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MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th August 2026



103, NORTHFIELD ROAD, ONEHOUSE, STOWMARKET, IP14 3HE

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

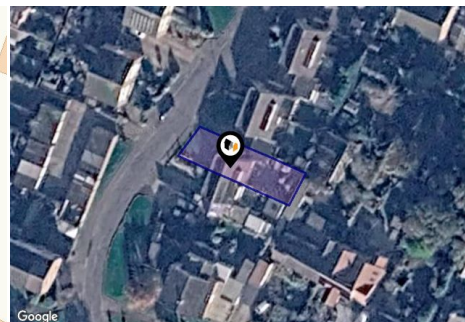
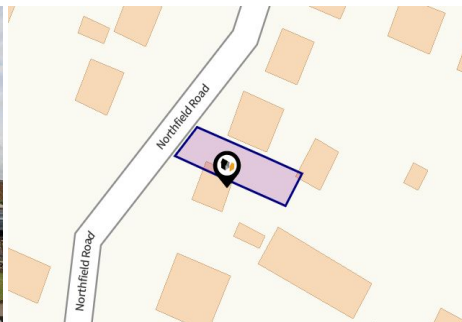
01449 768854

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Property Overview



Property

Type:	Semi-Detached	Last Sold Date:	18/09/1995
Bedrooms:	3	Last Sold Price:	£49,250
Floor Area:	828 ft ² / 77 m ²	Last Sold £/ft²:	£59
Plot Area:	0.06 acres	Tenure:	Freehold
Council Tax :	Band B	Latest FENSA Work:	22/07/2019 - 6 windows
Annual Estimate:	£1,802		01/10/2018 - 1 window, 1 door
Title Number:	SK154719		
UPRN:	100091093950		
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)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **83 Northfield Road Onehouse Stowmarket Suffolk IP14 3HE**

Reference - DC/26/00134	
Decision:	Granted
Date:	14th January 2026
Description:	Householder Application - Erection of a single storey front extension, first floor rear extension and alterations to form first floor ensuite

Planning records for: **105 Northfield Road Onehouse Stowmarket Suffolk IP14 3HE**

Reference - DC/24/03772	
Decision:	Granted
Date:	23rd August 2024
Description:	Householder Application - Erection of a first floor extension.

Reference - 4705/16	
Decision:	Granted
Date:	02nd December 2016
Description:	Erection of single storey extension to side elevation, following demolition of existing outbuildings.

Reference - DC/25/00613	
Decision:	Granted
Date:	11th February 2025
Description:	Application for a Non - Material Amendment relating to DC/24/03772 - Take velux from lower single storey and raise to upper roof level forming tunnel to existing lower single storey

Planning records for: **105 Northfield Road Onehouse IP14 3HE**

Reference - 3630/16	
Decision:	Refused
Date:	26th August 2016
Description:	Erection of a single storey front extension to dwelling and first floor front extension to existing dormer.

Reference - DC/17/02052	
Decision:	Granted
Date:	16th May 2017
Description:	Non- Material Admendment - 4705/16 Erection of single storey side Extension

Property EPC - Certificate

103 Northfield Road, Onehouse, STOWMARKET, IP14 3HE		Energy rating D	
Valid until 20.08.2036		Certificate number 1500-8792-0022-5620-3863	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

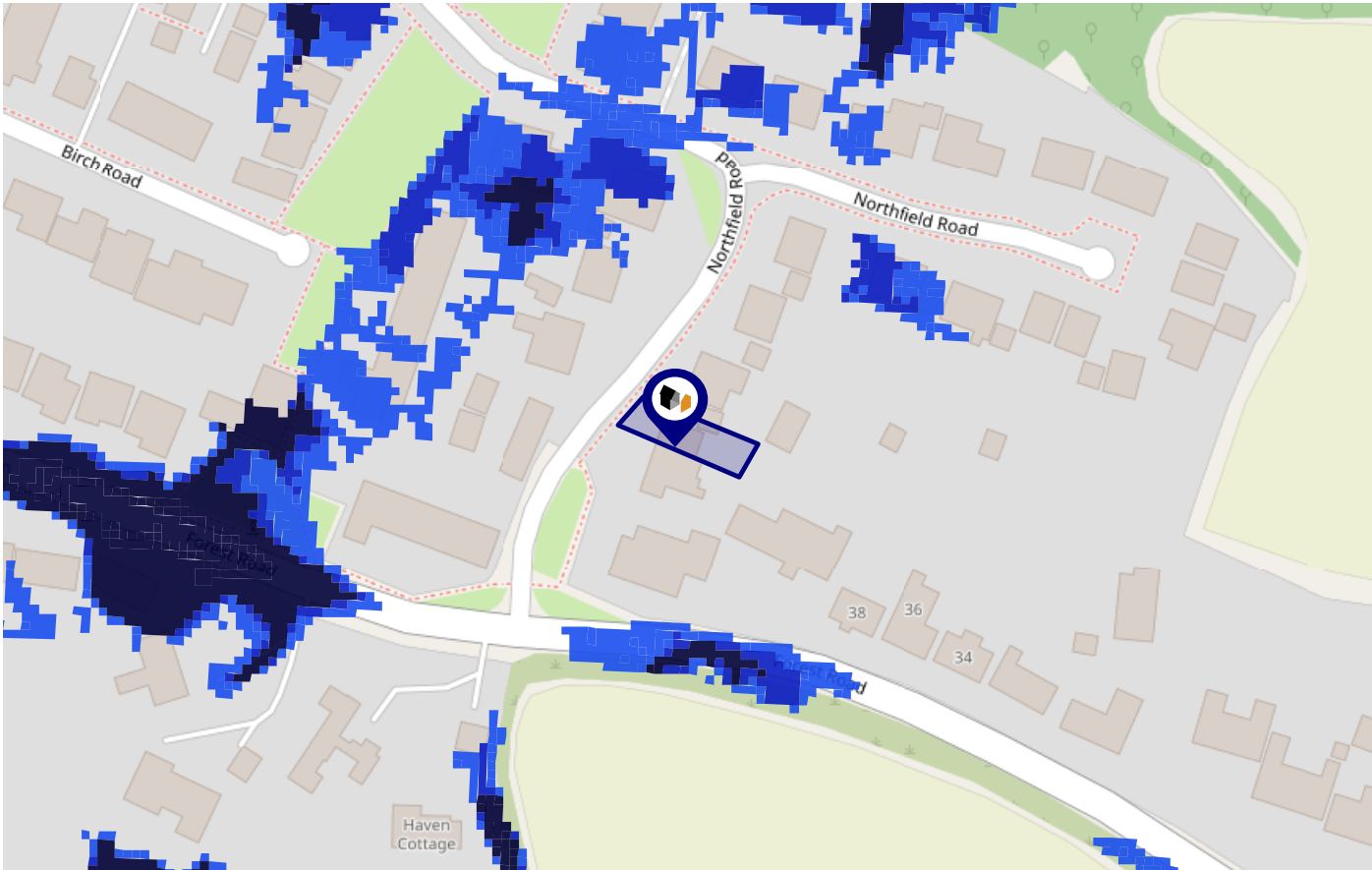
Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	77 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.

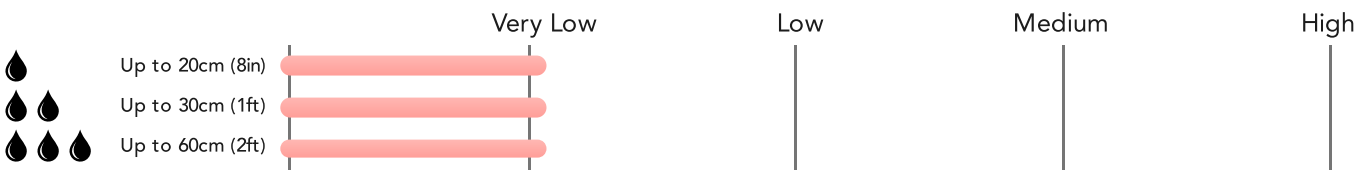


Risk Rating: Very low

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.

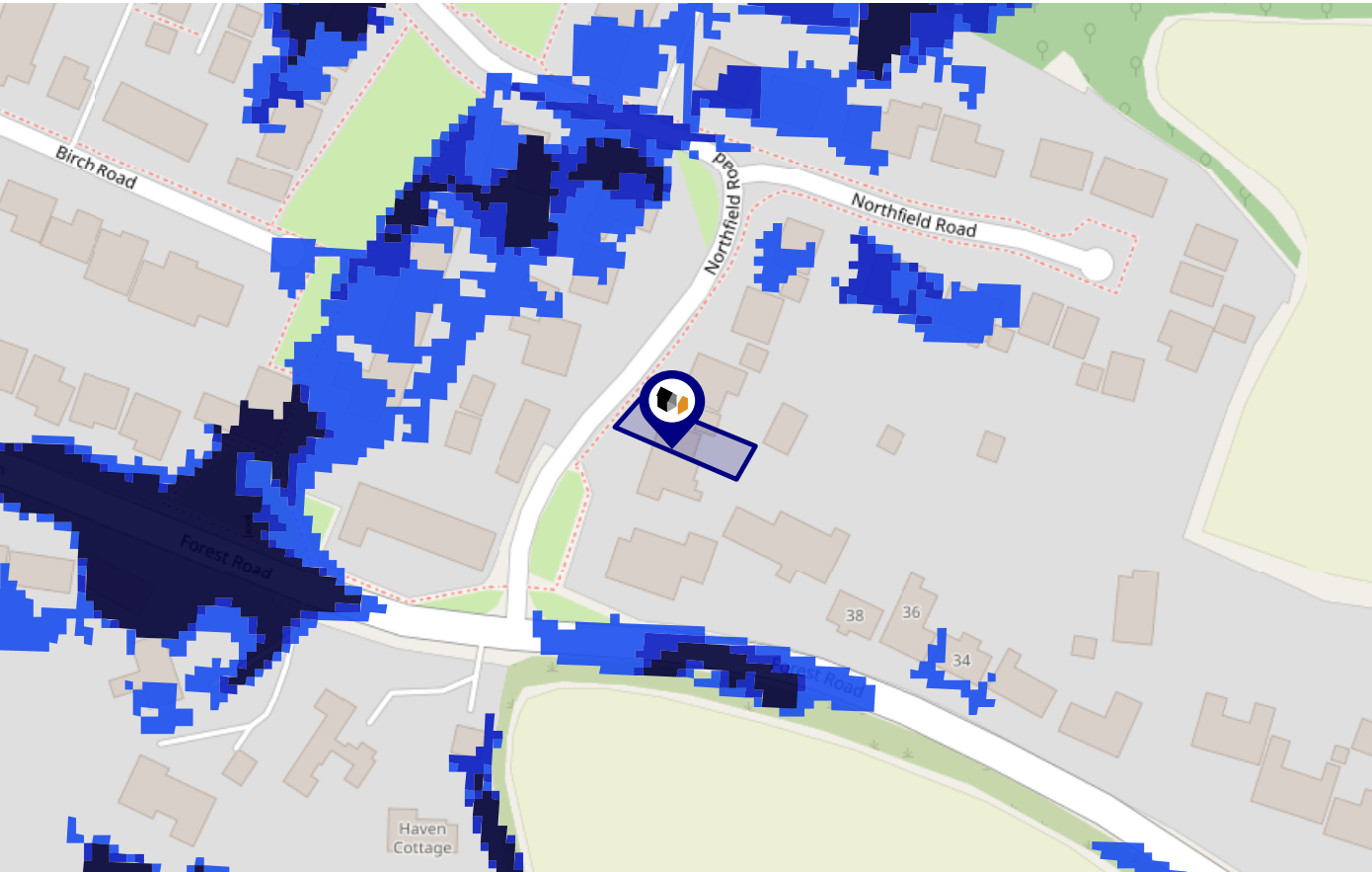
Chance of flooding to the following depths at this property:



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.

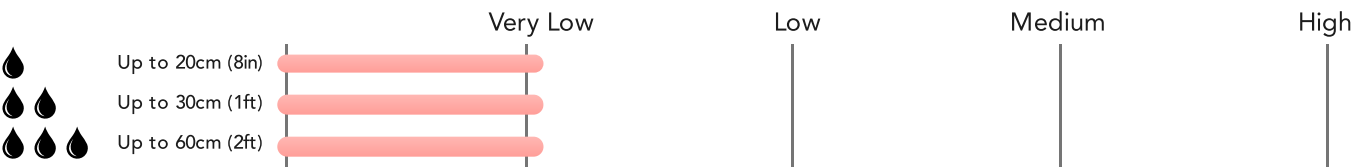


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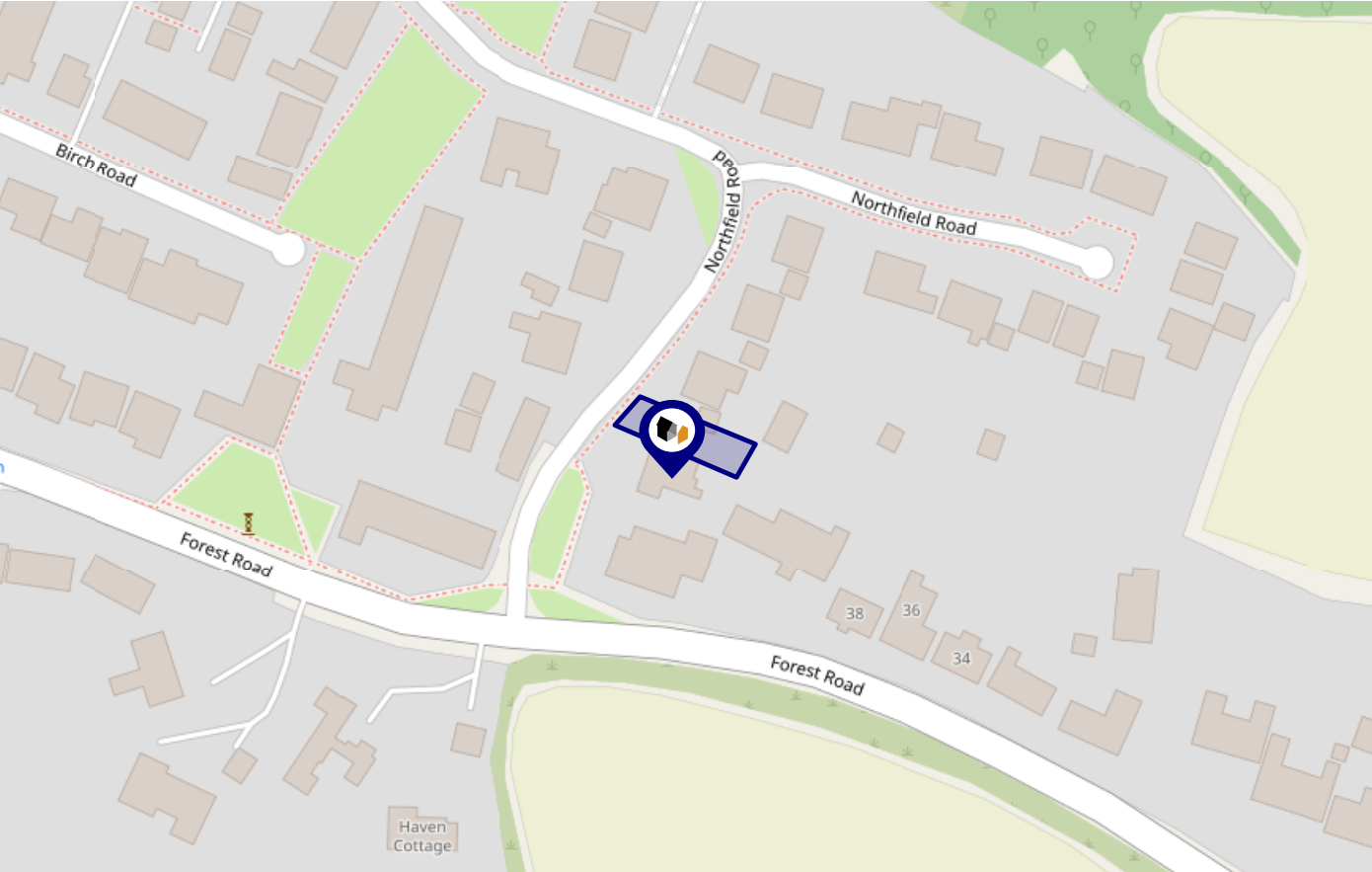
Chance of flooding to the following depths at this property:



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.

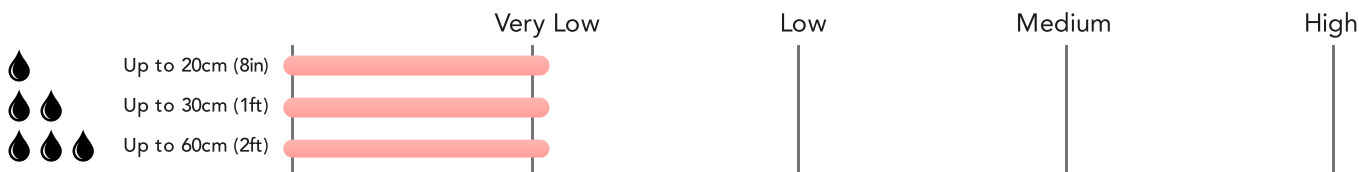


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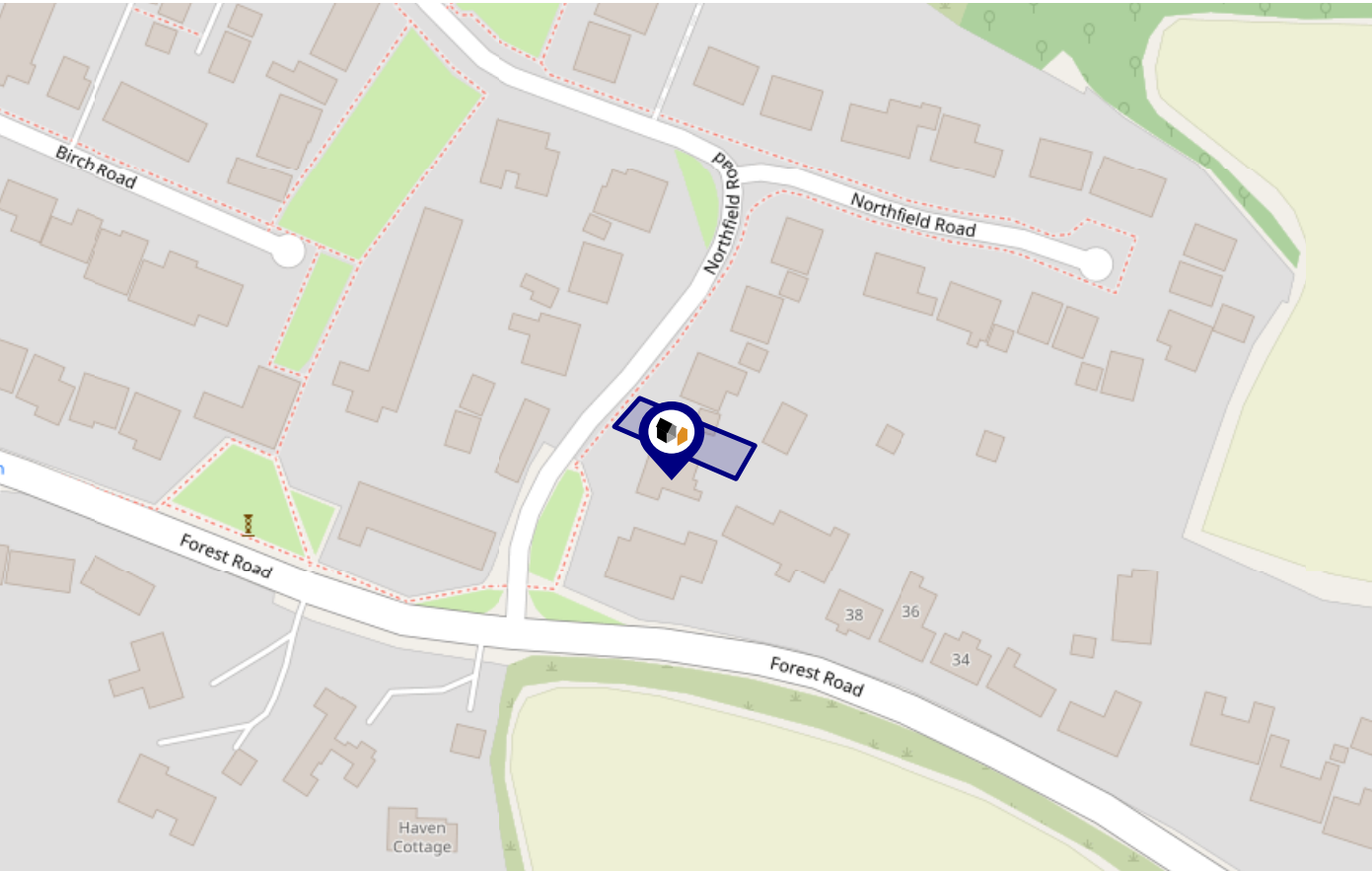
Chance of flooding to the following depths at this property:



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.

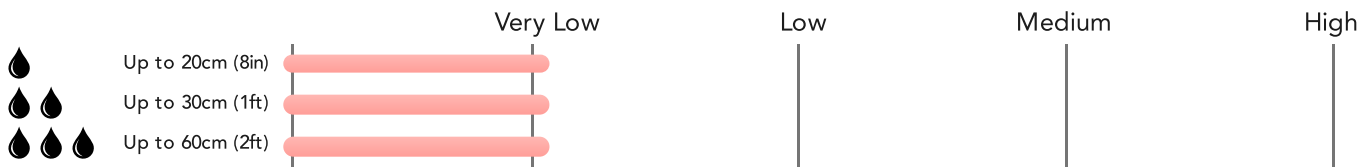


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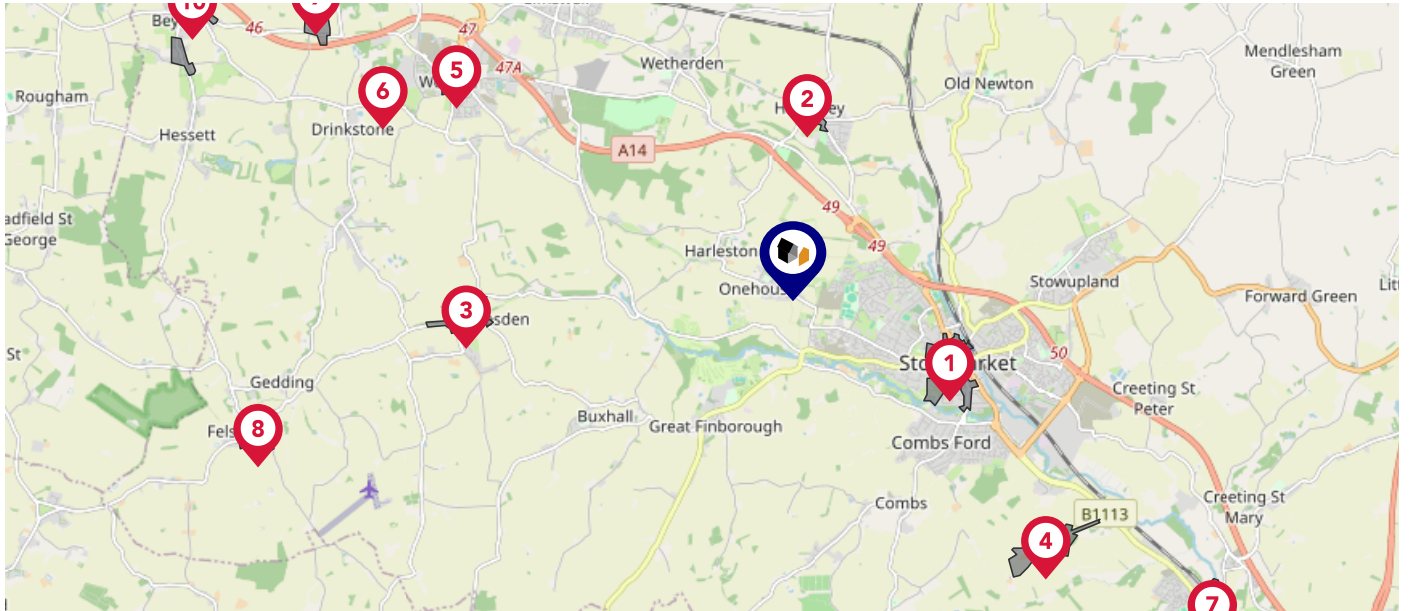
Chance of flooding to the following depths at this property:



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.



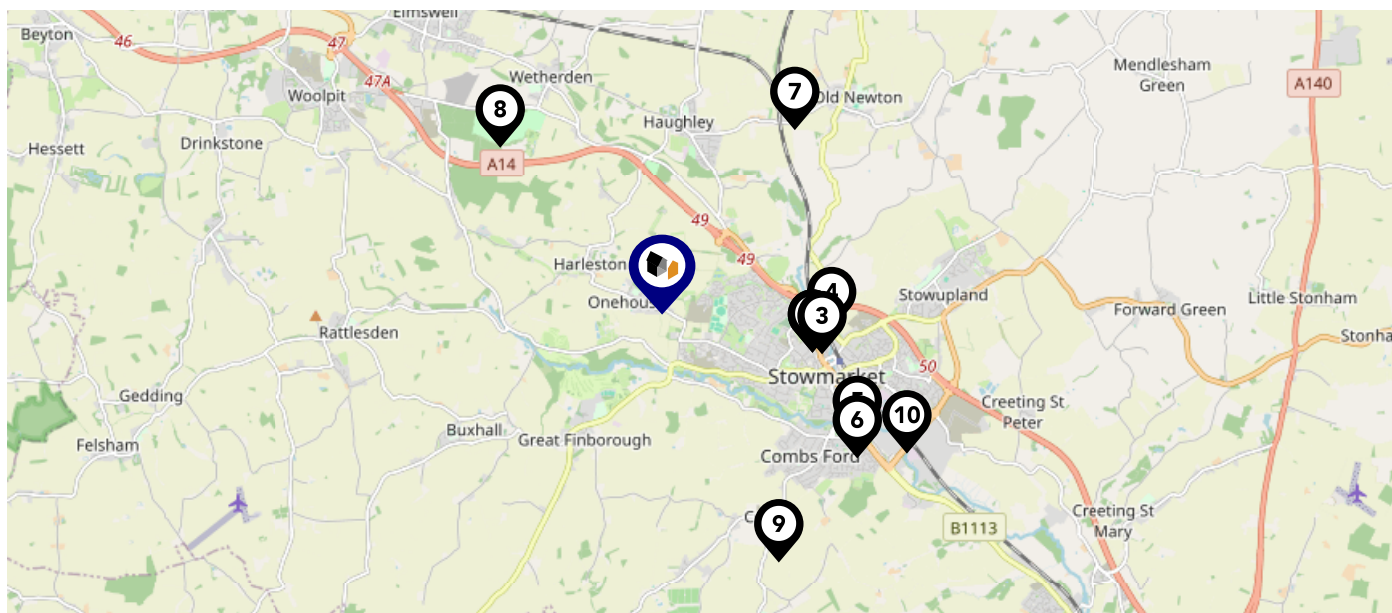
Nearby Conservation Areas

- | | |
|----|------------------|
| 1 | Stowmarket |
| 2 | Haughley |
| 3 | Rattlesden |
| 4 | Badley |
| 5 | Woolpit |
| 6 | Drinkstone Mills |
| 7 | Needham Market |
| 8 | Felsham |
| 9 | Tostock |
| 10 | Beyton |

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	42 Bury Road-Stowmarket	Historic Landfill	
2	Newton Road-Newton Road, Stowupland	Historic Landfill	
3	Newton Road-Newton Road, Stowupland	Historic Landfill	
4	Newton Road-Stowupland	Historic Landfill	
5	Milton Road-Milton Road, Stowmarket	Historic Landfill	
6	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill	
7	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill	
8	Haughley Park-Wetherden, Stowmarket	Historic Landfill	
9	Combs Tannery-Combs, Stowmarket	Historic Landfill	
10	Needham Road-Needham Road, Stowmarket	Historic Landfill	

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

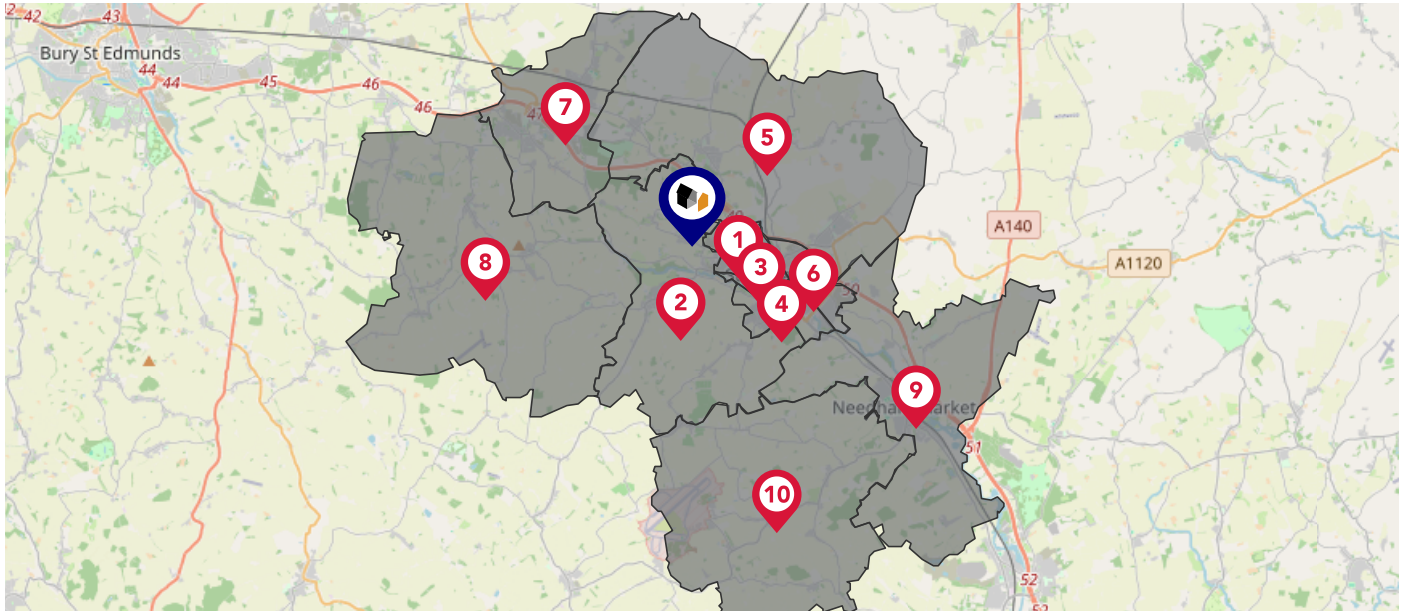
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

1

Chilton Ward

2

Onehouse Ward

3

St. Peter's Ward

4

Combs Ford Ward

5

Haughley, Stowupland & Wetherden Ward

6

Stow Thorney Ward

7

Elmswell & Woolpit Ward

8

Rattlesden Ward

9

Needham Market Ward

10

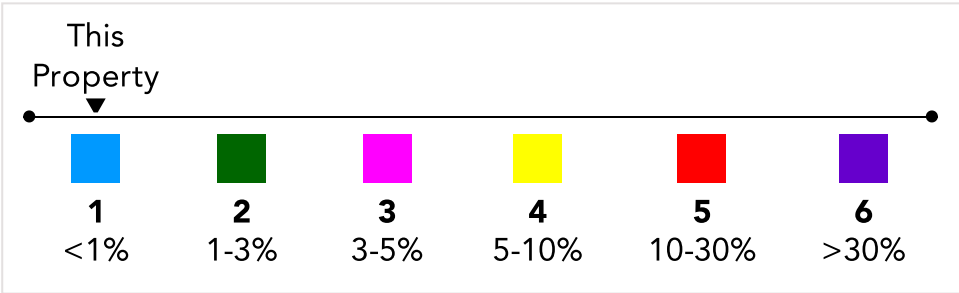
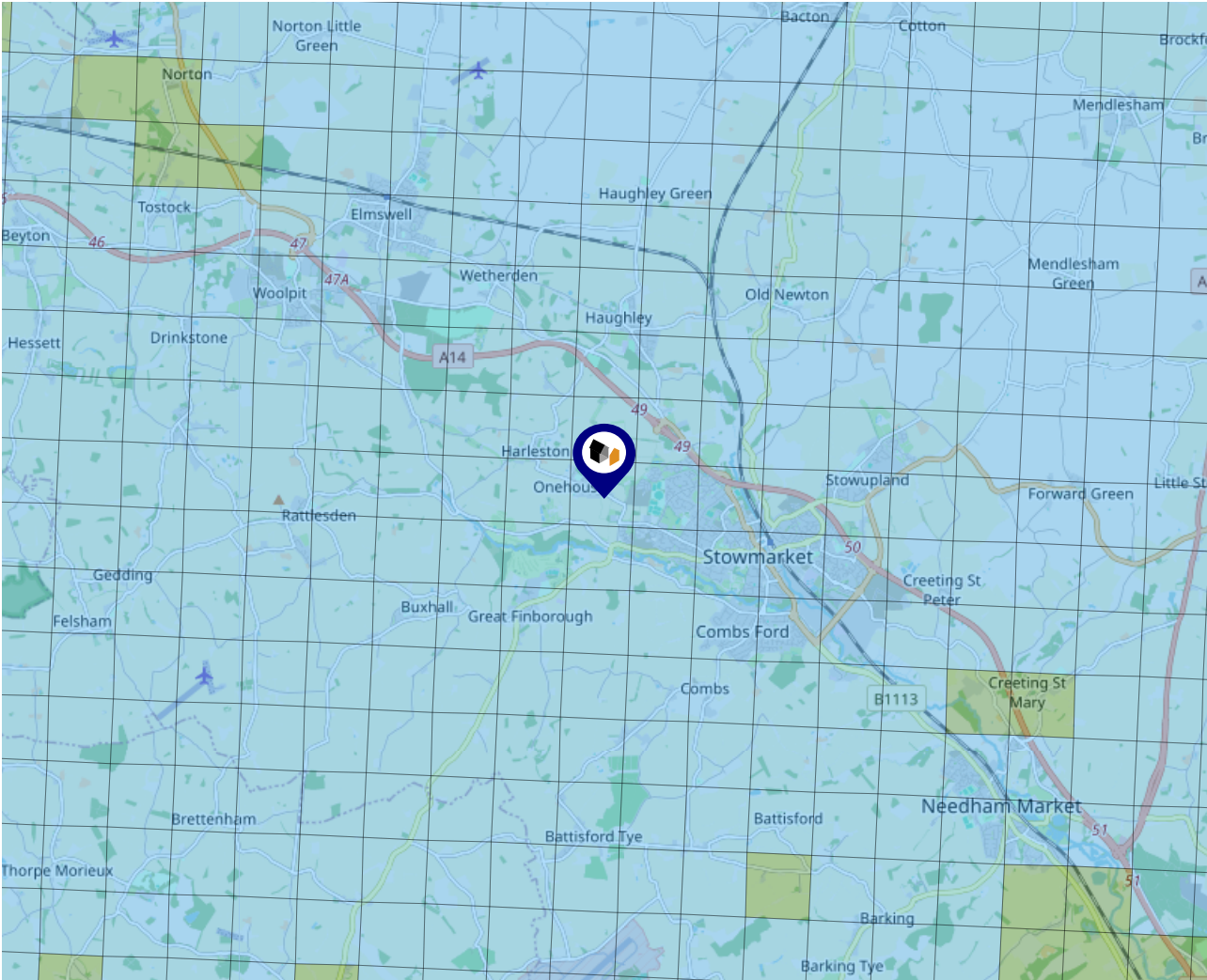
Battisford & Ringshall Ward

Environment

Radon Gas

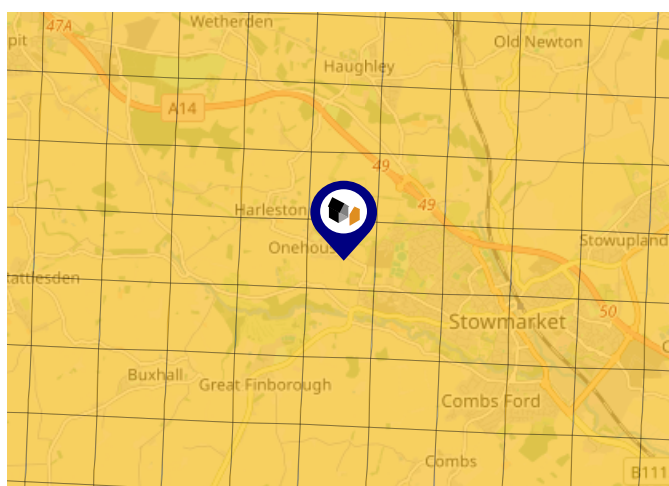
What is Radon?

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)

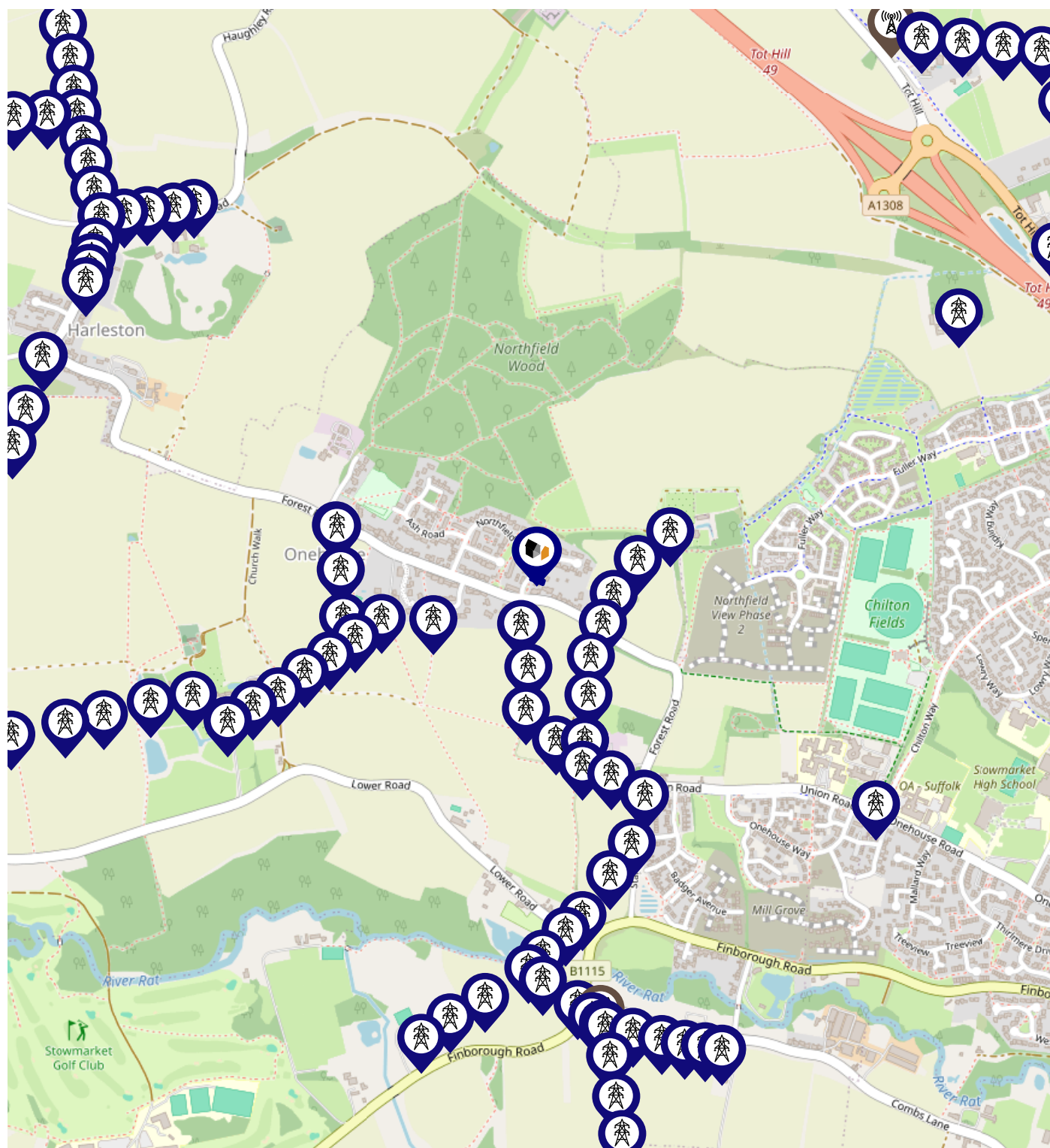
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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
	1198242 - Rose Cottage And Leacroft	Grade II	0.1 miles
	1032990 - Elder Cottage	Grade II	0.1 miles
	1032989 - Stable And Coach House 30 Metres East Of Onehouse Lodge	Grade II	0.2 miles
	1352164 - Hunters Lodge	Grade II	0.2 miles
	1198228 - Barn 40 Metres South East Of Onehouse Lodge	Grade II	0.2 miles
	1032988 - Onehouse Lodge	Grade II	0.2 miles
	1198342 - Barn 10 Metres West Of Starhouse Farmhouse	Grade II	0.3 miles
	1032950 - Starhouse Farmhouse	Grade II	0.3 miles
	1198179 - The Grange	Grade II	0.4 miles
	1352163 - Brewhouse 5 Metres North East Of The Grange	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



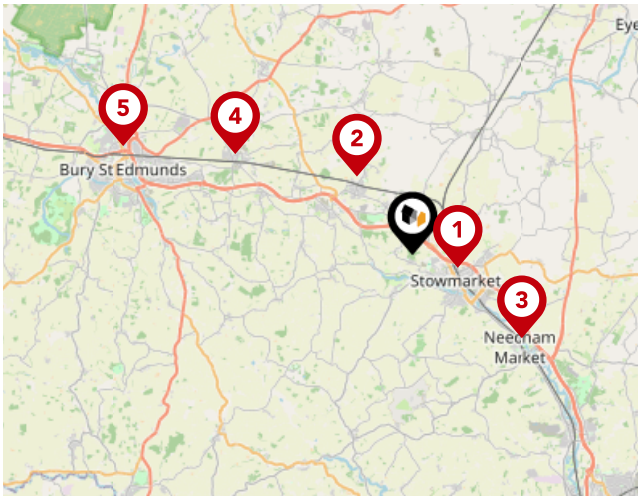
		Nursery	Primary	Secondary	College	Private
1	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:0.56	☐	☐	☒	☐	☐
2	Grace Cook Primary School Ofsted Rating: Not Rated Pupils: 104 Distance:0.68	☐	☒	☐	☐	☐
3	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:0.72	☐	☒	☐	☐	☐
4	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:0.83	☐	☐	☒	☐	☐
5	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:0.99	☐	☐	☒	☐	☐
6	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:1.18	☐	☒	☐	☐	☐
7	Abbot's Hall Community Primary School Ofsted Rating: Good Pupils: 373 Distance:1.42	☐	☒	☐	☐	☐
8	Gable End Ofsted Rating: Good Pupils: 5 Distance:1.53	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:1.59	☐	☒	☐	☐	☐
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:1.74	☐	☒	☐	☐	☐
	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:2.18	☐	☒	☐	☐	☐
	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:2.23	☐	☒	☐	☐	☐
	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.34	☐	☒	☐	☐	☐
	Old Newton Church of England Primary School Ofsted Rating: Good Pupils: 83 Distance:2.79	☐	☒	☐	☐	☐
	Freeman Community Primary School Ofsted Rating: Requires improvement Pupils: 203 Distance:2.84	☐	☒	☐	☐	☐
	Stowupland High School Ofsted Rating: Requires improvement Pupils: 1008 Distance:2.84	☐	☐	☒	☐	☐

Area

Transport (National)

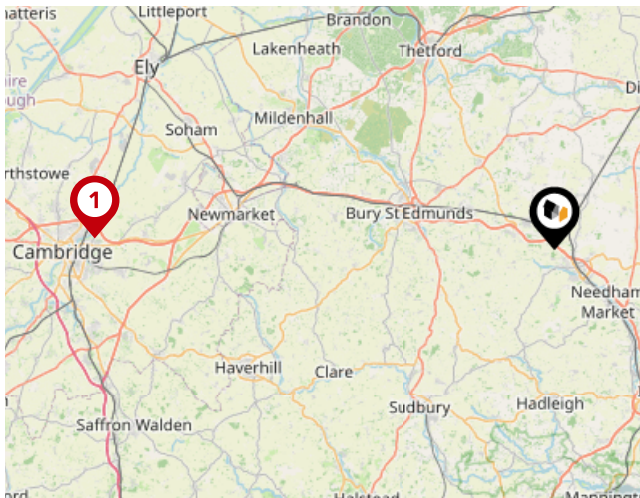


National Rail Stations

Pin	Name	Distance
1	Stowmarket Rail Station	1.68 miles
2	Elmswell Rail Station	3.52 miles
3	Needham Market Rail Station	5 miles
4	Thurston Rail Station	7.45 miles
5	Bury St Edmunds Rail Station	11.22 miles

Trunk Roads/Motorways

No Trunk Roads/Motorways found within 50 km of this property.

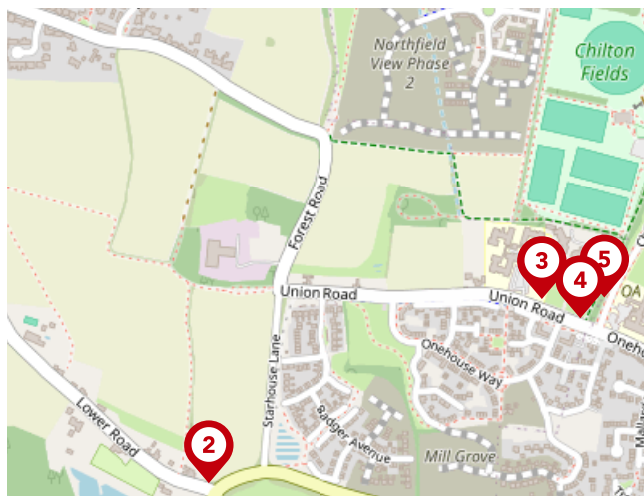


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	33.38 miles

Area

Transport (Local)

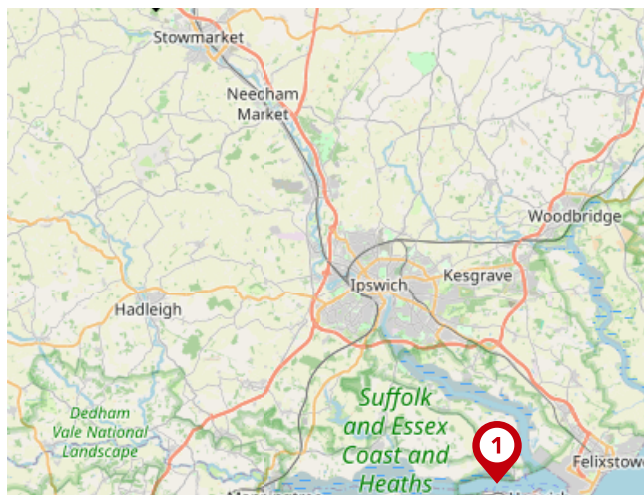


Bus Stops/Stations

Pin	Name	Distance
1	Stearn Drive	0.09 miles
2	Shepherd and Dog	0.54 miles
3	Chilton Meadows	0.56 miles
4	Chilton Meadows	0.61 miles
5	Stow Lodge	0.62 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	Harwich International Ferry Terminal	21.21 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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