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MIR: Material Info

The Material Information Affecting this Property
Monday 04th May 2026



2, FREELANDS, MENDLESHAM, STOWMARKET, IP14 5TW

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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Property Overview





Property

Type:	Detached	Last Sold Date:	23/06/2017
Bedrooms:	4	Last Sold Price:	£250,000
Floor Area:	1,054 ft ² / 98 m ²	Last Sold £/ft²:	£237
Plot Area:	0.08 acres	Tenure:	Freehold
Council Tax :	Band D	Latest FENSA Work:	15/10/2002 - 10 windows, 3 doors
Annual Estimate:	£2,317		
Title Number:	SK116139		
UPRN:	100091091104		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

21 mb/s	- mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Freelands Mendlesham Stowmarket Suffolk IP14 5TW**

Reference - DC/25/01316
Decision: Granted
Date: 20th March 2025
Description: Householder Application - Erection of a single storey side extension

Planning records for: **4 Freelands Mendlesham IP14 5TW**

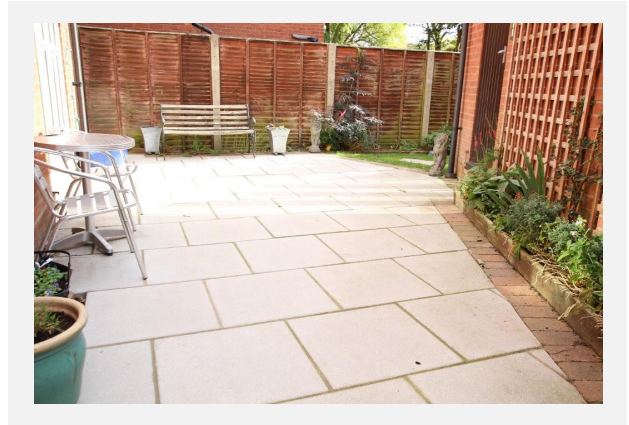
Reference - 1945/16
Decision: Granted
Date: 22nd April 2016
Description: Erection of first floor extension above garage, two storey side extension and single storey side extension

Planning records for: **6 Freelands Mendlesham Stowmarket Suffolk IP14 5TW**

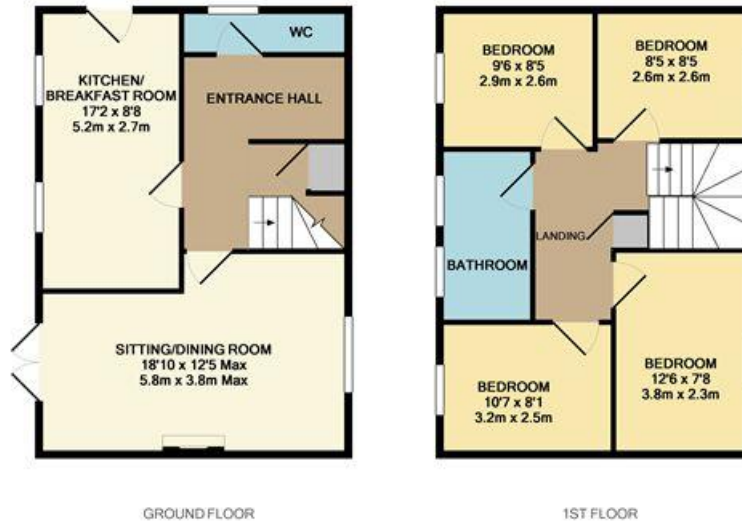
Reference - DC/20/01631
Decision: Granted
Date: 24th April 2020
Description: Householder Planning Application - Erection two storey side extension and first floor rear extension.

Gallery Photos





2, FREELANDS, MENDLESHAM, STOWMARKET, IP14 5TW



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.
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Property EPC - Certificate

2 Freelands, Mendlesham, STOWMARKET, IP14 5TW

Energy rating

D

Valid until 28.04.2036

Certificate number
0336-3824-8600-0061-1226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

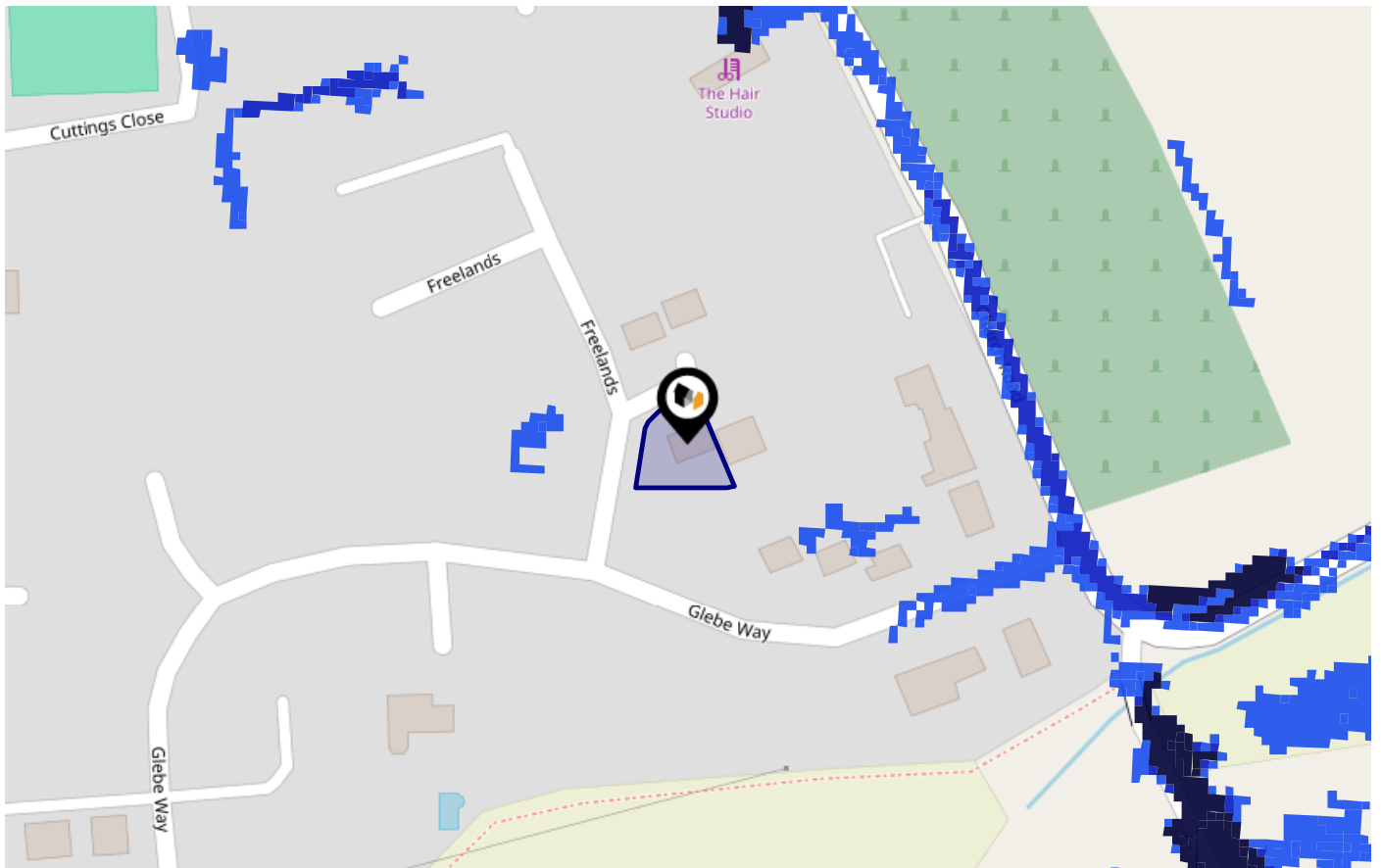
Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	98 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.

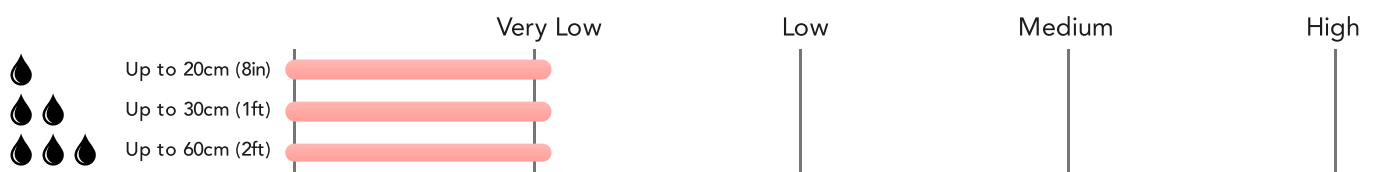


Risk Rating: Very low

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.

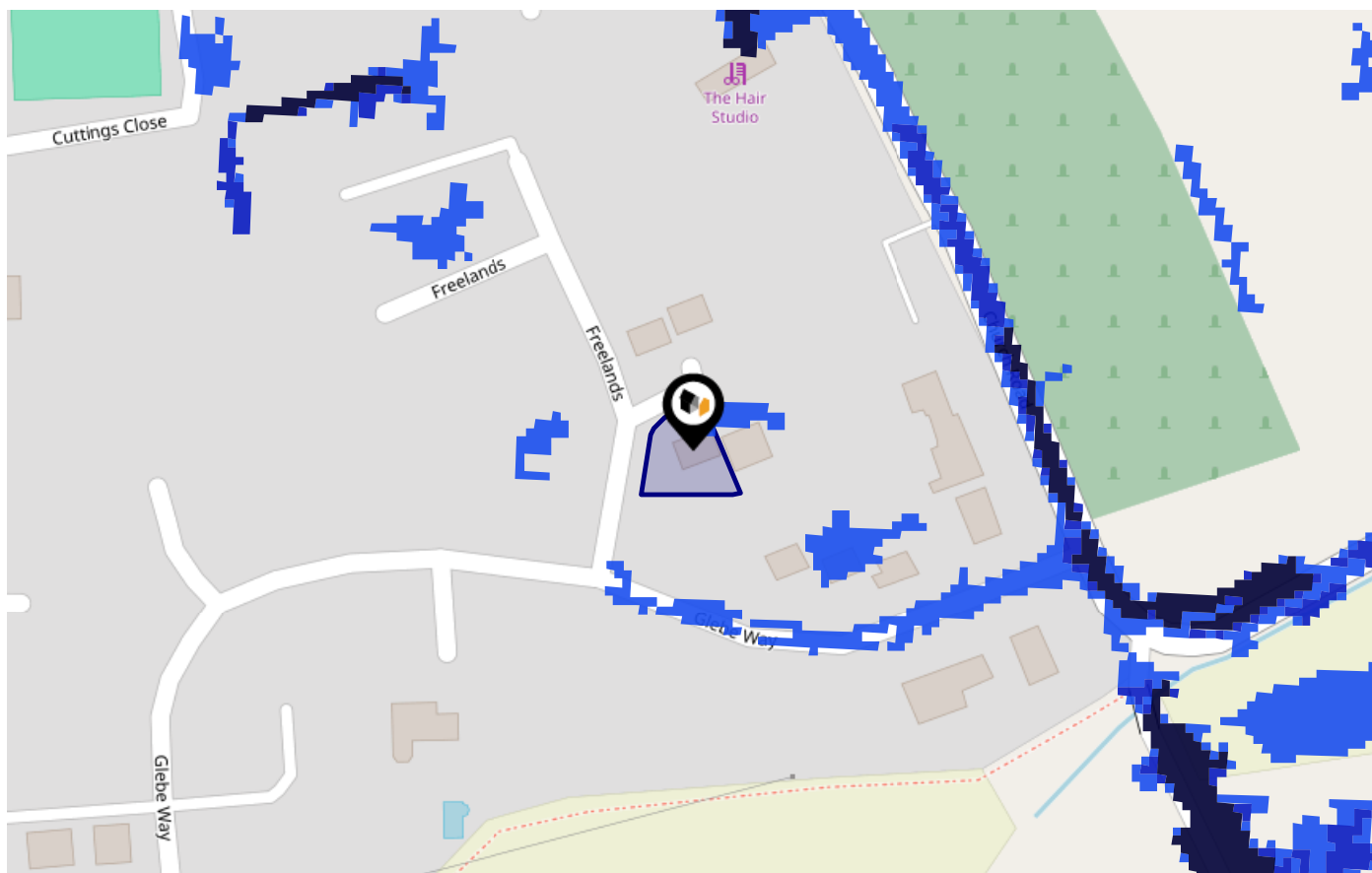
Chance of flooding to the following depths at this property:



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.

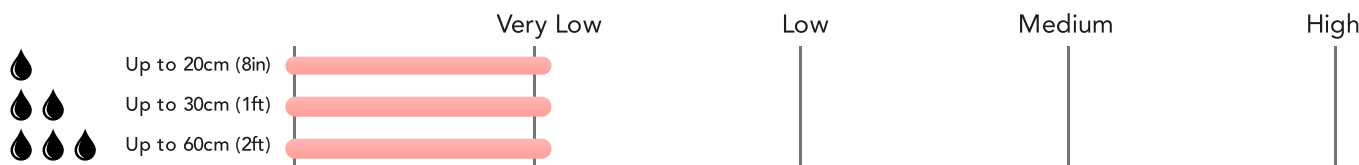


Risk Rating: **Very low**

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.

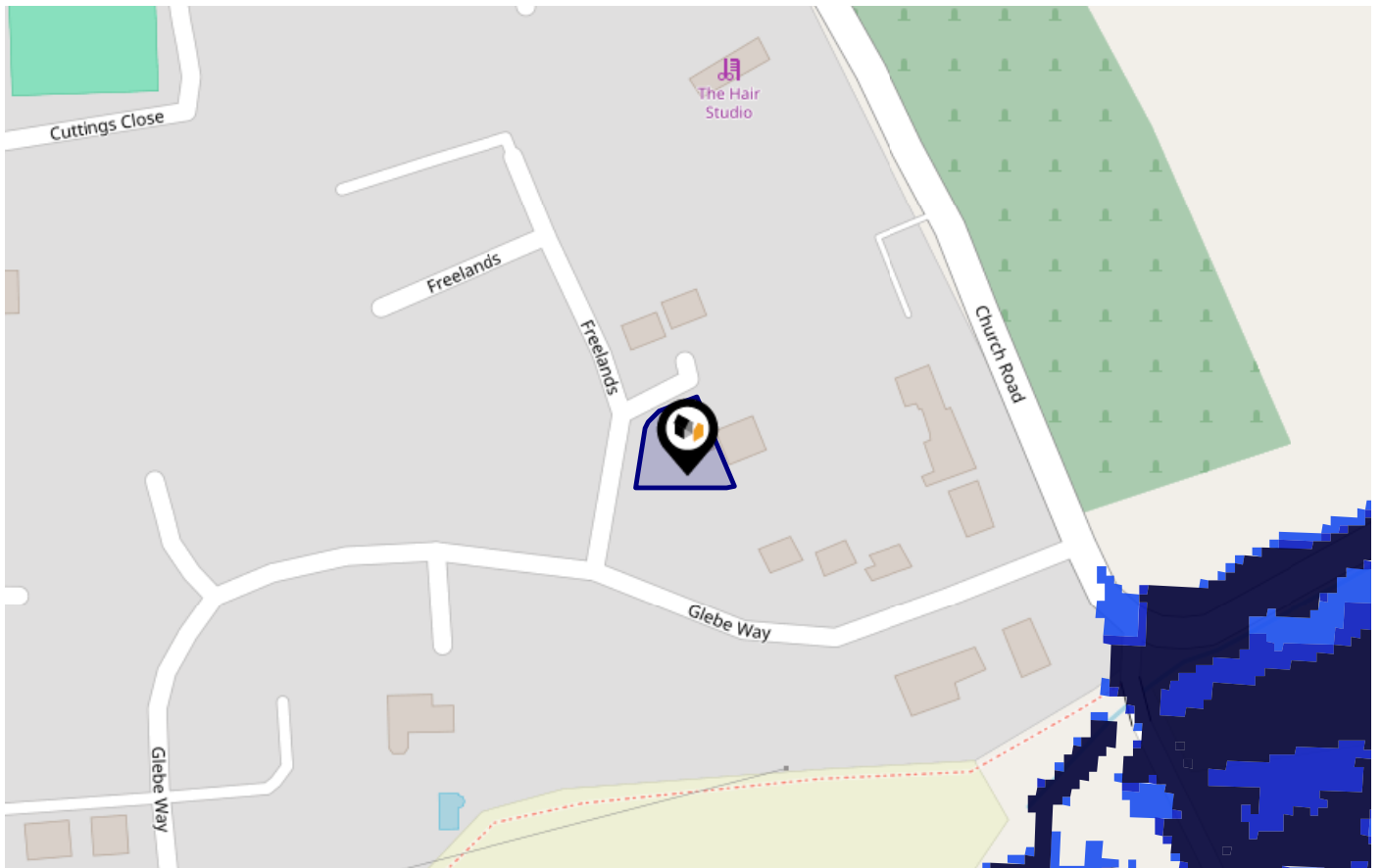
Chance of flooding to the following depths at this property:



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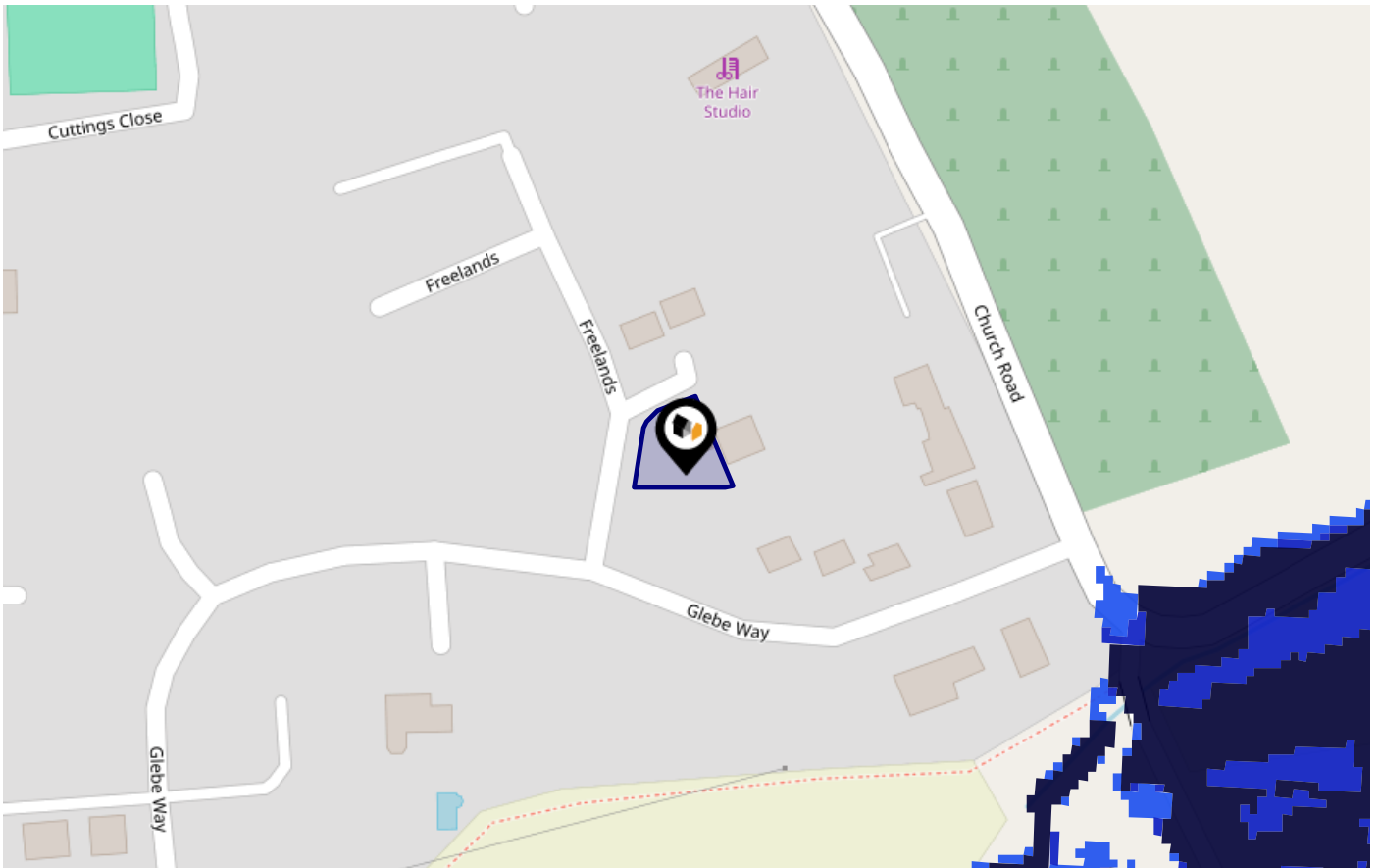
Chance of flooding to the following depths at this property:



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

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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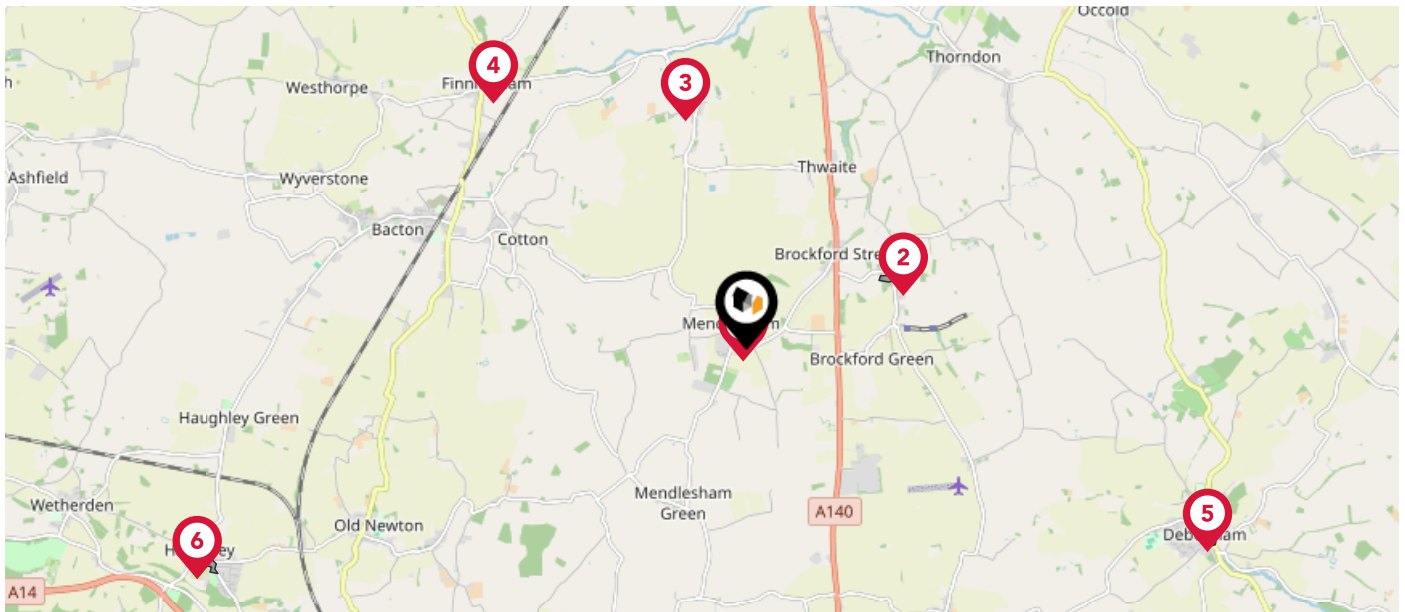
Chance of flooding to the following depths at this property:









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.



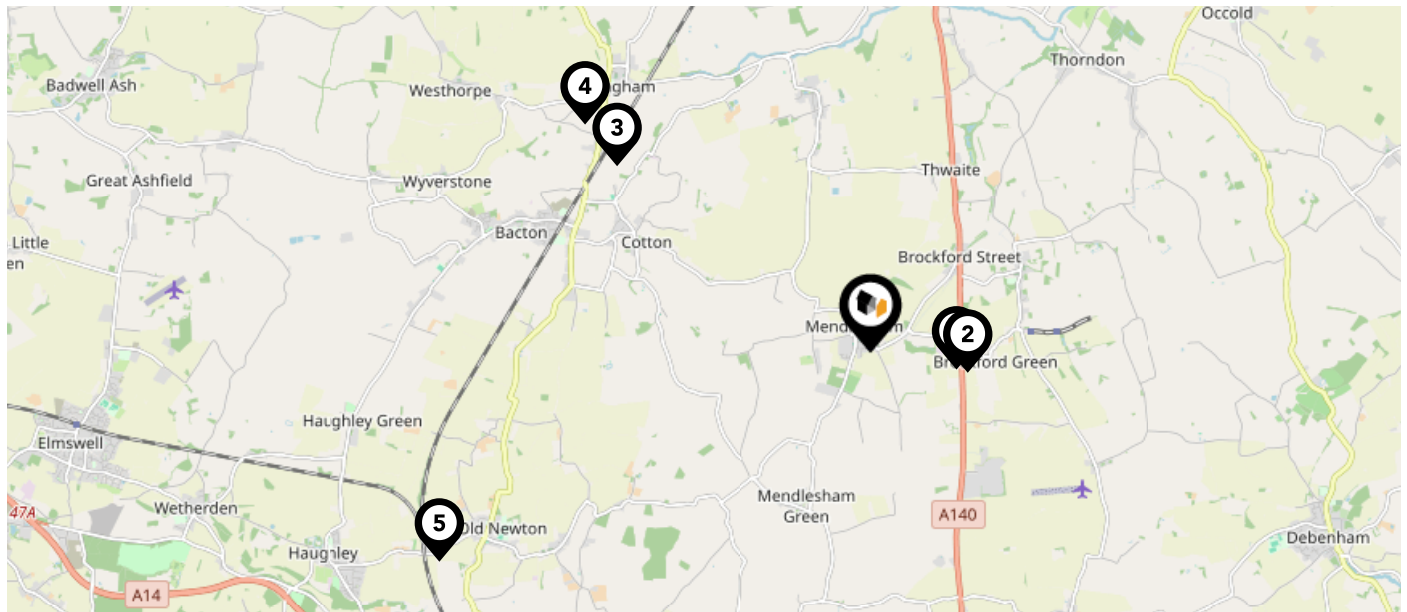
Nearby Conservation Areas

-  1 Mendlesham
-  2 Wetheringsett
-  3 Wickham Skeith
-  4 Finningham
-  5 Debenham
-  6 Haughley











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

	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill 
	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill 
	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill 
	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill 
	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

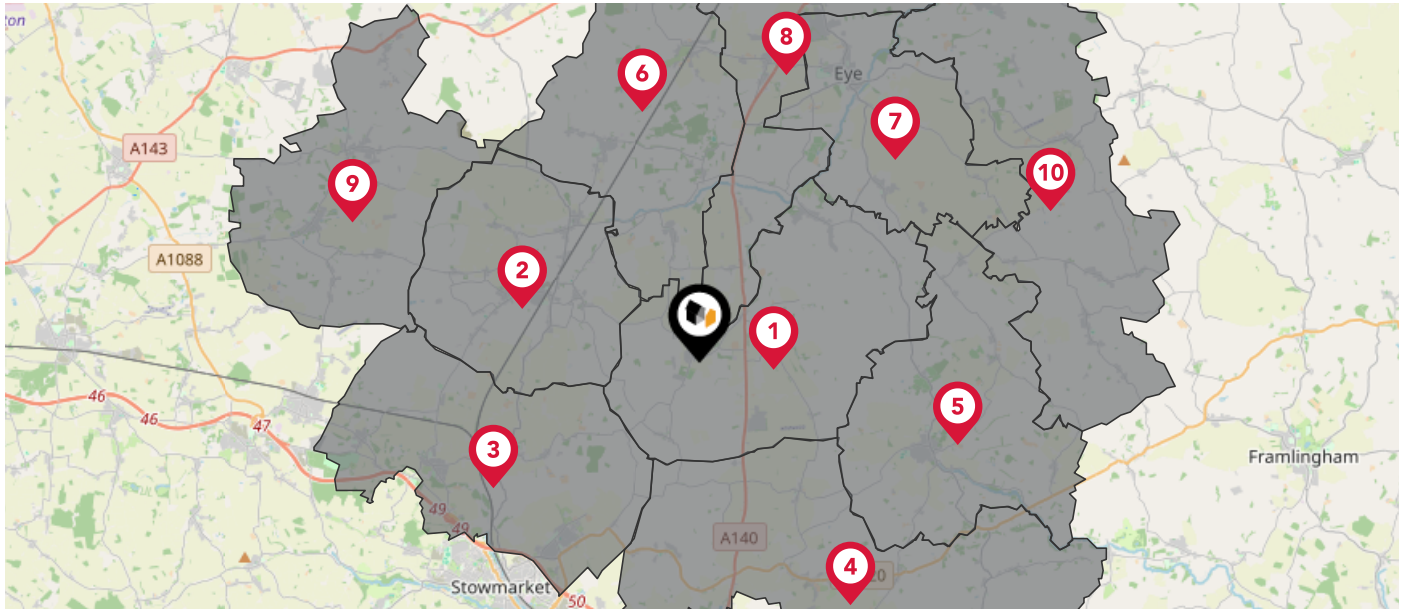
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

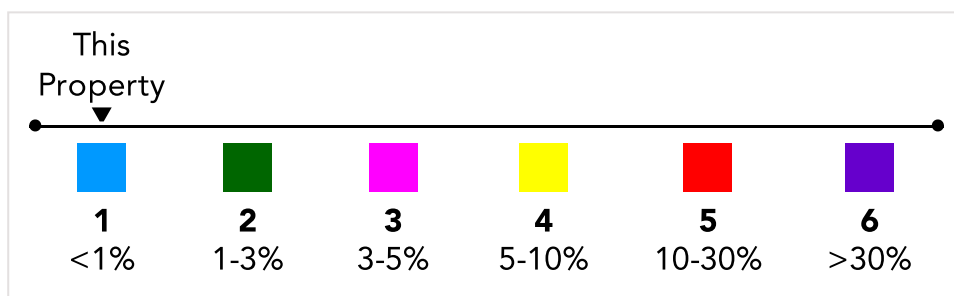
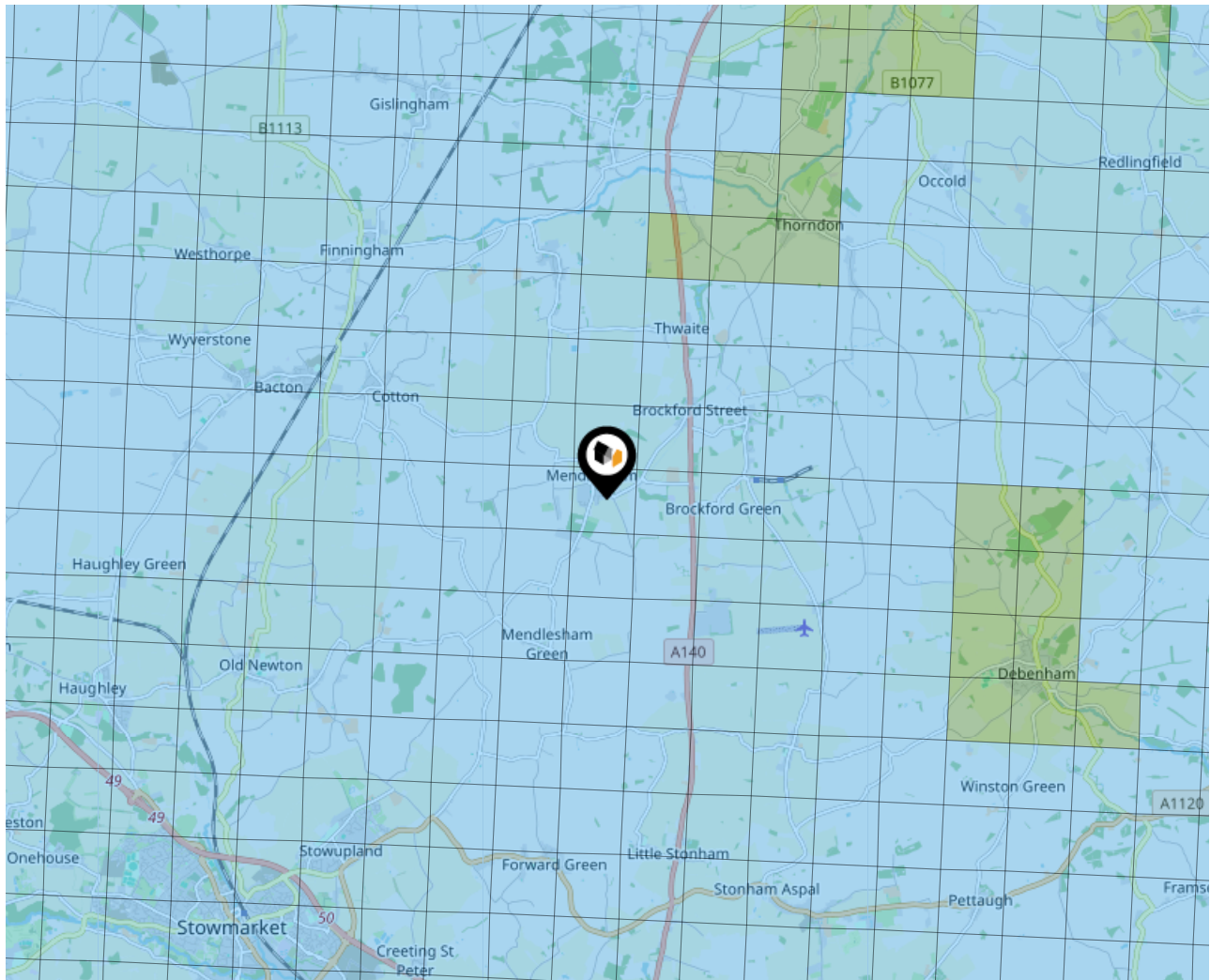


Nearby Council Wards

- 1 Mendlesham Ward
- 2 Bacton Ward
- 3 Haughley, Stowupland & Wetherden Ward
- 4 Stonham Ward
- 5 Debenham Ward
- 6 Gislingham Ward
- 7 Eye Ward
- 8 Palgrave Ward
- 9 Walsham-le-Willows Ward
- 10 Hoxne & Worlingworth Ward

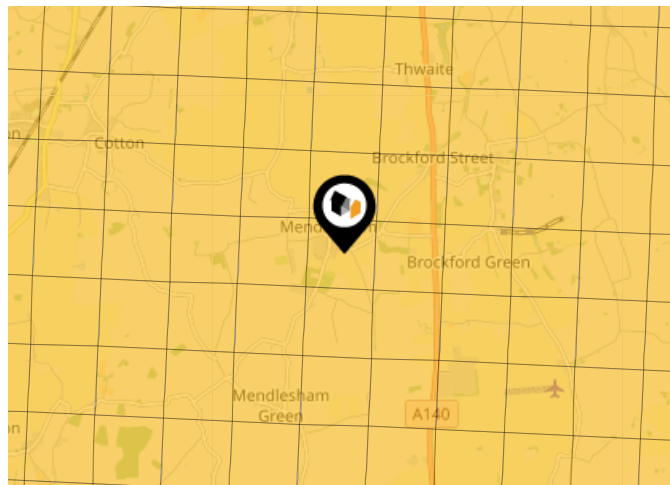
What is Radon?

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)

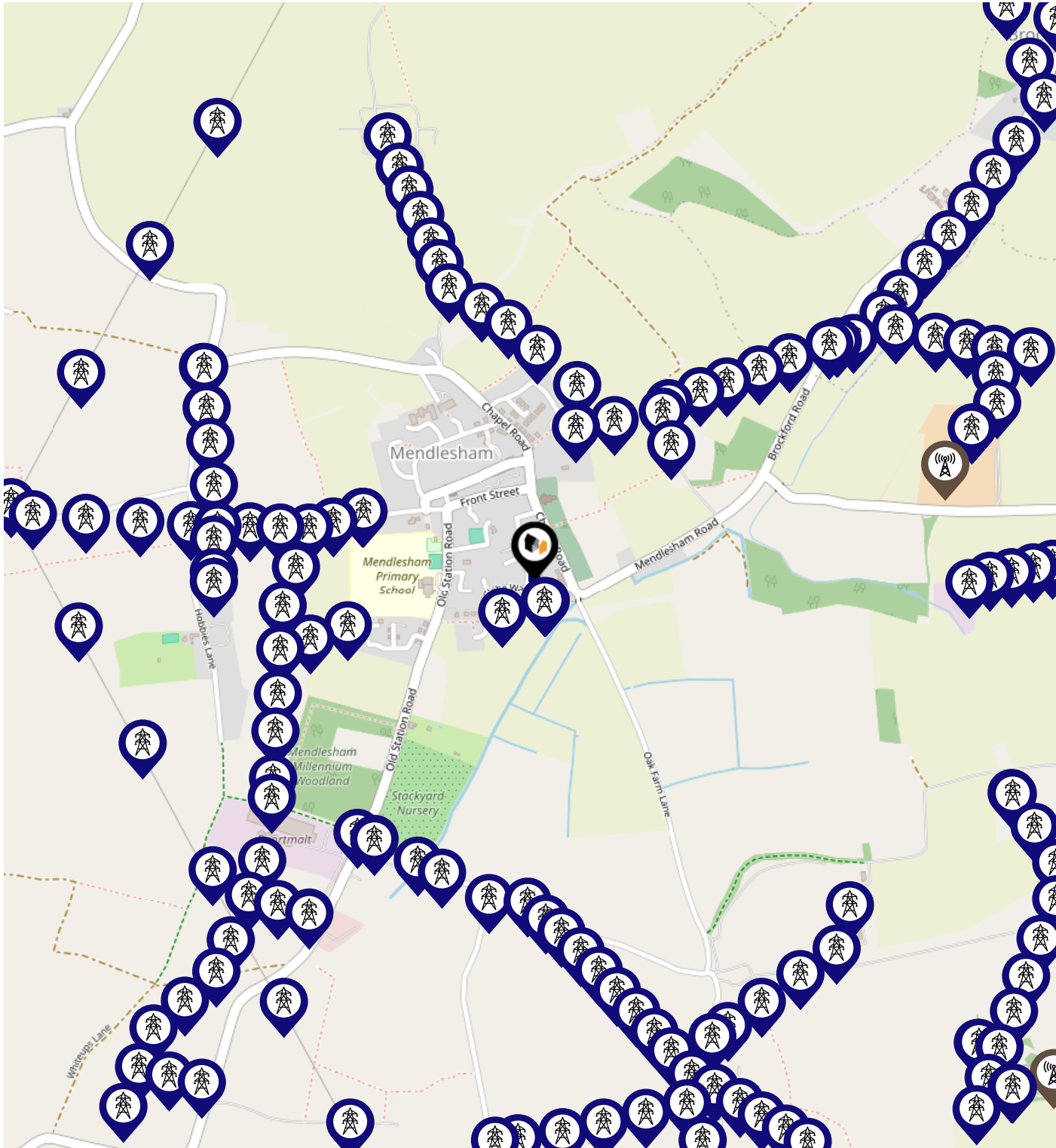
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



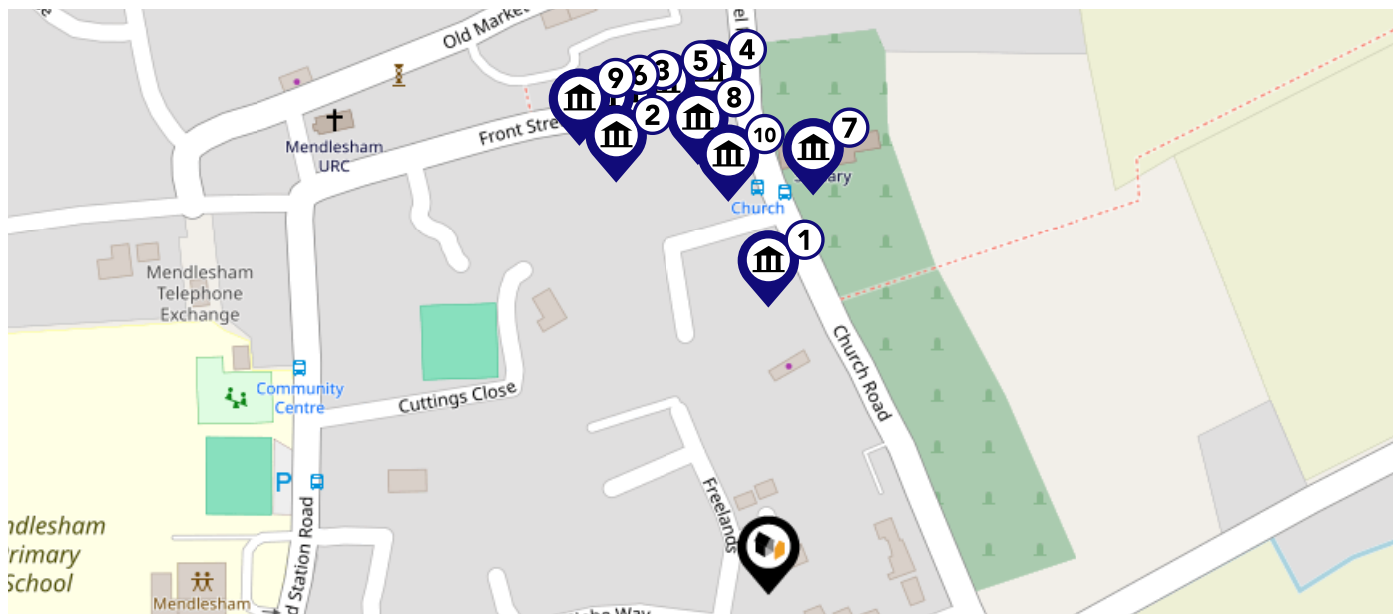
Key:











-  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
 1352503 - 5, Church Road	Grade II	0.1 miles
 1352505 - Number 9 Dolphin House And Numbers 11-15	Grade II	0.1 miles
 1032247 - 10, Front Street	Grade II	0.1 miles
 1352506 - Numbers 2, 4 And Vine House	Grade II	0.1 miles
 1180657 - Sunnyside	Grade II	0.1 miles
 1180666 - Number 14 Holden Cottage And Number 16	Grade II	0.1 miles
 1032241 - Church Of St Mary	Grade I	0.1 miles
 1032245 - Old Tiles And Beecholme	Grade II	0.1 miles
 1352507 - Number 18 And Number 20 Merrythought	Grade II	0.1 miles
 1032242 - Tower House	Grade II	0.1 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

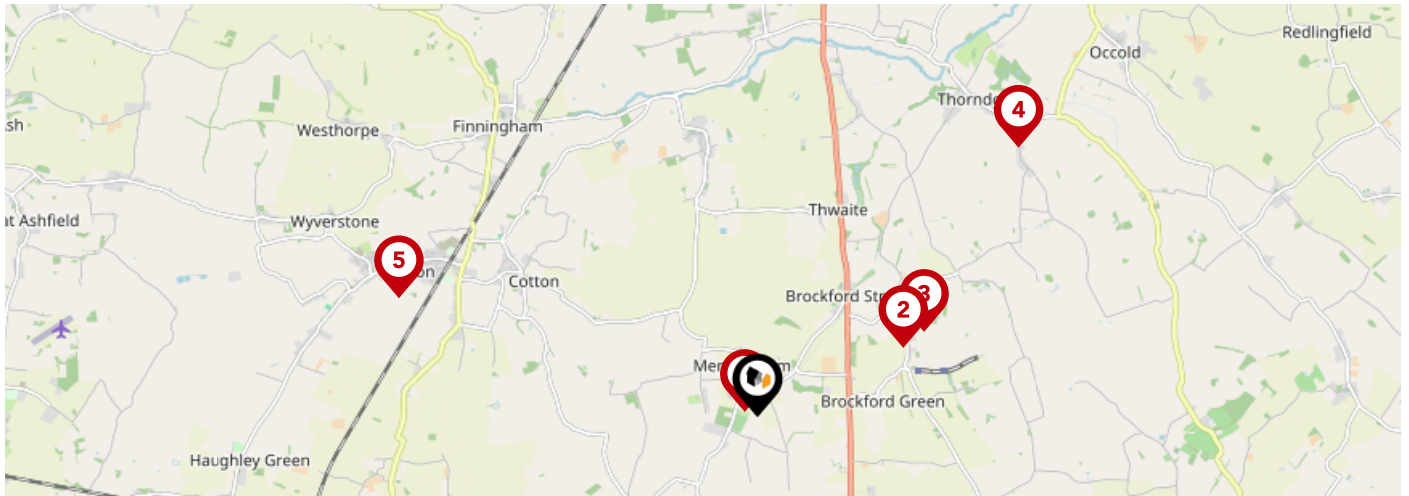
Electricity Supply

Gas Supply

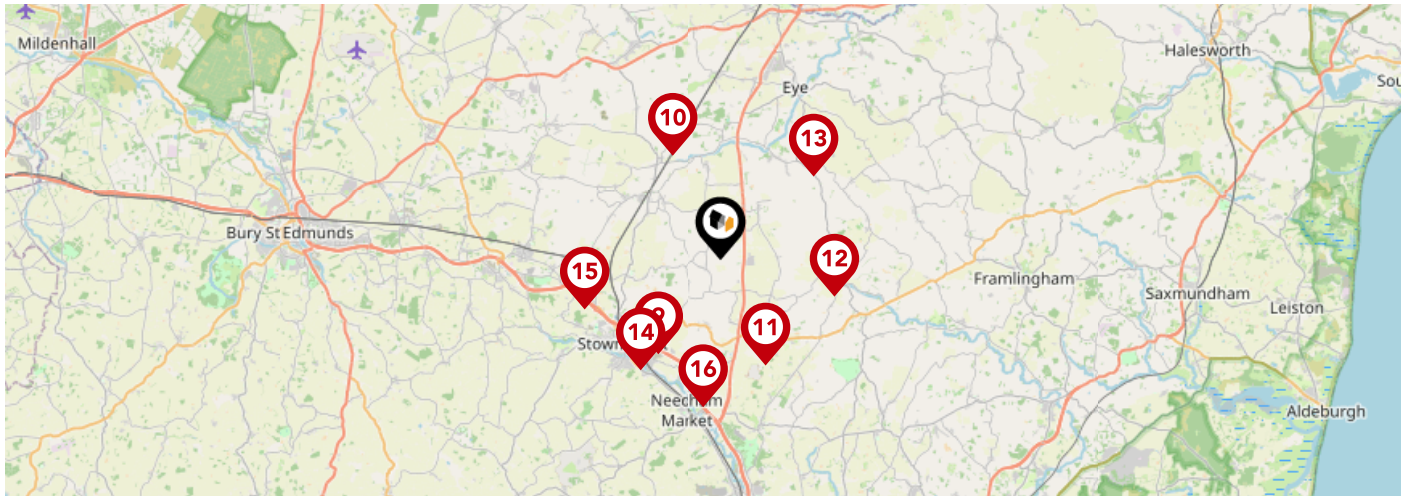
Central Heating









Water Supply

Drainage



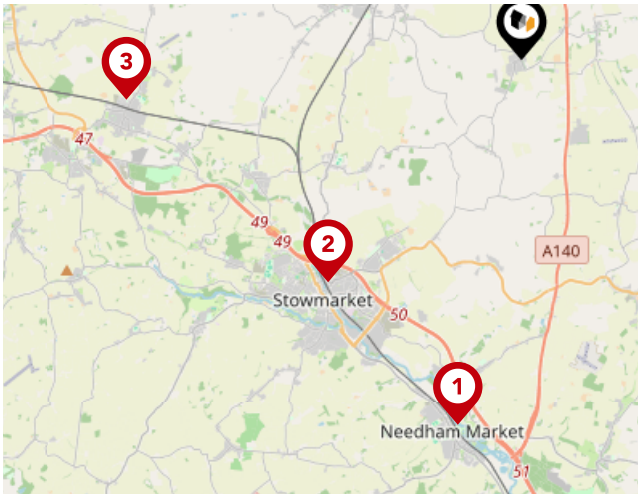
	Nursery	Primary	Secondary	College	Private
<p>1 Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:1.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:1.7</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:3.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Debenham High School Ofsted Rating: Good Pupils: 687 Distance:4.11</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:4.14</p>	<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:4.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:4.51	<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:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:5.29	<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:5.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

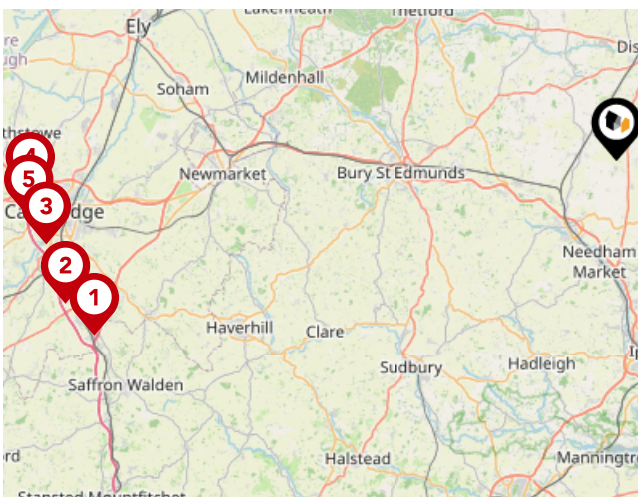
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	6.73 miles
2	Entrance1	5.36 miles
3	Entrance	7.22 miles



Trunk Roads/Motorways

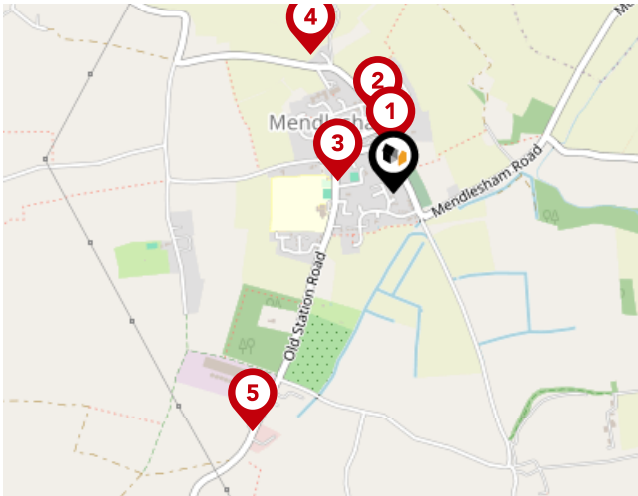
Pin	Name	Distance
1	M11 J9	40.13 miles
2	M11 J10	41.4 miles
3	M11 J11	41.96 miles
4	M11 J13	42.65 miles
5	M11 J12	42.92 miles



Airports/Helipads

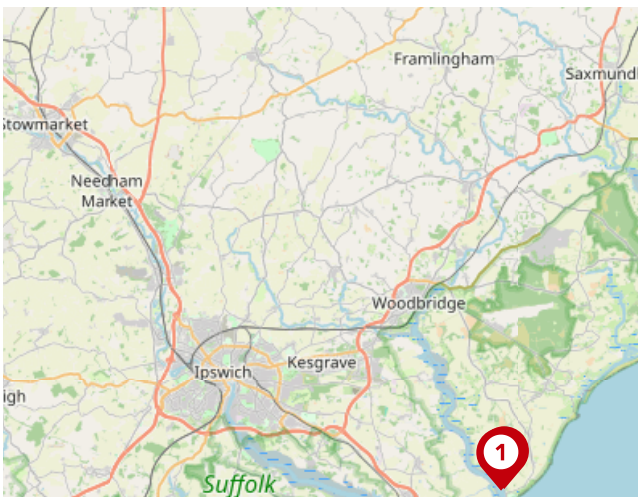
Pin	Name	Distance
1	Norwich International Airport	30.29 miles
2	Southend-on-Sea	49.71 miles
3	Stansted Airport	42.84 miles
4	Cambridge	38.58 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church	0.1 miles
2	Kings Head	0.18 miles
3	Community Centre	0.13 miles
4	Health Centre	0.37 miles
5	Denters Hill	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.18 miles
2	Bawdsey Ferry Landing	22.21 miles

Disclaimer

Important - Please read

ML Property Data Quality

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