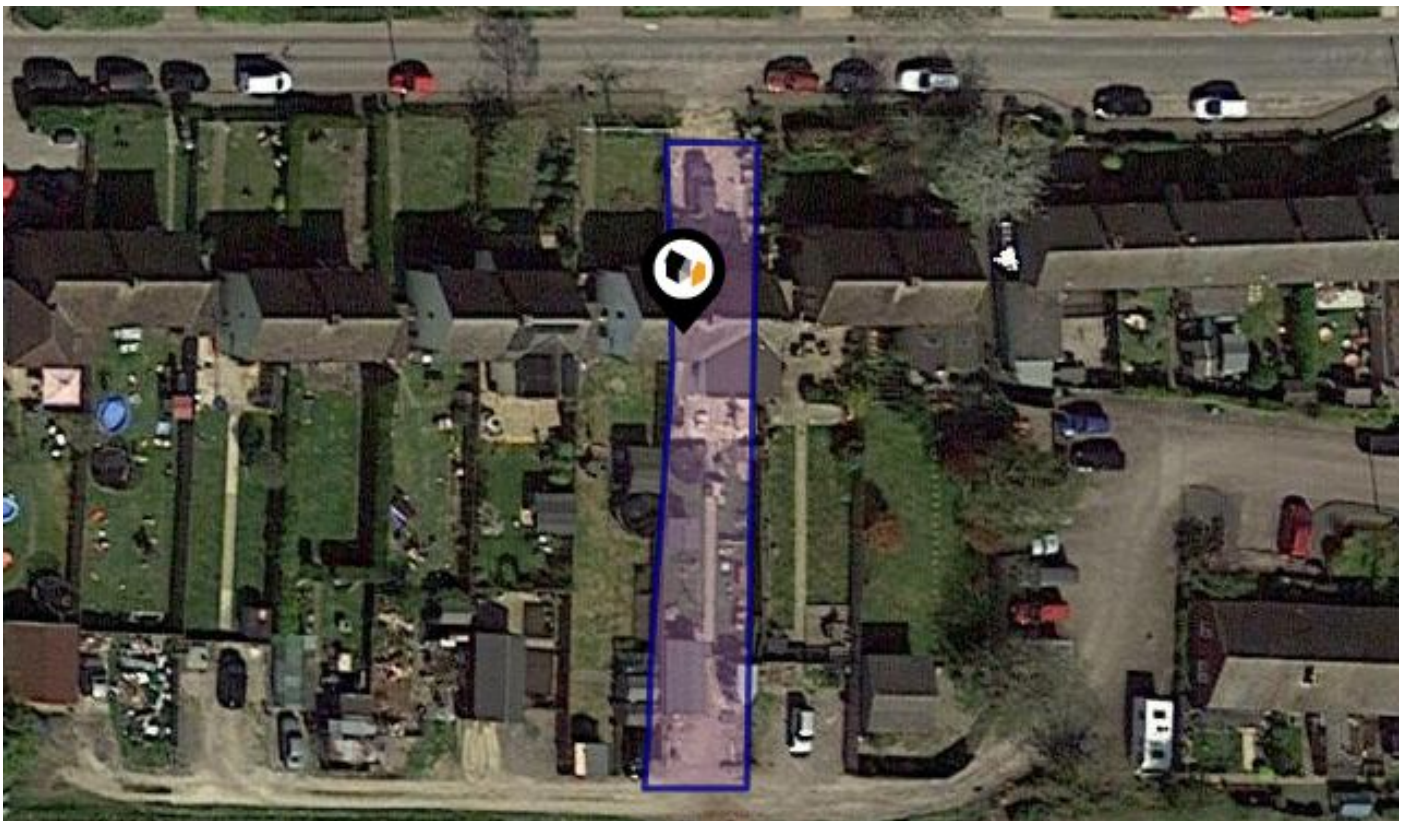




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th April 2024



RECTORY LANE, FARNHAM, BISHOP'S STORTFORD, CM23

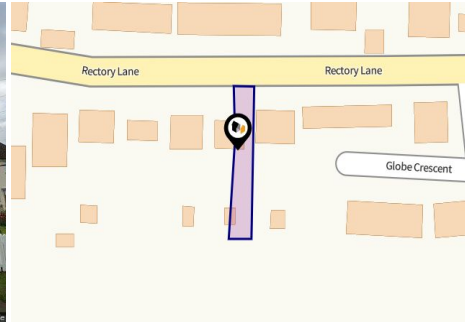
iad UK

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

07540 246212

laura.kirby@iad.uk.com

iadgroup.com



Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 710 ft² / 66 m²
Plot Area: 0.1 acres
Year Built : 1950-1966
Council Tax : Band C
Annual Estimate: £1,910
Title Number: EX939805
UPRN: 100090644942

Tenure: Freehold

Local Area

Local Authority: Uttlesford
Conservation Area: No
Flood Risk:
 • Rivers & Seas: Very Low
 • Surface Water: Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

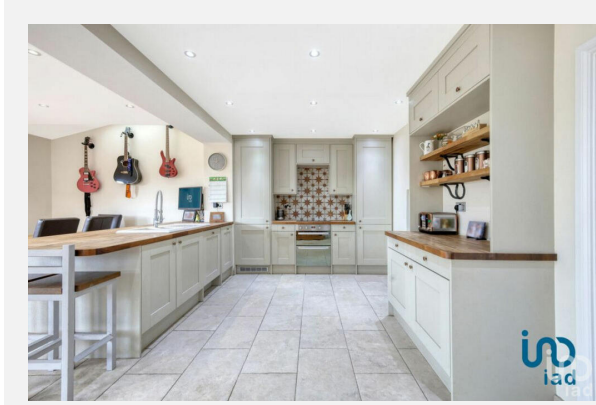
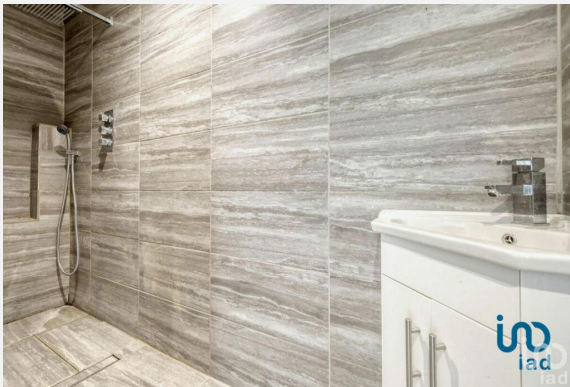
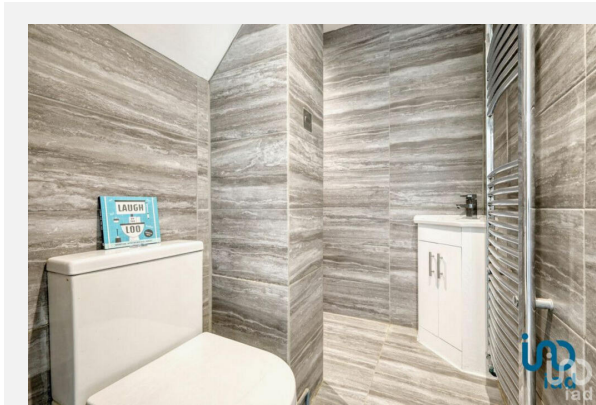
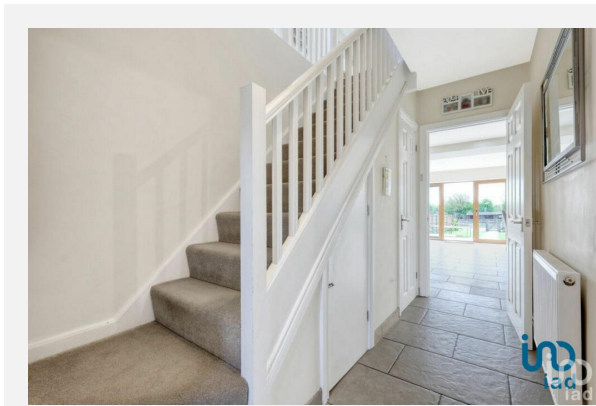
Mobile Coverage: (based on calls indoors)

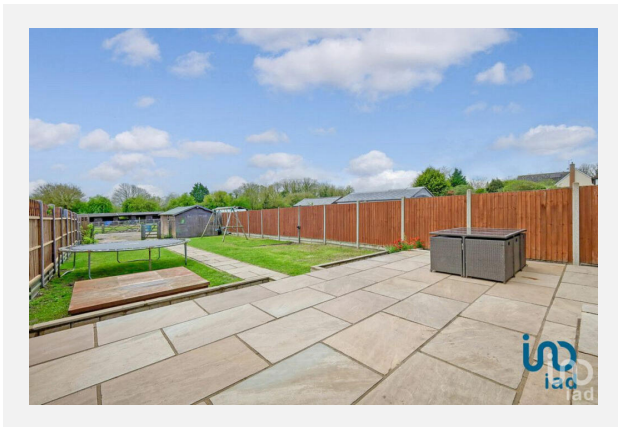
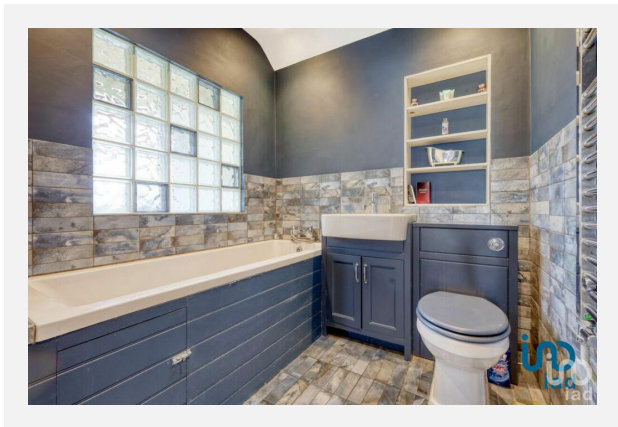
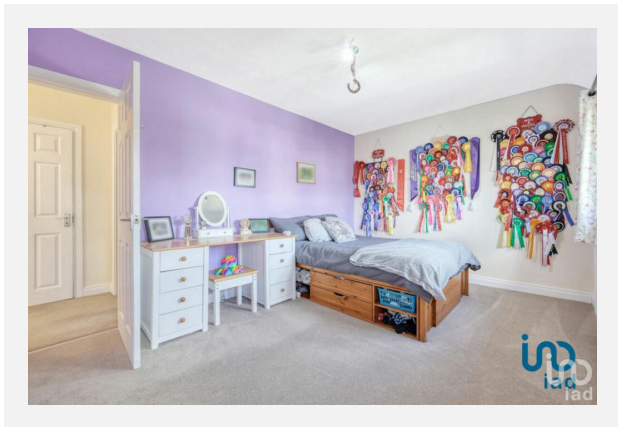
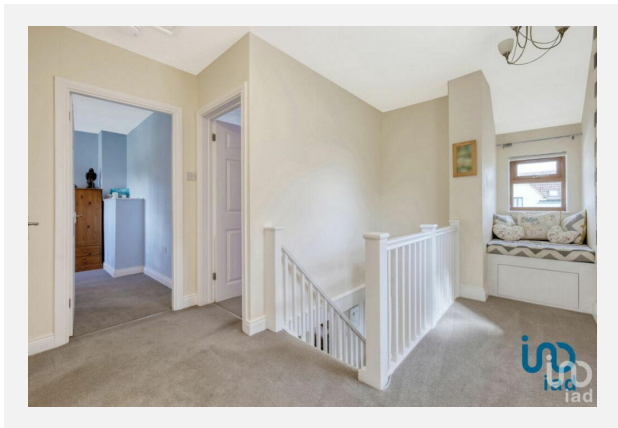
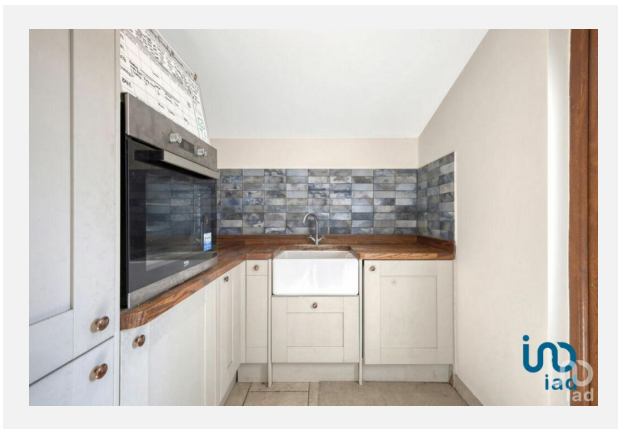
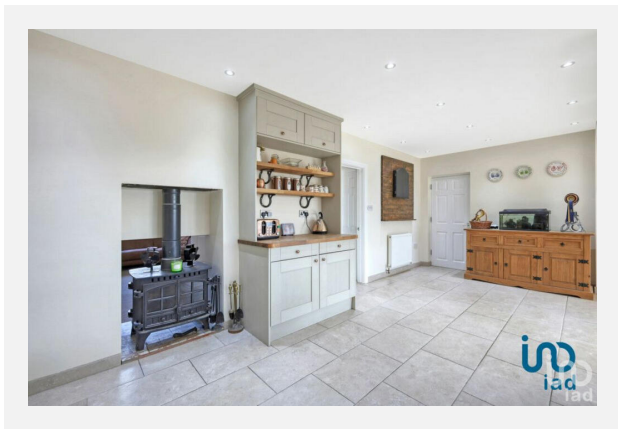
Satellite/Fibre TV Availability:

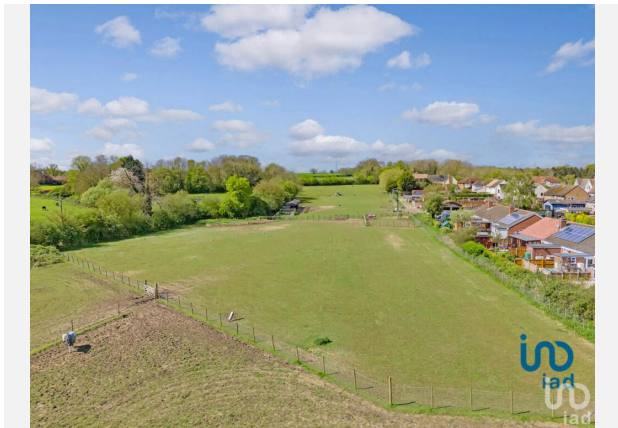
Planning records for: *25, Rectory Lane, Farnham, Bishop's Stortford, CM23 1HT*

Reference - UTT/17/1621/HHF
Decision: Approved
Date: 04th July 2017
Description: Proposed single storey extensions to front, side and rear and double storey extension to side and rear. Dropped kerb from highway.

Reference - Uttlesford/UTT/17/1621/HHF
Decision: Decided
Date: 01st June 2017
Description: Proposed single storey extensions to front, side and rear and double storey extension to side and rear. Dropped kerb from highway.







RECTORY LANE, FARNHAM, BISHOP'S STORTFORD, CM23



Total area: approx. 129.6 sq. metres (1395.5 sq. feet)
Rectory Lane



Rectory Lane, Farnham, CM23

Energy rating

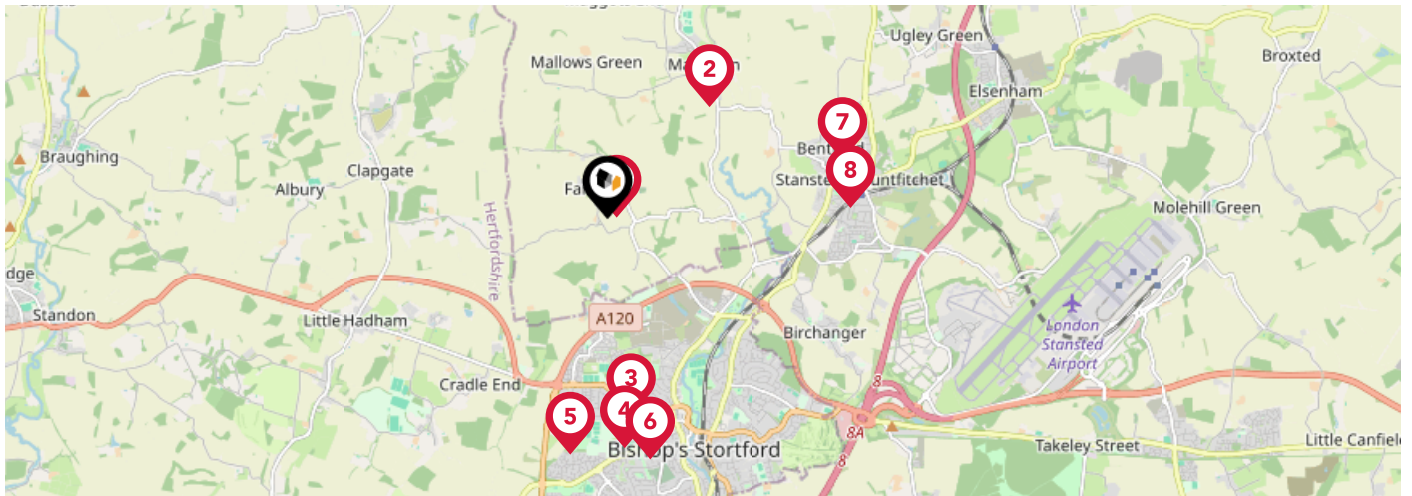
D

Valid until 16.09.2025

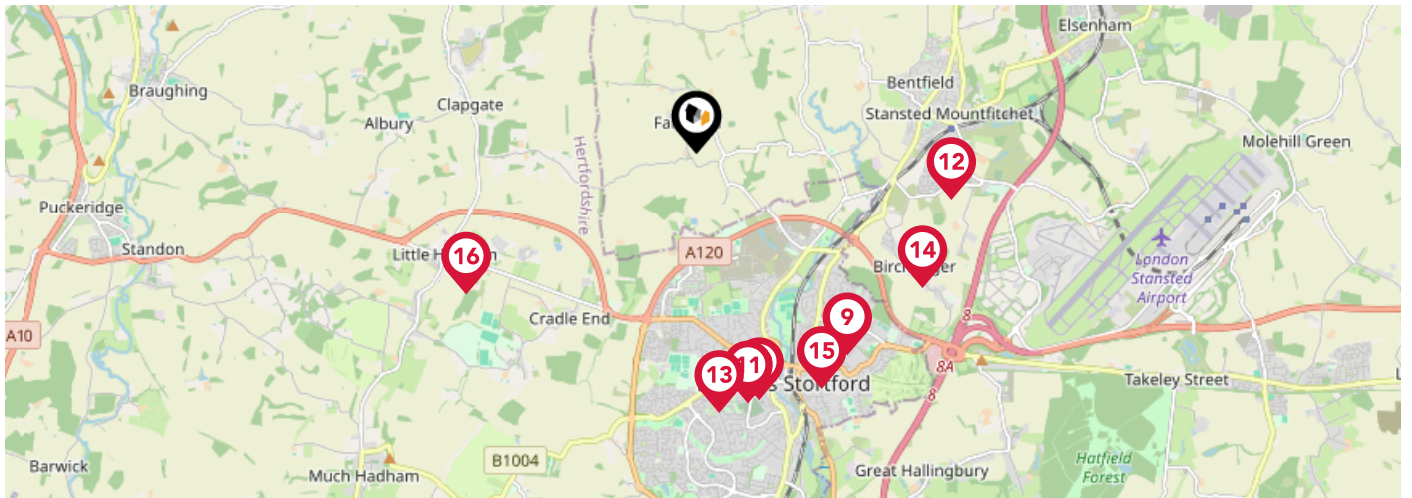
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Non marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 64% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²



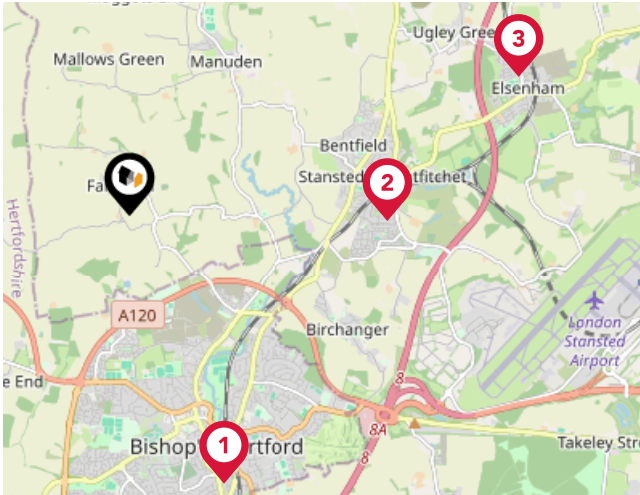
		Nursery	Primary	Secondary	College	Private
1	Farnham Church of England Primary School Ofsted Rating: Good Pupils: 51 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Manuden Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Northgate Primary School Ofsted Rating: Outstanding Pupils: 464 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hillmead Primary School Ofsted Rating: Good Pupils: 296 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bentfield Primary School Ofsted Rating: Good Pupils: 261 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Magna Carta Primary Academy Ofsted Rating: Good Pupils: 113 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 216 Distance:2.31</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:2.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:2.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 293 Distance:2.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:2.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 120 Distance:2.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Hockerill Anglo-European College Ofsted Rating: Outstanding Pupils: 843 Distance:2.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Little Hadham Primary School Ofsted Rating: Good Pupils: 119 Distance:2.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

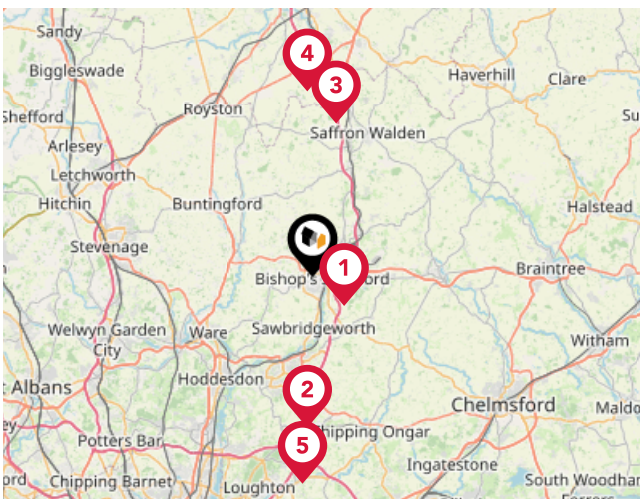
Area

Transport (National)



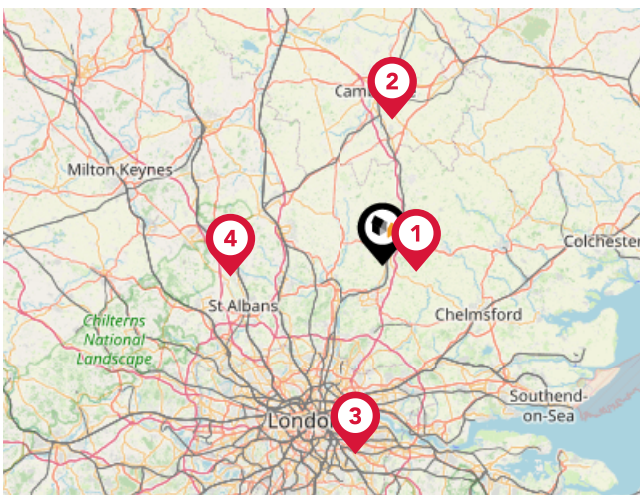
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	2.6 miles
2	Stansted Mountfitchet Rail Station	2.36 miles
3	Elsenham Rail Station	3.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	3.18 miles
2	M11 J7	11.04 miles
3	M11 J9	11.36 miles
4	M11 J10	13.6 miles
5	M11 J6	15.18 miles

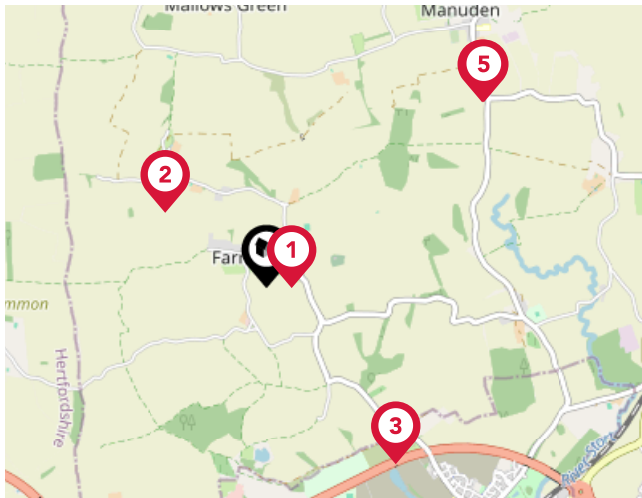


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	5.02 miles
2	Cambridge Airport	21.3 miles
3	London City Airport	27.88 miles
4	London Luton Airport	22.32 miles

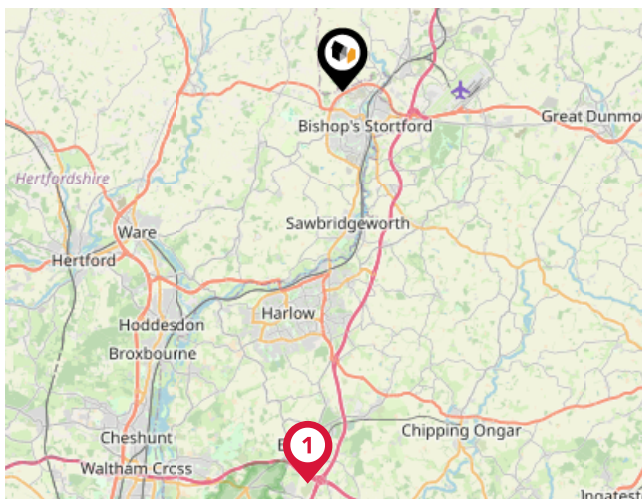
Area

Transport (Local)



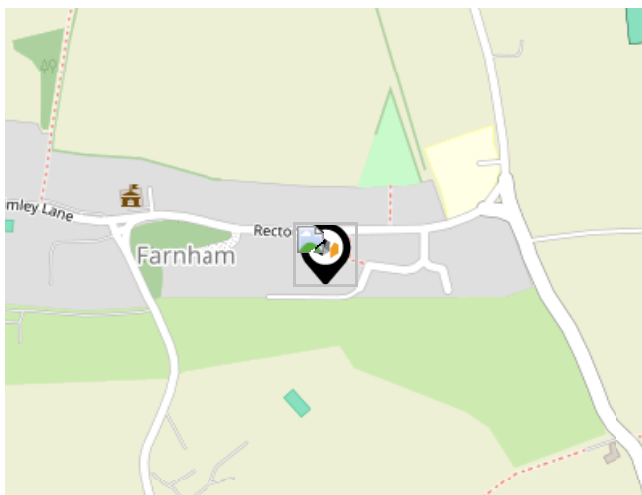
Bus Stops/Stations

Pin	Name	Distance
1	Rectory Lane	0.11 miles
2	Farnham Green	0.58 miles
3	Depot	1 miles
4	Bentfield Bury Road	1.31 miles
5	Bentfield Bury Road	1.31 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.48 miles



Ferry Terminals

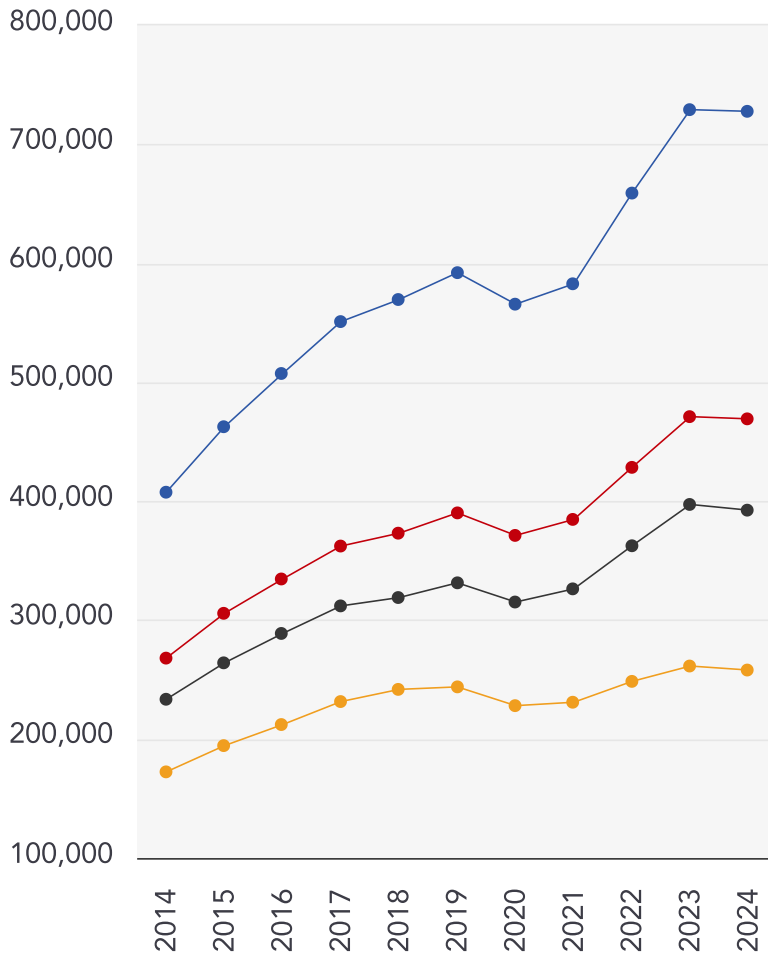
Pin	Name	Distance
1	Woolwich Ferry North Pier	28.2 miles
2	East India Pier	28.04 miles
3	North Greenwich Pier	28.27 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM23



Detached

+78.56%

Semi-Detached

+75.03%

Terraced

+68.08%

Flat

+49.64%



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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.



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