

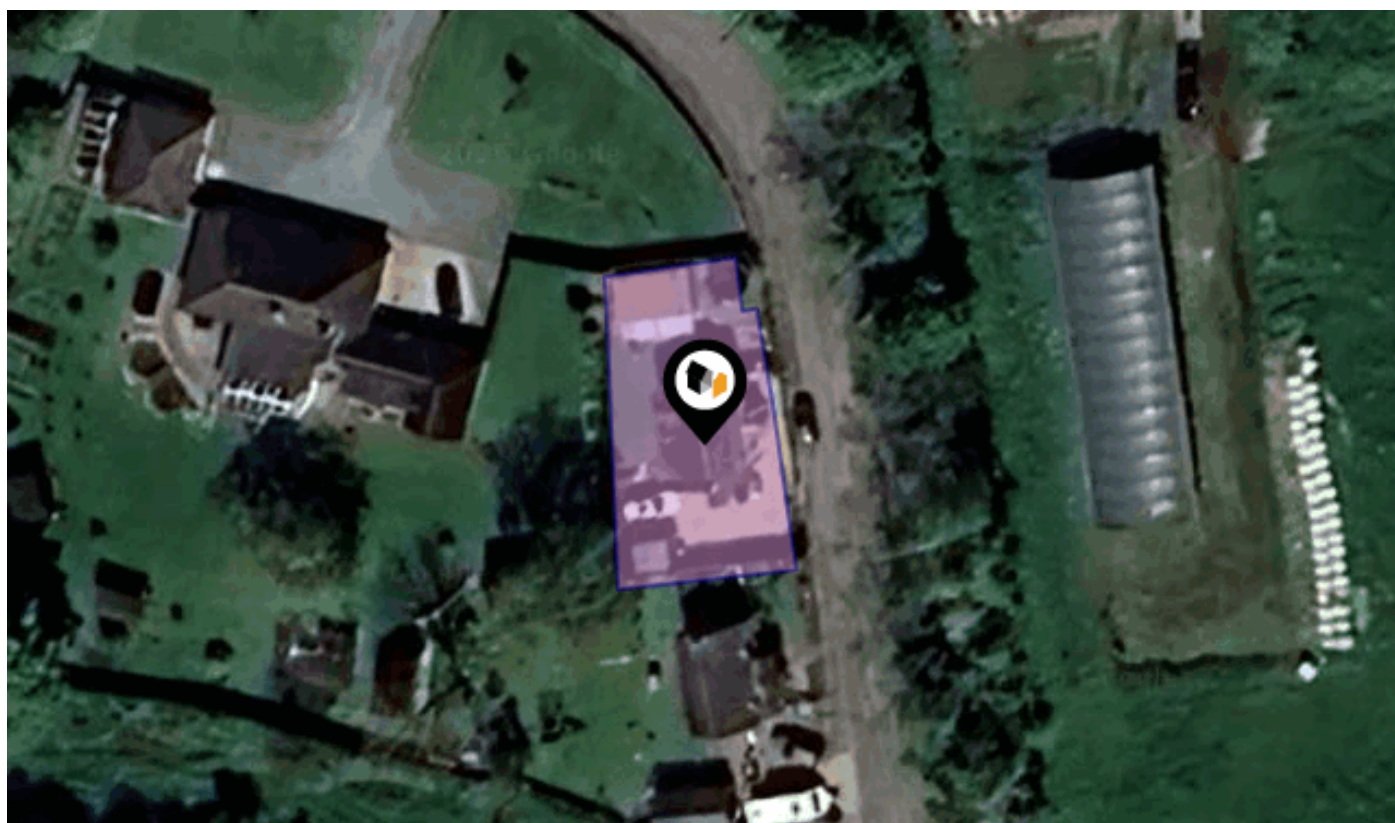


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 17th February 2026



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

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

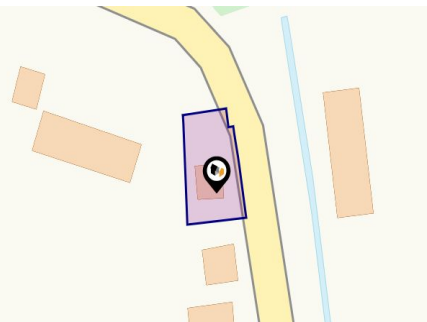
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.09 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,208
Title Number:	SK232185
UPRN:	100091382869




Last Sold Date:	15/02/2019
Last Sold Price:	£233,000
Last Sold £/ft ² :	£240
Tenure:	Freehold

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 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 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

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

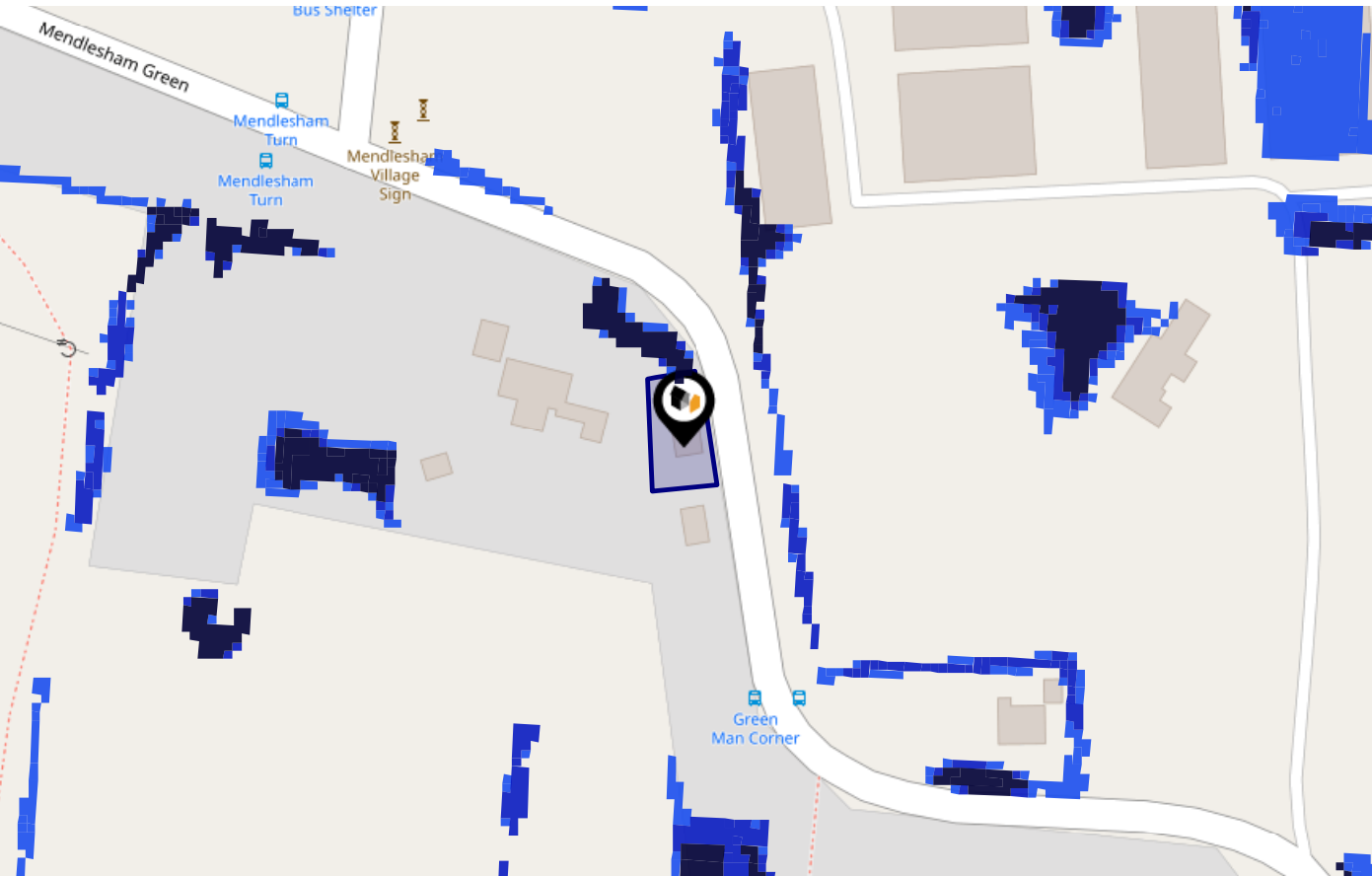
Disclaimer

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.

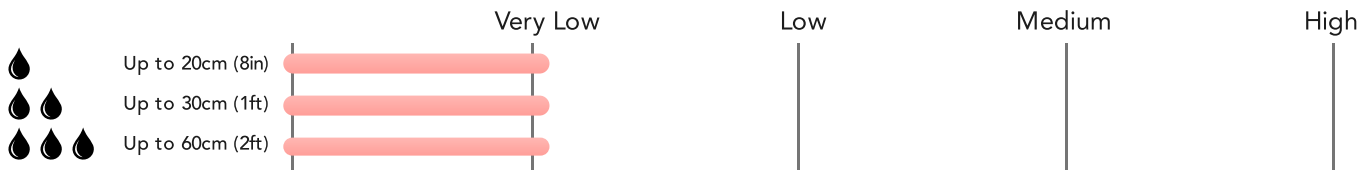


Risk Rating: Very low

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.

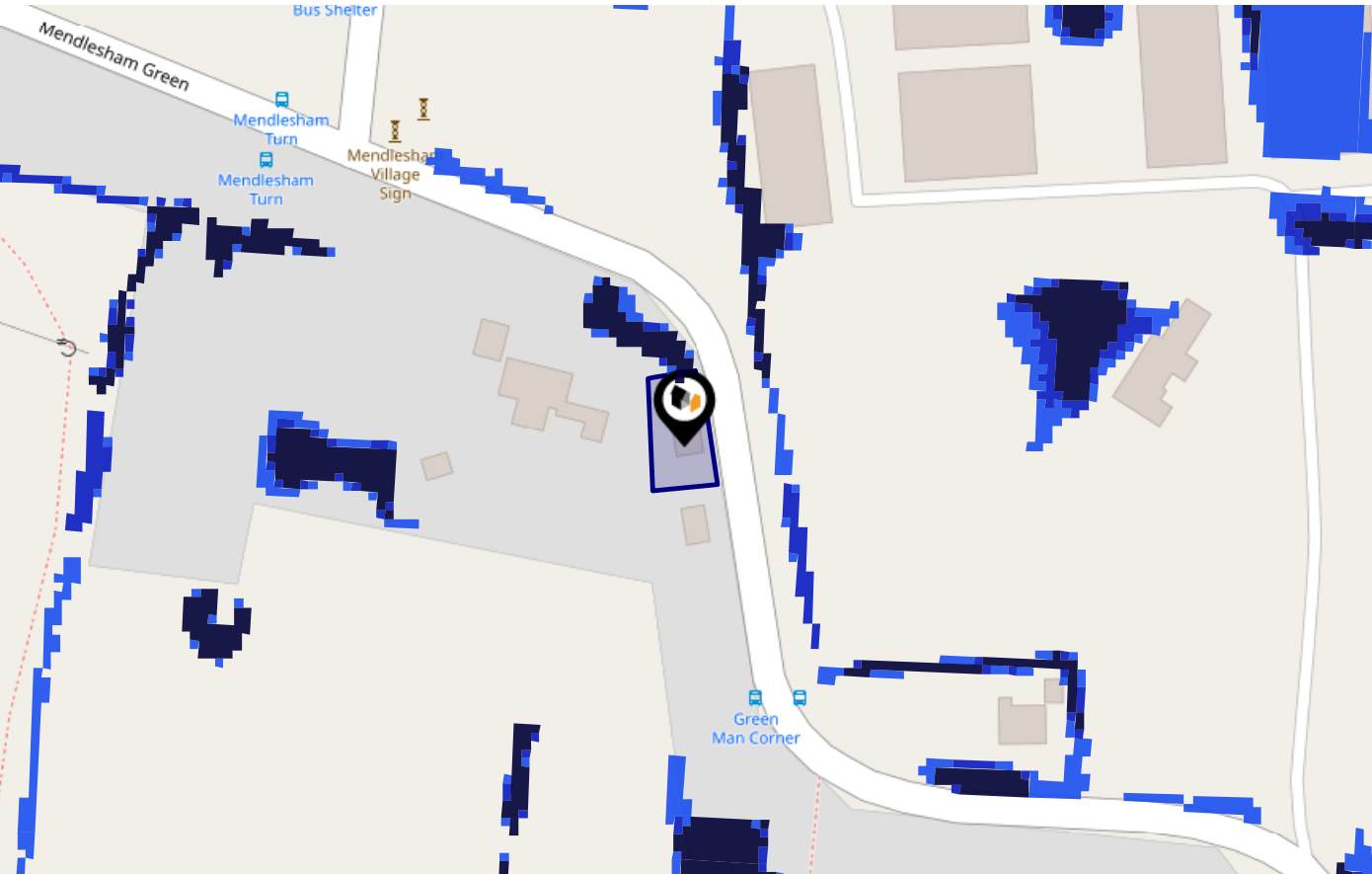
Chance of flooding to the following depths at this property:



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.

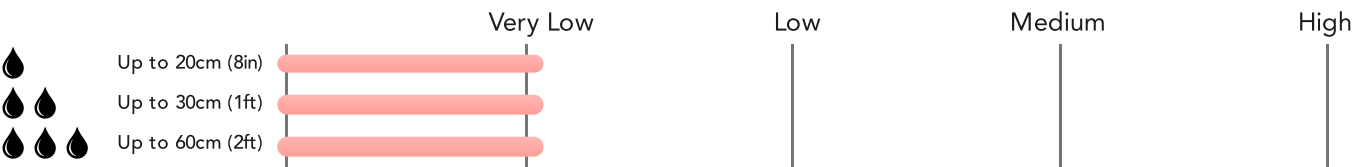


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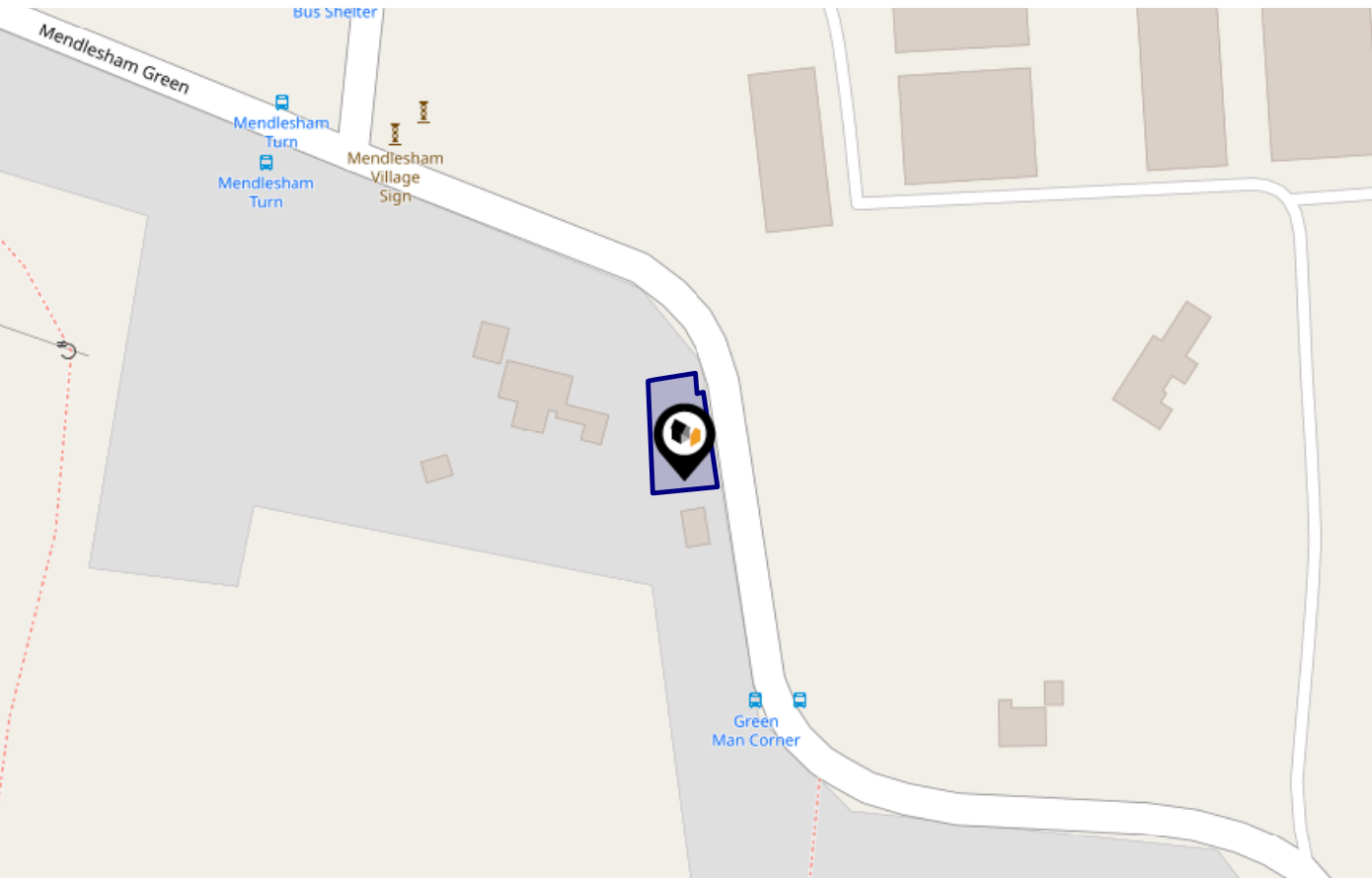
Chance of flooding to the following depths at this property:



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.

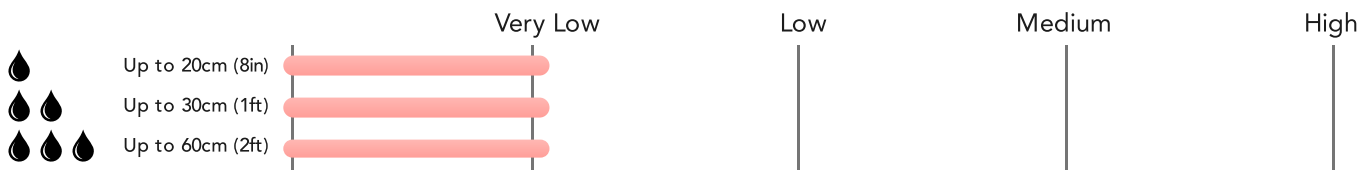


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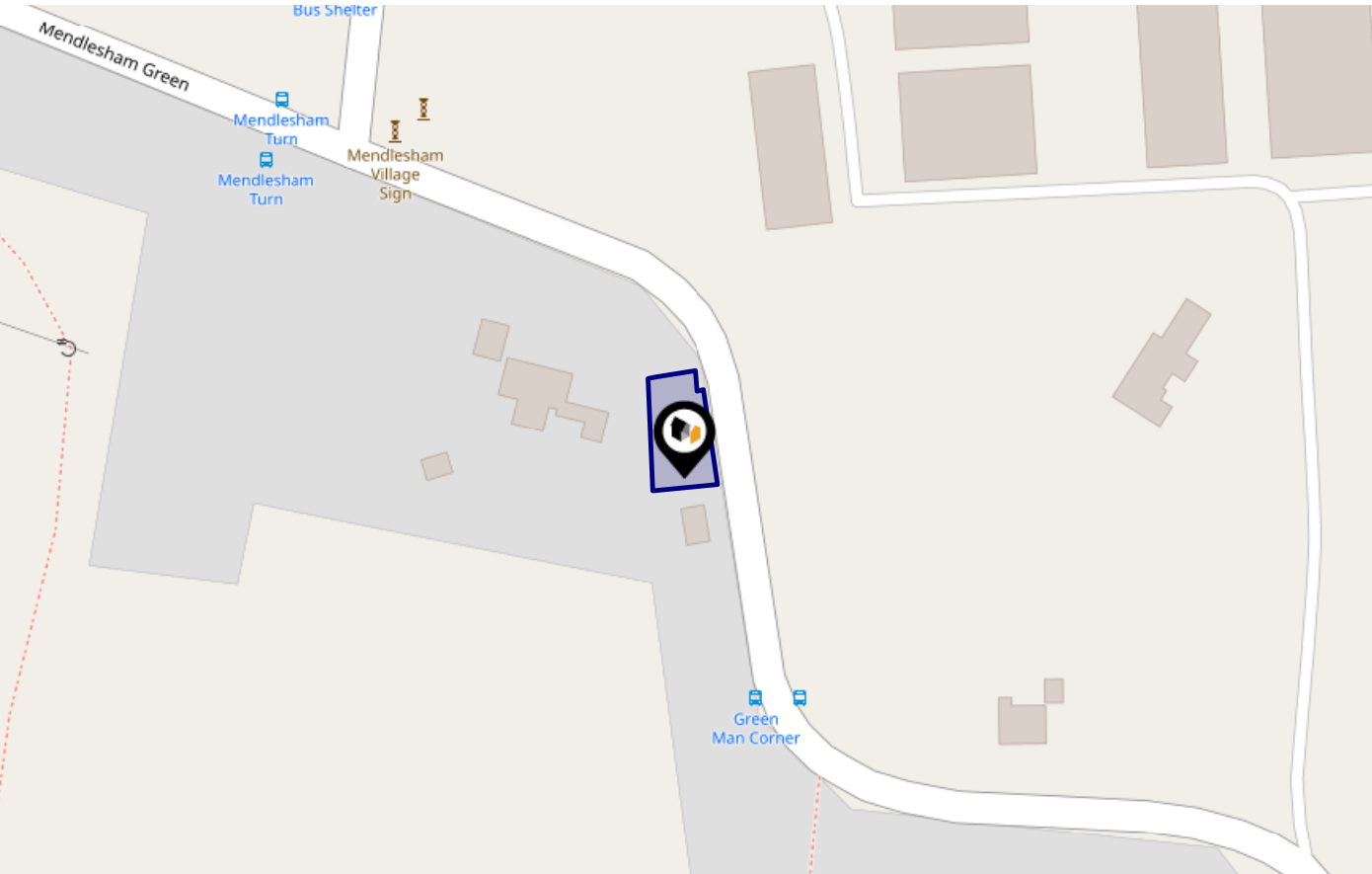
Chance of flooding to the following depths at this property:



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.

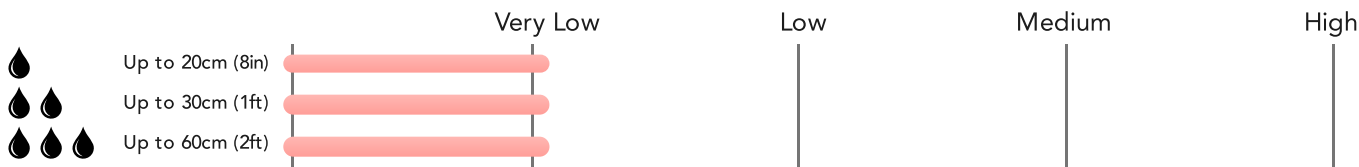


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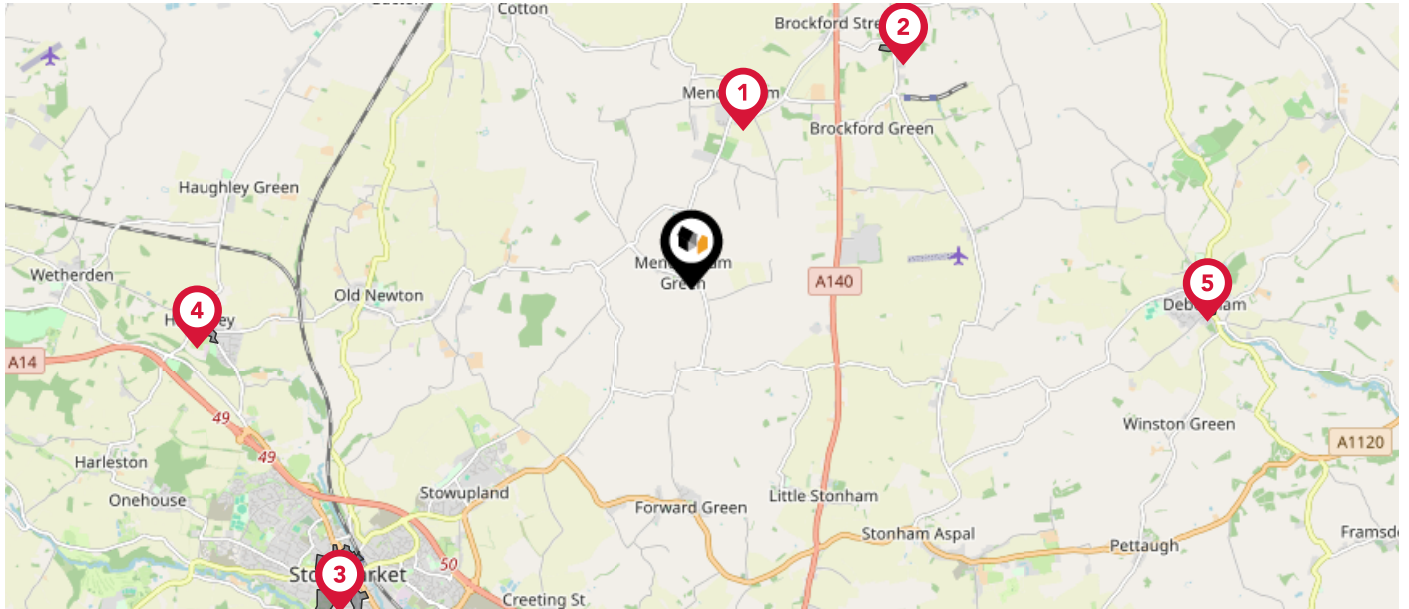
Chance of flooding to the following depths at this property:



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

Mendlesham

2

Wetheringsett

3

Stowmarket

4

Haughley

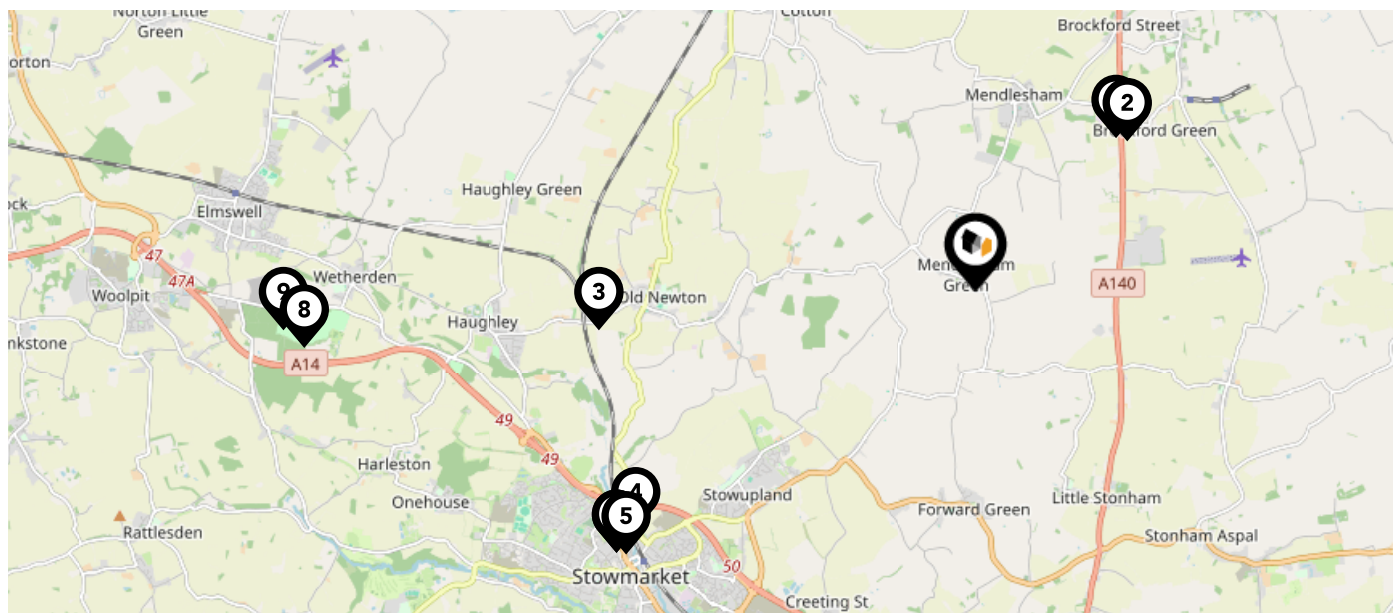
5

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.



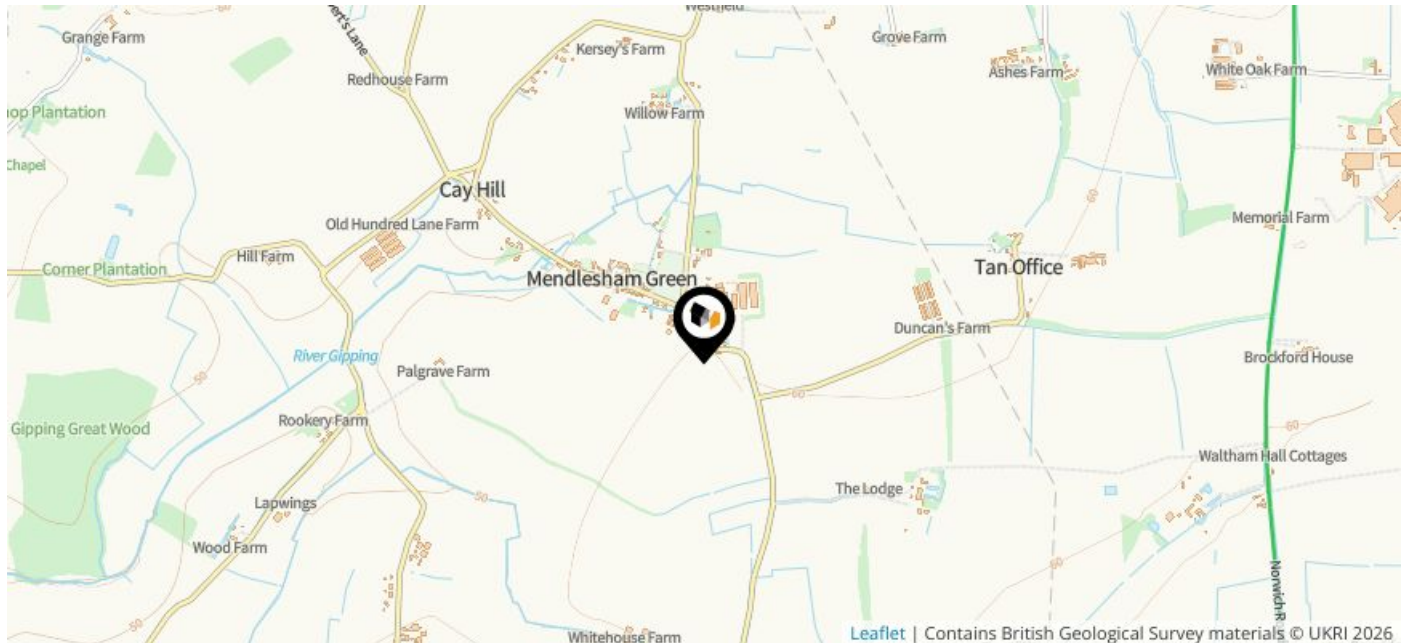
Nearby Landfill Sites

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

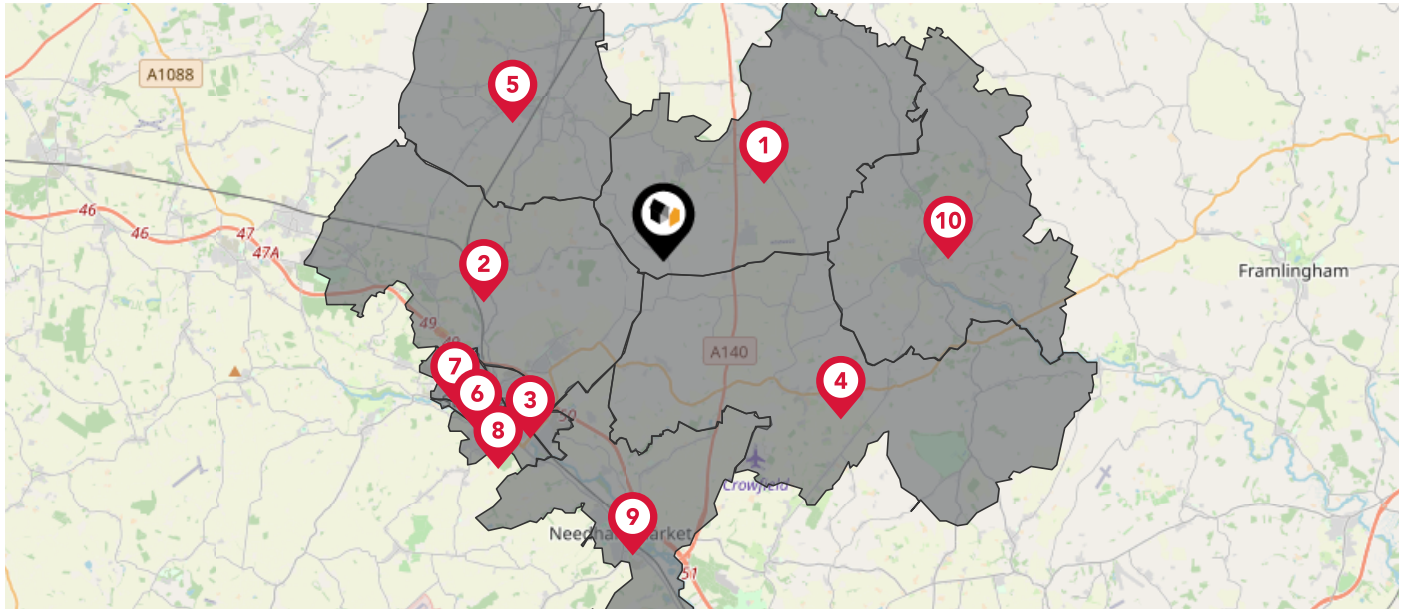
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Mendlesham Ward

2

Haughley, Stowupland & Wetherden Ward

3

Stow Thorney Ward

4

Stonham Ward

5

Bacton Ward

6

St. Peter's Ward

7

Chilton Ward

8

Combs Ford Ward

9

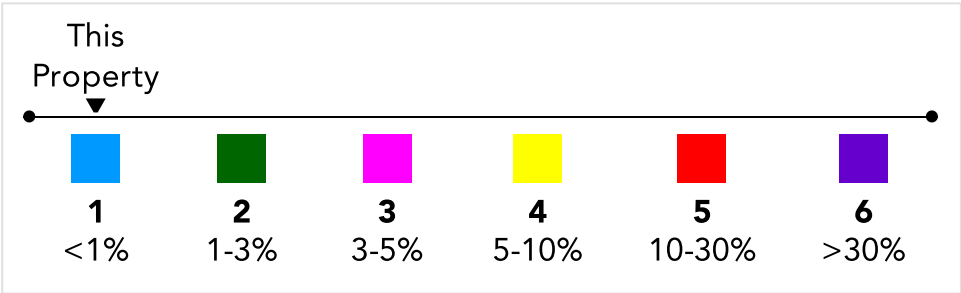
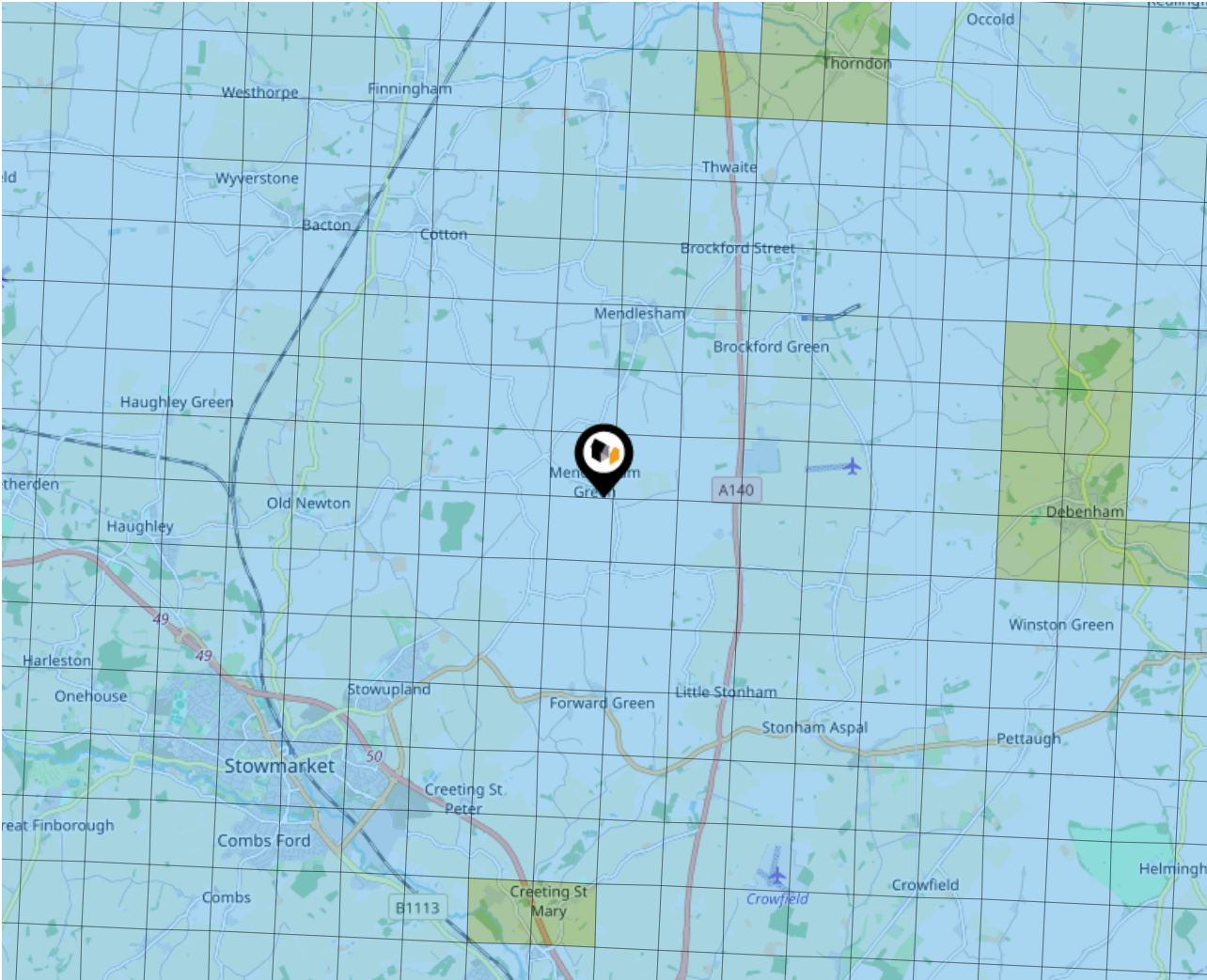
Needham Market Ward

10

Debenham Ward

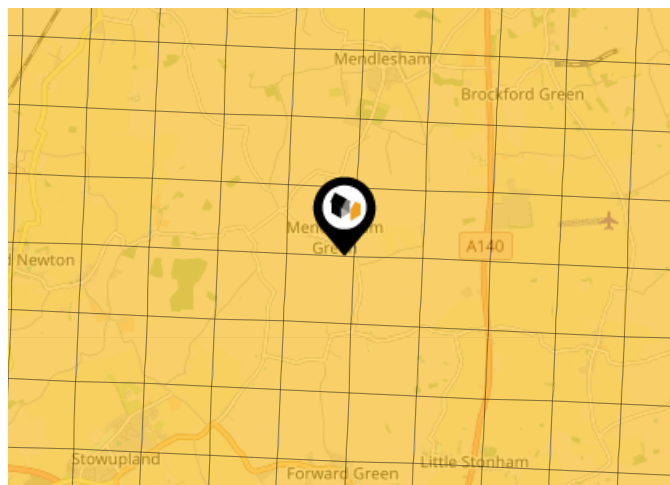
What is Radon?

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		

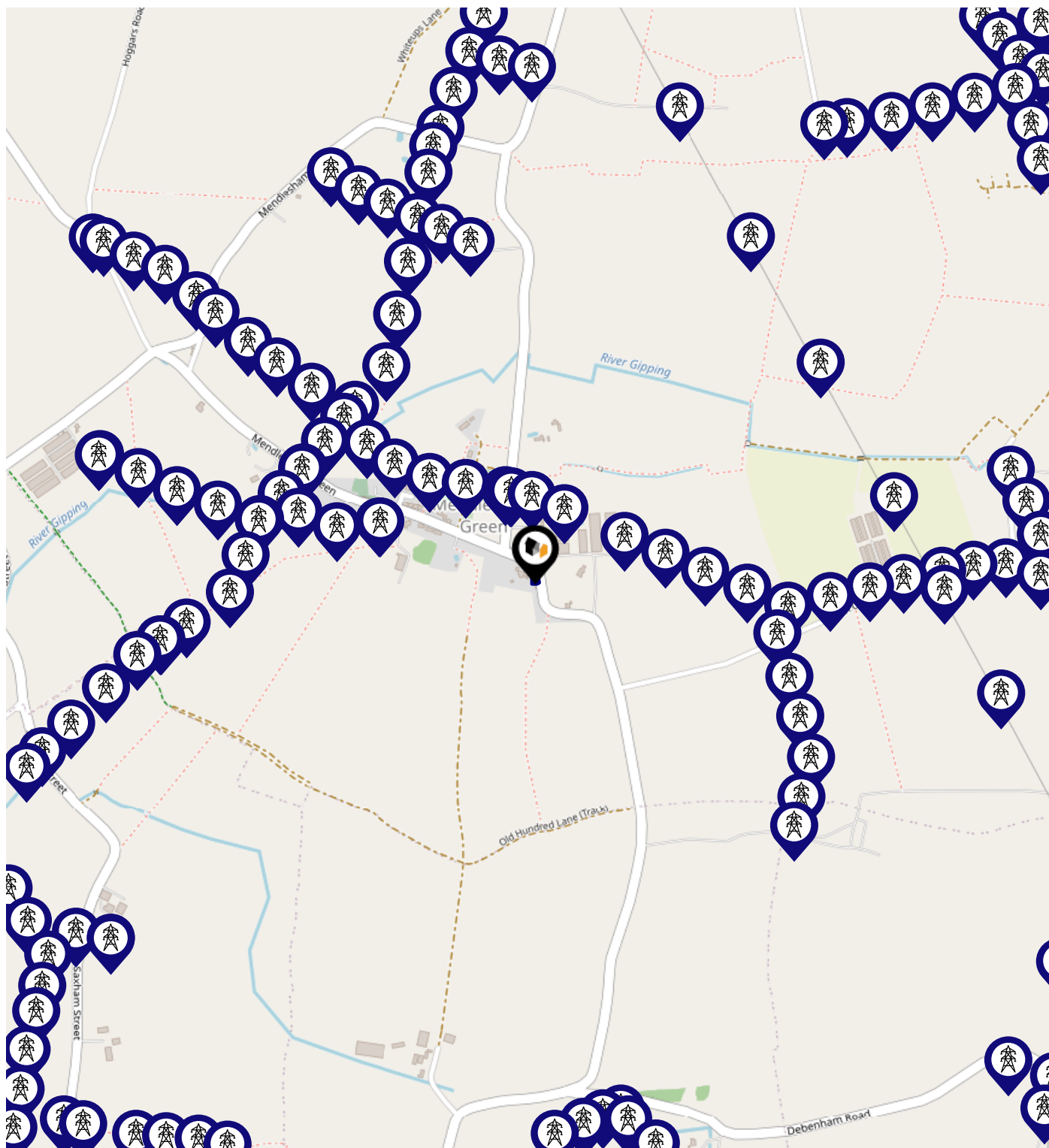


Primary Classifications (Most Common Clay Types)



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



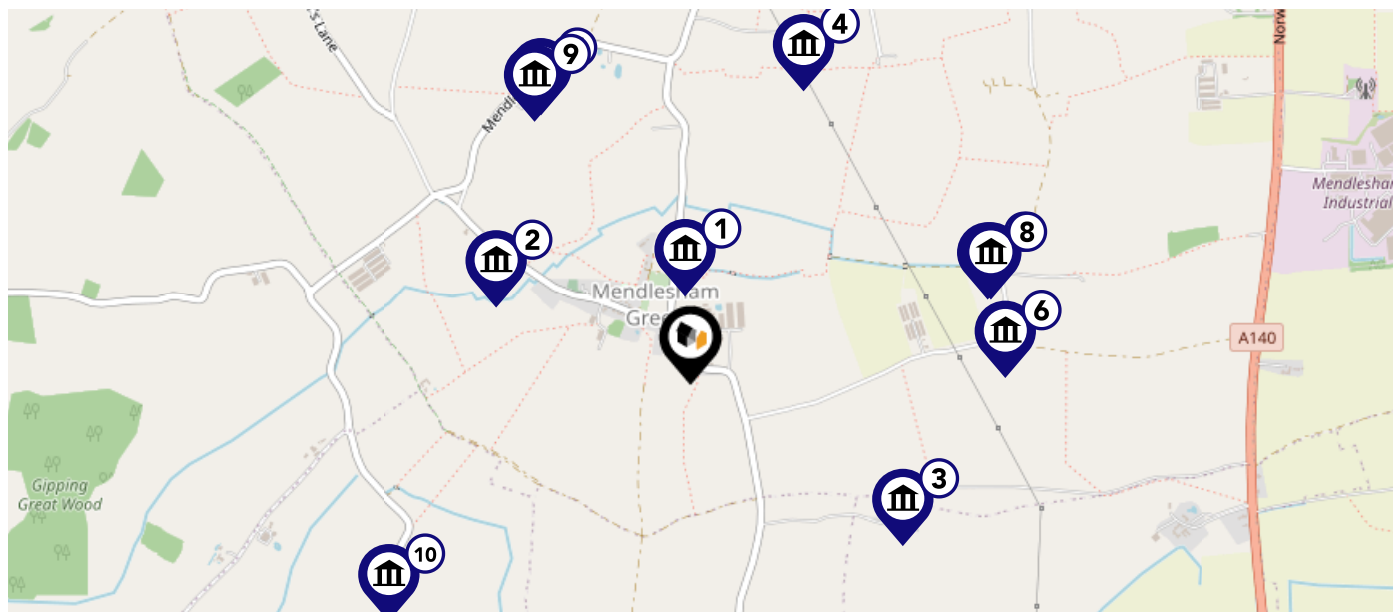
Key:











-  Power Pylons
-  Communication Masts

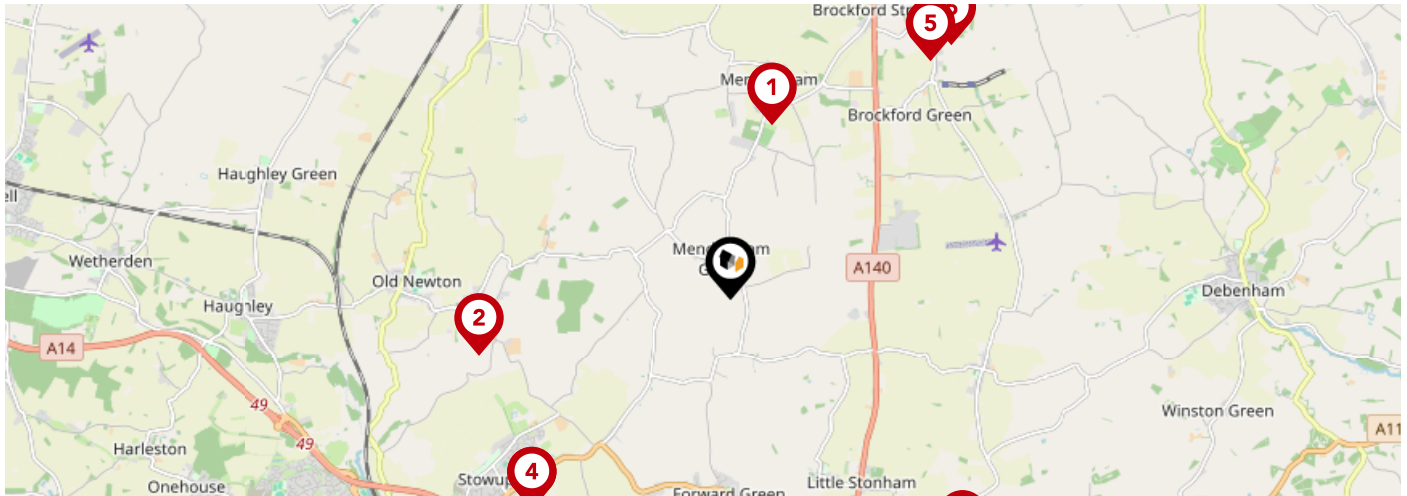
Maps

Listed Buildings

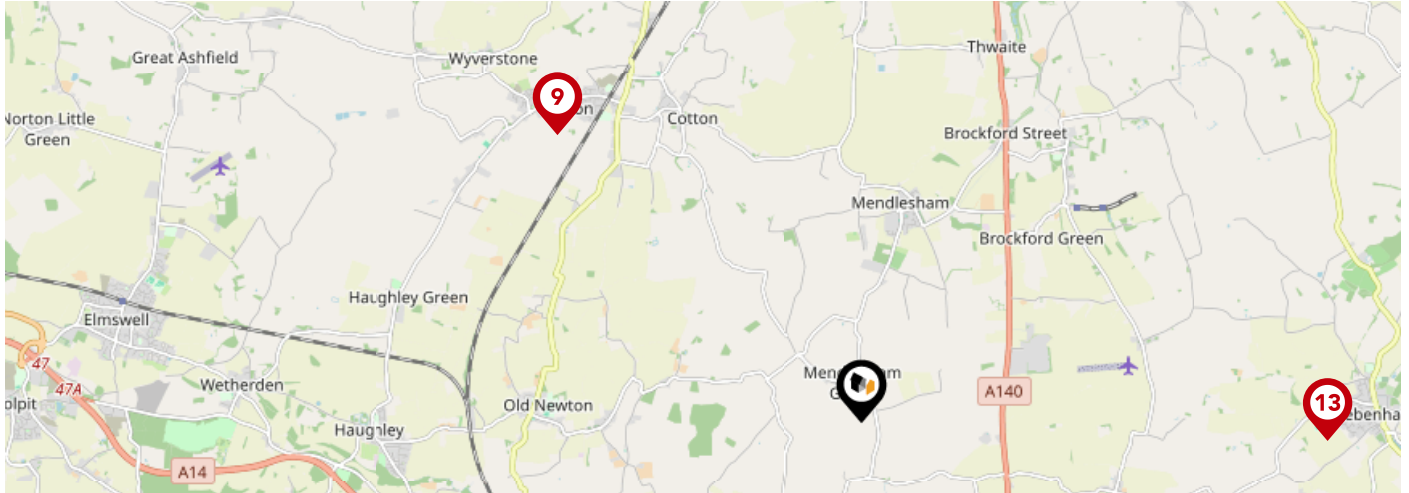
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	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 - Whittings 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 - Duncons	Grade II	0.7 miles
	1032281 - Hawkins Farmhouse	Grade II	0.7 miles
	1182121 - Poplar Farmhouse	Grade II	0.8 miles



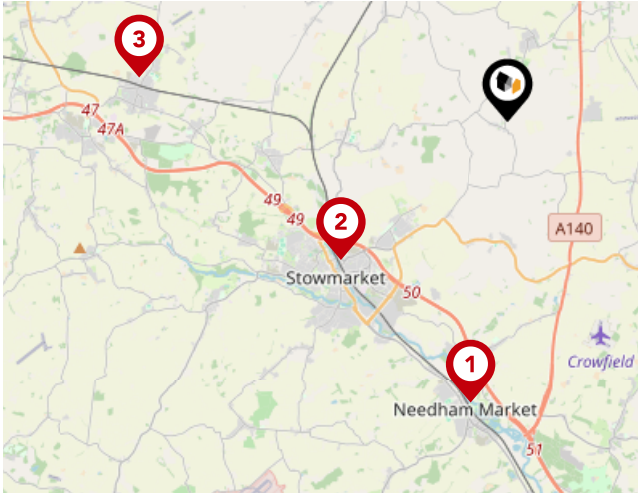
		Nursery	Primary	Secondary	College	Private
1	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Bacton Primary School Ofsted Rating: Good Pupils: 119 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Creeting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gable End Ofsted Rating: Good Pupils: 5 Distance:4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debenham High School Ofsted Rating: Good Pupils: 687 Distance:4.24	<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:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:4.38	<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:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

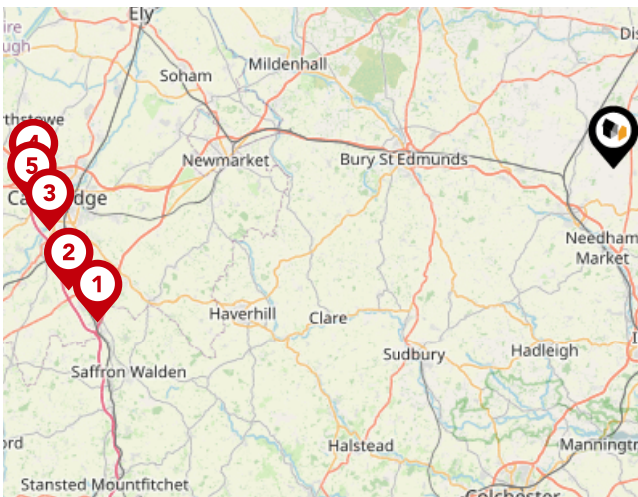
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	5.13 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

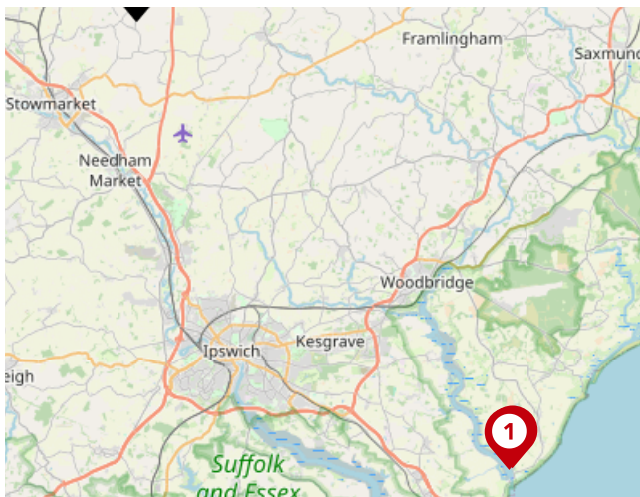
Area

Transport (Local)





Bus Stops/Stations

Pin	Name	Distance
	Green Man Corner	0.04 miles
	Bus Shelter	0.08 miles
	Mendlesham Turn	0.07 miles
	Larters Lane	0.93 miles
	Pond	0.65 miles



Ferry Terminals

Pin	Name	Distance
	Felixstowe for Bawdsey Ferry Landing	21.28 miles
	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.



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