



See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Tuesday 24th March 2026**



**44, BROOKE WAY, STOWMARKET, IP14 1US**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview



## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	26/05/2017
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£254,995
<b>Floor Area:</b>	861 ft <sup>2</sup> / 80 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£296
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2017		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,963		
<b>Title Number:</b>	SK377192		
<b>UPRN:</b>	10090891301		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

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

<b>14</b> mb/s	<b>80</b> mb/s	<b>2000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Gallery Photos



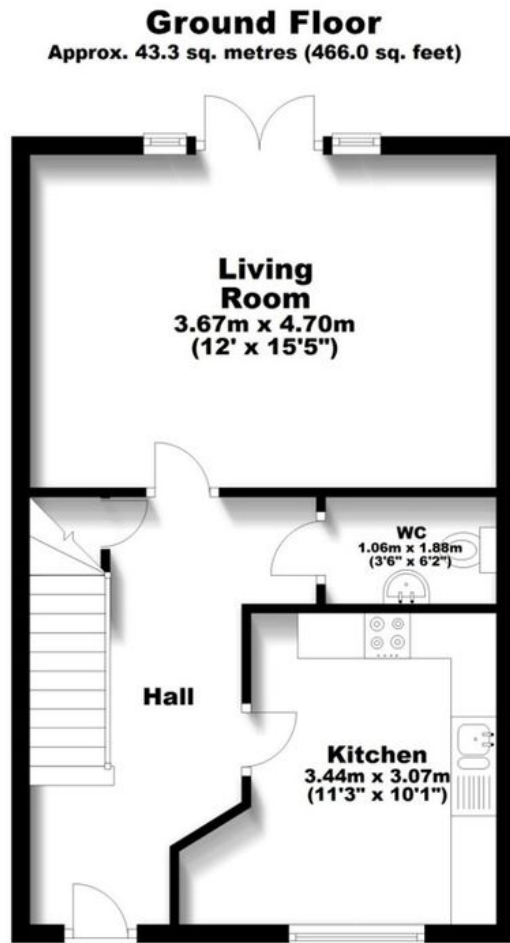
# Gallery Photos



# Gallery Photos



## 44, BROOKE WAY, STOWMARKET, IP14 1US



**Total area: approx. 83.1 sq. metres (894.0 sq. feet)**

# Property EPC - Certificate

44, Brooke Way, IP14 1US

Energy rating

**B**

Valid until 17.04.2027

Score	Energy rating	Current	Potential
92+	<b>A</b>		95   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data



## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.28 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.18 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	80 m <sup>2</sup>

## 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

---

# Disclaimer

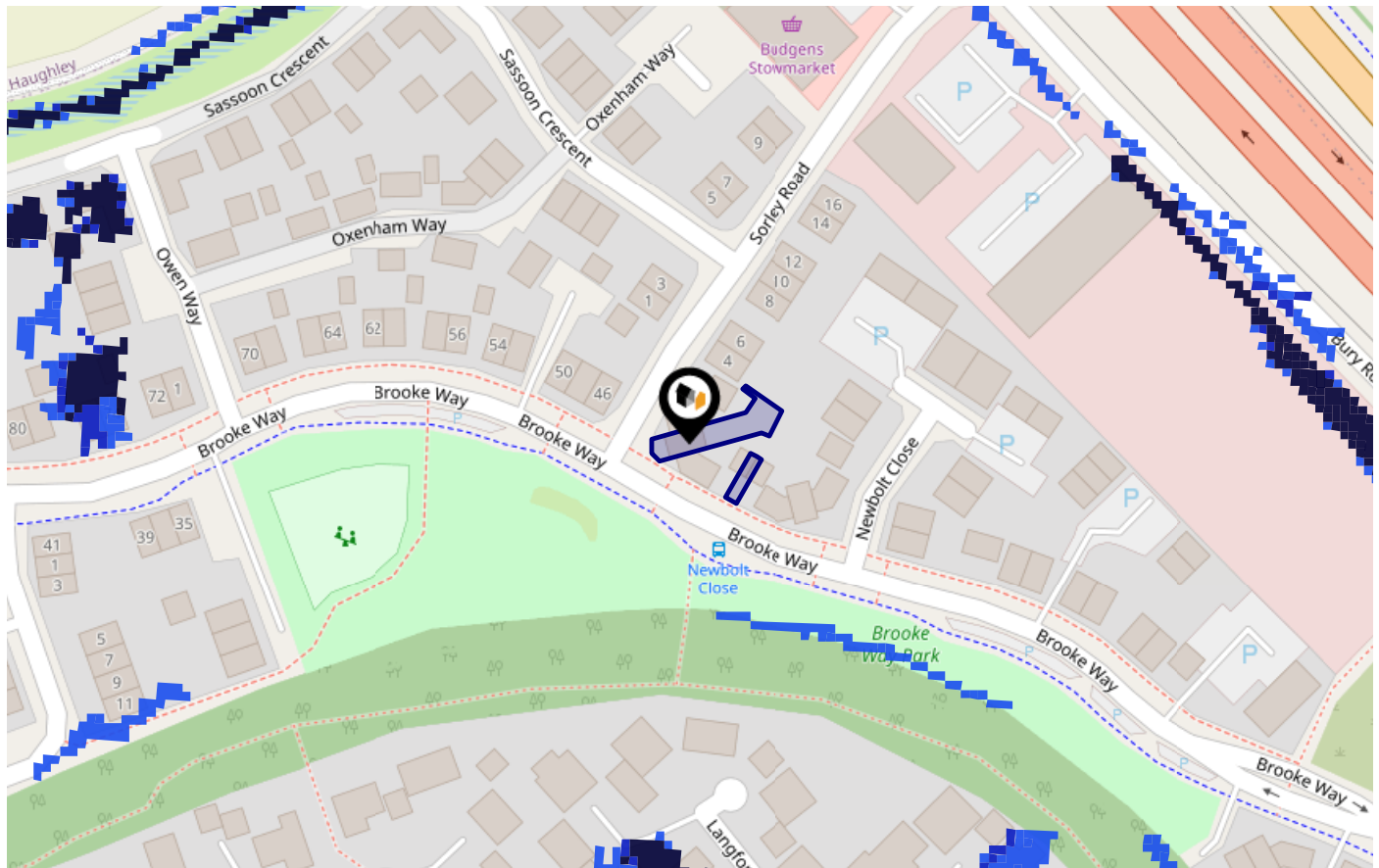
## Important - Please read

---

# 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.

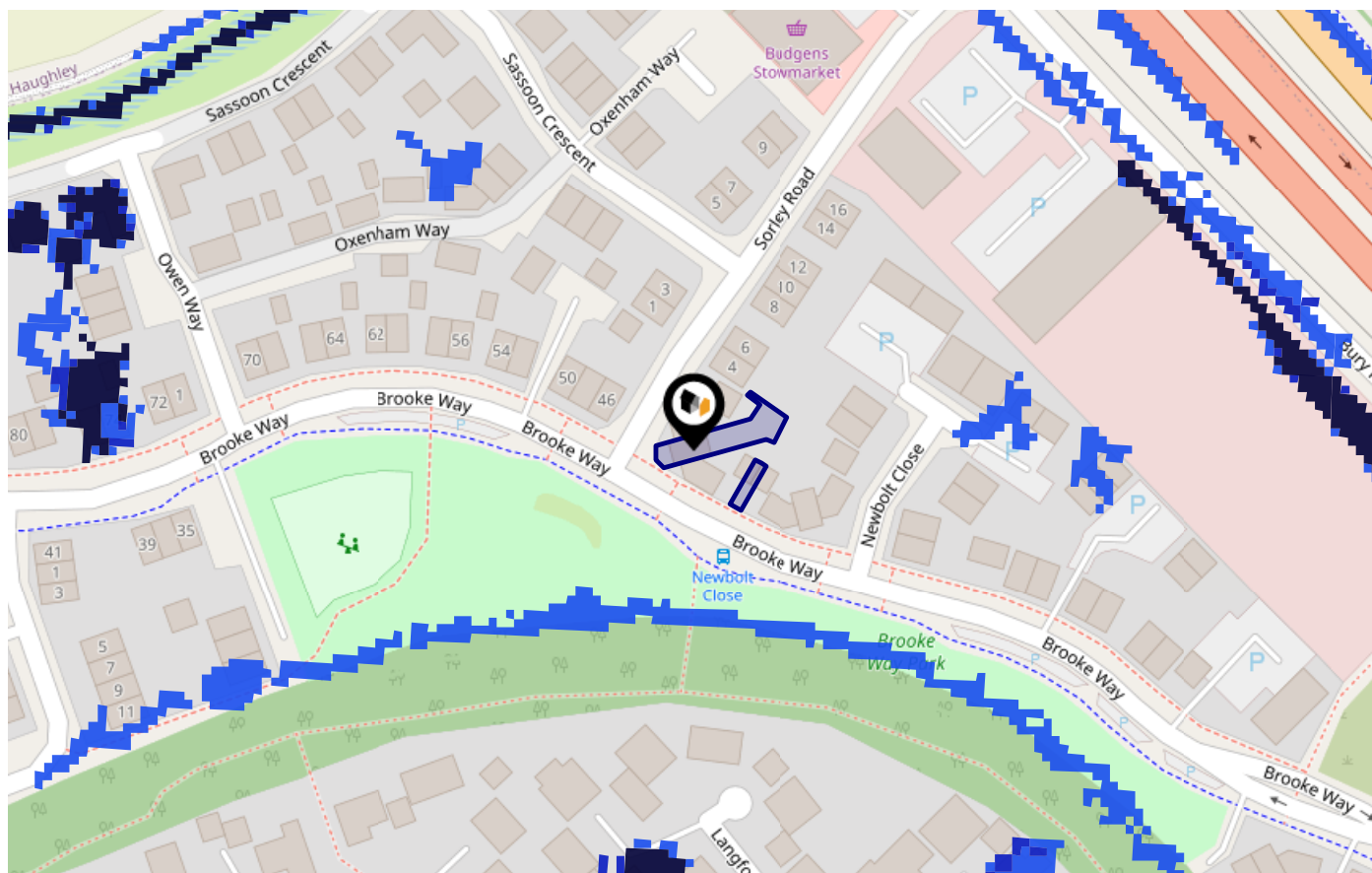
Chance of flooding to the following depths at this property:



# 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.

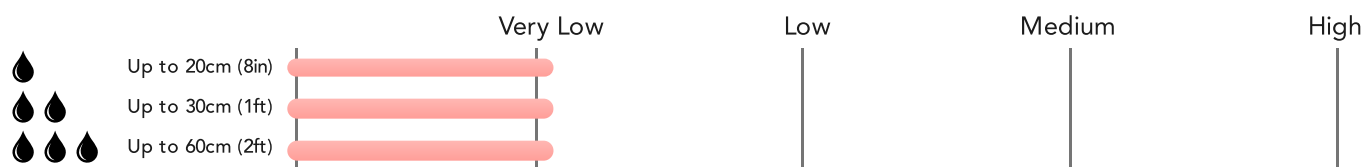


**Risk Rating: Very low**

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.

- 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.

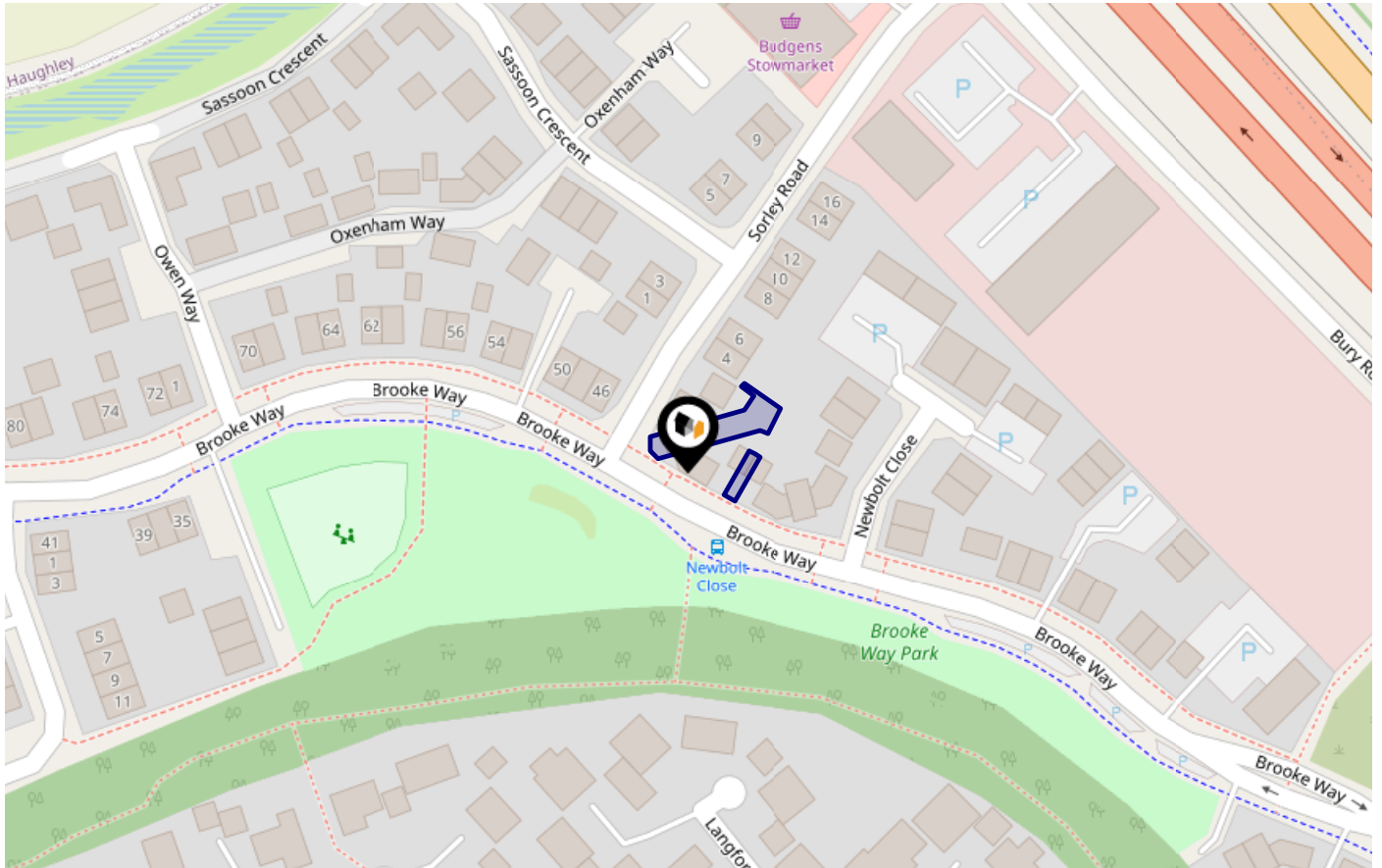
Chance of flooding to the following depths at this property:



# 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.

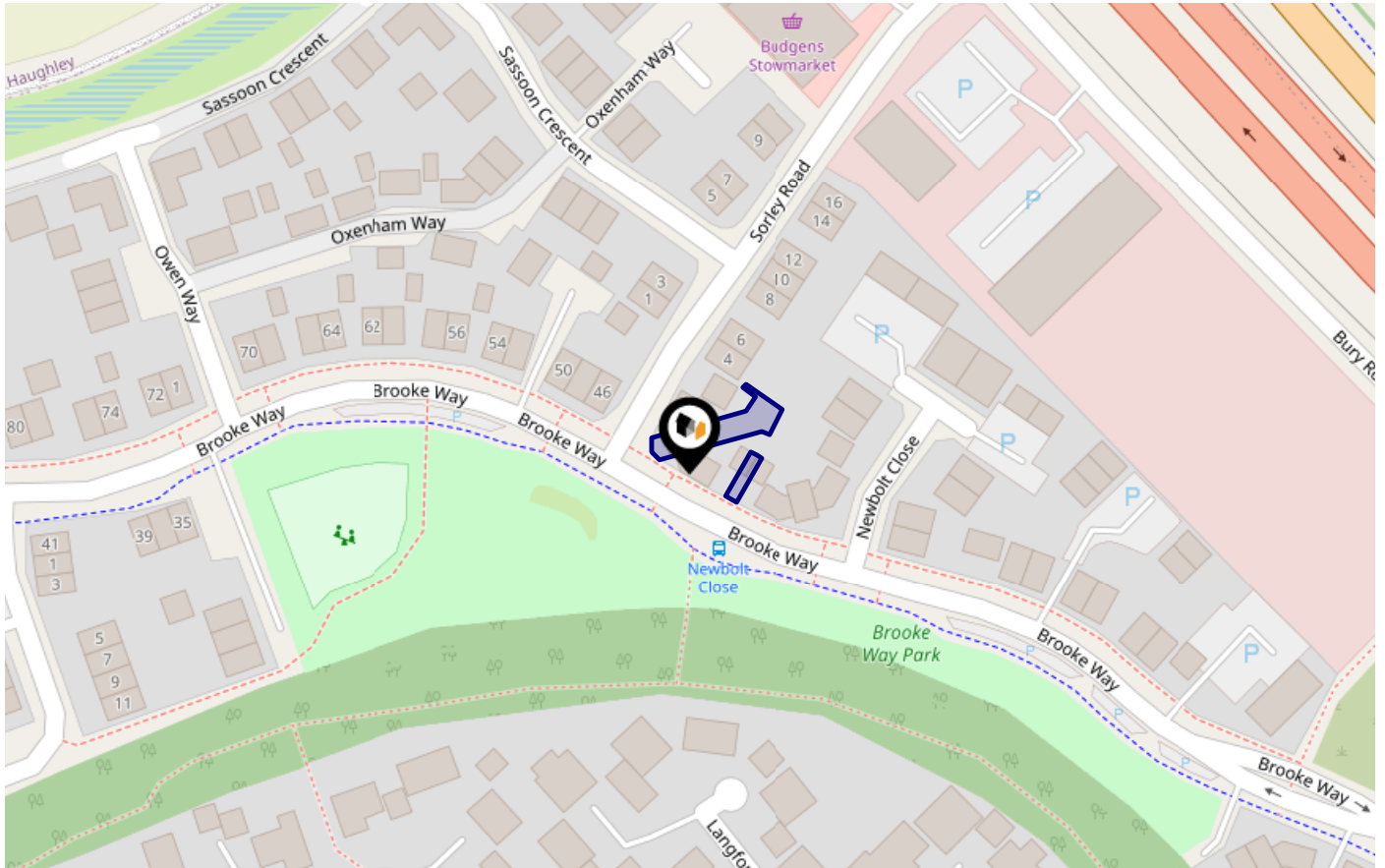
Chance of flooding to the following depths at this property:



# 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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

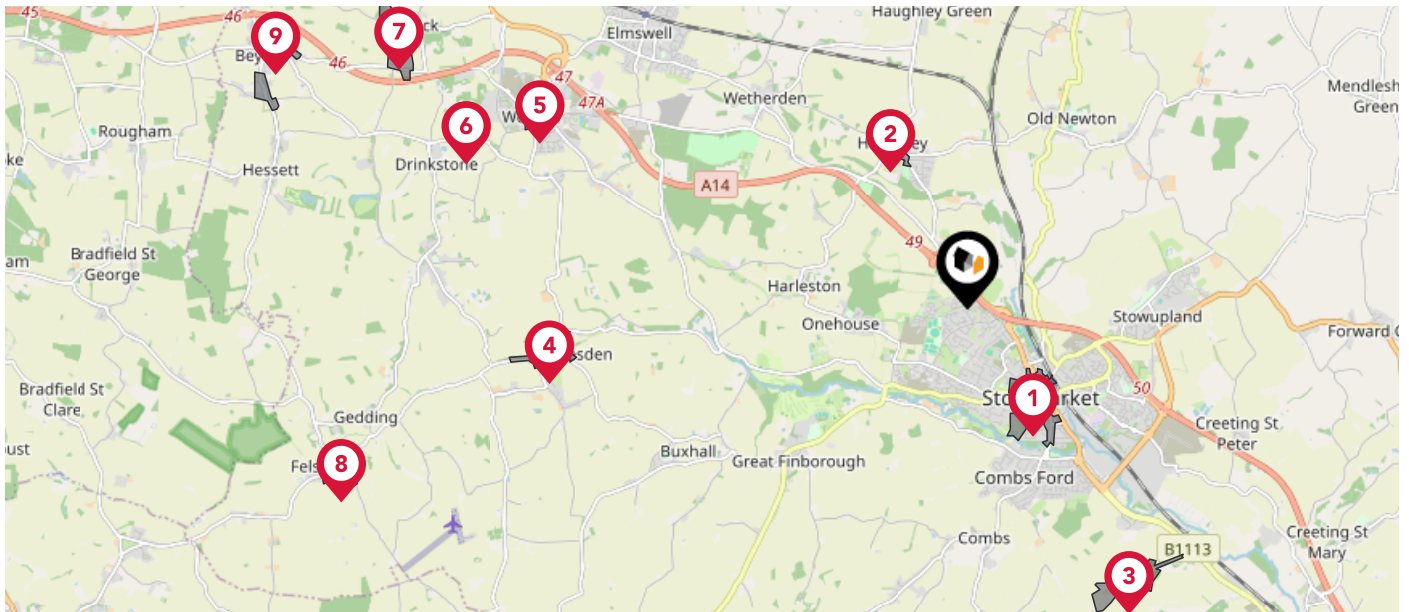
Chance of flooding to the following depths at this property:












# 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.



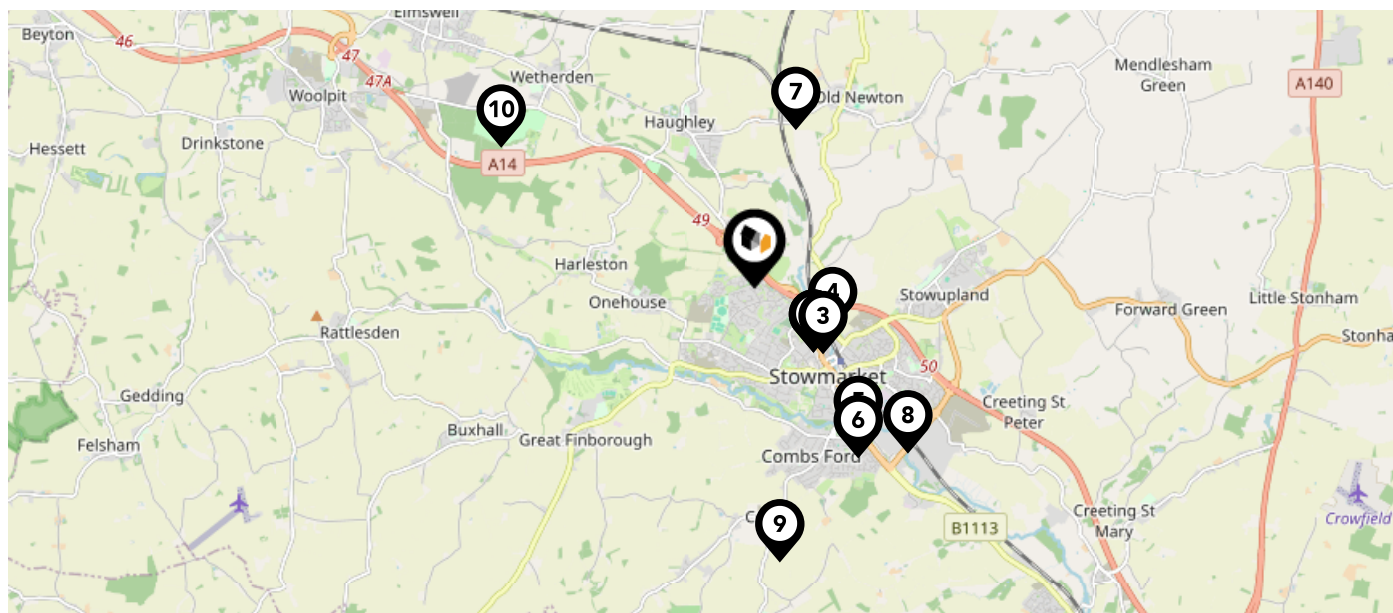
### Nearby Conservation Areas

-  1 Stowmarket
-  2 Haughley
-  3 Badley
-  4 Rattlesden
-  5 Woolpit
-  6 Drinkstone Mills
-  7 Tostock
-  8 Felsham
-  9 Beyton




















# 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

	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 
	Milton Road-Milton Road, Stowmarket	Historic Landfill 
	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill 
	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 
	Needham Road-Needham Road, Stowmarket	Historic Landfill 
	Combs Tannery-Combs, Stowmarket	Historic Landfill 
	Haughley Park-Wetherden, Stowmarket	Historic Landfill 

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

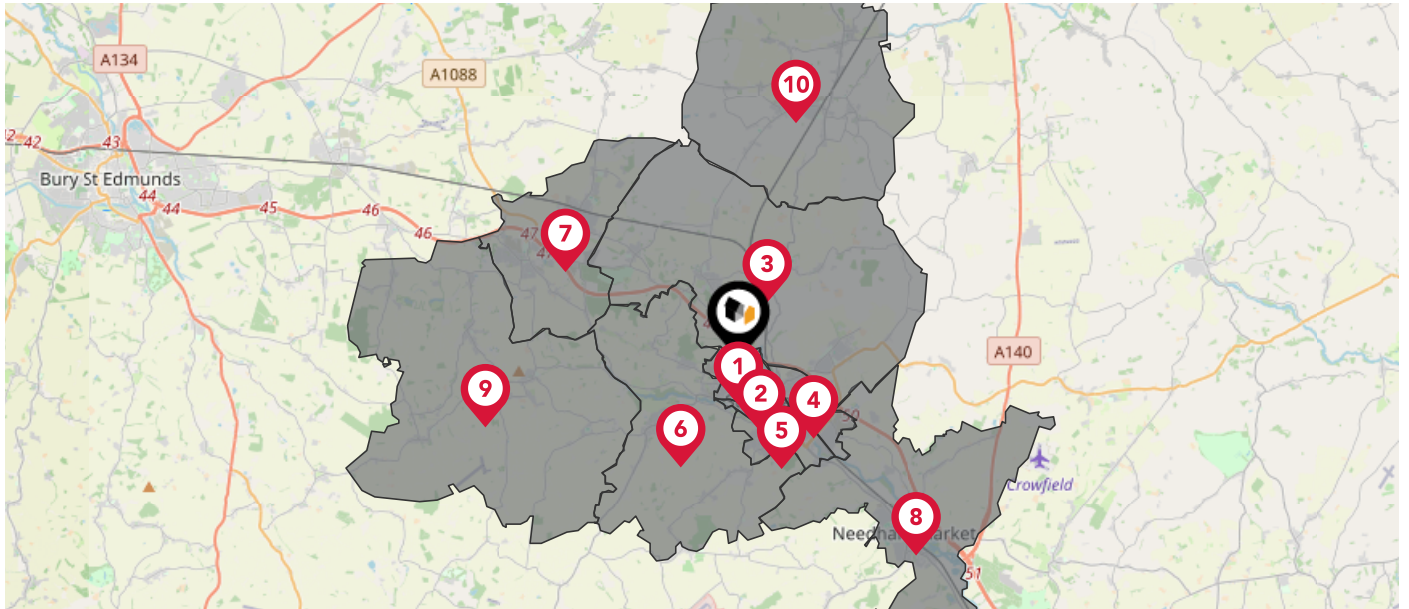
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

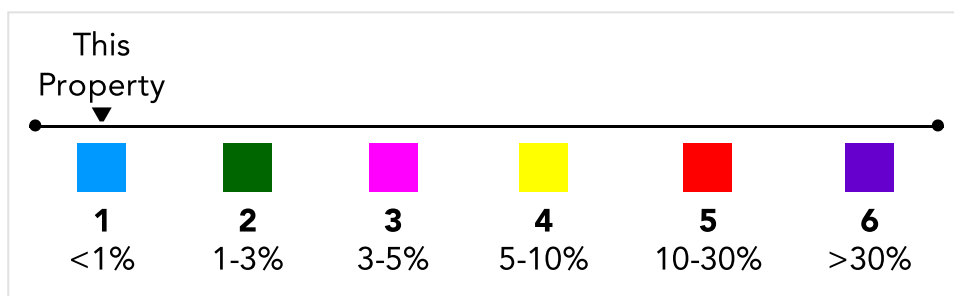
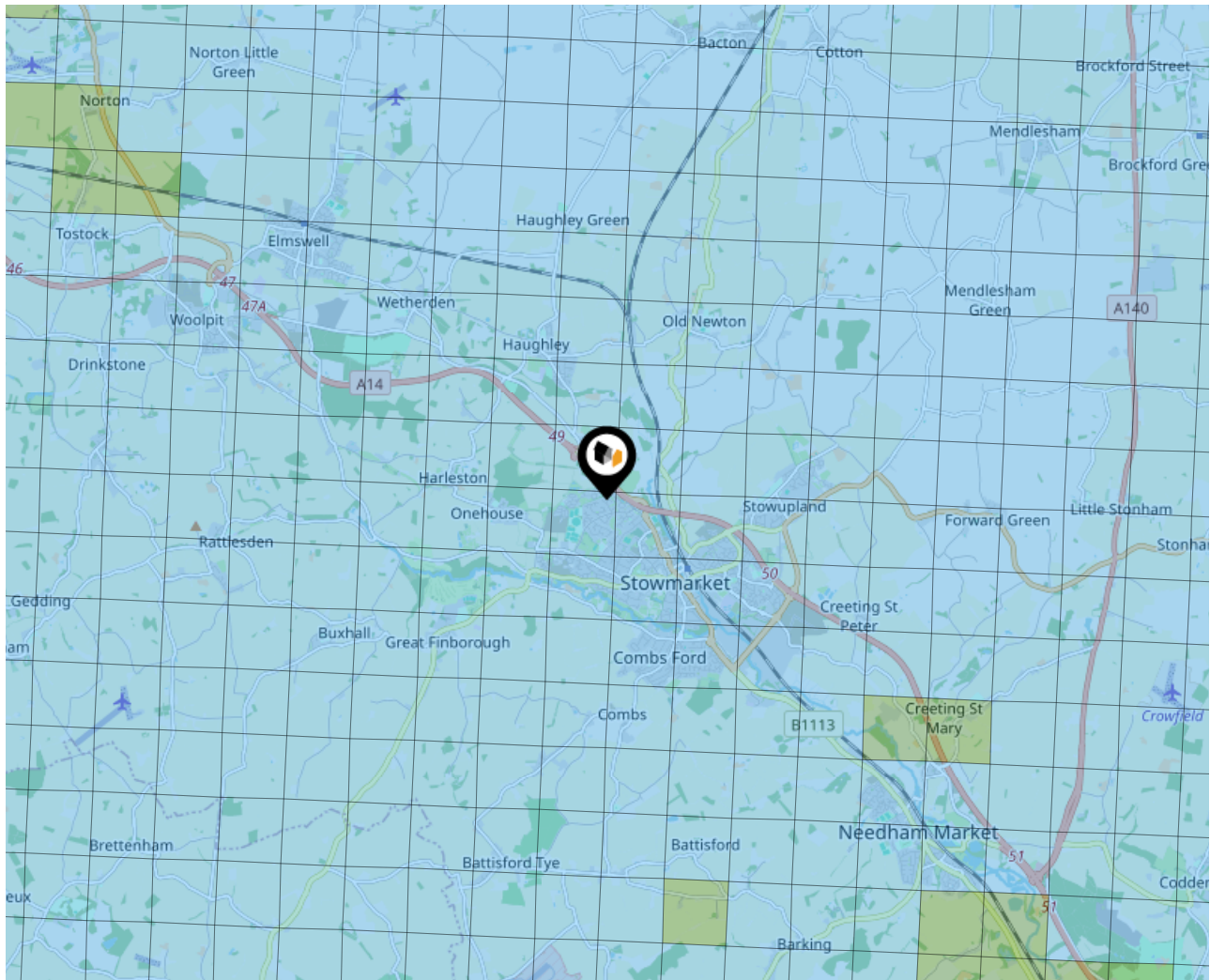
-  1 Chilton Ward
-  2 St. Peter's Ward
-  3 Haughley, Stowupland & Wetherden Ward
-  4 Stow Thorney Ward
-  5 Combs Ford Ward
-  6 Onehouse Ward
-  7 Elmswell & Woolpit Ward
-  8 Needham Market Ward
-  9 Rattlesden Ward
-  10 Bacton Ward

# Environment

## Radon Gas

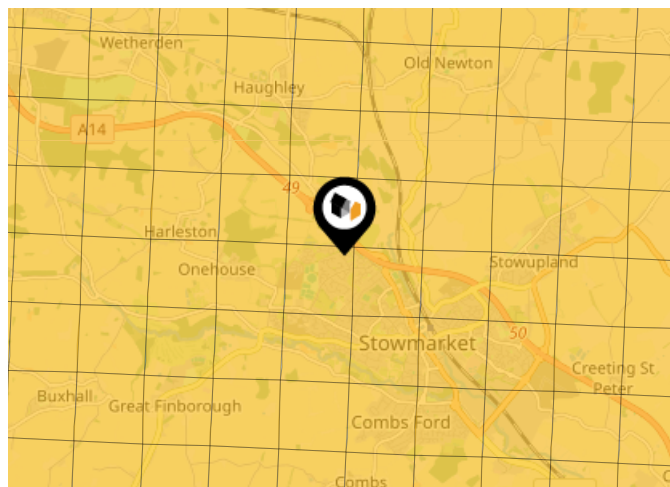
### What is Radon?

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)

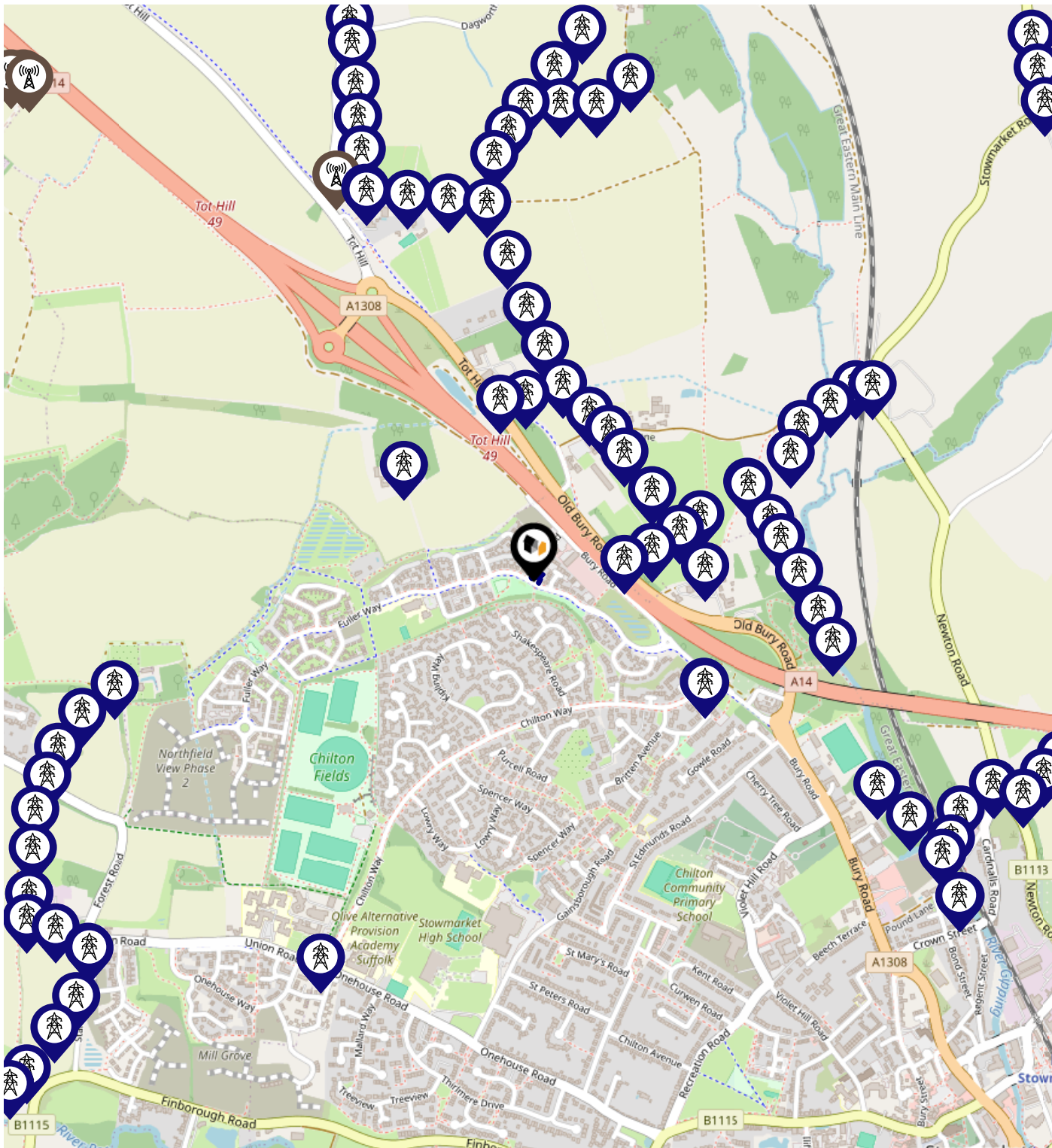
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## 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



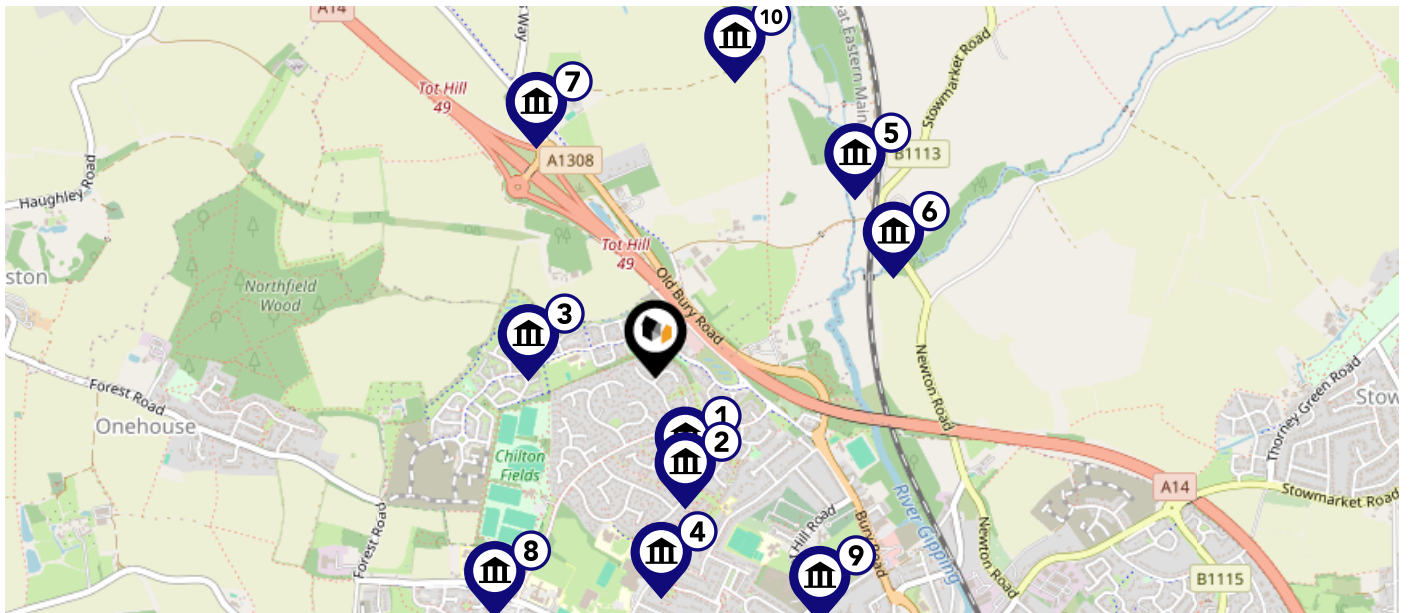
**Key:**






-  Power Pylons
-  Communication Masts

# Maps

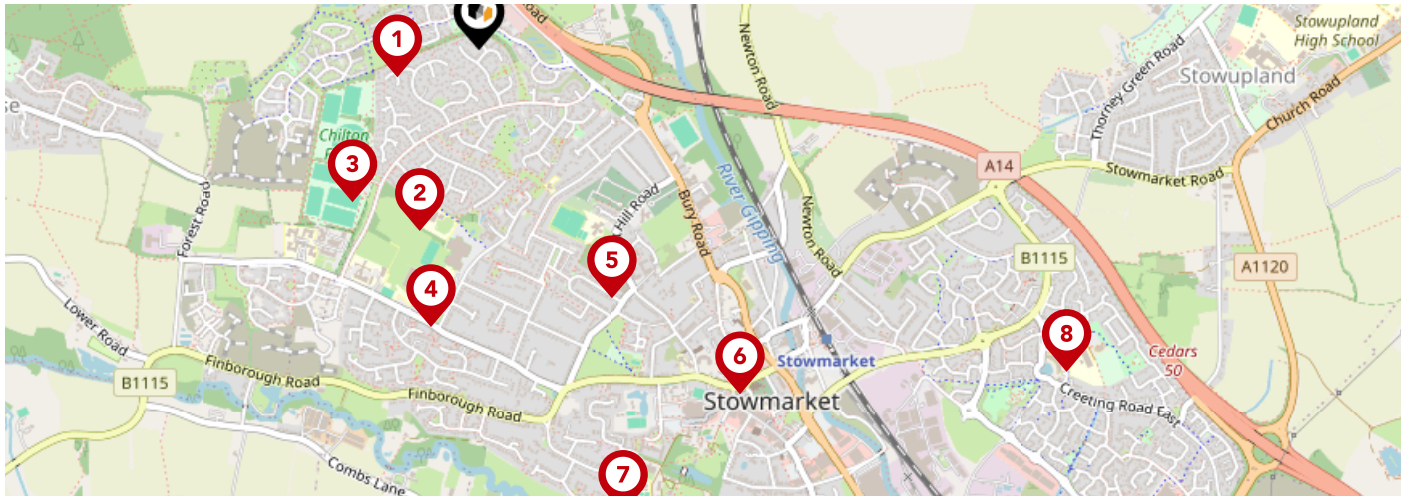
## Listed Buildings

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
	1195863 - Chilton Hall Barn	Grade II	0.2 miles
	1208861 - Chilton Hall	Grade II	0.3 miles
	1032673 - Shepherds Farmhouse	Grade II	0.3 miles
	1195862 - Chilton Court	Grade II	0.5 miles
	1032688 - Boards Farmhouse	Grade II	0.6 miles
	1181797 - Bridge Farmhouse	Grade II	0.6 miles
	1352282 - Tot Hill House	Grade II	0.6 miles
	1032951 - Stow Lodge Hospital	Grade II	0.6 miles
	1391205 - Evelyn Fison House	Grade II	0.7 miles
	1032693 - Sorrels House	Grade II	0.7 miles

# Area Schools



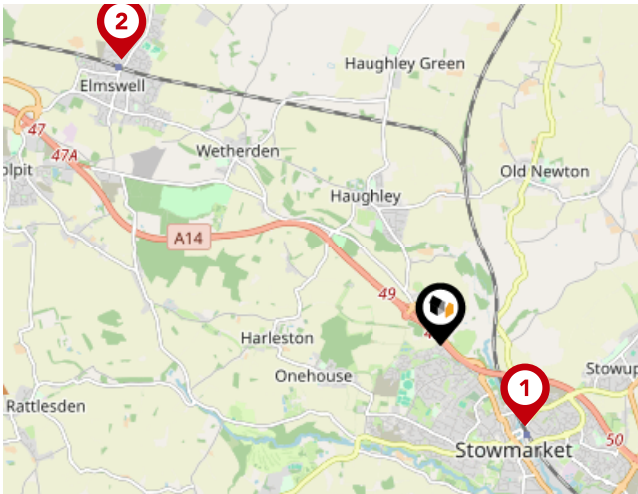
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Grace Cook Primary School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



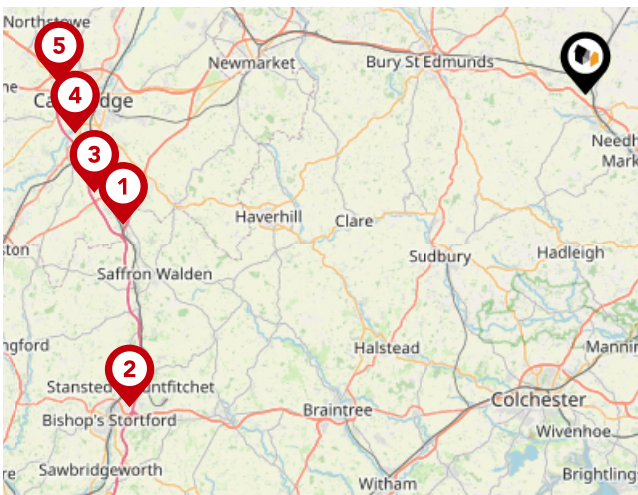
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Crawford's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:1.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Finborough School</b> Ofsted Rating: Not Rated   Pupils: 659   Distance:1.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:1.78</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:1.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Freeman Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Stowupland High School</b> Ofsted Rating: Requires improvement   Pupils: 1008   Distance:2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Great Finborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:2.3</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	1.07 miles
2	Entrance	3.9 miles
3	Entrance	4.55 miles



## Trunk Roads/Motorways

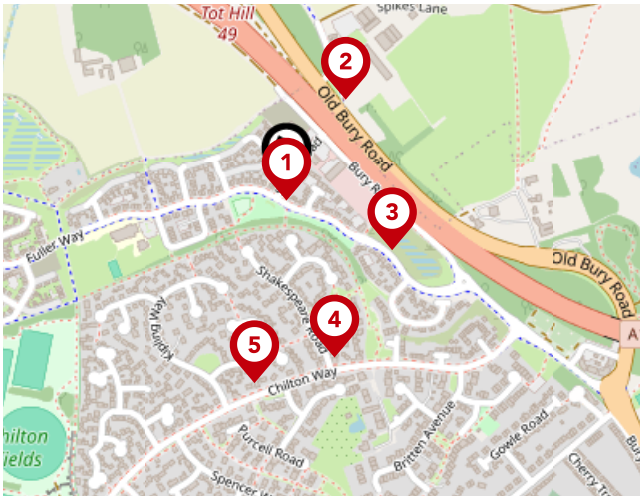
Pin	Name	Distance
1	M11 J9	35.07 miles
2	M11 J8	40.36 miles
3	M11 J10	36.49 miles
4	M11 J11	37.35 miles
5	M11 J13	38.32 miles



## Airports/Helipads

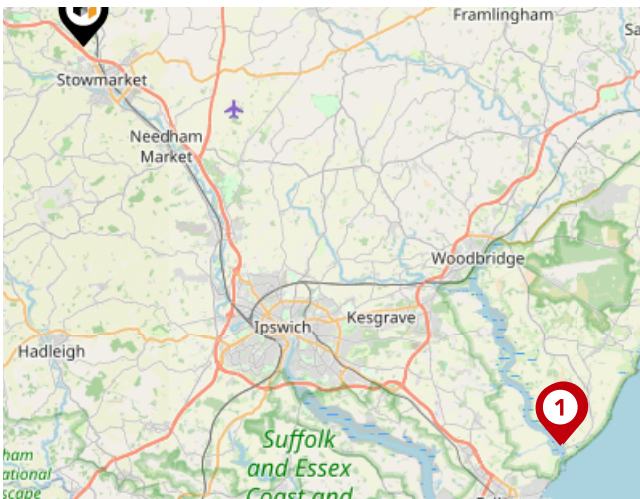
Pin	Name	Distance
1	Norwich International Airport	34.8 miles
2	Southend-on-Sea	45.27 miles
3	Stansted Airport	37.42 miles
4	Cambridge	34.2 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Newbolt Close	0.01 miles
2	Narey's Garden Centre	0.12 miles
3	Binyon Close	0.14 miles
4	Shakespeare Road	0.2 miles
5	Kipling Way	0.23 miles



## Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.71 miles
2	Bawdsey Ferry Landing	22.77 miles

# 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.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### ML Property

2 Front Street Mendlesham Suffolk IP14  
5RY  
01449 768854  
matt@mlproperty.co.uk  
mlproperty.co.uk

