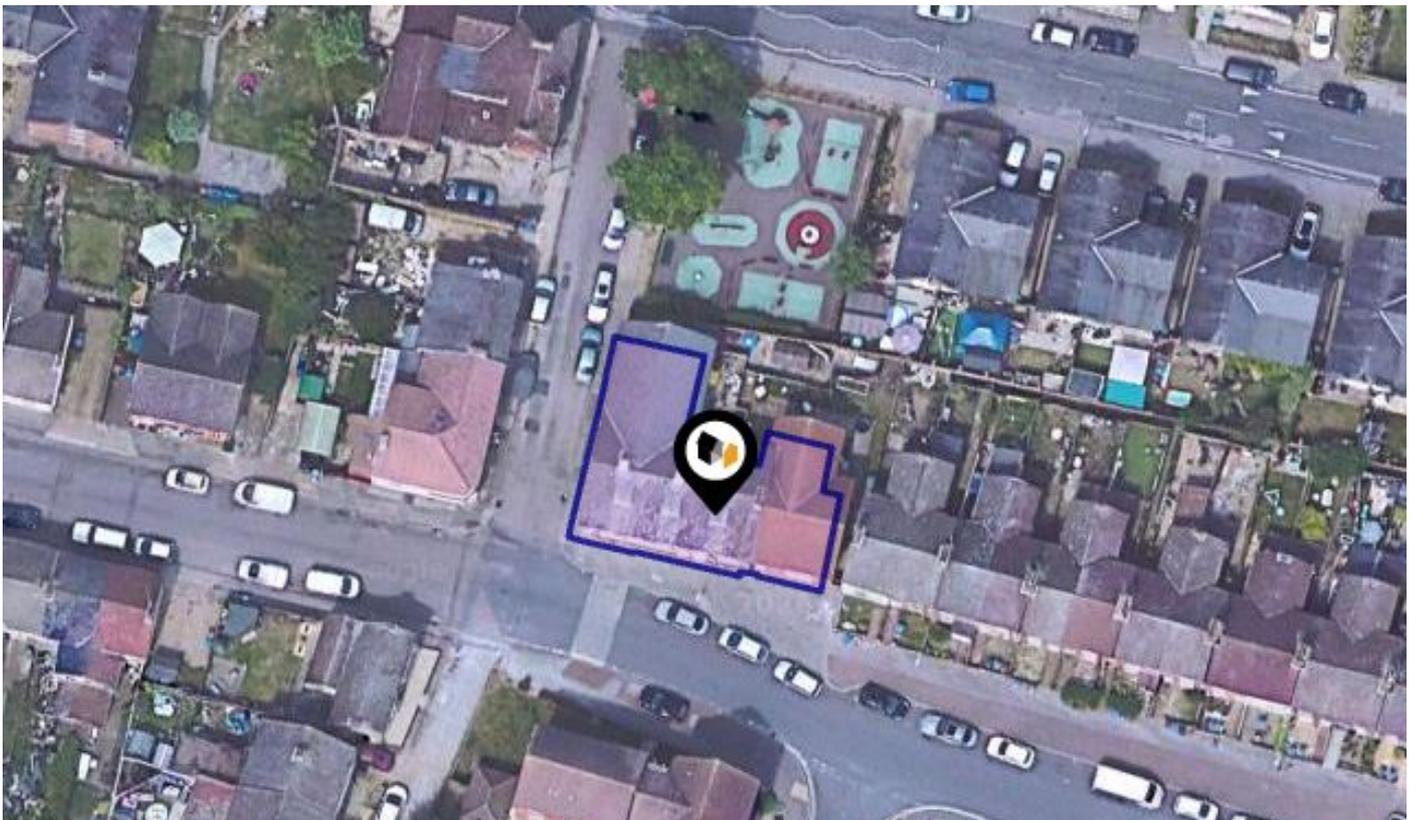




See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 23rd March 2026



38C, CROFT STREET, IPSWICH, IP2 8EB

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

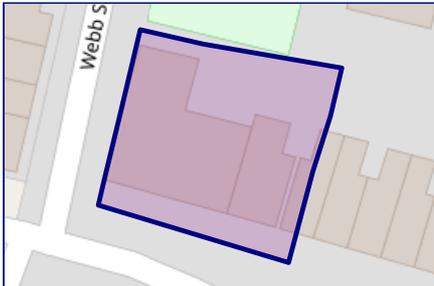
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Freehold Title Plan



SK130814

Leasehold Title Plan



SK305211

Start Date: 06/03/2008
End Date: 07/03/2133
Lease Term: 125 years from 7 March 2008
Term Remaining: 107 years

Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	07/03/2008
Bedrooms:	2	Last Sold Price:	£125,000
Floor Area:	957 ft ² / 89 m ²	Last Sold £/ft²:	£130
Plot Area:	0.07 acres	Tenure:	Leasehold
Year Built :	2008		
Council Tax :	Band B		
Annual Estimate:	£1,834		
Title Number:	SK305211		
UPRN:	10035052854		
Restrictive Covenants:	No		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Croft Street Ipswich IP2 8EB**

Reference - 86/00408/FUL
Decision: Approved/Conditions
Date: 13th May 1986
Description: Erection of 2.3m high screen wall fronting Wherstead Road.
Reference - 64/00221/FUL
Decision: Approved/Conditions
Date: 21st April 1964
Description: Change of use to distribution and maintenance at small contractors plant and electrical tools.
Reference - 70/00061/OUT
Decision: Approved
Date: 25th June 1970
Description: Addition of first floor to office/store building.
Reference - 63/00039/ADV
Decision: Approved
Date: 13th May 1963
Description: 1 x 16 sheet advertisement panel.

Planning records for: **1 Croft Street Ipswich IP2 8EB**

Reference - 71/00100/ADV
Decision: Application Withdrawn
Date: 26th November 1971
Description: Non-illuminated sign board and reposition company name sign.
Reference - 70/00706/FUL
Decision: Approved/Conditions
Date: 14th December 1970
Description: Temporary storage area.
Reference - 73/00085/FUL
Decision: Approved/Conditions
Date: 29th January 1973
Description: Erection of workshop for the maintenance and distribution of small contractors plant and industrial electrical tools.
Reference - 64/00090/ADV
Decision: Approved
Date: 06th August 1964
Description: Name direction sign.

Planning records for: **1 Croft Street Ipswich IP2 8EB**

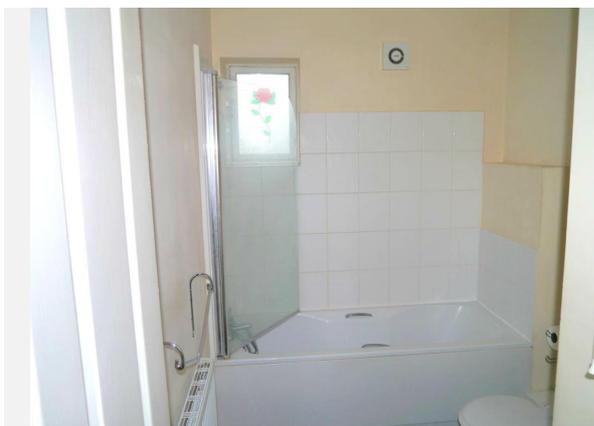
Reference - 64/00409/FUL
Decision: Approved/Conditions
Date: 15th July 1964
Description: Offices and store.
Reference - 71/00084/OUT
Decision: Approved/Conditions
Date: 09th August 1971
Description: Extension of yard and workshop and covered way.
Reference - 73/00017/ADV
Decision: Refuse Permission
Date: 05th February 1973
Description: Display of treble sided illuminated box sign on front at buildings.
Reference - 63/00038/ADV
Decision: Application Withdrawn
Date: 12th May 1963
Description: 1 x 48 sheet advertisement panel.

Planning records for: **1 Croft Street Ipswich IP2 8EB**

Reference - 70/00635/FUL	
Decision:	Approved
Date:	06th November 1970
Description:	Alterations and additions to first floor offices.

Planning records for: **8 Croft Street Ipswich Suffolk IP2 8EB**

Reference - 18/00647/FUL	
Decision:	Approved/Conditions
Date:	18th July 2018
Description:	Erection of two-storey rear extension.



Property EPC - Certificate

38c, Croft Street, IP2 8EB

Energy rating

D

Valid until 19.11.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	89 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

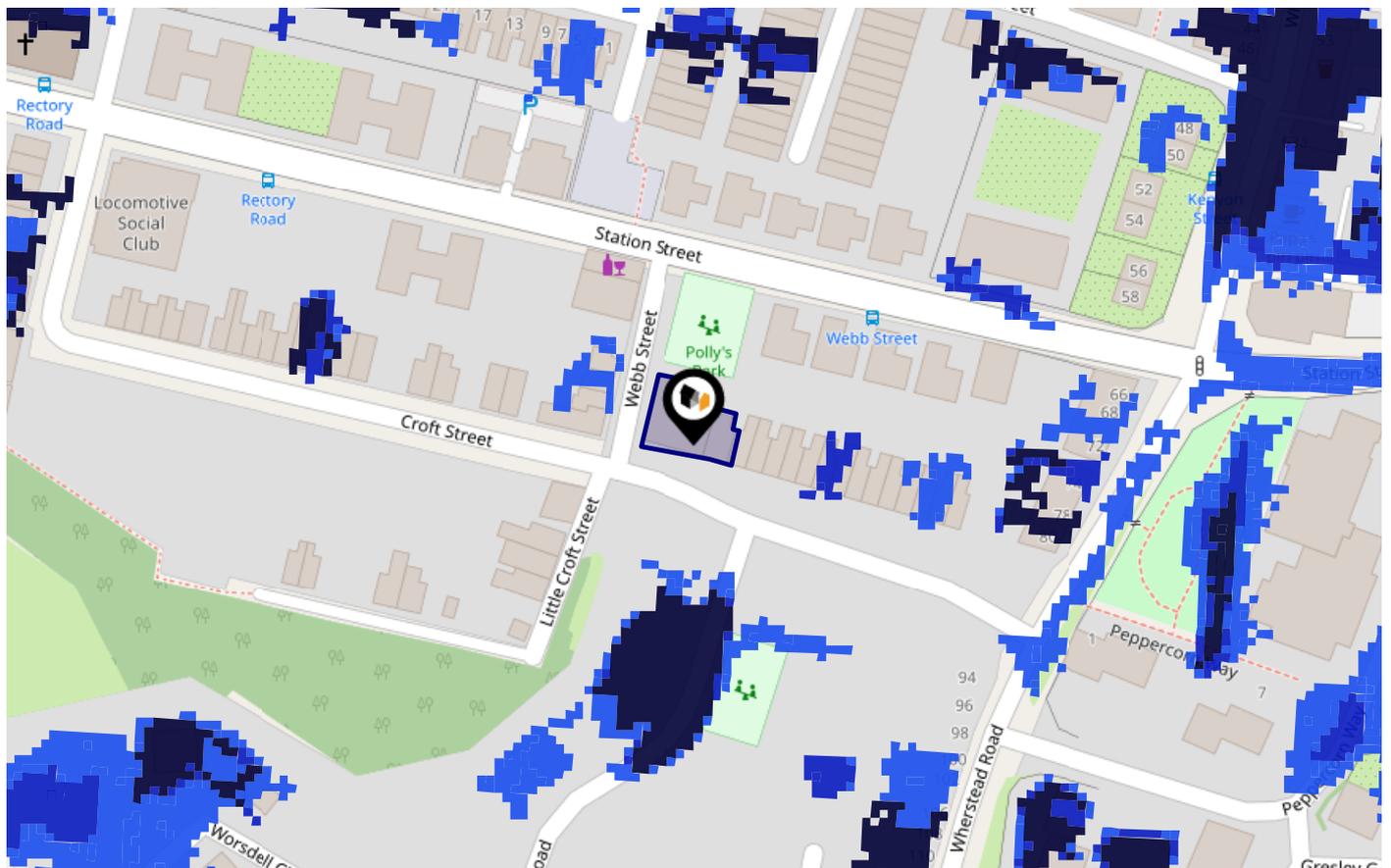
Drainage

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.

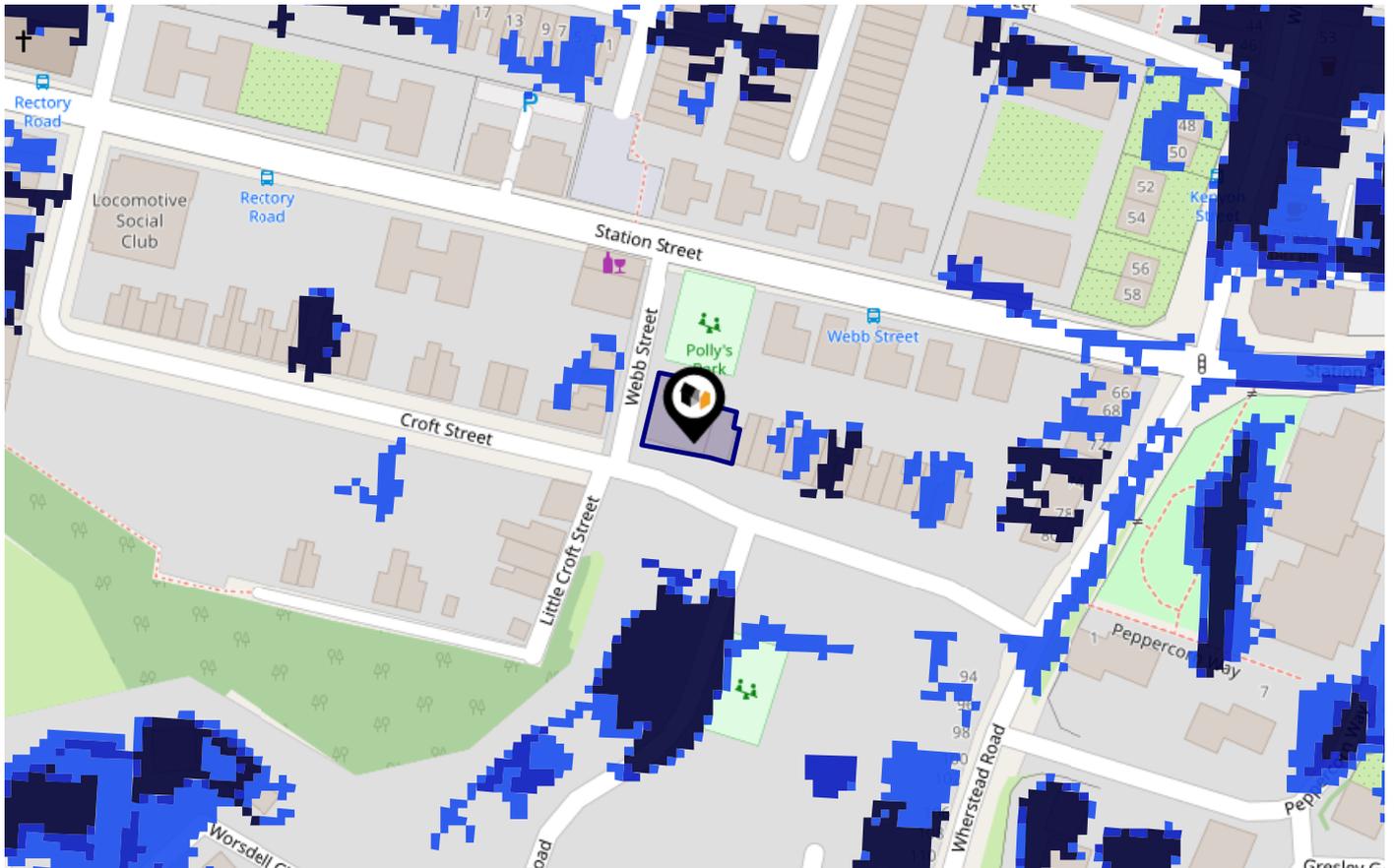
Chance of flooding to the following depths at this property:



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.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

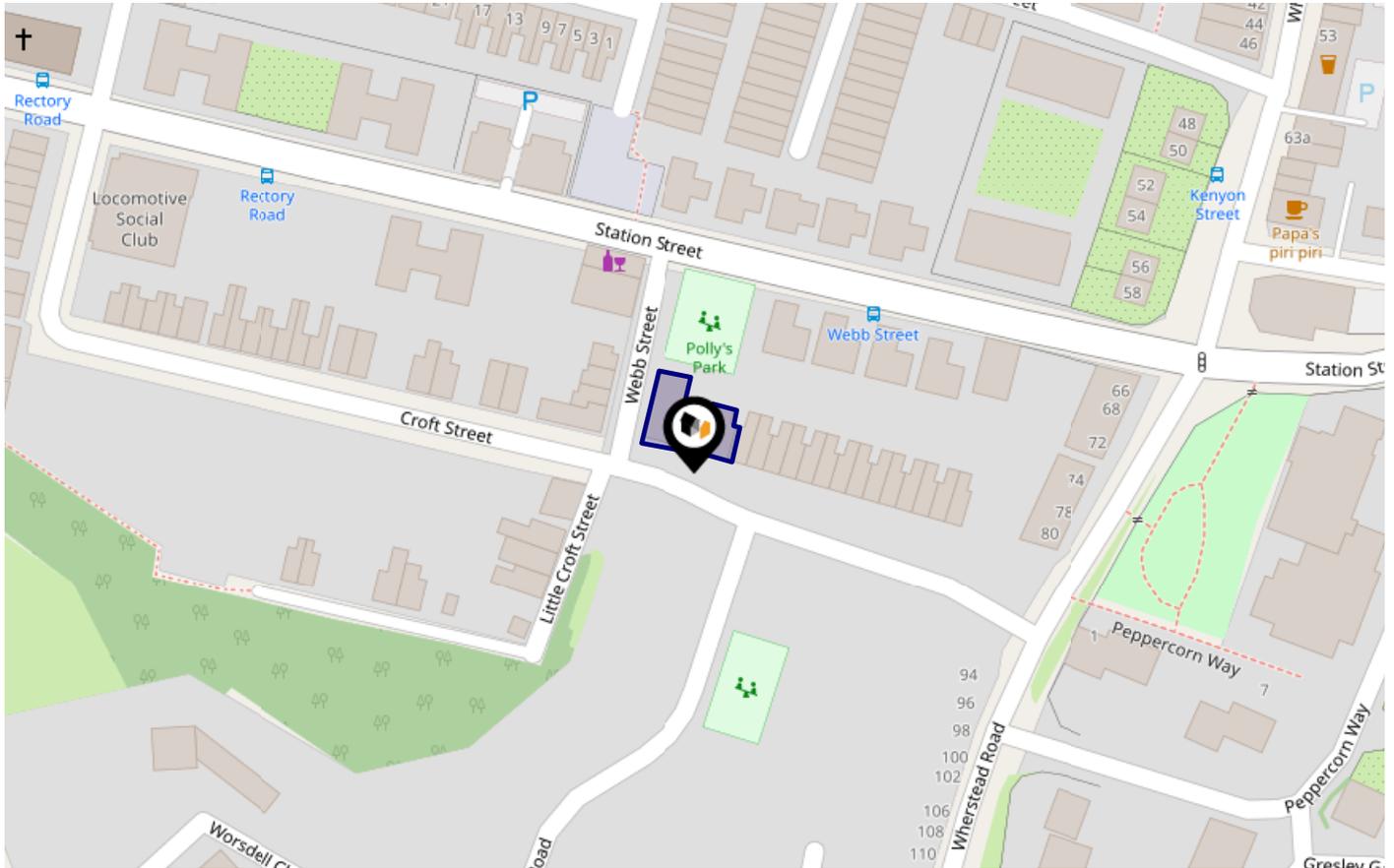
Chance of flooding to the following depths at this property:



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.
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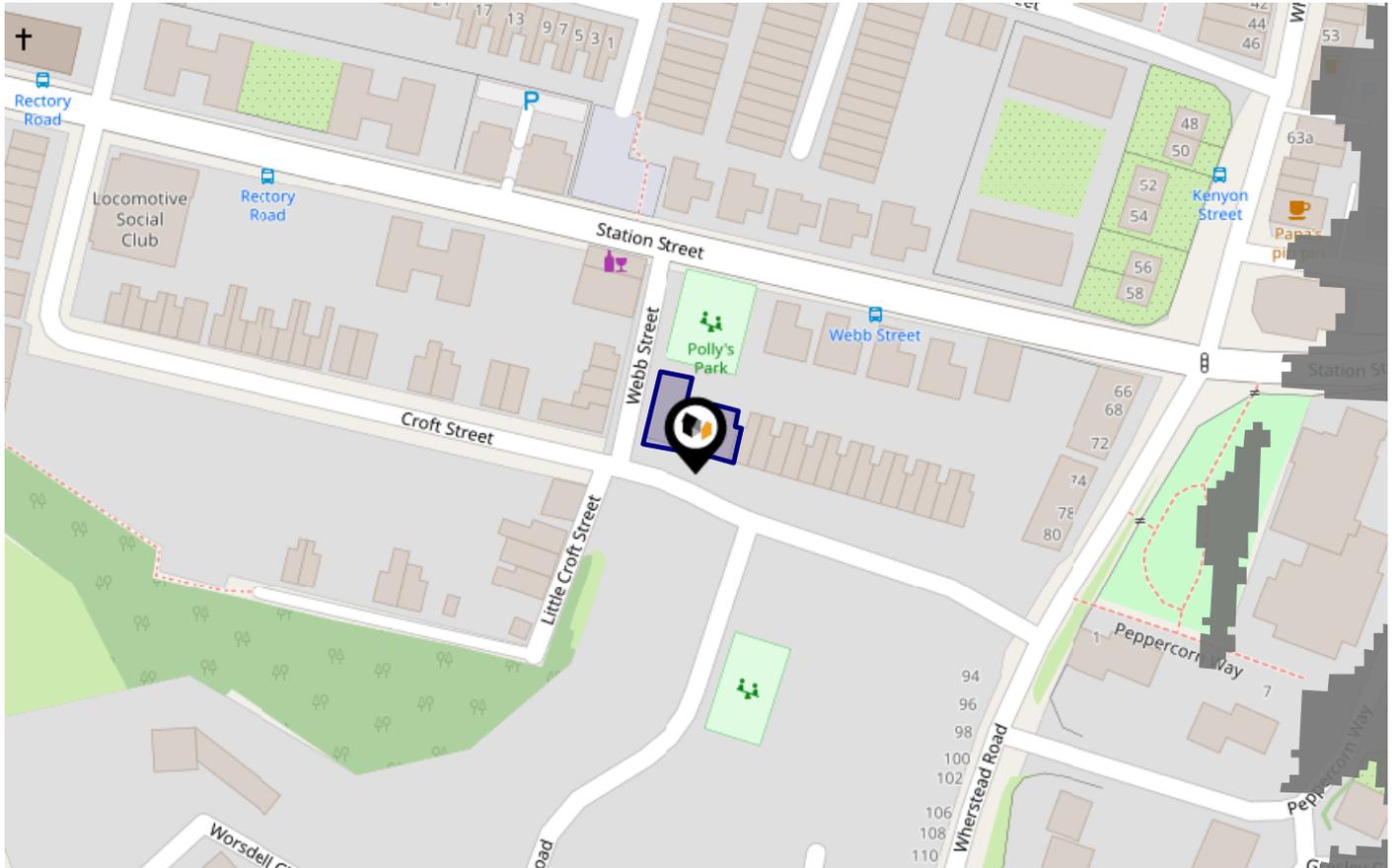
Chance of flooding to the following depths at this property:



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

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.

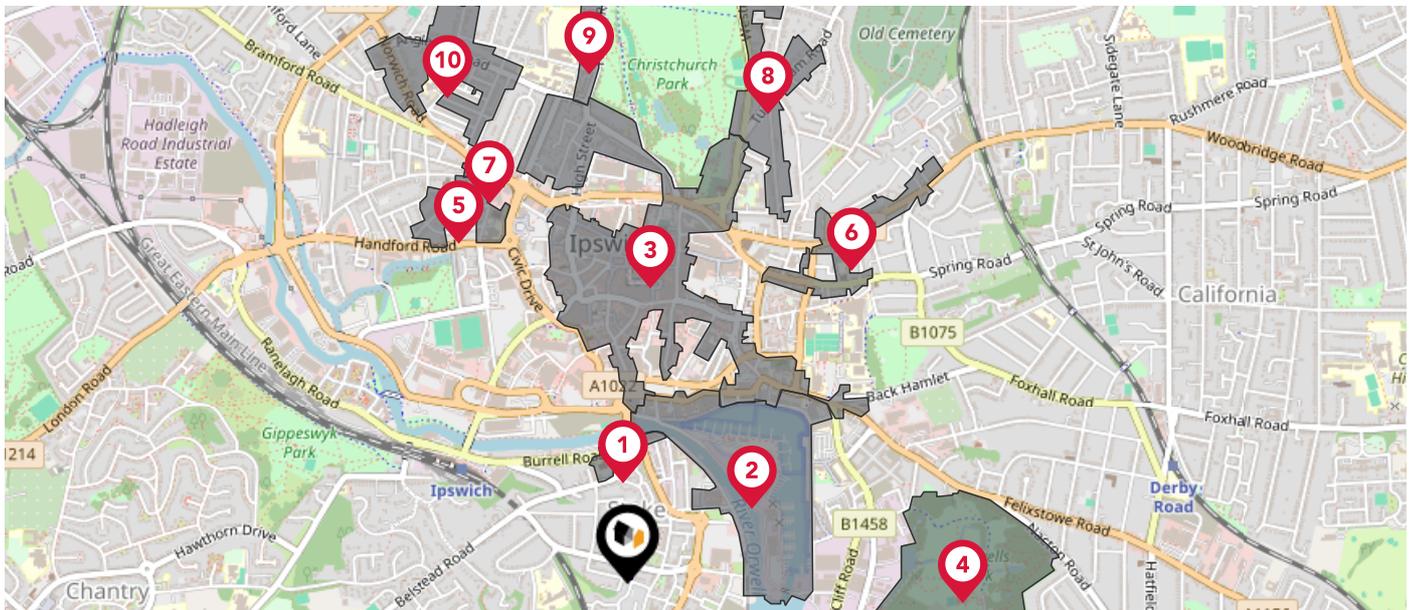
Chance of flooding to the following depths at this property:



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.



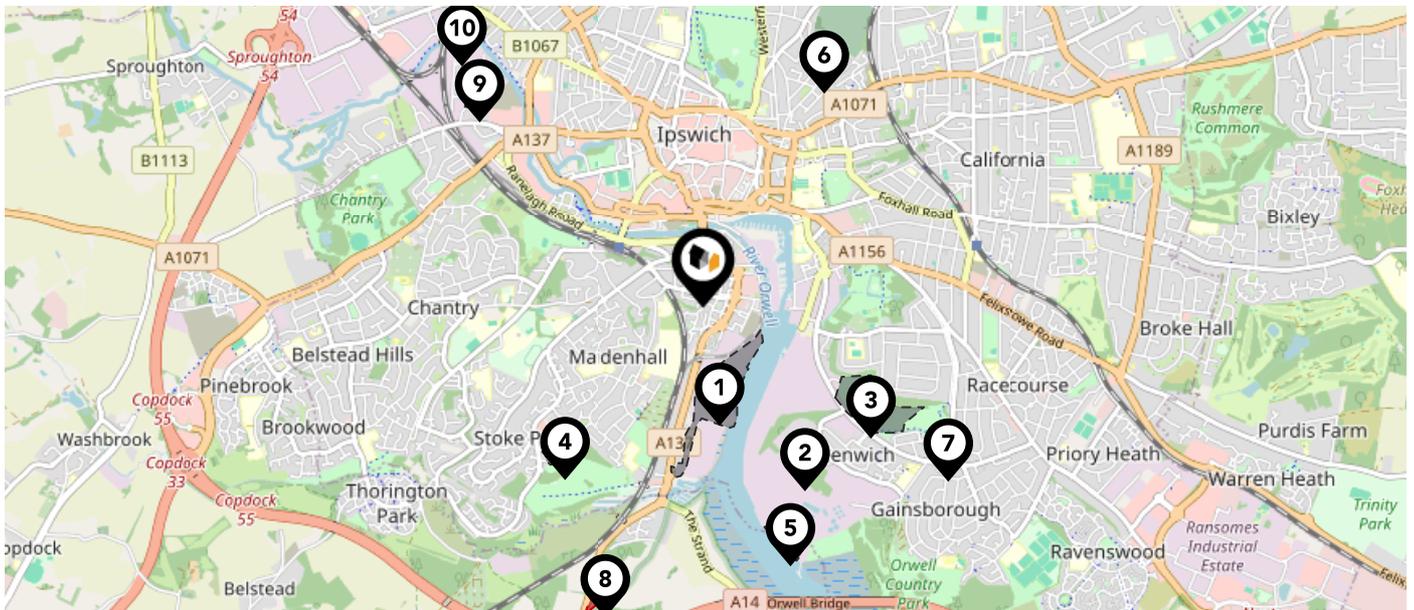
Nearby Conservation Areas

-  Stoke
-  Wet Dock
-  Central
-  Holywells Park
-  Burlington Road
-  St Helen's
-  Barrack Corner
-  Christchurch Street
-  Henley Road
-  Norwich Road and Anglesea Road

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

	West Bank Ferry Terminal-Ipswich, Suffolk	Historic Landfill 
	Cliff Quay Power Station-Cliff Quay, Ipswich	Historic Landfill 
	Landseer Park-Landseer Park, Ipswich	Historic Landfill 
	Neath Drive-Neath Drive, Ipswich	Historic Landfill 
	Cliff Quay Power Station-Ipswich, Suffolk	Historic Landfill 
	Cemetery Road-Ipswich, Suffolk	Historic Landfill 
	Landseer Road-Landseer Road, Ipswich	Historic Landfill 
	EA/EPR/TP3895NP/A001	Active Landfill 
	Hadleigh Road Ind.Est-Hadleigh Road Ind.Est, Ipswich	Historic Landfill 
	Riverside Road (Southern End)-Ipswich, Suffolk	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

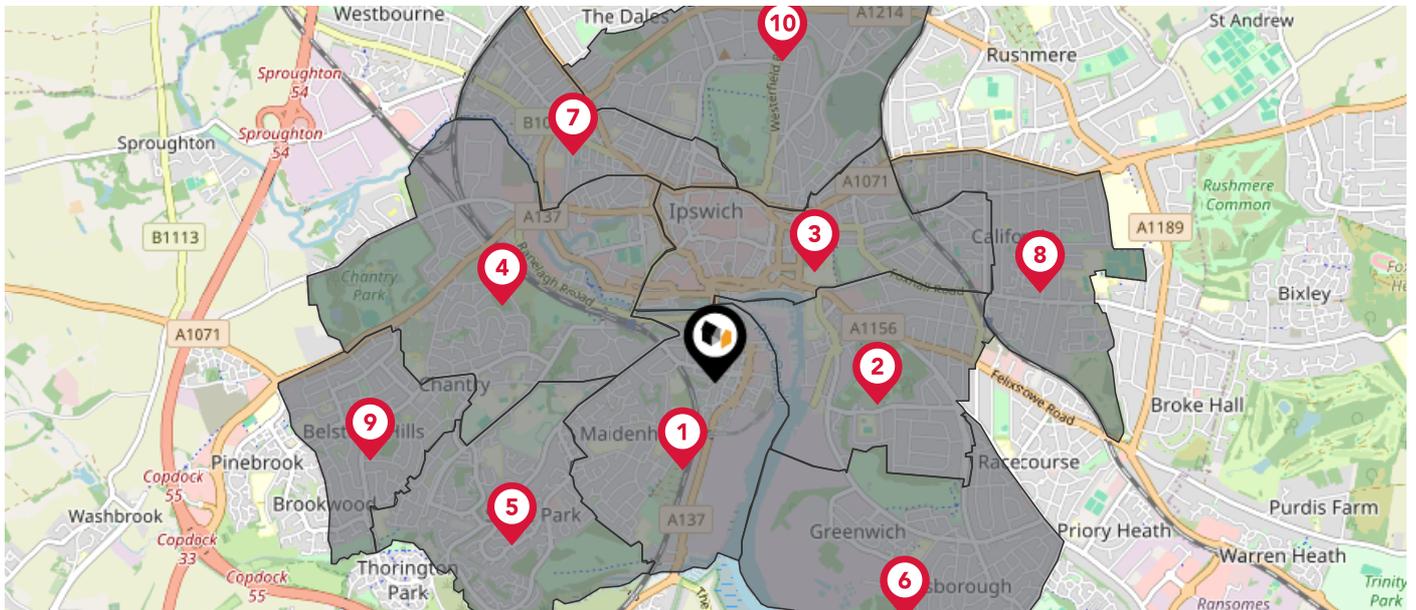
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

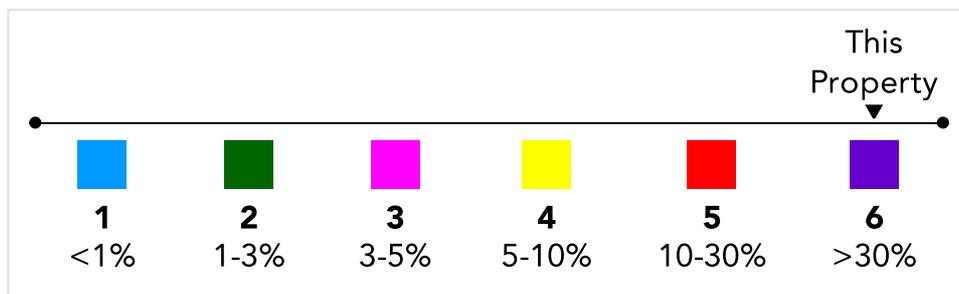
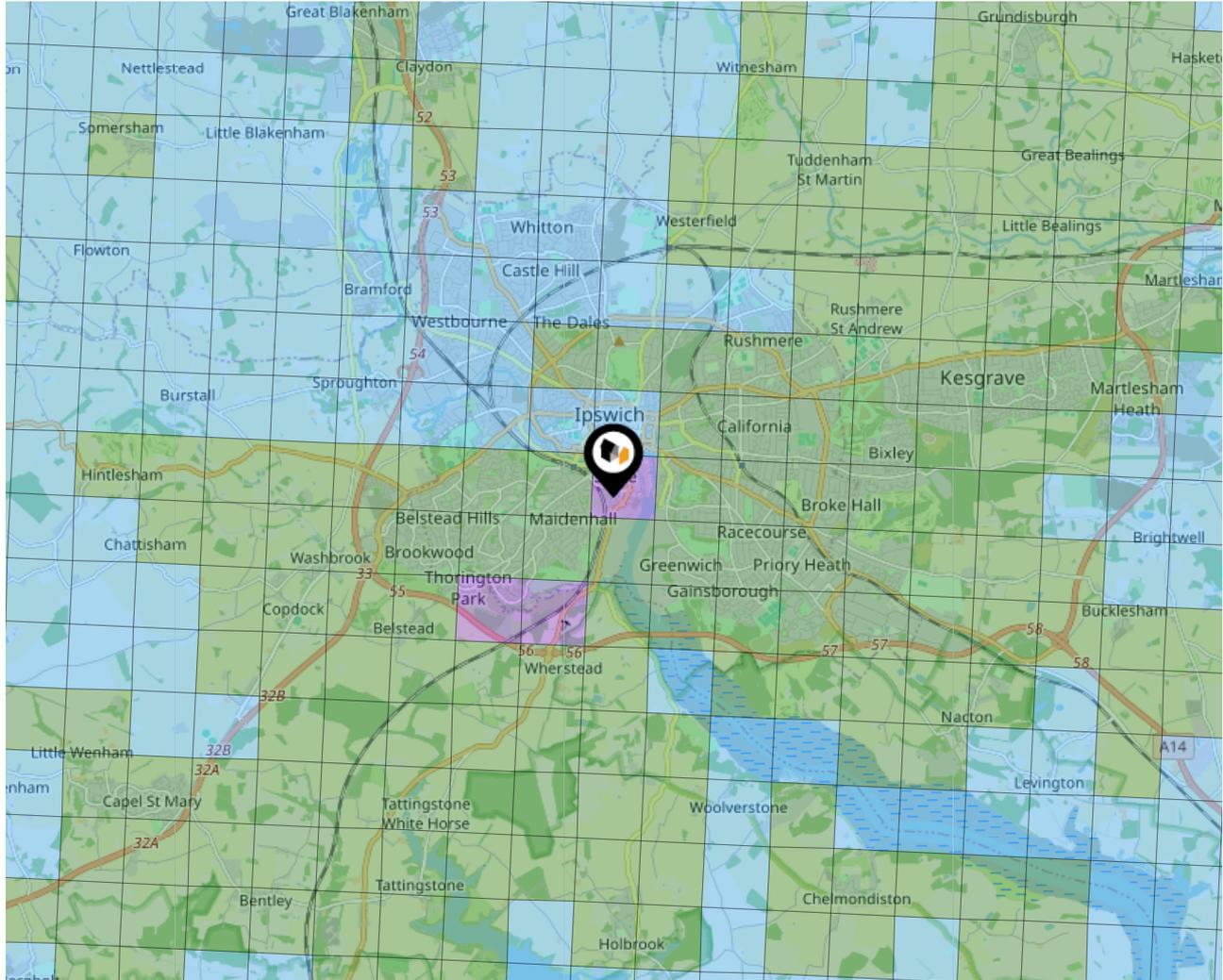
-  Bridge Ward
-  Holywells Ward
-  Alexandra Ward
-  Gipping Ward
-  Stoke Park Ward
-  Gainsborough Ward
-  Westgate Ward
-  St. John's Ward
-  Sprites Ward
-  St. Margaret's Ward

Environment

Radon Gas

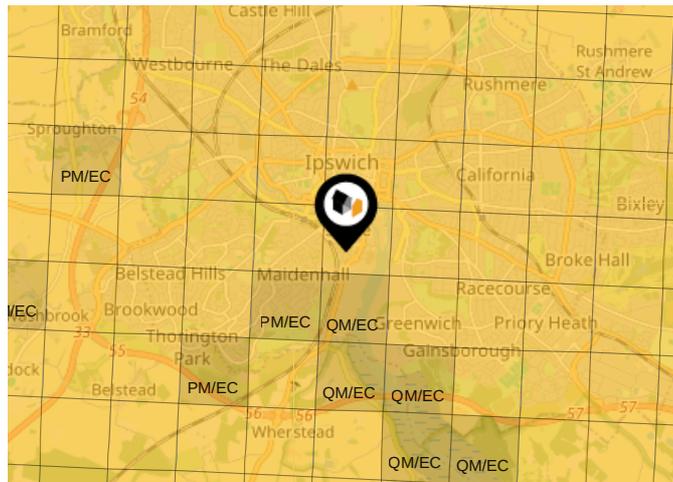
What is Radon?

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)

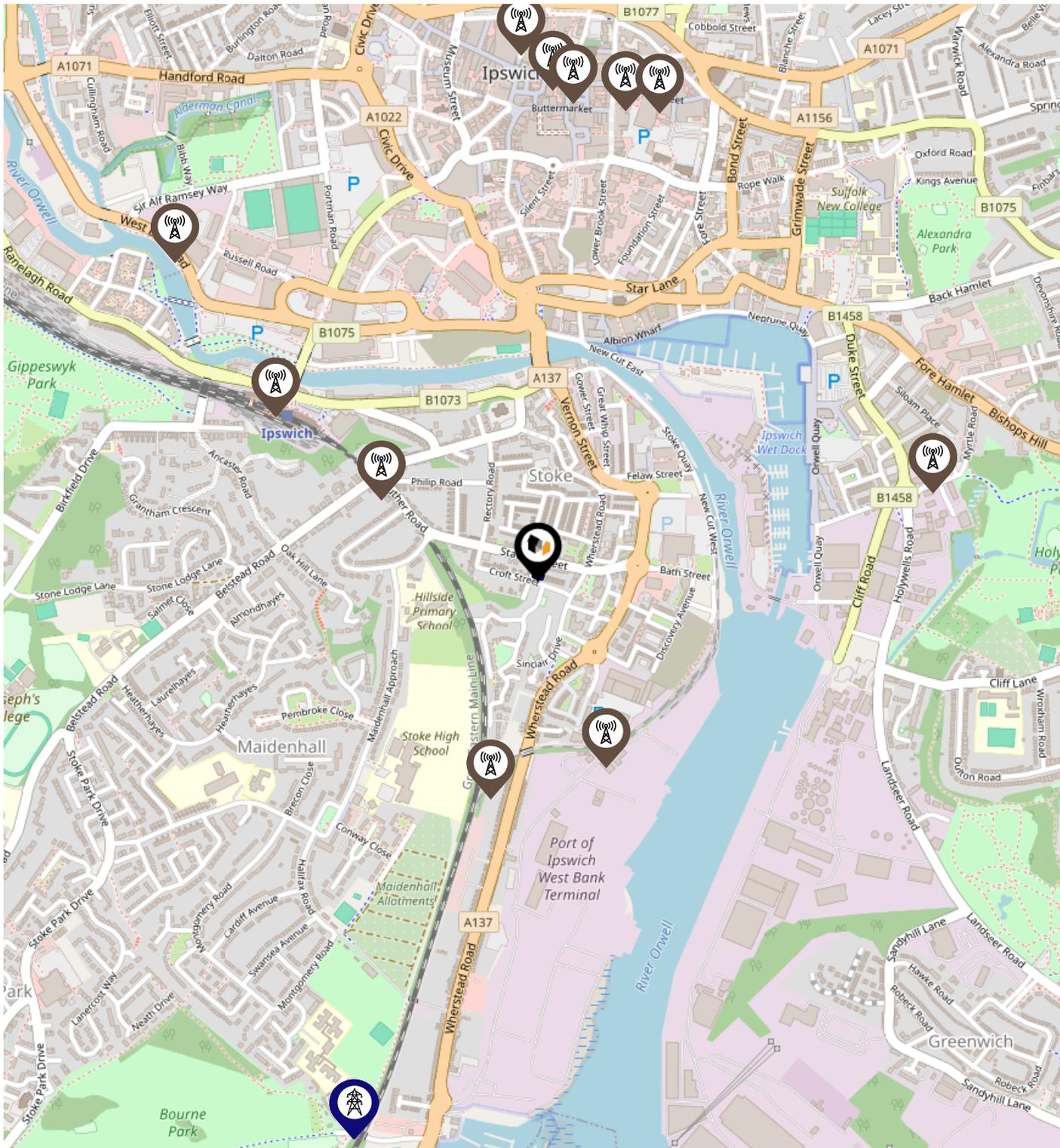
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



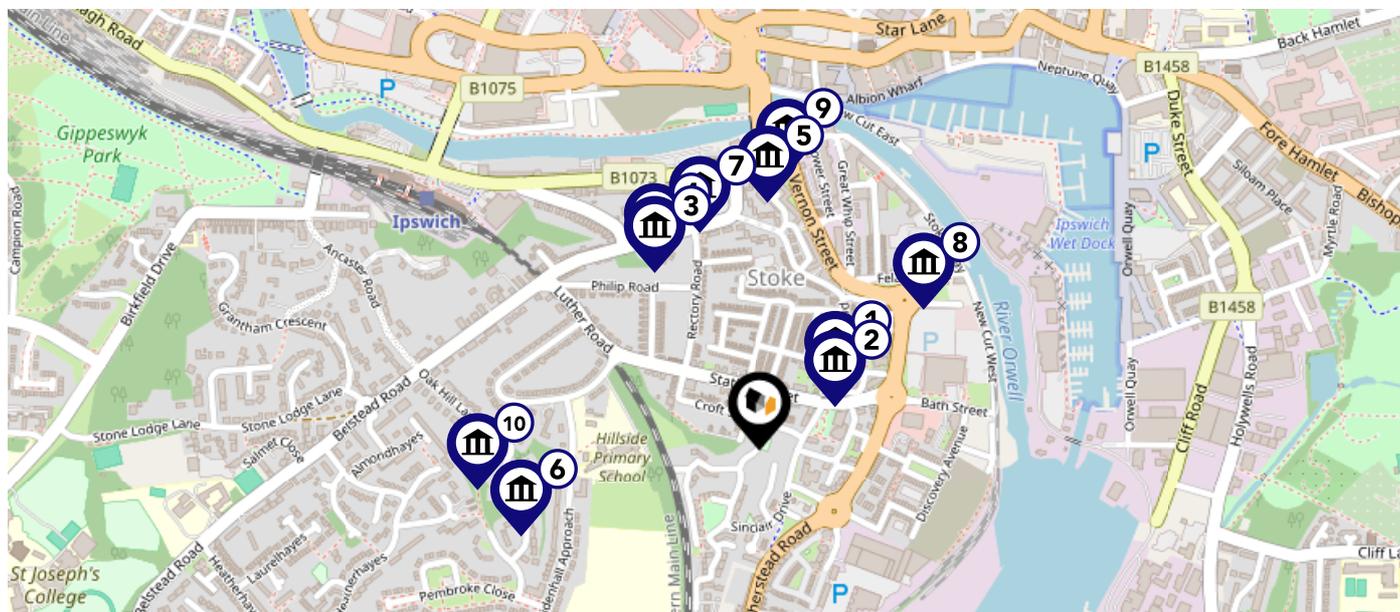
Key:

-  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...

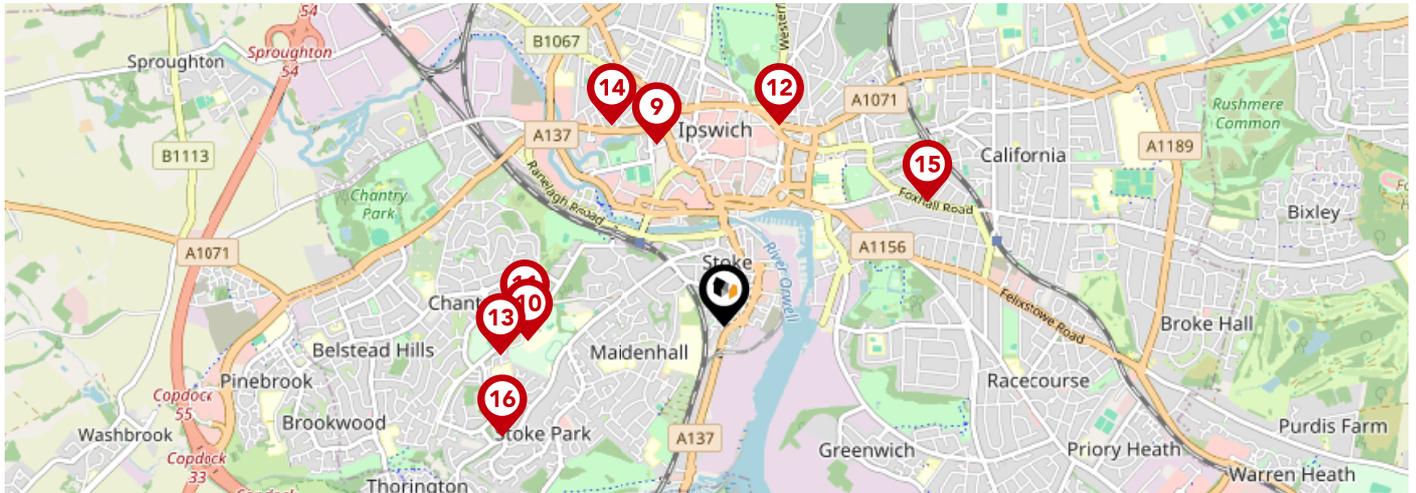


Listed Buildings in the local district	Grade	Distance
 1247775 - 35, Wherstead Road	Grade II	0.1 miles
 1236089 - 53 And 55, Wherstead Road	Grade II	0.1 miles
 1236167 - Lonsdale Cottage	Grade II	0.2 miles
 1237355 - Vaulted Cellars Beneath Warehouses, Formerly Stables To Former Stoke Hall	Grade II	0.2 miles
 1235600 - Old Bell Inn	Grade II	0.3 miles
 1389100 - Rockwork Garden Feature Approx 80-150m South-east Of Oakhill	Grade II	0.3 miles
 1235601 - Church Of St Mary At Stoke	Grade I	0.3 miles
 1037768 - 42-48, Felaw Street	Grade II	0.3 miles
 1264603 - Gipping House	Grade II	0.3 miles
 1263952 - Oakhill St Joseph's Preparatory School	Grade II	0.3 miles

Area Schools

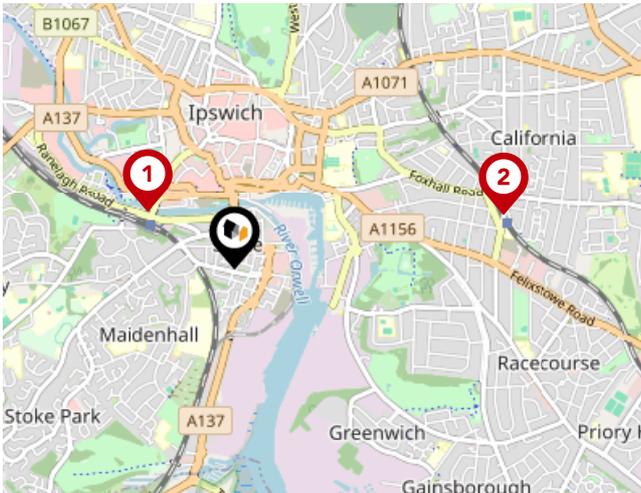


		Nursery	Primary	Secondary	College	Private
1	Hillside Primary School Ofsted Rating: Requires improvement Pupils: 419 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stoke High School - Ormiston Academy Ofsted Rating: Good Pupils: 783 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Halifax Primary School Ofsted Rating: Good Pupils: 419 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cliff Lane Primary School Ofsted Rating: Good Pupils: 437 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Suffolk New College Ofsted Rating: Good Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Learning Support, Southern Area Education Office Ofsted Rating: Not Rated Pupils:0 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Joseph's College Ofsted Rating: Not Rated Pupils: 594 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Helen's Primary School Ofsted Rating: Good Pupils: 453 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



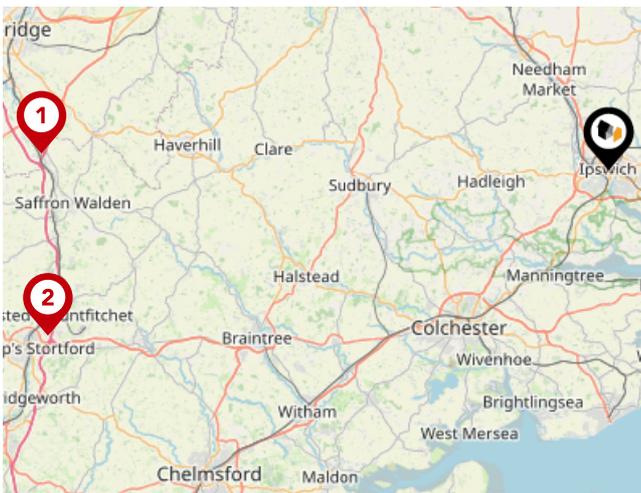
		Nursery	Primary	Secondary	College	Private
	St Matthew's Church of England Primary School, Ipswich Ofsted Rating: Good Pupils: 415 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stone Lodge Academy Ofsted Rating: Good Pupils: 170 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mark's Catholic Primary School, Ipswich Ofsted Rating: Good Pupils: 205 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret's Church of England Voluntary Aided Primary School, Ipswich Ofsted Rating: Good Pupils: 420 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chantry Academy Ofsted Rating: Good Pupils: 950 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westbridge Academy Ofsted Rating: Good Pupils:0 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clifford Road Primary School & Nursery Ofsted Rating: Good Pupils: 436 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Willows Primary School Ofsted Rating: Requires improvement Pupils: 357 Distance:1.12	<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	0.47 miles
2	Entrance3	1.25 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	41.18 miles
2	M11 J8	42.48 miles

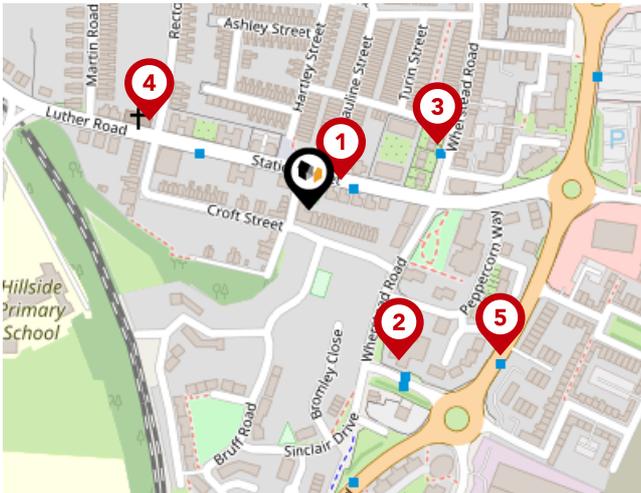


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	43.4 miles
2	Southend-on-Sea	38.27 miles
3	Stansted Airport	39.57 miles
4	Cambridge	42.99 miles

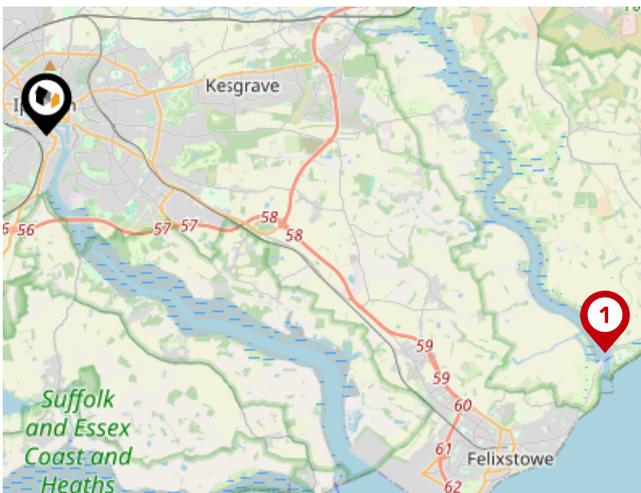
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Webb Street	0.02 miles
2	Sinclair Drive	0.1 miles
3	Kenyon Street	0.08 miles
4	Rectory Road	0.1 miles
5	Jamestown Blvd	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	10.87 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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ML Property

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

