



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 04th January 2025



1, GRANARY HALT, BRAINTREE, CM77 6AB

Taylor Milburn

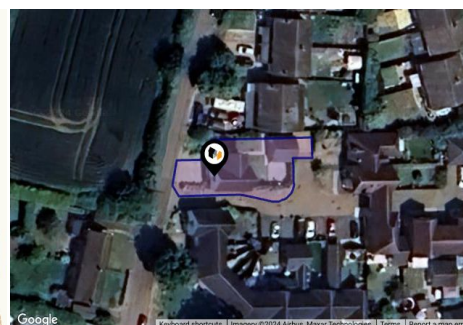
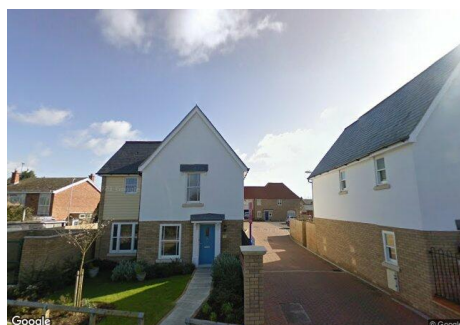
20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,237 ft ² / 115 m ²
Plot Area:	0.1 acres
Year Built :	2007
Council Tax :	Band E
Annual Estimate:	£2,578
Title Number:	EX807328
UPRN:	10012118772

Last Sold Date:	03/07/2023
Last Sold Price:	£527,500
Last Sold £/ft ² :	£426
Tenure:	Freehold

Local Area

Local Authority:	Braintree
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

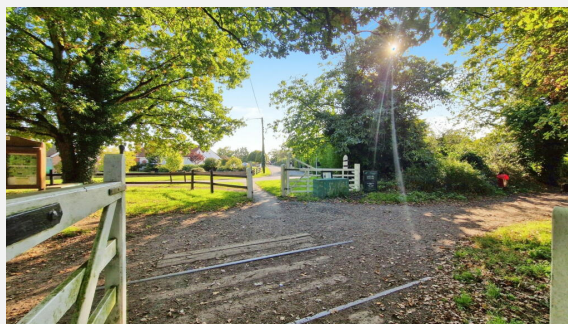
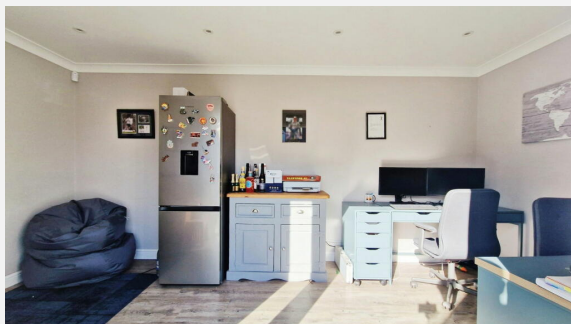
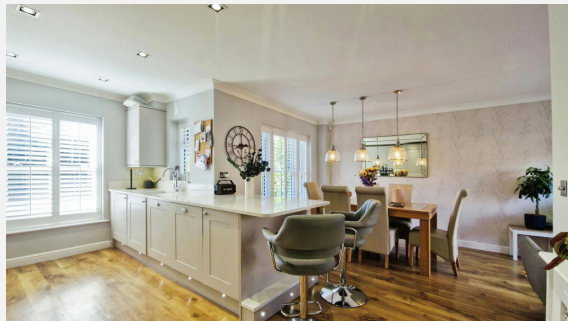


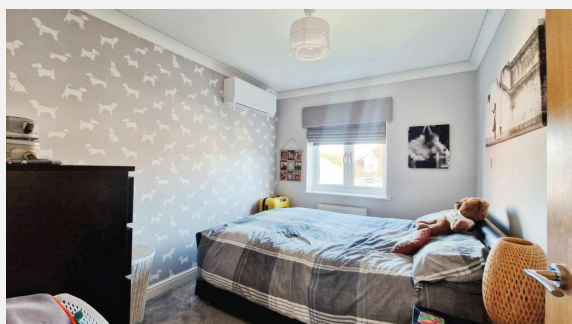
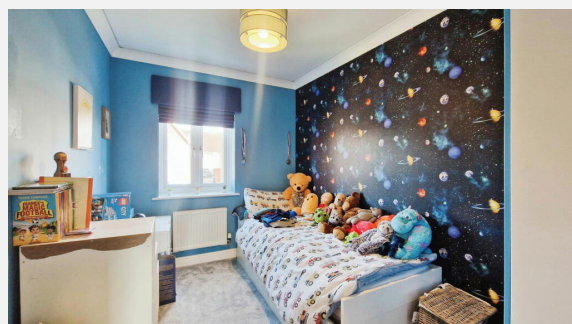
Planning records for: **1, Granary Halt, Braintree, CM77 6AB**

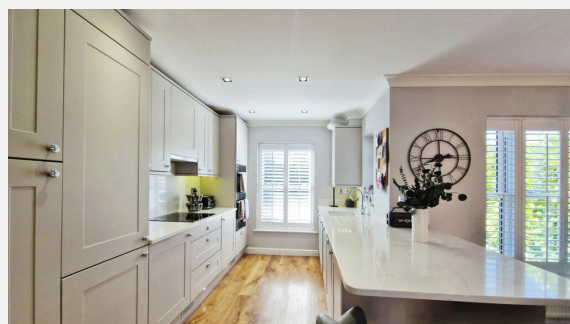
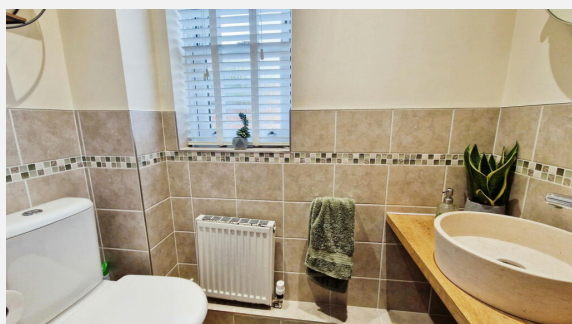
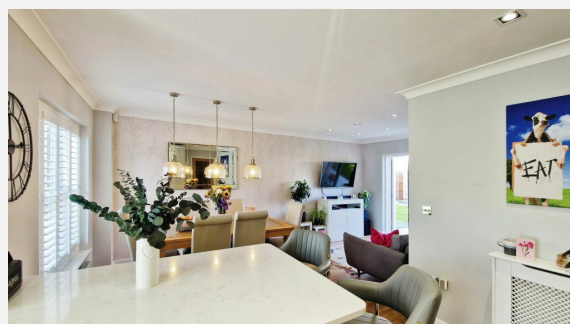
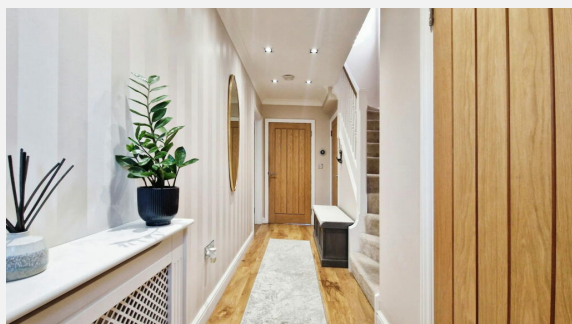
Reference - 22/01741/FUL	
Decision:	Application Permitted
Date:	29th June 2022
Description:	Change of use of B1 Office to 1 x 1 and 6 x 2 bed C3 residential flats (7 units) with associated parking, cycle parking and refuse storage.

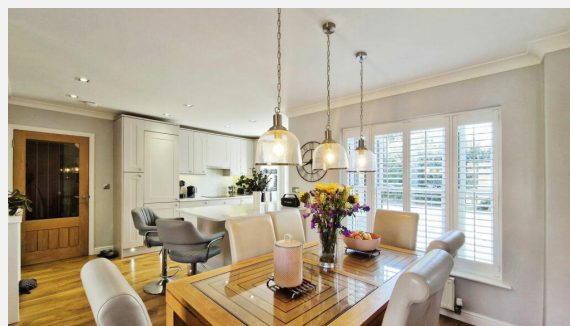
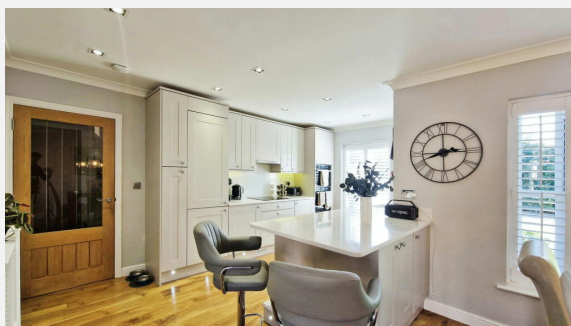
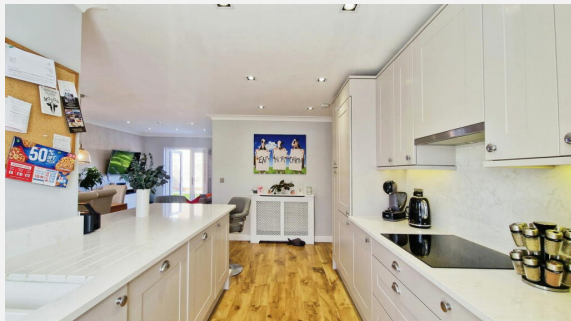
Reference - 23/01564/HH	
Decision:	Application Permitted
Date:	13th June 2023
Description:	Single storey side extension

Reference - 22/01734/HH	
Decision:	Application Permitted
Date:	29th June 2022
Description:	Single-storey side extension

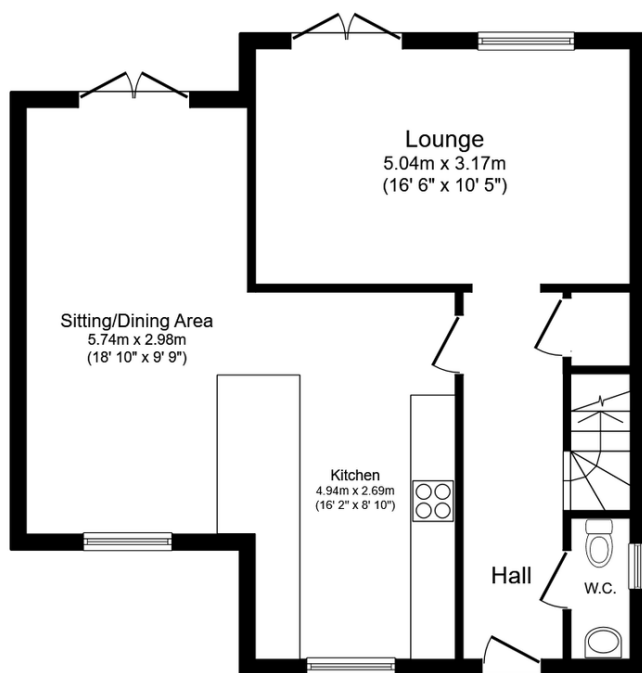




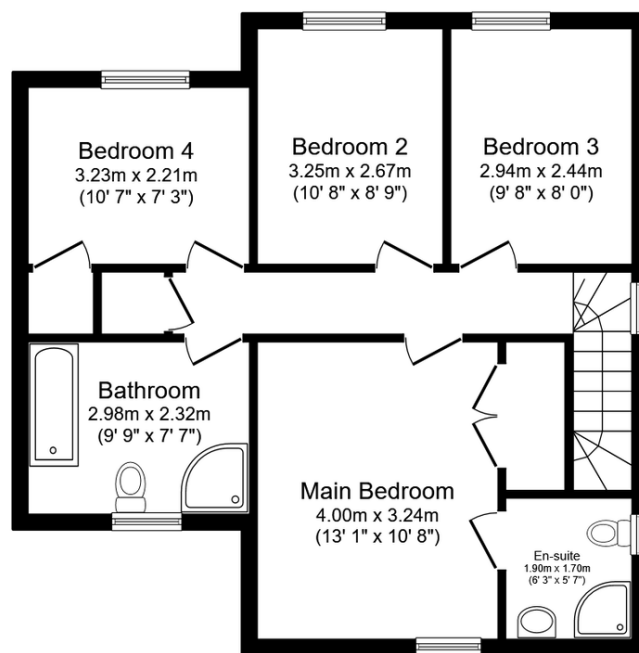




1, GRANARY HALT, BRAINTREE, CM77 6AB



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property EPC - Certificate



1 Granary Halt, Rayne, CM77 6AB

Energy rating

C

Valid until 28.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

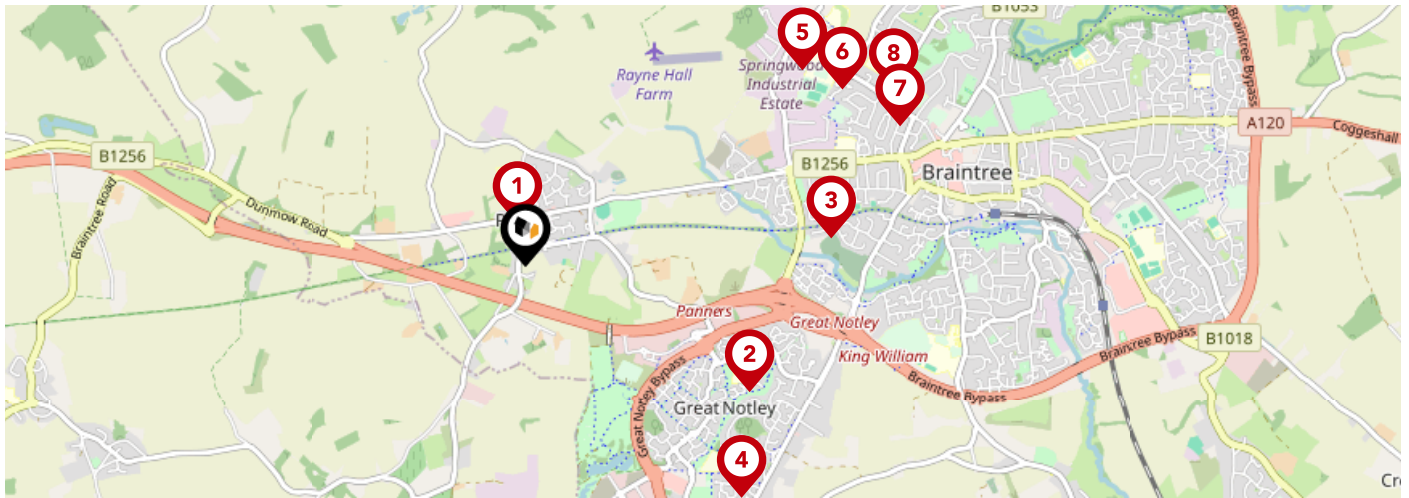
Property

EPC - Additional Data

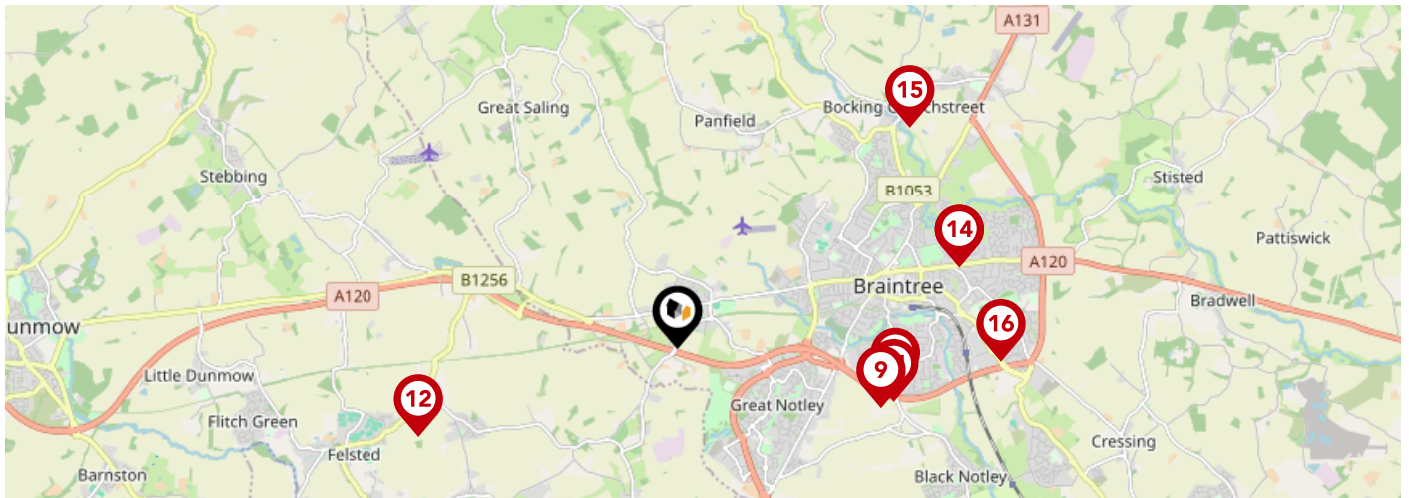










Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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:	Suspended, insulated (assumed)
Total Floor Area:	115 m ²



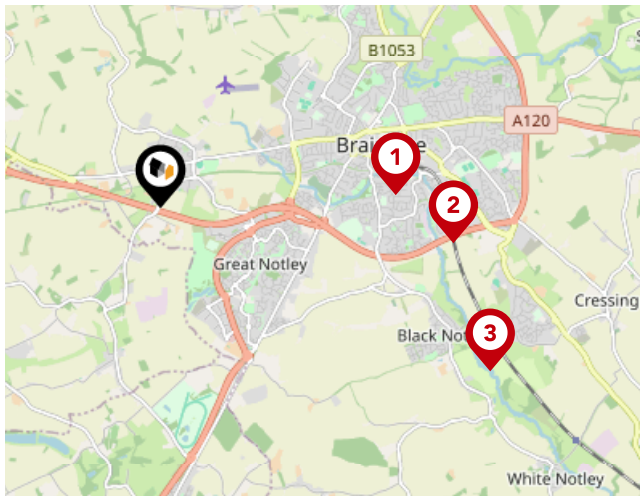
		Nursery	Primary	Secondary	College	Private
1	Rayne Primary and Nursery School Ofsted Rating: Good Pupils: 208 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Michael's Church of England Voluntary Aided Primary School Ofsted Rating: Requires improvement Pupils: 416 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	White Court School Ofsted Rating: Good Pupils: 578 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Edith Borthwick School Ofsted Rating: Good Pupils: 243 Distance:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Tabor Academy Ofsted Rating: Requires improvement Pupils: 964 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Francis Catholic Primary School, Braintree Ofsted Rating: Good Pupils: 210 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	John Bunyan Primary School and Nursery Ofsted Rating: Good Pupils: 541 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Notley High School and Braintree Sixth Form Ofsted Rating: Requires improvement Pupils: 1292 Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Ray Junior School Ofsted Rating: Good Pupils: 440 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	John Ray Infant School Ofsted Rating: Not Rated Pupils:0 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Felsted Primary School Ofsted Rating: Good Pupils: 198 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Bradfords Junior School Ofsted Rating: Good Pupils: 336 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Bradfords Infant and Nursery School Ofsted Rating: Good Pupils: 300 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bocking Primary School Ofsted Rating: Good Pupils: 195 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alec Hunter Academy Ofsted Rating: Good Pupils: 1058 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

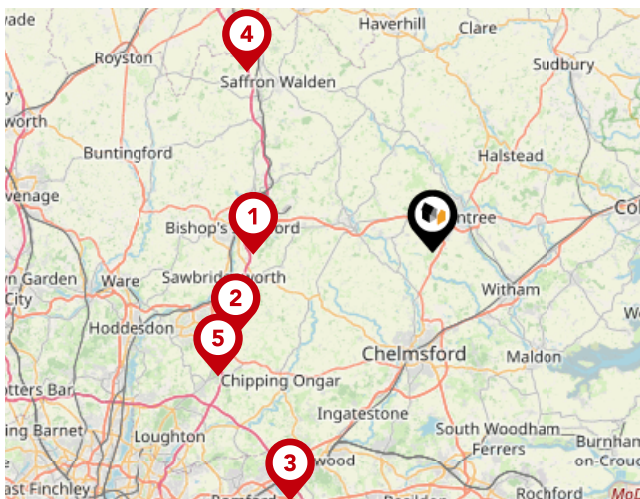
Area

Transport (National)



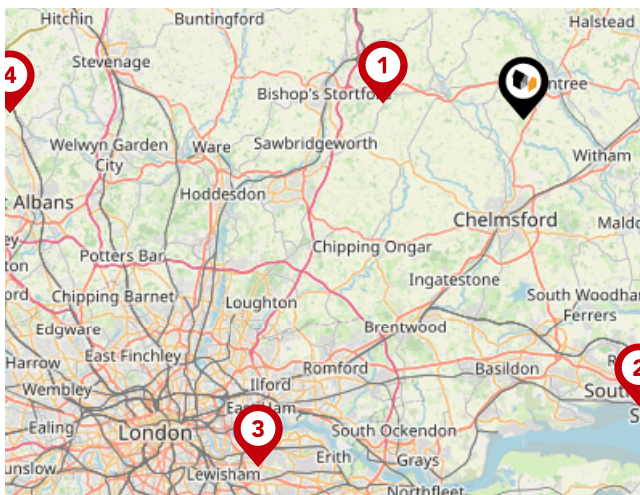
National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	2.16 miles
2	Braintree Freeport Rail Station	2.71 miles
3	Cressing Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	13.13 miles
2	M11 J7A	15.71 miles
3	M25 J28	21.09 miles
4	M11 J9	18.97 miles
5	M11 J7	18.2 miles

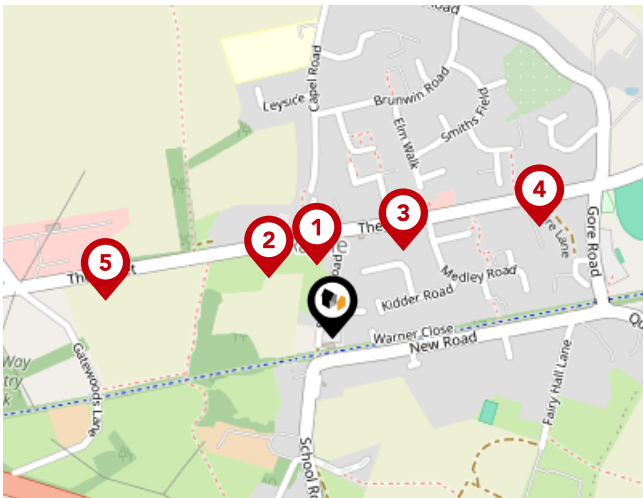


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	10.47 miles
2	Southend-on-Sea	22.73 miles
3	Silvertown	32.24 miles
4	Luton Airport	37.68 miles

Area

Transport (Local)



Bus Stops/Stations

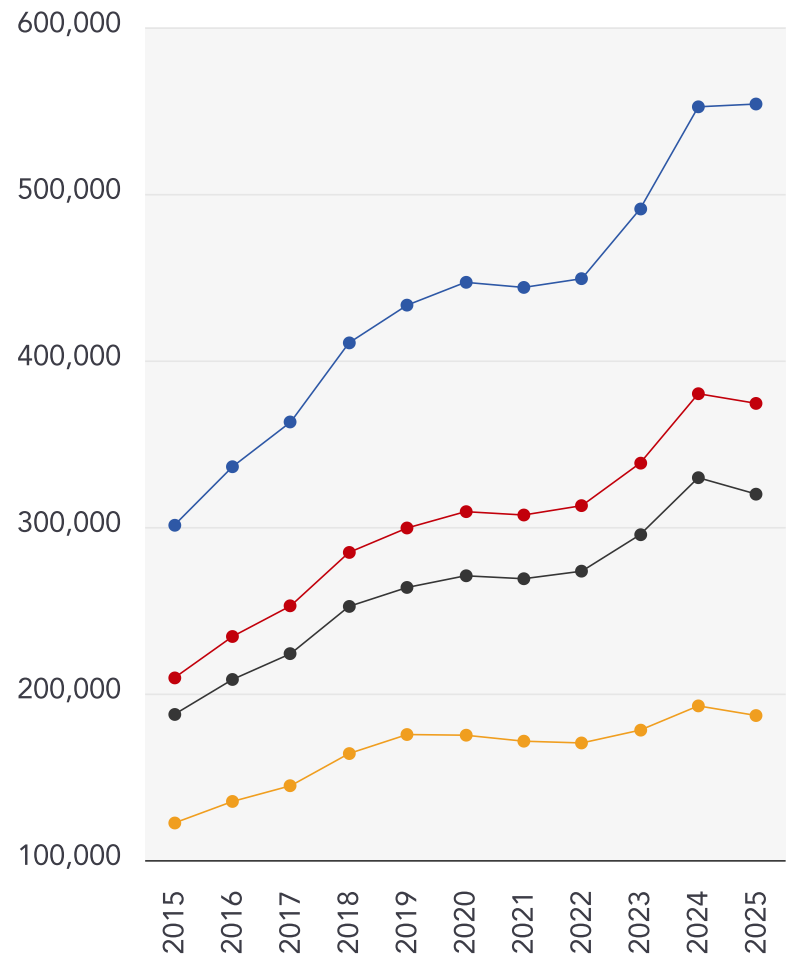
Pin	Name	Distance
1	The Cock	0.09 miles
2	The Cock	0.1 miles
3	The Welsh Princess	0.13 miles
4	The Swan	0.27 miles
5	The Street	0.26 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CM77



Detached

+84.03%

Semi-Detached

+78.73%

Terraced

+70.57%

Flat

+52.78%



Taylor Milburn

The property brokerage at TM is the first of its kind in Essex. Powered by EXP, we offer a local team of agents. Our customer service hub is on hand through the week to deliver the best customer service and help you move. By taking away the day to day burden of calls, our agents are available to you on a more personal service, to help carry out viewings and valuations. By partnering with Rello, once your property is sold, they will be on hand to guide you through the after sale process.

Financial Services

Taylor Milburn Financial provides impartial 'whole of market' mortgage advice and associated protection products. Tailored to individual needs and circumstances and working with all available UK lending institutions, guarantees Taylor Milburn Financial will find the very best mortgage deal. A Taylor Milburn Financial advisor understands only too well what a minefield the current mortgage market is and the advice given is aimed at assisting clients throughout the whole home buying experience. With thousands of mortgage options in the UK to choose from, often changing daily, we would recommend anyone thinking of taking out a Mortgage against property, first speaks to a 'whole of market' mortgage broker. At the initial meeting, a Budget Planner will be completed and time taken to establish exactly how much the client can realistically afford to borrow. All different types of



Testimonial 1



I can not recommend Taylor Milburn high enough. The people here go above and beyond what they need to do to make a stressful time much easier.

They have been so helpful , friendly and professional . Never to busy to help.

They are really nice guys and I'd particularly like to mention Steve and Paul as they are the two I've dealt with most but all of the staff from here and also the Braintree branch are great.

Thank you so much.

Testimonial 2



I would highly recommend their services. It has been a very smooth processes from the start to the finish.

Thank you so much you have been perfect.

Testimonial 3



Taylor Milburn sold my house in 4 days. They buck the trend of traditional estate agents with their friendliness. I was kept informed at all stages of the sale and I can honestly say they know what they are doing and I have recommended them to all family and friends.



/taylormilburnresidential



/taylormilburnestate_agent

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Taylor Milburn or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Taylor Milburn and therefore no warranties can be given as to their good working order.

Taylor Milburn

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.



Taylor Milburn

20a Coggeshall Road Braintree CM7 9BY

01376 343 777

info@taylormilburn.co.uk

www.taylormilburn.co.uk

