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MIR: Material Info

The Material Information Affecting this Property
Wednesday 04th March 2026



48, PHOENIX WAY, STOWMARKET, IP14 5GF

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

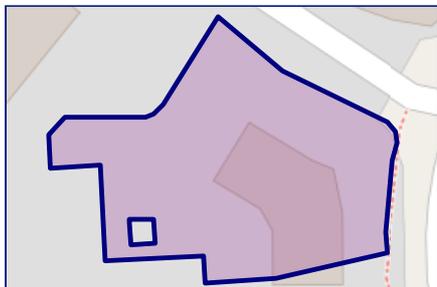
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

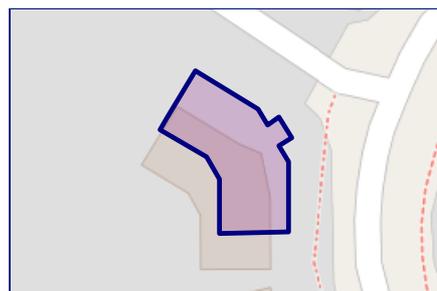


Freehold Title Plan



SK368821

Leasehold Title Plan



SK298419

Start Date: 09/05/2007
End Date: 01/06/3005
Lease Term: 999 years from 1 June 2006
Term Remaining: 979 years

Property Overview



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 635 ft² / 59 m²
Plot Area: 0.04 acres
Year Built : After 2007
Council Tax : Band B
Annual Estimate: £1,718
Title Number: SK298419
UPRN: 10012171489

Last Sold Date: 12/07/2019
Last Sold Price: £124,000
Last Sold £/ft²: £195
Tenure: Leasehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

48, Phoenix Way, IP14 5GF

Energy rating

C

Valid until 25.03.2029

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

Property EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
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:	Very Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 46% of fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	59 m ²

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

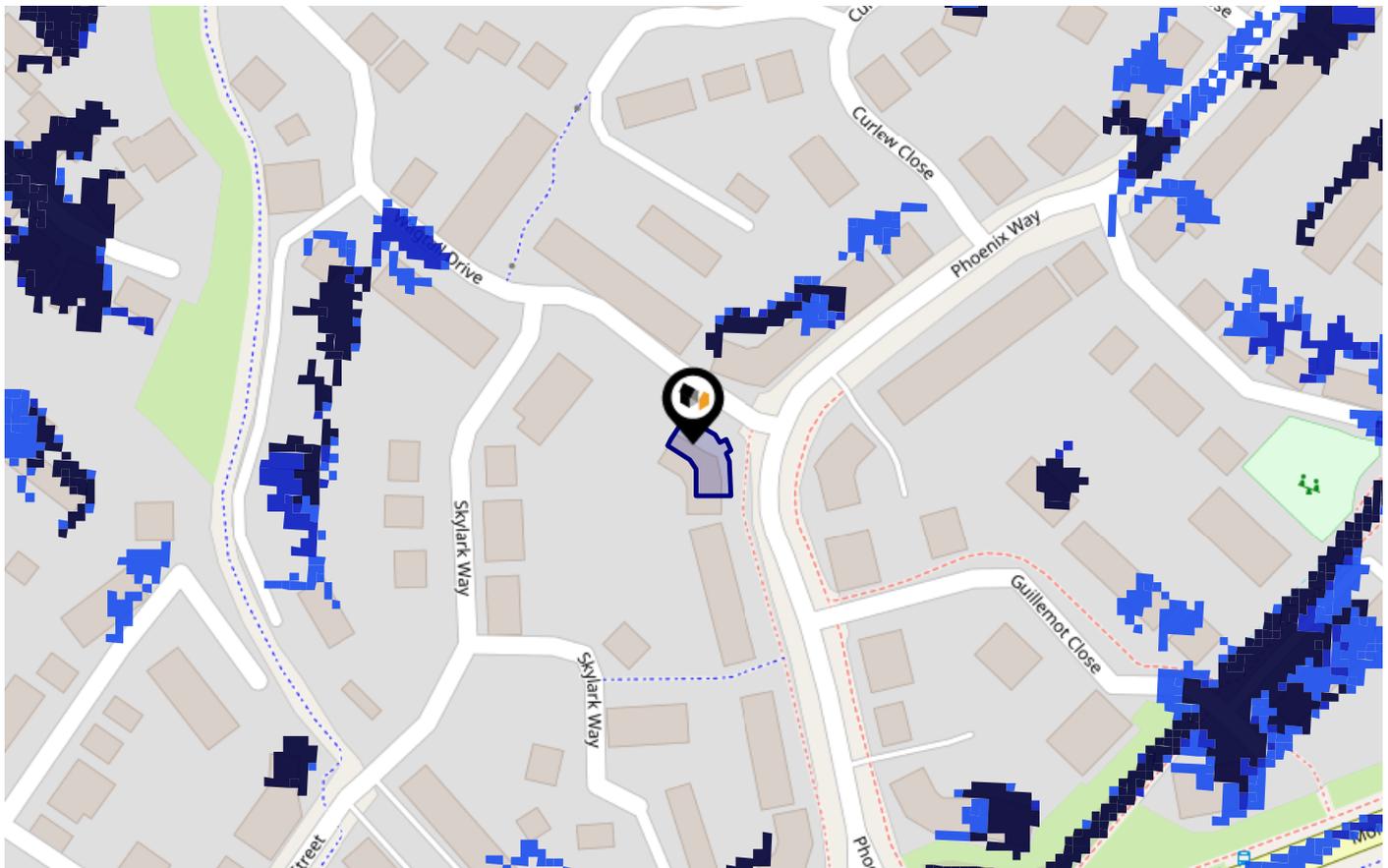
Drainage

Important - Please read

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.

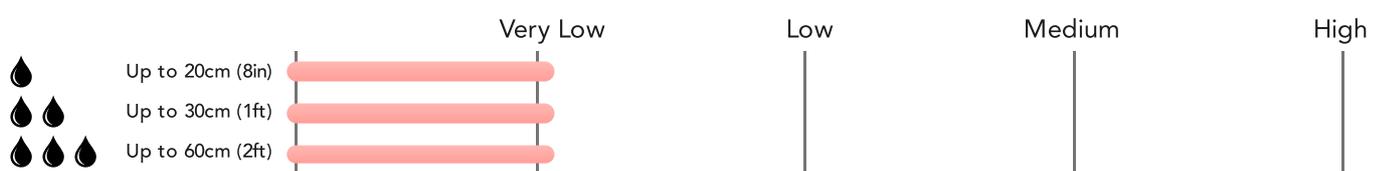


Risk Rating: Very low

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.

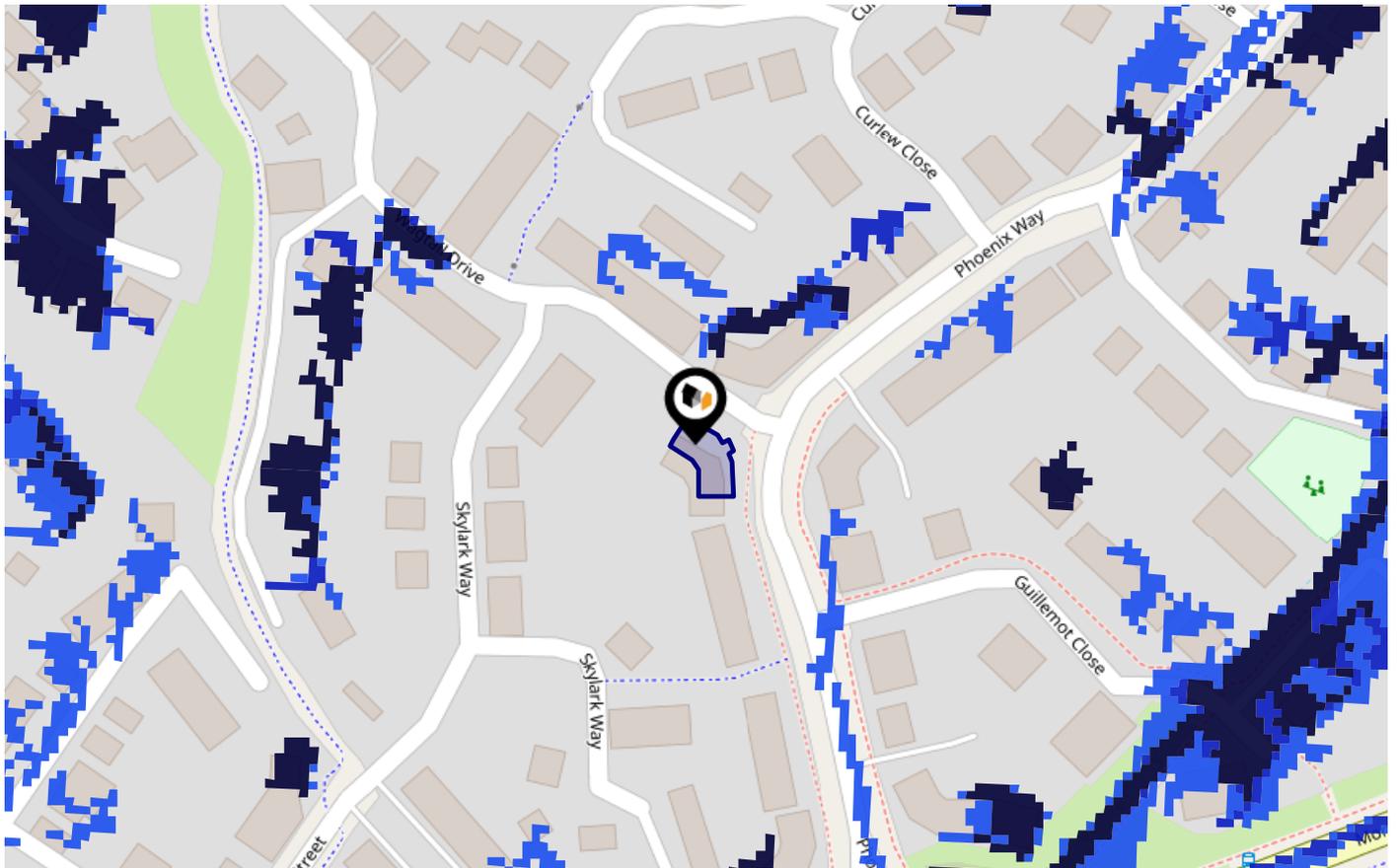
Chance of flooding to the following depths at this property:



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.

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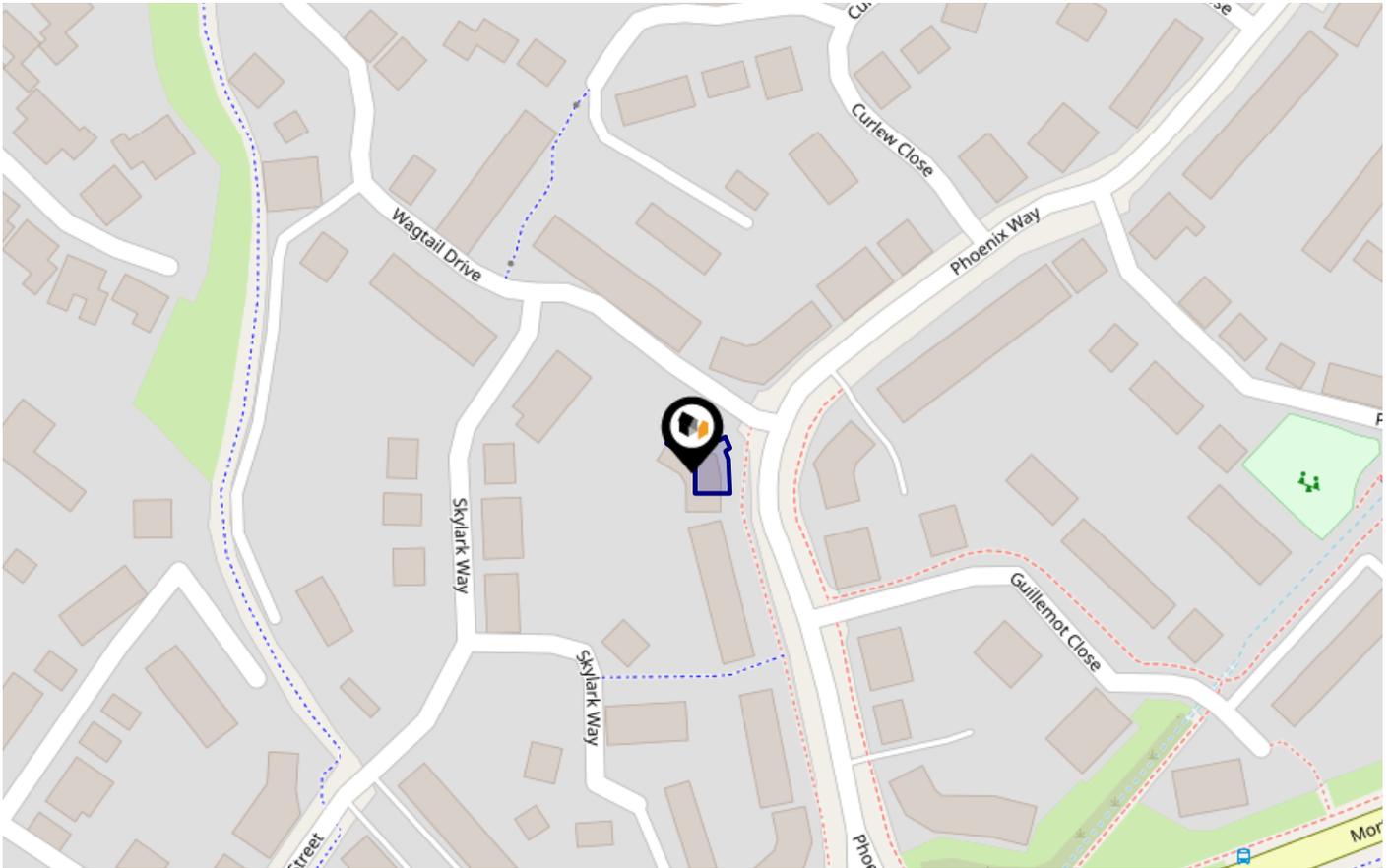
Chance of flooding to the following depths at this property:



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.



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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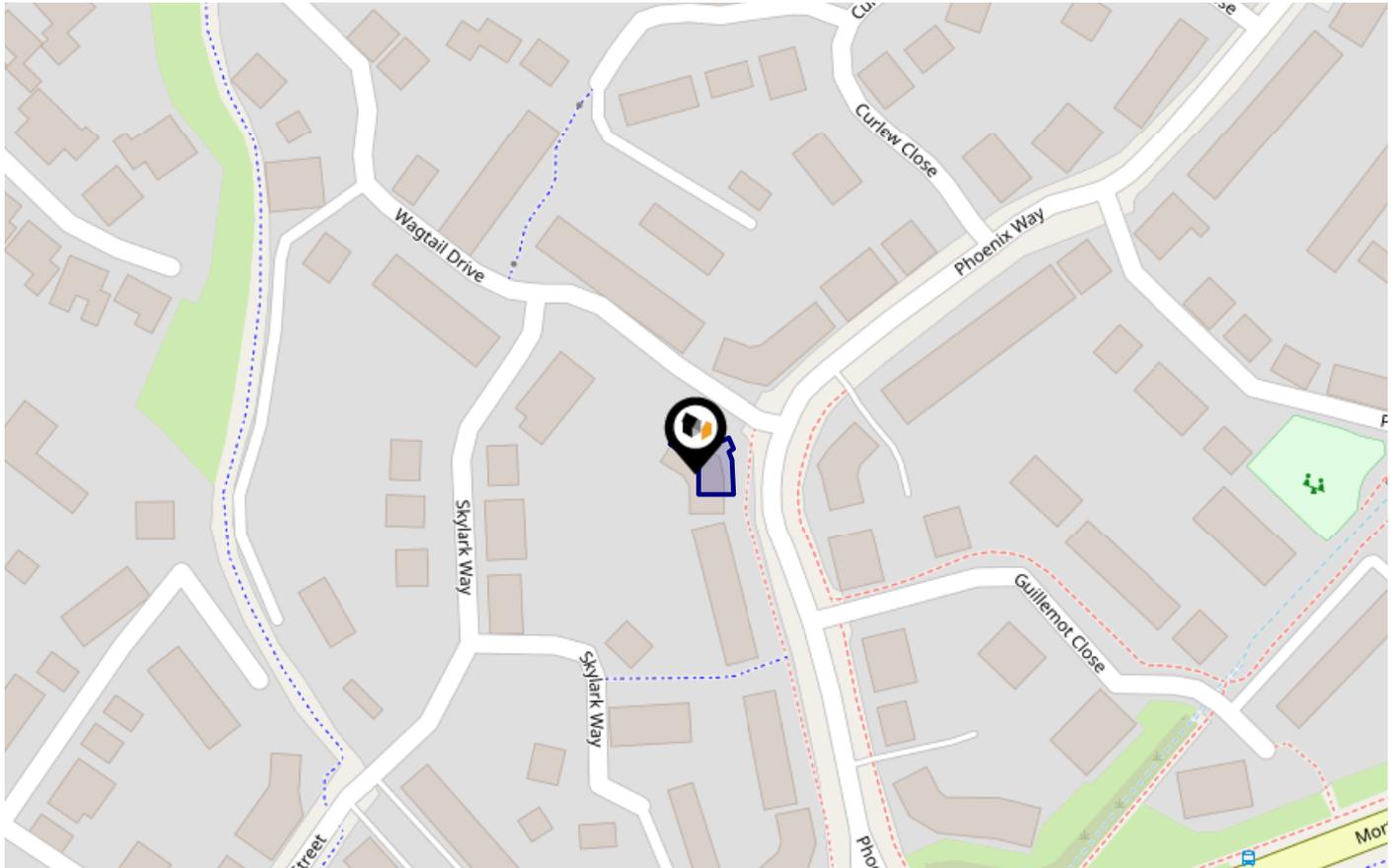
Chance of flooding to the following depths at this property:



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.

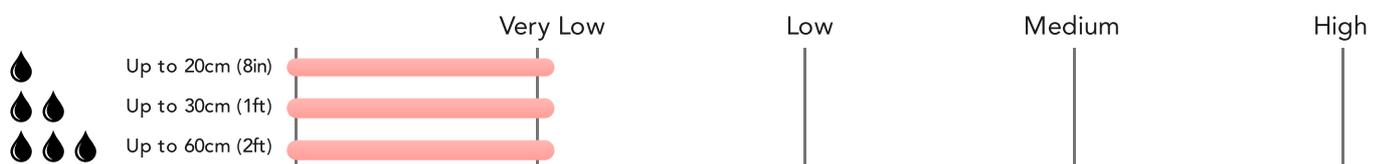


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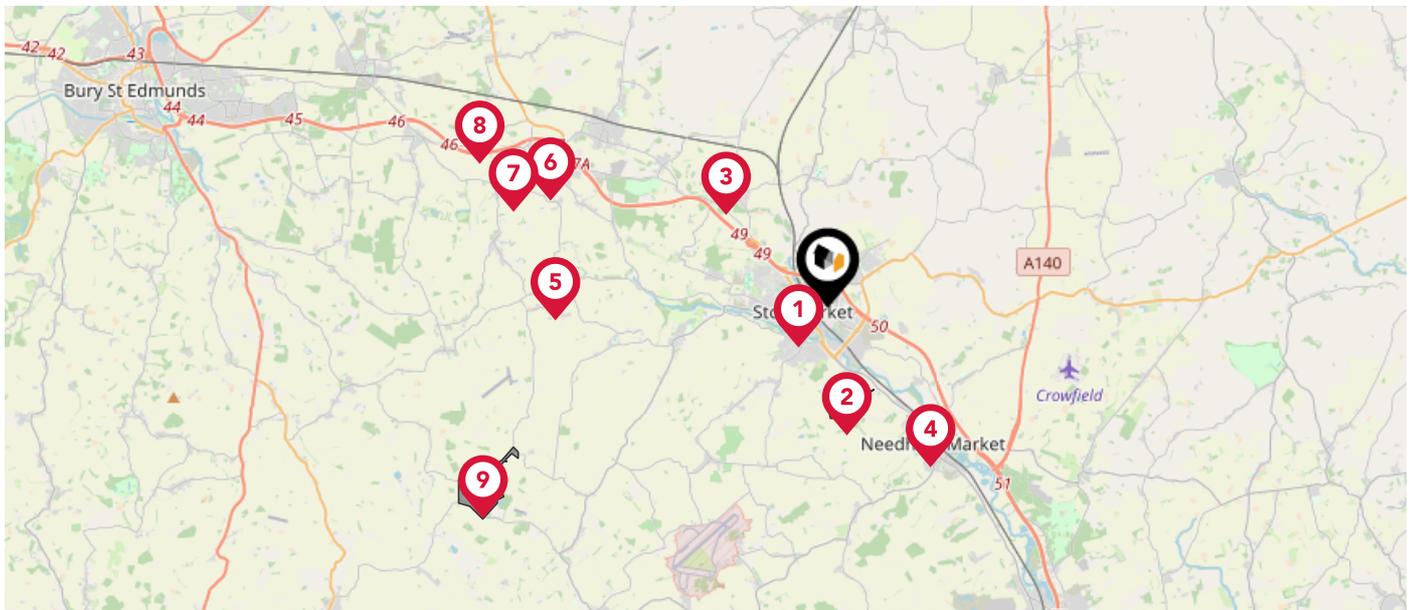
Chance of flooding to the following depths at this property:



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.



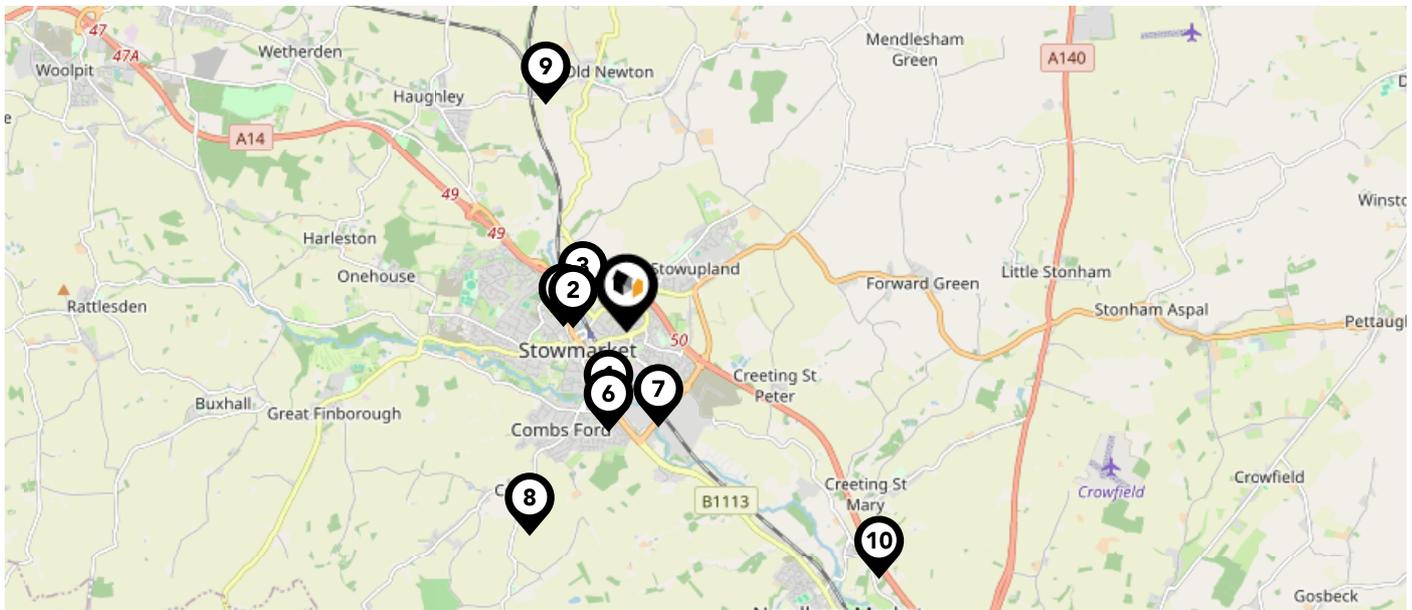
Nearby Conservation Areas

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

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.



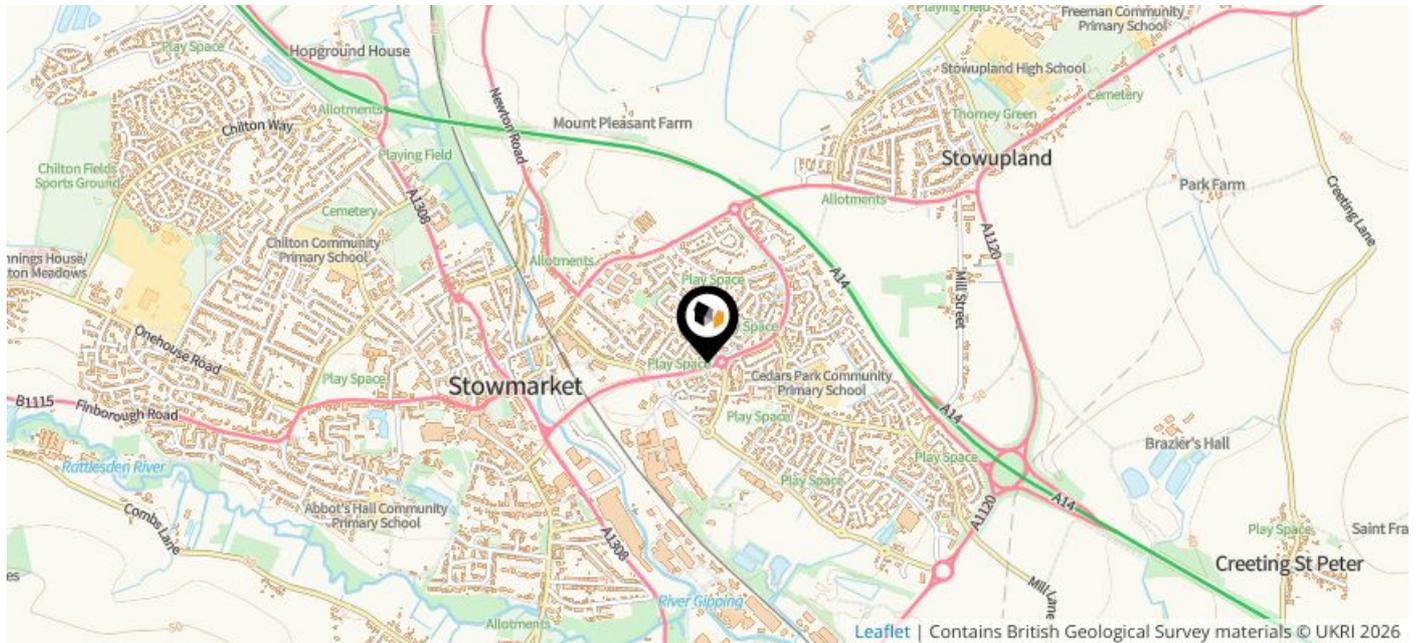
Nearby Landfill Sites

	Milton Road-Milton Road, Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Newton Road-Stowupland	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	42 Bury Road-Stowmarket	Historic Landfill 
	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill 
	Needham Road-Needham Road, Stowmarket	Historic Landfill 
	Combs Tannery-Combs, Stowmarket	Historic Landfill 
	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 
	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

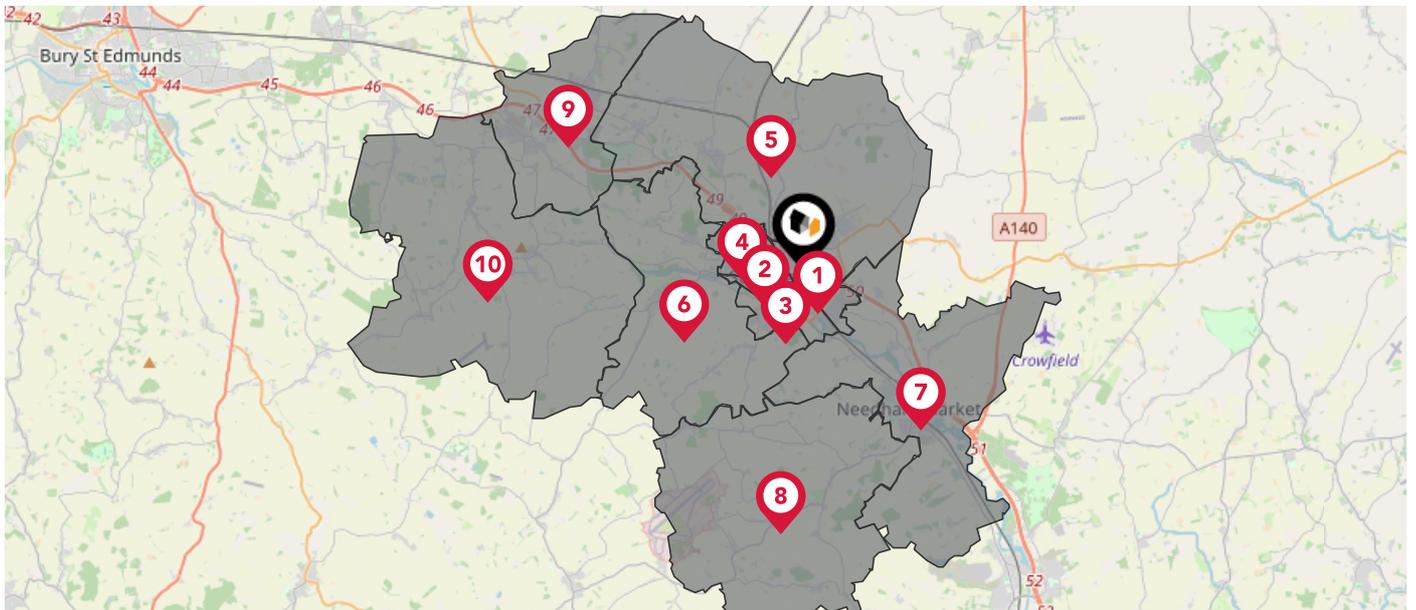
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

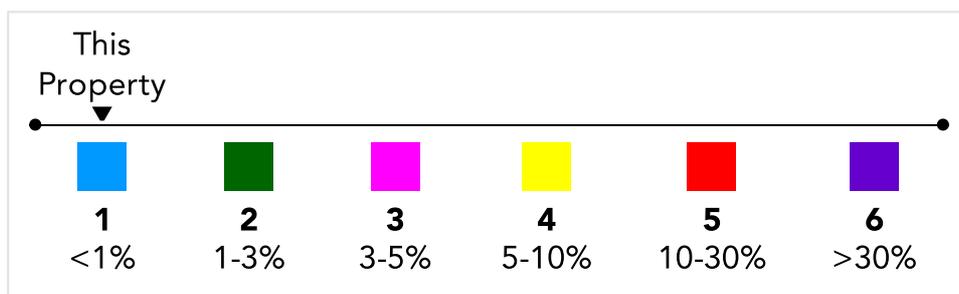
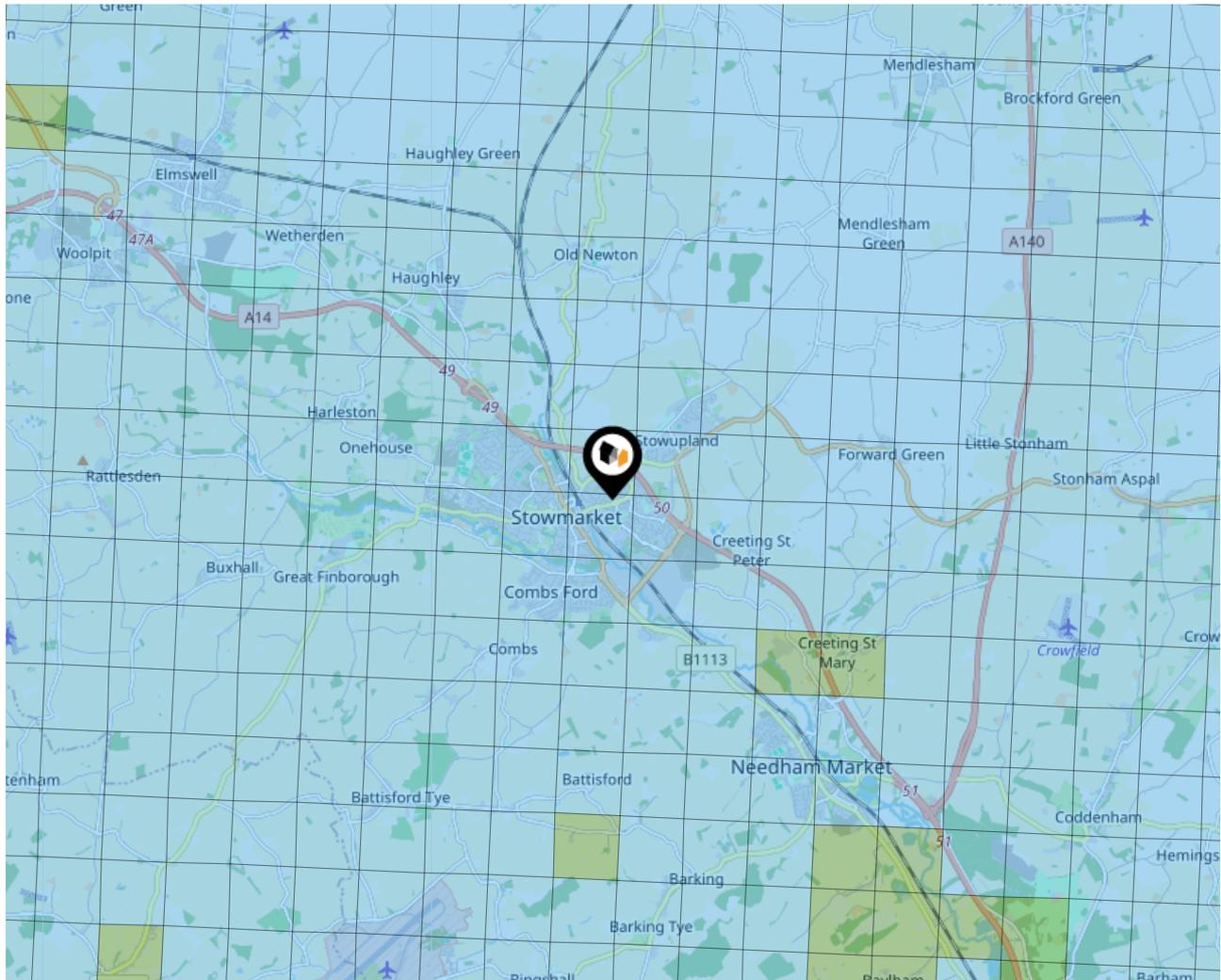


Nearby Council Wards

-  Stow Thorney Ward
-  St. Peter's Ward
-  Combs Ford Ward
-  Chilton Ward
-  Haughley, Stowupland & Wetherden Ward
-  Onehouse Ward
-  Needham Market Ward
-  Battisford & Ringshall Ward
-  Elmswell & Woolpit Ward
-  Rattlesden Ward

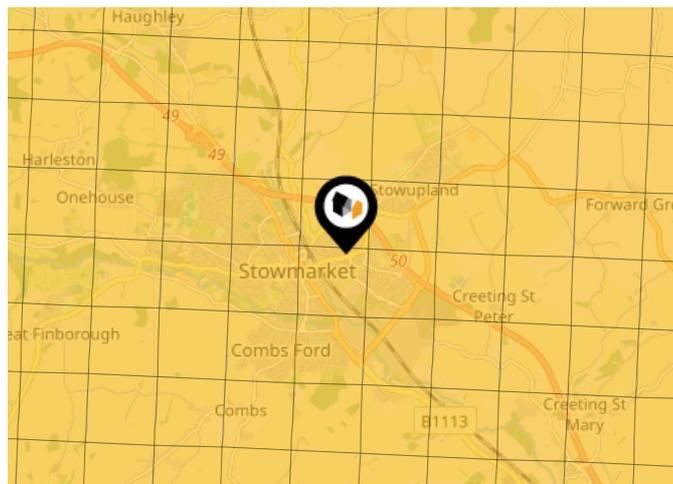
What is Radon?

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)

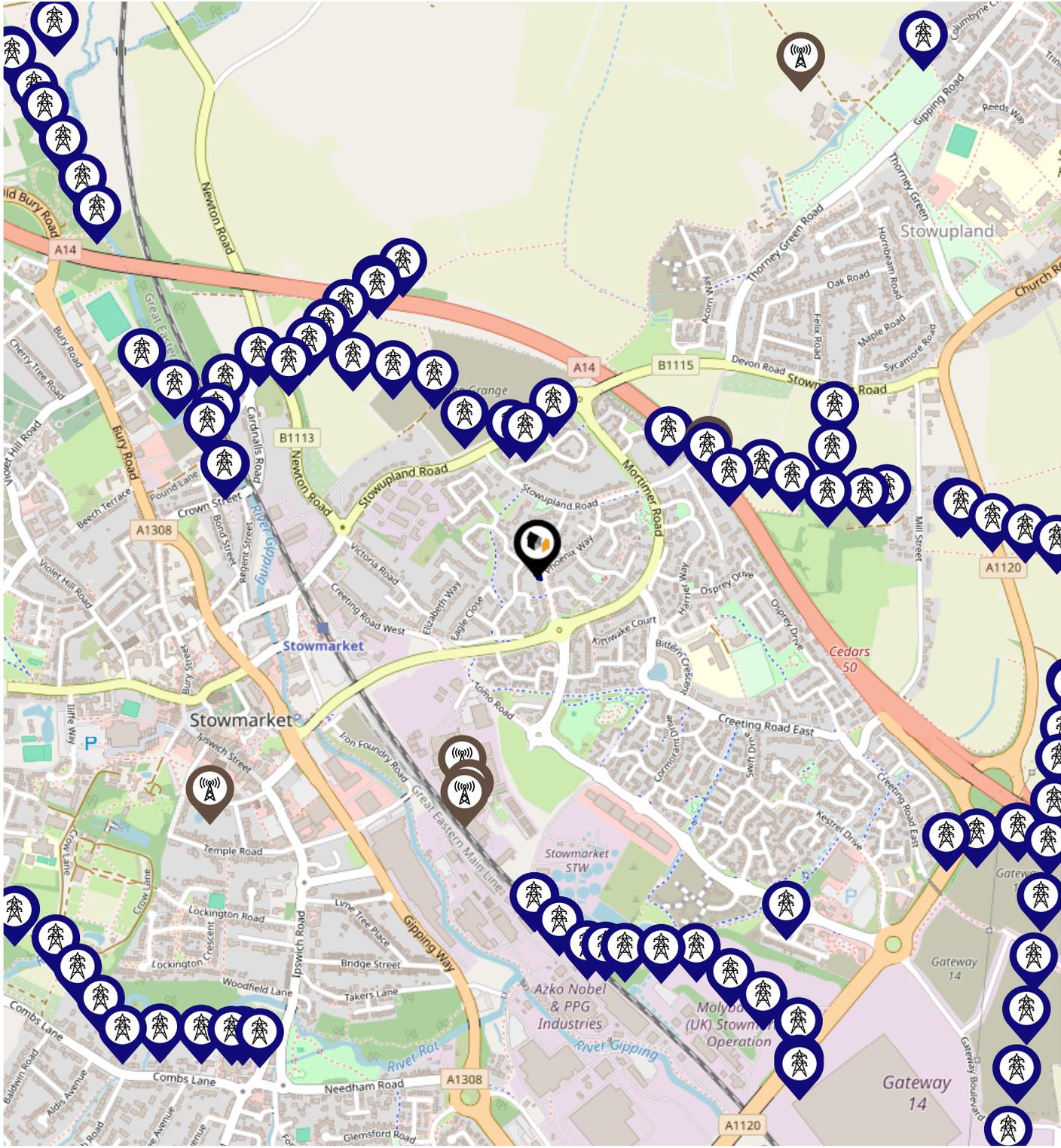
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



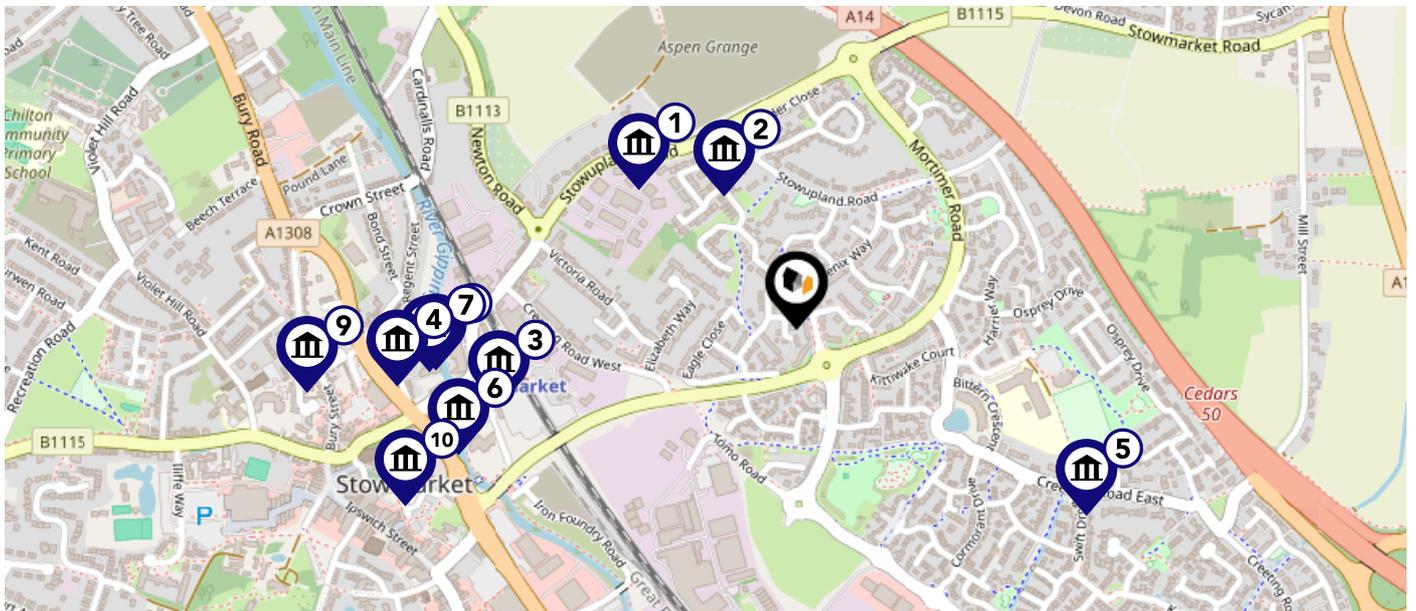
Key:

- Power Pylons
- Communication Masts

Maps

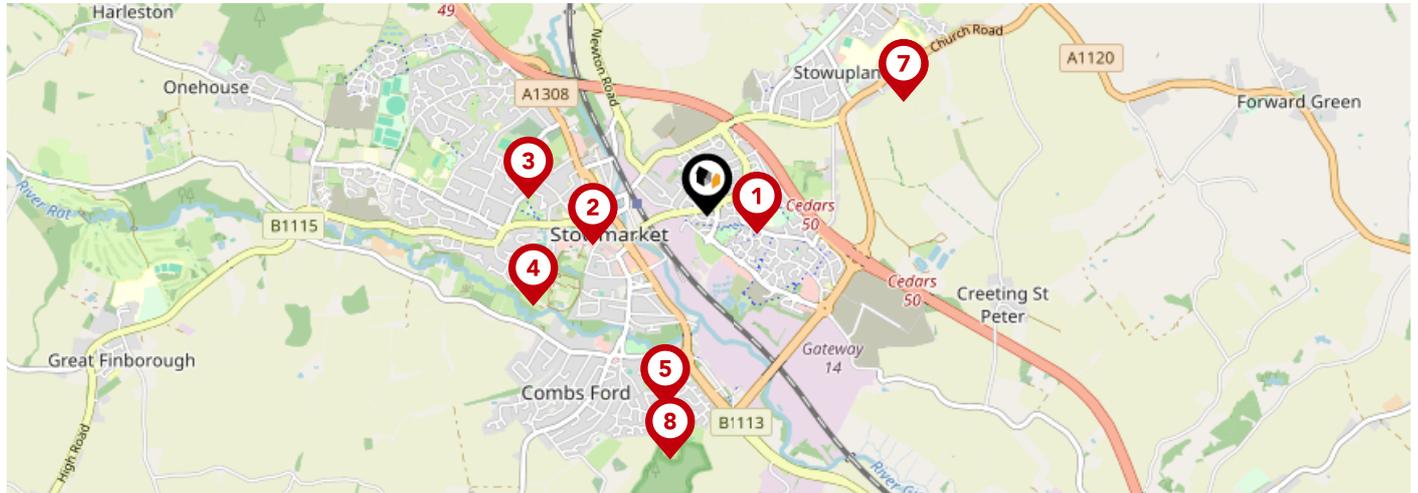
Listed Buildings

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



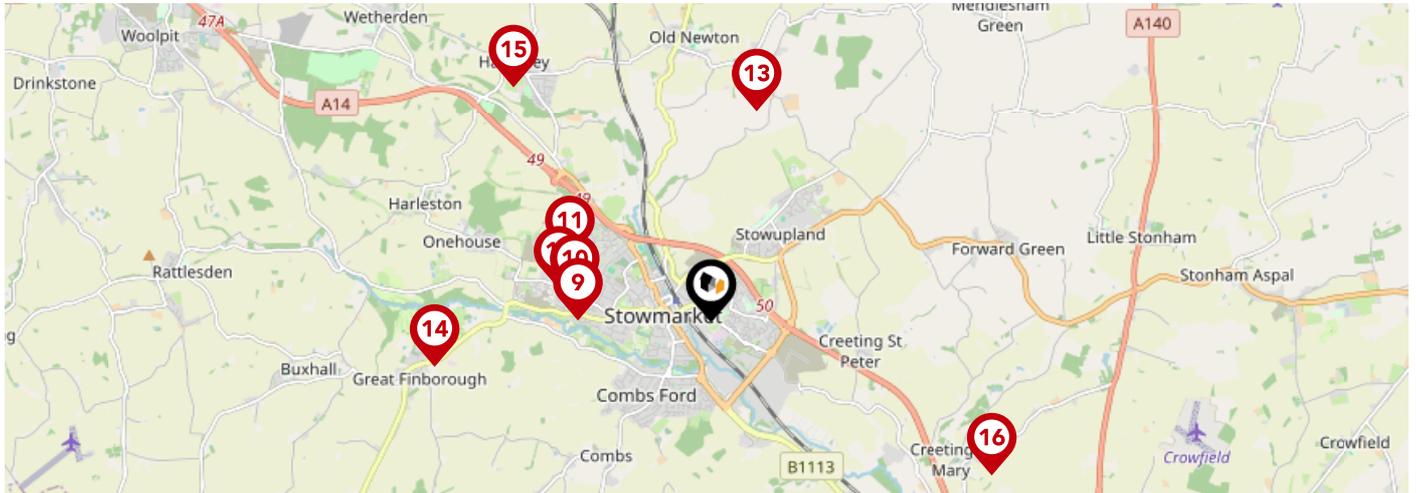
Listed Buildings in the local district	Grade	Distance
 1195941 - Uplands	Grade II	0.2 miles
 1297870 - Laburnham Cottage	Grade II	0.2 miles
 1292513 - Stowmarket Railway Station	Grade II	0.3 miles
 1195942 - 47 And 49, Stowupland Street	Grade II	0.4 miles
 1208727 - Walnut Tree Cottage	Grade II	0.4 miles
 1292516 - The Maltings	Grade II	0.4 miles
 1209704 - 61 And 63, Stowupland Street	Grade II	0.4 miles
 1297872 - The Pickerel Inn	Grade II	0.4 miles
 1293132 - 48-56, Bury Street	Grade II	0.5 miles
 1208615 - 16 And 17, Church Walk	Grade II	0.5 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gable End Ofsted Rating: Good Pupils: 5 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

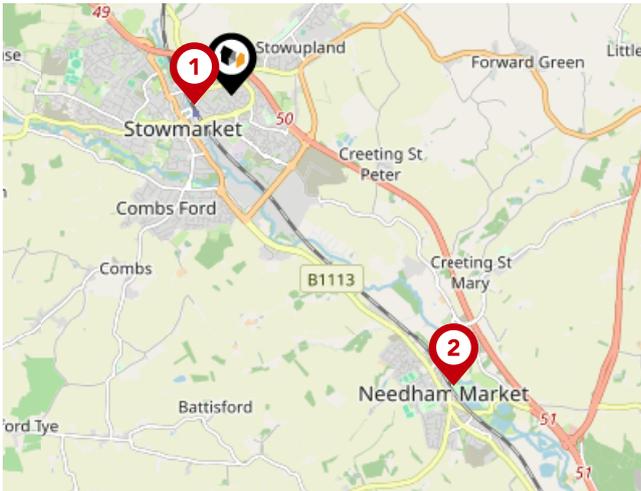
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:1.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.27</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:1.96</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.55</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:2.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

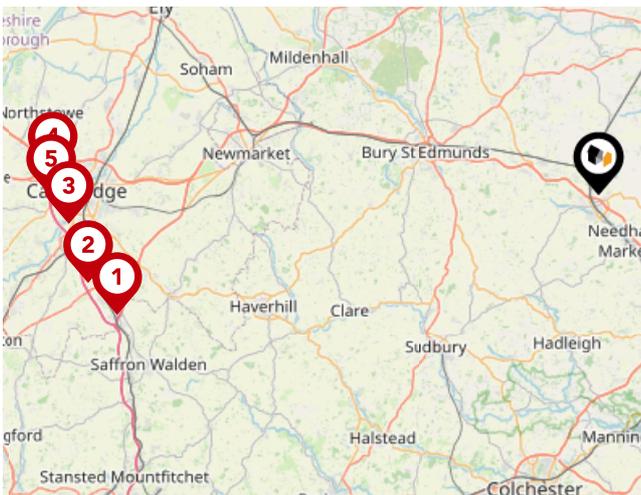
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.34 miles
2	Entrance	3.33 miles
3	Entrance	5.16 miles



Trunk Roads/Motorways

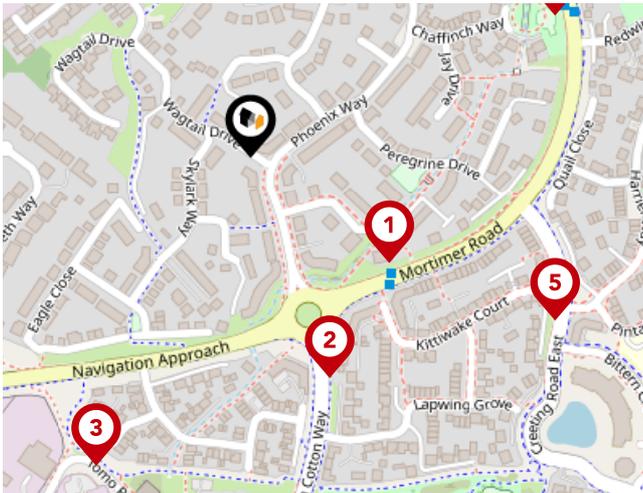
Pin	Name	Distance
1	M11 J9	35.98 miles
2	M11 J10	37.47 miles
3	M11 J11	38.42 miles
4	M11 J13	39.45 miles
5	M11 J12	39.58 miles



Airports/Helipads

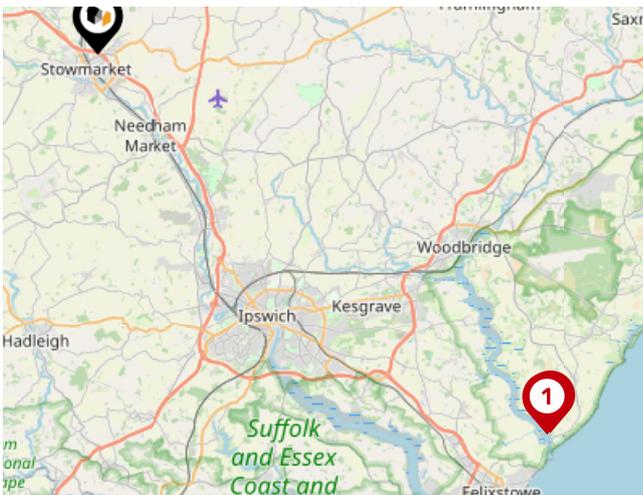
Pin	Name	Distance
1	Norwich International Airport	35.03 miles
2	Southend-on-Sea	44.96 miles
3	Stansted Airport	37.99 miles
4	Cambridge	35.33 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Guillemot Close	0.1 miles
2	Lapwing Grove	0.13 miles
3	Tomo Industrial Estate	0.2 miles
4	Redwing Drive	0.19 miles
5	Harrier Way	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.44 miles
2	Bawdsey Ferry Landing	21.51 miles

ML Property Data Quality

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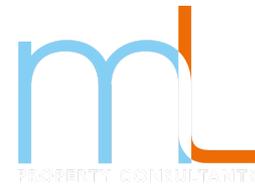


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