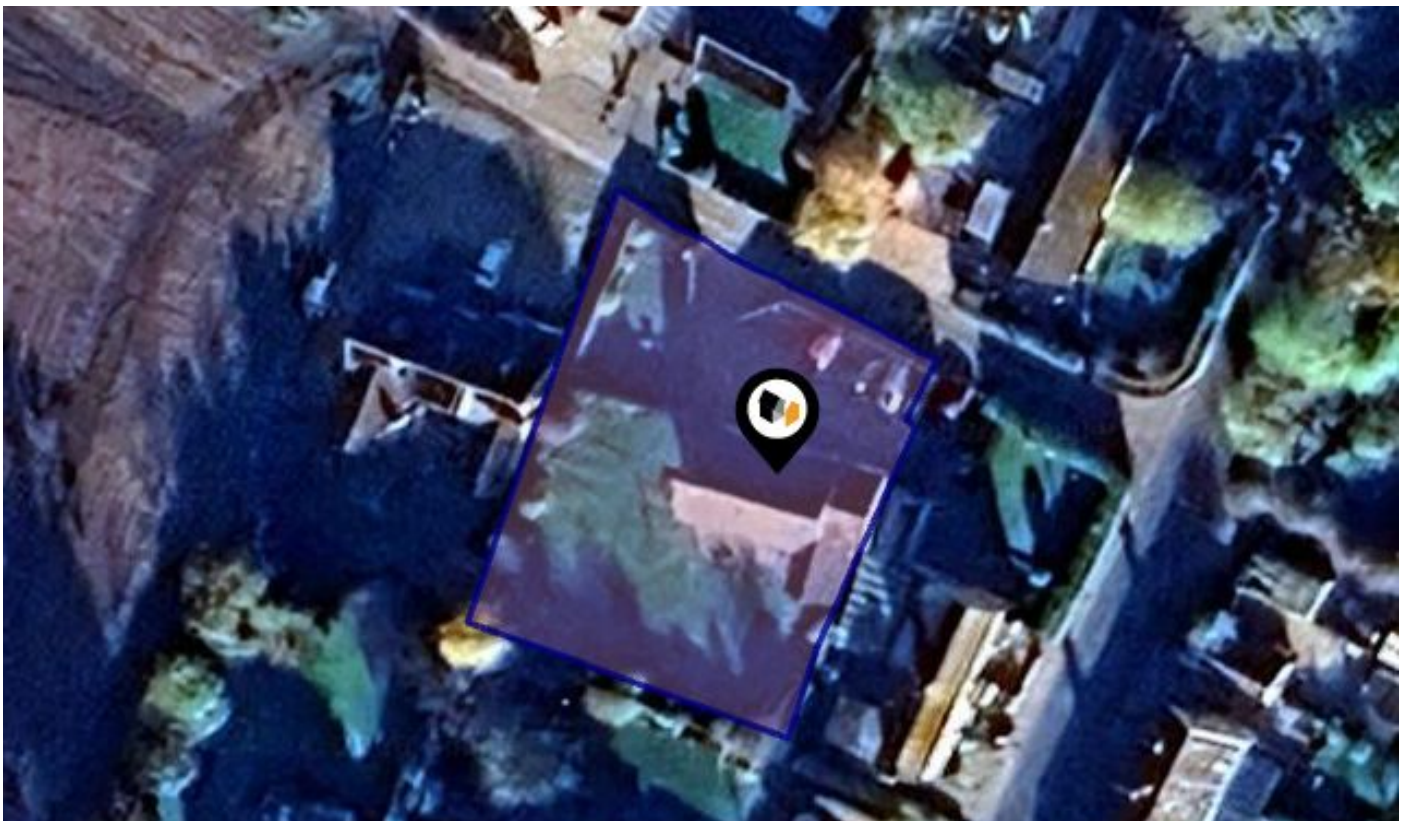




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 24th March 2026



**THE BOUNDARY, BOROUGH LANE, GREAT FINBOROUGH,
STOWMARKET, IP14 3AS**

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

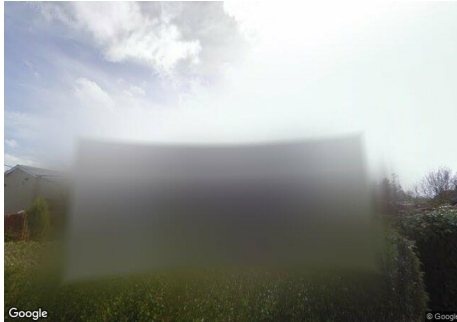
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview





Property

Type:	Detached	Last Sold Date:	21/08/1998
Bedrooms:	3	Last Sold Price:	£80,000
Floor Area:	1,087 ft ² / 101 m ²	Last Sold £/ft²:	£73
Plot Area:	0.26 acres	Tenure:	Freehold
Council Tax :	Band D		
Annual Estimate:	£2,208		
Title Number:	SK184667		
UPRN:	100091488970		
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)

20 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Broadlands Borough Lane Great Finborough IP14 3AS***

Reference - 4034/16
Decision: Granted
Date: 28th September 2016
Description: Erection of detached cart lodge & first floor ancillary accommodation above

Planning records for: ***Butterfly Farm Borough Lane Great Finborough Suffolk IP14 3AS***

Reference - DC/21/05137
Decision: Granted
Date: 16th September 2021
Description: Householder Planning Application - Erection of open fronted barn/cartlodge

Reference - 3324/14
Decision: Granted
Date: 21st October 2014
Description: Demolition of existing roof to modern west wing. Extension to rear of west wing, with new room in roof. Accommodation over west wing & extension to provide new bedroom accommodation. Re-cladding of west wing in insulation & weatherboarding finish.

Planning records for: ***Redcroft Borough Lane Great Finborough Stowmarket Suffolk IP14 3AS***

Reference - DC/25/04902
Decision: Granted
Date: 03rd November 2025
Description: Householder Application - Installation of a below ground LPG storage tank for domestic central heating

Planning records for: **Stone Farm Borough Lane Great Finborough Stowmarket Suffolk IP14 3AS**

Reference - DC/20/04823
Decision: Refused
Date: 26th October 2020
Description: Outline Planning Application (all matters reserved) Town and Country Planning Act 1990 - Erection of 2No 4-5 bedroom single storey dwellings with garage outbuildings (re-submission of withdrawn application DC/20/01426)

Reference - DC/20/01426
Decision: Withdrawn
Date: 07th April 2020
Description: Outline Planning Application (All matters reserved) - Erection of 2no. dwellings with garage outbuildings

Planning records for: **The Leys Borough Lane Great Finborough Stowmarket Suffolk IP14 3AS**

Reference - DC/19/00033
Decision: Granted
Date: 04th January 2019
Description: Householder Application - Erection of single storey rear extension and raised decking. Demoliton of garage and erection of replacement detached double garage.

Planning records for: **The Butterfly Borough Lane Great Finborough Suffolk IP14 3AS**

Reference - 0211/94/LB
Decision: Granted
Date: 30th November 1994
Description: FIT NEW WINDOWS IN EXISTING OPENINGS (11); FIT LEADED LIGHTS INTO AN EXISTING FIRST FLOOR WINDOW; FIT NEW WINDOW AT GROUND FLOOR AND NEW OAK MULLIONED WINDOW AT GROUND FLOOR.

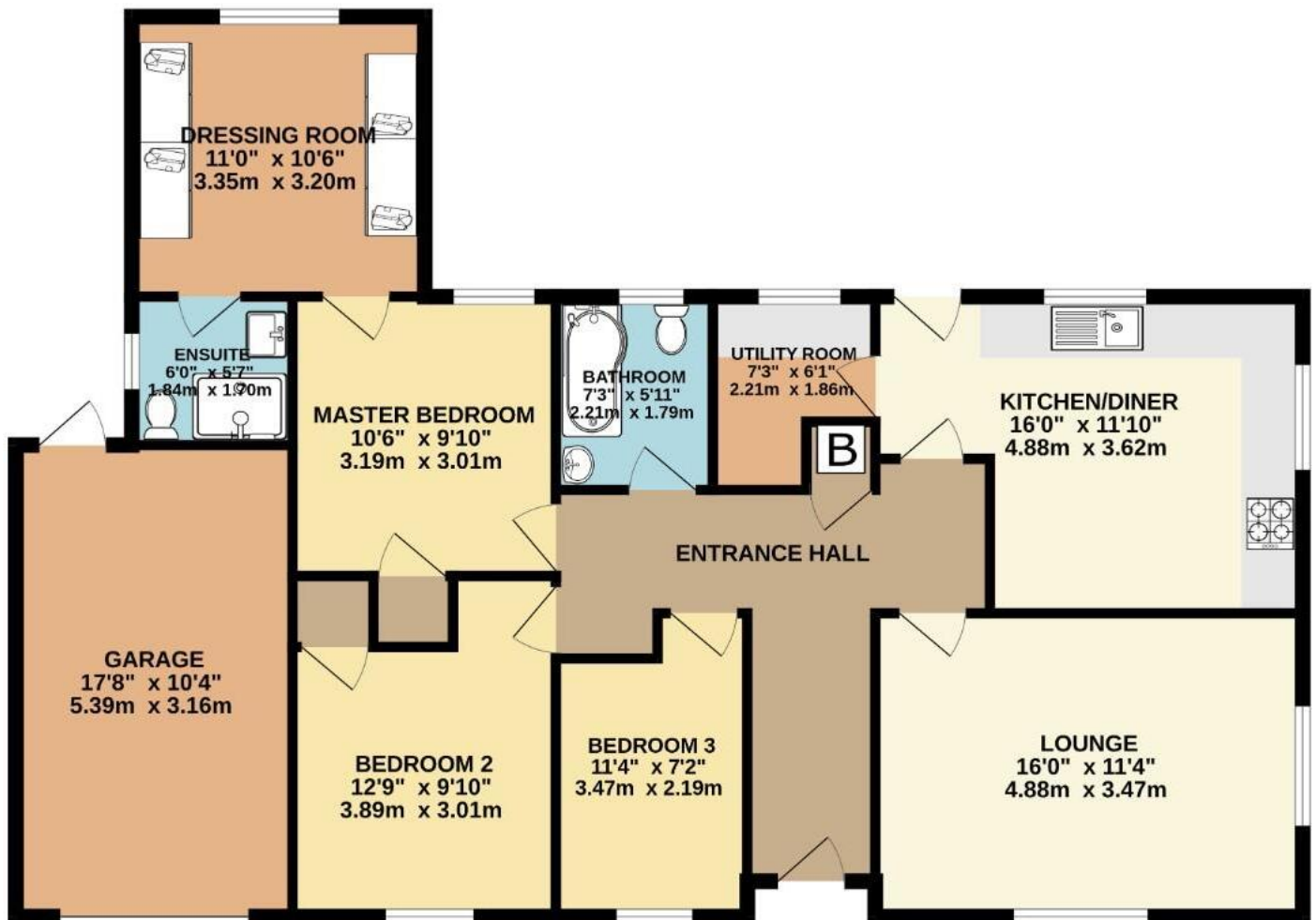
Gallery Photos





THE BOUNDARY, BOROUGH LANE, GREAT FINBOROUGH, STOWMARKET, IP14 3AS

GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Property EPC - Certificate

The Boundary, Borough Lane, Great Finborough, IP14
3AS

Energy rating

E

Valid until 26.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
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:	Solid, no insulation (assumed)
Total Floor Area:	101 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

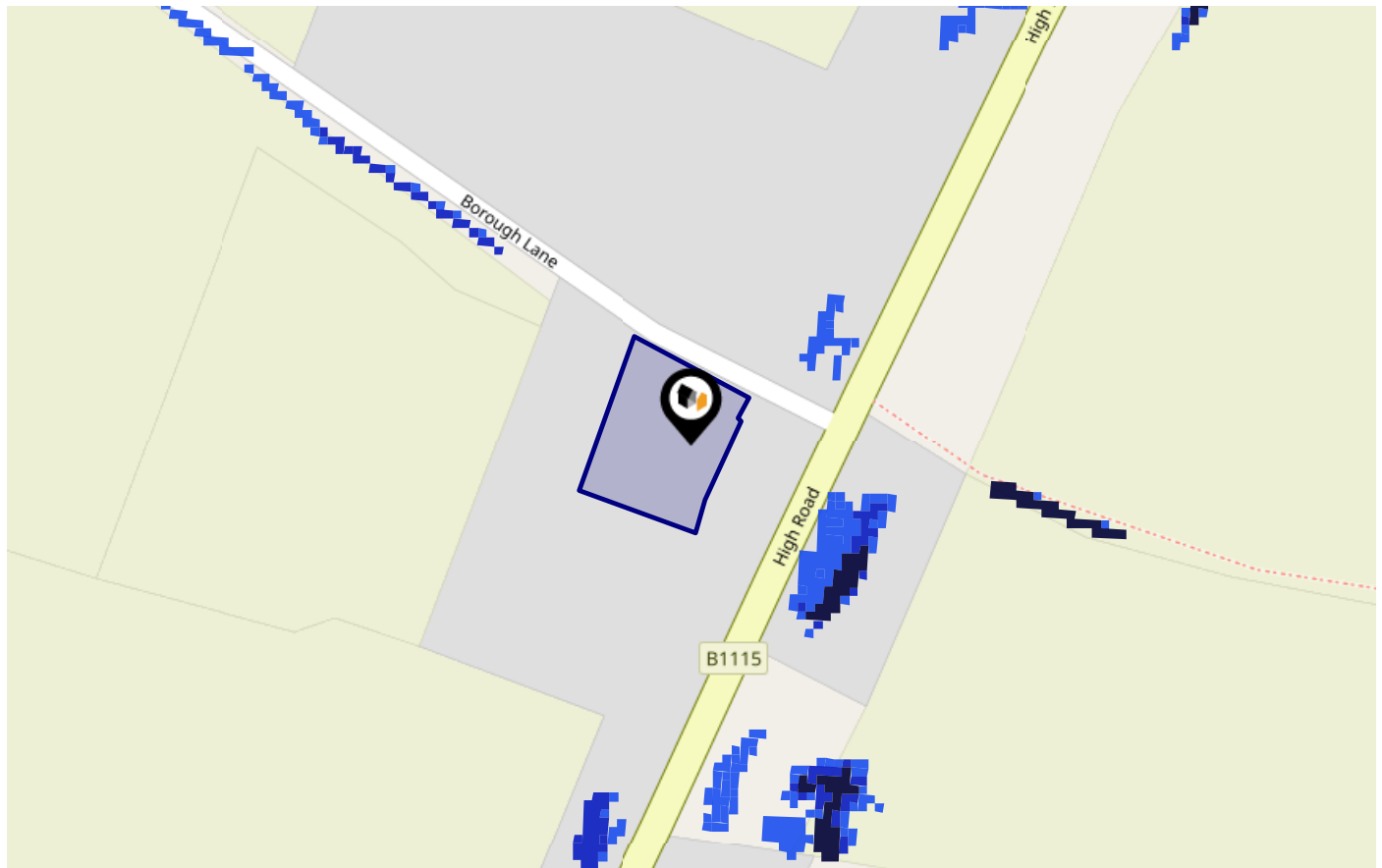
Disclaimer

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.

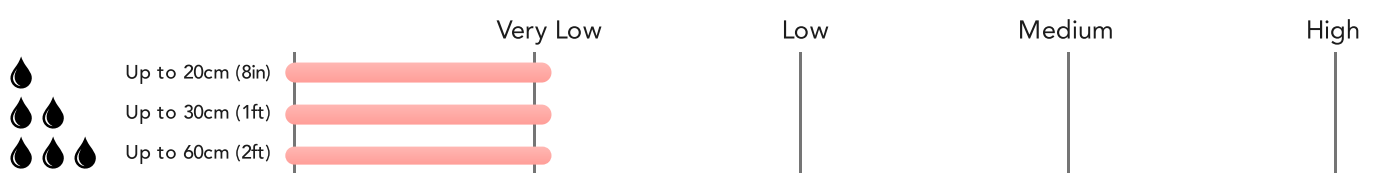


Risk Rating: Very low

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.

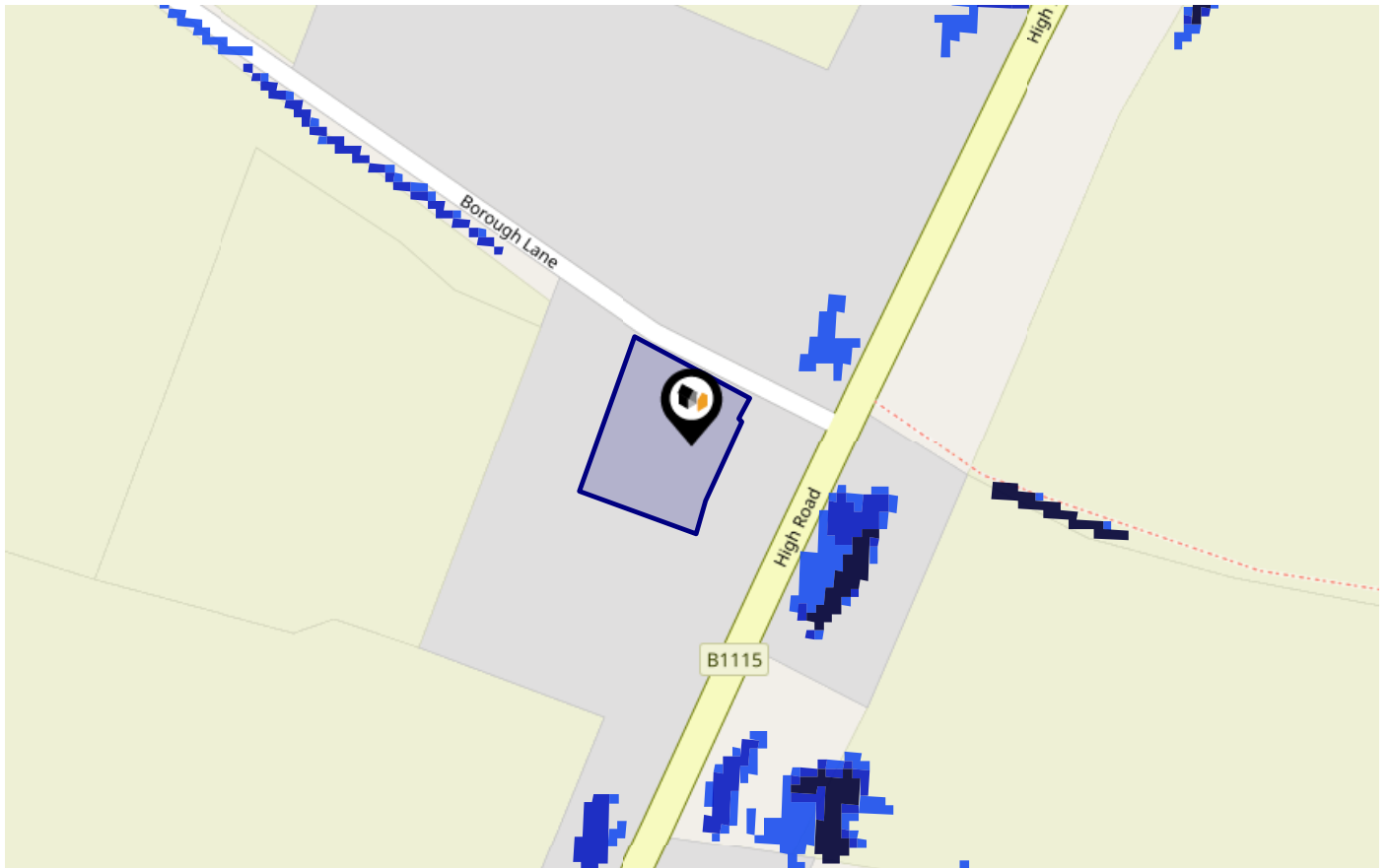
Chance of flooding to the following depths at this property:



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.

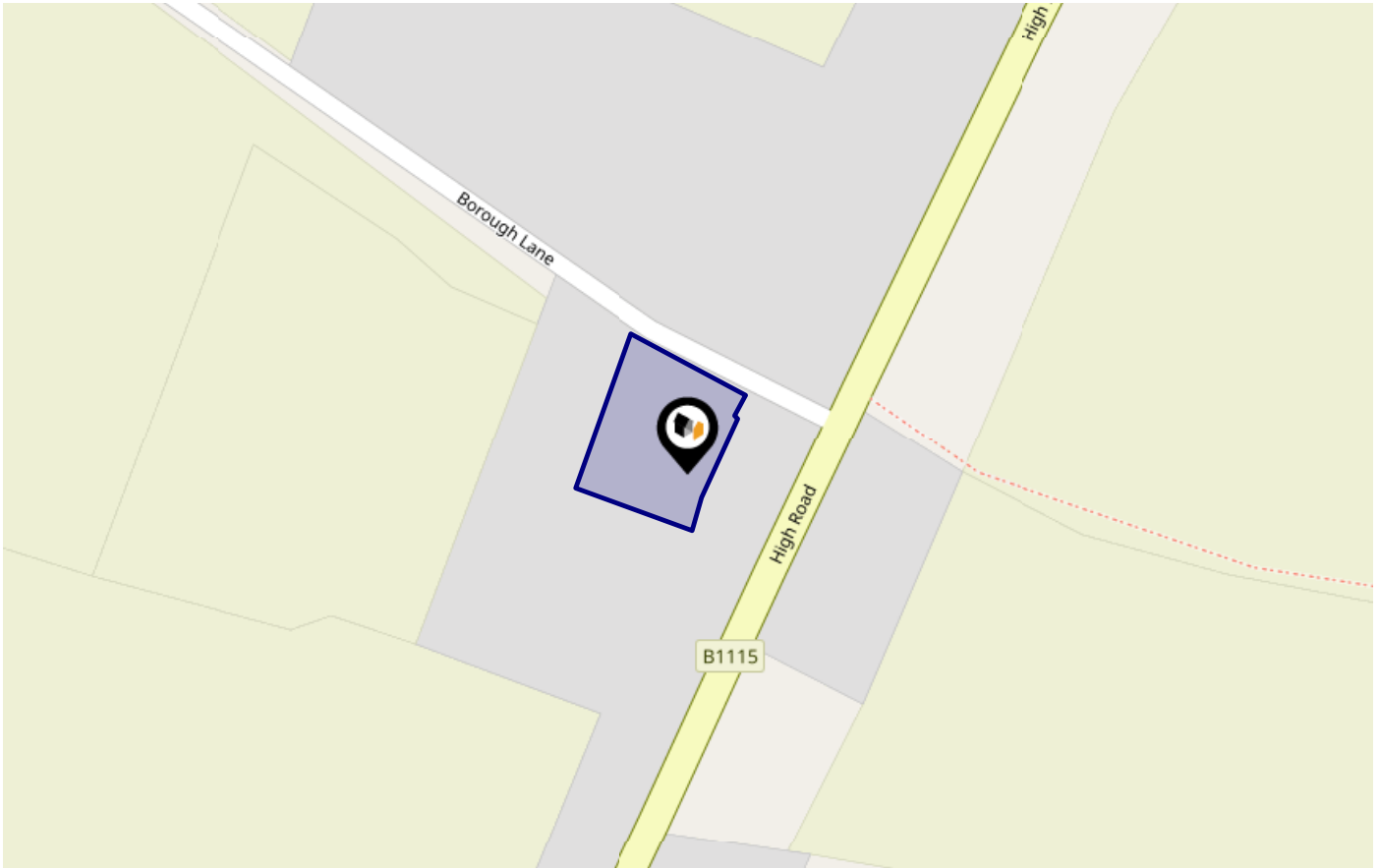
Chance of flooding to the following depths at this property:



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.

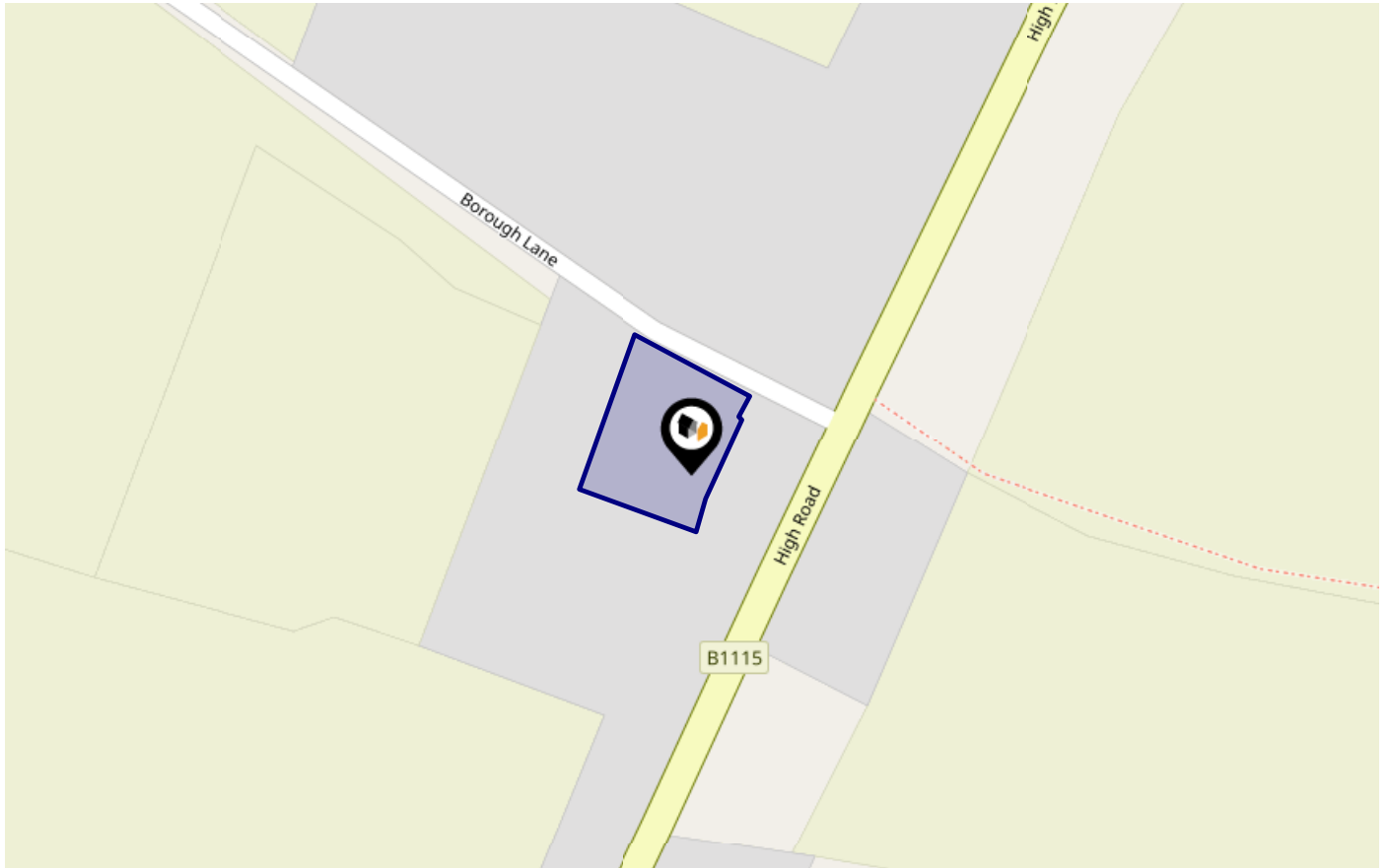
Chance of flooding to the following depths at this property:



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.

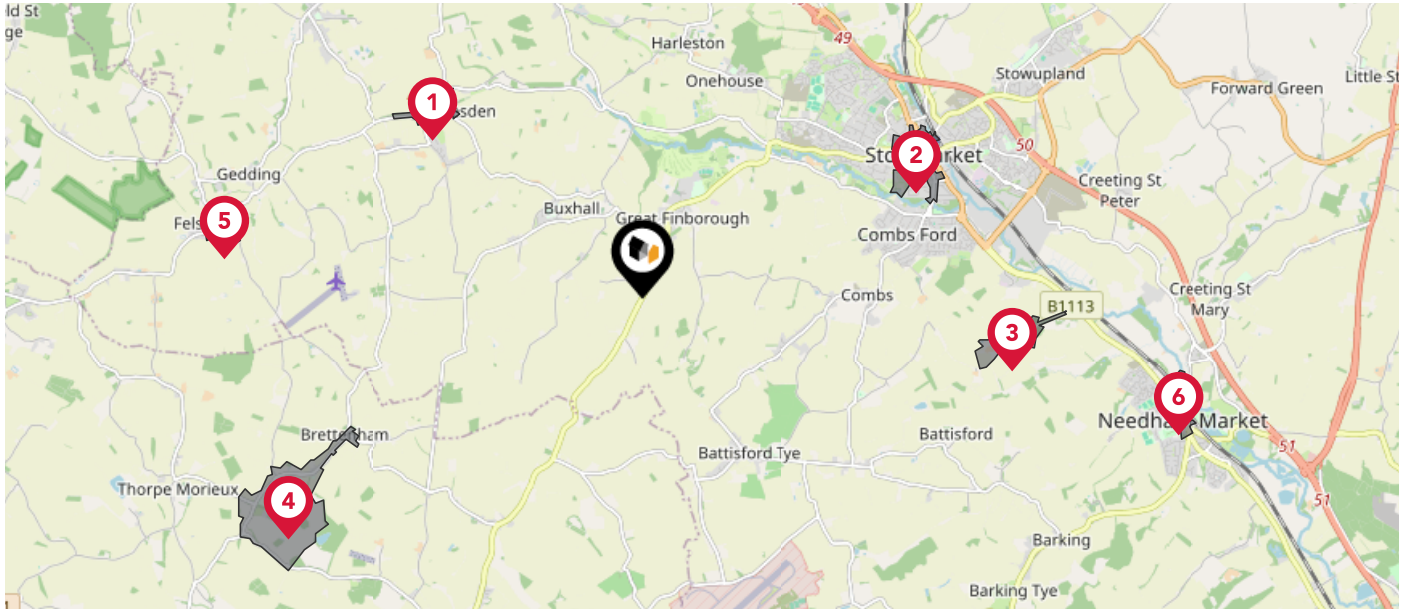
Chance of flooding to the following depths at this property:









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 Rattlesden
-  2 Stowmarket
-  3 Badley
-  4 Brettenham
-  5 Felsham
-  6 Needham Market





















Maps

Landfill Sites

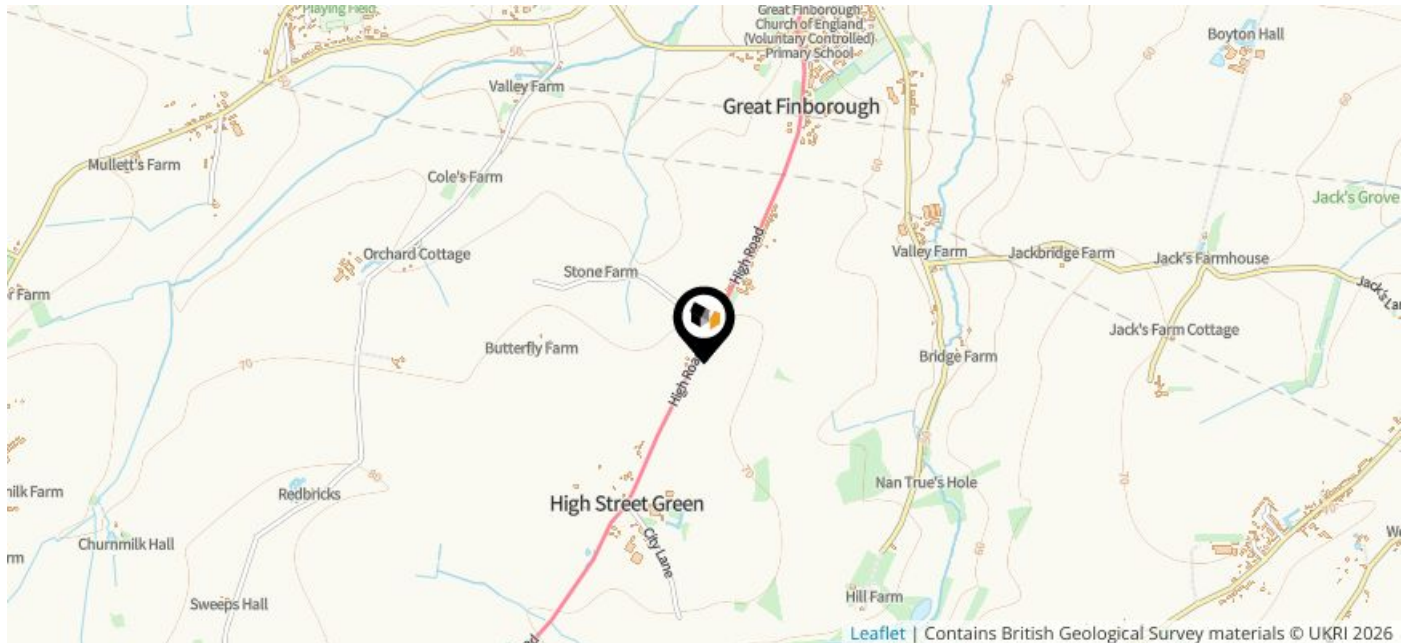
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Combs Tannery-Combs, Stowmarket	Historic Landfill 
	Rectory-High Street, Rattlesden	Historic Landfill 
	Taker's Lane-Taker's Lane, Stowmarket	Historic Landfill 
	42 Bury Road-Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Milton Road-Milton Road, Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Newton Road-Stowupland	Historic Landfill 
	Needham Road-Needham Road, Stowmarket	Historic Landfill 
	Creeting Hills-Creeting Hills, Creeting St Mary	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

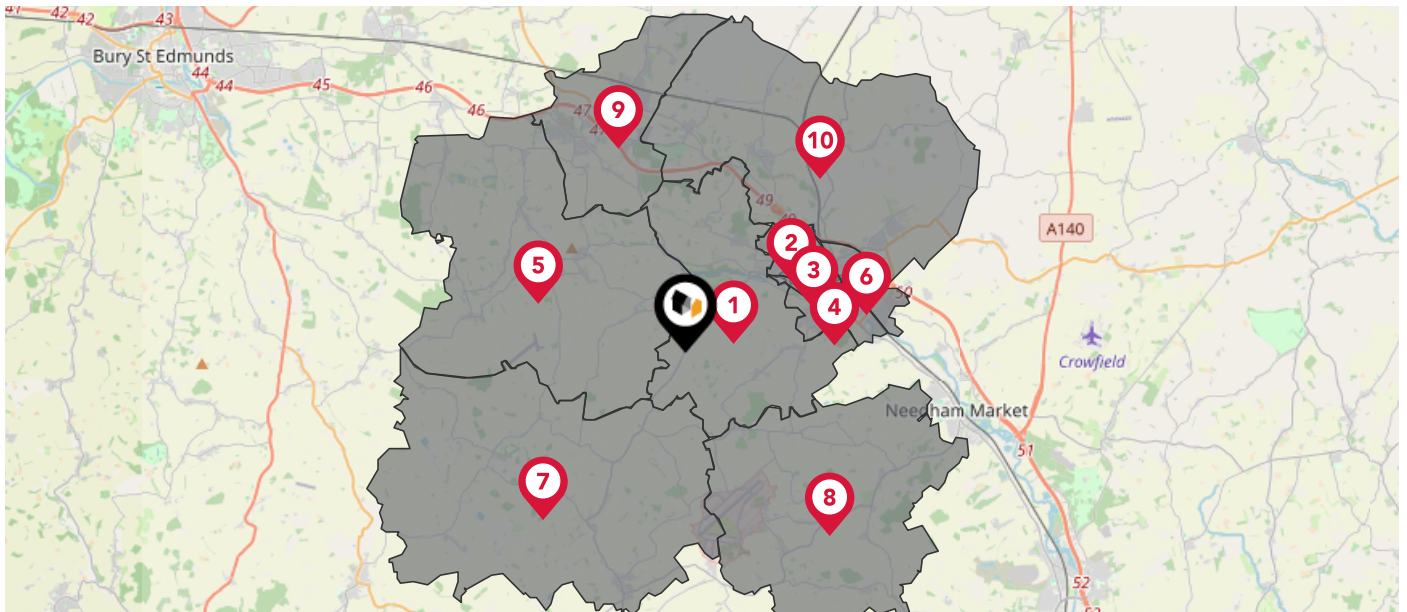
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

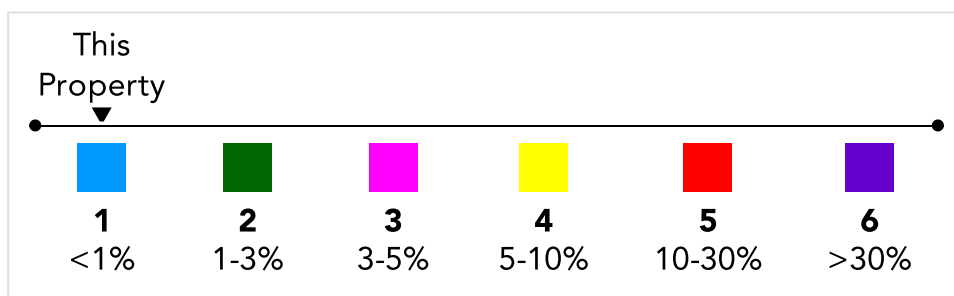
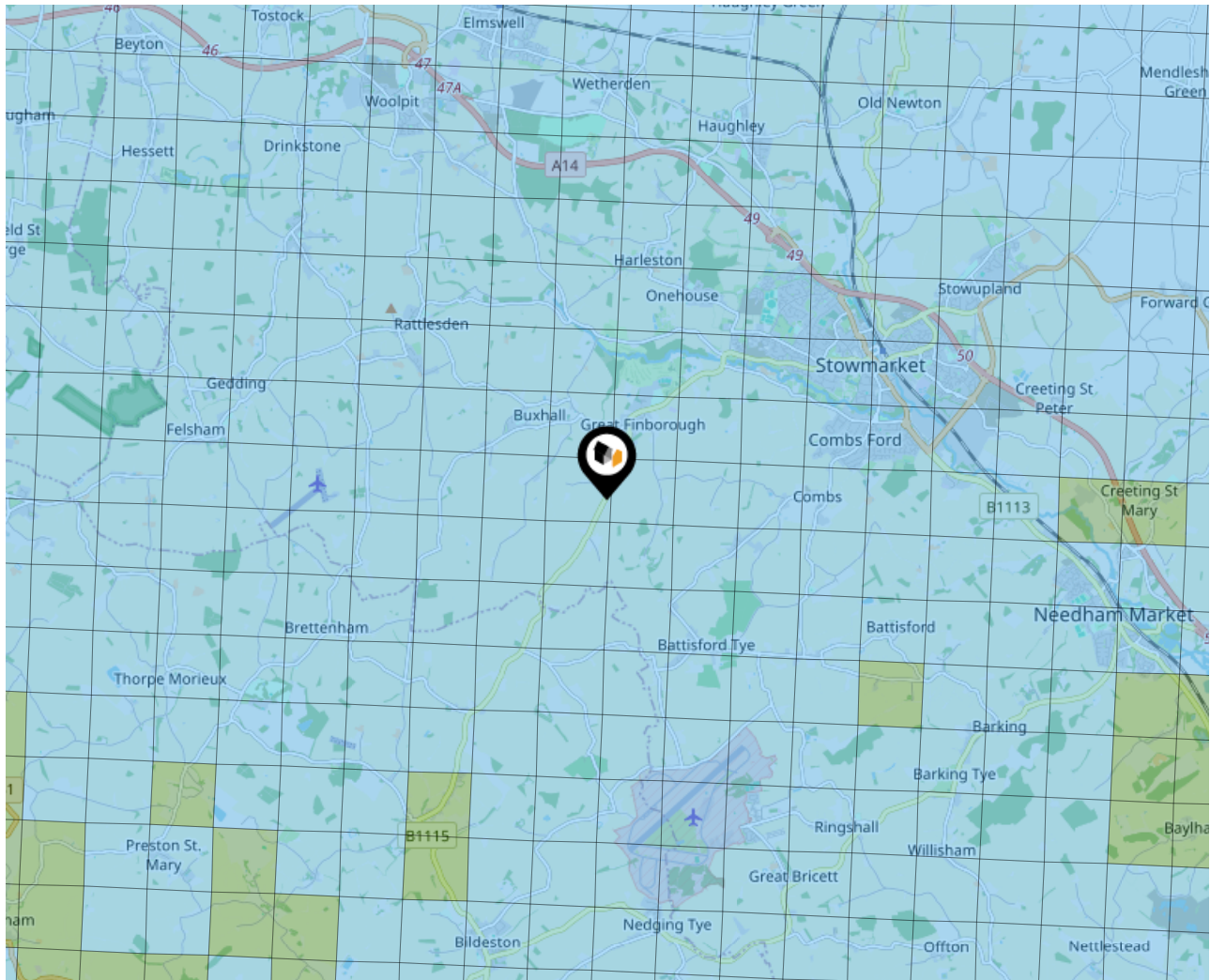


Nearby Council Wards

-  Onehouse Ward
-  Chilton Ward
-  St. Peter's Ward
-  Combs Ford Ward
-  Rattlesden Ward
-  Stow Thorney Ward
-  North West Cosford Ward
-  Battisford & Ringshall Ward
-  Elmswell & Woolpit Ward
-  Haughley, Stowupland & Wetherden Ward

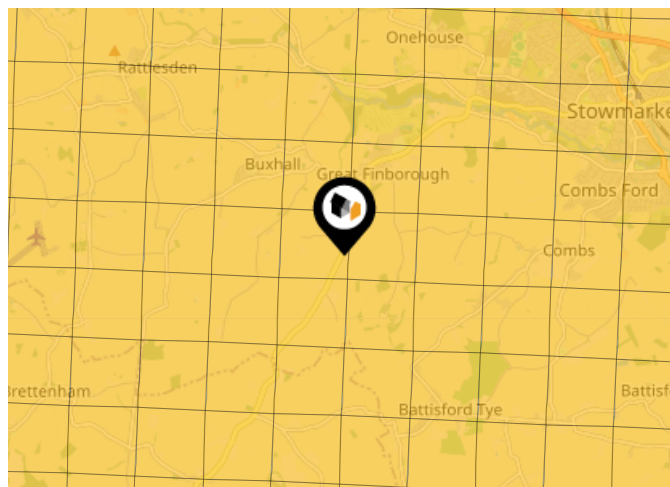
What is Radon?

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)

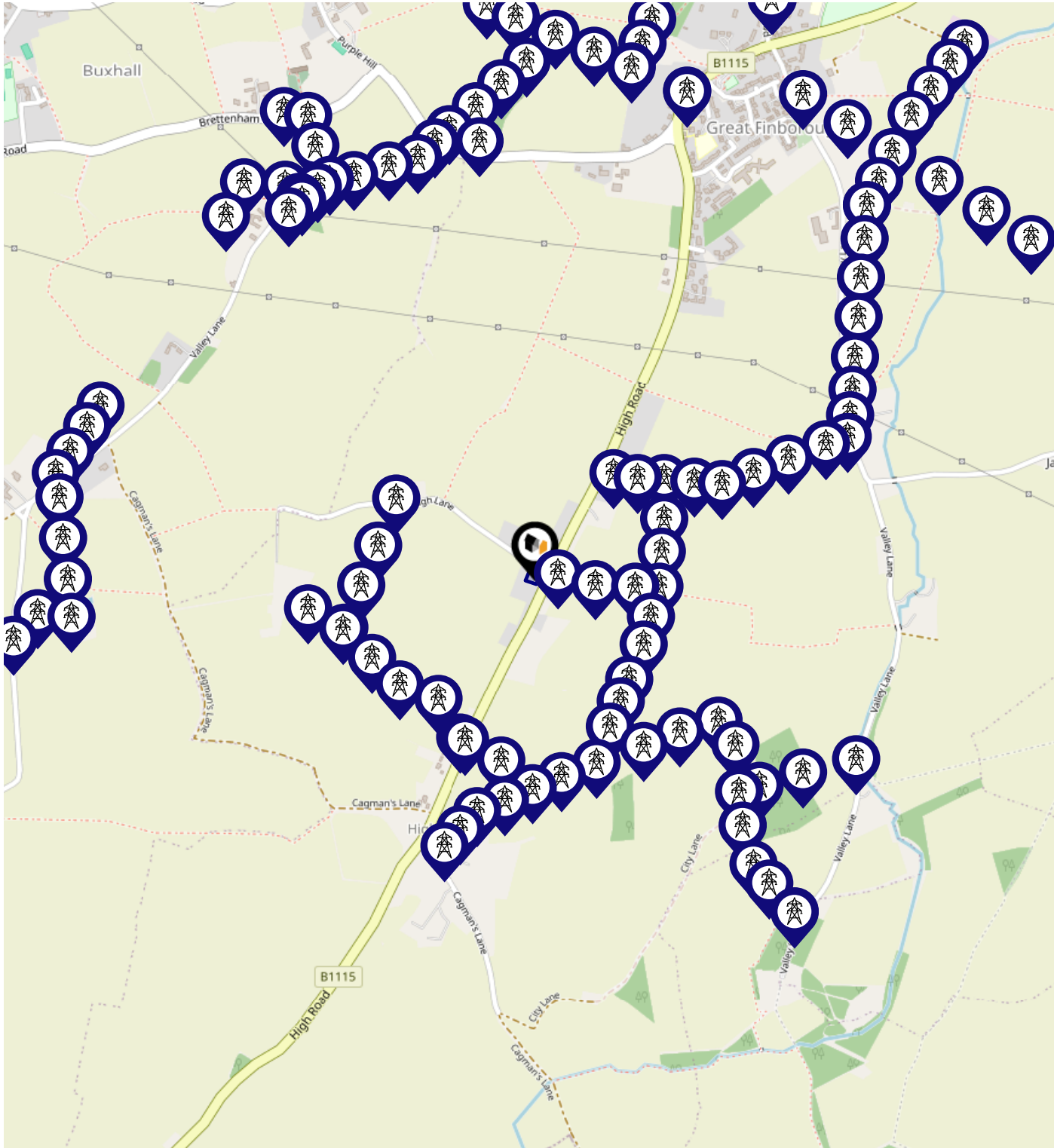
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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



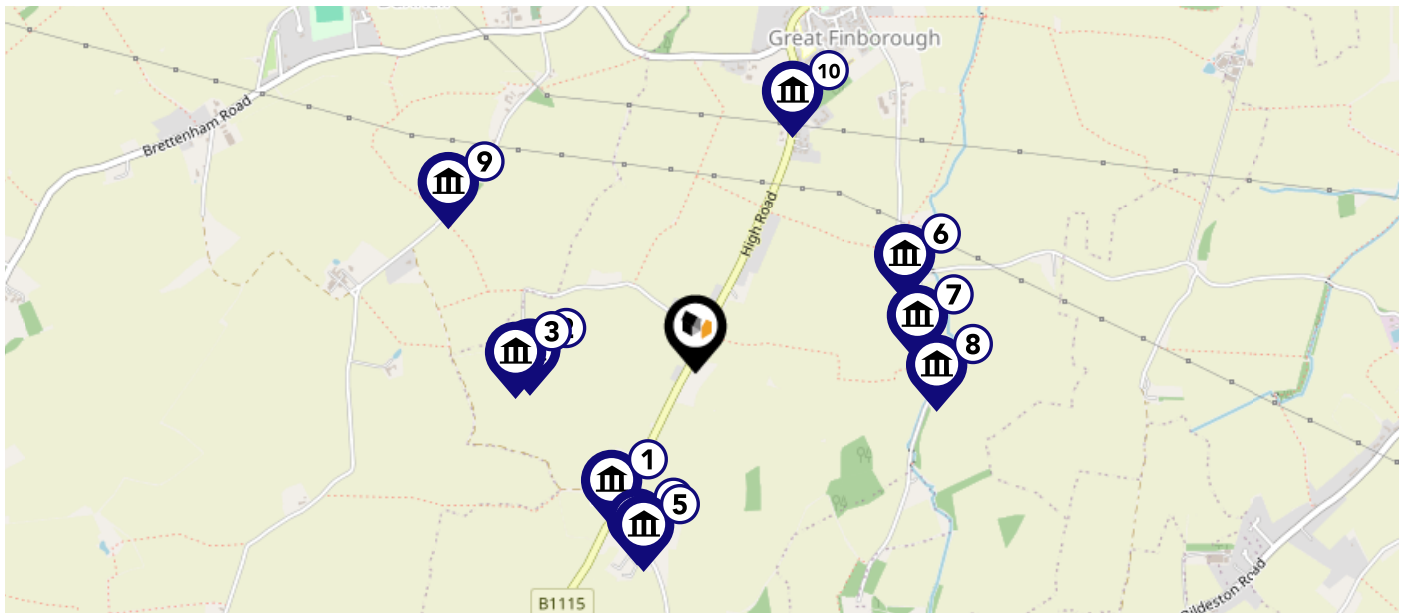
Key:











-  Power Pylons
-  Communication Masts

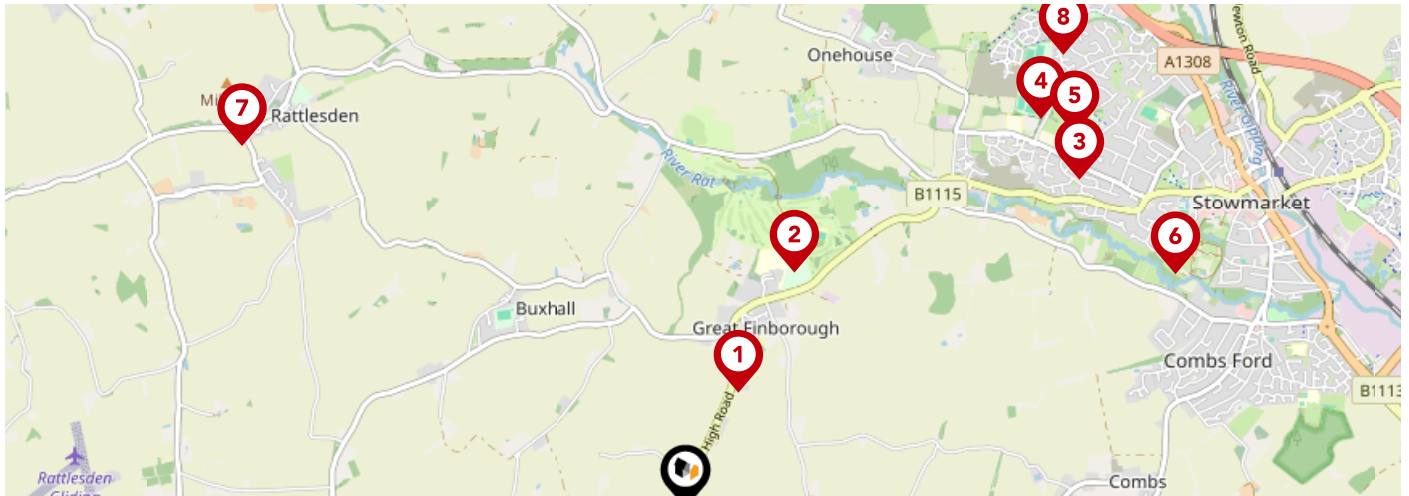
Maps









Listed Buildings

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

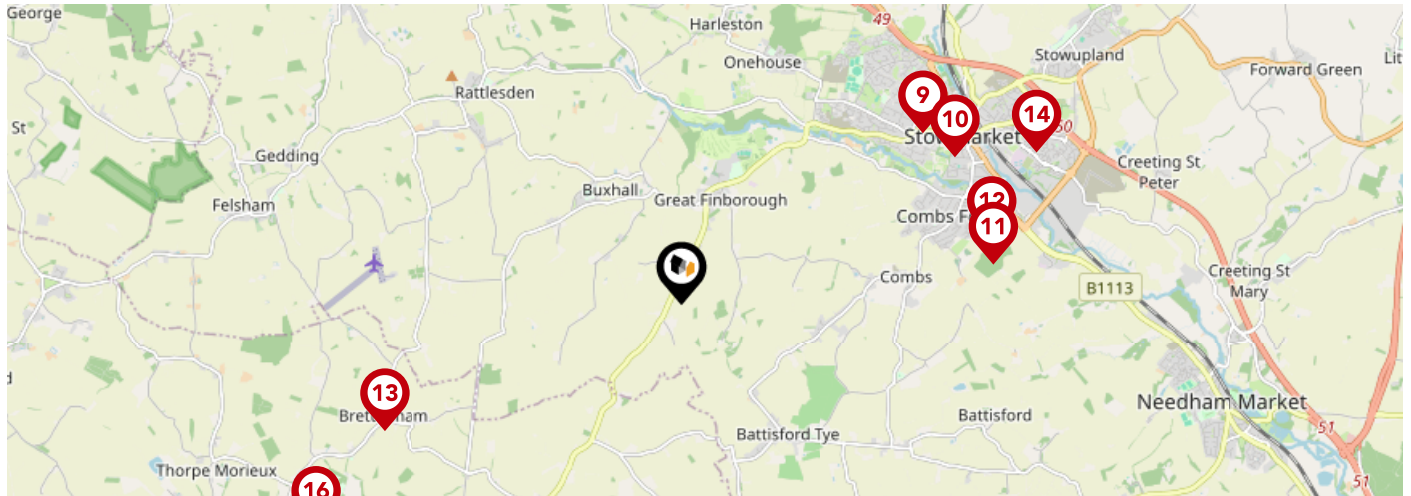










Listed Buildings in the local district		Grade	Distance
	1198063 - High Green Farmhouse	Grade II	0.4 miles
	1197984 - Butterfly Farmhouse	Grade II	0.4 miles
	1246718 - Barn 100 Metres West Of Butterfly Farmhouse	Grade II	0.4 miles
	1198078 - Barn 20 Metres North West Of West End Farmhouse	Grade II	0.4 miles
	1032980 - West End Farmhouse	Grade II	0.4 miles
	1284003 - Valley Farmhouse	Grade II	0.5 miles
	1284010 - El Tup And Oakwood	Grade II	0.5 miles
	1032983 - Bridge Farmhouse	Grade II	0.6 miles
	1352167 - Coles Farmhouse	Grade II	0.6 miles
	1032979 - Thatched Cottage	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
	Great Finborough Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 116 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finborough School Ofsted Rating: Not Rated Pupils: 659 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stowmarket High School Ofsted Rating: Requires improvement Pupils: 901 Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Suffolk Ofsted Rating: Good Pupils: 5 Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood Ley Community Primary School Ofsted Rating: Good Pupils: 312 Distance:2.46	<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:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rattlesden Church of England Primary Academy Ofsted Rating: Good Pupils: 125 Distance:2.6	<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:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



		Nursery	Primary	Secondary	College	Private
	Chilton Community Primary School Ofsted Rating: Good Pupils: 168 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gable End Ofsted Rating: Good Pupils: 5 Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 166 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Combs Ford Primary School Ofsted Rating: Good Pupils: 361 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Centre Academy East Anglia Ofsted Rating: Not Rated Pupils: 72 Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cedars Park Community Primary School Ofsted Rating: Good Pupils: 363 Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawford's Church of England Primary School Ofsted Rating: Good Pupils: 85 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Old Buckenham Hall School Ofsted Rating: Not Rated Pupils: 205 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

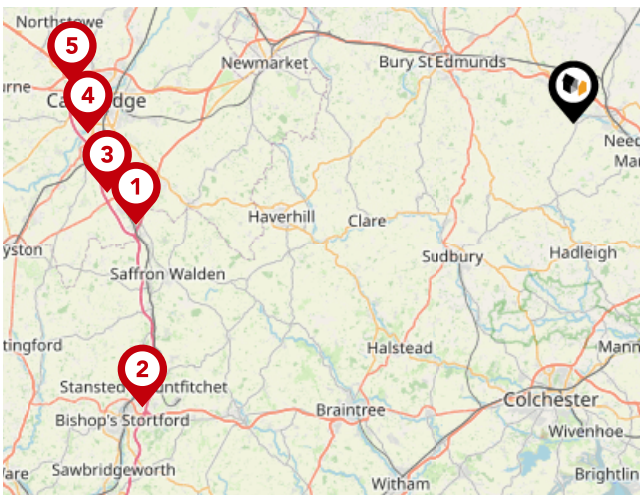
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance1	3.01 miles
2	Entrance	4.82 miles
3	Entrance	5.16 miles



Trunk Roads/Motorways

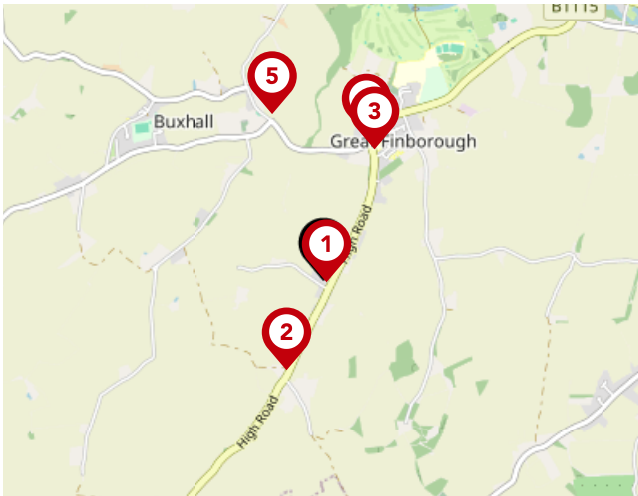
Pin	Name	Distance
1	M11 J9	32.72 miles
2	M11 J8	37.6 miles
3	M11 J10	34.27 miles
4	M11 J11	35.37 miles
5	M11 J13	36.54 miles



Airports/Helipads

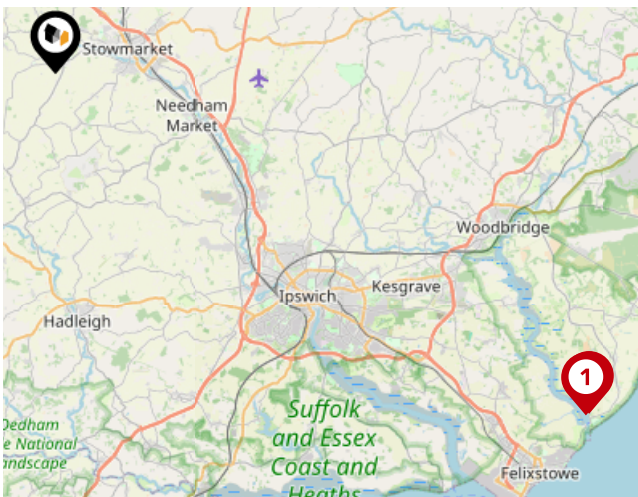
Pin	Name	Distance
1	Norwich International Airport	37.47 miles
2	Southend-on-Sea	42.74 miles
3	Stansted Airport	34.66 miles
4	Cambridge	32.41 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Borough Lane	0.01 miles
2	Business Park	0.44 miles
3	Chestnuts	0.64 miles
4	Buxhall Turn	0.68 miles
5	Village Sign	0.79 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	22.99 miles
2	Bawdsey Ferry Landing	23.07 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.



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

