

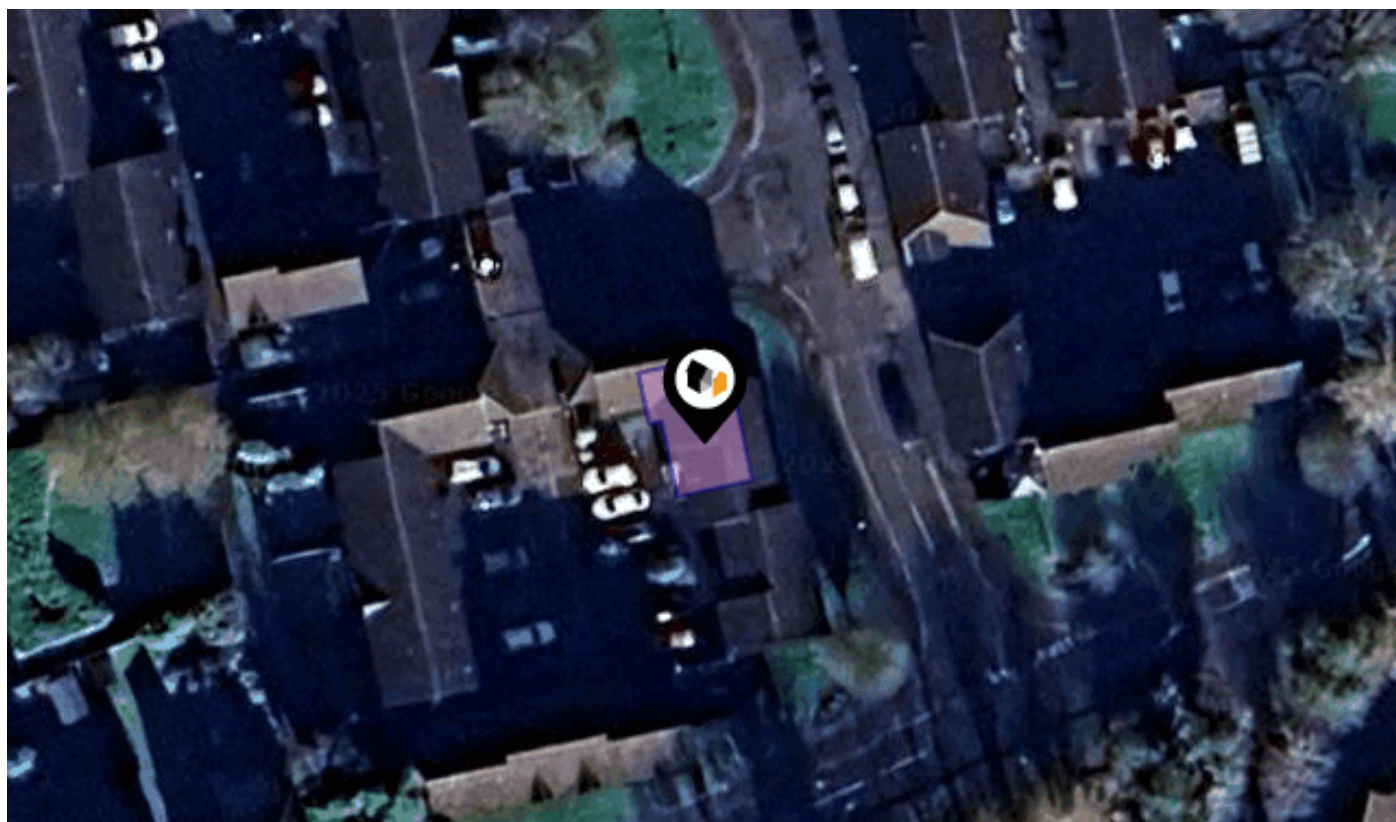


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th October 2025



DIMSDALE CRESCENT, BISHOP'S STORTFORD, CM23

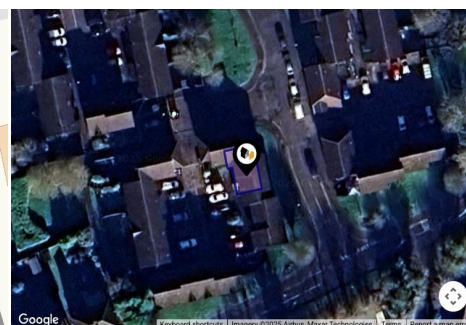
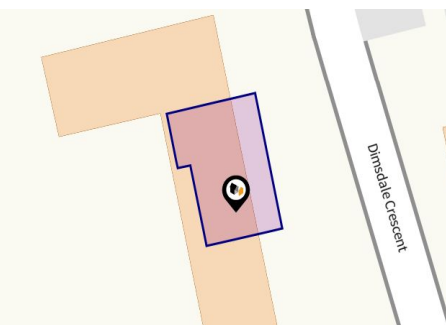
iad UK

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iadgroup.com



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	861 ft ² / 80 m ²
Plot Area:	0.02 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,820
Title Number:	HD307308

Tenure:	Leasehold
Start Date:	06/11/1988
End Date:	14/11/2113
Lease Term:	125 years from 14 November 1988
Term Remaining:	88 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	42 mb/s	1000 mb/s

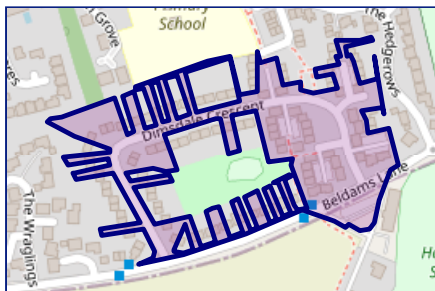
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

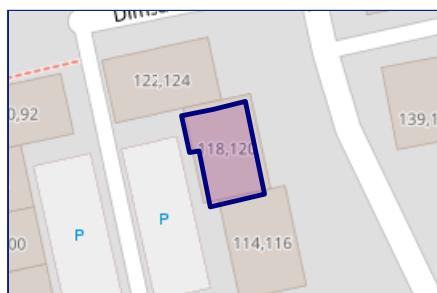


Freehold Title Plan



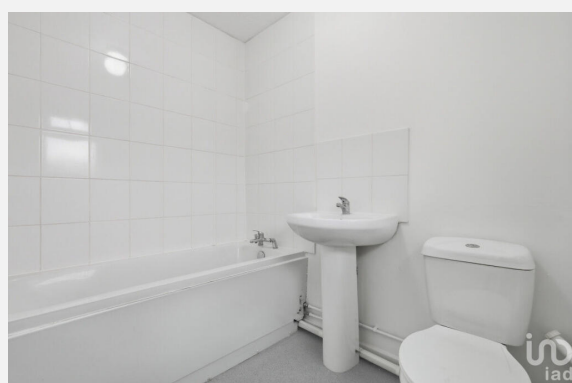
HD407606

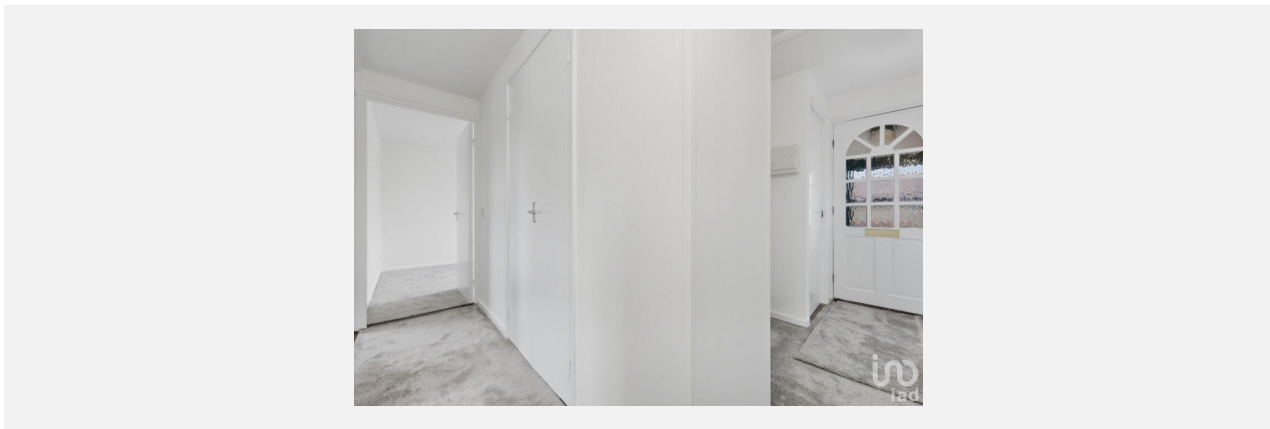
Leasehold Title Plan



HD307308

Start Date: 06/11/1988
End Date: 14/11/2113
Lease Term: 125 years from 14 November 1988
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DIMSDALE CRESCENT, BISHOP'S STORTFORD, CM23

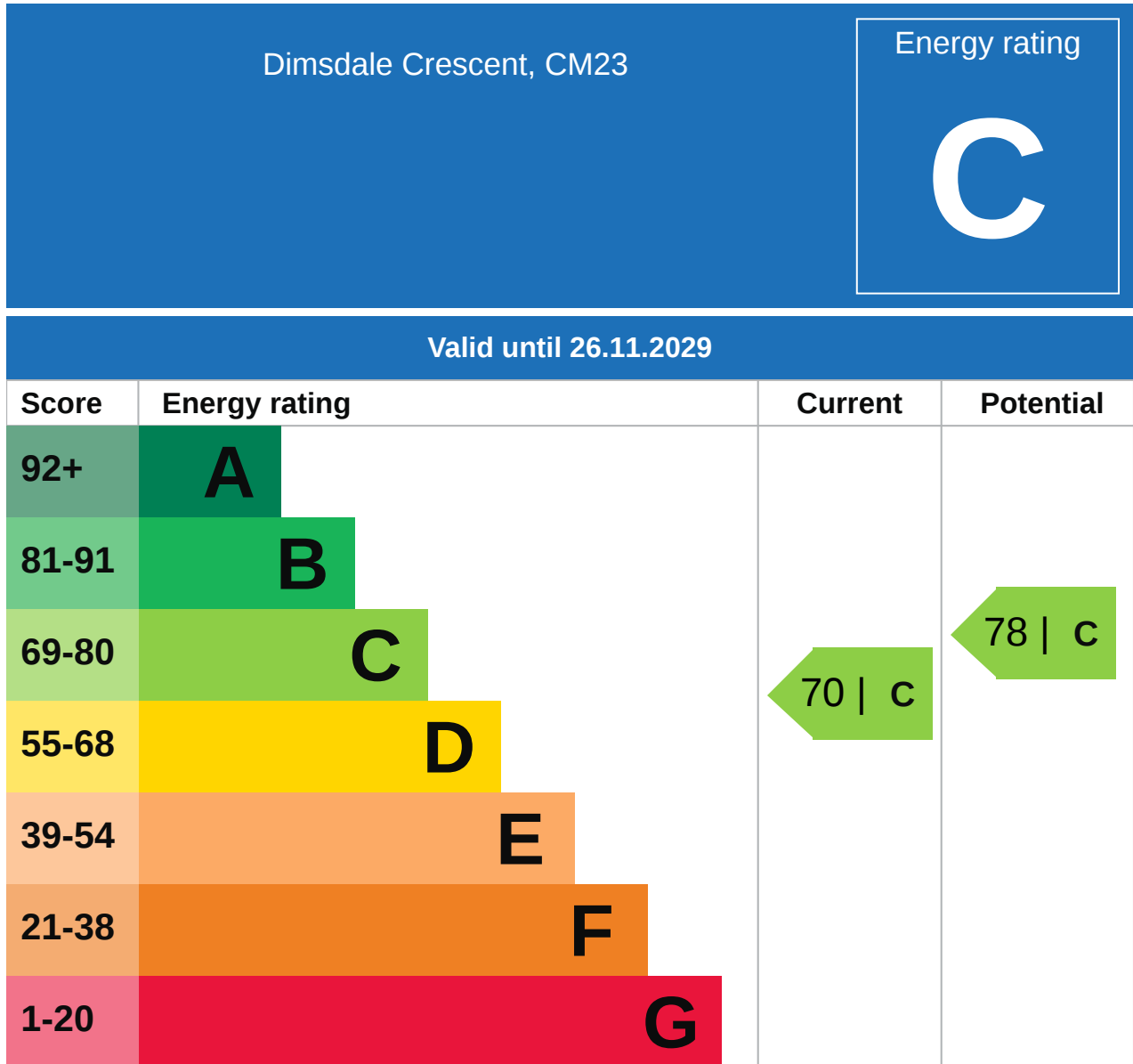


Total area: approx. 69.6 sq. metres (748.7 sq. feet)

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.□

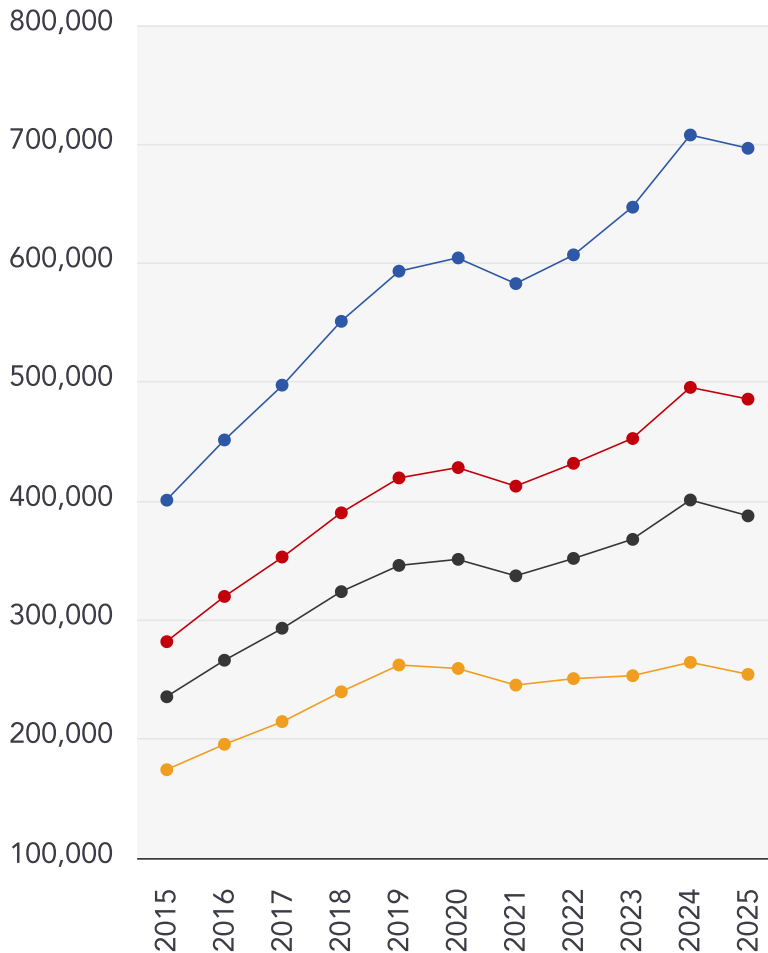
Dimsdale Crescent



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	80 m ²

10 Year History of Average House Prices by Property Type in CM23



Detached

+73.8%

Semi-Detached

+72.33%

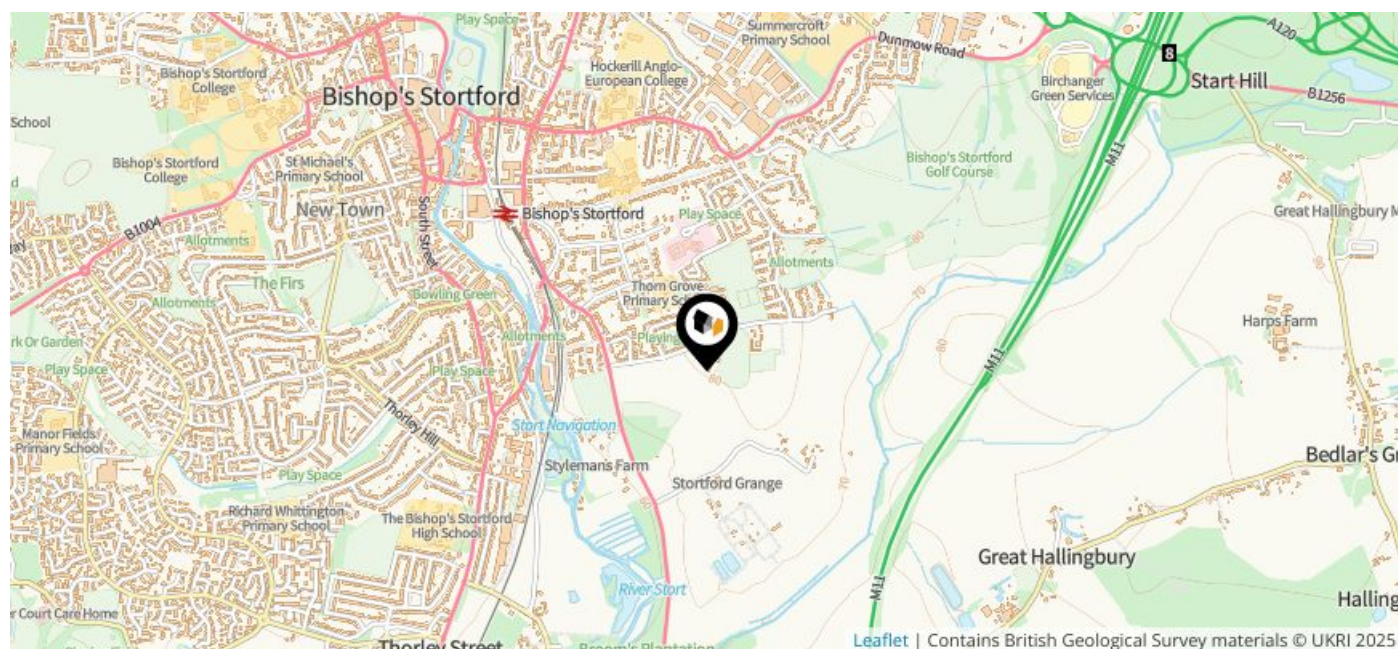
Terraced

+64.55%

Flat

+46%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

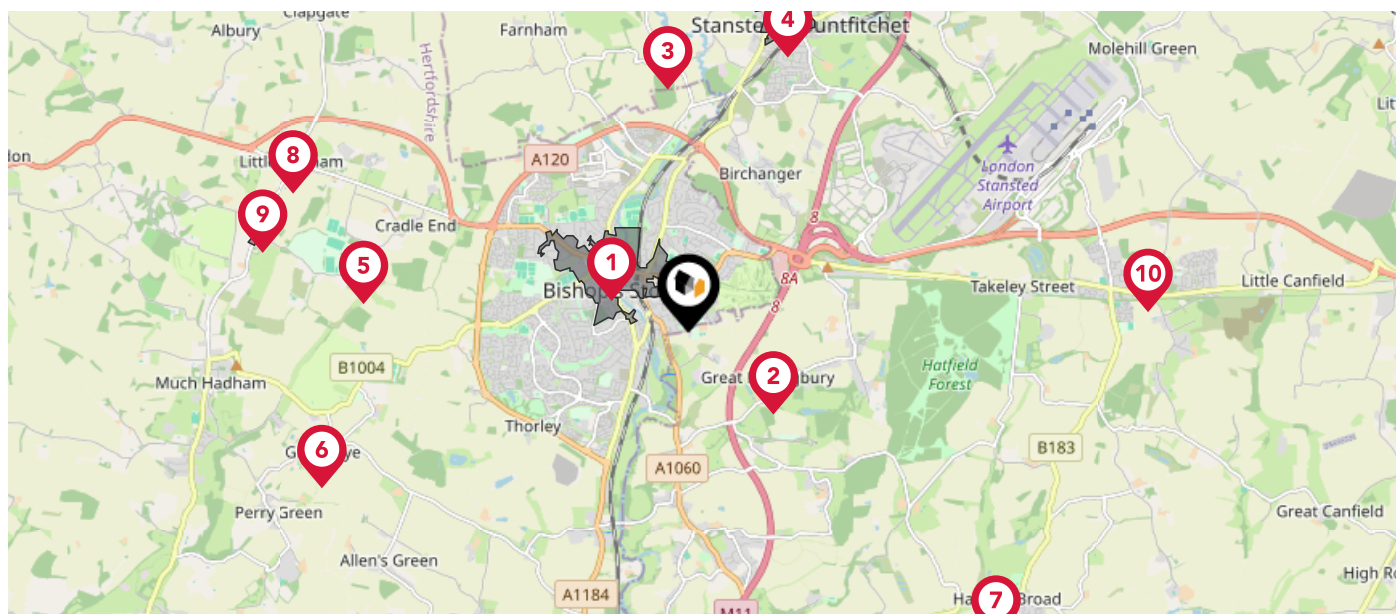
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

Maps

Conservation Areas

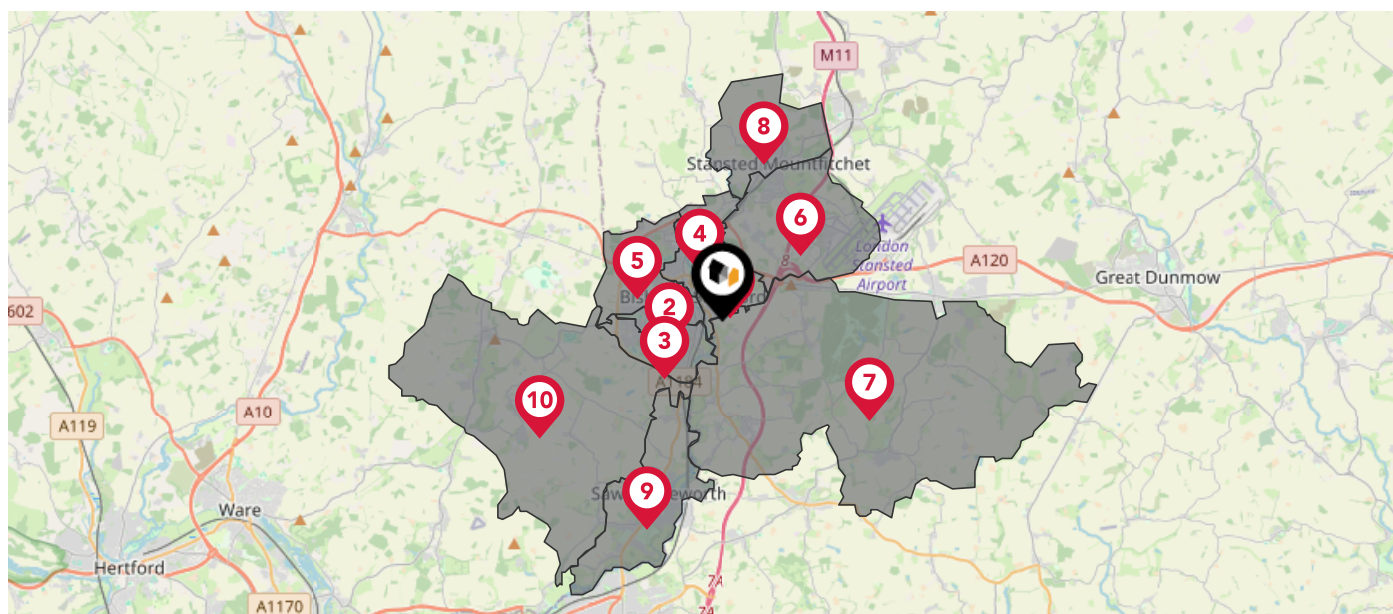
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.













Nearby Conservation Areas

- 1 Bishop's Stortford
- 2 Great Hallingbury
- 3 Hazel End
- 4 Stansted Mountfitchet
- 5 Bury Green
- 6 Green Tye
- 7 Hatfield Broad Oak
- 8 Little Hadham
- 9 Hadham Ford
- 10 Smiths Green

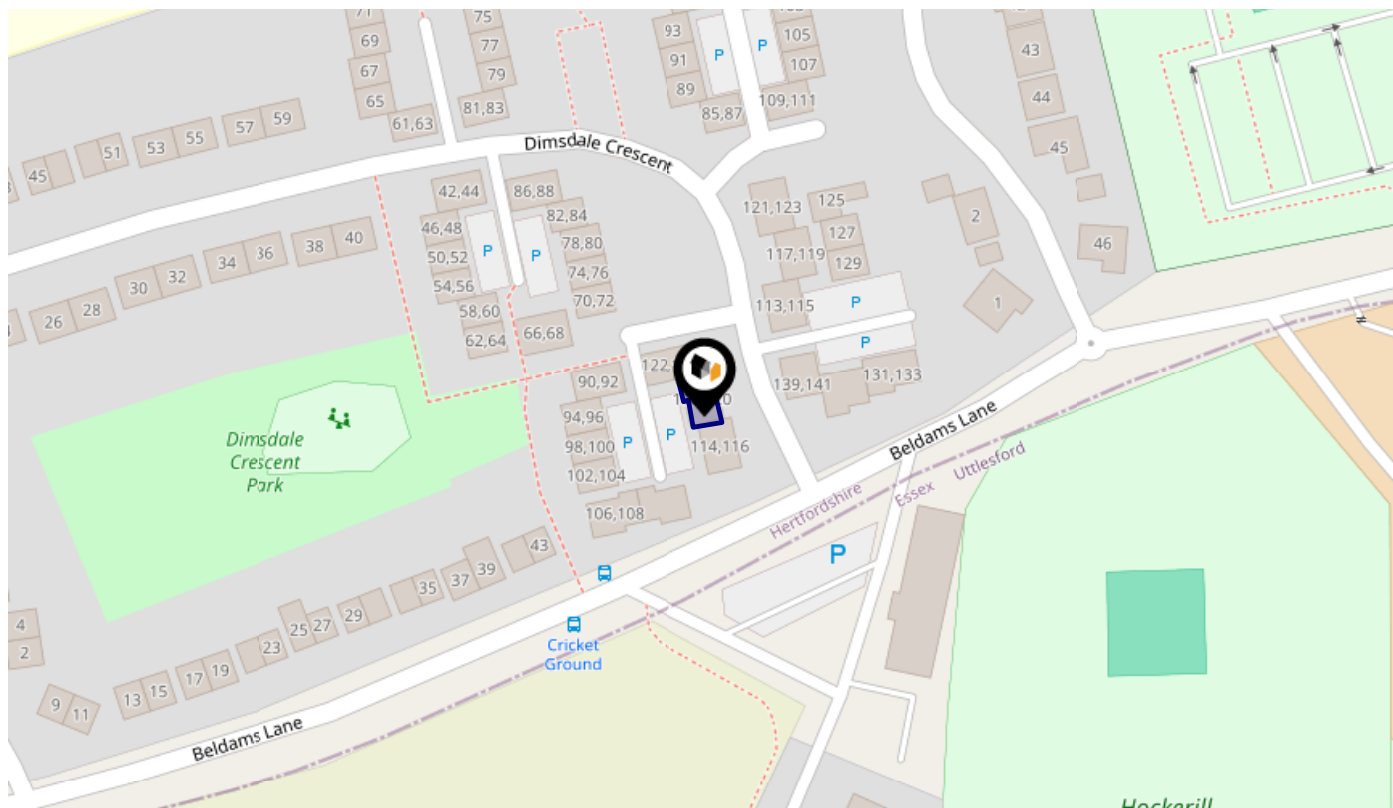
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Bishop's Stortford All Saints Ward
-  Bishop's Stortford Central Ward
-  Bishop's Stortford South Ward
-  Bishop's Stortford Meads Ward
-  Bishop's Stortford Silverleys Ward
-  Stansted South & Birchanger Ward
-  Broad Oak & the Hallingburys Ward
-  Stansted North Ward
-  Sawbridgeworth Ward
-  Much Hadham 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:

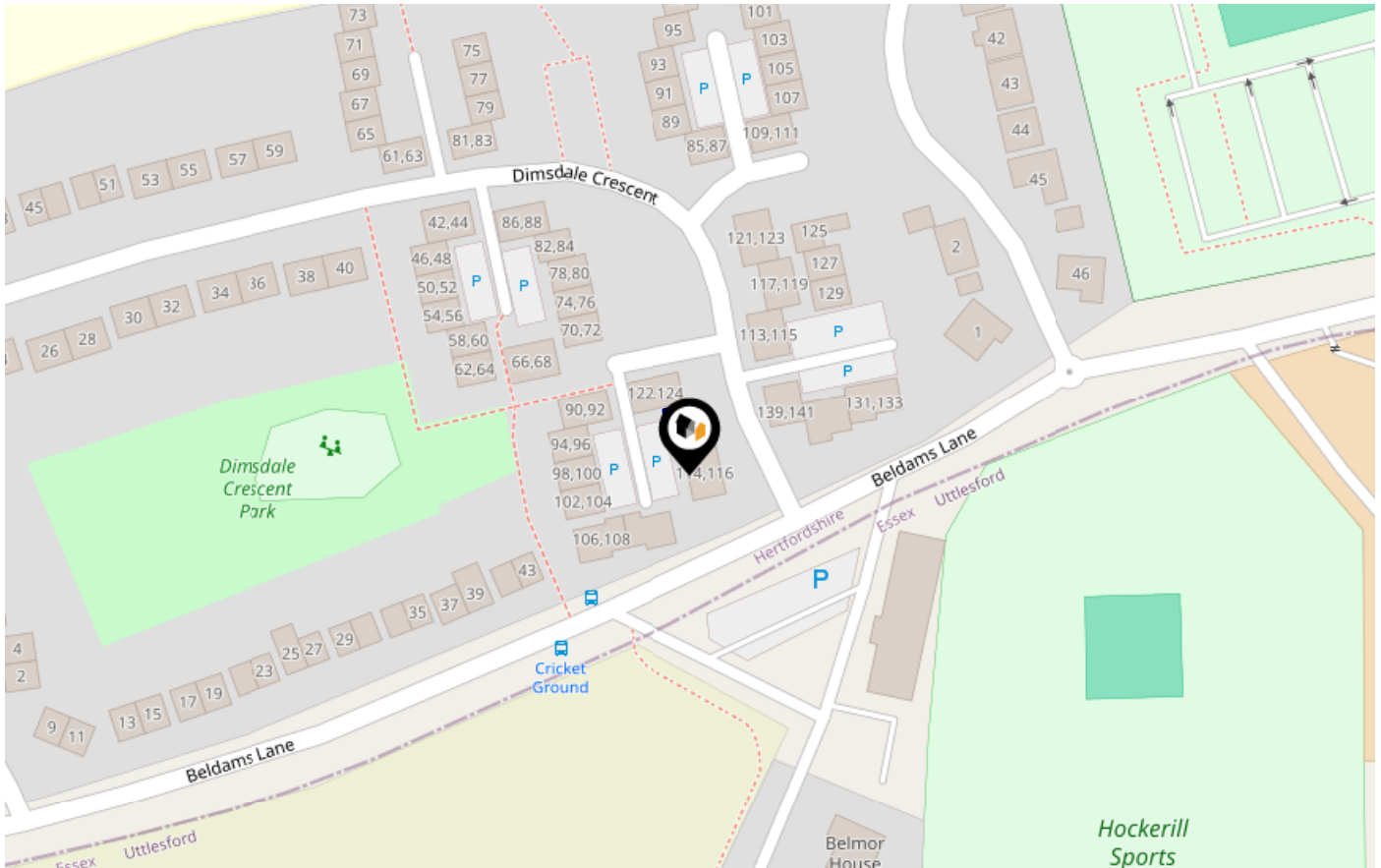
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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

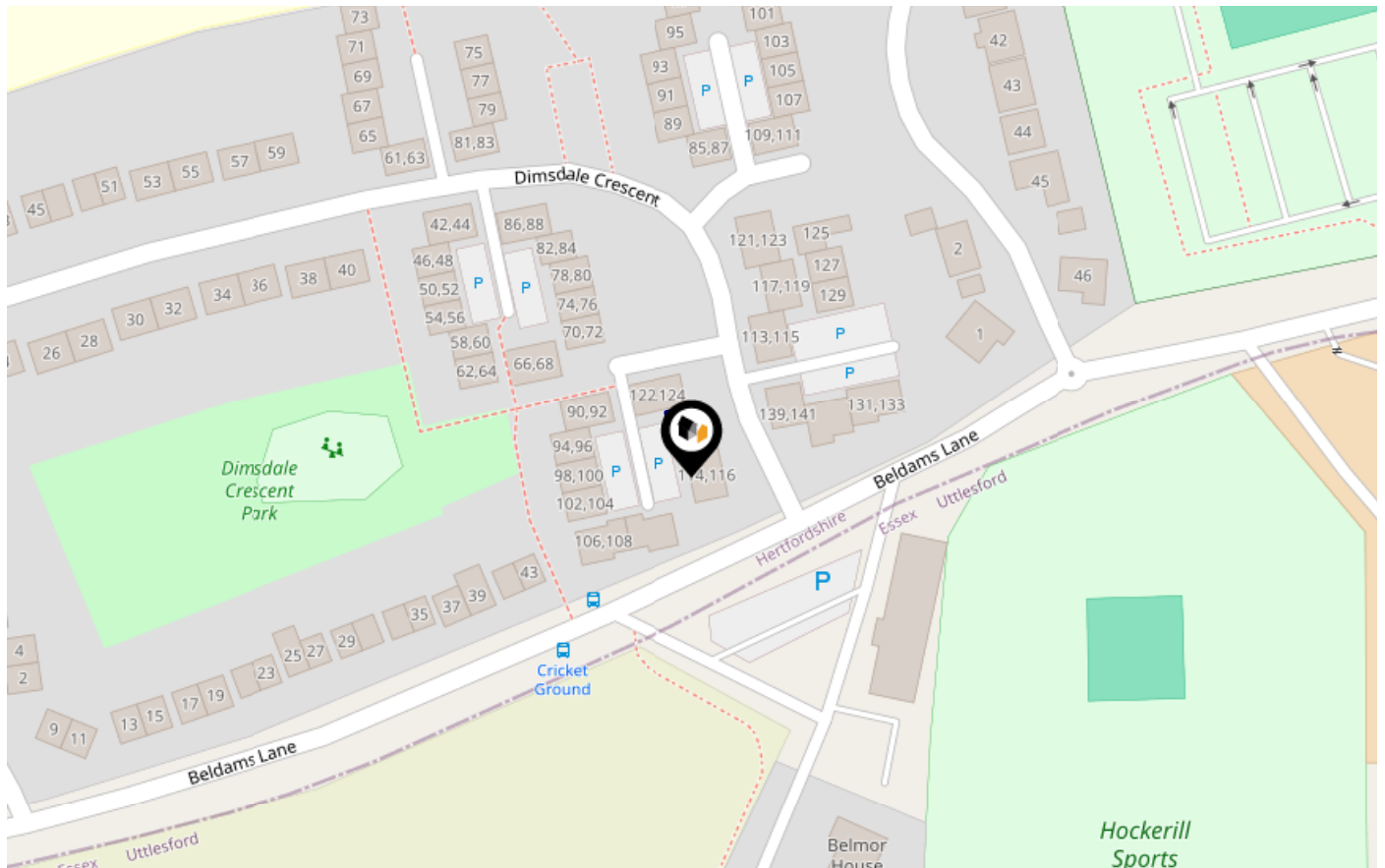
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

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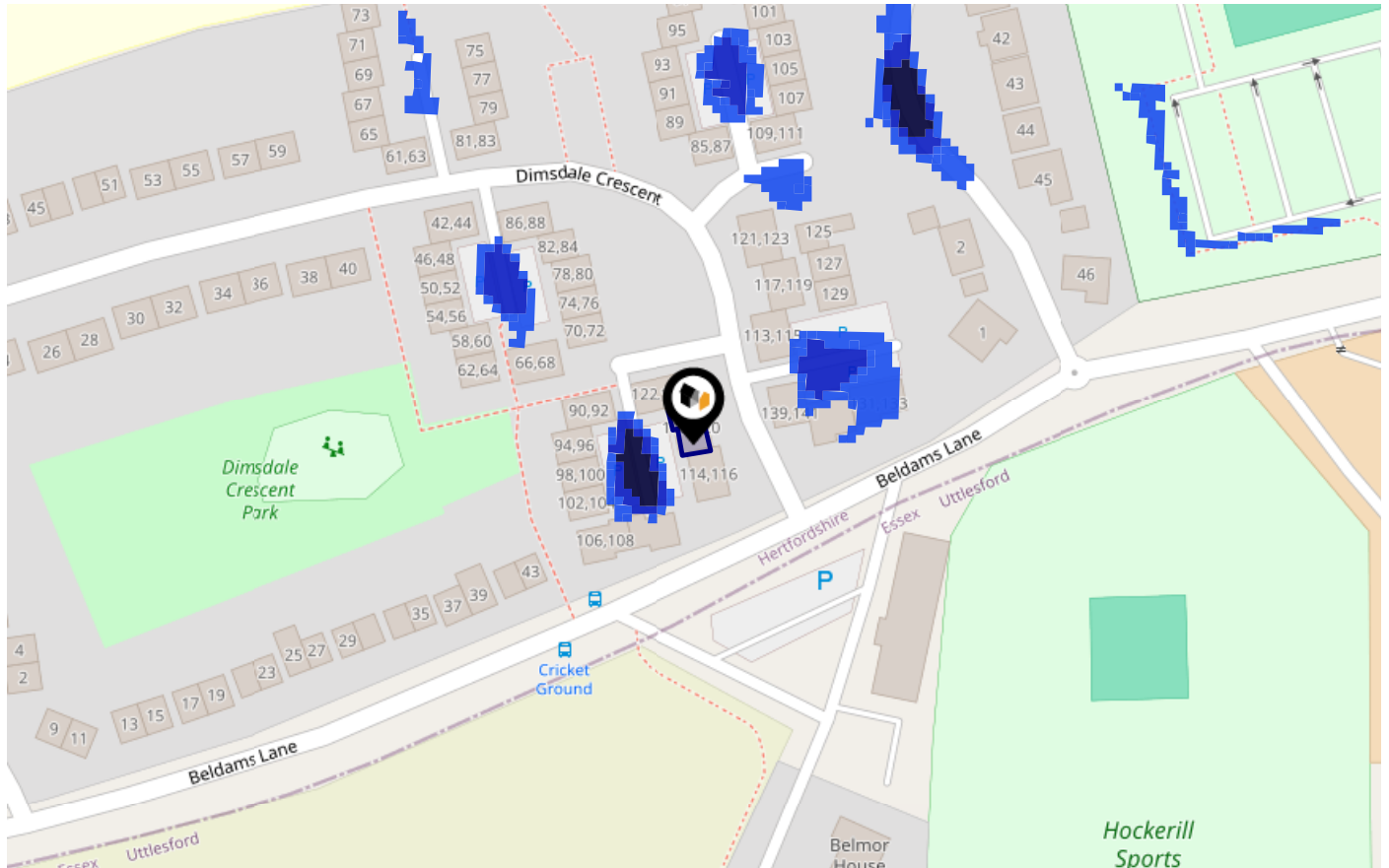
Chance of flooding to the following depths at this property:



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

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.

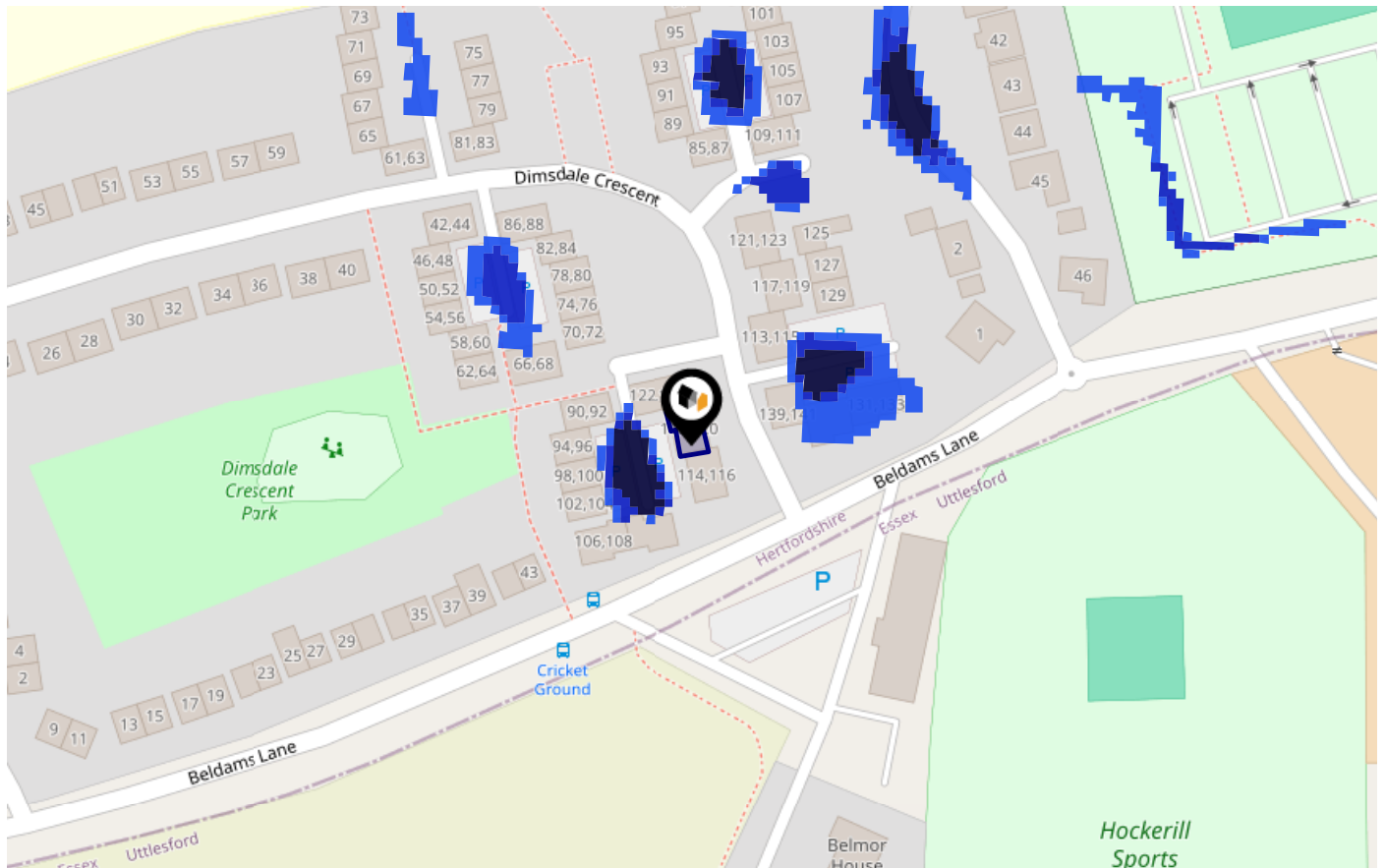
Chance of flooding to the following depths at this property:



Flood Risk

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

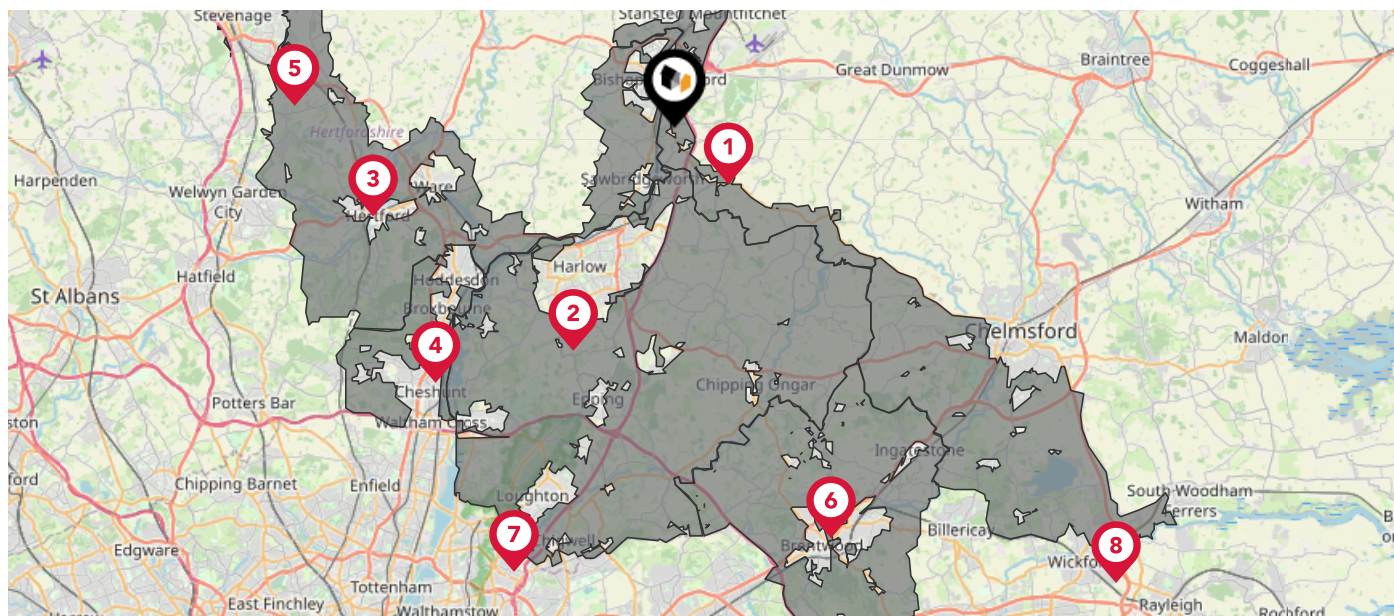
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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 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

London Green Belt - Broxbourne

5

London Green Belt - Stevenage

6

London Green Belt - Brentwood

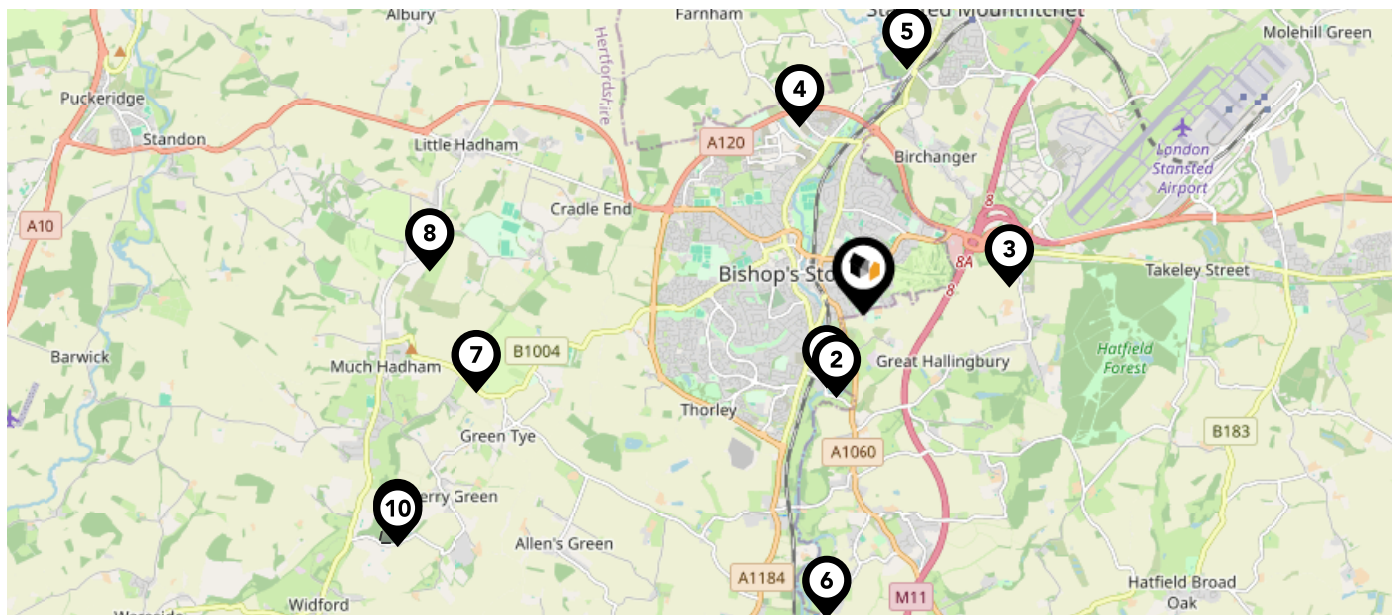
7

London Green Belt - Epping Forest

8

London Green Belt - Chelmsford

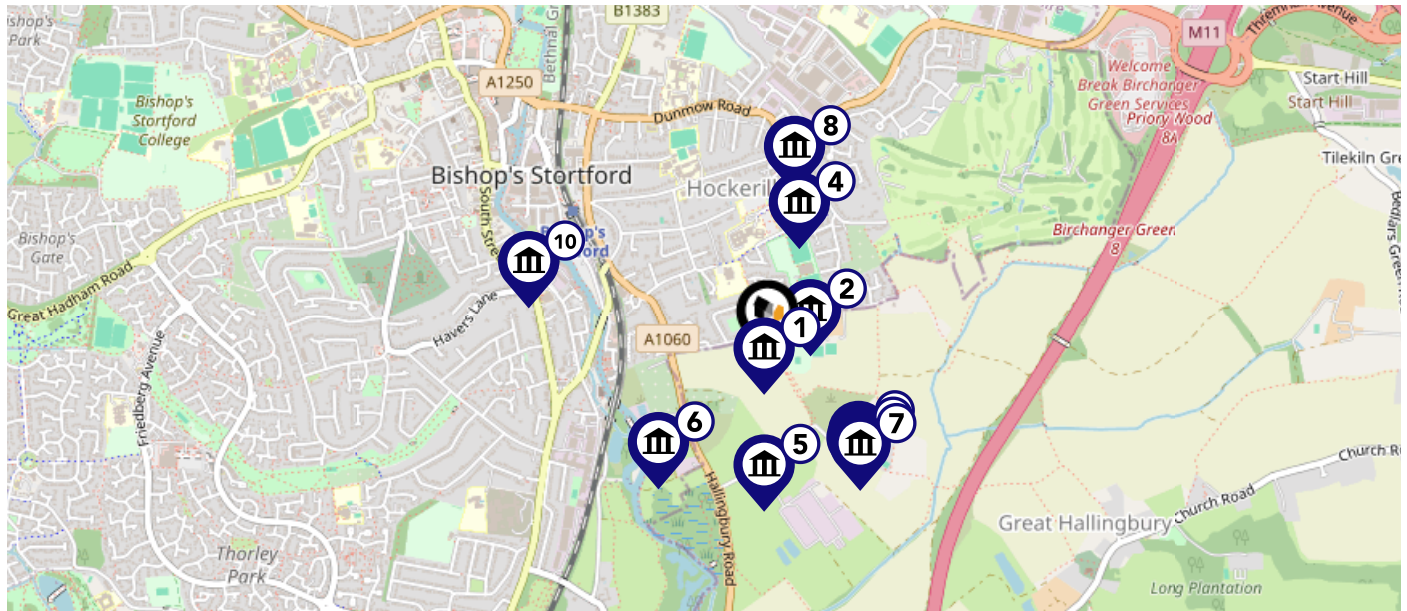
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



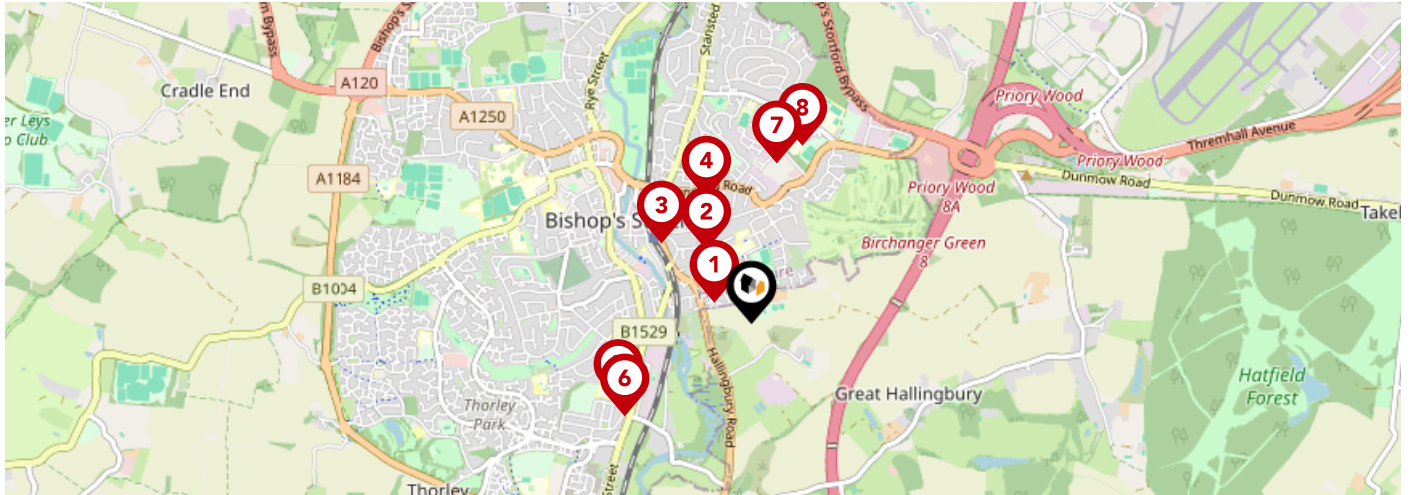
Nearby Landfill Sites

1	Twyford Farm-Twyford, Hertfordshire	Historic Landfill	
2	Twyford Farm-Twyford, Hertfordshire	Historic Landfill	
3	Start Hill-Takeley Street, Bishop's Stortford, Hertfordshire	Historic Landfill	
4	Stortford Limeworks-Farnham Road, Bishops Stortford, Hertfordshire	Historic Landfill	
5	Stansted Mountfitchet-Lime Kiln Lane, Stansted, Essex	Historic Landfill	
6	South House Farm-Hallingbury	Historic Landfill	
7	Dane Bridge-Twyforbury Farm, Hadham Road, Much Hadham, Bishops Stortford, Hertfordshire	Historic Landfill	
8	Side Hilly-Little Hadham, Ware, Hertfordshire	Historic Landfill	
9	Hadham Towers-Bourne Lane, Much Hadham, Hertfordshire	Historic Landfill	
10	Hadham Towers-Bourne Lane, Much Hadham, Hertfordshire	Historic Landfill	

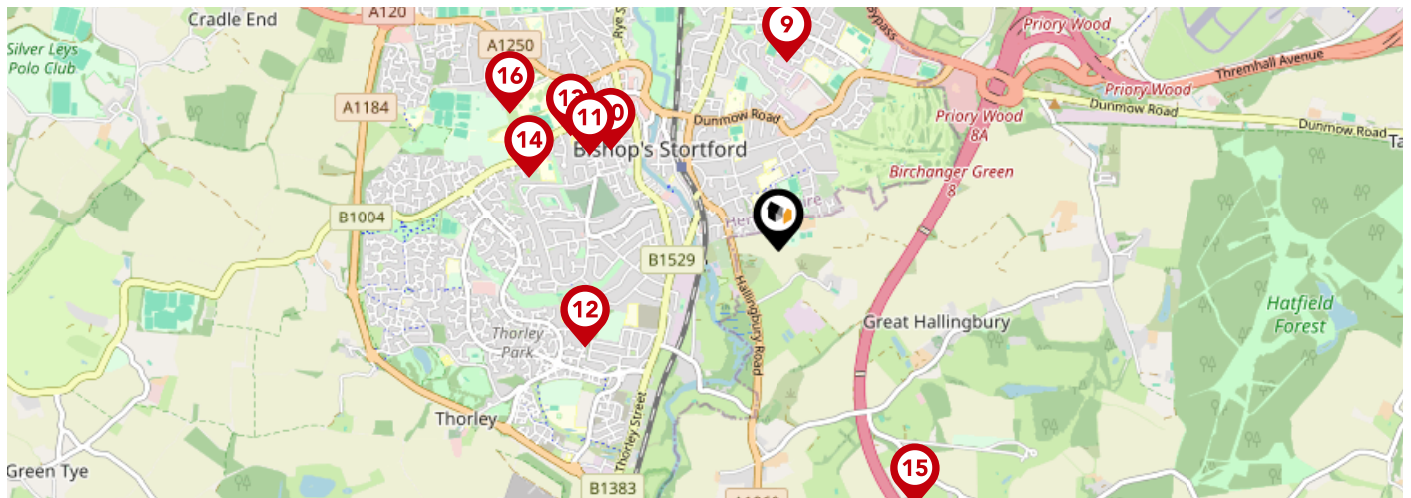
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1322666 - 112, Beldams Lane	Grade II	0.1 miles
 1112040 - Great Beldams	Grade II	0.1 miles
 1112046 - Barn Approximately 30 Metres North Of Great Jenkins Farmhouse	Grade II	0.3 miles
 1101612 - Hertfordshire And Essex General Hospital (former Workhouse Block, Now Staff Accommodation, Comprising Waytemore House, Essex House, Cecil House, Offices And Training School)	Grade II	0.3 miles
 1365621 - Little Jenkins	Grade II	0.3 miles
 1176023 - Stylemans, With Garden Pump	Grade II	0.4 miles
 1112045 - Great Jenkins Farmhouse	Grade II	0.4 miles
 1175921 - The Nag's Head Public House	Grade II	0.4 miles
 1147339 - Granary West Of Great Jenkins Farmhouse	Grade II	0.4 miles
 1102414 - North Range Of Former Malshouses At Junction With South Street (peppers)	Grade II	0.5 miles



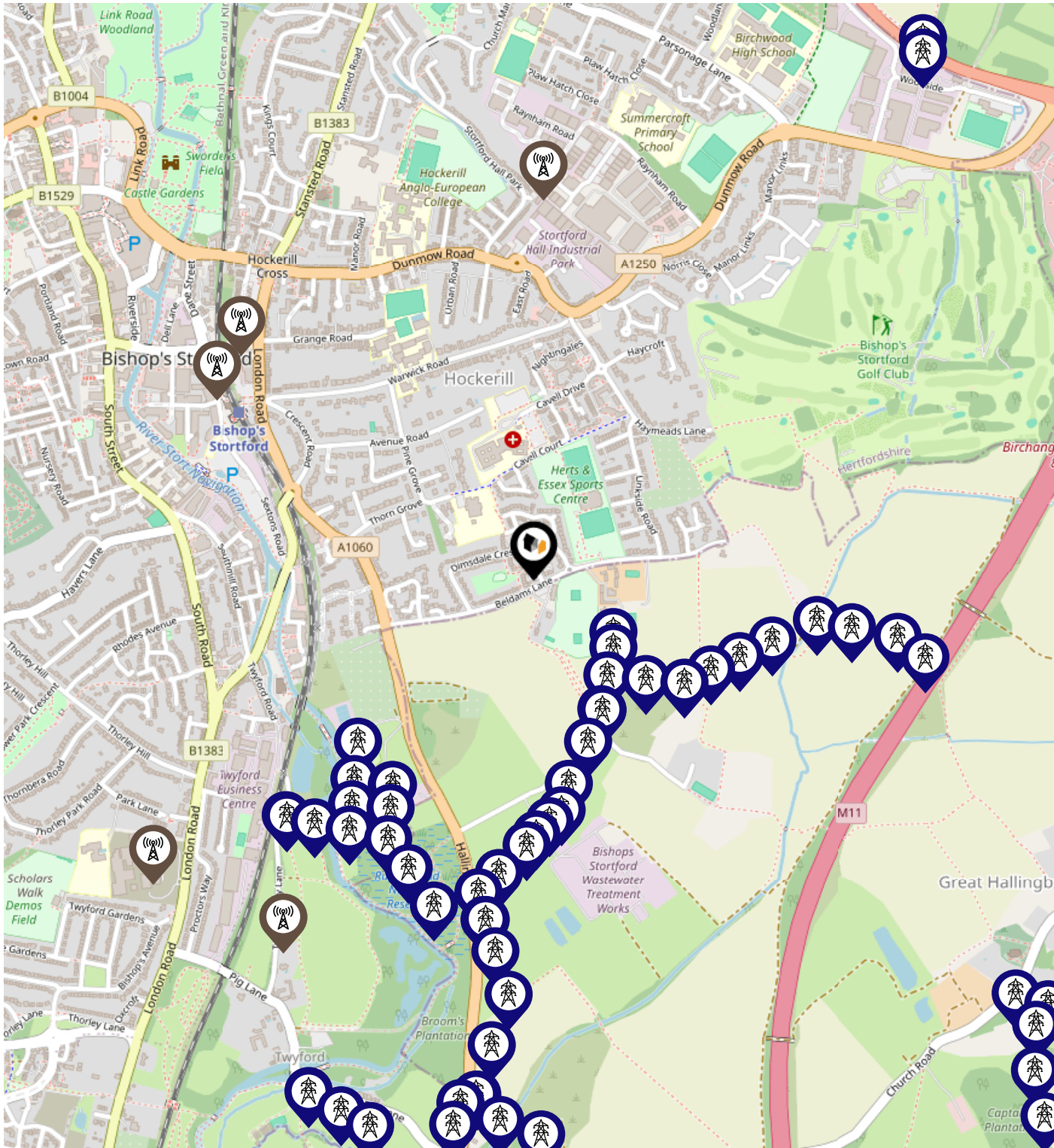
		Nursery	Primary	Secondary	College	Private
1	Thorn Grove Primary School Ofsted Rating: Good Pupils: 222 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thorley Hill Primary School Ofsted Rating: Good Pupils: 234 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1258 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Summerville Primary School Ofsted Rating: Good Pupils: 440 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Windhill21 Ofsted Rating: Outstanding Pupils: 448 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Richard Whittington Primary School Ofsted Rating: Good Pupils: 304 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1153 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School B/S Ofsted Rating: Good Pupils: 434 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Howe Green House School Ofsted Rating: Not Rated Pupils: 168 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1289 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

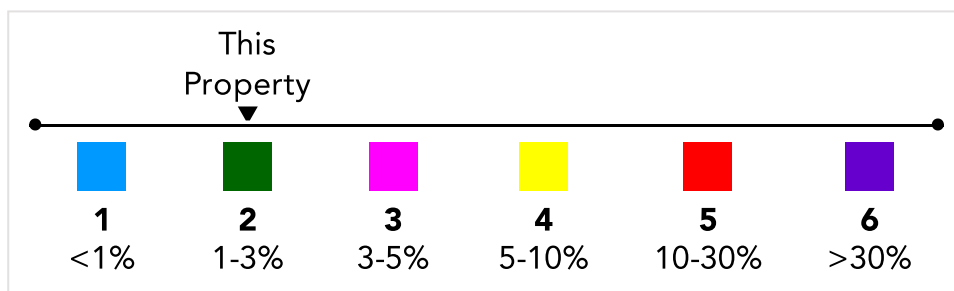
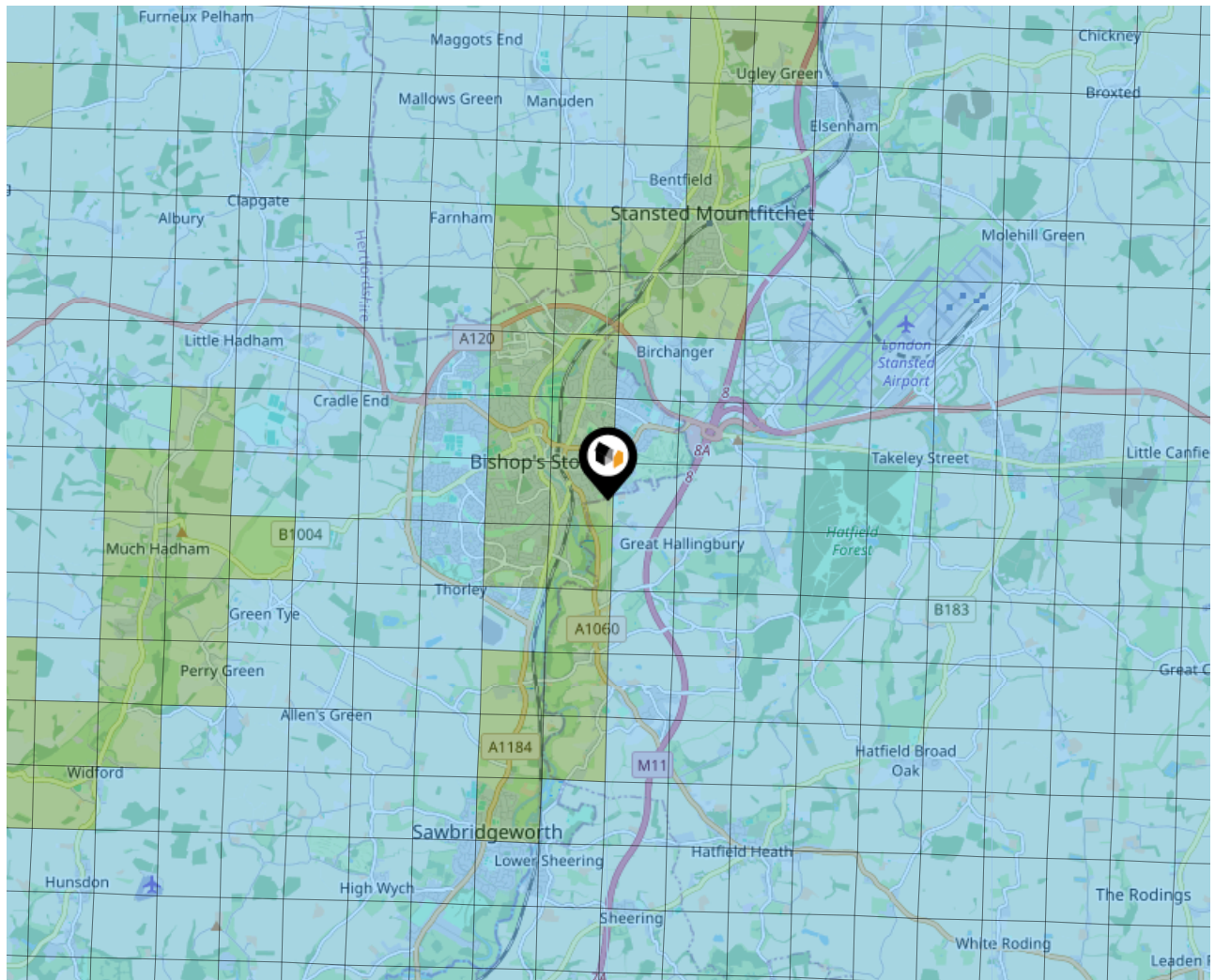


Key:

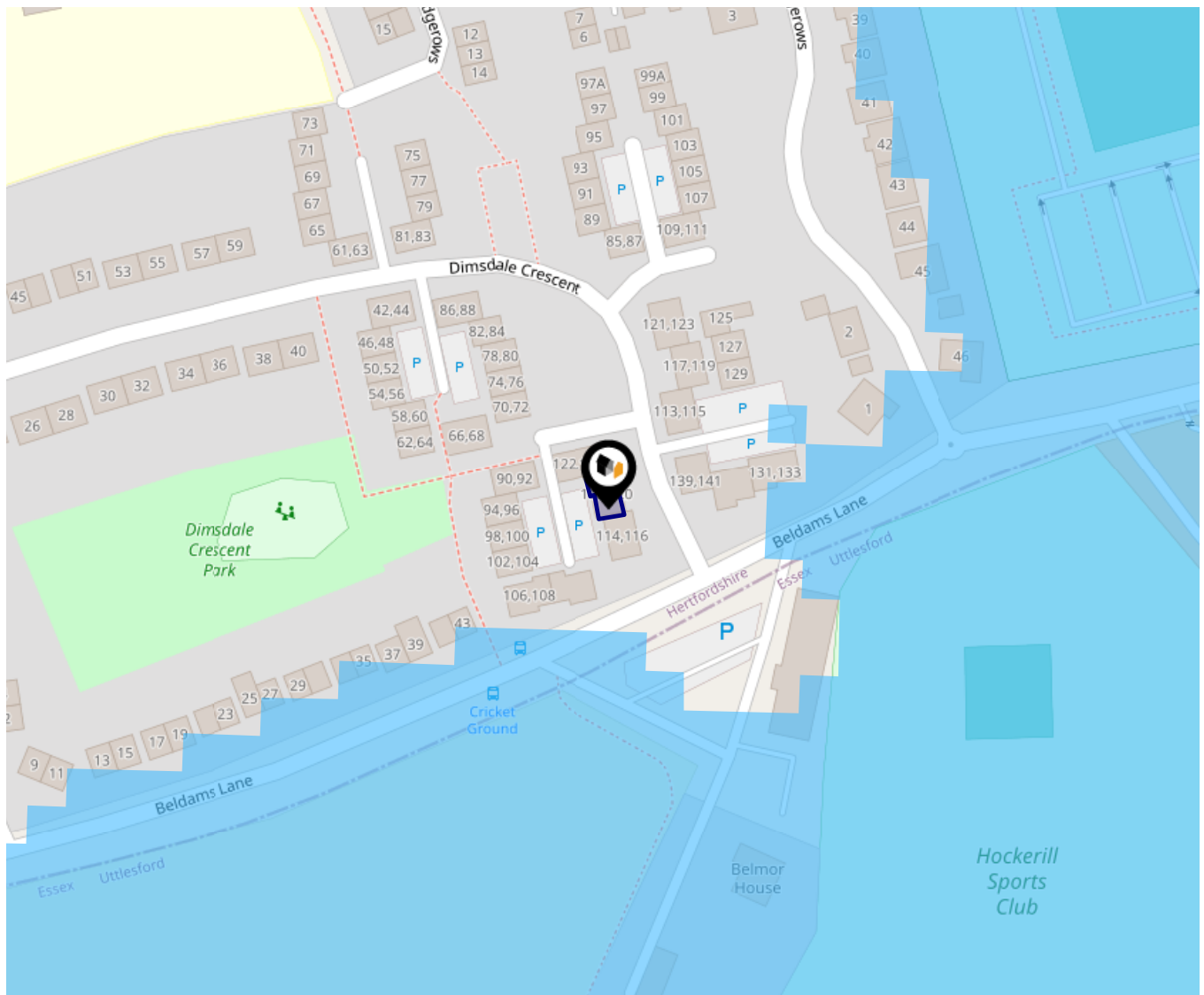
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



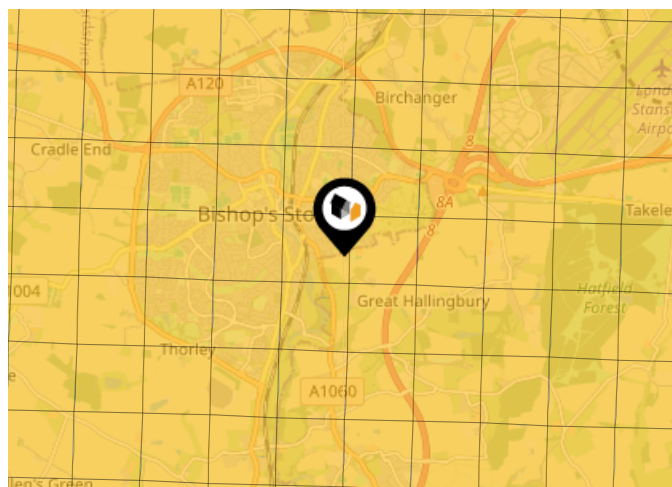
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

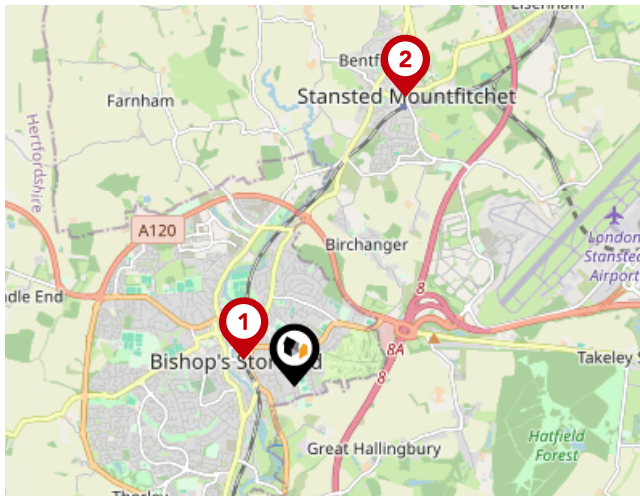


Primary Classifications (Most Common Clay Types)

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

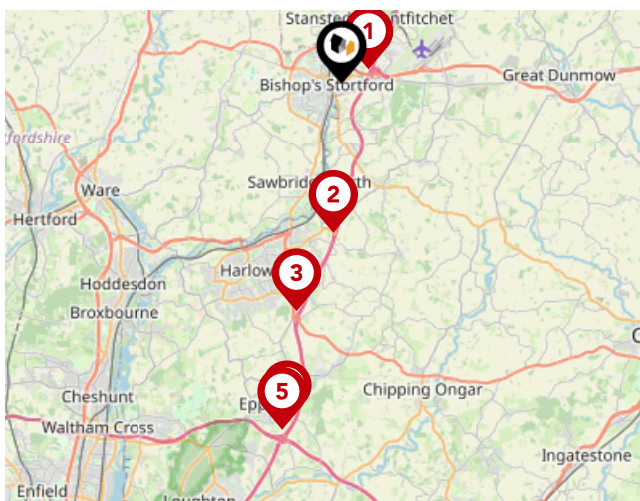
Area

Transport (National)



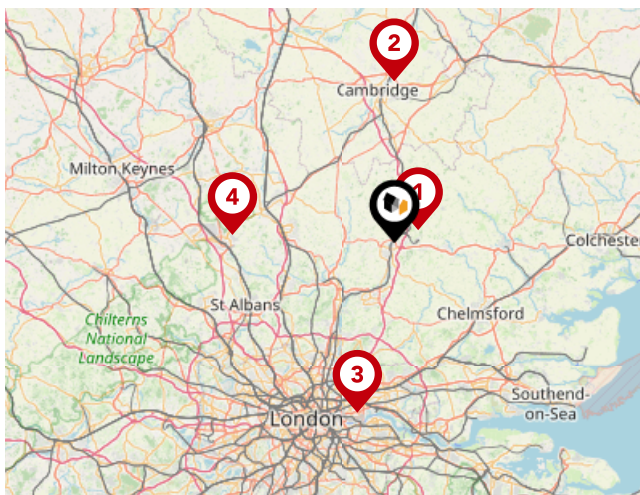
National Rail Stations

Pin	Name	Distance
1	Bishop's Stortford Rail Station	0.54 miles
2	Stansted Mountfitchet Rail Station	2.85 miles
3	Sawbridgeworth Rail Station	3.42 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	1.13 miles
2	M11 J7A	5.45 miles
3	M11 J7	8.48 miles
4	M11 J6	12.6 miles
5	M25 J27	12.87 miles



Airports/Helipads

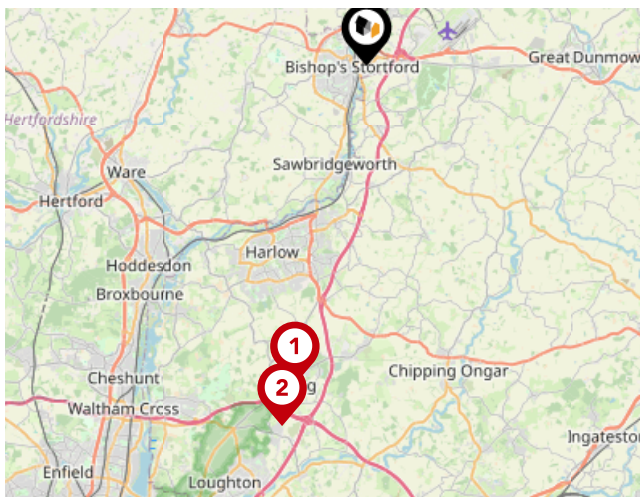
Pin	Name	Distance
1	Stansted Airport	4.09 miles
2	Cambridge	23.73 miles
3	Silvertown	25.45 miles
4	Luton Airport	23.65 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Sports Club	0.03 miles
2	Dimsdale Crescent	0.13 miles
3	Dimsdale Crescent	0.14 miles
4	Linkside Road	0.13 miles
5	Linkside Road	0.2 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	12 miles
2	Theydon Bois Underground Station	13.58 miles

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 iad UK 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 iad UK and therefore no warranties can be given as to their good working order.

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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