



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 24th September 2026



PRETTYGATE ROAD, COLCHESTER, CO3

Nicholas Percival Ltd

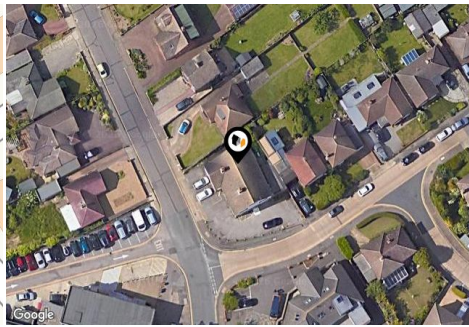
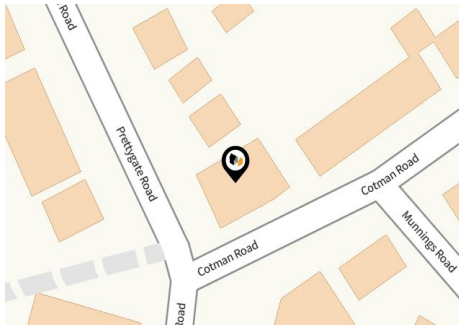
Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

nldann@nicholaspercival.co.uk

www.nicholaspercival.co.uk





Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	979 ft ² / 91 m ²
Year Built :	1950-1966
Council Tax :	Band A
Annual Estimate:	£1,522

Local Area

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

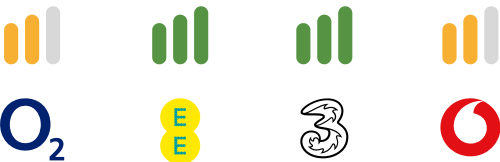
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

7	80	1800
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **61 Prettygate Road, Colchester CO3 4ED**

Reference - F/COL/01/1151	
Decision:	Decision Issued
Date:	23rd July 2001
Description:	Replacement conservatory and new porch

Planning records for: **63 Prettygate Road, Colchester CO3 4ED**

Reference - F/COL/02/1618	
Decision:	Decision Issued
Date:	16th September 2002
Description:	Ground floor additions

Planning records for: **64 Prettygate Road, Colchester CO3 4ED**

Reference - 231221	
Decision:	Decision Issued
Date:	19th May 2023
Description:	Application to discharge condition 4 of planning permission 230370

Reference - 230370	
Decision:	Decision Issued
Date:	16th February 2023
Description:	Proposed rear single storey extension, side dormer roof extension & raising of ridge height

Planning records for: **65 Prettygate Road, Colchester CO3 4ED**

Reference - 97/1121	
Decision:	Decision Issued
Date:	31st July 1997
Description:	Front extension

Planning records for: **68 Prettygate Road, Colchester CO3 4ED**

Reference - 93/0616	
Decision:	Decision Issued
Date:	05th June 1993
Description:	Detached garage

Reference - 91/0452	
Decision:	Decision Issued
Date:	04th August 1991
Description:	Alterations and extensions

Planning records for: **69 Prettygate Road, Colchester CO3 4ED**

Reference - 91/0112	
Decision:	Decision Issued
Date:	16th January 1991
Description:	Ground floor garage, utility room and cloakroom. Firstfloor study and bedroom extension

Planning records for: **70 Prettygate Road, Colchester CO3 4ED**

Reference - 96/1294	
Decision:	Decision Issued
Date:	26th September 1996
Description:	Rear two storey, front and side single storey extension

Reference - 22/00230/NMABAS	
Decision:	Decision Issued
Date:	16th February 2022
Description:	To establish whether amendments to use cladding to match existing front of house rather than brickwork can be considered as non-material amendments to granted consent 21/00647/FULL

Reference - 220500	
Decision:	Decision Issued
Date:	16th February 2022
Description:	Rear single storey extension

Planning records for: **76 Prettygate Road, Colchester CO3 4ED**

Reference - 160961	
Decision:	Decision Issued
Date:	05th May 2016
Description:	Residential bungalow with small extension to rear.

Planning records for: **78 Prettygate Road, Colchester CO3 4ED**

Reference - 151756	
Decision:	Decision Issued
Date:	09th July 2015
Description:	Demolition of conservatory. Erection of one and two storey rear extension including internal alterations. Change flat roof over kitchen to pitched roof. Partial over-cladding and rendering of existing external walls. Erection of front porch.

Reference - 160076	
Decision:	Decision Issued
Date:	01st July 2016
Description:	Demolition of conservatory. Erection of one and two storey rear extension including internal alterations. Change flat roof over kitchen to pitched roof. Partial over-cladding and rendering of existing external walls. Erection of front porch. All as permission 151756 with the exception of amendment to rooflight to new first floorroom.

Planning records for: **80 Prettygate Road, Colchester CO3 4ED**

Reference - 160078	
Decision:	Decision Issued
Date:	01st July 2016
Description:	Demolition of rear conservatory. Erection of single storey rear extension including changing roof across rear and above existing garage. Amendment to 151757.

Reference - 172261	
Decision:	Decision Issued
Date:	31st August 2017
Description:	Demolition of rear conservatory. Erection of single storey rear extension including changing roof across rear and above garage.

Planning records for: **80 Prettygate Road, Colchester CO3 4ED**

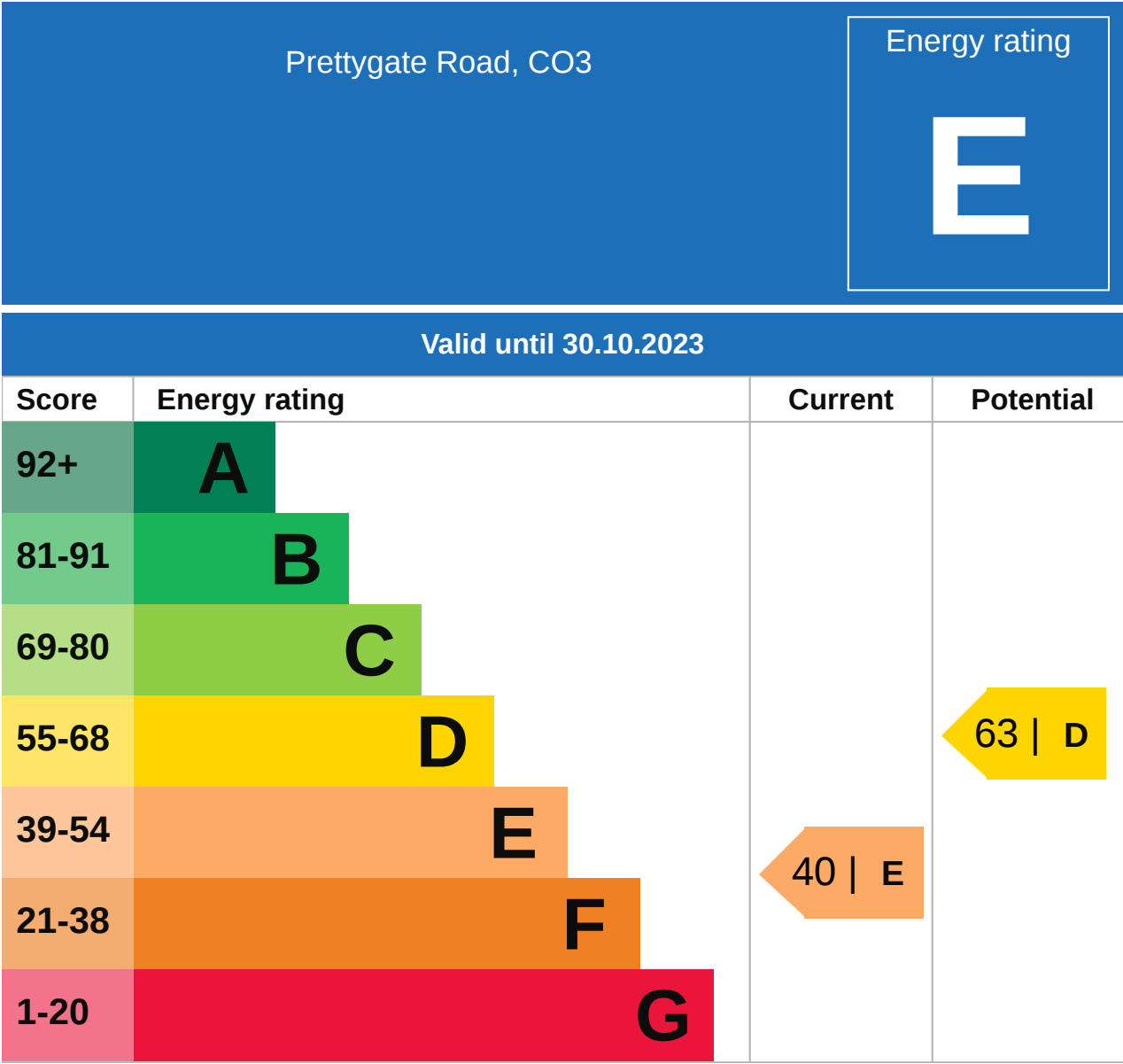
Reference - 151757	
Decision:	Decision Issued
Date:	09th July 2015
Description:	Demolition of rear conservatory. Erection of single storey rear extension including changing roof across rear and above existing garage.

Planning records for: **66 Prettygate Road, Colchester CO3 4ED**

Reference - 161349	
Decision:	Decision Issued
Date:	26th May 2016
Description:	Proposed 2 storey rear extension with single storey side extension

Planning records for: **77 Prettygate Road, Colchester CO3 4ED**

Reference - 93/0083	
Decision:	Decision Issued
Date:	22nd January 1993
Description:	Erection of conservatory



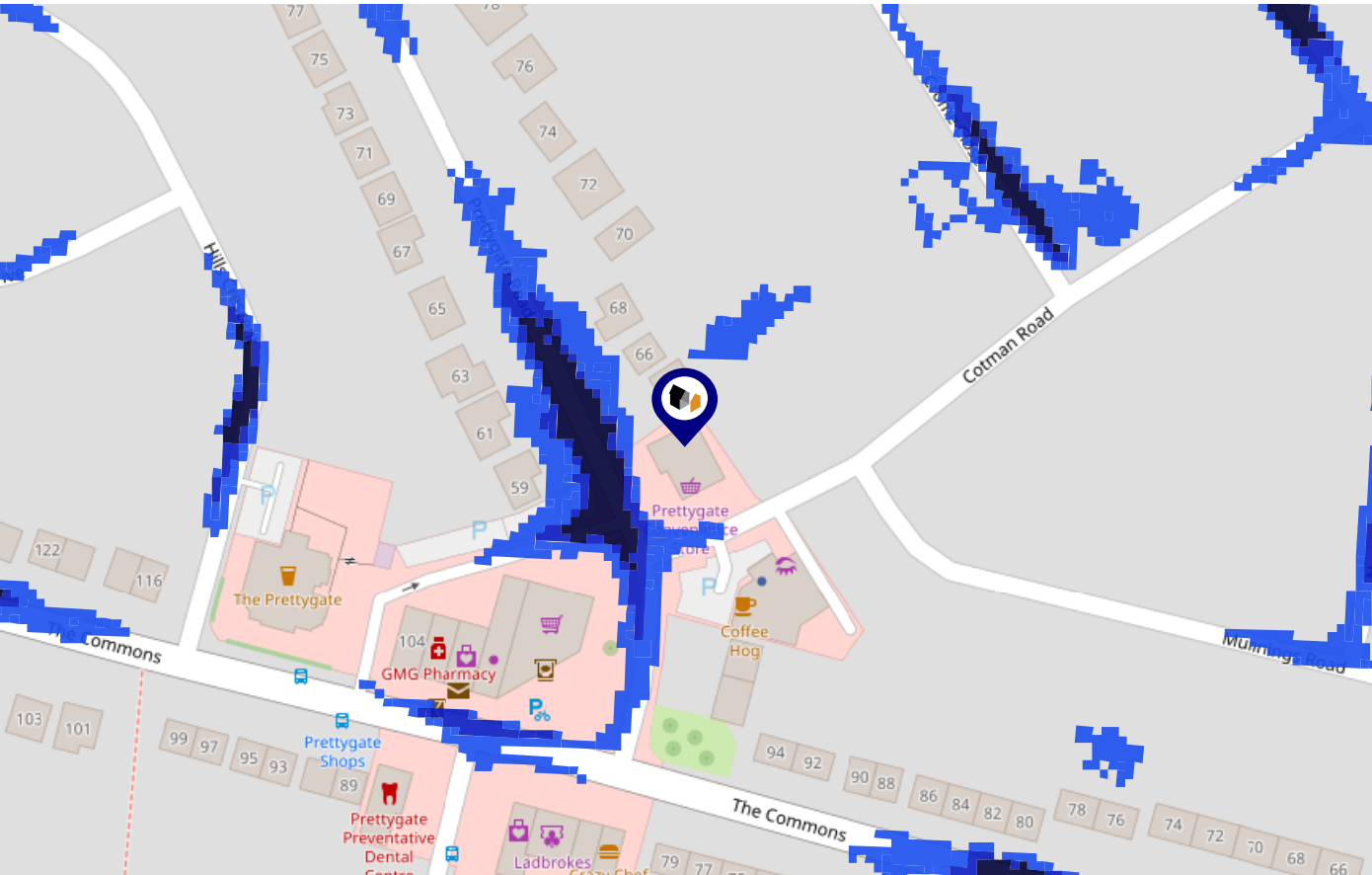
Additional EPC Data

Property Type:	Maisonette
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	3
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	89 m ²

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.

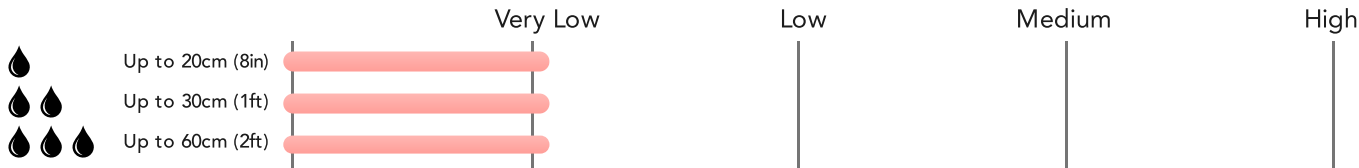


Risk Rating: Very low

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.

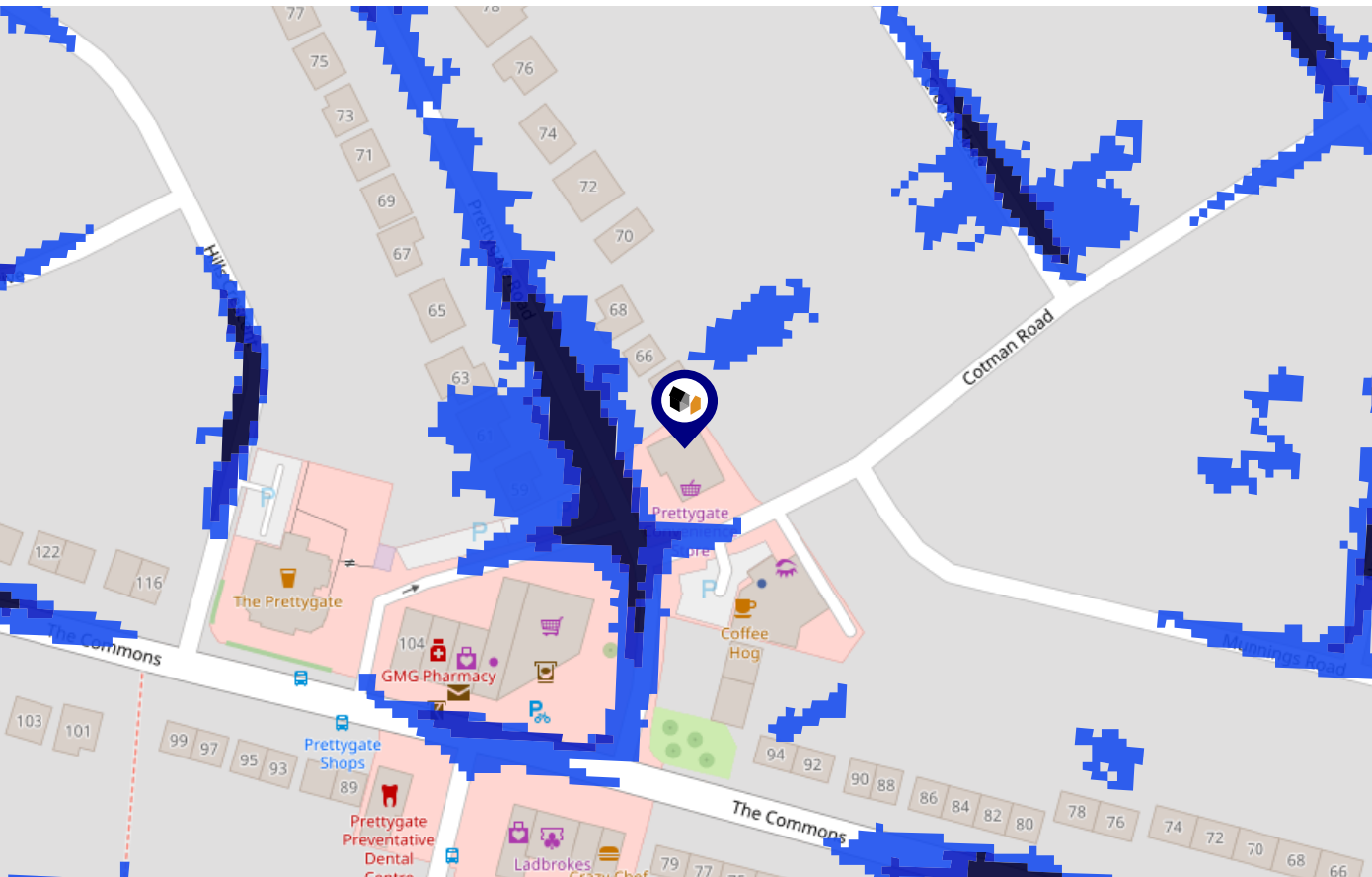
Chance of flooding to the following depths at this property:



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.

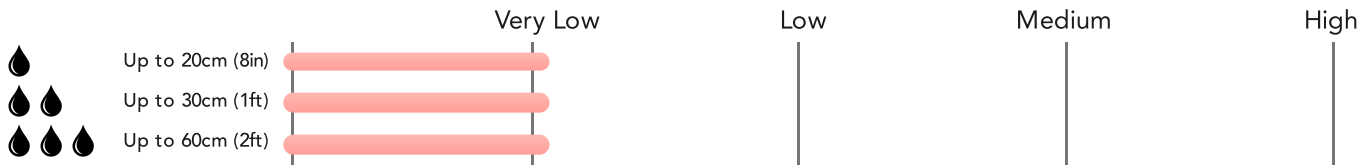


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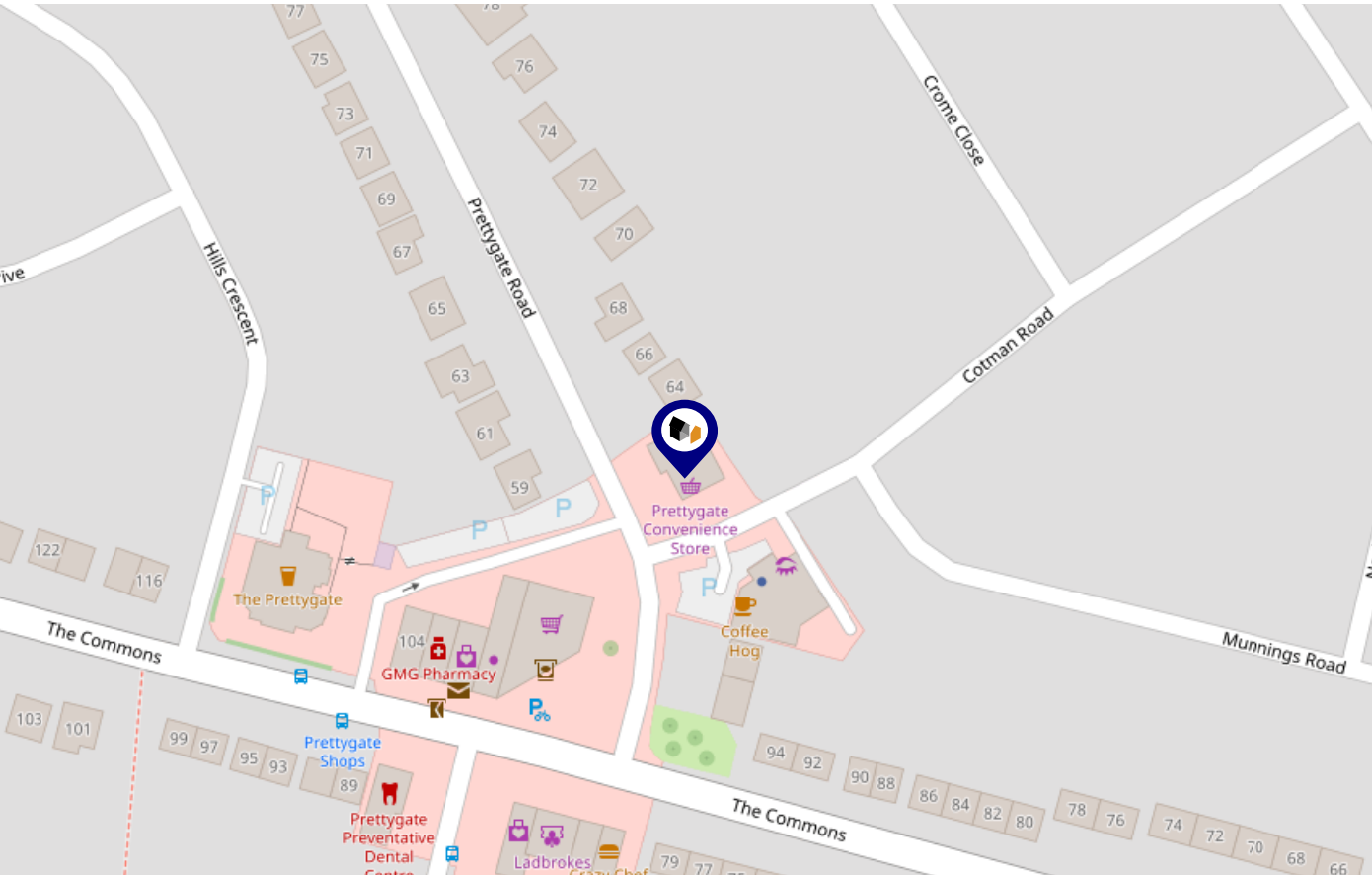
Chance of flooding to the following depths at this property:



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.

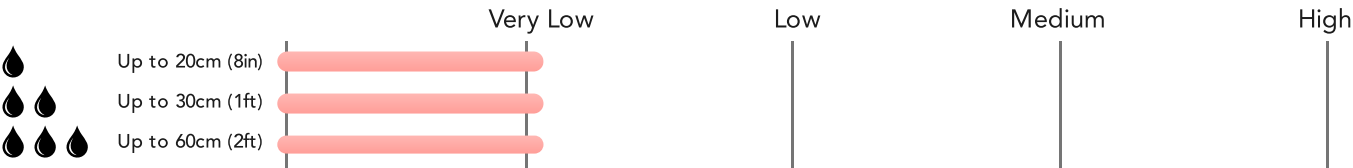


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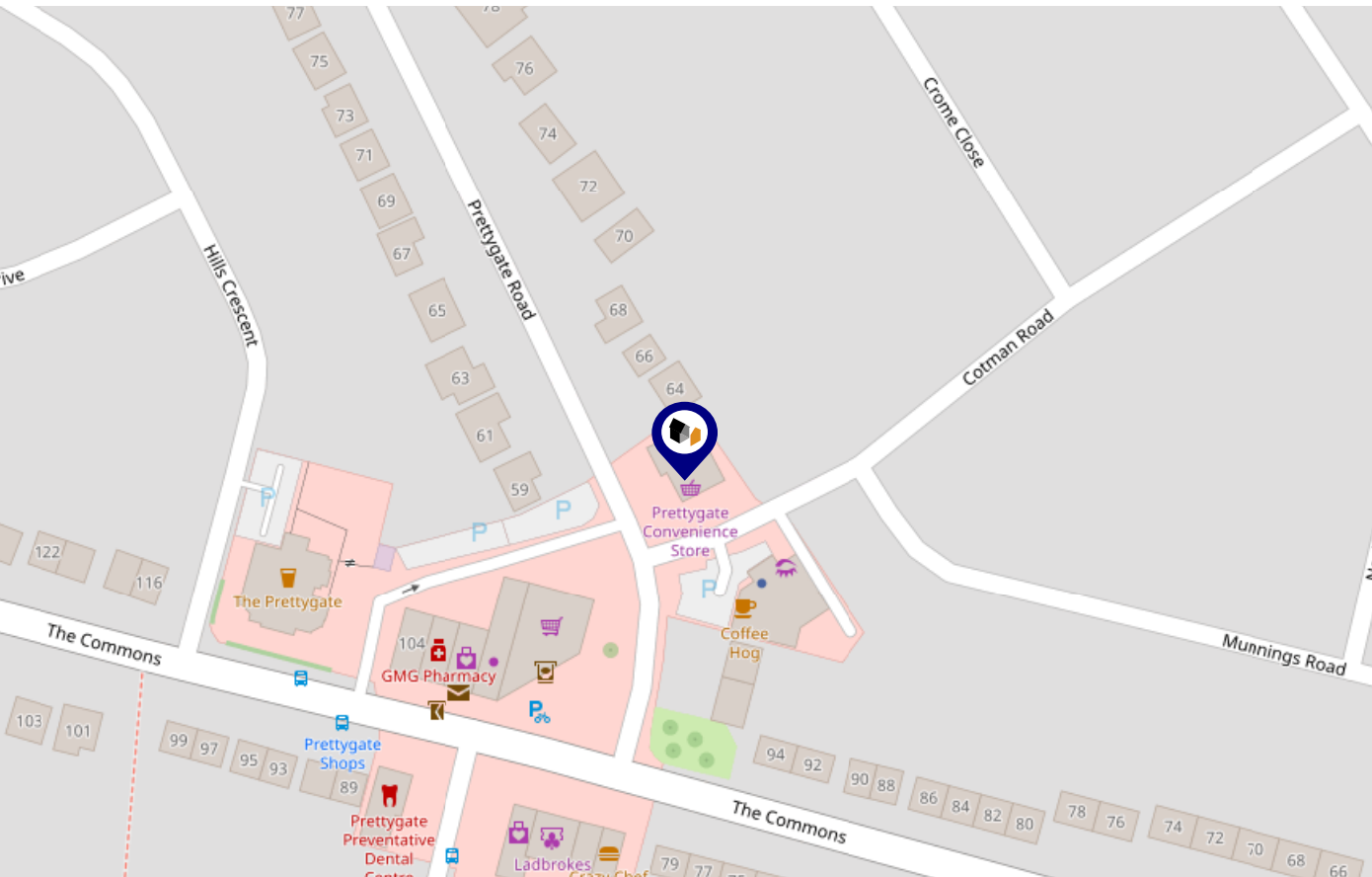
Chance of flooding to the following depths at this property:



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.

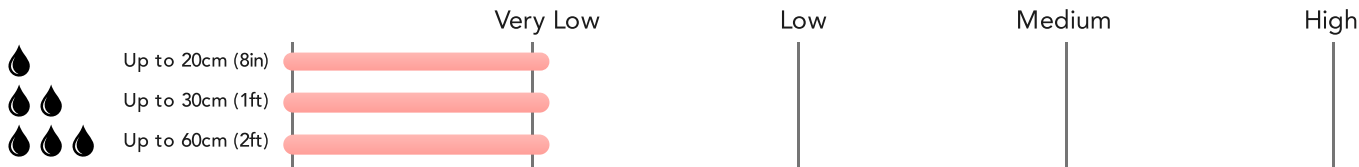


Risk Rating: Very low

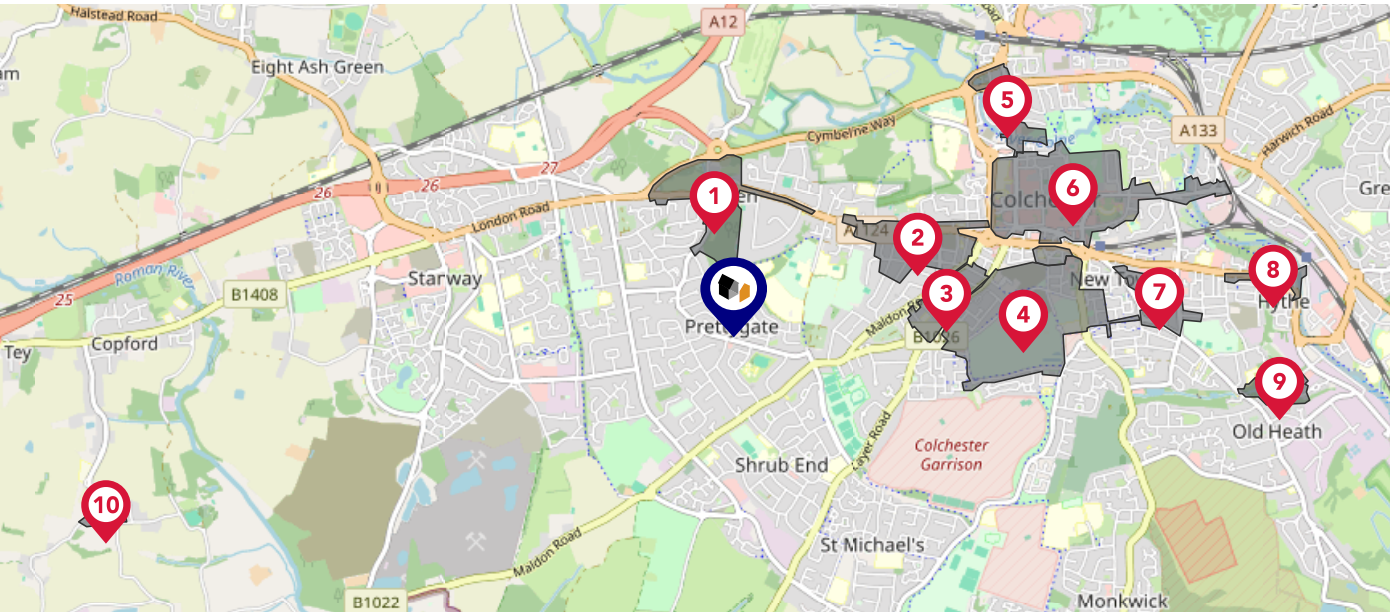
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Chance of flooding to the following depths at this property:

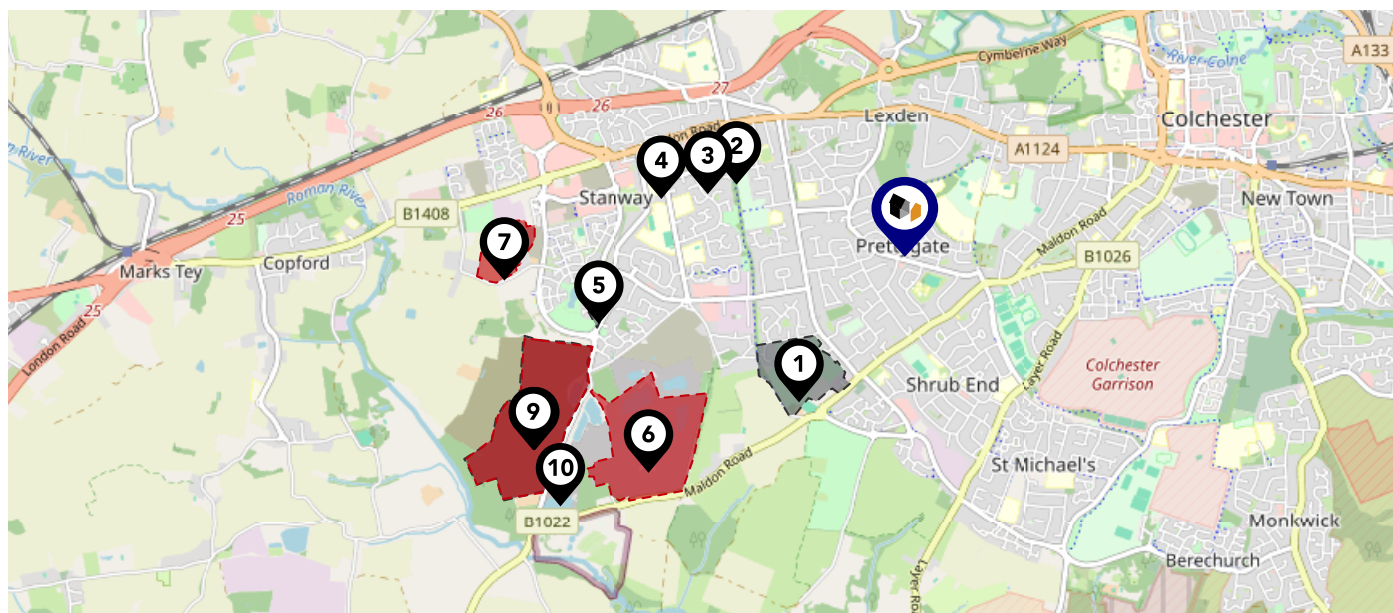


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Colchester Area 3
2	Colchester Area 2
3	Colchester Area 5 Mill Field Estate
4	Garrison
5	Colchester Area 4
6	Colchester Area 1
7	New Town
8	Colchester, Hythe
9	Colchester, Distillery Pond
10	Copford Green

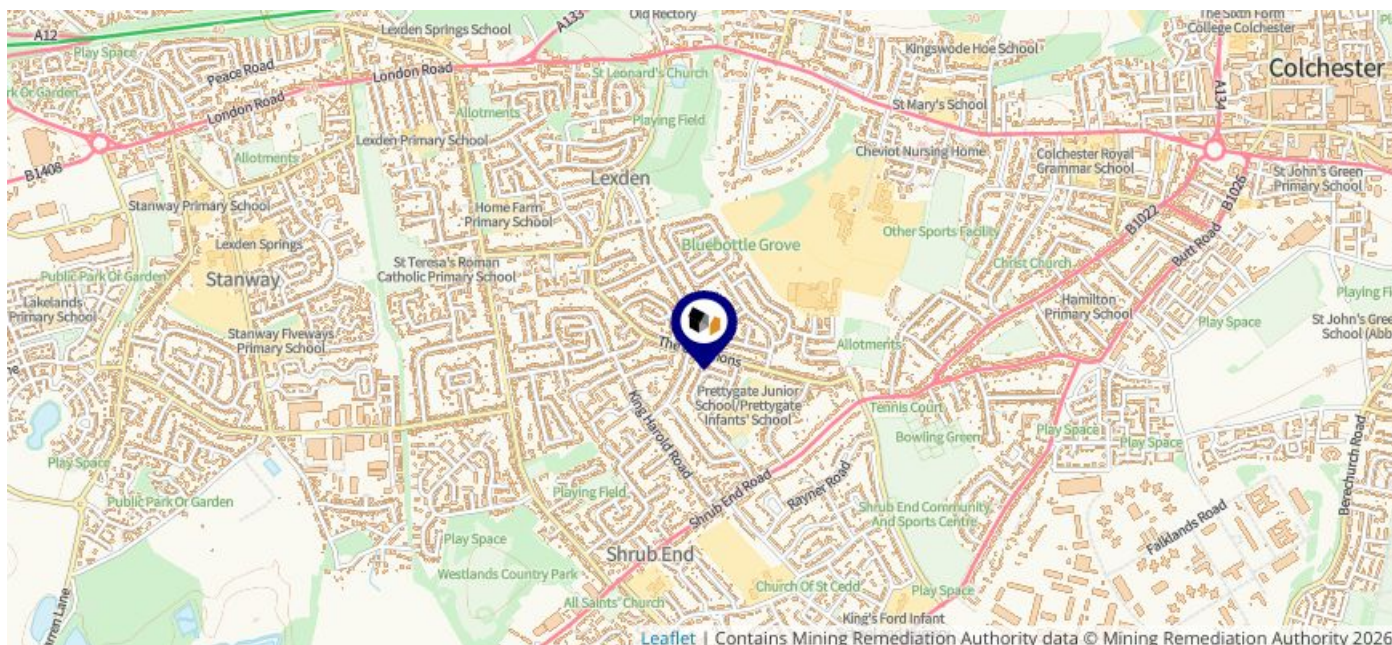
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



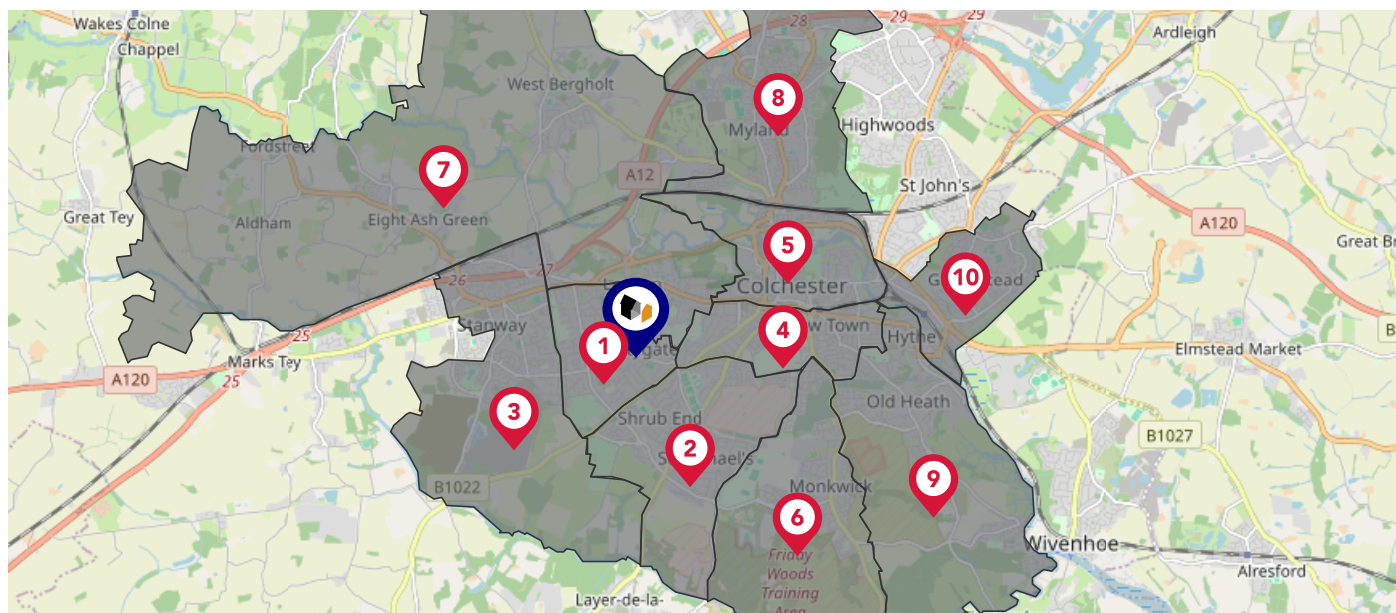
Mine Entry

- ✗ 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

Prettygate Ward

2

Shrub End Ward

3

Stanway Ward

4

New Town & Christ Church Ward

5

Castle Ward

6

Berechurch Ward

7

Lexden & Braiswick Ward

8

Mile End Ward

9

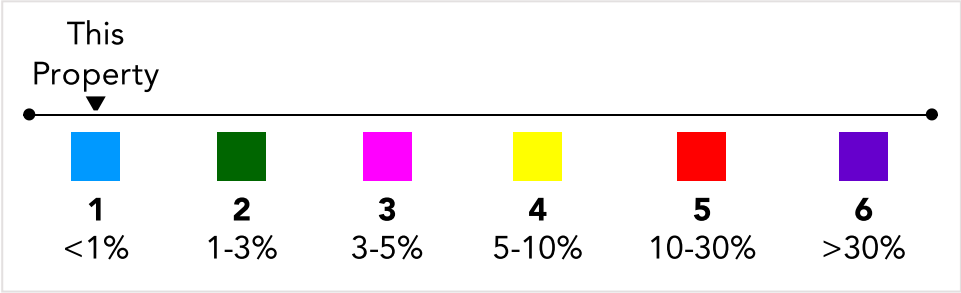
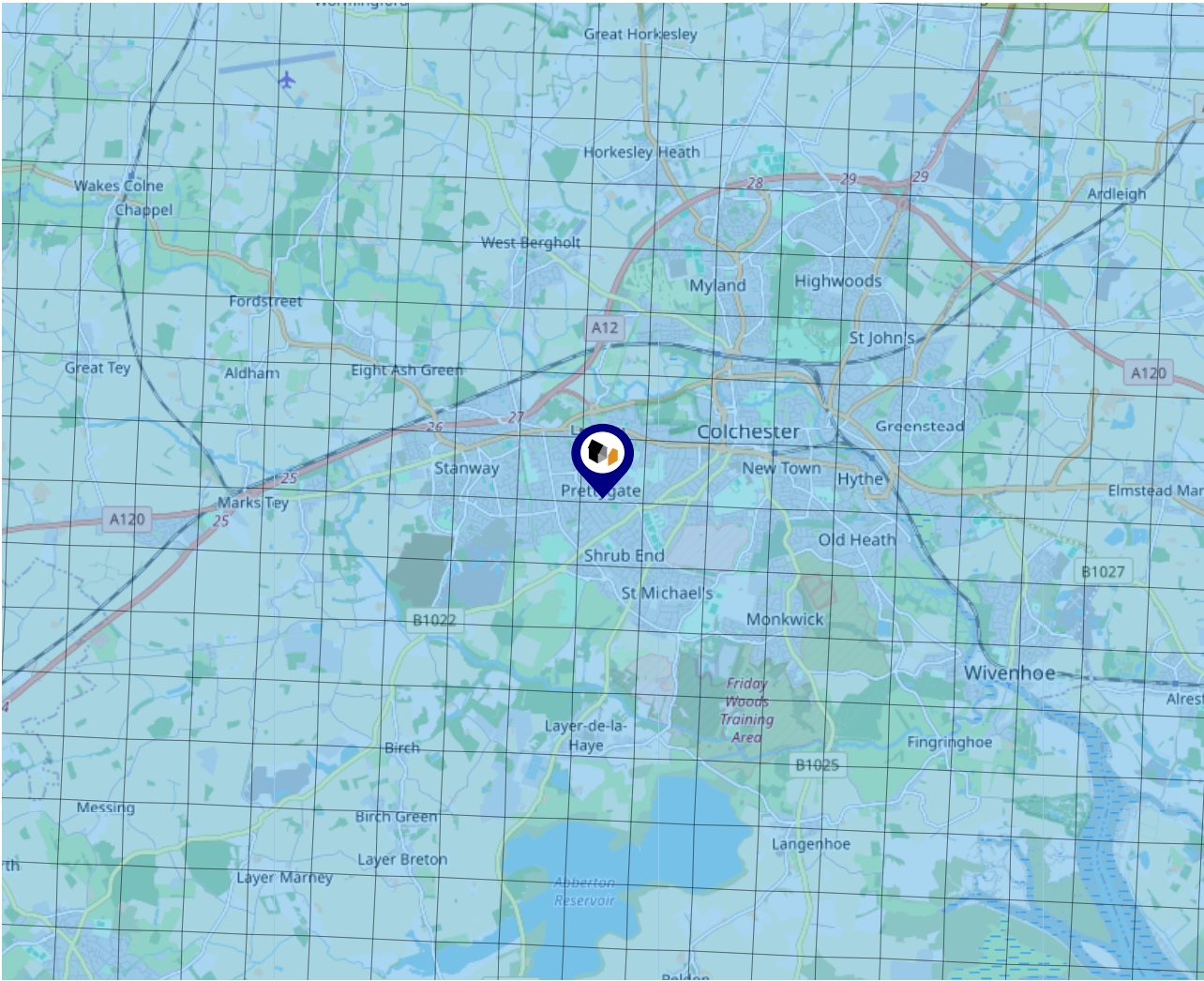
Old Heath & The Hythe Ward

10

Greenstead Ward

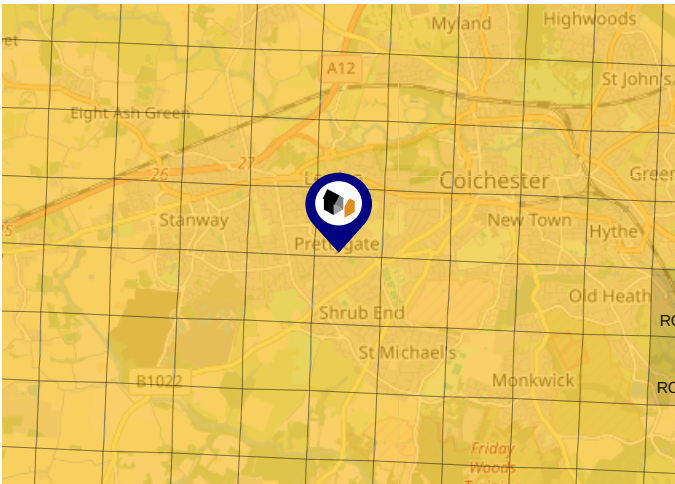
What is Radon?

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

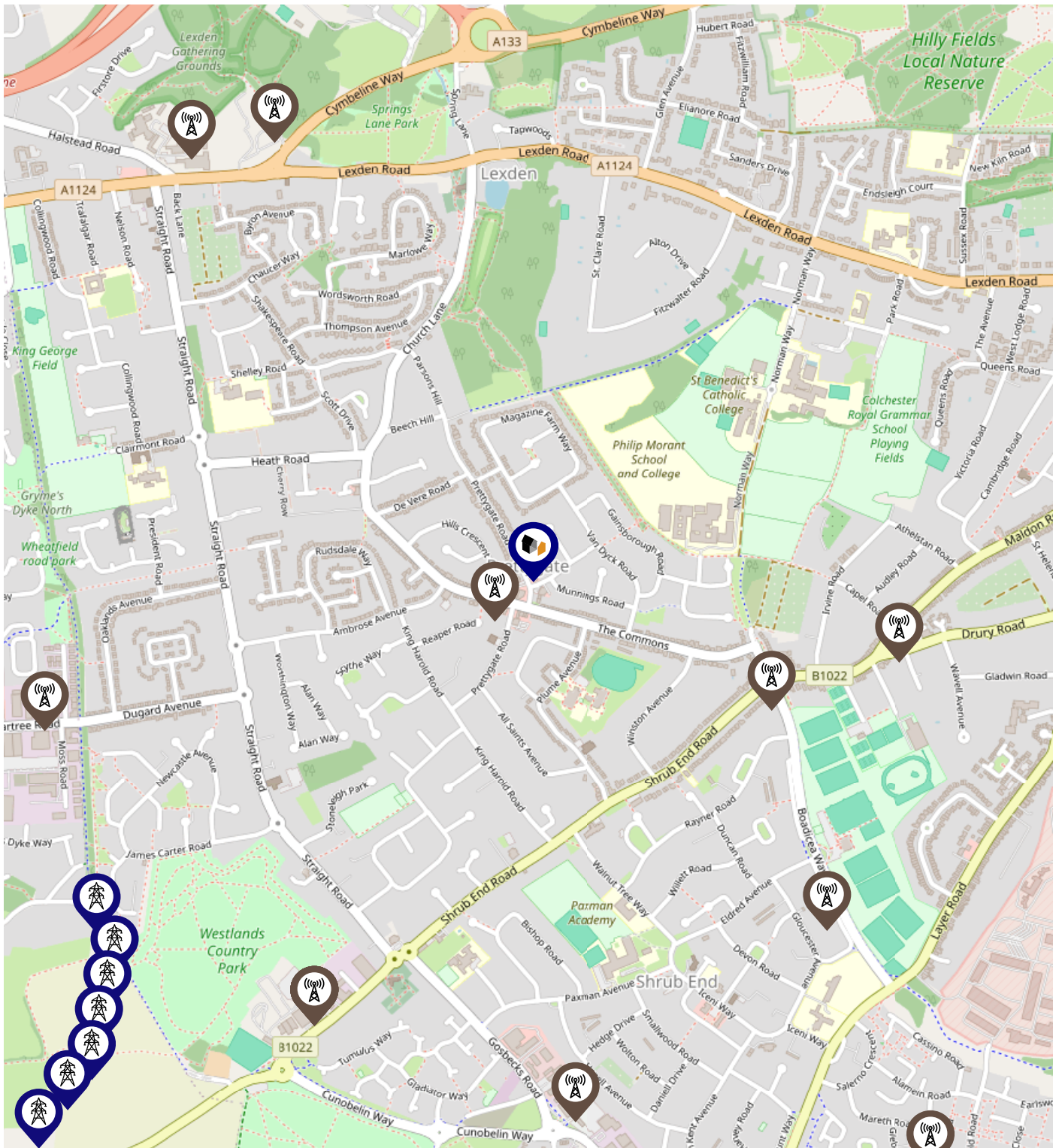


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons



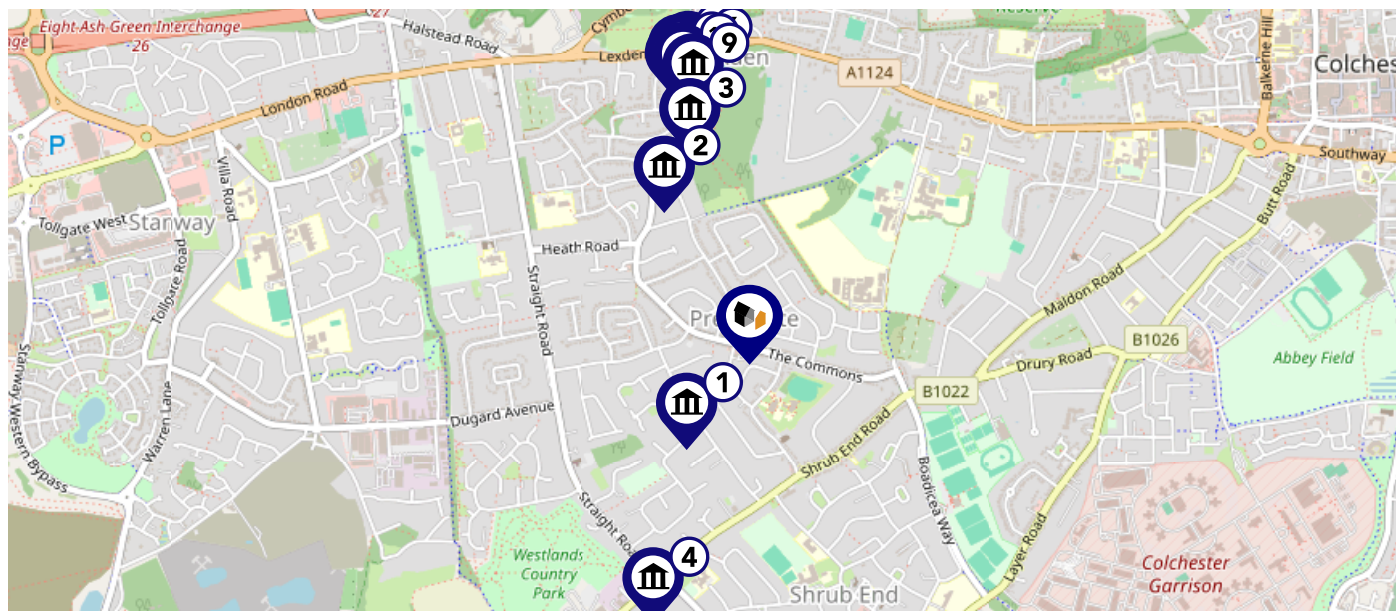
Key:

-  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
	1123582 - 83, King Harold Road	Grade II	0.2 miles
	1110936 - Yeoman Cottage	Grade II	0.4 miles
	1123677 - Little Hayne	Grade II	0.5 miles
	1456885 - Shrub End War Memorial	Grade II	0.6 miles
	1168983 - 205 And 207, Lexden Road	Grade II	0.6 miles
	1337725 - Drinking Fountain	Grade II	0.6 miles
	1278602 - K6 Telephone Kiosk Adjacent To The Sun Public House	Grade II	0.6 miles
	1123588 - 197, Lexden Road	Grade II	0.6 miles
	1123592 - Church Of St Leonard	Grade II	0.6 miles
	1169010 - 108 And 110, Lexden Road	Grade II	0.6 miles

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

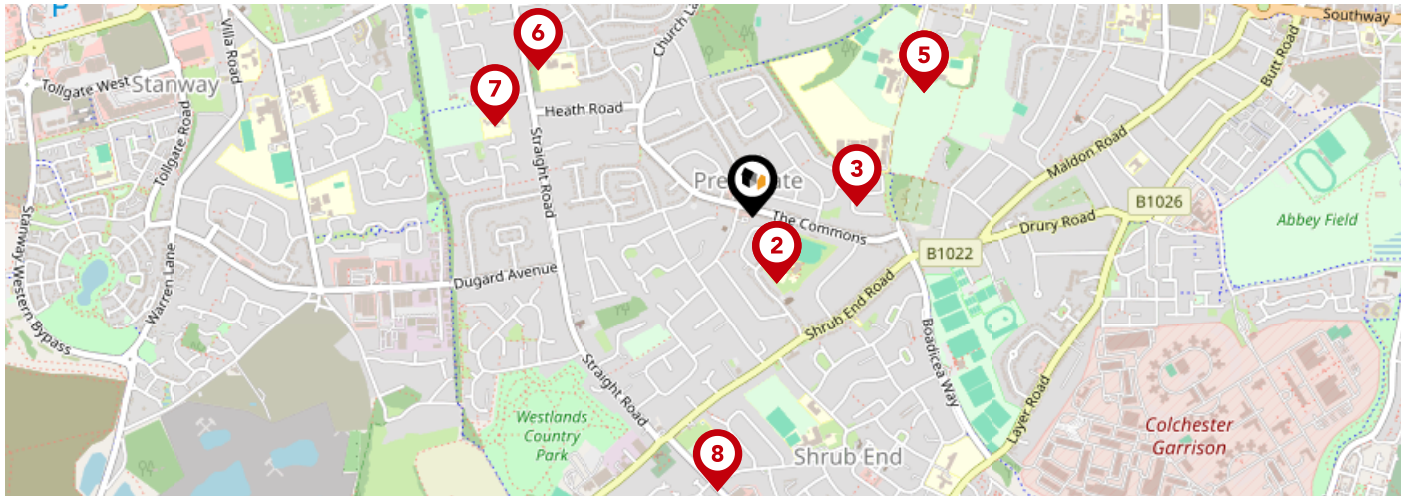
Electricity Supply

Gas Supply

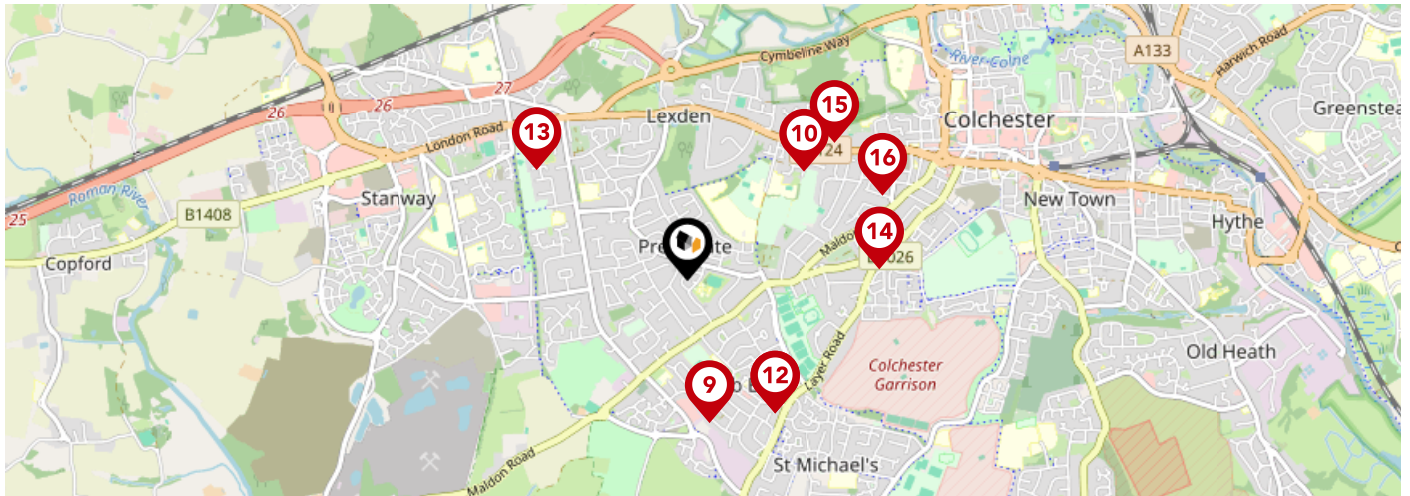
Central Heating

Water Supply

Drainage



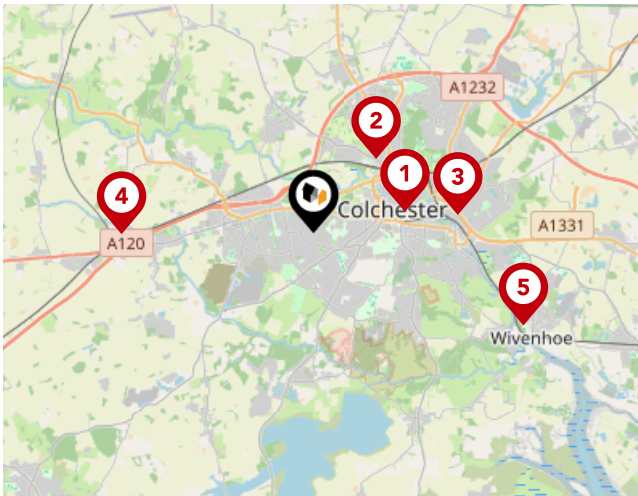
		Nursery	Primary	Secondary	College	Private
1	Prettygate Infant School Ofsted Rating: Good Pupils: 160 Distance:0.16	☐	☒	☐	☐	☐
2	Prettygate Junior School Ofsted Rating: Good Pupils: 254 Distance:0.16	☐	☒	☐	☐	☐
3	Philip Morant School and College Ofsted Rating: Good Pupils: 1715 Distance:0.24	☐	☐	☒	☐	☐
4	St Benedict's Catholic College Ofsted Rating: Good Pupils: 898 Distance:0.49	☐	☐	☒	☐	☐
5	Colchester County High School for Girls Ofsted Rating: Outstanding Pupils: 1183 Distance:0.49	☐	☐	☒	☐	☐
6	Home Farm Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.59	☐	☒	☐	☐	☐
7	St Teresa's Catholic Primary School, Colchester Ofsted Rating: Outstanding Pupils: 219 Distance:0.62	☐	☒	☐	☐	☐
8	Gosbecks Primary School Ofsted Rating: Good Pupils: 265 Distance:0.63	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Paxman Academy Ofsted Rating: Good Pupils: 895 Distance:0.66	☐	☐	☒	☐	☐
	St Mary's School for Girls Ofsted Rating: Not Rated Pupils: 416 Distance:0.73	☐	☐	☒	☐	☐
	Iceni Academy Ofsted Rating: Good Pupils: 197 Distance:0.73	☐	☒	☐	☐	☐
	King's Ford Infant School and Nursery Ofsted Rating: Good Pupils: 173 Distance:0.73	☐	☒	☐	☐	☐
	Lexden Primary School with Unit for Hearing Impaired Pupils Ofsted Rating: Good Pupils: 223 Distance:0.86	☐	☒	☐	☐	☐
	Hamilton Primary School Ofsted Rating: Outstanding Pupils: 421 Distance:0.88	☐	☒	☐	☐	☐
	Kingswode Hoe School Ofsted Rating: Good Pupils: 151 Distance:0.93	☐	☐	☒	☐	☐
	Colchester Royal Grammar School Ofsted Rating: Not Rated Pupils: 1018 Distance:0.98	☐	☐	☒	☐	☐

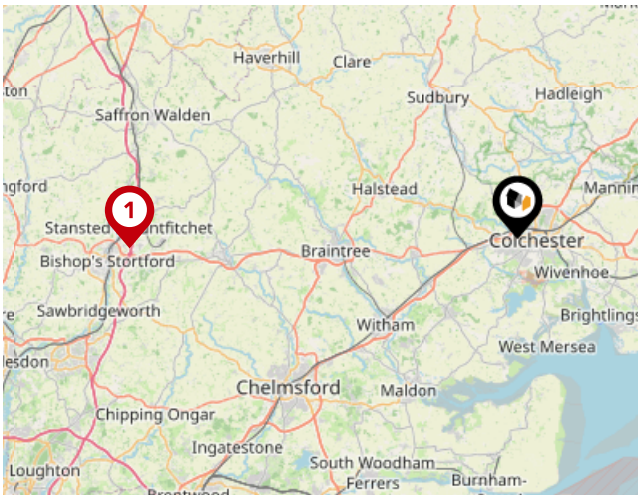
Area

Transport (National)



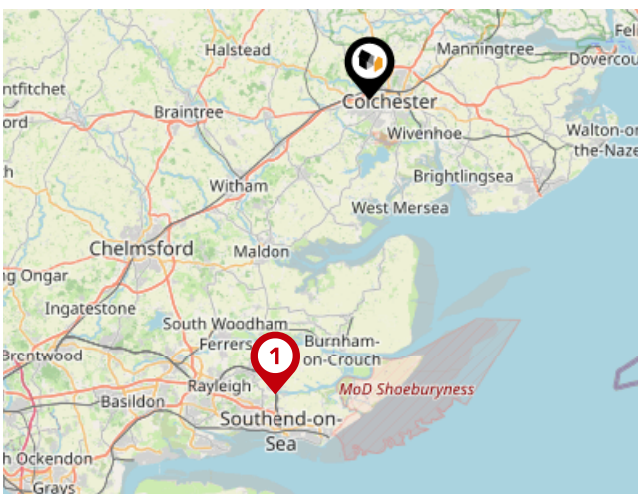
National Rail Stations

Pin	Name	Distance
1	Colchester Town Rail Station	1.69 miles
2	Colchester Rail Station	1.77 miles
3	Hythe (Essex) Rail Station	2.64 miles
4	Marks Tey Rail Station	3.52 miles
5	Wivenhoe Rail Station	4.2 miles



Trunk Roads/Motorways

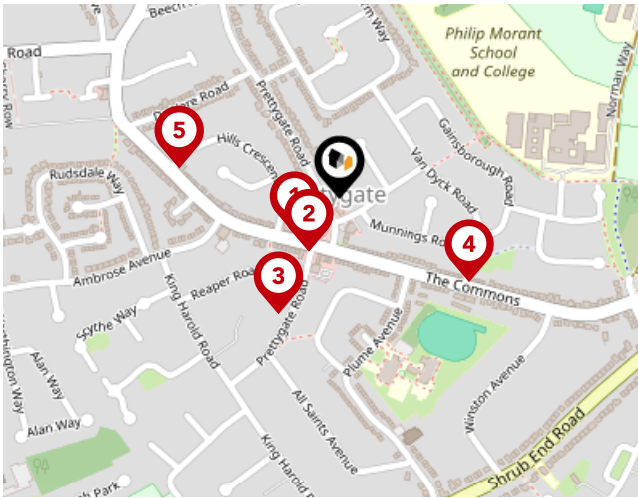
Pin	Name	Distance
1	M11 J8	28.38 miles



Airports/Helipads

Pin	Name	Distance
1	London Southend Airport	22.66 miles

Transport (Local)

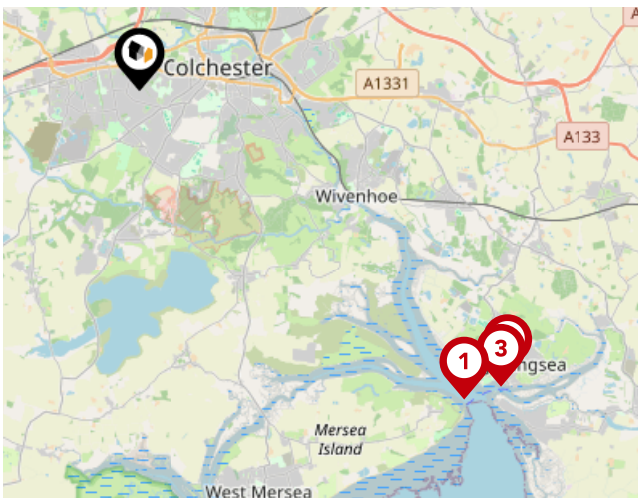


Bus Stops/Stations

Pin	Name	Distance
	Prettygate Shops	0.06 miles
	Prettygate Library	0.06 miles
	All Saints Avenue	0.14 miles
	Handy Fisher Court	0.17 miles
	Hills Crescent	0.18 miles

Local Connections

No Local Connections found within 30 km of this property.



Ferry Terminals

Pin	Name	Distance
	East Mersea Ferry Landing	8.2 miles
	Brightlingsea Ferry Landing	8.53 miles
	Point Clear Ferry Landing	8.55 miles

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

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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www.nicholaspercival.co.uk

