

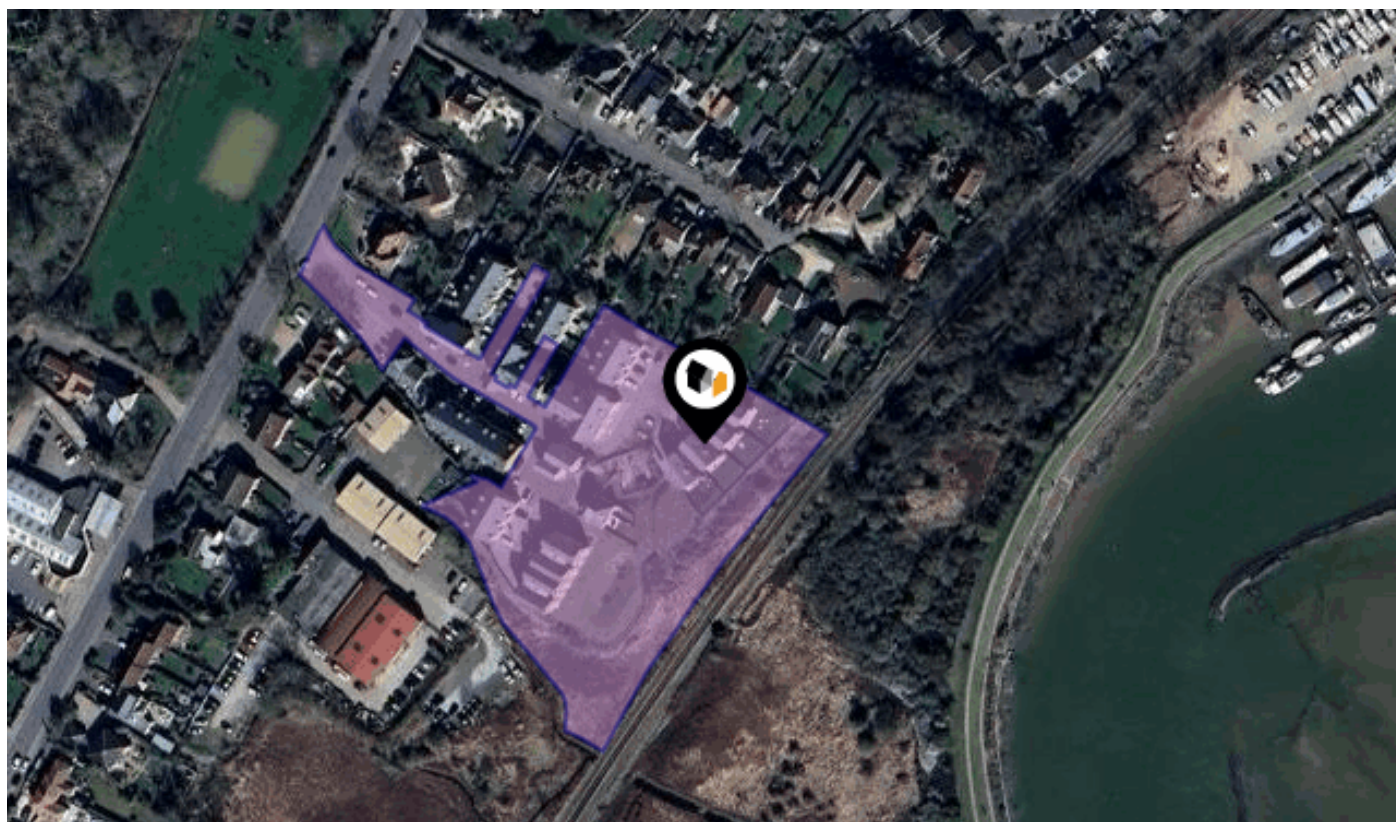


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 15th January 2026



WILLOWBANK, MELTON, WOODBRIDGE, IP12

Nicholas Percival Ltd

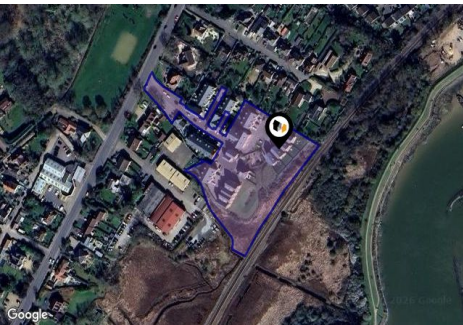
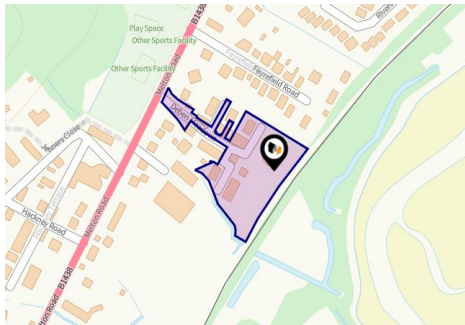
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

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		

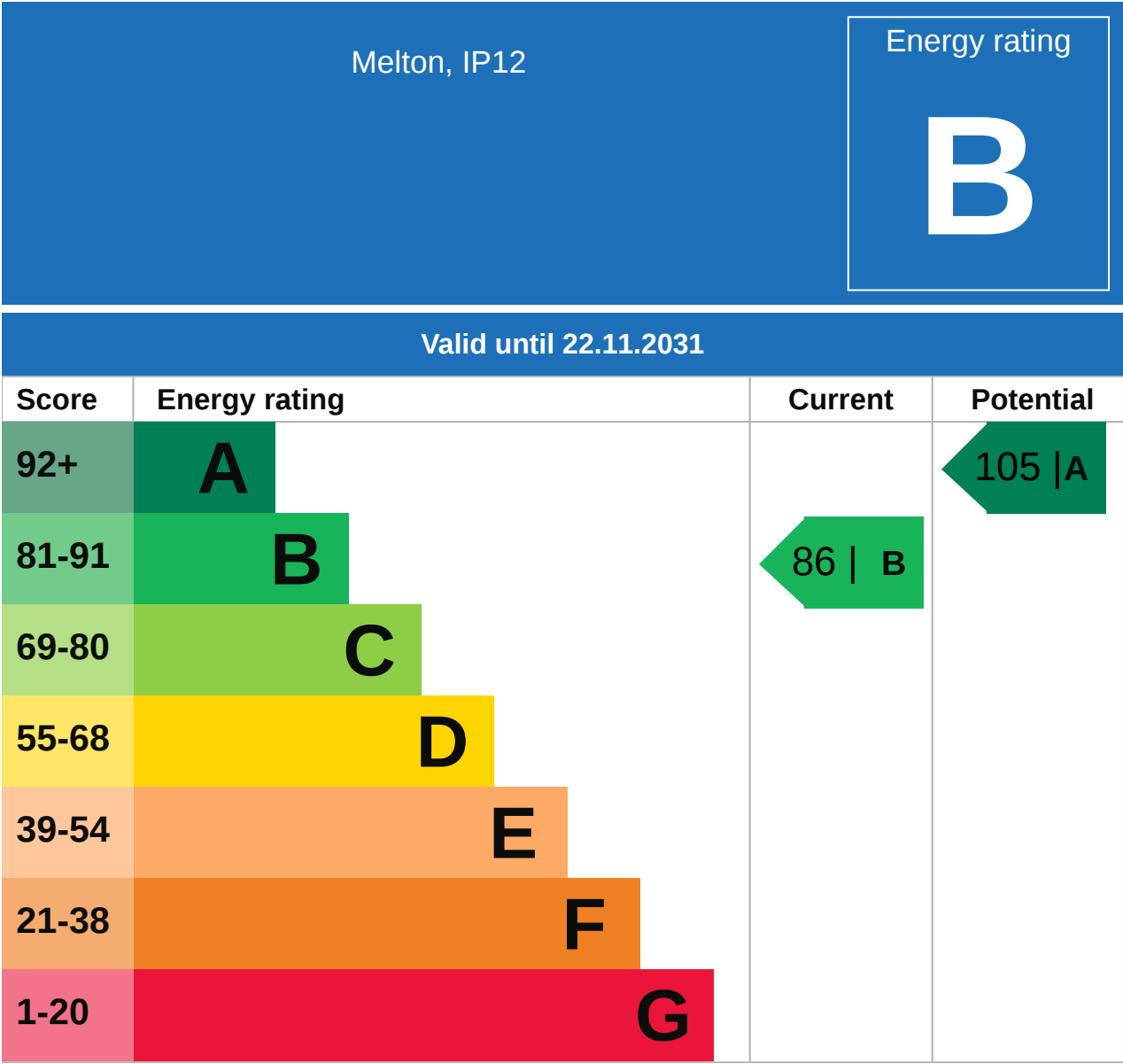
Local Area

Local Authority:	Suffolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Low	12	32	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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

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).



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-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°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-Â°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/?

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/company/nicholas-percival/

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.

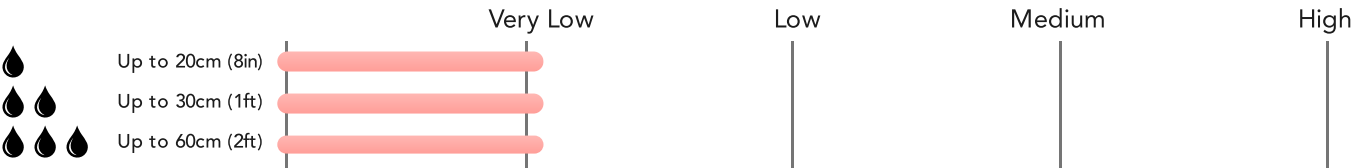


Risk Rating: Very low

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.

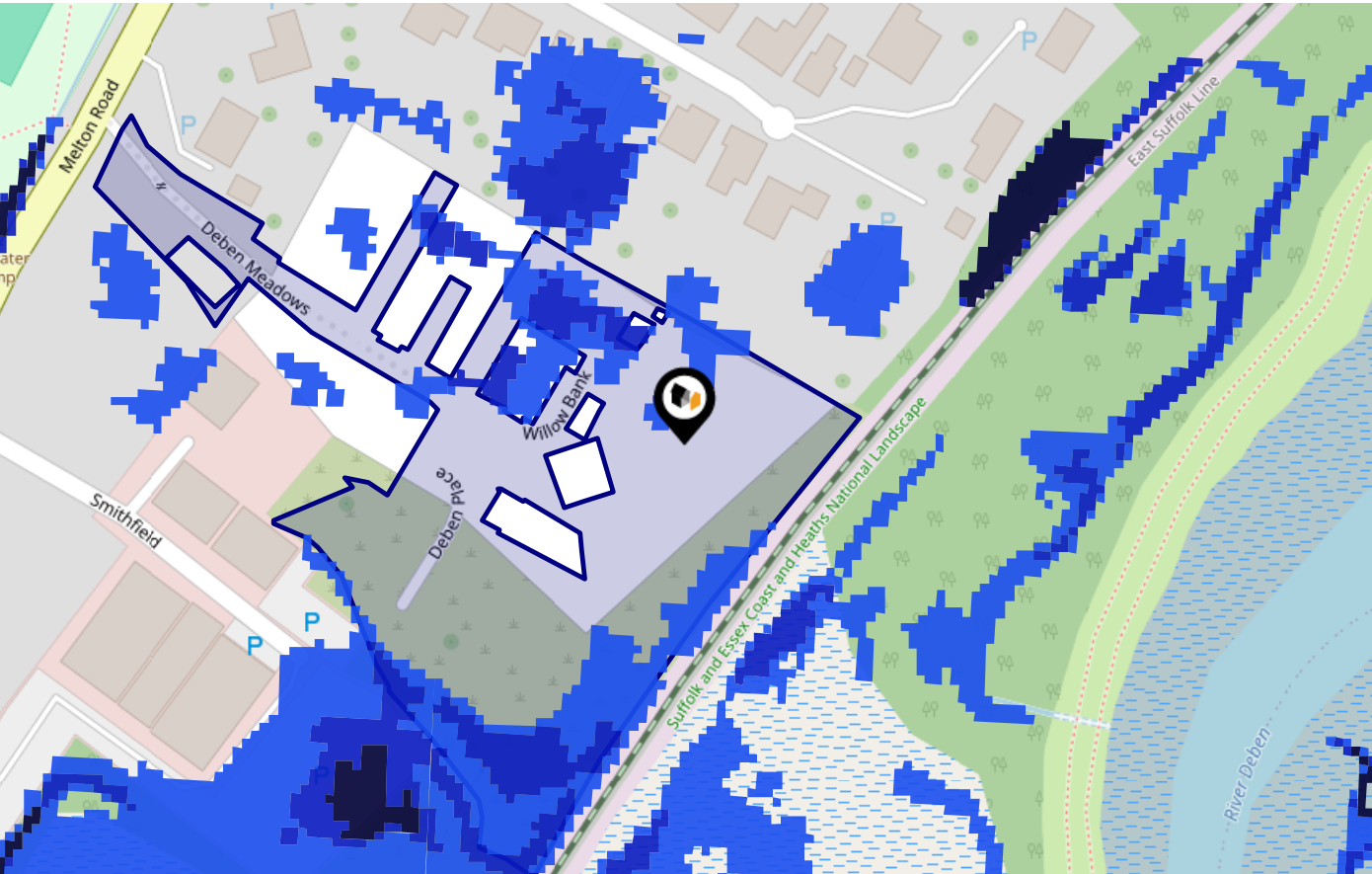
Chance of flooding to the following depths at this property:



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.

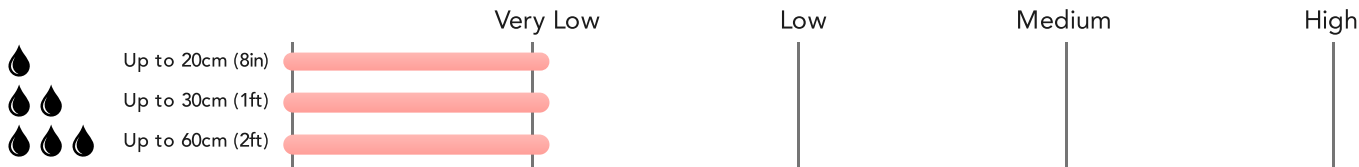


Risk Rating: Very low

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.

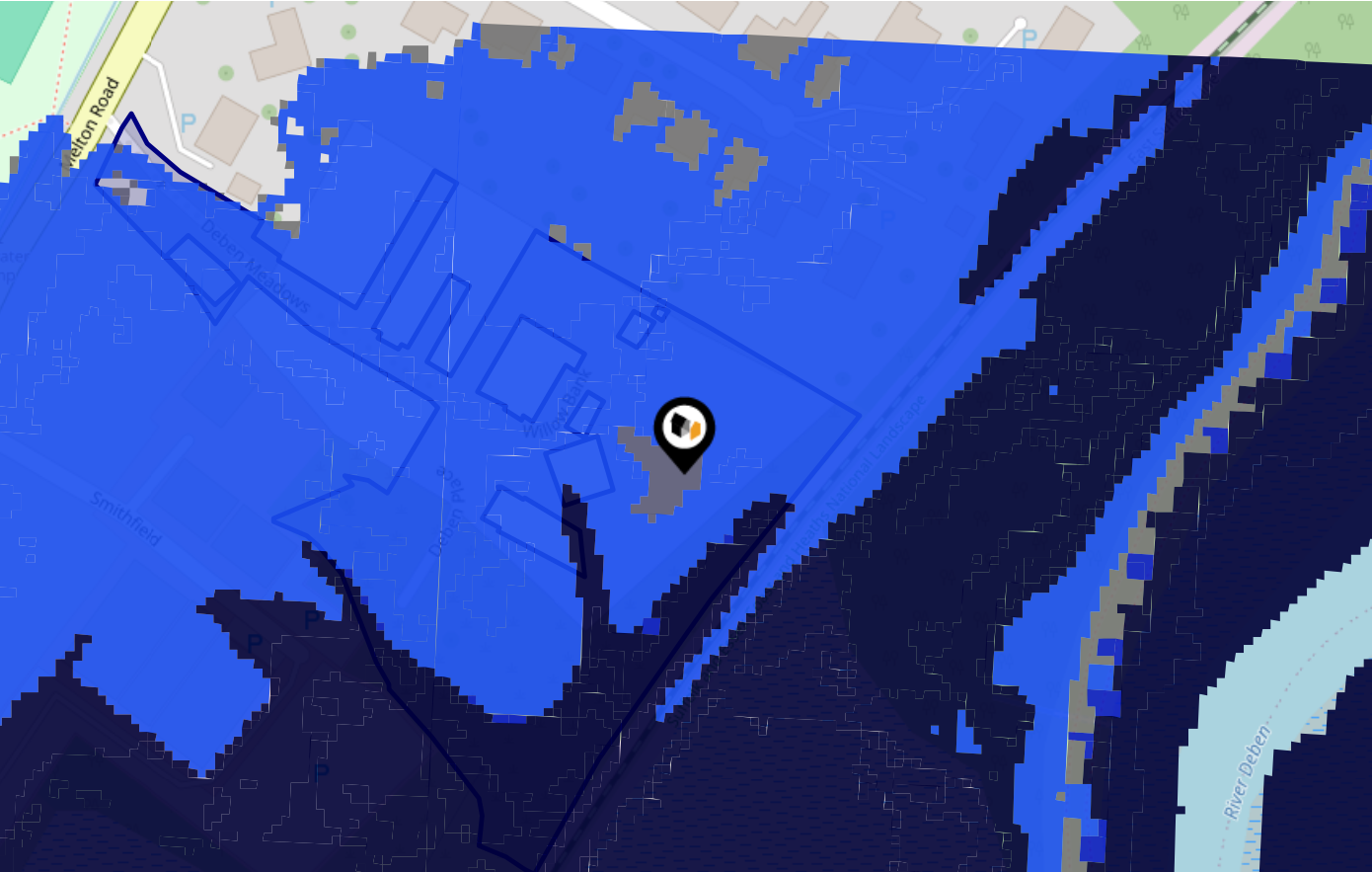
Chance of flooding to the following depths at this property:



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: 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: 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.

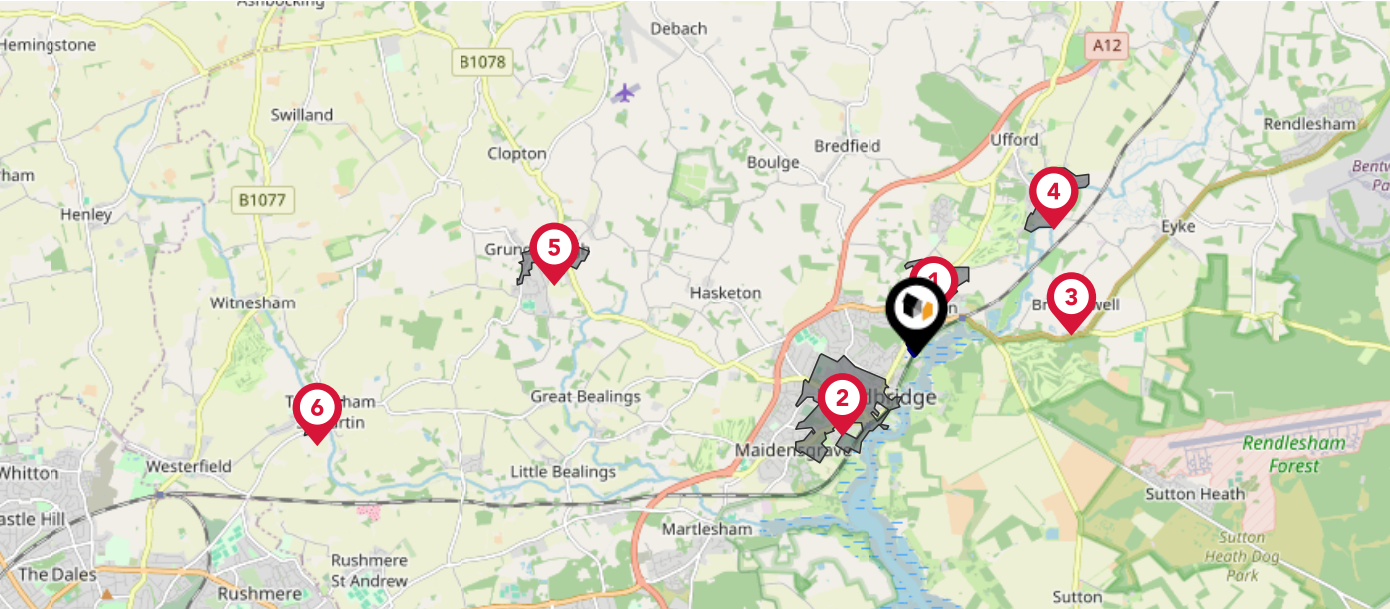
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

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.

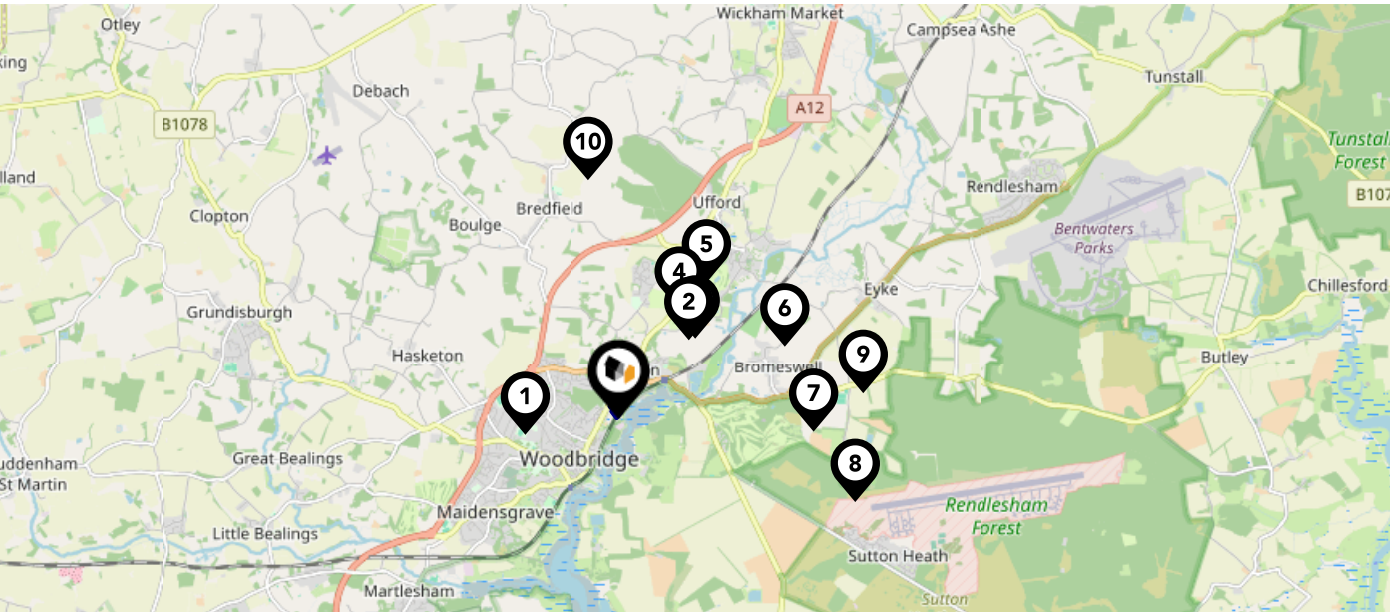


Nearby Conservation Areas	
1	Melton
2	Woodbridge
3	Bromeswell
4	Ufford
5	Grundisburgh
6	Tuddenham St Martin

Maps

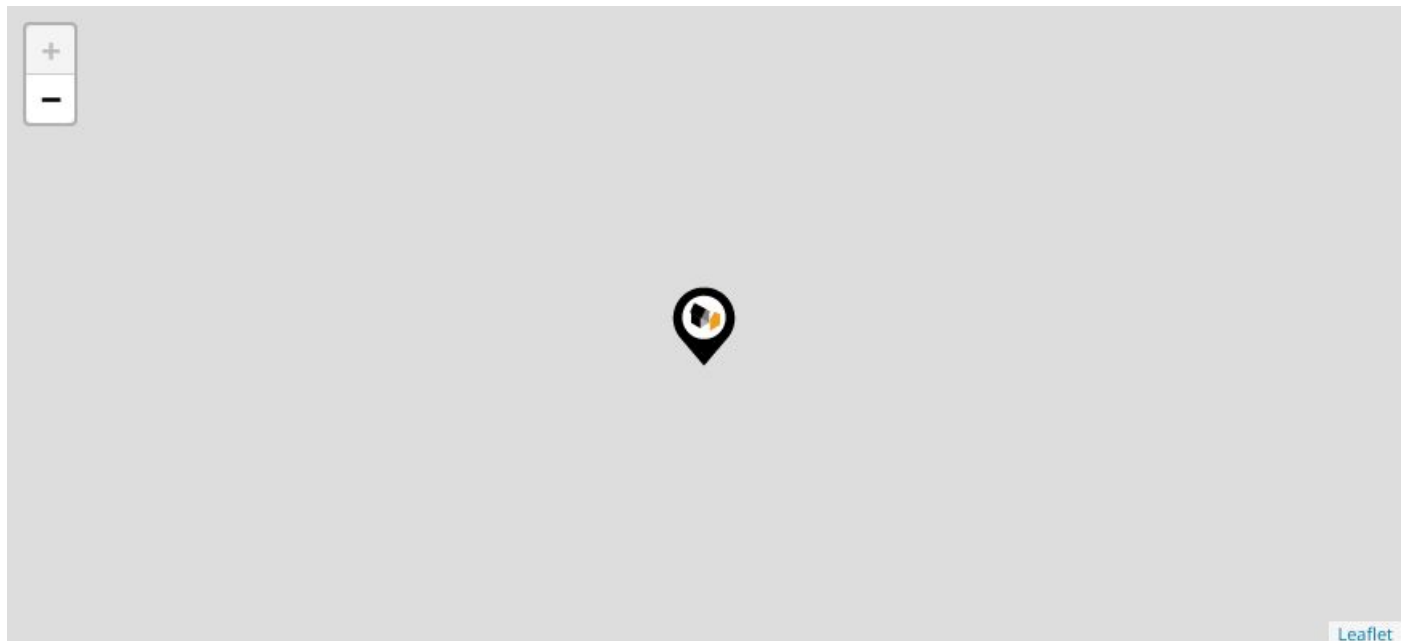
Landfill Sites

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
2	Blox Barn-Melton, Suffolk	Historic Landfill
3	St Audreys Cottages-Melton, Suffolk	Historic Landfill
4	St Audrey's Hospital-St Audrey's Hospital, Melton	Historic Landfill
5	Playing Field South of The Avenue-Ufford, Suffolk	Historic Landfill
6	Sink Farm-Near Low Farm, Bromeswell	Historic Landfill
7	Orford Road-Bromeswell	Historic Landfill
8	Hatchley Barn Field-Hatchley Barn, Bromeswell	Historic Landfill
9	Land East of Sheepdrift Road-Eyke, Suffolk	Historic Landfill
10	Stone Hall Farm Estate-Pettistree, Suffolk	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



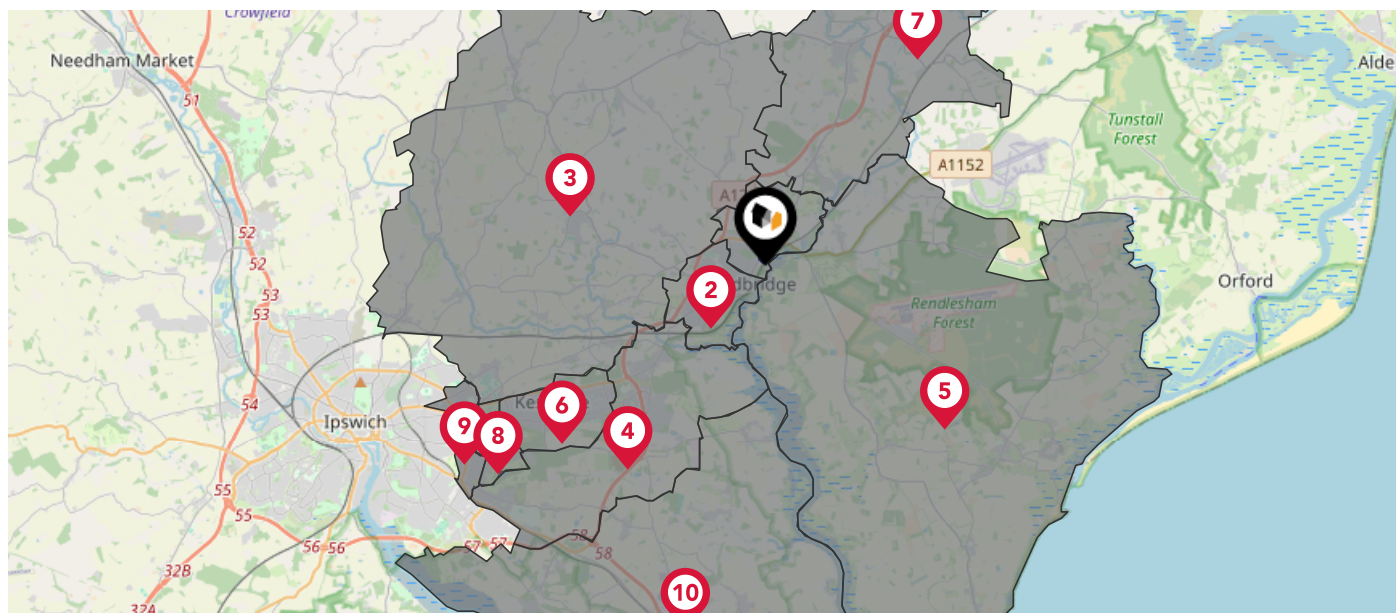
Mine Entry

- ✕ 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.

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



Melton Ward



Woodbridge Ward



Carlford & Fynn Valley Ward



Martlesham & Purdis Farm Ward



Deben Ward



Kesgrave Ward



Wickham Market Ward



Rushmere St. Andrew Ward



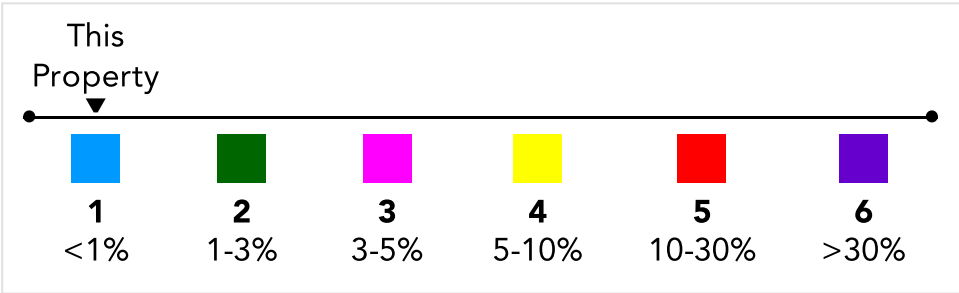
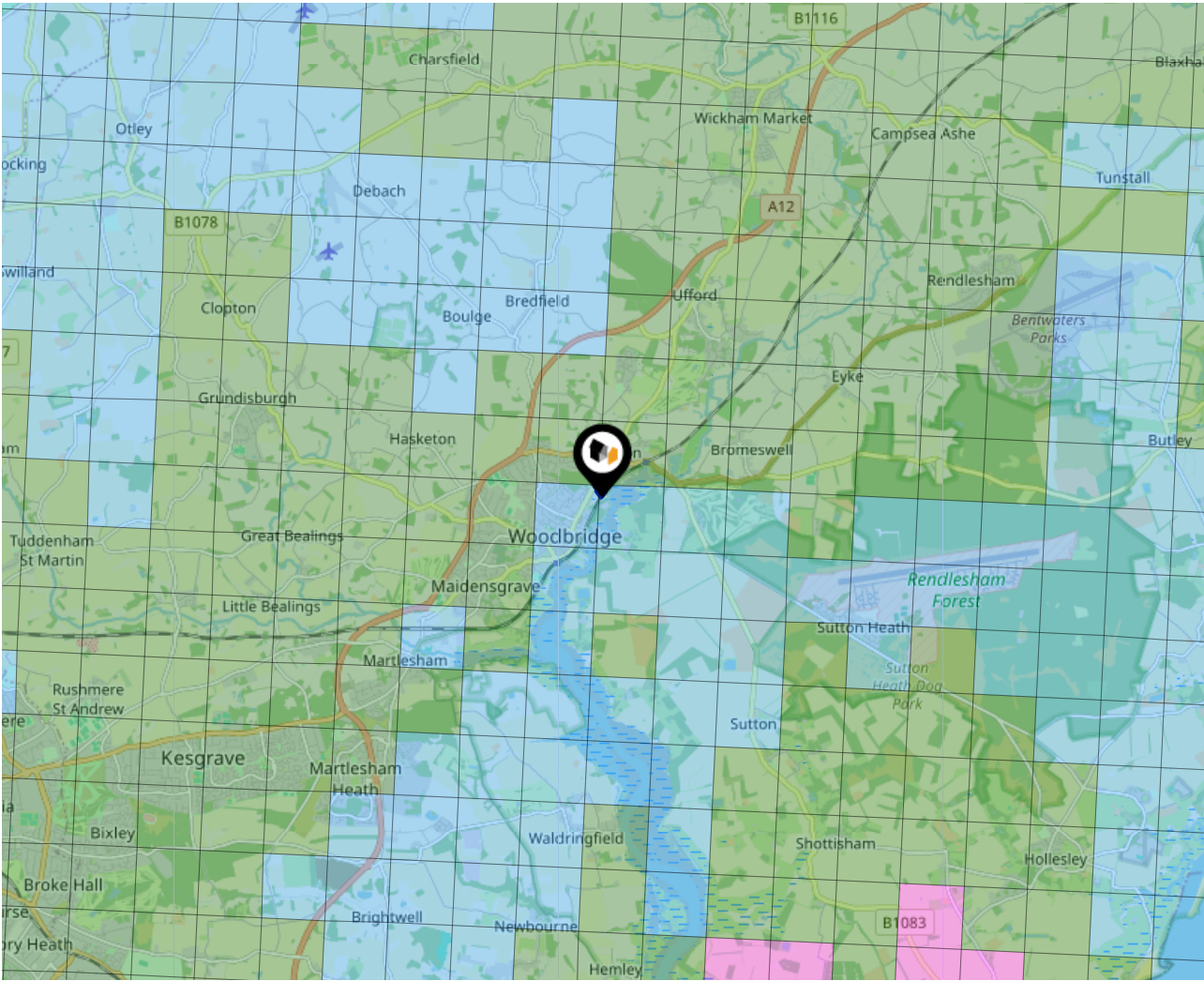
Bixley Ward



Orwell & Villages Ward

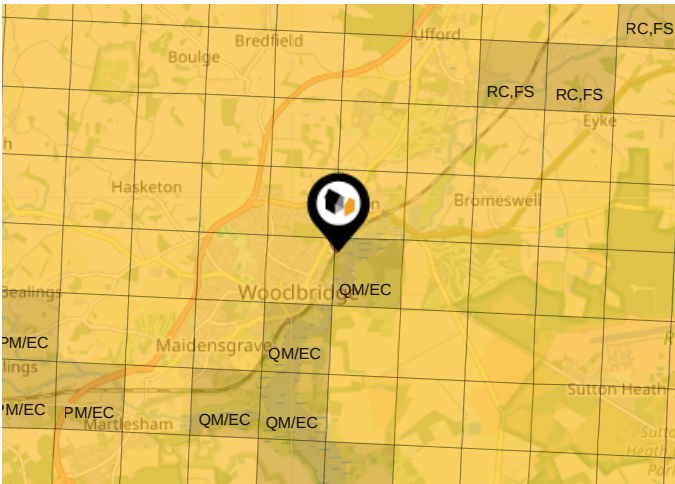
What is Radon?

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, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

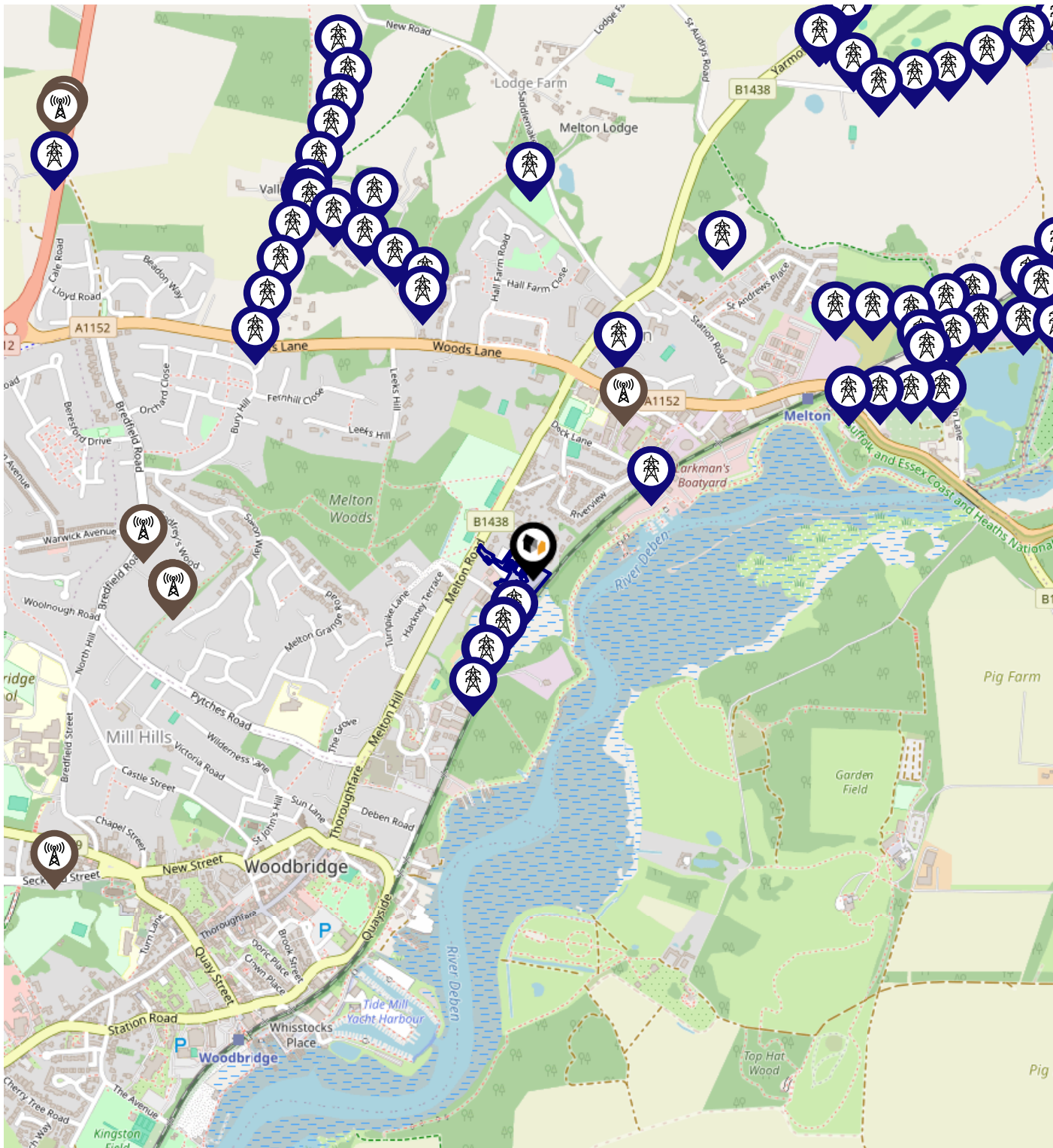


Primary Classifications (Most Common Clay Types)



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



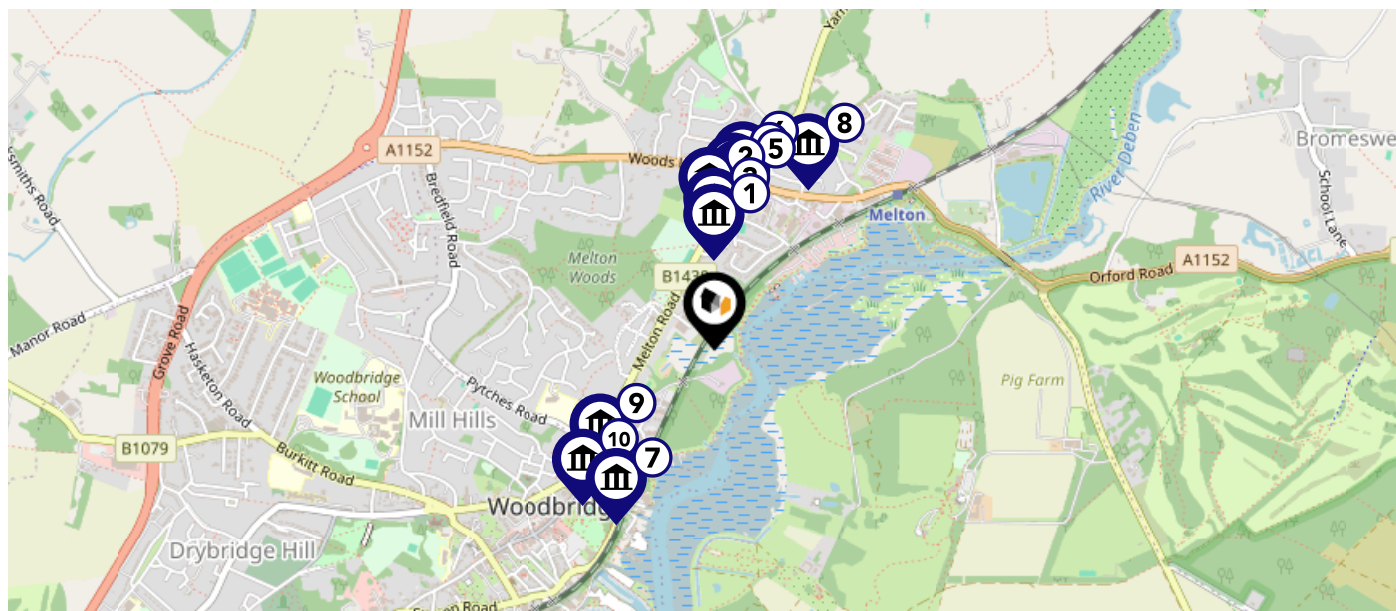
Key:

-  Power Pylons
-  Communication Masts

Maps

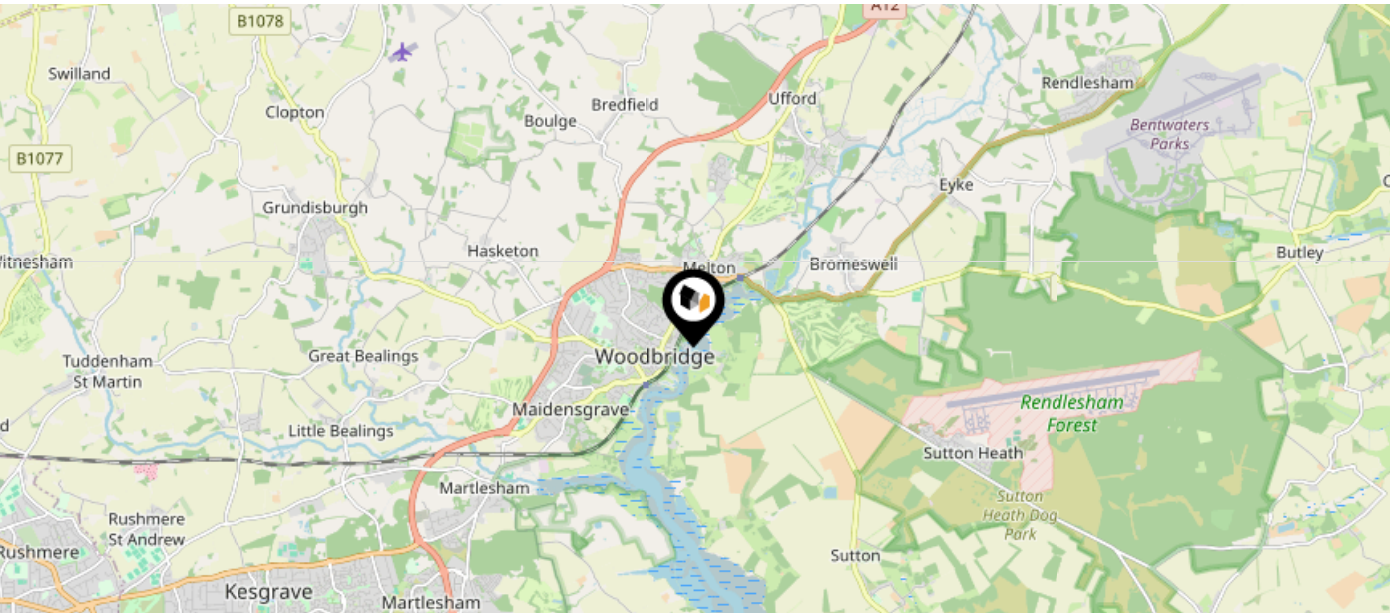
Listed Buildings

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
	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

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

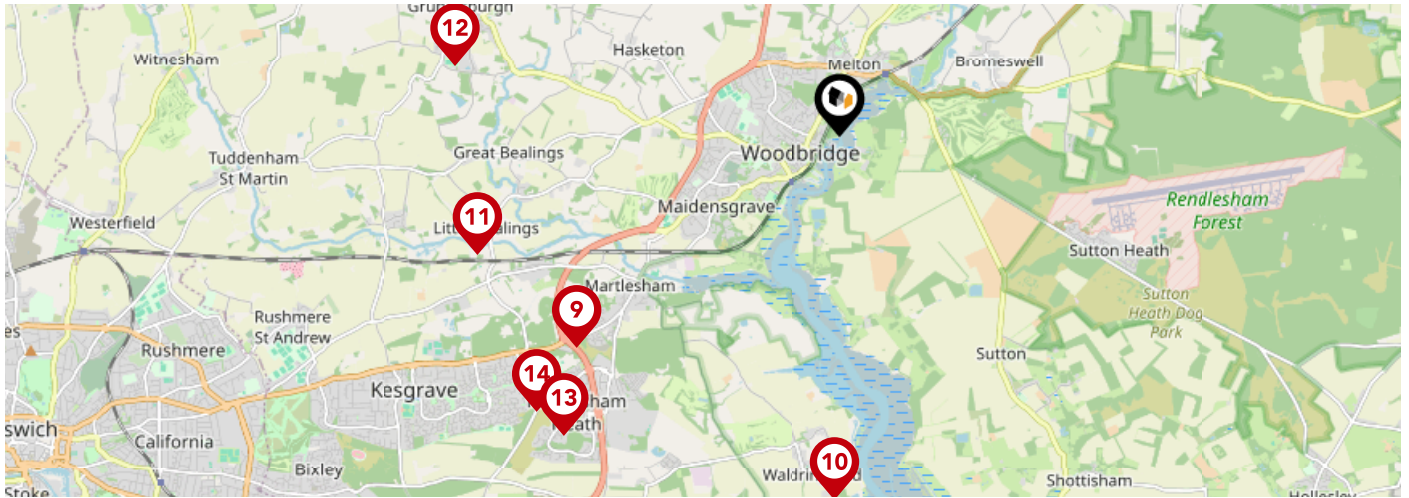










Nearby Green Belt Land

No data available.



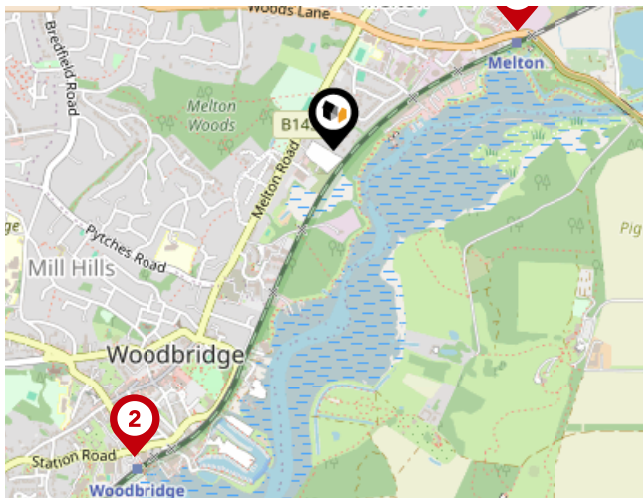
		Nursery	Primary	Secondary	College	Private
1	Melton Primary School Ofsted Rating: Good Pupils: 167 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Woodbridge Primary School Ofsted Rating: Good Pupils: 188 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
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"/>
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"/>
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"/>
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"/>



		Nursery	Primary	Secondary	College	Private
	Martlesham Primary Academy Ofsted Rating: Good Pupils: 112 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waldringfield Primary School Ofsted Rating: Requires improvement Pupils: 88 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bealings School Ofsted Rating: Outstanding Pupils: 106 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Grundisburgh Primary School Ofsted Rating: Good Pupils: 160 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchwood Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gorseland Primary School Ofsted Rating: Requires improvement Pupils: 442 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wickham Market Primary School Ofsted Rating: Good Pupils: 167 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rendlesham Primary School Ofsted Rating: Good Pupils: 300 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

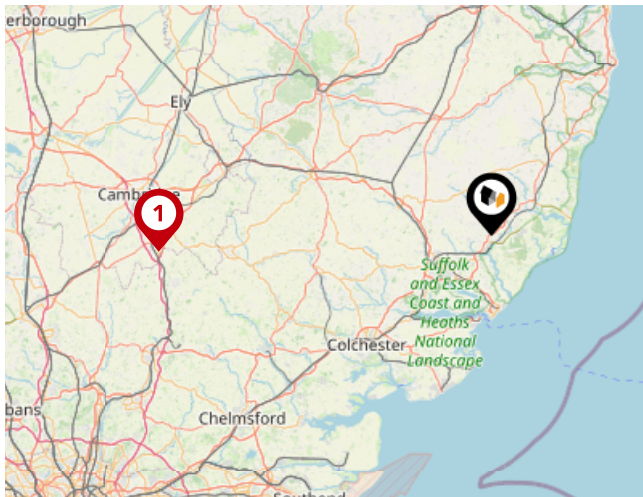
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	0.5 miles
2	Entrance1	0.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	48.63 miles

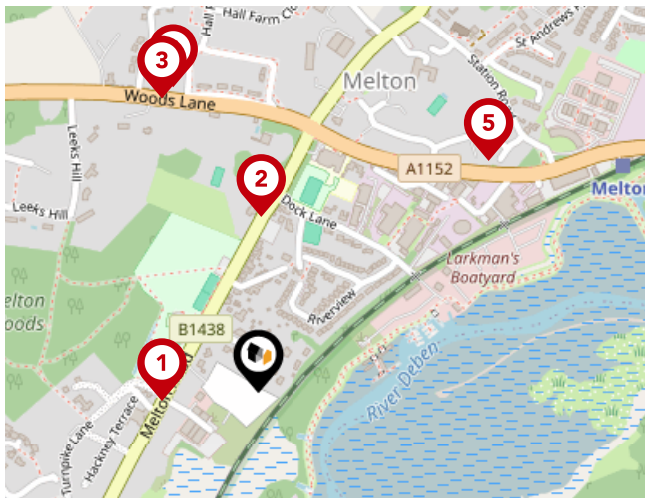


Airports/Helipads

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

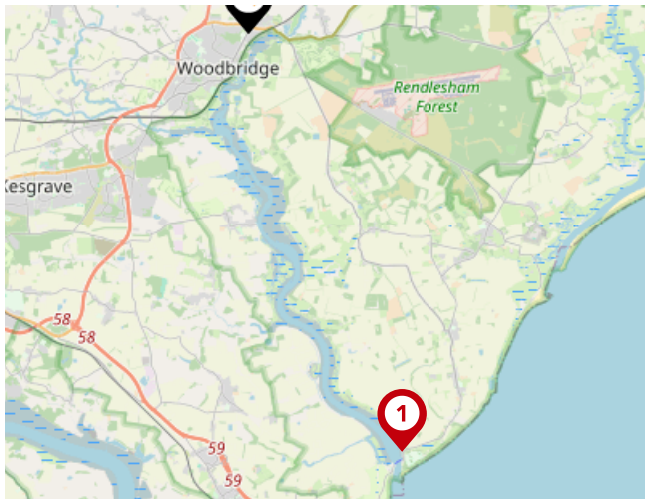
Area

Transport (Local)



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



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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Valuation Office
Agency

