

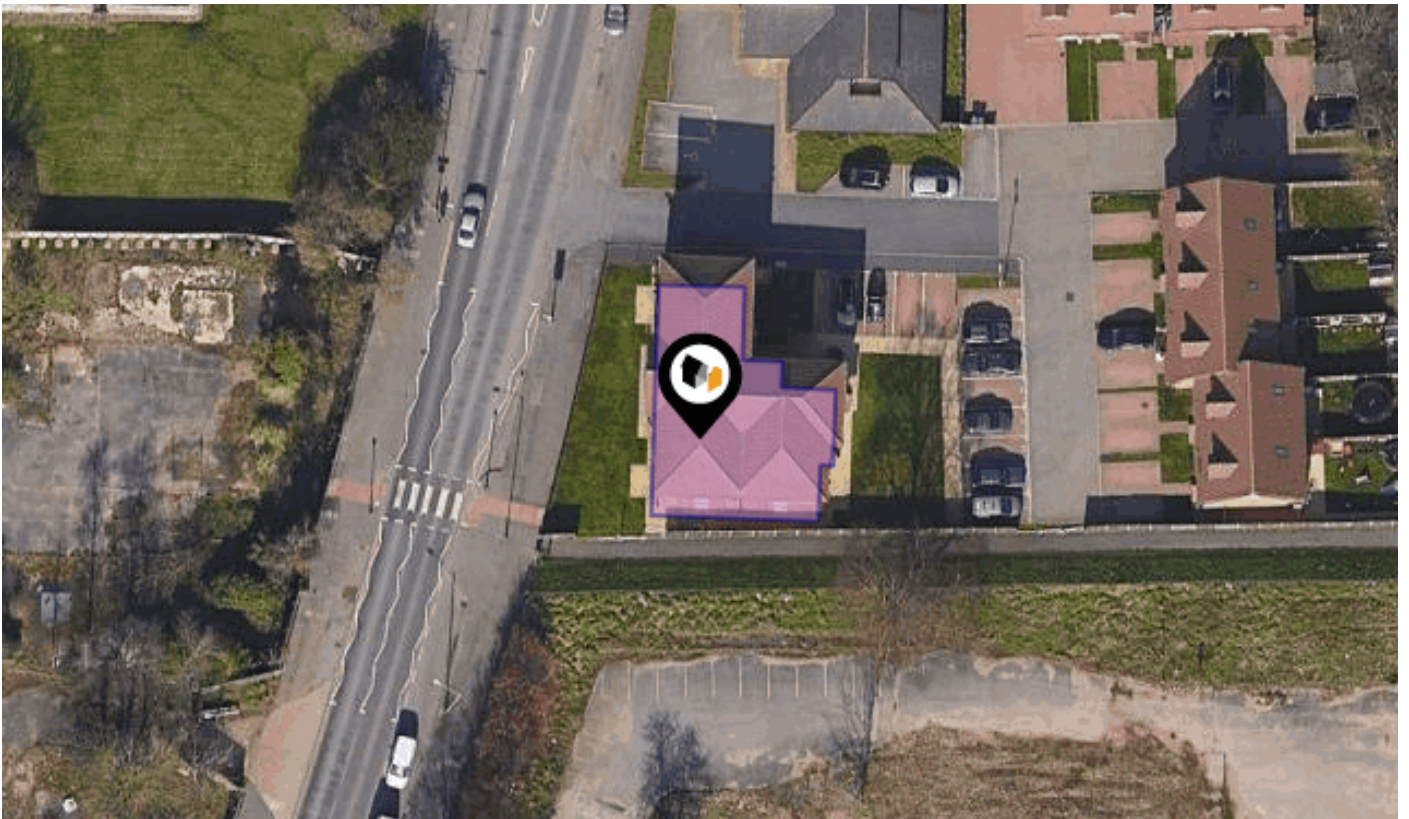


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 15<sup>th</sup> April 2024**



**DAIGLEN DRIVE, SOUTH OCKENDON, RM15**

## **Griffin**

4-6 Queensgate Centre, Orsett Road, Grays, Essex RM17 5DF

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www.griffingroup.co.uk



# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold</b>	£350
<b>Bedrooms:</b>	2	<b>£/ft<sup>2</sup>:</b>	
<b>Floor Area:</b>	699 ft <sup>2</sup> / 65 m <sup>2</sup>	<b>Tenure:</b>	Leasehold
<b>Plot Area:</b>	0.06 acres	<b>Start</b>	29/06/2017
<b>Council Tax :</b>	Band B	<b>Date:</b>	
<b>Annual Estimate:</b>	£1,587	<b>End Date:</b>	31/12/2142
<b>Title Number:</b>	EX963405	<b>Lease</b>	125 years from and including 1 January
<b>UPRN:</b>	10093503219	<b>Term:</b>	2017 to and including 31 December 2142
		<b>Term</b>	118 years
		<b>Remaining:</b>	

## Local Area

<b>Local Authority:</b>	Thurrock
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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

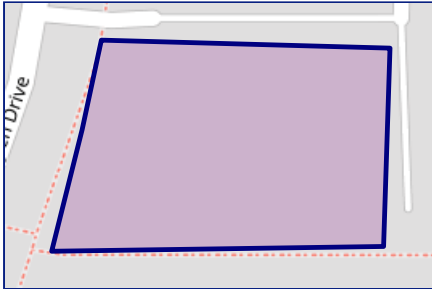


### Satellite/Fibre TV Availability:



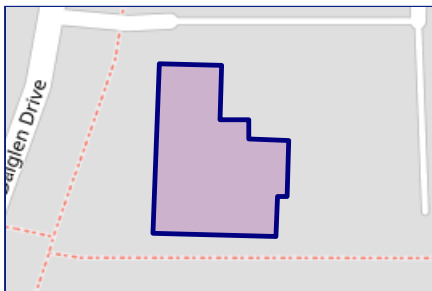
# Property Multiple Title Plans

## Freehold Title Plan



**EX938513**

## Leasehold Title Plan



**EX963405**

Start Date: 29/06/2017  
End Date: 31/12/2142  
Lease Term: 125 years from and including 1 January 2017 to and including 31 December 2142  
Term Remaining: 118 years

# Property EPC - Certificate



Daiglen Drive, RM15

Energy rating

# B

Valid until 19.02.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85   B	← 85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

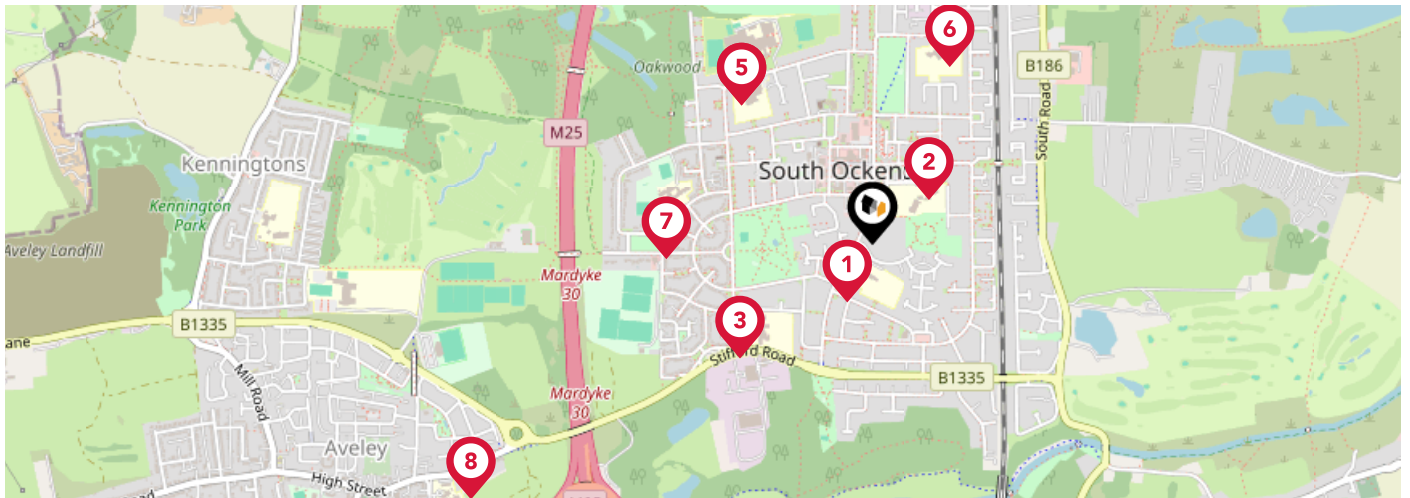
## EPC - Additional Data



### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Mid floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	65 m <sup>2</sup>

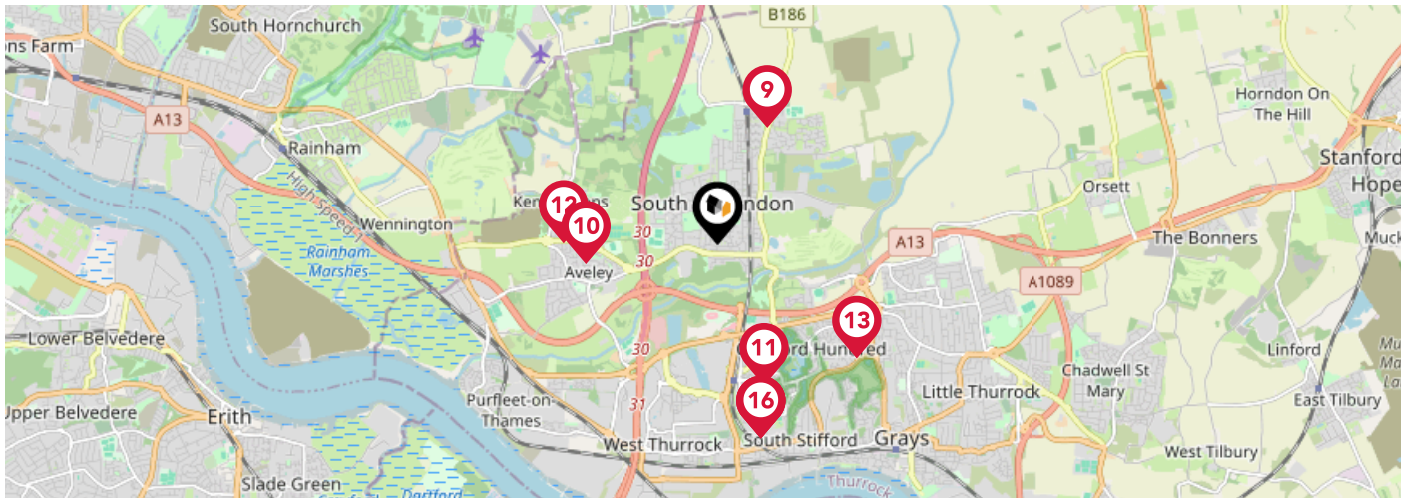
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shaw Primary Academy</b> Ofsted Rating: Good   Pupils: 437   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Somers Heath Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Beacon Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Harris Academy Ockendon</b> Ofsted Rating: Inadequate   Pupils: 1239   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bonnygate Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Dilkes Academy</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Aveley Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 464   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



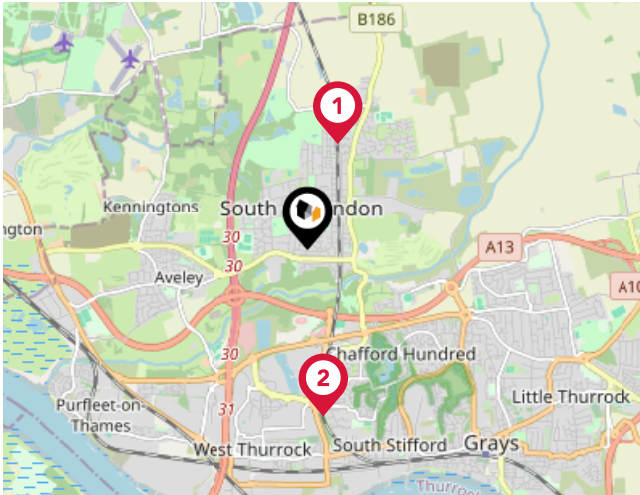
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Benyon Primary School</b> Ofsted Rating: Good   Pupils: 264   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Ormiston Park Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Warren Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:1.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Kenningtons Primary Academy</b> Ofsted Rating: Good   Pupils: 453   Distance:1.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Harris Primary Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 670   Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Harris Primary Academy Mayflower</b> Ofsted Rating: Outstanding   Pupils: 746   Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Harris Academy Chafford Hundred</b> Ofsted Rating: Outstanding   Pupils: 1354   Distance:1.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

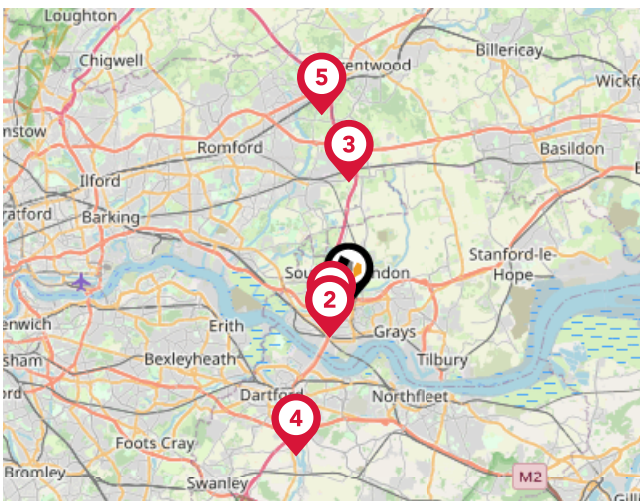
# Area

## Transport (National)



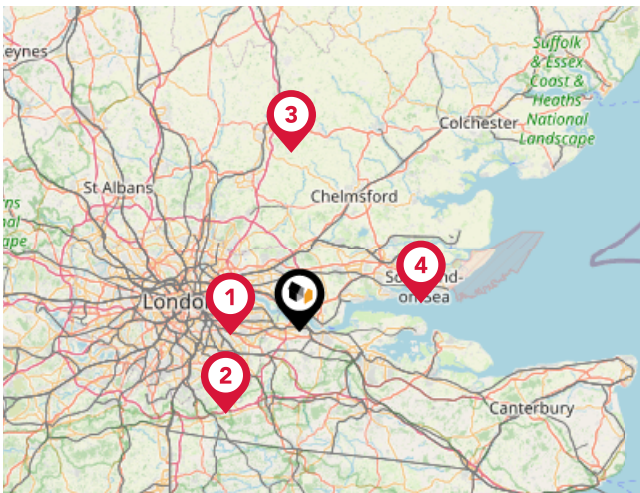
### National Rail Stations

Pin	Name	Distance
1	Ockendon Rail Station	1.02 miles
2	Chafford Hundred Rail Station	1.55 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	0.92 miles
2	M25 J31	1.39 miles
3	M25 J29	4.53 miles
4	M25 J2	5.91 miles
5	M25 J28	7.09 miles



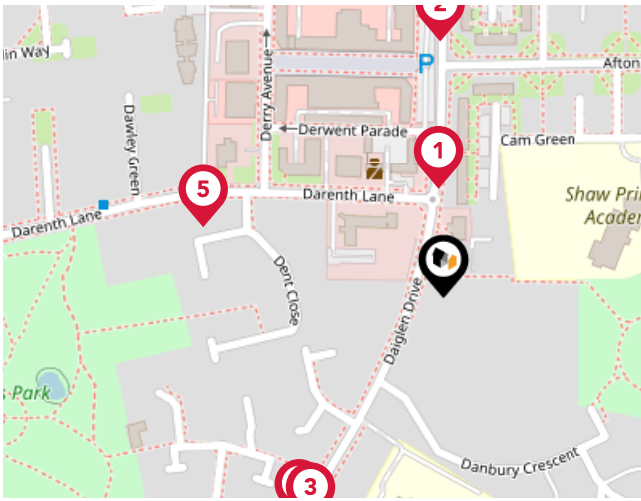
### Airports/Helipads

Pin	Name	Distance
1	London City Airport	10.07 miles
2	Biggin Hill Airport	16.24 miles
3	London Stansted Airport	26.49 miles
4	London Southend Airport	18.51 miles



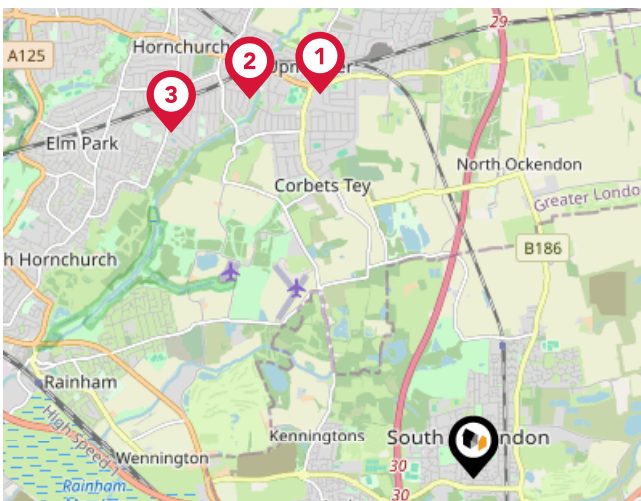
# Area

## Transport (Local)



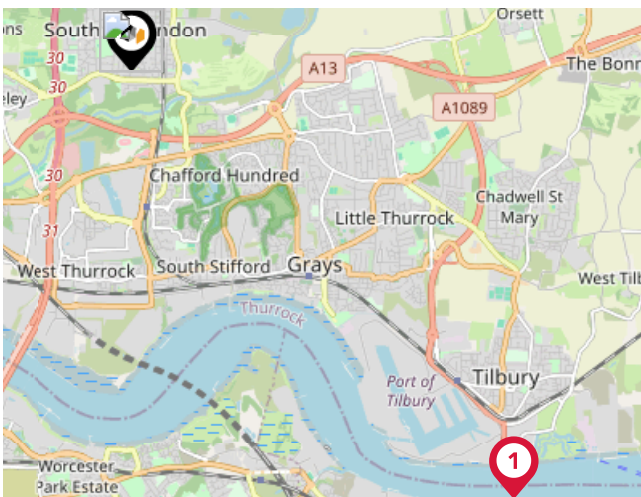
### Bus Stops/Stations

Pin	Name	Distance
1	Darenth Lane	0.06 miles
2	Derwent Parade	0.15 miles
3	Fairham Avenue	0.15 miles
4	Fairham Avenue	0.15 miles
5	Dawley Green	0.14 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	3.82 miles
2	Upminster Bridge Underground Station	4.07 miles
3	Hornchurch Underground Station	4.24 miles



### Ferry Terminals

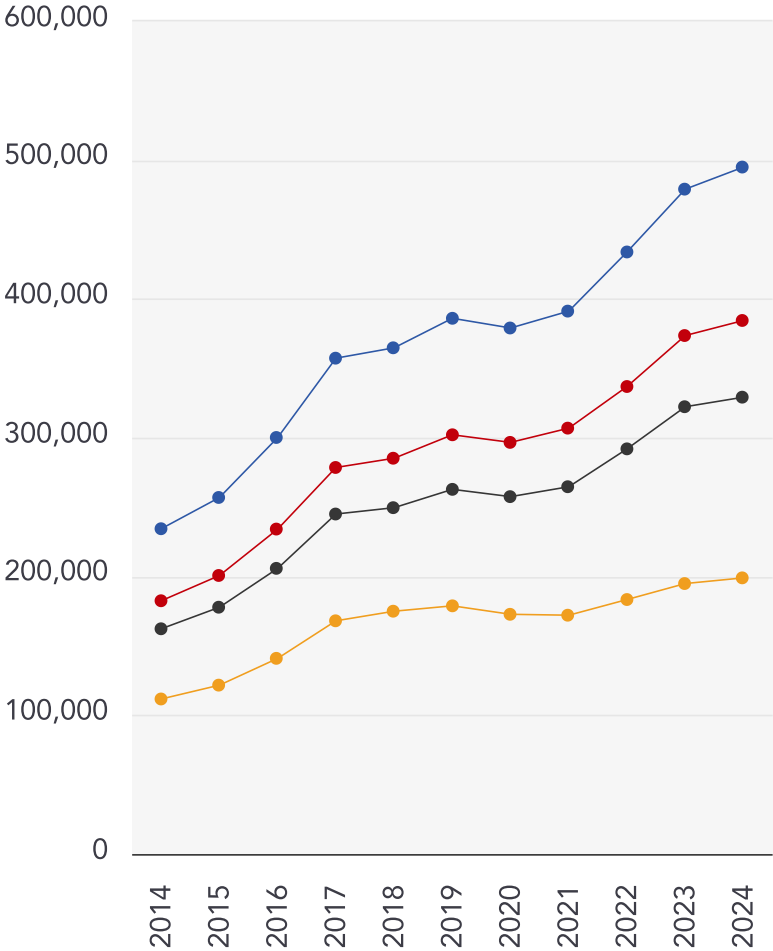
Pin	Name	Distance
1	Tilbury Ferry Terminal	5.31 miles
2	Woolwich Arsenal Pier	9.23 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in RM15



Detached

**+111.17%**

Semi-Detached

**+110.65%**

Terraced

**+102.81%**

Flat

**+78.1%**



### Griffin

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Not only are we a popular choice for those looking to sell their home, but we are also the leading Essex estate agent if you are searching for the perfect property to buy.

Our high standing amongst sellers means that we have a wide range of properties for buyers to take their pick from. We know that everyone is looking for something different when it comes to buying a home, and that's why we make a real effort to get to know everyone who reaches out to our team.

We will help you find a home that meets your requirements and is within your budget and we will arrange a viewing that suits both you and the property owner as soon as possible. Our estate agents in Essex really do go above and beyond, which has made them some of the most popular in the county.



### Testimonial 1



Every member of the team I dealt with were amazing (Ellie, Demi, Lorna). Our situation was a tricky one with a lot of emotion so to deal with such lovely humans made our process very positive. Information was shared very promptly which allowed my family and I to focus on the other tricky parts of moving property at short notice. Thank you all so much.

### Testimonial 2



What a breath of fresh air this agency is. Great staff and communication and Alana was always there to help and reply to any advice that we needed. She really did make our experience so much more simple

### Testimonial 3



I'd like to say a big thank you to Robbie. Who helped me and my partner with everything. He was very professional, polite and charismatic. Would definitely recommend Griffin's to friends and Family looking for a home.

### Testimonial 4



Perfect and fully professional service. Abi Taylor is the best real property agent I have ever met in my life. Jane Tolentino is the best mortgage specialist I have ever seen. Great team!



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# Griffin

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