



See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 10<sup>th</sup> March 2025**



## ALSA GARDENS, BISHOP'S STORTFORD, CM22

### MuvIn

20a Coggeshall Road Braintree CM7 9BY

01376 343777

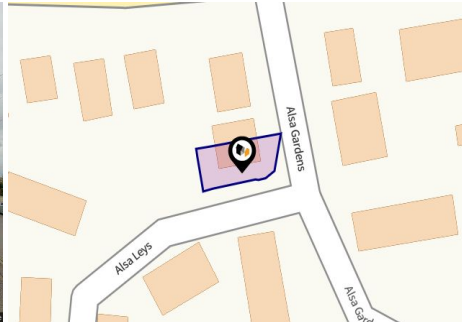
enquiries@muvIn.co.uk

www.taylormilburn.co.uk



# Property Overview

muvin  
exp<sup>UK</sup>



## Property




Type:	Semi-Detached
Bedrooms:	3
Floor Area:	796 ft <sup>2</sup> / 74 m <sup>2</sup>
Plot Area:	0.05 acres
Council Tax :	Band C
Annual Estimate:	£1,910
Title Number:	EX130570

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

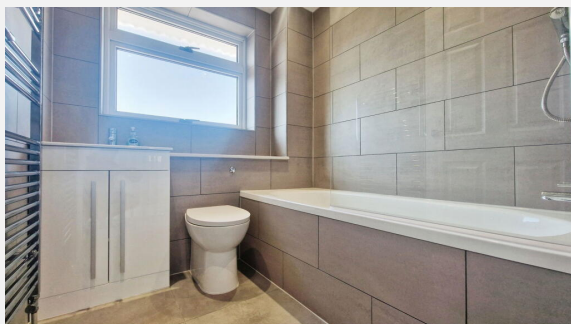
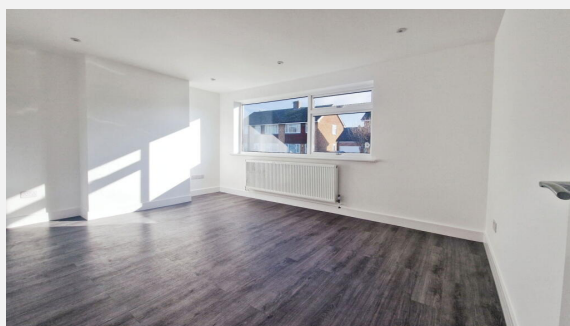
4	80	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:

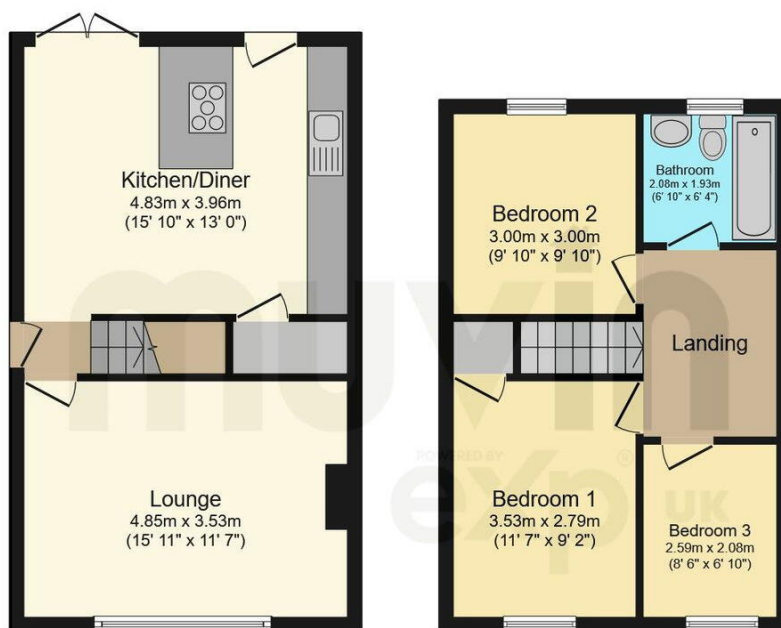








## ALSA GARDENS, BISHOP'S STORTFORD, CM22



**Ground Floor**

Floor area 41.1 sq.m. (442 sq.ft.)

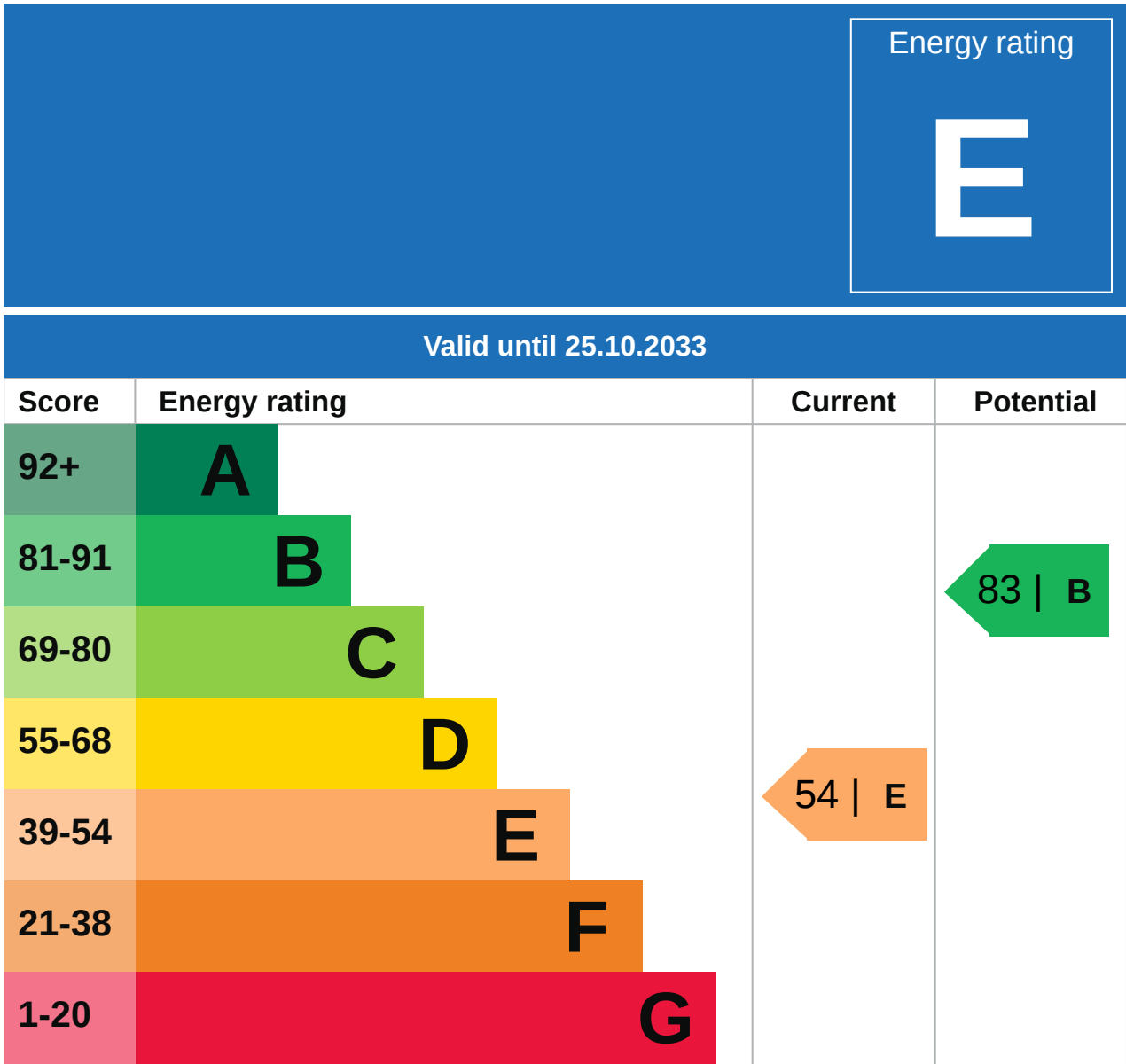
**First Floor**

Floor area 36.3 sq.m. (390 sq.ft.)

**TOTAL: 77.4 sq.m. (833 sq.ft.)**

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](http://www.Propertybox.io)

# Property EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

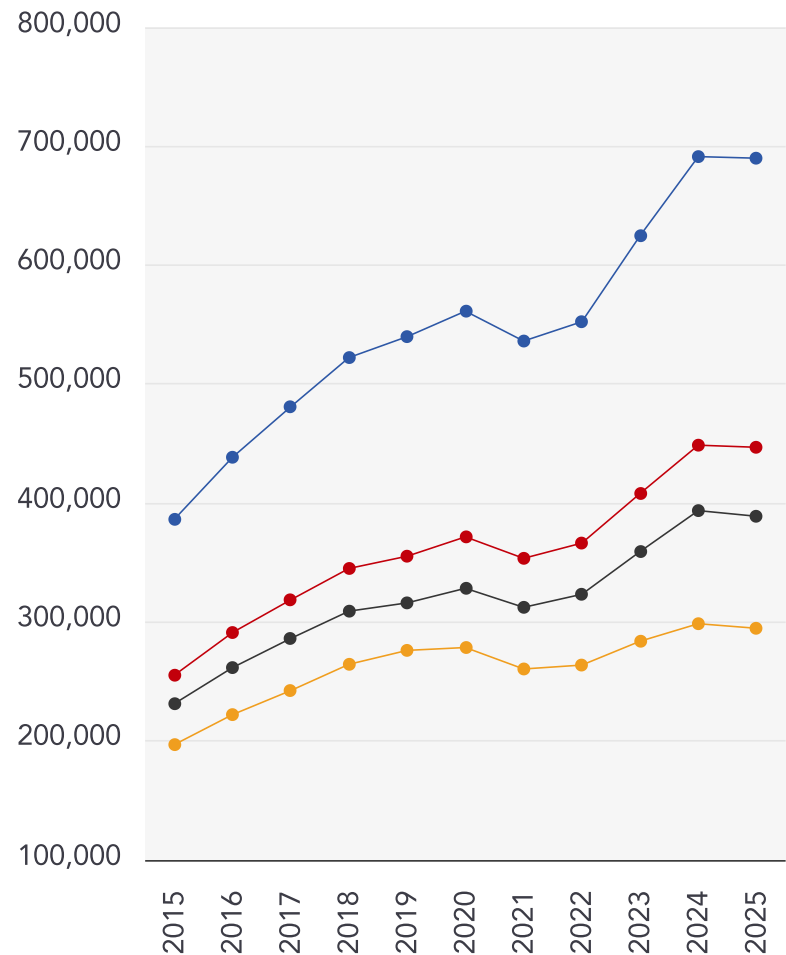
<b>Property Type:</b>	Semi-detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion off
<b>Hot Water Energy Efficiency:</b>	Peak
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CM22



Detached

**+78.56%**

Semi-Detached

**+75.03%**

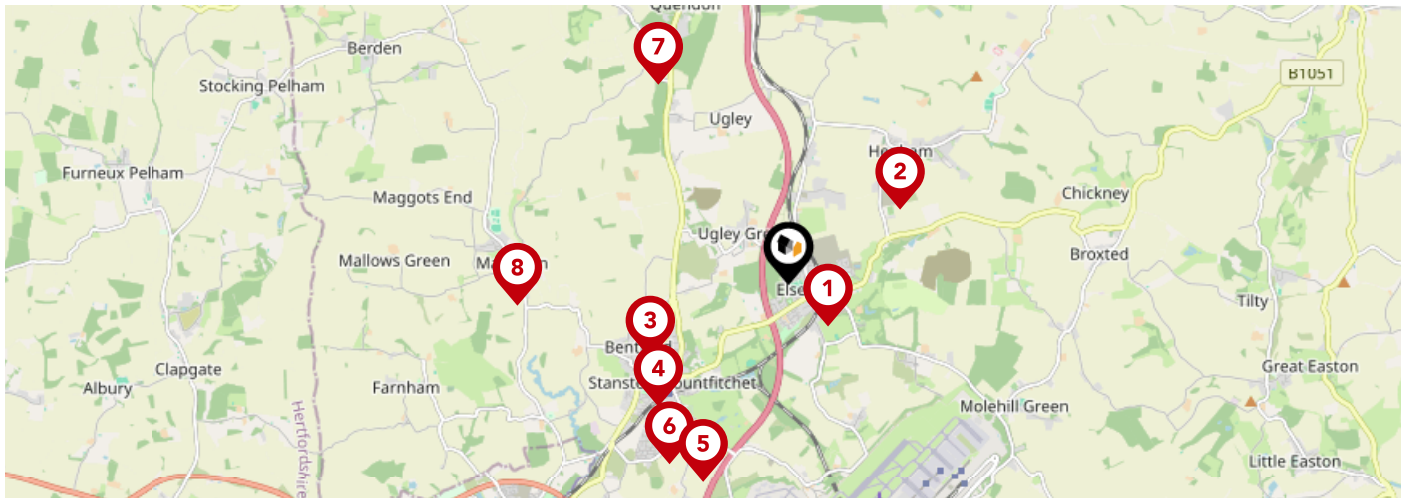
Terraced

**+68.08%**

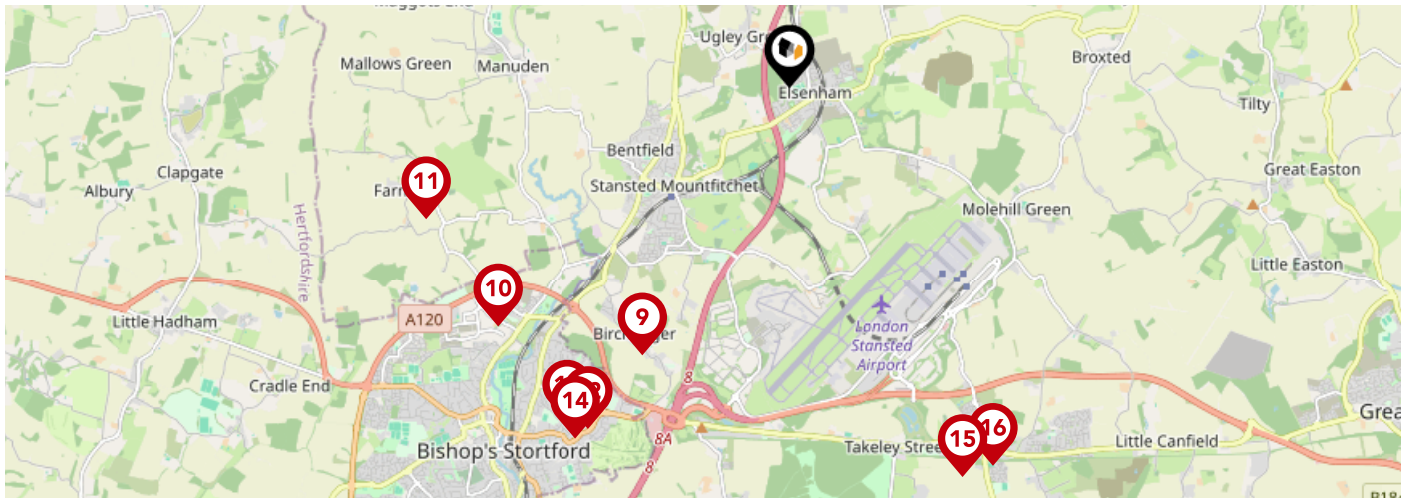
Flat

**+49.64%**





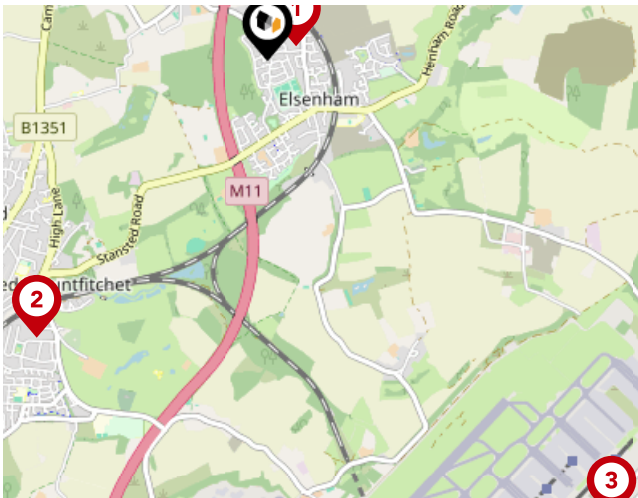
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Elsenham Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 357   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Henham and Ugley Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 191   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Bentfield Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 214   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Magna Carta Primary Academy</b> Ofsted Rating: Good   Pupils: 201   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Forest Hall School</b> Ofsted Rating: Good   Pupils: 496   Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Mary's CofE Foundation Primary School</b> Ofsted Rating: Good   Pupils: 262   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Rickling Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Manuden Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Birchanger Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 107   Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Avanti Meadows Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Farnham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 37   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Birchwood High School</b> Ofsted Rating: Good   Pupils: 1425   Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>All Saints Church of England Primary School and Nursery, Bishop's Stortford</b> Ofsted Rating: Good   Pupils: 209   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Summerville Primary School</b> Ofsted Rating: Good   Pupils: 440   Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>The Christian School (Takeley)</b> Ofsted Rating: Not Rated   Pupils: 26   Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Roseacres Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

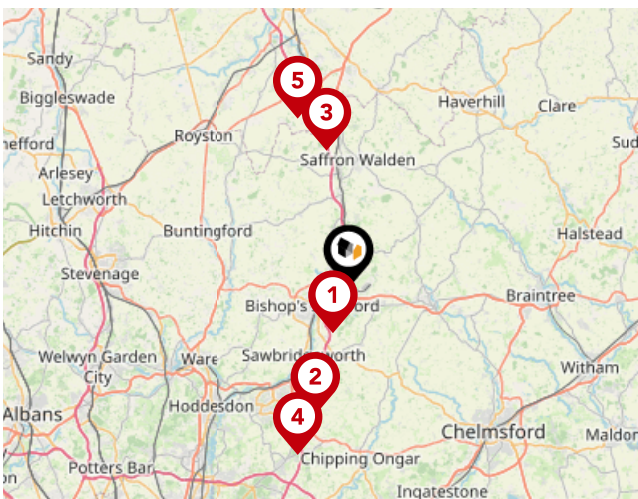
# Area

## Transport (National)



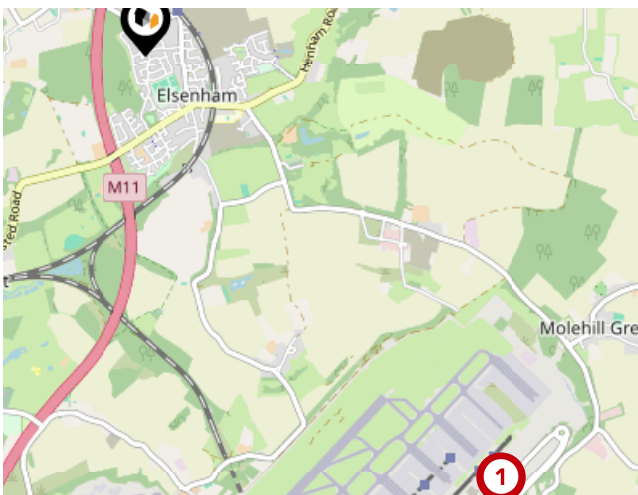
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Elsenham Rail Station	0.14 miles
<b>2</b>	Stansted Mountfitchet Rail Station	1.65 miles
<b>3</b>	Stansted Airport Rail Station	2.62 miles



### Trunk Roads/Motorways

Pin	Name	Distance
<b>1</b>	M11 J8	3.55 miles
<b>2</b>	M11 J7A	9.67 miles
<b>3</b>	M11 J9	10.14 miles
<b>4</b>	M11 J7	12.8 miles
<b>5</b>	M11 J10	12.91 miles

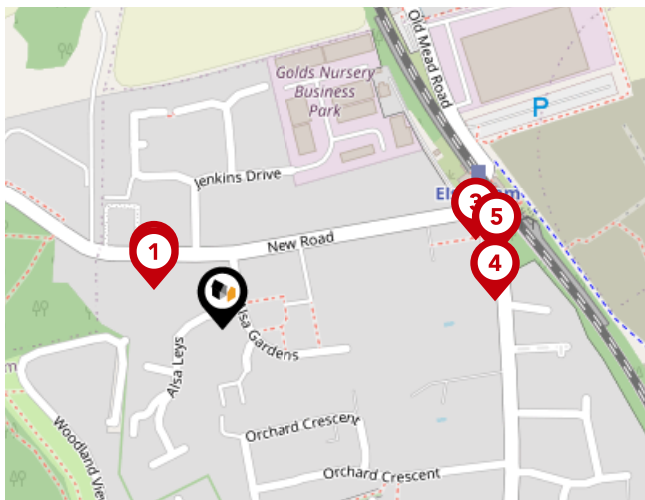


### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Stansted Airport	2.65 miles
<b>2</b>	Silvertown	29.75 miles
<b>3</b>	Southend-on-Sea	31.78 miles
<b>4</b>	Luton Airport	25.77 miles

# Area

## Transport (Local)



### Bus Stops/Stations

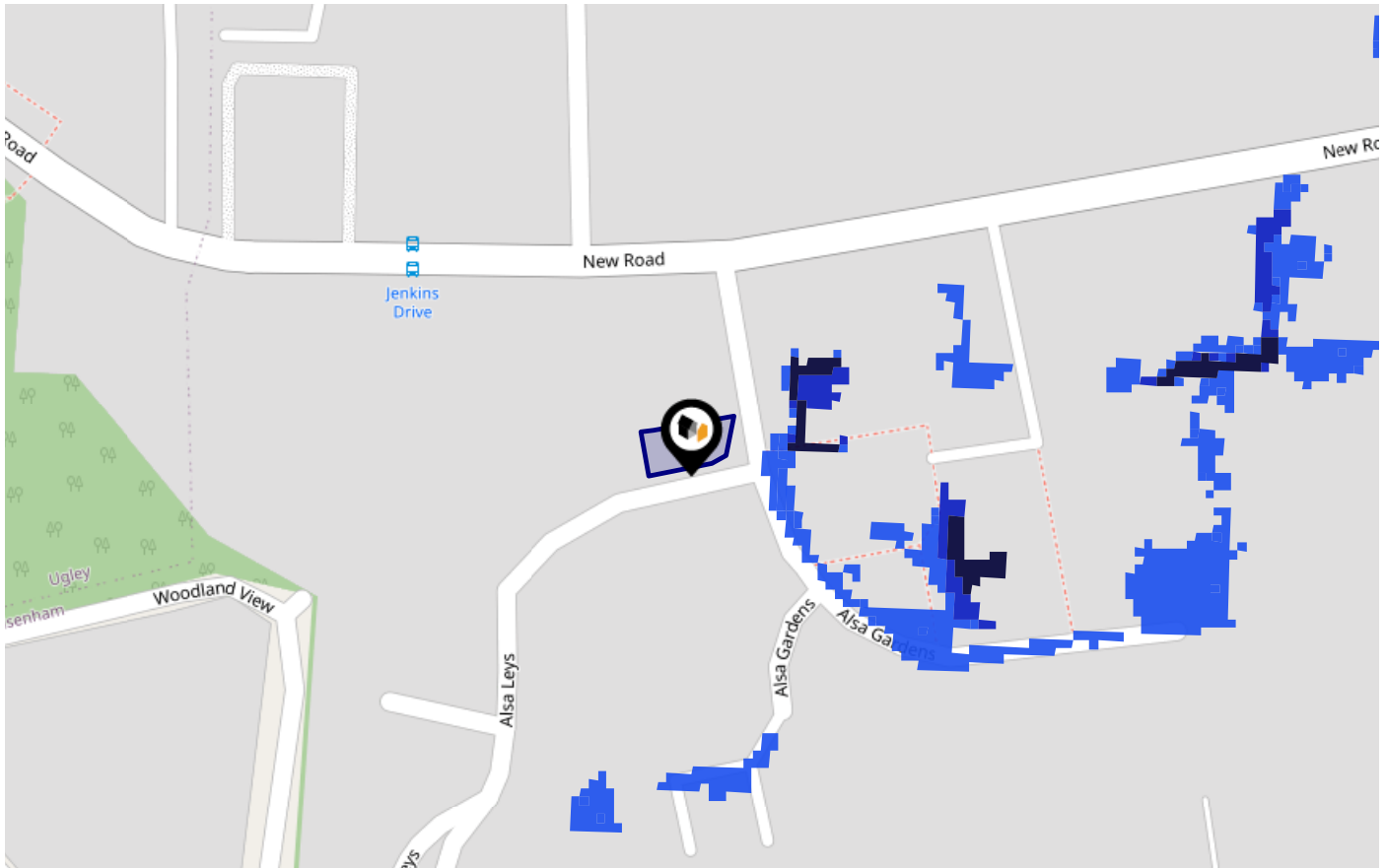
Pin	Name	Distance
1	Jenkins Drive	0.05 miles
2	Jenkins Drive	0.05 miles
3	Railway Station	0.15 miles
4	Railway Station	0.16 miles
5	Railway Station	0.16 miles

# 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.

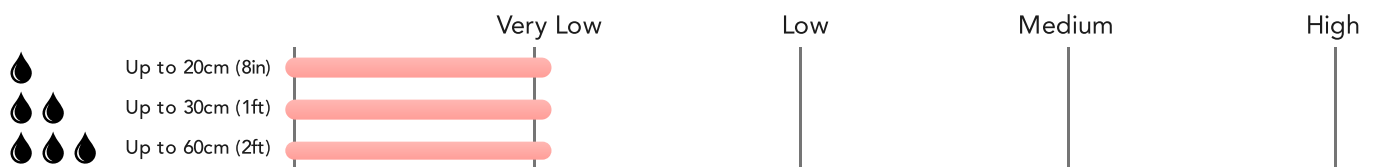


**Risk Rating: Very low**

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.

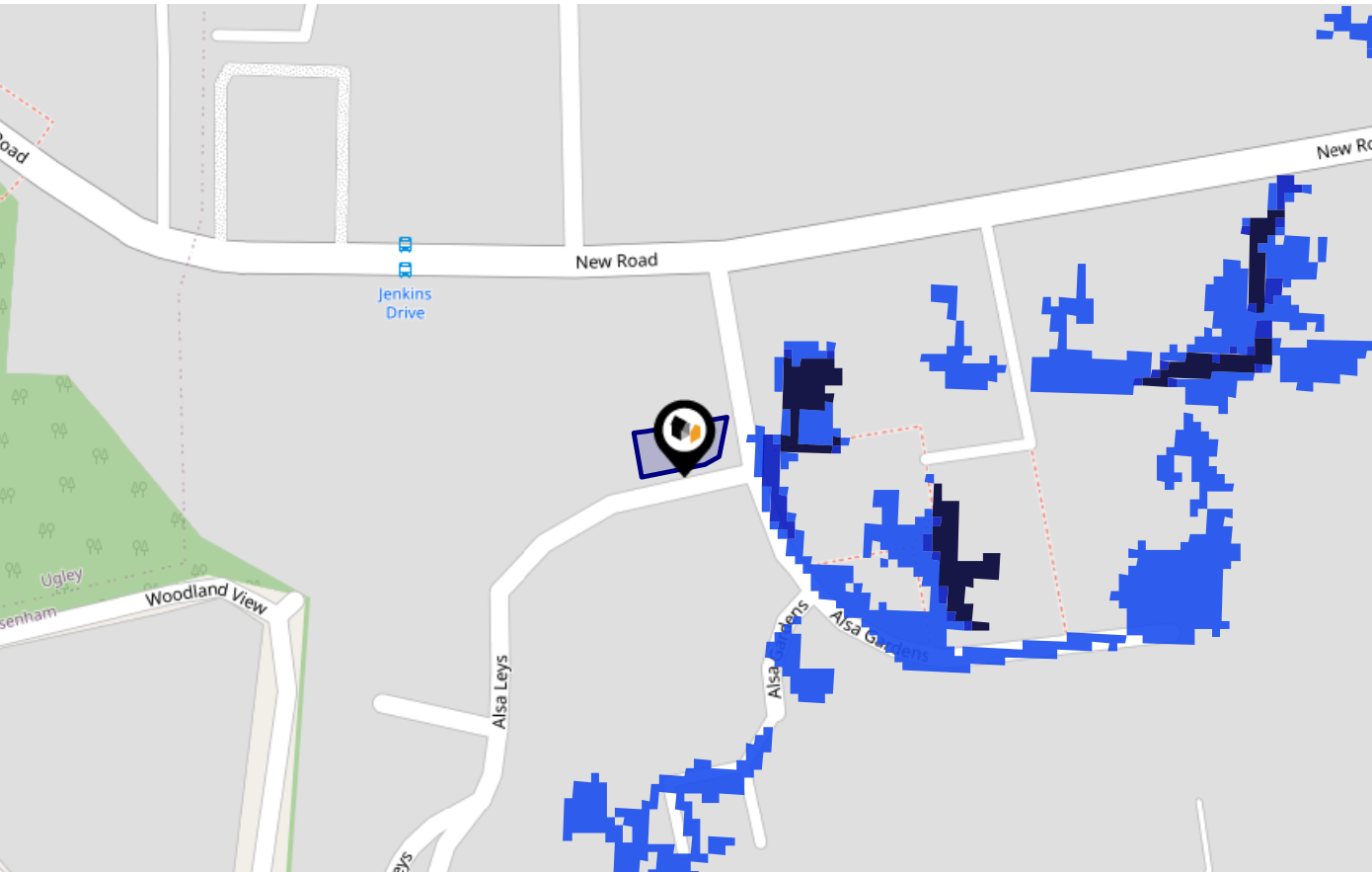
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any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









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.

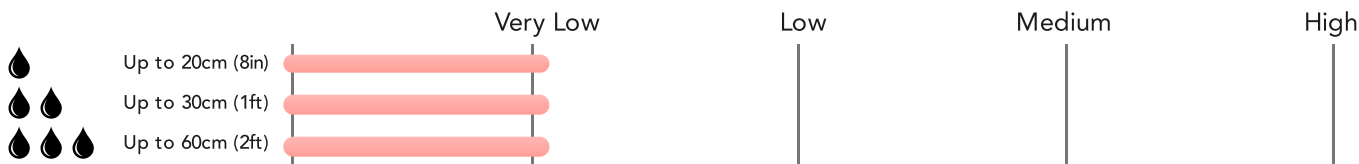


Risk Rating: Very low

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:

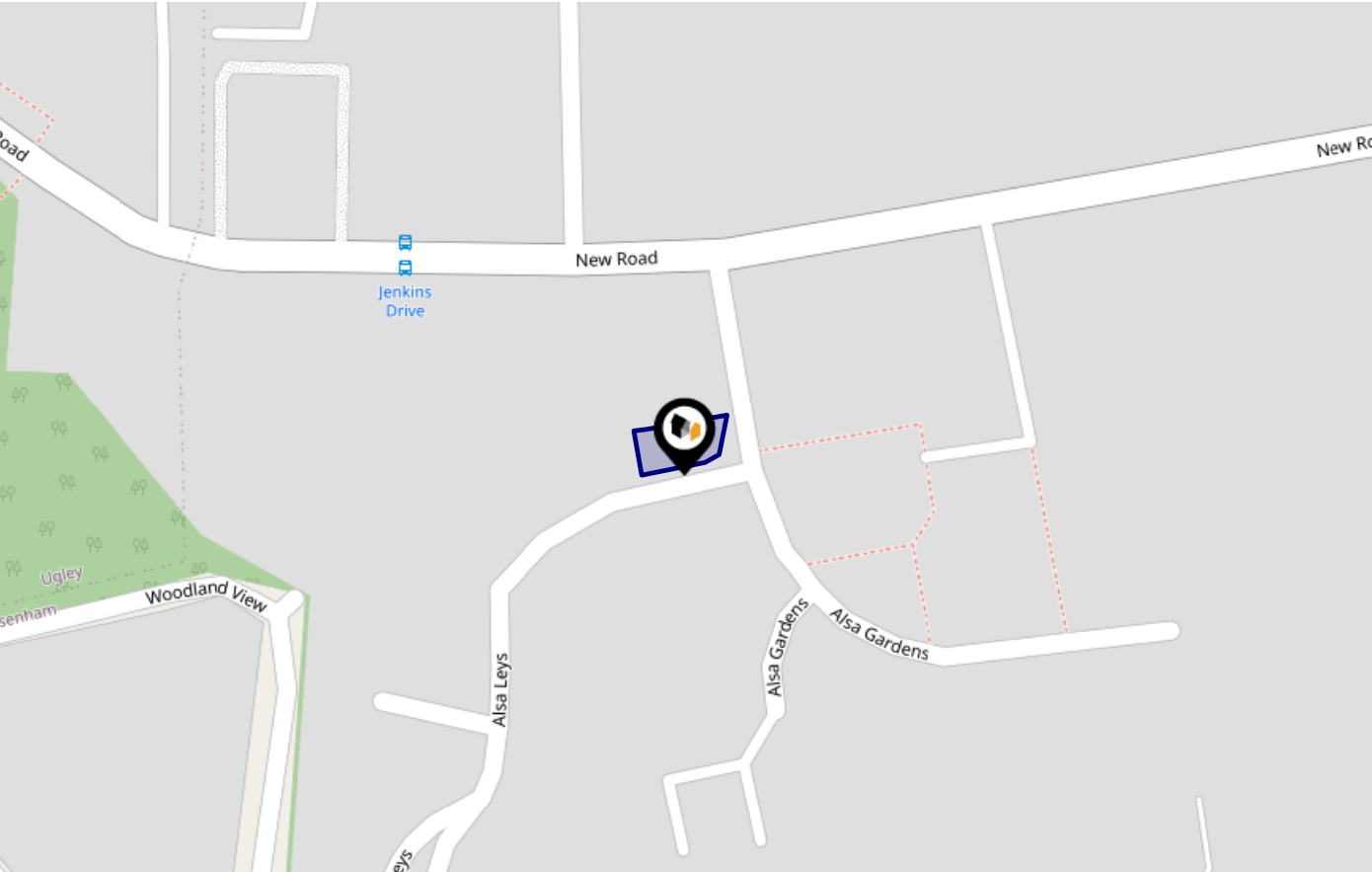


# Flood Risk

## 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.

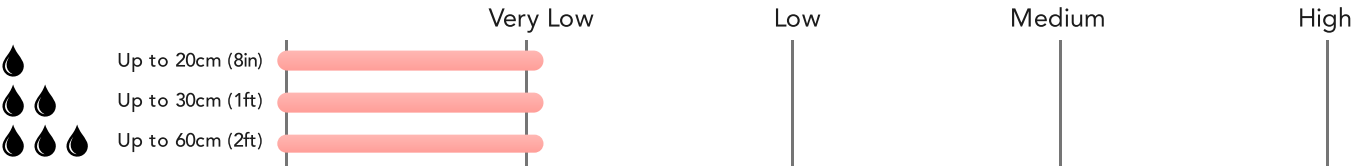


**Risk Rating: Very low**

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.

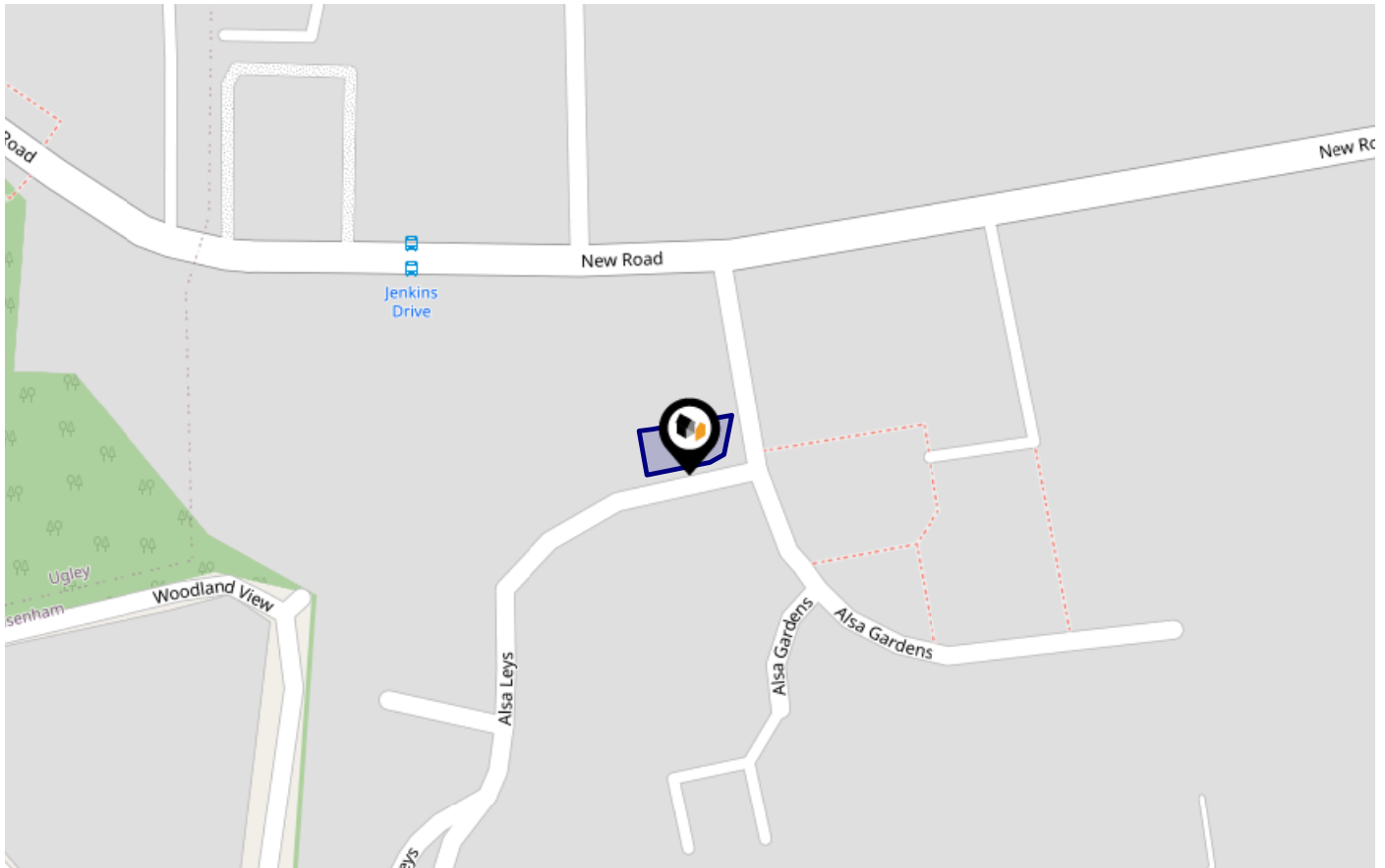
Chance of flooding to the following depths at this property:



# 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.



Risk Rating: Very low

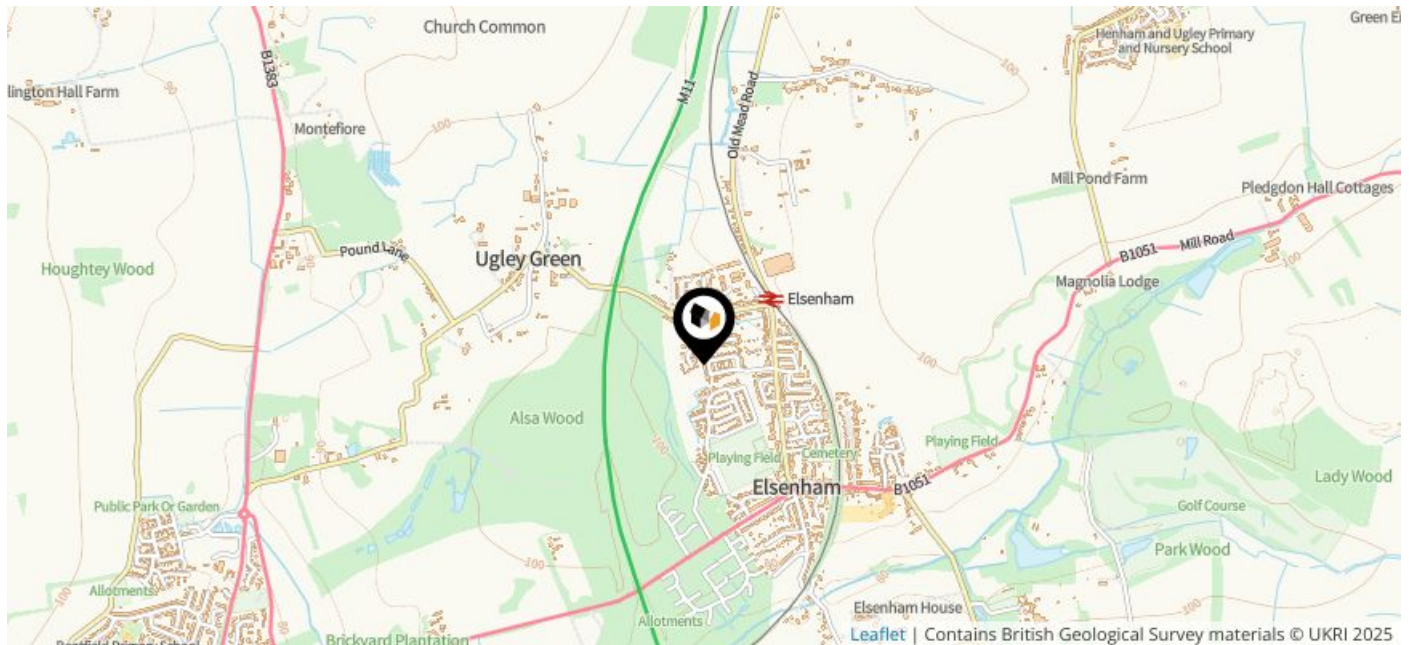
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



This map displays nearby coal mine entrances and their classifications.



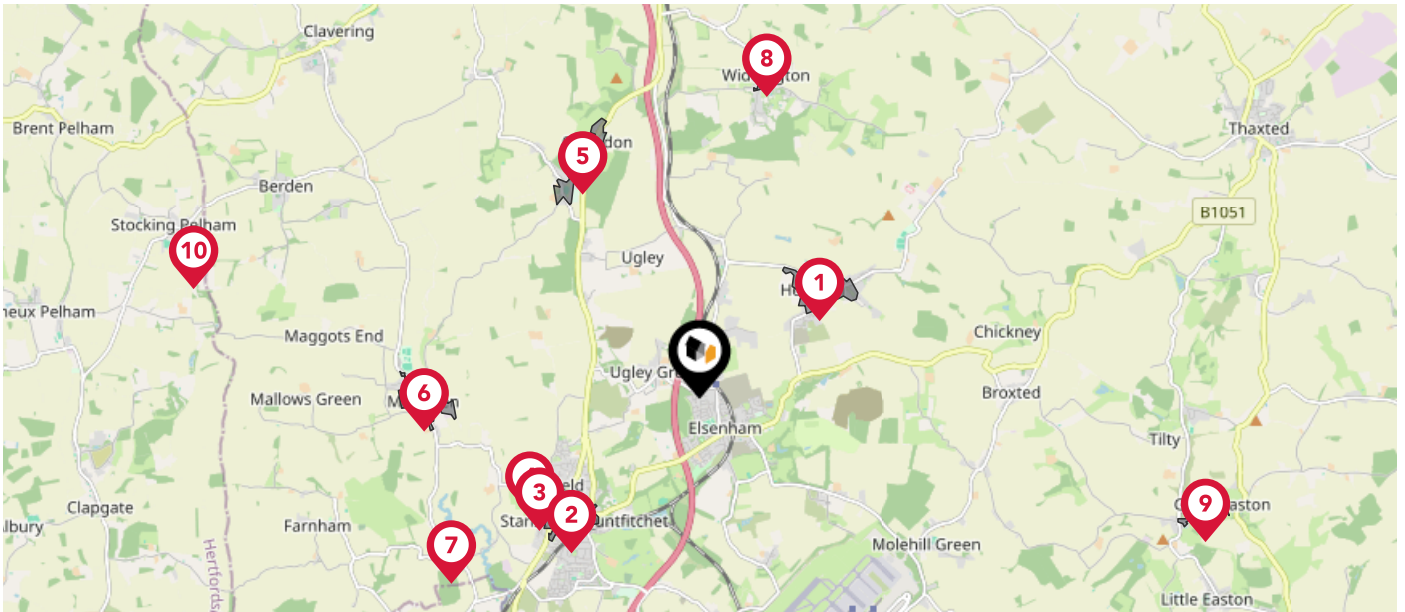
### Mine Entry

- ✗ 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



Stansted Mountfitchet



Bentfield Causeway



Bentfield Green



Quendon and Rickling



Manuden



Hazel End



Widdington



Great Easton



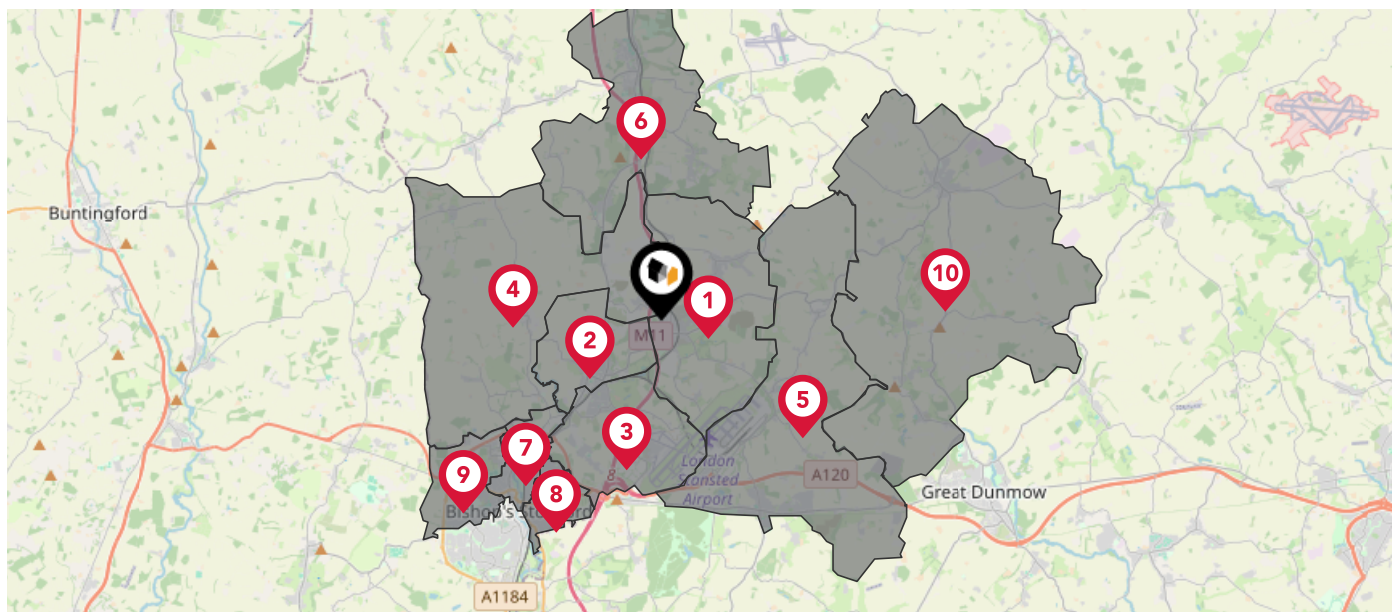
Crabb's Green



# 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

Stansted North Ward

3

Stansted South & Birchanger Ward

4

Stort Valley Ward

5

Takeley Ward

6

Newport Ward

7

Bishop's Stortford Meads Ward

8

Bishop's Stortford All Saints Ward

9

Bishop's Stortford Silverleys Ward

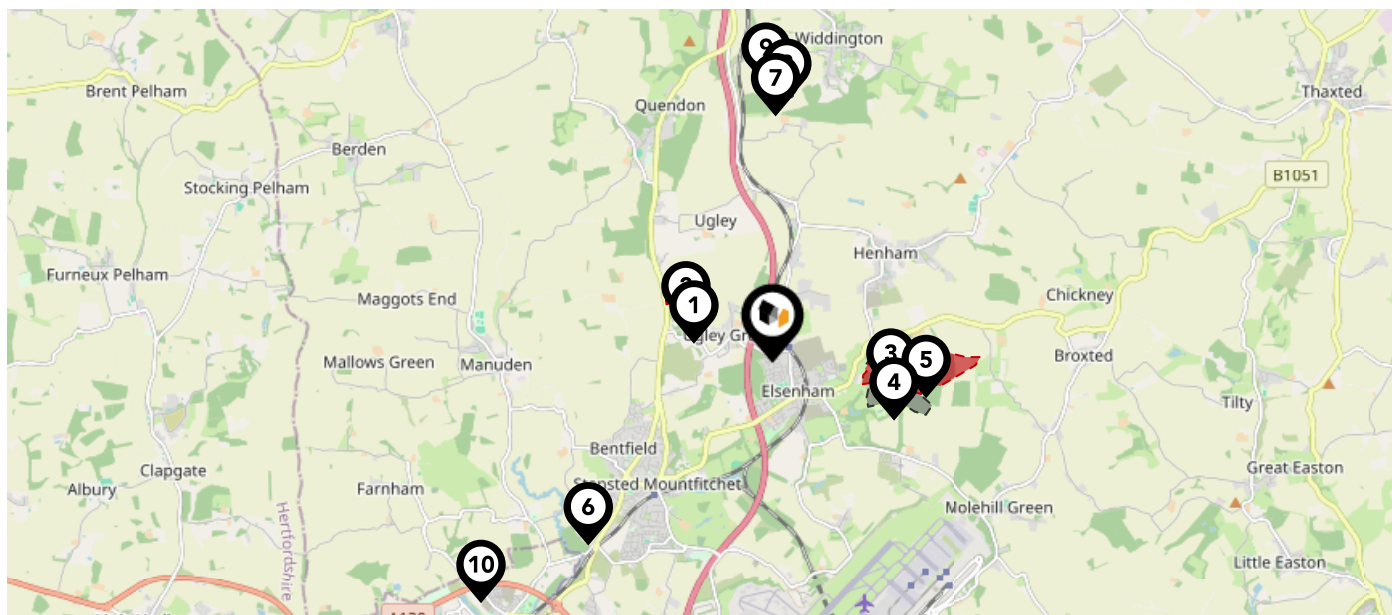
10

Thaxted & the Eastons Ward

# Maps

## Landfill Sites

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

<b>1</b>	Ugley Quarry-Cambridge Road, Ugley, Uttlesford, Essex	Historic Landfill	
<b>2</b>	No name provided by source	Active Landfill	
<b>3</b>	Henham Road-Elsenham	Historic Landfill	
<b>4</b>	Elsenham-Henham Road, Elsenham	Historic Landfill	
<b>5</b>	No name provided by source	Active Landfill	
<b>6</b>	Stansted Mountfitchet-Lime Kiln Lane, Stansted, Essex	Historic Landfill	
<b>7</b>	Hollow Road-Widdington, Saffron Walden, Essex	Historic Landfill	
<b>8</b>	EA/EPR/GB3006LX/T001	Active Landfill	
<b>9</b>	EA/EPR/HP3199NX/A001	Active Landfill	
<b>10</b>	Stortford Limeworks-Farnham Road, Bishops Stortford, Hertfordshire	Historic Landfill	



### Muvin

---

The property brokerage at Muvin 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.



## 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 Muvini 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 Muvini and therefore no warranties can be given as to their good working order.



Muvin

## 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.

Powered by



### 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.



#### Muvin

20a Coggeshall Road Braintree CM7 9BY

01376 343777

[enquiries@muvin.co.uk](mailto:enquiries@muvin.co.uk)

[www.taylormilburn.co.uk](http://www.taylormilburn.co.uk)

