

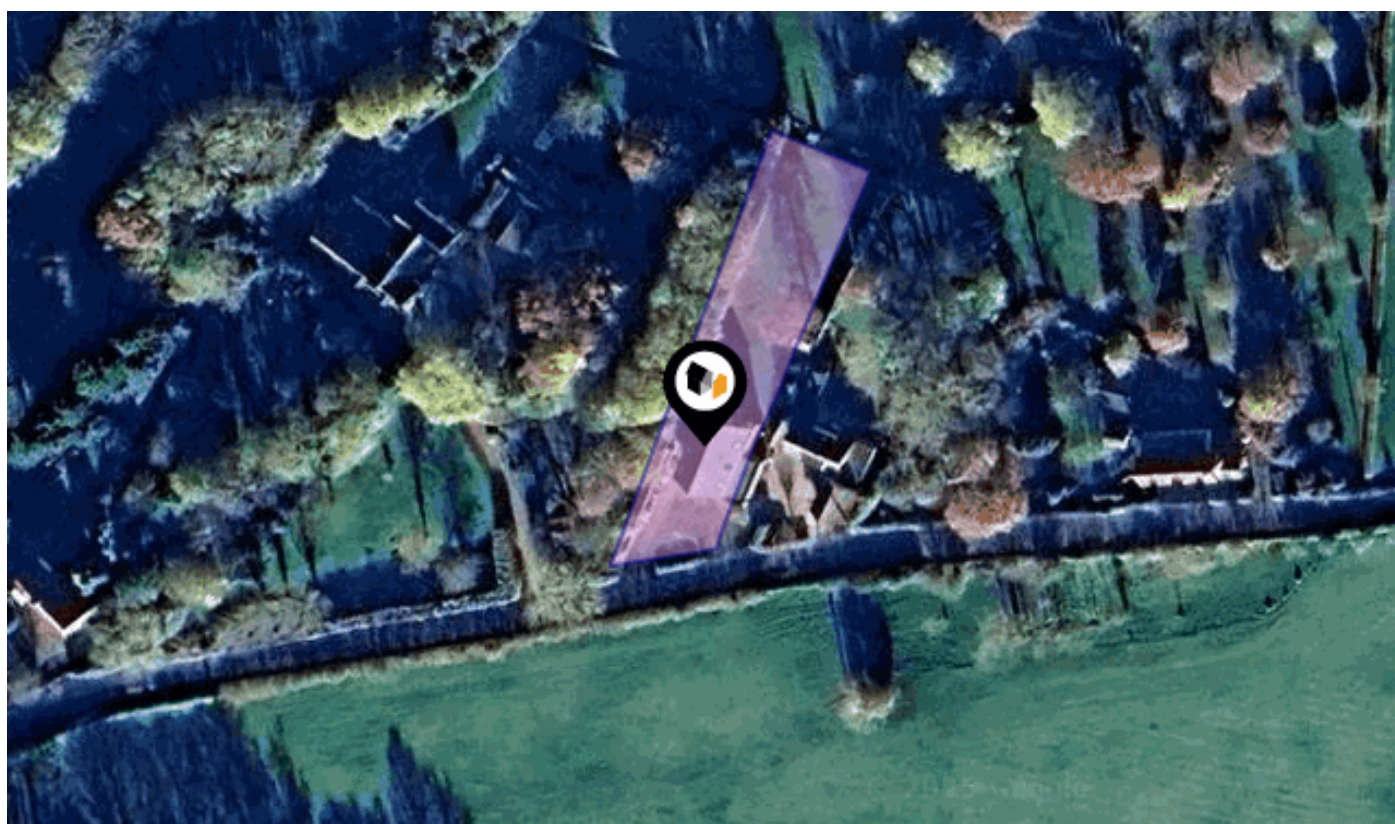


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 18th September 2025



**BIRCHVIEW, BASE GREEN, WETHERDEN, STOWMARKET,
IP14 3LS**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,926 ft ² / 179 m ²
Plot Area:	0.3 acres
Year Built :	1967-1975
Council Tax :	Band D
Annual Estimate:	£2,208
Title Number:	SK322676
UPRN:	200003816244

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)

9 **1800**
mb/s mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Birchview, Base Green, Wetherden, Stowmarket, IP14 3LS*

Reference - DC/22/05477	
Decision:	Granted
Date:	03rd November 2022
Description:	Application for a Non Material Amendment relating to DC/20/02070 - Modification to existing porch and garage design

Reference - DC/22/05471	
Decision:	Granted
Date:	03rd November 2022
Description:	Full Planning Application - Erection of replacement air extraction unit and housing (retention of).

Planning records for: **Batts Farm Base Green Wetherden Stowmarket Suffolk IP14 3LS**

Reference - DC/24/00538
Decision: Withdrawn
Date: 02nd February 2024
Description: Householder application - Erection of rear single storey and porch extensions (following part demolition of existing extension and demolition of porch).

Reference - DC/24/0384/FUL
Decision: Granted
Date: 02nd February 2024
Description: Changes to roof and elevation finishes on previously consented extension. Replacement of Nissen building with carport and log store. Use of existing garden building as ancillary accommodation. New garage and gardeners building.

Reference - DC/19/02006
Decision: Refused
Date: 25th April 2019
Description: Planning Application. Use of land for the stationing of up to 30no holiday lodges

Reference - DC/22/05964
Decision: Decided
Date: 30th November 2022
Description: Discharge of Conditions for DC/22/02896 - Condition 4 (Biodiversity Enhancement Layout), Condition 5 (Wildlife Sensitive Design Scheme) and Condition 6 (Foul Drainage Scheme)

Planning records for: **Batts Farm Base Green Wetherden Stowmarket Suffolk IP14 3LS**

Reference - DC/24/00545
Decision: Granted
Date: 02nd February 2024
Description: Application to determine if Prior Approval is required for a Proposed Erection, Extension or Alteration of a building for Agricultural or Forestry Use. Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 6 - Erection of building for grain storage

Reference - DC/24/00539
Decision: Withdrawn
Date: 02nd February 2024
Description: Application for Listed Building Consent - Erection of rear single storey and porch extensions (following part demolition of existing extension and demolition of porch).

Reference - DC/24/00507
Decision: Decided
Date: 02nd February 2024
Description: Application for a Non Material Amendment relating to 4370/15 - Addition of secret gutters an inset gable barge boards

Reference - DC/22/02896
Decision: Granted
Date: 06th June 2022
Description: Full Planning Application - Change of use and conversion of stables to cattery, installation of solar panels and water treatment plant.

Planning records for: *Lynside Base Green Wetherden Stowmarket Suffolk IP14 3LS*

Reference - DC/18/01668	
Decision:	Granted
Date:	18th April 2018
Description:	Application under Section 73 of the Town and Country Planning Act - Erection of Bungalow - without compliance with Condition 2 (Agricultural Tie) of planning permission W/8524

Planning records for: *Wetherden Hall Base Green Wetherden IP14 3LS*

Reference - 0572/17	
Decision:	Granted
Date:	10th February 2017
Description:	Change of use of land for the keeping of horses, erection of fencing and the construction of a stable block, manege, and access track



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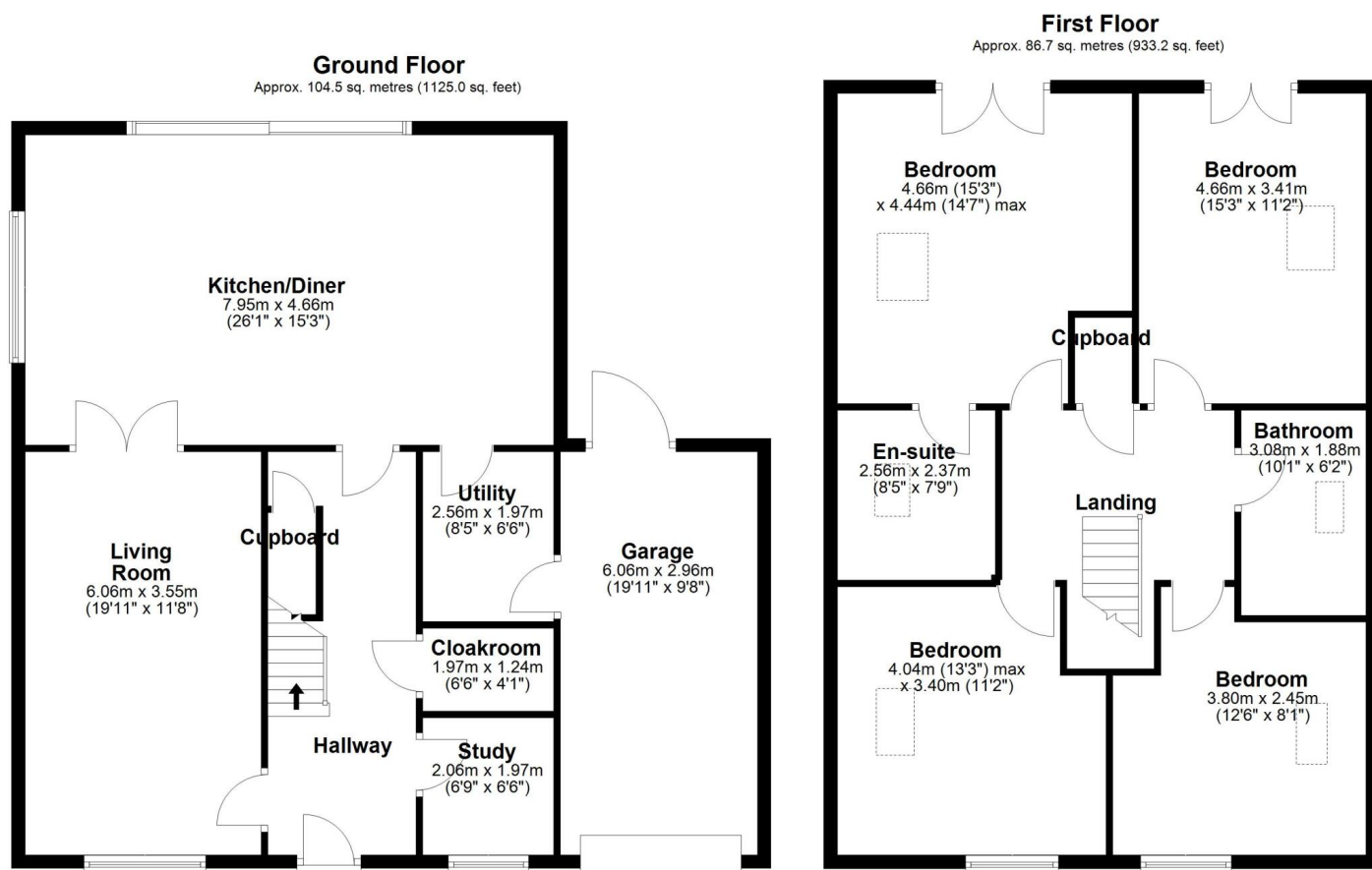
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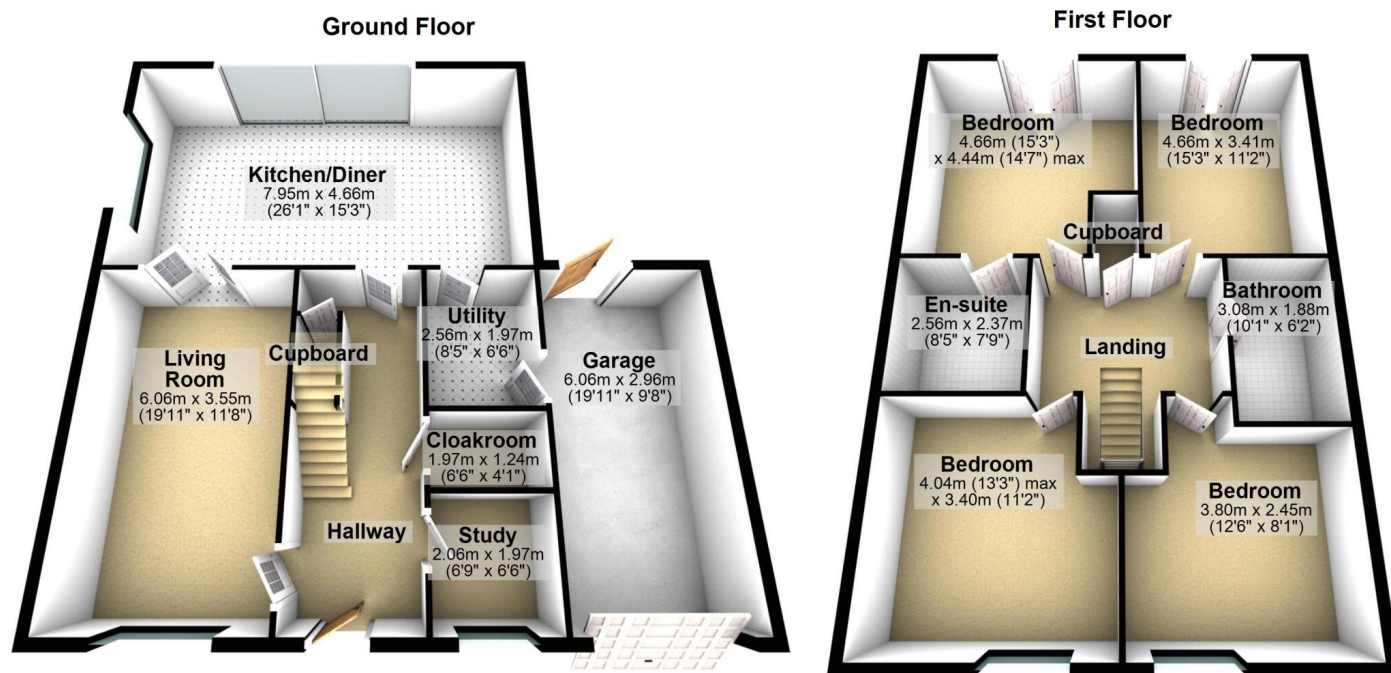


BIRCHVIEW, BASE GREEN, WETHERDEN, STOWMARKET, IP14 3LS



Total area: approx. 191.2 sq. metres (2058.2 sq. feet)

BIRCHVIEW, BASE GREEN, WETHERDEN, STOWMARKET, IP14 3LS



Property EPC - Certificate

The Bungalow, Base Green, Wetherden, IP14 3LS

Energy rating

C

Valid until 06.09.2031

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



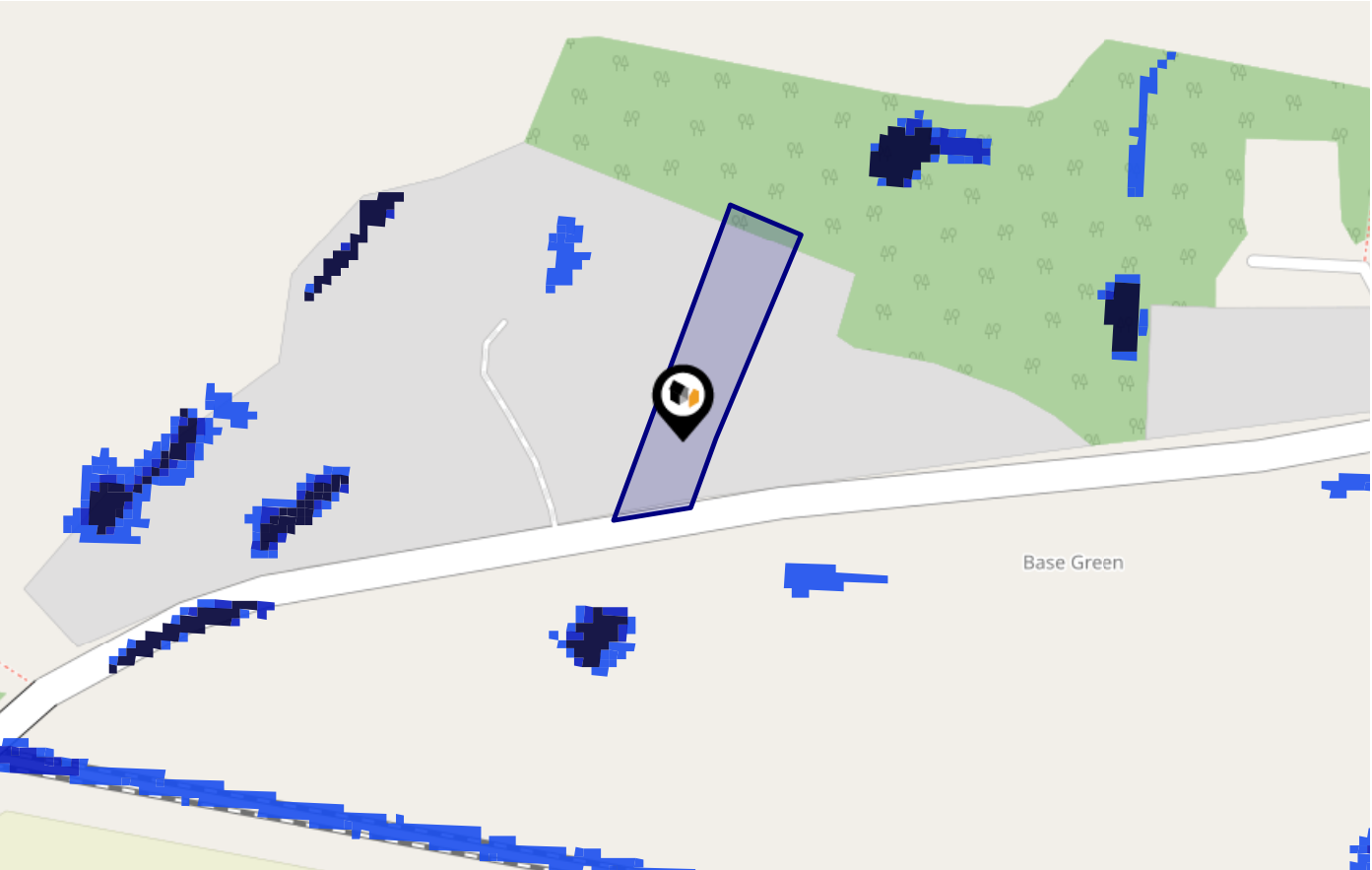
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity and internal insulation
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	179 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.

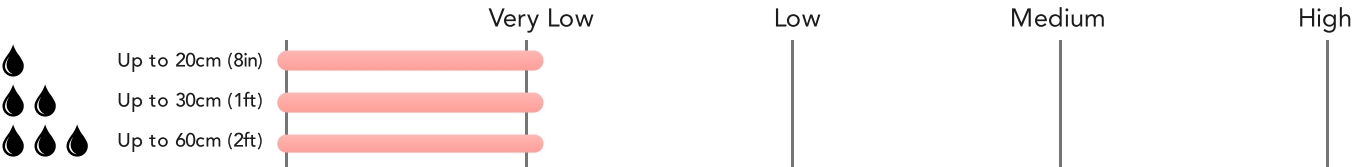


Risk Rating: Very low

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.

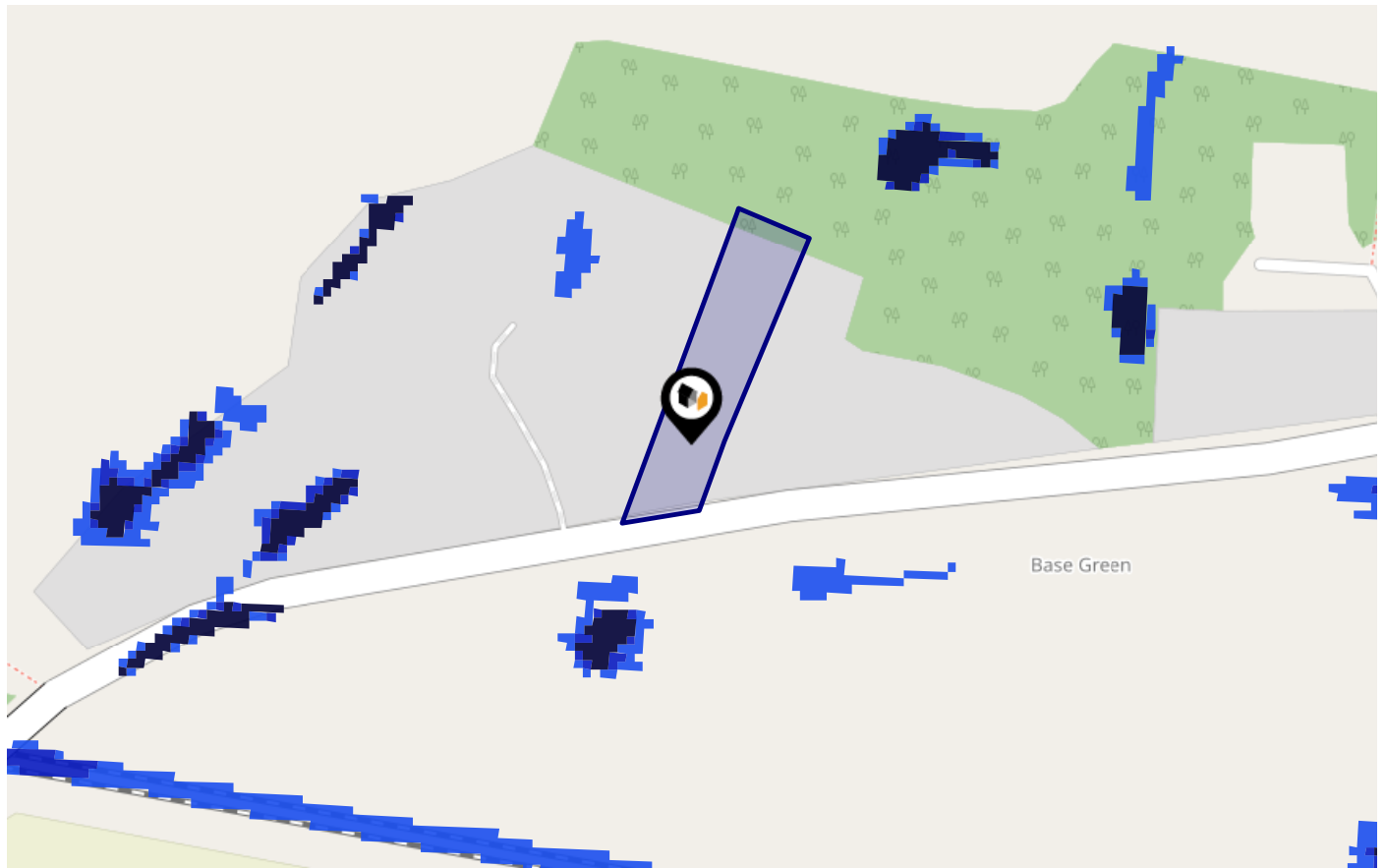
Chance of flooding to the following depths at this property:



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

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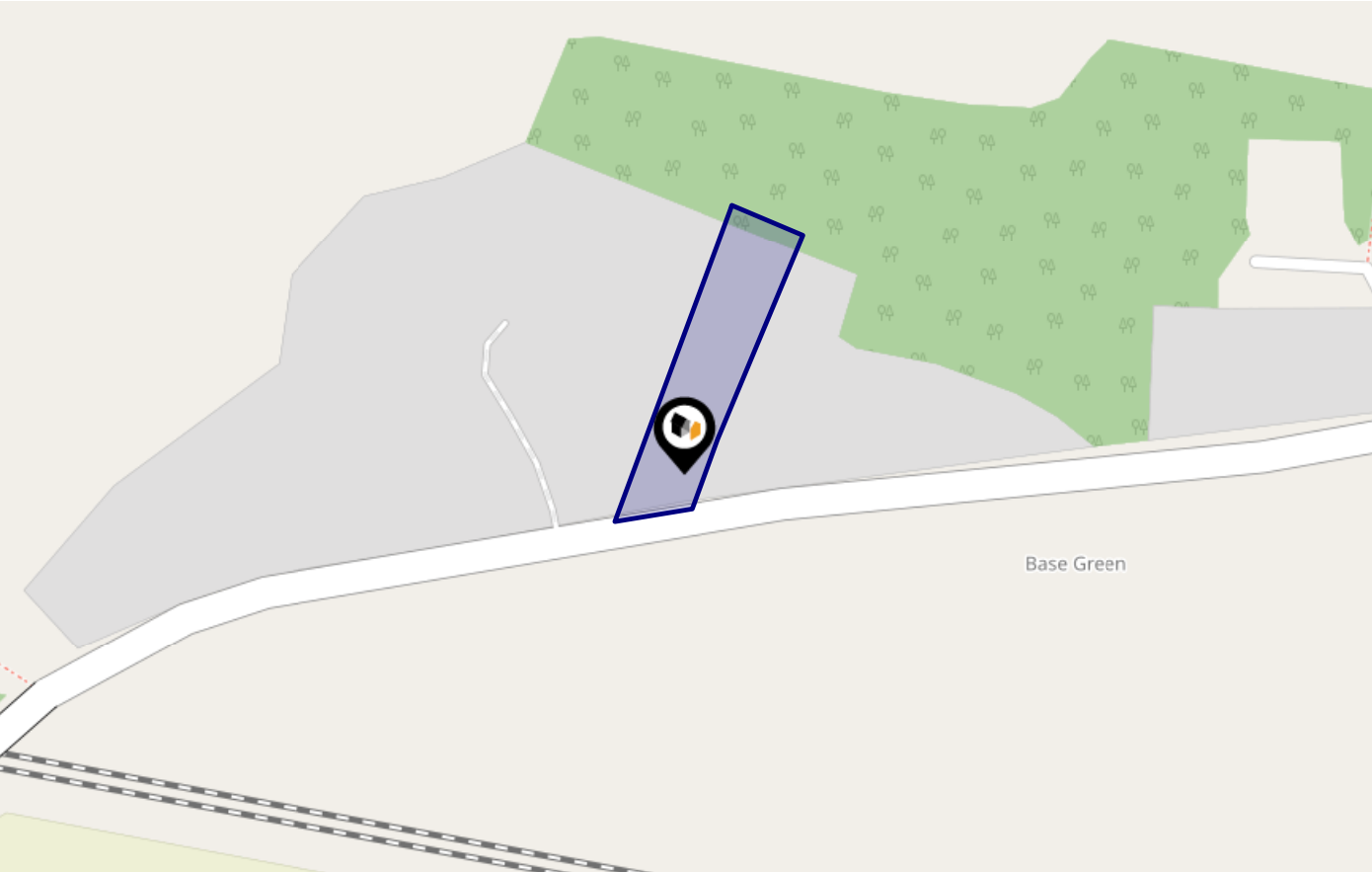
Chance of flooding to the following depths at this property:



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.

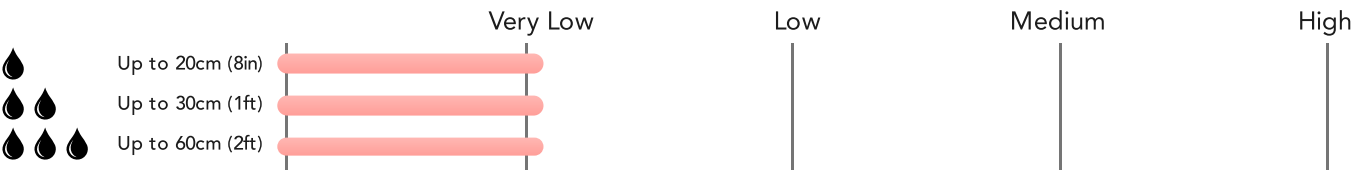


Risk Rating: Very low

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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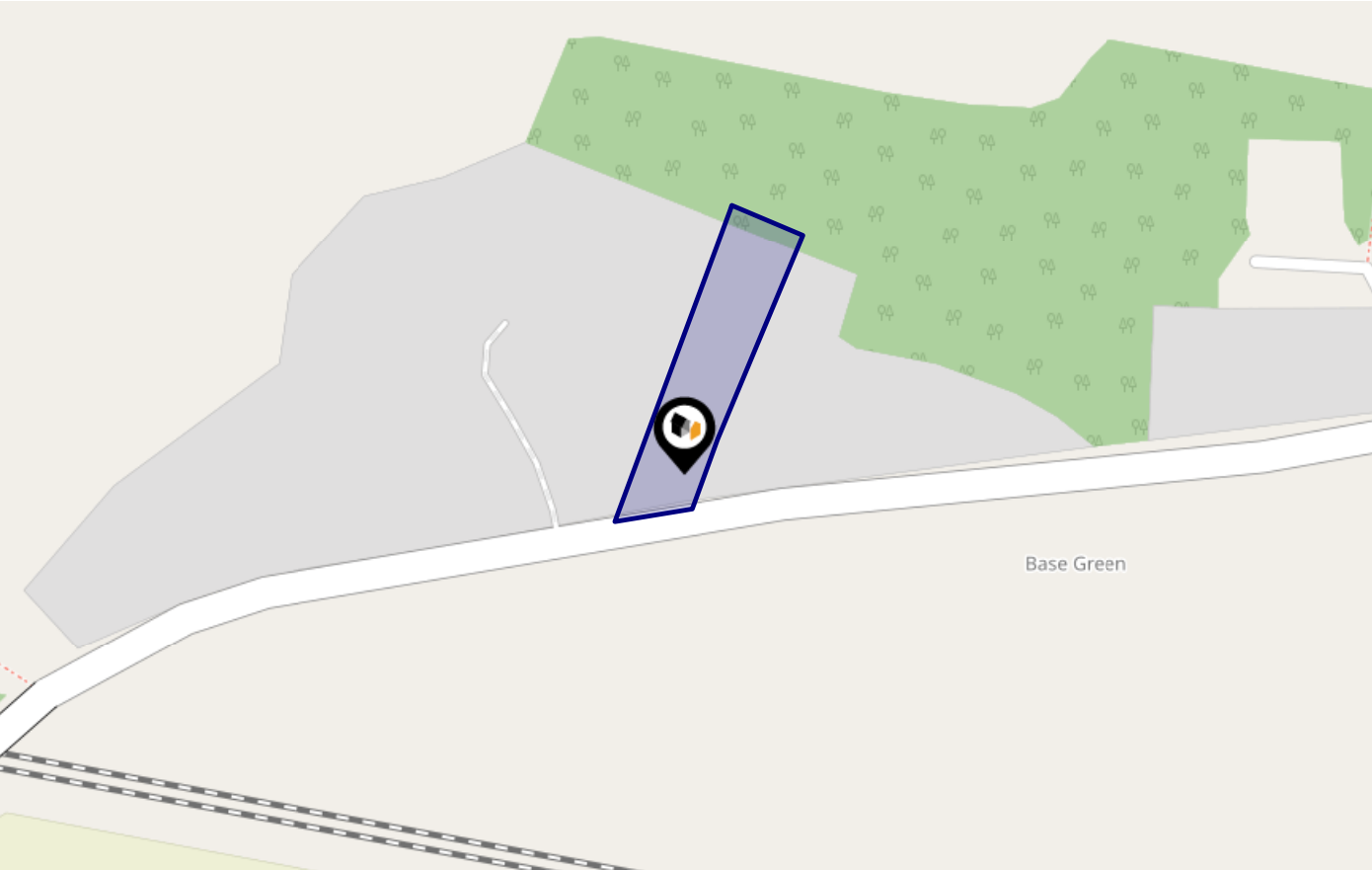
Chance of flooding to the following depths at this property:



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.

- 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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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

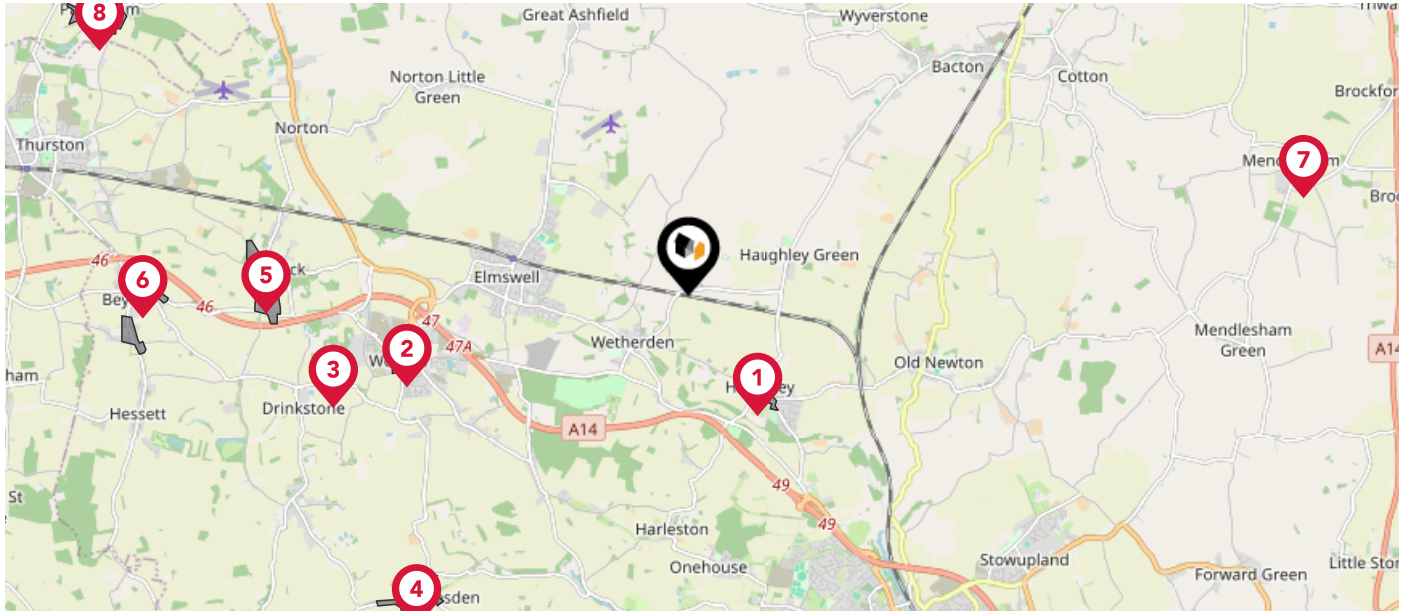
Chance of flooding to the following depths at this property:



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 | Haughley |
| 2 | Woolpit |
| 3 | Drinkstone Mills |
| 4 | Rattlesden |
| 5 | Tostock |
| 6 | Beyton |
| 7 | Mendlesham |
| 8 | Pakenham |

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	Haughley Park-Wetherden, Stowmarket	Historic Landfill
2	Warren Heath-Warren Heath, Wetherden	Historic Landfill
3	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill
4	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill
5	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill
6	Heath Road-Woolpit, Bury St Edmunds, Suffolk	Historic Landfill
7	Newton Road-Stowupland	Historic Landfill
8	Newton Road-Newton Road, Stowupland	Historic Landfill
9	42 Bury Road-Stowmarket	Historic Landfill
10	Rookery Farm-Drinkstone	Historic Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

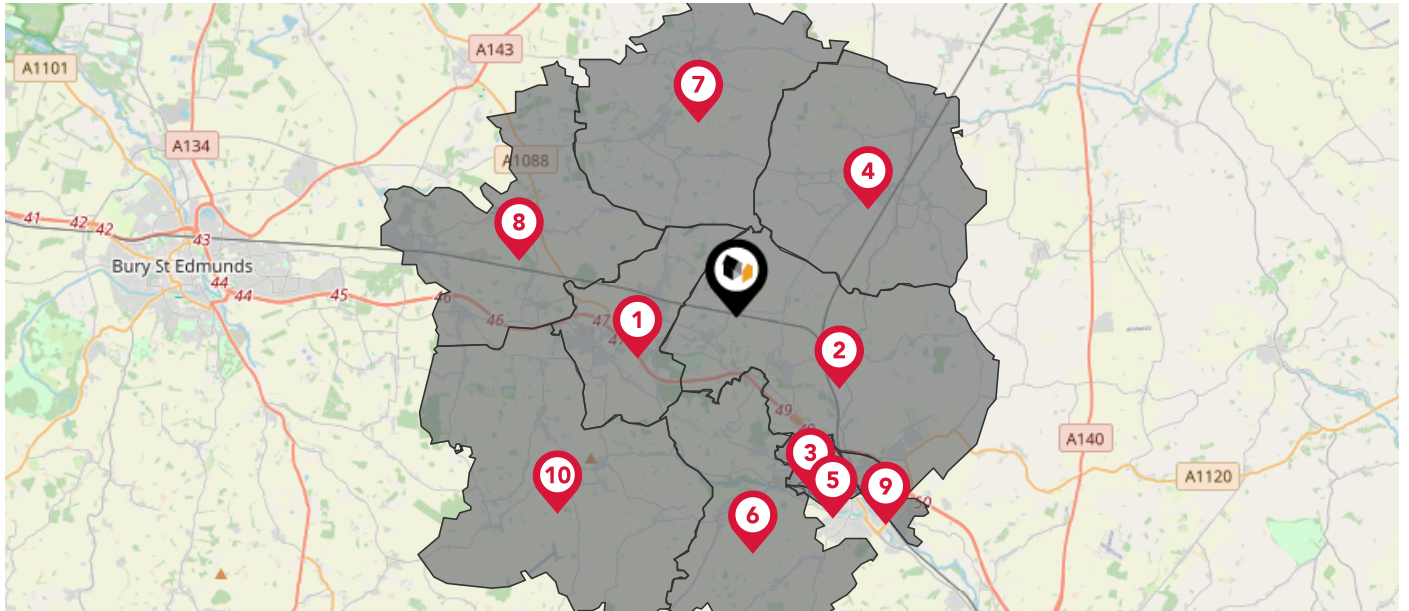
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Elmswell & Woolpit Ward



Haughley, Stowupland & Wetherden Ward



Chilton Ward



Bacton Ward



St. Peter's Ward



Onehouse Ward



Walsham-le-Willows Ward



Thurston Ward



Stow Thorney Ward



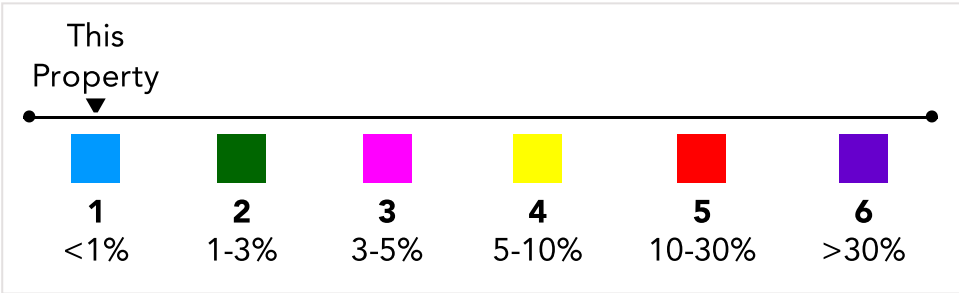
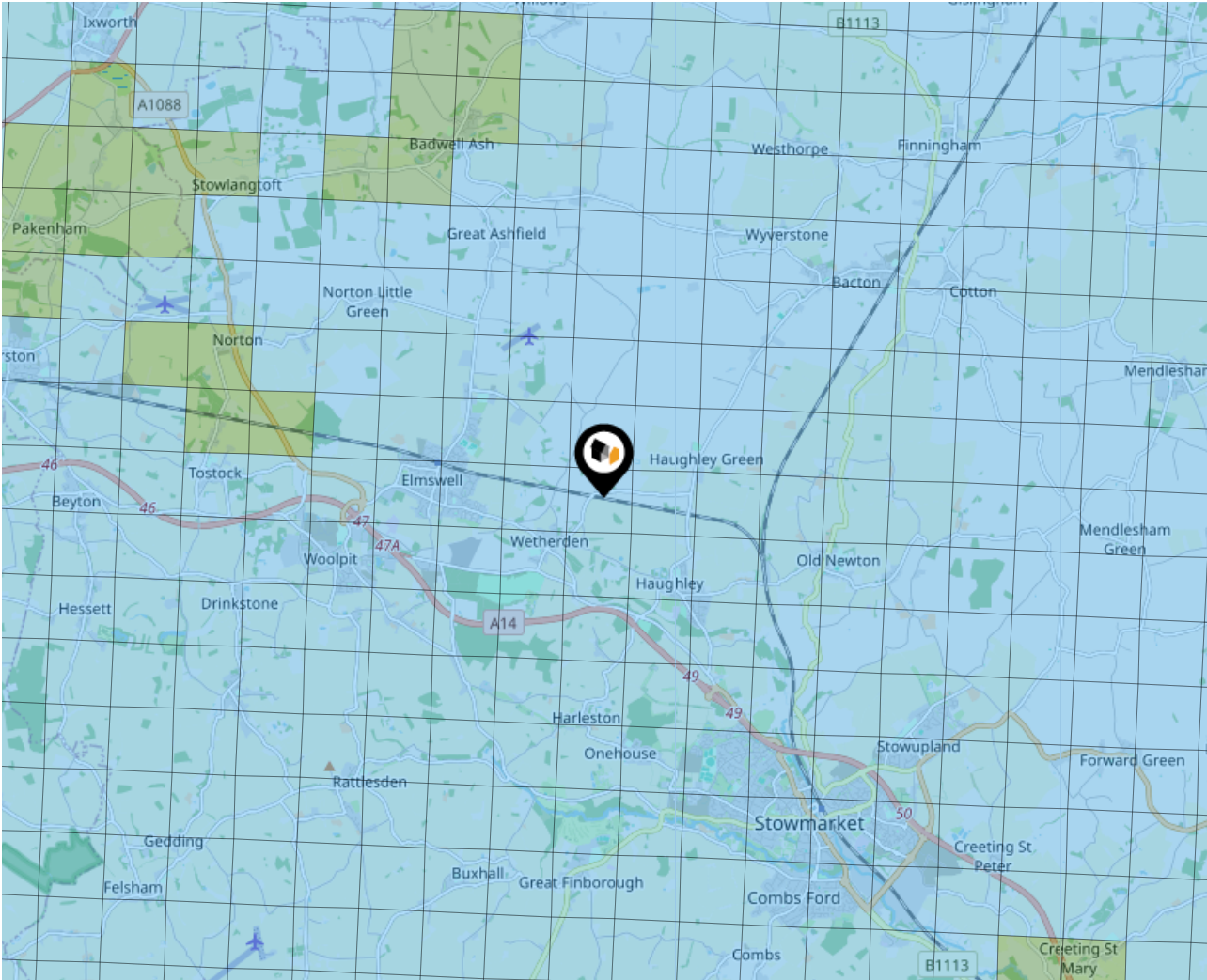
Rattlesden Ward

Environment

Radon Gas

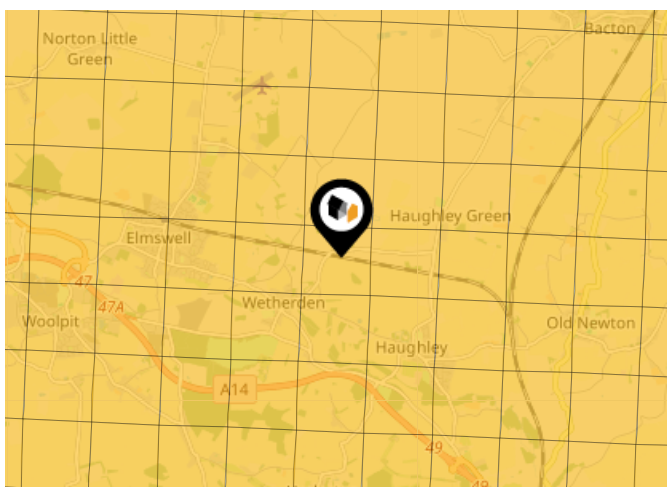
What is Radon?

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)

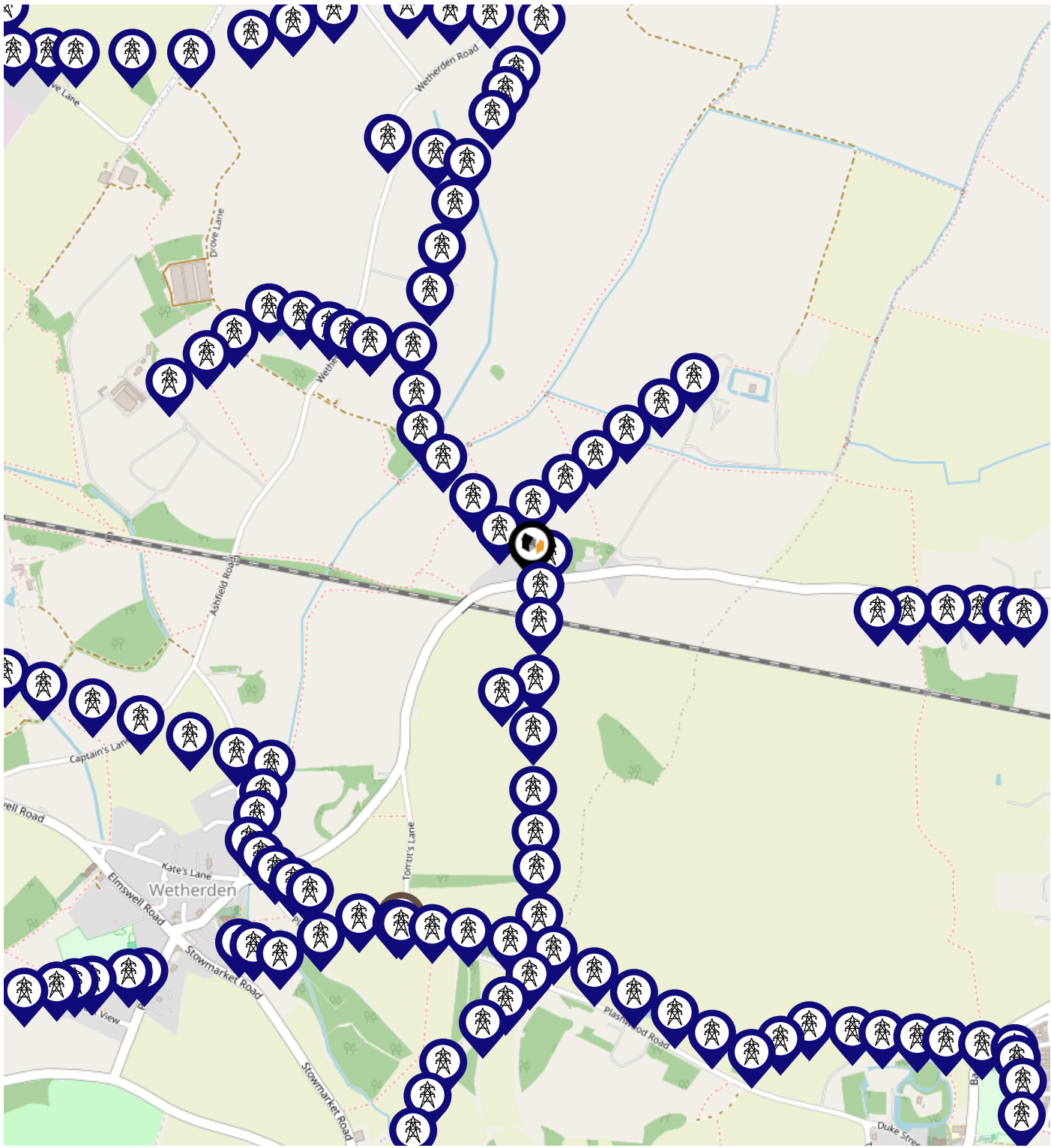
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



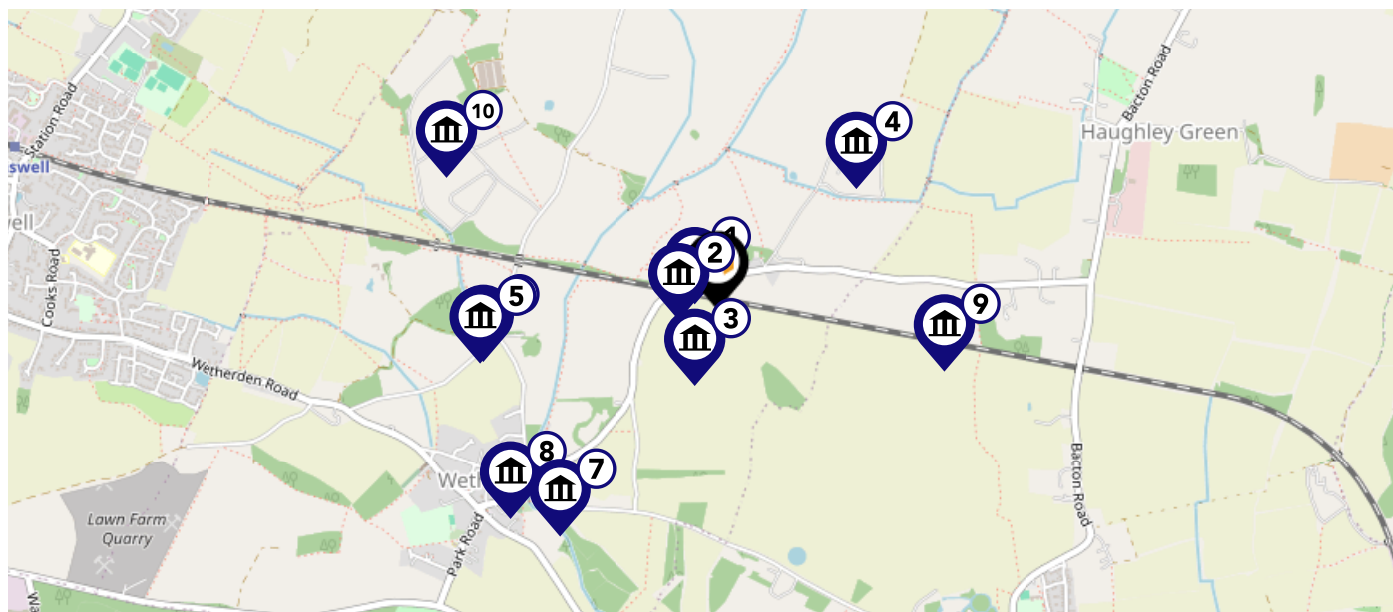
Key:











-  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...

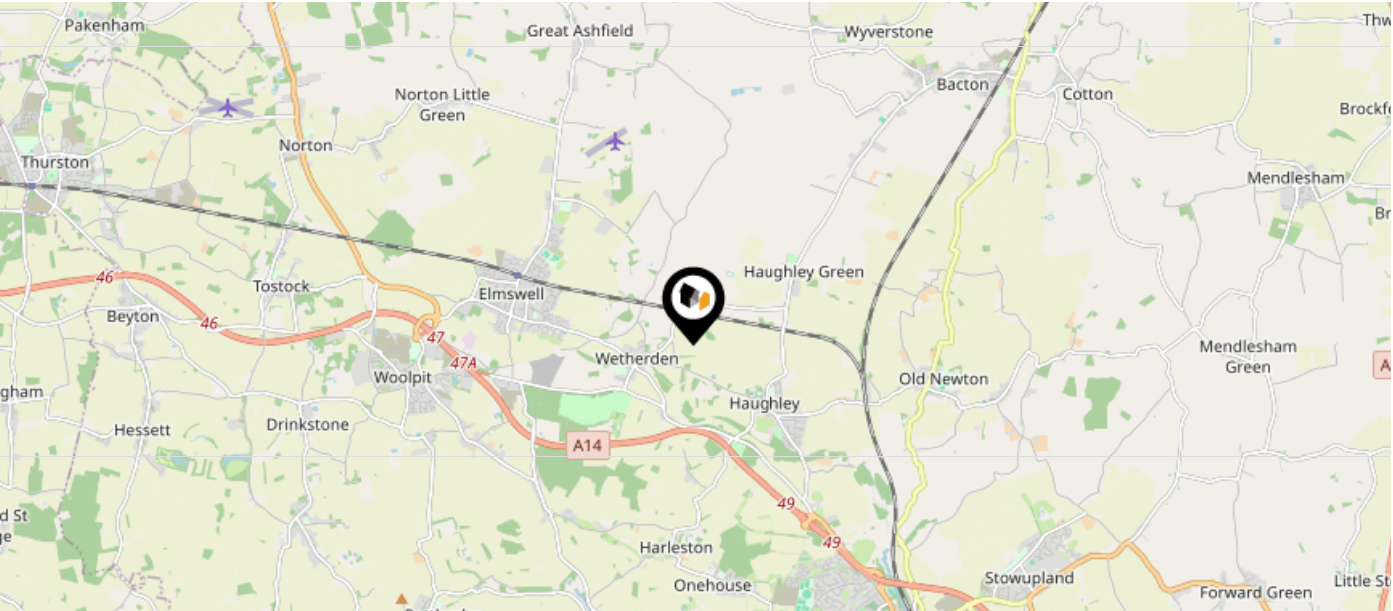


Listed Buildings in the local district		Grade	Distance
	1032669 - Meadow Croft	Grade II	0.0 miles
	1284643 - Batts Farmhouse	Grade II	0.1 miles
	1032668 - Rookyard Farmhouse	Grade II	0.2 miles
	1246334 - Wetherden Hall	Grade II	0.4 miles
	1032667 - Pound Cottage	Grade II	0.5 miles
	1182231 - Hunters Lodge	Grade II	0.5 miles
	1284552 - Grange Farmhouse	Grade II	0.6 miles
	1032630 - Chapel Cottage	Grade II	0.6 miles
	1032675 - House, 200 Metres West South West Of Green Farmhouse	Grade II	0.6 miles
	1352329 - Darshams Farmhouse	Grade II	0.7 miles

Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

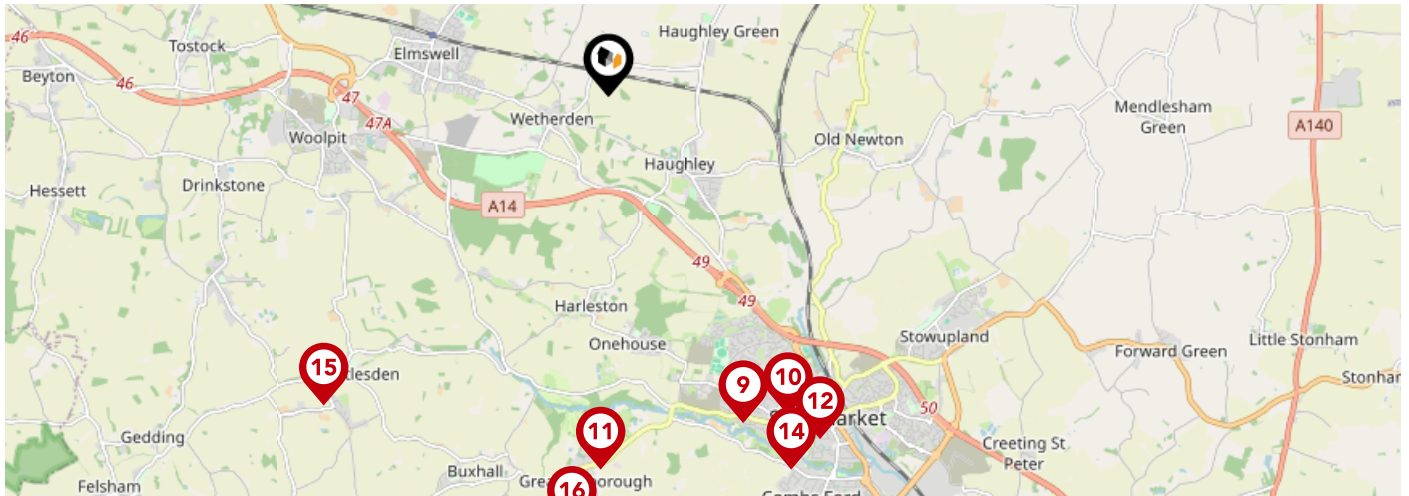
No data available.

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

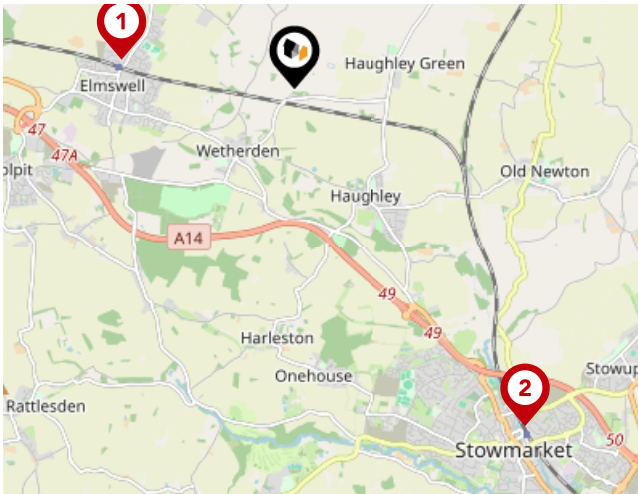
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:3.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Gable End Ofsted Rating: Good Pupils: 5 Distance:3.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Norton CEVC Primary School Ofsted Rating: Outstanding Pupils: 206 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Rattlesden Church of England Primary Academy Ofsted Rating: Good Pupils: 125 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

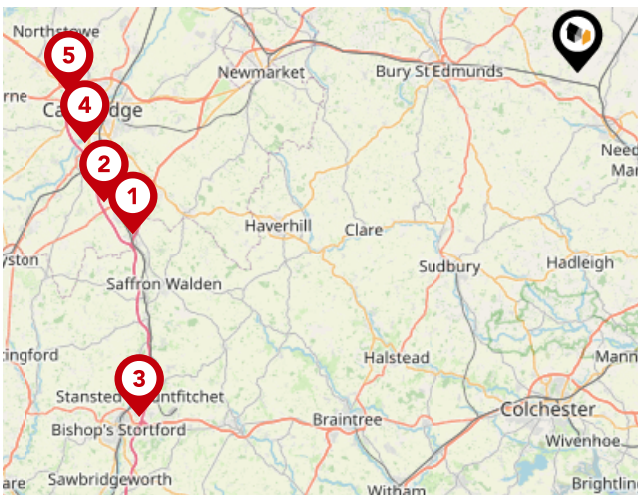
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	1.6 miles
2	Entrance1	3.72 miles
3	Entrance	6.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.5 miles
2	M11 J10	35.71 miles
3	M11 J8	40.66 miles
4	M11 J11	36.27 miles
5	M11 J13	37 miles

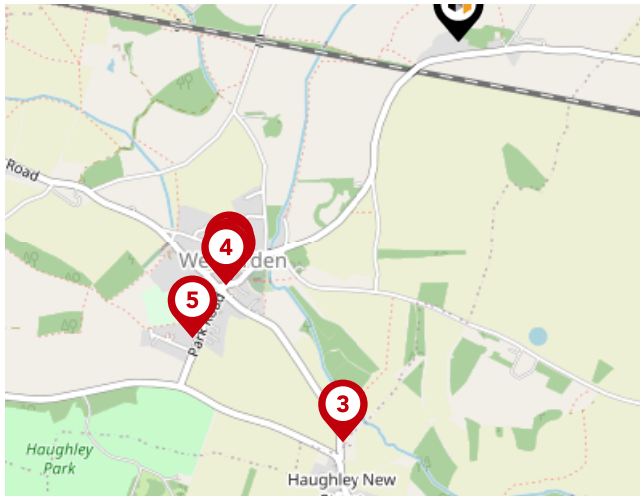


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	33.15 miles
2	Southend-on-Sea	47.21 miles
3	Stansted Airport	37.75 miles
4	Cambridge	32.92 miles

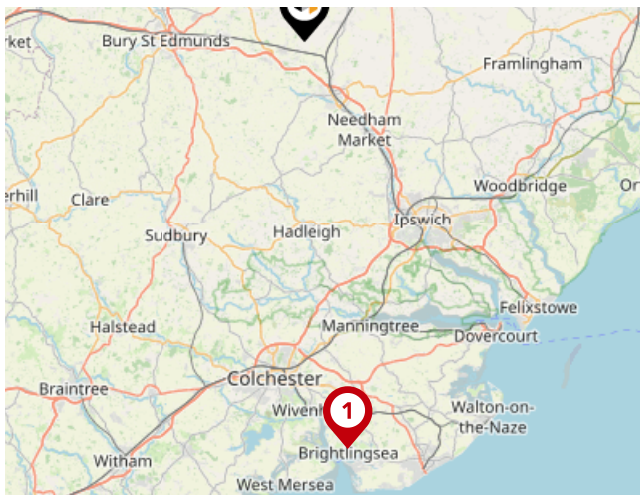
Area

Transport (Local)



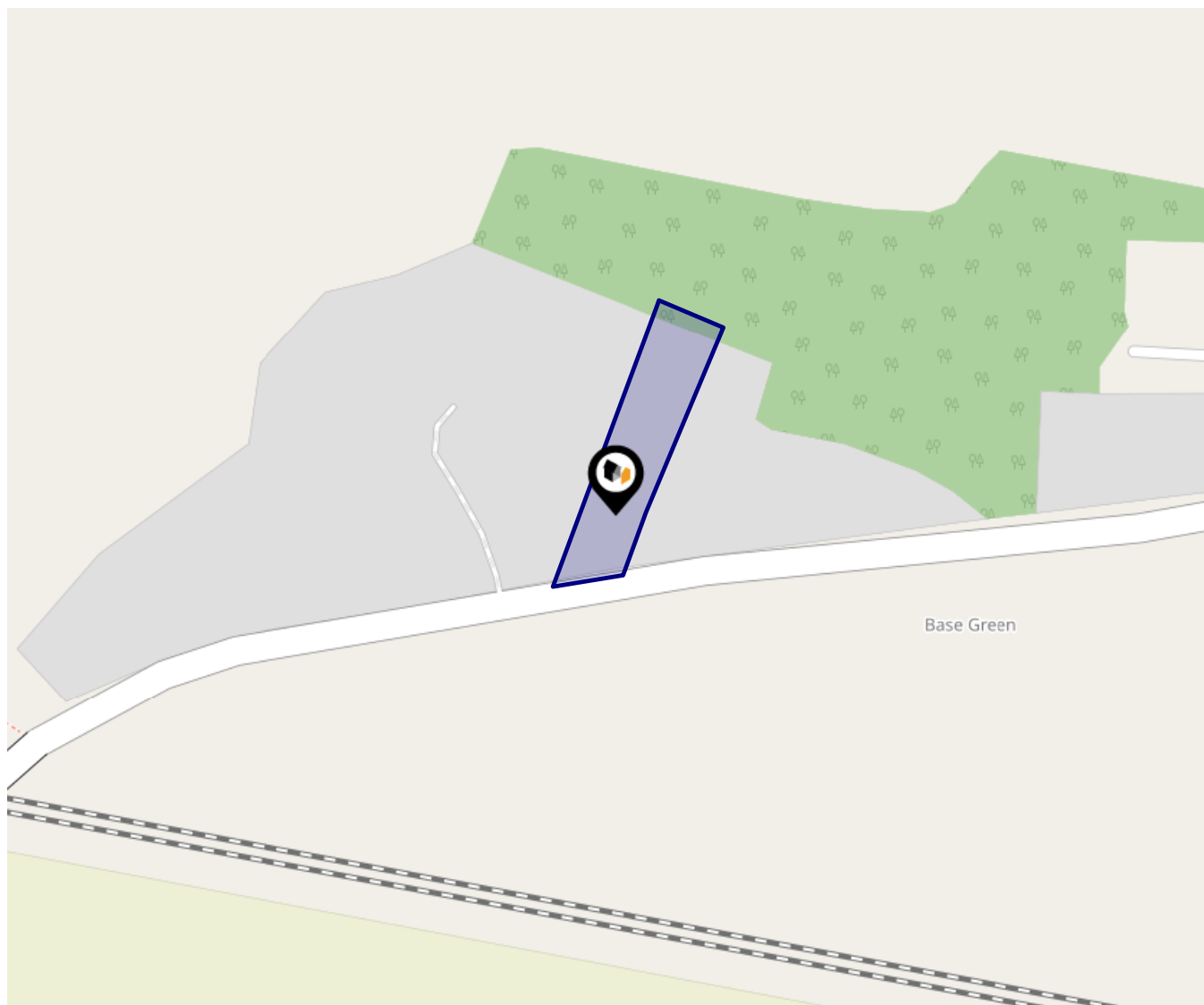
Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.75 miles
2	Primary School	0.74 miles
3	Brick Wall Farm	0.95 miles
4	Maypole	0.76 miles
5	Park View	0.91 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	29.82 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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