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# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 18th June 2026**



**GRANNY GREENS COTTAGE, LOWER GREEN, FELSHAM,  
BURY ST. EDMUNDS, IP30 0PP**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

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mlproperty.co.uk



# Property Overview



## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	1
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>
<b>Plot Area:</b>	0.06 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,802
<b>Title Number:</b>	SK341846
<b>UPRN:</b>	200003810124
<b>Restrictive Covenants:</b>	No

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	Suffolk
<b>Conservation Area:</b>	Felsham
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Lower Green Barn Lower Green Felsham Bury St Edmunds Suffolk IP30 OPP*

Reference - DC/19/02775	
Decision:	Decided
Date:	10th June 2019
Description:	Notification of Works to Trees in a Conservation Area - T1 (Sycamore) - Thin out regrowth by 50% and to reduce the overall height by 30%.

Reference - DC/19/04500	
Decision:	Decided
Date:	25th September 2019
Description:	Notification of Works to Trees in a Conservation Area - T1 (Sycamore) - Reduce crown canopy by 2m and proportional lateral reduction of approximately 1m.

Planning records for: *Lower Green Farm Lower Green Felsham Bury St Edmunds Suffolk IP30 OPP*

Reference - DC/23/00203	
Decision:	Decided
Date:	16th January 2023
Description:	Notification of Works to Trees in a Conservation Area - Remove the two small southernmost stems of 1No. Sycamore (T1), Section fell 2No. Sycamore (T2 and T3) to ground level, Section fell 3No. Elm (G1) to ground level, Remove the two lowest lateral branches on the southern aspect of 1No. Ash (T4)

Reference - DC/20/03621	
Decision:	Granted
Date:	24th August 2020
Description:	Application for Listed Building Consent - Repairs and remedial works following fire damage as per Heritage Statement and Schedule of Works.

Planning records for: *Lower Green Farm Lower Green Felsham Bury St Edmunds Suffolk IP30 OPP*

<b>Reference - DC/20/05517</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd December 2020
<b>Description:</b>	Notification for works to trees in a Conservation Area - 1no Sycamore - Sectionally dismantle leaving stump cut close to ground level. 1no Ash tree - Remove two lowest lateral branches on the southern aspect.

Planning records for: *2 Lower Green Cottages Lower Green Felsham Suffolk IP30 OPP*

<b>Reference - DC/21/03126</b>	
<b>Decision:</b>	Granted
<b>Date:</b>	27th May 2021
<b>Description:</b>	Discharge of Conditions Application for DC/19/03207 - Condition 3 (Materials), Condition 4 (Rainwater Goods) and Condition 5 (Eaves and Verges)

Planning records for: *Lower Green Cottage Lower Green Felsham Bury St Edmunds Suffolk IP30 OPP*

<b>Reference - 24/00159/CALF</b>	
<b>Decision:</b>	Granted
<b>Date:</b>	01st March 2024
<b>Description:</b>	Works to trees T1 - Lime (Tilia spp) - Pollard crown back to previous pollard points; T2 - Robinia pseudoacacia - remove dead wood 300mm and lightly reduce remaining lateral growth by 1.5 meters to balance crown; T3 - Prunus Cerasifera Pissardii - lateral reduction by 1 - 0.5 meters on side leaning towards building; T5 - Ailanthus altissima - reduce by 0.5 meters to clear phone lines.

<b>Reference - 0582/01/</b>	
<b>Decision:</b>	Granted
<b>Date:</b>	01st June 2001
<b>Description:</b>	REBUILD CHIMNEY.

Planning records for: *Lower Green Cottage Lower Green Felsham Bury St Edmunds Suffolk IP30 0PP*

<b>Reference - DC/24/01073</b>
<b>Decision:</b> Granted
<b>Date:</b> 01st March 2024
<b>Description:</b> Householder Application - Removal of small glazed enclosed porch and upgrading of the inner entrance door to exterior standard.
<b>Reference - DC/24/0771/OUT</b>
<b>Decision:</b> Granted
<b>Date:</b> 01st March 2024
<b>Description:</b> Outline Application (With All Matters Reserved) - Hybrid Application - Full Planning Permission for the means of external access/egress to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works.
<b>Reference - 0715/04/</b>
<b>Decision:</b> Granted
<b>Date:</b> 04th June 2004
<b>Description:</b> Single storey kitchen, lobby & shower room.
<b>Reference - DC/24/02454</b>
<b>Decision:</b> Granted
<b>Date:</b> 29th May 2024
<b>Description:</b> Discharge of Conditions Application for DC/24/01073 - Condition 3 (Door)

Planning records for: *Apple Tree Cottage Lower Green Felsham IP30 OPP*

<b>Reference - 0823/17</b>
<b>Decision:</b> Granted
<b>Date:</b> 06th March 2017
<b>Description:</b> Erection of a single storey side extension, following demolition of existing side entrance porch. Formation of new chimney to rear elevation & associated works

Planning records for: *2 Red House Cottages Lower Green Felsham Bury St Edmunds Suffolk IP30 OPP*

<b>Reference - 0020/91/OL</b>
<b>Decision:</b> Granted
<b>Date:</b> 15th February 1991
<b>Description:</b> DEMOLITION OF EXISTING DILAPIDATED COTTAGES AND ERECTION OF DETACHED DWELLING & GARAGE WITH ALTERATION OF EXISTING ACCESS.

<b>Reference - DC/19/03207</b>
<b>Decision:</b> Granted
<b>Date:</b> 05th July 2019
<b>Description:</b> Application for Listed Building Consent - Erection of a rear single storey extension, front porch, replacement of two first floor rear windows and internal alterations in accordance with Design and Access Statement

<b>Reference - DC/21/04928</b>
<b>Decision:</b> Granted
<b>Date:</b> 06th September 2021
<b>Description:</b> Householder Application - Erection of single storey rear extension.

Planning records for: *2 Red House Cottages Lower Green Felsham Bury St Edmunds Suffolk IP30 0PP*

<b>Reference - DC/20/00594</b>
<b>Decision:</b> Granted
<b>Date:</b> 11th February 2020
<b>Description:</b> Householder application - Replacement of existing wooden single glazed windows with visually matching flush casement double glazed, wood effect units.

<b>Reference - DC/19/03206</b>
<b>Decision:</b> Granted
<b>Date:</b> 05th July 2019
<b>Description:</b> Householder Application - Erection of single storey rear extension, front porch and replacement of windows

Planning records for: *Chantry Cottage Lower Green Felsham Bury St Edmunds Suffolk IP30 0PP*

<b>Reference - DC/20/04085</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st September 2020
<b>Description:</b> Notification for works to trees in a Conservation Area - 1no Beech - Crown reduction to reduce height and lateral spread by 2m (Keep distance from house). Crown lift (maintain 5.2m clearance over highway)

# Property EPC - Certificate

GRANNY GREENS COTTAGE, LOWER GREEN,  
FELSHAM, IP30 0PP

Energy rating

**F**

Valid until 04.10.2022

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	22   F	35   F
1-20	<b>G</b>		

## Additional EPC Data

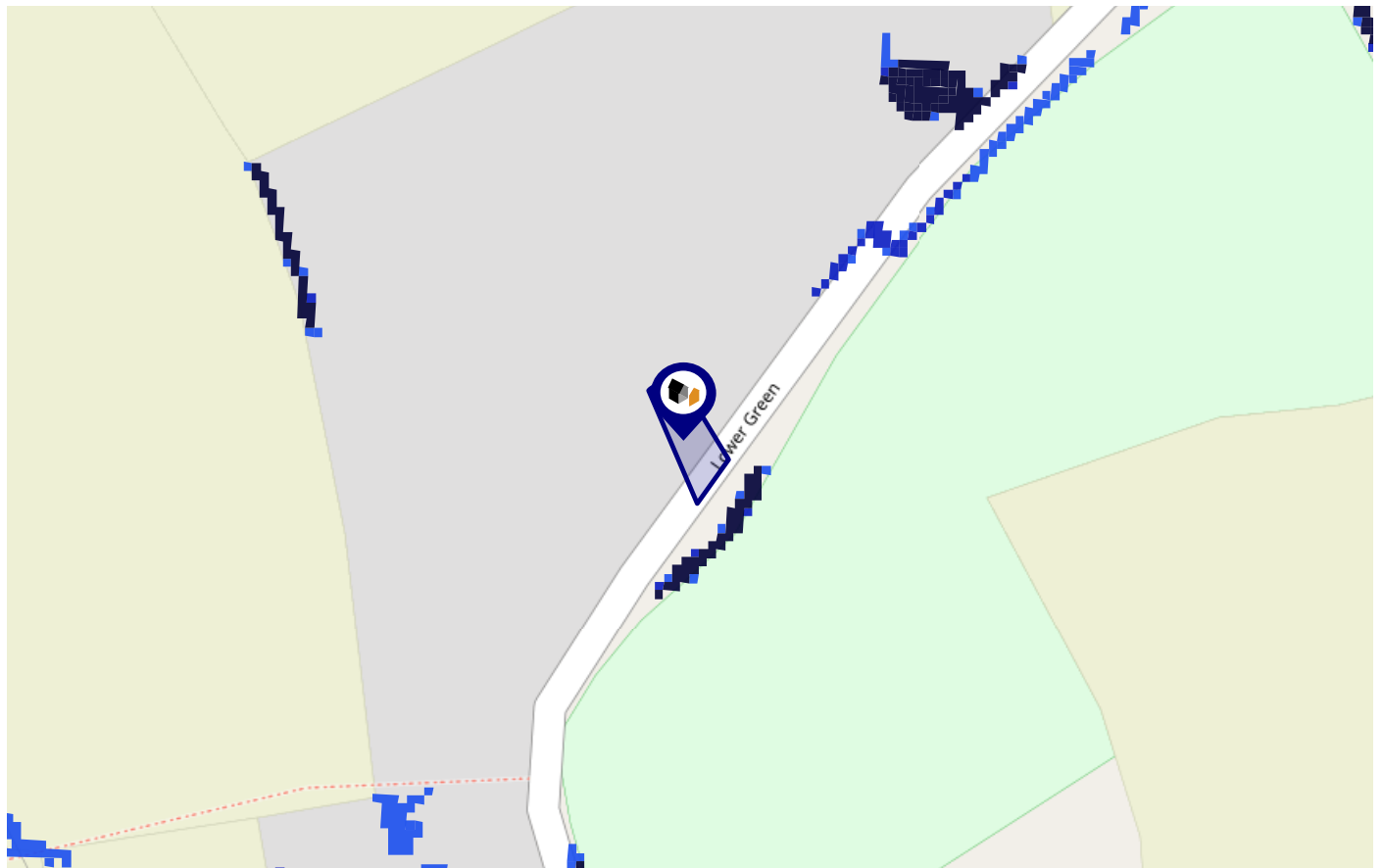
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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Mostly double glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 30% of fixed outlets
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Portable electric heaters (assumed)
<b>Total Floor Area:</b>	1,228 m <sup>2</sup>

# 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.

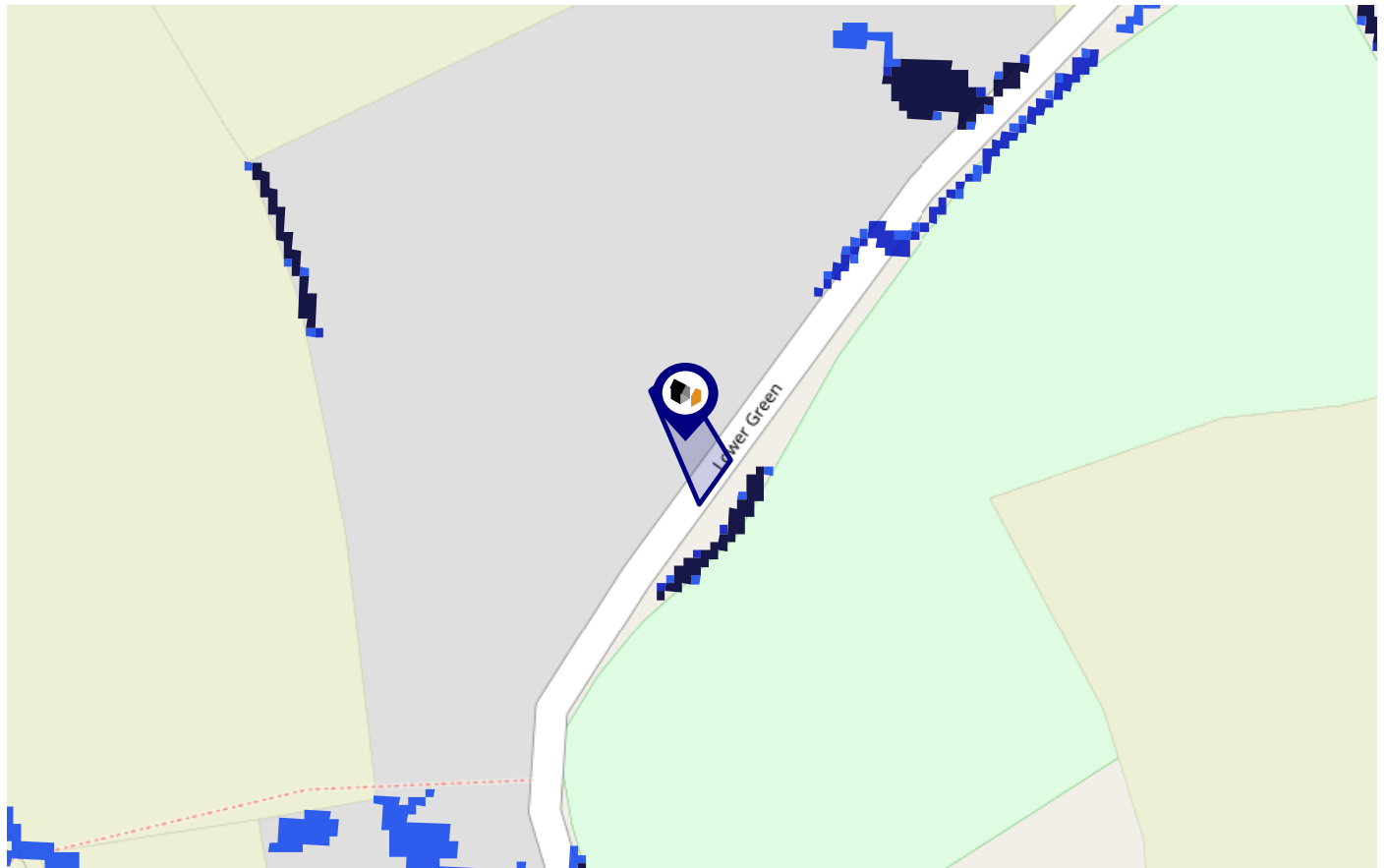
Chance of flooding to the following depths at this property:



# 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.

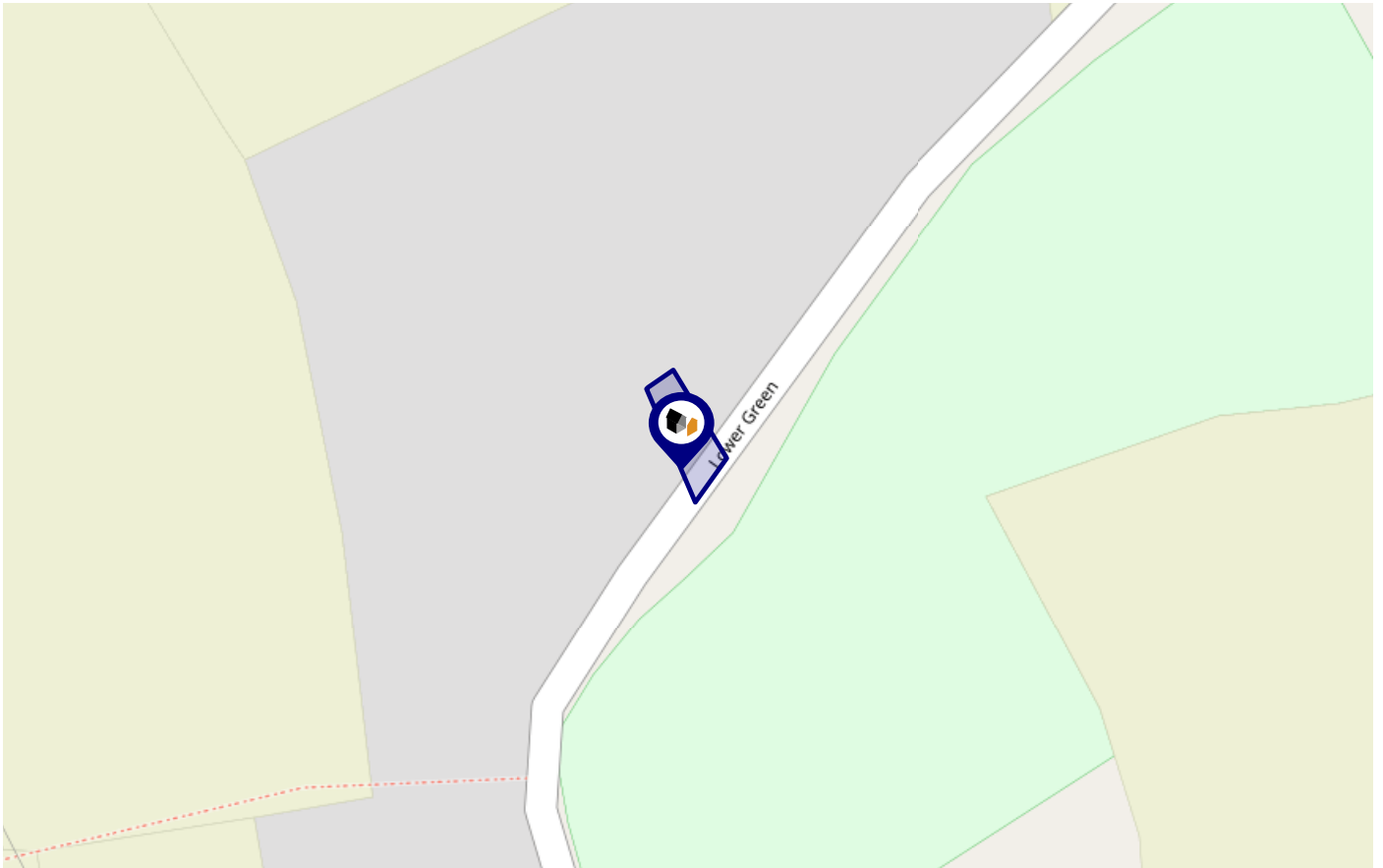
Chance of flooding to the following depths at this property:



# 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.

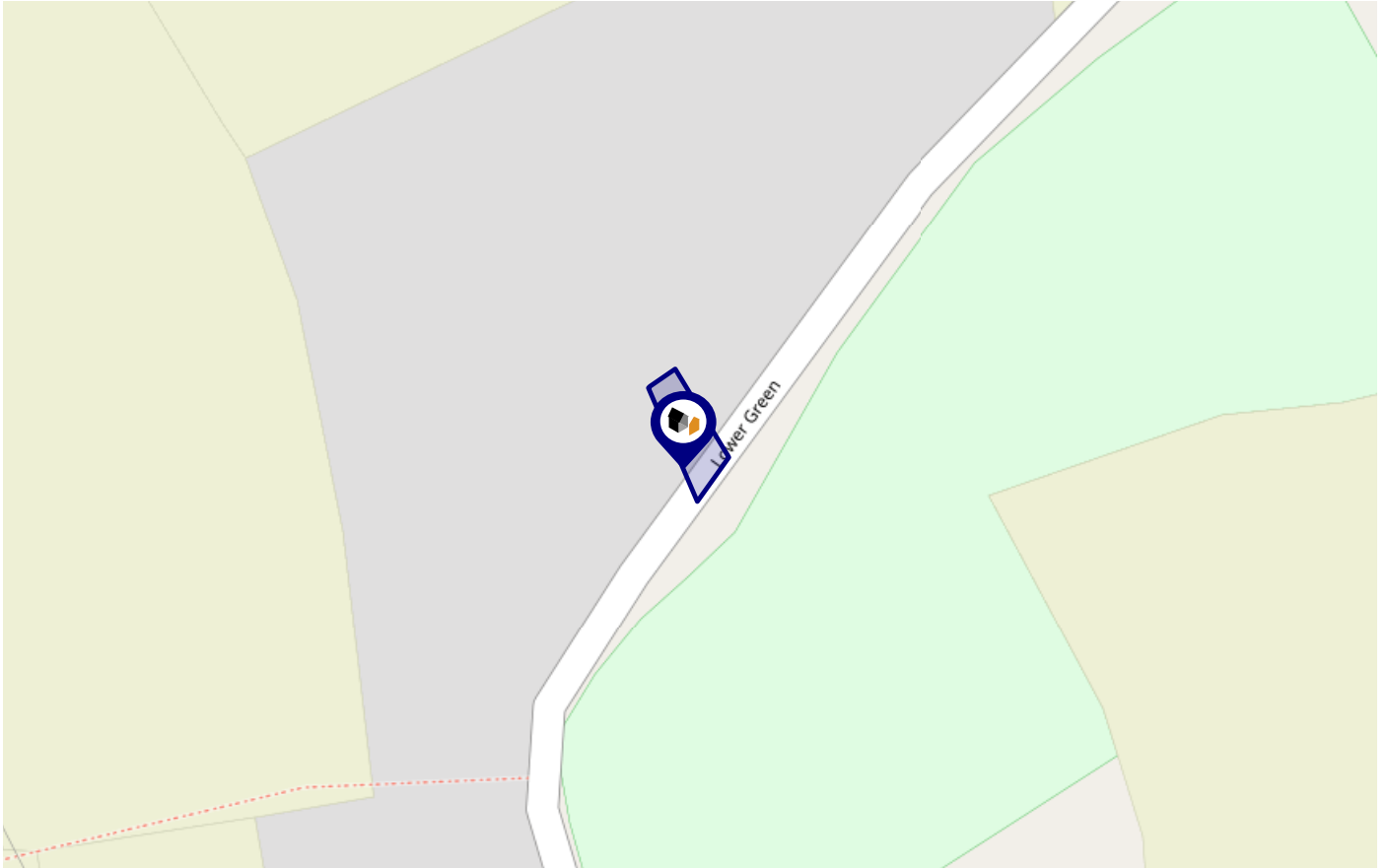
Chance of flooding to the following depths at this property:



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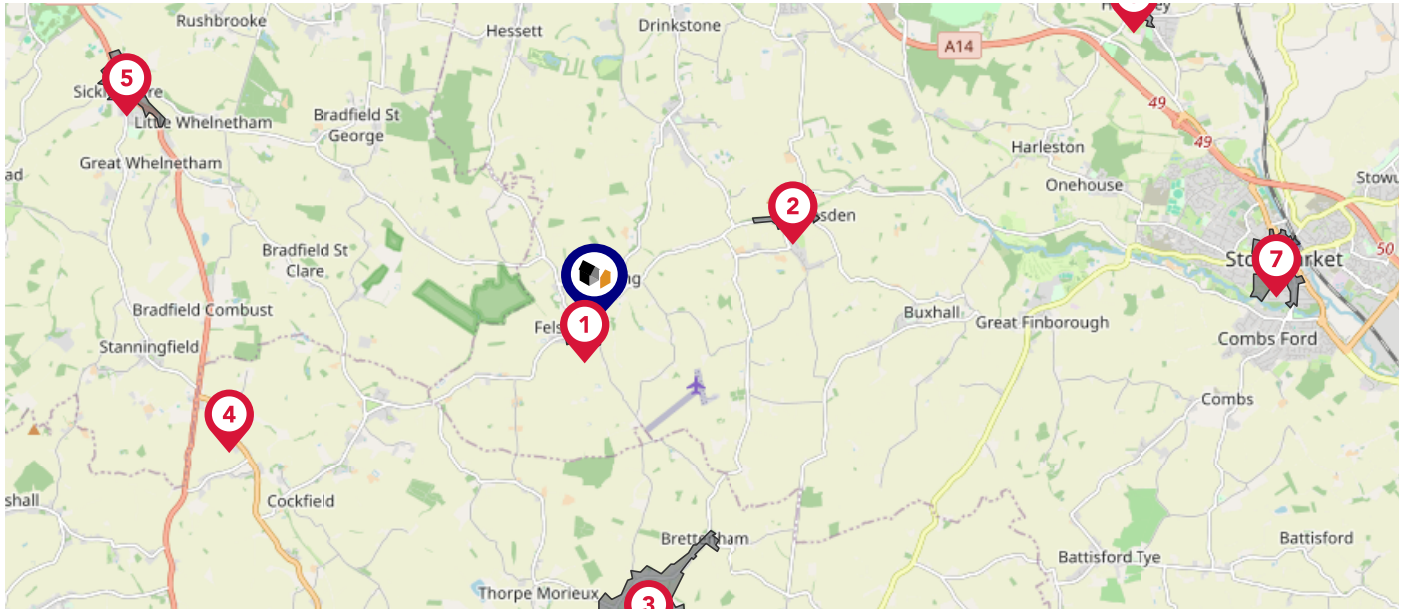
Chance of flooding to the following depths at this property:










# 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.



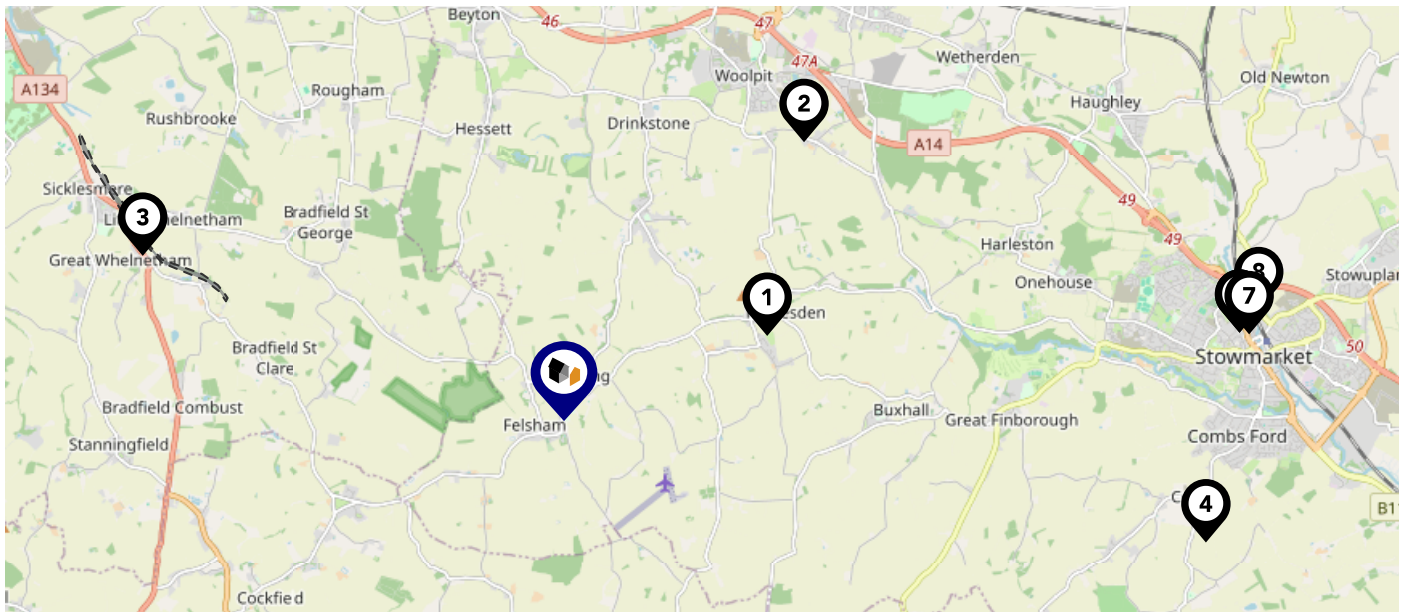
### Nearby Conservation Areas

-  1 Felsham
-  2 Rattlesden
-  3 Brettenham
-  4 Cross Green Cockfield
-  5 Sicklesmere
-  6 Haughley
-  7 Stowmarket

















# 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

	Rectory-High Street, Rattlesden	Historic Landfill 
	Heath Road-Woolpit, Bury St Edmunds, Suffolk	Historic Landfill 
	Railway Cutting-Great Welnetham	Historic Landfill 
	Combs Tannery-Combs, Stowmarket	Historic Landfill 
	42 Bury Road-Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Newton Road-Stowupland	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

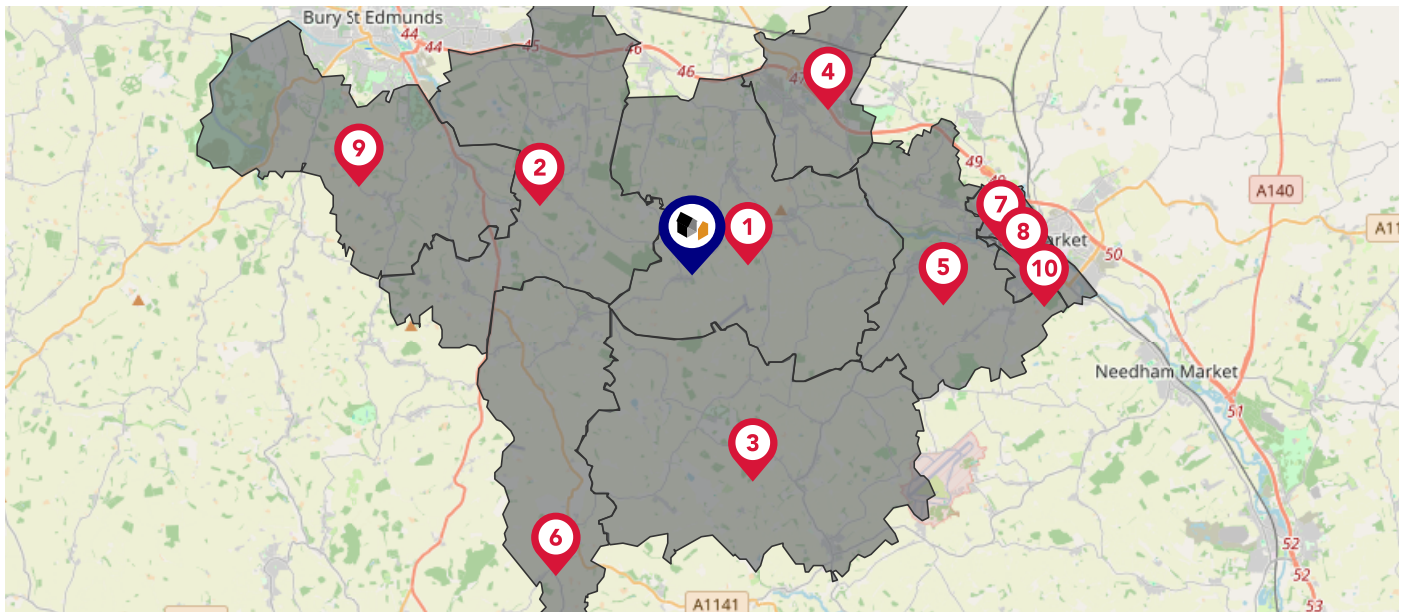
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

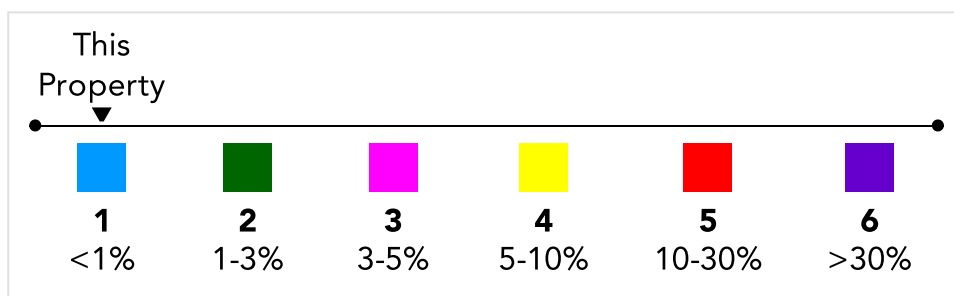
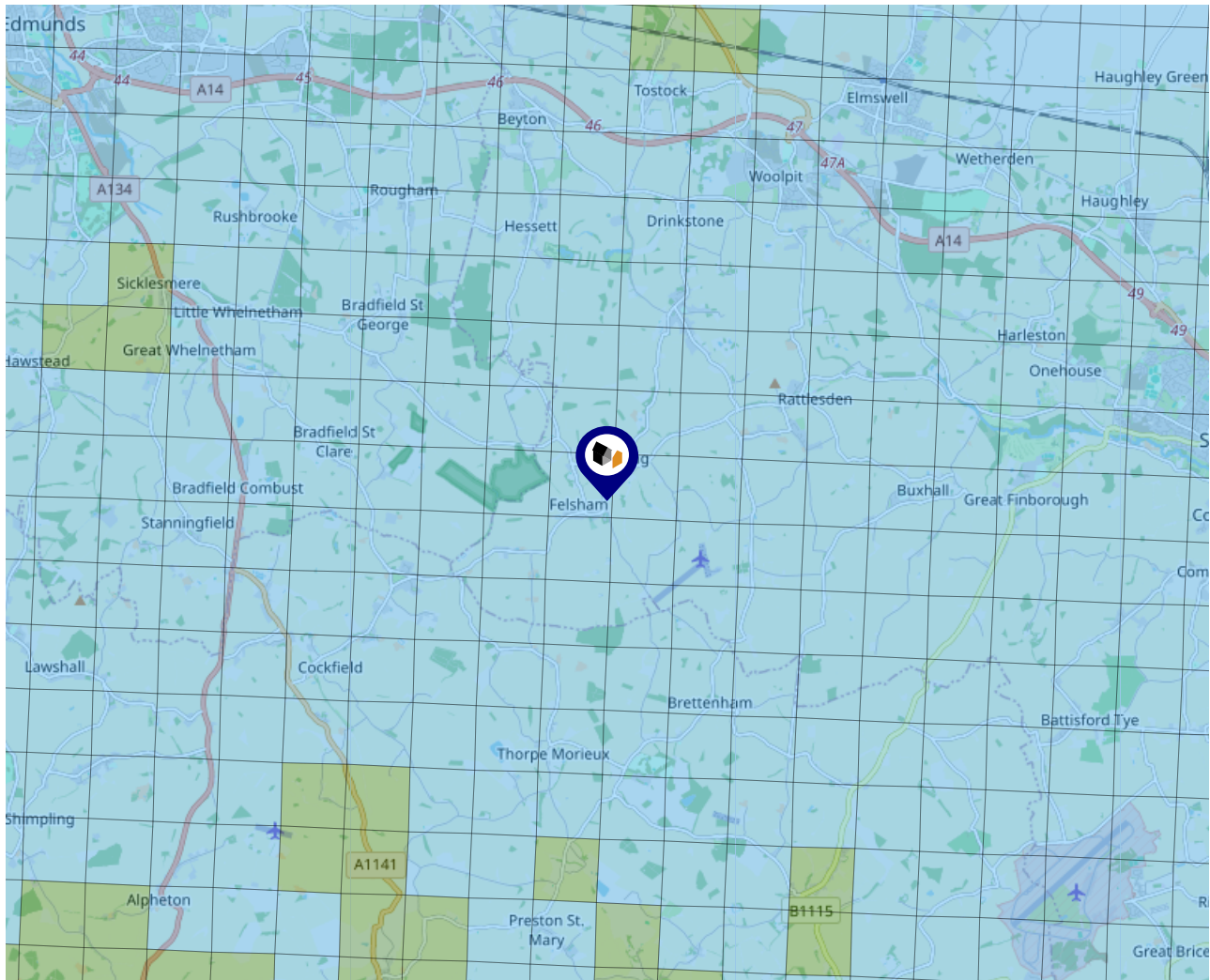
-  Rattlesden Ward
-  Rougham Ward
-  North West Cosford Ward
-  Elmswell & Woolpit Ward
-  Onehouse Ward
-  Lavenham Ward
-  Chilton Ward
-  St. Peter's Ward
-  Horringer Ward
-  Combs Ford Ward

# Environment

## Radon Gas

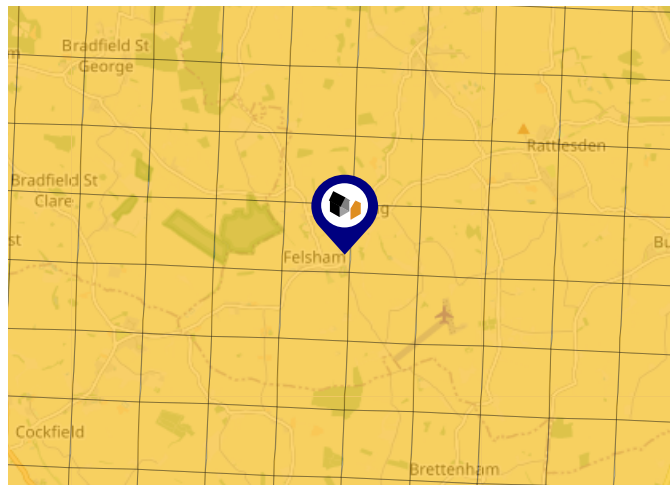
### What is Radon?

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/m<sup>3</sup>).



## Ground Composition for this Address (Surrounding square kilometer zone around property)

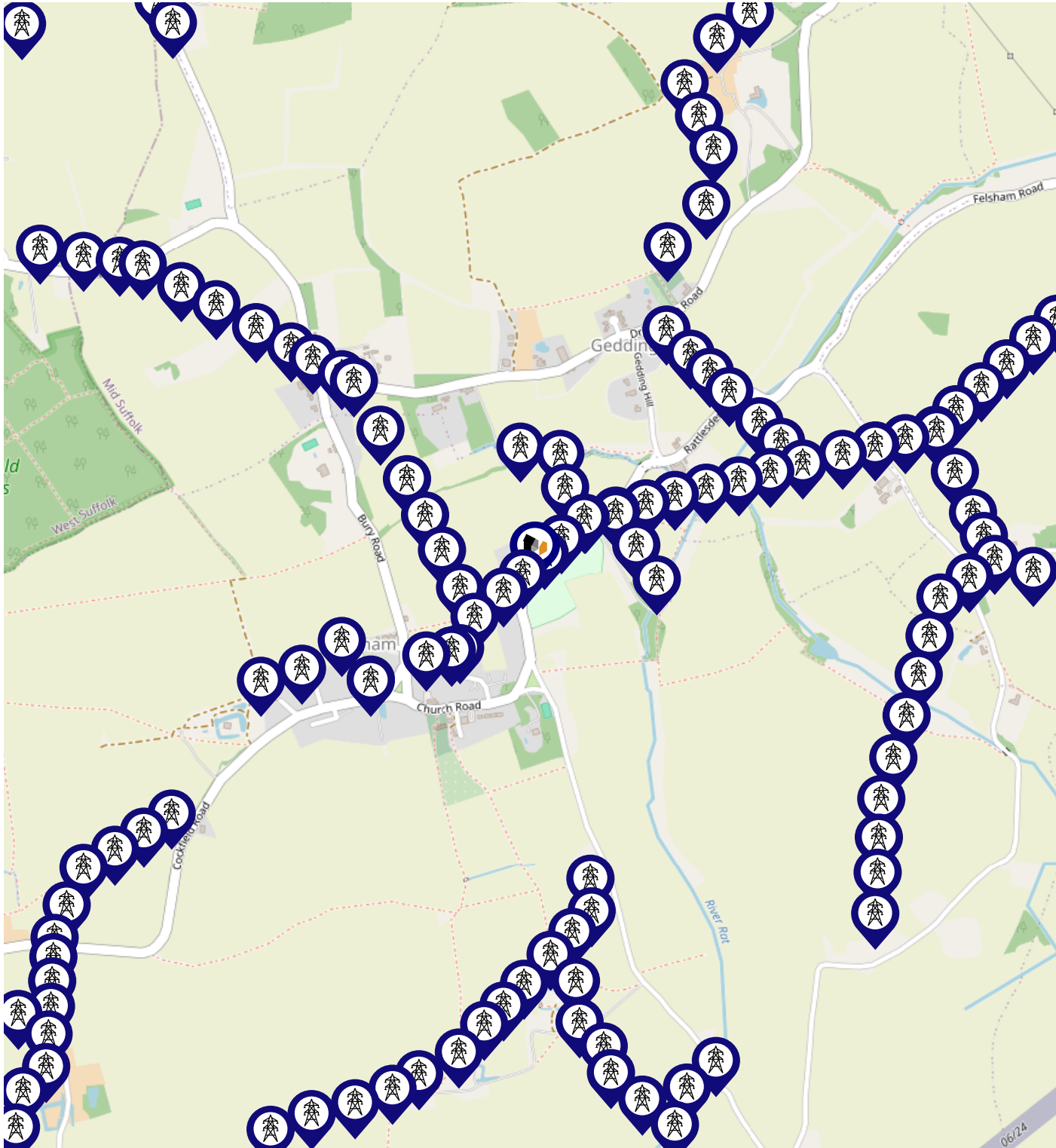
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



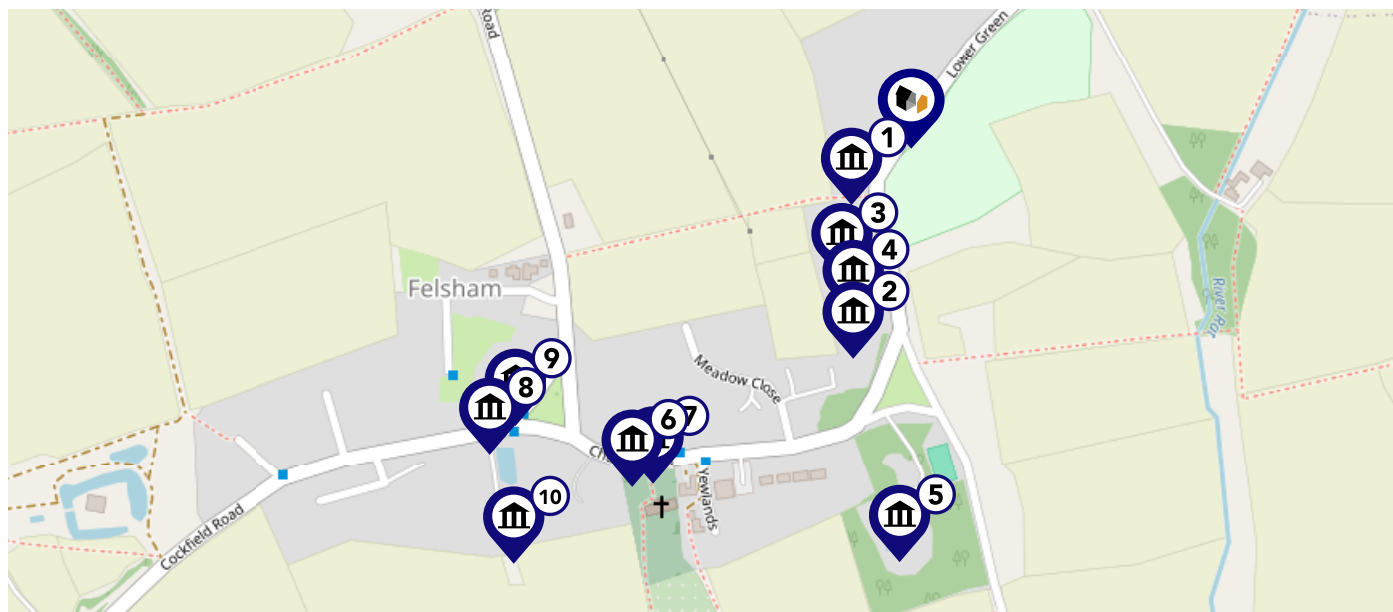
**Key:**











-  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
 1032590 - Briar Cottage Thatched Cottage	Grade II	0.0 miles
 1352370 - Lower Green Farmhouse	Grade II	0.1 miles
 1352371 - Lower Green Cottages	Grade II	0.1 miles
 1032589 - Barn, 30 Metres North Of Lower Green Farmhouse	Grade II	0.1 miles
 1032588 - Eastgate Hall	Grade II	0.2 miles
 1352348 - The Six Bells Public House	Grade II	0.2 miles
 1285415 - Church Cottage And Adjoining House Swallows Nest	Grade II	0.2 miles
 1180742 - House, 70 Metres North West Of Mausoleum House	Grade II	0.3 miles
 1352373 - Millstone House And Two Adjoining Dwellings	Grade II	0.3 miles
 1032592 - Barn And Stable, 40 Metres South Of Mausoleum House	Grade II	0.3 miles

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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## Gas Supply

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## Central Heating

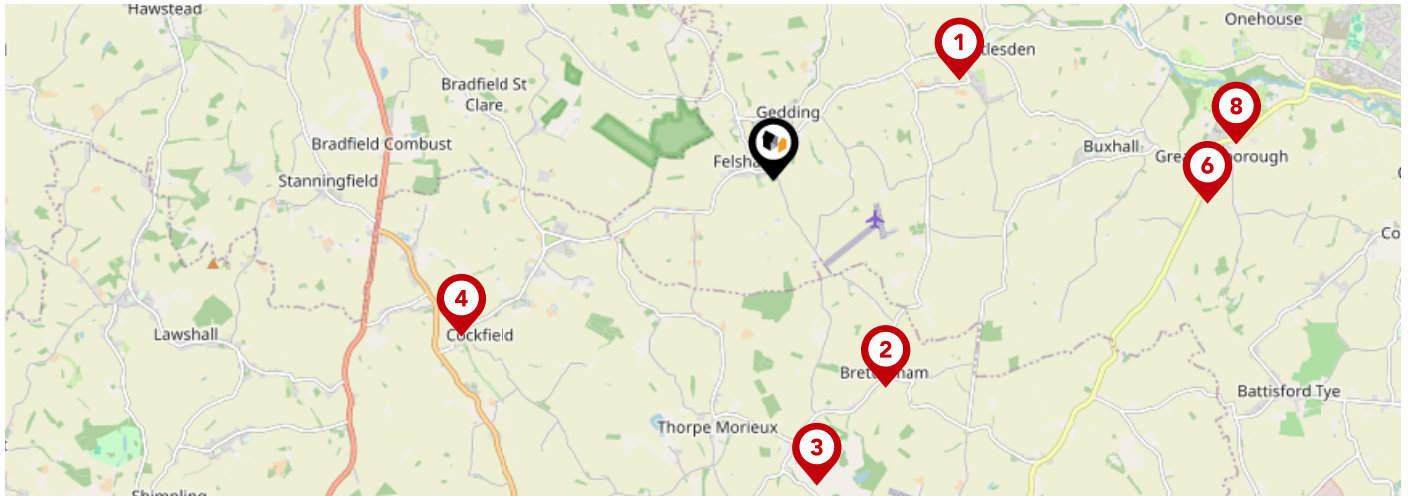
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## Water Supply

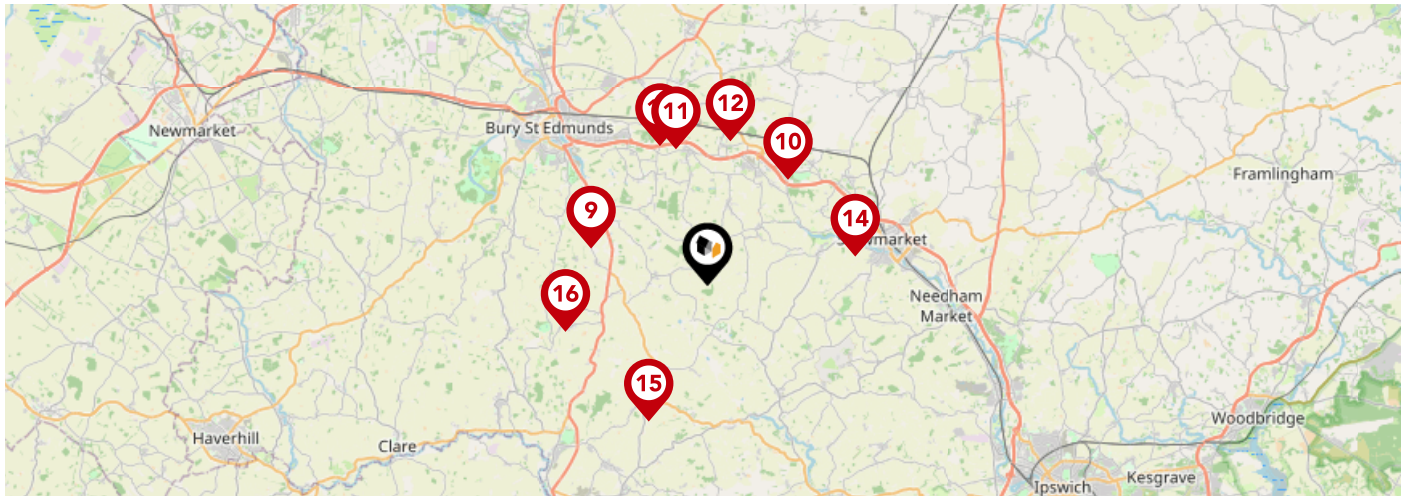
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## Drainage

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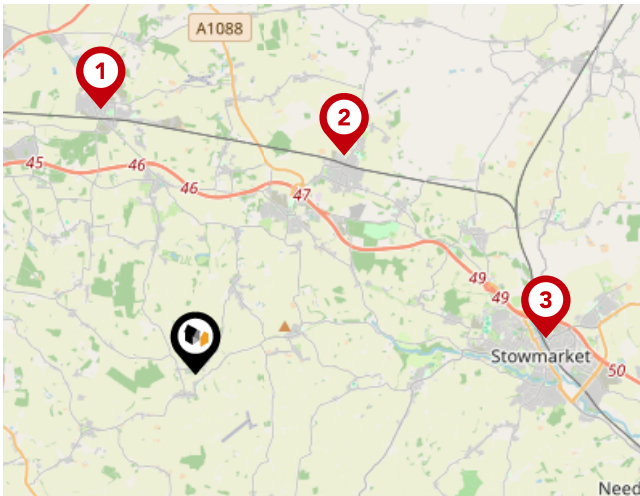


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Rattlesden Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 125   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Centre Academy East Anglia</b> Ofsted Rating: Not Rated   Pupils: 72   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Old Buckenham Hall School</b> Ofsted Rating: Not Rated   Pupils: 205   Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cockfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 66   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Woolpit Primary Academy</b> Ofsted Rating: Good   Pupils: 117   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Great Finborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rougham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Finborough School</b> Ofsted Rating: Not Rated   Pupils: 659   Distance:4.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



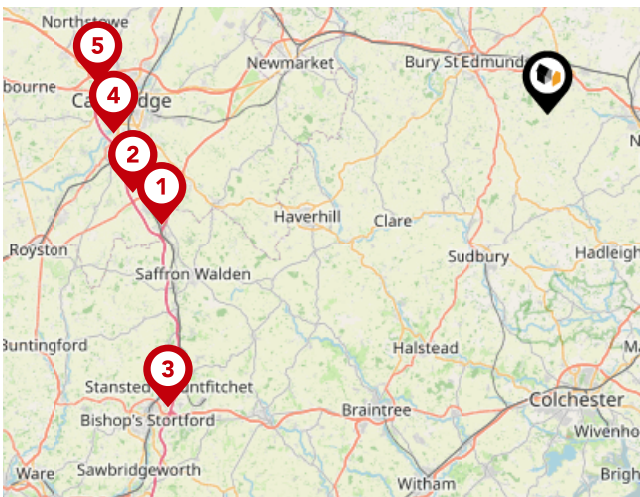
		Nursery	Primary	Secondary	College	Private
	<b>Great Whelnetham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 72   Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elmswell Community Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:4.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thurston Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 320   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Norton CEVC Primary School</b> Ofsted Rating: Outstanding   Pupils: 206   Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thurston Community College</b> Ofsted Rating: Good   Pupils: 1499   Distance:5.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:5.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lavenham Community Primary School</b> Ofsted Rating: Good   Pupils: 117   Distance:5.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints' Church of England Voluntary Controlled Primary School, Lawshall</b> Ofsted Rating: Outstanding   Pupils: 177   Distance:5.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



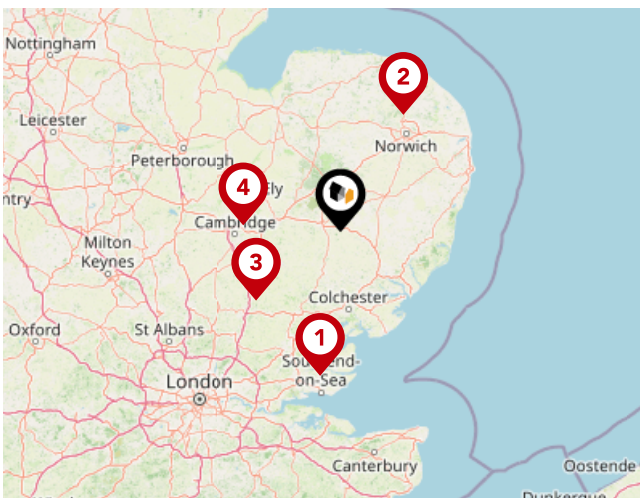
## National Rail Stations

Pin	Name	Distance
1	Entrance	5.12 miles
2	Entrance	4.82 miles
3	Entrance1	6.42 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	29.29 miles
2	M11 J10	30.72 miles
3	M11 J8	34.99 miles
4	M11 J11	31.67 miles
5	M11 J13	32.78 miles

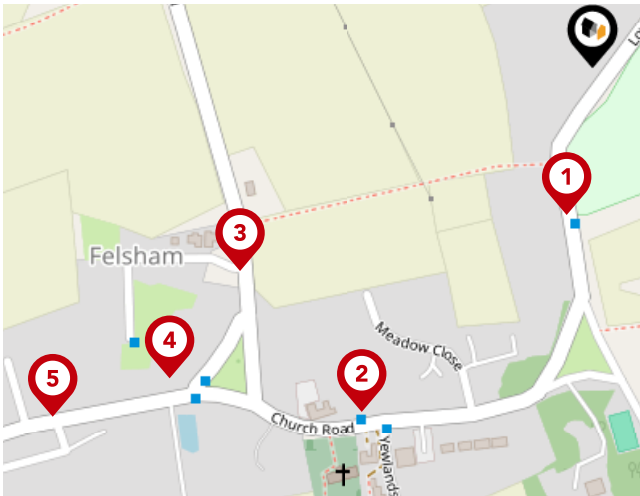


## Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	42.75 miles
2	Norwich International Airport	38.39 miles
3	Stansted Airport	32.08 miles
4	Cambridge	28.65 miles

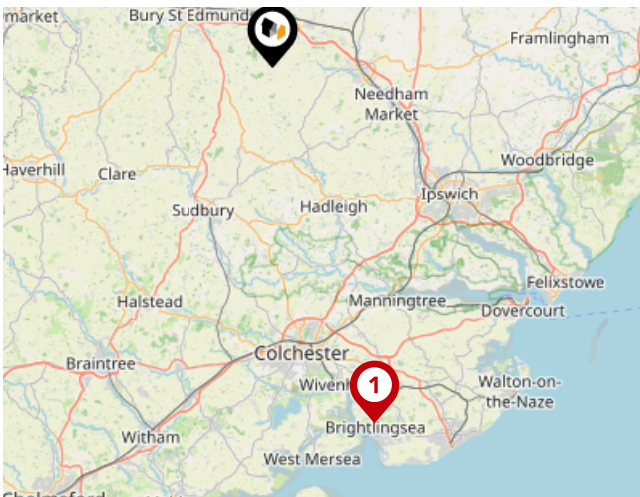
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Playing Fields	0.09 miles
2	Six Bells	0.24 miles
3	The Orchard	0.23 miles
4	Bury Road	0.3 miles
5	Lime Walk	0.37 miles



### Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	26.97 miles

# Disclaimer

**Important - Please read**

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# 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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