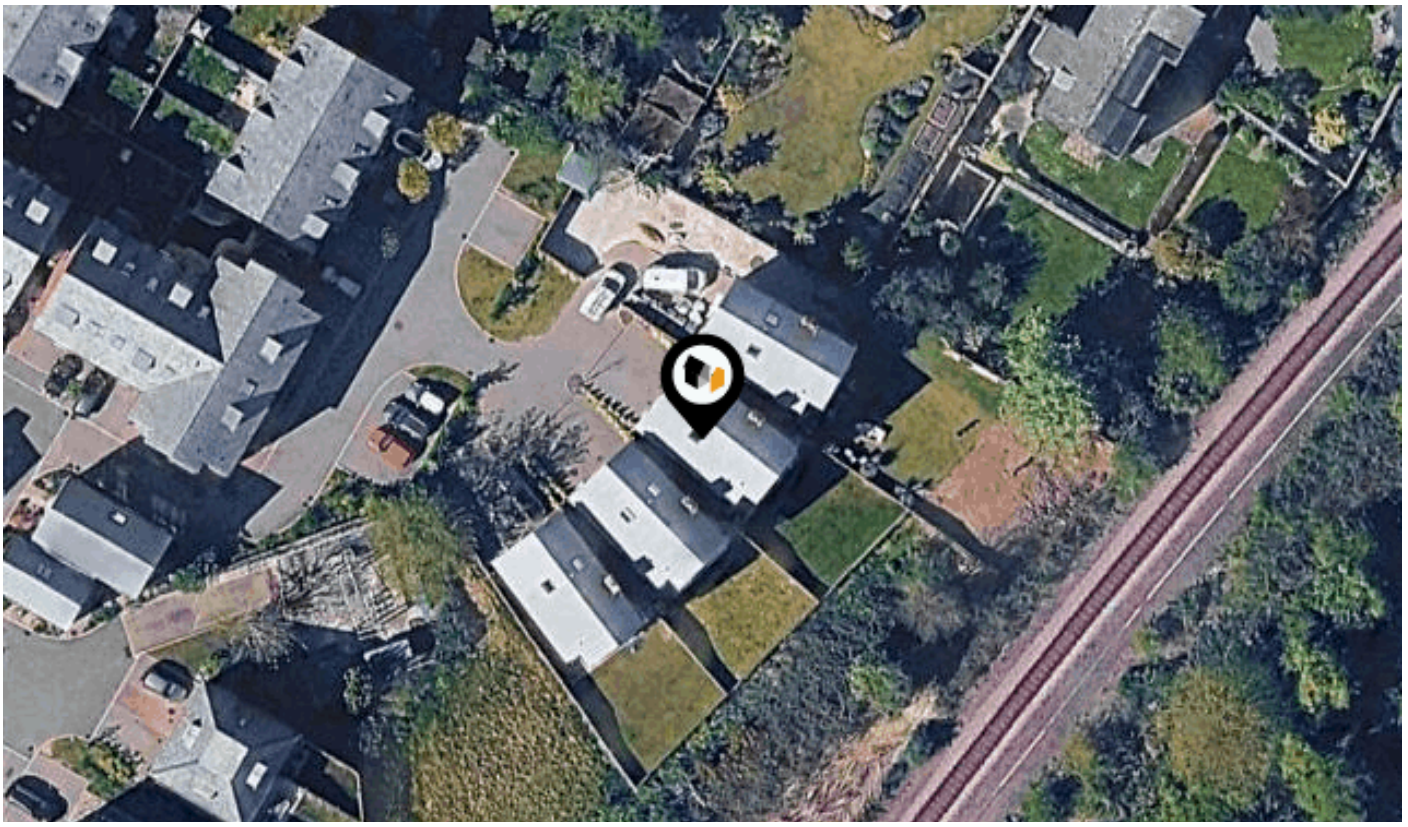
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See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th November 2026



WILLOWBANK, MELTON, WOODBRIDGE, IP12

Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

jscott@nicholaspercival.co.uk

www.nicholaspercival.co.uk

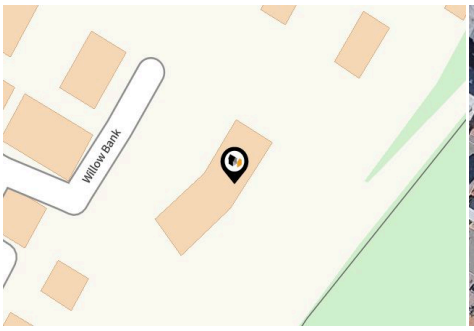
arla | propertymark PROTECTED

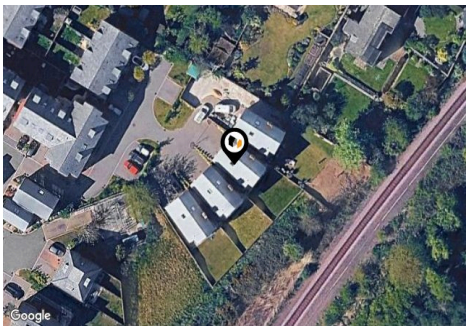
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Property
Overview

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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,991 ft^2 / 185 m^2
Year Built :	2021
Council Tax :	Band F
Annual Estimate:	£3,372

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12	34	5500
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning records for: ***12 Willowbank Melton Woodbridge Suffolk IP12 1FU***

Reference - DC/26/2561/FUL	
Decision:	Awaiting decision
Date:	20th July 2026
Description:	
Retain close boarded fencing to front and rear of property and change of use of vacant land to the rear (west) of the property to 'residential garden'.	

Planning records for: ***1 Willowbank Melton Woodbridge Suffolk IP12 1FU***

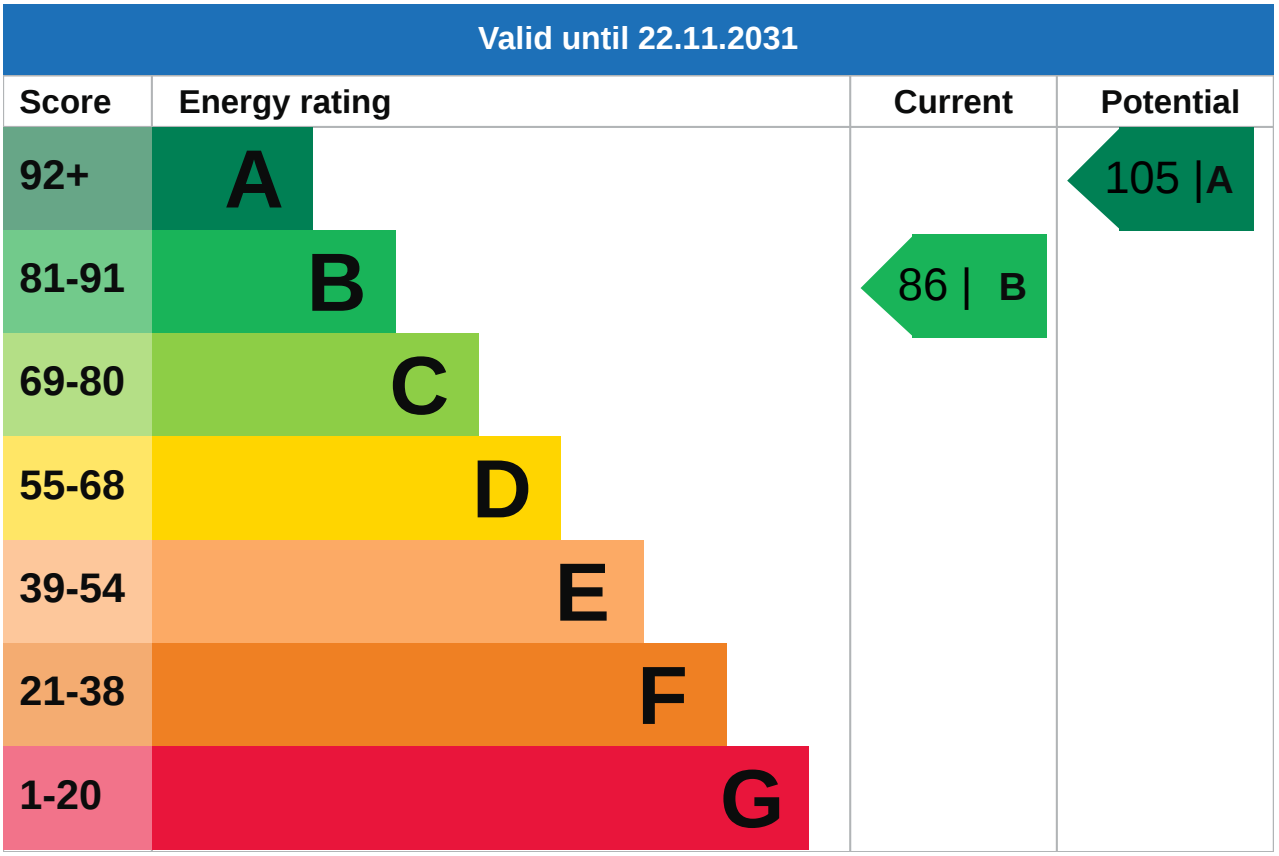
Reference - DC/24/1626/FUL	
Decision:	Refused
Date:	02nd May 2024
Description:	
Change of Use and related external alterations of ground floor Business Unit B5 and B6 (1 and 2 Willowbank) to garaging (residential C3 use).	

Melton, IP12

Energy rating

B

Valid until 22.11.2031



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Property
EPC - Additional Data

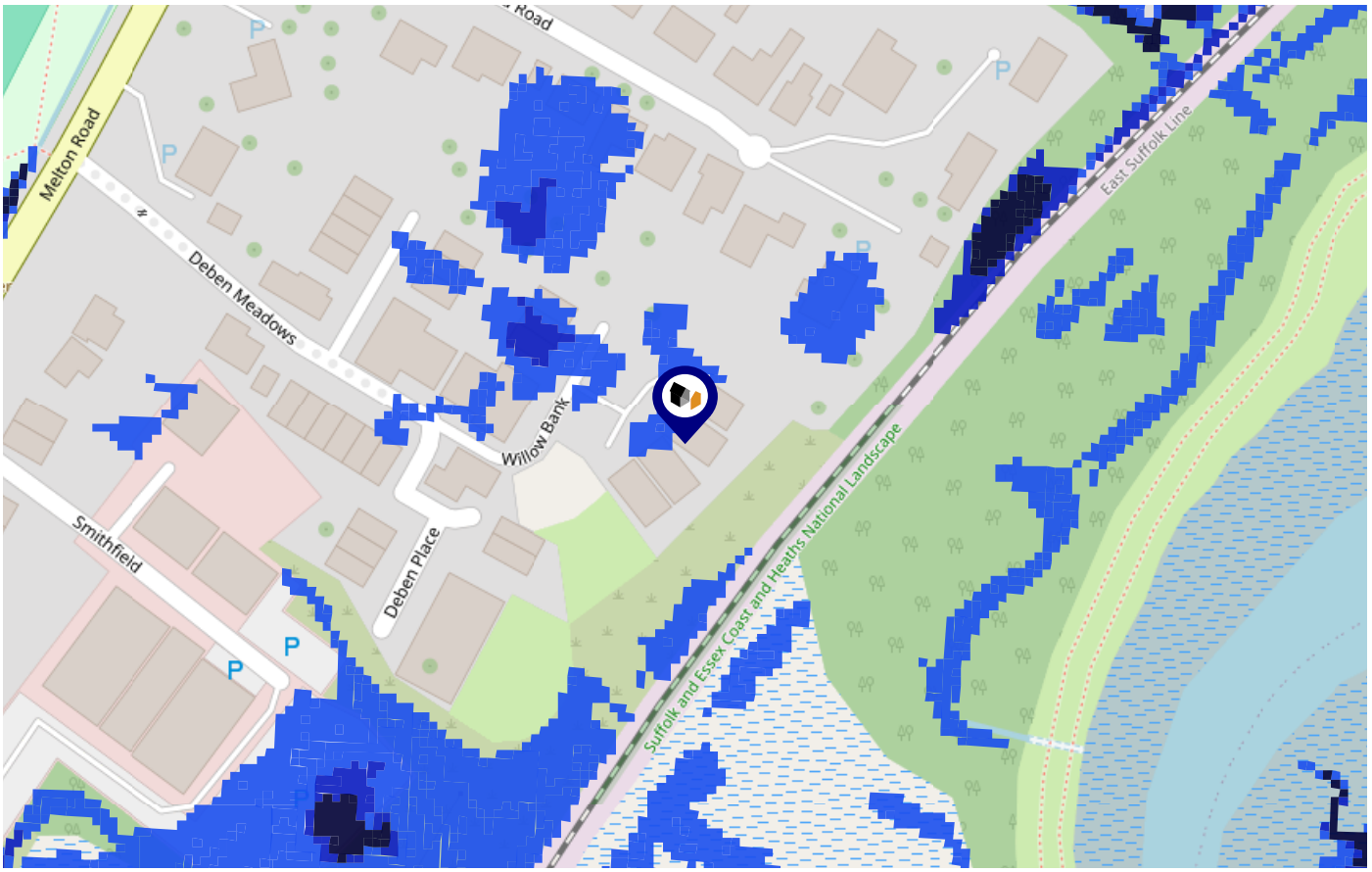
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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/mÂ²K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/mÂ²K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/mÂ²K
Total Floor Area:	185 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.

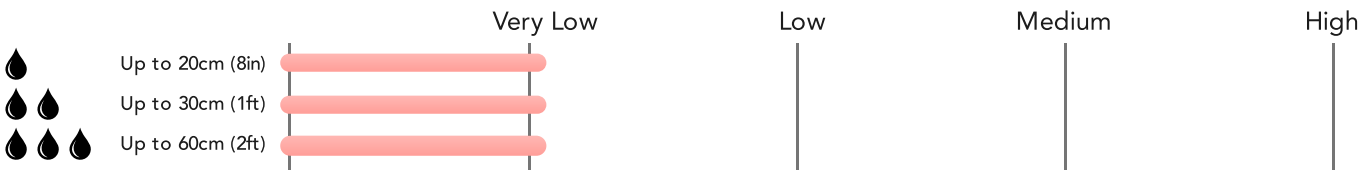


Risk Rating: Very low

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:

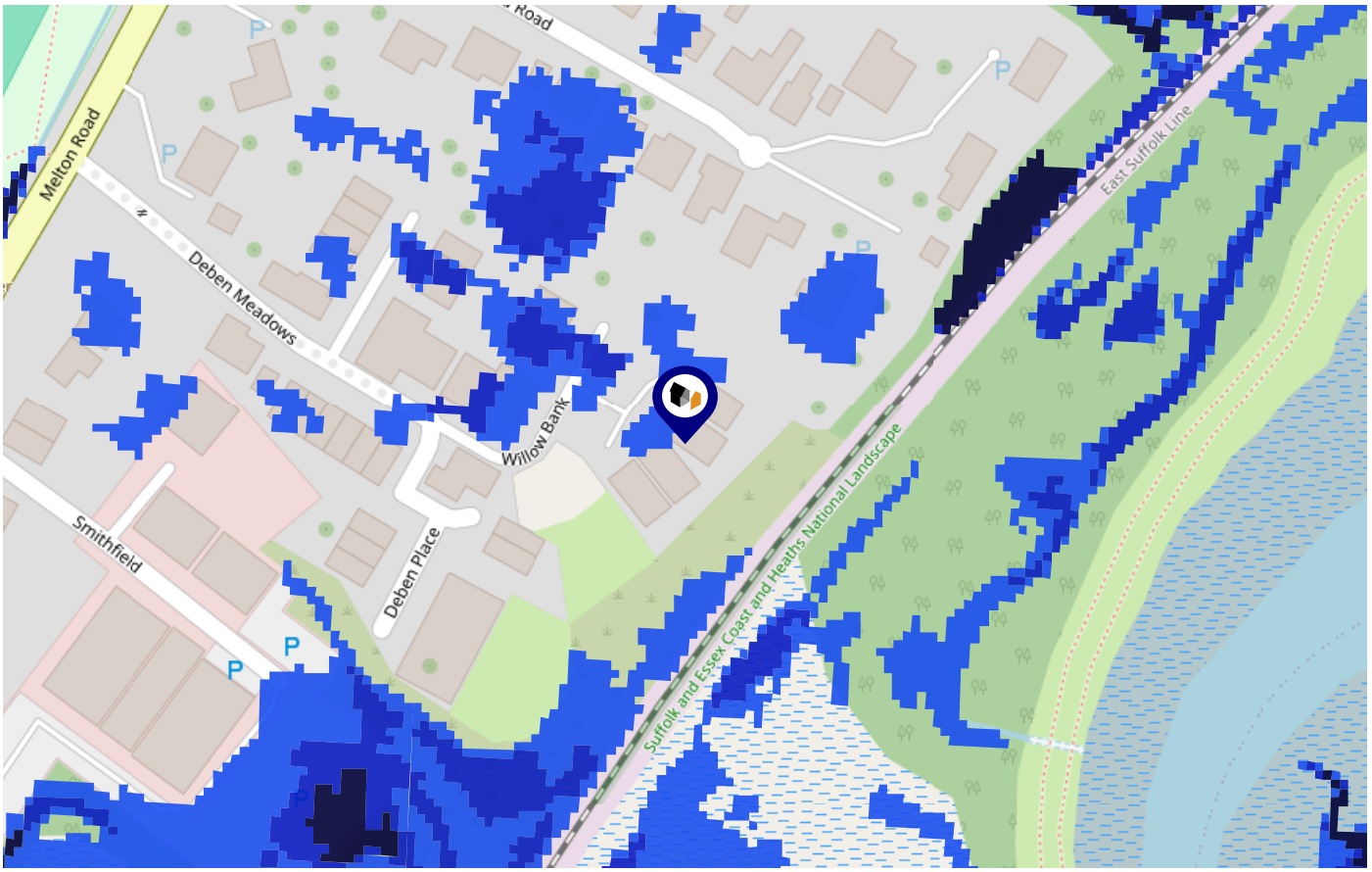


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Flood Risk
Surface Water - Climate Change

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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.

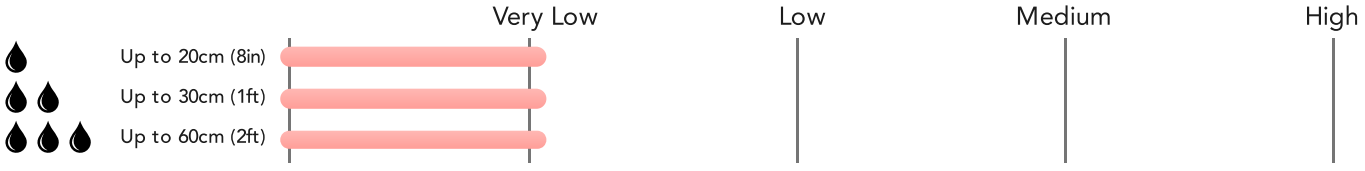


Risk Rating: Very low

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- **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:

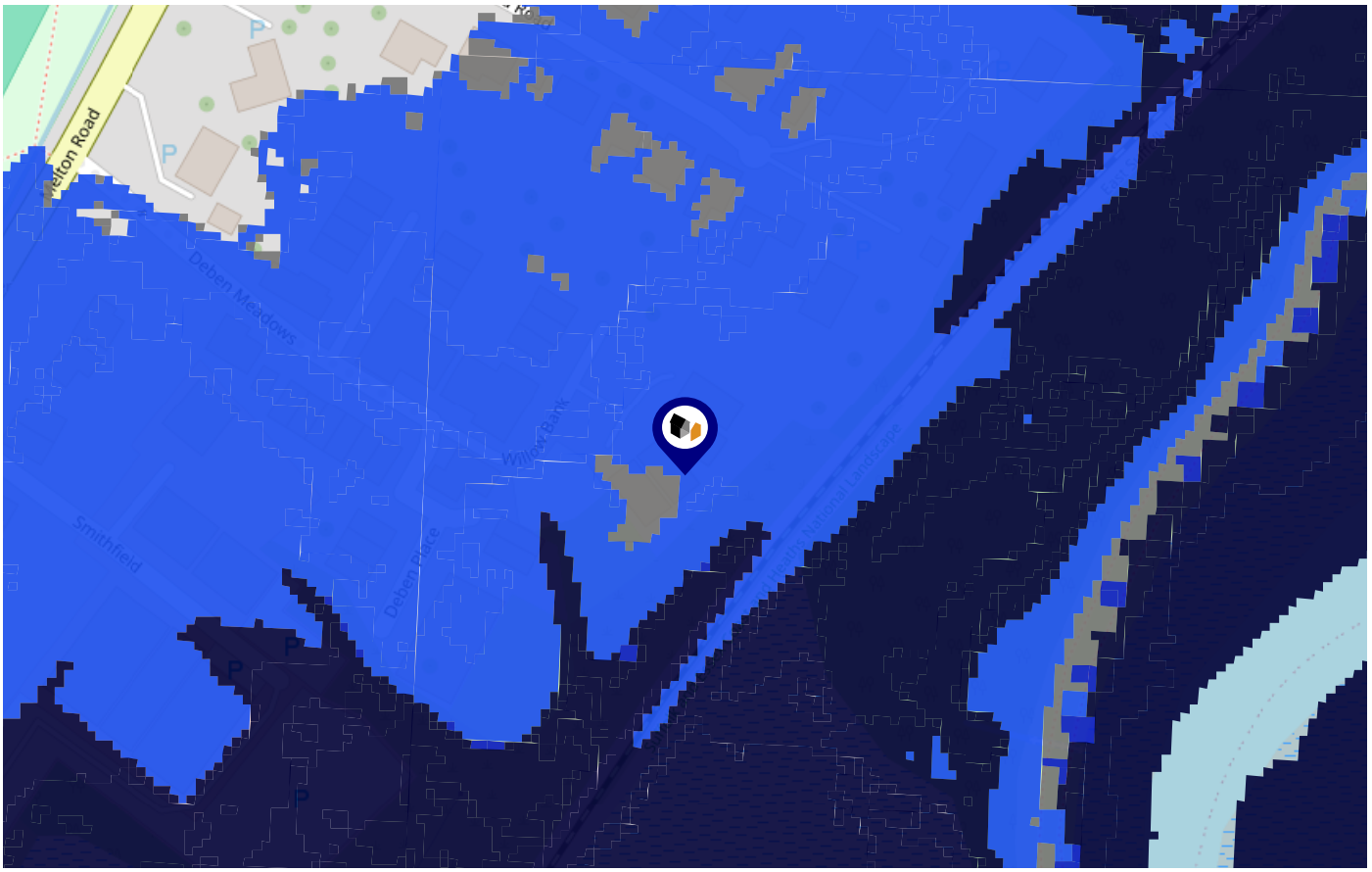


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Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

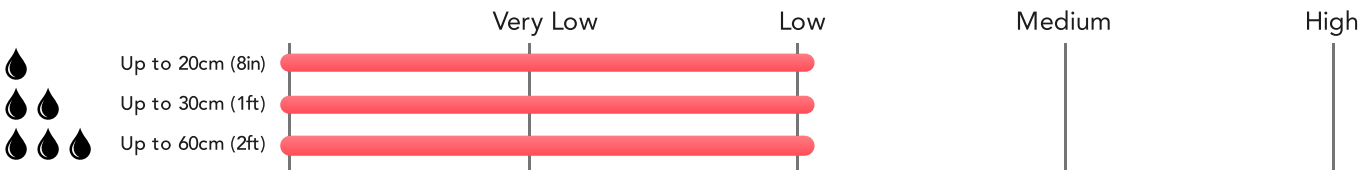


Risk Rating: Low

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:

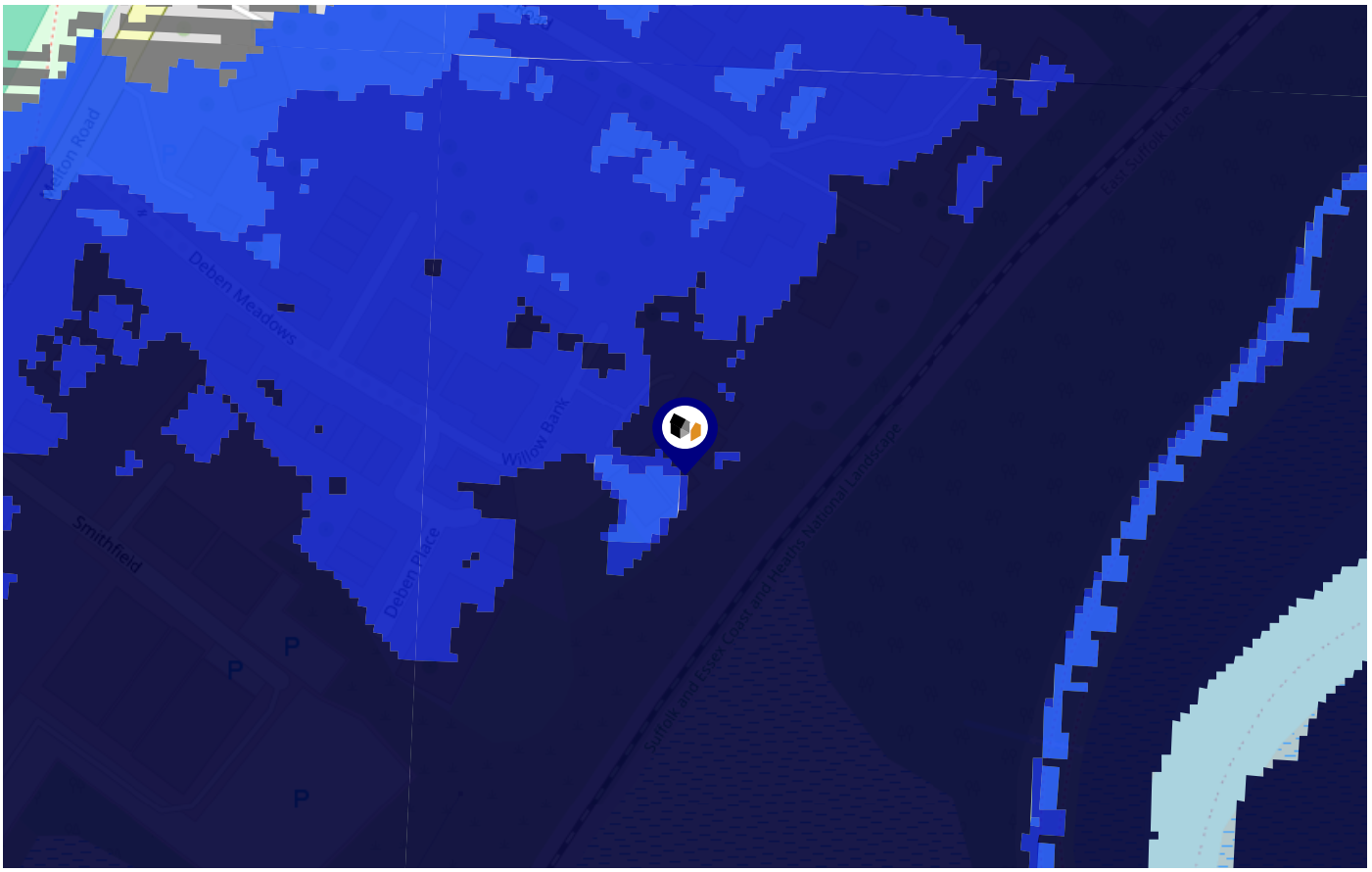


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Flood Risk
Rivers & Seas - Climate Change

NICHOLAS PERCIVAL

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: High

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.

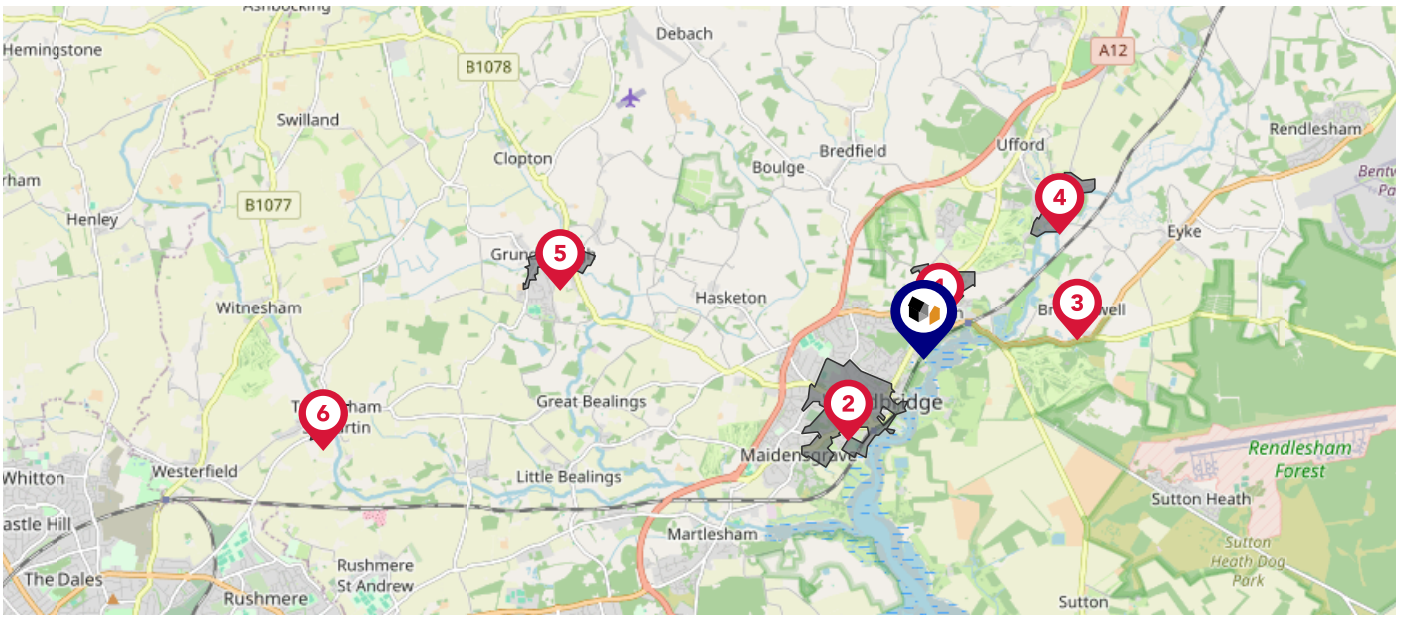
Chance of flooding to the following depths at this property:



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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.

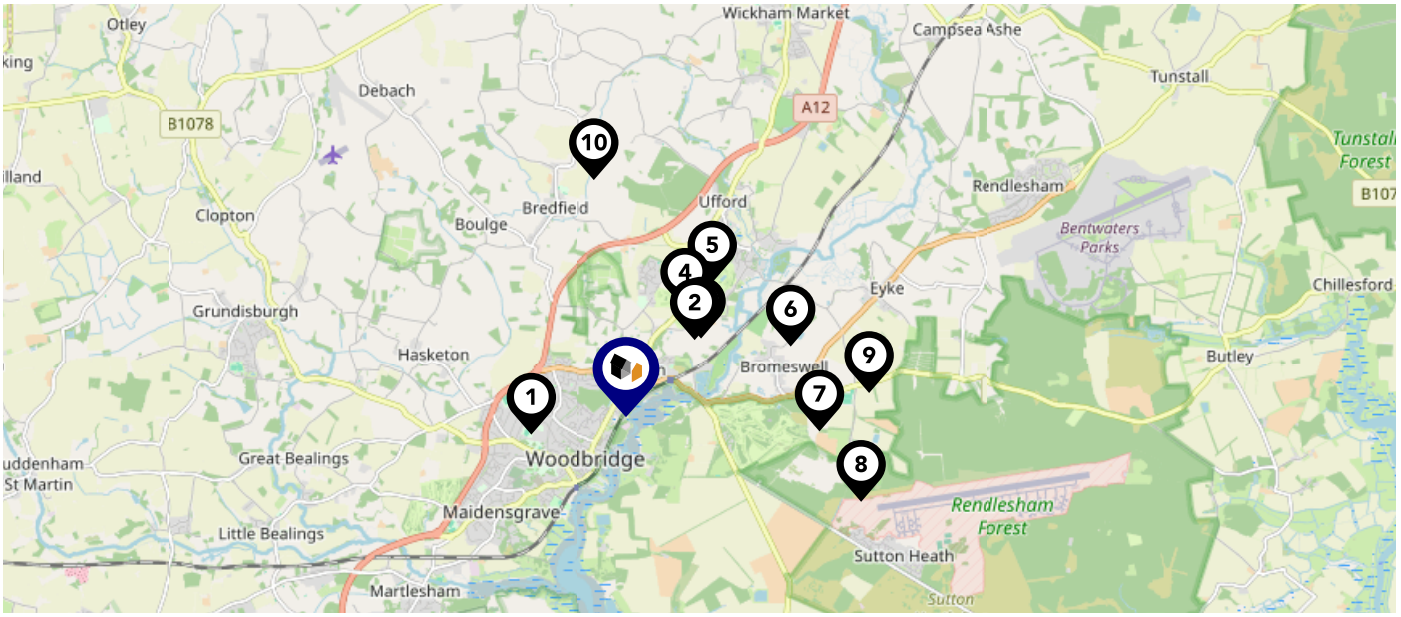


Nearby Conservation Areas	
1	Melton
2	Woodbridge
3	Bromeswell
4	Ufford
5	Grundisburgh
6	Tuddenham St Martin

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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.



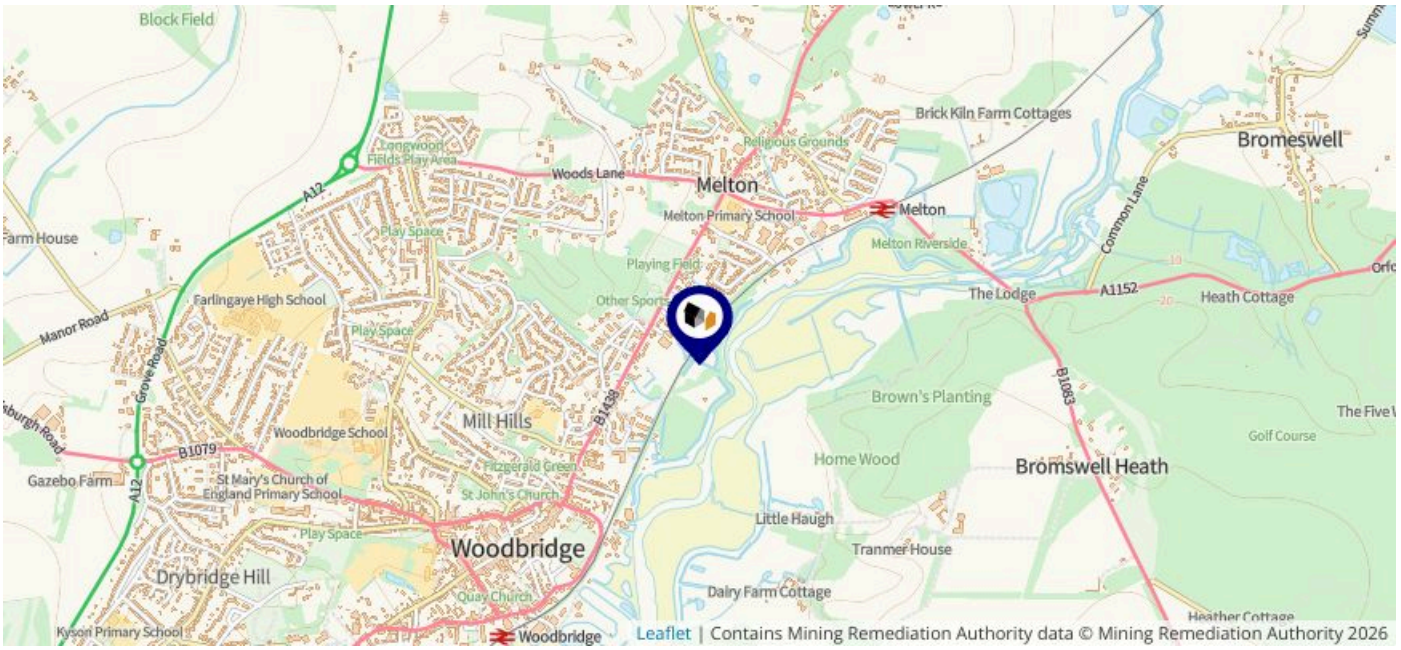
Nearby Landfill Sites

1	Haugh Lane-Haugh Lane, Melton	Historic Landfill
2	Blox Barn-Melton, Suffolk	Historic Landfill
3	St Audreys Cottages-Melton, Suffolk	Historic Landfill
4	St Audrey's Hospital-St Audrey's Hospital, Melton	Historic Landfill
5	Playing Field South of The Avenue-Ufford, Suffolk	Historic Landfill
6	Sink Farm-Near Low Farm, Bromeswell	Historic Landfill
7	Orford Road-Bromeswell	Historic Landfill
8	Hatchley Barn Field-Hatchley Barn, Bromeswell	Historic Landfill
9	Land East of Sheepdrift Road-Eyke, Suffolk	Historic Landfill
10	Stone Hall Farm Estate-Pettistree, Suffolk	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

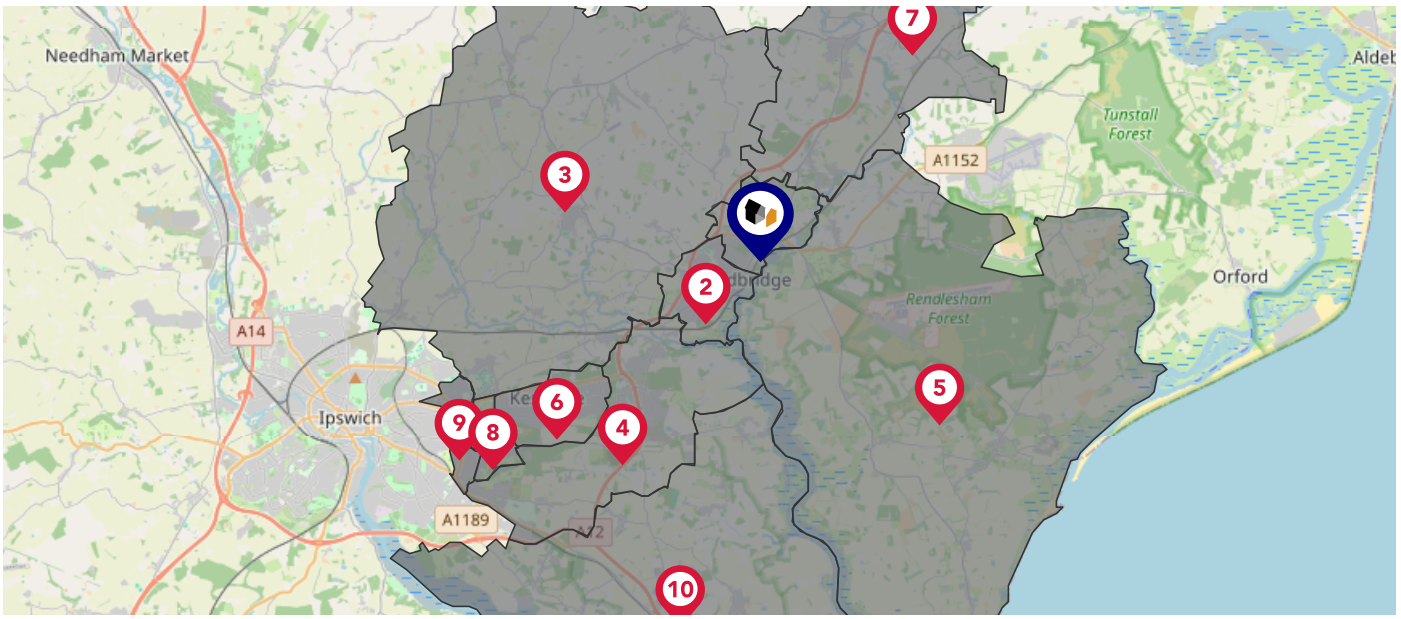
- Adit
- Gutter Pit
- Shaft

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.

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	Melton Ward
2	Woodbridge Ward
3	Carlford & Fynn Valley Ward
4	Martlesham & Purdis Farm Ward
5	Deben Ward
6	Kesgrave Ward
7	Wickham Market Ward
8	Rushmere St. Andrew Ward
9	Bixley Ward
10	Orwell & Villages Ward

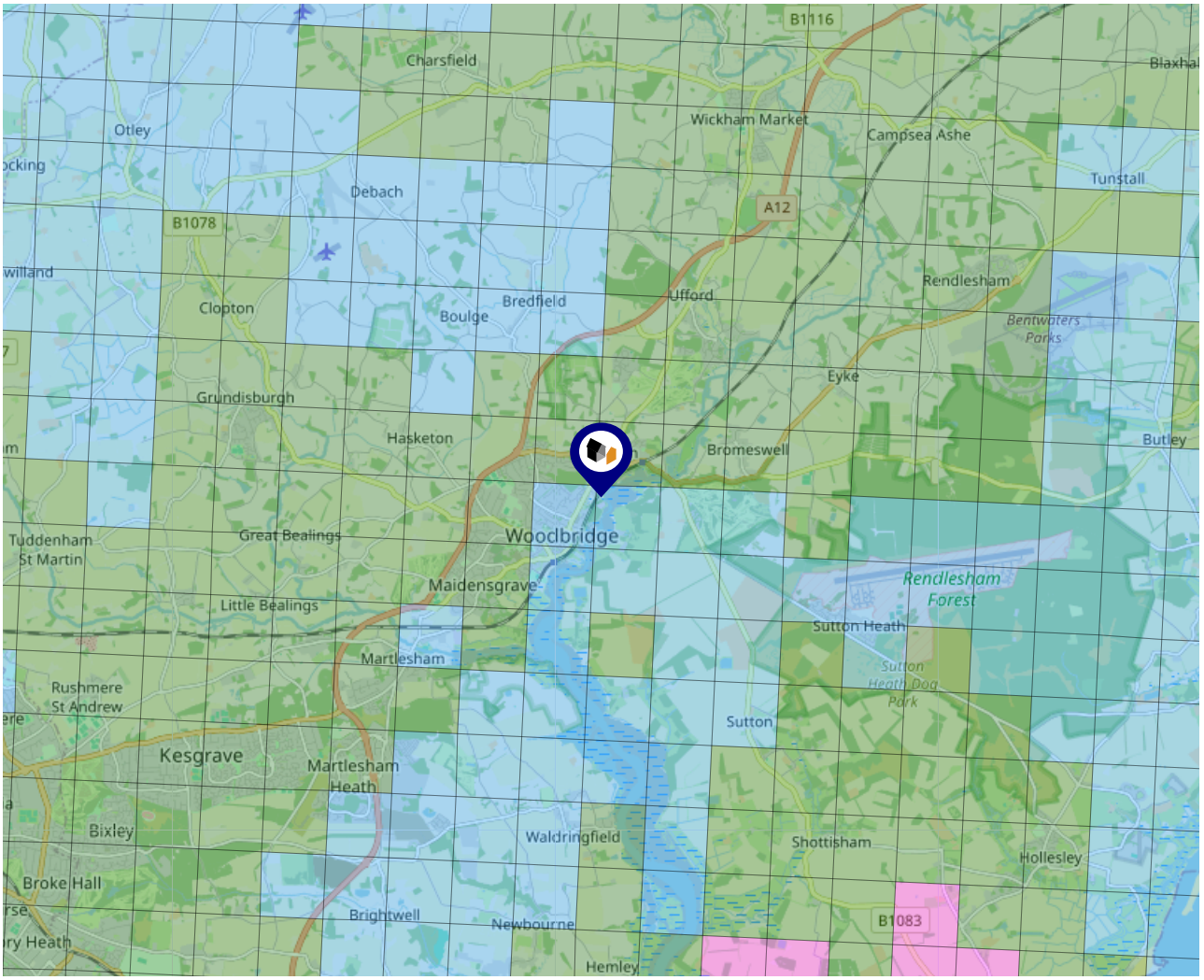
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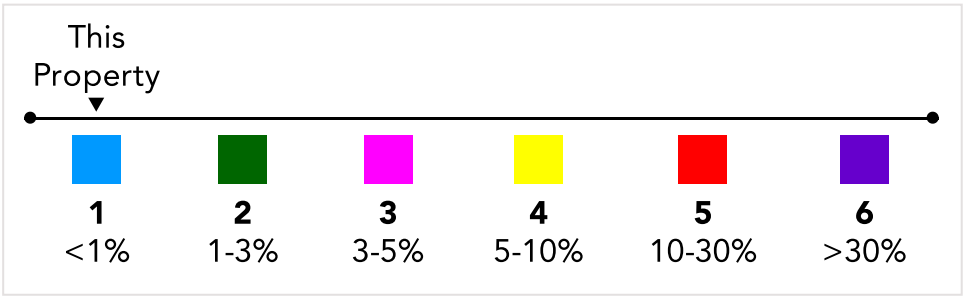
Environment
Radon Gas

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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).





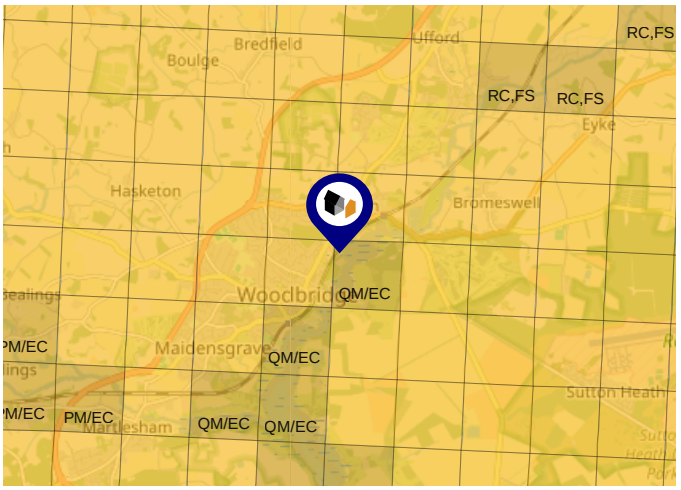
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Environment
Soils & Clay

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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

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Local Area
Masts & Pylons

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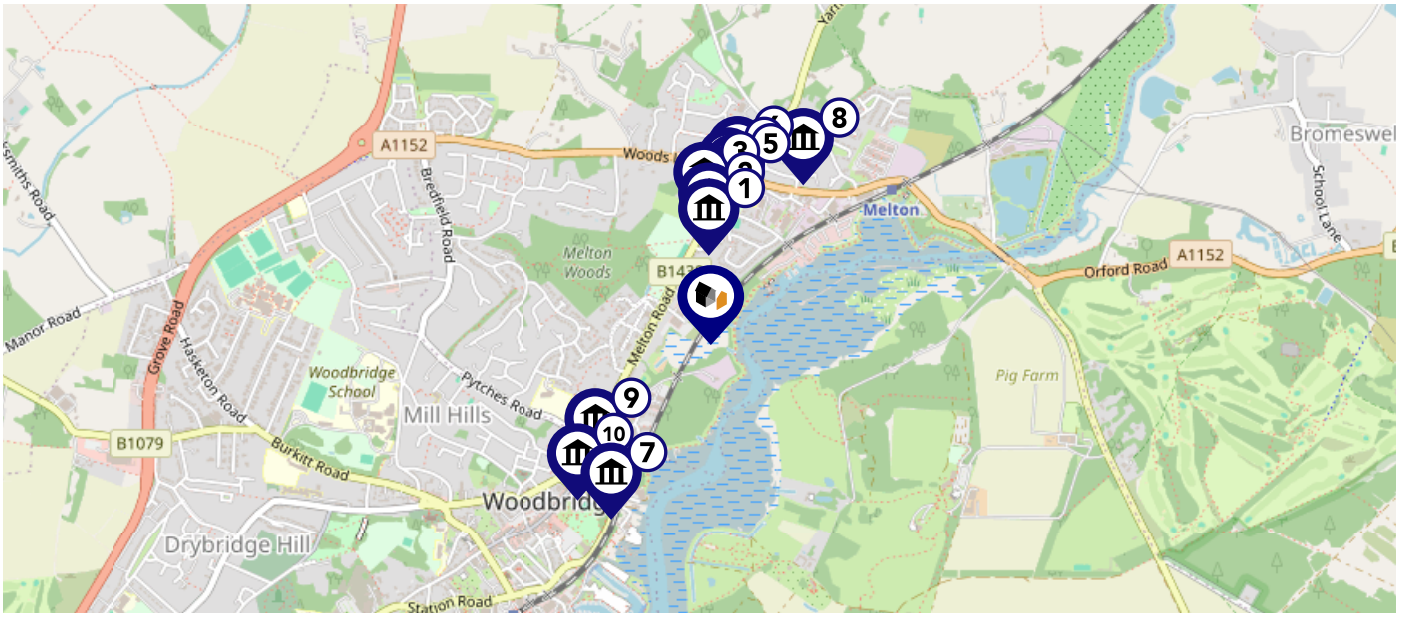
Key:

- 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 1253475 - Coach And Horses Public House	Grade II	0.2 miles
2 1377359 - Melton Mead	Grade II	0.2 miles
3 1183391 - Melton Hall	Grade II	0.3 miles
4 1030397 - The Beeches The Bowery	Grade II	0.3 miles
5 1183400 - Melton House	Grade II	0.3 miles
6 1183406 - 25, The Street	Grade II	0.4 miles
7 1031068 - Brick Kiln Cottage	Grade II	0.4 miles
8 1030395 - Wilford Lodge	Grade II	0.4 miles
9 1284092 - Maltings Cottage	Grade II	0.4 miles
10 1030960 - 104-110, Thoroughfare	Grade II	0.4 miles

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Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

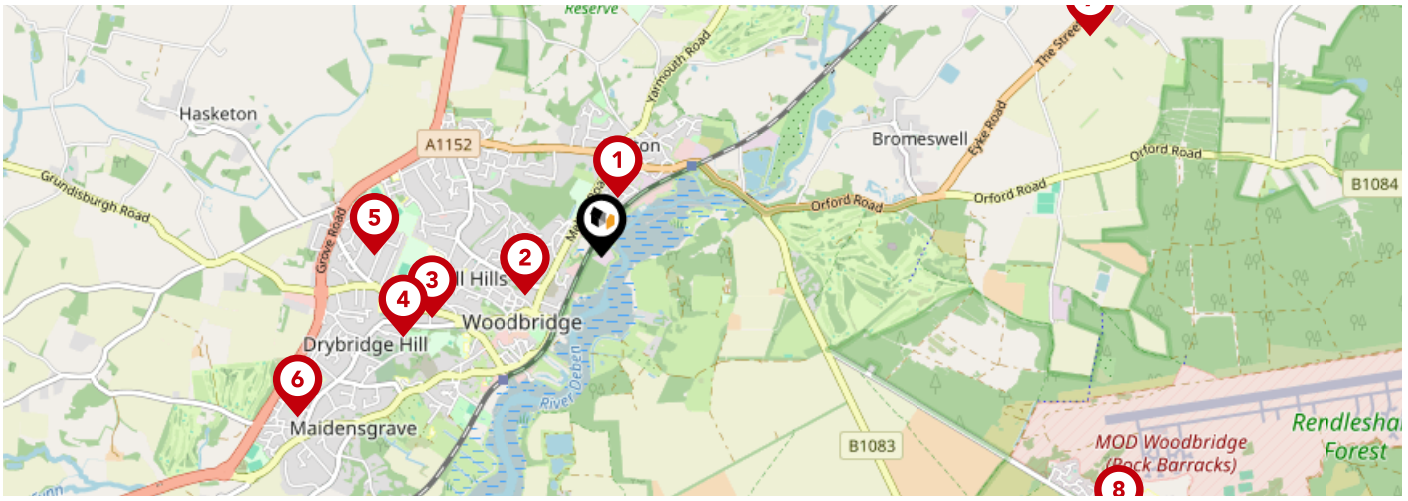
Central Heating

Water Supply

Drainage

Area
Schools

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	Nursery	Primary	Secondary	College	Private
1 Melton Primary School Ofsted Rating: Good | Pupils: 167 | Distance:0.28	☐	☑	☐	☐	☐
2 Woodbridge Primary School Ofsted Rating: Good | Pupils: 188 | Distance:0.39	☐	☑	☐	☐	☐
3 Woodbridge School Ofsted Rating: Not Rated | Pupils: 761 | Distance:0.82	☐	☐	☑	☐	☐
4 St Mary's Church of England Primary School, Woodbridge Ofsted Rating: Good | Pupils: 195 | Distance:0.97	☐	☑	☐	☐	☐
5 Farlingaye High School Ofsted Rating: Good | Pupils: 1912 | Distance:1.04	☐	☐	☑	☐	☐
6 Kyson Primary School Ofsted Rating: Good | Pupils: 419 | Distance:1.57	☐	☑	☐	☐	☐
7 Eyke Church of England Primary School Ofsted Rating: Good | Pupils: 103 | Distance:2.44	☐	☑	☐	☐	☐
8 Sandlings Primary School Ofsted Rating: Good | Pupils: 68 | Distance:2.66	☐	☑	☐	☐	☐

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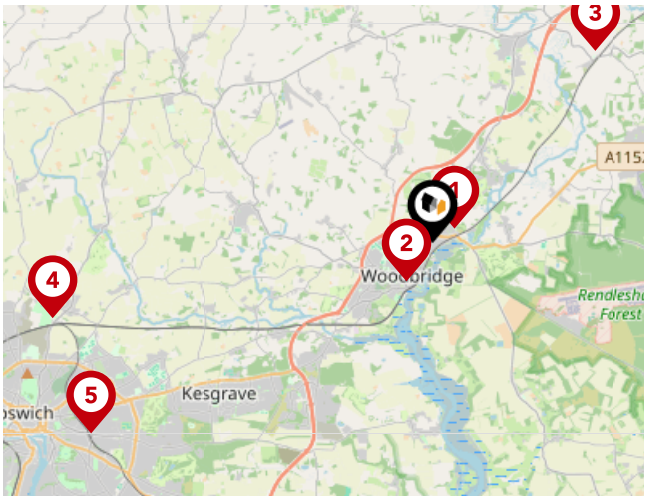
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Martlesham Primary Academy** Ofsted Rating: Good | Pupils: 112 | Distance:3.08	☐	☑	☐	☐	☐
10	**Waldringfield Primary School** Ofsted Rating: Requires improvement | Pupils: 88 | Distance:3.32	☐	☑	☐	☐	☐
11	**Bealings School** Ofsted Rating: Outstanding | Pupils: 106 | Distance:3.48	☐	☑	☐	☐	☐
12	**Grundisburgh Primary School** Ofsted Rating: Good | Pupils: 160 | Distance:3.57	☐	☑	☐	☐	☐
13	**Birchwood Primary School** Ofsted Rating: Outstanding | Pupils: 208 | Distance:3.72	☐	☑	☐	☐	☐
14	**Gorseland Primary School** Ofsted Rating: Requires improvement | Pupils: 442 | Distance:3.74	☐	☑	☐	☐	☐
15	**Wickham Market Primary School** Ofsted Rating: Good | Pupils: 167 | Distance:3.84	☐	☑	☐	☐	☐
16	**Rendlesham Primary School** Ofsted Rating: Good | Pupils: 300 | Distance:4.15	☐	☑	☐	☐	☐

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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Melton (Suffolk) Rail Station	0.49 miles
2	Woodbridge Rail Station	0.83 miles
3	Wickham Market Rail Station	4.59 miles
4	Westerfield Rail Station	7.03 miles
5	Derby Road (Ipswich) Rail Station	7.09 miles

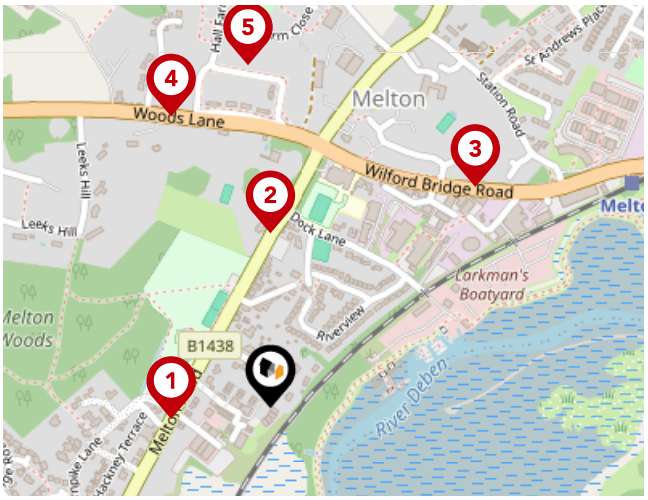
Trunk Roads/Motorways

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

Airports/Helipads

No Airports/Helipads found within 60 km of this property.

Area
Transport (Local)

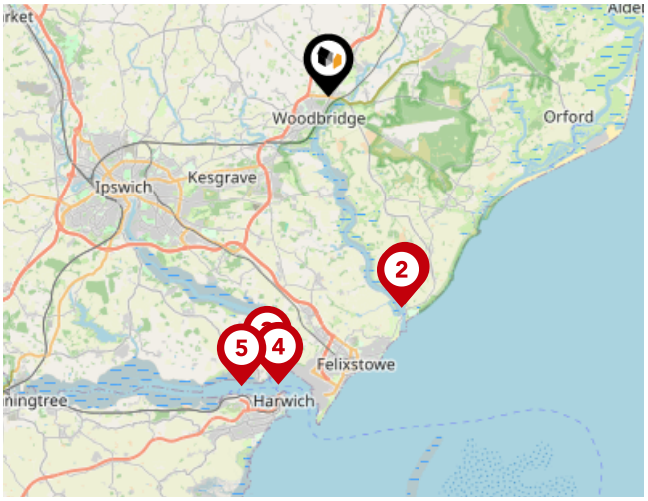


Bus Stops/Stations

Pin	Name	Distance
1	Jenners Close	0.11 miles
2	Coach And Horses	0.19 miles
3	Church View Close	0.34 miles
4	Hall Farm Road	0.34 miles
5	Council Houses	0.38 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Bawdsey Ferry Landing	8.1 miles
2	Felixstowe for Bawdsey Ferry Landing	8.12 miles
3	Shotley Point Marina Ferry Landing	10.13 miles
4	Harwich Harbour Ferry Landing	10.67 miles
5	Harwich International Ferry Terminal	11.01 miles

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Nicholas Percival Ltd
Testimonials

Testimonial 1

I could not be happier with the service I have received. From the initial ansaphone message I left, NP has been attentive andsupportive. Queries are dealt with immeidately and solutions actioned swiftly.

Testimonial 2

Managed the sale of our property and achieved asking price within a week. Very professional. Great advice and virtual viewing technology. Were very good at liaising with slow solicitors. I'd definitely recommend.

Testimonial 3

Could not fault it. Great location and friendly staff.

/NicholasPercivalEstateAgentsSurveyors

/nicholaspercival/?
fbclid=IwAR1_Asm4sUT1xzQSciYcJMd4uxuQy0W7ejd03NsC77ihYwbuEgpx0SsuHf0

/company/nicholas-percival/

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Disclaimer

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Important - Please read

Nicholas Percival Ltd
Data Quality

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NP NICHOLAS PERCIVAL

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail