



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 10th September 2026



34, SAXHAM STREET, STOWUPLAND, STOWMARKET, IP14 5DA

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

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mlproperty.co.uk



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	27/08/2013
Bedrooms:	4	Last Sold Price:	£125,000
Floor Area:	1,786 ft ² / 166 m ²	Last Sold £/ft ² :	£69
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	Before 1900	Latest FENSA Work:	04/08/2024 - 1 door
Council Tax :	Band B		
Annual Estimate:	£1,802		
Title Number:	SK329266		
UPRN:	100091094880		
Restrictive Covenants:	No		

Local Area

Local Authority:	Mid suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	3	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **34, Saxham Street, Stowupland, Stowmarket, IP14 5DA**

Reference - 1551/16	
Decision:	Granted
Date:	22nd March 2016
Description:	Erection of a 2 storey side and rear extension.

Planning records for: **Acorn Place Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/25/04209
Decision: Granted
Date: 22nd September 2025
Description: Notification of works subject to a Tree Preservation Order (MS132/A1) - T1 - Oak - reduce north easterly aspect overhanging property to approx. 1-1.5m back from the gutter line (edge of patio). Creating a vertical visual line. Works to be undertaken to remove the overhang from the property, to improve airflow and create future pruning points for maintenance purposes.

Reference - DC/23/04967
Decision: Granted
Date: 24th October 2023
Description: Application under S73a to remove or vary condition following grant of DC/21/02368 dated 18.06.2021 Town and Country Planning Act 1990 (as amended) - Erection of 1No dwelling - To vary Condition 2(Approved Plans and Documents) to include erection of detached garage.

Reference - DC/26/01170
Decision: Granted
Date: 18th March 2026
Description: Householder Application - Erection of a Single Storey Rear Extension.

Reference - DC/26/02972
Decision: Granted
Date: 10th July 2026
Description: Discharge of Conditions Application for DC/26/01170 - Condition 3 (Biodiversity Enhancement)

Planning records for: **Acorn Place Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/23/03993	
Decision:	Refused
Date:	24th August 2023
Description:	Application under S73a for Remove or Variation of a Condition following grant of DC/21/02368 dated 18.06.2021 Town and Country Planning Act 1990 (as amended) - Erection of 1No dwelling - To vary Condition 2(Approved Plans and Documents) to include erection of detached garage.

Planning records for: **Land Adj 20 Saxham Street Stowupland IP14 5DA**

Reference - DC/25/01774	
Decision:	Withdrawn
Date:	14th April 2025
Description:	Application under Section 73 of The Town and Country Planning Act for Outline Planning Permission DC/21/04608 and Reserved Matters DC/22/01872 (2no dwellings) for variation of Condition 2 (approved plans and documents) for Plot 1 only.

Reference - DC/25/01402	
Decision:	Withdrawn
Date:	25th March 2025
Description:	Application under Section 73 of the Town and Country Planning Act 1990 for variation of Condition 3 (Approved Plans and Documents) and removal of Condition 12 (Removal of Permitted Development Rights) following grant of outline planning permission DC/21/04608 and reserved matters approval DC/22/01872 - plot 2 only.

Planning records for: **6 Saxham Street Stowupland Suffolk IP14 5DA**

Reference - DC/22/01591	
Decision:	Granted
Date:	24th March 2022
Description:	Householder Application - Erection of single storey rear extension and conversion of garage to additional living accommodation including front canopied roof.

Planning records for: **10 Saxham Street Stowupland IP14 5DA**

Reference - 1705/17	
Decision:	Decided
Date:	02nd May 2017
Description:	Notification of a Prior Approval for a proposed larger home extension to extend 8m off the rear wall of the original dwelling with a maximum height of 4m and 2.9m height to the eaves

Planning records for: **12 Saxham Street Stowupland IP14 5DA**

Reference - 4537/16	
Decision:	Granted
Date:	09th November 2016
Description:	Notification of a proposed larger home extension to extend 6.5m off the rear wall of the original dwelling with a maximum height of 4m and 2.7m height to the eaves.

Planning records for: **13 Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/26/01513	
Decision:	Awaiting decision
Date:	09th April 2026
Description:	Householder Application - Construction of new detached double garage.

Planning records for: **20 Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/22/06250	
Decision:	Granted
Date:	19th December 2022
Description:	Application for Outline Planning Permission (All Matters Reserved) Town and Country Planning Act 1990 (as amended) - Severence of garden and erection of 1No dwelling and construction of vehicular access (following demolition of existing garage)

Planning records for: **20 Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/24/04056
Decision: Granted
Date: 12th September 2024
Description: Householder Application - Erection of single storey rear extension and double garage (following demolition of existing side extension and garage).

Reference - DC/22/06258
Decision: Granted
Date: 19th December 2022
Description: Discharge of Conditions Application for DC/22/00570 Condition 8 (Remediation Statement)

Reference - DC/25/01298
Decision: Granted
Date: 19th March 2025
Description: Application for a Non Material Amendment relating to DC/24/04056- Change the rear external walls and existing end gable finish from brick to render

Reference - DC/24/05316
Decision: Granted
Date: 06th December 2024
Description: Discharge of Conditions Application for DC/24/04056 - Condition 3 (Biodiversity Enhancement Measures)

Planning records for: **29 Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

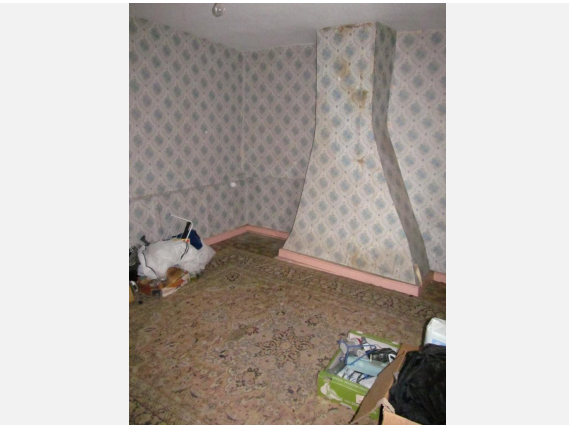
Reference - DC/18/00937	
Decision:	Granted
Date:	05th March 2018
Description:	Householder Planning Application - Erection of two storey rear extension and lean to (following demolition of existing single storey rear extension).

Planning records for: **Grange Farm Cottage Saxham Street Stowupland Stowmarket Suffolk IP14 5DA**

Reference - DC/25/00191	
Decision:	Granted
Date:	16th January 2025
Description:	Householder Application - Erection of an outbuilding/workshop.

Reference - DC/21/05431	
Decision:	Granted
Date:	01st October 2021
Description:	Householder Application - Erection of victorian style greenhouse in the rear garden and replacement chimney pots.

Reference - DC/21/05432	
Decision:	Granted
Date:	01st October 2021
Description:	Application for Listed Building Consent - Replace chimney pots.





34, SAXHAM STREET, STOWUPLAND, STOWMARKET, IP14 5DA



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62013

Property EPC - Certificate

34, Saxham Street, Stowupland, IP14 5DA

Energy rating

C

Valid until 07.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



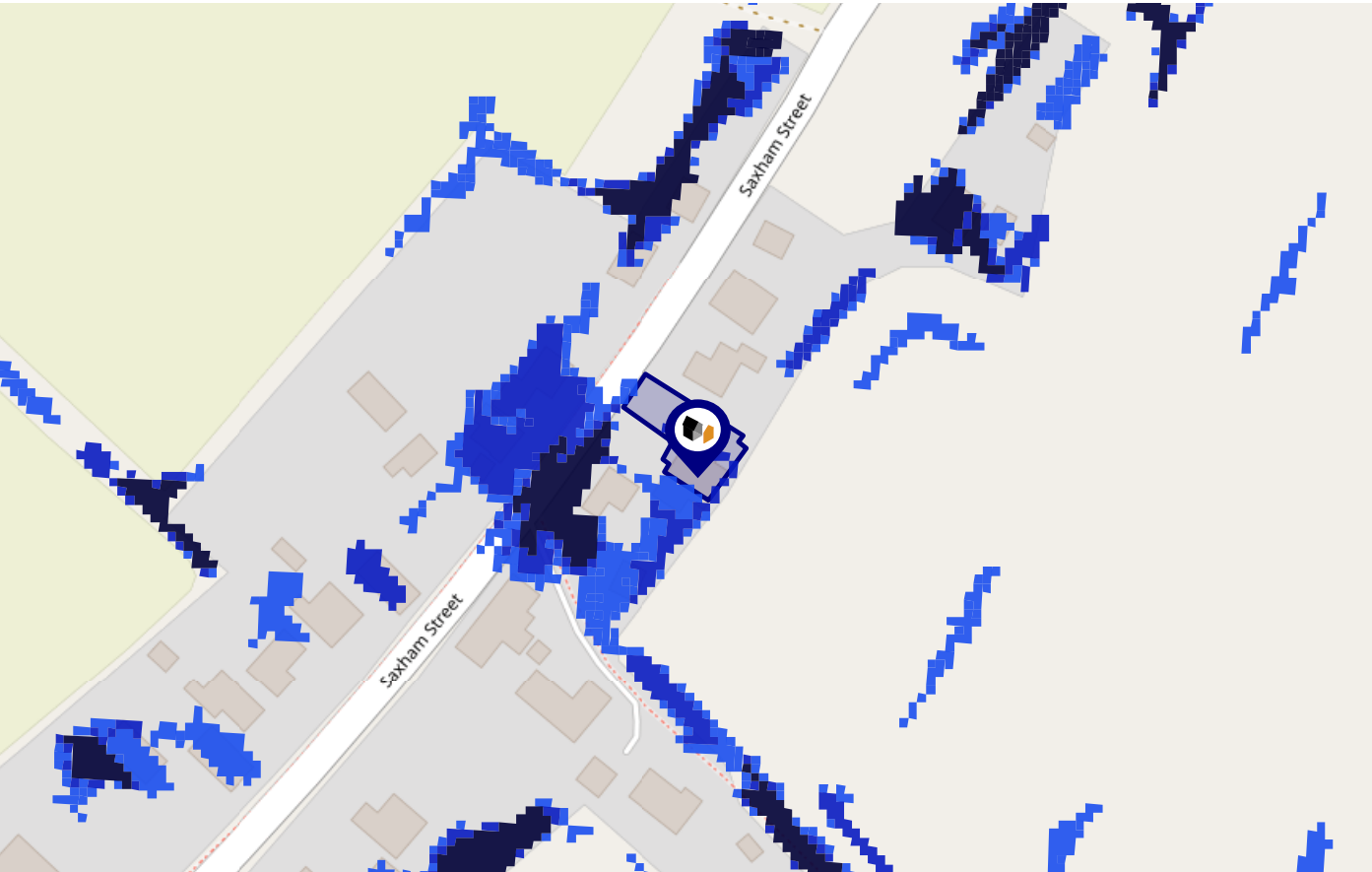
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Non-marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cob, as built
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	166 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.

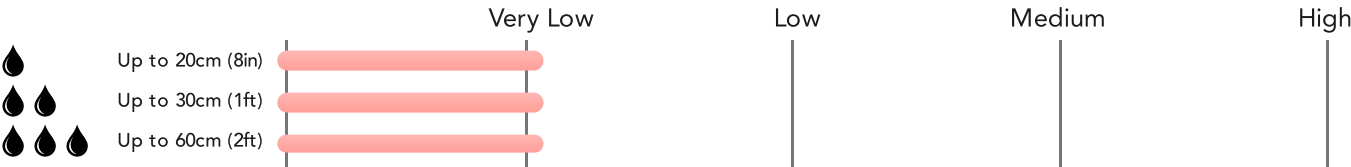


Risk Rating: Very low

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.

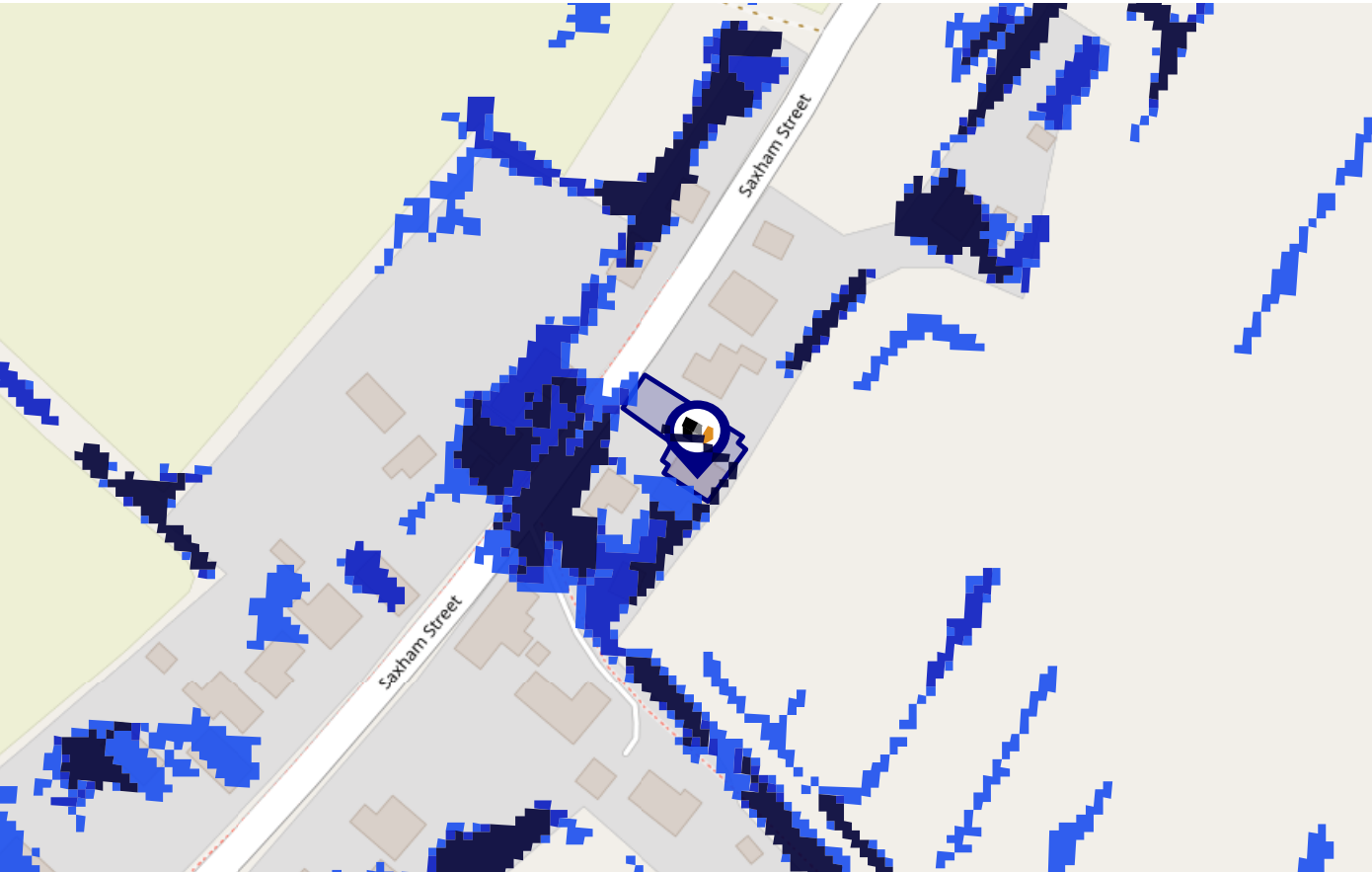
Chance of flooding to the following depths at this property:



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.

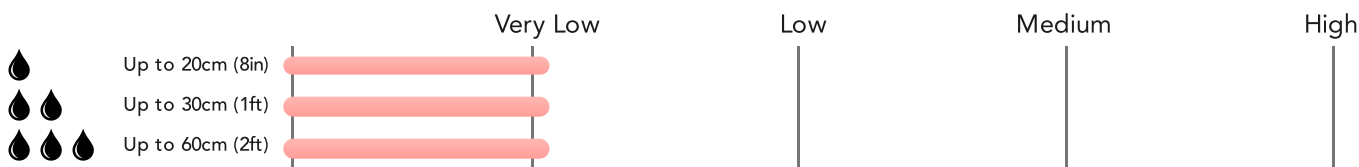


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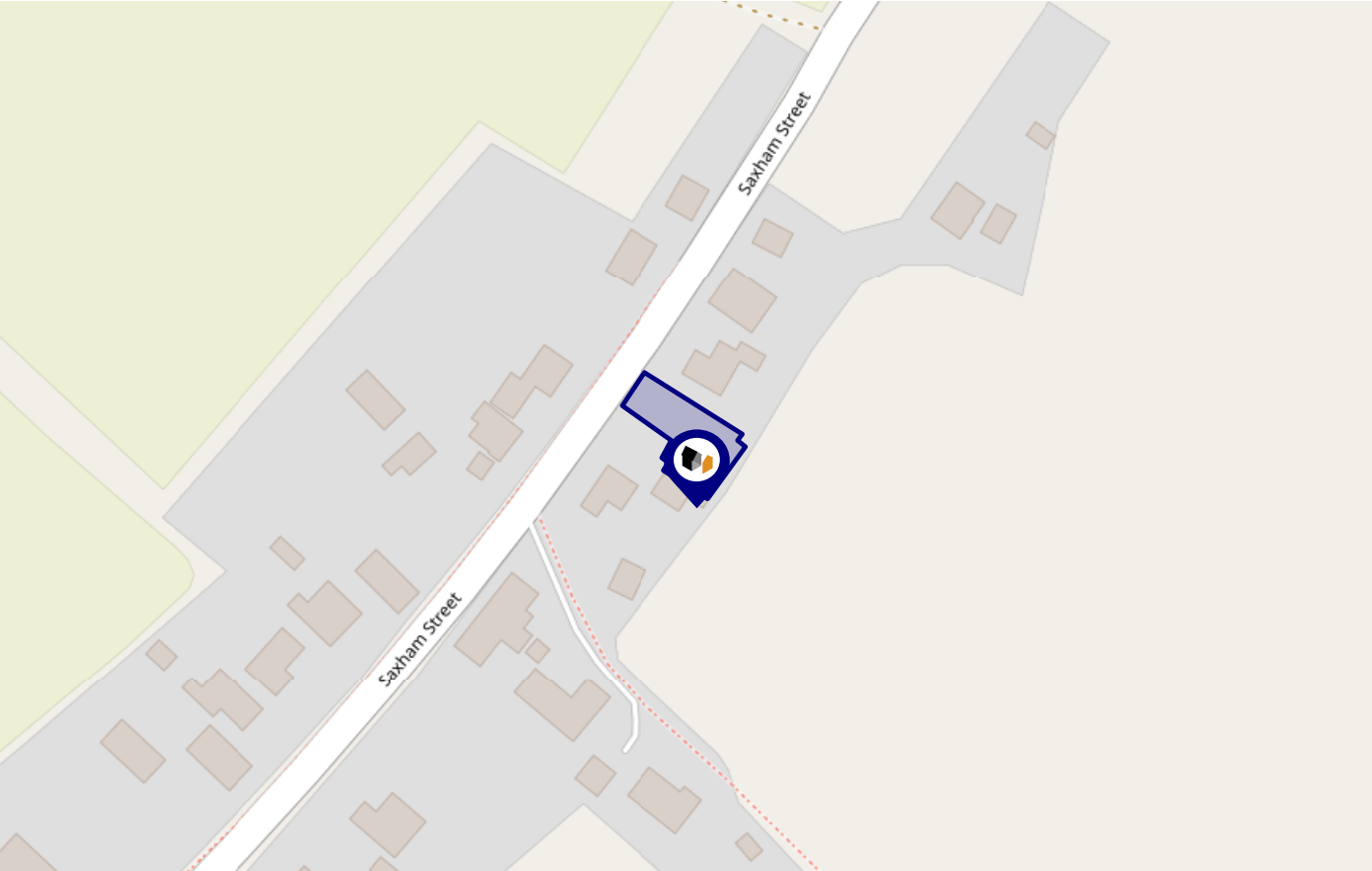
Chance of flooding to the following depths at this property:



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.

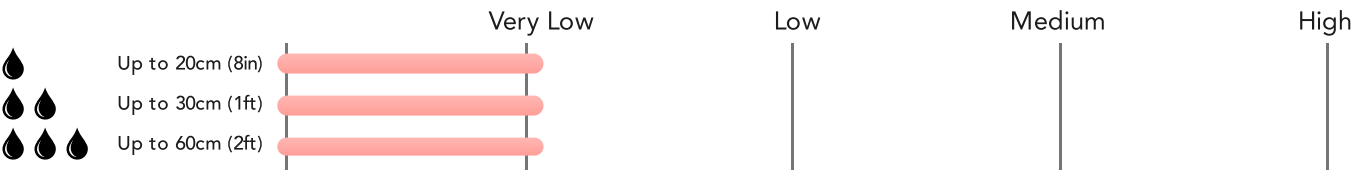


Risk Rating: Very low

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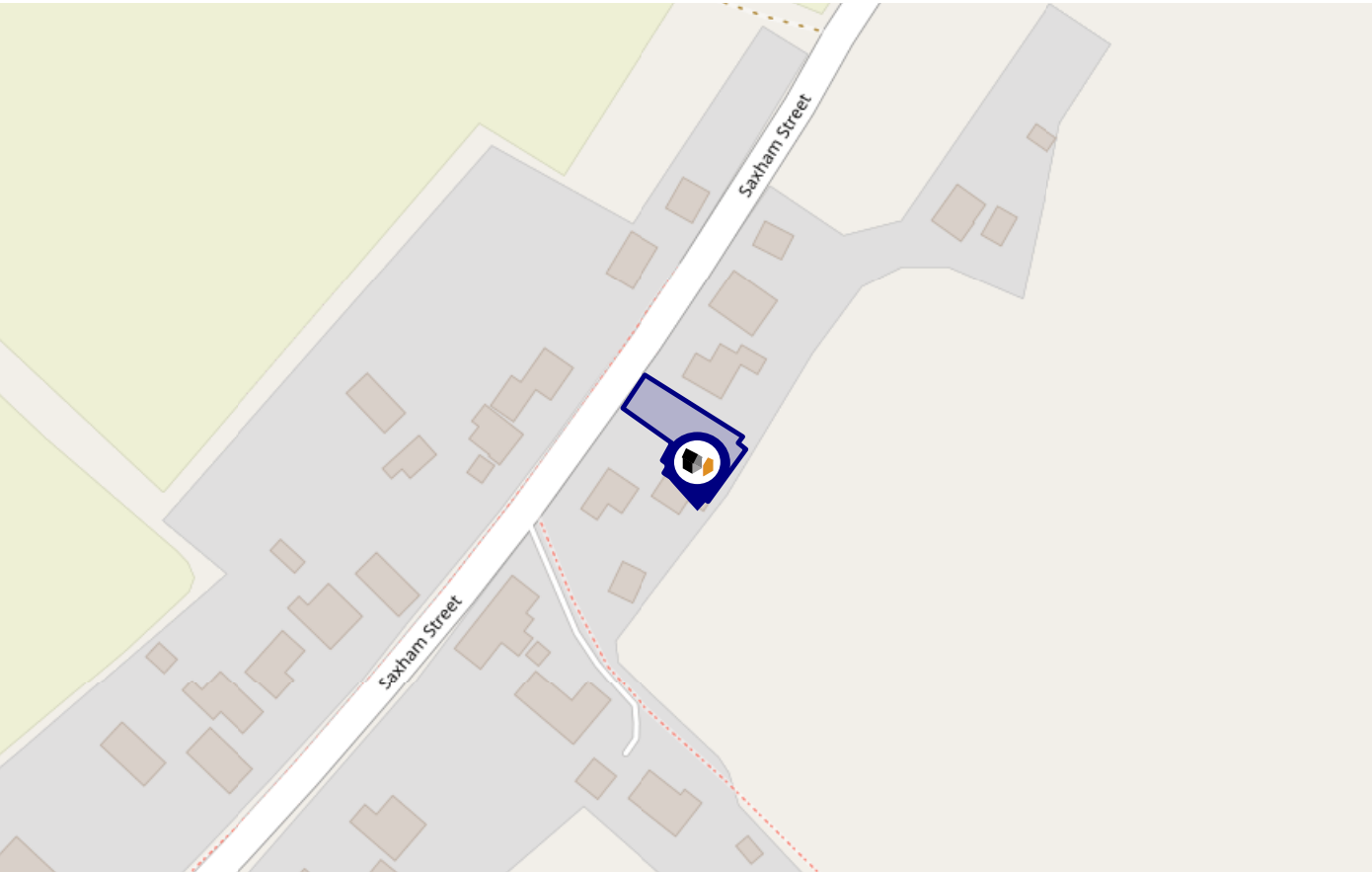
Chance of flooding to the following depths at this property:



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.

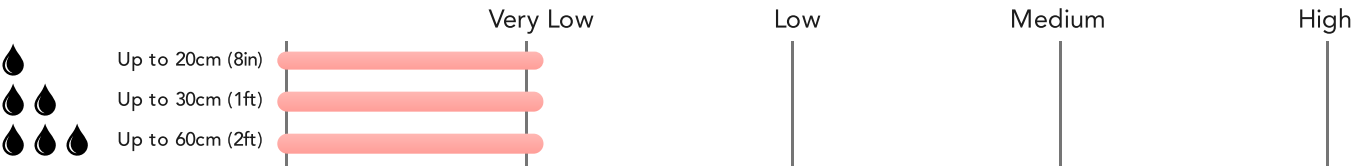


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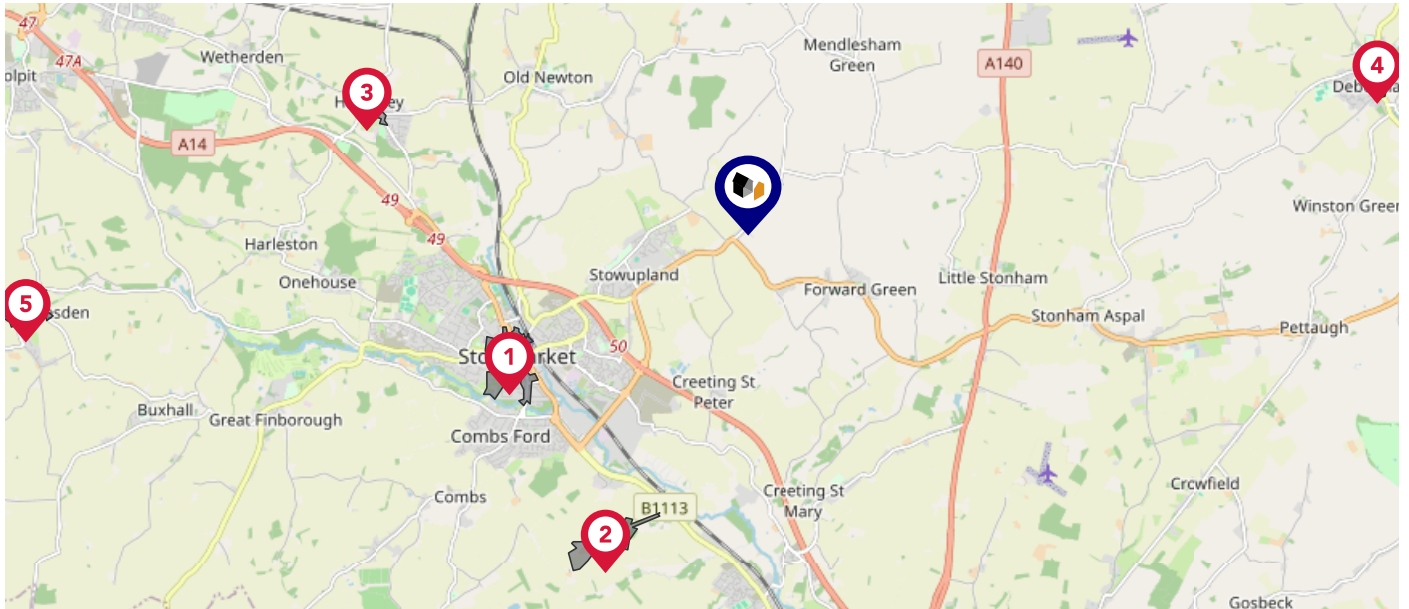
Chance of flooding to the following depths at this property:



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

Stowmarket

2

Badley

3

Haughley

4

Debenham

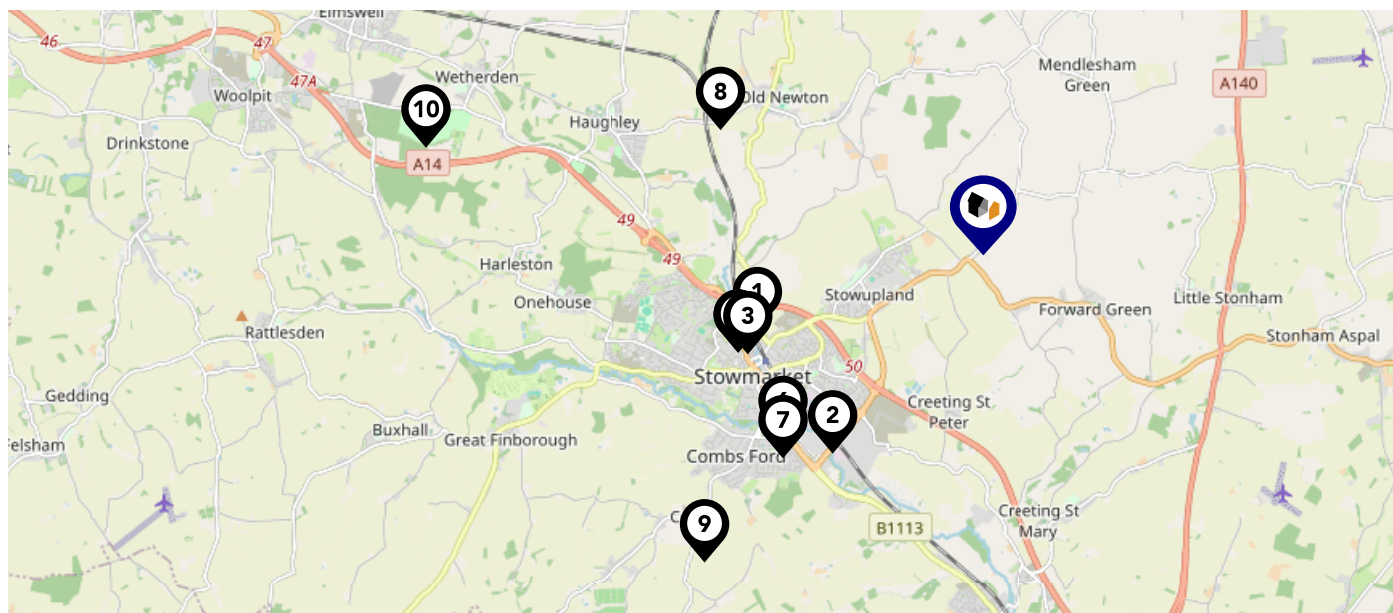
5

Rattlesden

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.



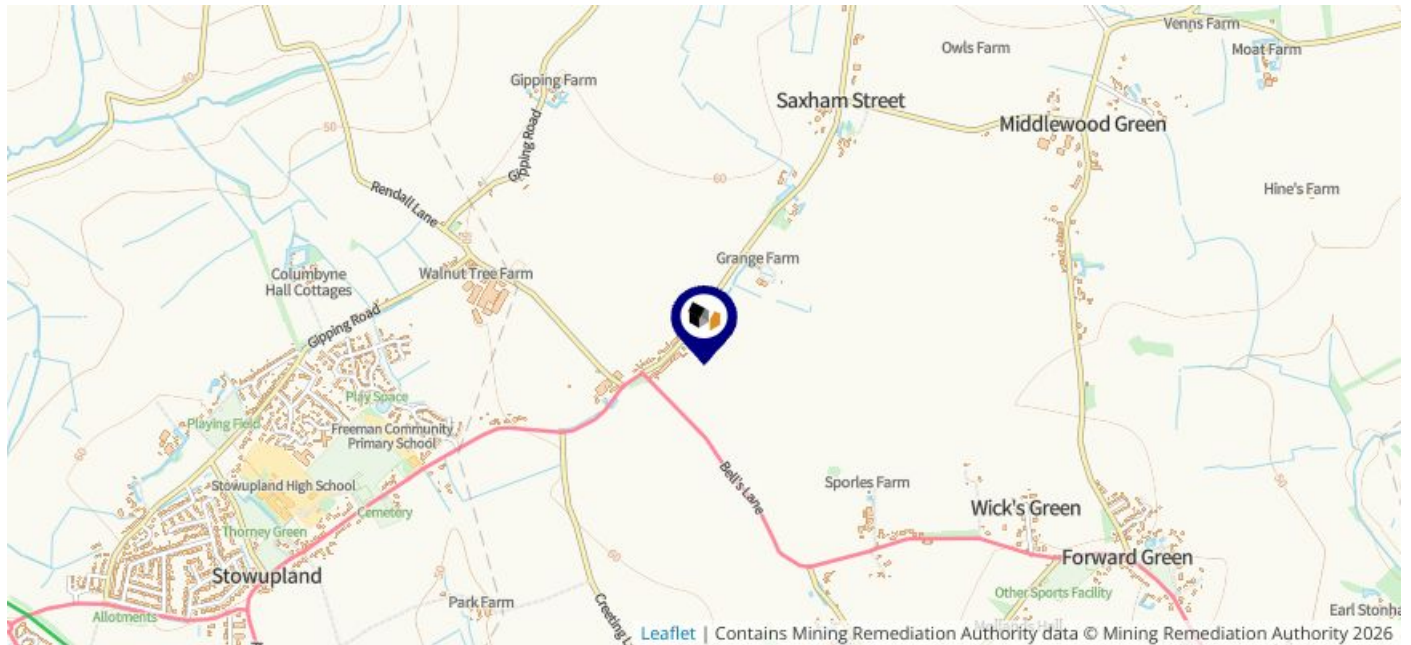
Nearby Landfill Sites

1	Newton Road-Stowupland	Historic Landfill	☐
2	Needham Road-Needham Road, Stowmarket	Historic Landfill	☐
3	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
4	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
5	42 Bury Road-Stowmarket	Historic Landfill	☐
6	Milton Road-Milton 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	Haughley Park-Wetherden, Stowmarket	Historic Landfill	☐

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

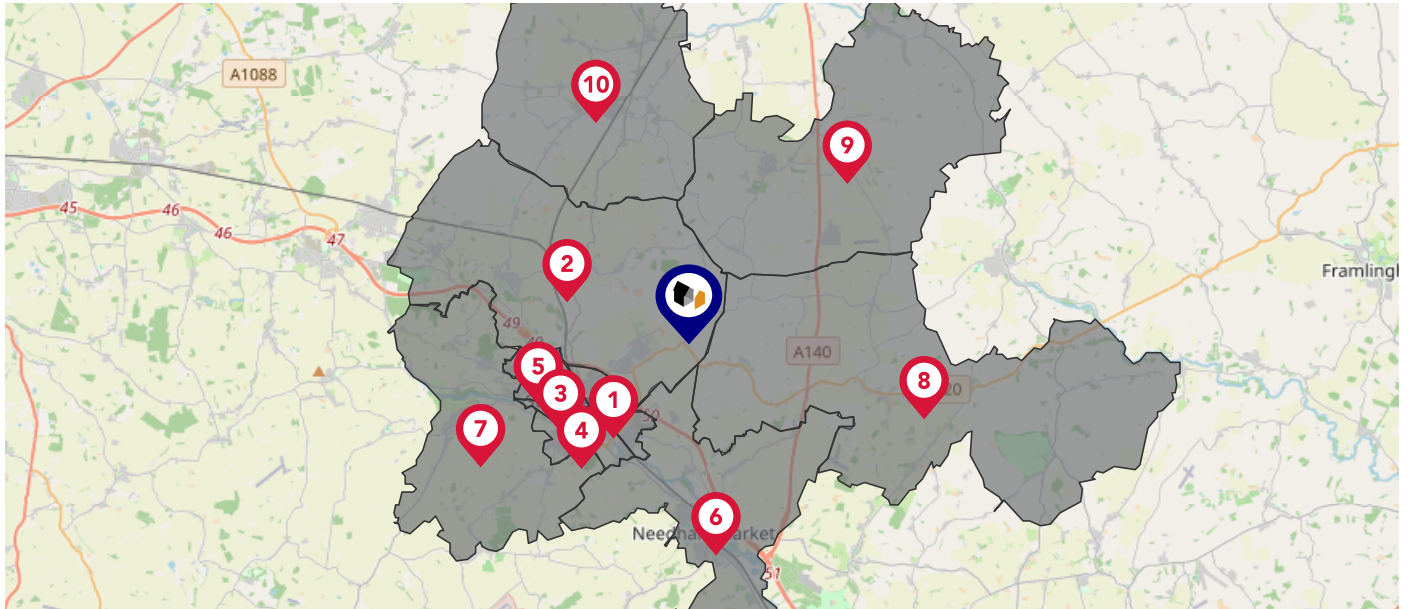
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Stow Thorney Ward

2

Haughley, Stowupland & Wetherden Ward

3

St. Peter's Ward

4

Combs Ford Ward

5

Chilton Ward

6

Needham Market Ward

7

Onehouse Ward

8

Stonham Ward

9

Mendlesham Ward

10

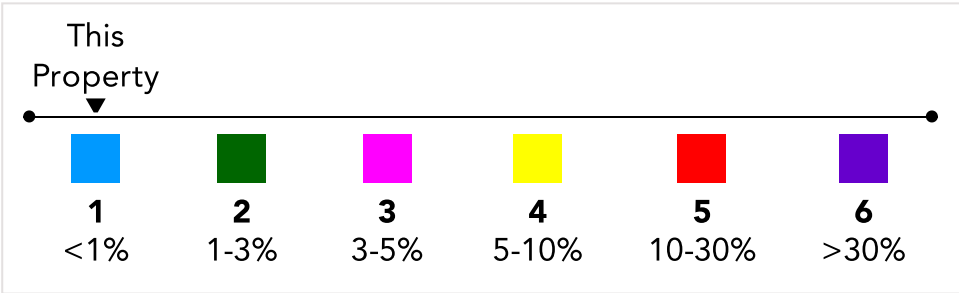
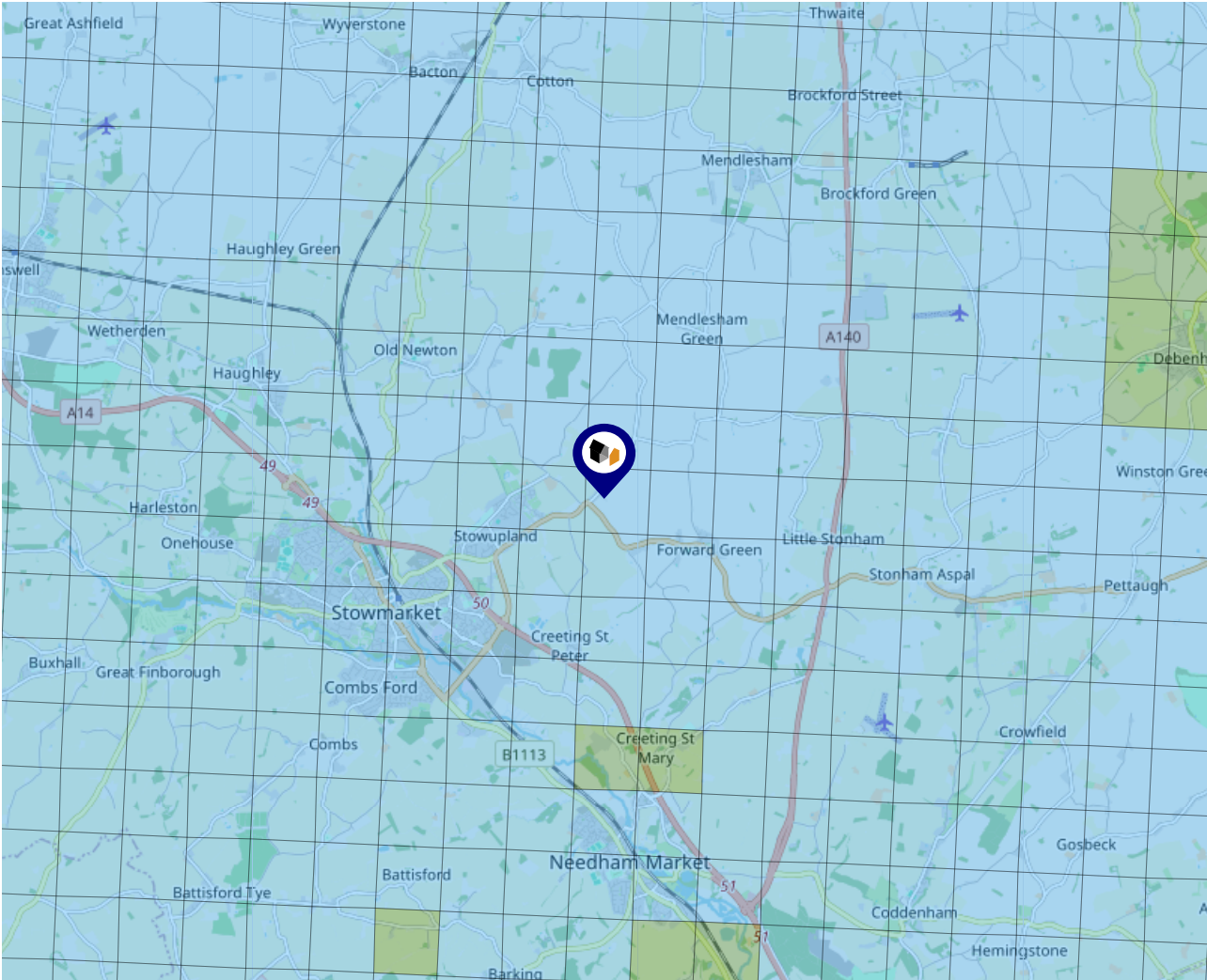
Bacton Ward

Environment

Radon Gas

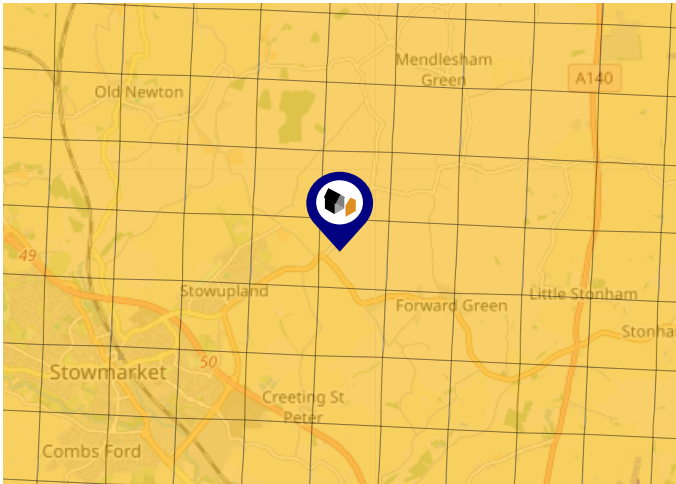
What is Radon?

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)

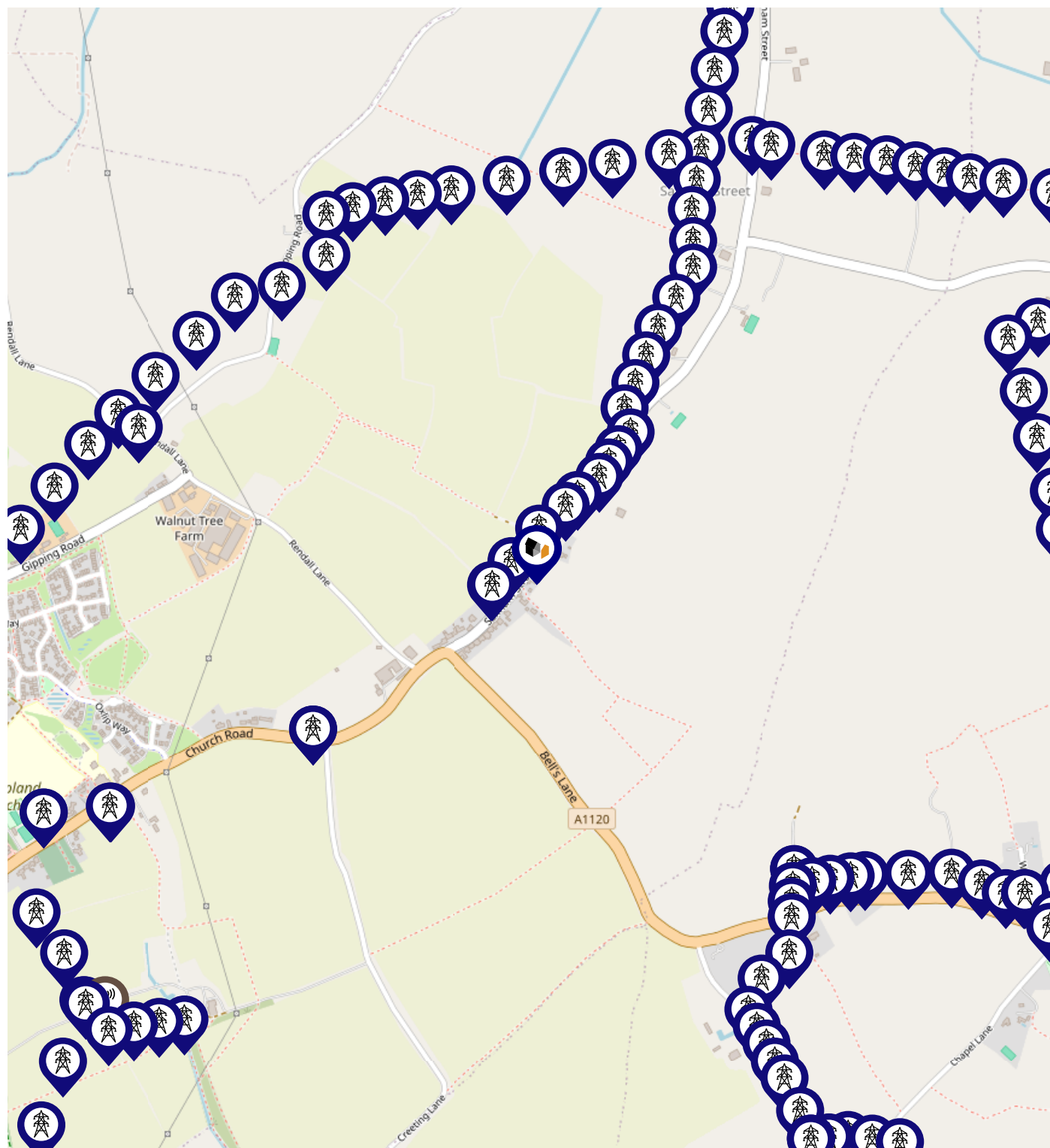
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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
	1284686 - Grange Cottage	Grade II	0.0 miles
	1032661 - Grange Farmhouse	Grade II	0.2 miles
	1182102 - Upland House	Grade II	0.3 miles
	1182013 - Stowupland Hall	Grade II	0.3 miles
	1181992 - The Thatch And Two Flanking Cottages	Grade II	0.5 miles
	1182111 - Upland Cottage	Grade II	0.5 miles
	1032662 - Firtree Farmhouse	Grade II	0.5 miles
	1033192 - Spalls Farmhouse	Grade II	0.5 miles
	1352324 - 1-3 Barn Cottages And Foxglove Barn	Grade II	0.5 miles
	1032655 - Pendle Cottage And Appleton	Grade II	0.5 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

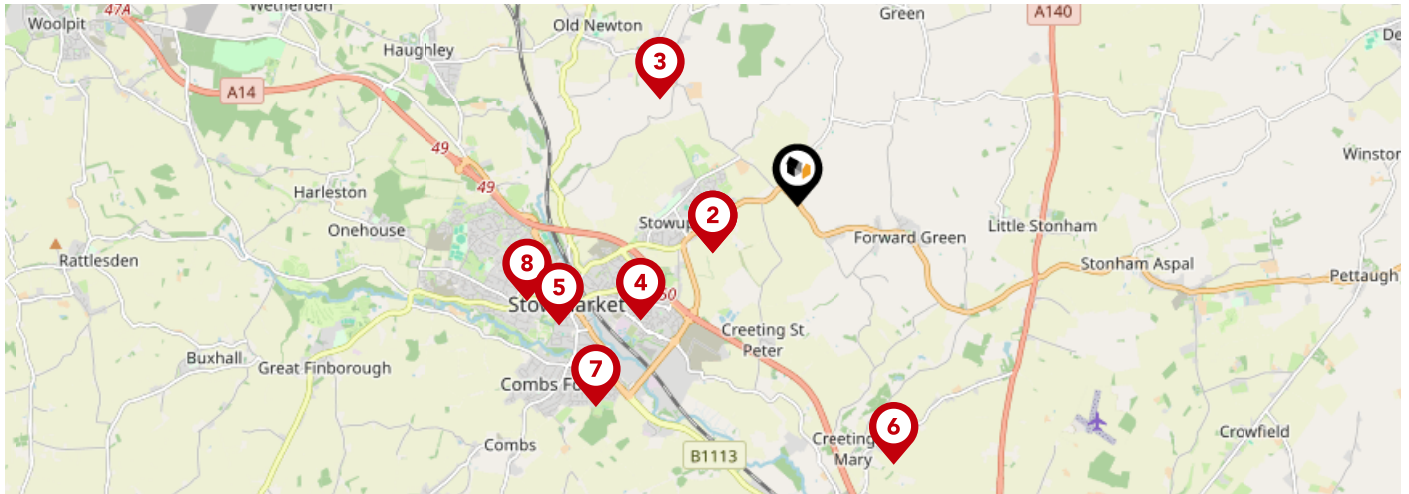
Gas Supply

Central Heating

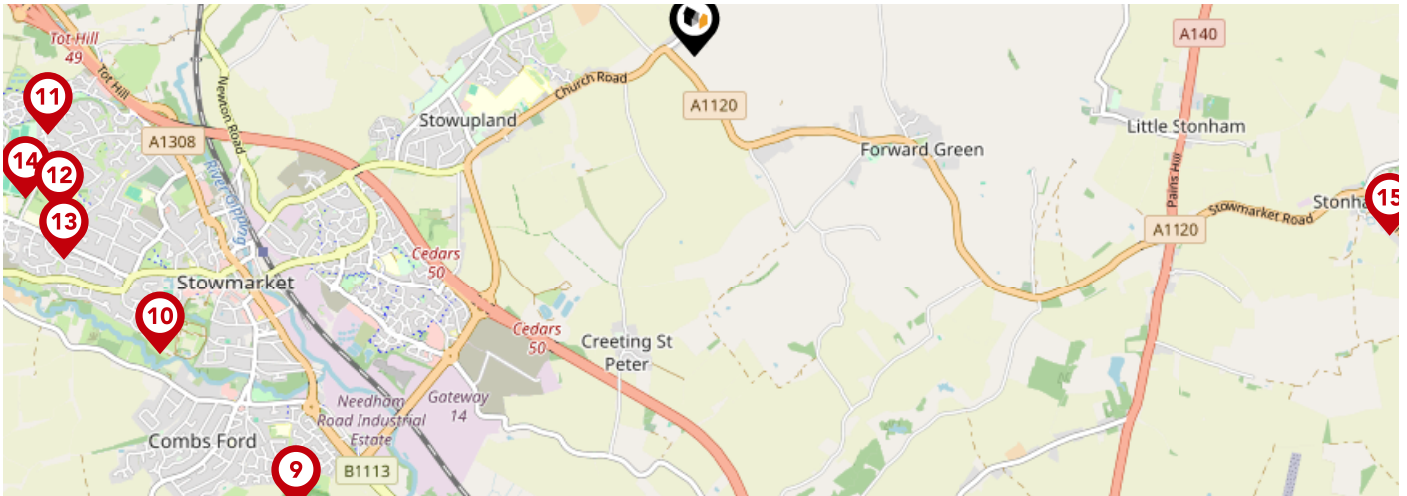
Water Supply

Drainage

Area Schools

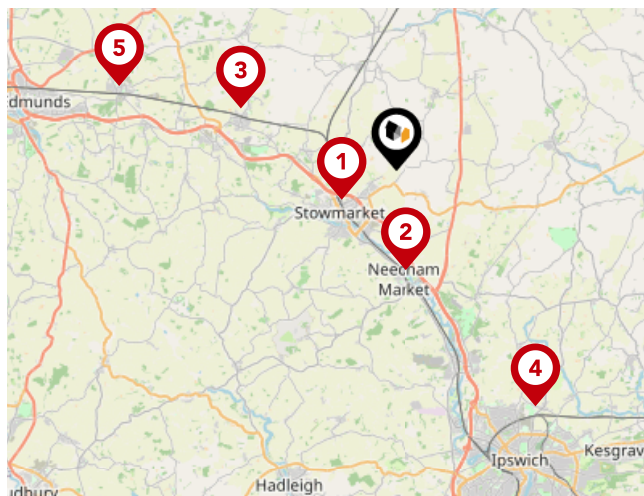


		Nursery	Primary	Secondary	College	Private
1	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.87	☐	☒	☐	☐	☐
2	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:0.87	☐	☐	☒	☐	☐
3	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:1.58	☐	☒	☐	☐	☐
4	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:1.75	☐	☒	☐	☐	☐
5	Gable End Ofsted Rating: Good Pupils: 5 Distance:2.42	☐	☐	☒	☐	☐
6	Creting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.51	☐	☒	☐	☐	☐
7	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:2.58	☐	☒	☐	☐	☐
8	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:2.6	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.74	☐	☒	☐	☐	☐
10	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:2.78	☐	☒	☐	☐	☐
11	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:2.96	☐	☒	☐	☐	☐
12	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:2.98	☐	☒	☐	☐	☐
13	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:3.01	☐	☐	☒	☐	☐
14	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:3.11	☐	☐	☒	☐	☐
15	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:3.26	☐	☒	☐	☐	☐
16	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.38	☐	☒	☐	☐	☐

Area Transport (National)

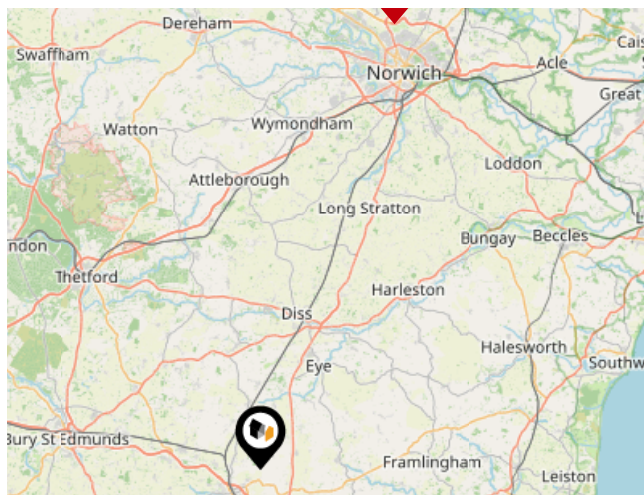


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	2.22 miles
2	Needham Market Rail Station	3.61 miles
3	Elmswell Rail Station	6.12 miles
4	Westerfield Rail Station	9.93 miles
5	Thurston Rail Station	10.54 miles

Trunk Roads/Motorways

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

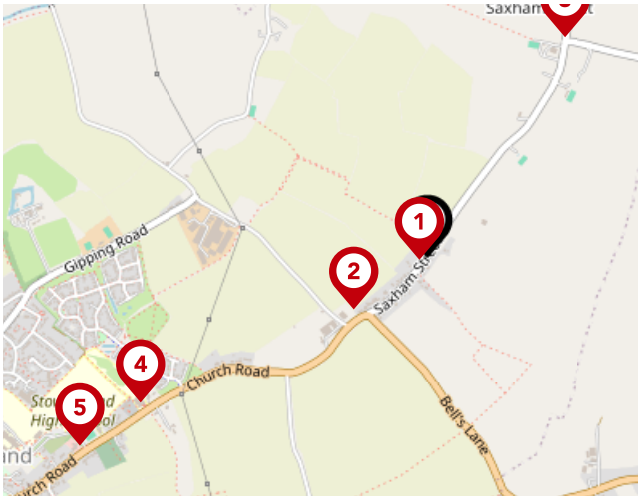


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	33.58 miles

Area

Transport (Local)

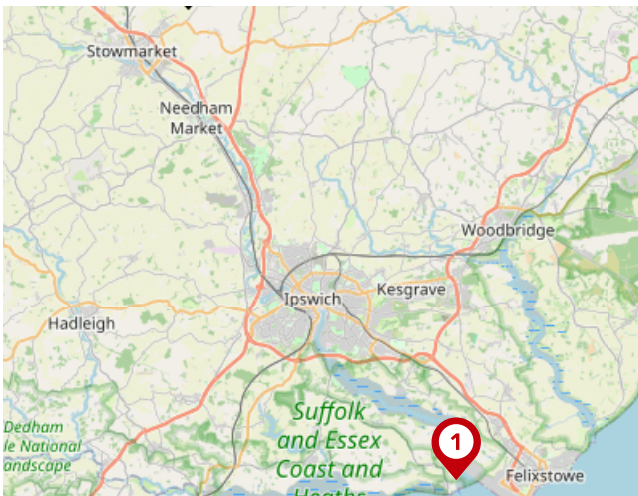


Bus Stops/Stations

Pin	Name	Distance
1	Post Box	0.01 miles
2	The Street	0.2 miles
3	Middlewood Green Turn	0.59 miles
4	Primary School	0.73 miles
5	Crown	0.89 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	19.67 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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