

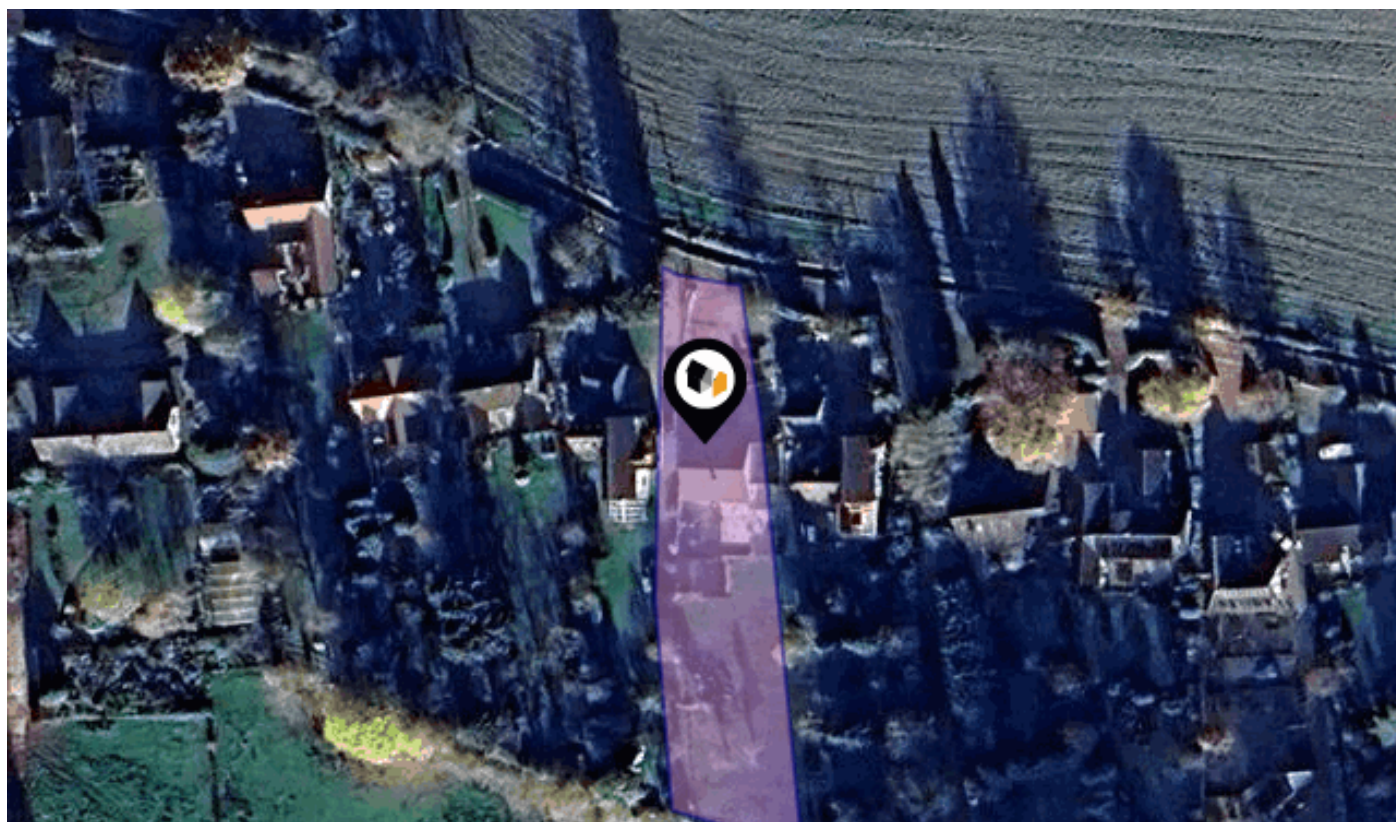


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 29th April 2025



OLD MEAD LANE, HENHAM, BISHOP'S STORTFORD, CM22

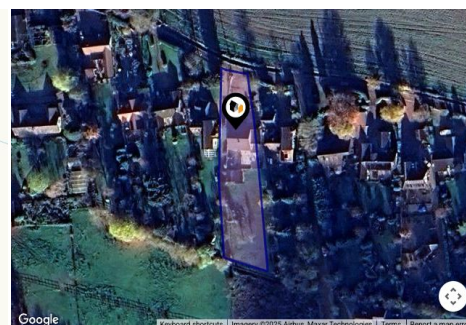
iad UK

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iadgroup.com



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,151 ft ² / 107 m ²		
Plot Area:	0.43 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,735		
Title Number:	AA51674		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

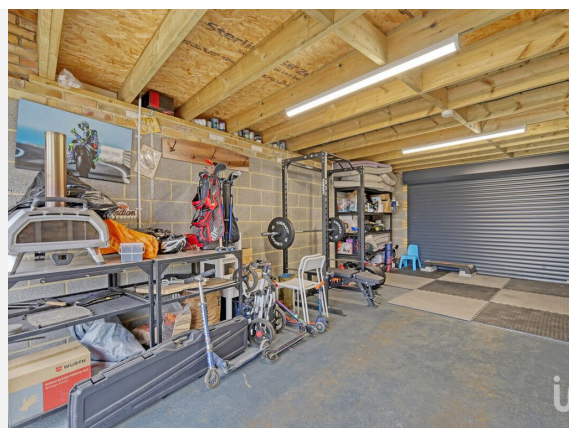
7 mb/s	1000 mb/s

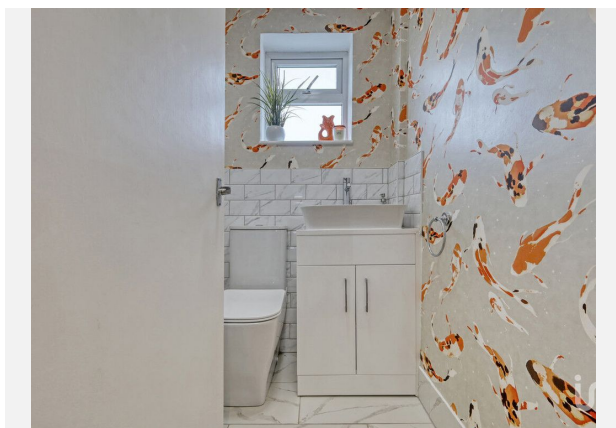
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

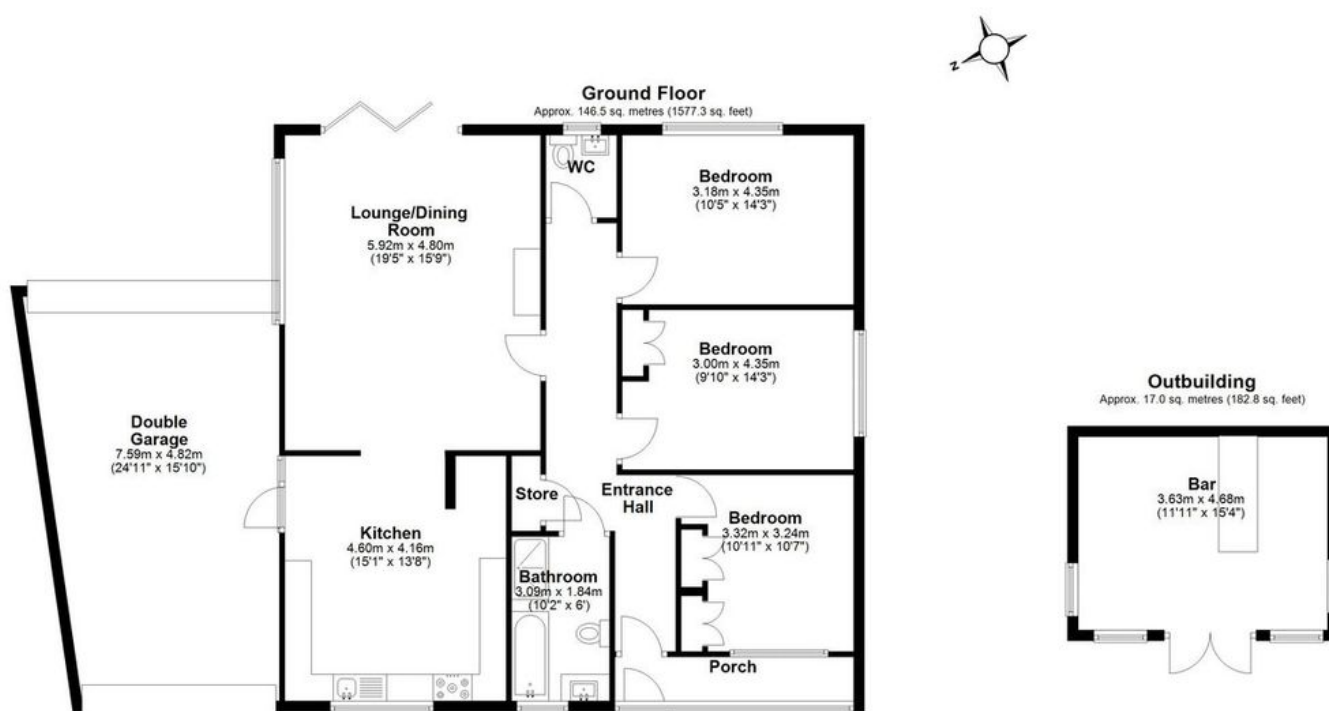








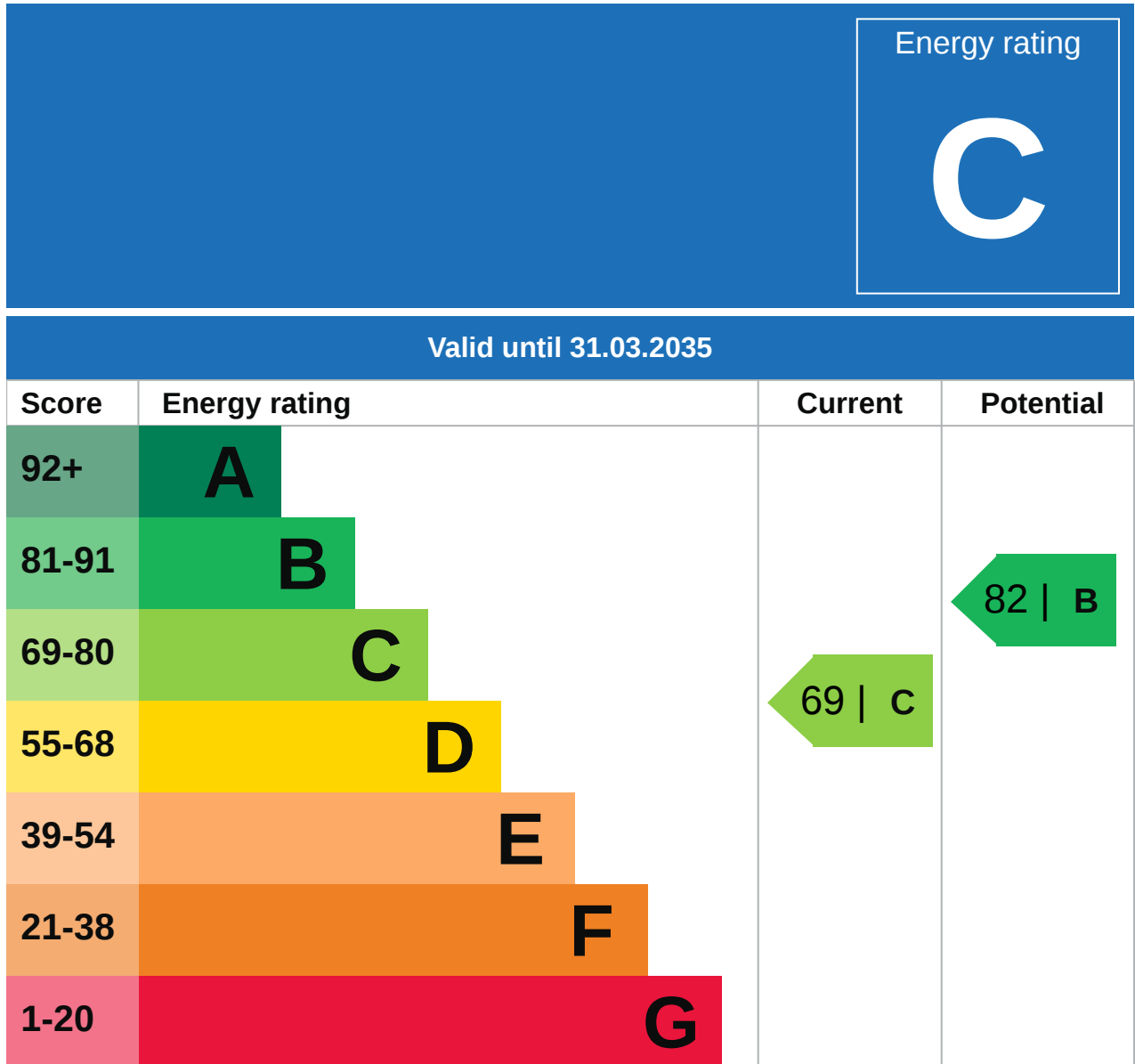
OLD MEAD LANE, HENHAM, BISHOP'S STORTFORD, CM22



Total area: approx. 163.5 sq. metres (1760.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

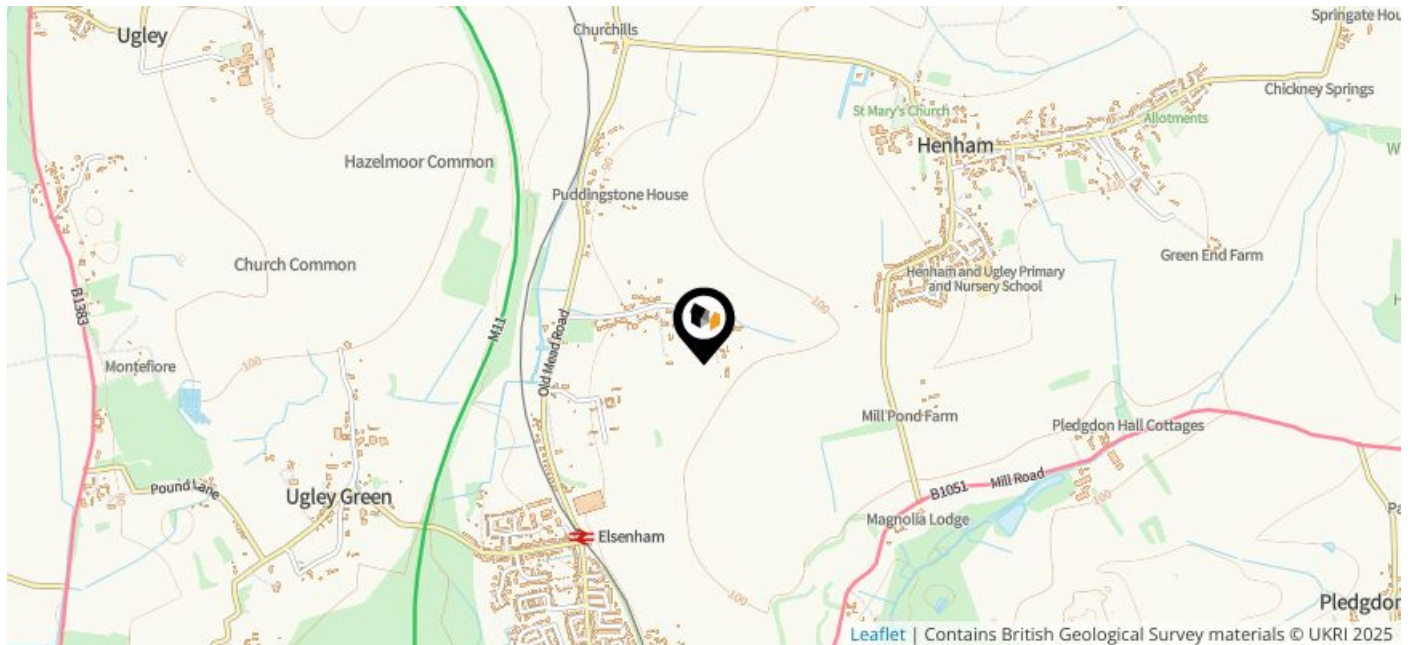
Woodlands, Old Mead Lane



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Pitched, 350 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	107 m ²

This map displays nearby coal mine entrances and their classifications.



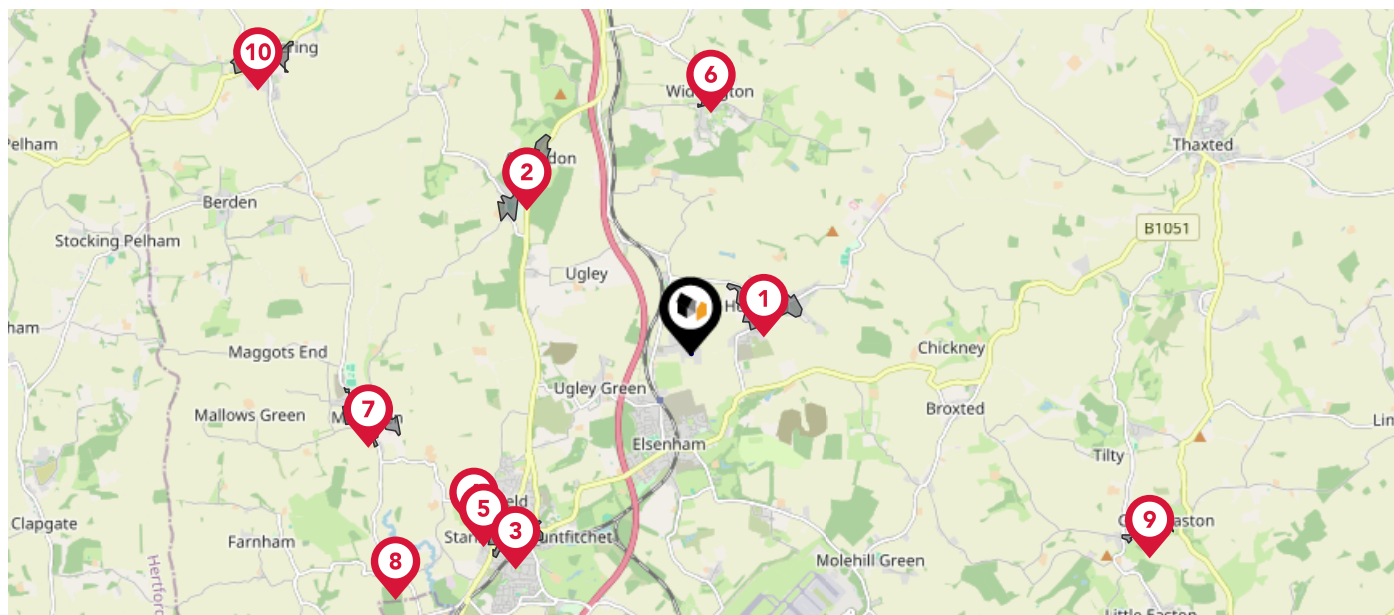
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Henham



Quendon and Rickling



Stansted Mountfitchet



Bentfield Green



Bentfield Causeway



Widdington



Manuden



Hazel End

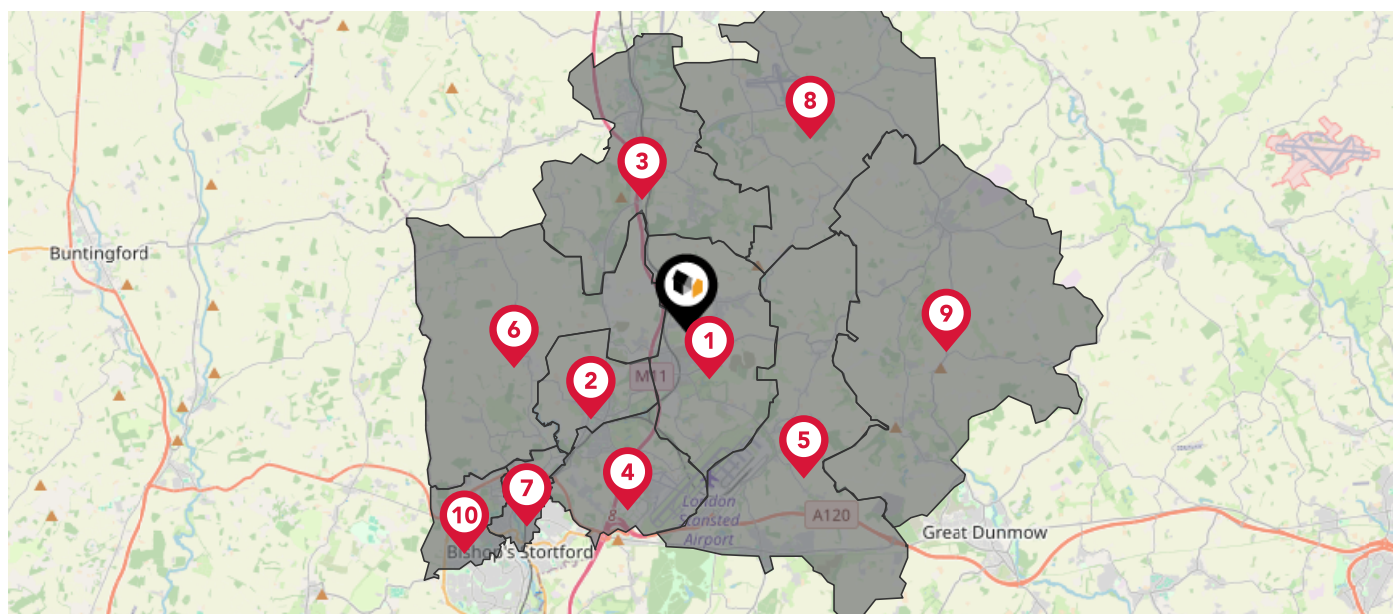


Great Easton



Clavering

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Elsenham & Henham Ward

2

Stansted North Ward

3

Newport Ward

4

Stansted South & Birchanger Ward

5

Takeley Ward

6

Stort Valley Ward

7

Bishop's Stortford Meads Ward

8

Debden & Wimbish Ward

9

Thaxted & the Eastons Ward

10

Bishop's Stortford Silverleys Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

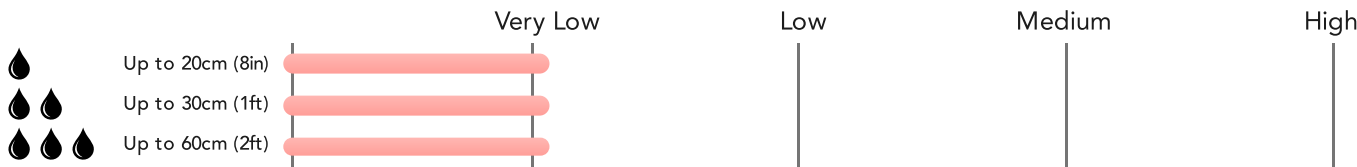


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk





Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

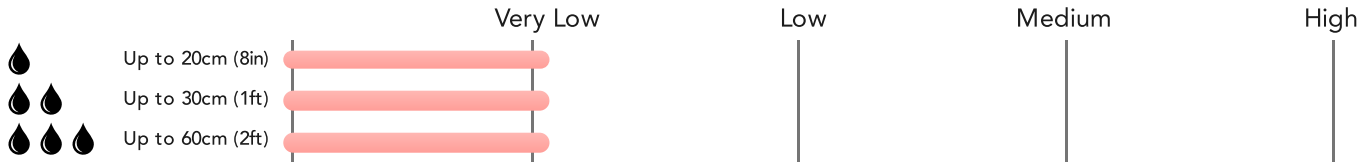


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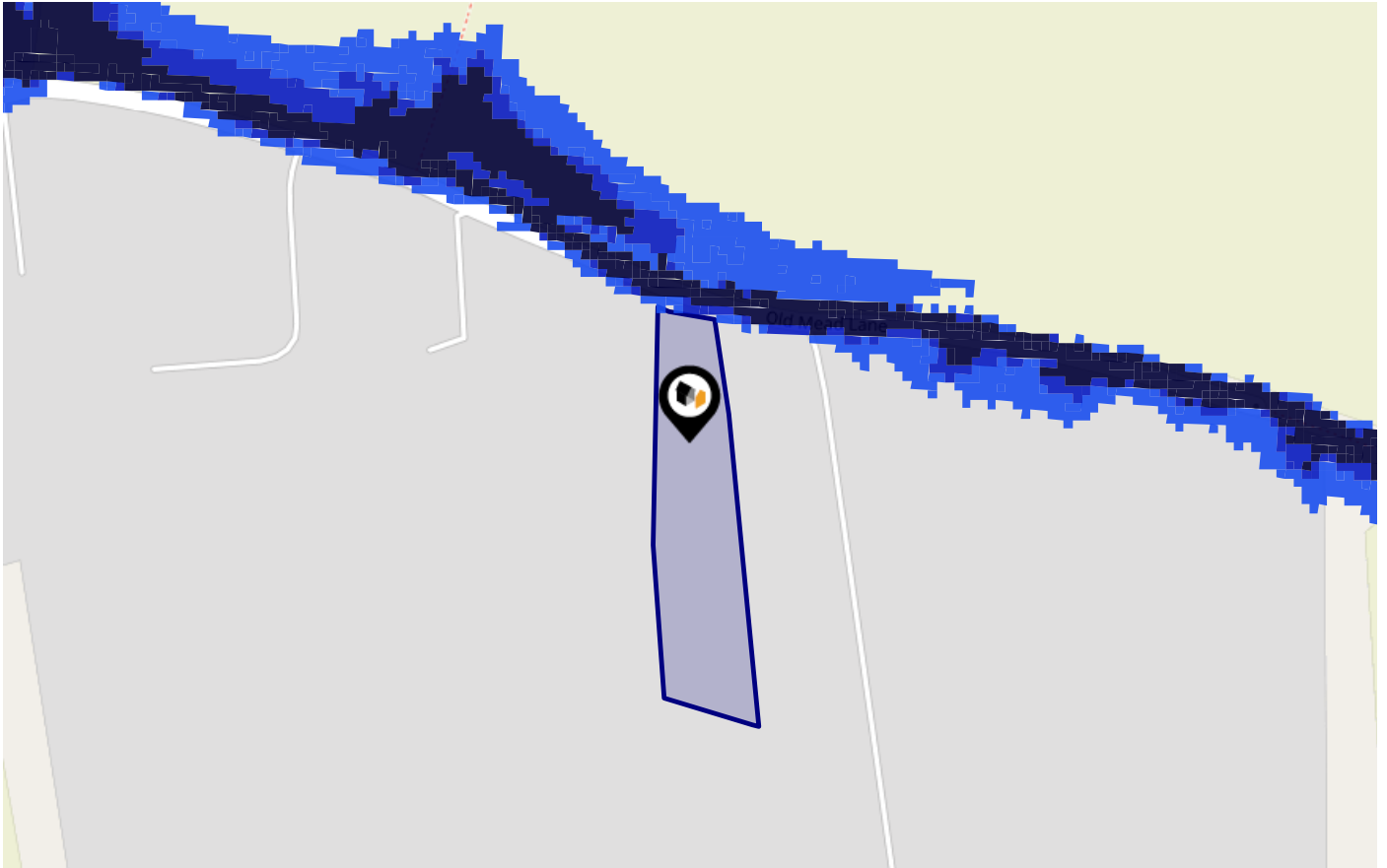
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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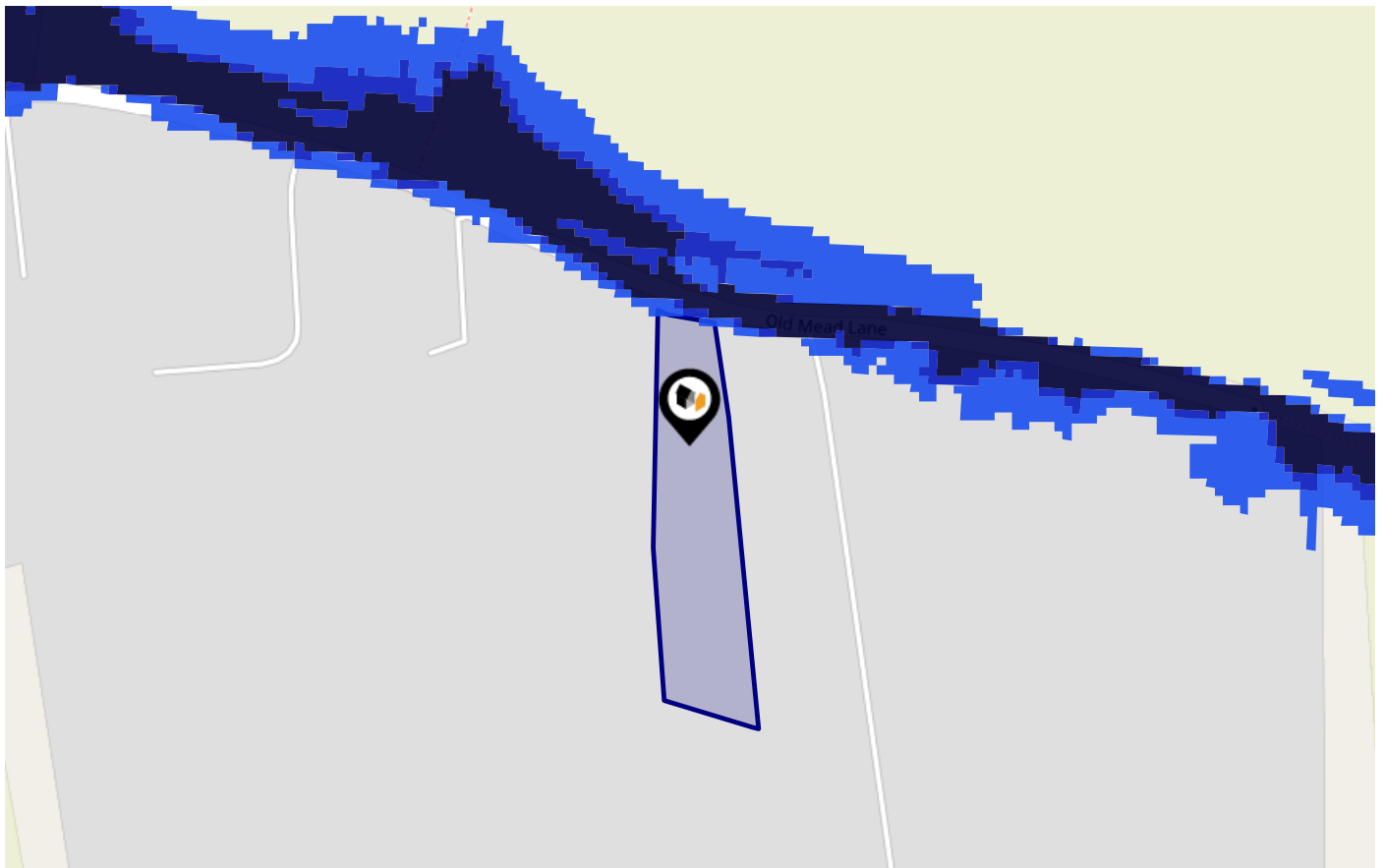
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

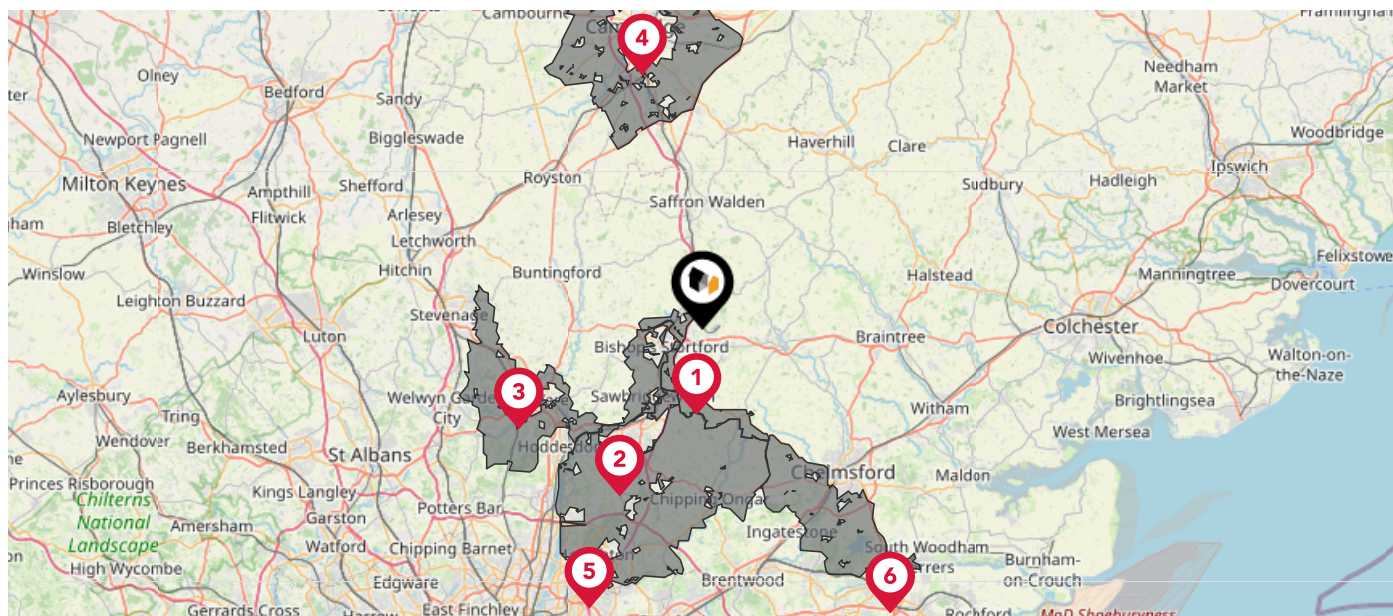
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



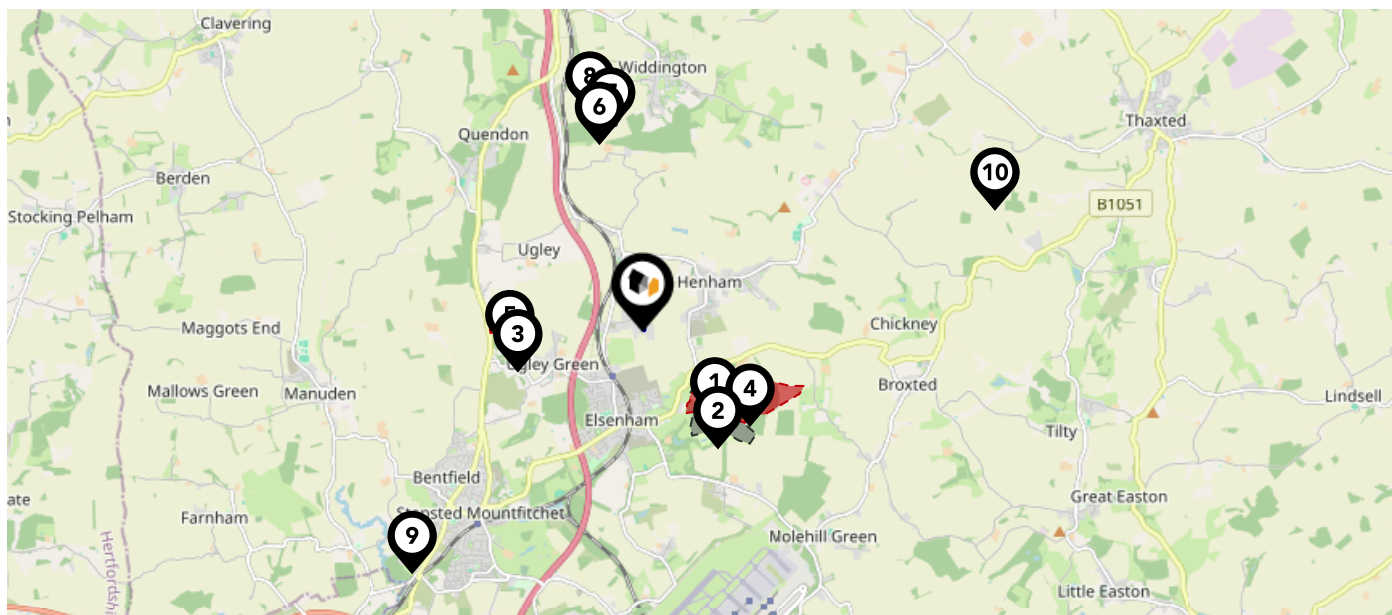
This map displays nearby areas that have been designated as Green Belt...























Nearby Green Belt Land

-  London Green Belt - Uttlesford
-  London Green Belt - Harlow
-  London Green Belt - East Hertfordshire
-  Cambridge Green Belt - South Cambridgeshire
-  London Green Belt - Epping Forest
-  London Green Belt - Chelmsford

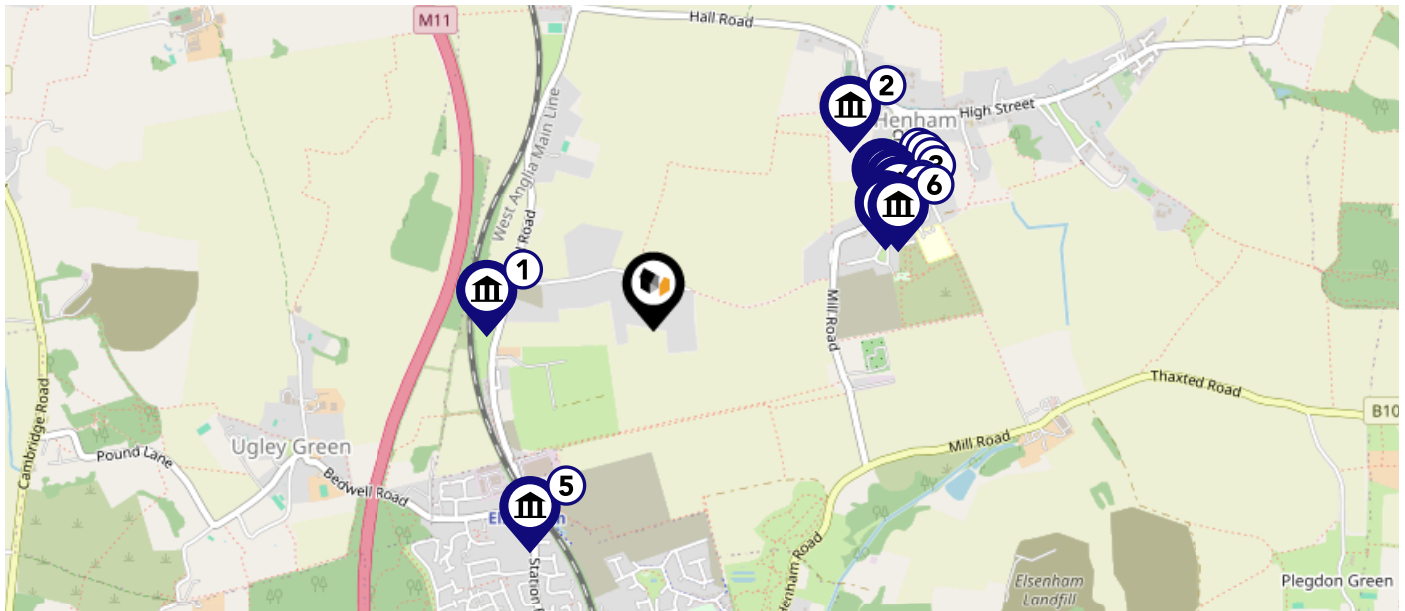
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.













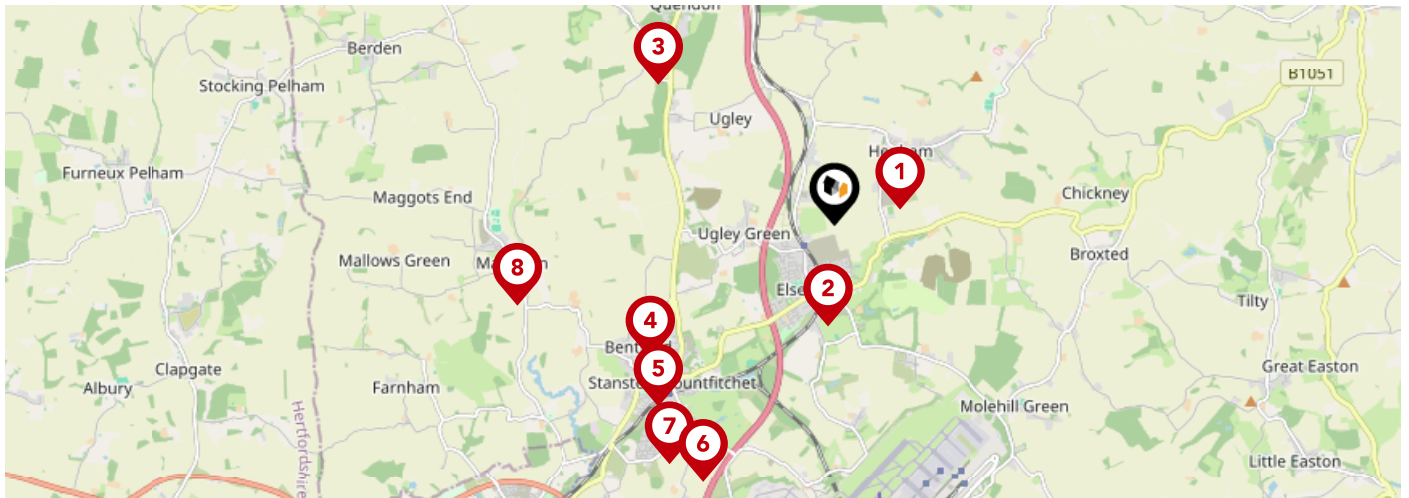
Nearby Landfill Sites









	Henham Road-Elsenham	Historic Landfill 
	Elsenham-Henham Road, Elsenham	Historic Landfill 
	Ugley Quarry-Cambridge Road, Ugley, Uttlesford, Essex	Historic Landfill 
	No name provided by source	Active Landfill 
	No name provided by source	Active Landfill 
	Hollow Road-Widdington, Saffron Walden, Essex	Historic Landfill 
	EA/EPR/GB3006LX/T001	Active Landfill 
	EA/EPR/HP3199NX/A001	Active Landfill 
	Stansted Mountfitchet-Lime Kiln Lane, Stansted, Essex	Historic Landfill 
	Disused Railway Cuttings-Loves Farm, Cutlers Green, Thaxted	Historic Landfill 

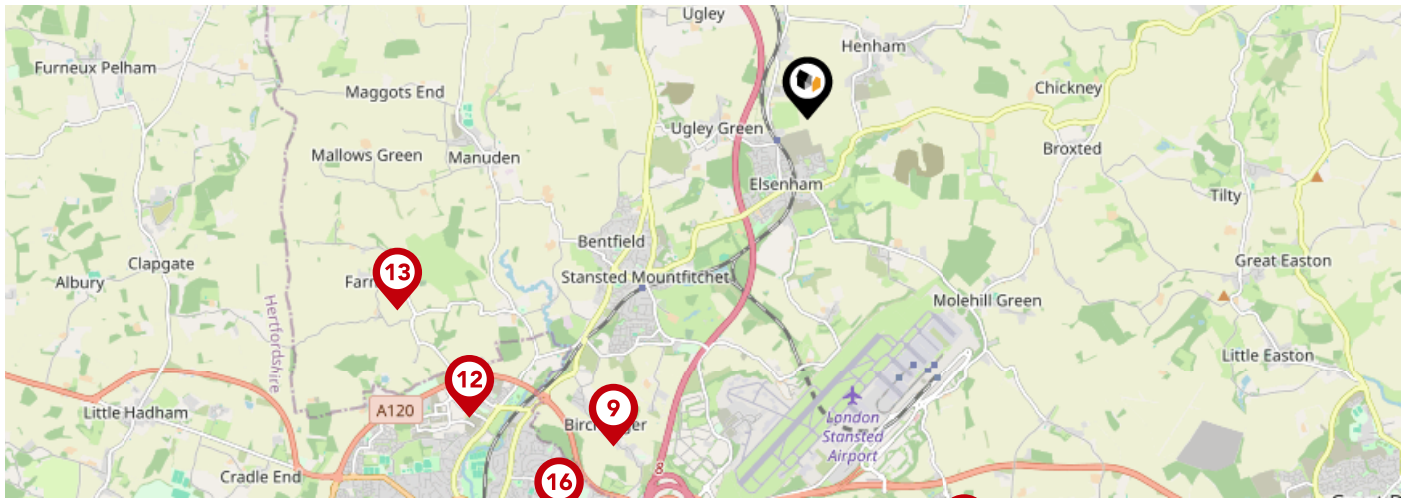
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1230892 - Old Mead	Grade II	0.4 miles
 1230805 - Parsonage Farmhouse	Grade II	0.6 miles
 1230855 - The White Cottage	Grade II	0.6 miles
 1230858 - Bacons	Grade II	0.6 miles
 1305711 - Waiting Room On East Side Of Line At Elsenham Station	Grade II	0.6 miles
 1278379 - Cornerway Oakville	Grade II	0.6 miles
 1278380 - Coopers Hall Cottages	Grade II	0.6 miles
 1278417 - Village Pump Approximately 35 Metres Of Glebeside Cottage	Grade II	0.6 miles
 1278389 - Bacons Cottage	Grade II	0.6 miles
 1230856 - Coopers Hall Cottage	Grade II	0.6 miles



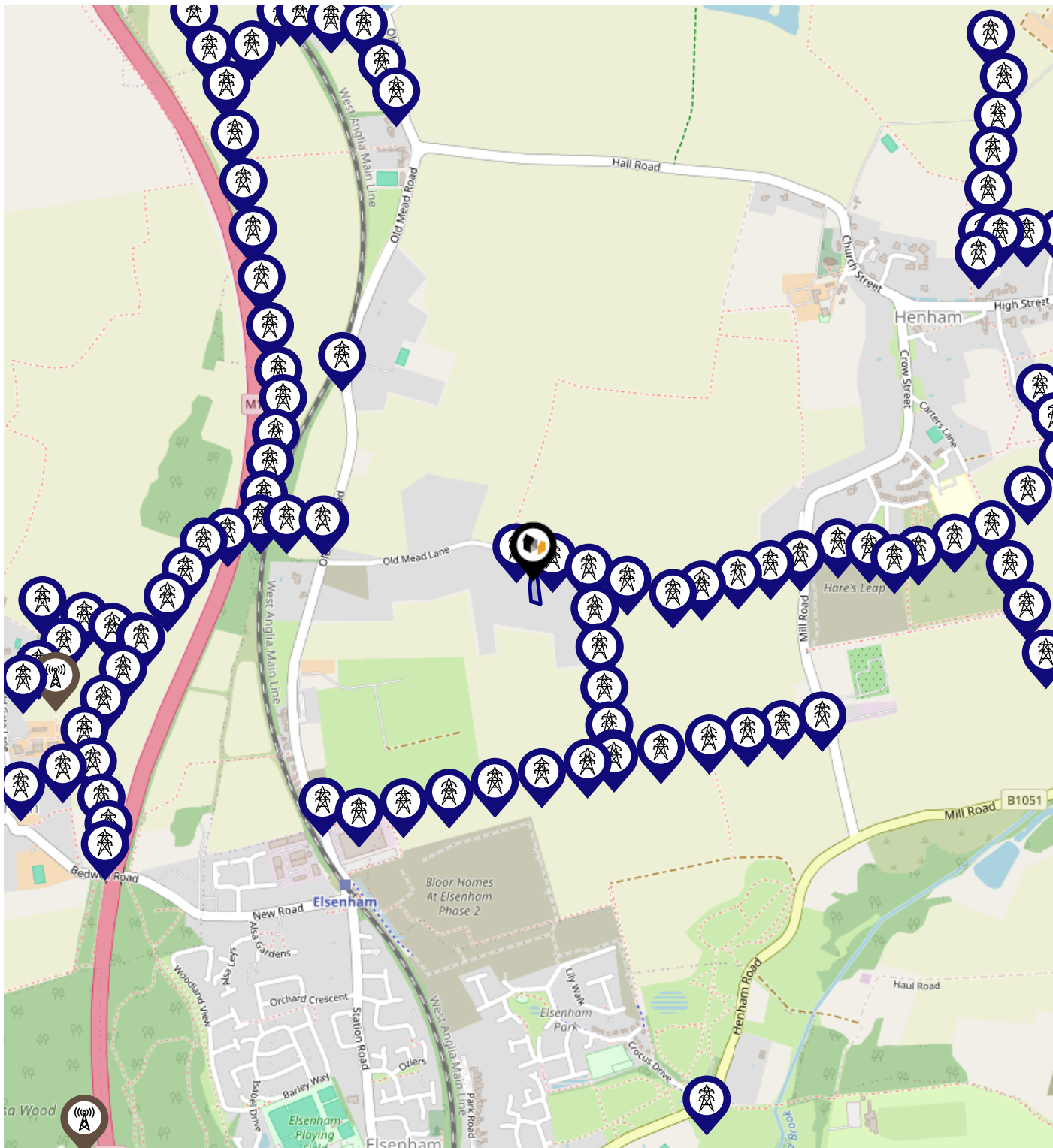
		Nursery	Primary	Secondary	College	Private
	Henham and Ugley Primary and Nursery School Ofsted Rating: Good Pupils: 191 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rickling Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 96 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bentfield Primary School and Nursery Ofsted Rating: Good Pupils: 214 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Magna Carta Primary Academy Ofsted Rating: Good Pupils: 201 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debden Church of England Voluntary Controlled Primary Academy Ofsted Rating: Good Pupils: 146 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newport Primary School Ofsted Rating: Good Pupils: 193 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Farnham Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseacres Primary School Ofsted Rating: Good Pupils: 209 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Christian School (Takeley) Ofsted Rating: Not Rated Pupils: 26 Distance:4.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

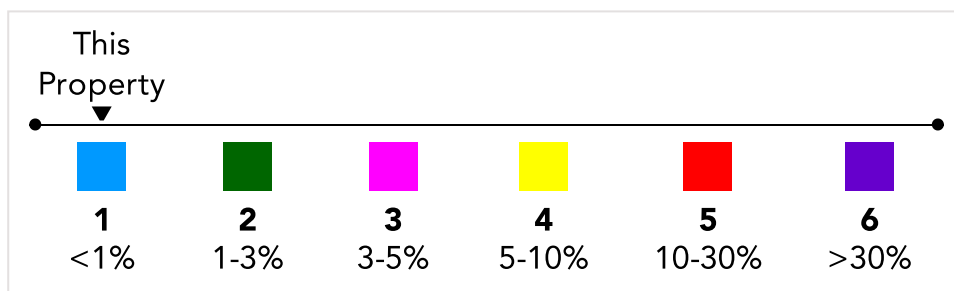
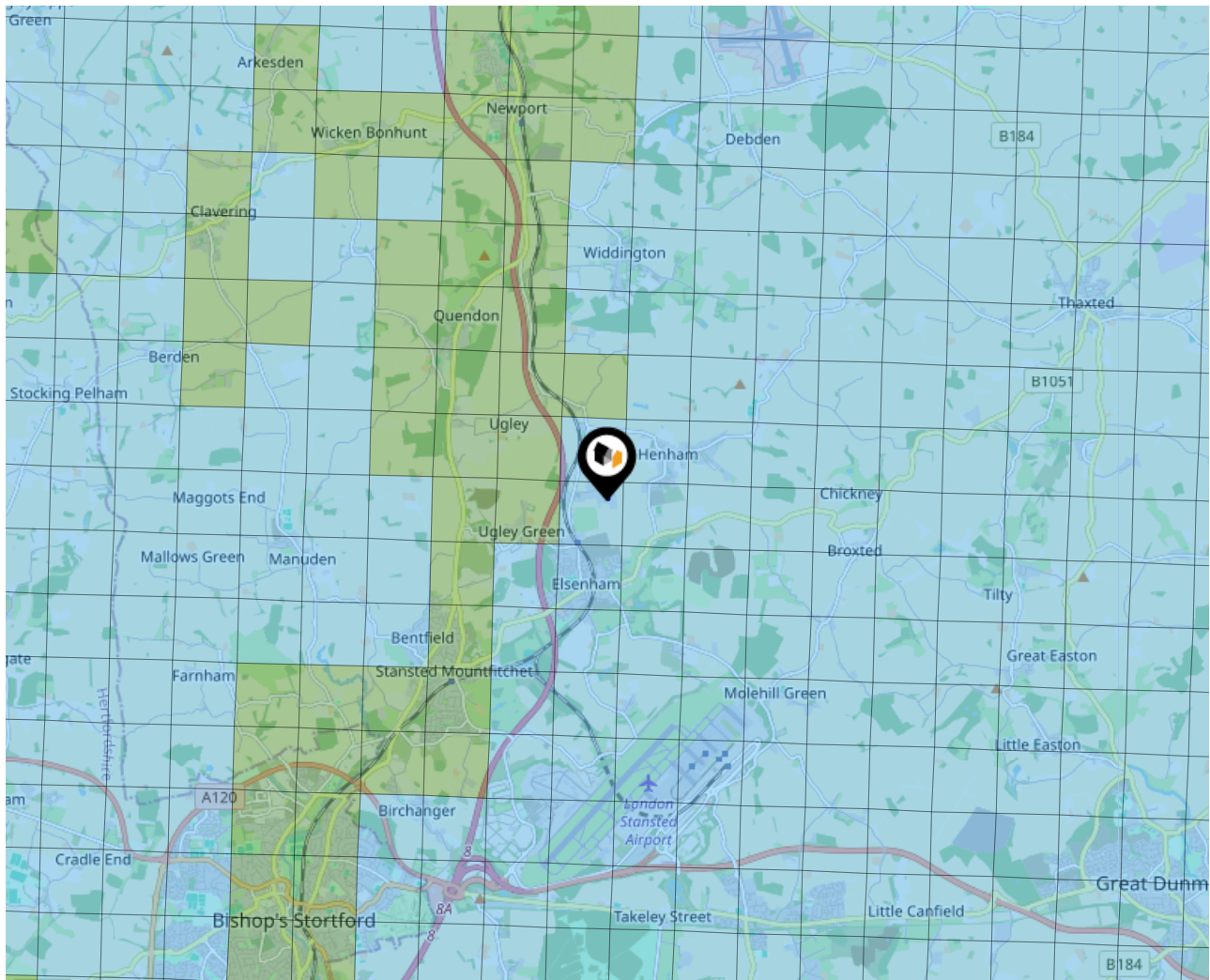


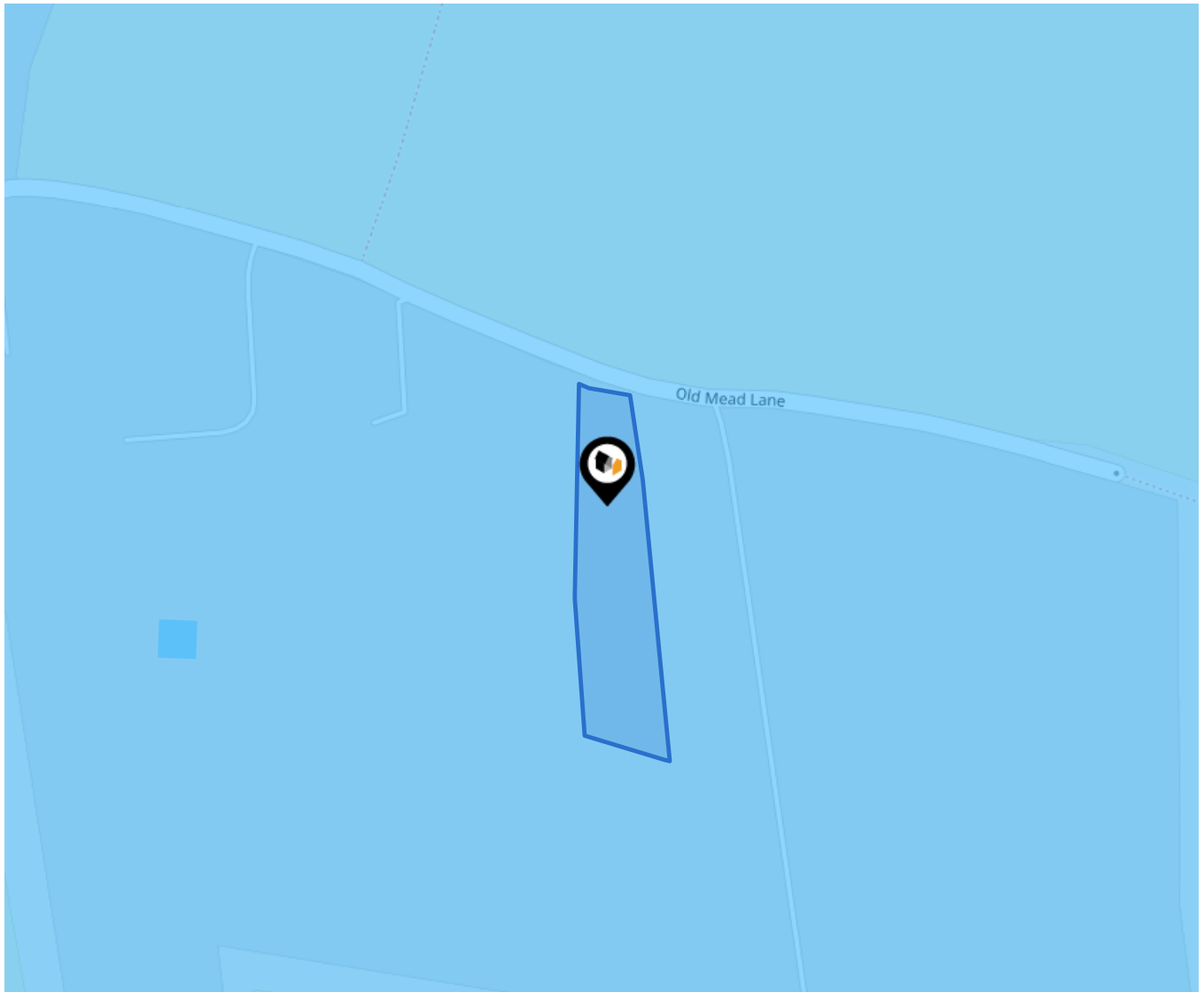
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





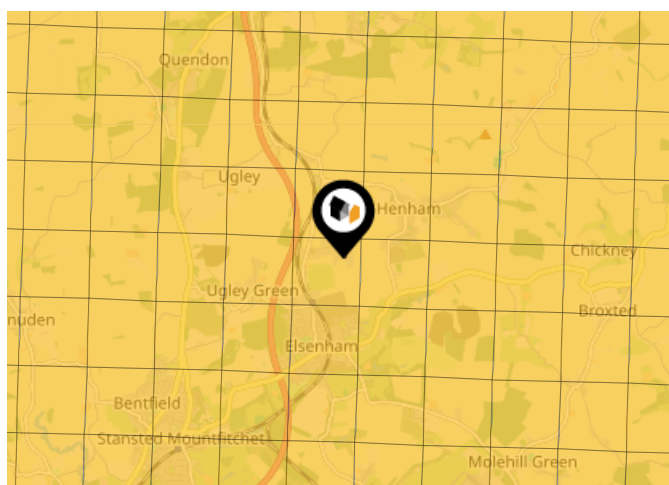
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

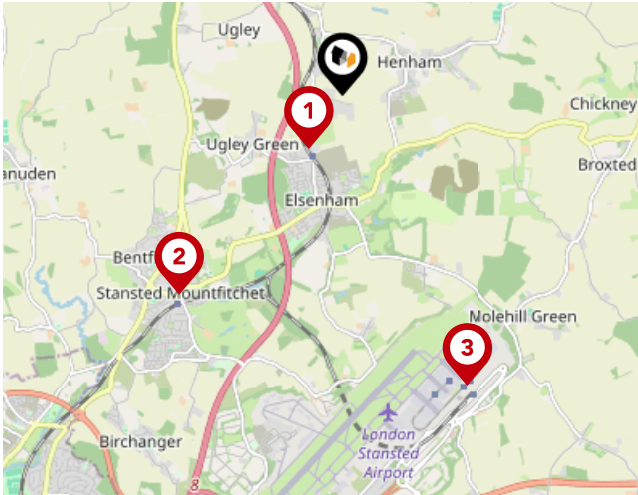
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

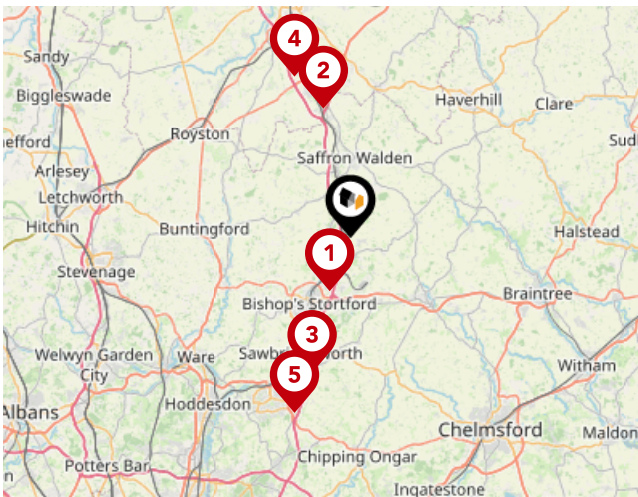
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



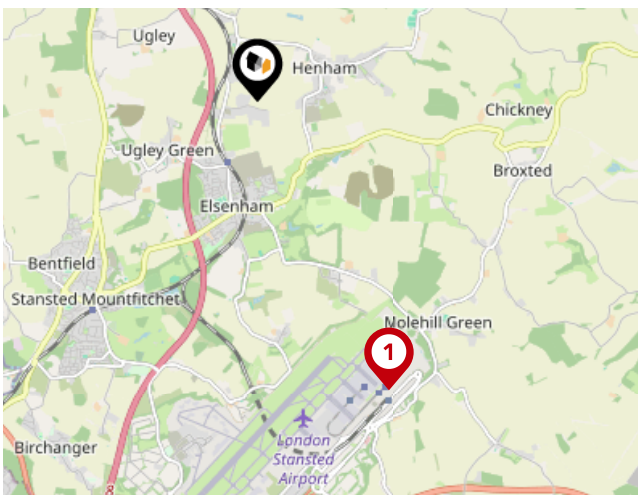
National Rail Stations

Pin	Name	Distance
1	Elsenham Rail Station	0.57 miles
2	Stansted Mountfitchet Rail Station	2.35 miles
3	Stansted Airport Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	4.21 miles
2	M11 J9	9.69 miles
3	M11 J7A	10.3 miles
4	M11 J10	12.53 miles
5	M11 J7	13.45 miles

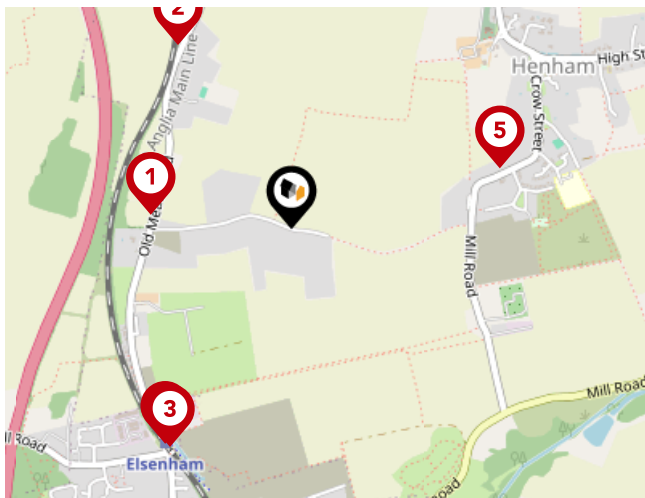


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	2.9 miles
2	Silvertown	30.38 miles
3	Southend-on-Sea	31.92 miles
4	Luton Airport	26.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Old Mead Lane	0.32 miles
2	Birch Grove	0.5 miles
3	Railway Station	0.57 miles
4	Railway Station	0.57 miles
5	Vernon's Close	0.5 miles



iad UK

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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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