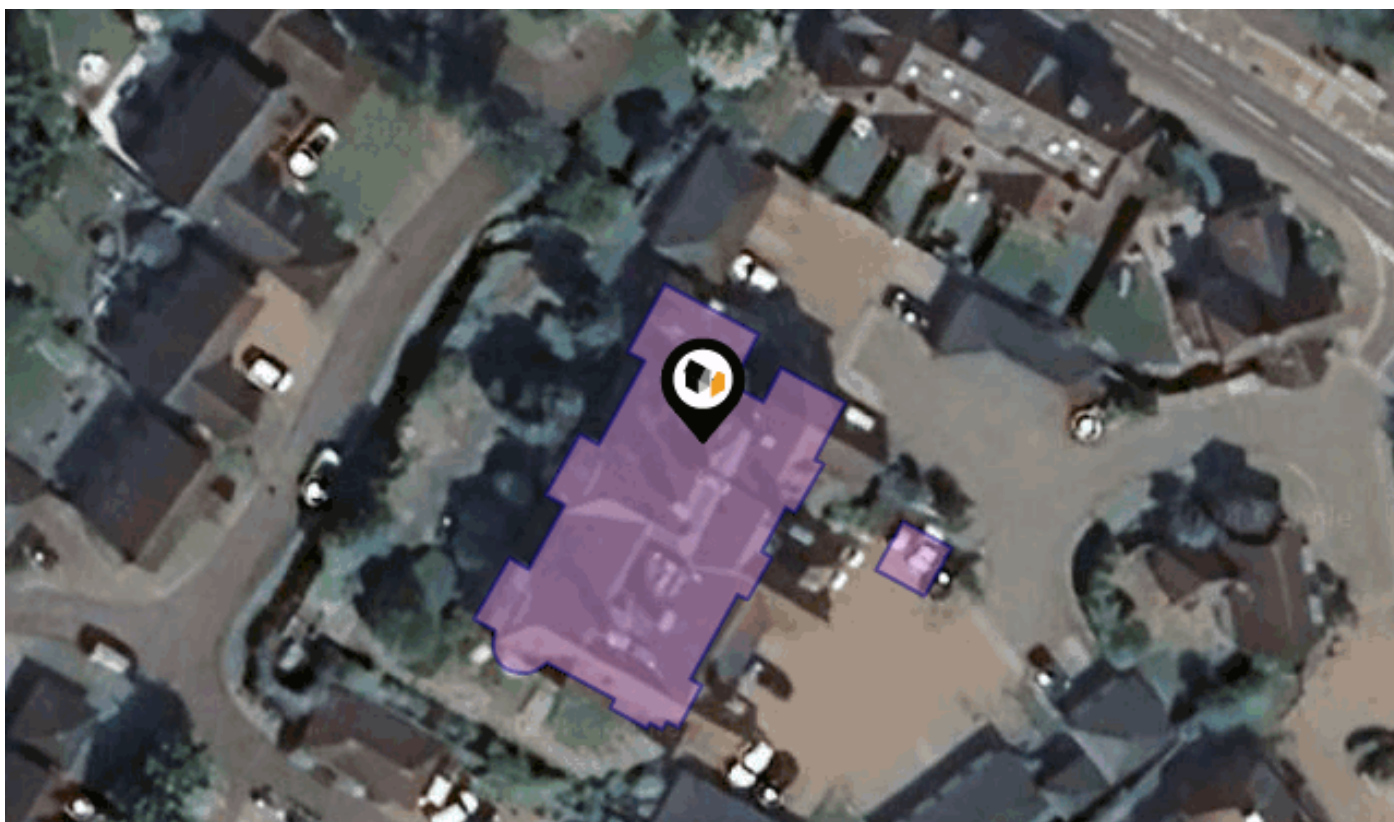




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th May 2024



BIRCHWOOD MEWS, BISHOP'S STORTFORD, CM23

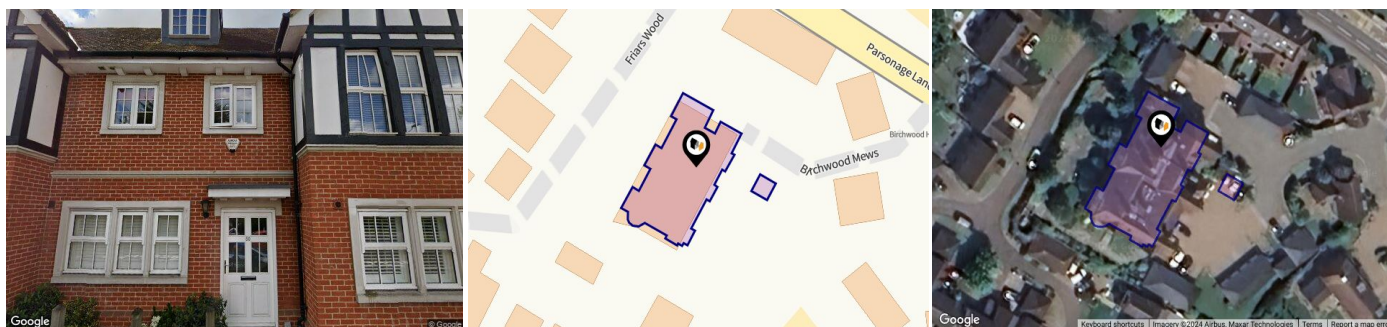
iad UK

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

07855 462239

david.kirby@iad.uk.com

iadgroup.com



Property

Type:	Flat / Maisonette	Last Sold	£457
Bedrooms:	2	£/ft²:	
Floor Area:	764 ft ² / 71 m ²	Tenure:	Leasehold
Plot Area:	0.15 acres	Start	21/01/2016
Year Built :	2016	Date:	
Council Tax :	Band C	End Date:	31/12/3014
Annual Estimate:	£1,978	Lease	999 years from and including 1 January
Title Number:	HD552765	Term:	2015 to and including 31 December
UPRN:	10023087532		3014
		Term	991 years
		Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	164 mb/s	- mb/s

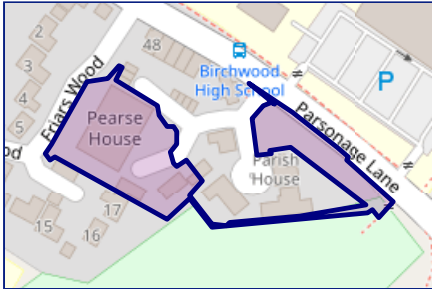
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



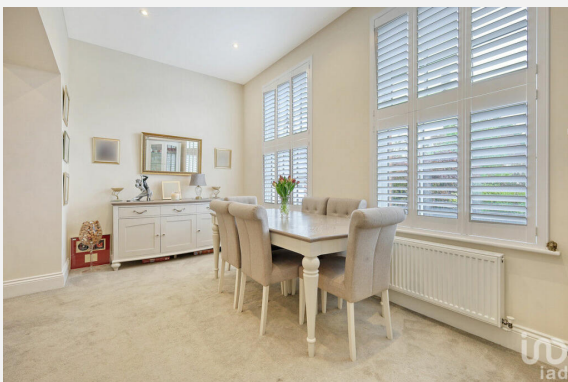
HD158341

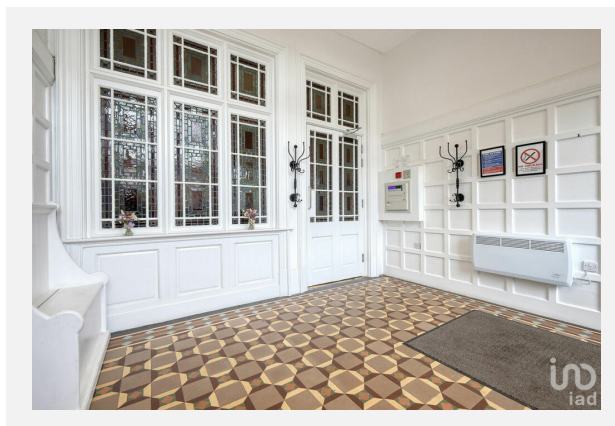
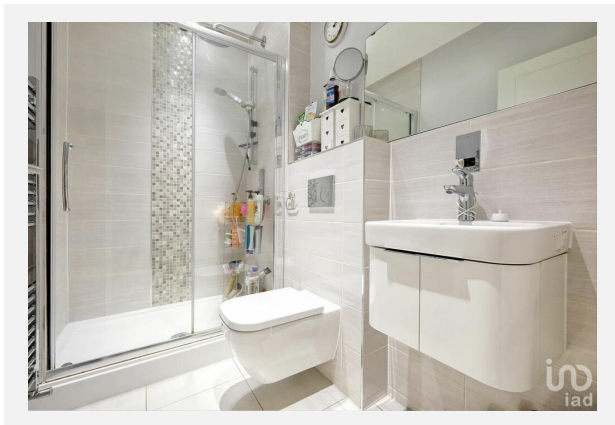
Leasehold Title Plan



HD552765

Start Date: 21/01/2016
End Date: 31/12/3014
Lease Term: 999 years from and including 1 January 2015 to and including 31 December 3014
Term Remaining: 991 years







BIRCHWOOD MEWS, BISHOP'S STORTFORD, CM23

Ground Floor

Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

Pearse House



Birchwood Mews, CM23

Energy rating

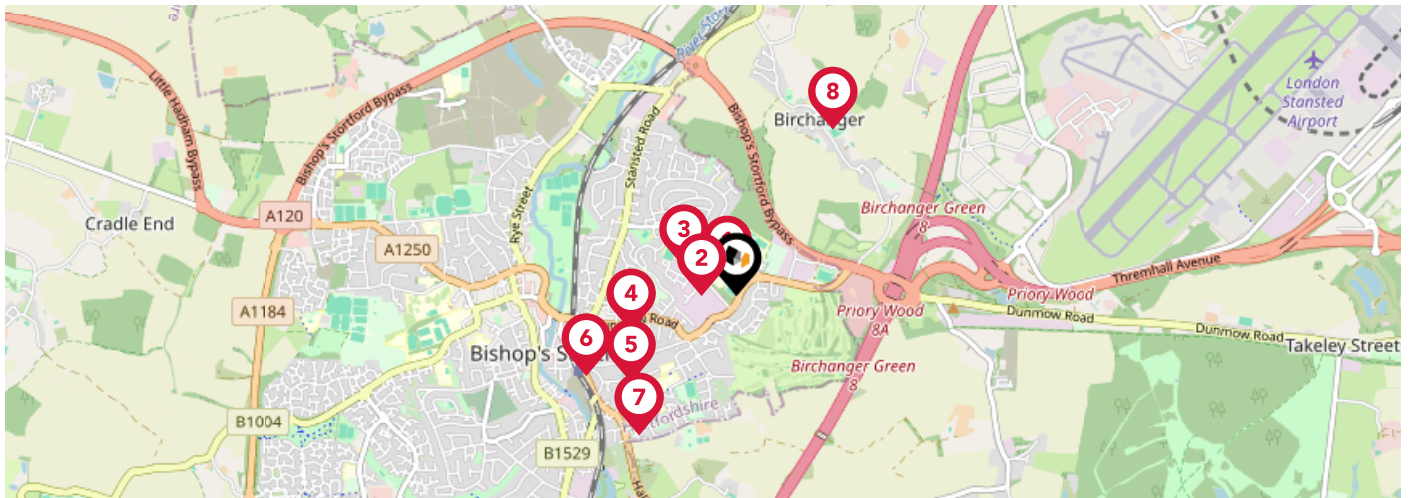
C

Valid until 18.08.2025

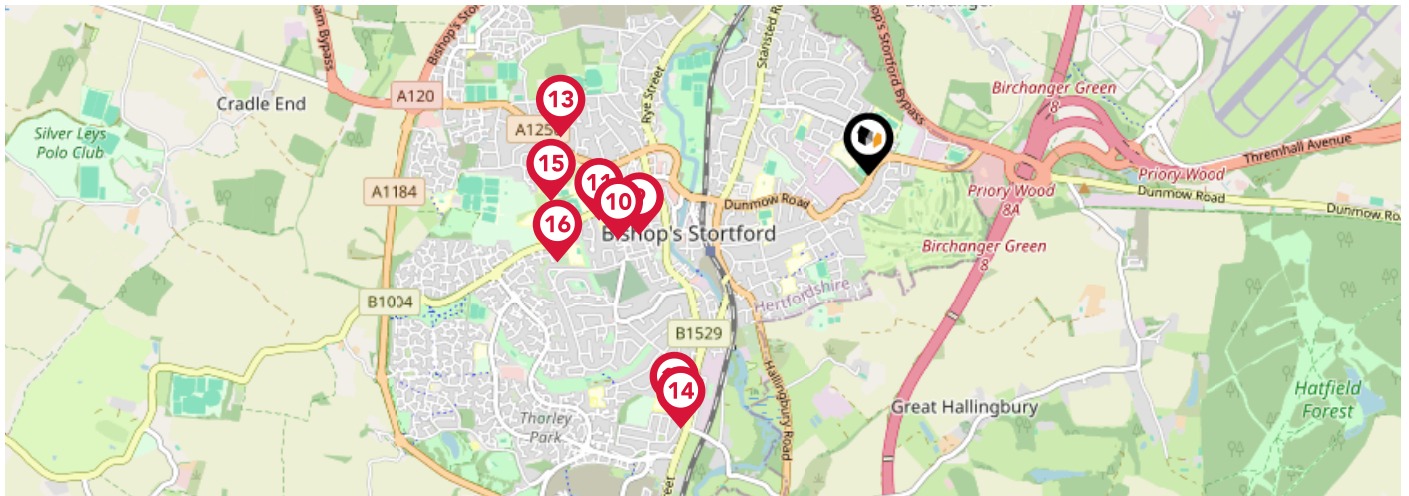
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.30 W/m ² ·K
Walls Energy:	Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric immersion, standard tariff, no cylinder thermostat
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	71 m ²



		Nursery	Primary	Secondary	College	Private
	Birchwood High School Ofsted Rating: Good Pupils: 1354 Distance:0.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Summerville Primary School Ofsted Rating: Good Pupils: 461 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 216 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hockerill Anglo-European College Ofsted Rating: Outstanding Pupils: 843 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1267 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	White Trees Independent School Ofsted Rating: Requires improvement Pupils: 16 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorn Grove Primary School Ofsted Rating: Good Pupils: 213 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 120 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 223 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windhill21 Ofsted Rating: Outstanding Pupils: 491 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1011 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thorley Hill Primary School Ofsted Rating: Good Pupils: 232 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northgate Primary School Ofsted Rating: Outstanding Pupils: 464 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1193 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1174 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Outstanding Pupils: 374 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

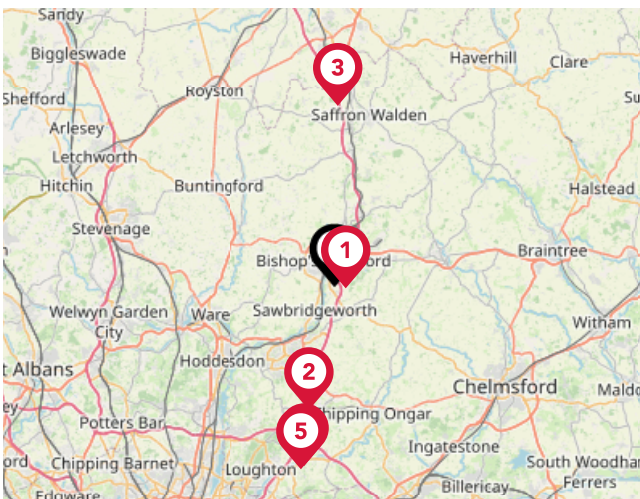
Area

Transport (National)



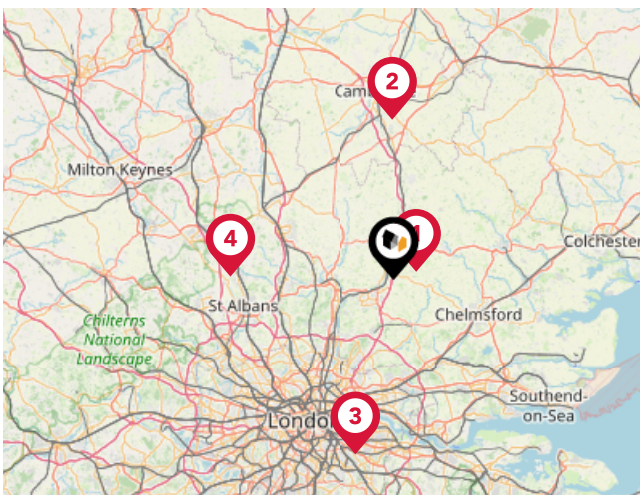
National Rail Stations

Pin	Name	Distance
1	Bishops Stortford Rail Station	0.88 miles
2	Stansted Mountfitchet Rail Station	2.07 miles
3	Stansted Airport Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	0.78 miles
2	M11 J7	9.26 miles
3	M11 J9	13.2 miles
4	M11 J6	13.37 miles
5	M25 J27	13.64 miles

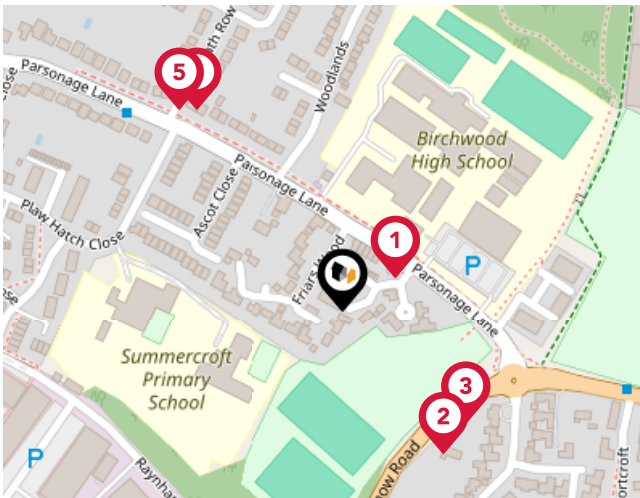


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	3.53 miles
2	Cambridge Airport	23.25 miles
3	London City Airport	26.22 miles
4	London Luton Airport	23.9 miles

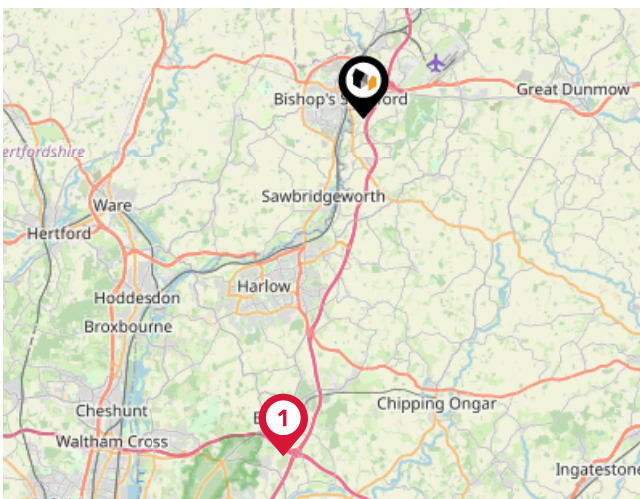
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Birchwood High School	0.04 miles
2	Parsonage Lane	0.1 miles
3	Birchwood High School	0.1 miles
4	Parsonage Lane	0.14 miles
5	Parsonage Lane	0.15 miles



Local Connections

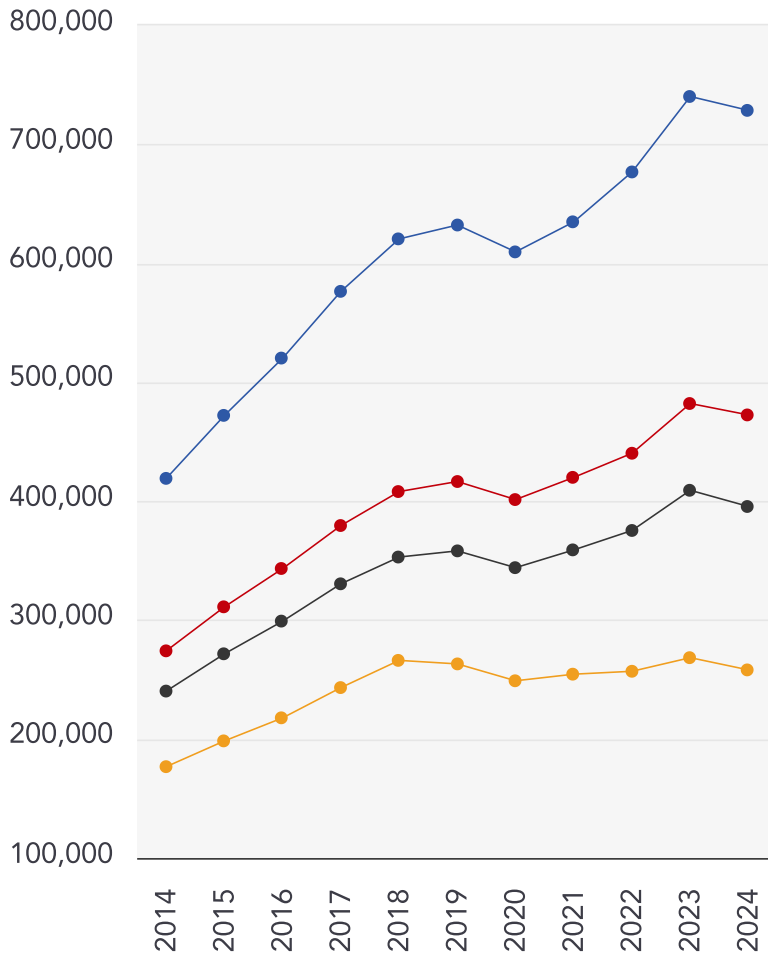
Pin	Name	Distance
1	Epping Underground Station	12.78 miles

Market

House Price Statistics



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



Detached

+73.8%

Semi-Detached

+72.33%

Terraced

+64.55%

Flat

+46%



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