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# MIR: Material Info

The Material Information Affecting this Property

**Thursday 12<sup>th</sup> February 2026**



**89, OSPREY DRIVE, STOWMARKET, IP14 5UX**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

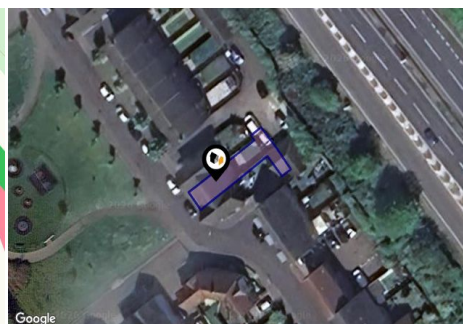
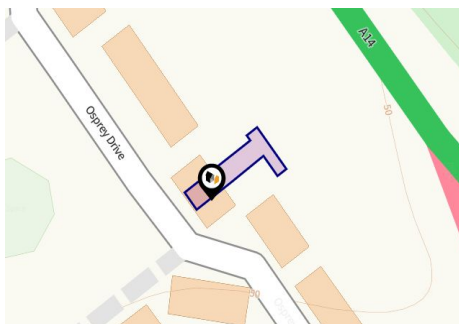
01449 768854

matt@mlproperty.co.uk

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# Property Overview



## Property

Type:	Terraced
Bedrooms:	3
Floor Area:	796 ft <sup>2</sup> / 74 m <sup>2</sup>
Plot Area:	0.04 acres
Year Built :	2014
Council Tax :	Band C
Annual Estimate:	£1,963
Title Number:	SK354198
UPRN:	10023992724

Last Sold Date:	14/12/2018
Last Sold Price:	£228,000
Last Sold £/ft <sup>2</sup> :	£286
Tenure:	Freehold

## Local Area

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

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>40</b> mb/s	<b>2000</b> mb/s

### Mobile Coverage:

(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **116 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/21/01304	
Decision:	Granted
Date:	04th March 2021
Description:	Householder Planning Application - Conversion of double garage into additional living accommodation, insertion of french doors and cladding to front elevation and insertion of rear window.

Planning records for: **135 Osprey Drive Stowmarket IP14 5UX**

Reference - DC/23/03370	
Decision:	Refused
Date:	18th July 2023
Description:	Planning Application - Erection of side/rear extension and alterations to form shop.

Planning records for: **123 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/25/01509	
Decision:	Withdrawn
Date:	28th March 2025
Description:	Householder application - Erection of side/rear extension for disabled use

Planning records for: **113 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/21/05386	
Decision:	Granted
Date:	30th September 2021
Description:	Householder Planning Application - Conversion of loft space into additional living accomodation with roof lights and windows to gable ends

Planning records for: **113 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/24/02275	
Decision:	Granted
Date:	15th May 2024
Description:	Householder Application - Construction of side catslide dormer extension and insertion of rooflights in conjunction with loft conversion.

Planning records for: **76 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/21/01753	
Decision:	Granted
Date:	23rd March 2021
Description:	Householder Planning Application - Erection of a single storey UPVC conservatory

Planning records for: **88 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/25/03463	
Decision:	Granted
Date:	04th August 2025
Description:	Discharge of Conditions Application for DC/25/02433 - Condition 3 (Biodiversity Enhancement Measures)

Reference - DC/25/02433	
Decision:	Granted
Date:	29th May 2025
Description:	Householder Application - Single storey rear extension.

Planning records for: **121 Osprey Drive Stowmarket Suffolk IP14 5UX**

Reference - DC/20/02603	
Decision:	Granted
Date:	29th June 2020
Description:	Householder Application - Erection of rear conservatory.





# Property EPC - Certificate

89 Osprey Drive, STOWMARKET, IP14 5UX		Energy rating <b>B</b>	
Valid until 11.02.2036		Certificate number 0350-2012-4520-2096-4975	
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   B	86   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

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<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	74 m <sup>2</sup>



# Material Information

## 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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# Material Information

## 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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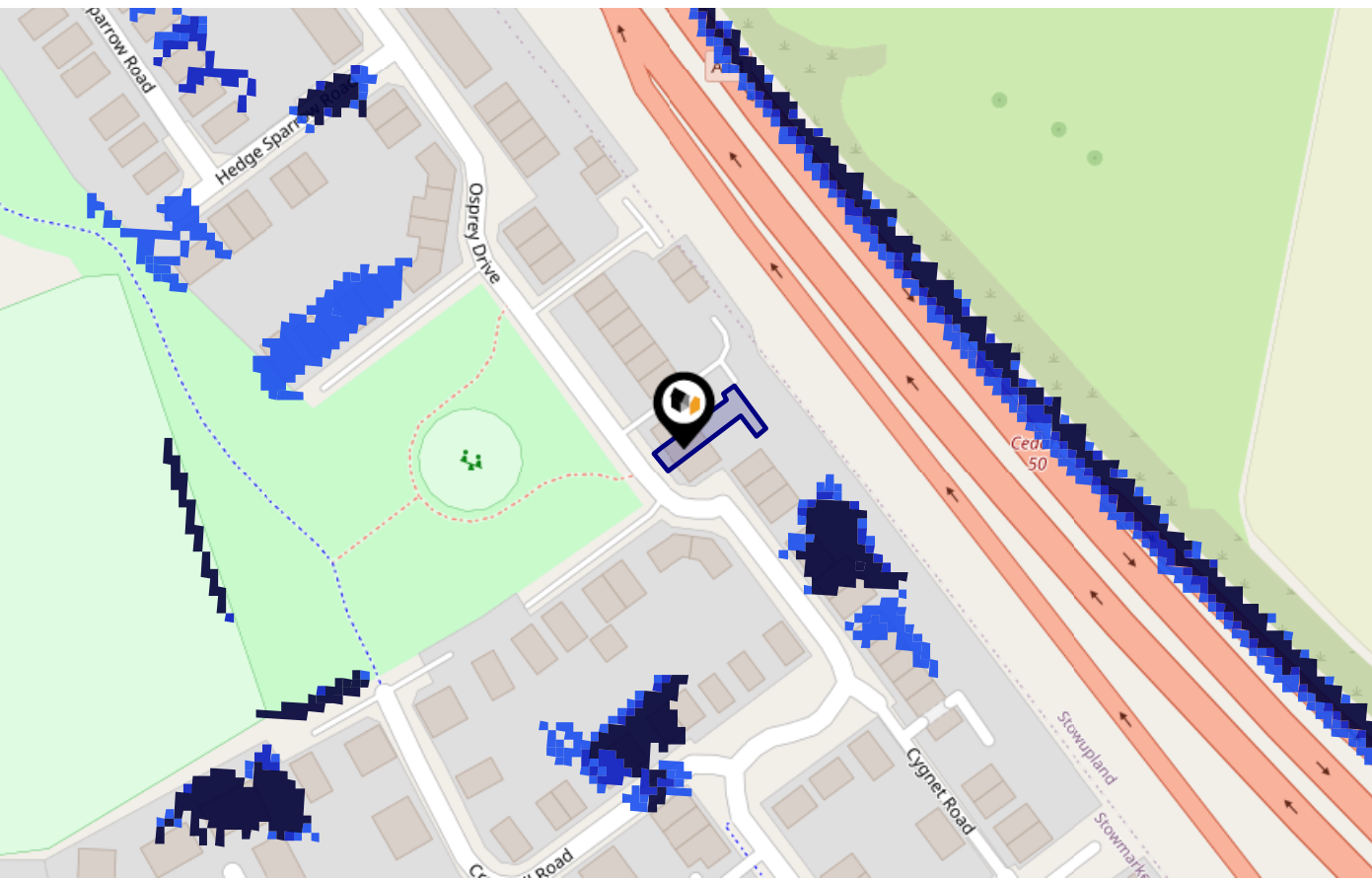
## Important - Please read

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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.

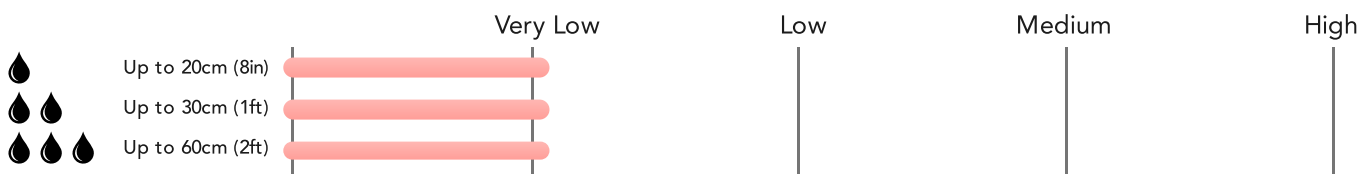


Risk Rating: Very low

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.

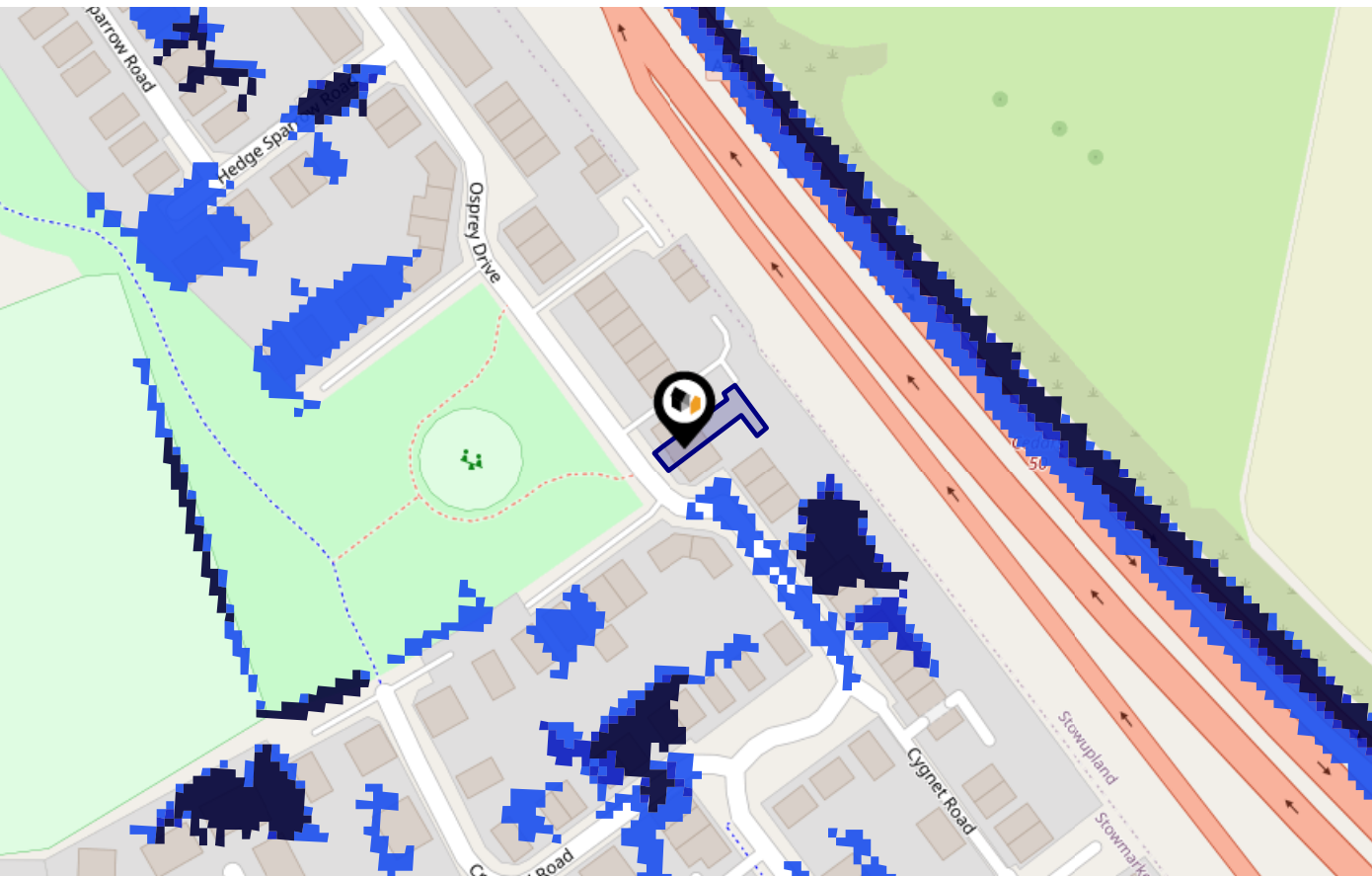
Chance of flooding to the following depths at this property:



# 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.

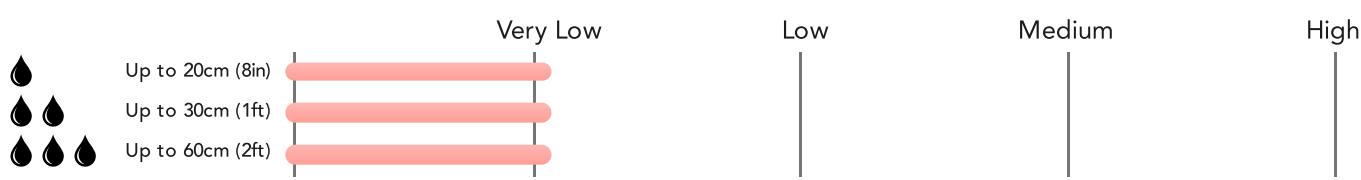


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Chance of flooding to the following depths at this property:

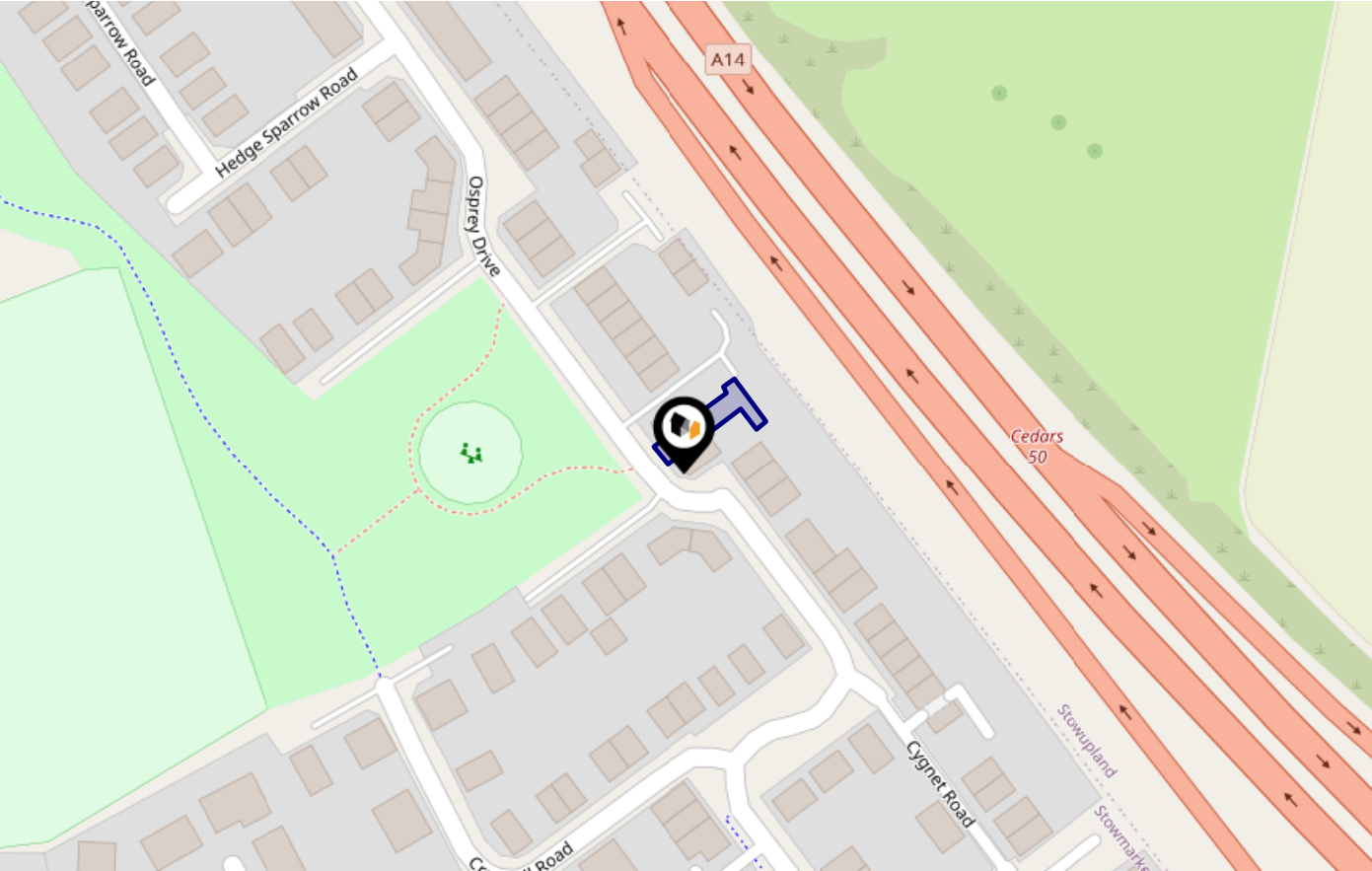




# Flood Risk

## 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.

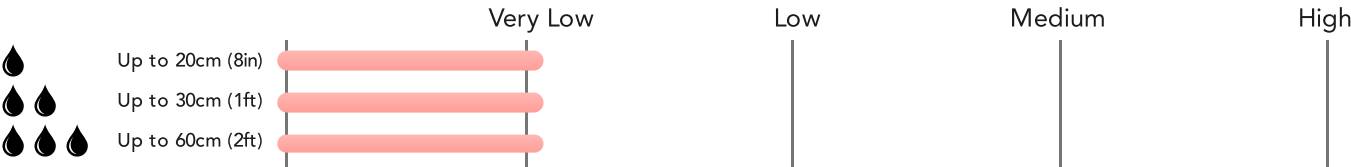


**Risk Rating: Very low**

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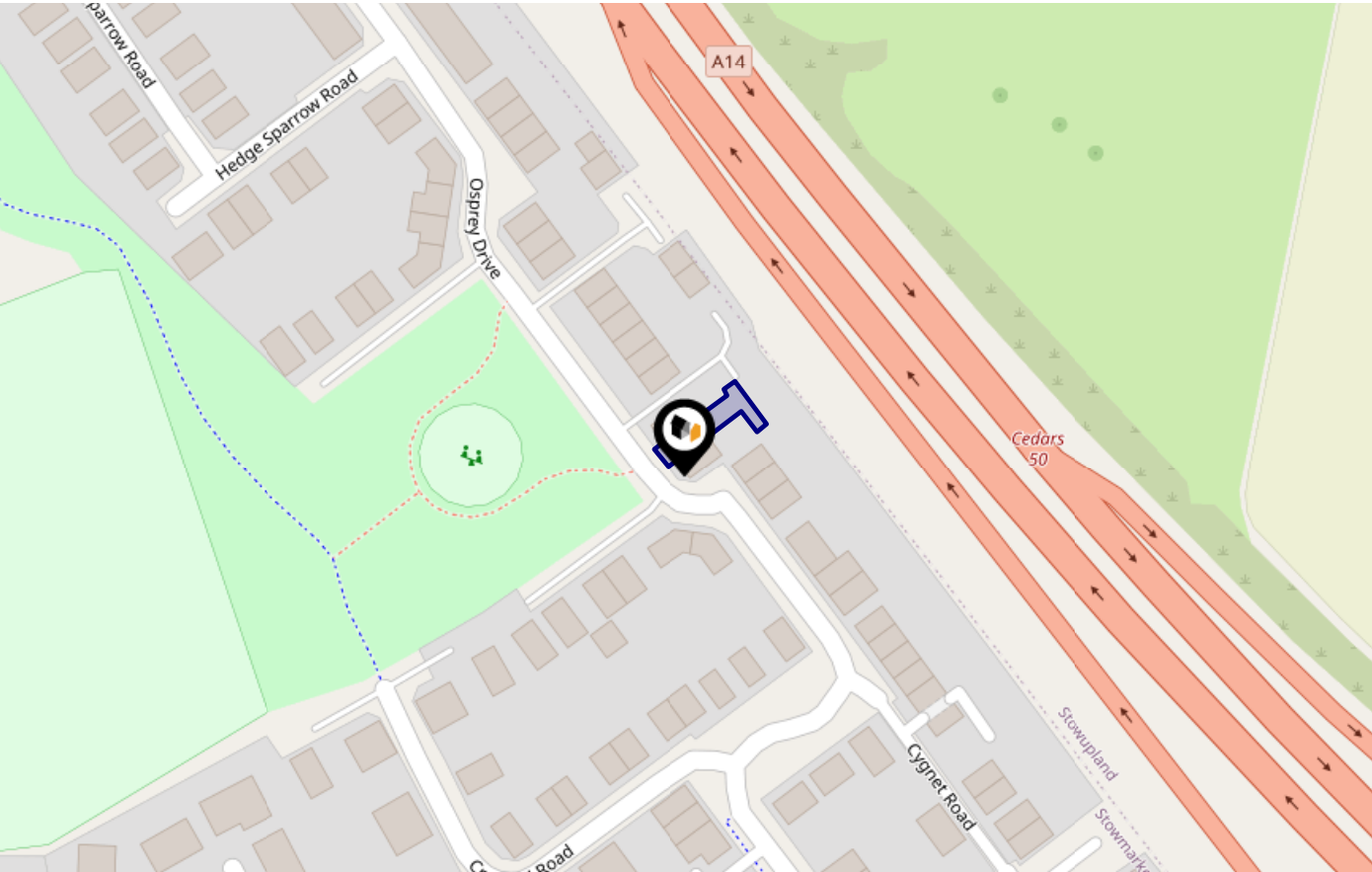
Chance of flooding to the following depths at this property:



# 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.

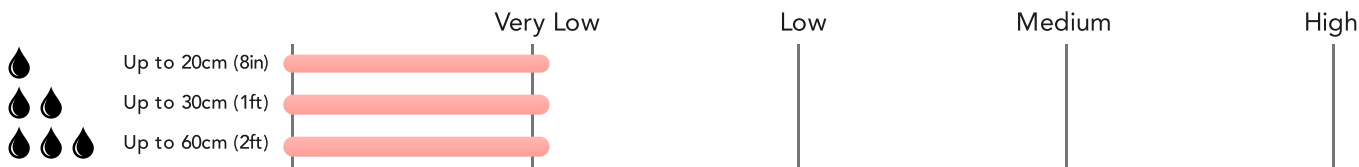


**Risk Rating: Very low**

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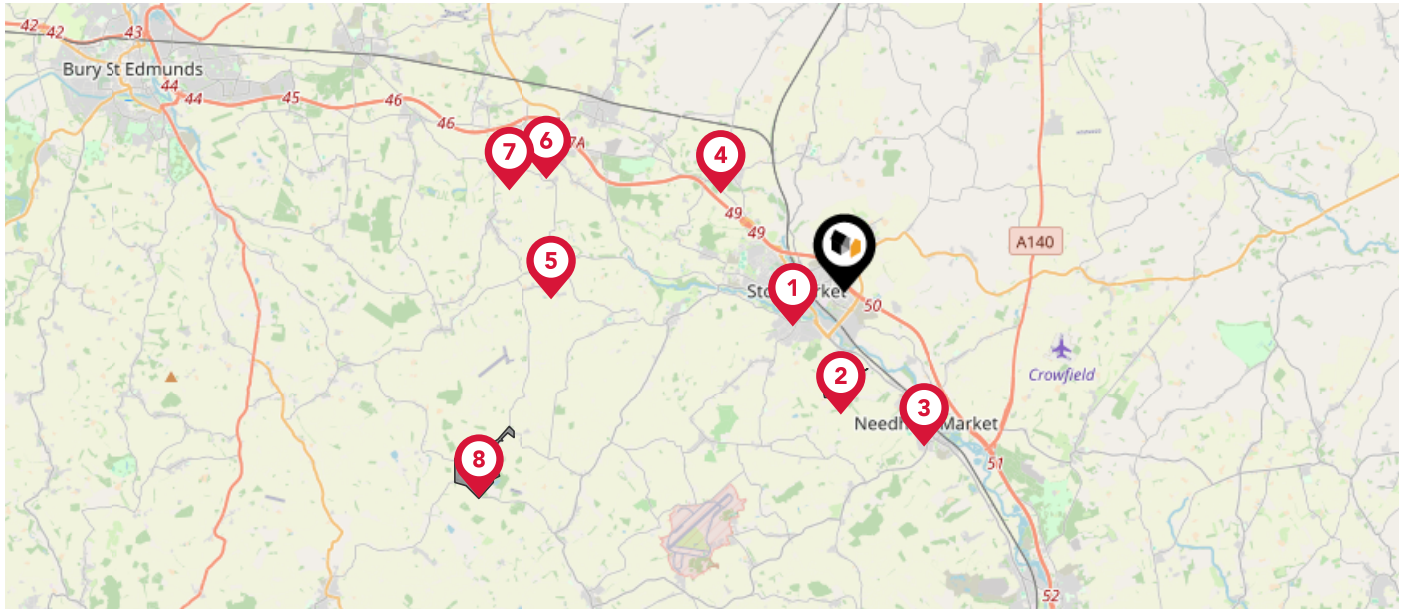
Chance of flooding to the following depths at this property:



# 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.



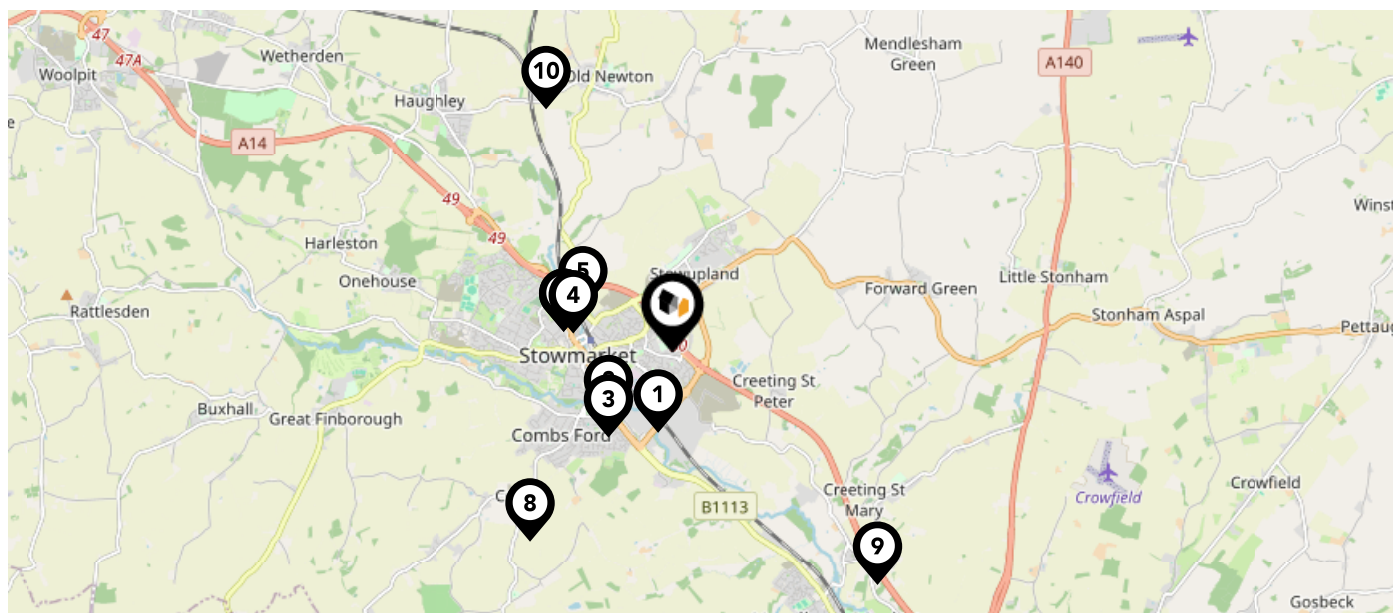
### Nearby Conservation Areas

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

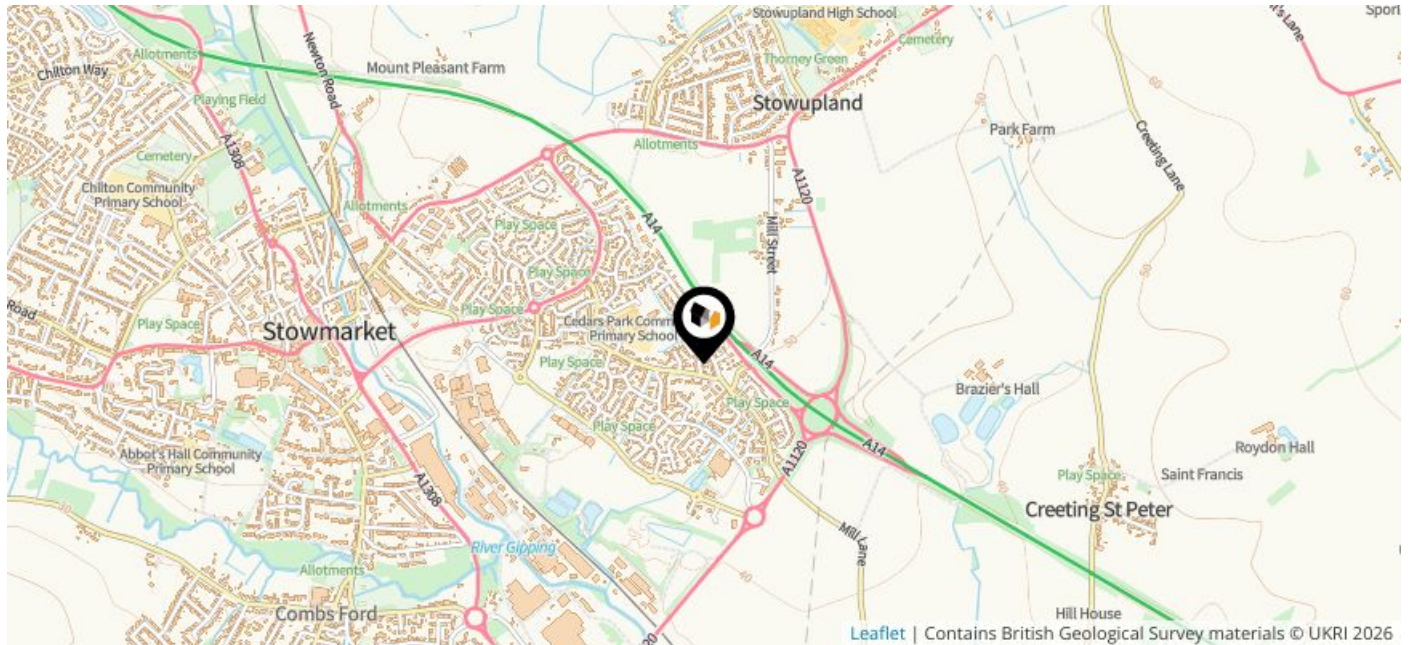
<b>1</b>	Needham Road-Needham Road, Stowmarket	Historic Landfill	
<b>2</b>	Milton Road-Milton Road, Stowmarket	Historic Landfill	
<b>3</b>	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	
<b>4</b>	Newton Road-Newton Road, Stowupland	Historic Landfill	
<b>5</b>	Newton Road-Stowupland	Historic Landfill	
<b>6</b>	Newton Road-Newton Road, Stowupland	Historic Landfill	
<b>7</b>	42 Bury Road-Stowmarket	Historic Landfill	
<b>8</b>	Combs Tannery-Combs, Stowmarket	Historic Landfill	
<b>9</b>	Creting Hills-Creting Hills, Creting St Mary	Historic Landfill	
<b>10</b>	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

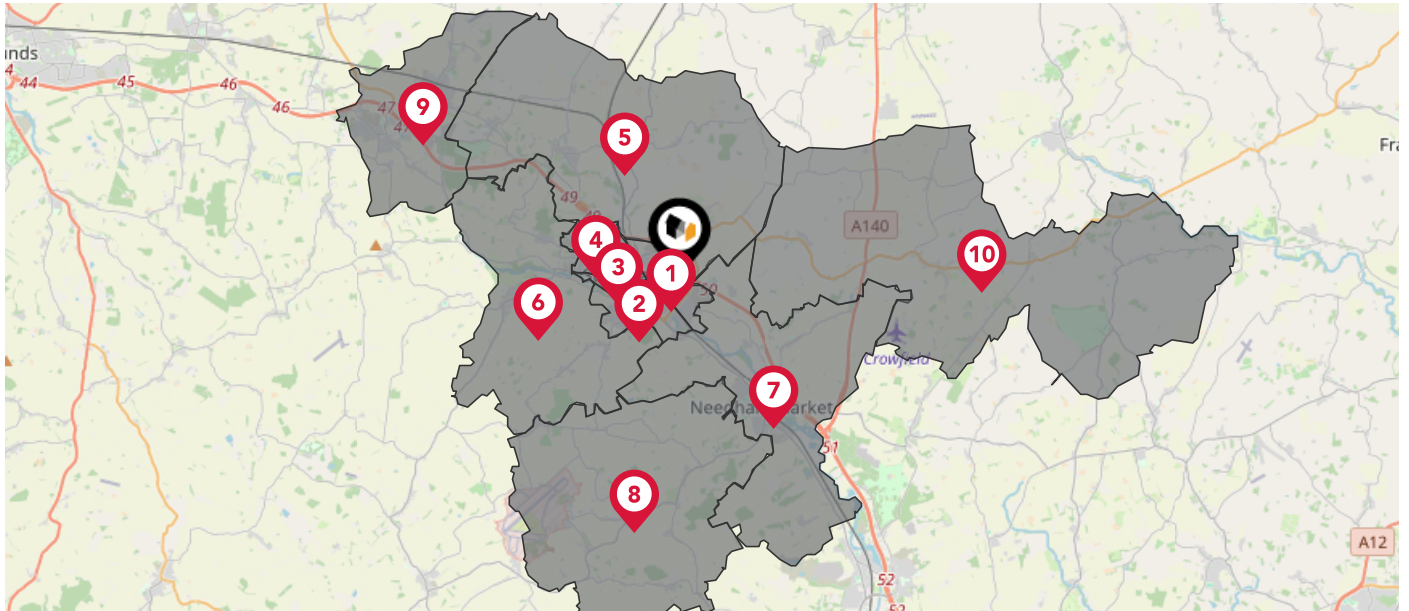
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



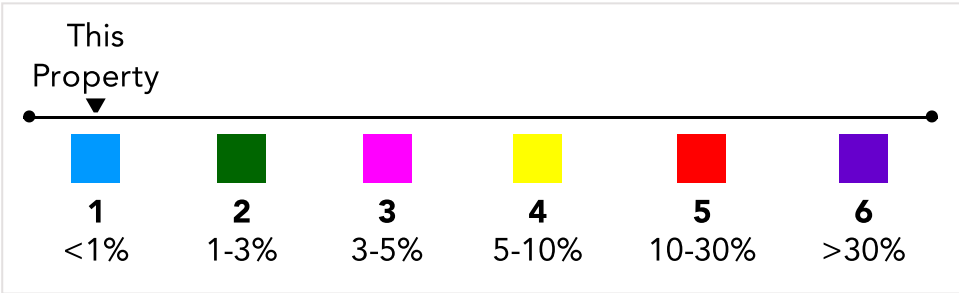
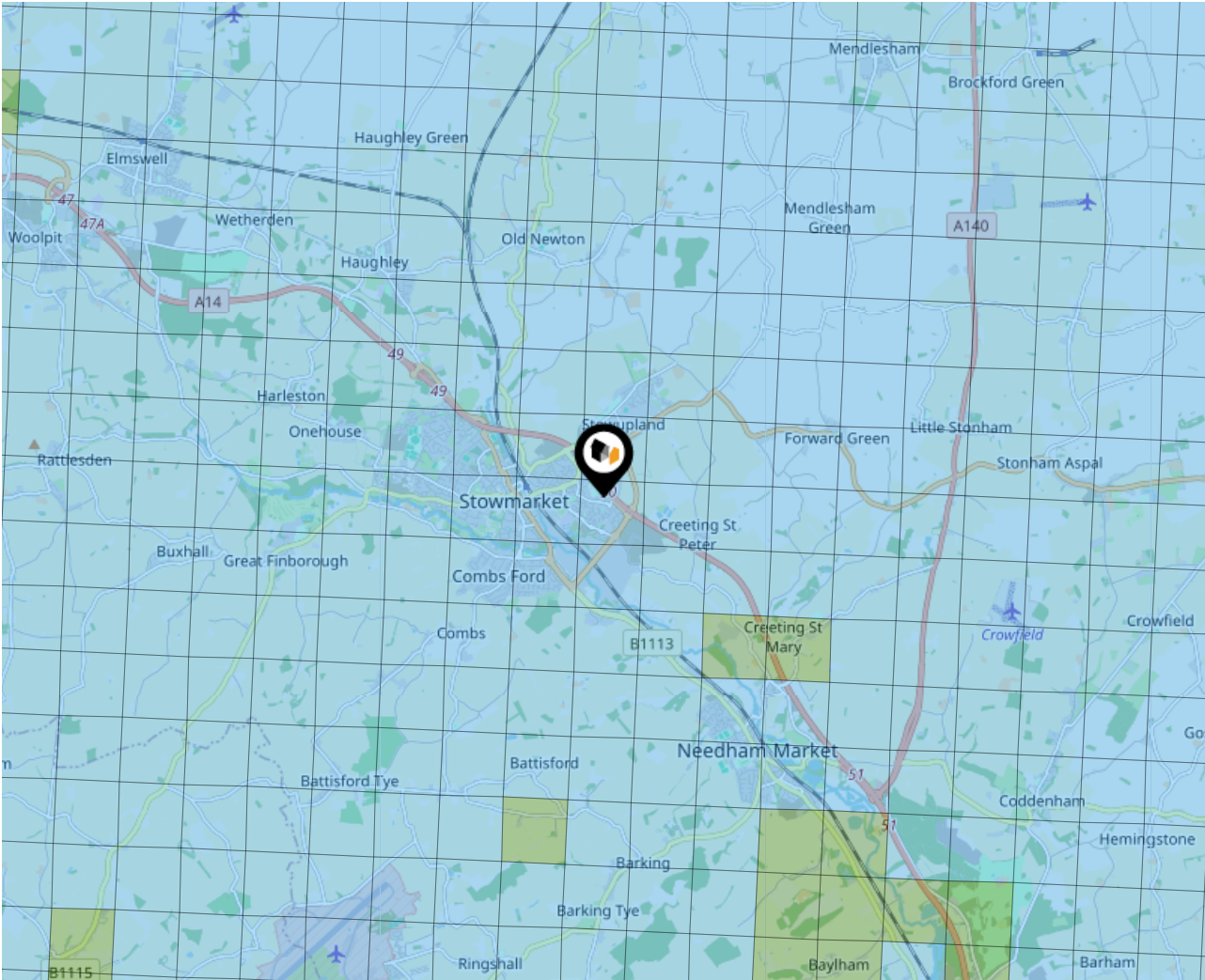
### Nearby Council Wards

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



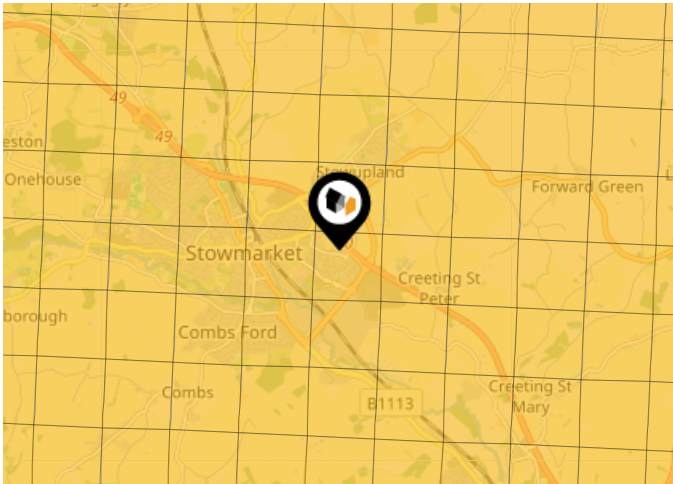
### What is Radon?

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)

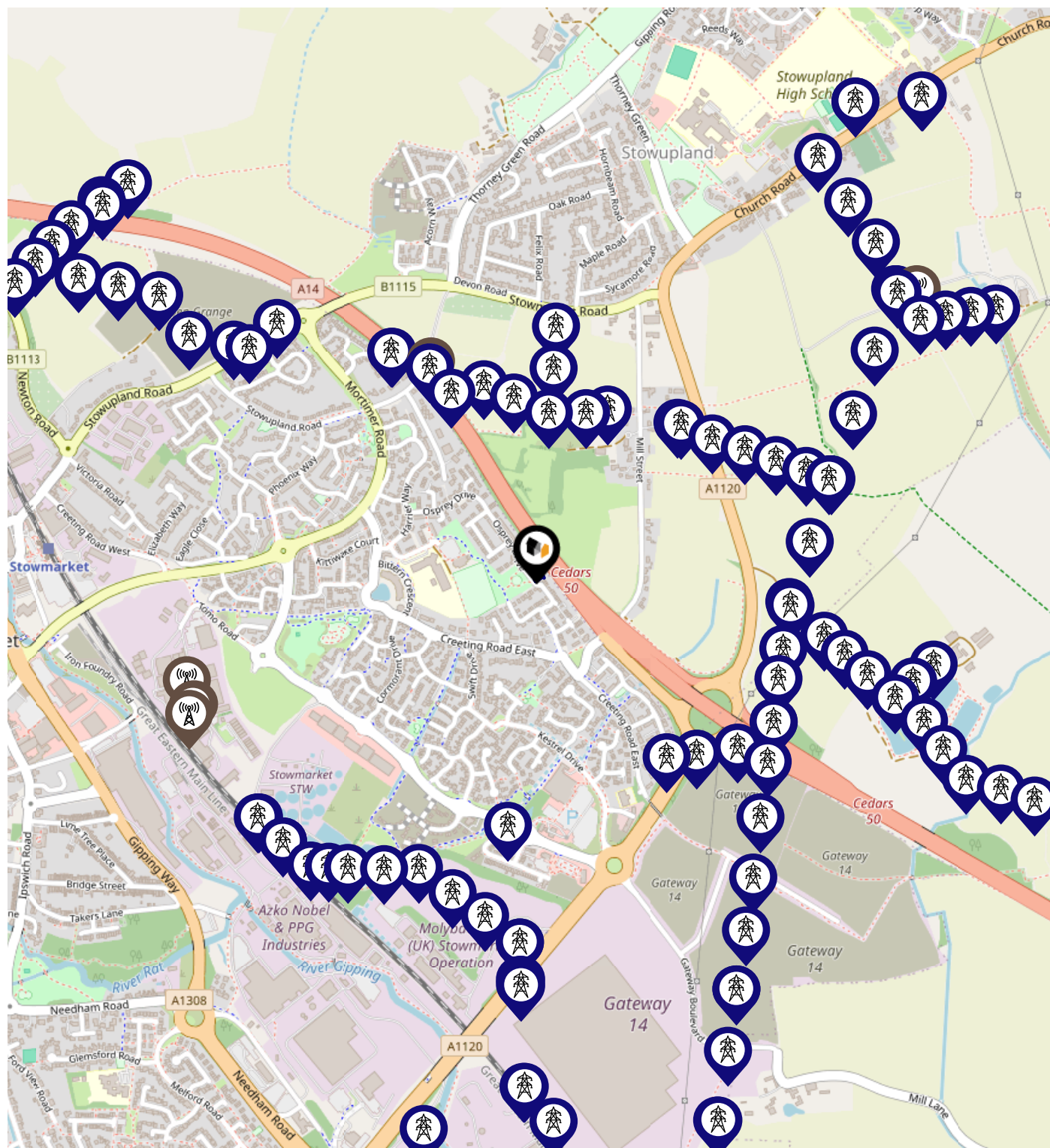
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		





## 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

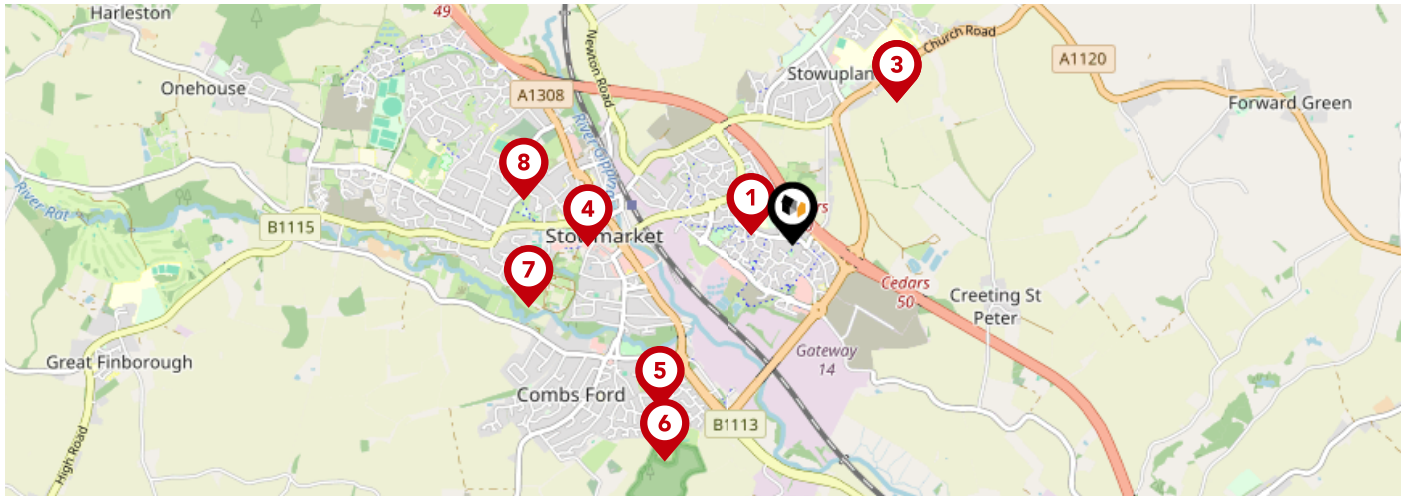
## Listed Buildings

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



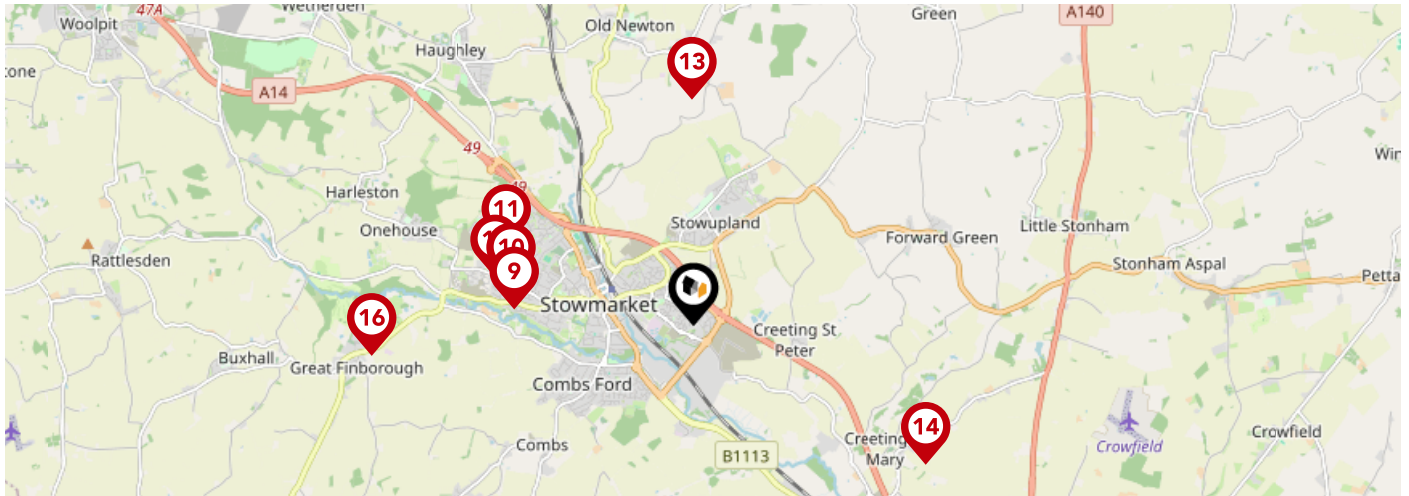
Listed Buildings in the local district		Grade	Distance
	1208727 - Walnut Tree Cottage	Grade II	0.1 miles
	1195897 - Sheepcote Hall Stables And Hayloft 10 Metres East	Grade II	0.1 miles
	1297888 - Sheepcote Hall	Grade II	0.1 miles
	1032657 - Mill Green Farmhouse	Grade II	0.2 miles
	1032658 - Old Farmhouse	Grade II	0.2 miles
	1182033 - 17, Mill Street	Grade II	0.2 miles
	1284713 - The Thatched Cottage	Grade II	0.3 miles
	1352326 - Elm Farmhouse	Grade II	0.4 miles
	1032659 - Orchard House	Grade II	0.4 miles
	1352328 - 28, Thorney Green Road	Grade II	0.6 miles

# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Freeman Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Stowupland High School</b> Ofsted Rating: Requires improvement   Pupils: 1008   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trinity Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools






		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Grace Cook Primary School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Creeting St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Bosmere Community Primary School</b> Ofsted Rating: Good   Pupils: 247   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Finborough School</b> Ofsted Rating: Not Rated   Pupils: 659   Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

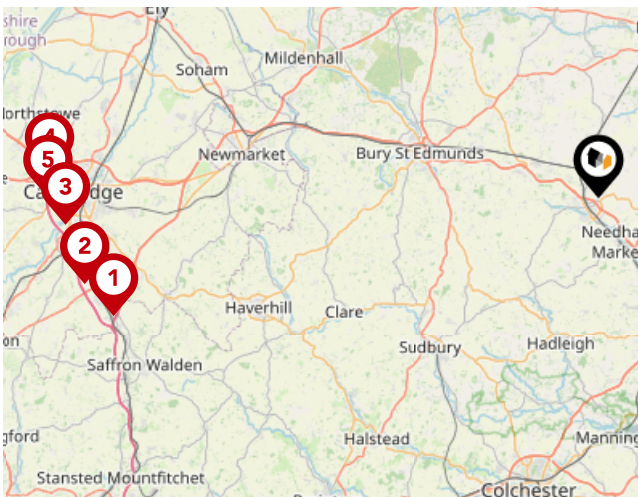


# Area Transport (National)








## National Rail Stations

Pin	Name	Distance
	Entrance1	0.75 miles
	Entrance	2.99 miles
	Entrance	5.57 miles







## Trunk Roads/Motorways

Pin	Name	Distance
	M11 J9	36.36 miles
	M11 J10	37.86 miles
	M11 J11	38.84 miles
	M11 J13	39.88 miles
	M11 J12	40 miles

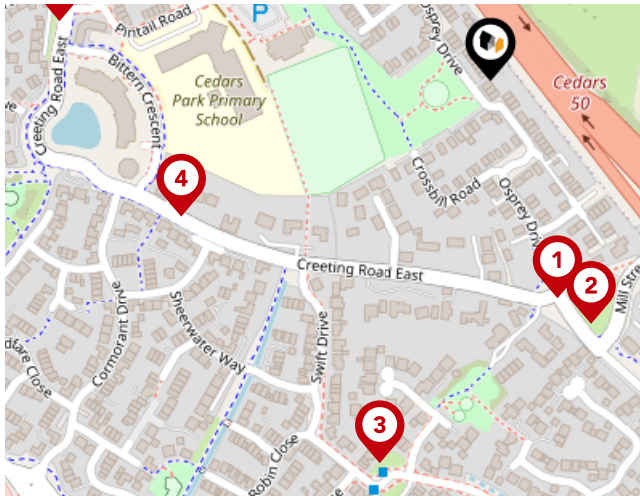


## Airports/Helipads

Pin	Name	Distance
	Norwich International Airport	35.01 miles
	Southend-on-Sea	44.96 miles
	Stansted Airport	38.27 miles
	Cambridge	35.75 miles

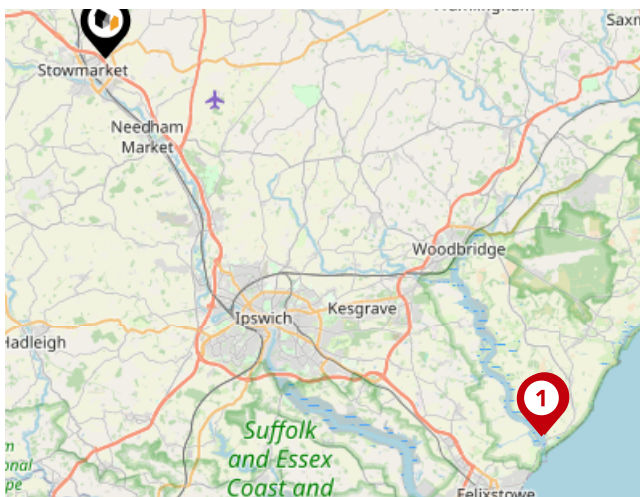
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mill Street	0.13 miles
2	Mill Street	0.15 miles
3	Wren Close	0.23 miles
4	Magpie Court	0.19 miles
5	Harrier Way	0.25 miles



### Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.04 miles
2	Bawdsey Ferry Landing	21.1 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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[mlproperty.co.uk](http://mlproperty.co.uk)

