

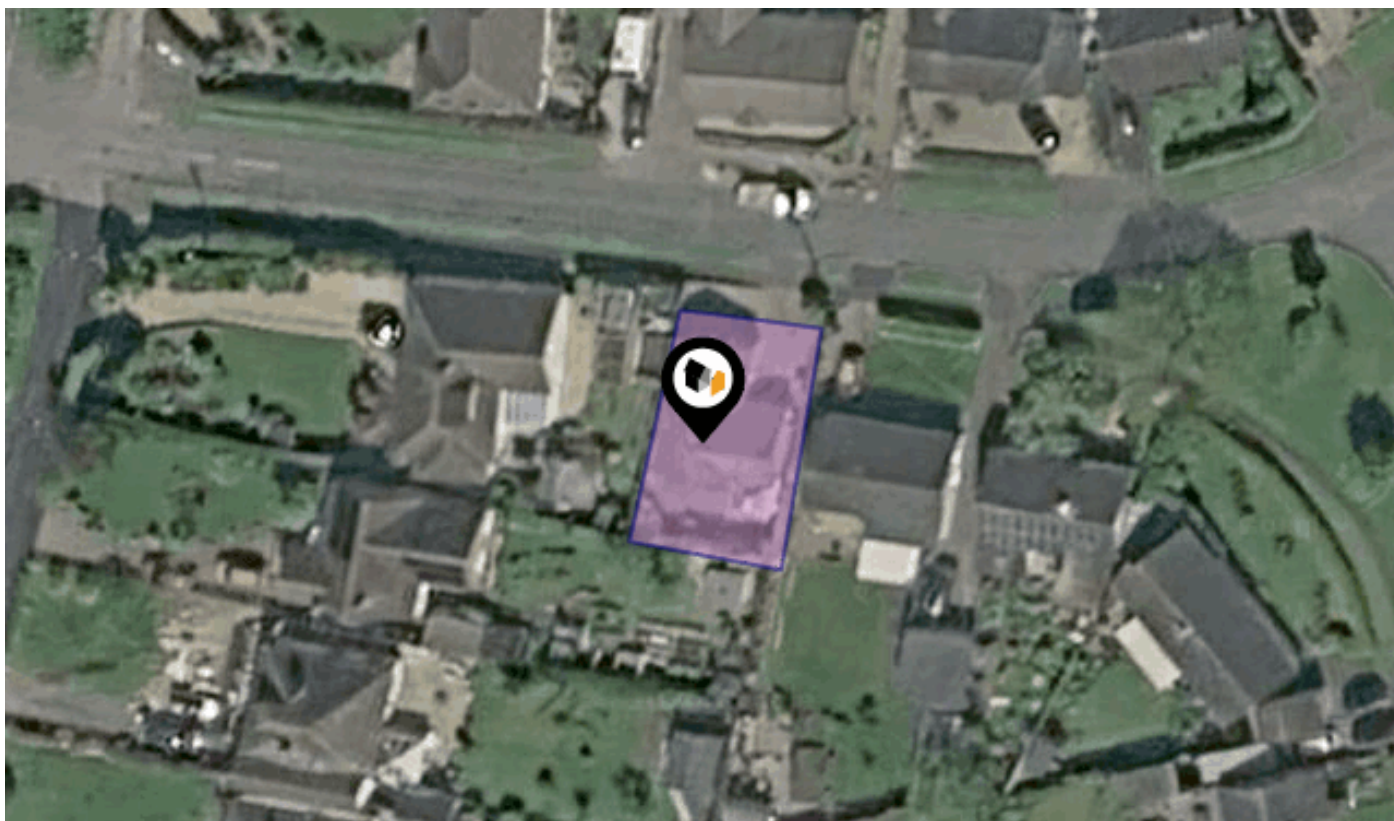


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 14th July 2026



**28, CHALKEITH ROAD, NEEDHAM MARKET, IPSWICH, IP6
8HA**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

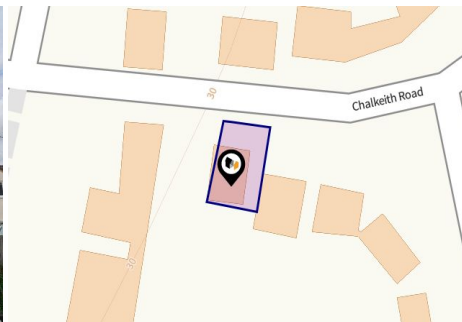
01449 768854

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Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	807 ft ² / 75 m ²
Plot Area:	0.06 acres
Council Tax :	Band D
Annual Estimate:	£2,317
Title Number:	SK292696
UPRN:	10012171933
Restrictive Covenants:	Yes

Last Sold Date:	30/10/2007
Last Sold Price:	£245,000
Last Sold £/ft ² :	£303
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)

16 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **4 Chalkeith Road Needham Market Ipswich Suffolk IP6 8HA**

Reference - DC/24/03547	
Decision:	Withdrawn
Date:	08th August 2024
Description:	Householder Application - Installation of 1No air source heat pump to the rear of property.

Reference - DC/23/00530	
Decision:	Granted
Date:	02nd February 2023
Description:	Householder Application - Erection of single-storey rear extension (following demolition of existing conservatory).

Planning records for: **5 Chalkeith Road Needham Market Suffolk IP6 8HA**

Reference - DC/22/00660	
Decision:	Granted
Date:	08th February 2022
Description:	Householder Application - Erection of single storey front and rear extensions, and application of render to side elevation.

Planning records for: **6 Chalkeith Road Needham Market Ipswich Suffolk IP6 8HA**

Reference - DC/18/01604	
Decision:	Granted
Date:	16th April 2018
Description:	Householder Planning Application - Erection of single storey side extensions and application of external insulation and cladding to elevations

Planning records for: *12 Chalkeith Road Needham Market Ipswich Suffolk IP6 8HA*

Reference - DC/25/04017	
Decision:	Granted
Date:	09th September 2025
Description:	Householder Application - Erection of single storey extension.

Property EPC - Certificate

28 Chalkeith Road, Needham Market, IPSWICH, IP6 8HA		Energy rating C	
Valid until 02.07.2036		Certificate number 0360-2012-2630-2106-8441	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

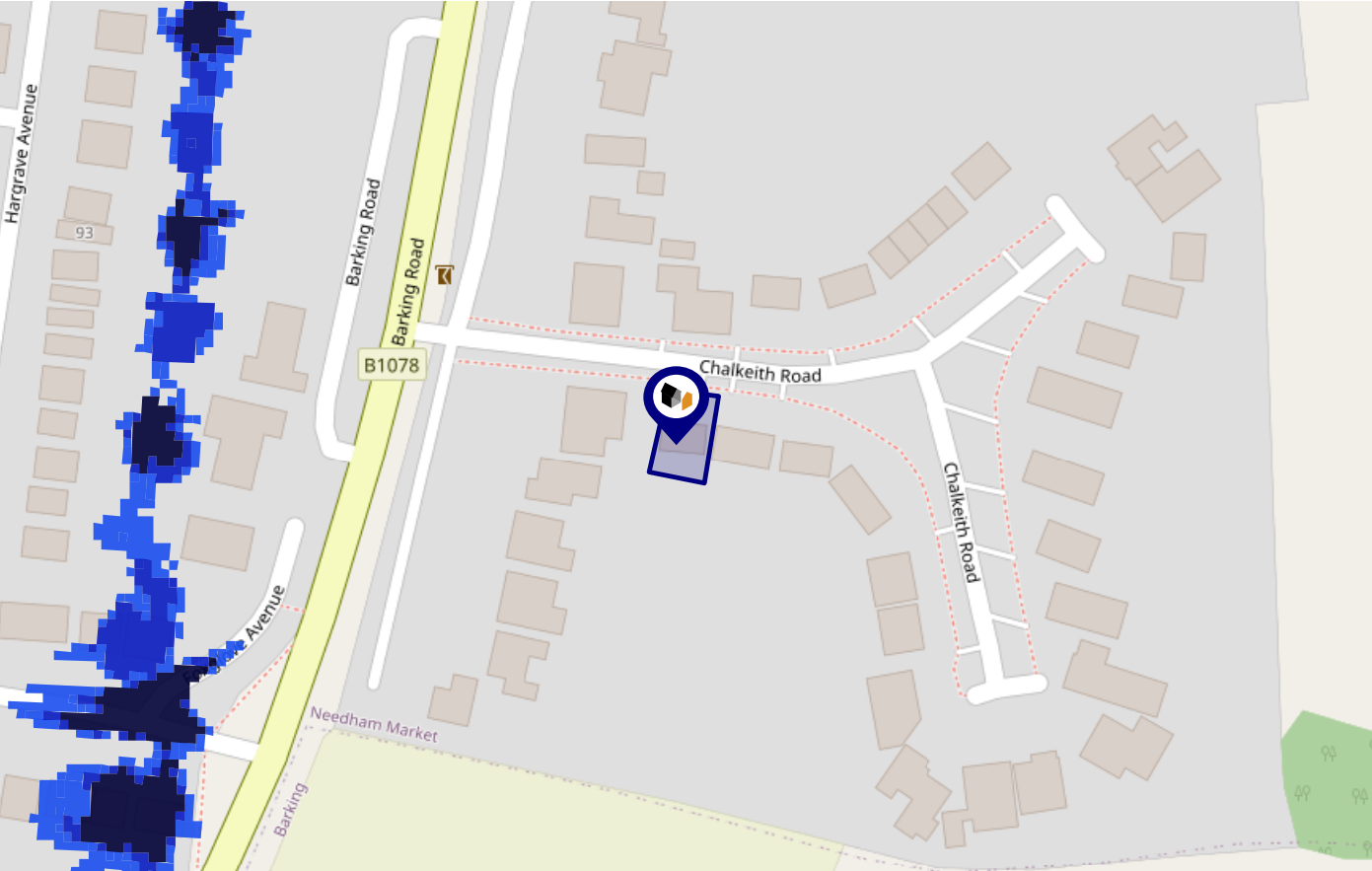
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	75 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.

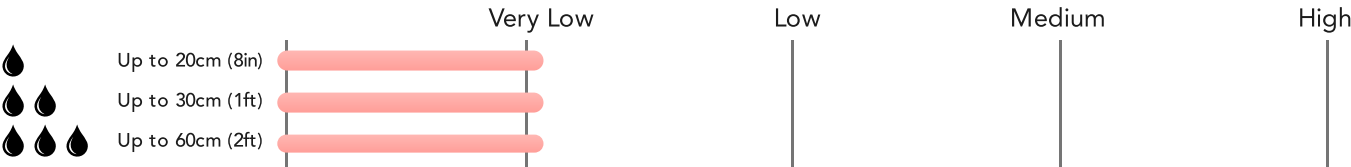


Risk Rating: Very low

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.

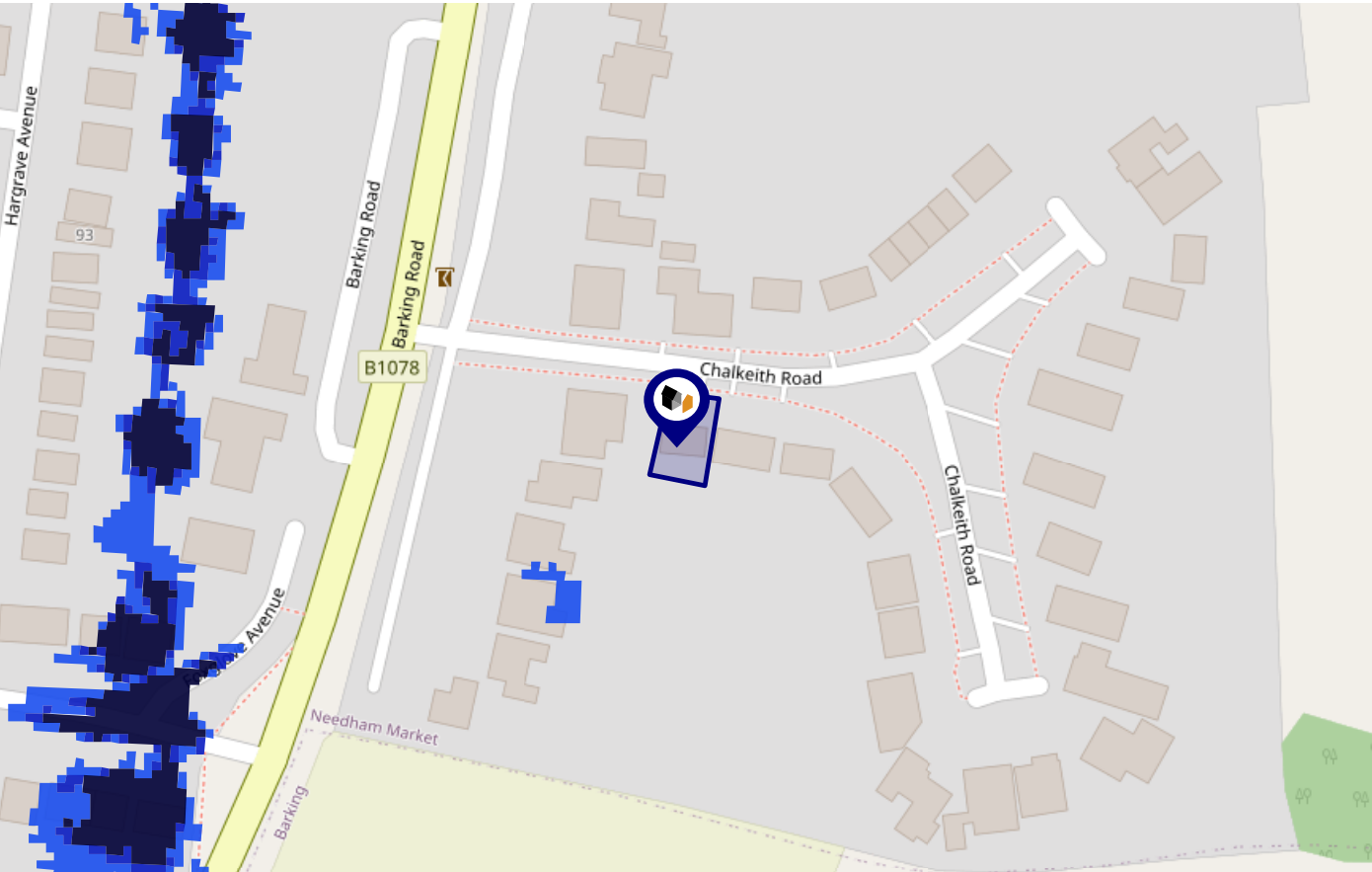
Chance of flooding to the following depths at this property:



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.

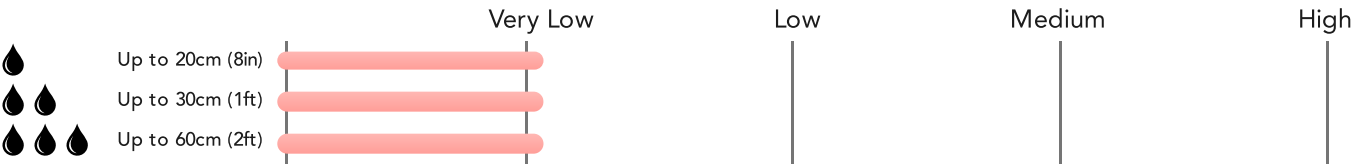


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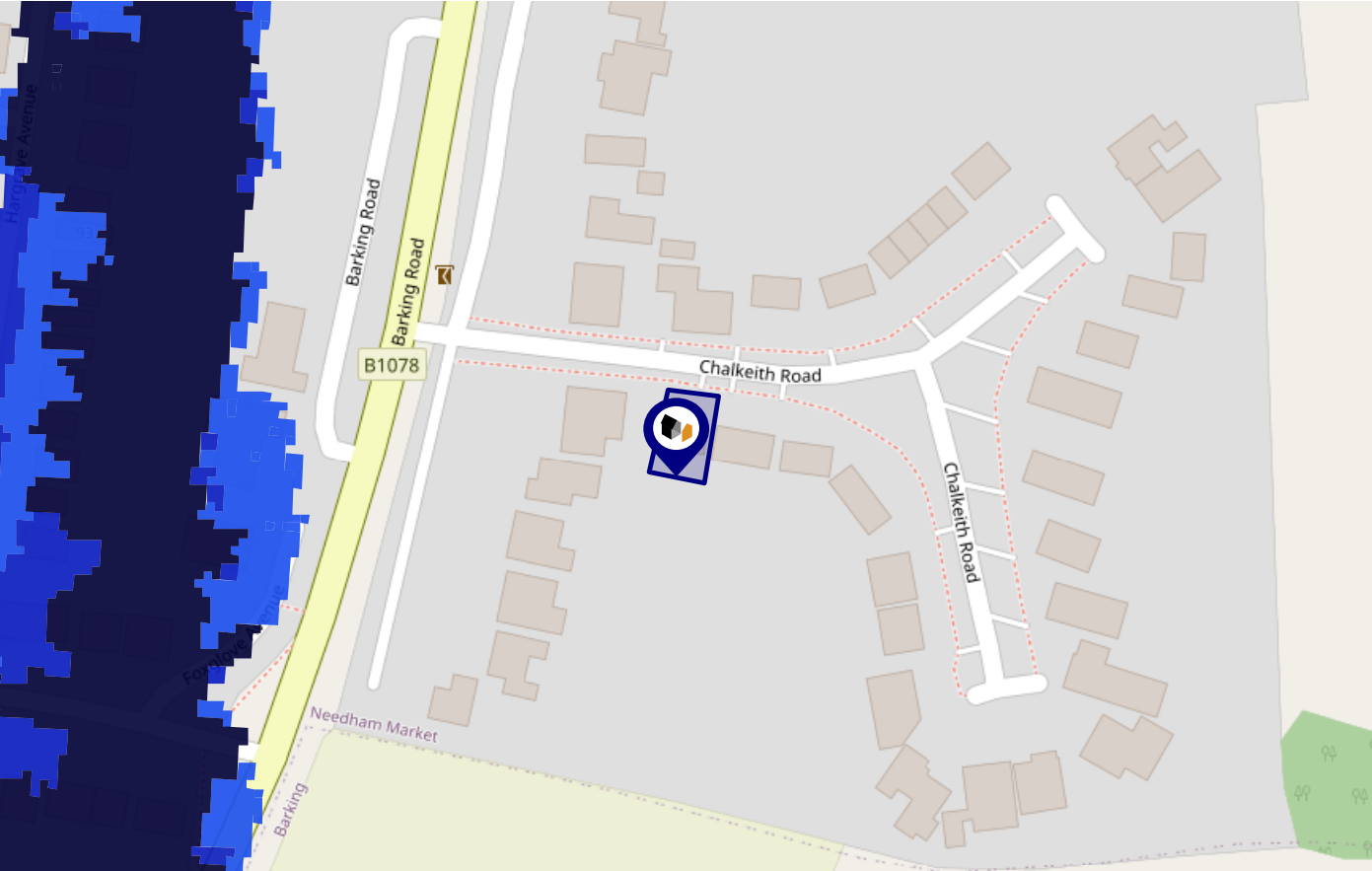
Chance of flooding to the following depths at this property:



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.

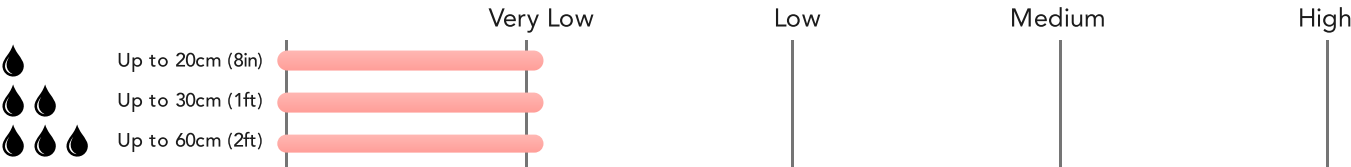


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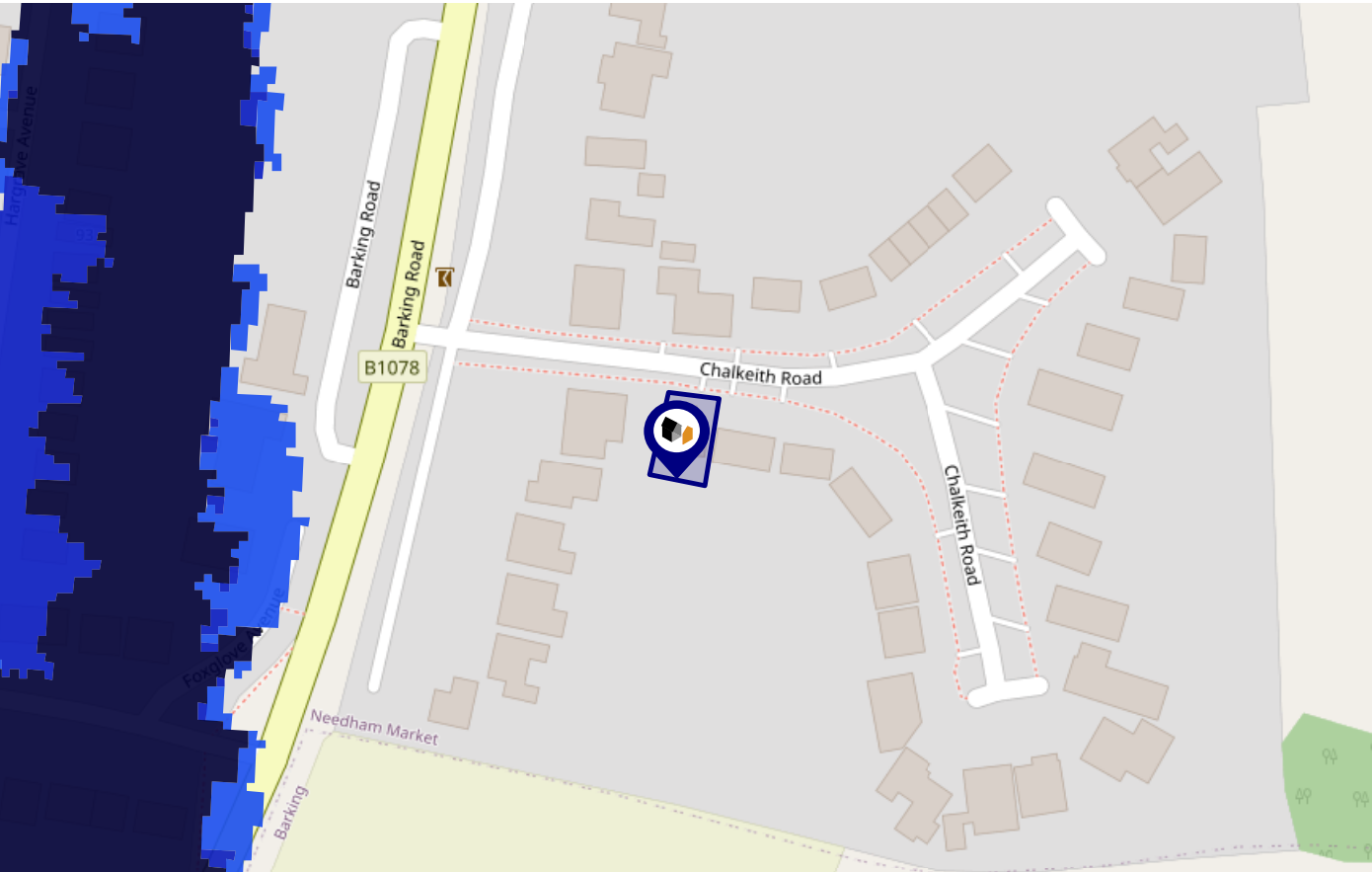
Chance of flooding to the following depths at this property:



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.

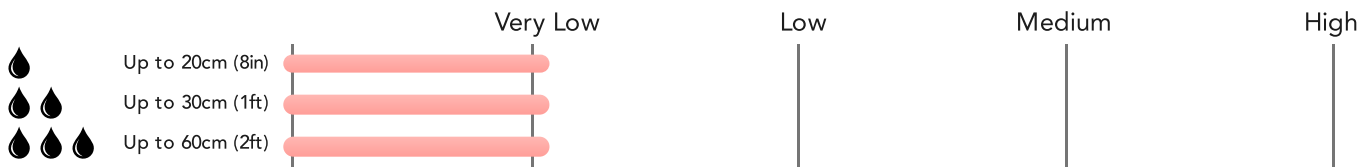


Risk Rating: Very low

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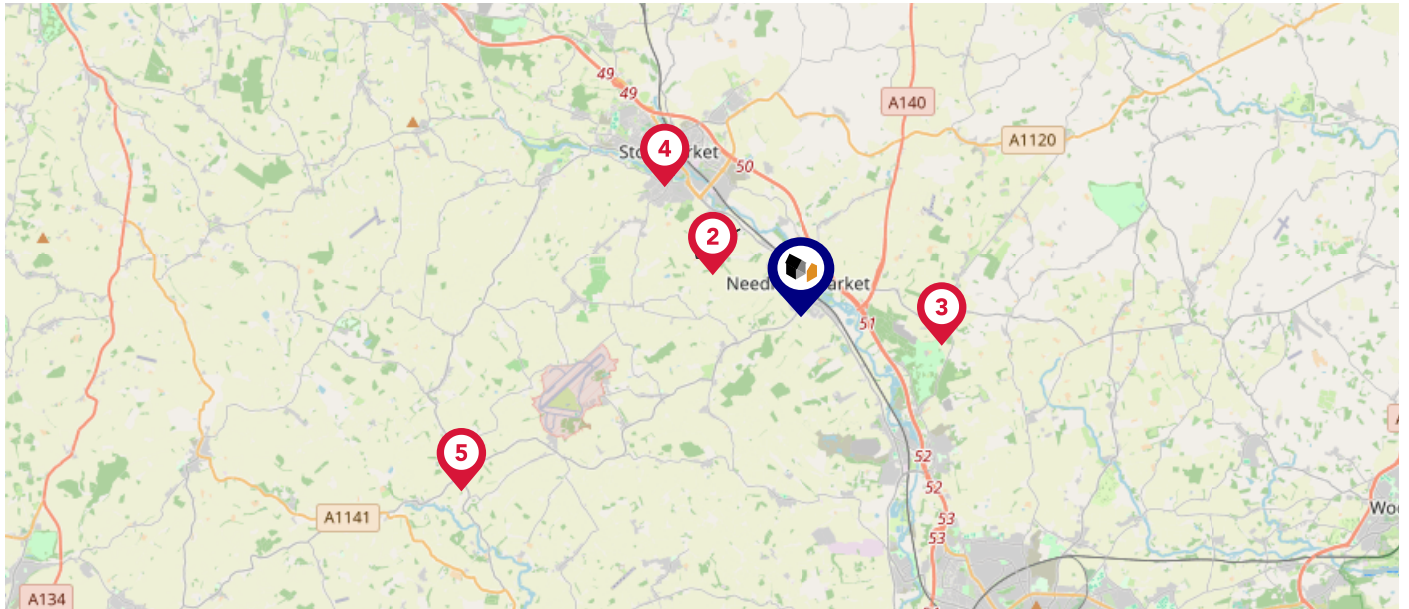
Chance of flooding to the following depths at this property:



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

1

Needham Market

2

Badley

3

Coddensham

4

Stowmarket

5

Bildeston

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.



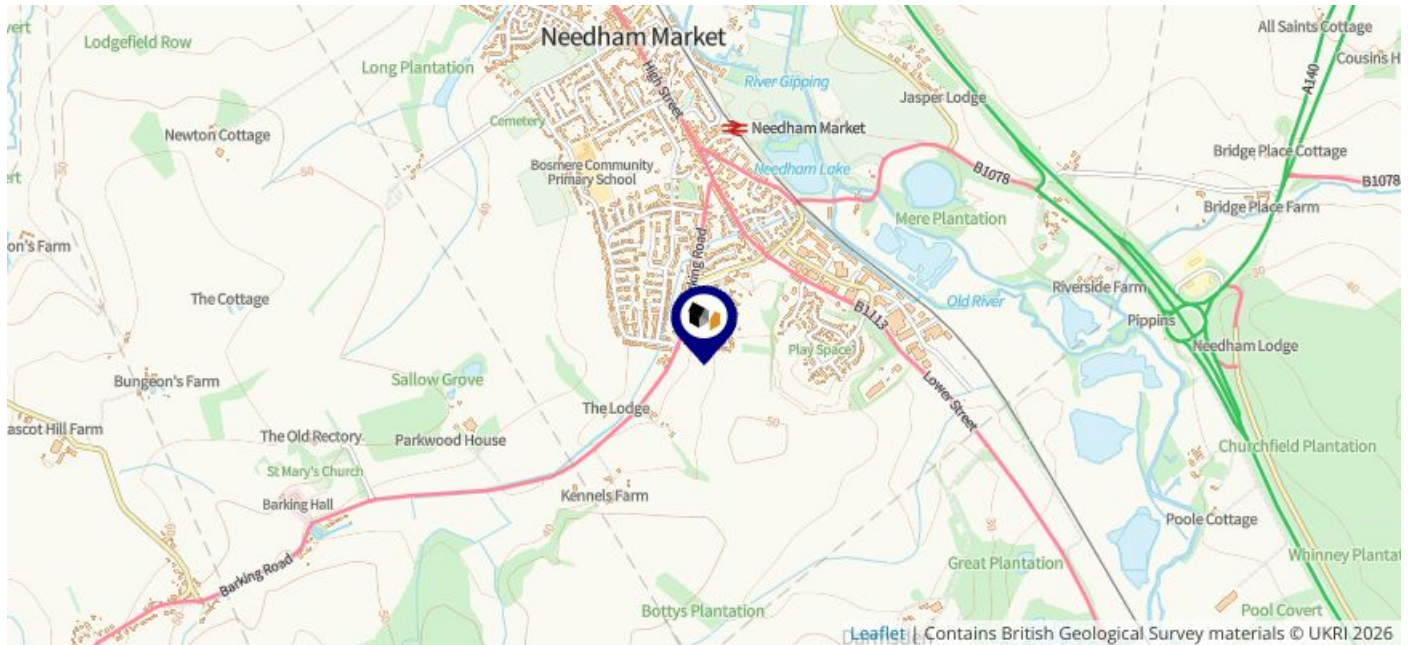
Nearby Landfill Sites

1	EA/EPR/HP3495NM/V005	Active Landfill
2	Gallows Hill-Needham Market	Historic Landfill
3	EA/EPR/HP3795NH/V003	Active Landfill
4	Gallows Hill-Gallows Hill, Needham Market, Suffolk	Historic Landfill
5	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill
6	EA/EPR/CP3795NU/A001	Active Landfill
7	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill
8	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill
9	Sally Woods Lane-Creeting St Mary	Historic Landfill
10	EA/EPR/BB3000HT/V004	Active Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

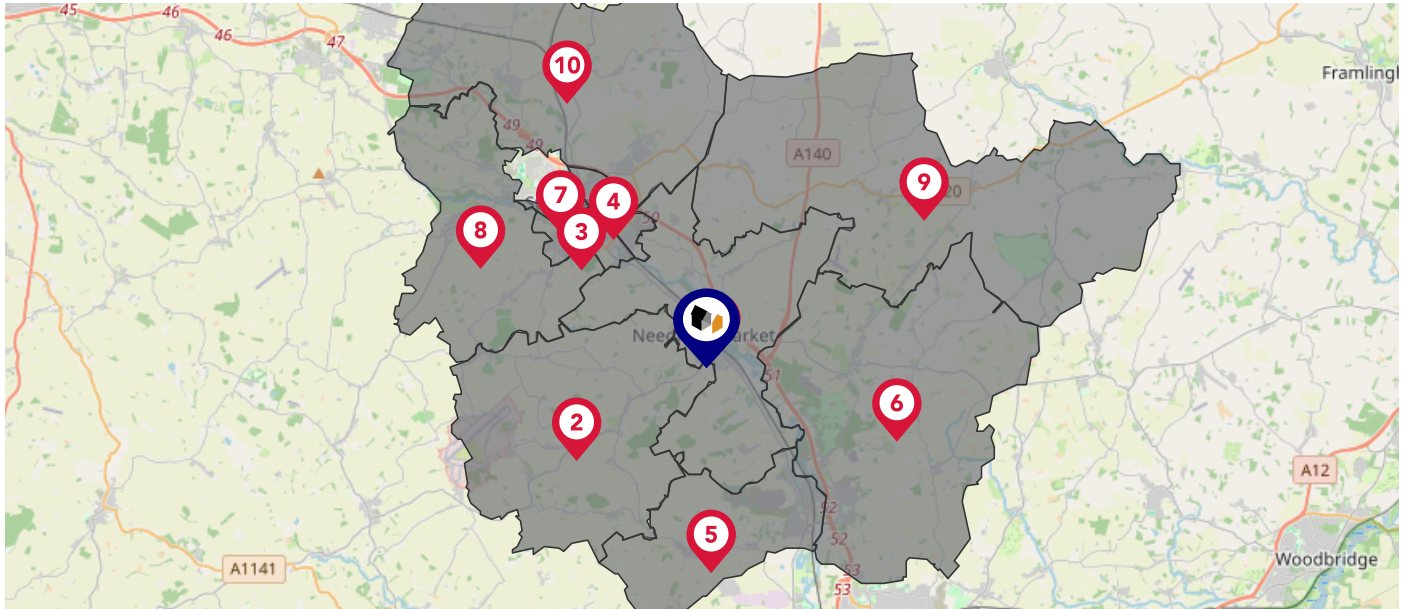
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

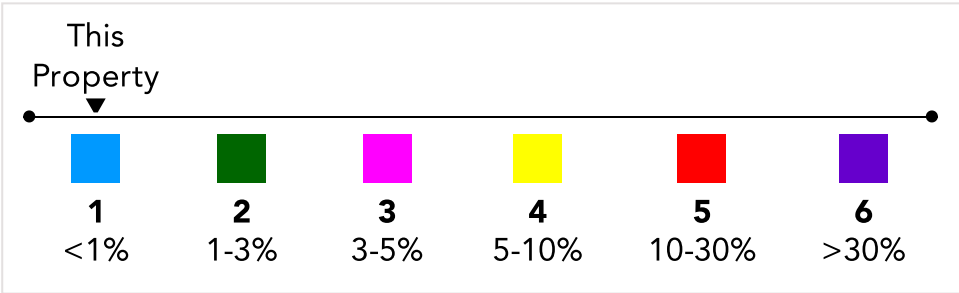
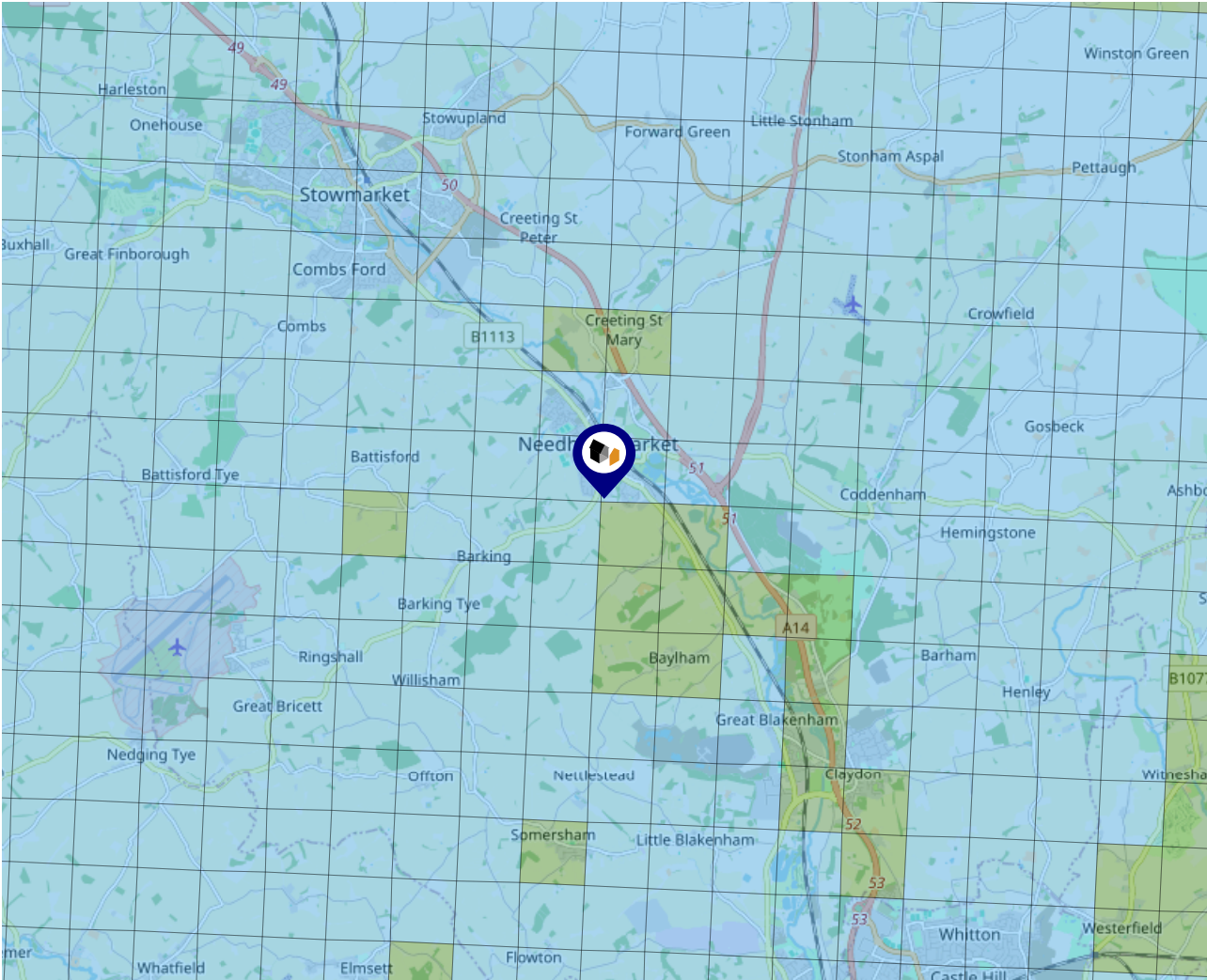
-  Needham Market Ward
-  Battisford & Ringshall Ward
-  Combs Ford Ward
-  Stow Thorney Ward
-  Blakenham Ward
-  Claydon & Barham Ward
-  St. Peter's Ward
-  Onehouse Ward
-  Stonham Ward
-  Haughley, Stowupland & Wetherden Ward

Environment

Radon Gas

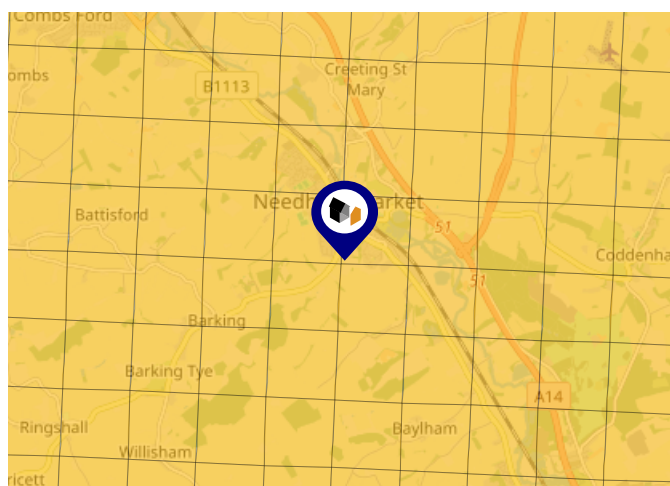
What is Radon?

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)

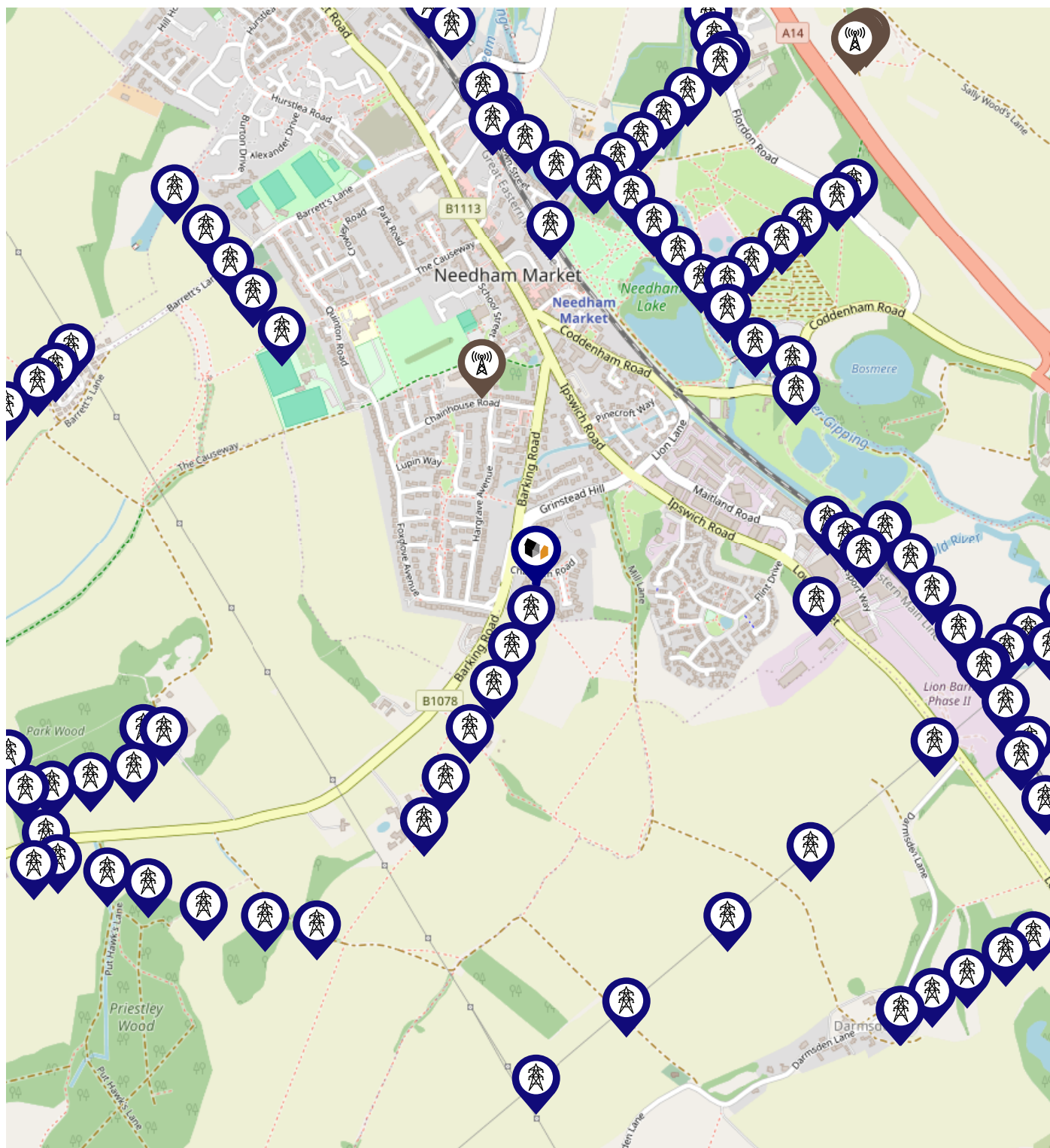
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



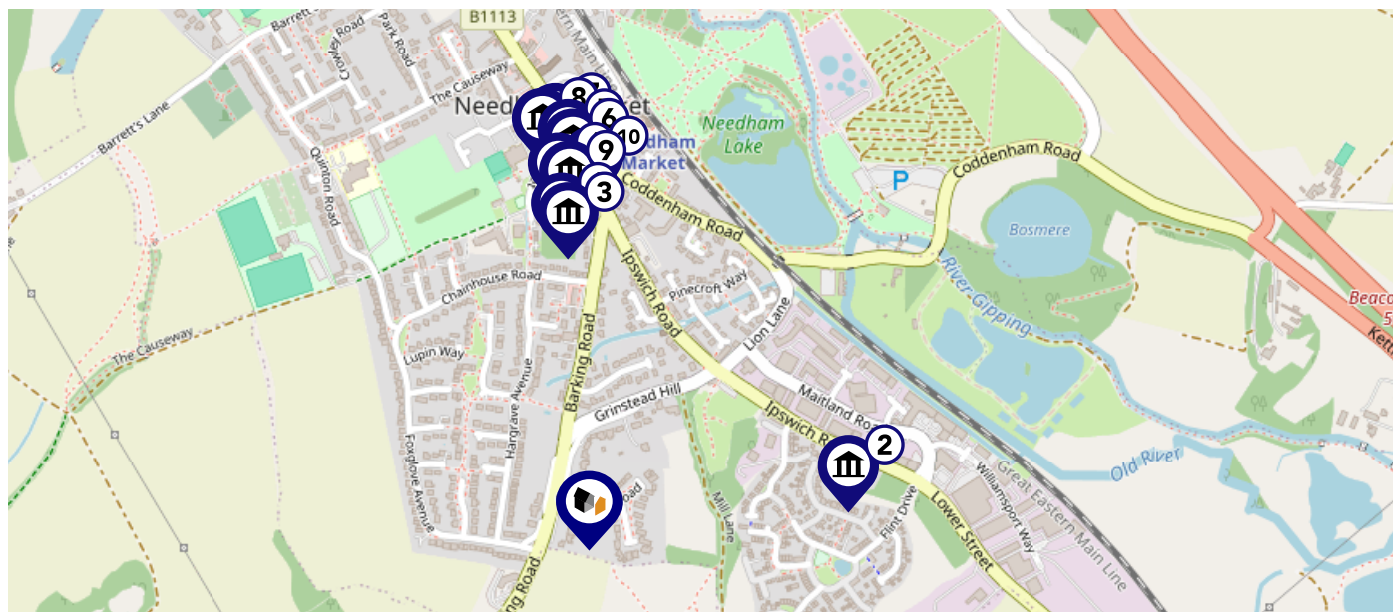
Key:

-  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
	1232209 - Barn, 40 Metres South West Of Number 1, (chain House)	Grade II	0.3 miles
	1231448 - Watering Farmhouse	Grade II	0.3 miles
	1253644 - Barn 60 Metres South Of Number 1 (chain House)	Grade II	0.3 miles
	1253650 - The Swan Inn	Grade II	0.4 miles
	1253669 - 16, High Street	Grade II	0.4 miles
	1253668 - 10 And 12, High Street	Grade II	0.4 miles
	1253670 - 22 And 24, High Street	Grade II	0.4 miles
	1261662 - Doctor's Surgery	Grade II	0.4 miles
	1277201 - 3, 5 And 7, High Street	Grade II	0.4 miles
	1261677 - The Rampant Horse Inn	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

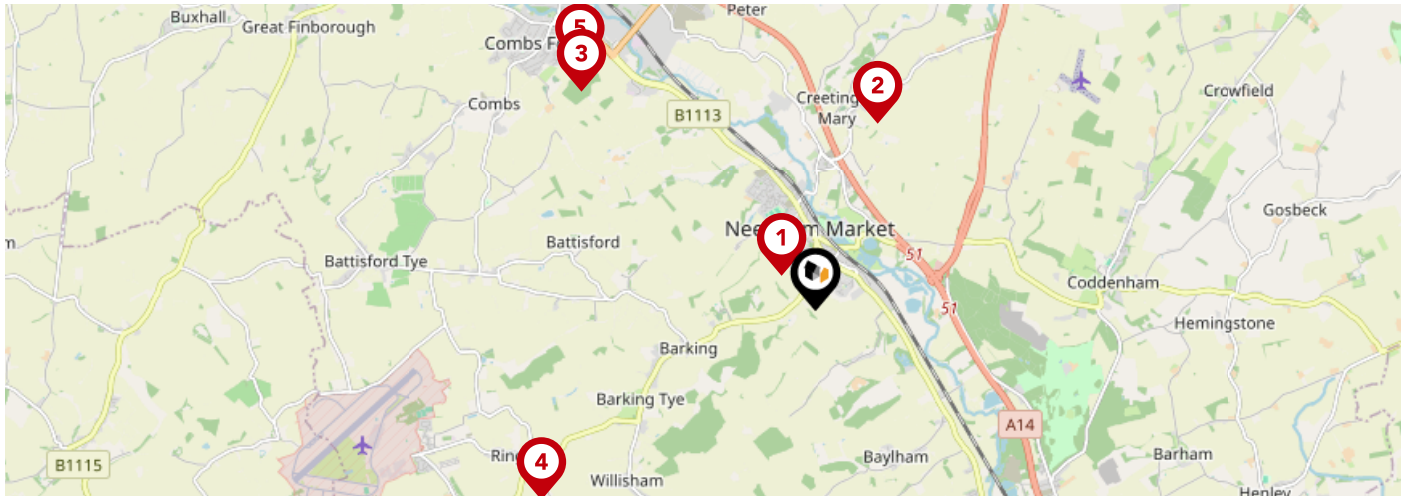
Electricity Supply

Gas Supply

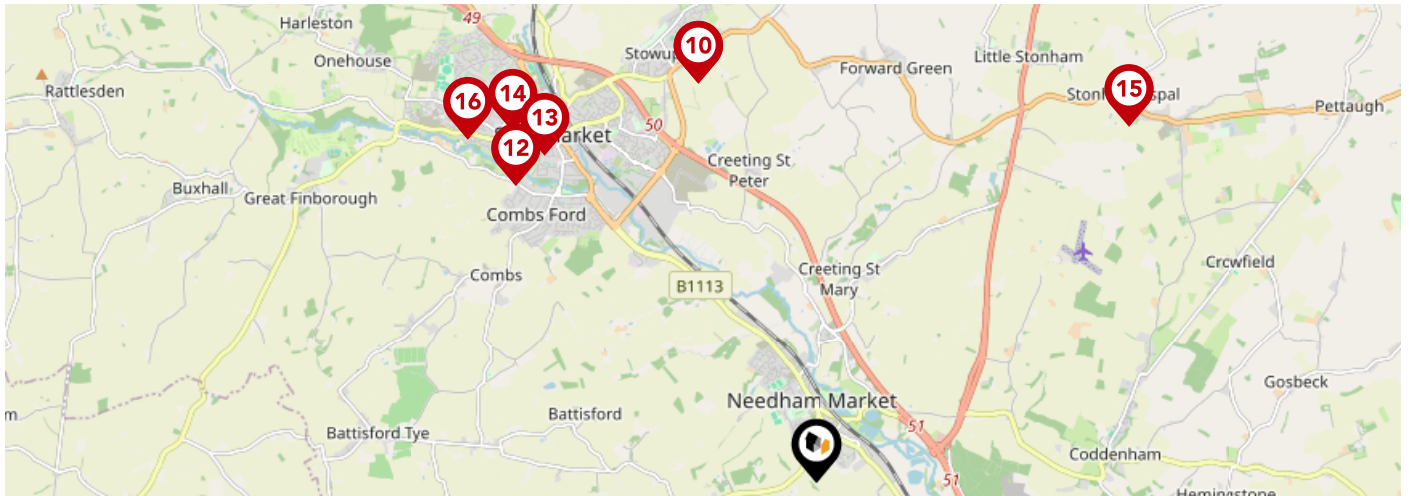
Central Heating

Water Supply

Drainage



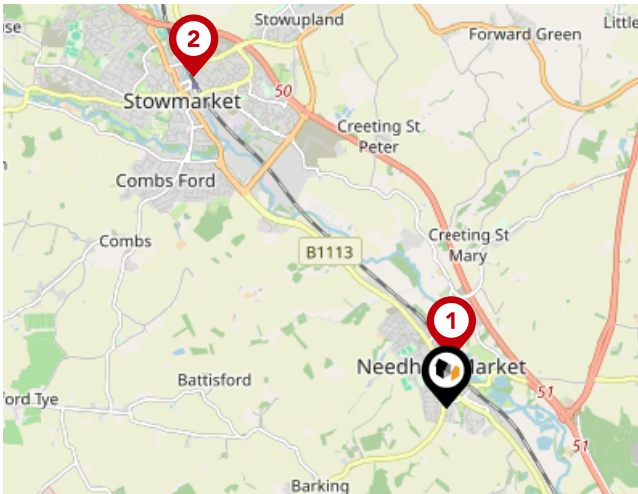
		Nursery	Primary	Secondary	College	Private
1	Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:0.44	☐	☒	☐	☐	☐
2	Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:1.79	☐	☒	☐	☐	☐
3	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.91	☐	☒	☐	☐	☐
4	Ringshall School Ofsted Rating: Good Pupils: 111 Distance:3.03	☐	☒	☐	☐	☐
5	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:3.09	☐	☒	☐	☐	☐
6	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:3.48	☐	☒	☐	☐	☐
7	Somersham Primary School Ofsted Rating: Good Pupils: 87 Distance:3.55	☐	☒	☐	☐	☐
8	Claydon Primary School Ofsted Rating: Good Pupils: 509 Distance:3.65	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:3.78	☐	☒	☐	☐	☐
10	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:3.78	☐	☐	☒	☐	☐
11	Claydon High School Ofsted Rating: Good Pupils: 768 Distance:3.8	☐	☐	☒	☐	☐
12	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:3.84	☐	☒	☐	☐	☐
13	Gable End Ofsted Rating: Good Pupils: 5 Distance:3.86	☐	☐	☒	☐	☐
14	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.21	☐	☒	☐	☐	☐
15	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:4.31	☐	☒	☐	☐	☐
16	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:4.45	☐	☐	☒	☐	☐

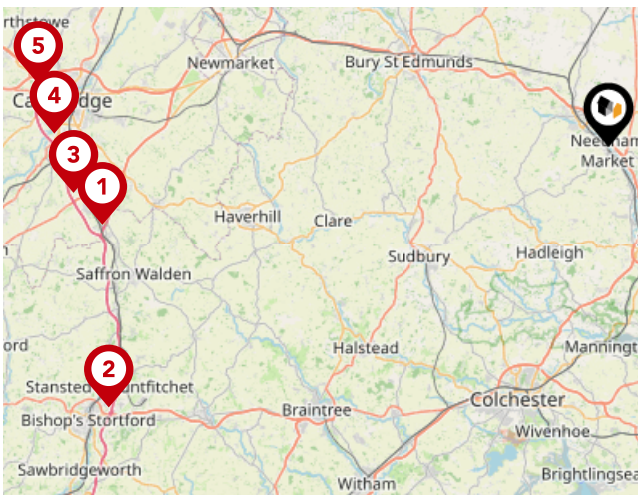
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	0.45 miles
2	Entrance1	3.79 miles
3	Entrance1	6.55 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.31 miles
2	M11 J8	41.08 miles
3	M11 J10	39.03 miles
4	M11 J11	40.35 miles
5	M11 J13	41.65 miles

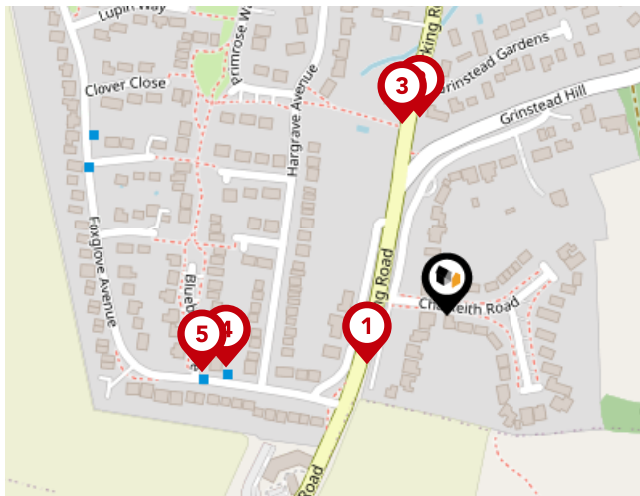


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	37.43 miles
2	Southend-on-Sea	42.65 miles
3	Stansted Airport	38.12 miles
4	Cambridge	37.51 miles

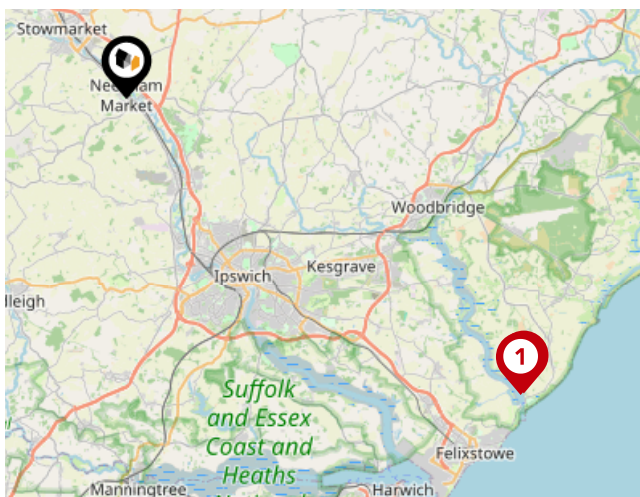
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Foxglove Avenue	0.05 miles
	Grinstead Gardens	0.11 miles
	Grinstead Gardens	0.11 miles
	Bluebell Grove	0.13 miles
	Bluebell Grove	0.14 miles



Ferry Terminals

Pin	Name	Distance
	Felixstowe for Bawdsey Ferry Landing	17.98 miles
	Bawdsey Ferry Landing	18.05 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.

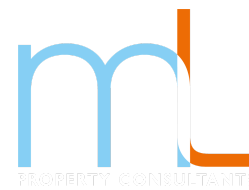


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Land
Registry



Historic England



Office for
National Statistics



Ofcom



Valuation Office
Agency



Royal Mail