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MIR: Material Info

The Material Information Affecting this Property

Sunday 07th June 2026



**THE ACORNS, TURKEYHALL LANE, BACTON,
STOWMARKET, IP14 4NN**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

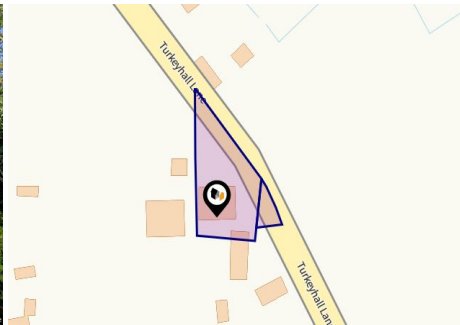
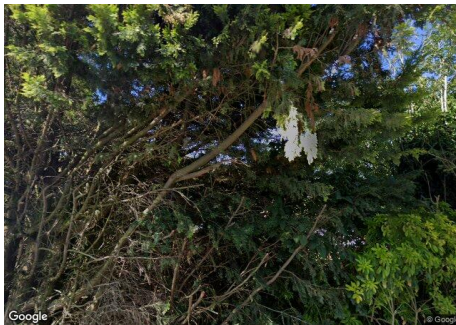
01449 768854

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Property Overview



Property

Type:	Detached	Last Sold Date:	28/01/2019
Bedrooms:	3	Last Sold Price:	£500
Floor Area:	1,184 ft ² / 110 m ²	Last Sold £/ft²:	£0
Plot Area:	0.23 acres	Tenure:	Freehold
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,832		
Title Number:	SK391669		
UPRN:	100091383087		
Restrictive Covenants:	No		

Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	16 mb/s	80 mb/s	- mb/s
● Surface Water	Low			



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address



Planning records for: *The Acorns, Turkeyhall Lane, Bacton, Stowmarket, IP14 4NN*

Reference - DC/20/03366	
Decision:	Granted
Date:	09th August 2020
Description:	Householder Application - Erection of a one and one half storey side extension to form integral garage with living accommodation over.

Reference - DC/20/03367	
Decision:	Refused
Date:	09th August 2020
Description:	Full Planning Application - Severence of garden and erection of 1No single storey dwelling(following demolition of garage)

Planning records for: ***Four Gables Turkeyhall Lane Bacton Stowmarket Suffolk IP14 4NN***

Reference - DC/25/00465	
Decision:	Granted
Date:	31st January 2025
Description:	Householder Application - Erection of a single storey pitched roof extension to rear (Following demolition of conservatory) and continuation of roof over existing flat roof area and retention of hardie plank weatherboarding to rear wall of kitchen

Reference - DC/25/02264	
Decision:	Granted
Date:	16th May 2025
Description:	Discharge of Conditions Application for DC/25/00465 - Condition 3 - (Biodiversity Enhancement Measures)

Planning records for: ***Turkey Hall Turkeyhall Lane Bacton Stowmarket Suffolk IP14 4NN***

Reference - 0192/95/LB	
Decision:	Granted
Date:	01st December 1995
Description:	ERECTION OF FRONT PORCH AND SIDE (KITCHEN) PORCH.

Property
EPC - Certificate

The Acorns Turkeyhall Lane Bacton STOWMARKET IP14 4NN		Energy rating B	
Valid until 25.05.2036		Certificate number 25663028120508064204	
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

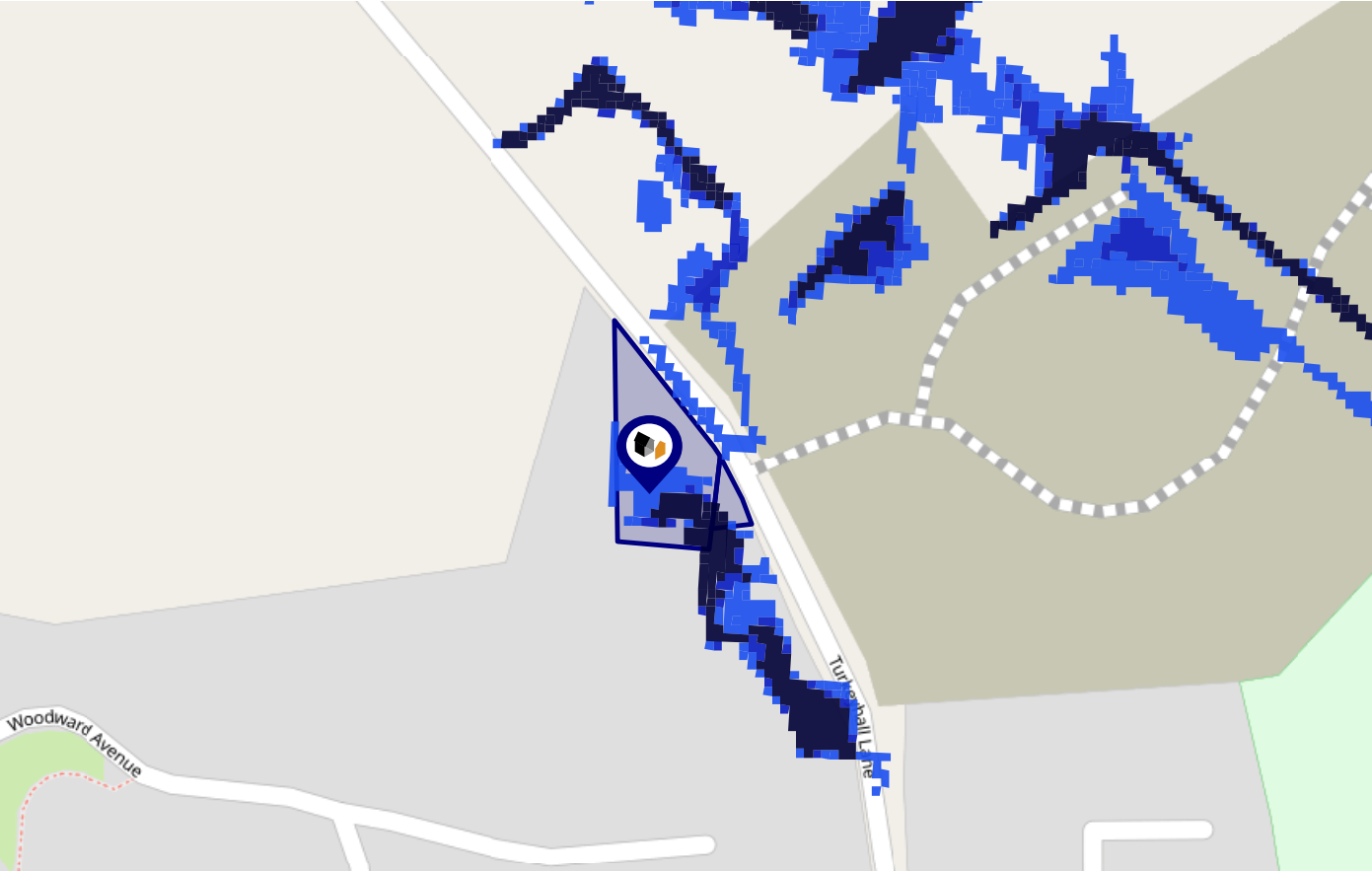
Additional EPC Data

Property Type:	Detached bungalow
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	110 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.

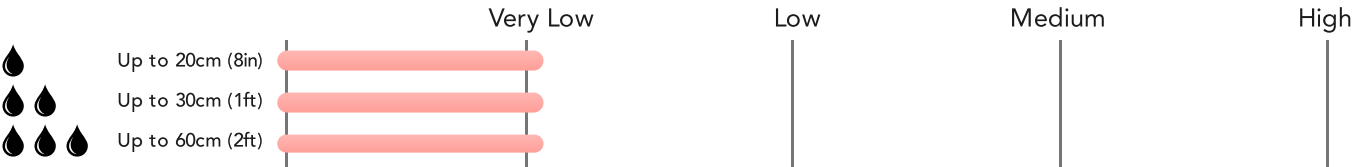


Risk Rating: Low

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.

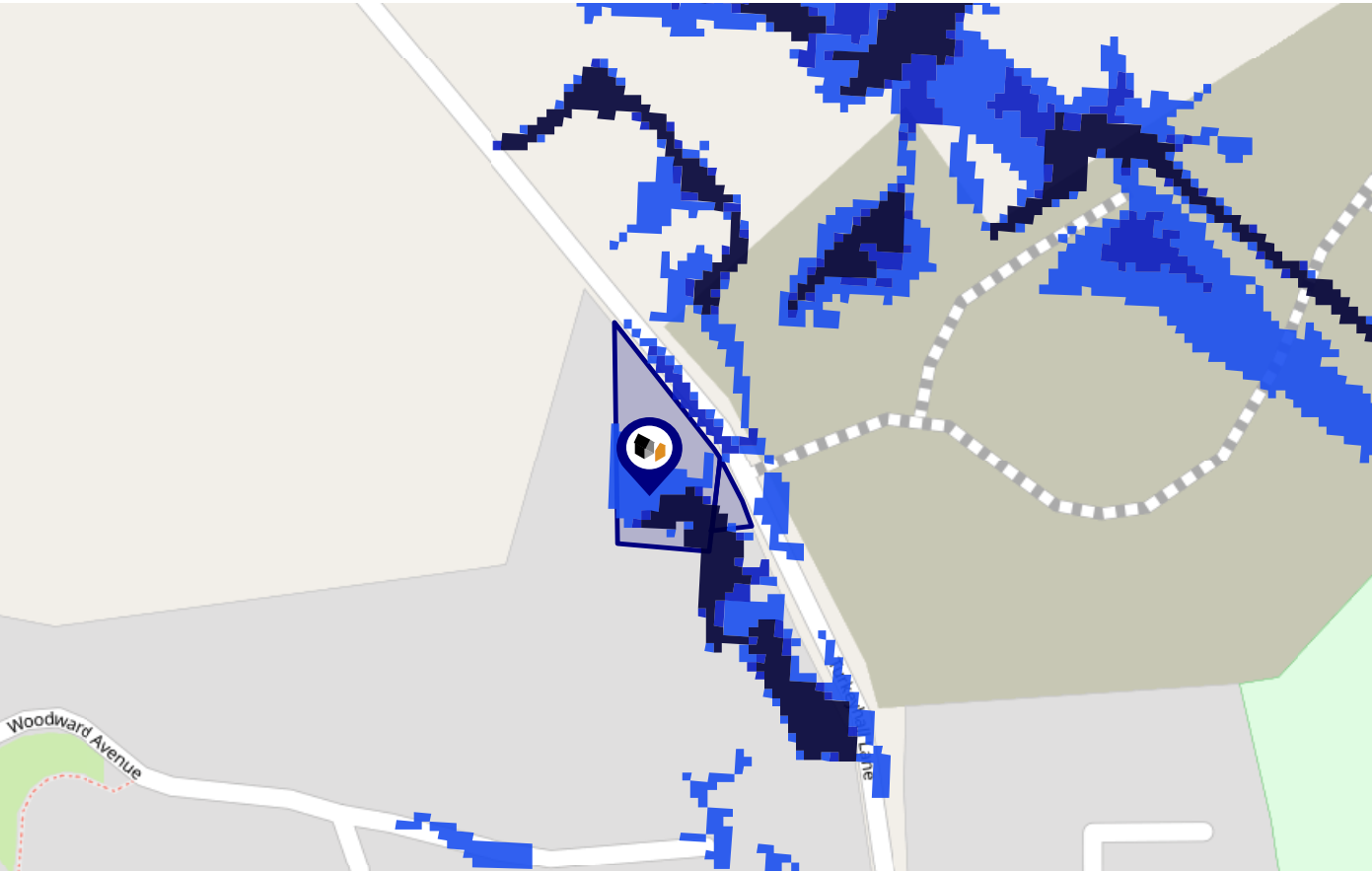
Chance of flooding to the following depths at this property:



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.

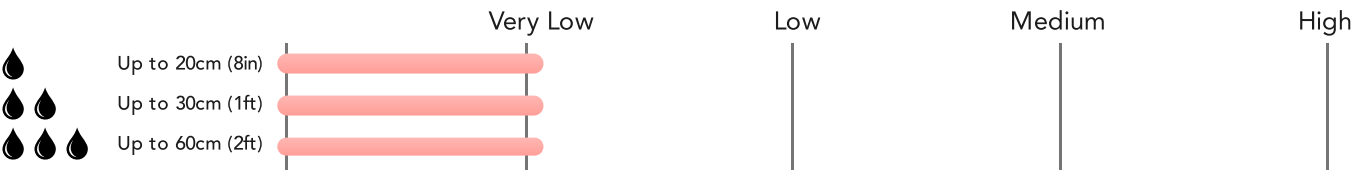


Risk Rating: Very low

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.

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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.

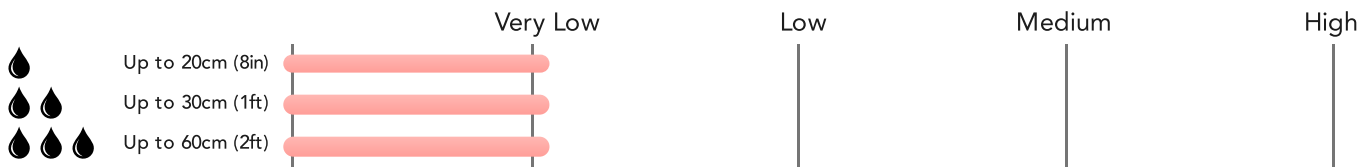


Risk Rating: Very low

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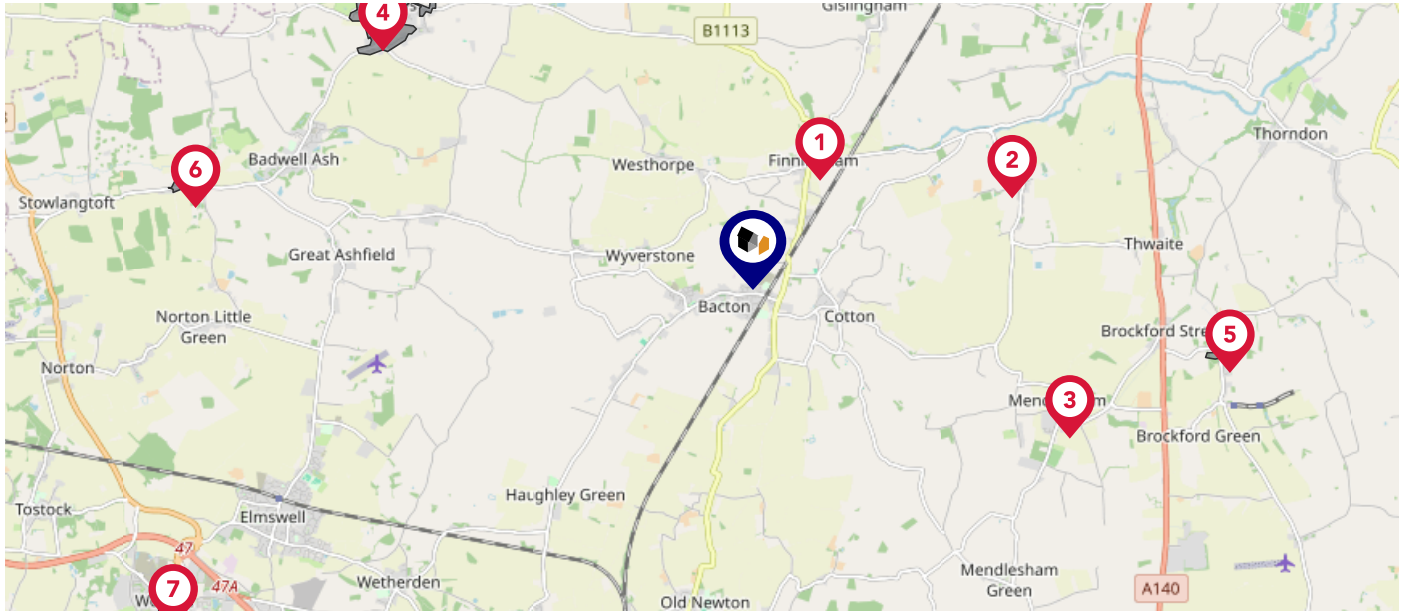
Chance of flooding to the following depths at this property:



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.



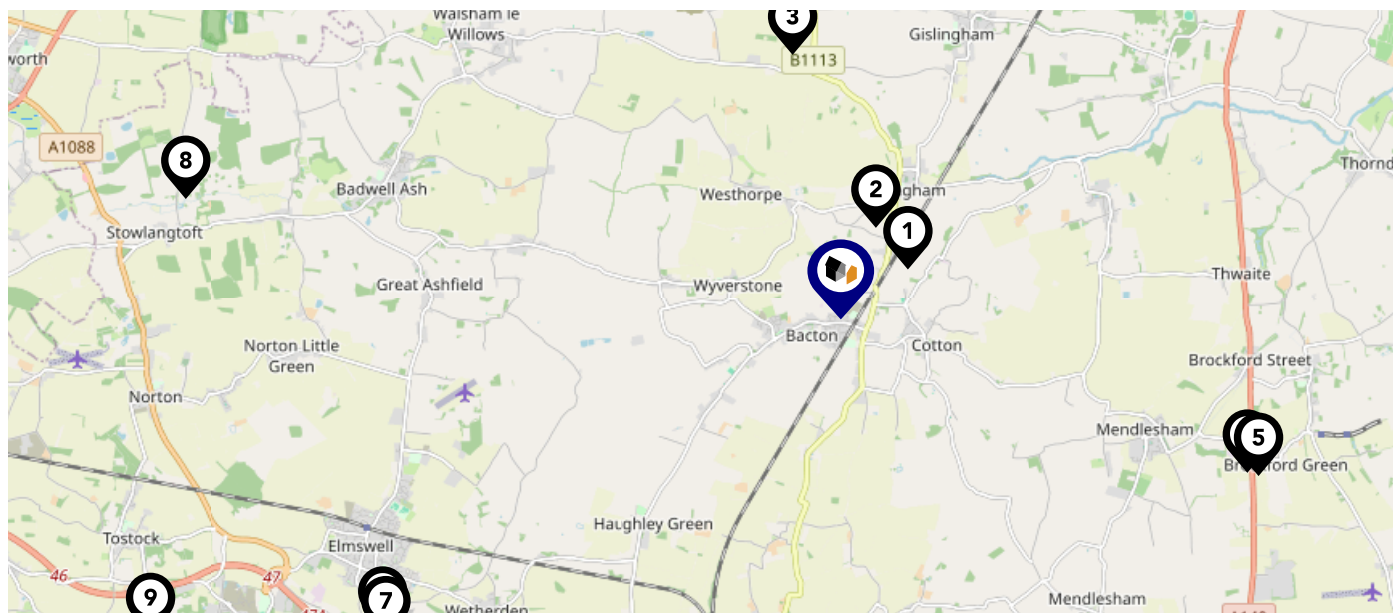
Nearby Conservation Areas

- | | |
|---|--------------------|
| 1 | Finningham |
| 2 | Wickham Skeith |
| 3 | Mendlesham |
| 4 | Walsham le Willows |
| 5 | Wetheringsett |
| 6 | Hunston |
| 7 | Woolpit |

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.



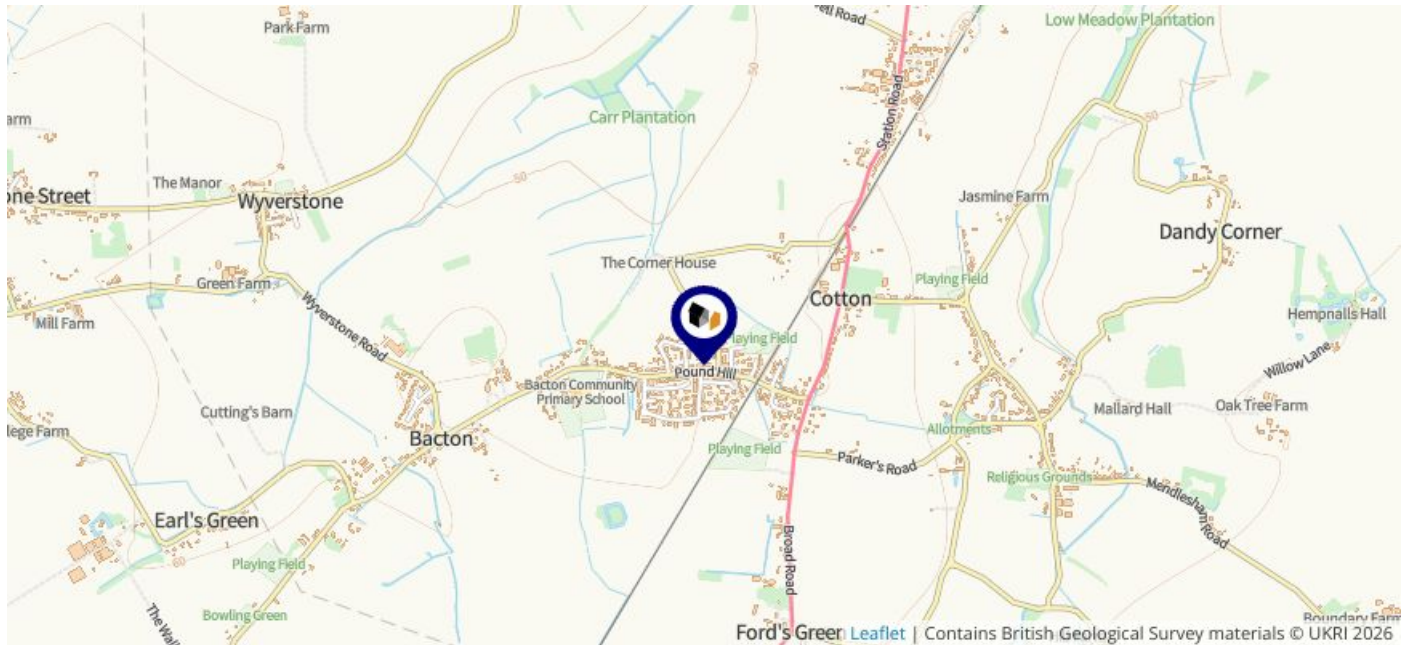
Nearby Landfill Sites

1	Mill Lane-Silver End, Mill Lane, Finningham	Historic Landfill	
2	The Old Forge-Westhorpe Road, Finningham, Suffolk	Historic Landfill	
3	Mill Farm-Mill Street, Gislingham	Historic Landfill	
4	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill	
5	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill	
6	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill	
7	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill	
8	Kiln Farm-Stowlangtoft, Suffolk	Historic Landfill	
9	EA/EPR/HP3295NP/A001	Active Landfill	

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

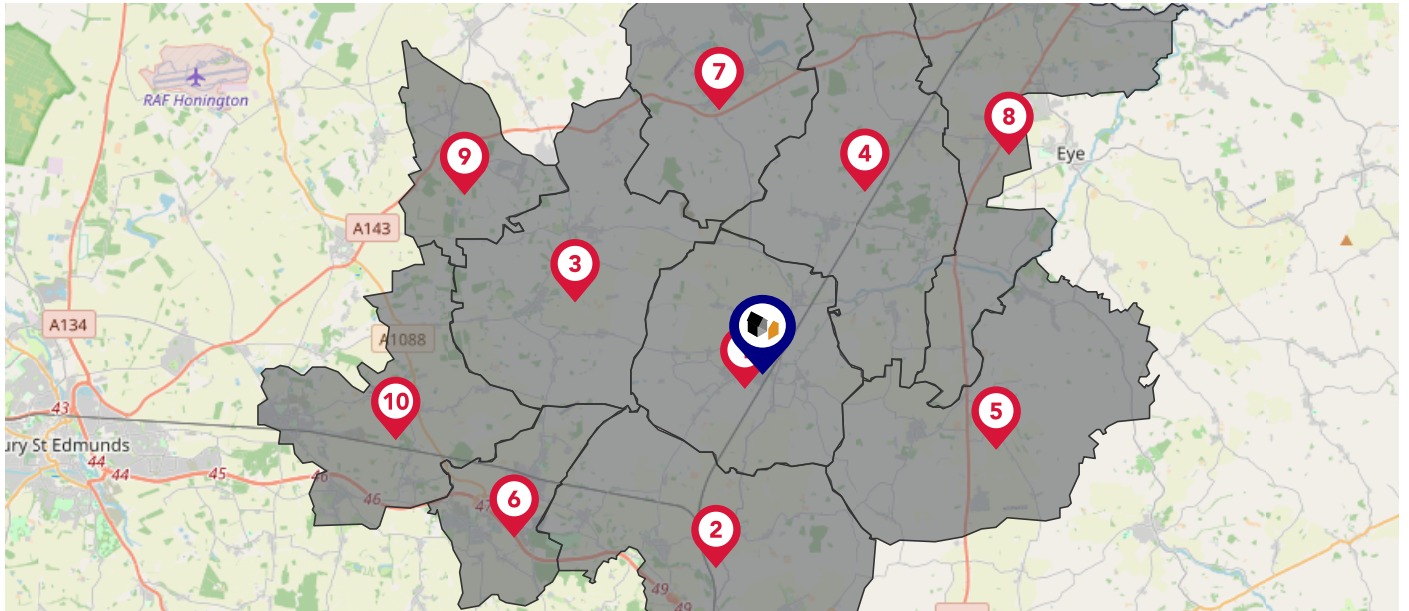
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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



Bacton Ward



Haughley, Stowupland & Wetherden Ward



Walsham-le-Willows Ward



Gislingham Ward



Mendlesham Ward



Elmswell & Woolpit Ward



Rickinghall Ward



Palgrave Ward



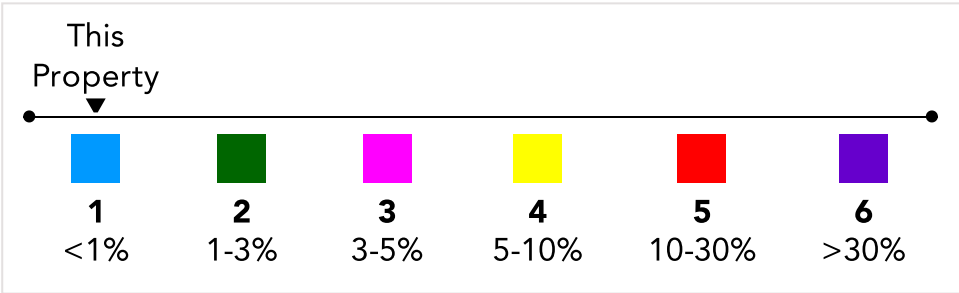
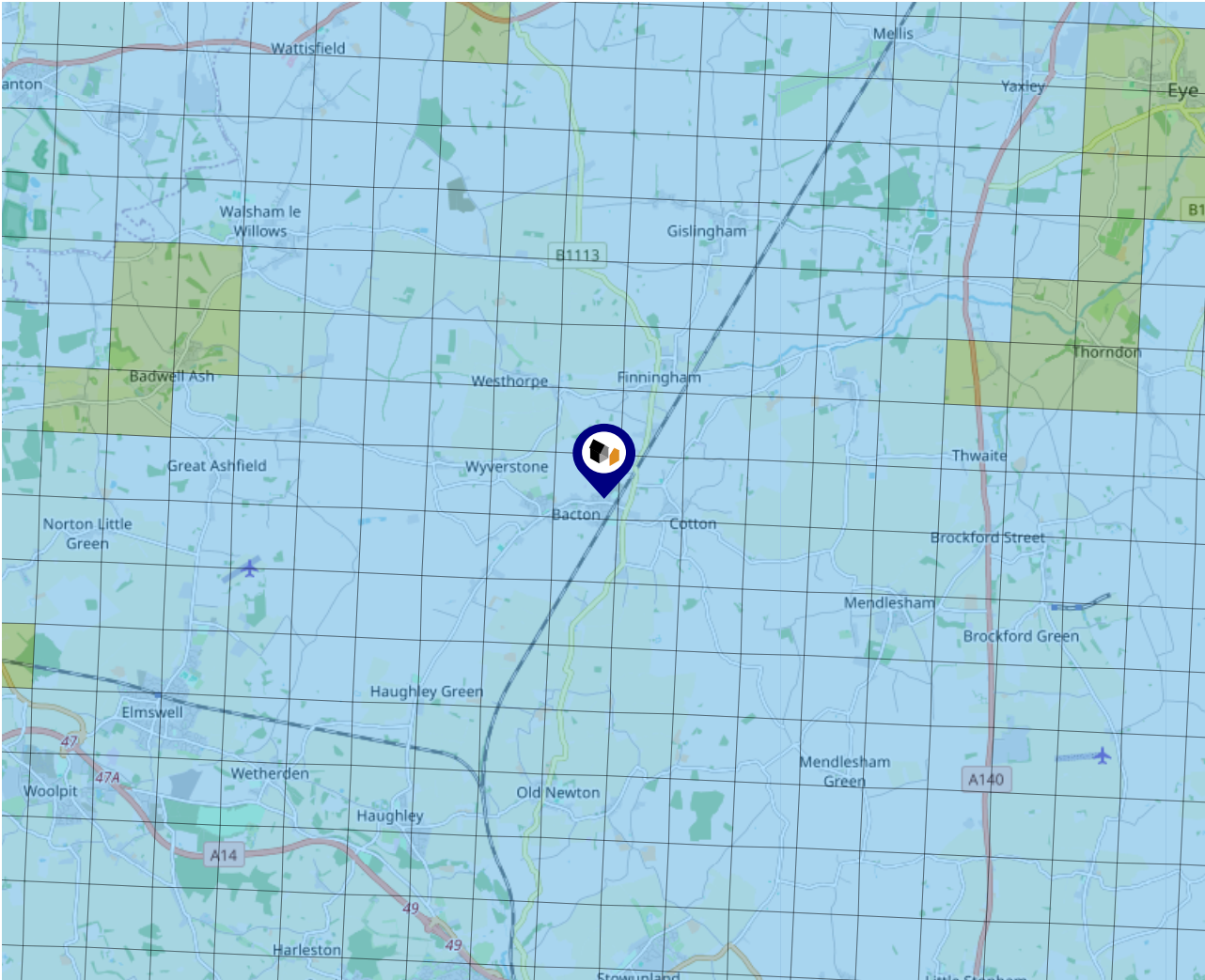
Stanton Ward



Thurston Ward

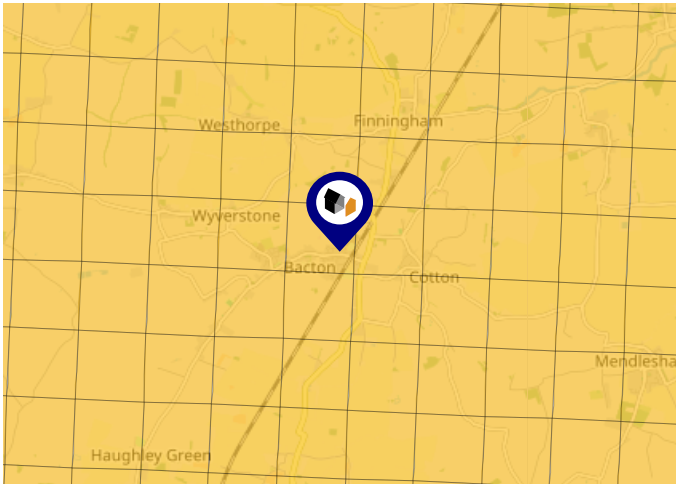
What is Radon?

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)

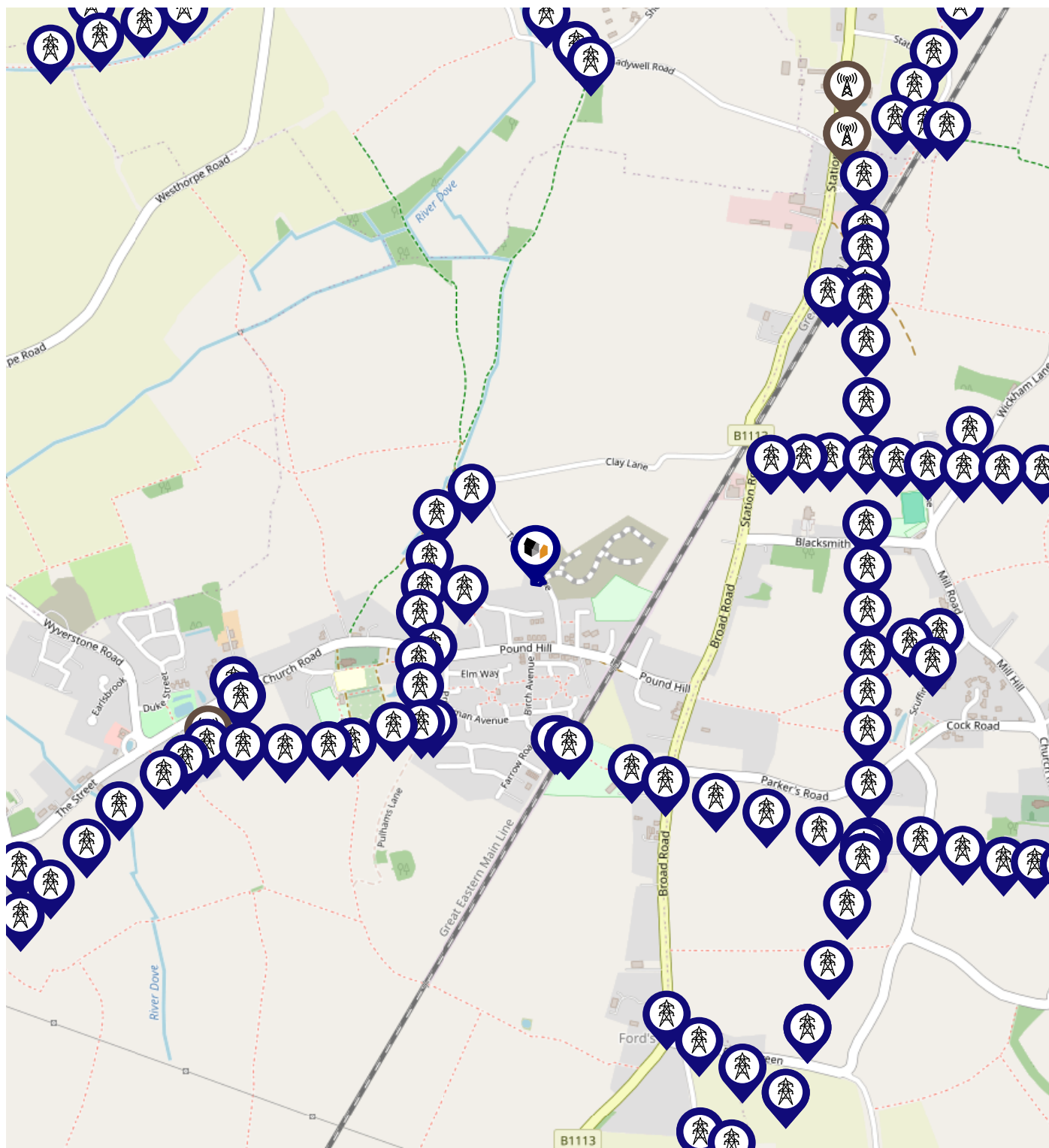
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



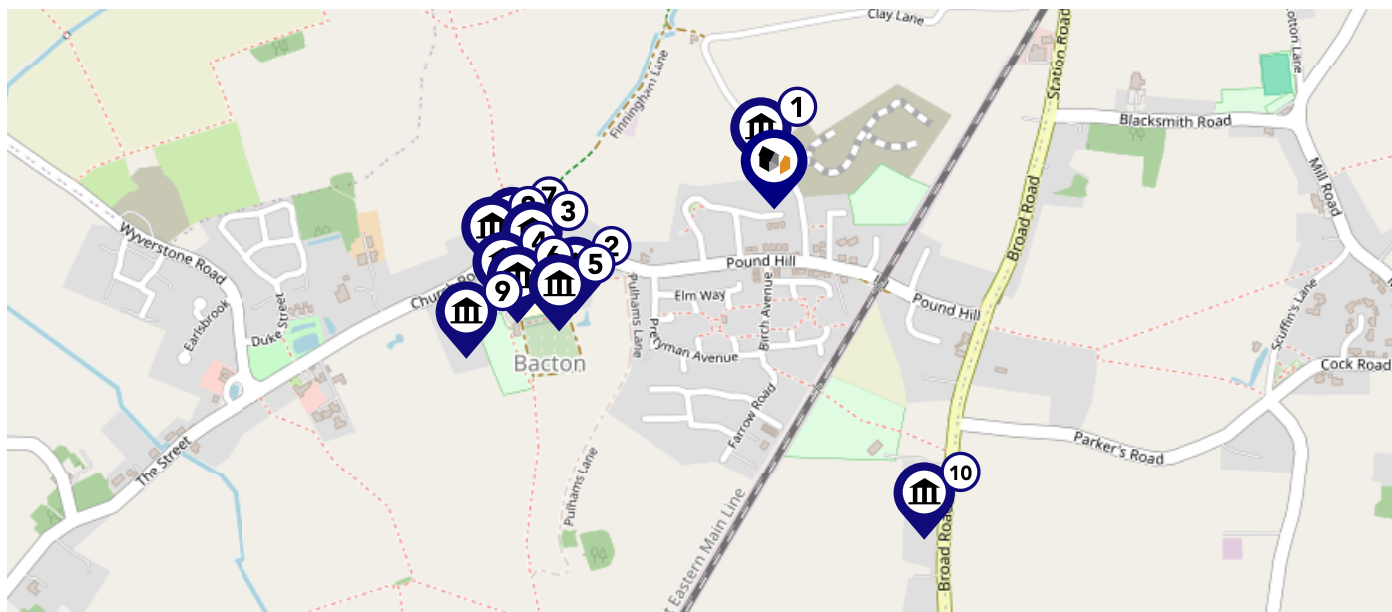
Key:

-  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
	1285331 - Turkey Hall	Grade II	0.0 miles
	1032712 - Prettys House	Grade II	0.2 miles
	1032754 - Grapes Farmhouse	Grade II	0.3 miles
	1430522 - Bacton War Memorial	Grade II	0.3 miles
	1032713 - Church Farmhouse	Grade II	0.3 miles
	1032755 - Church Of St Mary	Grade I	0.3 miles
	1352291 - Prettys Cottages	Grade II	0.3 miles
	1032753 - Old Manor Cottage	Grade II	0.3 miles
	1352290 - Tailors Cottages	Grade II	0.4 miles
	1032718 - Brickwall Farmhouse	Grade II	0.4 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

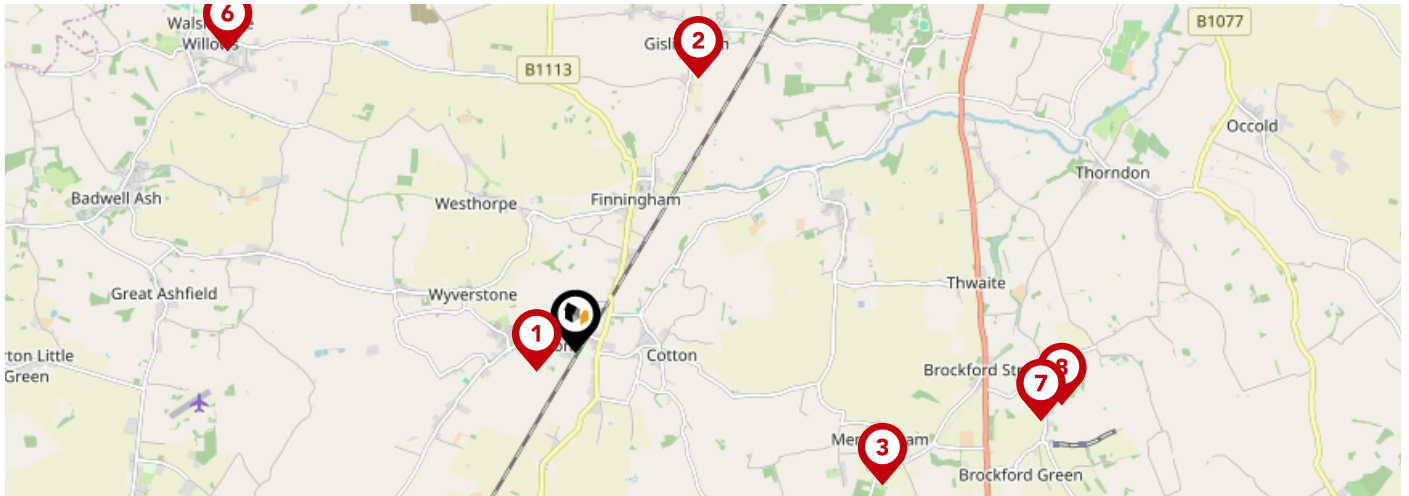
Gas Supply

Central Heating

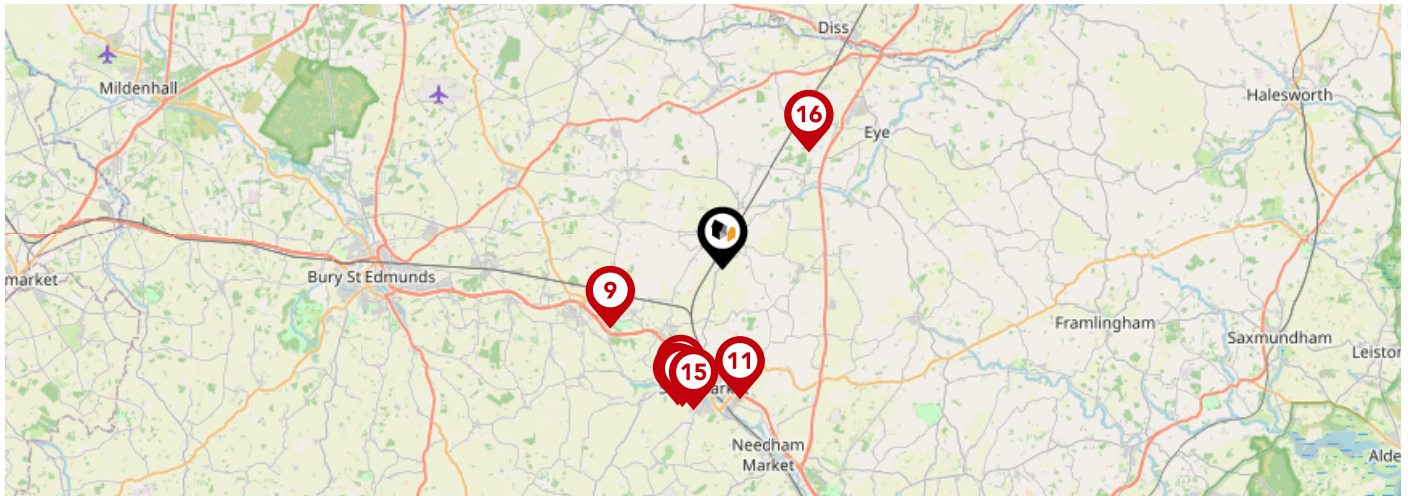
Water Supply

Drainage

Area Schools



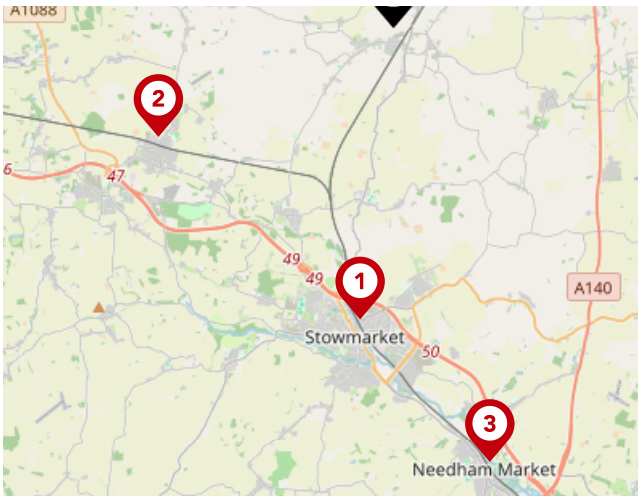
		Nursery	Primary	Secondary	College	Private
1	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:0.38	☐	☒	☐	☐	☐
2	Gislingham Church of England Primary School Ofsted Rating: Good Pupils: 143 Distance:2.73	☐	☒	☐	☐	☐
3	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:3.04	☐	☒	☐	☐	☐
4	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:3.3	☐	☒	☐	☐	☐
5	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:3.7	☐	☒	☐	☐	☐
6	Walsham-le-Willows Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 118 Distance:4.17	☐	☒	☐	☐	☐
7	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:4.28	☐	☒	☐	☐	☐
8	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:4.45	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Elmswell Community Primary School Ofsted Rating: Good Pupils: 361 Distance:4.63	☐	☒	☐	☐	☐
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:4.74	☐	☒	☐	☐	☐
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:4.74	☐	☐	☒	☐	☐
	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:4.89	☐	☒	☐	☐	☐
	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:5.19	☐	☐	☒	☐	☐
	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:5.21	☐	☒	☐	☐	☐
	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:5.25	☐	☒	☐	☐	☐
	Mellis Church of England Primary School Ofsted Rating: Good Pupils: 154 Distance:5.27	☐	☒	☐	☐	☐

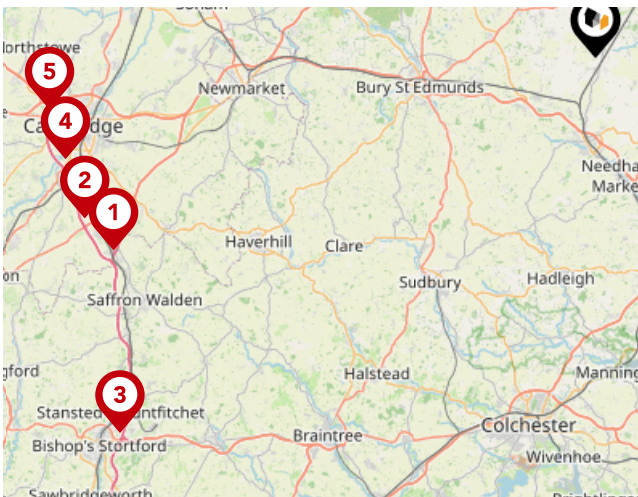
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	5.33 miles
2	Entrance	4.71 miles
3	Entrance	8.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	37.81 miles
2	M11 J10	38.92 miles
3	M11 J8	44.16 miles
4	M11 J11	39.29 miles
5	M11 J13	39.83 miles

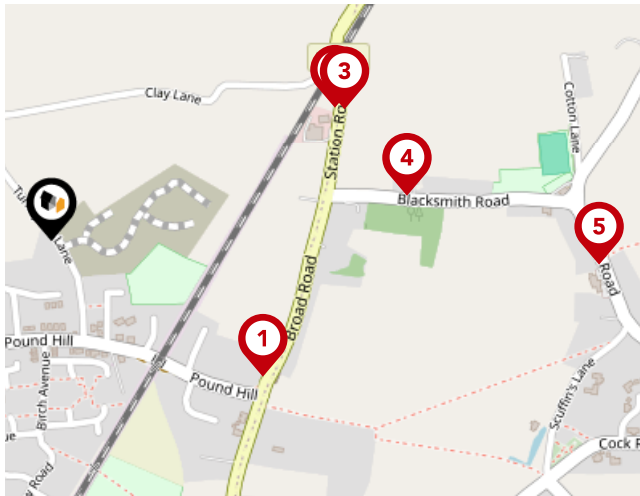


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	30.04 miles
2	Southend-on-Sea	50.04 miles
3	Cambridge	35.79 miles
4	Stansted Airport	41.26 miles

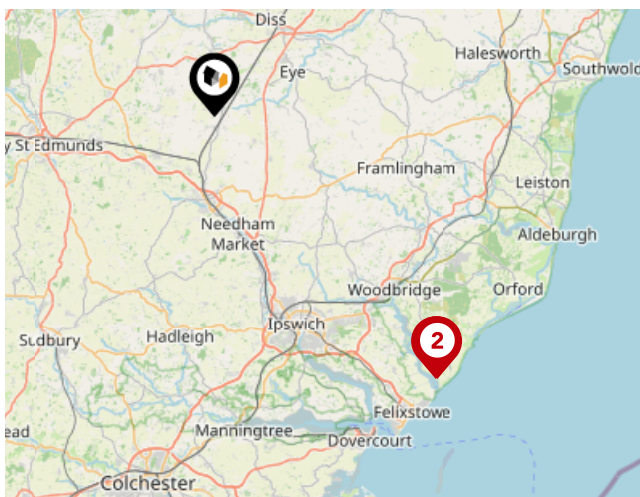
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cotton Methodist Church	0.29 miles
2	Old Taverns	0.36 miles
3	Old Taverns	0.36 miles
4	Mechanical Music Museum	0.41 miles
5	Trowel and Hammer	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	24.97 miles
2	Bawdsey Ferry Landing	25.01 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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