

PROPERTY CONSULTANTS

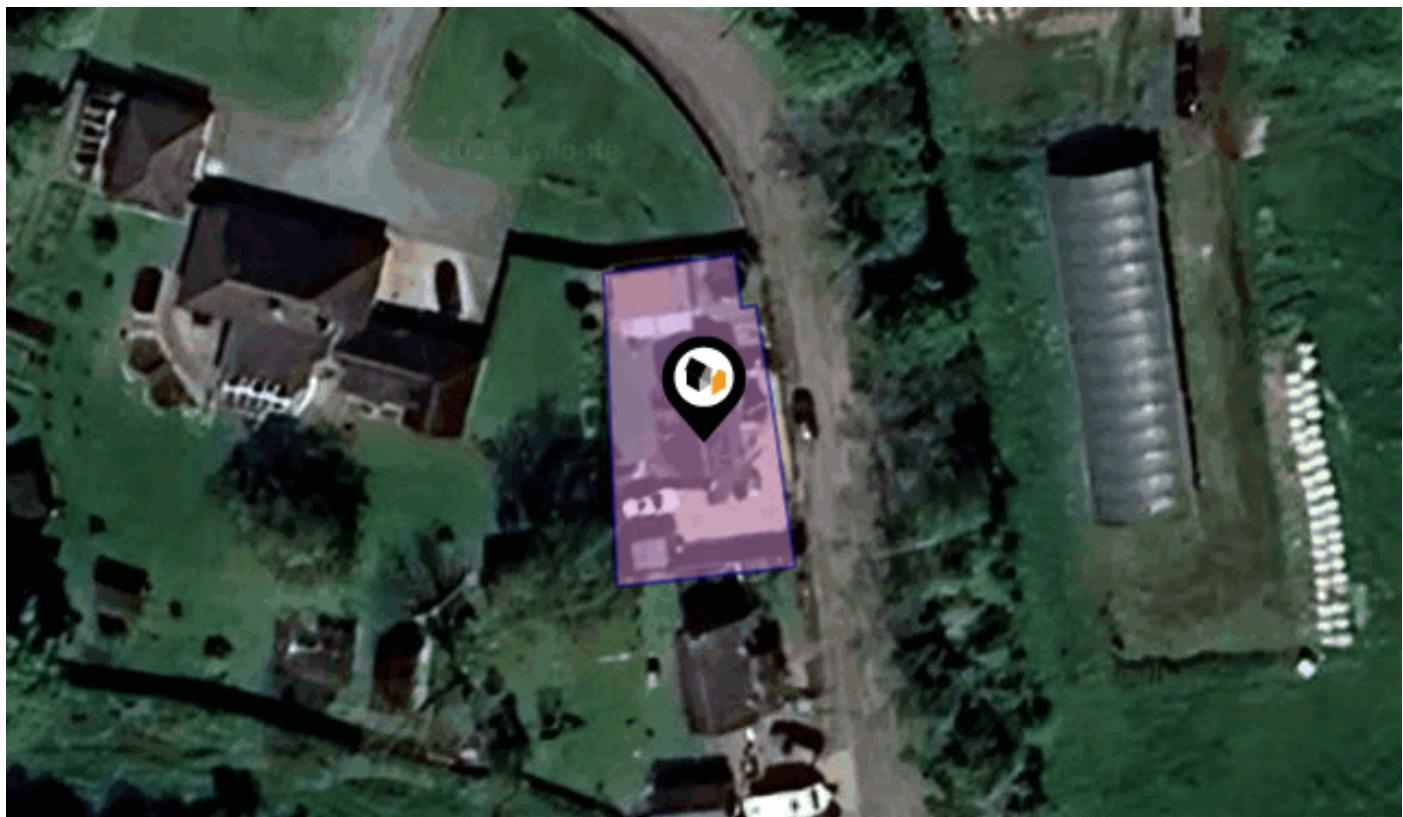


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th February 2026



**OLD VINE COTTAGE, MENDELSEHAM GREEN,
STOWMARKET, IP14 5RJ**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Powered by



Property Overview



Property

Type:	Detached	Last Sold Date:	15/02/2019
Bedrooms:	3	Last Sold Price:	£233,000
Floor Area:	968 ft ² / 90 m ²	Last Sold £/ft ² :	£240
Plot Area:	0.09 acres	Tenure:	Freehold
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,208		
Title Number:	SK232185		
UPRN:	100091382869		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	- mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning In Street



Planning records for: **New Cottage Mendlesham Green Mendlesham Stowmarket Suffolk IP14 5RJ**

Reference - DC/23/03320

Decision: Granted

Date: 14th July 2023

Description:

Householder Application - Erection of a single storey side and rear extensions.

Reference - 23/00556/LBC

Decision: Decided

Date: 14th July 2023

Description:

Renewal of painted, single-glazed, timber french doors and fanlight over with painted double-glazed timber facsimile french doors to match existing. Application of Thermablok Aerogel material to external walls, to both side elevations and to rear elevation. Works to remedy damp wall in WC by to excavating soil to expose brickwork, cleaning and repointing with lime mortar, replacing any defective bricks, and replacing the excavated soil with gravel.

Planning records for: **Woodfield Mendlesham Green Mendlesham Stowmarket Suffolk IP14 5RJ**

Reference - DC/24/03872

Decision: Granted

Date: 02nd September 2024

Description:

Householder Application - Erection of a single storey rear and side extensions (following demolition of conservatory).

Planning records for: **1 Ivy Cottage Mendlesham Green Mendlesham Stowmarket Suffolk IP14 5RJ**

Reference - 0574/07

Decision: Granted

Date: 28th February 2007

Description:

Extension and alterations to form disabled persons accommodation garage and first floor bathroom.

Property EPC - Certificate



Old Vine Cottage, Mendlesham Green, IP14 5RJ

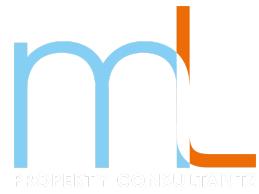
Energy rating

F

Valid until 15.01.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 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

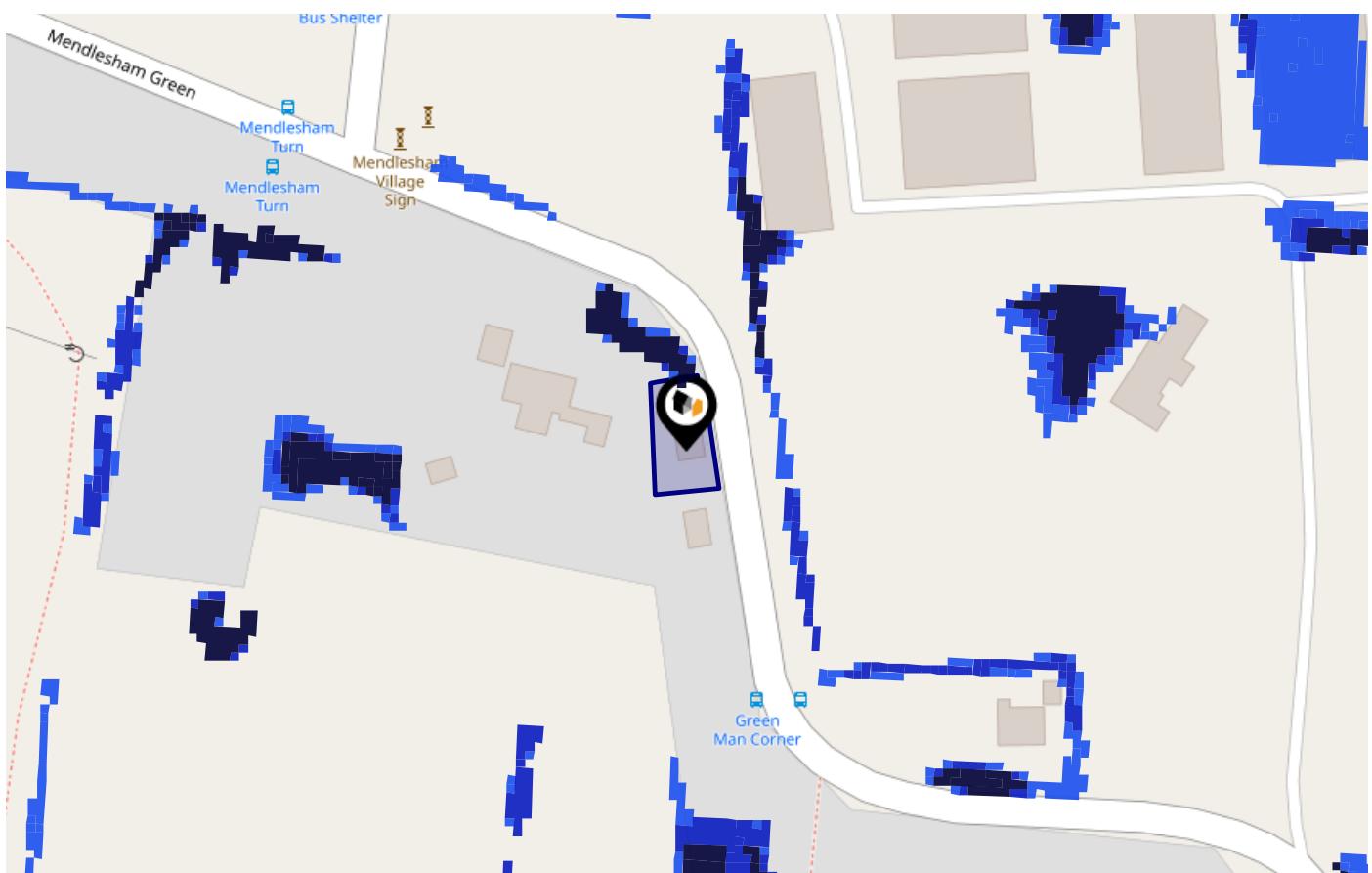


Important - Please read

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.

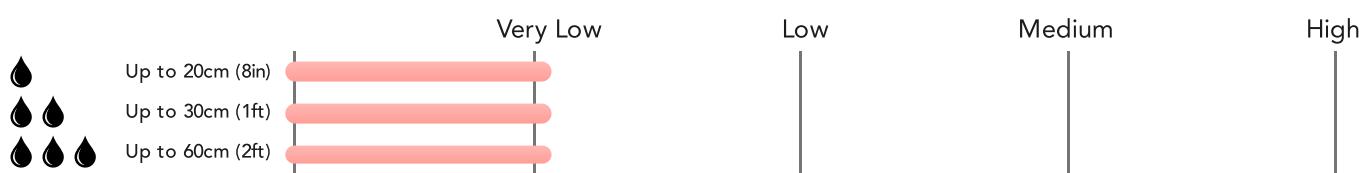


Risk Rating: Very low

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.

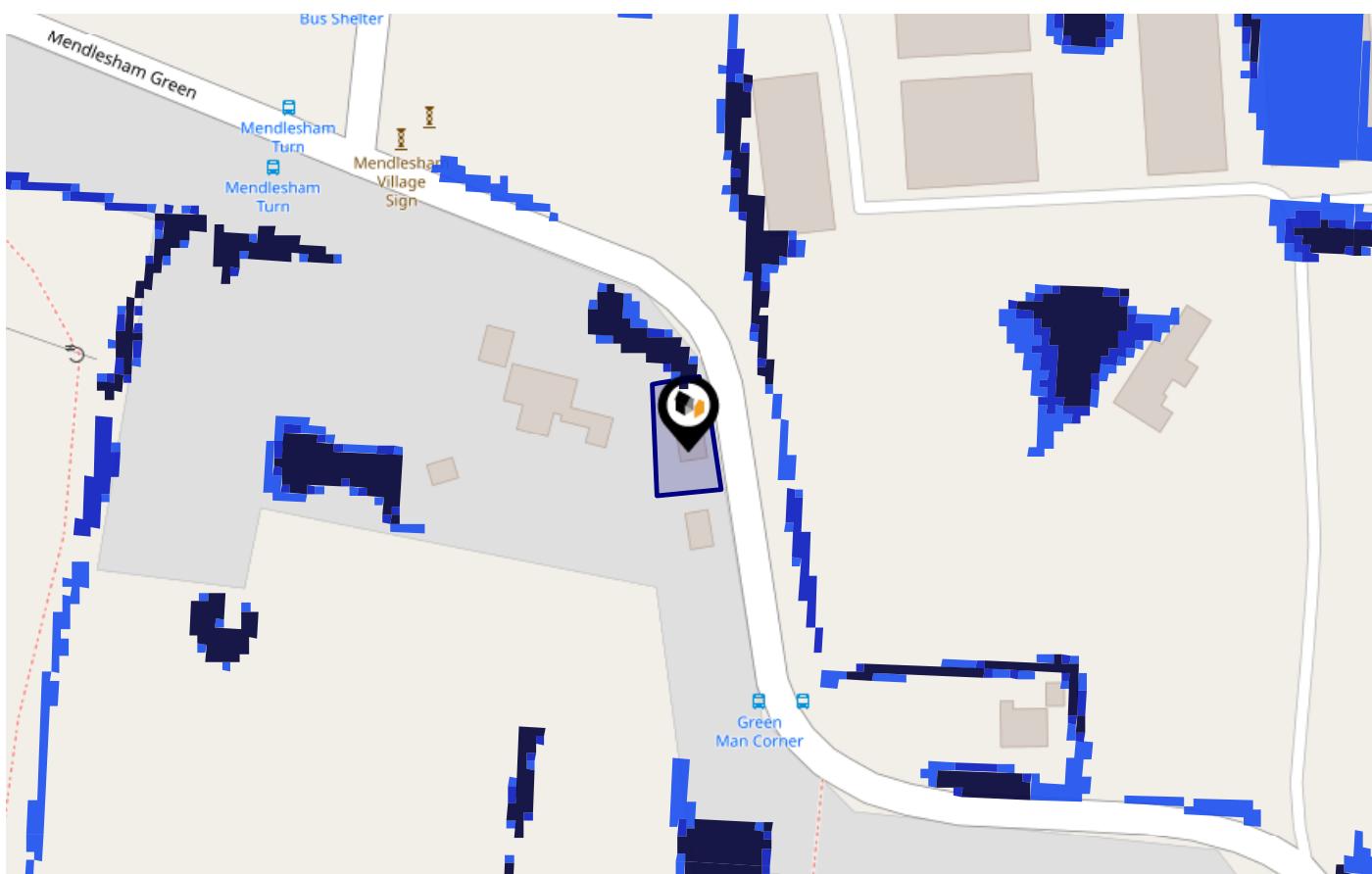
- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)**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

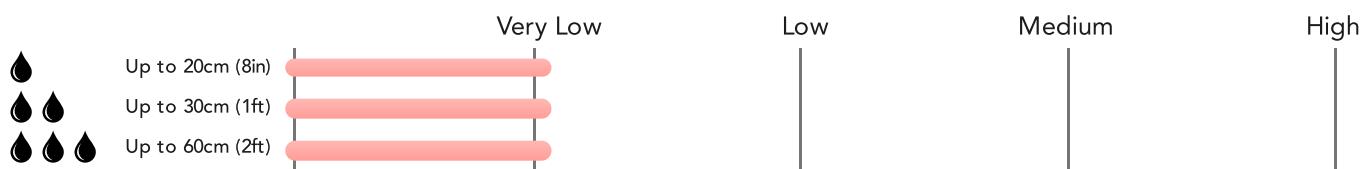


Risk Rating: **Very low**

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.
- 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.

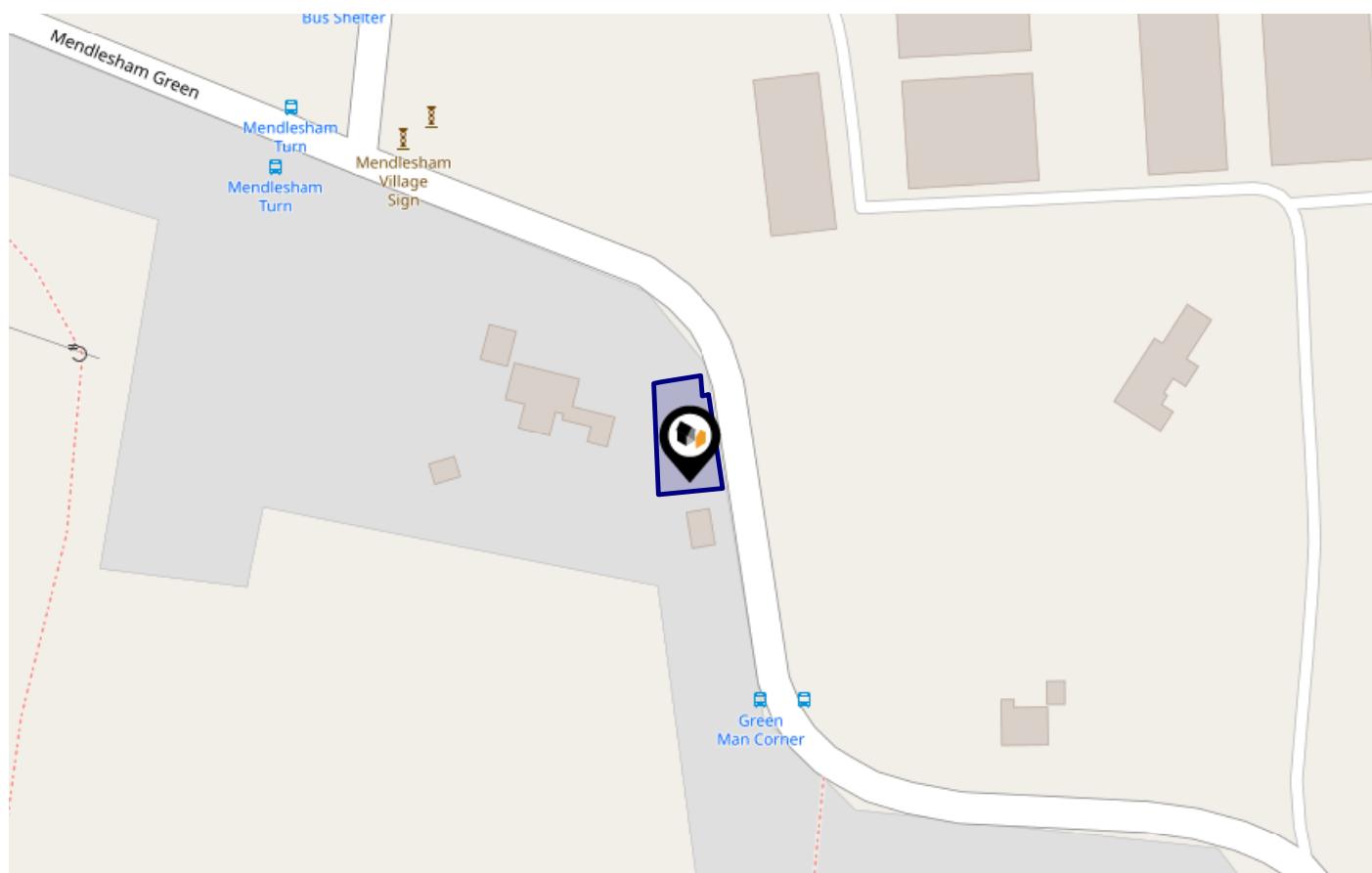
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

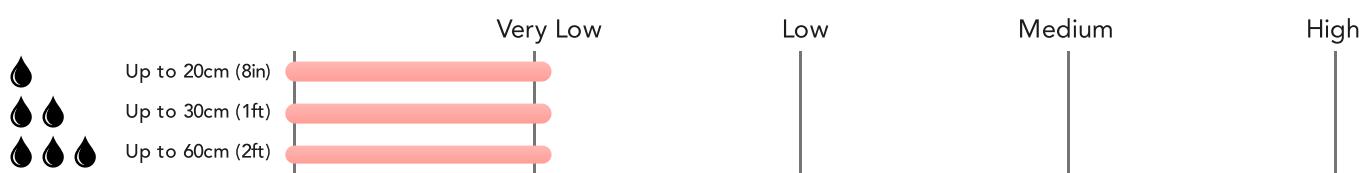


Risk Rating: Very low

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.

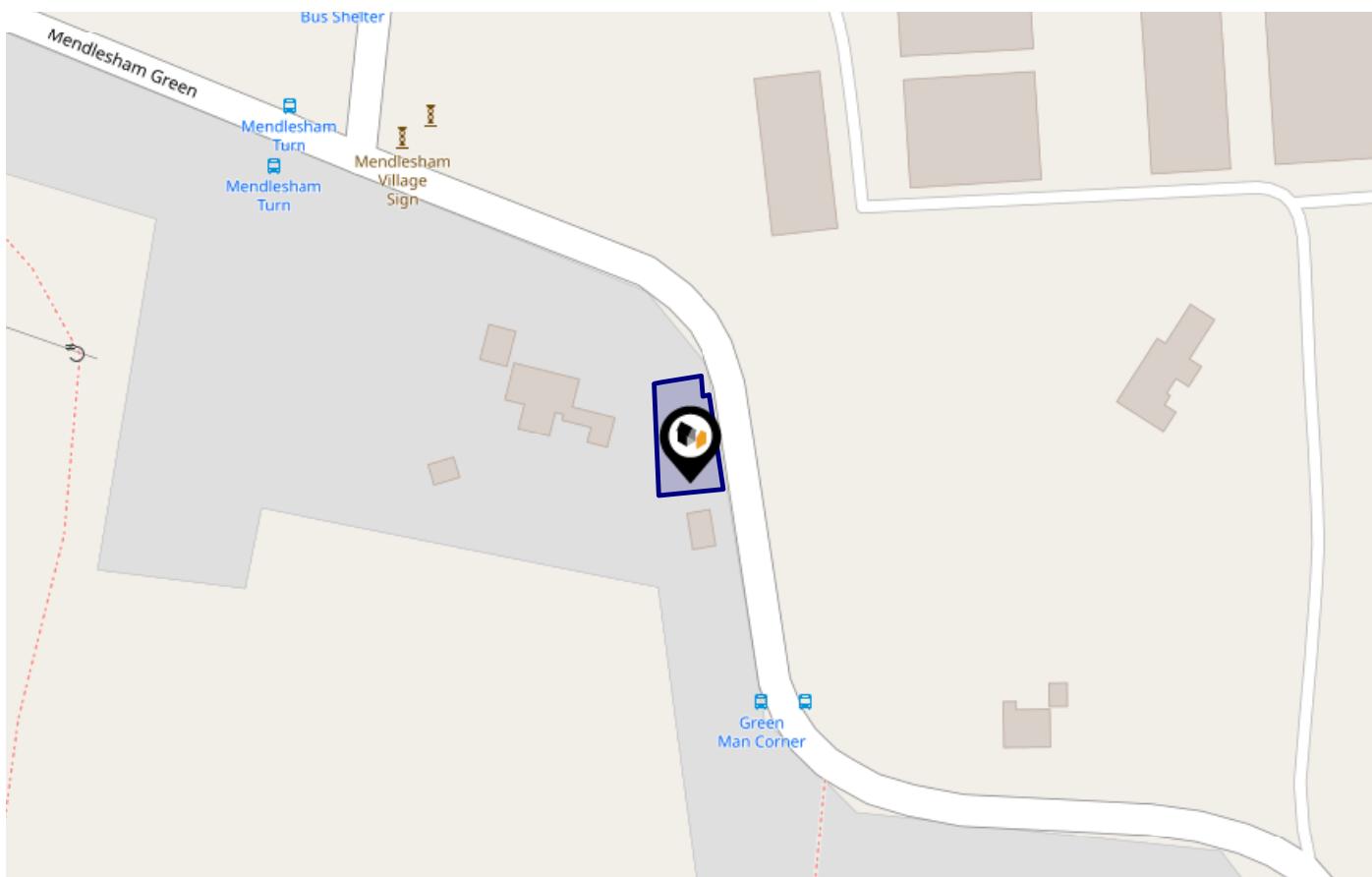
Chance of flooding to the following depths at this property:



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.

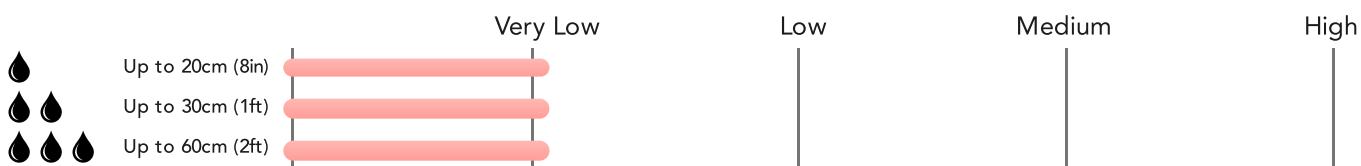


Risk Rating: Very low

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.
- 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:

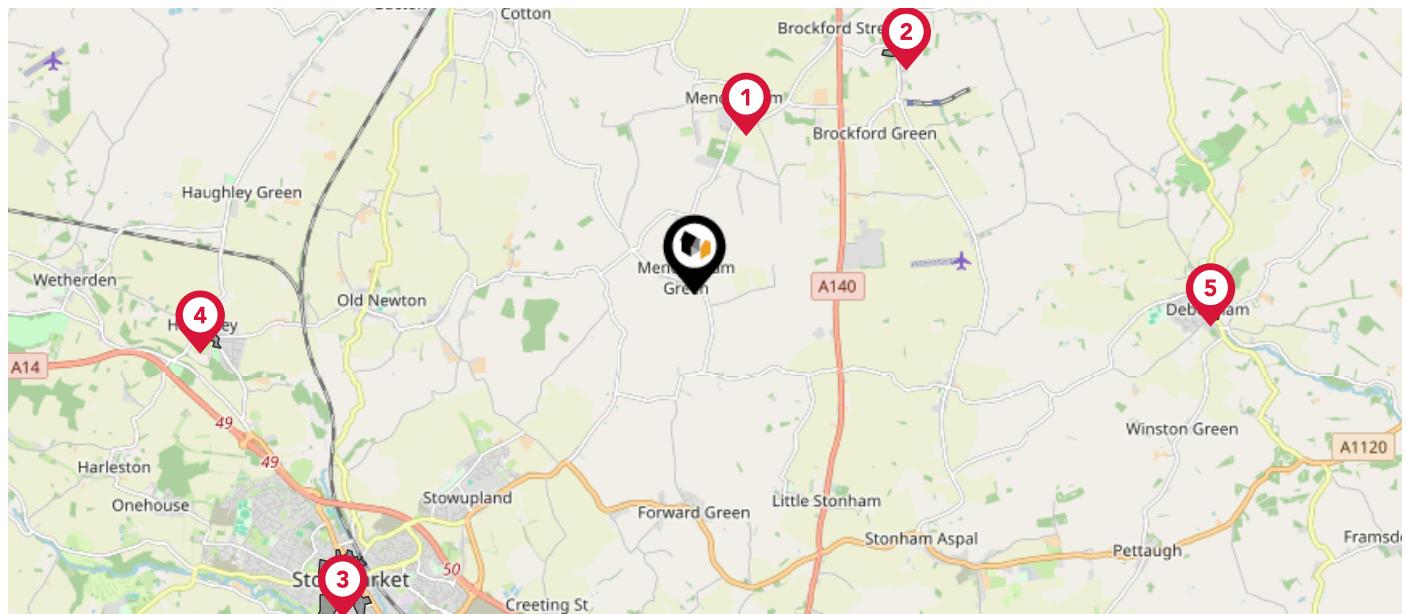


Maps

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.



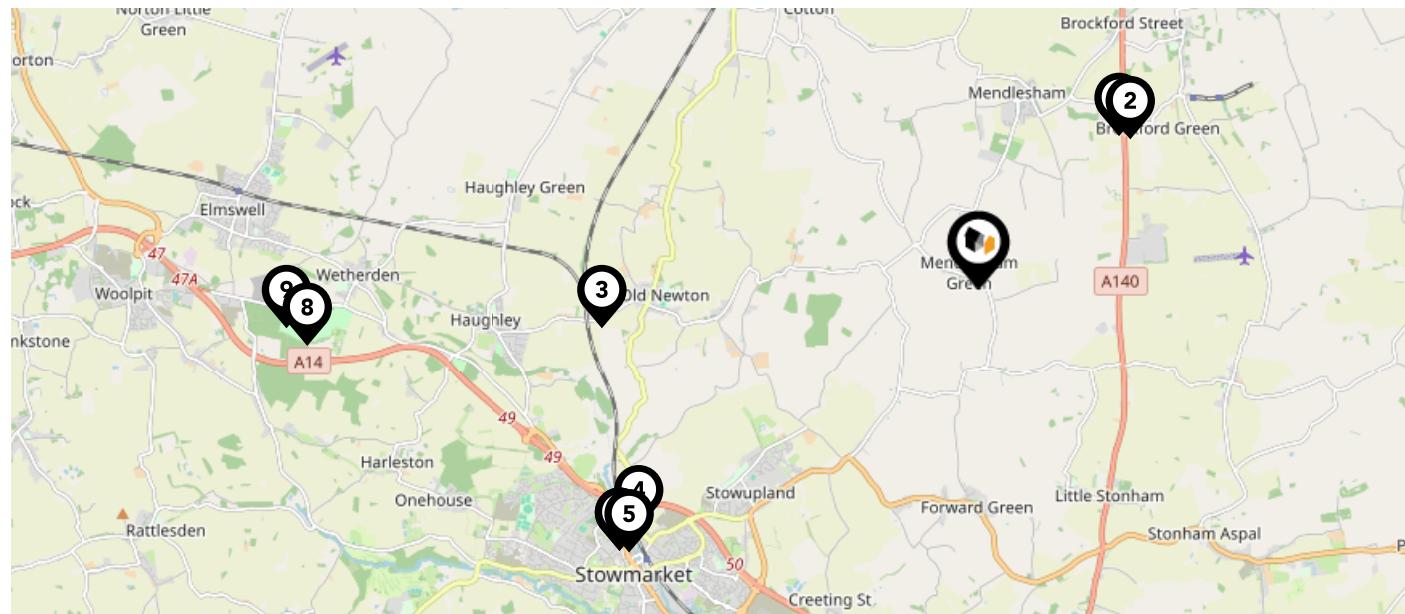
Nearby Conservation Areas

- | | |
|---|---------------|
| 1 | Mendlesham |
| 2 | Wetheringsett |
| 3 | Stowmarket |
| 4 | Haughley |
| 5 | Debenham |

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.

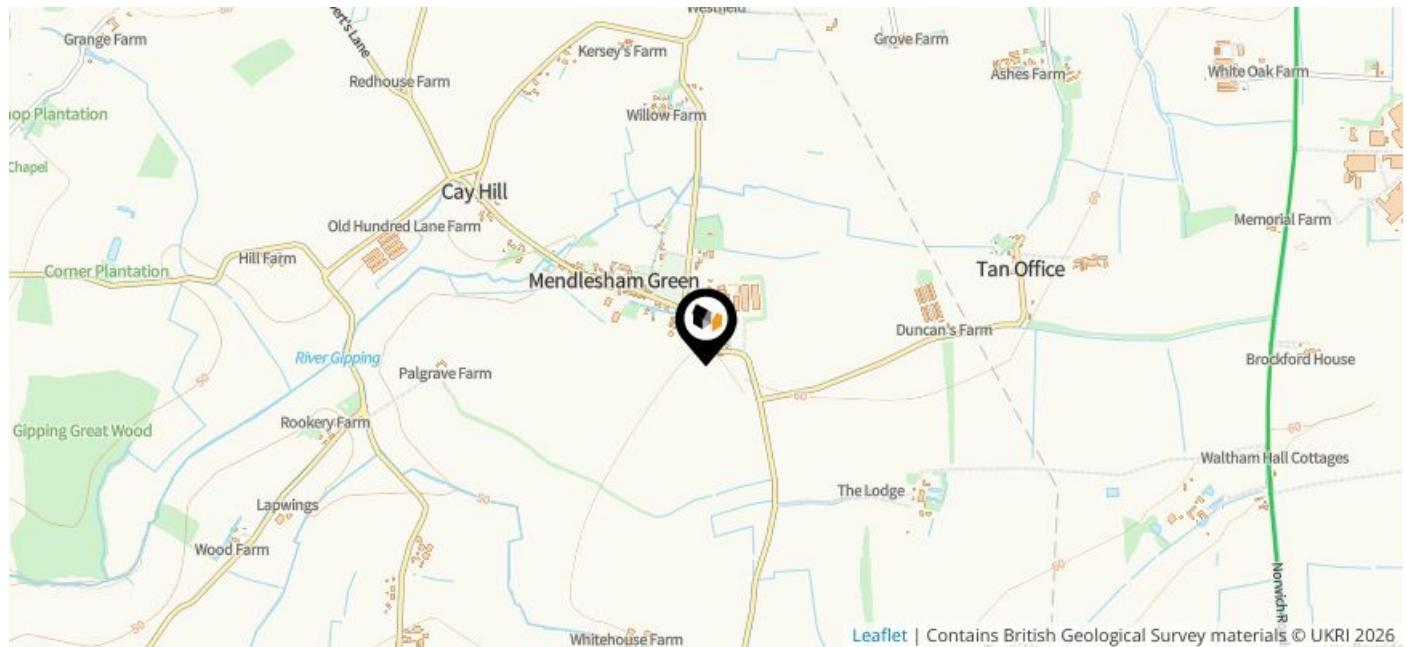


Nearby Landfill Sites

 1	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill	<input type="checkbox"/>
 2	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill	<input type="checkbox"/>
 3	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	<input type="checkbox"/>
 4	Newton Road-Stowupland	Historic Landfill	<input type="checkbox"/>
 5	Newton Road-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	Haughley Park-Wetherden, Stowmarket	Historic Landfill	<input type="checkbox"/>
 9	Warren Heath-Warren Heath, Wetherden	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

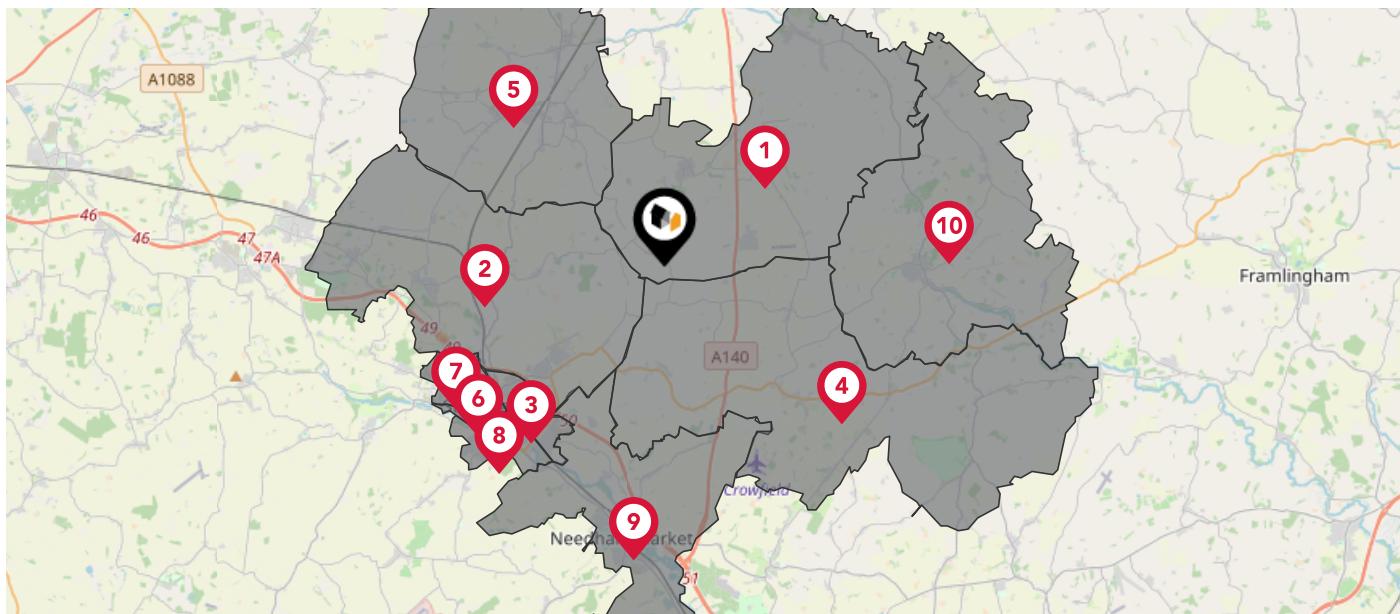
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

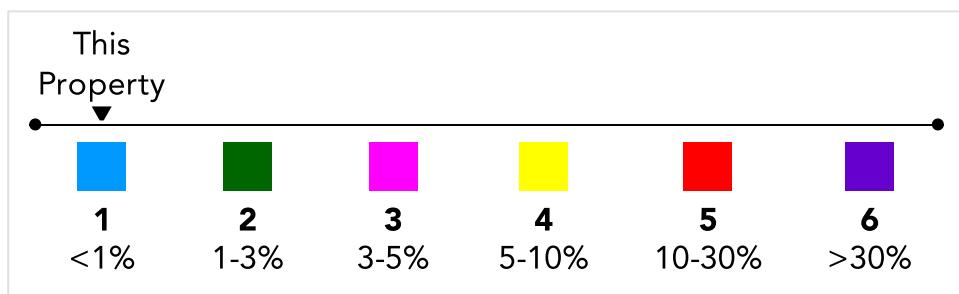
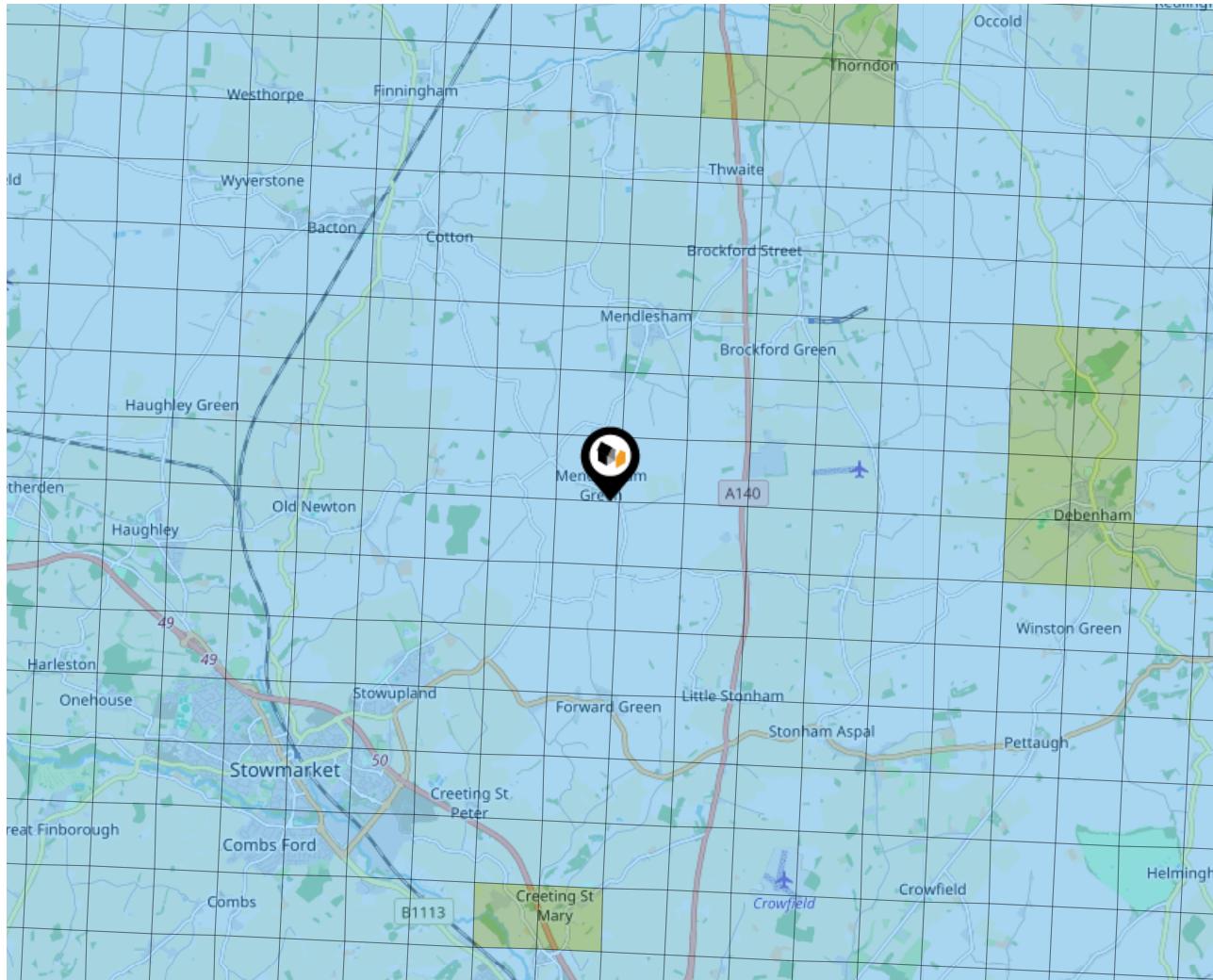
-  Mendlesham Ward
-  Haughley, Stowupland & Wetherden Ward
-  Stow Thorney Ward
-  Stonham Ward
-  Bacton Ward
-  St. Peter's Ward
-  Chilton Ward
-  Combs Ford Ward
-  Needham Market Ward
-  Debenham Ward

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).

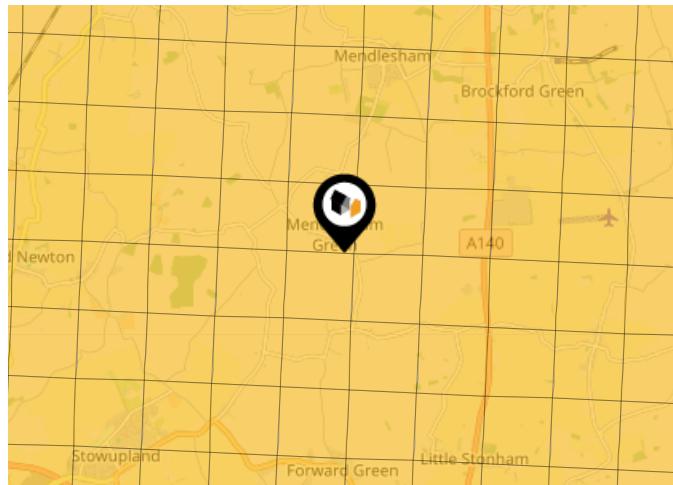


Environment Soils & Clay



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

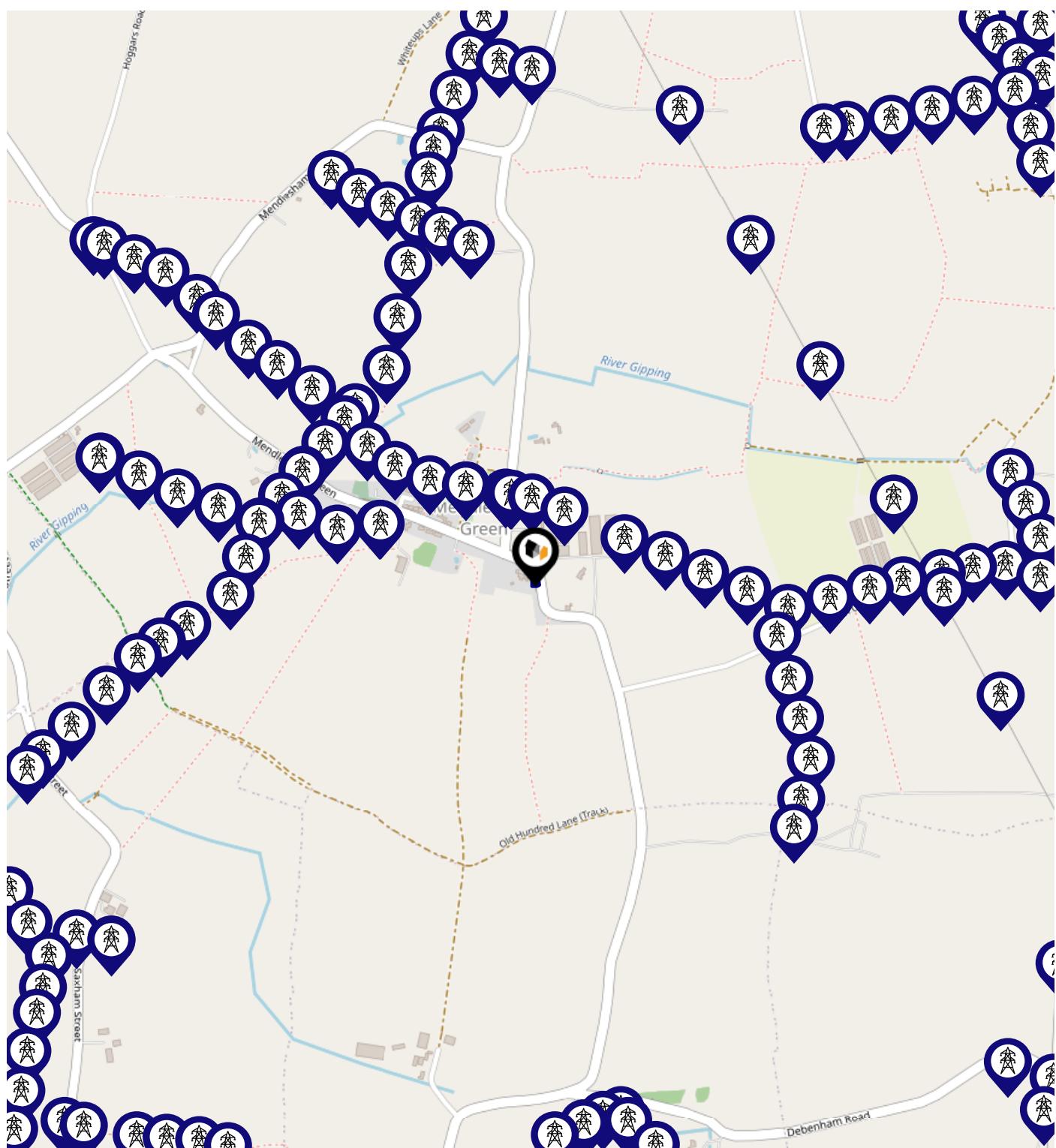
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM,
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	LOCALLY CHALKY
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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



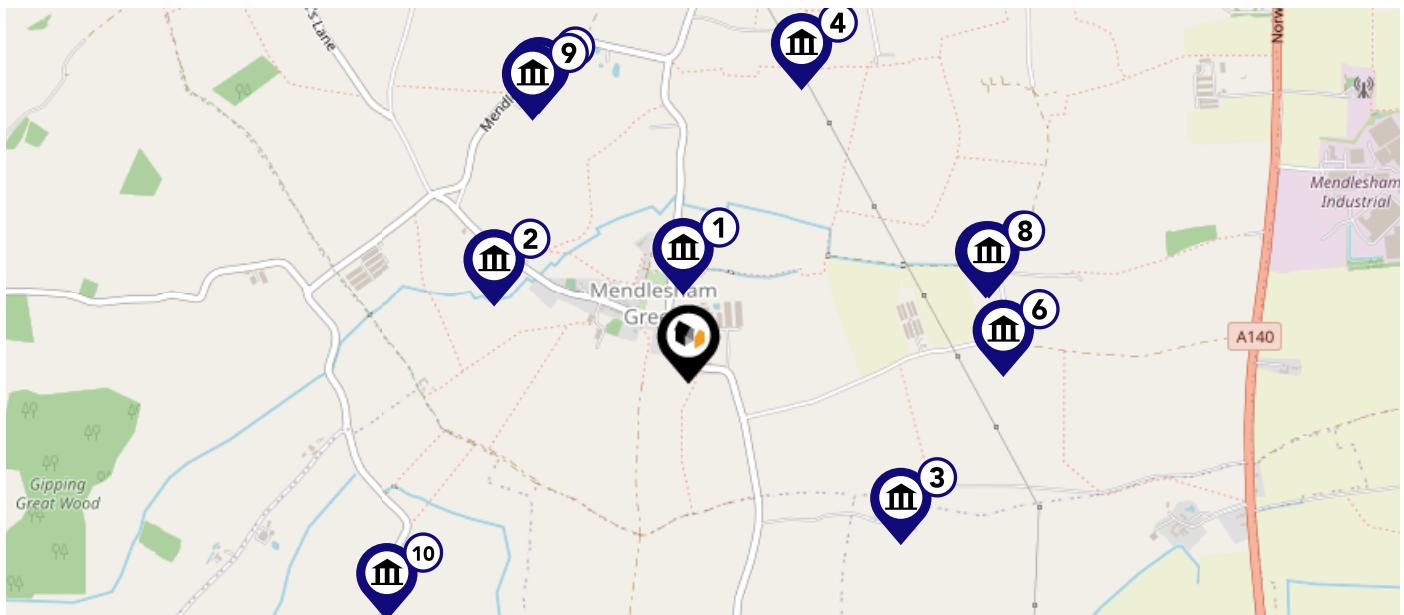
Key:

- Power Pylons
- Communication Masts

Maps

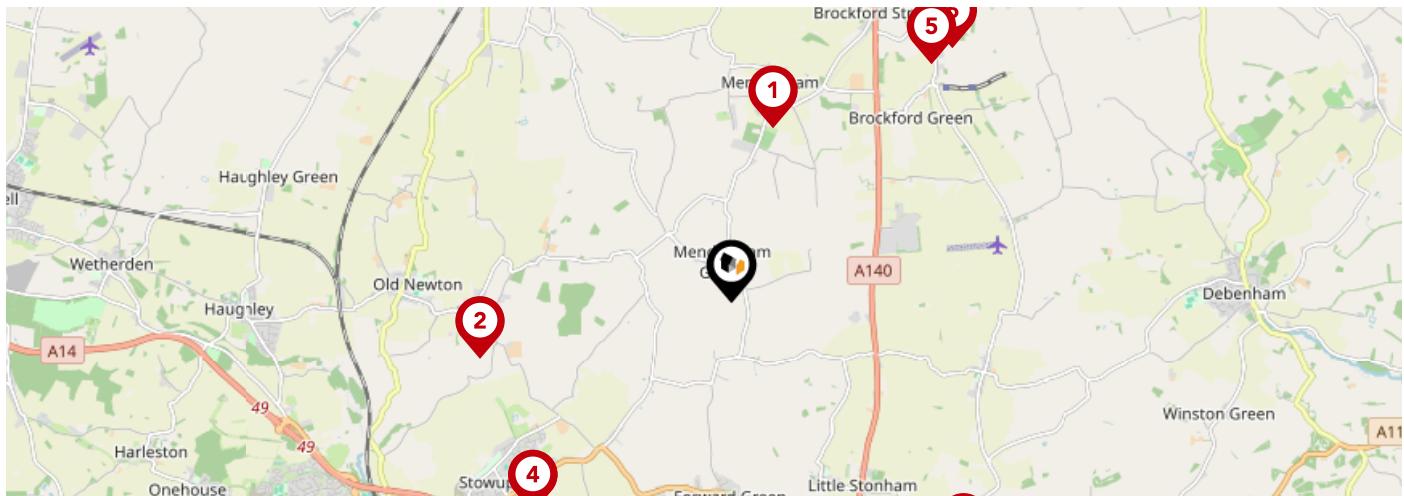
Listed Buildings

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
1032248 - Fir Tree Farmhouse	Grade II	0.2 miles
1285352 - Green Farmhouse	Grade II	0.5 miles
1033195 - Former Farmhouse 100 Metres North Of Westwood Hall	Grade II	0.6 miles
1180535 - Whitings Farmhouse	Grade II	0.7 miles
1413421 - The Barn, Cartlodge And Granary At Hawkin's Farm	Grade II	0.7 miles
1352509 - Perkins Farmhouse	Grade II	0.7 miles
1180982 - Tan Office Farmhouse	Grade II	0.7 miles
1032256 - Duncos	Grade II	0.7 miles
1032281 - Hawkins Farmhouse	Grade II	0.7 miles
1182121 - Poplar Farmhouse	Grade II	0.8 miles

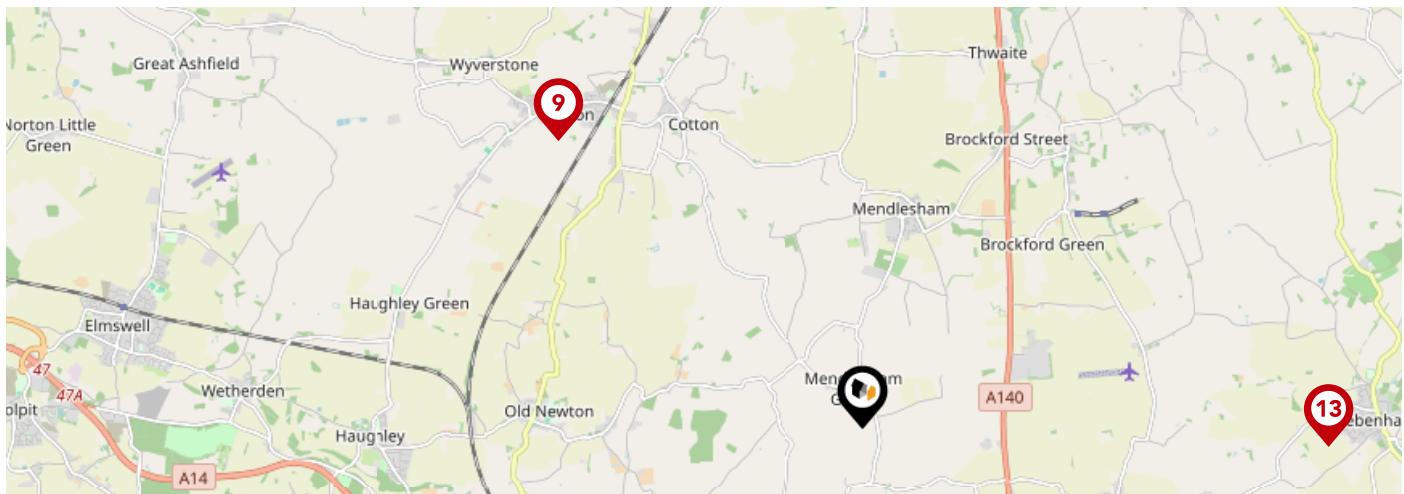
Area Schools



Nursery Primary Secondary College Private

1	Mendlesham Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 118 Distance:1.63					
2	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:2.34					
3	Freeman Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 203 Distance:2.62					
4	Stowupland High School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 1008 Distance:2.62					
5	Wetheringsett 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: 41 Distance:2.83					
6	Wetheringsett Manor School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 62 Distance:3.07					
7	Stonham Aspal 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: 186 Distance:3.13					
8	Cedars Park Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 363 Distance:3.51					

Area Schools



Nursery Primary Secondary College Private



Bacton Primary School

Ofsted Rating: Good | Pupils: 119 | Distance: 3.81



Greeting St Mary Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 96 | Distance: 3.83



Gable End

Ofsted Rating: Good | Pupils: 5 | Distance: 4.1



Chilton Community Primary School

Ofsted Rating: Good | Pupils: 168 | Distance: 4.21



Debenham High School

Ofsted Rating: Good | Pupils: 687 | Distance: 4.24



Combs Ford Primary School

Ofsted Rating: Good | Pupils: 361 | Distance: 4.37



Grace Cook Primary School

Ofsted Rating: Not Rated | Pupils: 104 | Distance: 4.38

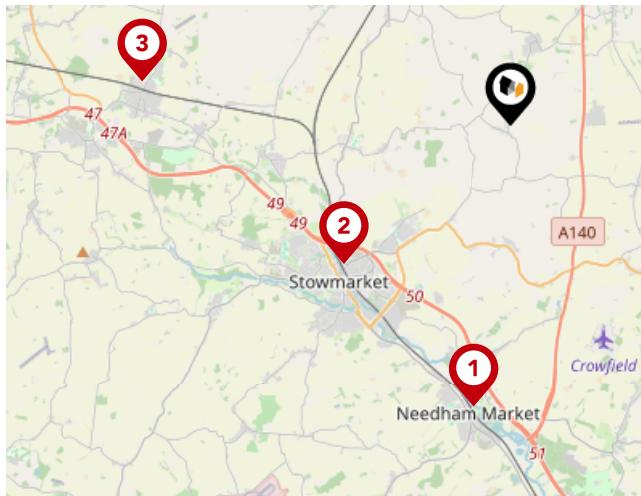


Abbot's Hall Community Primary School

Ofsted Rating: Good | Pupils: 373 | Distance: 4.48

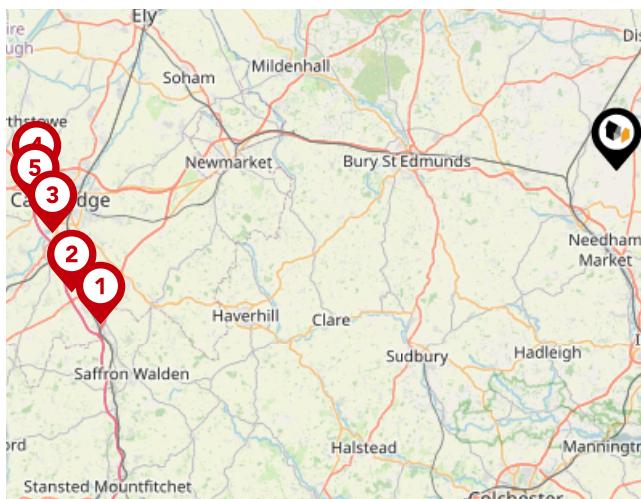


Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	5.13 miles
2	Entrance1	3.93 miles
3	Entrance	6.74 miles



Trunk Roads/Motorways

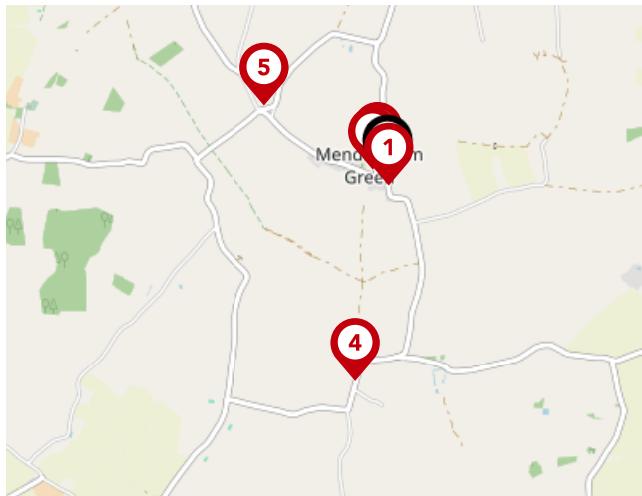
Pin	Name	Distance
1	M11 J9	39.2 miles
2	M11 J10	40.56 miles
3	M11 J11	41.29 miles
4	M11 J13	42.1 miles
5	M11 J12	42.32 miles



Airports/Helipads

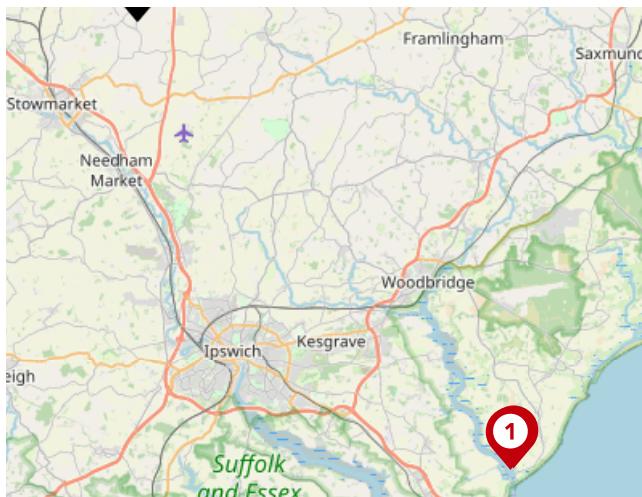
Pin	Name	Distance
1	Norwich International Airport	31.91 miles
2	Southend-on-Sea	48.1 miles
3	Stansted Airport	41.56 miles
4	Cambridge	38.01 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green Man Corner	0.04 miles
2	Bus Shelter	0.08 miles
3	Mendlesham Turn	0.07 miles
4	Larters Lane	0.93 miles
5	Pond	0.65 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	21.28 miles
2	Bawdsey Ferry Landing	21.32 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.

Powered by

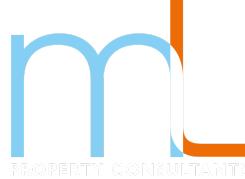


Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



ML Property

2 Front Street Mendlesham Suffolk IP14 5RY
01449 768854
matt@mlproperty.co.uk
mlproperty.co.uk

