



See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 21st May 2026**



## HARTFORD END, CHELMSFORD, CM3

### Nicholas Percival Ltd

Beacon End Farmhouse London Road Stanway Colchester Essex CO3 0NQ

01206 563222

[jscott@nicholaspercival.co.uk](mailto:jscott@nicholaspercival.co.uk)

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	0
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>
<b>Plot Area:</b>	0.87 acres
<b>Year Built :</b>	Before 1900
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£2,045
<b>Title Number:</b>	EX834081

**Tenure:** Freehold

## 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)

**3**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



Energy rating

**E**

Valid until 30.04.2036

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	52   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Additional EPC Data

---

<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Pitched, 270 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Good lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

# 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.

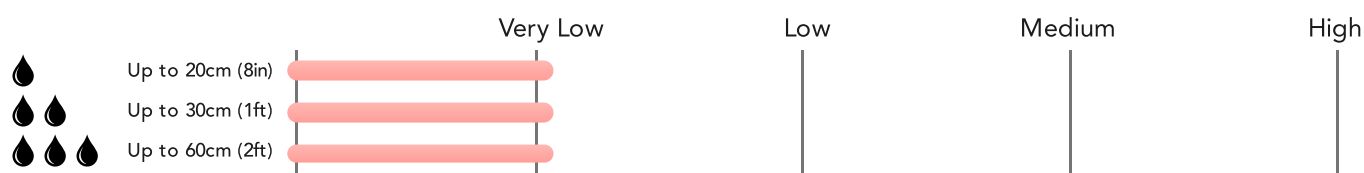


Risk Rating: Very low

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.
- **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 - Flood Risk

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

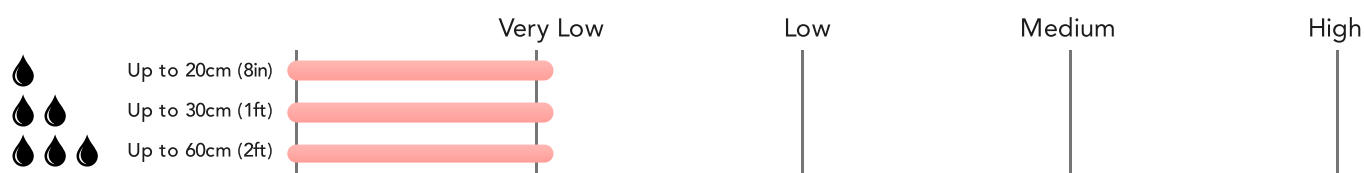


Risk Rating: Very low

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.
- **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.

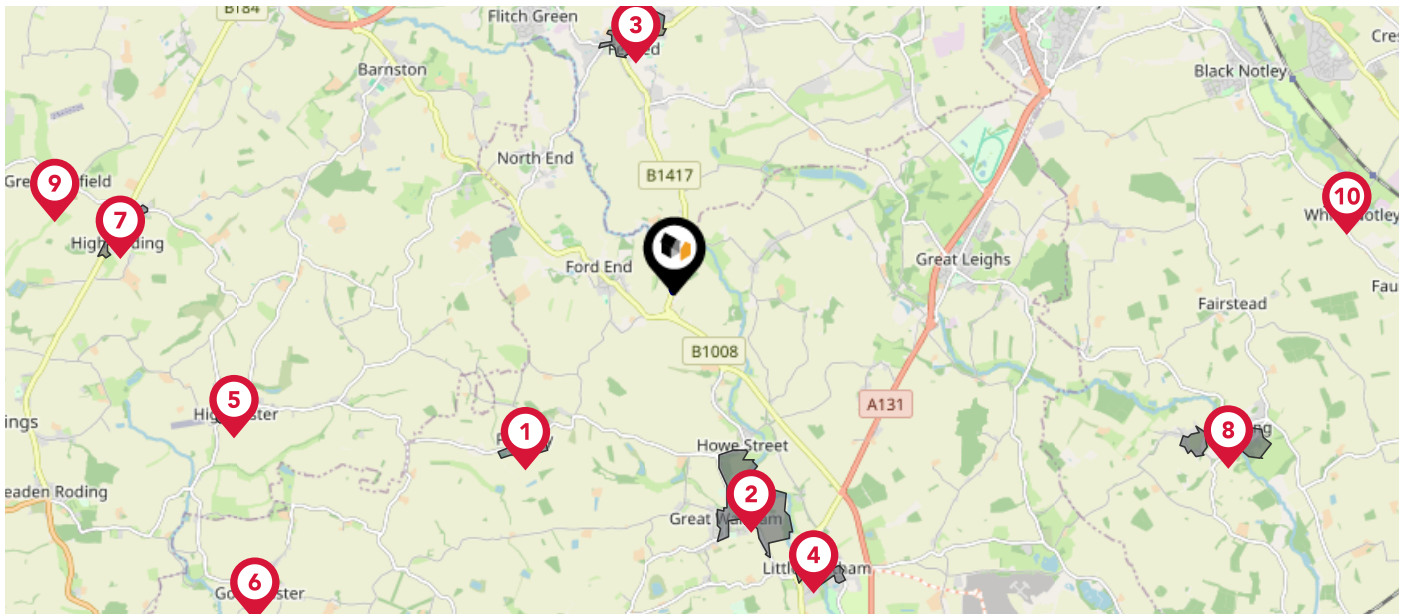
Chance of flooding to the following depths at this property:













# Maps

## Conservation Areas

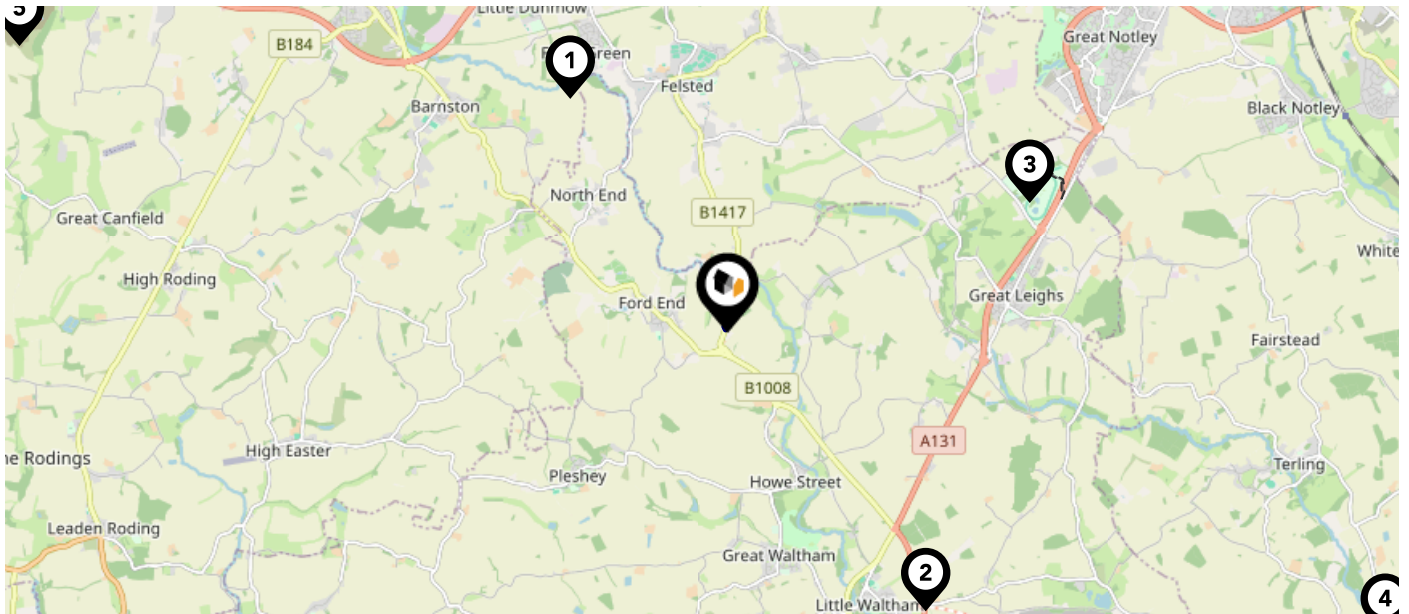
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Pleshey
-  Great Waltham
-  Felsted
-  Little Waltham
-  High Easter
-  Good Easter
-  High Roding
-  Terling
-  Great Canfield
-  White Notley

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>	Old Gravel Pits-Barnston	Historic Landfill
<b>2</b>	Whealers Hill-Little Waltham	Historic Landfill
<b>3</b>	Essex Showground-Great Leighs	Historic Landfill
<b>4</b>	Terling Road-Terling Road, Hatfield Peverel, Braintree	Historic Landfill
<b>5</b>	EA/EPR/BB3438RJ/V002 - E D Edwards Waste Management Ltd	Active Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

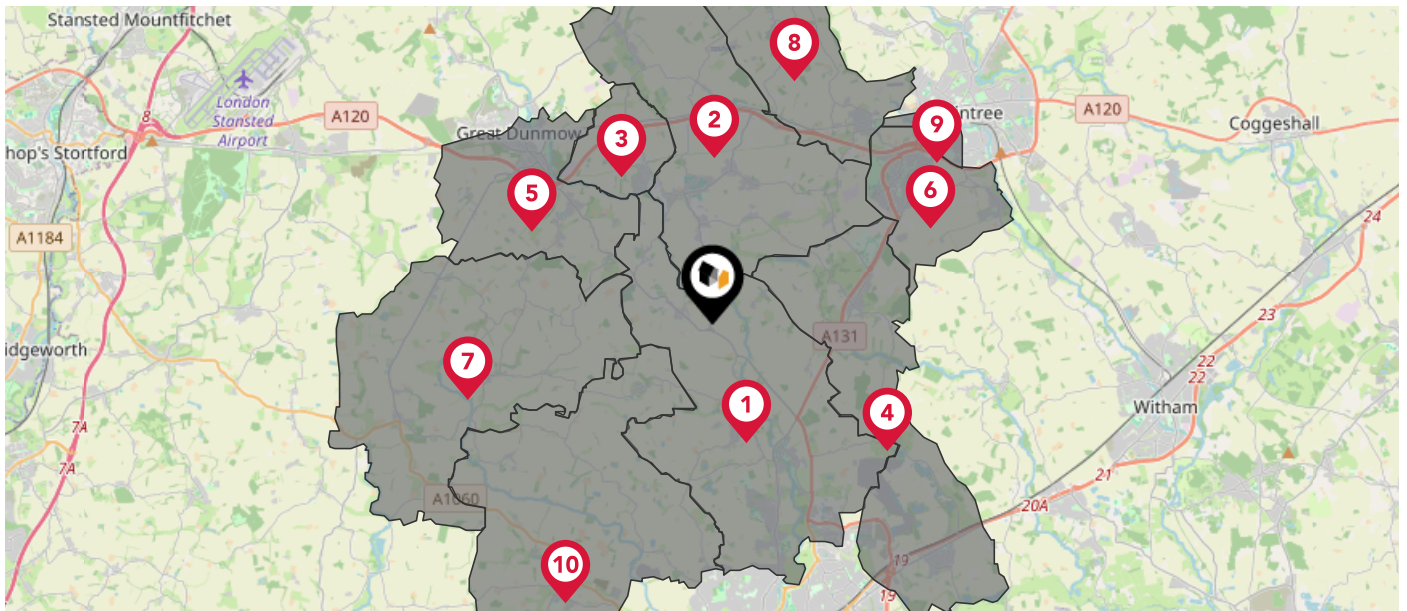
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

# Maps

## Council Wards

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

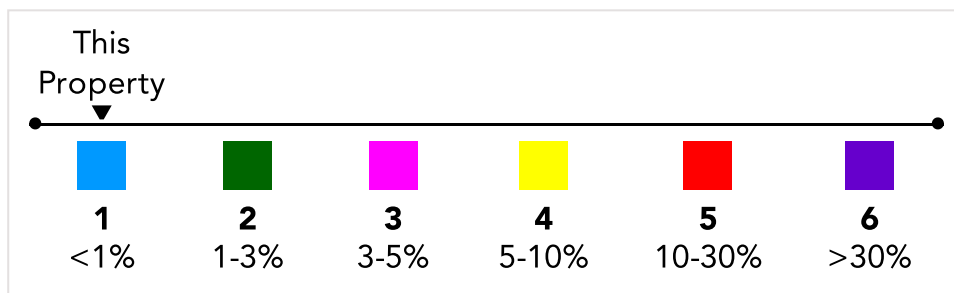
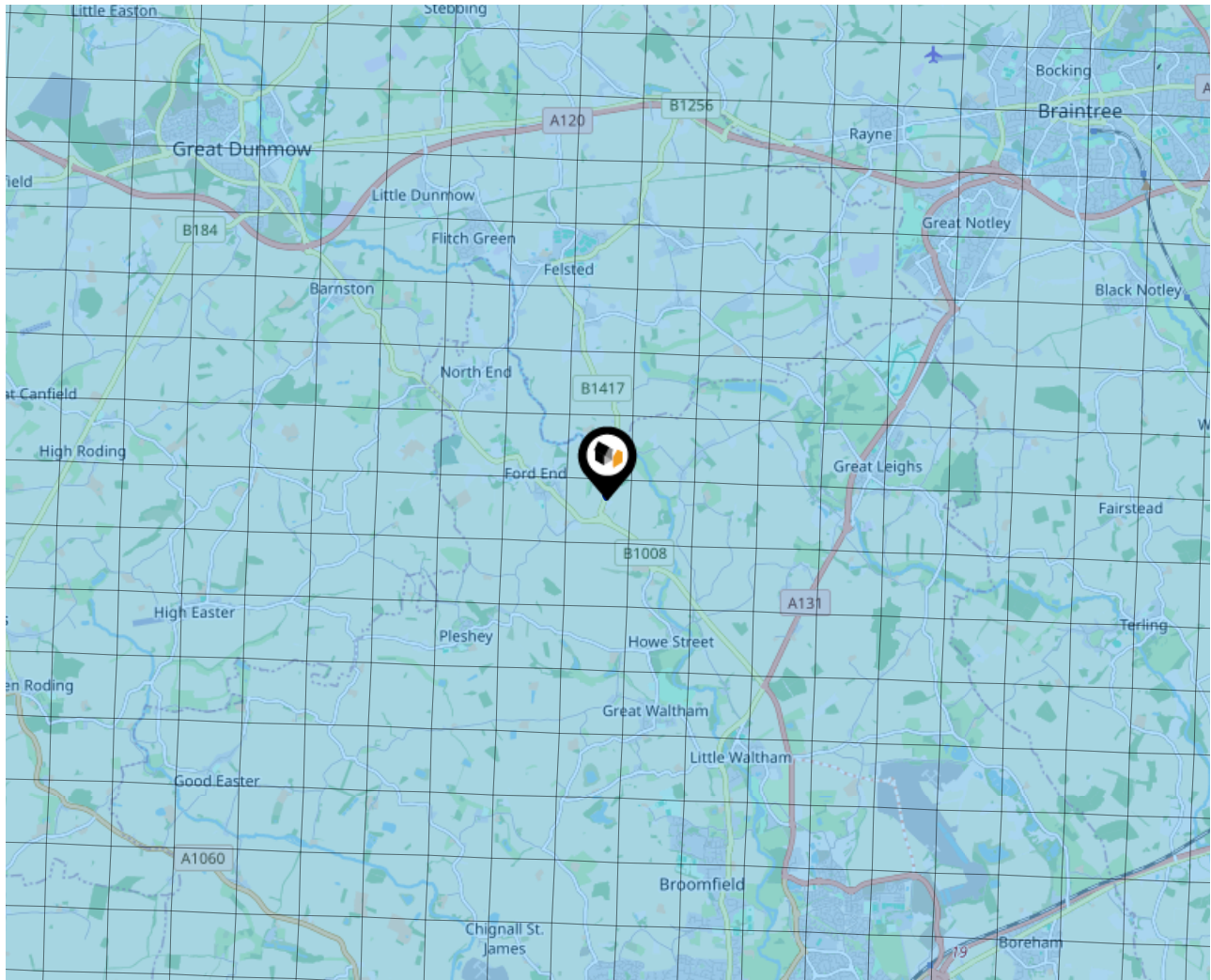


### Nearby Council Wards

- 1 Broomfield and The Walthams Ward
- 2 Felsted & Stebbing Ward
- 3 Flitch Green & Little Dunmow Ward
- 4 Boreham and The Leighs Ward
- 5 Great Dunmow South & Barnston Ward
- 6 Great Notley & Black Notley Ward
- 7 High Easter & the Rodings Ward
- 8 Rayne Ward
- 9 Braintree West Ward
- 10 Chelmsford Rural West Ward

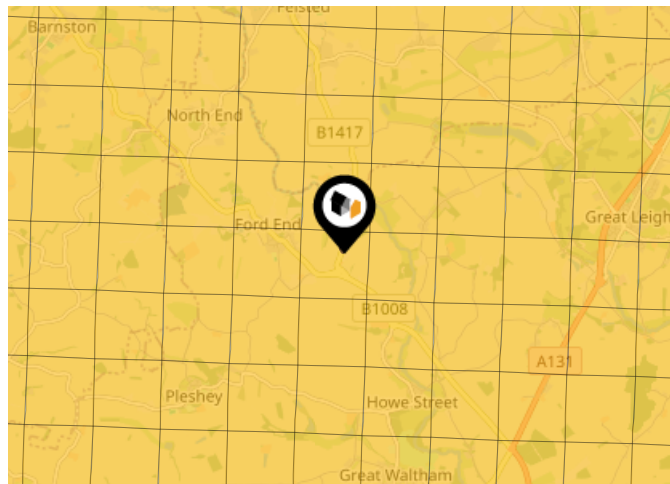
### What is Radon?

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>	CLAYEY LOAM TO SANDY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	LOAM DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

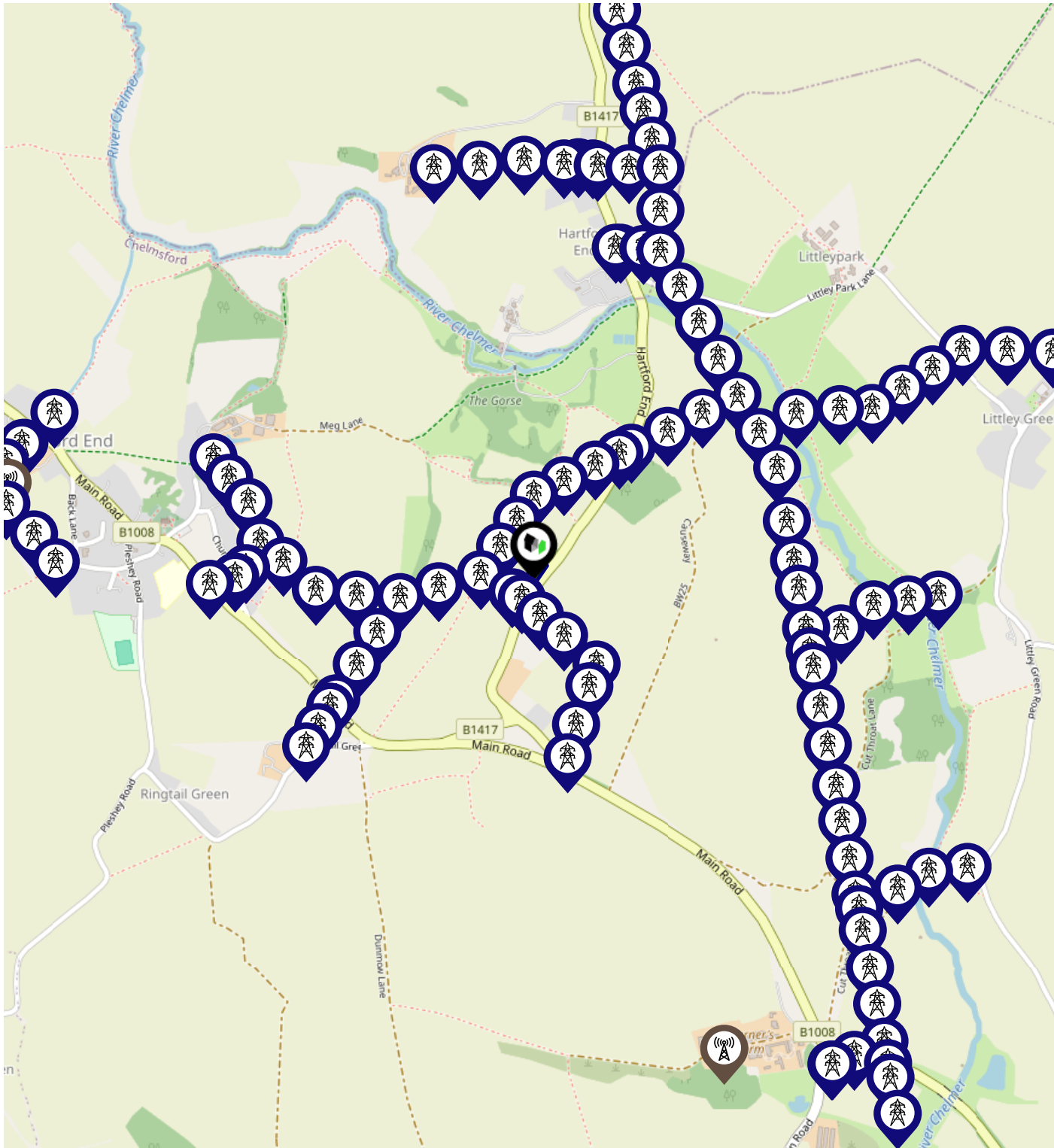



### Primary Classifications (Most Common Clay Types)

<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
 1322275 - Hartford End Mill Bridge In Front Of Mill	Grade II	0.3 miles
 1237594 - Crow Gate	Grade II	0.3 miles
 1147352 - Hartford End Mill House	Grade II	0.4 miles
 1112855 - Hartford End Mill	Grade II	0.4 miles
 1171663 - Little Owls	Grade II	0.5 miles
 1338467 - The Old Smithy	Grade II	0.6 miles
 1308571 - Camsix Farm Barn 45 Metres South East Of House	Grade II	0.6 miles
 1308568 - Camsix Farmhouse	Grade II	0.6 miles
 1112854 - Keepers Cottage	Grade II	0.6 miles
 1112853 - Pump, 25 Metres East Of Gransmore	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

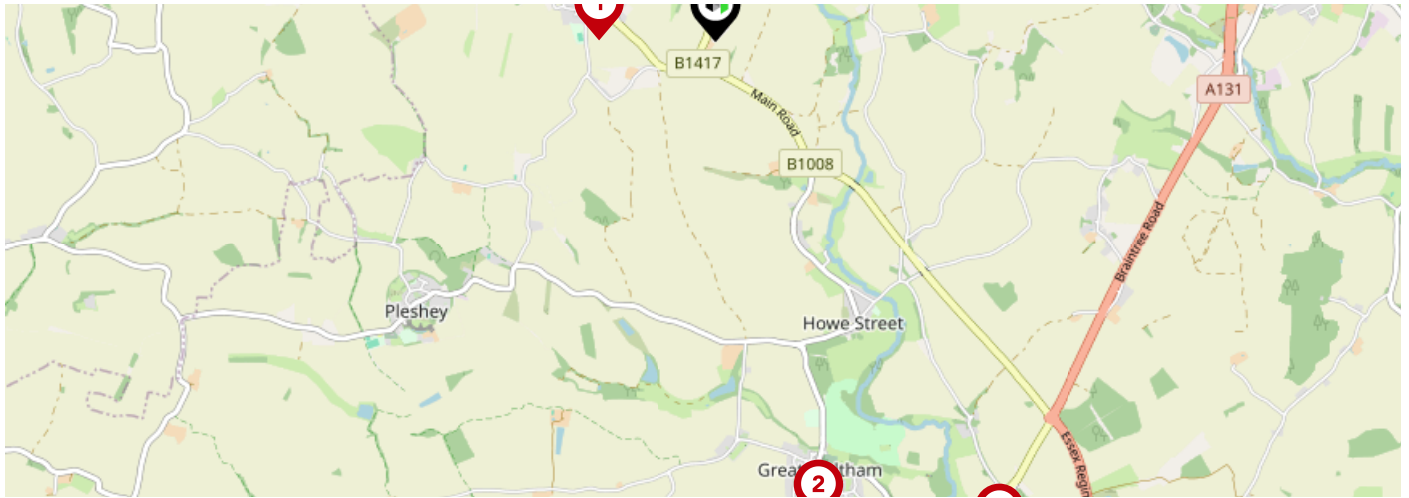
---

## Water Supply

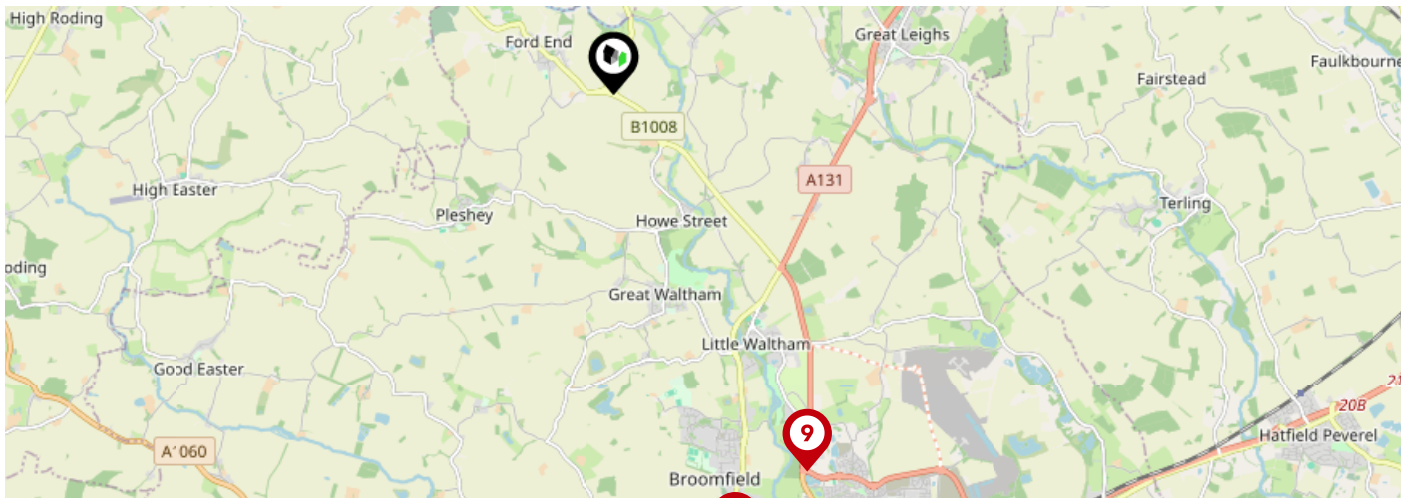
---









## Drainage

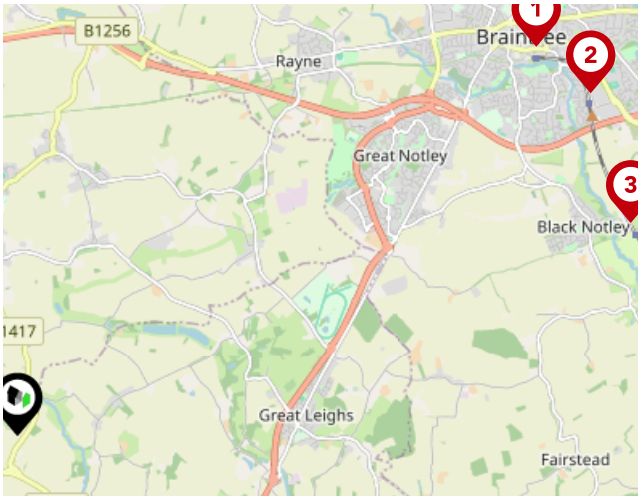
---



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> Ford End Church of England Primary School</p> <p>Ofsted Rating: Good   Pupils: 68   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> Great Waltham Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good   Pupils: 166   Distance:2.25</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> Felsted School</p> <p>Ofsted Rating: Not Rated   Pupils: 1022   Distance:2.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> Little Waltham Church of England Voluntary Aided Primary School</p> <p>Ofsted Rating: Good   Pupils: 205   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> Felsted Primary School</p> <p>Ofsted Rating: Good   Pupils: 198   Distance:2.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> Great Leighs Primary School</p> <p>Ofsted Rating: Good   Pupils: 215   Distance:2.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> The Flitch Green Academy</p> <p>Ofsted Rating: Good   Pupils: 278   Distance:2.72</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> Chelmer Valley High School</p> <p>Ofsted Rating: Good   Pupils: 1140   Distance:3.76</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

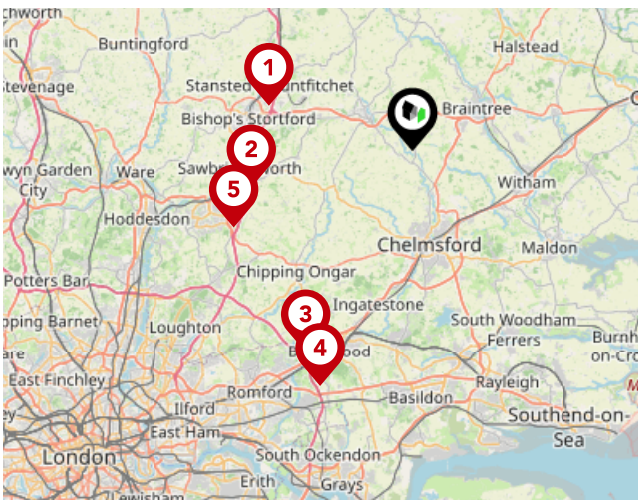


		Nursery	Primary	Secondary	College	Private
	<b>The Belsteads School</b> Ofsted Rating: Good   Pupils: 35   Distance:3.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>White Court School</b> Ofsted Rating: Good   Pupils: 578   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broomfield Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Rayne Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:4.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambian Great Dunmow School</b> Ofsted Rating: Not Rated   Pupils: 15   Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Notley Green Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newlands Spring Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 490   Distance:4.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Beaulieu Park School</b> Ofsted Rating: Outstanding   Pupils: 1415   Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



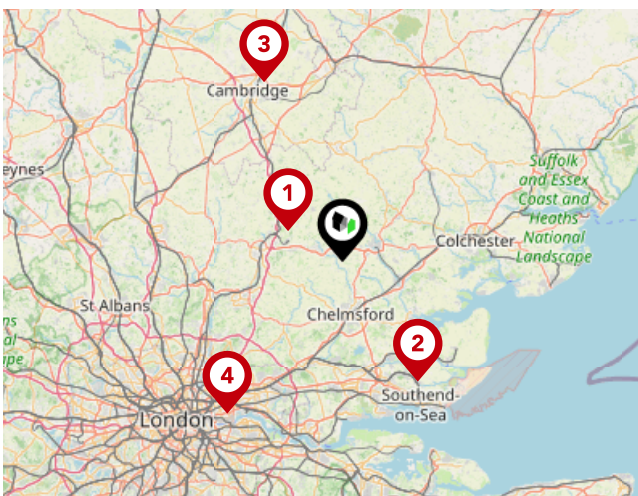
### National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	5.94 miles
2	Braintree Freeport Rail Station	6.11 miles
3	Crossing Rail Station	5.95 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	11.03 miles
2	M11 J7A	12.16 miles
3	M25 J28	16.82 miles
4	M25 J29	18.66 miles
5	M11 J7	14.34 miles

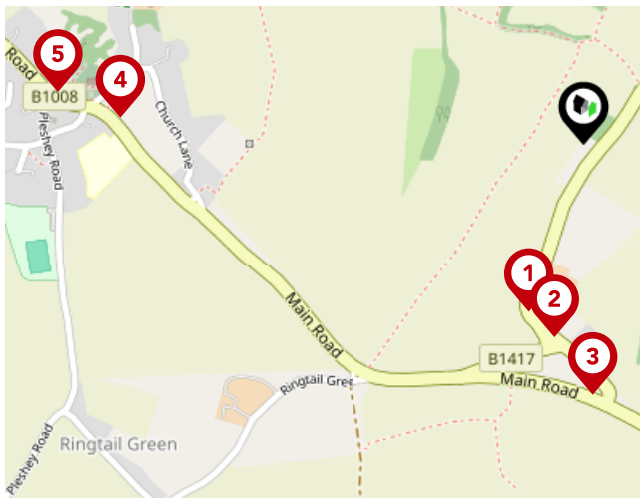


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	9.15 miles
2	Southend-on-Sea	20.81 miles
3	Cambridge	28.82 miles
4	Silvertown	27.93 miles

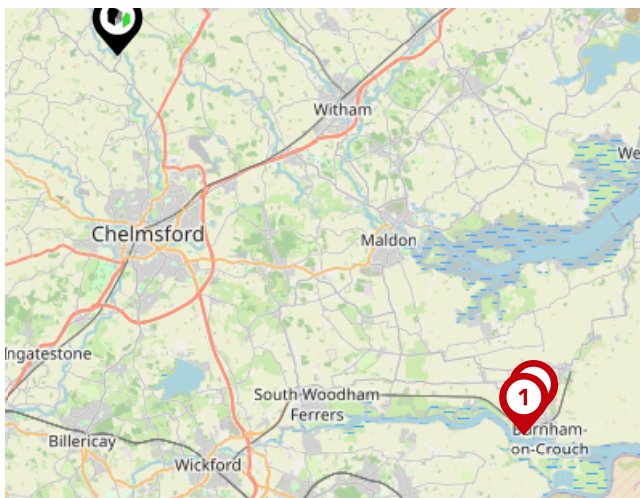
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Apple Tree Corner	0.2 miles
2	Apple Tree Corner	0.22 miles
3	Apple Tree Corner	0.29 miles
4	School	0.53 miles
5	School	0.6 miles



### Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	20.48 miles
2	Burnham Yacht Harbour (Landing)	20.44 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/?](#)

[fbclid=IwAR1\\_Asm4sUT1xzQSciYcJMd4uxuQy0W7ejd03NsC77ihYwbuEgpx0SsuHf0](#)



[/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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Nicholas Percival Ltd

Beacon End Farmhouse London Road  
Stanway Colchester Essex CO3 0NQ

01206 563222

[jscott@nicholaspercival.co.uk](mailto:jscott@nicholaspercival.co.uk)

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)

