

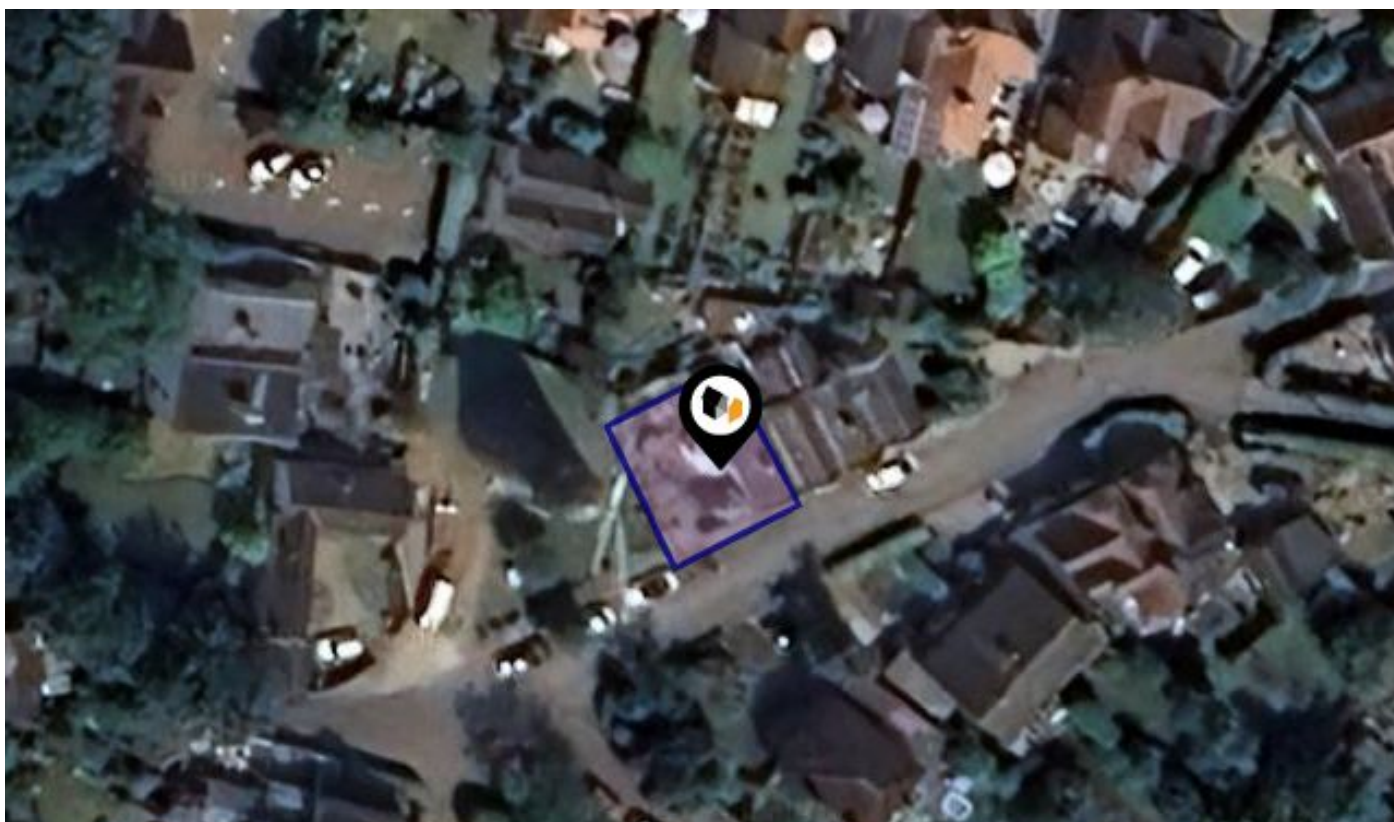


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30<sup>th</sup> April 2024



**MILLSIDE, STANSTED, CM24**

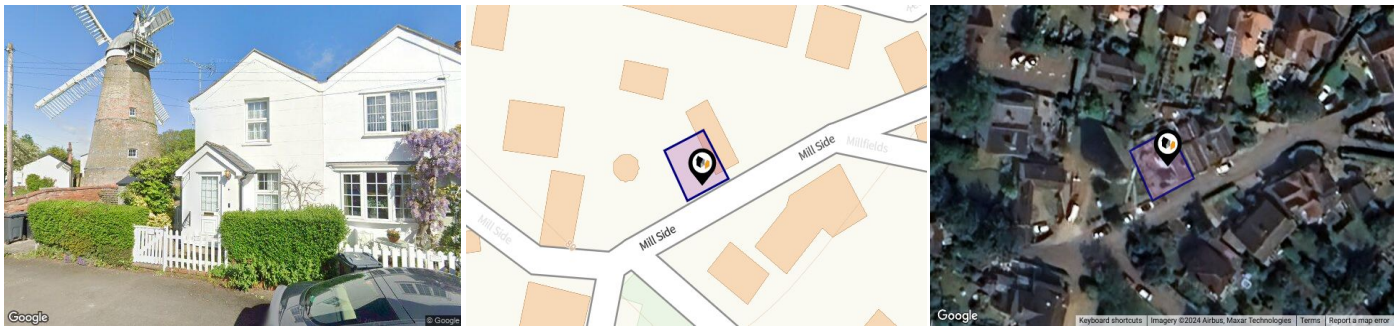
## iad UK

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

07540 246212

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

[iadgroup.com](http://iadgroup.com)



### Property

<b>Type:</b>	Terraced	<b>Last Sold £/ft<sup>2</sup>:</b>	£538
<b>Bedrooms:</b>	2	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,910		
<b>Title Number:</b>	EX364267		
<b>UPRN:</b>	100090656736		

### Local Area

<b>Local Authority:</b>	Essex
<b>Conservation Area:</b>	Stansted Mountfitchet
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



#### Satellite/Fibre TV Availability:



# Planning History

## This Address

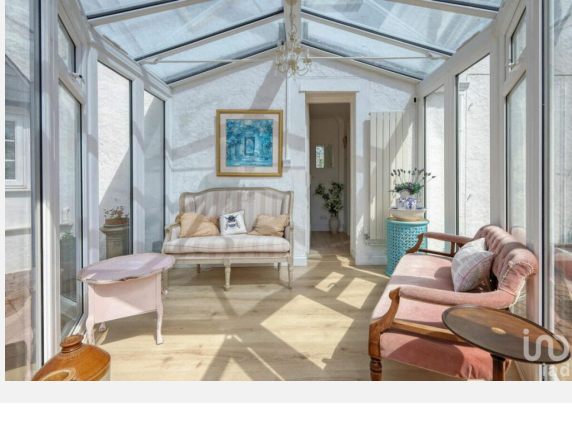
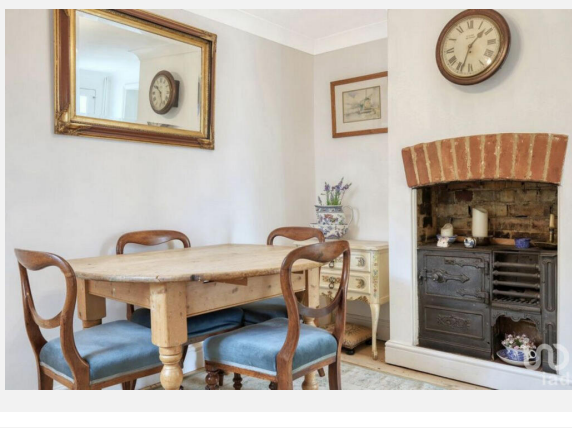
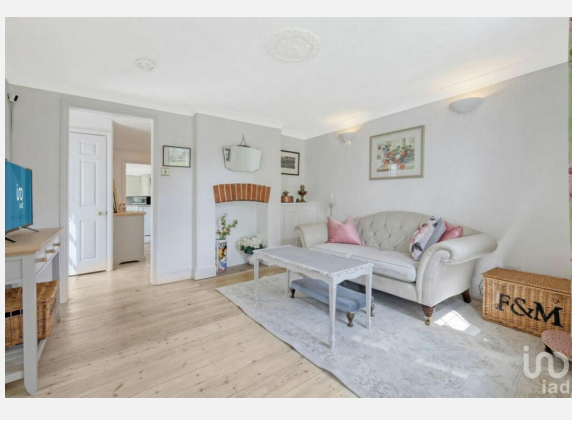
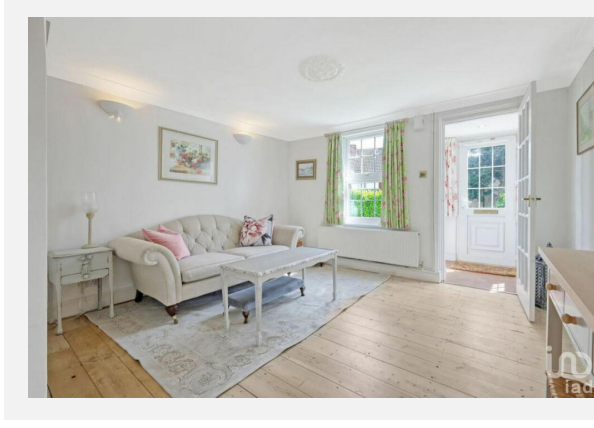


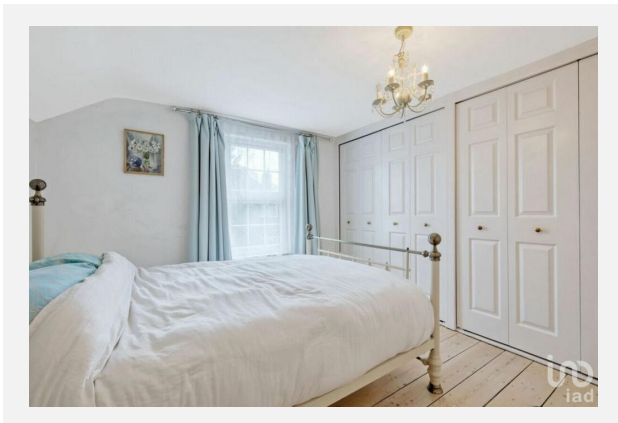
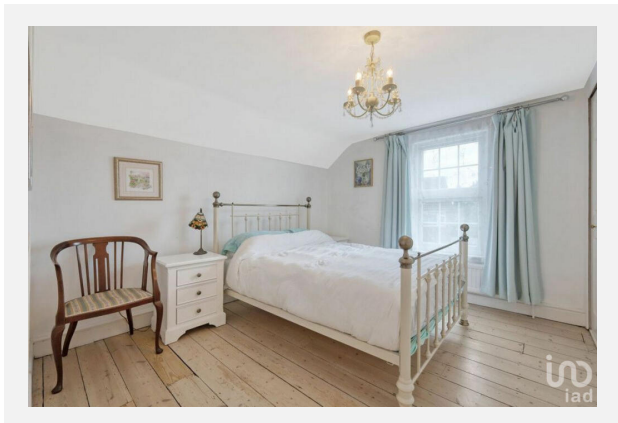
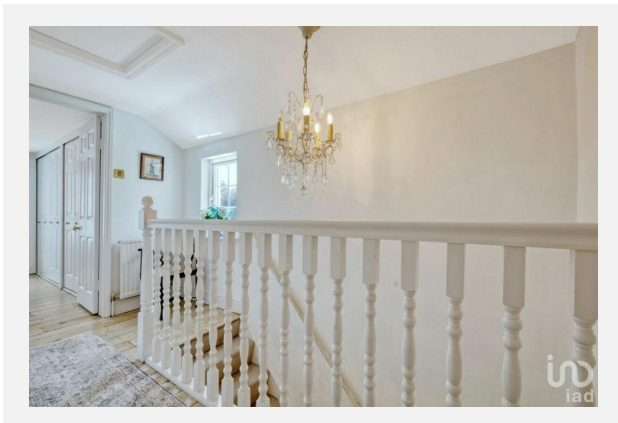
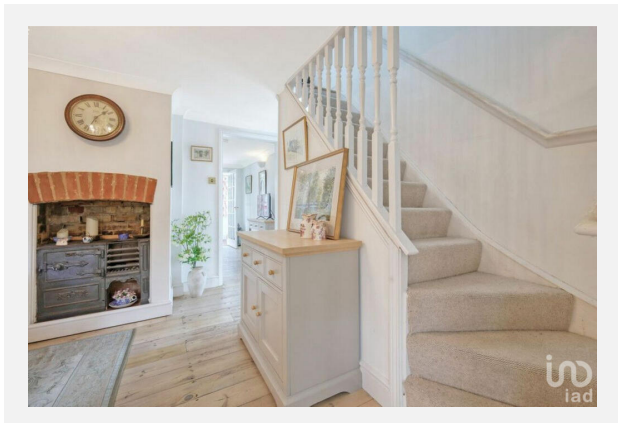
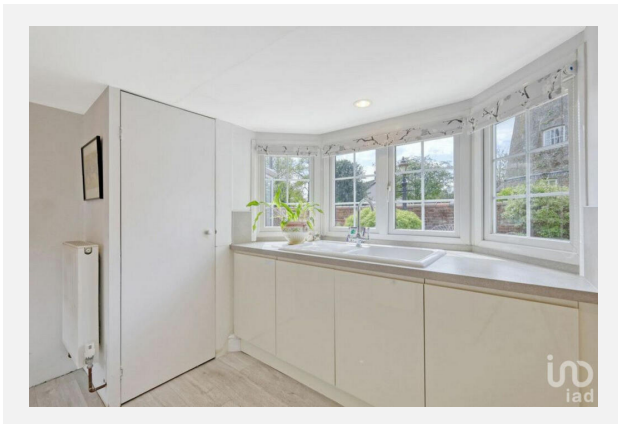
Planning records for: *6, Millside, Stansted, CM24 8BL*

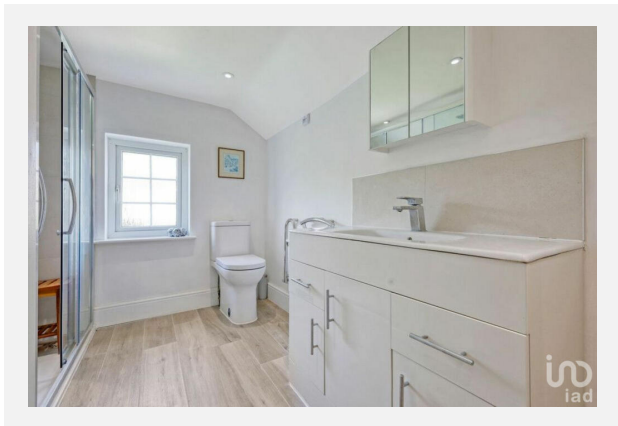
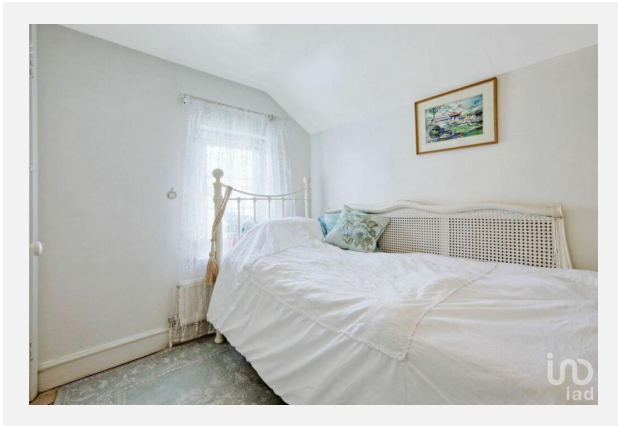
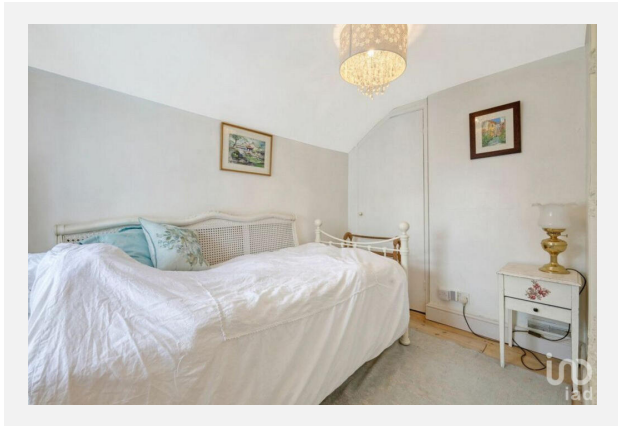
Reference - UTT/17/3024/HHF
<b>Decision:</b> Approved
<b>Date:</b> 23rd October 2017
<b>Description:</b> Replacement conservatory to the side.

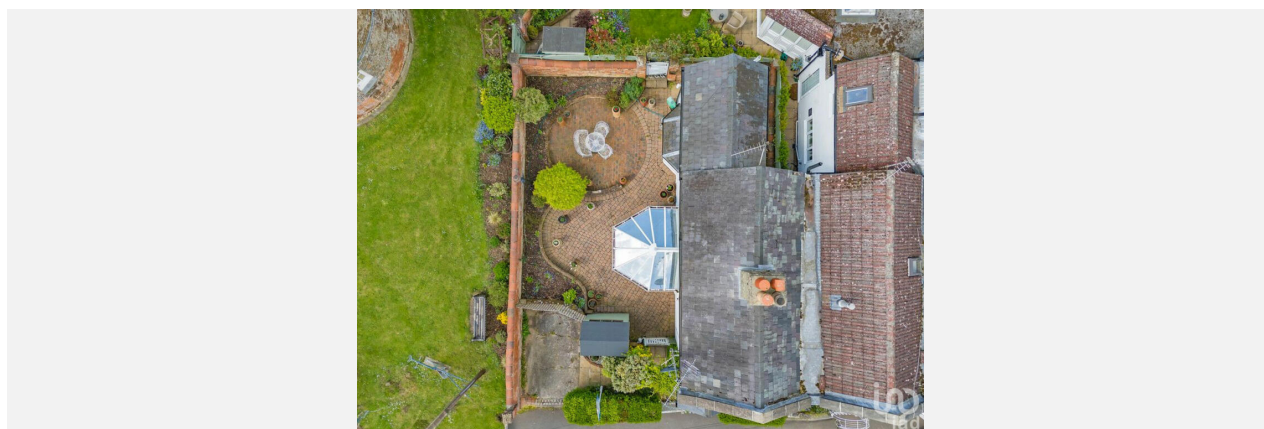
  

Reference - Uttlesford/UTT/17/3024/HHF
<b>Decision:</b> Decided
<b>Date:</b> 18th October 2017
<b>Description:</b> Replacement conservatory to the side.









## MILLSIDE, STANSTED, CM24





Millside, CM24

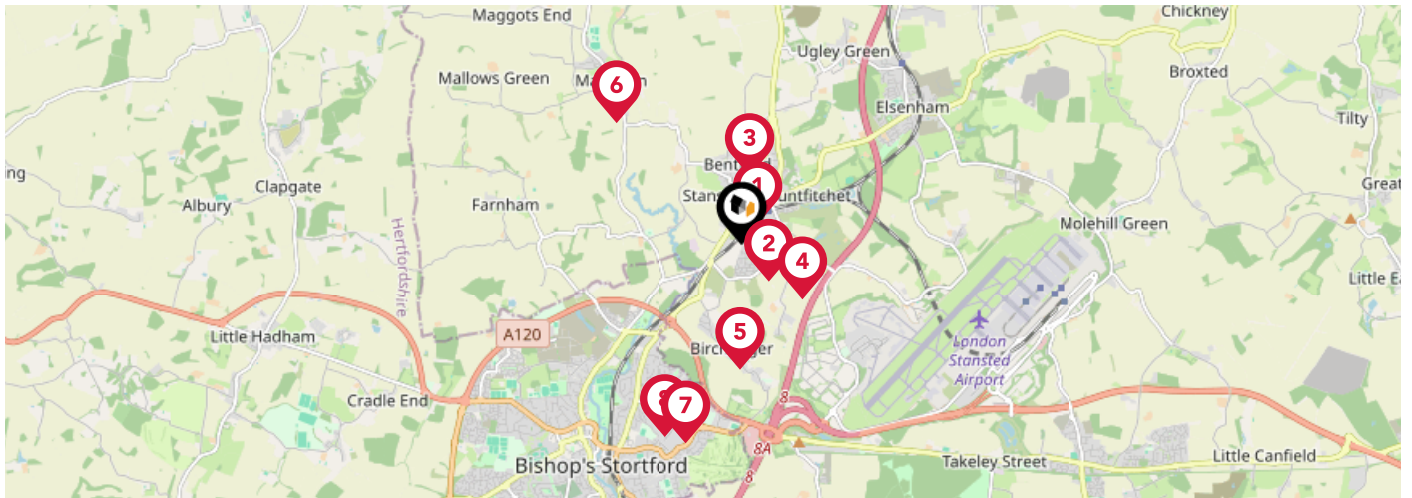
Energy rating  
E

Valid until 09.02.2027

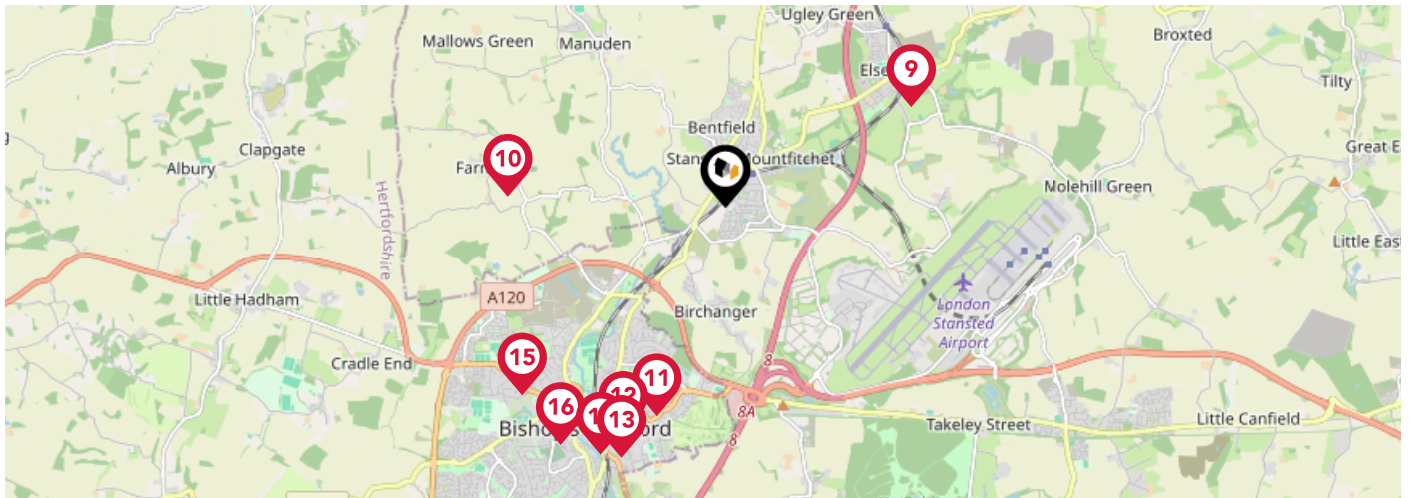
Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #008000; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18pt;">88   B</span> </div>
69-80	C		
55-68	D		
39-54	E	<div style="background-color: #f4cccc; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 18pt;">53   E</span> </div>	
21-38	F		
1-20	G		

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<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 29% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	67 m <sup>2</sup>



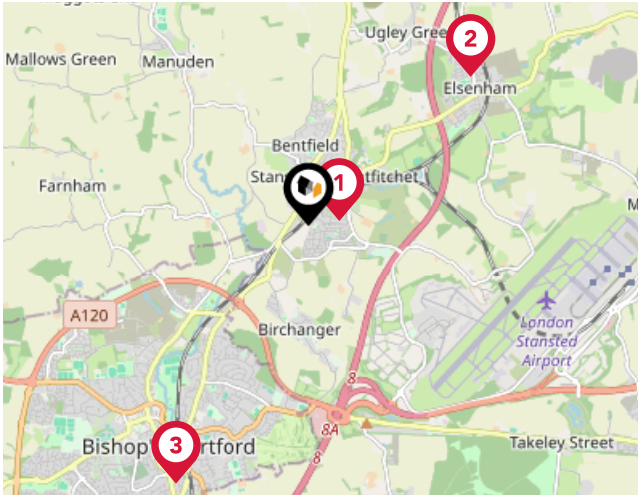
	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Magna Carta Primary Academy</b> Ofsted Rating: Good   Pupils: 113   Distance:0.24</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Mary's CofE Foundation Primary School</b> Ofsted Rating: Good   Pupils: 293   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Bentfield Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.65</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Forest Hall School</b> Ofsted Rating: Good   Pupils: 487   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Birchanger Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 120   Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Manuden Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:1.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Birchwood High School</b> Ofsted Rating: Good   Pupils: 1354   Distance:1.88</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>All Saints Church of England Primary School and Nursery, Bishop's Stortford</b> Ofsted Rating: Good   Pupils: 216   Distance:1.89</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:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Farnham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 51   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Summercroft Primary School</b> Ofsted Rating: Good   Pupils: 461   Distance:1.99	<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:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:2.47	<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:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northgate Primary School</b> Ofsted Rating: Outstanding   Pupils: 464   Distance:2.53	<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:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

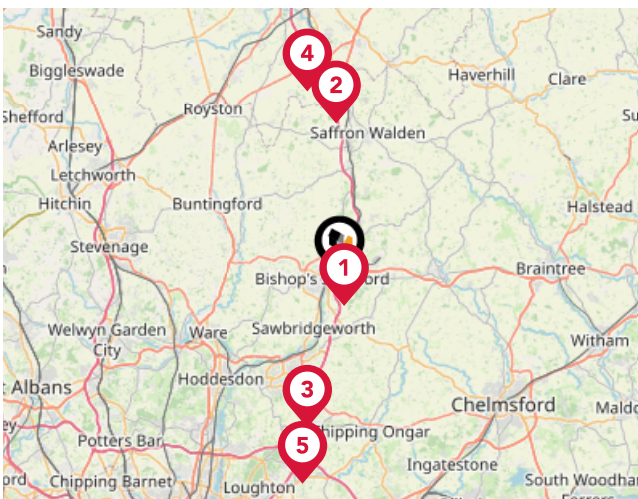
# Area

## Transport (National)



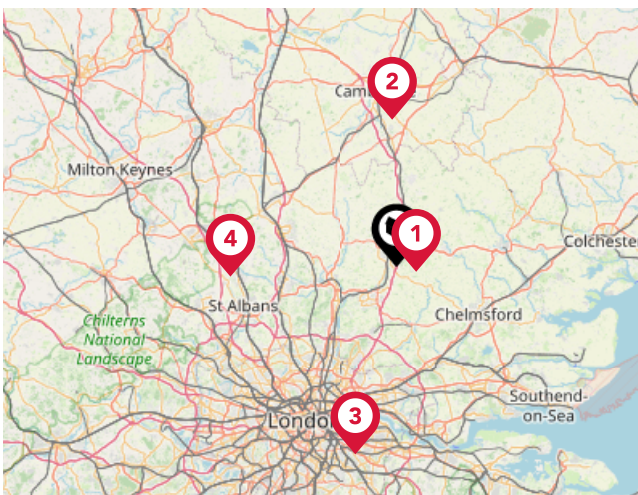
### National Rail Stations

Pin	Name	Distance
1	Stansted Mountfitchet Rail Station	0.28 miles
2	Elsenham Rail Station	2.02 miles
3	Bishops Stortford Rail Station	2.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.01 miles
2	M11 J9	11.32 miles
3	M11 J7	11.2 miles
4	M11 J10	13.89 miles
5	M11 J6	15.32 miles

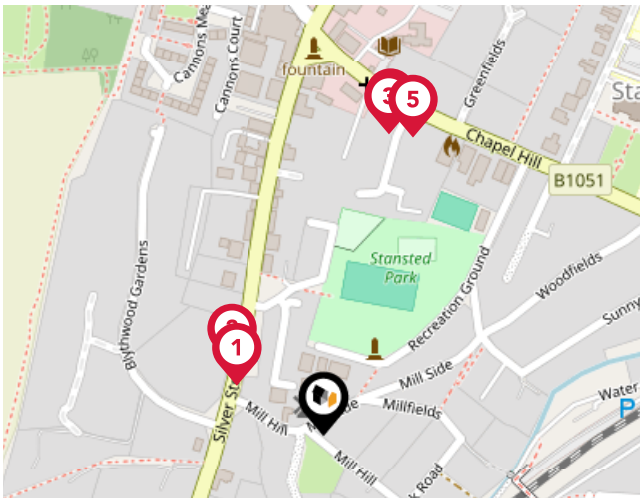


### Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	2.95 miles
2	Cambridge Airport	21.38 miles
3	London City Airport	28.17 miles
4	London Luton Airport	24.4 miles

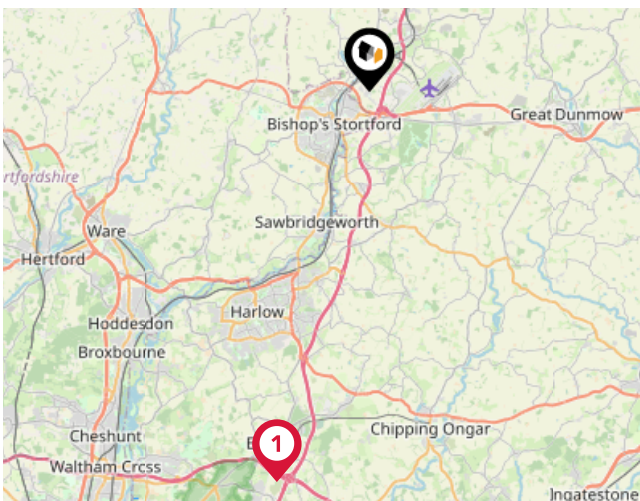
# Area

## Transport (Local)



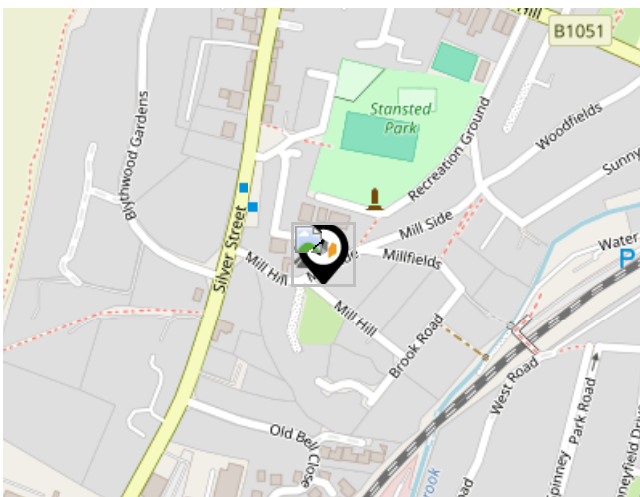
### Bus Stops/Stations

Pin	Name	Distance
1	Silver Street	0.06 miles
2	Silver Street	0.07 miles
3	Chapel Hill	0.18 miles
4	Chapel Hill	0.18 miles
5	Chapel Hill	0.18 miles



### Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.72 miles



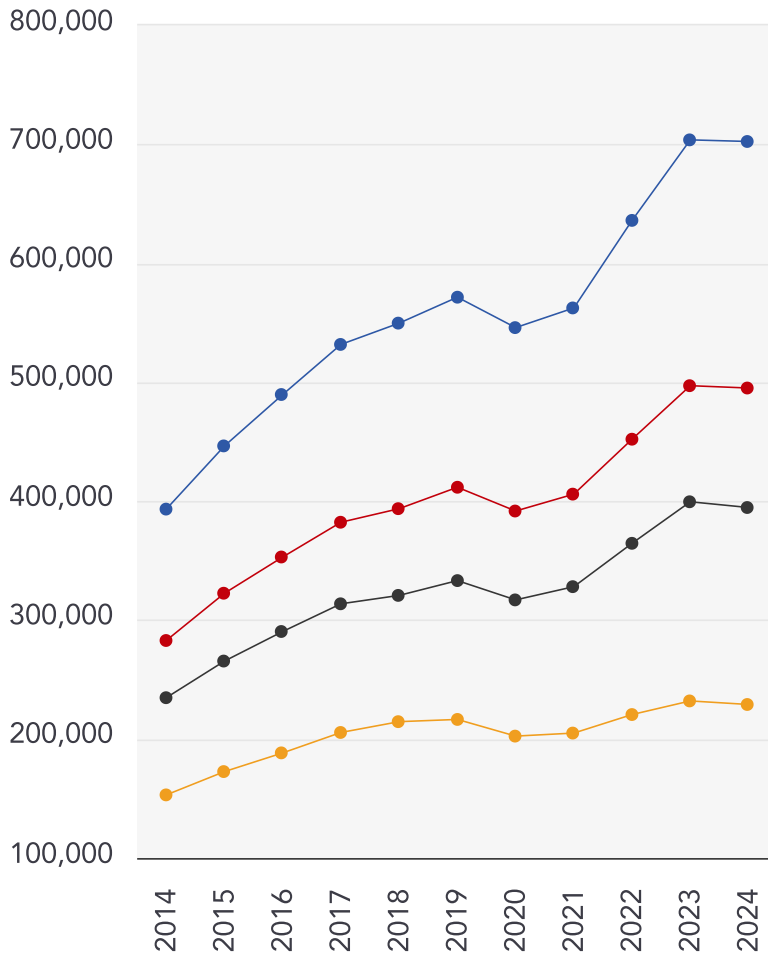
### Ferry Terminals

Pin	Name	Distance
1	Woolwich Arsenal Pier	28.54 miles
2	Woolwich Ferry North Pier	28.45 miles
3	East India Pier	28.49 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

iad HQ 13E Church End Estate Church End  
Little Hadham SG11 2DY  
07540 246212  
laura.kirby@iad.uk.com  
iadgroup.com

