

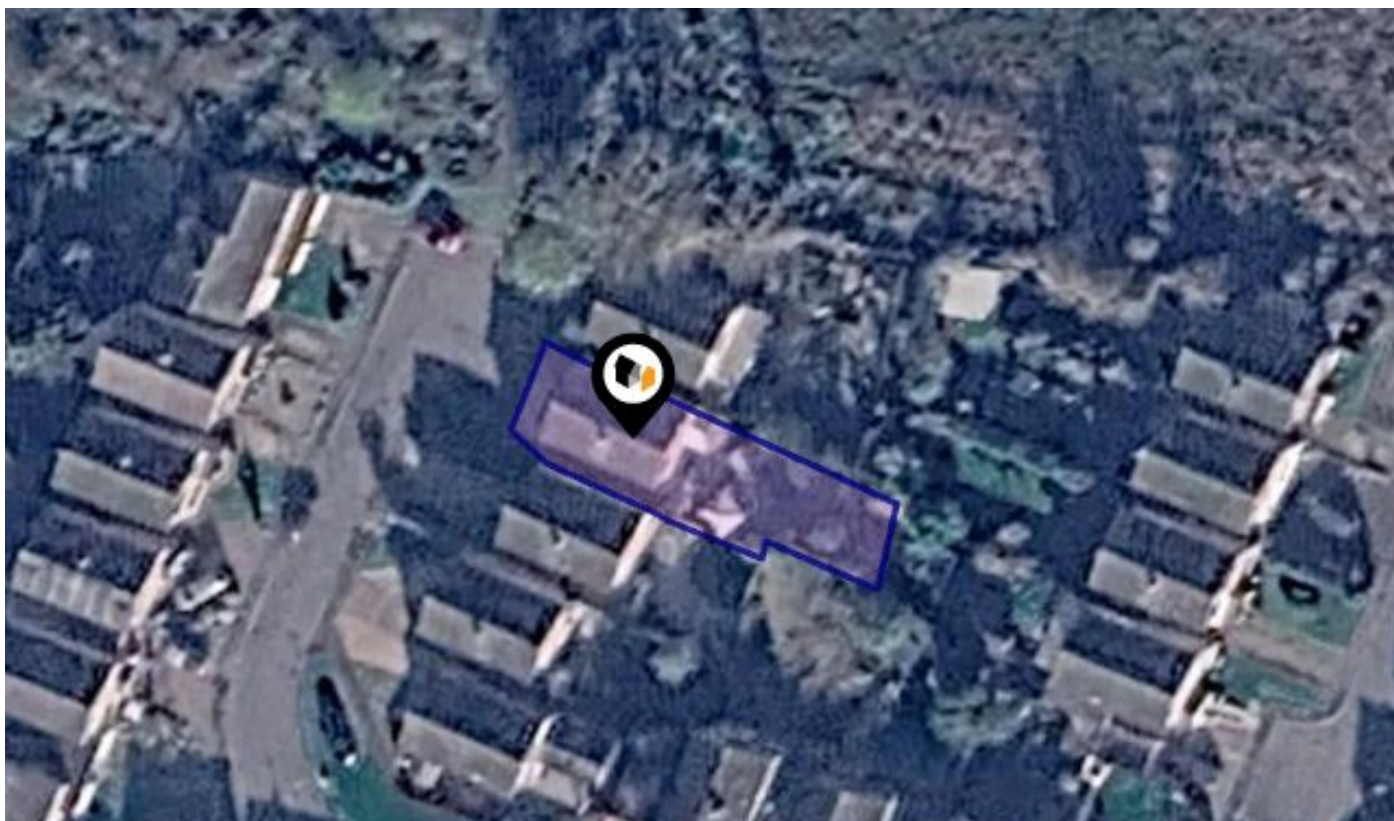


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Thursday 18th June 2026**



**16, CHURCH VIEW, HAUGHLEY, STOWMARKET, IP14 3NU**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

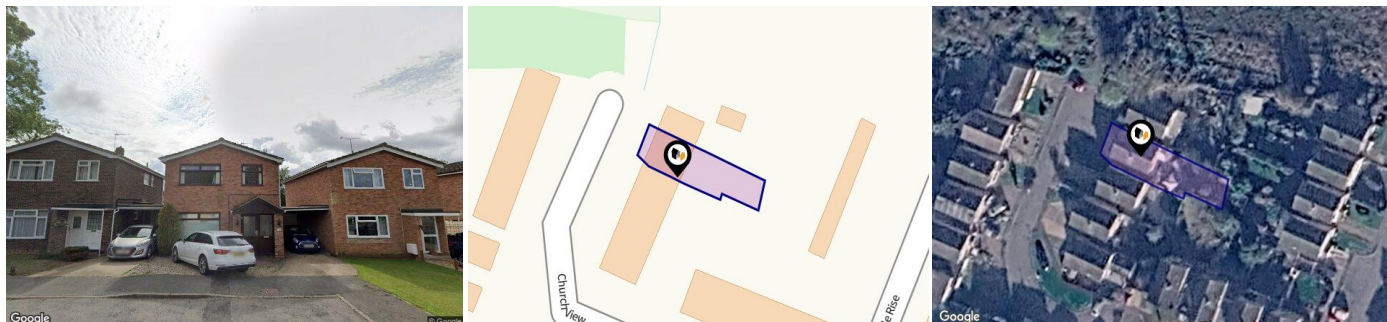
01449 768854

matt@mlproperty.co.uk

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# Property Overview



## Property

|                               |                                            |                           |                     |
|-------------------------------|--------------------------------------------|---------------------------|---------------------|
| <b>Type:</b>                  | Detached                                   | <b>Tenure:</b>            | Freehold            |
| <b>Bedrooms:</b>              | 4                                          | <b>Latest FENSA Work:</b> | 15/08/2011 - 1 door |
| <b>Floor Area:</b>            | 1,194 ft <sup>2</sup> / 111 m <sup>2</sup> |                           |                     |
| <b>Plot Area:</b>             | 0.07 acres                                 |                           |                     |
| <b>Year Built :</b>           | 1976-1982                                  |                           |                     |
| <b>Council Tax :</b>          | Band D                                     |                           |                     |
| <b>Annual Estimate:</b>       | £2,317                                     |                           |                     |
| <b>Title Number:</b>          | SK433938                                   |                           |                     |
| <b>UPRN:</b>                  | 100091089916                               |                           |                     |
| <b>Restrictive Covenants:</b> | No                                         |                           |                     |

## Local Area

|                           |          |                                                                         |                   |                  |
|---------------------------|----------|-------------------------------------------------------------------------|-------------------|------------------|
| <b>Local Authority:</b>   | Suffolk  | <b>Estimated Broadband Speeds</b><br>(Standard - Superfast - Ultrafast) |                   |                  |
| <b>Conservation Area:</b> | No       |                                                                         |                   |                  |
| <b>Flood Risk:</b>        |          |                                                                         |                   |                  |
| ● Rivers & Seas           | Very low | <b>3</b><br>mb/s                                                        | <b>72</b><br>mb/s | <b>-</b><br>mb/s |
| ● Surface Water           | Very low |                                                                         |                   |                  |



**Mobile Coverage:**  
(based on calls indoors)



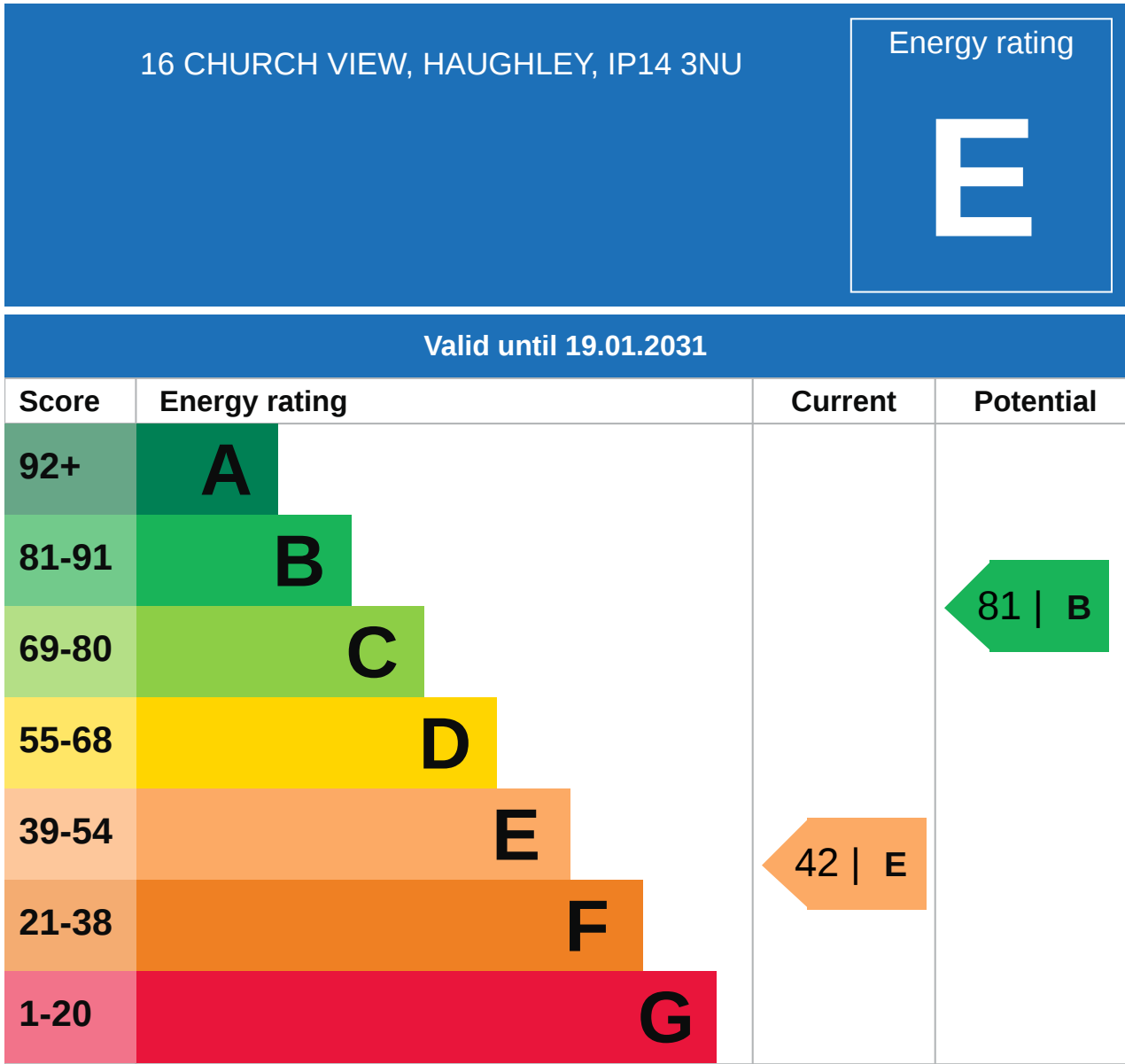
**Satellite/Fibre TV Availability:**



Planning records for: **3 Church View Haughley Stowmarket Suffolk IP14 3NU**

| Reference - DC/18/00299 |                                                                                         |
|-------------------------|-----------------------------------------------------------------------------------------|
| Decision:               | Granted                                                                                 |
| Date:                   | 18th January 2018                                                                       |
| Description:            | Householder Planning Application for alterations to provide a ground floor garden room. |

# Property EPC - Certificate



# Property

## EPC - Additional Data



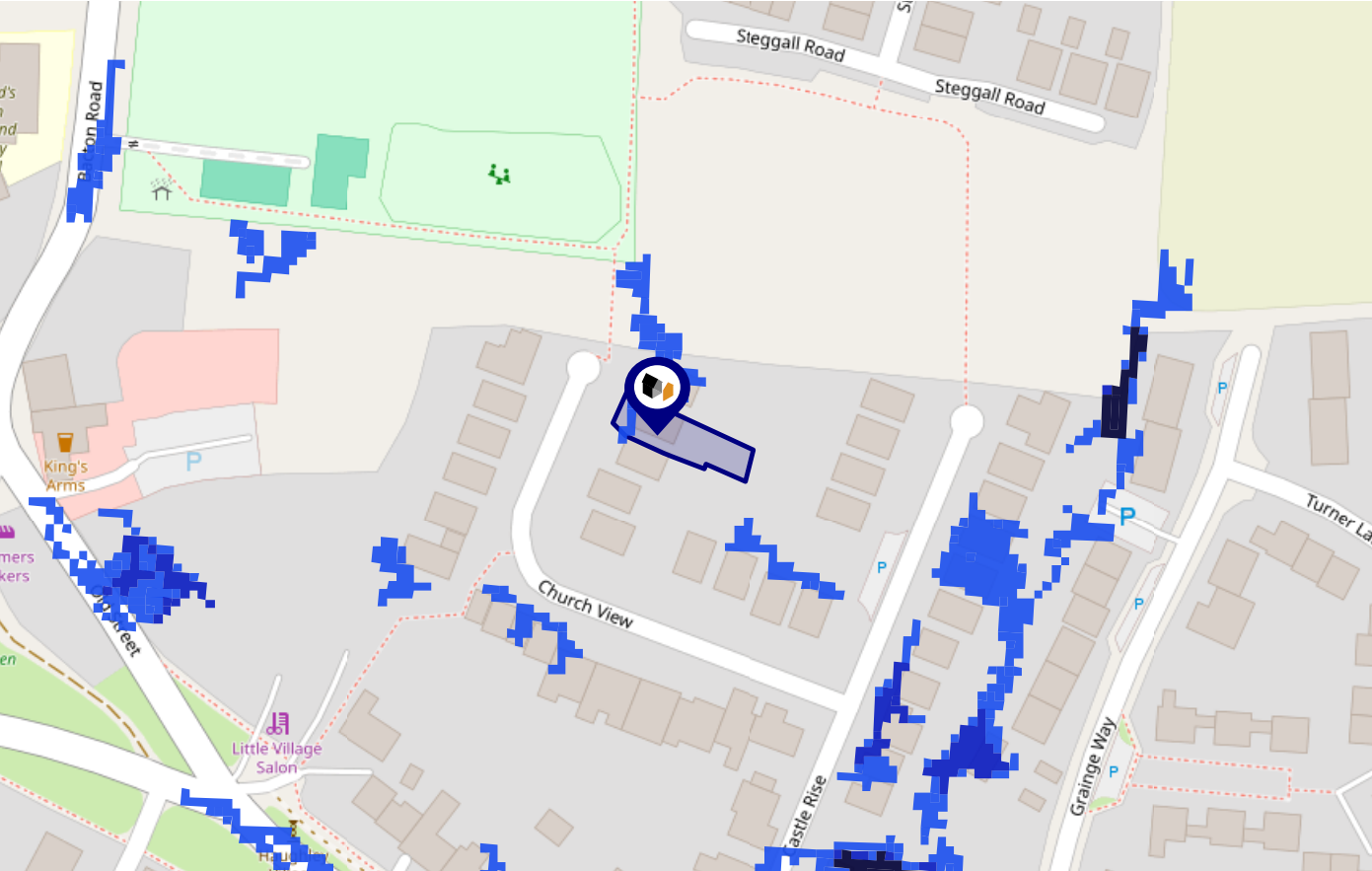
### Additional EPC Data

|                                     |                                                     |
|-------------------------------------|-----------------------------------------------------|
| <b>Property Type:</b>               | House                                               |
| <b>Build Form:</b>                  | Detached                                            |
| <b>Transaction Type:</b>            | Rental                                              |
| <b>Energy Tariff:</b>               | Off-peak 7 hour                                     |
| <b>Main Fuel:</b>                   | Oil (not community)                                 |
| <b>Main Gas:</b>                    | No                                                  |
| <b>Glazing Type:</b>                | Double glazing, unknown install date                |
| <b>Previous Extension:</b>          | 0                                                   |
| <b>Open Fireplace:</b>              | 0                                                   |
| <b>Ventilation:</b>                 | Natural                                             |
| <b>Walls:</b>                       | Cavity wall, as built, partial insulation (assumed) |
| <b>Walls Energy:</b>                | Average                                             |
| <b>Roof:</b>                        | Pitched, 150 mm loft insulation                     |
| <b>Roof Energy:</b>                 | Good                                                |
| <b>Main Heating:</b>                | Boiler and radiators, oil                           |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                         |
| <b>Hot Water System:</b>            | From main system, no cylinder thermostat            |
| <b>Hot Water Energy Efficiency:</b> | Very Poor                                           |
| <b>Lighting:</b>                    | Low energy lighting in 47% of fixed outlets         |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                      |
| <b>Total Floor Area:</b>            | 111 m <sup>2</sup>                                  |

# 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.

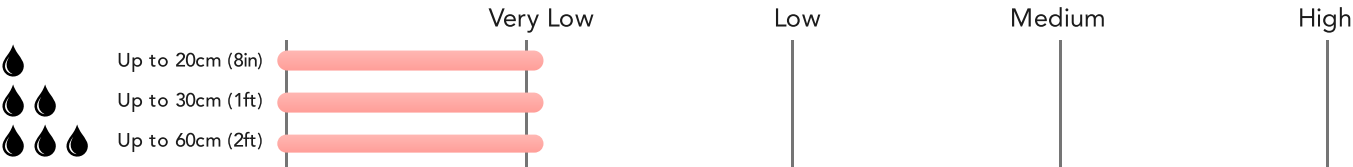


Risk Rating: Very low

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.

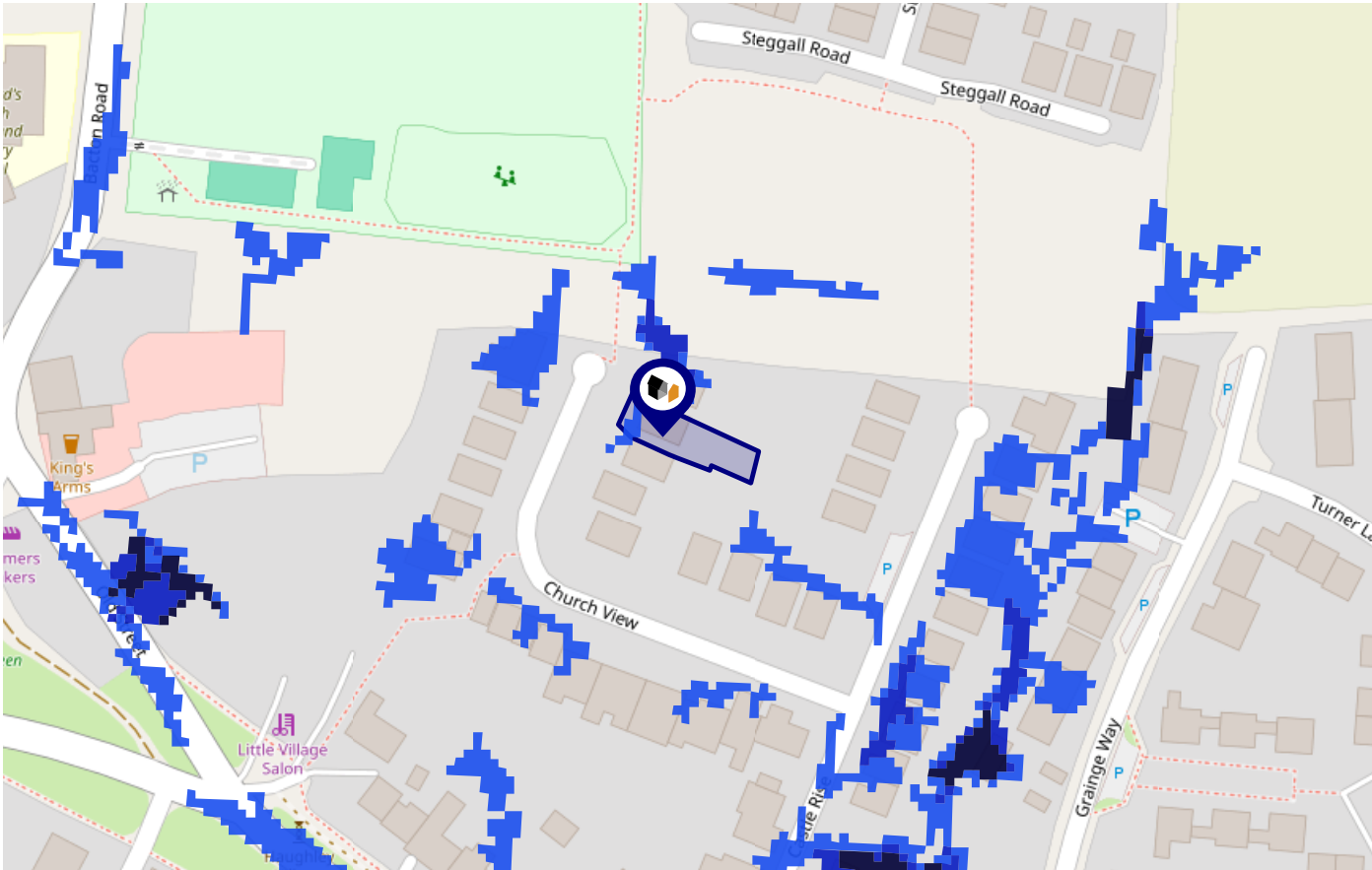
Chance of flooding to the following depths at this property:



# 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.

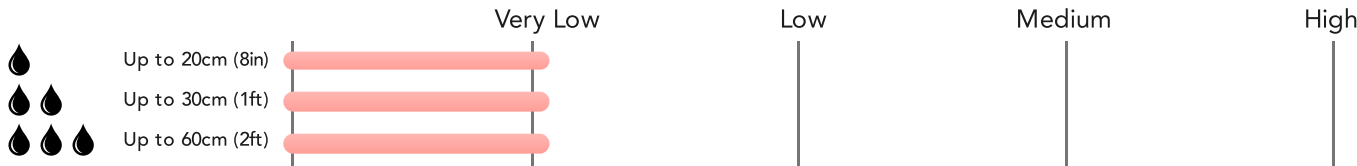


**Risk Rating:** Very low

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.

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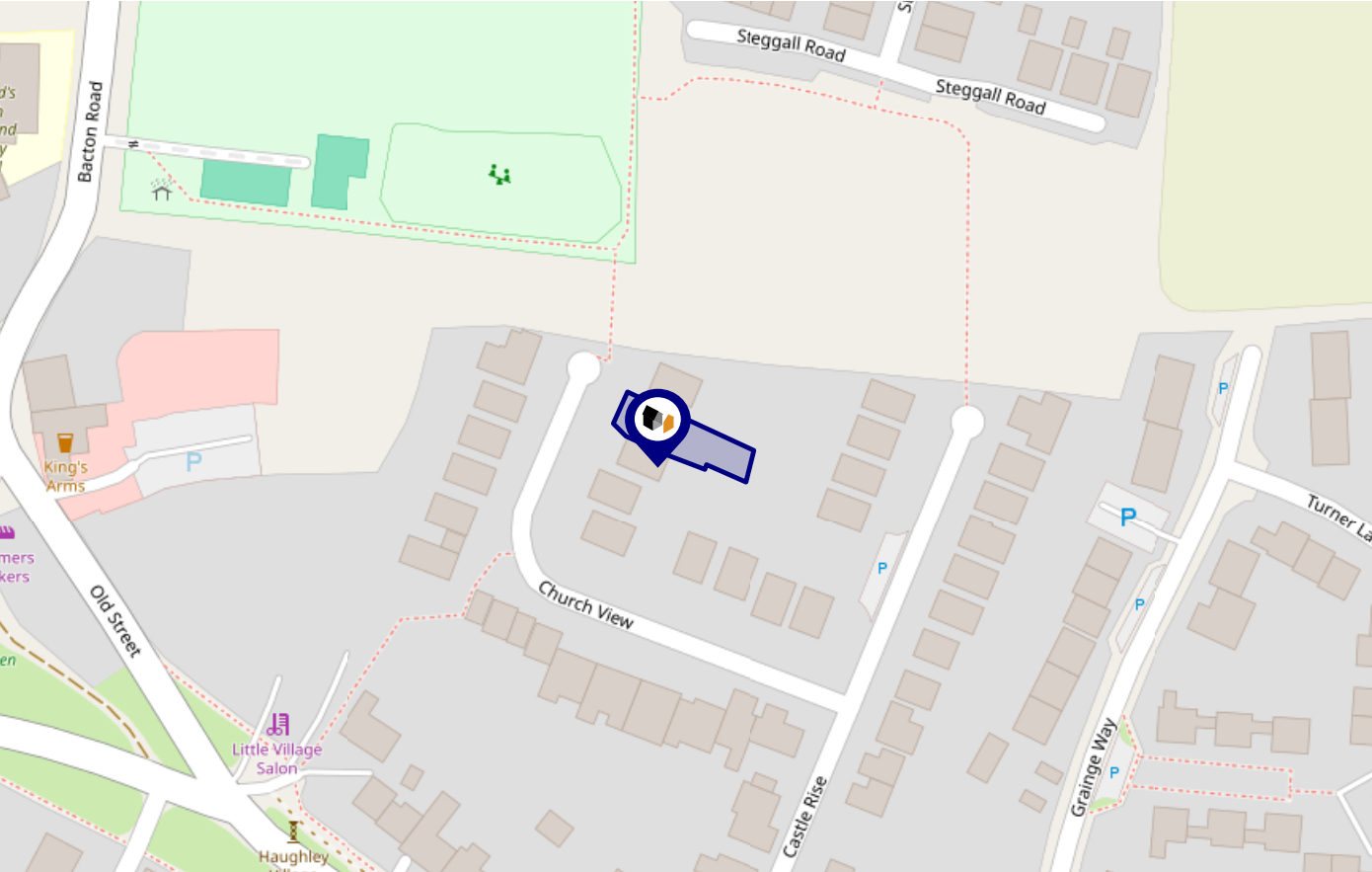
Chance of flooding to the following depths at this property:



# 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.

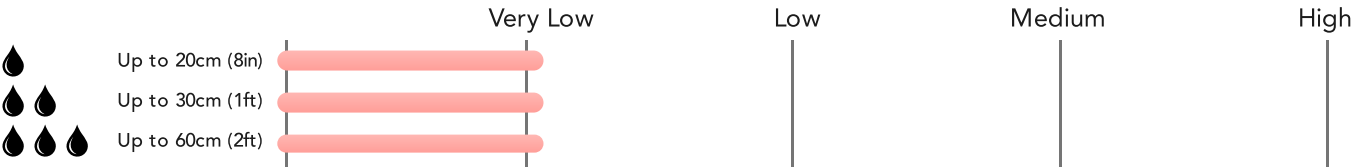


Risk Rating: Very low

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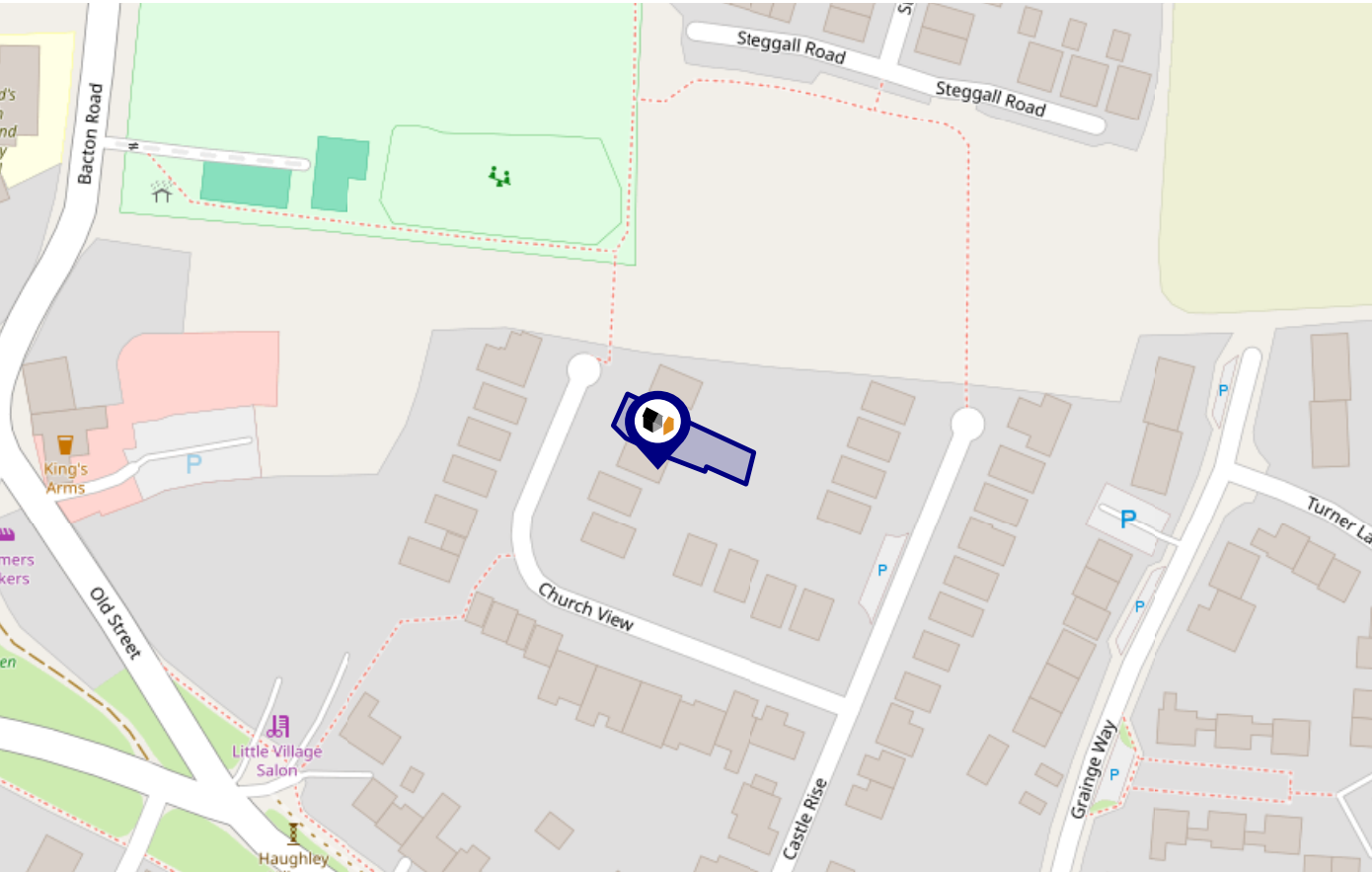
Chance of flooding to the following depths at this property:



# 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.

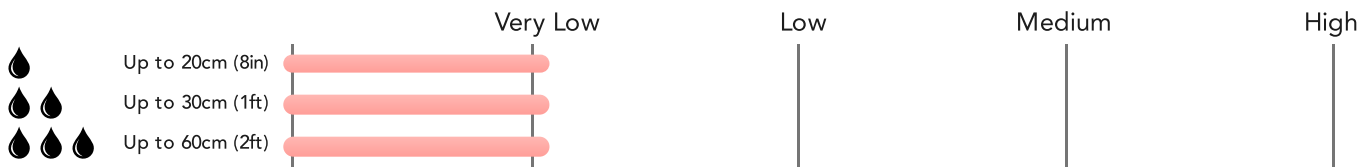


Risk Rating: Very low

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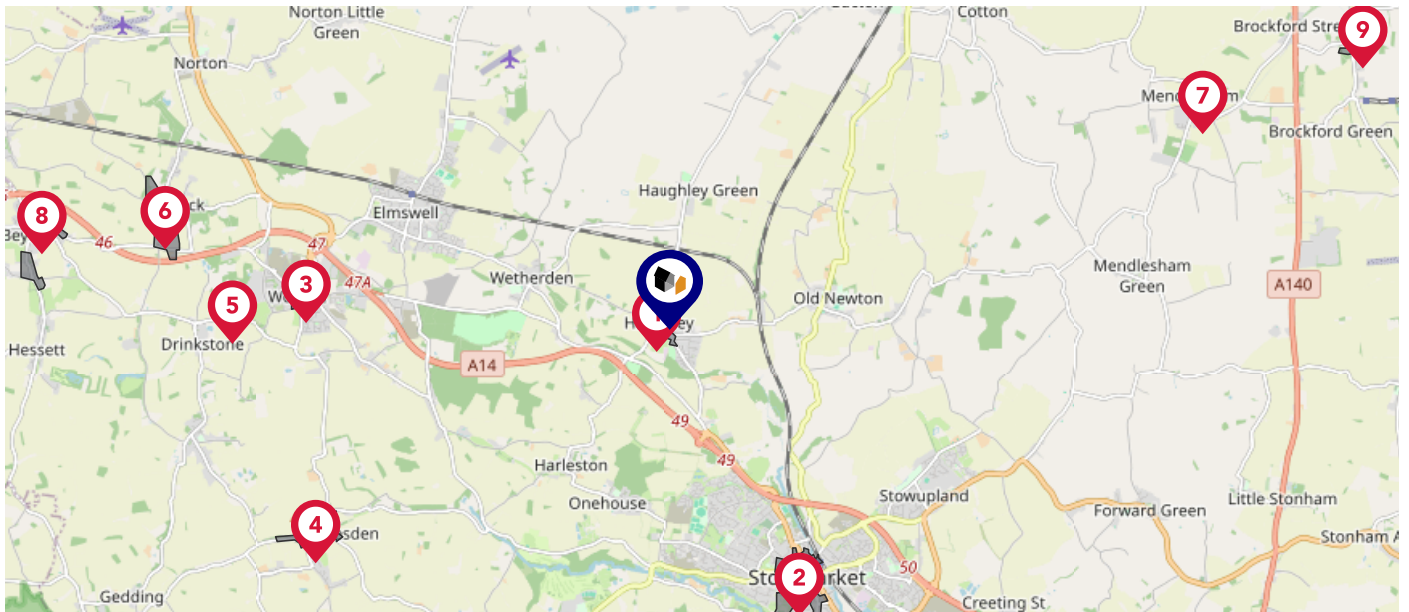
Chance of flooding to the following depths at this property:



# 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.



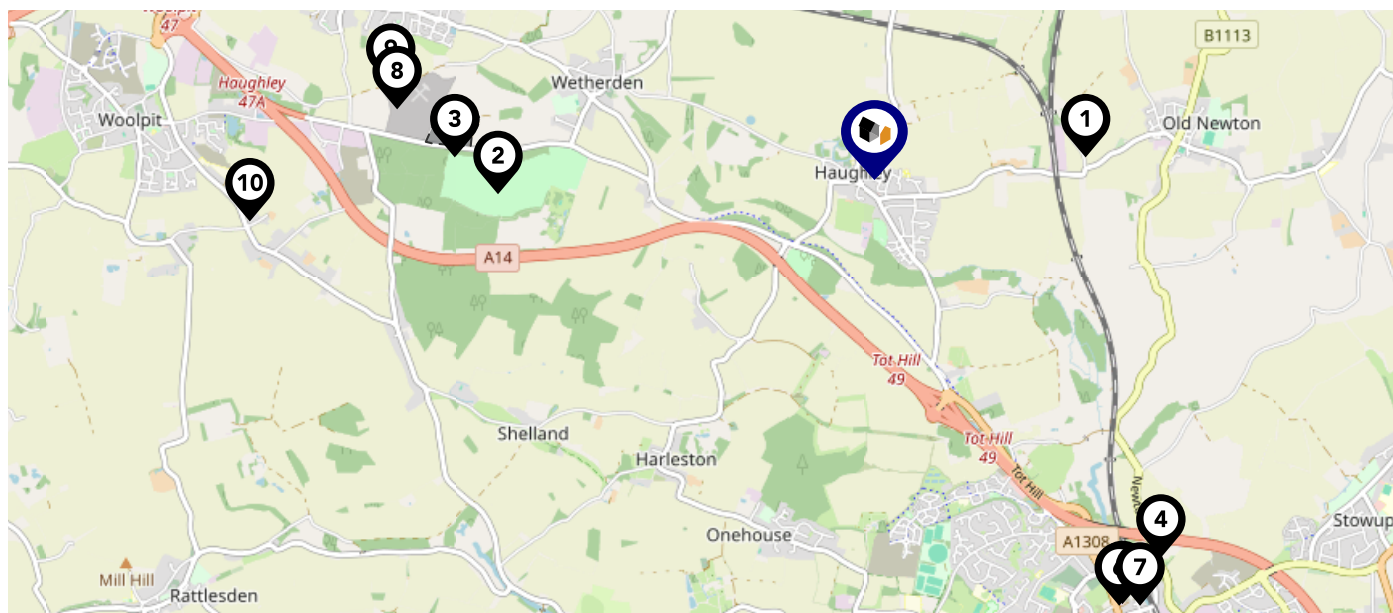
### Nearby Conservation Areas

- |   |                  |
|---|------------------|
| 1 | Haughley         |
| 2 | Stowmarket       |
| 3 | Woolpit          |
| 4 | Rattlesden       |
| 5 | Drinkstone Mills |
| 6 | Tostock          |
| 7 | Mendlesham       |
| 8 | Beyton           |
| 9 | Wetheringsett    |

# 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.



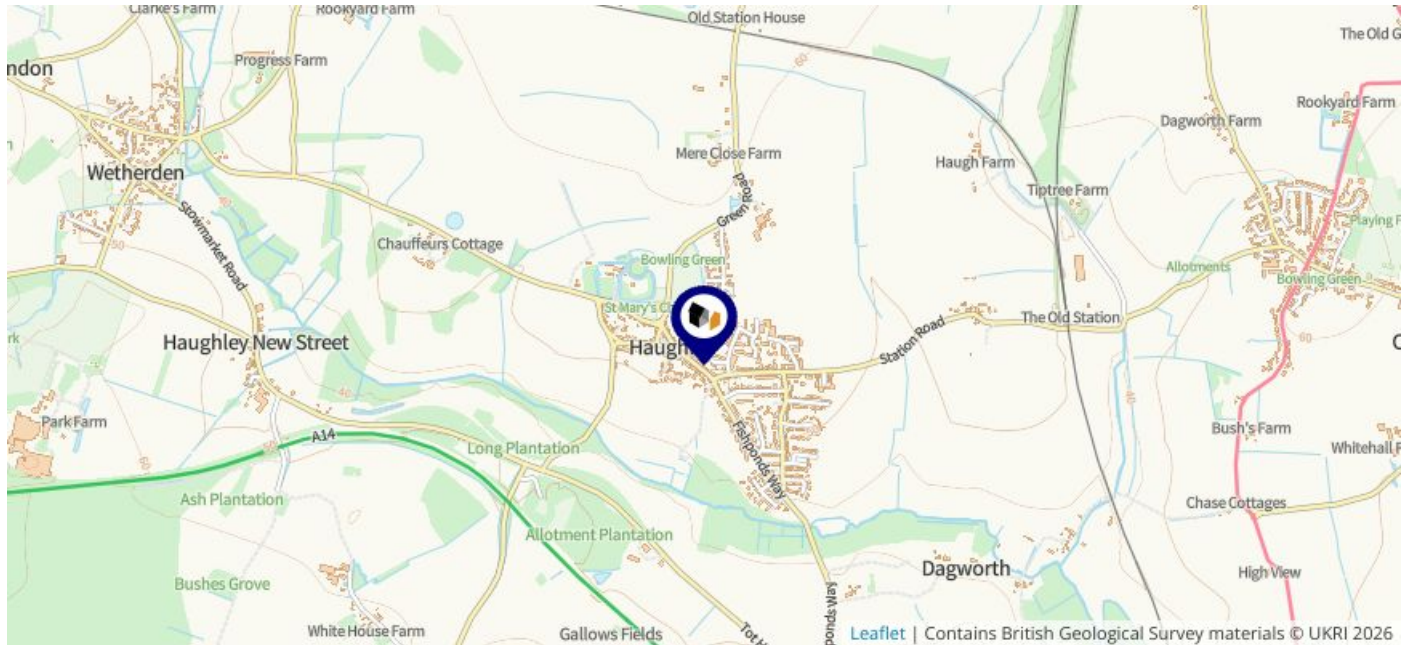
### Nearby Landfill Sites

|    |                                                    |                   |  |
|----|----------------------------------------------------|-------------------|--|
| 1  | Dagworth Farm-Dagworth Farm, Old Newton            | Historic Landfill |  |
| 2  | Haughley Park-Wetherden, Stowmarket                | Historic Landfill |  |
| 3  | Warren Heath-Warren Heath, Wetherden               | Historic Landfill |  |
| 4  | Newton Road-Stowupland                             | Historic Landfill |  |
| 5  | Newton Road-Newton Road, Stowupland                | Historic Landfill |  |
| 6  | 42 Bury Road-Stowmarket                            | Historic Landfill |  |
| 7  | Newton Road-Newton Road, Stowupland                | Historic Landfill |  |
| 8  | Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk      | Historic Landfill |  |
| 9  | Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk | Historic Landfill |  |
| 10 | Heath Road-Woolpit, Bury St Edmunds, Suffolk       | Historic Landfill |  |

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

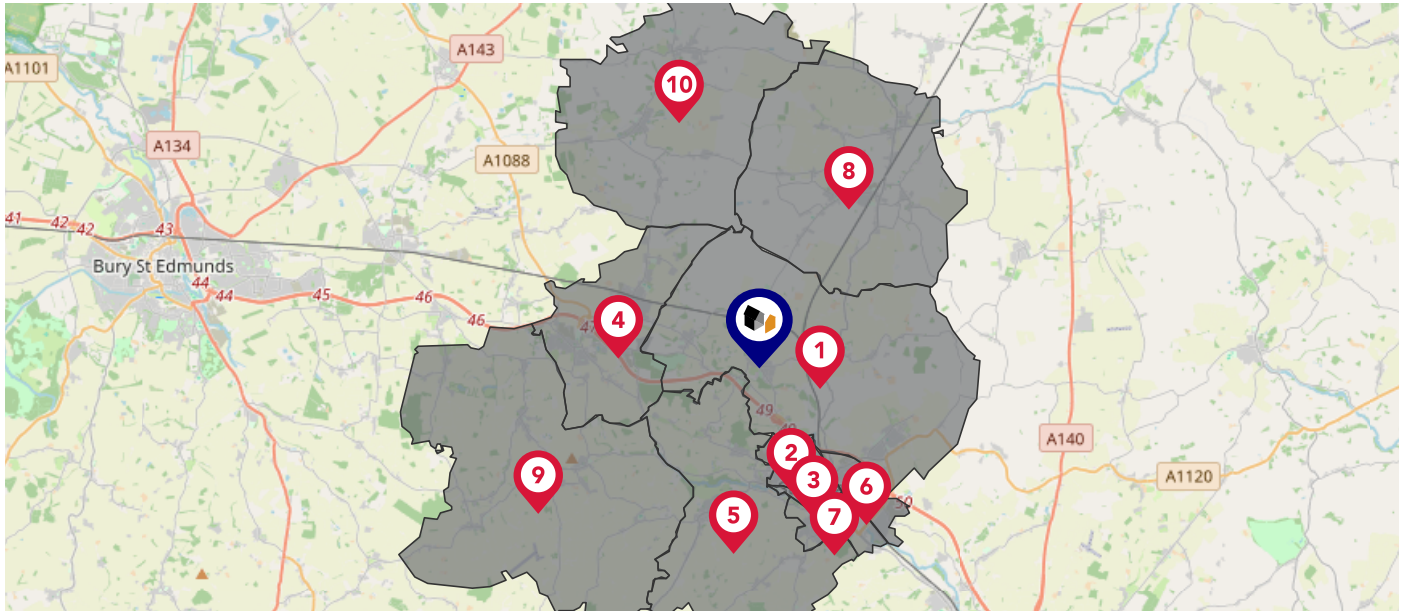
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

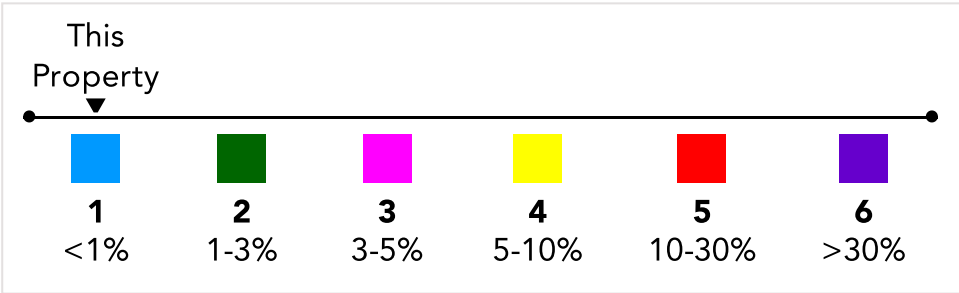
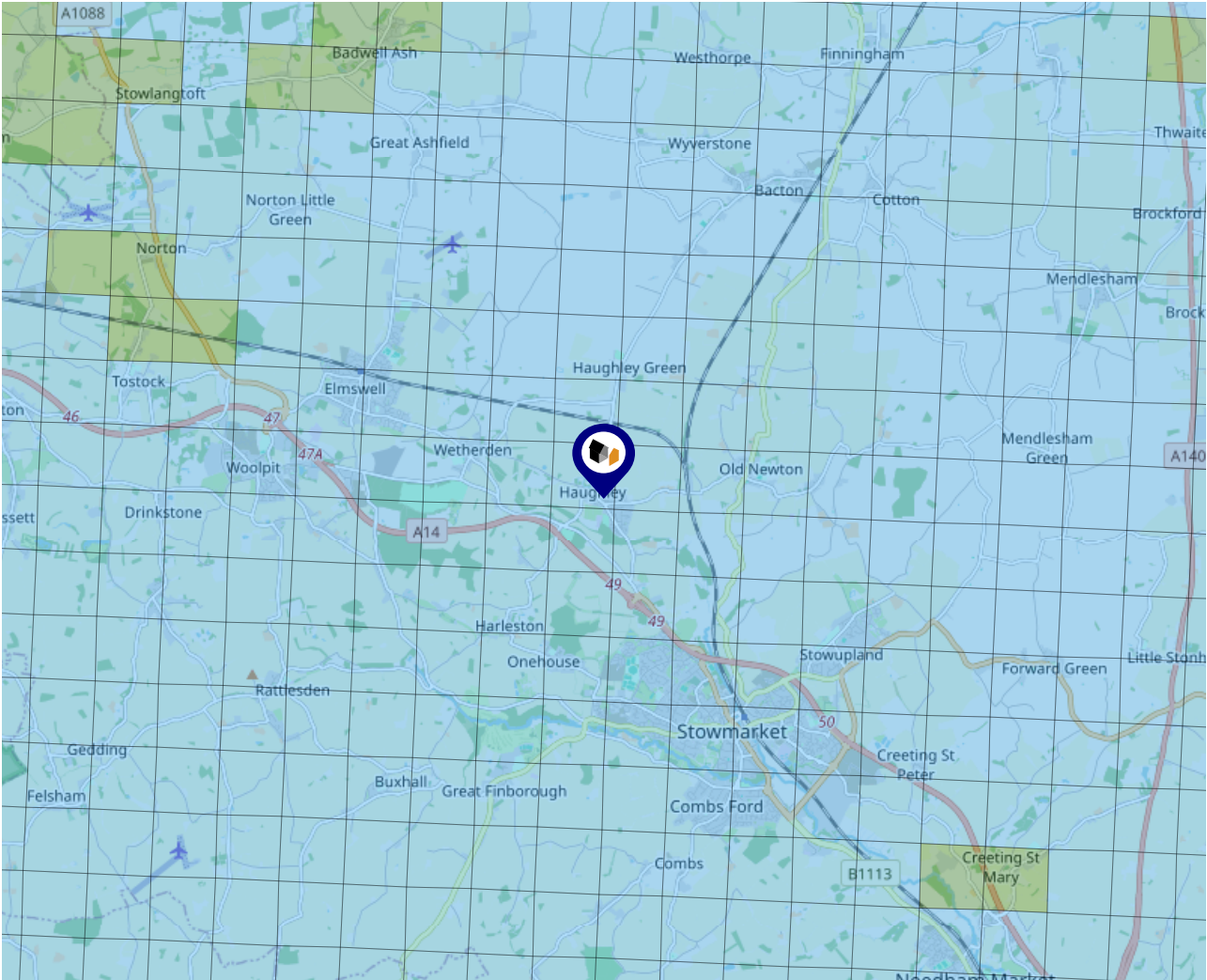
-  Haughley, Stowupland & Wetherden Ward
-  Chilton Ward
-  St. Peter's Ward
-  Elmswell & Woolpit Ward
-  Onehouse Ward
-  Stow Thorney Ward
-  Combs Ford Ward
-  Bacton Ward
-  Rattlesden Ward
-  Walsham-le-Willows Ward

# Environment

## Radon Gas

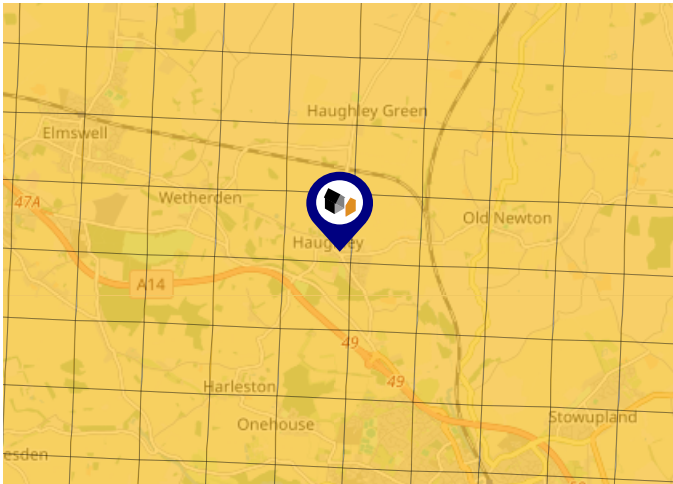
### What is Radon?

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/m<sup>3</sup>).



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

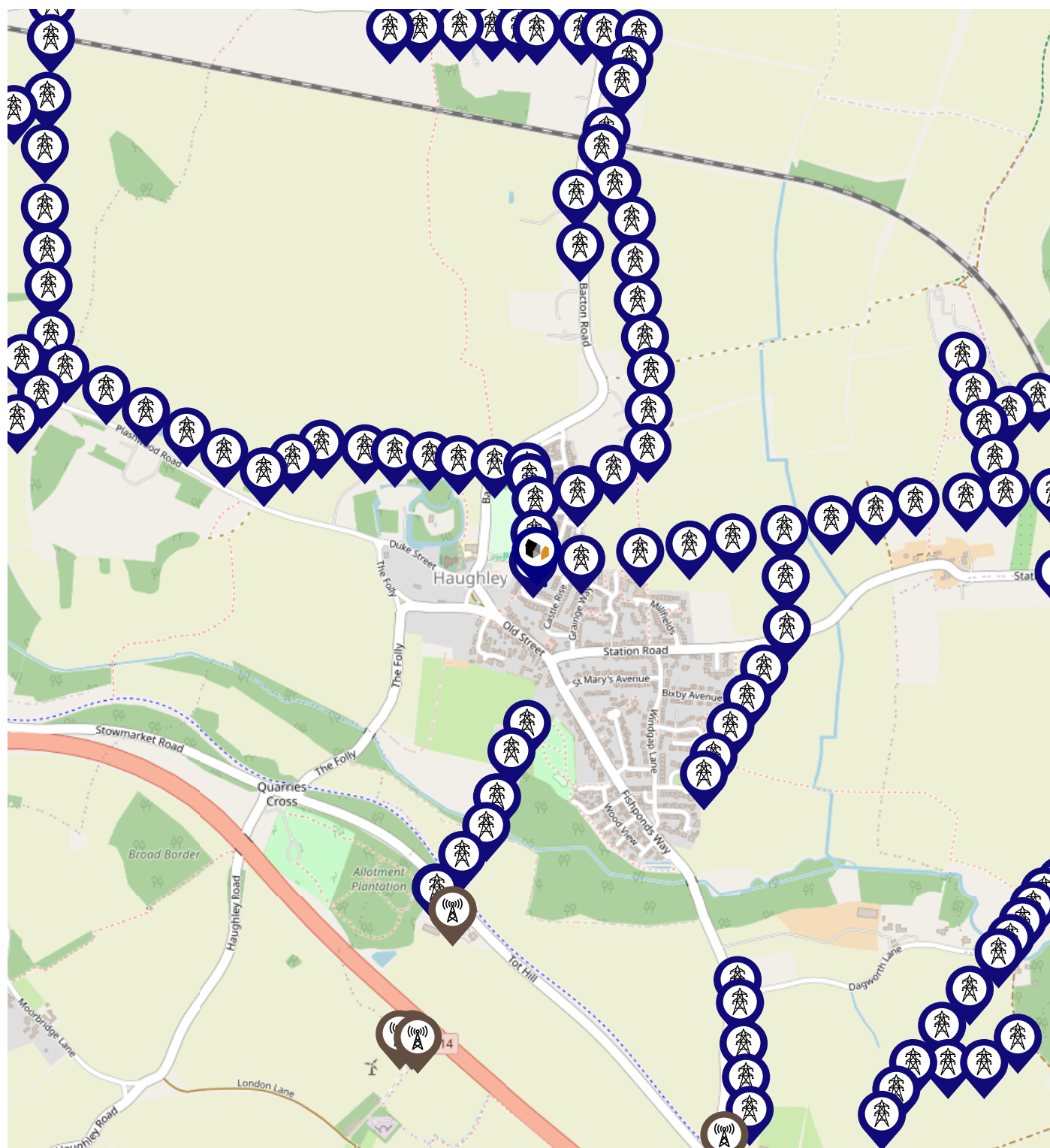
|                               |                                    |                      |                                        |
|-------------------------------|------------------------------------|----------------------|----------------------------------------|
| <b>Carbon Content:</b>      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



### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area Masts & Pylons



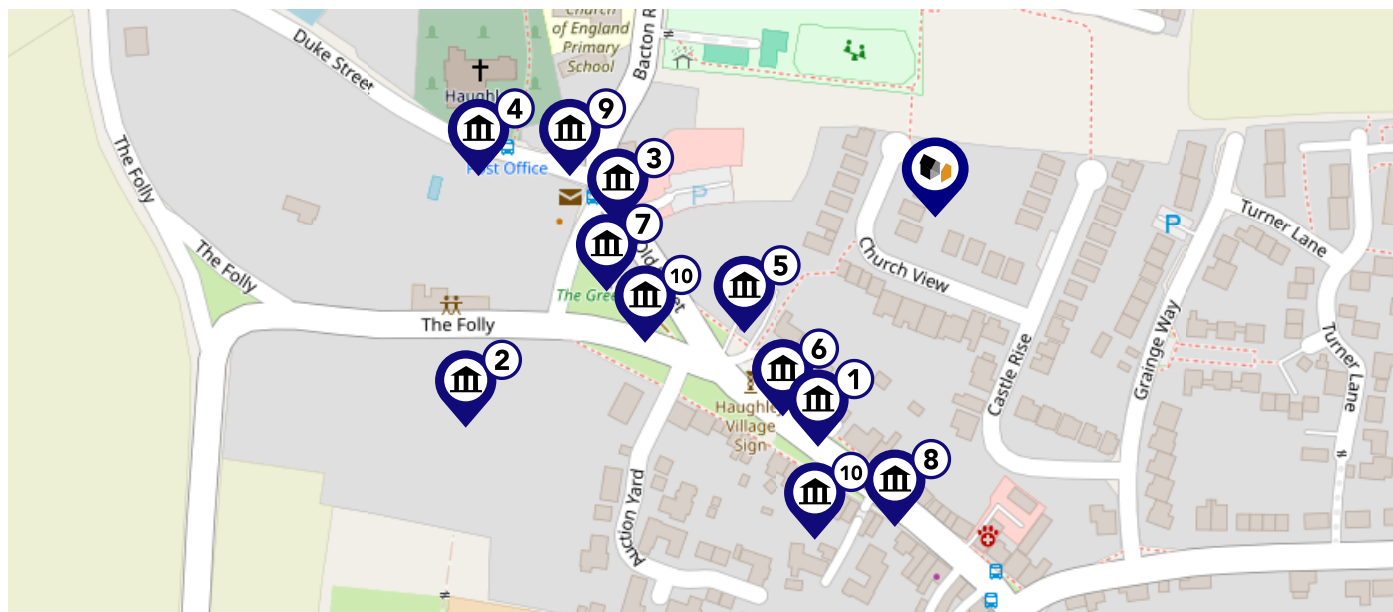
## Key:

-  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  |
|-------------------------------------------------------------------------------------|-------------------------------------------------|----------|-----------|
|  | 1352310 - 39 And 41, Old Street                 | Grade II | 0.1 miles |
|  | 1181171 - Haughley House                        | Grade II | 0.1 miles |
|  | 1284984 - The Kings Arms Public House           | Grade II | 0.1 miles |
|  | 1469249 - Haughley War Memorial                 | Grade II | 0.1 miles |
|  | 1032708 - The Old Forge                         | Grade II | 0.1 miles |
|  | 1284990 - Walnut Tree Cottages                  | Grade II | 0.1 miles |
|  | 1032701 - Palmers Bakers And Confectioners Shop | Grade II | 0.1 miles |
|  | 1181483 - 51, 53, And 55, Old Street            | Grade II | 0.1 miles |
|  | 1352303 - 1, Duke Street                        | Grade II | 0.1 miles |
|  | 1246875 - Former Parish Coalhouse               | Grade II | 0.1 miles |
|  | 1352312 - Chilton House And Mulbra House        | Grade II | 0.1 miles |

# Material Information

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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# Material Information

## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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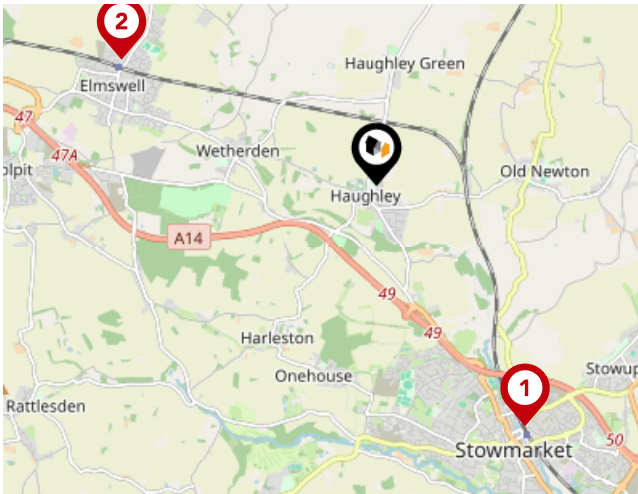
|          |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Crawford's Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 85   Distance:0.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Grace Cook Primary School</b><br>Ofsted Rating: Not Rated   Pupils: 104   Distance:1.56             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Olive AP Academy - Suffolk</b><br>Ofsted Rating: Good   Pupils: 5   Distance:1.82                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Wood Ley Community Primary School</b><br>Ofsted Rating: Good   Pupils: 312   Distance:1.91          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Old Newton Church of England Primary School</b><br>Ofsted Rating: Good   Pupils: 83   Distance:2.1  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Stowmarket High School</b><br>Ofsted Rating: Requires improvement   Pupils: 901   Distance:2.13     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Chilton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 168   Distance:2.2            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Elmswell Community Primary School</b><br>Ofsted Rating: Good   Pupils: 361   Distance:2.35          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                                                    | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Gable End</b><br>Ofsted Rating: Good   Pupils: 5   Distance:2.52                                                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Finborough School</b><br>Ofsted Rating: Not Rated   Pupils: 659   Distance:2.63                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Abbot's Hall Community Primary School</b><br>Ofsted Rating: Good   Pupils: 373   Distance:2.66                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cedars Park Community Primary School</b><br>Ofsted Rating: Good   Pupils: 363   Distance:2.9                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Freeman Community Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 203   Distance:3.02                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Stowupland High School</b><br>Ofsted Rating: Requires improvement   Pupils: 1008   Distance:3.02                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Woolpit Primary Academy</b><br>Ofsted Rating: Good   Pupils: 117   Distance:3.05                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Great Finborough Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 116   Distance:3.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

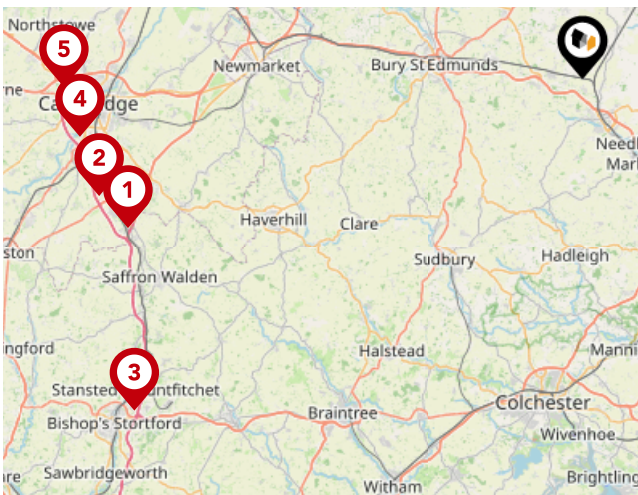
# Area

## Transport (National)



### National Rail Stations

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | Entrance1 | 2.57 miles |
| 2   | Entrance  | 2.59 miles |
| 3   | Entrance  | 6.02 miles |



### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J9  | 34.92 miles |
| 2   | M11 J10 | 36.22 miles |
| 3   | M11 J8  | 40.71 miles |
| 4   | M11 J11 | 36.9 miles  |
| 5   | M11 J13 | 37.72 miles |

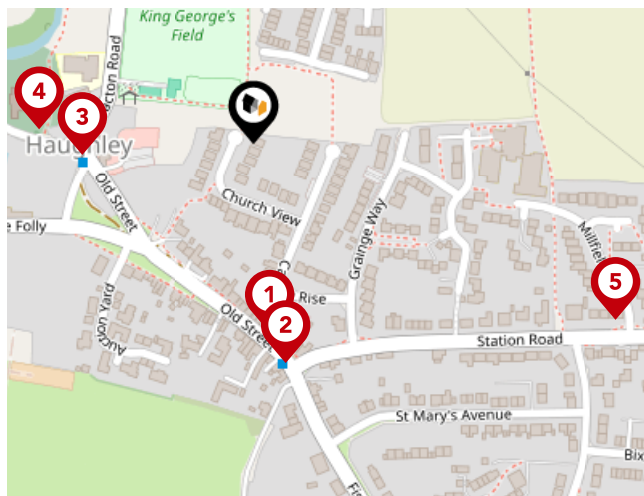


### Airports/Helipads

| Pin | Name                          | Distance    |
|-----|-------------------------------|-------------|
| 1   | Norwich International Airport | 33.67 miles |
| 2   | Southend-on-Sea               | 46.52 miles |
| 3   | Stansted Airport              | 37.8 miles  |
| 4   | Cambridge                     | 33.62 miles |

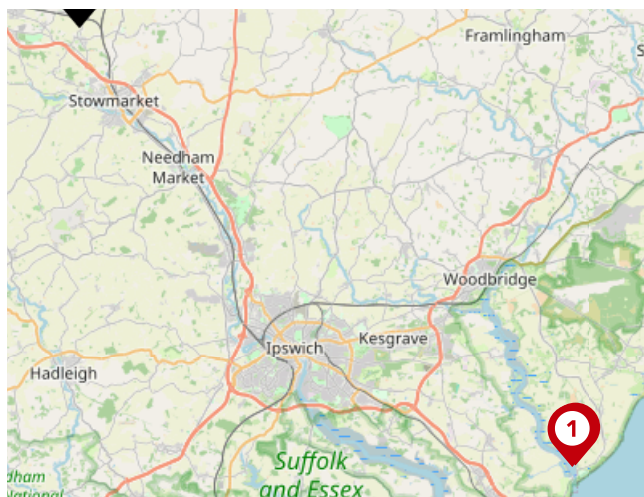
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin                                                                               | Name         | Distance   |
|-----------------------------------------------------------------------------------|--------------|------------|
|  | Station Road | 0.11 miles |
|  | Station Road | 0.13 miles |
|  | Post Office  | 0.1 miles  |
|  | Post Office  | 0.12 miles |
|  | Mill Fields  | 0.23 miles |



### Ferry Terminals

| Pin                                                                                 | Name                                 | Distance    |
|-------------------------------------------------------------------------------------|--------------------------------------|-------------|
|  | Felixstowe for Bawdsey Ferry Landing | 24.09 miles |
|  | Bawdsey Ferry Landing                | 24.16 miles |

# 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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