



**CHEWTON ROSE**

SELLING GREAT BRITISH HOMES.



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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area  
**Wednesday 10th June 2026**



**BAKERS LANE, COLCHESTER, CO4**

## **Chewton Rose**

158 High Street, Colchester, Essex, CO1 1PG

01206 564259

colchester@chewtonrose.co.uk

www.chewtonrose.co.uk

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,045 ft <sup>2</sup> / 190 m <sup>2</sup>		
<b>Plot Area:</b>	0.49 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,790		
<b>Title Number:</b>	EX743643		

## Local Area

<b>Local Authority:</b>	Colchester
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>3</b> mb/s	<b>80</b> mb/s	<b>10000</b> mb/s

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



### Satellite/Fibre TV Availability:





Planning records for: *Bakers Lane, Colchester, CO4*

<b>Reference - 95/0571</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 05th September 1995
<b>Description:</b> Replacement garage
<b>Reference - 260014</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 02nd January 2026
<b>Description:</b> Outline application for demolition of the existing dwelling and detached double garage, construction of two new dwellings and associated works to enable development.
<b>Reference - 250886</b>
<b>Decision:</b> Decision Issued
<b>Date:</b> 28th April 2025
<b>Description:</b> Demolition of the existing bungalow and detached double garage, construction of 2 x new 4 bedroom dwellings and associated works to enable development.
<b>Reference - 260872</b>
<b>Decision:</b> Application Valid
<b>Date:</b> 12th May 2026
<b>Description:</b> Application for Approval of Details Reserved by Condition 13 & 14 (Tree protection and AIA) and 24 (site levels) of 260014



Planning records for: *Bakers Lane, Colchester, CO4*

Reference - 260813	
<b>Decision:</b>	Application Valid
<b>Date:</b>	01st May 2026
<b>Description:</b>	Application for approval of details reserved by condition 5 & 6 of application 260014



CO4

Energy rating

# E

Valid until 12.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		



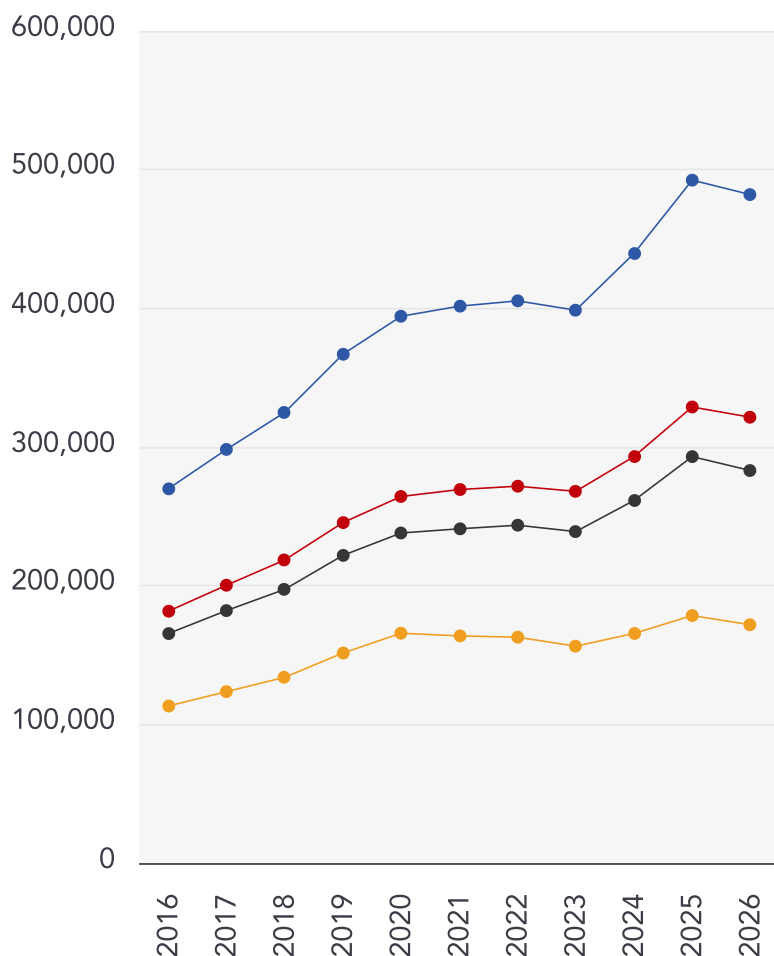
### Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<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, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 53% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	190 m <sup>2</sup>



### 10 Year History of Average House Prices by Property Type in CO4



Detached

**+78.6%**

Semi-Detached

**+77%**

Terraced

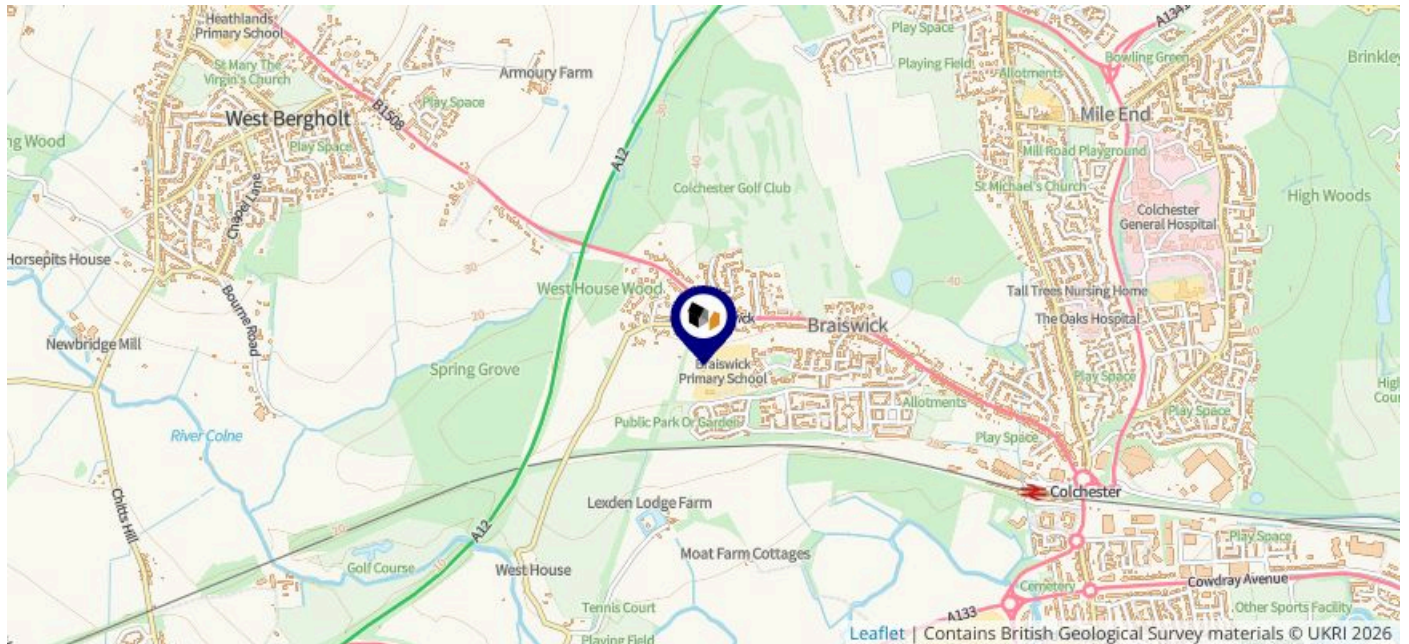
**+71.01%**

Flat

**+51.74%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

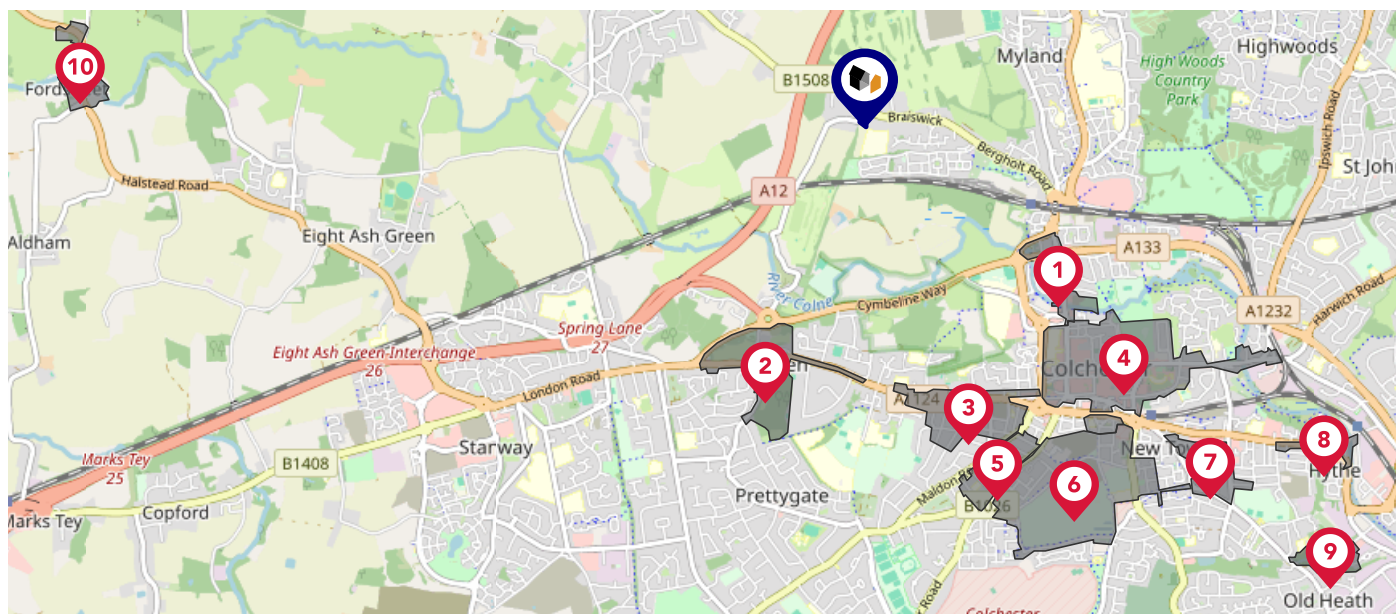
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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.



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.

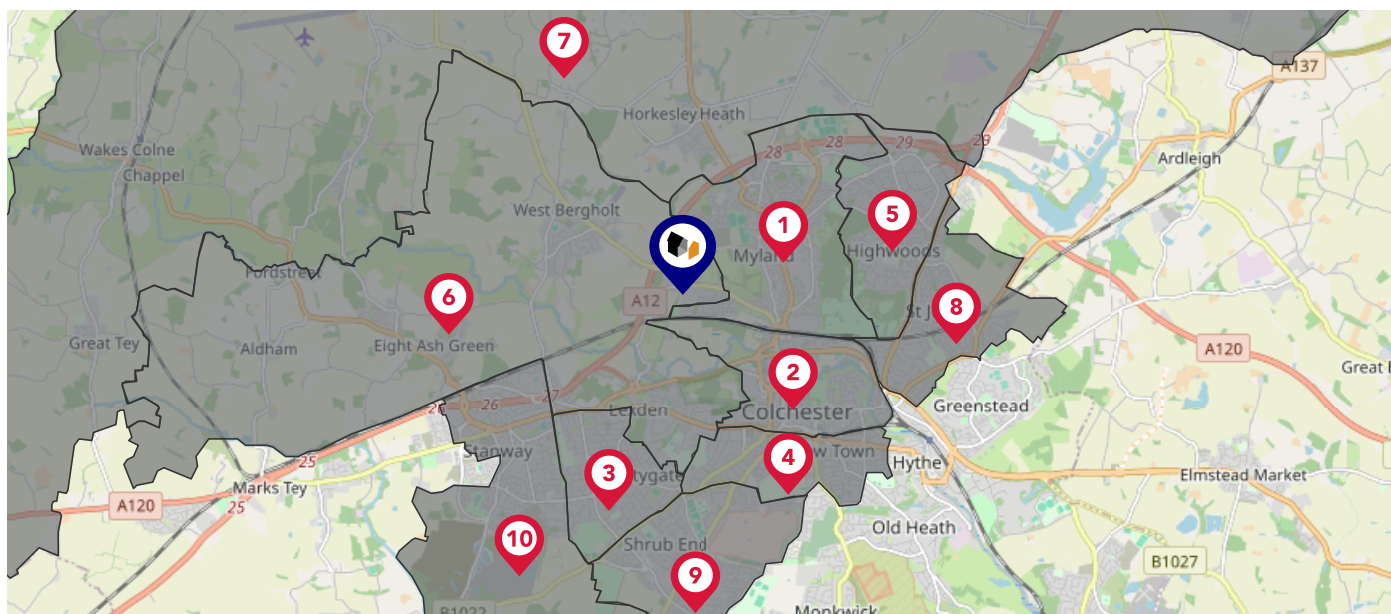


### Nearby Conservation Areas

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



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 Mile End Ward
- 2 Castle Ward
- 3 Prettygate Ward
- 4 New Town & Christ Church Ward
- 5 Highwoods Ward
- 6 Lexden & Braiswick Ward
- 7 Rural North Ward
- 8 St. Anne's & St. John's Ward
- 9 Shrub End Ward
- 10 Stanway Ward

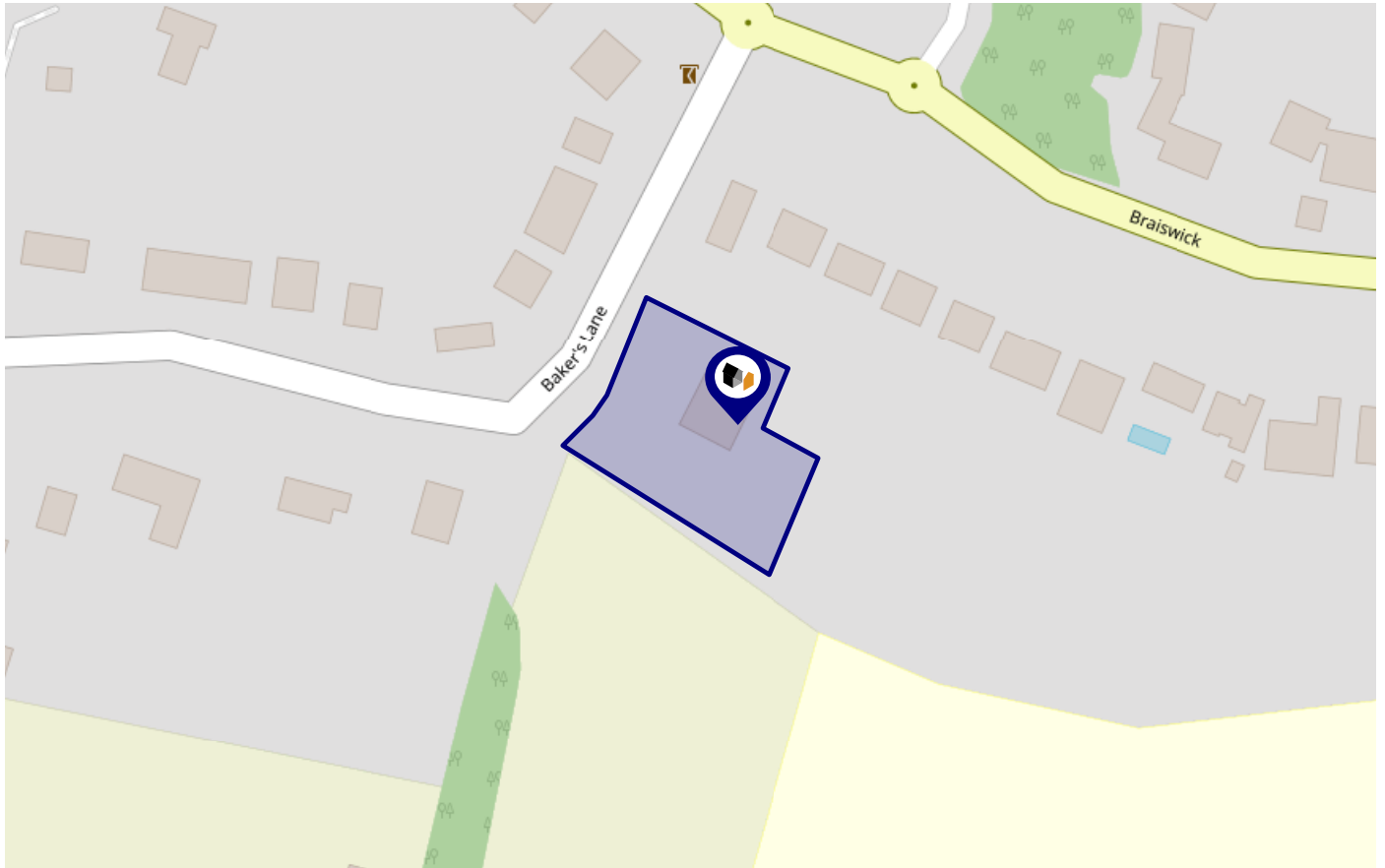
# Flood Risk

## Rivers & Seas - Flood Risk



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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:



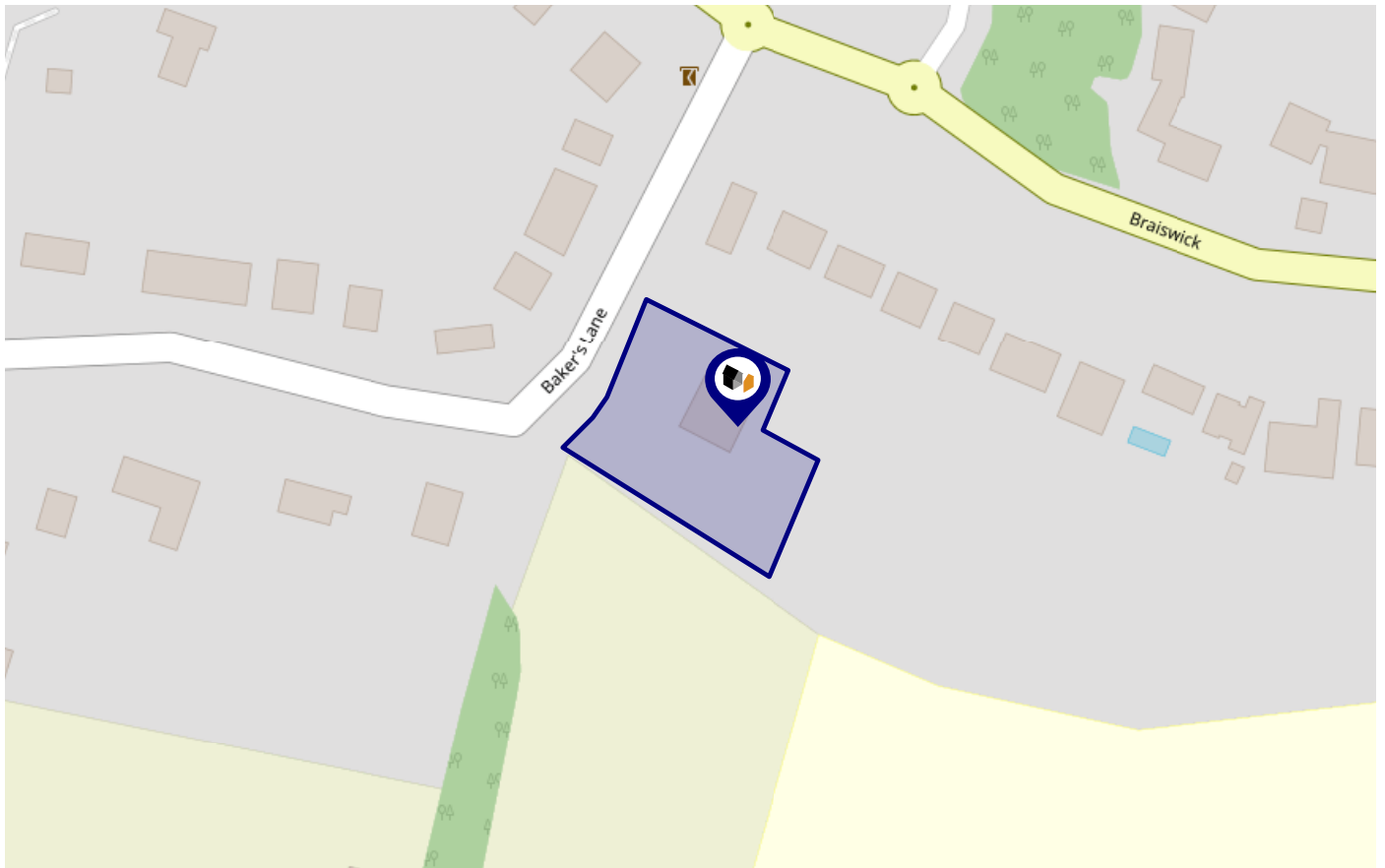
# Flood Risk

## Rivers & Seas - Climate Change



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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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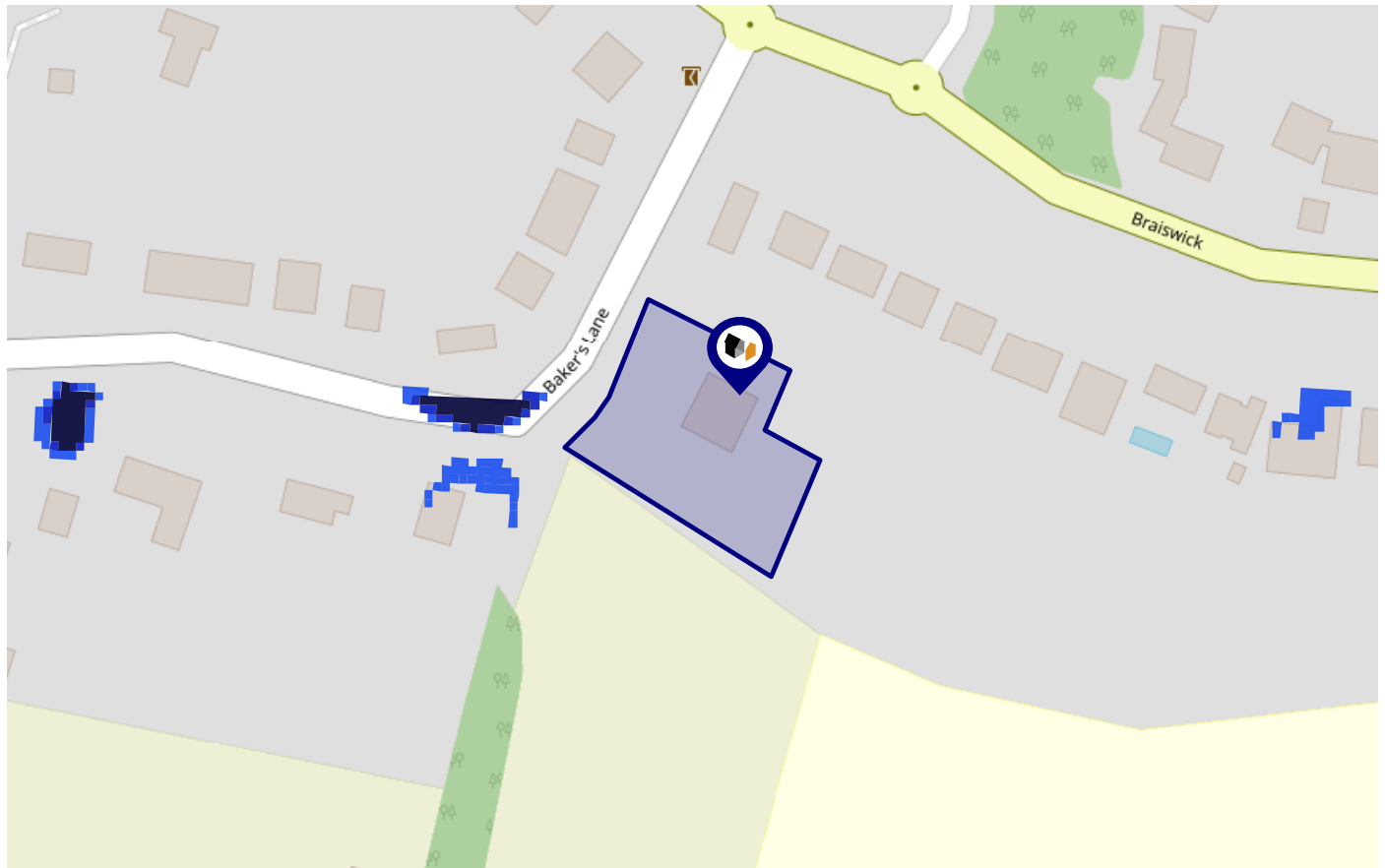
# Flood Risk

## Surface Water - Flood Risk



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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

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- **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:



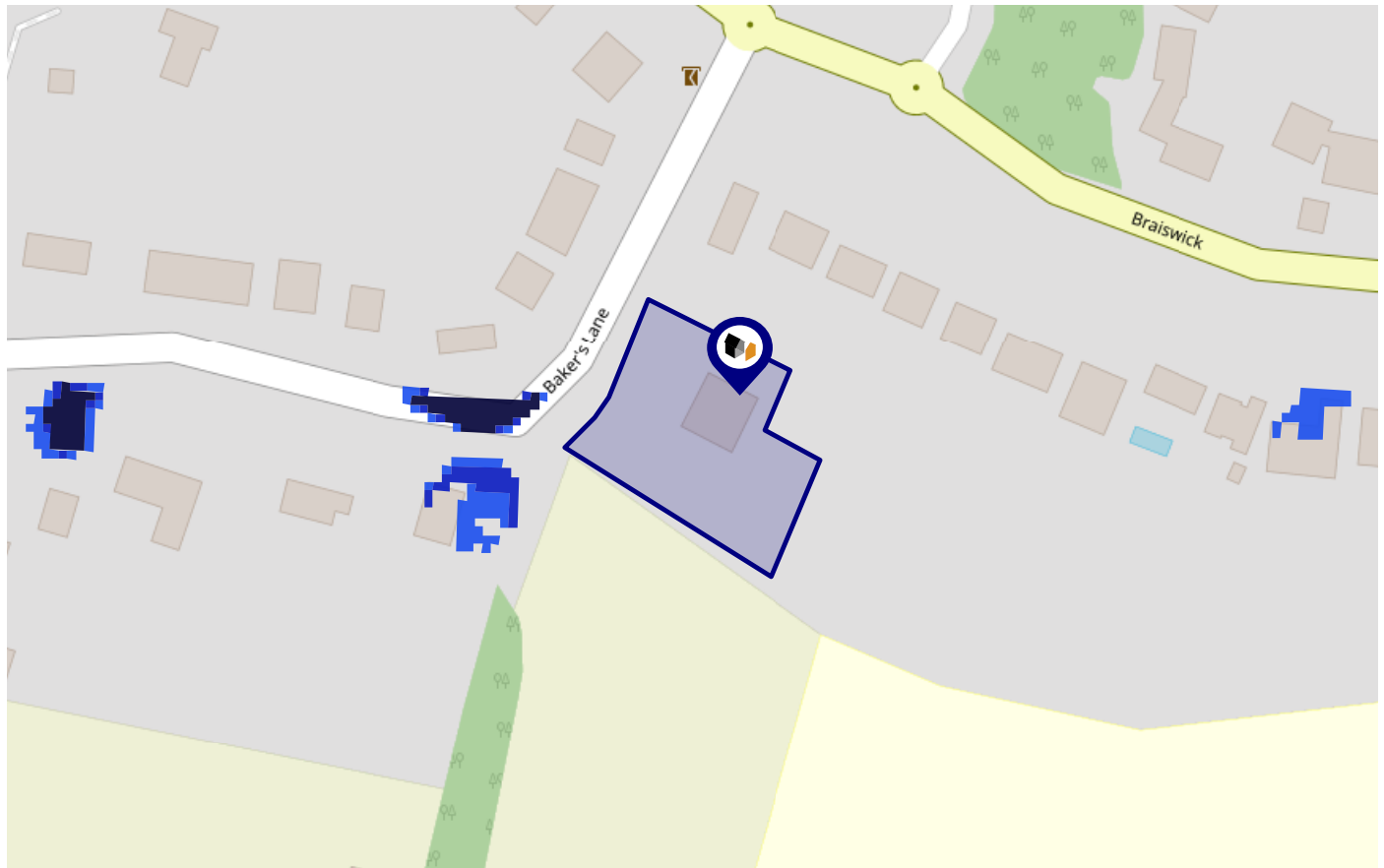
# Flood Risk

## Surface Water - Climate Change



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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.

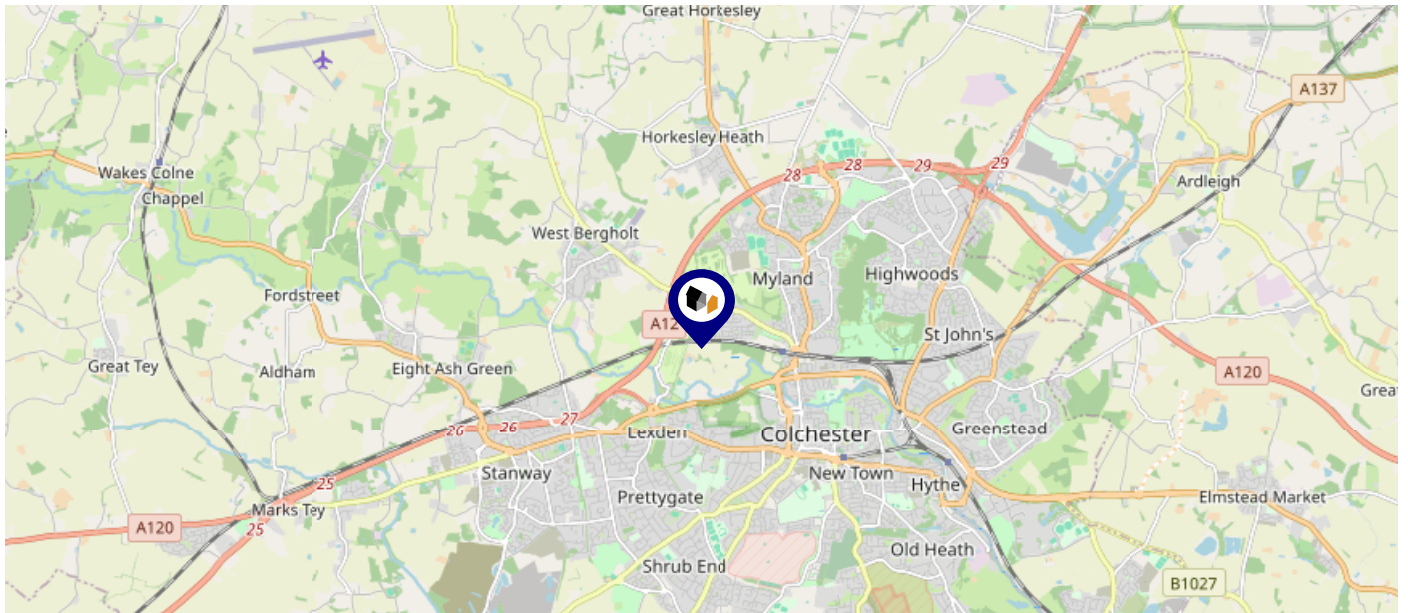
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- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...

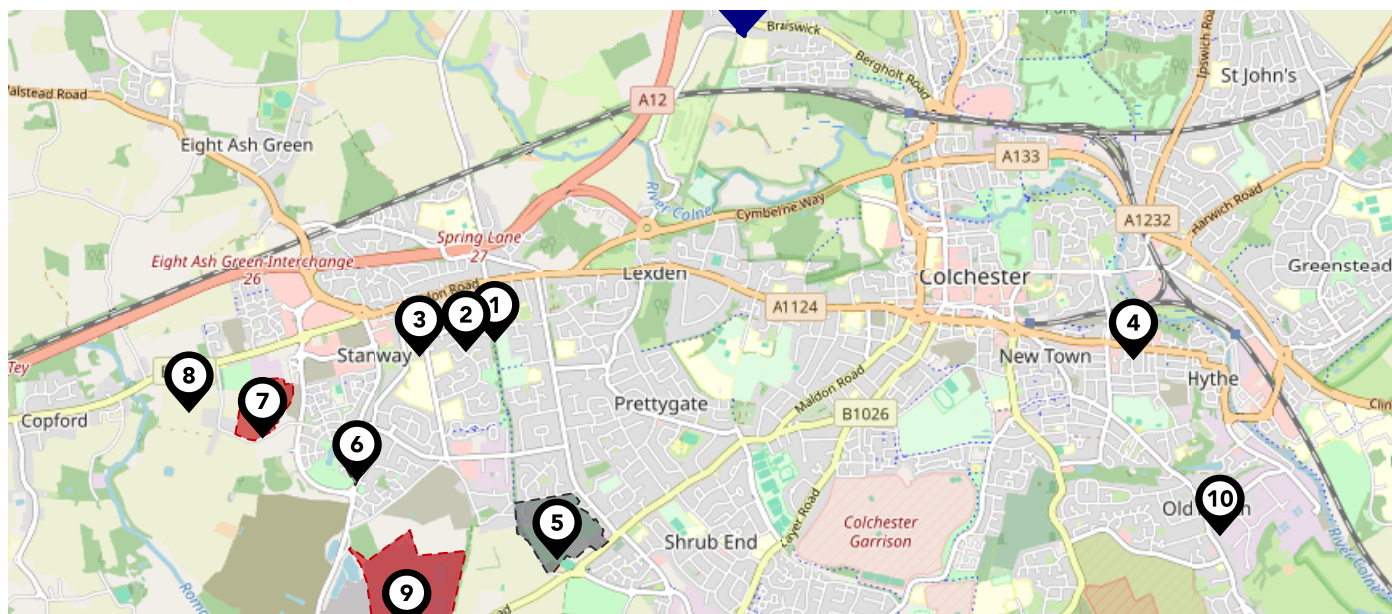


## Nearby Green Belt Land

No data available.



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>	London Road-London Road, Stanway, Colchester	Historic Landfill <input type="checkbox"/>
<b>2</b>	St Albrights-St Albrights, Stanway, Colchester	Historic Landfill <input type="checkbox"/>
<b>3</b>	Gravel Pits-Chapel Road, Stanway, Colchester	Historic Landfill <input type="checkbox"/>
<b>4</b>	Wilson Marriage School-Wilson Marriage School, Barrack Street	Historic Landfill <input type="checkbox"/>
<b>5</b>	Shrub End-Colchester, Essex	Historic Landfill <input type="checkbox"/>
<b>6</b>	Warren Lane-Warren Lane, Stanway, Colchester	Historic Landfill <input type="checkbox"/>
<b>7</b>	EA/EPR/EB3609XH/T001	Active Landfill <input checked="" type="checkbox"/>
<b>8</b>	London Road-London Road, Colchester	Historic Landfill <input type="checkbox"/>
<b>9</b>	EA/EPR/JB3700FU/V002	Active Landfill <input checked="" type="checkbox"/>
<b>10</b>	Whitehall Close-Colchester, Essex	Historic Landfill <input type="checkbox"/>

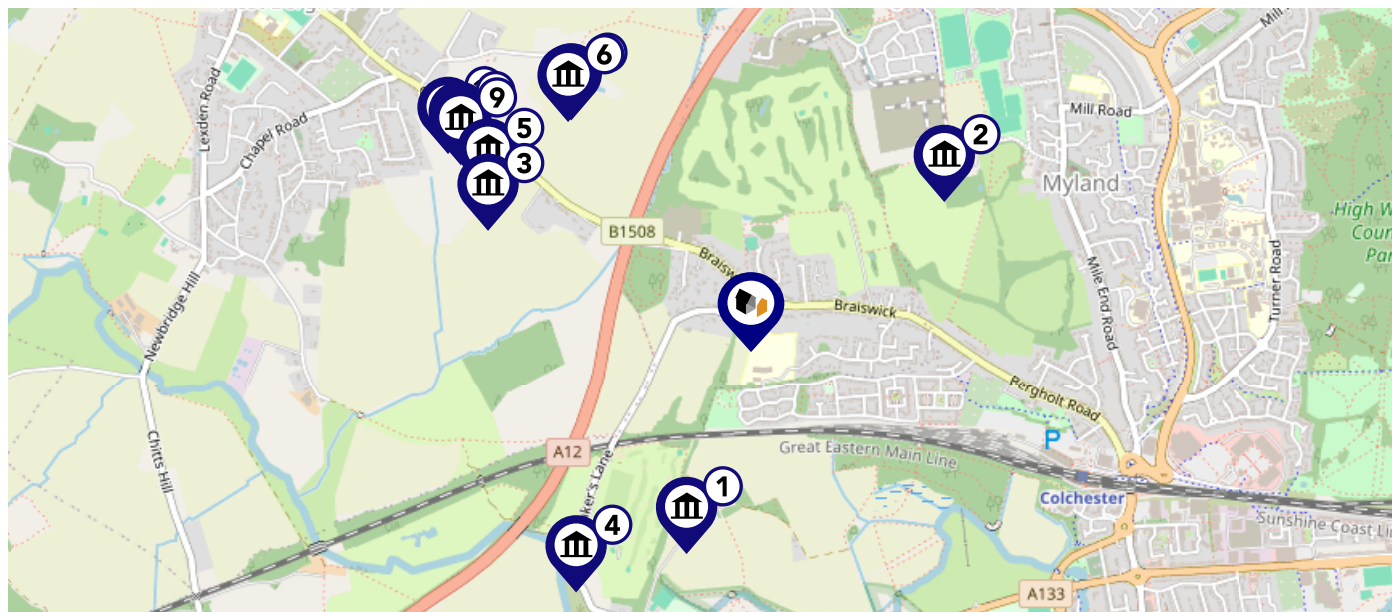
# Maps











## Listed Buildings

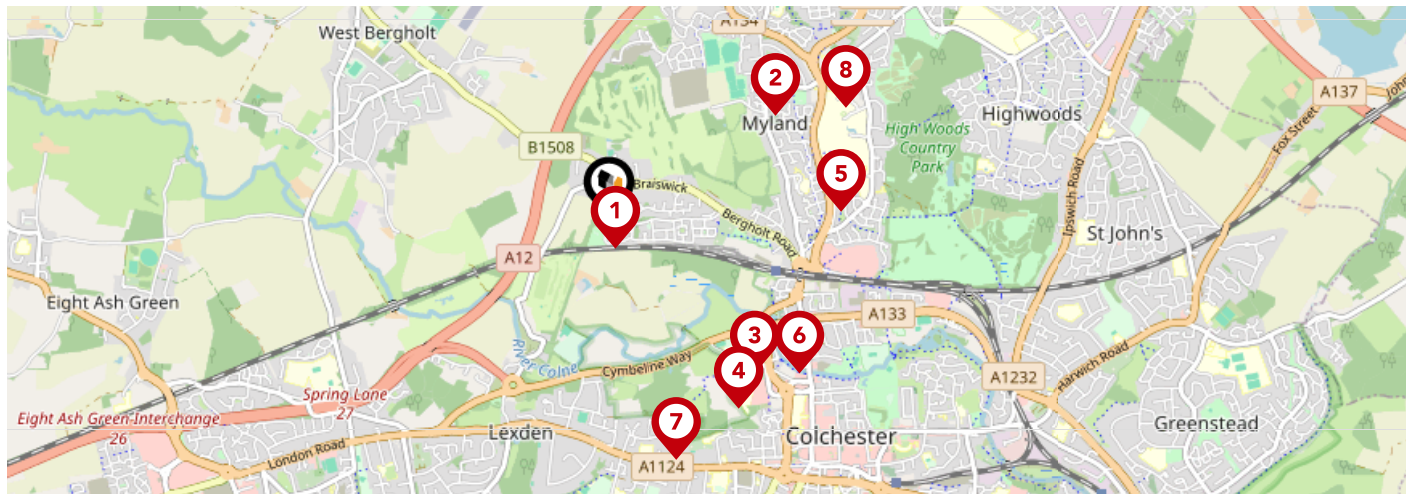


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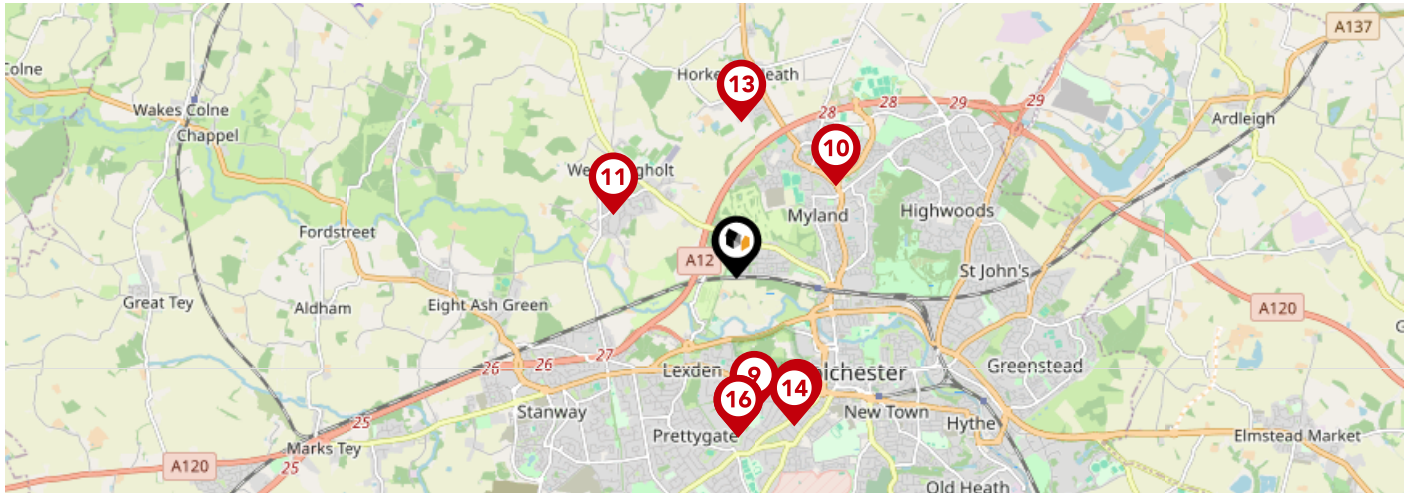
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1337423 - Lexden Lodge Farmhouse	Grade II	0.5 miles
 1337395 - Braiswick Farmhouse	Grade II	0.6 miles
 1225087 - Barn To North West Of Hill House	Grade II	0.6 miles
 1123666 - West House Farmhouse	Grade II	0.7 miles
 1225086 - Malthouse, South East Of Brewery On South Side Of Road	Grade II	0.7 miles
 1225067 - The Armoury	Grade II	0.7 miles
 1225034 - Garden Wall At The Armoury	Grade II	0.7 miles
 1225083 - Main Building At Truman's Brewery	Grade II	0.8 miles
 1225082 - The Brewery House (truman's)	Grade II	0.8 miles
 1225084 - West Range At Truman's Brewery	Grade II	0.8 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Braiswick Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Myland Community Primary School</b> Ofsted Rating: Good   Pupils: 302   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Helena School</b> Ofsted Rating: Good   Pupils: 995   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Colchester Institute</b> Ofsted Rating: Good   Pupils:0   Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Queen Boudica Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>North Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 455   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kingswode Hoe School</b> Ofsted Rating: Good   Pupils: 151   Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>North East Essex Co-operative Academy</b> Ofsted Rating: Good   Pupils: 70   Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

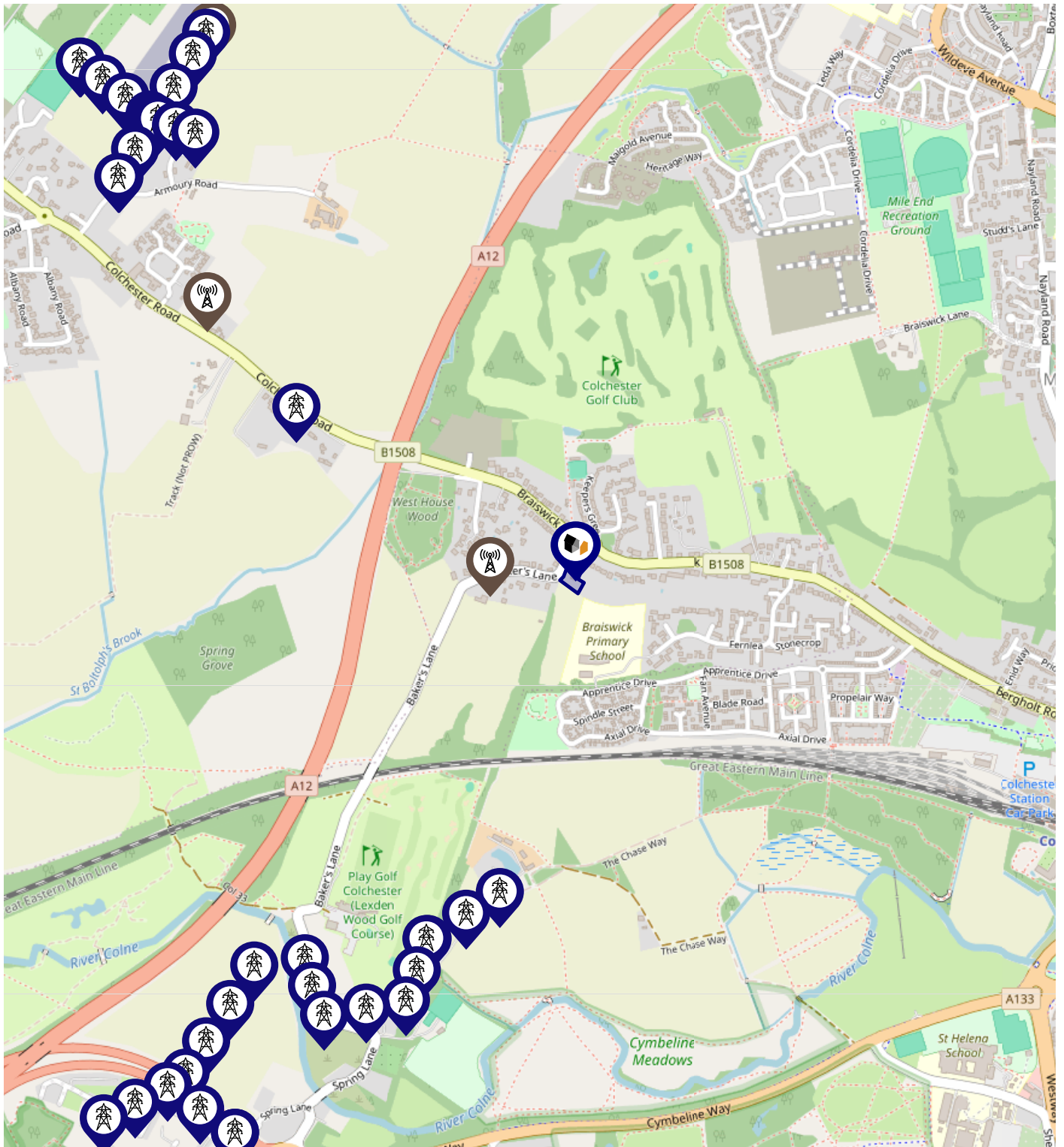


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>St Mary's School for Girls</b> Ofsted Rating: Not Rated   Pupils: 416   Distance:1.24</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>The St Aubyn Centre Education Department</b> Ofsted Rating: Outstanding   Pupils: 3   Distance:1.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Heathlands Church of England Voluntary Controlled Primary School, West Bergholt</b> Ofsted Rating: Good   Pupils: 416   Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Oxford House School</b> Ofsted Rating: Not Rated   Pupils: 120   Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>The Bishop William Ward Church of England Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:1.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Colchester Royal Grammar School</b> Ofsted Rating: Not Rated   Pupils: 1018   Distance:1.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>St Benedict's Catholic College</b> Ofsted Rating: Good   Pupils: 898   Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Colchester County High School for Girls</b> Ofsted Rating: Outstanding   Pupils: 1183   Distance:1.45</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



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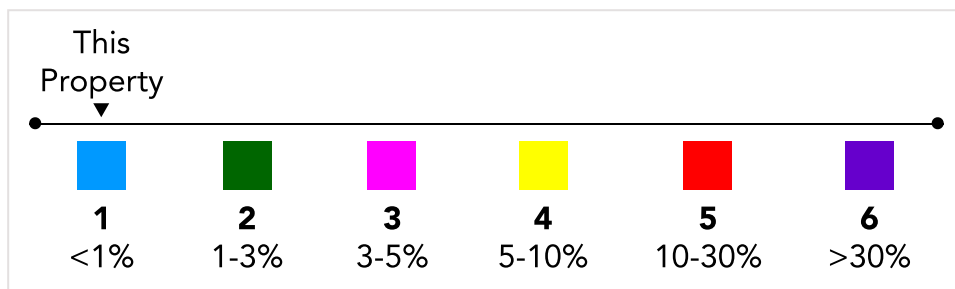
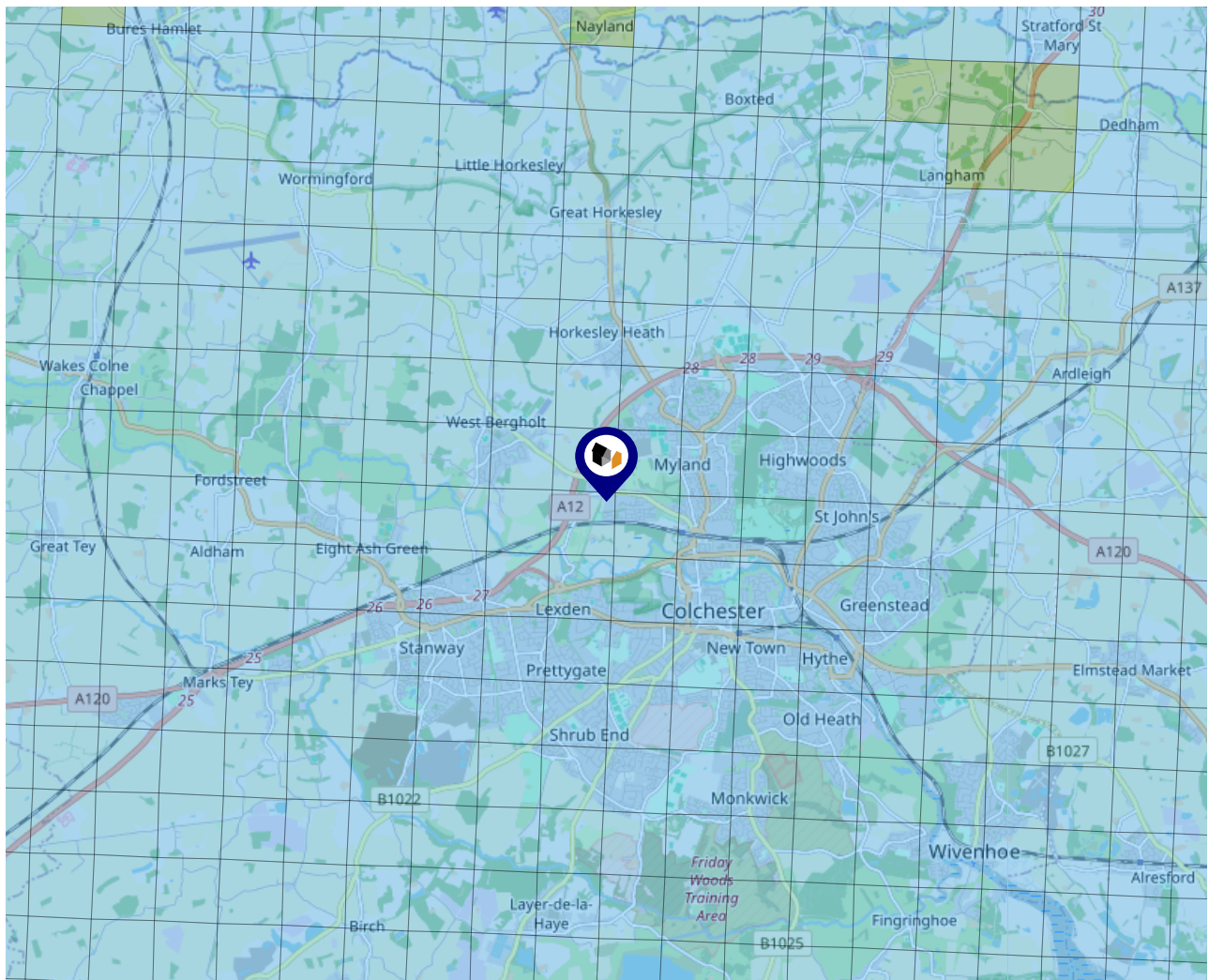


## Key:

-  Power Pylons
-  Communication Masts

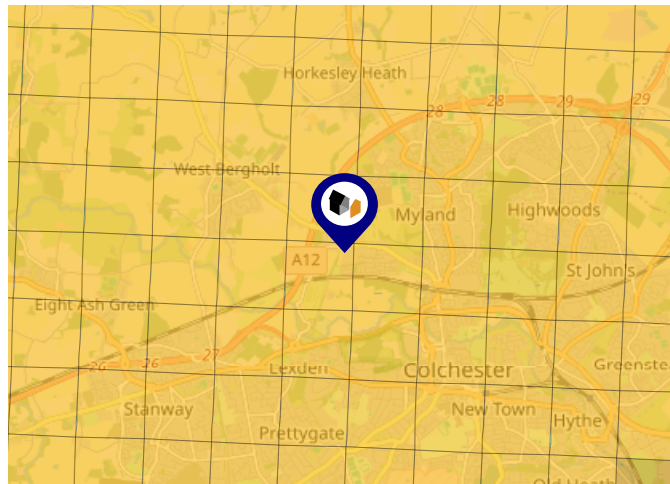
### What is Radon?

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>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		



## Primary Classifications (Most Common Clay Types)

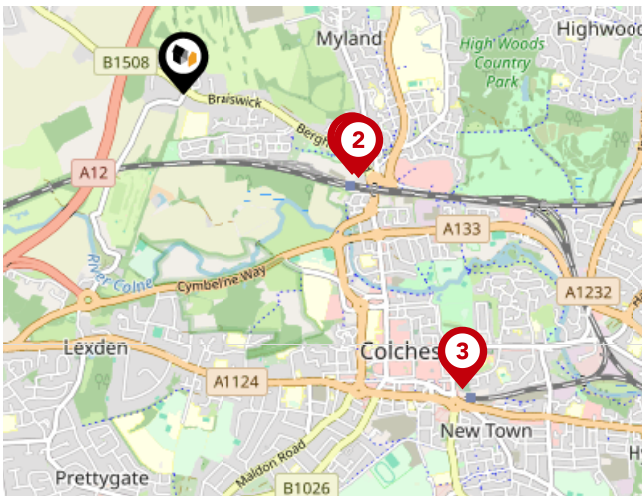
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

# Area

## Transport (National)

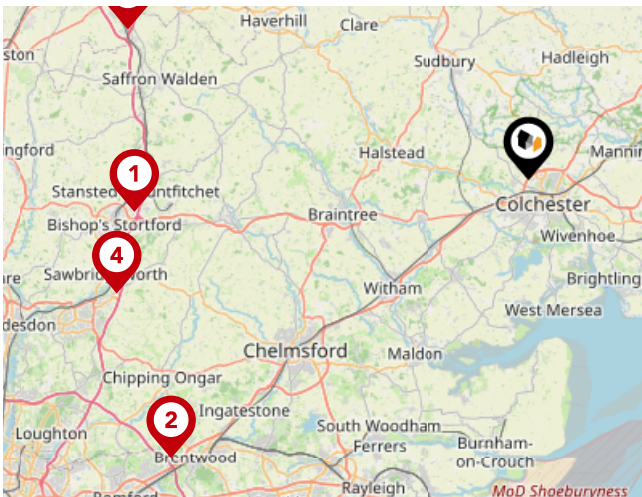


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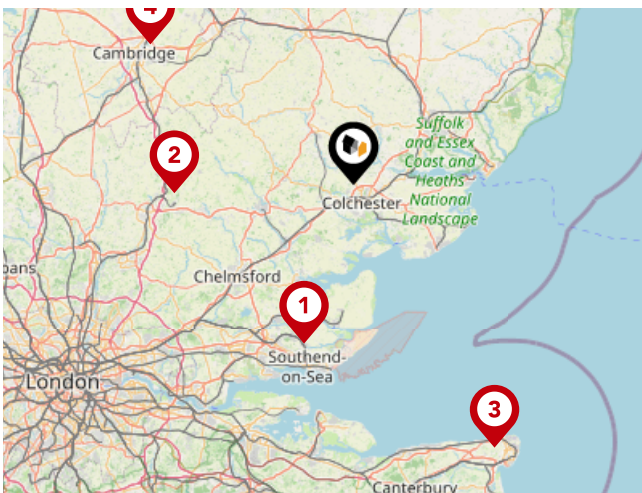
### National Rail Stations

Pin	Name	Distance
1	Colchester Rail Station	0.85 miles
2	Colchester Rail Station	0.88 miles
3	Colchester City Rail Station	1.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	28.95 miles
2	M25 J28	33.32 miles
3	M11 J9	31.32 miles
4	M11 J7A	31.33 miles



### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	24.45 miles
2	Stansted Airport	26.24 miles
3	Manston	43.91 miles
4	Cambridge	36.28 miles

# Area

## Transport (Local)

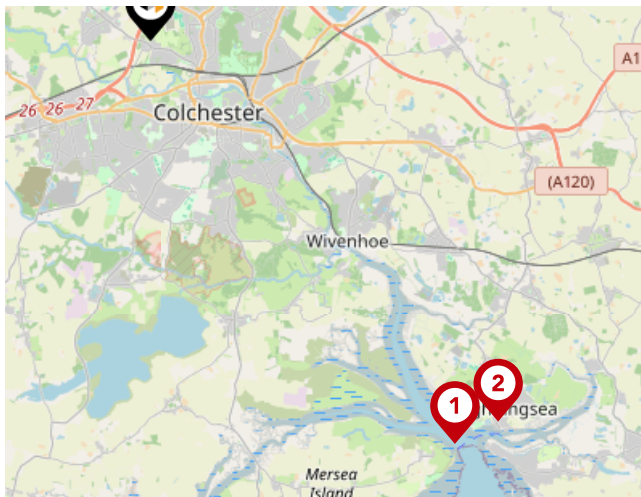


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### Bus Stops/Stations

Pin	Name	Distance
1	Bakers Lane	0.09 miles
2	Golf Club	0.21 miles
3	Golf Club	0.26 miles
4	Turbine Road	0.33 miles
5	Apprentice Drive	0.35 miles



### Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	9.26 miles
2	Brightlingsea Ferry Landing	9.44 miles



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Chewton Rose or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Chewton Rose and therefore no warranties can be given as to their good working order.

# Chewton Rose

## 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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