

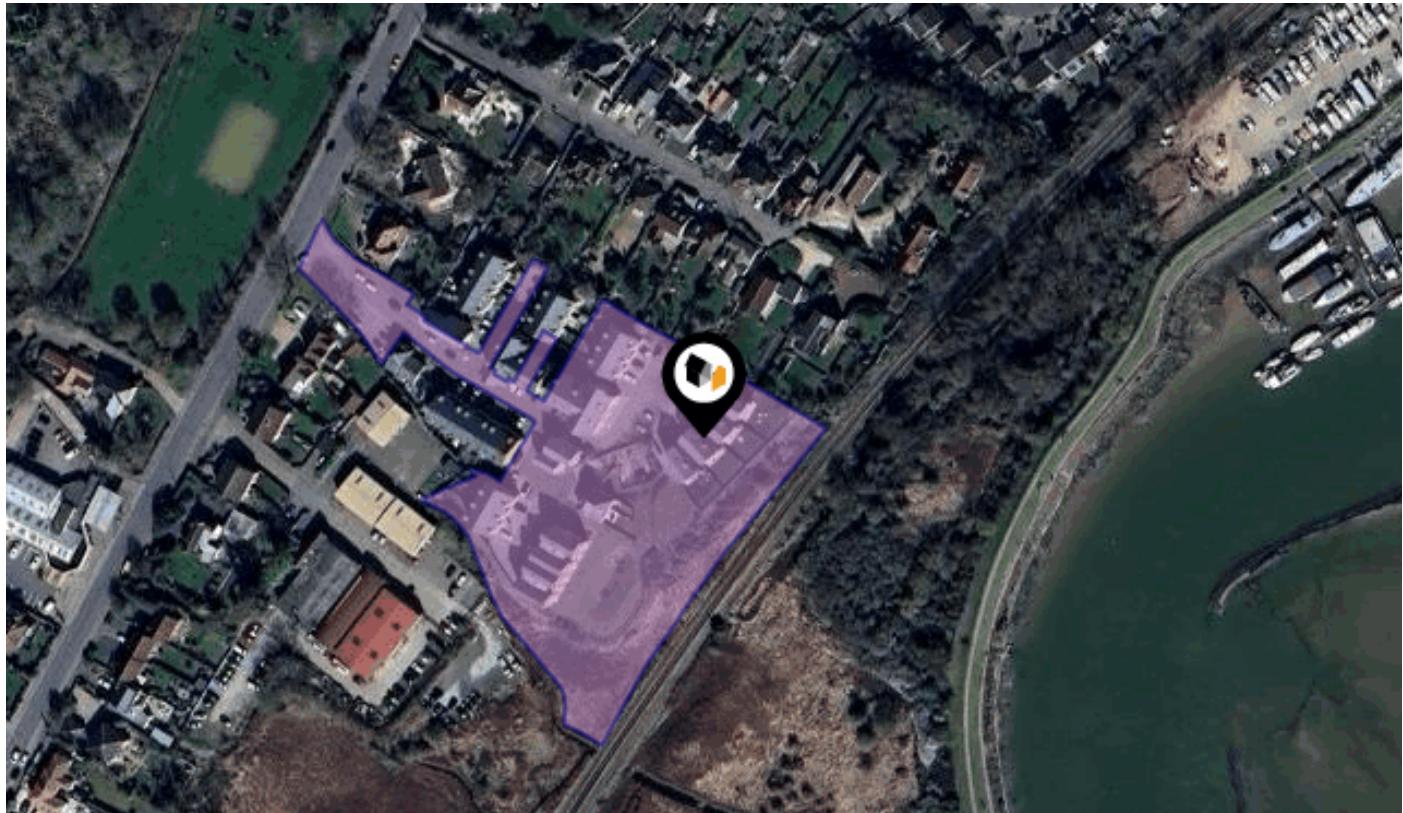


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th January 2026



WILLOWBANK, MELTON, WOODBRIDGE, IP12

Nicholas Percival Ltd

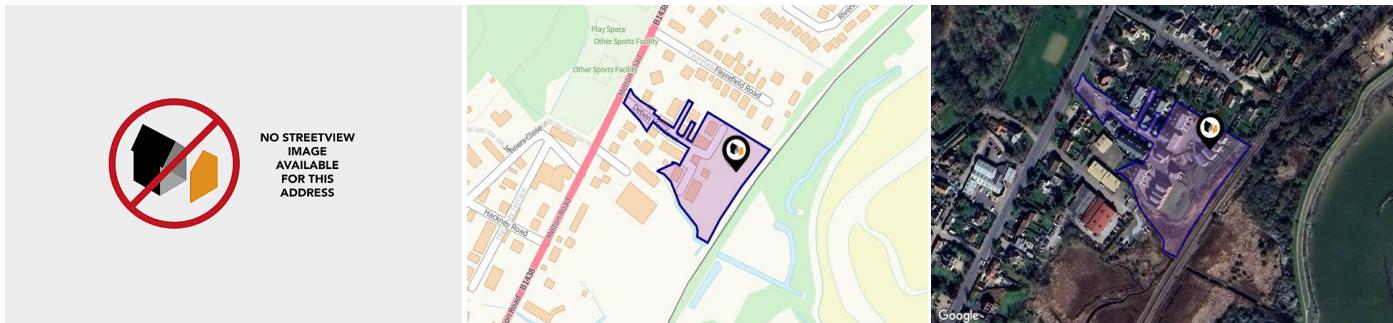
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

jscott@nicholaspercival.co.uk

www.nicholaspercival.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,991 ft ² / 185 m ²		
Plot Area:	2.43 acres		
Year Built :	2021		
Council Tax :	Band F		
Annual Estimate:	£3,210		
Title Number:	SK149425		

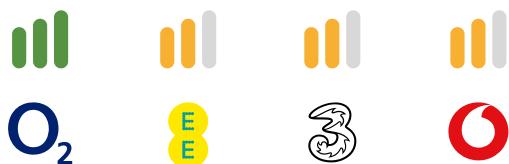
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	32 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

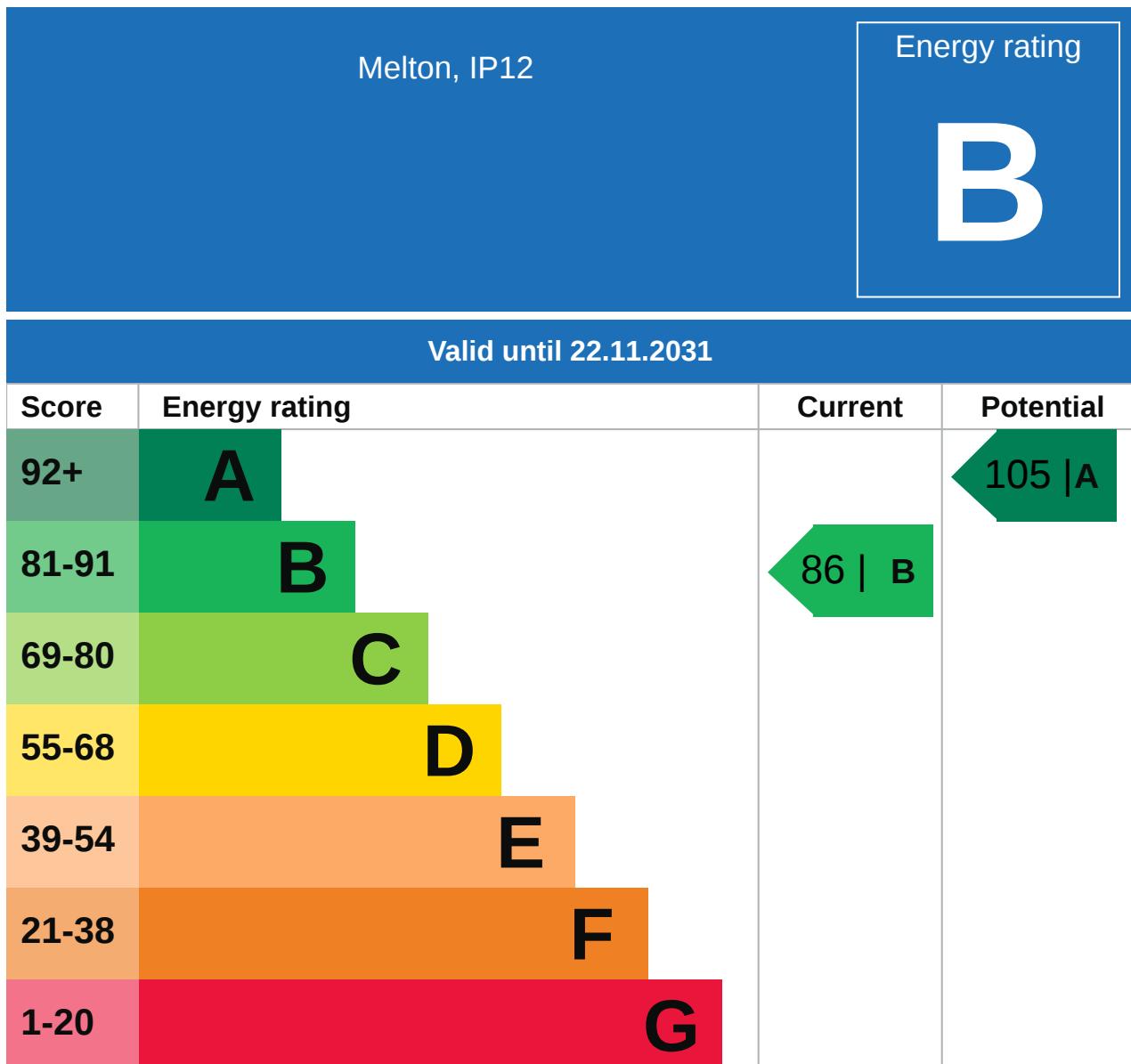


Planning records for: **1 Willowbank Melton Woodbridge Suffolk IP12 1FU**

Reference - DC/24/1626/FUL	
Decision:	Refused
Date:	02nd May 2024
Description: Change of Use and related external alterations of ground floor Business Unit B5 and B6 (1 and 2 Willowbank) to garaging (residential C3 use).	

Property EPC - Certificate

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Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-°K
Total Floor Area:	185 m ²

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



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/

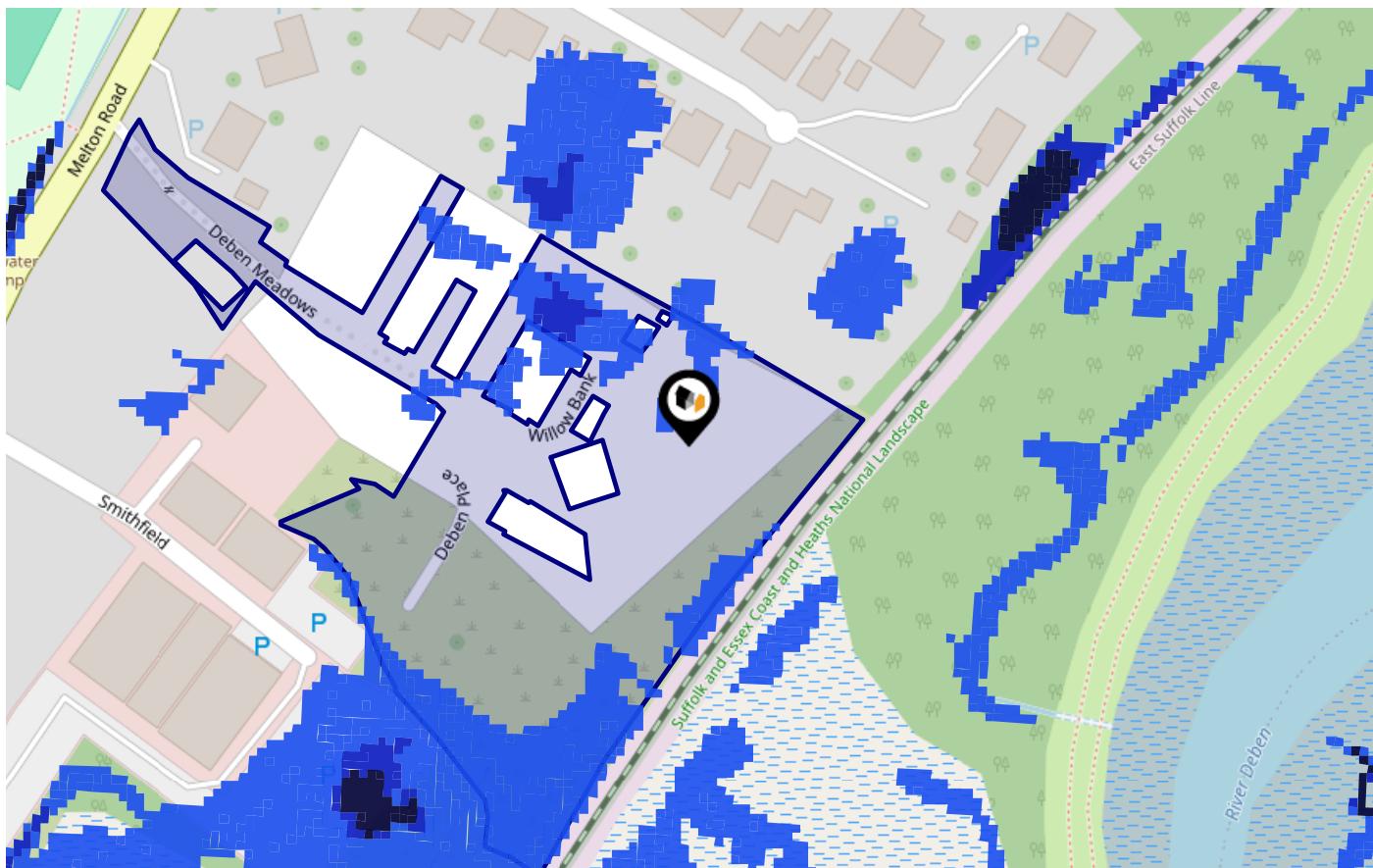
Important - Please read

Flood Risk

Surface Water - Flood Risk

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

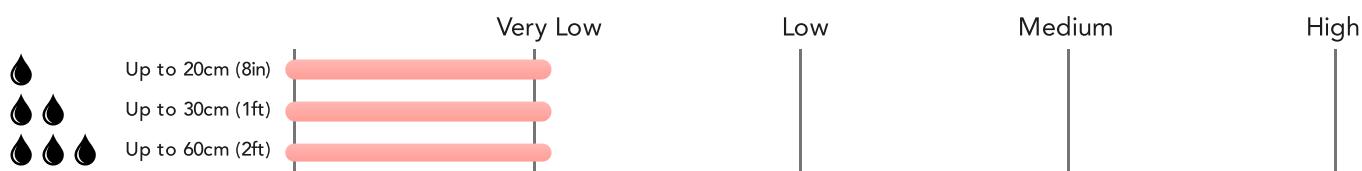


Risk Rating: Very low

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.

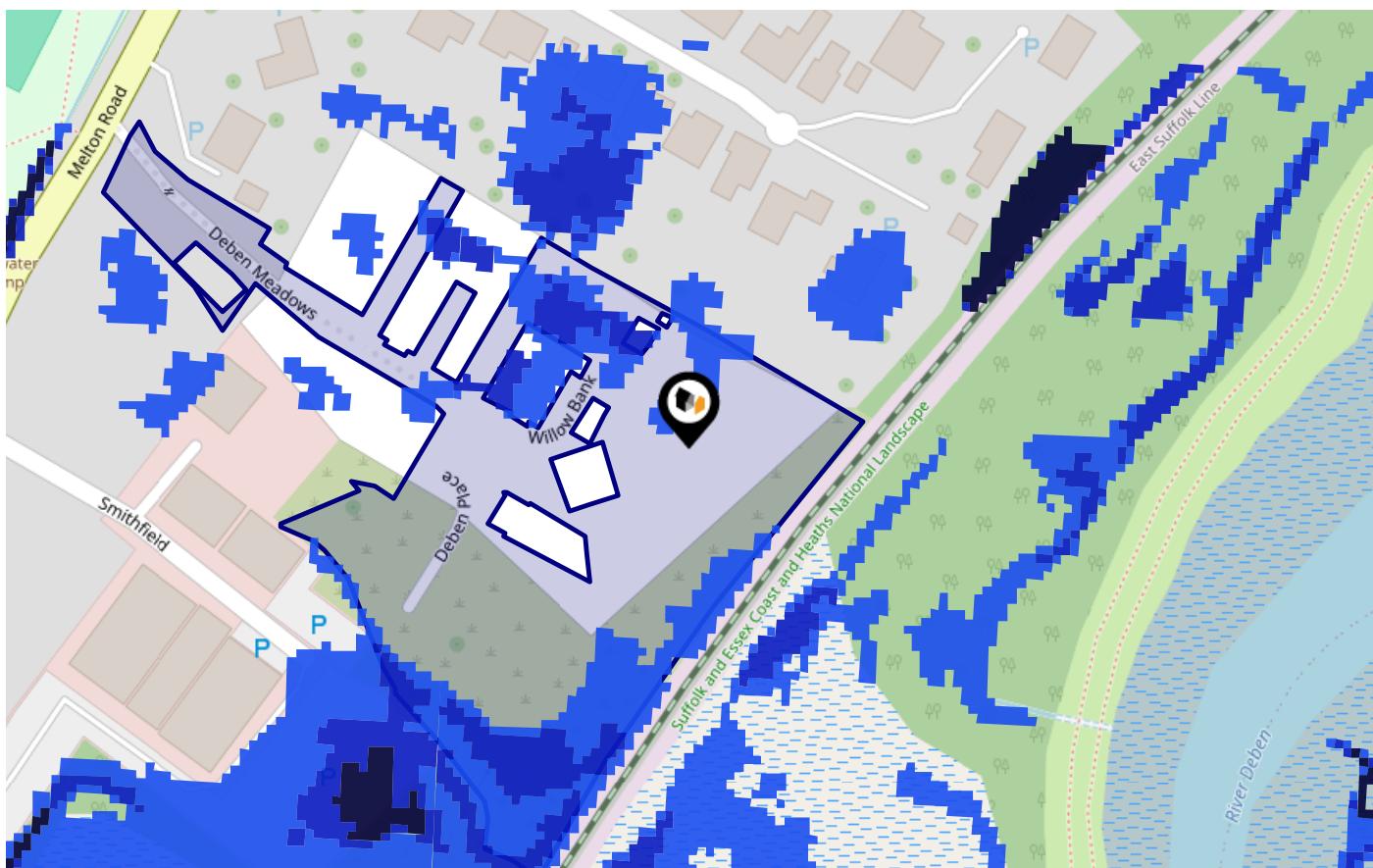
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

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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.

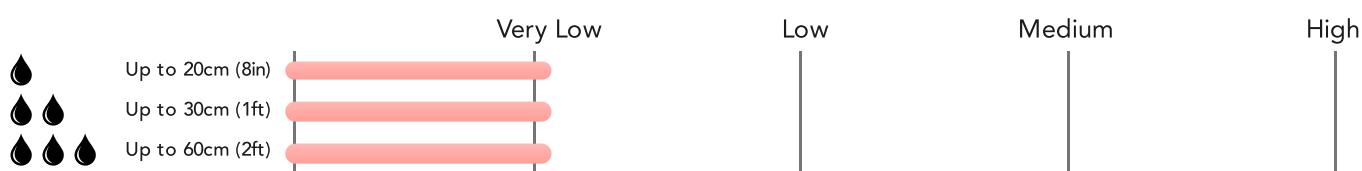


Risk Rating: Very low

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:

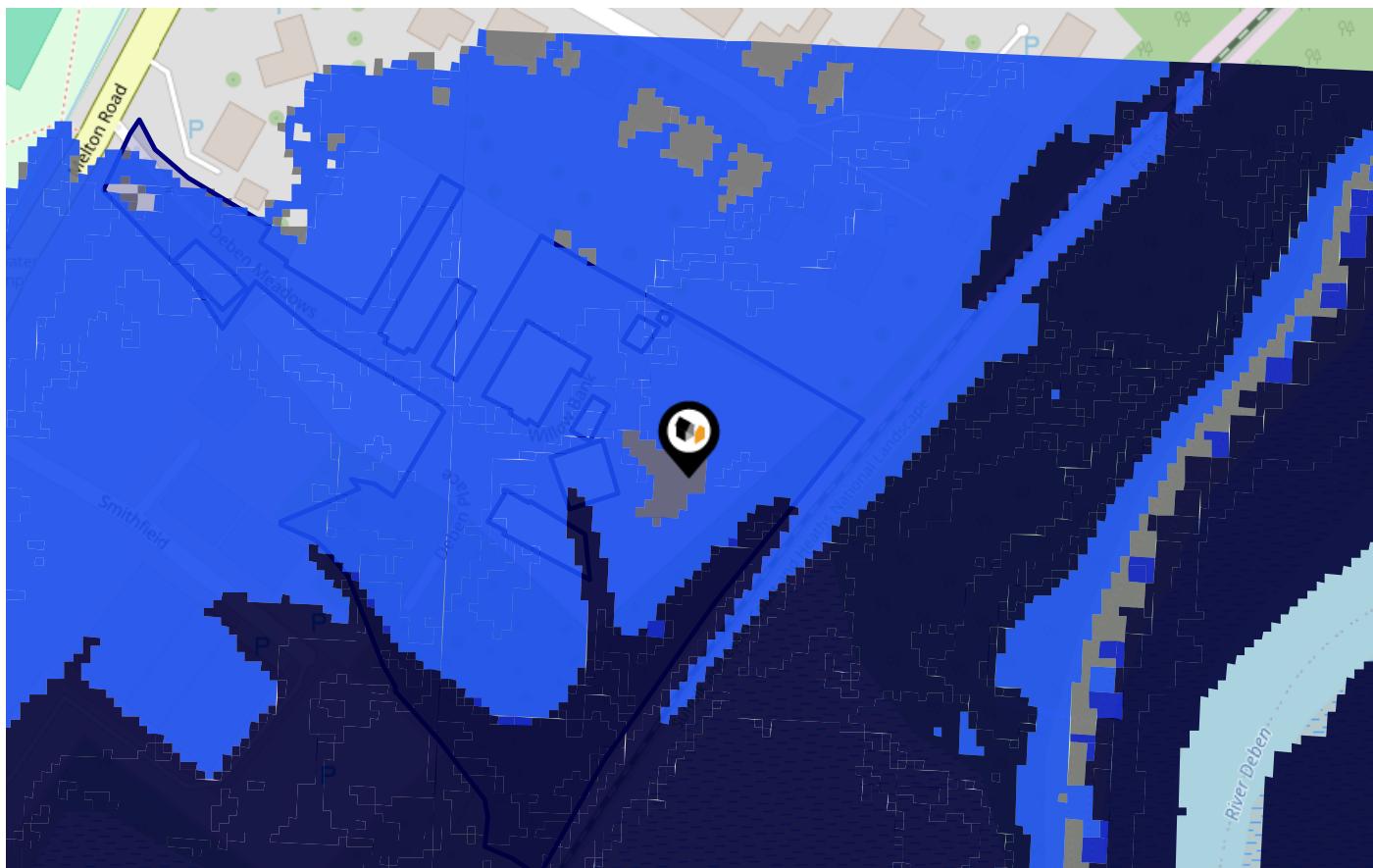


Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

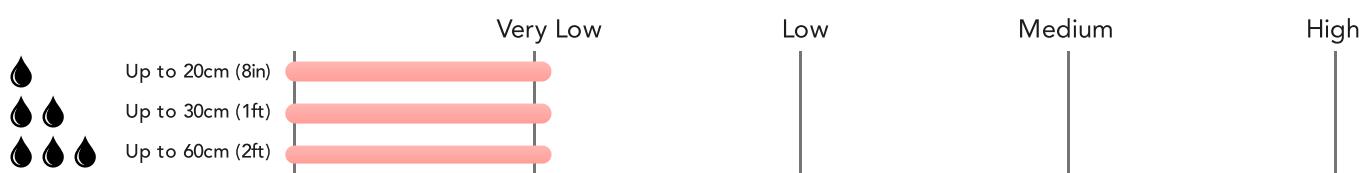


Risk Rating: Low

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.

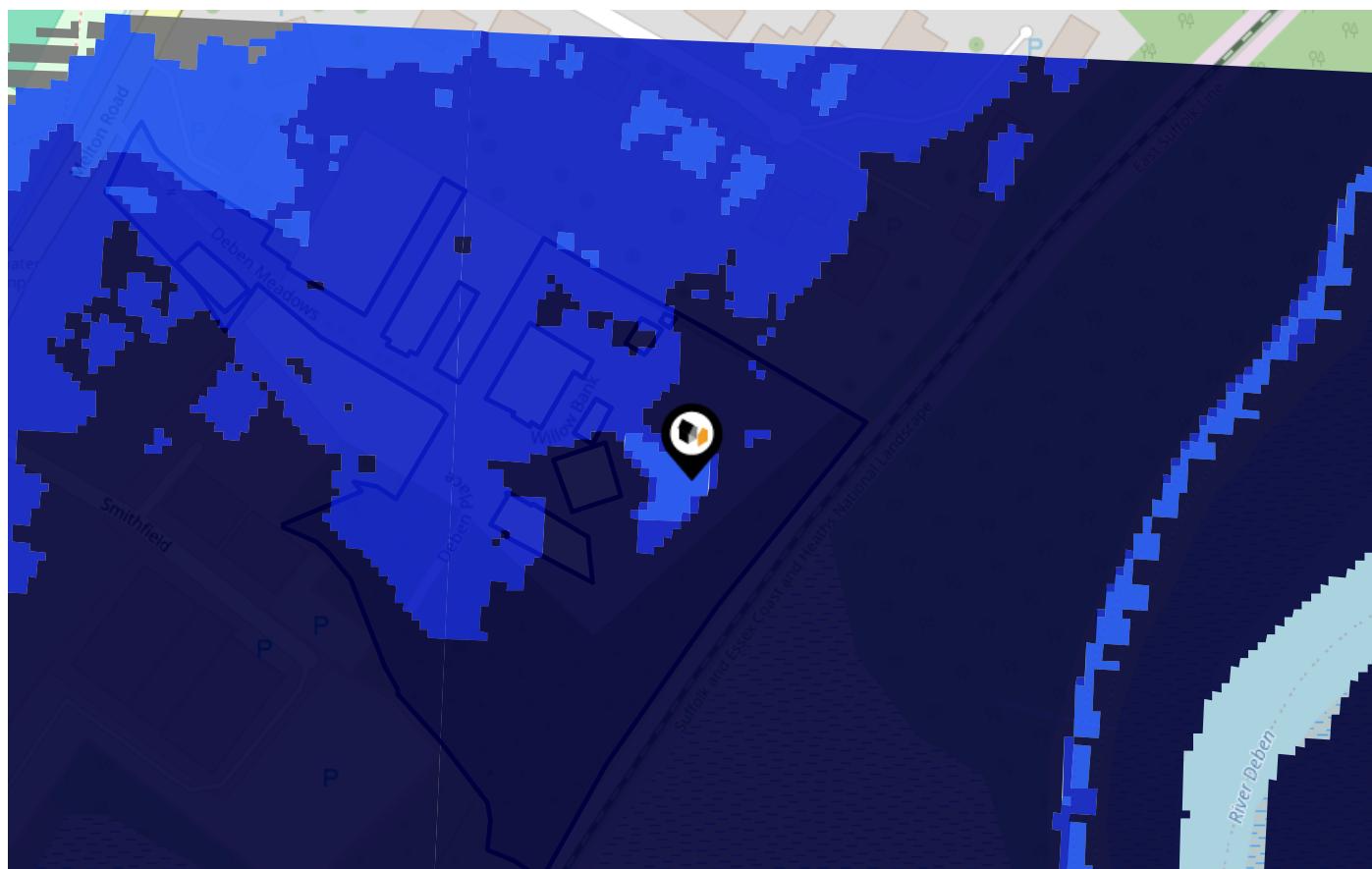
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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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.

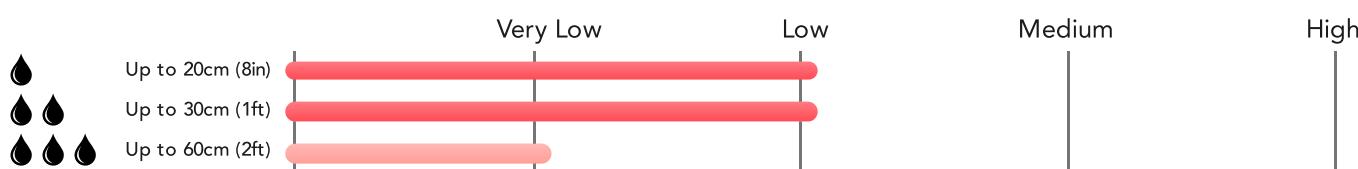


Risk Rating: Medium

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:

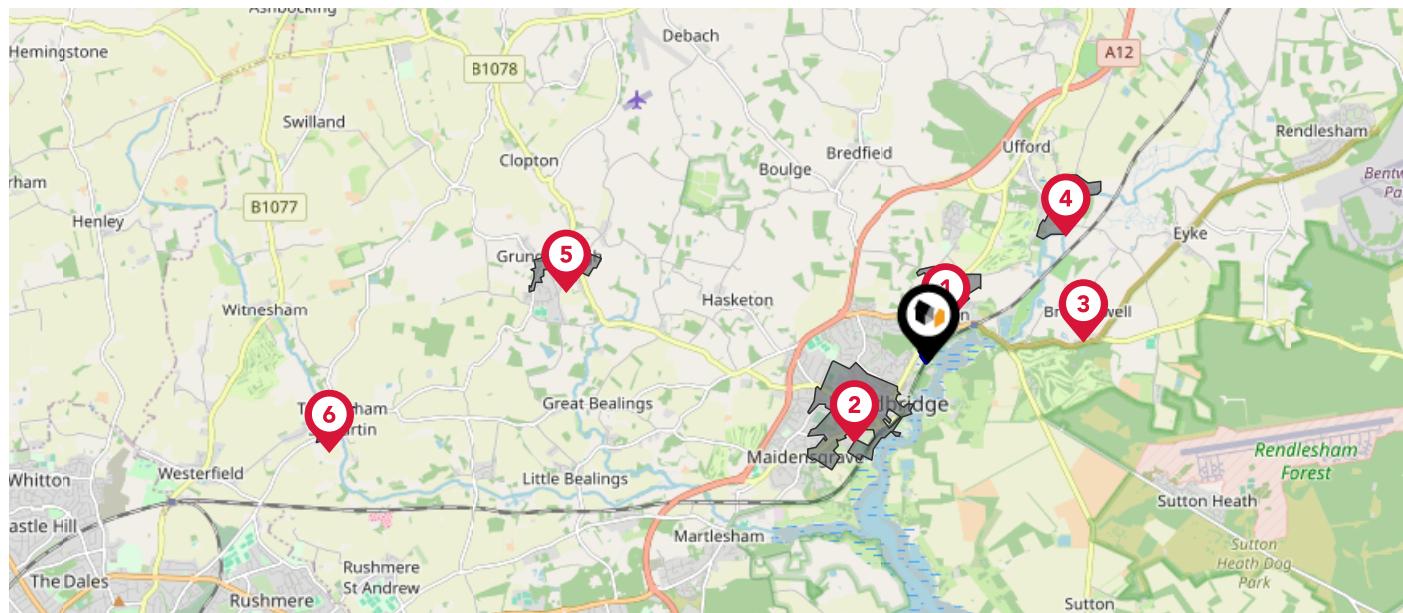


Maps

Conservation Areas

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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	Melton
2	Woodbridge
3	Bromeswell
4	Ufford
5	Grundisburgh
6	Tuddenham St Martin

Maps

Landfill Sites

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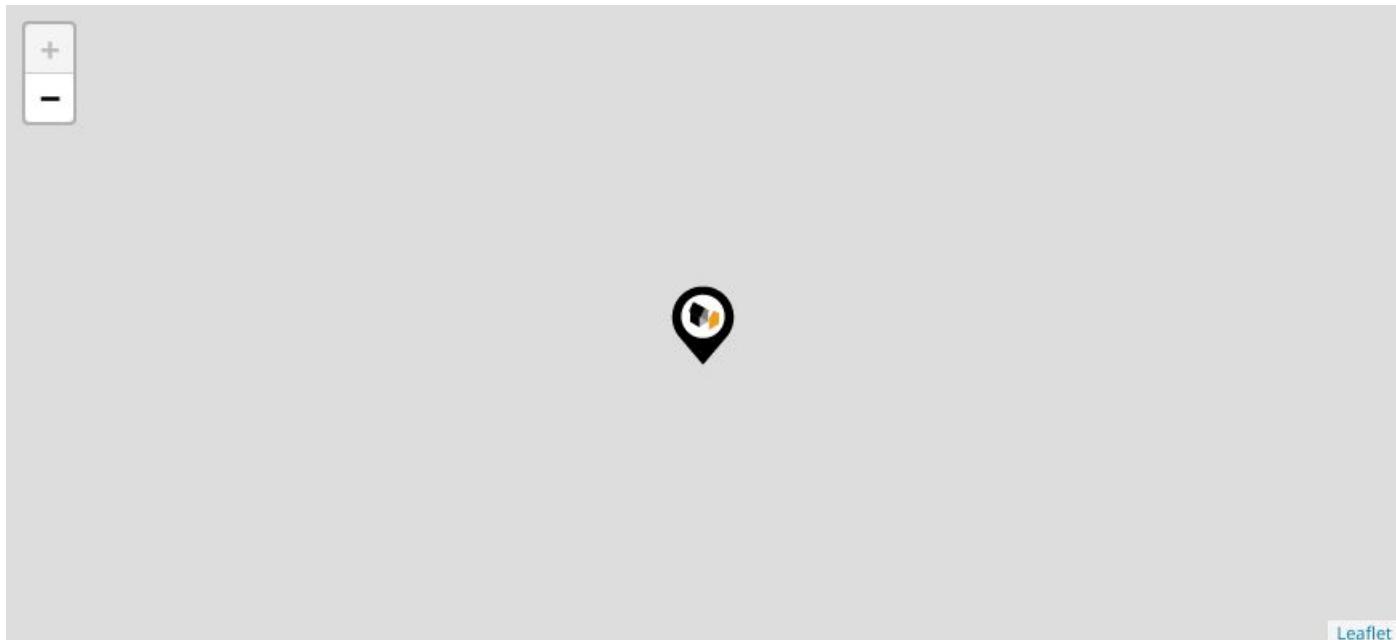
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Haugh Lane-Haugh Lane, Melton	Historic Landfill	<input type="checkbox"/>
2	Blox Barn-Melton, Suffolk	Historic Landfill	<input type="checkbox"/>
3	St Audreys Cottages-Melton, Suffolk	Historic Landfill	<input type="checkbox"/>
4	St Audrey's Hospital-St Audrey's Hospital, Melton	Historic Landfill	<input type="checkbox"/>
5	Playing Field South of The Avenue-Ufford, Suffolk	Historic Landfill	<input type="checkbox"/>
6	Sink Farm-Near Low Farm, Bromeswell	Historic Landfill	<input type="checkbox"/>
7	Orford Road-Bromeswell	Historic Landfill	<input type="checkbox"/>
8	Hatchley Barn Field-Hatchley Barn, Bromeswell	Historic Landfill	<input type="checkbox"/>
9	Land East of Sheepdrift Road-Eyke, Suffolk	Historic Landfill	<input type="checkbox"/>
10	Stone Hall Farm Estate-Pettistree, Suffolk	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.

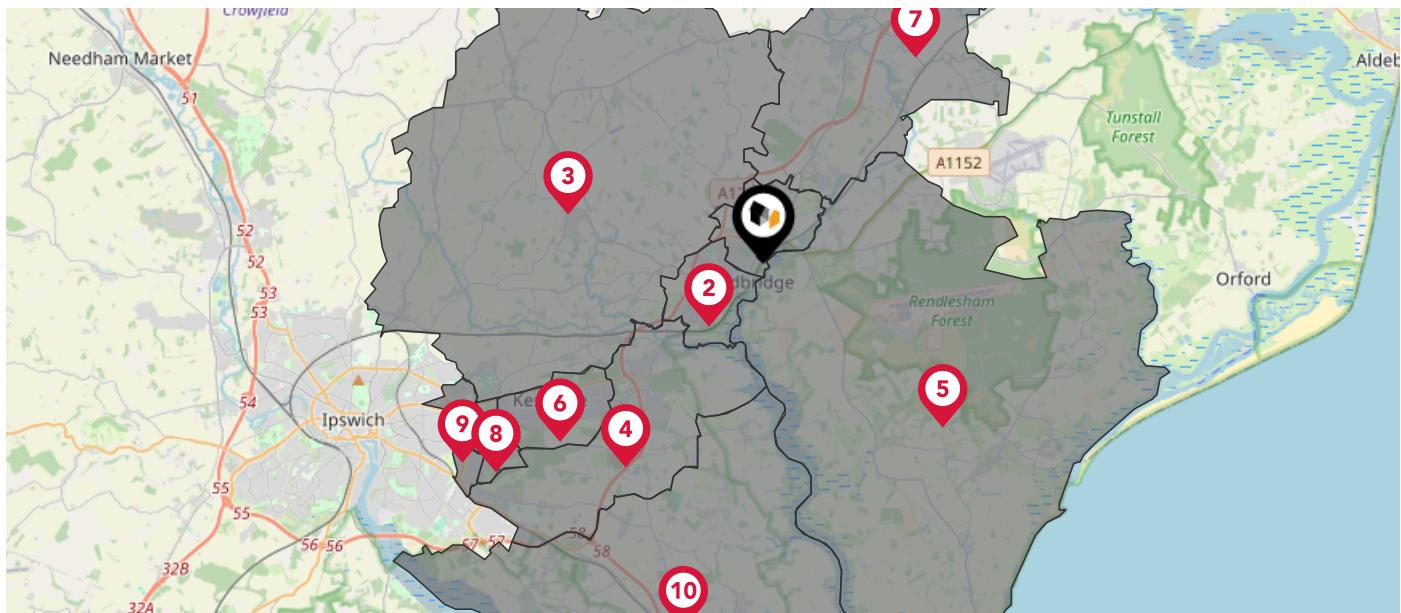
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

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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

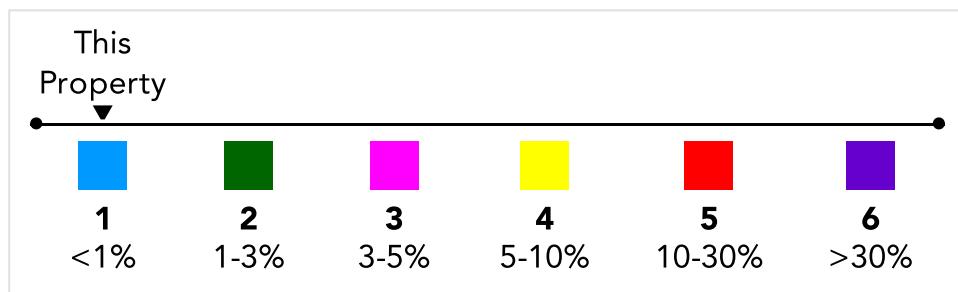
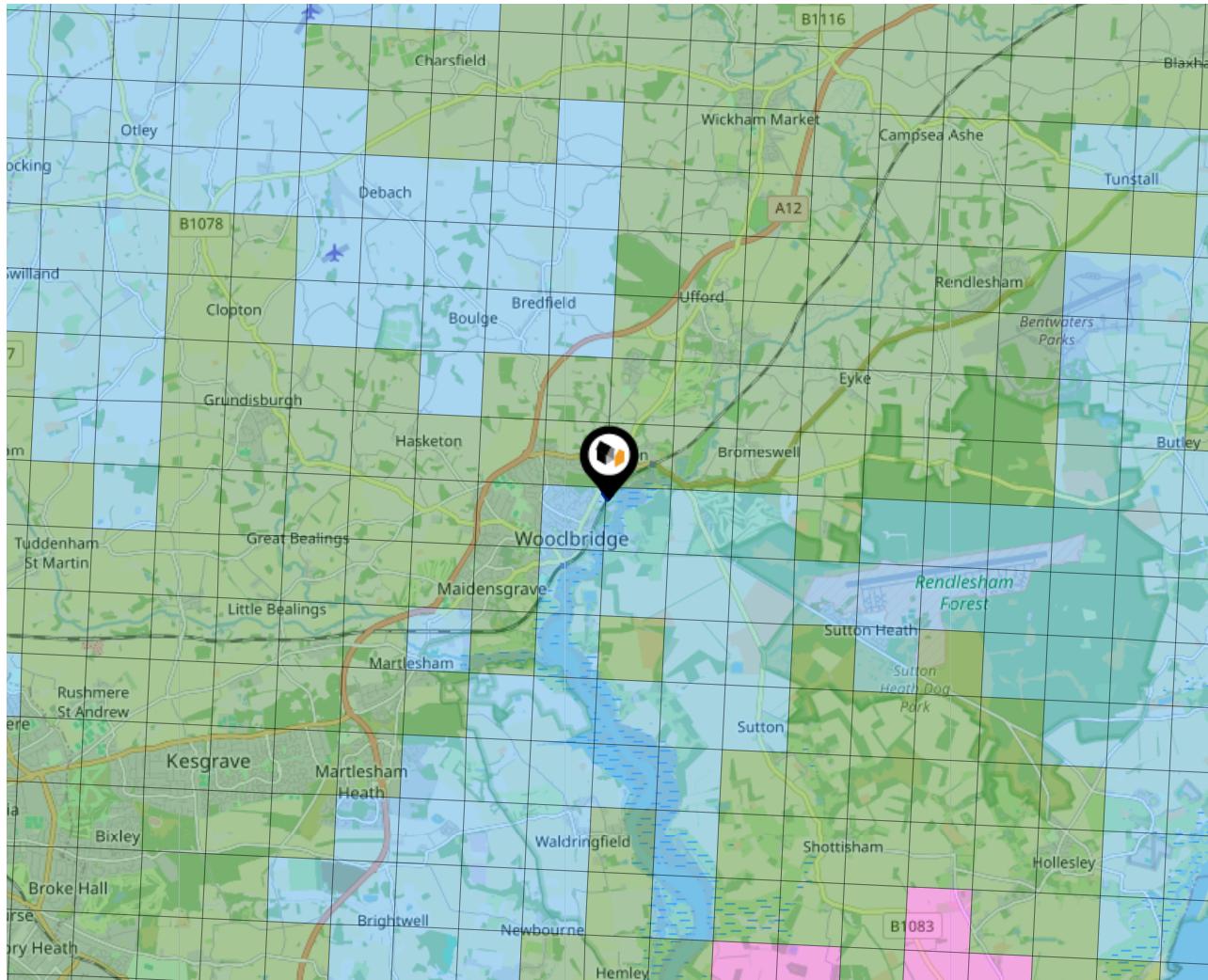


Nearby Council Wards

- 1 Melton Ward
- 2 Woodbridge Ward
- 3 Carlford & Fynn Valley Ward
- 4 Martlesham & Purdis Farm Ward
- 5 Deben Ward
- 6 Kesgrave Ward
- 7 Wickham Market Ward
- 8 Rushmere St. Andrew Ward
- 9 Bixley Ward
- 10 Orwell & Villages Ward

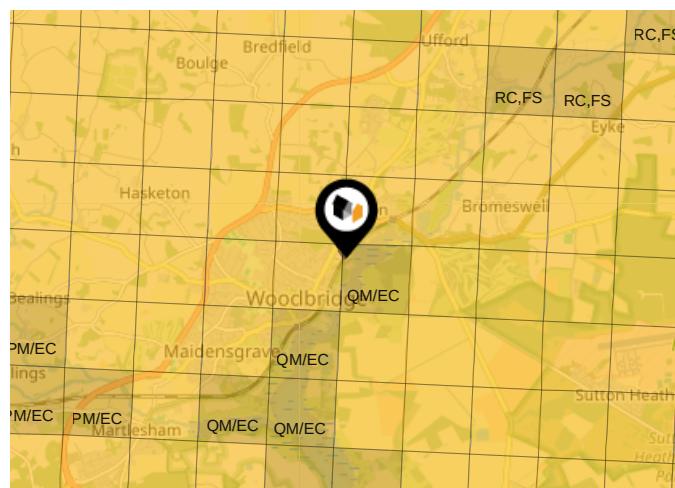
What is Radon?

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,
Parent Material Grain:	MIXED (ARGILLO- RUDACEOUS)	Soil Depth:	LOCALLY CHALKY 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

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Key:

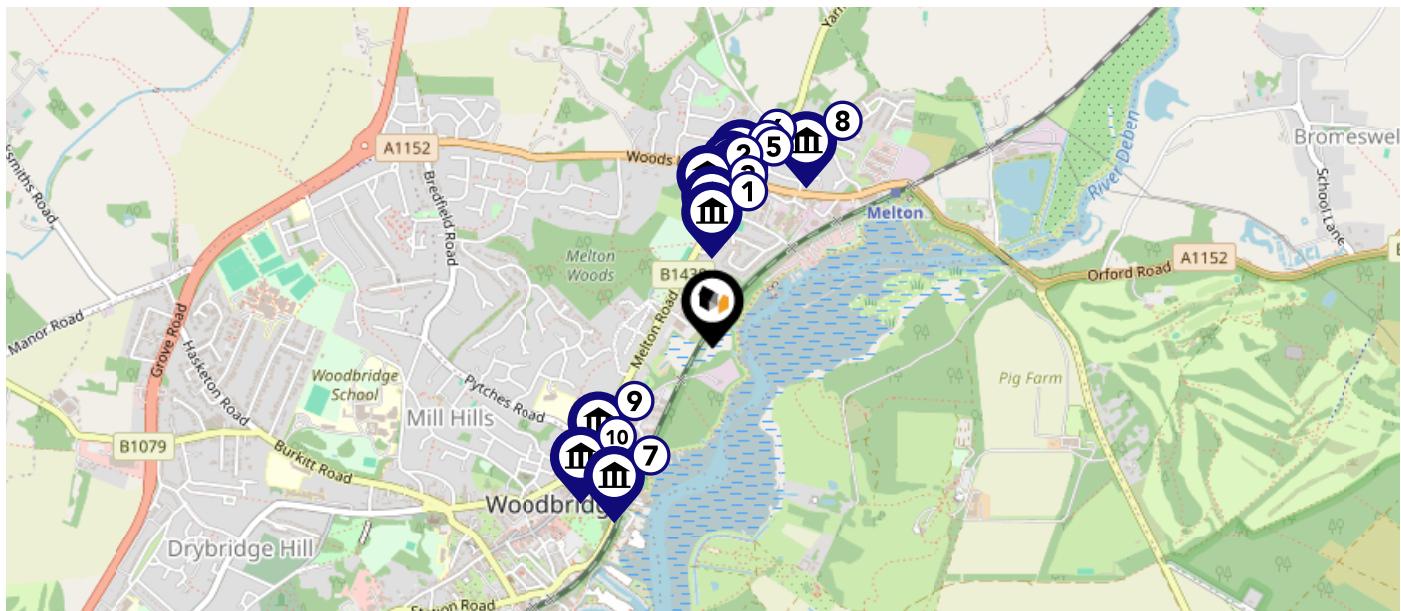
- Power Pylons
- Communication Masts

Maps

Listed Buildings

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



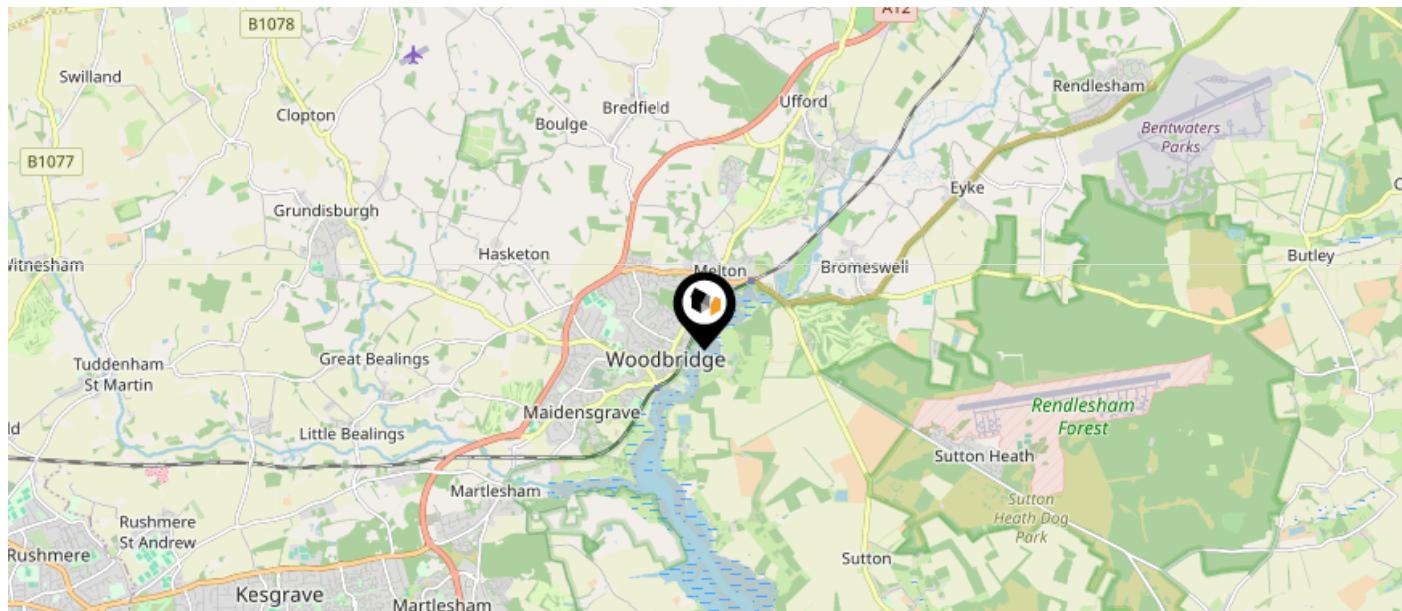
Listed Buildings in the local district	Grade	Distance
 1253475 - Coach And Horses Public House	Grade II	0.2 miles
 1183391 - Melton Hall	Grade II	0.3 miles
 1377359 - Melton Mead	Grade II	0.3 miles
 1030397 - The Beeches The Bowery	Grade II	0.3 miles
 1183400 - Melton House	Grade II	0.3 miles
 1183406 - 25, The Street	Grade II	0.4 miles
 1031068 - Brick Kiln Cottage	Grade II	0.4 miles
 1030395 - Wilford Lodge	Grade II	0.4 miles
 1284092 - Maltings Cottage	Grade II	0.4 miles
 1030960 - 104-110, Thoroughfare	Grade II	0.4 miles

Maps

Green Belt

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

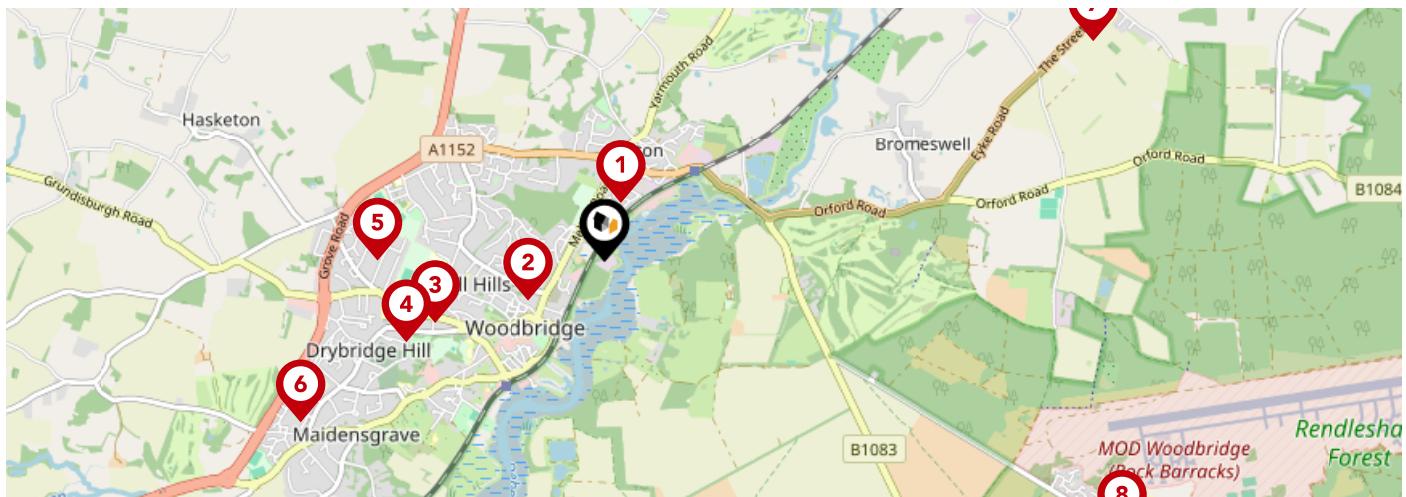


Nearby Green Belt Land

No data available.

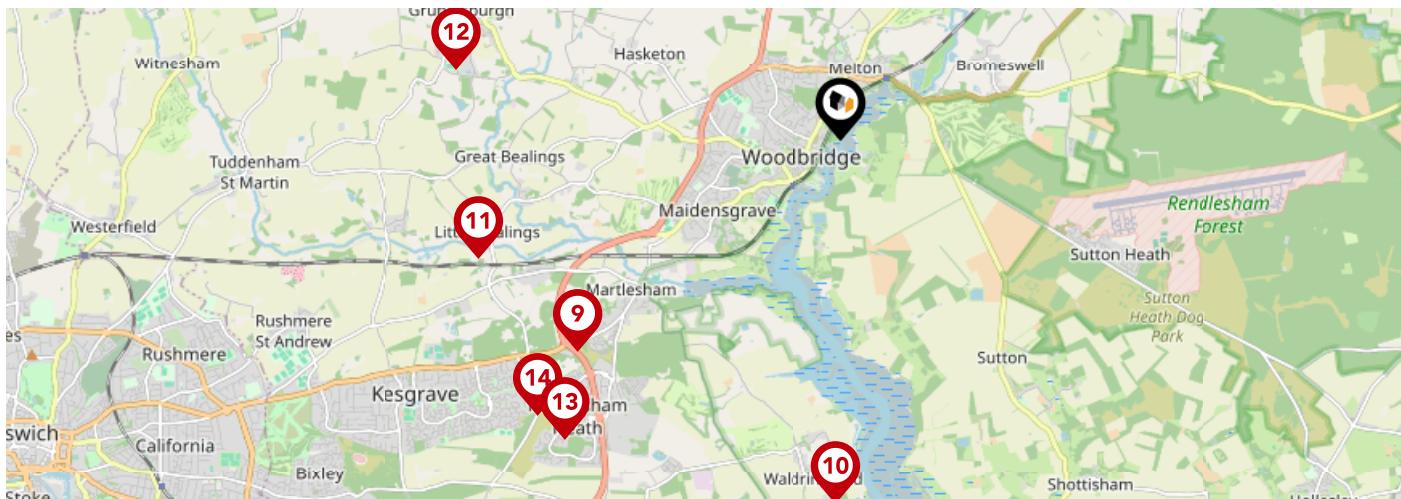
Area Schools

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Nursery Primary Secondary College Private

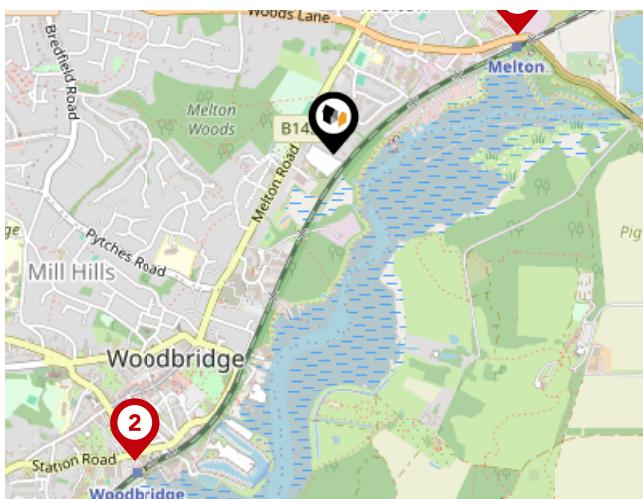
	Melton Primary School						
1	Melton Primary School						
	Ofsted Rating: Good Pupils: 167 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodbridge Primary School						
	Ofsted Rating: Good Pupils: 188 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Woodbridge School						
	Ofsted Rating: Not Rated Pupils: 761 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's Church of England Primary School, Woodbridge						
	Ofsted Rating: Good Pupils: 195 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Farlingaye High School						
	Ofsted Rating: Good Pupils: 1912 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kyson Primary School						
	Ofsted Rating: Good Pupils: 419 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Eyke Church of England Primary School						
	Ofsted Rating: Good Pupils: 103 Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sandlings Primary School						
	Ofsted Rating: Good Pupils: 68 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

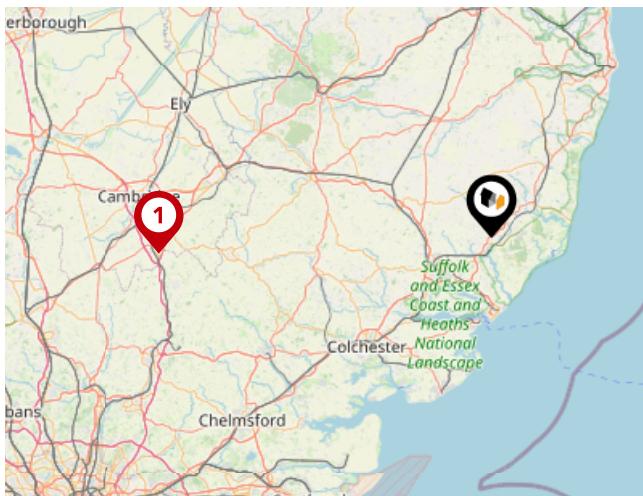
9	Martlesham Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 112 Distance:3.08					
10	Waldringfield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 88 Distance:3.32					
11	Bealings School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 106 Distance:3.47					
12	Grundisburgh Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 160 Distance:3.56					
13	Birchwood Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 208 Distance:3.71					
14	Gorseland Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 442 Distance:3.74					
15	Wickham Market Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 167 Distance:3.85					
16	Rendlesham Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 300 Distance:4.16					

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	0.5 miles
2	Entrance1	0.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.63 miles

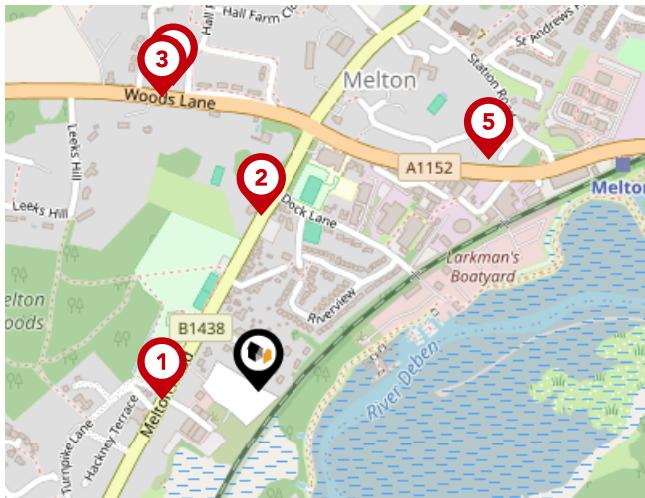


Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	39.44 miles
2	Southend-on-Sea	45.46 miles
3	Stansted Airport	47.75 miles
4	Cambridge	49.5 miles

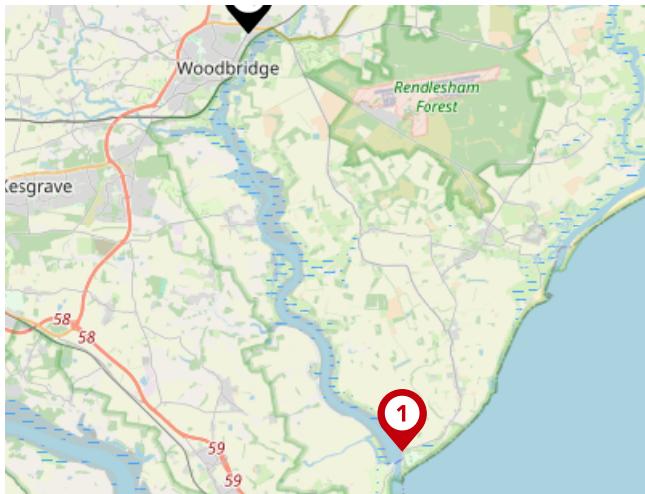
Area Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Jenners Close	0.11 miles
2	Coach And Horses	0.2 miles
3	Hall Farm Road	0.35 miles
4	Hall Farm Road	0.36 miles
5	Church View Close	0.37 miles



Ferry Terminals

Pin	Name	Distance
1	Bawdsey Ferry Landing	8.11 miles

Local Area Road Noise

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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

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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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Land Registry

