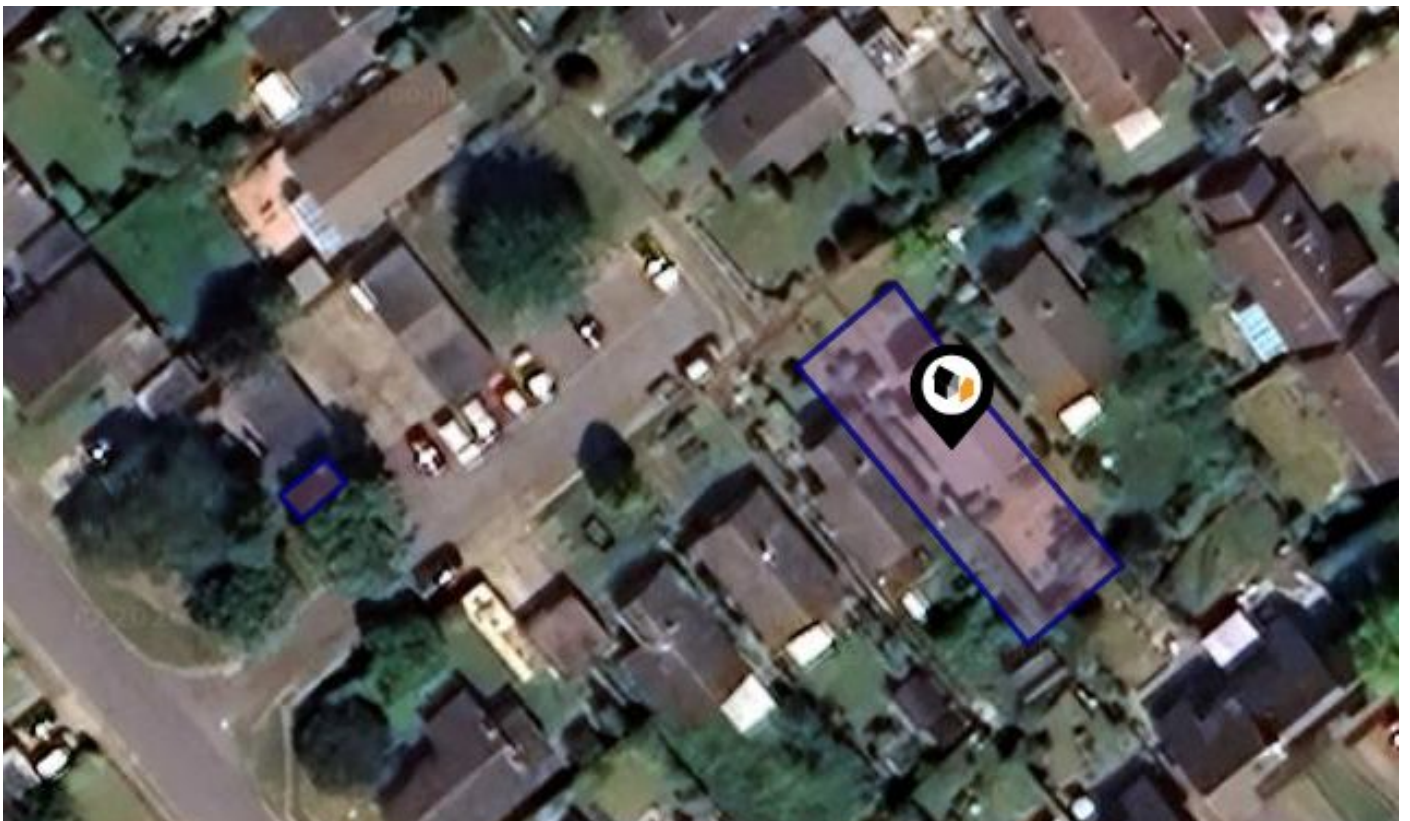




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 22nd April 2026**



**14, GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14 6QY**

## ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

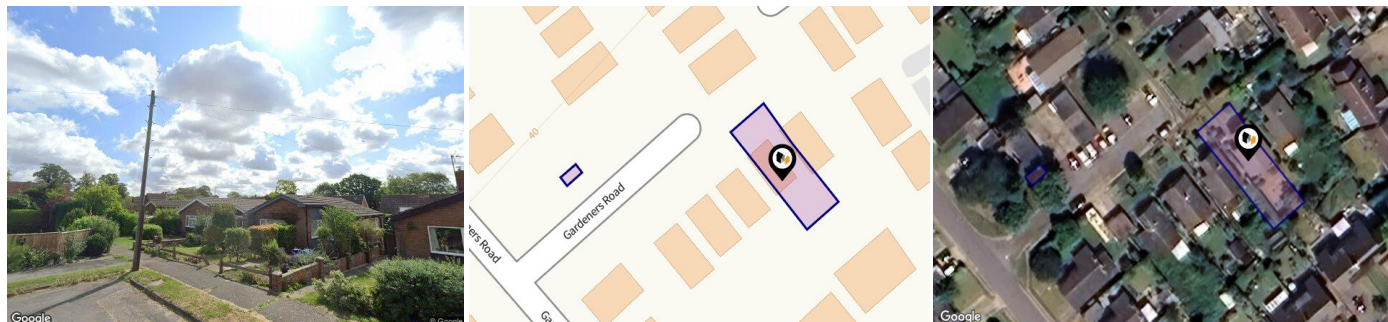
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk



# Property Overview






## Property

<b>Type:</b>	Detached	<b>Last Sold Date:</b>	28/10/2025
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£183,000
<b>Floor Area:</b>	645 ft <sup>2</sup> / 60 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£283
<b>Plot Area:</b>	0.08 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1967-1975	<b>Latest FENSA Work:</b>	10/11/2008 - 14
<b>Council Tax :</b>	Band B		Gardeners Road
<b>Annual Estimate:</b>	£1,802		windows, Debenham
<b>Title Number:</b>	SK374785		doors
<b>UPRN:</b>	100091091266		10/11/2008 - 14
<b>Restrictive Covenants:</b>	No		Gardeners Road
			windows, Debenham
			doors

## 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>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

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



### Satellite/Fibre TV Availability:



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

<b>Reference - DC/25/00318</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd January 2025
<b>Description:</b> 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**

<b>Reference - DC/18/00075</b>
<b>Decision:</b> Granted
<b>Date:</b> 06th January 2018
<b>Description:</b> 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**

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

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

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

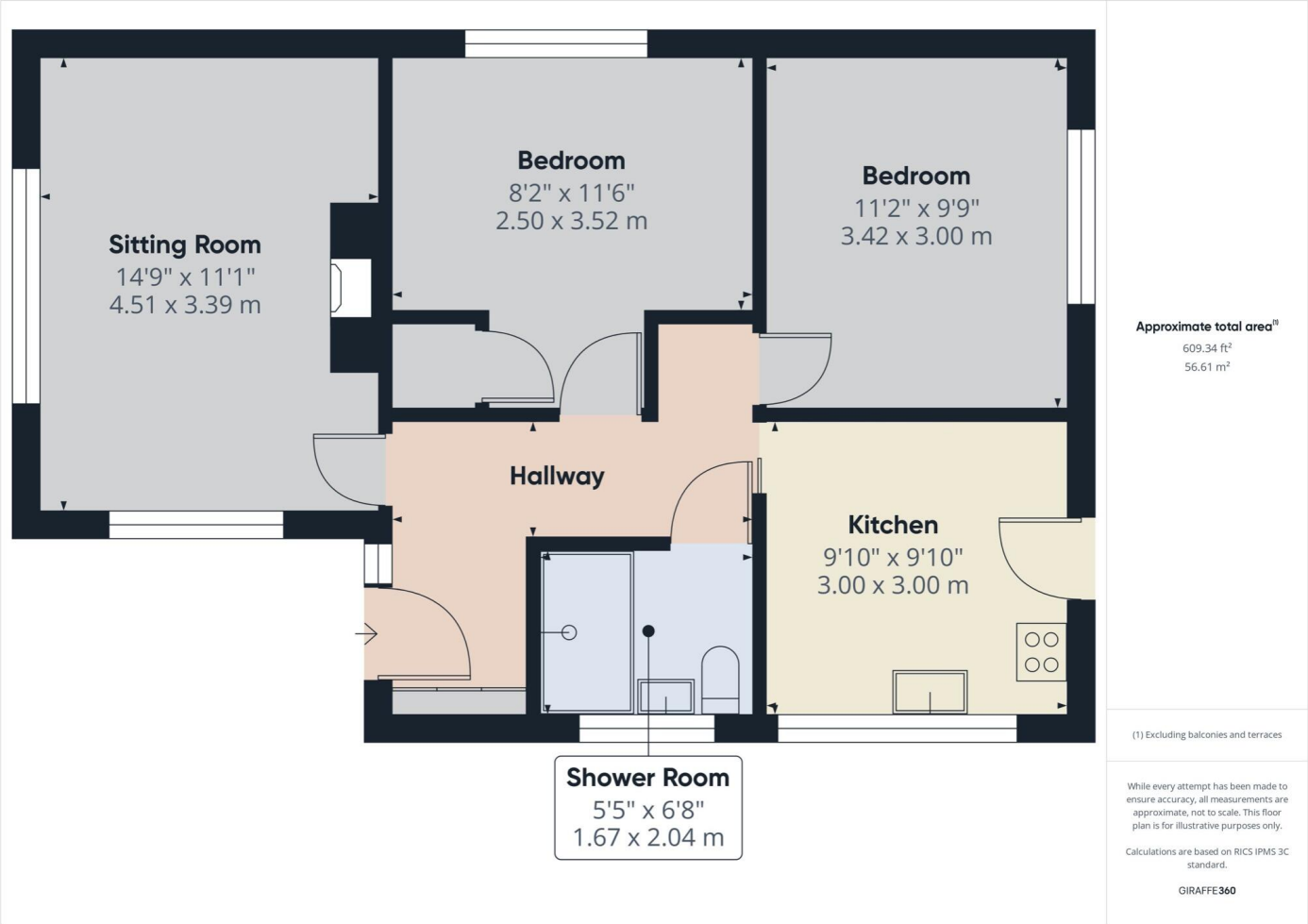
Planning records for: **54 Gardeners Road Debenham Stowmarket Suffolk IP14 6QY**

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

# Gallery Photos



## 14, GARDENERS ROAD, DEBENHAM, STOWMARKET, IP14 6QY



# Property EPC - Certificate

14, Gardeners Road, Debenham, IP14 6QY

Energy rating

**D**

Valid until 22.12.2026

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>	55   <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

---

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	60 m <sup>2</sup>

## 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

---

## Gas Supply

---

## Central Heating

---

## Water Supply

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## Drainage

---

# Disclaimer

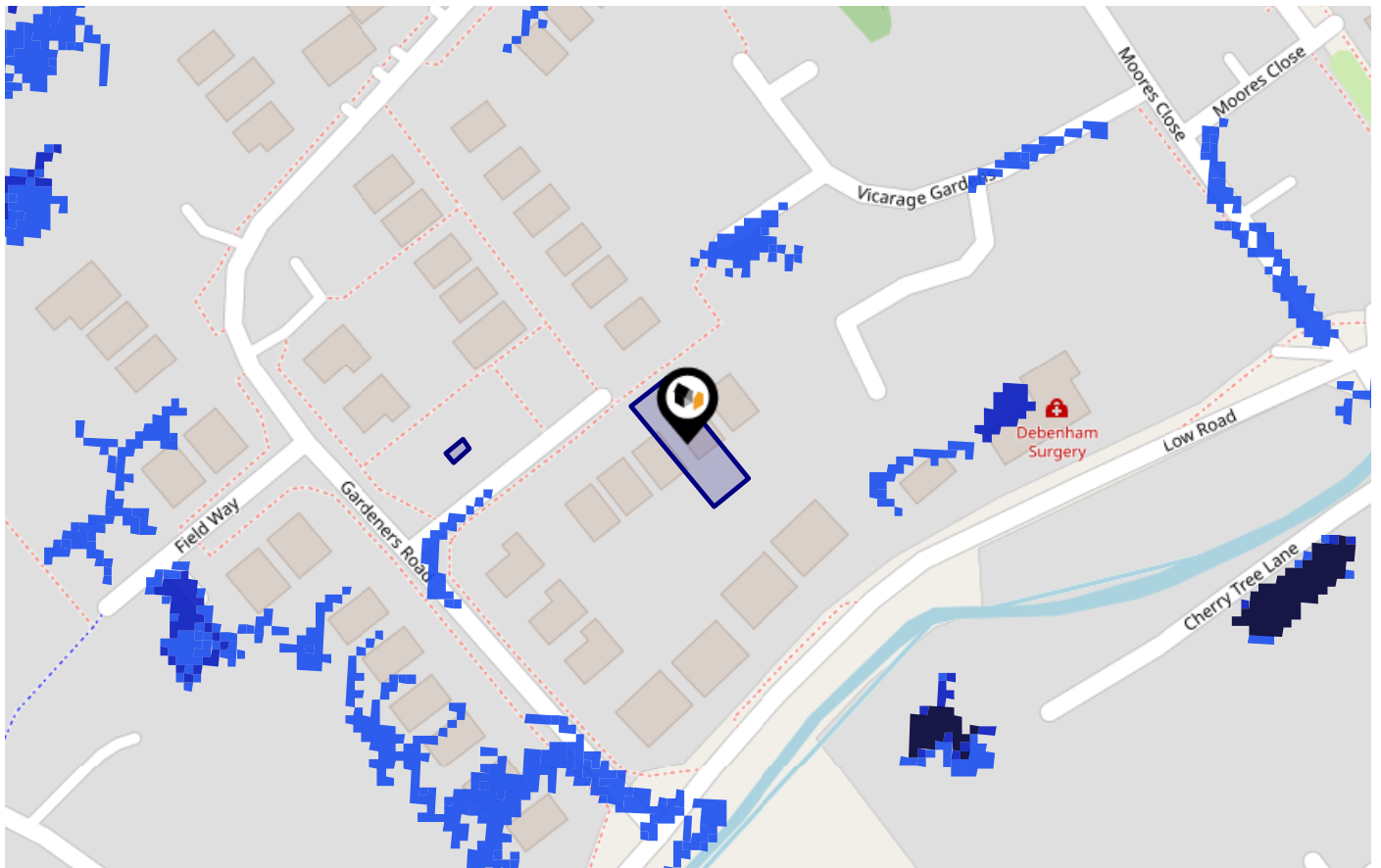
## Important - Please read

---

# 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.

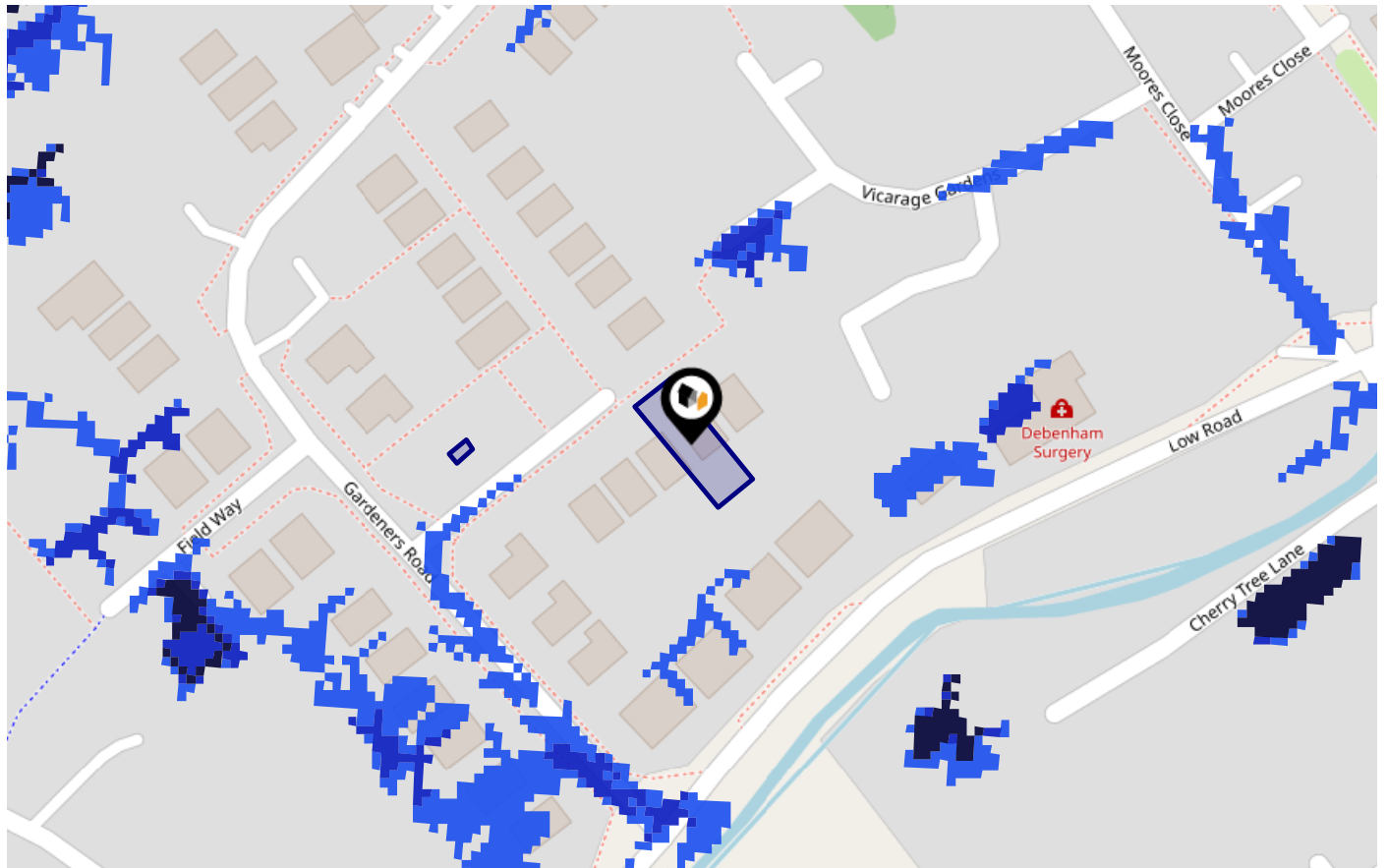
Chance of flooding to the following depths at this property:



# 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.

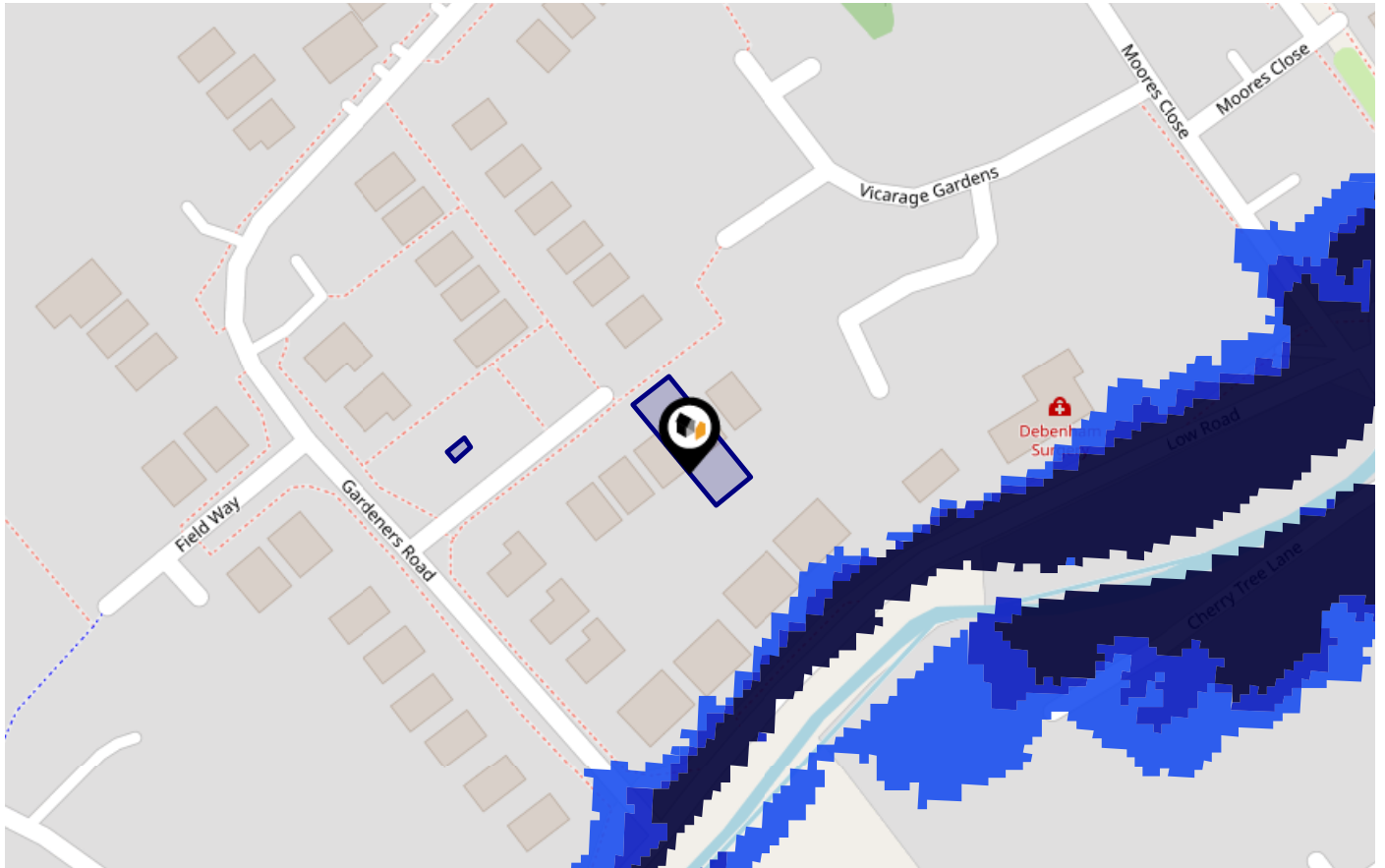
Chance of flooding to the following depths at this property:



# 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.

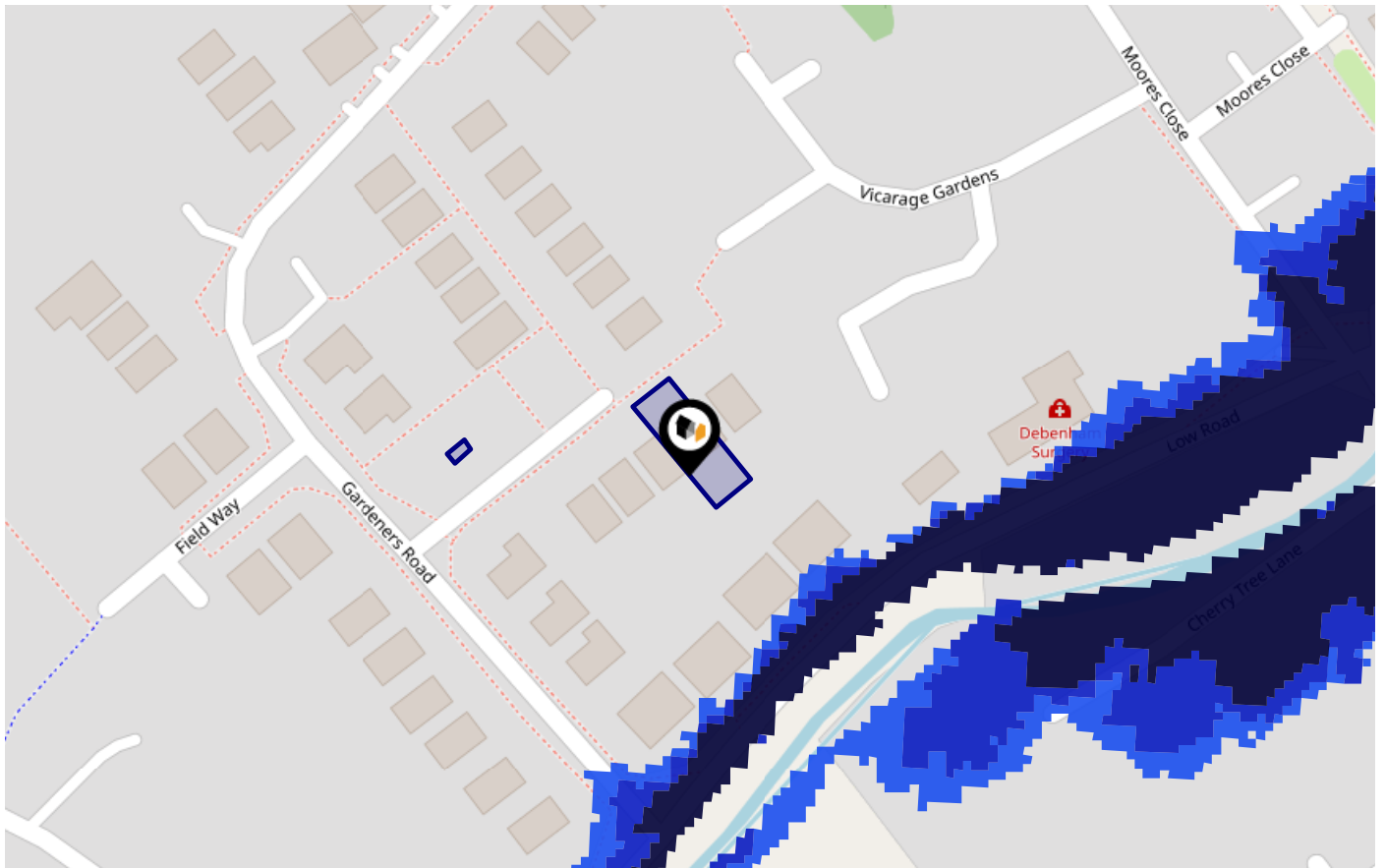
Chance of flooding to the following depths at this property:



# 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.

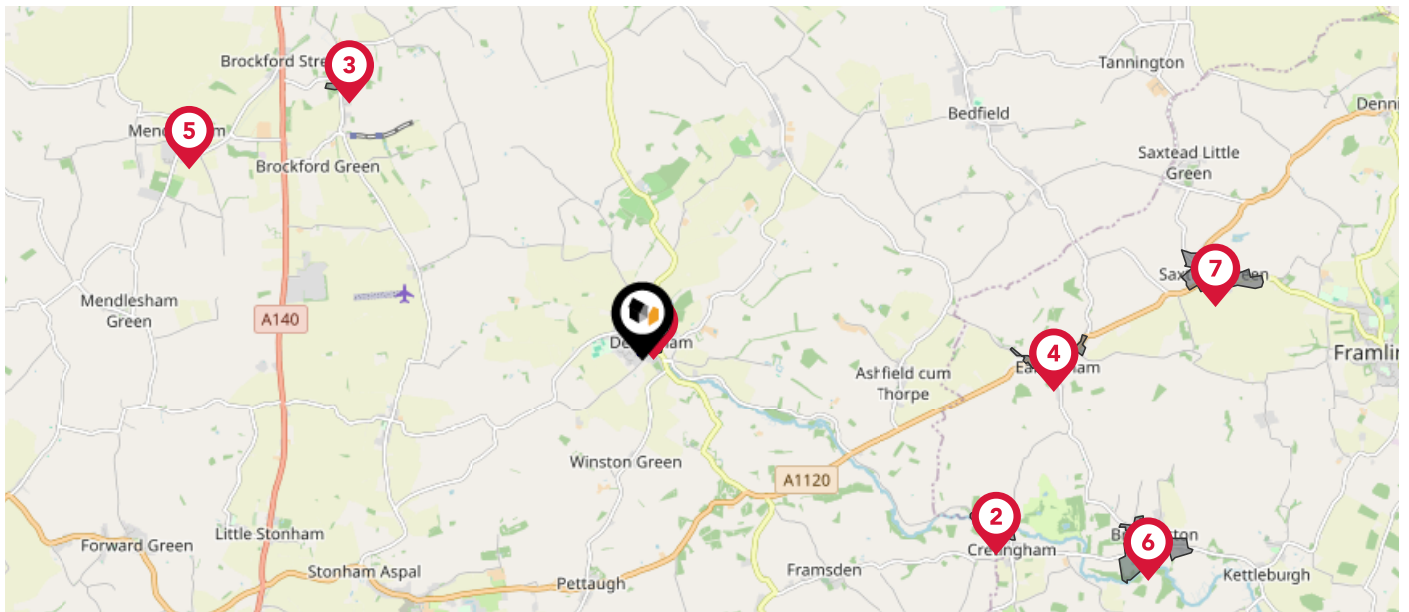
Chance of flooding to the following depths at this property:










# 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.



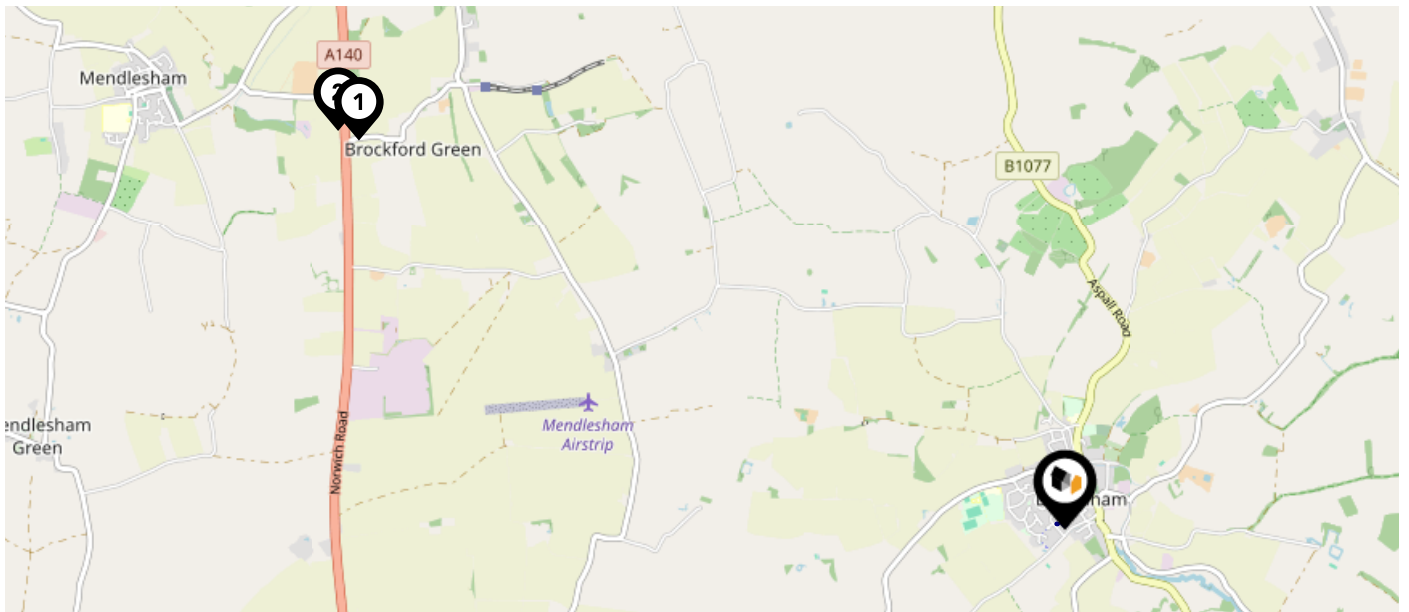
### Nearby Conservation Areas

-  1 Debenham
-  2 Cretingham
-  3 Wetheringsett
-  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

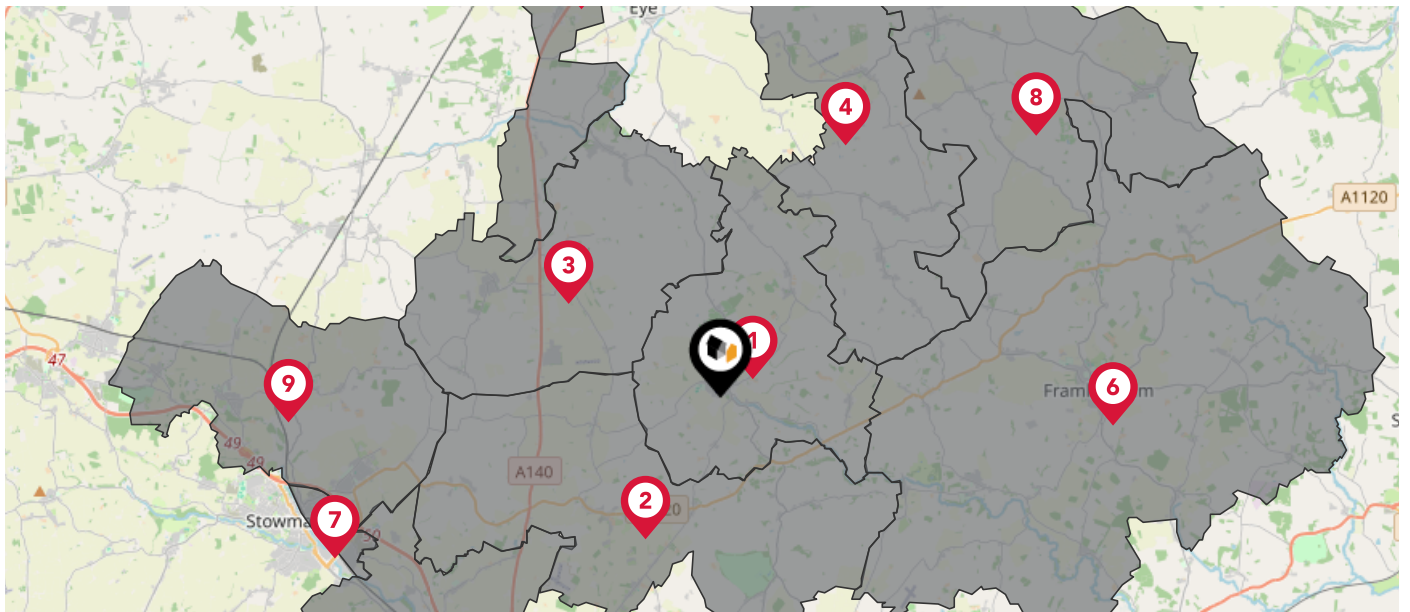
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

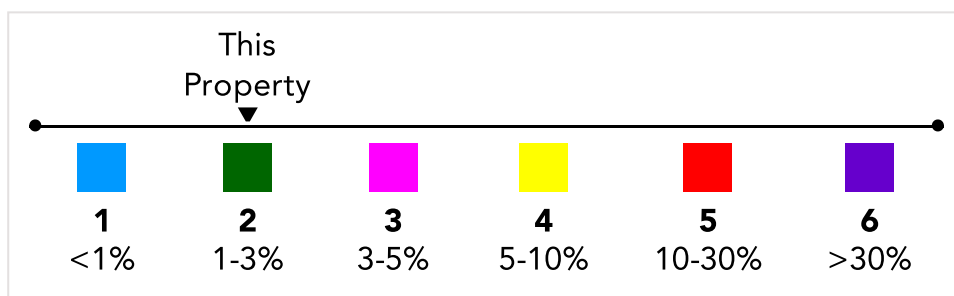
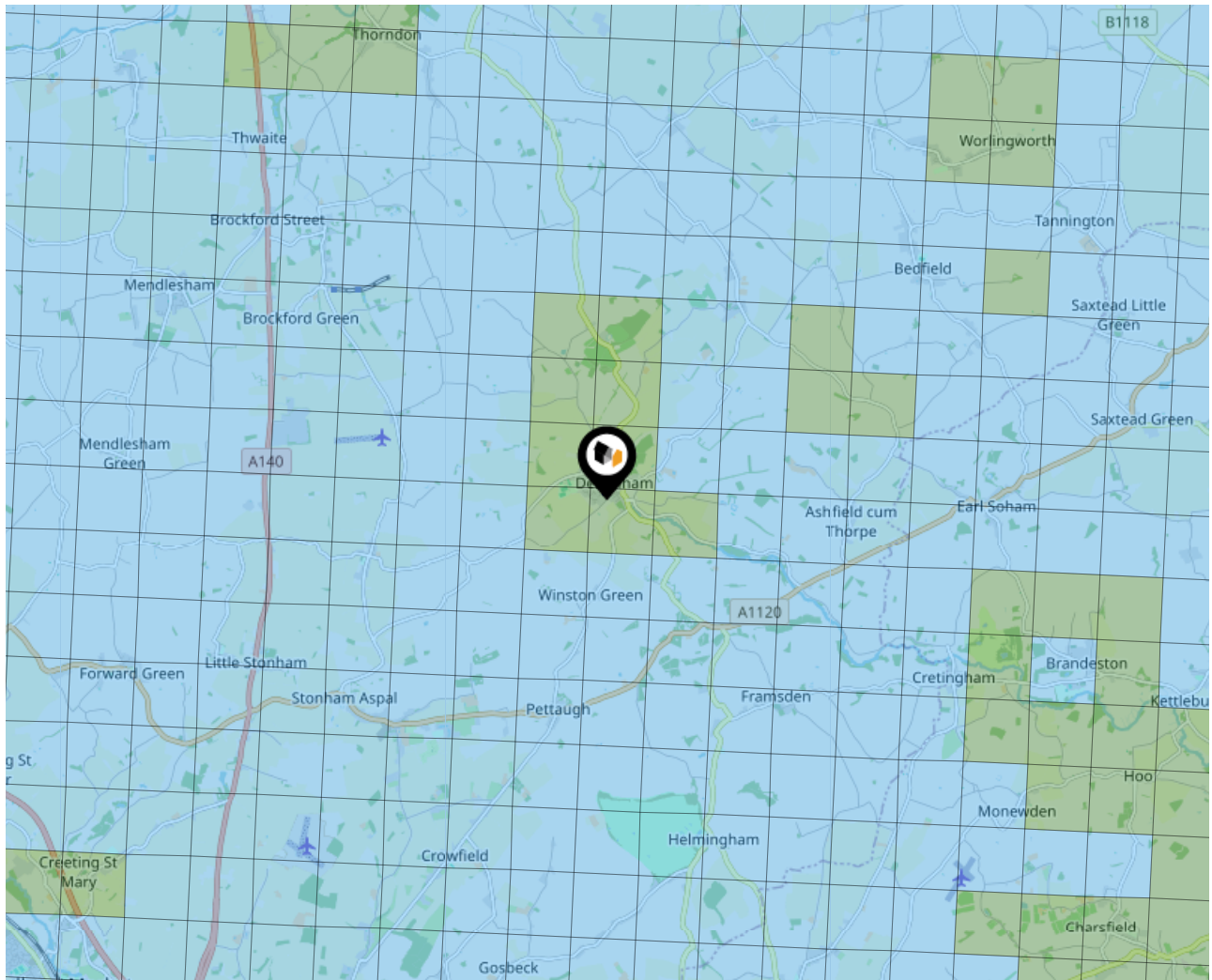


### Nearby Council Wards

-  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

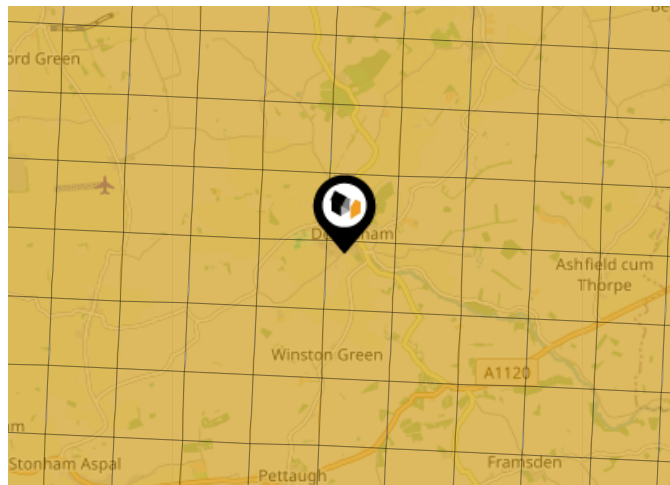
### What is Radon?

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)

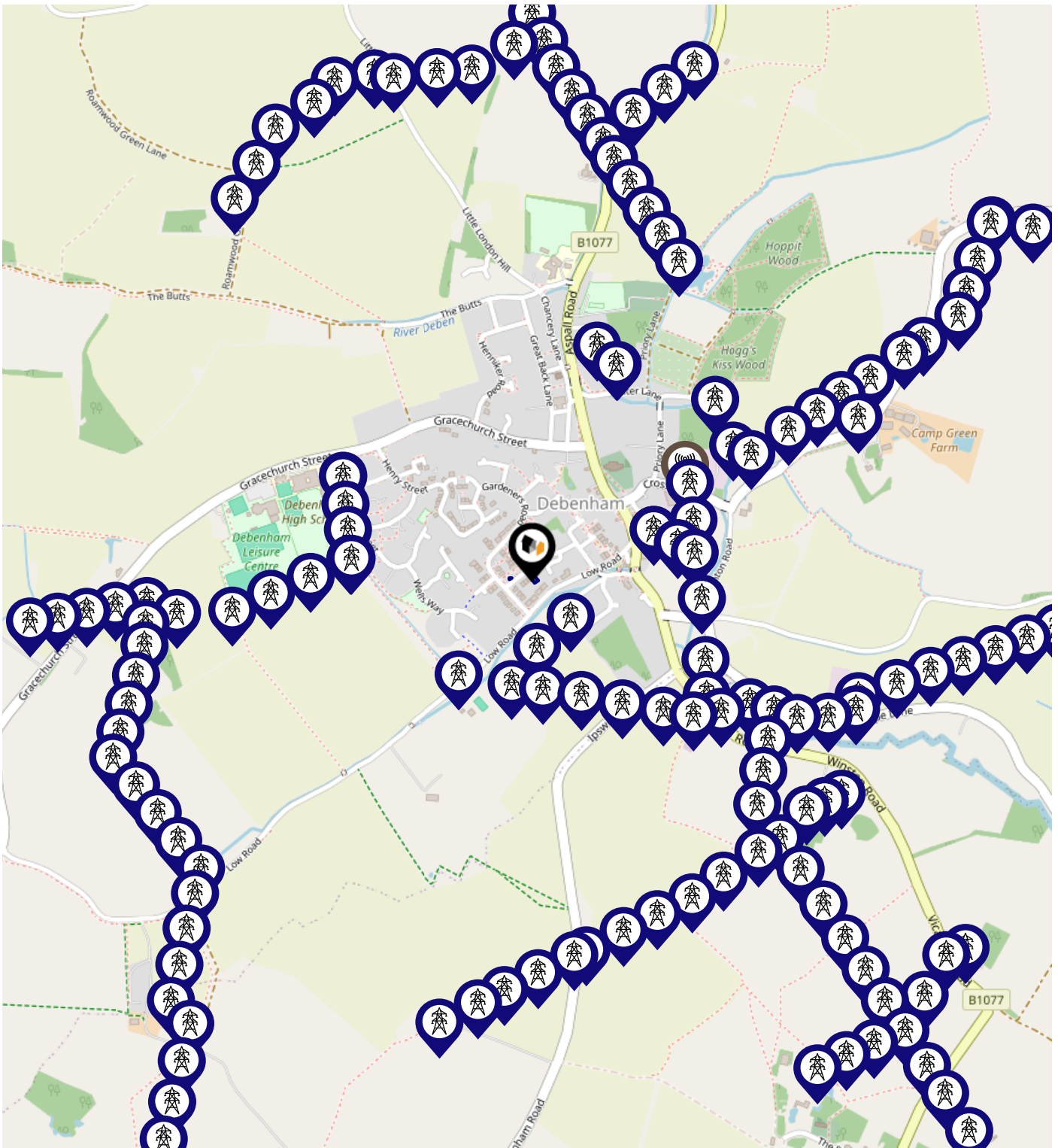
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





## 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



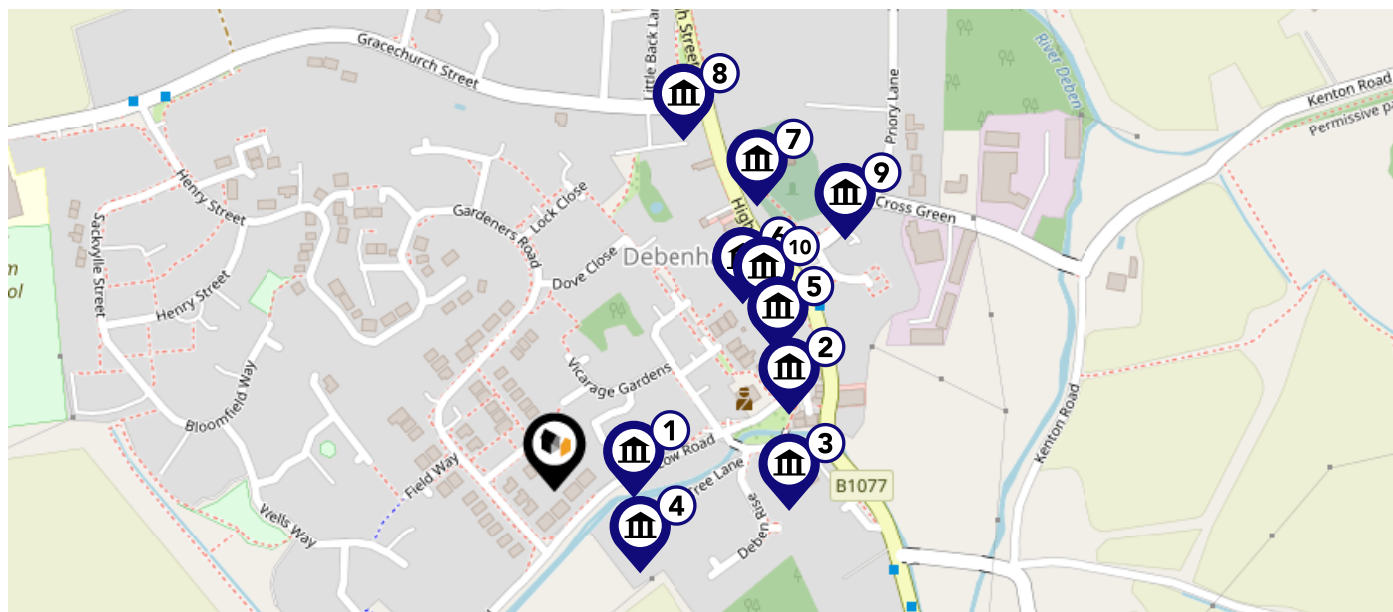
**Key:**











-  Power Pylons
-  Communication Masts

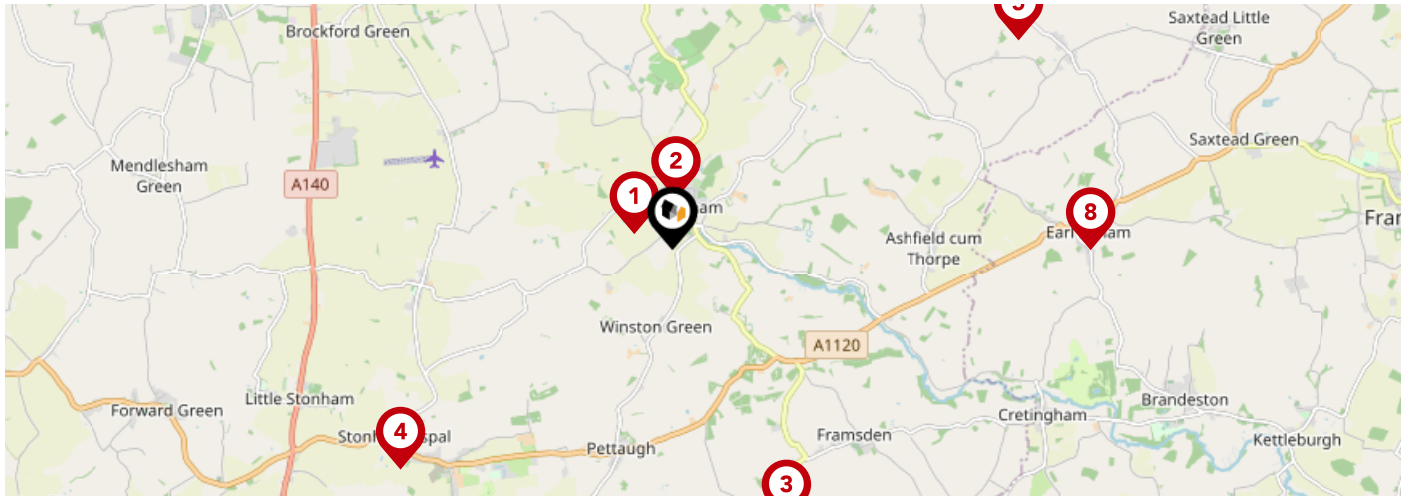
# Maps

## Listed Buildings

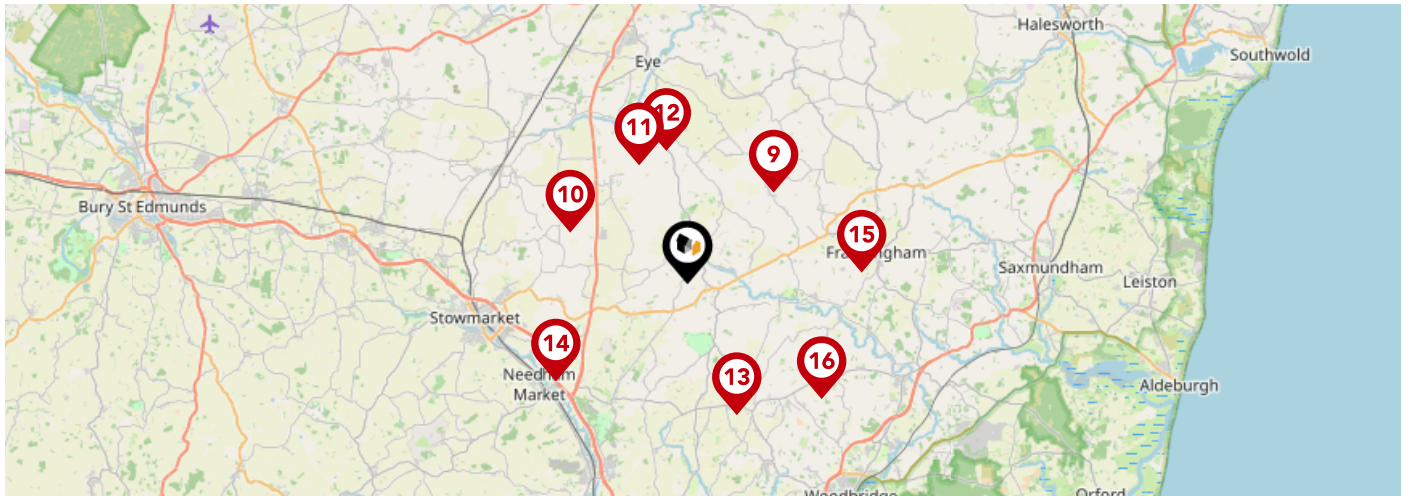
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1032297 - 20, Low Road	Grade II	0.1 miles
 1283179 - Kiln Cottage Weavers Cottage	Grade II	0.1 miles
 1032315 - Cherry Tree Inn	Grade II	0.1 miles
 1283477 - Cherry Tree Farmhouse	Grade II	0.1 miles
 1283189 - 68, High Street	Grade II	0.2 miles
 1199747 - Cloverdene	Grade II	0.2 miles
 1283304 - Church Of St Mary	Grade I	0.2 miles
 1199276 - The Guildhall	Grade II	0.2 miles
 1199263 - 8, Cross Green	Grade II	0.2 miles
 1283186 - Pump 10 Metres East Of Number 56	Grade II	0.2 miles

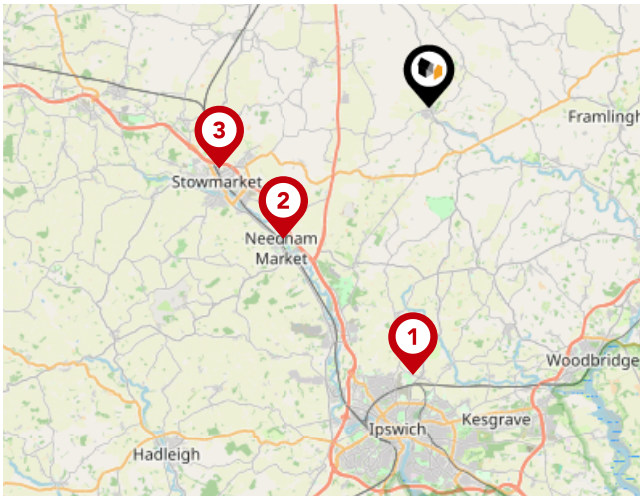


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Debenham High School</b> Ofsted Rating: Good   Pupils: 687   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sir Robert Hitcham Church of England Voluntary Aided School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Helmingham Primary School and Nursery</b> Ofsted Rating: Requires improvement   Pupils: 26   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stonham Aspal Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Bedfield Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 25   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wetheringsett Manor School</b> Ofsted Rating: Good   Pupils: 62   Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wetheringsett Church of England Primary School</b> Ofsted Rating: Good   Pupils: 41   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Earl Soham Community Primary School</b> Ofsted Rating: Good   Pupils: 70   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



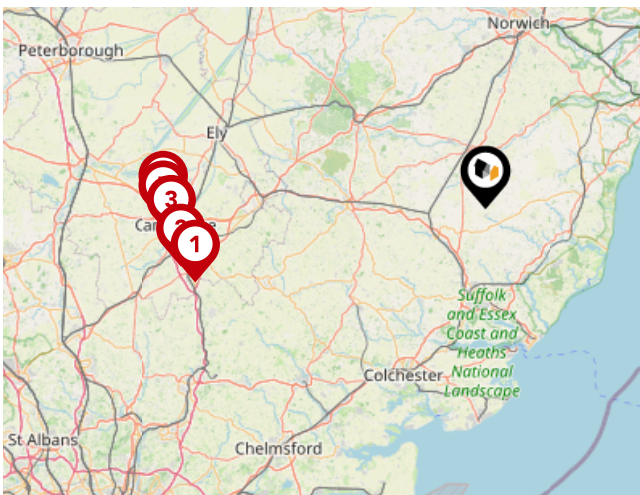
		Nursery	Primary	Secondary	College	Private
	<b>Worlingworth Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:4.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mendlesham Primary School</b> Ofsted Rating: Good   Pupils: 118   Distance:4.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorndon Church of England Primary School</b> Ofsted Rating: Requires improvement   Pupils: 54   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Occold Primary School</b> Ofsted Rating: Good   Pupils: 49   Distance:4.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Otley Primary School</b> Ofsted Rating: Requires improvement   Pupils: 48   Distance:5.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Creeting St Mary Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:5.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thomas Mills High School &amp; Sixth Form</b> Ofsted Rating: Good   Pupils: 1030   Distance:6.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Charsfield Church of England Primary School</b> Ofsted Rating: Good   Pupils: 36   Distance:6.41	<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	9.75 miles
2	Entrance	7.12 miles
3	Entrance1	7.92 miles



## Trunk Roads/Motorways

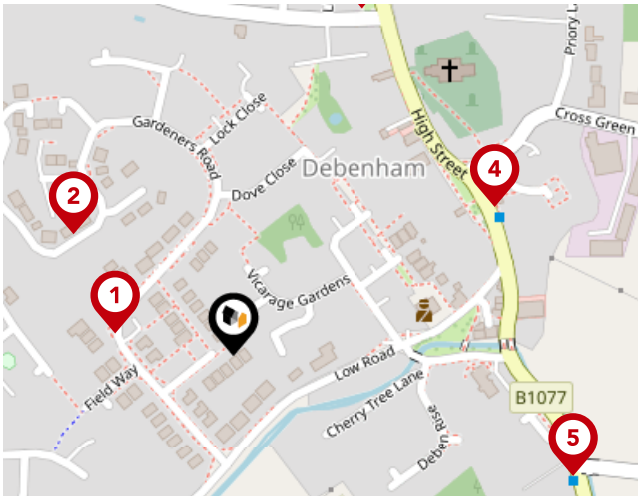
Pin	Name	Distance
1	M11 J9	43.56 miles
2	M11 J10	45 miles
3	M11 J11	45.82 miles
4	M11 J13	46.69 miles
5	M11 J12	46.89 miles



## Airports/Helipads

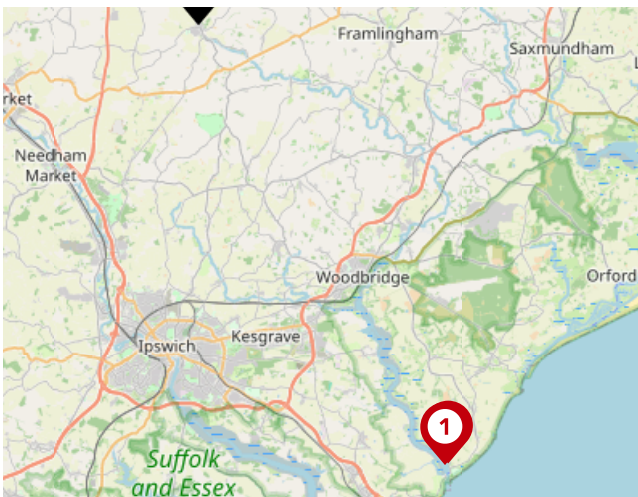
Pin	Name	Distance
1	Norwich International Airport	31.27 miles
2	Southend-on-Sea	49.53 miles
3	Stansted Airport	45.3 miles
4	Cambridge	42.59 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Field Way	0.07 miles
2	Aldous Court	0.11 miles
3	Little Back Lane	0.21 miles
4	Resource Centre	0.17 miles
5	Kenton Road	0.2 miles



## Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	18.41 miles
2	Bawdsey Ferry Landing	18.43 miles

# ML Property

## Data Quality

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



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#### ML Property

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mlproperty.co.uk

