

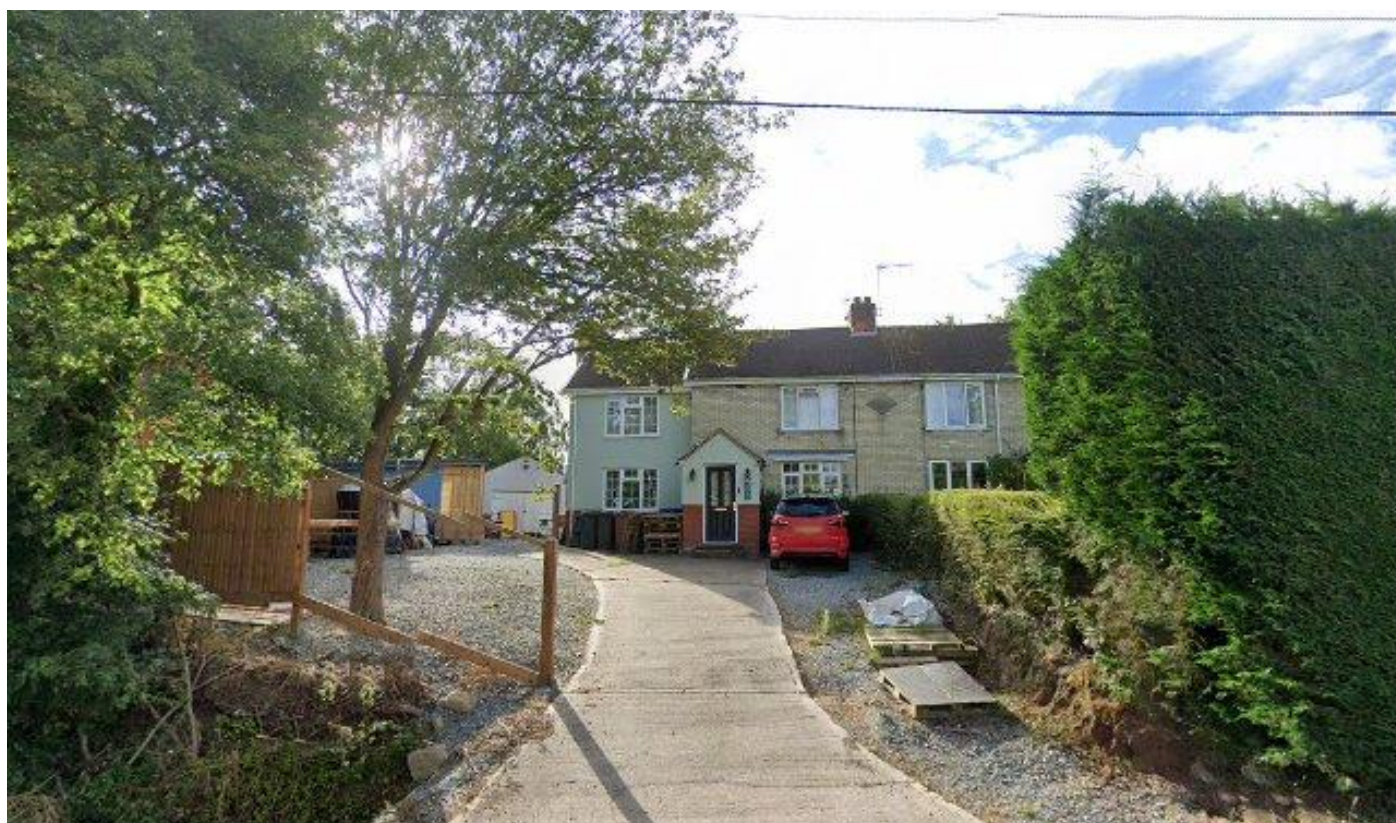


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 10th September 2026



**32, CHAPEL ROAD, OLD NEWTON, STOWMARKET, IP14
4PP**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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mlproperty.co.uk



Property Overview



Property

Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,431 ft ² / 133 m ²
Plot Area:	0.16 acres
Year Built :	1930-1949
Council Tax :	Band B
Annual Estimate:	£1,802
Title Number:	SK71586
UPRN:	100091089625
Restrictive Covenants:	Yes

Last Sold Date:	20/06/2018
Last Sold Price:	£360,000
Last Sold £/ft ² :	£251
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)

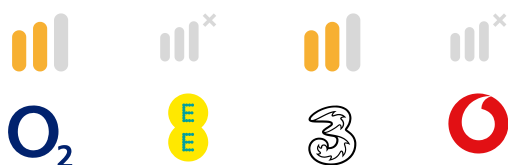
20
mb/s



1800
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land South East Of Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/19/05728
Decision: Granted
Date: 10th December 2019
Description: Planning Application - Erection of detached dwelling and cart lodge.

Reference - DC/19/03796
Decision: Granted
Date: 09th August 2019
Description: Discharge of Conditions Application for DC/19/02613- Condition 4 (Archaeological Works)

Reference - DC/19/00818
Decision: Granted
Date: 19th February 2019
Description: Application under Section 73 of the Town and Country Planning Act for DC/17/05761 - Without compliance with Condition 3 to allow phased development.

Reference - DC/18/03918
Decision: Decided
Date: 30th August 2018
Description: Discharge of Conditions Application for DC/17/05761- Condition 4 (Bin storage) Condition 5 (Highways Access Drainage) Condition 7 (Archaeology Works)Condition 8 (Archaeology) Condition 9 (Protected Species Mitigation) and Condition 10 (Contamination)

Planning records for: ***Land South East Of Chapel Road Old Newton Stowmarket Suffolk IP14 4PP***

Reference - DC/19/02613	
Decision:	Granted
Date:	31st May 2019
Description:	Submission of details under Outline Planning Permission DC/17/05761 varied by Section 73 Permission DC/19/00818 - Appearance, Landscaping, Layout and Scale for Erection of two detached dwellings (Phase 2b Only)

Planning records for: ***20 Chapel Road Old Newton IP14 4PP***

Reference - 4057/15	
Decision:	Decided
Date:	12th November 2015
Description:	Non-material amendment sought following planning permission 2434/15, (proposed single and two storey rear extension) to enlarge the width of bedroom 4, reduce size of bathroom window, remove juliet balcony and french doors and replace with glazed screen to bedroom 4. reposition en-suite window on side elevation.

Planning records for: ***26 Chapel Road Old Newton Suffolk IP14 4PP***

Reference - DC/21/02016	
Decision:	Granted
Date:	01st April 2021
Description:	Discharge of Conditions Application for DC/20/04864- Condition 5 (Provision of Parking and Turning)

Reference - DC/20/04864	
Decision:	Granted
Date:	30th October 2020
Description:	Householder Planning Application -Erection of an extension to existing workshop and conversion to domestic annexe.

Planning records for: *The Cottage 1 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/24/02069
Decision: Granted
Date: 01st May 2024
Description: Discharge of Conditions Application for DC/23/05888 - Condition 3 (Elevation and Section Drawings), 4 (Proposed Bricks), 5 (Insulation) and 6 (Render Details)

Reference - DC/25/03732
Decision: Granted
Date: 22nd August 2025
Description: Householder Application. Alterations to the porch

Reference - DC/23/01015
Decision: Granted
Date: 01st March 2023
Description: Application for Listed Building Consent - Internal and external roof repairs, replacement of rainwater goods and upgrading of flashing as detailed within Schedule of Works.

Reference - DC/25/03733
Decision: Granted
Date: 22nd August 2025
Description: Application for Listed Building Consent. Alterations to the porch

Planning records for: *The Cottage 1 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/23/05033
Decision: Granted
Date: 26th October 2023
Description: Application for Works to Tree Subject to Preservation Order (MS08/A1) - T1 Ash - Remove the lowest lateral limb that overhangs the adjacent mulberry tree.

Reference - DC/23/05887
Decision: Granted
Date: 21st December 2023
Description: Householder Application - Reconstruction of Dormer windows and repairs to gables.

Reference - DC/23/05888
Decision: Granted
Date: 21st December 2023
Description: Application for Listed Building Consent - Reconstruction of Dormer windows and repairs to gables.

Reference - DC/23/05446
Decision: Granted
Date: 22nd November 2023
Description: Discharge of Conditions Application for DC/23/01015 - Condition 3 (Repairs to underlying fabric), Condition 4 (Insulation) and Condition 5 (Strengthening Works)

Planning records for: *The Cottage 1 Chapel Road Old Newton IP14 4PP*

Reference - DC/22/00780	
Decision:	Granted
Date:	14th February 2022
Description:	Application for Listed Building Consent - Internal alterations, renovation, repairs and maintenance as per Schedule of Works.

Planning records for: *3 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/20/05294	
Decision:	Granted
Date:	23rd November 2020
Description:	Notification of Works to Trees Protected by a Preservation Order -T1 (Ash) - Take down approximately 3m to fork to suitable growth point (dieback and deadwood).

Reference - DC/24/05133	
Decision:	Granted
Date:	23rd November 2024
Description:	Application for Works to Trees subject to Tree Preservation Order MS08/A1 - 2 ash trees, (T1) is right beside a pond and is showing some signs of decline. The tree is roughly 50ft in height and needs to be removed due to its proximity to the property. (T2) just needs a lateral branch removed due to its length and weight.

Reference - 0866/17	
Decision:	Granted
Date:	01st March 2017
Description:	T1 - Beech tree next to shed and pond near house. Reduce lowest by lateral limb growing towards home by 2 metres from 9 metres to 7 metres approximately to give more light.

Planning records for: *Willow Lodge 7 Chapel Road Old Newton IP14 4PP*

Reference - 1196/17	
Decision:	Granted
Date:	25th March 2017
Description:	Erection of single storey rear extension and erection of porch following removal of the existing entrance lobby and extension of the existing dormer to create en-suite

Planning records for: *60 Chapel Road Old Newton IP14 4PP*

Reference - DC/26/02017	
Decision:	Awaiting decision
Date:	13th May 2026
Description:	Application for Listed Building Consent. Remove old concrete floor and tiling. Excavate to a depth sufficient to allow for a minimum of 150mm of compacted Geocell gravel, 100mm of Limecrete and finishing items including underfloor heating and tiling. Install new drainage. Install and compact to 150mm thickness a Geocell aggregate base and Geotextile membrane. Install a 30mm cork board to all exterior walls. Lay a 100mm Limecrete slab over the membrane. Lay underfloor electric heating mat. Tile using Limestone floor tiles bedded on lime based adhesive such as "Kholao Colle".

Reference - 2629/16	
Decision:	Granted
Date:	07th July 2016
Description:	Creation of an en-suite and insertion of a first floor window.

Reference - DC/22/03238	
Decision:	Withdrawn
Date:	27th June 2022
Description:	Householder Application - Erection of single storey rear extension (following demolition of existing). Erection of 2 bay cartlodge and new vehicular access.

Planning records for: **60 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP**

Reference - DC/25/04773
Decision: Granted
Date: 27th October 2025
Description: Discharge of Conditions Application for DC/24/05589 - Conditions 3 (Fenestration) and 4 (Services)

Reference - DC/26/03282
Decision: Granted
Date: 29th July 2026
Description: Discharge of Conditions Application for DC/26/02017 - Condition 3 (Underlying Floor Recording)

Reference - DC/22/03345
Decision: Refused
Date: 01st July 2022
Description: Full Planning Application - Severance of garden and erection of 1No detached dwelling (following demolition of existing garage)

Reference - DC/22/03239
Decision: Withdrawn
Date: 27th June 2022
Description: Application for Listed Building Consent - Erection of single storey rear extension (following demolition of existing single storey extension).

Planning records for: *Rosemary Cottage 60 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/22/06307	
Decision:	Refused
Date:	20th December 2022
Description:	Application for Listed Building Consent - Erection of single storey rear extension and demolition of existing conservatory.

Reference - DC/24/05589	
Decision:	Granted
Date:	31st December 2024
Description:	Application for Listed Building Consent - Internal works constructing stud walls with plaster finish and access via single door to form upstairs shower room and toilet in 4th bedroom. Re-creation of window opening in new shower room and creation of window to first floor gable end wall by removing a section of cement render and wattle and daub infill from between the timber frame.

Reference - DC/22/06306	
Decision:	Refused
Date:	20th December 2022
Description:	Householder Application - Erection of single storey rear extension, single bay cartlodge and associated vehicular access (following demolition of conservatory)

Planning records for: *Ash Tree Farm Chapel Road Old Newton Stowmarket Suffolk IP14 4PP*

Reference - DC/26/00622	
Decision:	Decided
Date:	16th February 2026
Description:	Application for a Lawful Development Certificate for a Proposed Use or Development - Construction of two bay garage with store.

Planning records for: ***Nether Hall Chapel Road Old Newton Stowmarket Suffolk IP14 4PP***

Reference - DC/20/02785	
Decision:	Granted
Date:	08th July 2020
Description:	Householder application - Erection of Cartlodge with workshop and hobby room.

Planning records for: ***18 Chapel Road Old Newton Stowmarket IP14 4PP***

Reference - 2307/16	
Decision:	Granted
Date:	08th June 2016
Description:	Erection of a detached one and a half storey dwelling

Reference - 1185/17	
Decision:	Granted
Date:	25th March 2017
Description:	Non-material amendment sought following grant of planning permission 4116/16. {Erection of detached dwelling (revised design to planning approval 2307/16.)} Alteration of proposed materials within the front elevation from all brick to part brick and part stone flint wall. All remaining walls brick as per approved details being Red Brick Wienerberger, Terca Range, now being a Whitby Red or Country Mix Red

Reference - 4116/16	
Decision:	Granted
Date:	04th October 2016
Description:	Erection of detached dwelling (revised design to planning approval 2307/16)

Planning records for: **18 Chapel Road Old Newton Stowmarket Suffolk IP14 4PP**

Reference - DC/17/03085	
Decision:	Granted
Date:	22nd August 2017
Description:	Planning Application - Variation of permission 4116/16 to increase the ridge height from 5.9m to 7.5m. Increased height of dormer windows (to reflect correct drawings received 21st August 2017 as detailed on the application form).





32, CHAPEL ROAD, OLD NEWTON, STOWMARKET, IP14 4PP



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 62018

Property EPC - Certificate

32, Chapel Road, Old Newton, IP14 4PP

Energy rating

E

Valid until 01.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

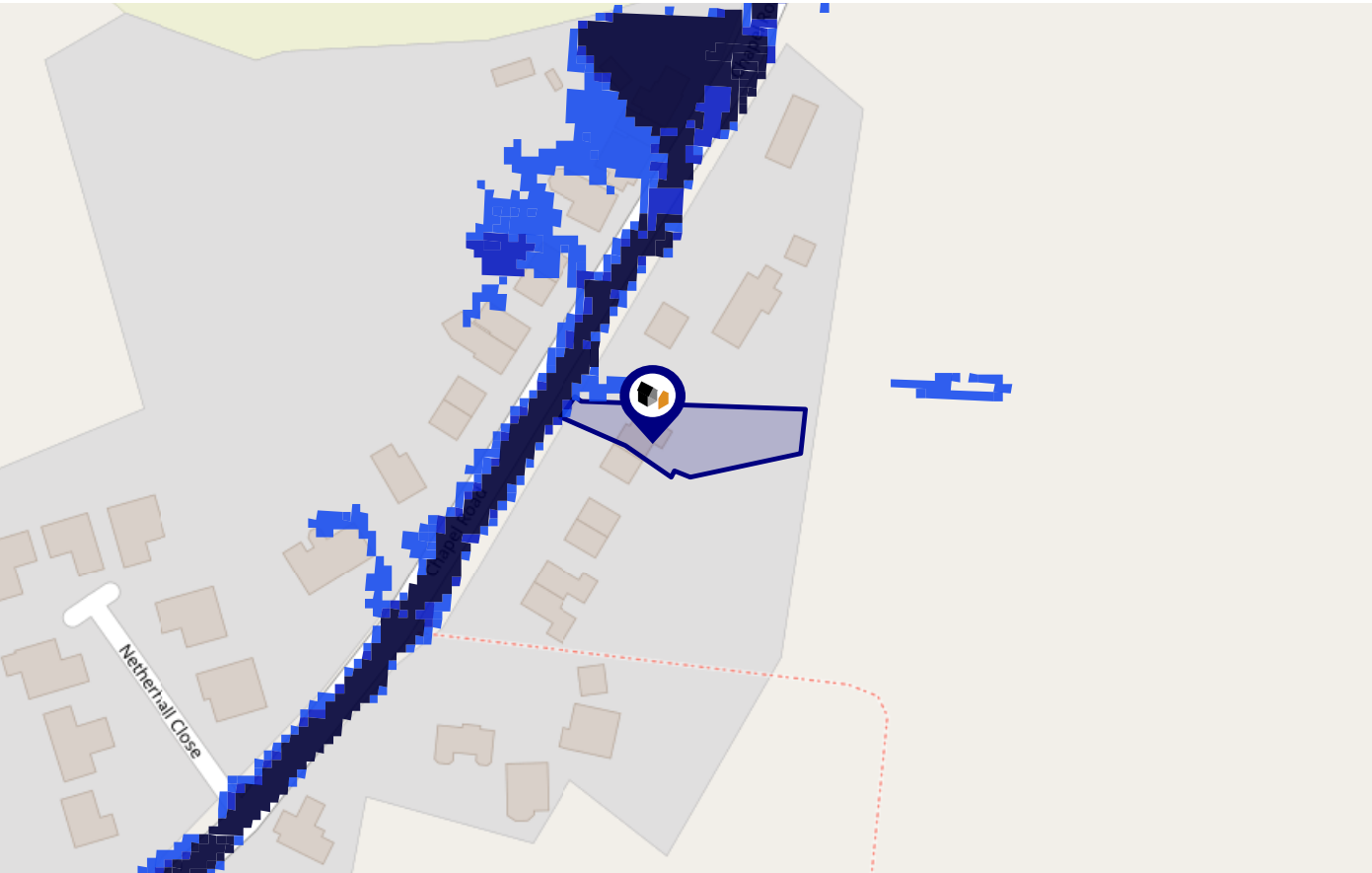
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 41% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	133 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.

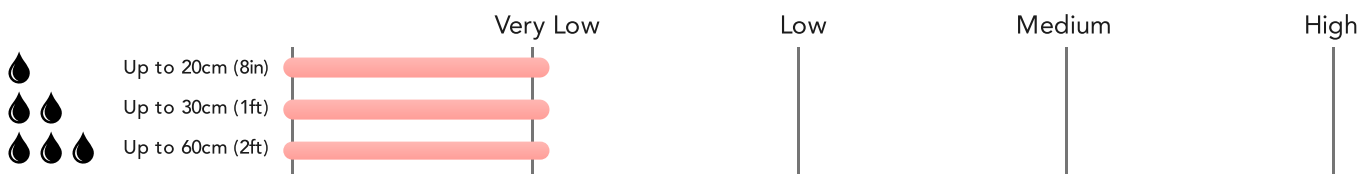


Risk Rating: Very low

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.

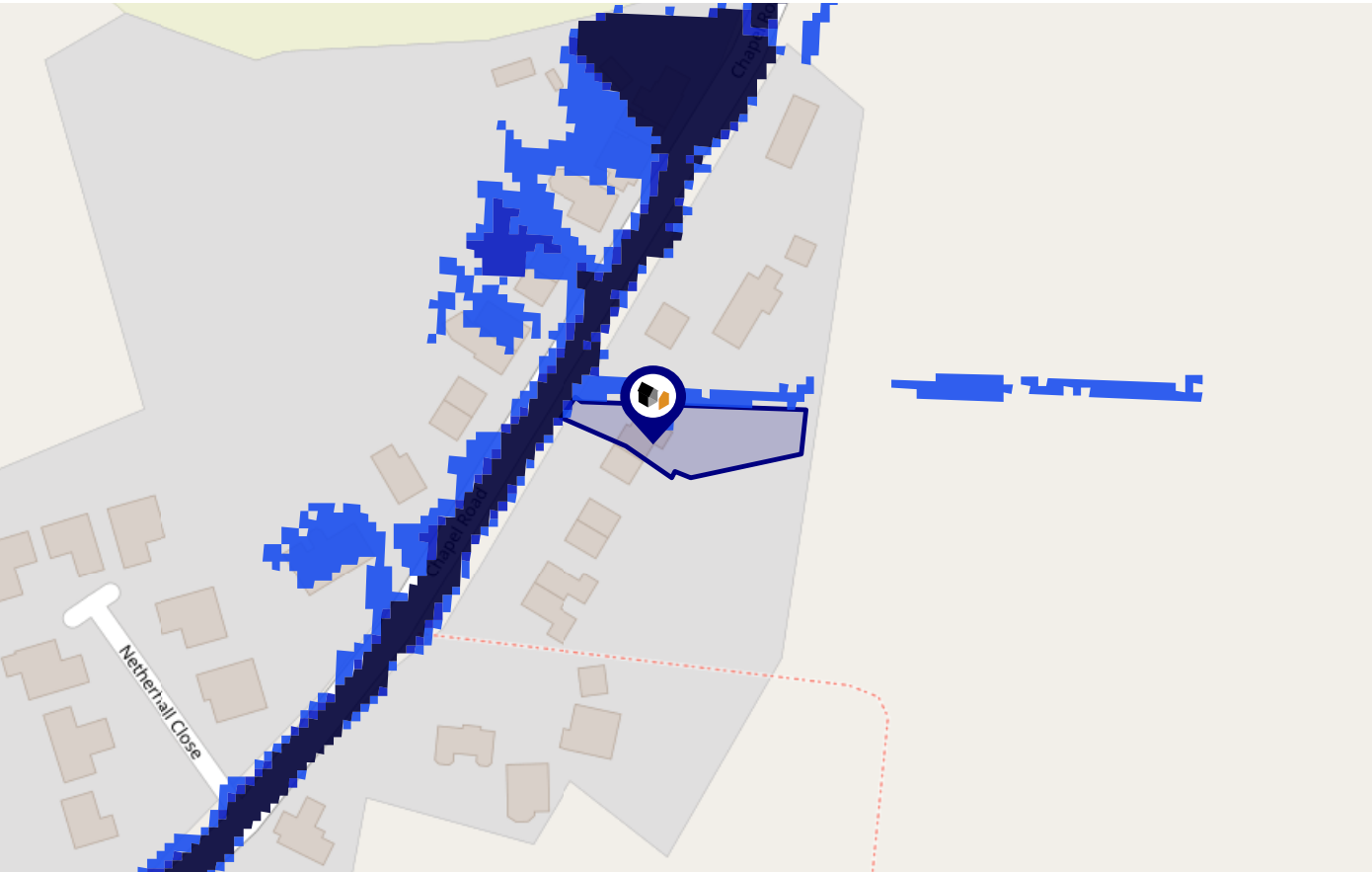
Chance of flooding to the following depths at this property:



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.

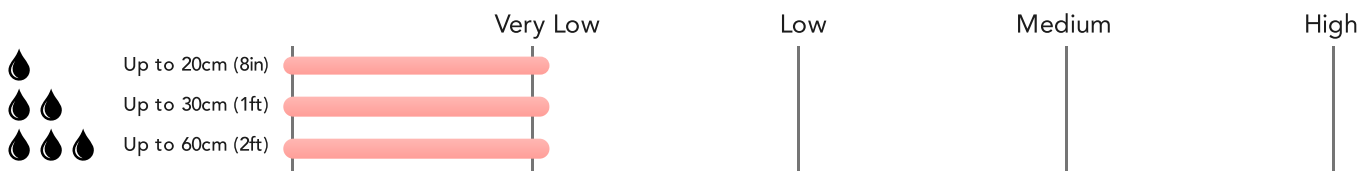


Risk Rating: **Very low**

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

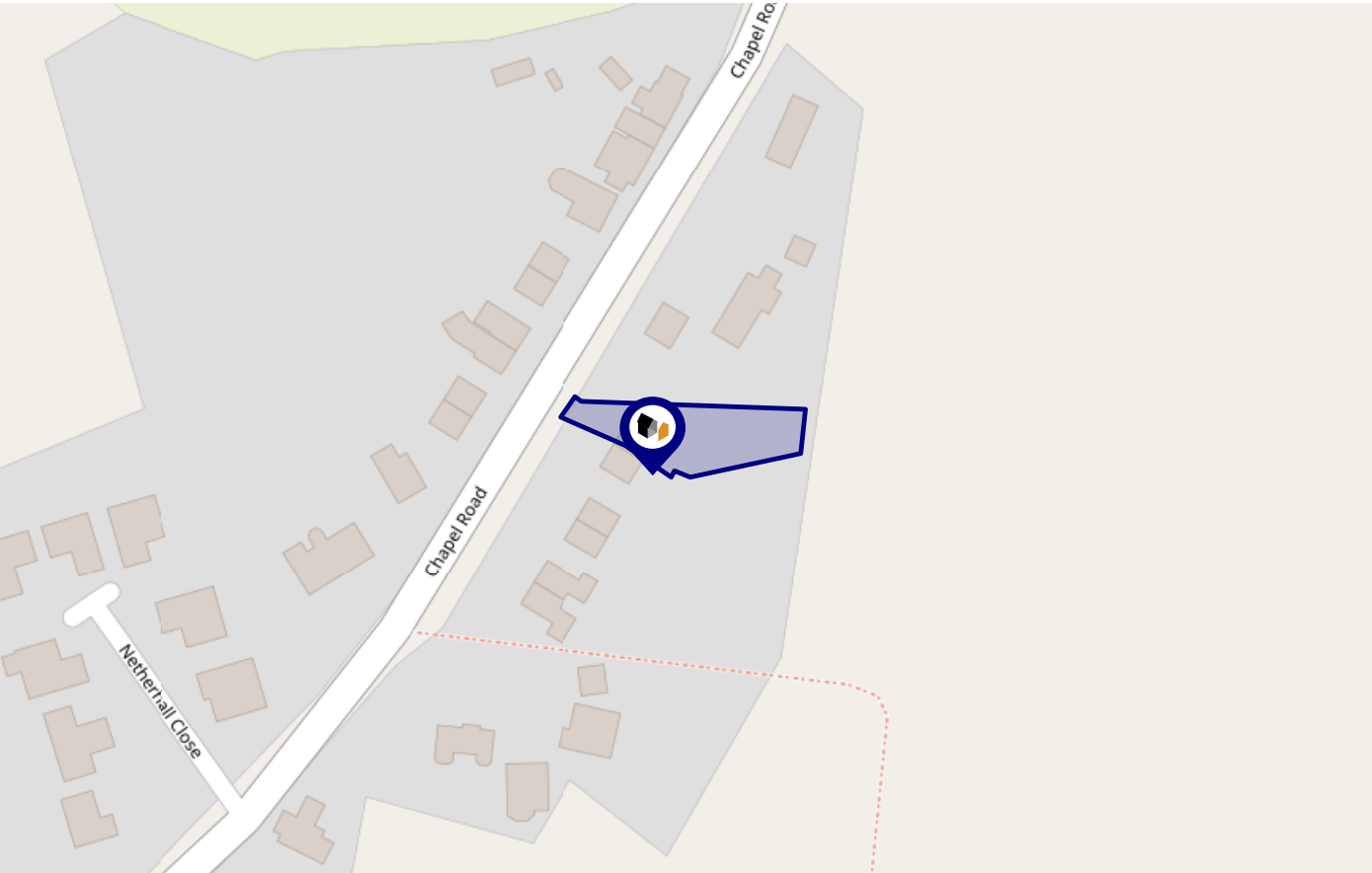
Chance of flooding to the following depths at this property:



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.

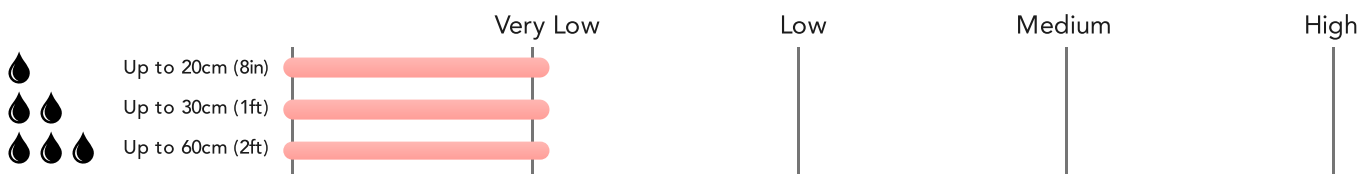


Risk Rating: Very low

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.
- 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.

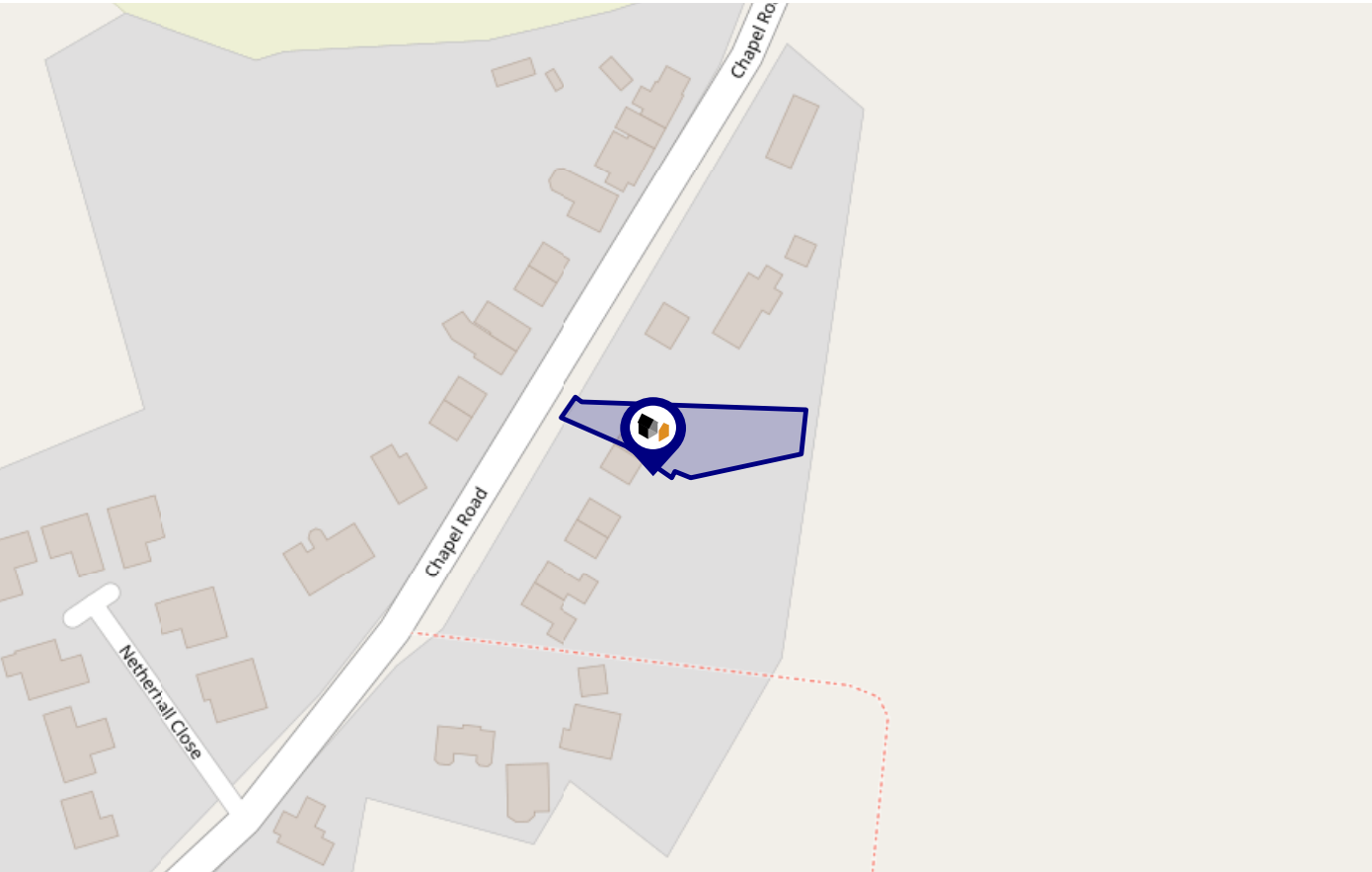
Chance of flooding to the following depths at this property:



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.

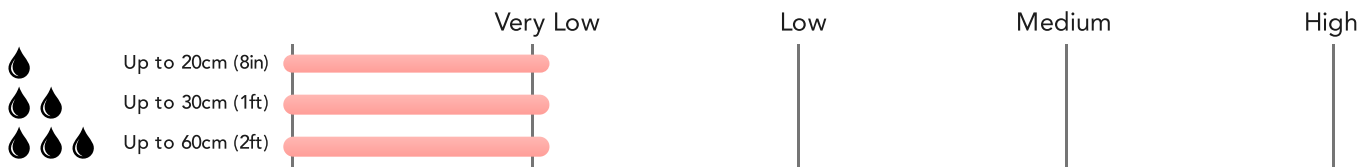


Risk Rating: **Very low**

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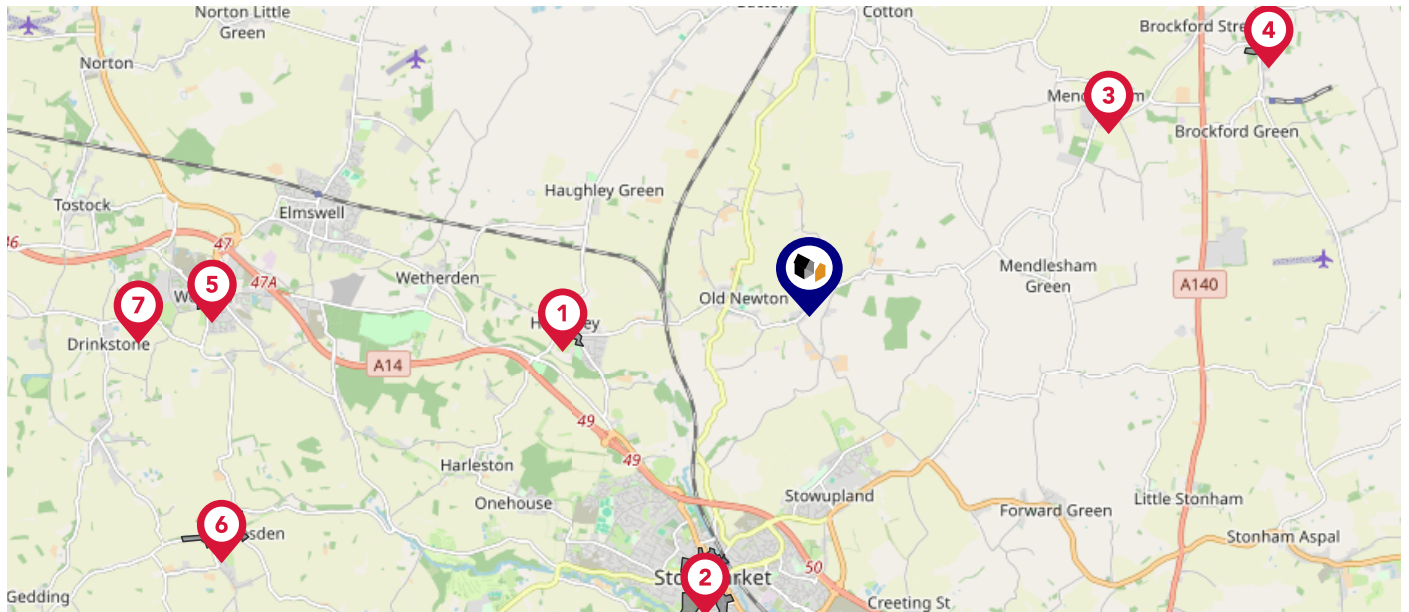
Chance of flooding to the following depths at this property:



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.



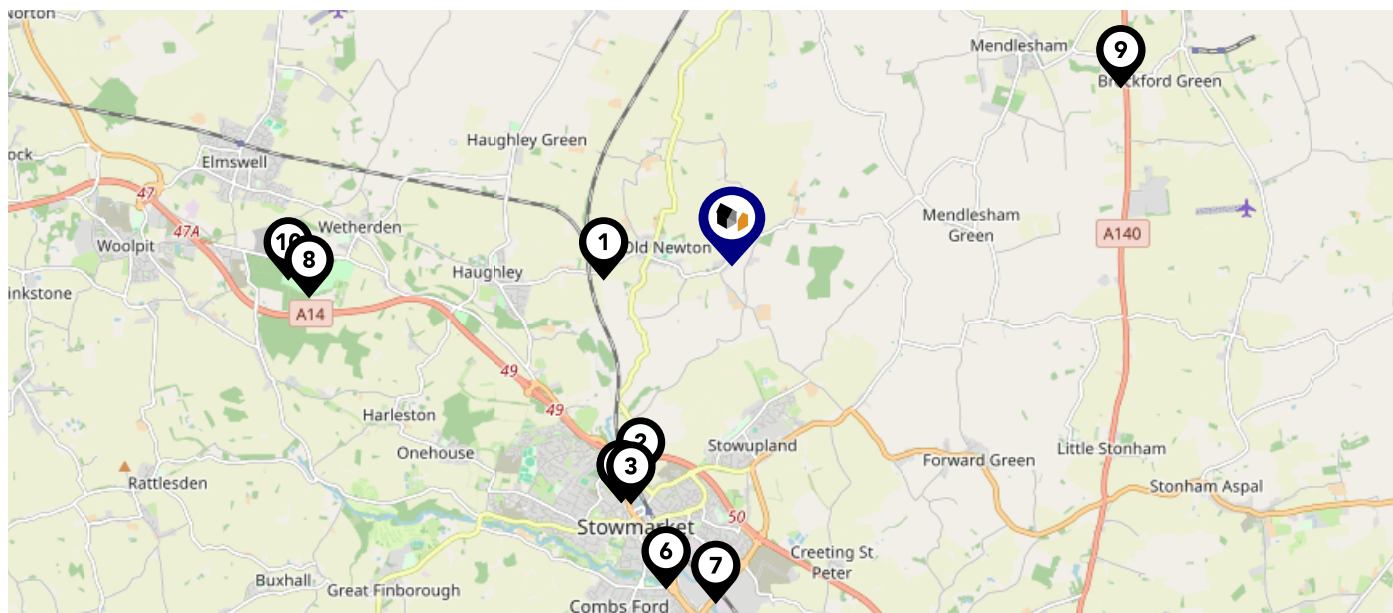
Nearby Conservation Areas

-  Haughley
-  Stowmarket
-  Mendlesham
-  Wetheringsett
-  Woolpit
-  Rattlesden
-  Drinkstone Mills

Maps

Landfill Sites

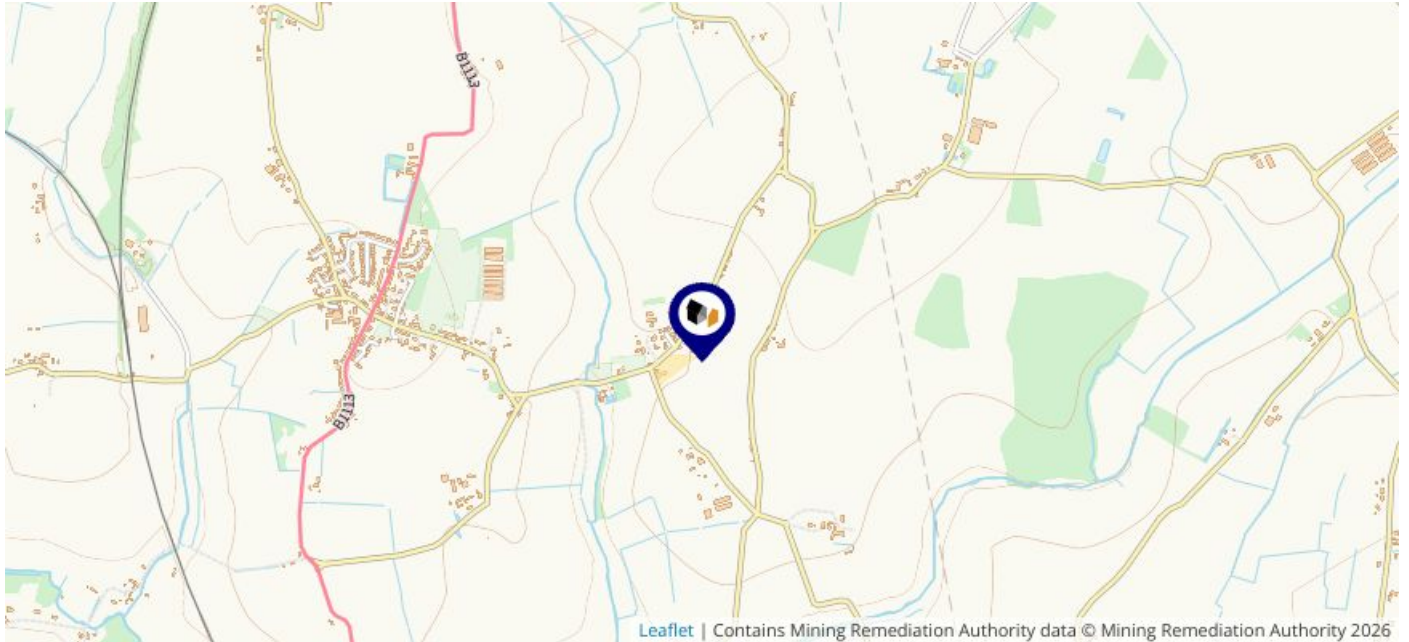
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	
2	Newton Road-Stowupland	Historic Landfill	
3	Newton Road-Newton Road, Stowupland	Historic Landfill	
4	Newton Road-Newton Road, Stowupland	Historic Landfill	
5	42 Bury Road-Stowmarket	Historic Landfill	
6	Milton Road-Milton Road, Stowmarket	Historic Landfill	
7	Needham Road-Needham Road, Stowmarket	Historic Landfill	
8	Haughley Park-Wetherden, Stowmarket	Historic Landfill	
9	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill	
10	Warren Heath-Warren Heath, Wetherden	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

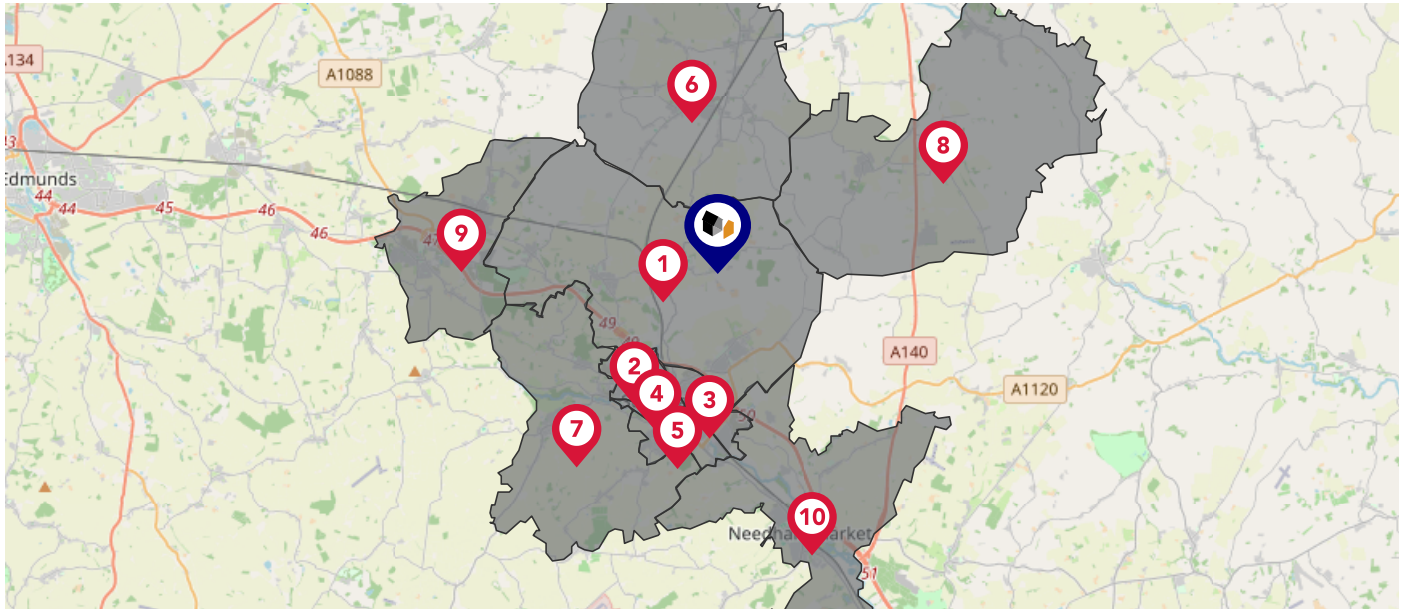
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

Haughley, Stowupland & Wetherden Ward

2

Chilton Ward

3

Stow Thorney Ward

4

St. Peter's Ward

5

Combs Ford Ward

6

Bacton Ward

7

Onehouse Ward

8

Mendlesham Ward

9

Elmswell & Woolpit Ward

10

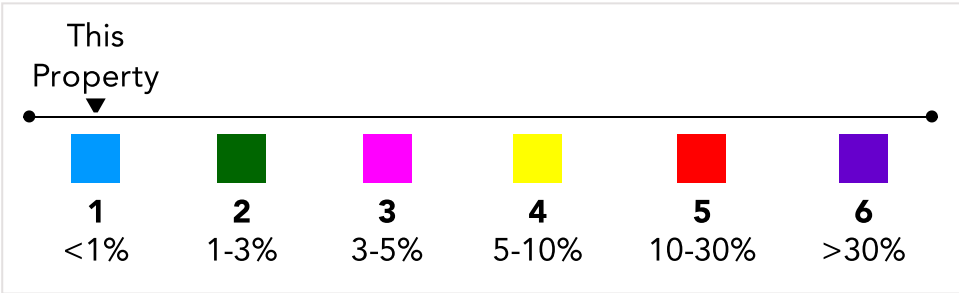
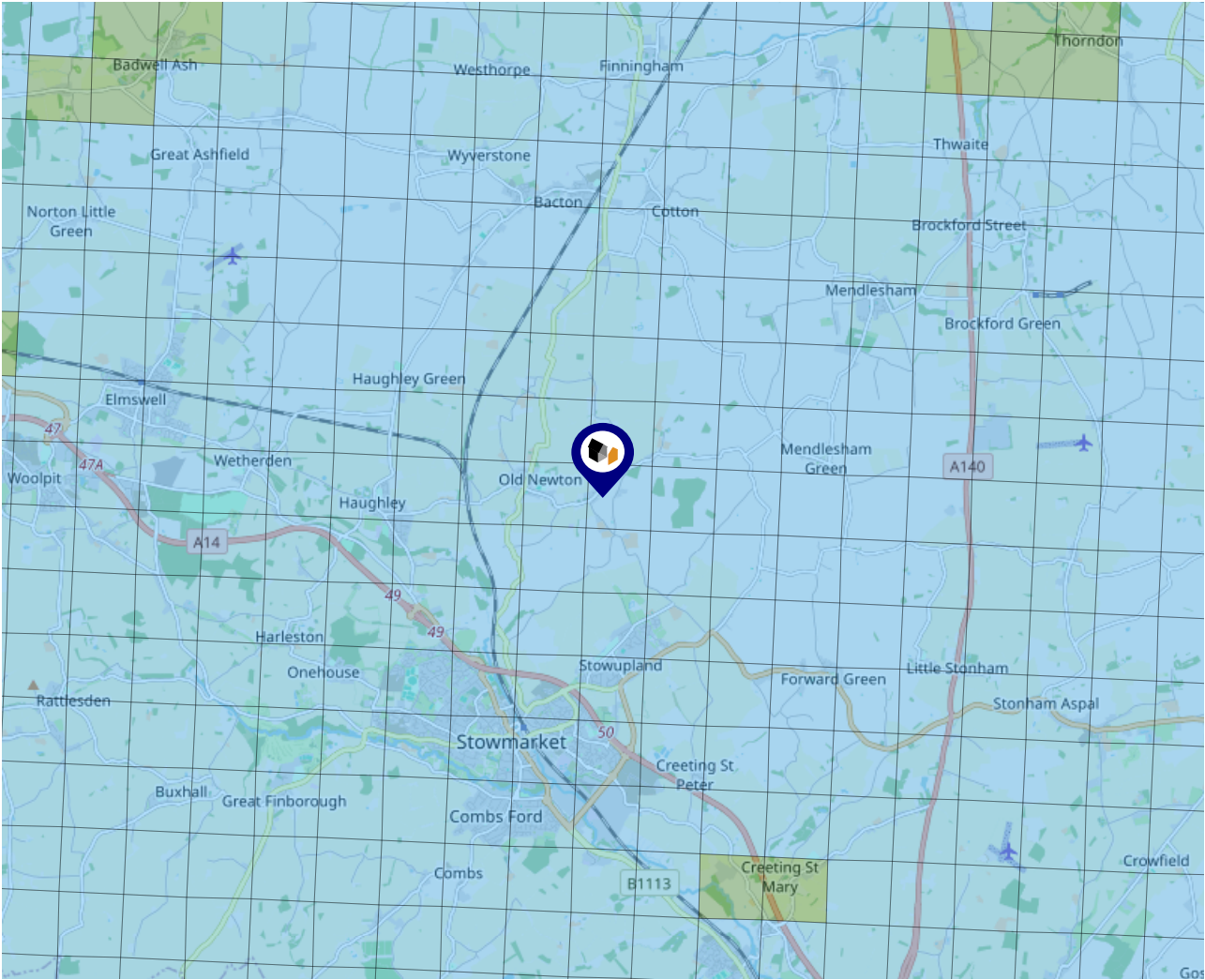
Needham Market Ward

Environment

Radon Gas

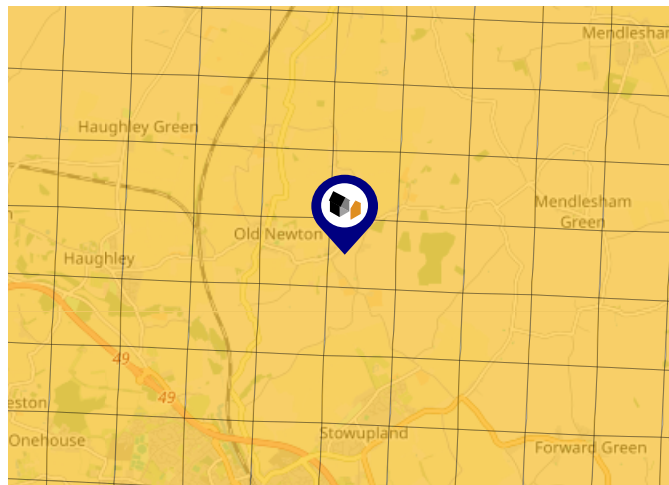
What is Radon?

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)

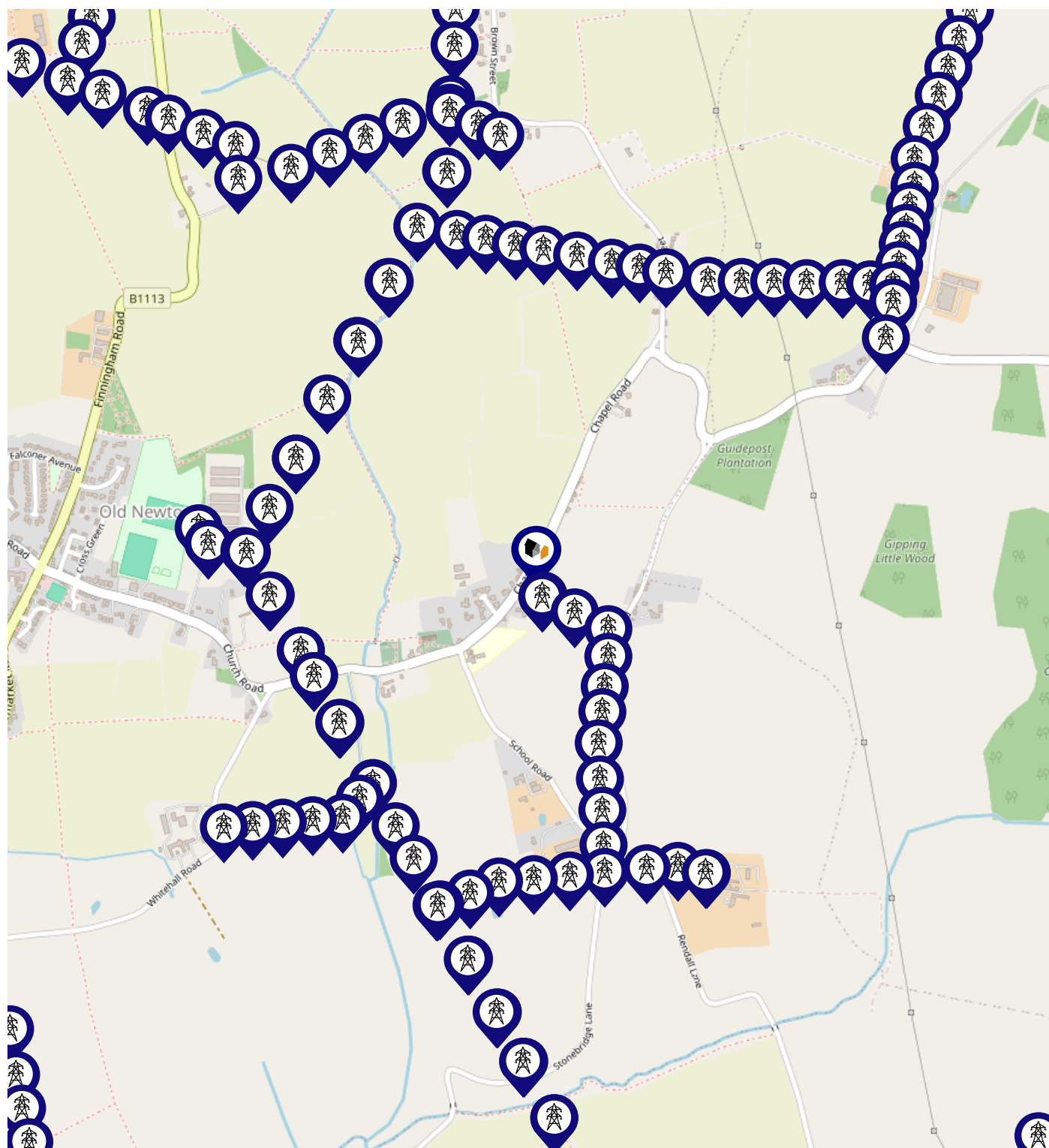
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



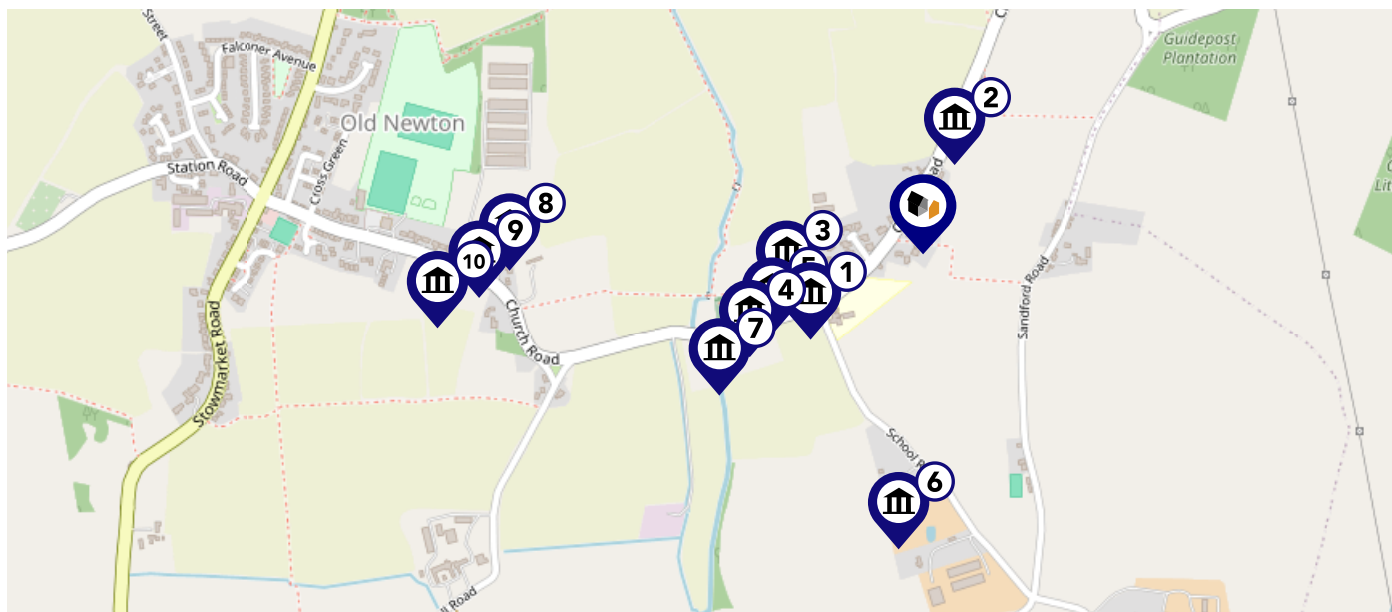
Key:

-  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
	1284890 - The Cottage	Grade II	0.1 miles
	1032680 - Rosemary Cottage	Grade II	0.1 miles
	1032679 - Nether Hall	Grade II	0.2 miles
	1032681 - Bassets	Grade II	0.2 miles
	1181693 - Church Of St Mary	Grade I	0.2 miles
	1352298 - Hill Farmhouse	Grade II	0.3 miles
	1284867 - Church Farmhouse	Grade II	0.3 miles
	1032682 - Ashburnham Cottages	Grade II	0.5 miles
	1181724 - The Grange	Grade II	0.5 miles
	1032683 - Burnhams Cottage	Grade II	0.5 miles

Material Information

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

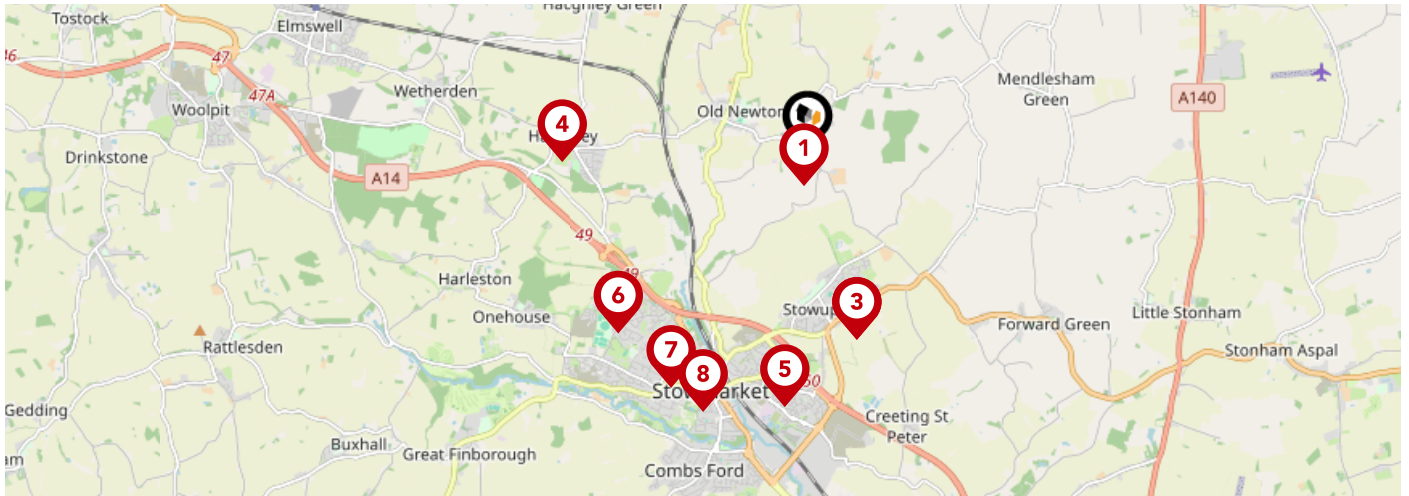
Gas Supply

Central Heating

Water Supply

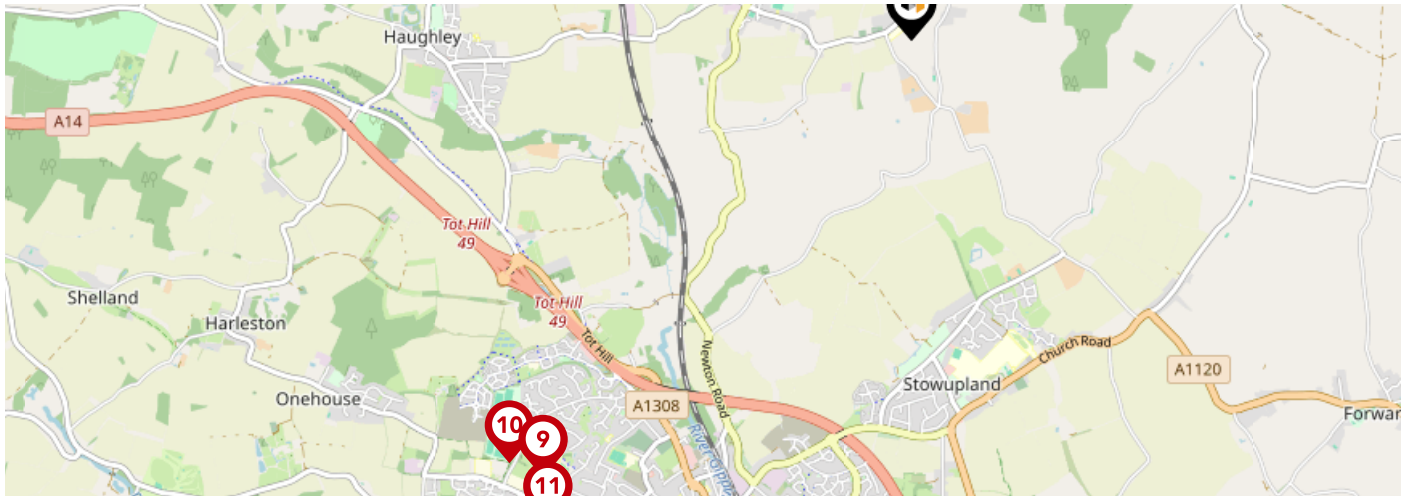
Drainage

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:0.3	☐	☒	☐	☐	☐
2	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.75	☐	☒	☐	☐	☐
3	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.75	☐	☐	☒	☐	☐
4	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.22	☐	☒	☐	☐	☐
5	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:2.31	☐	☒	☐	☐	☐
6	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:2.37	☐	☒	☐	☐	☐
7	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:2.47	☐	☒	☐	☐	☐
8	Gable End Ofsted Rating: Good Pupils: 5 Distance:2.53	☐	☐	☒	☐	☐

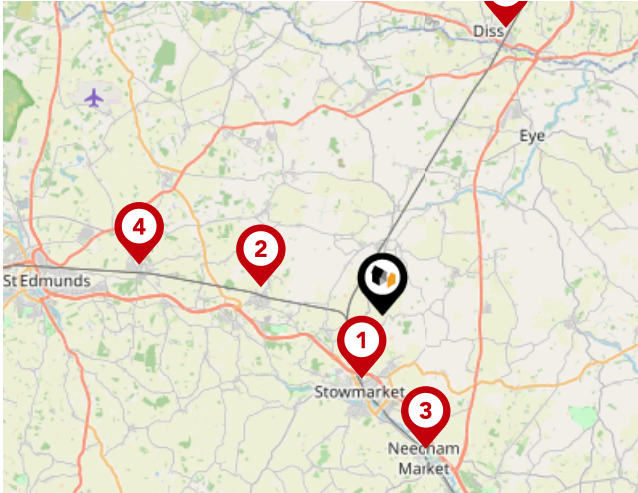
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:2.59	☐	☒	☐	☐	☐
10	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:2.64	☐	☐	☒	☐	☐
11	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:2.75	☐	☐	☒	☐	☐
12	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:2.88	☐	☒	☐	☐	☐
13	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:2.89	☐	☒	☐	☐	☐
14	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:3.15	☐	☒	☐	☐	☐
15	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.19	☐	☒	☐	☐	☐
16	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:3.38	☐	☒	☐	☐	☐

Area

Transport (National)

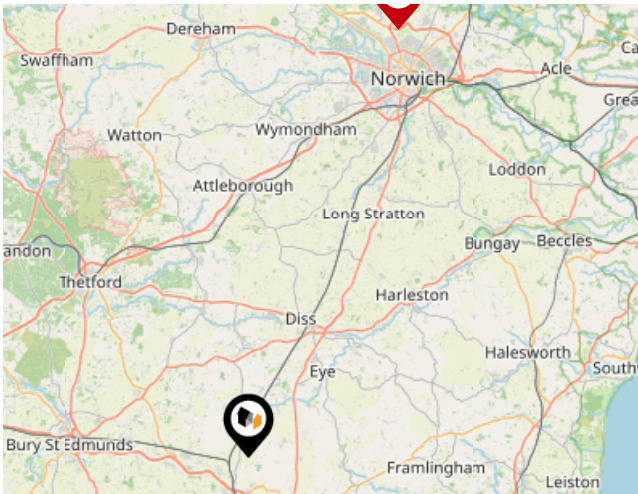


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	2.42 miles
2	Elmswell Rail Station	4.57 miles
3	Needham Market Rail Station	5.11 miles
4	Thurston Rail Station	9.04 miles
5	Diss Rail Station	11.32 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	32.75 miles

Area

Transport (Local)

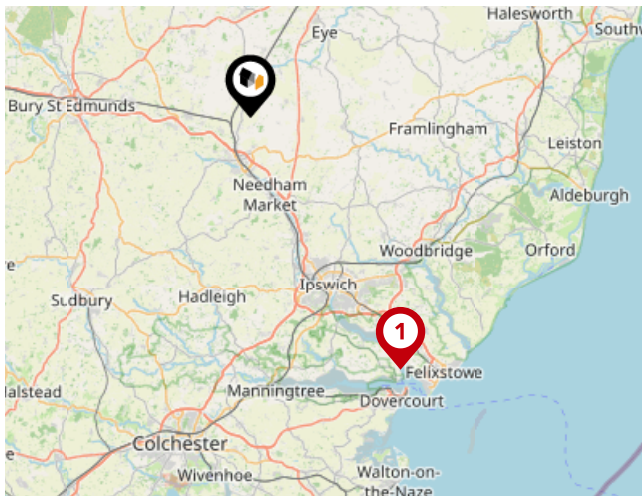


Bus Stops/Stations

Pin	Name	Distance
1	Telephone Box	0.36 miles
2	Tyrell Oak	0.54 miles
3	Shoulder of Mutton	0.76 miles
4	Brown Street	1.2 miles
5	Trinity Walk	1.38 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	21.38 miles

Disclaimer

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.

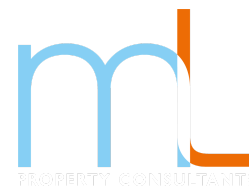


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