

PROPERTY CONSULTANTS

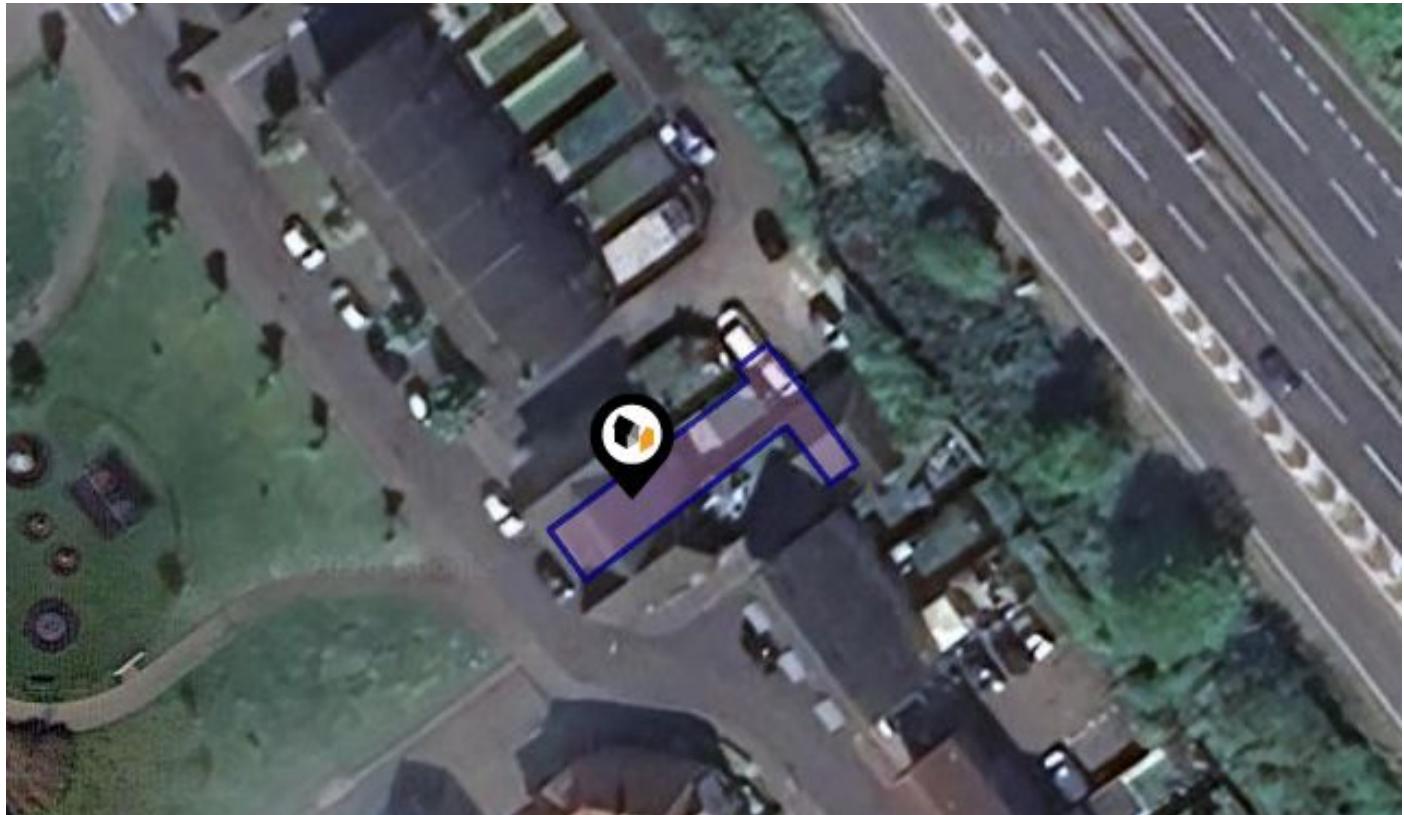


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th February 2026



89, OSPREY DRIVE, STOWMARKET, IP14 5UX

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

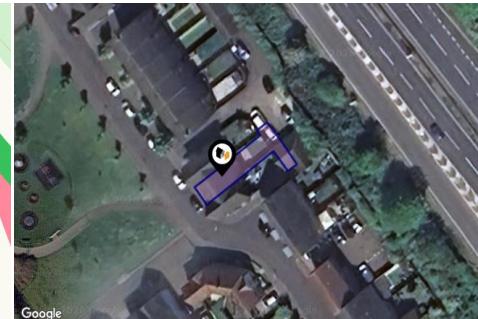
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Property Overview



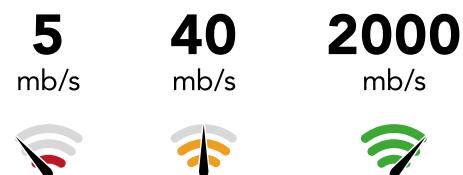
Property

Type:	Terraced	Last Sold Date:	14/12/2018
Bedrooms:	3	Last Sold Price:	£228,000
Floor Area:	796 ft ² / 74 m ²	Last Sold £/ft ² :	£286
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	2014		
Council Tax :	Band C		
Annual Estimate:	£1,963		
Title Number:	SK354198		
UPRN:	10023992724		

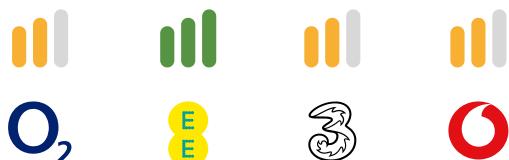
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



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.

Gallery Photos



Property EPC - Certificate



89 Osprey Drive, STOWMARKET, IP14 5UX

Energy rating

B

Valid until 11.02.2036

Certificate number
0350-2012-4520-2096-4975

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

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

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

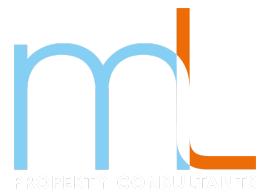
Gas Supply

Central Heating

Water Supply

Drainage

Disclaimer

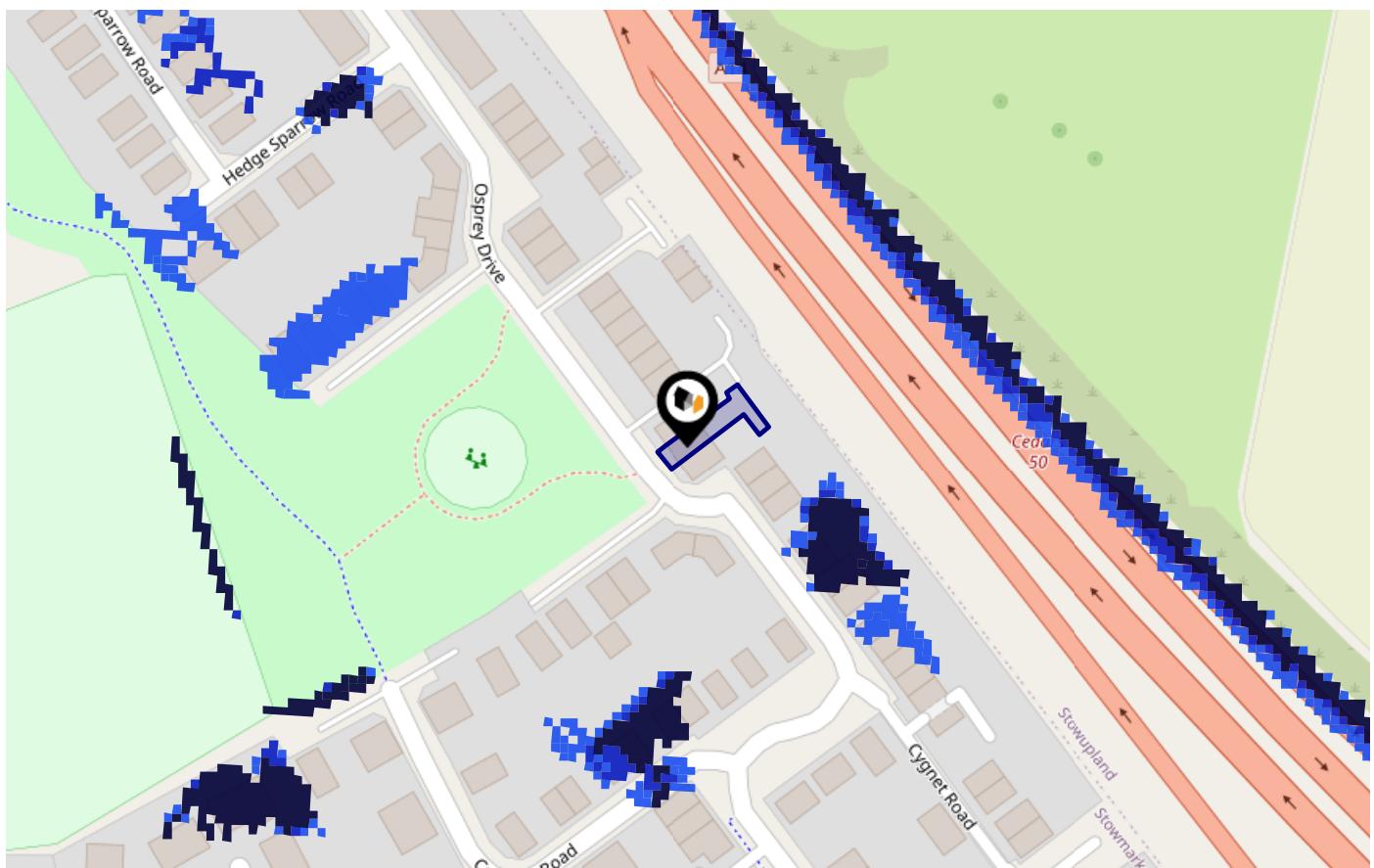


Important - Please read

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.

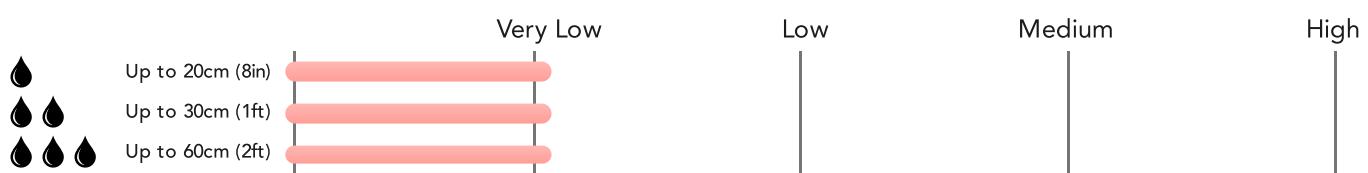


Risk Rating: Very low

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.

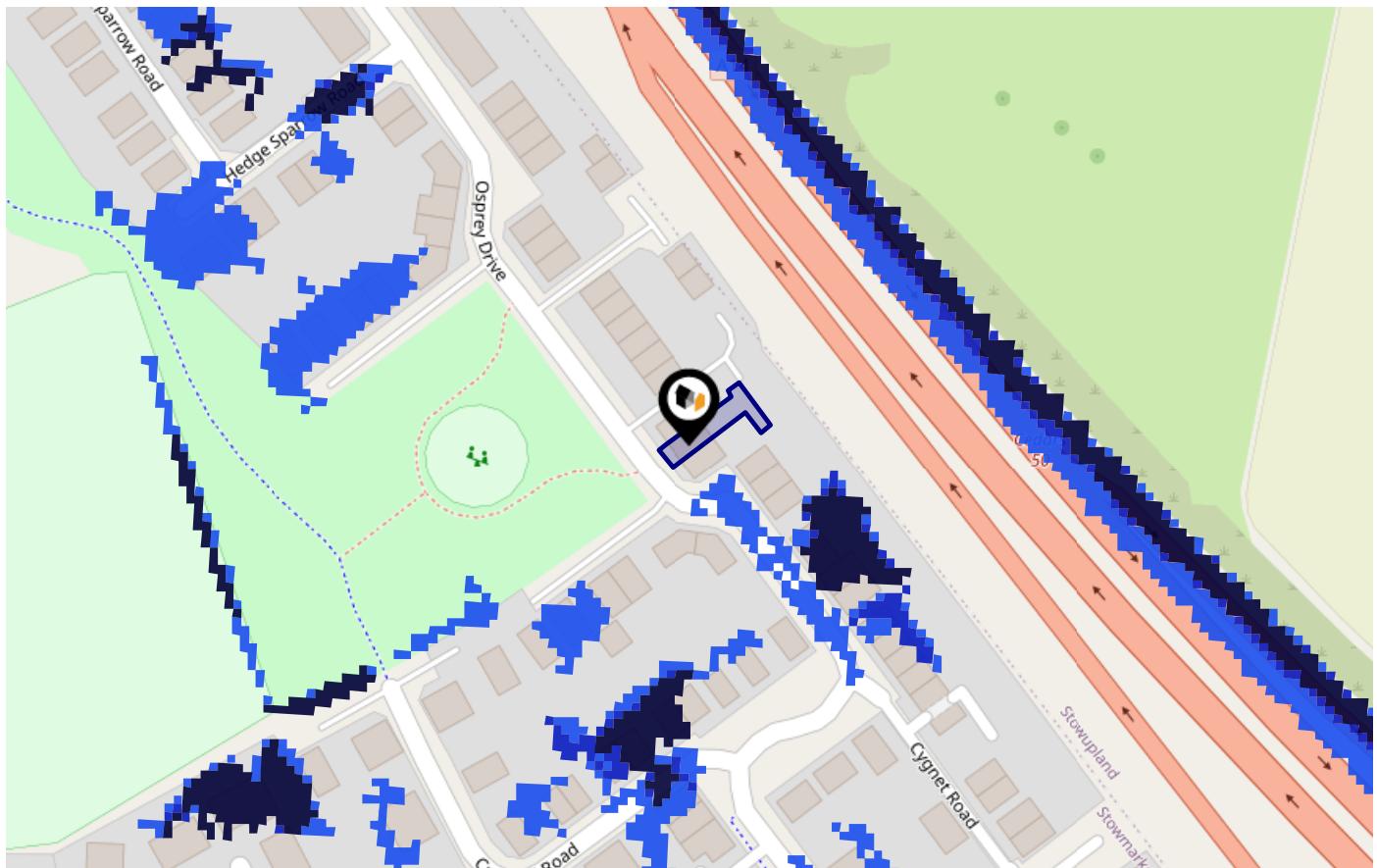
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** 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.
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

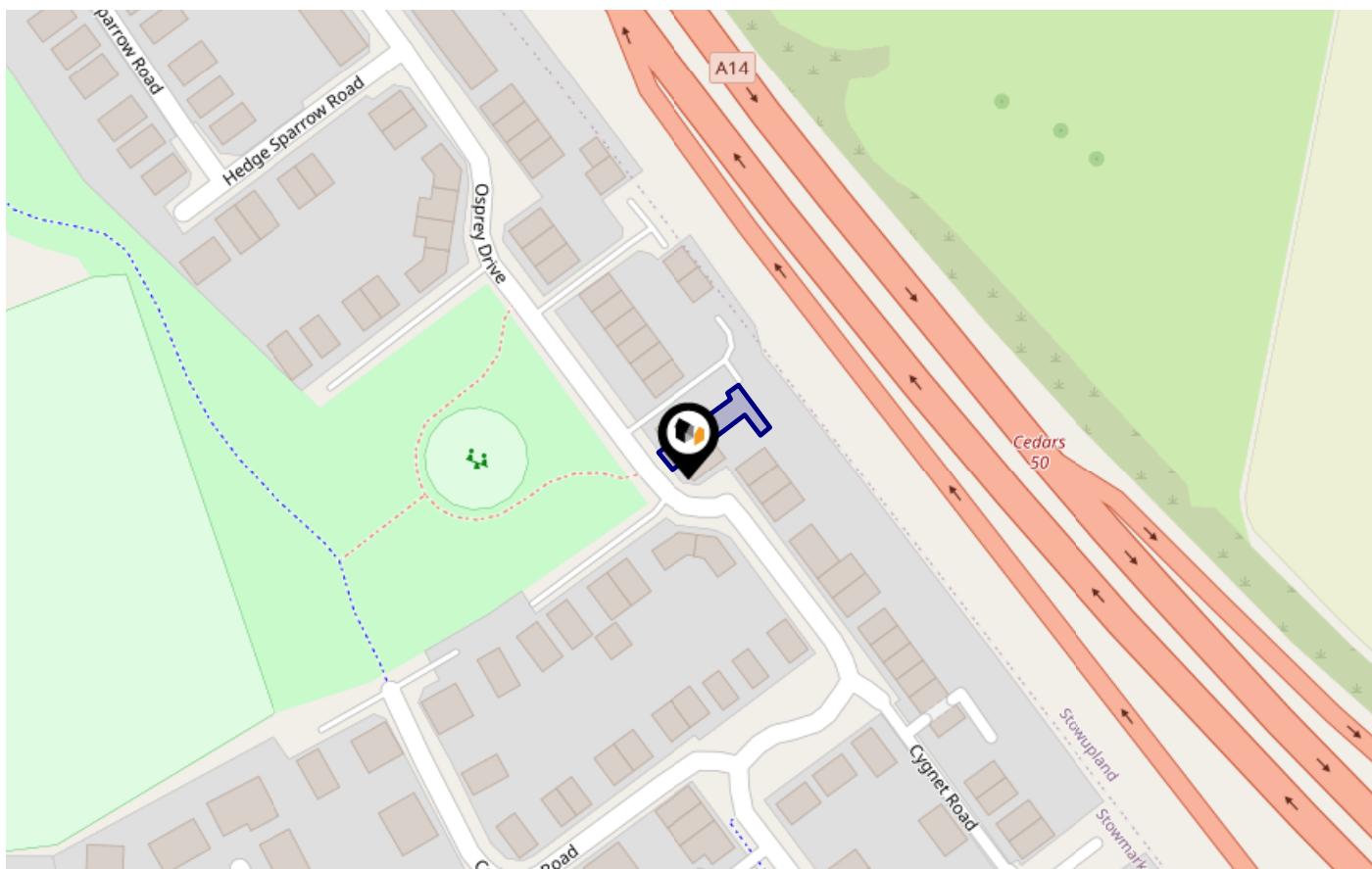
Chance of flooding to the following depths at this property:



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.

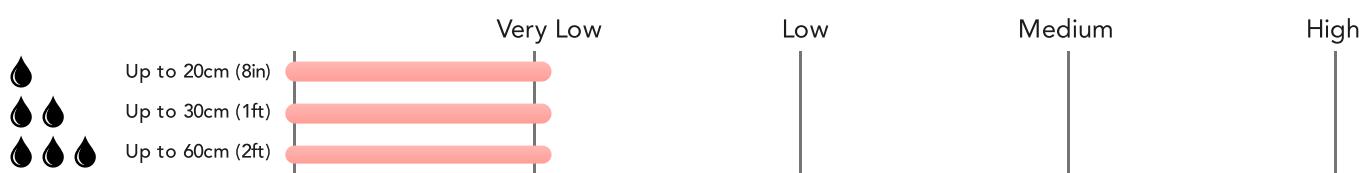


Risk Rating: Very low

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.

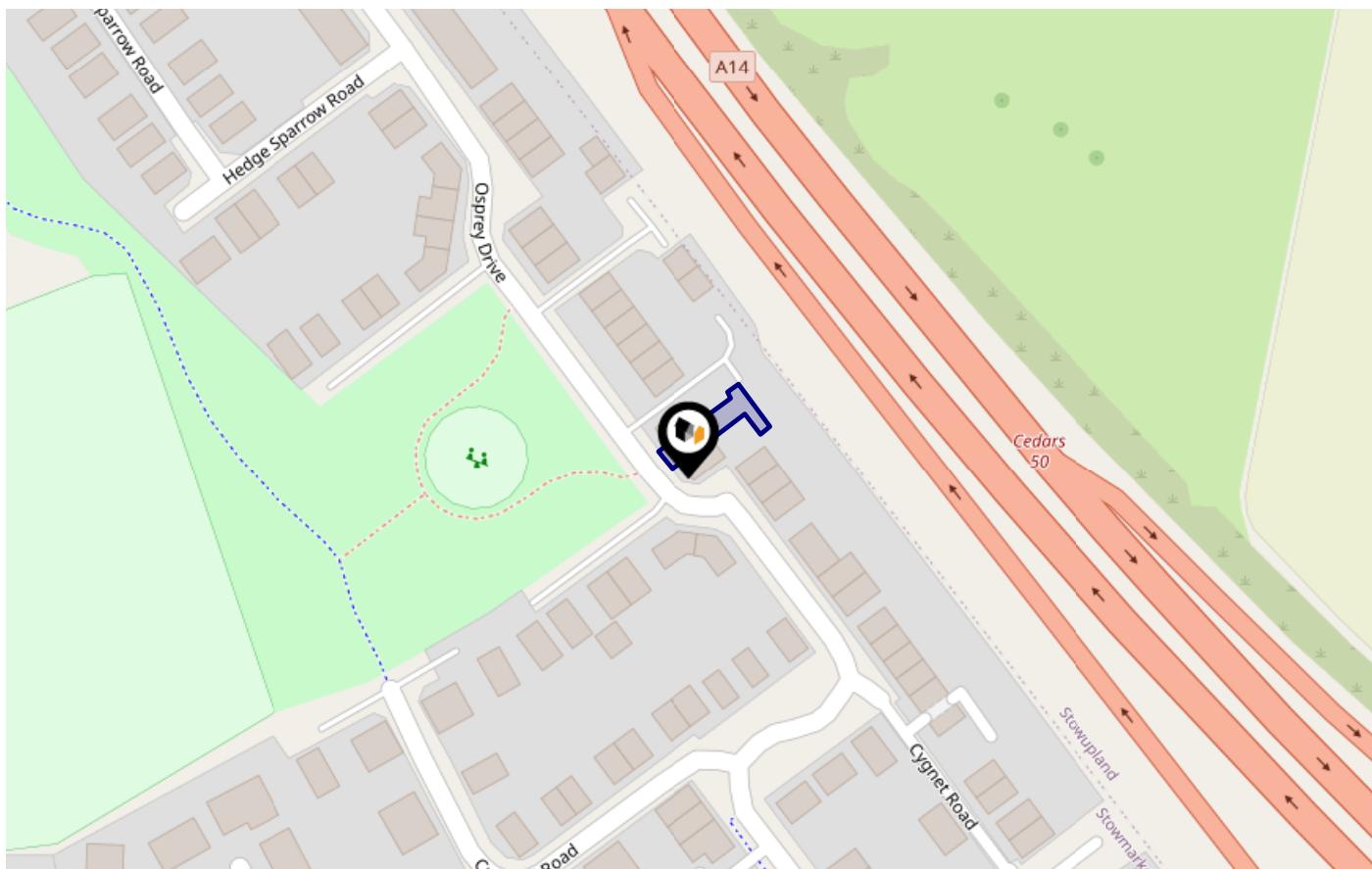
- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- █ **Low Risk** - an area which has a chance of flooding of greater than **1 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.

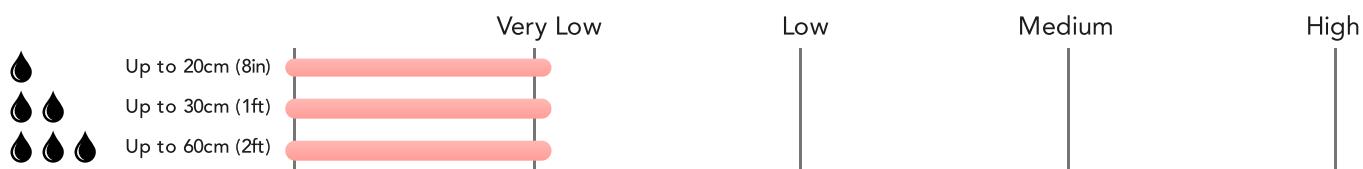


Risk Rating: Very low

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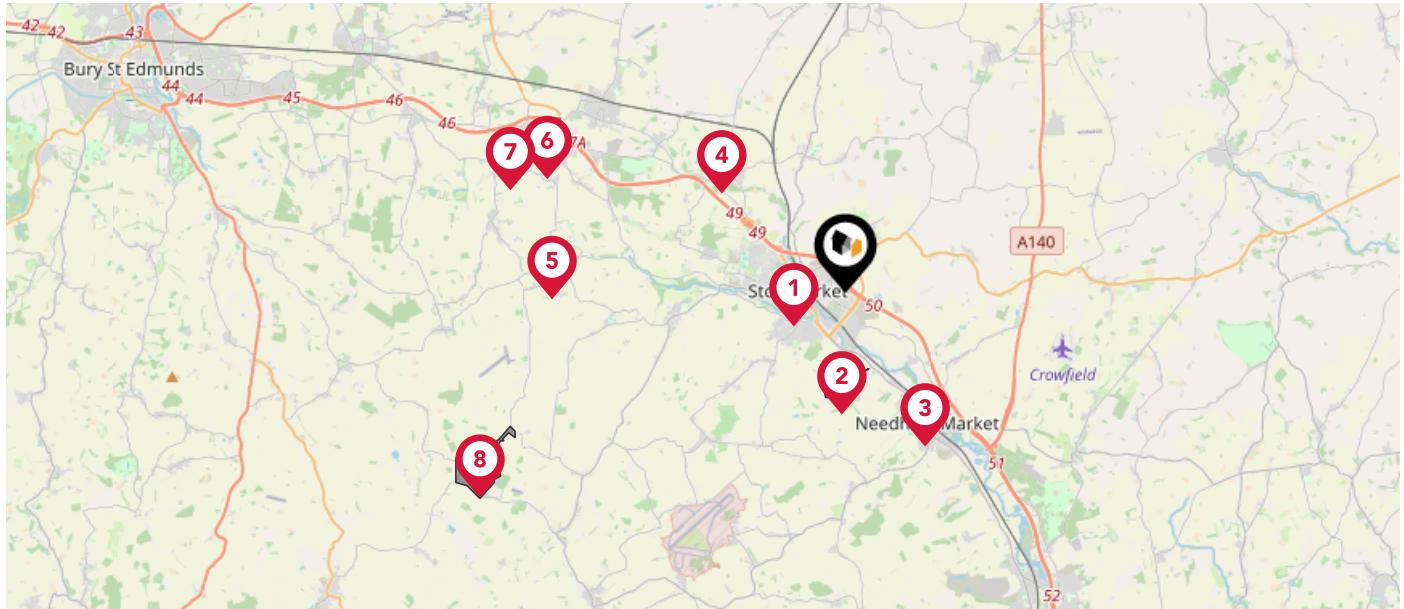
Chance of flooding to the following depths at this property:



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.



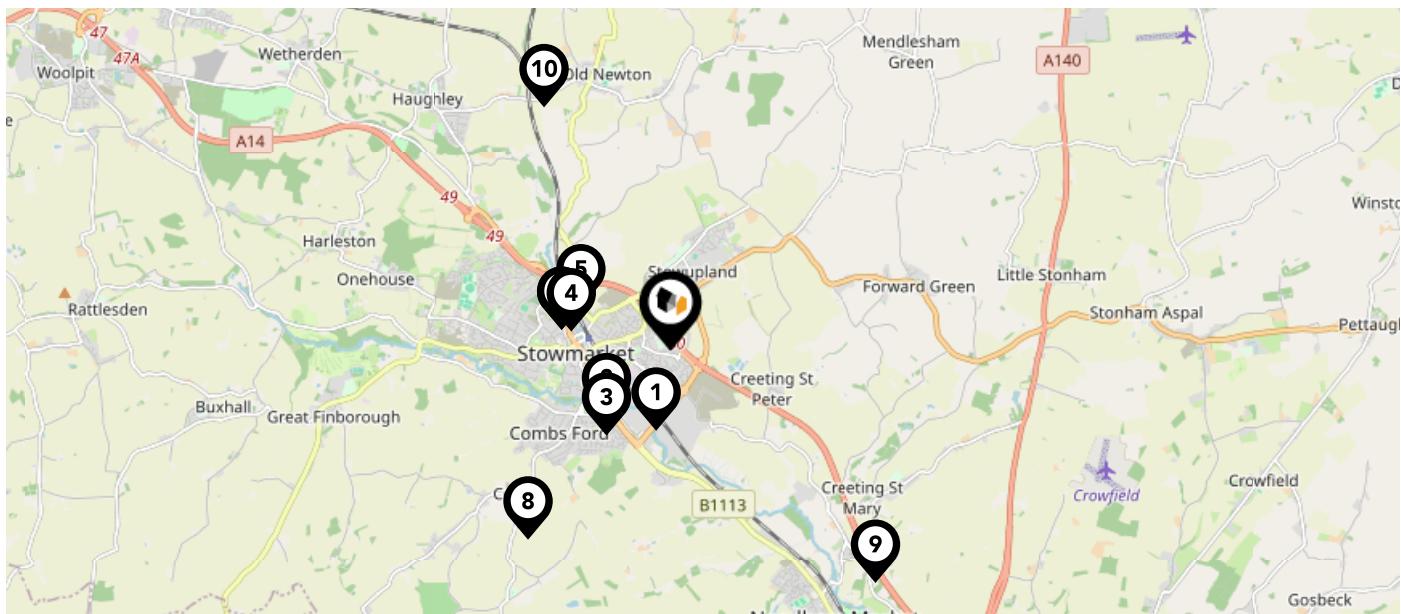
Nearby Conservation Areas

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.

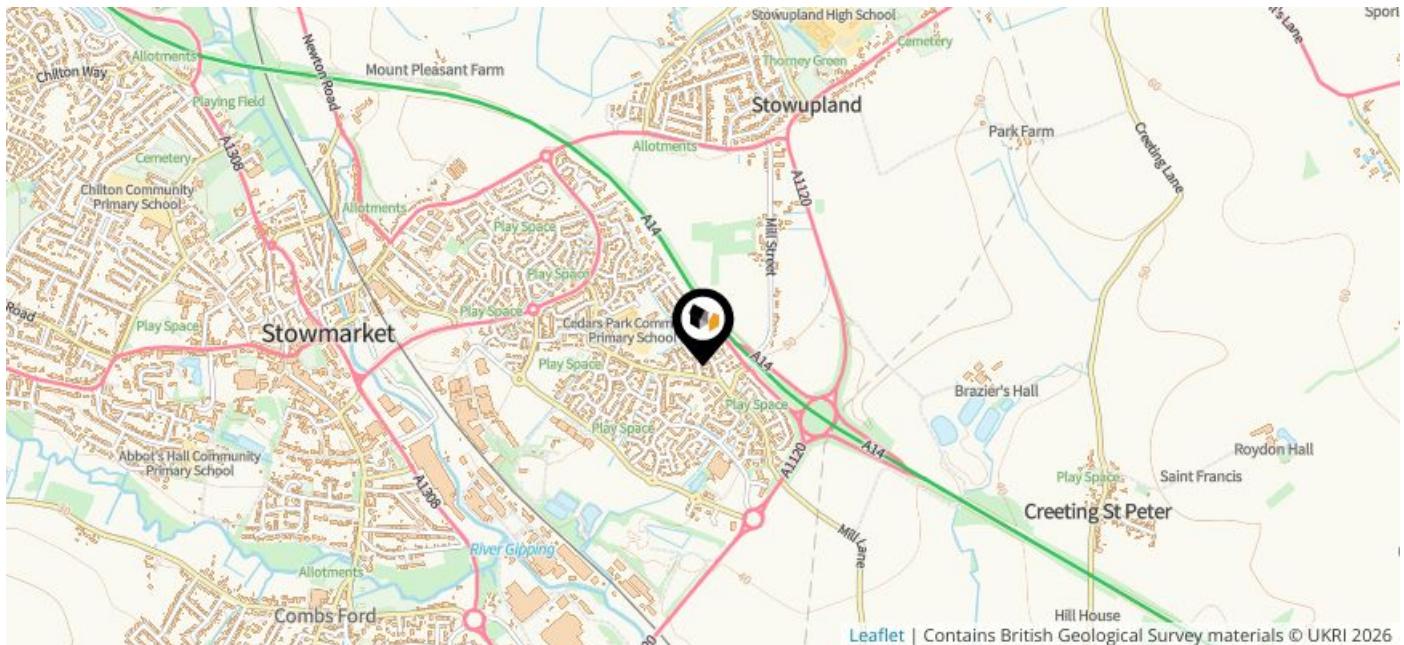


Nearby Landfill Sites

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

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

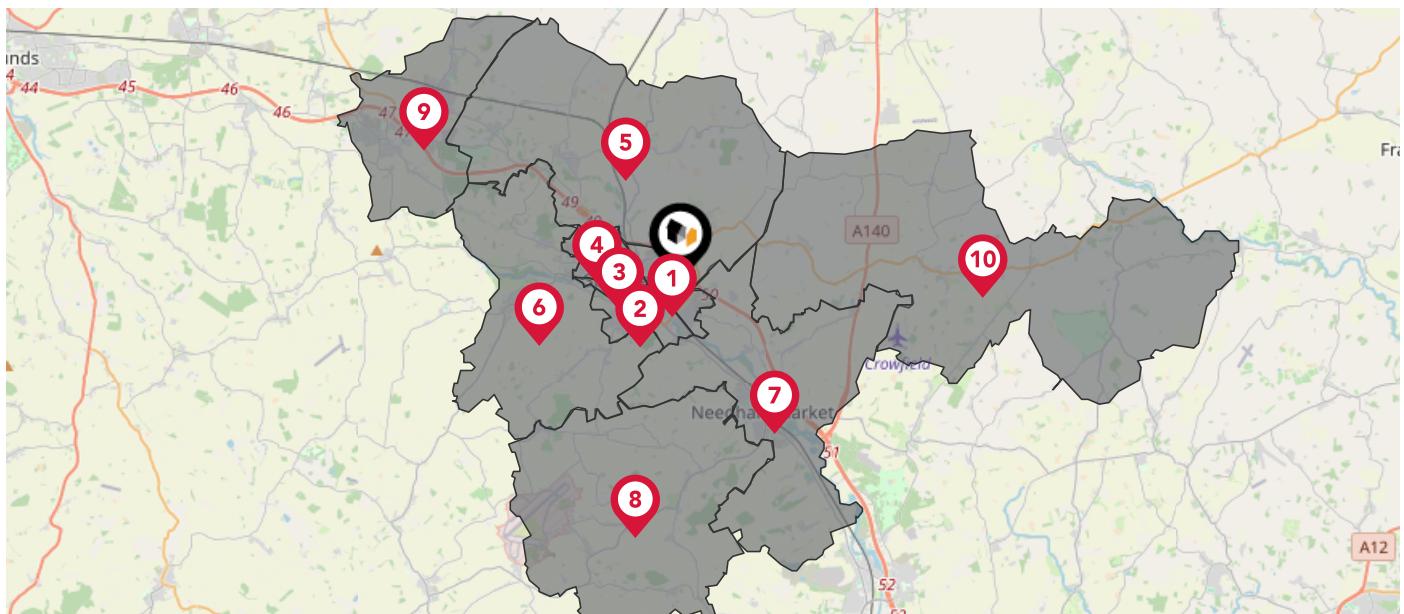
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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 Thorne 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



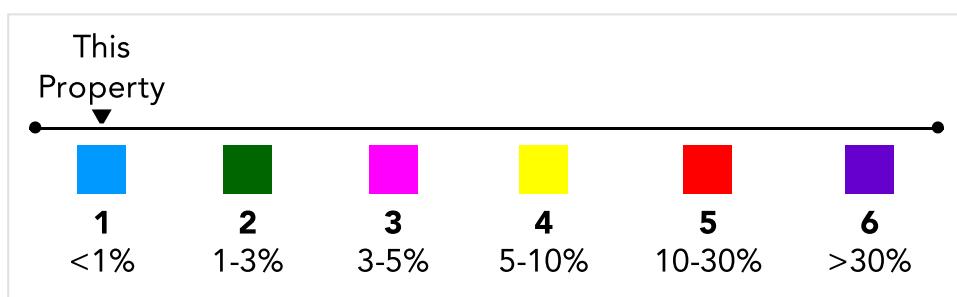
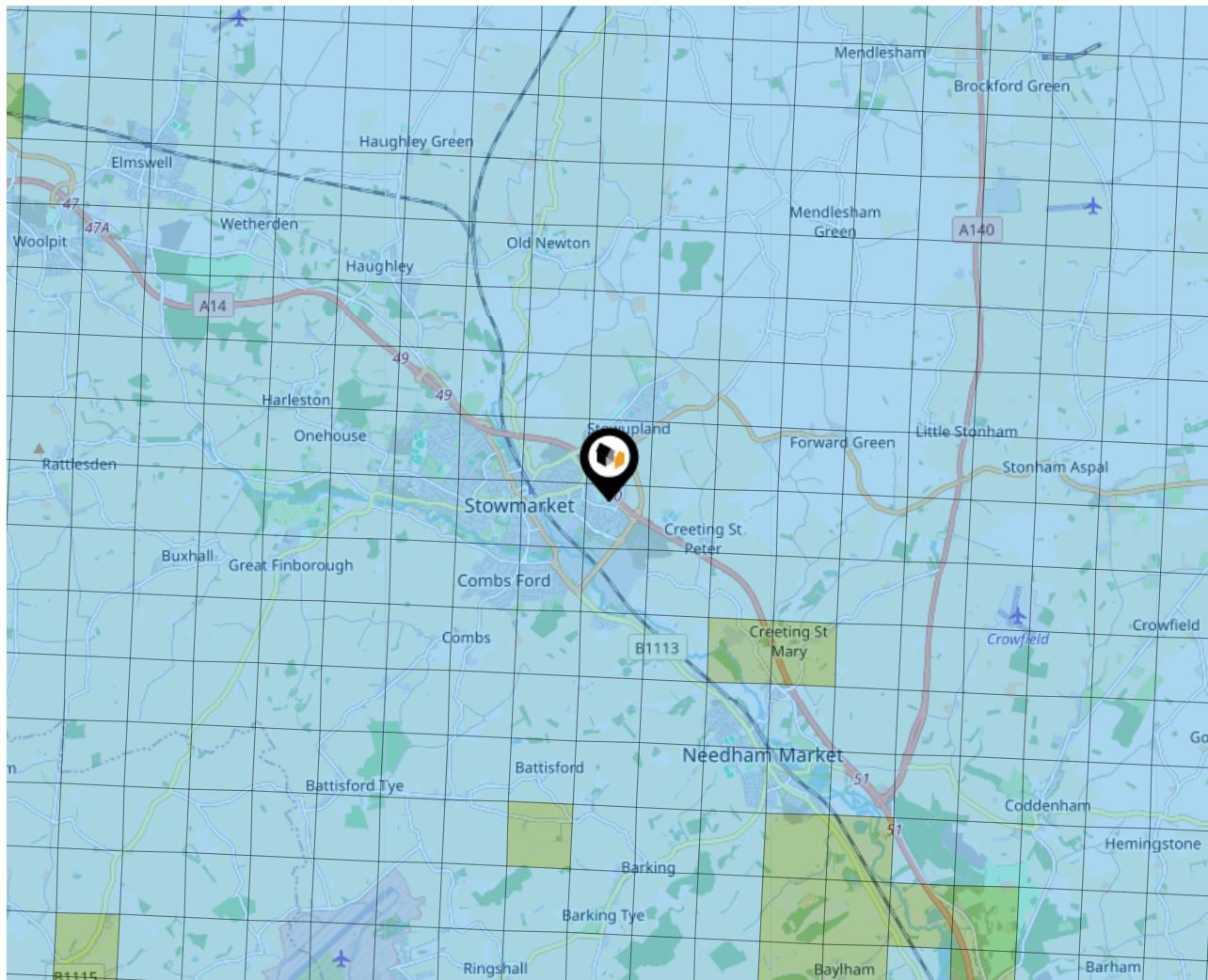
10 Stonham Ward

Environment

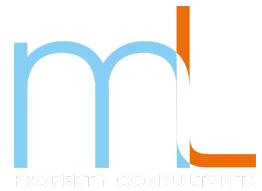
Radon Gas

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/m³).

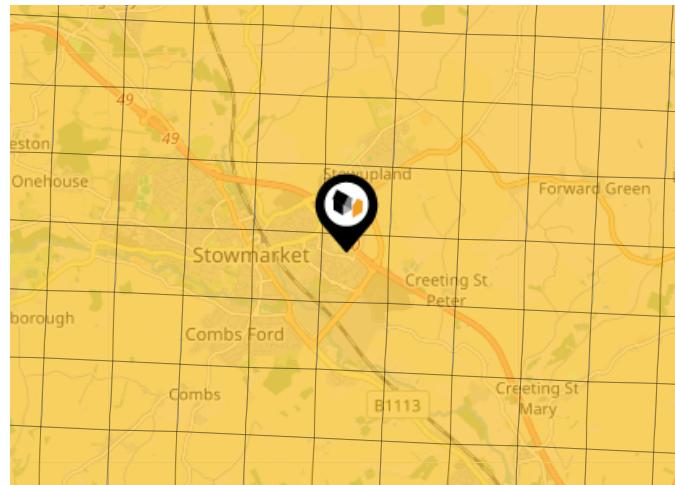


Environment Soils & Clay



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

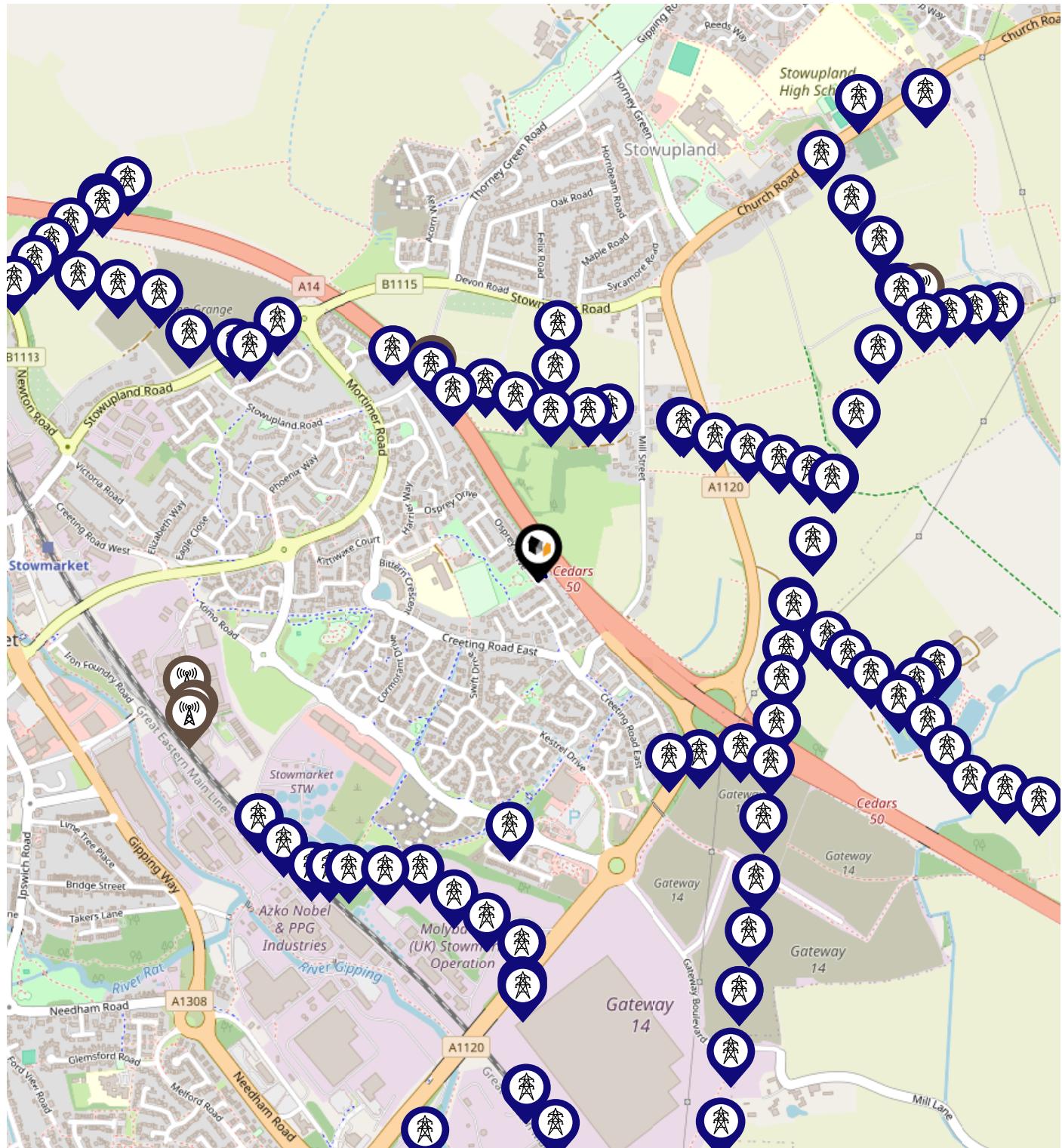
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

Local Area Masts & Pylons



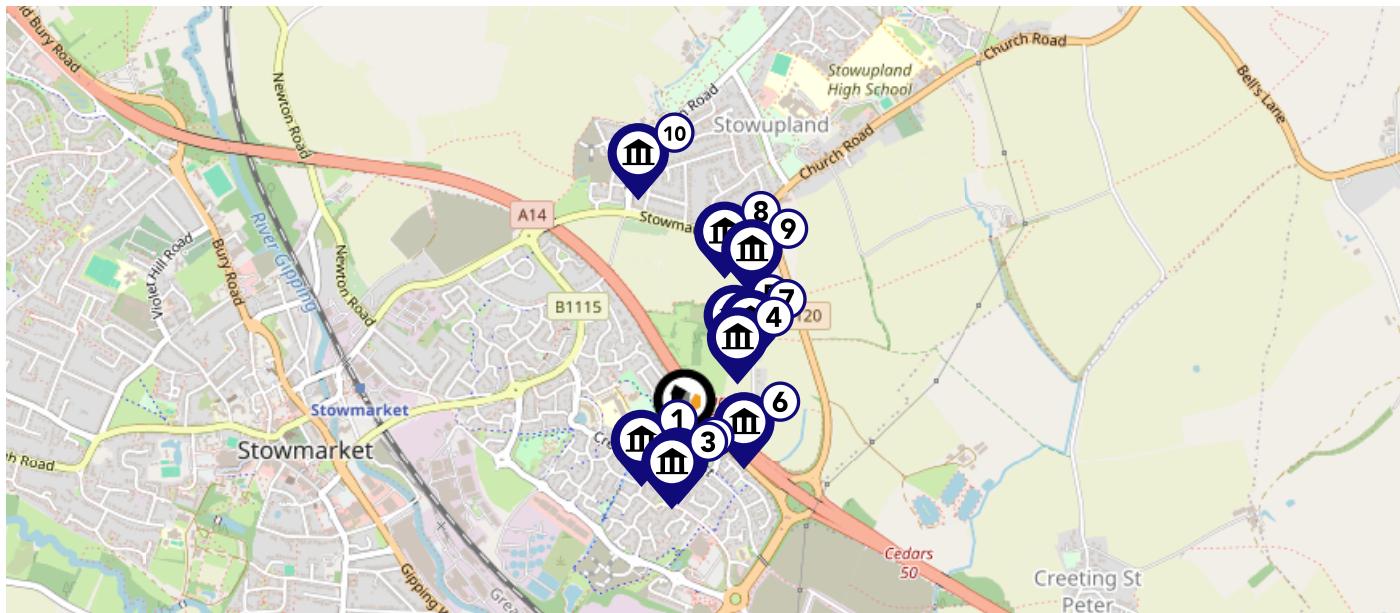
Key:

- 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...

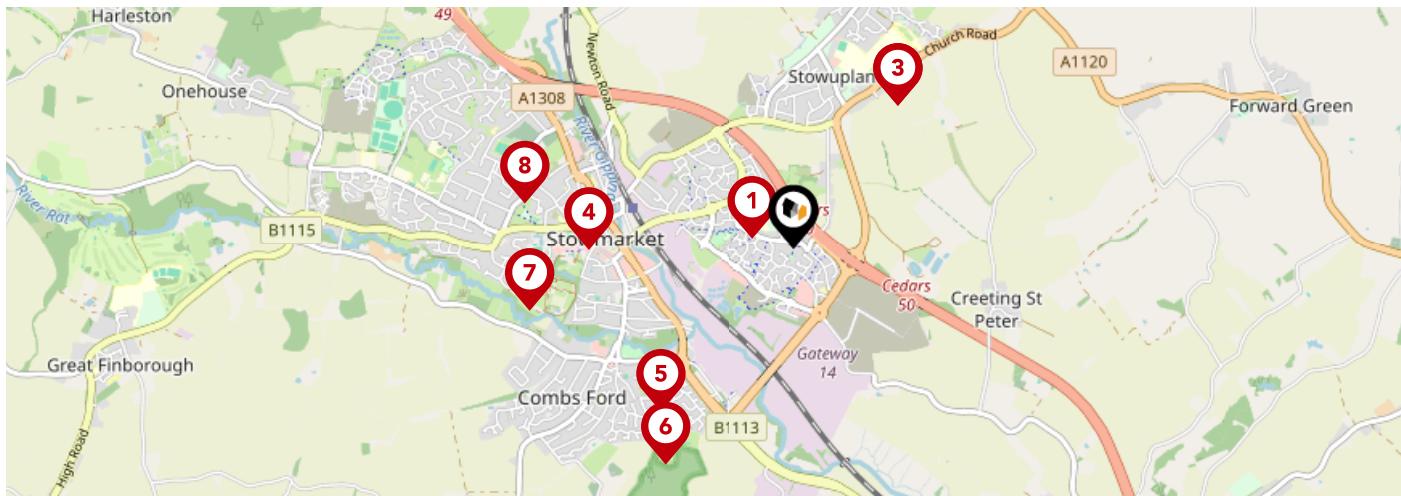


Grade	Distance
Grade II	0.1 miles
Grade II	0.1 miles
Grade II	0.1 miles
Grade II	0.2 miles
Grade II	0.2 miles
Grade II	0.2 miles
Grade II	0.3 miles
Grade II	0.4 miles
Grade II	0.4 miles
Grade II	0.6 miles

Listed Buildings in the local district

-  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

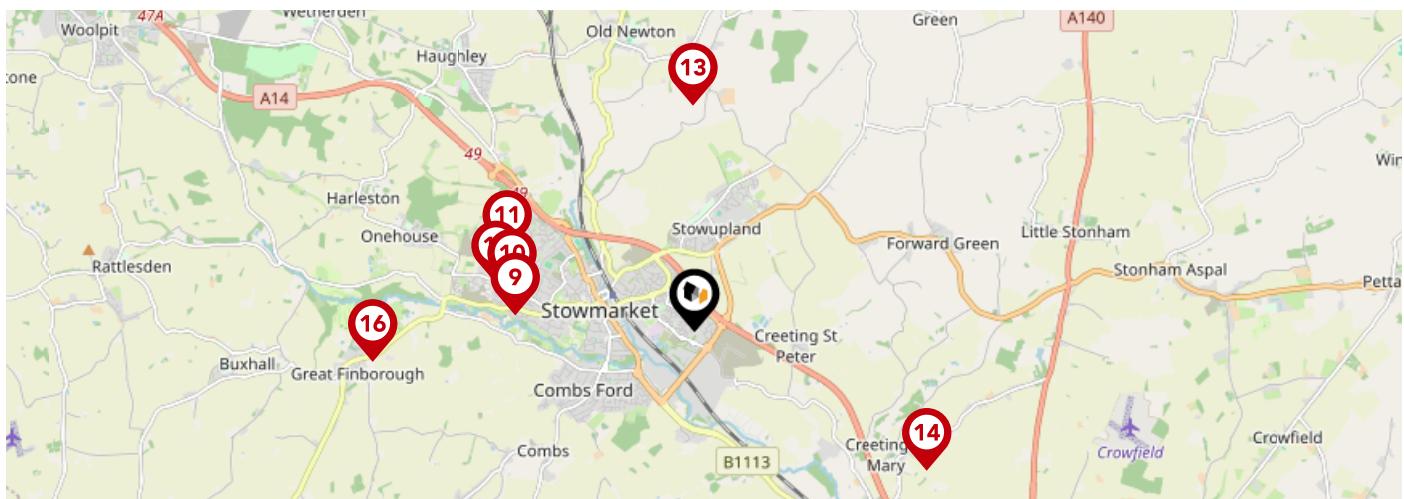
Area Schools



Nursery Primary Secondary College Private

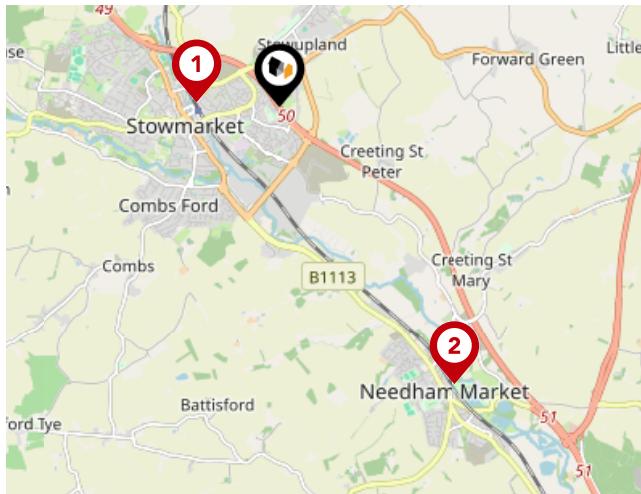
 Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stowupland High School 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"/>
 Gable End Ofsted Rating: Good Pupils: 5 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chilton Community Primary School 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



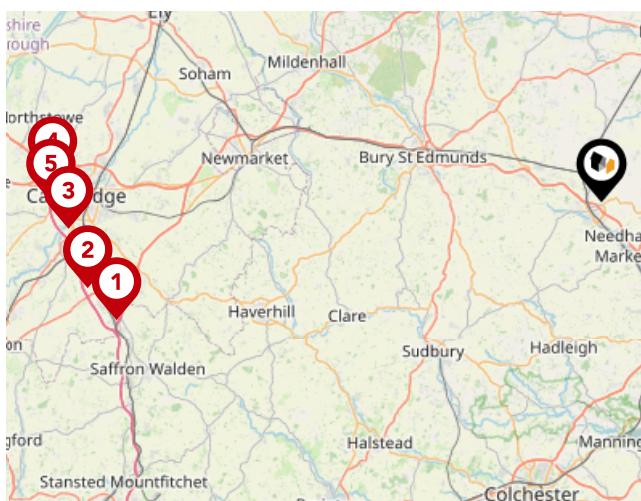
		Nursery	Primary	Secondary	College	Private
9	Stowmarket High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 901 Distance:1.64					
10	Wood Ley Community Primary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

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	0.75 miles
2	Entrance	2.99 miles
3	Entrance	5.57 miles



Trunk Roads/Motorways

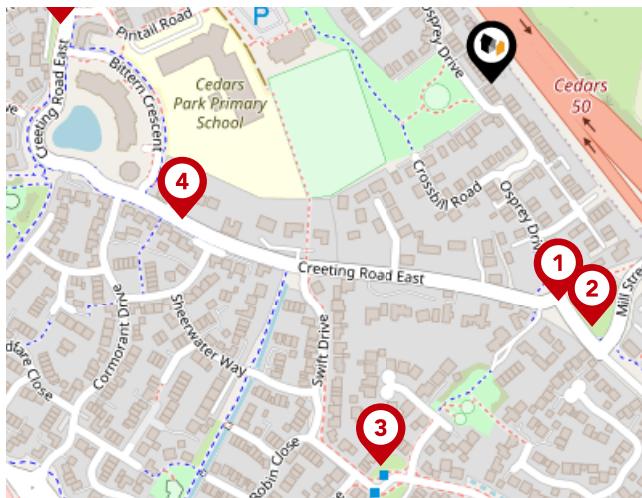
Pin	Name	Distance
1	M11 J9	36.36 miles
2	M11 J10	37.86 miles
3	M11 J11	38.84 miles
4	M11 J13	39.88 miles
5	M11 J12	40 miles



Airports/Helipads

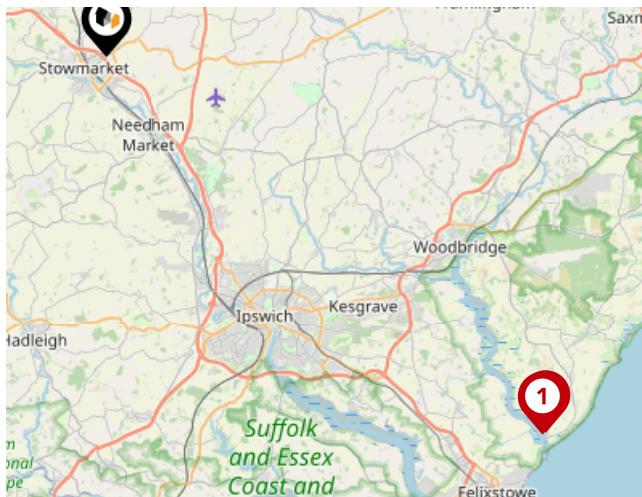
Pin	Name	Distance
1	Norwich International Airport	35.01 miles
2	Southend-on-Sea	44.96 miles
3	Stansted Airport	38.27 miles
4	Cambridge	35.75 miles

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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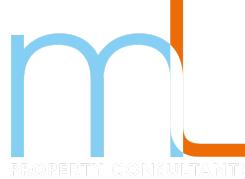


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matt@mlproperty.co.uk
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