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# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 02nd April 2026**



**4, STATION ROAD, TIPTREE, COLCHESTER, CO5**

## Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

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## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	1		
<b>Floor Area:</b>	667 ft <sup>2</sup> / 62 m <sup>2</sup>		
<b>Plot Area:</b>	0.16 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band A		
<b>Title Number:</b>	EX791416		

## Local Area

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

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *1 Station Road, Tiptree Colchester CO5 0AD*

Reference - 152234	
Decision:	Decision Issued
Date:	15th October 2015
Description:	Proposed replacement of conservatory with single storey side extension

Planning records for: *10 Station Road, Tiptree Colchester CO5 0AD*

Reference - F/COL/06/1385	
Decision:	Decision Issued
Date:	16th August 2006
Description:	Drop kerb

Reference - F/COL/07/0215	
Decision:	Decision Issued
Date:	02nd September 2007
Description:	Relocated dropped kerb to existing house. Resubmission of F/COL/06/1385.

Planning records for: *12 Station Road, Tiptree Colchester CO5 0AD*

Reference - 91/1285	
Decision:	Decision Issued
Date:	23rd September 1991
Description:	Front single storey extension and rooms in roof space

Planning records for: **14 Station Road, Tiptree Colchester CO5 0AD**

Reference - 81130	
Decision:	Decision Issued
Date:	19th June 2008
Description:	Alterations and two storey extension to existing bungalow including change of use to shop at front of building to residential (rest of building to remain residential).

Planning records for: **16 Station Road, Tiptree Essex CO5 0AD**

Reference - 221583	
Decision:	Decision Issued
Date:	23rd June 2022
Description:	Ground & First Floor Rear Extensions

Reference - 221393	
Decision:	Decision Issued
Date:	31st May 2022
Description:	Extension to existing garden outbuilding for use as annexe (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)

Reference - 142480	
Decision:	Decision Issued
Date:	03rd June 2014
Description:	Change of use for an existing large detached garage to be used as an annexe which is ancillary to the main use of the house. The building has not been used as a garage for some time and in that sense the change of use has already started. However, this proposal is for an additional bedroom and bathroom in the annexe.

Planning records for: **16 Station Road Tiptree Colchester CO5 0AD**

Reference - 221392	
Decision:	Decision Issued
Date:	31st May 2022
Description:	Application for approval of details reserved by condition 33 (B1 unitshours of use)of planning permission 180057.

Planning records for: **22 Station Road, Tiptree Colchester CO5 0AD**

Reference - 92/0170	
Decision:	Decision Issued
Date:	02nd June 1992
Description:	Outline application for erection of 1 No. dwelling

Reference - 182070	
Decision:	Decision
Date:	17th August 2018
Description:	Application for approval of details reserved by condition. (181586)

Reference - 181586	
Decision:	Decision Issued
Date:	20th June 2018
Description:	Application to vary conditions 2, 10 and 11, and remove condition 13 of planning permission 180730.

Planning records for: **22 Station Road, Tiptree Colchester CO5 0AD**

Reference - 180730	
Decision:	Decision Issued
Date:	16th March 2018
Description:	Demolition of existing bungalow to be replaced with 3 new bungalows, two attached garages along with one new access. (Amended plan received)

Planning records for: **Kiltie, 6 Station Road, Tiptree Colchester CO5 0AD**

Reference - 130775	
Decision:	Appeal Determined
Date:	17th May 2013
Description:	Change of use of former shop to a two bedroom dwelling.

Reference - 98/1020	
Decision:	Decision Issued
Date:	13th July 1998
Description:	Change of use of vacant shop to residential use

Reference - 72301	
Decision:	Decision Issued
Date:	09th October 2007
Description:	Demolition of existing bungalow and erection of block of four flats with amenity area, car parking spaces.

Planning records for: *Land At, 20 Station Road, Tiptree Colchester CO5 0AD*

Reference - F/COL/06/1273	
Decision:	Decision Issued
Date:	31st July 2006
Description:	Commercial development of offices and workshops

Planning records for: *Land At, 18 Station Road, Tiptree Colchester CO5 0AD*

Reference - 72279	
Decision:	Decision Issued
Date:	09th May 2007
Description:	Demolish bungalow, erect pair of semi-detached houses and detached bungalow at rear, form new access drive and vehicular access and layout parking and amenity areas

Reference - 71068	
Decision:	Decision
Date:	29th March 2007
Description:	Demolish bungalow, erect terrace of 3 No. Three-Bedroom Houses

Planning records for: *Bluebird Garage, Bluebird Garage, Station Road, Tiptree Colchester CO5 0AD*

Reference - 94/0612	
Decision:	Decision Issued
Date:	05th May 1994
Description:	Replacement of existing car showroom and change of use of garden to carpark and erection of canopy over petrolpumps

Planning records for: *Bluebird Garage, Bluebird Garage, Station Road, Tiptree Colchester CO5 0AD*

Reference - 96/0460	
Decision:	Decision Issued
Date:	04th April 1996
Description:	Replacement of existing car showroom, new canopy and associated works (revisions to Approval No. COL/94/0612 date 4 August 1994)

Planning records for: *Telephone Exchange, Station Road, Tiptree CO5 0AD*

Reference - PA/COL/00/1584	
Decision:	Decision Issued
Date:	10th May 2000
Description:	Determination as to whether prior approval of details is required for the erection of one 15m monopole mast. three cross polar antennas, two microwave dish, radio equipment cabinet and development ancillary thereto.

Reference - 97/0465	
Decision:	Decision Issued
Date:	22nd March 1997
Description:	Determination as to whether prior approval of details is required for erection of 0.3m radio dish antenna mounted on 15m high steel pole

Reference - 95/1022	
Decision:	Decision Issued
Date:	18th August 1995
Description:	Notification under Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for 0.3m diameter radio dish antenna

4 Station Road, Tiptree, CO5

Energy rating

**E**

Valid until 02.12.2031

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

### Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	01
<b>Flat Top Storey:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	62 m <sup>2</sup>

**Building Safety**

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**Accessibility / Adaptations**

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**Restrictive Covenants**

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**Rights of Way (Public & Private)**

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**Construction Type**

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

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**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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### Testimonial 1



I could not be happier with the service I have received. From the initial ansaphone message I left, NP has been attentive and supportive. Queries are dealt with immediately and solutions actioned swiftly.

### Testimonial 2



Managed the sale of our property and achieved asking price within a week. Very professional. Great advice and virtual viewing technology. Were very good at liaising with slow solicitors. I'd definitely recommend.

### Testimonial 3



Could not fault it. Great location and friendly staff.



[/NicholasPercivalEstateAgentsSurveyors](#)



[/nicholaspercival/?](#)

[fbclid=IwAR1\\_Asm4sUT1xzQSciYcJMd4uxuQy0W7ejd03NsC77ihYwbuEgpx0SsuHf0](#)



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

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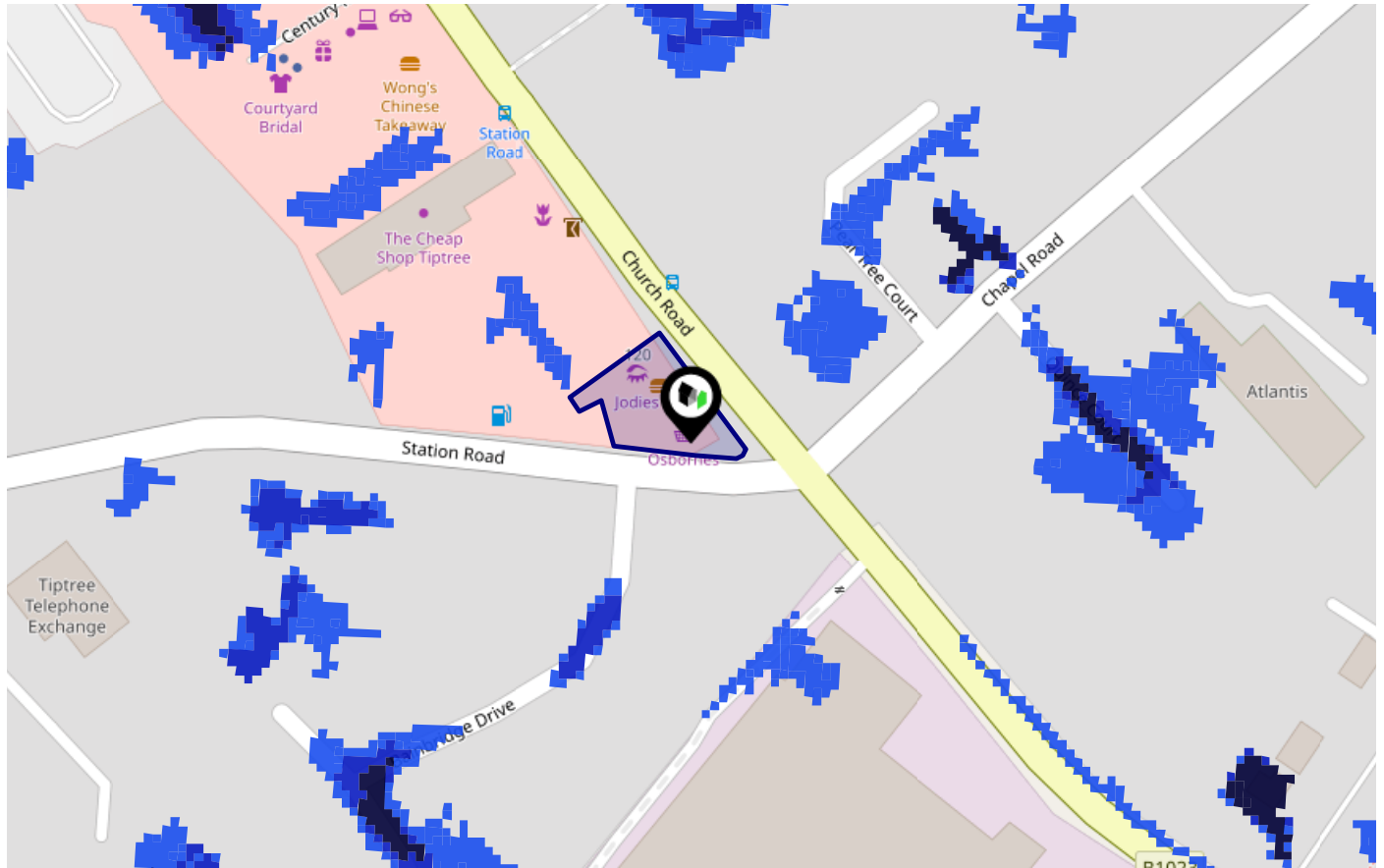
**Important - Please read**

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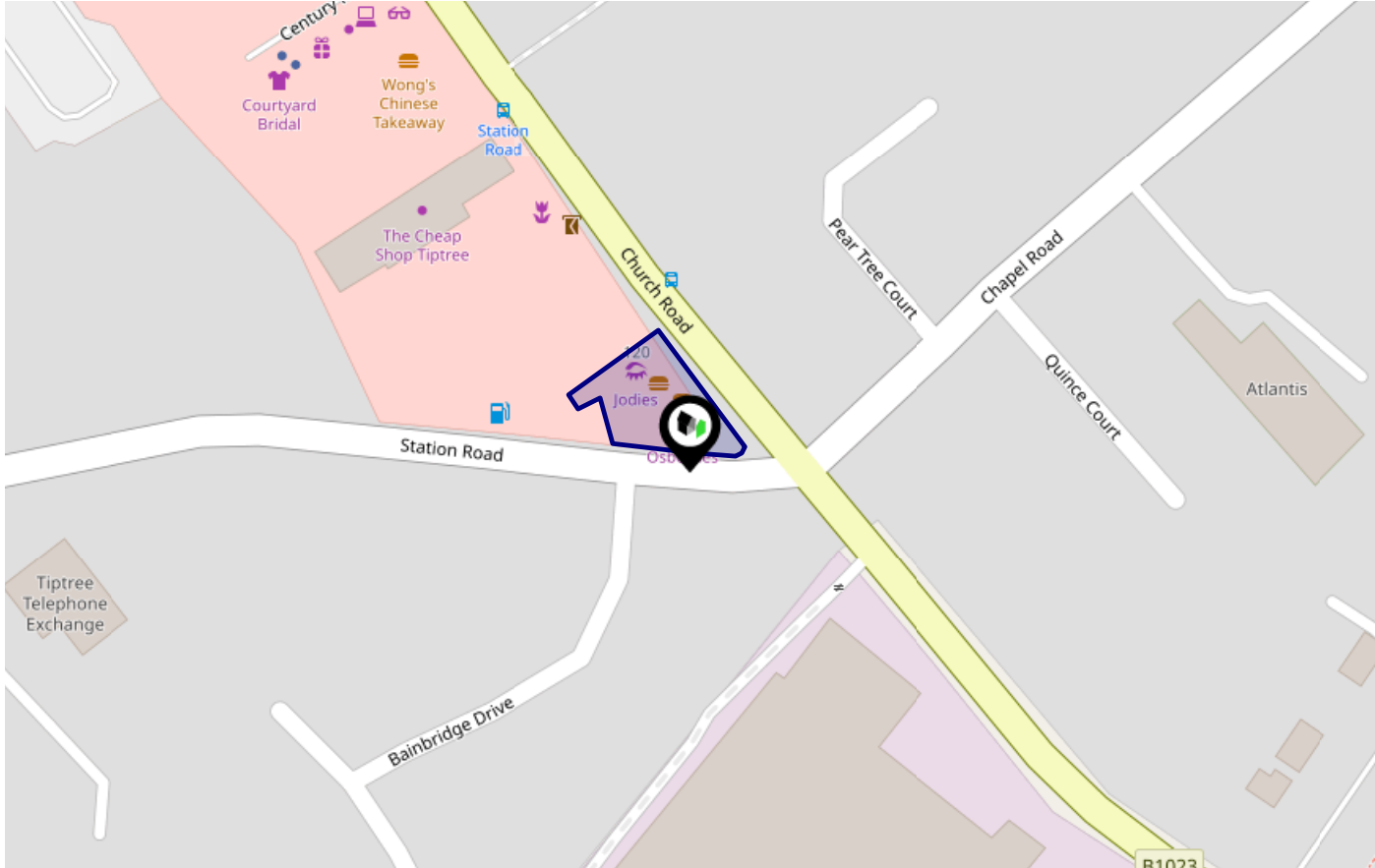
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Flood Risk

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

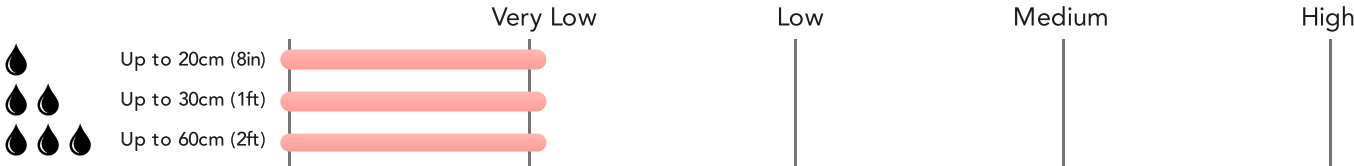


Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
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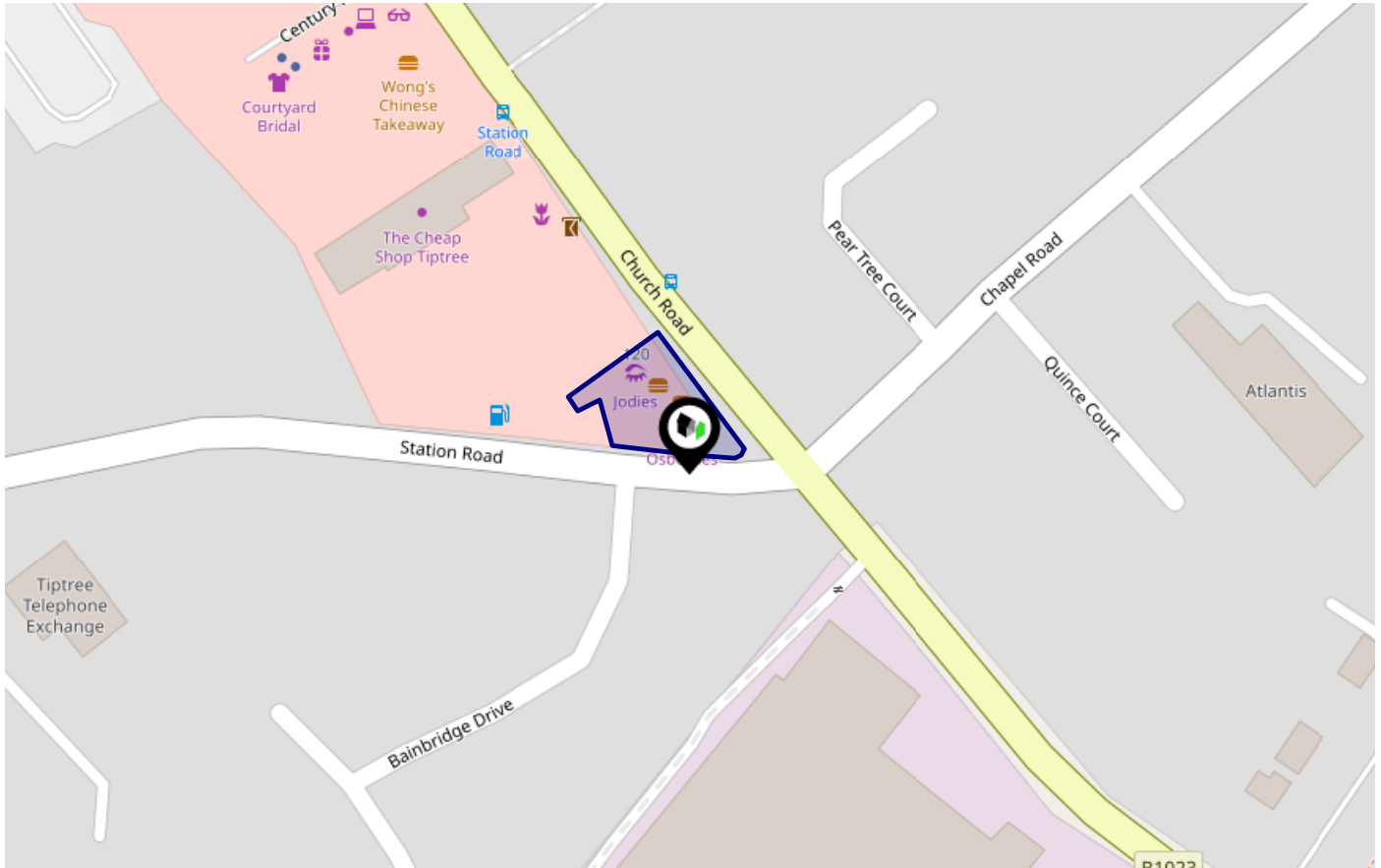
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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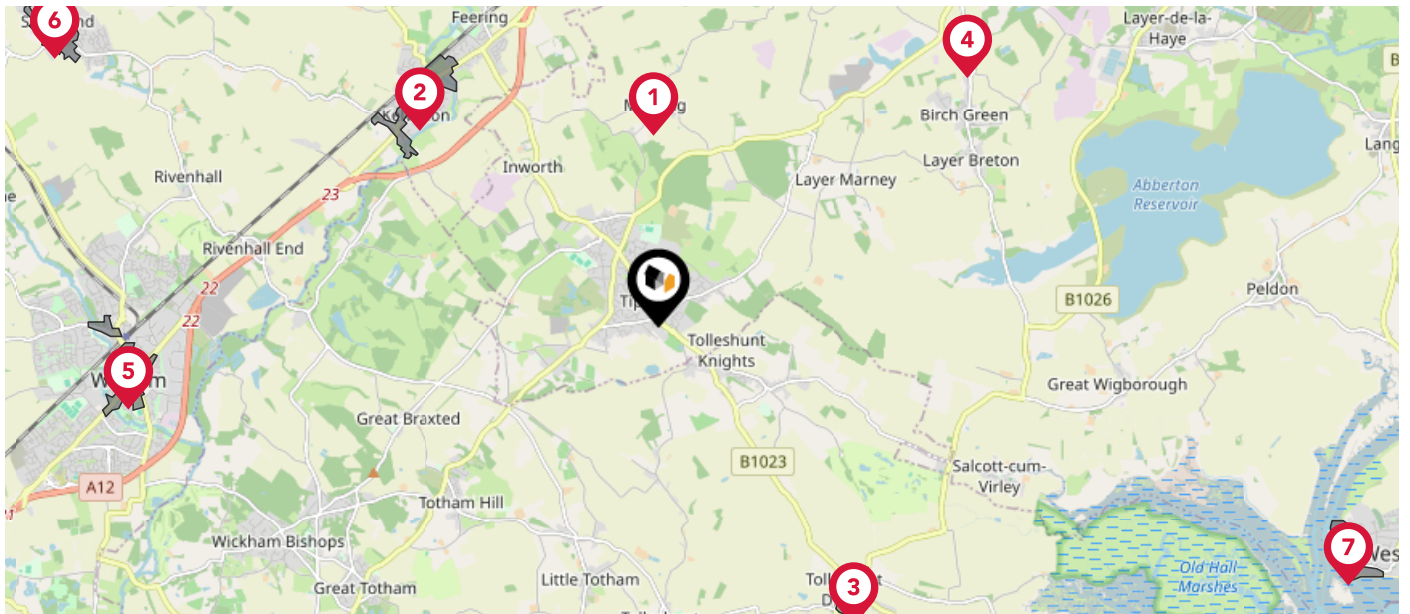
Chance of flooding to the following depths at this property:










# Maps

## Conservation Areas

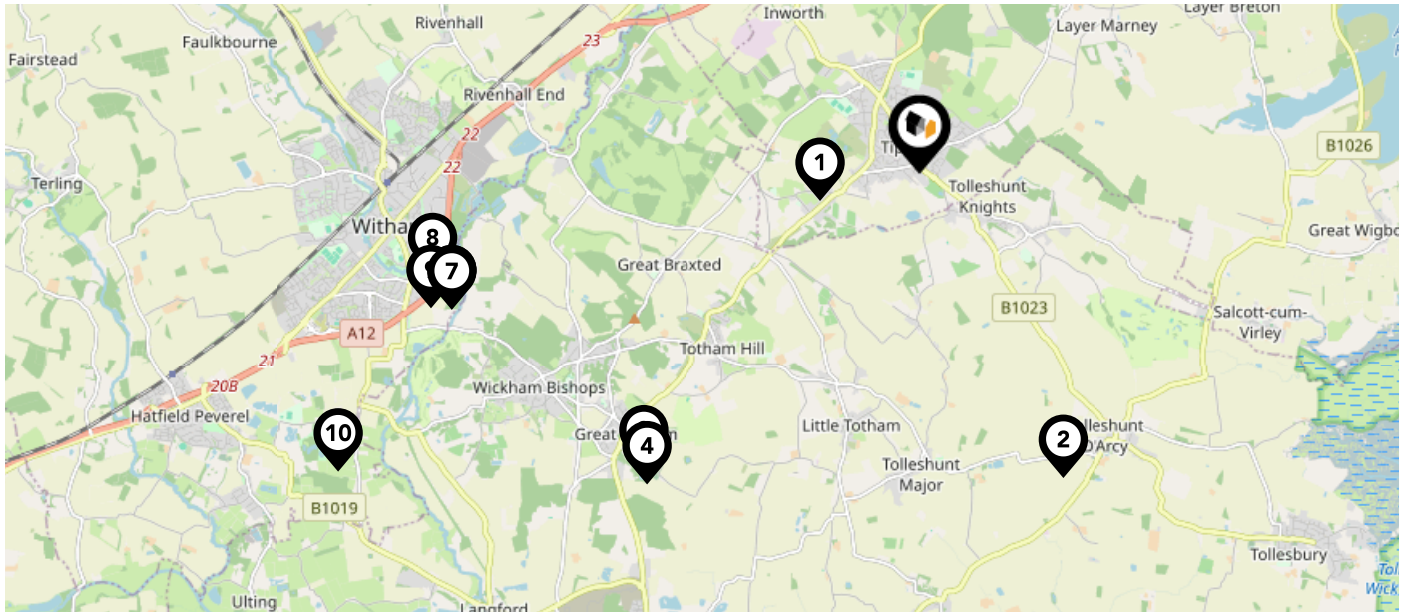
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  1 Messing
-  2 Kelvedon
-  3 Tolleshunt D'arcy
-  4 Birch
-  5 Witham Town Centre
-  6 Silver End
-  7 West Mersea

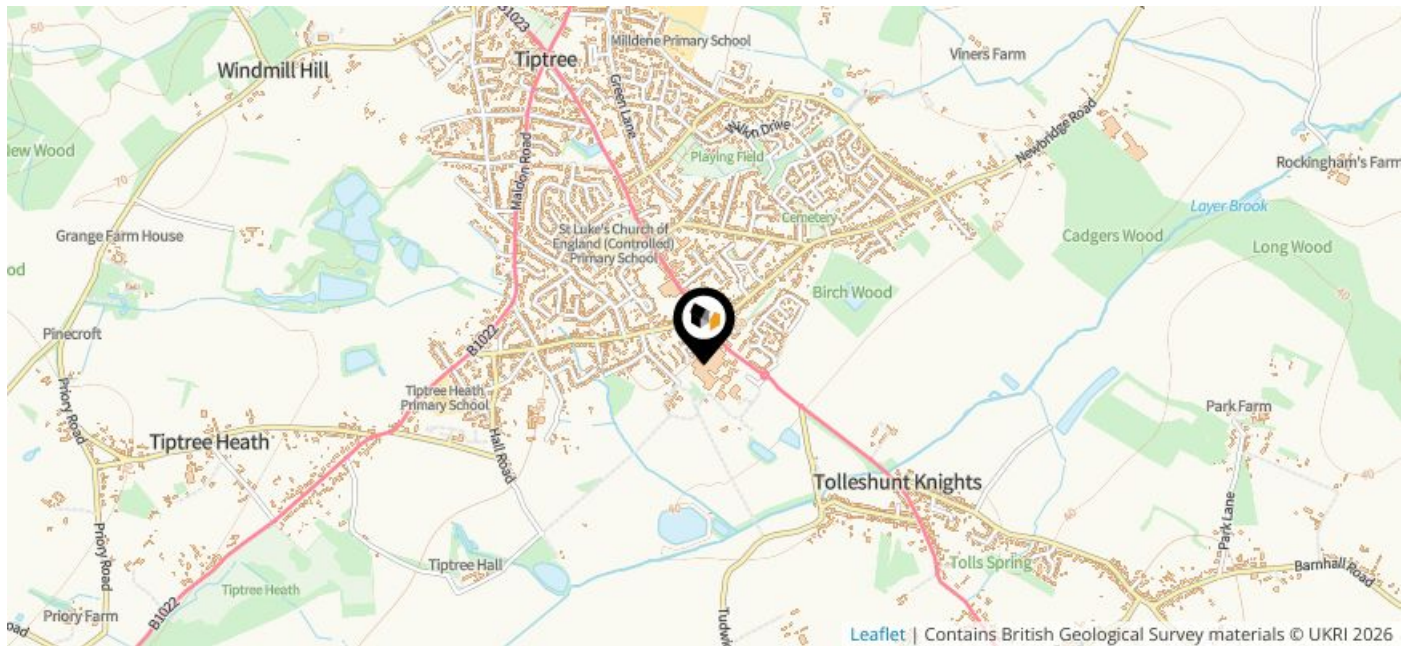
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	EA/EPR/GP3137PY/V003	Active Landfill
<b>2</b>	Hill Farm-Tolleshunt D'Arcy	Historic Landfill
<b>3</b>	Hall Road-Hall Road, Great Totham, Maldon	Historic Landfill
<b>4</b>	Harmers Foundry / South of Hall Road-Hall Lane, Great Totham, Walton-on-Naze, Essex	Historic Landfill
<b>5</b>	Refuse Tip East of Sewage Works-Witham Bypass, Witham, Essex	Historic Landfill
<b>6</b>	East Of Railway Line-Perry Road, Witham, Braintree	Historic Landfill
<b>7</b>	Perry Road-Perry Road, Witham, Braintree	Historic Landfill
<b>8</b>	Maldon Road-Maldon Road, Witham	Historic Landfill
<b>9</b>	Blackwater Lane-Witham, Braintree	Historic Landfill
<b>10</b>	The Quarry-Hatfield Peverel, Braintree	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



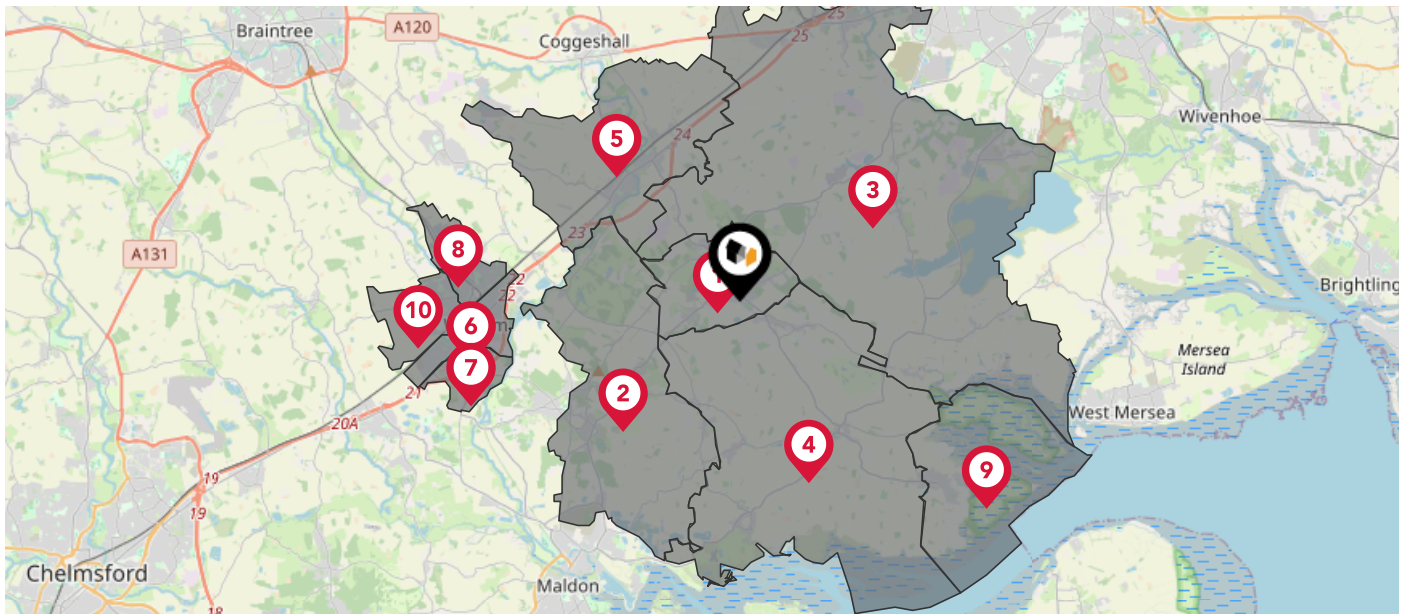
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

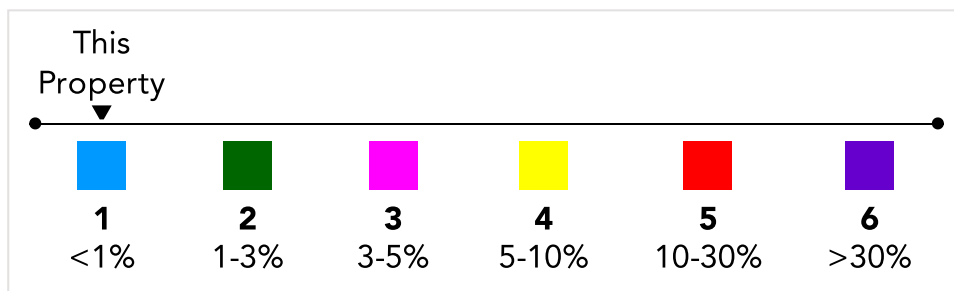
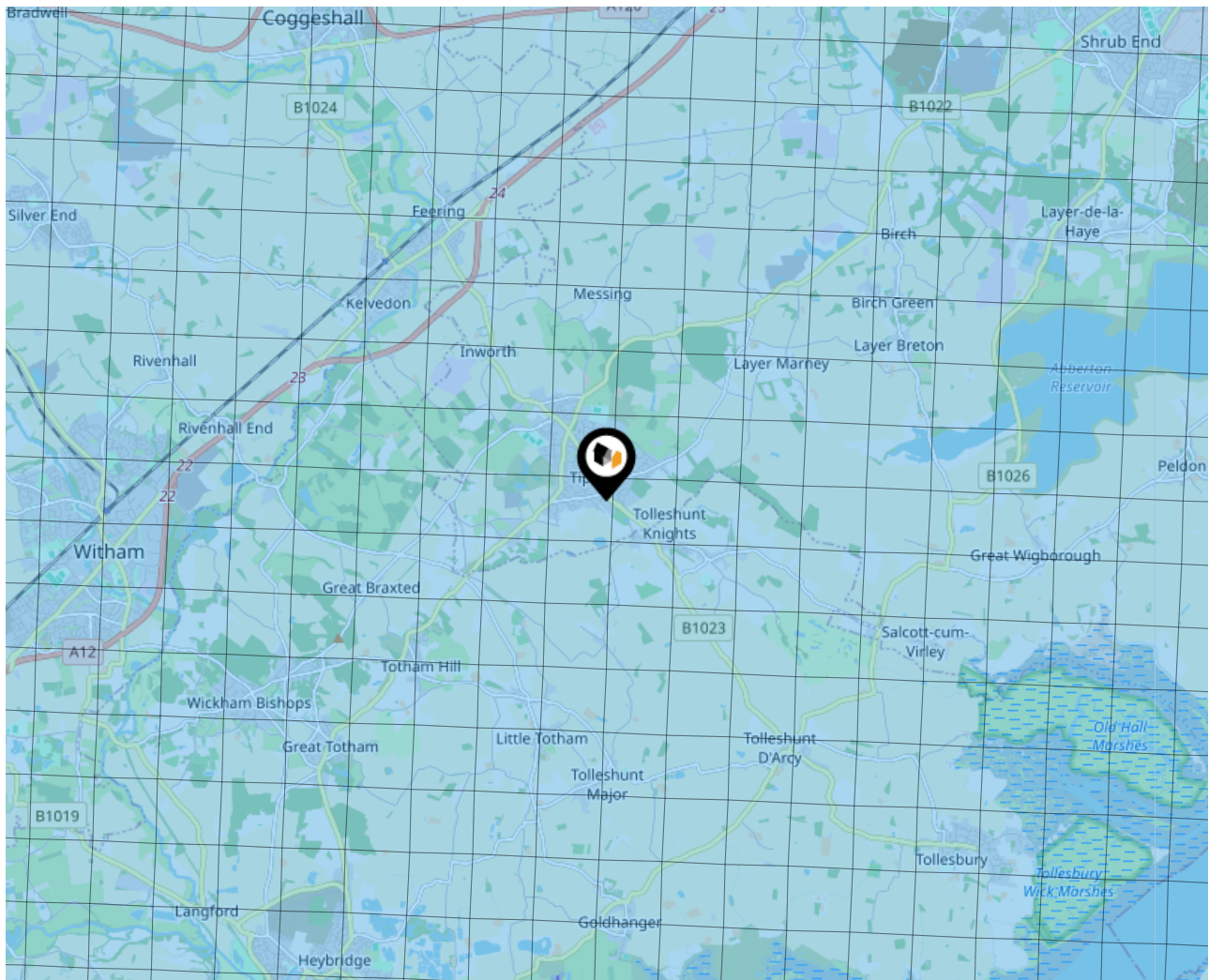


### Nearby Council Wards

- 1 Tiptree Ward
- 2 Great Totham Ward
- 3 Marks Tey & Layer Ward
- 4 Tolleshunt D'arcy Ward
- 5 Kelvedon & Feering Ward
- 6 Witham Central Ward
- 7 Witham South Ward
- 8 Witham North Ward
- 9 Tollesbury Ward
- 10 Witham West Ward

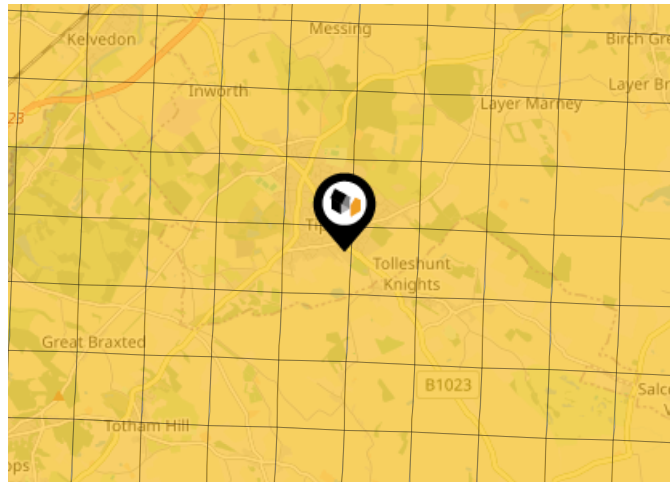
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SILT
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

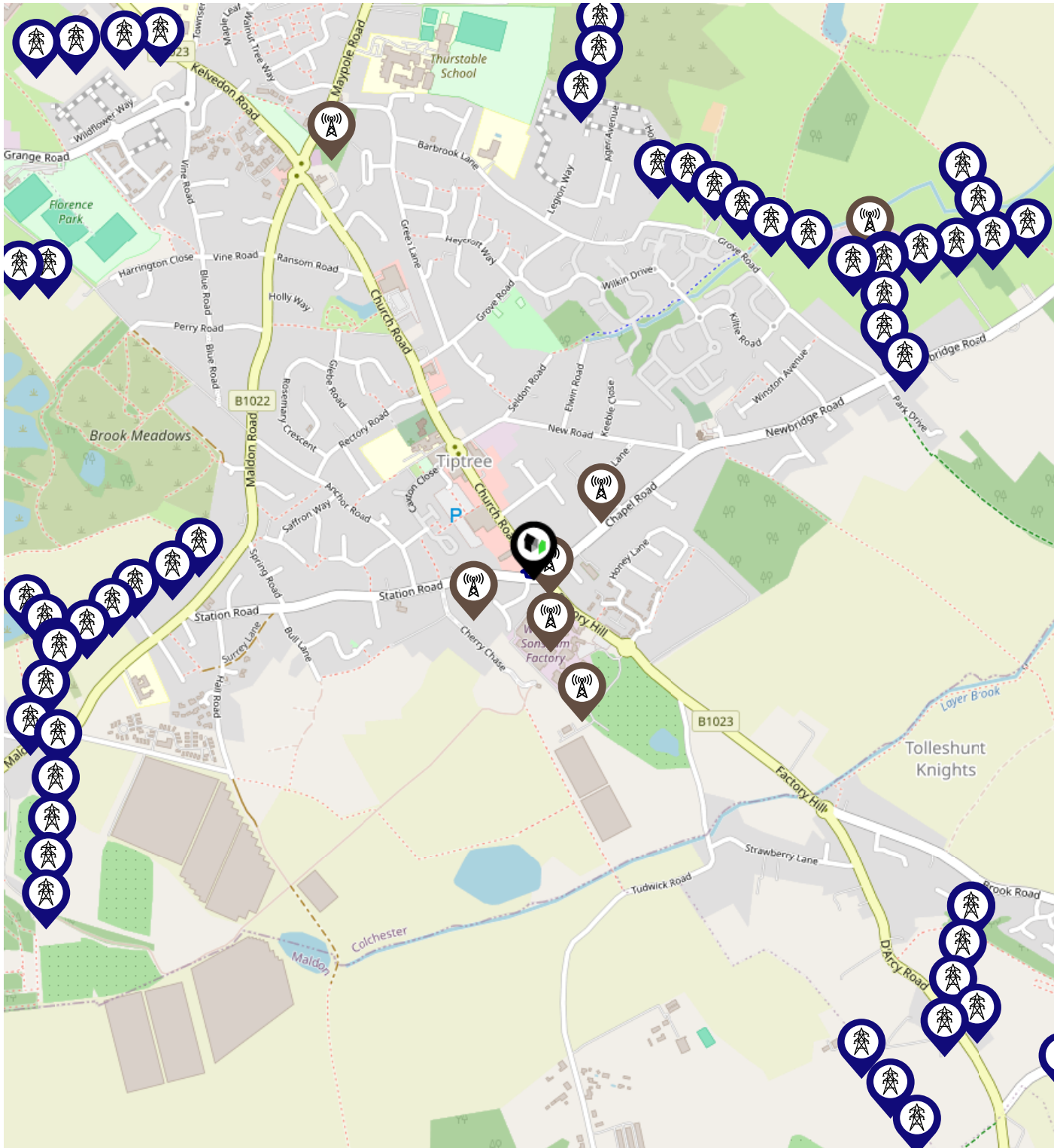


### Primary Classifications (Most Common Clay Types)



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

# Local Area

## Masts & Pylons



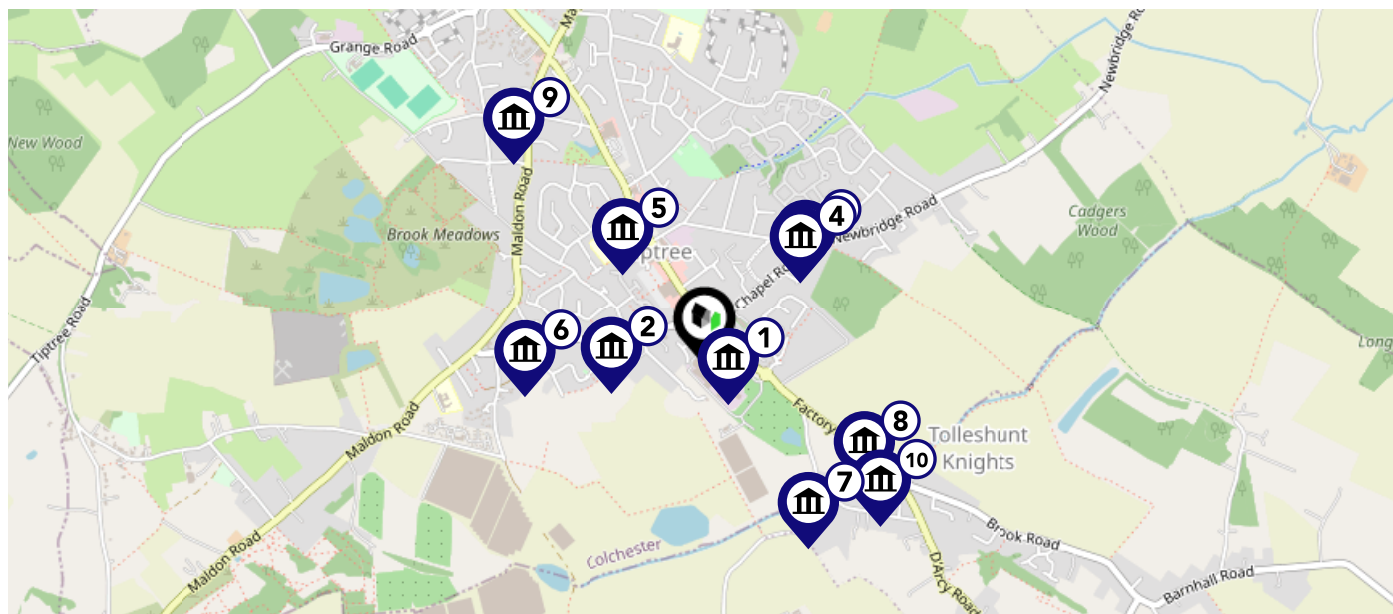
**Key:**











-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

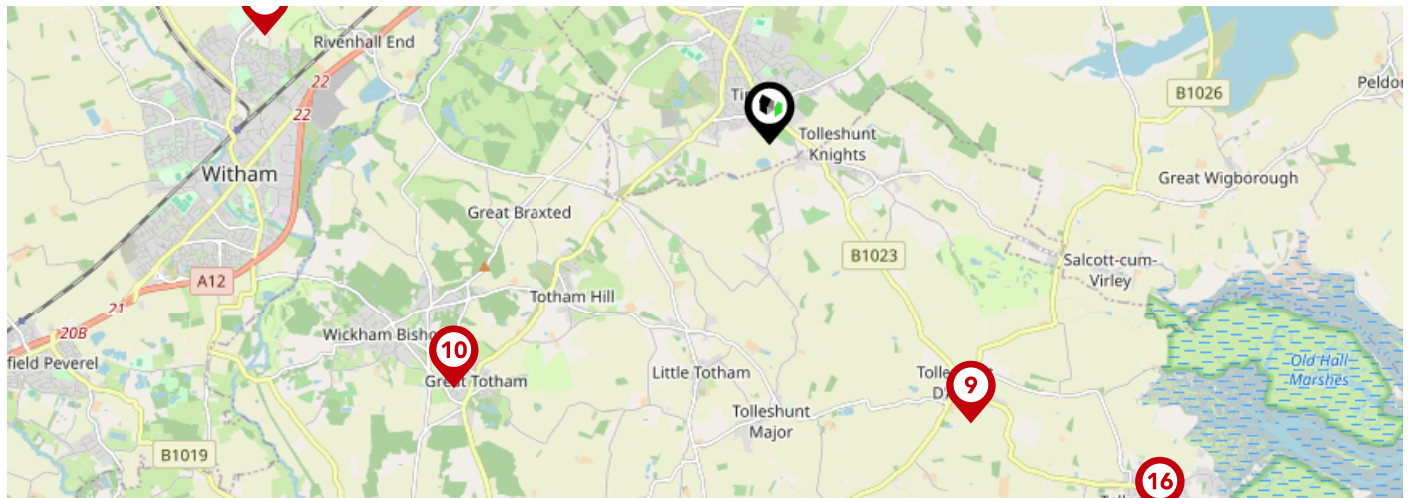
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1224938 - House Now Part Of Messrs Wilkinsons Jam Factory And Adjacent Wall	Grade II	0.1 miles
	1266572 - The Anchor Public House	Grade II	0.2 miles
	1224937 - Chapel	Grade II	0.3 miles
	1224970 - Tiptree Villa	Grade II	0.3 miles
	1391209 - Church Of St Luke	Grade II	0.3 miles
	1224972 - 43, Station Road	Grade II	0.4 miles
	1121926 - Brook Cottage	Grade II	0.5 miles
	1224939 - Brook Hall	Grade II	0.5 miles
	1224941 - Myrtle Cottage	Grade II	0.6 miles
	1142524 - 4, D'arcy Road	Grade II	0.6 miles



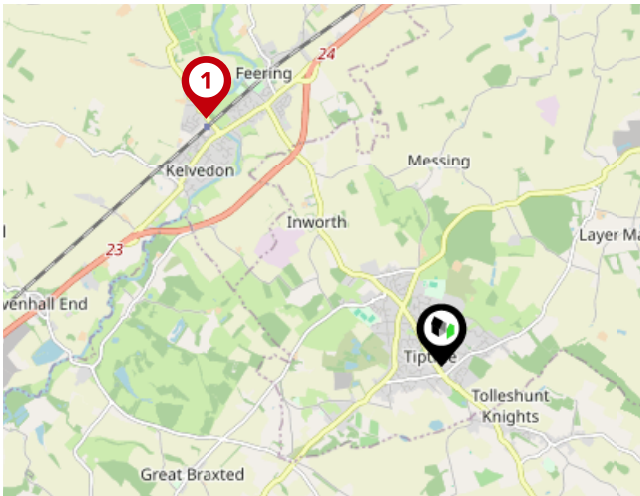
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Luke's Church of England Controlled Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Tiptree Heath Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Milldene Primary School</b> Ofsted Rating: Good   Pupils: 196   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Thurstable School Sports College and Sixth Form Centre</b> Ofsted Rating: Requires improvement   Pupils: 1141   Distance:0.82</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Baynards Primary School</b> Ofsted Rating: Good   Pupils: 106   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Messing Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Kelvedon St Mary's Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 433   Distance:2.87</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Feering Church of England Primary School</b> Ofsted Rating: Good   Pupils: 145   Distance:3.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> Tolleshunt D'Arcy St Nicholas Primary Academy</p> <p>Ofsted Rating: Good   Pupils: 108   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> Great Totham Primary School</p> <p>Ofsted Rating: Good   Pupils: 426   Distance:3.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> Birch Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good   Pupils: 119   Distance:3.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> Rivenhall Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 123   Distance:4.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> St Andrew's Church of England Primary Academy, Marks Tey</p> <p>Ofsted Rating: Good   Pupils: 135   Distance:4.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> Chatten Free School</p> <p>Ofsted Rating: Outstanding   Pupils: 71   Distance:4.72</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> Copford Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 206   Distance:4.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> Tollesbury School</p> <p>Ofsted Rating: Good   Pupils: 175   Distance:4.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

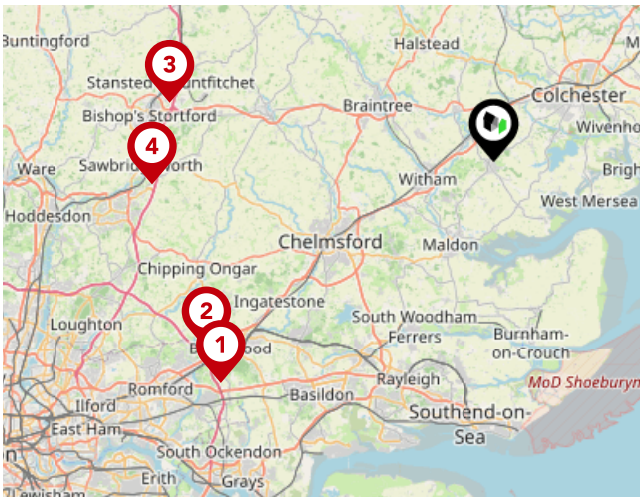
# Area

## Transport (National)



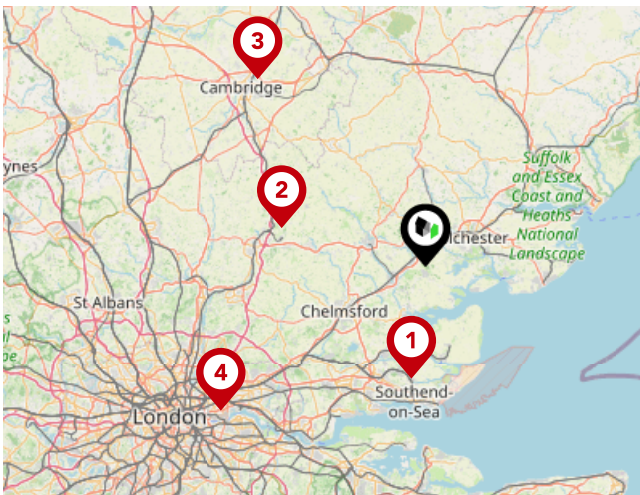
### National Rail Stations

Pin	Name	Distance
1	Kelvedon Rail Station	3.13 miles
2	Marks Tey Rail Station	5.19 miles
3	Witham (Essex) Rail Station	4.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	25.82 miles
2	M25 J28	25.16 miles
3	M11 J8	24.08 miles
4	M11 J7A	25.06 miles

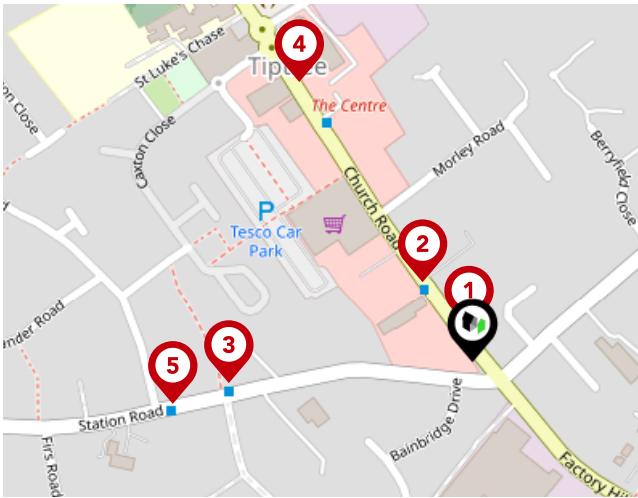


### Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	16.68 miles
2	Stansted Airport	21.81 miles
3	Cambridge	36.93 miles
4	Silvertown	36.8 miles

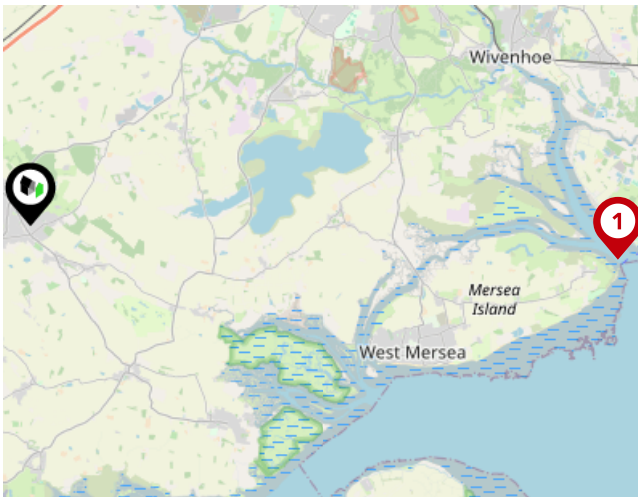
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.02 miles
2	Station Road	0.05 miles
3	Anchor Road	0.14 miles
4	The Centre	0.19 miles
5	Anchor Road	0.17 miles



### Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	10.79 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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