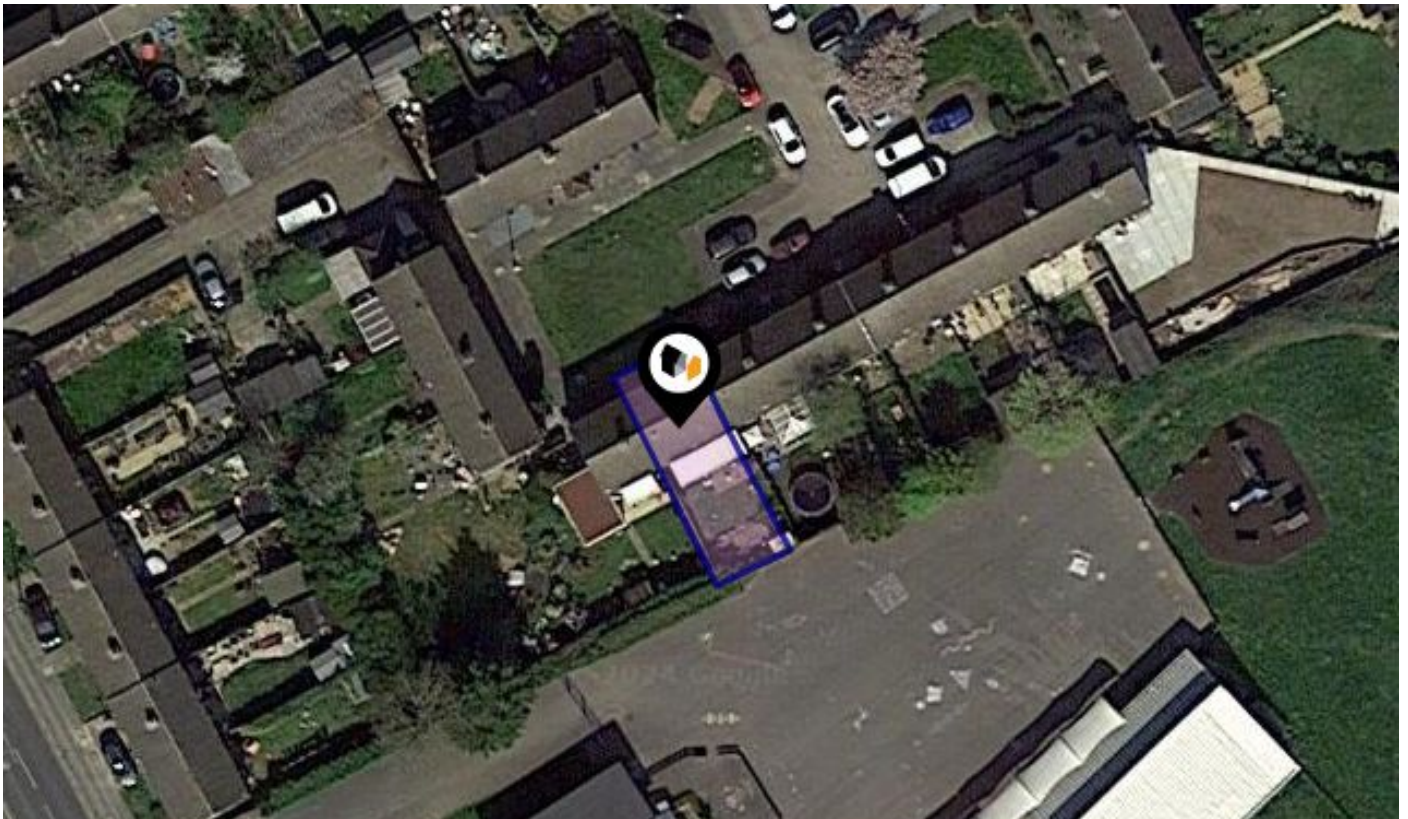




MIR: Material Info

The Material Information Affecting this Property

Saturday 15th June 2024



BUSHEY CROFT, HARLOW, CM18

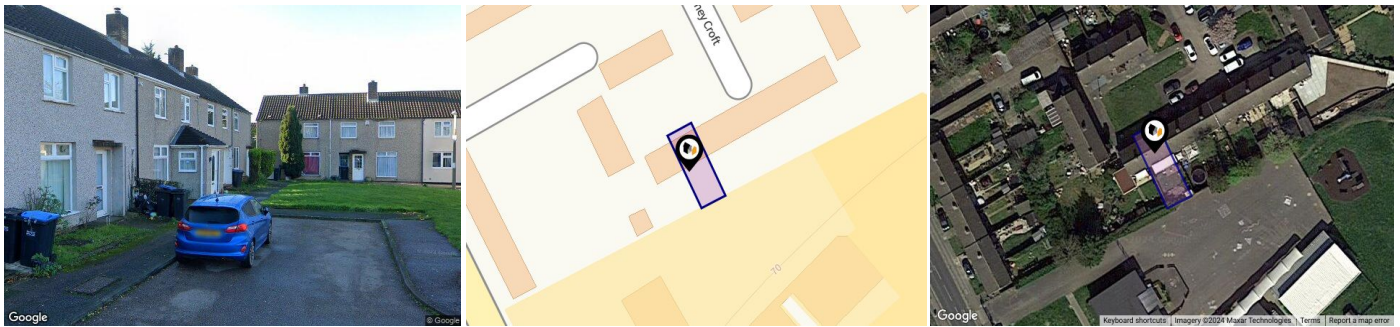
iad UK

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

07946 270215

craig.armstrong@iad.uk.com

iadgroup.com



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,903		
Title Number:	EX330840		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

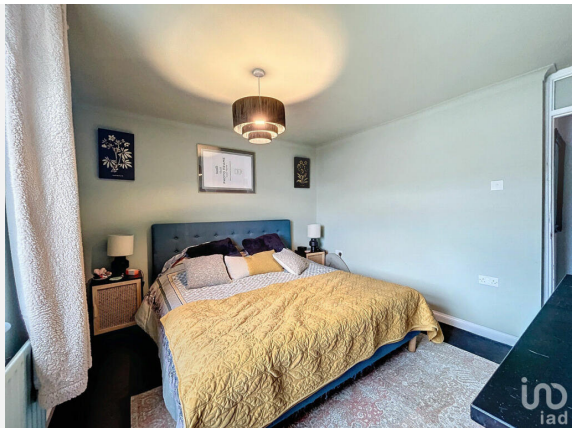
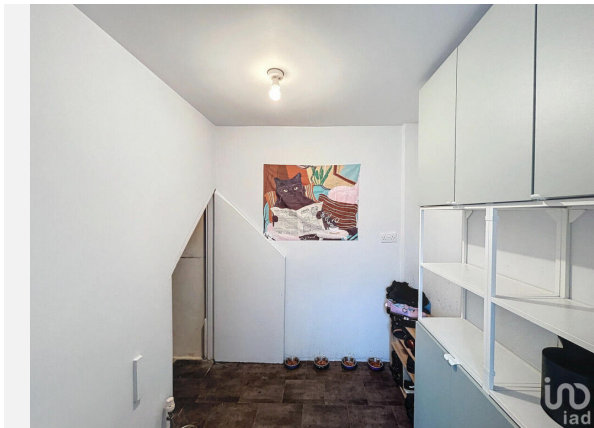
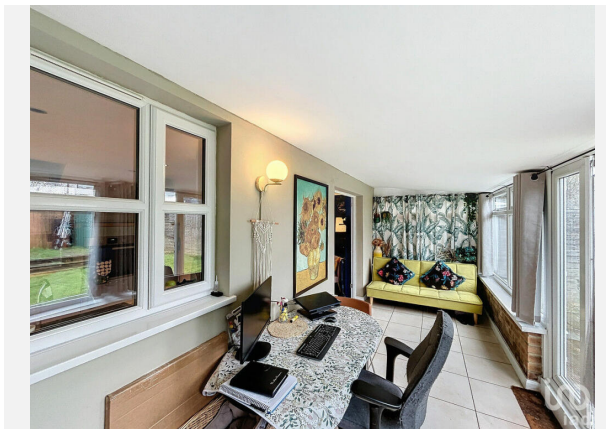


Planning records for: *10 Bushey Croft Harlow CM18 6RG*

Reference - Harlow/HW/PL/14/00179	
Decision:	Decided
Date:	28th April 2014
Description:	Single Storey Rear Extension

Planning records for: *20 Bushey Croft Harlow CM18 6RG*

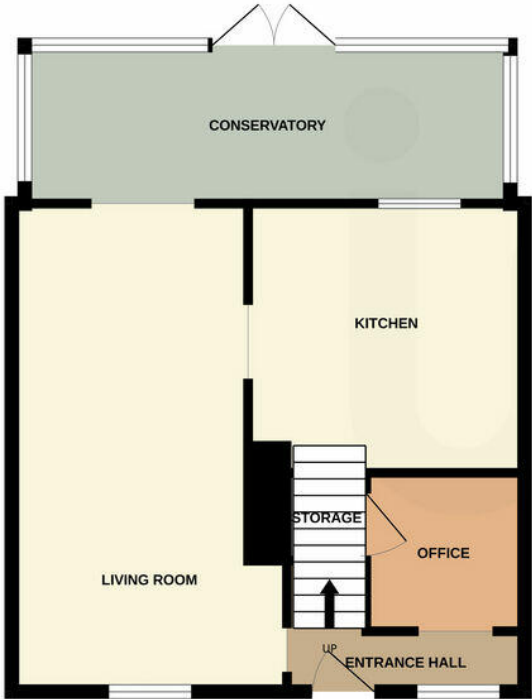
Reference - Harlow/HW/PL/08/00384	
Decision:	Decided
Date:	16th December 2008
Description:	Single Storey Side Extension



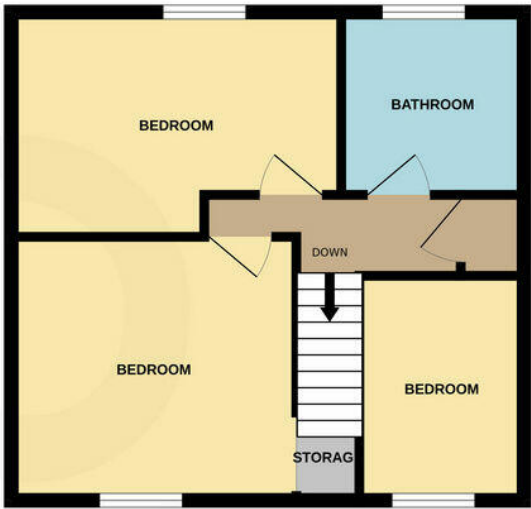


BUSHEY CROFT, HARLOW, CM18

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HARLOW, CM18

Energy rating

C

Valid until 26.01.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		<div style="background-color: #006d2c; color: white; padding: 5px; display: inline-block;"> 82 B </div>
69-80	C	<div style="background-color: #7cb342; color: white; padding: 5px; display: inline-block;"> 71 C </div>	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 m ²

Building Safety

Yes - Consult your legal counsel for advice.
CPS/22/10869
CPS/07/14635

Accessibility / Adaptations

To the best of our knowledge, none. - Please consult your legal counsel for advice

Restrictive Covenants

Yes - Consult your legal counsel for advice.

Rights of Way (Public & Private)

To the best of our knowledge, none. - Please consult your legal counsel for advice

Property Lease Information

To the best of our knowledge, none. - Please consult your legal counsel for advice

Listed Building Information

To the best of our knowledge, none. - Please consult your legal counsel for advice

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

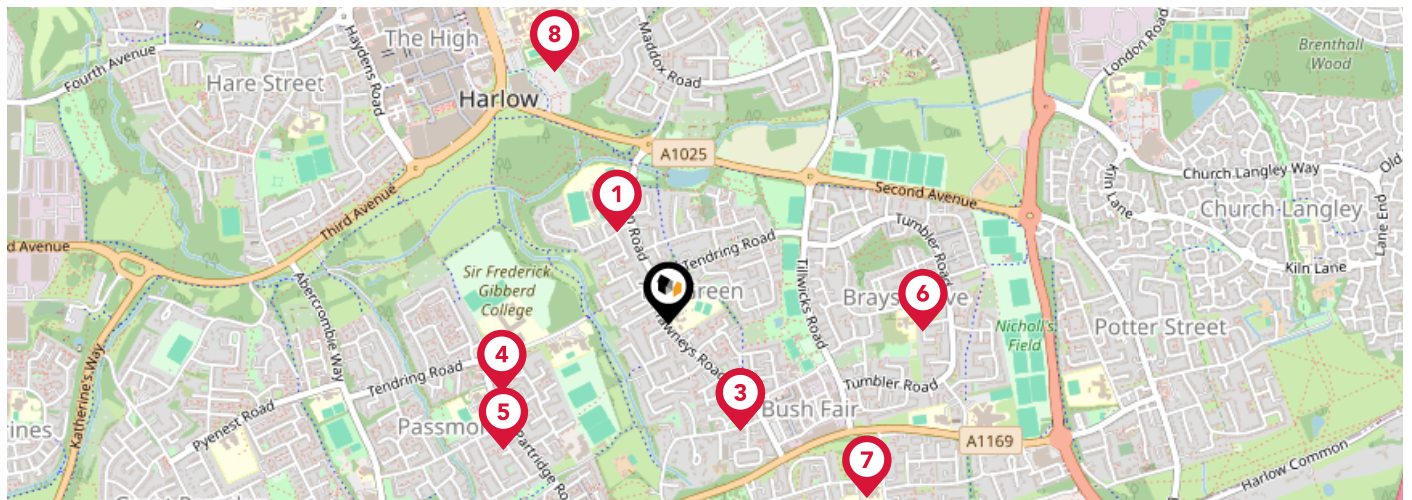
Mains Gas Central Heating

Water Supply

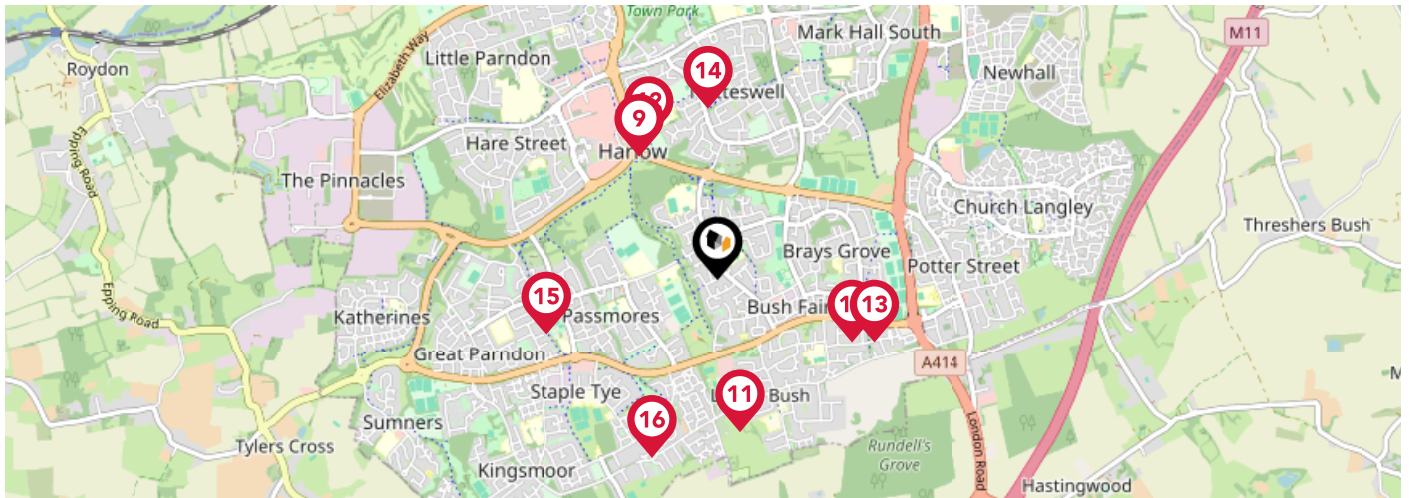
Mains

Drainage

Mains



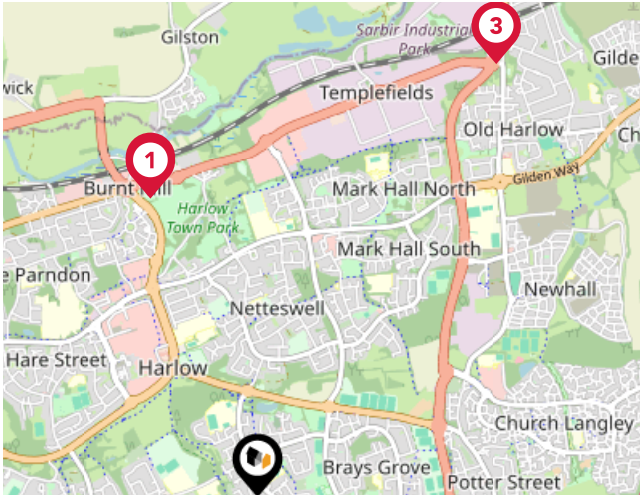
	Nursery	Primary	Secondary	College	Private
<p>1 St Mark's West Essex Catholic School Ofsted Rating: Good Pupils: 1036 Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 William Martin Church of England Junior School Ofsted Rating: Good Pupils: 226 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 William Martin Church of England Infant and Nursery School Ofsted Rating: Good Pupils: 210 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Harlow Fields School and College Ofsted Rating: Good Pupils: 157 Distance:0.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Abbotsweld Primary Academy Ofsted Rating: Good Pupils: 294 Distance:0.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Purford Green Primary School Ofsted Rating: Good Pupils: 198 Distance:0.58</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Pear Tree Mead Academy Ofsted Rating: Good Pupils: 464 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Downs Primary School and Nursery Ofsted Rating: Good Pupils: 431 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Bmat Stem Academy Ofsted Rating: Requires Improvement Pupils: 108 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holy Cross Catholic Primary School, Harlow Ofsted Rating: Good Pupils: 430 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beckmead Moundwood Academy Ofsted Rating: Inadequate Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harlow College Ofsted Rating: Good Pupils:0 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Passmores Academy Ofsted Rating: Good Pupils: 1166 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freshwaters Primary Academy Ofsted Rating: Good Pupils: 428 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Luke's Catholic Academy Ofsted Rating: Good Pupils: 230 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Longwood Primary Academy Ofsted Rating: Good Pupils: 375 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

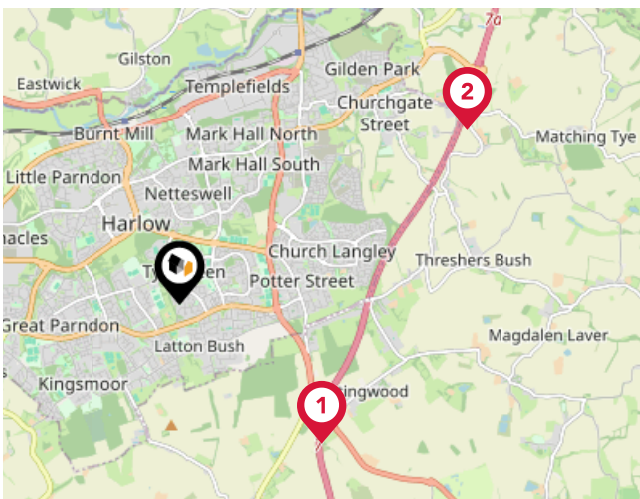
Area

Transport (National)



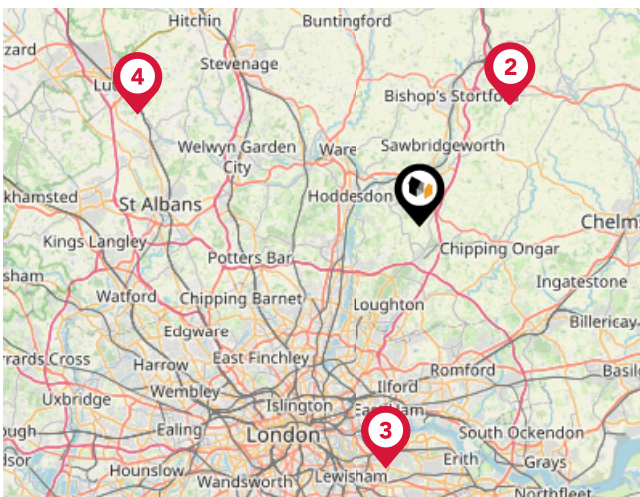
National Rail Stations

Pin	Name	Distance
1	Harlow Town Rail Station	1.45 miles
2	Harlow Town Rail Station	1.46 miles
3	Harlow Mill Rail Station	2.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J7	1.84 miles
2	M11 J7A	3.1 miles
3	M11 J6	5.5 miles
4	M25 J27	5.71 miles
5	M25 J26	6.53 miles

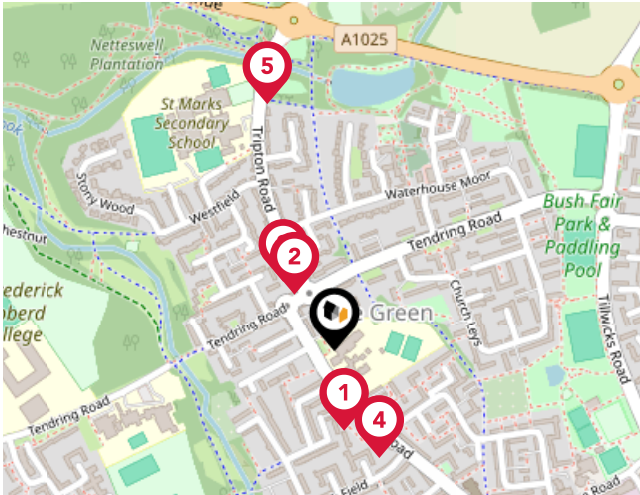


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	11.11 miles
2	London Stansted Airport	11.09 miles
3	London City Airport	18 miles
4	London Luton Airport	22.21 miles

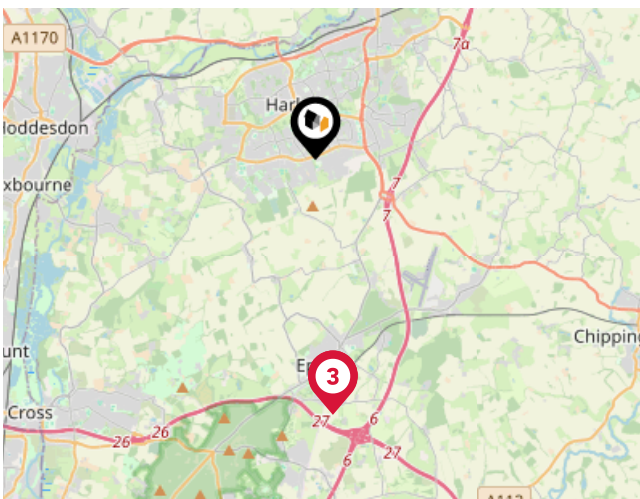
Area

Transport (Local)



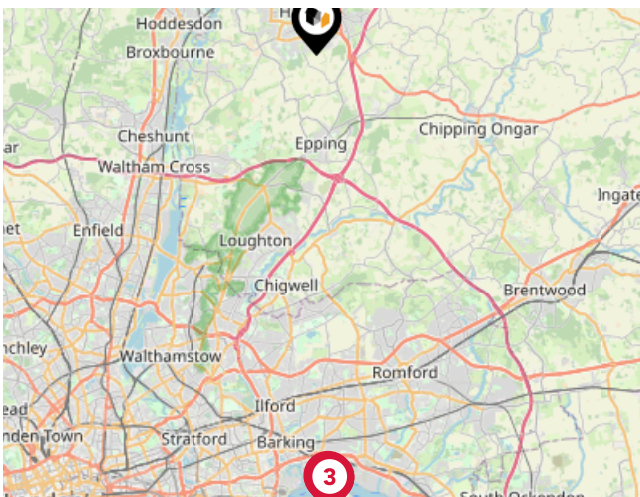
Bus Stops/Stations

Pin	Name	Distance
1	The Fortunes	0.09 miles
2	Westfield	0.08 miles
3	Westfield	0.1 miles
4	The Fortunes	0.13 miles
5	St Marks School	0.3 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	4.67 miles
2	Epping Underground Station	4.68 miles
3	Epping Underground Station	4.69 miles



Ferry Terminals

Pin	Name	Distance
1	Barking Riverside Pier	16.89 miles
2	Barking Riverside Pier	16.94 miles
3	Barking Riverside Pier	16.95 miles



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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 would certainly not hesitate to recommend Craig Armstrong to anyone who wishes to sell their property. Throughout the whole process Craig has shown professionalism in everything that he has done, going above and beyond our expectations. Craig was always available via telephone or by actually calling in to see us when any problems arose, then dealing with them almost immediately. Thanks Craig.

Testimonial 2



Craig was a superstar. He was at the end of every call or text we sent. Any questions we needed answered he assisted even whilst he was away. He is honest, friendly and professional. Without a shadow of a doubt I'd recommend him to anyone. He's a fantastic guy and won't let you down, whilst getting great results

Testimonial 3



Excellent service, met craig a few months before I put mine on as he had sold 2 houses up my road within a few days, had it on around 3 weeks and he got me a good buyer in a strong position and completed the sale in good time with no stress at all, keeping me informed all the way through, would definitely recommend him.

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!

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