

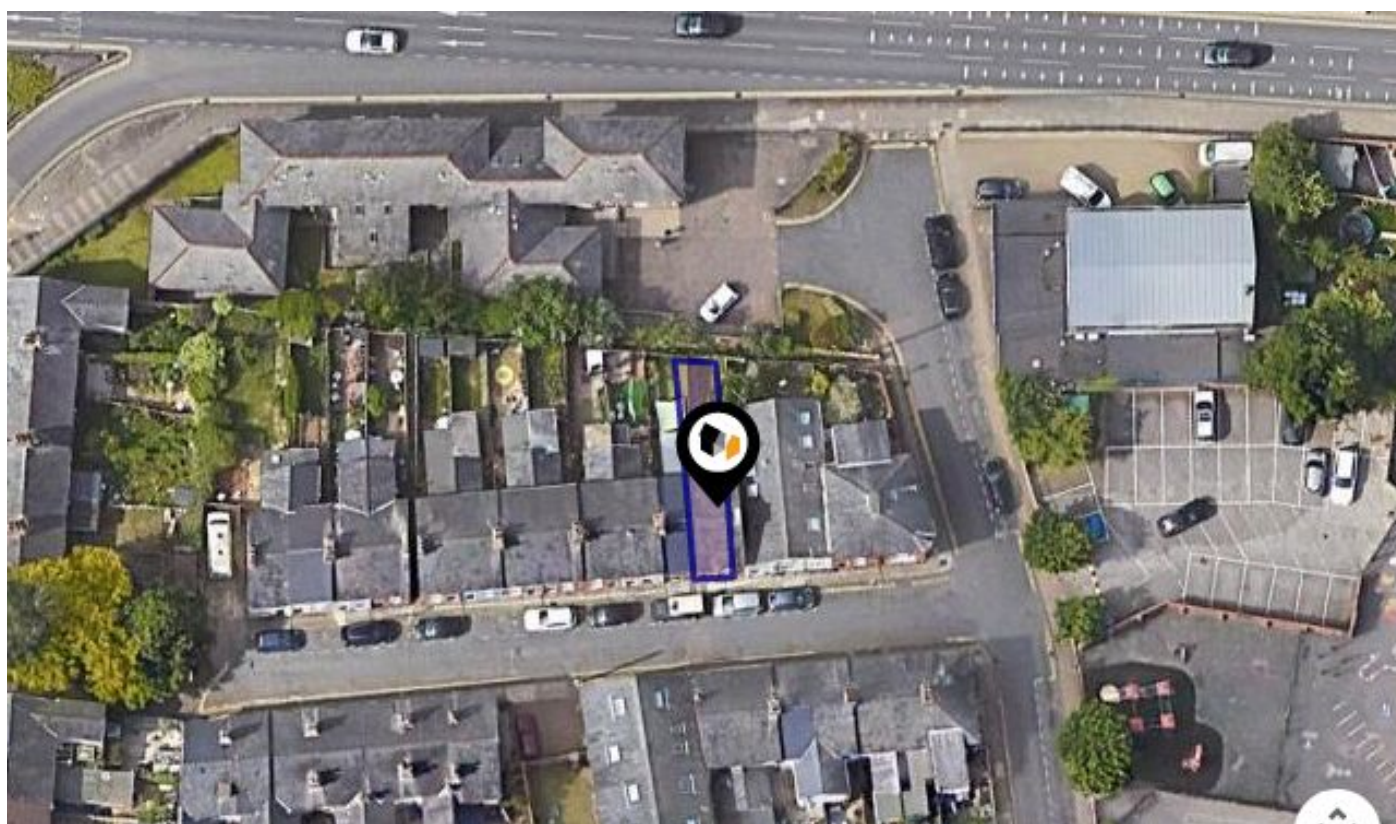


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 13th November 2025



CEDARS ROAD, COLCHESTER, CO2

Nicholas Percival Ltd

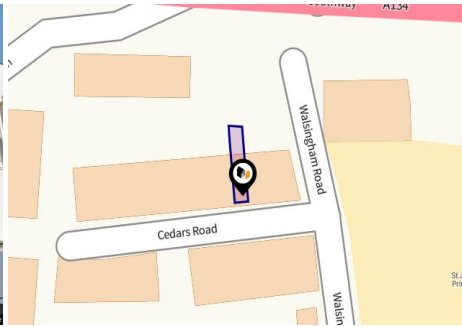
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

nldann@nicholaspercival.co.uk

www.nicholaspercival.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	645 ft ² / 60 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band B		
Annual Estimate:	£1,705		
Title Number:	EX838100		

Local Area

Local Authority:	Essex	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	70	-
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *The Old Depository, 8-12 Cedars Road, Colchester CO2 7BS*

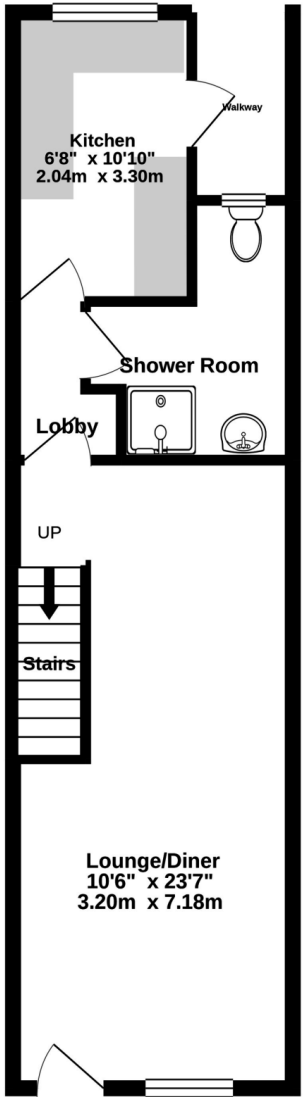
Reference - F/COL/04/2344	
Decision:	Decision Issued
Date:	30th December 2004
Description:	Replacement of existing fencing and trellis, erection of brick walls and gates, introduction of windows and doors.

Reference - 98/0213	
Decision:	Decision Issued
Date:	17th February 1998
Description:	Change of use from warehouse to residential

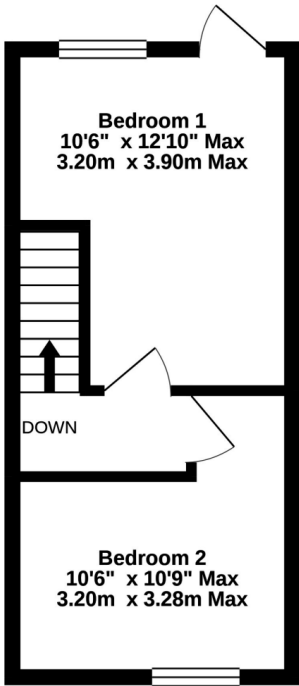


CEDARS ROAD, COLCHESTER, CO2

Ground Floor
423 sq.ft. (39.3 sq.m.) approx.

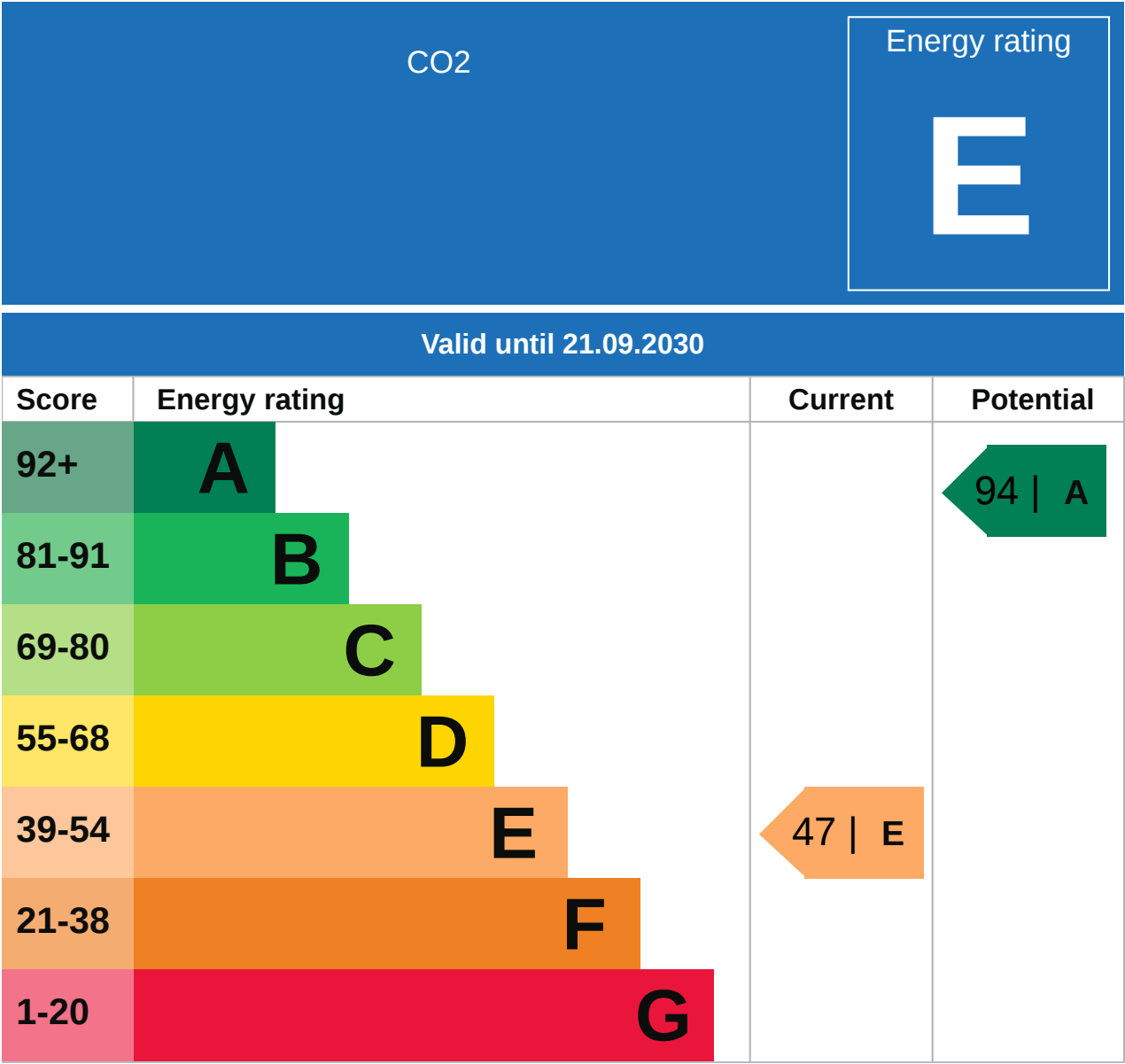


1st Floor
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 78% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	60 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/?

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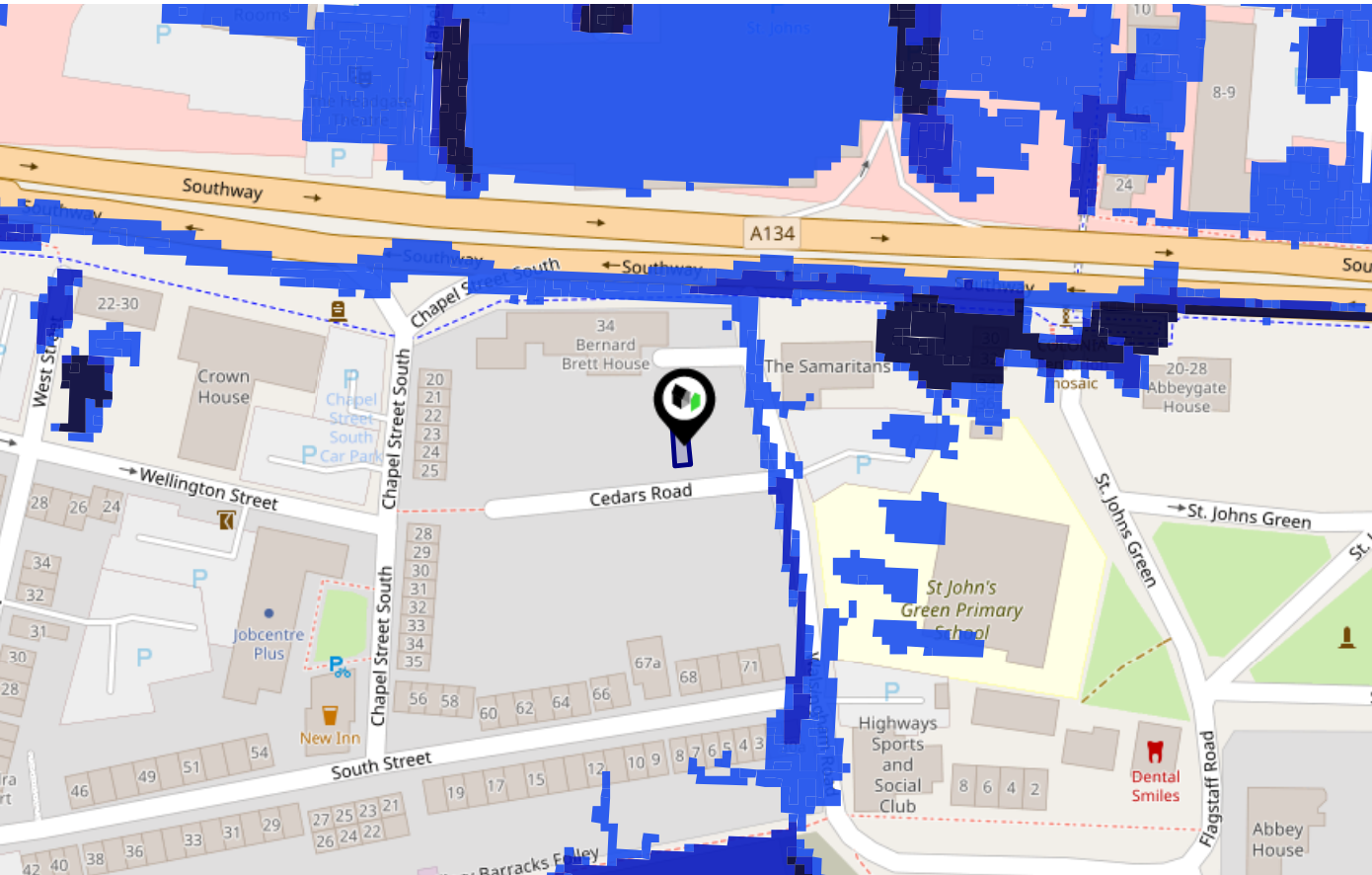


/company/nicholas-percival/

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.

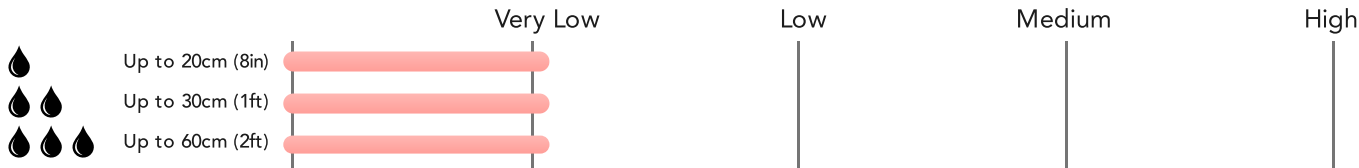


Risk Rating: Very low

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.

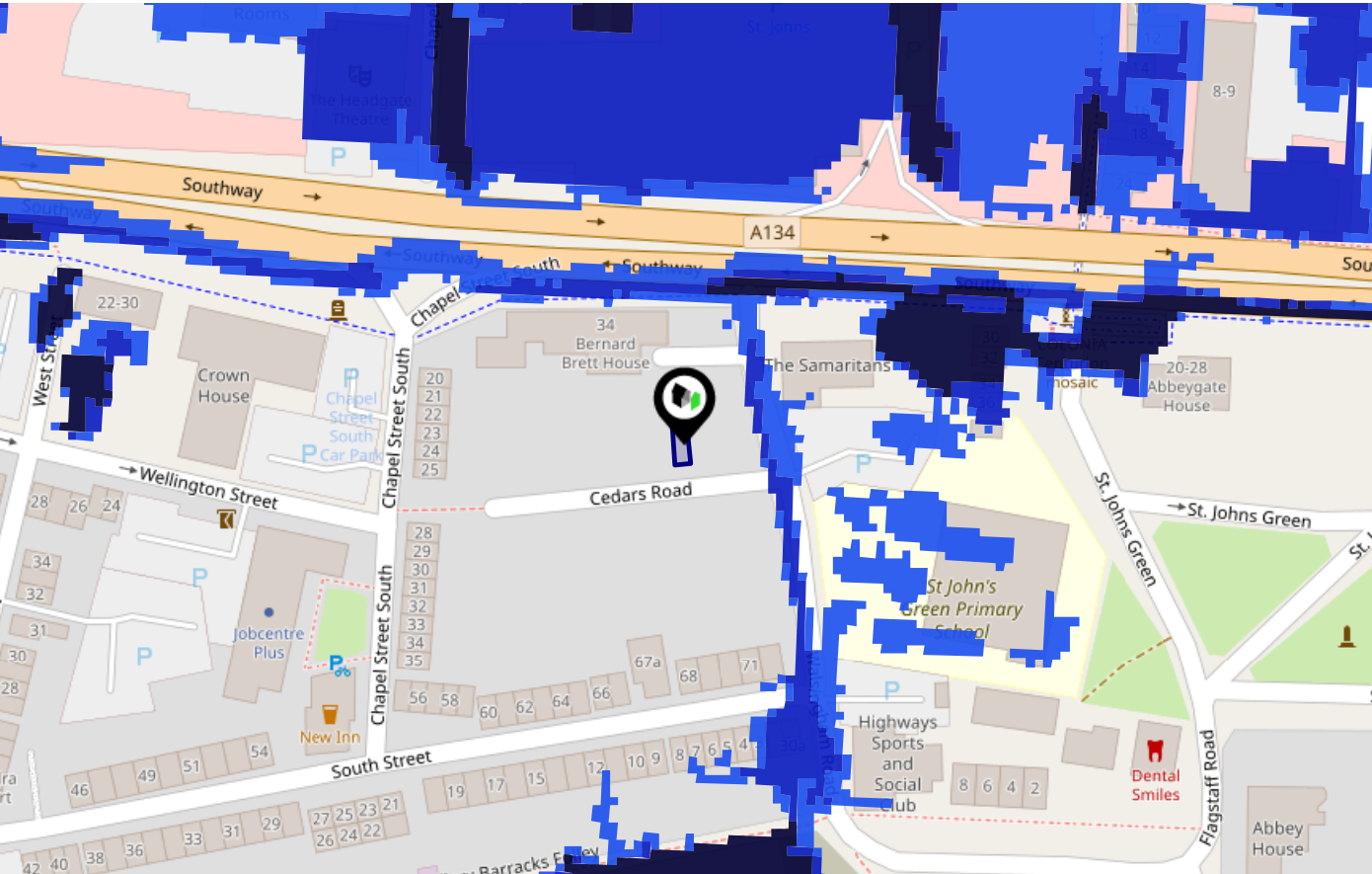
Chance of flooding to the following depths at this property:



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.

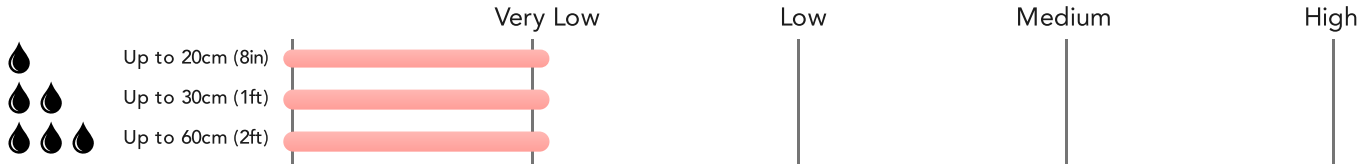


Risk Rating: Very low

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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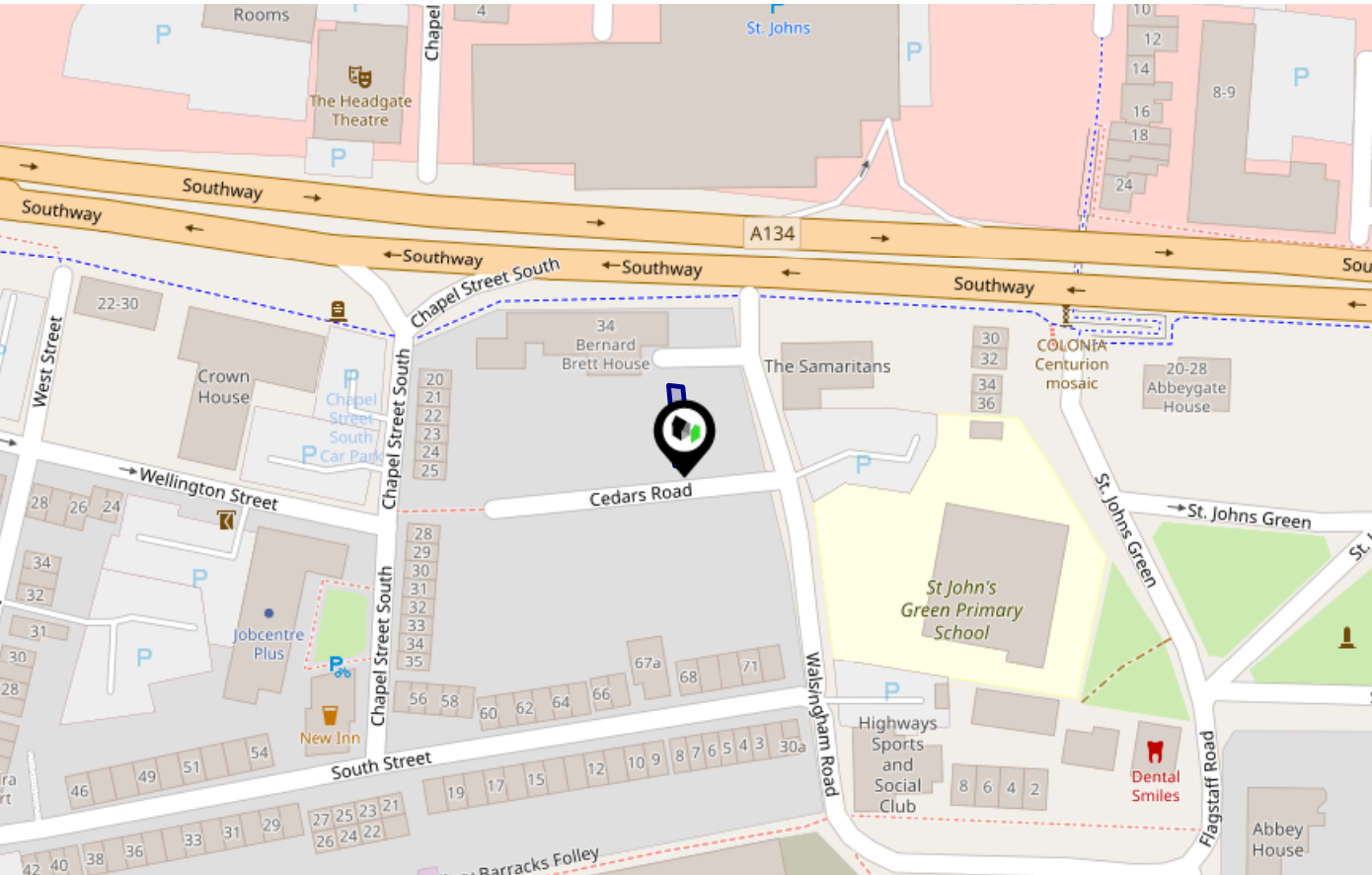
Chance of flooding to the following depths at this property:



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.

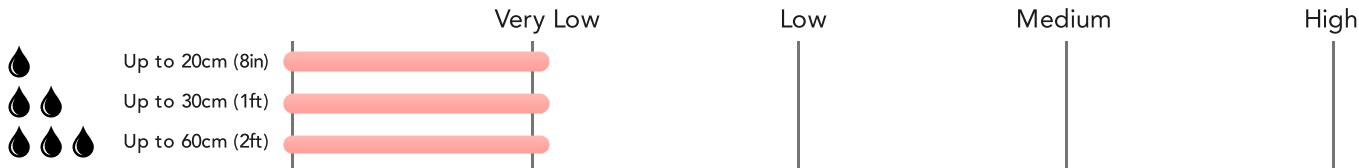


Risk Rating: Very low

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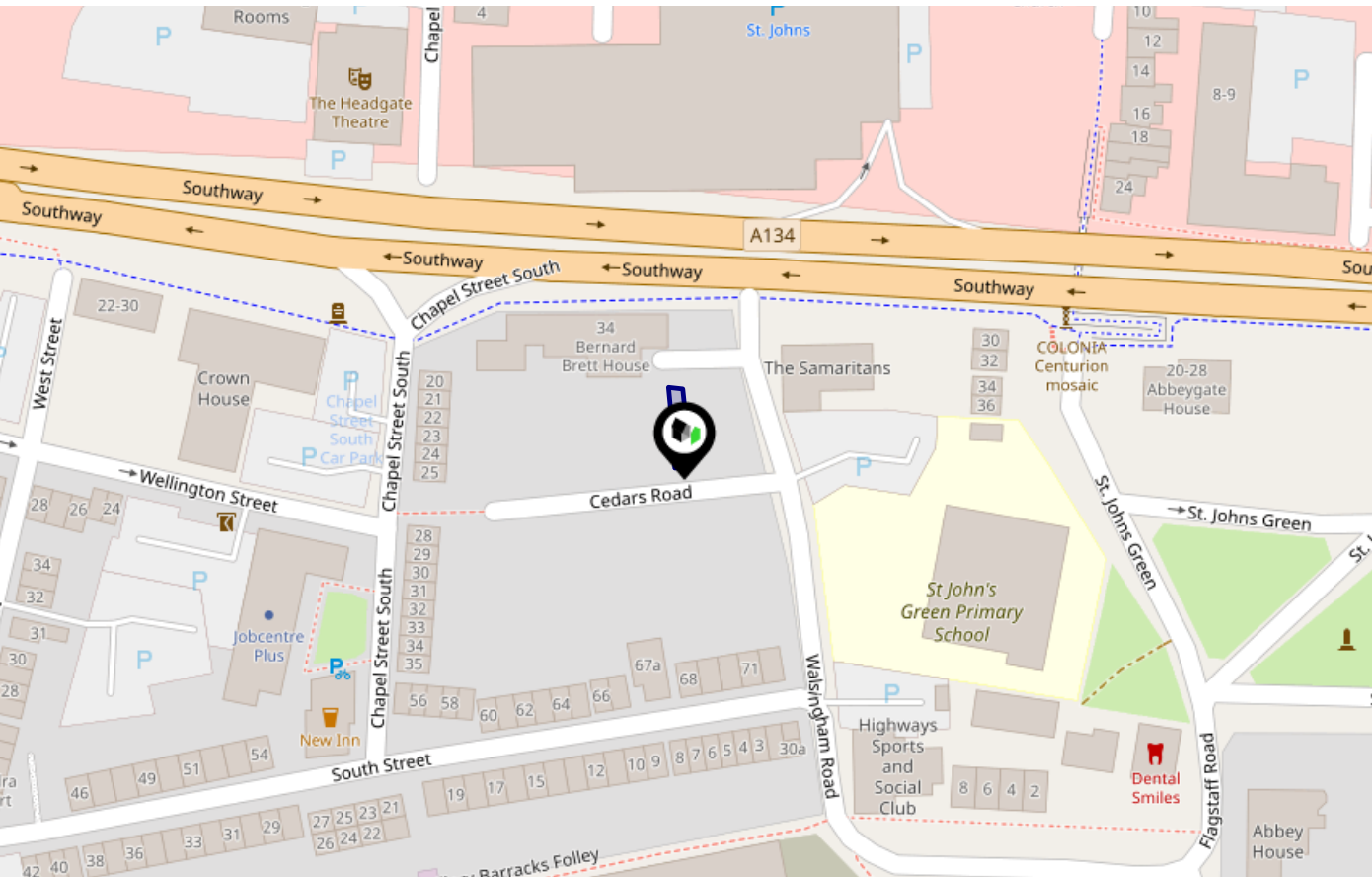
Chance of flooding to the following depths at this property:



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.

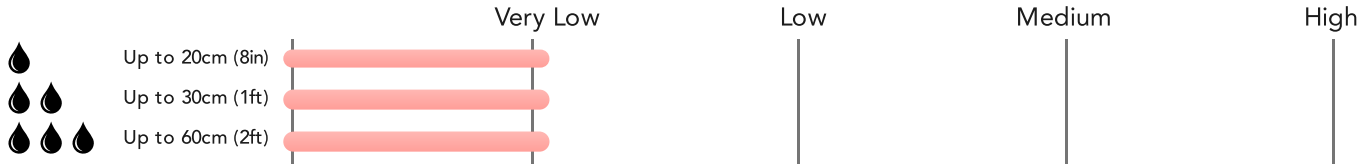


Risk Rating: Very low

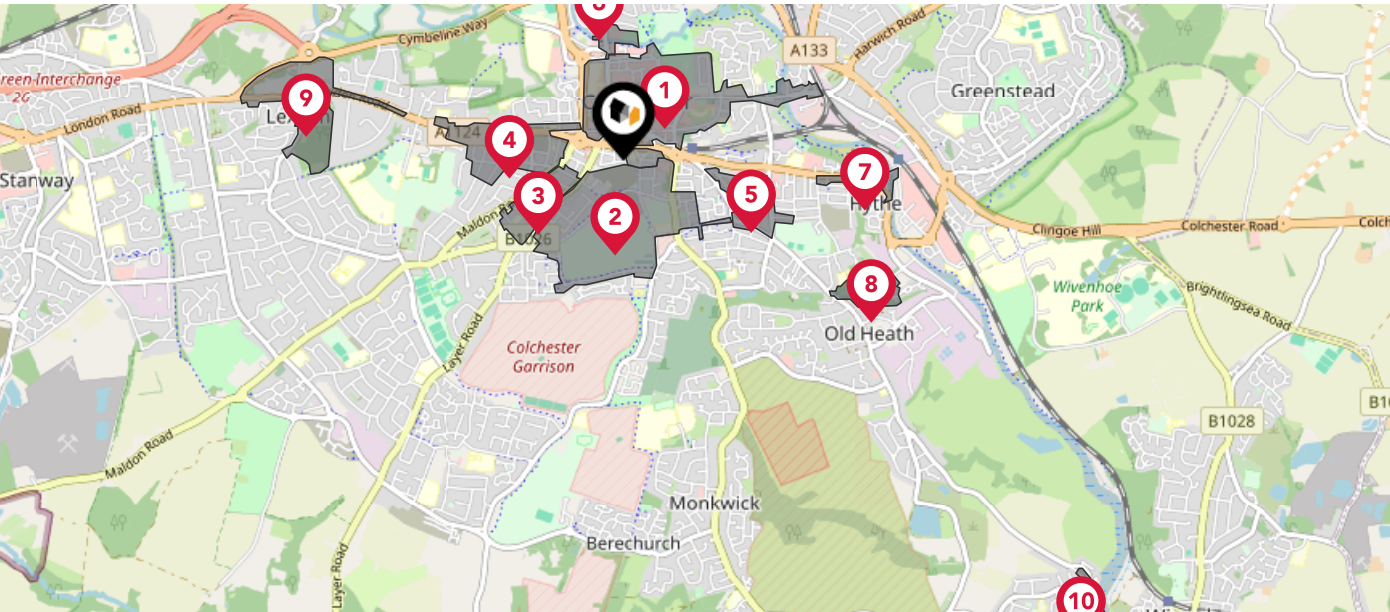
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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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- 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:



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.

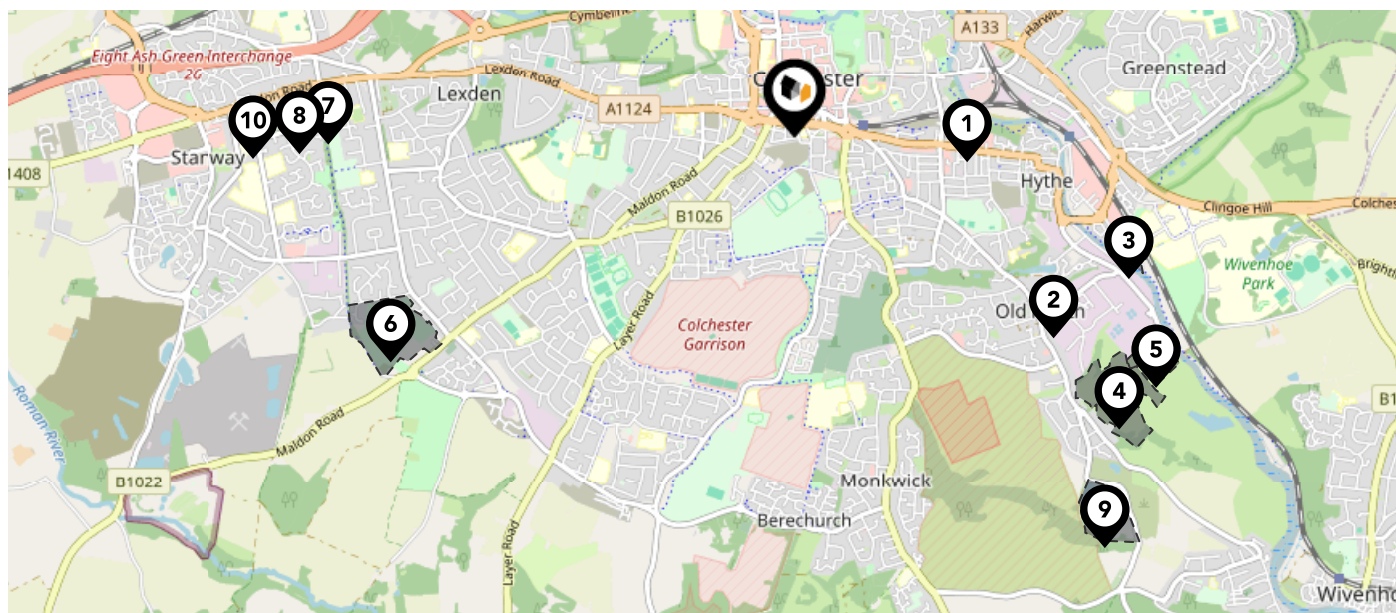


Nearby Conservation Areas	
1	Colchester Area 1
2	Garrison
3	Colchester Area 5 Mill Field Estate
4	Colchester Area 2
5	New Town
6	Colchester Area 4
7	Colchester, Hythe
8	Colchester, Distillery Pond
9	Colchester Area 3
10	Rowhedge

Maps

Landfill Sites

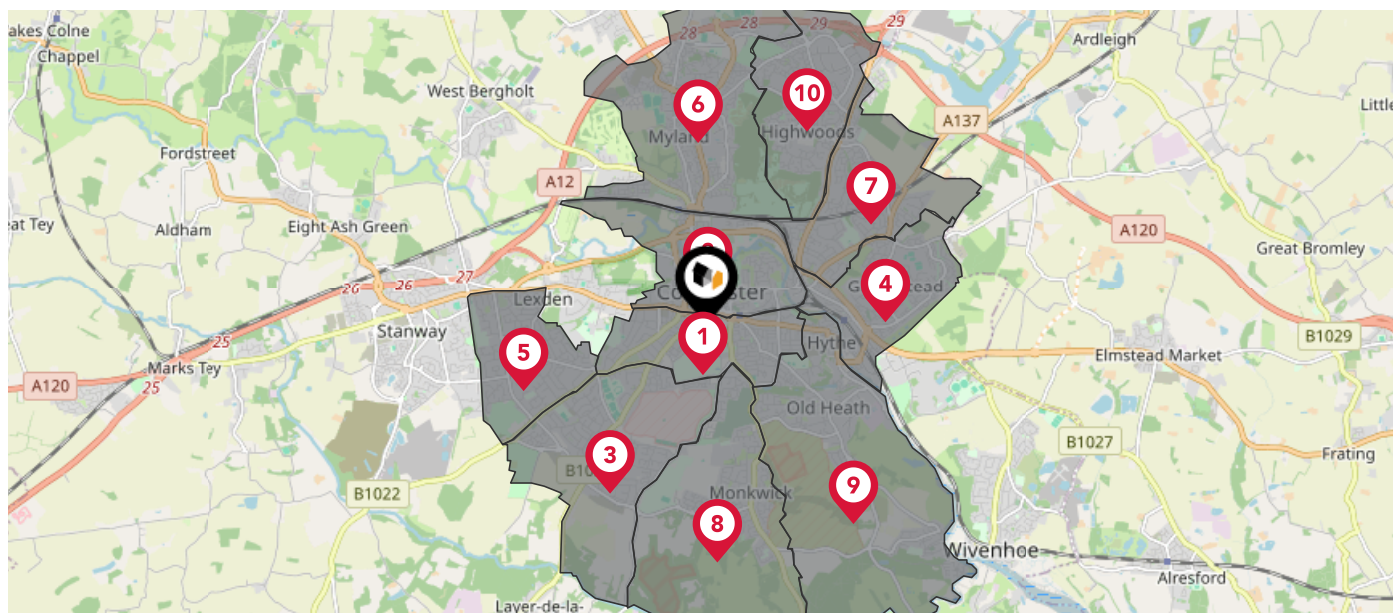
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wilson Marriage School-Wilson Marriage School, Barrack Street	Historic Landfill	
2	Whitehall Close-Colchester, Essex	Historic Landfill	
3	Molar Works-Molar Works, Hawkins Road, The Hythe, Colchester, Essex	Historic Landfill	
4	Place Farm-Place Farm, Rowhedge Road, Rowhedge, Colchester	Historic Landfill	
5	Haven Quay-Haven Quay, Colchester	Historic Landfill	
6	Shrub End-Colchester, Essex	Historic Landfill	
7	London Road-London Road, Stanway, Colchester	Historic Landfill	
8	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill	
9	Fingringhoe Road Landfill-Fingringhoe Road, Colchester, East Donyland, Essex	Historic Landfill	
10	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill	

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

New Town & Christ Church Ward

2

Castle Ward

3

Shrub End Ward

4

Greenstead Ward

5

Prettygate Ward

6

Mile End Ward

7

St. Anne's & St. John's Ward

8

Berechurch Ward

9

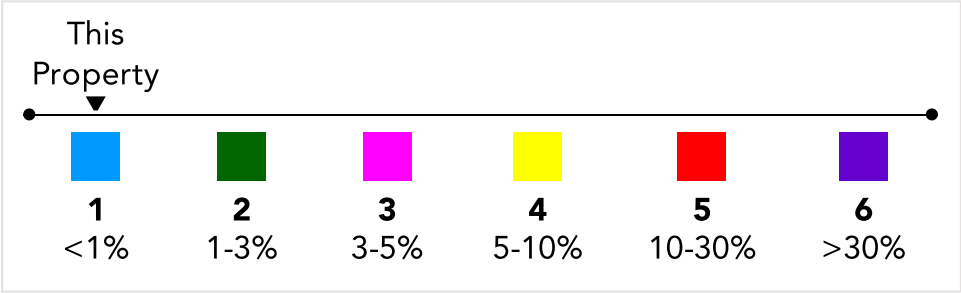
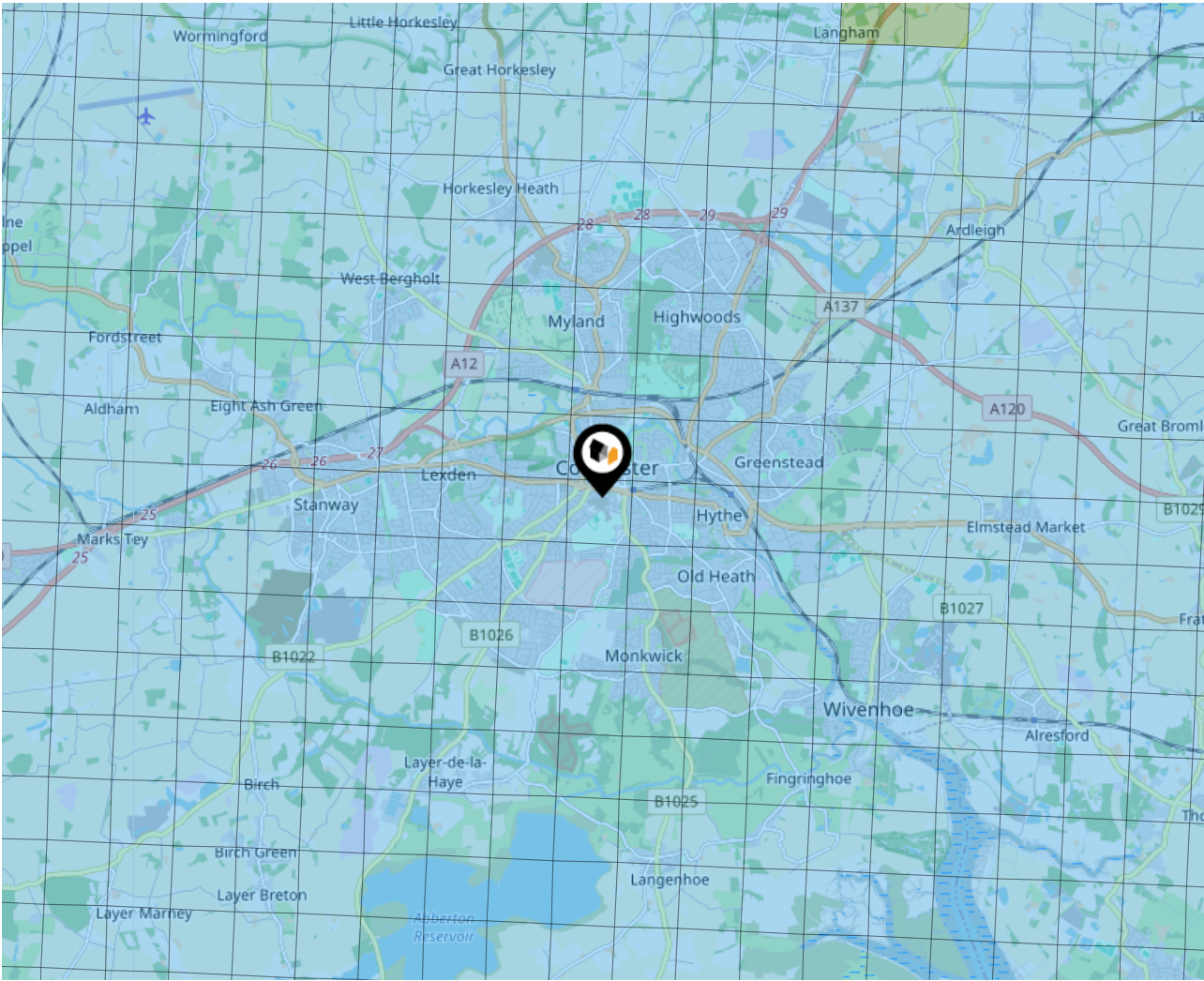
Old Heath & The Hythe Ward

10

Highwoods Ward

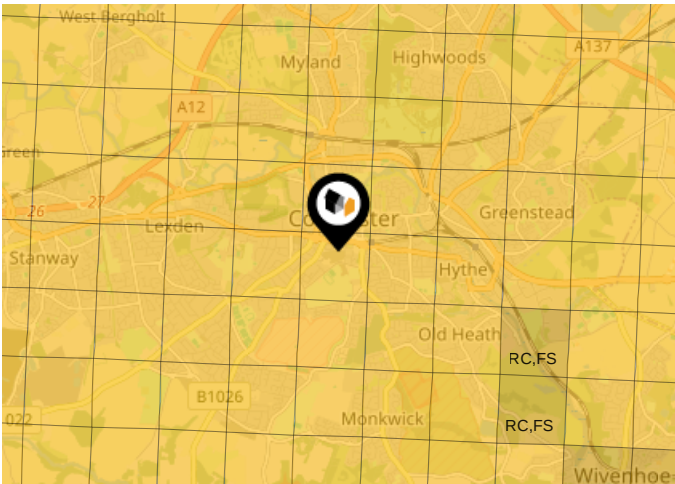
What is Radon?

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(LOW)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT		

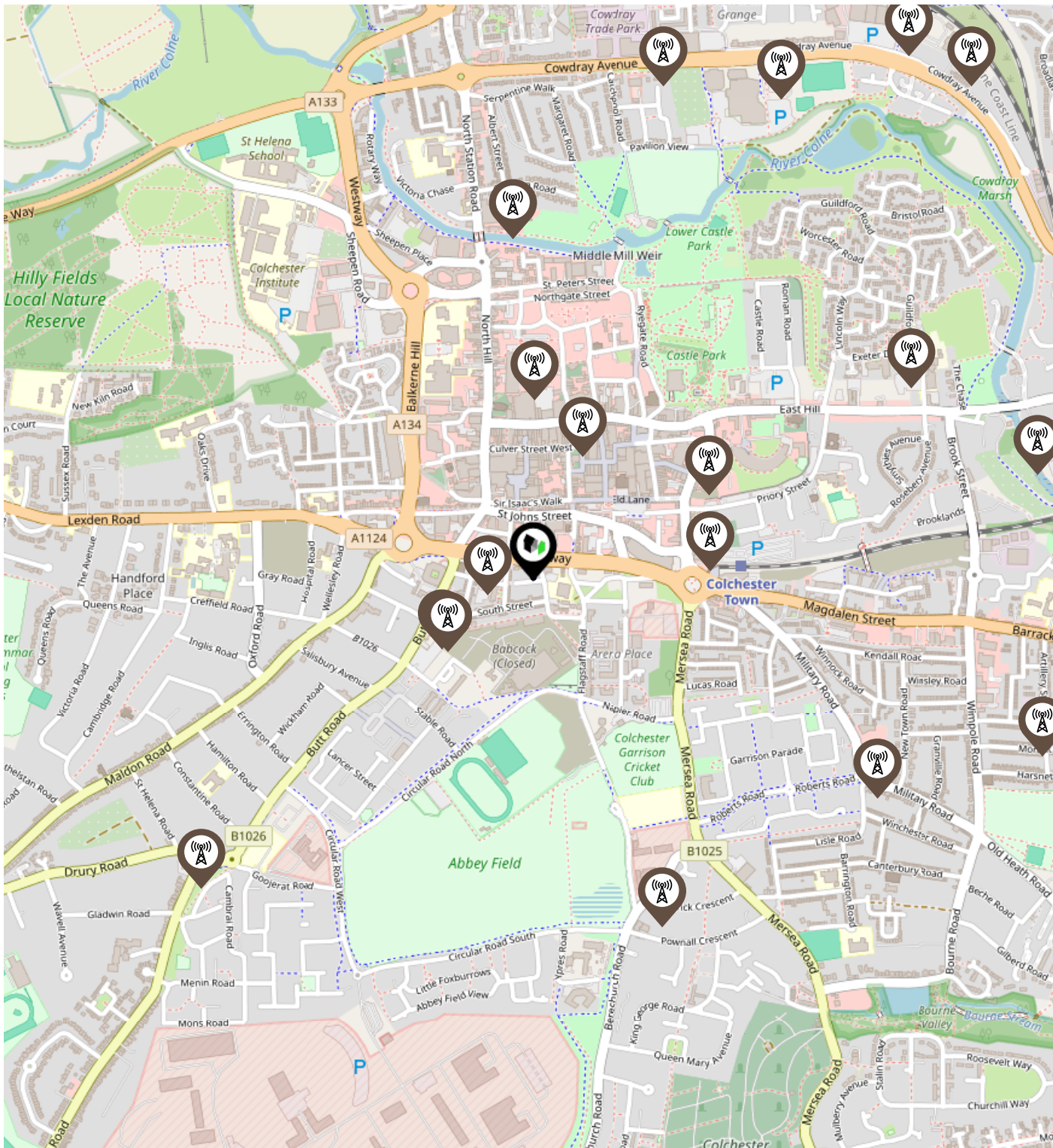


Primary Classifications (Most Common Clay Types)

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



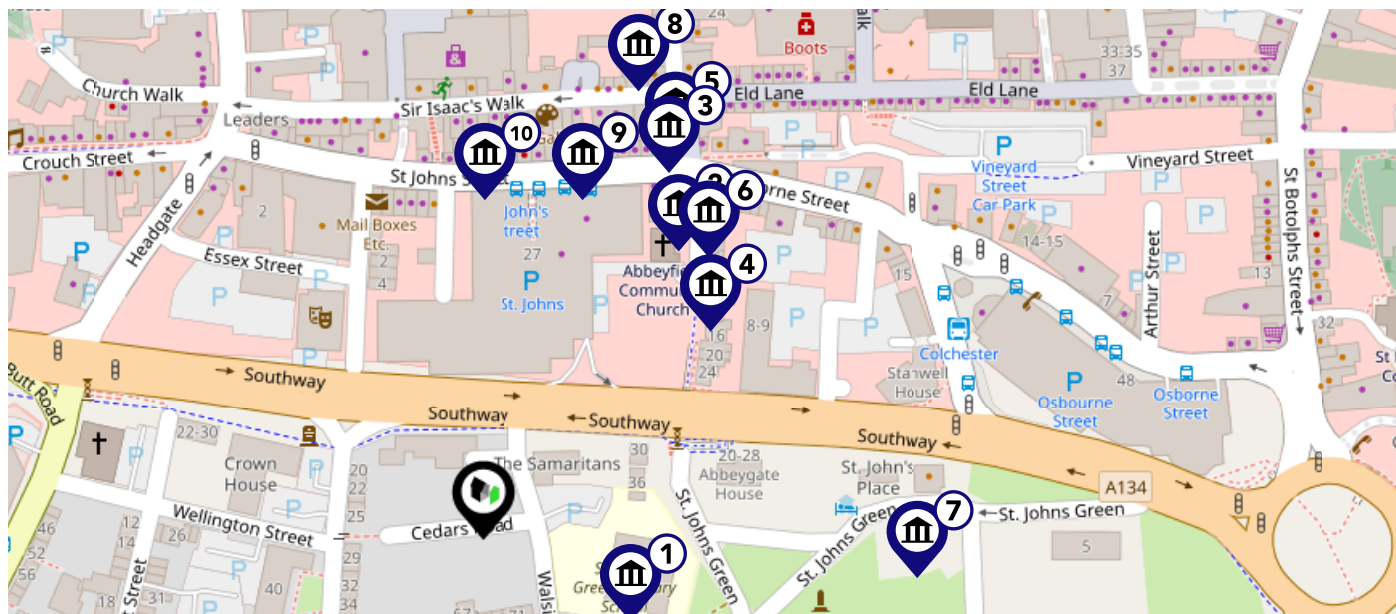
Key:

-  Power Pylons
-  Communication Masts

Maps

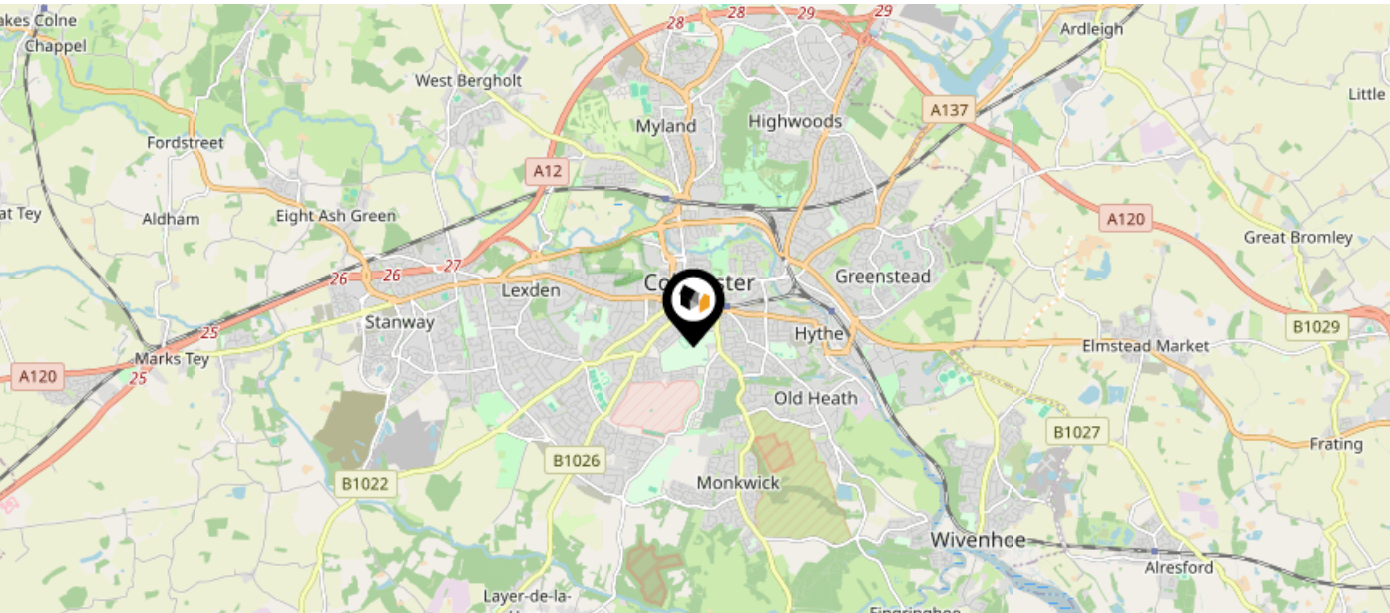
Listed Buildings

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
	1123509 - St John's Green Primary School	Grade II	0.0 miles
	1230410 - K6 Telephone Kiosk	Grade II	0.1 miles
	1337770 - 3a, Scheregate	Grade II	0.1 miles
	1123665 - 4-16, Abbeygate Street	Grade II	0.1 miles
	1337769 - The Scheregate	Grade II	0.1 miles
	1169512 - Scheregate Hotel	Grade II	0.1 miles
	1337766 - 37-49, St John's Green	Grade II	0.1 miles
	1169562 - 14, Trinity Street	Grade II	0.1 miles
	1123511 - Headgate Hotel	Grade II	0.1 miles
	1123512 - 40, St John's Street	Grade II	0.1 miles

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

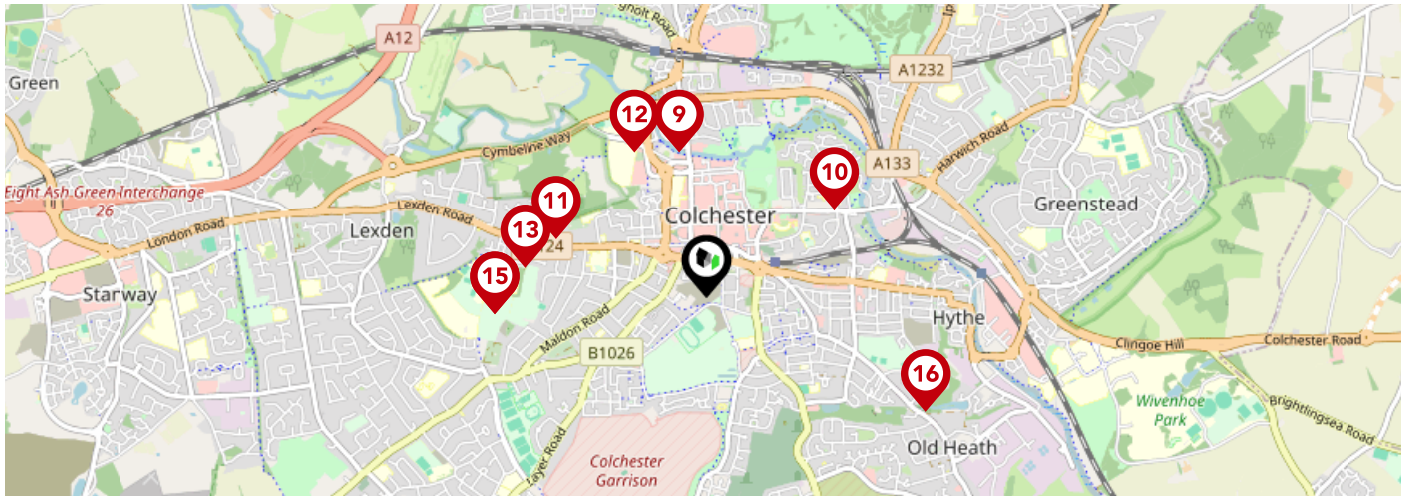


Nearby Green Belt Land

No data available.



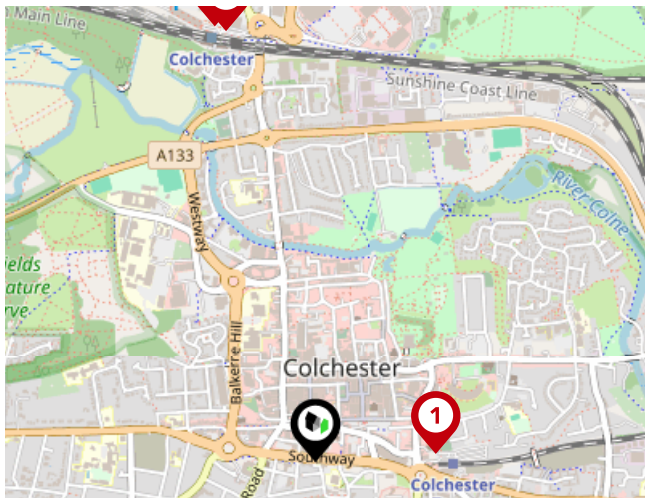
		Nursery	Primary	Secondary	College	Private
1	St John's Green Primary School Ofsted Rating: Good Pupils: 626 Distance:0.05	☐	☒	☐	☐	☐
2	Colchester Prep & High School Ofsted Rating: Not Rated Pupils: 287 Distance:0.31	☐	☐	☒	☐	☐
3	Oxford House School Ofsted Rating: Not Rated Pupils: 120 Distance:0.45	☐	☒	☐	☐	☐
4	Colchester Royal Grammar School Ofsted Rating: Not Rated Pupils: 1018 Distance:0.47	☐	☐	☒	☐	☐
5	St Thomas More's Catholic Primary School, Colchester Ofsted Rating: Outstanding Pupils: 207 Distance:0.48	☐	☒	☐	☐	☐
6	Hamilton Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.58	☐	☒	☐	☐	☐
7	St. George's School Ofsted Rating: Good Pupils: 641 Distance:0.61	☐	☒	☐	☐	☐
8	Colchester Institute Ofsted Rating: Good Pupils:0 Distance:0.64	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	North Primary School and Nursery Ofsted Rating: Good Pupils: 455 Distance:0.68	☐	☒	☐	☐	☐
	St James' Church of England Primary School Ofsted Rating: Good Pupils: 448 Distance:0.7	☐	☒	☐	☐	☐
	Kingswode Hoe School Ofsted Rating: Good Pupils: 151 Distance:0.74	☐	☐	☒	☐	☐
	St Helena School Ofsted Rating: Good Pupils: 995 Distance:0.74	☐	☐	☒	☐	☐
	St Mary's School for Girls Ofsted Rating: Not Rated Pupils: 416 Distance:0.84	☐	☐	☒	☐	☐
	St Benedict's Catholic College Ofsted Rating: Good Pupils: 898 Distance:0.97	☐	☐	☒	☐	☐
	Colchester County High School for Girls Ofsted Rating: Outstanding Pupils: 1183 Distance:0.97	☐	☐	☒	☐	☐
	Kendall Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:1.13	☐	☒	☐	☐	☐

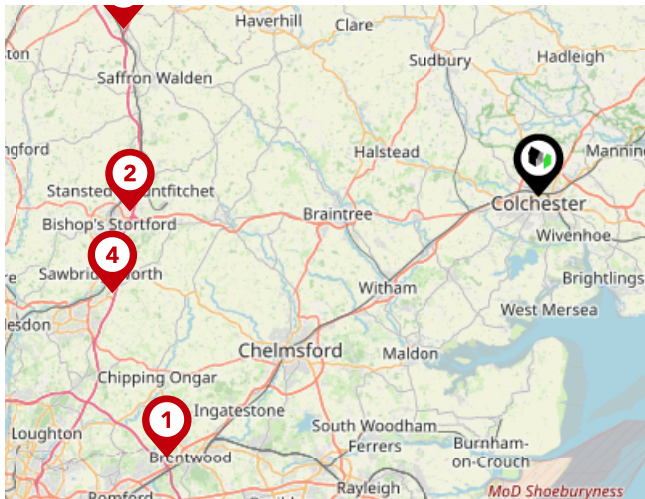
Area

Transport (National)



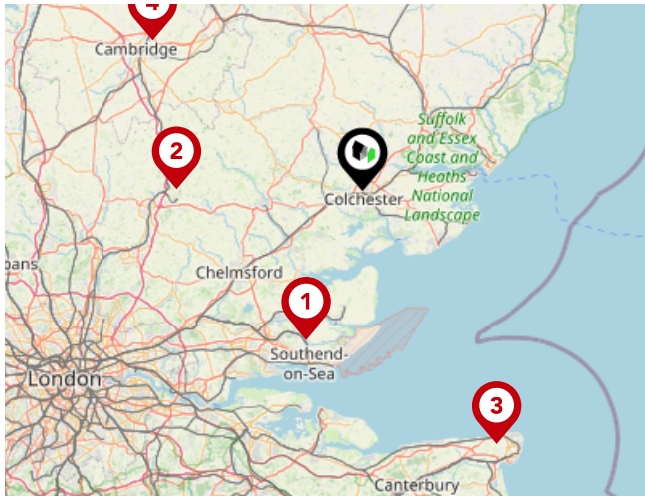
National Rail Stations

Pin	Name	Distance
1	Colchester City Rail Station	0.28 miles
2	Colchester Rail Station	1.01 miles
3	Colchester Rail Station	1.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	33.32 miles
2	M11 J8	29.87 miles
3	M11 J9	32.75 miles
4	M11 J7A	31.96 miles



Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	23.49 miles
2	Stansted Airport	27.22 miles
3	Manston	42.23 miles
4	Cambridge	37.88 miles

Area

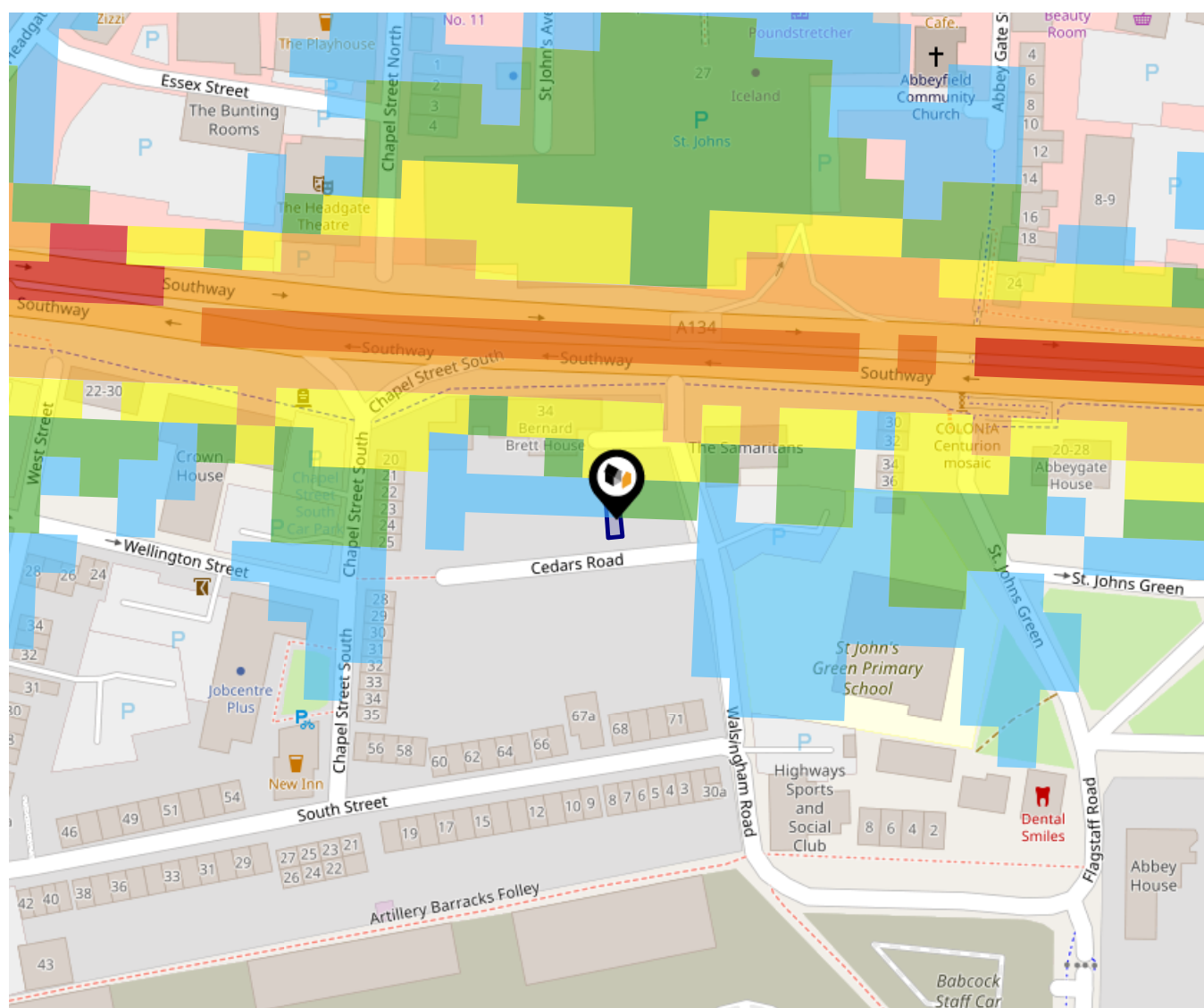
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St John's Street	0.09 miles
2	St John's Street	0.1 miles
3	Stanwell Street	0.14 miles
4	Stanwell Street	0.14 miles
5	Police Station	0.14 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

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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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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Valuation Office
Agency

