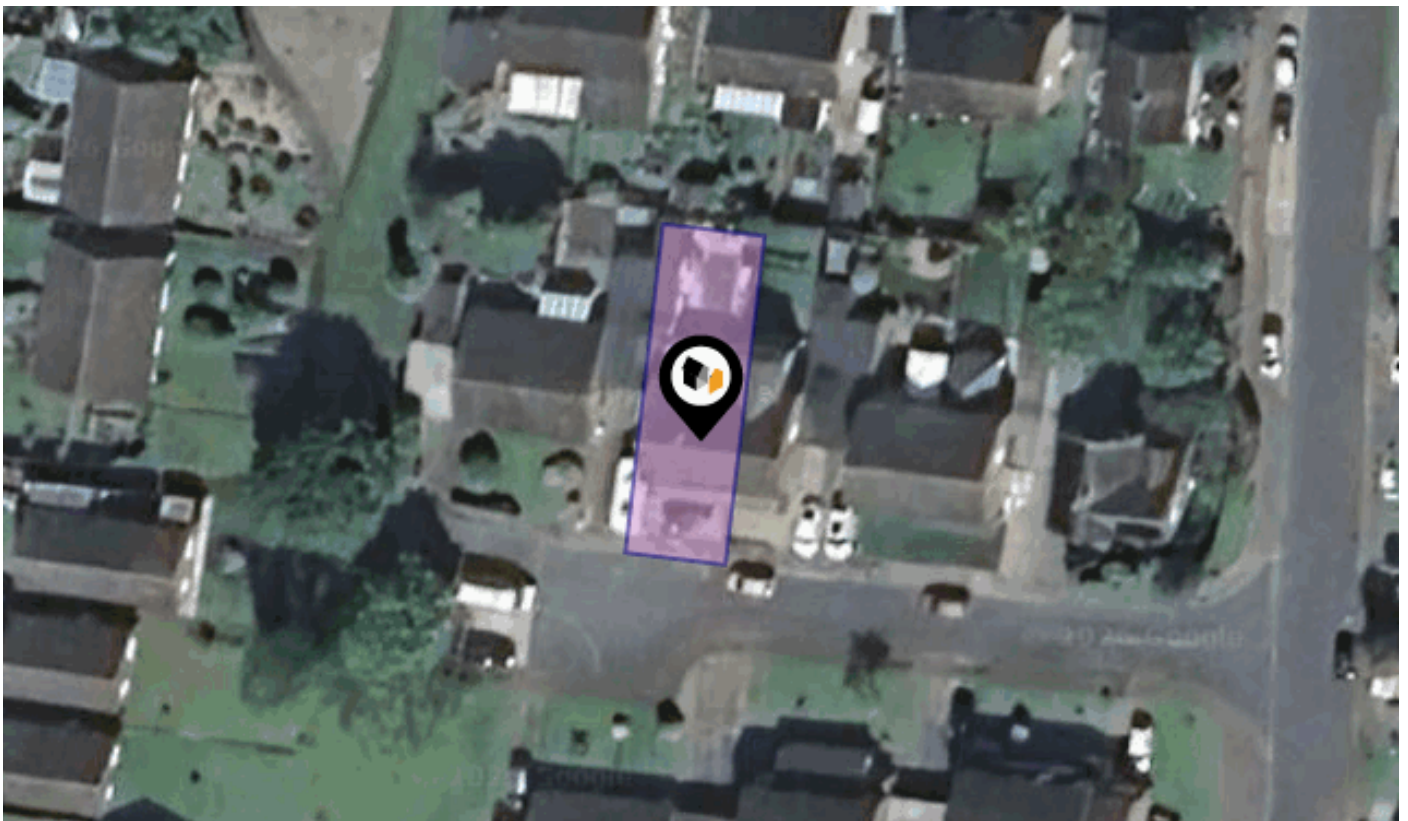




See More Online

MIR: Material Info

The Material Information Affecting this Property
Sunday 24th May 2026



5, LILAC WALK, NEEDHAM MARKET, IPSWICH, IP6 8HE

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	16/01/2004
Bedrooms:	3	Last Sold Price:	£130,000
Floor Area:	1,130 ft ² / 105 m ²	Last Sold £/ft²:	£115
Plot Area:	0.06 acres	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£2,059		
Title Number:	SK18244		
UPRN:	100091086558		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	-
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *5, Lilac Walk, Needham Market, Ipswich, IP6 8HE*

Reference - DC/21/03289	
Decision:	Granted
Date:	08th June 2021
Description:	Householder Application - Erection of single storey rear extension.

Planning records for: *2 Lilac Walk Needham Market Suffolk IP6 8HE*

Reference - DC/21/02756	
Decision:	Granted
Date:	07th May 2021
Description:	Householder Planning Application - Erection of a single storey front and rear extensions and replacement cladding to front elevation.

Planning records for: *3 Lilac Walk Needham Market Suffolk IP6 8HE*

Reference - DC/21/02750	
Decision:	Granted
Date:	07th May 2021
Description:	Householder Planning Application - Erection of a single storey front extension and replacement cladding to the front elevation.

Planning records for: *8 Lilac Walk Needham Market IP6 8HE*

Reference - 2331/16	
Decision:	Granted
Date:	24th May 2016
Description:	Erection of a single storey rear extension

Gallery Photos



Property EPC - Certificate

5 Lilac Walk, Needham Market, IPSWICH, IP6 8HE

Energy rating

C

Valid until 19.05.2036

Certificate number
2836-8625-5600-0750-2226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

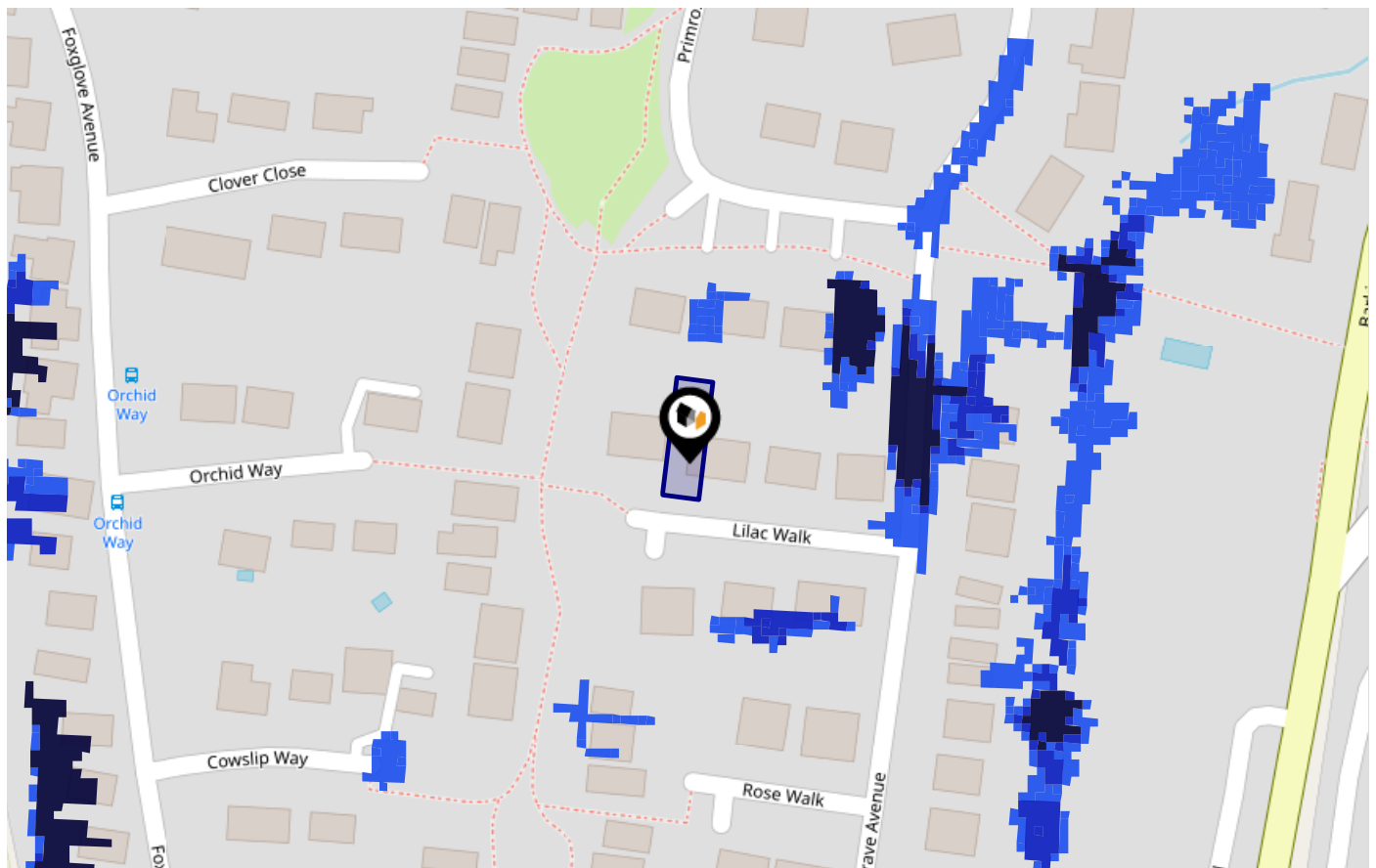
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, LPG
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	105 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.

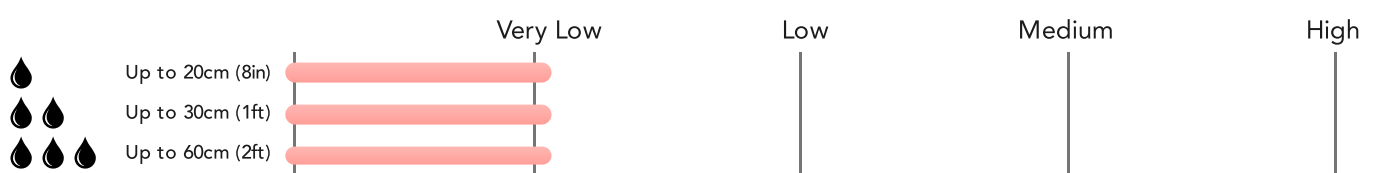


Risk Rating: Very low

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.

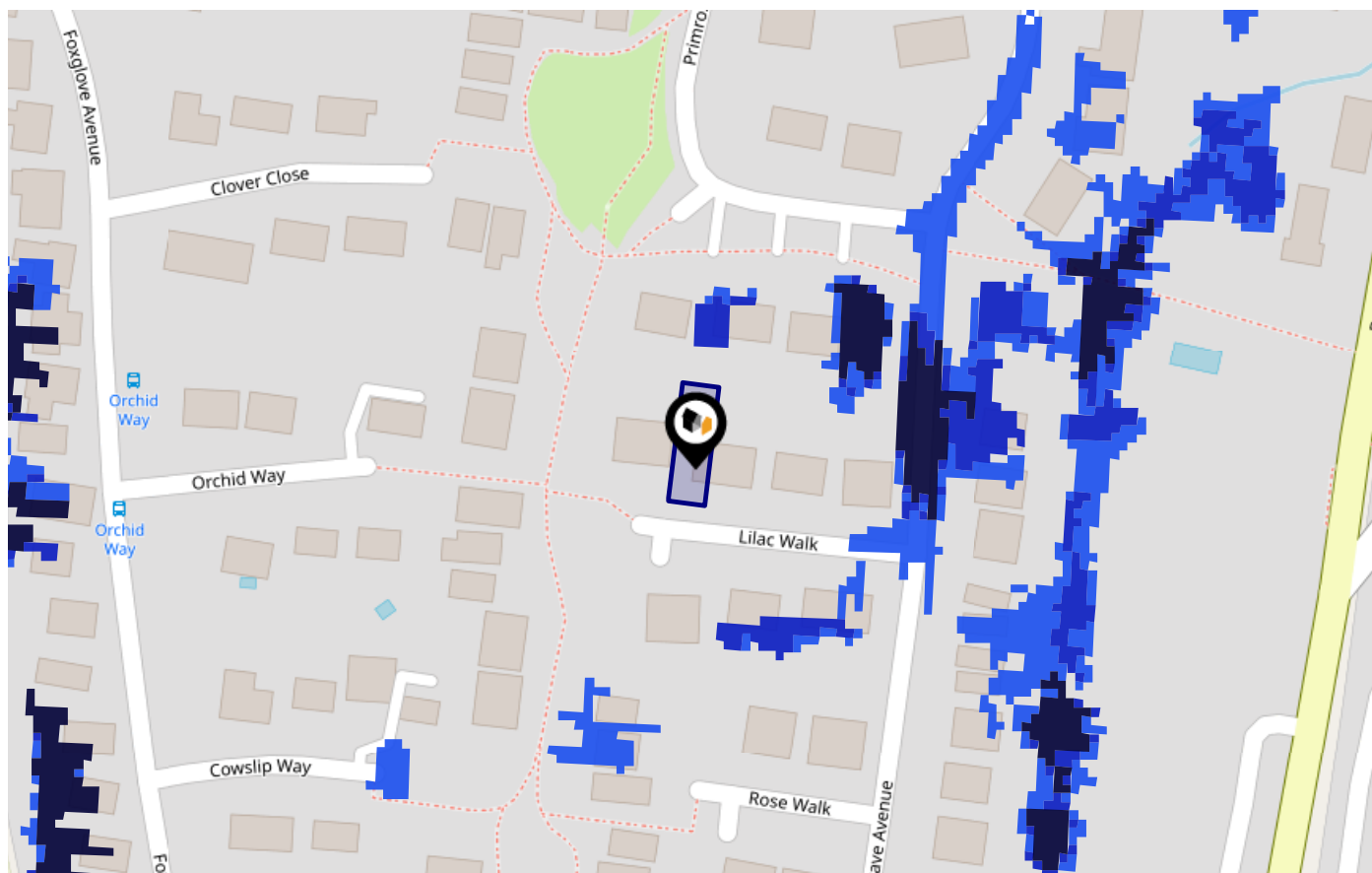
Chance of flooding to the following depths at this property:



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.
- 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.

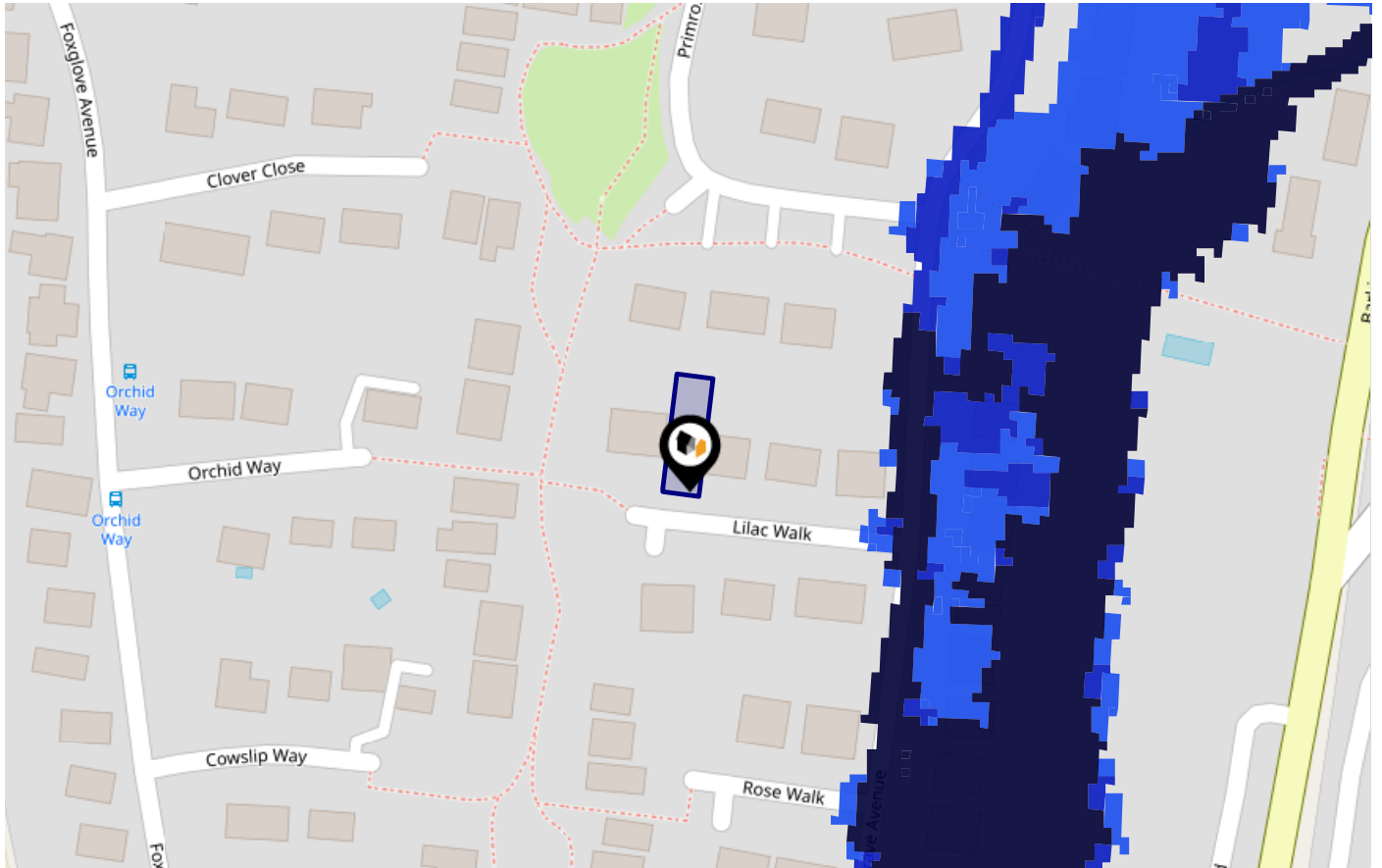
Chance of flooding to the following depths at this property:



Flood Risk

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.
- 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.

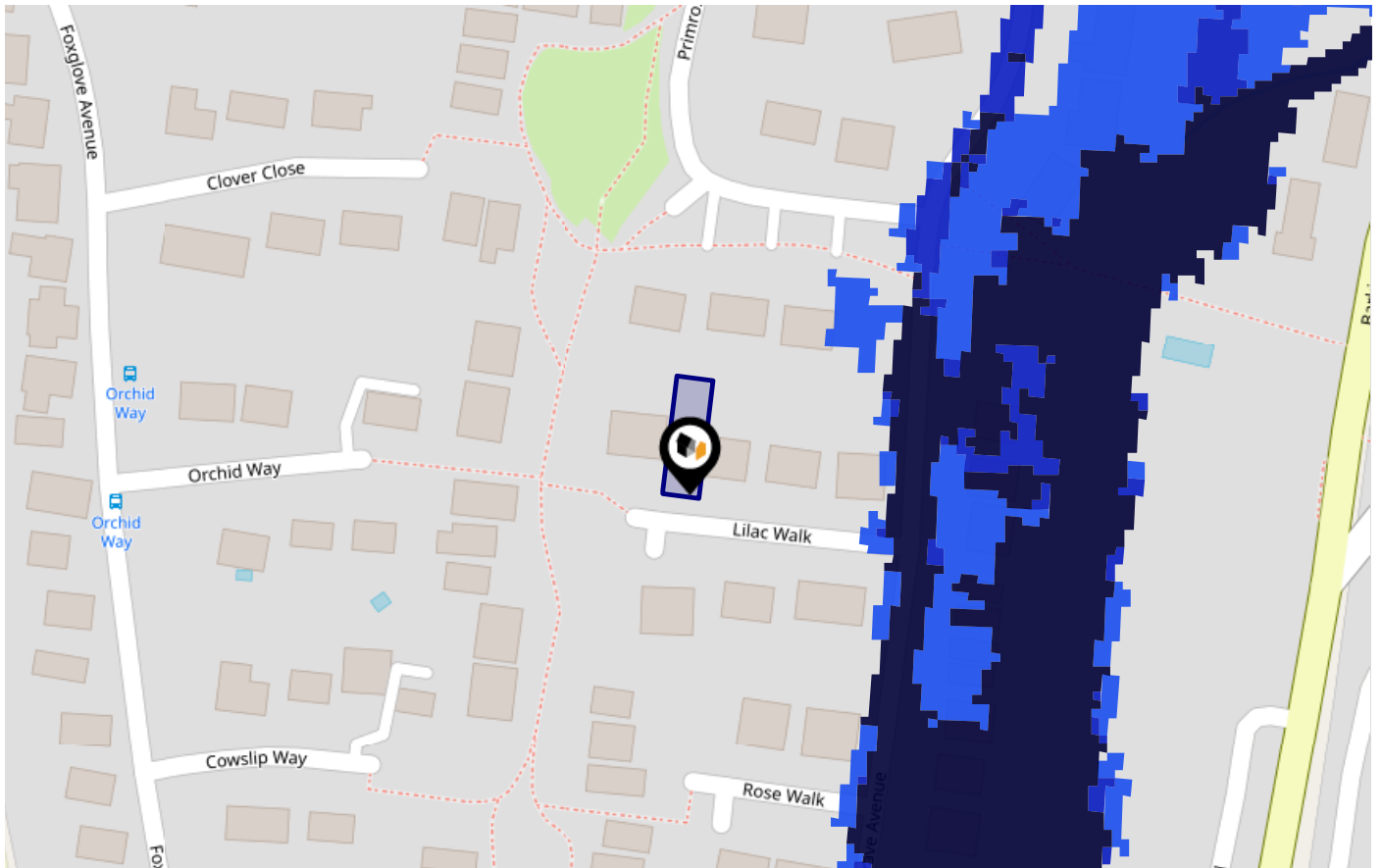
Chance of flooding to the following depths at this property:



Flood Risk

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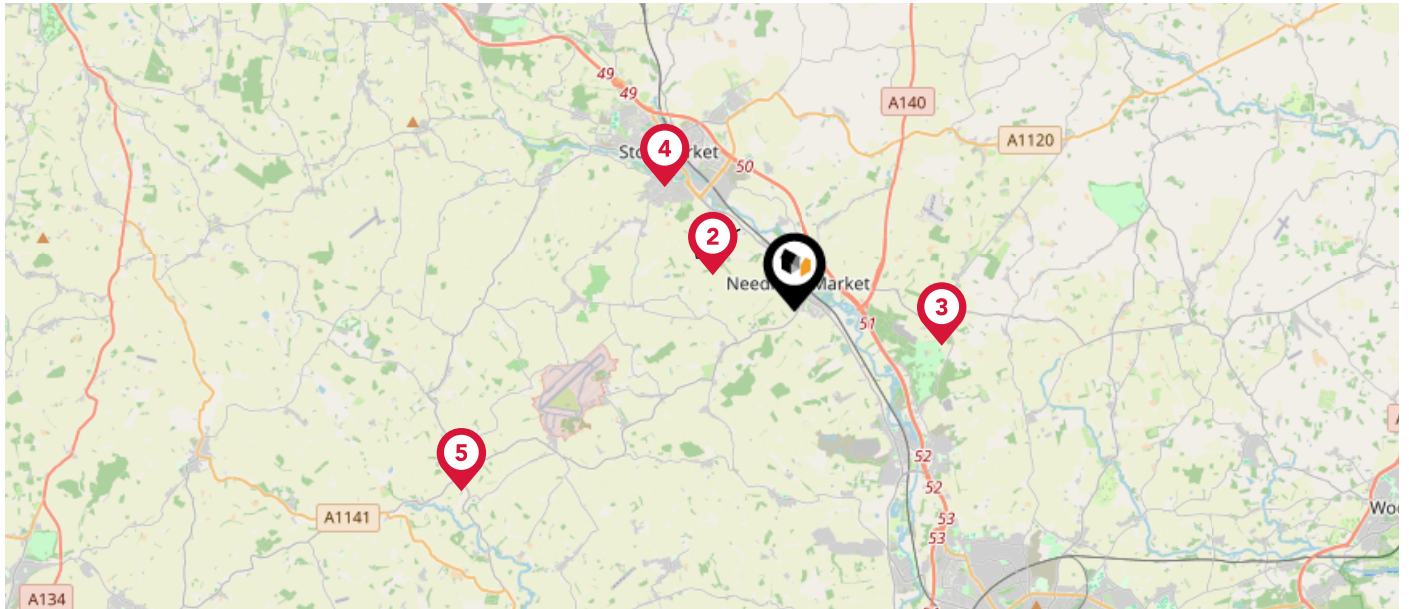
Chance of flooding to the following depths at this property:








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.



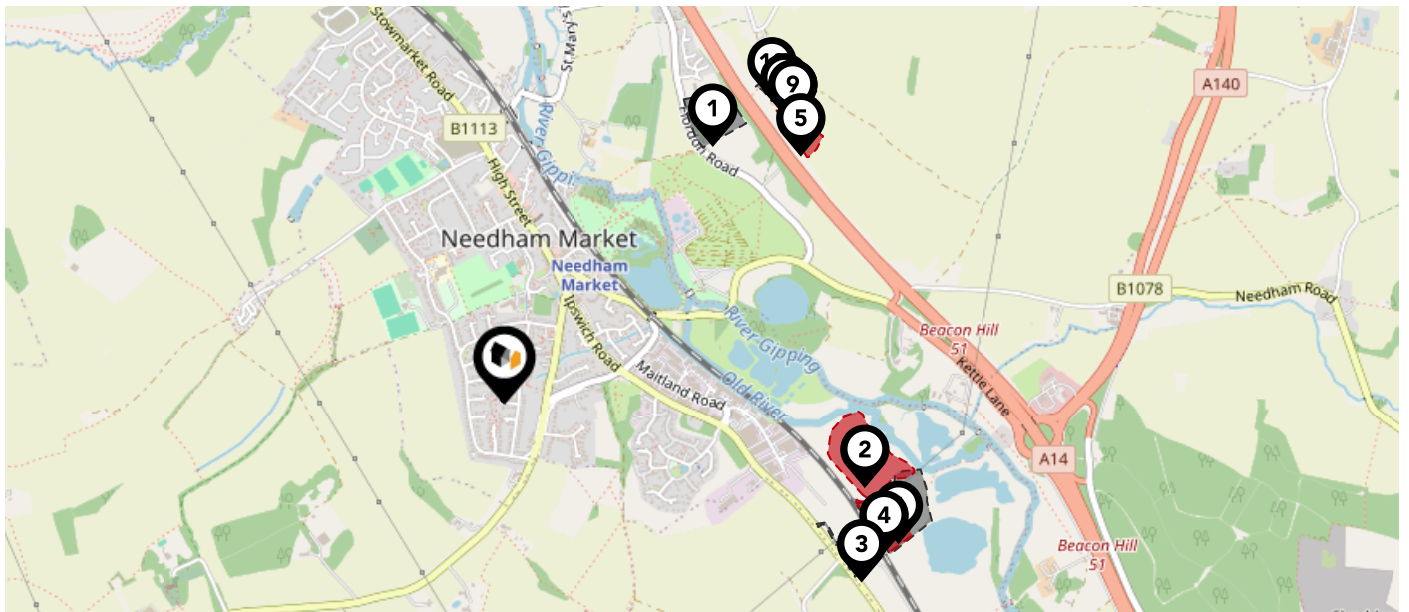
Nearby Conservation Areas

-  1 Needham Market
-  2 Badley
-  3 Coddanham
-  4 Stowmarket
-  5 Bildeston

Maps

Landfill Sites

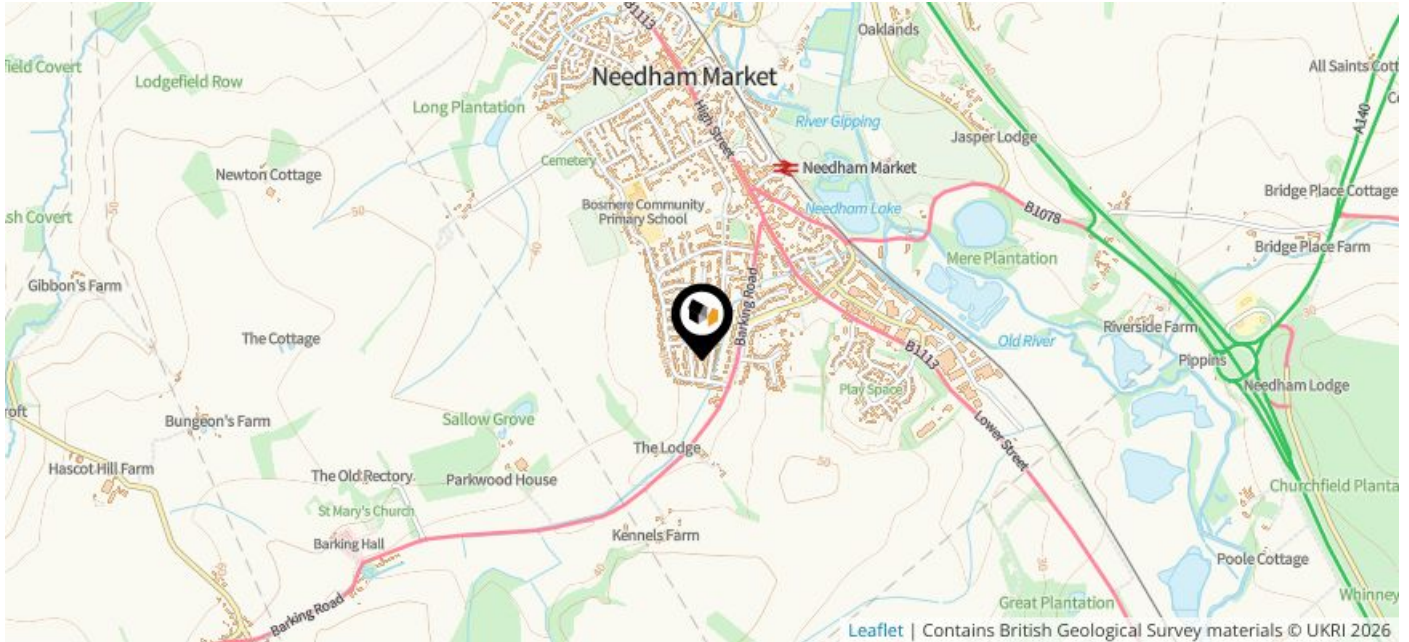
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill <input type="checkbox"/>
2	EA/EPR/HP3495NM/V005	Active Landfill <input checked="" type="checkbox"/>
3	Gallows Hill-Needham Market	Historic Landfill <input type="checkbox"/>
4	EA/EPR/HP3795NH/V003	Active Landfill <input checked="" type="checkbox"/>
5	EA/EPR/CP3795NU/A001	Active Landfill <input checked="" type="checkbox"/>
6	Gallows Hill-Gallows Hill, Needham Market, Suffolk	Historic Landfill <input type="checkbox"/>
7	Sally Woods Lane-Creeting St Mary	Historic Landfill <input type="checkbox"/>
8	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill <input type="checkbox"/>
9	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill <input type="checkbox"/>
10	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

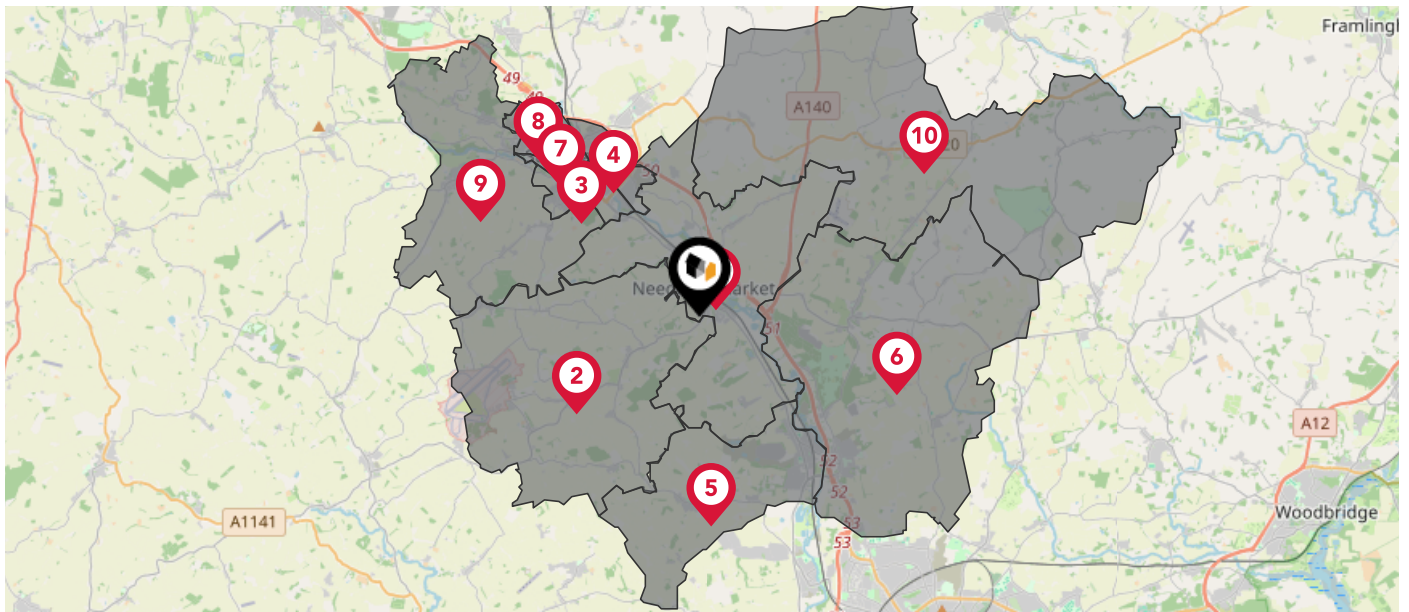
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

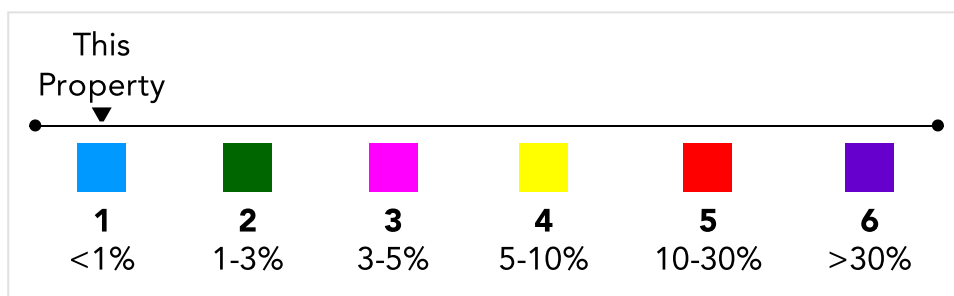
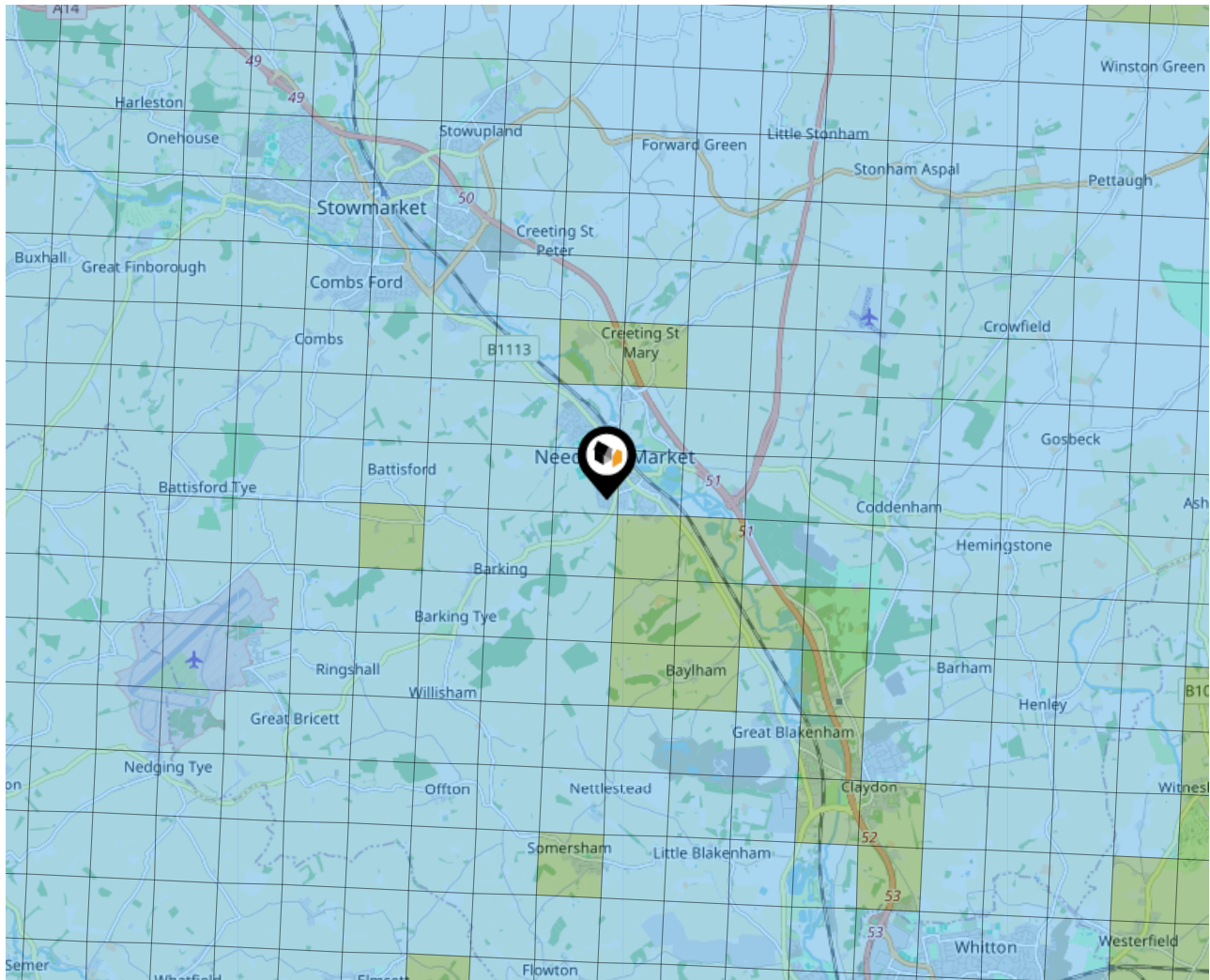
-  Needham Market Ward
-  Battisford & Ringshall Ward
-  Combs Ford Ward
-  Stow Thorney Ward
-  Blakenham Ward
-  Claydon & Barham Ward
-  St. Peter's Ward
-  Chilton Ward
-  Onehouse Ward
-  Stonham Ward

Environment

Radon Gas

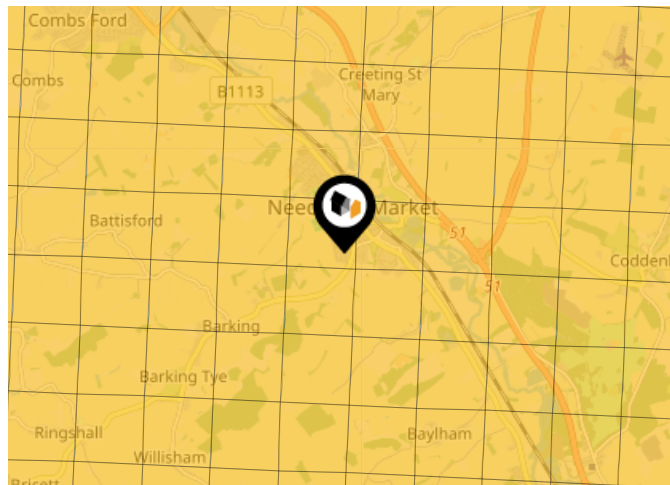
What is Radon?

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)

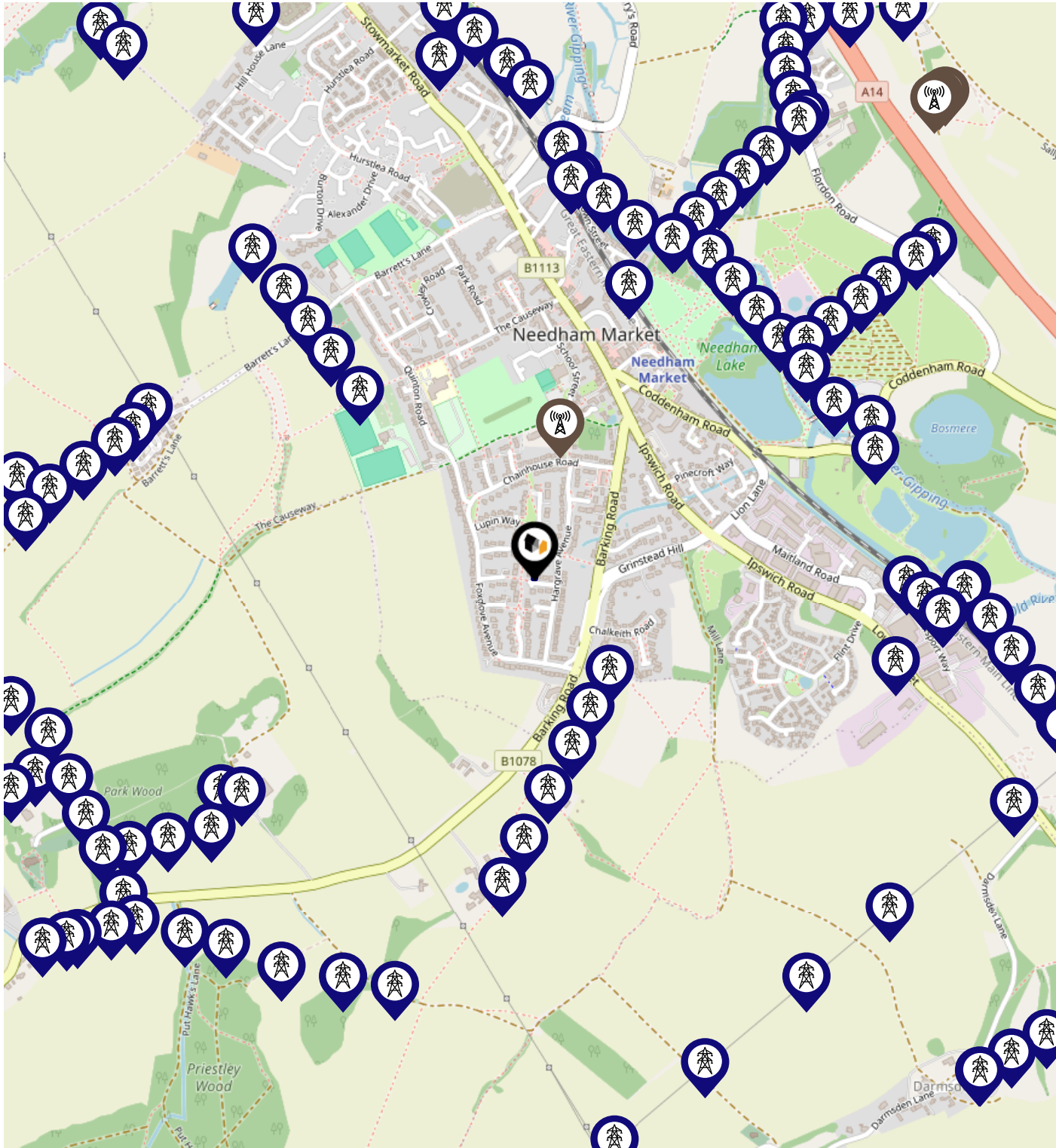
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



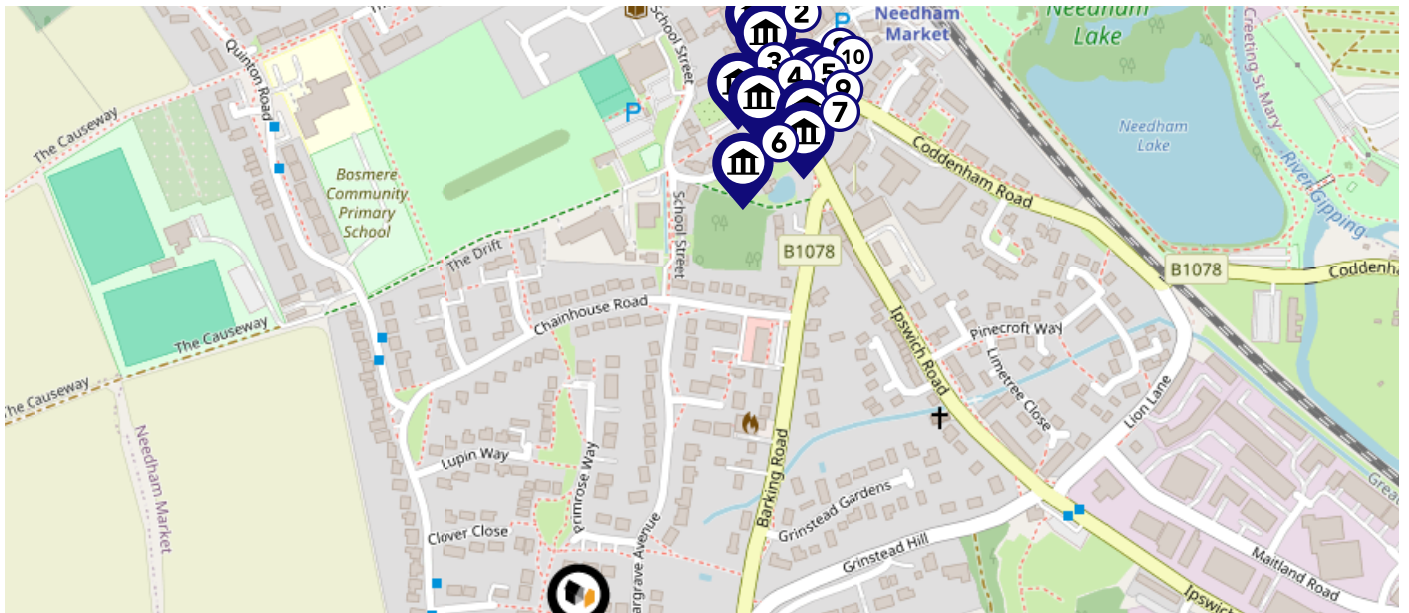
Key:




-  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
 1253669 - 16, High Street	Grade II	0.3 miles
 1253668 - 10 And 12, High Street	Grade II	0.3 miles
 1253650 - The Swan Inn	Grade II	0.3 miles
 1277201 - 3, 5 And 7, High Street	Grade II	0.3 miles
 1254055 - 2 And 4, High Street	Grade II	0.3 miles
 1232209 - Barn, 40 Metres South West Of Number 1, (chain House)	Grade II	0.3 miles
 1253680 - 3, Ipswich Road	Grade II	0.3 miles
 1261677 - The Rampant Horse Inn	Grade II	0.3 miles
 1232115 - 4, Coddendam Road	Grade II	0.3 miles
 1231762 - 1-7, Coddendam Road	Grade II	0.3 miles

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

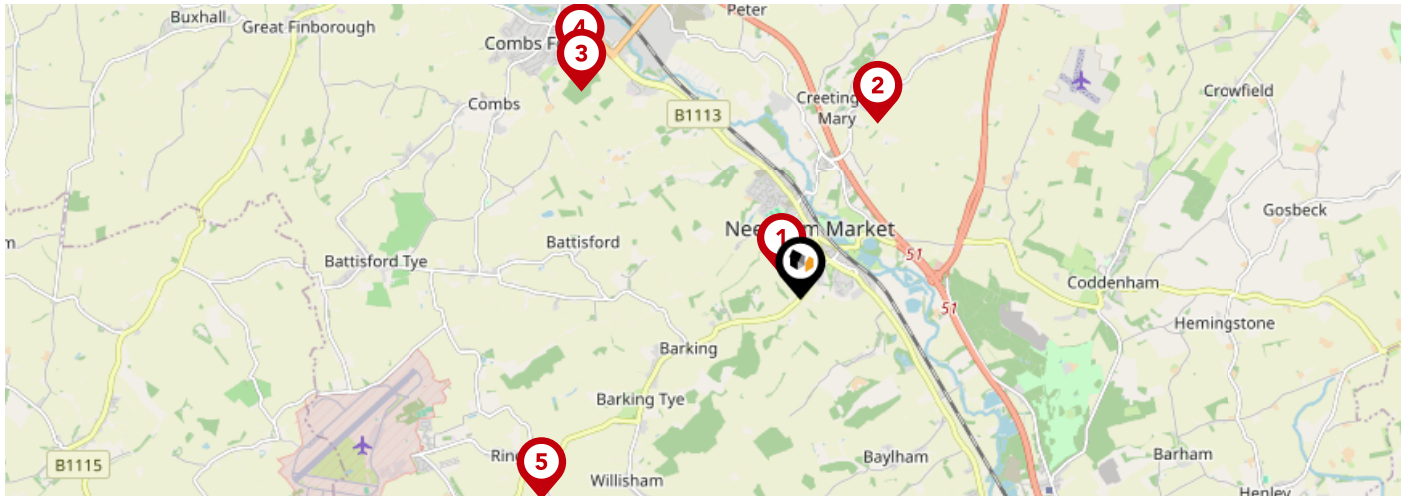
Electricity Supply









Gas Supply

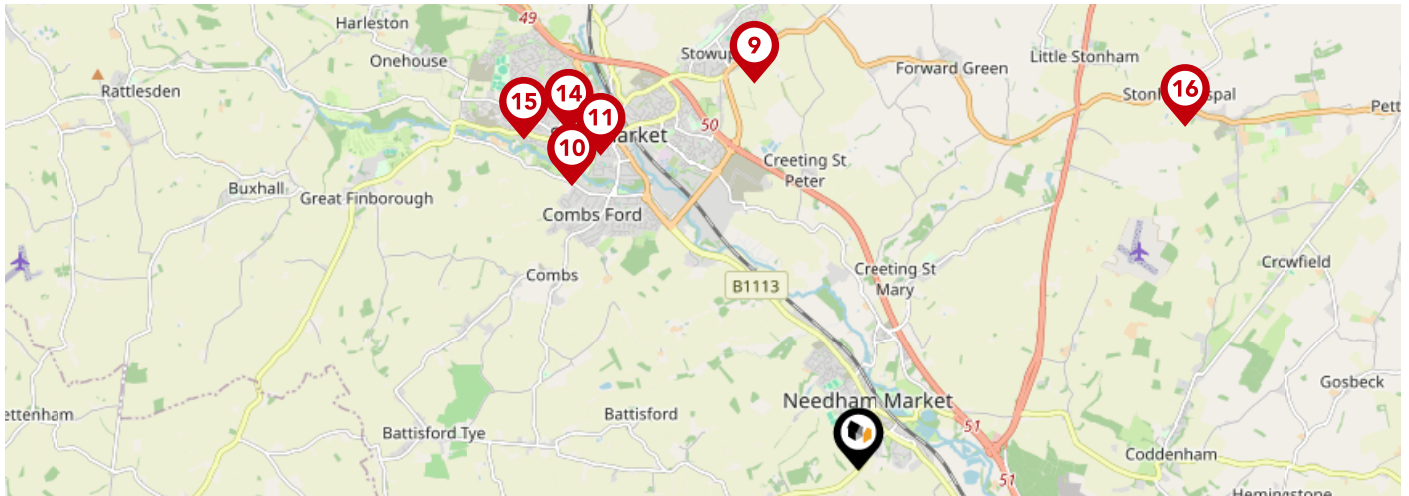
Central Heating









Water Supply

Drainage



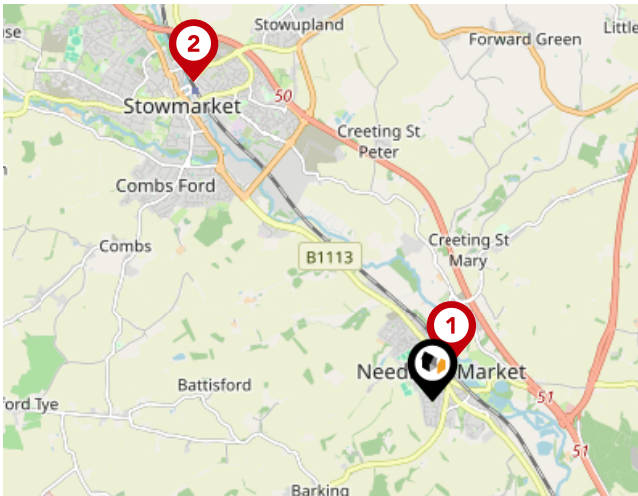
		Nursery	Primary	Secondary	College	Private
	Bosmere Community Primary School Ofsted Rating: Good Pupils: 247 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ringshall School Ofsted Rating: Good Pupils: 111 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Somersham Primary School Ofsted Rating: Good Pupils: 87 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:3.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gable End Ofsted Rating: Good Pupils: 5 Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claydon Primary School Ofsted Rating: Good Pupils: 509 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Claydon High School Ofsted Rating: Good Pupils: 768 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:4.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

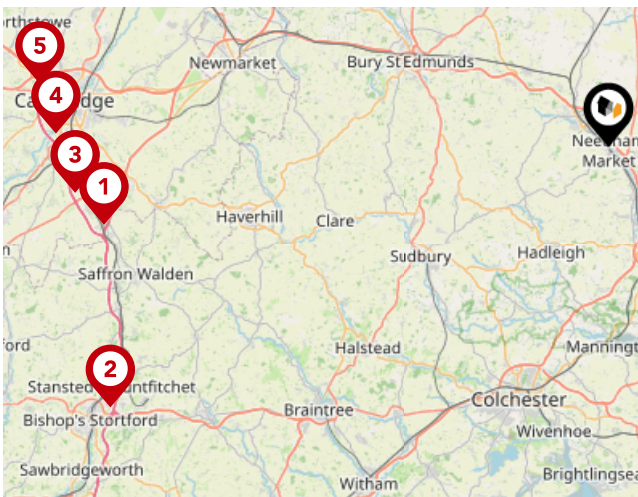
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	0.39 miles
2	Entrance1	3.64 miles
3	Entrance1	6.71 miles



Trunk Roads/Motorways

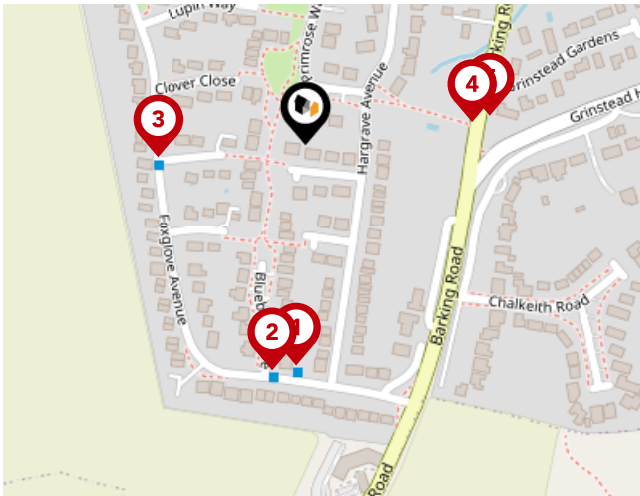
Pin	Name	Distance
1	M11 J9	37.2 miles
2	M11 J8	41.02 miles
3	M11 J10	38.92 miles
4	M11 J11	40.23 miles
5	M11 J13	41.52 miles



Airports/Helipads

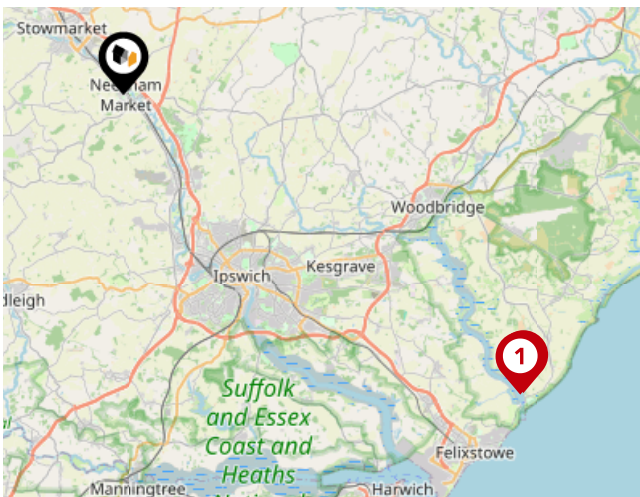
Pin	Name	Distance
1	Norwich International Airport	37.37 miles
2	Southend-on-Sea	42.7 miles
3	Stansted Airport	38.06 miles
4	Cambridge	37.38 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bluebell Grove	0.13 miles
2	Bluebell Grove	0.13 miles
3	Orchid Way	0.08 miles
4	Grinstead Gardens	0.1 miles
5	Grinstead Gardens	0.11 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.14 miles
2	Bawdsey Ferry Landing	18.21 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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