

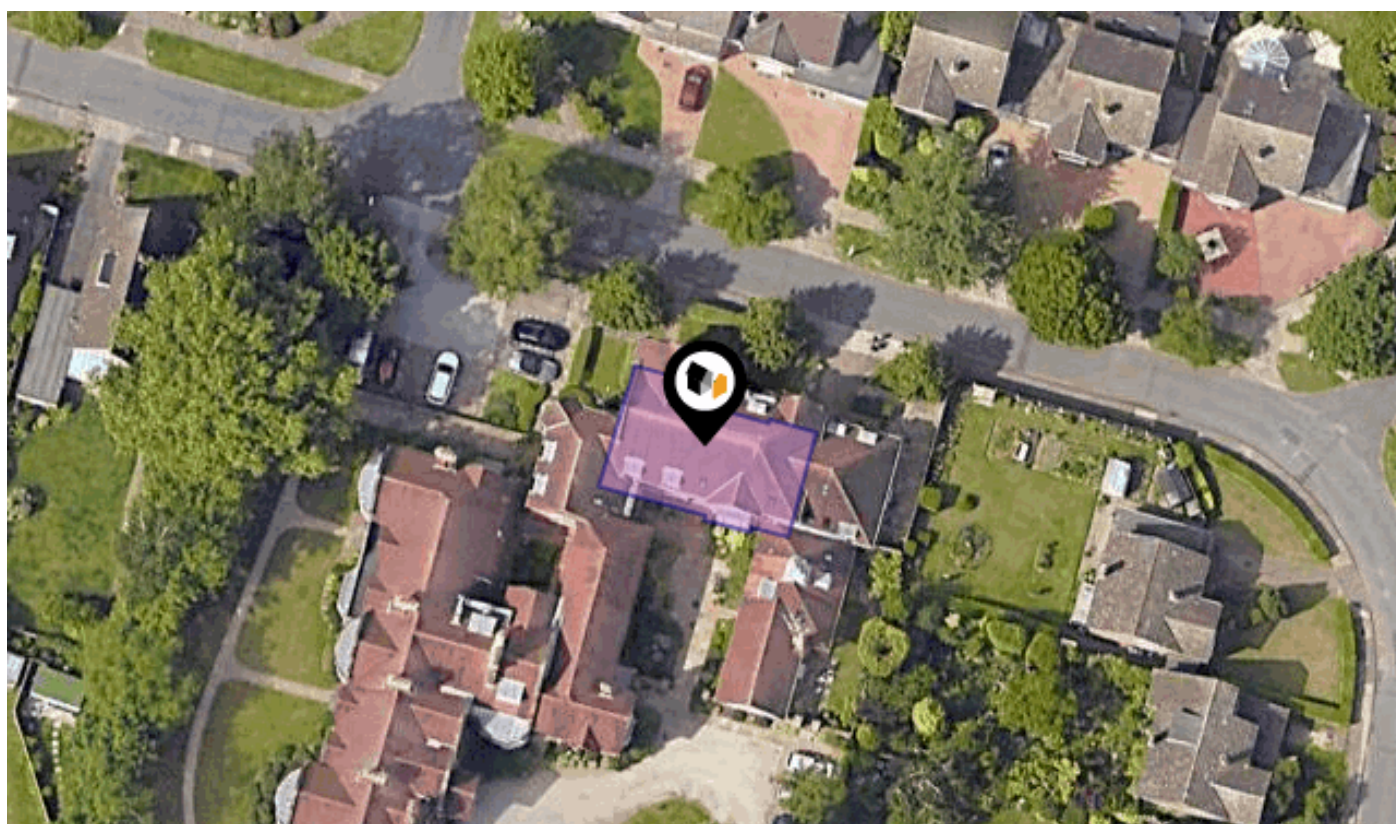


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 10th November 2025



THE LIMES, SANDERS DRIVE, COLCHESTER, CO3

Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

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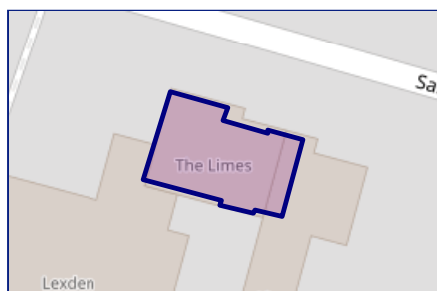


Freehold Title Plan



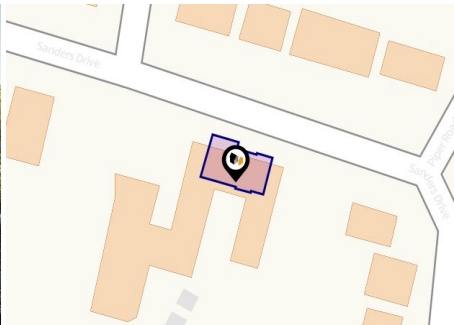
EX84726

Leasehold Title Plan



EX814404

Start Date: 22/04/2008
End Date: 01/01/3006
Lease Term: 999 years from 1 January 2007
Term Remaining: 980 years



Property

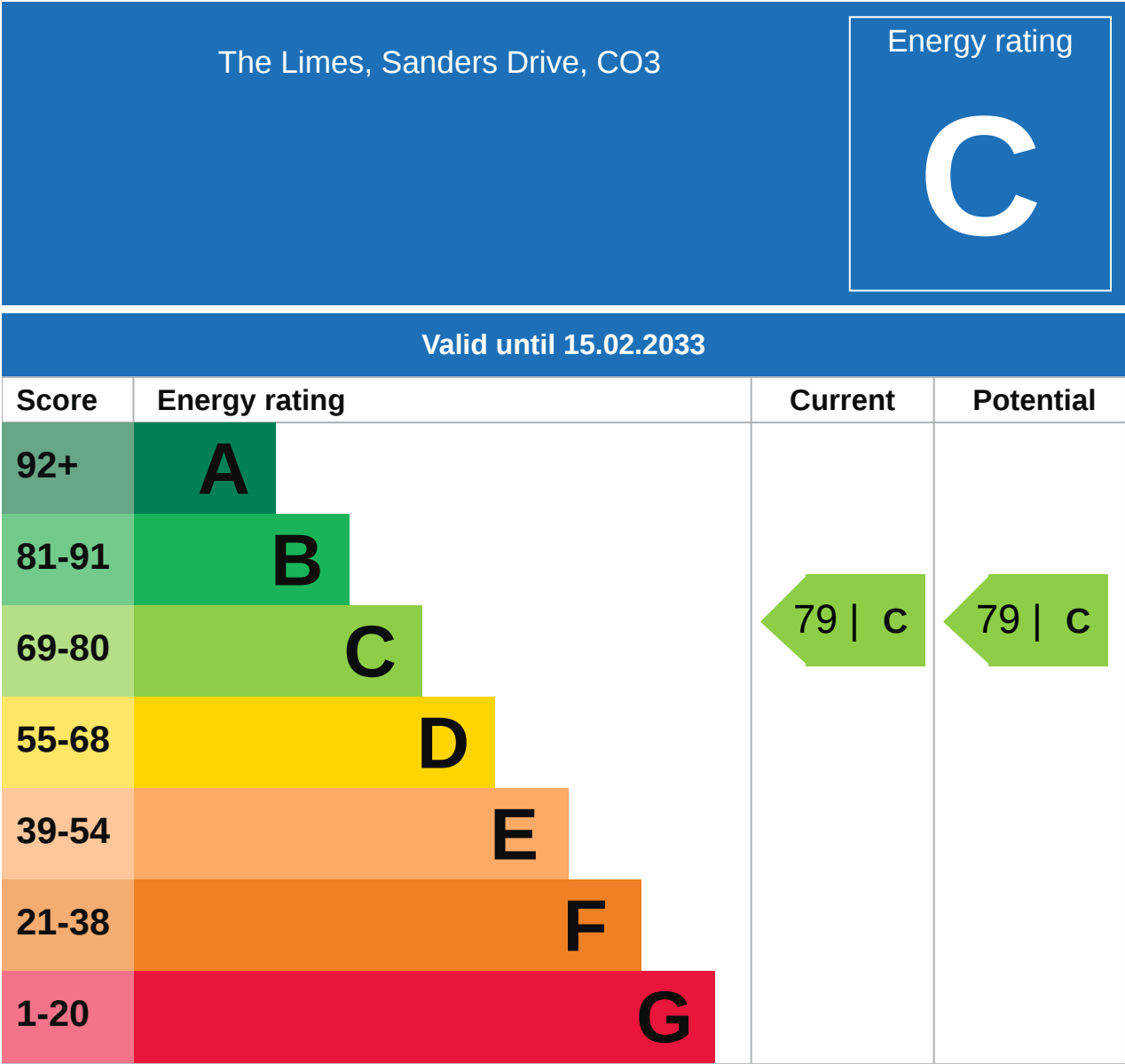
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	22/04/2008
Floor Area:	667 ft ² / 62 m ²	End Date:	01/01/3006
Plot Area:	0.04 acres	Lease Term:	999 years from 1 January 2007
Year Built :	2008	Term Remaining:	980 years
Council Tax :	Band D		
Annual Estimate:	£2,192		
Title Number:	EX814404		

Local Area

Local Authority:	Colchester	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	9	60	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						





Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	62 m ²



Nicholas Percival Ltd

Nicholas Percival are residential and commercial estate agents, managing agents and chartered surveyors located to the west of Colchester. Established in 1986, our highly experienced team pride ourselves on providing a bespoke and professional service.

Nicholas Percival have specialised in Sales, Lettings, Management and Valuations of Residential and Commercial property in North Essex and South Suffolk. Both the Residential and Commercial markets are serviced by well qualified and dedicated staff that pride themselves on offering a personal service to their clients.

Testimonial 1



I could not be happier with the service I have received. From the initial ansaphone message I left, NP has been attentive and supportive. Queries are dealt with immediately and solutions actioned swiftly.

Testimonial 2



Managed the sale of our property and achieved asking price within a week. Very professional. Great advice and virtual viewing technology. Were very good at liaising with slow solicitors. I'd definitely recommend.

Testimonial 3



Could not fault it. Great location and friendly staff.



/NicholasPercivalEstateAgentsSurveyors



/nicholaspercival/?

fbclid=IwAR1_Asm4sUT1xzQSciYcJMd4uxuQy0W7ejd03NsC77ihYwbuEgpx0SsuHf0

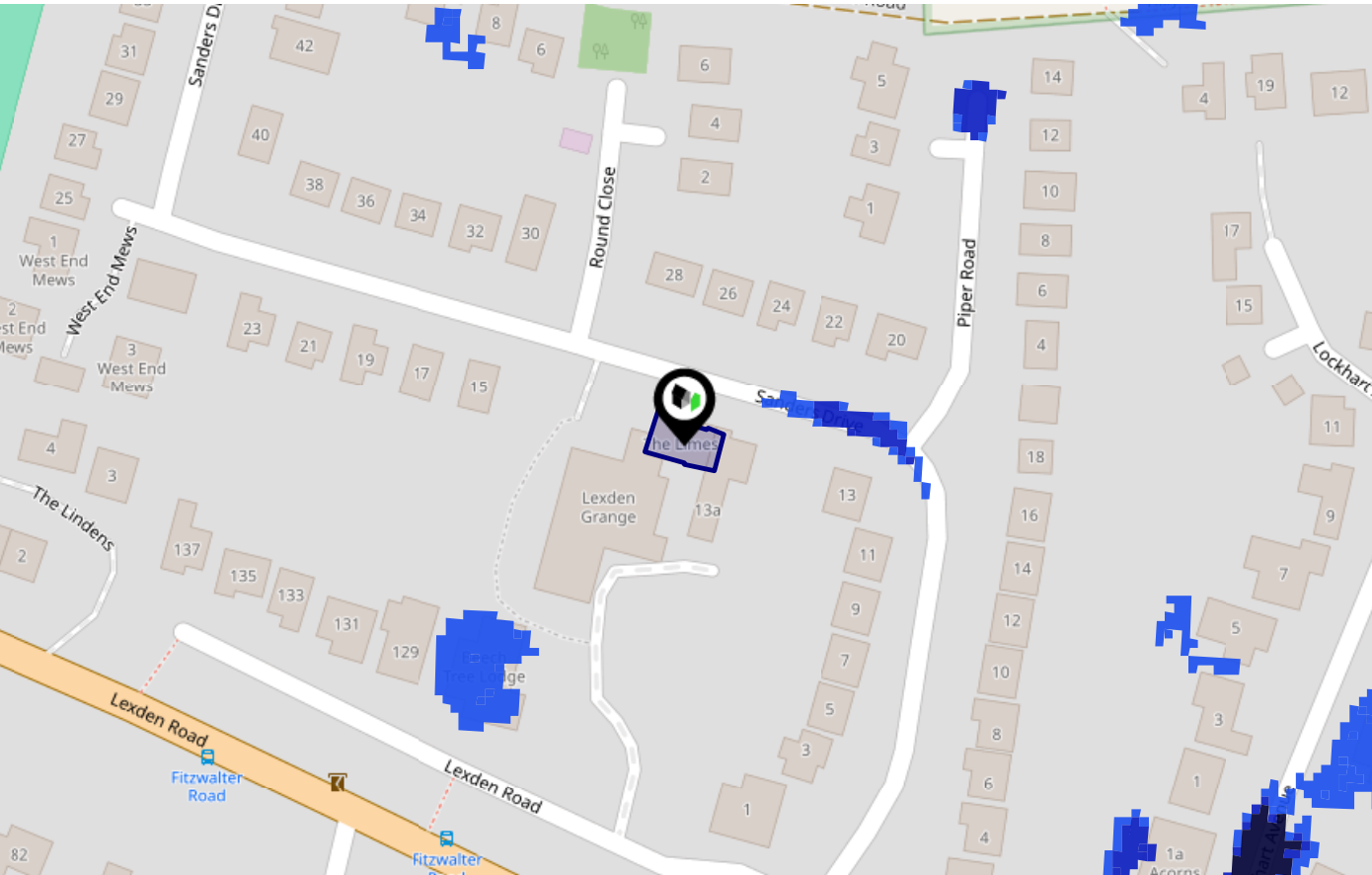


/company/nicholas-percival/

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.

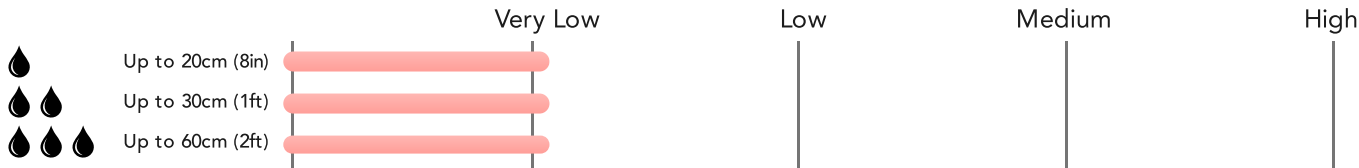


Risk Rating: Very low

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.

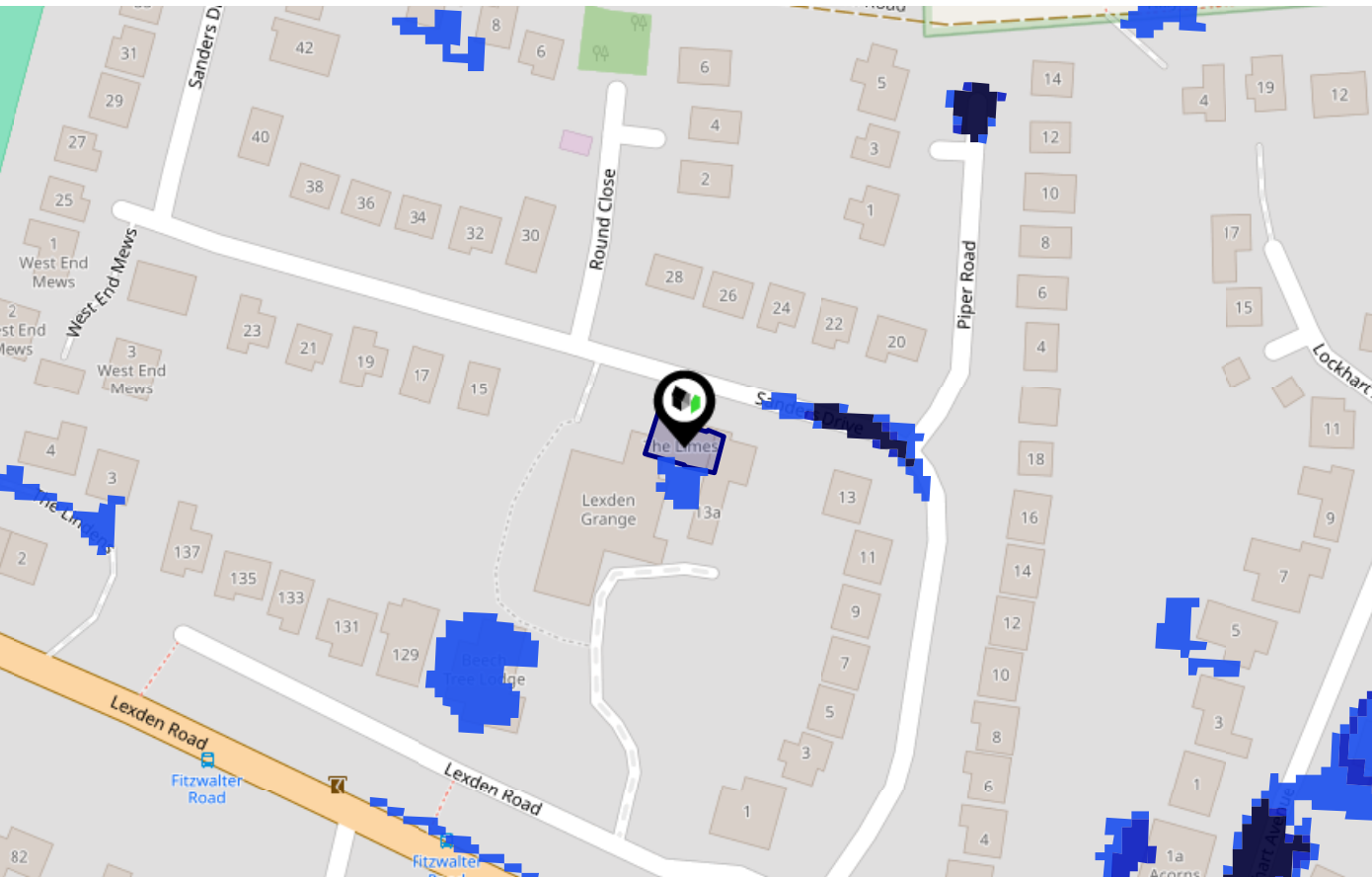
Chance of flooding to the following depths at this property:



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.

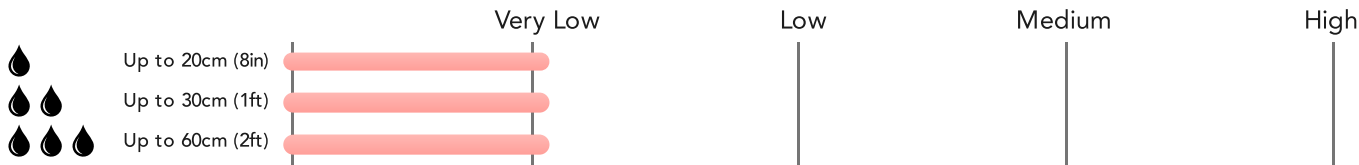


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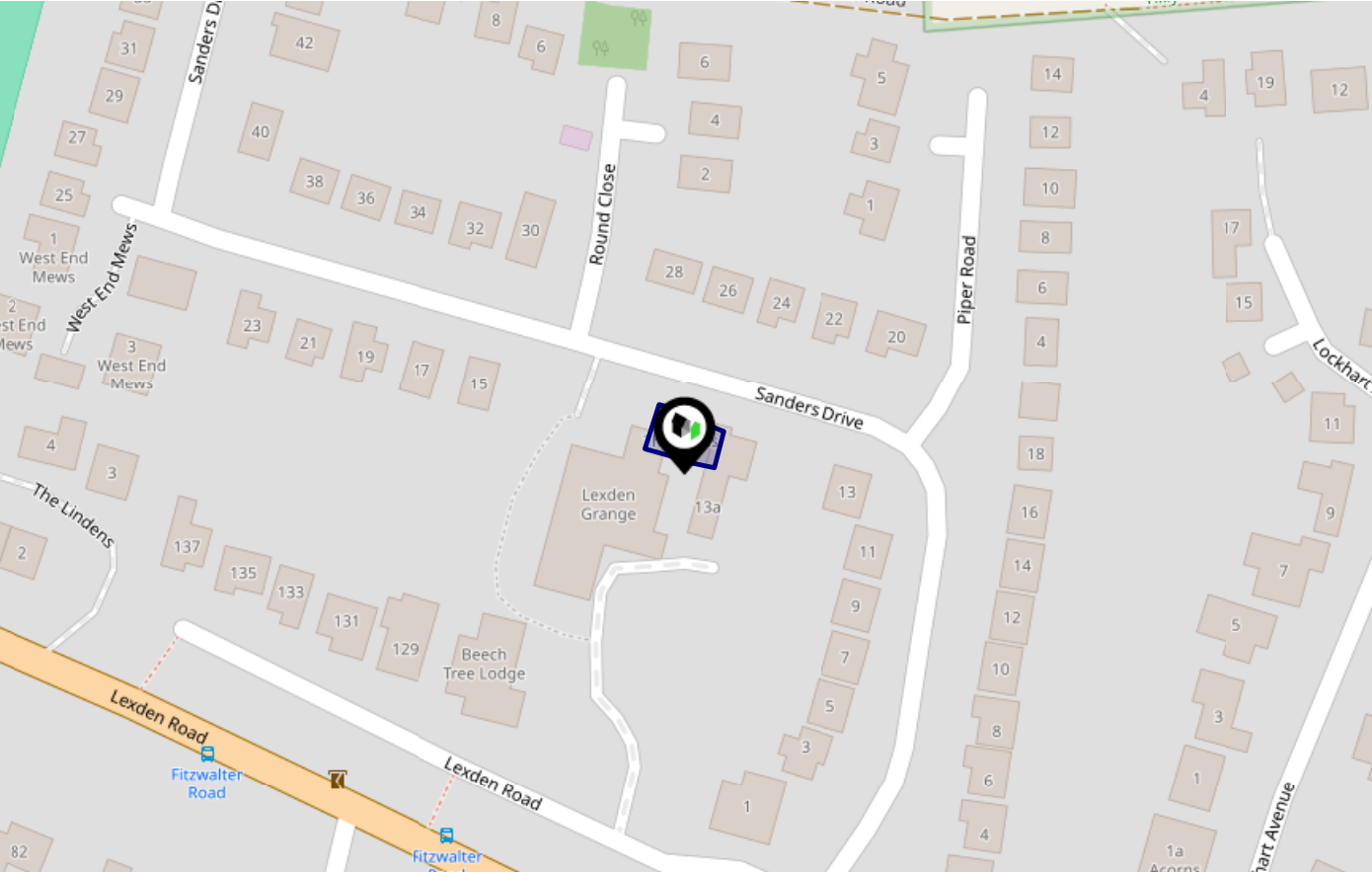
Chance of flooding to the following depths at this property:



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.

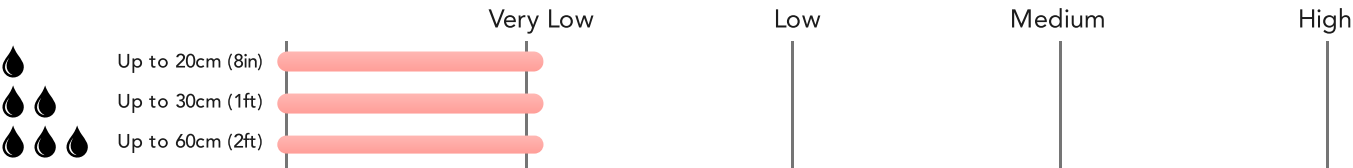


Risk Rating: Very low

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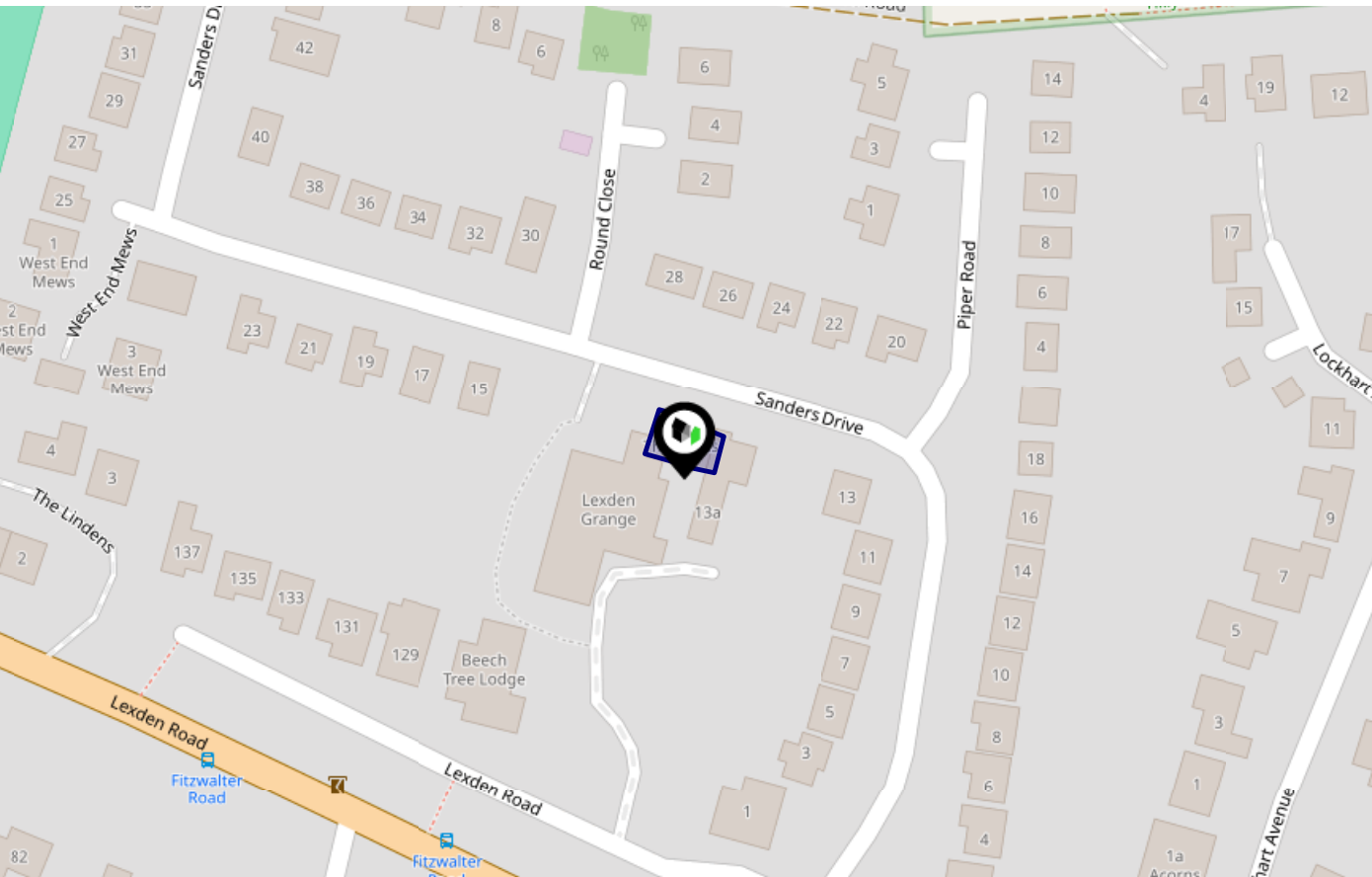
Chance of flooding to the following depths at this property:



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.

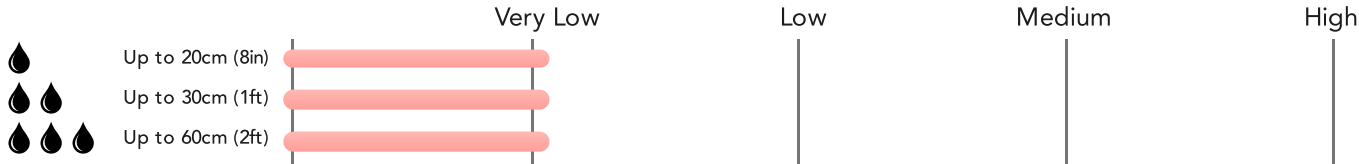


Risk Rating: Very low

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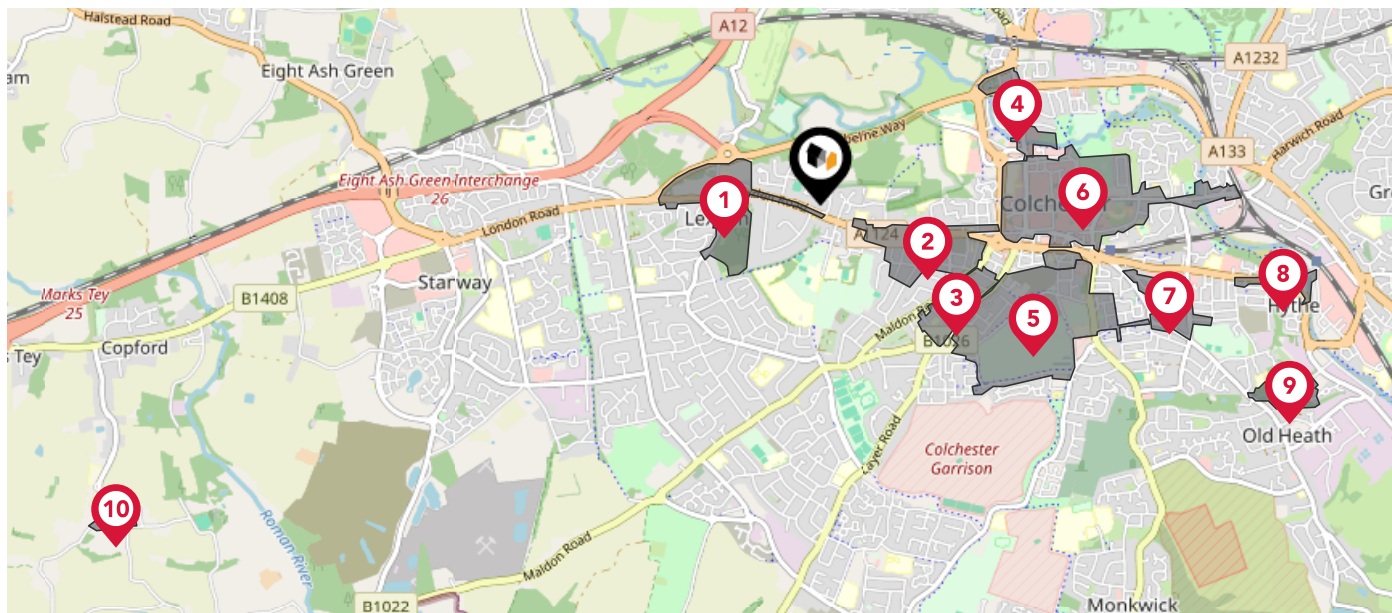
Chance of flooding to the following depths at this property:



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.



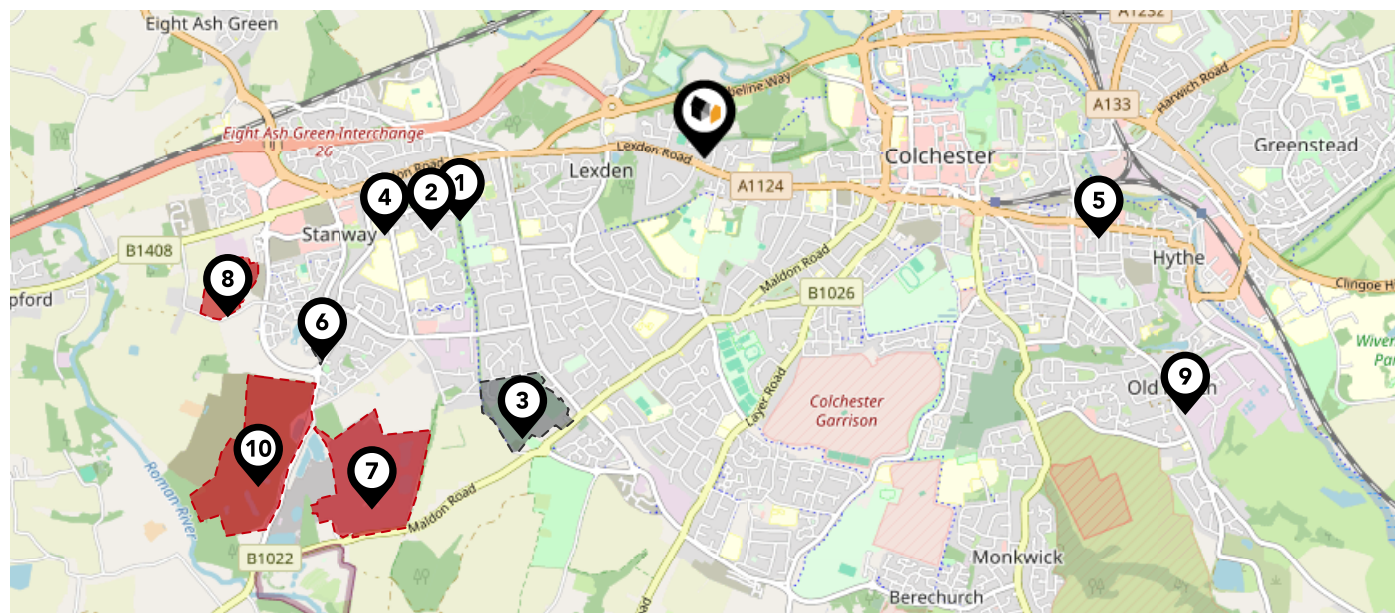
Nearby Conservation Areas

- | | |
|----|-------------------------------------|
| 1 | Colchester Area 3 |
| 2 | Colchester Area 2 |
| 3 | Colchester Area 5 Mill Field Estate |
| 4 | Colchester Area 4 |
| 5 | Garrison |
| 6 | Colchester Area 1 |
| 7 | New Town |
| 8 | Colchester, Hythe |
| 9 | Colchester, Distillery Pond |
| 10 | Copford 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.



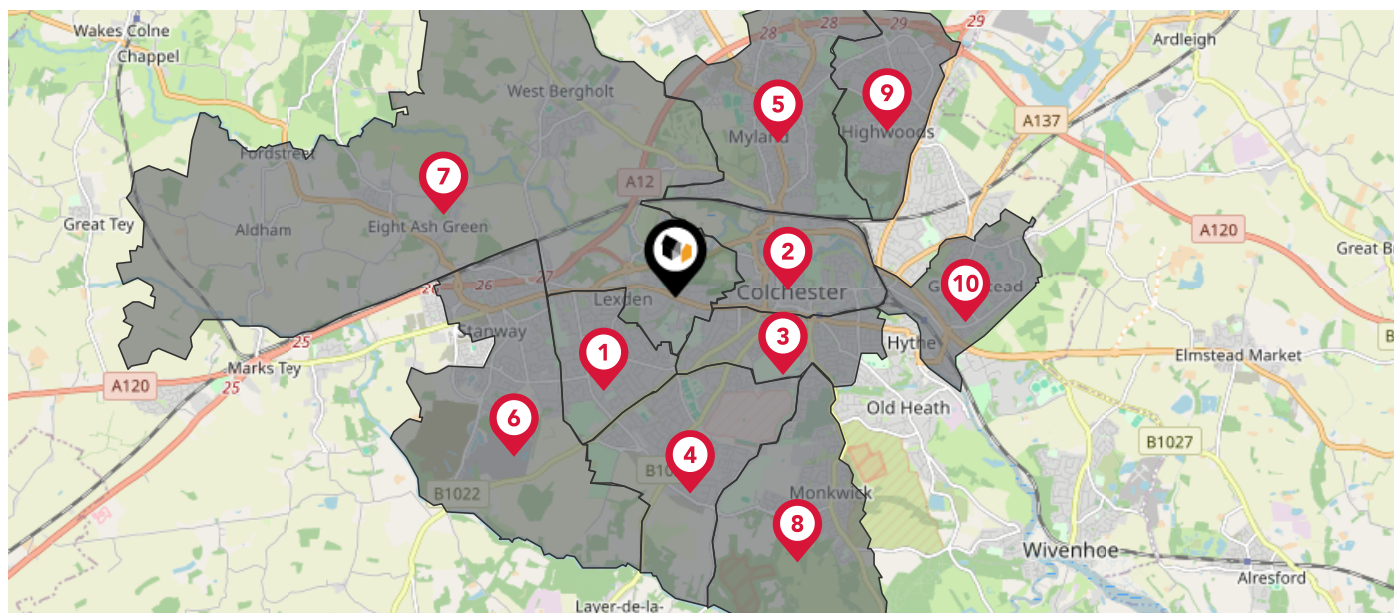
Nearby Landfill Sites

1	London Road-London Road, Stanway, Colchester	Historic Landfill	
2	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill	
3	Shrub End-Colchester, Essex	Historic Landfill	
4	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill	
5	Wilson Marriage School-Wilson Marriage School, Barrack Street	Historic Landfill	
6	Warren Lane-Warren Lane, Stanway, Colchester	Historic Landfill	
7	EA/EPR/JB3700FU/V002	Active Landfill	
8	EA/EPR/EB3609XH/T001	Active Landfill	
9	Whitehall Close-Colchester, Essex	Historic Landfill	
10	EA/EPR/UP3399NQ/A001	Active Landfill	

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

Prettygate Ward

2

Castle Ward

3

New Town & Christ Church Ward

4

Shrub End Ward

5

Mile End Ward

6

Stanway Ward

7

Lexden & Braiswick Ward

8

Berechurch Ward

9

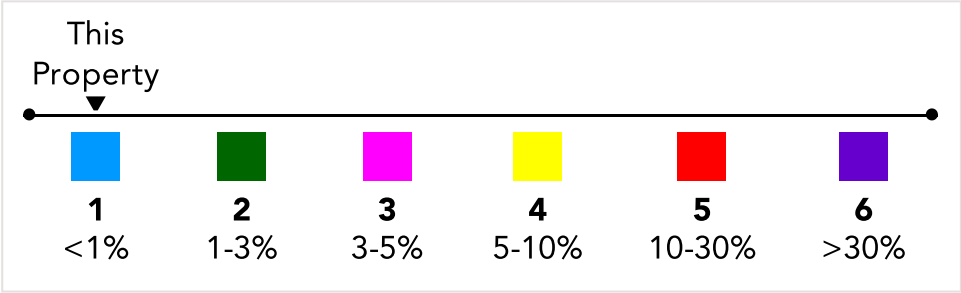
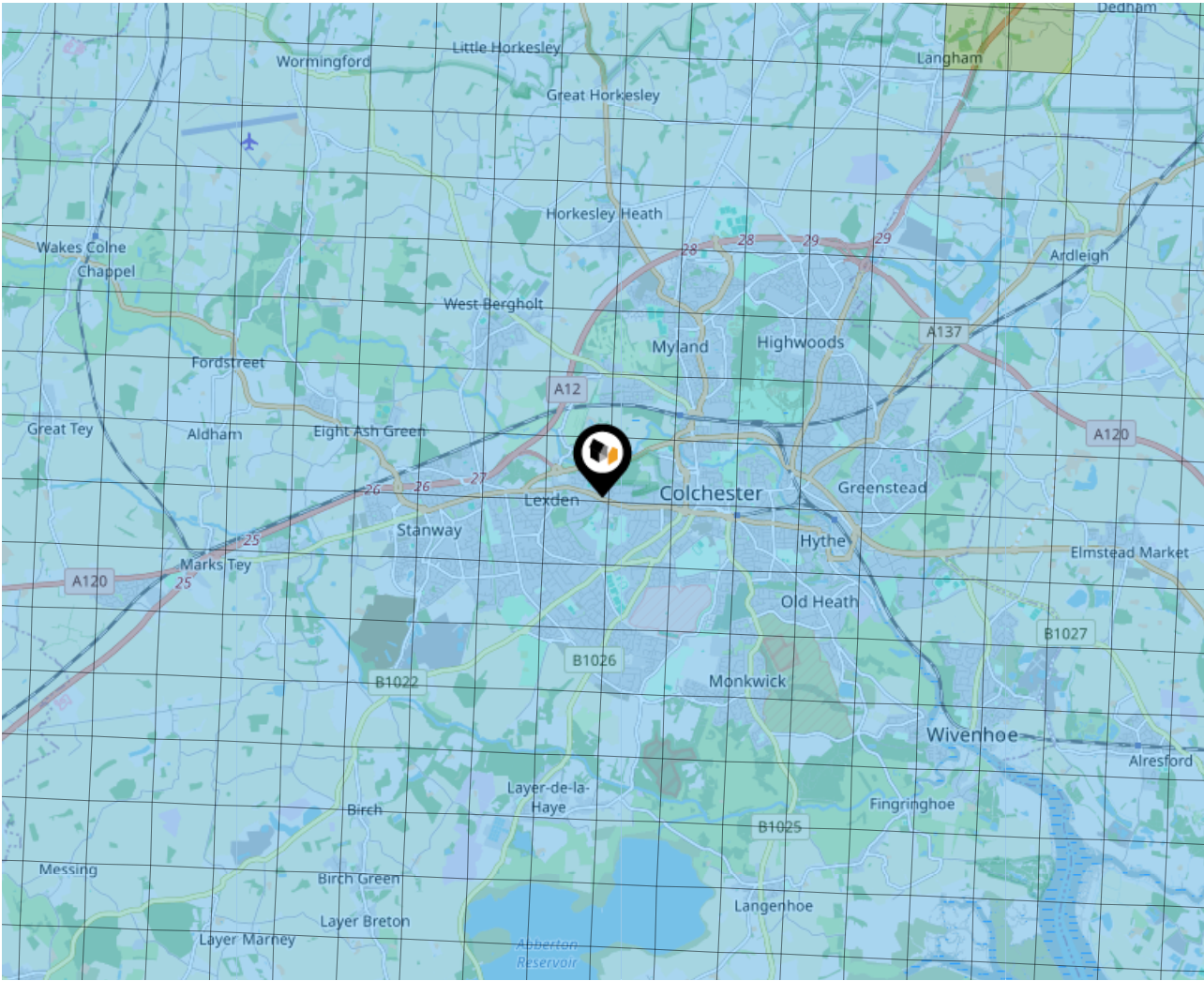
Highwoods Ward

10

Greenstead Ward

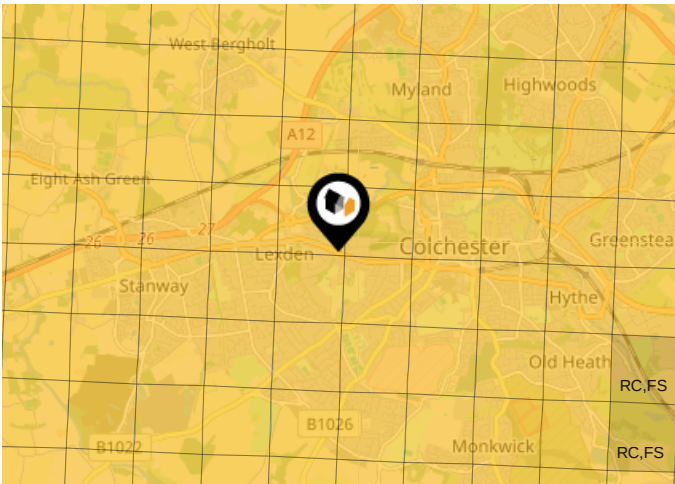
What is Radon?

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:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

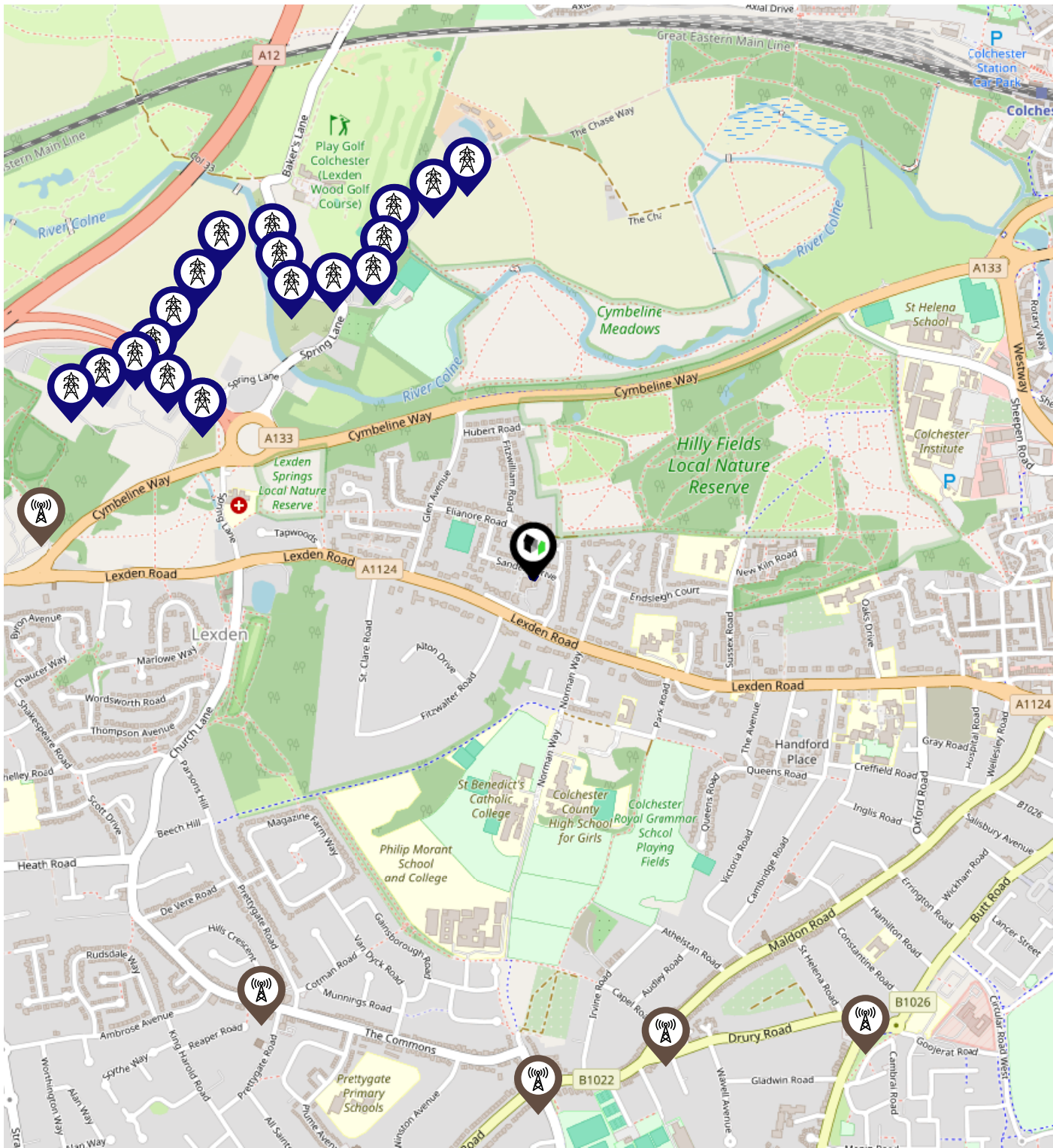


Primary Classifications (Most Common Clay Types)

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...



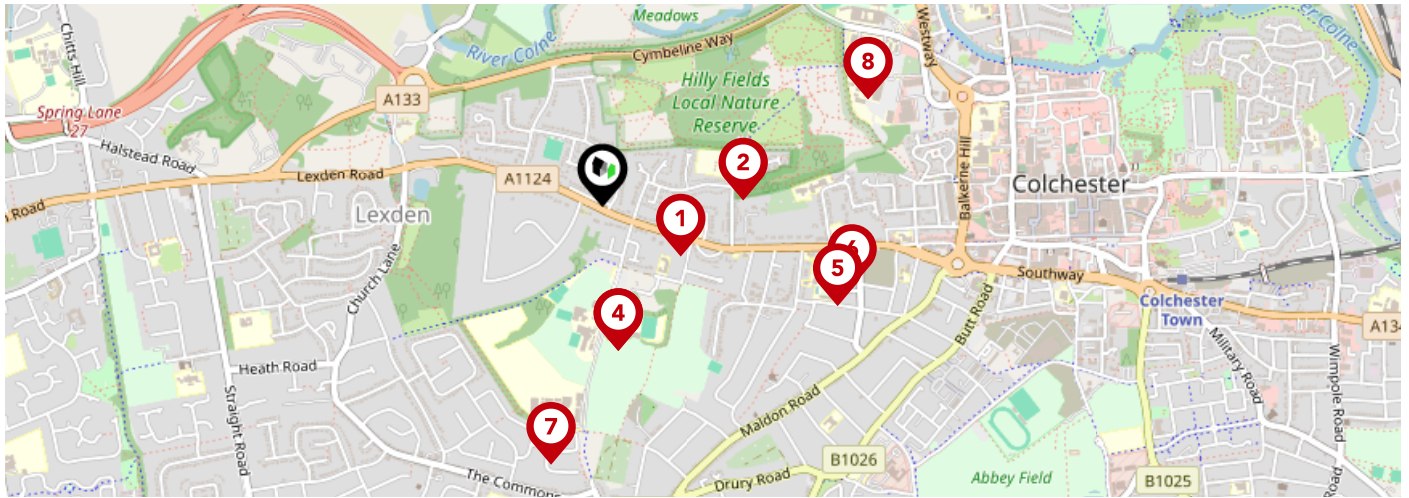
Listed Buildings in the local district		Grade	Distance
	1380295 - Lexden Grange (colchester District Planning Office)	Grade II	0.0 miles
	1380294 - The Old Rectory	Grade II	0.2 miles
	1123586 - 95 And 97, Lexden Road	Grade II	0.2 miles
	1123585 - 93, Lexden Road	Grade II	0.2 miles
	1168963 - The Turrets	Grade II	0.3 miles
	1169002 - 28, Lexden Road	Grade II	0.4 miles
	1168977 - 187, Lexden Road	Grade II	0.4 miles
	1306744 - Hill House	Grade II	0.4 miles
	1337722 - 191, Lexden Road	Grade II	0.4 miles
	1123587 - 185, Lexden Road	Grade II	0.4 miles

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

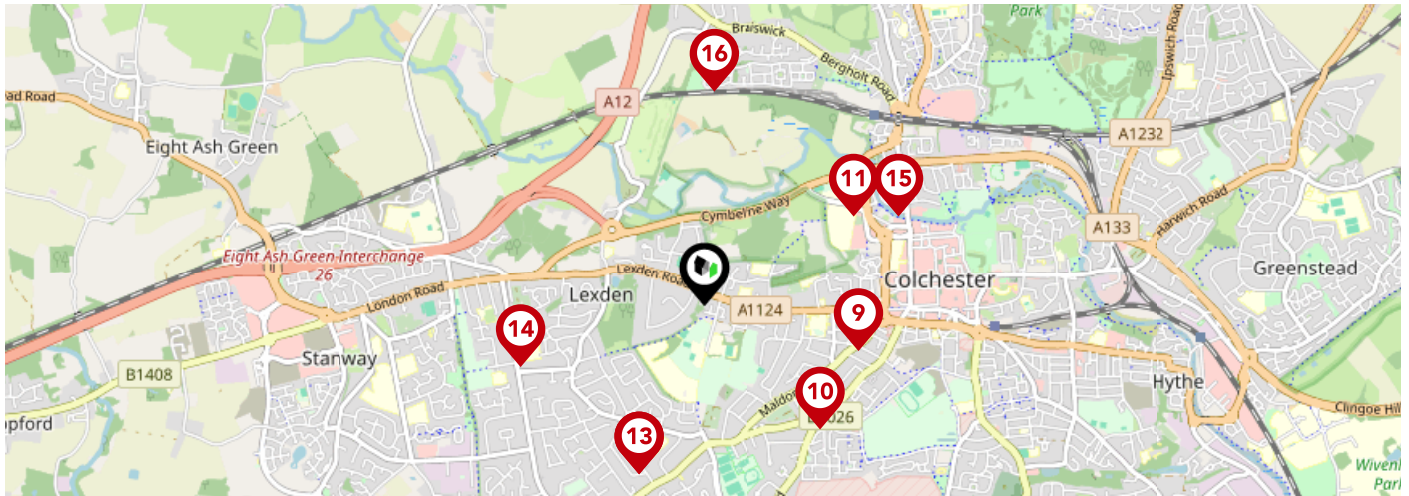


Nearby Green Belt Land

No data available.



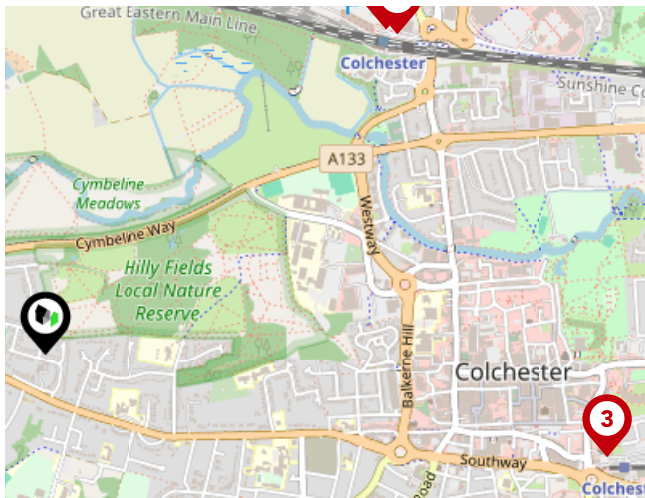
		Nursery	Primary	Secondary	College	Private
1	St Mary's School for Girls Ofsted Rating: Not Rated Pupils: 416 Distance:0.21	☐	☐	☒	☐	☐
2	Kingswode Hoe School Ofsted Rating: Good Pupils: 151 Distance:0.32	☐	☐	☒	☐	☐
3	St Benedict's Catholic College Ofsted Rating: Good Pupils: 898 Distance:0.33	☐	☐	☒	☐	☐
4	Colchester County High School for Girls Ofsted Rating: Outstanding Pupils: 1183 Distance:0.33	☐	☐	☒	☐	☐
5	Colchester Royal Grammar School Ofsted Rating: Not Rated Pupils: 1018 Distance:0.59	☐	☐	☒	☐	☐
6	Oxford House School Ofsted Rating: Not Rated Pupils: 120 Distance:0.6	☐	☒	☐	☐	☐
7	Philip Morant School and College Ofsted Rating: Good Pupils: 1715 Distance:0.6	☐	☐	☒	☐	☐
8	Colchester Institute Ofsted Rating: Good Pupils:0 Distance:0.66	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Colchester Prep & High School Ofsted Rating: Not Rated Pupils: 287 Distance:0.73	☐	☐	☒	☐	☐
	Hamilton Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.77	☐	☒	☐	☐	☐
	St Helena School Ofsted Rating: Good Pupils: 995 Distance:0.79	☐	☐	☒	☐	☐
	Prettygate Infant School Ofsted Rating: Good Pupils: 160 Distance:0.82	☐	☒	☐	☐	☐
	Prettygate Junior School Ofsted Rating: Good Pupils: 254 Distance:0.82	☐	☒	☐	☐	☐
	Home Farm Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.89	☐	☒	☐	☐	☐
	North Primary School and Nursery Ofsted Rating: Good Pupils: 455 Distance:0.97	☐	☒	☐	☐	☐
	Braiswick Primary School Ofsted Rating: Good Pupils: 405 Distance:0.99	☐	☒	☐	☐	☐

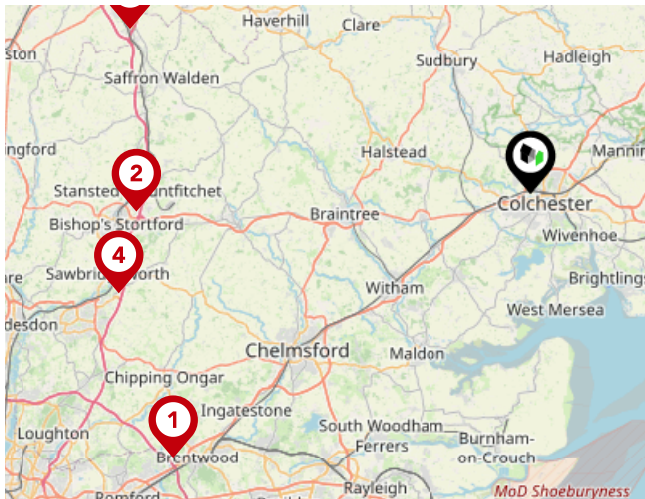
Area

Transport (National)



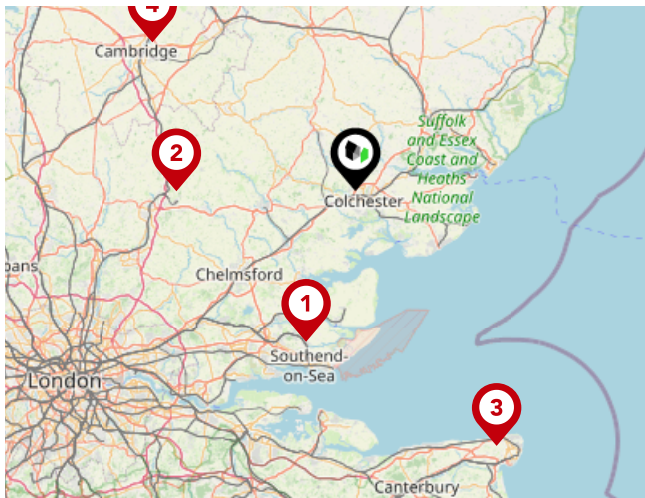
National Rail Stations

Pin	Name	Distance
1	Colchester Rail Station	1.08 miles
2	Colchester Rail Station	1.09 miles
3	Colchester City Rail Station	1.31 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	32.64 miles
2	M11 J8	28.87 miles
3	M11 J9	31.71 miles
4	M11 J7A	31.04 miles

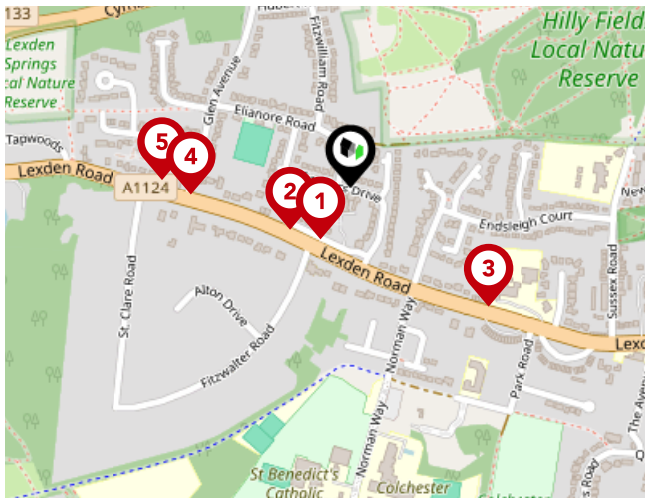


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	23.39 miles
2	Stansted Airport	26.21 miles
3	Manston	42.94 miles
4	Cambridge	36.92 miles

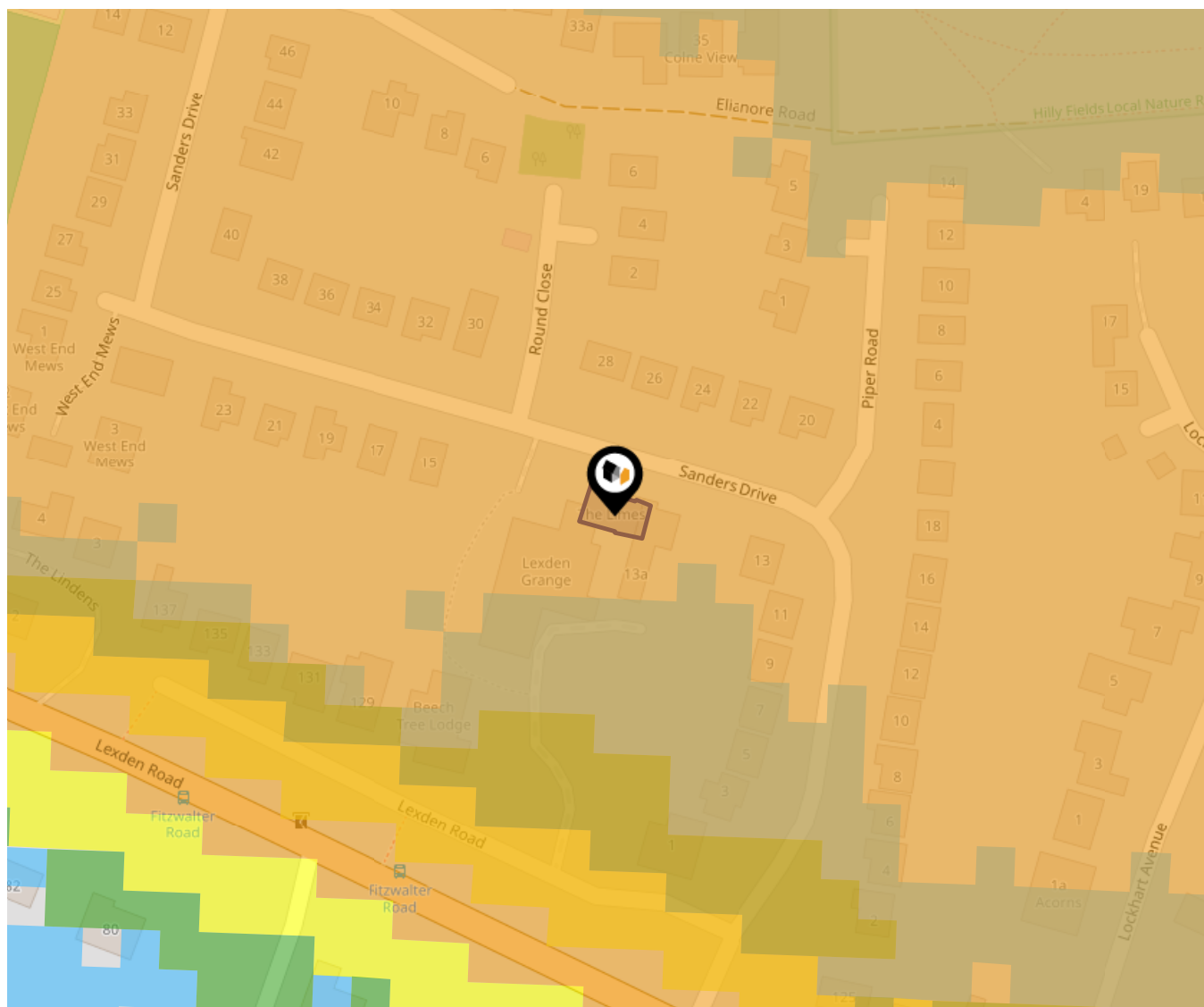
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fitzwalter Road	0.07 miles
2	Fitzwalter Road	0.08 miles
3	Park Road	0.21 miles
4	Glen Avenue	0.18 miles
5	Glen Avenue	0.22 miles



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

Nicholas Percival Ltd

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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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.

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Land
Registry



Historic England



Office for
National Statistics



Ofcom



Valuation Office
Agency

Ofsted



Royal Mail