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# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 18th June 2026**



**24, FISHPONDS WAY, HAUGHLEY, STOWMARKET, IP14 3PJ**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

01449 768854

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mlproperty.co.uk



# Property Overview



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold Date:</b>	04/02/2014
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£220,000
<b>Floor Area:</b>	742 ft <sup>2</sup> / 69 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£296
<b>Plot Area:</b>	0.32 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1950-1966	<b>Latest FENSA Work:</b>	01/12/2019 - 4 windows, 3 doors
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,317		
<b>Title Number:</b>	SK351575		
<b>UPRN:</b>	100091090968		
<b>Restrictive Covenants:</b>	Yes		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>79</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *The Firs 6 Fishponds Way Haughley Stowmarket Suffolk IP14 3PJ*

<b>Reference - DC/18/03939</b>
<b>Decision:</b> Granted
<b>Date:</b> 31st August 2018
<b>Description:</b> Application for Listed Building Consent. Replacement of glazed doors and windows on west and north elevations.
<b>Reference - 0012/98/TCA</b>
<b>Decision:</b> Granted
<b>Date:</b> 10th March 1998
<b>Description:</b> OAK: CROWN LIFT TO CLEAR GARAGE, REMOVE OVERHANGING BRANCHES TO HOUSE. REDUCE 1 NO LIMB BY 50%. LIME: CROWN REDUCE TO CLEAR HOUSE. REDUCE HEIGHT BY 10%. CEDAR: REMOVE.
<b>Reference - DC/18/03752</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th August 2018
<b>Description:</b> Notification of works to Trees in a Conservation Area - (T1) Oak - Reduce crown height by 1.5m and lateral growth by 2m. (T2) Lime - Reduce the Crown by 2.5m and Lateral growth by 1.5m
<b>Reference - DC/20/00673</b>
<b>Decision:</b> Granted
<b>Date:</b> 14th February 2020
<b>Description:</b> Listed Building Consent - Replacement of windows on rear elevation

Planning records for: *The Firs 6 Fishponds Way Haughley Stowmarket Suffolk IP14 3PJ*

Reference - DC/24/02262	
Decision:	Decided
Date:	15th May 2024
Description:	8Notification of Works to Trees in a Conservation Area - Proposal to fell dead Silver Birch Tree (T1) and reduce the height of Laurel Hedge by 1 metre

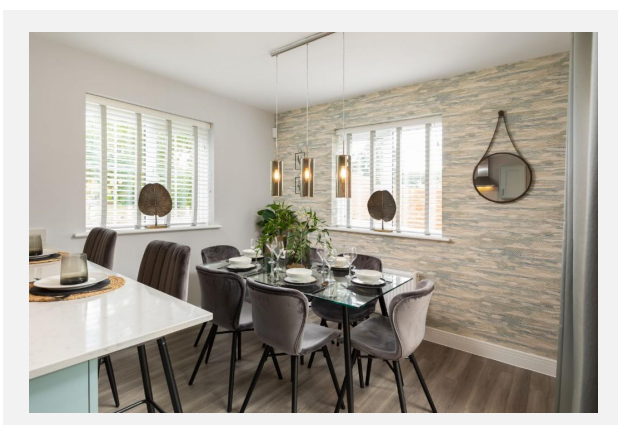
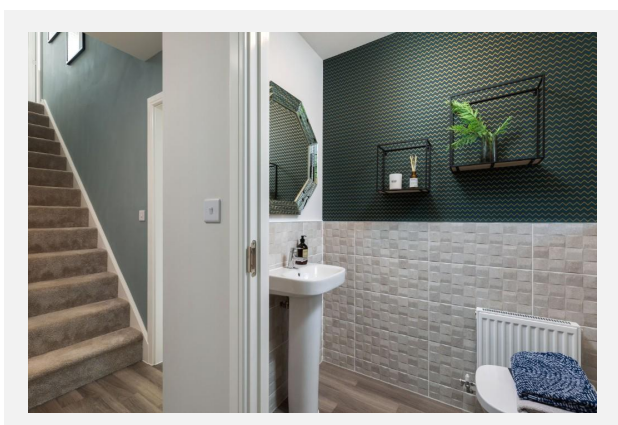
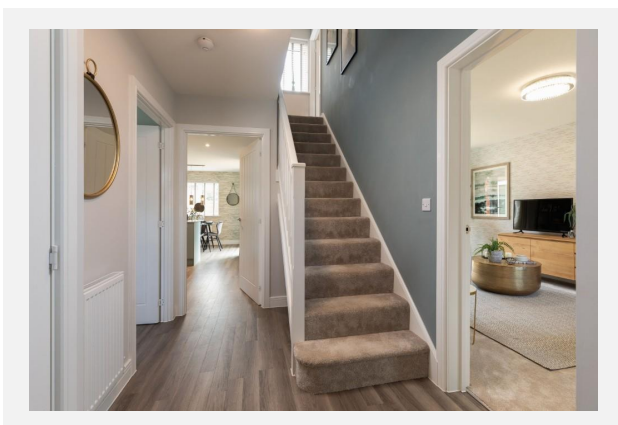
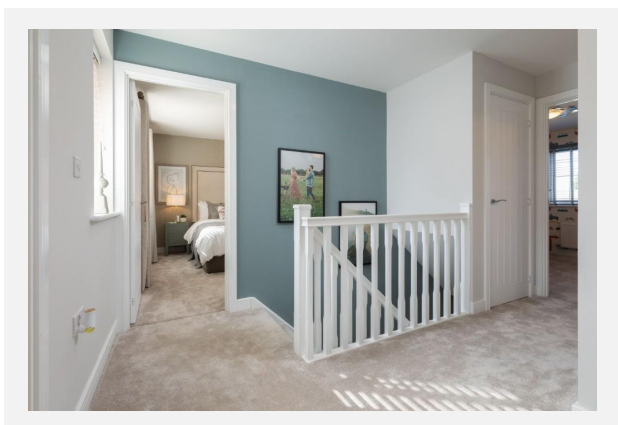
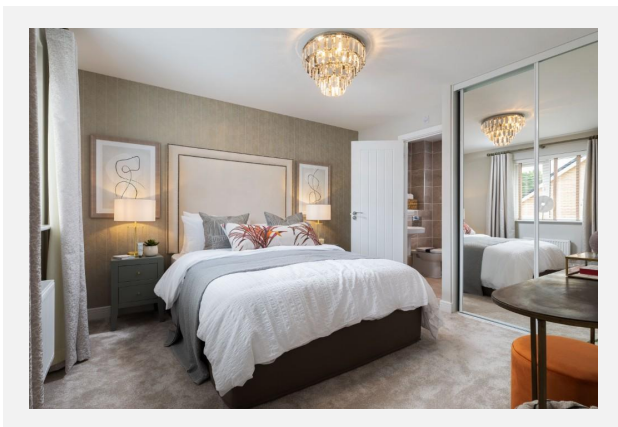
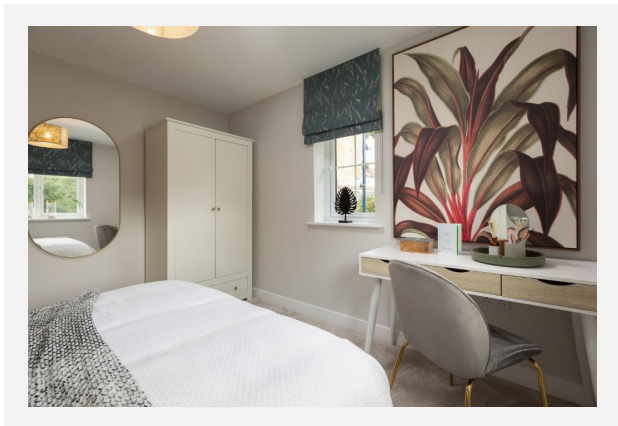
Planning records for: *Rosebank 8 Fishponds Way Haughley IP14 3PJ*

Reference - 2440/16	
Decision:	Granted
Date:	11th June 2016
Description:	Erection of a two storey side extension; single storey side extension; re-roofing with two proposed dormers to main roof; proposed new porch; rendering existing front facade; driveway and landscaping to front

# Gallery Photos



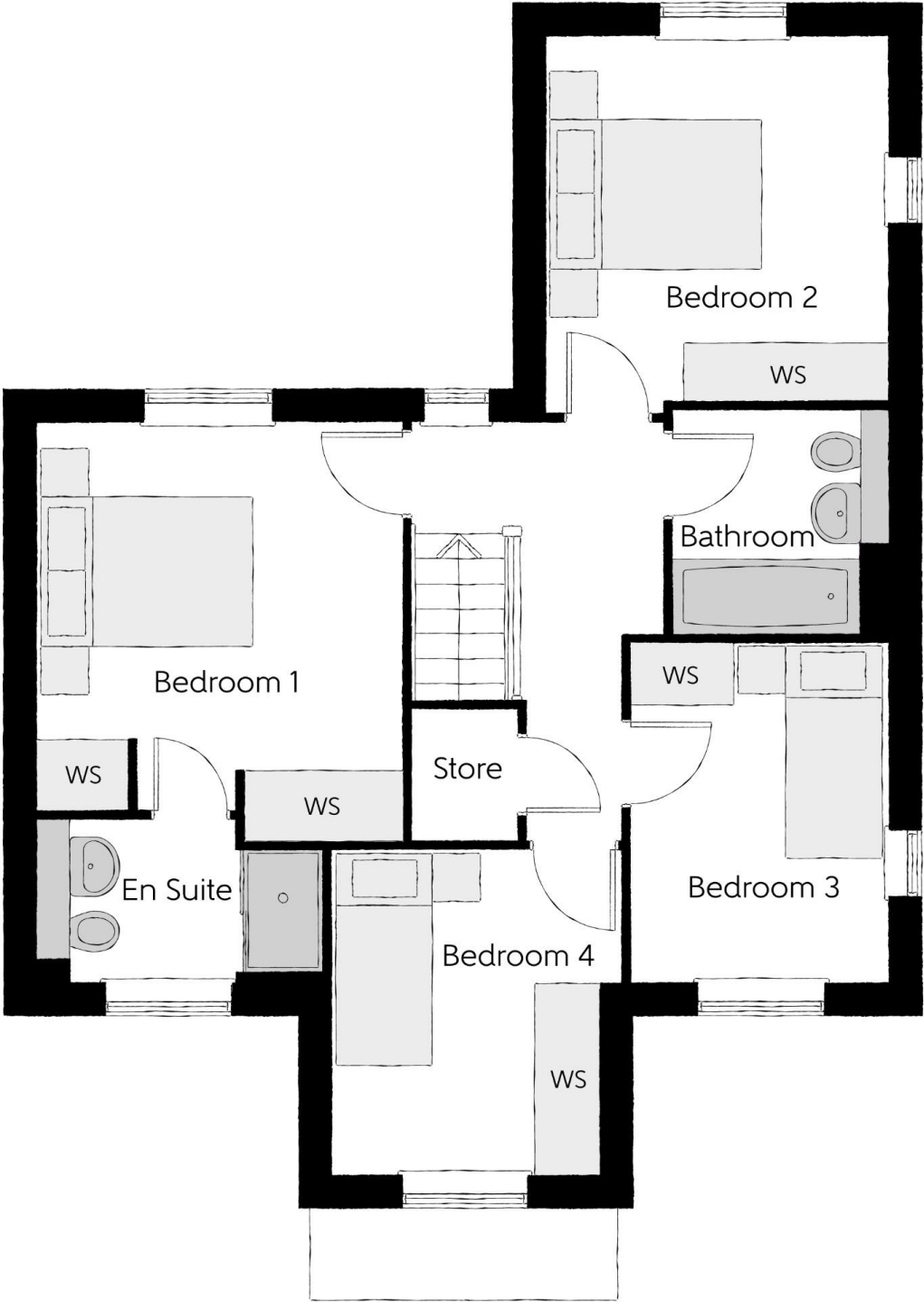
# Gallery Photos



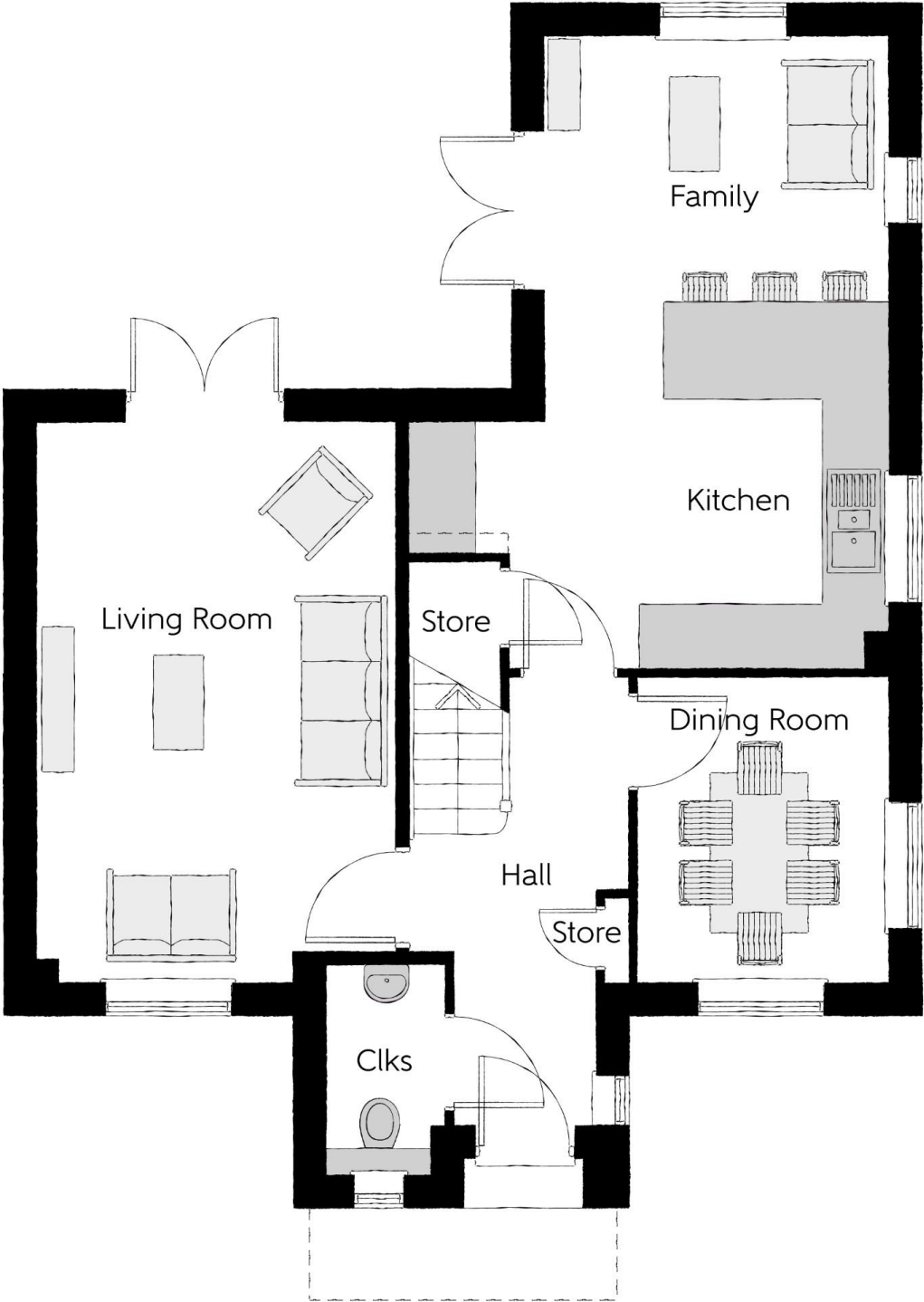
# Gallery Photos



24, FISHPONDS WAY, HAUGHLEY, STOWMARKET, IP14 3PJ



24, FISHPONDS WAY, HAUGHLEY, STOWMARKET, IP14 3PJ



# Property EPC - Certificate

24, Fishponds Way, Haughley, STOWMARKET, IP14  
3PJ

Energy rating

**D**

Valid until 19.08.2023

Certificate number  
8837-7628-1450-4275-2996

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data



## Additional EPC Data

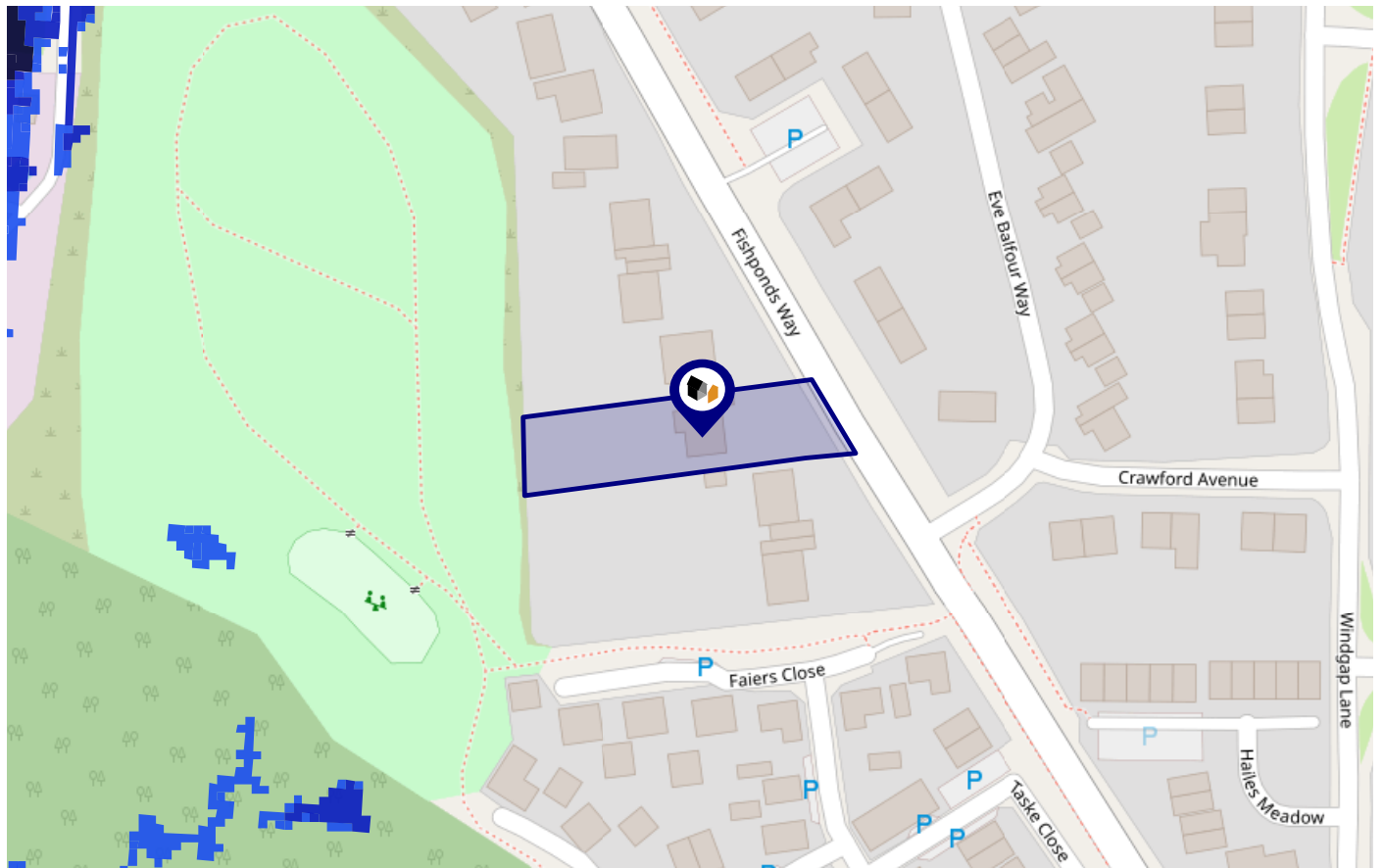
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<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, coal
<b>Total Floor Area:</b>	69 m <sup>2</sup>

# 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.

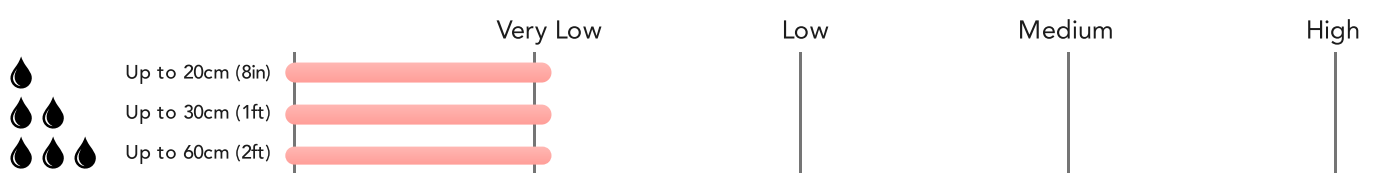


Risk Rating: Very low

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.

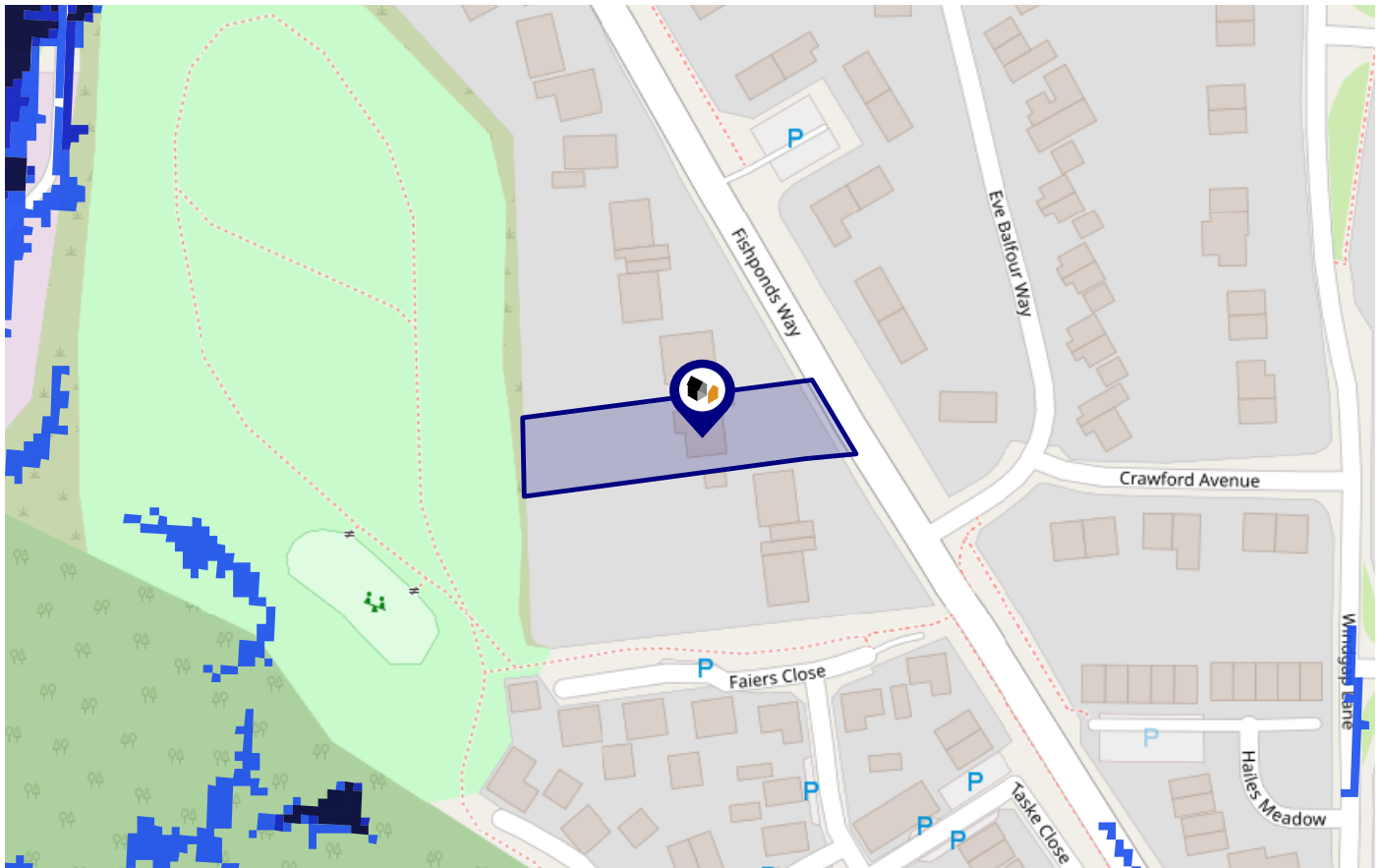
Chance of flooding to the following depths at this property:



# 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.

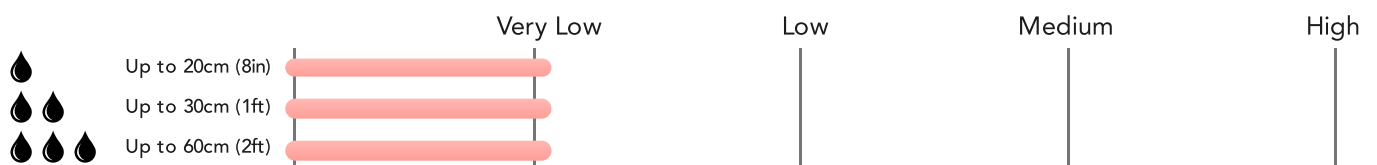


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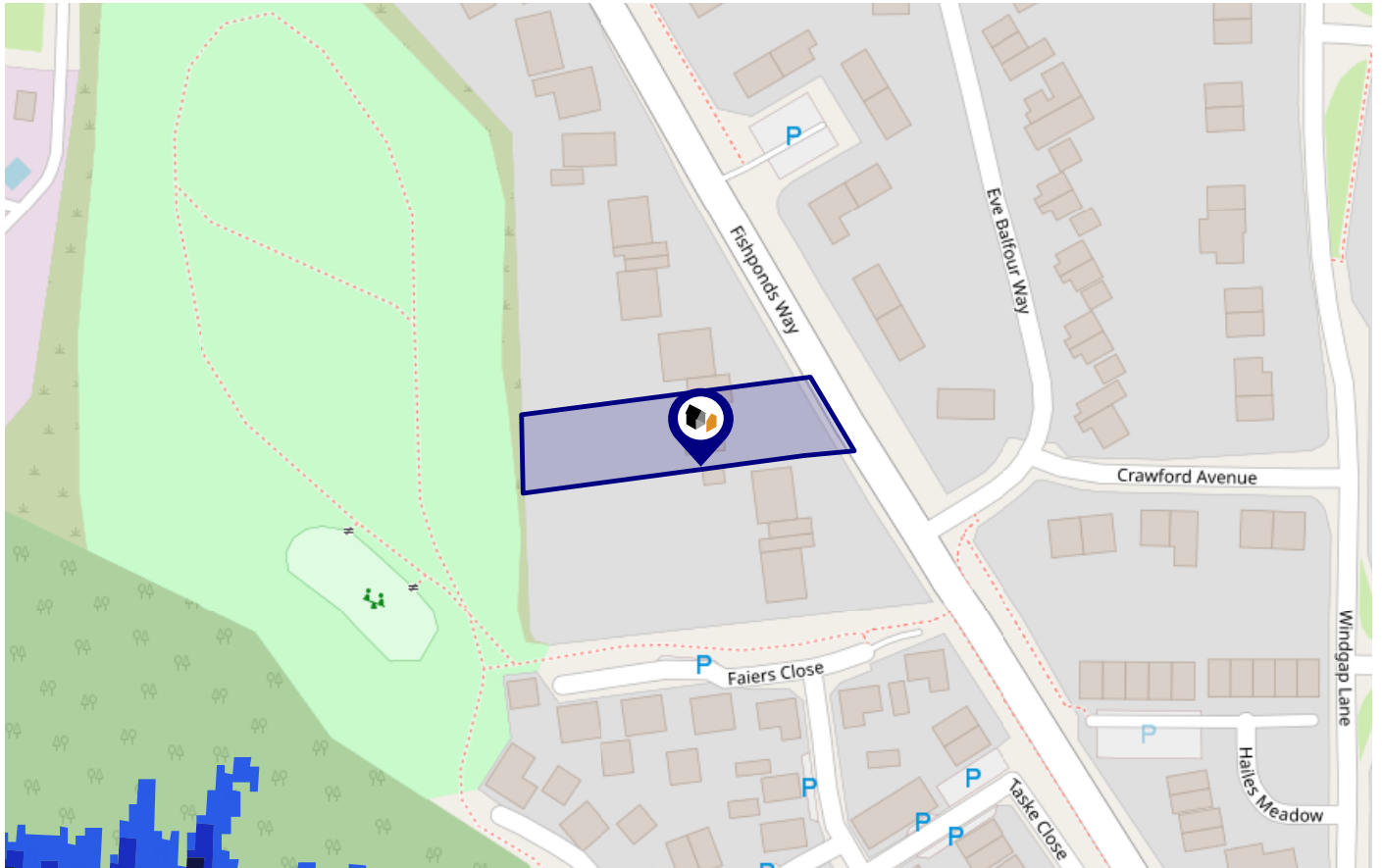
Chance of flooding to the following depths at this property:



# 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.



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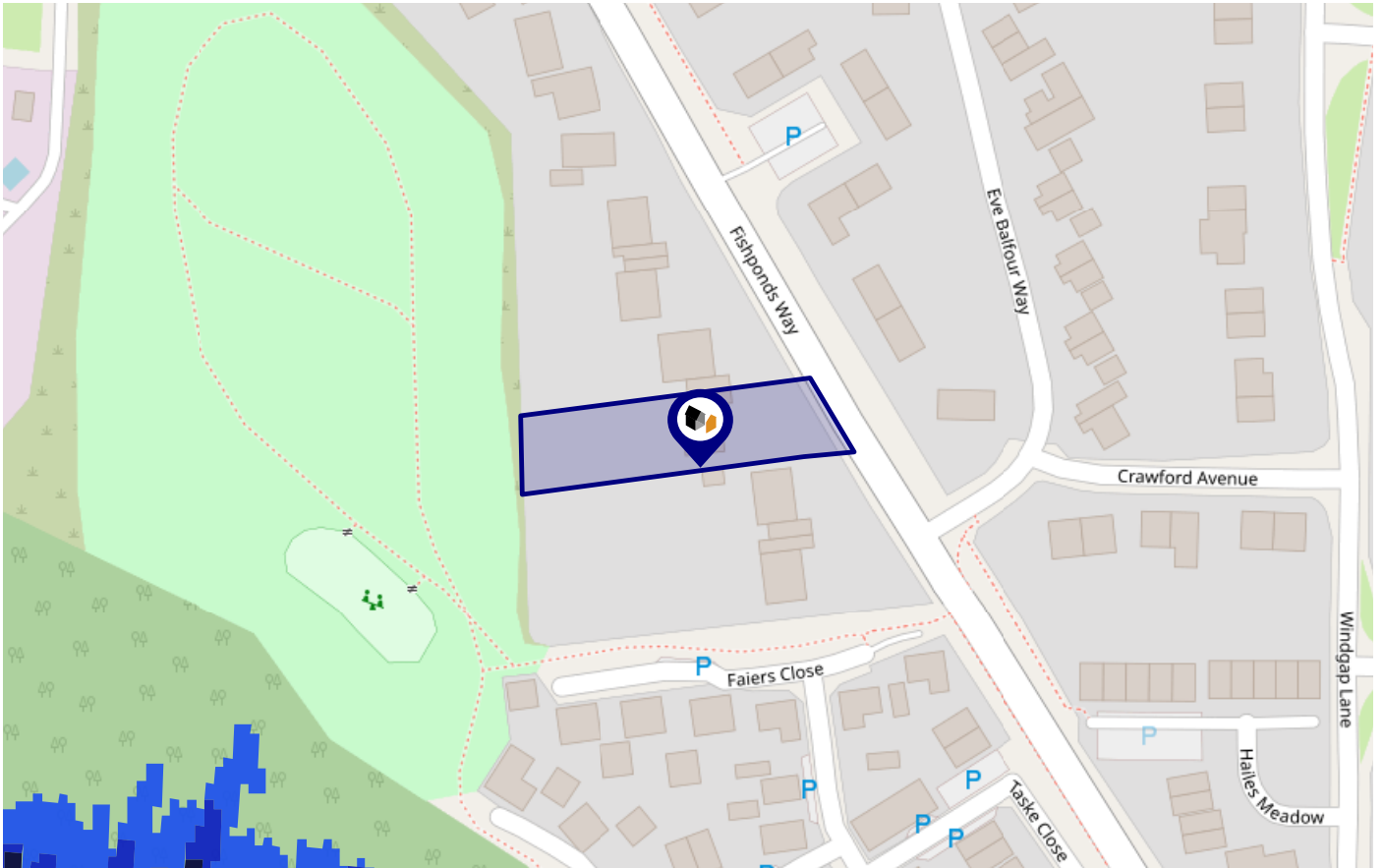
Chance of flooding to the following depths at this property:



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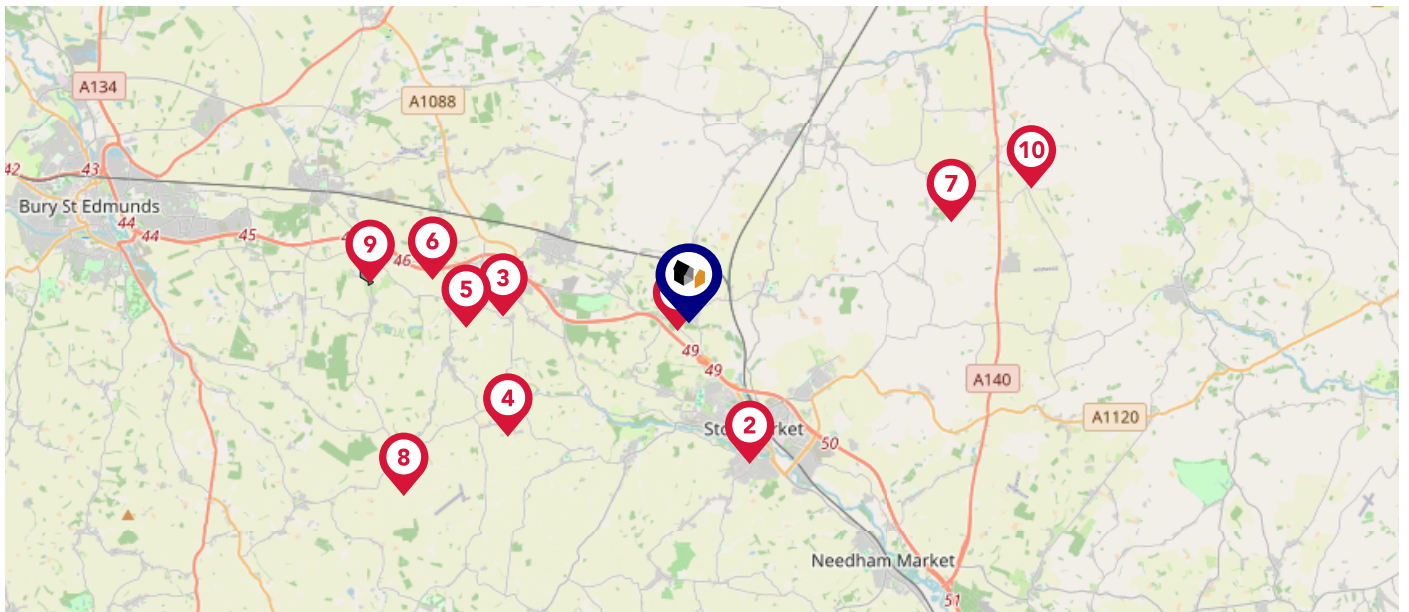
Chance of flooding to the following depths at this property:













# 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.



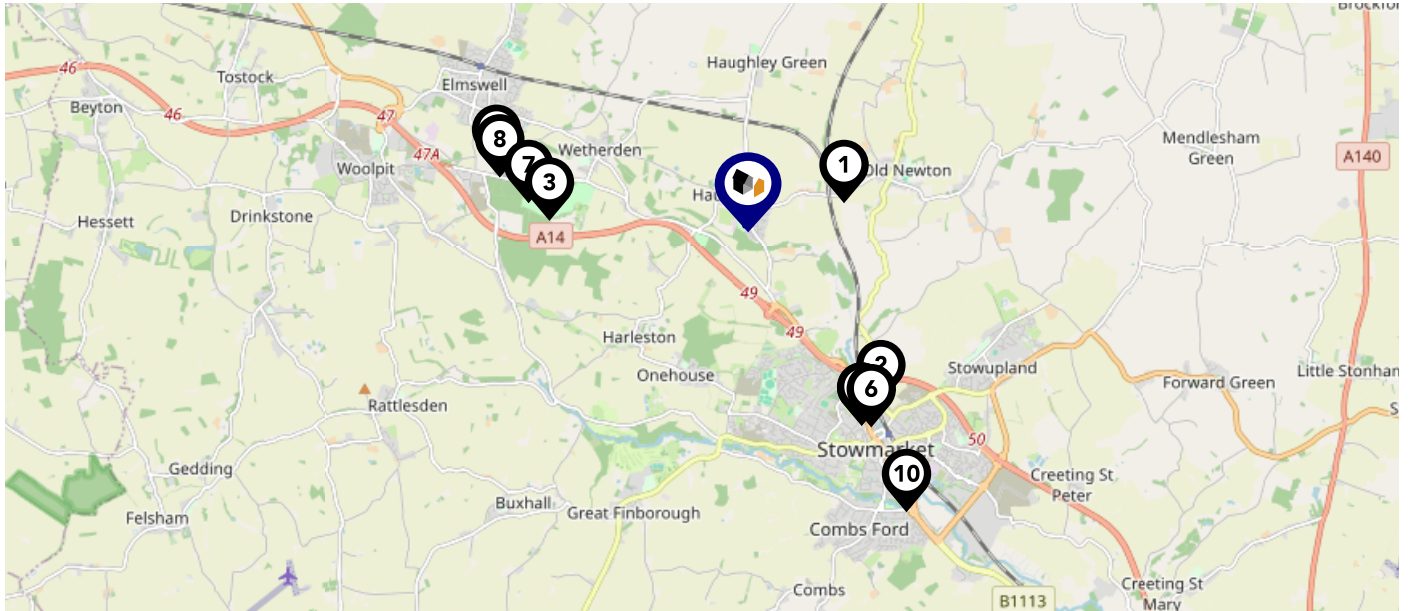
### Nearby Conservation Areas

-  1 Haughley
-  2 Stowmarket
-  3 Woolpit
-  4 Rattlesden
-  5 Drinkstone Mills
-  6 Tostock
-  7 Mendlesham
-  8 Felsham
-  9 Beyton
-  10 Wetheringsett

# Maps

## Landfill Sites

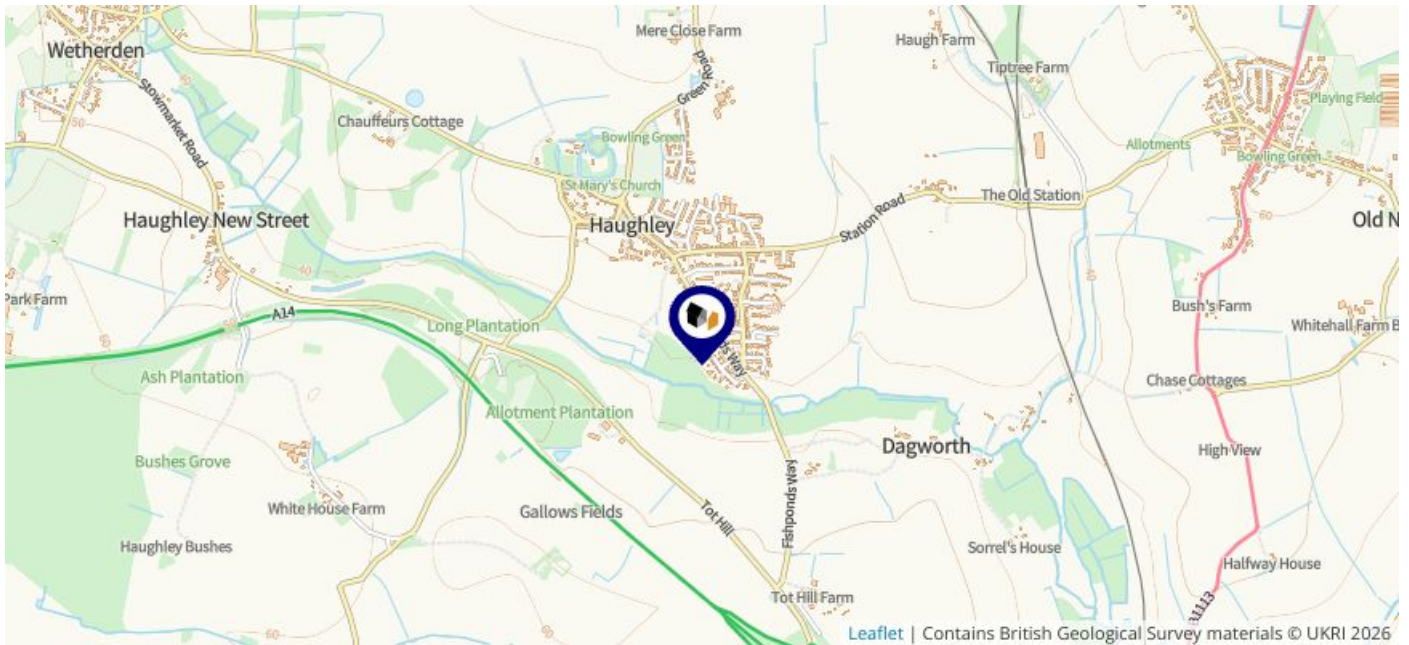
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Dagworth Farm-Dagworth Farm, Old Newton	Historic Landfill 
	Newton Road-Stowupland	Historic Landfill 
	Haughley Park-Wetherden, Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	42 Bury Road-Stowmarket	Historic Landfill 
	Newton Road-Newton Road, Stowupland	Historic Landfill 
	Warren Heath-Warren Heath, Wetherden	Historic Landfill 
	Kiln Lane-Elmswell, Bury St. Edmunds, Suffolk	Historic Landfill 
	Off Warren Lane-Elmswell, Bury St Edmunds, Suffolk	Historic Landfill 
	Milton Road-Milton Road, Stowmarket	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

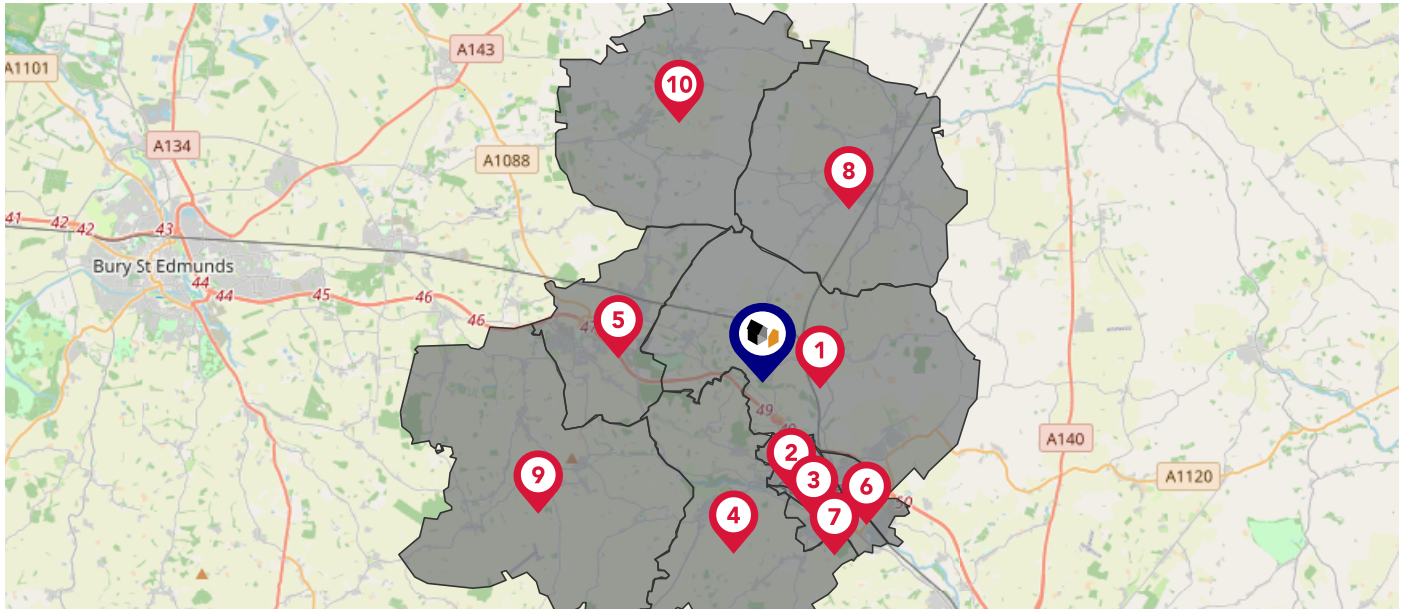
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

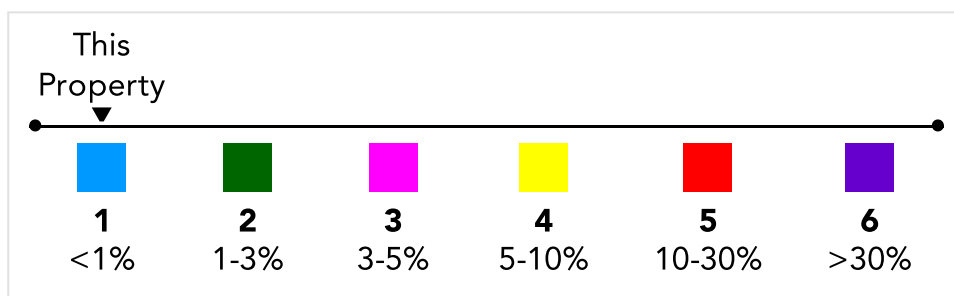
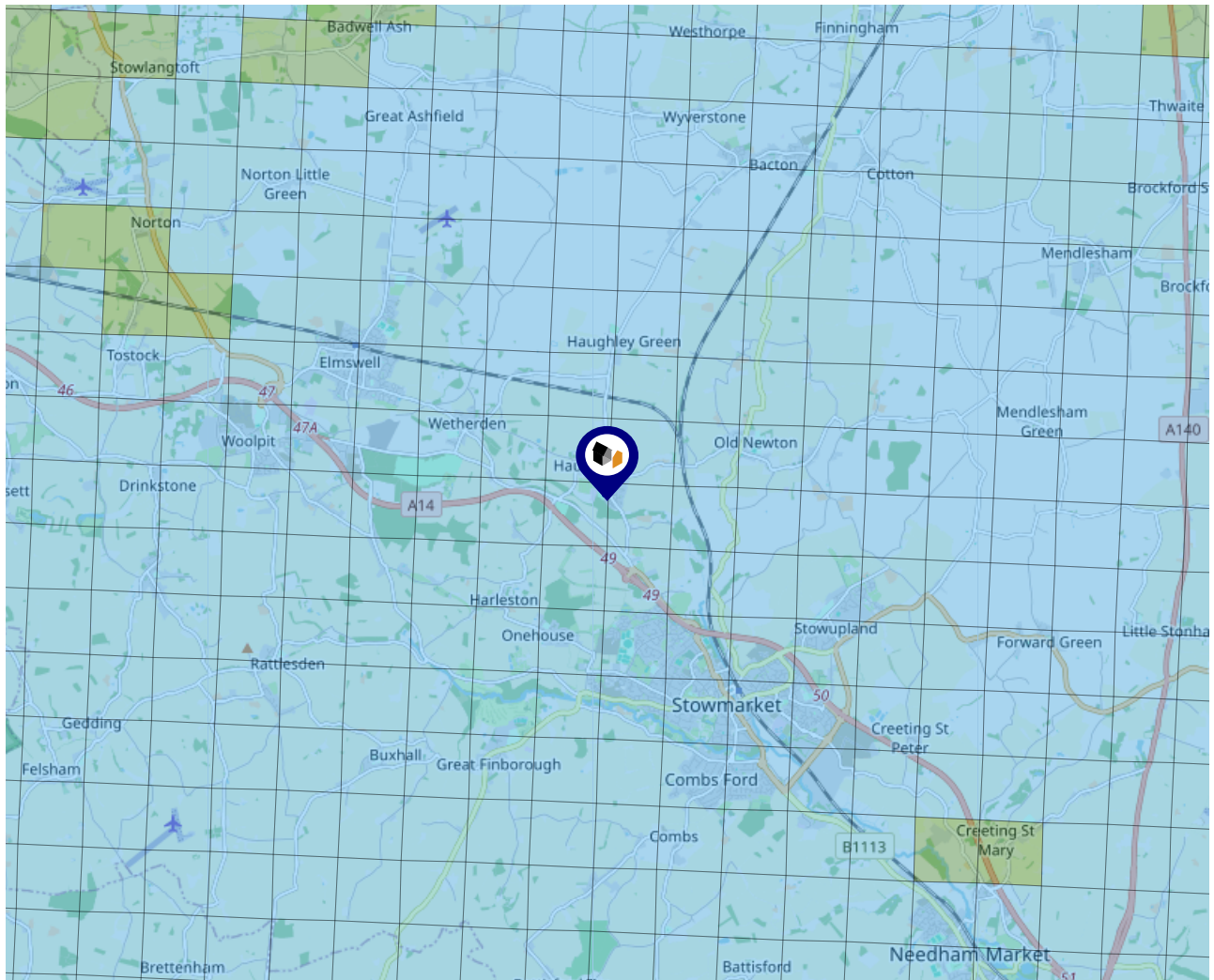


### Nearby Council Wards

-  1 Haughley, Stowupland & Wetherden Ward
-  2 Chilton Ward
-  3 St. Peter's Ward
-  4 Onehouse Ward
-  5 Elmswell & Woolpit Ward
-  6 Stow Thorney Ward
-  7 Combs Ford Ward
-  8 Bacton Ward
-  9 Rattlesden Ward
-  10 Walsham-le-Willows Ward

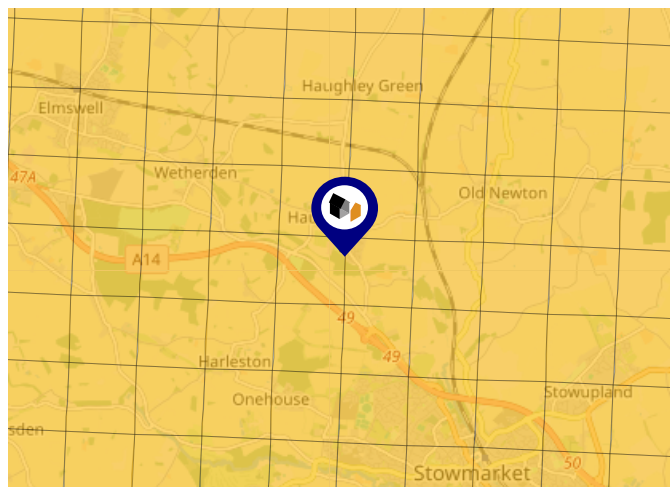
### What is Radon?

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/m<sup>3</sup>).



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

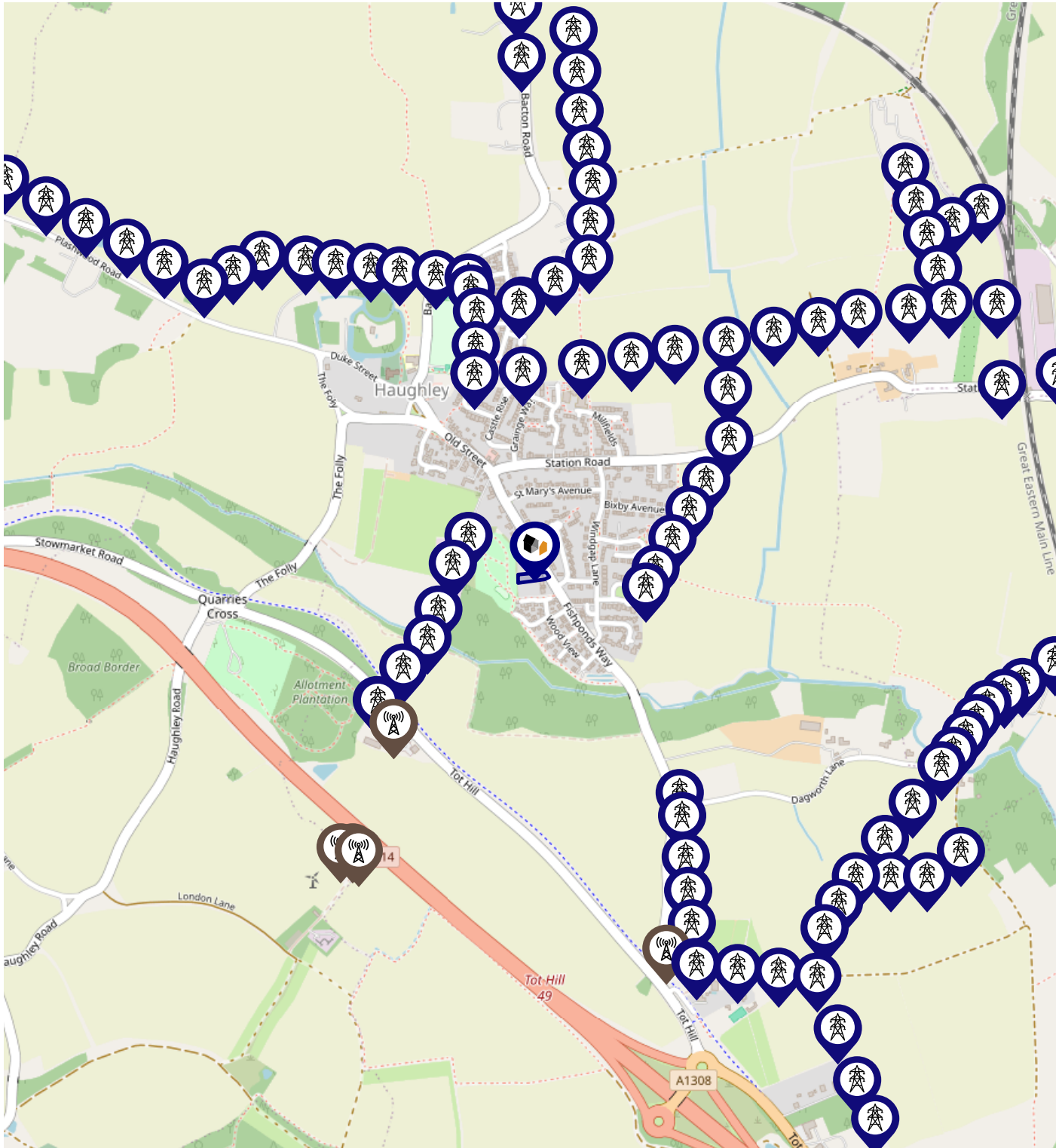
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons



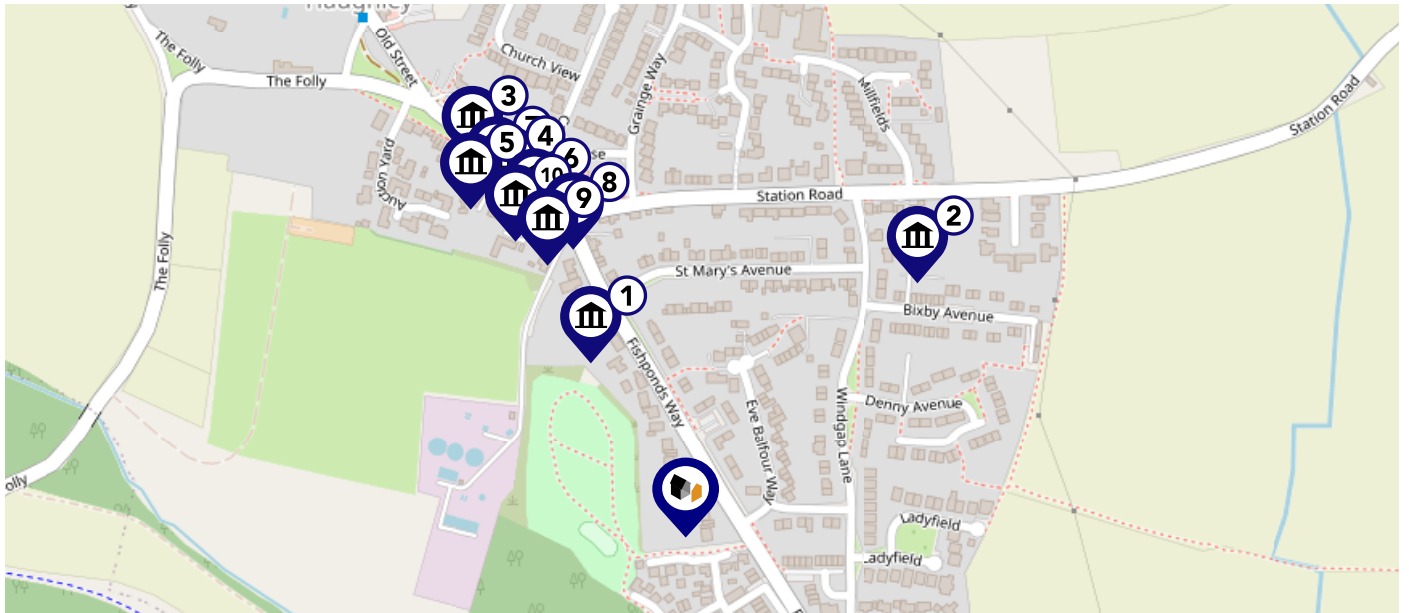
**Key:**

-  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
 1032699 - The Firs	Grade II	0.1 miles
 1352333 - Hill Farmhouse	Grade II	0.2 miles
 1352310 - 39 And 41, Old Street	Grade II	0.2 miles
 1181483 - 51, 53, And 55, Old Street	Grade II	0.2 miles
 1352312 - Chilton House And Mulbra House	Grade II	0.2 miles
 1181494 - Old Thatch	Grade II	0.2 miles
 1032709 - 47, Old Street	Grade II	0.2 miles
 1352311 - Franklins (newsagent) And Beam Ends	Grade II	0.2 miles
 1284972 - 58, Old Street	Grade II	0.2 miles
 1032711 - 44 (part), 46 And 48, Old Street	Grade II	0.2 miles

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

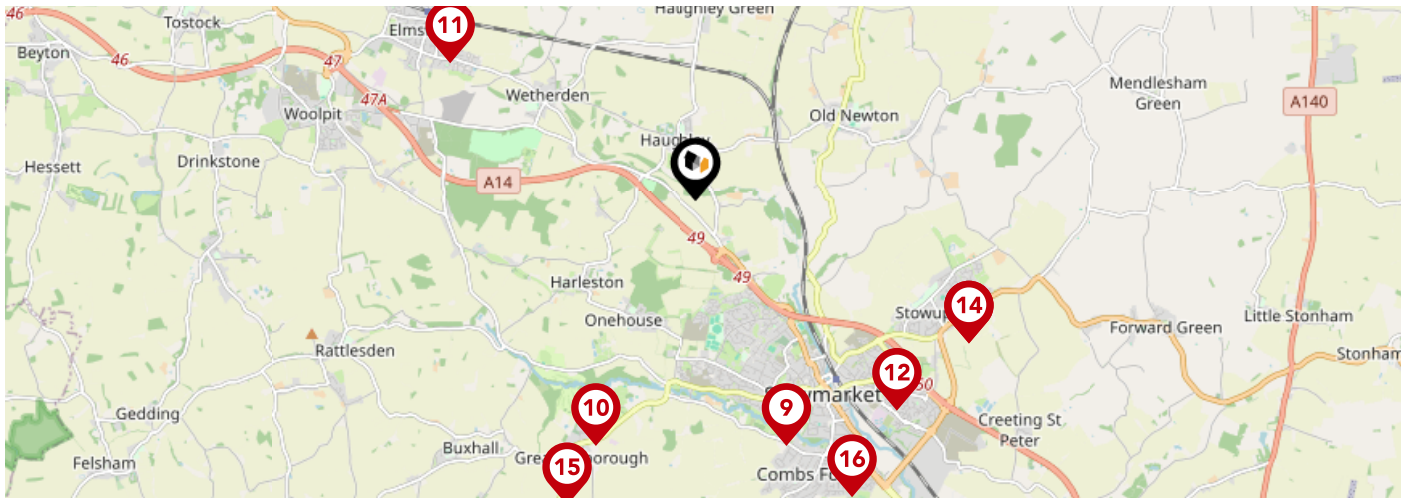
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# Area Schools



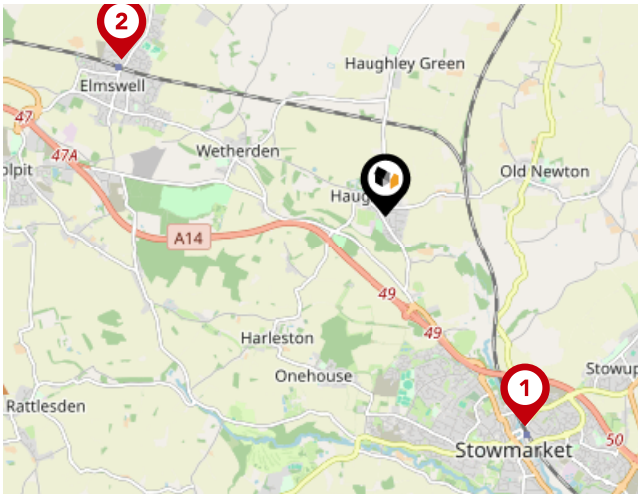
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Crawford's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 85   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Grace Cook Primary School</b> Ofsted Rating: Not Rated   Pupils: 104   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Olive AP Academy - Suffolk</b> Ofsted Rating: Good   Pupils: 5   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wood Ley Community Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stowmarket High School</b> Ofsted Rating: Requires improvement   Pupils: 901   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Chilton Community Primary School</b> Ofsted Rating: Good   Pupils: 168   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Old Newton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Gable End</b> Ofsted Rating: Good   Pupils: 5   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools



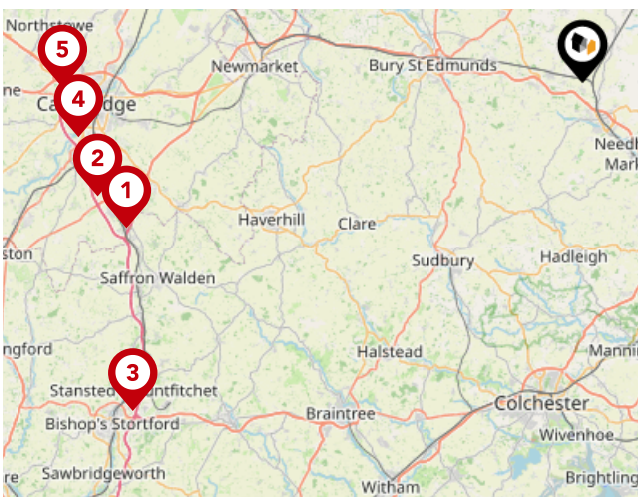
	Nursery	Primary	Secondary	College	Private
 <b>Abbot's Hall Community Primary School</b> Ofsted Rating: Good   Pupils: 373   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Finborough School</b> Ofsted Rating: Not Rated   Pupils: 659   Distance:2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Elmswell Community Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Cedars Park Community Primary School</b> Ofsted Rating: Good   Pupils: 363   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Freeman Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 203   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stowupland High School</b> Ofsted Rating: Requires improvement   Pupils: 1008   Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Finborough Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 116   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Combs Ford Primary School</b> Ofsted Rating: Good   Pupils: 361   Distance:3.04	<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	Entrance1	2.29 miles
2	Entrance	2.8 miles
3	Entrance	5.75 miles



## Trunk Roads/Motorways

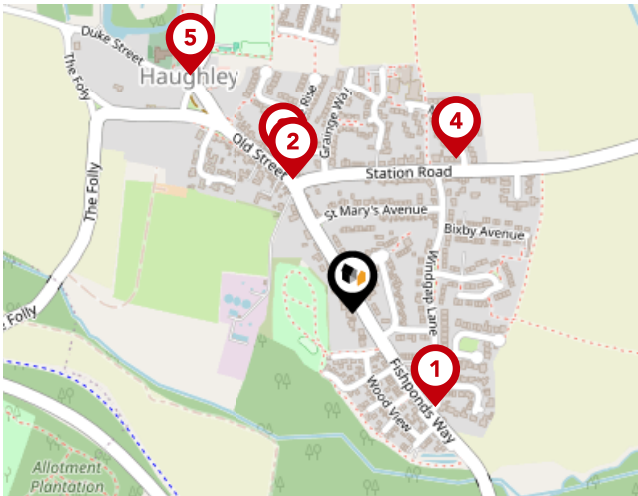
Pin	Name	Distance
1	M11 J9	34.92 miles
2	M11 J10	36.24 miles
3	M11 J8	40.62 miles
4	M11 J11	36.96 miles
5	M11 J13	37.81 miles



## Airports/Helipads

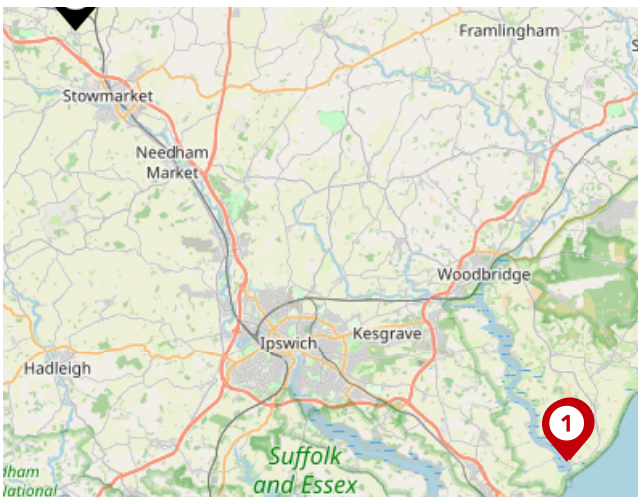
Pin	Name	Distance
1	Norwich International Airport	33.89 miles
2	Southend-on-Sea	46.27 miles
3	Stansted Airport	37.7 miles
4	Cambridge	33.7 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Windgap Lane	0.14 miles
2	Station Road	0.17 miles
3	Station Road	0.19 miles
4	Mill Fields	0.21 miles
5	Post Office	0.33 miles



## Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	23.85 miles
2	Bawdsey Ferry Landing	23.91 miles

# Disclaimer

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## Important - Please read

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# 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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