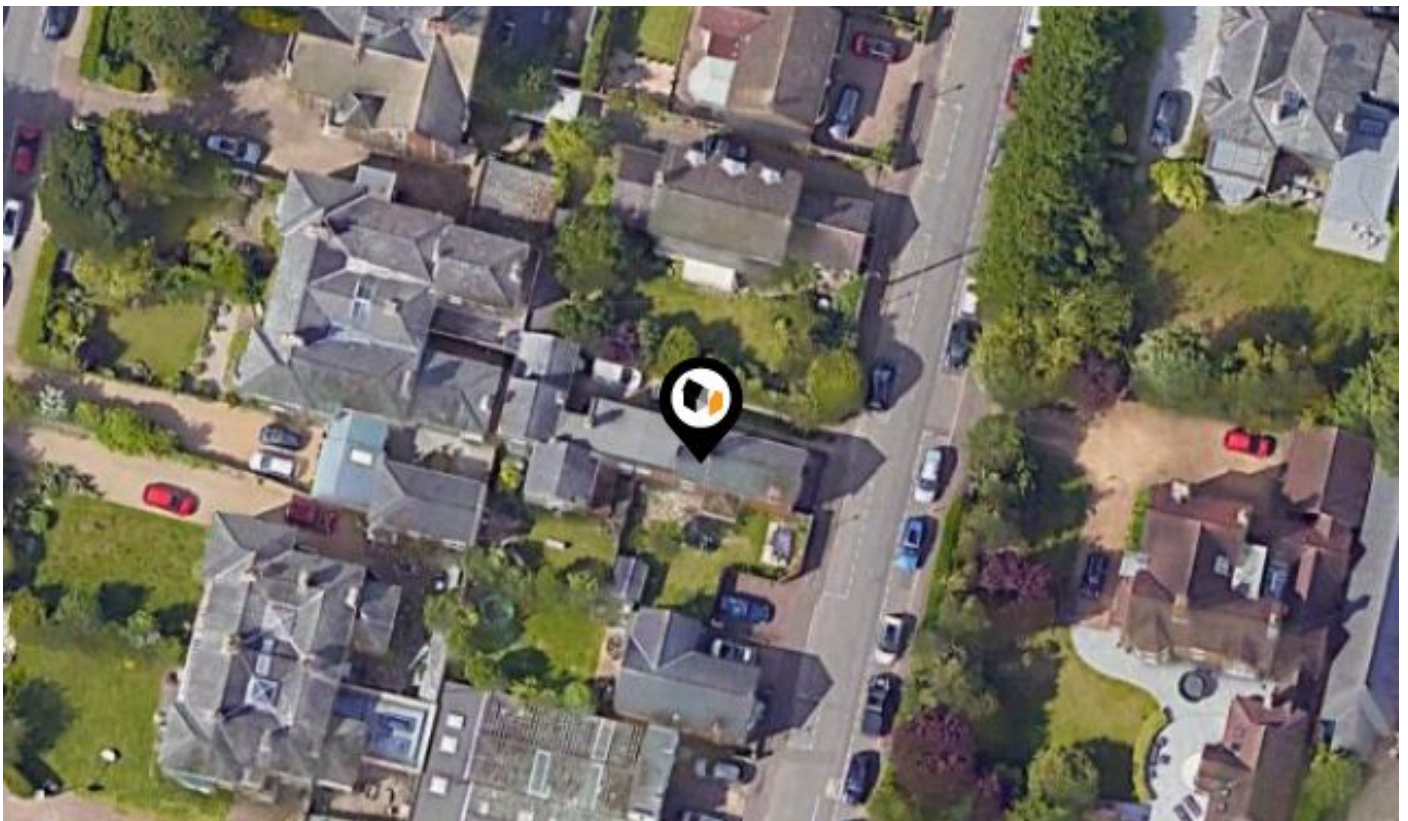




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 21st May 2026**



**WEST LODGE ROAD, COLCHESTER, CO3**

## Nicholas Percival Ltd

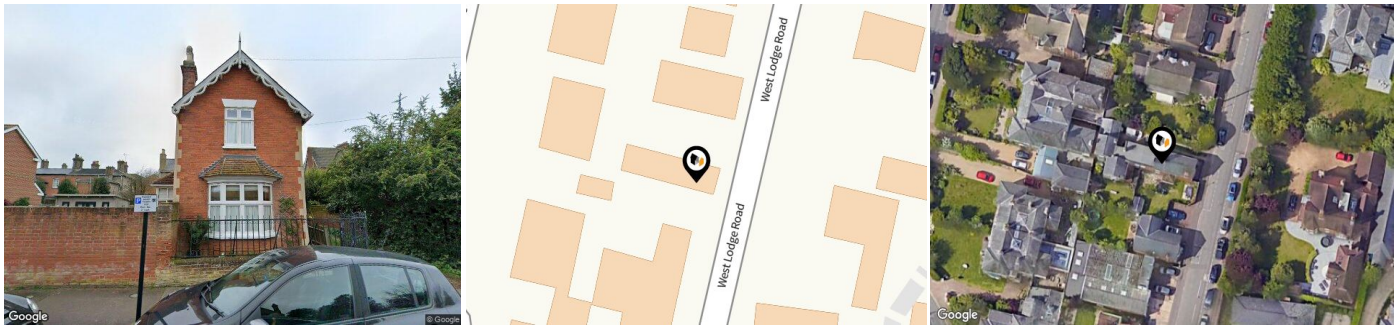
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

[jscott@nicholaspercival.co.uk](mailto:jscott@nicholaspercival.co.uk)

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,283

## Local Area

<b>Local Authority:</b>	Essex
<b>Conservation Area:</b>	Colchester Area 2
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address

Planning records for: *West Lodge Road, Colchester, CO3*

Reference - 201357
<b>Decision:</b> Application Valid
<b>Date:</b> 03rd July 2020
<b>Description:</b> T1 Remove Portuguese Laurel to ground level and poison stump T2 ReducePortuguese Laurel by 1-2 meters

Reference - 151106
<b>Decision:</b> Application Valid
<b>Date:</b> 06th February 2015
<b>Description:</b> 2 x Laurel - reduce crowns by up to 50% to reduce shading in the garden

Planning records for: *15A West Lodge Road, Colchester CO3 3NL*

<b>Reference - 172775</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 24th October 2017
<b>Description:</b> Removal of Eucalyptus.
<b>Reference - 24/00380/FULHH</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 12th March 2024
<b>Description:</b> Householder Planning Application - Retention of rear extension.
<b>Reference - 240537</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 12th March 2024
<b>Description:</b> Large Robinia tree with overhanging branches. Blocking out sun to garden and lawn area. Tree is on garden boundary located at 17 West Lodge Road. We have discussed with neighbour who has agreed that the tree needs attention. There is also some movement o
<b>Reference - 181109</b>
<b>Decision:</b> Decision
<b>Date:</b> 26th April 2018
<b>Description:</b> Application to discharge condition 4 of planning permission 172139

Planning records for: *15A West Lodge Road Colchester Essex CO3 3NL*

<b>Reference - 24/05622/CAT</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 12th March 2024
<b>Description:</b> T1 Oak - Remove major dead wood over 50mm in diameter - Reason To persevere protect and ensure safety of visitors to war memorial
<b>Reference - 173167</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 12th April 2017
<b>Description:</b> Application to discharge condition 4 of planning permission 172139
<b>Reference - UTT/24/0668/FUL</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 12th March 2024
<b>Description:</b> Erection of 1 no. detached dwelling to replace static home (revision to UTT/21/0507/FUL - Plot 3 only), add a detached cart lodge and change the form and design of the dwelling.
<b>Reference - 172139</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 15th August 2017
<b>Description:</b> Single Storey Rear Sunroom Extension

Planning records for: *Adjacent To, 7 West Lodge Road, Colchester CO3 3NL*

Reference - 96/1146	
Decision:	Decision Issued
Date:	23rd August 1996
Description:	Notification under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 for siting of 1 No. CATV cabinet

Reference - F/COL/04/0870	
Decision:	Decision Issued
Date:	05th May 2004
Description:	Retrospective planning permission for conservatory.

Planning records for: *11 West Lodge Road, Colchester CO3 3NL*

Reference - 111607	
Decision:	Decision Issued
Date:	26th August 2011
Description:	Demolish front retaining garden wall and erect new to match neighbouring wall.

Reference - 144860	
Decision:	Decision Issued
Date:	05th September 2014
Description:	Renewing the roof covering with tiles to match existing and replacement of white timber fascias and soffits with white UPVC.

Planning records for: *13 West Lodge Road, Colchester CO3 3NL*

Reference - 144559	
Decision:	Decision Issued
Date:	04th July 2014
Description:	Single storey rear extension.


Planning records for: *15 West Lodge Road, Colchester CO3 3NL*

Reference - CA/COL/04/1654	
Decision:	Decision Issued
Date:	09th January 2004
Description:	Demolition of bungalow and garage.

Reference - F/COL/05/0803	
Decision:	Decision Issued
Date:	05th May 2005
Description:	Proposed conservatories.

Reference - F/COL/04/1653	
Decision:	Decision Issued
Date:	09th January 2004
Description:	Proposed demolition of existing bungalow and construction of 2 no. semi-detached 4 bedroom houses with single garages.

Planning records for: *17 West Lodge Road, Colchester CO3 3NL*

<b>Reference - 183107</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 19th December 2018
<b>Description:</b> 3 no Betular Pendular, 30% reduction to reduce over shadowing neighbours property to rear T1,T2, T3, 30% reduction to Juglans regia T4, 30% reduction to Corylus T5, 30% reduction to Malus T6, Cut back by circa 1.5 m multiple over hanging limbs and shrubs in mixed boarder, including , Ilex, Quercus ilex, Acer, Corylus etc. B1, Removal of 1 Quercus Ilex leaning over neighbouring garage. T7, Removal of 1 Cotoneaster including root T8
<b>Reference - 172191</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 29th August 2017
<b>Description:</b> Robinia Pseudoacacia (T20) 
<b>Reference - 160095</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 20th January 2016
<b>Description:</b> Works to various trees
<b>Reference - 130975</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 16th May 2013
<b>Description:</b> Removal of rear north east chimney stack.

Planning records for: *17 West Lodge Road, Colchester CO3 3NL*

Reference - 120368	
Decision:	Decision
Date:	03rd December 2012
Description:	Conservation area application for demolition of lean-to extension to rear of dwelling and demolition of larder cupboard extension on north side of dwelling.

Reference - 250060	
Decision:	Application Valid
Date:	13th January 2025
Description:	Pollarding of 7 Lime Trees (Tilia Cordata) at the front (West Lodge Road) of the property. Last time they were pollarded was around 2016 (prior to my owning the property) and are badly in need of work given they are overhanging the public pathway. Previo

Reference - 120367	
Decision:	Decision Issued
Date:	03rd December 2012
Description:	Demolition of lean-to extension to rear of dwelling and demolition of larder cupboard extension on north side of dwelling. Erection of kitchen extension, plant room extension and playroom extension.

Reference - 161039	
Decision:	Application Valid
Date:	29th April 2016
Description:	Removal of T1 and T2 - Cupressoparis Leylandii

Planning records for: *17 West Lodge Road, Colchester Essex CO3 3NL*

<b>Reference - 230796</b>	
<b>Decision:</b>	Decision Issued
<b>Date:</b>	31st March 2023
<b>Description:</b>	Conversion of existing outbuilding from storage to an annexe to be used in conjunction with the main dwelling.

<b>Reference - 160411</b>	
<b>Decision:</b>	Application Valid
<b>Date:</b>	25th February 2016
<b>Description:</b>	T1: cupressoparis leylandii x - top and trim T2: cupressoparis leylandii x - top and trim T3: Crataegus monogyna - 30% crown reduction. T4: Corylus avellana - coppice. T5: Prunus lusitanica - 30% crown reduction. T6: Quercus ilex - 30% crown reduction. T7: Malus - 30 % crown reduction. T8: Quercus ilex - 30% crown reduction. T9: Ilexaquifolium - 30% crown reduction. T10: Magnolia - 30 % crown reduction. T11: Cotoneaster - pollard. T12: Prunus avium - 30% crown reduction. T13:Tilia cordata - Pollard. T14:Tilia cordata - Pollard. T15:cordata - Pollard. T18:Tilia cordata - Pollard. T19:Tilia

<b>Reference - 132118</b>	
<b>Decision:</b>	Application Valid
<b>Date:</b>	23rd October 2013
<b>Description:</b>	1: Ilex aquifolium Holly - Remove and treat stump 2: Betula pendula Silver birch - Crown lift lower limbs away from house 3: Betula pendula Silver birch - Crown thin up to 30% and dead wood 4: Betula Pendula Silver birch - Crown thin up to 30% and dead wood 5:Prunus laurocerasus Common laurel - Thin up to 30% 6:Cornus sanguinea Dogwood - Remove main stem, serious fracture and fungal growth in wound 7:Acer Maple - Self seed, remove 8:Junglans regia walnut - Self seed, remove

<b>Reference - 111826</b>	
<b>Decision:</b>	Application Valid
<b>Date:</b>	21st September 2011
<b>Description:</b>	Reduce the crown of 7 Lime Trees to approx. 18inches (0.5m) above the last higher cutting points (approx.5m above ground level)

Planning records for: *21 West Lodge Road, Colchester Essex CO3 3NL*

<b>Reference - 250241</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 08th February 2025
<b>Description:</b> Trees T003 and T012 on the attached plan request to reduce in overall height 30% and manage lower limbs to allow access for construction perplanning approval and mitigate damage to these trees. The work to be carried out in conjunction with removal of the
<b>Reference - 72861</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 19th November 2007
<b>Description:</b> Proposed front boundary wall
<b>Reference - 192288</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 08th September 2019
<b>Description:</b> Proposed pedestrian gate and brick pier.
<b>Reference - F/COL/03/2082</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 12th January 2003
<b>Description:</b> Proposed replacement garage, kitchen and new swimming pool enclosure.

Planning records for: *Outside, 21 West Lodge Road, Colchester CO3 3NL*

<b>Reference - 202628</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 24th November 2020
<b>Description:</b> B,G & K purple prunus reduce by 25% to previous points C Holme oak reduce by 25% to contain D holly reduce by 25% to avoid overhead wires E small Holme oak remove for benefit of holly (D) I silver birch reduce by 25% to previous points L bay reduce by 2
<b>Reference - 72178</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 21st August 2007
<b>Description:</b> Various workd to trees
<b>Reference - 221344</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 26th May 2022
<b>Description:</b> T004 Lawson Cypress, T005 Portuguese laurel, T006 Silver Birch, T007 Holly, T009 Holm Oak, T010 Cherry plum, T011 Holly, H001 Privet, G002 Lawson Cypress, G003 Lawson Cypress to fell all. Replant with 6No x Pleached Carpinus betulus, 3No Carpinus betulus
<b>Reference - 221506</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 14th June 2022
<b>Description:</b> Removal of existing vehicular gates, hedge and trees. Construction of new vehicular and separate pedestrian gated entrances, new walls, railings, tree and hedge planting

Planning records for: *Outside, 21 West Lodge Road, Colchester CO3 3NL*

Reference - 96/1147	
Decision:	Decision Issued
Date:	23rd August 1996
Description:	Notification under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 for siting of 1 No. CATV cabinet

Reference - 221206	
Decision:	Application Valid
Date:	12th May 2022
Description:	The demolition of existing vehicular gates and associated brick walls, the construction of new vehicular and pedestrian gates, walls, railings and replanting of new hedges and trees

Reference - 251526	
Decision:	Application Valid
Date:	16th July 2025
Description:	Application to discharge condition 4 (brick panel), 5 (expansion joints) and 6 (arrowhead details) of planning permission 221506

Planning records for: *Deva House, 22 West Lodge Road, Colchester CO3 3NL*

Reference - F/COL/00/0127	
Decision:	Decision Issued
Date:	31st January 2000
Description:	Two storey, single storey rear extension & conservatory

Planning records for: *24 West Lodge Road, Colchester CO3 3NL*

Reference - 98/0864	
Decision:	Decision Issued
Date:	15th June 1998
Description:	Single storey side extension

Reference - F/COL/03/0946	
Decision:	Decision Issued
Date:	06th June 2003
Description:	Single storey side extension and alterations

Planning records for: *26 West Lodge Road, Colchester CO3 3NL*

Reference - F/COL/00/0197	
Decision:	Decision Issued
Date:	02nd October 2000
Description:	Erection of three bedroom detached dwelling - amended plan

Reference - 98/1258	
Decision:	Decision Issued
Date:	09th January 1998
Description:	Proposed conversion of property to two dwellings

Planning records for: *Flat 2, 18 Eastwell House, West Lodge Road, Colchester Essex CO3 3NL*

<b>Reference - 222695</b>	
<b>Decision:</b>	Decision Issued
<b>Date:</b>	26th October 2022
<b>Description:</b>	New single storey extension

Planning records for: *4 Eastwell House, 18 West Lodge Road, Colchester CO3 3NL*

<b>Reference - F/COL/06/1492</b>	
<b>Decision:</b>	Decision Issued
<b>Date:</b>	09th June 2006
<b>Description:</b>	Shower room in existing bedroom and 2 velux windows.

# Property EPC - Certificate

COLCHESTER, CO3

Energy rating

**D**

Valid until 13.10.2030

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

### Additional EPC Data

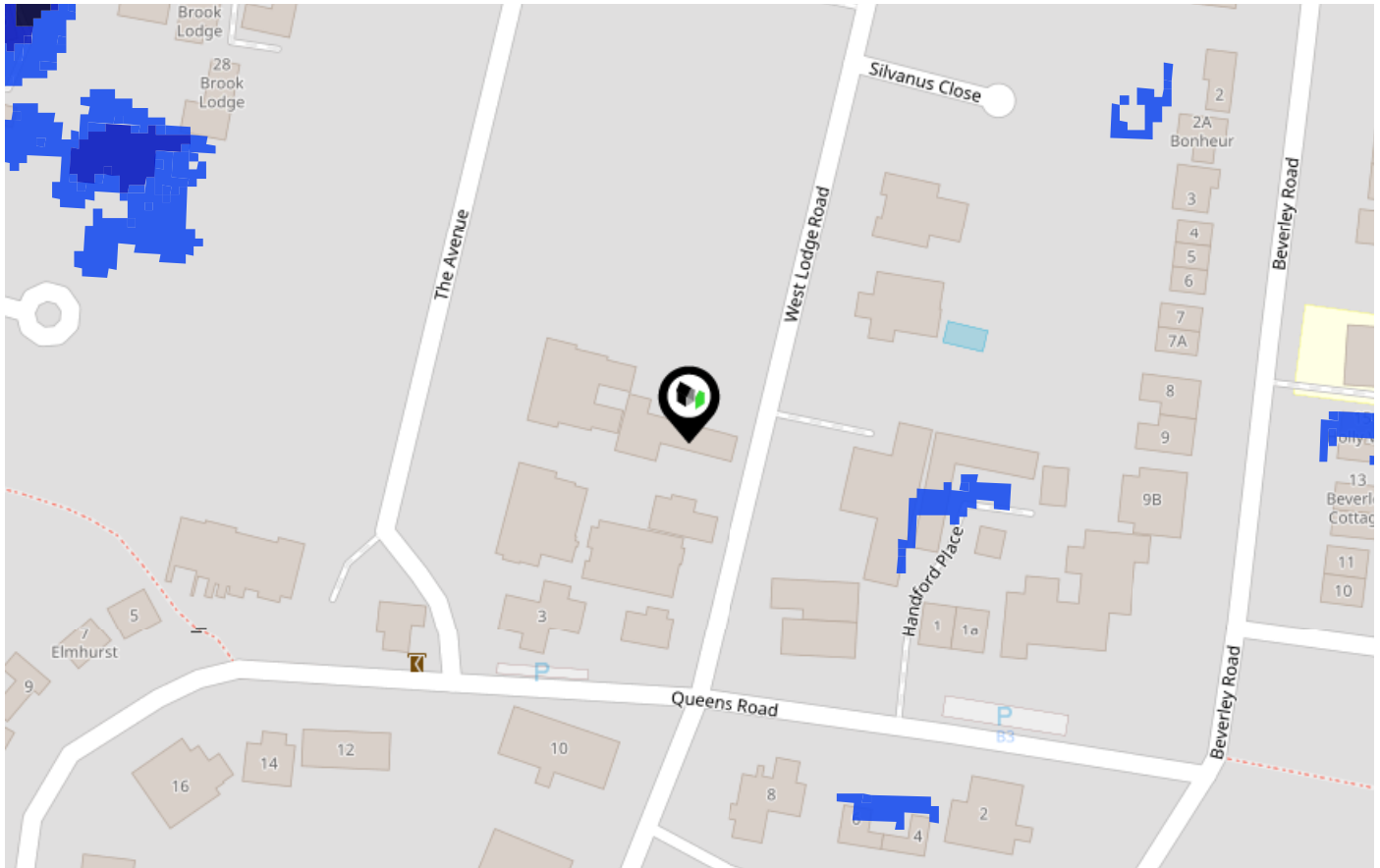
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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Off-peak 7 hour
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	127 m <sup>2</sup>

# 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.

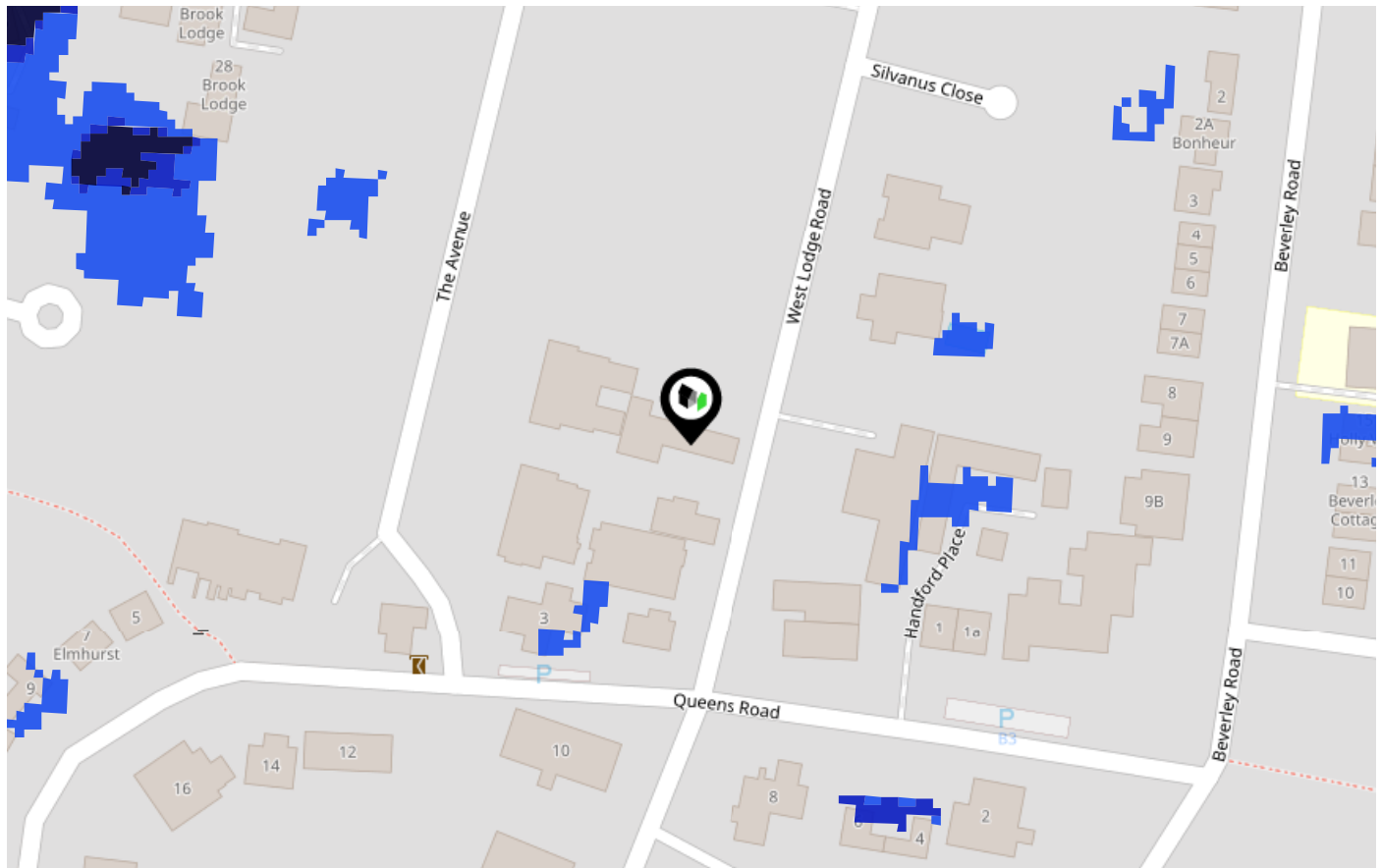
Chance of flooding to the following depths at this property:



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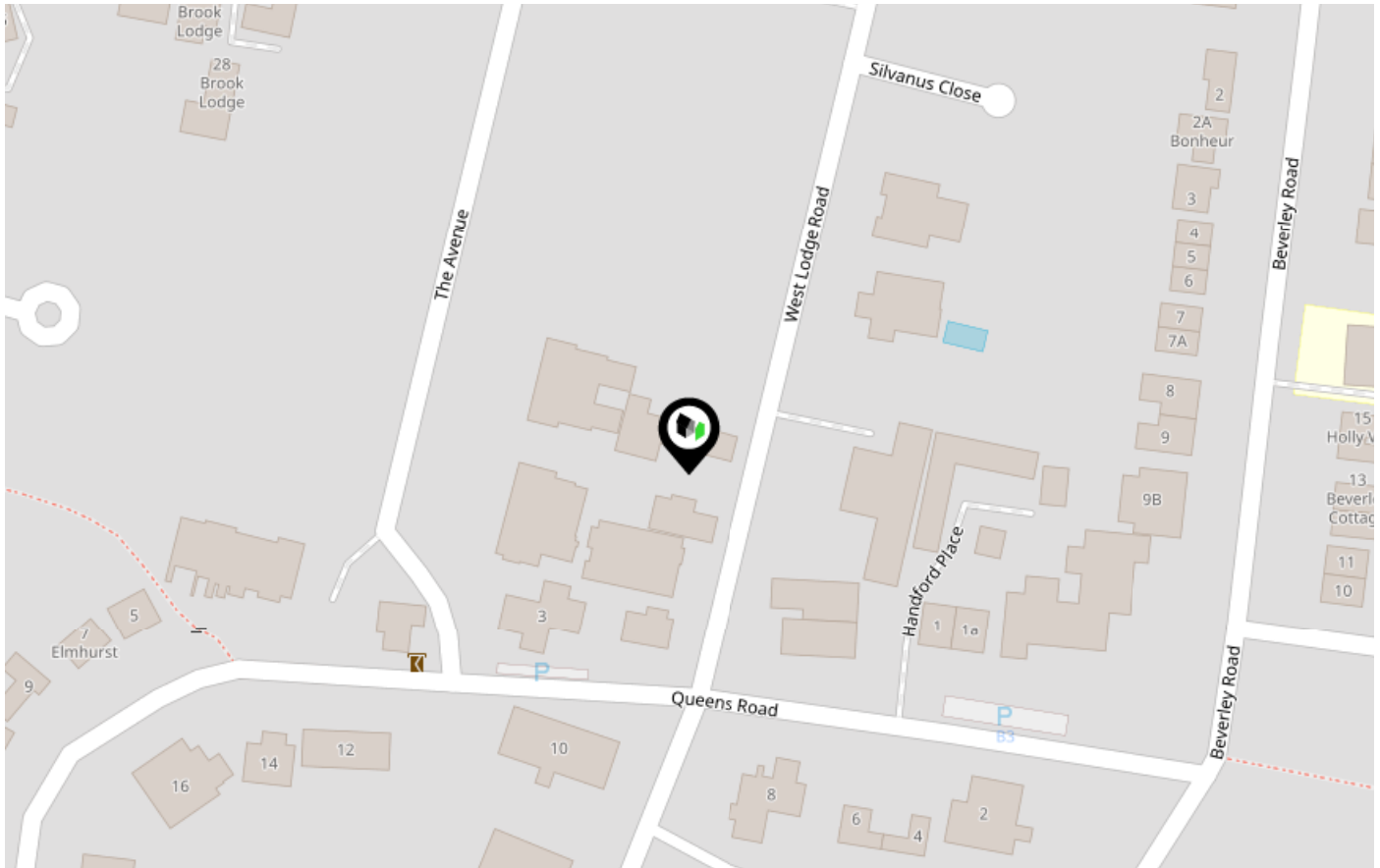
Chance of flooding to the following depths at this property:



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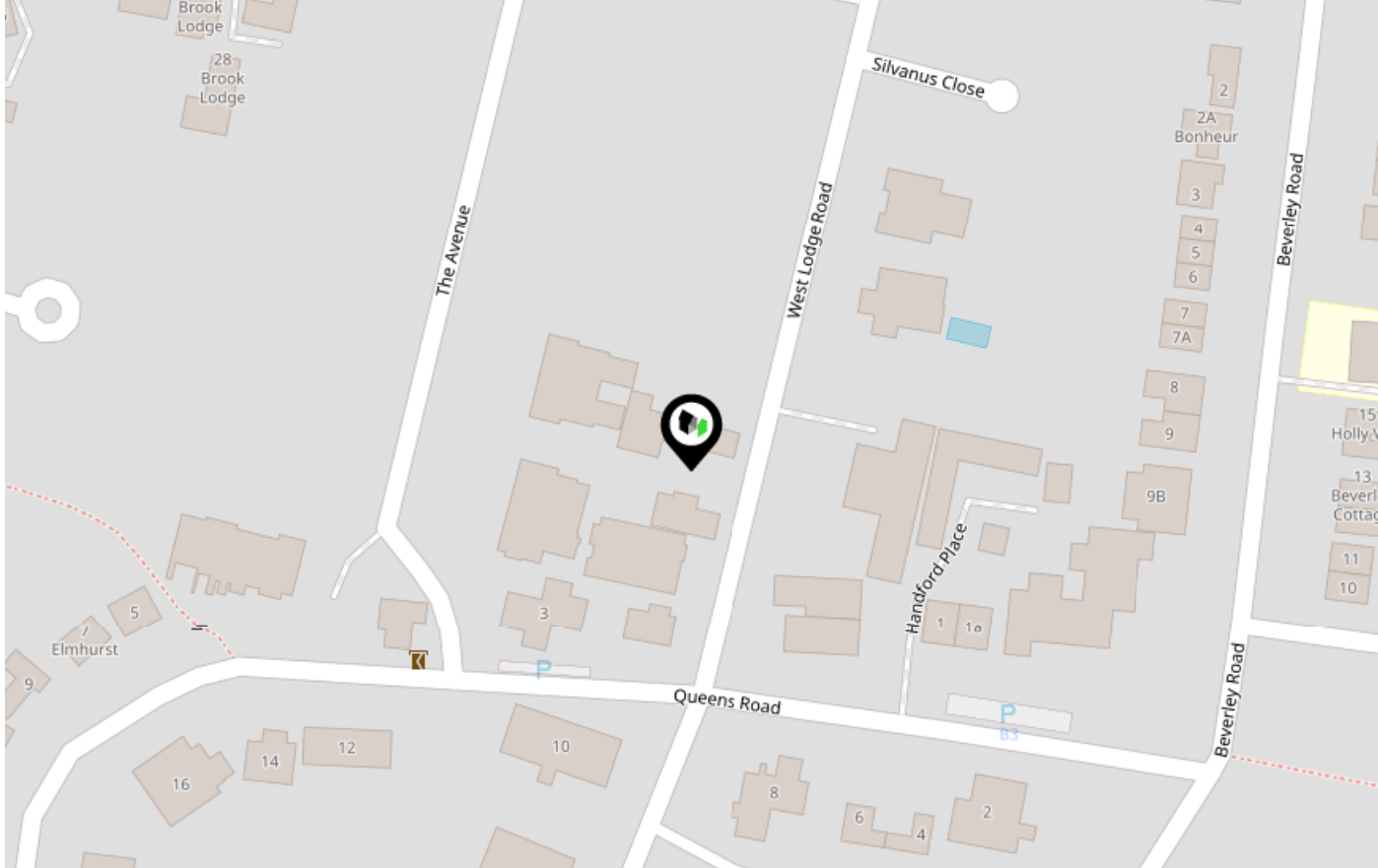
Chance of flooding to the following depths at this property:



# 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.

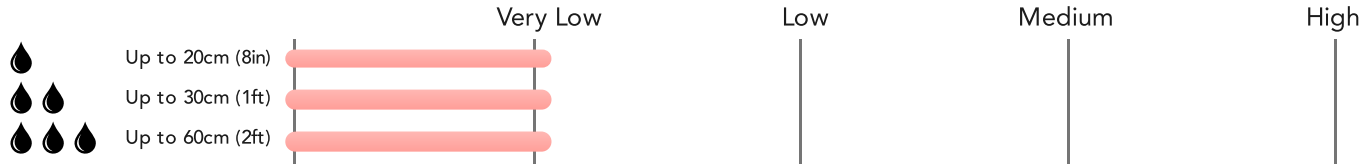


Risk Rating: Very low

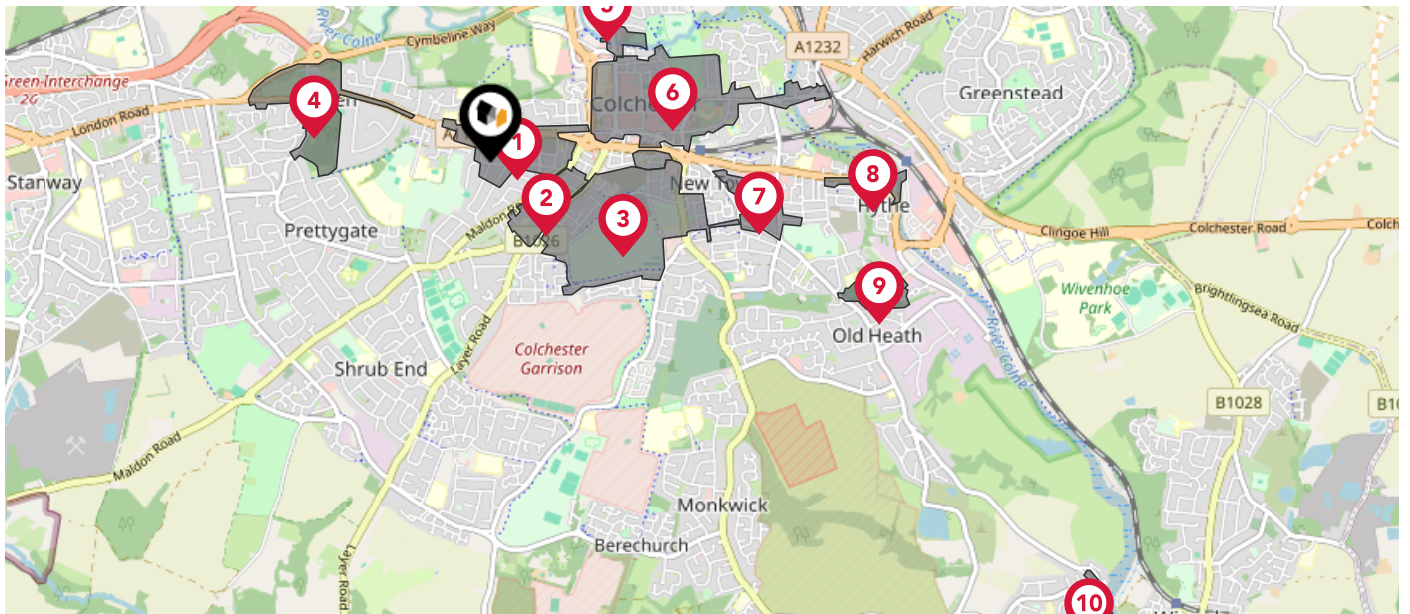
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **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:



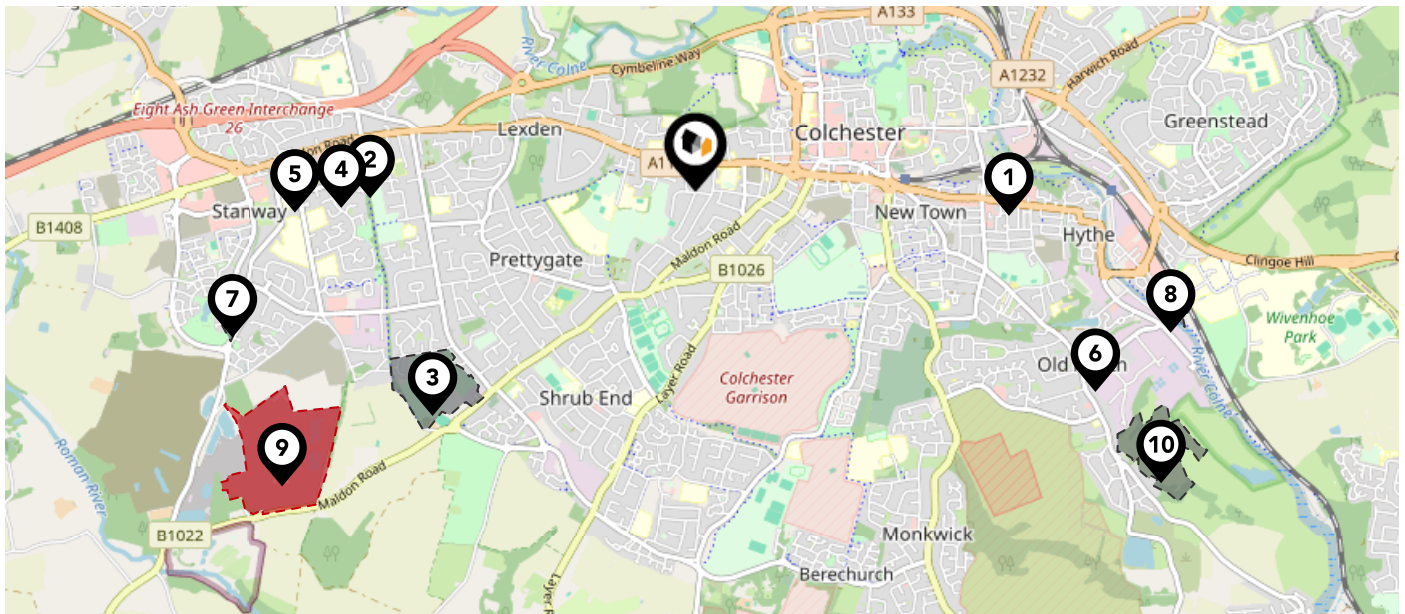
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

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

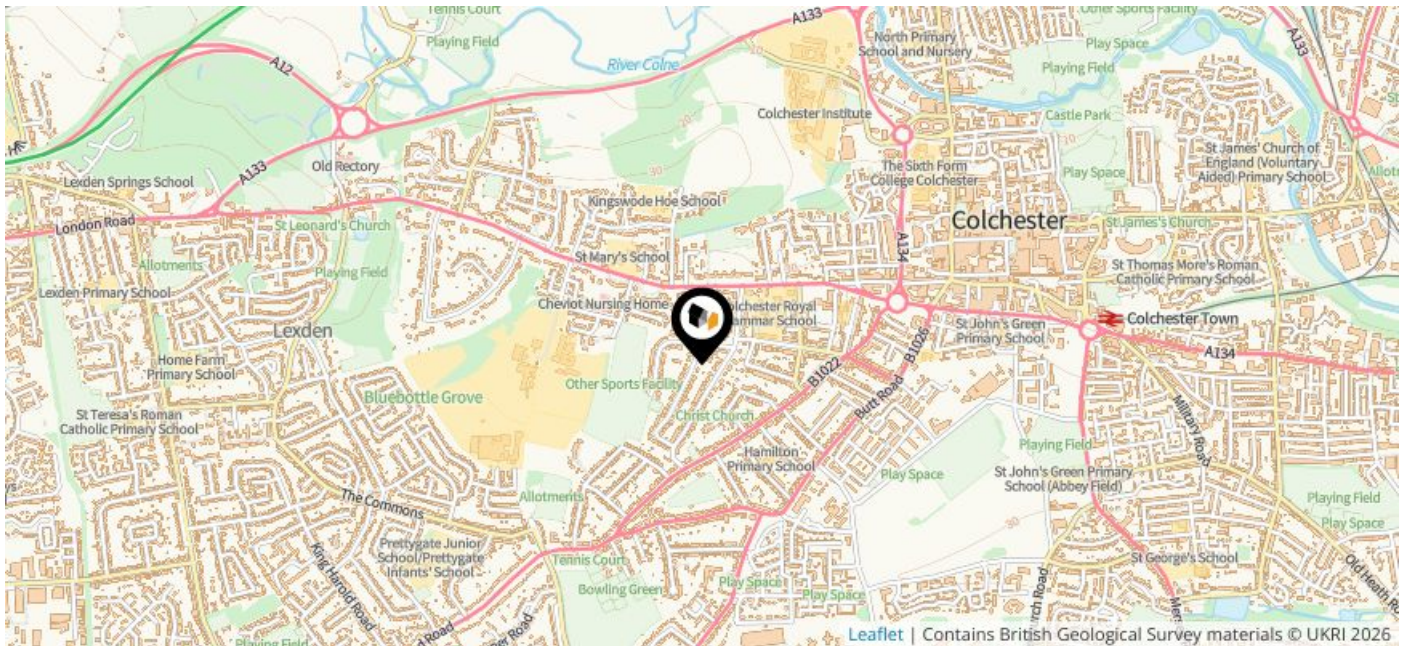
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Wilson Marriage School-Wilson Marriage School, Barrack Street	Historic Landfill
<b>2</b>	London Road-London Road, Stanway, Colchester	Historic Landfill
<b>3</b>	Shrub End-Colchester, Essex	Historic Landfill
<b>4</b>	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill
<b>5</b>	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill
<b>6</b>	Whitehall Close-Colchester, Essex	Historic Landfill
<b>7</b>	Warren Lane-Warren Lane, Stanway, Colchester	Historic Landfill
<b>8</b>	Molar Works-Molar Works, Hawkins Road, The Hythe, Colchester, Essex	Historic Landfill
<b>9</b>	EA/EPR/JB3700FU/V002	Active Landfill
<b>10</b>	Place Farm-Place Farm, Rowhedge Road, Rowhedge, Colchester	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

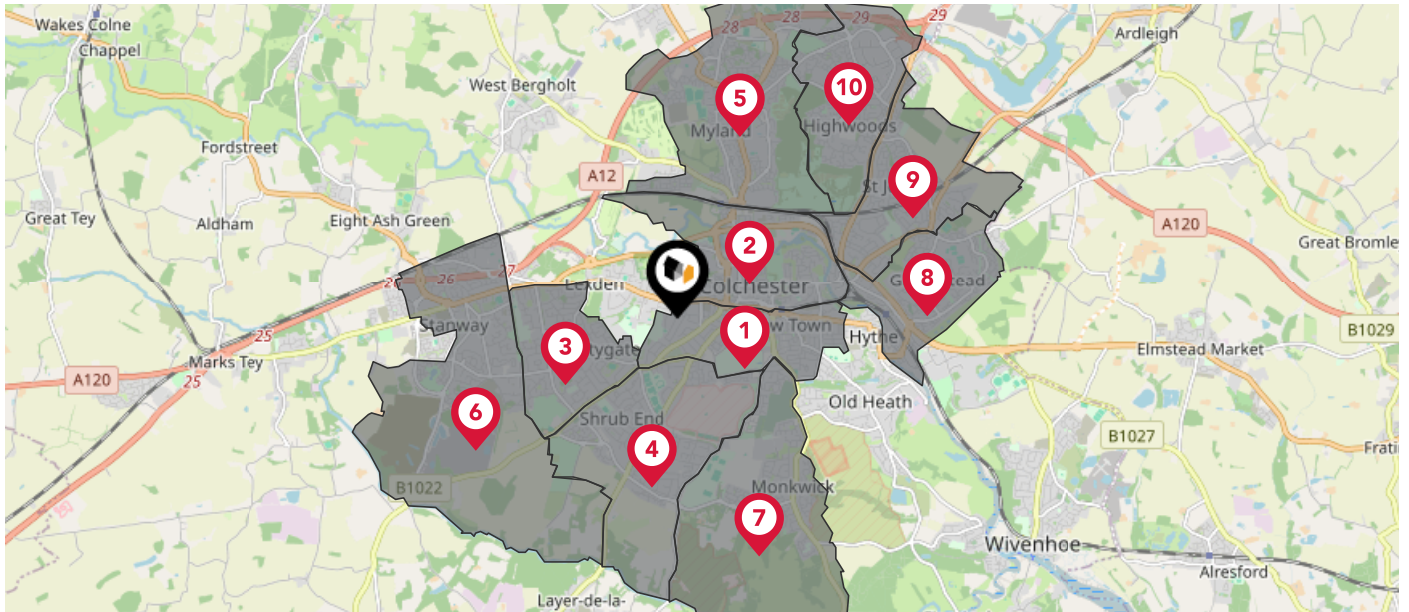
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.











# 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

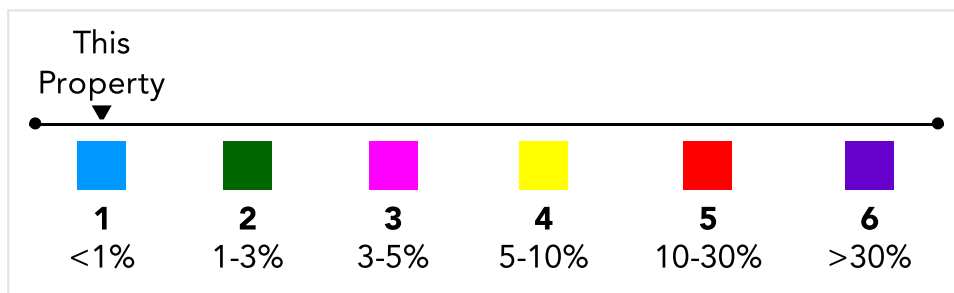
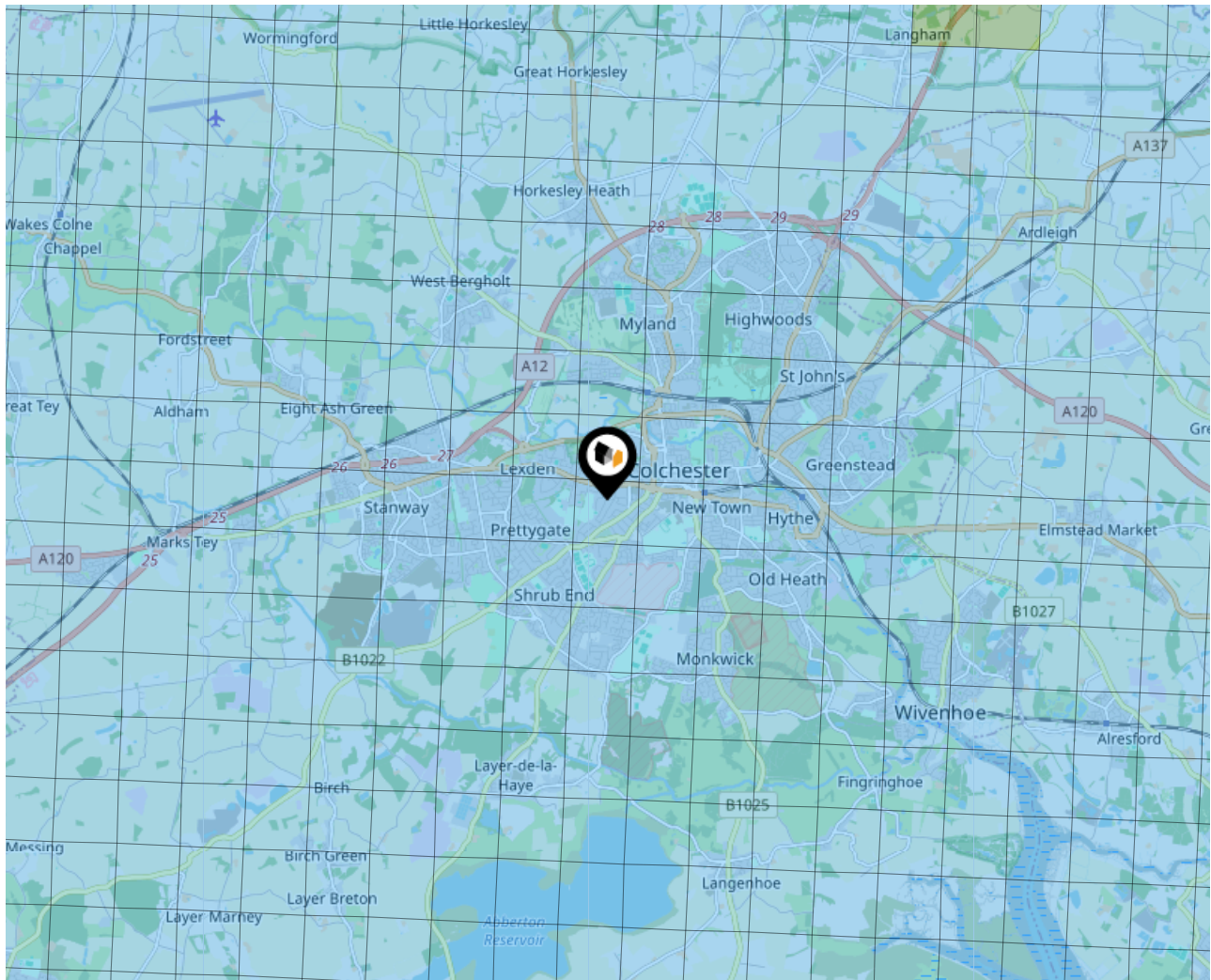


### Nearby Council Wards

-  New Town & Christ Church Ward
-  Castle Ward
-  Prettygate Ward
-  Shrub End Ward
-  Mile End Ward
-  Stanway Ward
-  Berechurch Ward
-  Greenstead Ward
-  St. Anne's & St. John's Ward
-  Highwoods Ward

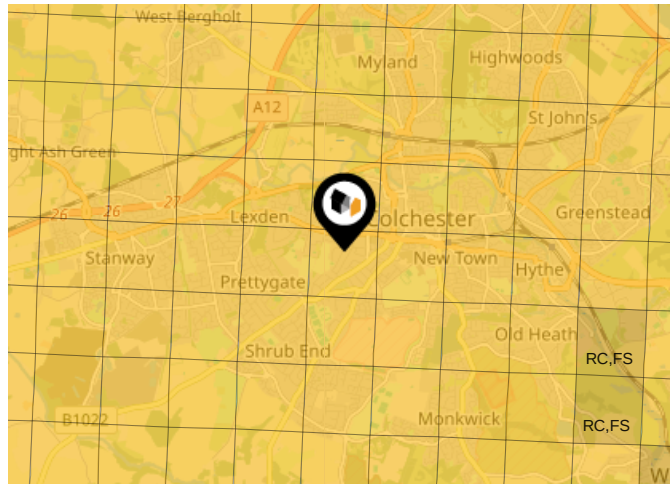
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

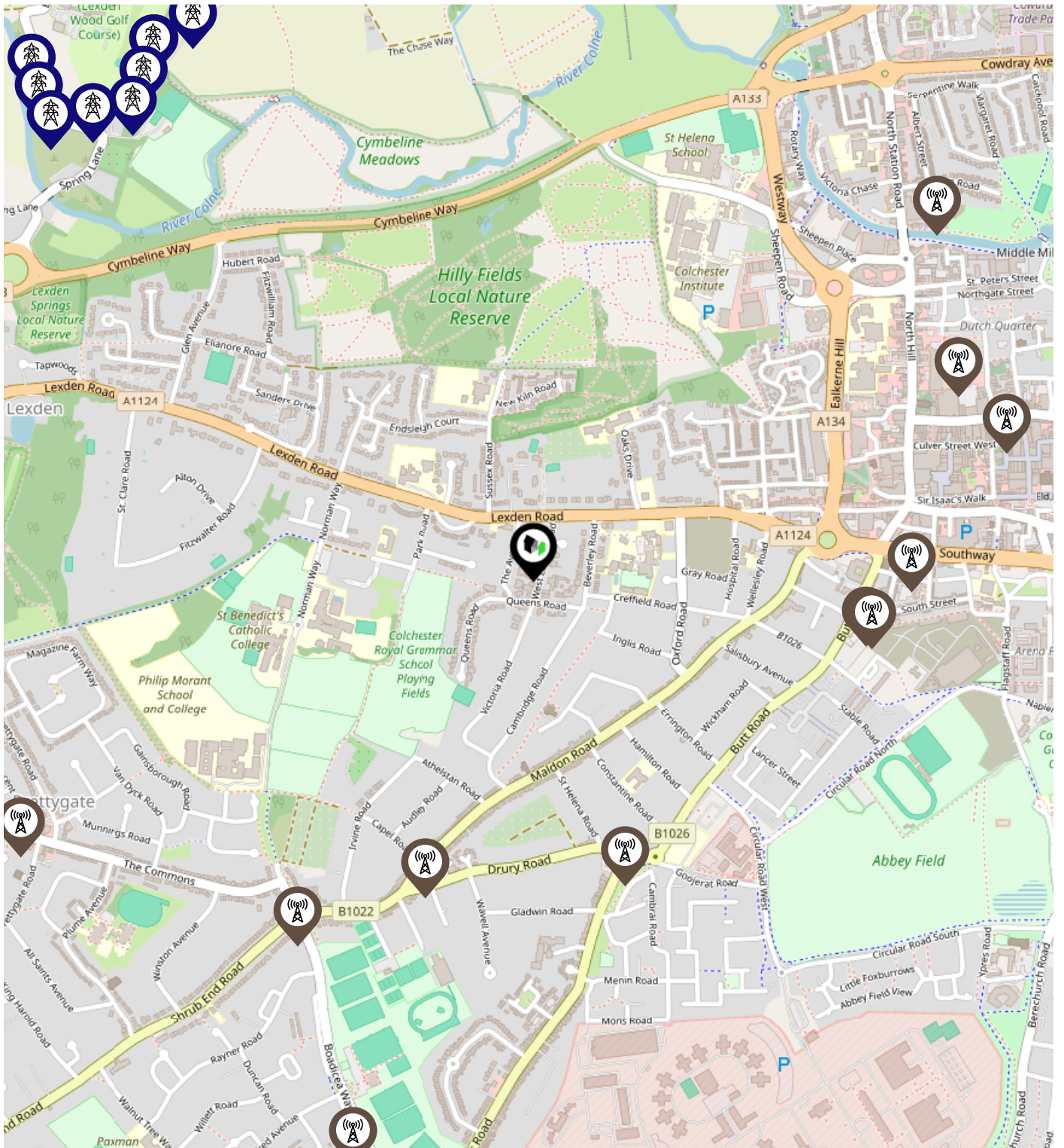
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

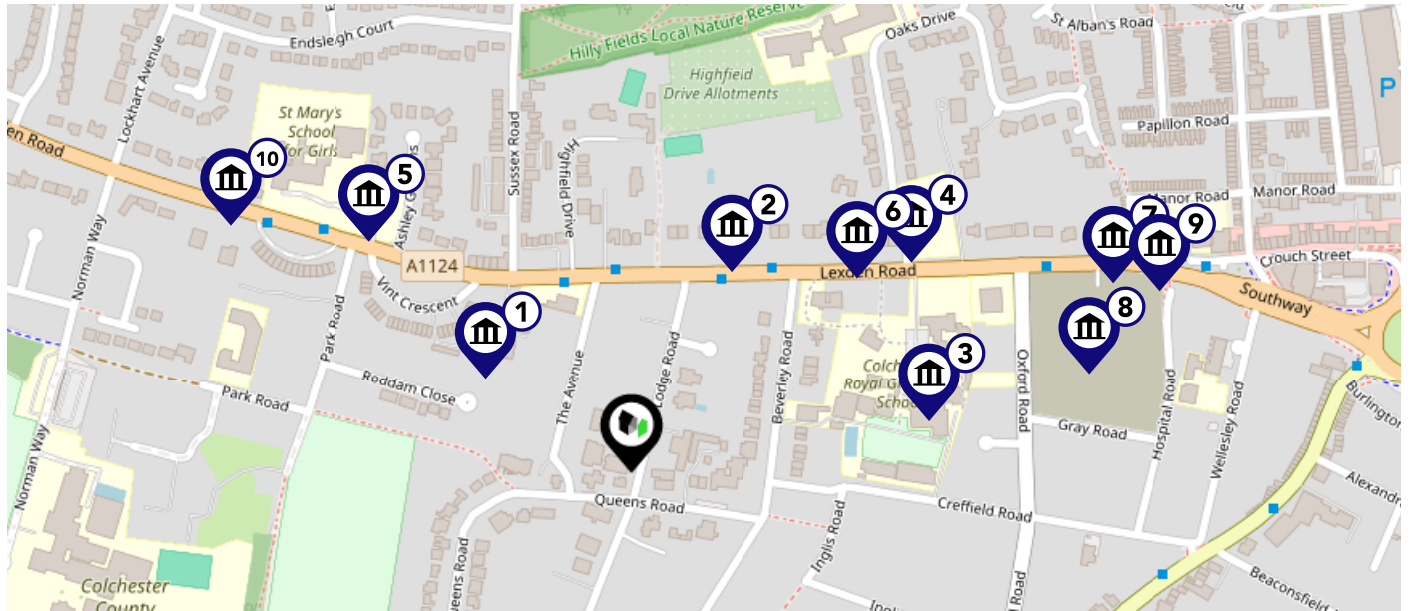
# Local Area Masts & Pylons













**Key:**

-  Power Pylons
-  Communication Masts

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
 1169002 - 28, Lexden Road	Grade II	0.1 miles
 1168994 - 33-51, Lexden Road (see Details For Further Address Information)	Grade II	0.1 miles
 1123591 - Royal Grammar School	Grade II	0.2 miles
 1123584 - 19, Lexden Road	Grade II	0.2 miles
 1168963 - The Turrets	Grade II	0.2 miles
 1123590 - 21-31, 31a, 31b, 31c, Lexden Road (see Details For Further Address Information)	Grade II	0.2 miles
 1123583 - 1, Lexden Road	Grade II	0.3 miles
 1337724 - Essex County Hospital	Grade II	0.3 miles
 1337708 - 113 And 115, Crouch Street	Grade II	0.3 miles
 1123586 - 95 And 97, Lexden Road	Grade II	0.3 miles

## **Building Safety**

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## **Accessibility / Adaptations**

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## **Restrictive Covenants**

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## **Rights of Way (Public & Private)**

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## **Construction Type**

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

---

**Other**

---

**Other**

---

## Electricity Supply

---

## Gas Supply

---

## Central Heating

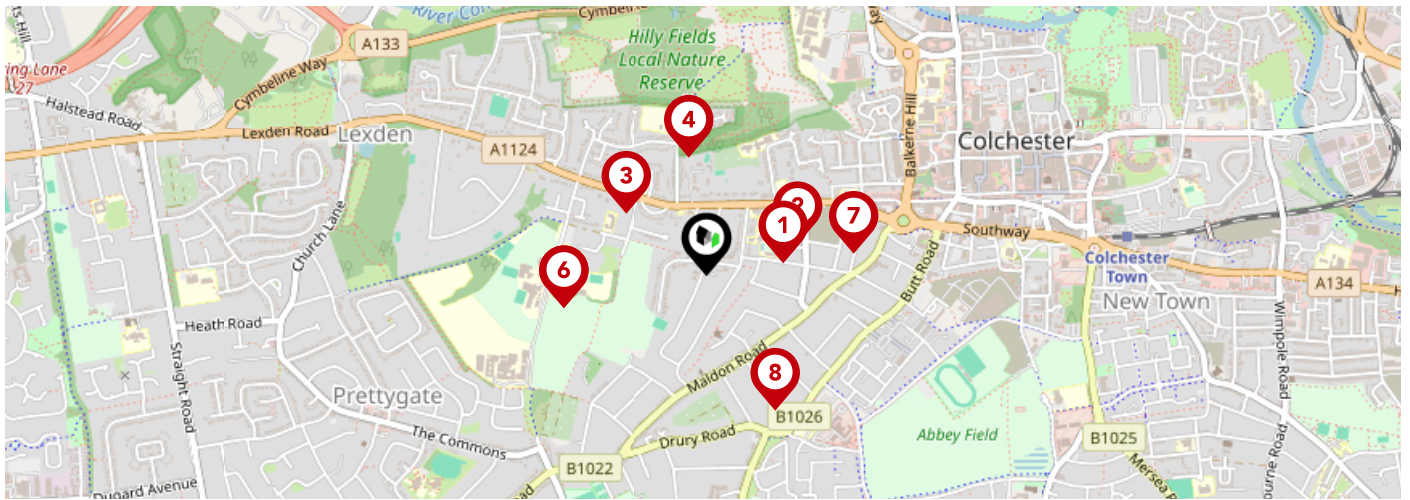
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## Water Supply

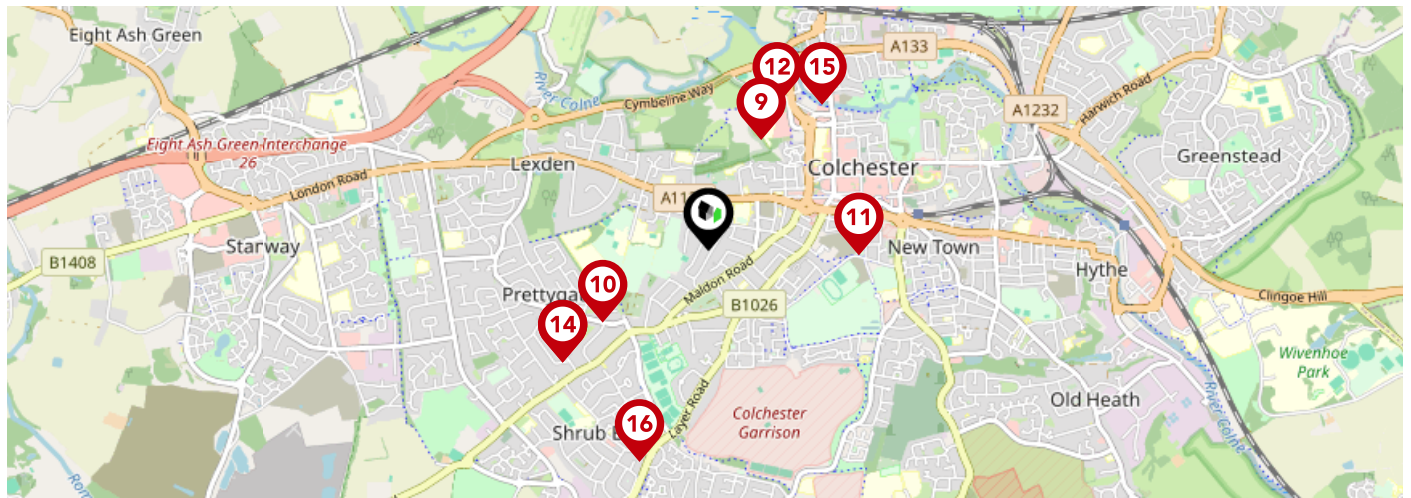
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## Drainage

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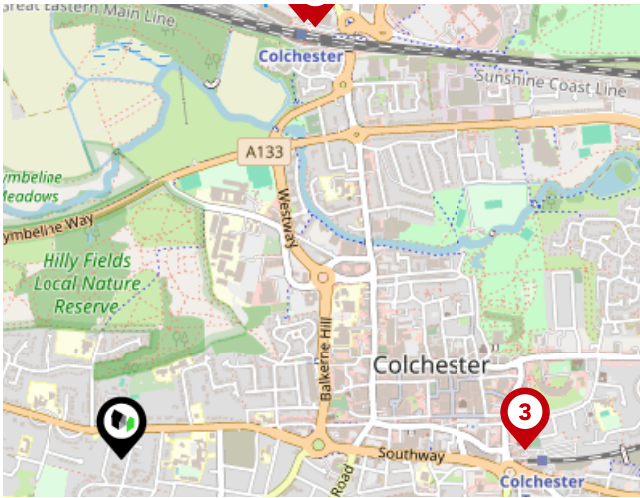
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Colchester Royal Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1018   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oxford House School</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Mary's School for Girls</b> Ofsted Rating: Not Rated   Pupils: 416   Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Kingswode Hoe School</b> Ofsted Rating: Good   Pupils: 151   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Benedict's Catholic College</b> Ofsted Rating: Good   Pupils: 898   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Colchester County High School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1183   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Colchester Prep &amp; High School</b> Ofsted Rating: Not Rated   Pupils: 287   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Hamilton Primary School</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Colchester Institute</b> Ofsted Rating: Good   Pupils:0   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Philip Morant School and College</b> Ofsted Rating: Good   Pupils: 1715   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's Green Primary School</b> Ofsted Rating: Good   Pupils: 626   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Helena School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prettygate Infant School</b> Ofsted Rating: Good   Pupils: 160   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prettygate Junior School</b> Ofsted Rating: Good   Pupils: 254   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 455   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Iceni Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

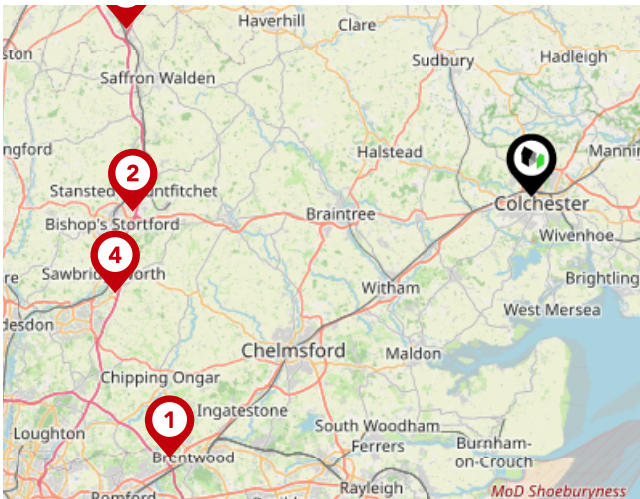
# Area

## Transport (National)



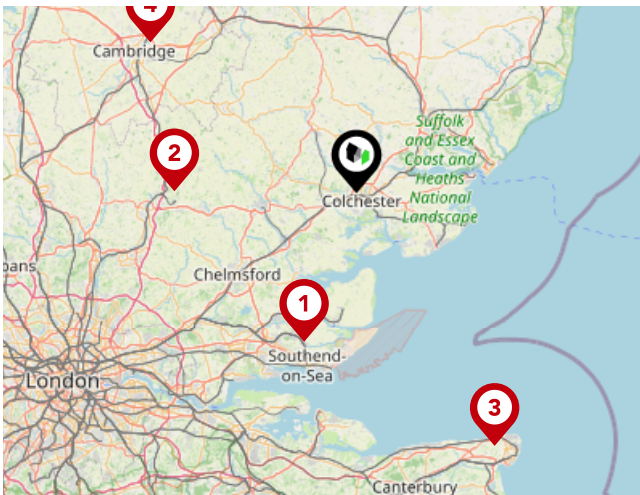
### National Rail Stations

Pin	Name	Distance
1	Colchester Rail Station	1.08 miles
2	Colchester Rail Station	1.08 miles
3	Colchester City Rail Station	0.92 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J28	32.79 miles
2	M11 J8	29.22 miles
3	M11 J9	32.15 miles
4	M11 J7A	31.33 miles

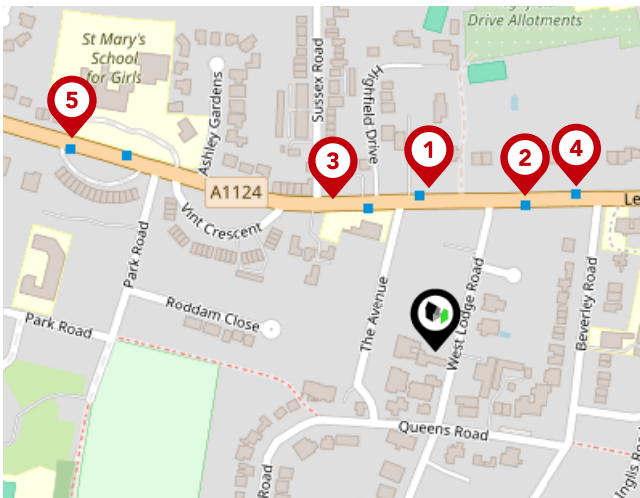


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	23.26 miles
2	Stansted Airport	26.58 miles
3	Manston	42.54 miles
4	Cambridge	37.36 miles

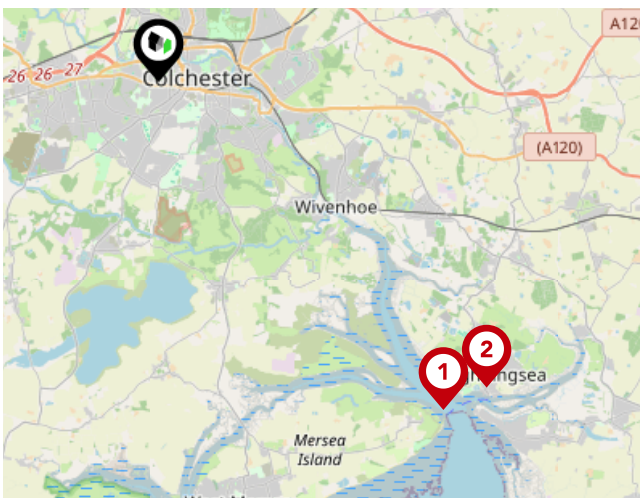
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Avenue	0.09 miles
2	Beverley Road	0.1 miles
3	The Avenue	0.11 miles
4	Beverley Road	0.12 miles
5	Park Road	0.24 miles



### Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	7.97 miles
2	Brightlingsea Ferry Landing	8.22 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/](#)

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**Important - Please read**

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# 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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**NP** NICHOLAS  
PERCIVAL

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