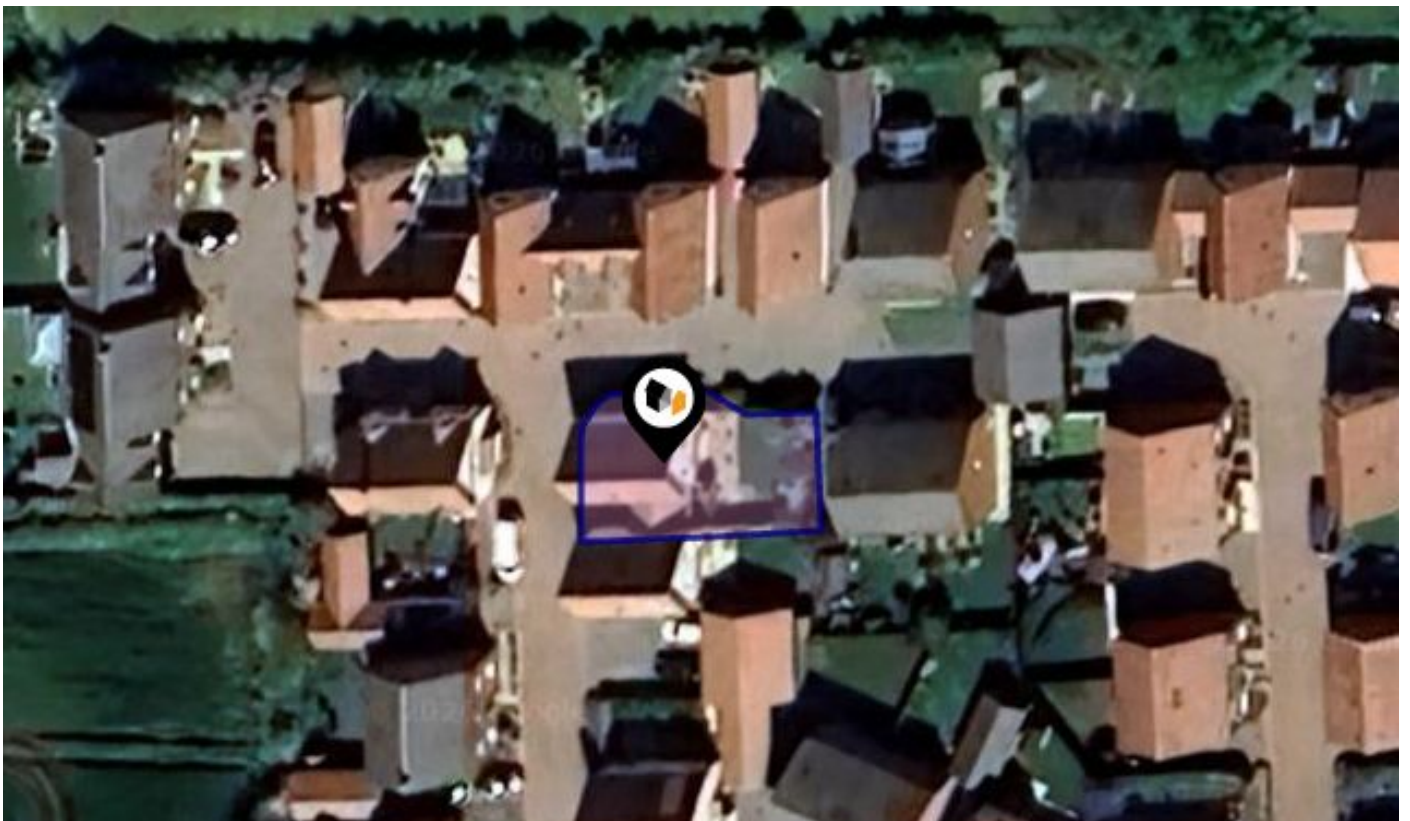




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 22nd April 2026**



**42, MIDDY CLOSE, MENDLESHAM, STOWMARKET, IP14 5TN**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

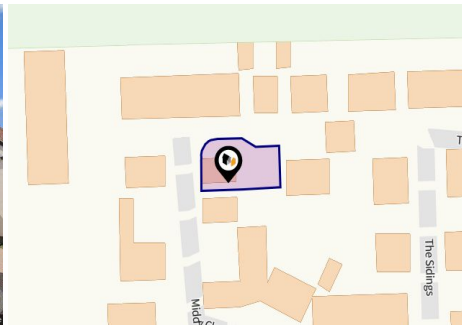
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview



## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	11/12/2020
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£280,000
<b>Floor Area:</b>	914 ft <sup>2</sup> / 85 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£306
<b>Plot Area:</b>	0.05 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,059		
<b>Title Number:</b>	SK389488		
<b>UPRN:</b>	10090893168		
<b>Restrictive Covenants:</b>	Yes		

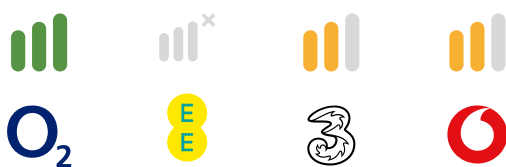
## Local Area

<b>Local Authority:</b>	Mid 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>19</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **48 Middy Close Mendlesham Stowmarket Suffolk IP14 5TN**

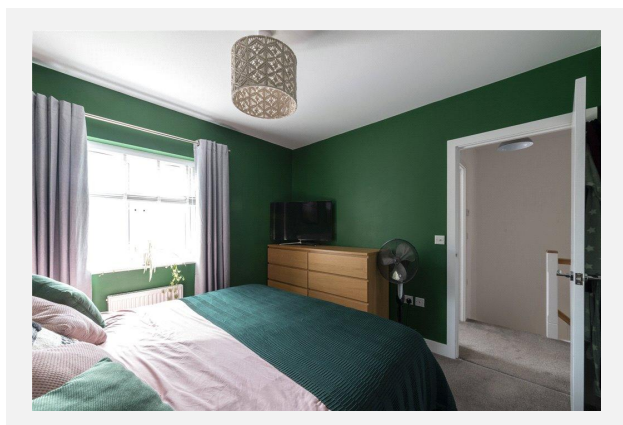
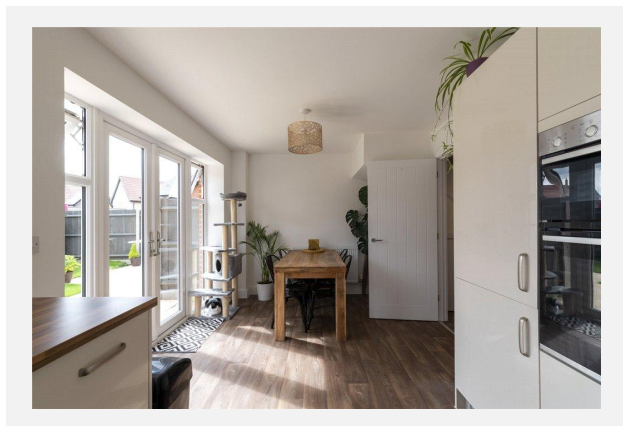
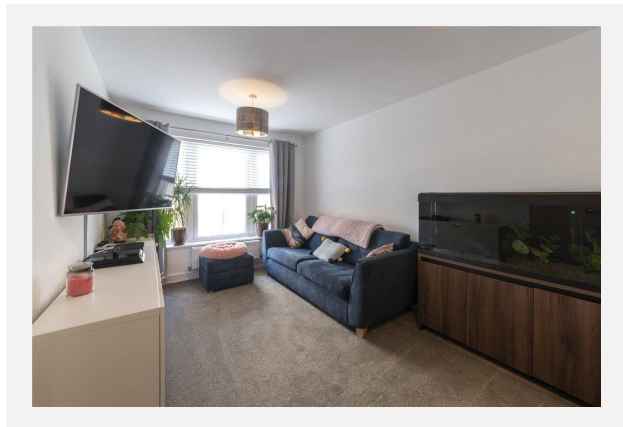
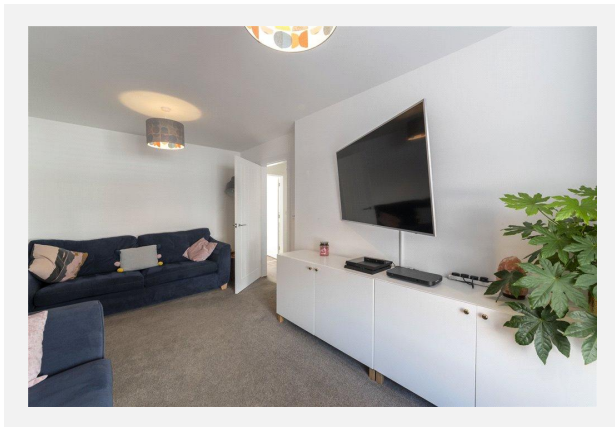
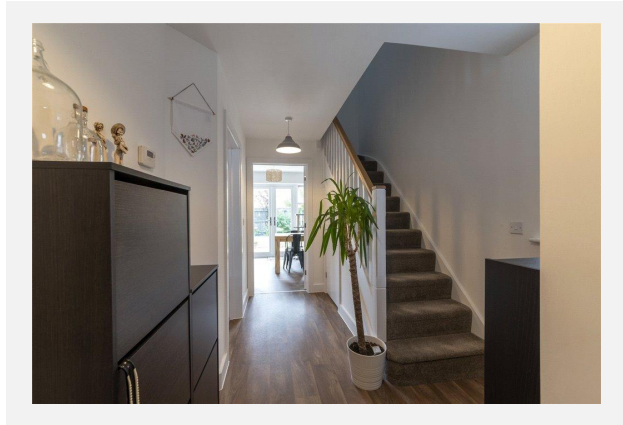
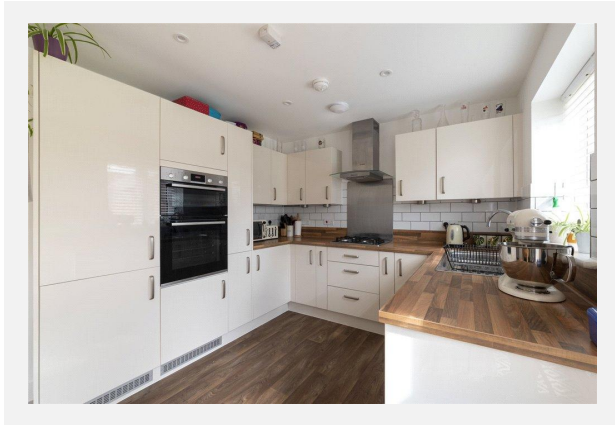
Reference - DC/20/00435	
Decision:	Decided
Date:	30th January 2020
Description:	Application to Determine if Prior Approval is Required for a Proposed Larger Home Extension. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended Schedule 2, Part 1, Class A - Erection of single storey rear extension.

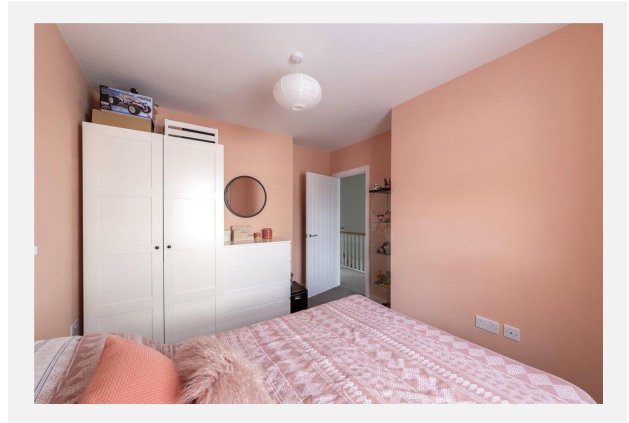
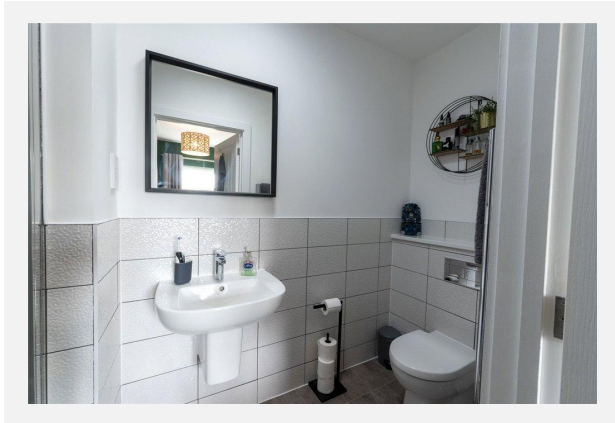
Reference - DC/20/00042	
Decision:	Refused
Date:	02nd January 2020
Description:	Application to Determine if Prior Approval is Required for a Proposed Larger Home Extension. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended Schedule 2, Part 1, Class A - Erection of single storey rear extension.

Reference - DC/21/04616	
Decision:	Granted
Date:	18th August 2021
Description:	Householder Application - Erection of a front entrance porch, addition of a window to ground floor wc and blockpaving to front to create additional parking.

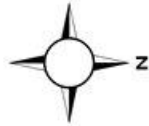
Planning records for: **23 Middy Close Mendlesham Suffolk IP14 5TN**

Reference - DC/21/02456	
Decision:	Granted
Date:	26th April 2021
Description:	Householder Planning Application - Erection of rear conservatory





## 42, MIDDY CLOSE, MENDLESHAM, STOWMARKET, IP14 5TN



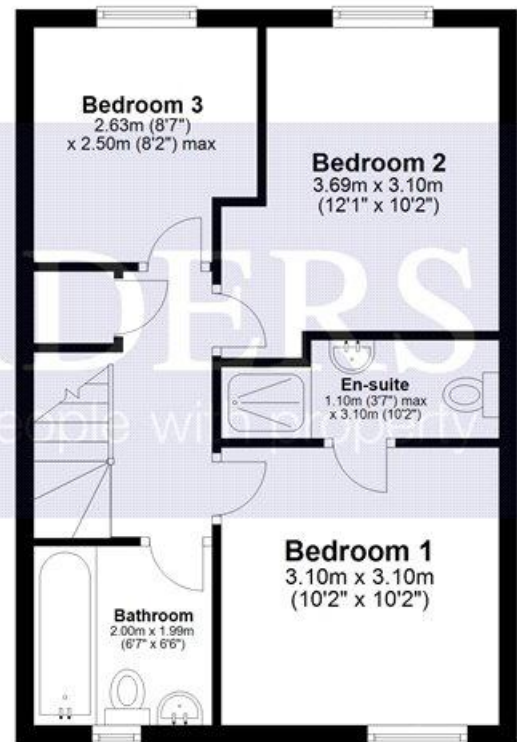
### Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 81.0 sq. metres (872.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

# Property EPC - Certificate

42, Middy Close, Mendlesham, IP14 5TN

Energy rating

**C**

Valid until 28.08.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	76   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	LPG - this is for backwards compatibility only and should not be used
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.18 W/m <sup>2</sup> ·K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.09 W/m <sup>2</sup> ·K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, LPG
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.12 W/m <sup>2</sup> ·K
<b>Total Floor Area:</b>	85 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

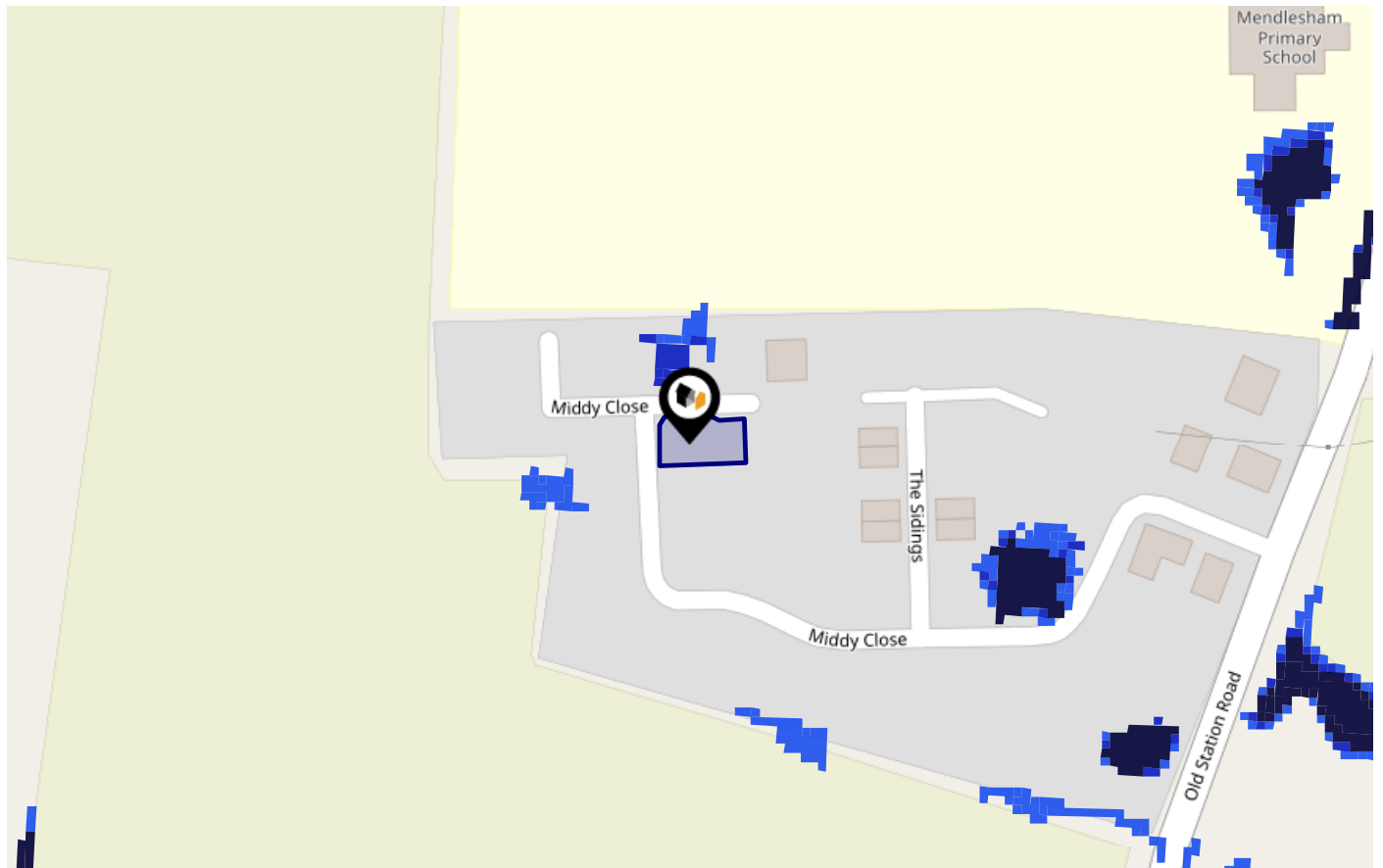
**Important - Please read**

---

# 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.

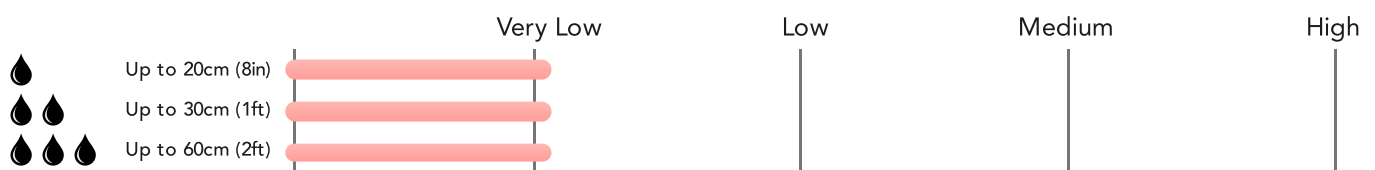


Risk Rating: Very low

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.

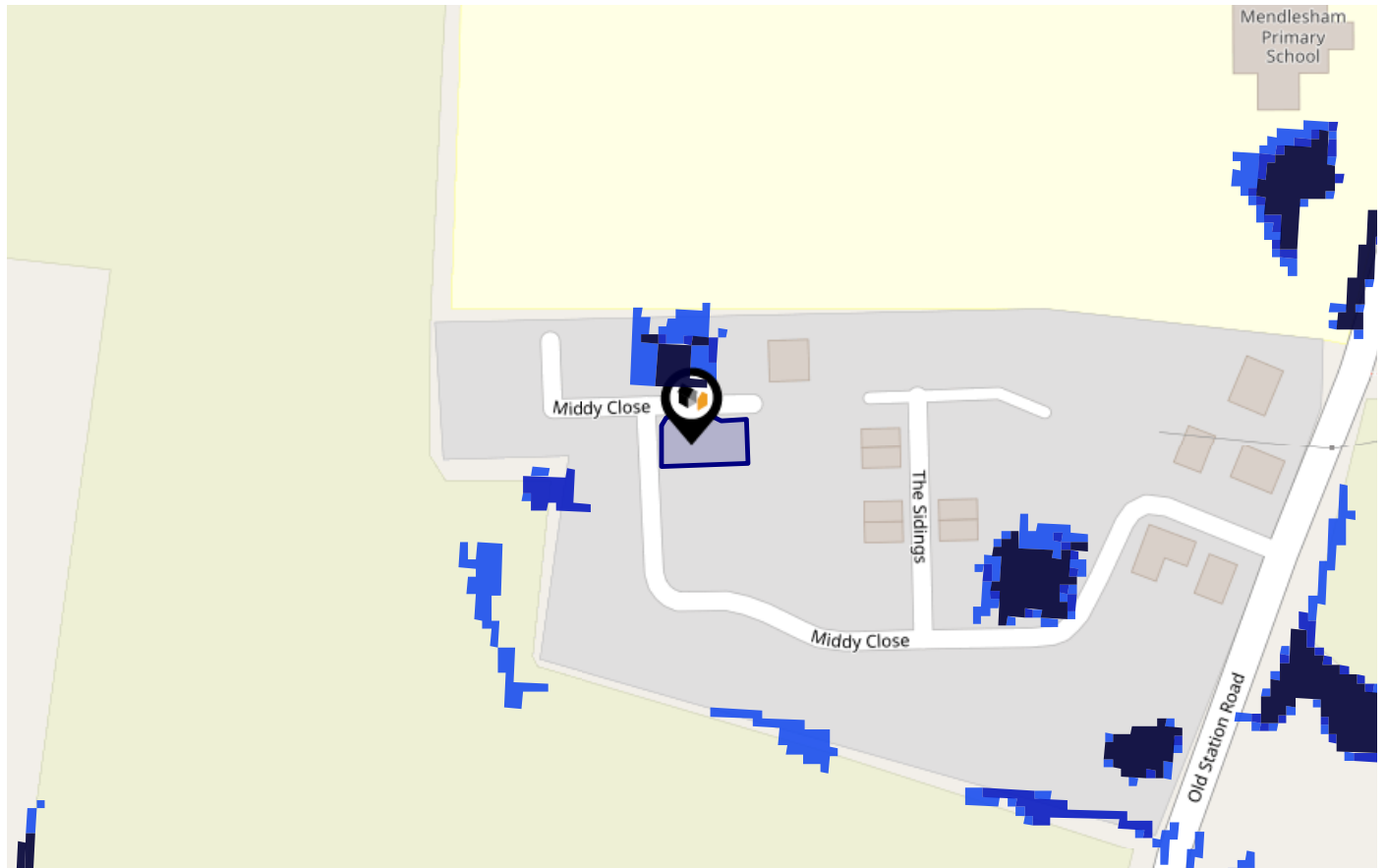
Chance of flooding to the following depths at this property:



# 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.

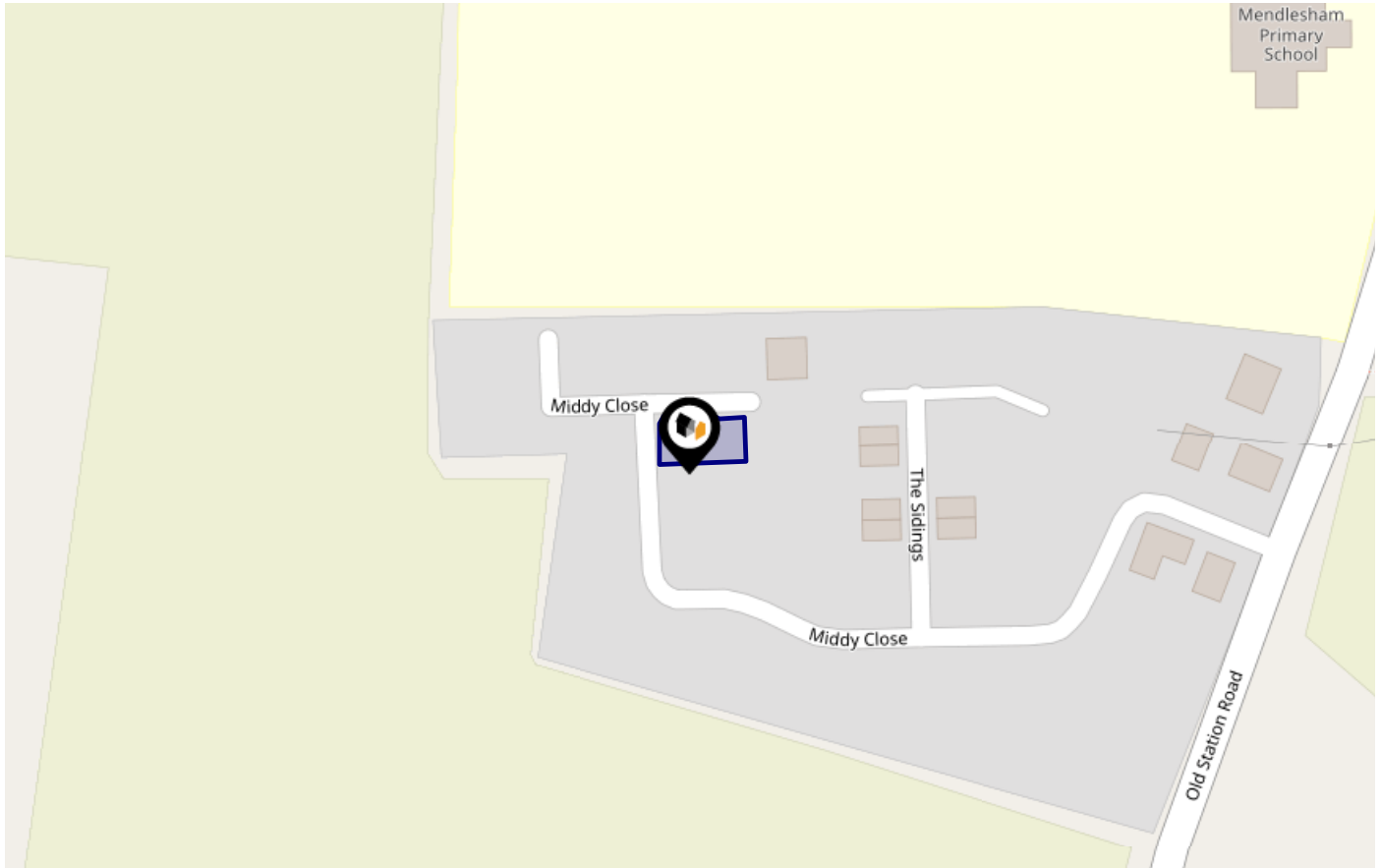
Chance of flooding to the following depths at this property:



# 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.

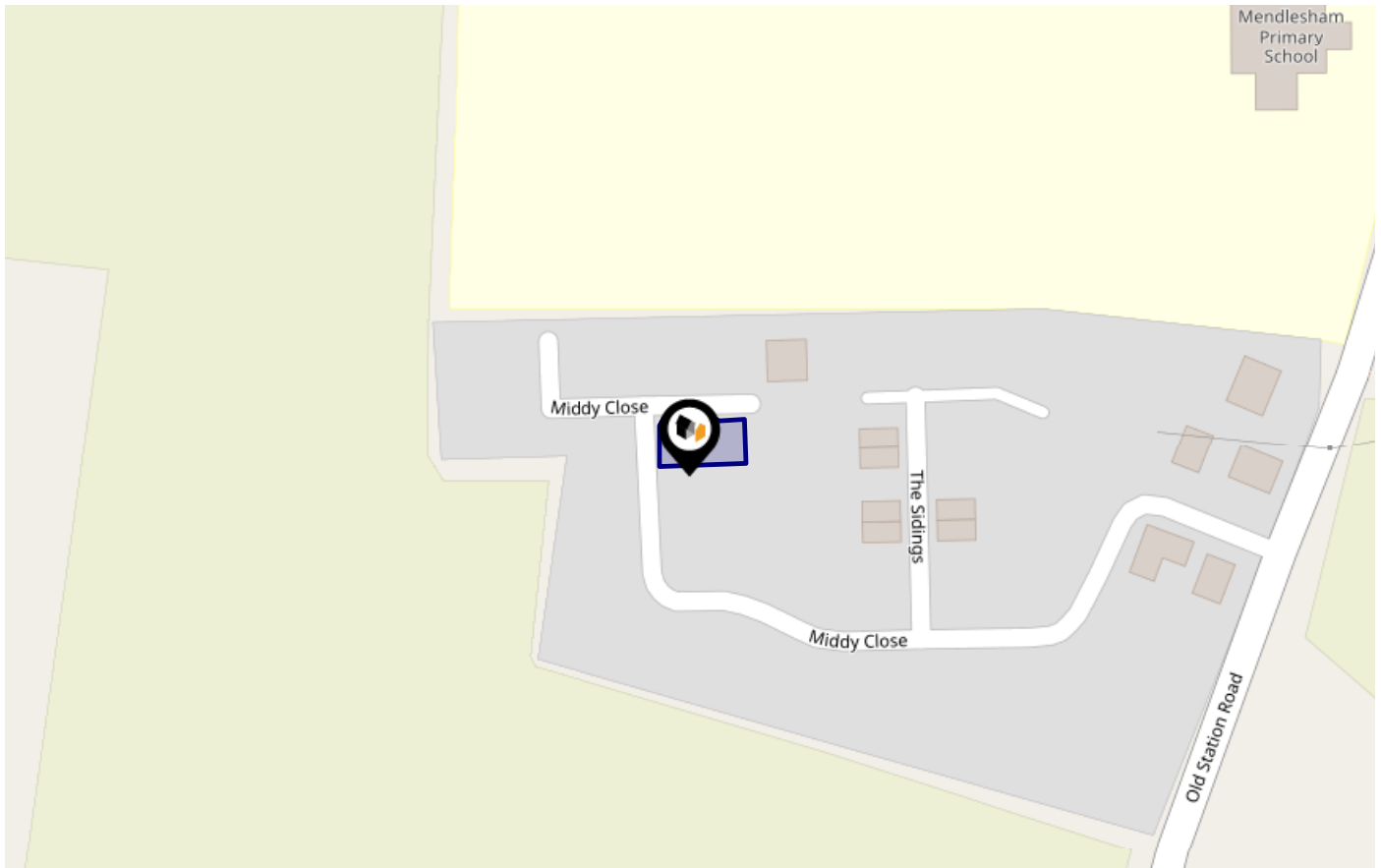
Chance of flooding to the following depths at this property:



# 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.

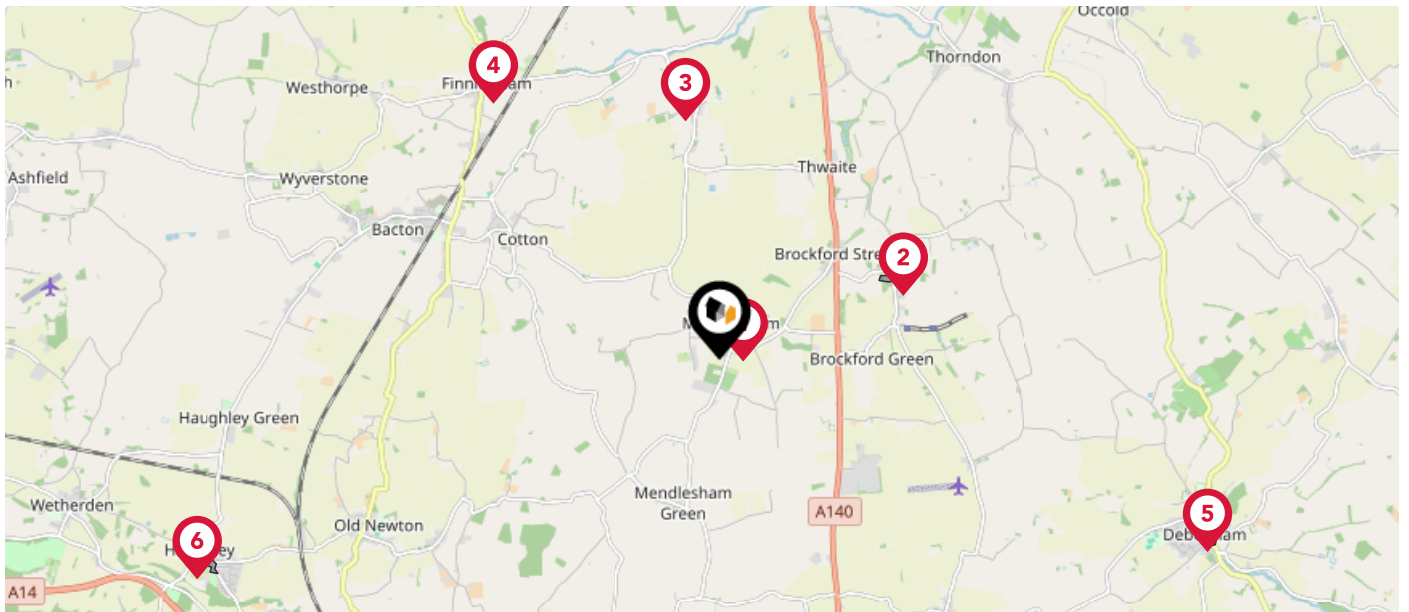
Chance of flooding to the following depths at this property:









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













# Maps

## Landfill Sites

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



### Nearby Landfill Sites

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

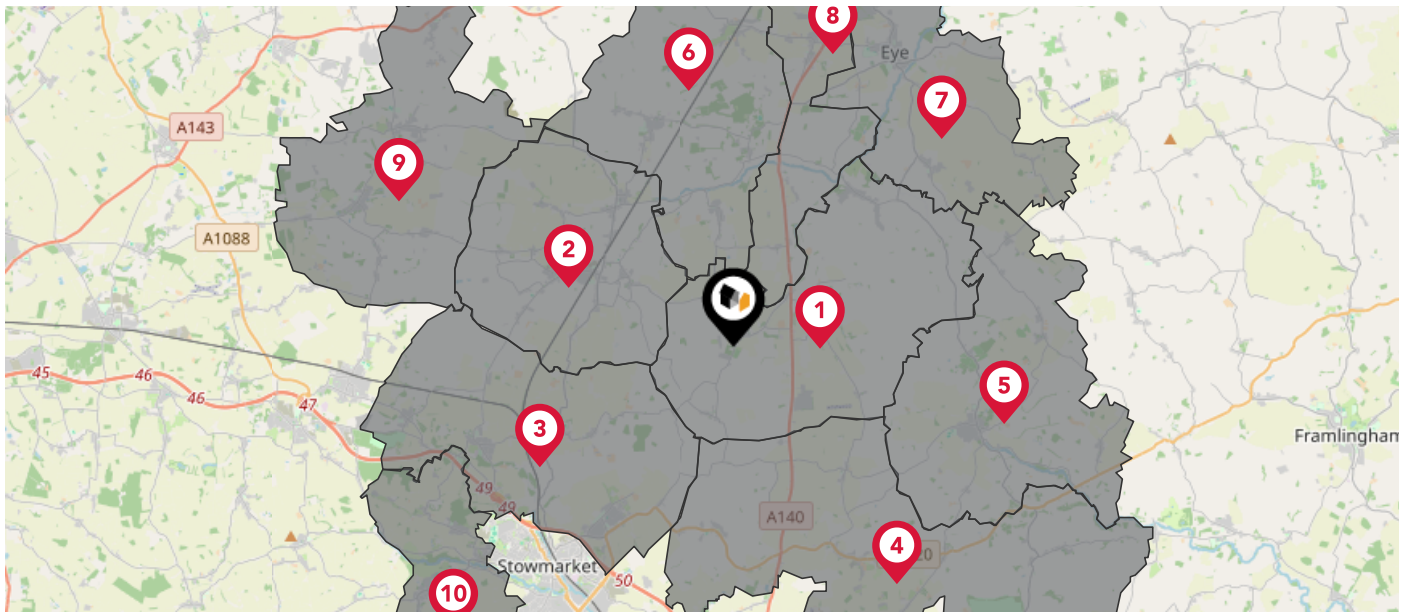
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

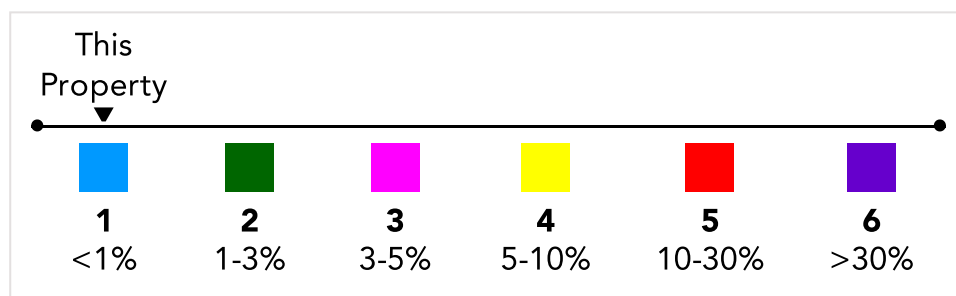
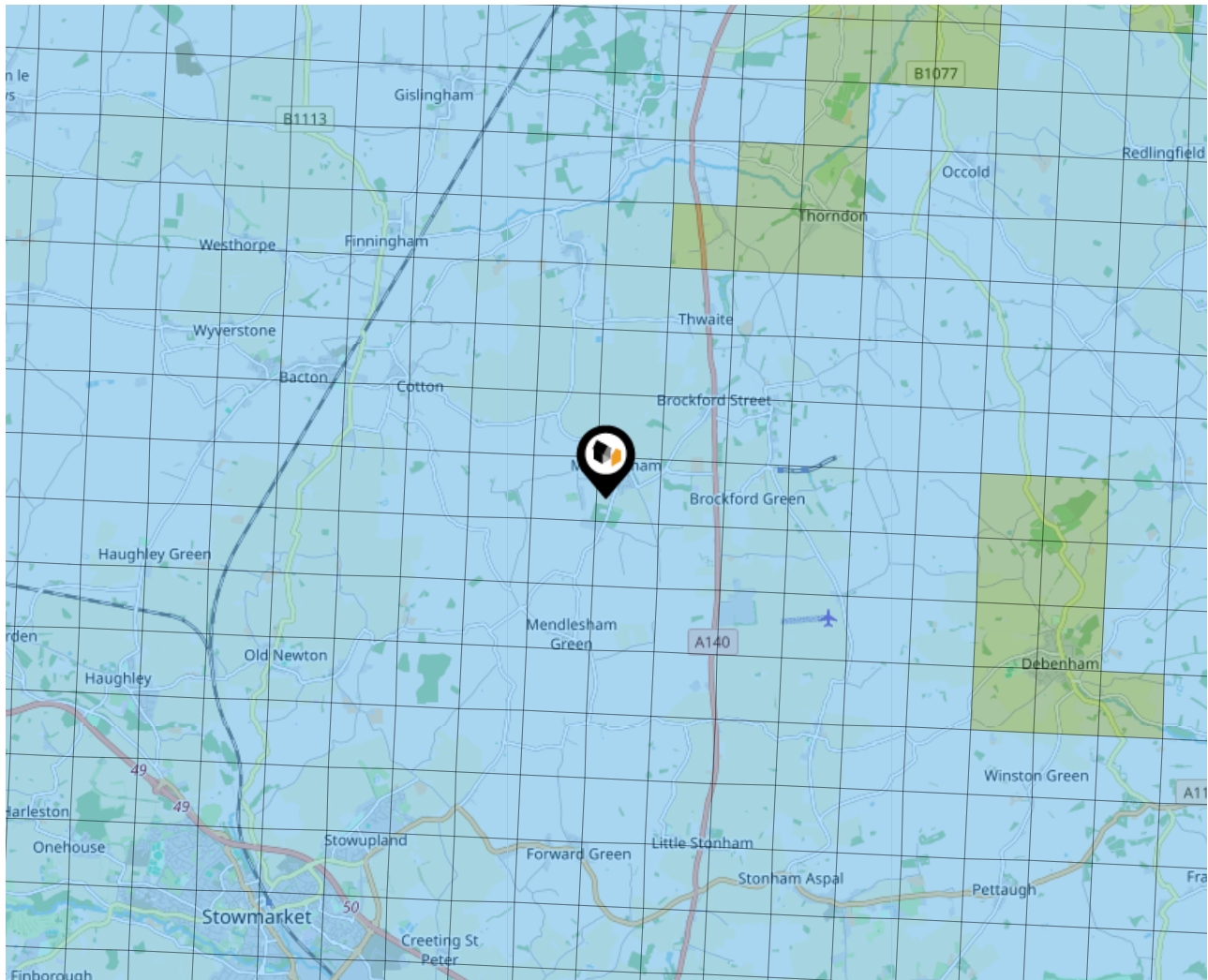


### Nearby Council Wards

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

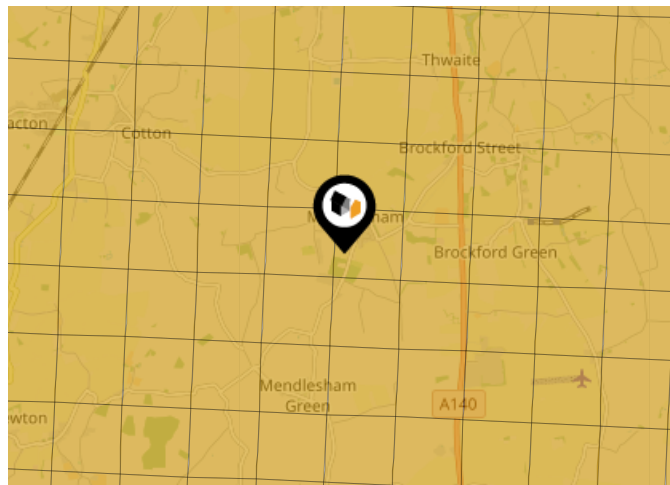
### What is Radon?

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



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

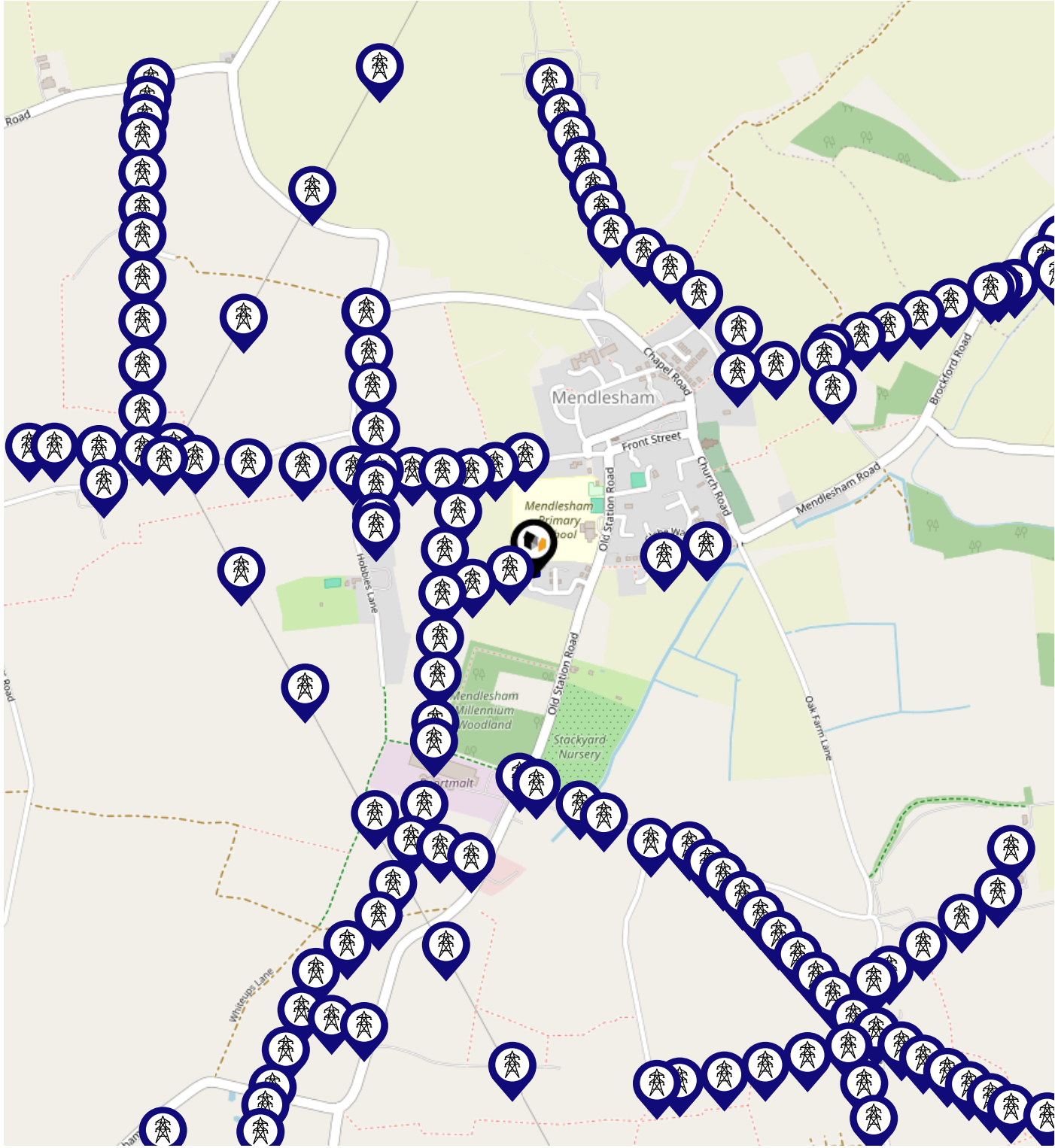
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## 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



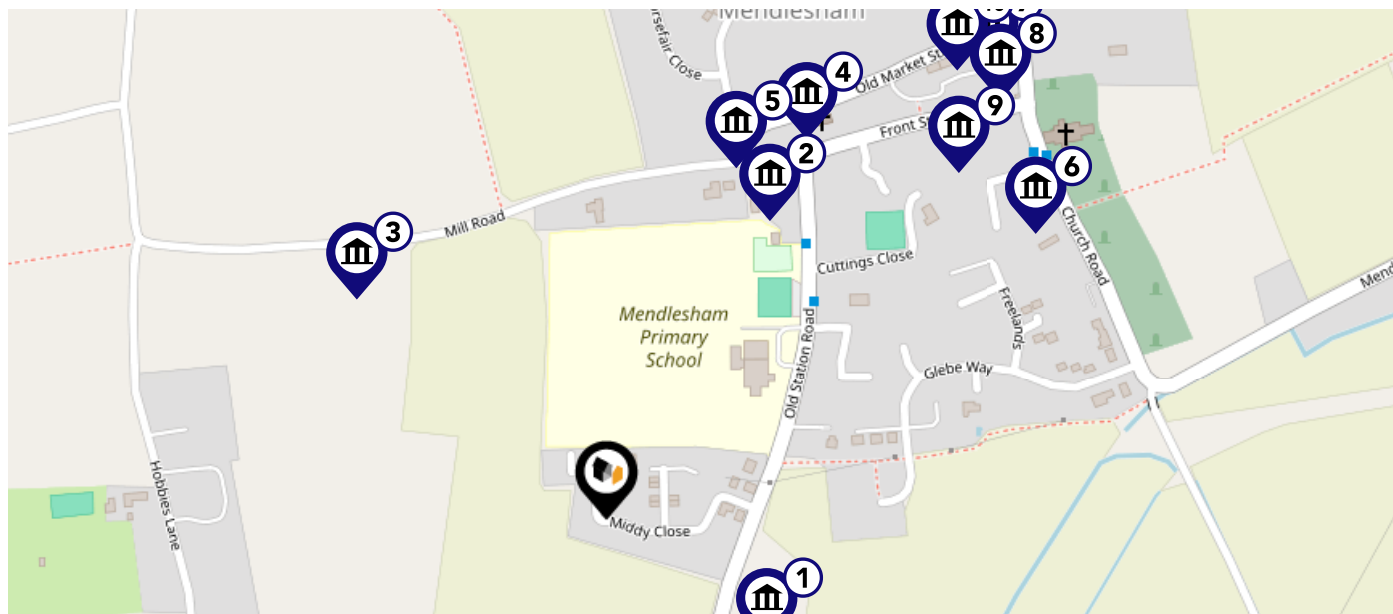
**Key:**











-  Power Pylons
-  Communication Masts

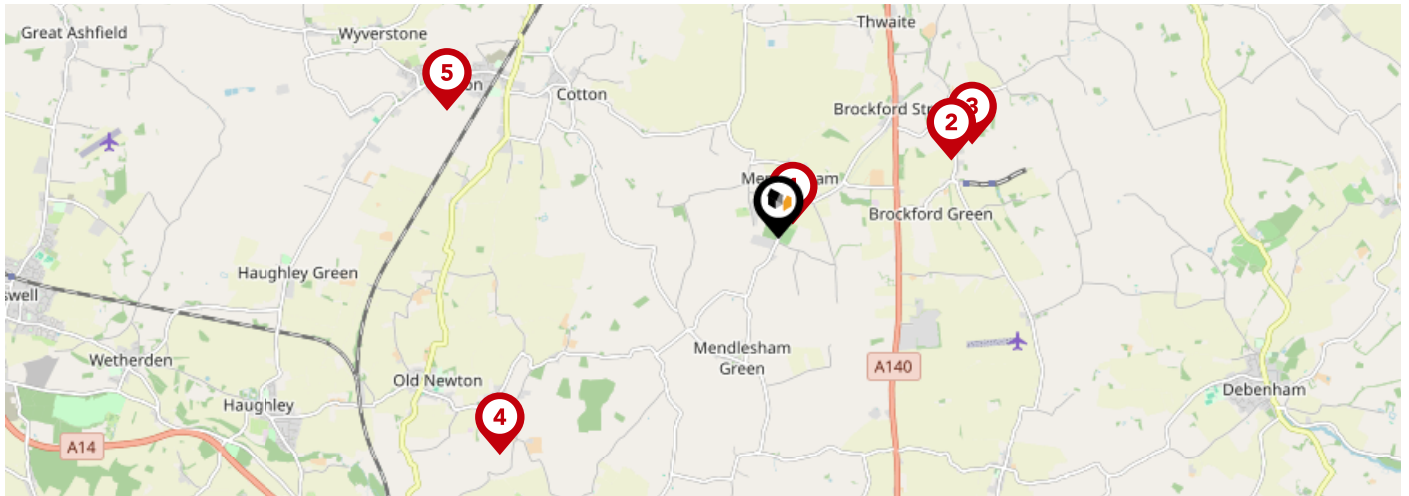
# Maps

## Listed Buildings

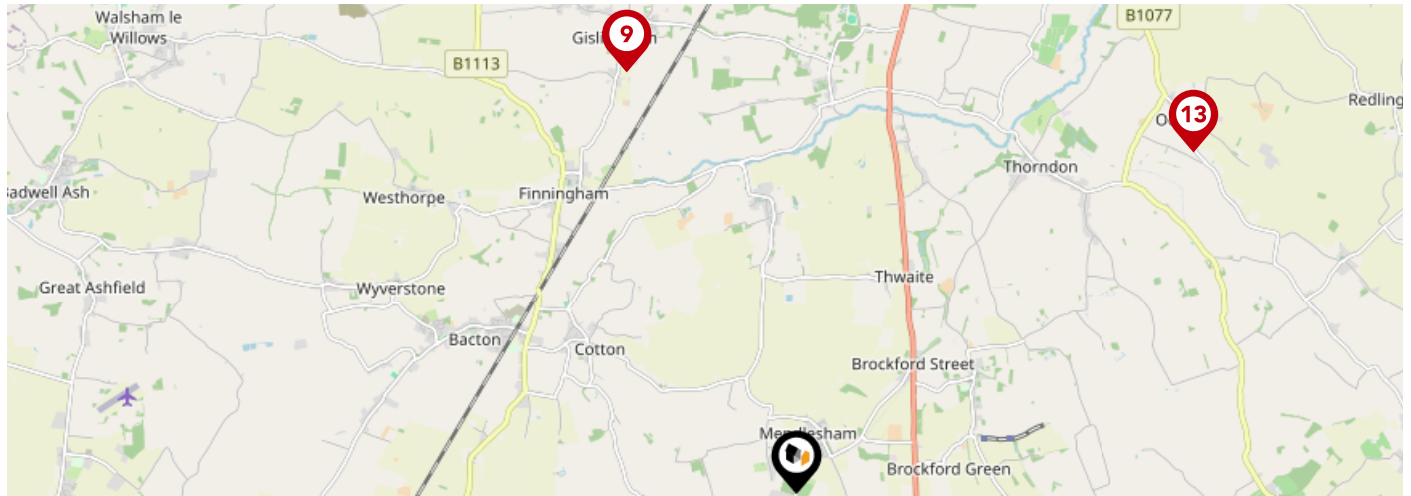
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1352508 - Elms Farmhouse	Grade II	0.1 miles
	1032246 - The Fleece And Number 65	Grade II	0.2 miles
	1032249 - Friary Cottage Thatched Cottage	Grade II	0.2 miles
	1032255 - Stone House	Grade II	0.2 miles
	1180909 - 50, Old Market Street	Grade II	0.2 miles
	1352503 - 5, Church Road	Grade II	0.3 miles
	1180777 - Old School Room And Old School House	Grade II	0.3 miles
	1285409 - Lime Cottage	Grade II	0.3 miles
	1352505 - Number 9 Dolphin House And Numbers 11-15	Grade II	0.3 miles
	1032252 - King's Head	Grade II	0.3 miles



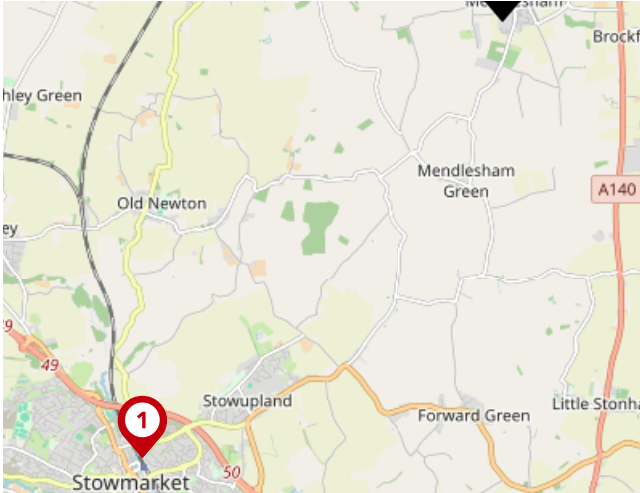
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mendlesham Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bacton Primary School</b> Ofsted Rating: Good   Pupils: 119   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Freeman Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stowupland High School</b> Ofsted Rating: Requires improvement   Pupils: 1008   Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Gislingham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 143   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stonham Aspal Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Debenham High School</b> Ofsted Rating: Good   Pupils: 687   Distance:4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 160   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Crawford's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:5.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

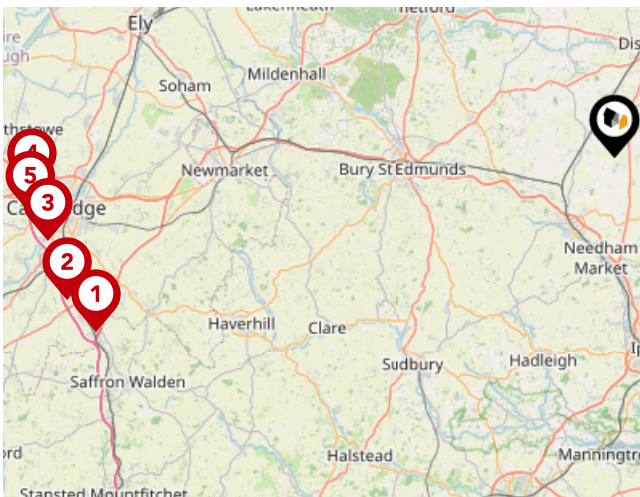
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Entrance1	5.14 miles
2	Entrance	6.61 miles
3	Entrance	6.97 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.87 miles
2	M11 J10	41.14 miles
3	M11 J11	41.71 miles
4	M11 J13	42.4 miles
5	M11 J12	42.67 miles

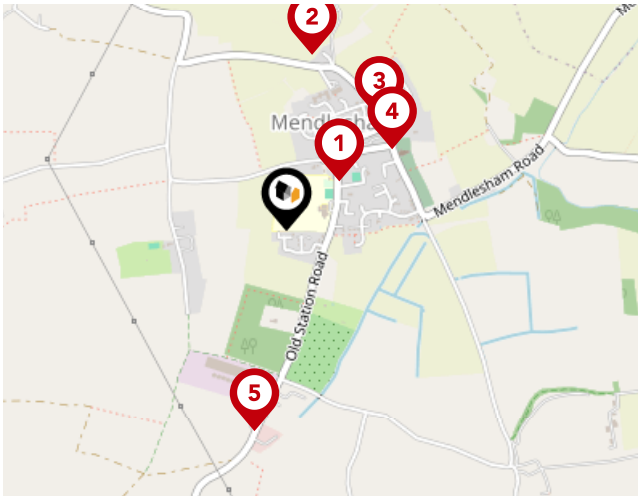


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	30.44 miles
2	Southend-on-Sea	49.56 miles
3	Stansted Airport	42.59 miles
4	Cambridge	38.33 miles

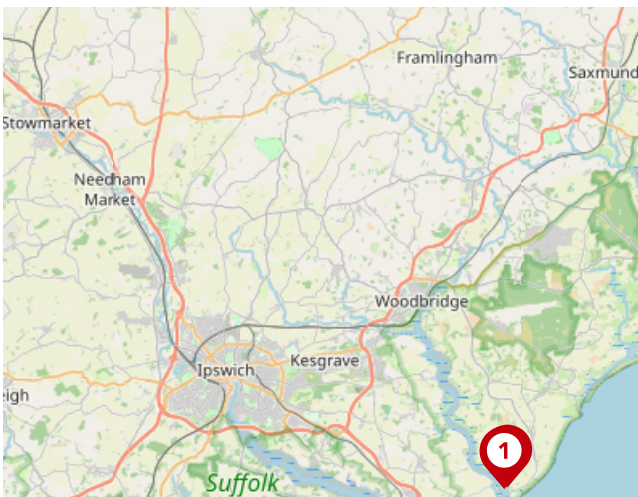
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Community Centre	0.16 miles
2	Health Centre	0.4 miles
3	Kings Head	0.33 miles
4	Church	0.3 miles
5	Denters Hill	0.46 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.26 miles
2	Bawdsey Ferry Landing	22.3 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

