



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 08<sup>th</sup> March 2024



**JORDON CLOSE, STANSTED, CM24**

iAD UK

07540 246212

[laura.kirby@iad.uk.com](mailto:laura.kirby@iad.uk.com)

<https://www.iadgroup.com/en/>



### Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£226
<b>Bedrooms:</b>	4	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	2,012 ft <sup>2</sup> / 187 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2008		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£2,839		
<b>Title Number:</b>	EX821252		
<b>UPRN:</b>	10023912428		

### Local Area

<b>Local Authority:</b>	Essex	<b>Estimated Broadband Speeds</b>		
<b>Conservation Area:</b>	No	(Standard - Superfast - Ultrafast)		
<b>Flood Risk:</b>		<b>13</b>	<b>52</b>	<b>1000</b>
• Rivers & Seas	Very Low	mb/s	mb/s	mb/s
• Surface Water	Very Low			

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address

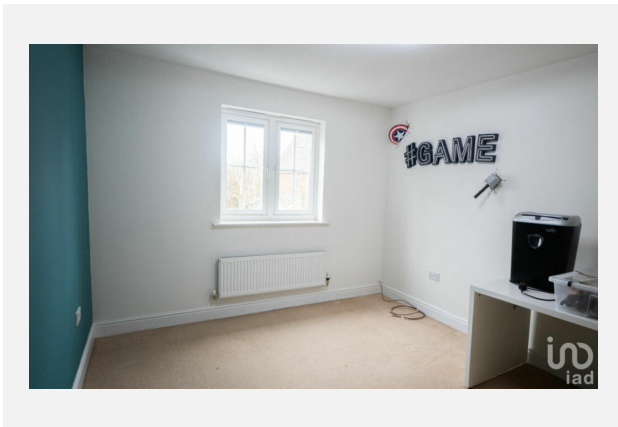
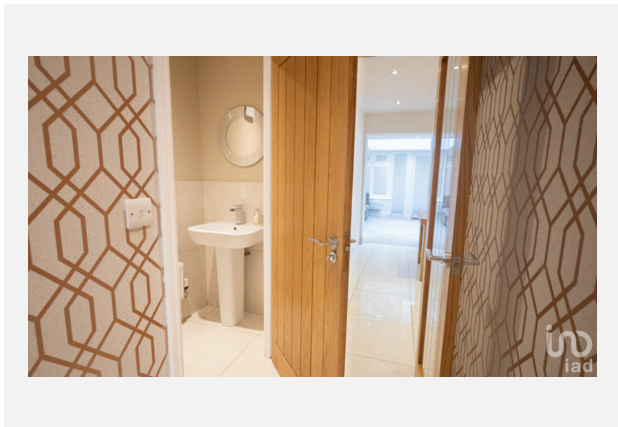
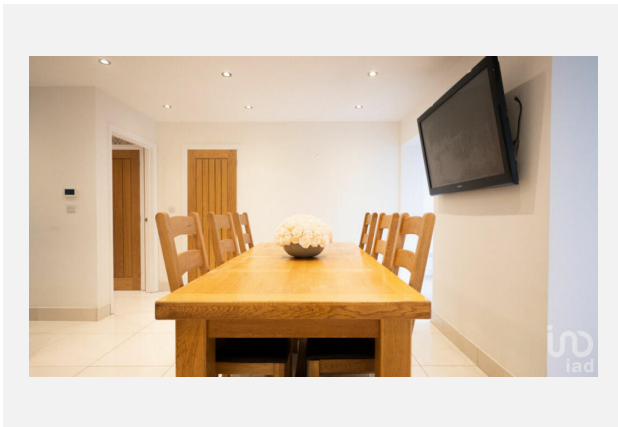
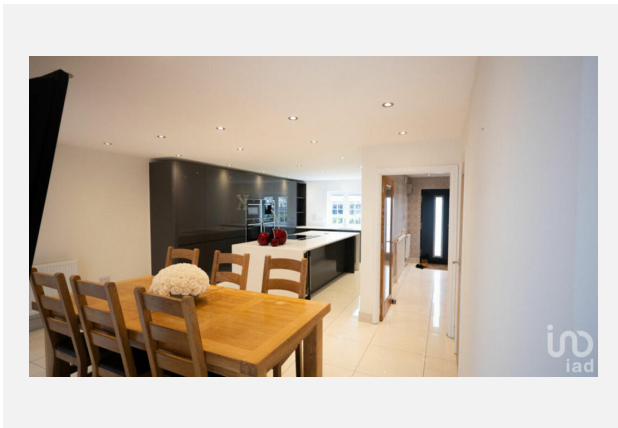
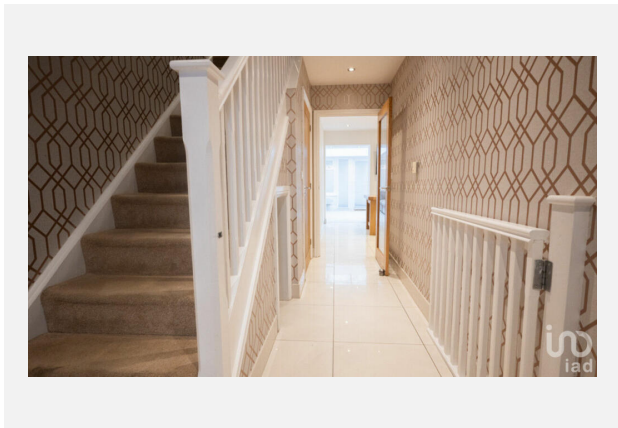
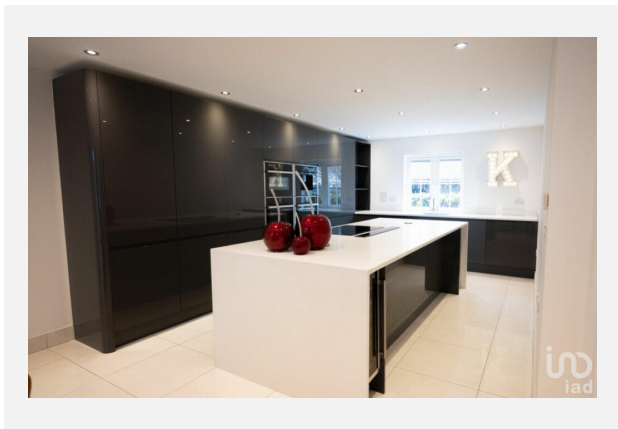


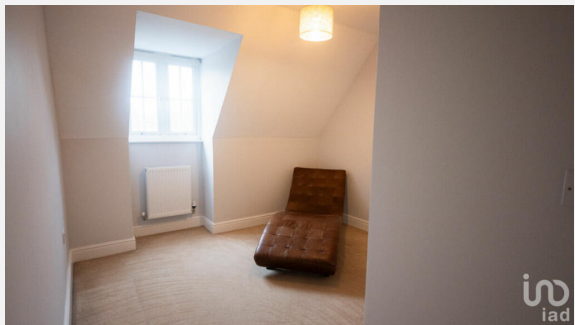
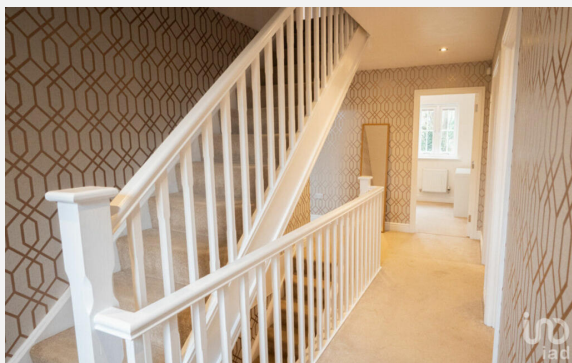
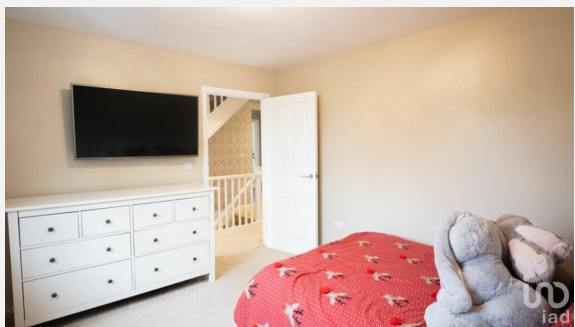
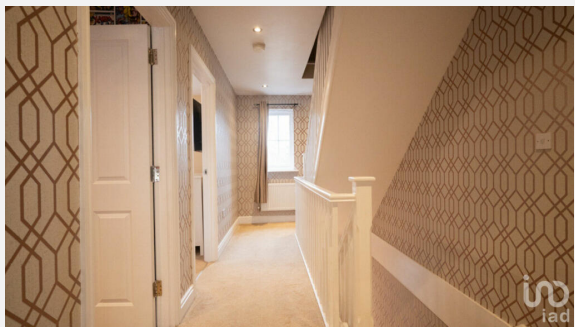
Planning records for: *8, Jordon Close, Stansted, CM24 8SH*

Reference - Uttlesford/UTT/15/2229/HHF	
<b>Decision:</b>	Decided
<b>Date:</b>	15th July 2015
<b>Description:</b>	Proposed rear orangery.

Reference - Uttlesford/UTT/13/3086/PDE	
<b>Decision:</b>	Decided
<b>Date:</b>	14th November 2013
<b>Description:</b>	Rear ground floor extension and garage conversion extending 4 metres from the rear wall, to a maximum height of 2.7 metres, and height to eaves 2.4 metres







## JORDON CLOSE, STANSTED, CM24



Total area: approx. 231.3 sq. metres (2490.1 sq. feet)



STANSTED, CM24

Energy rating

**C**

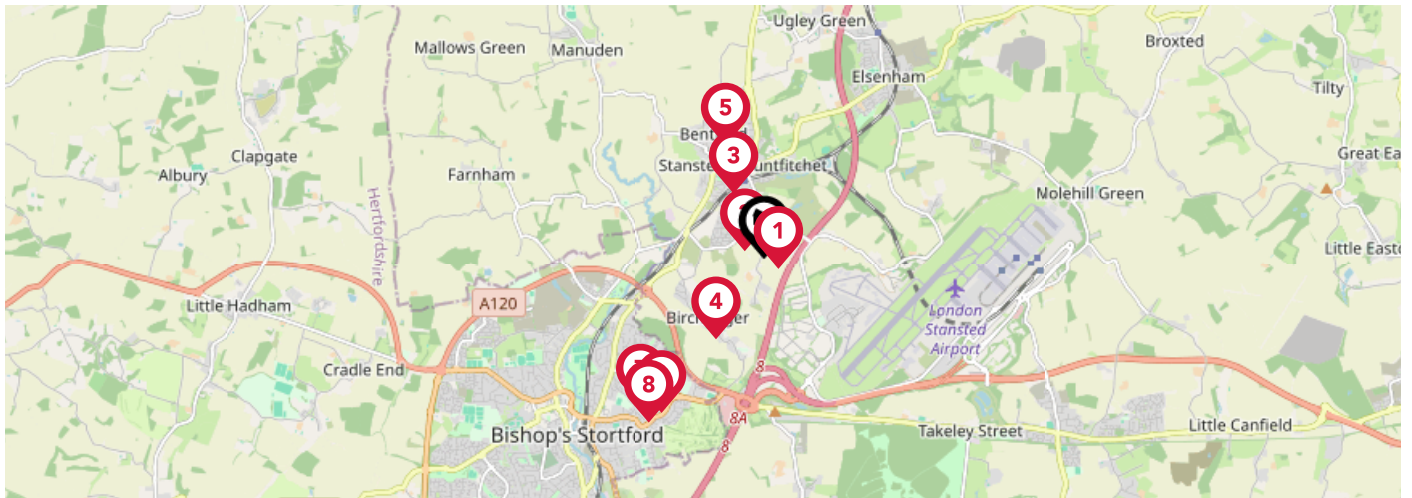
Valid until 06.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	80   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

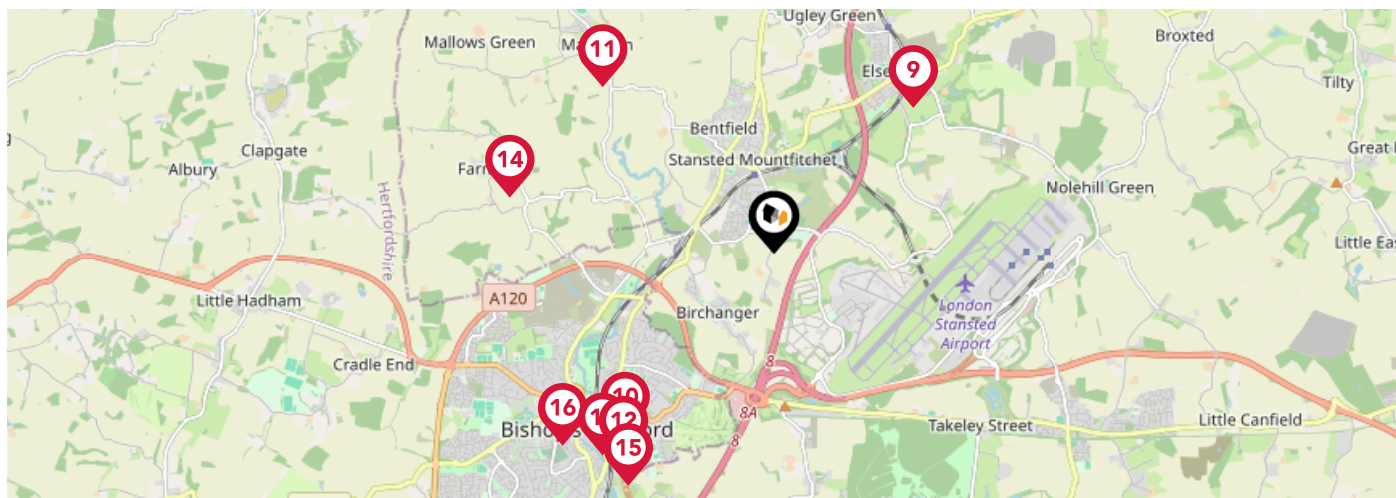


### Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Flat, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	187 m <sup>2</sup>



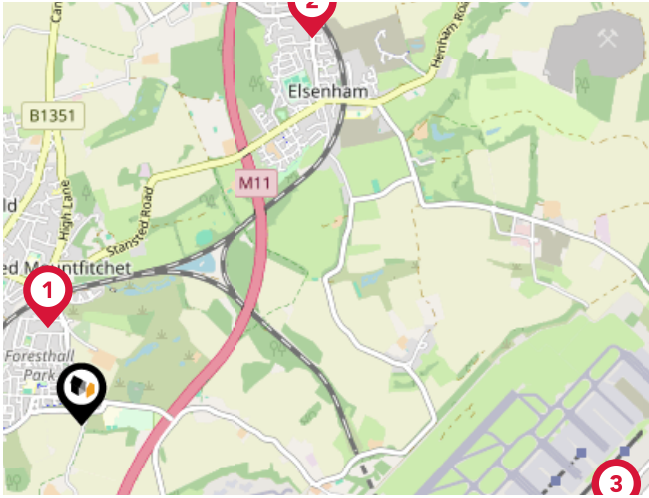
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Forest Hall School</b> Ofsted Rating: Good   Pupils: 487   Distance:0.15</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Mary's CofE Foundation Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:0.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Magna Carta Primary Academy</b> Ofsted Rating: Good   Pupils: 113   Distance:0.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Birchanger Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:0.85</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Bentfield Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Birchwood High School</b> Ofsted Rating: Good   Pupils: 1354   Distance:1.69</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>All Saints Church of England Primary School and Nursery, Bishop's Stortford</b> Ofsted Rating: Good   Pupils: 216   Distance:1.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Summernote Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:1.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Elsenham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 272   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hockerill Anglo-European College</b> Ofsted Rating: Outstanding   Pupils: 843   Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Manuden Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Hertfordshire &amp; Essex High School and Science College</b> Ofsted Rating: Outstanding   Pupils: 1267   Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>White Trees Independent School</b> Ofsted Rating: Requires improvement   Pupils: 16   Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorn Grove Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Michael's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 223   Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

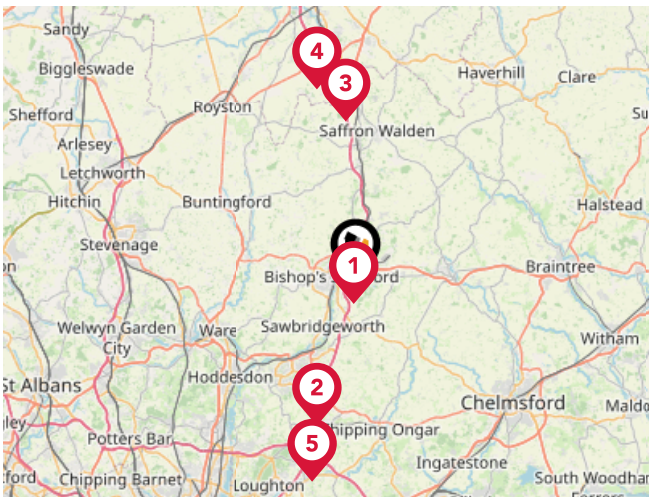
# Area

## Transport (National)



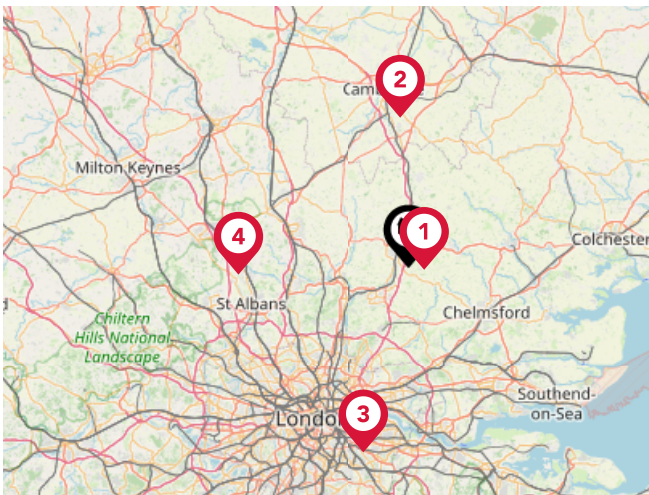
### National Rail Stations

Pin	Name	Distance
	Stansted Mountfitchet Rail Station	0.48 miles
	Elsenham Rail Station	2.06 miles
	Stansted Airport Rail Station	2.49 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J8	1.59 miles
	M11 J7	10.91 miles
	M11 J9	11.74 miles
	M11 J10	14.36 miles
	M11 J6	15 miles

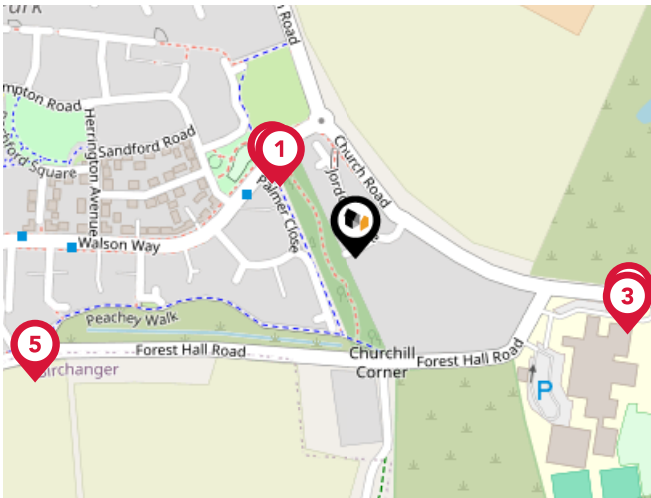


### Airports/Helipads

Pin	Name	Distance
	London Stansted Airport	2.46 miles
	Cambridge Airport	21.8 miles
	London City Airport	27.87 miles
	London Luton Airport	24.81 miles

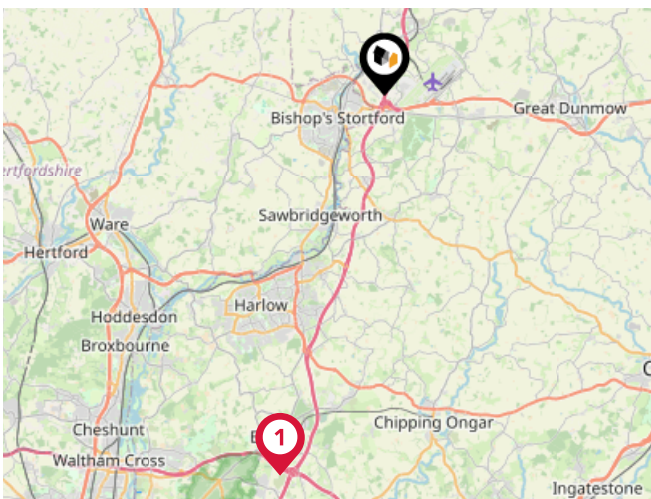
# Area

## Transport (Local)



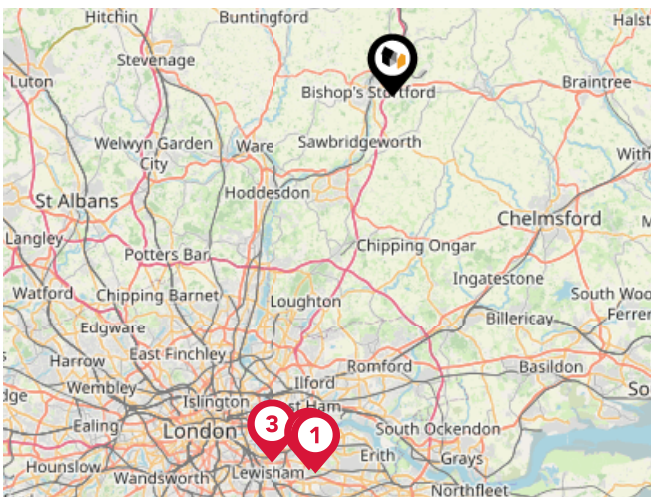
### Bus Stops/Stations

Pin	Name	Distance
1	Palmer Close	0.06 miles
2	Palmer Close	0.06 miles
3	School	0.16 miles
4	School	0.16 miles
5	Old Foresthall Road	0.2 miles



### Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.44 miles



### Ferry Terminals

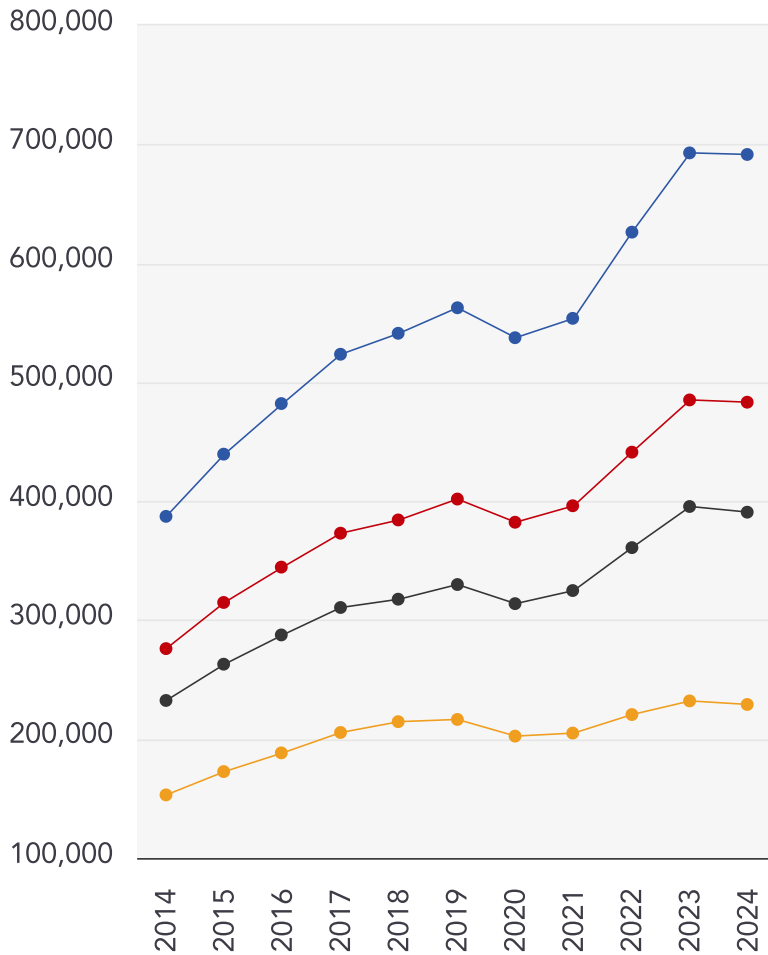
Pin	Name	Distance
1	Woolwich Arsenal Pier	28.23 miles
2	Woolwich Ferry North Pier	28.14 miles
3	East India Pier	28.24 miles

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CM24



Detached

**+78.56%**

Semi-Detached

**+75.03%**

Terraced

**+68.08%**

Flat

**+49.64%**



## **iad UK**

---

An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

---

**Testimonial 1**



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

---

**Testimonial 2**



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

---

**Testimonial 3**



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

---

**Testimonial 4**



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!



# iad UK

## 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 and to act as a guide to the best way to market your property for the asking price.

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.



**iad UK**

07540 246212

[laura.kirby@iad.uk.com](mailto:laura.kirby@iad.uk.com)

<https://www.iadgroup.com/en/>

