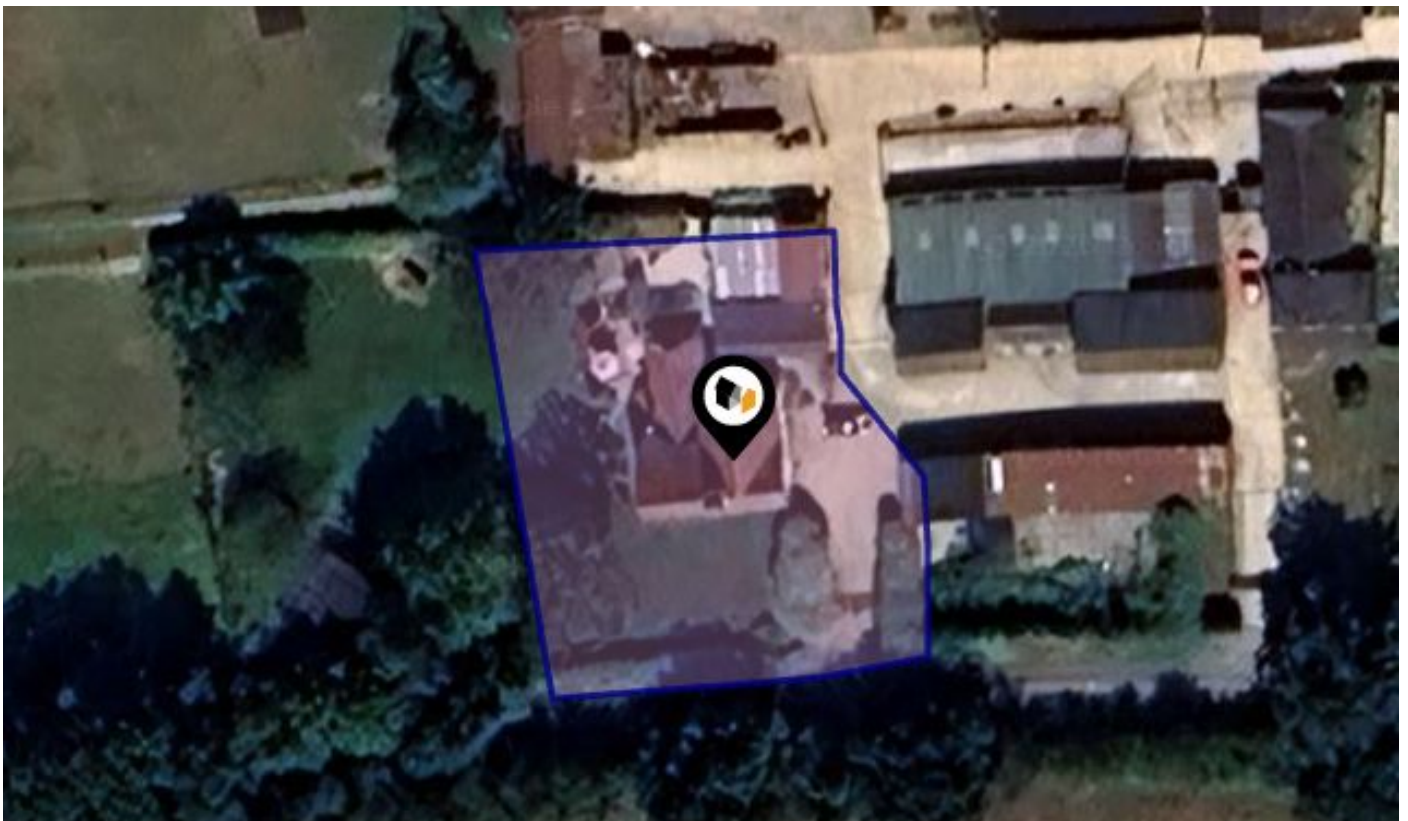




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 02nd April 2026



HARTS LANE, ARDLEIGH, COLCHESTER, CO7

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:	4		
Floor Area:	1,991 ft ² / 185 m ²		
Plot Area:	0.29 acres		
Year Built :	1660		
Council Tax :	Band F		
Title Number:	EX714005		

Local Area

Local Authority:	Tendring	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	27 mb/s	1800 mb/s
Flood Risk:			
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>Very low</p> <p>Very low</p>		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Harts Lane, Ardleigh, Colchester, CO7*

Reference - 03/01895/FUL
Decision: Decided
Date: 22nd September 2003
Description: Residential first floor extension and conservatory
Reference - 23/01285/FUL
Decision: Decided
Date: 14th August 2023
Description: Single storey side extension. New front porch and external alterations.
Reference - 25/00562/COUNOT
Decision: Decided
Date: 01st April 2025
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion and extension of an agricultural building into a dwelling.
Reference - 22/01433/COUNOT
Decision: Decided
Date: 31st August 2022
Description: Proposed change of use and conversion of agricultural buildings into 4 dwellings.

Planning records for: *Harts Lane, Ardleigh, Colchester, CO7*

Reference - 98/01458/FUL
Decision: Decided
Date: 26th October 1998
Description: Change of use from livestock building (agriculture) to stabling for horses and use of adjacent land for grazing of horses
Reference - 24/00255/FUL
Decision: Awaiting decision
Date: 19th February 2024
Description: Planning Application - Construction of one x 2 bedroom and two x 3 bedroom dwellings with associated boundary treatments, hard and soft landscaping and EV charging points (in lieu of Class Q prior approval for one x 1 bedroom, one x 2 bedroom and one x 3 bedroom dwellings). Re-Submission of withdrawn application - 23/01152/FUL.
Reference - 94/00049/FUL
Decision: Decided
Date: 28th January 1994
Description: Dirty water lagoon
Reference - 24/01929/COUNOT
Decision: Decided
Date: 24th December 2024
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use and conversion of 1 no. existing agricultural building into two C3 dwellinghouses.

Planning records for: *Harts Lane, Ardleigh, Colchester, CO7*

Reference - 24/01025/COUNOT
Decision: Decided
Date: 08th July 2024
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use, conversion and extension of an agricultural building into two dwellinghouses.
Reference - 24/01780/COUNOT
Decision: Decided
Date: 04th December 2024
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use and conversion of 1 no. existing agricultural building into one C3 dwellinghouse.
Reference - 23/01152/FUL
Decision: Decided
Date: 14th August 2023
Description: Proposed construction of 1no. two bedroom and 2no. three bedroom dwellings with associated boundary treatments, hard and soft landscaping and EV charging points (in lieu of Class Q prior approval for 1no. one bedroom, 1no. two bedroom and 1no. three bedroom dwellings).
Reference - 23/00977/COUNOT
Decision: Decided
Date: 10th July 2023
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of 1 No existing agricultural buildings into 2 dwellinghouses.

Planning records for: *Harts Lane, Ardleigh, Colchester, CO7*

Reference - 03/01880/LBC
Decision: Decided
Date: 17th September 2003
Description: First floor extension:- timber construction, rendered walls, double cambered clay plain tiles to roof. Conservatory:- Rendered brickwork, timber fenestrations, glass and timber roof
Reference - 24/00137/HOUSE
Decision: Awaiting decision
Date: 19th February 2024
Description: Two storey side extension. Single storey front porch extension with canopy. Changes to fenestration.
Reference - 22/01899/COUNOT
Decision: Decided
Date: 14th November 2022
Description: Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a change of use of 1no. existing agricultural building into 2 dwellinghouses with building operations reasonably necessary to convert the building.

Planning records for: *Old Barn Farm Bungalow Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - 01/01309/FUL	
Decision:	Decided
Date:	07th August 2001
Description:	Extensions to existing bungalow to form bedroom and shower room and conservatory.

Planning records for: *Brookfields Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - Tendring/06/01603/FUL	
Decision:	Decided
Date:	21st September 2006
Description:	Erection of single storey extensions

Reference - 06/01603/FUL	
Decision:	Decided
Date:	21st September 2006
Description:	Erection of single storey extensions

Planning records for: *Green Acres Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - Tendring/07/01547/FUL	
Decision:	Decided
Date:	18th September 2007
Description:	Erection of part first floor and part two storey side extension.

Planning records for: *Green Acres Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - 07/01547/FUL	
Decision:	Decided
Date:	18th September 2007
Description:	Erection of part first floor and part two storey side extension.

Reference - 05/02046/FUL	
Decision:	Decided
Date:	05th December 2005
Description:	First floor extension over existing ground floor lounge. Porch and internal alterations.

Planning records for: *Hollytree Cottage Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - 90/00544/FUL	
Decision:	Decided
Date:	06th February 1990
Description:	Double garage

Planning records for: *Oatlands Harts Lane Ardleigh Colchester CO7 7QQ*

Reference - 95/01247/FUL	
Decision:	Decided
Date:	12th October 1995
Description:	Application to temporarily lift agricultural occupancy clause from Oatlands, Harts Lane for a period of 5 years (variation to condition 3 of TEN/453/66)

Planning records for: *Oatlands Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - 11/00500/FUL
Decision: Decided
Date: 16th June 2011
Description: Application to permanently lift agricultural occupancy clause (removal of condition 3 of TEN/453/66).
Reference - Tendring/05/02137/FUL
Decision: Decided
Date: 05th December 2005
Description: Application to temporarily lift agricultural occupancy clause from Oatlands, Harts Lane for a period of 5 years (variation to condition 3 of TEN/95/1247)
Reference - 00/02047/FUL
Decision: Decided
Date: 30th November 2000
Description: Application to temporarily lift agricultural occupancy clause from Oatlands, Harts Lane for a period of five years (Variation to condition 3 of TEN/453/66) Renewal of TEN/95/1247
Reference - 15/00230/FUL
Decision: Decided
Date: 17th February 2015
Description: Removal of condition no. 3 of planning application: NE/TEN/453/66. - Removal of an agricultural occupancy condition.

Planning records for: *Oatlands Harts Lane Ardleigh Colchester CO7 7QQ*

Reference - 95/00525/FUL	
Decision:	Decided
Date:	30th May 1995
Description:	Application for removal of agricultural occupancy clause imposed on the property by condition No. 3 of TEN/453/66

Reference - Tendring/15/00230/FUL	
Decision:	Decided
Date:	17th February 2015
Description:	Removal of condition no. 3 of planning application: NE/TEN/453/66. - Removal of an agricultural occupancy condition.

Reference - 05/02137/FUL	
Decision:	Decided
Date:	05th December 2005
Description:	Application to temporarily lift agricultural occupancy clause from Oatlands, Harts Lane for a period of 5 years (variation to condition 3 of TEN/95/1247)

Planning records for: *Twins Growers Harts Lane Ardleigh Colchester CO7 7QQ*

Reference - 93/01107/FUL	
Decision:	Decided
Date:	01st October 1993
Description:	Retention of change of use from agricultural building into enclosed swimming pool

Planning records for: *Old Barn Farm Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - 14/00211/FUL
Decision: Decided
Date: 27th February 2014
Description: Retention of six floodlight columns (3.5m high) to menage.
Reference - 99/01012/OUT
Decision: Decided
Date: 08th July 1999
Description: Farm Manager''s House
Reference - 00/01185/FUL
Decision: Decided
Date: 10th July 2000
Description: Modification of house approved under TEN/00/00005/FUL. Extension of utility room and double doors to replace hall window
Reference - 01/01572/FUL
Decision: Decided
Date: 10th September 2001
Description: Change of use of land from commercial orchard to domestic garden in order to form tennis court

Planning records for: *Old Barn Farm Harts Lane Ardleigh Colchester CO7 7QQ*

Reference - 92/00276/FUL
Decision: Decided
Date: 05th March 1992
Description: Proposed Farm House (for farm owner)
Reference - 14/01480/FUL
Decision: Decided
Date: 31st October 2014
Description: Retention of six floodlight columns (3.5m high) to manege each comprising two lights, with glare shields fitted to the 3 columns (six lights) facing North.
Reference - 01/01845/AGRIC
Decision: Decided
Date: 01st November 2001
Description: Extension of existing building, replacement of roof containing store room at attic level
Reference - 98/01282/OUT
Decision: Decided
Date: 02nd October 1998
Description: Farm house for farm owner/manager

Planning records for: *Old Barn Farm Harts Lane Ardleigh Colchester Essex CO7 7QQ*

Reference - Tendring/14/01480/FUL
Decision: Decided
Date: 03rd October 2014
Description: Retention of six floodlight columns (3.5m high) to manege each comprising two lights, with glare shields fitted to the 3 columns (six lights) facing North.
Reference - Tendring/14/00211/FUL
Decision: Decided
Date: 14th February 2014
Description: Retention of six floodlight columns (3.5m high) to menage.
Reference - 02/00339/FUL
Decision: Decided
Date: 10th November 2003
Description: Conversion of barn for livery stable, construction of menage and use of land for grazing/keeping of horses
Reference - 00/00005/FUL
Decision: Decided
Date: 04th January 2000
Description: Proposed farm manager''s detached house

Property EPC - Certificate

Harts Lane, CO7

Energy rating

E

Valid until 16.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Glazing Type:	Secondary glazing
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	185 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/?

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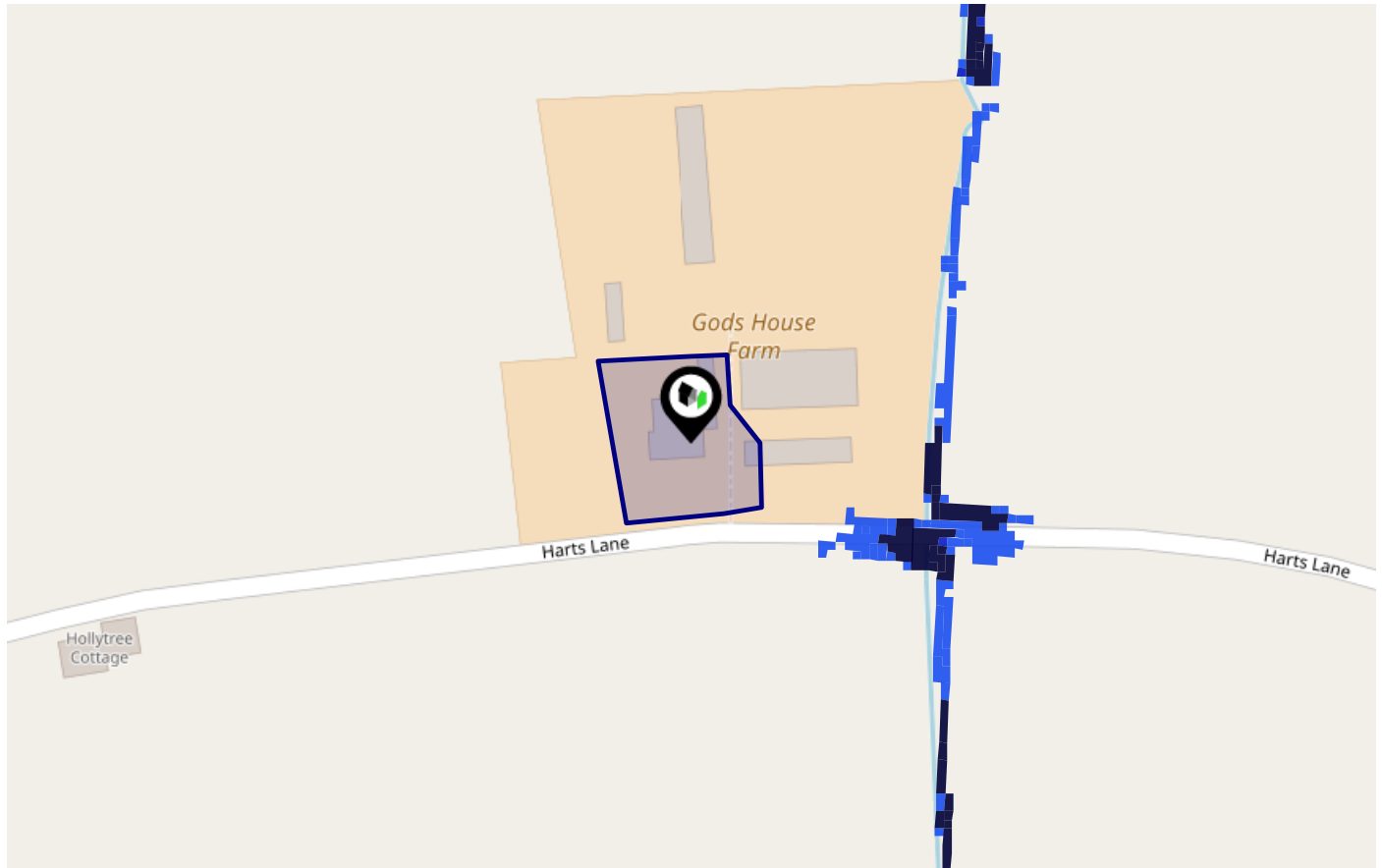
/company/nicholas-percival/

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.

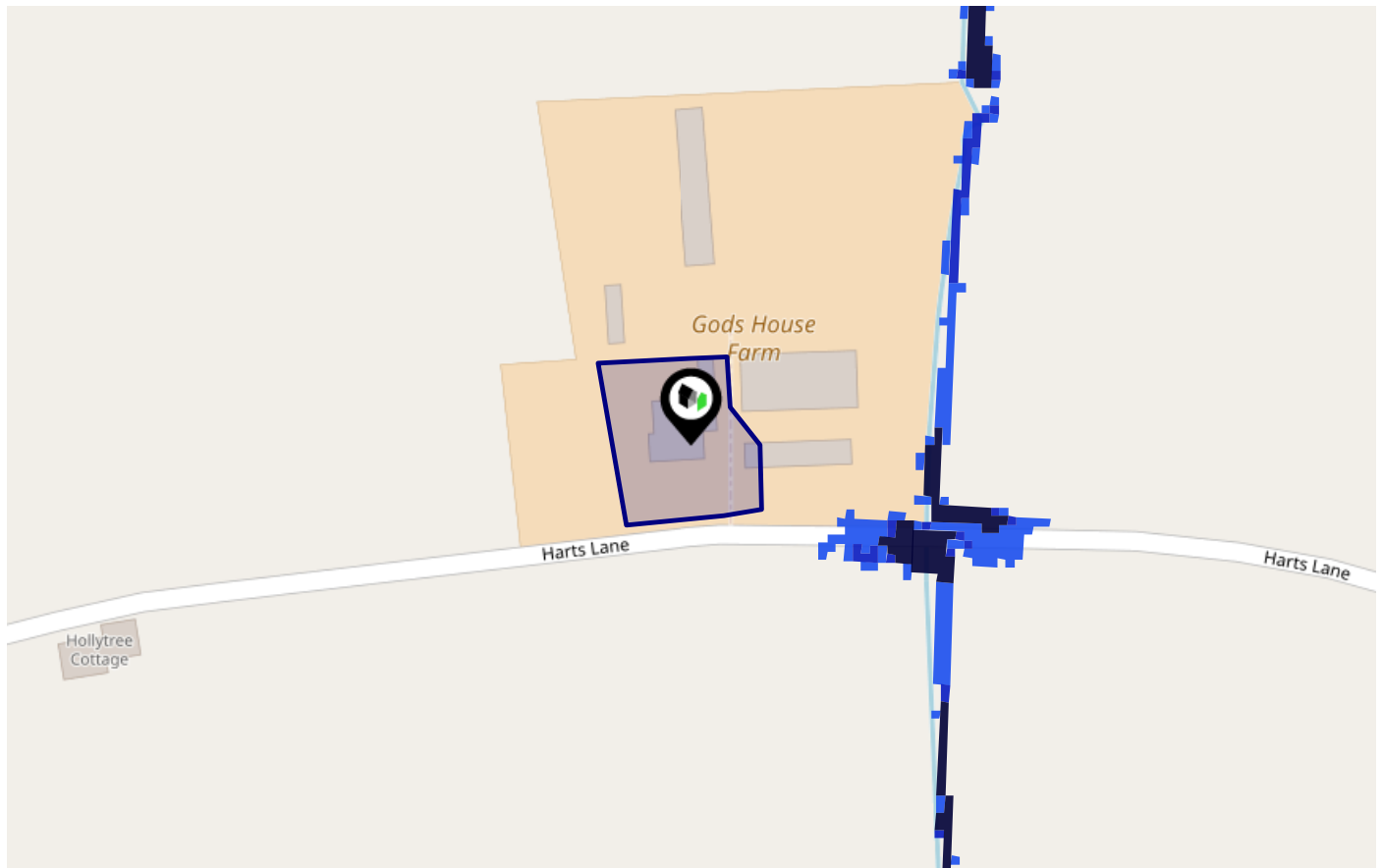
Chance of flooding to the following depths at this property:



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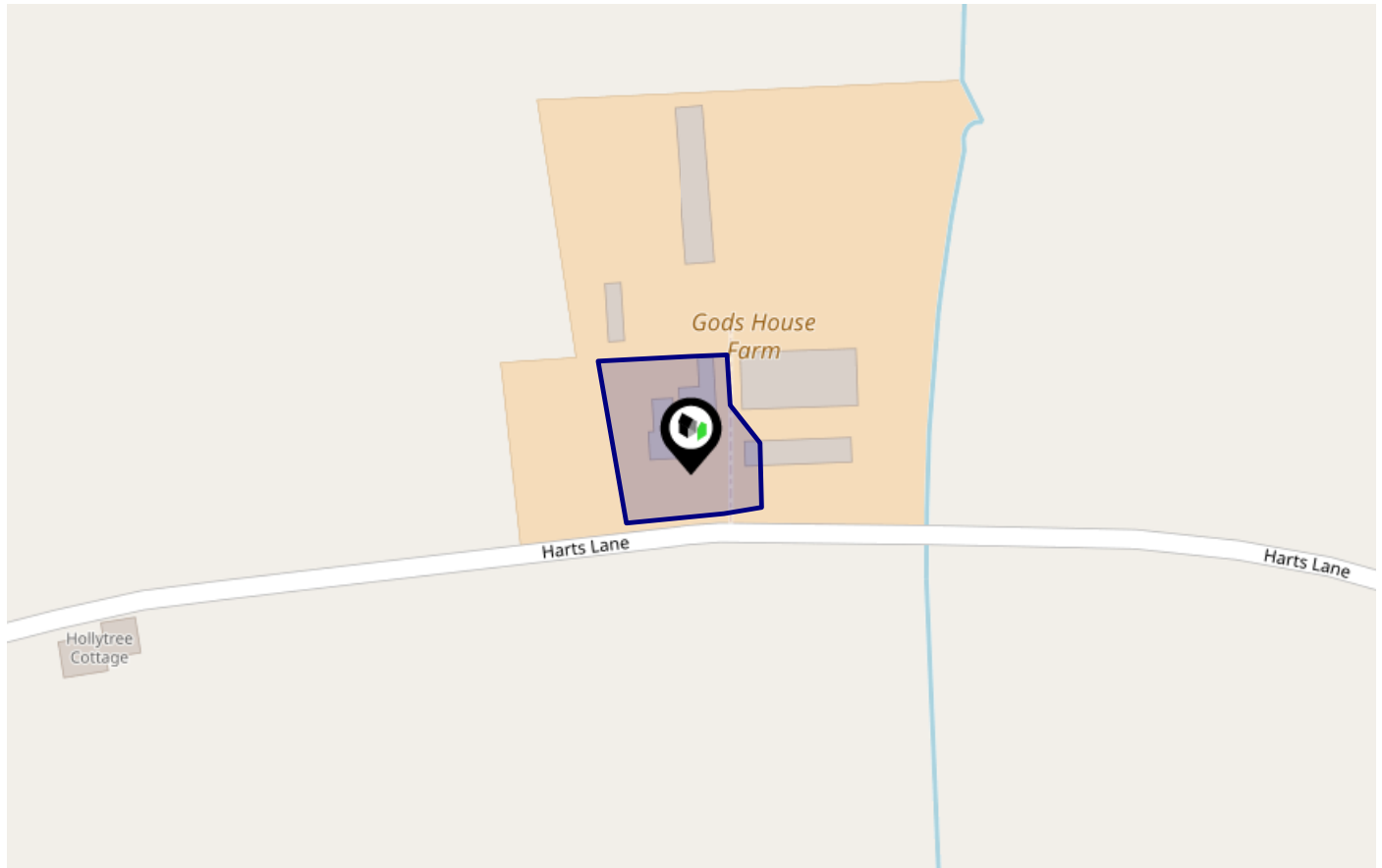
Chance of flooding to the following depths at this property:



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

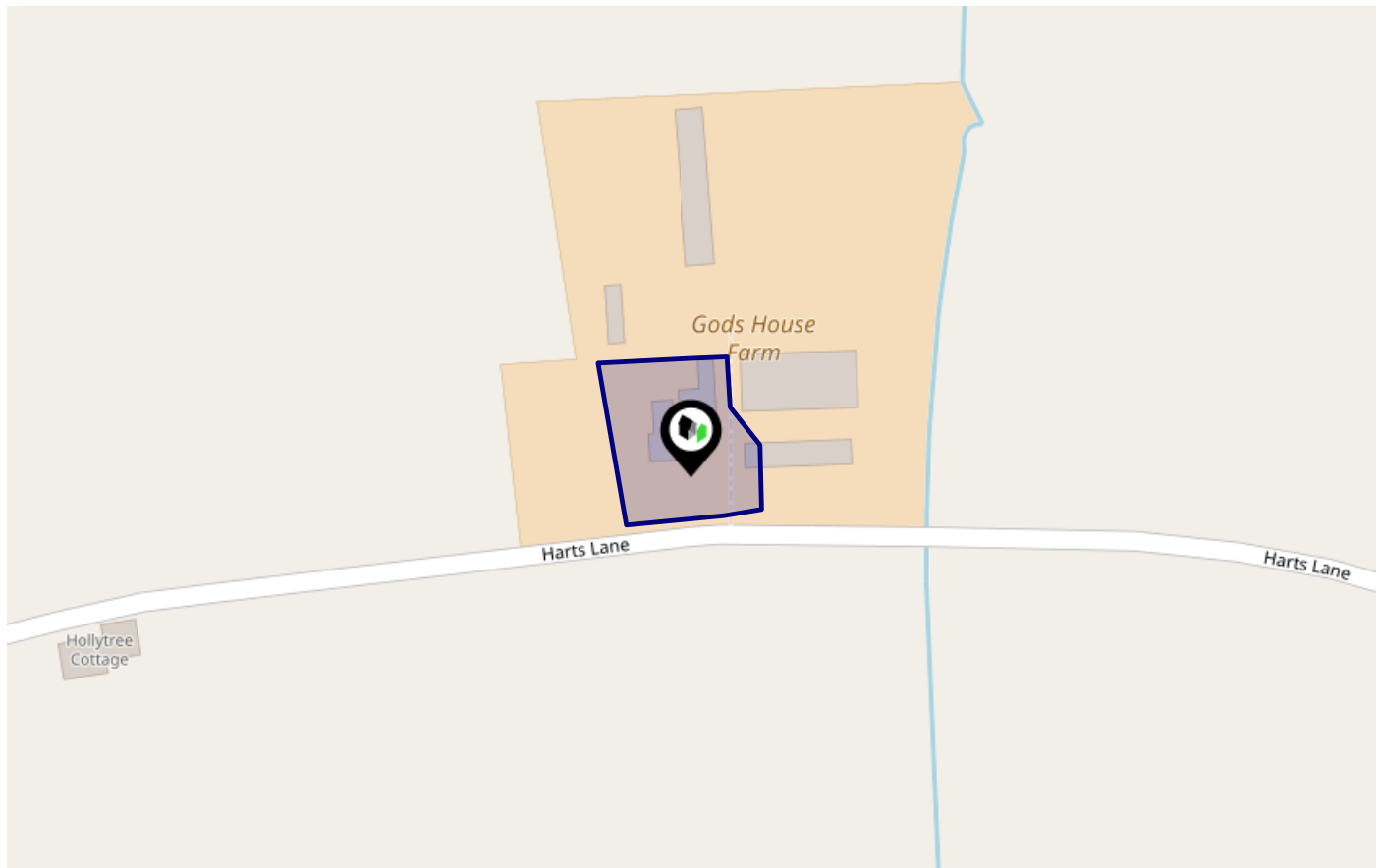
Chance of flooding to the following depths at this property:



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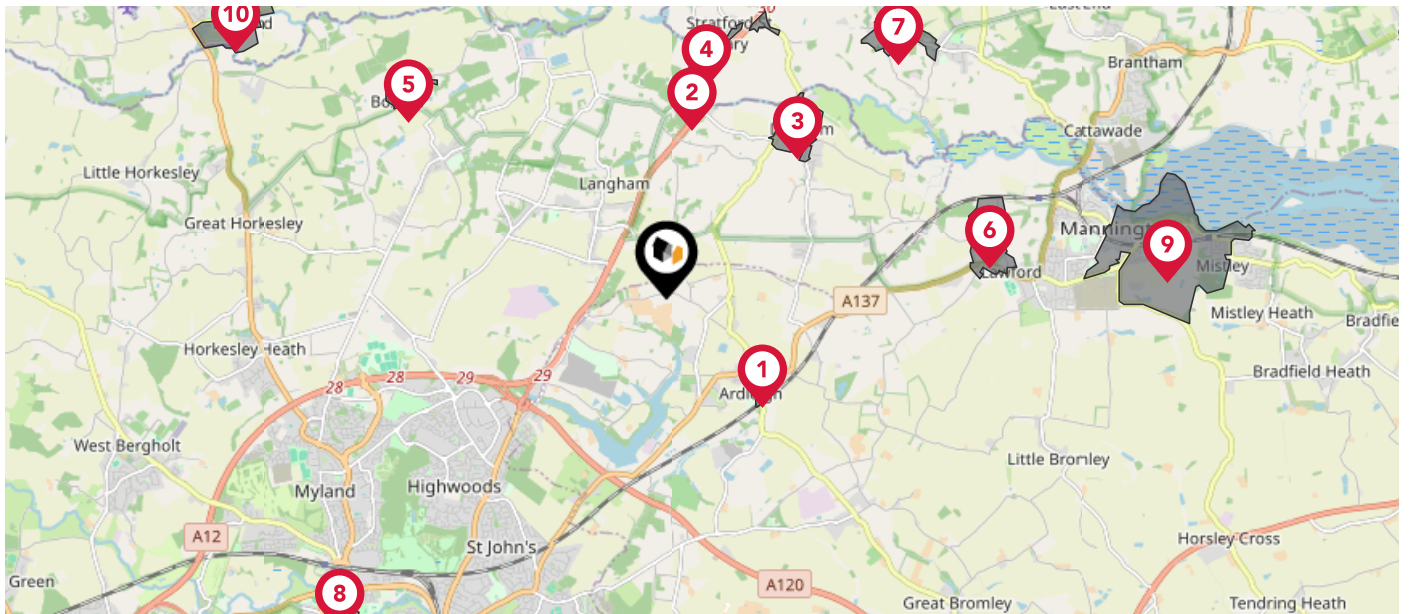
Chance of flooding to the following depths at this property:



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 Ardleigh
- 2 Stratford St Mary
- 3 Dedham
- 4 Stratford St Mary
- 5 Boxted
- 6 Lawford
- 7 East Bergholt
- 8 Colchester Area 4
- 9 Manningtree and Mistle
- 10 Nayland

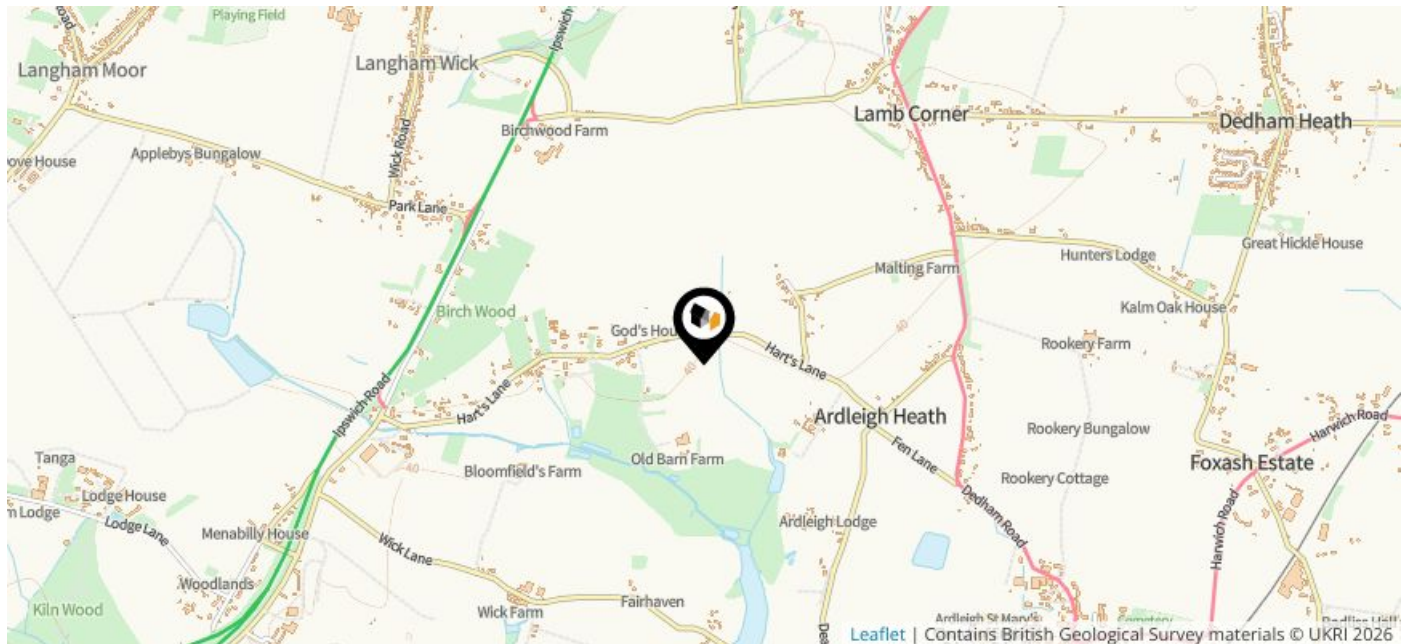
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Water Treatment Works-Ardleigh, Tendring	Historic Landfill
2	Martells Pit-Slough Lane, Ardleigh, Colchester, Essex	Historic Landfill
3	Martell's Pit-Slough Lane, Ardleigh, Colchester, Essex	Historic Landfill
4	Martells Pit-Slough Lane, Ardleigh, Near Colchester, Essex	Historic Landfill
5	Martells Pit-Martells Pit, Ardleigh	Historic Landfill
6	No name provided by source	Active Landfill
7	Martells Pit-Slough Lane, Ardleigh, Colchester, Essex	Historic Landfill
8	Wilson Marriage School-Wilson Marriage Sch, Barrack Street, Colchester	Historic Landfill
9	No name provided by source	Active Landfill
10	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



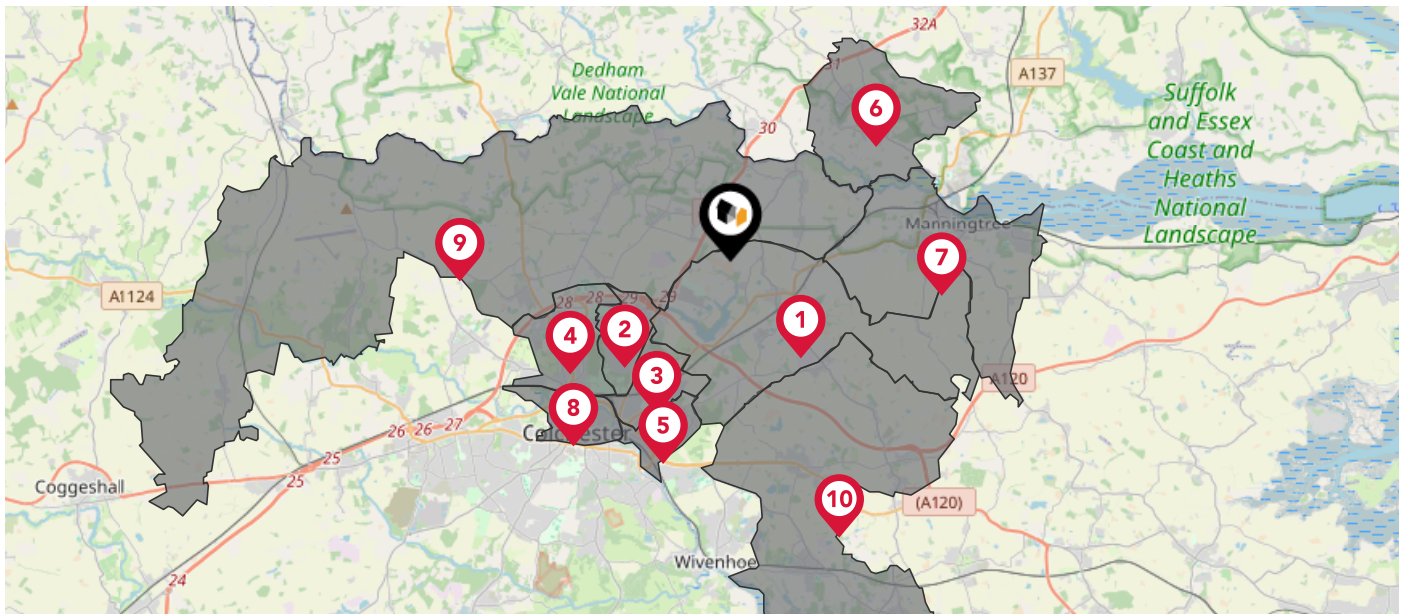
Mine Entry

- ✕ 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.

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

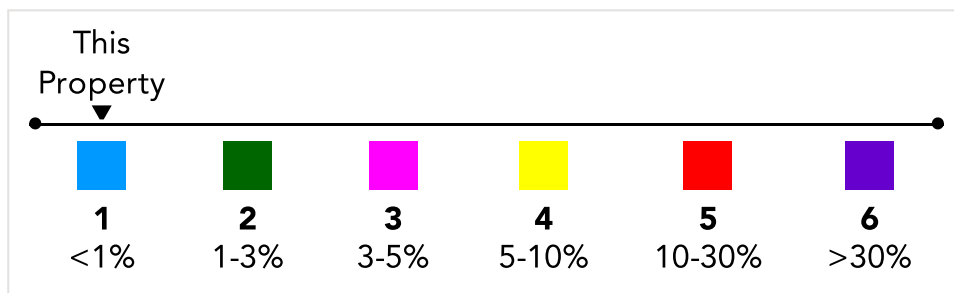
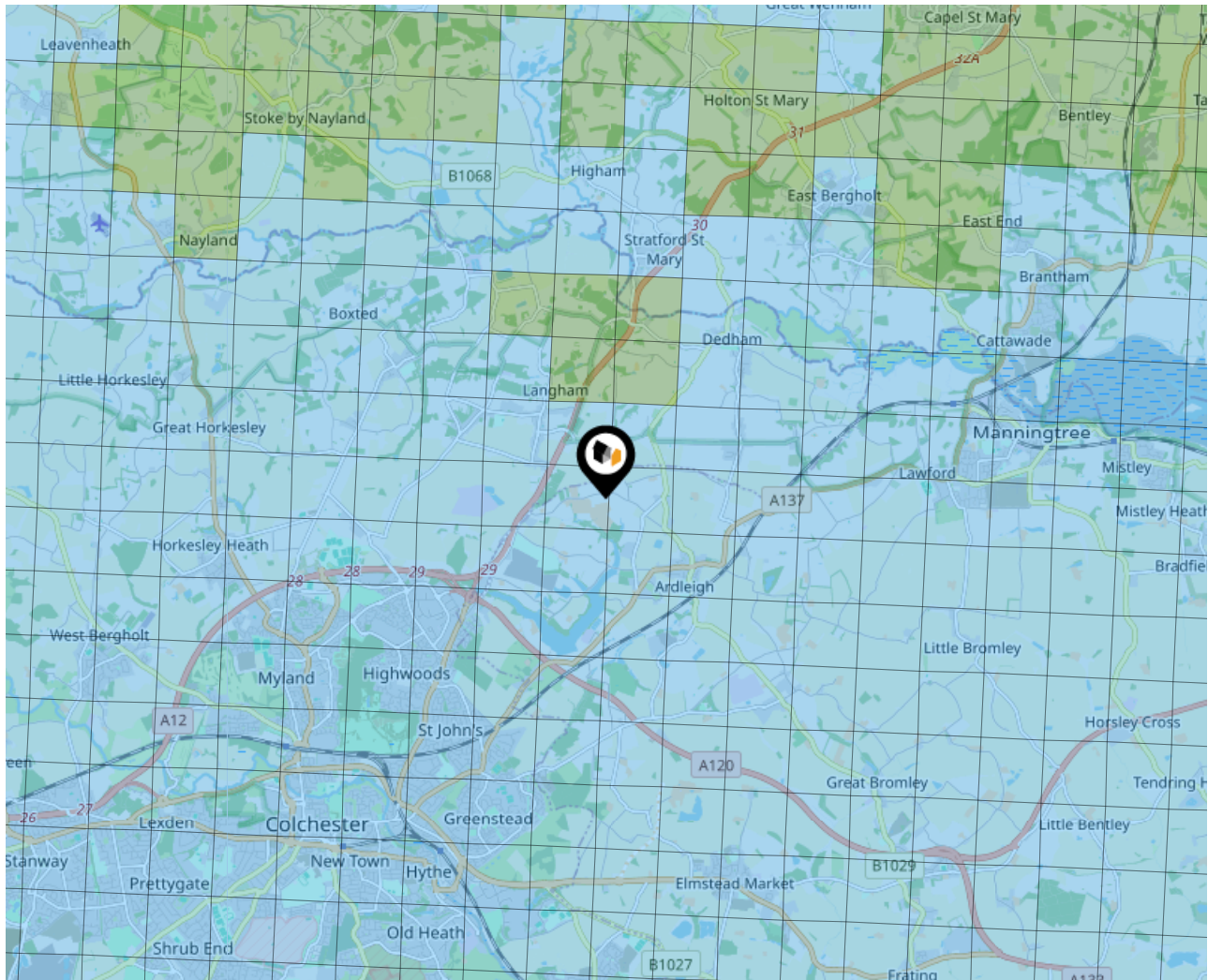


Nearby Council Wards

- 1 Ardleigh & Little Bromley Ward
- 2 Highwoods Ward
- 3 St. Anne's & St. John's Ward
- 4 Mile End Ward
- 5 Greenstead Ward
- 6 East Bergholt Ward
- 7 Lawford, Manningtree & Mistley Ward
- 8 Castle Ward
- 9 Rural North Ward
- 10 Alresford & Elmstead Ward

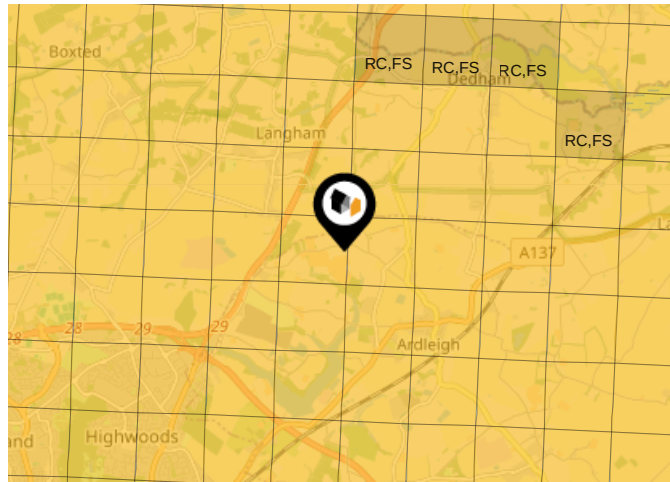
What is Radon?

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(LOW)	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT		

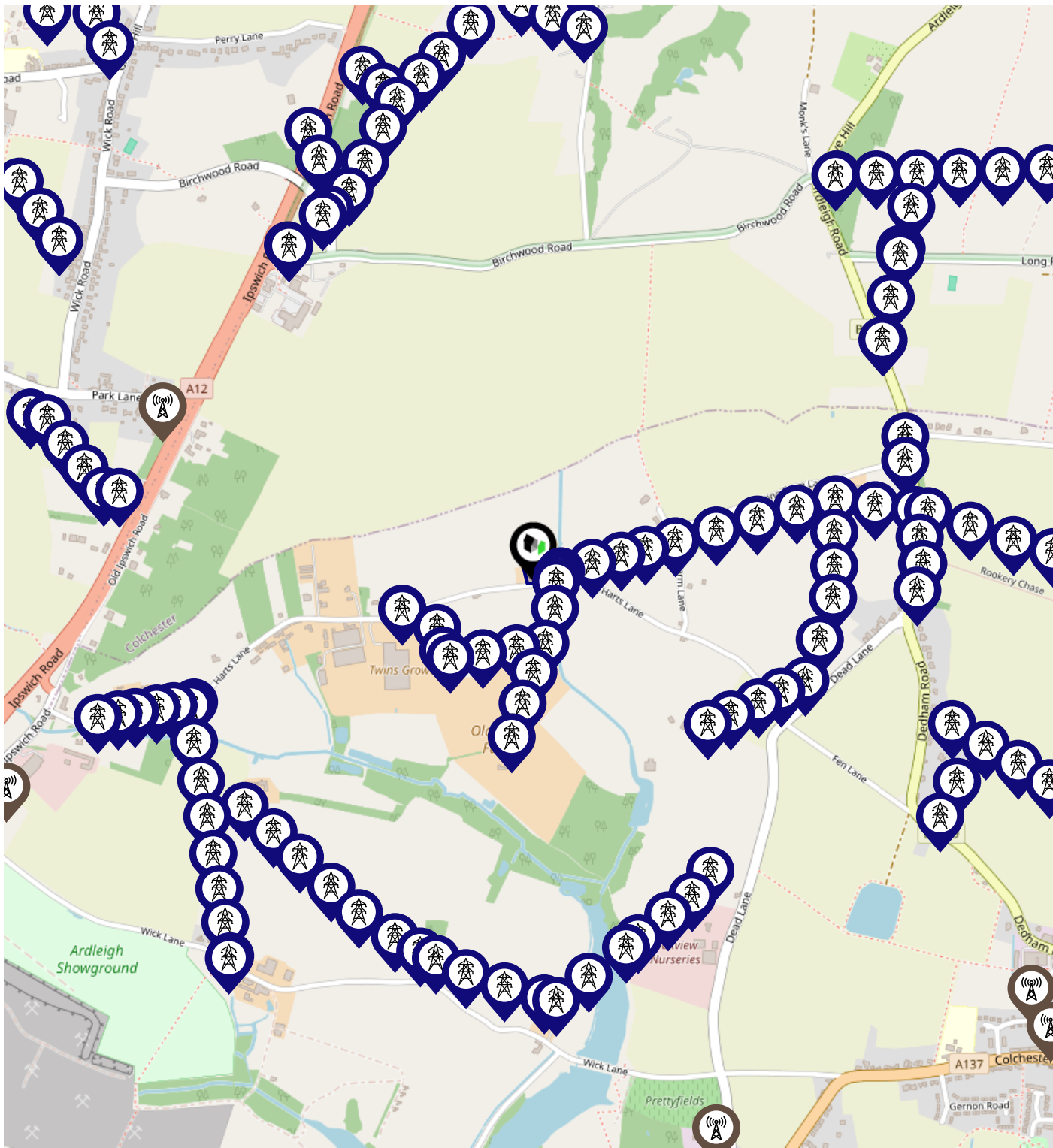




Primary Classifications (Most Common Clay Types)

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

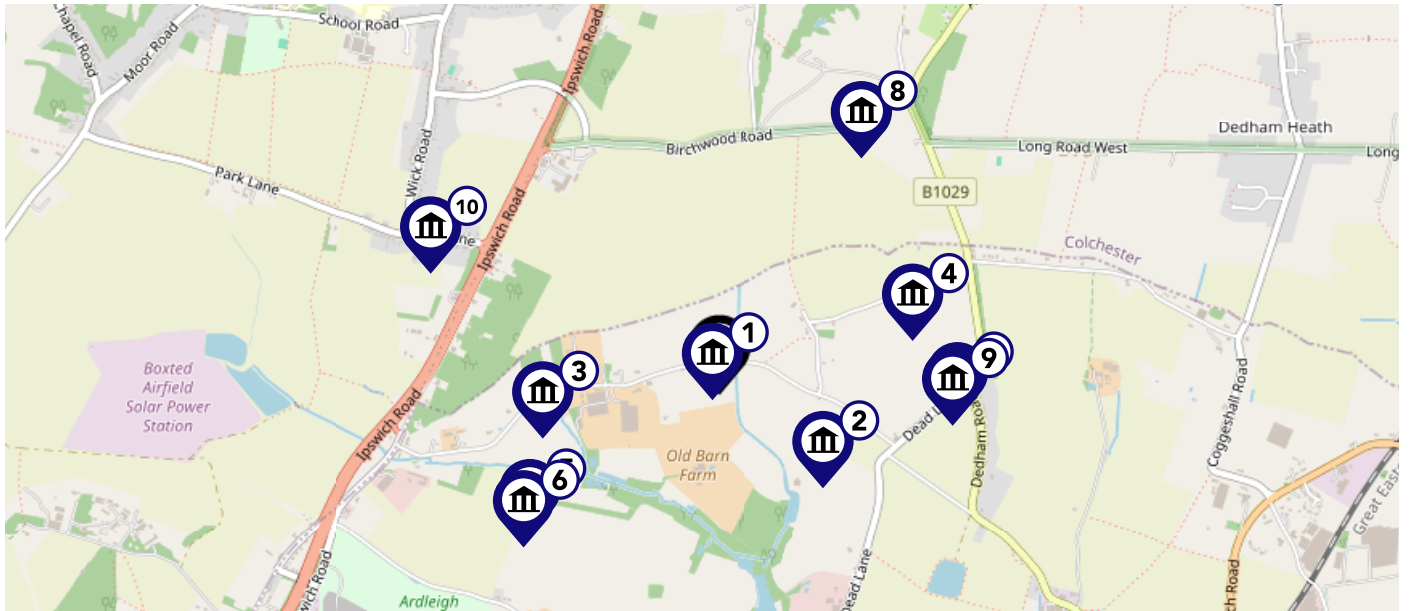












- Key:**
-  Power Pylons
 -  Communication Masts

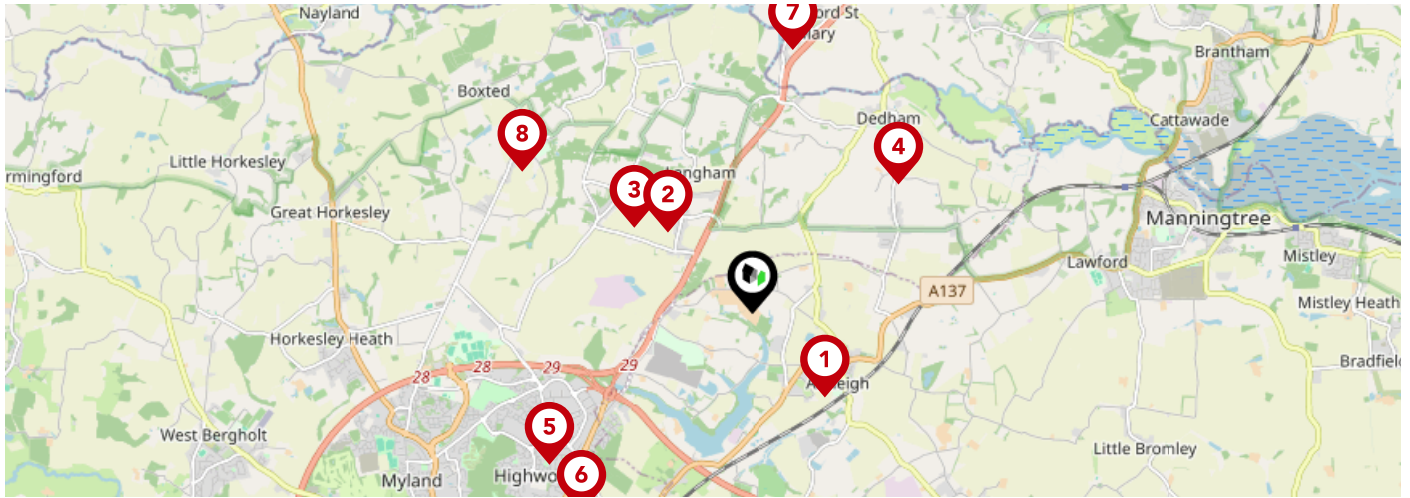
Maps

Listed Buildings

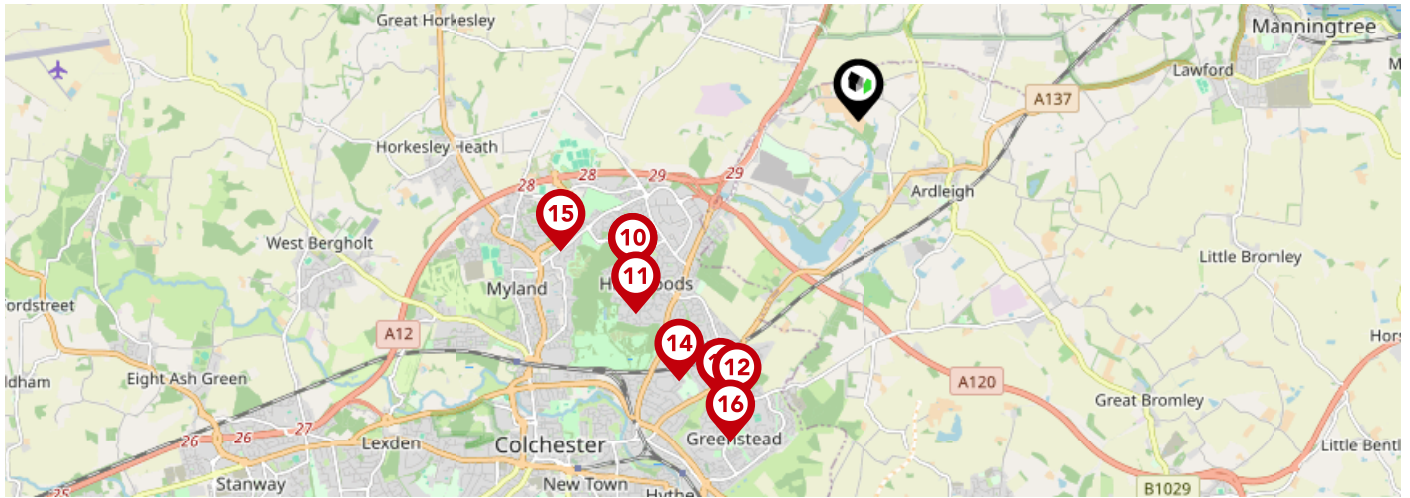
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1147645 - Gods House Farmhouse	Grade II	0.0 miles
 1112088 - Whaley Farmhouse	Grade II	0.3 miles
 1322649 - Clarkes Farmhouse	Grade II	0.4 miles
 1112093 - Maltings Farmhouse	Grade II	0.5 miles
 1261548 - Barn Approximately 40 Metres North East Of Bloomfields Farmhouse	Grade II	0.5 miles
 1253915 - Bloomfields Farmhouse	Grade II	0.5 miles
 1112086 - Thatched Cottage	Grade II	0.6 miles
 1273738 - Mount Pleasant	Grade II	0.6 miles
 1147592 - Beaumaris Witheys	Grade II	0.6 miles
 1223524 - New House	Grade II	0.7 miles



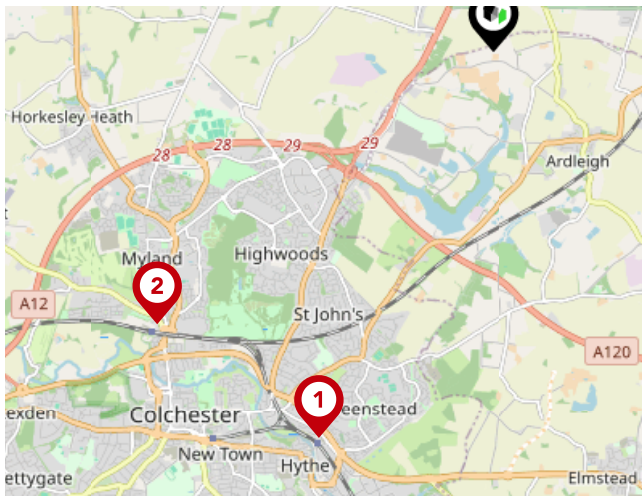
		Nursery	Primary	Secondary	College	Private
1	Ardleigh St Mary's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Langham Primary School Ofsted Rating: Good Pupils: 94 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Langham Oaks Ofsted Rating: Requires improvement Pupils: 73 Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dedham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 199 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brinkley Grove Primary School Ofsted Rating: Good Pupils: 415 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St John's Church of England Voluntary Controlled Primary School, Colchester Ofsted Rating: Good Pupils: 210 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stratford St Mary Primary School Ofsted Rating: Good Pupils: 79 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Boxted St Peter's Church of England School Ofsted Rating: Good Pupils: 209 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Gilbert School Ofsted Rating: Outstanding Pupils: 1565 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Trinity School Ofsted Rating: Not Rated Pupils: 419 Distance:2.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highwoods Community Primary School Ofsted Rating: Good Pupils: 427 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roach Vale Primary School Ofsted Rating: Good Pupils: 188 Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parsons Heath Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 200 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Friars Grove Primary School Ofsted Rating: Good Pupils: 410 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Camulos Academy Ofsted Rating: Good Pupils: 420 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colchester Academy Ofsted Rating: Good Pupils: 913 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

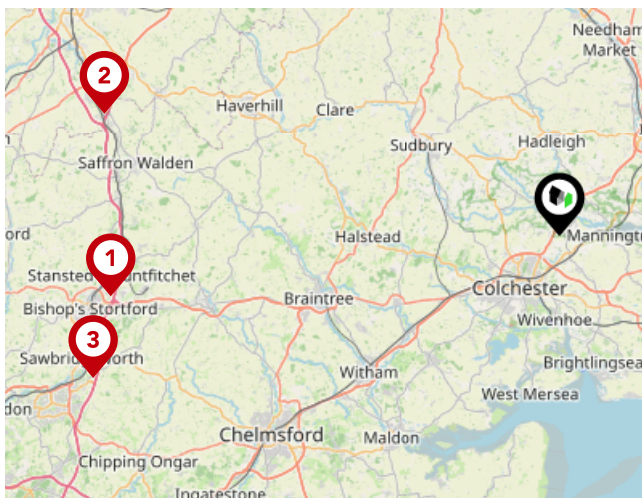
Area

Transport (National)



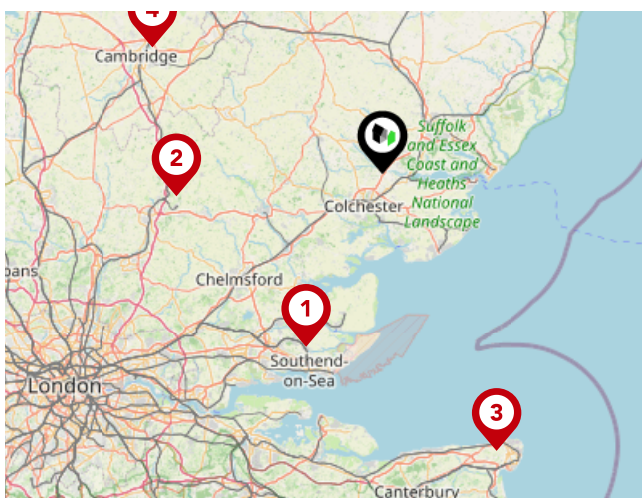
National Rail Stations

Pin	Name	Distance
1	Hythe (Essex) Rail Station	3.88 miles
2	Colchester Rail Station	3.96 miles
3	Manningtree Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	33.03 miles
2	M11 J9	34.35 miles
3	M11 J7A	35.63 miles

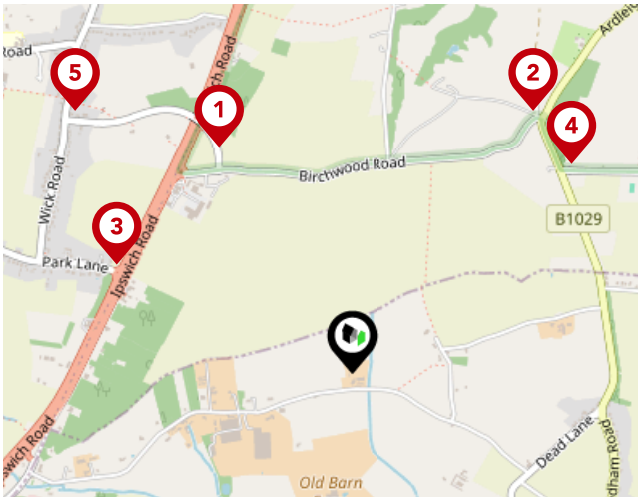


Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	27.8 miles
2	Stansted Airport	30.25 miles
3	Manston	44.14 miles
4	Cambridge	38.43 miles

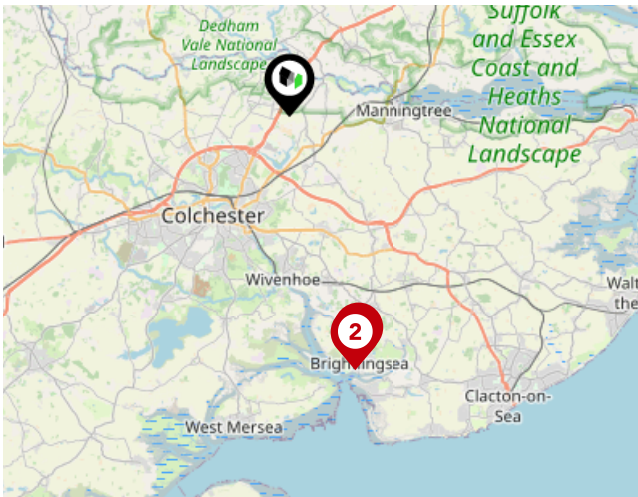
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birchwood Corner	0.6 miles
2	Monks Lane	0.73 miles
3	Langham Oak	0.59 miles
4	Rye Farm	0.7 miles
5	Birchwood Road	0.87 miles



Ferry Terminals

Pin	Name	Distance
1	Brightlingsea Ferry Landing	9.41 miles
2	Point Clear Ferry Landing	9.55 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.



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