



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 10th September 2026



26A, FRONT STREET, MENDLESHAM, STOWMARKET, IP14 5RY

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

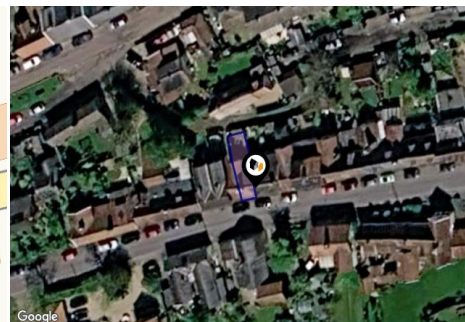
01449 768854

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Property Overview



Property

Type:	Terraced
Bedrooms:	1
Floor Area:	484 ft ² / 45 m ²
Plot Area:	0.02 acres
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,545
Title Number:	SK151147
UPRN:	100091091132
Restrictive Covenants:	No

Last Sold Date:	02/04/2004
Last Sold Price:	£99,500
Last Sold £/ft²:	£205
Tenure:	Freehold

Local Area

Local Authority:	Suffolk
Conservation Area:	Mendlesham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **2 Front Street Mendlesham IP14 5RY**

Reference - 3716/16	
Decision:	Granted
Date:	09th September 2016
Description:	Change of use of residential flat (above A2 unit) to A2 use

Reference - 3715/16	
Decision:	Granted
Date:	03rd September 2016
Description:	Change of use of residential flat (above A2 unit) to A2 use

Planning records for: **4 Front Street Mendlesham Suffolk IP14 5RY**

Reference - DC/22/00757	
Decision:	Granted
Date:	13th February 2022
Description:	Application for Listed Building Consent - Strip roof of existing clay peg tiles and slate tiles, strip existing felt and battens. Fit breather membrane felt and new battens, refit current peg tiles and slate where condition permits and make up with reclaimed peg tiles and slate where needed.

Planning records for: **30 Front Street Mendlesham Stowmarket Suffolk IP14 5RY**

Reference - DC/19/04610	
Decision:	Decided
Date:	02nd October 2019
Description:	Notification of Works to Trees in a Conservation Area - T1 Silver Birch - Crown reduce height and spread of the canopy by up to 2m. T2 Ash - Crown reduce height and spread of the canopy by up to 2.5m, remove deadwood.

Planning records for: **40 Front Street Mendlesham Stowmarket IP14 5RY**

Reference - 0597/97	
Decision:	Granted
Date:	26th June 1997
Description:	ERECTION OF FRONT ENTRANCE PORCH (TO REPLACE EXISTING CANOPY)

Planning records for: **Sunnyside 6 Front Street Mendlesham Stowmarket Suffolk IP14 5RY**

Reference - DC/18/04735	
Decision:	Granted
Date:	26th October 2018
Description:	Application for Listed Building Consent - Replacement of front door.

Reference - DC/19/00803	
Decision:	Granted
Date:	15th February 2019
Description:	Discharge of Conditions Application for DC/18/04735 - Condition 3 (Door and Frame) and Condition 4 (Manufacturers Details)

Planning records for: **20 Front Street Mendlesham Stowmarket Suffolk IP14 5RY**

Reference - DC/26/00159	
Decision:	Decided
Date:	15th January 2026
Description:	Notification of works to trees in a Conservation Area - Ash tree, Pollard the tree down to approximately 4m finish height, cutting back to natural unions on the tree where possible.

Planning records for: *Challacombe House 60 Front Street Mendlesham Stowmarket Suffolk IP14 5RY*

Reference - DC/23/01032	
Decision:	Decided
Date:	02nd March 2023
Description:	Notification of Works to Trees in a Conservation Area- Reduce 2No. Prunus Trees (T1 and T2) by 2m and reshape. Fell 1No. Holly (T3). Reshape 1No. Holly (T4), Fell 1No. Laurel (T5) and Remove 2No. shrubs (T6 and T7)

Planning records for: *Pear Tree Cottages 66 Front Street Mendlesham Stowmarket Suffolk IP14 5RY*

Reference - DC/19/01042	
Decision:	Refused
Date:	02nd March 2019
Description:	Householder Planning Application - Erection of outbuilding; Erection of side and first floor extensions to garage

Reference - DC/22/05854	
Decision:	Granted
Date:	24th November 2022
Description:	Householder Application - Erection of a link extension between existing garage and house.

Reference - 3259/16	
Decision:	Decided
Date:	28th July 2016
Description:	Replace windows and doors

Planning records for: **66 Front Street Mendlesham Stowmarket Suffolk IP14 5RY**

Reference - DC/22/02184	
Decision:	Refused
Date:	25th April 2022
Description:	Householder Application - Erection of side extension to garage.

Reference - DC/19/05487	
Decision:	Granted
Date:	24th November 2019
Description:	Householder Planning Application - Erection of garden room/home office.

Reference - DC/19/03150	
Decision:	Granted
Date:	03rd July 2019
Description:	Householder Planning Application - Erection of a brick wall (Retention of)

Planning records for: **Weavers Cottage 22A Front Street Mendlesham Stowmarket Suffolk IP14 5RY**

Reference - DC/24/02840	
Decision:	Granted
Date:	25th June 2024
Description:	Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Conversion of hair studio to residential room(s) to combine with existing residential areas (following removal of hairdressing plumbing and fittings).



Property EPC - Certificate

26a, Front Street, Mendlesham, IP14 5RY

Energy rating

E

Valid until 08.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data



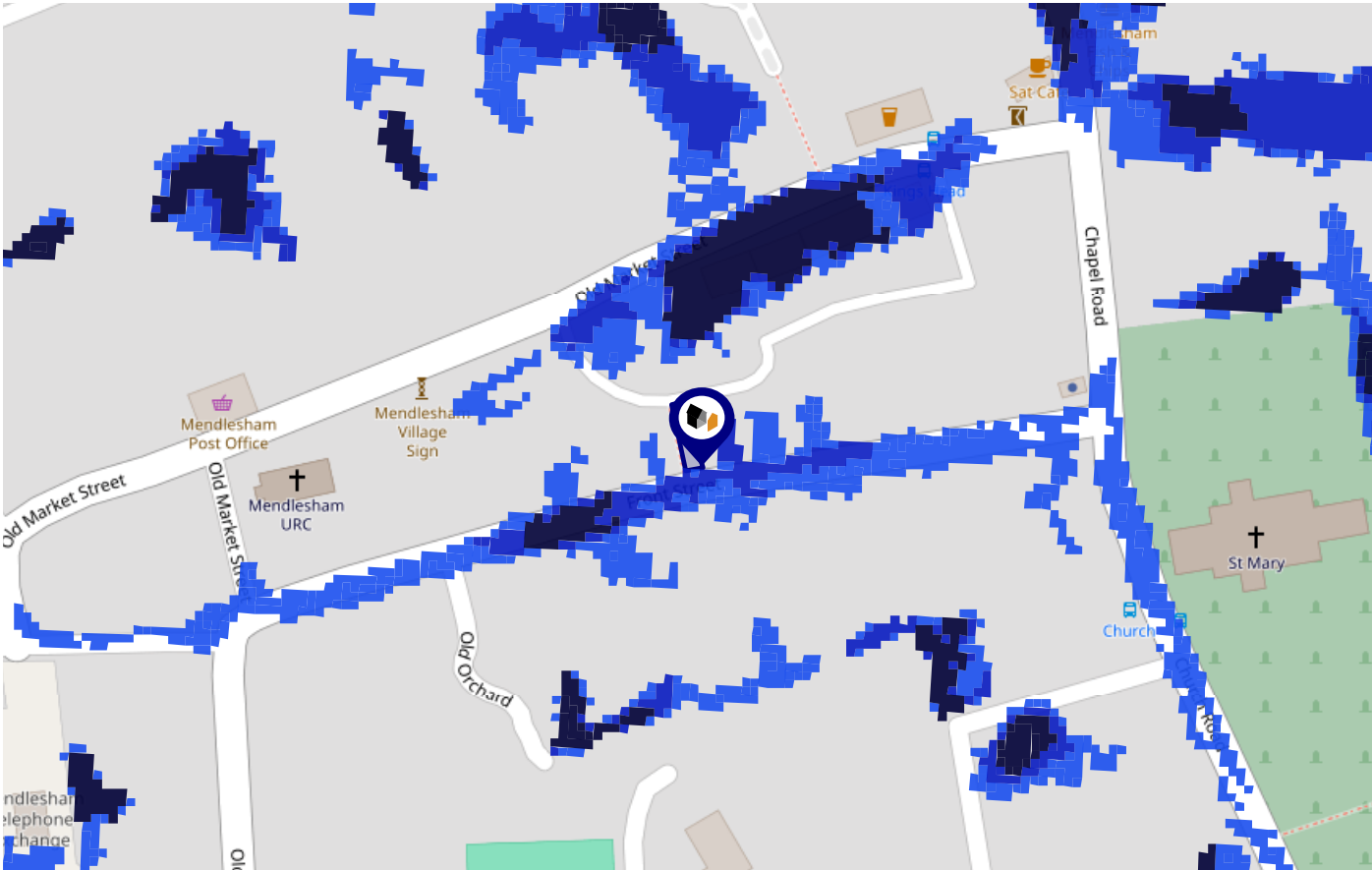
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	45 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.

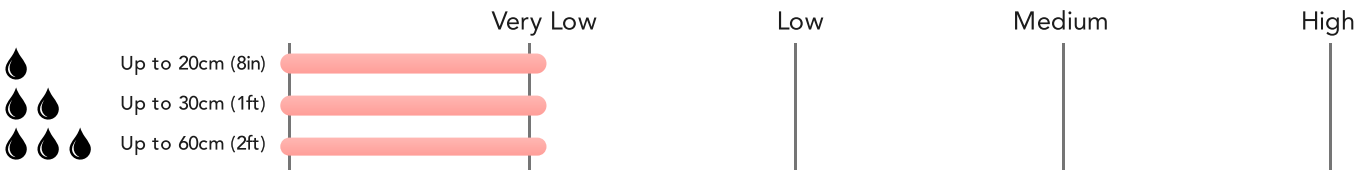


Risk Rating: Very low

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.

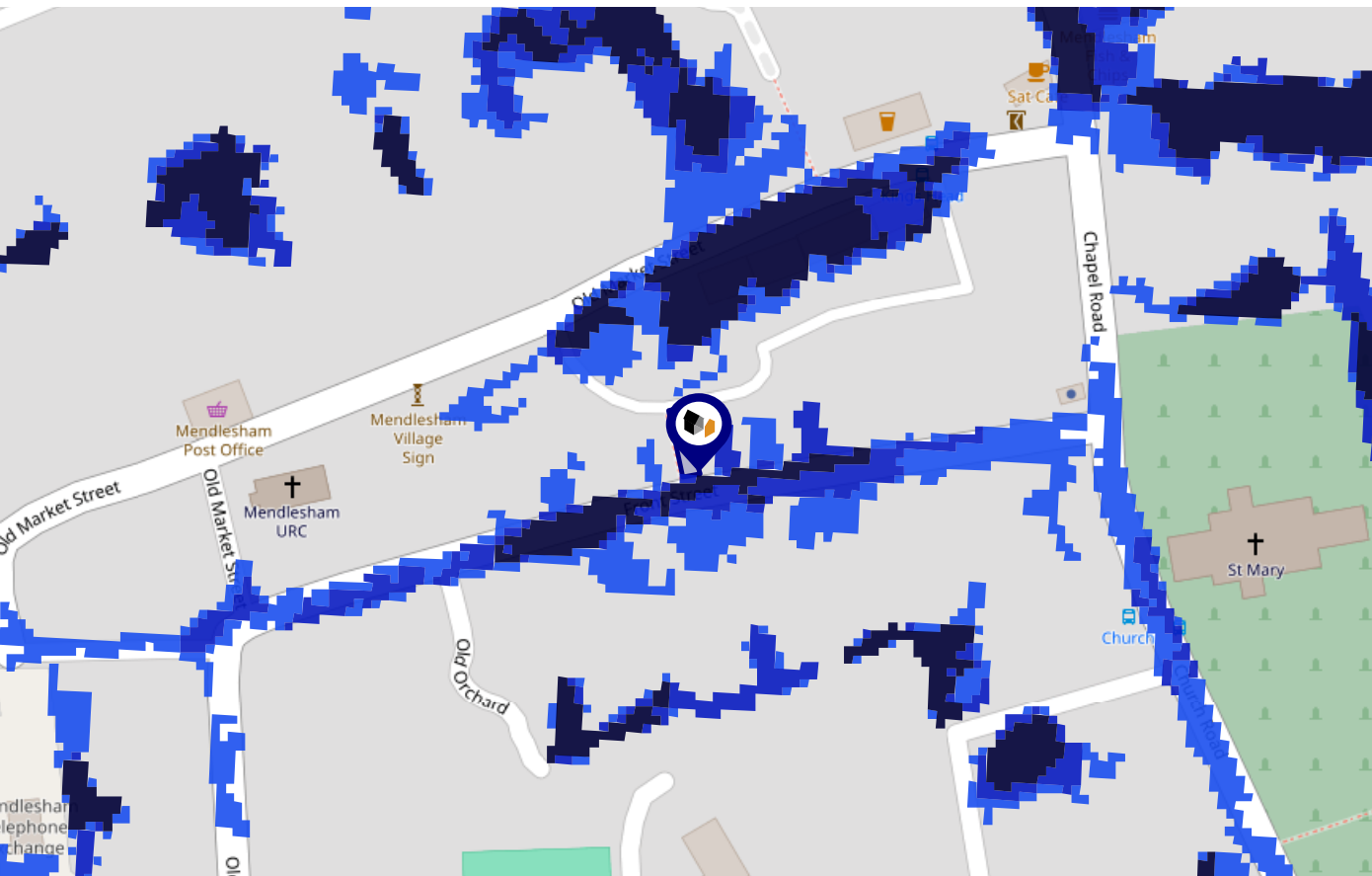
Chance of flooding to the following depths at this property:



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.

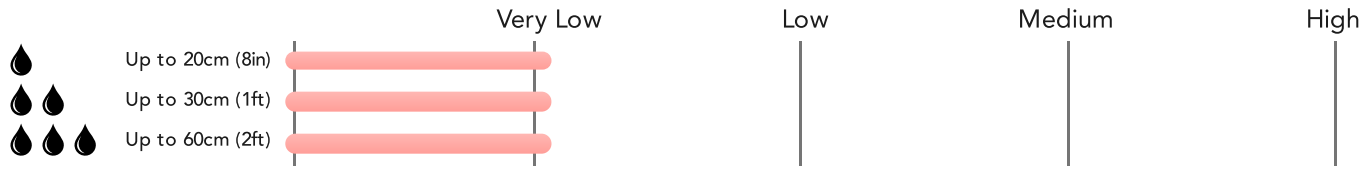


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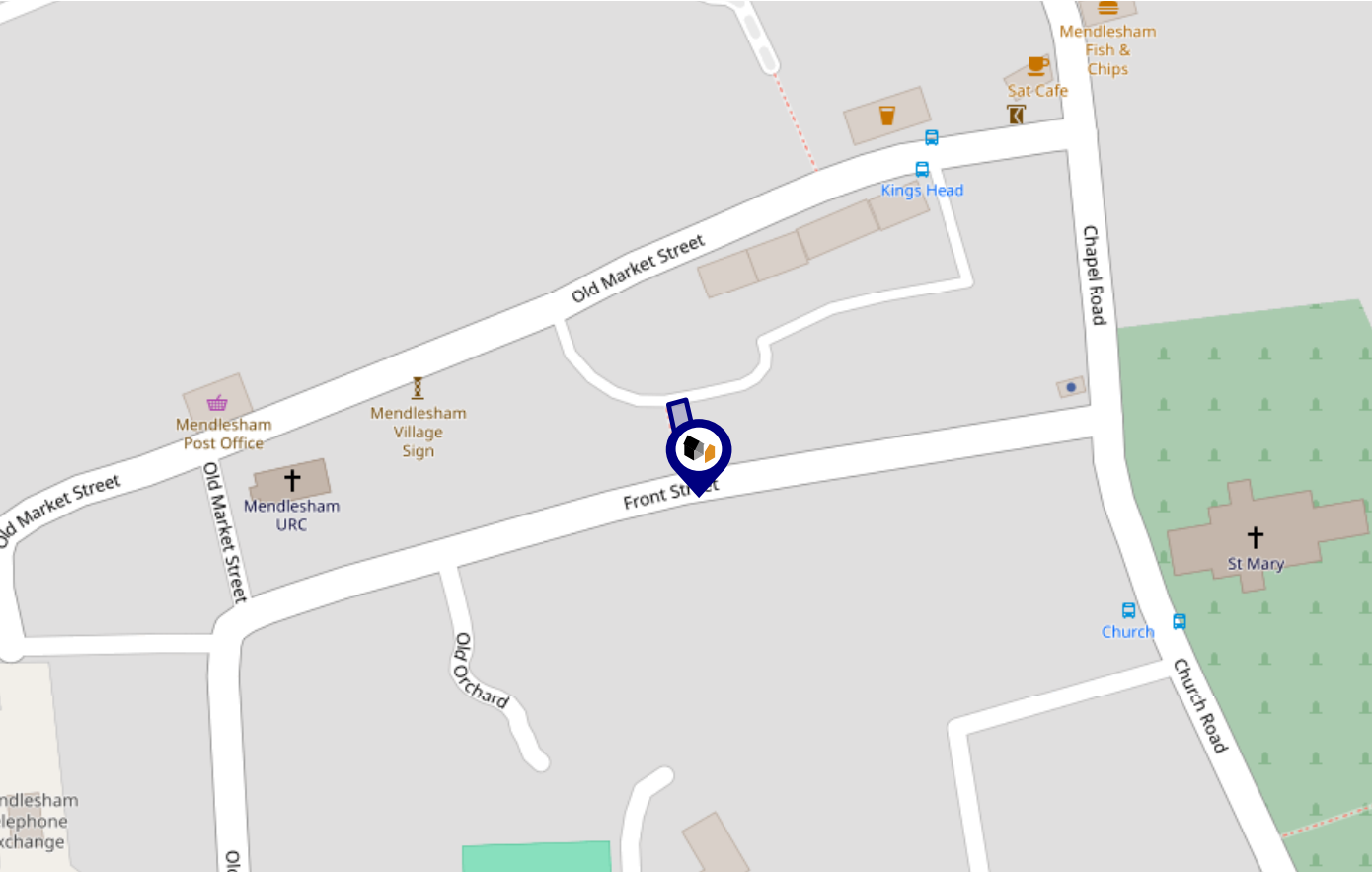
Chance of flooding to the following depths at this property:



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.

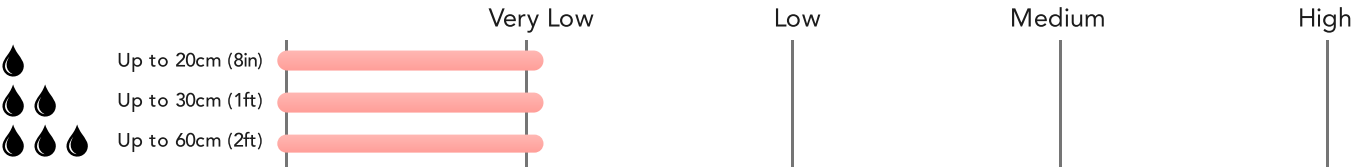


Risk Rating: Very low

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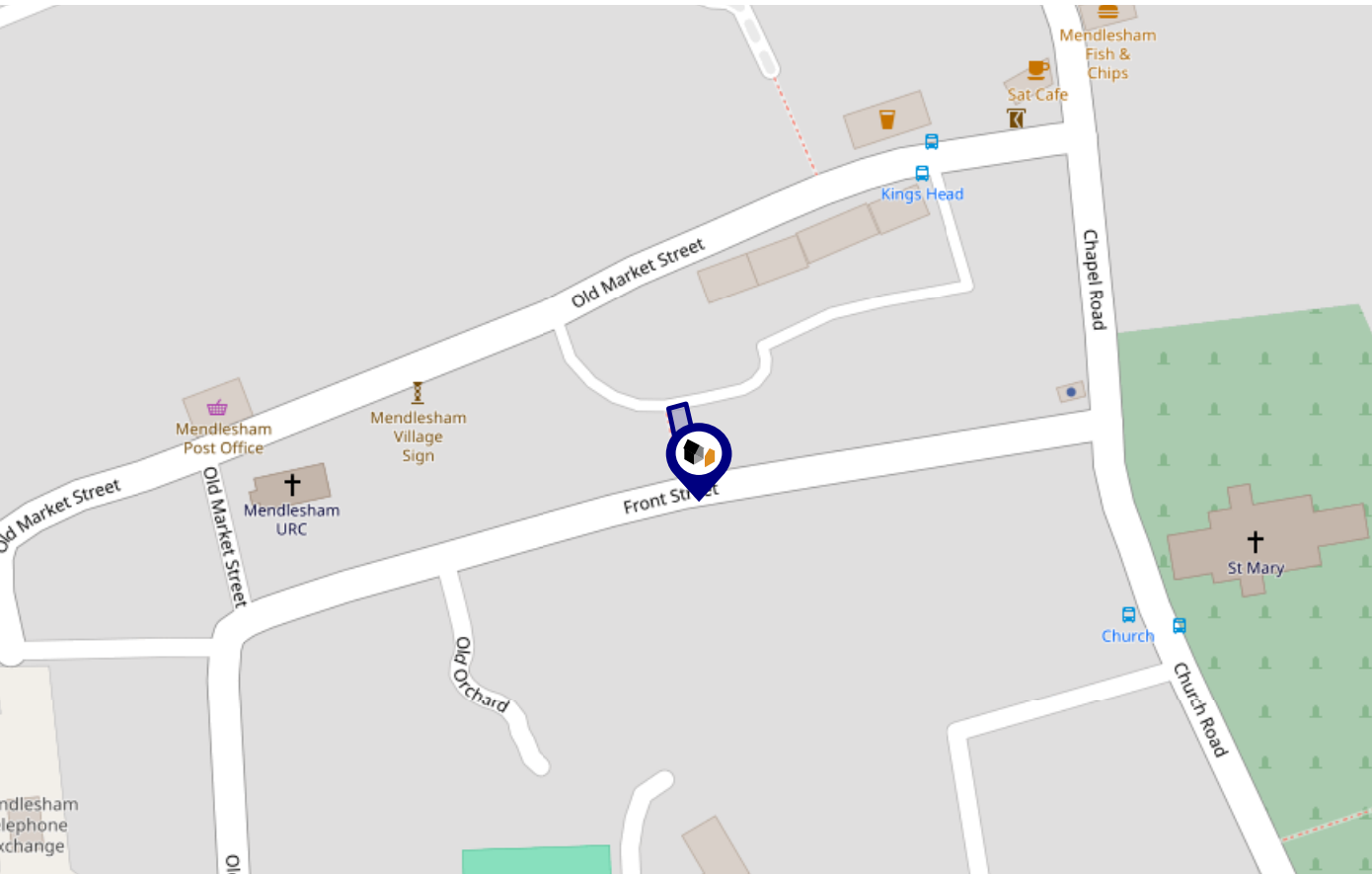
Chance of flooding to the following depths at this property:



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.

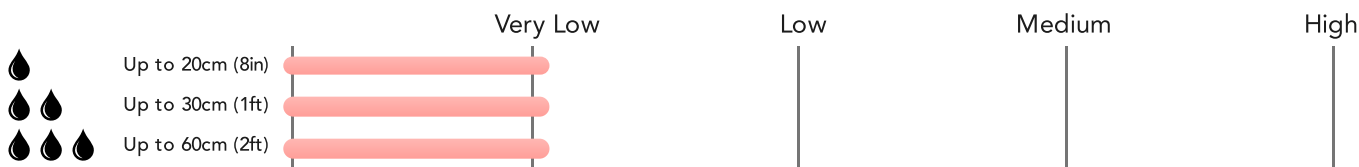


Risk Rating: Very low

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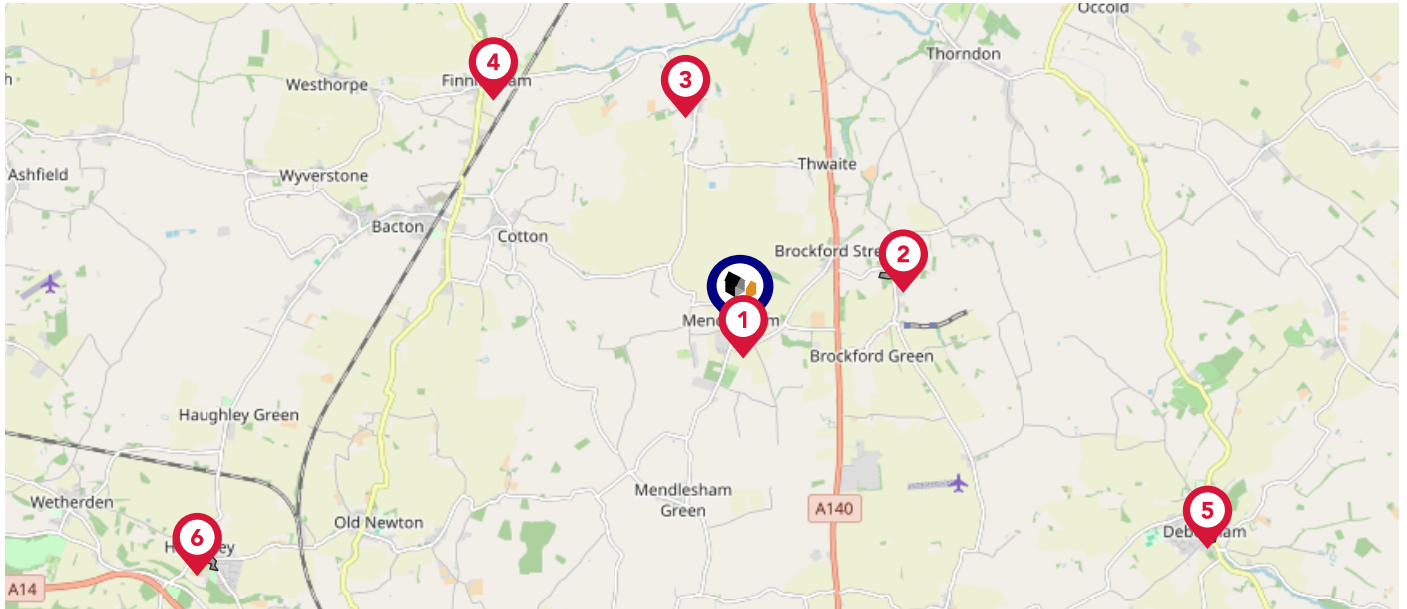
Chance of flooding to the following depths at this property:



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



Mendlesham



Wetheringsett



Wickham Skeith



Finningham



Debenham

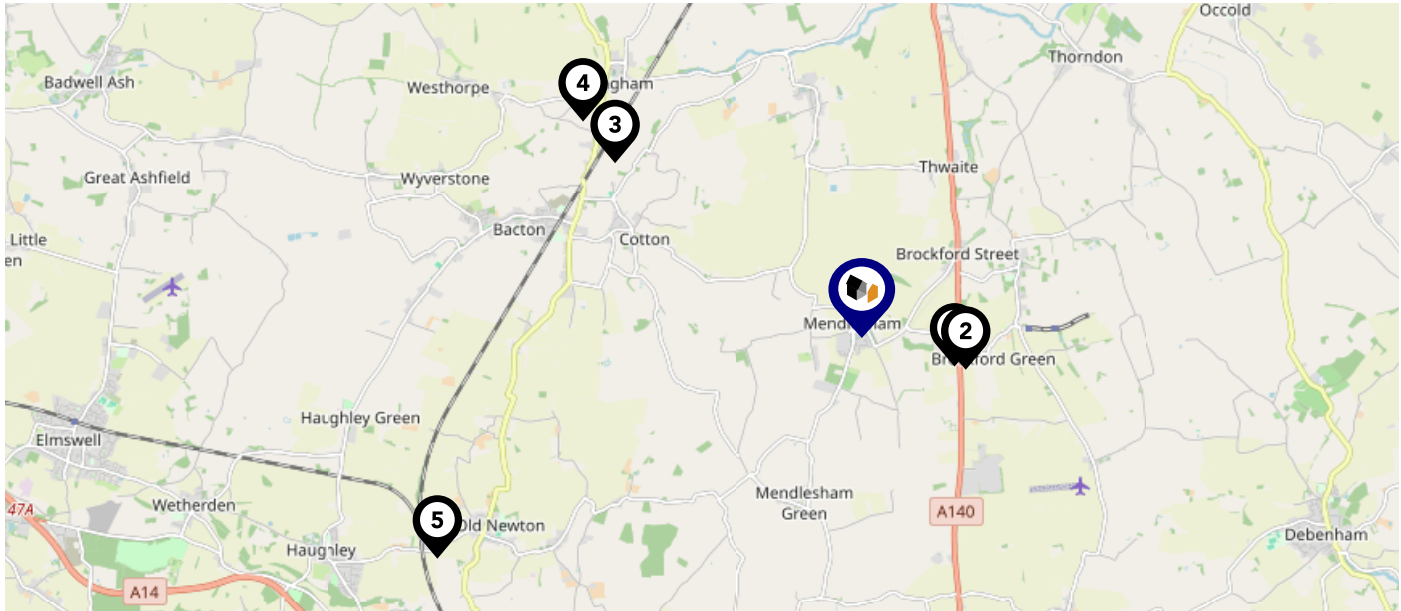


Haughley

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	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill	
2	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill	
3	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill	
4	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill	
5	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

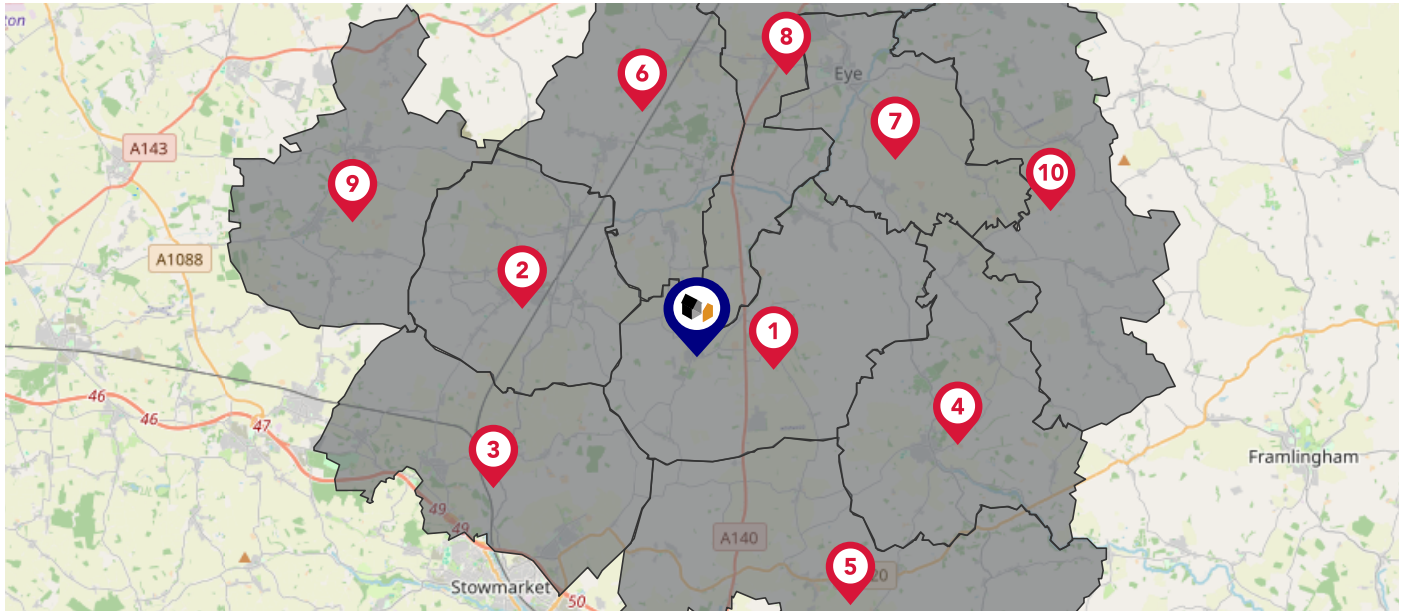
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

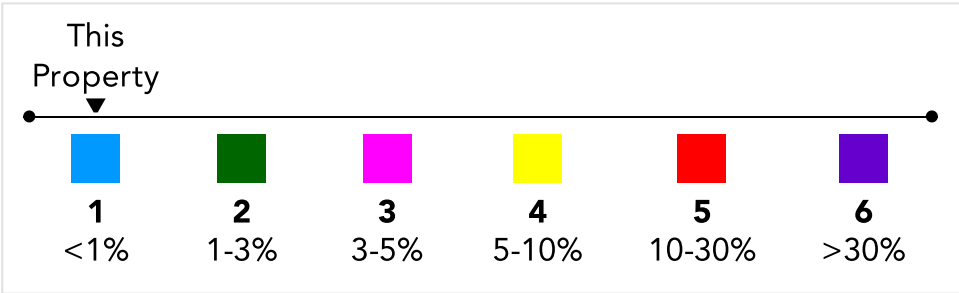
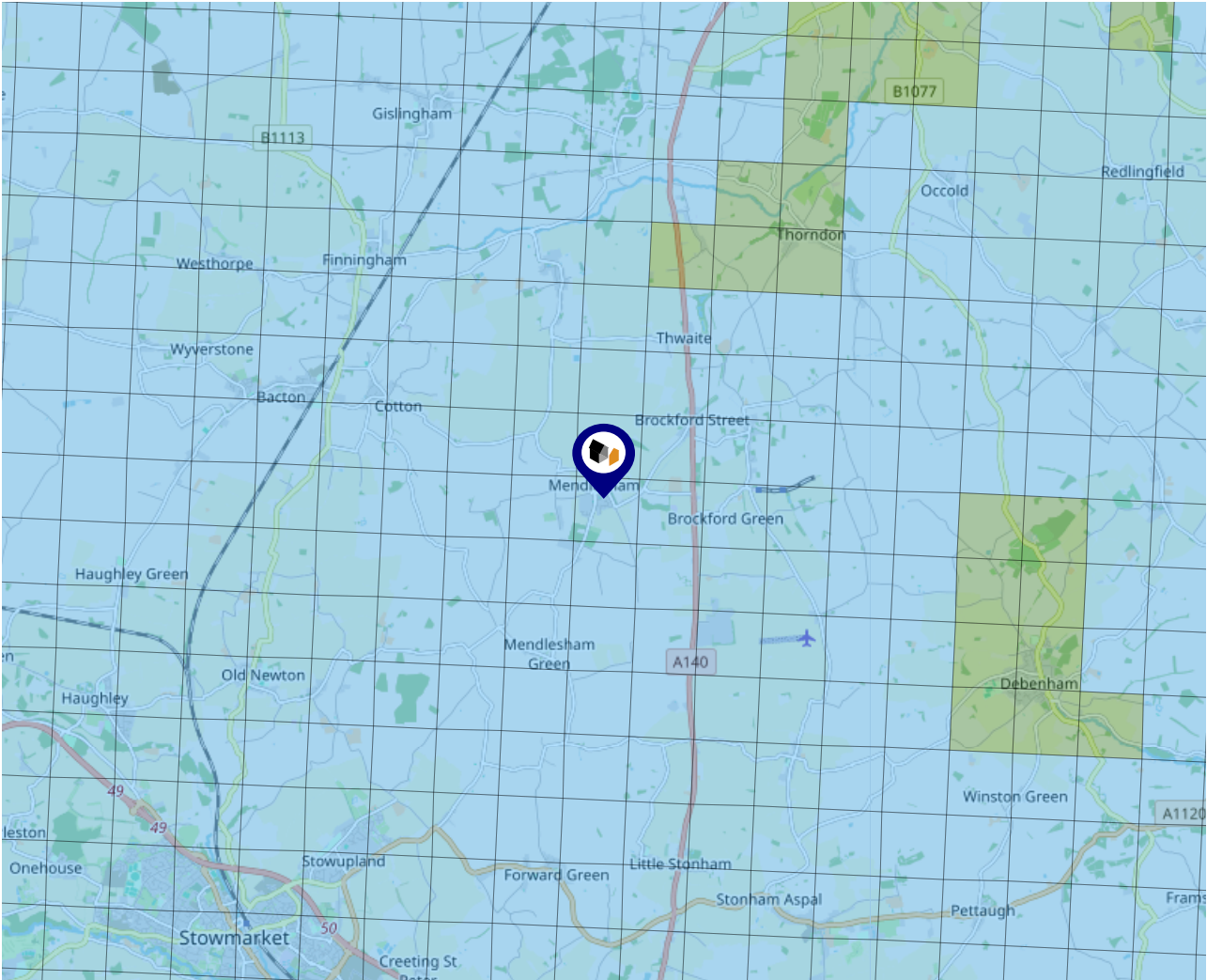
- | | |
|----|---------------------------------------|
| 1 | Mendlesham Ward |
| 2 | Bacton Ward |
| 3 | Haughley, Stowupland & Wetherden Ward |
| 4 | Debenham Ward |
| 5 | Stonham Ward |
| 6 | Gislingham Ward |
| 7 | Eye Ward |
| 8 | Palgrave Ward |
| 9 | Walsham-le-Willows Ward |
| 10 | Hoxne & Worlingworth Ward |

Environment

Radon Gas

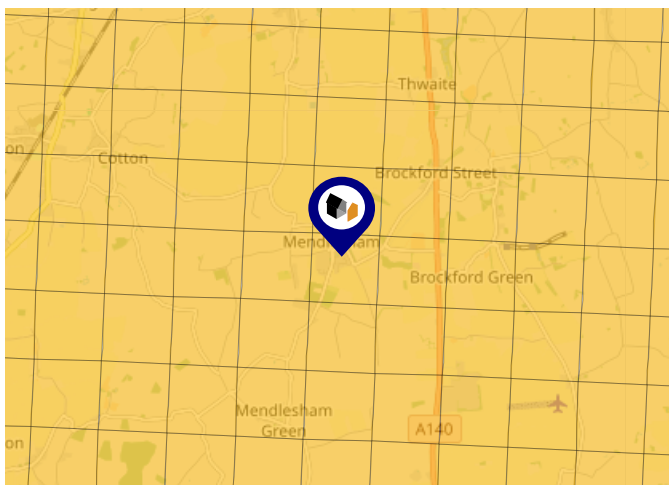
What is Radon?

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)

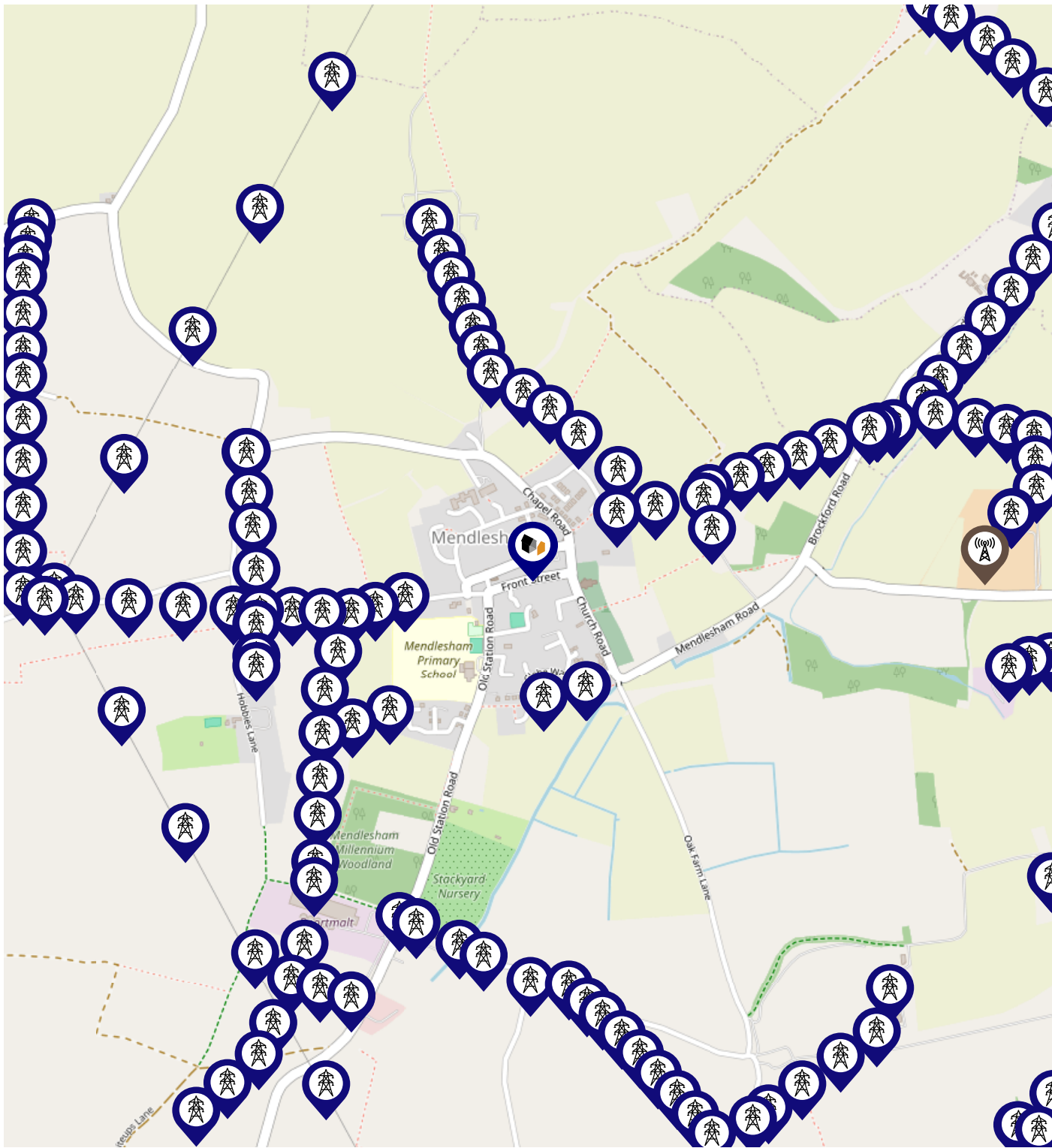
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



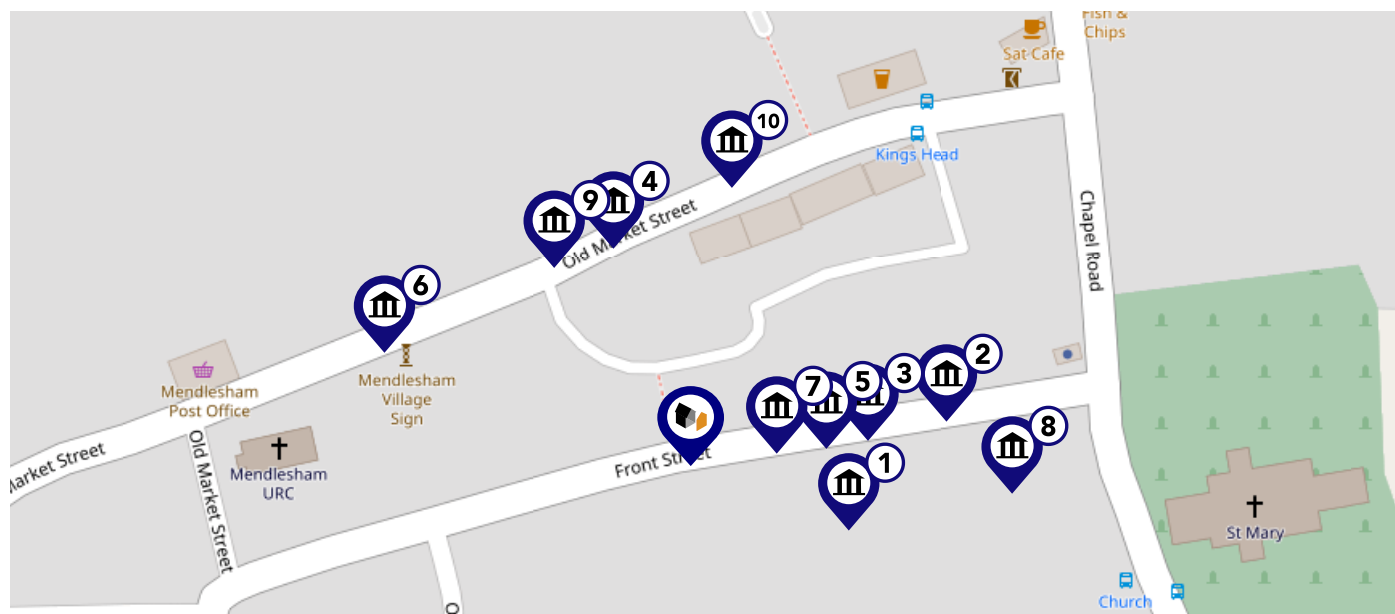
Key:

-  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
	1352505 - Number 9 Dolphin House And Numbers 11-15	Grade II	0.0 miles
	1180657 - Sunnyside	Grade II	0.0 miles
	1032247 - 10, Front Street	Grade II	0.0 miles
	1032253 - Weald House	Grade II	0.0 miles
	1180666 - Number 14 Holden Cottage And Number 16	Grade II	0.0 miles
	1180872 - 32, 34 And 36, Old Market Street	Grade II	0.0 miles
	1352507 - Number 18 And Number 20 Merrythought	Grade II	0.0 miles
	1032245 - Old Tiles And Beecholme	Grade II	0.0 miles
	1180838 - 20, Old Market Street	Grade II	0.0 miles
	1180803 - Tudor House	Grade II	0.0 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

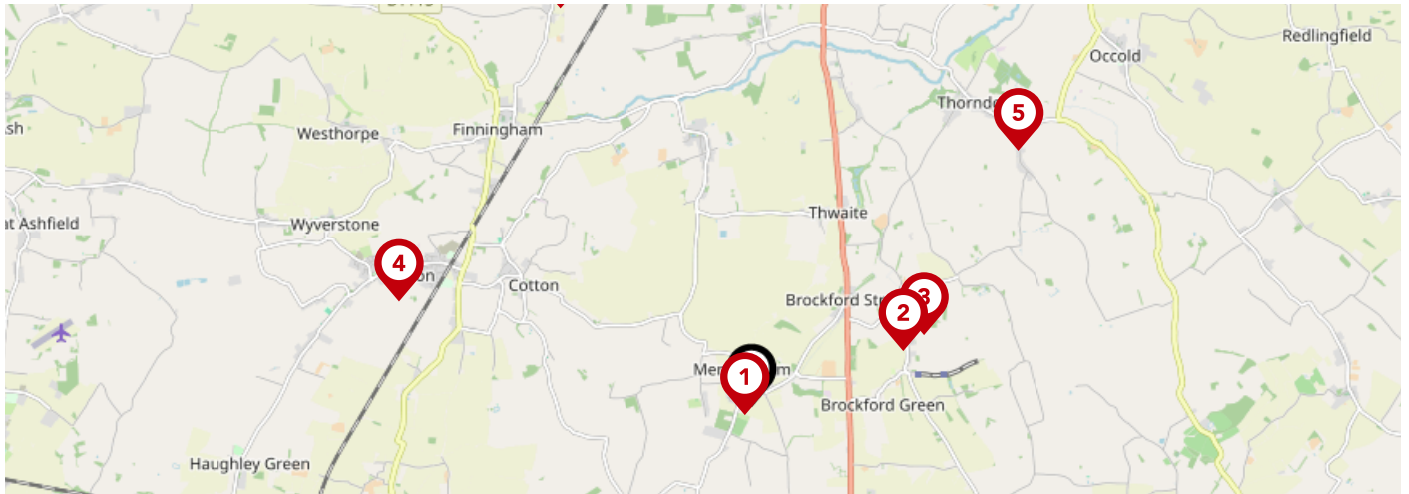
Gas Supply

Central Heating

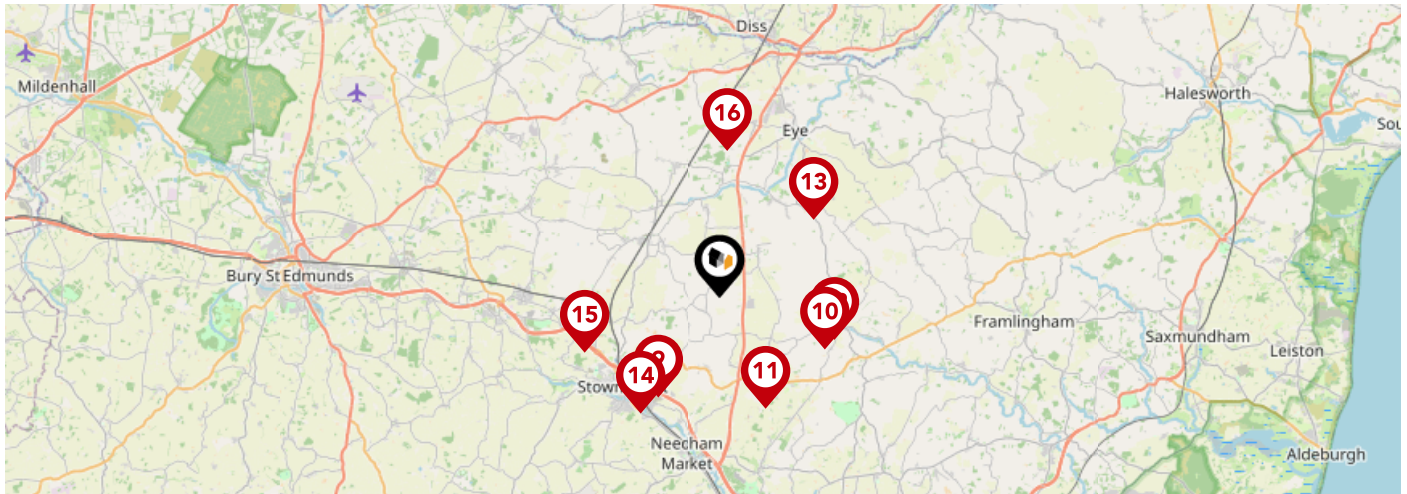
Water Supply

Drainage

Area Schools

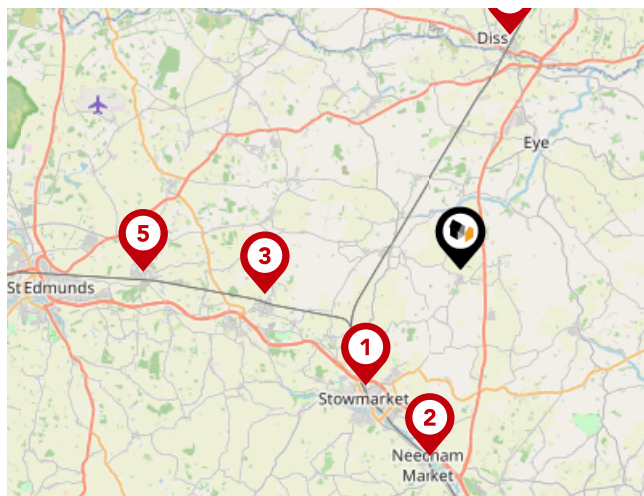


		Nursery	Primary	Secondary	College	Private
1	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:0.09	☐	☒	☐	☐	☐
2	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:1.48	☐	☒	☐	☐	☐
3	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:1.7	☐	☐	☒	☐	☐
4	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.33	☐	☒	☐	☐	☐
5	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:3.37	☐	☒	☐	☐	☐
6	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.48	☐	☒	☐	☐	☐
7	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:4	☐	☒	☐	☐	☐
8	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:4.21	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:4.21	☐	☐	☒	☐	☐
	Debenham High School Ofsted Rating: Good Pupils: 687 Distance:4.22	☐	☐	☒	☐	☐
	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:4.31	☐	☒	☐	☐	☐
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:4.44	☐	☒	☐	☐	☐
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:4.48	☐	☒	☐	☐	☐
	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:5.08	☐	☒	☐	☐	☐
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:5.28	☐	☒	☐	☐	☐
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:5.38	☐	☒	☐	☐	☐

Area Transport (National)

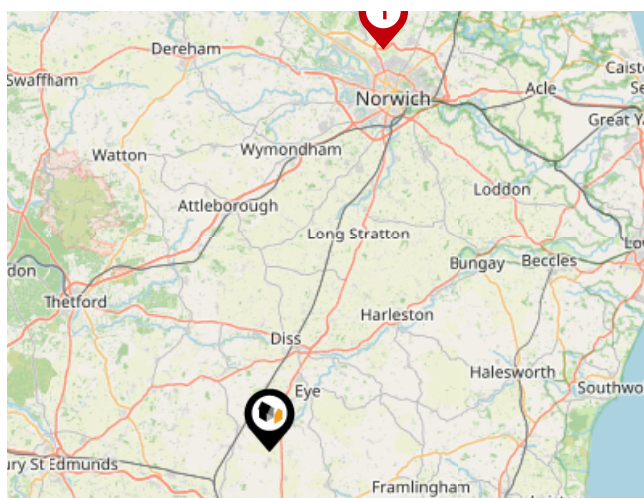


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	5.41 miles
2	Needham Market Rail Station	6.83 miles
3	Elmswell Rail Station	7.18 miles
4	Diss Rail Station	8.71 miles
5	Thurston Rail Station	11.53 miles

Trunk Roads/Motorways

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

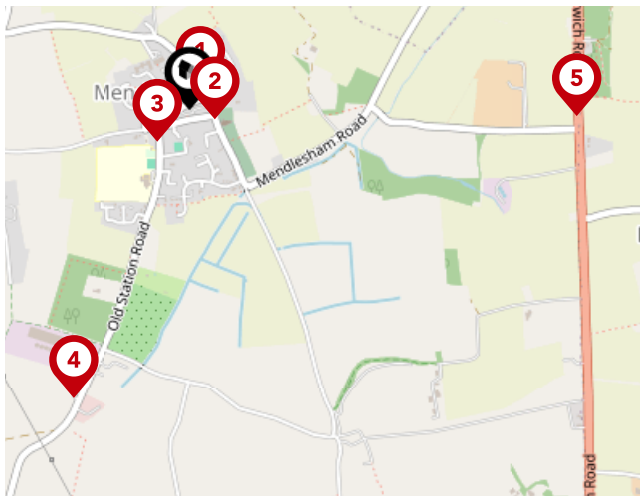


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	30.15 miles

Area

Transport (Local)

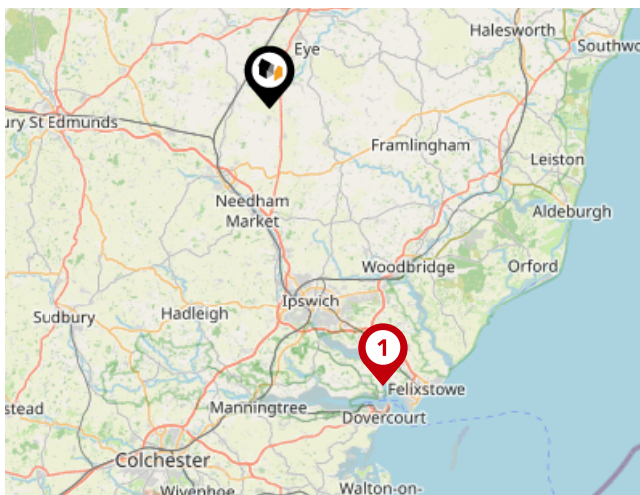


Bus Stops/Stations

Pin	Name	Distance
1	Kings Head	0.05 miles
2	Church	0.06 miles
3	Community Centre	0.1 miles
4	Denters Hill	0.7 miles
5	Mendlesham Turning	0.87 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	21.85 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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