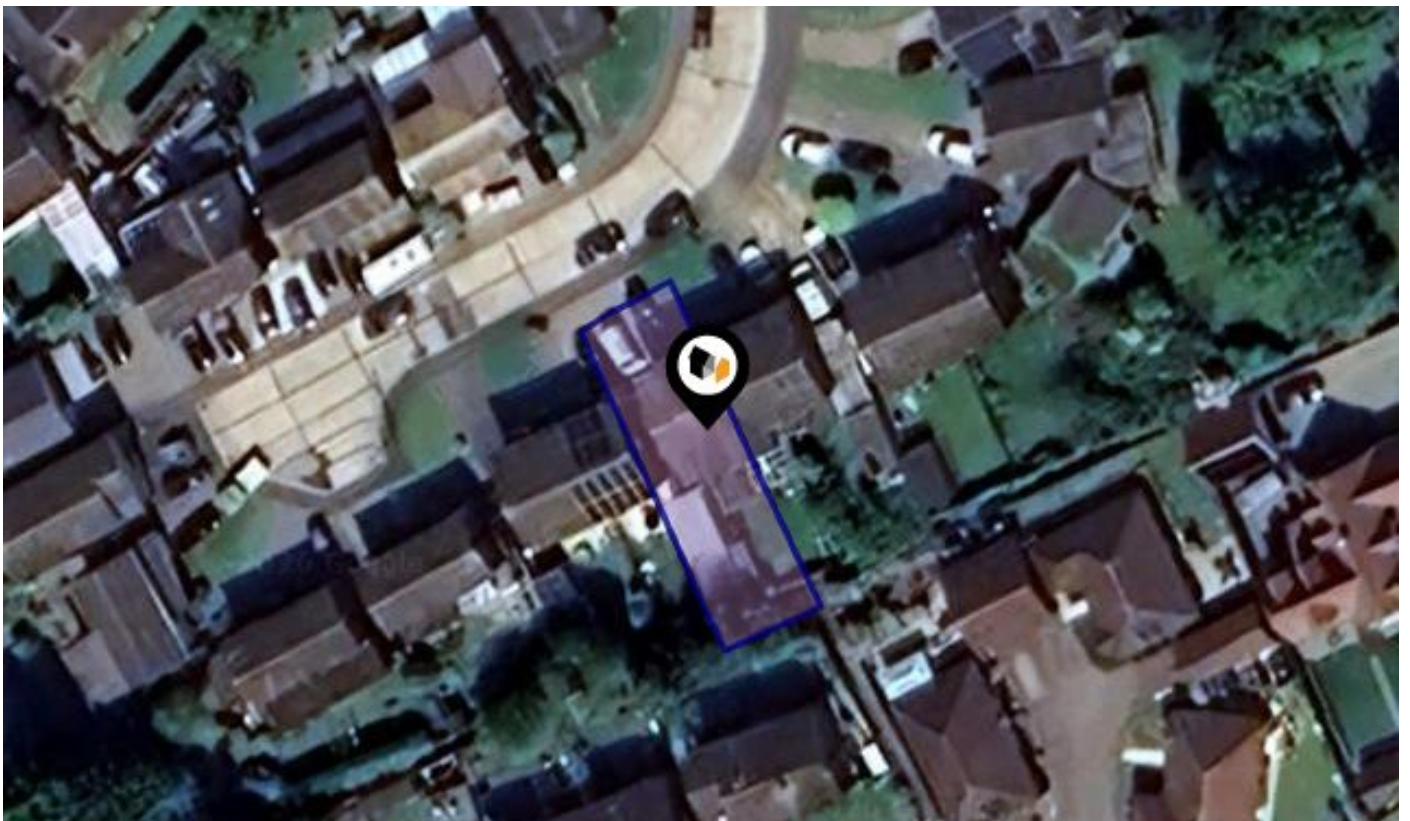




See More Online

MIR: Material Info

The Material Information Affecting this Property
Wednesday 20th May 2026



THE PADDOCKS, GREAT TOTHAM, MALDON, CM9

Nicholas Percival Ltd

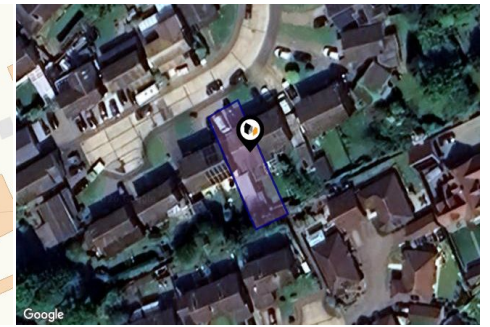
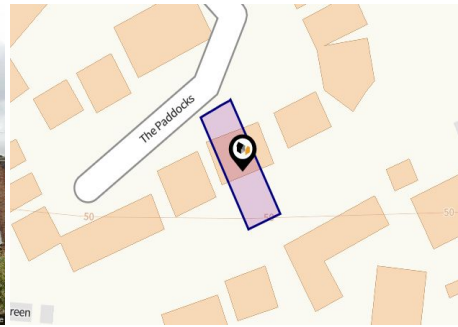
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

nldann@nicholaspercival.co.uk

www.nicholaspercival.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,410 ft ² / 131 m ²		
Plot Area:	0.07 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,328		
Title Number:	EX133816		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	79 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: *The Paddocks, Great Totham, Maldon, CM9*

Reference - 07/00905/FUL	
Decision:	Application approved
Date:	20th August 2007
Description:	Two storey side extension

Planning records for: **3 The Paddocks Great Totham Essex CM9 8PF**

Reference - 07/00451/FUL	
Decision:	Application approved
Date:	01st May 2007
Description:	First floor rear extension

Planning records for: **4 The Paddocks Great Totham Essex CM9 8PF**

Reference - 20/01170/HOUSE	
Decision:	Application refused
Date:	12th November 2020
Description:	Conversion of existing garage to habitable accommodation and first floor extension. Changes of materials to dwelling

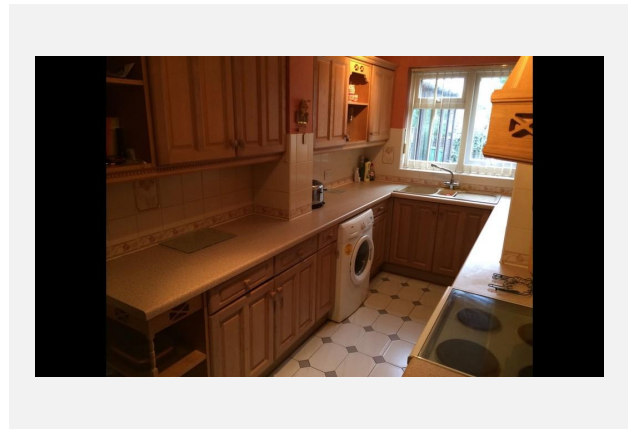
Reference - 21/00393/HOUSE	
Decision:	Application approved
Date:	06th April 2021
Description:	Section 73A application for the conversion of existing garage into habitable accommodation, associated elevation changes and internal alterations.

Planning records for: **19 The Paddocks Great Totham Essex CM9 8PF**

Reference - 07/00490/FUL	
Decision:	Application approved
Date:	10th May 2007
Description:	Proposed first floor extension & chimney

Planning records for: *21 The Paddocks Great Totham Maldon Essex CM9 8PF*

Reference - 22/01203/HOUSE
Decision: Application refused
Date: 30th November 2022
Description: Proposed first-floor rear extension, garage conversion, internal alterations and fenestration changes.
Reference - 22/00700/HOUSE
Decision: Application refused
Date: 07th June 2022
Description: Proposed first-floor rear extension, garage conversion, internal alterations and fenestration changes.
Reference - 23/00447/HOUSE
Decision: Application approved
Date: 28th April 2023
Description: Erection of a first-floor extension to the rear.



GREAT TOTHAM, CM9

Energy rating

D

Valid until 16.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

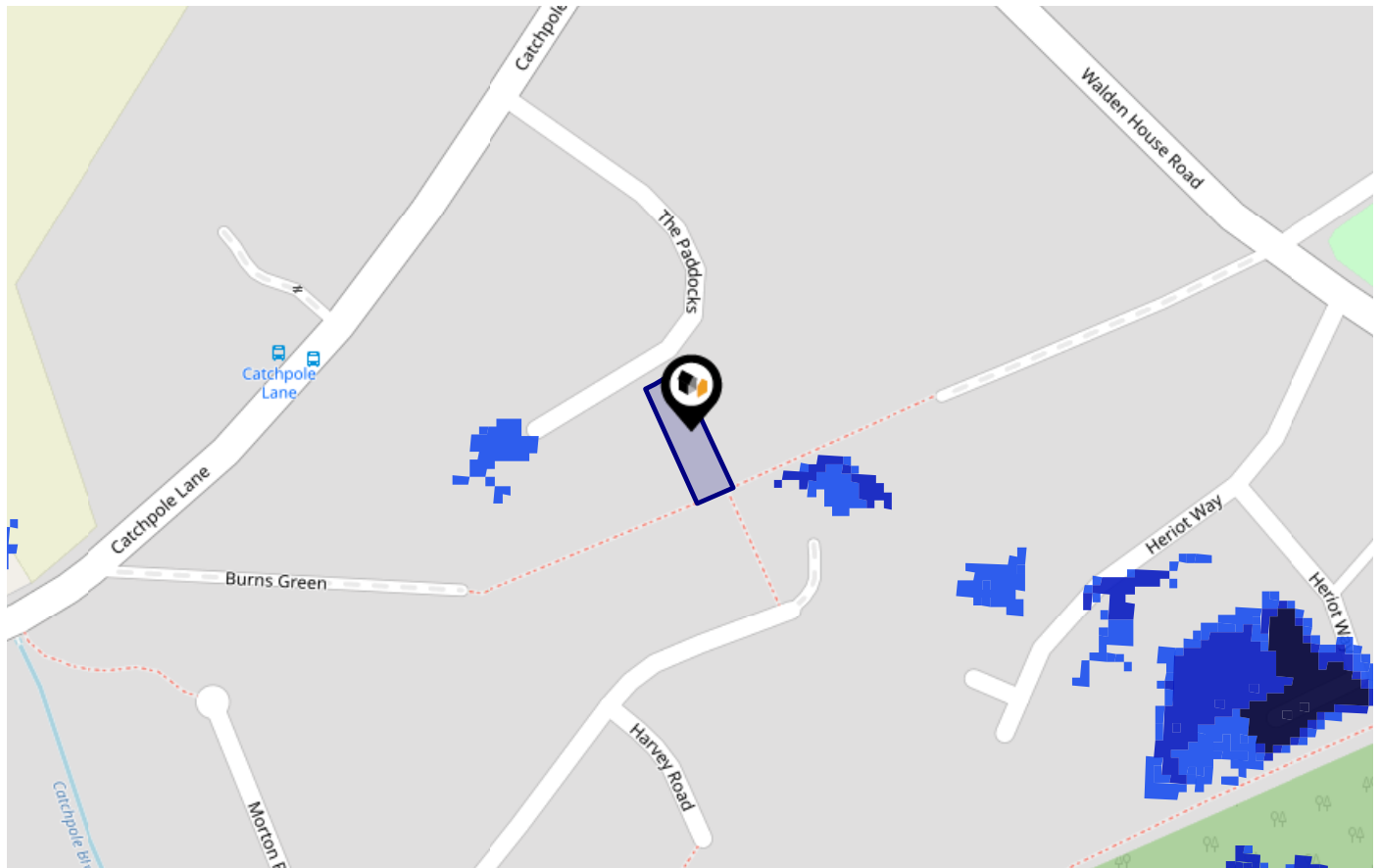
Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Standard tariff
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 48% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	131 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 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

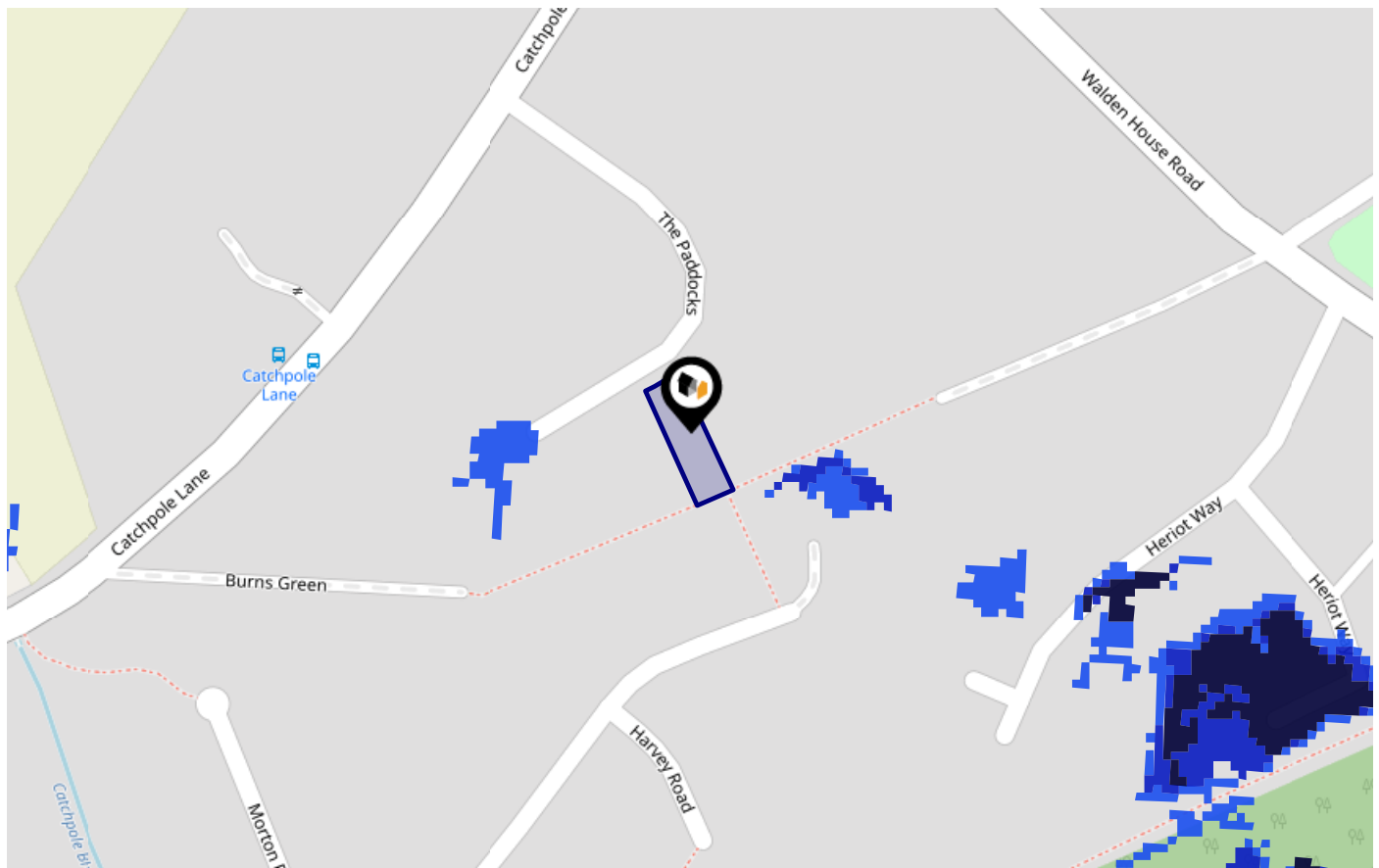
Chance of flooding to the following depths at this property:



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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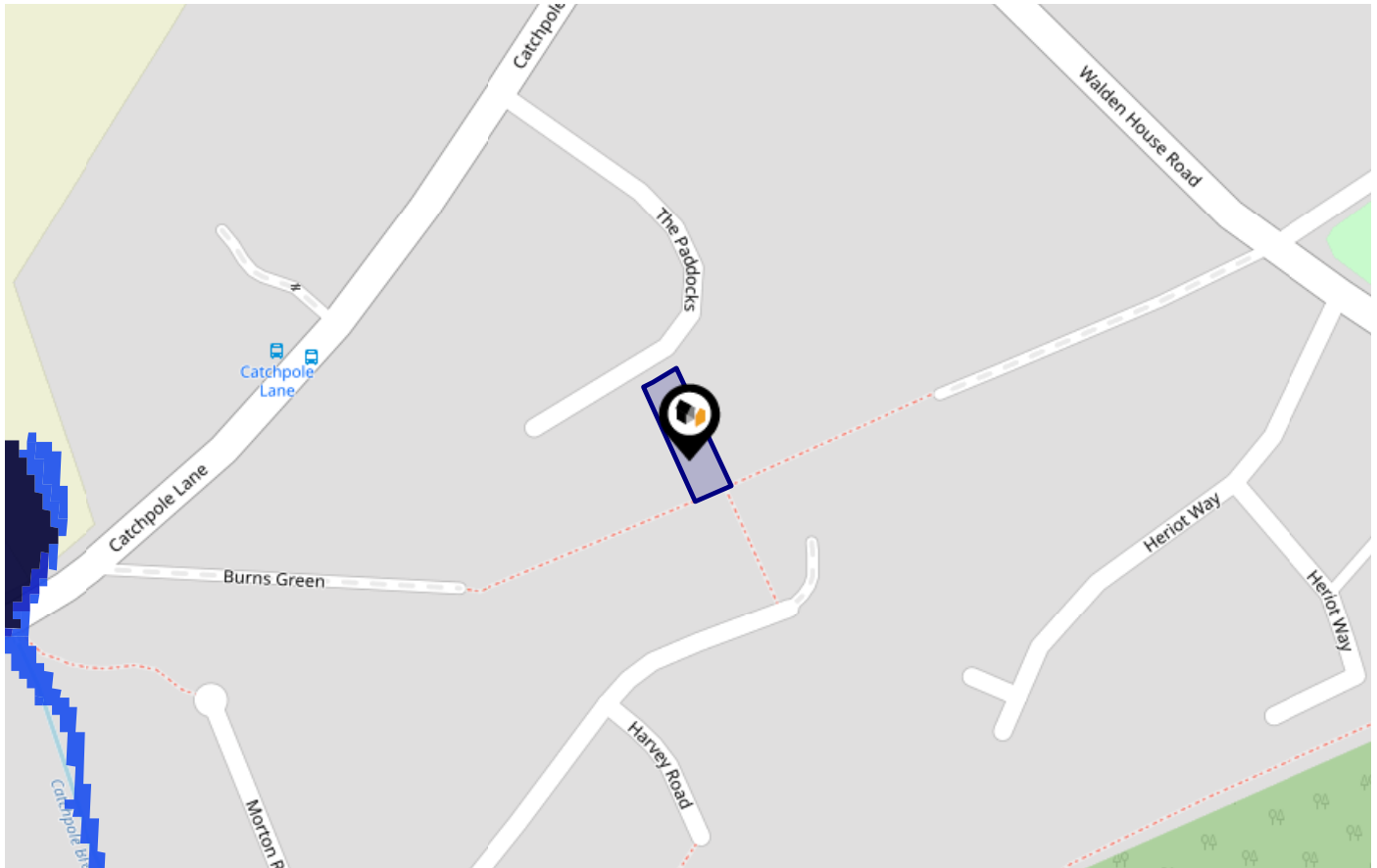
Chance of flooding to the following depths at this property:



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

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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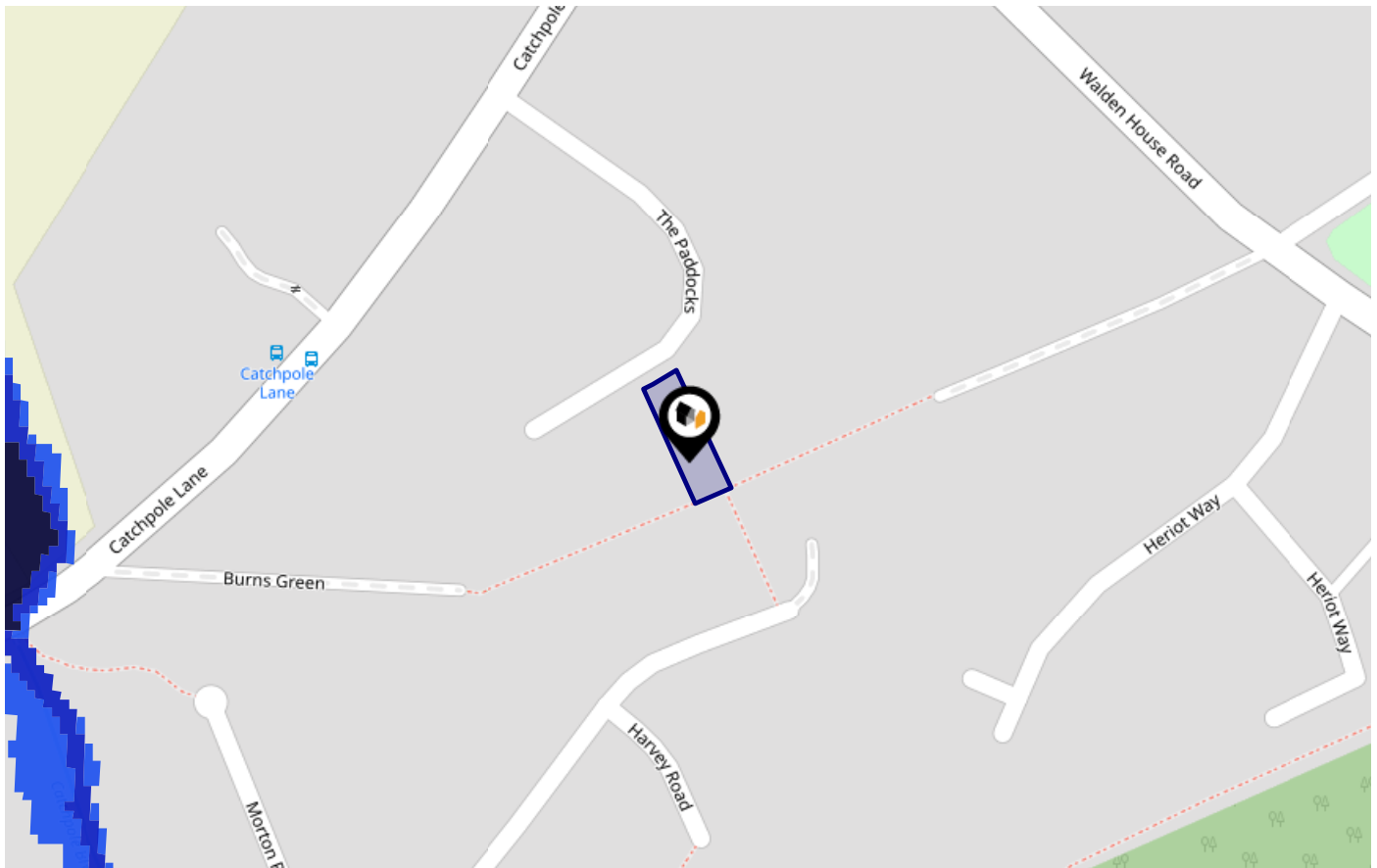
Chance of flooding to the following depths at this property:



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.
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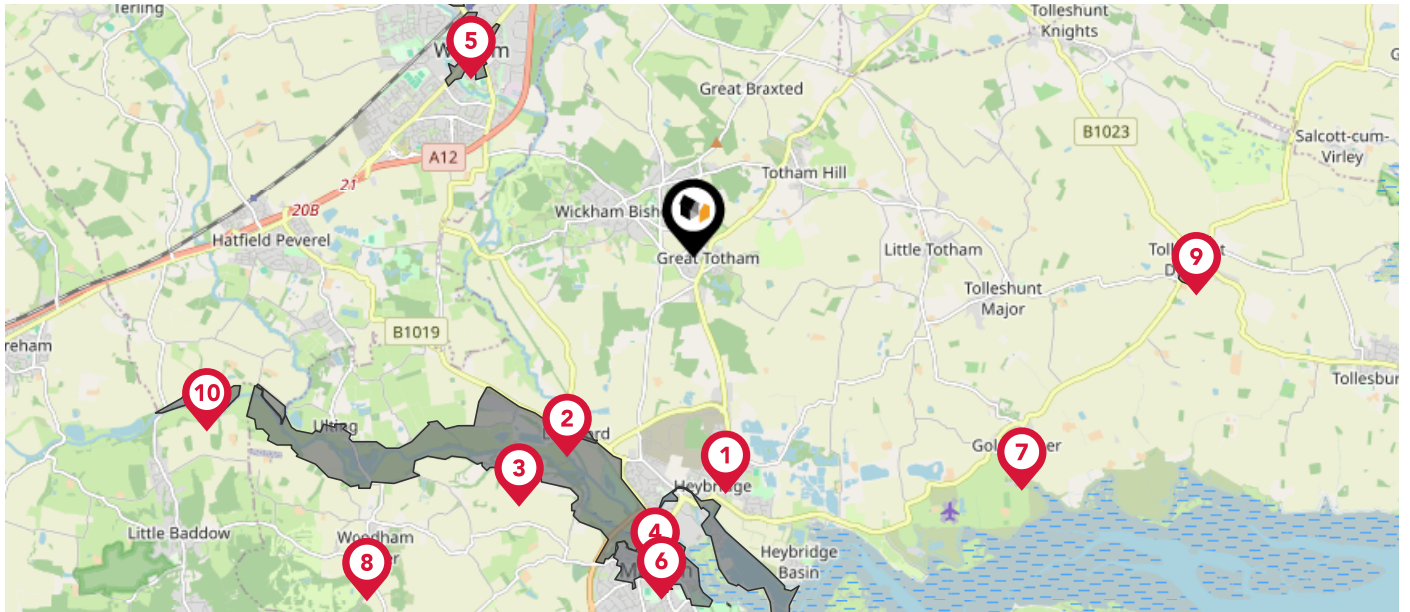
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

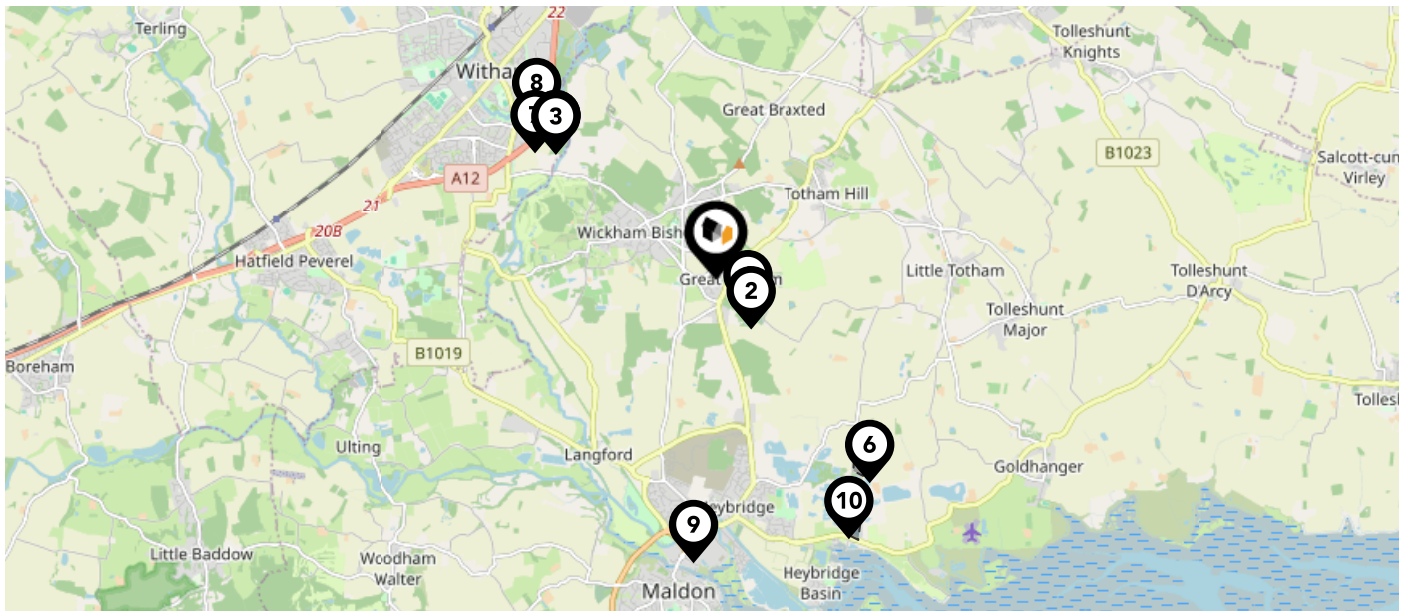
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Woodfield Cottages
- 2 Langford
- 3 Chelmer and Blackwater Navigation
- 4 Maldon (Reduction1)
- 5 Witham Town Centre
- 6 Maldon
- 7 Goldhanger
- 8 Woodham Walter
- 9 Tolleshunt D'arcy
- 10 Chelmer and Blackwater Navigation

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	Hall Road-Hall Road, Great Totham, Maldon	Historic Landfill
2	Harmers Foundry / South of Hall Road-Hall Lane, Great Totham, Walton-on-Naze, Essex	Historic Landfill
3	Perry Road-Perry Road, Witham, Braintree	Historic Landfill
4	East Of Railway Line-Perry Road, Witham, Braintree	Historic Landfill
5	Refuse Tip East of Sewage Works-Witham Bypass, Witham, Essex	Historic Landfill
6	Chigborough Quarry-Chigborough Road, Maldon, Heybridge, Essex	Historic Landfill
7	Blackwater Lane-Witham, Braintree	Historic Landfill
8	Maldon Road-Maldon Road, Witham	Historic Landfill
9	Maldon Causeway-Maldon	Historic Landfill
10	Chigborough Quarry-Chigborough Road, Maldon, Heybridge, Essex	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



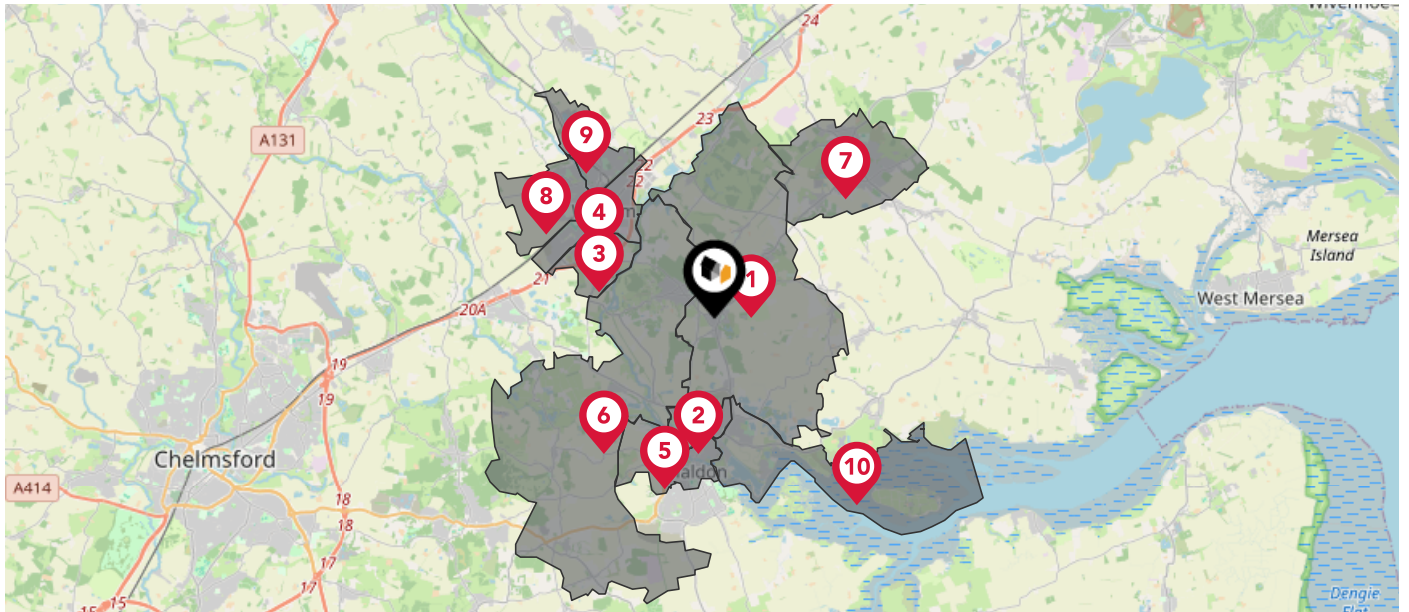
Mine Entry

- ✕ 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

1 Great Totham Ward

2 Heybridge West Ward

3 Witham South Ward

4 Witham Central Ward

5 Maldon North Ward

6 Wickham Bishops and Woodham Ward

7 Tiptree Ward

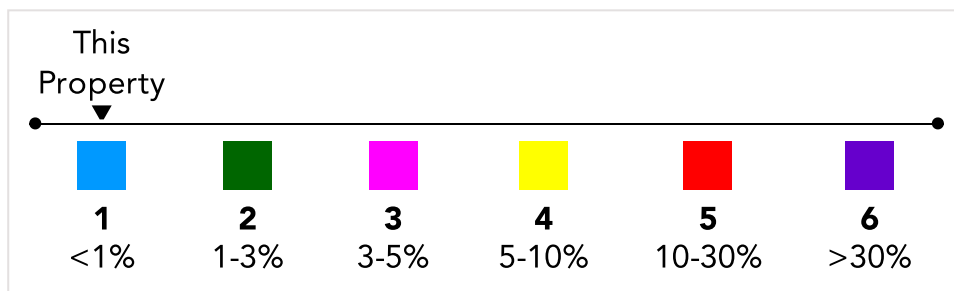
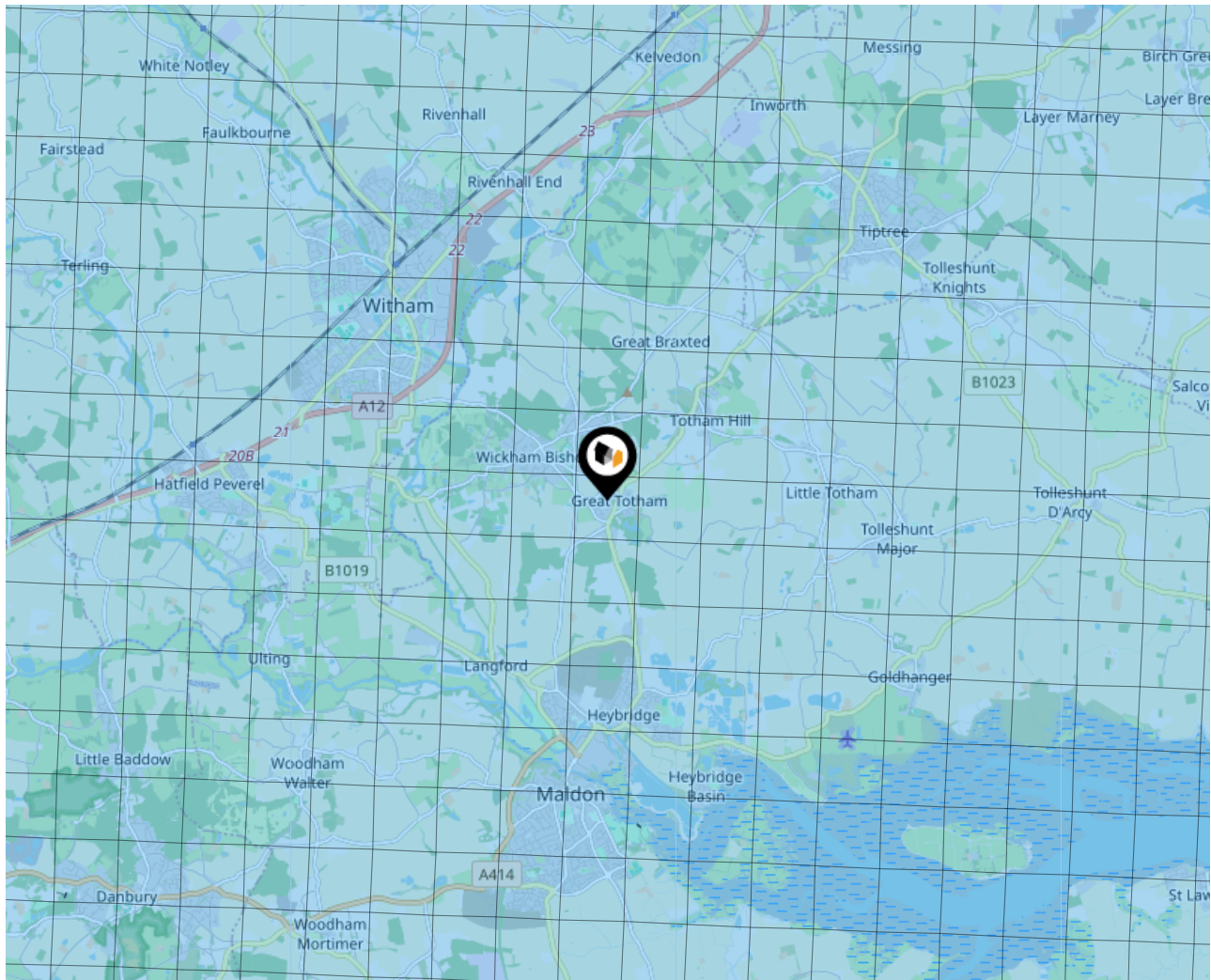
8 Witham West Ward

9 Witham North Ward

10 Heybridge East Ward

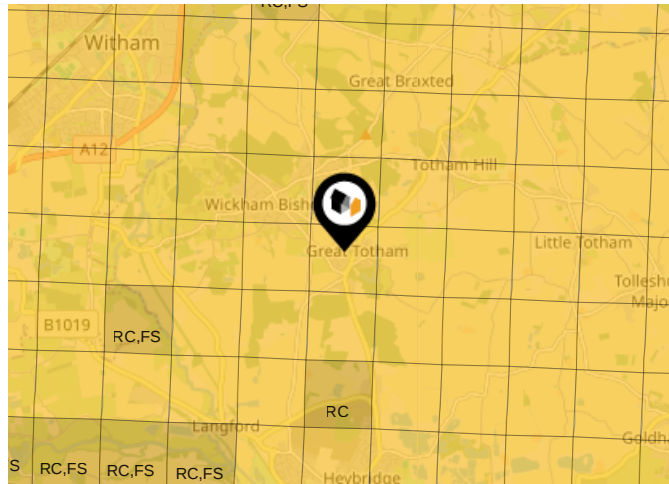
What is Radon?

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:	CLAY TO SILT
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

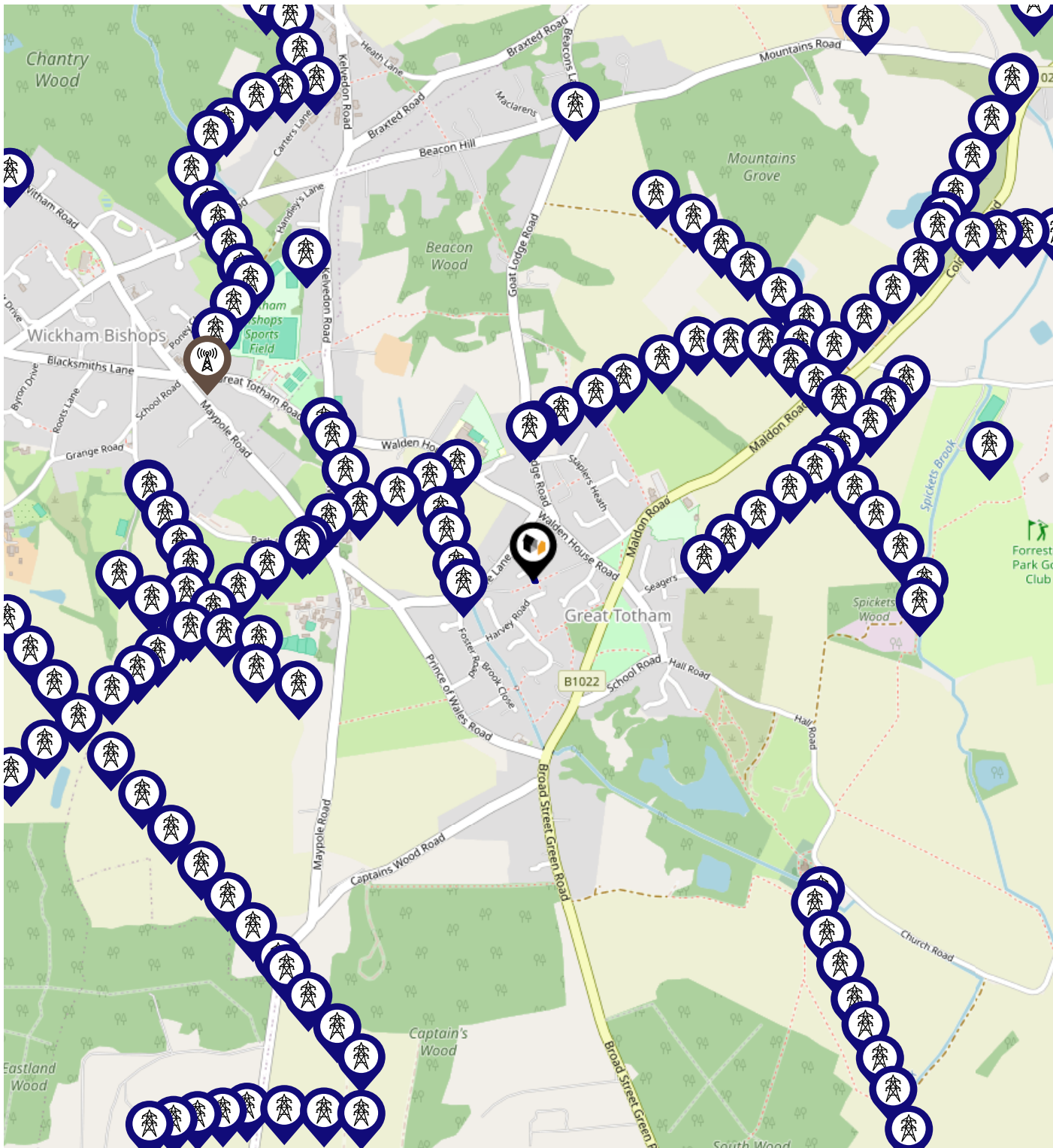


Primary Classifications (Most Common Clay Types)



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



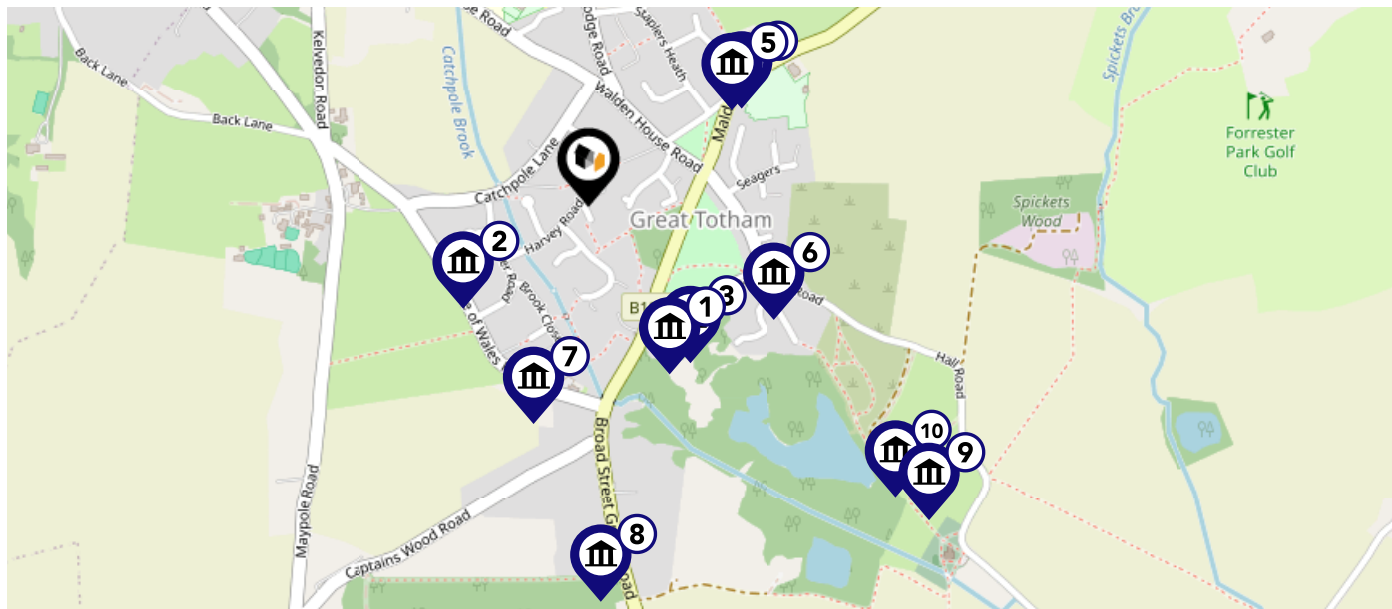
Key:











-  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
 1111057 - Willie Almshouses And Chapel	Grade II	0.2 miles
 1146634 - Totham Barn Chapel Evangelical Free Church	Grade II	0.2 miles
 1146673 - 16, School Road	Grade II	0.2 miles
 1146607 - The Bull Public House	Grade II	0.2 miles
 1111055 - Stables Approximately 10 Metres South West Of The Bull Public House	Grade II	0.2 miles
 1111054 - Honeywood School	Grade II	0.3 miles
 1111056 - 8, Prince Of Wales Road	Grade II	0.3 miles
 1337334 - Oak Cottages	Grade II	0.4 miles
 1337330 - Great Totham Hall	Grade II	0.5 miles
 1111049 - Barn Approximately 60 Metres West Of Great Totham Hall	Grade II	0.5 miles

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

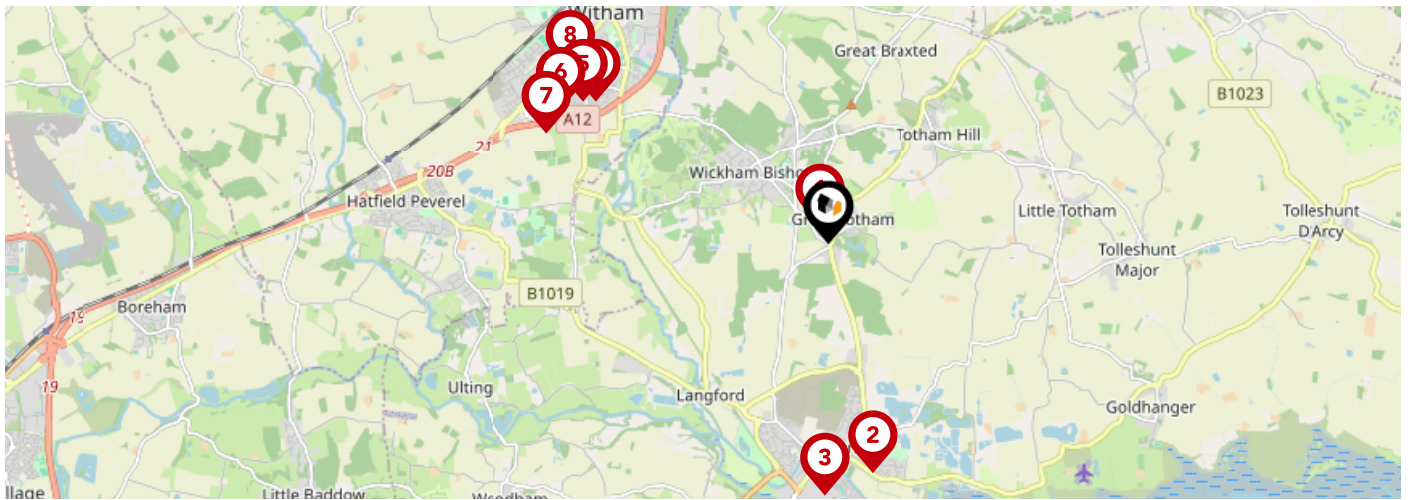
Gas Supply

Central Heating

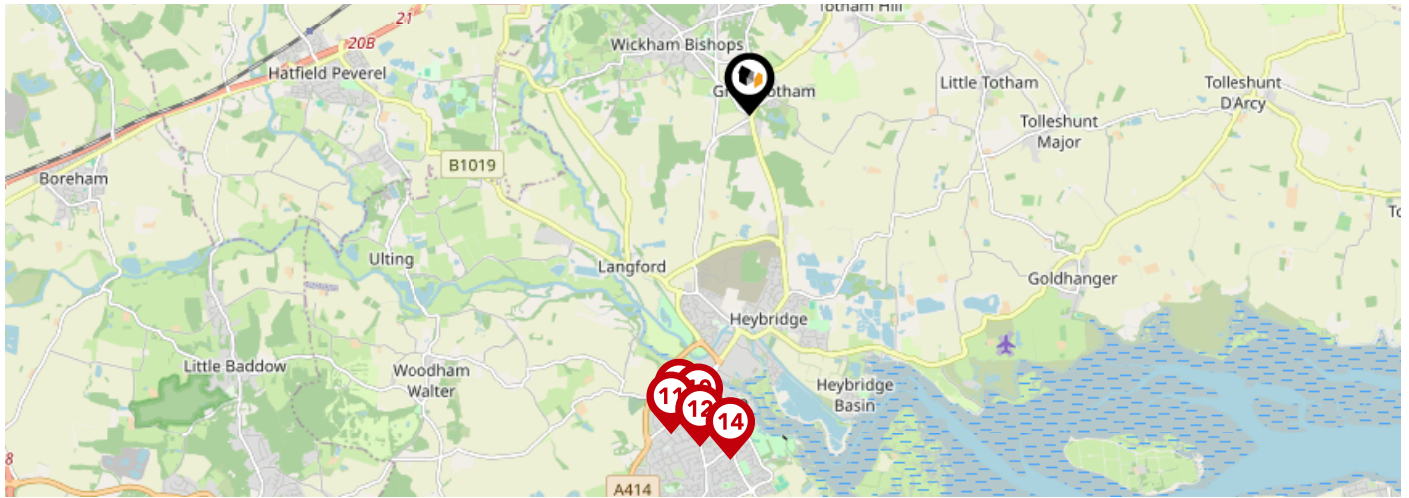
Oil Fired

Water Supply

Drainage



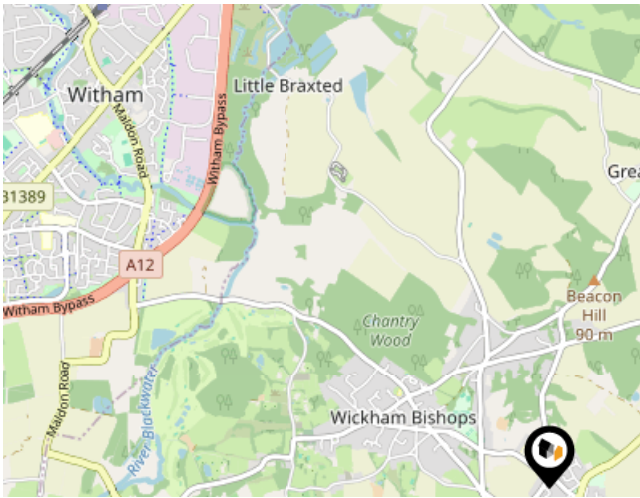
		Nursery	Primary	Secondary	College	Private
1	Great Totham Primary School Ofsted Rating: Good Pupils: 426 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heybridge Primary School Ofsted Rating: Good Pupils: 438 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Mid Essex Co-Operative Academy Ofsted Rating: Requires improvement Pupils: 63 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Howbridge Church of England Junior School Ofsted Rating: Good Pupils: 361 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Howbridge Infant School Ofsted Rating: Good Pupils: 265 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holy Family Catholic Primary School Ofsted Rating: Good Pupils: 202 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chipping Hill Primary School Ofsted Rating: Outstanding Pupils: 419 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Maltings Academy Ofsted Rating: Requires improvement Pupils: 891 Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	St Francis Catholic Primary School, Maldon Ofsted Rating: Good Pupils: 207 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Maldon Court Preparatory School Ofsted Rating: Not Rated Pupils: 168 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	All Saints Maldon Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 313 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Plume School Ofsted Rating: Good Pupils: 1736 Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Tiptree Heath Primary School Ofsted Rating: Good Pupils: 200 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Maldon Primary School Ofsted Rating: Good Pupils: 174 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Powers Hall Academy Ofsted Rating: Good Pupils: 273 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Acorn Academy Ofsted Rating: Good Pupils: 272 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

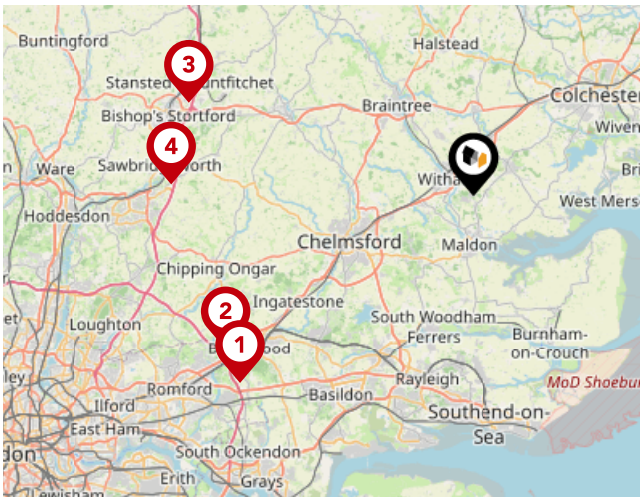
Area

Transport (National)



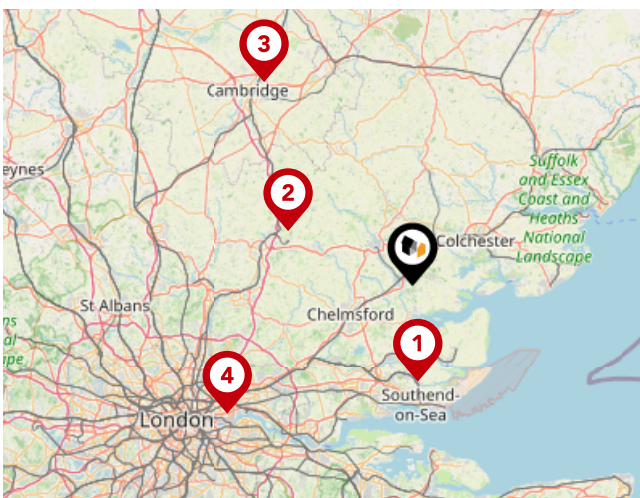
National Rail Stations

Pin	Name	Distance
1	Witham (Essex) Rail Station	3.06 miles
2	Kelvedon Rail Station	4.72 miles
3	Hatfield Peverel Rail Station	4.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	22.13 miles
2	M25 J28	21.5 miles
3	M11 J8	21.94 miles
4	M11 J7A	22.21 miles

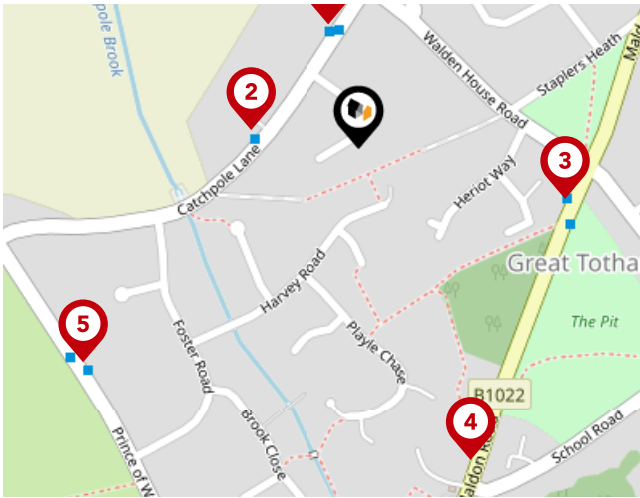


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	14.16 miles
2	Stansted Airport	19.97 miles
3	Cambridge	37.03 miles
4	Silvertown	33.12 miles

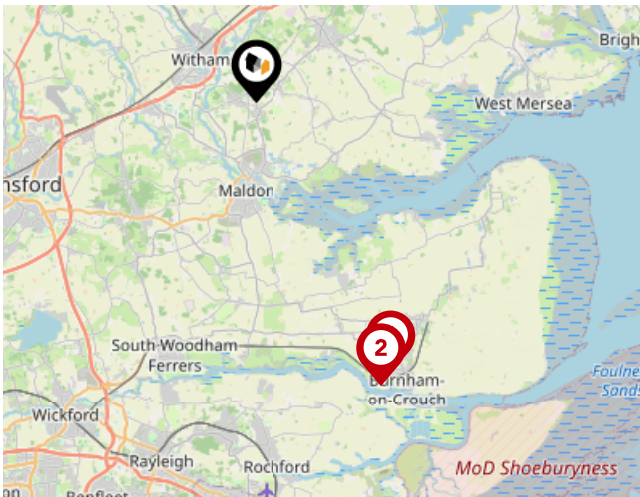
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Paddocks	0.07 miles
2	Catchpole Lane	0.06 miles
3	Memorial	0.12 miles
4	School Road	0.19 miles
5	Barn Church	0.2 miles



Ferry Terminals

Pin	Name	Distance
1	Burnham Yacht Harbour (Landing)	11.17 miles
2	Wallasea Island Ferry Landing	11.44 miles

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

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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