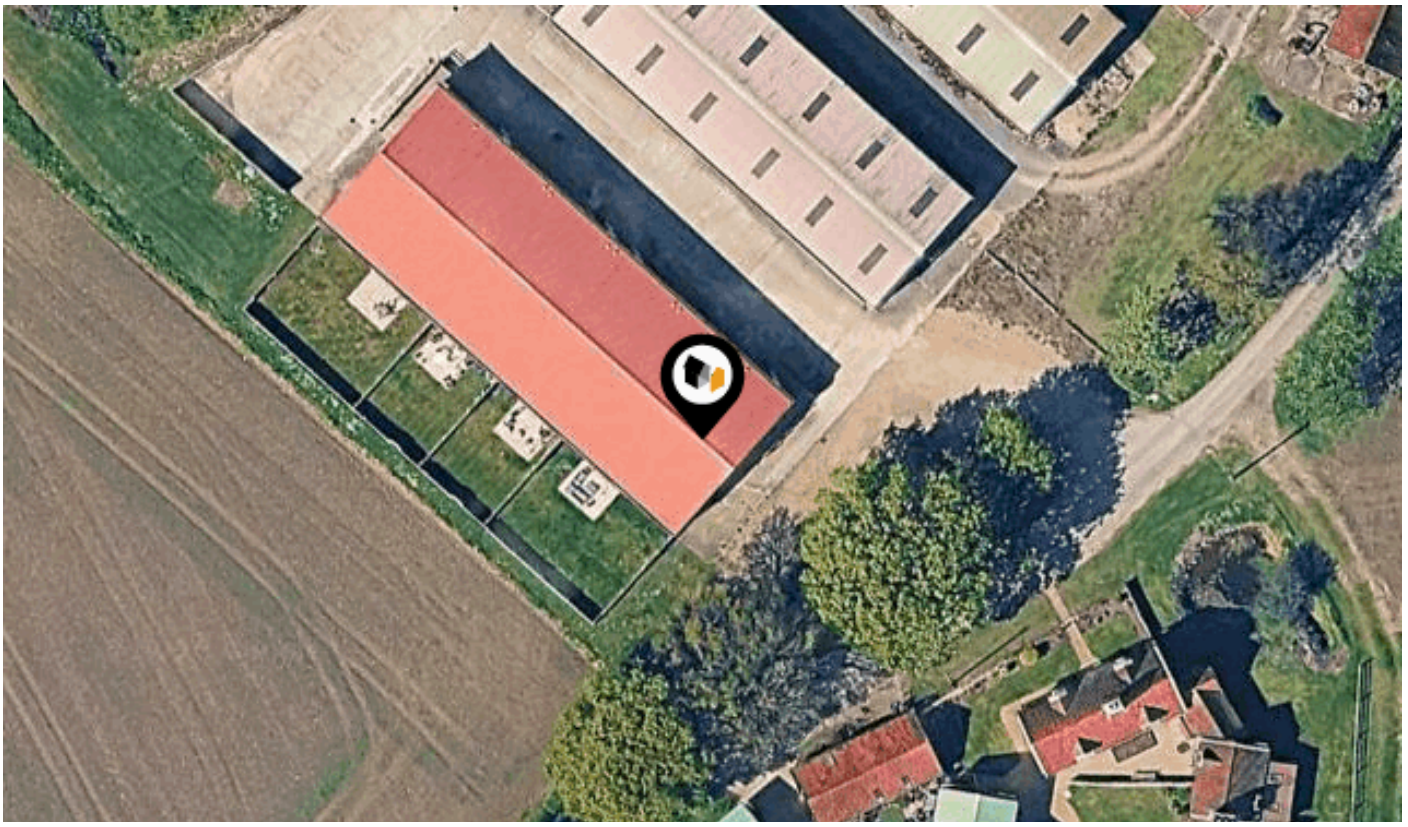
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See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 23rd November 2026



BULLS ROAD, HEMINGSTONE, IPSWICH, IP6

Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

jscott@nicholaspercival.co.uk

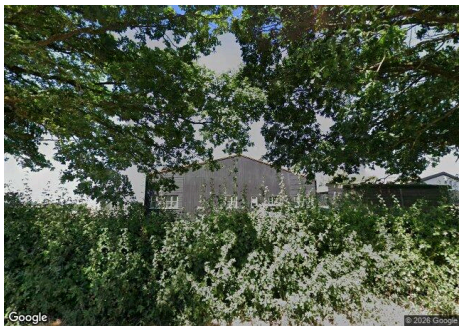
www.nicholaspercival.co.uk

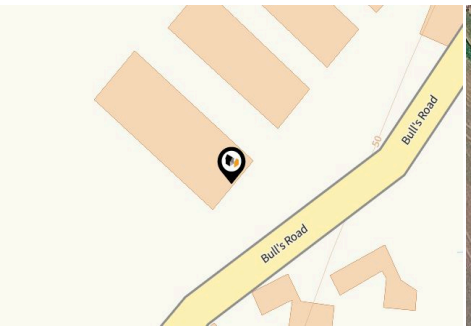
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Property
Overview

NICHOLAS PERCIVAL







Property

Type: Detached
Council Tax : Band E
Annual Estimate: £2,832

Local Area

Local Authority: Suffolk
Conservation Area: No
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

7 mb/s

1800 mb/s

Mobile Coverage:
(based on calls indoors)

O2 EE 3 Vodafone

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✗

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Planning records for: ***Bulls Farm Bulls Road Hemingstone Ipswich Suffolk IP6 9RF***

Reference - DC/18/01745

Decision: Granted

Date: 23rd April 2018

Description:

Application for Listed Building Consent. Erection of single storey side extension.

Reference - 0077/00/LB

Decision: Granted

Date: 29th March 2000

Description:

ERECTION OF SINGLE STOREY LINK EXTENSION.

Reference - 0317/00/

Decision: Granted

Date: 29th March 2000

Description:

ERECTION OF SINGLE STOREY LINK EXTENSION.

Reference - 0003/99/

Decision: Granted

Date: 20th January 1999

Description:

USE OF 2 NO. AGRICULTURAL BUILDINGS AS PREMISES FOR FRENCH POLISHING BUSINESS.

Planning records for: ***Bulls Farm Bulls Road Hemingstone Ipswich Suffolk IP6 9RF***

Reference - DC/18/02322

Decision: Granted

Date: 23rd April 2018

Description:

Planning Application. Erection of single storey side extension.

Reference - DC/18/04058

Decision: Granted

Date: 07th September 2018

Description:

Discharge of Conditions Application for DC/18/01745- Condition 3 (Fenestration and Brick Plinth Details)

Reference - 0092/99/LB

Decision: Granted

Date: 19th May 1999

Description:

REMOVAL OF EXISTING CEMENT RENDER FROM ALL ELEVATIONS AND RE-RENDER WITH LIME PLASTER AND COLOUR WASH

Reference - DC/20/02947

Decision: Granted

Date: 17th July 2020

Description:

Full Planning Application - Change of Use of part of building to provide Hairdressing Studio.

Planning records for: ***The Rosery Bulls Road Hemingstone Ipswich Suffolk IP6 9RF***

Reference - DC/22/01912

Decision: Granted

Date: 11th April 2022

Description:

Householder Application - Siting 16No ground mounted solar panels on 2 frames of 8 panels

Planning records for: ***Leedes Farm Bulls Road Hemingstone Ipswich Suffolk IP6 9RF***

Reference - DC/19/03749

Decision: Granted

Date: 06th August 2019

Description:

Planning Application - Change of use of agricultural land to residential curtilage in association with barn conversion

Reference - 2317/09

Decision: Granted

Date: 13th October 2009

Description:

Erection of single storey side extension (following demolition of existing); reinstatement of 7no. windows; installation of clear glass panes to replace leaded panes to all other windows; apply peg tiles to new lean-to on south elevation; and plaster infill to west side apex of same lean-to.

Reference - DC/21/01971

Decision: Granted

Date: 30th March 2021

Description:

Discharge of Conditions Application for DC/19/03749 - Condition 8 (Construction Management Strategy)

Planning records for: ***Leedes Farm Bulls Road Hemingstone Suffolk IP6 9RF***

Reference - 1492/06

Decision: Granted

Date: 20th June 2006

Description:

Conversion of curtilage outbuilding to form temporary domestic use during refurbishment of existing farmhouse and thereafter use as holiday accommodation

Reference - 1000/03/

Decision: Granted

Date: 23rd July 2003

Description:

CHANGE OF USE OF FARMYARD AND DEMOLITION OF BUILDINGS TO DOMESTIC AMENITY LAND IN CONJUNCTION WITH BARN CONVERSION.

Reference - DC/17/03394

Decision: Refused

Date: 17th July 2017

Description:

Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for a proposed Change of Use of Agricultural Building to a Dwellinghouse.

Reference - 0122/03/OL

Decision: Granted

Date: 23rd July 2003

Description:

CONVERSION OF REDUNDANT BARN TO FORM TWO RESIDENTIAL DWELLINGS AND SMALL BARN TO ANCILLARY ACCOMMODATION/OFFICE/STORAGE TO INCLUDE CHANGE OF USE TO REISDENTIAL AMENITY LAND.

Planning records for: ***Leedes Farm Bulls Road Hemingstone IP6 9RF***

Reference - 1360/17

Decision: Refused

Date: 06th April 2017

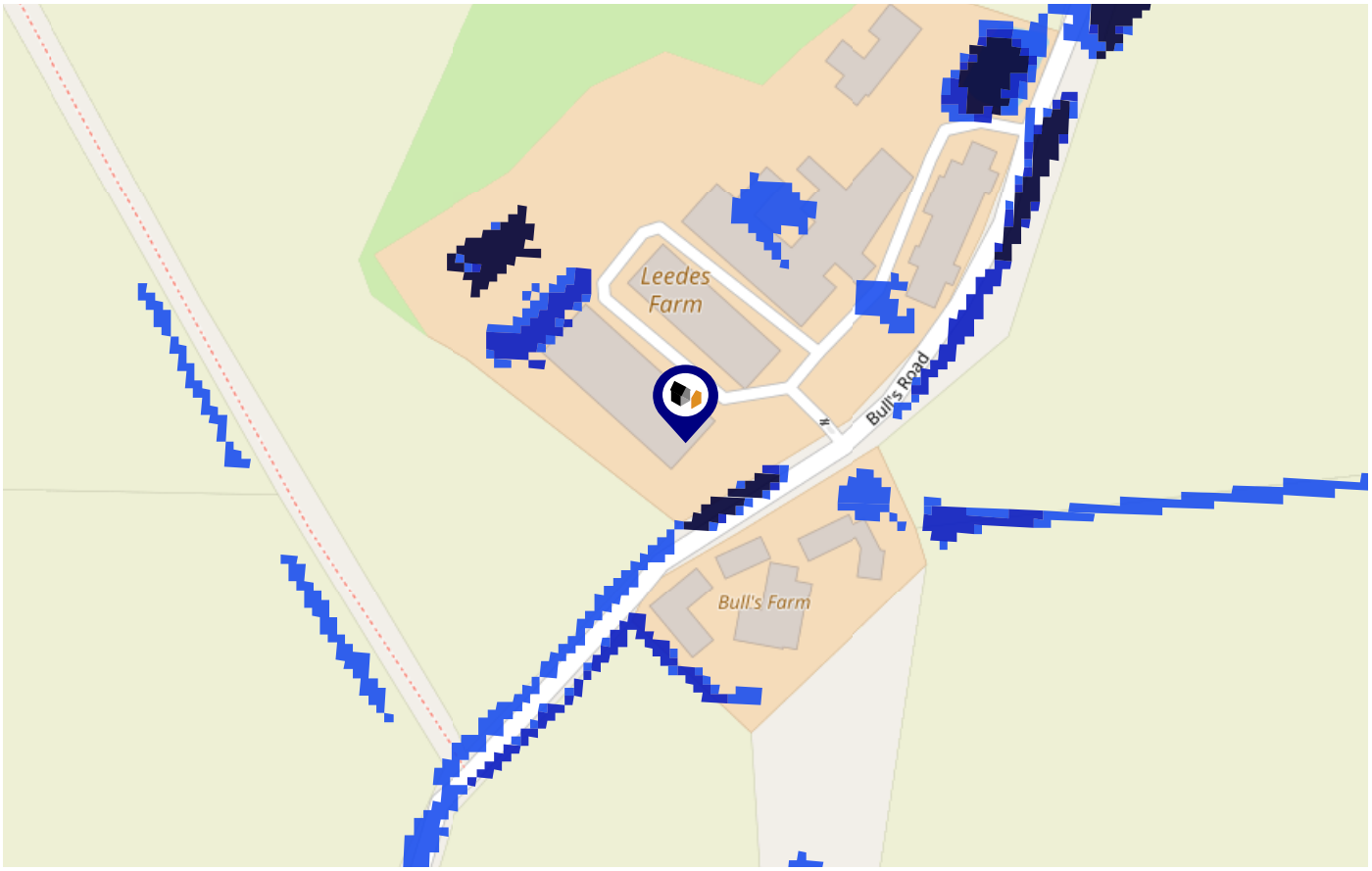
Description:

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwelling house (Class C3) and for Associated Operational Development

Flood Risk
Surface Water - Flood Risk

NICHOLAS PERCIVAL

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

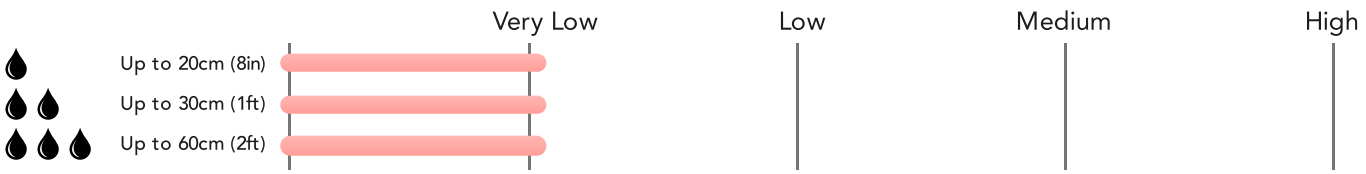


Risk Rating: Very low

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:

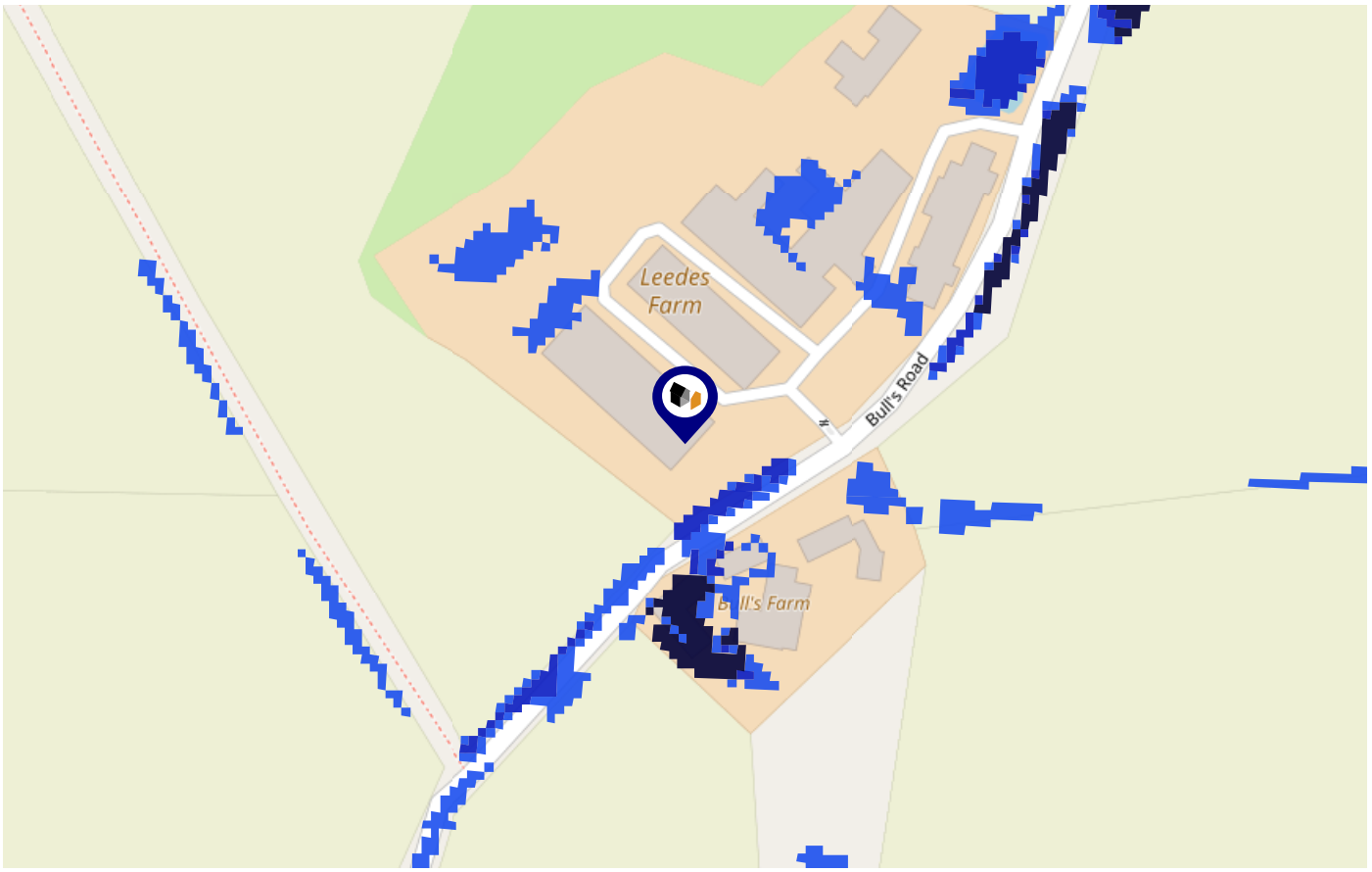


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Flood Risk
Surface Water - Climate Change

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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.

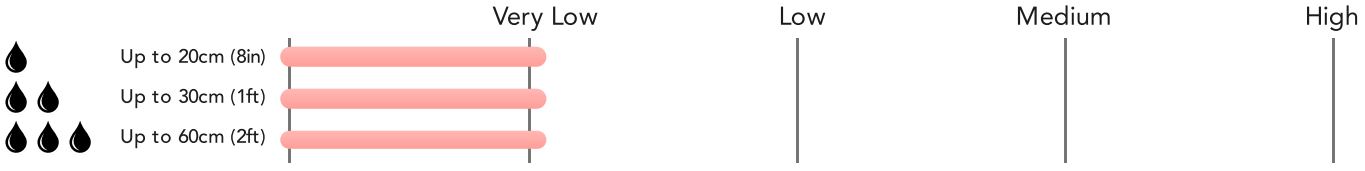


Risk Rating: Very low

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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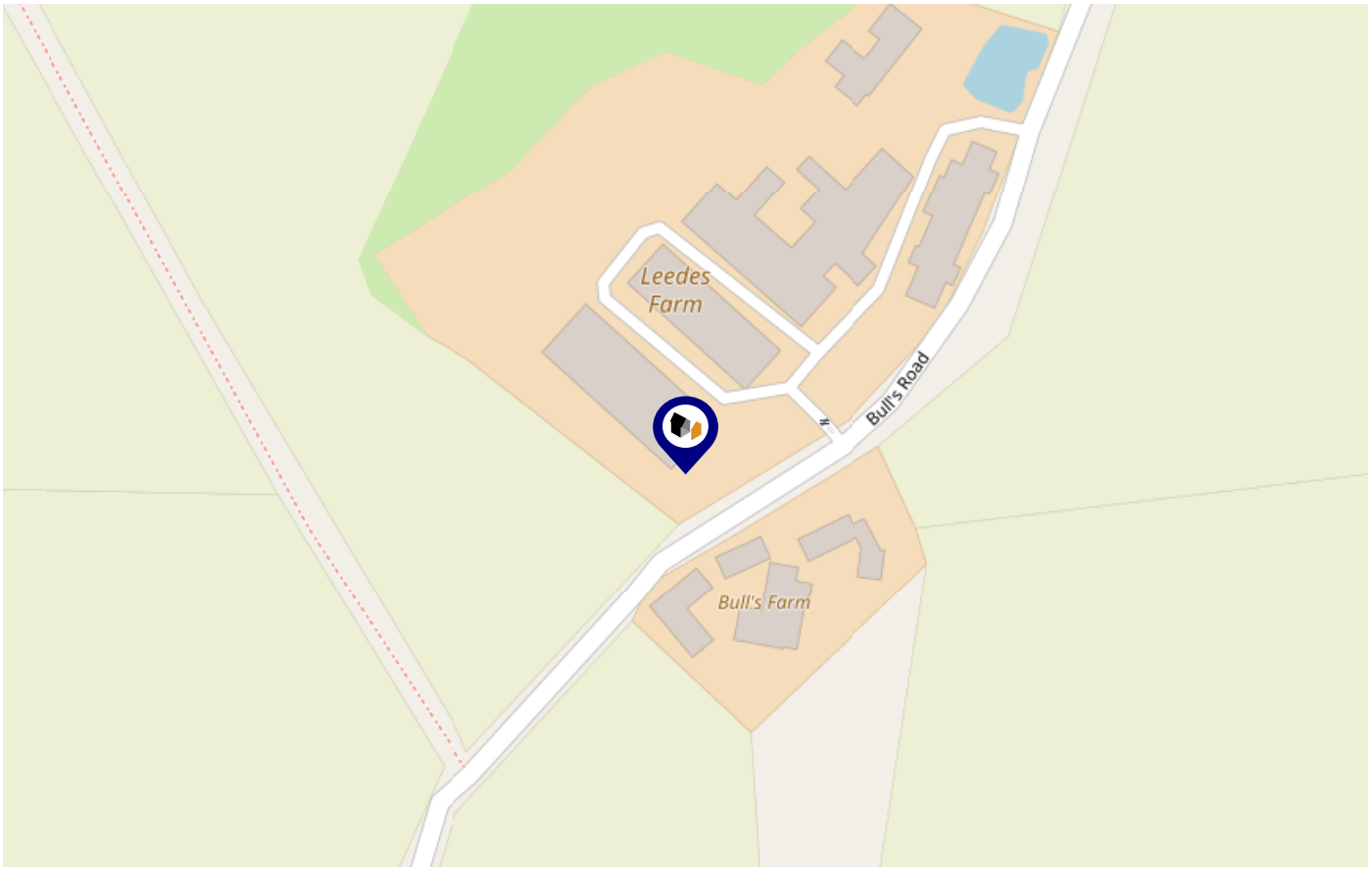
Chance of flooding to the following depths at this property:



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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.

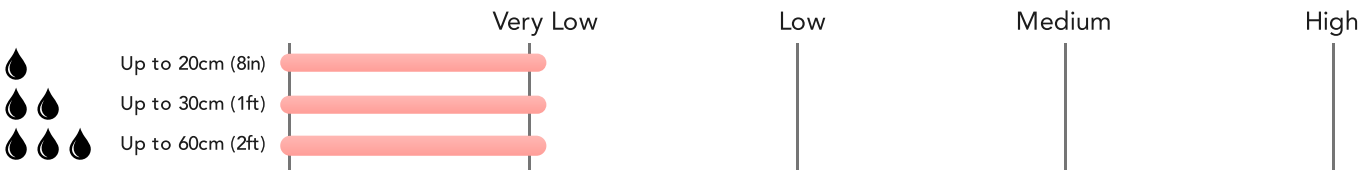


Risk Rating: Very low

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:

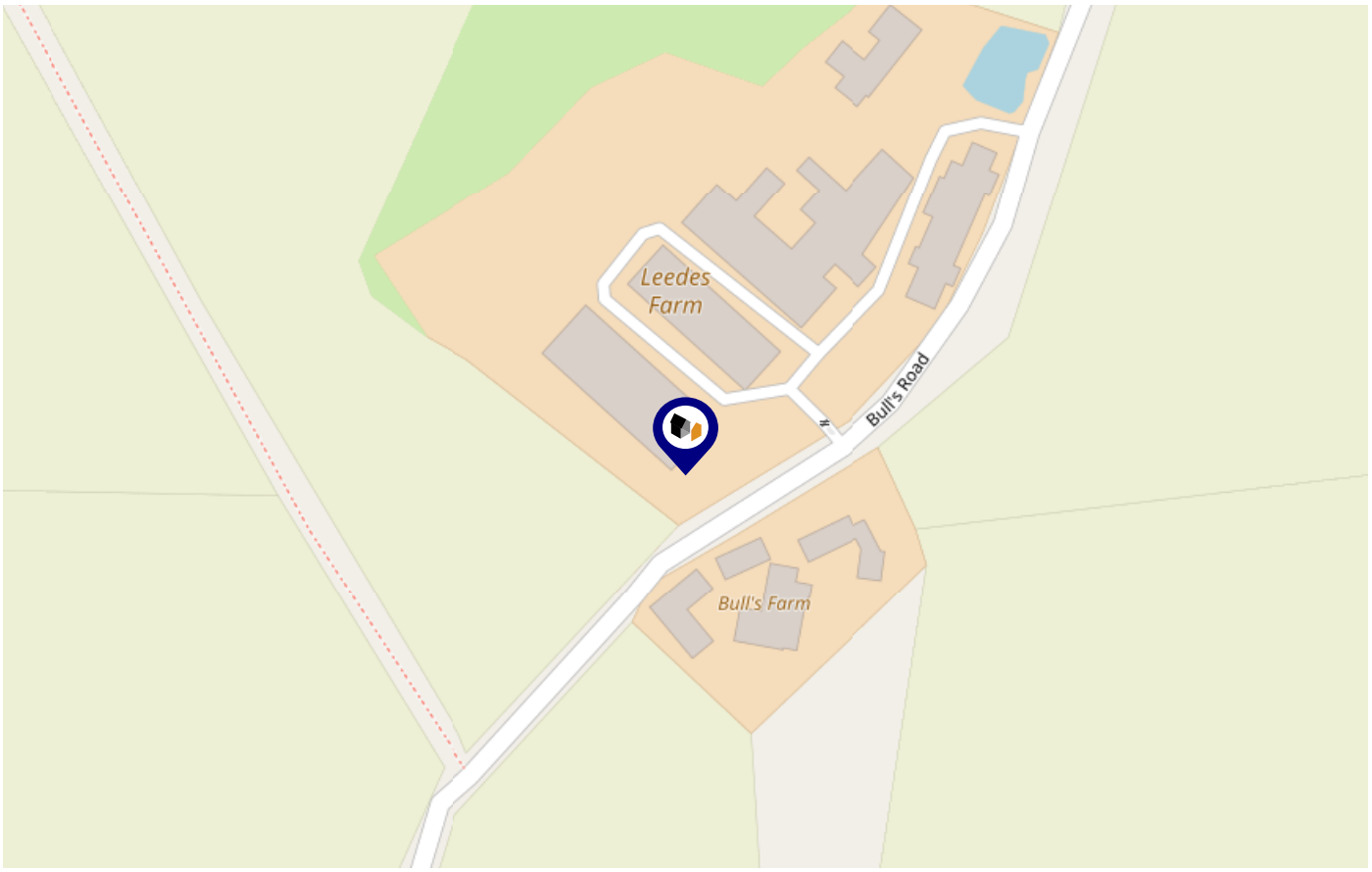


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Flood Risk
Rivers & Seas - Climate Change

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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.

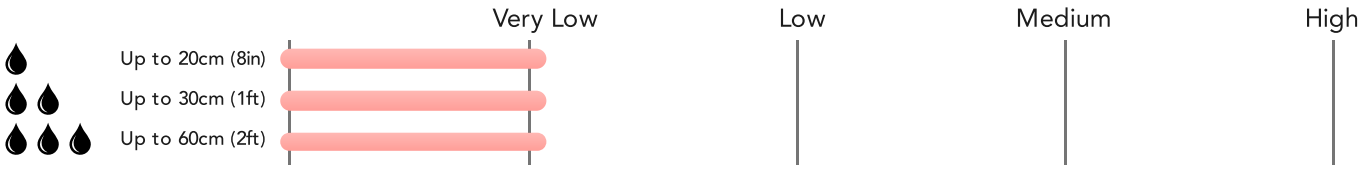


Risk Rating: Very low

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.

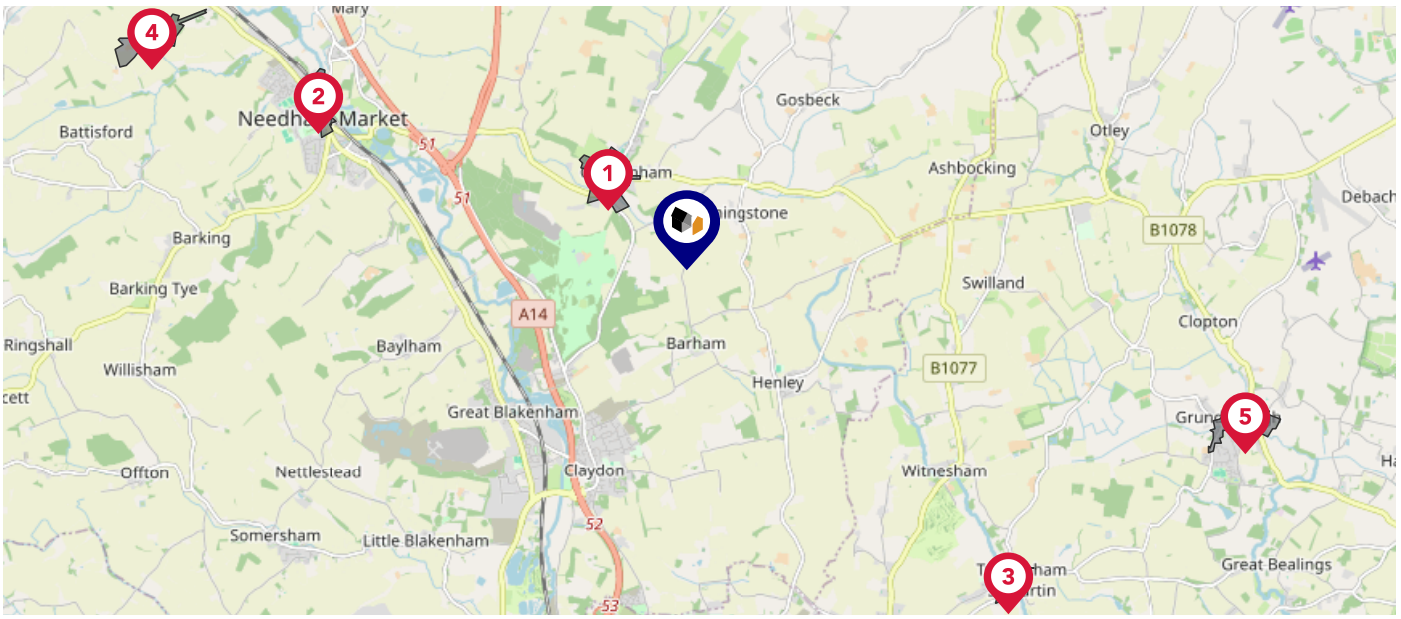
Chance of flooding to the following depths at this property:



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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.

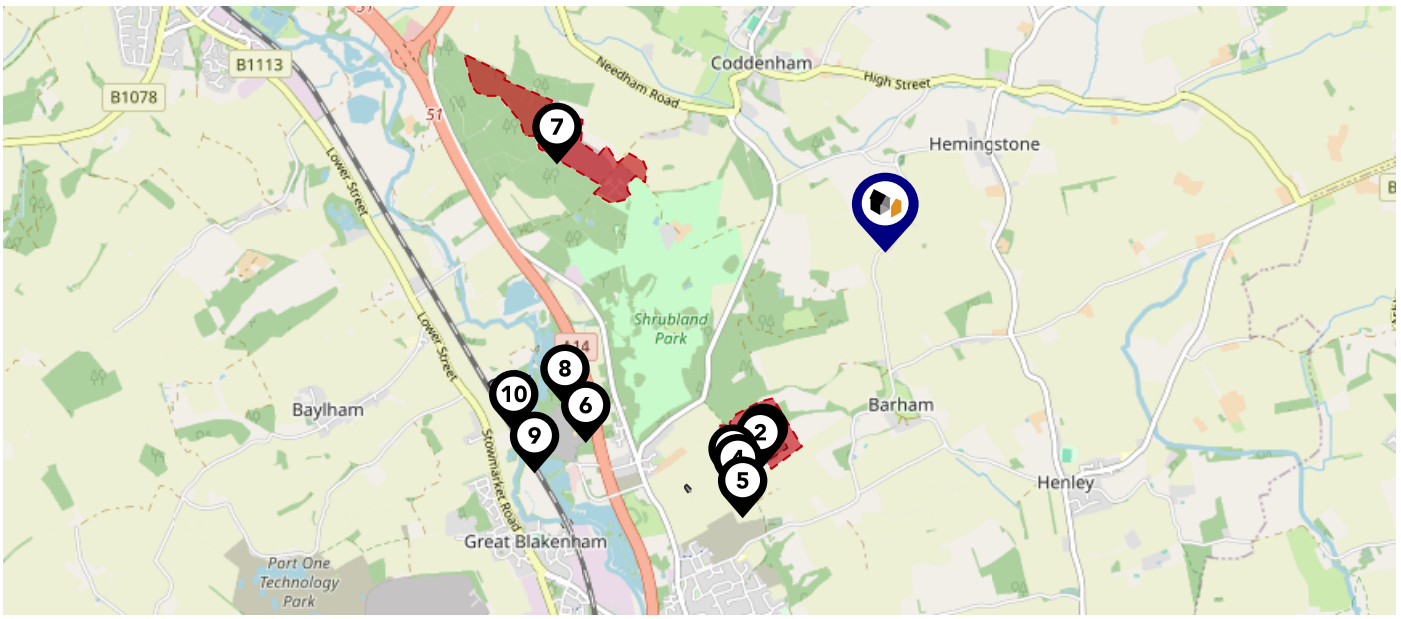


Nearby Conservation Areas	
1	Coddenham
2	Needham Market
3	Tuddenham St Martin
4	Badley
5	Grundisburgh

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Maps
Landfill Sites

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

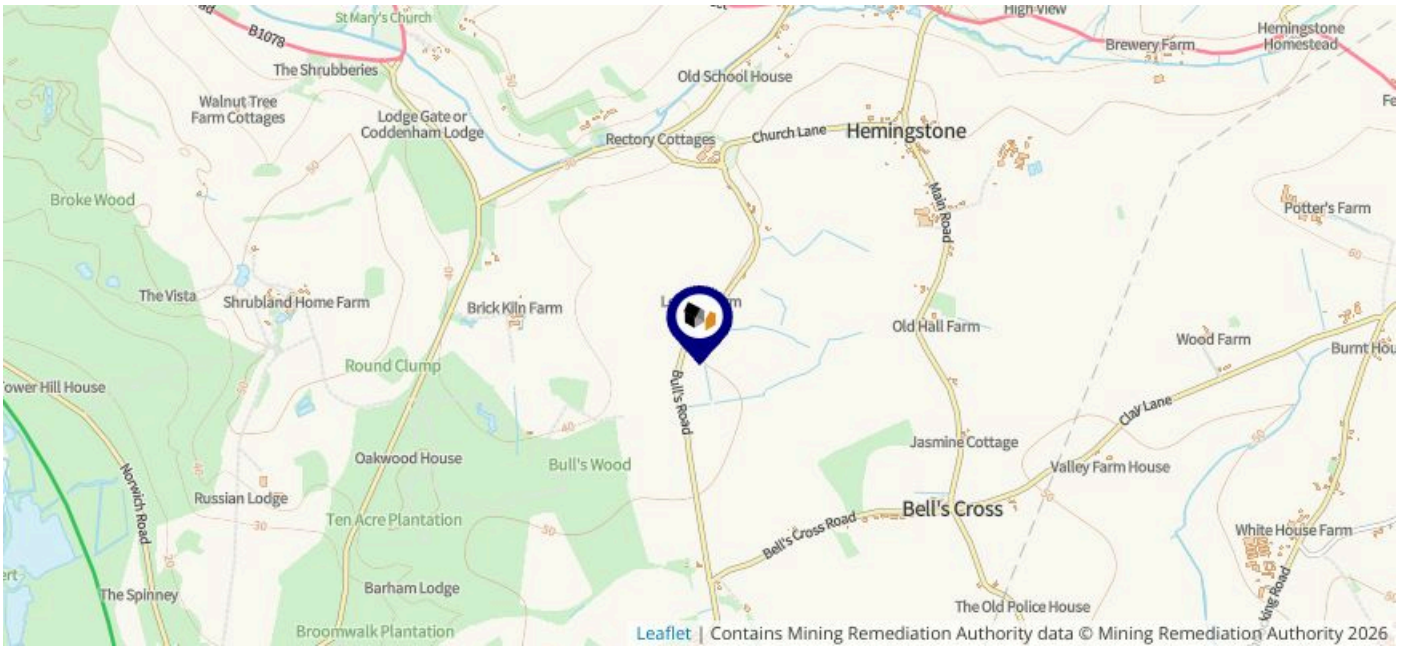


Nearby Landfill Sites		
1	EA/EPR/HB3907LL/A001	Active Landfill
2	Sandy Lane Quarry-Sandy Lane, Barham	Historic Landfill
3	EA/EPR/HP3995NN/A001	Active Landfill
4	Old Sandy Lane Pit-Old Sandy Lane Pit, Barham	Historic Landfill
5	The Hop Ground-Barham, Suffolk	Historic Landfill
6	Broomfield Pits-Barham, Suffolk	Historic Landfill
7	EA/EPR/NP3199VD/V005	Active Landfill
8	Broomfield Pits-Barham	Historic Landfill
9	Broomfield Pits-Barham	Historic Landfill
10	Broomfield Pits-Barham	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

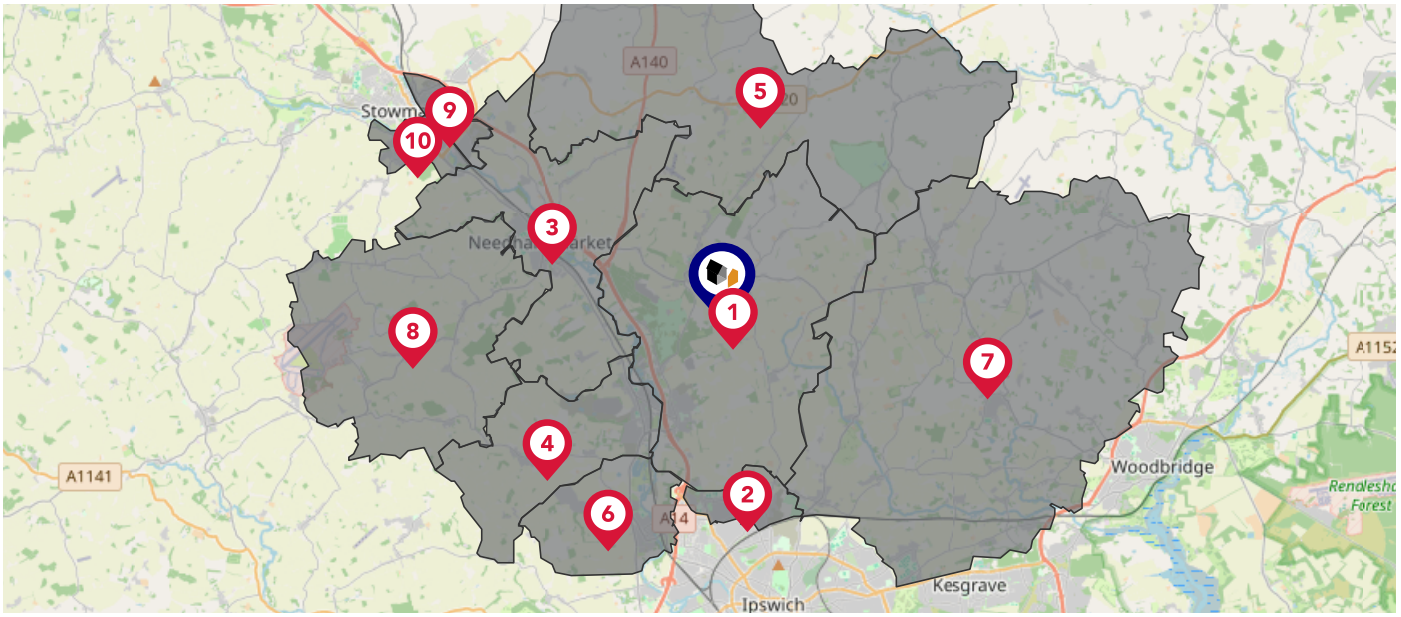
- Adit
- Gutter Pit
- Shaft

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.

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	Claydon & Barham Ward
2	Whitton Ward
3	Needham Market Ward
4	Blakenham Ward
5	Stonham Ward
6	Bramford Ward
7	Carlford & Fynn Valley Ward
8	Battisford & Ringshall Ward
9	Stow Thorney Ward
10	Combs Ford Ward

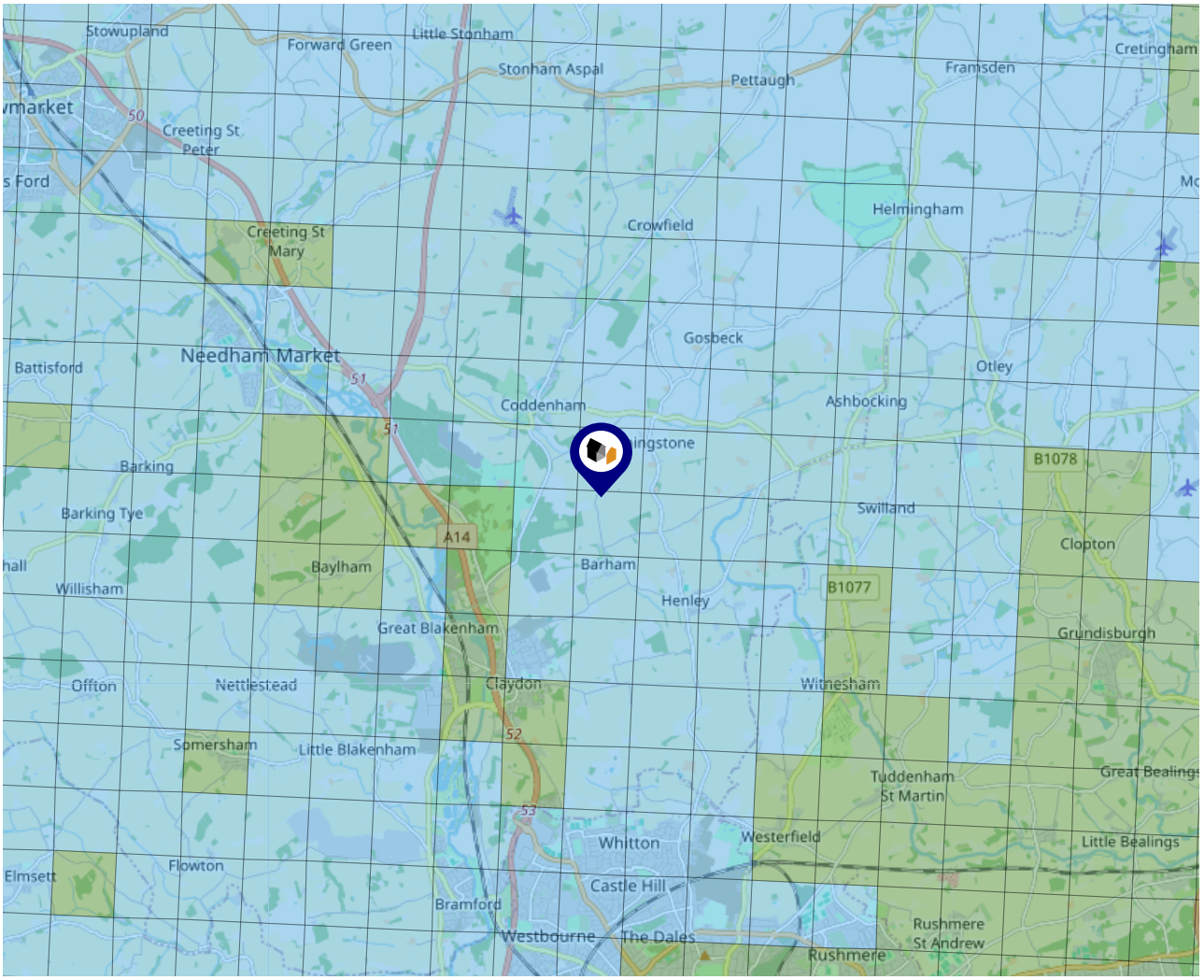
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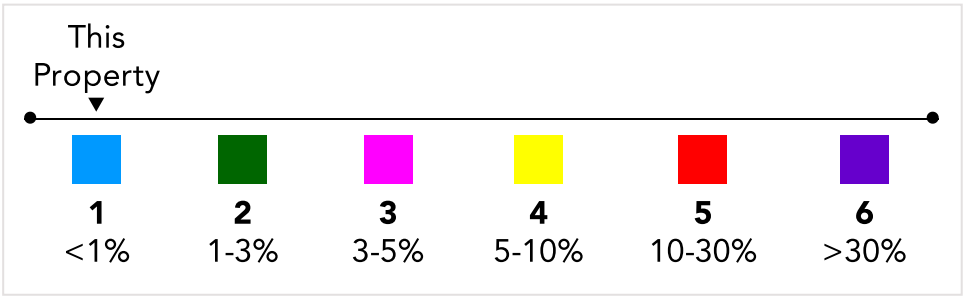
Environment
Radon Gas

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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).





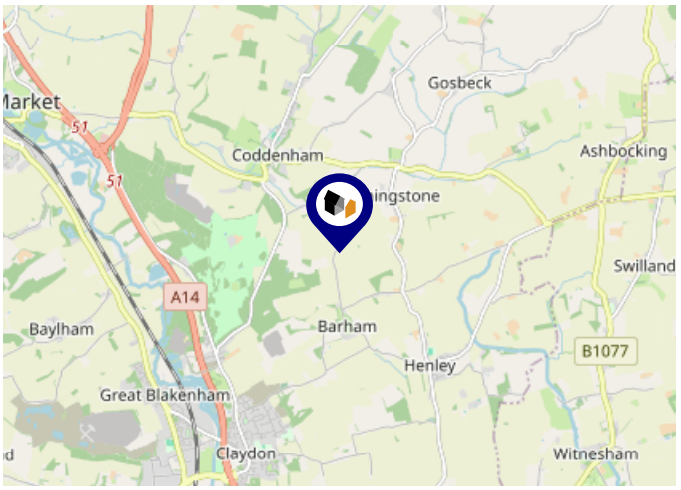
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



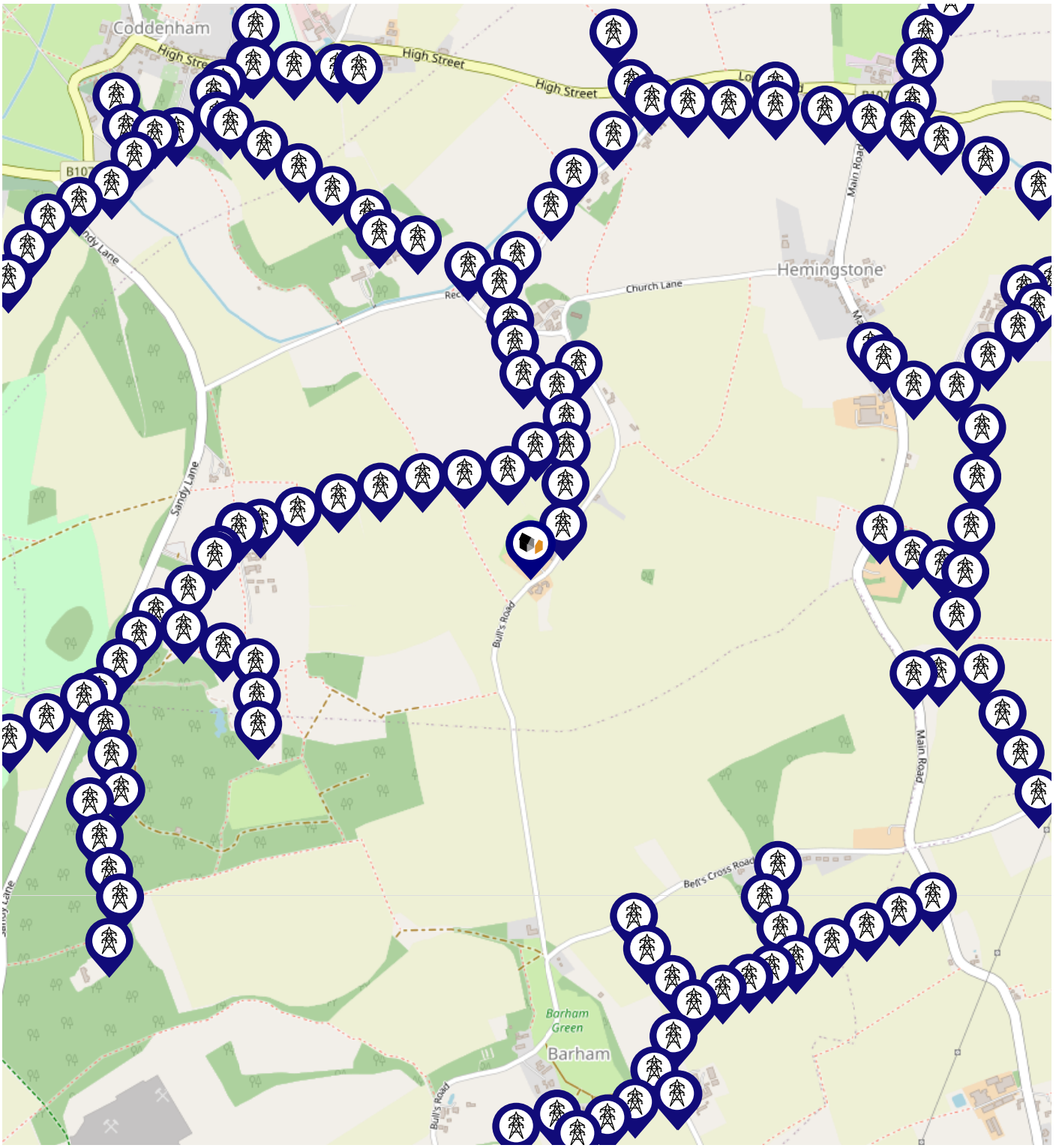
Primary Classifications (Most Common Clay Types)

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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Local Area
Masts & Pylons

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Key:

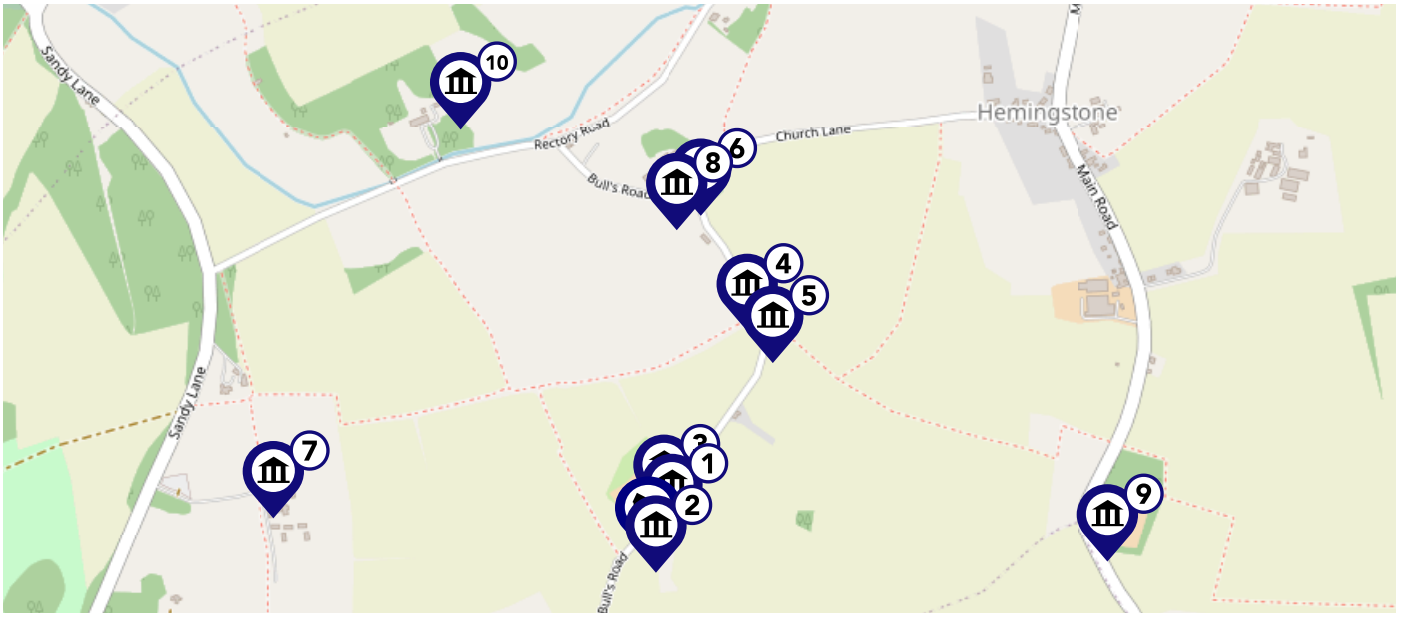
Power Pylons

Communication Masts

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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
1 1033042 - Barn 30 Metres South East Of Leedes Farmhouse	Grade II	0.0 miles
2 1182609 - Bulls Farmhouse	Grade II	0.0 miles
3 1284484 - Leedes Farmhouse	Grade II	0.1 miles
4 1182569 - The Rosery	Grade II	0.3 miles
5 1352151 - Willow Cottage	Grade II	0.3 miles
6 1182641 - Church Of St Gregory	Grade I	0.4 miles
7 1182712 - Brick Kiln Farmhouse	Grade II	0.4 miles
8 1033043 - Church Farmhouse	Grade II	0.4 miles
9 1033045 - Cartlodge, 50 Metres South Of Old Hall Farmhouse	Grade II	0.5 miles
10 1033041 - Barn, 100 Metres North East Of Hemingstone Hall	Grade II	0.5 miles

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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

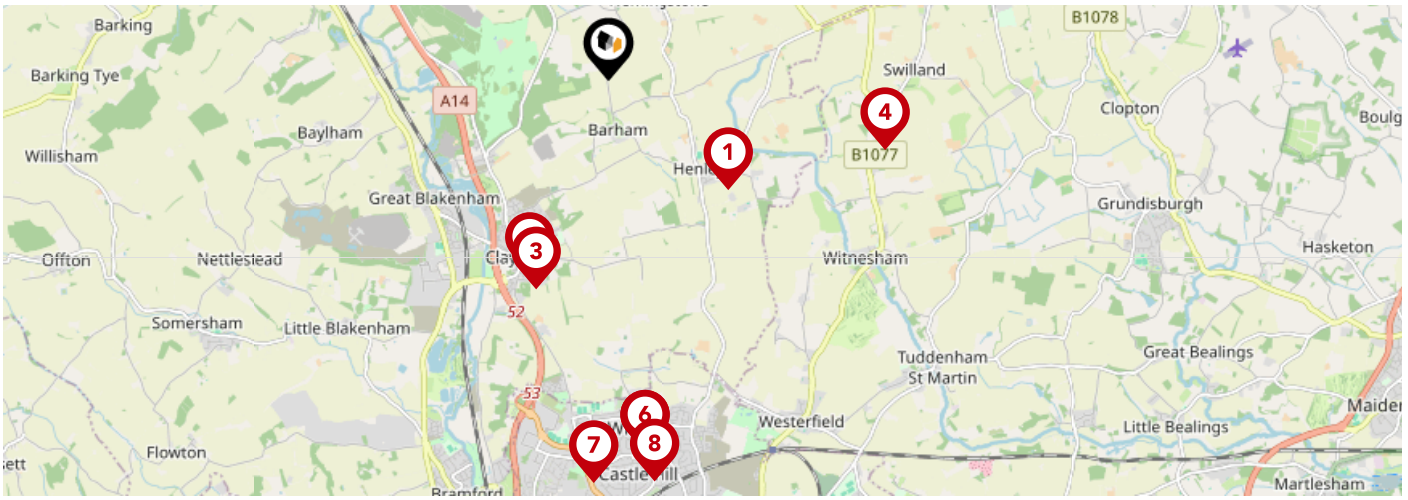
Central Heating

Water Supply

Drainage

Area
Schools

NICHOLAS PERCIVAL

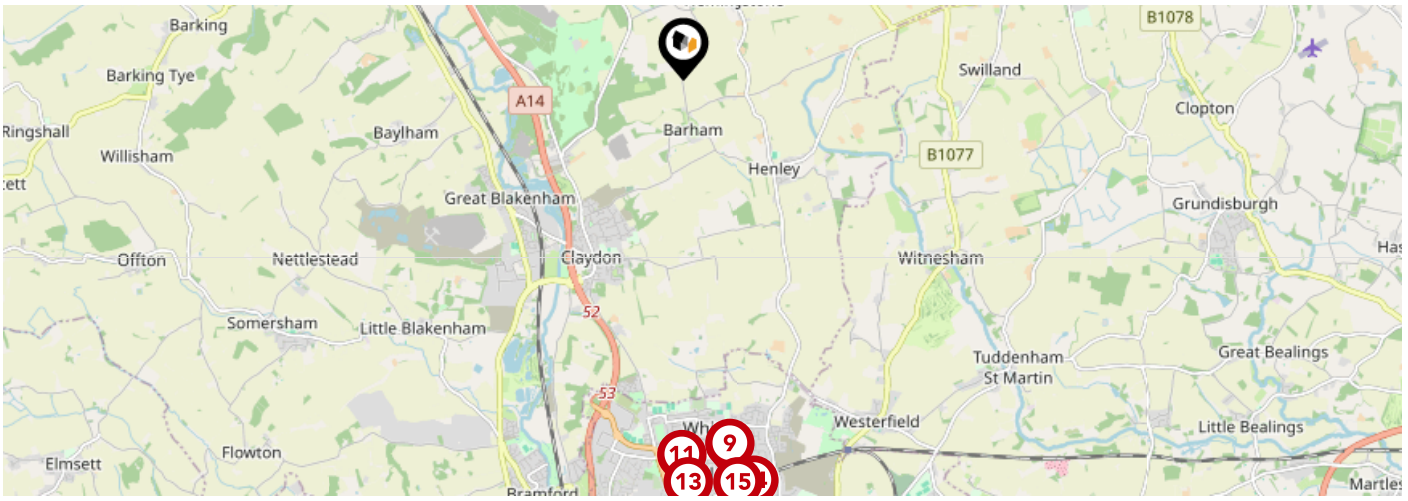


	Nursery	Primary	Secondary	College	Private
1 Henley Primary School Ofsted Rating: Outstanding | Pupils: 99 | Distance:1.47	☐	☑	☐	☐	☐
2 Claydon Primary School Ofsted Rating: Good | Pupils: 509 | Distance:1.9	☐	☑	☐	☐	☐
3 Claydon High School Ofsted Rating: Good | Pupils: 768 | Distance:2.01	☐	☐	☑	☐	☐
4 Witnesham Primary School Ofsted Rating: Good | Pupils: 90 | Distance:2.59	☐	☑	☐	☐	☐
5 Thomas Wolsey Ormiston Academy Ofsted Rating: Good | Pupils: 104 | Distance:3.39	☐	☐	☑	☐	☐
6 Ormiston Endeavour Academy Ofsted Rating: Good | Pupils: 679 | Distance:3.39	☐	☐	☑	☐	☐
7 The Beeches Community Primary School Ofsted Rating: Good | Pupils: 392 | Distance:3.66	☐	☑	☐	☐	☐
8 Castle Hill Junior School Ofsted Rating: Good | Pupils: 289 | Distance:3.67	☐	☑	☐	☐	☐

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Area
Schools

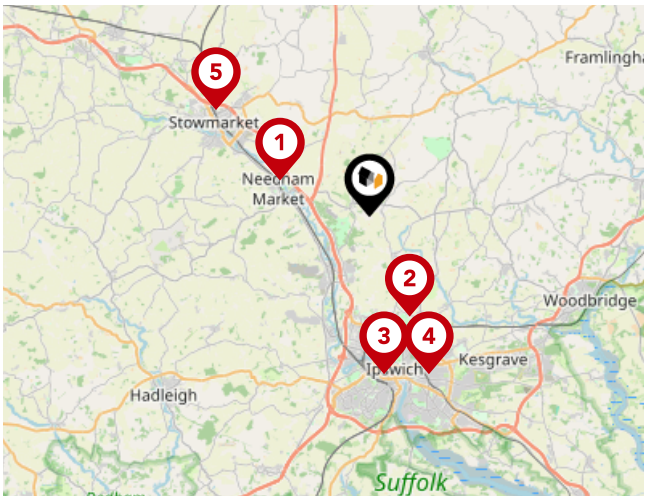
NICHOLAS PERCIVAL



		Nursery	Primary	Secondary	College	Private
9	**Castle Hill Infant School** Ofsted Rating: Good | Pupils: 214 | Distance:3.67	☐	☑	☐	☐	☐
10	**Creeting St Mary Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:3.72	☐	☑	☐	☐	☐
11	**St Pancras Catholic Primary School** Ofsted Rating: Good | Pupils: 182 | Distance:3.74	☐	☑	☐	☐	☐
12	**Bosmere Community Primary School** Ofsted Rating: Good | Pupils: 247 | Distance:3.76	☐	☑	☐	☐	☐
13	**Highfield Nursery School** Ofsted Rating: Outstanding | Pupils: 103 | Distance:3.98	☑	☐	☐	☐	☐
14	**Dale Hall Community Primary School** Ofsted Rating: Good | Pupils:0 | Distance:4.02	☐	☑	☐	☐	☐
15	**The Meadows Montessori School** Ofsted Rating: Not Rated | Pupils: 70 | Distance:4.02	☐	☐	☑	☐	☐
16	**Otley Primary School** Ofsted Rating: Requires improvement | Pupils: 48 | Distance:4.1	☐	☑	☐	☐	☐

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Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Needham Market Rail Station	3.46 miles
2	Westerfield Rail Station	3.93 miles
3	Ipswich Rail Station	5.77 miles
4	Derby Road (Ipswich) Rail Station	6.15 miles
5	Stowmarket Rail Station	6.76 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.

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Area
Transport (Local)

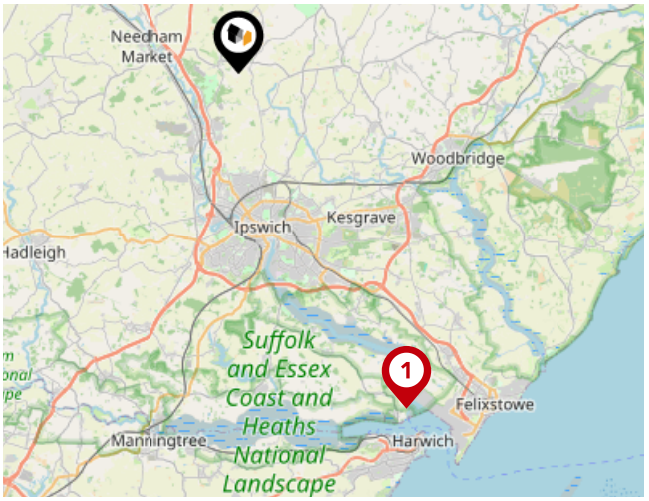


Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	0.64 miles
2	Cross Keys	0.69 miles
3	Cross Keys	0.74 miles
4	Stonewall Farm	0.88 miles
5	Stonewall Farm	0.91 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Shotley Point Marina Ferry Landing	13.66 miles

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Nicholas Percival Ltd
Testimonials

Testimonial 1

I could not be happier with the service I have received. From the initial ansaphone message I left, NP has been attentive andsupportive. Queries are dealt with immeidately and solutions actioned swiftly.

Testimonial 2

Managed the sale of our property and achieved asking price within a week. Very professional. Great advice and virtual viewing technology. Were very good at liaising with slow solicitors. I'd definitely recommend.

Testimonial 3

Could not fault it. Great location and friendly staff.

/NicholasPercivalEstateAgentsSurveyors

/nicholaspercival/?fbclid=IwAR1_Asm4sUT1xzQSciYcJMd4uxuQy0W7ejd03NsC77ihYwbuEgpx0SsuHf0

/company/nicholas-percival/

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Important - Please read

Nicholas Percival Ltd
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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Know any property instantly

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Office for National Statistics

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