

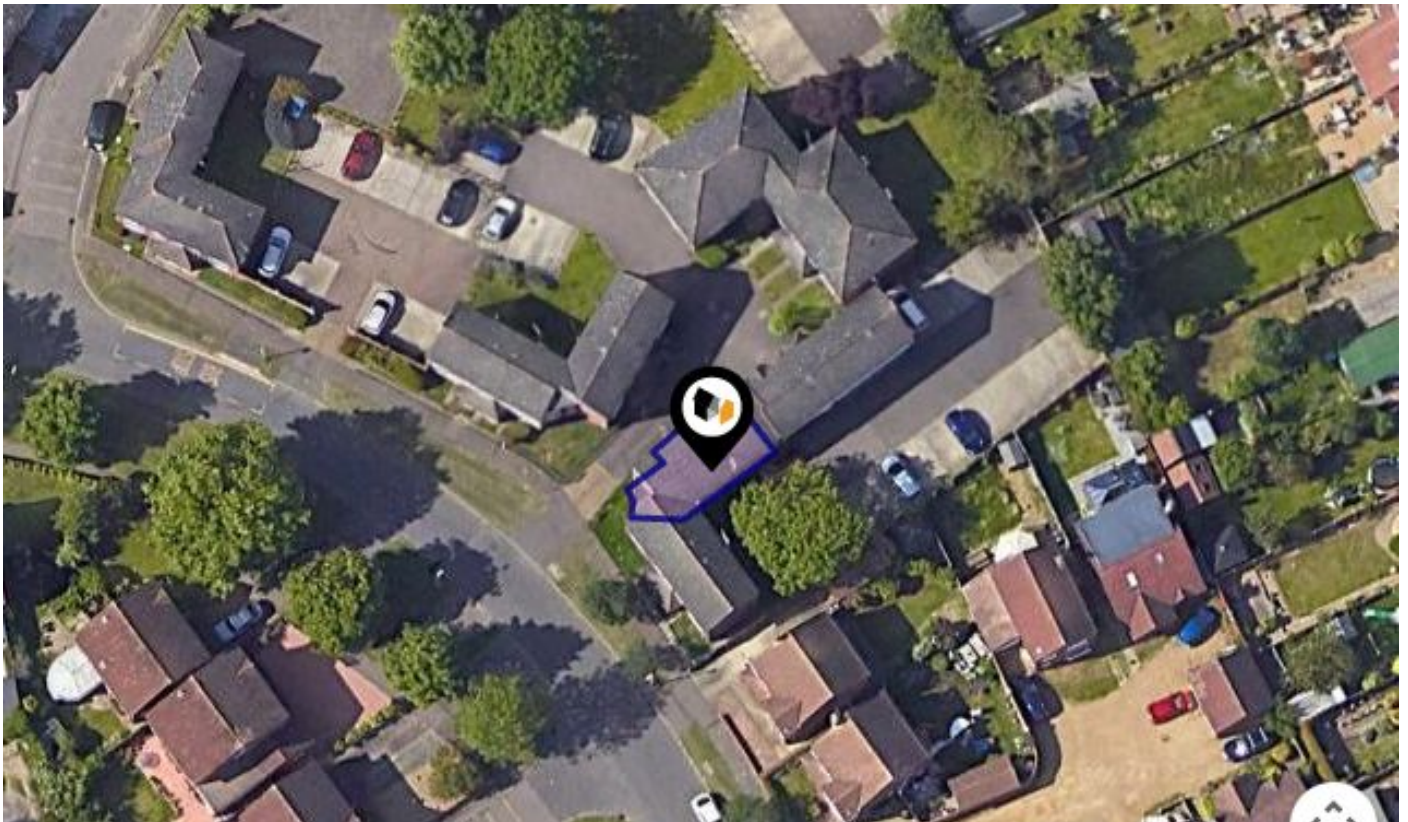


See More Online

MIR: Material Info

The Material Information Affecting this Property

Sunday 04th May 2025



54, AVIGNON CLOSE, COLCHESTER, CO2 8YH

ML Property

2 Front Street Mendlesham Suffolk IP14 5RY

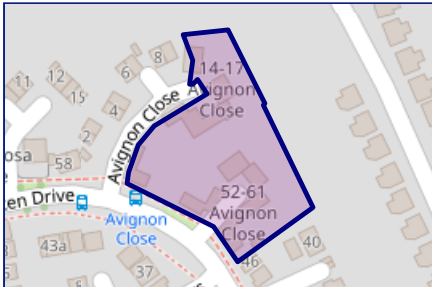
01449 768854

matt@mlproperty.co.uk

mlproperty.co.uk

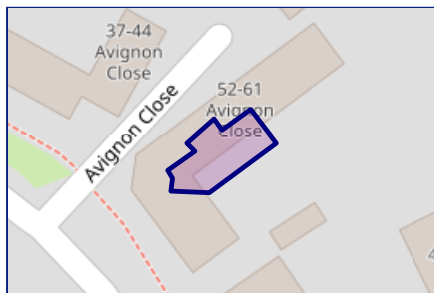


Freehold Title Plan



EX508856

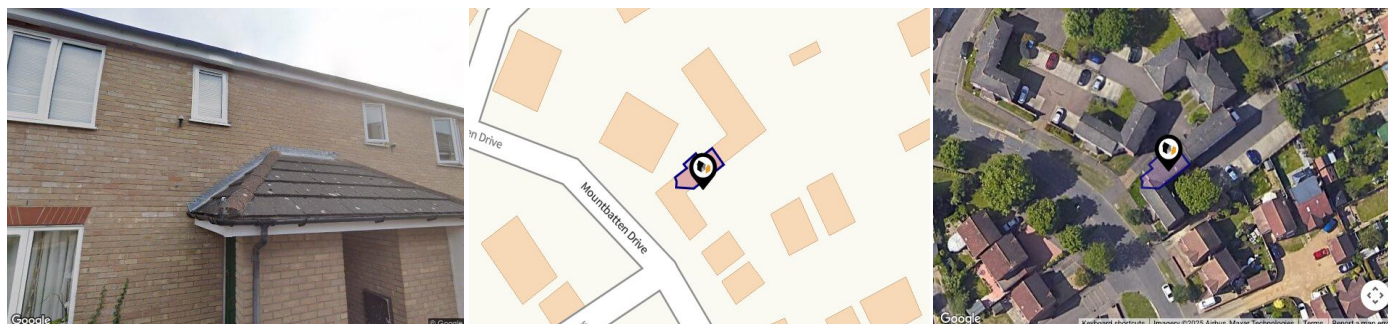
Leasehold Title Plan



EX501728

Start Date: 24/03/1994
End Date: 01/01/2979
Lease Term: 999 years from 1 January 1980
Term Remaining: 954 years

Property Overview



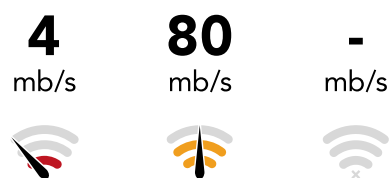
Property

Type:	Flat / Maisonette	Last Sold Date:	14/12/2022
Bedrooms:	1	Last Sold Price:	£95,000
Floor Area:	226 ft ² / 21 m ²	Last Sold £/ft²:	£420
Plot Area:	0.02 acres	Tenure:	Leasehold
Year Built :	1983-1990	Start Date:	24/03/1994
Council Tax :	Band A	End Date:	01/01/2979
Annual Estimate:	£1,461	Lease Term:	999 years from 1 January 1980
Title Number:	EX501728	Term Remaining:	954 years
UPRN:	100090437866		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Avignon Close, Colchester CO2 8YH*

Reference - 241898	
Decision:	Decision Issued
Date:	17th September 2024
Description:	Removal of existing conservatory and replace with new brick finished single storey extension with flat GRP finish roof. New window installed to ground floor side elevation

Planning records for: *6 Avignon Close, Colchester CO2 8YH*

Reference - F/COL/05/0935	
Decision:	Decision Issued
Date:	24th May 2005
Description:	Two storey side extension

Reference - F/COL/05/1556	
Decision:	Decision Issued
Date:	20th September 2005
Description:	Two storey side extension.

Property EPC - Certificate

Energy rating
D

54, Avignon Close, CO2 8YH

Valid until 28.01.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



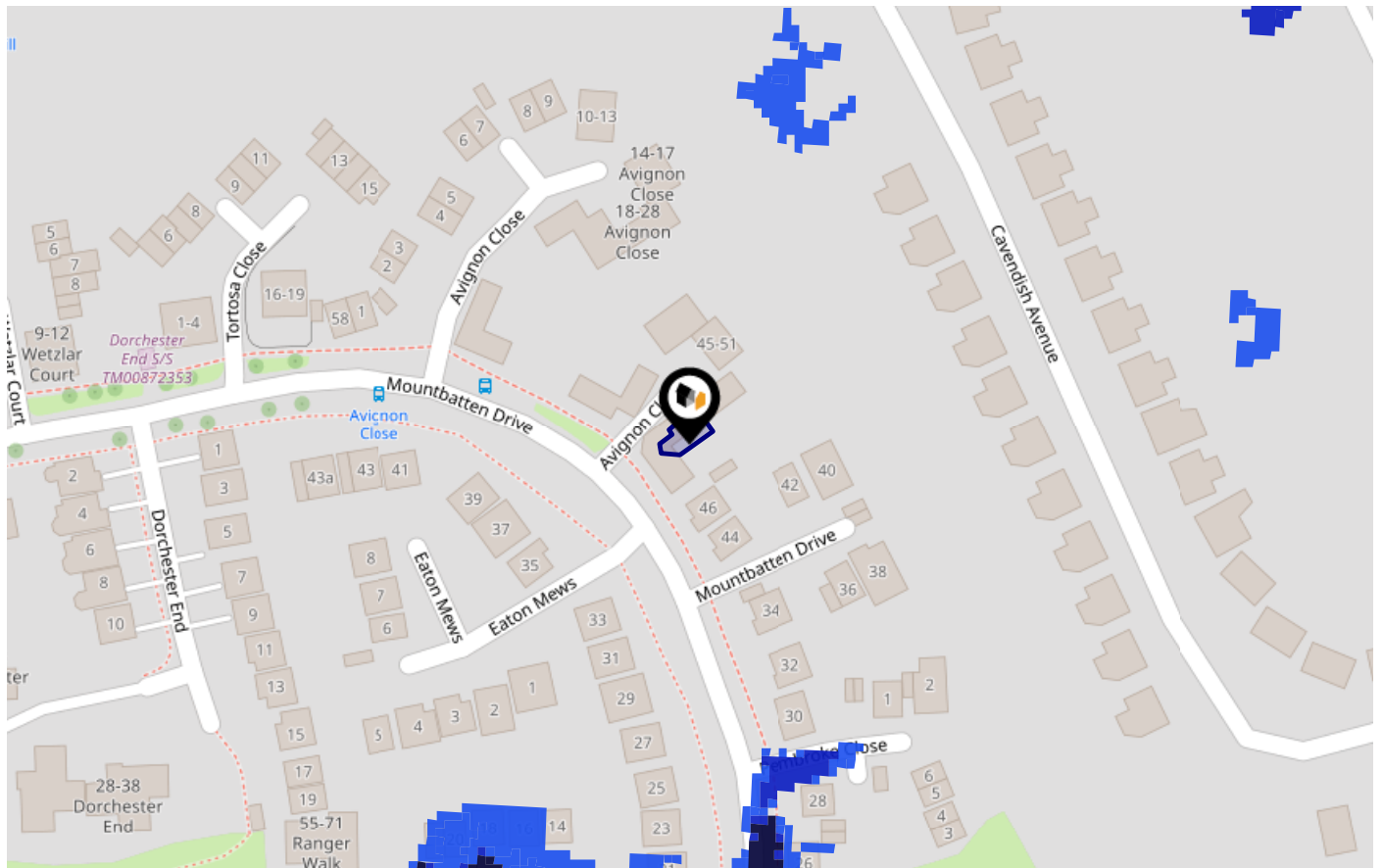
Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 60% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	21 m ²

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

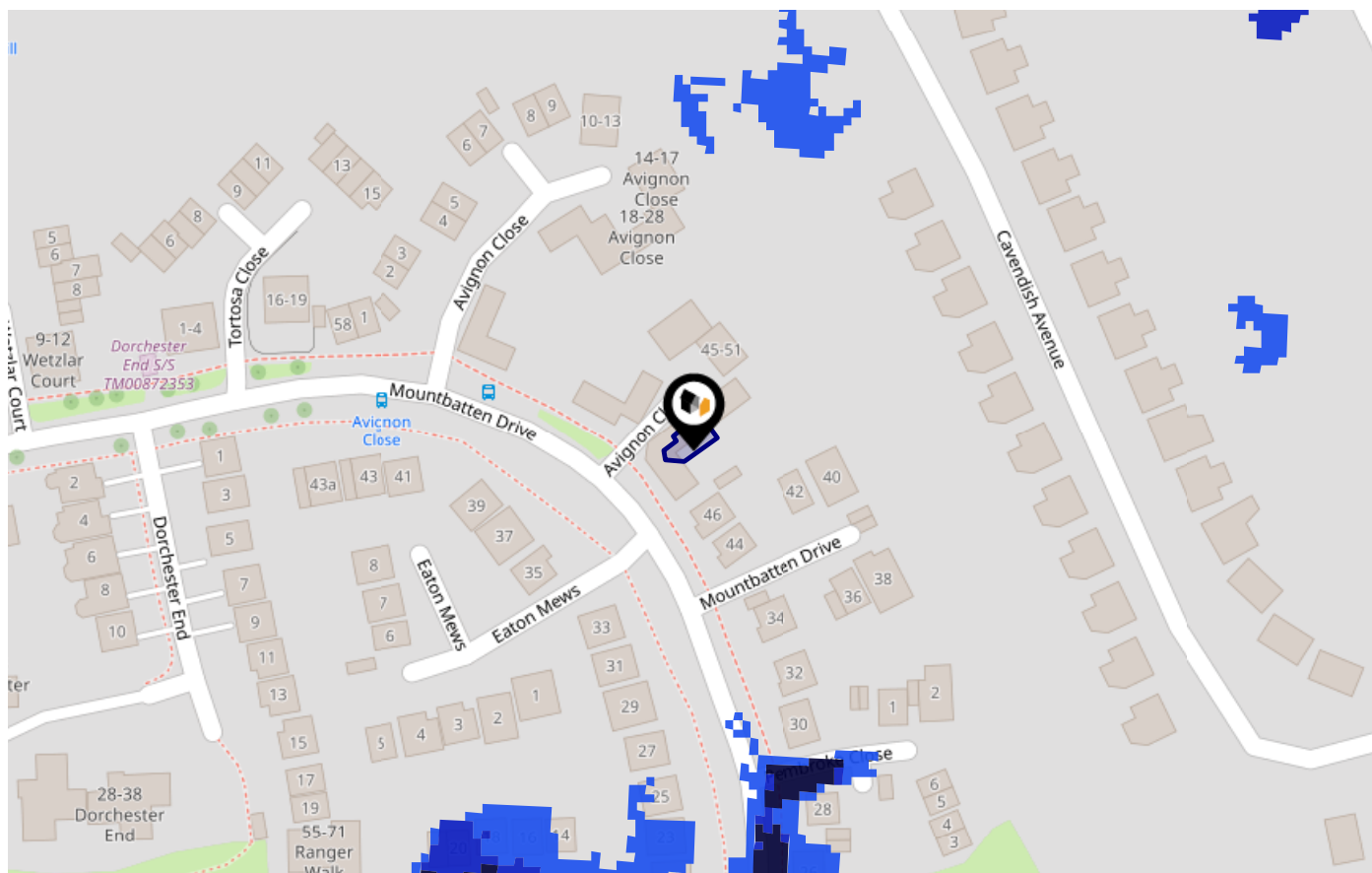
Chance of flooding to the following depths at this property:



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.

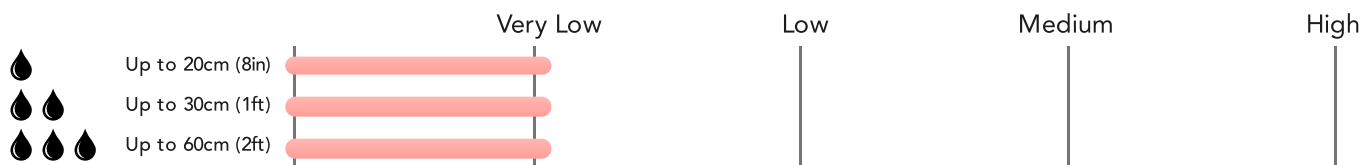


Risk Rating: **Very low**

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.

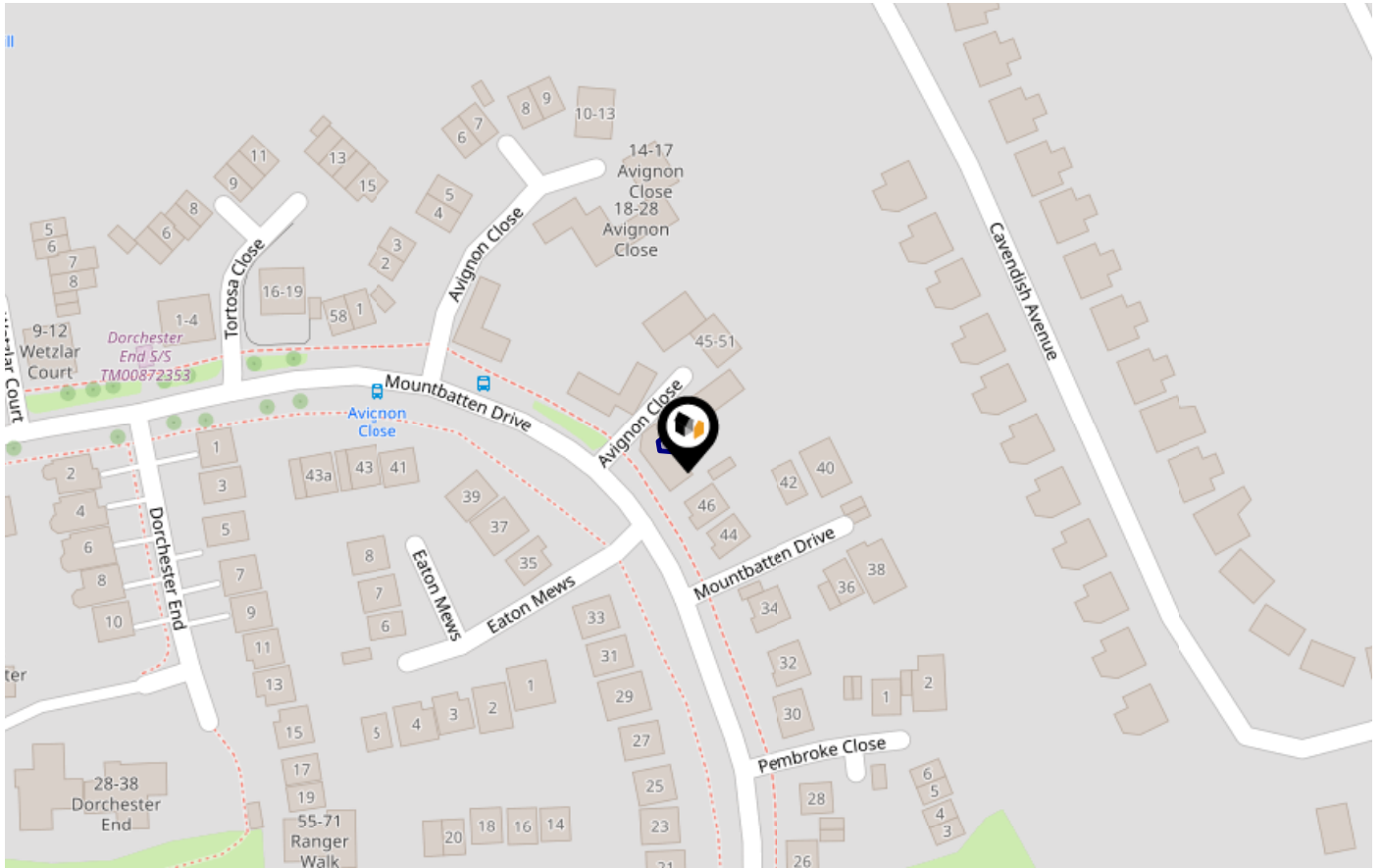
Chance of flooding to the following depths at this property:



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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

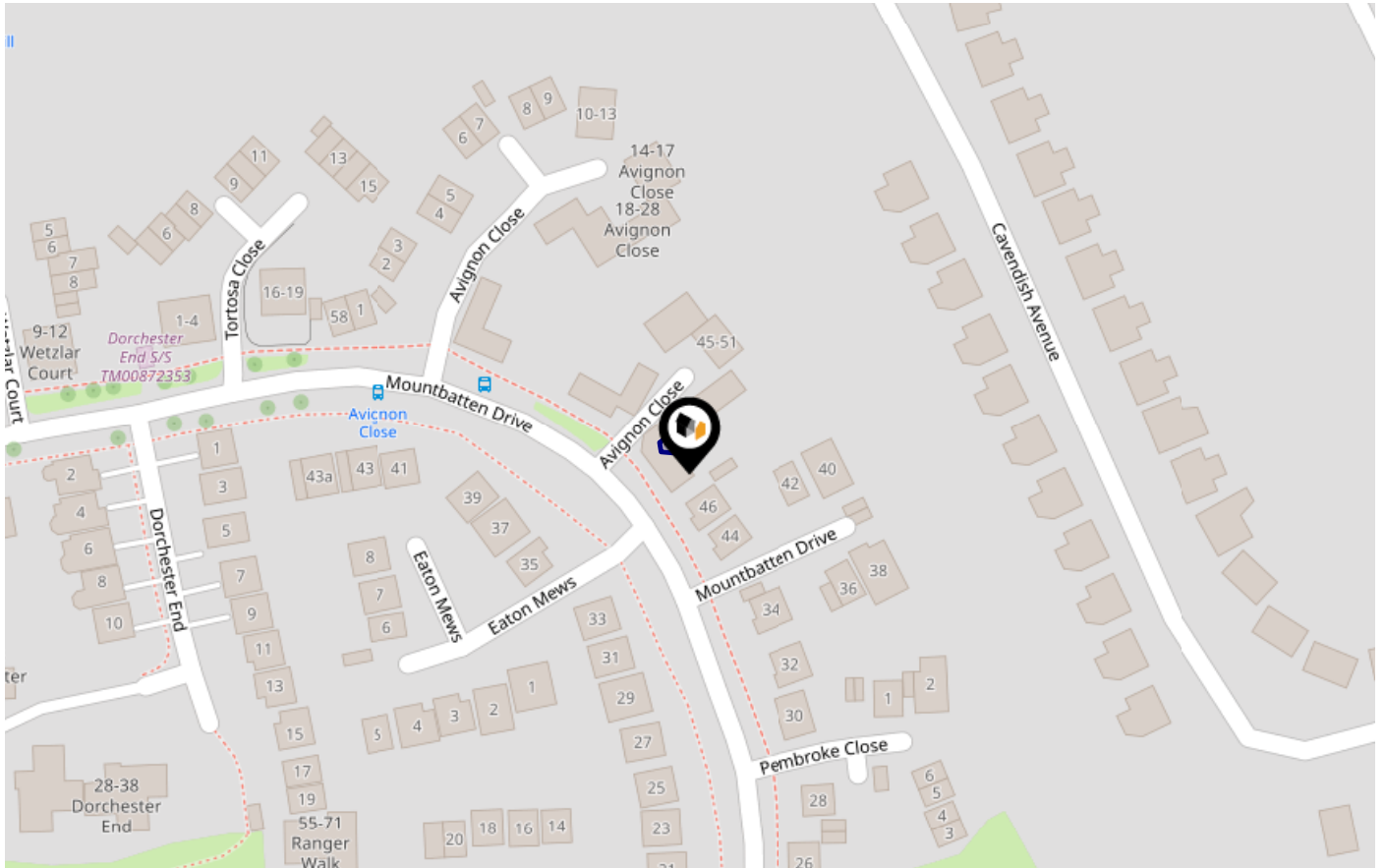
Chance of flooding to the following depths at this property:



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.

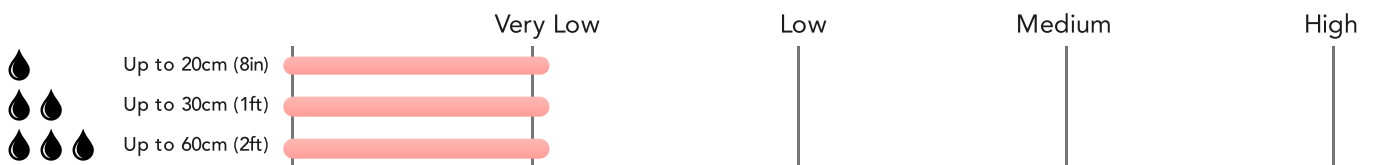


Risk Rating: Very low

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.

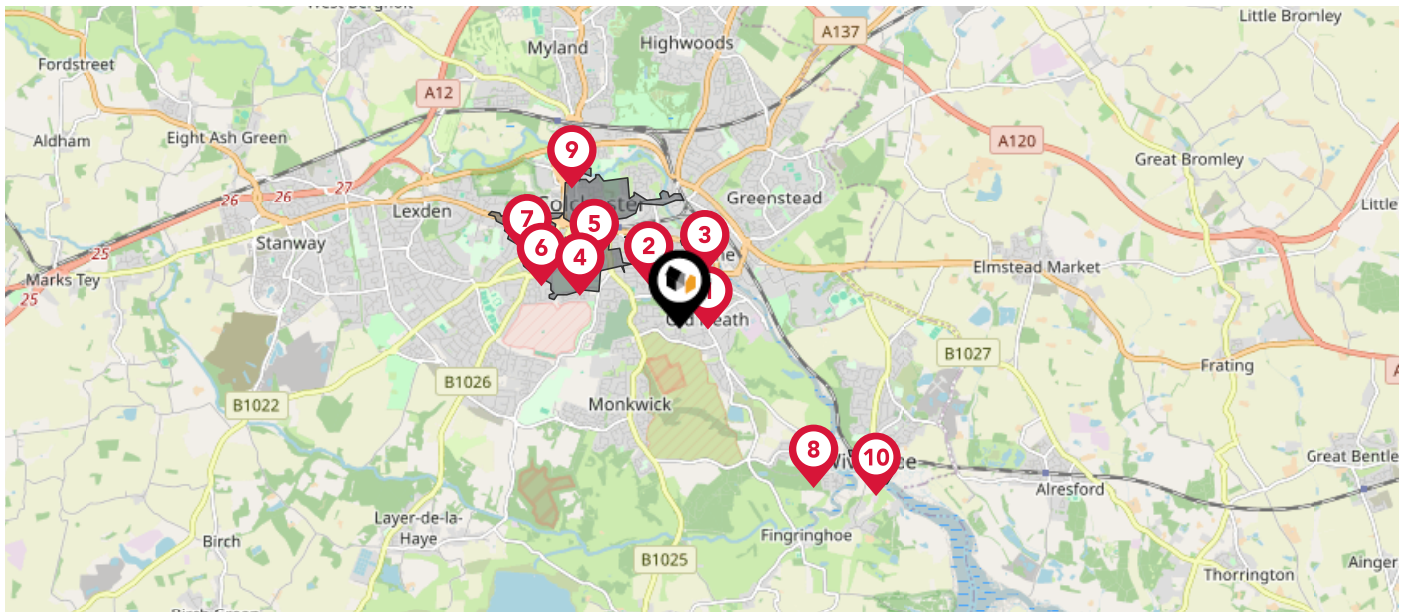
Chance of flooding to the following depths at this property:













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.



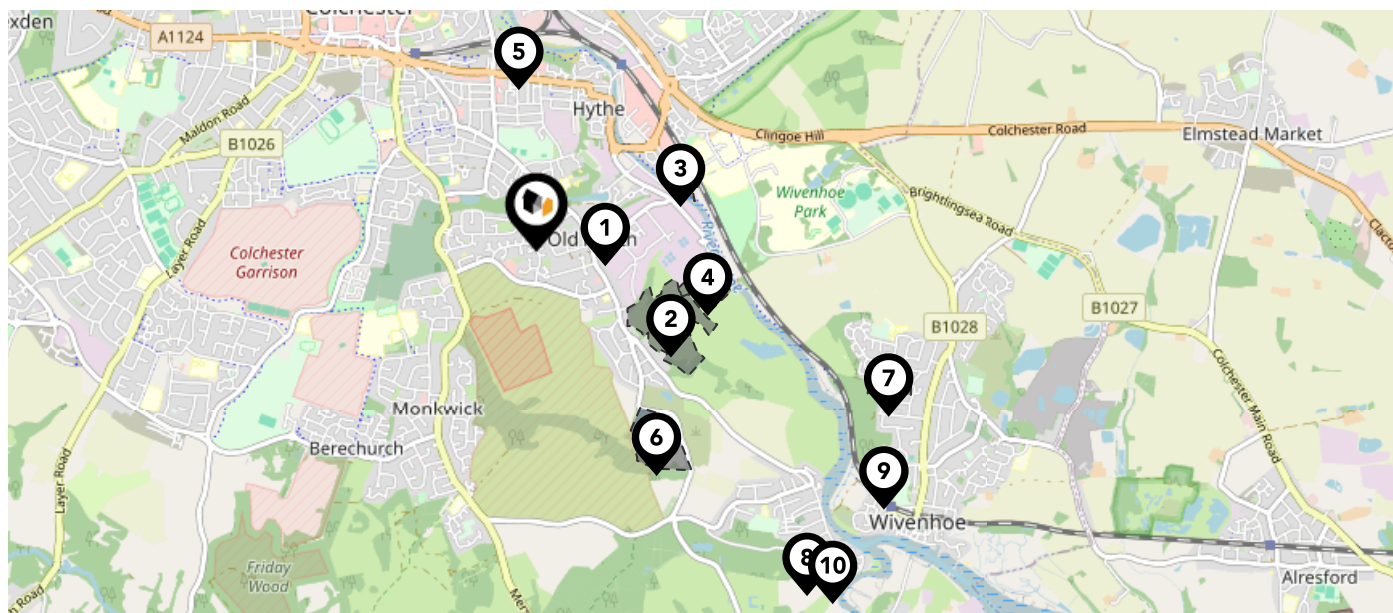
Nearby Conservation Areas

-  Colchester, Distillery Pond
-  New Town
-  Colchester, Hythe
-  Garrison
-  Colchester Area 1
-  Colchester Area 5 Mill Field Estate
-  Colchester Area 2
-  Rowhedge
-  Colchester Area 4
-  Wivenhoe





















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

	Whitehall Close-Colchester, Essex	Historic Landfill 
	Place Farm-Place Farm, Rowhedge Road, Rowhedge, Colchester	Historic Landfill 
	Molar Works-Molar Works, Hawkins Road, The Hythe, Colchester, Essex	Historic Landfill 
	Haven Quay-Haven Quay, Colchester	Historic Landfill 
	Wilson Marriage School-Wilson Marriage School, Barrack Street	Historic Landfill 
	Fingringhoe Road Landfill-Fingringhoe Road, Colchester, East Donyland, Essex	Historic Landfill 
	Vanessa Drive-Vanessa Drive, Wivenhoe, Colchester	Historic Landfill 
	Rowhedge Wharf-Rowhedge Wharf, Rowhedge	Historic Landfill 
	King George Recreation Ground-De Vere Lane, Wivenhoe	Historic Landfill 
	Rowhedge Wharf-Rowhedge Wharf, Rowhedge	Historic Landfill 

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

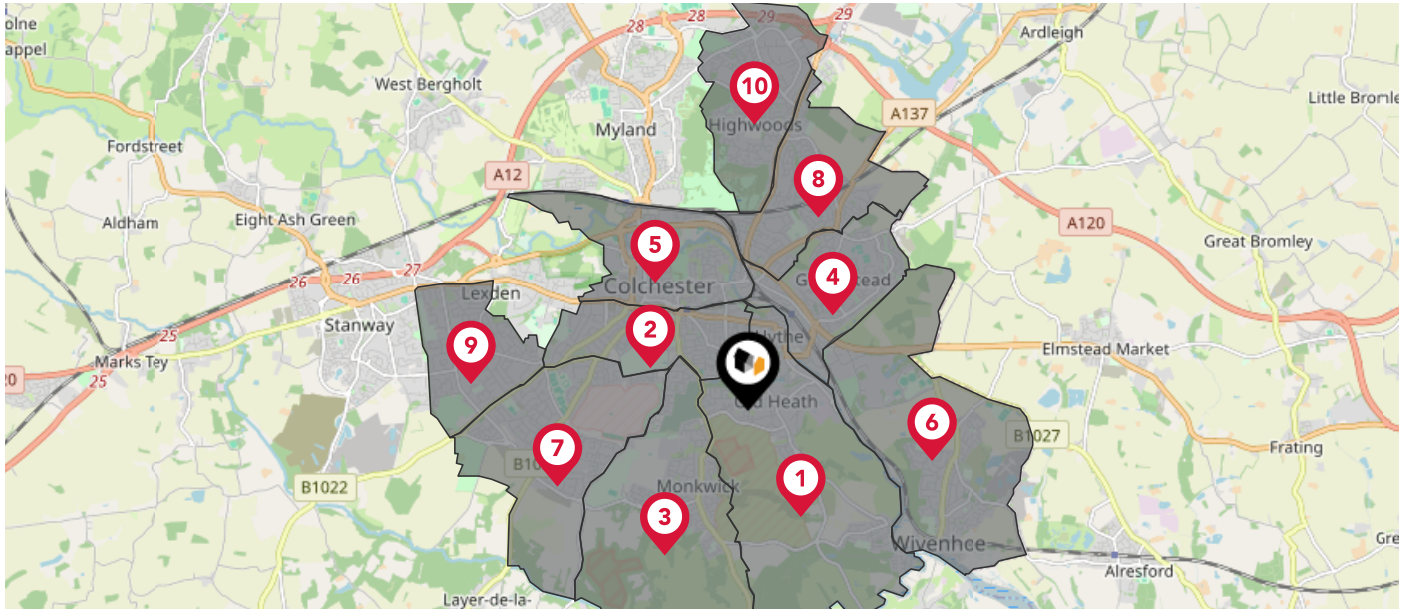
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

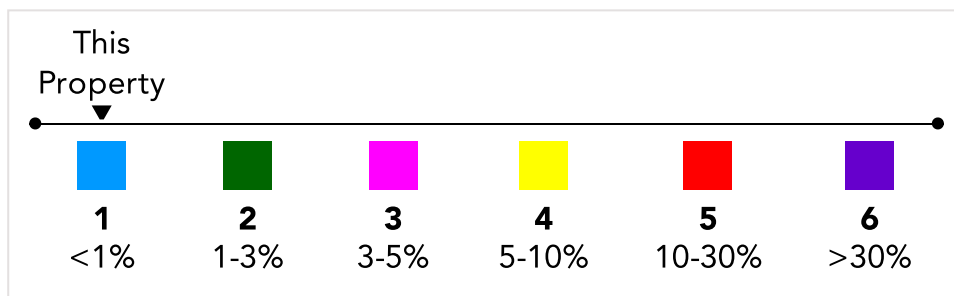
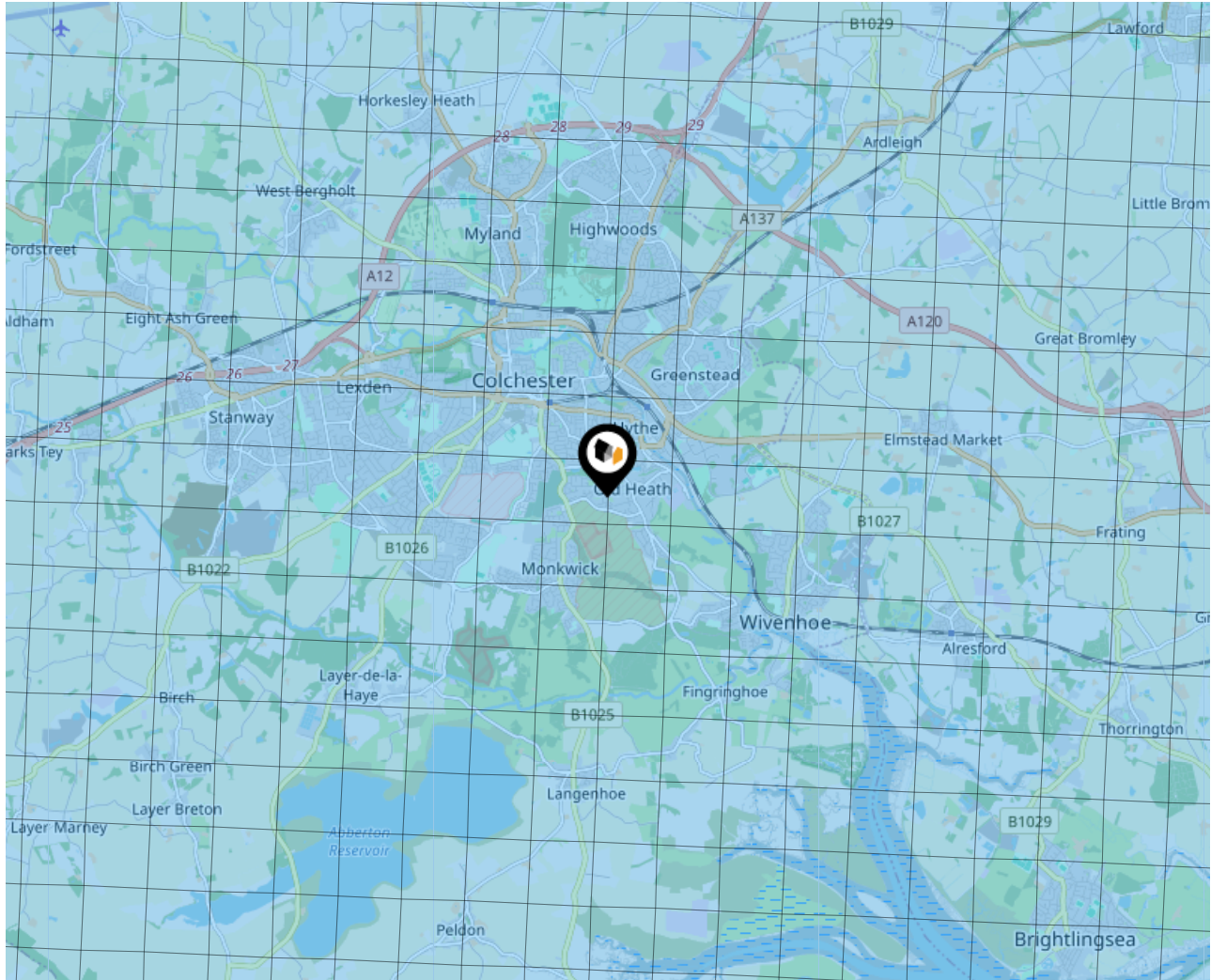
-  Old Heath & The Hythe Ward
-  New Town & Christ Church Ward
-  Berechurch Ward
-  Greenstead Ward
-  Castle Ward
-  Wivenhoe Ward
-  Shrub End Ward
-  St. Anne's & St. John's Ward
-  Prettygate Ward
-  Highwoods Ward

Environment

Radon Gas

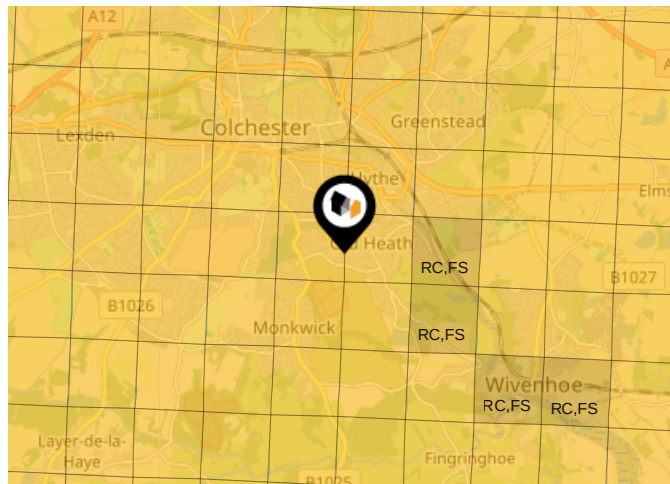
What is Radon?

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



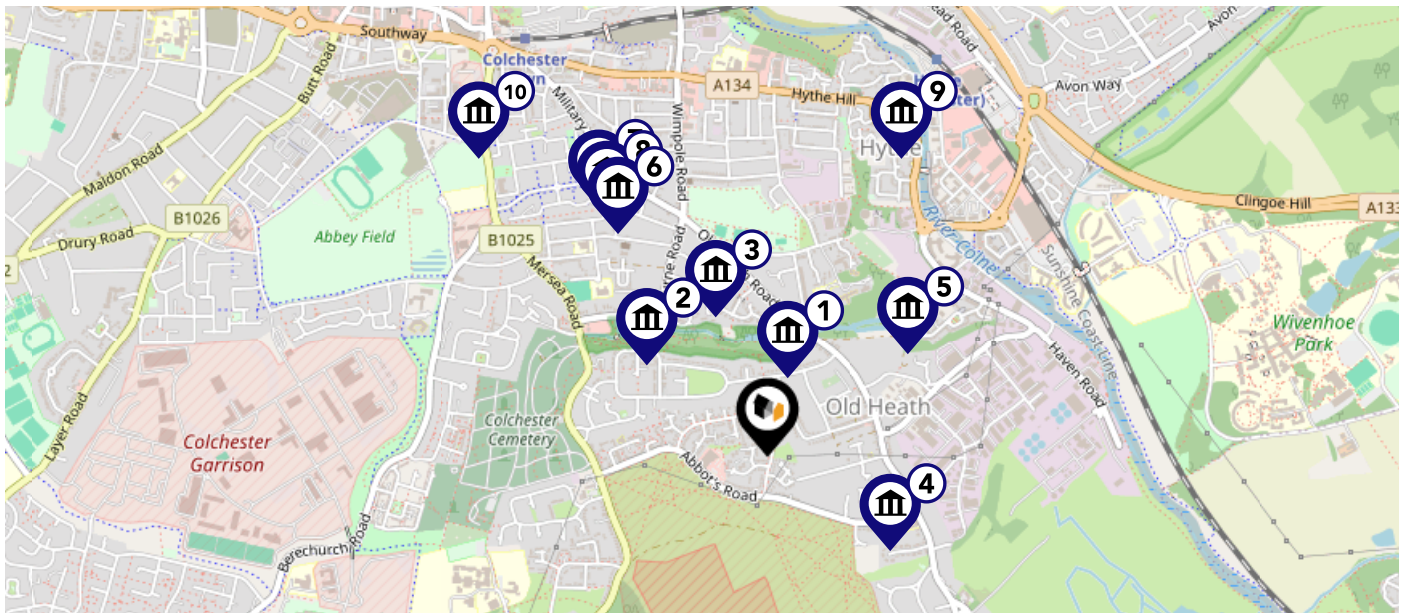
Key:











-  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...

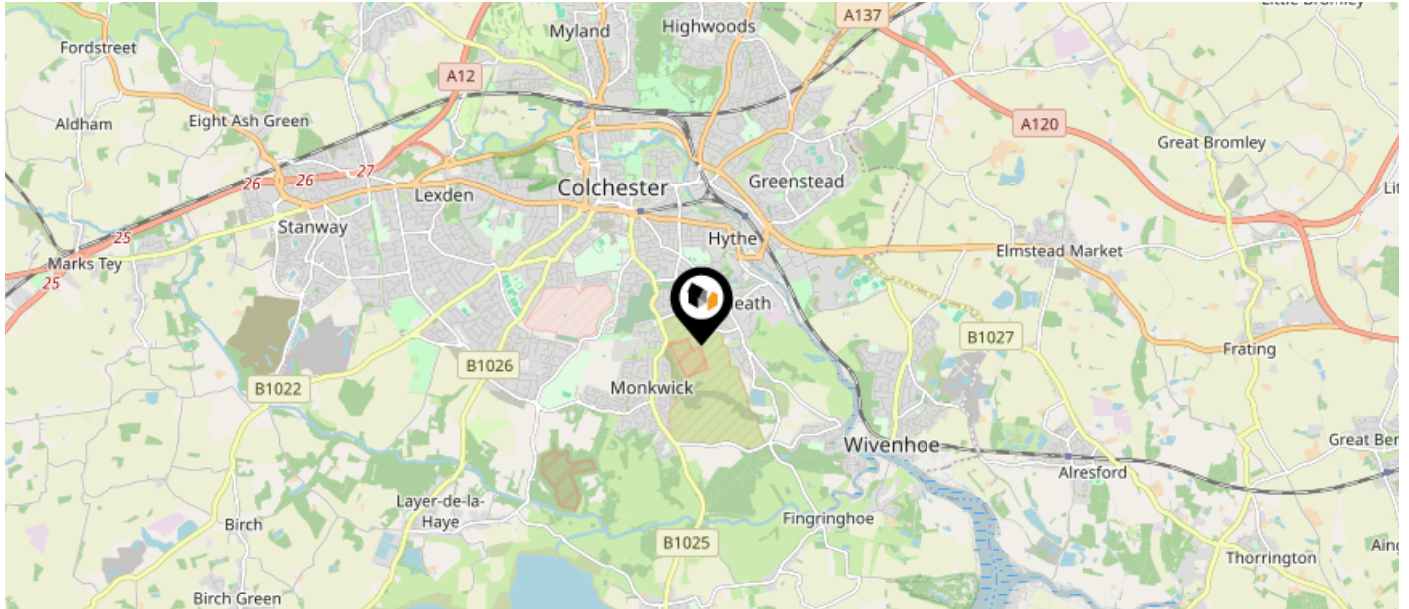


Listed Buildings in the local district	Grade	Distance
 1337742 - Cannock Mill	Grade II	0.2 miles
 1123673 - Bourne Mill	Grade I	0.3 miles
 1306572 - Winsley's Almshouses	Grade II	0.3 miles
 1169364 - Heathfield	Grade II	0.4 miles
 1230434 - Hull House Immediately East Of Laundry	Grade II	0.4 miles
 1169157 - 77-89, Military Road (see Details For Further Address Information)	Grade II	0.6 miles
 1169142 - The Cambridge Arms Public House	Grade II	0.7 miles
 1123564 - Garrison Church	Grade II	0.7 miles
 1123580 - 6, 7 And 8 Hythe Quay	Grade II	0.8 miles
 1123559 - The Mermaid Public House	Grade II	0.9 miles

Maps

Green Belt

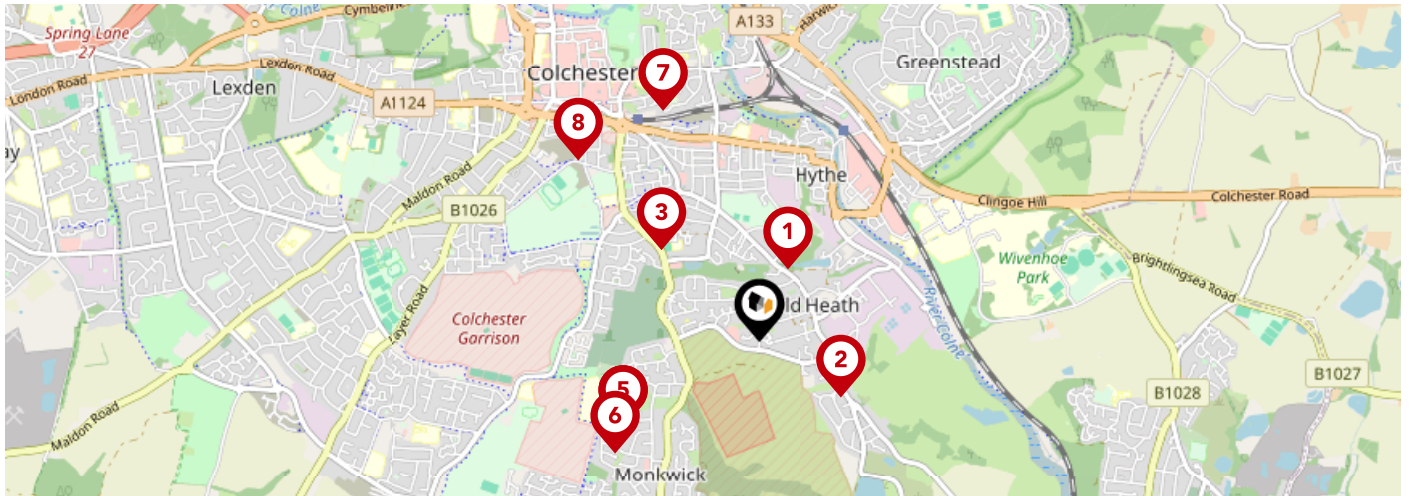
This map displays nearby areas that have been designated as Green Belt...



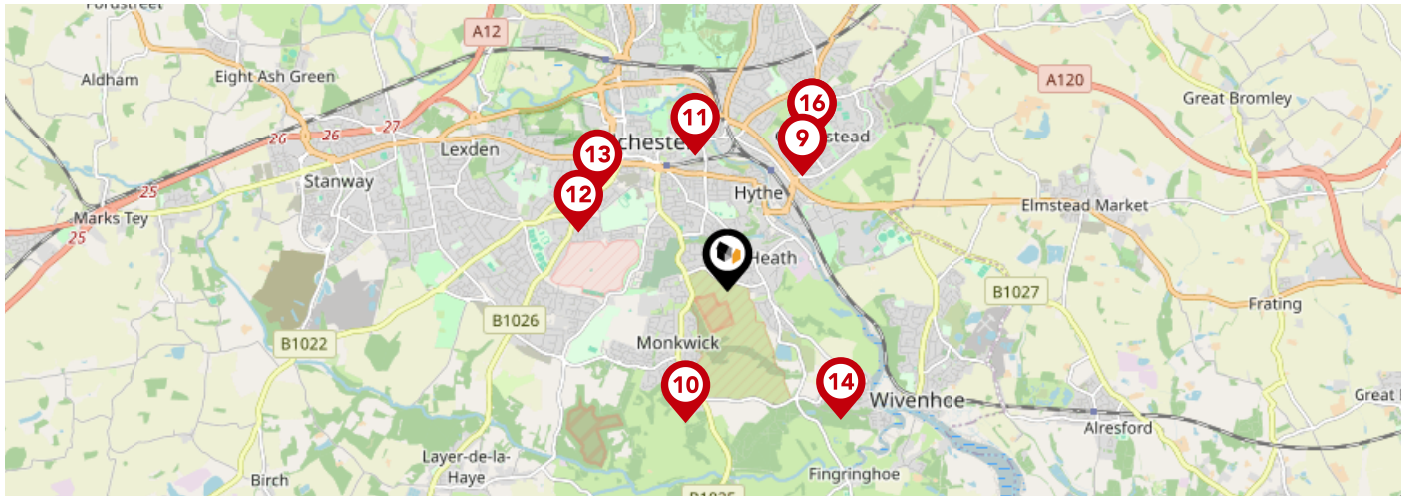
Nearby Green Belt Land









No data available.

Area Schools

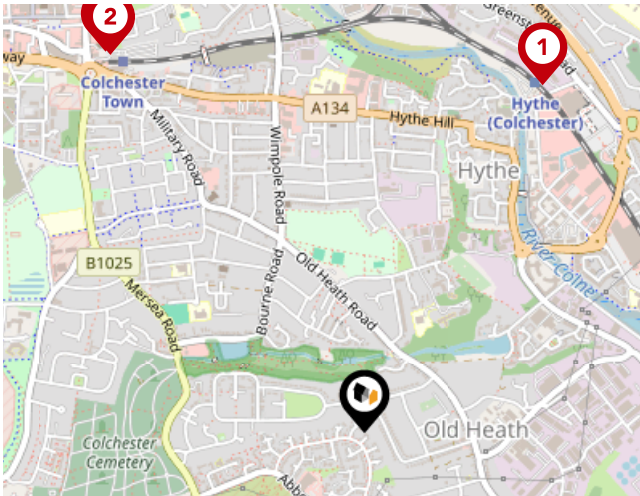


		Nursery	Primary	Secondary	College	Private
1	Kendall Church of England Primary School Ofsted Rating: Good Pupils: 210 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Old Heath Community Primary School Ofsted Rating: Good Pupils: 209 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St. George's School Ofsted Rating: Good Pupils: 641 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Monkwick Infant and Nursery School Ofsted Rating: Good Pupils: 189 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Monkwick Junior School Ofsted Rating: Good Pupils: 236 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Thomas Lord Audley School Ofsted Rating: Good Pupils: 894 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Thomas More's Catholic Primary School, Colchester Ofsted Rating: Outstanding Pupils: 207 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John's Green Primary School Ofsted Rating: Good Pupils: 626 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



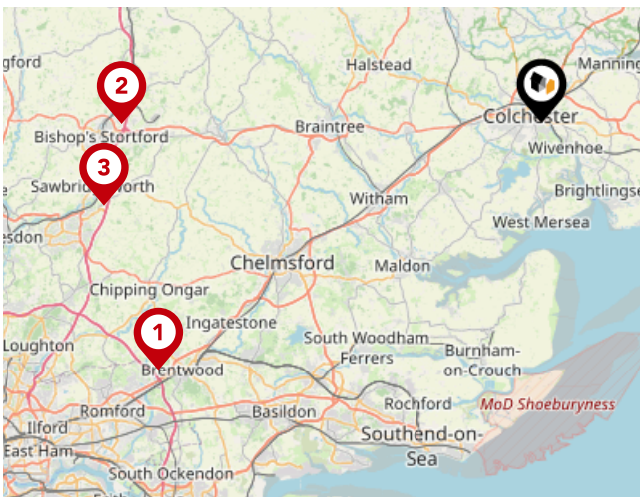
		Nursery	Primary	Secondary	College	Private
	Unity Primary Academy Ofsted Rating: Requires improvement Pupils: 458 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Academy Ofsted Rating: Good Pupils: 168 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St James' Church of England Primary School Ofsted Rating: Good Pupils: 448 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamilton Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colchester Prep & High School Ofsted Rating: Not Rated Pupils: 287 Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Lawrence Church of England Primary School, Rowhedge Ofsted Rating: Good Pupils: 227 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelmere Junior School Ofsted Rating: Good Pupils: 235 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hazelmere Infant School and Nursery Ofsted Rating: Good Pupils: 206 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



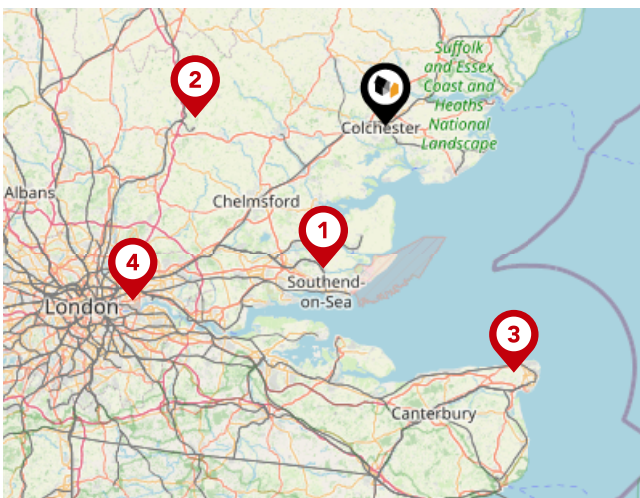
National Rail Stations

Pin	Name	Distance
1	Hythe (Essex) Rail Station	0.89 miles
2	Colchester Town Rail Station	1.05 miles
3	Colchester City Rail Station	1.06 miles



Trunk Roads/Motorways

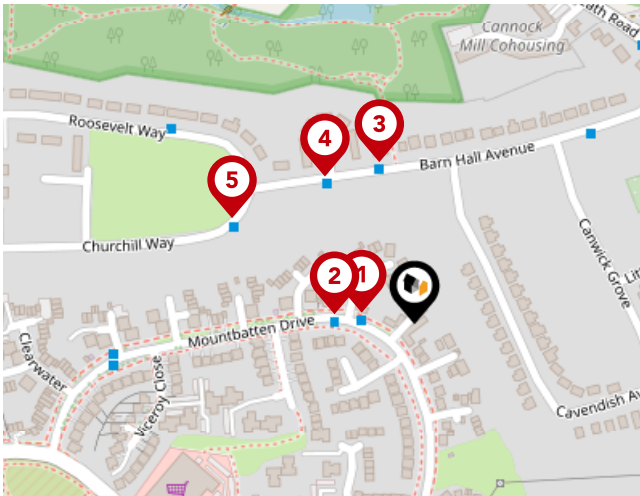
Pin	Name	Distance
1	M25 J28	33.57 miles
2	M11 J8	30.73 miles
3	M11 J7A	32.65 miles



Airports/Helipads

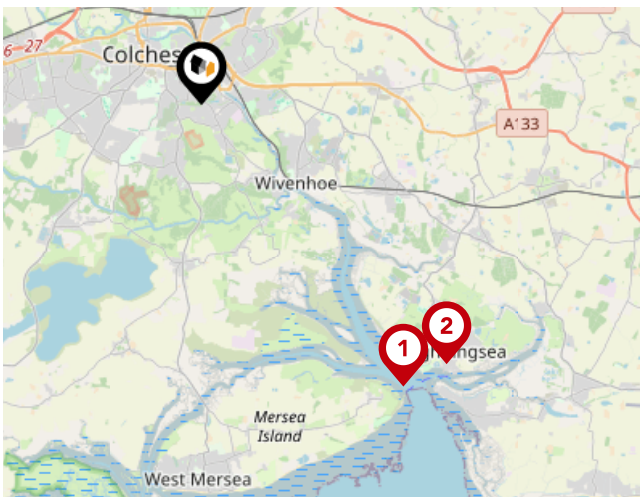
Pin	Name	Distance
1	Southend-on-Sea	23.01 miles
2	Stansted Airport	28.03 miles
3	Manston	41.07 miles
4	Silvertown	45.21 miles

Area Transport (Local)



Bus Stops/Stations

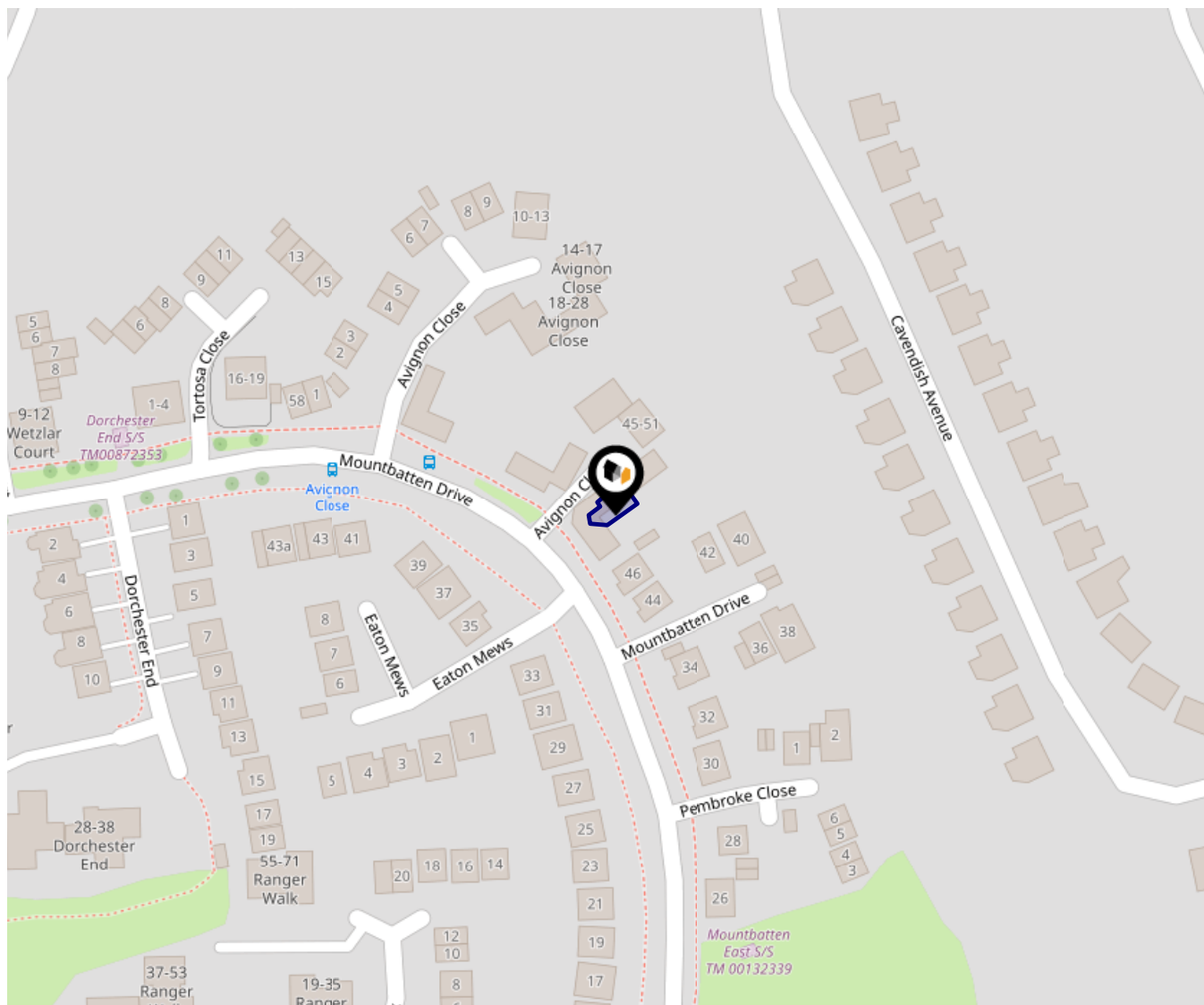
Pin	Name	Distance
1	Avignon Close	0.03 miles
2	Avignon Close	0.05 miles
3	Unity Close	0.09 miles
4	Unity Close	0.1 miles
5	Churchill Way	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	6.36 miles
2	Brightlingsea Ferry Landing	6.54 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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.



ML Property

2 Front Street Mendlesham Suffolk IP14
5RY
01449 768854
matt@mlproperty.co.uk
mlproperty.co.uk

