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MIR: Material Info

The Material Information Affecting this Property
Wednesday 17th June 2026



4, PATTICROFT, GLEMSFORD, SADBURY, CO10 7UJ

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

| | | | |
|-------------------------------|---|------------------------------------|------------------------------------|
| Type: | Semi-Detached | Last Sold Date: | 17/04/2000 |
| Bedrooms: | 2 | Last Sold Price: | £64,995 |
| Floor Area: | 710 ft ² / 66 m ² | Last Sold £/ft²: | £91 |
| Plot Area: | 0.05 acres | Tenure: | Freehold |
| Year Built : | 1991-1995 | Latest FENSA Work: | 05/07/2020 - 8 windows, 2 doors |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,821 | | |
| Title Number: | SK204927 | | |
| UPRN: | 200004229003 | | |
| Restrictive Covenants: | Yes | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|---|--|---|
| 15 mb/s | 80 mb/s | 1000 mb/s |
|  |  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

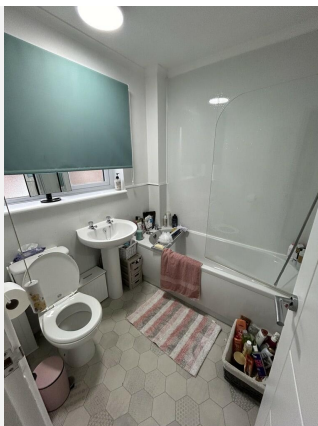
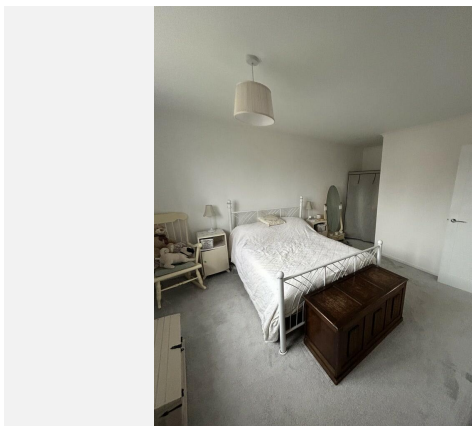
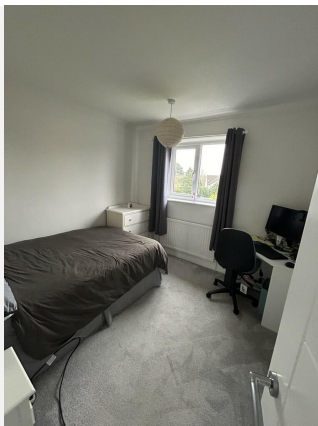
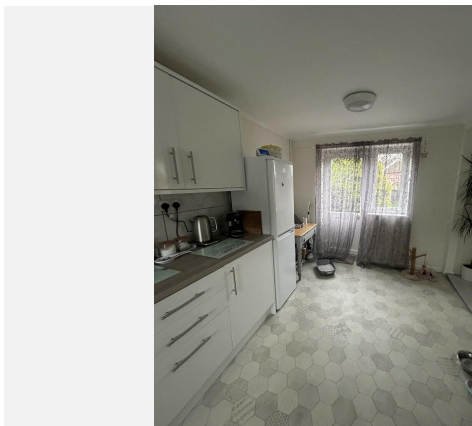
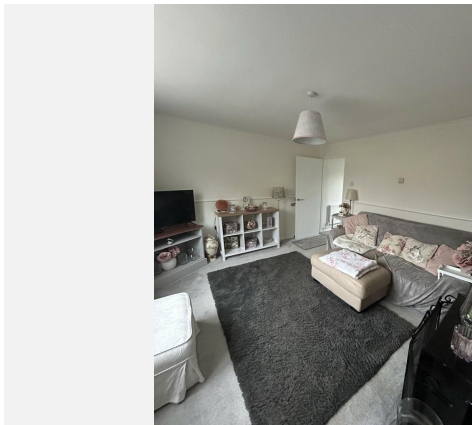


Planning records for: *11 Patticroft Glemsford Sudbury CO10 7UJ*

| Reference - B/09/01367 |
|---|
| Decision: Granted |
| Date: 19th November 2009 |
| Description: Conversion of garage into additional living accommodation. |

| Reference - DC/17/04219 |
|--|
| Decision: Granted |
| Date: 16th August 2017 |
| Description: Householder Planning Application - Erection of single storey rear extension |

Gallery Photos





Property EPC - Certificate

4 PATTICROFT, GLEMSFORD, CO10 7UJ

Energy rating

E

Valid until 30.11.2030

Certificate number
0320-9422-2009-0229-0206

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

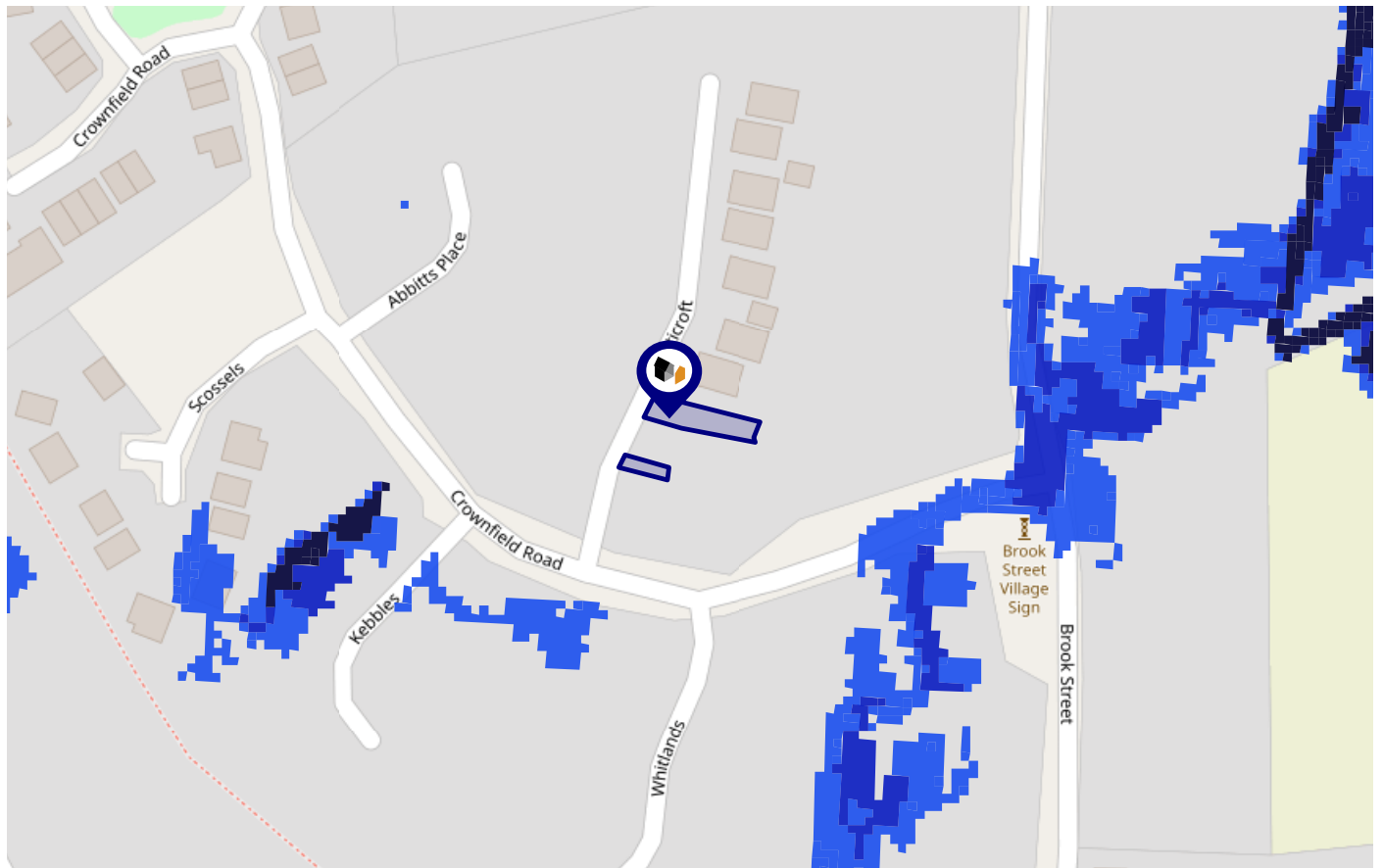
Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Semi-detached house |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer and room thermostat |
| Main Heating Controls Energy: | Average |
| Hot Water System: | From main system, no cylinder thermostat |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in 13% of fixed outlets |
| Lighting Energy: | Poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Total Floor Area: | 66 m ² |

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.

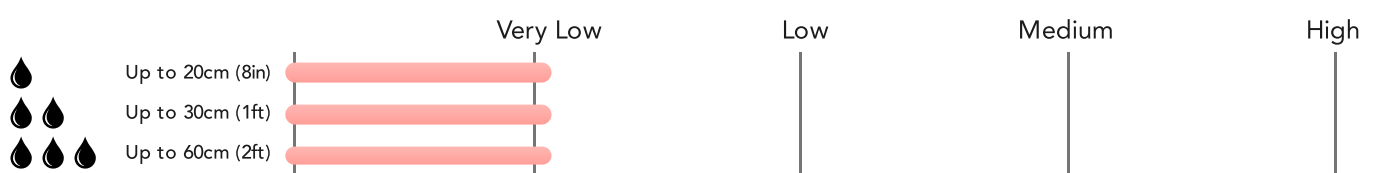


Risk Rating: Very low

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.

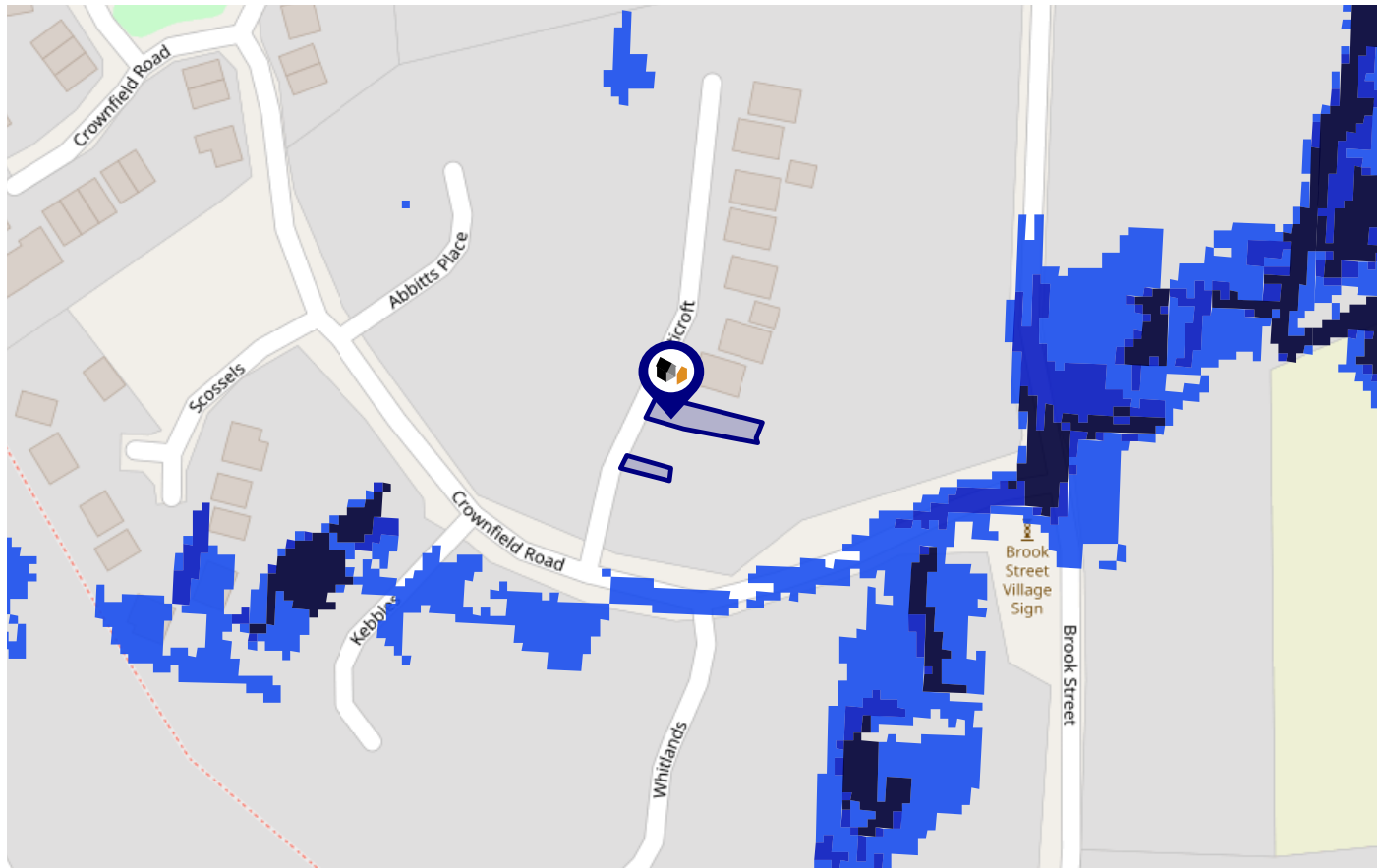
Chance of flooding to the following depths at this property:



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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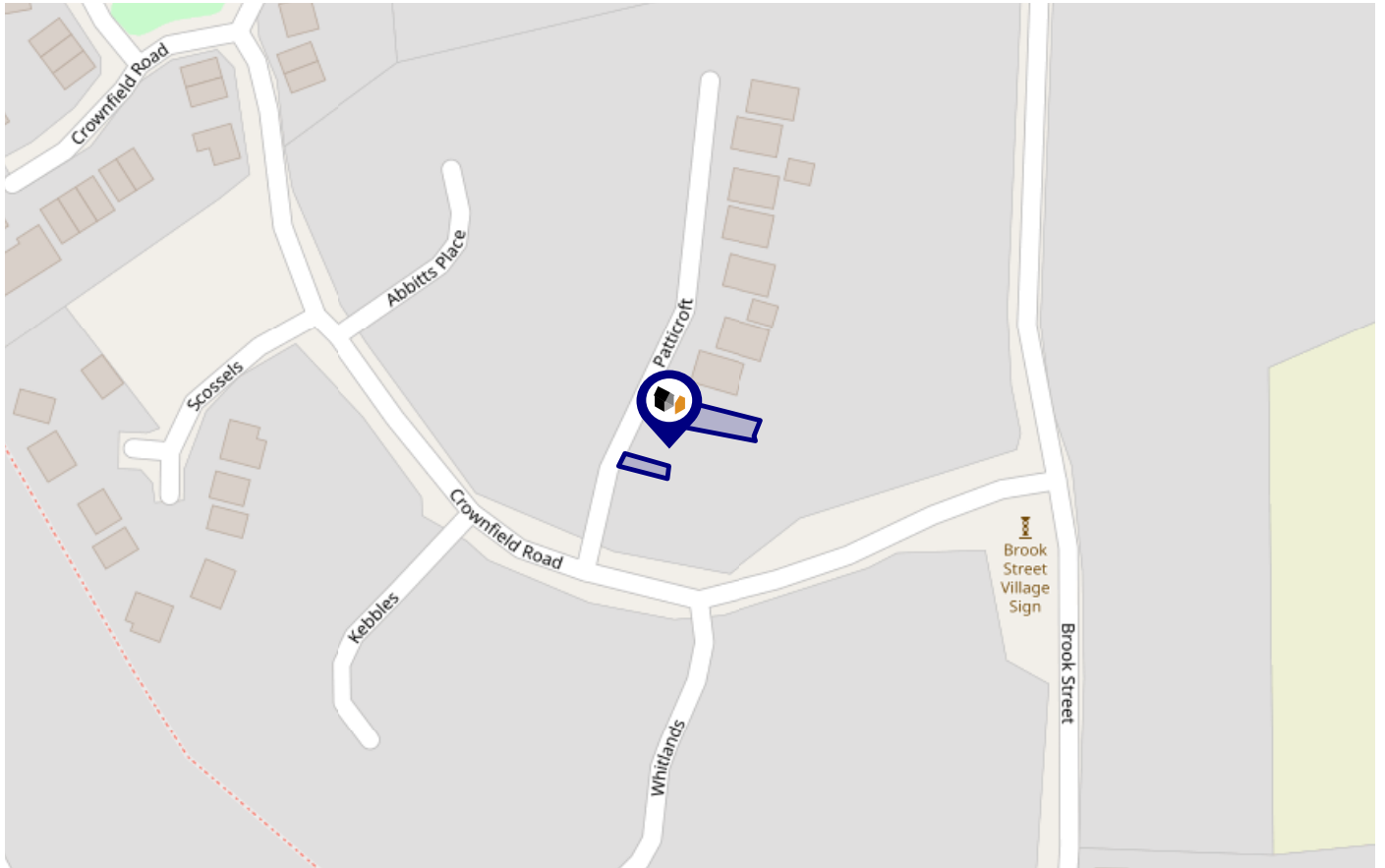
Chance of flooding to the following depths at this property:



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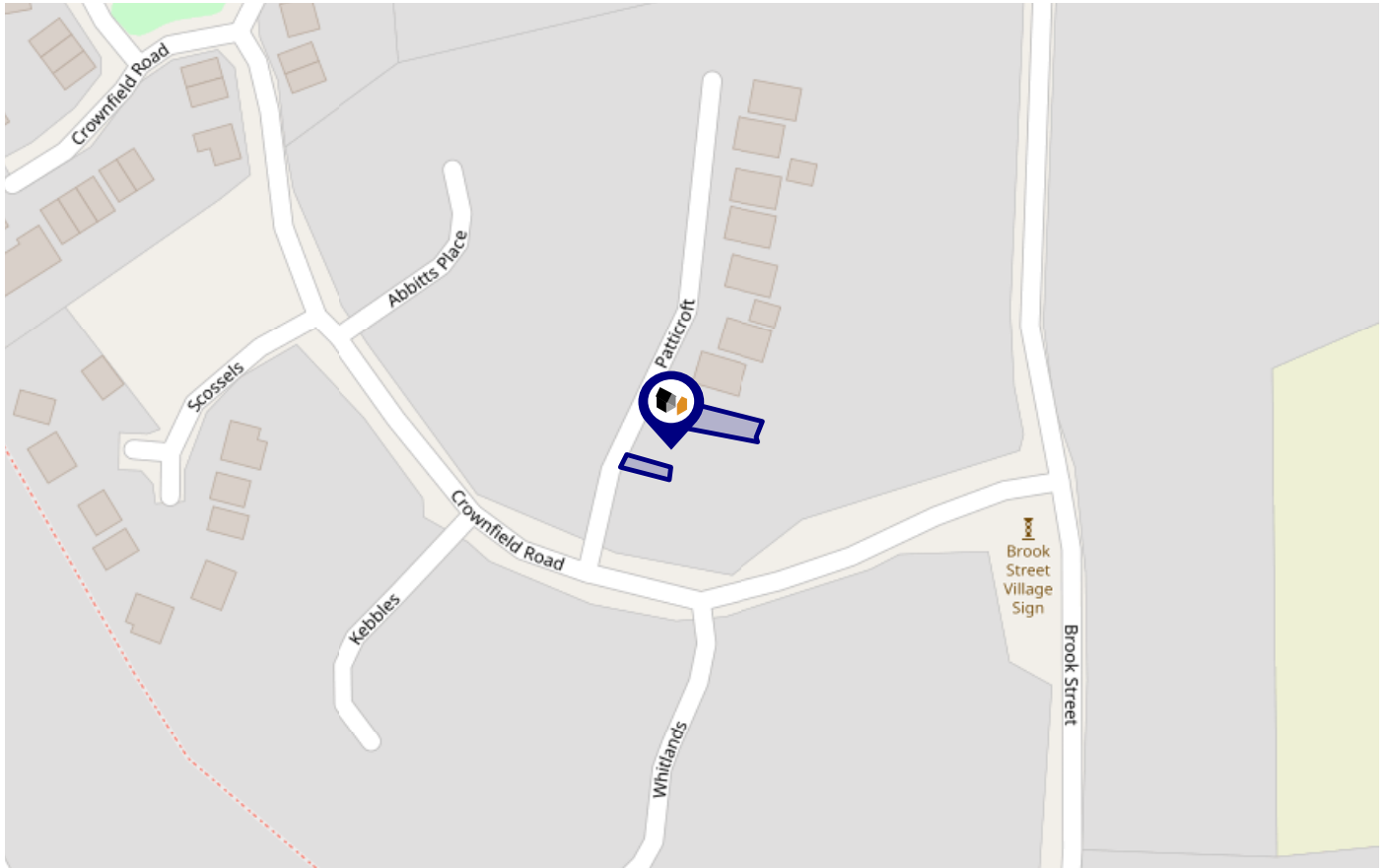
Chance of flooding to the following depths at this property:



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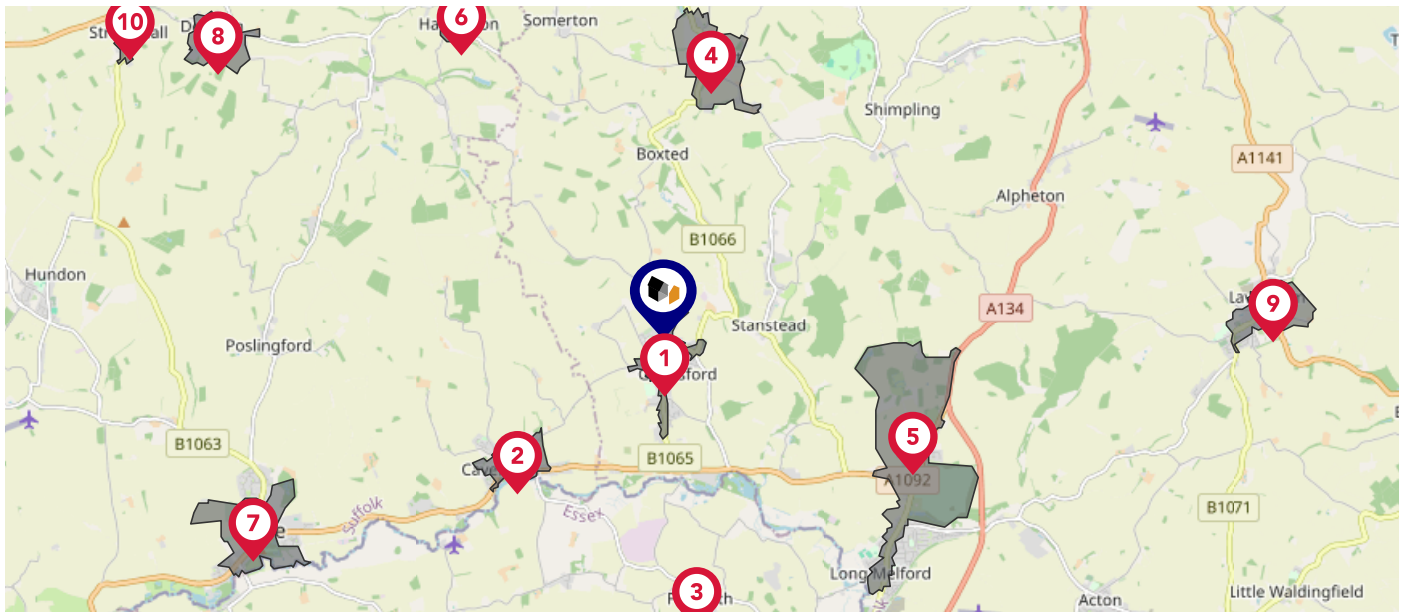
Chance of flooding to the following depths at this property:



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 Glemsford

2 Cavendish

3 Foxearth

4 Hartest

5 Long Melford

6 Hawkedon

7 Clare

8 Denston

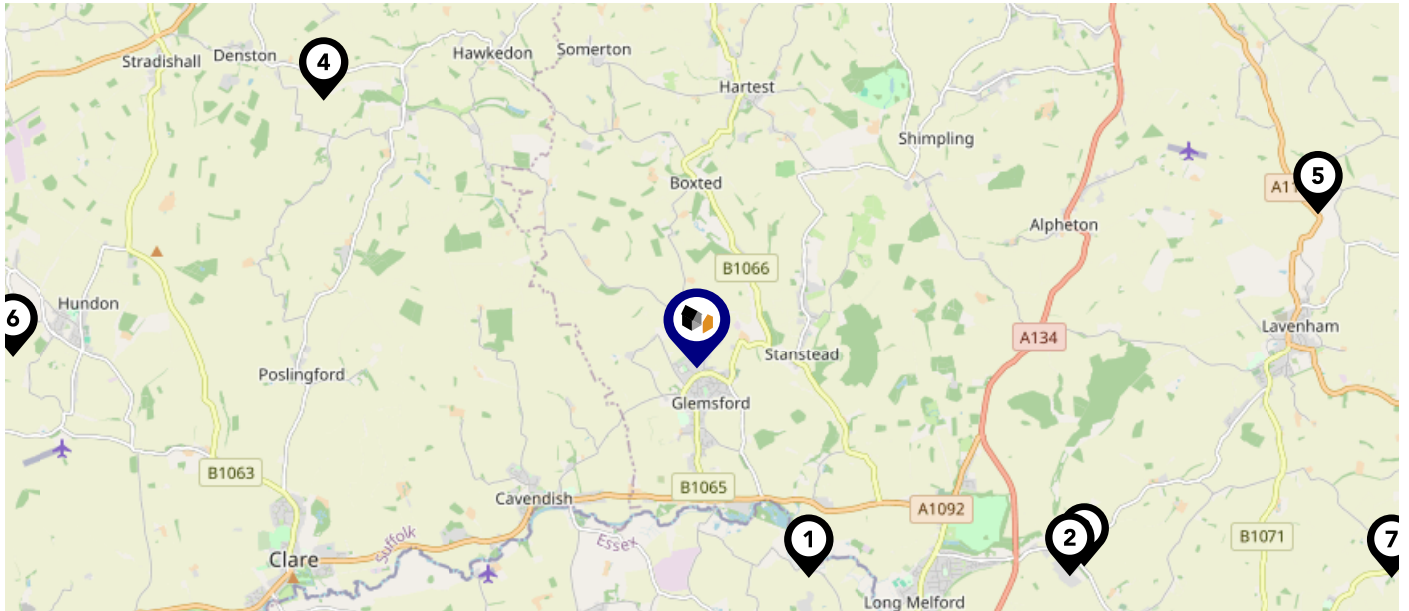
9 Lavenham

10 Stradishall














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

| | | |
|---|--|---|
|  | Stafford Park-Stafford Park, Long Melford | Historic Landfill  |
|  | Bears Pit-Acton | Historic Landfill  |
|  | EA/EPR/TP3295NC/A001 | Active Landfill  |
|  | Denston-Suffolk | Historic Landfill  |
|  | Disused Railway Cutting-Hills Green, Lavenham | Historic Landfill  |
|  | Opposite Batchelors Hall-Mary Lane, Chimney Street, Hundon | Historic Landfill  |
|  | Humble Green-Little Waldingfield, Suffolk | Historic Landfill  |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

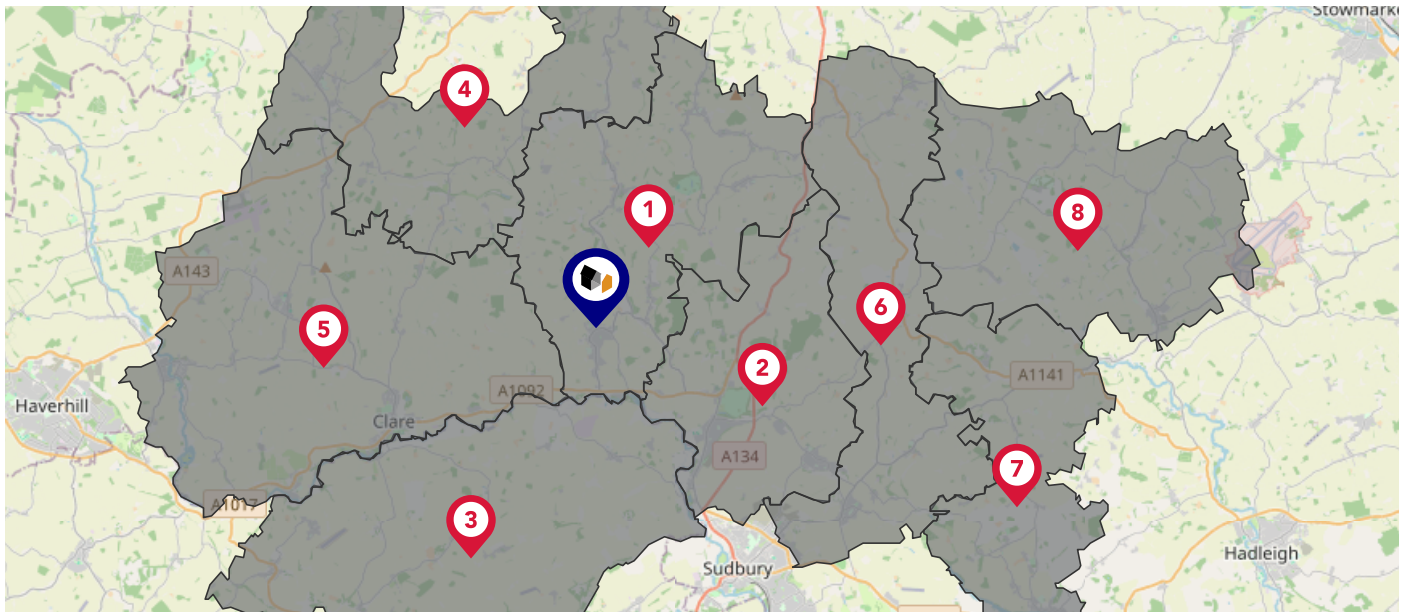
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

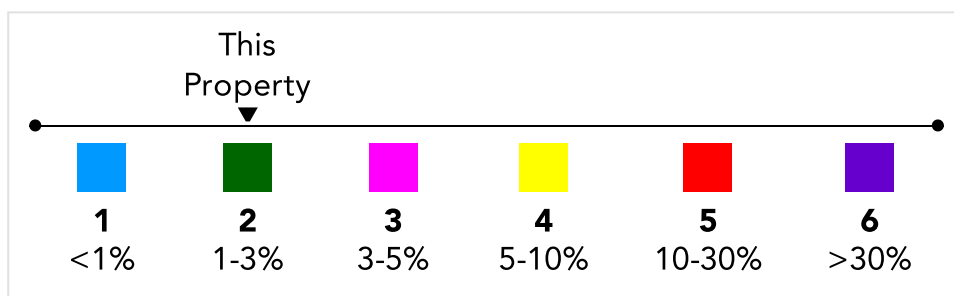
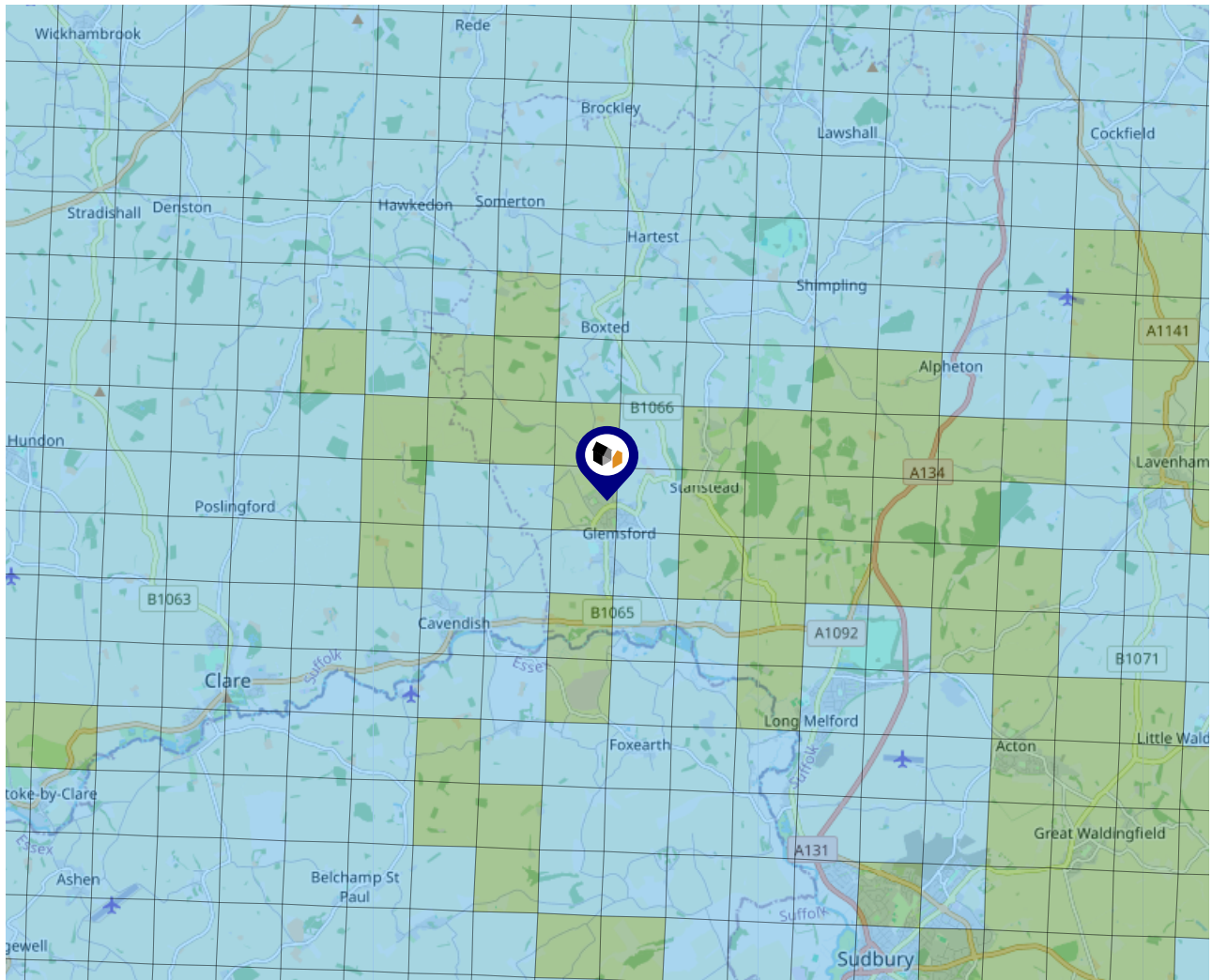


Nearby Council Wards

-  Chadacre Ward
-  Long Melford Ward
-  Stour Valley North Ward
-  Whepstead & Wickhambrook Ward
-  Clare, Hundon & Kedington Ward
-  Lavenham Ward
-  Box Vale Ward
-  North West Cosford Ward

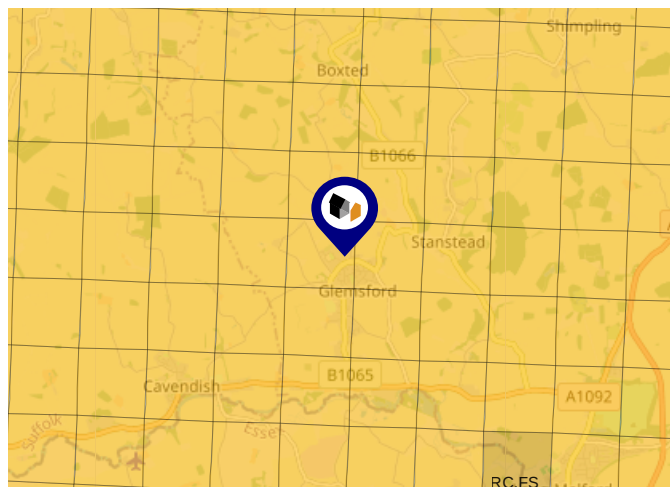
What is Radon?

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/m³).



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

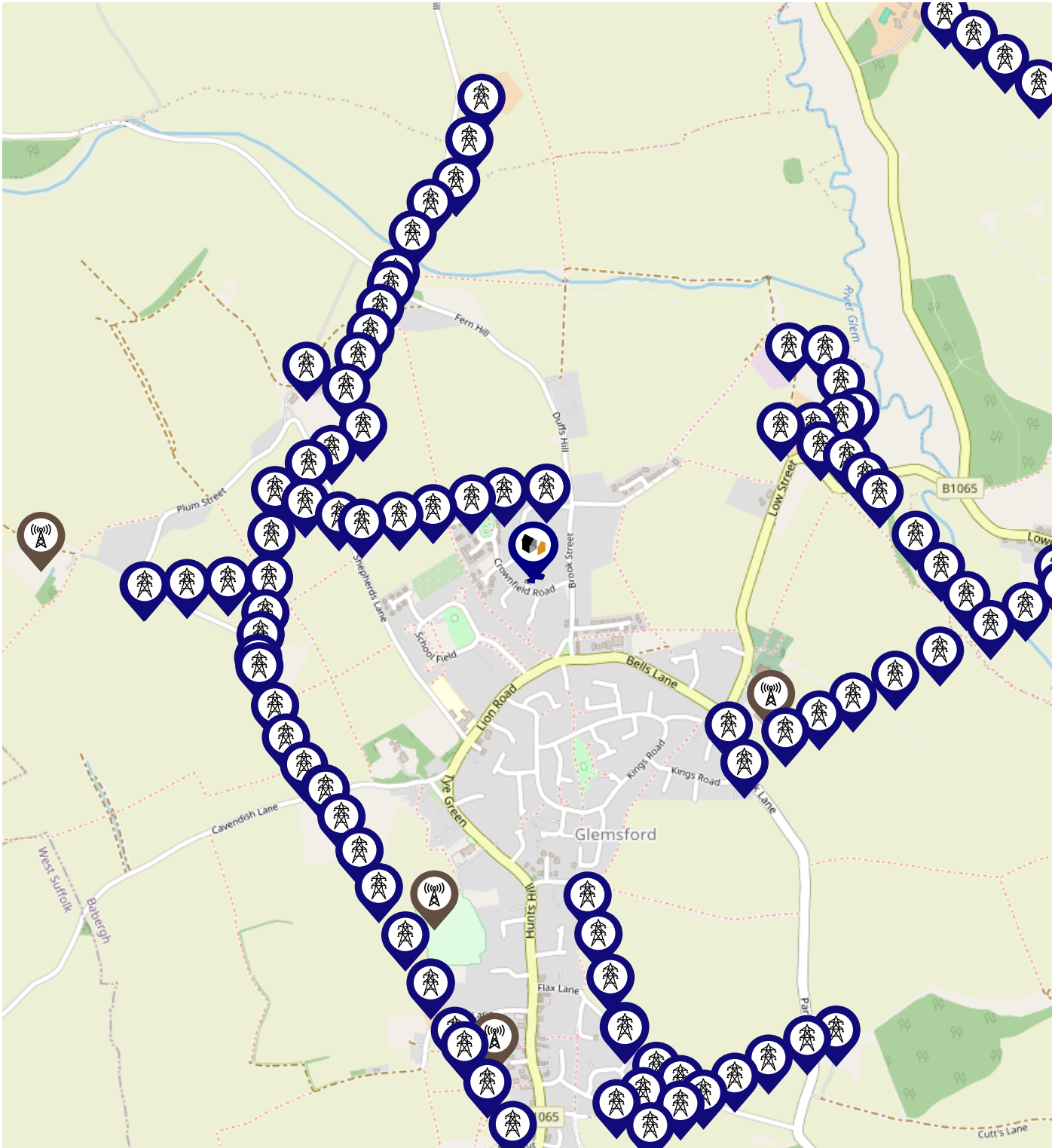
| | | | |
|-------------------------------|------------------------------------|----------------------|--|
| Carbon Content: | VARIABLE | Soil Texture: | LOAM TO CLAYEY LOAM, LOCALLY CHALKY |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY)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





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



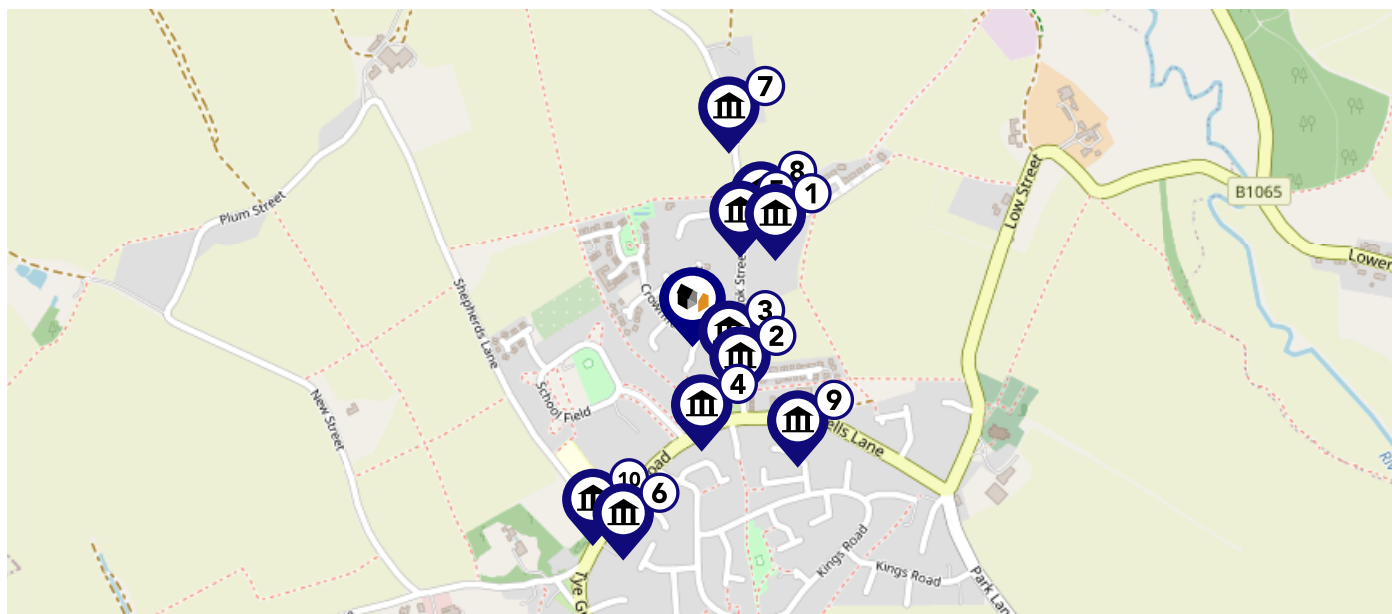
Key:











-  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...



| Listed Buildings in the local district | Grade | Distance |
|--|----------|-----------|
|  1351754 - 2, Chequers Lane | Grade II | 0.1 miles |
|  1036646 - 6 And 8, Brook Street | Grade II | 0.1 miles |
|  1351752 - Brook Street Hall, Numbers 5-11 Brook Street And Army Cadet Force Centre | Grade II | 0.1 miles |
|  1359597 - The Little Cottage | Grade II | 0.1 miles |
|  1036647 - The Crown Inn | Grade II | 0.1 miles |
|  1036662 - The Black Lion Inn | Grade II | 0.2 miles |
|  1036652 - Hill Farmhouse | Grade II | 0.2 miles |
|  1036649 - 13-17, Chequers Lane | Grade II | 0.2 miles |
|  1351734 - 13-15, Bells Lane | Grade II | 0.2 miles |
|  1180544 - Glemsford County Primary School | Grade II | 0.2 miles |

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

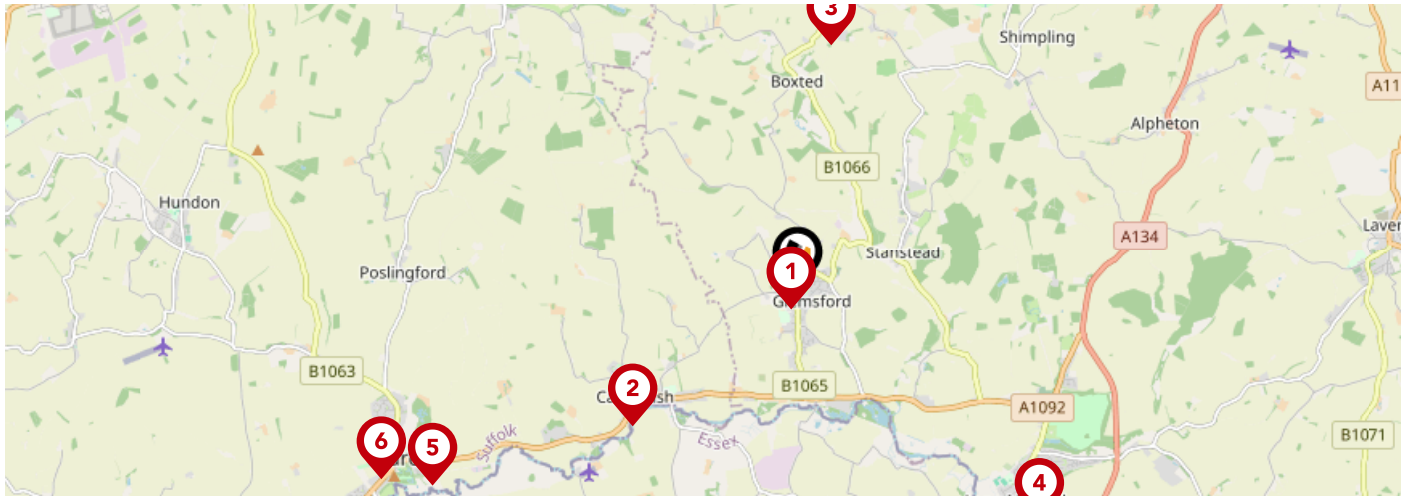
Electricity Supply

Gas Supply

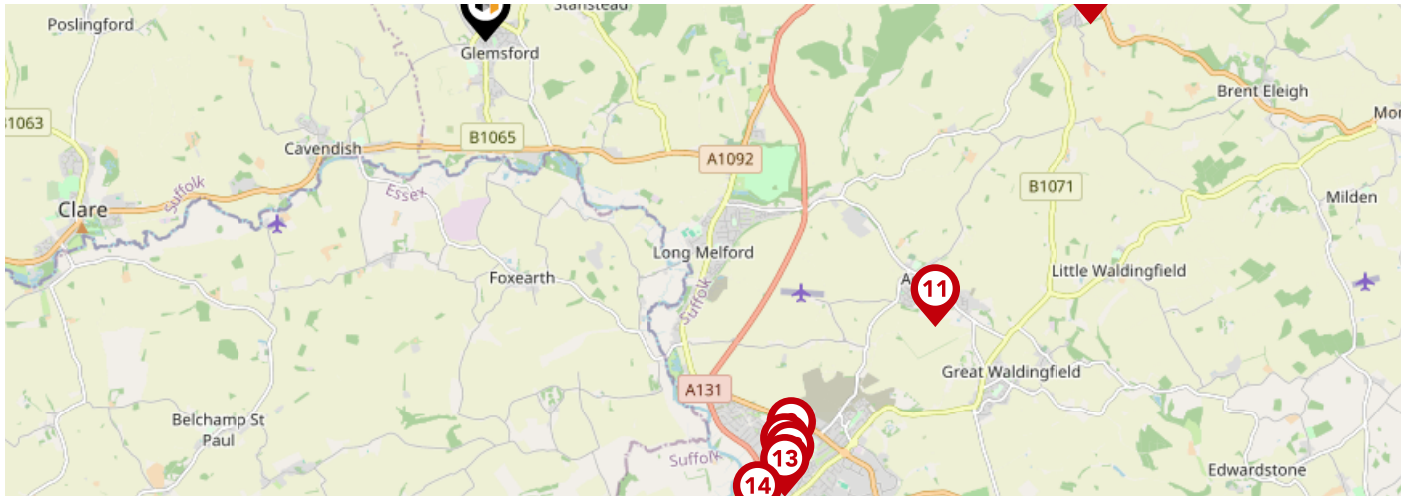
Central Heating









Water Supply

Drainage

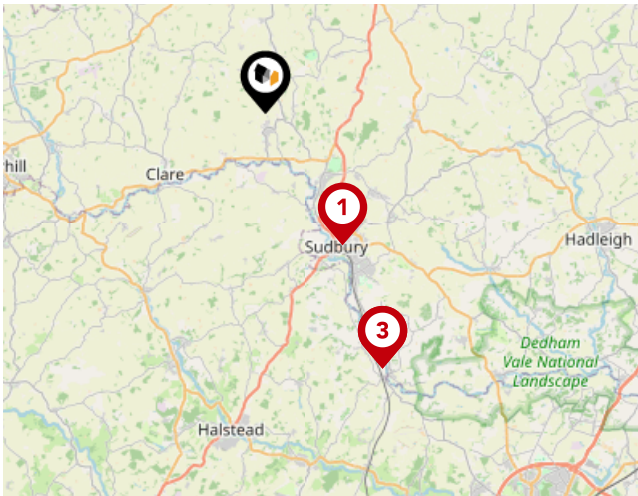


| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Glemsford Primary Academy Ofsted Rating: Good Pupils: 226 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Cavendish Church of England Primary School Ofsted Rating: Good Pupils: 74 Distance:1.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Hartest Church of England Primary School Ofsted Rating: Good Pupils: 43 Distance:2.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Long Melford Church of England Primary School Ofsted Rating: Good Pupils: 225 Distance:3.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Stour Valley Community School Ofsted Rating: Good Pupils: 579 Distance:3.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Clare Community Primary School Ofsted Rating: Good Pupils: 197 Distance:4.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | All Saints' Church of England Voluntary Controlled Primary School, Lawshall Ofsted Rating: Outstanding Pupils: 177 Distance:4.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Belchamp St Paul Church of England Primary School Ofsted Rating: Good Pupils: 31 Distance:4.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



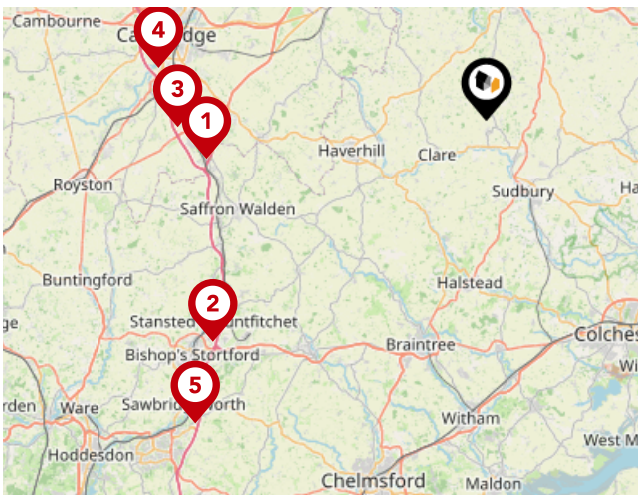
| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Woodhall Primary School Ofsted Rating: Good Pupils: 406 Distance:4.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hillside Special School Ofsted Rating: Outstanding Pupils: 85 Distance:4.81 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Acton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 168 Distance:4.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ormiston Sudbury Academy Ofsted Rating: Requires improvement Pupils: 692 Distance:4.89 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Tudor Church of England Primary School, Sudbury Ofsted Rating: Good Pupils: 250 Distance:4.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Joseph's Roman Catholic Primary School Ofsted Rating: Good Pupils: 165 Distance:5.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Gregory Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 236 Distance:5.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Lavenham Community Primary School Ofsted Rating: Good Pupils: 117 Distance:5.5 | <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 | 5.57 miles |
| 2 | Bures Rail Station | 10.22 miles |
| 3 | Bures Rail Station | 10.23 miles |



Trunk Roads/Motorways

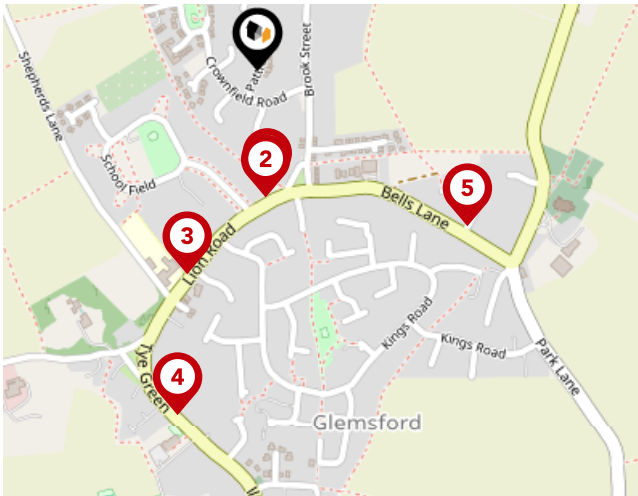
| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J9 | 20.71 miles |
| 2 | M11 J8 | 25.76 miles |
| 3 | M11 J10 | 22.55 miles |
| 4 | M11 J11 | 24.3 miles |
| 5 | M11 J7A | 30.79 miles |



Airports/Helipads

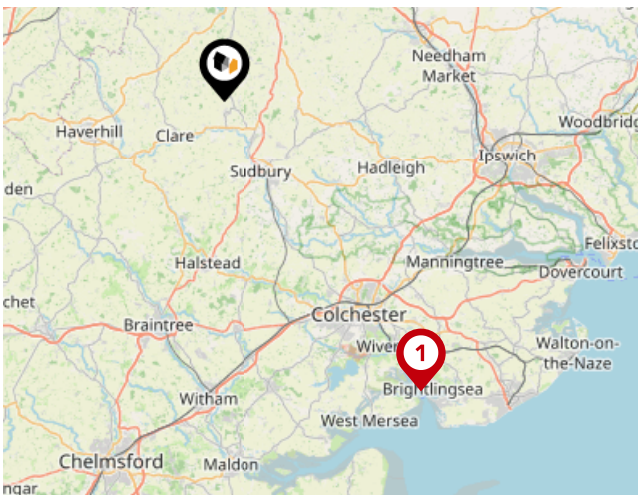
| Pin | Name | Distance |
|-----|-------------------------------|-------------|
| 1 | Stansted Airport | 22.87 miles |
| 2 | Cambridge | 22.07 miles |
| 3 | Southend-on-Sea | 37.15 miles |
| 4 | Norwich International Airport | 46.75 miles |

Area Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | School Field | 0.14 miles |
| 2 | School Field | 0.15 miles |
| 3 | Black Lion | 0.25 miles |
| 4 | Village Hall | 0.4 miles |
| 5 | Stanway Close | 0.3 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|---------------------------|-------------|
| 1 | East Mersea Ferry Landing | 25.59 miles |

Important - Please read

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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