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MIR: Material Info

The Material Information Affecting this Property

Tuesday 06th October 2026



**SUNNYHURST, WETHERDEN ROAD, ELMSWELL, BURY ST.
EDMUNDS, IP30 9DD**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

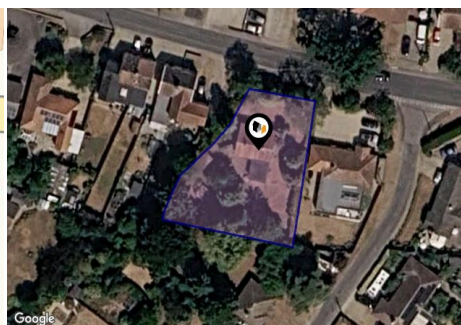
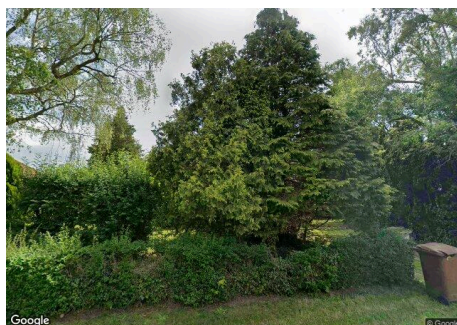
01449 768854

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Property Overview



Property

Type:	Detached
Bedrooms:	2
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.22 acres
Council Tax :	Band C
Annual Estimate:	£2,059
Title Number:	SK425623
UPRN:	100091376629
Restrictive Covenants:	No

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)

17
mb/s



80
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **7 Wetherden Road Elmswell Bury St Edmunds Suffolk IP30 9DD**

Reference - DC/24/00619	
Decision:	Awaiting decision
Date:	07th February 2024
Description:	Application for Advertisement Consent - Erection of totem poles and display of illuminated and non illuminated hoardings and fascia signage.

Reference - DC/24/00609	
Decision:	Granted
Date:	07th February 2024
Description:	Householder Application - Erection of first floor side and single storey rear extensions.

Planning records for: **The Emms Wetherden Road Elmswell Bury St Edmunds Suffolk IP30 9DD**

Reference - DC/19/01578	
Decision:	Granted
Date:	01st April 2019
Description:	Householder Planning Application - Erection of a single storey side and rear extension following demolition of existing rear extension and outbuildings.

Property EPC - Certificate

Sunnyhurst, Wetherden Road, Elmswell, BURY ST. EDMUNDS, IP30 9DD		Energy rating E	
Valid until 01.10.2036		Certificate number 9736-2020-9609-0482-7206	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

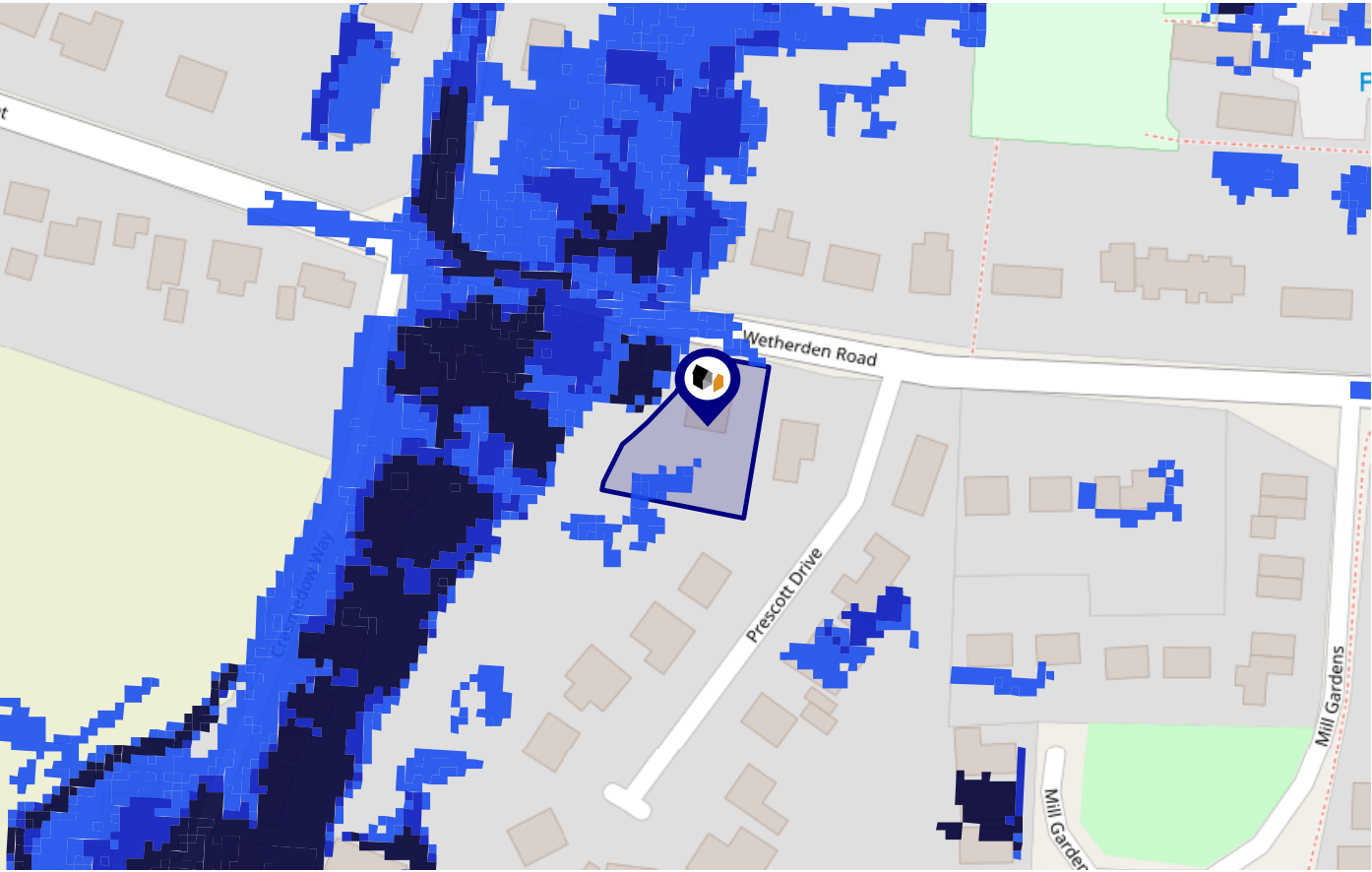
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Timber frame, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	80 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.

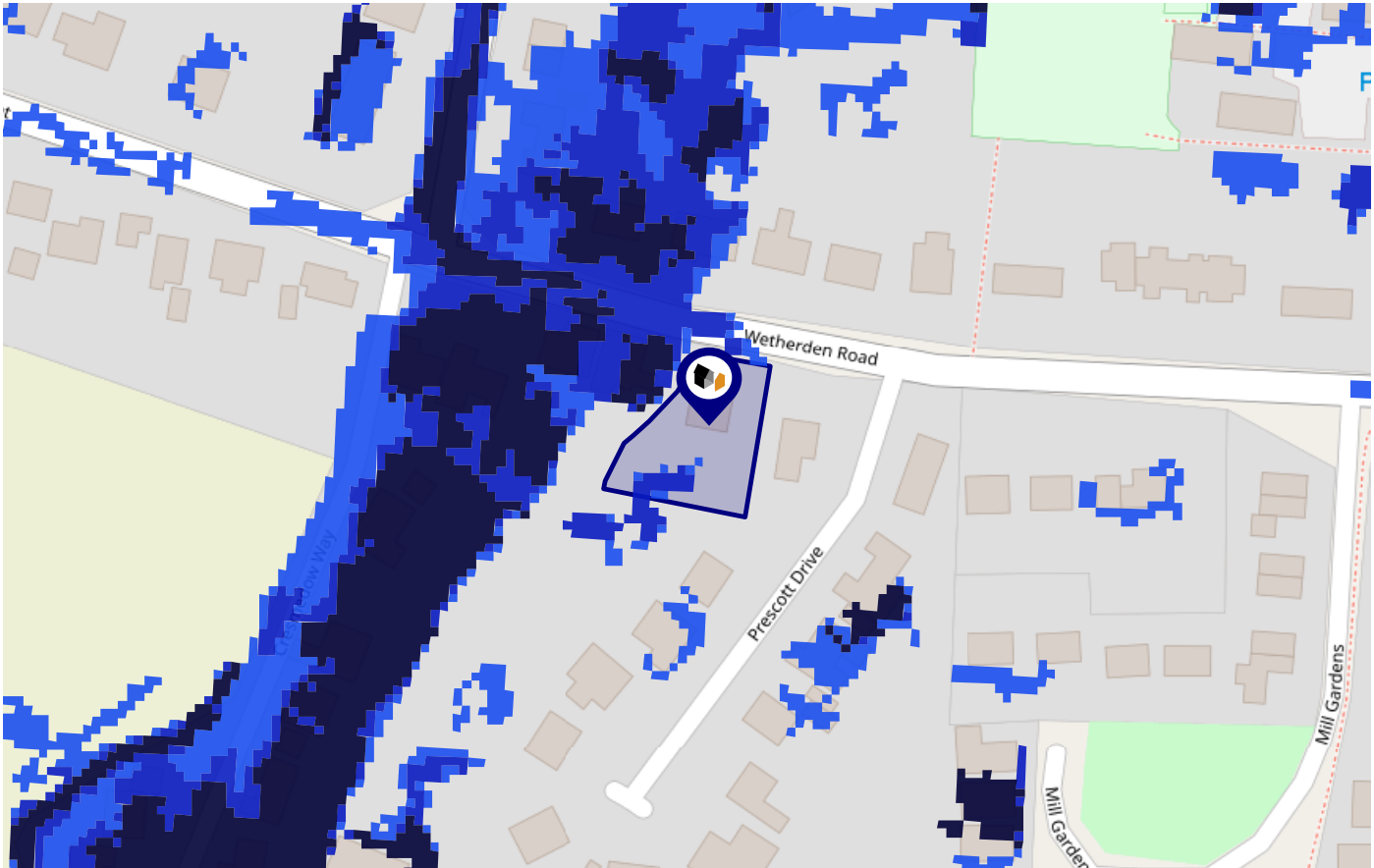
Chance of flooding to the following depths at this property:



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.

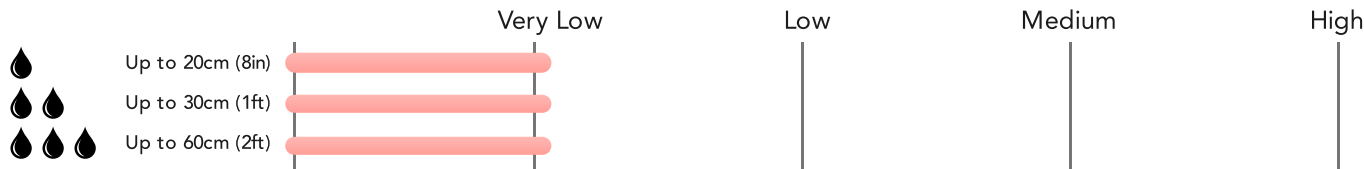


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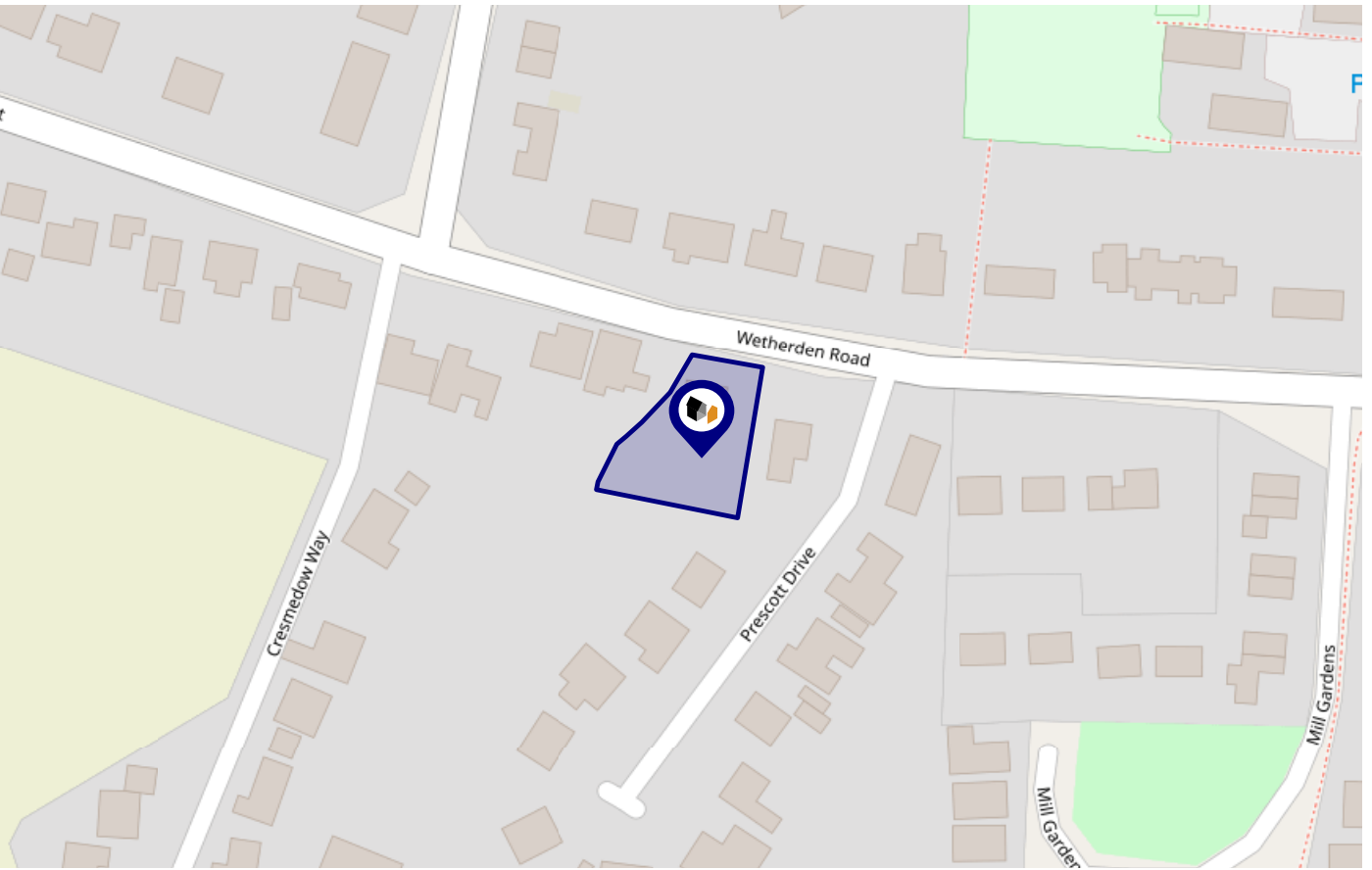
Chance of flooding to the following depths at this property:



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.

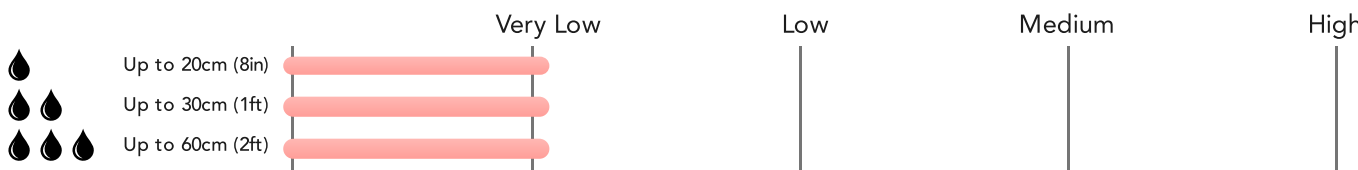


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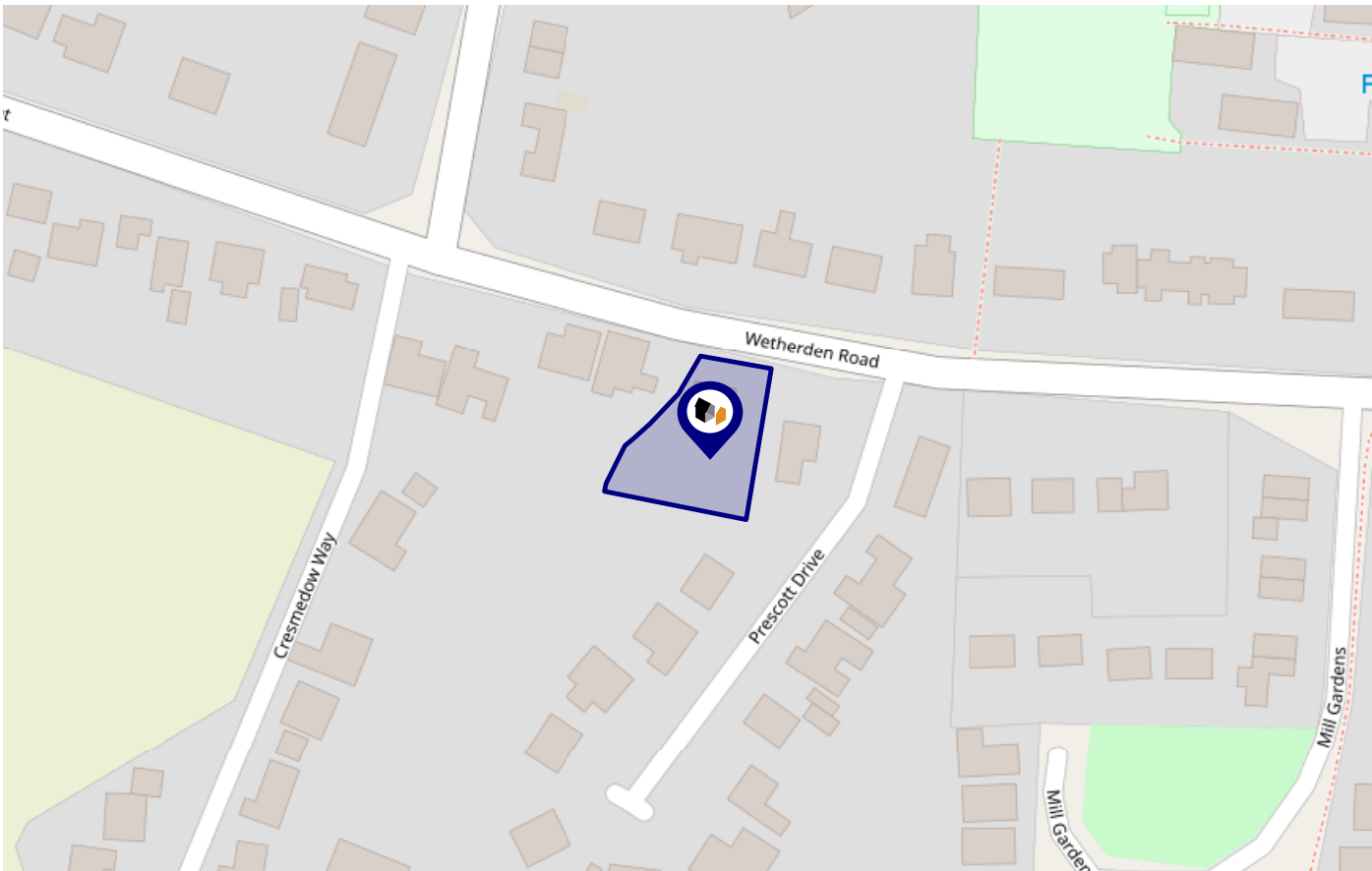
Chance of flooding to the following depths at this property:



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.

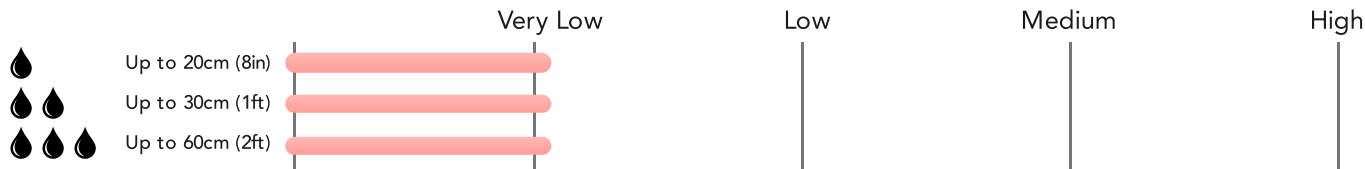


Risk Rating: Very low

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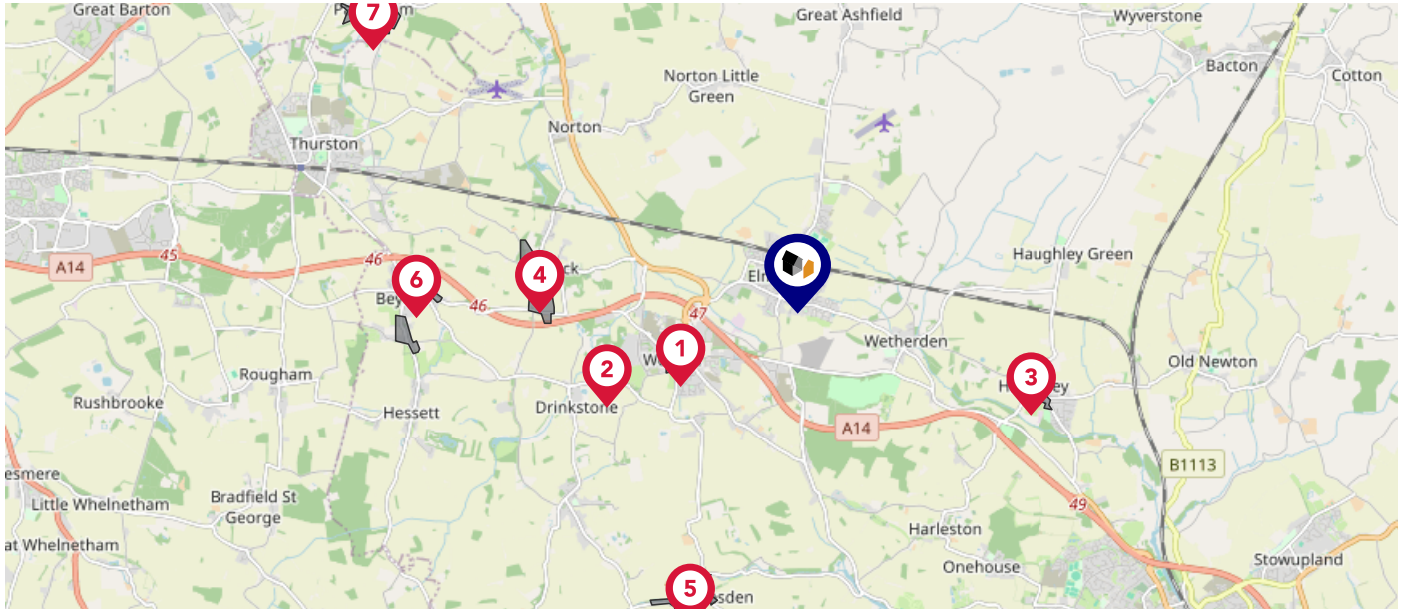
Chance of flooding to the following depths at this property:



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.



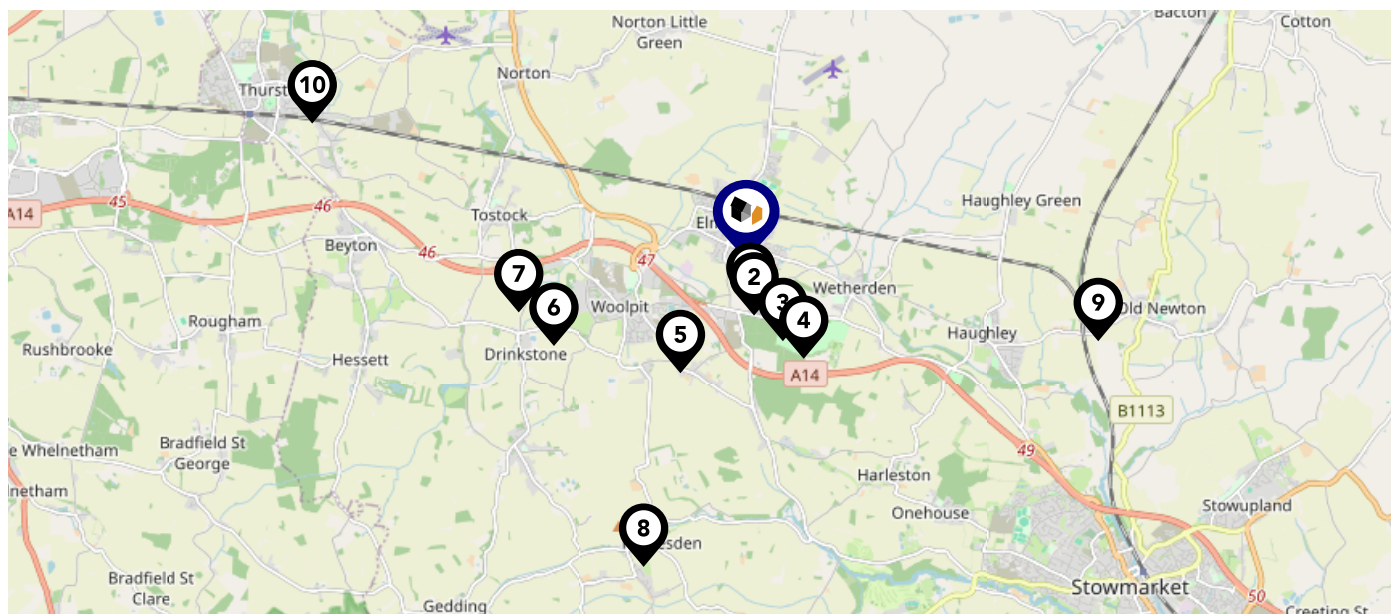
Nearby Conservation Areas

- | | |
|---|------------------|
| 1 | Woolpit |
| 2 | Drinkstone Mills |
| 3 | Haughley |
| 4 | Tostock |
| 5 | Rattlesden |
| 6 | Beyton |
| 7 | Pakenham |

Maps

Landfill Sites

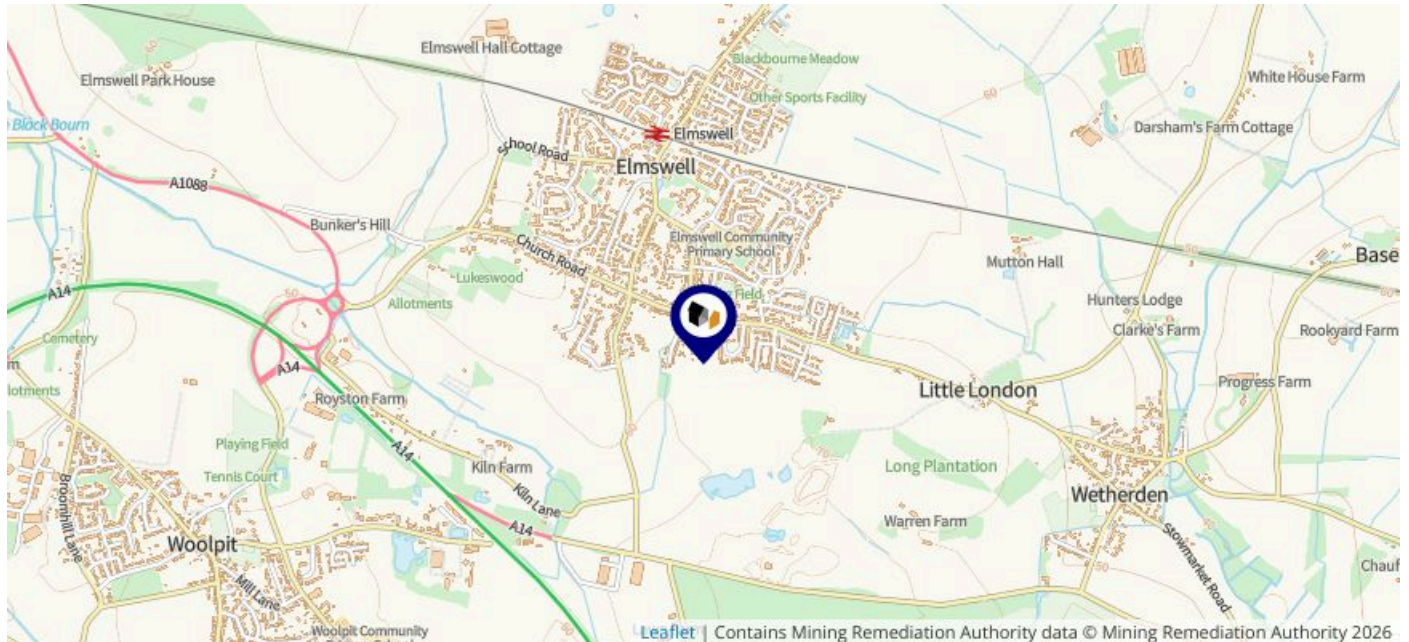
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill 
2	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill 
3	Warren Heath-Warren Heath, Wetherden	Historic Landfill 
4	Haughley Park-Wetherden, Stowmarket	Historic Landfill 
5	Heath Road-Woolpit, Bury St Edmunds, Suffolk	Historic Landfill 
6	Rookery Farm-Drinkstone	Historic Landfill 
7	EA/EPR/HP3295NP/A001	Active Landfill 
8	Rectory-High Street, Rattlesden	Historic Landfill 
9	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 
10	Church Lane-Thurston	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

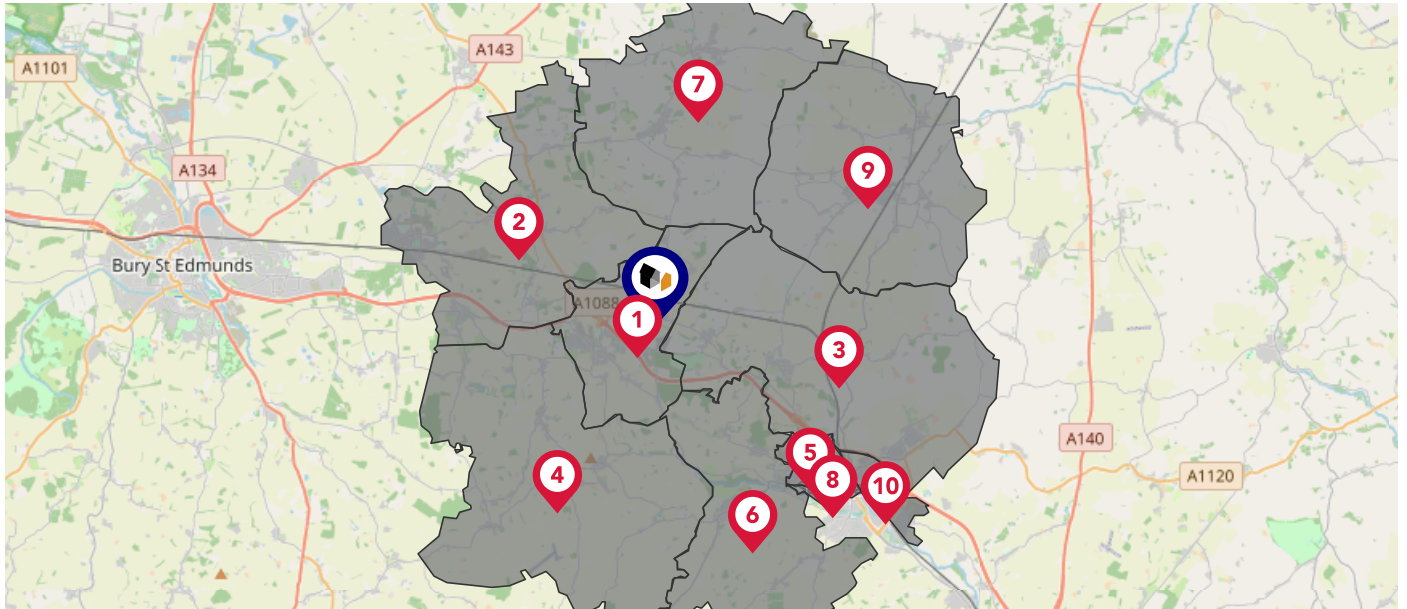
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

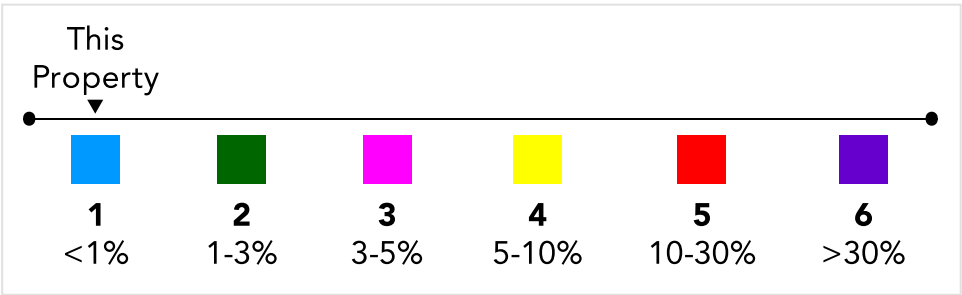
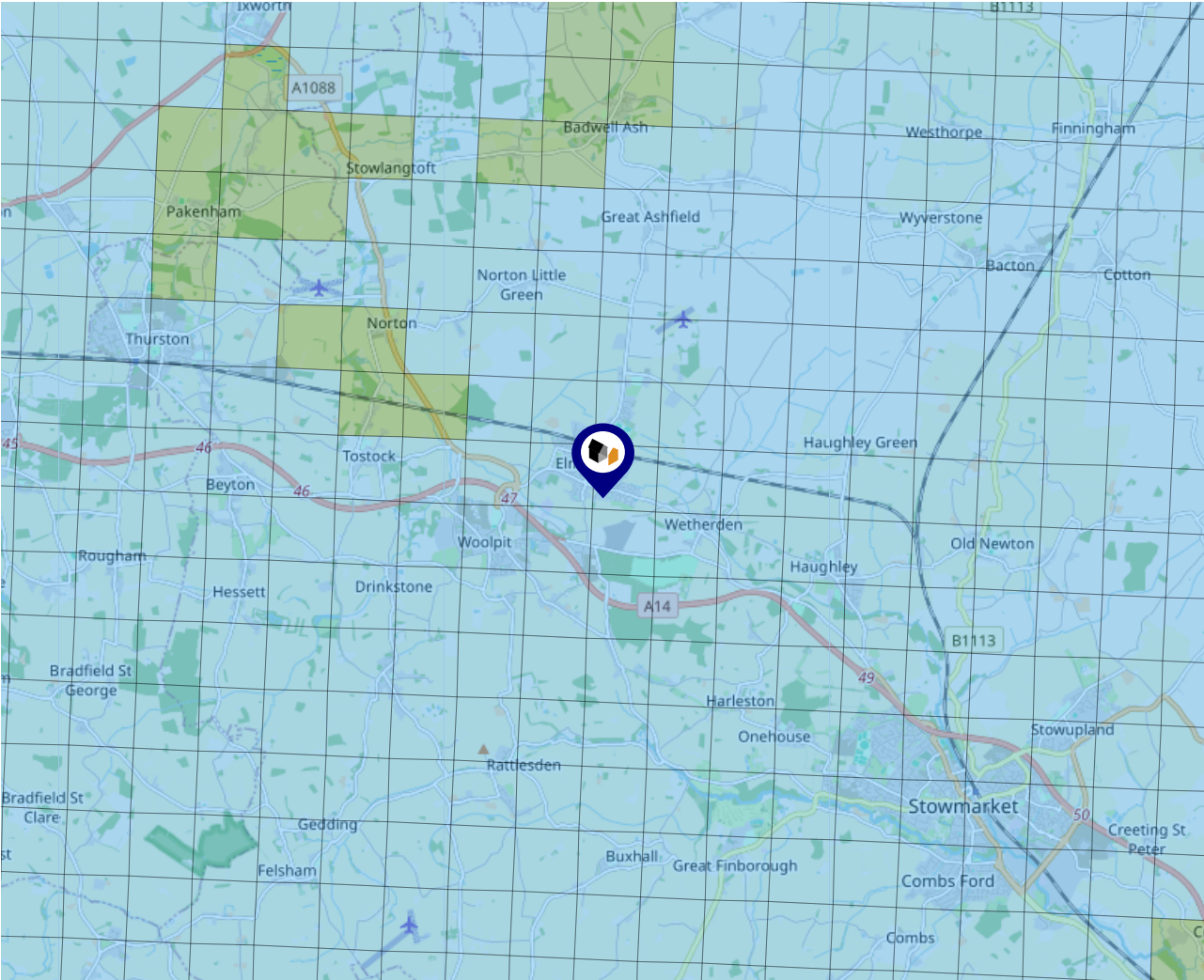


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Elmswell & Woolpit Ward |
| 2 | Thurston Ward |
| 3 | Haughley, Stowupland & Wetherden Ward |
| 4 | Rattlesden Ward |
| 5 | Chilton Ward |
| 6 | Onehouse Ward |
| 7 | Walsham-le-Willows Ward |
| 8 | St. Peter's Ward |
| 9 | Bacton Ward |
| 10 | Stow Thorney Ward |

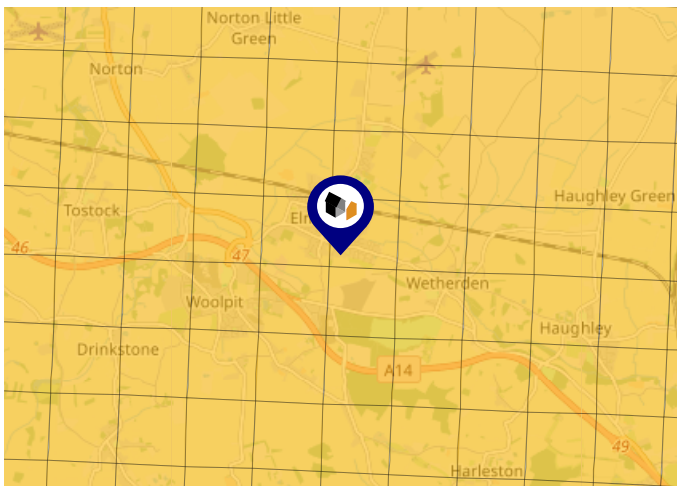
What is Radon?

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)

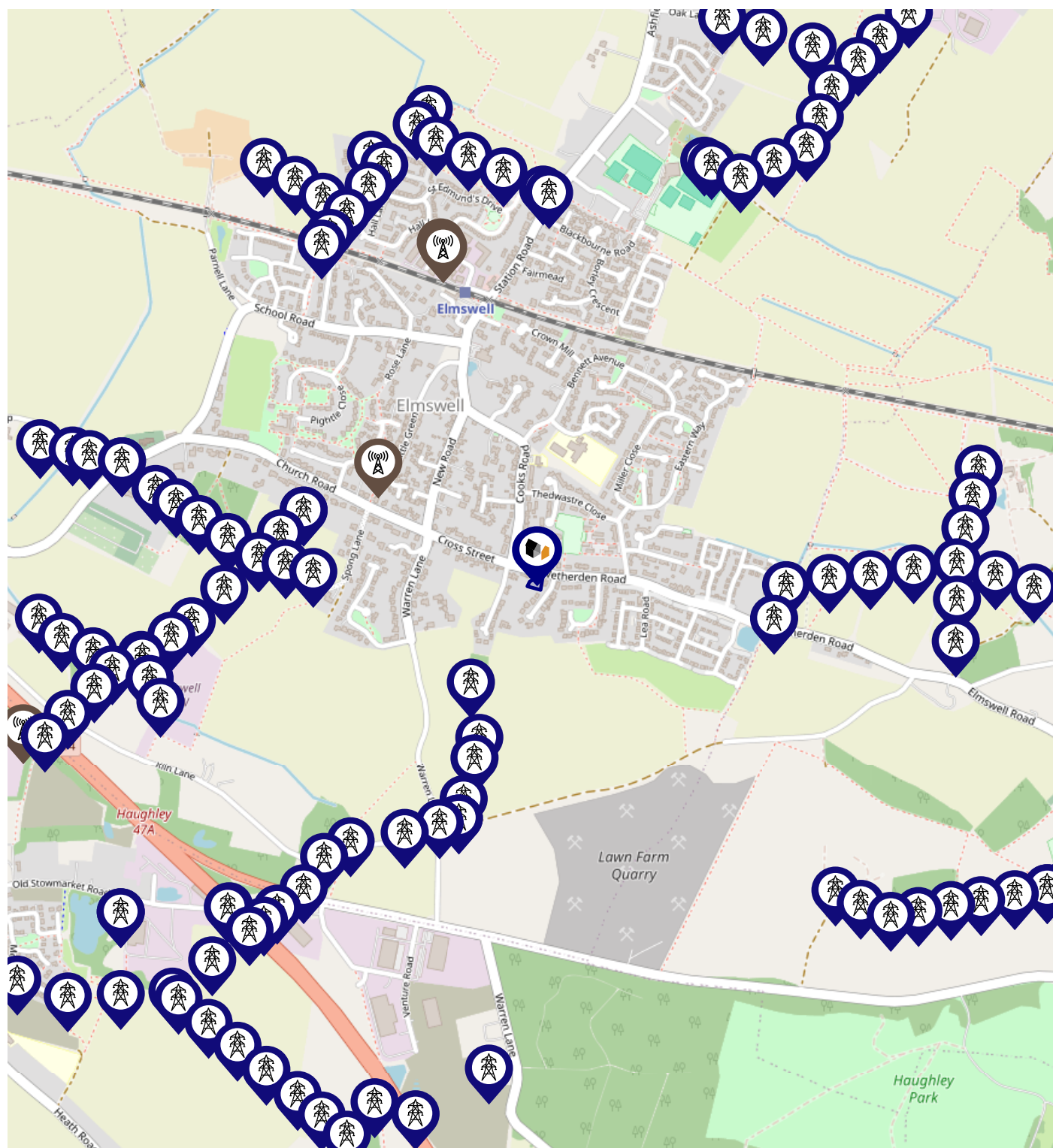
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



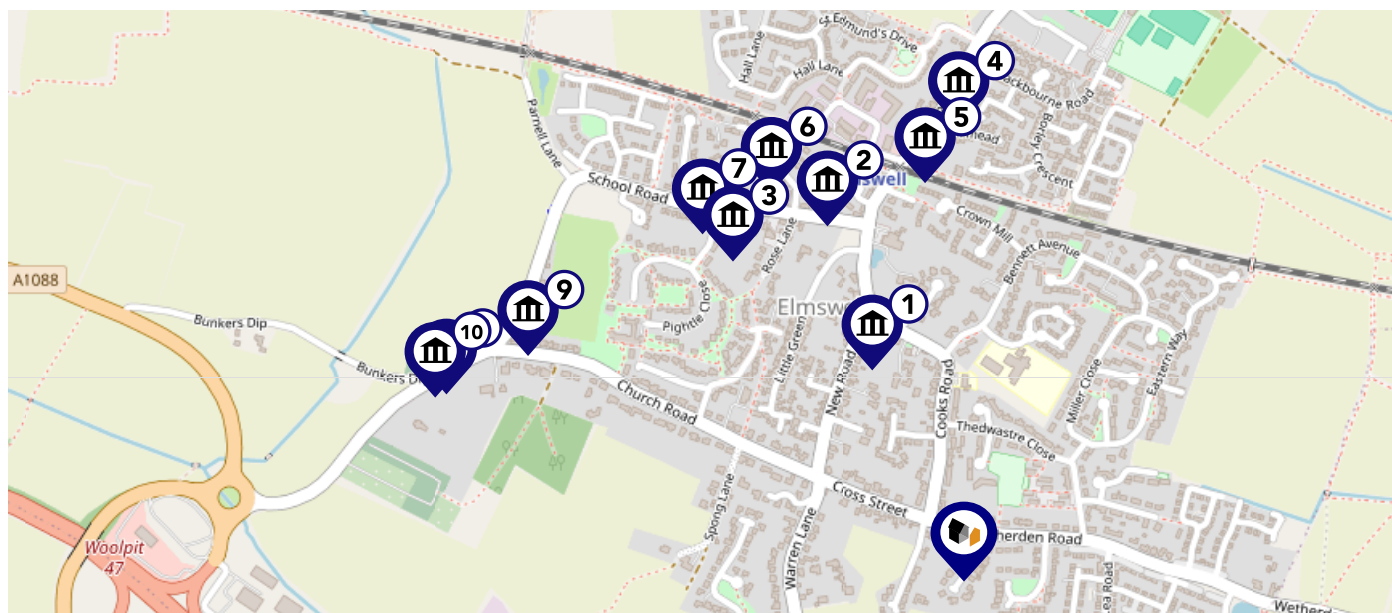
Key:

-  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
	1181997 - Lilac House	Grade II	0.3 miles
	1182032 - Ivy House	Grade II	0.4 miles
	1032473 - 1 To 4, Tudor Cottages	Grade II	0.4 miles
	1182090 - Street Farmhouse	Grade II	0.5 miles
	1352412 - The Old Bank House	Grade II	0.5 miles
	1181958 - Hawk End Cottage	Grade II	0.5 miles
	1182025 - Numbers 1 And 2 Hall Cottages	Grade II	0.5 miles
	1032469 - Two Monuments, 3 Metres East Of The Chancel Wall Of Church Of St John	Grade II	0.6 miles
	1352411 - Church Cottage	Grade II	0.6 miles
	1032468 - Church Of St John	Grade II	0.6 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

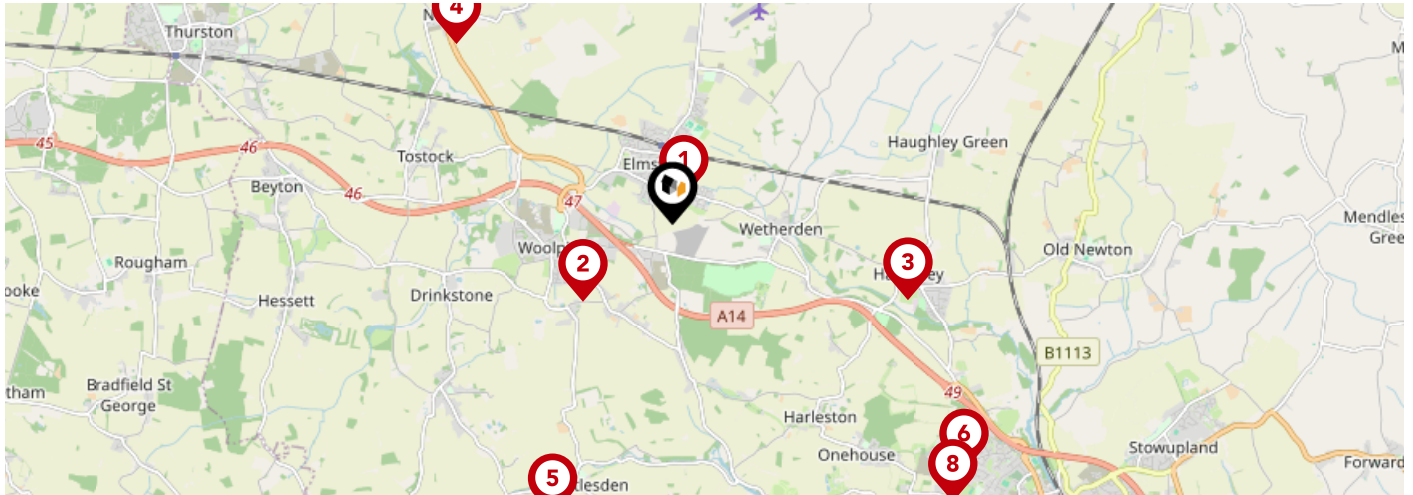
Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage



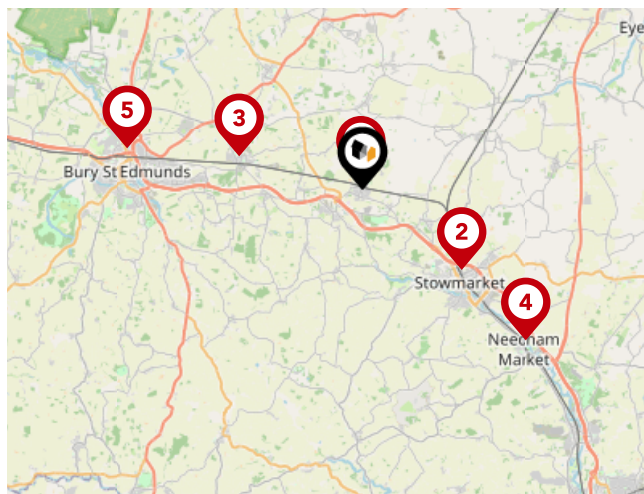
		Nursery	Primary	Secondary	College	Private
1	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:0.25	☐	☒	☐	☐	☐
2	Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:1.08	☐	☒	☐	☐	☐
3	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.24	☐	☒	☐	☐	☐
4	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:2.57	☐	☒	☐	☐	☐
5	Rattlesden Church of England Primary Academy Ofsted Rating: Good Pupils: 125 Distance:2.87	☐	☒	☐	☐	☐
6	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:3.46	☐	☒	☐	☐	☐
7	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:3.53	☐	☐	☒	☐	☐
8	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:3.58	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:3.73	☐	☒	☐	☐	☐
10	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:3.9	☐	☐	☒	☐	☐
11	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:3.95	☐	☒	☐	☐	☐
12	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.16	☐	☒	☐	☐	☐
13	Thurston Church of England Primary Academy Ofsted Rating: Good Pupils: 320 Distance:4.18	☐	☒	☐	☐	☐
14	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:4.42	☐	☒	☐	☐	☐
15	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:4.45	☐	☒	☐	☐	☐
16	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:4.51	☐	☒	☐	☐	☐

Area

Transport (National)

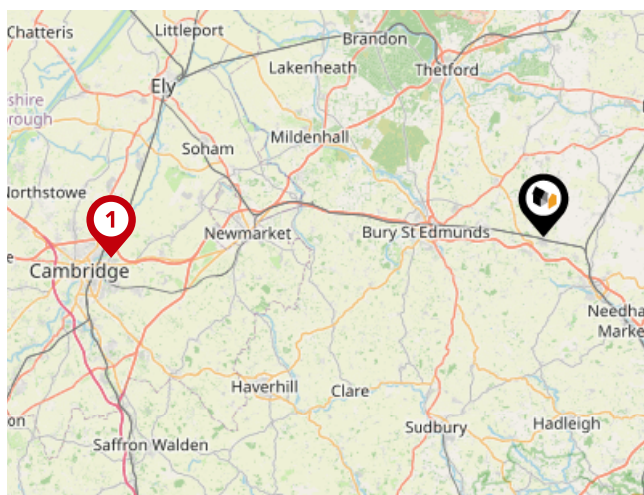


National Rail Stations

Pin	Name	Distance
1	Elmswell Rail Station	0.44 miles
2	Stowmarket Rail Station	4.62 miles
3	Thurston Rail Station	4.67 miles
4	Needham Market Rail Station	8.07 miles
5	Bury St Edmunds Rail Station	8.67 miles

Trunk Roads/Motorways

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

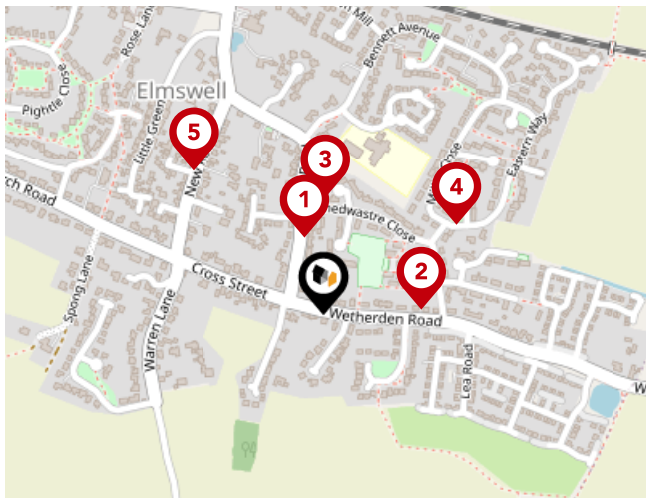


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	31.42 miles

Area

Transport (Local)

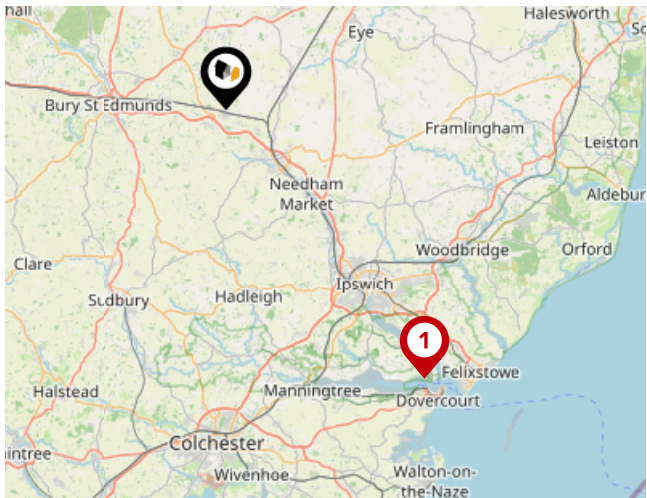


Bus Stops/Stations

Pin	Name	Distance
1	Whatley Close	0.08 miles
2	Mill Gardens	0.1 miles
3	Manns Court	0.13 miles
4	Garages	0.18 miles
5	Loch Rannoch Close	0.21 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Harwich International Ferry Terminal	24.33 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.



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