

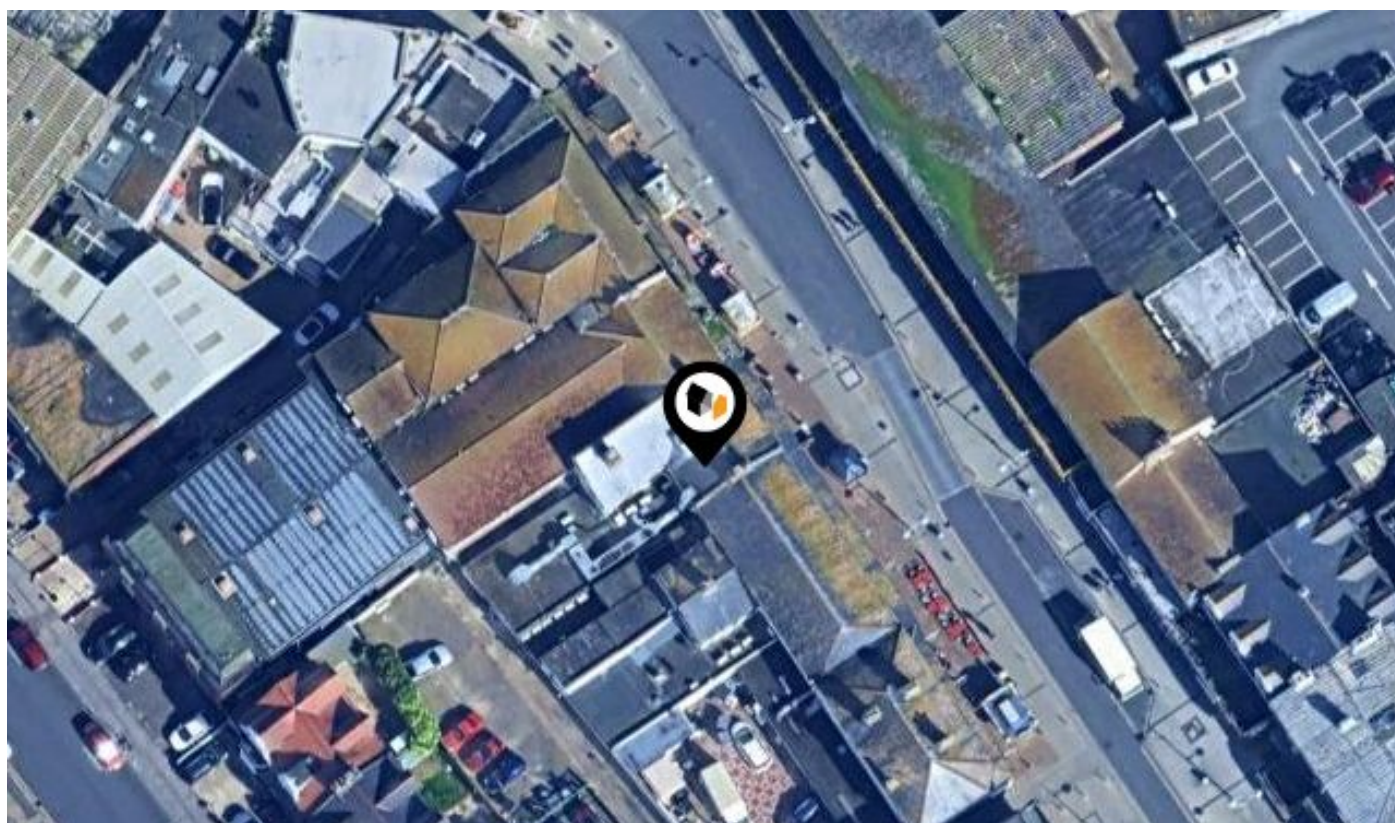


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 29th April 2026**



**11, PIER AVENUE, CLACTON ON SEA, CO15**

## Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

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





## Property

**Type:** Flat / Maisonette  
**Council Tax :** Band B  
**Annual Estimate:** £1,765

## Local Area

**Local Authority:** Essex  
**Conservation Area:** Clacton Seafront  
**Flood Risk:**  
 • Rivers & Seas: Very low  
 • Surface Water: Very low

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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


### Satellite/Fibre TV Availability:


Planning records for: *11, Pier Avenue, Clacton On Sea, CO15*

<b>Reference - 21/00621/DISCON</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st March 2021
<b>Description:</b> Discharge of conditions 3 (cycle parking), 6 (waste and recycling) and 8 (sound proofing) of approved application 20/01149/FUL.
<b>Reference - 20/01149/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th August 2020
<b>Description:</b> Conversion of existing residential dwelling to 3no. flats.
<b>Reference - 11/01418/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th January 2012
<b>Description:</b> Replacement fascia and projecting signage.
<b>Reference - Tendring/11/01418/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th November 2011
<b>Description:</b> Replacement fascia and projecting signage.

Planning records for: *1-5 Pier Avenue Clacton-on-Sea Essex CO15 1QB*

Reference - 03/02372/FUL	
Decision:	Decided
Date:	08th December 2003
Description:	4 residential units, 3 no A3 units, service yard and parking

Planning records for: *5 Pier Avenue Clacton On Sea Essex CO15 1QB*

Reference - 25/01632/FUL	
Decision:	Awaiting decision
Date:	31st October 2025
Description:	Planning Application - Refurbishment and repair of existing shopfront, and installation of three roller shutters.

Planning records for: *7 Pier Avenue Clacton-on-Sea Essex CO15 1QB*

Reference - 04/01233/ADV	
Decision:	Decided
Date:	22nd June 2004
Description:	Shop fascia and projection sign

Reference - 03/02351/FUL	
Decision:	Decided
Date:	15th January 2004
Description:	Change of use to A2 (Licenced betting office)

Planning records for: *13-19 Pier Avenue Clacton-on-Sea Essex CO15 1QB*

<b>Reference - 03/00351/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th February 2003
<b>Description:</b> Change of use to gaming casino
<b>Reference - Tendring/18/00802/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st May 2018
<b>Description:</b> Proposed change of use for existing "grabber" concession to A1/A5 kiosk.
<b>Reference - 18/00802/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd May 2018
<b>Description:</b> Proposed change of use for existing 'grabber' concession to A1/A5 kiosk.
<b>Reference - 25/00729/FUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 13th May 2025
<b>Description:</b> Planning Application - single storey retractable front glazed extension.

Planning records for: *9 Pier Avenue Clacton-on-Sea Essex CO15 1QB*

<b>Reference - 06/00546/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd April 2006
<b>Description:</b> 3 No. material flags and flag poles.
<b>Reference - 07/01251/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th July 2007
<b>Description:</b> Erection of awning.
<b>Reference - 02/01065/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th August 2002
<b>Description:</b> Shop sign
<b>Reference - 07/00629/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th May 2007
<b>Description:</b> Alterations and extension to form first floor flat.

Planning records for: *9 Pier Avenue Clacton On Sea Essex CO15 1QB*

<b>Reference - Tendring/07/00629/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th April 2007
<b>Description:</b> Alterations and extension to form first floor flat.
<b>Reference - 07/00089/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 2007
<b>Description:</b> Alterations and extensions to form flat on first floor.
<b>Reference - Tendring/07/00089/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 2007
<b>Description:</b> Alterations and extensions to form flat on first floor.
<b>Reference - 05/02199/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th December 2005
<b>Description:</b> Alterations and extensions to form flat on first floor.

Planning records for: *9 Pier Avenue Clacton-on-Sea Essex CO15 1QB*

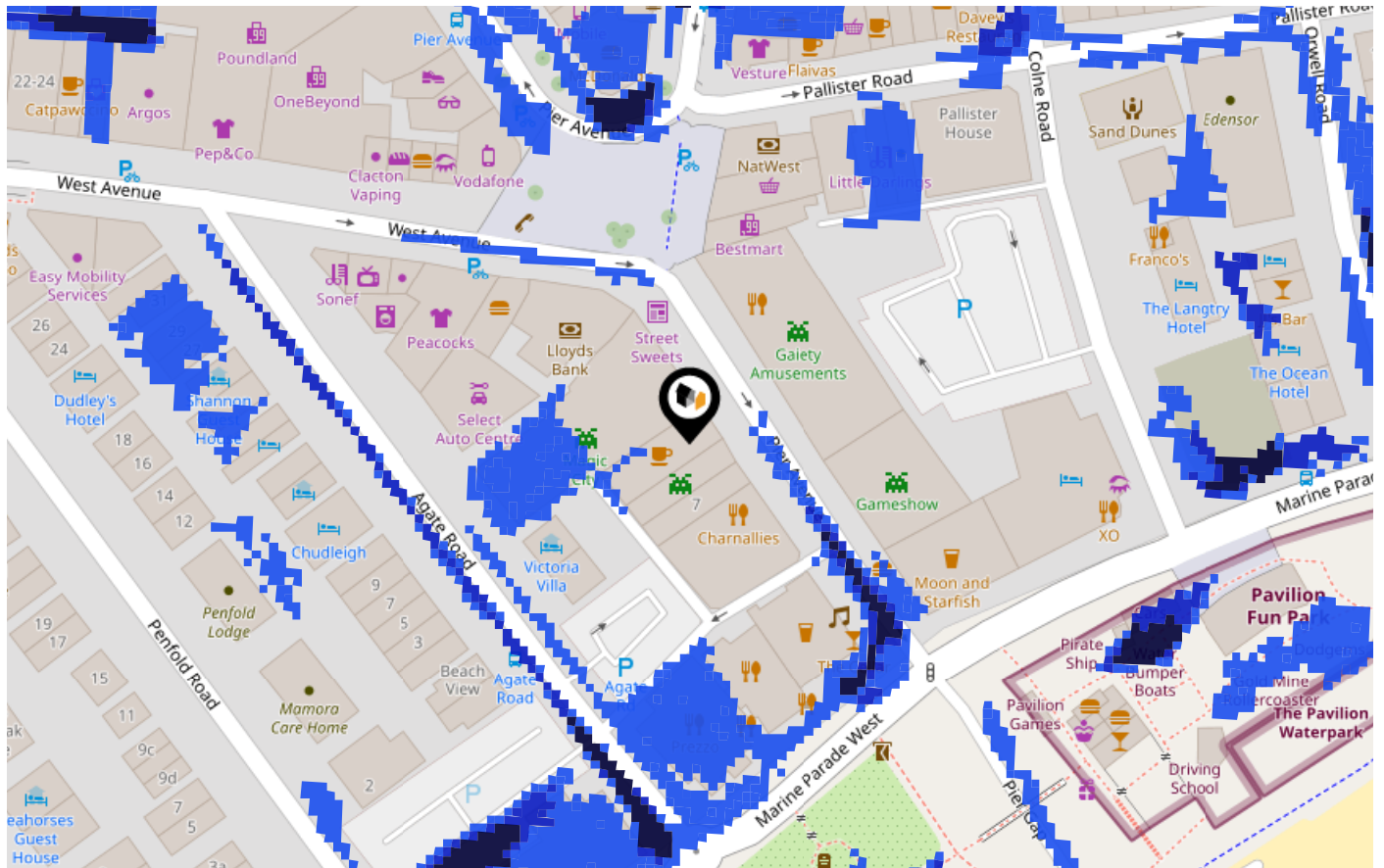
Reference - Tendring/05/02199/FUL	
Decision:	Decided
Date:	13th December 2005
Description:	Alterations and extensions to form flat on first floor.

Reference - Tendring/06/00546/ADV	
Decision:	Decided
Date:	27th March 2006
Description:	3 No. material flags and flag poles.

# 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.

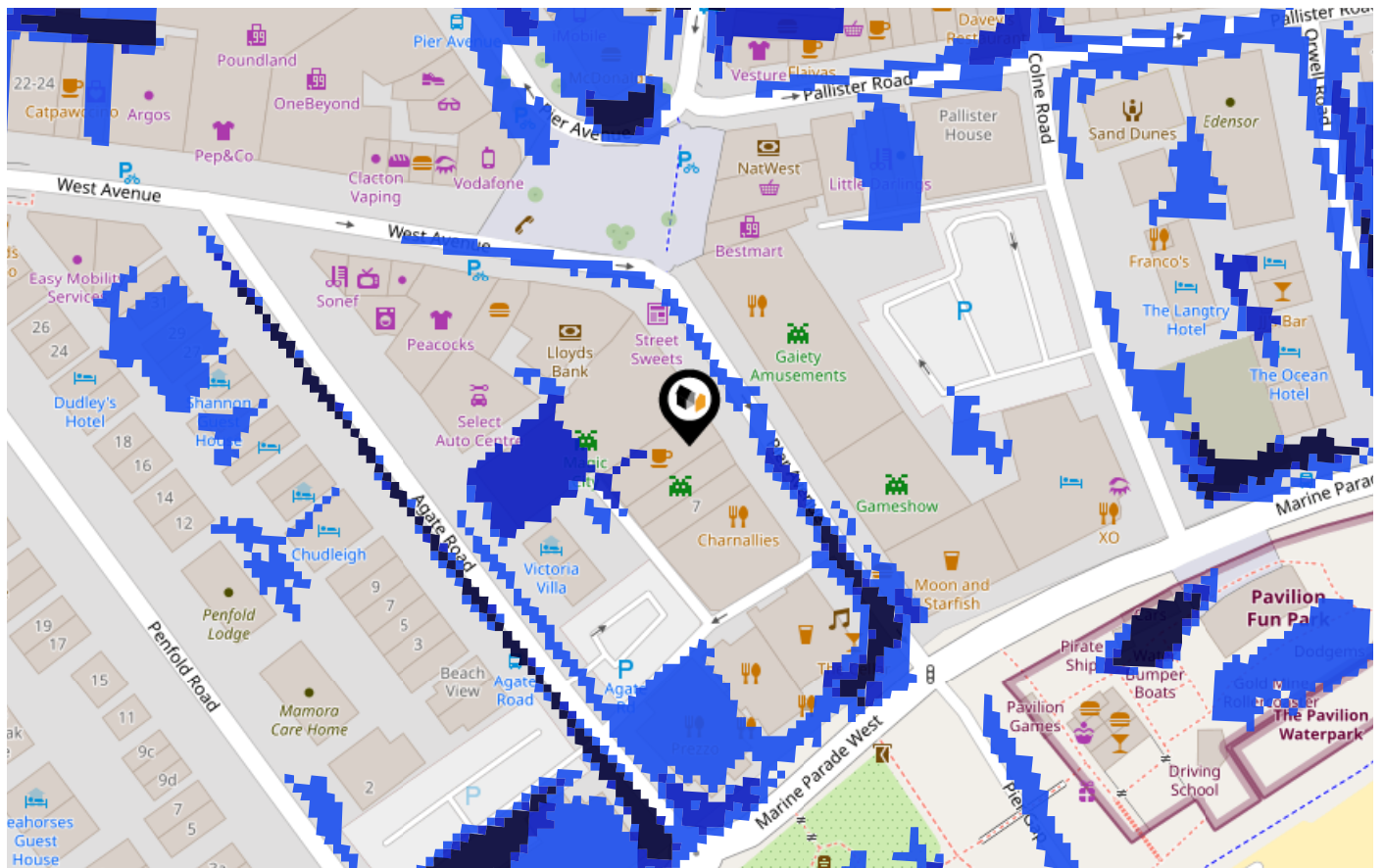
Chance of flooding to the following depths at this property:



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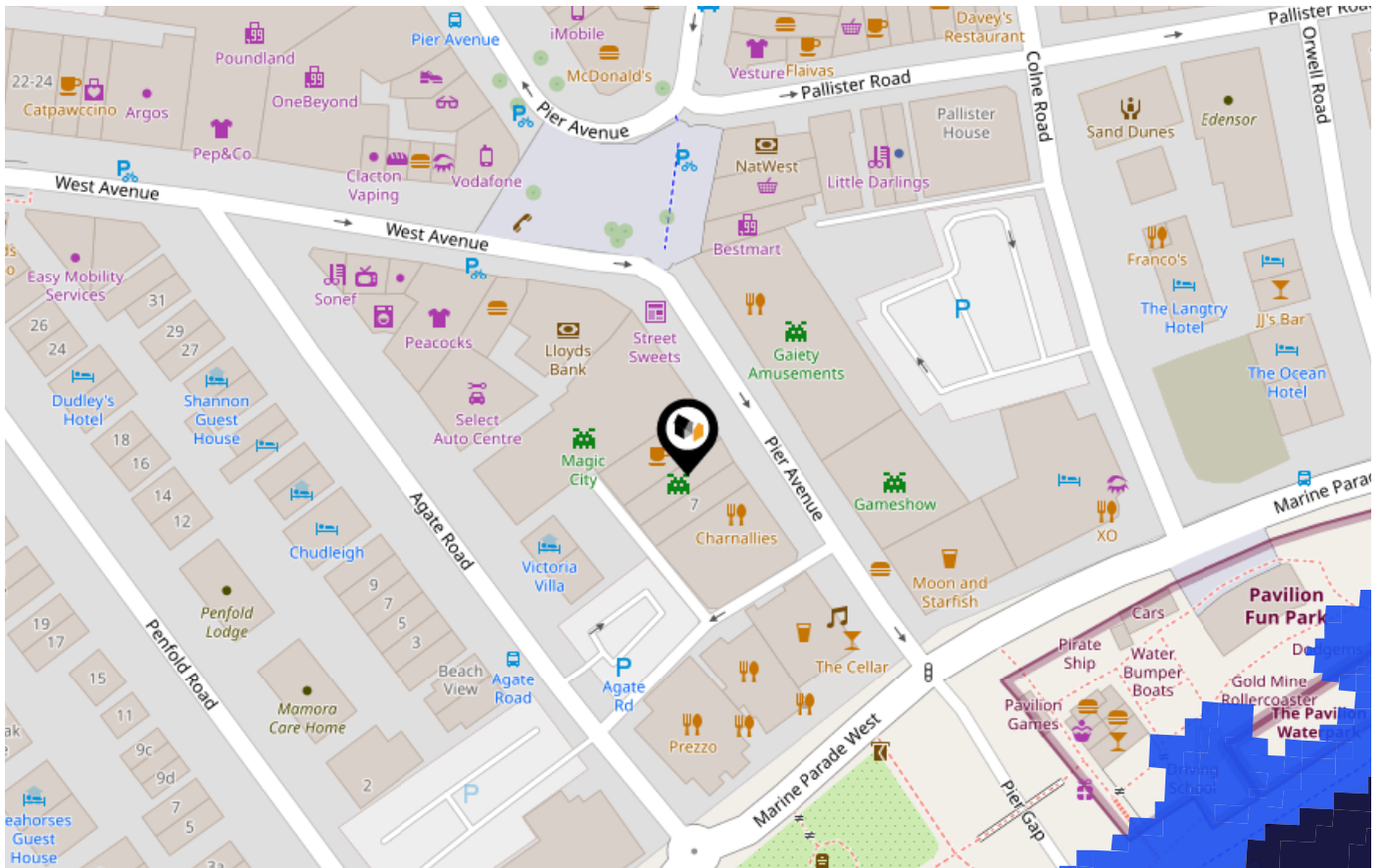
Chance of flooding to the following depths at this property:



# 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.

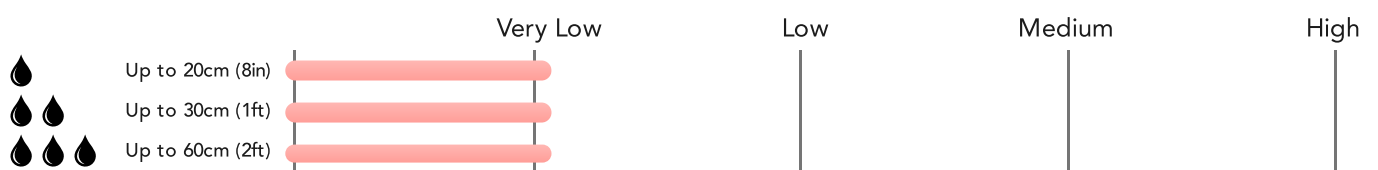


**Risk Rating: Very low**

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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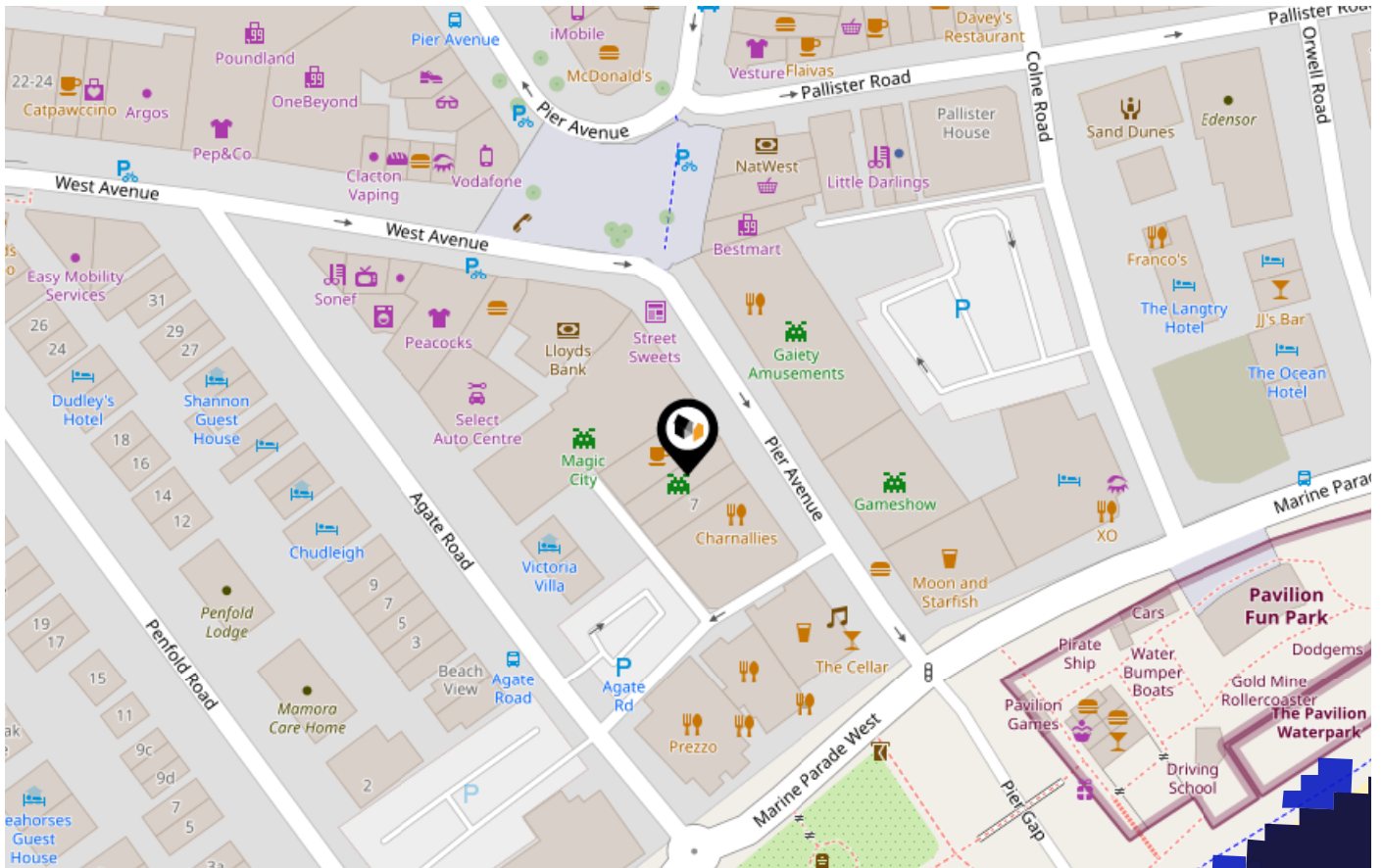
Chance of flooding to the following depths at this property:



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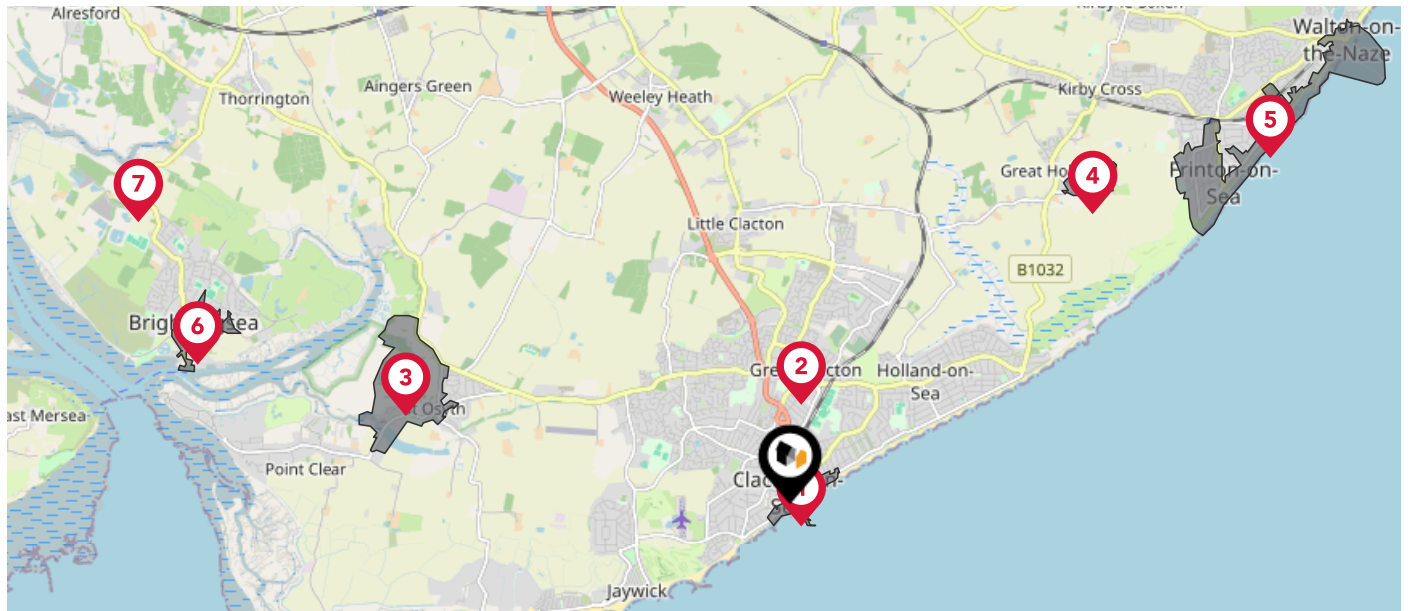
Chance of flooding to the following depths at this property:



# 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 Clacton Seafront
- 2 Great Clacton
- 3 St Osyth
- 4 Great Holland
- 5 Frinton and Walton
- 6 Brightlingsea
- 7 Brightlingsea Hall and All Saints Church

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>	Alton Park-Jaywick	Historic Landfill
<b>2</b>	Rush Green Road-Clacton, Tendring	Historic Landfill
<b>3</b>	Rush Green Road-Clacton, Tendring	Historic Landfill
<b>4</b>	Bovills Hall-Little Clacton, Essex	Historic Landfill
<b>5</b>	Rear of 796-886 St Osyth Main Road-Clacton, Tendring	Historic Landfill
<b>6</b>	Cockett Wick Farm-Off Beach Road, St Osyth, Essex	Historic Landfill
<b>7</b>	Seawick Caravan Park-Beach Road, St Osyth, Clacton-on-Sea, Essex	Historic Landfill
<b>8</b>	Seawick Holiday Lido-Beach Road, St Osyth, Clacton-on-Sea, Essex	Historic Landfill
<b>9</b>	Land West of Great Holland Mill-Great Holland, Walton-on-the-Naze, Essex	Historic Landfill
<b>10</b>	Martins Farm-Martins Farm, St Osyth	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

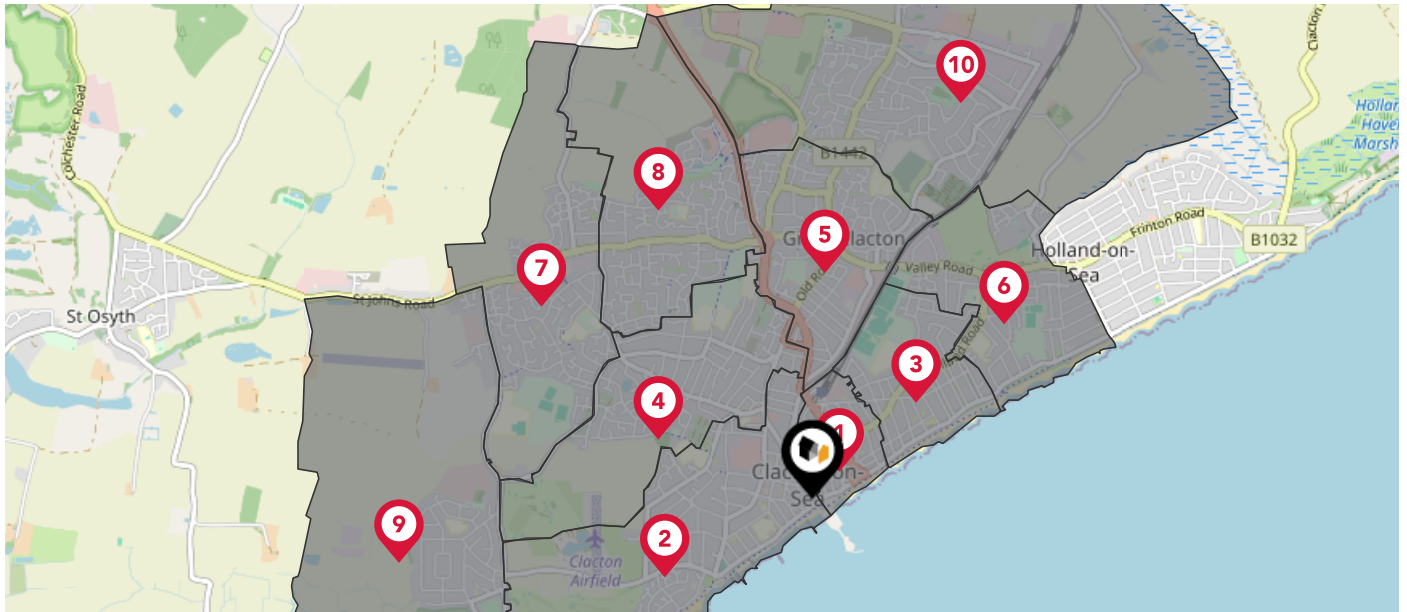
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

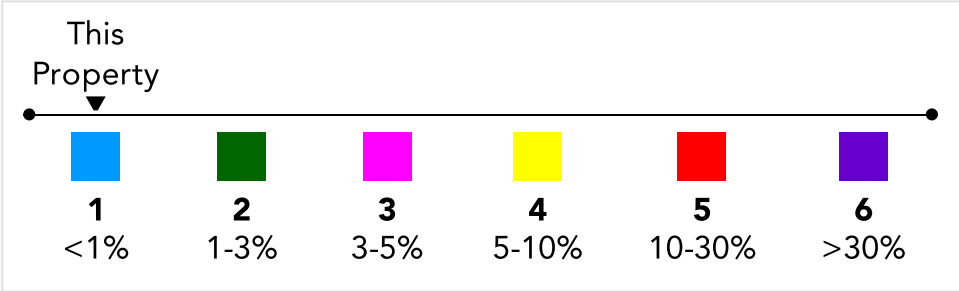
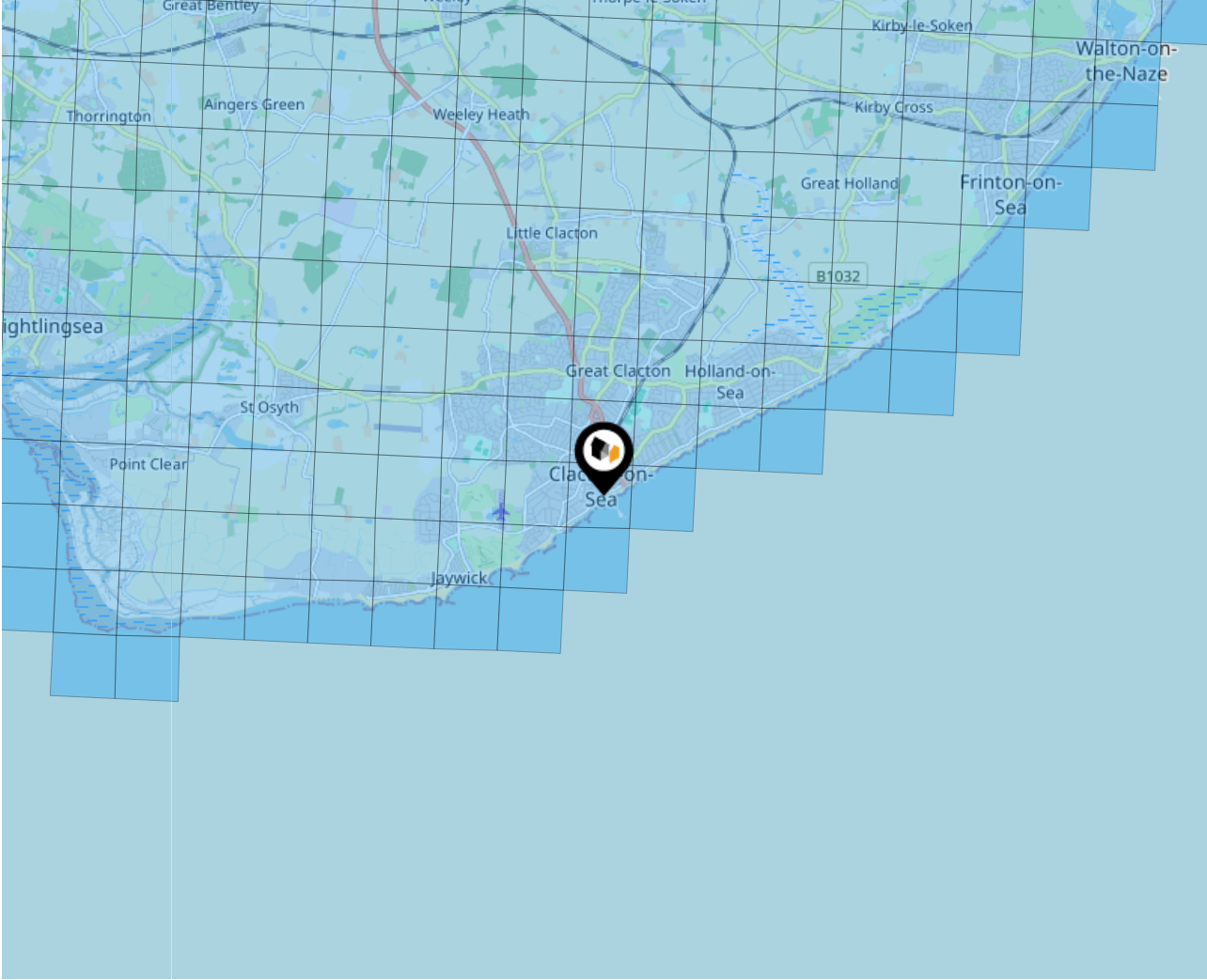


### Nearby Council Wards

- 1 Pier Ward
- 2 St. James Ward
- 3 St. Paul's Ward
- 4 Coppins Ward
- 5 St. John's Ward
- 6 Eastcliff Ward
- 7 Bluehouse Ward
- 8 Cann Hall Ward
- 9 West Clacton & Jaywick Sands Ward
- 10 Burrsville Ward

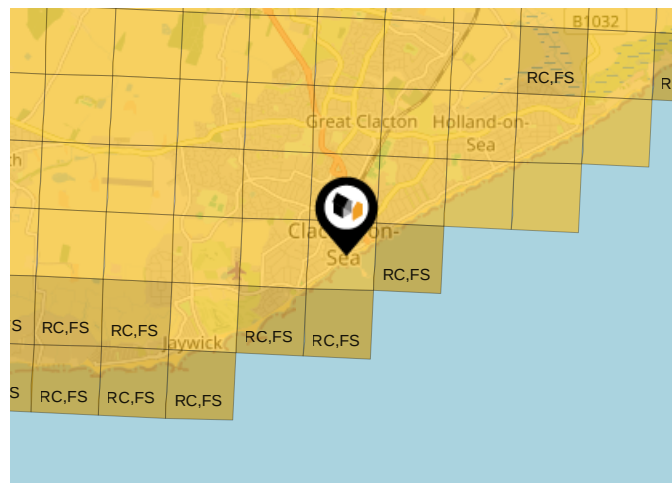
### What is Radon?

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>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

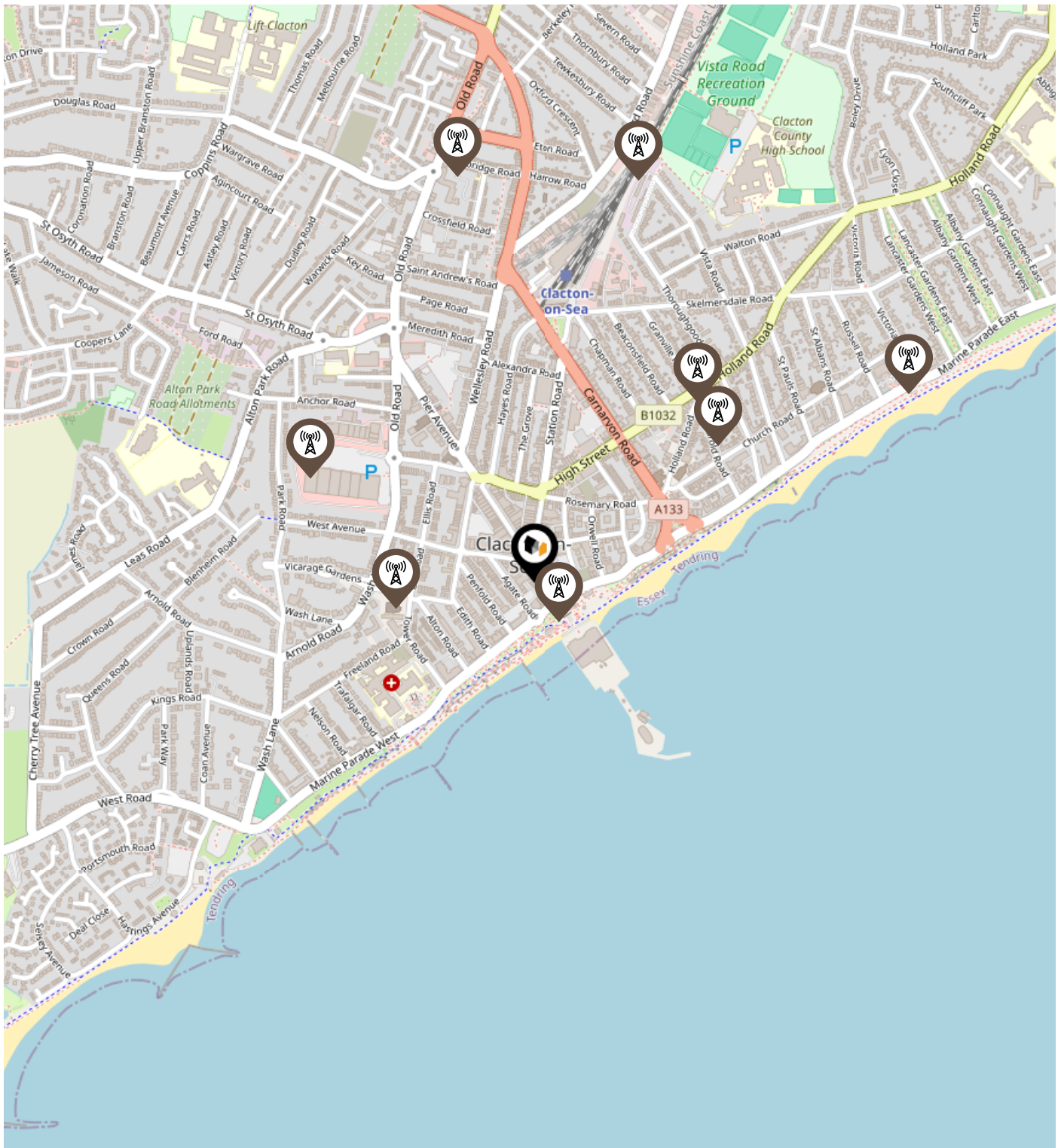


### Primary Classifications (Most Common Clay Types)



<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

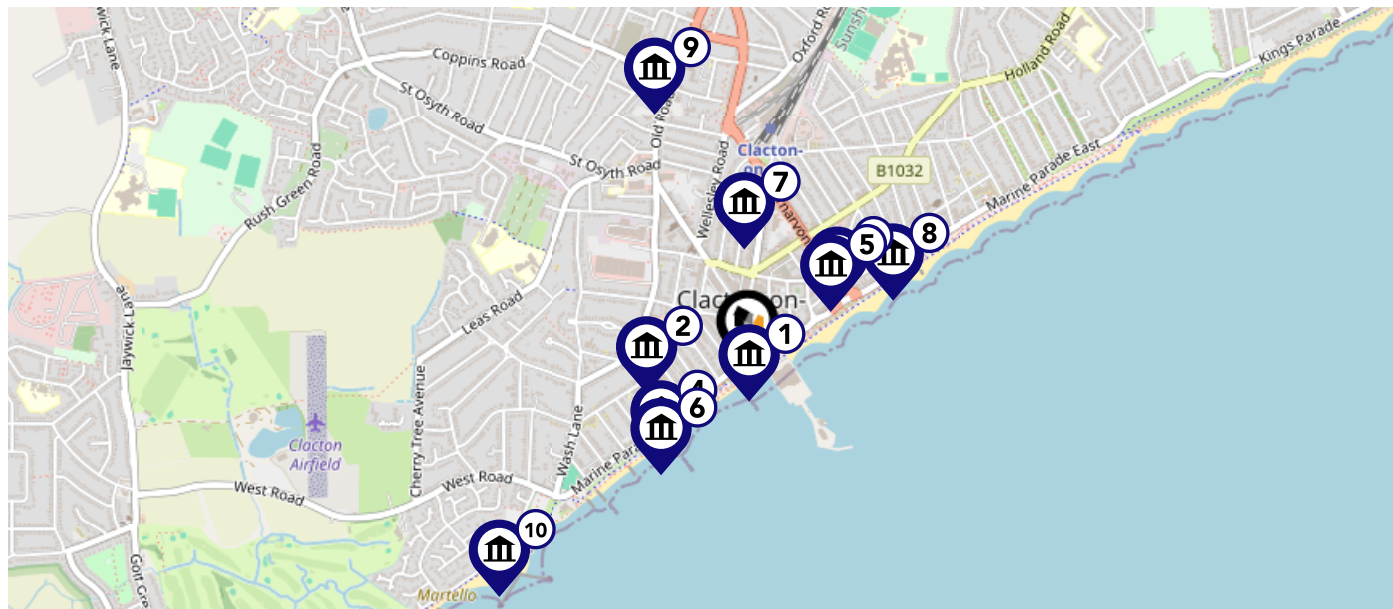
## Masts & Pylons













### 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
 1448050 - Clacton-on-sea War Memorial	Grade II	0.1 miles
 1257896 - Church Of St James	Grade II	0.2 miles
 1271909 - Roman Catholic Church Of Our Lady Of Light And St Osyth	Grade II	0.3 miles
 1111520 - Martello Tower And Brick Lined Moat	Grade II	0.3 miles
 1420919 - Lych Gate At Our Lady Of Light And St Osyth	Grade II	0.3 miles
 1111519 - Row Of 16 Street Lights South Side Of Esplanade Between Beach Road And West Road	Grade II	0.3 miles
 1267903 - Clacton Town Hall	Grade II	0.3 miles
 1380565 - Colchester Institute Main Building	Grade II	0.4 miles
 1337125 - 1, Coppins Road	Grade II	0.6 miles
 1337150 - Martello Tower Adjacent To Sea Wall, Butlins Holiday Village	Grade II	0.8 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**

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**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

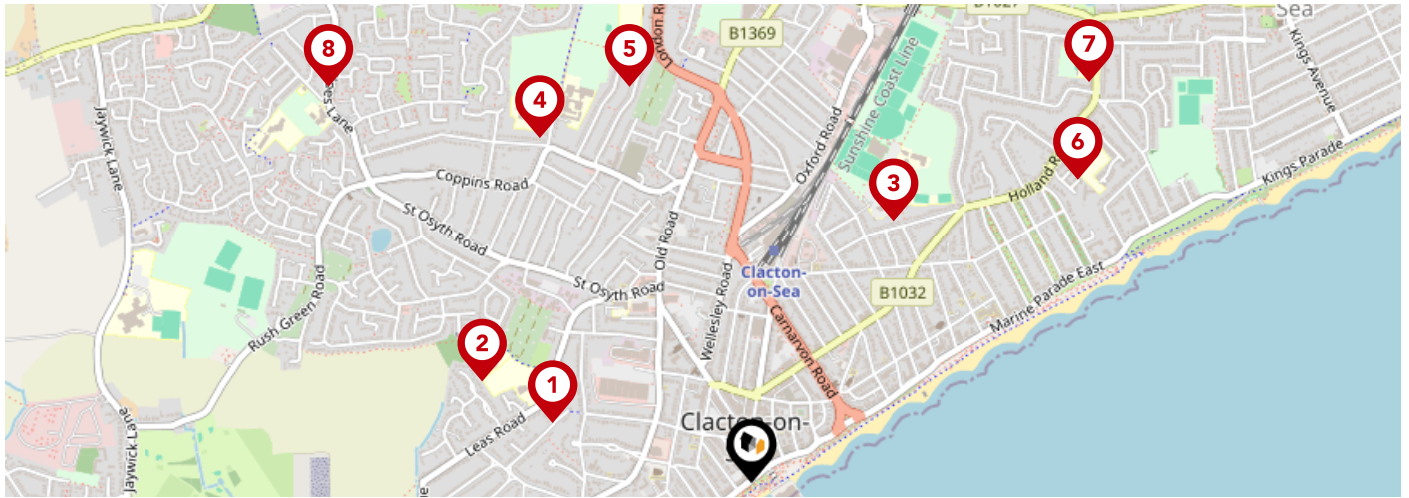
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## Water Supply

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## Drainage

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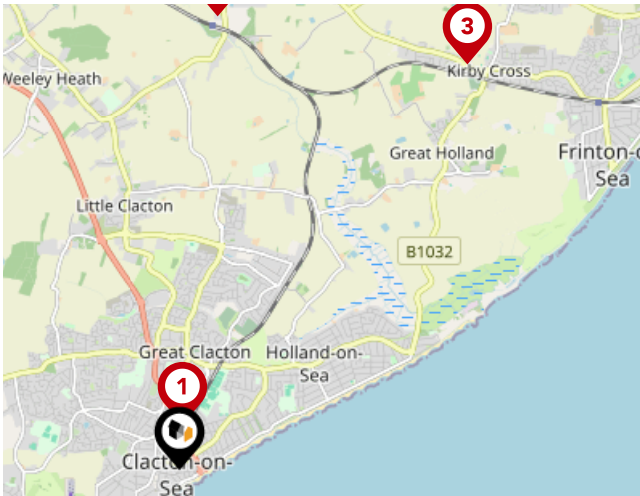
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Alton Park Junior School</b> Ofsted Rating: Requires improvement   Pupils: 432   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Oakwood Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 333   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Clacton County High School</b> Ofsted Rating: Good   Pupils: 1829   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Clacton Coastal Academy</b> Ofsted Rating: Requires improvement   Pupils: 1493   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>White Hall Academy and Nursery</b> Ofsted Rating: Good   Pupils: 705   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Shorefields School</b> Ofsted Rating: Outstanding   Pupils: 159   Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holland Park Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Clare's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 372   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Burrsville Infant Academy</b> Ofsted Rating: Good   Pupils: 183   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Clacton Church of England Junior School</b> Ofsted Rating: Good   Pupils: 252   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ravens Academy</b> Ofsted Rating: Good   Pupils: 328   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cann Hall Primary School</b> Ofsted Rating: Good   Pupils: 419   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Minerva Independent School</b> Ofsted Rating: Good   Pupils: 1   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sir Martin Frobisher Academy</b> Ofsted Rating: Requires improvement   Pupils: 171   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holland Haven Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Engaines Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 313   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

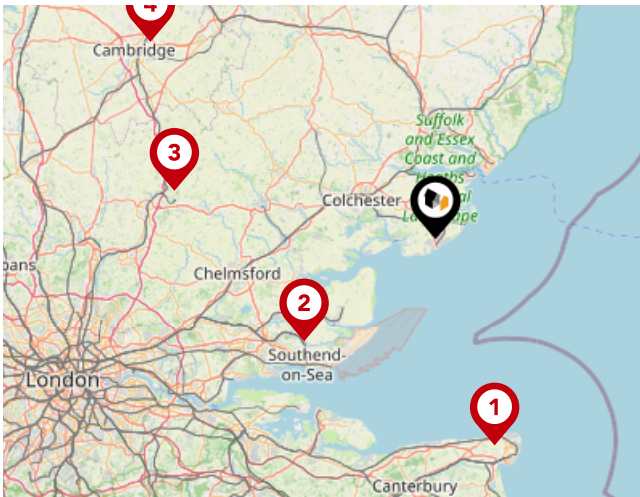
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Clacton-on-Sea Rail Station	0.41 miles
2	Thorpe-le-Soken Rail Station	4.16 miles
3	Kirby Cross Rail Station	4.55 miles



### Airports/Helipads

Pin	Name	Distance
1	Manston	31.76 miles
2	Southend-on-Sea	24.54 miles
3	Stansted Airport	38.81 miles
4	Cambridge	50.71 miles

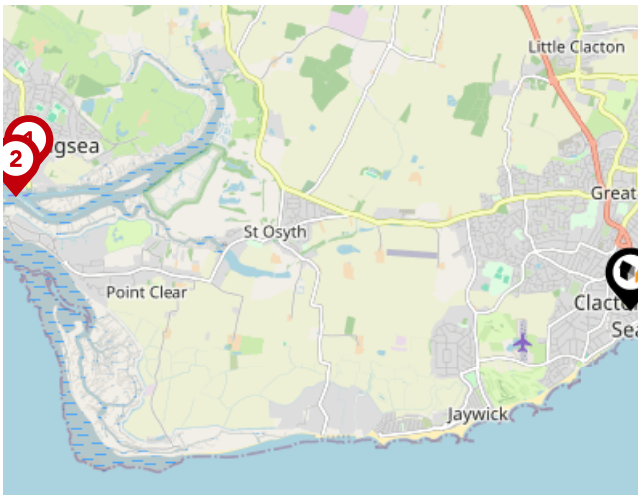
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Pier Avenue	0.07 miles
2	Marine Parade West	0.11 miles
3	Marine Parade East	0.08 miles
4	Pier Avenue	0.12 miles
5	Jackson Road	0.13 miles



### Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	5.66 miles
2	Point Clear Ferry Landing	5.73 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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