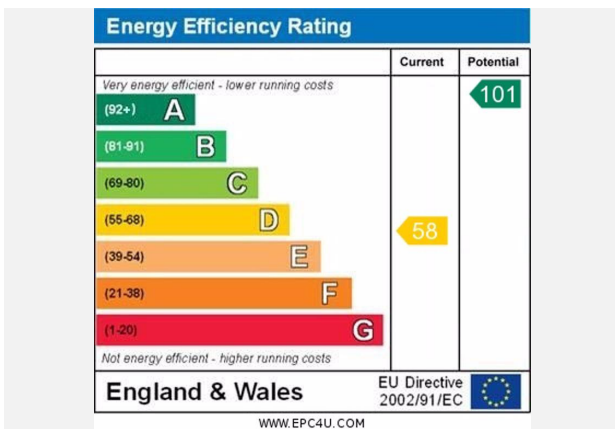
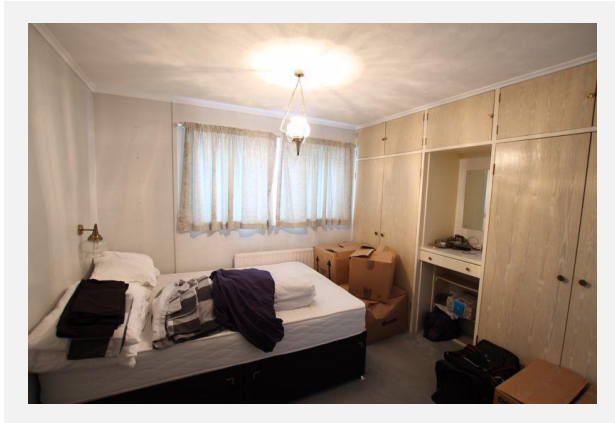
Planning records for: *The Acorns Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT*

Reference - DC/23/03550
Decision: Decided
Date: 27th July 2023
Description: Application for a Lawful Development Certificate for a Proposed use or Development; Town and Country Planning Act 1990 (as amended) - Proposed rear extension for additional kitchen and general living space
Reference - DC/23/04655
Decision: Decided
Date: 05th October 2023
Description: Application for a Lawful Development Certificate for a Proposed Use or Development, Town and Country Planning Act 1990 (as amended) - Proposed rear extension for additional kitchen and general living space.
Reference - DC/23/3830/CON
Decision: Awaiting decision
Date: 05th October 2023
Description: Consultation - The installation of street-side cabinet.
Reference - DC/23/1188/TCA
Decision: Decided
Date: 27th July 2023
Description: Trees in a conservation area notification - one Willow - pollard to ten metres above ground level

Planning records for: *Amberlea Warren Lane Elmswell Bury St Edmunds Suffolk IP30 9DT*

Reference - 0489/02/
Decision: Granted
Date: 13th May 2002
Description: ERECT SINGLE STOREY EXTENSIONS TO EAST AND WEST ELEVATIONS.
Reference - DC/20/02014
Decision: Refused
Date: 26th May 2020
Description: Application for Outline Planning Permission (some matters reserved, access to be considered).Town and Country Planning Act 1990 -Erection of 1No single storey dwelling using existing access and creation of new access to existing dwelling.





STANBURY, WARREN LANE, ELMSWELL, BURY ST. EDMUNDS, IP30 9DT



Property EPC - Certificate

Stanbury, Warren Lane, Elmswell, IP30 9DT

Energy rating

D

Valid until 24.07.2027

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	104 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

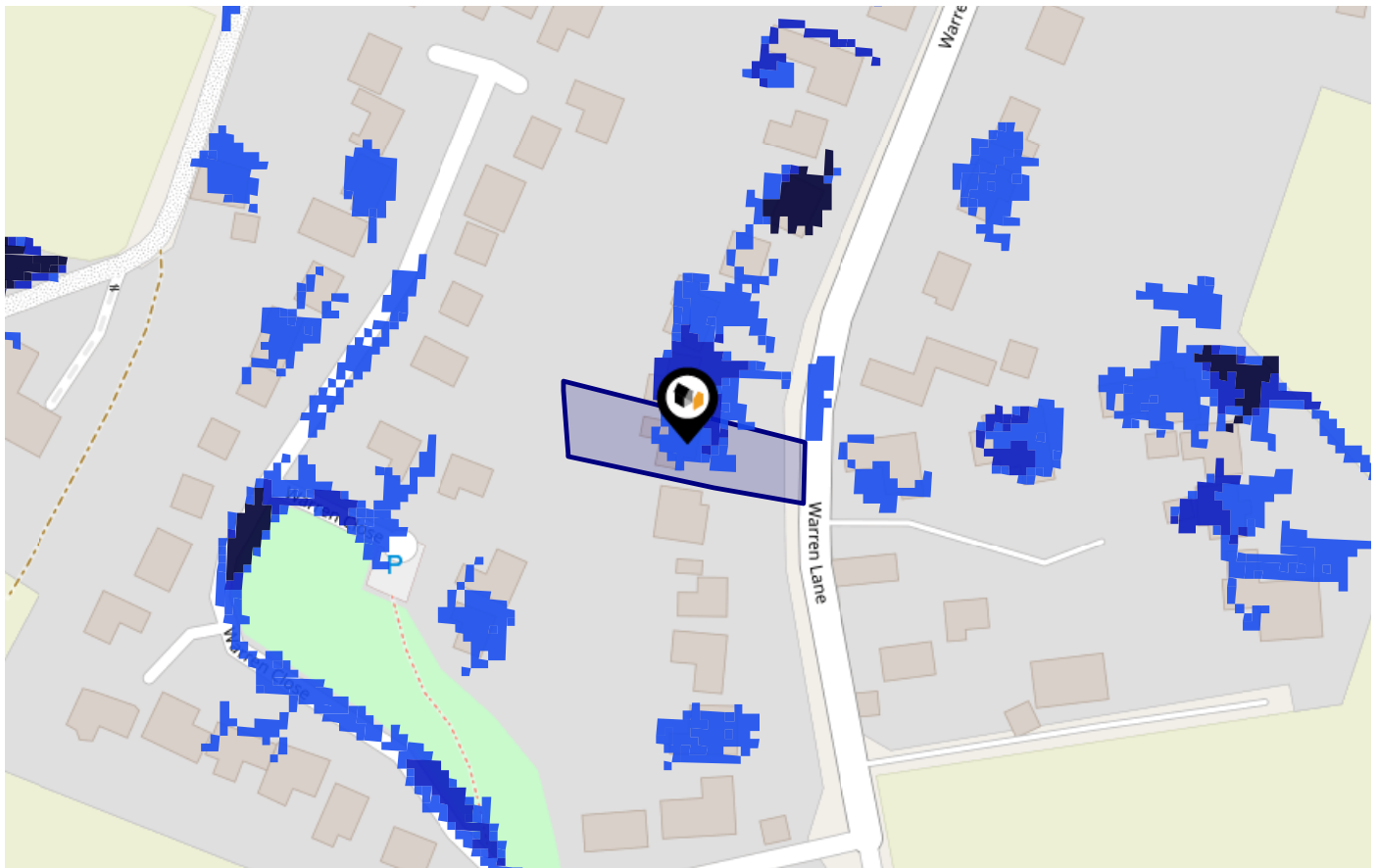
Disclaimer

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: 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.

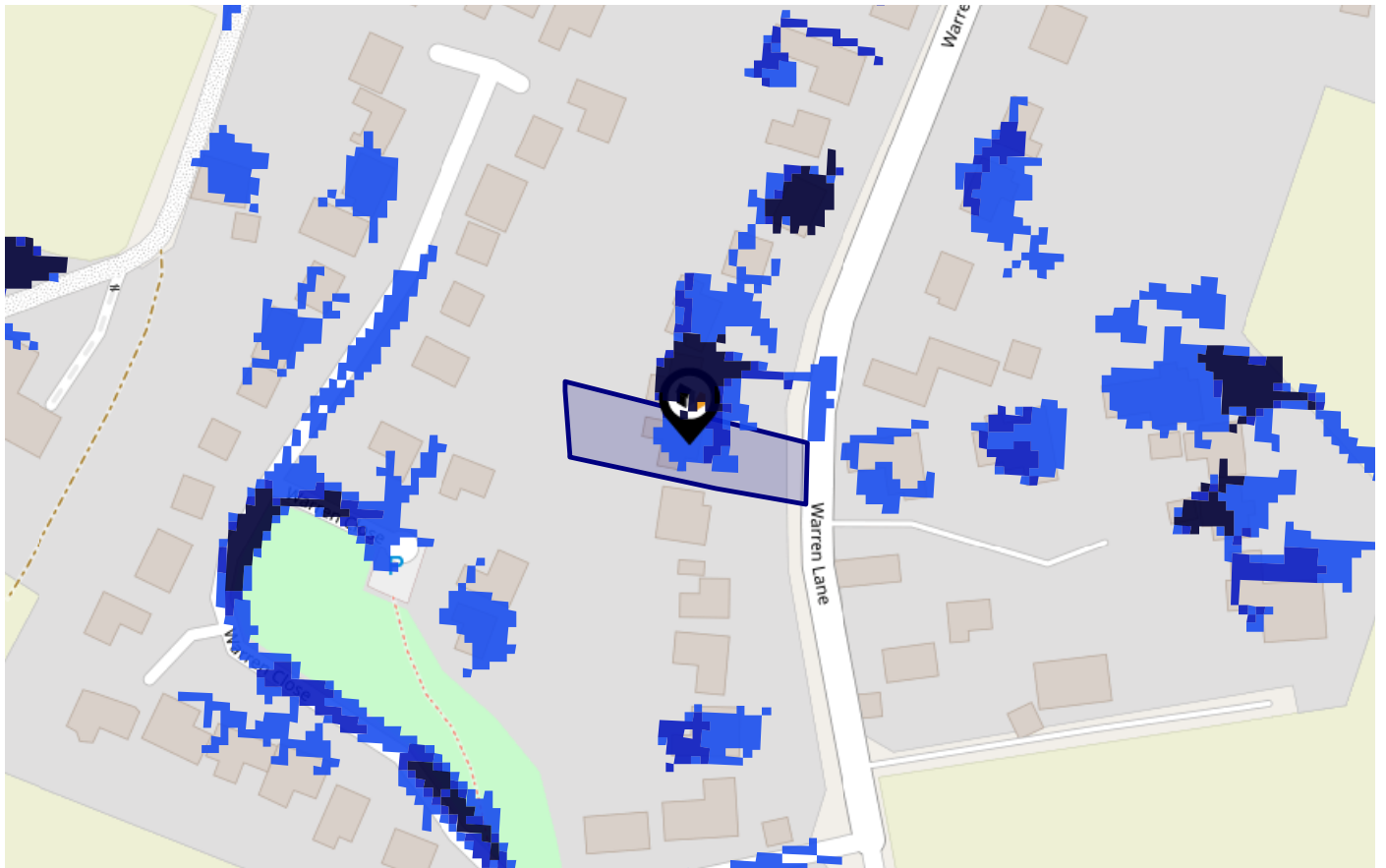
Chance of flooding to the following depths at this property:



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: 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.

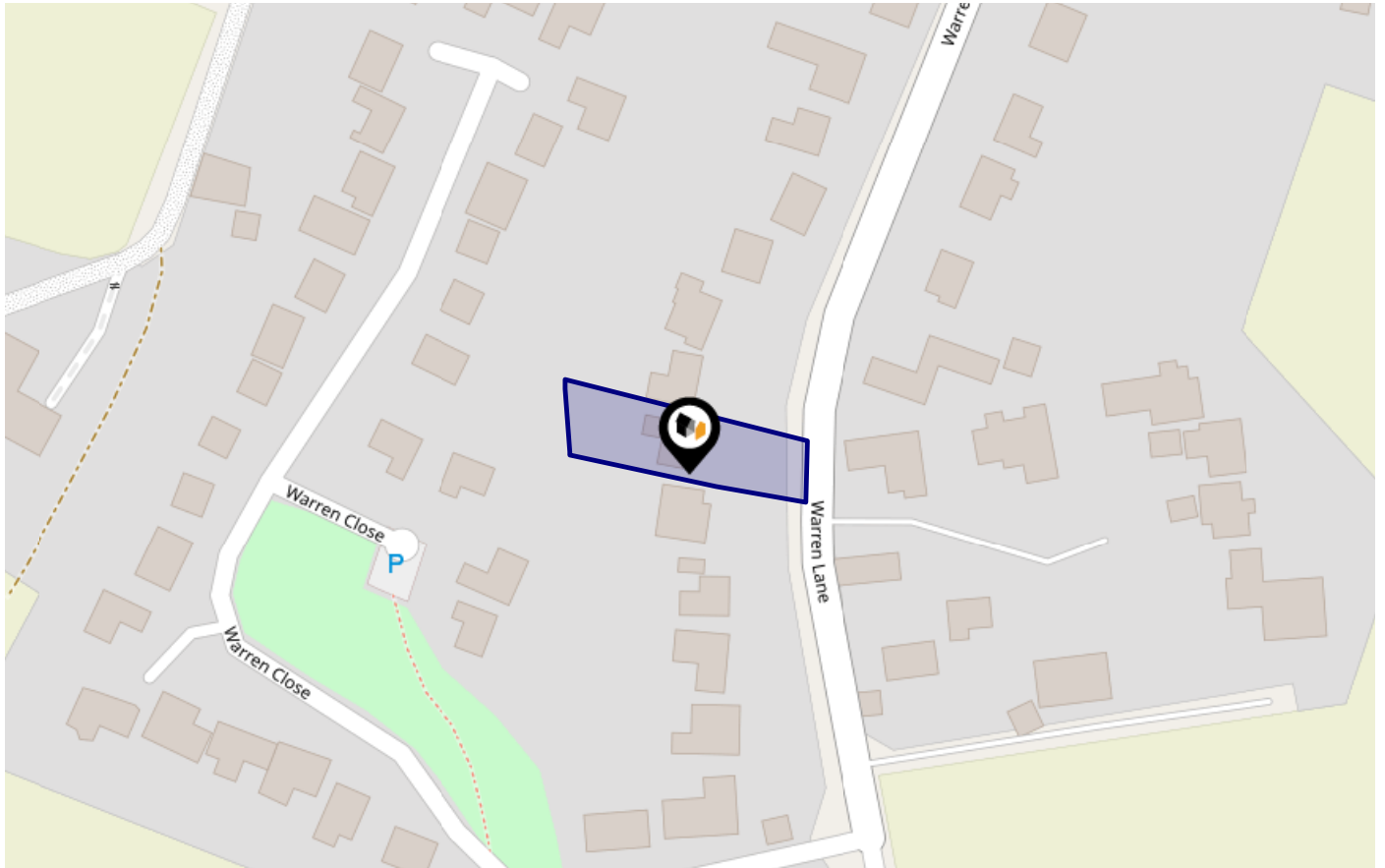
Chance of flooding to the following depths at this property:



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.

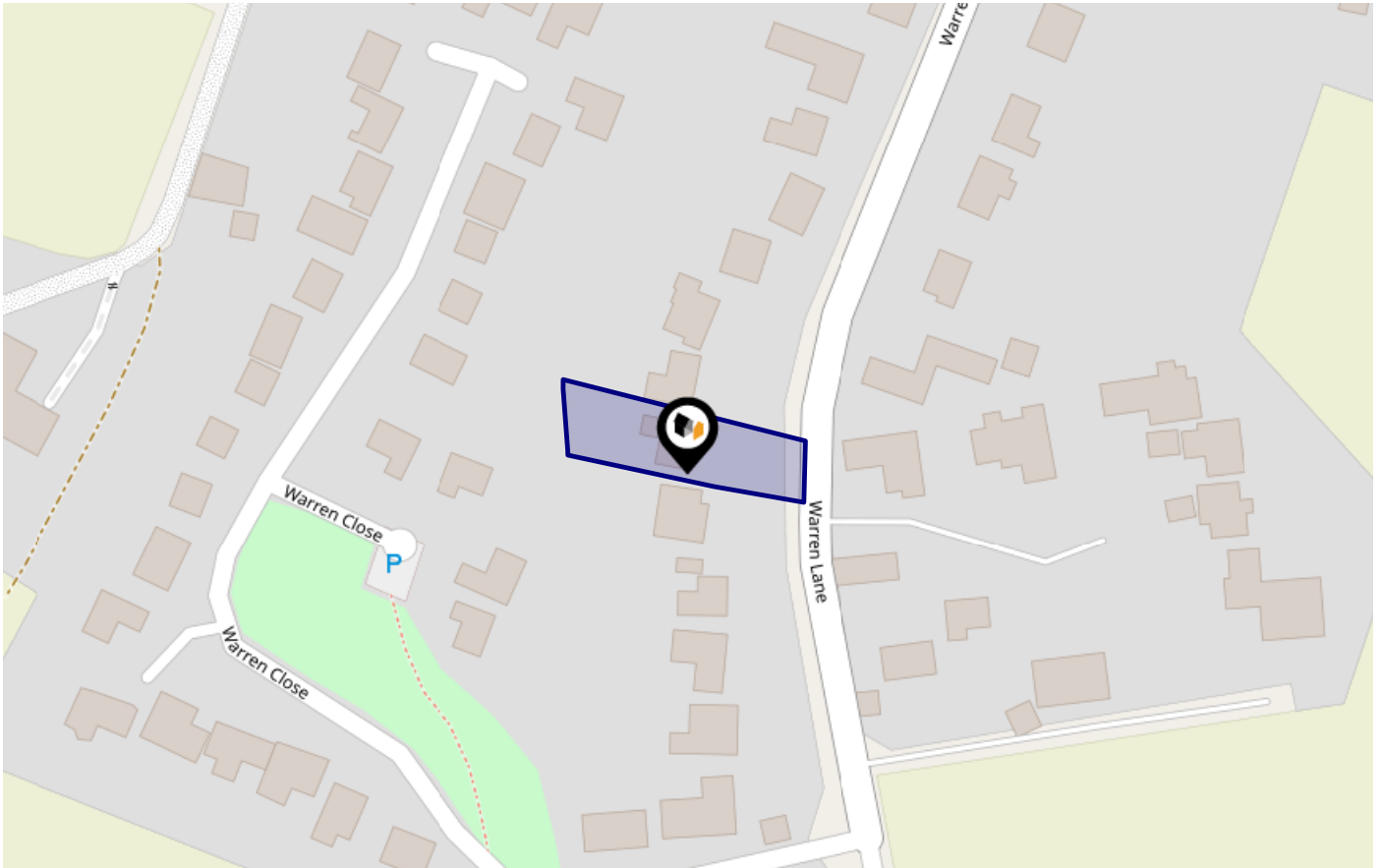
Chance of flooding to the following depths at this property:



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.

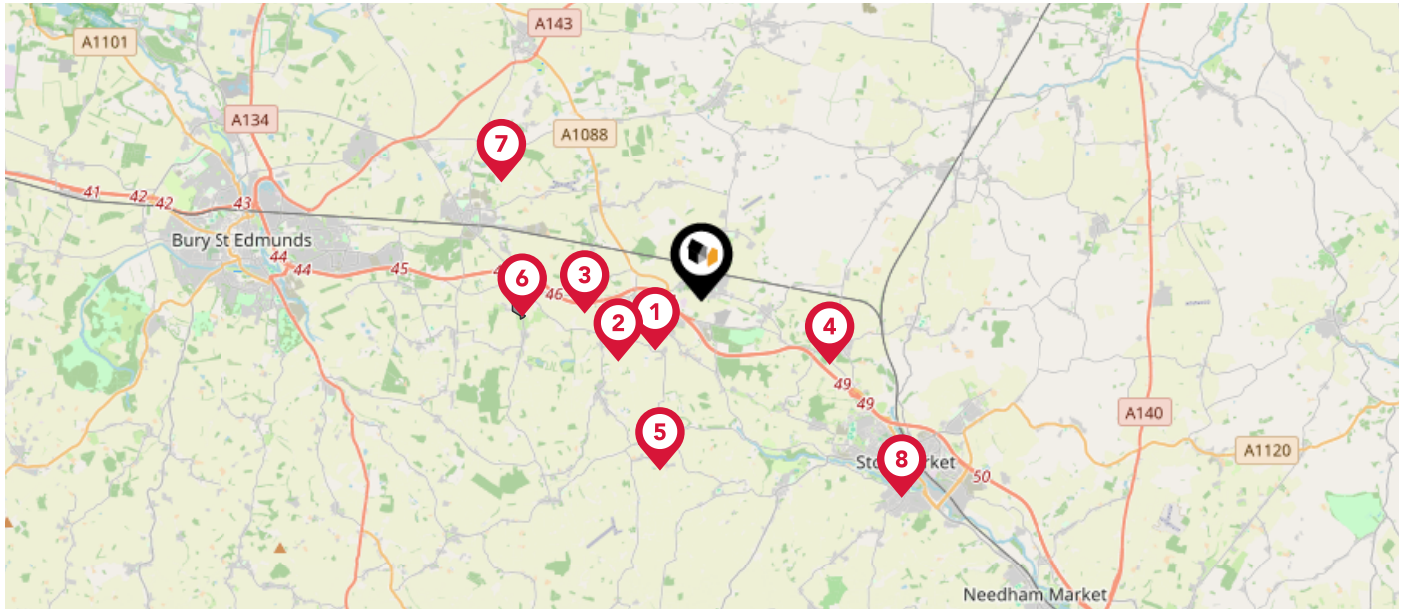
Chance of flooding to the following depths at this property:











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.



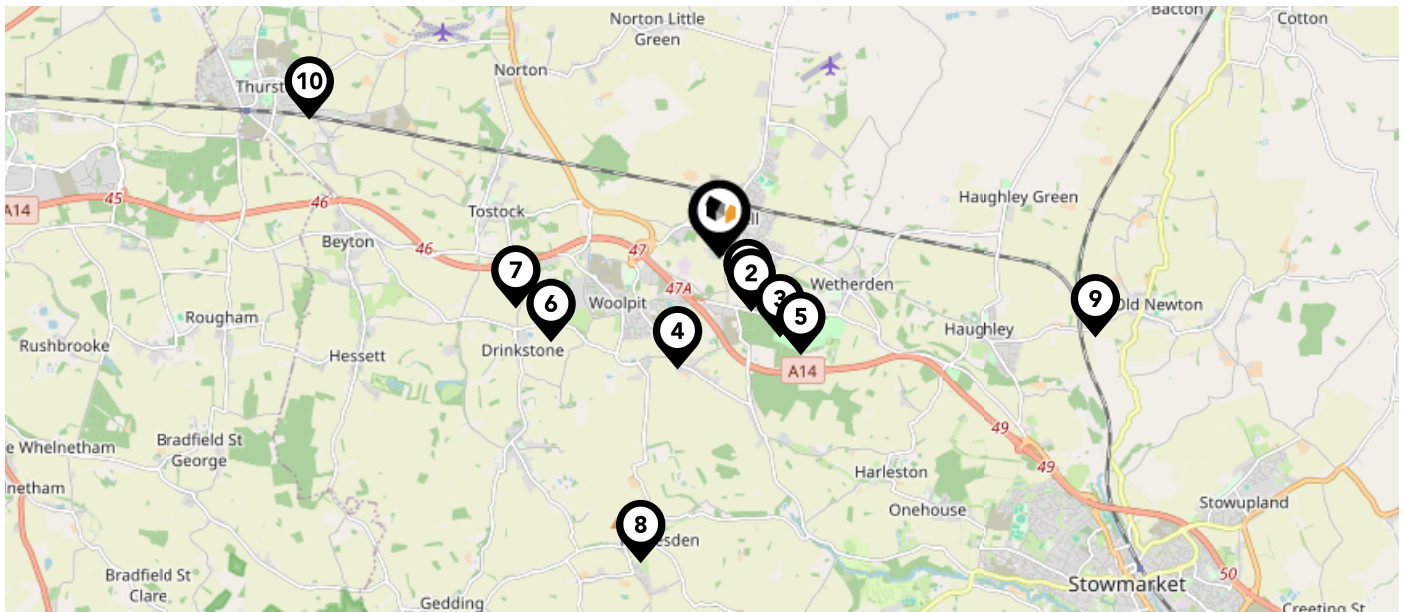
Nearby Conservation Areas

-  Woolpit
-  Drinkstone Mills
-  Tostock
-  Haughley
-  Rattlesden
-  Beyton
-  Pakenham
-  Stowmarket





















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.



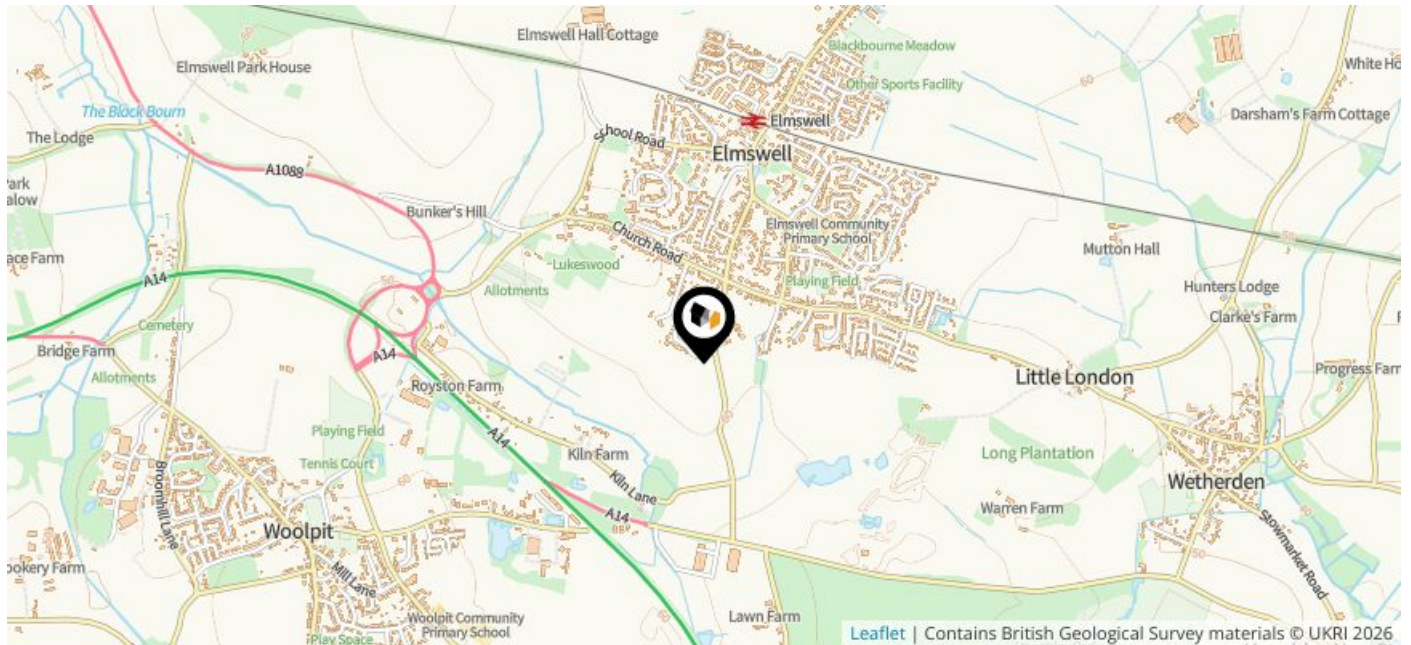
Nearby Landfill Sites

	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill 
	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill 
	Warren Heath-Warren Heath, Wetherden	Historic Landfill 
	Heath Road-Woolpit, Bury St Edmunds, Suffolk	Historic Landfill 
	Haughley Park-Wetherden, Stowmarket	Historic Landfill 
	Rookery Farm-Drinkstone	Historic Landfill 
	EA/EPR/HP3295NP/A001	Active Landfill 
	Rectory-High Street, Rattlesden	Historic Landfill 
	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 
	Church Lane-Thurston	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

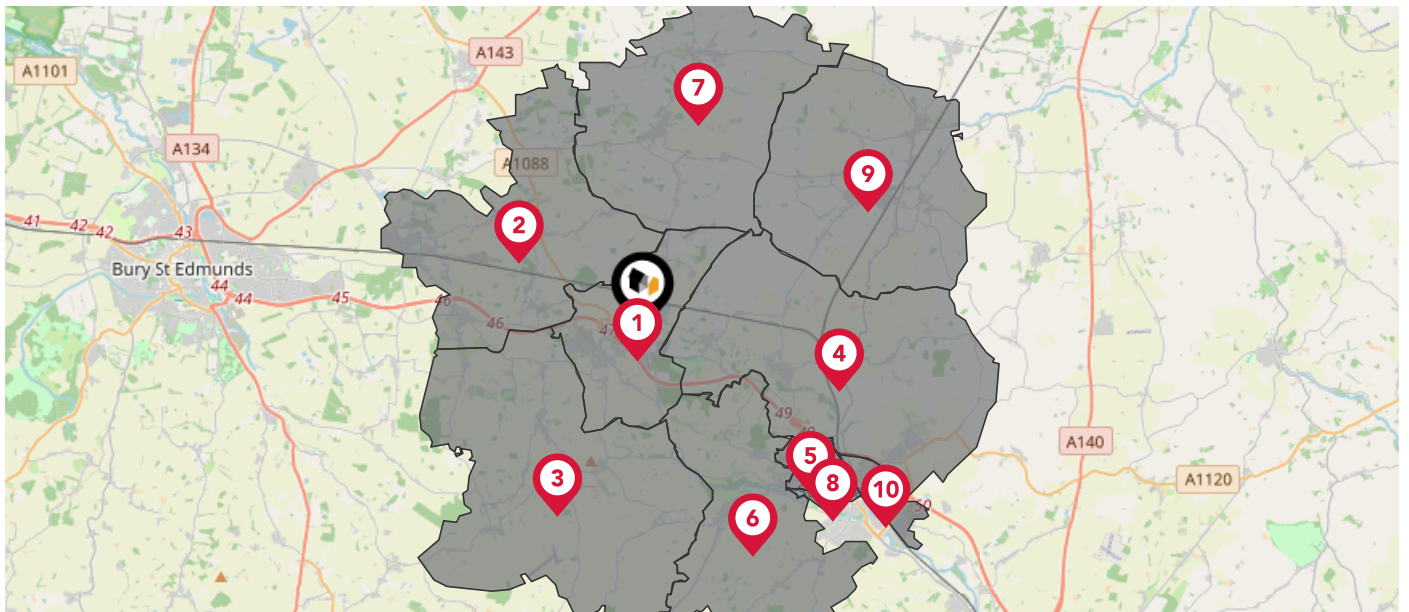
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

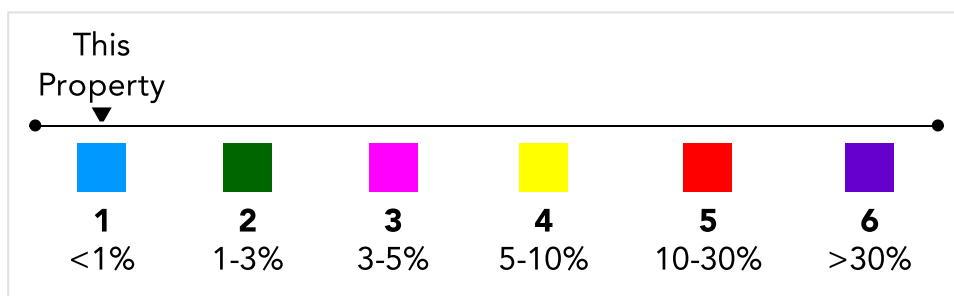
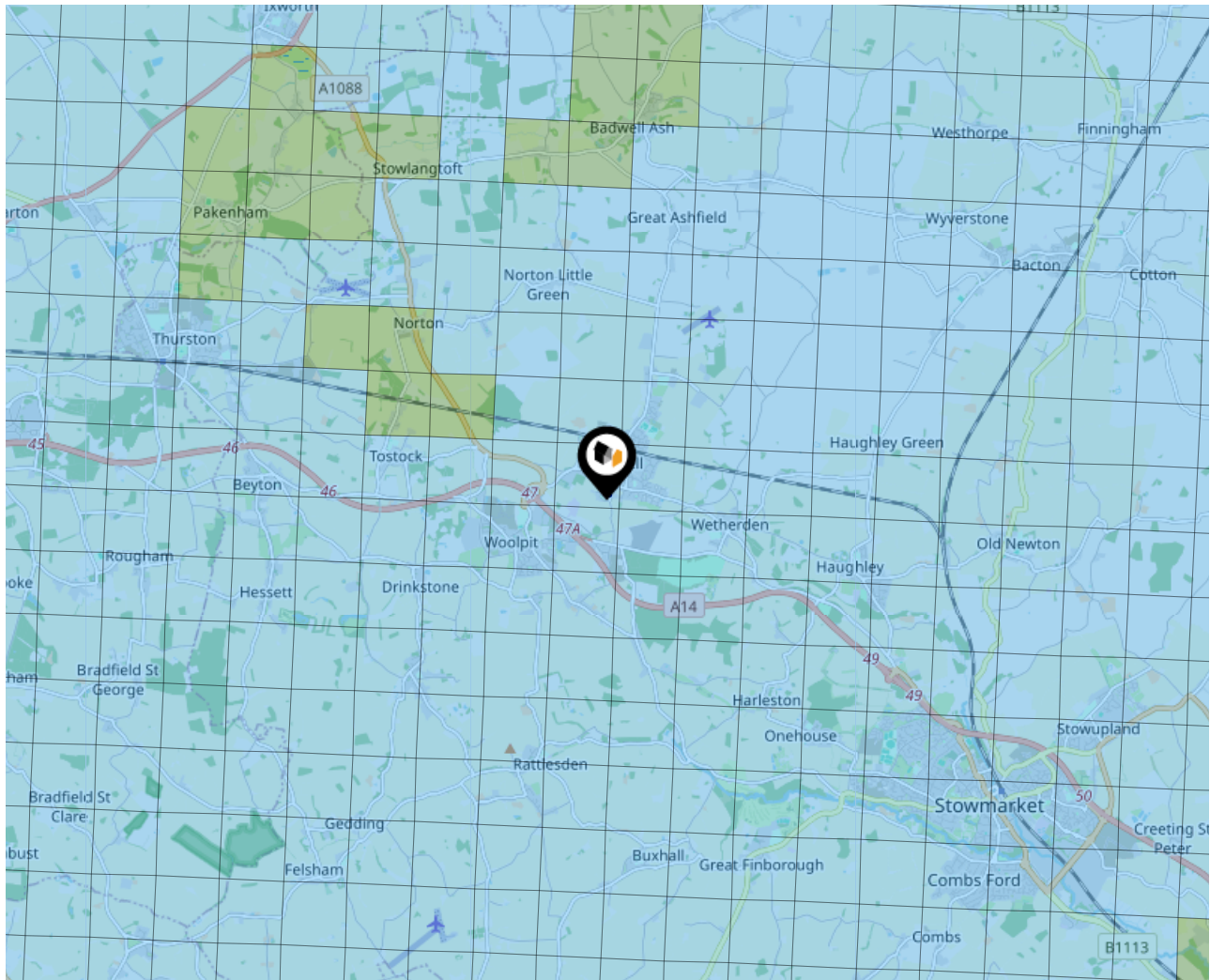
-  Elmswell & Woolpit Ward
-  Thurston Ward
-  Rattlesden Ward
-  Haughley, Stowupland & Wetherden Ward
-  Chilton Ward
-  Onehouse Ward
-  Walsham-le-Willows Ward
-  St. Peter's Ward
-  Bacton Ward
-  Stow Thorney Ward

Environment

Radon Gas

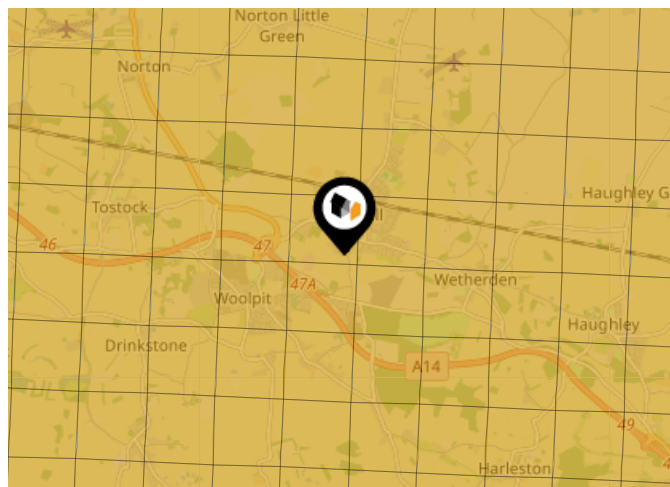
What is Radon?

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)

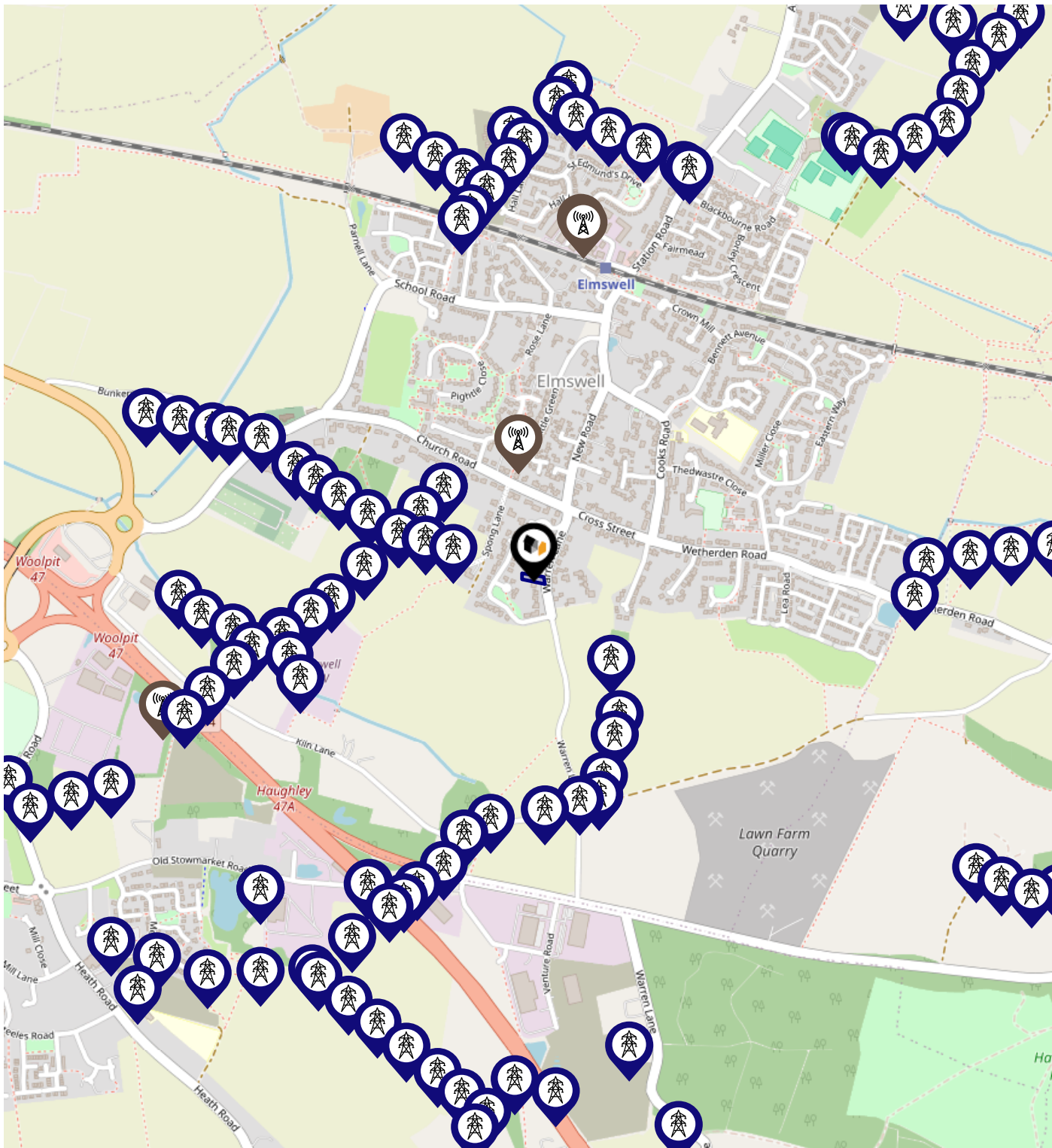
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



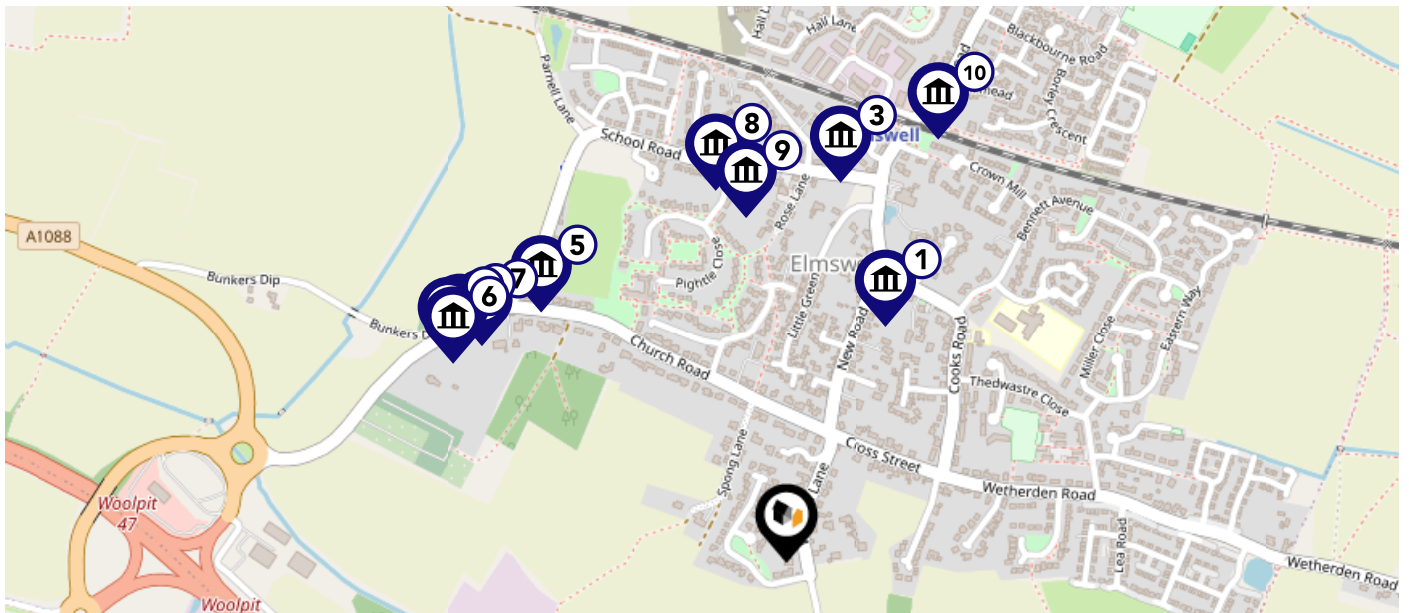
Key:











-  Power Pylons
-  Communication Masts

Maps

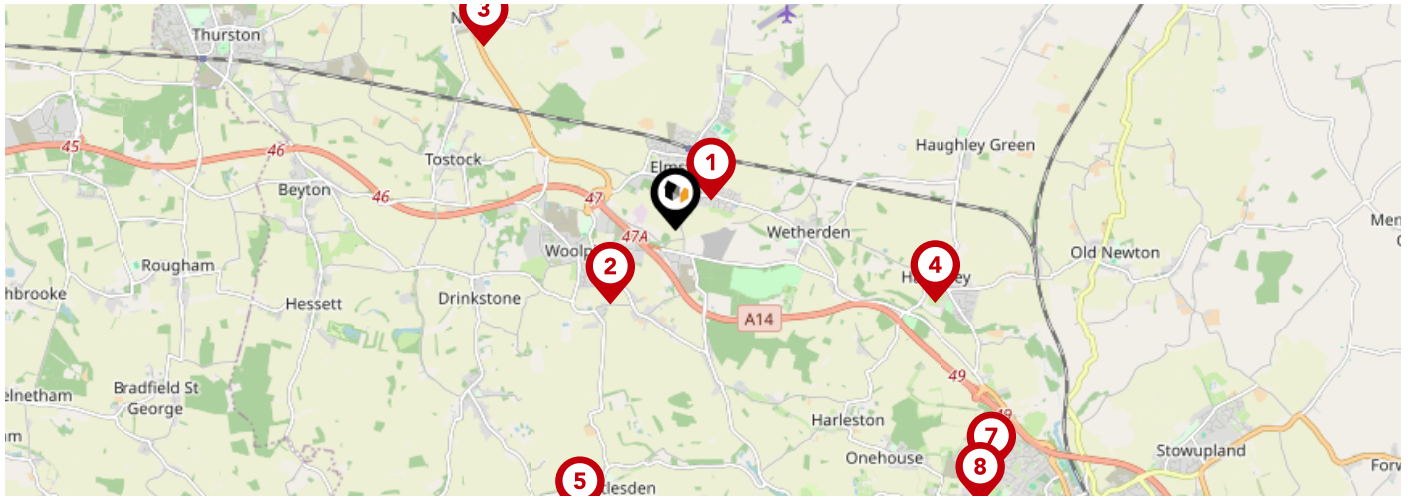
Listed Buildings

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
	1181997 - Lilac House	Grade II	0.3 miles
	1032469 - Two Monuments, 3 Metres East Of The Chancel Wall Of Church Of St John	Grade II	0.4 miles
	1182032 - Ivy House	Grade II	0.4 miles
	1032468 - Church Of St John	Grade II	0.4 miles
	1352411 - Church Cottage	Grade II	0.4 miles
	1181914 - Churchyard Cross, 6 Metres South Of Church Of St John	Grade II	0.4 miles
	1181926 - The Almshouses	Grade II	0.4 miles
	1182025 - Numbers 1 And 2 Hall Cottages	Grade II	0.4 miles
	1032473 - 1 To 4, Tudor Cottages	Grade II	0.4 miles
	1352412 - The Old Bank House	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Rattlesden Church of England Primary Academy Ofsted Rating: Good Pupils: 125 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:3.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

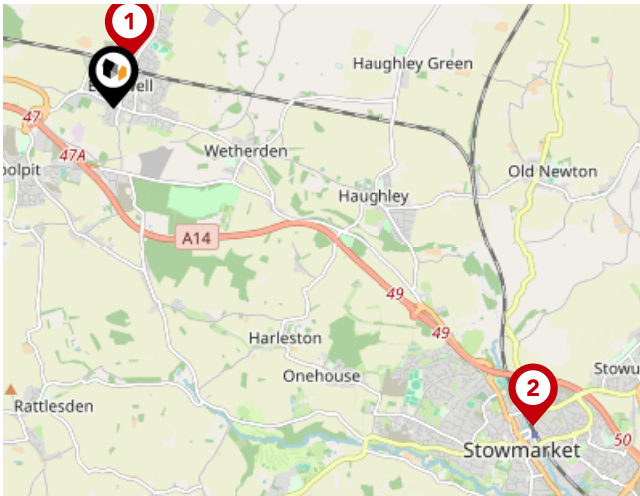
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:3.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:3.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Thurston Church of England Primary Academy Ofsted Rating: Good Pupils: 320 Distance:3.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:4.04</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Thurston Community College Ofsted Rating: Good Pupils: 1499 Distance:4.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:4.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:4.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

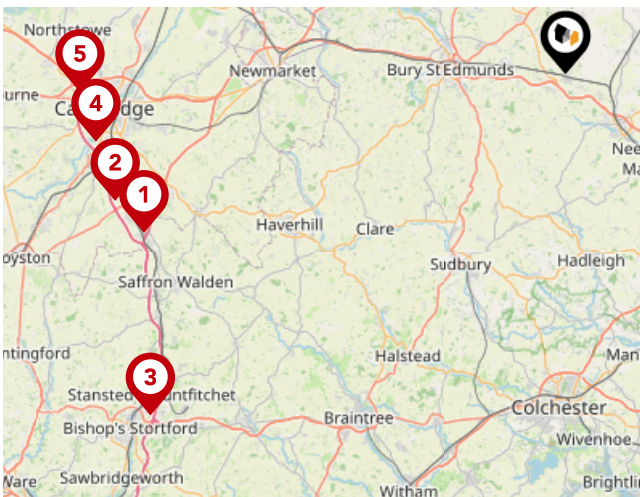
Area

Transport (National)



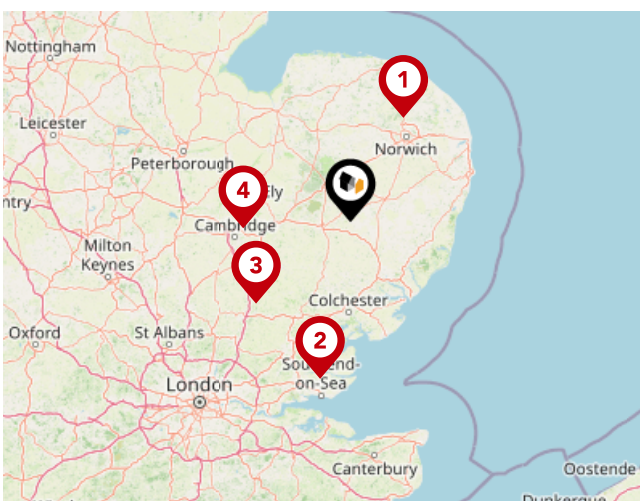
National Rail Stations

Pin	Name	Distance
1	Entrance	0.47 miles
2	Entrance1	4.78 miles
3	Entrance	4.48 miles



Trunk Roads/Motorways

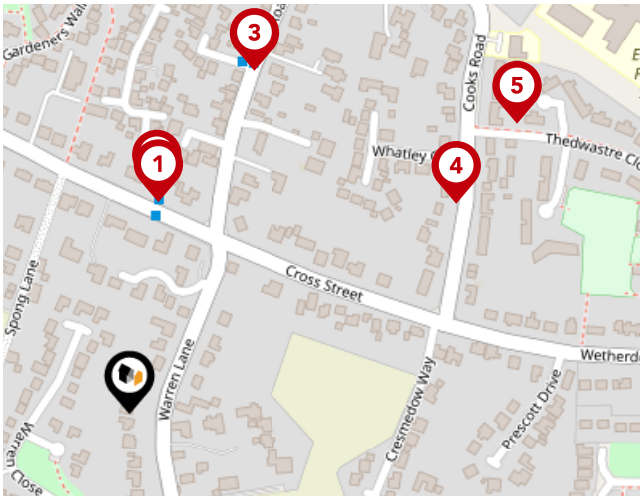
Pin	Name	Distance
1	M11 J9	32.83 miles
2	M11 J10	34.02 miles
3	M11 J8	39.2 miles
4	M11 J11	34.55 miles
5	M11 J13	35.29 miles



Airports/Helipads

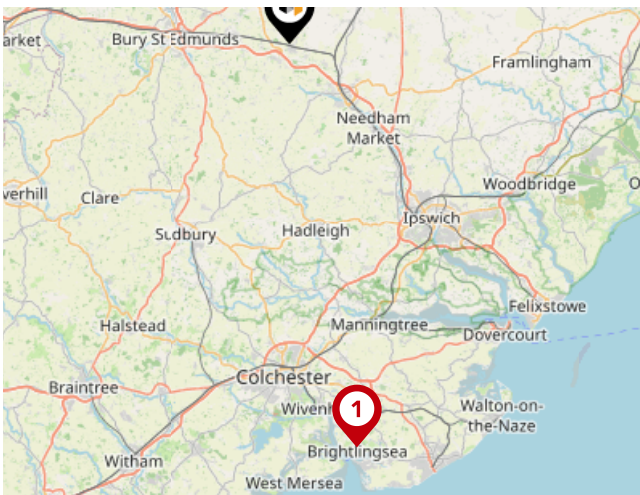
Pin	Name	Distance
1	Norwich International Airport	34.07 miles
2	Southend-on-Sea	46.67 miles
3	Stansted Airport	36.31 miles
4	Cambridge	31.2 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.12 miles
2	New Road	0.13 miles
3	Loch Rannoch Close	0.21 miles
4	Whatley Close	0.22 miles
5	Manns Court	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	29.86 miles

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

