iad
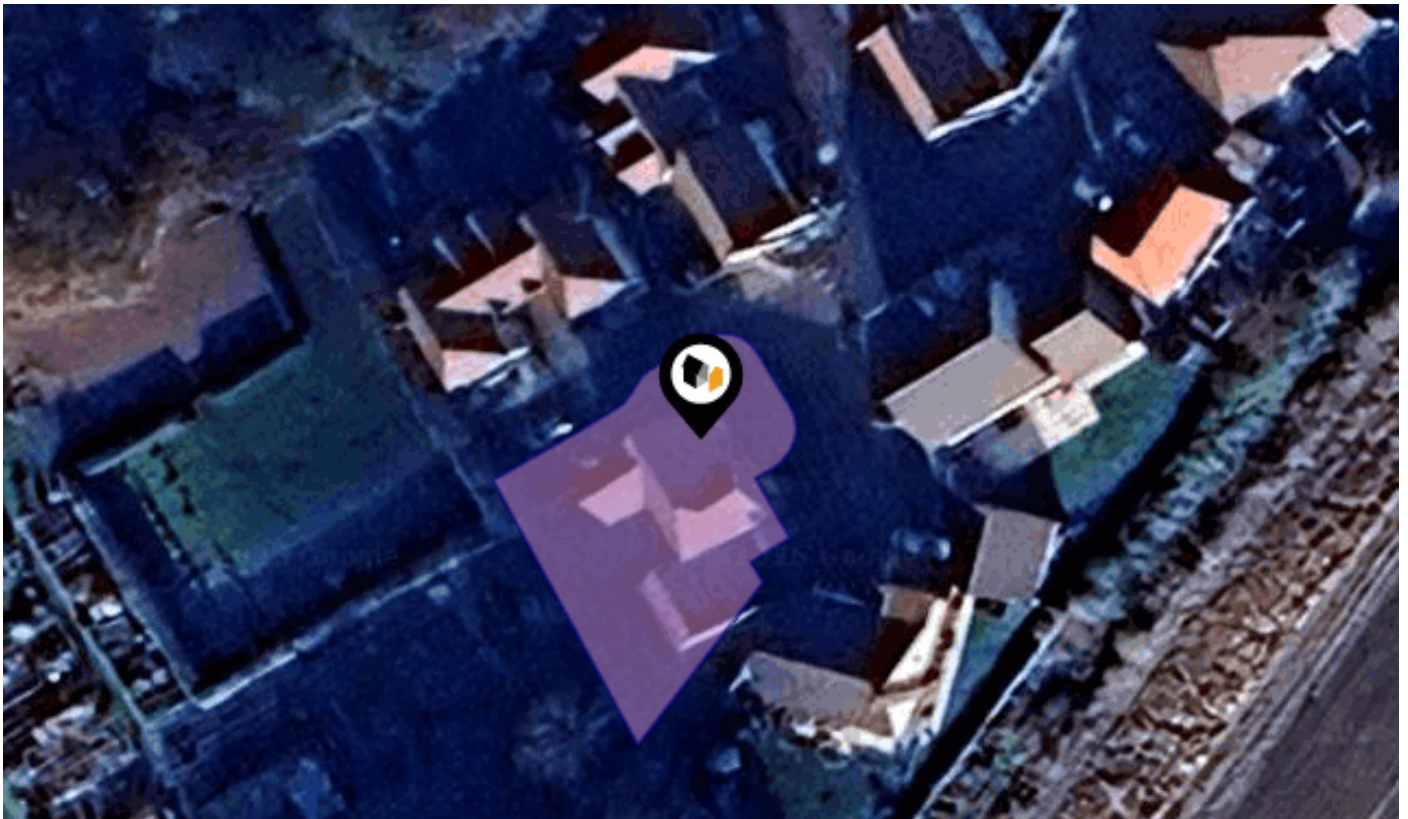
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 31ˢᵗ May 2025

BLOSSOM HILL DRIVE, HENHAM, BISHOP'S STORTFORD, CM22
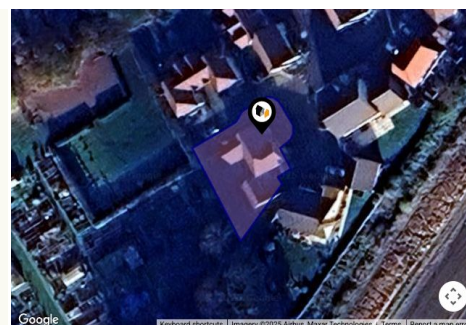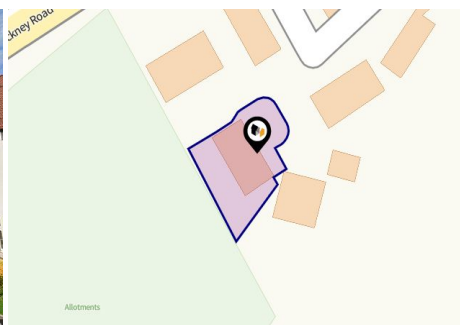
Property
Overview

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Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,679 ft^2 / 156 m^2		
Plot Area:	0.12 acres		
Year Built :	2015		
Council Tax :	Band F		
Annual Estimate:	£3,232		
Title Number:	EX928750		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s	**49** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

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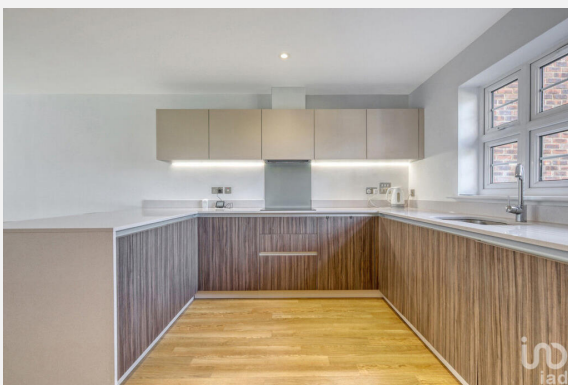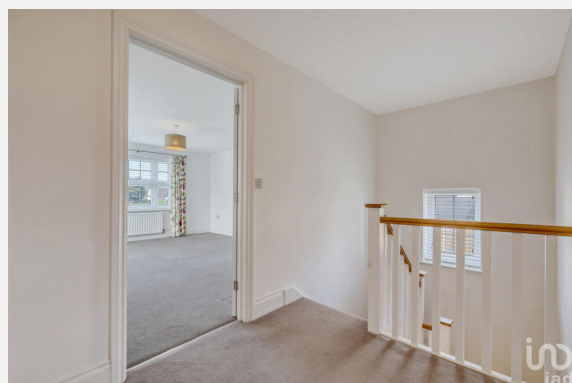
BLOSSOM HILL DRIVE, HENHAM, BISHOP'S STORTFORD, CM22

Ground Floor
Approx. 119.8 sq. metres (1289.6 sq. feet)

Garden
10.80m x 22.82m
(35'5" x 74'10")

Double Garage
7.17m x 6.00m
(23'6" x 19'8")

First Floor
Approx. 76.6 sq. metres (824.9 sq. feet)

Living Room
4.94m x 3.86m
(16'2" x 12'8")

Bedroom
4.97m x 3.90m
(16'4" x 12'10")

Utility

Store

En-suite

Bedroom
3.36m (11')
x 3.27m (10'9") max

Landing

Entrance Hall

Kitchen/Diner
7.23m x 3.81m
(23'9" x 12'6")

Study
2.50m x 2.16m
(8'2" x 7'1")

WC

Bedroom
3.57m x 3.82m
(11'9" x 12'6")

Bathroom
2.54m x 2.61m
(8'4" x 8'7")
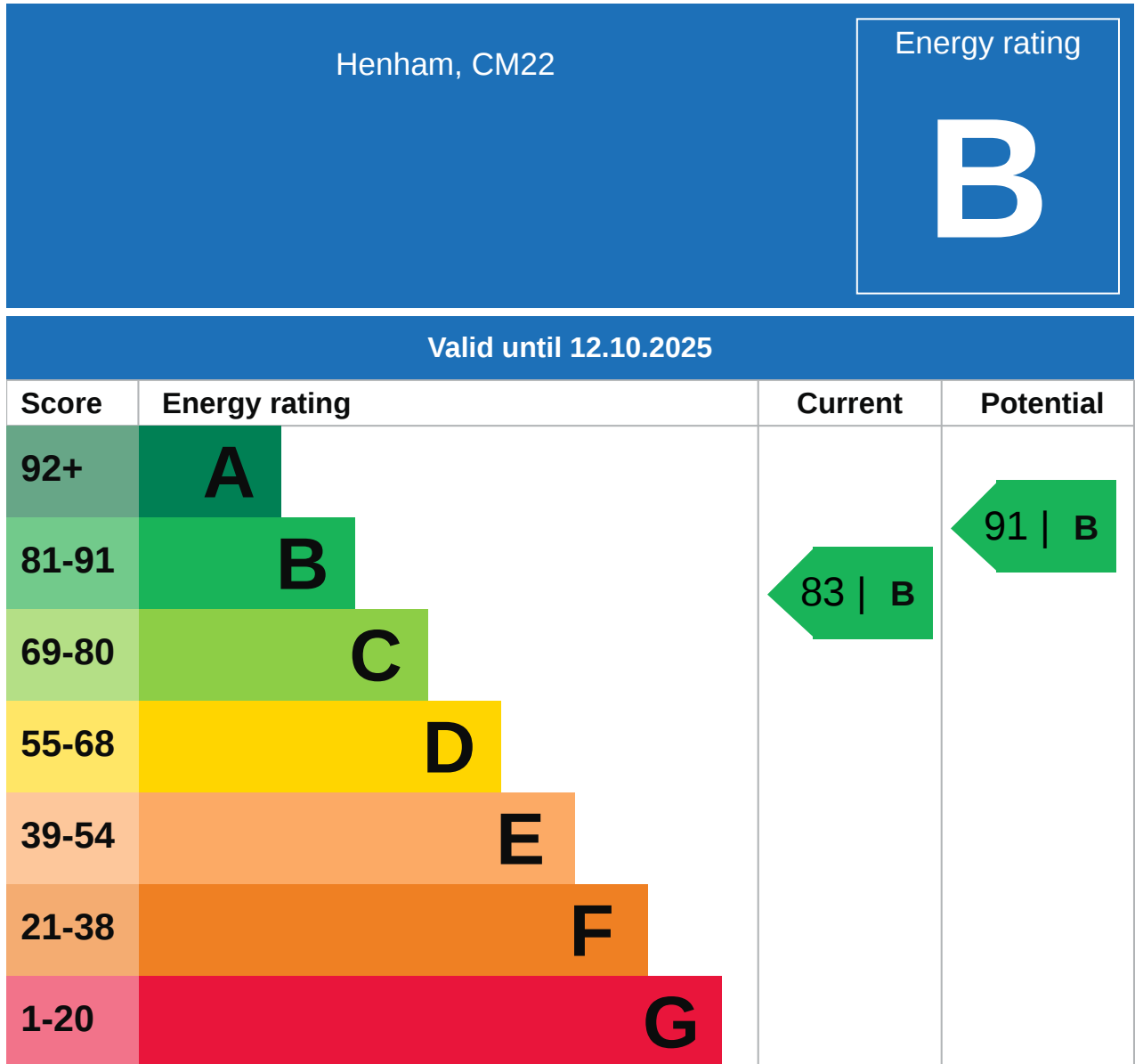
Bedroom
2.52m x 3.12m
(8'3" x 10'3")
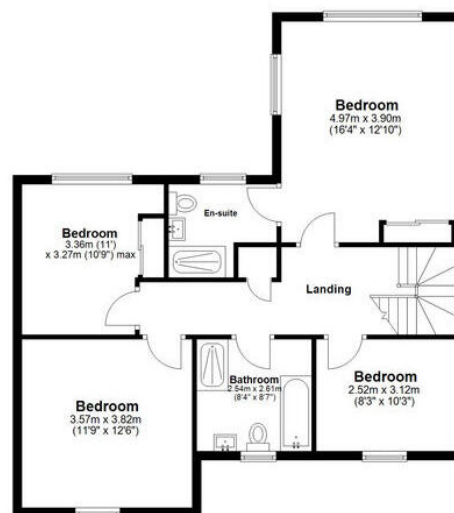
Total area: approx. 196.4 sq. metres (2114.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Blossom Hill Drive

Property
EPC - Certificate

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Henham, CM22

Energy rating
B

Valid until 12.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 | B
69-80	C		
55-68	D	83 | B	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	1
Walls:	Average thermal transmittance 0.25 W/m-Â¦K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â¦K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â¦K
Total Floor Area:	156 m^2

Maps
Coal Mining

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This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Maps
Conservation Areas

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.
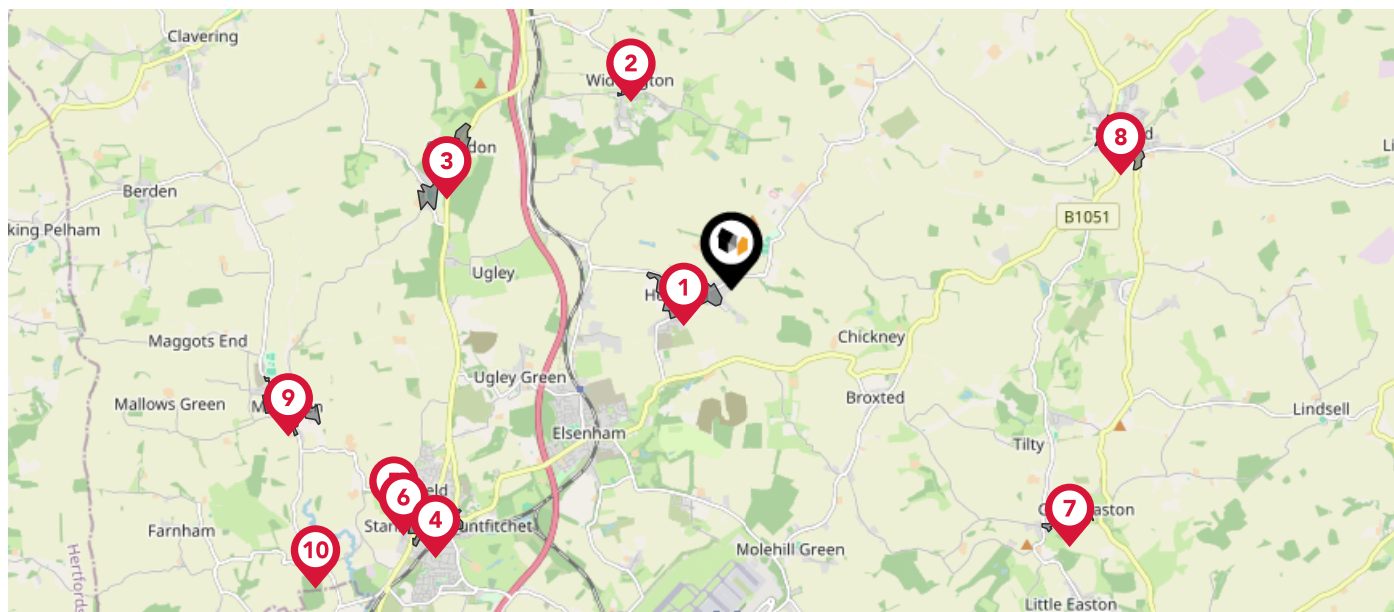
Nearby Conservation Areas	
1	Henham
2	Widdington
3	Quendon and Rickling
4	Stansted Mountfitchet
5	Bentfield Green
6	Bentfield Causeway
7	Great Easton
8	Thaxted
9	Manuden
10	Hazel End

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Maps
Council Wards

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
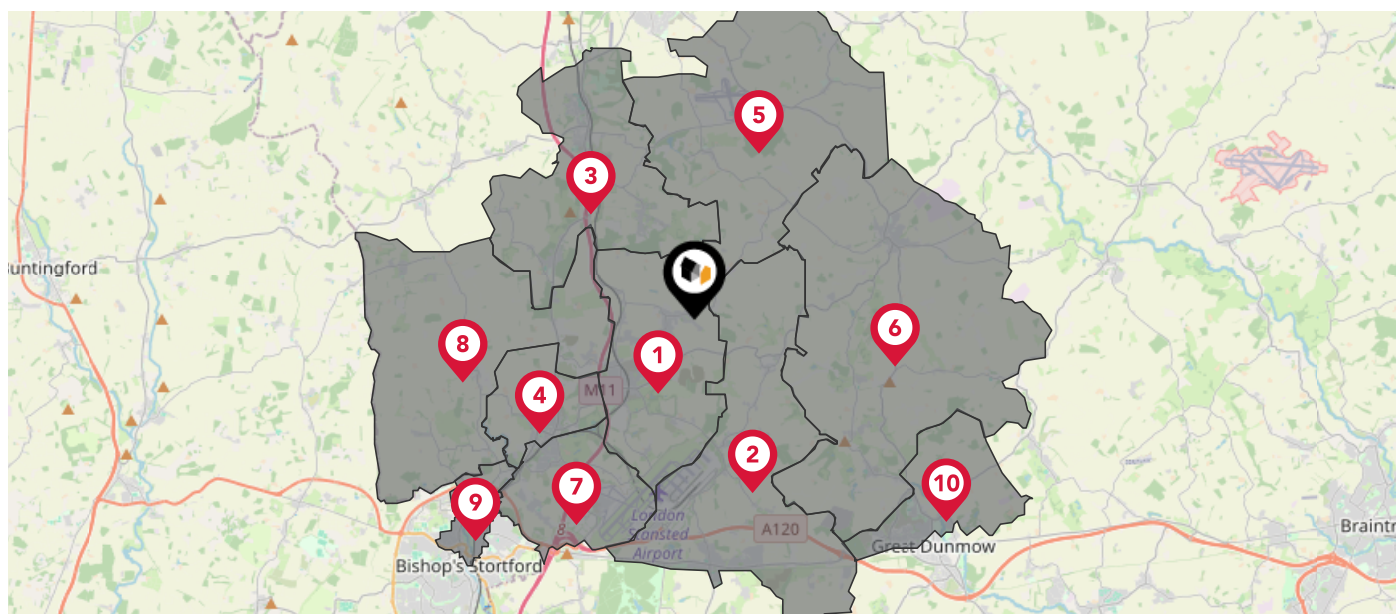
Nearby Council Wards

1	Elsenham & Henham Ward	
2	Takeley Ward	
3	Newport Ward	
4	Stansted North Ward	
5	Debden & Wimbish Ward	
6	Thaxted & the Eastons Ward	
7	Stansted South & Birchanger Ward	
8	Stort Valley Ward	
9	Bishop's Stortford Meads Ward	
10	Great Dunmow North Ward	

KFB - Key Facts For Buyers

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Maps
Rail Noise

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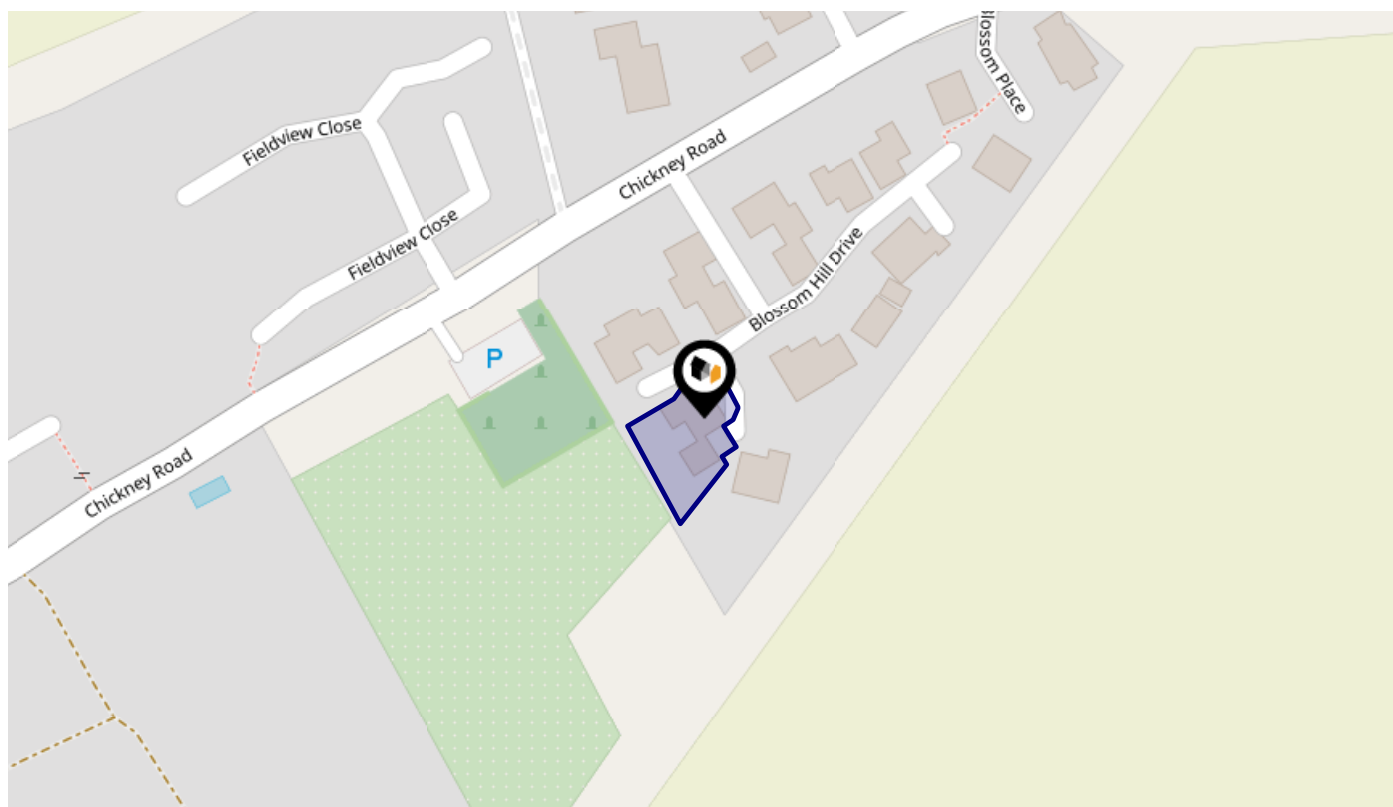
Rail Noise Data

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	🟦

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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.

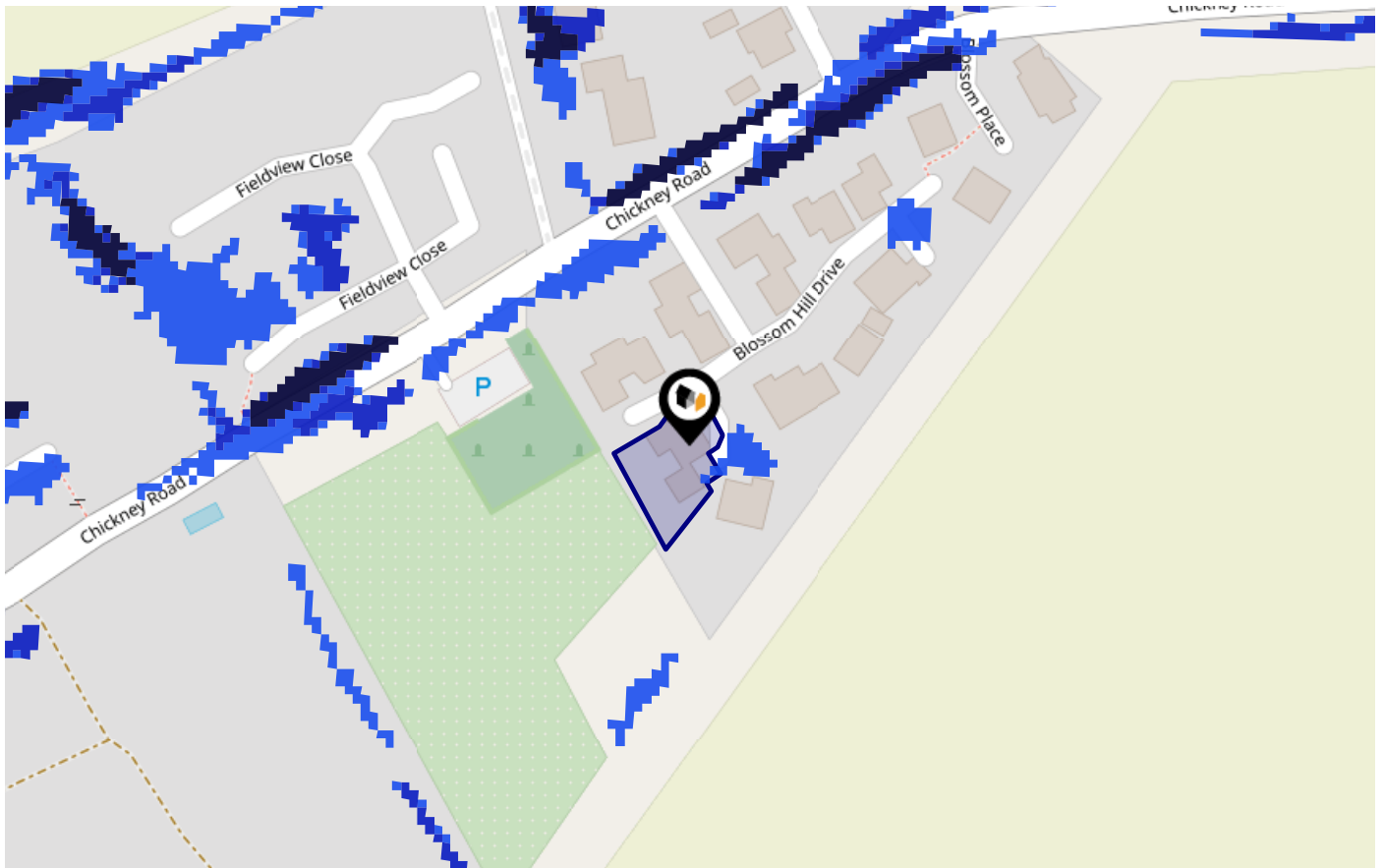**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.25%)** in any one year.

Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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Flood Risk
Rivers & Seas - Climate Change

iad

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.
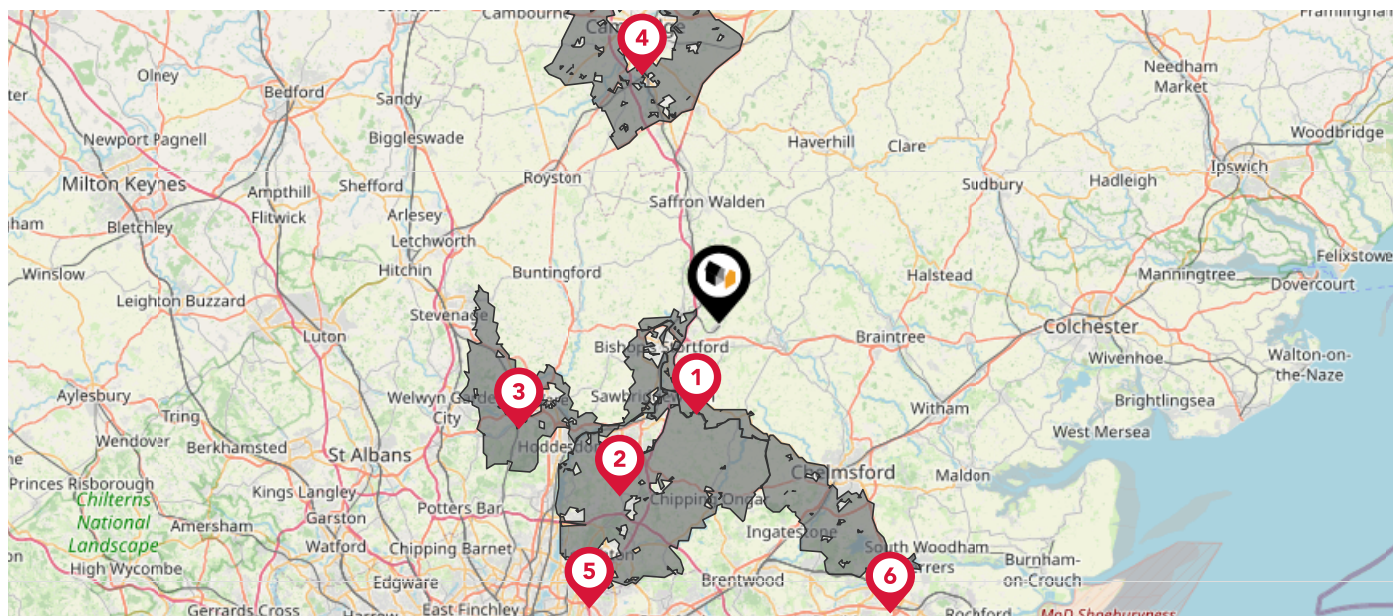

Risk Rating: Very low

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 (0.1%)** in any one year.

Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

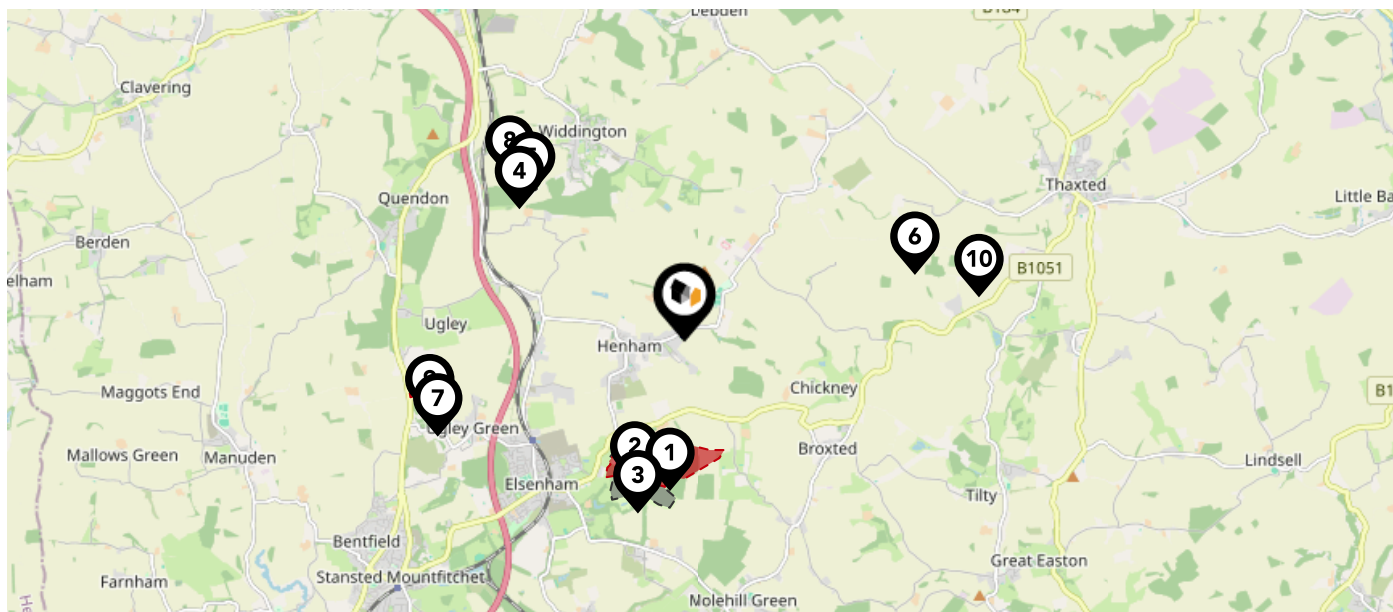Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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Flood Risk
Surface Water - Flood Risk

iad

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

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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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.

■ **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 (0.1%)** in any one year.

□ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

KFB - Key Facts For Buyers

Maps
Green Belt

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

Nearby Green Belt Land	
1	London Green Belt - Uttlesford
2	London Green Belt - Harlow
3	London Green Belt - East Hertfordshire
4	Cambridge Green Belt - South Cambridgeshire
5	London Green Belt - Epping Forest
6	London Green Belt - Chelmsford

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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		
1	No name provided by source	Active Landfill
2	Henham Road-Elsenham	Historic Landfill
3	Elsenham-Henham Road, Elsenham	Historic Landfill
4	Hollow Road-Widdington, Saffron Walden, Essex	Historic Landfill
5	EA/EPR/GB3006LX/T001	Active Landfill
6	Disused Railway Cuttings-Loves Farm, Cutlers Green, Thaxted	Historic Landfill
7	Ugley Quarry-Cambridge Road, Ugley, Uttlesford, Essex	Historic Landfill
8	EA/EPR/HP3199NX/A001	Active Landfill
9	No name provided by source	Active Landfill
10	Armigers Farm-Thaxted, Essex	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

KFB - Key Facts For Buyers
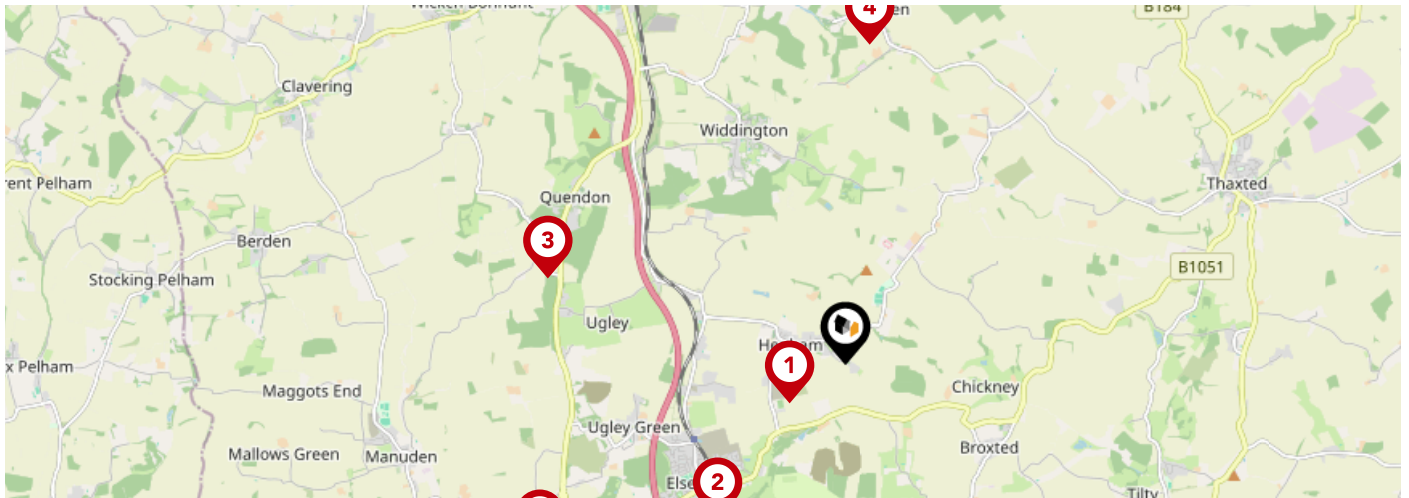
		Nursery	Primary	Secondary	College	Private
1	**Henham and Ugley Primary and Nursery School** Ofsted Rating: Good | Pupils: 191 | Distance:0.62	☐	☑	☐	☐	☐
2	**Elsenham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 357 | Distance:1.84	☐	☑	☐	☐	☐
3	**Rickling Church of England Voluntary Aided Primary School** Ofsted Rating: Good | Pupils: 96 | Distance:2.83	☐	☑	☐	☐	☐
4	**Debden Church of England Voluntary Controlled Primary Academy** Ofsted Rating: Good | Pupils: 146 | Distance:2.93	☐	☑	☐	☐	☐
5	**Bentfield Primary School and Nursery** Ofsted Rating: Good | Pupils: 214 | Distance:3.27	☐	☑	☐	☐	☐
6	**Magna Carta Primary Academy** Ofsted Rating: Good | Pupils: 201 | Distance:3.47	☐	☑	☐	☐	☐
7	**Forest Hall School** Ofsted Rating: Good | Pupils: 496 | Distance:3.66	☐	☐	☑	☐	☐
8	**St Mary's CofE Foundation Primary School** Ofsted Rating: Good | Pupils: 262 | Distance:3.74	☐	☑	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Great Easton Church of England Voluntary Aided Primary School** Ofsted Rating: Good	Pupils: 152	Distance:3.77	☐	☑	☐	☐	☐
10	**Newport Primary School** Ofsted Rating: Good	Pupils: 193	Distance:3.82	☐	☑	☐	☐	☐
11	**Thaxted Primary School** Ofsted Rating: Good	Pupils: 258	Distance:3.94	☐	☑	☐	☐	☐
12	**Manuden Primary School** Ofsted Rating: Good	Pupils: 96	Distance:4.19	☐	☑	☐	☐	☐
13	**Joyce Frankland Academy, Newport** Ofsted Rating: Good	Pupils: 995	Distance:4.3	☐	☐	☑	☐	☐
14	**Roseacres Primary School** Ofsted Rating: Good	Pupils: 209	Distance:4.51	☐	☑	☐	☐	☐
15	**Birchanger Church of England Voluntary Controlled Primary School** Ofsted Rating: Good	Pupils: 107	Distance:4.52	☐	☑	☐	☐	☐
16	**The Christian School (Takeley)** Ofsted Rating: Not Rated	Pupils: 26	Distance:4.6	☐	☐	☑	☐	☐
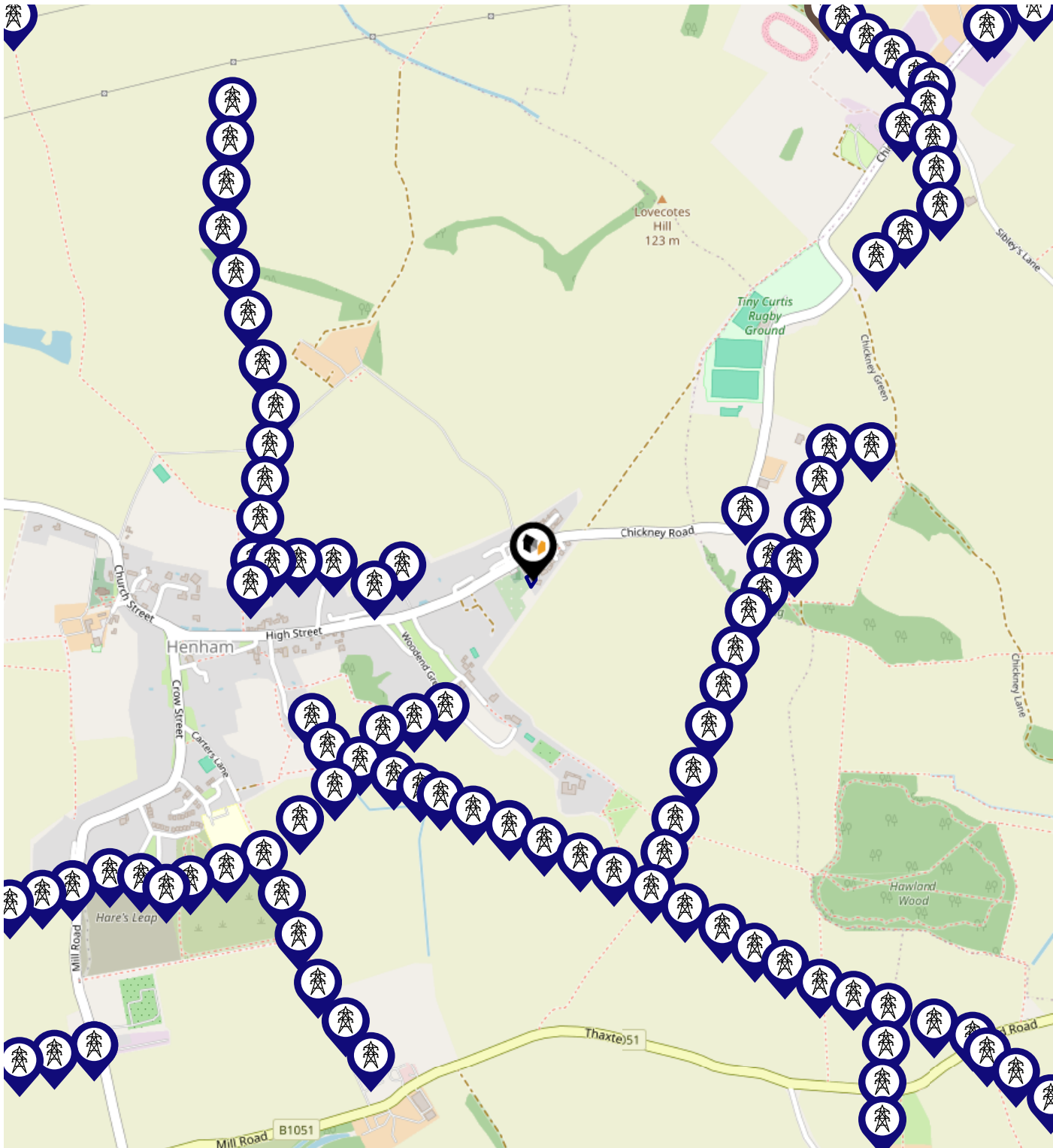
Key:

Power Pylons

Communication Masts

Environment
Radon Gas

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 Property					
1	**2**	**3**	**4**	**5**	**6**
<1%	1-3%	3-5%	5-10%	10-30%	>30%
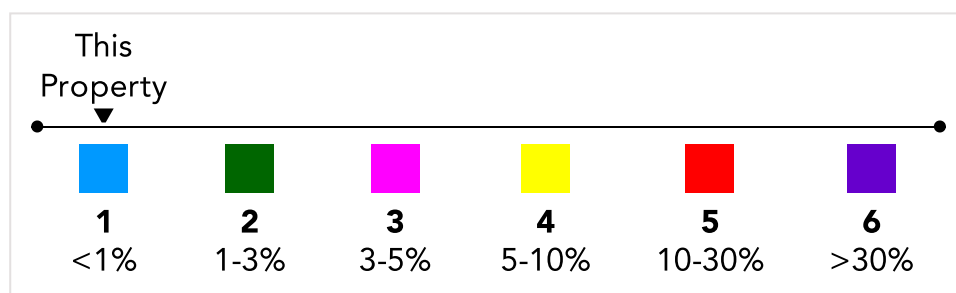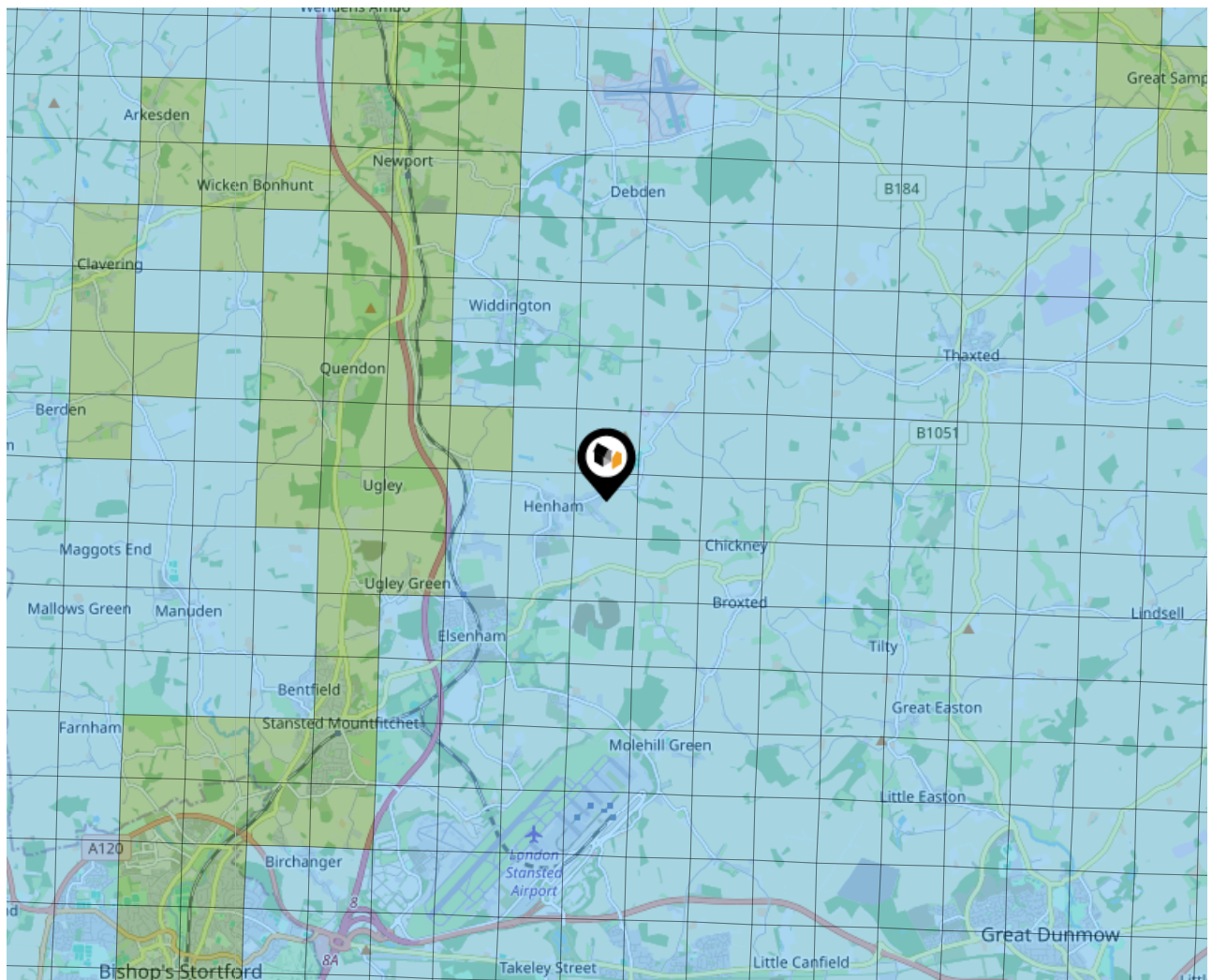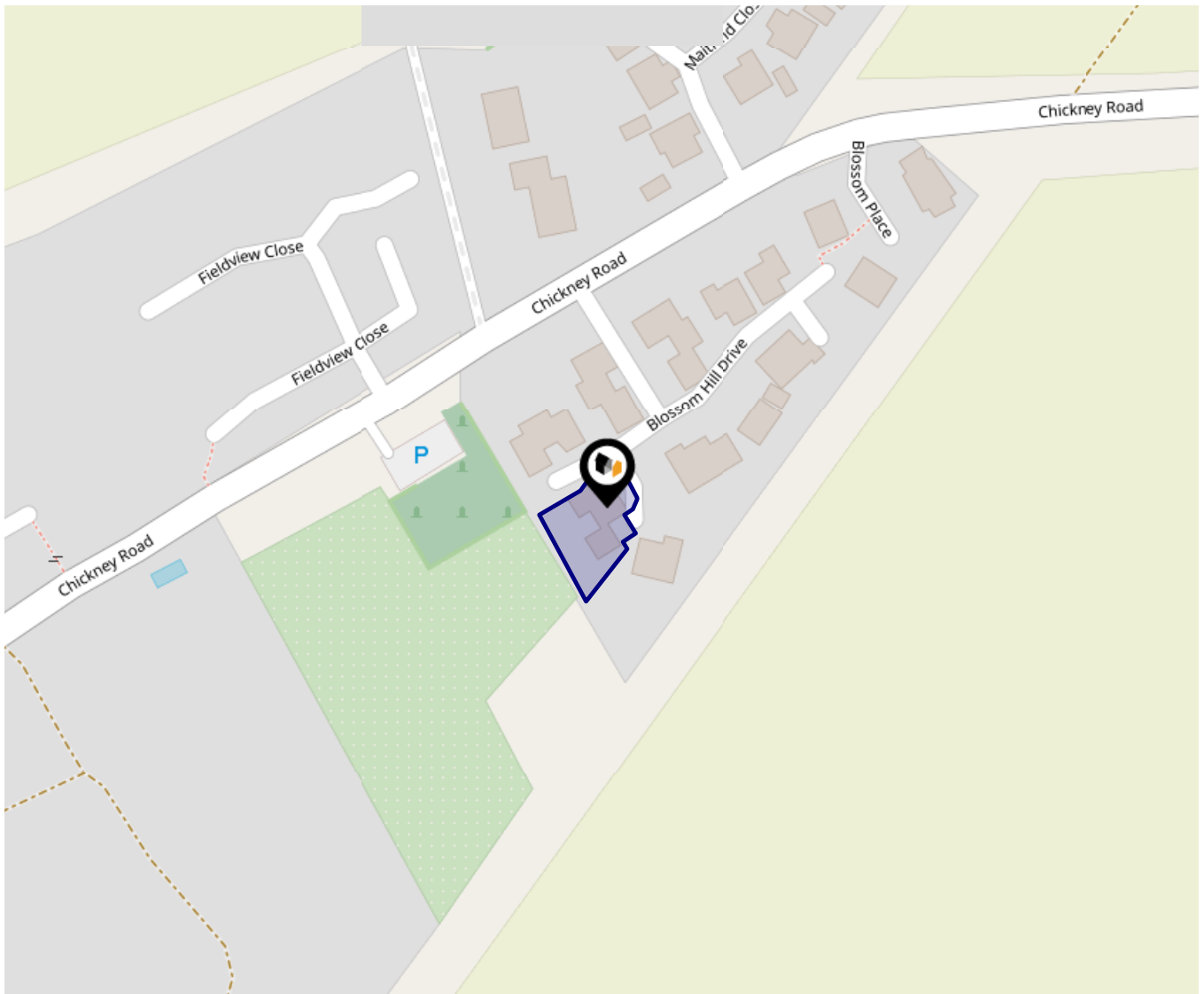
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

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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		
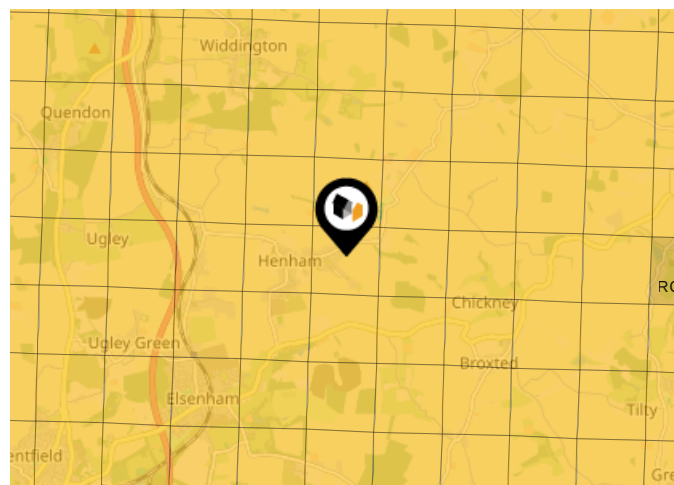
Primary Classifications (Most Common Clay Types)

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

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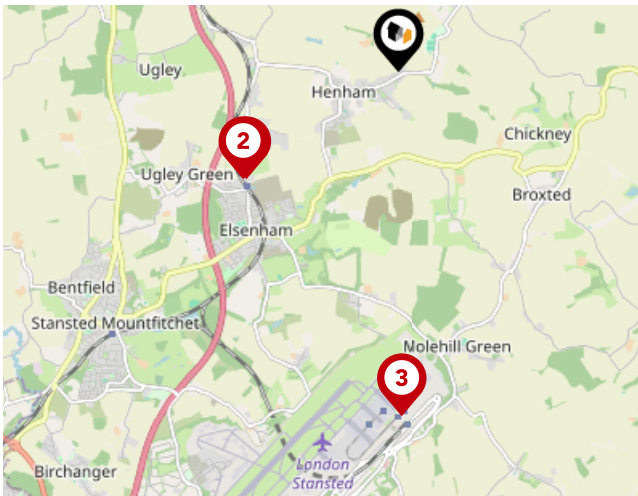
National Rail Stations

Pin	Name	Distance
1	Elsenham Rail Station	1.7 miles
2	Elsenham Rail Station	1.72 miles
3	Stansted Airport Rail Station	3.15 miles
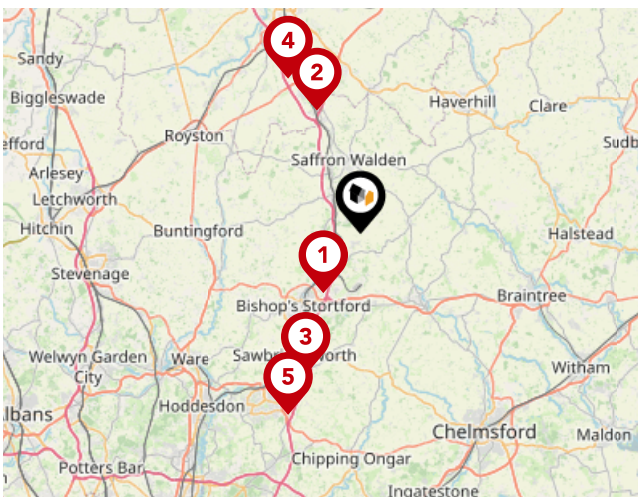
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	5.14 miles
2	M11 J9	9.51 miles
3	M11 J7A	11.13 miles
4	M11 J10	12.48 miles
5	M11 J7	14.3 miles
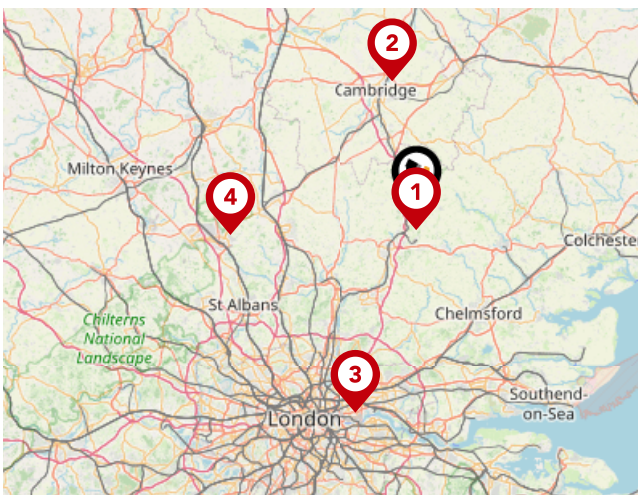
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	3.05 miles
2	Cambridge	19.1 miles
3	Silvertown	31.17 miles
4	Luton Airport	27.48 miles

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Bus Stops/Stations

Pin	Name	Distance
1	Woodend Green	0.3 miles
2	Carters Lane	0.59 miles
3	The Chase	0.57 miles
4	The Chase	0.57 miles
5	Church	0.62 miles

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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iadgroup.com

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail