

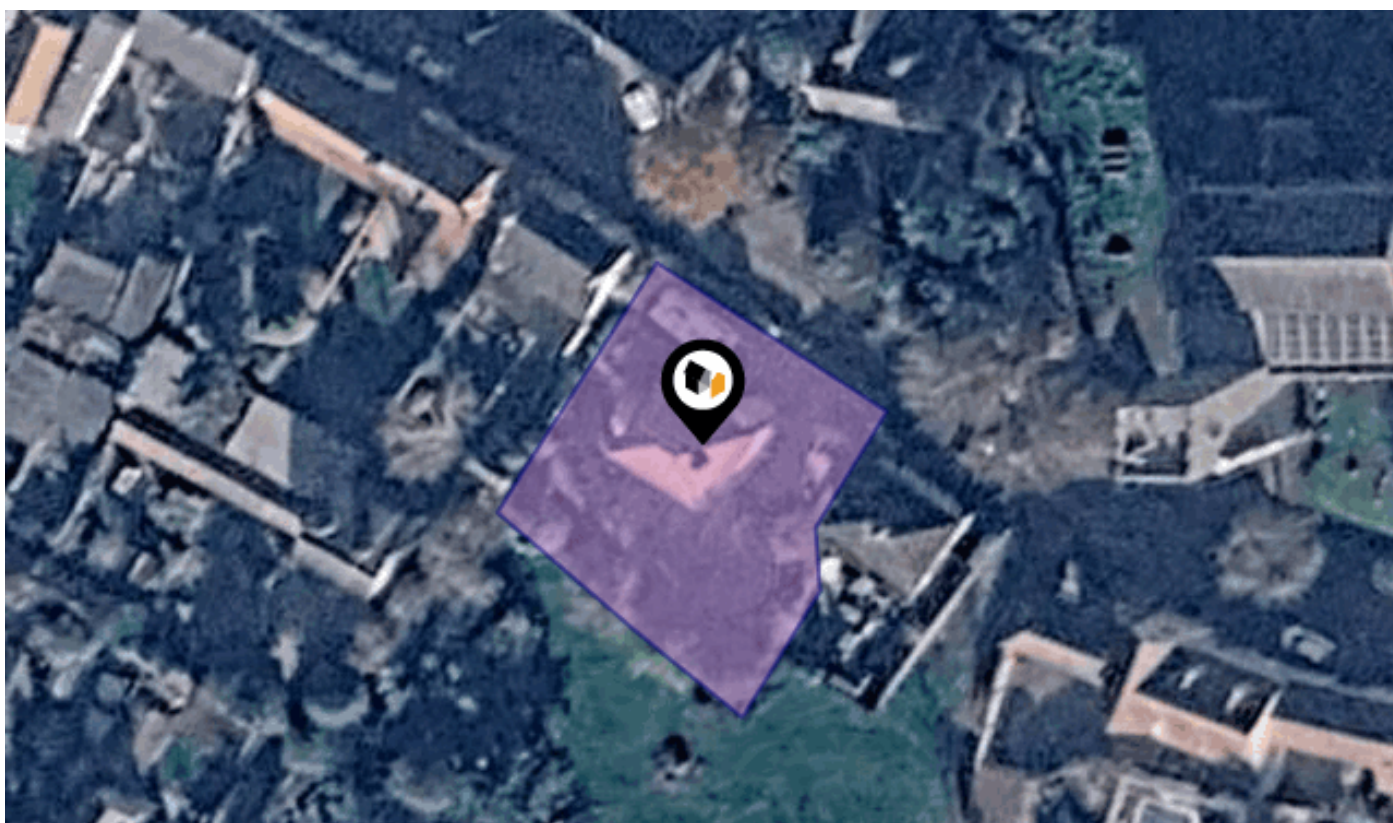


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 14th July 2026



10, DUKE STREET, HAUGHLEY, STOWMARKET, IP14 3QS

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

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mlproperty.co.uk



Property Overview



Property

Type:	Detached	Last Sold Date:	25/04/2014
Bedrooms:	3	Last Sold Price:	£275,000
Plot Area:	0.16 acres	Last Sold £/ft²:	£203
Year Built :	1930-1949	Tenure:	Freehold
Council Tax :	Band E	Latest FENSA Work:	05/07/2004 - 2 windows
Annual Estimate:	£2,832		
Title Number:	SK208038		
UPRN:	100091090434		
Restrictive Covenants:	No		

Local Area

Local Authority:	Suffolk
Conservation Area:	Haughley
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	76 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **16 Duke Street Haughley Stowmarket Suffolk IP14 3QS**

Reference - DC/20/03707	
Decision:	Refused
Date:	28th August 2020
Description:	Householder Application - Erection of two storey rear extension; Insertion of window to ground floor side elevation and erection of single garage to include toilet and store room.

Reference - DC/21/00634	
Decision:	Granted
Date:	02nd February 2021
Description:	Householder Planning Application - Erection of a two storey rear extension, single storey garage and insertion of ground floor side elevation window. (Resubmission of DC/20/03707)

Planning records for: **20 Duke Street Haughley Suffolk IP14 3QS**

Reference - 0367/92/	
Decision:	Granted
Date:	28th April 1992
Description:	ERECTION OF DOUBLE GARAGE

Reference - 0044/92/LB	
Decision:	Granted
Date:	28th April 1992
Description:	ERECTION OF DOUBLE GARAGE

Planning records for: **20 Duke Street Haughley Stowmarket Suffolk IP14 3QS**

Reference - DC/17/04659	
Decision:	Granted
Date:	03rd January 2018
Description:	Application for Listed Building Consent - Removal of partition wall between the kitchen and dining room; Demolition of outside toilet and the internal connecting wall. Insertion of 3No Velux roof lights and replace window and patio sliding doors with French Doors.

Reference - DC/21/04725	
Decision:	Granted
Date:	25th August 2021
Description:	Application for Listed Building Consent - Conversion of ground floor store into a study. Removal of existing stairs and addition of replacement stairs. New first floor bathroom.

Planning records for: **Castle Barn Duke Street Haughley Stowmarket Suffolk IP14 3QS**

Reference - DC/20/01745	
Decision:	Granted
Date:	02nd May 2020
Description:	Application for Listed Building Consent - Replacement of french doors.

Reference - DC/20/05588	
Decision:	Granted
Date:	07th December 2020
Description:	Discharge of Conditions Application for DC/20/01745- Condition 3 (New Doors) and Condition 4 (Finish Required)

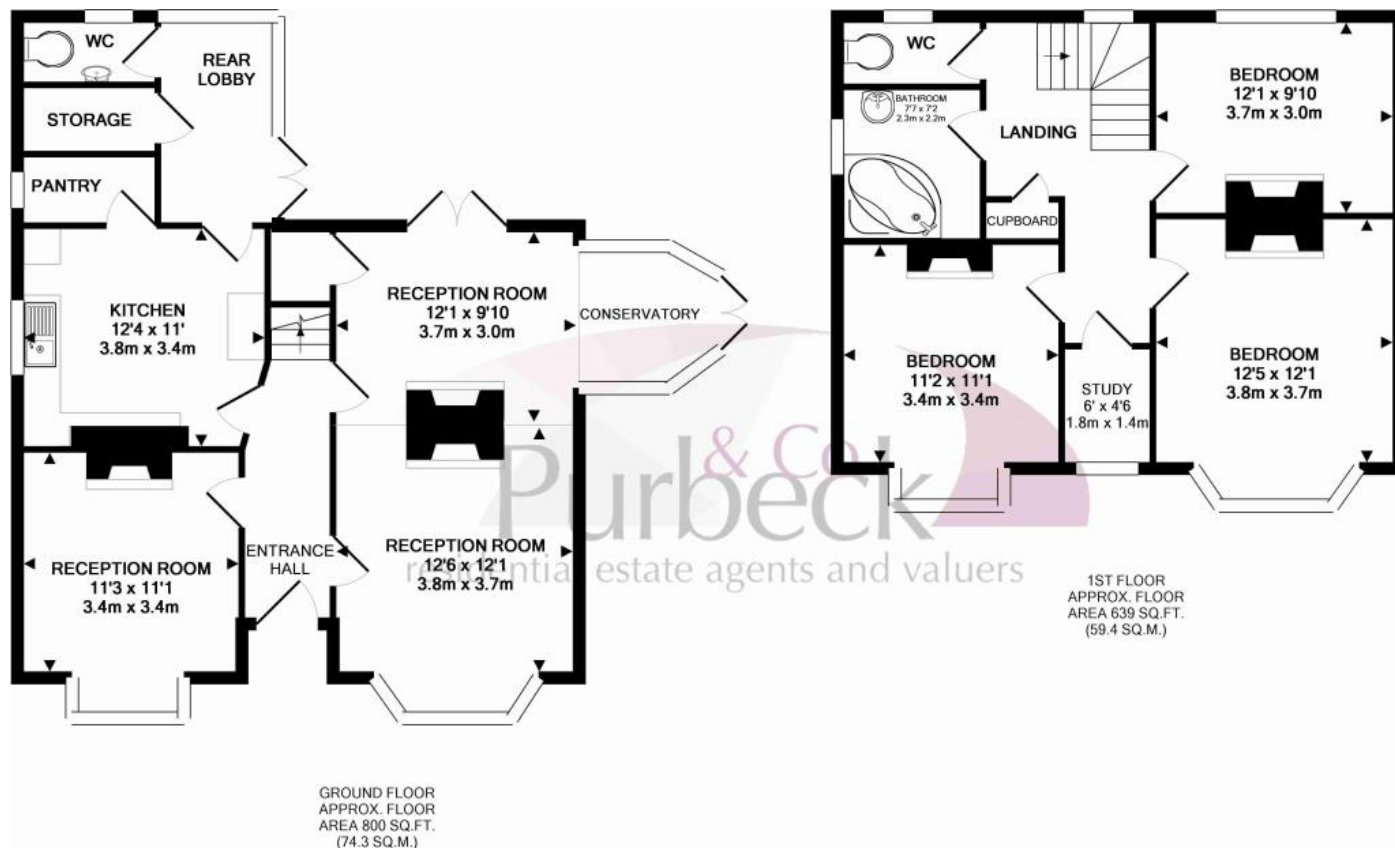
Planning records for: *Castle Barn Duke Street Haughley Stowmarket Suffolk IP14 3QS*

Reference - DC/24/04298	
Decision:	Decided
Date:	26th September 2024
Description:	Application for works to trees in a Conservation Area - Fell 2 No Ash trees (T1 & T2) (Fraxinus excelsior) dying and close to proximity to the house and outbuildings and grind out stumps. Crown reduce 2 No Ash trees (T3 & T4) (Fraxinus excelsior) by 1-2m. Cut dog rose to ground and remove from the ash trees. Remove major dead wood and hanging branches.





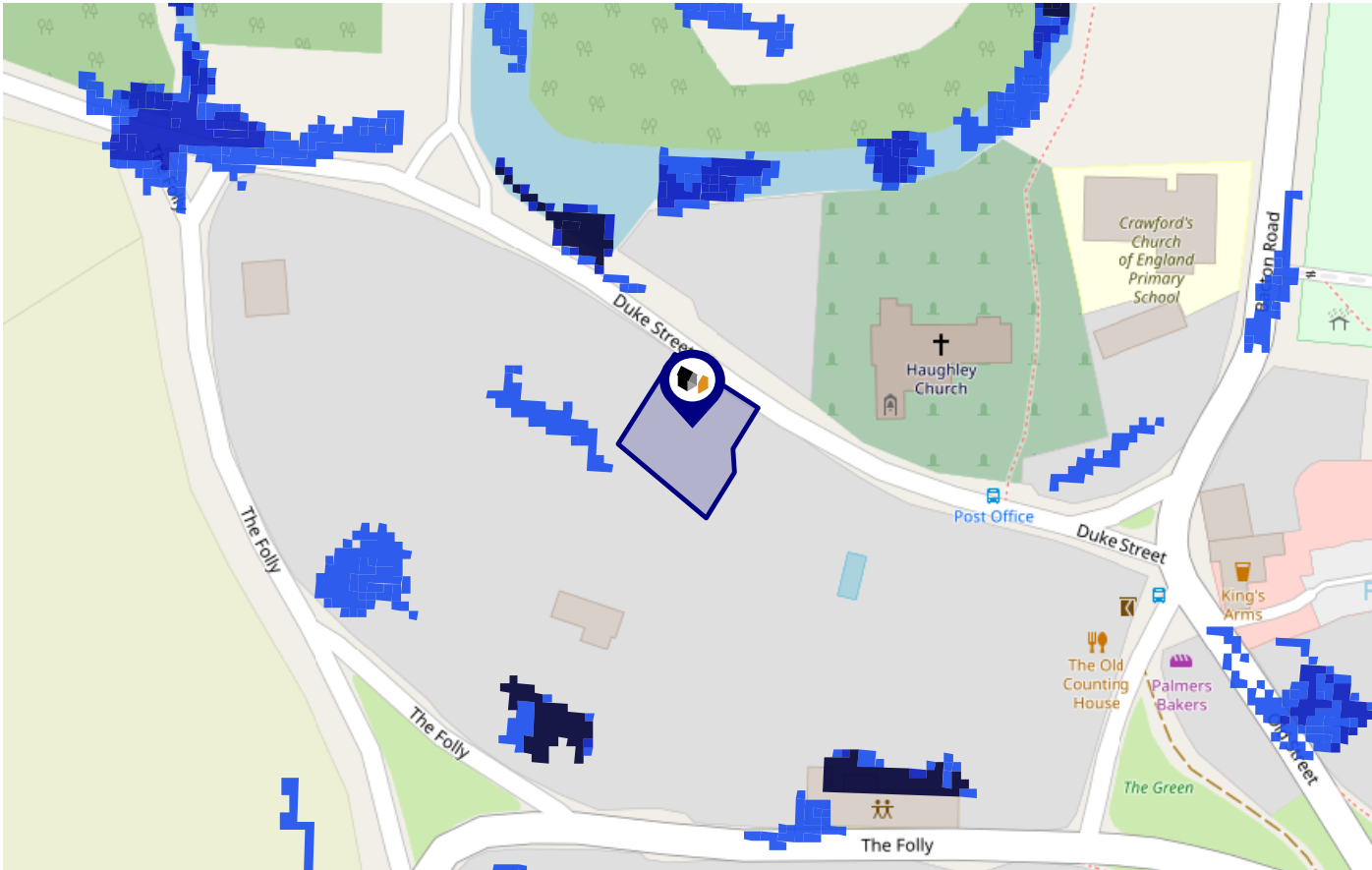
10, DUKE STREET, HAUGHLEY, STOWMARKET, IP14 3QS



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.

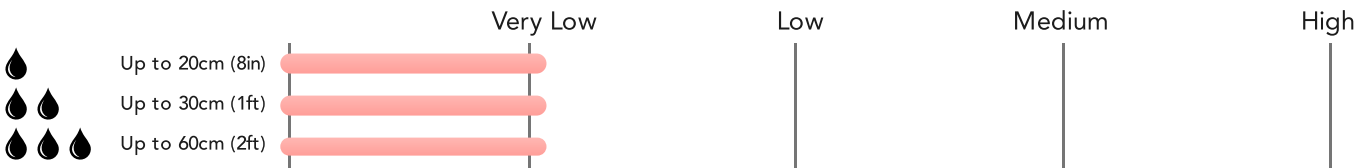


Risk Rating: Very low

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.

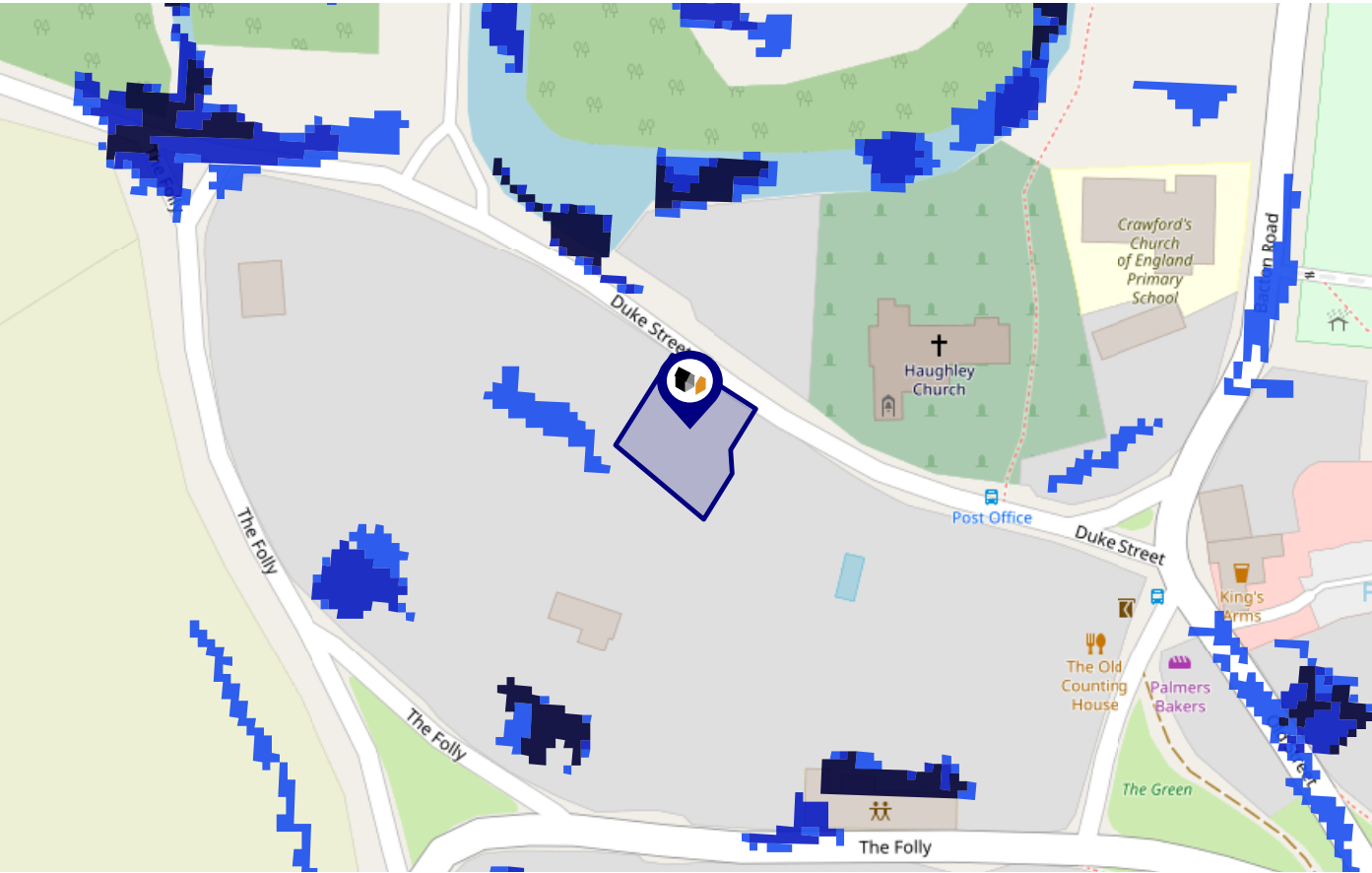
Chance of flooding to the following depths at this property:



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.

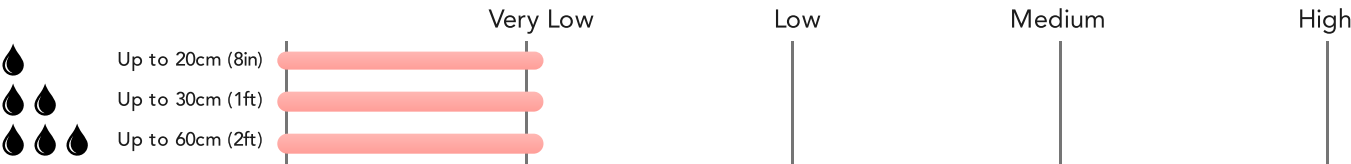


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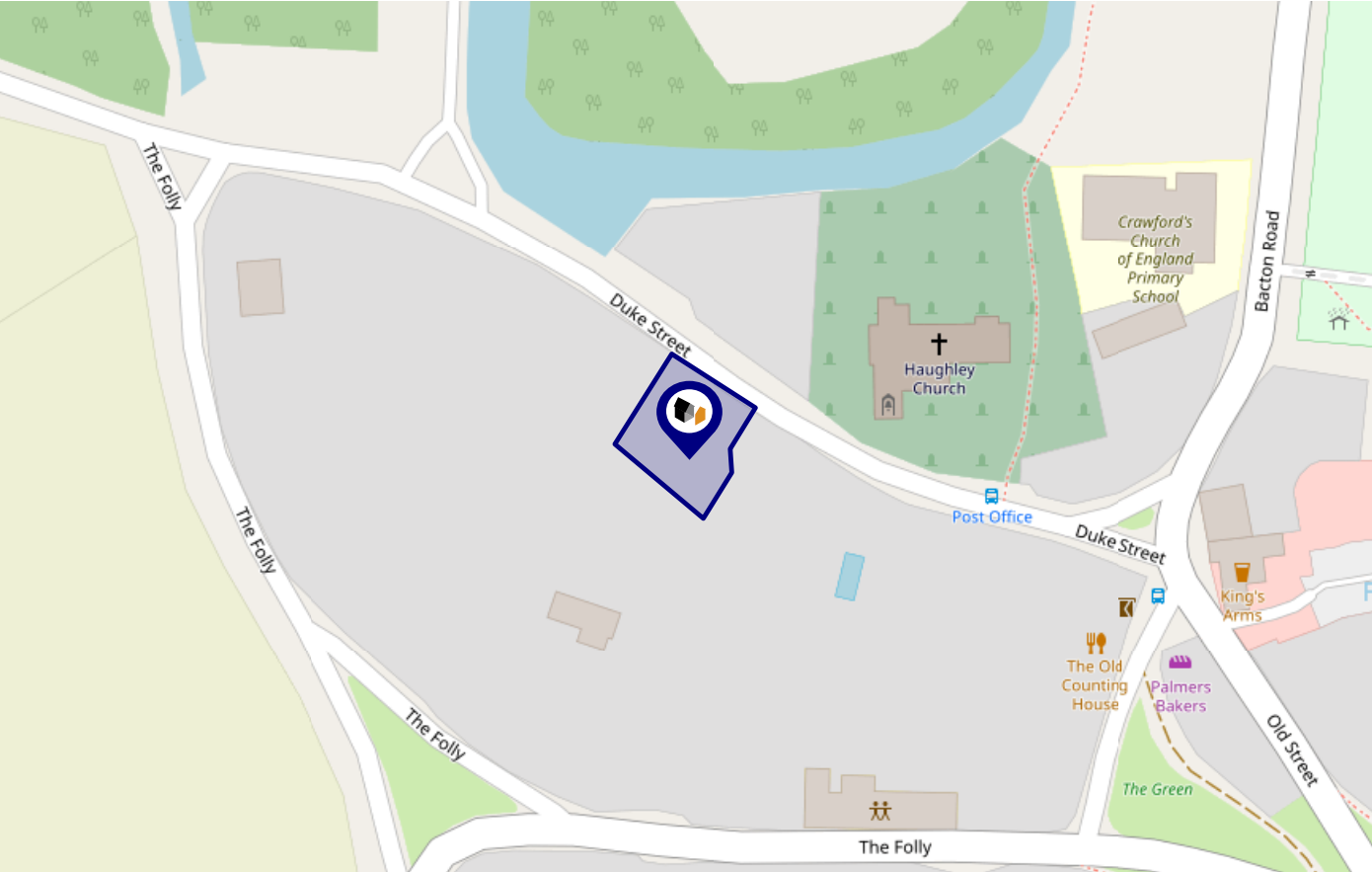
Chance of flooding to the following depths at this property:



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.

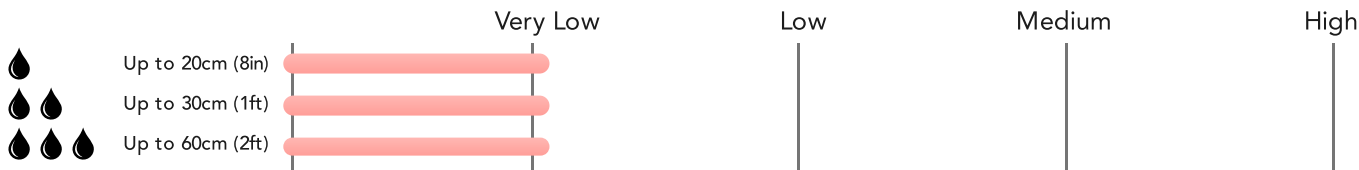


Risk Rating: Very low

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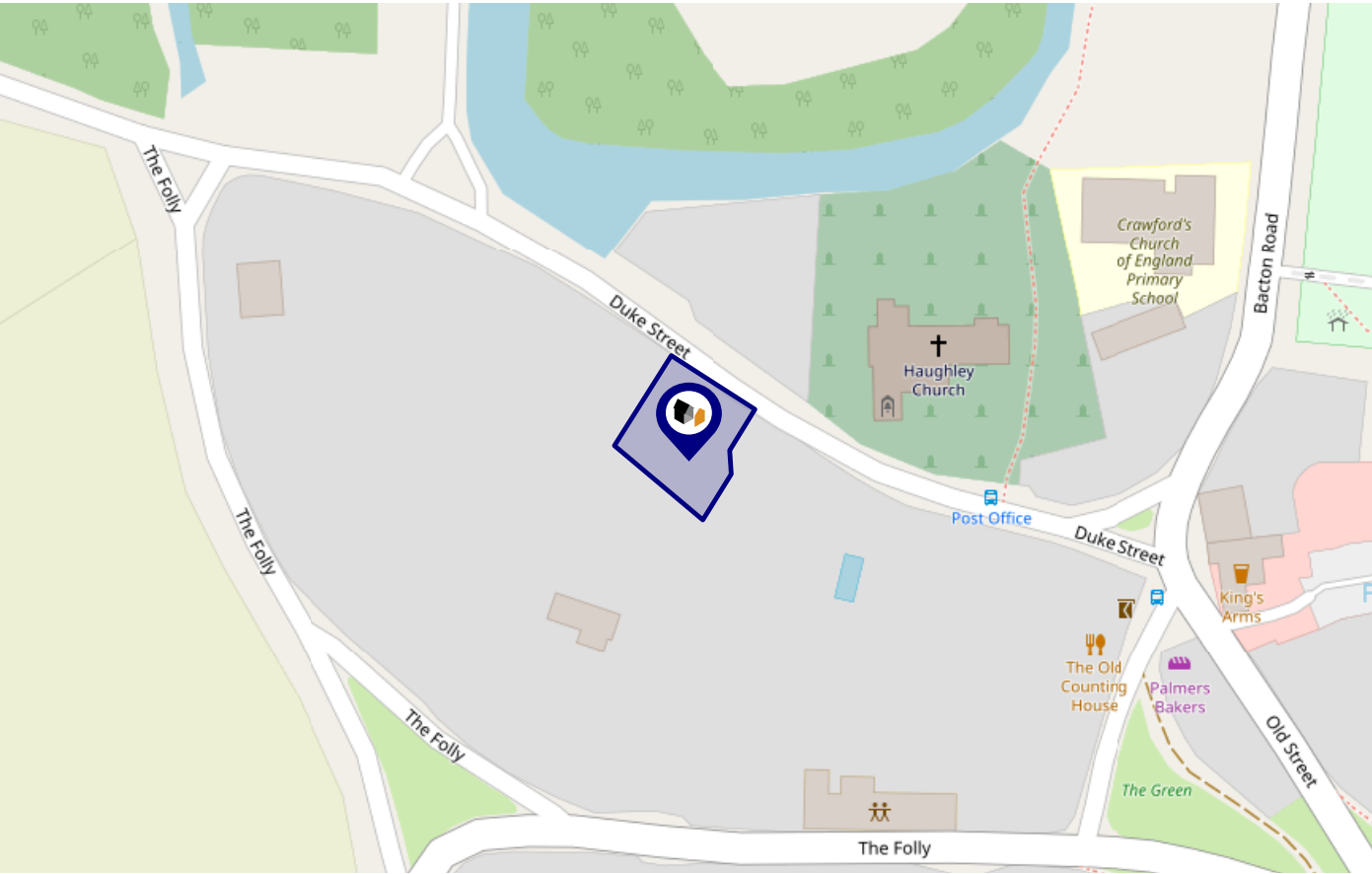
Chance of flooding to the following depths at this property:



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.

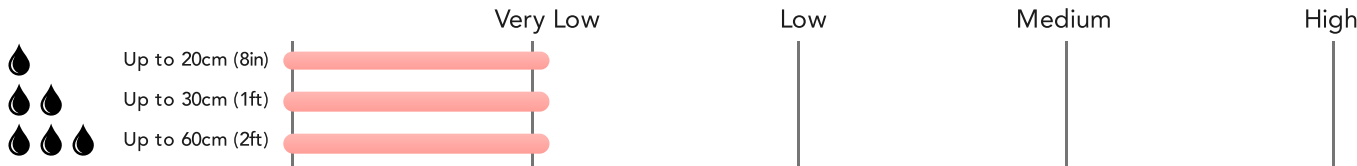


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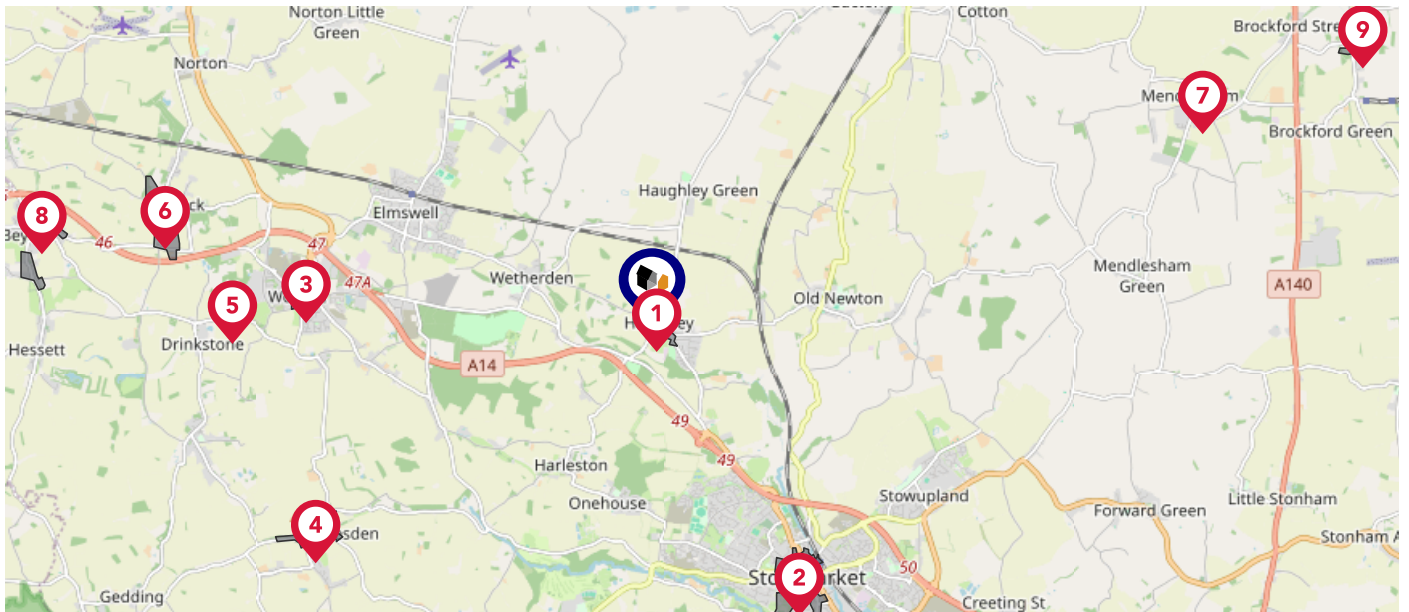
Chance of flooding to the following depths at this property:



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.



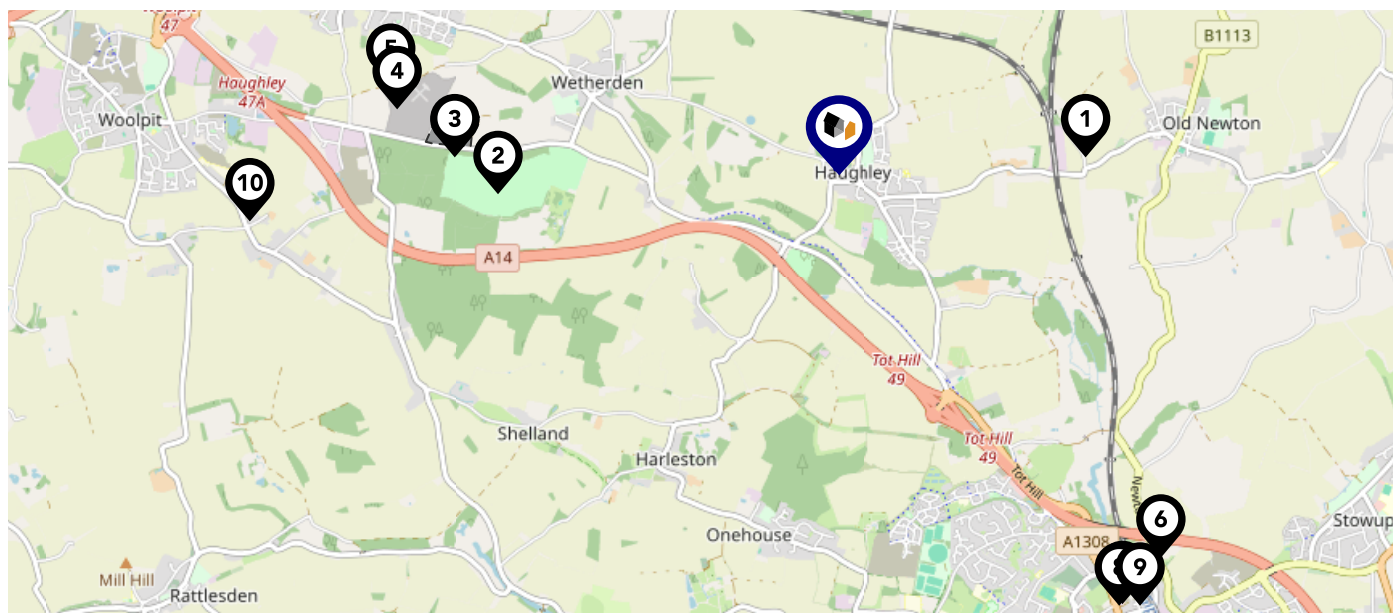
Nearby Conservation Areas

- | | |
|---|------------------|
| 1 | Haughley |
| 2 | Stowmarket |
| 3 | Woolpit |
| 4 | Rattlesden |
| 5 | Drinkstone Mills |
| 6 | Tostock |
| 7 | Mendlesham |
| 8 | Beyton |
| 9 | Wetheringsett |

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.



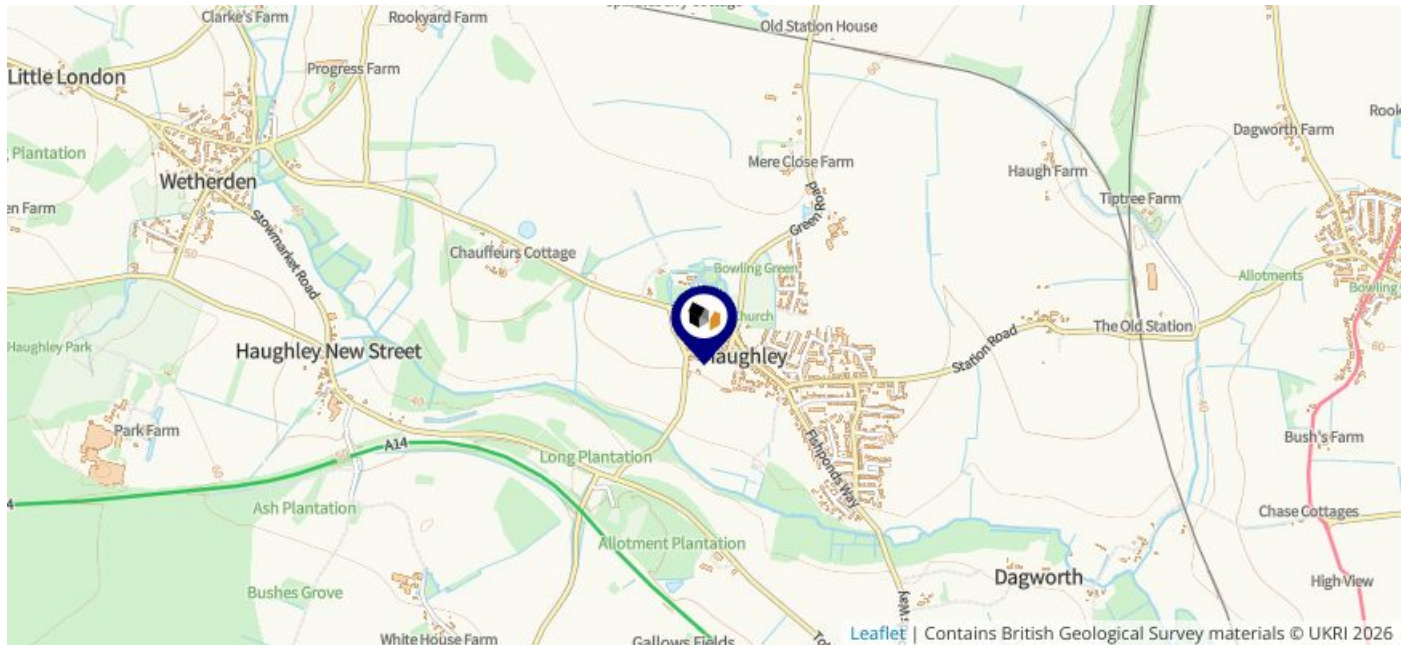
Nearby Landfill Sites

1	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill
2	Haughley Park-Wetherden, Stowmarket	Historic Landfill
3	Warren Heath-Warren Heath, Wetherden	Historic Landfill
4	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill
5	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill
6	Newton Road-Stowupland	Historic Landfill
7	Newton Road-Newton Road, Stowupland	Historic Landfill
8	42 Bury Road-Stowmarket	Historic Landfill
9	Newton Road-Newton Road, Stowupland	Historic Landfill
10	Heath Road-Woolpit, Bury St Edmunds, Suffolk	Historic Landfill

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

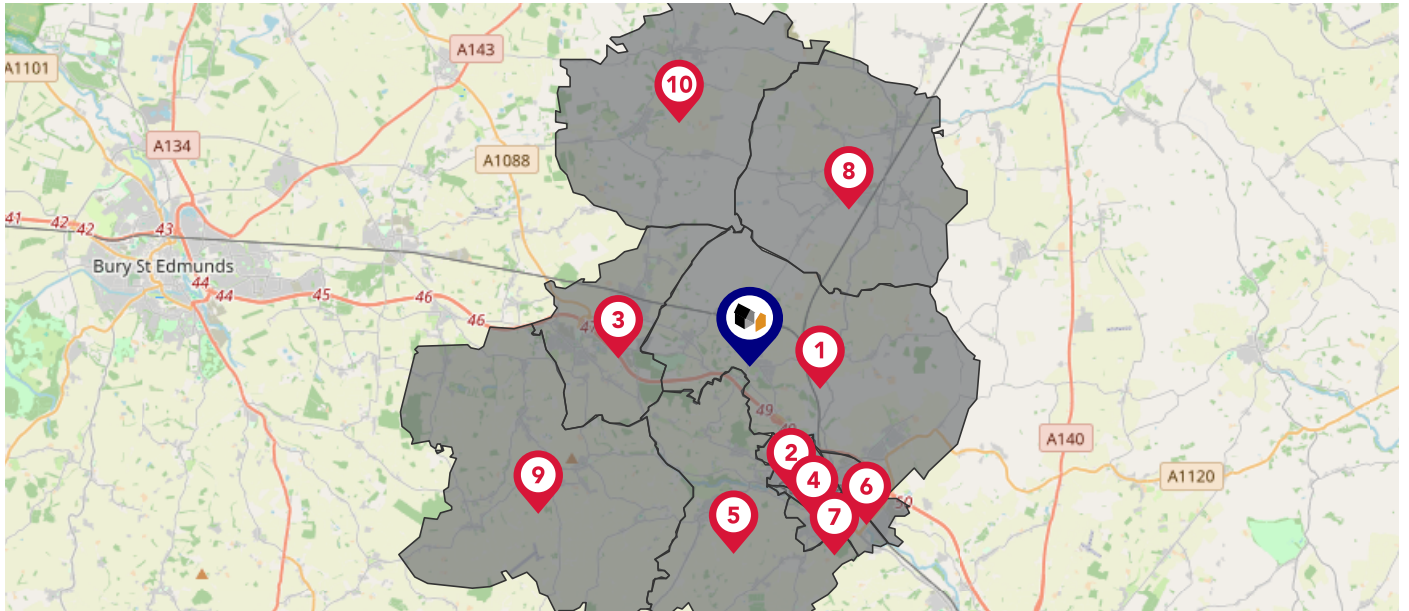
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

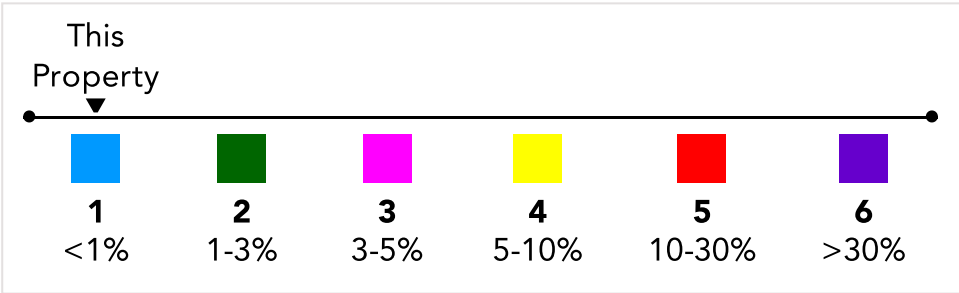
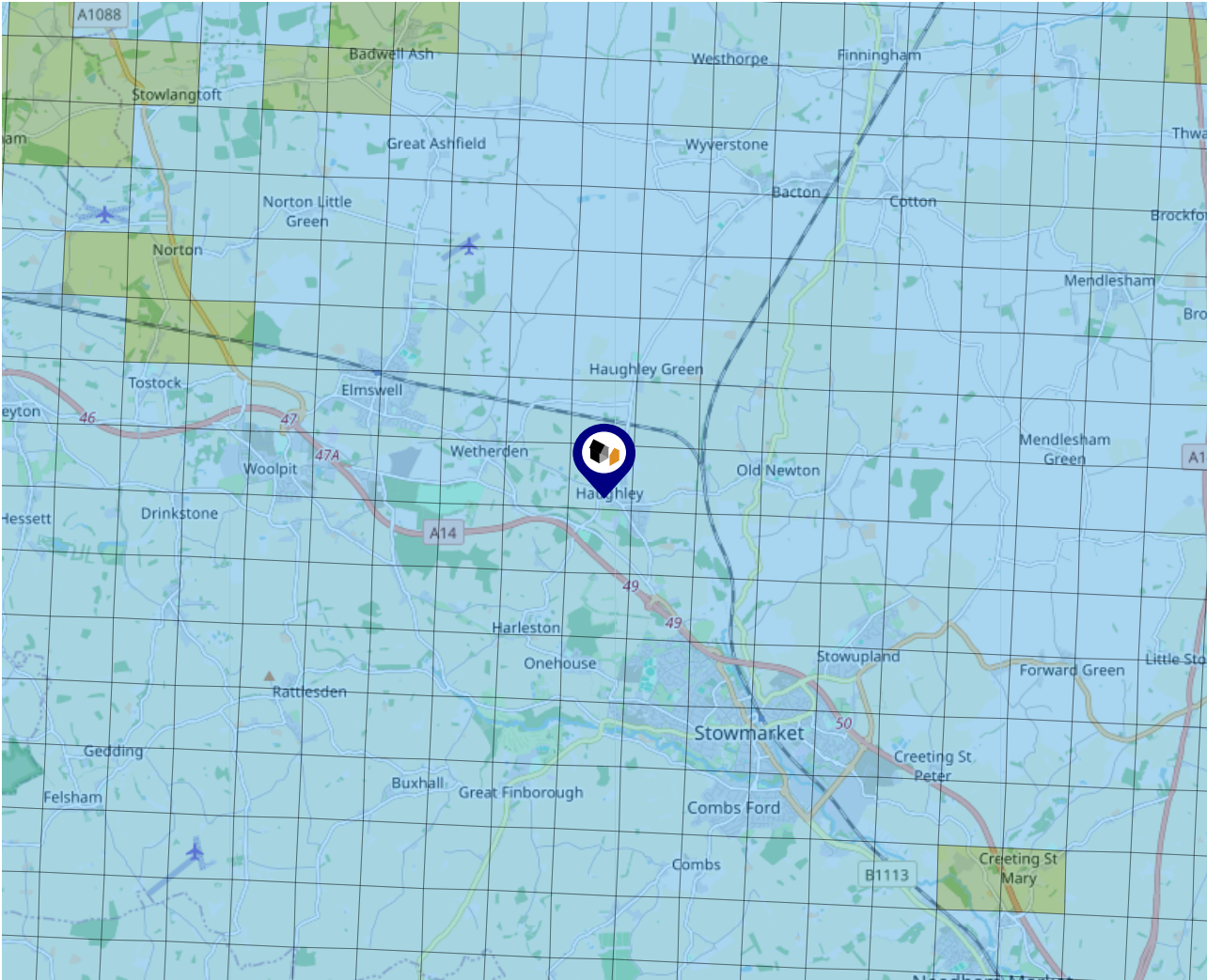
-  Haughley, Stowupland & Wetherden Ward
-  Chilton Ward
-  Elmswell & Woolpit Ward
-  St. Peter's Ward
-  Onehouse Ward
-  Stow Thorney Ward
-  Combs Ford Ward
-  Bacton Ward
-  Rattlesden Ward
-  Walsham-le-Willows Ward

Environment

Radon Gas

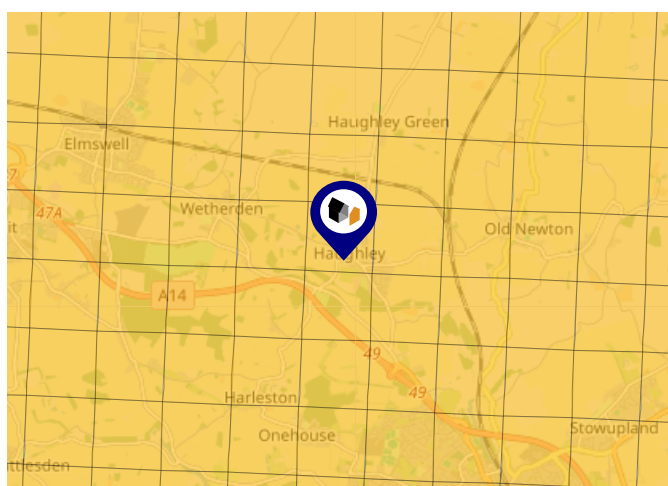
What is Radon?

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).



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		

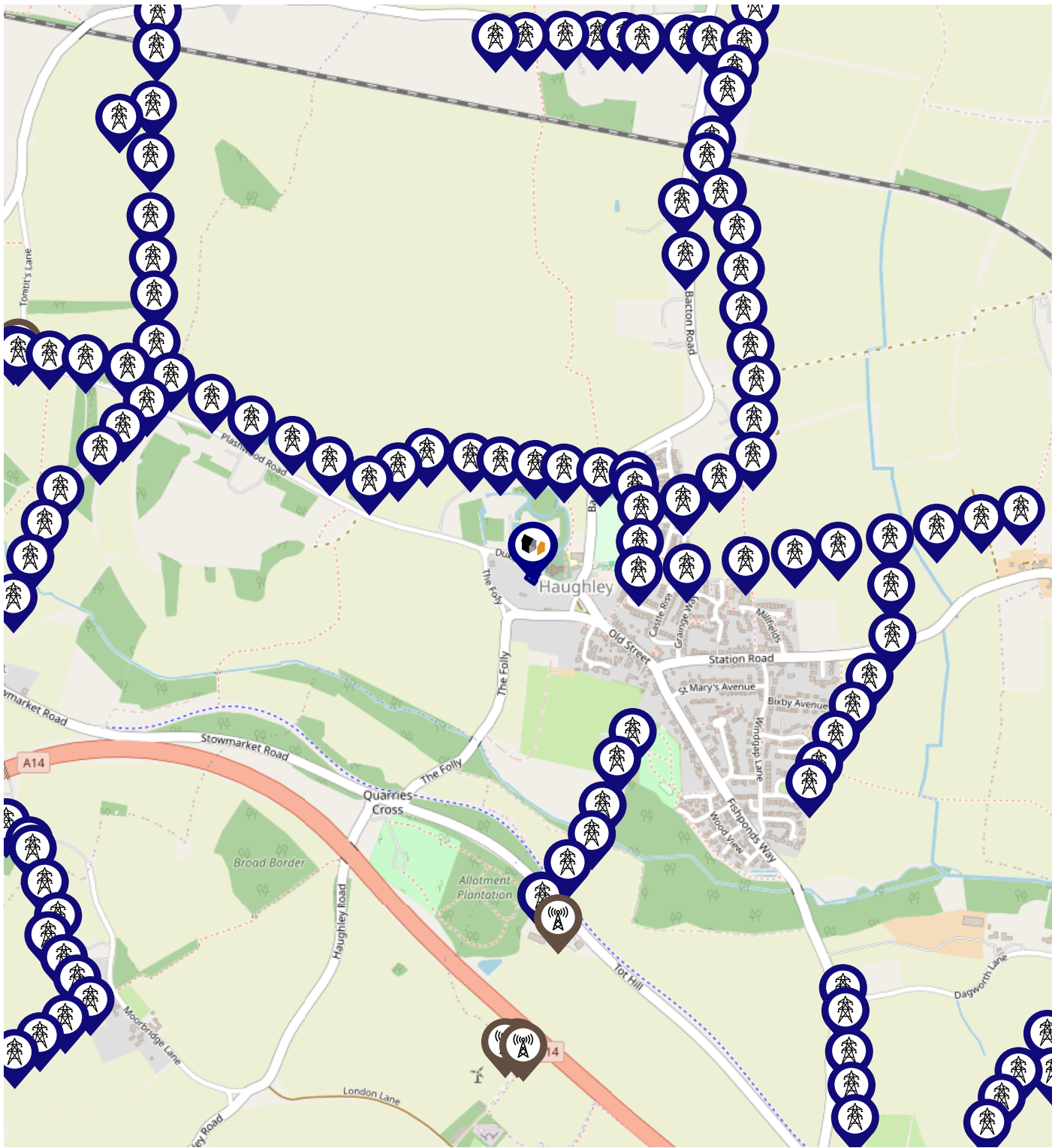


Primary Classifications (Most Common Clay Types)

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



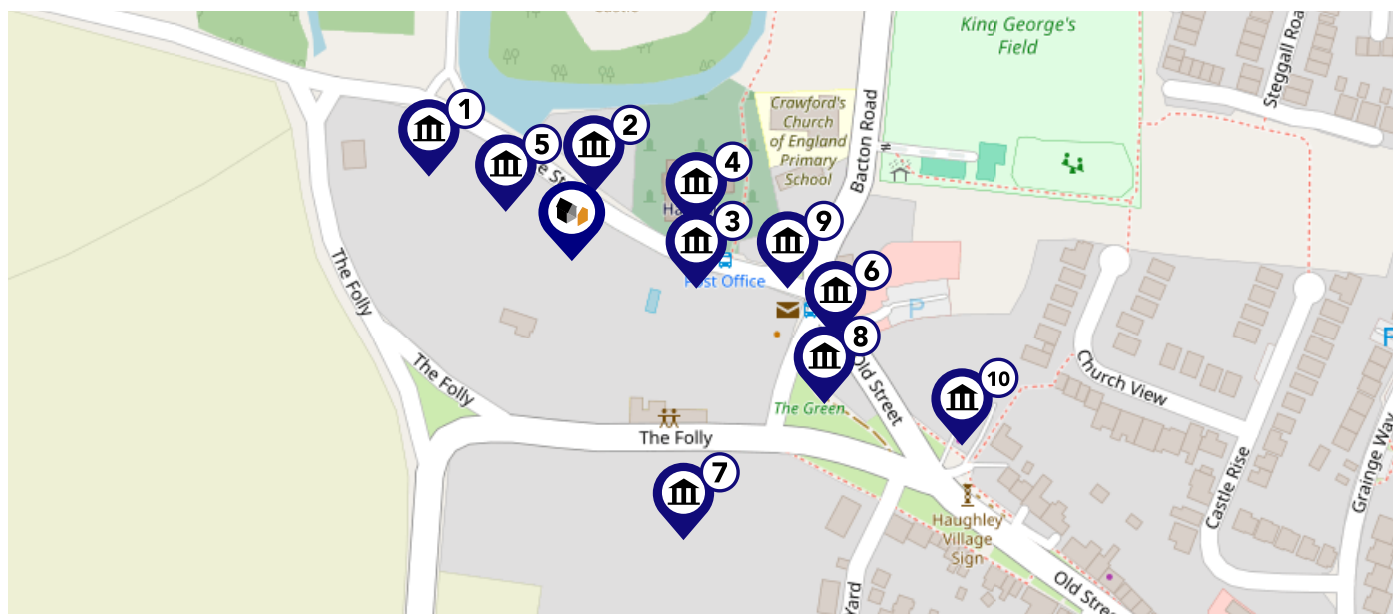
Key:

-  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
	1032697 - 18 And 19, Duke Street	Grade II	0.0 miles
	1032695 - The Grange	Grade II	0.0 miles
	1469249 - Haughley War Memorial	Grade II	0.0 miles
	1352304 - Church Of St Mary The Virgin	Grade I	0.0 miles
	1352306 - 13 And 14, Duke Street	Grade II	0.0 miles
	1284984 - The Kings Arms Public House	Grade II	0.1 miles
	1181171 - Haughley House	Grade II	0.1 miles
	1032701 - Palmers Bakers And Confectioners Shop	Grade II	0.1 miles
	1352303 - 1, Duke Street	Grade II	0.1 miles
	1032708 - The Old Forge	Grade II	0.1 miles

Material Information

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Material Information

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage



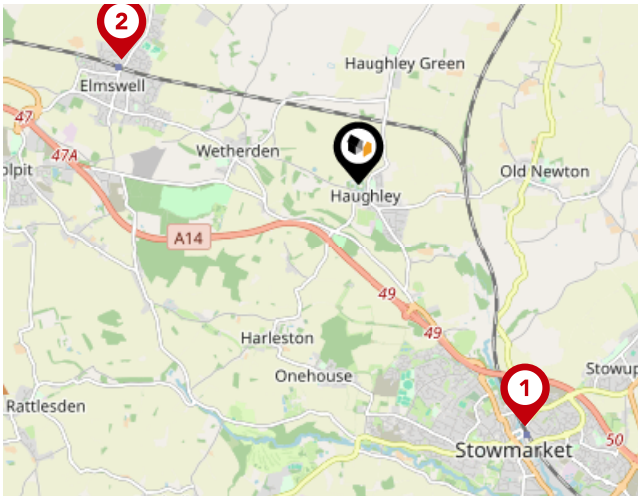
		Nursery	Primary	Secondary	College	Private
1	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:0.07	☐	☒	☐	☐	☐
2	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:1.63	☐	☒	☐	☐	☐
3	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:1.87	☐	☐	☒	☐	☐
4	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:1.98	☐	☒	☐	☐	☐
5	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:2.19	☐	☒	☐	☐	☐
6	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:2.19	☐	☐	☒	☐	☐
7	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.27	☐	☒	☐	☐	☐
8	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:2.29	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:2.6	☐	☐	☒	☐	☐
	Gable End Ofsted Rating: Good Pupils: 5 Distance:2.62	☐	☐	☒	☐	☐
	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:2.74	☐	☒	☐	☐	☐
	Woolpit Primary Academy Ofsted Rating: Good Pupils: 117 Distance:2.88	☐	☒	☐	☐	☐
	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:3.03	☐	☒	☐	☐	☐
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:3.17	☐	☒	☐	☐	☐
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:3.17	☐	☐	☒	☐	☐
	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:3.19	☐	☒	☐	☐	☐

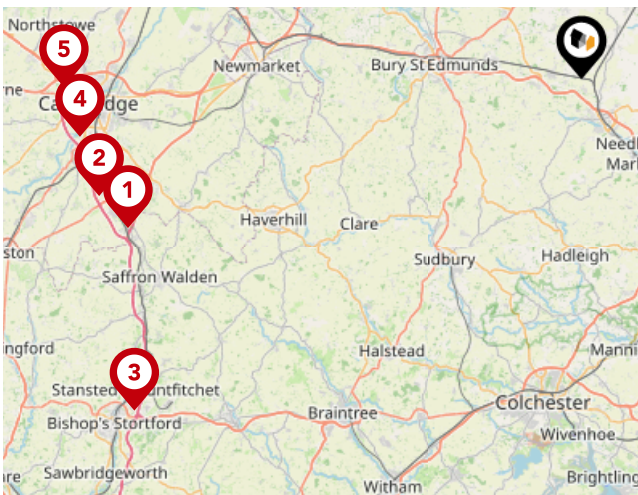
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	2.67 miles
2	Entrance	2.44 miles
3	Entrance	6.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.77 miles
2	M11 J10	36.07 miles
3	M11 J8	40.59 miles
4	M11 J11	36.74 miles
5	M11 J13	37.56 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	33.72 miles
2	Southend-on-Sea	46.5 miles
3	Stansted Airport	37.68 miles
4	Cambridge	33.46 miles

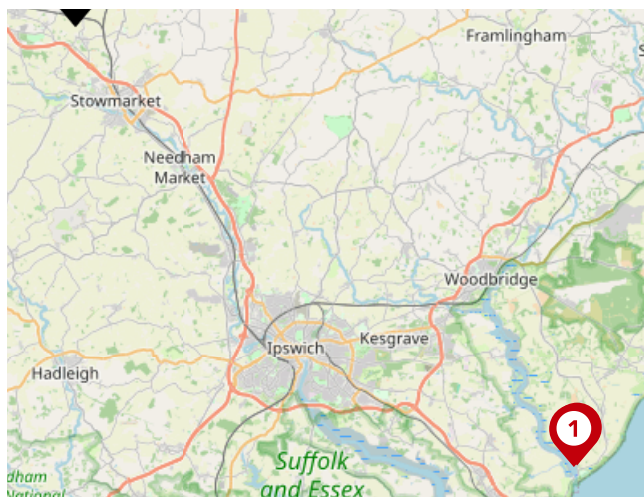
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	0.04 miles
2	Post Office	0.07 miles
3	Station Road	0.21 miles
4	Station Road	0.23 miles
5	Mill Fields	0.39 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	24.23 miles
2	Bawdsey Ferry Landing	24.29 miles

Disclaimer

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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