

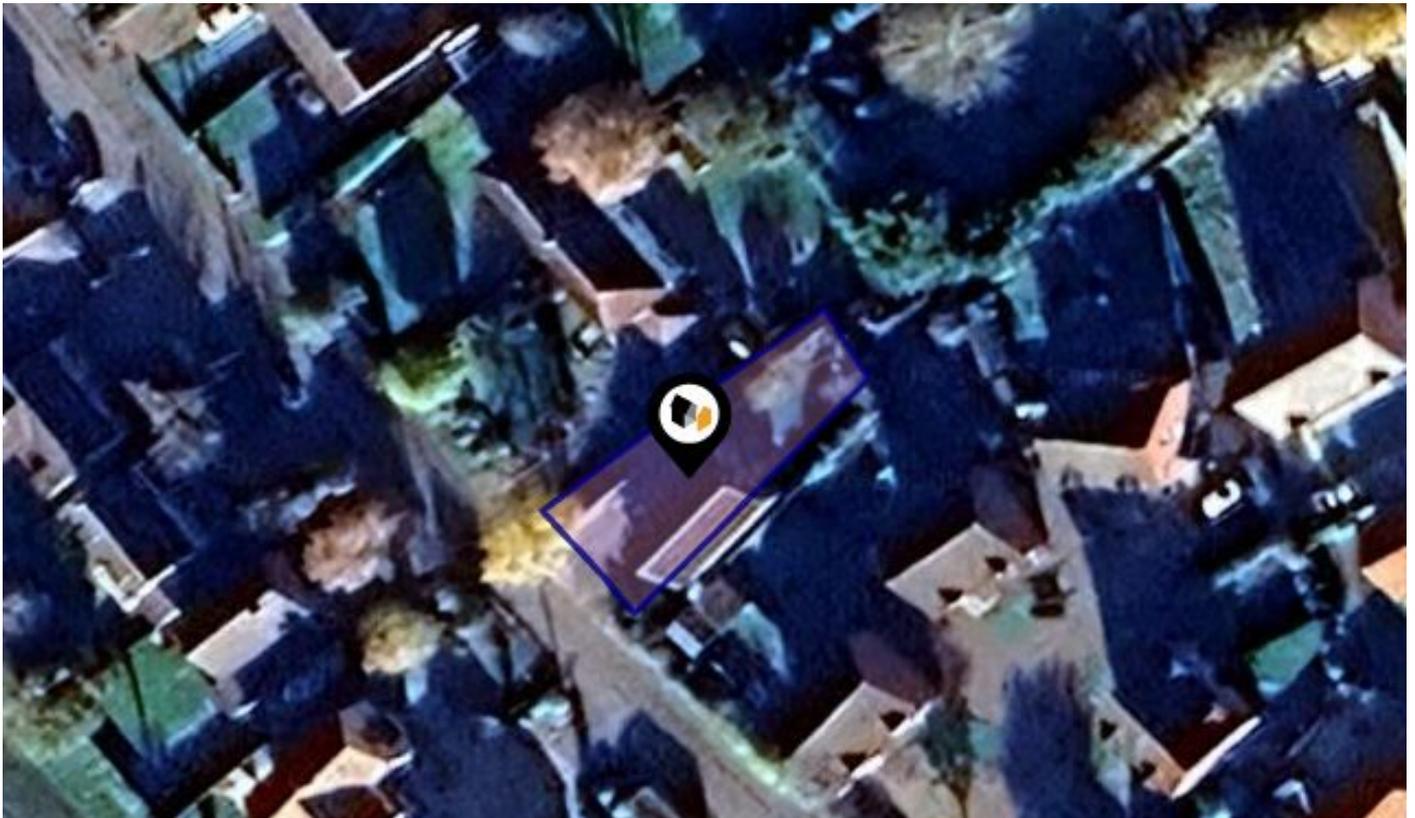


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th February 2026



**14, RISING SUN HILL, RATTLESDEN, BURY ST. EDMUNDS,
IP30 0SP**

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:	29/09/2006
Bedrooms:	3	Last Sold Price:	£220,000
Floor Area:	1,151 ft ² / 107 m ²	Last Sold £/ft²:	£237
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	2007-2011		
Council Tax :	Band D		
Annual Estimate:	£2,208		
Title Number:	SK259401		
UPRN:	10012171844		

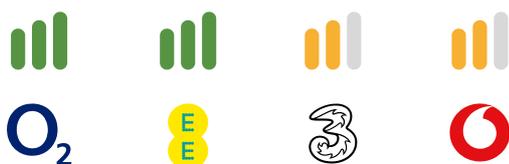
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	38 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *14, Rising Sun Hill, Rattlesden, Bury St. Edmunds, IP30 0SP*

Reference - DC/21/03263	
Decision:	Decided
Date:	07th June 2021
Description:	Application for a Lawful Development Certificate for a Proposed Use or Development: Town and Country Planning Act 1990: Section 192 as amended by Section 10 of The Planning and Compensation Act 1991: Town and Country Planning (General Management Procedure)(England) Order 2015 - Conversion of and extension to garage to provide additional living accommodation. Installation of external air source heat pump.

Property EPC - Certificate

Edgars View, 14 Rising Sun Hill, Rattlesden, IP30 0SP

Energy rating

C

Valid until 09.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	107 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

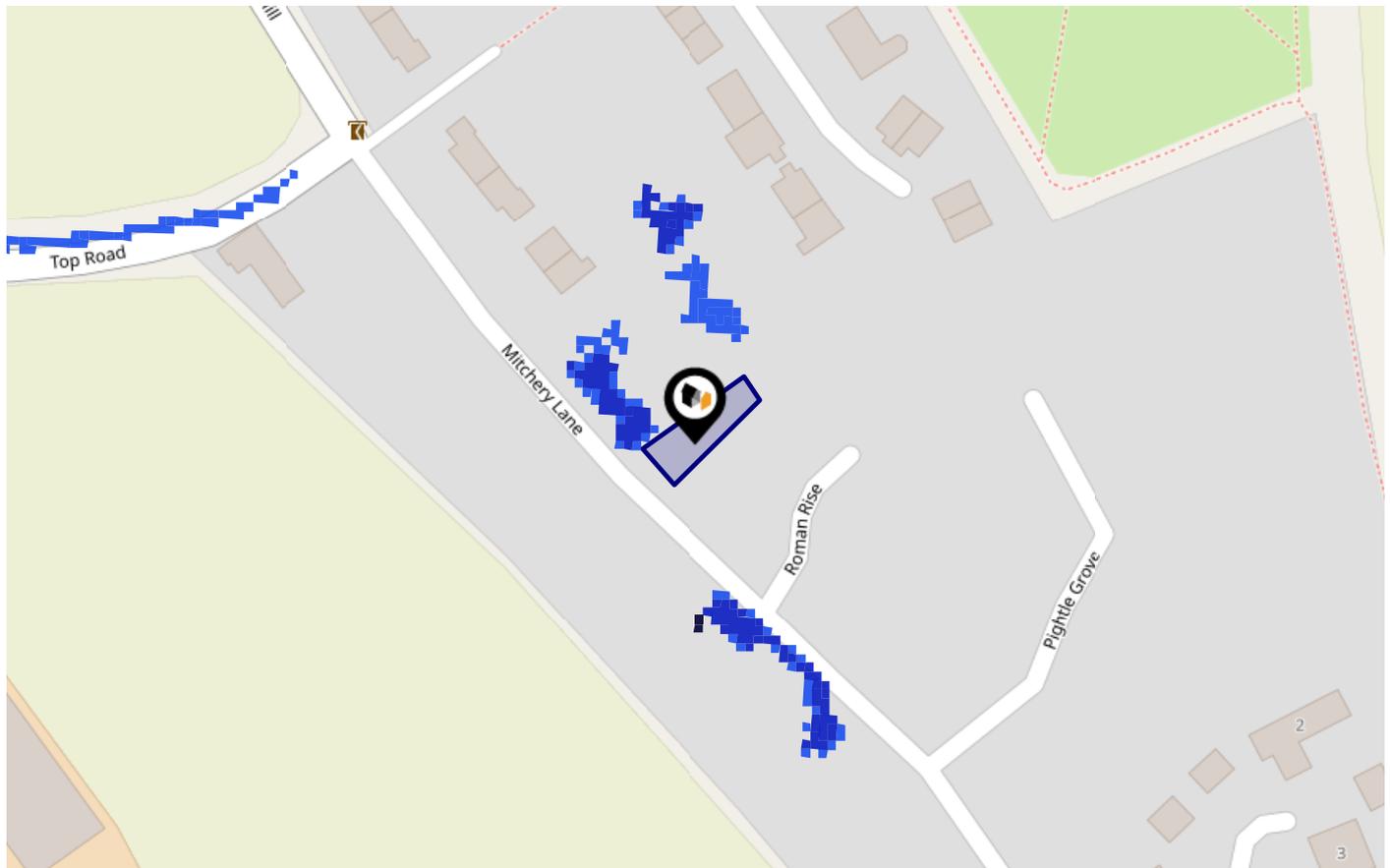
Disclaimer

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.

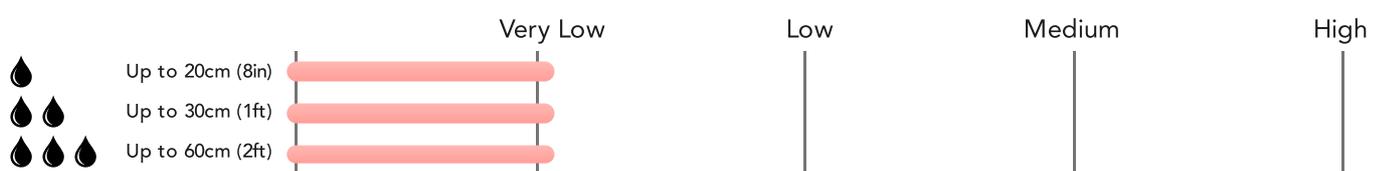


Risk Rating: **Very low**

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.

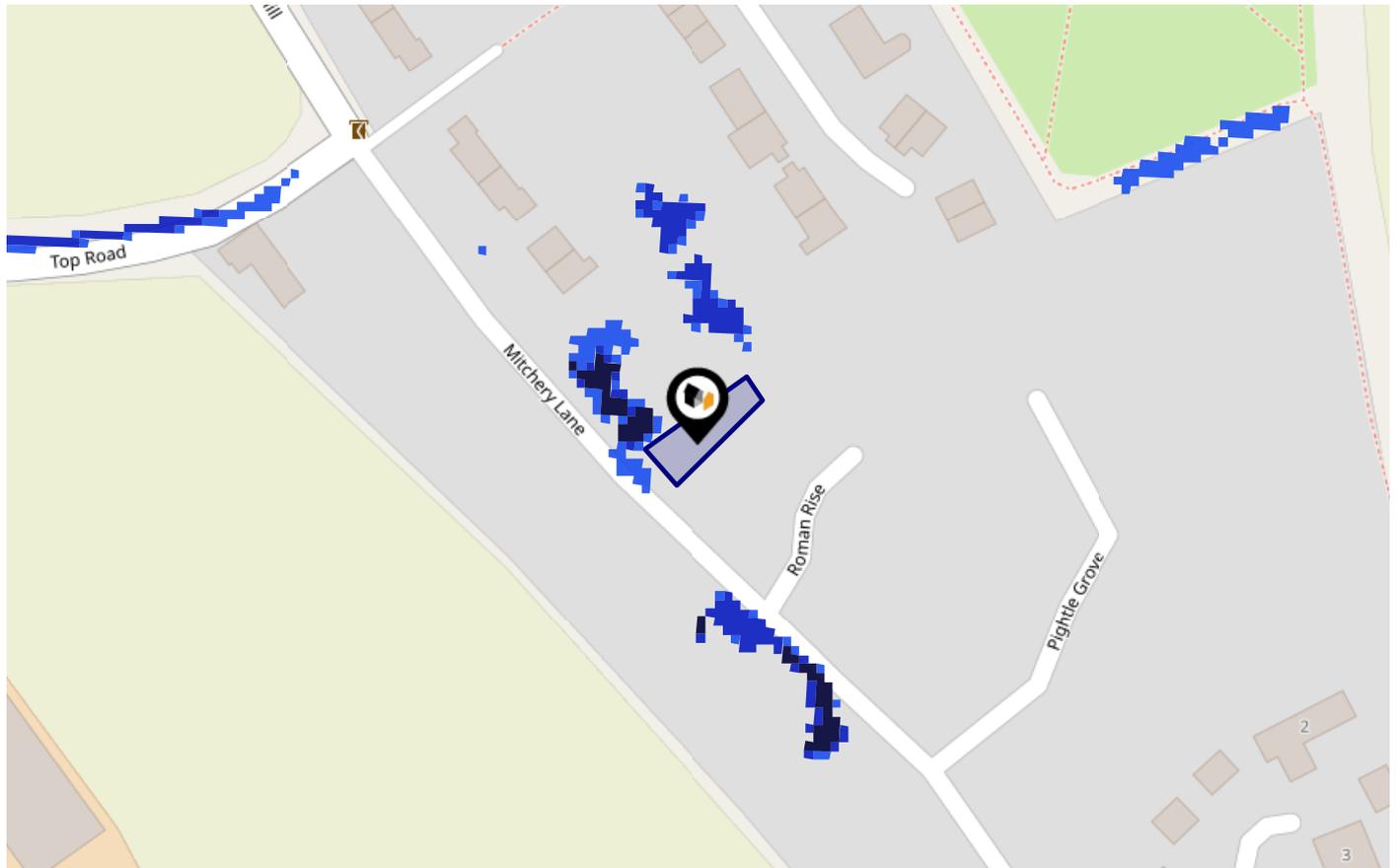
Chance of flooding to the following depths at this property:



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.

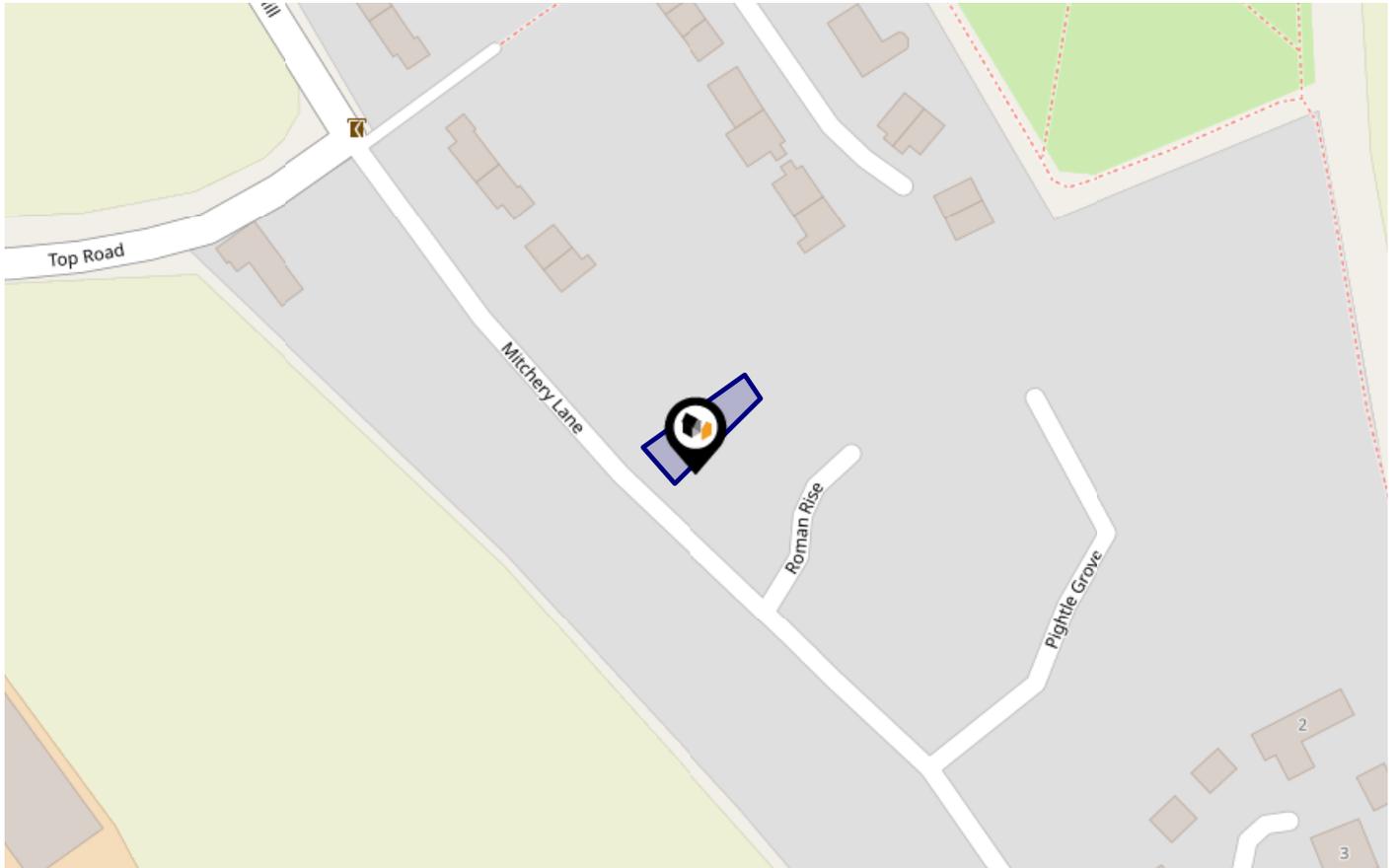
Chance of flooding to the following depths at this property:



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.

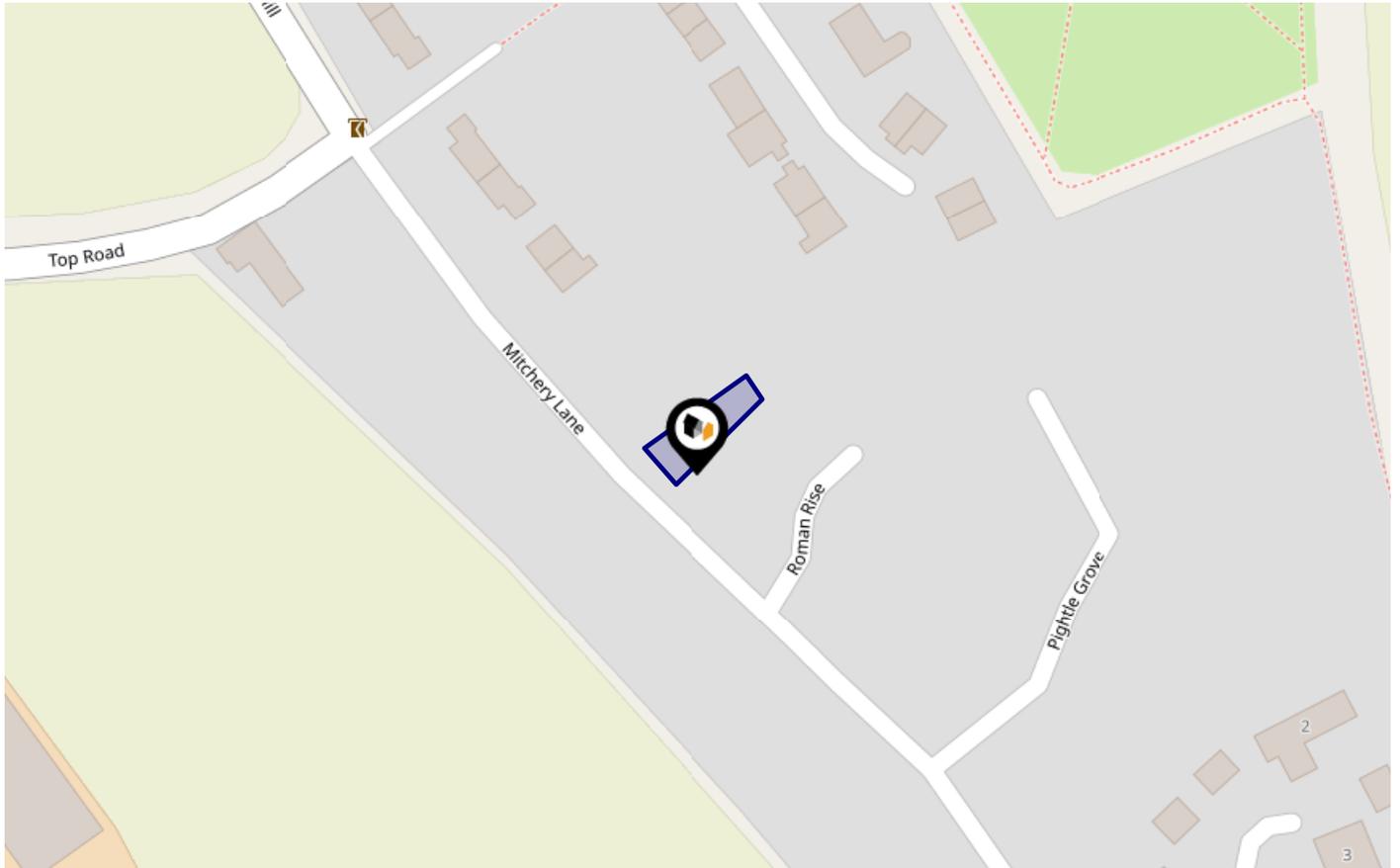
Chance of flooding to the following depths at this property:



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.

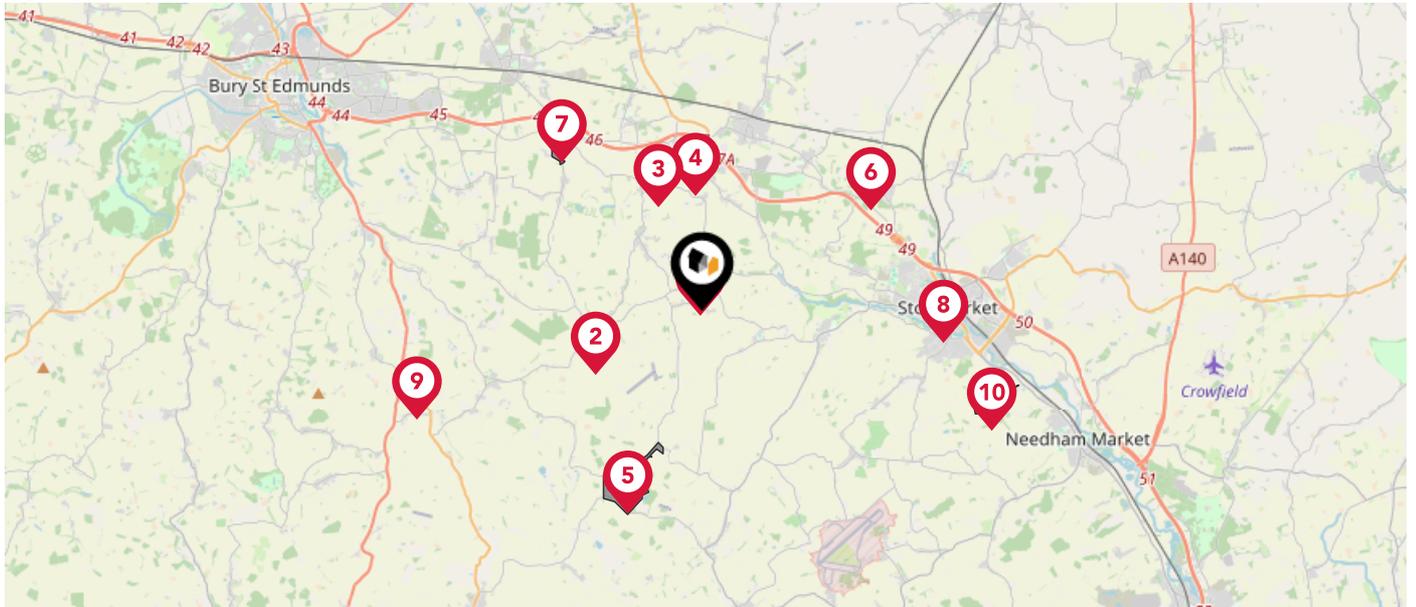
Chance of flooding to the following depths at this property:



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.



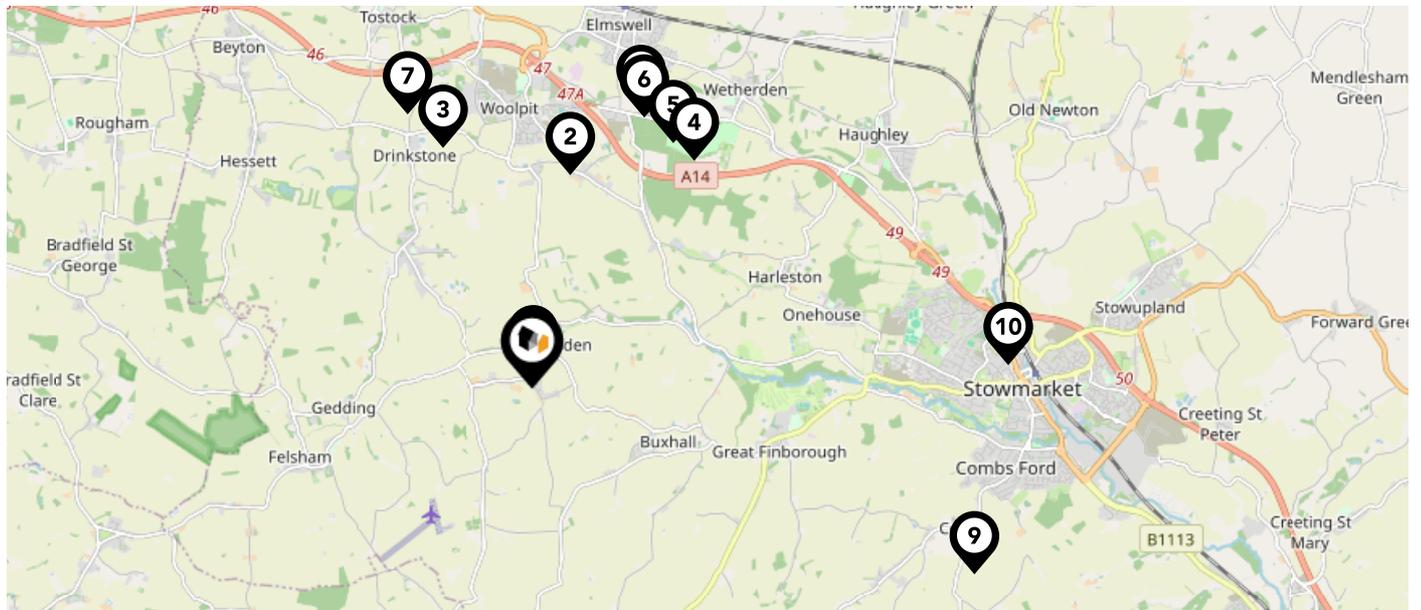
Nearby Conservation Areas

-  1 Rattlesden
-  2 Felsham
-  3 Drinkstone Mills
-  4 Woolpit
-  5 Brettenham
-  6 Haughley
-  7 Beyton
-  8 Stowmarket
-  9 Cross Green Cockfield
-  10 Badley

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.



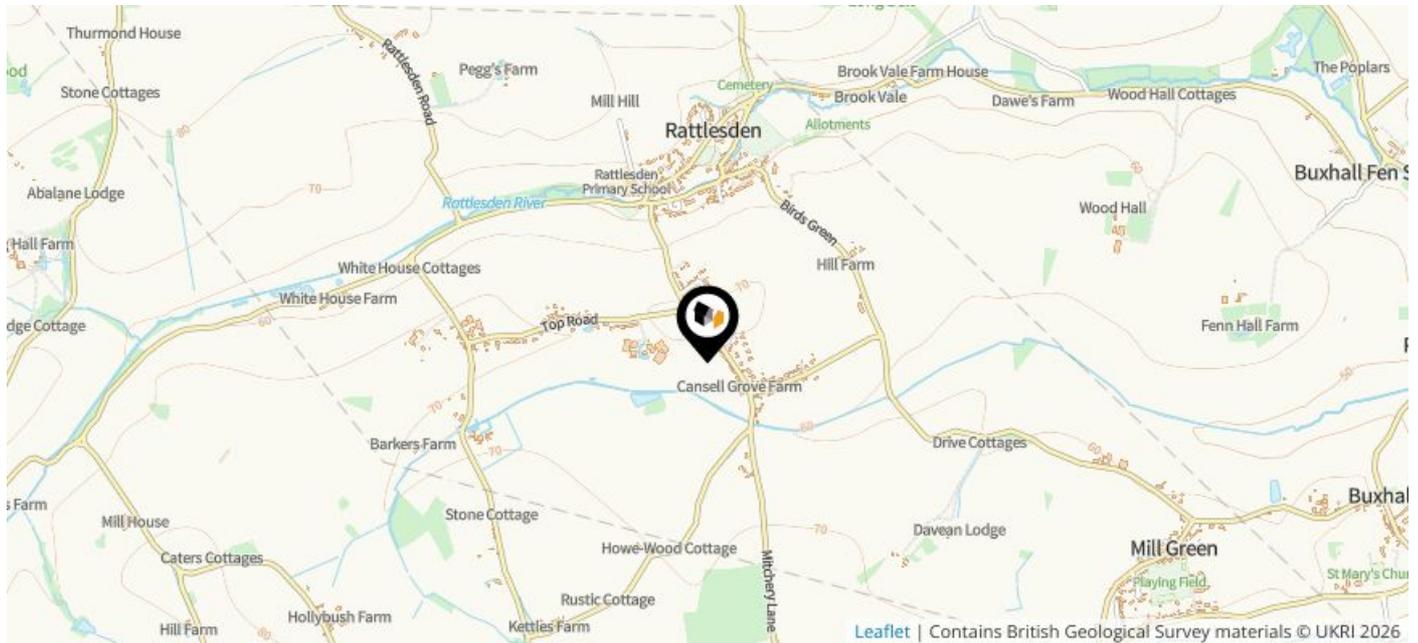
Nearby Landfill Sites

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

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

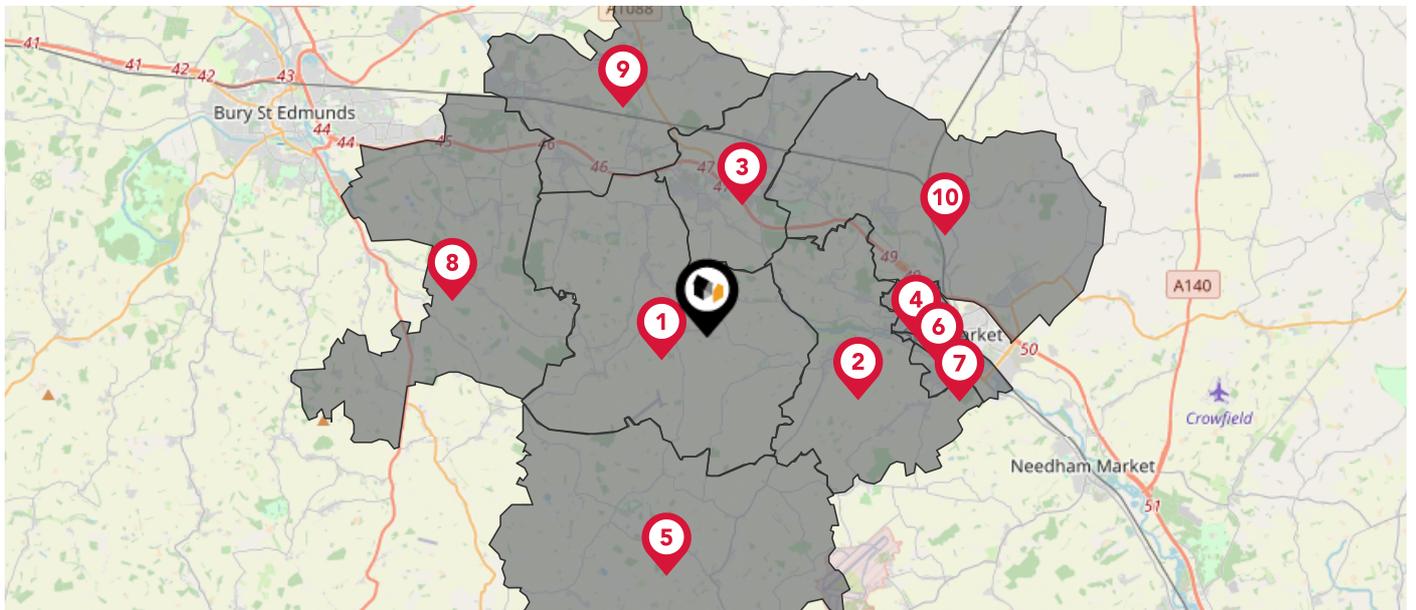
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

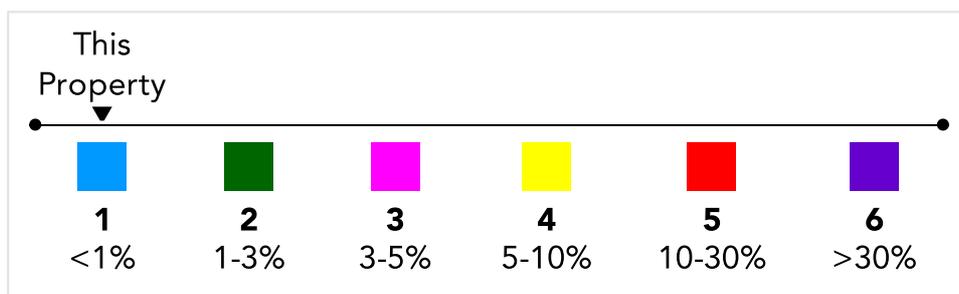
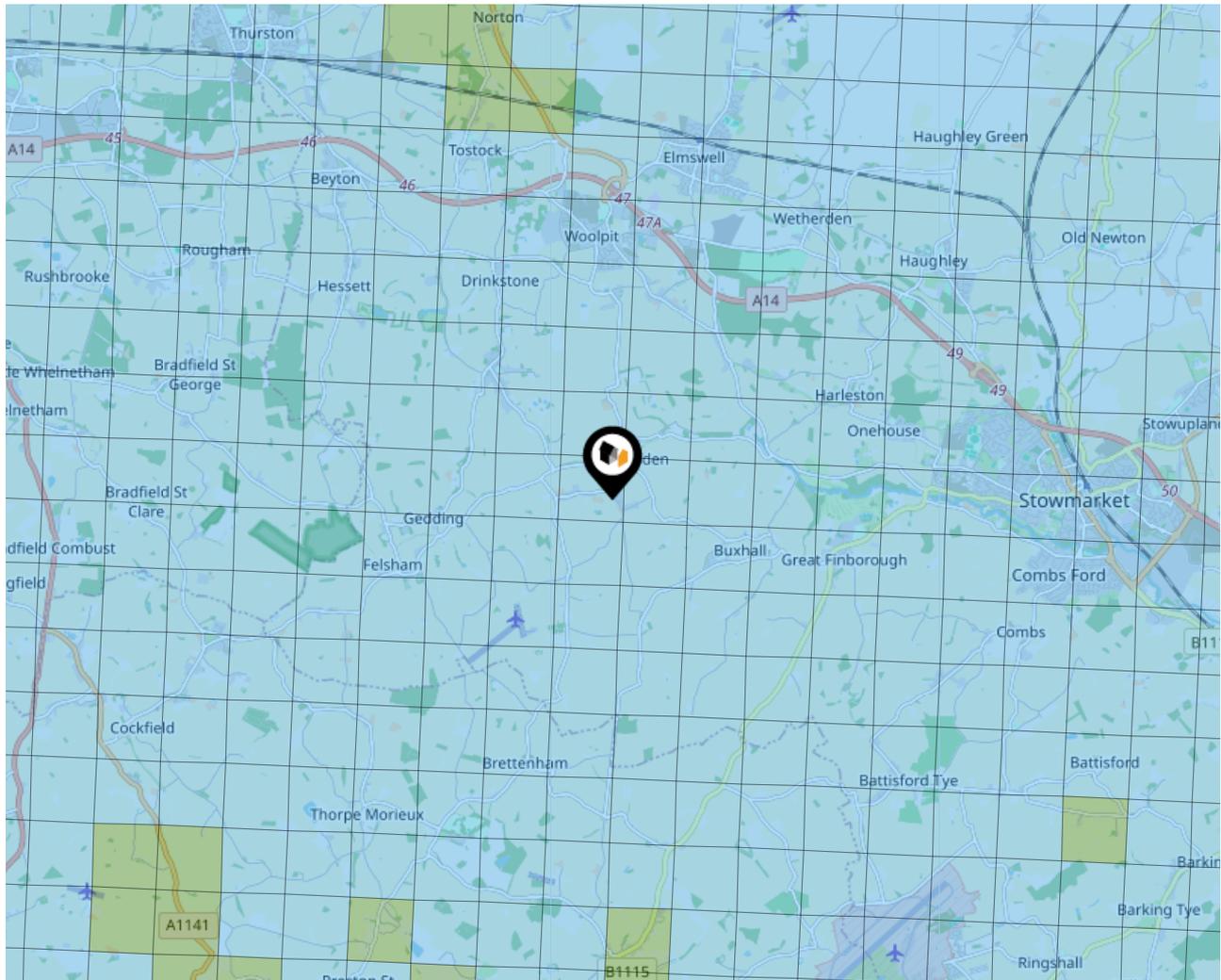


Nearby Council Wards

-  Rattlesden Ward
-  Onehouse Ward
-  Elmswell & Woolpit Ward
-  Chilton Ward
-  North West Cosford Ward
-  St. Peter's Ward
-  Combs Ford Ward
-  Rougham Ward
-  Thurston Ward
-  Haughley, Stowupland & Wetherden Ward

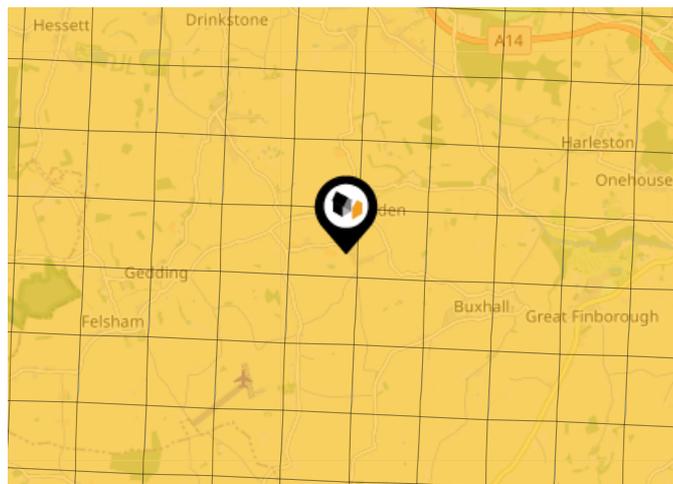
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

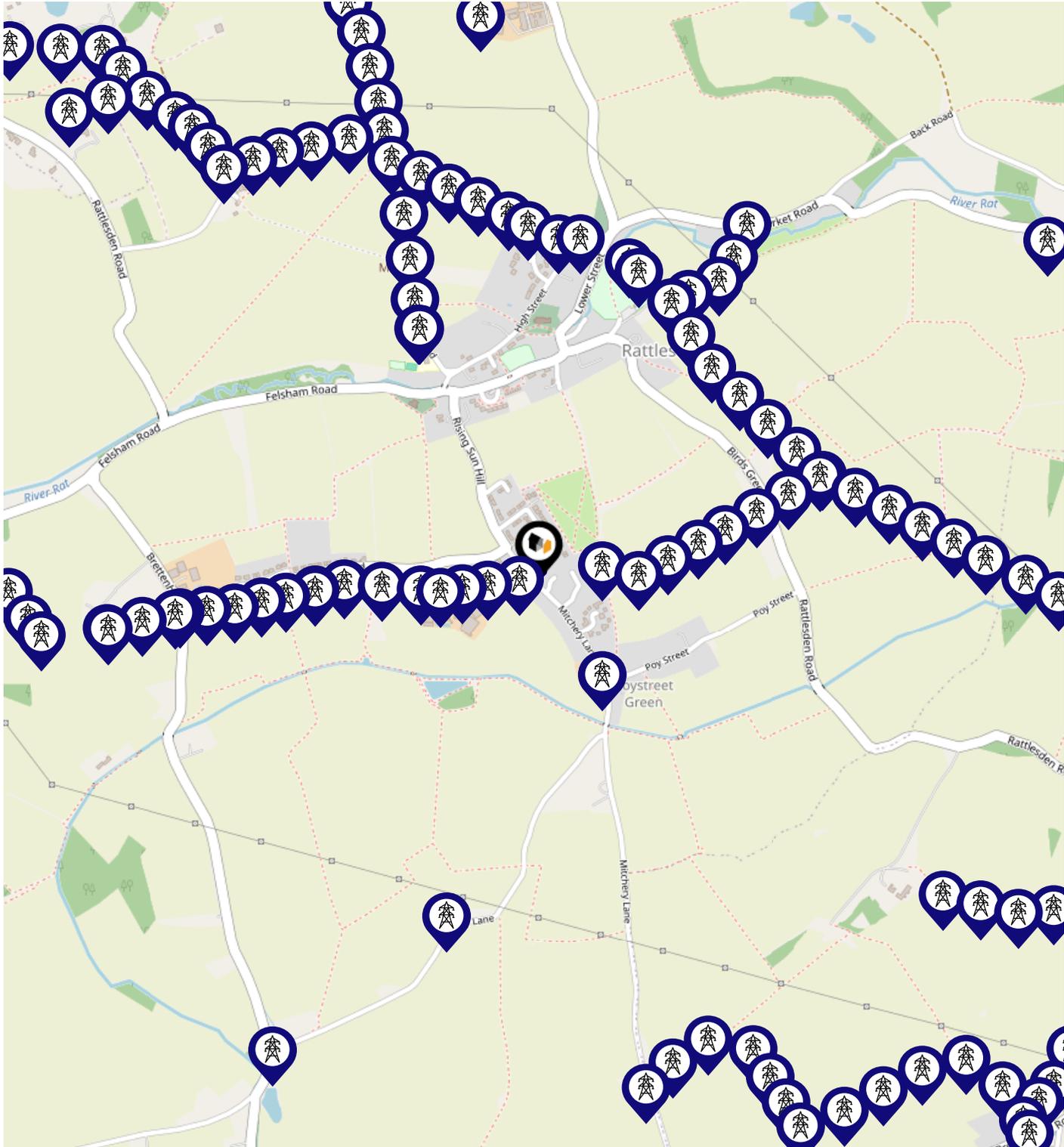
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

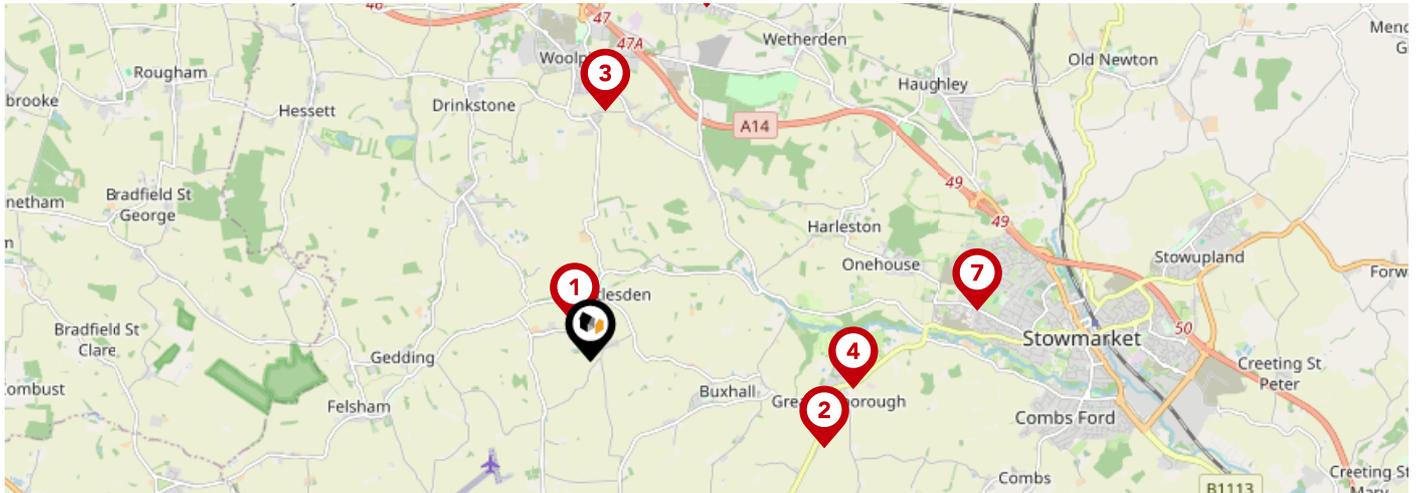
Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1181225 - Edgars Farmhouse	Grade II	0.2 miles
	1032572 - Bressumer Cottage	Grade II	0.2 miles
	1285136 - Limberlost	Grade II	0.2 miles
	1032570 - Cansell Grove Farmhouse	Grade II	0.2 miles
	1032576 - 1-3 Thatched Cottages	Grade II	0.3 miles
	1032597 - Turners Taxis	Grade II	0.3 miles
	1352362 - Walnut Tree Farmhouse	Grade II	0.3 miles
	1181281 - Coldmartin	Grade II	0.3 miles
	1032579 - House, 10 Metres East Of Rose Cottage	Grade II	0.3 miles
	1352359 - Manor Cottage	Grade II	0.3 miles



	Nursery	Primary	Secondary	College	Private
1 Rattlesden Church of England Primary Academy Ofsted Rating: Good Pupils: 125 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Centre Academy East Anglia Ofsted Rating: Not Rated Pupils: 72 Distance:2.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Old Buckenham Hall School Ofsted Rating: Not Rated Pupils: 205 Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

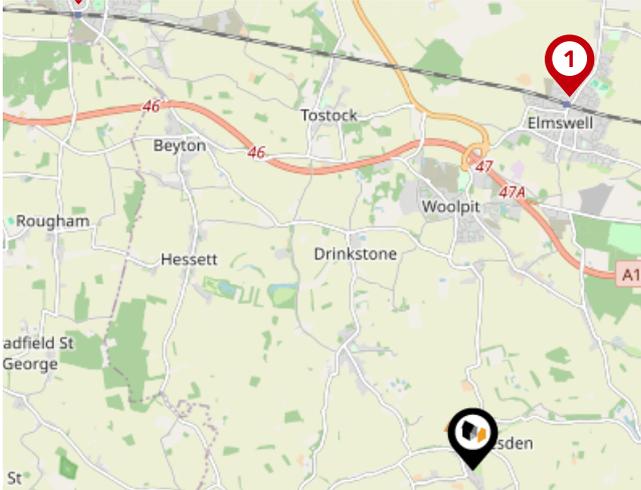
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:3.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:3.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:3.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:4.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Gable End Ofsted Rating: Good Pupils: 5 Distance:4.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:4.74</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	3.52 miles
2	Entrance	5.54 miles
3	Entrance1	4.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	31.22 miles
2	M11 J10	32.63 miles
3	M11 J8	36.81 miles
4	M11 J11	33.54 miles
5	M11 J13	34.58 miles

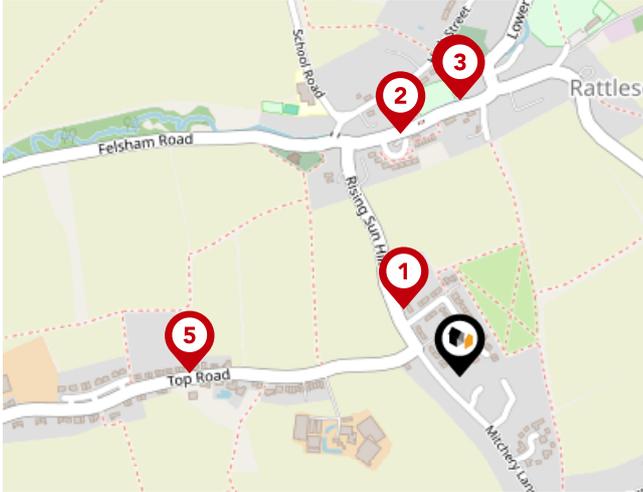


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	37.04 miles
2	Southend-on-Sea	43.63 miles
3	Stansted Airport	33.89 miles
4	Cambridge	30.46 miles

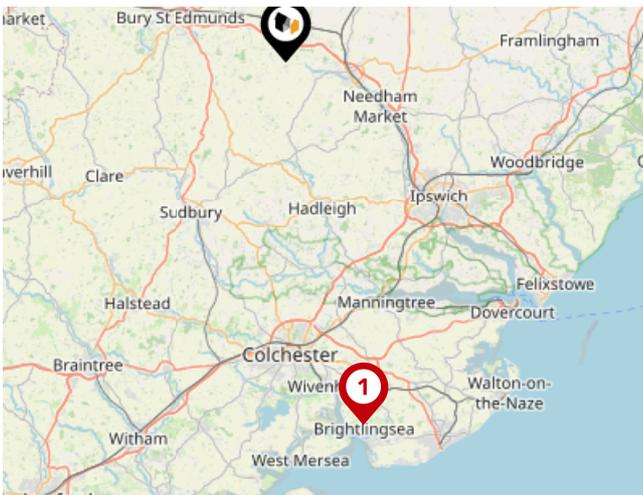
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Windyridge Road	0.1 miles
2	Village Shop	0.29 miles
3	Brewers Arms	0.32 miles
4	Brewers Arms	0.32 miles
5	Hill Top Farm	0.31 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	27.09 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.



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

