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KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 17th November 2026



114, YEOMAN CLOSE, IPSWICH, IP1 2QE

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

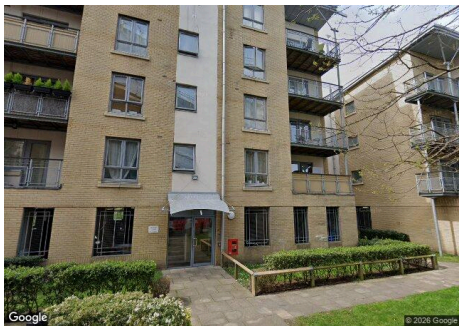
https://landwoodgroup.com/

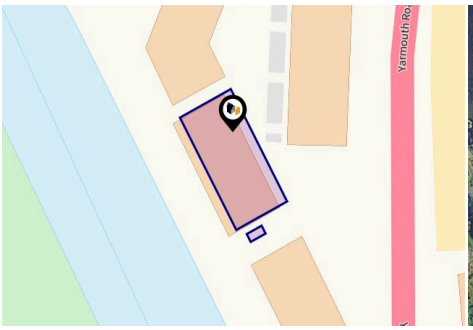
RICS

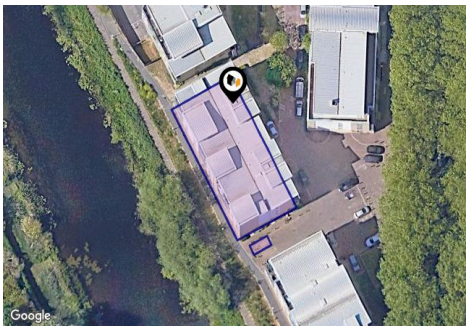
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Property
Overview







Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	516 ft^2 / 48 m^2
Plot Area:	0.15 acres
Year Built :	2003-2006
Council Tax :	Band A
Annual Estimate:	£1,646
Title Number:	SK277082
UPRN:	10003878332
Restrictive Covenants:	Yes

Tenure:	Leasehold

Local Area

Local Authority:	Suffolk
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Low
• Surface Water	High

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s | **80** mb/s | **330** mb/s

Mobile Coverage:
(based on calls indoors)

O2 | EE | 3 | Vodafone

Satellite/Fibre TV Availability:

BT ✓ | sky ✓ | Virgin media ✗

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Property
Multiple Title Plans

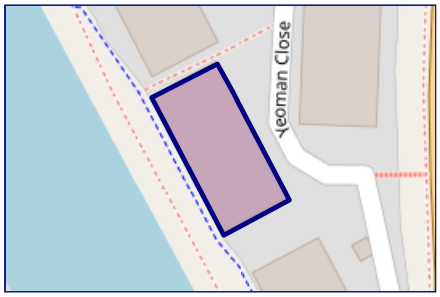
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Freehold Title Plan



SK314746

Leasehold Title Plan



SK277082

Start Date:	13/02/2006
End Date:	01/01/2130
Lease Term:	125 years from 1 January 2005
Term Remaining:	103 years

Property

EPC - Certificate

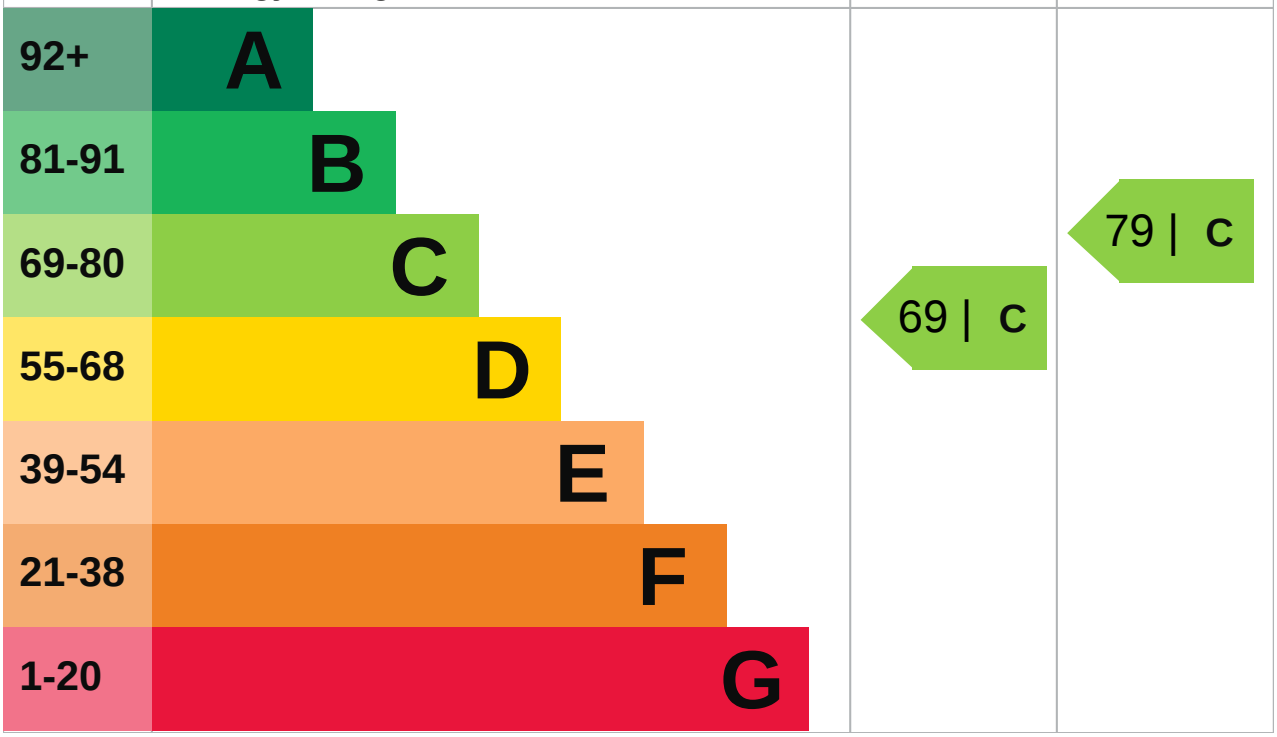
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114, Yeoman Close, IP1 2QE

Energy rating

C

Valid until 15.12.2019



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Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	4th
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	50 m^2

Market
Sold in Street

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100, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	24/10/2025	12/10/2018	21/01/2014	15/02/2006
Last Sold Price:	£85,000	£86,000	£78,000	£110,600

126, Yeoman Close, Ipswich, IP1 2QE			Flat-maisonette House
Last Sold Date:	11/07/2025	05/12/2005	
Last Sold Price:	£65,000	£127,800	

132, Yeoman Close, Ipswich, IP1 2QE			Flat-maisonette House
Last Sold Date:	15/08/2023	06/12/2005	
Last Sold Price:	£102,500	£109,600	

86, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	13/01/2023	05/11/2018	28/03/2018	07/02/2006
Last Sold Price:	£155,000	£131,000	£95,000	£168,250

96, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	20/06/2022	25/04/2018	08/02/2006	
Last Sold Price:	£110,000	£91,000	£119,800	

134, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	24/09/2021	13/11/2020	09/12/2005	
Last Sold Price:	£135,000	£120,000	£161,750	

116, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	19/12/2019	19/01/2018	02/12/2005	
Last Sold Price:	£102,000	£100,000	£106,800	

140, Yeoman Close, Ipswich, IP1 2QE			Flat-maisonette House
Last Sold Date:	07/06/2018	13/12/2005	
Last Sold Price:	£100,000	£111,800	

130, Yeoman Close, Ipswich, IP1 2QE				Flat-maisonette House
Last Sold Date:	10/09/2010	21/03/2007	05/12/2005	
Last Sold Price:	£64,950	£150,000	£117,600	

104, Yeoman Close, Ipswich, IP1 2QE		Flat-maisonette House
Last Sold Date:	15/02/2006	
Last Sold Price:	£121,800	

102, Yeoman Close, Ipswich, IP1 2QE		Flat-maisonette House
Last Sold Date:	14/02/2006	
Last Sold Price:	£172,250	

110, Yeoman Close, Ipswich, IP1 2QE		Flat-maisonette House
Last Sold Date:	14/02/2006	
Last Sold Price:	£174,250	

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

KPF - Key Property Facts

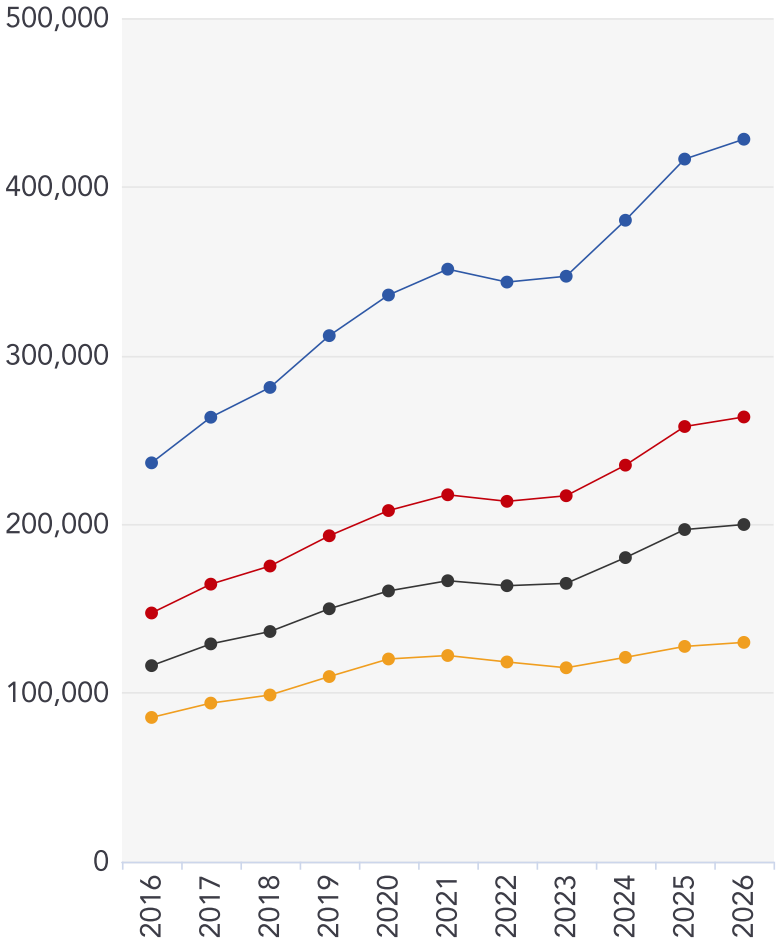
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Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in IP1



Detached

+81.13%

Semi-Detached

+78.81%

Terraced

+71.98%

Flat

+52.02%

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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.

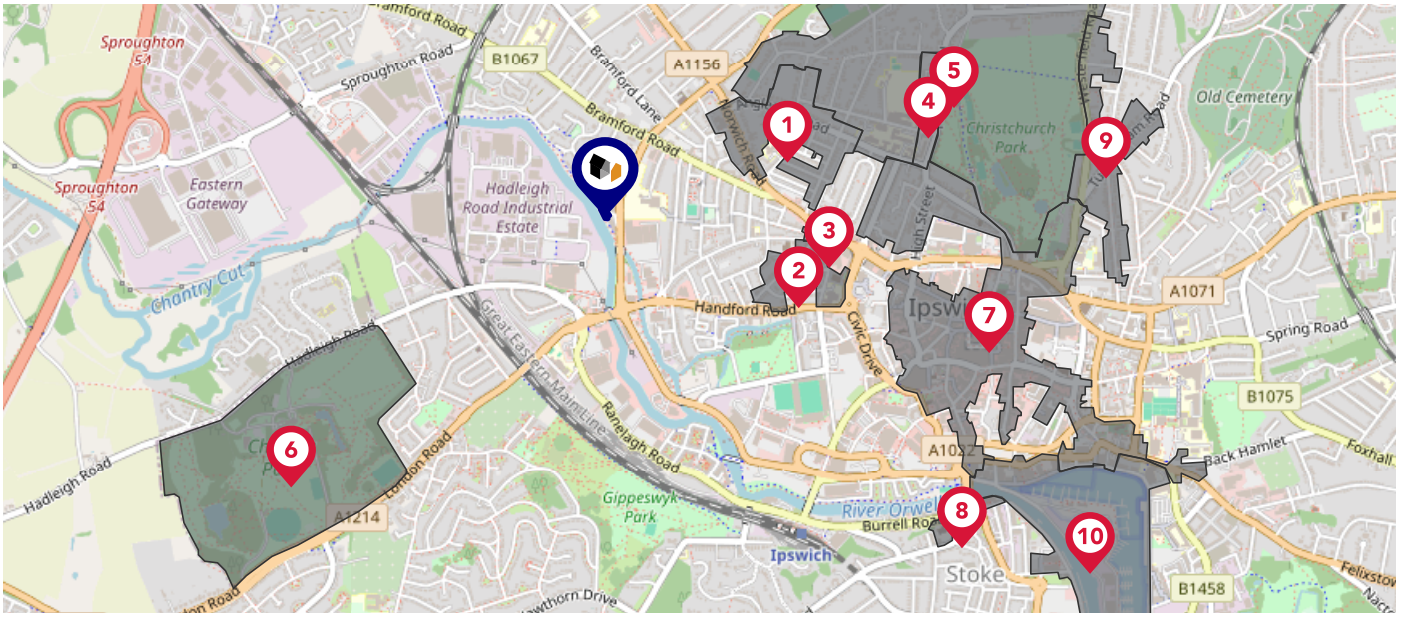
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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Maps
Conservation Areas

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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.

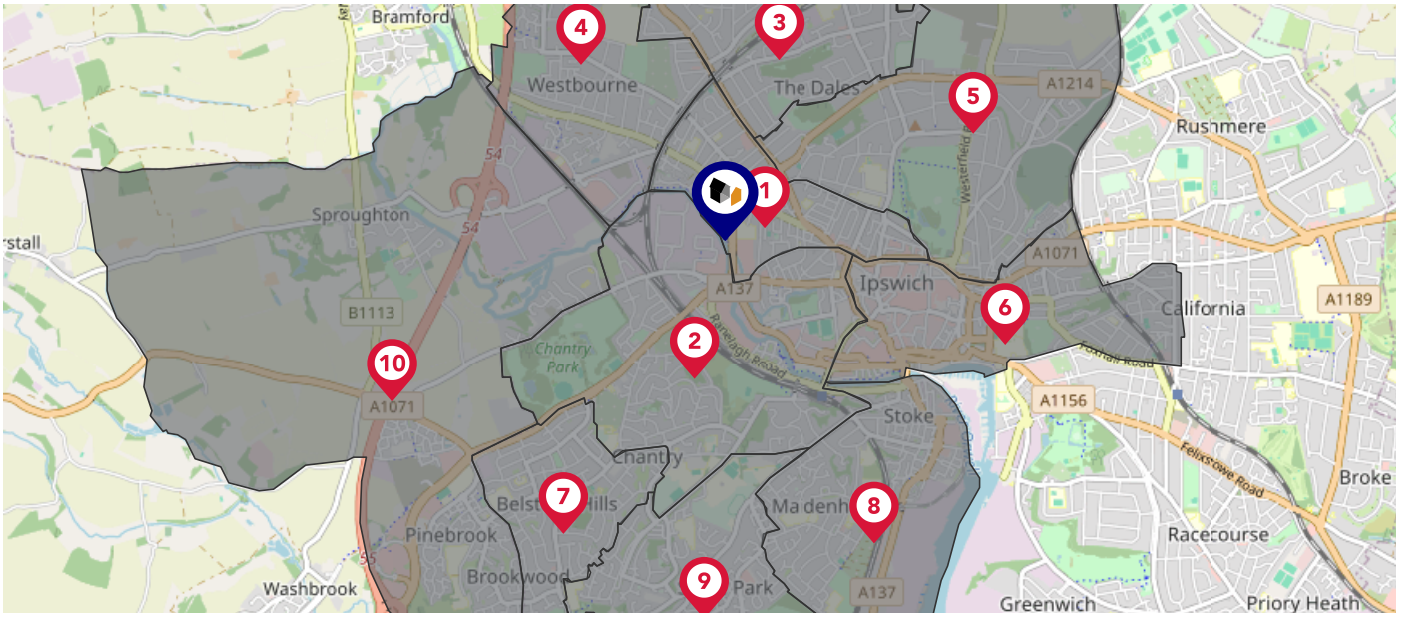


Nearby Conservation Areas

1	Norwich Road and Anglesea Road
2	Burlington Road
3	Barrack Corner
4	Henley Road
5	Park
6	Chantry Park
7	Central
8	Stoke
9	Christchurch Street
10	Wet Dock

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



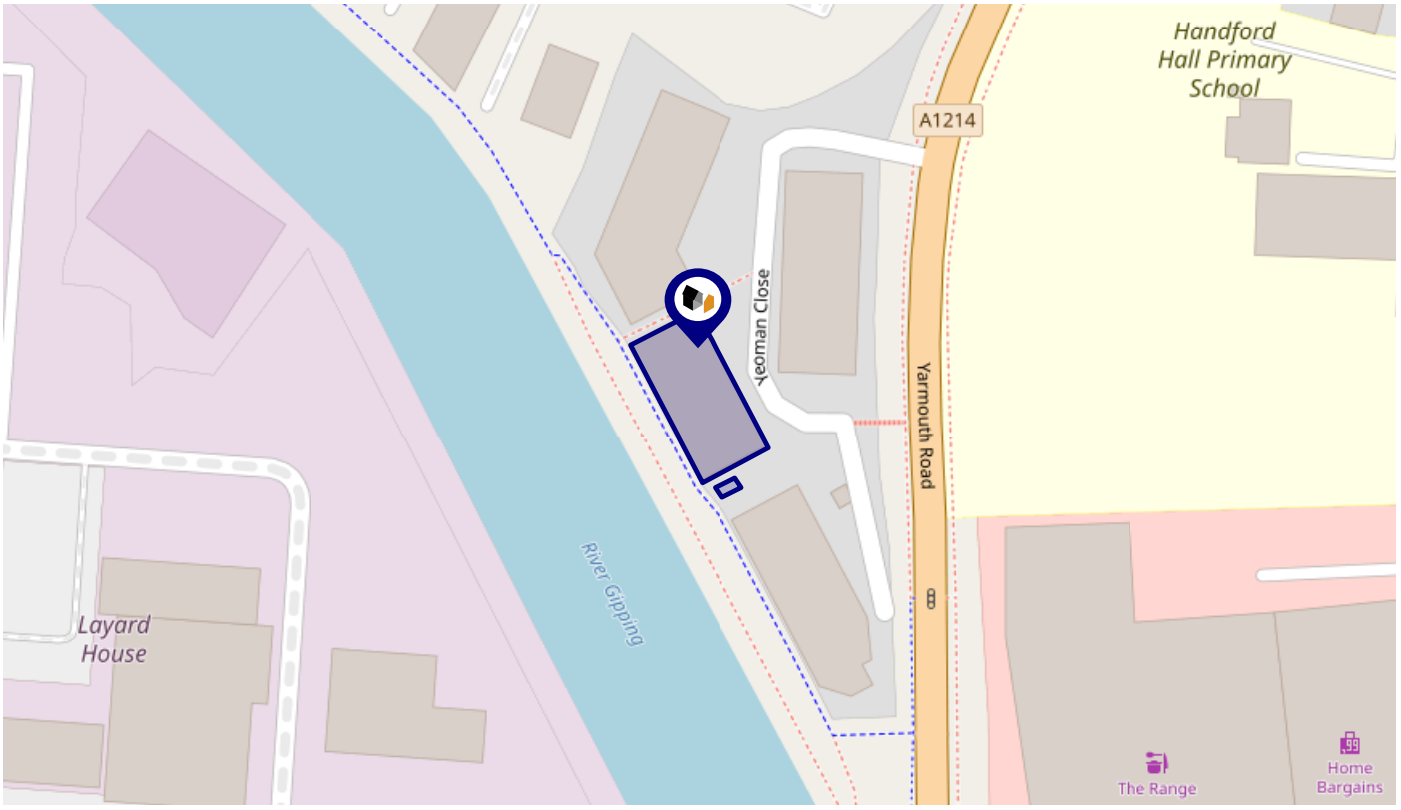
Nearby Council Wards

1	Westgate Ward
2	Gipping Ward
3	Castle Hill Ward
4	Whitehouse Ward
5	St. Margaret's Ward
6	Alexandra Ward
7	Sprites Ward
8	Bridge Ward
9	Stoke Park Ward
10	Sproughton & Pinewood Ward

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Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

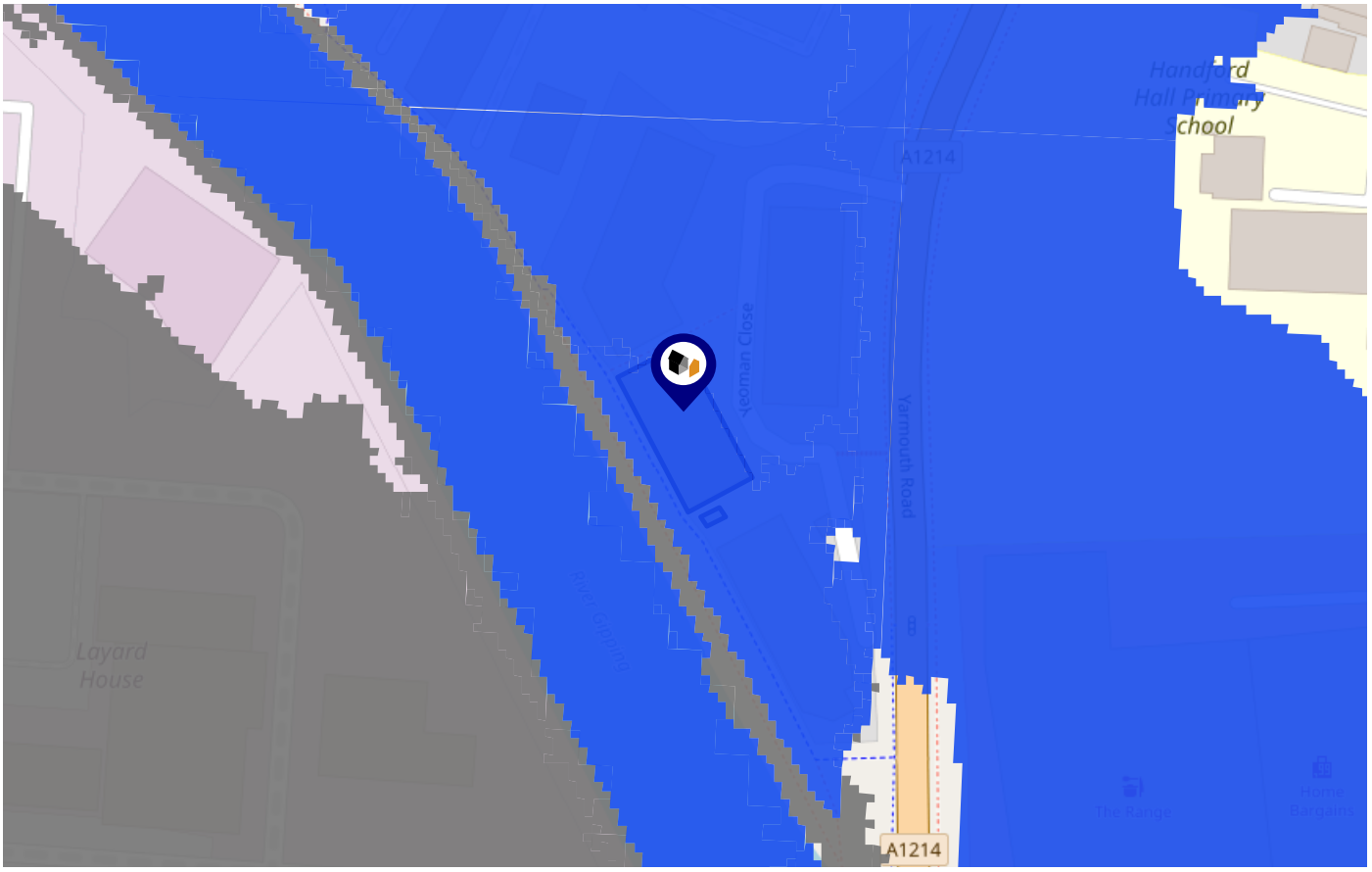
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

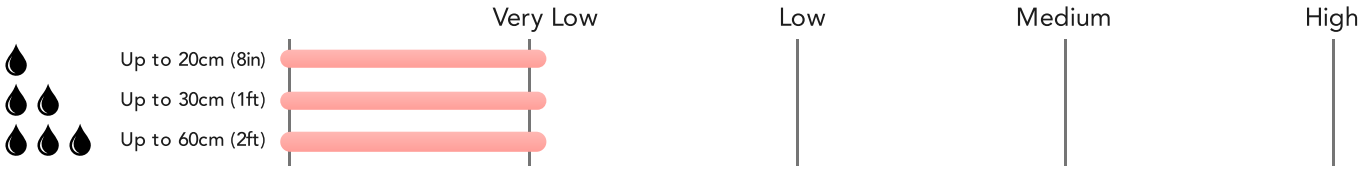


Risk Rating: Low

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:

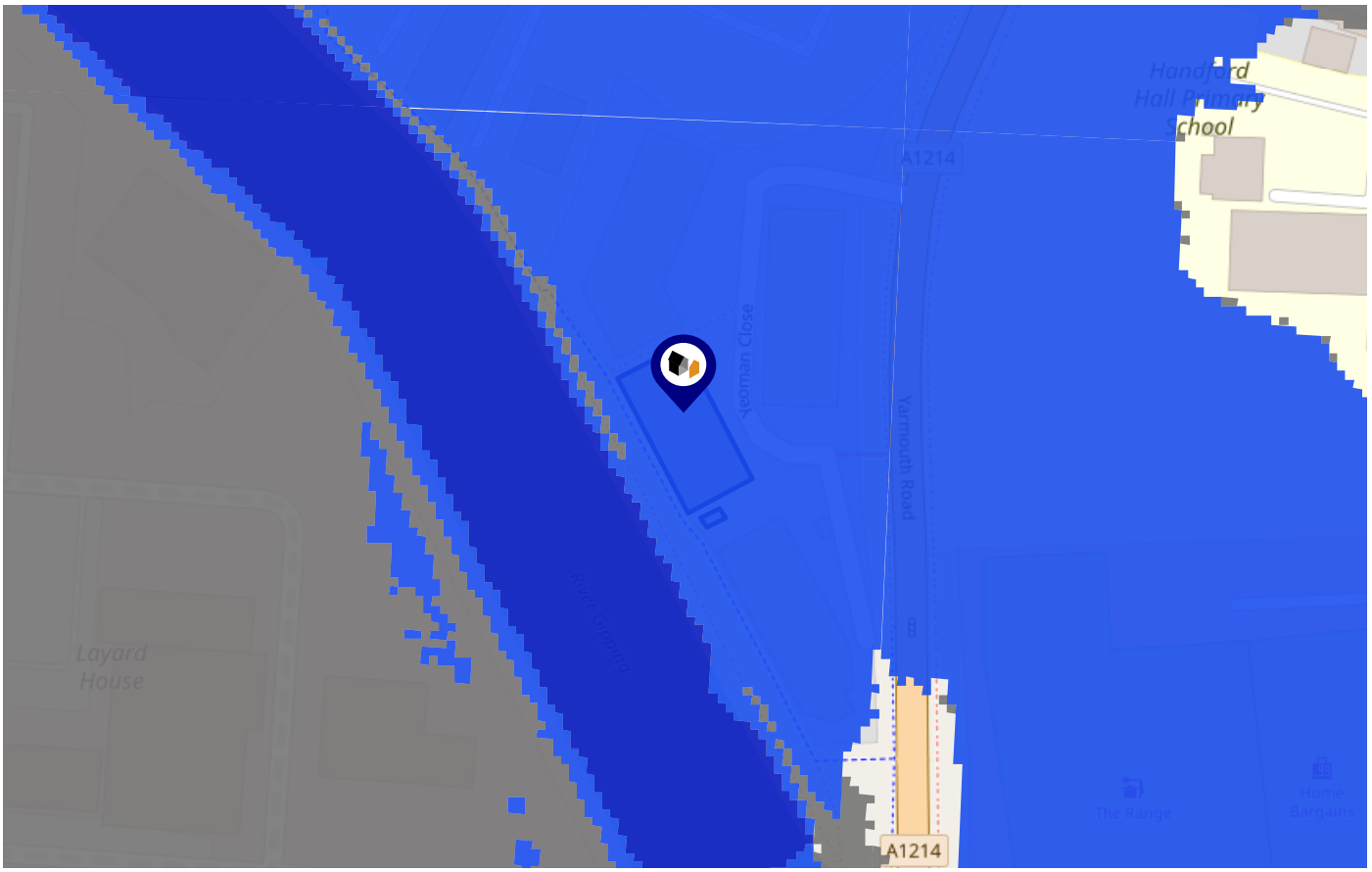


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Flood Risk
Rivers & Seas - Climate Change

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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: 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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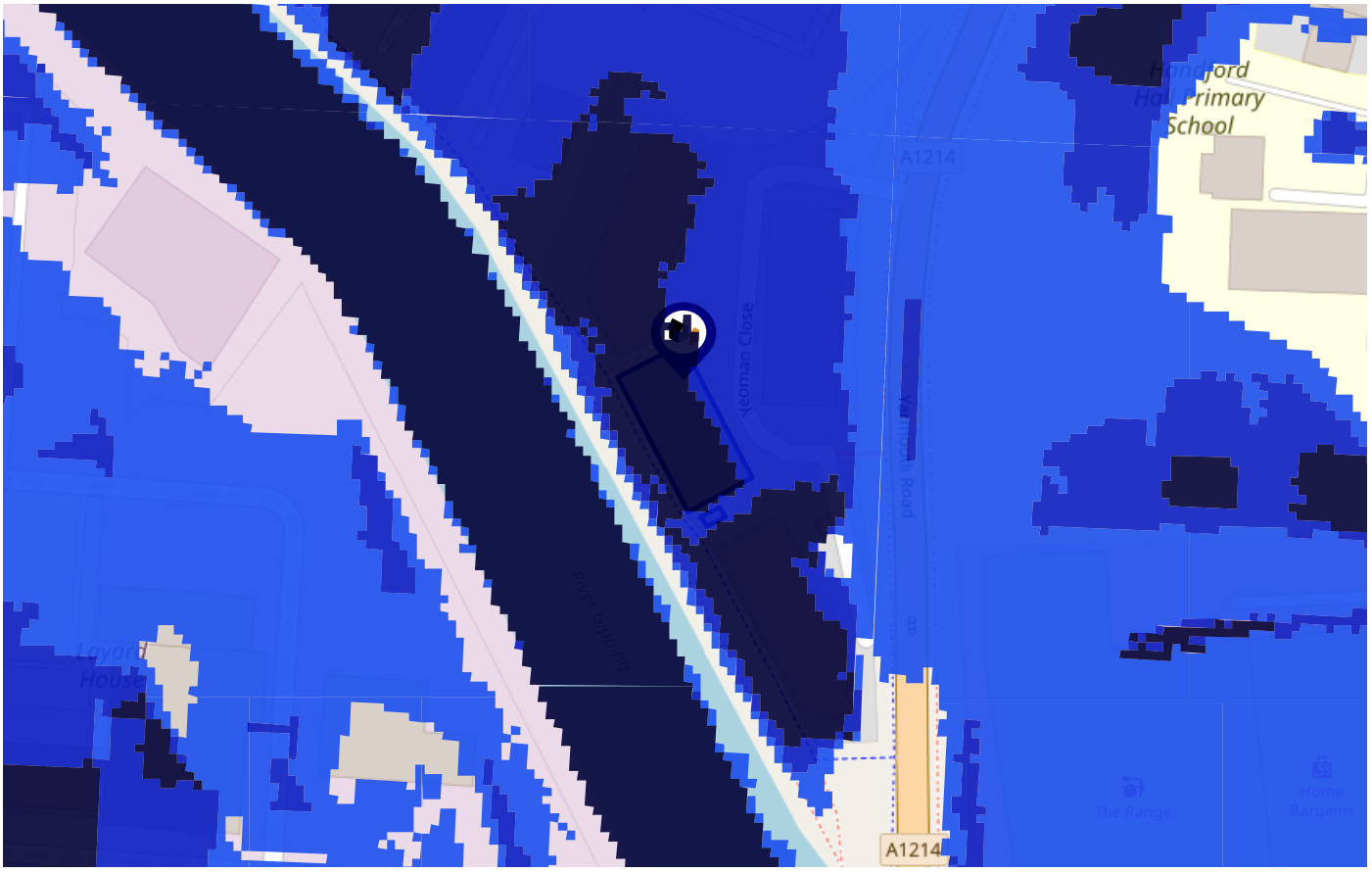


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Flood Risk
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

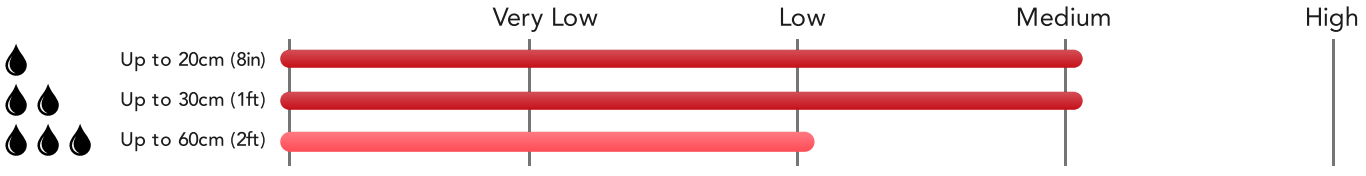


Risk Rating: High

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.
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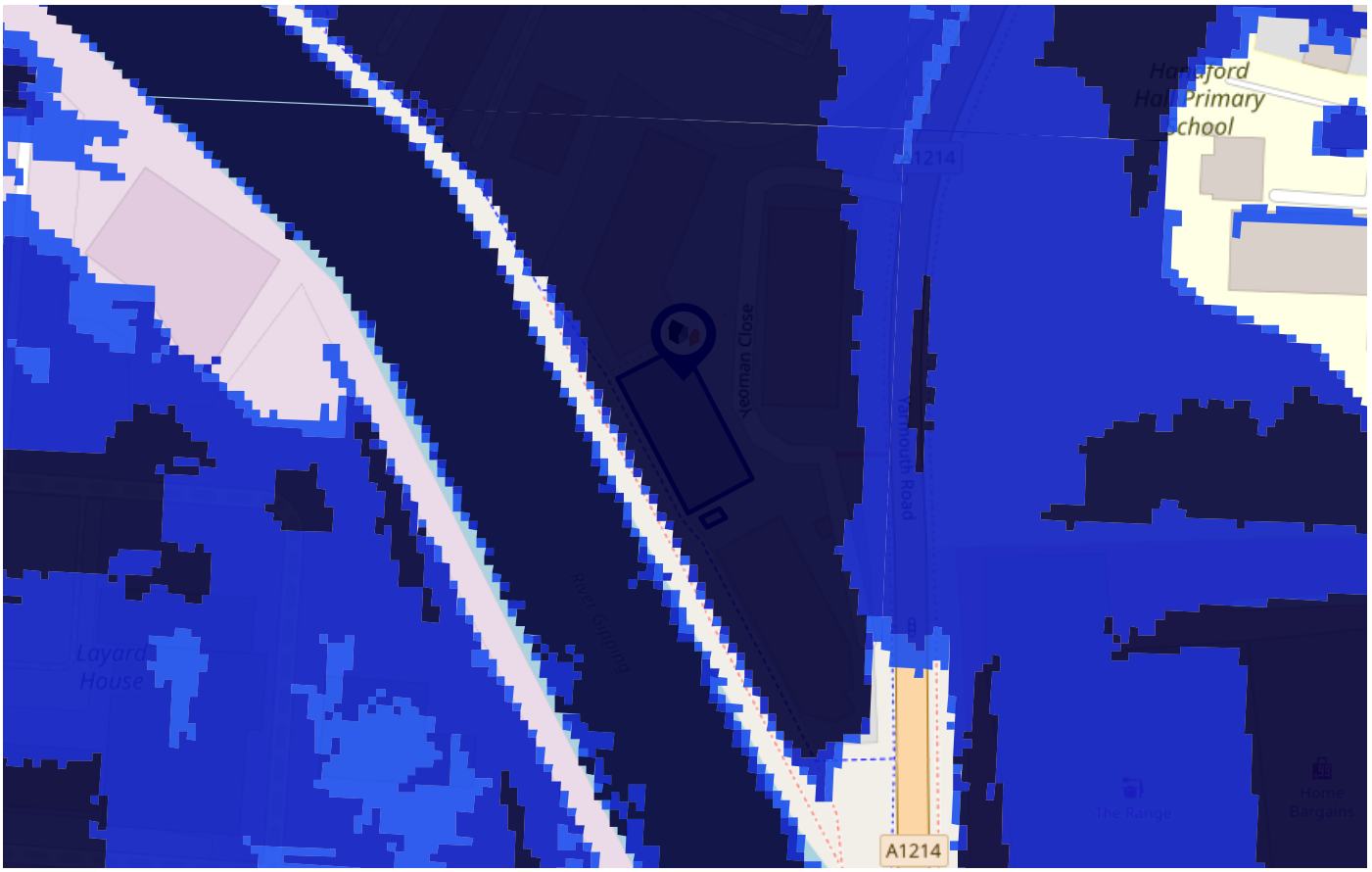


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Flood Risk
Surface Water - Climate Change

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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: High

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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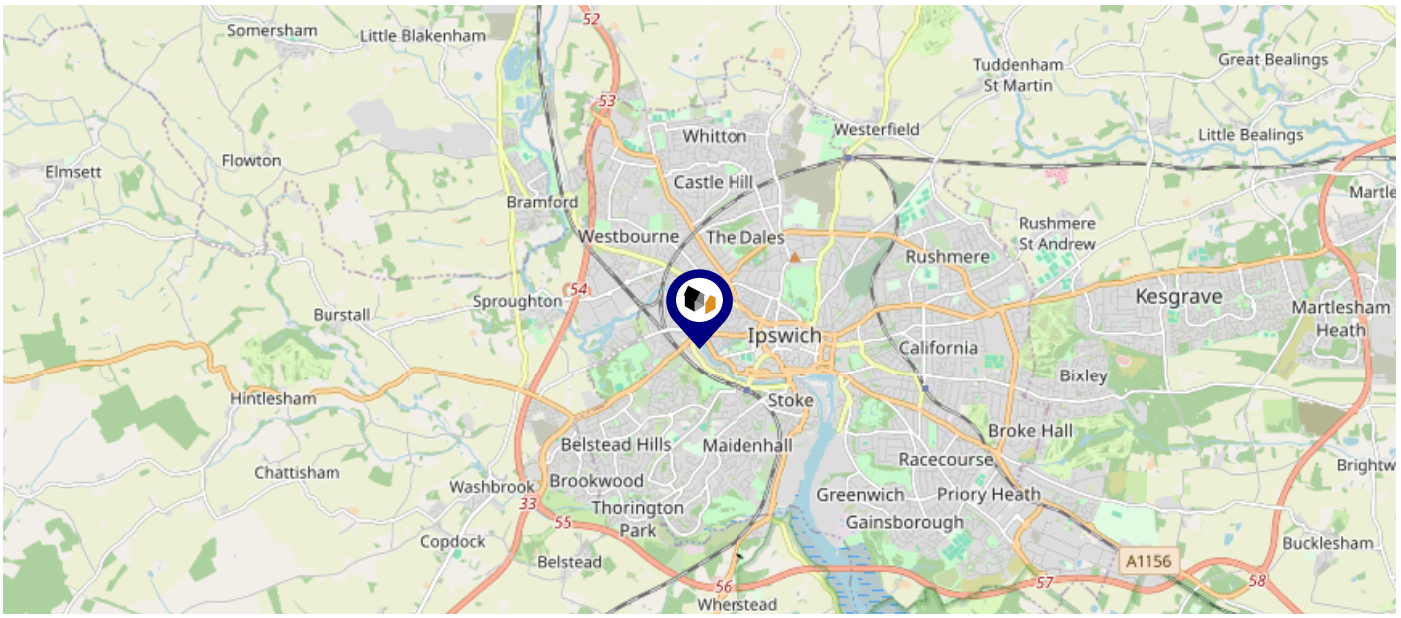


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Maps
Green Belt

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



Nearby Green Belt Land

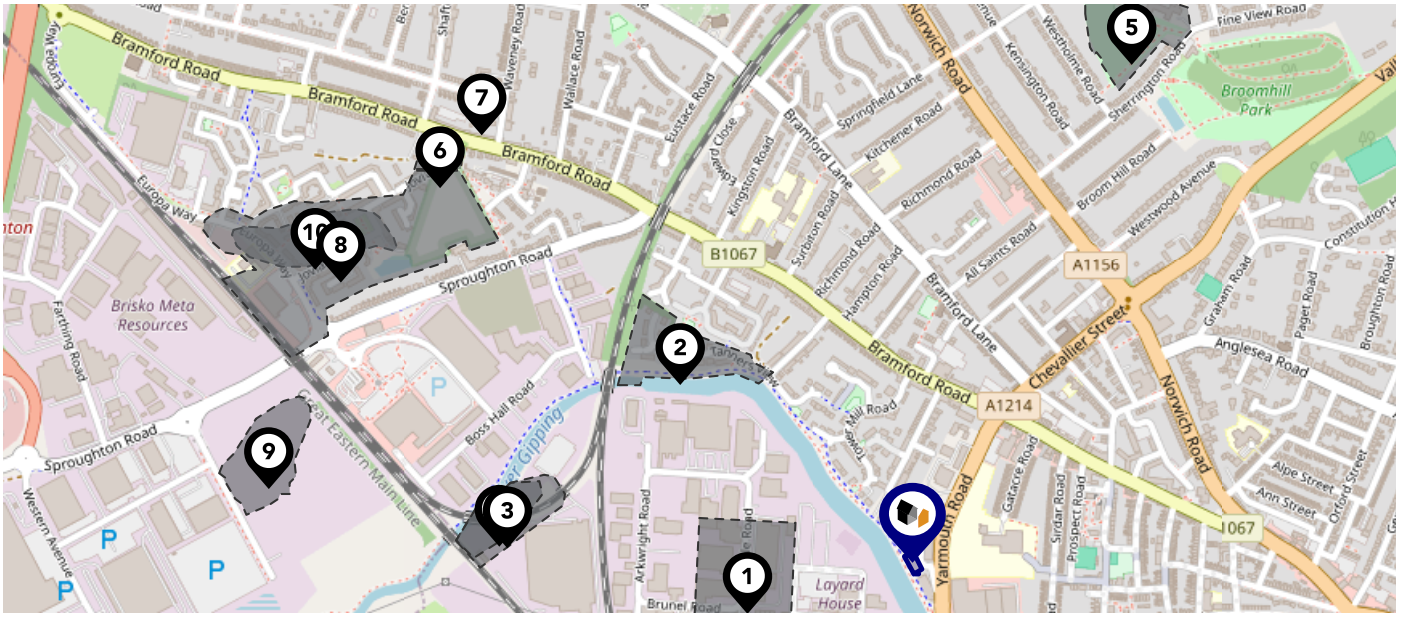
No data available.

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Maps
Landfill Sites

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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	Hadleigh Road Ind.Est-Hadleigh Road Ind.Est, Ipswich	Historic Landfill
2	Riverside Road (Southern End)-Ipswich, Suffolk	Historic Landfill
3	Sproughton Road-Bramford Road-Sproughton Road/Bramford Road, Ipswich	Historic Landfill
4	Harris (Ipwich) Limited-Hadleigh Road, Ipswich, Suffolk	Historic Landfill
5	Sherrington Road-Ipswich	Historic Landfill
6	Sproughton Road-Ipswich	Historic Landfill
7	Waveney Road- Henniker Road-Waveney Road/ Henniker Road	Historic Landfill
8	Sproughton Road-Ipswich	Historic Landfill
9	Ipswich Sugar Factory-Sproughton Road, Ipswich	Historic Landfill
10	Land between Bramford Road / Sproughton Road-Ipswich, Suffolk	Historic Landfill

Maps
Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

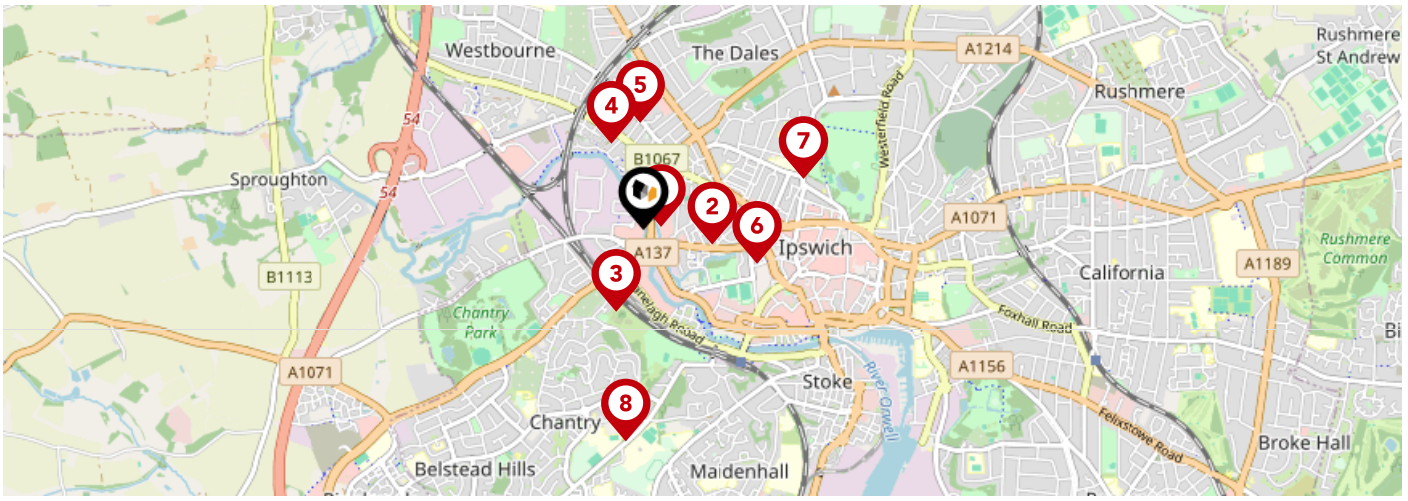


Listed Buildings in the local district	Grade	Distance
1 1236643 - Milestone 68 Outside Number 142	Grade II	0.2 miles
2 1390635 - 121, London Road	Grade II	0.2 miles
3 1237503 - Suffolk Record Office And Theatre	Grade II	0.2 miles
4 1237358 - Church Of All Saints	Grade II	0.3 miles
5 1374808 - 139-167, Norwich Road	Grade II	0.3 miles
6 1264501 - The Hollies	Grade II	0.3 miles
7 1037687 - Ymca Club	Grade II	0.3 miles
8 1236323 - 4-10, Burlington Road	Grade II	0.4 miles
9 1247751 - 156 And 158, Norwich Road	Grade II	0.4 miles
10 1374800 - Burlington Baptist Church Hall	Grade II	0.4 miles

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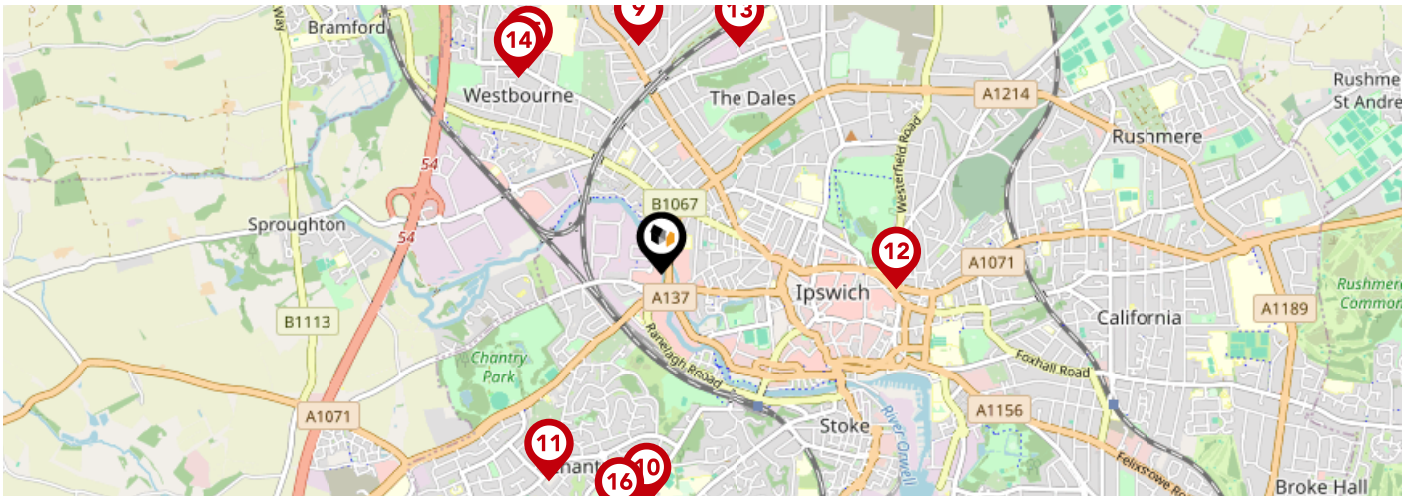
Area
Schools

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	Nursery	Primary	Secondary	College	Private
1 **Handford Hall Primary School** Ofsted Rating: Good | Pupils: 373 | Distance:0.08	☐	☑	☐	☐	☐
2 **Westbridge Academy** Ofsted Rating: Good | Pupils:0 | Distance:0.32	☐	☐	☑	☐	☐
3 **Ranelagh Primary School** Ofsted Rating: Good | Pupils: 320 | Distance:0.39	☐	☑	☐	☐	☐
4 **Springfield Infant School and Nursery** Ofsted Rating: Good | Pupils: 304 | Distance:0.42	☐	☑	☐	☐	☐
5 **Springfield Junior School** Ofsted Rating: Outstanding | Pupils: 341 | Distance:0.49	☐	☑	☐	☐	☐
6 **St Matthew's Church of England Primary School, Ipswich** Ofsted Rating: Good | Pupils: 415 | Distance:0.55	☐	☑	☐	☐	☐
7 **Ipswich School** Ofsted Rating: Not Rated | Pupils: 1110 | Distance:0.77	☐	☐	☑	☐	☐
8 **St Mark's Catholic Primary School, Ipswich** Ofsted Rating: Good | Pupils: 205 | Distance:0.97	☐	☑	☐	☐	☐

Area
Schools

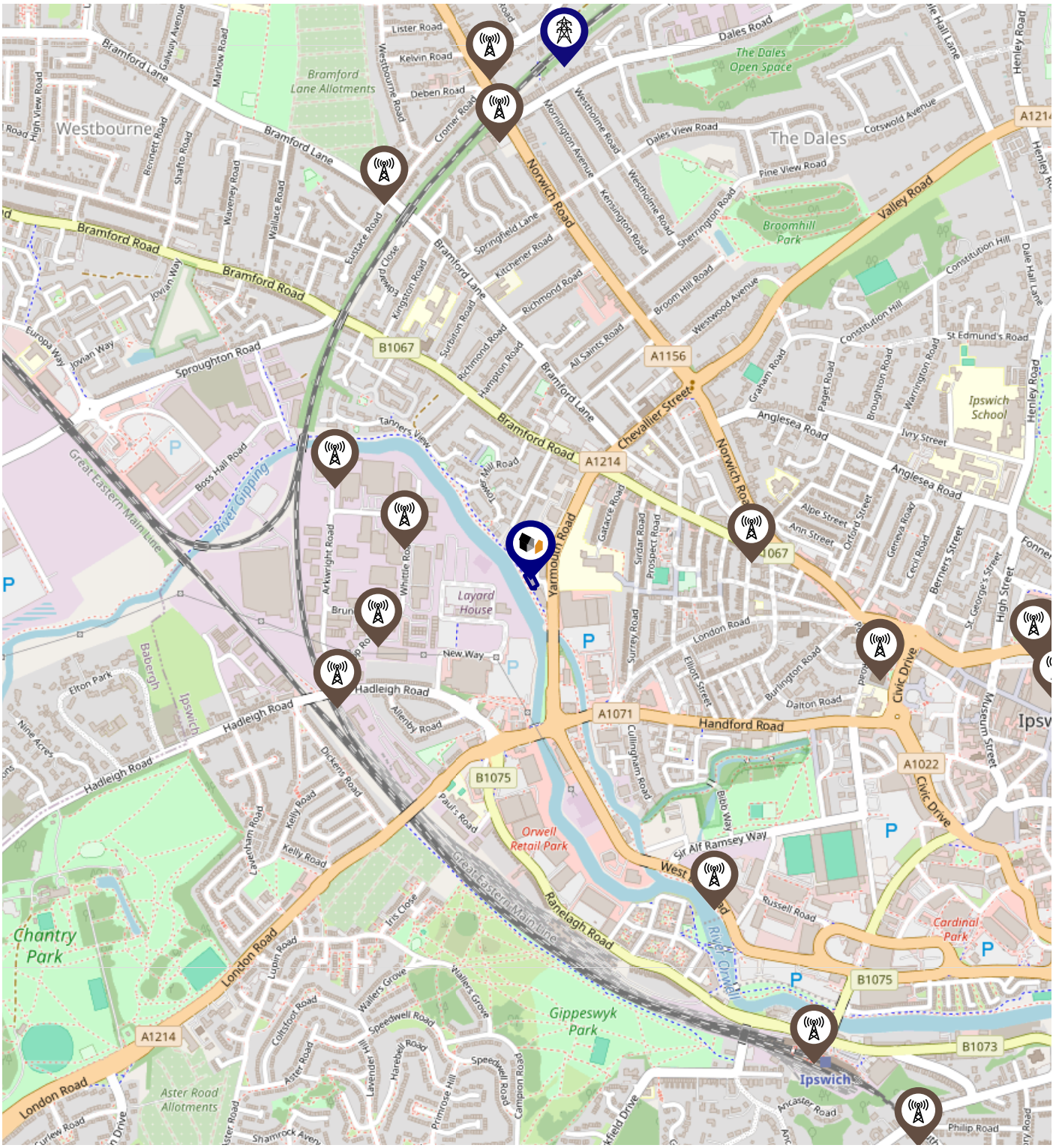


	Nursery	Primary	Secondary	College	Private
9 Highfield Nursery School Ofsted Rating: Outstanding | Pupils: 103 | Distance:1.05	☑	☐	☐	☐	☐
10 Stone Lodge Academy Ofsted Rating: Good | Pupils: 170 | Distance:1.05	☐	☐	☑	☐	☐
11 The Oaks Primary School Ofsted Rating: Outstanding | Pupils: 451 | Distance:1.07	☐	☑	☐	☐	☐
12 St Margaret's Church of England Voluntary Aided Primary School, Ipswich Ofsted Rating: Good | Pupils: 420 | Distance:1.08	☐	☑	☐	☐	☐
13 The Meadows Montessori School Ofsted Rating: Not Rated | Pupils: 70 | Distance:1.1	☐	☐	☑	☐	☐
14 Westbourne Academy Ofsted Rating: Good | Pupils: 1068 | Distance:1.11	☐	☐	☑	☐	☐
15 Whitehouse Community Primary School Ofsted Rating: Good | Pupils: 587 | Distance:1.12	☐	☑	☐	☐	☐
16 Chantry Academy Ofsted Rating: Good | Pupils: 950 | Distance:1.13	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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Key:

- Power Pylons
- Communication Masts

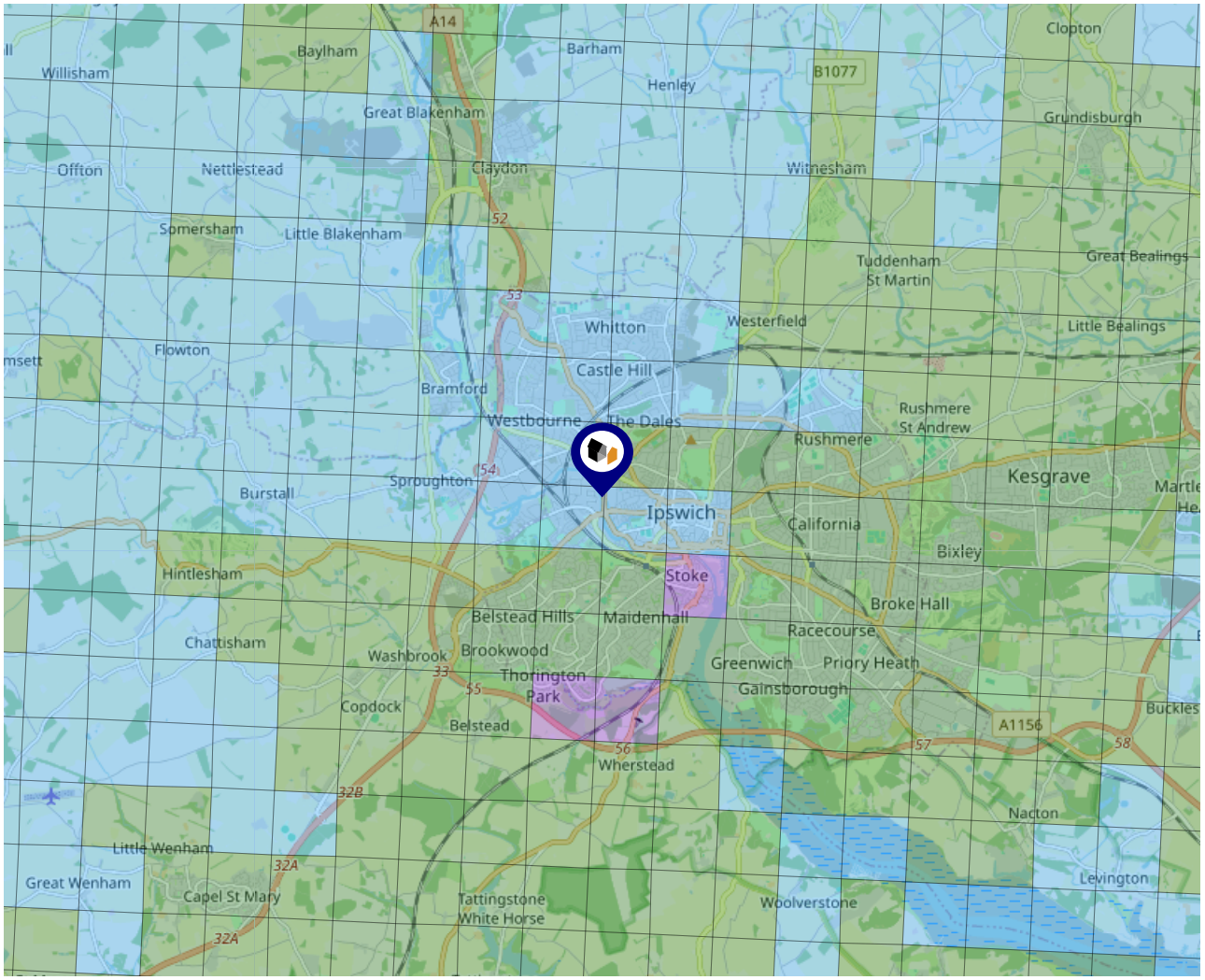
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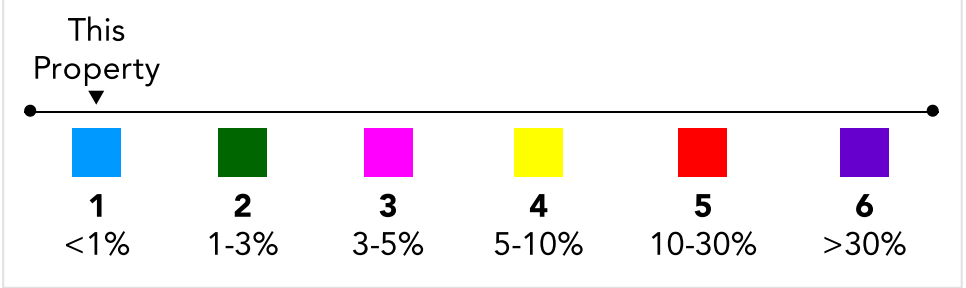
Environment
Radon Gas

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What is Radon?

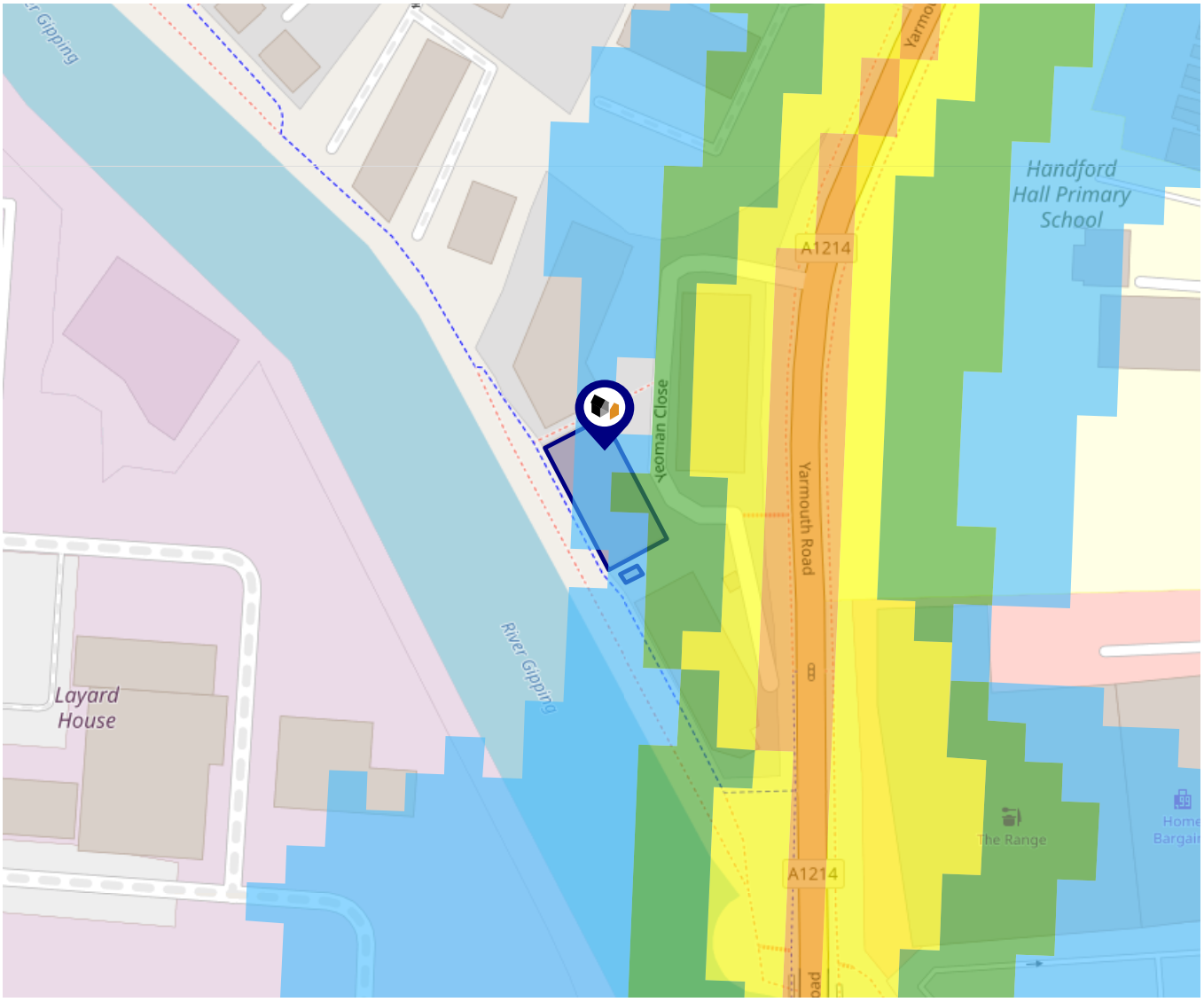
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

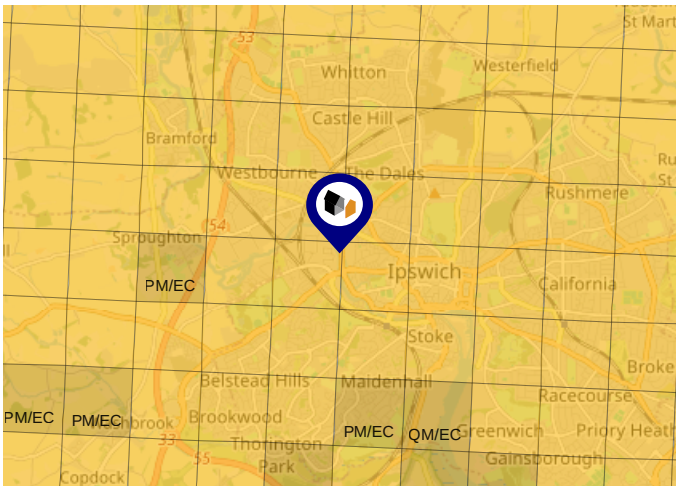
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Environment
Soils & Clay

LANDWOOD GROUP

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)		



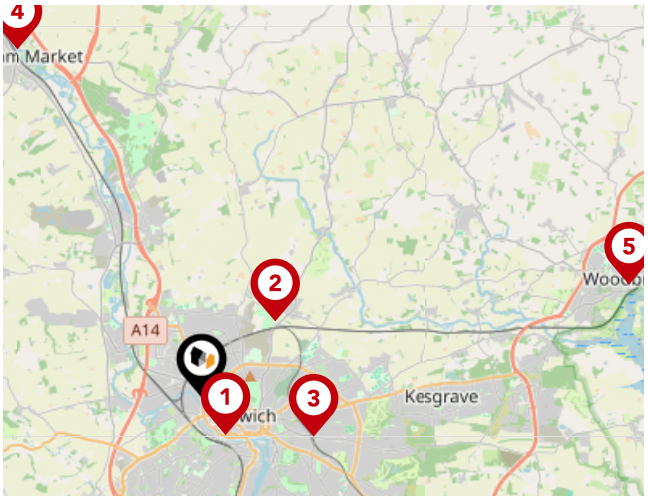
Primary Classifications (Most Common Clay Types)

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

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Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Ipswich Rail Station	0.84 miles
2	Westerfield Rail Station	1.91 miles
3	Derby Road (Ipswich) Rail Station	2.18 miles
4	Needham Market Rail Station	7.15 miles
5	Woodbridge Rail Station	8.05 miles

Trunk Roads/Motorways

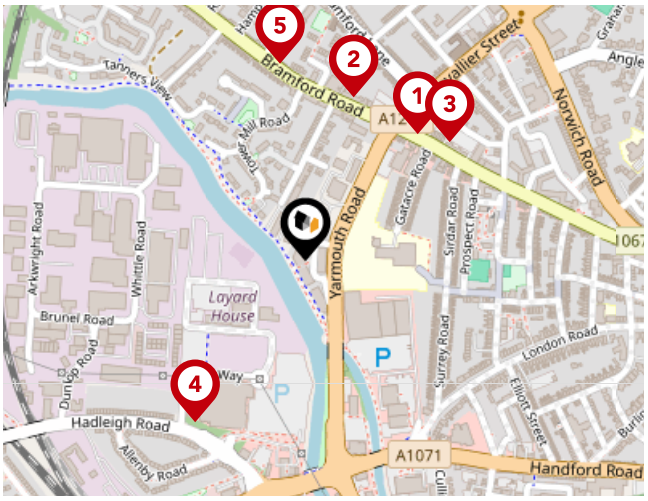
No Trunk Roads/Motorways found within 50 km of this property.

Airports/Helipads

No Airports/Helipads found within 60 km of this property.

Area

Transport (Local)

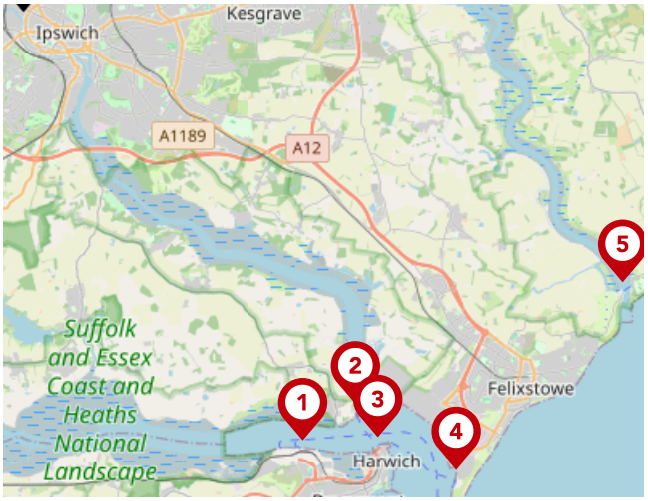


Bus Stops/Stations

Pin	Name	Distance
1	Sir John Mills Theatre	0.19 miles
2	Beaconsfield Road	0.19 miles
3	Sirdar Road	0.21 miles
4	Sainsbury's	0.22 miles
5	Tower Mill Road	0.22 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Harwich International Ferry Terminal	9.33 miles
2	Shotley Point Marina Ferry Landing	9.37 miles
3	Harwich Harbour Ferry Landing	10.11 miles
4	Felixstowe for Harwich Ferry Landing	11.51 miles
5	Felixstowe for Bawdsey Ferry Landing	11.98 miles

Landwood Group

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Working from offices in Manchester and covering all of the UK, place your trust in our highly experienced team to deliver an end to end service that will exceed your expectations.

Our Team

Professional, experienced, friendly, focused and down to earth, Landwood Group staff care about doing the best job we can for you.

The service every client gets is director-led, personal and tailored to them – and our reputation has been built up over many years. We'd love to get to know you and your business better.

Landwood Group

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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