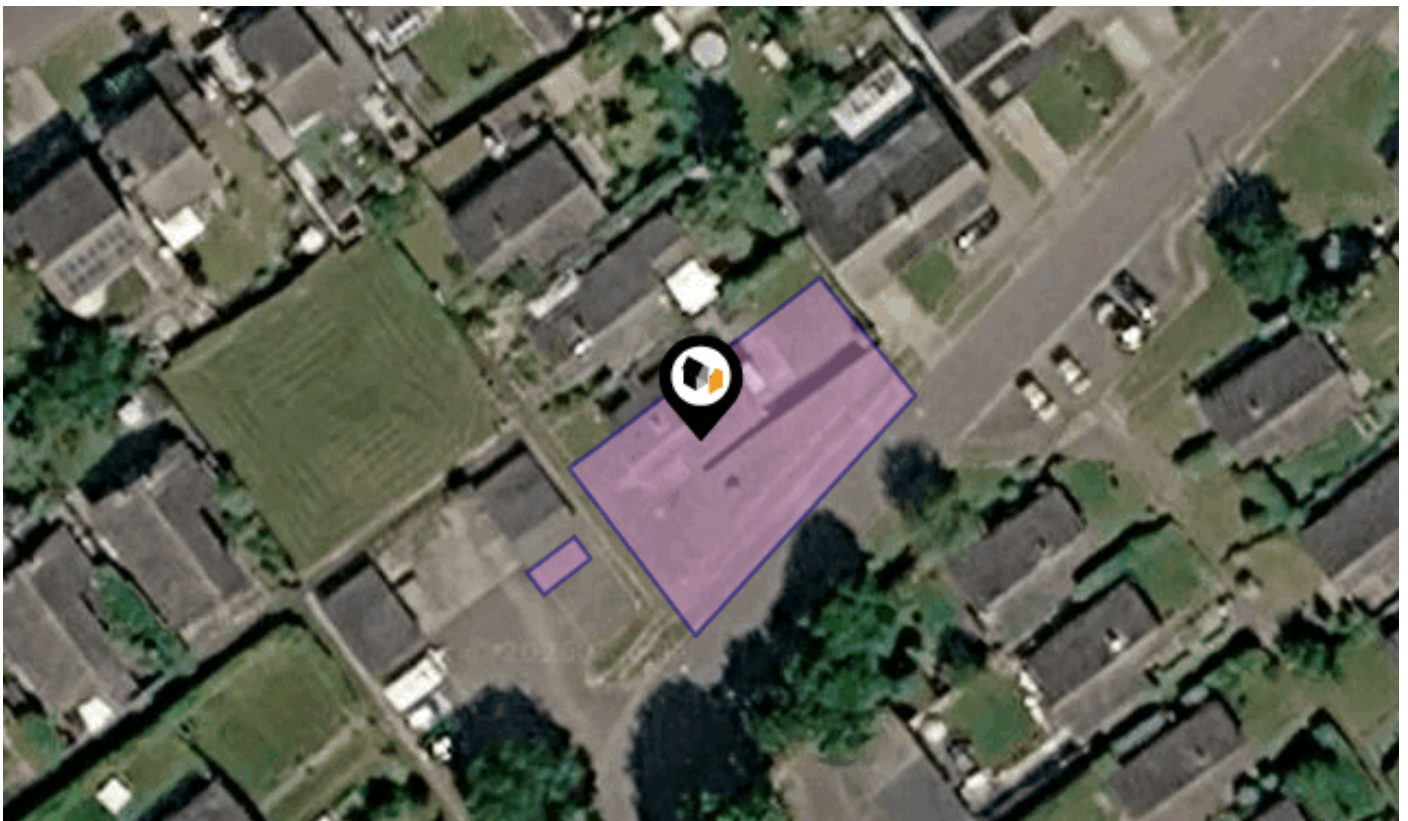




See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 29th June 2026



33, GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14 6QY

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

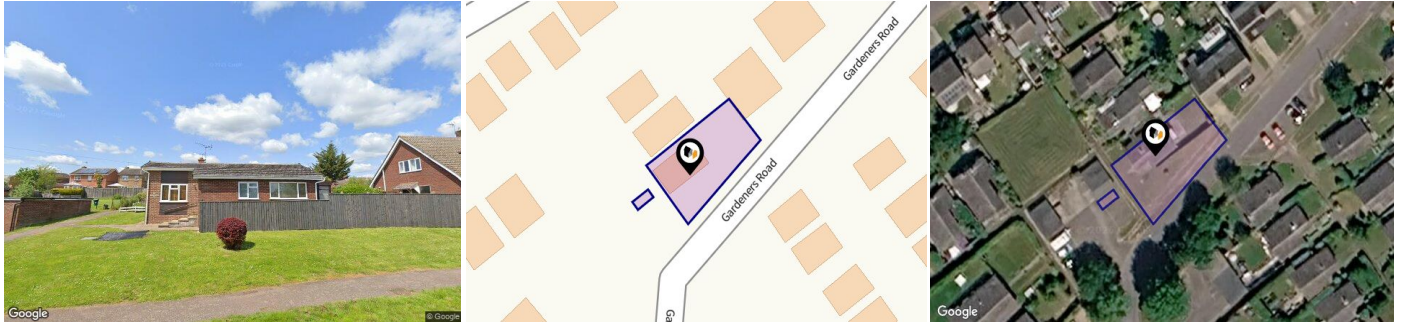
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



Property Overview



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2	Latest FENSA Work:	27/06/2021 - 3 windows, 2 doors
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.1 acres		
Year Built :	1976-1982		
Council Tax :	Band B		
Annual Estimate:	£1,802		
Title Number:	SK136115		
UPRN:	100091091284		
Restrictive Covenants:	No		

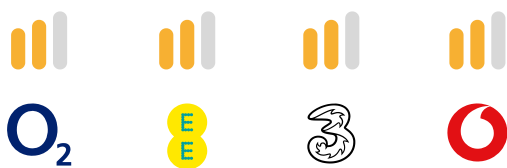
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY**

Reference - DC/25/00318
Decision: Decided
Date: 23rd January 2025
Description: Application for a Lawful Development Certificate for a Proposed use or development - Erection of a single storey rear extension (following demolition of sun room)

Planning records for: **21 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY**

Reference - DC/18/00075
Decision: Granted
Date: 06th January 2018
Description: Householder Planning Application - Erection of single storey rear extension (following demolition of existing conservatory), and render finish over existing brickwork on front elevation.

Planning records for: **32 Gardeners Road Debenham Suffolk IP14 6QY**

Reference - DC/21/02726
Decision: Granted
Date: 07th May 2021
Description: Householder Planning Application - Erection of rear conservatory.

Planning records for: **53 Gardeners Road Debenham IP14 6QY**

Reference - 3037/15
Decision: Granted
Date: 09th September 2015
Description: Erection of two storey side extension

Planning records for: *54 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY*

Reference - DC/18/02819	
Decision:	Granted
Date:	20th June 2018
Description:	Householder Planning Application - Erection of rear and side extensions

Property EPC - Certificate

33 Gardeners Road, Debenham, STOWMARKET, IP14
6QY

Energy rating

E

Valid until 21.06.2036

Certificate number
0390-2891-7660-2696-0311

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Property EPC - Additional Data

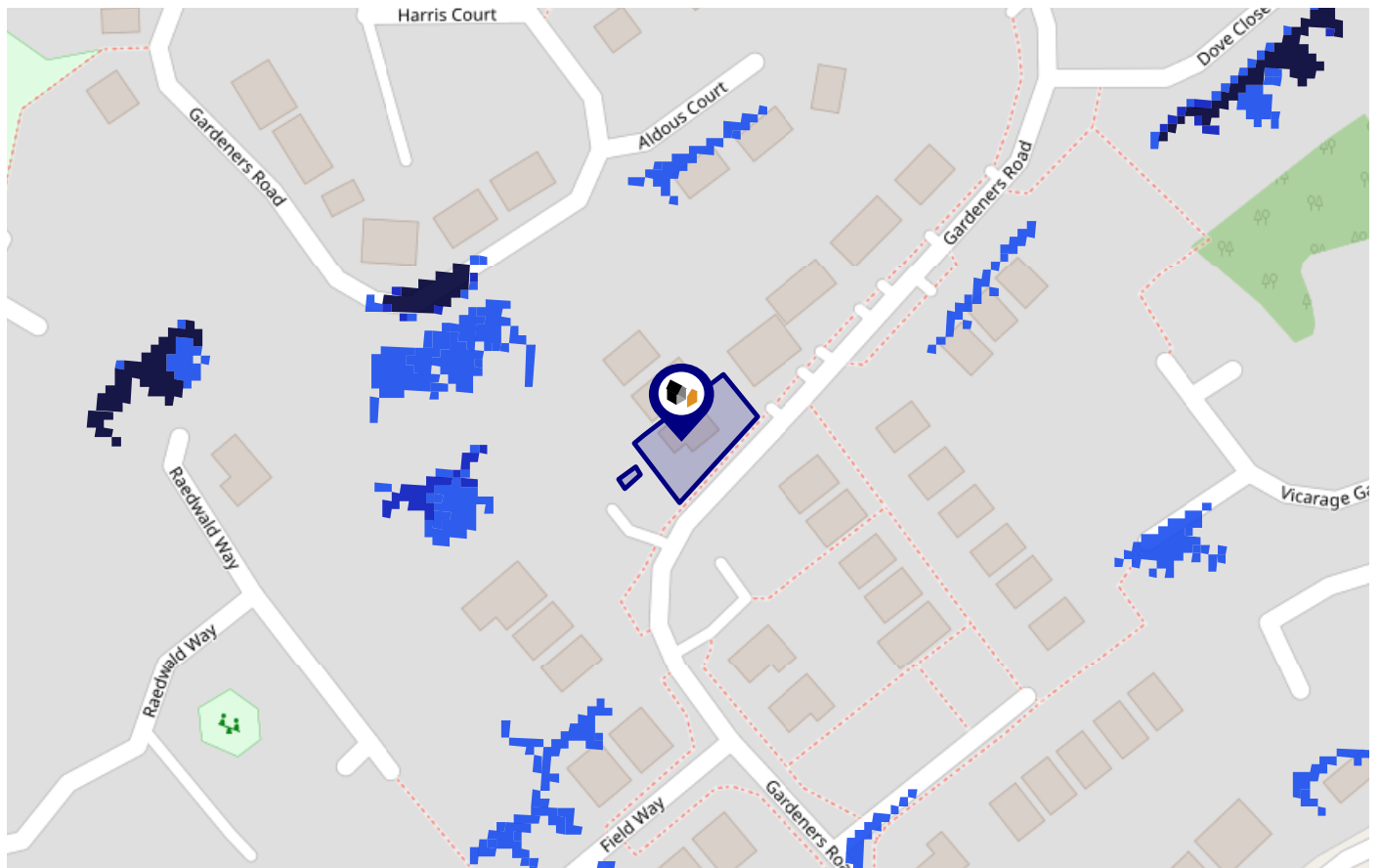
Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 125 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Poor
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	60 m ²

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

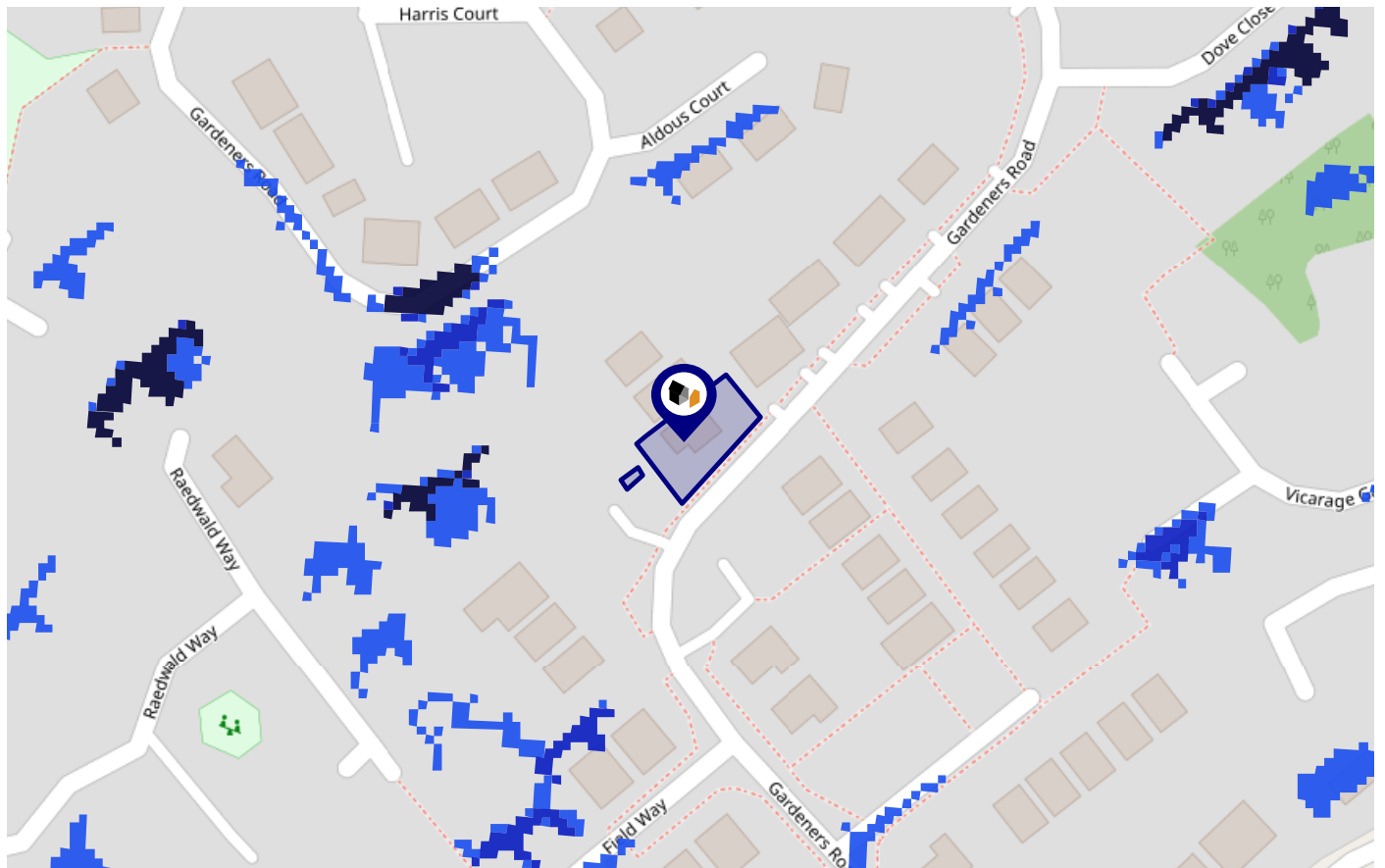
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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.

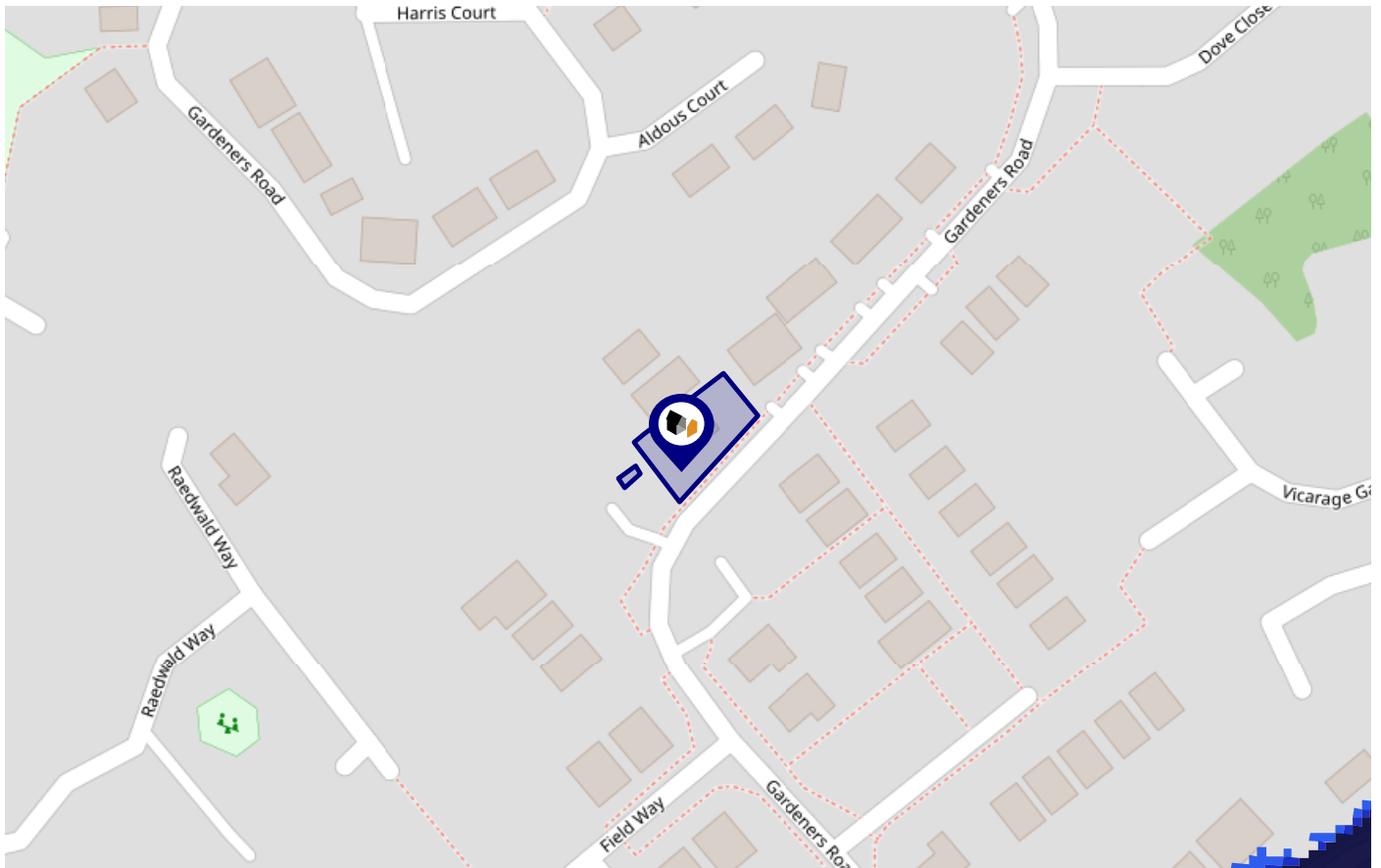
Chance of flooding to the following depths at this property:



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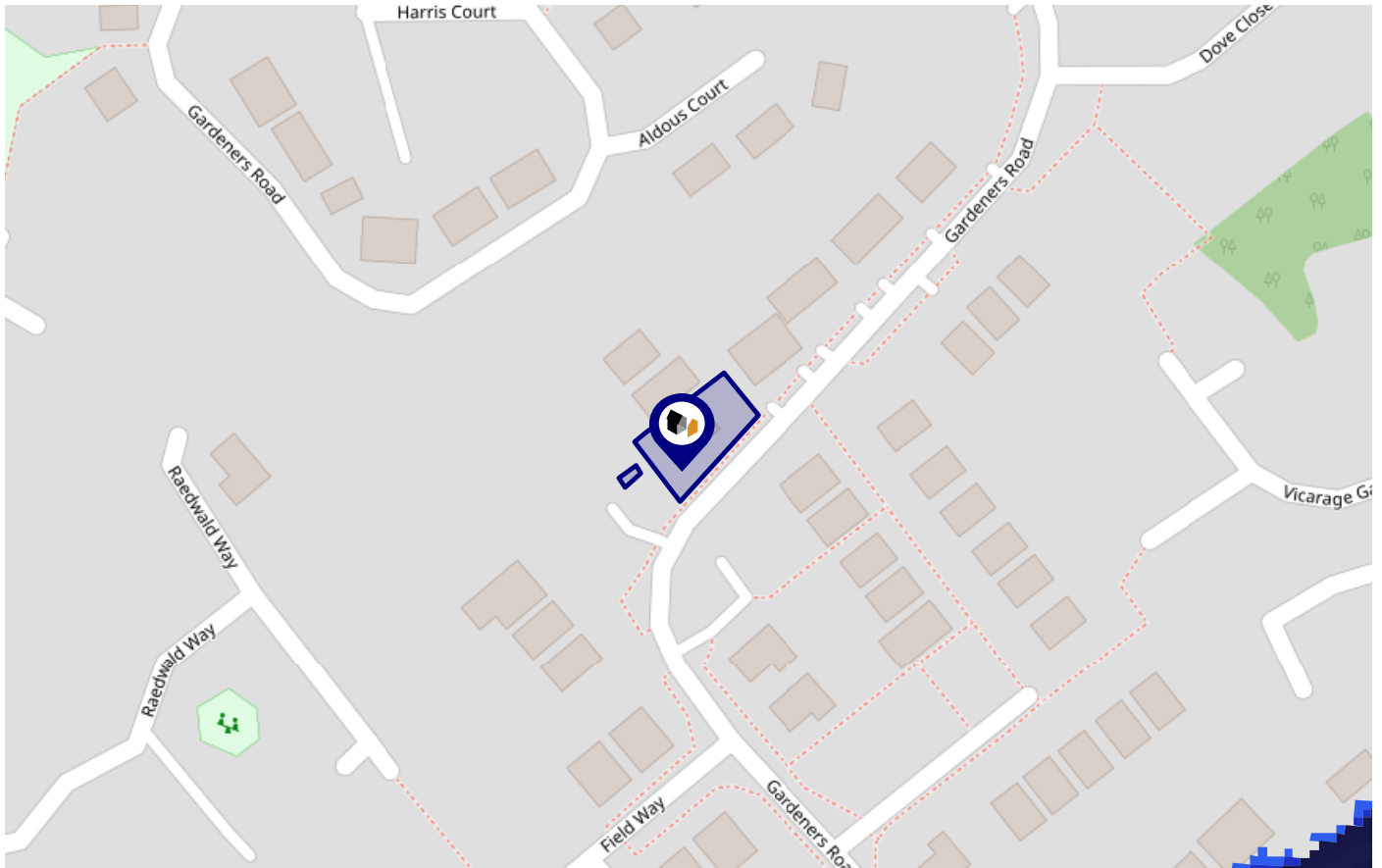
Chance of flooding to the following depths at this property:



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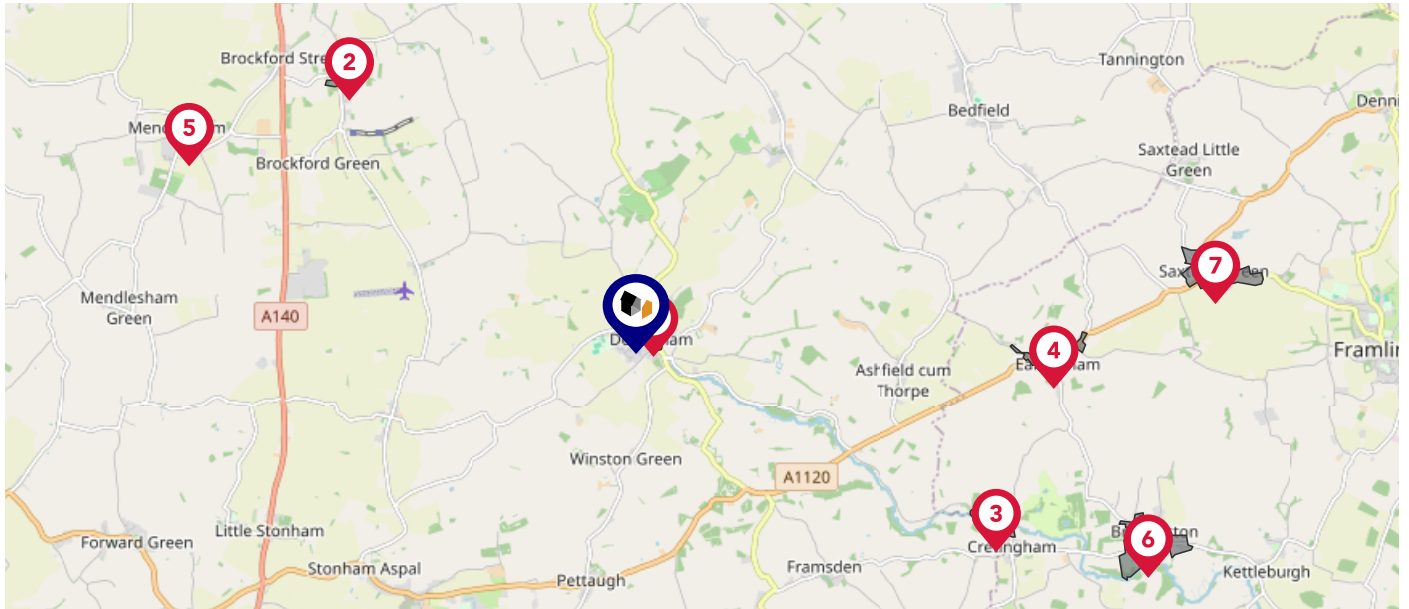
Chance of flooding to the following depths at this property:










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.



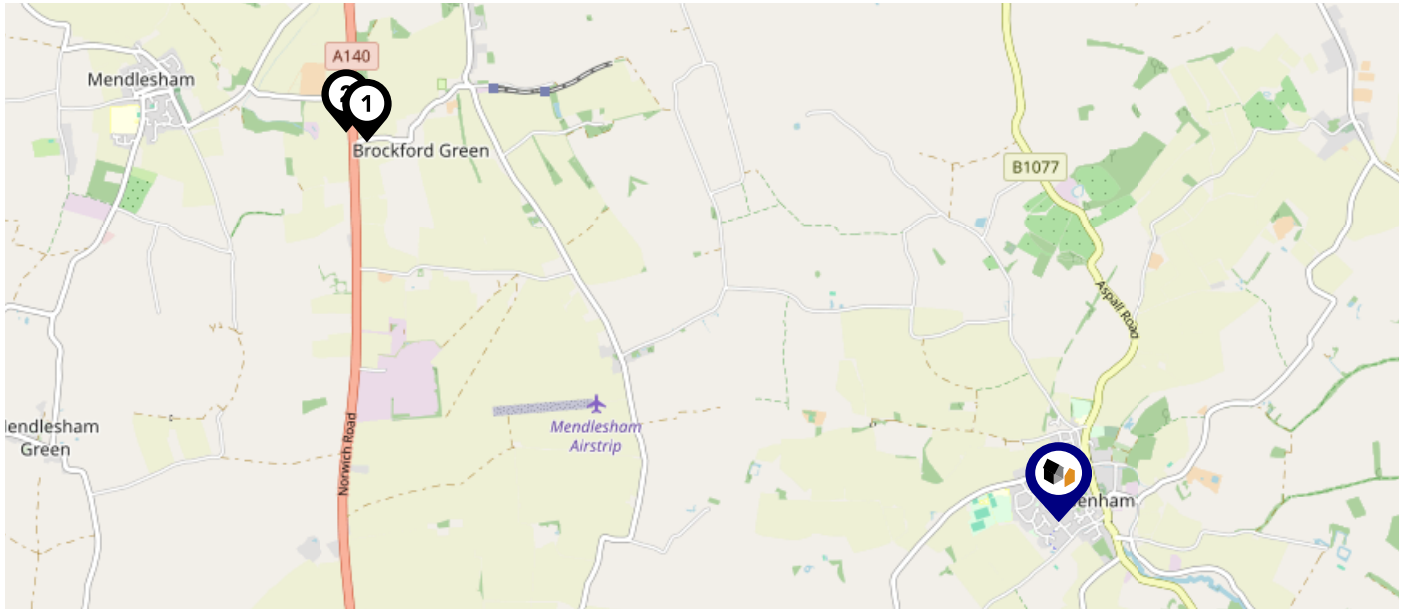
Nearby Conservation Areas

-  1 Debenham
-  2 Wetheringsett
-  3 Cretingham
-  4 Earl Soham
-  5 Mendlesham
-  6 Brandeston
-  7 Saxtead Green

Maps

Landfill Sites

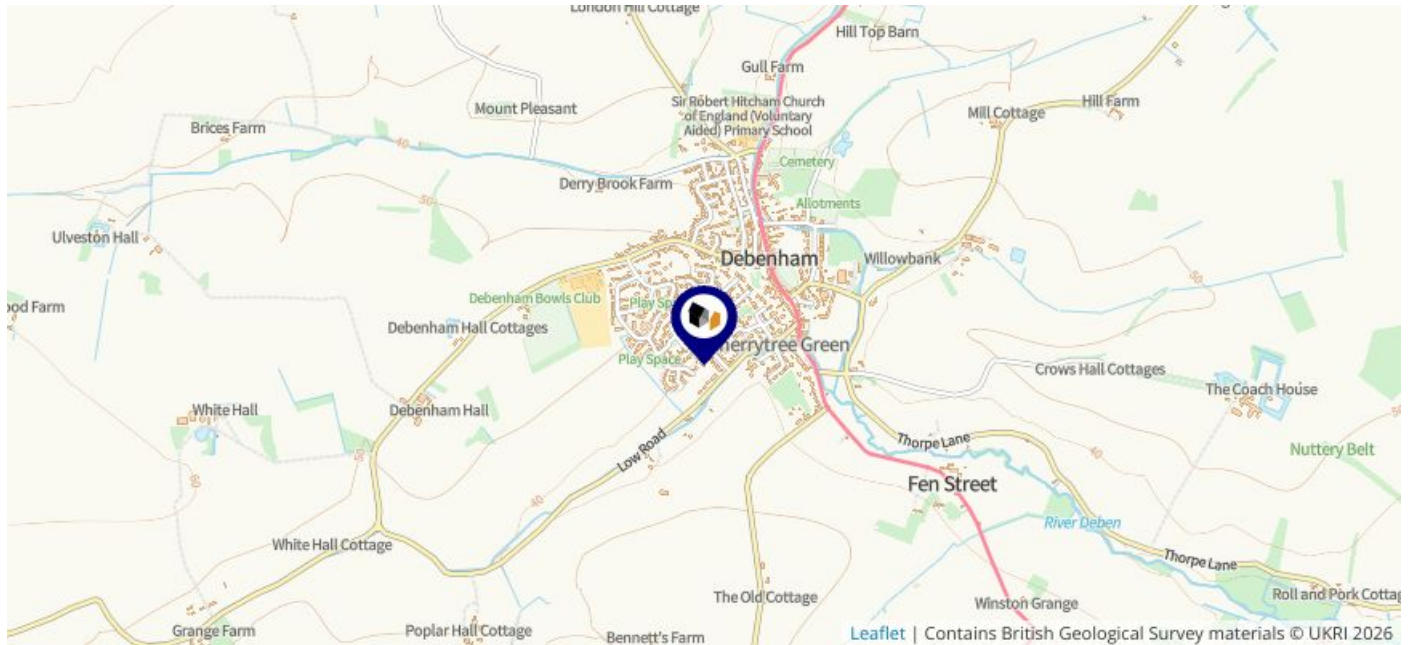
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

- | | | |
|---|--|---|
|  | Wetheringsett-Near Stowmarket, Suffolk | Historic Landfill  |
|  | Railway Cuttings-Railway Cuttings, Brockford | Historic Landfill  |

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

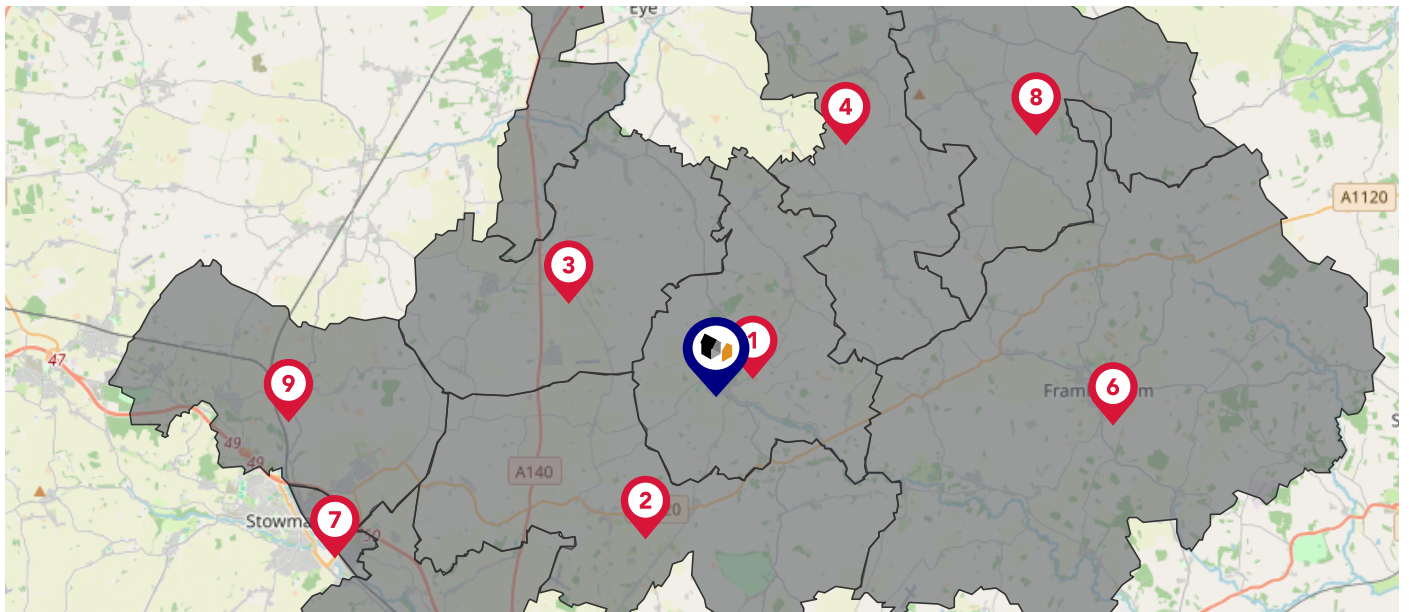
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

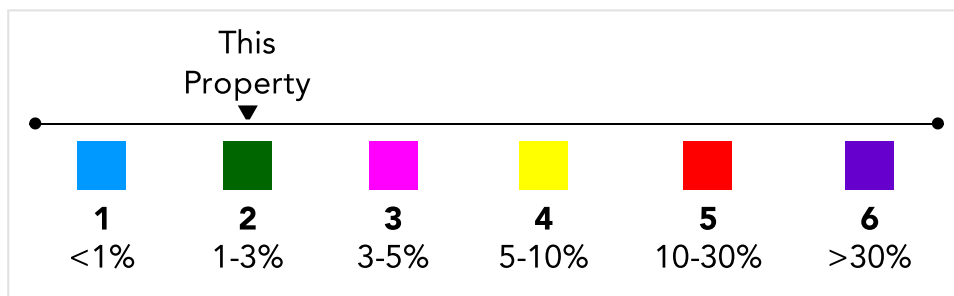
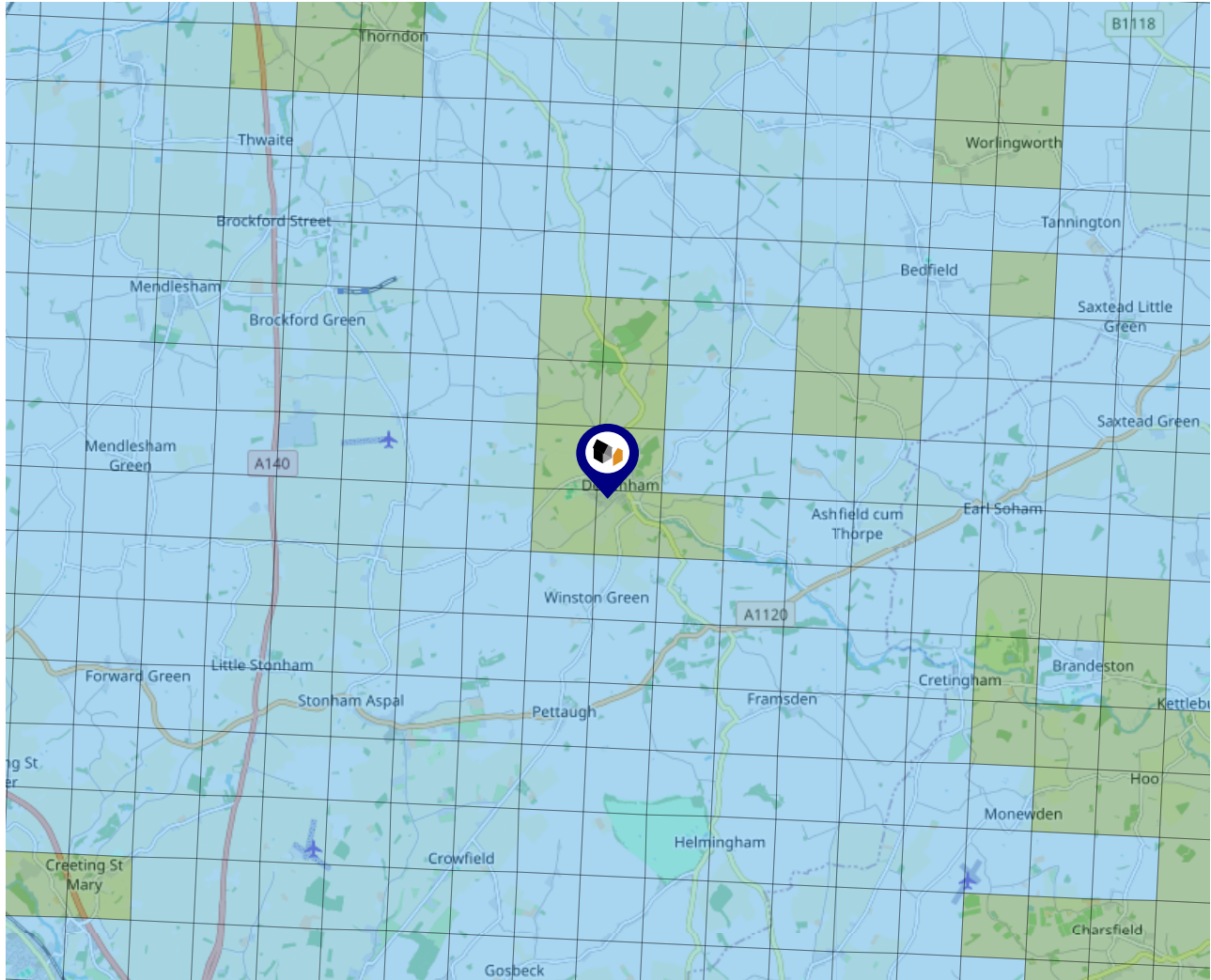
-  Debenham Ward
-  Stonham Ward
-  Mendlesham Ward
-  Hoxne & Worlingworth Ward
-  Needham Market Ward
-  Framlingham Ward
-  Stow Thorney Ward
-  Stradbroke & Laxfield Ward
-  Haughley, Stowupland & Wetherden Ward
-  Palgrave Ward

Environment

Radon Gas

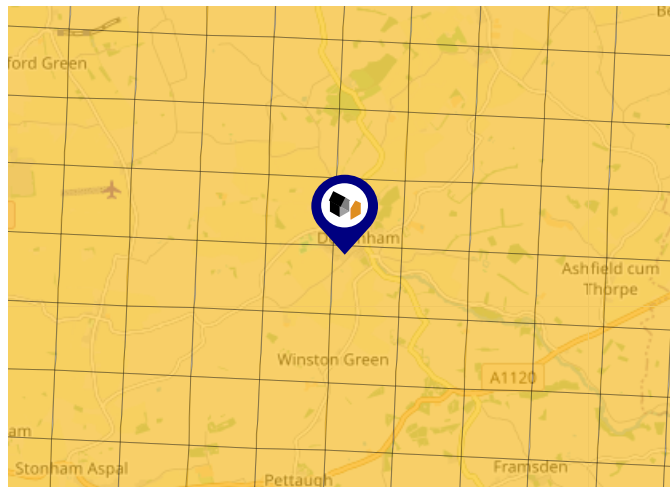
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

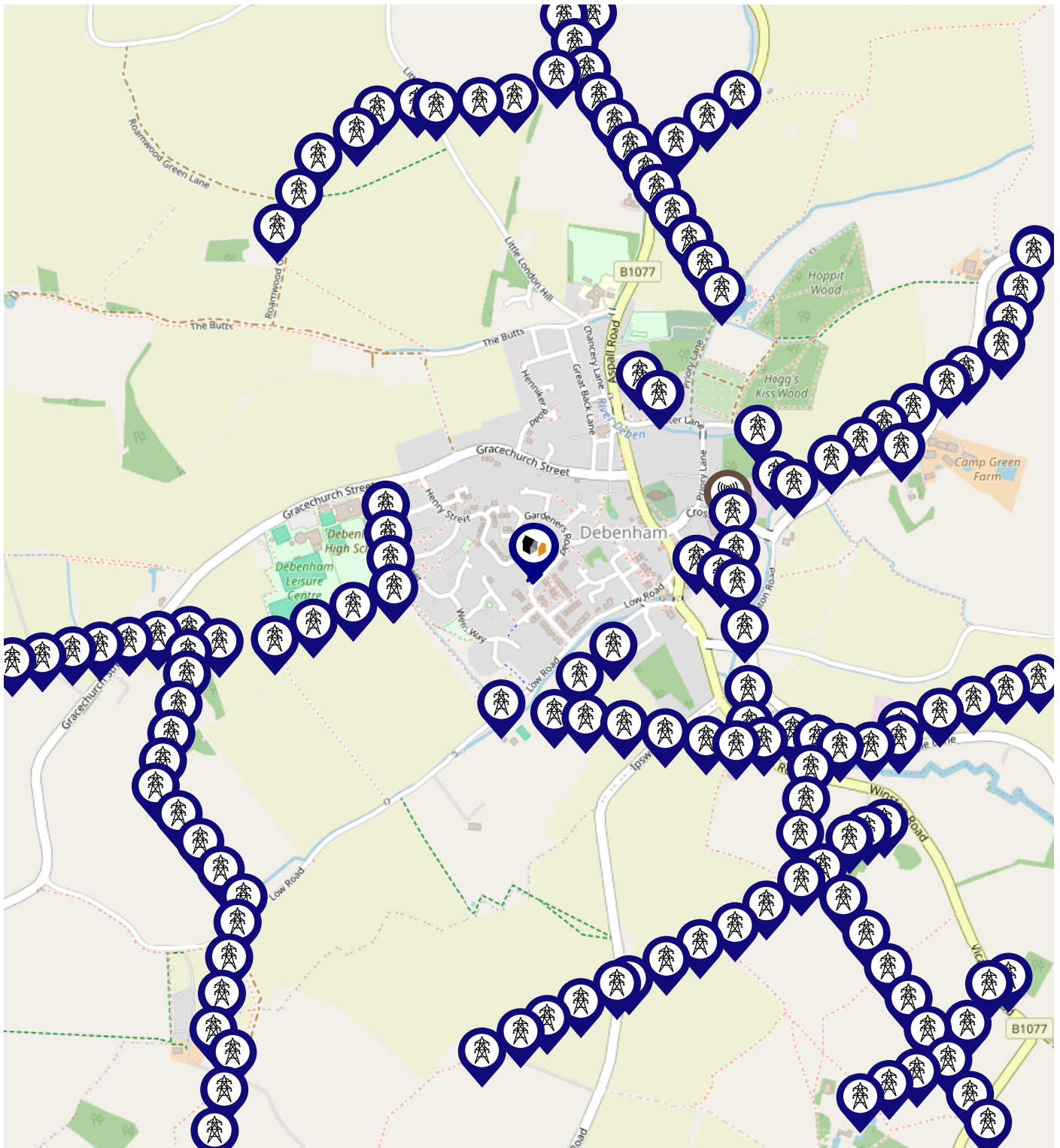
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



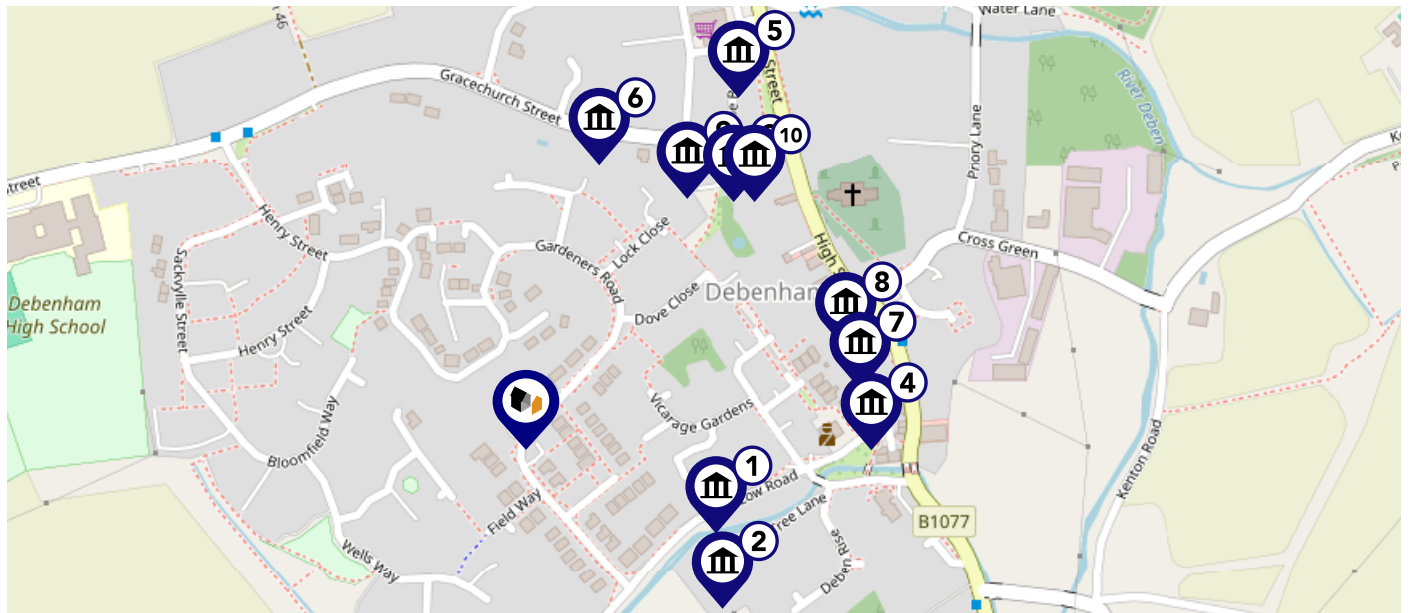
Key:











-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

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



Listed Buildings in the local district		Grade	Distance
	1032297 - 20, Low Road	Grade II	0.1 miles
	1283477 - Cherry Tree Farmhouse	Grade II	0.1 miles
	1199317 - Rose Cottage	Grade II	0.2 miles
	1283179 - Kiln Cottage Weavers Cottage	Grade II	0.2 miles
	1199618 - The Red Lion	Grade II	0.2 miles
	1283430 - The Mercant House	Grade II	0.2 miles
	1283189 - 68, High Street	Grade II	0.2 miles
	1283186 - Pump 10 Metres East Of Number 56	Grade II	0.2 miles
	1283426 - 15, Gracechurch Street	Grade II	0.2 miles
	1032319 - Ancient House	Grade II	0.2 miles

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

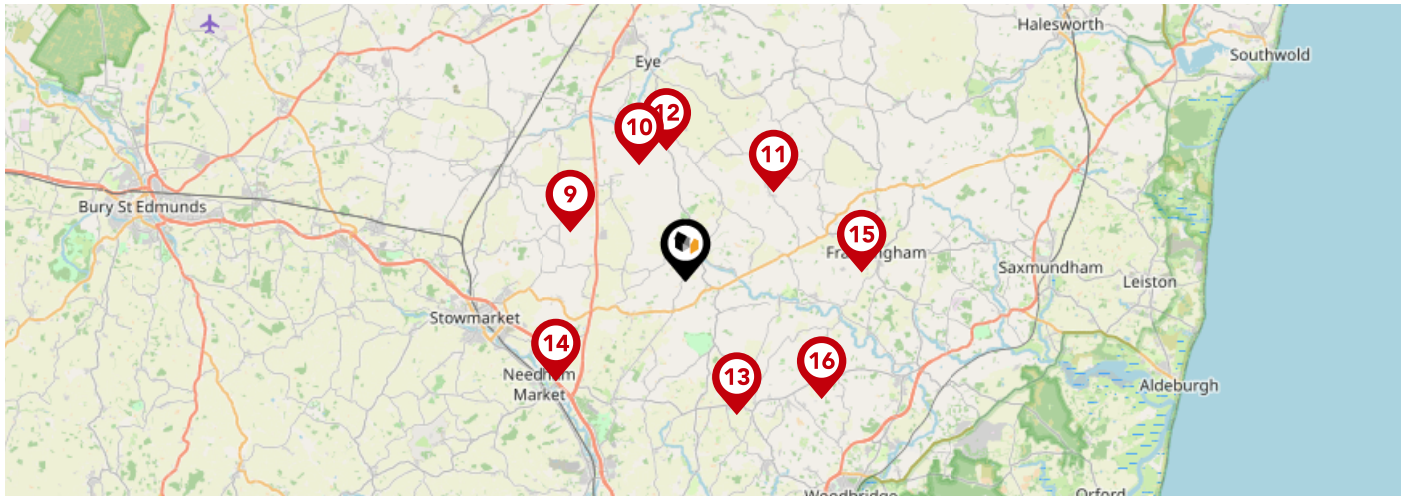
Central Heating









Water Supply

Drainage

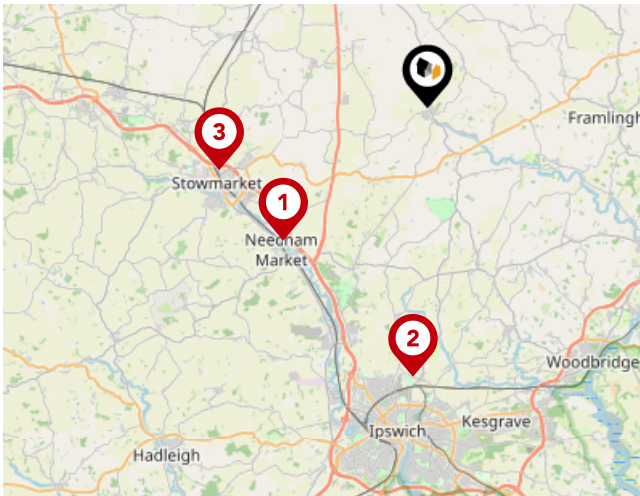


	Nursery	Primary	Secondary	College	Private
1 Debenham High School Ofsted Rating: Good Pupils: 687 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Sir Robert Hitcham Church of England Voluntary Aided School Ofsted Rating: Good Pupils: 160 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Helmingham Primary School and Nursery Ofsted Rating: Requires improvement Pupils: 26 Distance:2.75	<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:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Wetheringsett Manor School Ofsted Rating: Good Pupils: 62 Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Wetheringsett Church of England Primary School Ofsted Rating: Good Pupils: 41 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Bedfield Church of England Primary School Ofsted Rating: Requires improvement Pupils: 25 Distance:3.7	<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:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



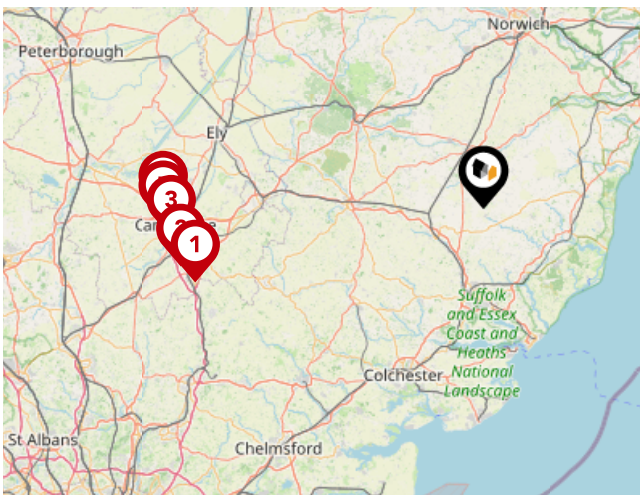
		Nursery	Primary	Secondary	College	Private
	Mendlesham Primary School Ofsted Rating: Good Pupils: 118 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorndon Church of England Primary School Ofsted Rating: Requires improvement Pupils: 54 Distance:4.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Worlingworth Church of England Voluntary Controlled Primary School Ofsted Rating: Outstanding Pupils: 65 Distance:4.56	<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:4.86	<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:5.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Creting St Mary Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:5.89	<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:6.45	<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:6.48	<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	7.1 miles
2	Entrance1	9.8 miles
3	Entrance1	7.88 miles



Trunk Roads/Motorways

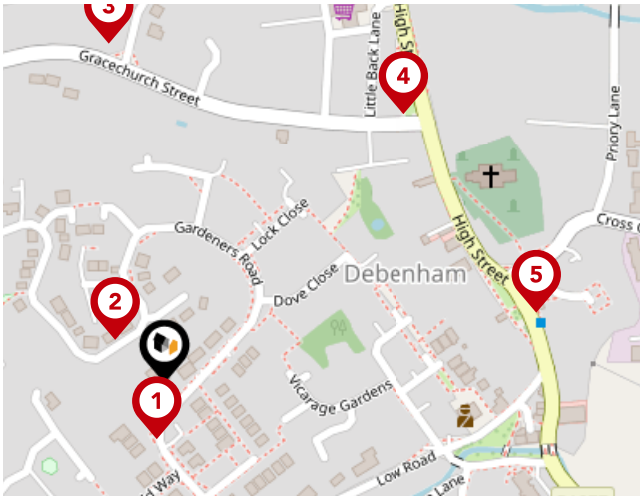
Pin	Name	Distance
1	M11 J9	43.51 miles
2	M11 J10	44.95 miles
3	M11 J11	45.77 miles
4	M11 J13	46.63 miles
5	M11 J12	46.83 miles



Airports/Helipads

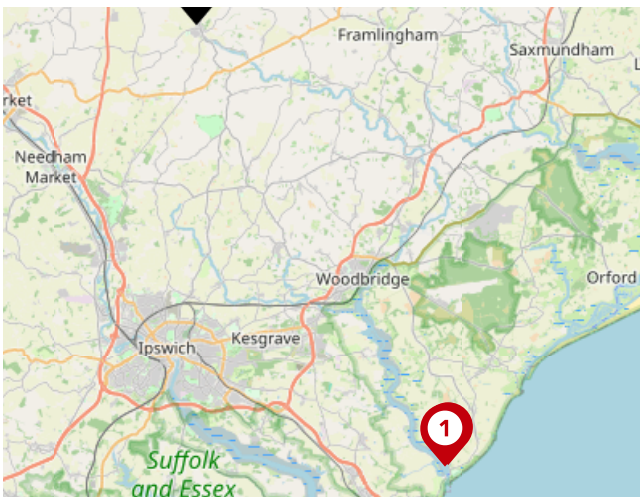
Pin	Name	Distance
1	Norwich International Airport	31.23 miles
2	Southend-on-Sea	49.54 miles
3	Stansted Airport	45.27 miles
4	Cambridge	42.53 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Field Way	0.03 miles
2	Aldous Court	0.04 miles
3	Henniker Road	0.2 miles
4	Little Back Lane	0.2 miles
5	Resource Centre	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.48 miles
2	Bawdsey Ferry Landing	18.5 miles

Disclaimer

Important - Please read

ML Property Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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