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# MIR: Material Info

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



**157, FOXGLOVE AVENUE, NEEDHAM MARKET, IPSWICH,  
IP6 8JJ**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

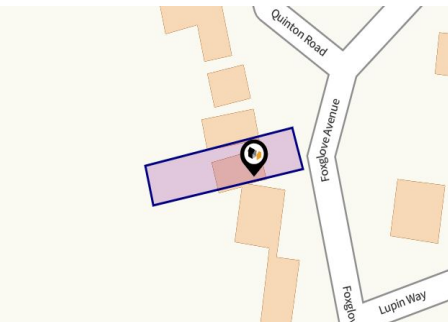
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview






## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3	<b>Latest FENSA Work:</b>	05/03/2023 - 157
<b>Plot Area:</b>	0.1 acres		Foxglove Avenue
<b>Council Tax :</b>	Band B		windows, Needham
<b>Annual Estimate:</b>	£1,802		Market doors
<b>Title Number:</b>	SK32869		
<b>UPRN:</b>	100091085743		
<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>16</b> mb/s	<b>58</b> mb/s	<b>1800</b> mb/s
		

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



### Satellite/Fibre TV Availability:



Planning records for: *20 Foxglove Avenue Needham Market Ipswich Suffolk IP6 8JJ*

<b>Reference - DC/20/02881</b>
<b>Decision:</b> Granted
<b>Date:</b> 13th July 2020
<b>Description:</b> Householder Planning Application - Erection of a first floor side extension and cladding existing elevations.

Planning records for: *127 Foxglove Avenue Needham Market Ipswich Suffolk IP6 8JJ*

<b>Reference - DC/18/03941</b>
<b>Decision:</b> Granted
<b>Date:</b> 31st August 2018
<b>Description:</b> Householder Planning Application- Erection of single storey side extension under existing cart port and erection of front porch extension; replace cladding.

Planning records for: *137 Foxglove Avenue Needham Market IP6 8JJ*

<b>Reference - 0132/05/</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 12th January 2005
<b>Description:</b> Erection of a car port.

<b>Reference - DC/25/04164</b>
<b>Decision:</b> Granted
<b>Date:</b> 18th September 2025
<b>Description:</b> Discharge of Conditions Application for DC/25/03356 - Condition 3 (Biodiversity Enhancements)

Planning records for: *137 Foxglove Avenue Needham Market Ipswich Suffolk IP6 8JJ*

<b>Reference - DC/25/03356</b>	
<b>Decision:</b>	Granted
<b>Date:</b>	28th July 2025
<b>Description:</b>	Householder Application - Erection of a single storey front extension.

## 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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# Disclaimer

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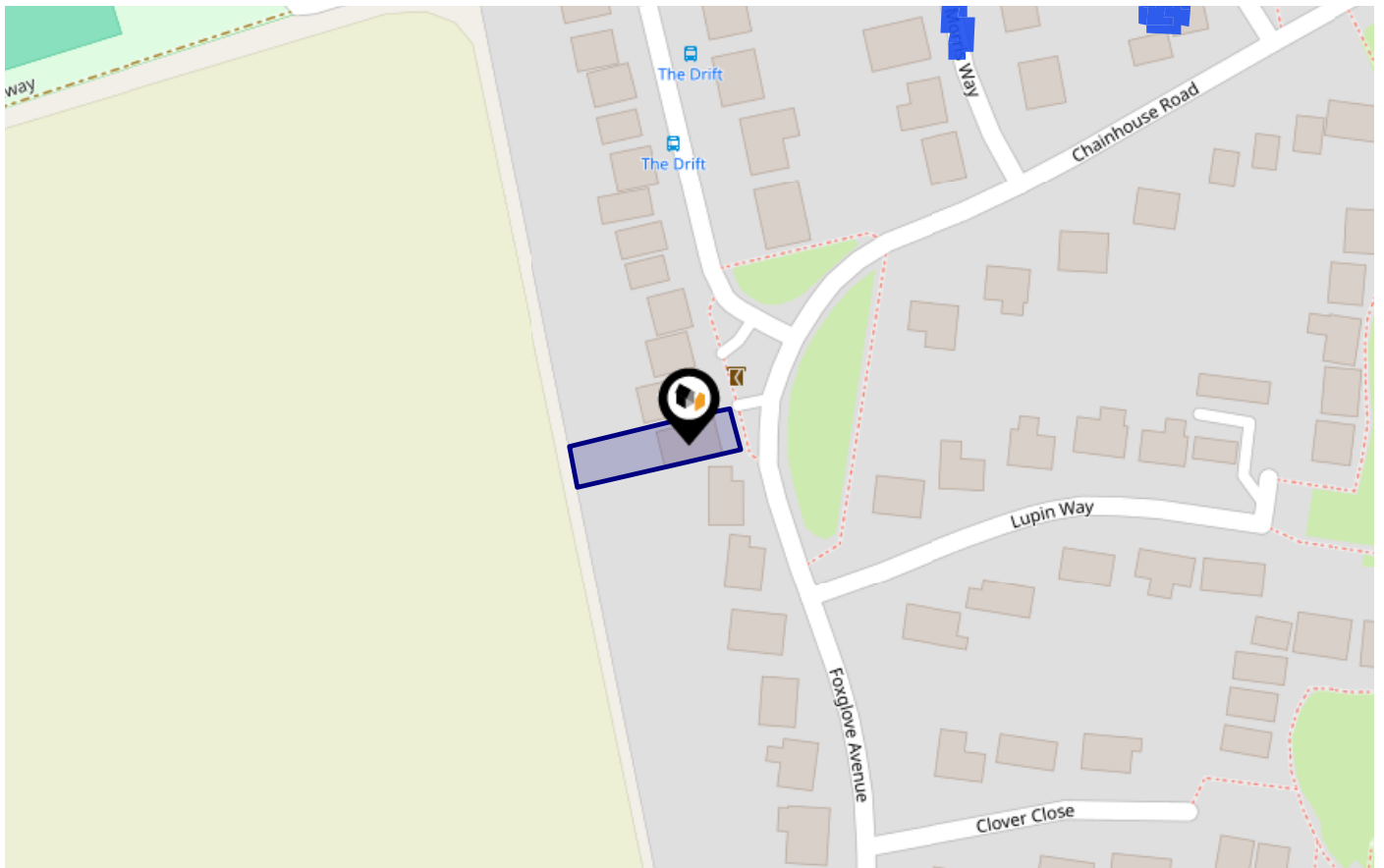
## Important - Please read

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# 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.

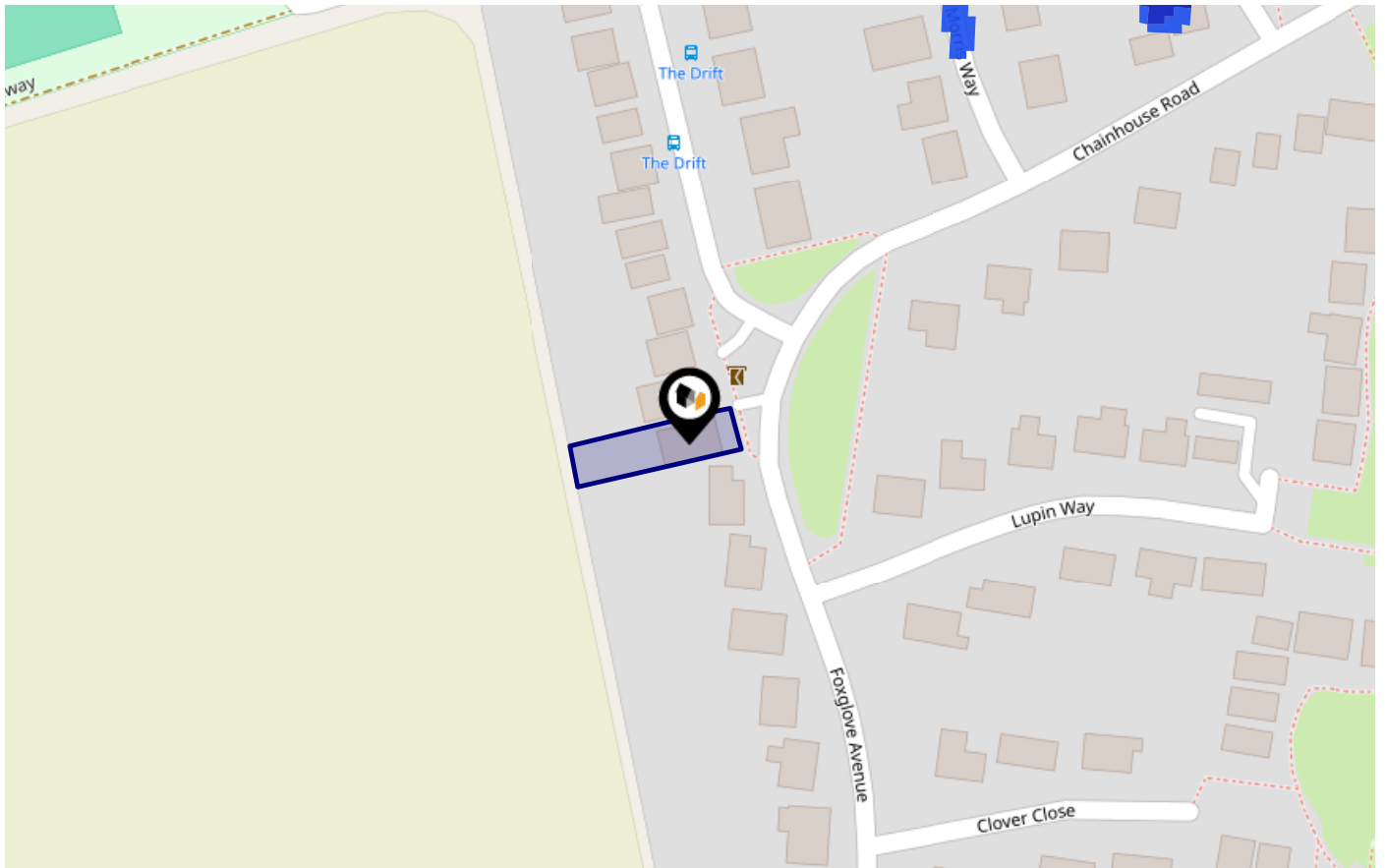
Chance of flooding to the following depths at this property:



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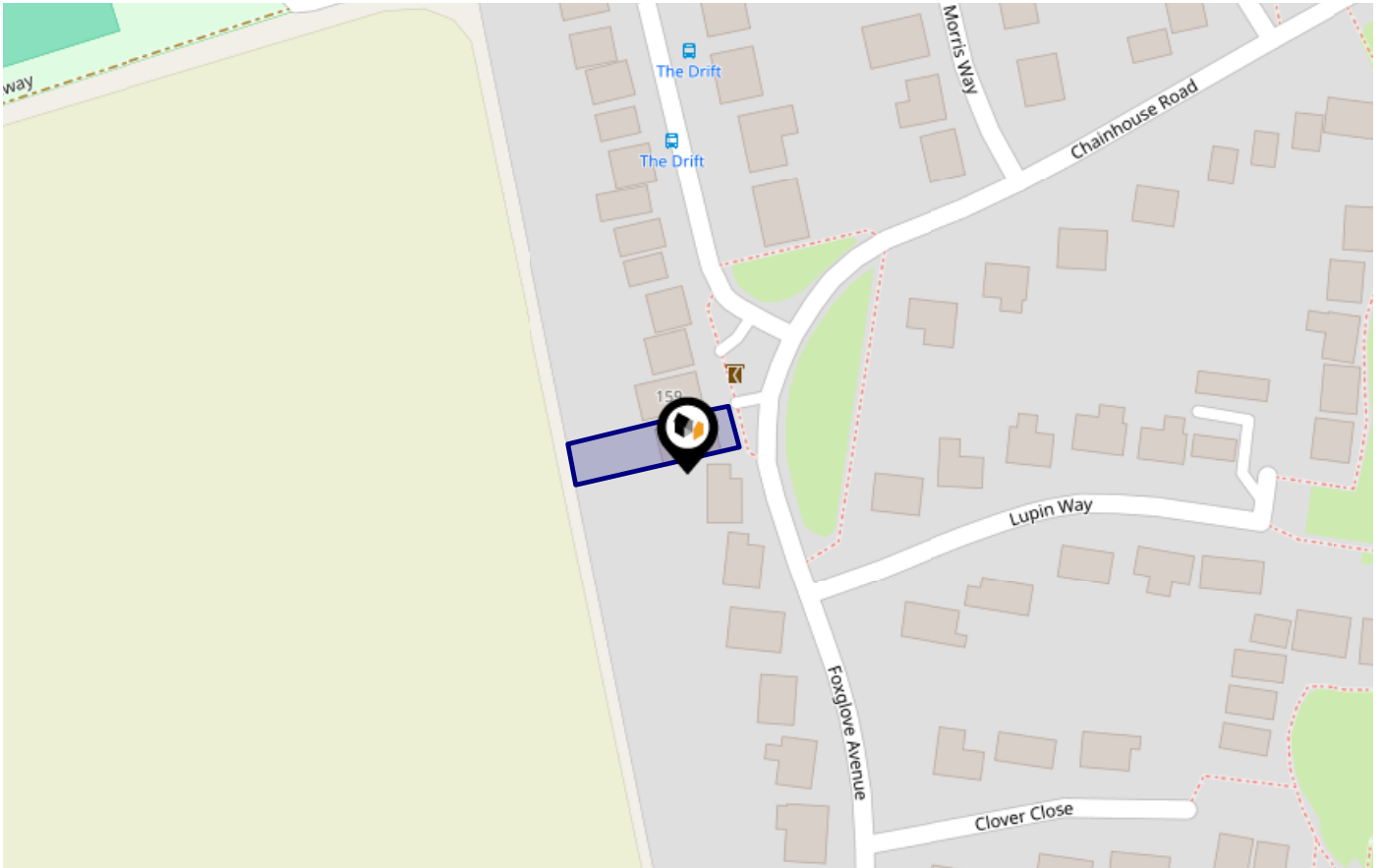
Chance of flooding to the following depths at this property:



# 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.

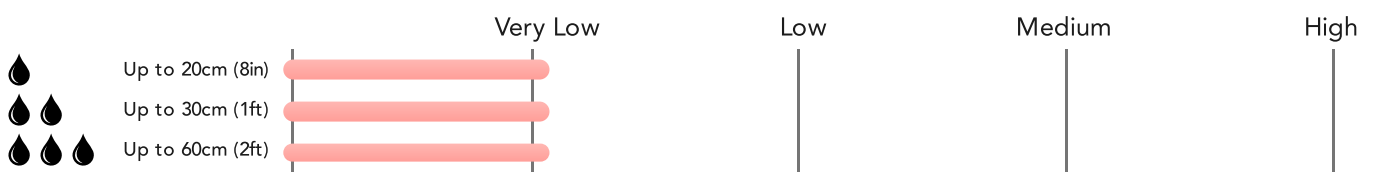


Risk Rating: Very low

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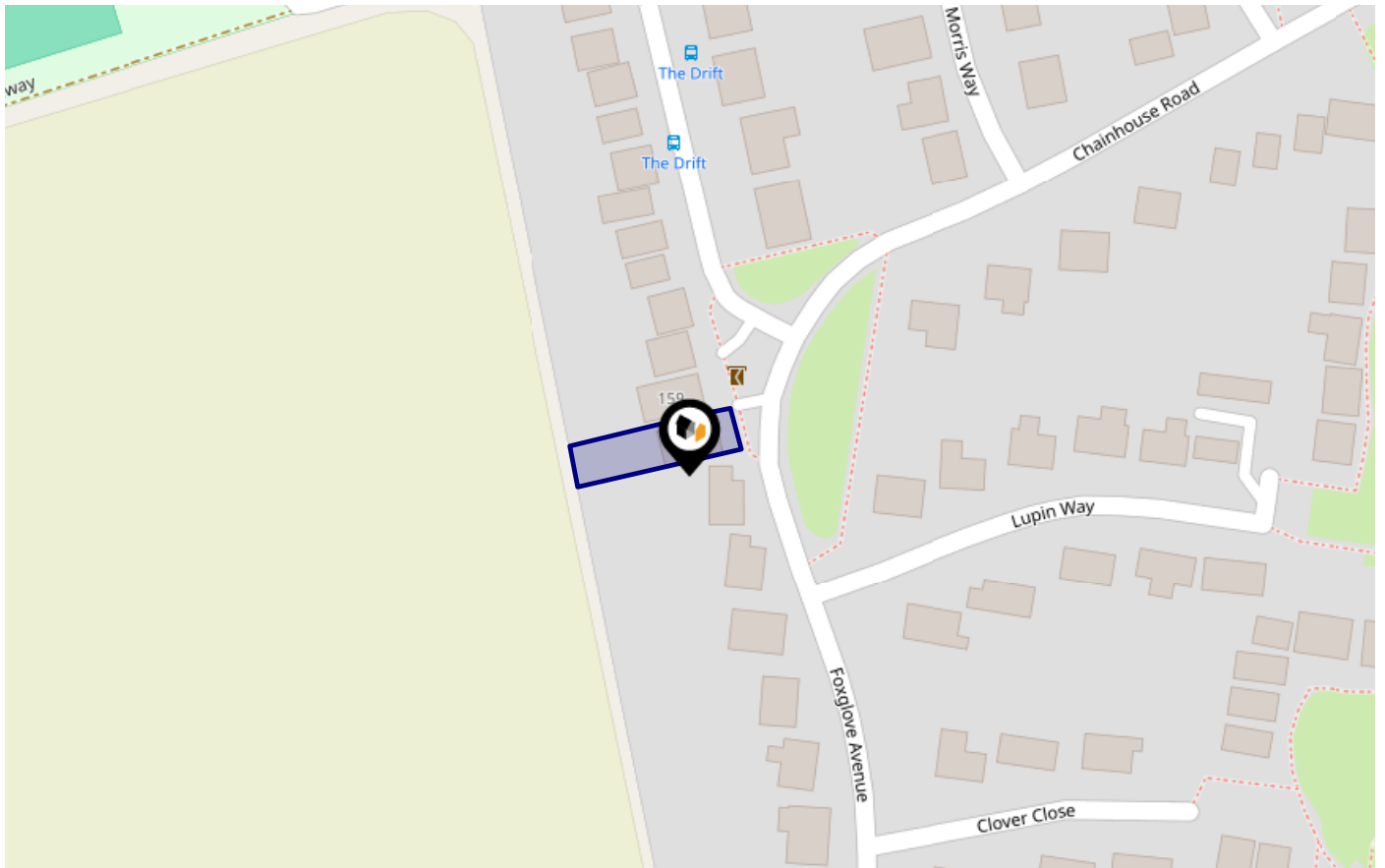
Chance of flooding to the following depths at this property:



# 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.



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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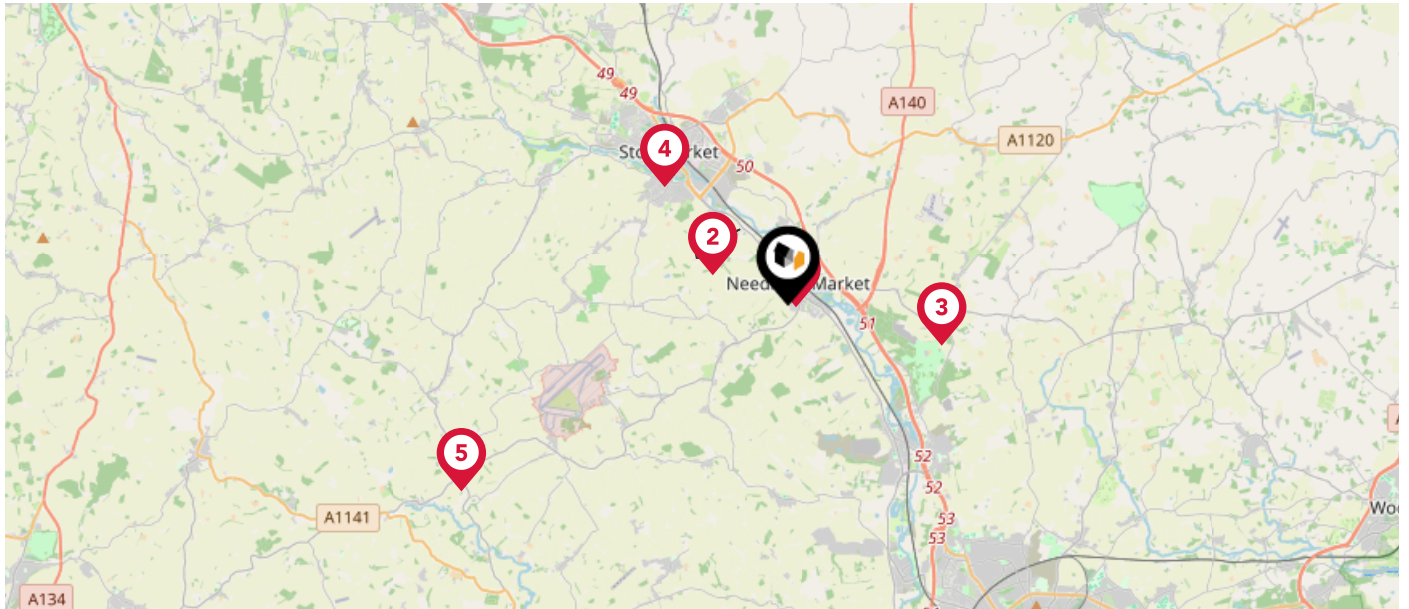
Chance of flooding to the following depths at this property:








# 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.



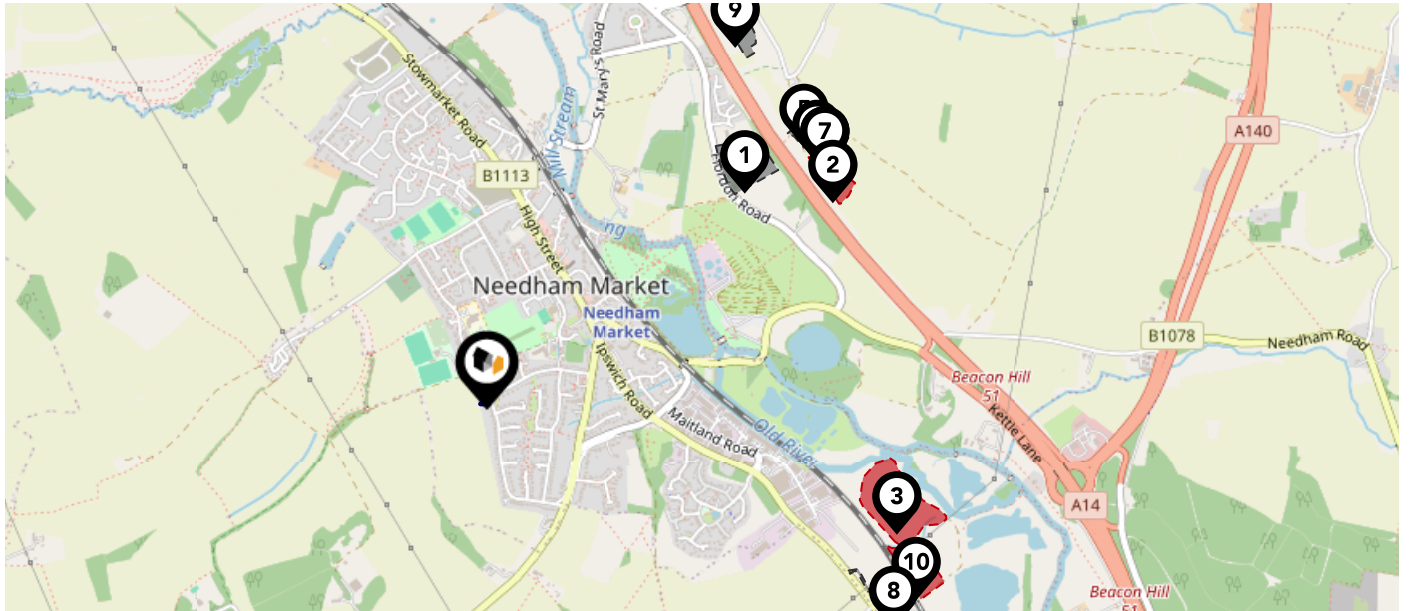
### Nearby Conservation Areas

-  1 Needham Market
-  2 Badley
-  3 Coddanham
-  4 Stowmarket
-  5 Bildeston





















# 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.



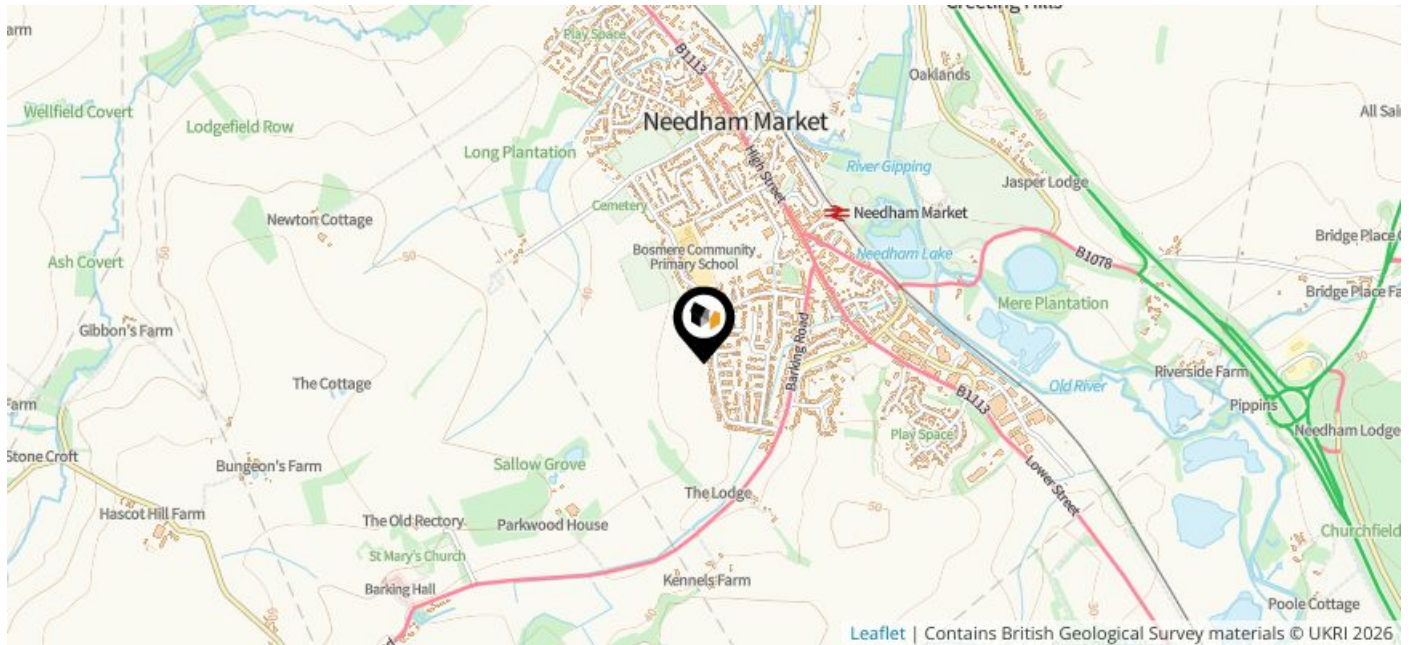
### Nearby Landfill Sites

	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill 
	EA/EPR/CP3795NU/A001	Active Landfill 
	EA/EPR/HP3495NM/V005	Active Landfill 
	Sally Woods Lane-Creeting St Mary	Historic Landfill 
	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill 
	Off Sally Wood's Lane-Creeting St Mary	Historic Landfill 
	Creeting Pits-Creeting Pits, Flordon Road, Creeting St Mary	Historic Landfill 
	Gallows Hill-Needham Market	Historic Landfill 
	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill 
	EA/EPR/HP3795NH/V003	Active Landfill 

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

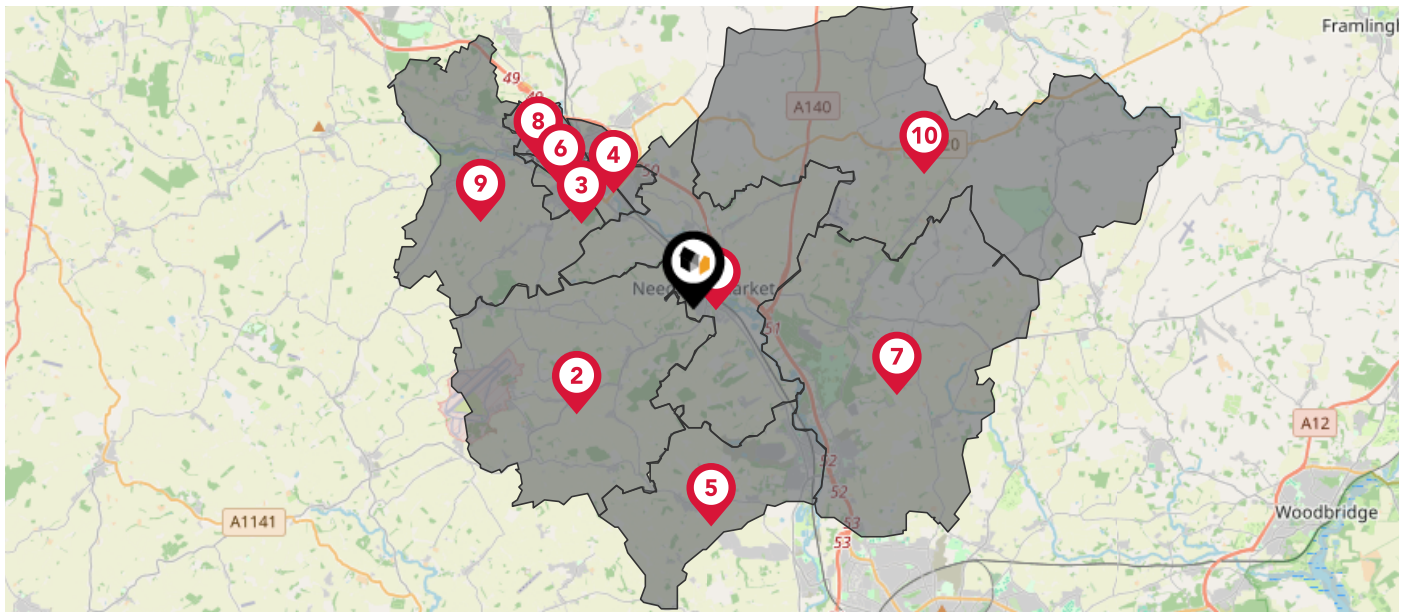
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

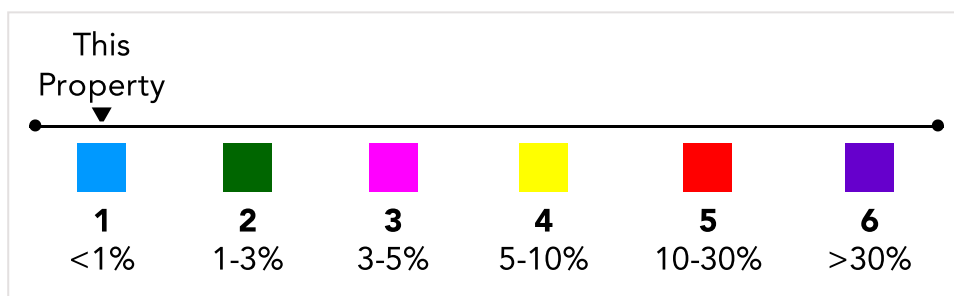
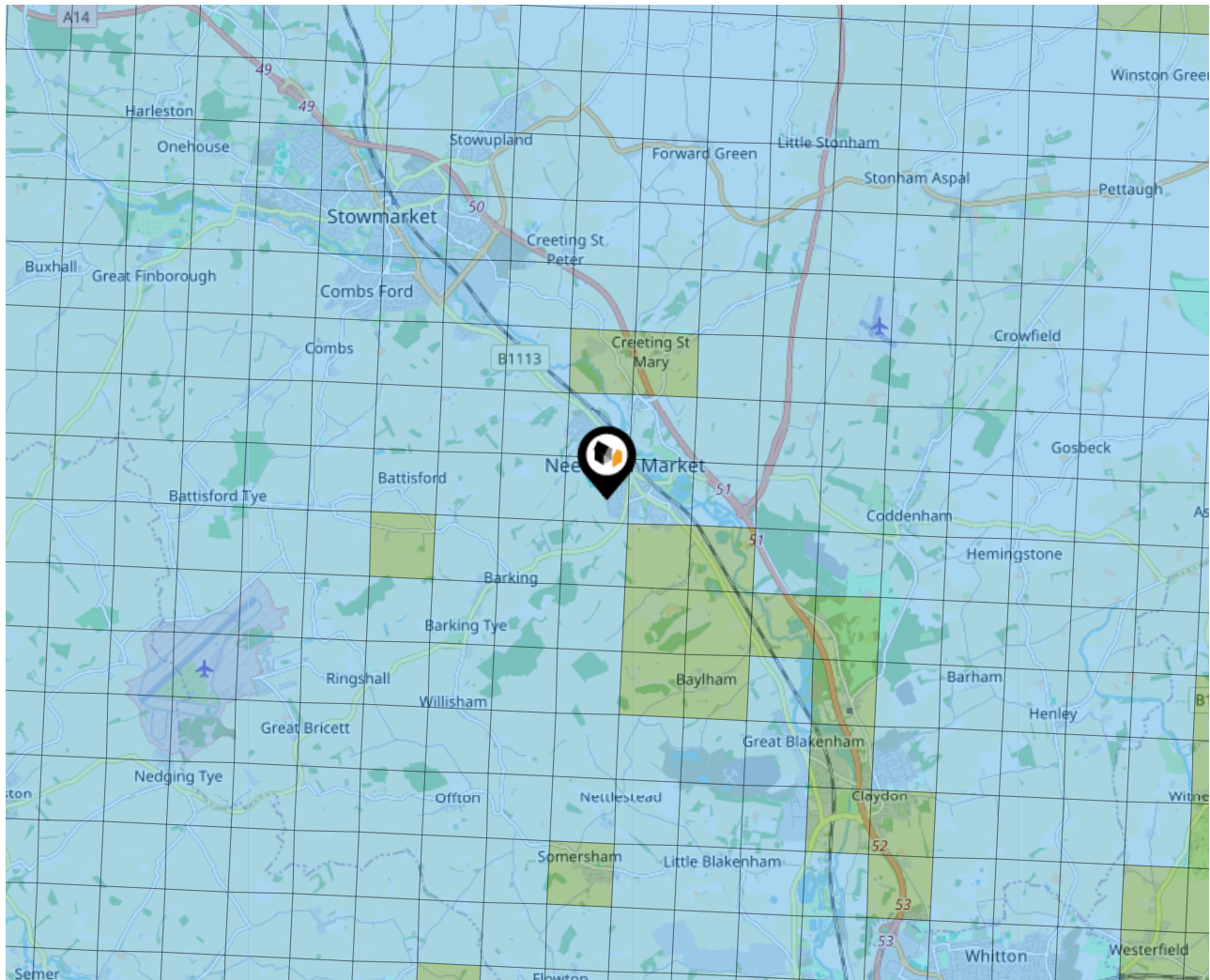


### Nearby Council Wards

- 1 Needham Market Ward
- 2 Battisford & Ringshall Ward
- 3 Combs Ford Ward
- 4 Stow Thorney Ward
- 5 Blakenham Ward
- 6 St. Peter's Ward
- 7 Claydon & Barham Ward
- 8 Chilton Ward
- 9 Onehouse Ward
- 10 Stonham Ward

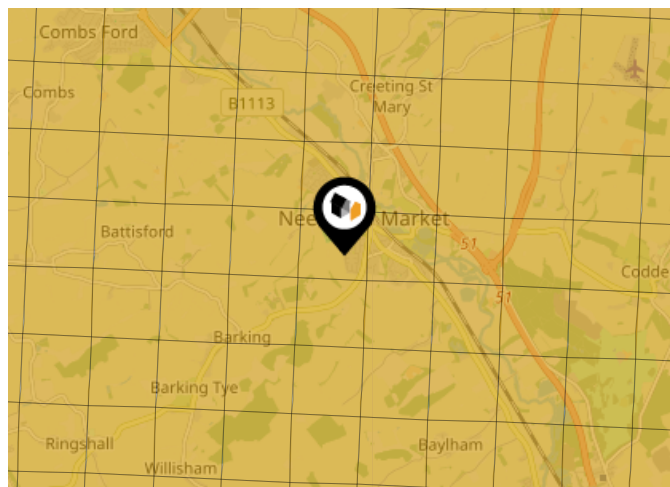
## What is Radon?

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)

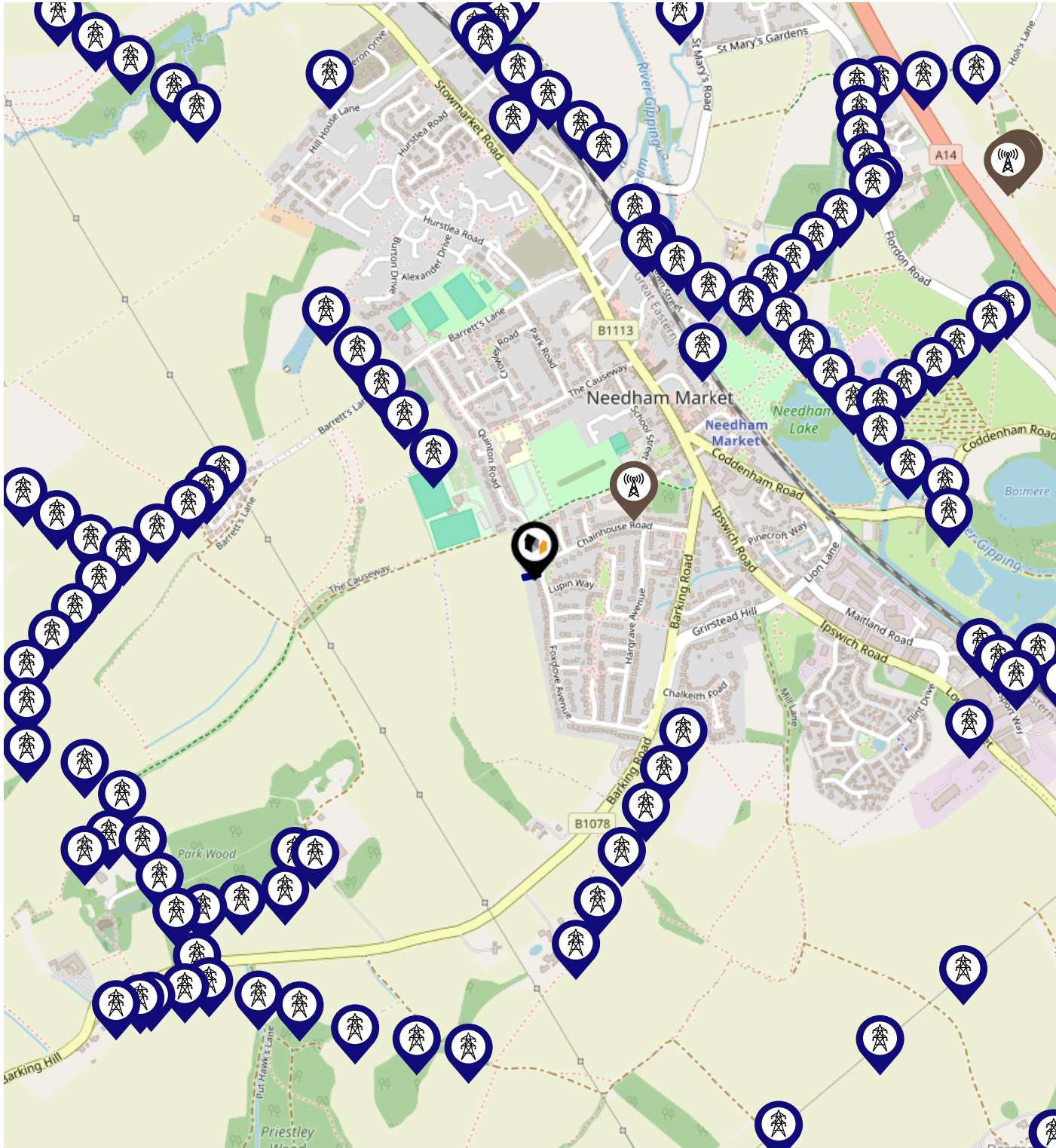
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## 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



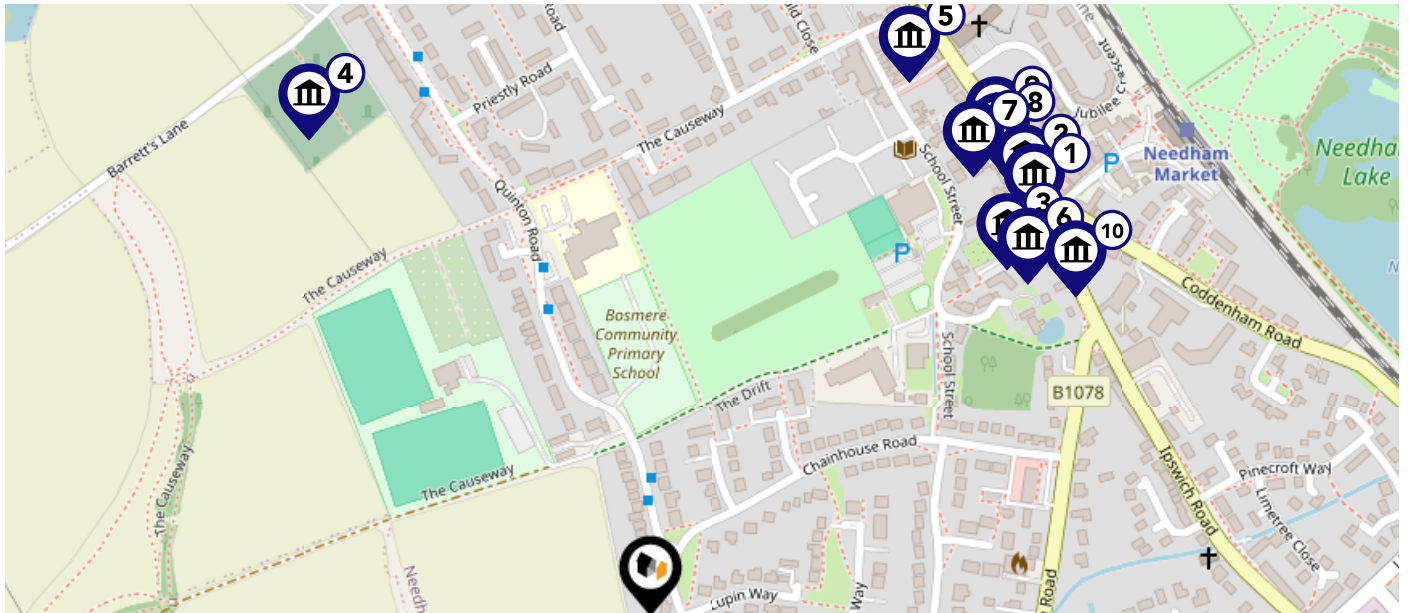
**Key:**











-  Power Pylons
-  Communication Masts

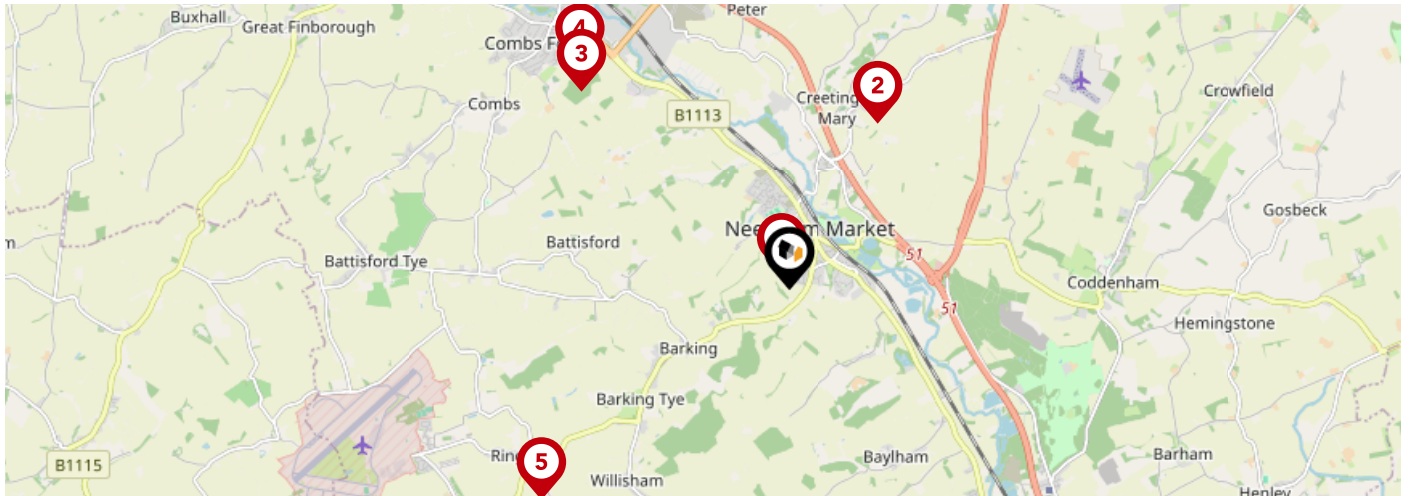
# Maps

## Listed Buildings

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

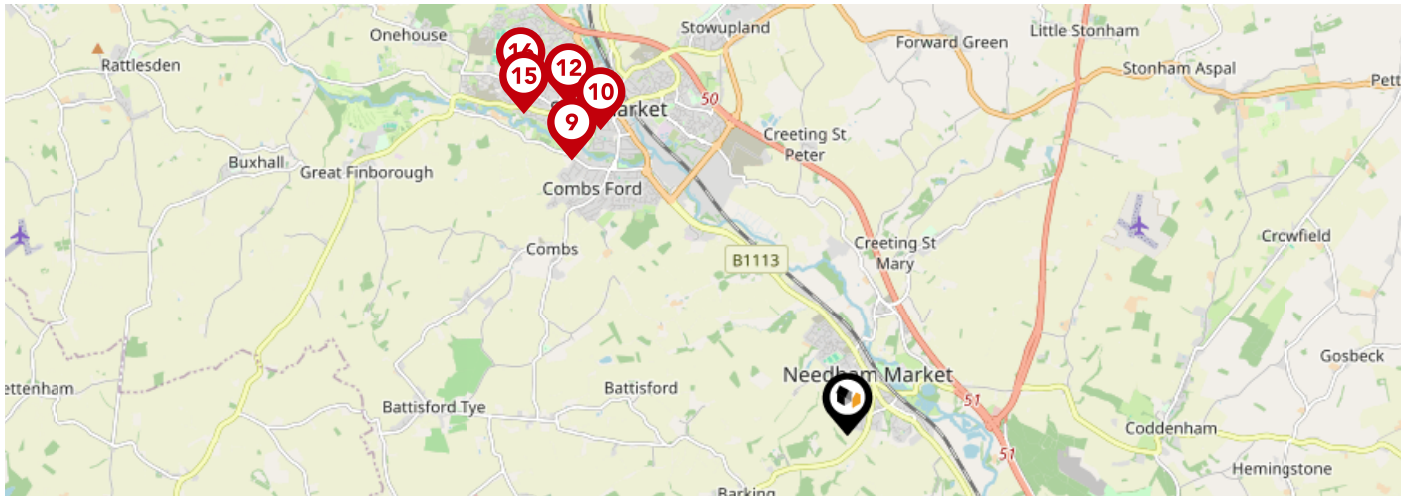










Listed Buildings in the local district		Grade	Distance
	1253668 - 10 And 12, High Street	Grade II	0.3 miles
	1253669 - 16, High Street	Grade II	0.3 miles
	1253650 - The Swan Inn	Grade II	0.3 miles
	1468224 - Needham Market War Memorial	Grade II	0.3 miles
	1253905 - 61, High Street	Grade II	0.3 miles
	1277201 - 3, 5 And 7, High Street	Grade II	0.3 miles
	1261662 - Doctor's Surgery	Grade II	0.3 miles
	1253670 - 22 And 24, High Street	Grade II	0.3 miles
	1261469 - 26, High Street	Grade II	0.3 miles
	1232115 - 4, Coddendam Road	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bosmere Community Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Creeting St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Ringshall School</b> Ofsted Rating: Good   Pupils: 111   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:3.19	<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:3.53	<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:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

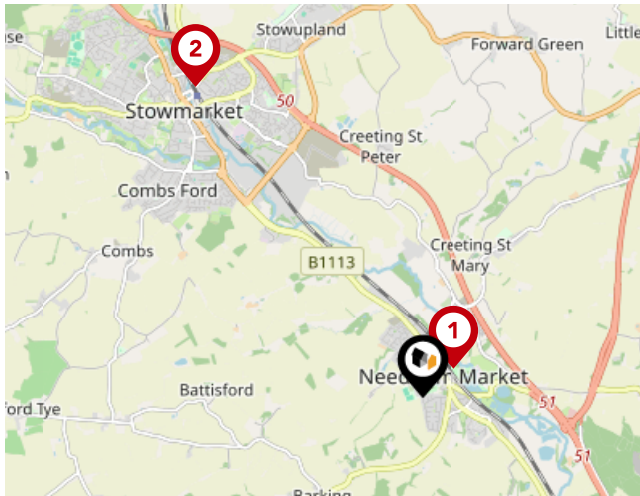
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:3.54	<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:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Somersham Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claydon Primary School</b> Ofsted Rating: Good   Pupils: 509   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Claydon High School</b> Ofsted Rating: Good   Pupils: 768   Distance:4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

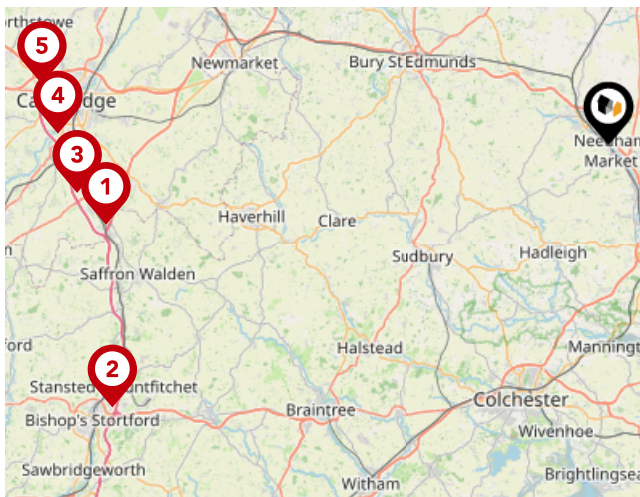
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Entrance	0.38 miles
2	Entrance1	3.49 miles
3	Entrance1	6.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.1 miles
2	M11 J8	40.96 miles
3	M11 J10	38.82 miles
4	M11 J11	40.11 miles
5	M11 J13	41.4 miles

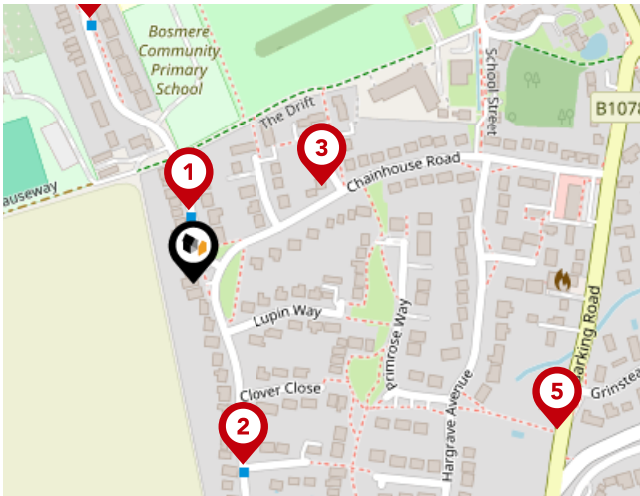


### Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	37.31 miles
2	Southend-on-Sea	42.75 miles
3	Stansted Airport	38 miles
4	Cambridge	37.26 miles

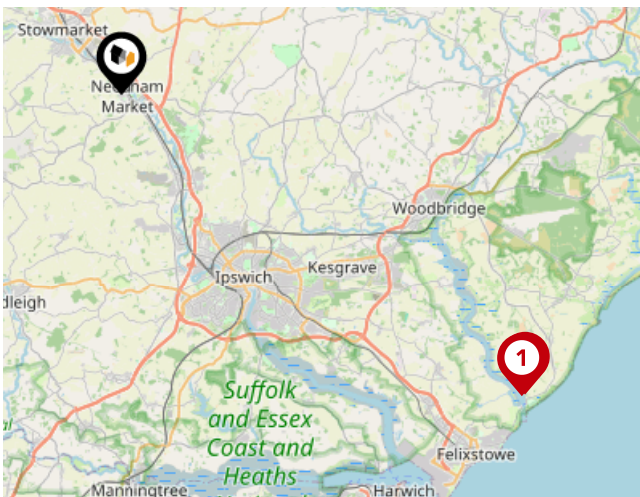
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Drift	0.04 miles
2	Orchid Way	0.11 miles
3	Jackson Way	0.09 miles
4	Quinton Road	0.16 miles
5	Grinstead Gardens	0.22 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.28 miles
2	Bawdsey Ferry Landing	18.35 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.



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### ML Property

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