

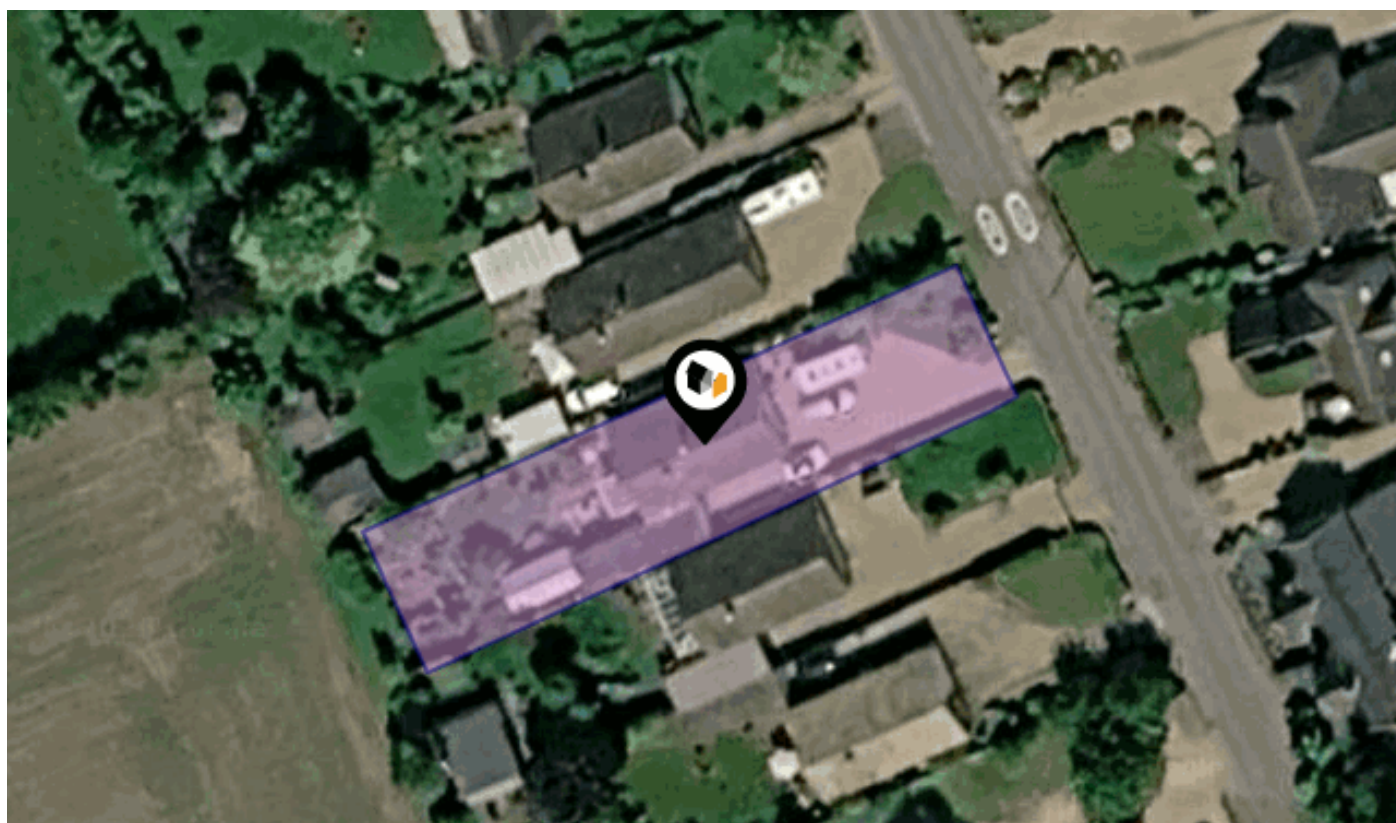


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 03rd August 2026



CLARE COTTAGE, THE STREET, HEPWORTH, DISS, IP22 2PS

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

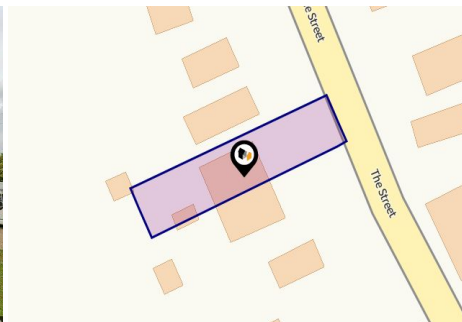
01449 768854

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Property Overview



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,001 ft ² / 93 m ²
Plot Area:	0.17 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,351
Title Number:	SK267559
UPRN:	100091387817
Restrictive Covenants:	No

Last Sold Date:	10/01/2020
Last Sold Price:	£265,000
Last Sold £/ft ² :	£264
Tenure:	Freehold

Local Area

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

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

2	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **23 The Street Hepworth IP22 2PS**

Reference - DC/18/1297/HH	
Decision:	Decided
Date:	04th July 2018
Description:	Householder Planning Application - Porch extension and detached garage

Planning records for: **37 The Street Hepworth Diss IP22 2PS**

Reference - DC/14/1314/HH	
Decision:	Decided
Date:	21st August 2014
Description:	Householder Planning Application - Single Storey Side Extension

Reference - DC/20/1479/HH	
Decision:	Decided
Date:	03rd September 2020
Description:	Householder planning application - first floor side extension

Planning records for: **Caraway The Street Hepworth Diss Suffolk IP22 2PS**

Reference - DC/25/1917/CLP	
Decision:	Decided
Date:	01st December 2025
Description:	Application for lawful development certificate for proposed use or development - proposed outbuilding (following demolition of existing garage) and relocation of oil storage tank

Planning records for: **Beesome The Street Hepworth Diss Suffolk IP22 2PS**

Reference - DC/20/1511/HH	
Decision:	Decided
Date:	08th September 2020
Description:	Householder Planning Application - Single storey rear extension with pitched roof (following the demolition of existing conservatory)

Planning records for: **Brecklands The Street Hepworth Suffolk IP22 2PS**

Reference - DC/23/0751/CLP	
Decision:	Decided
Date:	11th May 2023
Description:	Application for lawful development certificate for proposed use or development - single storey rear extension

Reference - DC/23/1899/DRC	
Decision:	Decided
Date:	11th May 2023
Description:	Discharge of Condition 9 of DC/22/2747/FUL - At present the main factory building on the site is separated from the Paper Store by an open yard area. The proposals seeks to join the two sections of the factory together in order to create more internal space to cope with the needs of this expanding, successful business.

Planning records for: **Arlie The Street Hepworth Suffolk IP22 2PS**

Reference - NMA(A)/11/0763	
Decision:	Decided
Date:	18th May 2012
Description:	Non Material Amendment to SE/11/0763 - Bi-fold doors to rear elevation in lie of glazed screen and relocation of side widows in extension

Planning records for: ***Five Acres The Street Hepworth Diss Suffolk IP22 2PS***

Reference - DCON(A)/13/0896	
Decision:	Decided
Date:	15th May 2014
Description:	Application to discharge condition 3 (waste disposal).

Reference - DC/13/0896/FUL	
Decision:	Decided
Date:	09th January 2014
Description:	Planning Application - (i) Change of use of agricultural and to (a) garden use & (b) equine use; (ii) erection of stable block and hay store.

Reference - DC/19/2402/FUL	
Decision:	Decided
Date:	10th December 2019
Description:	Planning Application - 3no. bay timber framed hay store and machinery store

Planning records for: ***Hall Barn The Street Hepworth Diss Suffolk IP22 2PS***

Reference - DC/16/0933/HH	
Decision:	Decided
Date:	29th April 2016
Description:	Householder Planning Application - two-bay carport and alterations to existing driveway

Planning records for: *Jasmine Cottage The Street Hepworth Suffolk IP22 2PS*

Reference - DC/23/0780/HH
Decision: Decided
Date: 17th May 2023
Description: Householder planning application - detached annexe

Reference - DC/23/02327
Decision: Decided
Date: 17th May 2023
Description: Discharge of Conditions Application for DC/22/01861 - Conditions 3 (Construction Environmental Management Plan) and 4 (Construction Environmental Management Plan For Biodiversity)

Reference - DC/23/02329
Decision: Decided
Date: 17th May 2023
Description: Householder Application - Erection of single storey rear and two storey side extensions including insertion of rooflights in conjunction with conversion of loft and front porch (amended scheme re-submission of DC/23/00282)

Reference - DC/23/0781/CLP
Decision: Decided
Date: 17th May 2023
Description: Application for lawful development certificate for proposed use or development - use of the land for siting a mobile home for use ancillary to the main dwelling

Planning records for: *Jasmine Cottage The Street Hepworth Suffolk IP22 2PS*

Reference - DC/23/1959/FUL	
Decision:	Decided
Date:	17th May 2023
Description:	Ground Floor Extension (as amended)

Planning records for: *School Cottage The Street Hepworth Suffolk IP22 2PS*

Reference - DC/26/0027/LB	
Decision:	Decided
Date:	09th January 2026
Description:	Application for listed building consent - a. replacement of polycarbonate roof with a solid insulated roof incorporating two roof lights, b. replacement front door

Reference - DC/21/1177/LB	
Decision:	Decided
Date:	27th May 2021
Description:	Application for listed building consent - a. infill door on south elevation b. repairs to chimney

Reference - DC/15/0839/LB	
Decision:	Decided
Date:	12th May 2015
Description:	Application for Listed Building Consent - Removal of internal wall to enlarge kitchen area as amended by plans received 2nd July 2015 showing retention of a nib

Planning records for: *The Old Dairy The Street Hepworth Diss IP22 2PS*

Reference - DC/13/0802/HH	
Decision:	Withdrawn
Date:	18th December 2013
Description:	Planning Application - Alterations to roof to create first floor accommodation

Planning records for: *The Old Rectory The Street Hepworth Diss Suffolk IP22 2PS*

Reference - DC/25/0700/LB	
Decision:	Decided
Date:	24th April 2025
Description:	Application for listed building application - a. single storey infill extension and porch (following demolition of existing attached outbuilding) b. replace chimney c. replace window on first floor side elevation d. internal works to provide shower room

Reference - DC/25/0699/HH	
Decision:	Decided
Date:	24th April 2025
Description:	Householder planning application - a. single storey infill extension and porch (following demolition of existing attached outbuilding) b. replace chimney c. replace window on first floor side elevation

Planning records for: *Yew Cottage The Street Hepworth Suffolk IP22 2PS*

Reference - DC/26/0131/LB	
Decision:	Decided
Date:	28th January 2026
Description:	Application for listed building consent - installation of electric vehicle charging point to side elevation

Planning records for: *Yew Cottage The Street Hepworth Diss Suffolk IP22 2PS*

Reference - DC/19/0910/HH	
Decision:	Decided
Date:	29th April 2019
Description:	Householder Planning Application - detached timber garden room





CLARE COTTAGE, THE STREET, HEPWORTH, DISS, IP22 2PS



Property
EPC - Certificate

Clare Cottage The Street Hepworth DISS IP22 2PS		Energy rating D	
Valid until 21.07.2036		Certificate number 21263064920345567204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

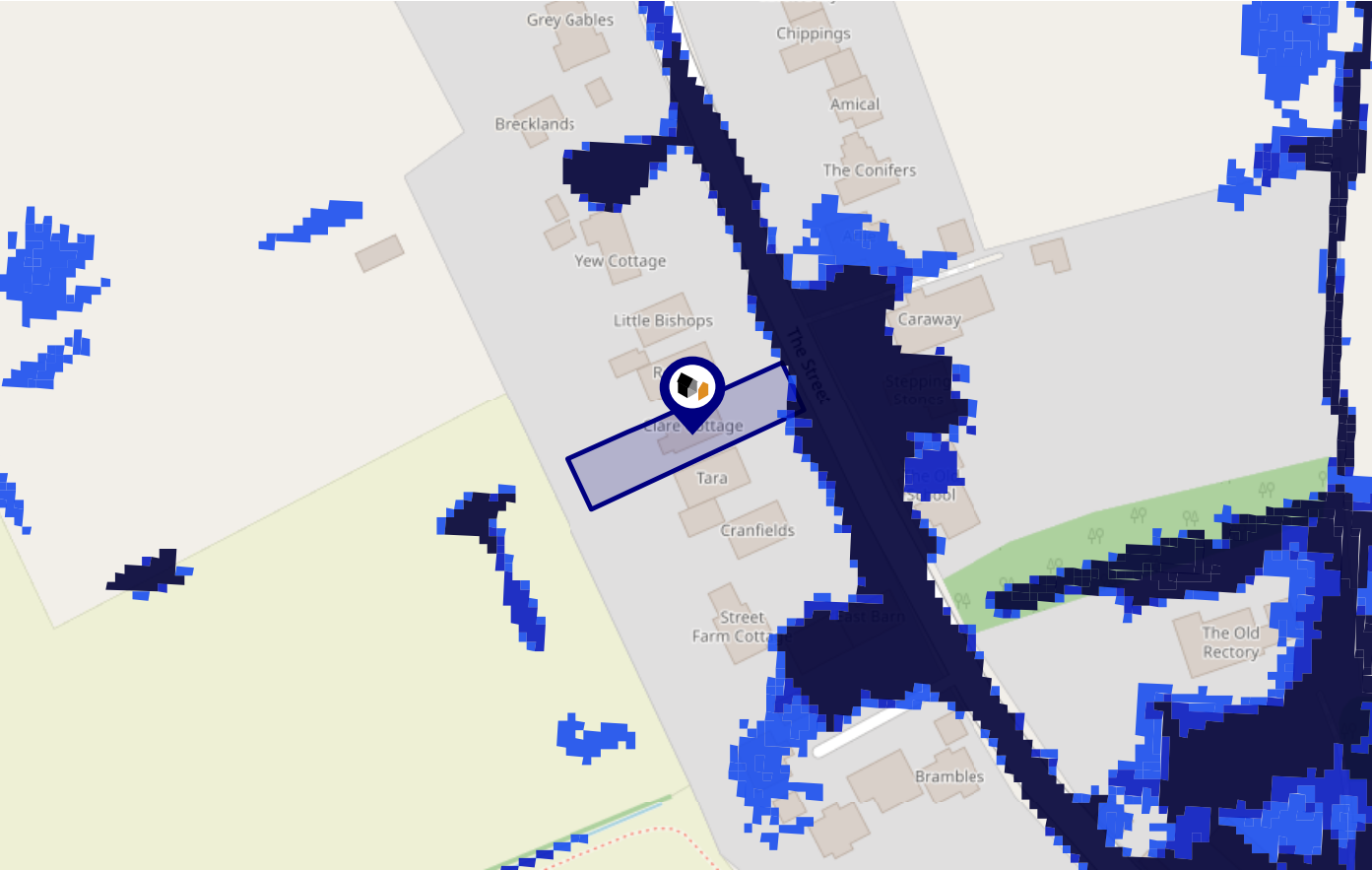
Additional EPC Data

Property Type:	Detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 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.

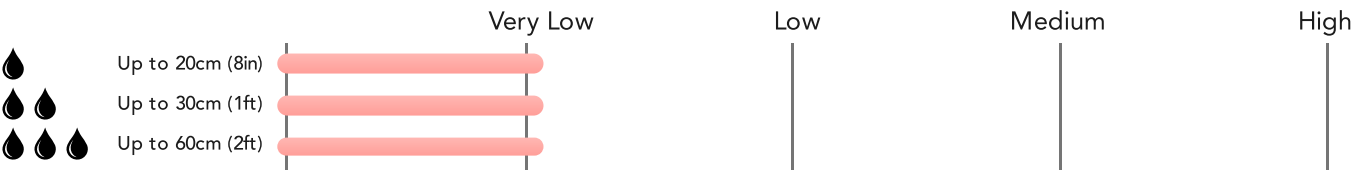


Risk Rating: Very low

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.

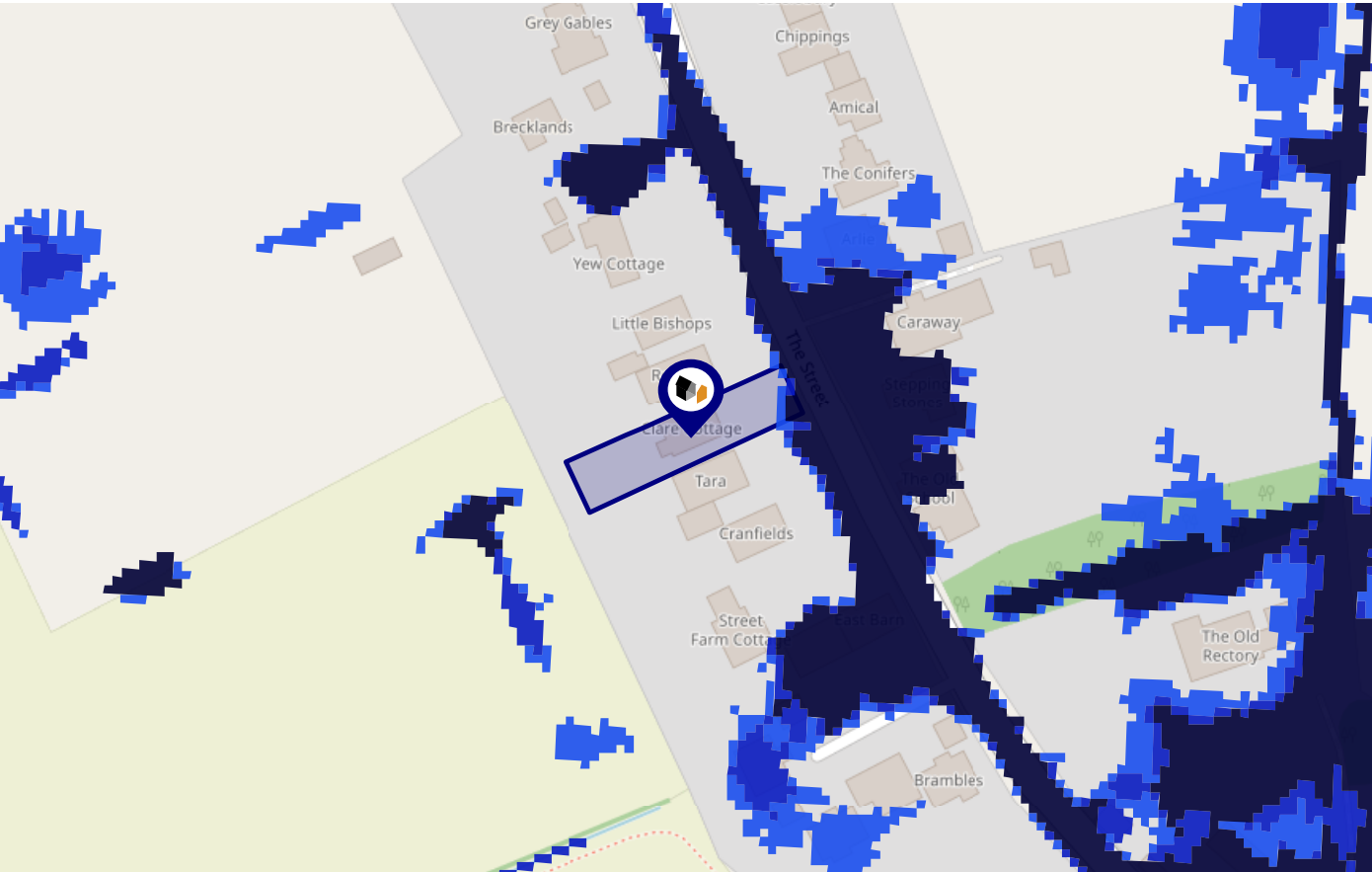
Chance of flooding to the following depths at this property:



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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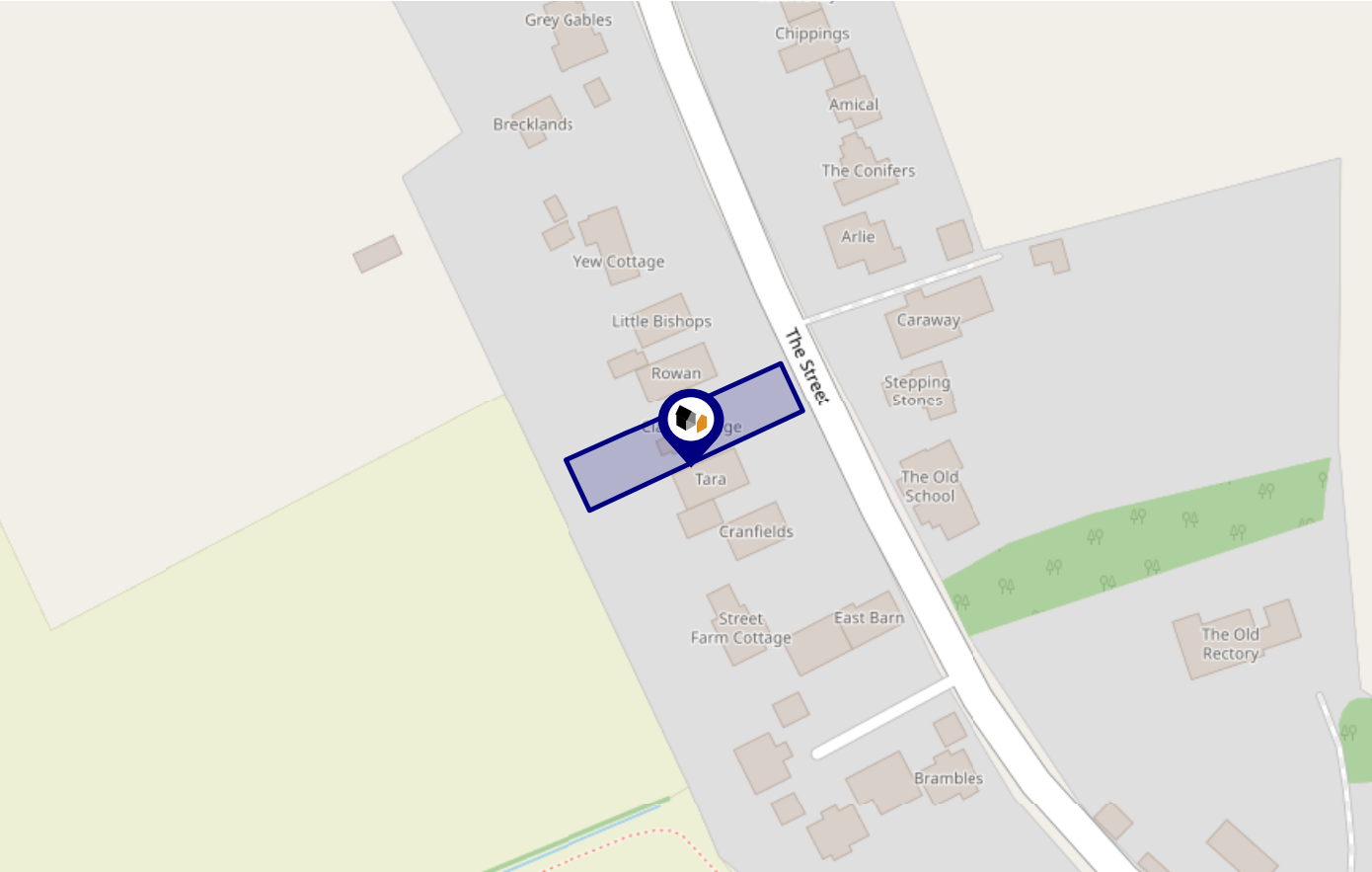
Chance of flooding to the following depths at this property:



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.

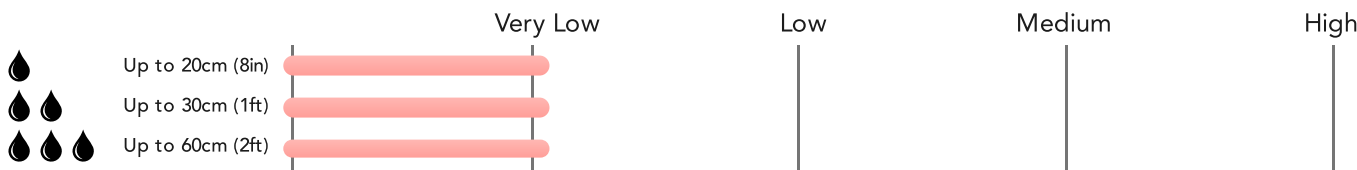


Risk Rating: Very low

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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:

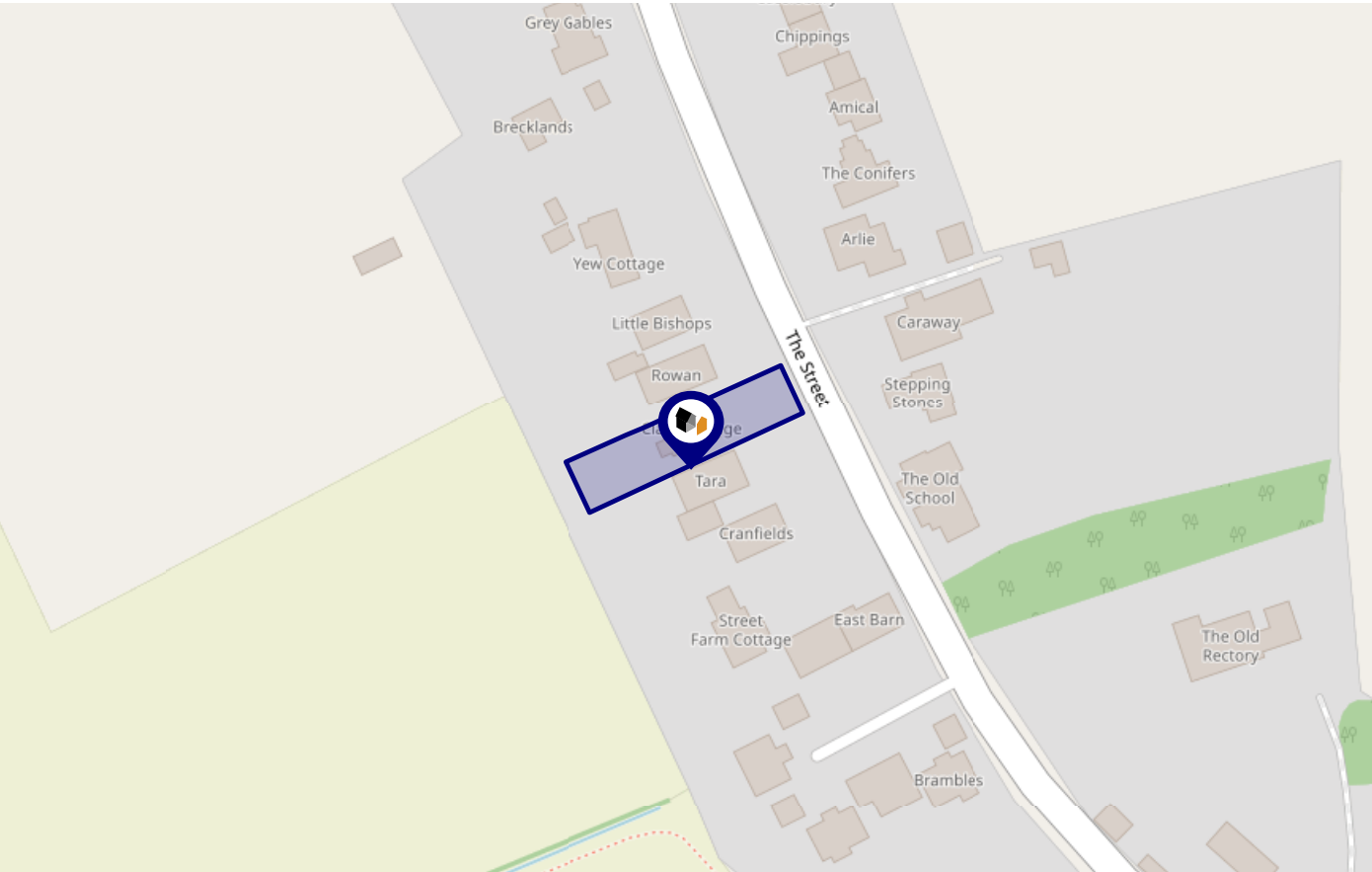


Flood Risk

Rivers & Seas - 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.

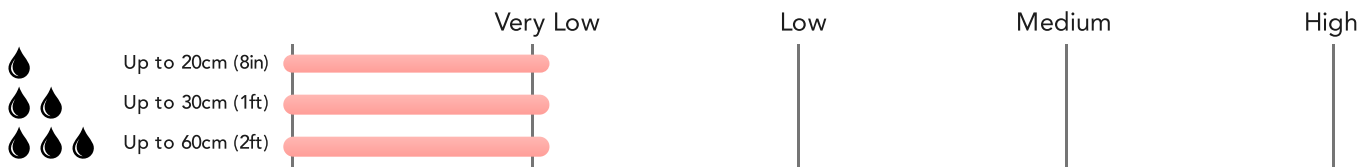


Risk Rating: Very low

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.

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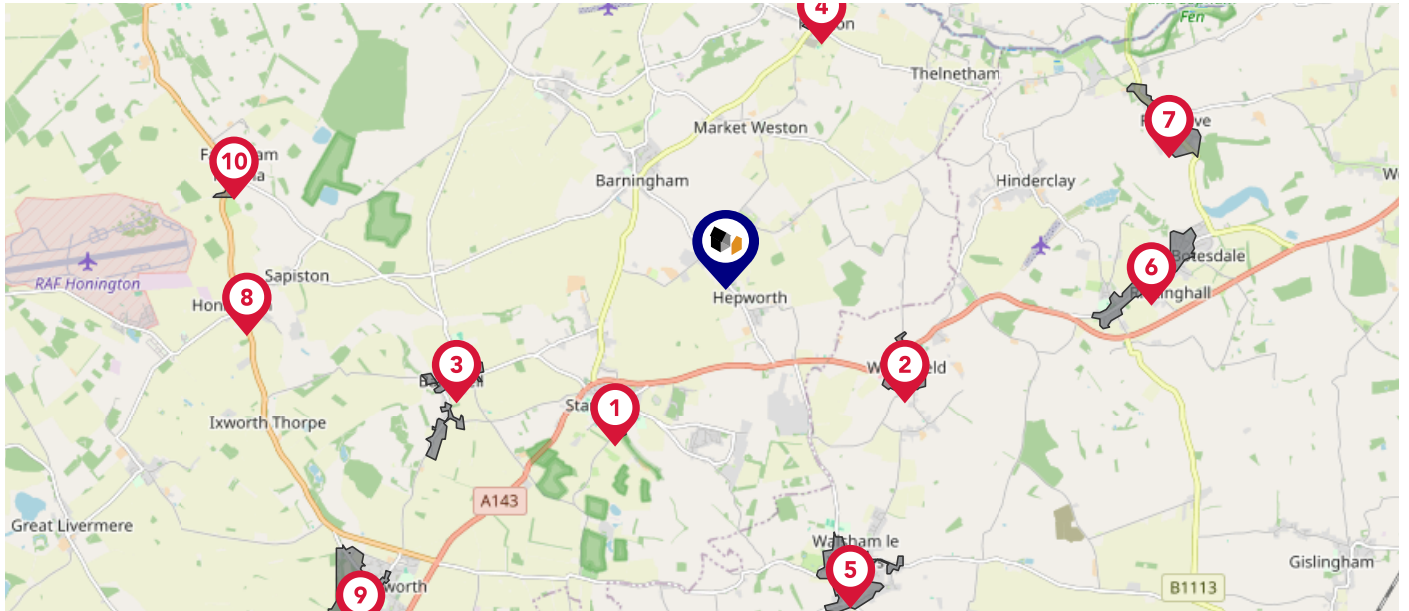
Chance of flooding to the following depths at this property:



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 | Stanton |
| 2 | Wattisfield |
| 3 | Bardwell |
| 4 | Hopton |
| 5 | Walsham le Willows |
| 6 | Botesdale |
| 7 | Redgrave |
| 8 | Honington |
| 9 | Ixworth |
| 10 | Fakenham Magna |

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.



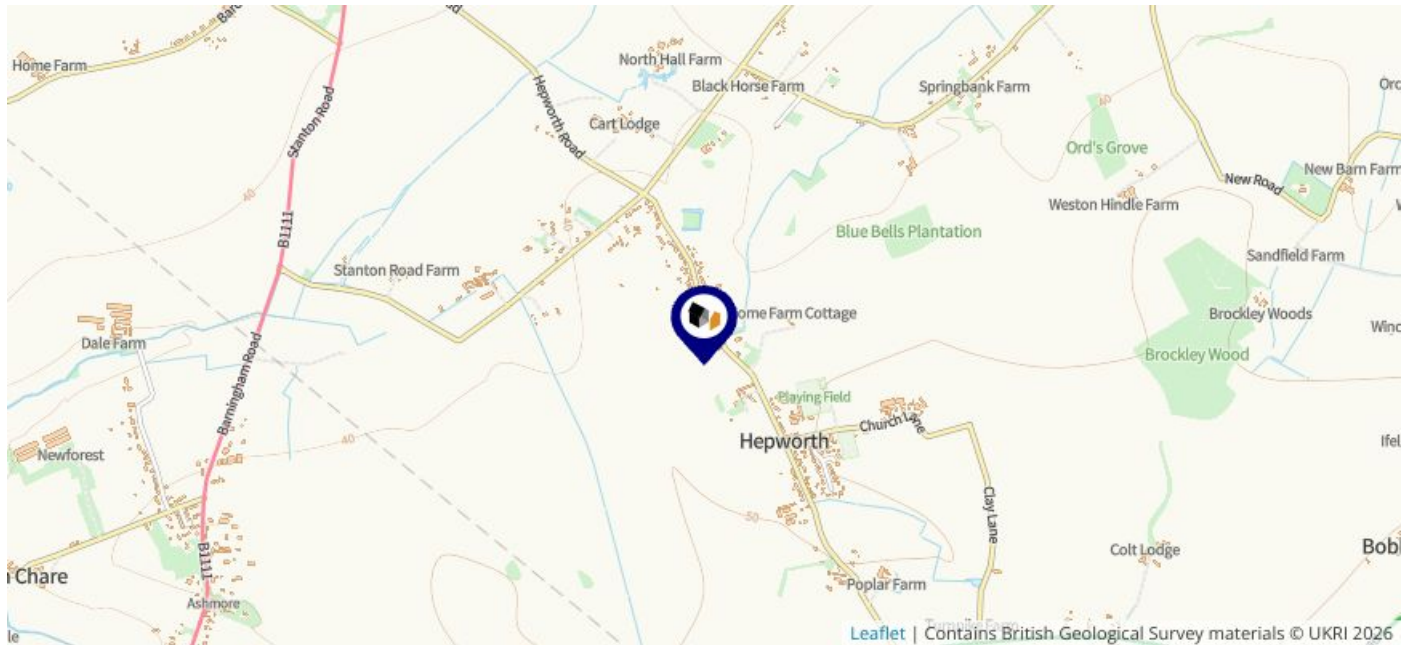
Nearby Landfill Sites

1	Shepherds Grove Industrial Estate-Stanton	Historic Landfill	
2	Stanton-Bury St Edmunds, Suffolk	Historic Landfill	
3	A143 Bury Road-Ixworth	Historic Landfill	
4	Land By 12 Nethergate Street-Hopton	Historic Landfill	
5	Redgrave Road-Hinderclay	Historic Landfill	
6	Lodge Farm-Honington	Historic Landfill	
7	Mill Farm-Mill Street, Gillingham	Historic Landfill	
8	Gravel Hill-Barnham	Historic Landfill	
9	EA/EPR/FP3295NJ/A001	Active Landfill	
10	Barnham-Opposite Windsor Close, Barnham, Suffolk	Historic Landfill	

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

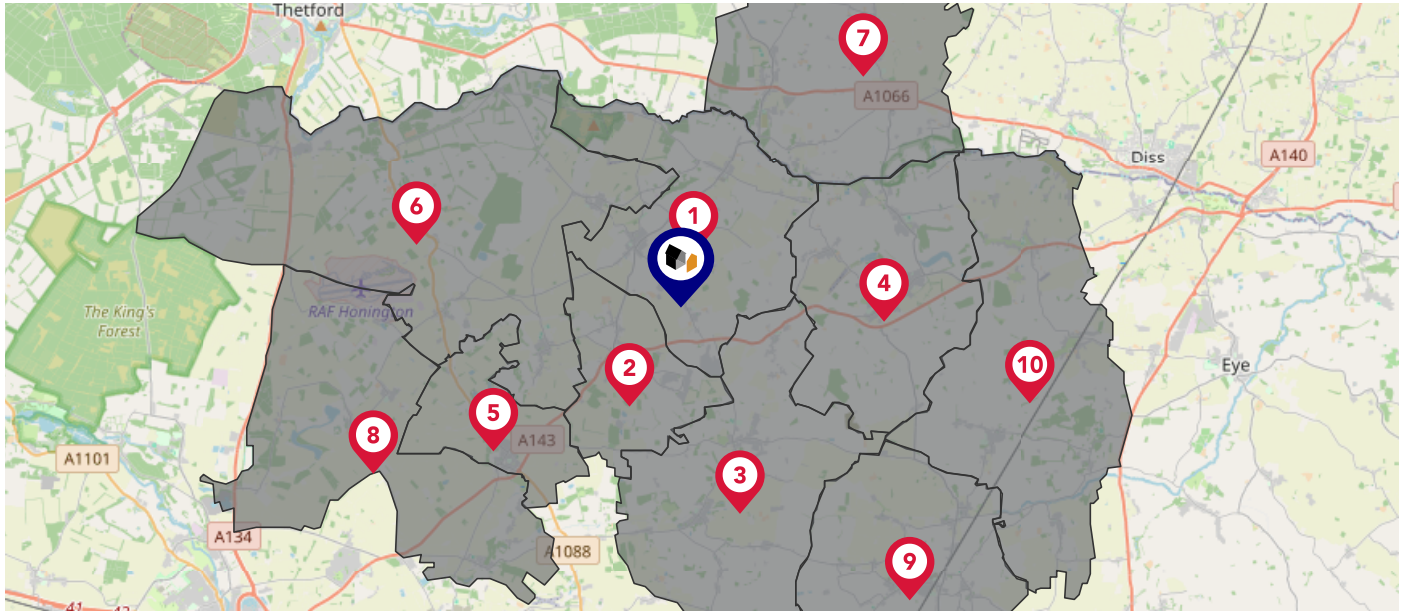
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Barningham Ward

2

Stanton Ward

3

Walsham-le-Willows Ward

4

Rickinghall Ward

5

Ixworth Ward

6

Bardwell Ward

7

Guiltcross Ward

8

Pakenham & Troston Ward

9

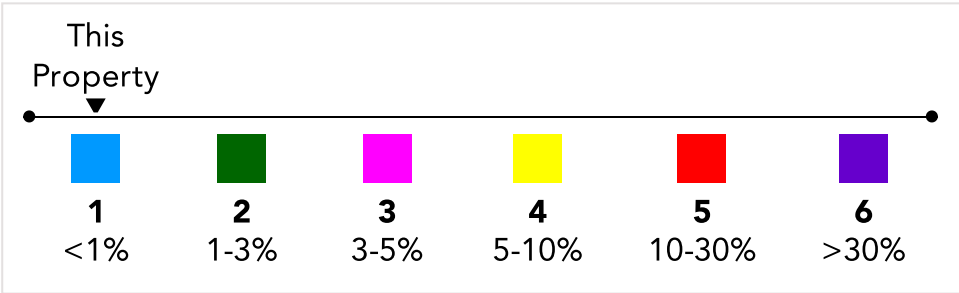
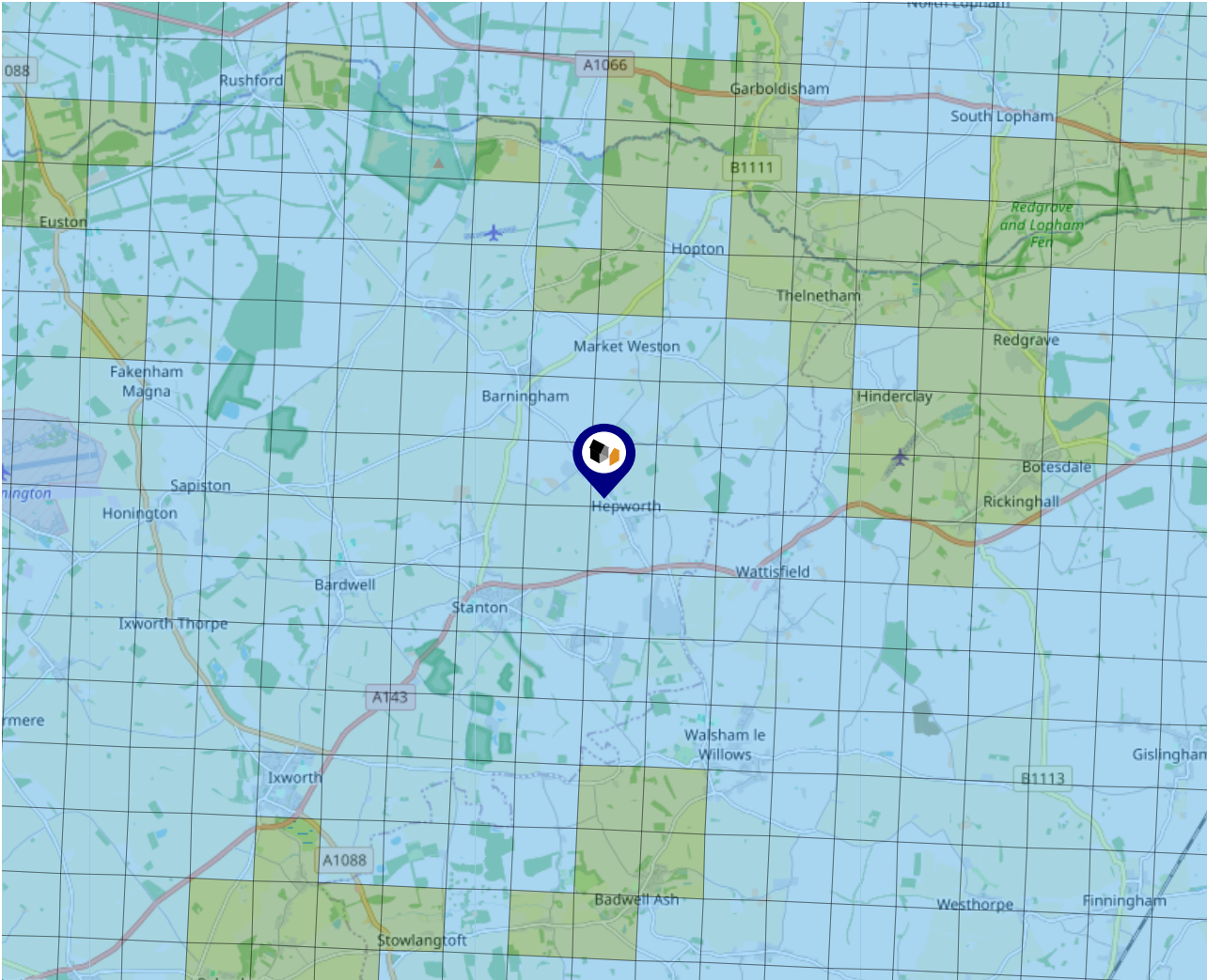
Bacton Ward

10

Gislingham Ward

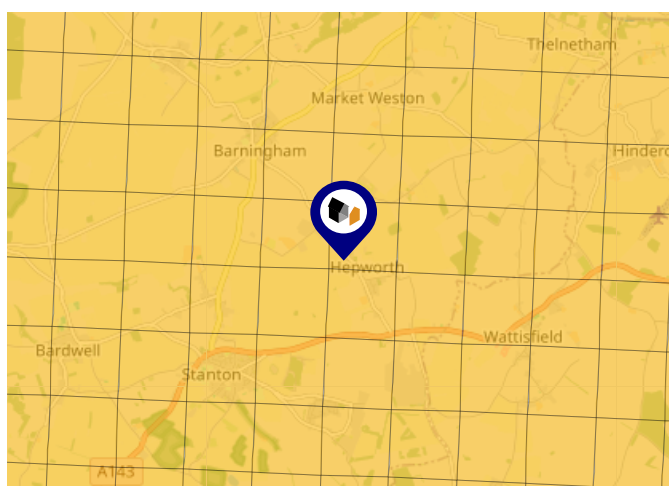
What is Radon?

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)

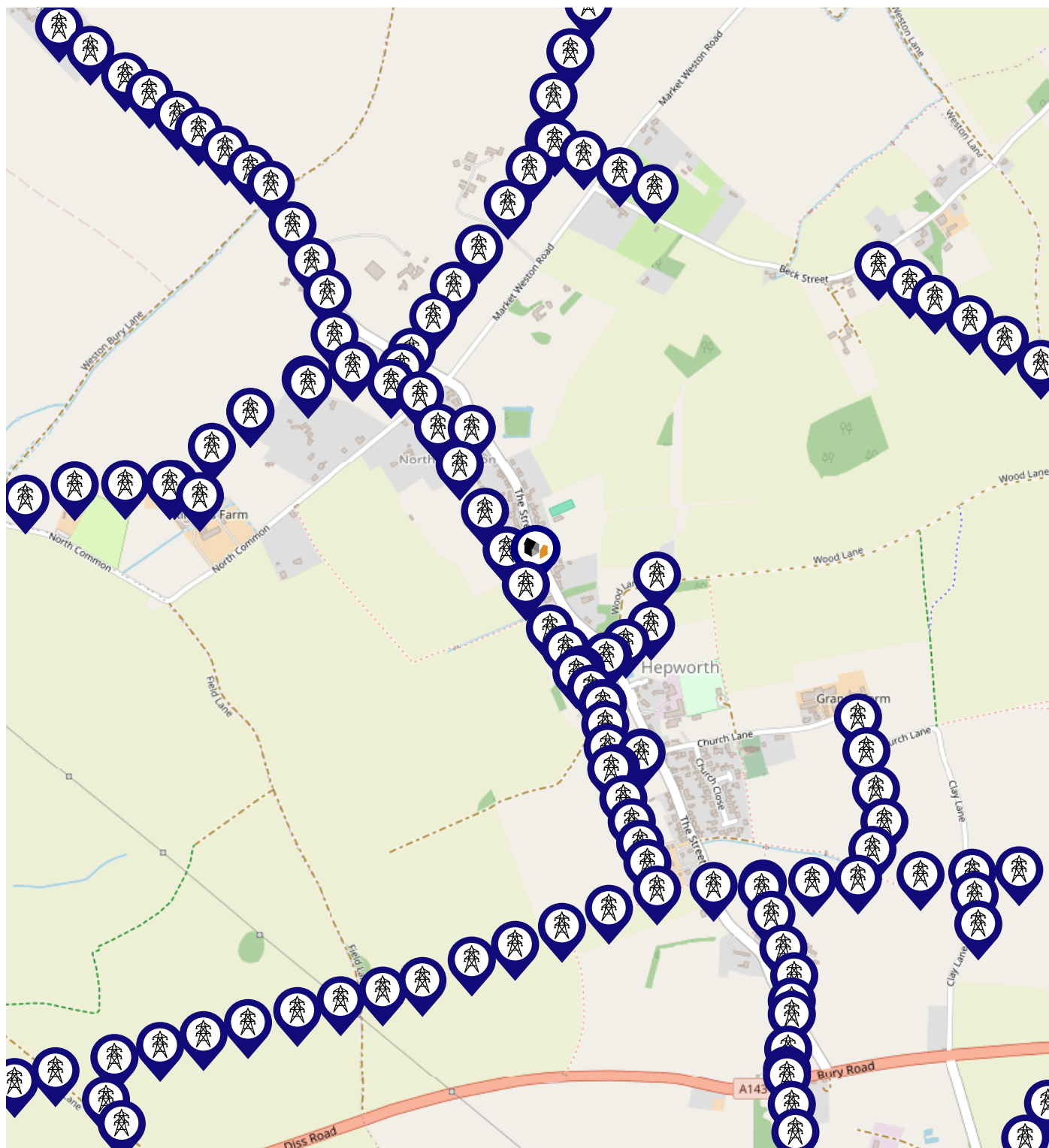
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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
	1031221 - Hepworth Primary School	Grade II	0.0 miles
	1194023 - Yew Cottage	Grade II	0.0 miles
	1031220 - The Old Rectory	Grade II	0.1 miles
	1031223 - Hepworth Hall	Grade II	0.2 miles
	1193948 - Butchers	Grade II	0.3 miles
	1031214 - Church Of St Peter	Grade II	0.4 miles
	1194018 - Church House	Grade II	0.4 miles
	1285913 - Chestnut Cottage	Grade II	0.4 miles
	1376946 - Meadow View	Grade II	0.4 miles
	1454146 - Hepworth War Memorial	Grade II	0.4 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

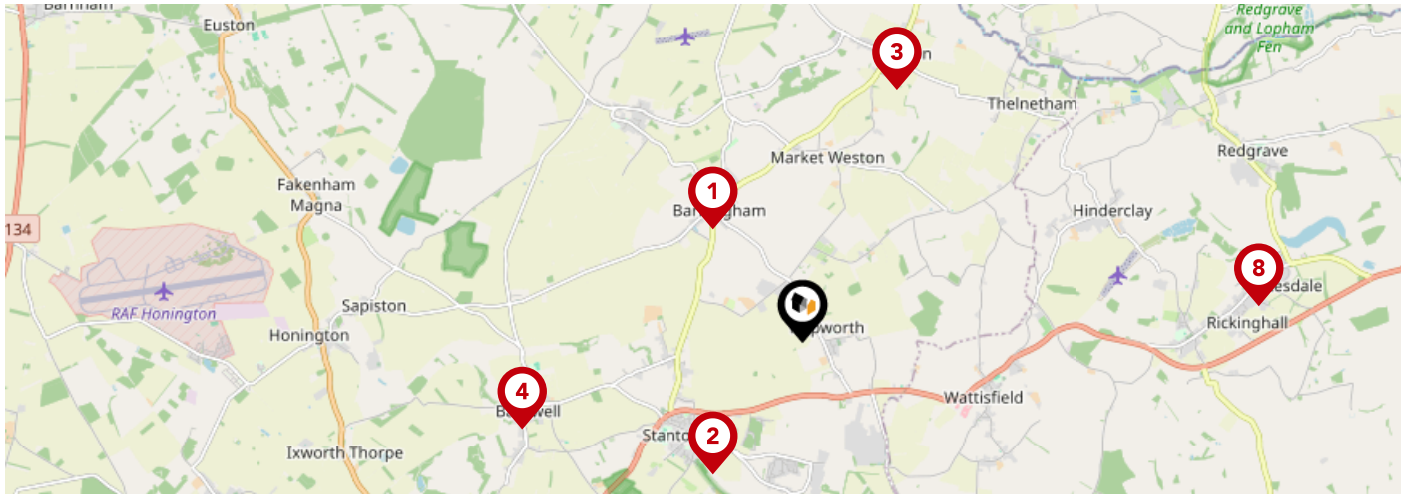
Electricity Supply

Gas Supply

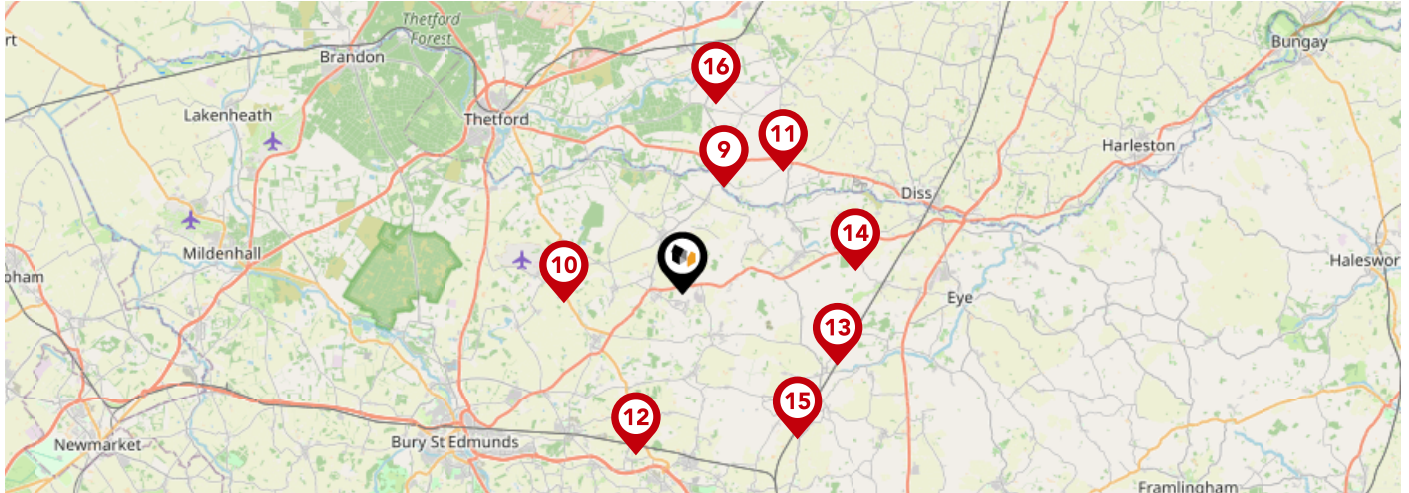
Central Heating

Water Supply

Drainage



		Nursery	Primary	Secondary	College	Private
1	Barningham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 81 Distance:1.32	☐	☒	☐	☐	☐
2	Stanton Community Primary School Ofsted Rating: Good Pupils: 218 Distance:1.44	☐	☒	☐	☐	☐
3	Hopton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 77 Distance:2.45	☐	☒	☐	☐	☐
4	Bardwell Church of England Primary School Ofsted Rating: Good Pupils: 59 Distance:2.66	☐	☒	☐	☐	☐
5	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:2.68	☐	☒	☐	☐	☐
6	Ixworth High School Ofsted Rating: Good Pupils: 528 Distance:3.86	☐	☐	☒	☐	☐
7	Ixworth Church of England Primary School Ofsted Rating: Good Pupils: 134 Distance:4.14	☐	☒	☐	☐	☐
8	St Botolph's Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 177 Distance:4.15	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Garboldisham Church of England Primary Academy Ofsted Rating: Good Pupils: 73 Distance:4.19	☐	☒	☐	☐	☐
	Honington Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 164 Distance:4.31	☐	☒	☐	☐	☐
	St Andrew's CofE VA Primary School, Lopham Ofsted Rating: Requires improvement Pupils: 25 Distance:5.75	☐	☒	☐	☐	☐
	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:6.04	☐	☒	☐	☐	☐
	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:6.16	☐	☒	☐	☐	☐
	Wortham Primary School Ofsted Rating: Outstanding Pupils: 102 Distance:6.31	☐	☒	☐	☐	☐
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:6.66	☐	☒	☐	☐	☐
	East Harling Primary School and Nursery Ofsted Rating: Good Pupils: 212 Distance:7.01	☐	☒	☐	☐	☐

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.

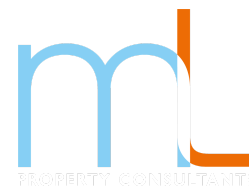


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