See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 13th October 2026

11, SYCAMORE ROAD, STOWUPLAND, STOWMARKET, IP14 4DR

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

arla | propertymark PROTECTED

naea | propertymark PROTECTED

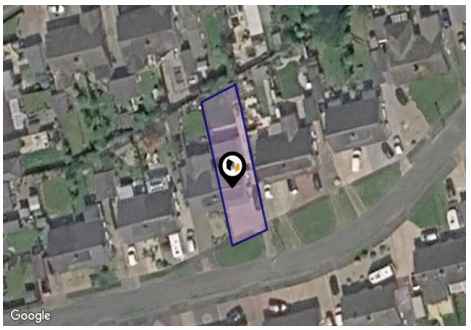
The Property Ombudsman

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Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	21/12/2016
Bedrooms:	4	**Last Sold Price:**	£190,000
Plot Area:	0.08 acres	**Last Sold £/ft²:**	£238
Year Built :	1950-1966	**Tenure:**	Freehold
Council Tax :	Band C	**Latest FENSA Work:**	14/08/2007 - 8 windows, 2 doors
Annual Estimate:	£2,059		
Title Number:	SK374127		
UPRN:	100091095596		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Suffolk

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Medium

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	5000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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Planning History
This Address

Planning records for: ***11, Sycamore Road, Stowupland, Stowmarket, IP14 4DR***

Reference - DC/19/00495	
Decision:	Granted
Date:	01st February 2019
Description:	Householder Planning Application - Erection of rear extensions, a front dormer extension and external renovations (including cladding and render).

Planning
In Street

Planning records for: ***12 Sycamore Road Stowupland IP14 4DR***

Reference - 2096/16	
Decision:	Granted
Date:	05th May 2016
Description:	
Erection of a single storey rear extension to form conservatory	

Planning records for: ***21 Sycamore Road Stowupland Suffolk IP14 4DR***

Reference - DC/22/01261	
Decision:	Granted
Date:	08th March 2022
Description:	
Householder Application - Erection of single storey side extension.	

Planning records for: ***27 Sycamore Road Stowupland Stowmarket Suffolk IP14 4DR***

Reference - DC/24/02122	
Decision:	Granted
Date:	07th May 2024
Description:	
Householder Application - Erection of a single storey rear extension and detached garage including permeable surfacing of front garden; Insertion of rear velux rooflight and construction of solar panels (following removal of existing garage and chimney).	

Planning records for: ***39 Sycamore Road Stowupland Suffolk IP14 4DR***

Reference - DC/21/03923	
Decision:	Granted
Date:	12th July 2021
Description:	
Householder application - Demolition of existing flat and perspex roofs to the rear elevation and replace with a pitched tiled roof. Removal of chimney. New window to side elevation and bi-fold doors to rear elevation.	

Planning
In Street

Planning records for: ***42 Sycamore Road Stowupland Stowmarket Suffolk IP14 4DR***

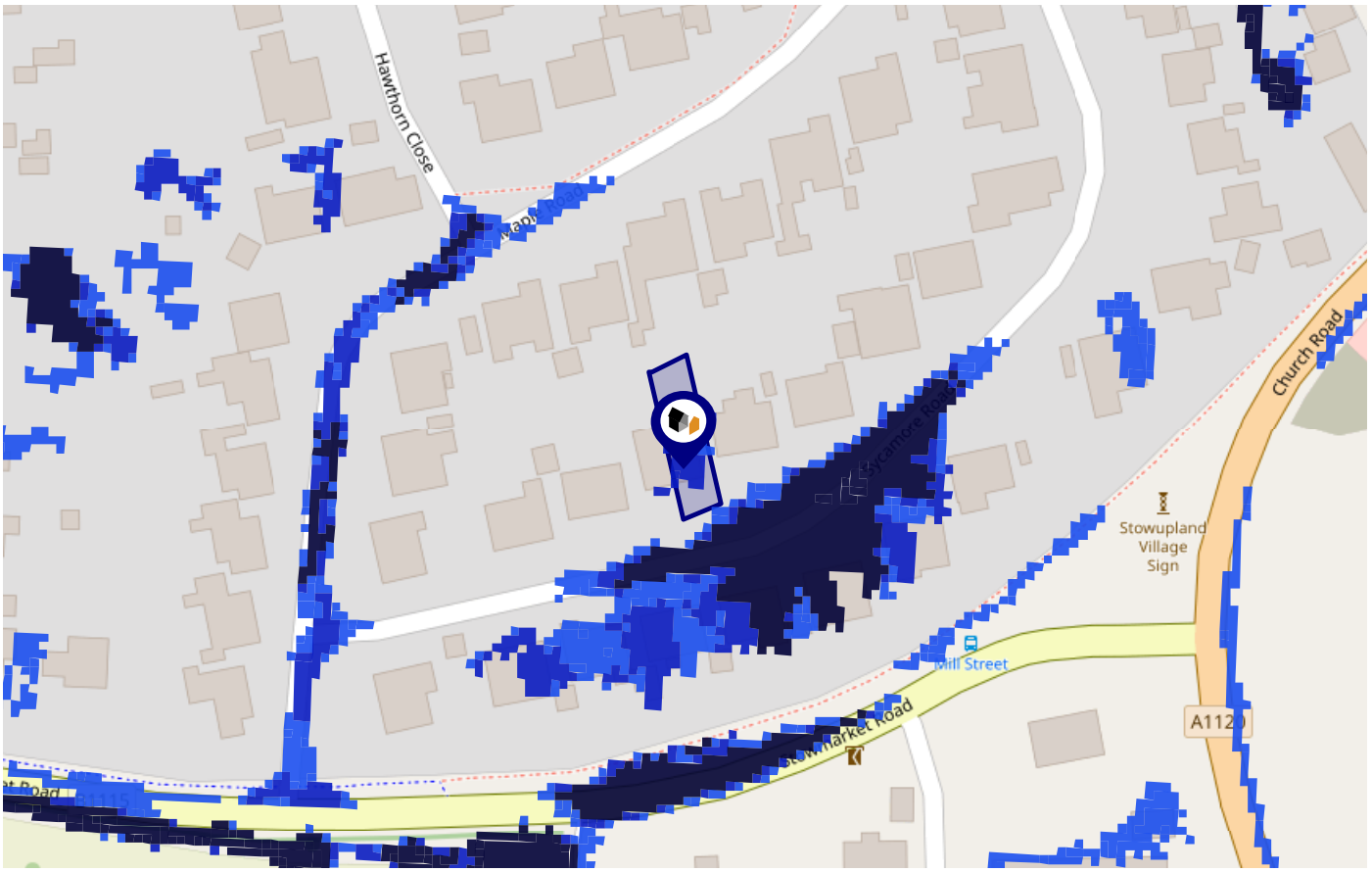
Reference - DC/20/01731	
Decision:	Granted
Date:	01st May 2020
Description:	
Householder Application - Erection of single storey front extension.	

Reference - DC/20/02526	
Decision:	Granted
Date:	25th June 2020
Description:	
Application for Non Material Amendment to approved application DC/20/01731 - Omit small side window, additional rooflight and re-positioning of existing rooflights on front elevation.	

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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: Medium

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.

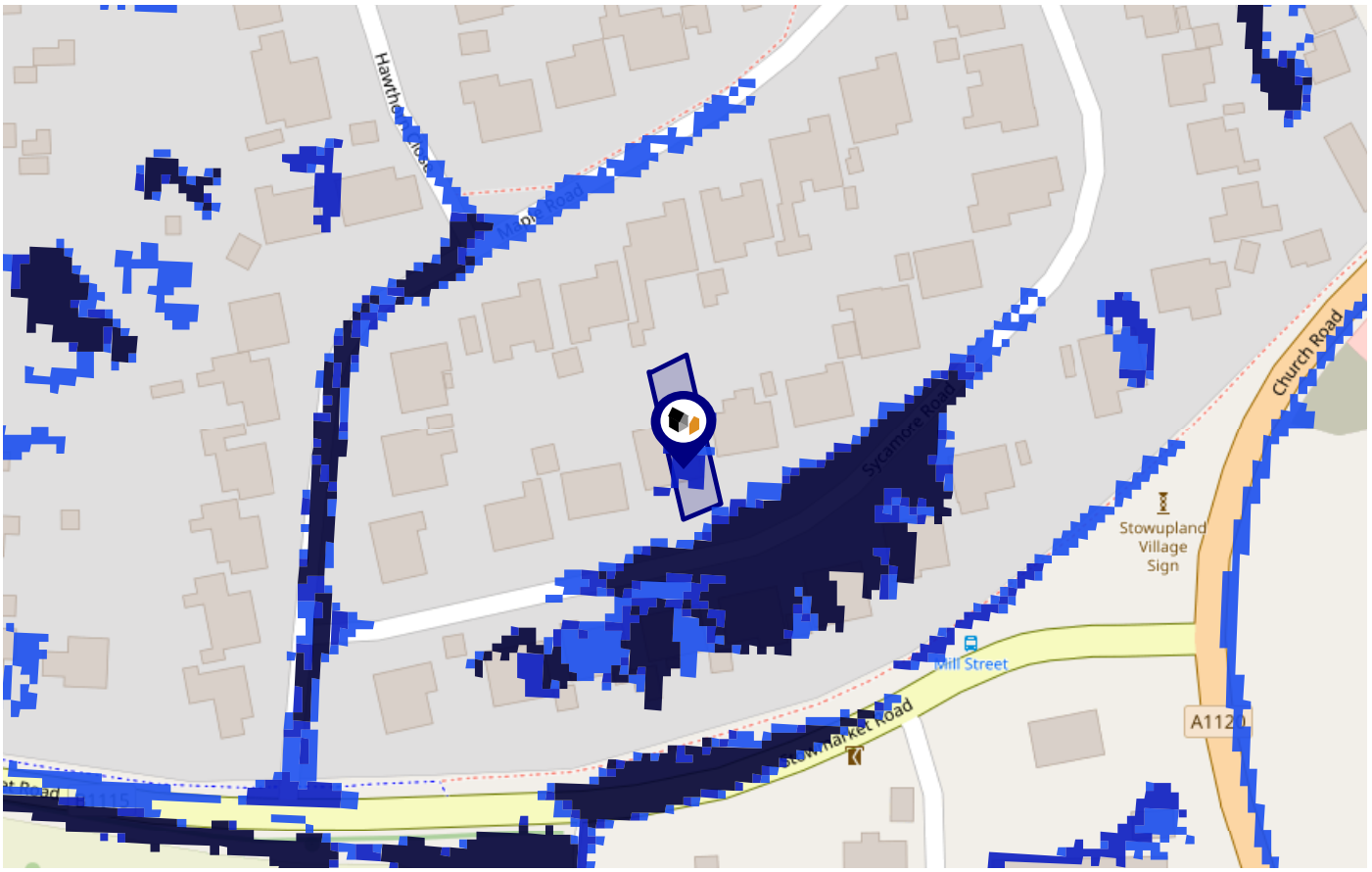
Chance of flooding to the following depths at this property:



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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.

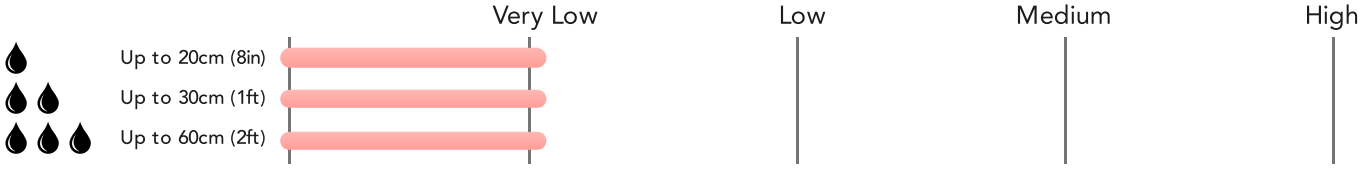


Risk Rating: Medium

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- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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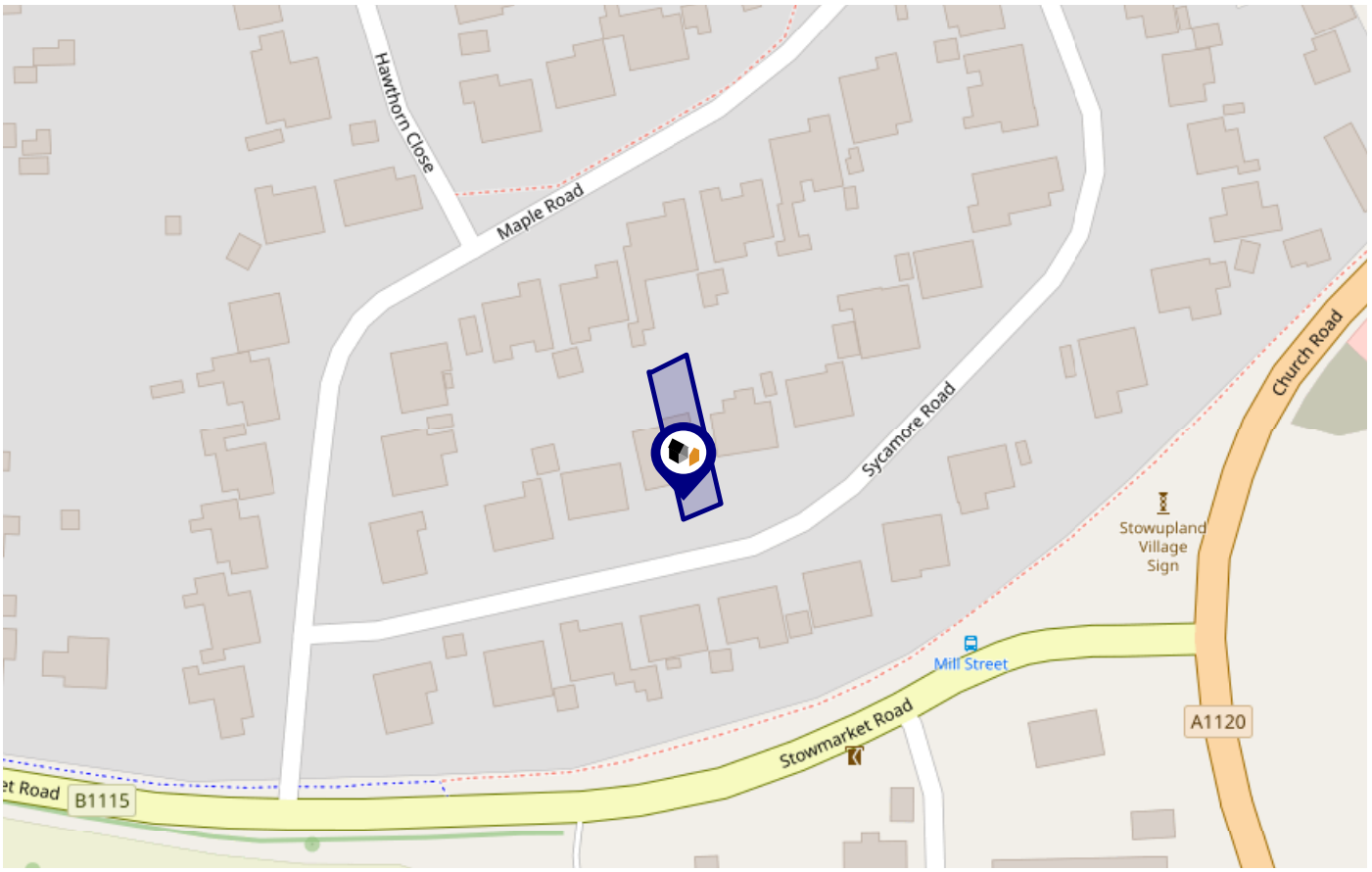
Chance of flooding to the following depths at this property:



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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.
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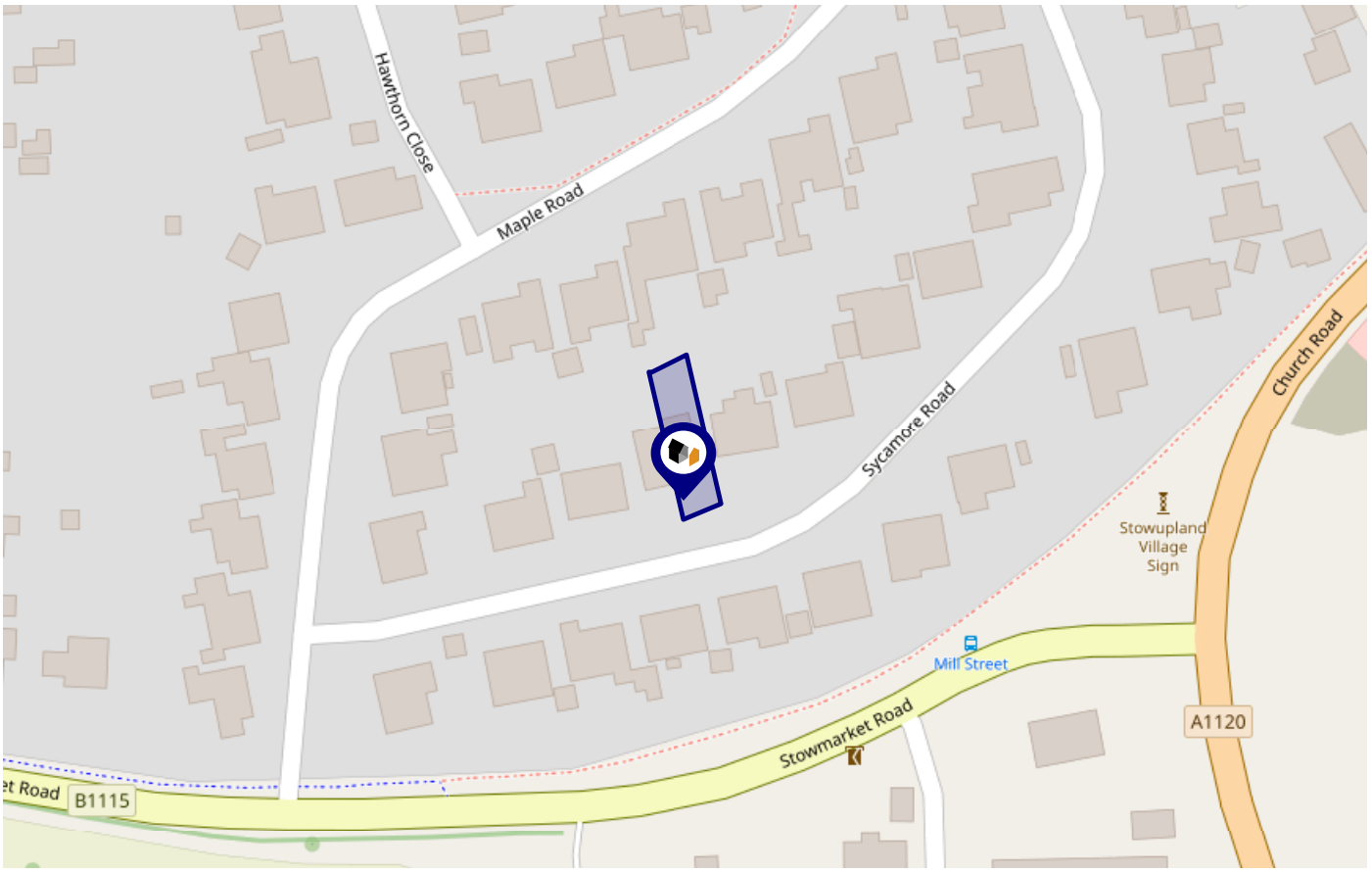
Chance of flooding to the following depths at this property:



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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.

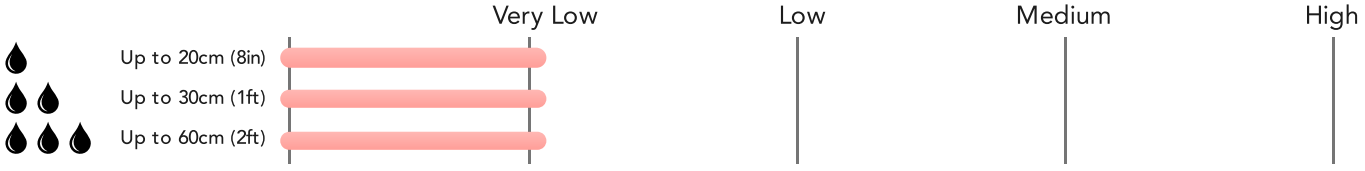


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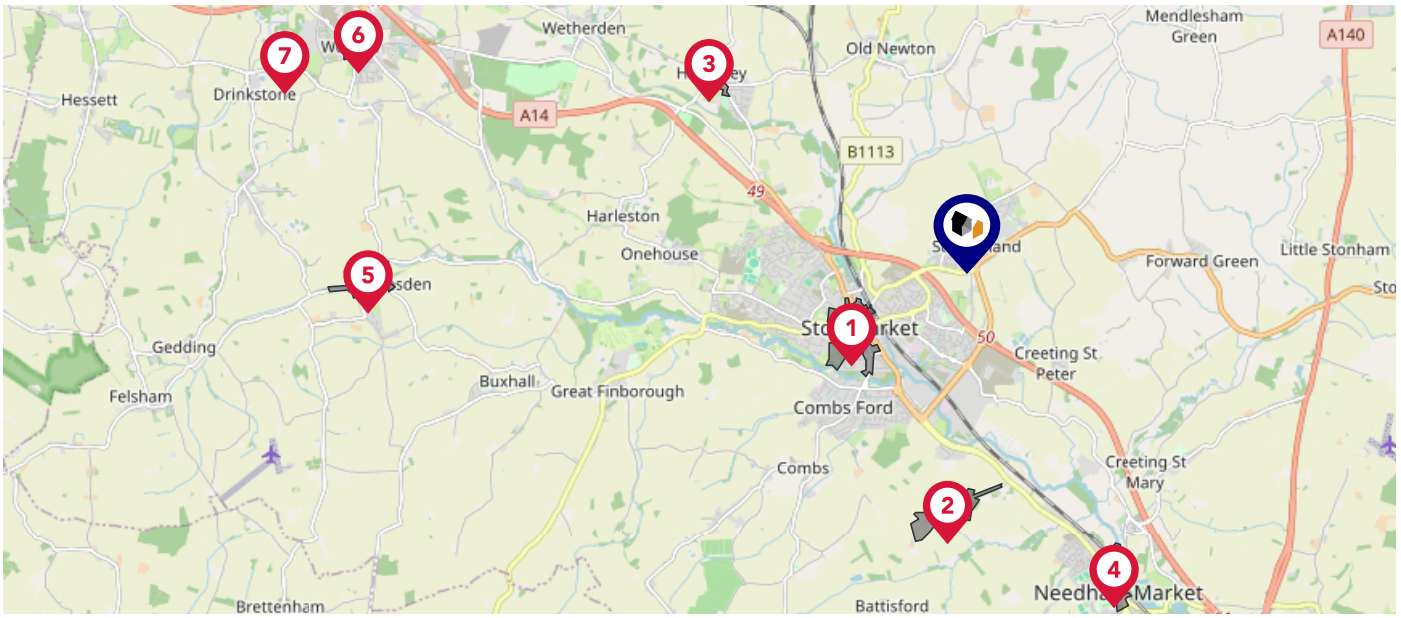
Chance of flooding to the following depths at this property:



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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.



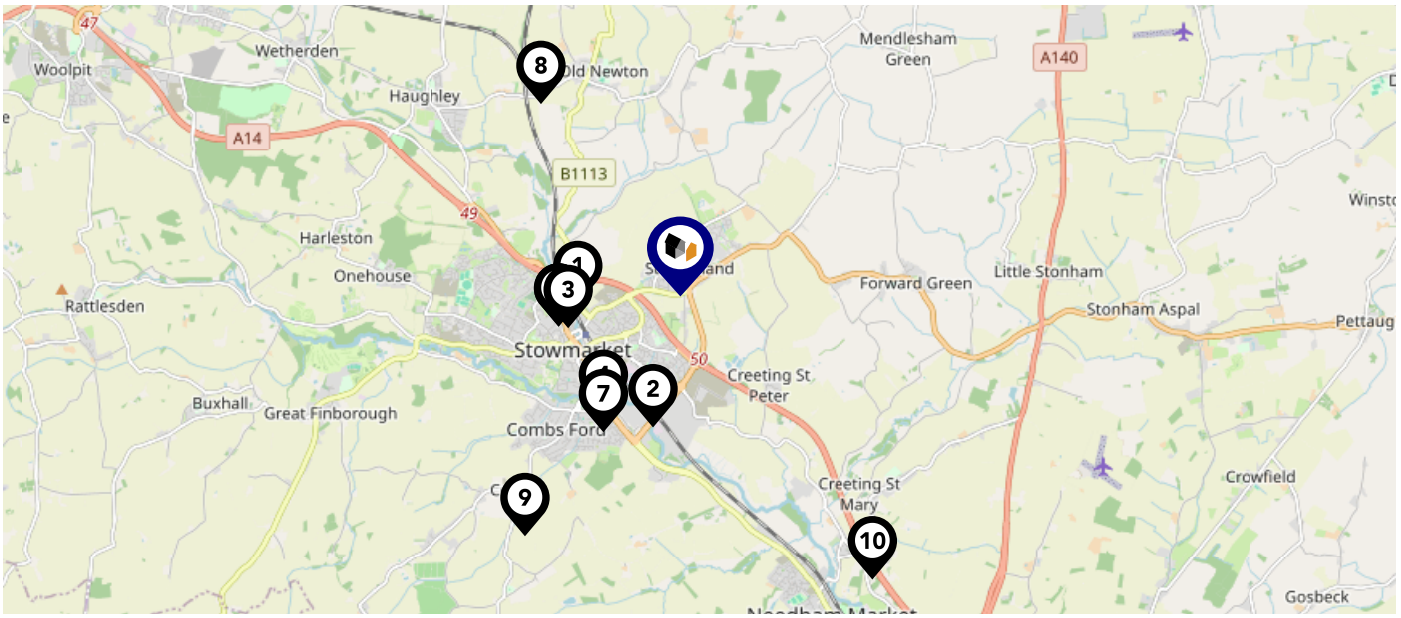
Nearby Conservation Areas

1	Stowmarket
2	Badley
3	Haughley
4	Needham Market
5	Rattlesden
6	Woolpit
7	Drinkstone MIlls

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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.



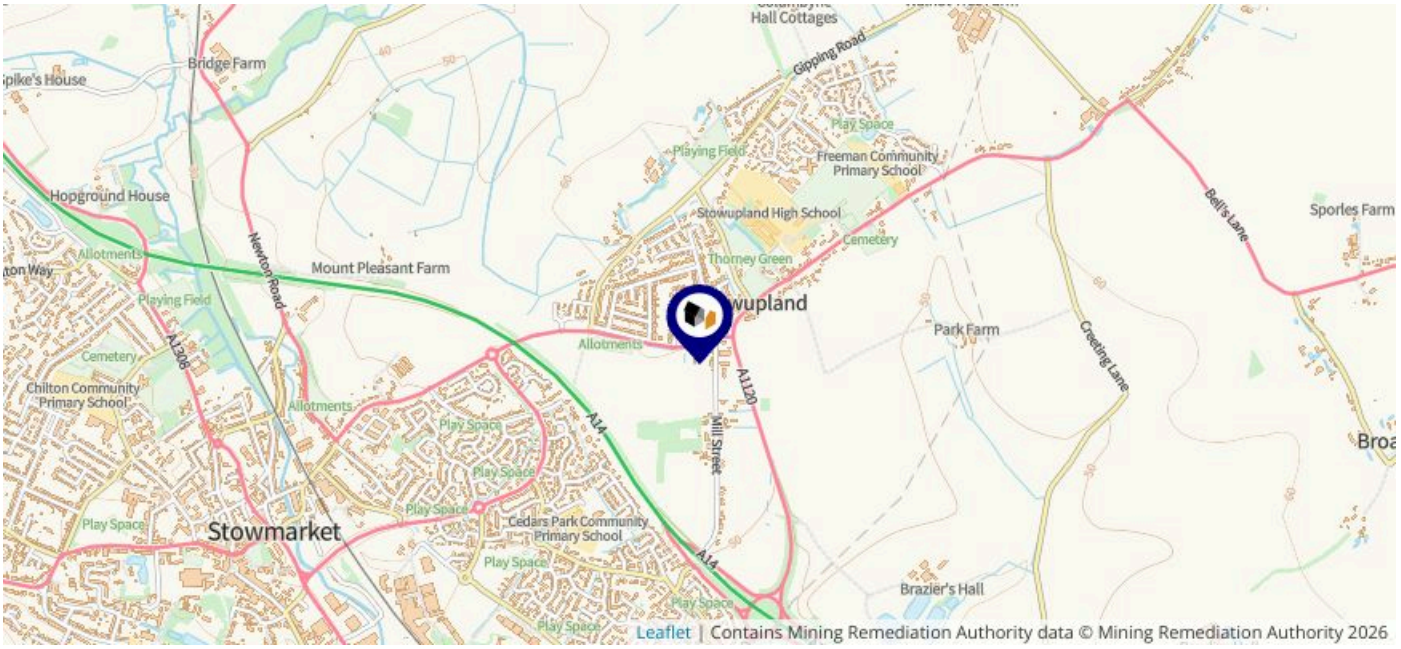
Nearby Landfill Sites

1	Newton Road-Stowupland	Historic Landfill
2	Needham Road-Needham Road, Stowmarket	Historic Landfill
3	Newton Road-Newton Road, Stowupland	Historic Landfill
4	Milton Road-Milton Road, Stowmarket	Historic Landfill
5	Newton Road-Newton Road, Stowupland	Historic Landfill
6	42 Bury Road-Stowmarket	Historic Landfill
7	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill
8	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill
9	Combs Tannery-Combs, Stowmarket	Historic Landfill
10	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

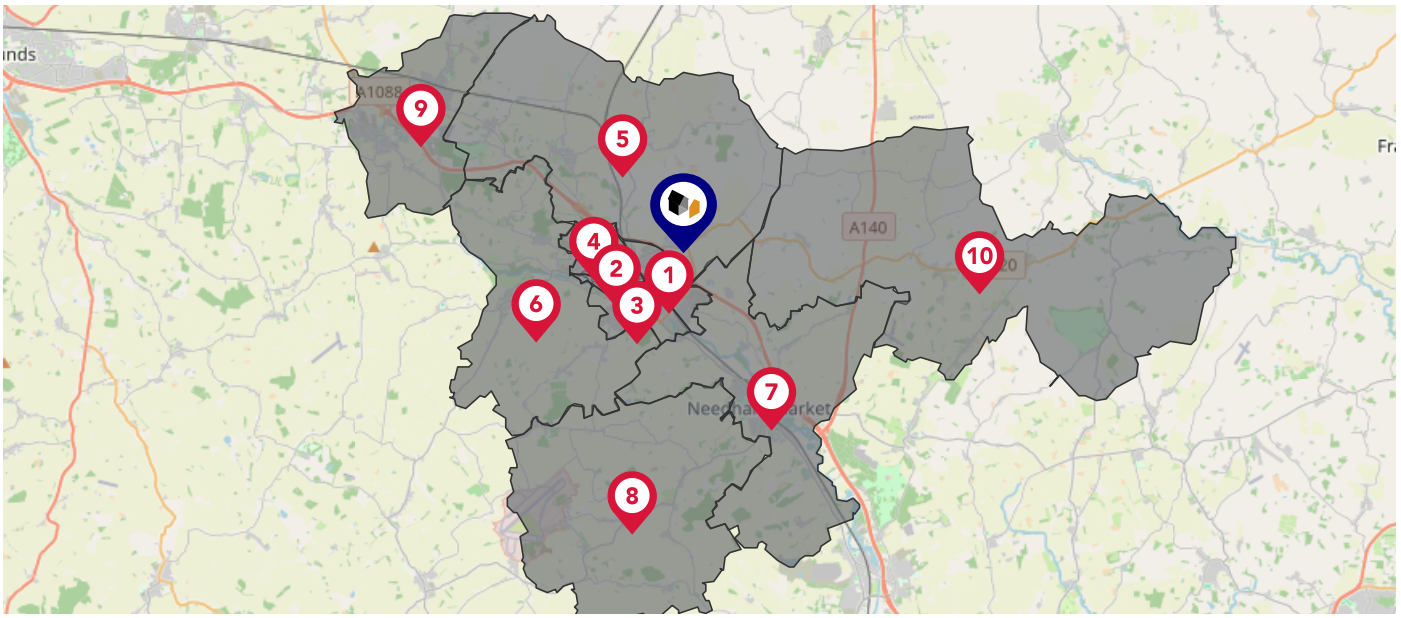
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

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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



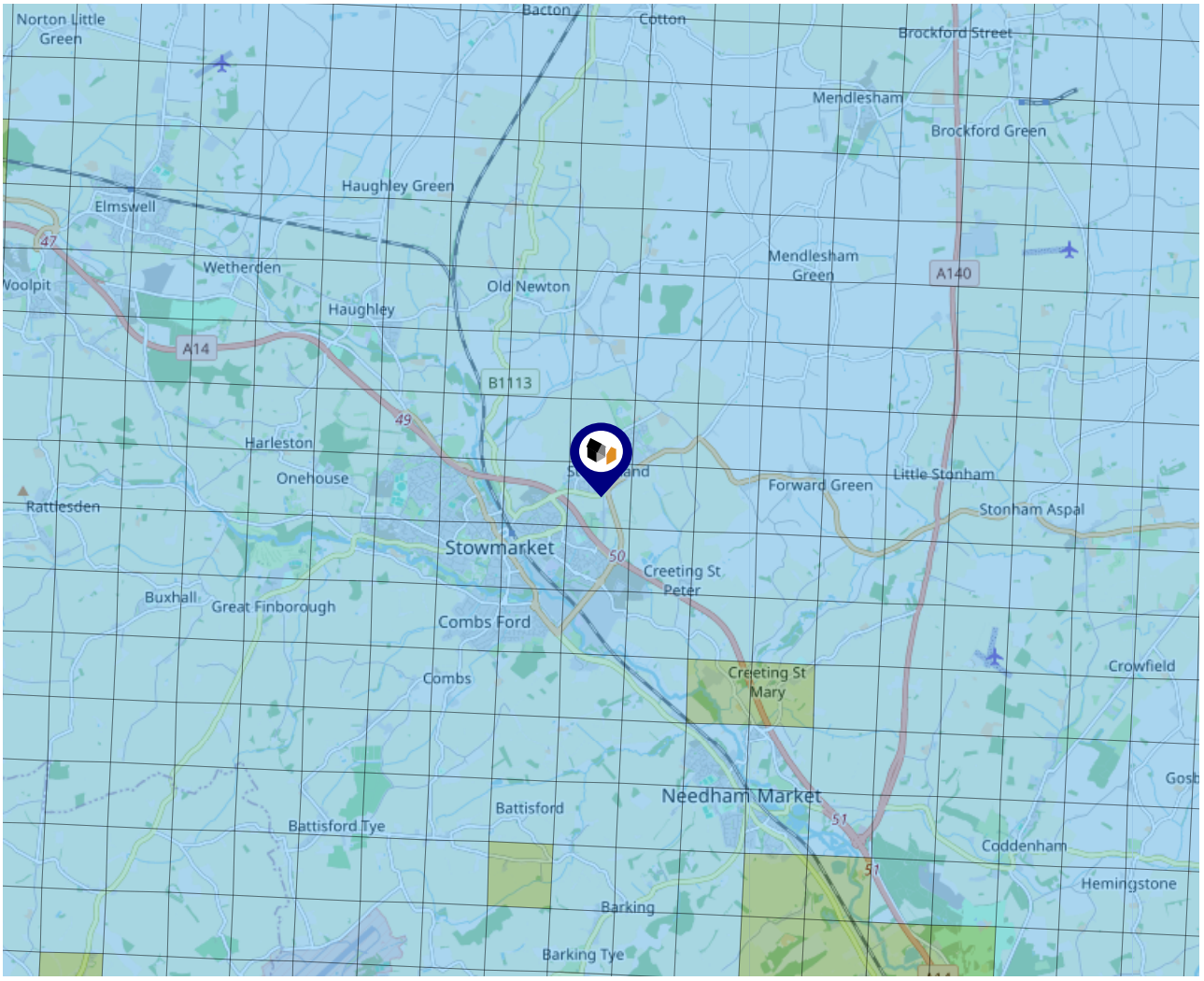
Nearby Council Wards

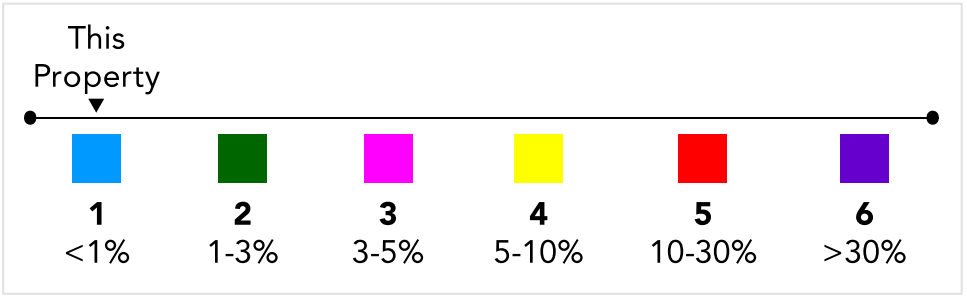
1	Stow Thorney Ward
2	St. Peter's Ward
3	Combs Ford Ward
4	Chilton Ward
5	Haughley, Stowupland & Wetherden Ward
6	Onehouse Ward
7	Needham Market Ward
8	Battisford & Ringshall Ward
9	Elmswell & Woolpit Ward
10	Stonham Ward

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).



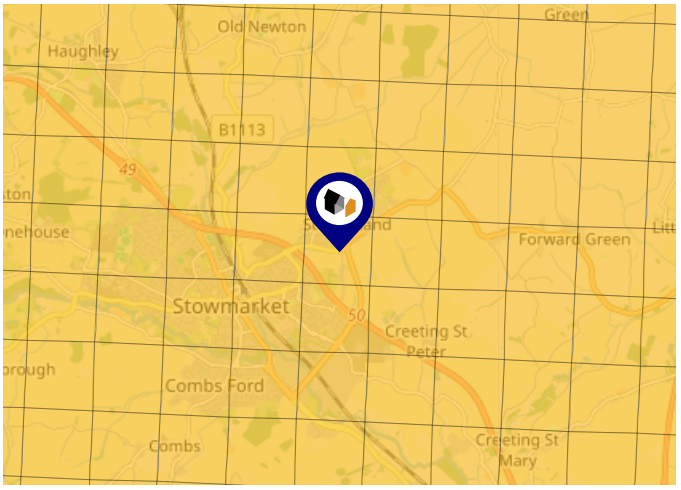


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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

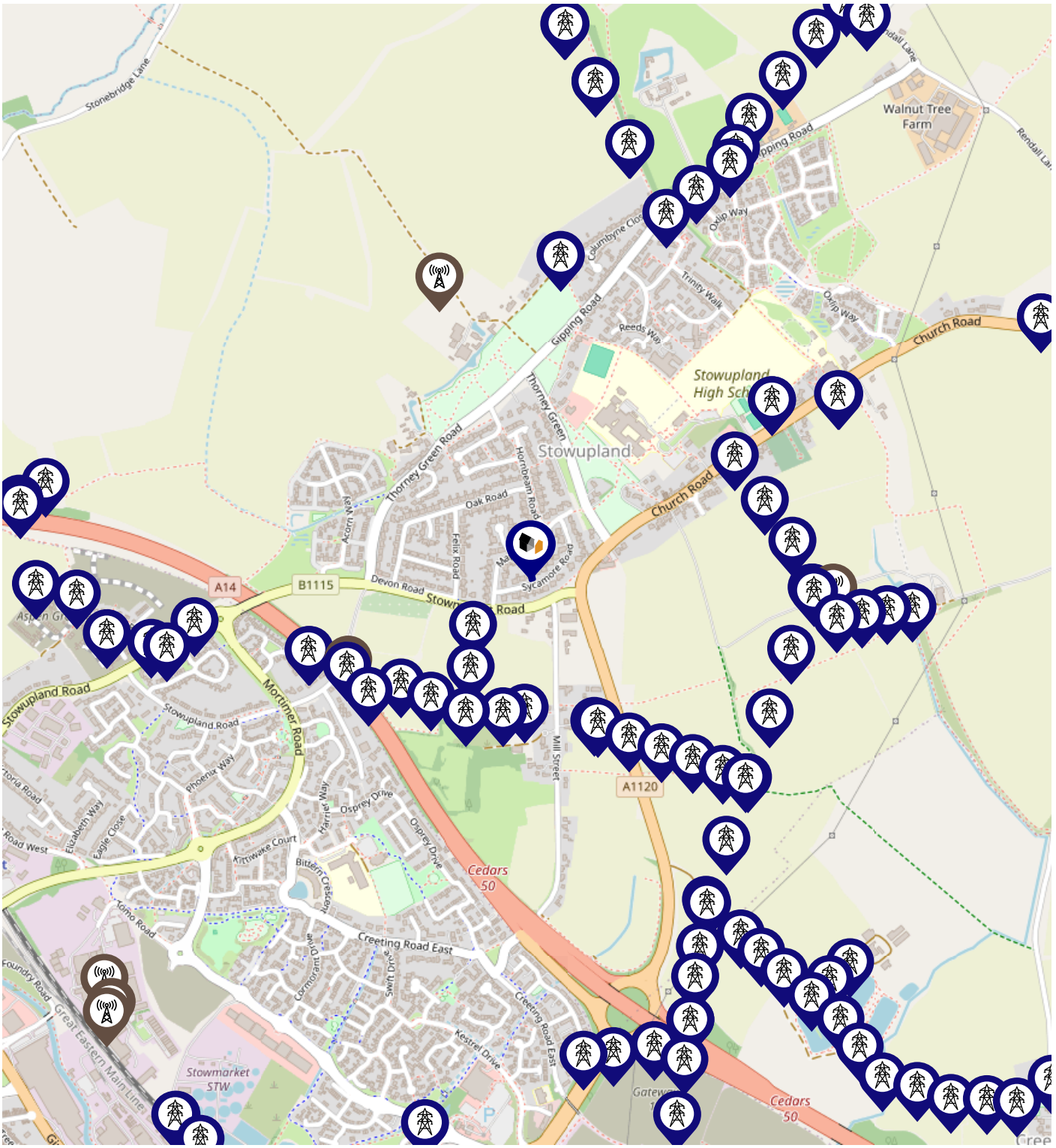


Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons



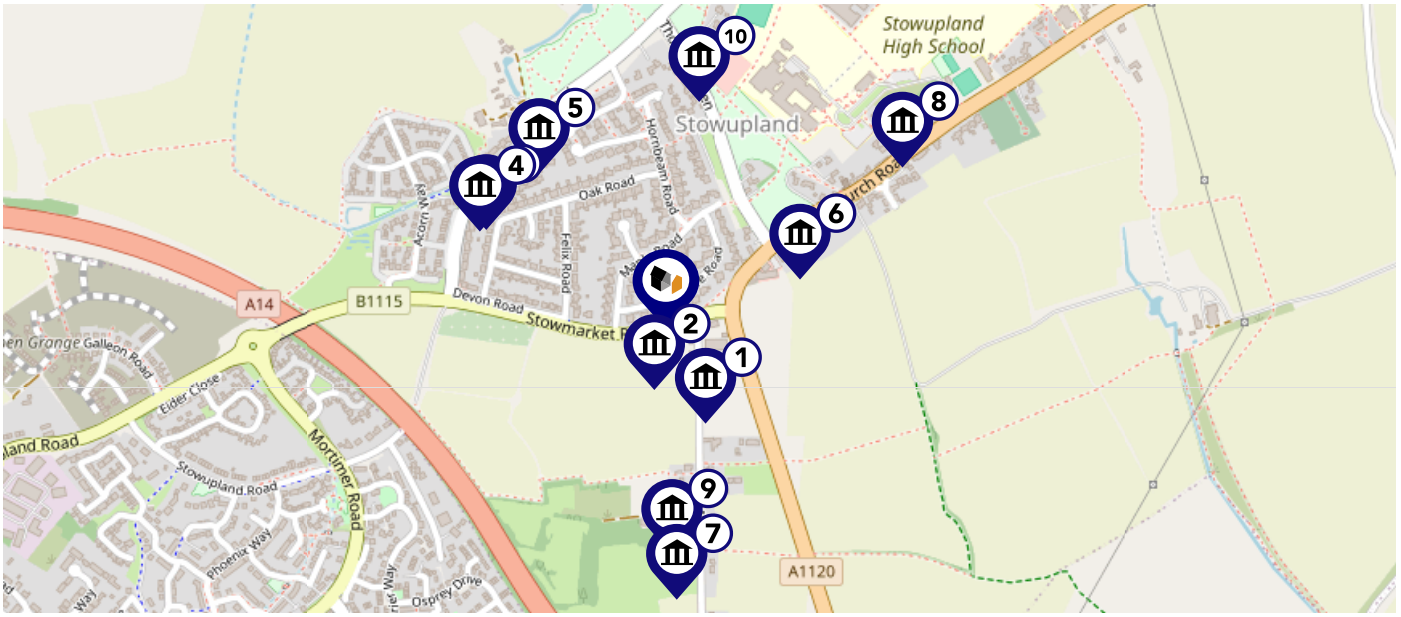
Key:

- Power Pylons
- Communication Masts

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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
1 1032659 - Orchard House	Grade II	0.1 miles
2 1352326 - Elm Farmhouse	Grade II	0.1 miles
3 1182213 - Oak Farmhouse	Grade II	0.2 miles
4 1352328 - 28, Thorney Green Road	Grade II	0.2 miles
5 1284630 - 44 And 46, Thorney Green Road	Grade II	0.2 miles
6 1032664 - The Croft	Grade II	0.2 miles
7 1032657 - Mill Green Farmhouse	Grade II	0.3 miles
8 1032653 - Crown Farmhouse	Grade II	0.3 miles
9 1032658 - Old Farmhouse	Grade II	0.3 miles
10 1032666 - Thatched Cottages	Grade II	0.3 miles

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Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

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Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

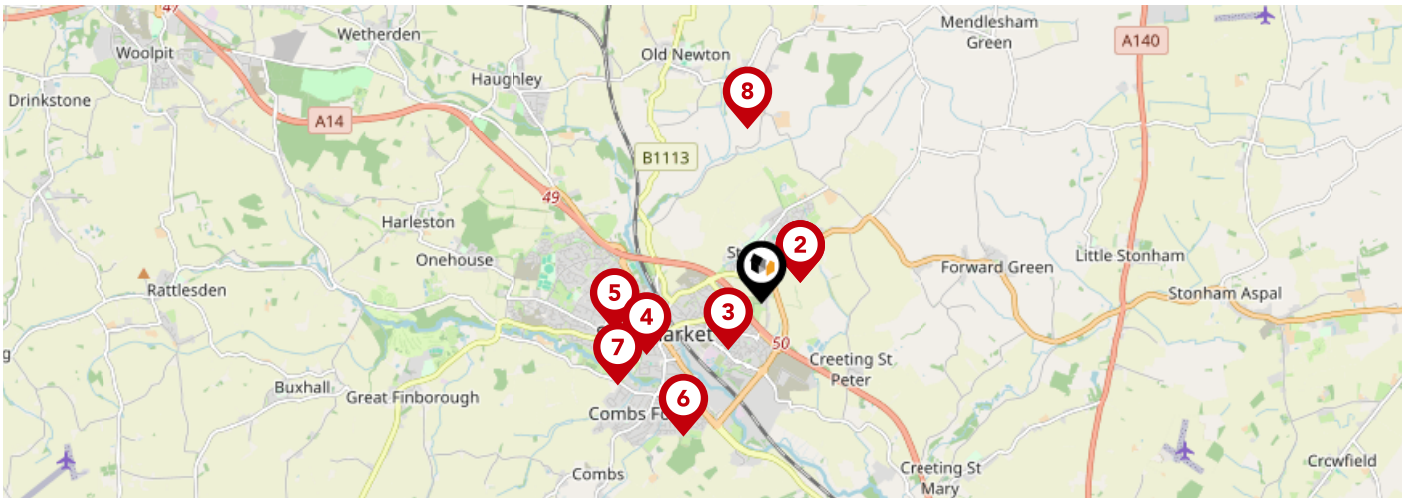
Gas Supply

Central Heating

Water Supply

Drainage

Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Freeman Community Primary School Ofsted Rating: Requires improvement | Pupils: 203 | Distance:0.4	☐	☑	☐	☐	☐
2 Stowupland High School Ofsted Rating: Requires improvement | Pupils: 1008 | Distance:0.4	☐	☐	☑	☐	☐
3 Cedars Park Community Primary School Ofsted Rating: Good | Pupils: 363 | Distance:0.51	☐	☑	☐	☐	☐
4 Gable End Ofsted Rating: Good | Pupils: 5 | Distance:1.15	☐	☐	☑	☐	☐
5 Chilton Community Primary School Ofsted Rating: Good | Pupils: 168 | Distance:1.36	☐	☑	☐	☐	☐
6 Combs Ford Primary School Ofsted Rating: Good | Pupils: 361 | Distance:1.4	☐	☑	☐	☐	☐
7 Abbot's Hall Community Primary School Ofsted Rating: Good | Pupils: 373 | Distance:1.51	☐	☑	☐	☐	☐
8 Old Newton Church of England Primary School Ofsted Rating: Good | Pupils: 83 | Distance:1.59	☐	☑	☐	☐	☐

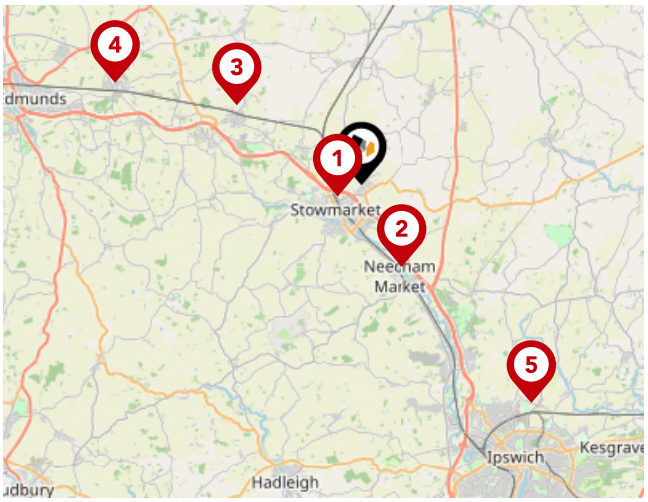
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 166 | Distance:1.6		✓			
10 Wood Ley Community Primary School Ofsted Rating: Good | Pupils: 312 | Distance:1.78		✓			
11 Stowmarket High School Ofsted Rating: Requires improvement | Pupils: 901 | Distance:1.78			✓		
12 Grace Cook Primary School Ofsted Rating: Not Rated | Pupils: 104 | Distance:1.85		✓			
13 Olive AP Academy - Suffolk Ofsted Rating: Good | Pupils: 5 | Distance:1.93			✓		
14 Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good | Pupils: 96 | Distance:2.64		✓			
15 Crawford's Church of England Primary School Ofsted Rating: Good | Pupils: 85 | Distance:2.95		✓			
16 Finborough School Ofsted Rating: Not Rated | Pupils: 659 | Distance:3.14			✓		

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Area
Transport (National)

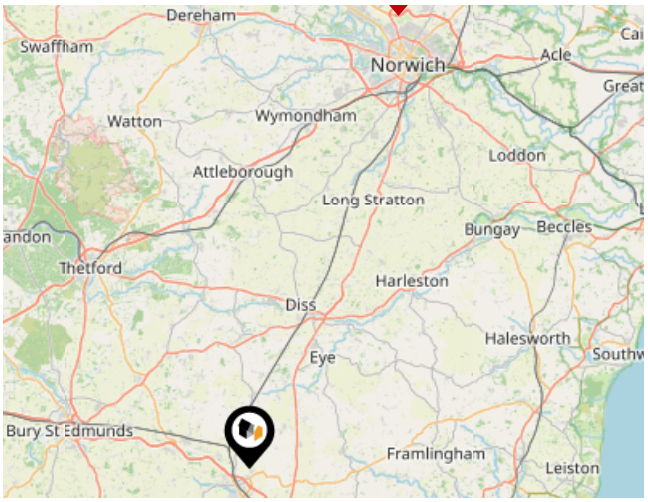


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	0.95 miles
2	Needham Market Rail Station	3.32 miles
3	Elmswell Rail Station	5.41 miles
4	Thurston Rail Station	9.71 miles
5	Westerfield Rail Station	10.04 miles

Trunk Roads/Motorways

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



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	34.5 miles

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Area
Transport (Local)

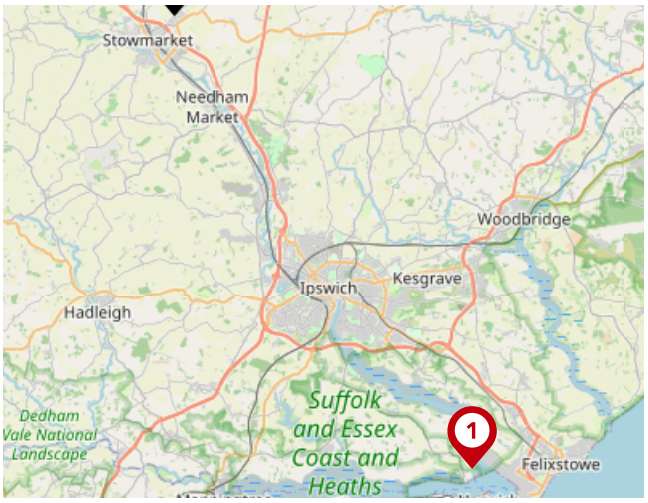


Bus Stops/Stations

Pin	Name	Distance
1	Hawthorn Close	0.03 miles
2	Maple Road	0.04 miles
3	Mill Street	0.04 miles
4	Broomspath Road	0.12 miles
5	Mill Cottages	0.12 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	19.73 miles

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Disclaimer

Important - Please read

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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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ML Property

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail