

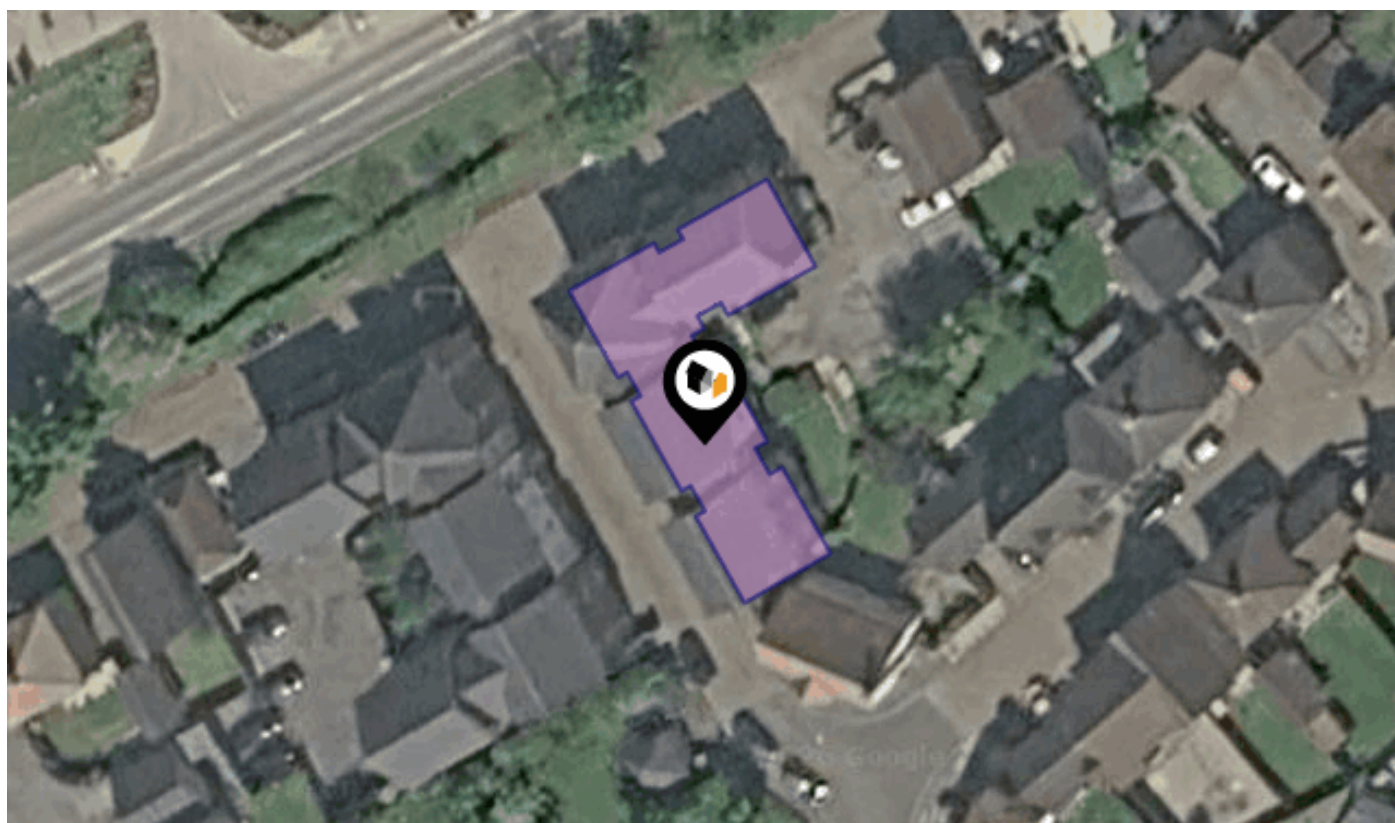


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 14th July 2026



6, EIDER CLOSE, STOWMARKET, IP14 5UW

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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Property Multiple Title Plans

Freehold Title Plan



SK304078

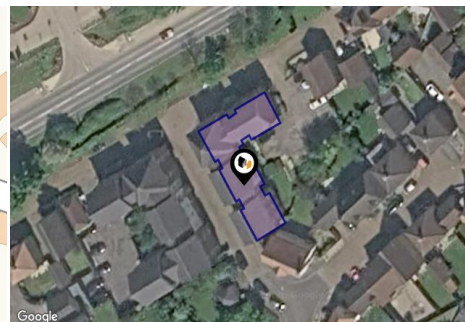
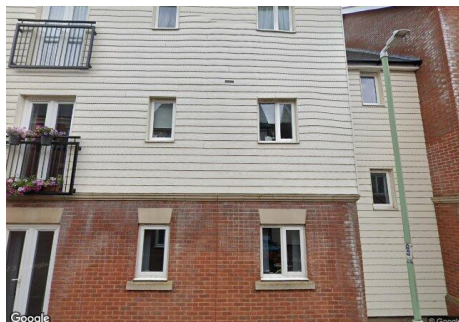
Leasehold Title Plan



SK425362

Start Date: 23/05/2023
End Date: 01/03/2198
Lease Term: 189 years from and including 1 March 2009
Term Remaining: 171 years

Property Overview



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.08 acres
Year Built :	2007-2011
Council Tax :	Band B
Annual Estimate:	£1,802
Title Number:	SK425362
UPRN:	10023989677
Restrictive Covenants:	Yes

Tenure: Leasehold

Local Area

Local Authority:	Mid suffolk
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 **80** **1800**
mb/s mb/s mb/s



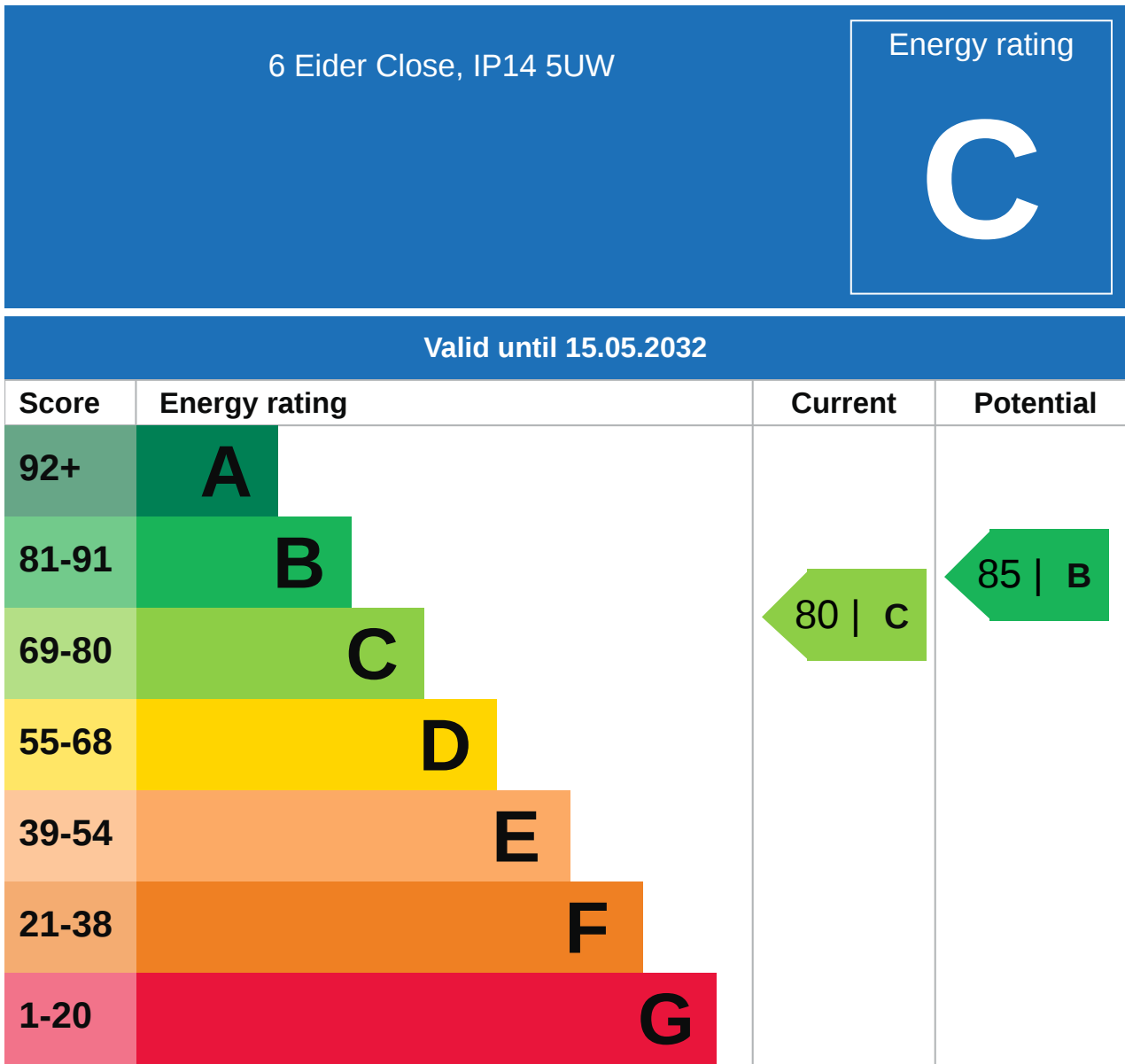
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Property

EPC - Additional Data

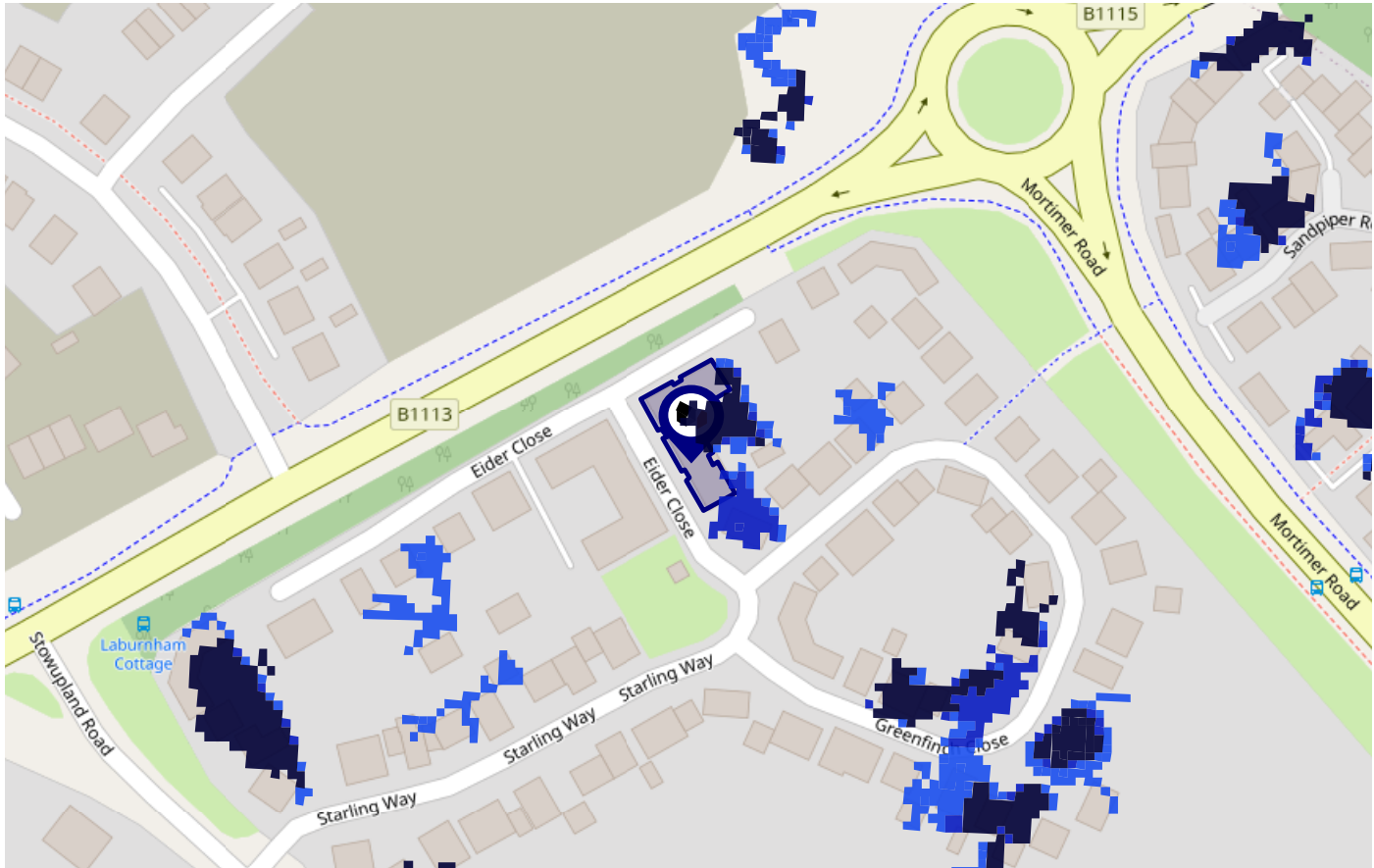
Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	57 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.

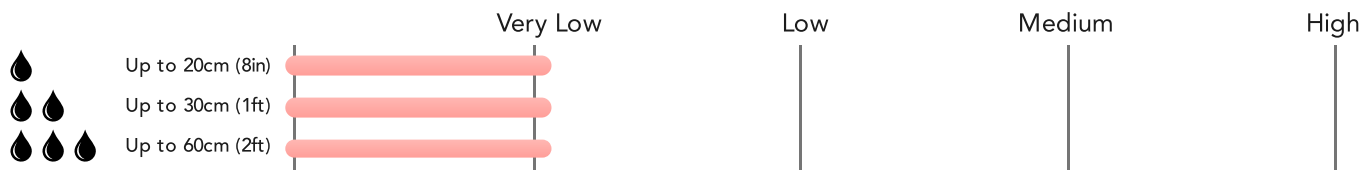


Risk Rating: Very low

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.

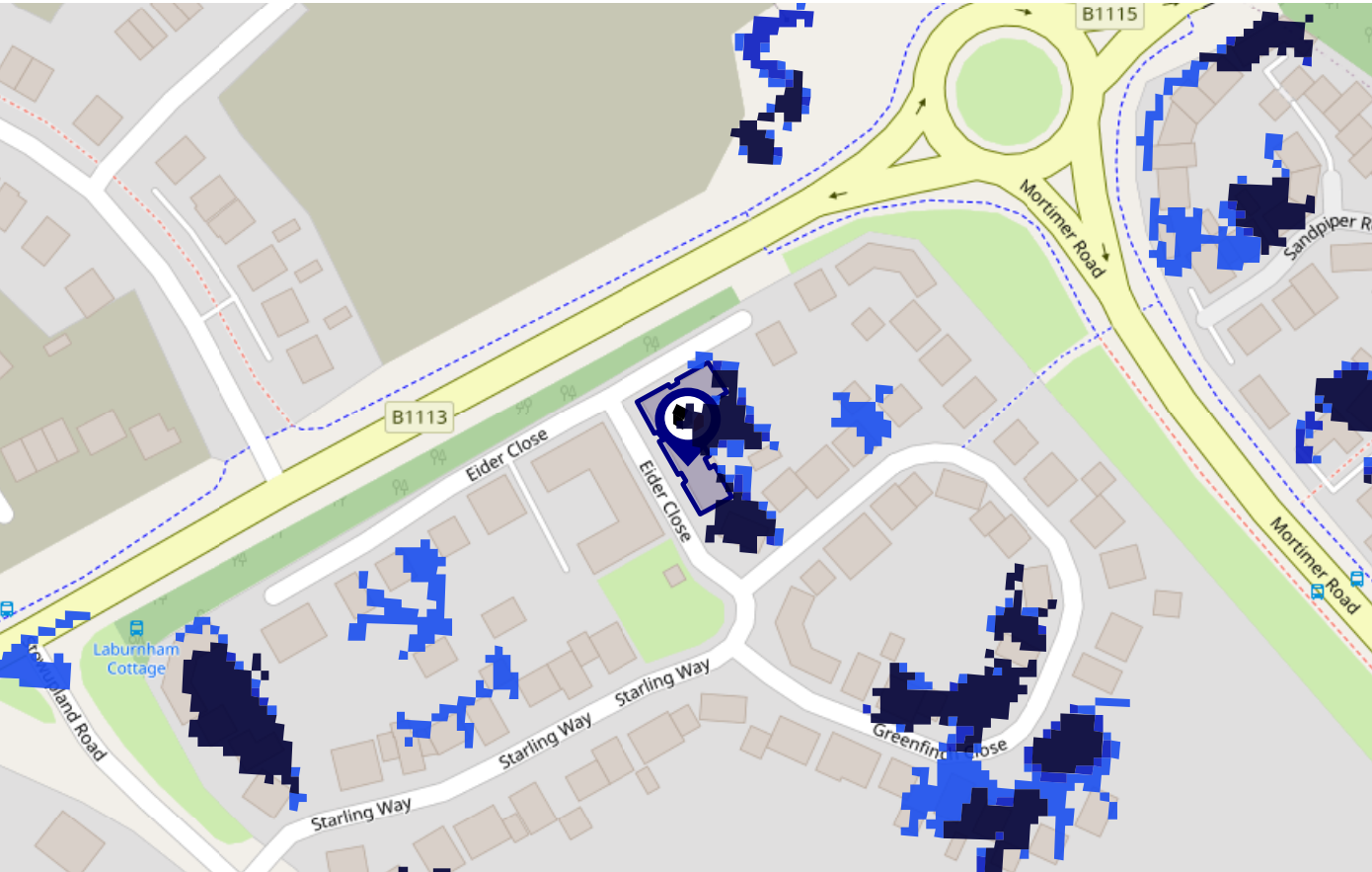
Chance of flooding to the following depths at this property:



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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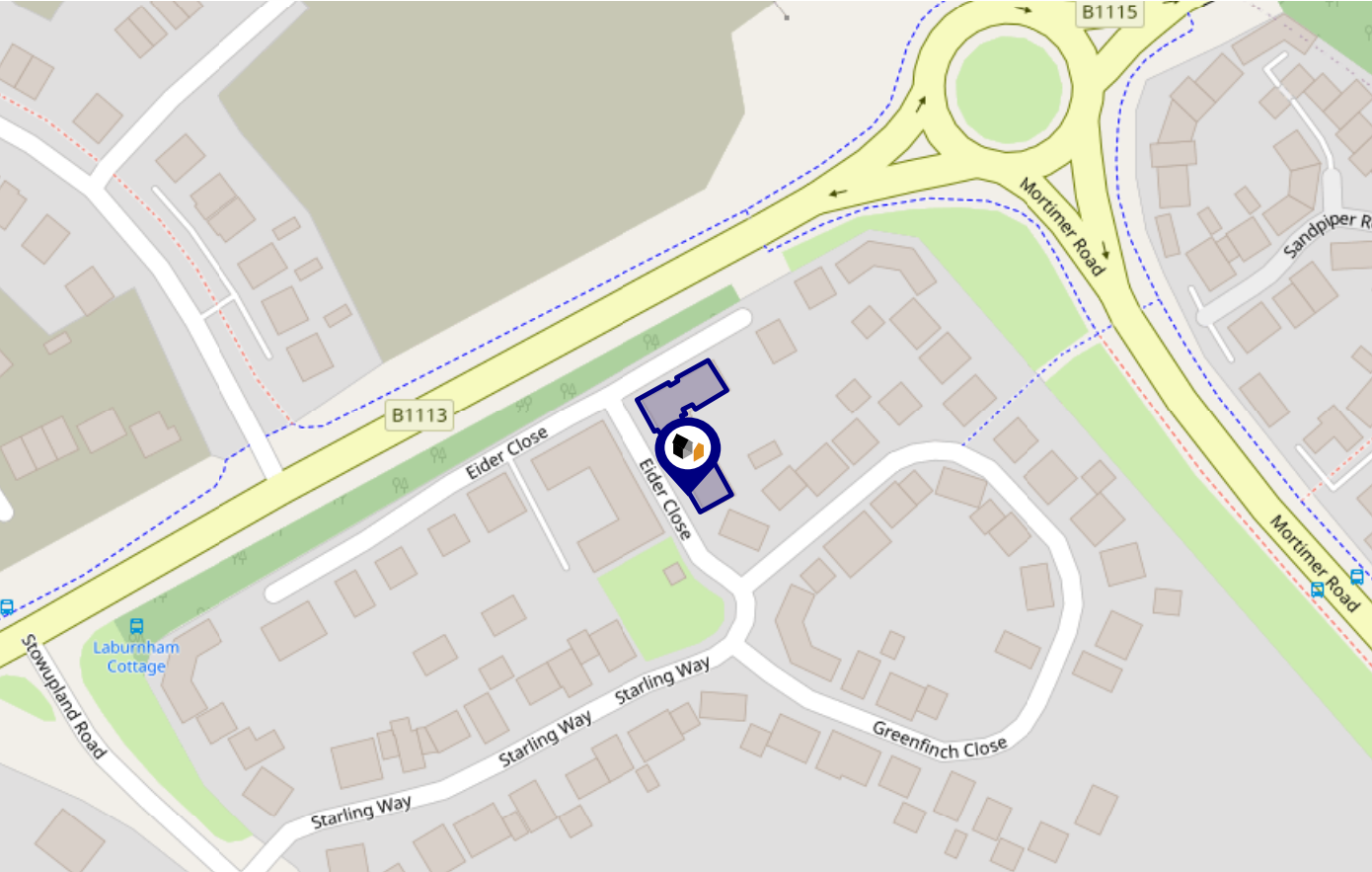
Chance of flooding to the following depths at this property:



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.

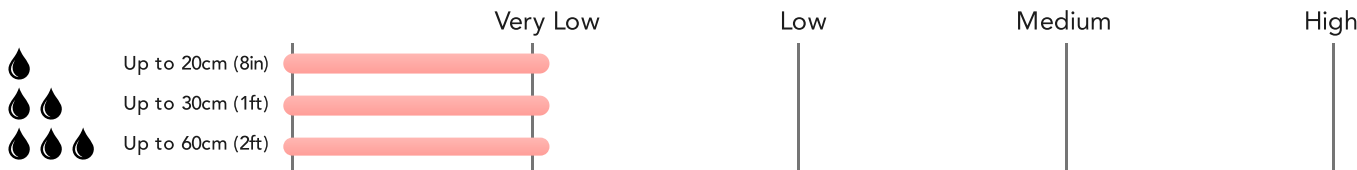


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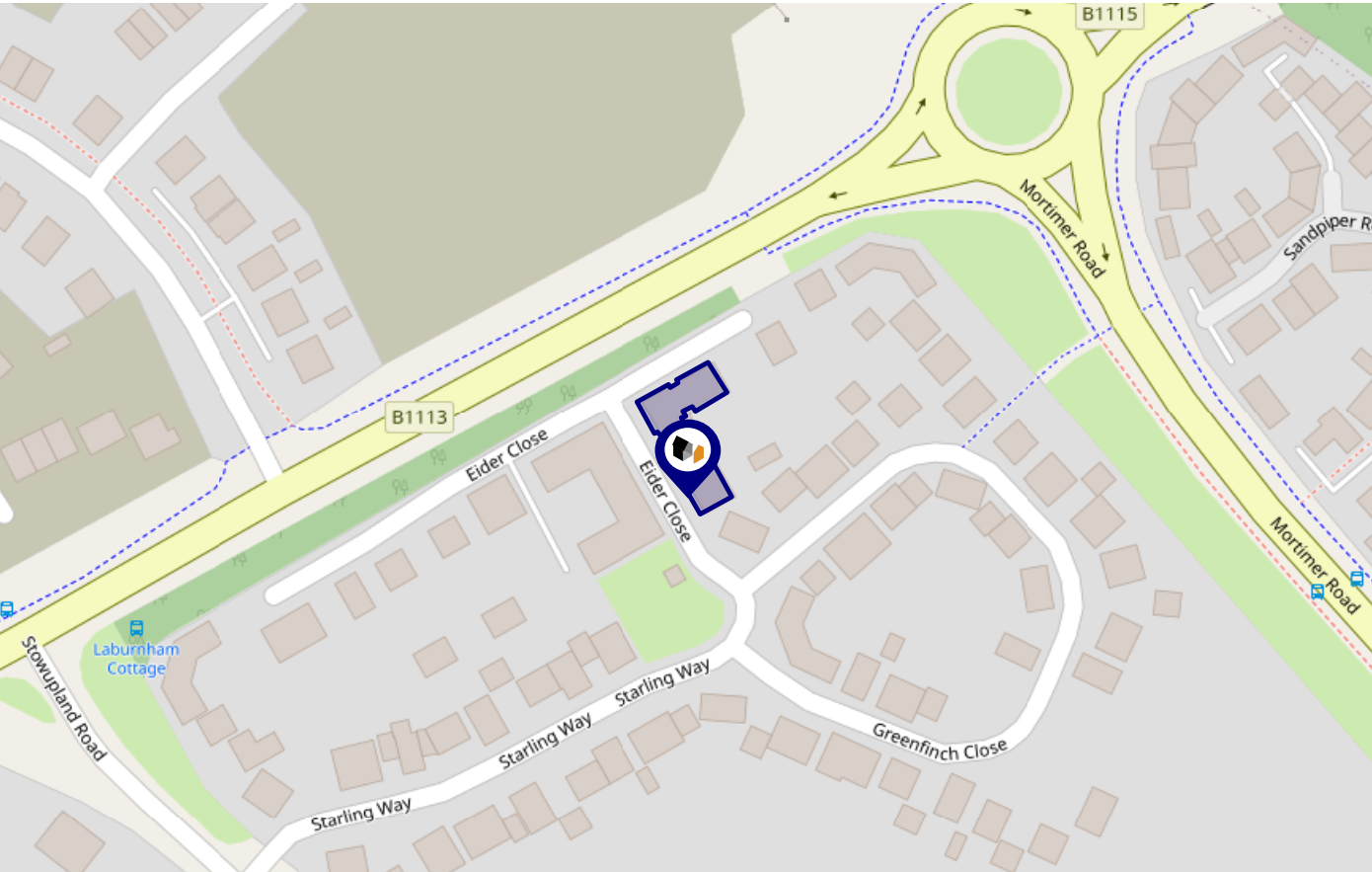
Chance of flooding to the following depths at this property:



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.

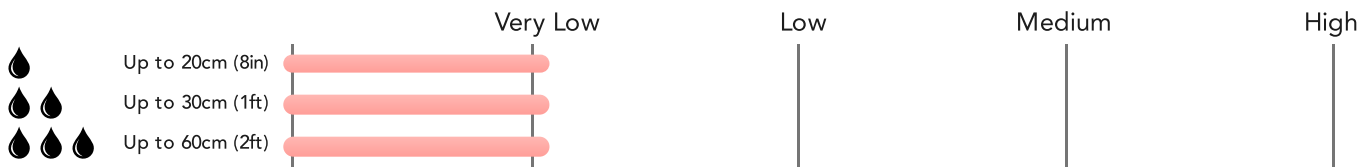


Risk Rating: Very low

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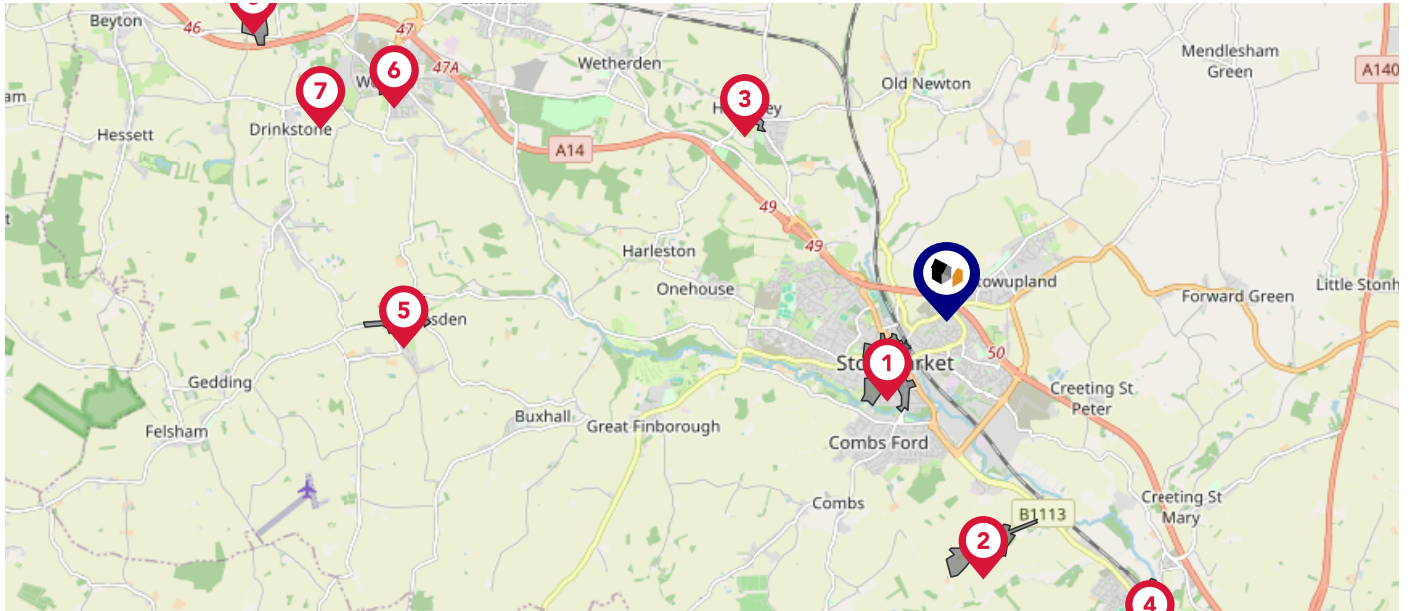
Chance of flooding to the following depths at this property:



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.



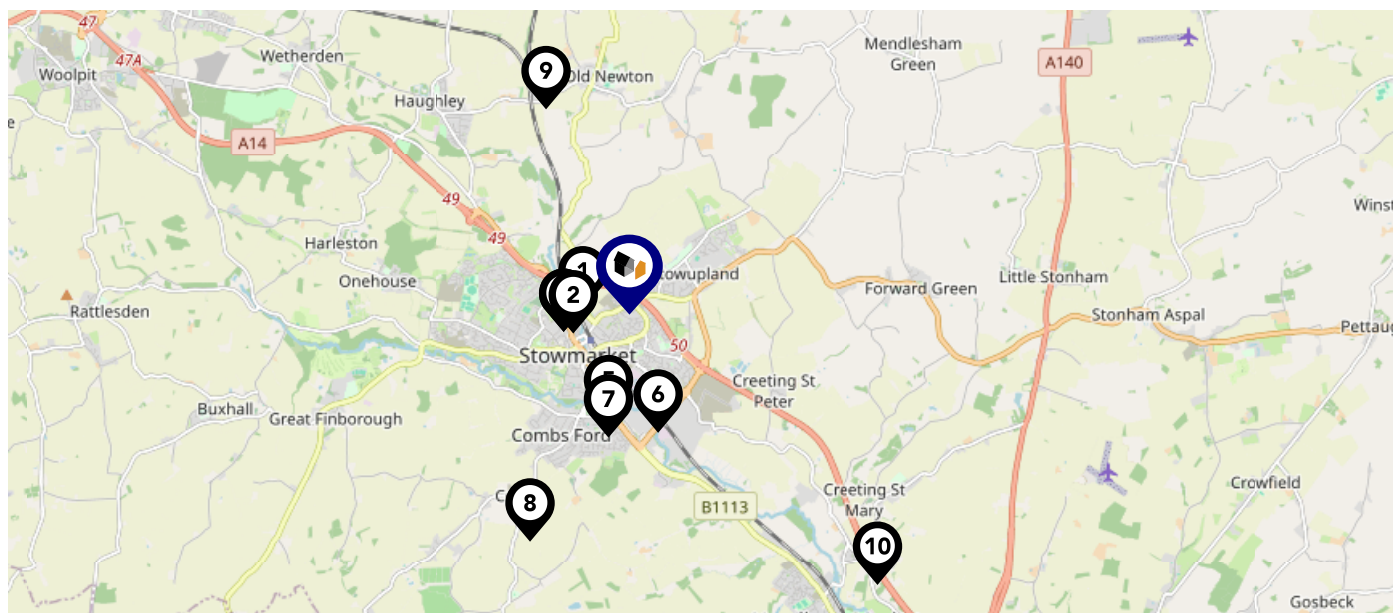
Nearby Conservation Areas

- | | |
|---|------------------|
| 1 | Stowmarket |
| 2 | Badley |
| 3 | Haughley |
| 4 | Needham Market |
| 5 | Rattlesden |
| 6 | Woolpit |
| 7 | Drinkstone Mills |
| 8 | Tostock |

Maps

Landfill Sites

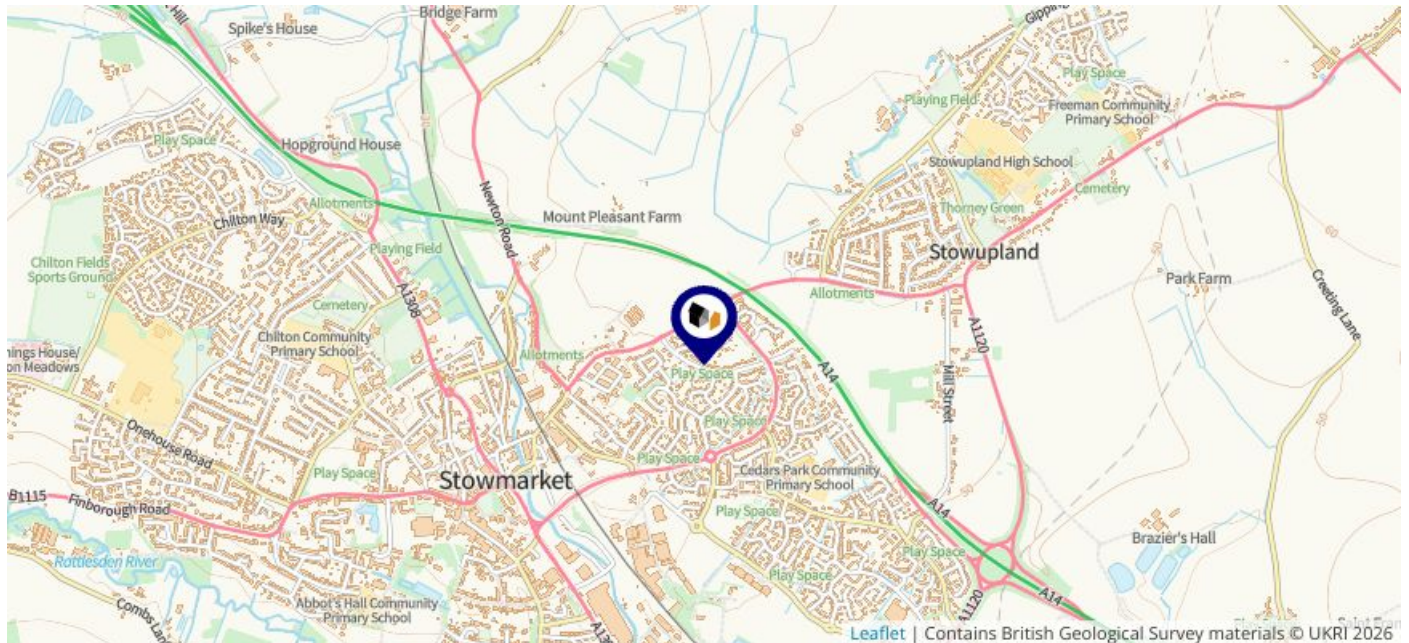
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Newton Road-Stowupland	Historic Landfill	☐
2	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
3	Newton Road-Newton Road, Stowupland	Historic Landfill	☐
4	42 Bury Road-Stowmarket	Historic Landfill	☐
5	Milton Road-Milton Road, Stowmarket	Historic Landfill	☐
6	Needham Road-Needham Road, Stowmarket	Historic Landfill	☐
7	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	☐
8	Combs Tannery-Combs, Stowmarket	Historic Landfill	☐
9	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	☐
10	Creting Hills-Creting Hills, Creting St Mary	Historic Landfill	☐

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

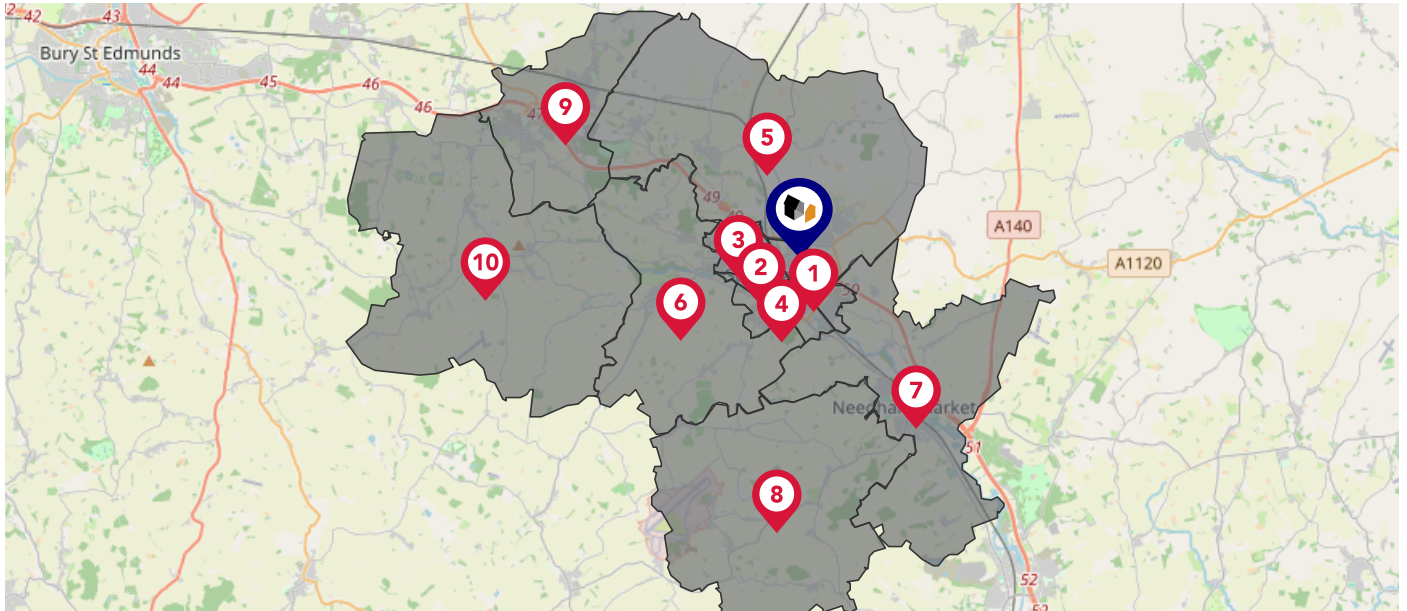
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

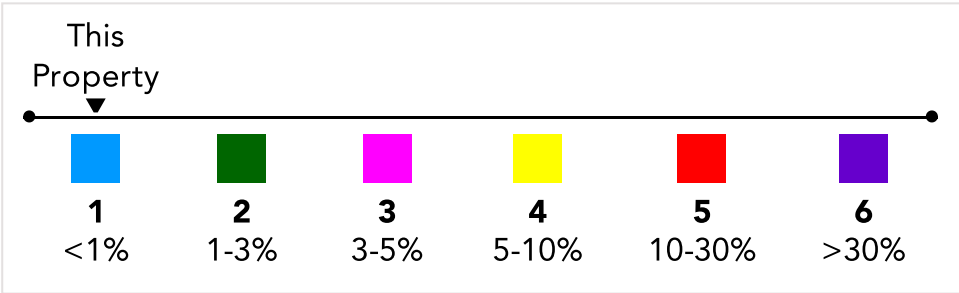
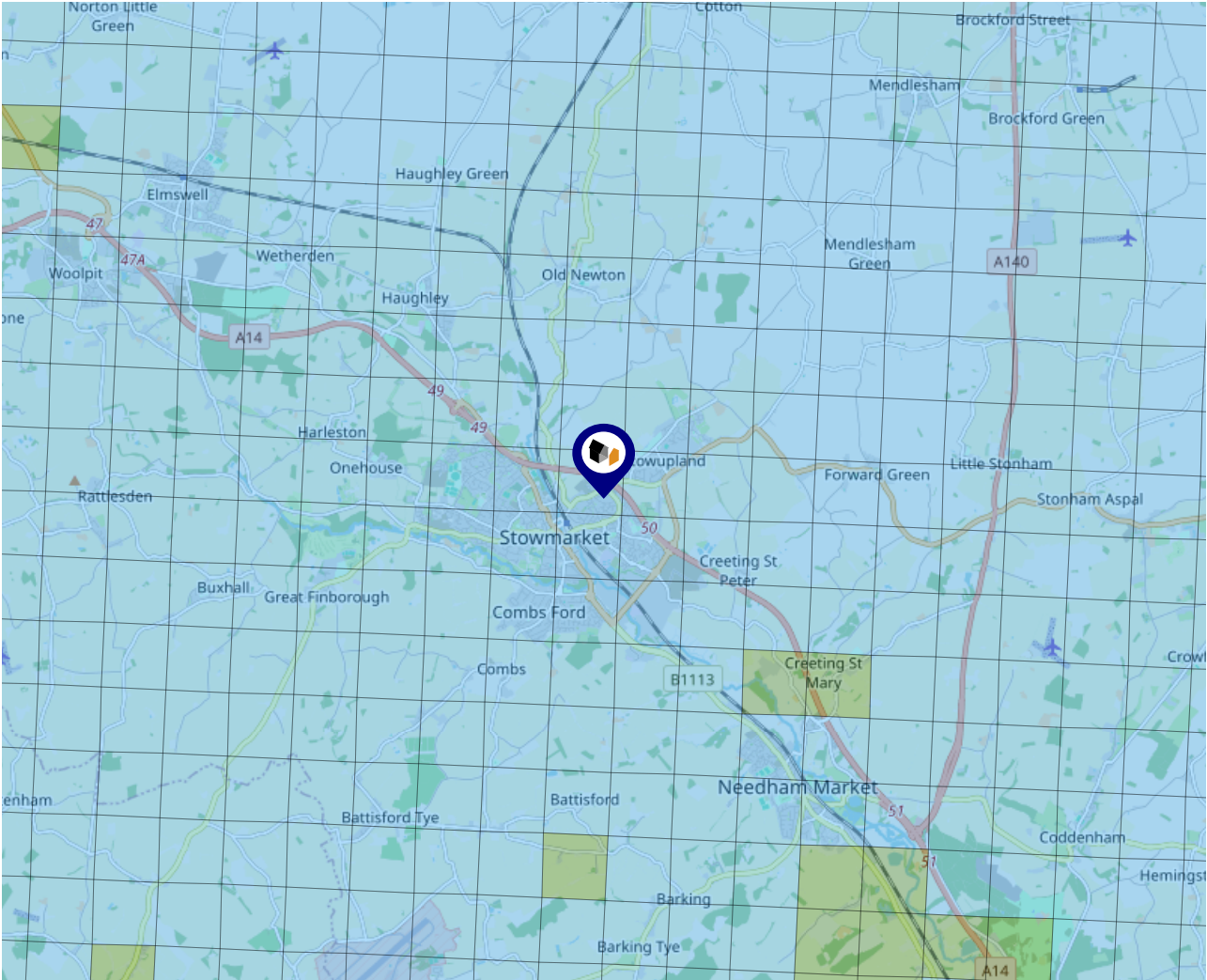
- | | |
|----|---------------------------------------|
| 1 | Stow Thorney Ward |
| 2 | St. Peter's Ward |
| 3 | Chilton Ward |
| 4 | Combs Ford Ward |
| 5 | Haughley, Stowupland & Wetherden Ward |
| 6 | Onehouse Ward |
| 7 | Needham Market Ward |
| 8 | Battisford & Ringshall Ward |
| 9 | Elmswell & Woolpit Ward |
| 10 | Rattlesden Ward |

Environment

Radon Gas

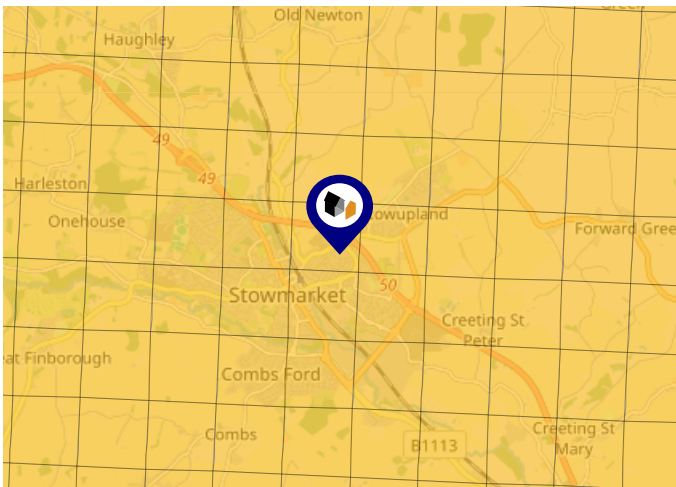
What is Radon?

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)

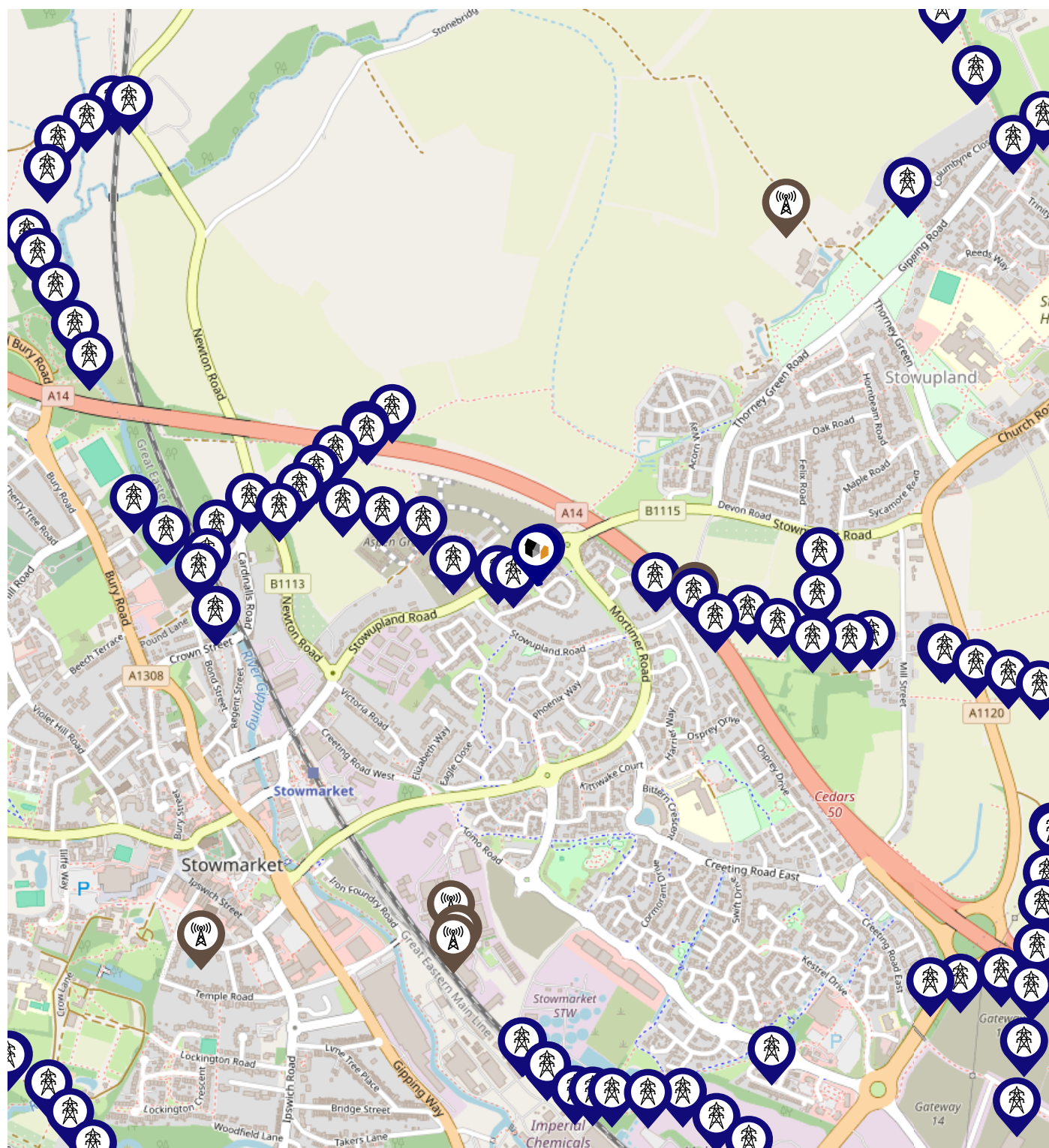
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



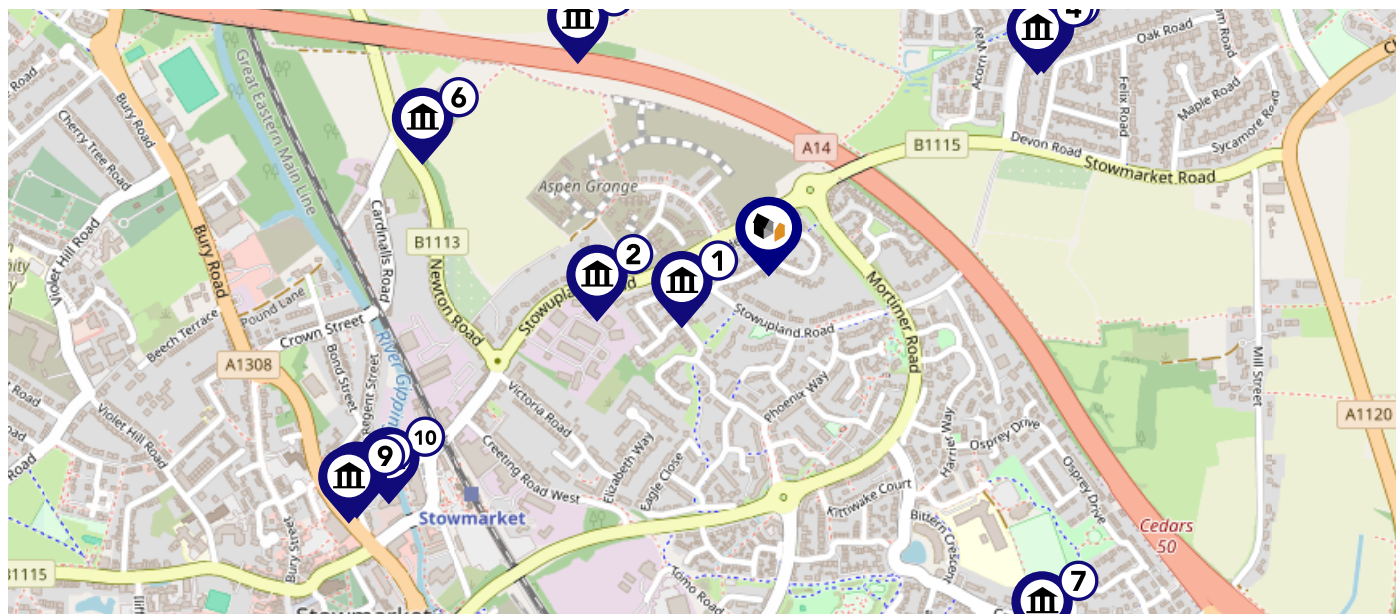
Key:

-  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
	1297870 - Laburnham Cottage	Grade II	0.1 miles
	1195941 - Uplands	Grade II	0.2 miles
	1182074 - Mount Pleasant Farmhouse	Grade II	0.3 miles
	1352328 - 28, Thorney Green Road	Grade II	0.4 miles
	1182213 - Oak Farmhouse	Grade II	0.4 miles
	1292587 - The Ashes	Grade II	0.4 miles
	1208727 - Walnut Tree Cottage	Grade II	0.5 miles
	1195942 - 47 And 49, Stowupland Street	Grade II	0.5 miles
	1209700 - 39 And 41, Stowupland Street	Grade II	0.5 miles
	1209704 - 61 And 63, Stowupland Street	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

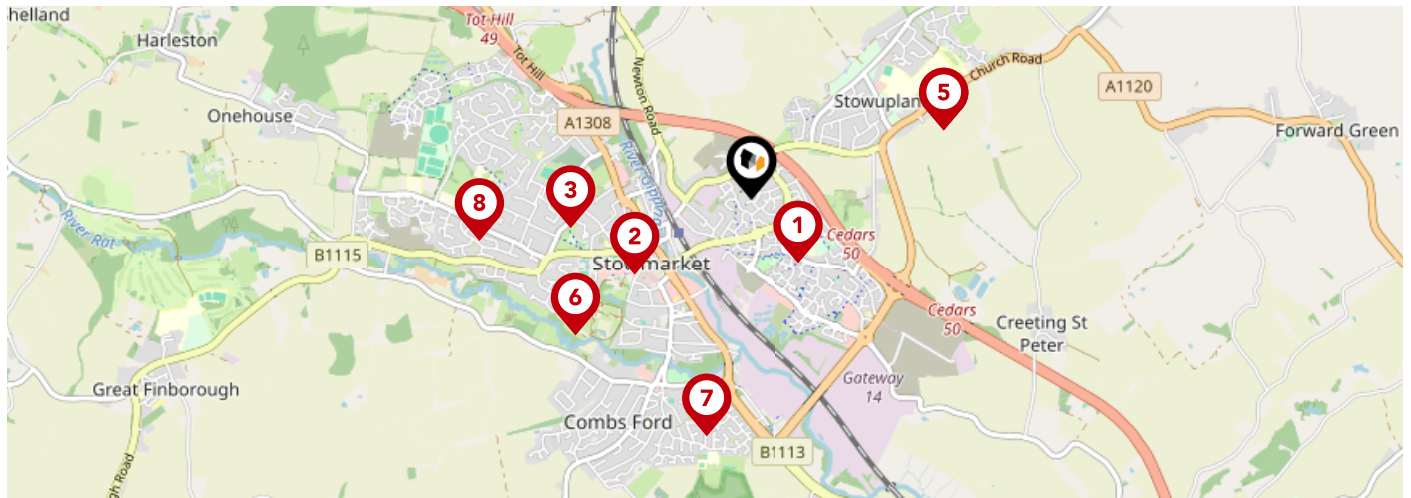
Gas Supply

Central Heating

Water Supply

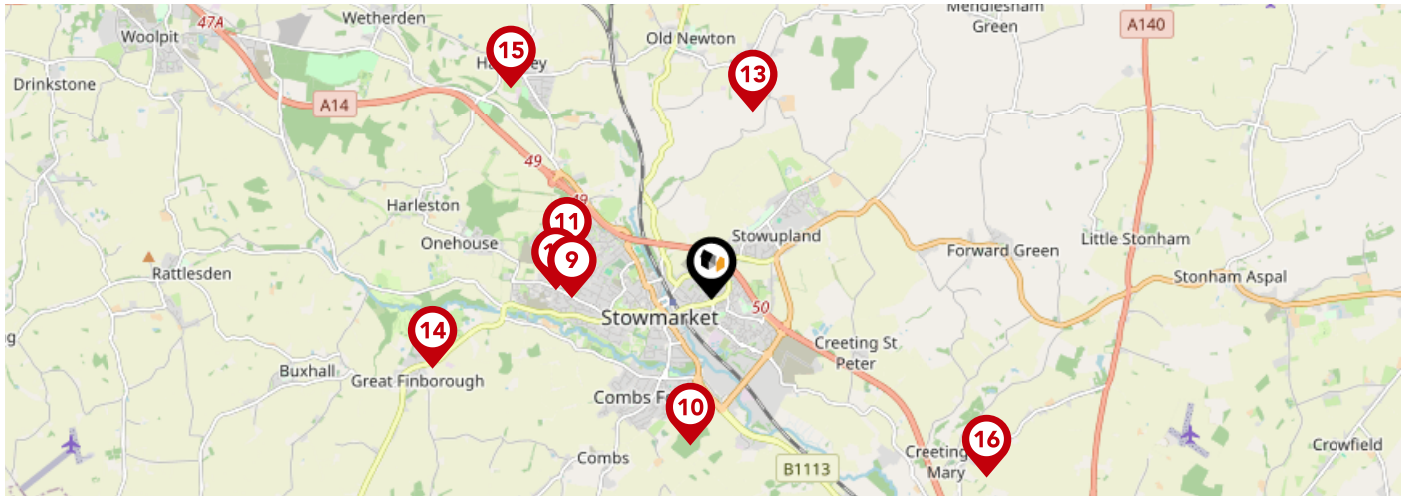
Drainage

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.36	☐	☒	☐	☐	☐
2	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.64	☐	☐	☒	☐	☐
3	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.84	☐	☒	☐	☐	☐
4	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.92	☐	☒	☐	☐	☐
5	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:0.92	☐	☐	☒	☐	☐
6	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:1.01	☐	☒	☐	☐	☐
7	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:1.1	☐	☒	☐	☐	☐
8	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:1.25	☐	☐	☒	☐	☐

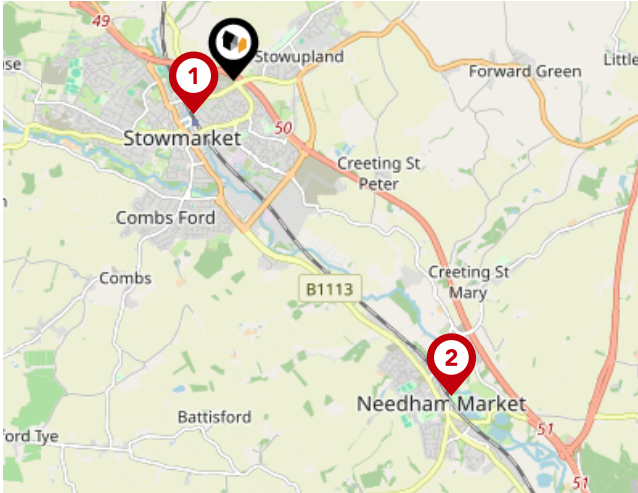
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.26	☐	☒	☐	☐	☐
10	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.33	☐	☒	☐	☐	☐
11	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.36	☐	☒	☐	☐	☐
12	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.42	☐	☐	☒	☐	☐
13	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:1.75	☐	☒	☐	☐	☐
14	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.61	☐	☐	☒	☐	☐
15	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.65	☐	☒	☐	☐	☐
16	Creeping St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.98	☐	☒	☐	☐	☐

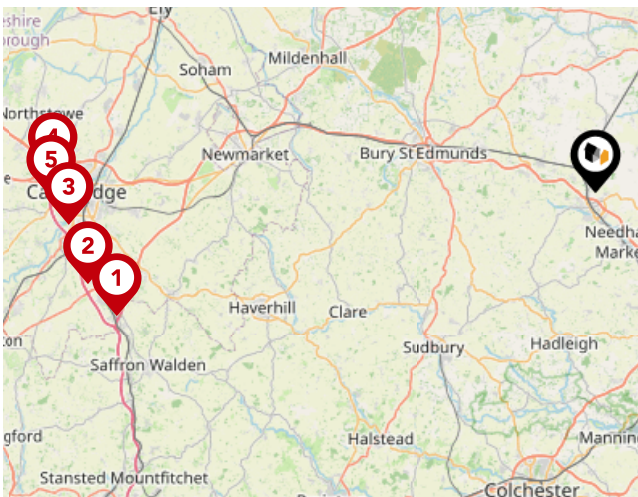
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.46 miles
2	Entrance	3.49 miles
3	Entrance	5.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	36.05 miles
2	M11 J10	37.52 miles
3	M11 J11	38.45 miles
4	M11 J13	39.46 miles
5	M11 J12	39.59 miles

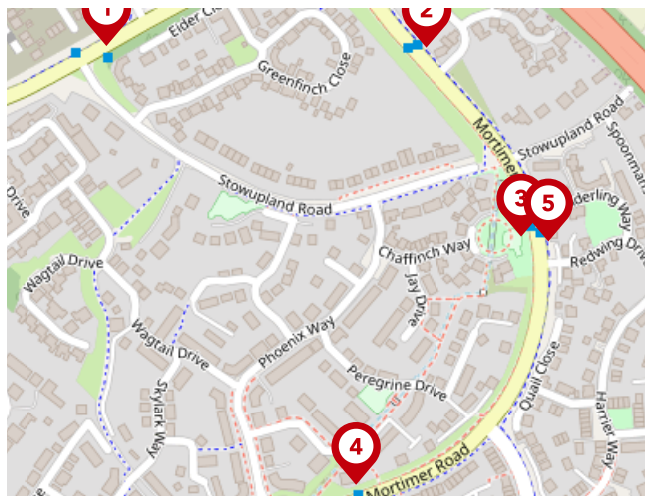


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	34.82 miles
2	Southend-on-Sea	45.16 miles
3	Stansted Airport	38.11 miles
4	Cambridge	35.34 miles

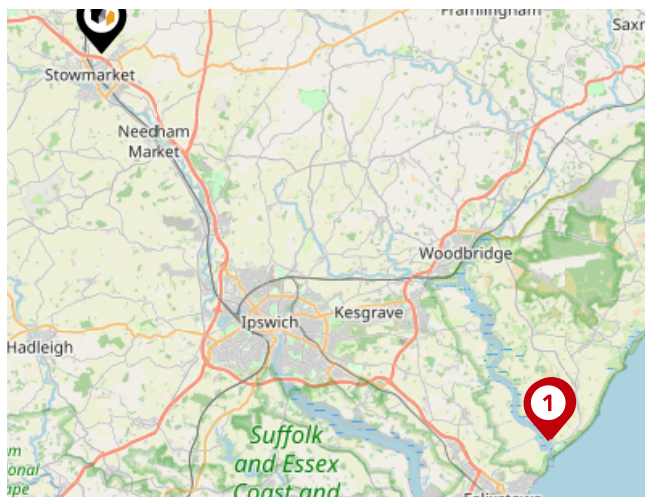
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Laburnham Cottage	0.08 miles
2	Sandpiper Road	0.11 miles
3	Redwing Drive	0.2 miles
4	Guillemot Close	0.28 miles
5	Redwing Drive	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.57 miles
2	Bawdsey Ferry Landing	21.63 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