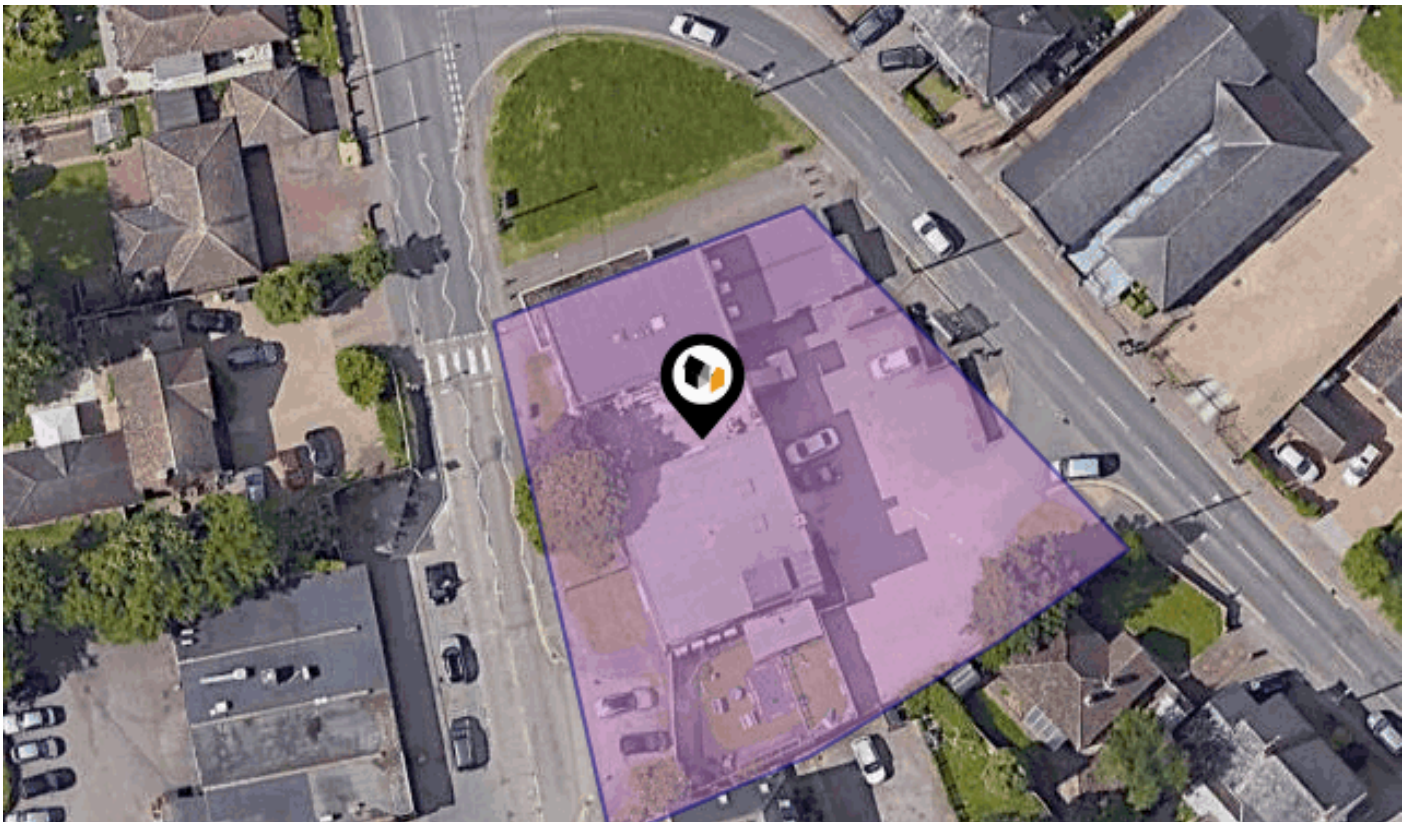
NICHOLAS PERCIVAL

See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 20th November 2026



CHAPEL ROAD, STANWAY, COLCHESTER, CO3

Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

jscott@nicholaspercival.co.uk

www.nicholaspercival.co.uk

arla | propertymark PROTECTED

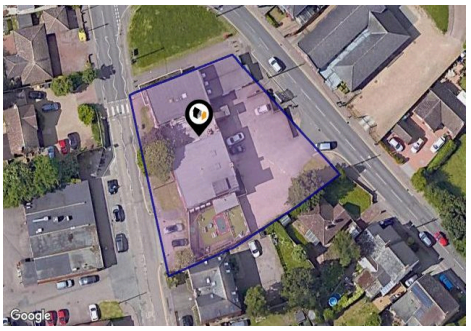
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Property
Overview

NICHOLAS PERCIVAL







Property

Type:	Flat / Maisonette	**Tenure:**	Freehold
Bedrooms:	2		
Floor Area:	624 ft^2 / 58 m^2		
Plot Area:	0.41 acres		
Year Built :	1976-1982		
Council Tax :	Band A		
Annual Estimate:	£1,522		
Title Number:	EX103049		

Local Area

Local Authority: Essex

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT, sky, Virgin media

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Planning records for: ***Logans, 1 Chapel Road, Stanway Colchester CO3 0PU***

Reference - 142954

Decision: Decision Issued

Date: 28th March 2014

Description:

Proposed rear single storey extension.

Reference - 145466

Decision: Decision Issued

Date: 15th July 2014

Description:

Proposed rear single storey extension(resubmission of 142954).

Reference - 190150

Decision: Decision Issued

Date: 18th January 2019

Description:

Proposed rear single storey extension.

Planning records for: ***Oakwood, 7 Chapel Road, Stanway Colchester CO3 0PU***

Reference - 100341

Decision: Decision Issued

Date: 23rd February 2010

Description:

Rear facing single storey conservatory

Planning records for: ***Jeneveve, 8 Chapel Road, Stanway Colchester CO3 0PU***

Reference - 232135

Decision: Decision Issued

Date: 11th September 2023

Description:

Proposed bin store to store commercial bin, replacement windows to allow ventilation to internal rooms. Extend opening hours Mon-Fri 09:00-18:00 (Thursday 21:00), Sat - 09:00-13:00

Reference - 232203

Decision: Decision Issued

Date: 18th September 2023

Description:

Generally changing existing text/graphics advertising from undertakersto text/graphics advertising podiatry. Specifically: Changing existinglit fascia text/graphics advertising from undertakers to text/graphicsadvertising podiatry. Changing lit wall mount

Reference - 23/01163/S192

Decision: Decision Issued

Date: 18th September 2023

Description:

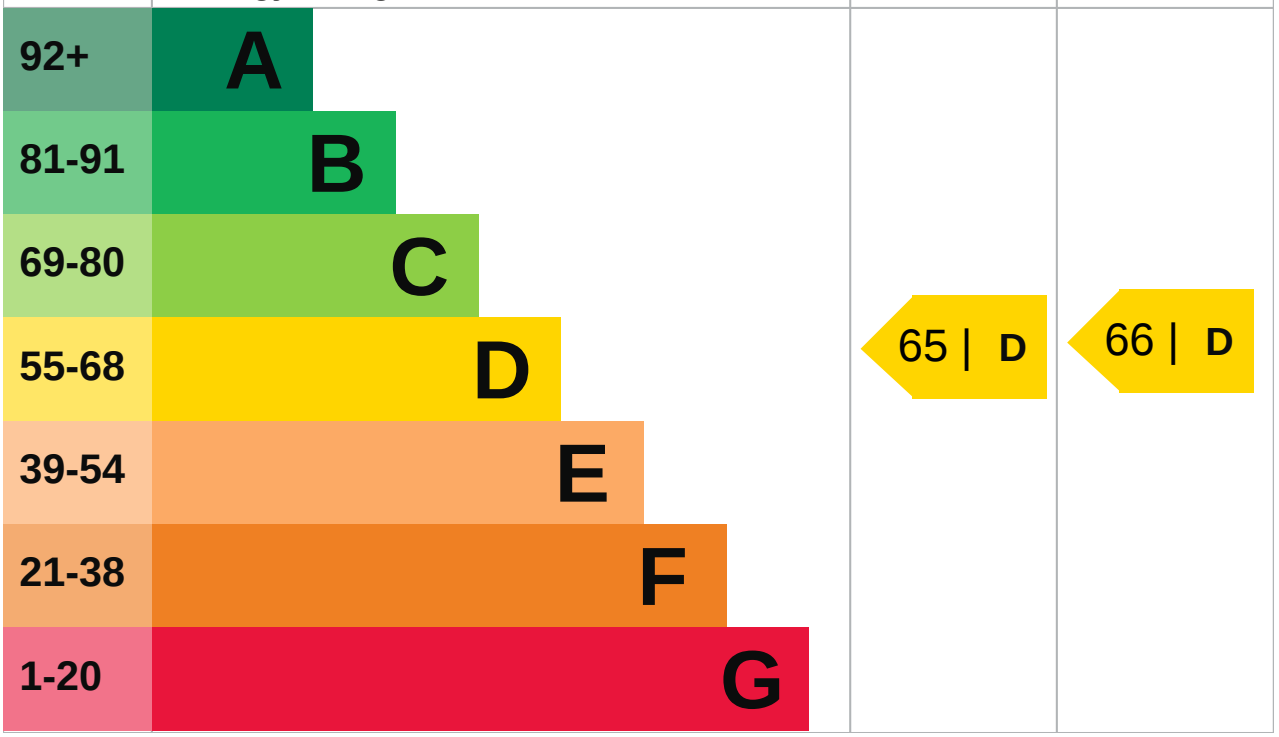
Application for a Lawful Development Certificate for a Proposed Use or Development for a loft conversion with rear dormer

Stanway, CO3

Energy rating

D

Valid until 20.11.2033



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NICHOLAS PERCIVAL

Additional EPC Data

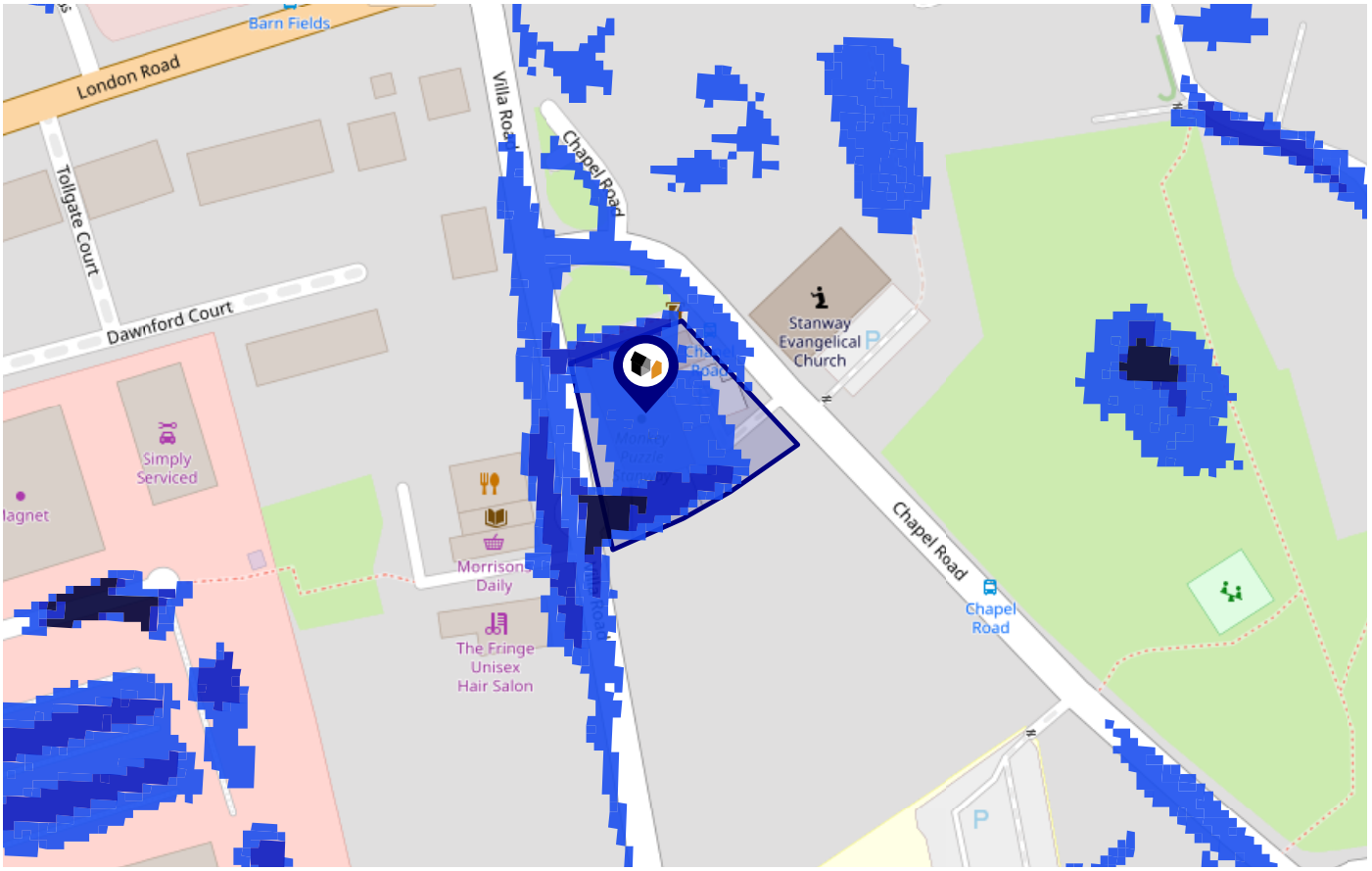
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Flat, insulated
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	58 m^2

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Flood Risk
Surface Water - Flood Risk

NICHOLAS PERCIVAL

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

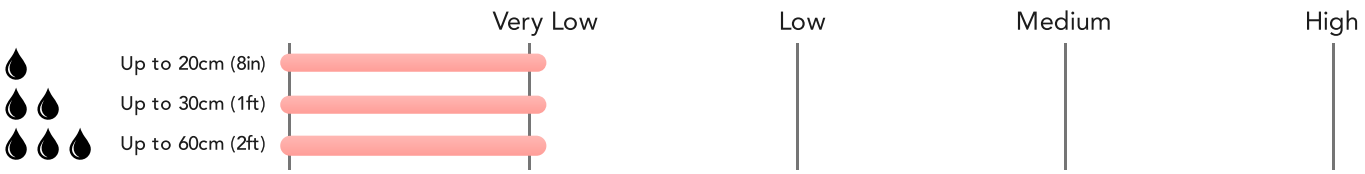


Risk Rating: Low

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:

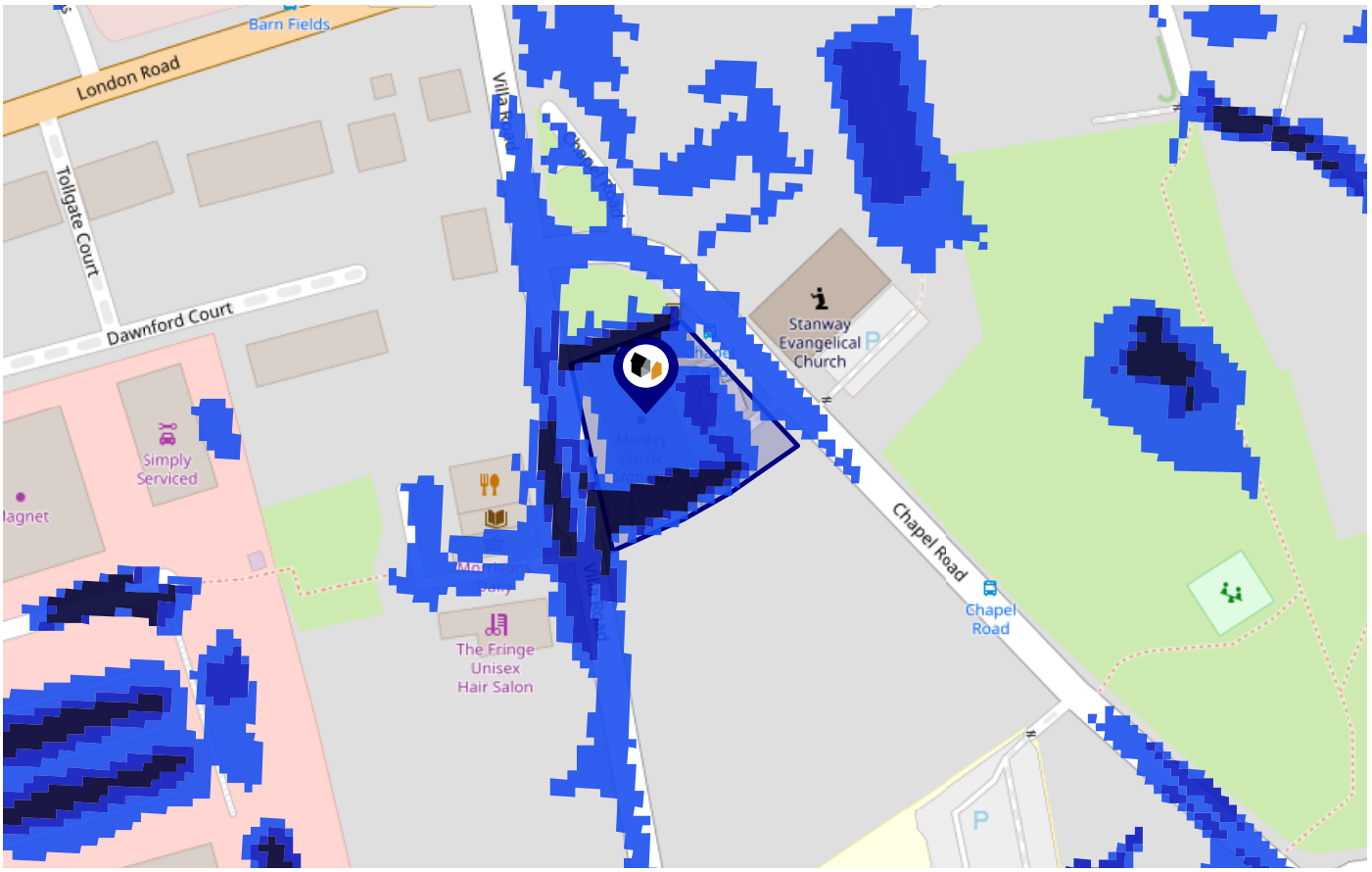


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Flood Risk
Surface Water - Climate Change

NICHOLAS PERCIVAL

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.

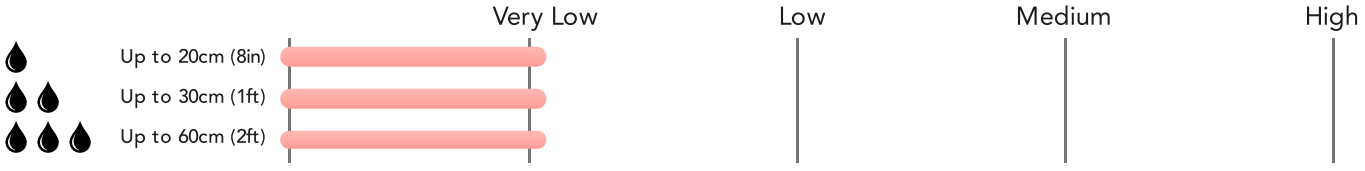


Risk Rating: Low

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:

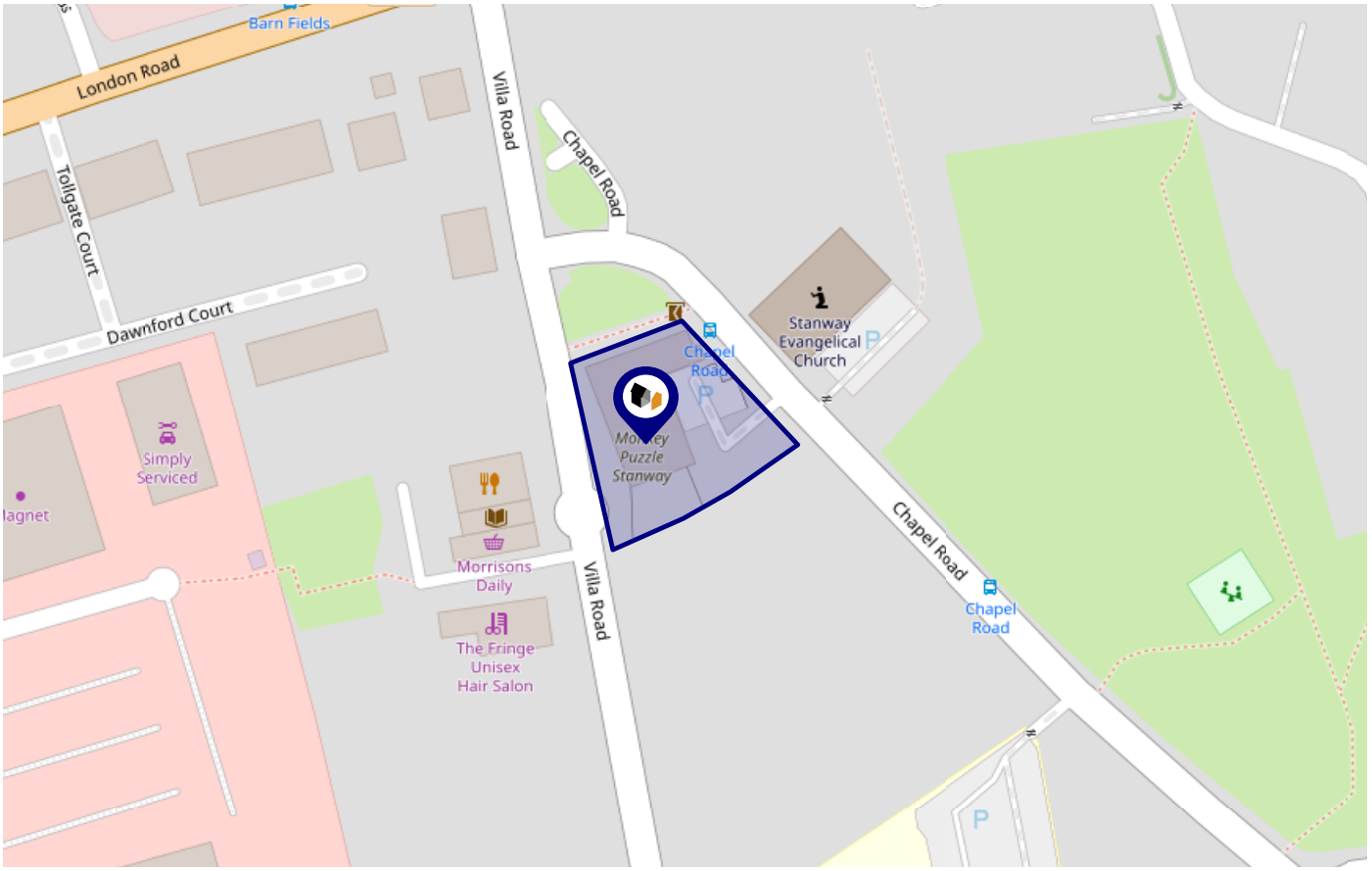


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Flood Risk
Rivers & Seas - Flood Risk

NICHOLAS PERCIVAL

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

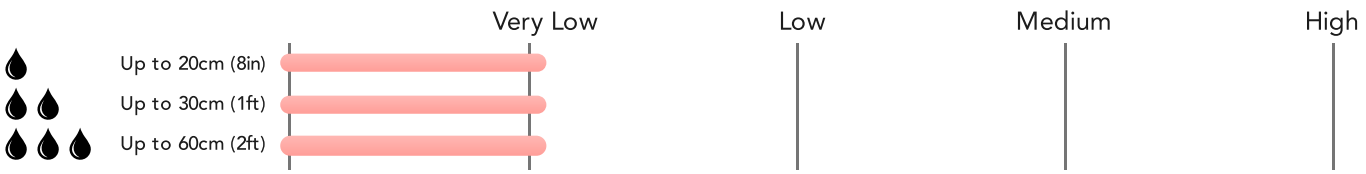


Risk Rating: Very low

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

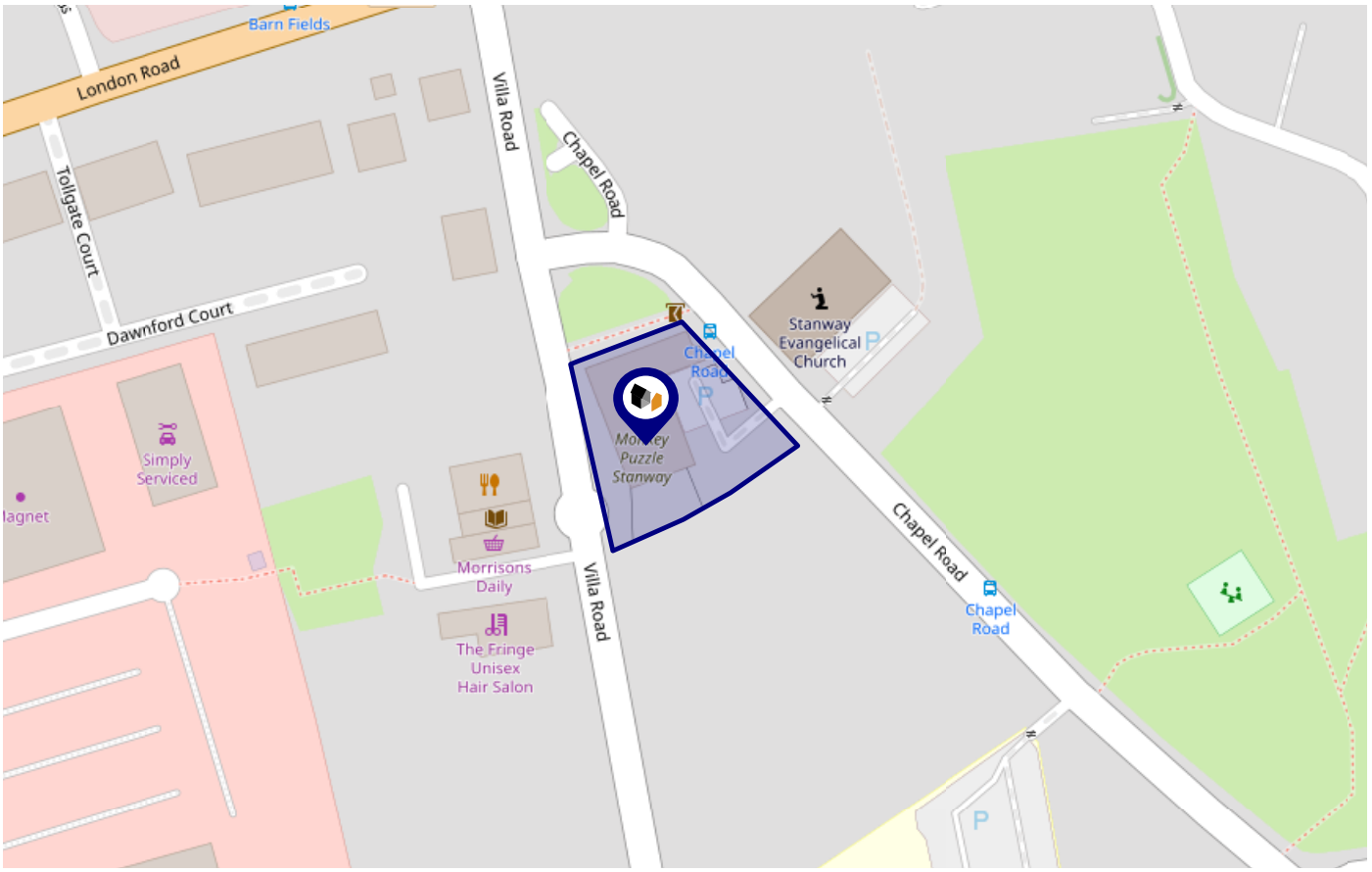


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Flood Risk
Rivers & Seas - Climate Change

NICHOLAS PERCIVAL

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.

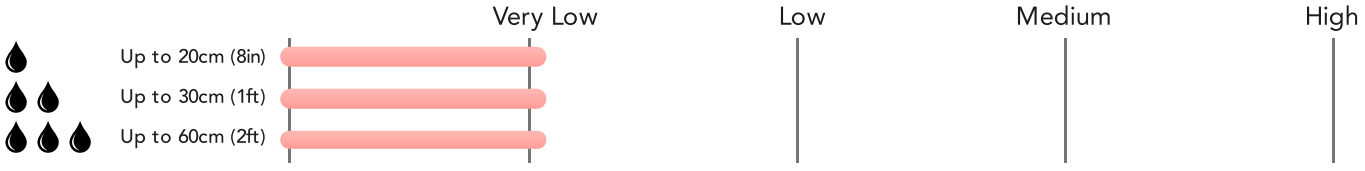


Risk Rating: Very low

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.

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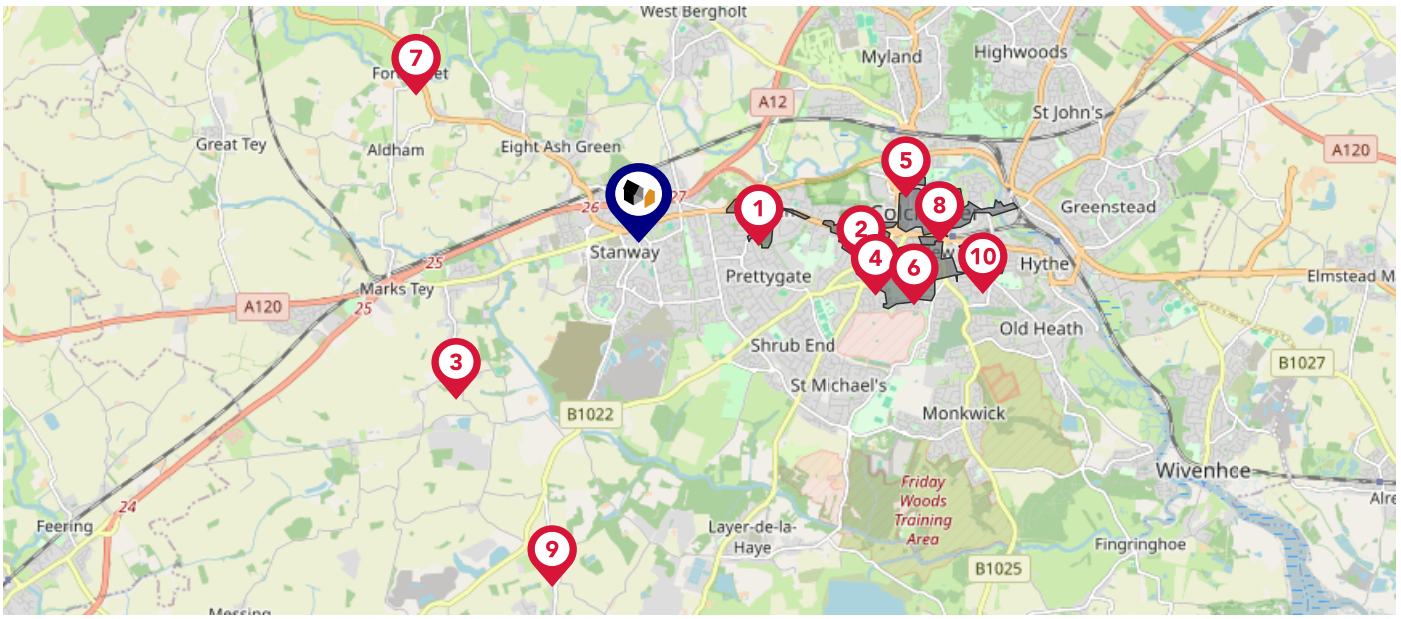
Chance of flooding to the following depths at this property:



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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.

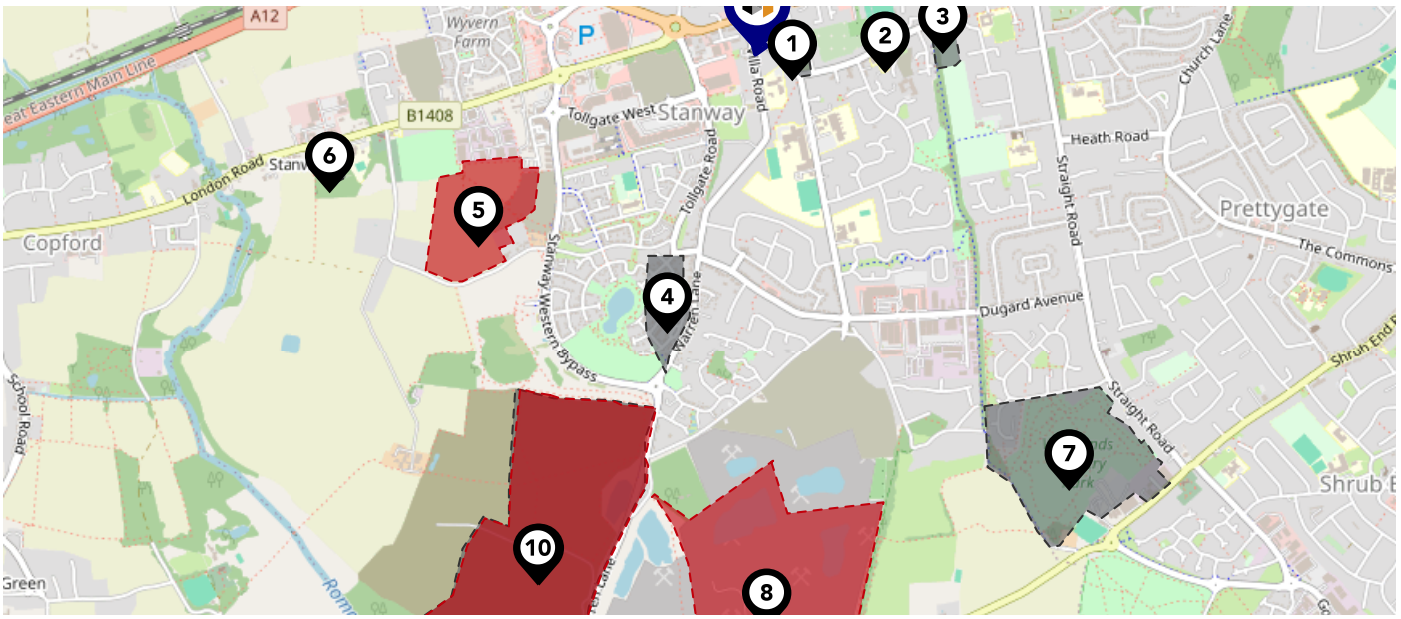


Nearby Conservation Areas	
1	Colchester Area 3
2	Colchester Area 2
3	Copford Green
4	Colchester Area 5 Mill Field Estate
5	Colchester Area 4
6	Garrison
7	Fordstreet
8	Colchester Area 1
9	Birch
10	New Town

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Maps
Landfill Sites

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



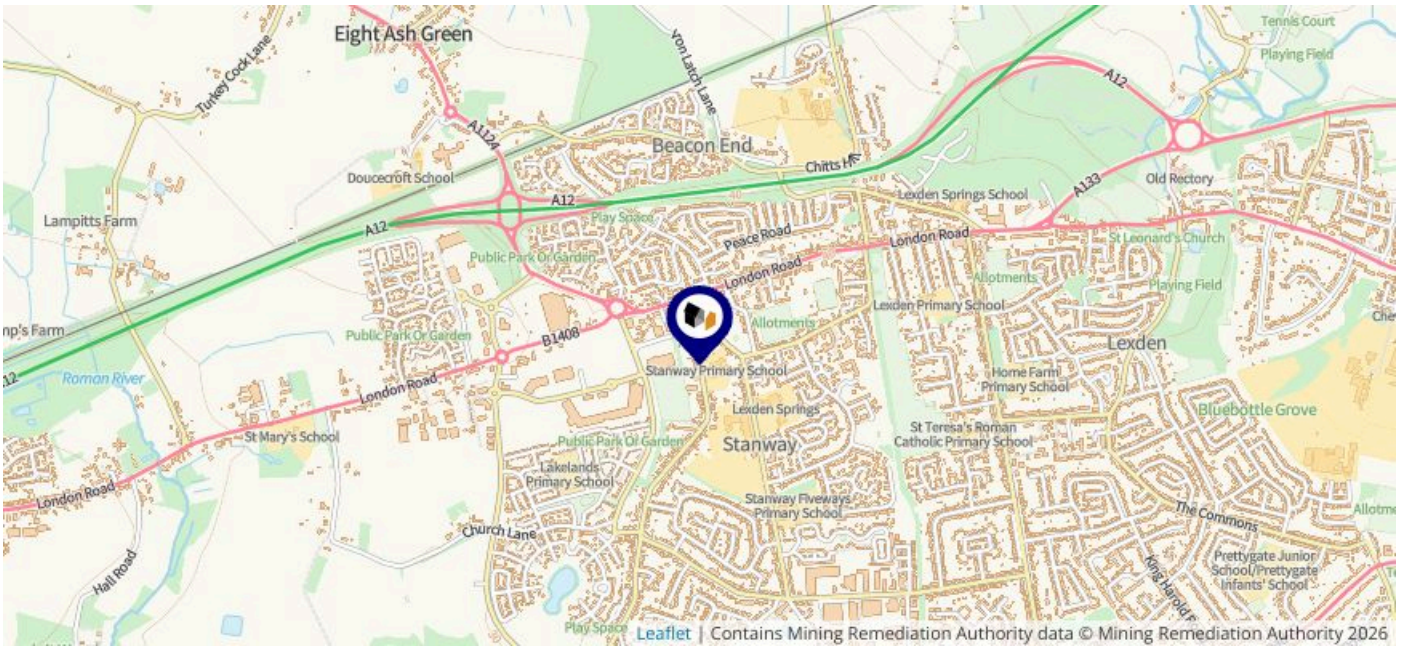
Nearby Landfill Sites

1	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill
2	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill
3	London Road-London Road, Stanway, Colchester	Historic Landfill
4	Warren Lane-Warren Lane, Stanway, Colchester	Historic Landfill
5	EA/EPR/EB3609XH/T001	Active Landfill
6	London Road-London Road, Colchester	Historic Landfill
7	Shrub End-Colchester, Essex	Historic Landfill
8	EA/EPR/JB3700FU/V002	Active Landfill
9	EA/EPR/UP3399NQ/A001	Active Landfill
10	Bell House Pit-Stanway	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

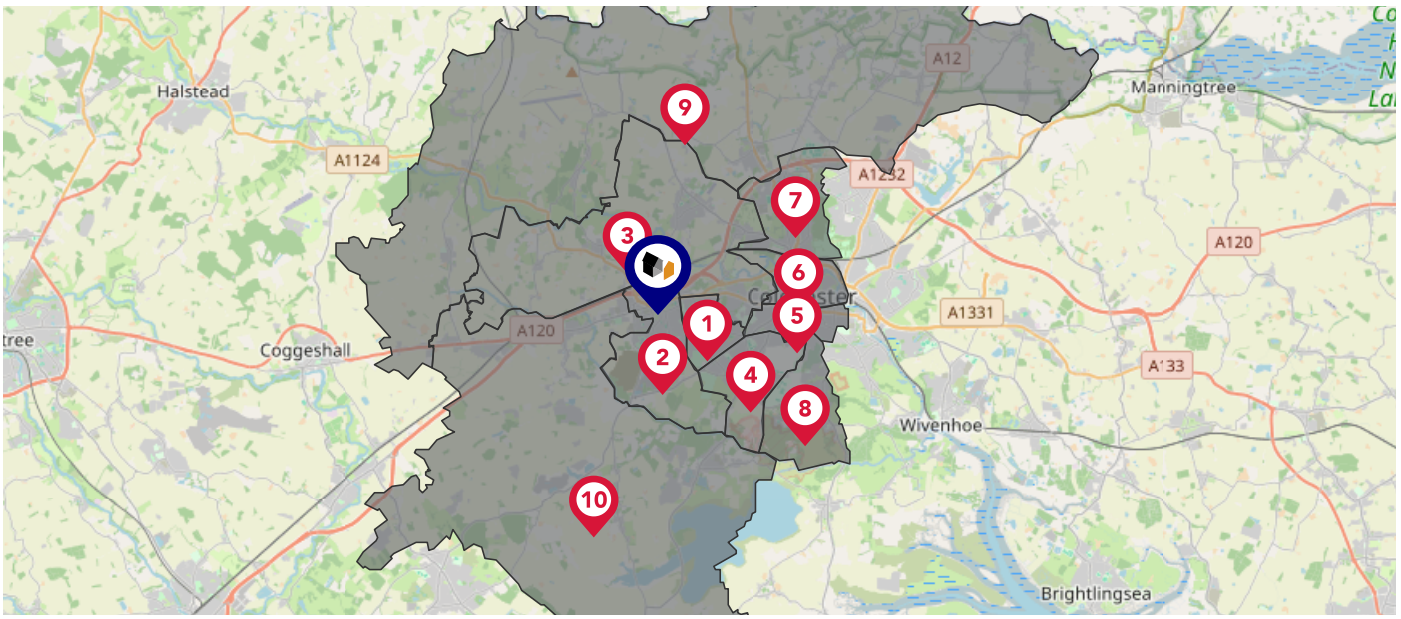
- Adit
- Gutter Pit
- Shaft

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

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Prettygate Ward
2	Stanway Ward
3	Lexden & Braiswick Ward
4	Shrub End Ward
5	New Town & Christ Church Ward
6	Castle Ward
7	Mile End Ward
8	Berechurch Ward
9	Rural North Ward
10	Marks Tey & Layer Ward

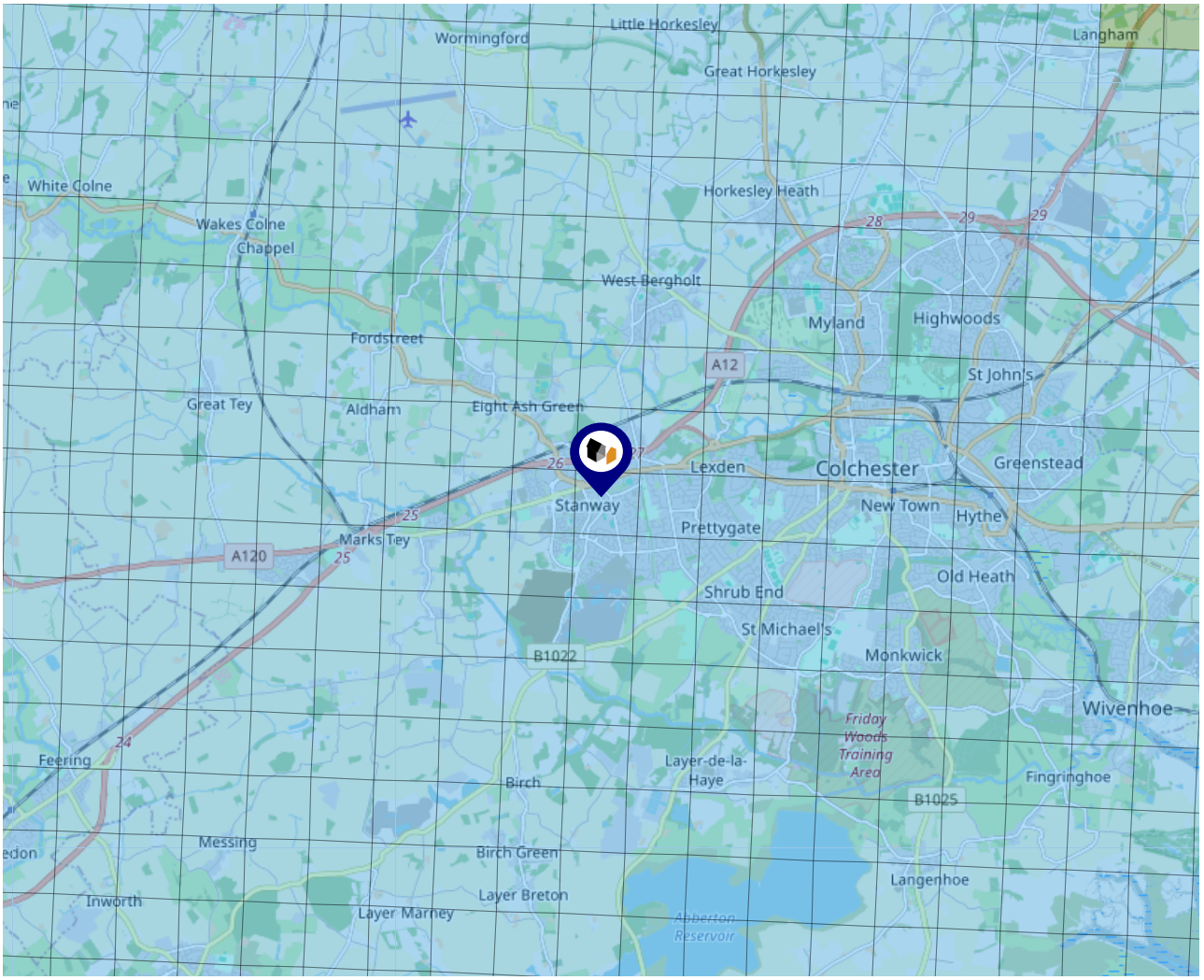
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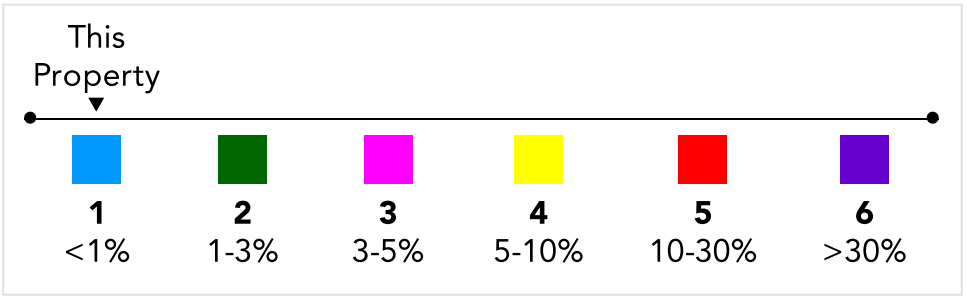
Environment
Radon Gas

NICHOLAS PERCIVAL

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).





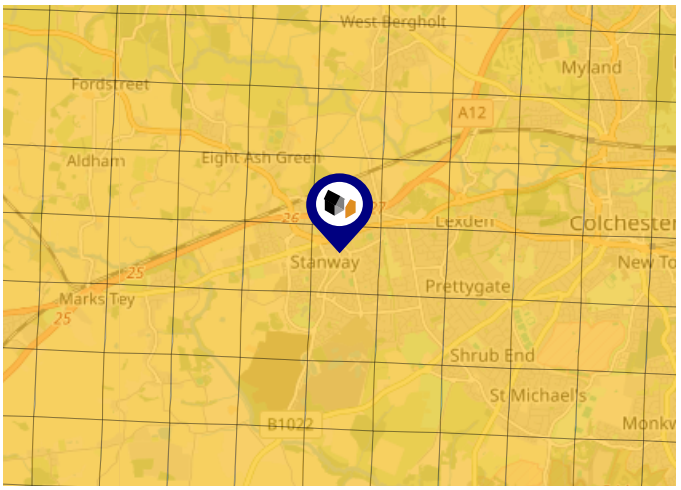
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Environment
Soils & Clay

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

Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



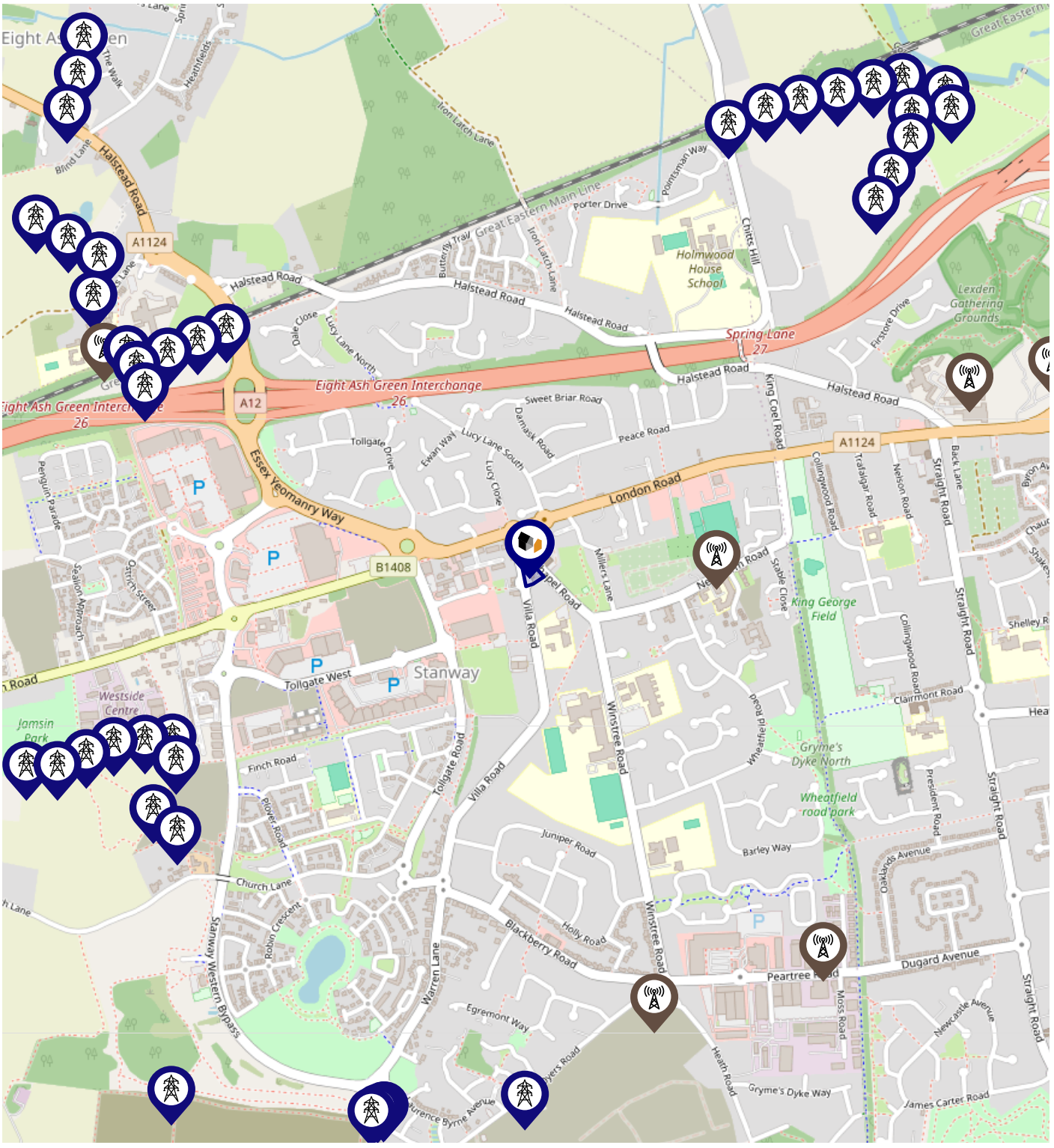
Primary Classifications (Most Common Clay Types)

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

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Local Area
Masts & Pylons

NICHOLAS PERCIVAL



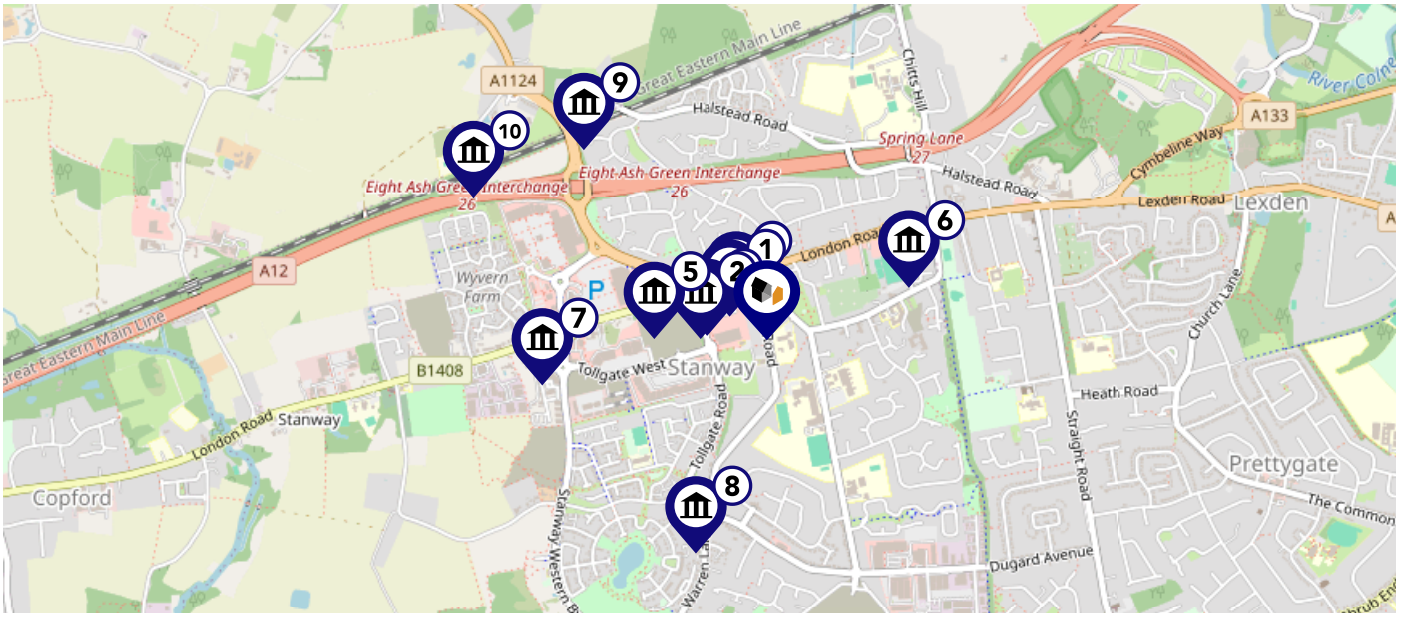
Key:

- Power Pylons
- Communication Masts

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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
1 1224842 - Beaconhead Farmhouse	Grade II	0.1 miles
2 1224898 - Judds Farmhouse	Grade II	0.1 miles
3 1266605 - Barn North North East Of Beaconend Farmhouse	Grade II	0.1 miles
4 1266608 - Barn North East Of Judds Farmhouse	Grade II	0.1 miles
5 1224895 - Cherrytree Farmhouse	Grade II	0.2 miles
6 1266609 - St Albright's Hospital	Grade II	0.4 miles
7 1224897 - Foakes	Grade II	0.5 miles
8 1224935 - White House	Grade II	0.5 miles
9 1239709 - Brick Stables House	Grade II	0.6 miles
10 1273603 - Abbott's Hall	Grade II	0.7 miles

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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

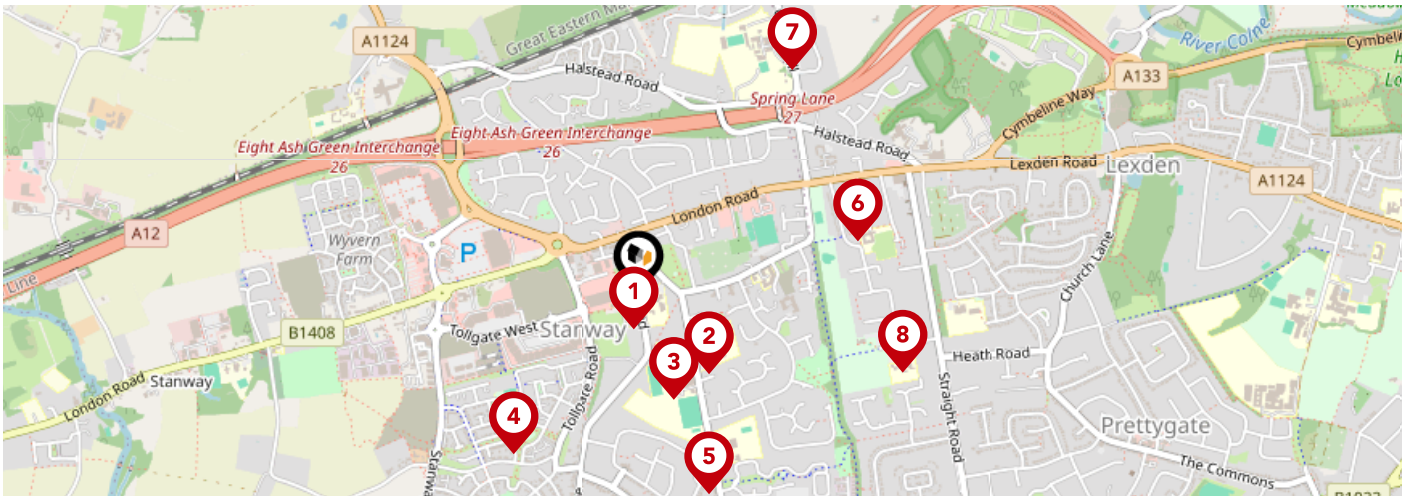
Central Heating

Water Supply

Drainage

Area
Schools

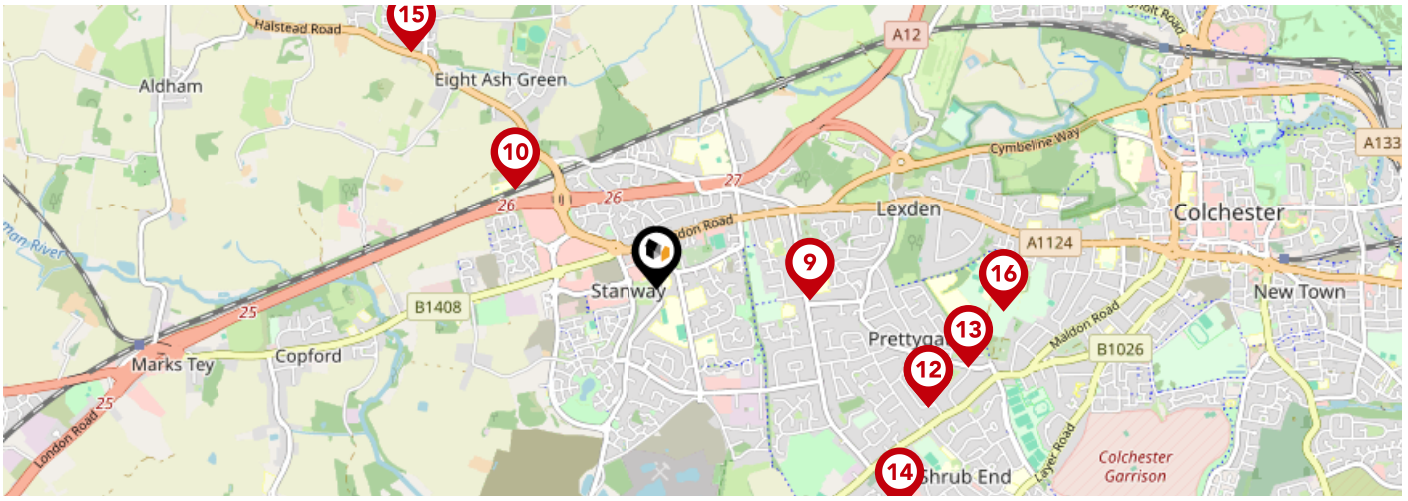
NICHOLAS PERCIVAL



		Nursery	Primary	Secondary	College	Private
1	**Stanway Primary School** Ofsted Rating: Good | Pupils: 399 | Distance:0.08	☐	☑	☐	☐	☐
2	**Lexden Springs School** Ofsted Rating: Serious Weaknesses | Pupils: 282 | Distance:0.24	☐	☐	☑	☐	☐
3	**The Stanway School** Ofsted Rating: Good | Pupils: 1394 | Distance:0.26	☐	☐	☑	☐	☐
4	**Lakelands Primary School** Ofsted Rating: Outstanding | Pupils: 182 | Distance:0.47	☐	☑	☐	☐	☐
5	**Stanway Fiveways Primary School** Ofsted Rating: Good | Pupils: 547 | Distance:0.49	☐	☑	☐	☐	☐
6	**Lexden Primary School with Unit for Hearing Impaired Pupils** Ofsted Rating: Good | Pupils: 223 | Distance:0.52	☐	☑	☐	☐	☐
7	**Holmwood House School** Ofsted Rating: Not Rated | Pupils: 373 | Distance:0.62	☐	☐	☑	☐	☐
8	**St Teresa's Catholic Primary School, Colchester** Ofsted Rating: Outstanding | Pupils: 219 | Distance:0.63	☐	☑	☐	☐	☐

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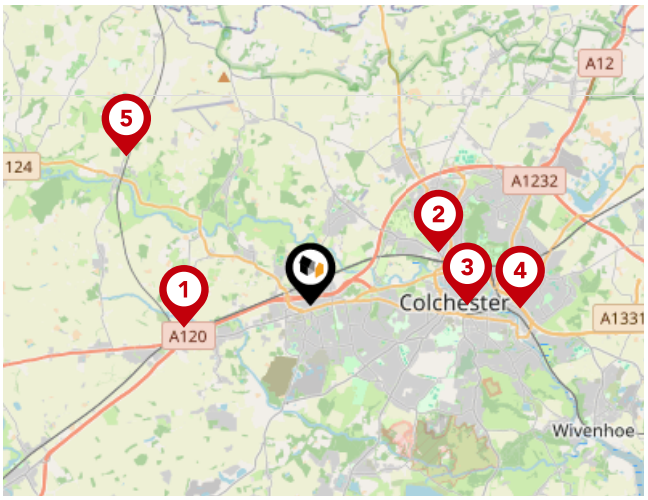
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Home Farm Primary School** Ofsted Rating: Outstanding | Pupils: 421 | Distance:0.71	☐	☑	☐	☐	☐
10	**Doucecroft School** Ofsted Rating: Good | Pupils: 64 | Distance:0.79	☐	☐	☑	☐	☐
11	**Prettygate Infant School** Ofsted Rating: Good | Pupils: 160 | Distance:1.36	☐	☑	☐	☐	☐
12	**Prettygate Junior School** Ofsted Rating: Good | Pupils: 254 | Distance:1.36	☐	☑	☐	☐	☐
13	**Philip Morant School and College** Ofsted Rating: Good | Pupils: 1715 | Distance:1.48	☐	☐	☑	☐	☐
14	**Gosbecks Primary School** Ofsted Rating: Good | Pupils: 265 | Distance:1.51	☐	☑	☐	☐	☐
15	**Holy Trinity CofE Primary School, Eight Ash Green and Aldham** Ofsted Rating: Good | Pupils: 92 | Distance:1.56	☐	☑	☐	☐	☐
16	**St Benedict's Catholic College** Ofsted Rating: Good | Pupils: 898 | Distance:1.59	☐	☐	☑	☐	☐

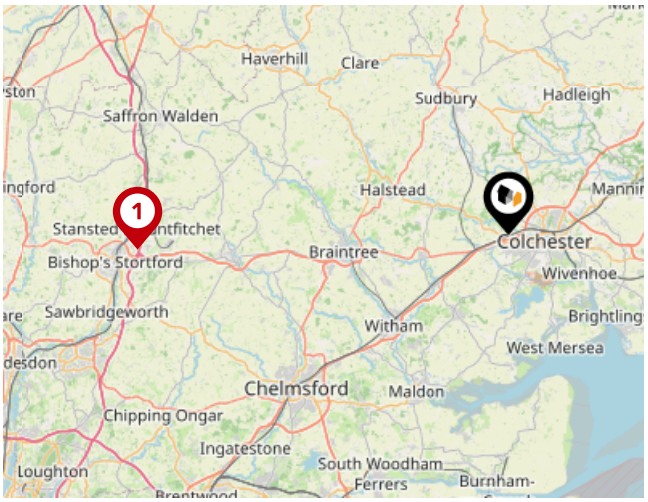
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Area
Transport (National)



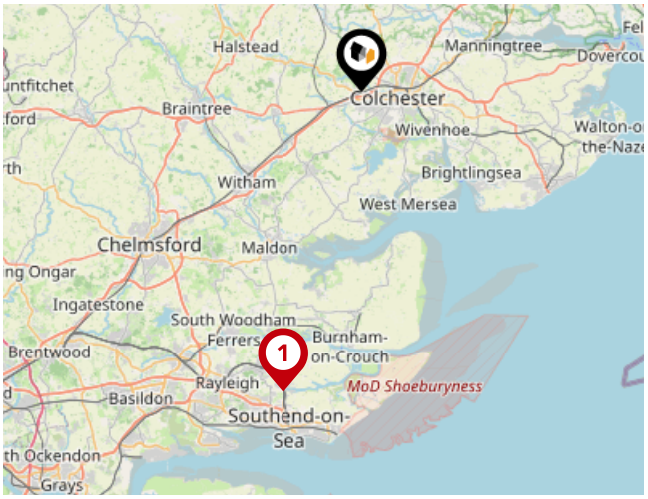
National Rail Stations

Pin	Name	Distance
1	Marks Tey Rail Station	2.36 miles
2	Colchester Rail Station	2.52 miles
3	Colchester Town Rail Station	2.84 miles
4	Hythe (Essex) Rail Station	3.81 miles
5	Chappel & Wakes Colne Rail Station	4.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	27.2 miles

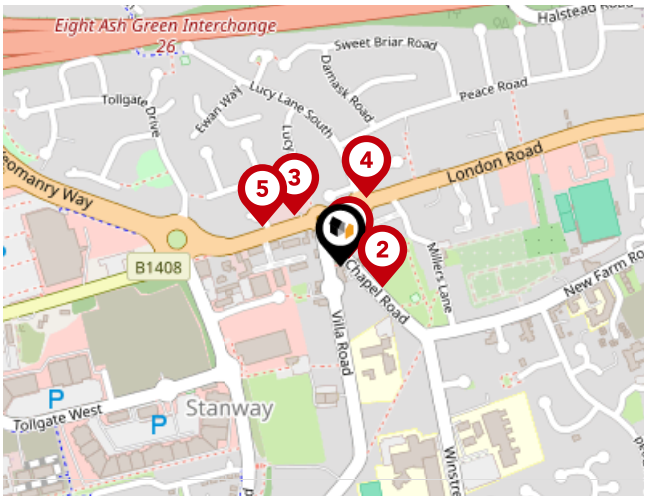


Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	22.7 miles

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Area
Transport (Local)

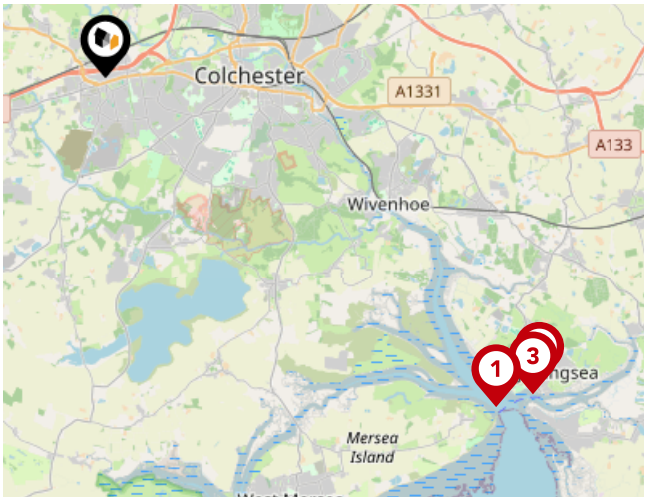


Bus Stops/Stations

Pin	Name	Distance
1	Chapel Road	0.01 miles
2	Chapel Road	0.05 miles
3	Barn Fields	0.07 miles
4	Lucy Lane South	0.08 miles
5	Tollgate Court	0.1 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	9.34 miles
2	Brightlingsea Ferry Landing	9.72 miles
3	Point Clear Ferry Landing	9.73 miles

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Nicholas Percival Ltd
Data Quality

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Environment Agency

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Office for National Statistics

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