

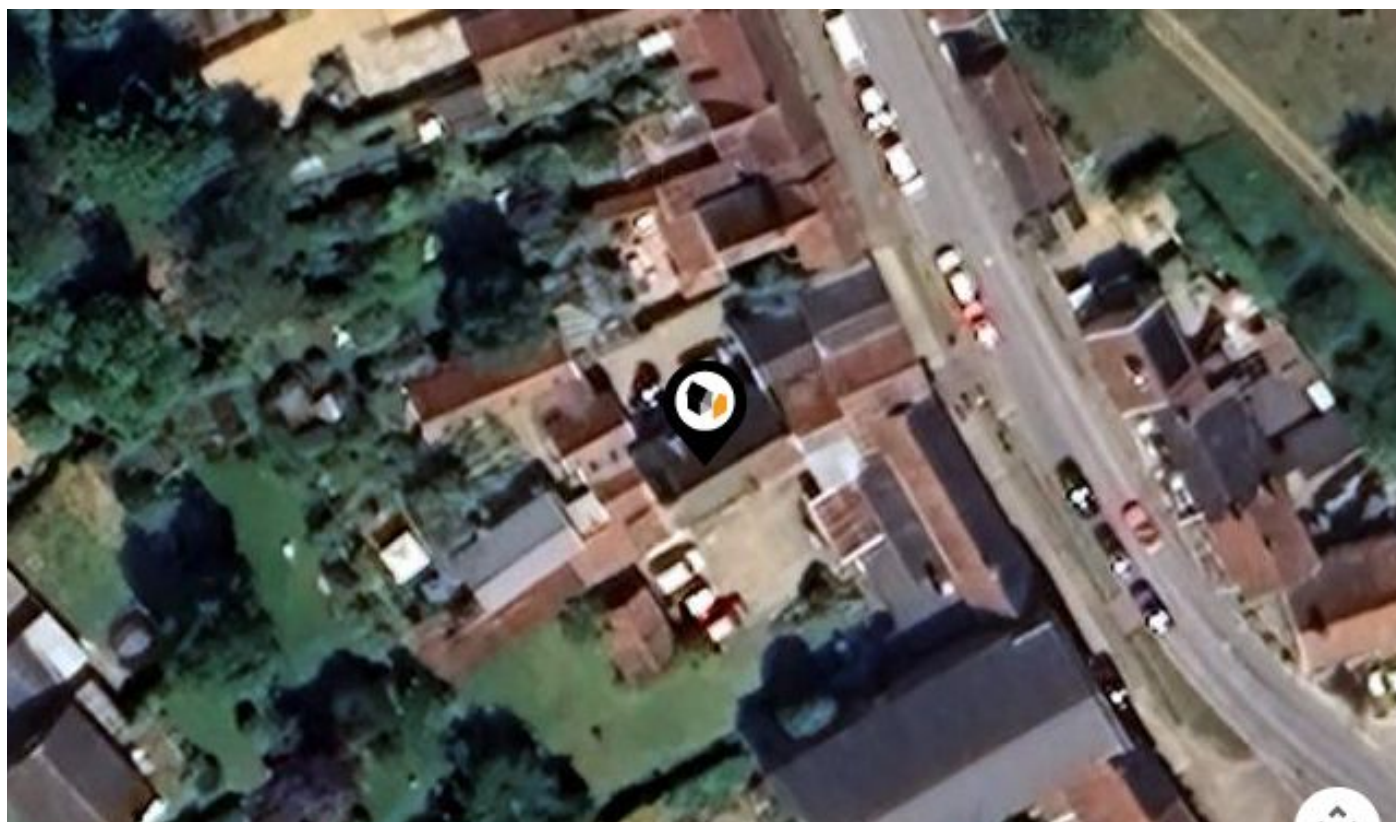


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th May 2025



46A, HIGH STREET, DEBENHAM, STOWMARKET, IP14 6QW

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

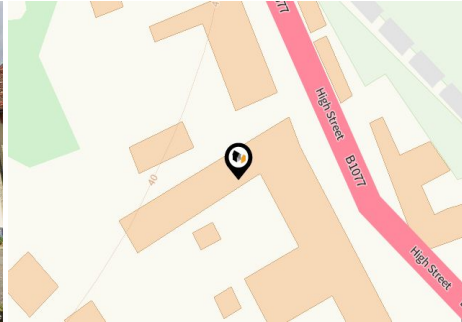
01449 768854

matt@mlproperty.co.uk

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Property Overview



Property

Type:	Terraced
Bedrooms:	1
Floor Area:	592 ft ² / 55 m ²
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,472
UPRN:	100091091922

Local Area

Local Authority:	Suffolk
Conservation Area:	Debenham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **38 High Street Debenham IP14 6QW**

Reference - 0962/17	
Decision:	Granted
Date:	10th March 2017
Description:	Insertion of 2 no. windows to rebuilt West elevation (amendment to previous Listed Building Consent 3407/13)

Reference - 3407/13	
Decision:	Granted
Date:	05th December 2013
Description:	Erection of rear conservatory (following demolition of existing single storey extension and conservatory). Erection of close boarded fence. Removal of render to south elevation and re-render with lime render. Insertion of new openings to north elevation. Repair front steps. Repairs to timber frame. Replacement of 5no. windows. Internal alterations as per submitted Schedule of Works.

Planning records for: **44 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/22/02876	
Decision:	Granted
Date:	01st June 2022
Description:	Discharge of Conditions Application for DC/21/04568- Condition 3 (Brickwork), Condition 4 (Doors and Windows) and Condition 5 (Fascias)

Reference - 1136/17	
Decision:	Granted
Date:	11th April 2017
Description:	Open up a modern fire place to expose the original ingle nook and install a wood burner

Planning records for: **44 High Street Debenham Suffolk IP14 6QW**

Reference - DC/21/04567	
Decision:	Granted
Date:	16th August 2021
Description:	Householder Planning Application - Erection of side/rear porch (following demolition of existing)

Reference - DC/21/04568	
Decision:	Granted
Date:	16th August 2021
Description:	Application for Listed Building Consent - Erection of side/rear porch (following demolition of existing)

Planning records for: **56 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/22/06373	
Decision:	Granted
Date:	23rd December 2022
Description:	Discharge of Conditions Application for DC/22/01070 - Condition 4 (Facing and Roof Covering Materials), Condition 5 (Rainwater Goods) and Condition 6 (Flue)

Reference - DC/22/01072	
Decision:	Granted
Date:	28th February 2022
Description:	Application for Listed Building Consent- Erection of a single storey pitched roof rear extension (following removal of existing lean to addition, shed and greenhouse), installation of external boiler, insertion and replacement of doors and windows. Insertion of roof window to stair well, structural repairs to timber frame, replacement of cement render with lime plaster, removal of common brick/concrete block infill between studs and replacement with hempcrete, and internal alterations.

Planning records for: **56 High Street Debenham Suffolk IP14 6QW**

Reference - DC/22/01070
Decision: Granted
Date: 28th February 2022
Description: Householder Application - Erection of a single storey pitched roof rear extension (following removal of existing lean to addition, shed and greenhouse), repositioning of oil tank, installation of external boiler and erection of shed.

Reference - DC/24/02425
Decision: Granted
Date: 27th May 2024
Description: Discharge of Conditions Application for DC/22/01072 - Condition 10 (Rooflight)

Reference - DC/24/00424
Decision: Granted
Date: 28th January 2024
Description: Discharge of Conditions Application for DC/22/01072 - Part-discharge of Condition 3 (Details of Render - South Gable) and Condition 6 (Details of Insulation - South Gable)

Reference - DC/24/00425
Decision: Decided
Date: 28th January 2024
Description: Discharge of Conditions Application for DC/22/01072 - Part-discharge of Condition 8 (new/replacement opening lights in existing oak frames)

Planning records for: **56 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/23/00453
Decision: Decided
Date: 30th January 2023
Description: Discharge of Conditions Application for DC/22/01070 - Condition 7 (Fenestration) (Part discharge) and Condition 8 (Eaves & Verges)

Reference - DC/22/03685
Decision: Decided
Date: 25th July 2022
Description: Discharge of Conditions Application for DC/22/01072- Condition 3 (Details of Render) (Part discharge for Front/Rear main range), Condition 4 (External Timber Frame Works) (Part discharge for Front/Rear main range), Condition 6 (Details of Insulation), Condition 7 (Wattle and Daub Repairs) (Part discharge for Front/Rear main range) and Condition 8 (Proposed Fenestration) (Part discharge for Kitchen Window to yard)

Reference - DC/23/00454
Decision: Decided
Date: 30th January 2023
Description: Discharge of Conditions Application for DC/22/01072 - Condition 8 (Fenestration) (Part discharge) and Condition 11 (Internal Floor Finishes)

Reference - DC/24/00421
Decision: Awaiting decision
Date: 28th January 2024
Description: Householder Application - Erection of two storey rear extension (amended scheme to withdrawn application DC/23/05390) .

Planning records for: **56 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/23/05945	
Decision:	Granted
Date:	31st December 2023
Description:	Discharge of Conditions Application for DC/22/01072 - Condition 9 (Hall Window)

Reference - DC/24/00423	
Decision:	Decided
Date:	28th January 2024
Description:	Discharge of Conditions Application for DC/22/01072 - Part-discharge of Condition 4 (External Timber Frame Repairs - South Gable)

Planning records for: **28 High Street Debenham IP14 6QW**

Reference - DC/24/00924	
Decision:	Refused
Date:	23rd February 2024
Description:	Planning Application. Conversion and extension of barn to form 1No Dwelling

Planning records for: **48 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/17/03403	
Decision:	Refused
Date:	08th August 2017
Description:	Planning Application - Retrospective application for the replacement of gallery front windows and entrance door.

Planning records for: **48 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - 0978/00/
Decision: Granted
Date: 21st September 2000
Description: CHANGE OF USE FROM BUSINESS TO RESIDENTIAL.

Reference - DC/23/01937
Decision: Refused
Date: 24th April 2023
Description: Application to determine if Prior Approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 3, Class MA - Conversion to residential use(C3).

Reference - 0954/93/
Decision: Withdrawn
Date: 16th November 1993
Description: CHANGE OF USE FROM ANTIQUES SHOP TO ESTATE AGENCY (WITH LIVING ACCOMMODATION ABOVE).

Reference - DC/18/04330
Decision: Granted
Date: 27th September 2018
Description: Planning Application. Retrospective application for the replacement of gallery front windows and entrance door.

Planning records for: **52 High Street Debenham Stowmarket Suffolk IP14 6QW**

Reference - DC/19/03961
Decision: Granted
Date: 20th August 2019
Description: Planning Application - Change of use of Shop A1 to Dwelling C3 and alterations as detailed in design and access statement, heritage statement and proposed plans and elevations drawing no. 02

Reference - DC/19/03962
Decision: Granted
Date: 20th August 2019
Description: Application for Listed Building Consent - Alterations as detailed in design and access statement, heritage statement and proposed plans and elevations drawing no. 02 to facilitate change of use to dwelling

Reference - DC/17/05182
Decision: Withdrawn
Date: 11th December 2017
Description: Planning Application. Conversion of existing building to provide 8no. flats and 1no. commercial unit.

Reference - DC/17/05183
Decision: Withdrawn
Date: 11th December 2017
Description: Application for Listed Building Consent. Conversion of existing building to provide 8no. flats and 1no. commercial unit.

Property EPC - Certificate

46a, High Street, Debenham, IP14 6QW

Energy rating

E

Valid until 16.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Property

EPC - Additional Data

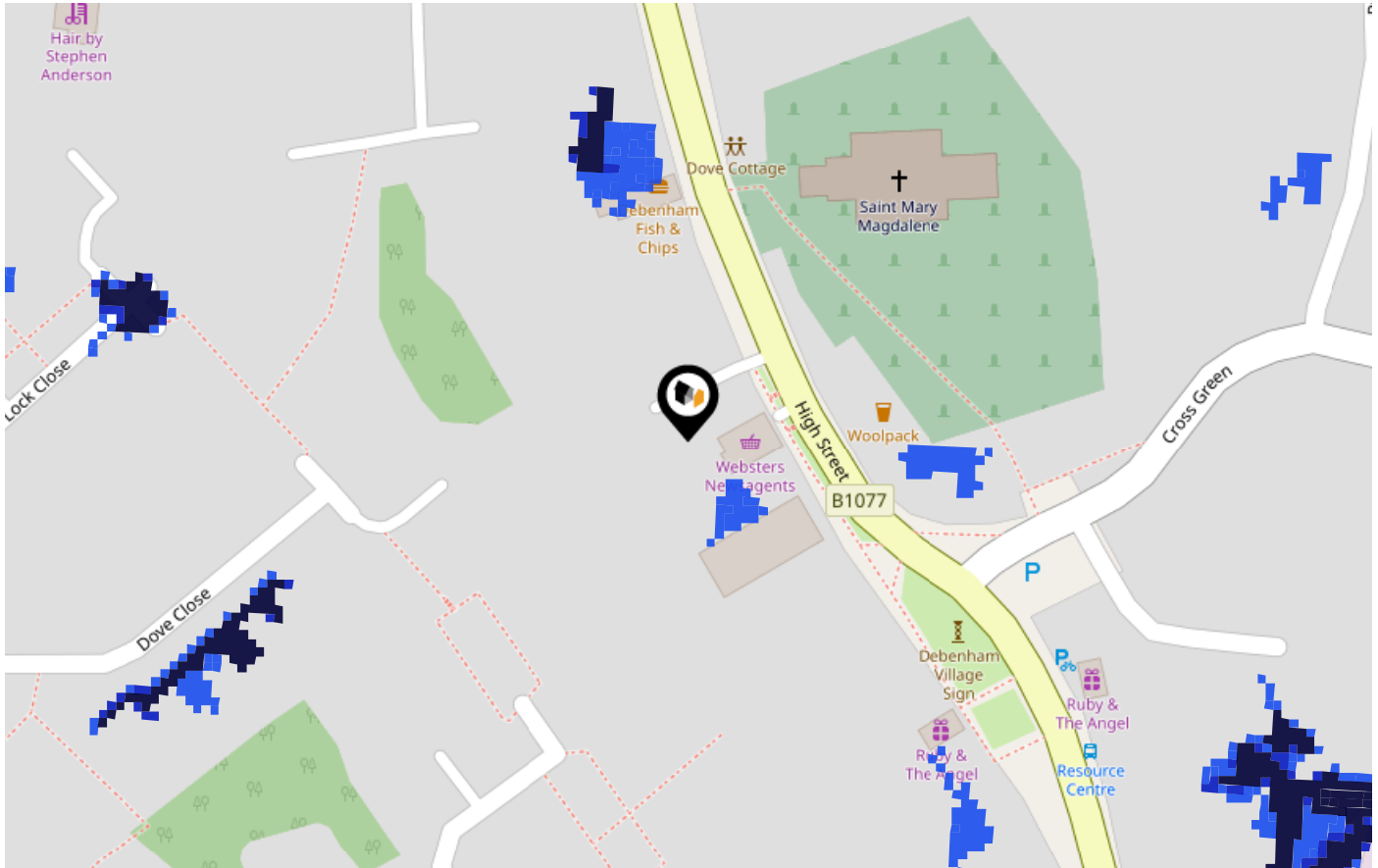
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	55 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.

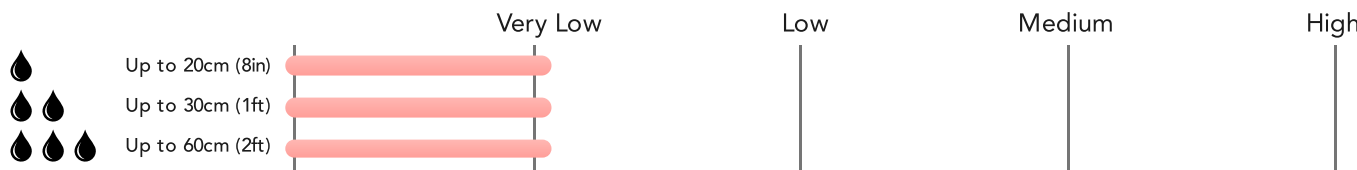


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

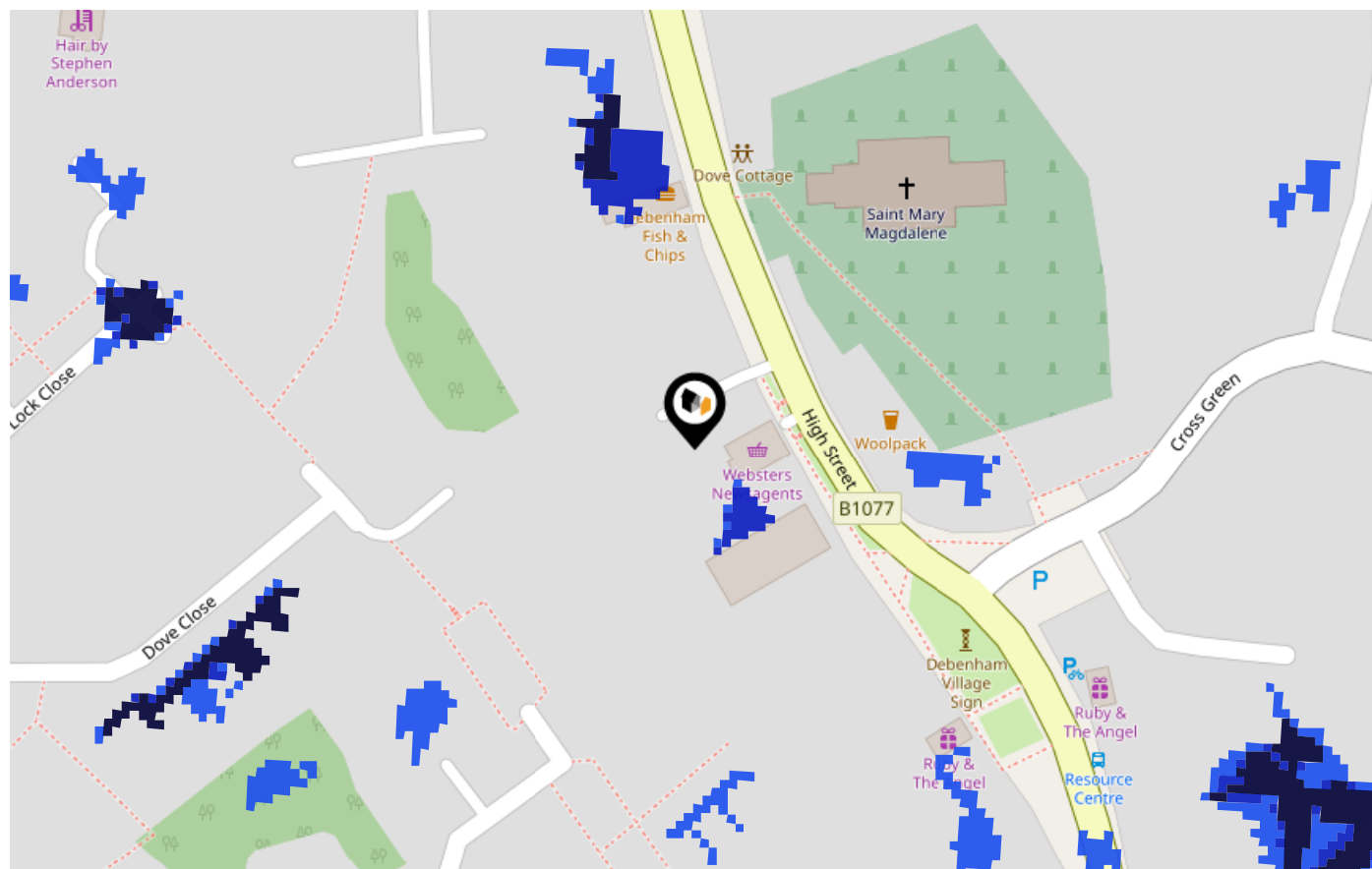
Chance of flooding to the following depths at this property:



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.

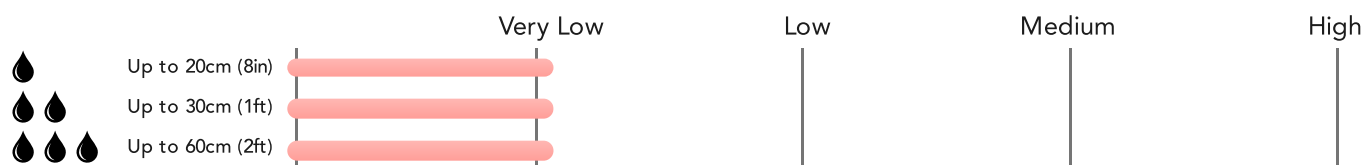


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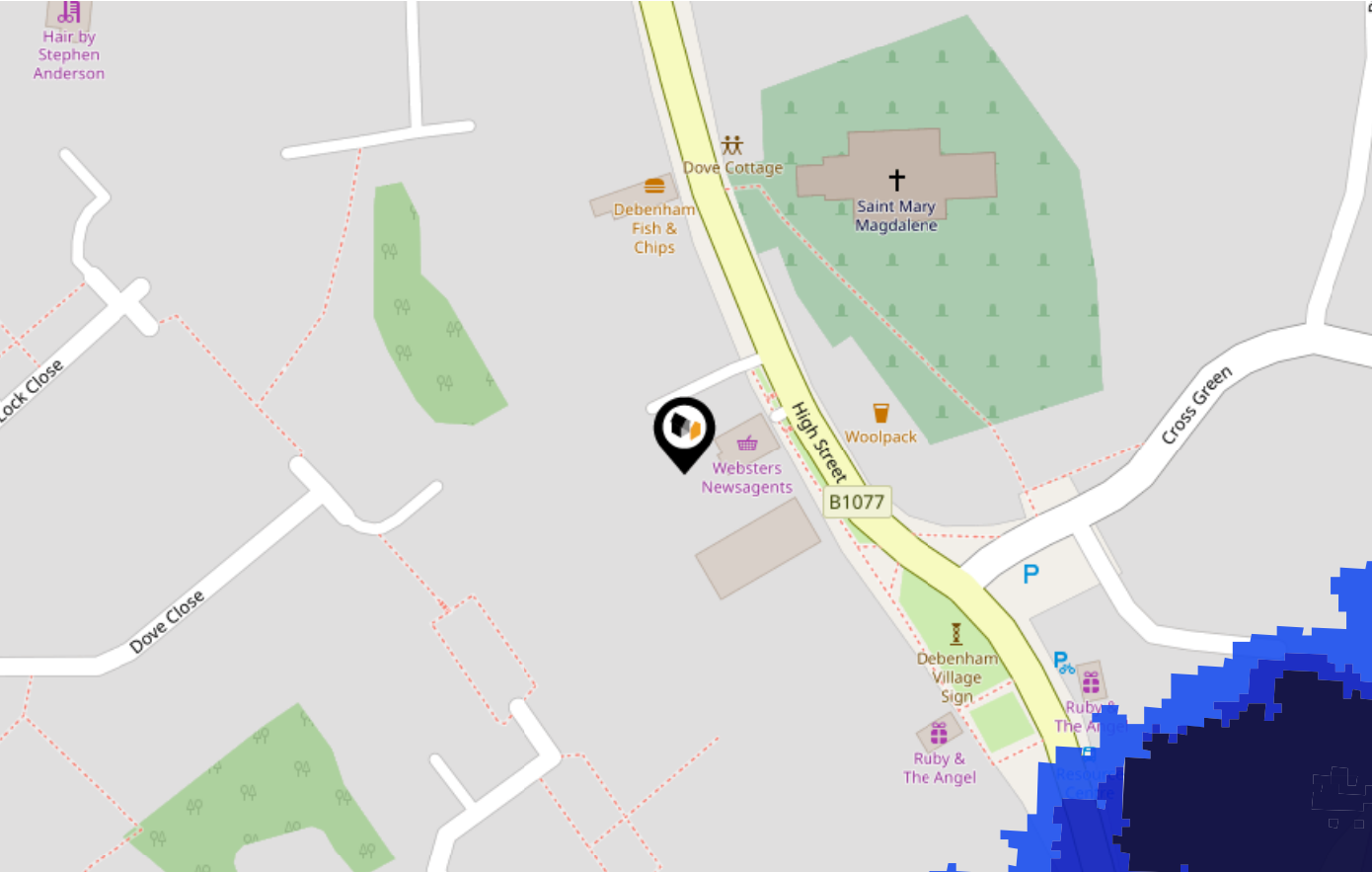
Chance of flooding to the following depths at this property:



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.

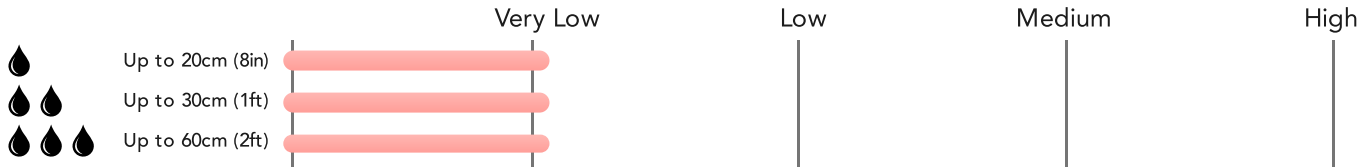


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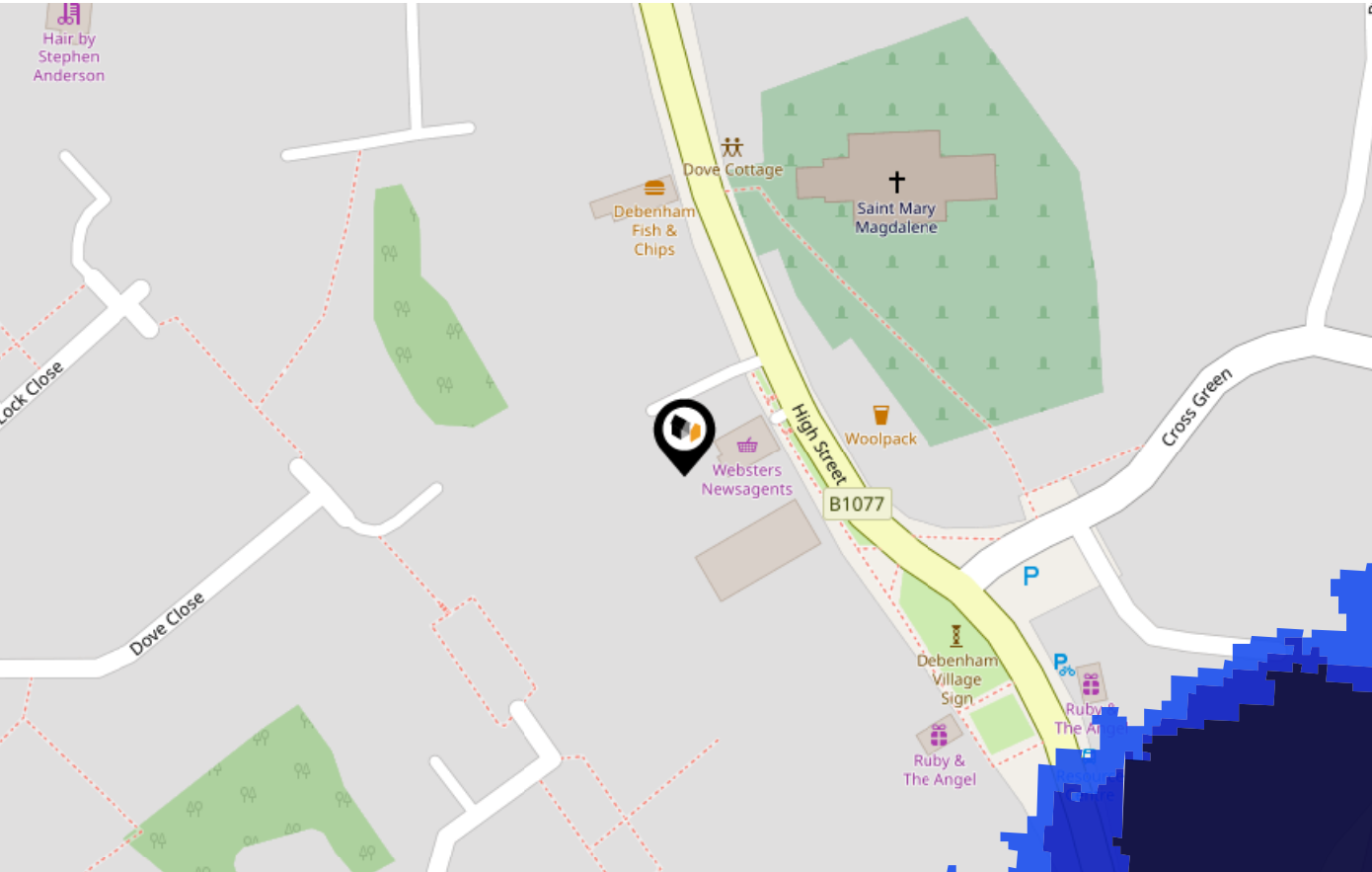
Chance of flooding to the following depths at this property:



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.

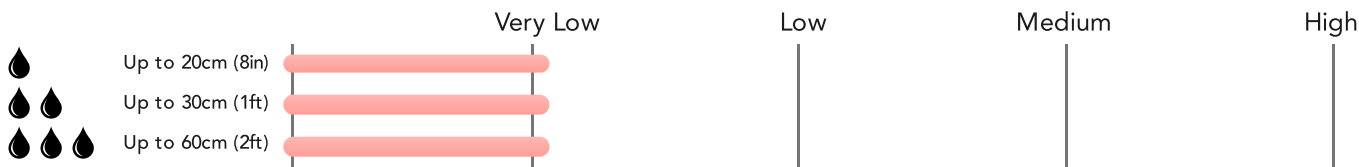


Risk Rating: Very low

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.

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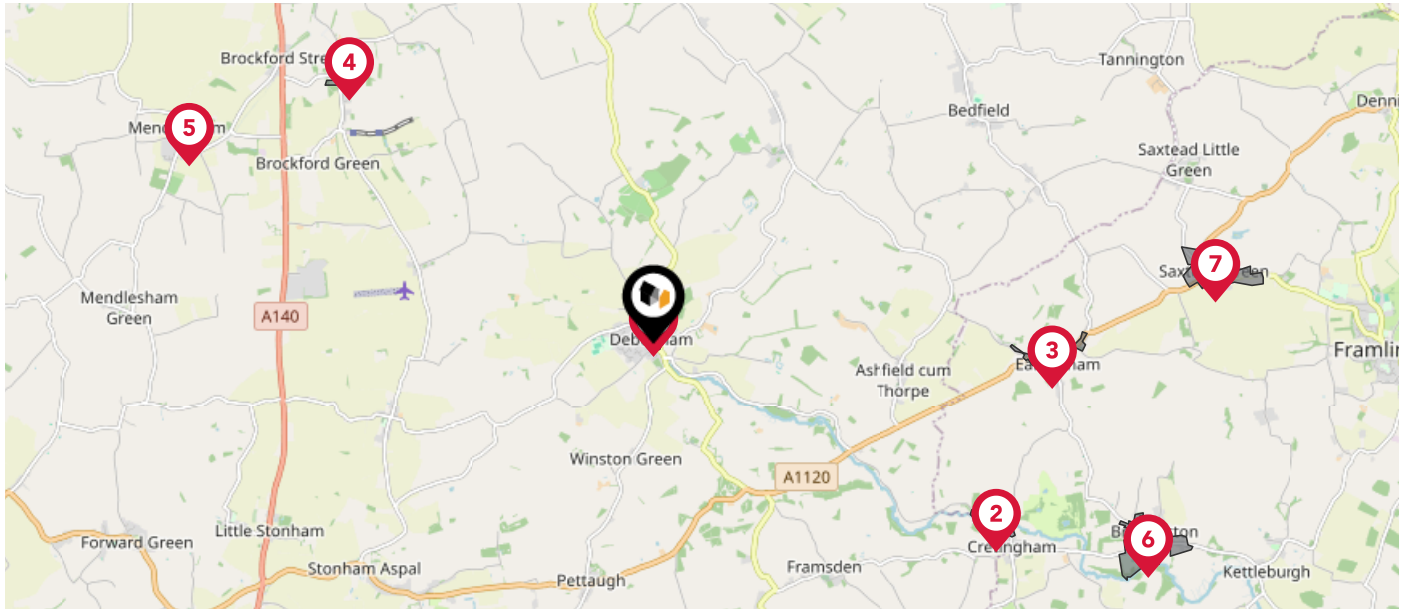
Chance of flooding to the following depths at this property:



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



Debenham



Cretingham



Earl Soham



Wetheringsett



Mendlesham



Brandeston

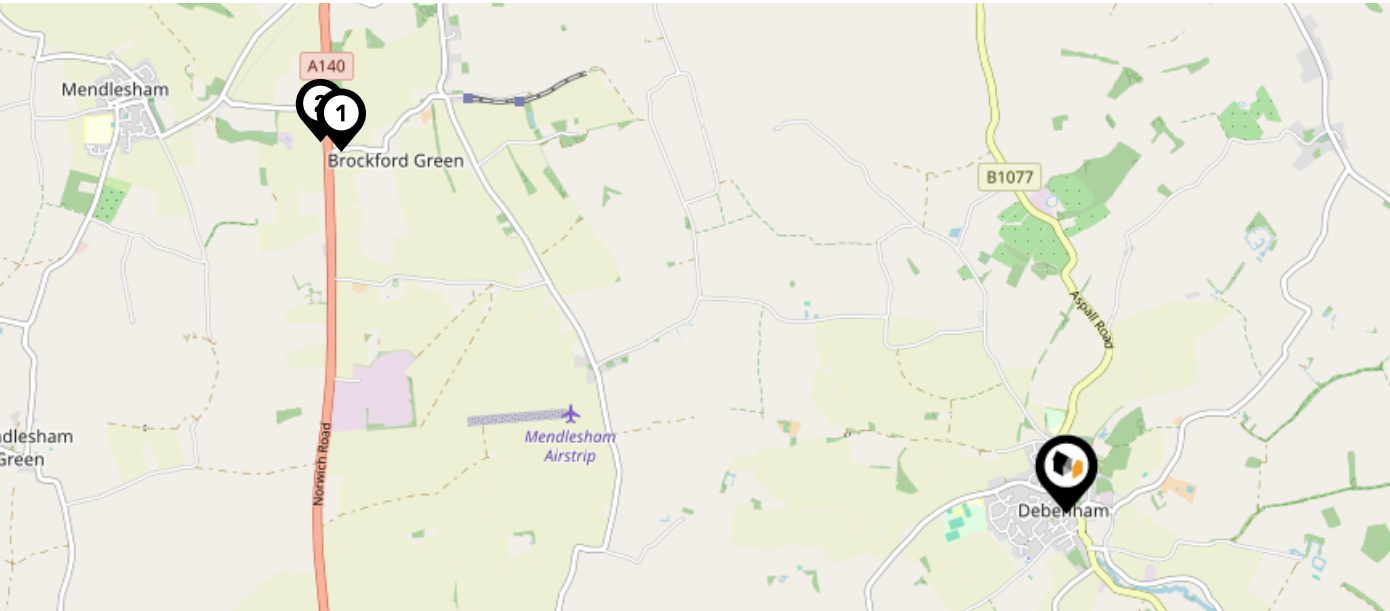


Saxtead Green

Maps

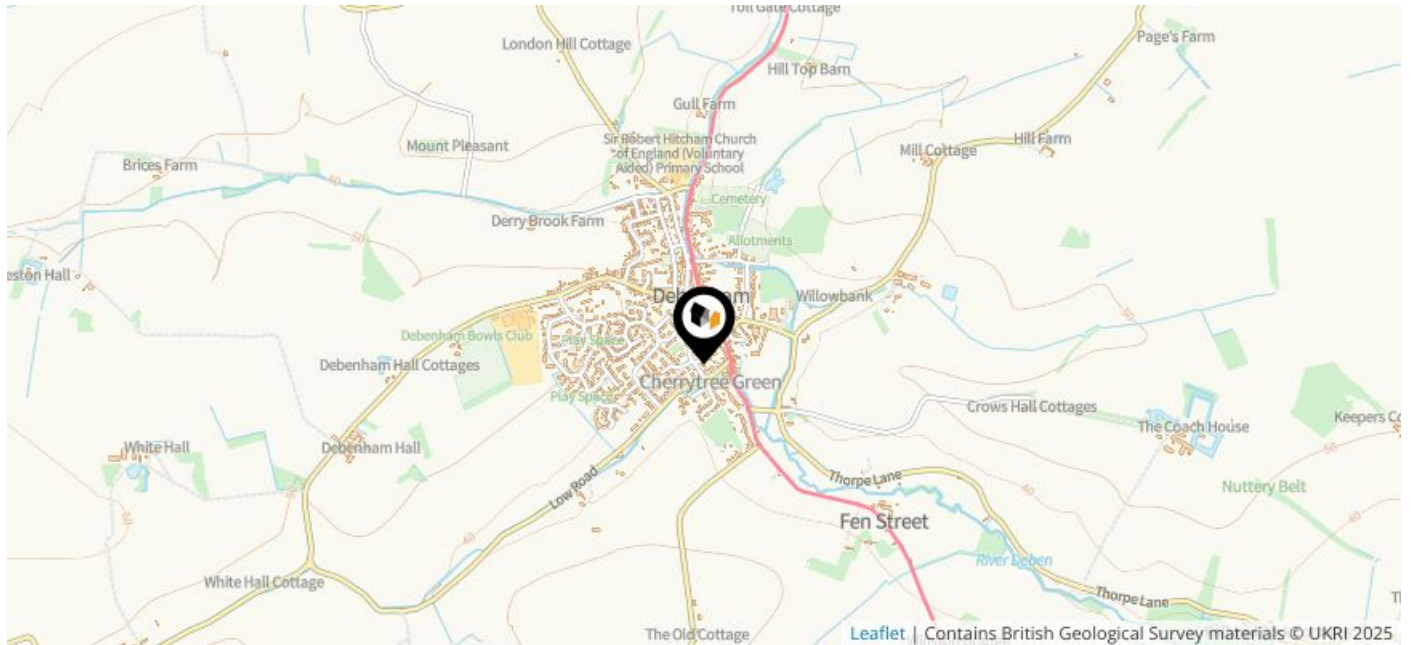
Landfill Sites

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	Wetheringsett-Near Stowmarket, Suffolk	Historic Landfill <input type="checkbox"/>
2	Railway Cuttings-Railway Cuttings, Brockford	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

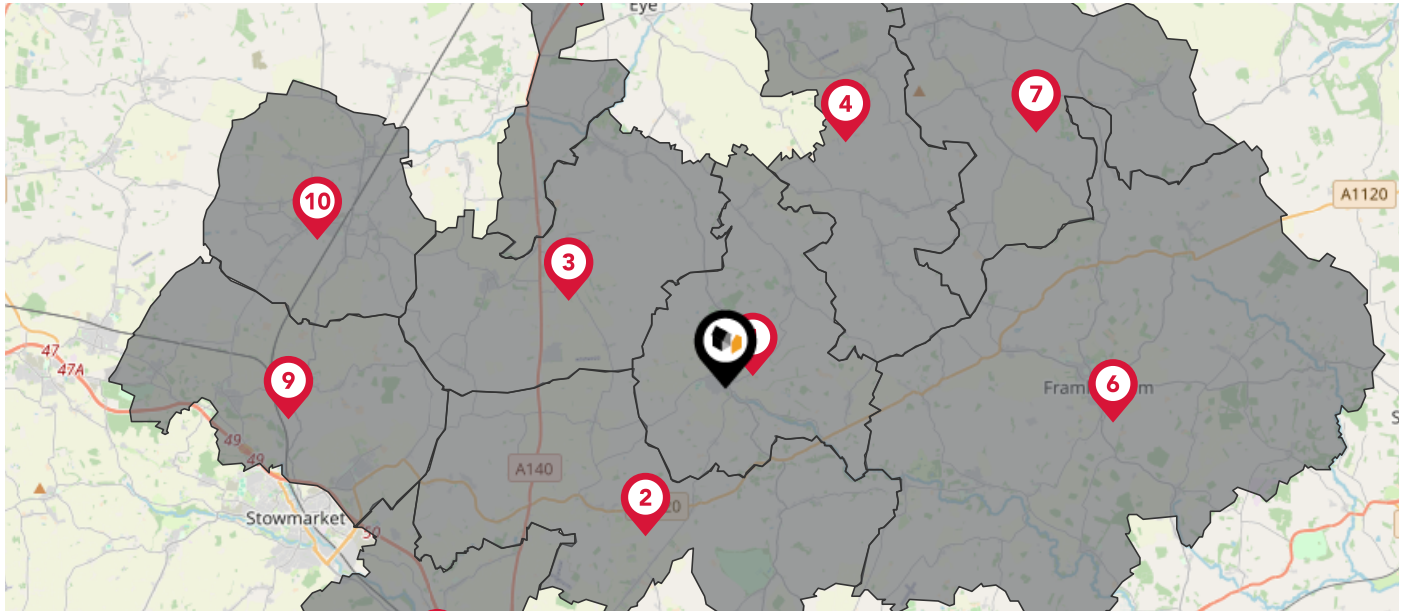
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

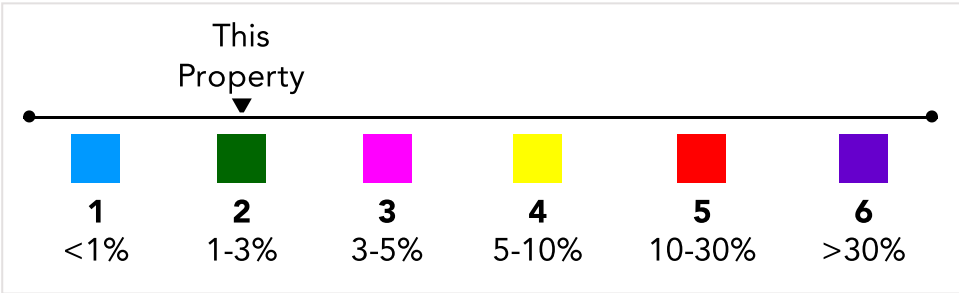
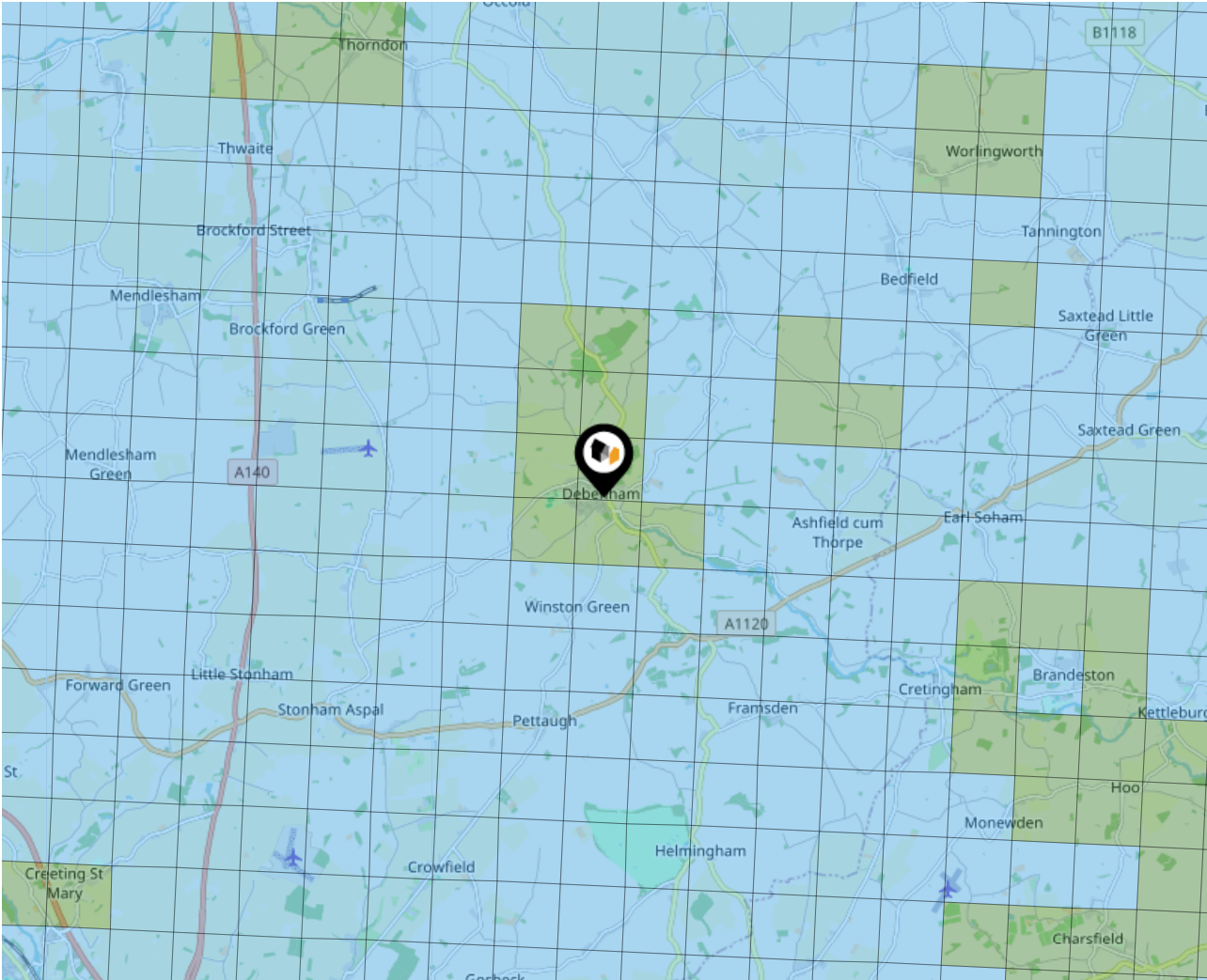


Nearby Council Wards

- | | |
|----|---------------------------------------|
| 1 | Debenham Ward |
| 2 | Stonham Ward |
| 3 | Mendlesham Ward |
| 4 | Hoxne & Worlingworth Ward |
| 5 | Needham Market Ward |
| 6 | Framlingham Ward |
| 7 | Stradbroke & Laxfield Ward |
| 8 | Palgrave Ward |
| 9 | Haughley, Stowupland & Wetherden Ward |
| 10 | Bacton Ward |

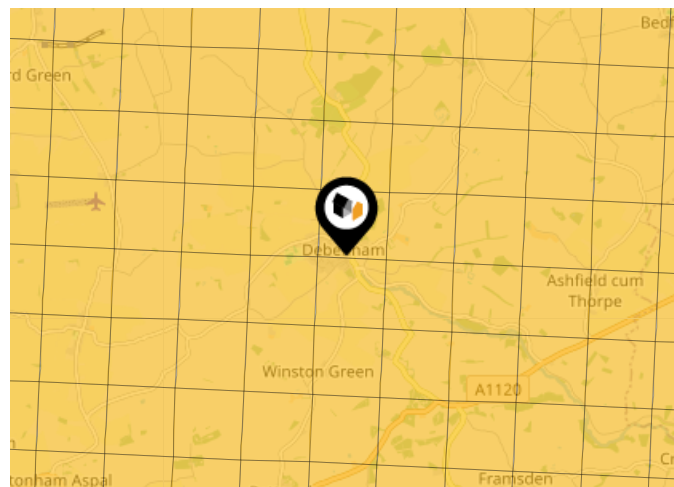
What is Radon?

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)

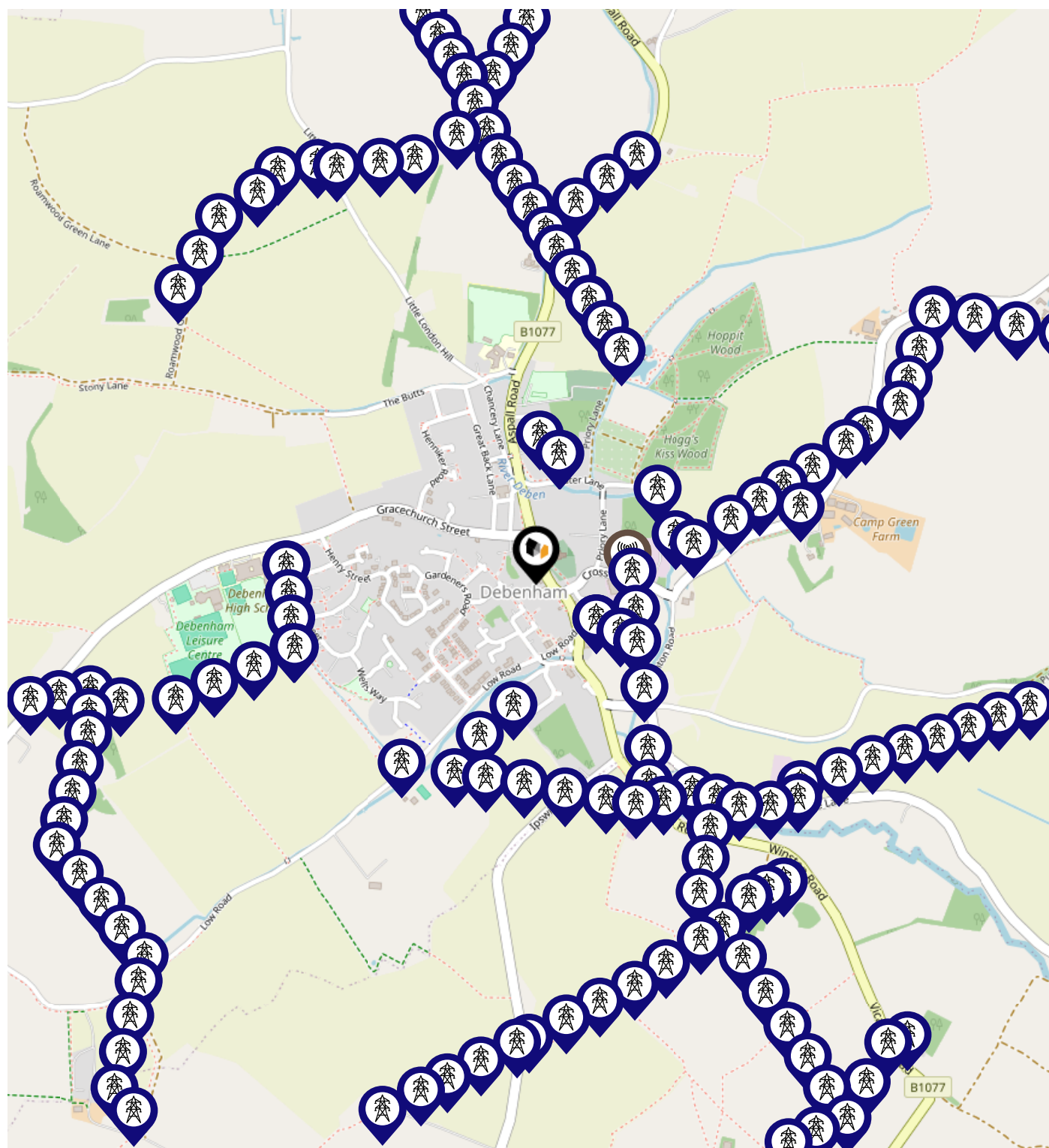
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





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...

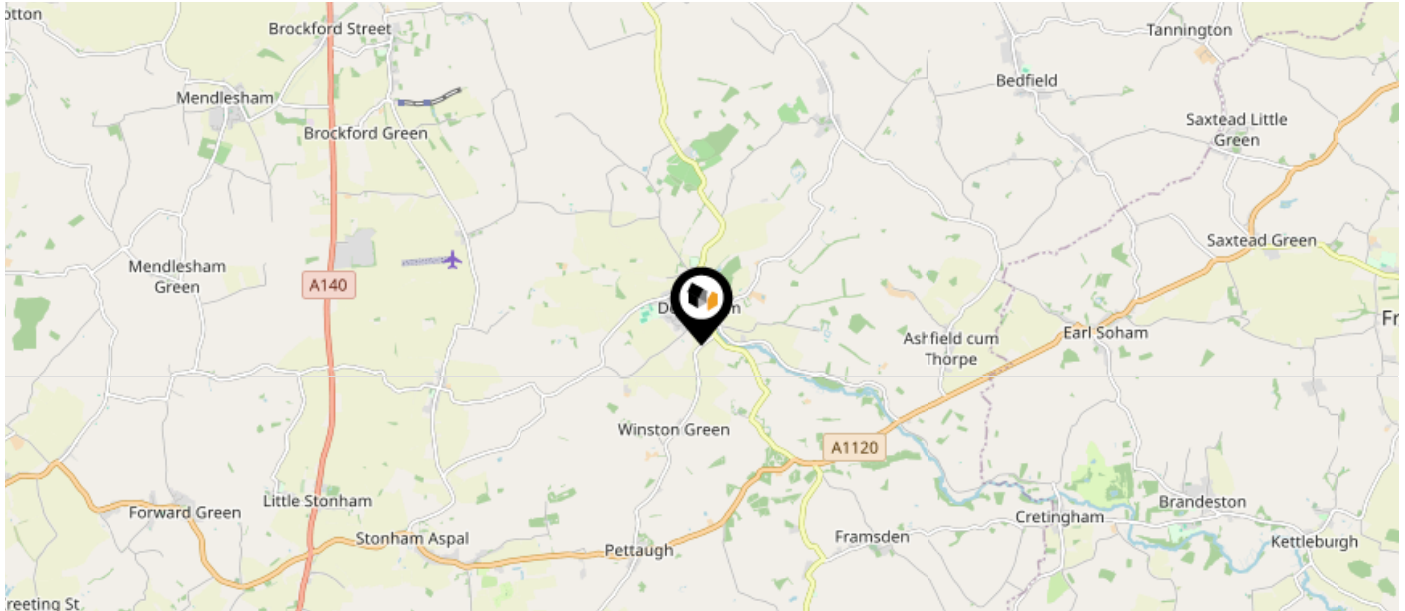


Listed Buildings in the local district		Grade	Distance
	1352486 - 38, High Street	Grade II	0.0 miles
	1283186 - Pump 10 Metres East Of Number 56	Grade II	0.0 miles
	1283304 - Church Of St Mary	Grade I	0.0 miles
	1199747 - Cloverdene	Grade II	0.0 miles
	1032289 - 40 And 42, High Street	Grade II	0.0 miles
	1283231 - R And G Webster	Grade II	0.0 miles
	1032290 - Lovejoy Antiques	Grade II	0.0 miles
	1032291 - 56, High Street	Grade II	0.0 miles
	1032292 - 64 And 66, High Street	Grade II	0.0 miles
	1352487 - Warwick House	Grade II	0.0 miles

Maps

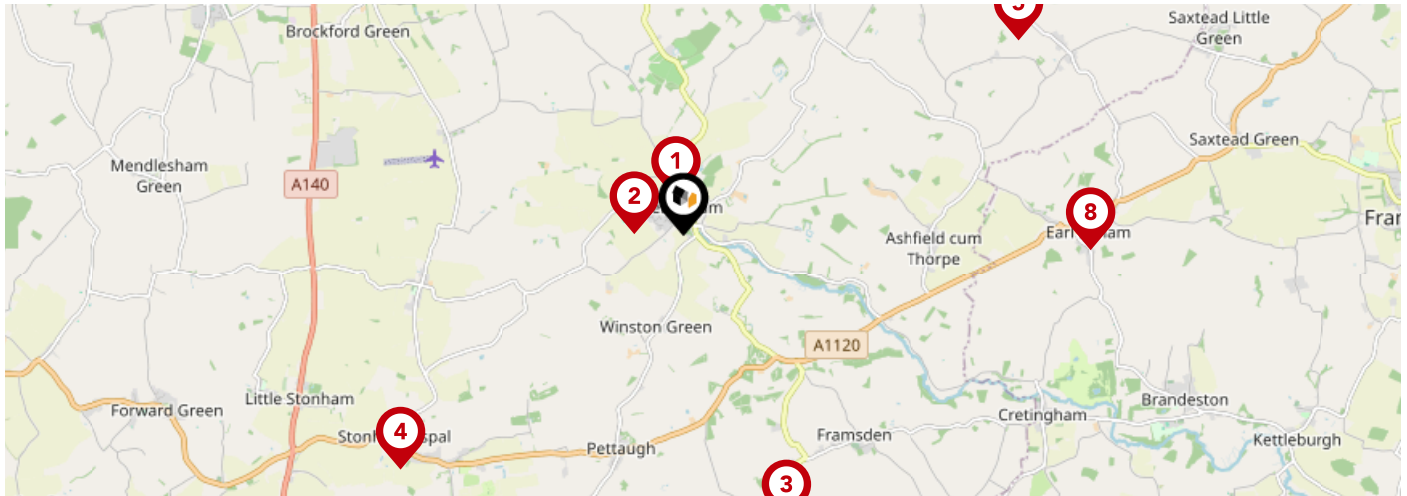
Green Belt

This map displays nearby areas that have been designated as Green Belt...

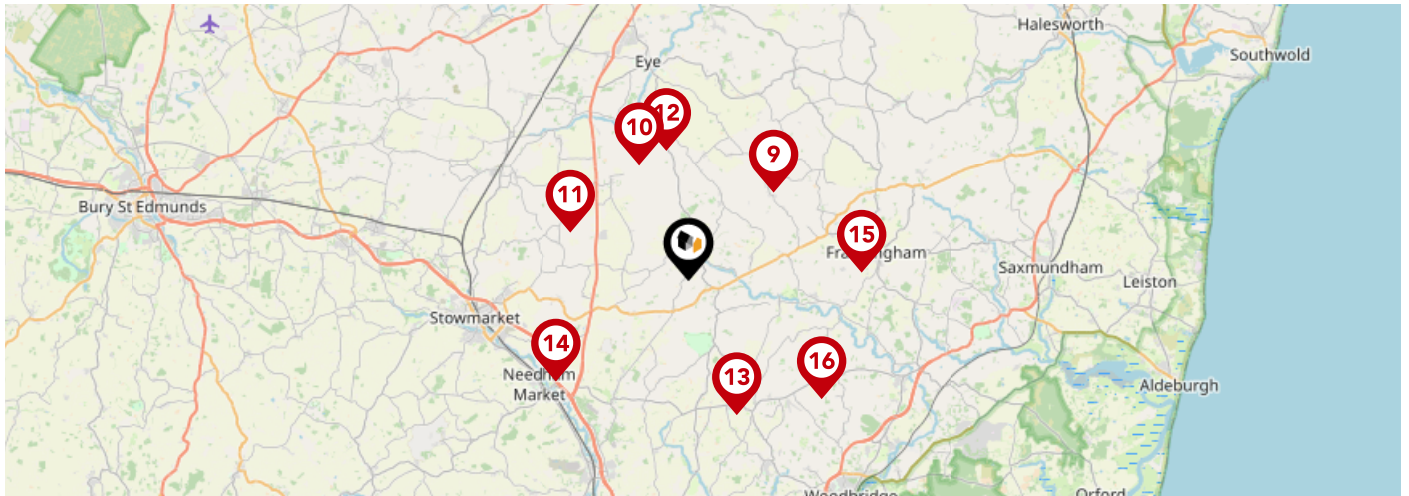










Nearby Green Belt Land

No data available.



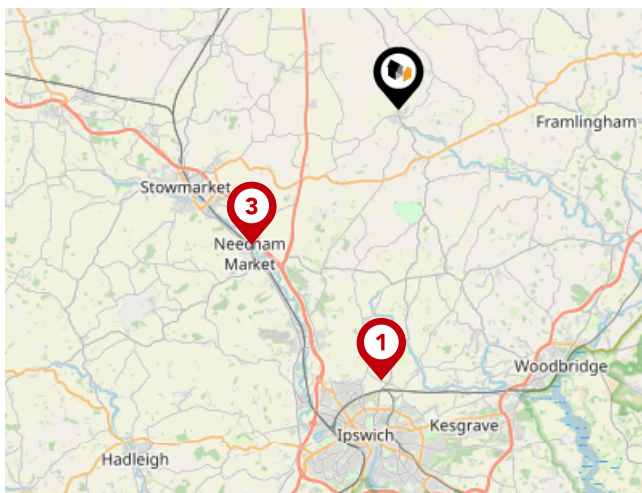
		Nursery	Primary	Secondary	College	Private
1	Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Debenham High School Ofsted Rating: Good Pupils: 687 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Helmingham Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 26 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stonham Aspal Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 186 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.52	<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:3.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Earl Soham Community Primary School Ofsted Rating: Good Pupils: 70 Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Occold Primary School Ofsted Rating: Good Pupils: 49 Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Otley Primary School Ofsted Rating: Requires improvement Pupils: 48 Distance:5.2	<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:6.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thomas Mills High School & Sixth Form Ofsted Rating: Good Pupils: 1030 Distance:6.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Charsfield Church of England Primary School Ofsted Rating: Good Pupils: 36 Distance:6.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

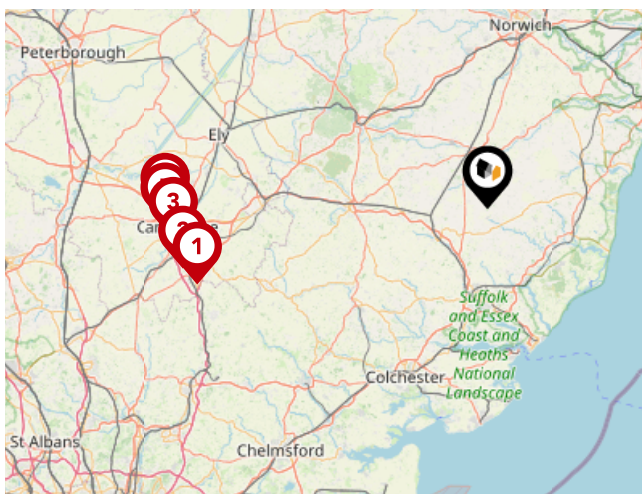
Area

Transport (National)



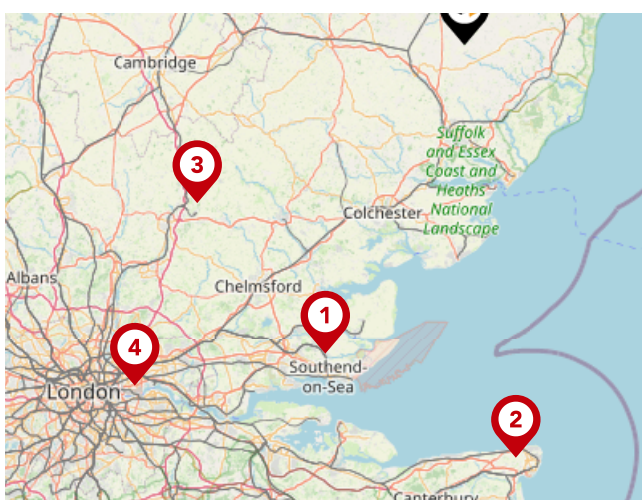
National Rail Stations

Pin	Name	Distance
1	Entrance2	9.88 miles
2	Needham Market Rail Station	7.27 miles
3	Entrance	7.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	43.68 miles
2	M11 J10	45.12 miles
3	M11 J11	45.93 miles
4	M11 J13	46.78 miles
5	M11 J12	46.99 miles

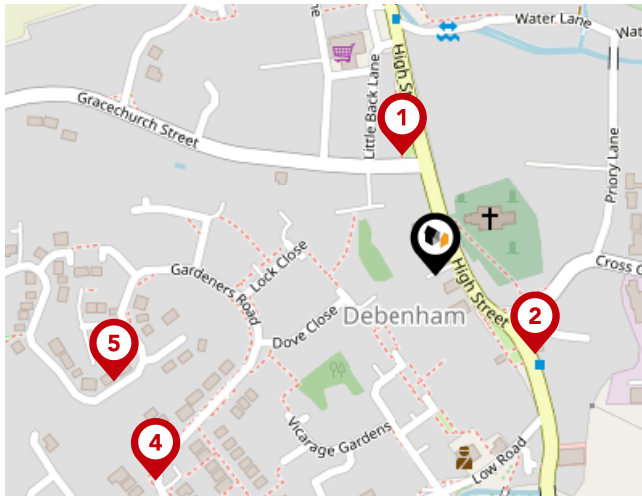


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	49.66 miles
2	Manston	61.12 miles
3	Stansted Airport	45.42 miles
4	Silvertown	69.41 miles

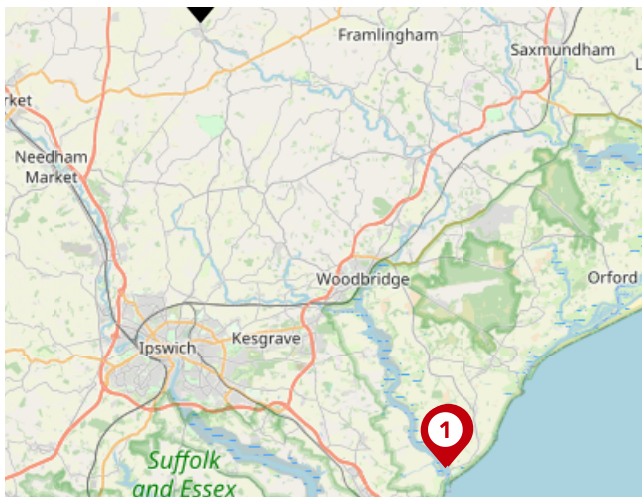
Area

Transport (Local)



Bus Stops/Stations

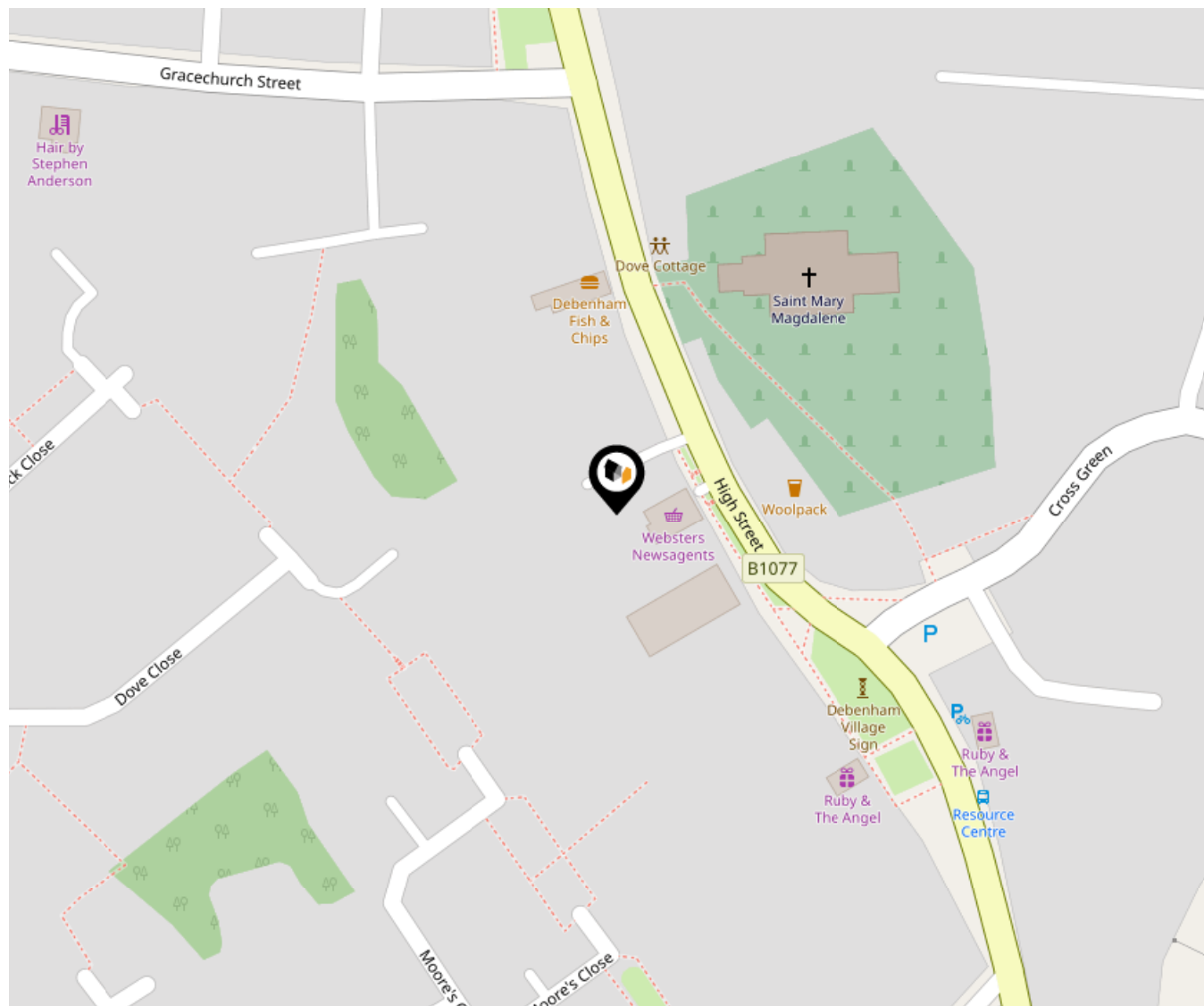
Pin	Name	Distance
1	Little Back Lane	0.07 miles
2	Resource Centre	0.07 miles
3	Bus Shelter	0.16 miles
4	Field Way	0.2 miles
5	Aldous Court	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.49 miles
2	Bawdsey Ferry Landing	18.51 miles

Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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