



See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 16th March 2026



FOSSETTS LANE, FORDHAM, COLCHESTER, CO6

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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.15 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,679		
Title Number:	EX831256		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *Cobbs, Fossetts Lane, Fordham Colchester CO6 3NZ*

Reference - 173259
Decision: Decision Issued
Date: 02nd January 2018
Description: Proposed side extension.
Reference - 98/0488
Decision: Decision Issued
Date: 04th June 1998
Description: Proposed demolition of existing garage and car port and erection of new detached treble garage
Reference - 94/0570
Decision: Decision Issued
Date: 05th May 1994
Description: Proposed two storey side extension and conservatory
Reference - 110990
Decision: Decision Issued
Date: 27th May 2011
Description: Proposed garage, car port, work from home office and dog kennel

Planning records for: *Cobbs, Fossetts Lane, Fordham Colchester CO6 3NZ*

Reference - F/COL/03/0054	
Decision:	Decision Issued
Date:	13th January 2003
Description:	Proposed two storey rear extension and single storey side extension

Planning records for: *Fossetts, Fossetts Lane, Fordham Colchester CO6 3NZ*

Reference - 160122	
Decision:	Decision Issued
Date:	18th January 2016
Description:	Application to discharge conditions 3 and 4 of application no. 151603

Reference - 151603	
Decision:	Decision Issued
Date:	30th July 2015
Description:	Proposed side extension to existing cottage, based on footprint of Certified Lawful Development Ref: 146445

Reference - 98/1045	
Decision:	Decision Issued
Date:	18th July 1998
Description:	Proposed demolition of existing single storey extension and erection of two storey extension

Planning records for: *Fossetts, Fossetts Lane, Fordham Colchester CO6 3NZ*

Reference - 146445	
Decision:	Decision Issued
Date:	12th April 2014
Description:	Application for a lawful development certificate for proposed single storey side extension and dormer window in rear roof slope. Follows refusal of 146028.

Reference - 146028	
Decision:	Decision Issued
Date:	10th June 2014
Description:	Application for a lawful development certificate for a proposed Class A permitted single storey side extension and a proposed Class B permitted dormer window in rear roof slope.

Planning records for: *Fossetts Cottage, Fossetts Lane, Fordham Colchester CO6 3NZ*

Reference - F/COL/06/0914	
Decision:	Decision Issued
Date:	06th January 2006
Description:	Proposed two storey extension and sun lounge

Fossetts Lane, Fordham, CO6

Energy rating

D

Valid until 17.05.2029

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	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:	Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
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, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 58% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Water Supply

Drainage

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](#)



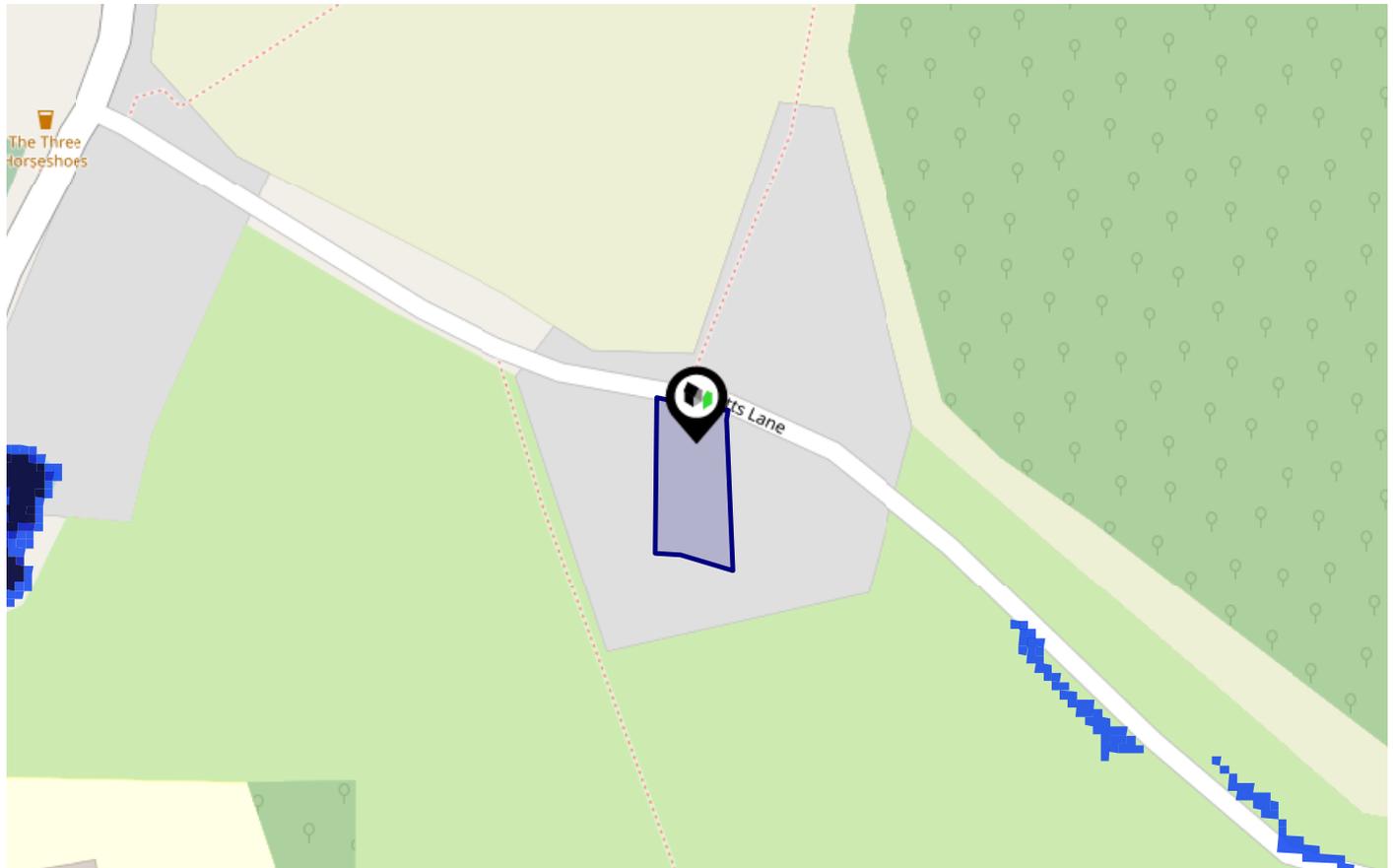
[/company/nicholas-percival/](#)

Important - Please read

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

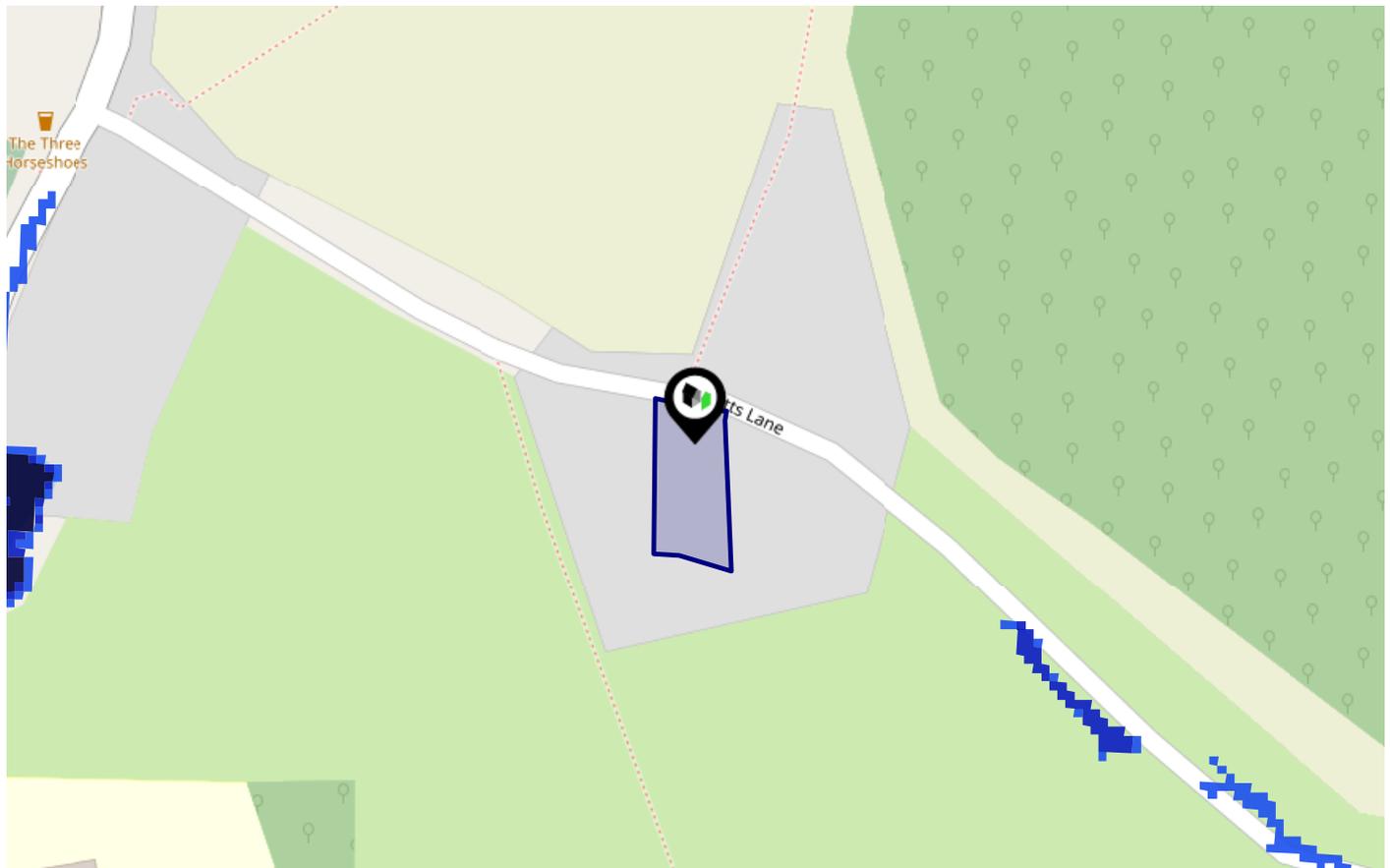
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

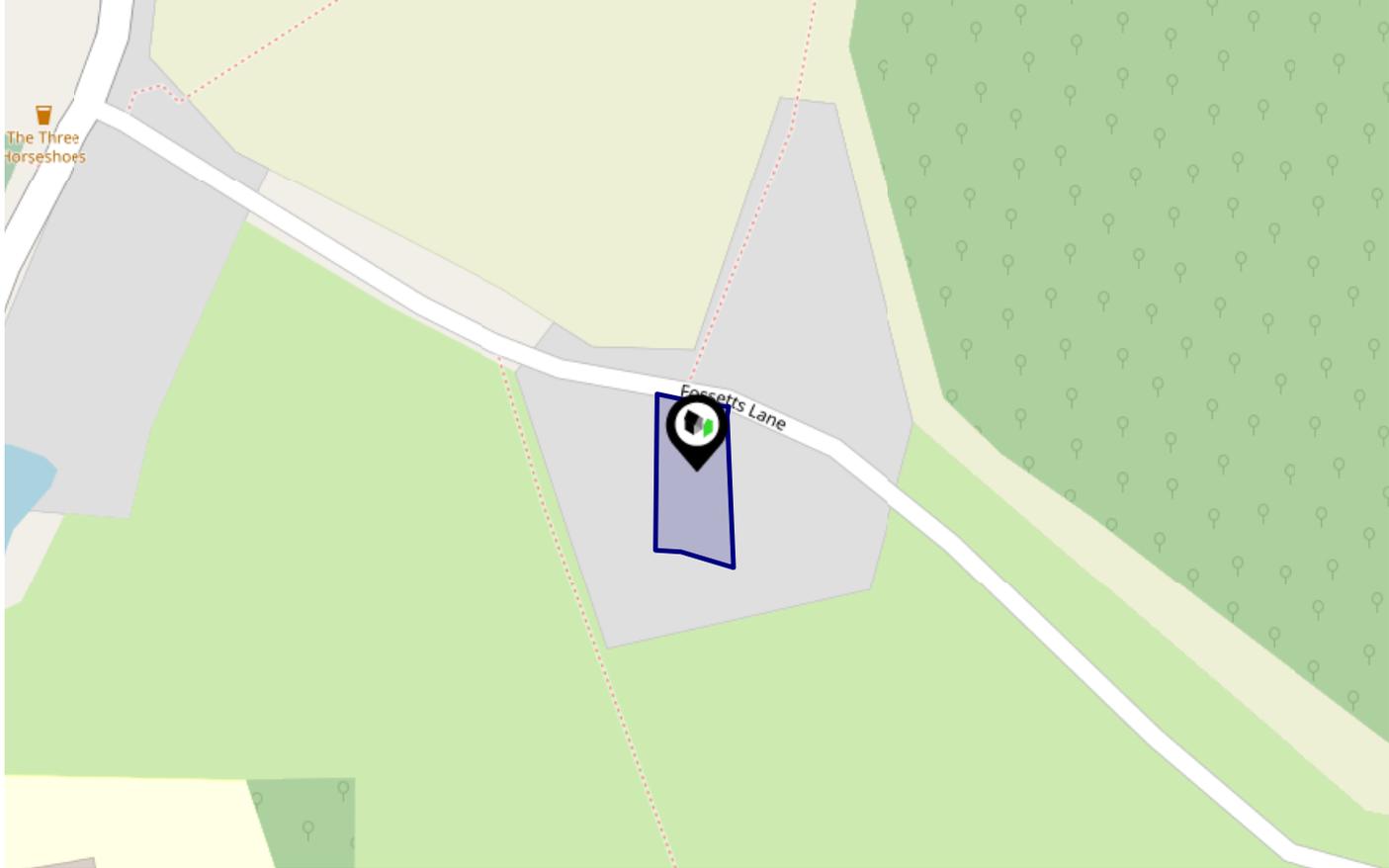
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

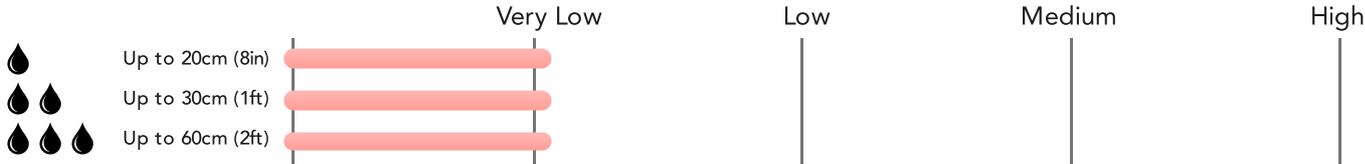


Risk Rating: Very low

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.

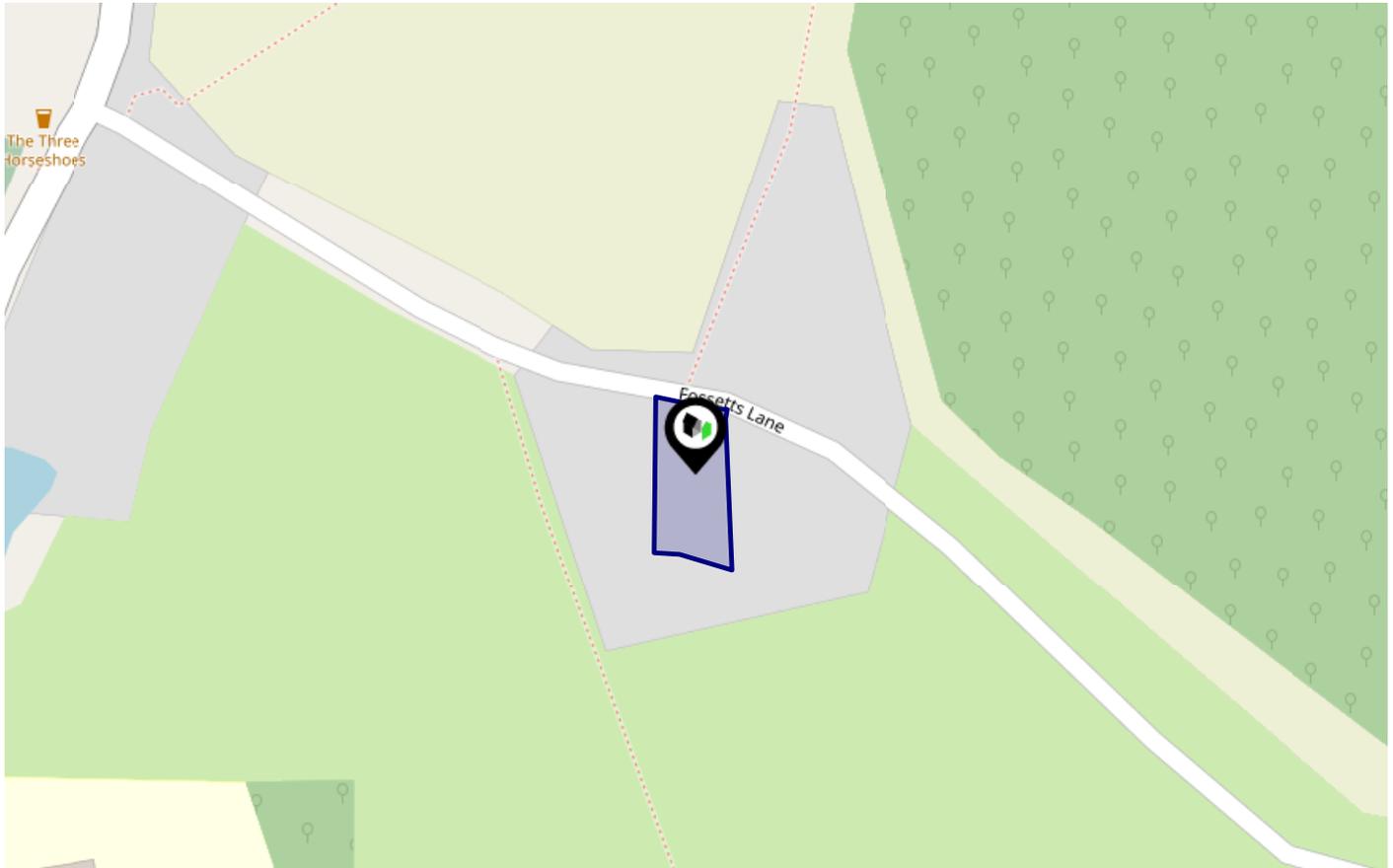
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

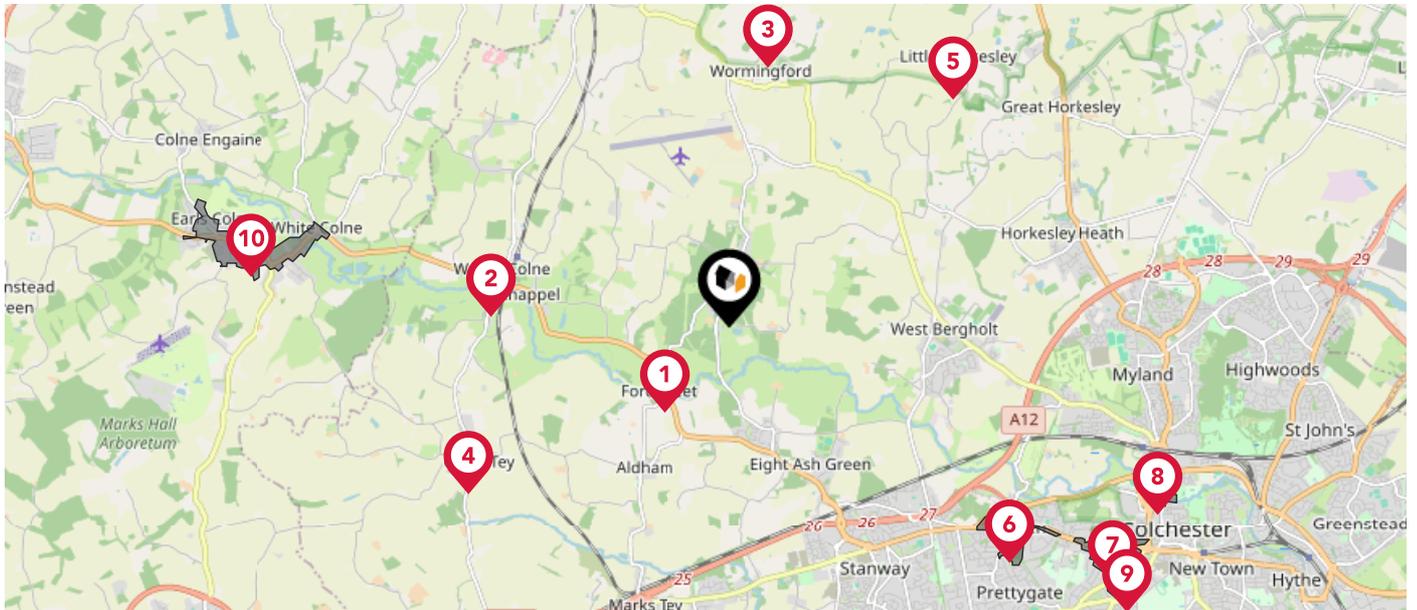
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

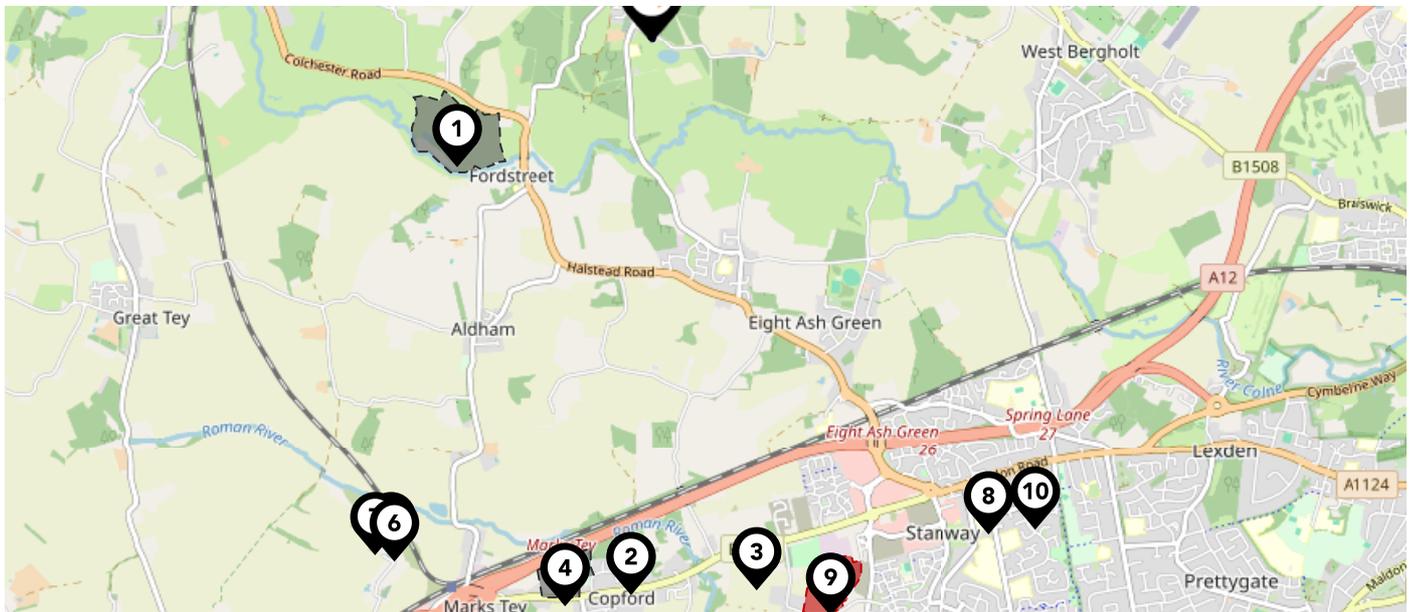
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Fordstreet
- 2 Chappel
- 3 Wormingford
- 4 Great Tey
- 5 Little Horkesley
- 6 Colchester Area 3
- 7 Colchester Area 2
- 8 Colchester Area 4
- 9 Colchester Area 5 Mill Field Estate
- 10 Earls Colne and White Colne West and East

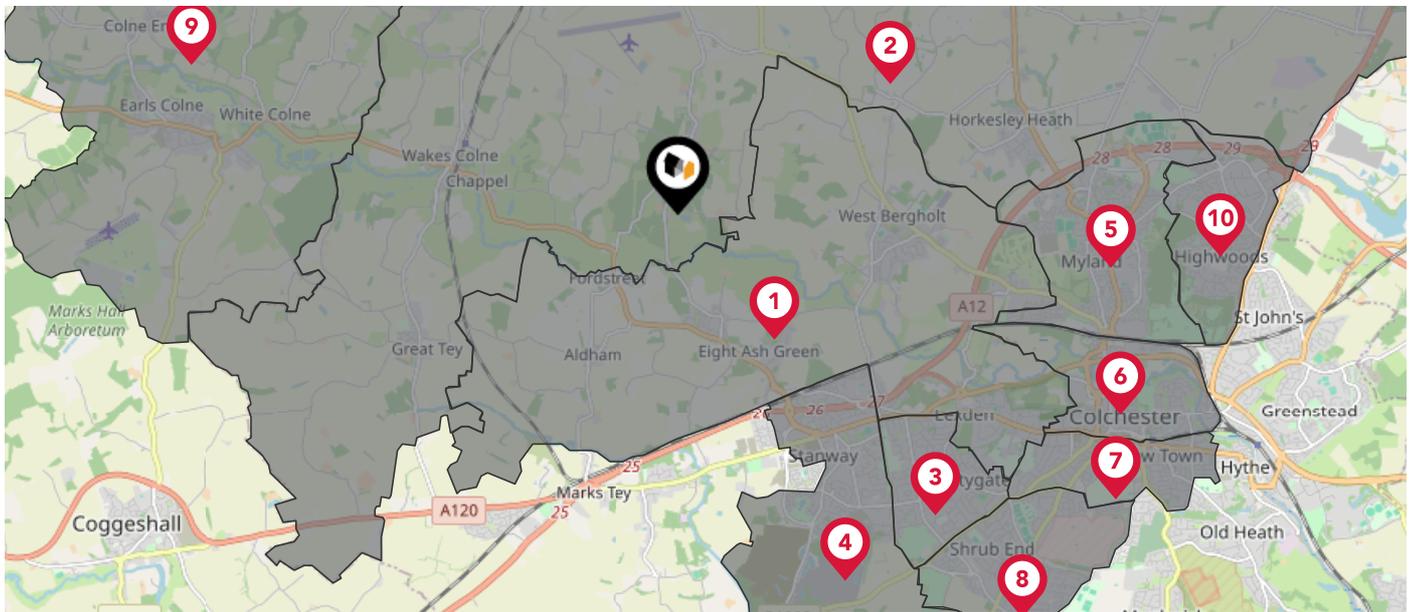
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Wash Farm-Frodham	Historic Landfill
2	Foundry Lane-Foundry Lane, Copford, Colchester	Historic Landfill
3	London Road-London Road, Colchester	Historic Landfill
4	London Road-Stanway	Historic Landfill
5	Church Lane-Marks Tey, Colchester	Historic Landfill
6	Colliers Brickyard-Marks Tey, Colchester, Essex	Historic Landfill
7	Church Lane-Church Lane, Marks Tey, Colchester	Historic Landfill
8	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill
9	EA/EPR/EB3609XH/T001	Active Landfill
10	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill

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

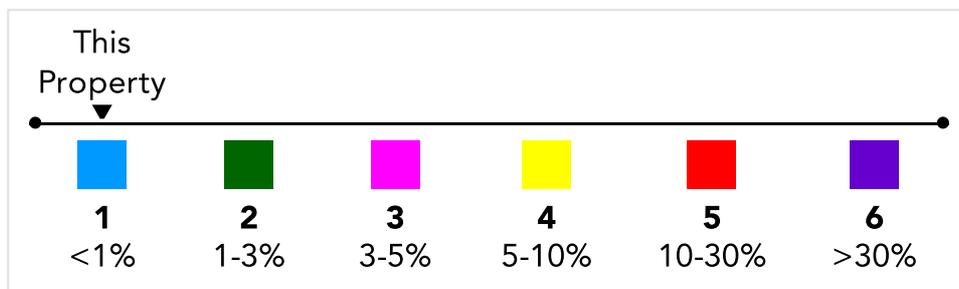
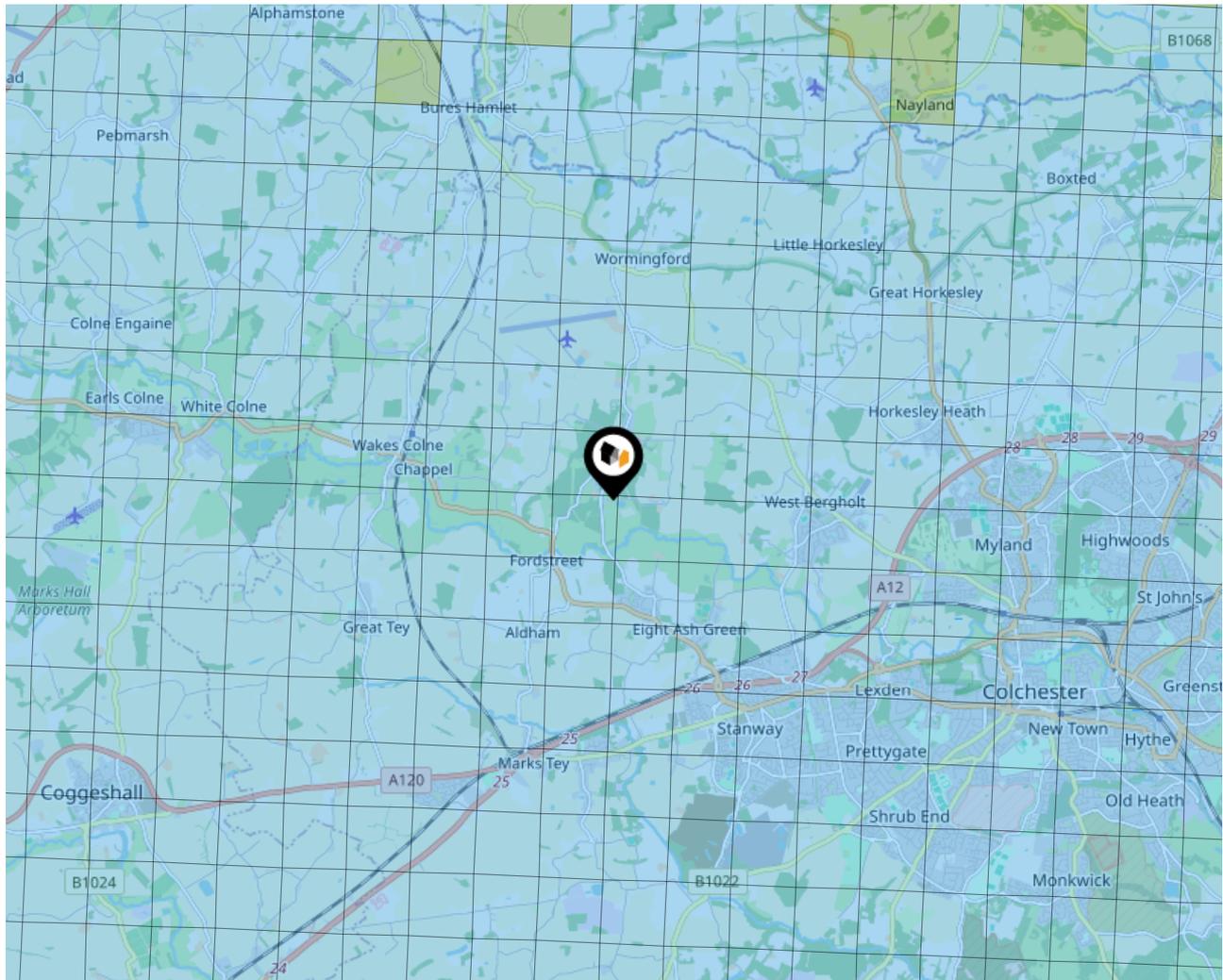


Nearby Council Wards

-  Lexden & Braiswick Ward
-  Rural North Ward
-  Prettygate Ward
-  Stanway Ward
-  Mile End Ward
-  Castle Ward
-  New Town & Christ Church Ward
-  Shrub End Ward
-  The Colnes Ward
-  Highwoods Ward

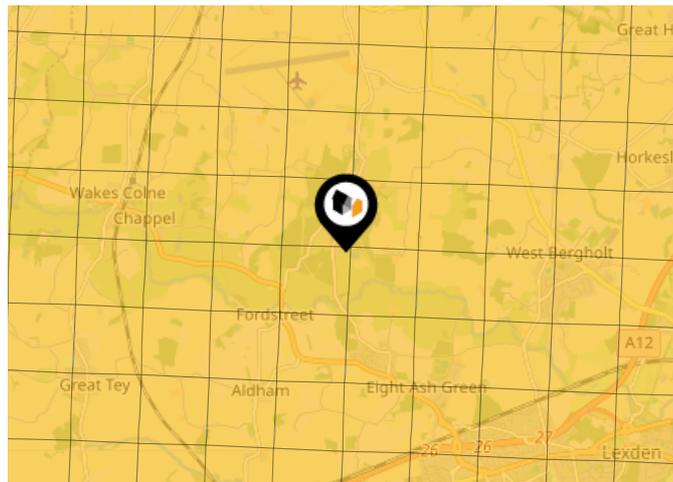
What is Radon?

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/m³).



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

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

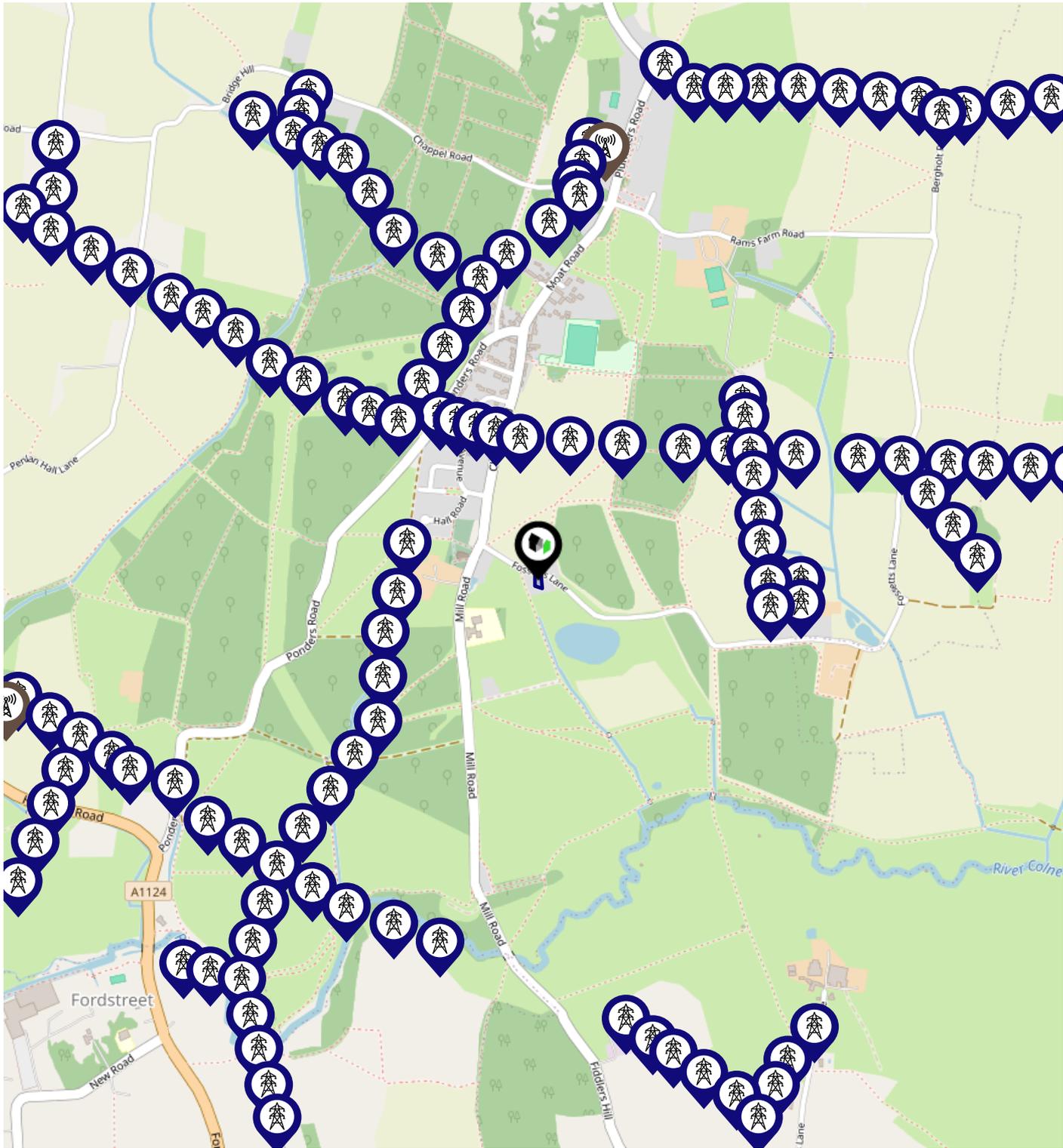


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons

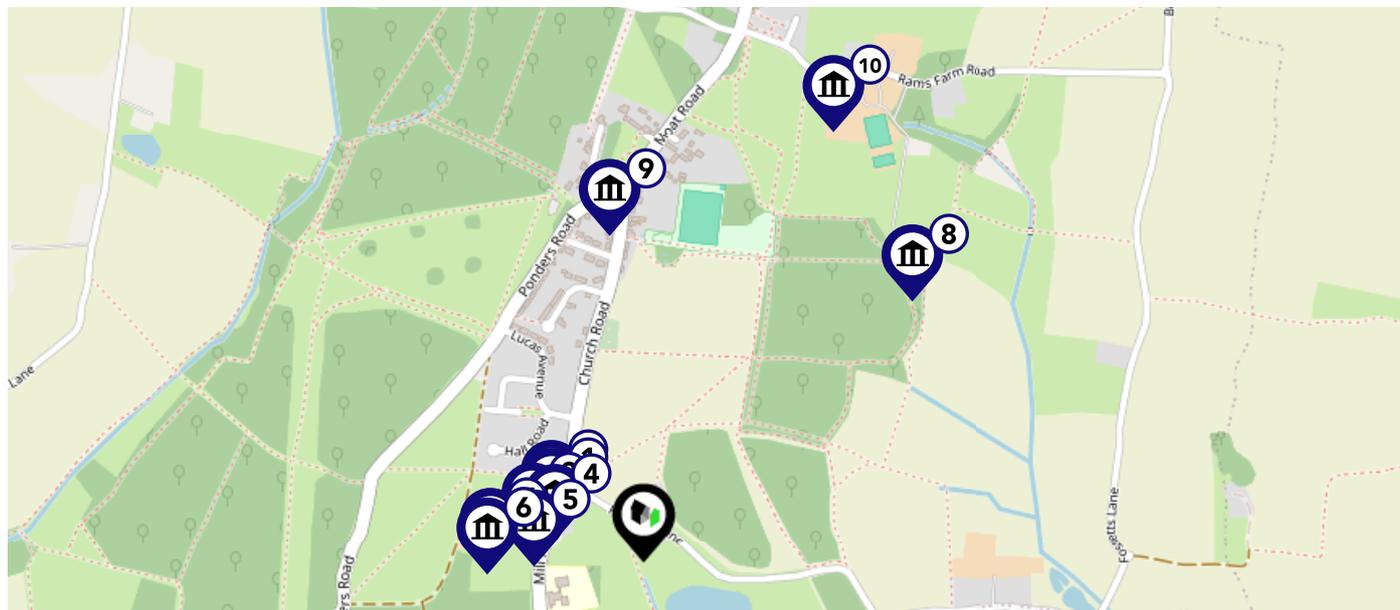


- Key:**
-  Power Pylons
 -  Communication Masts

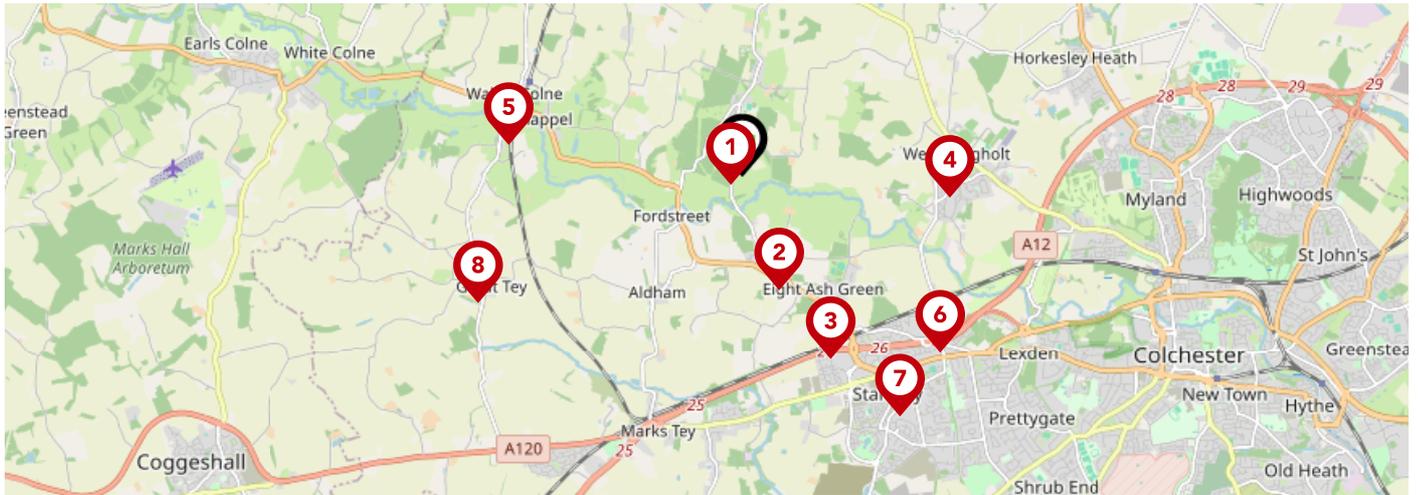
Maps

Listed Buildings

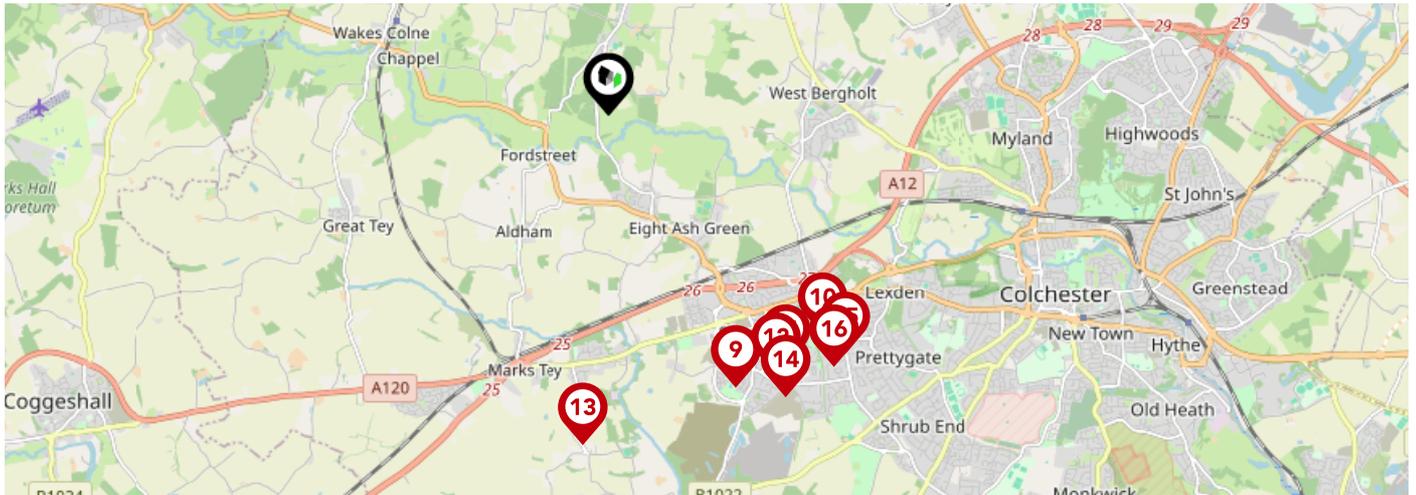
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1239819 - 72, Church Road	Grade II	0.1 miles
	1239789 - Church Of All Saints	Grade I	0.1 miles
	1239808 - The Three Horseshoes Public House	Grade II	0.1 miles
	1239790 - Oak House	Grade II	0.1 miles
	1239812 - Barn East Of Fordham Hall	Grade II	0.1 miles
	1267740 - Fordham Hall	Grade II	0.2 miles
	1273566 - Granary South West Of Fordham Hall	Grade II	0.2 miles
	1267711 - Idols Cottage	Grade II	0.4 miles
	1452952 - Fordham War Memorial	Grade II	0.4 miles
	1222603 - Fletchers Farmhouse	Grade II	0.5 miles



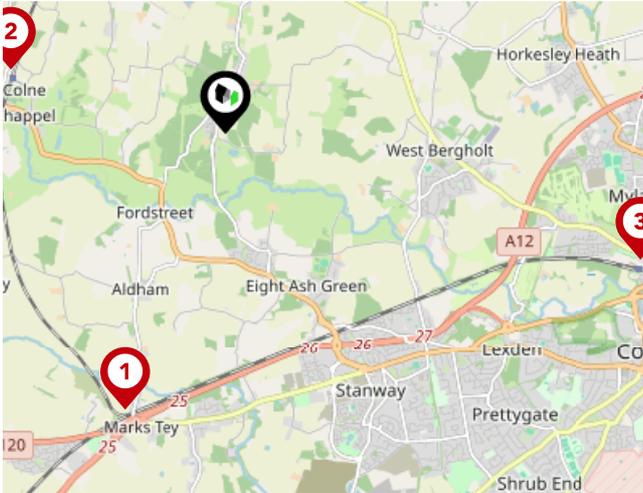
	Nursery	Primary	Secondary	College	Private
<p>1 Fordham All Saints CofE Voluntary Controlled Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 95 Distance:0.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Holy Trinity CofE Primary School, Eight Ash Green and Aldham</p> <p>Ofsted Rating: Good Pupils: 92 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Doucecroft School</p> <p>Ofsted Rating: Good Pupils: 64 Distance:1.86</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Heathlands Church of England Voluntary Controlled Primary School, West Bergholt</p> <p>Ofsted Rating: Good Pupils: 416 Distance:1.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Chappel CofE Controlled Primary School</p> <p>Ofsted Rating: Not Rated Pupils: 100 Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Holmwood House School</p> <p>Ofsted Rating: Not Rated Pupils: 373 Distance:2.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Stanway Primary School</p> <p>Ofsted Rating: Good Pupils: 399 Distance:2.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Great Tey Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 82 Distance:2.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Lakelands Primary School Ofsted Rating: Outstanding Pupils: 182 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Lexden Primary School with Unit for Hearing Impaired Pupils Ofsted Rating: Good Pupils: 223 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lexden Springs School Ofsted Rating: Serious Weaknesses Pupils: 282 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Stanway School Ofsted Rating: Good Pupils: 1394 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Copford Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 206 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stanway Fiveways Primary School Ofsted Rating: Good Pupils: 547 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Home Farm Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Teresa's Catholic Primary School, Colchester Ofsted Rating: Outstanding Pupils: 219 Distance:3.09	<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	Marks Tey Rail Station	2.7 miles
2	Chappel & Wakes Colne Rail Station	2.04 miles
3	Colchester Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	26.03 miles
2	M11 J9	28.22 miles
3	M11 J7A	28.67 miles
4	M11 J7	30.96 miles
5	M11 J10	31.01 miles



Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	24.5 miles
2	Stansted Airport	23.28 miles
3	Cambridge	33.38 miles
4	Silvertown	43.19 miles

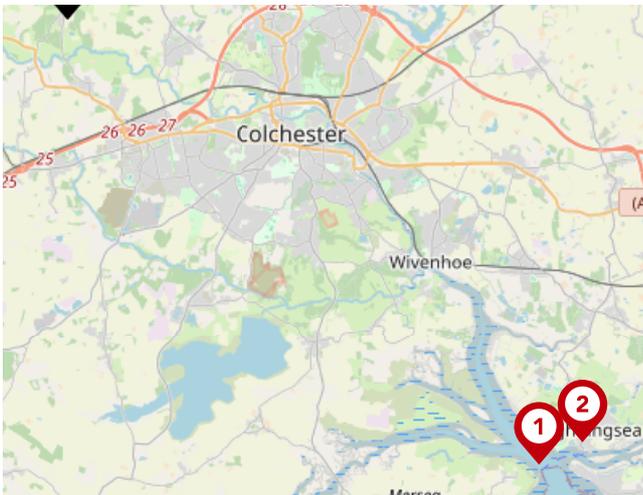
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Primary School	0.22 miles
2	Memorial	0.36 miles
3	Quilters Green	0.36 miles
4	Fiddlers Folly	1.04 miles
5	New Rd	0.87 miles



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	11.86 miles
2	Brightlingsea Ferry Landing	12.18 miles

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.



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

The information contained within this report is for general information purposes only.

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.



Nicholas Percival Ltd

Beacon End Farmhouse London Road
Stanway Colchester Essex CO3 0NQ

01206 563222

nldann@nicholaspercival.co.uk

www.nicholaspercival.co.uk

