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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 19th August 2026



PARK LANE, BISHOP'S STORTFORD, CM23

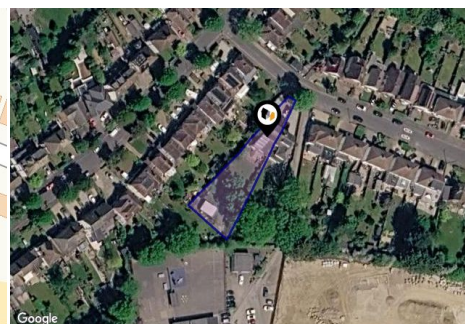
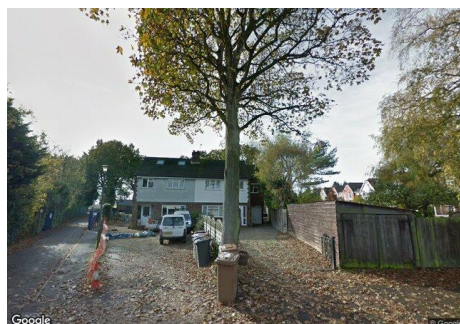
iad UK | Laura Kirby

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

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Property

Type:	Semi-Detached
Bedrooms:	5
Plot Area:	0.27 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£3,000
Title Number:	HD445691

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

8 mb/s	156 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

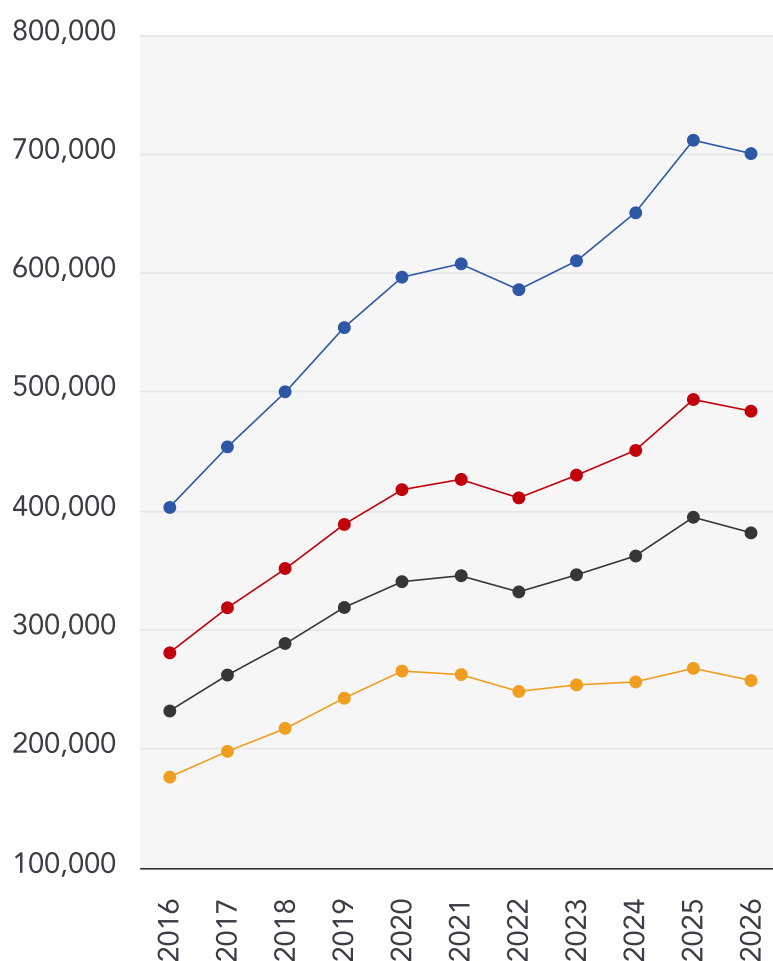


Planning records for: *Park Lane, Bishop's Stortford, CM23*

Reference - 3/17/0642/HH	
Decision:	Decided
Date:	14th March 2017
Description:	Ground floor rear extension and two storey rear extension, front garage extension and front porch

Reference - 3/11/0112/FP	
Decision:	Decided
Date:	25th January 2011
Description:	Proposed rear extension.

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



Detached

+73.8%

Semi-Detached

+72.33%

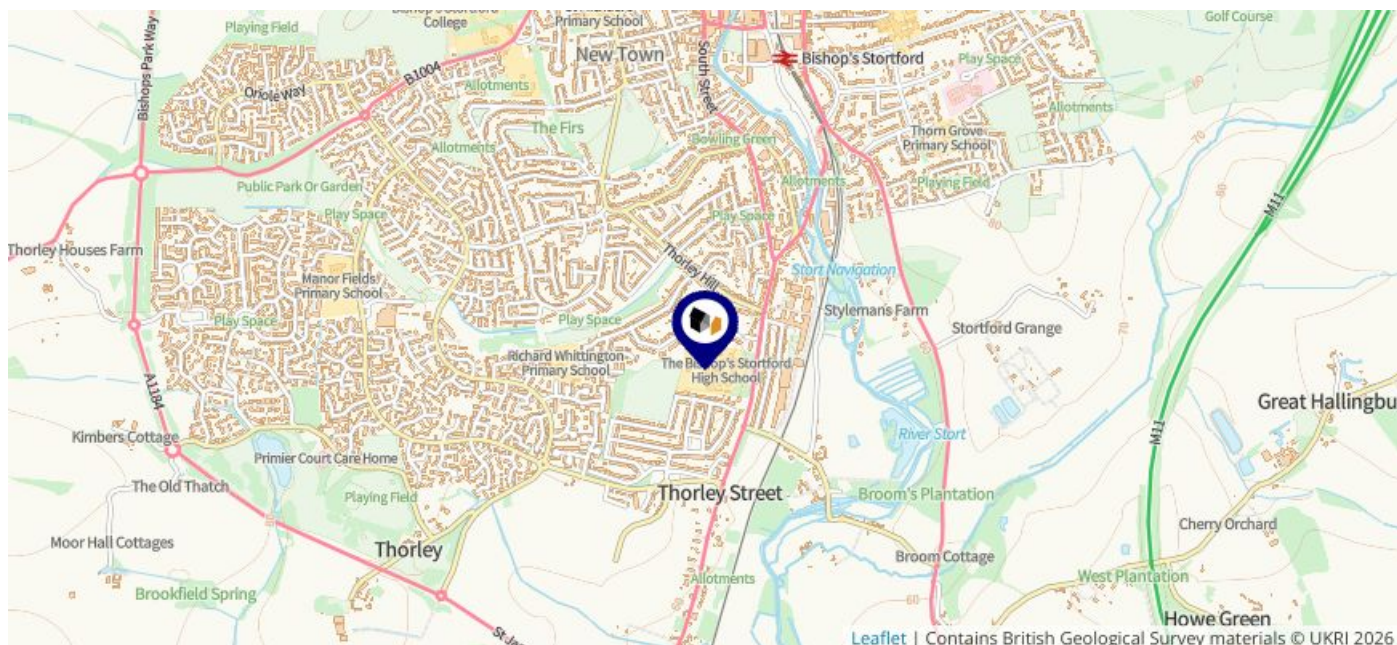
Terraced

+64.55%

Flat

+46%

This map displays nearby coal mine entrances and their classifications.



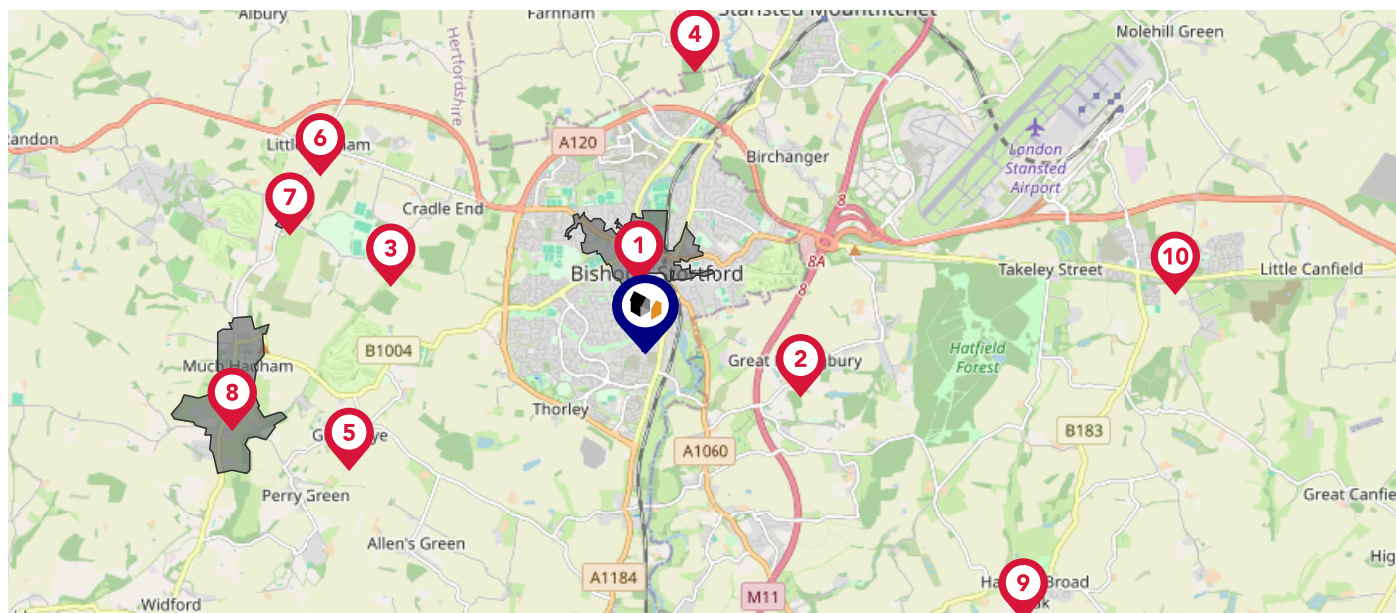
Mine Entry

- ✕ 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.

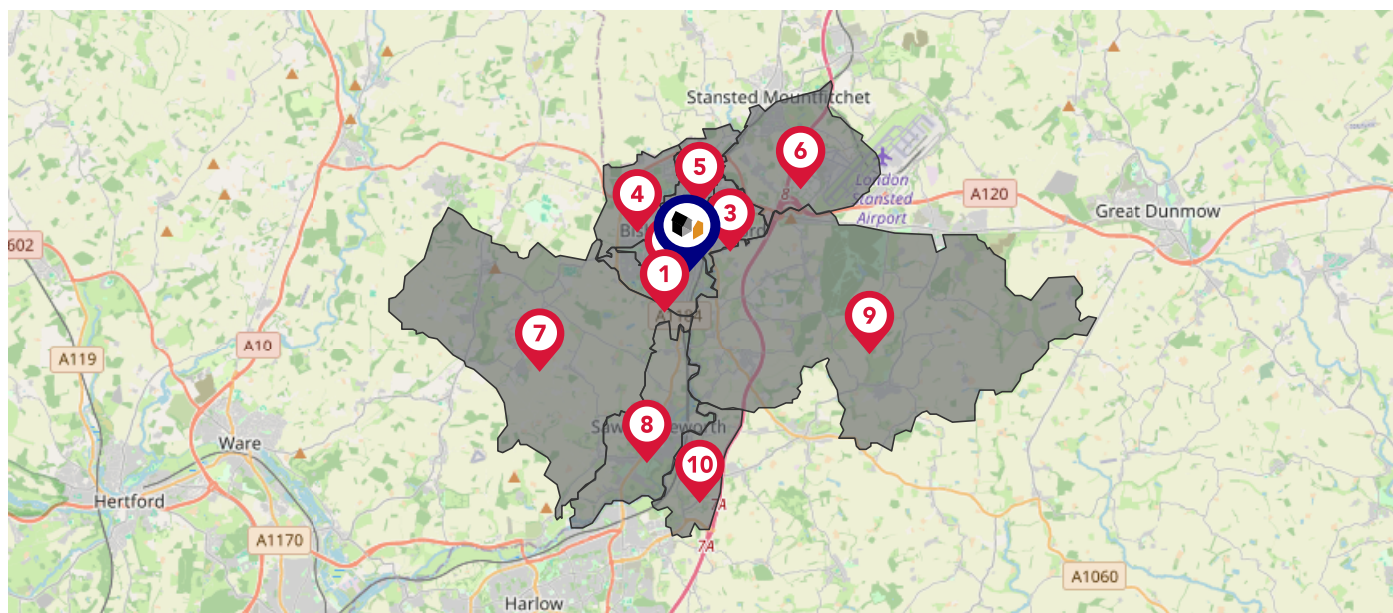
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

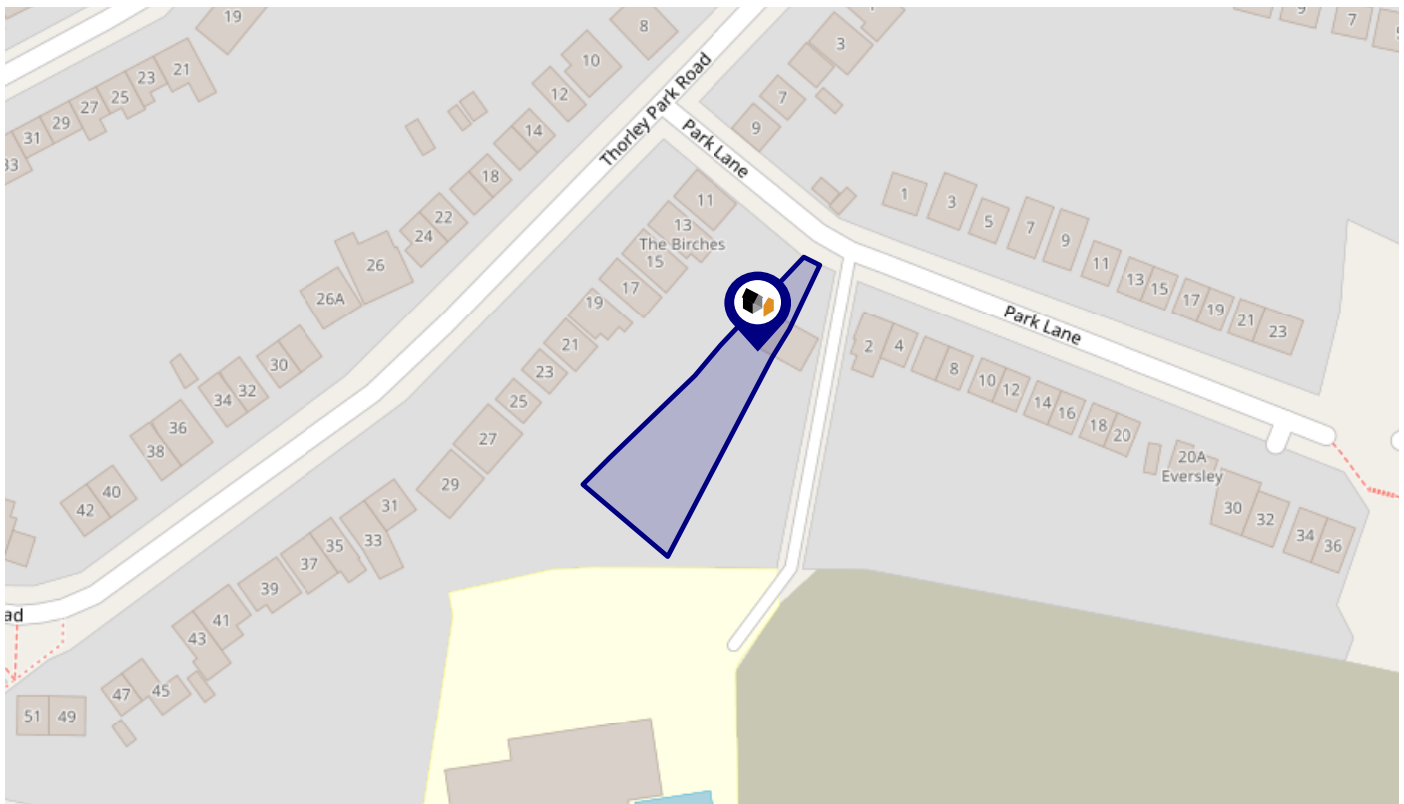
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  1 Bishop's Stortford South Ward
-  2 Bishop's Stortford Central Ward
-  3 Bishop's Stortford All Saints Ward
-  4 Bishop's Stortford Silverleys Ward
-  5 Bishop's Stortford Meads Ward
-  6 Stansted South & Birchanger Ward
-  7 Much Hadham Ward
-  8 Sawbridgeworth Ward
-  9 Broad Oak & the Hallingburys Ward
-  10 Lower Sheering 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.

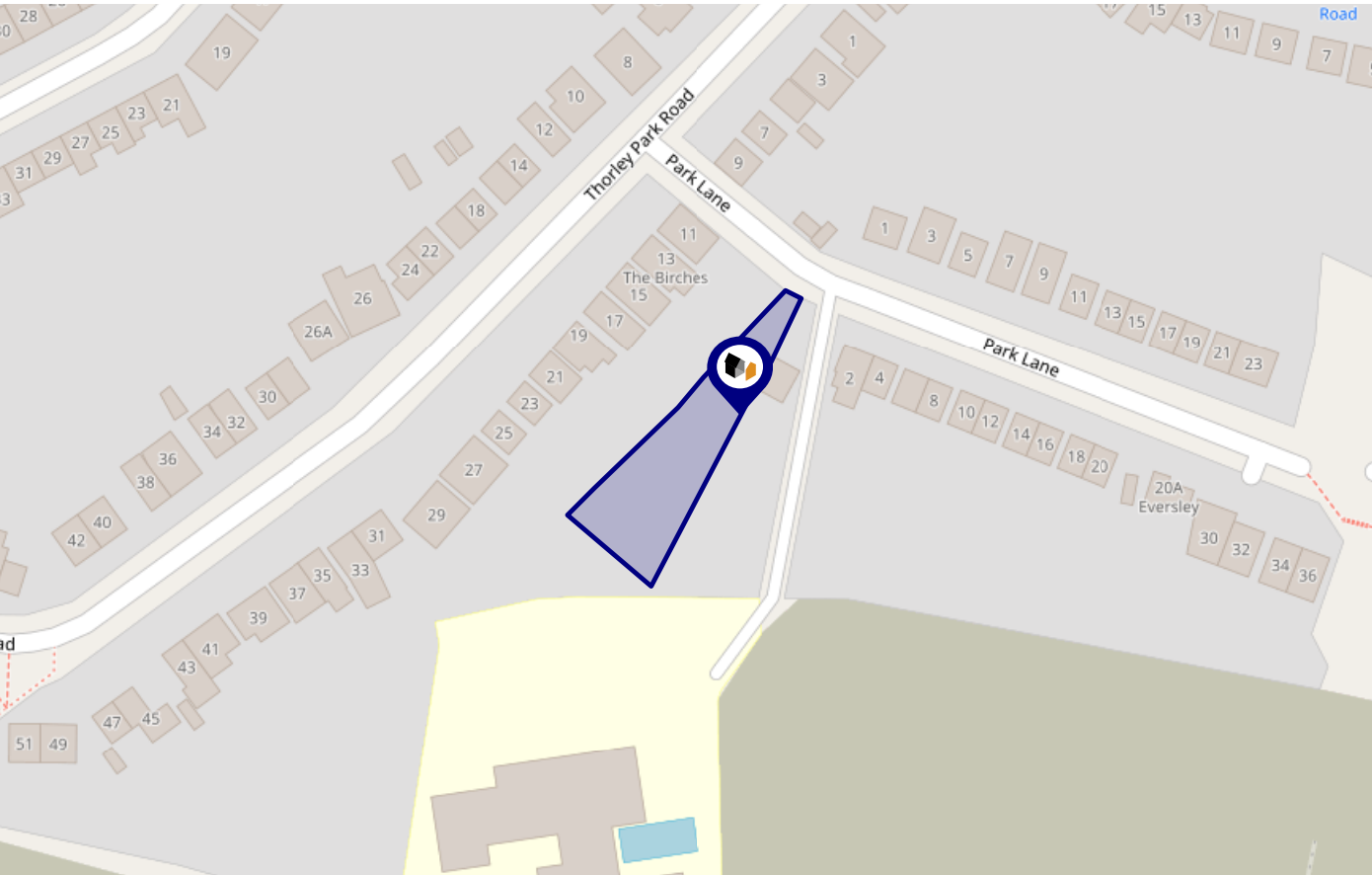
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

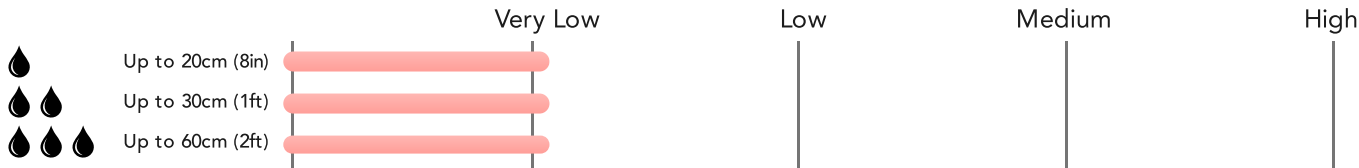


Risk Rating: Very low

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.

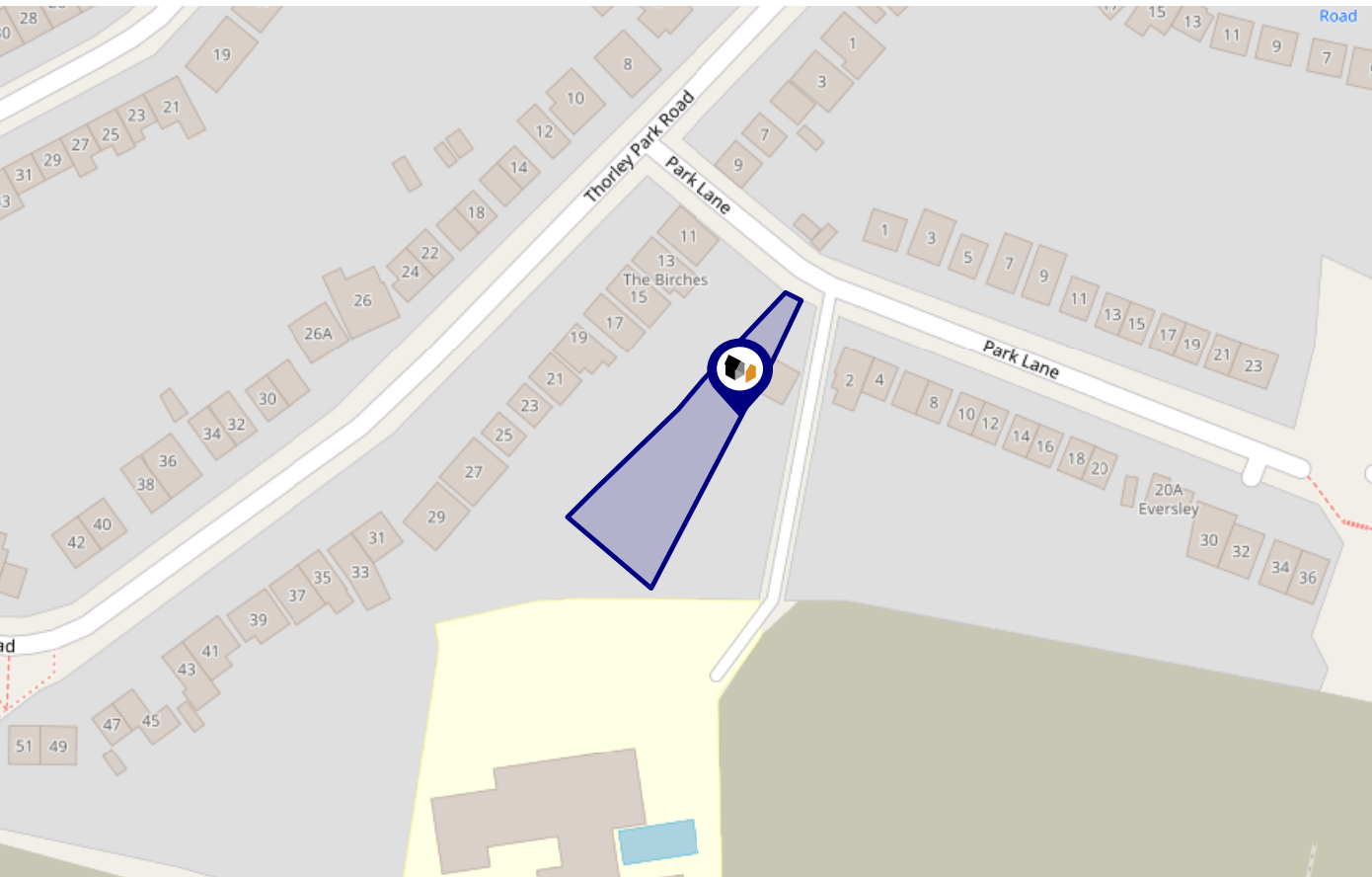
Chance of flooding to the following depths at this property:



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.

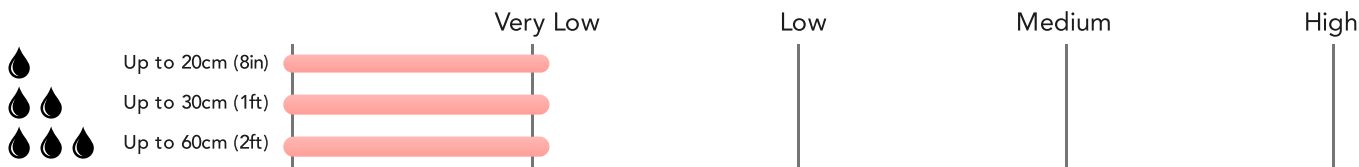


Risk Rating: Very low

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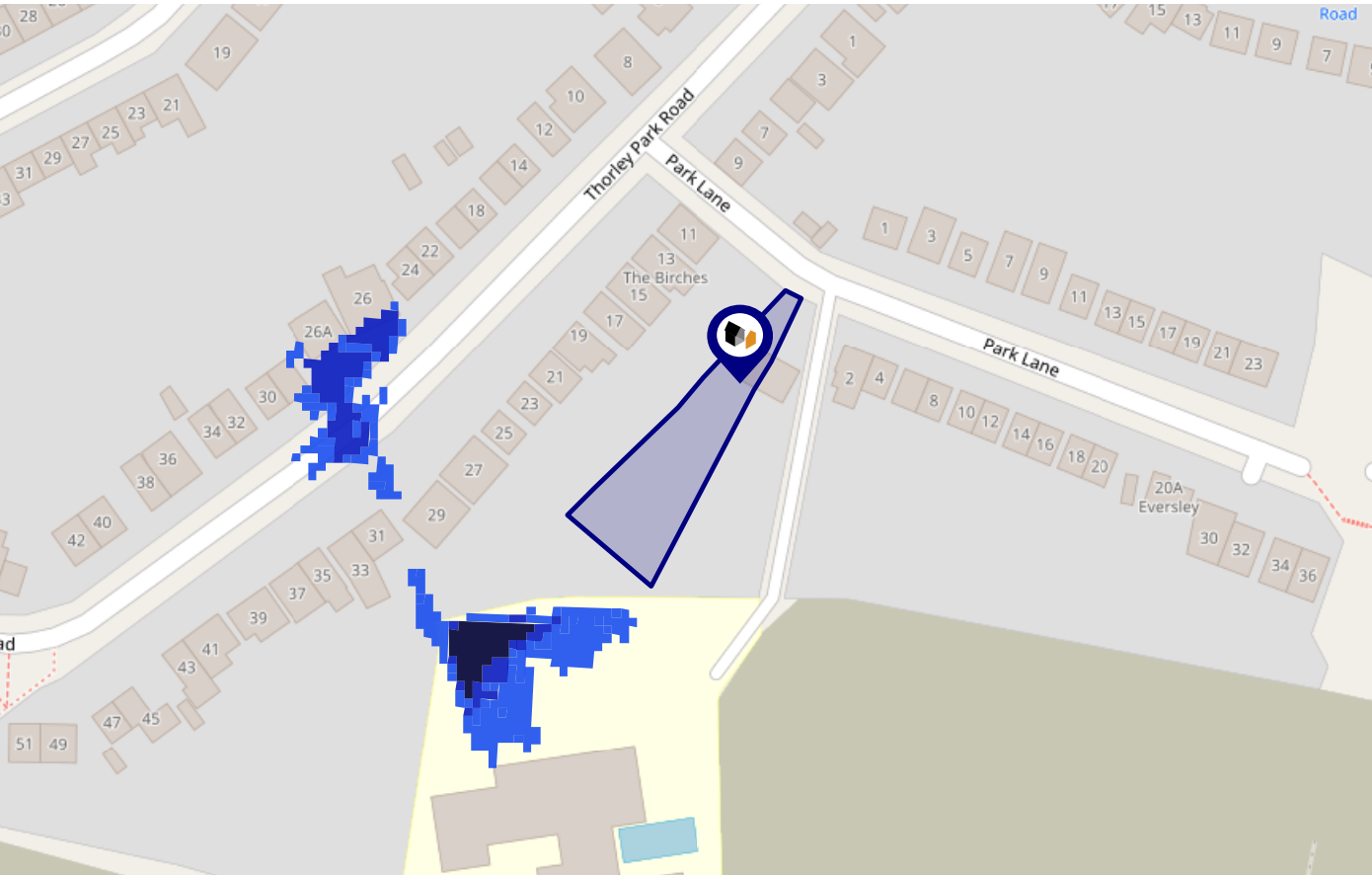
Chance of flooding to the following depths at this property:



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.

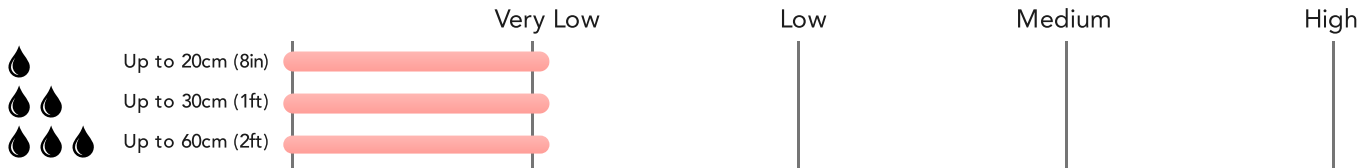


Risk Rating: Very low

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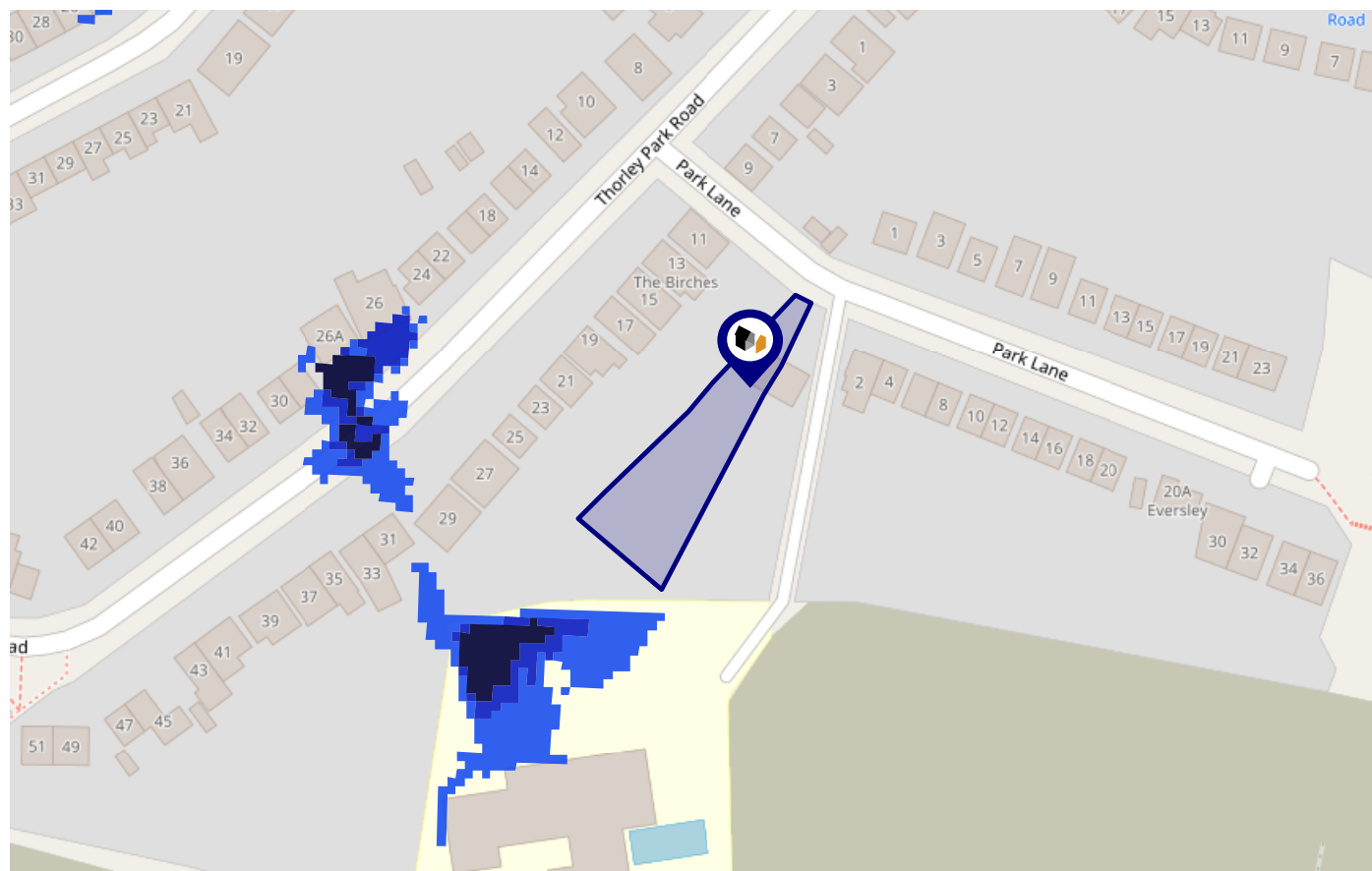
Chance of flooding to the following depths at this property:



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.

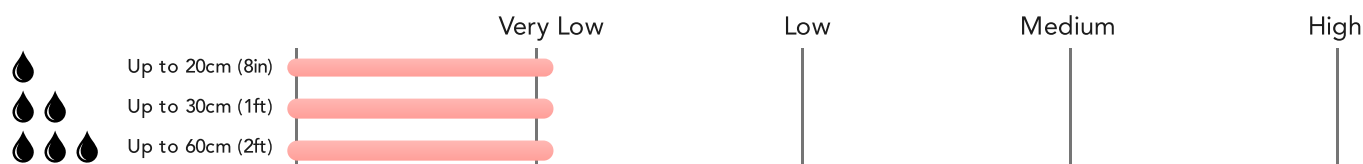


Risk Rating: Very low

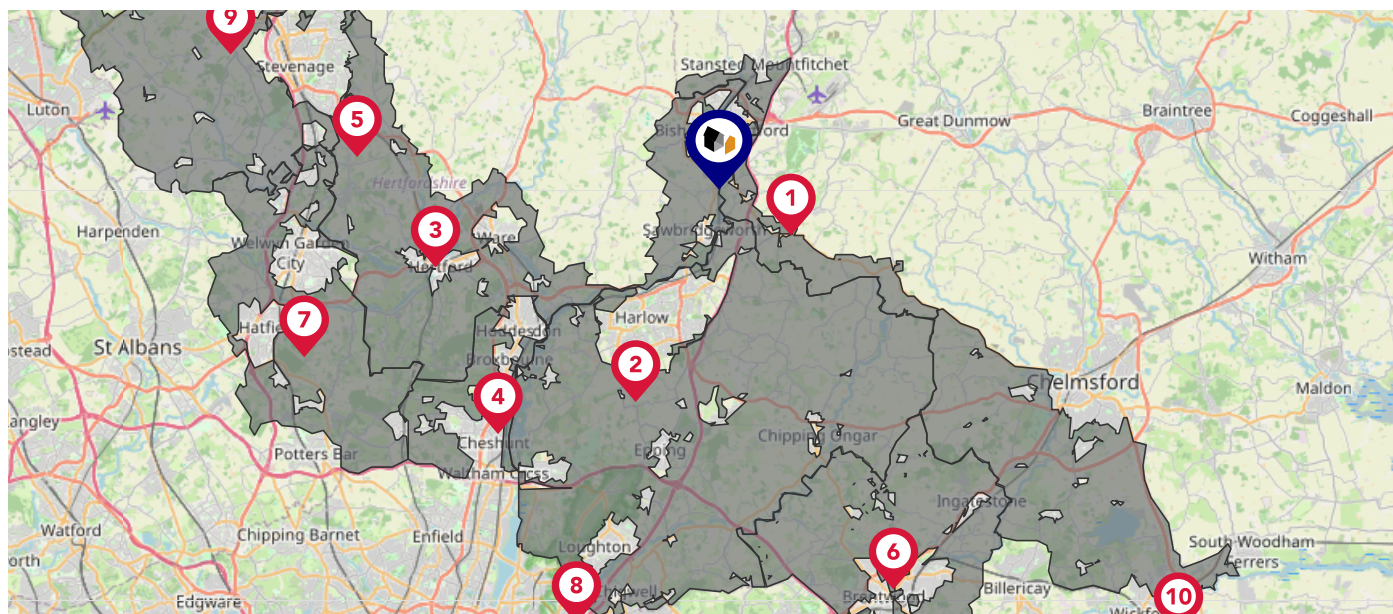
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Chance of flooding to the following depths at this property:



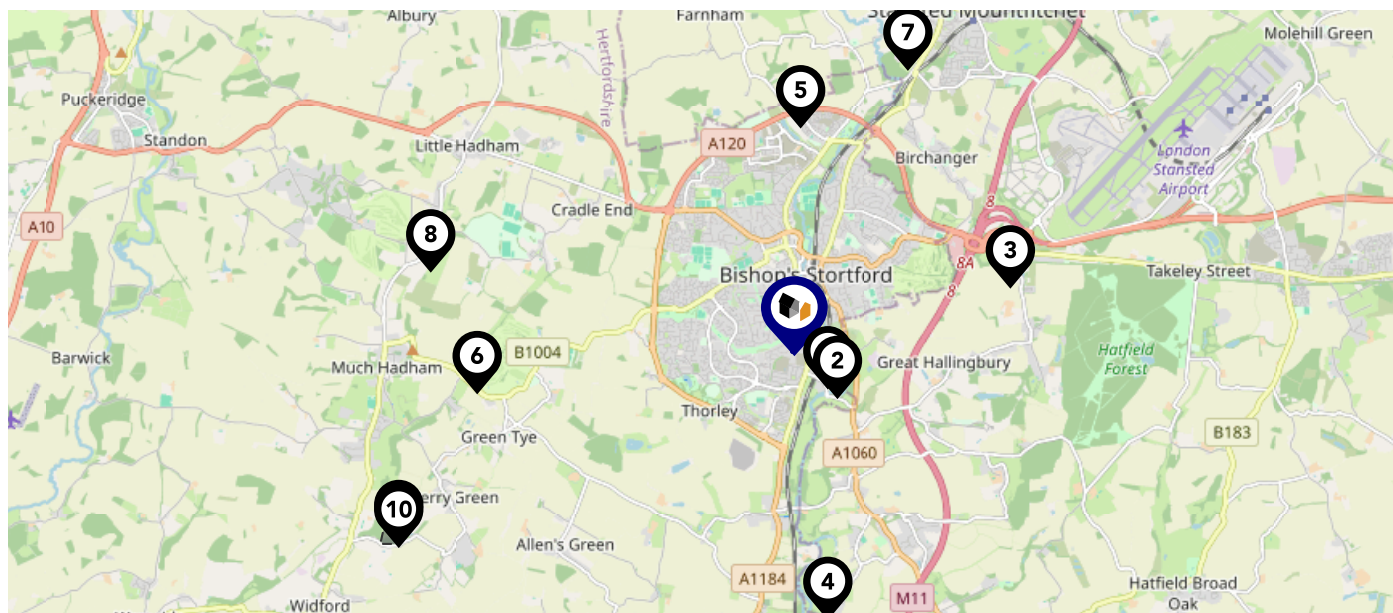
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 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 - Welwyn Hatfield
- 8 London Green Belt - Epping Forest
- 9 London Green Belt - North Hertfordshire
- 10 London Green Belt - Chelmsford

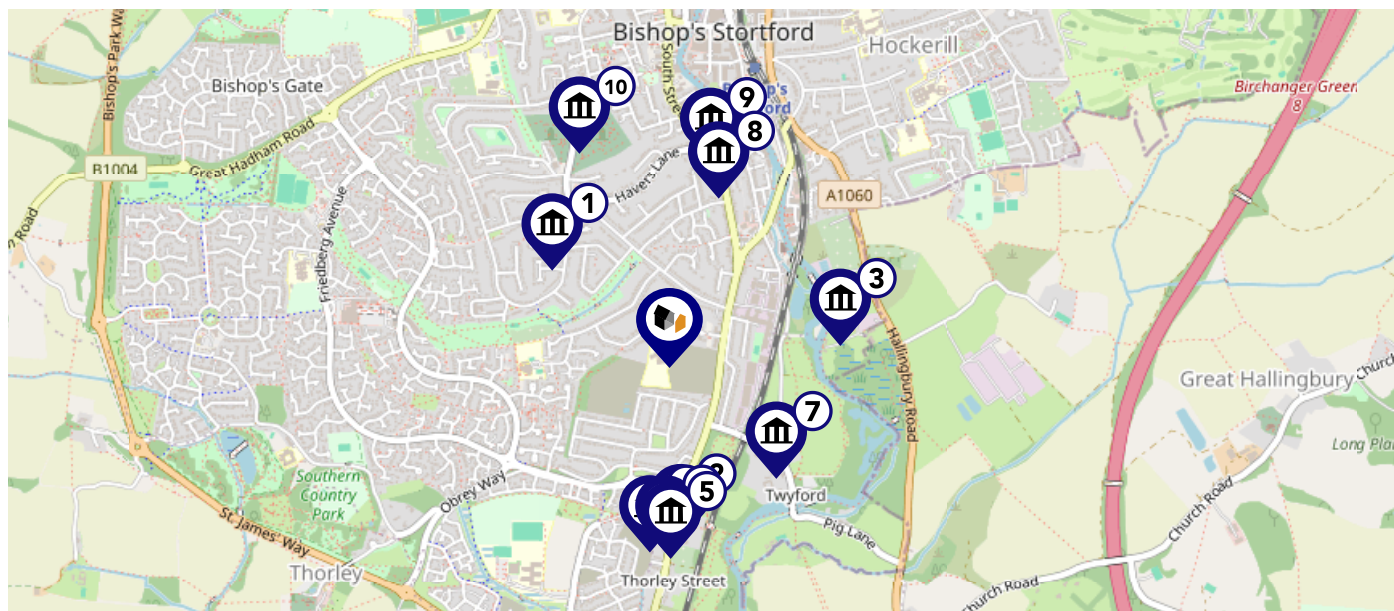
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



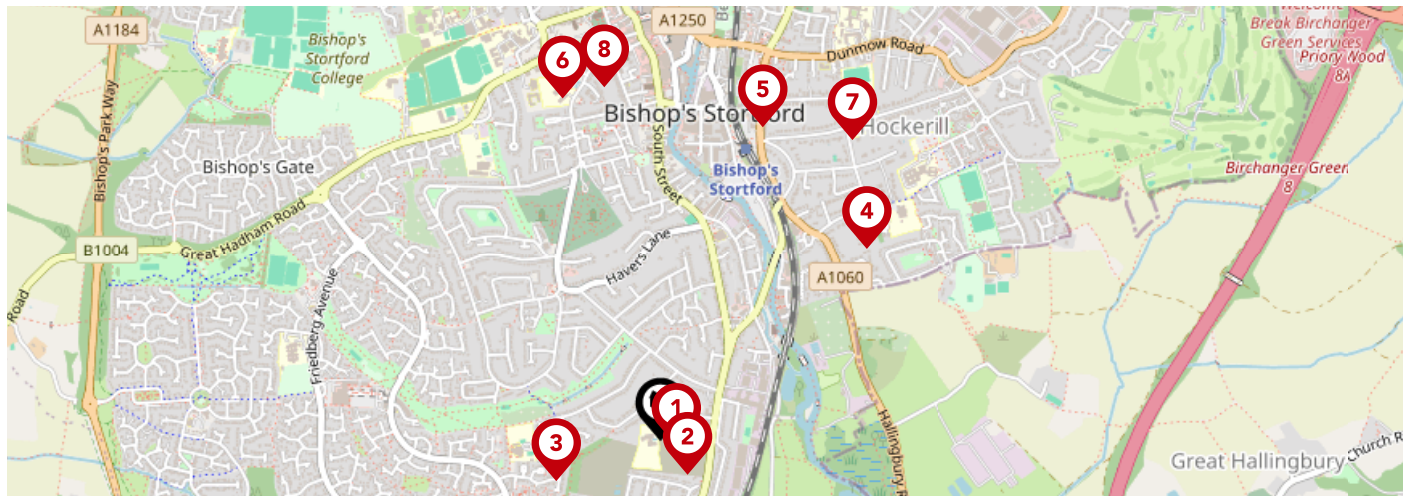
Nearby Landfill Sites

	Twyford Farm-Twyford, Hertfordshire	Historic Landfill	
	Twyford Farm-Twyford, Hertfordshire	Historic Landfill	
	Start Hill-Takeley Street, Bishop's Stortford, Hertfordshire	Historic Landfill	
	South House Farm-Hallingbury	Historic Landfill	
	Stortford Limeworks-Farnham Road, Bishops Stortford, Hertfordshire	Historic Landfill	
	Dane Bridge-Twyforbury Farm, Hadham Road, Much Hadham, Bishops Stortford, Hertfordshire	Historic Landfill	
	Stansted Mountfitchet-Lime Kiln Lane, Stansted, Essex	Historic Landfill	
	Side Hilly-Little Hadham, Ware, Hertfordshire	Historic Landfill	
	Hadham Towers-Bourne Lane, Much Hadham, Hertfordshire	Historic Landfill	
	Hadham Towers-Bourne Lane, Much Hadham, Hertfordshire	Historic Landfill	

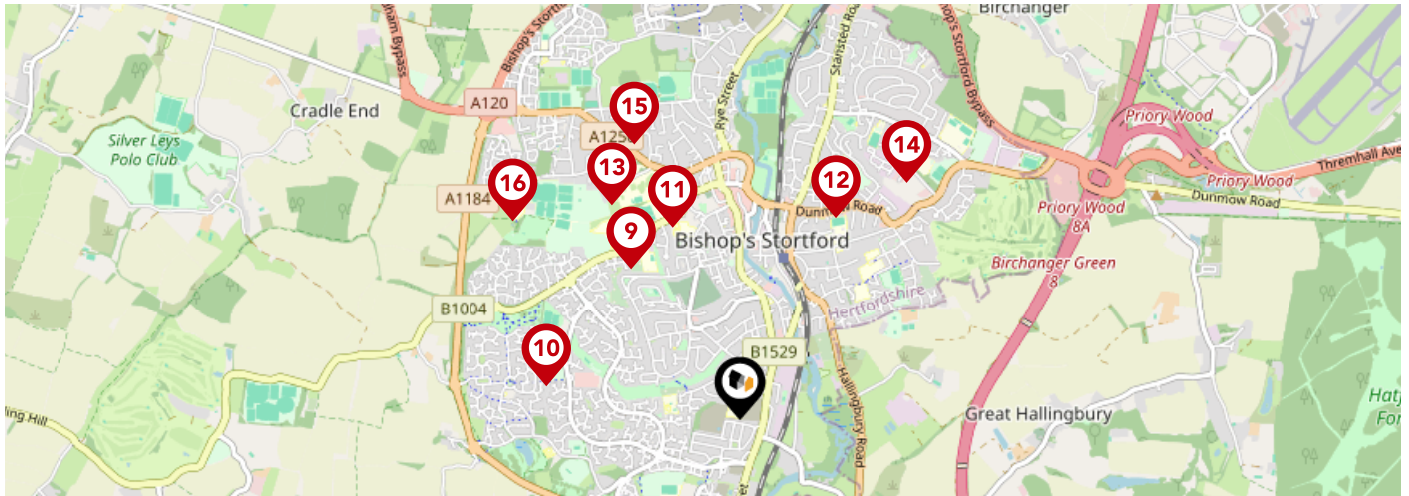
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1102407 - 77, Norfolk Way	Grade II	0.3 miles
	1347471 - Park View Cottages [number 6 And Numbers 7 And 8 (starlings)]	Grade II	0.4 miles
	1176023 - Stylemans, With Garden Pump	Grade II	0.4 miles
	1213954 - Thorley House	Grade II	0.4 miles
	1214065 - Old Post Office Cottages	Grade II	0.4 miles
	1288830 - Sparrows Nest (within Gates At Entrance To Thorley House)	Grade II	0.4 miles
	1214177 - Twyford Bury	Grade II	0.4 miles
	1347477 - Rhodes' Birthplace Museum	Grade II	0.4 miles
	1102414 - North Range Of Former Malshouses At Junction With South Street (peppers)	Grade II	0.5 miles
	1101594 - Cemetery Chapels	Grade II	0.5 miles



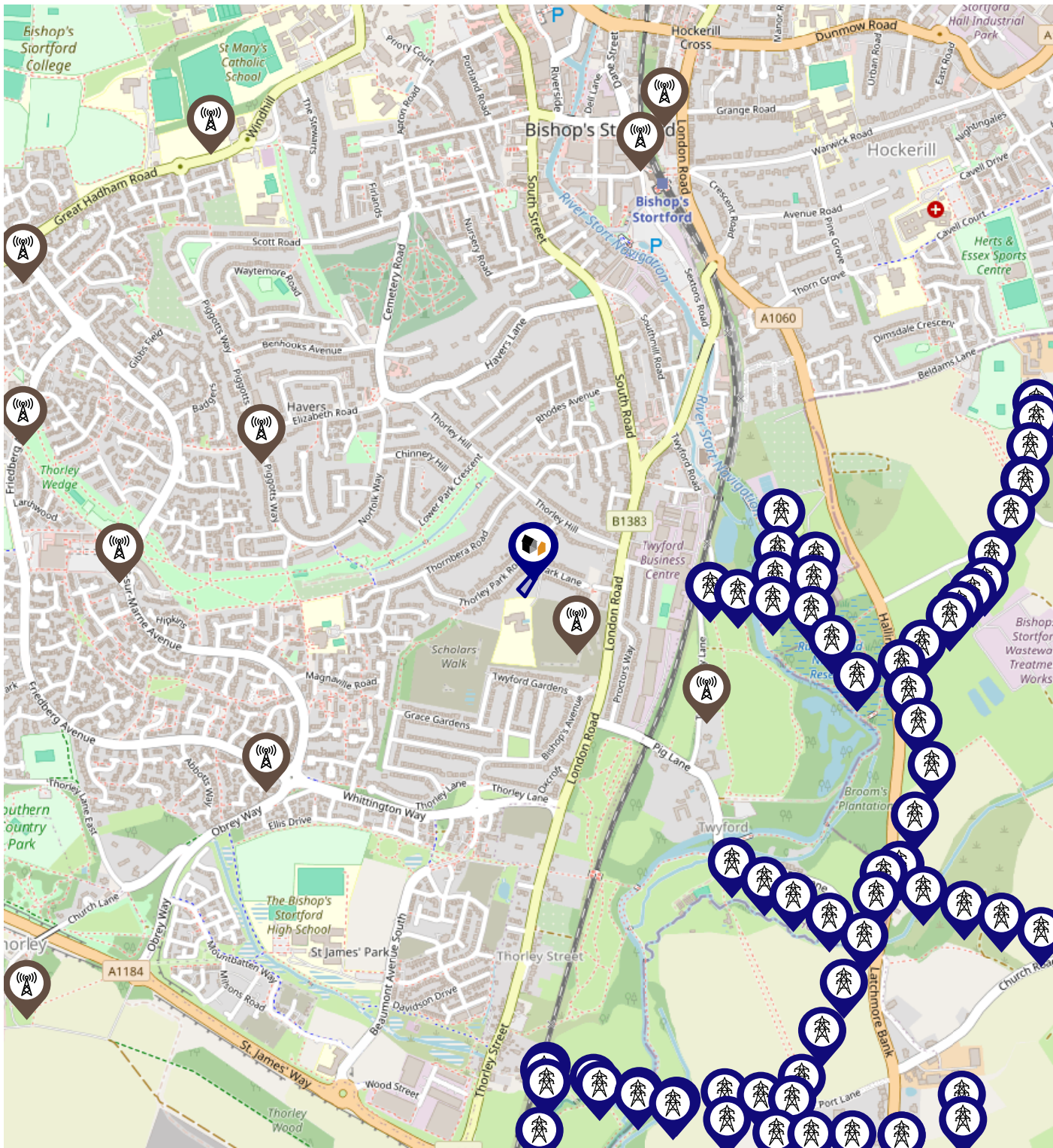
		Nursery	Primary	Secondary	College	Private
1	Thorley Hill Primary School Ofsted Rating: Good Pupils: 234 Distance:0.04	☐	☒	☐	☐	☐
2	The Bishop's Stortford High School Ofsted Rating: Outstanding Pupils: 1258 Distance:0.1	☐	☐	☒	☐	☐
3	Richard Whittington Primary School Ofsted Rating: Good Pupils: 304 Distance:0.25	☐	☒	☐	☐	☐
4	Thorn Grove Primary School Ofsted Rating: Good Pupils: 222 Distance:0.65	☐	☒	☐	☐	☐
5	White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:0.76	☐	☐	☒	☐	☐
6	Windhill21 Ofsted Rating: Outstanding Pupils: 448 Distance:0.82	☐	☒	☐	☐	☐
7	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:0.82	☐	☐	☒	☐	☐
8	St Michael's Church of England Primary School Ofsted Rating: Good Pupils: 212 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Joseph's Catholic Primary School B/S Ofsted Rating: Good Pupils: 434 Distance:0.85	☐	☒	☐	☐	☐
	Manor Fields Primary School Ofsted Rating: Good Pupils: 447 Distance:0.9	☐	☒	☐	☐	☐
	St Mary's Catholic School Ofsted Rating: Outstanding Pupils: 1153 Distance:0.93	☐	☐	☒	☐	☐
	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:1.02	☐	☐	☒	☐	☐
	Bishop's Stortford College Ofsted Rating: Not Rated Pupils: 1289 Distance:1.14	☐	☐	☒	☐	☐
	Summercroft Primary School Ofsted Rating: Good Pupils: 440 Distance:1.32	☐	☒	☐	☐	☐
	Northgate Primary School Ofsted Rating: Good Pupils: 450 Distance:1.35	☐	☒	☐	☐	☐
	Hillmead Primary School Ofsted Rating: Good Pupils: 233 Distance:1.38	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

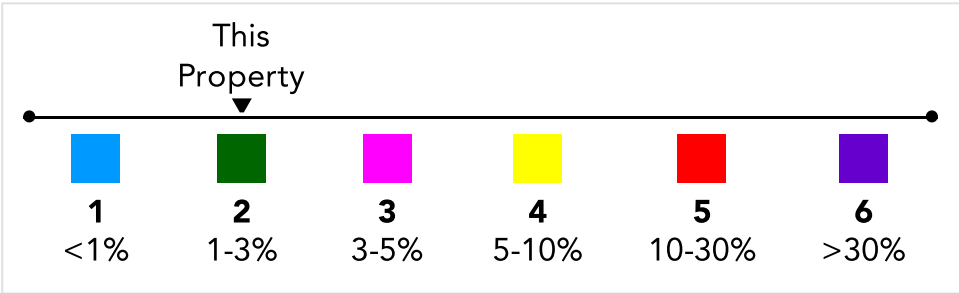
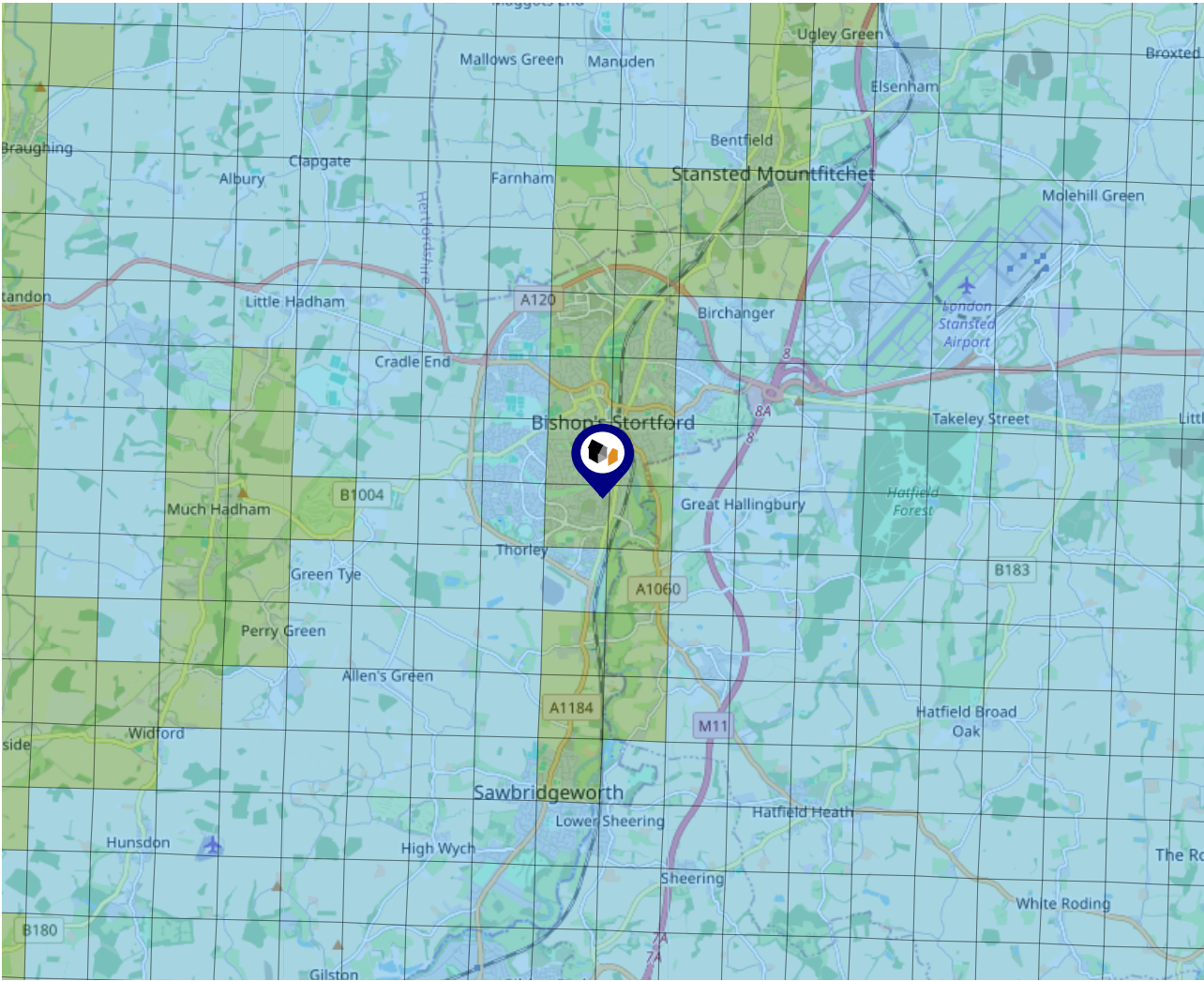


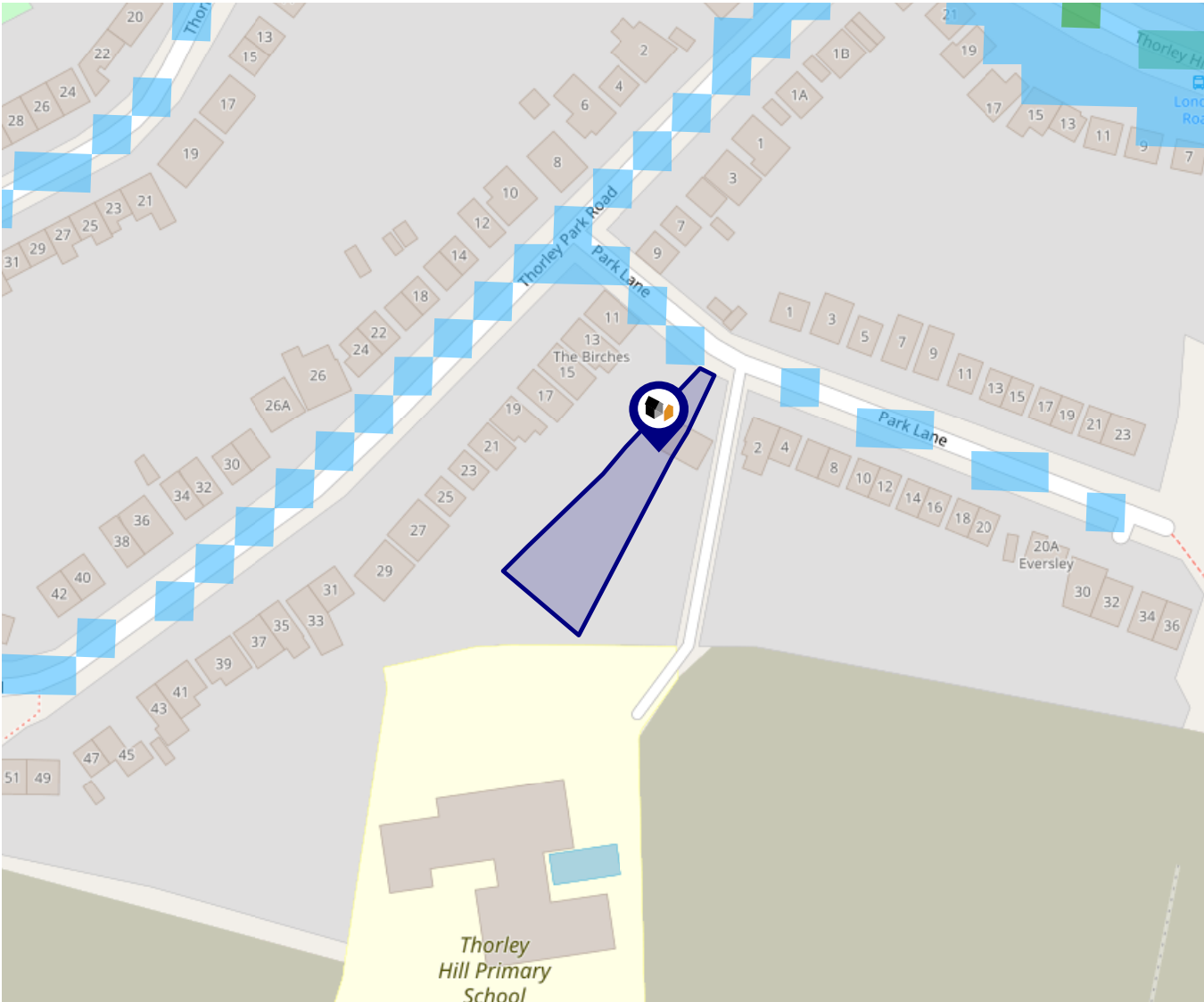
Key:

-  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).



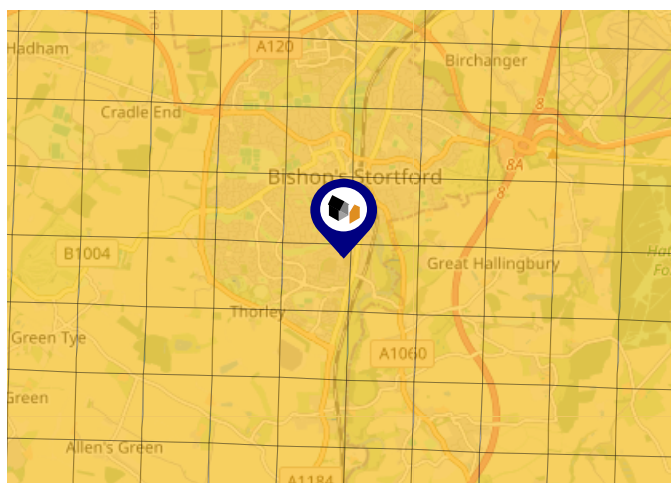


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

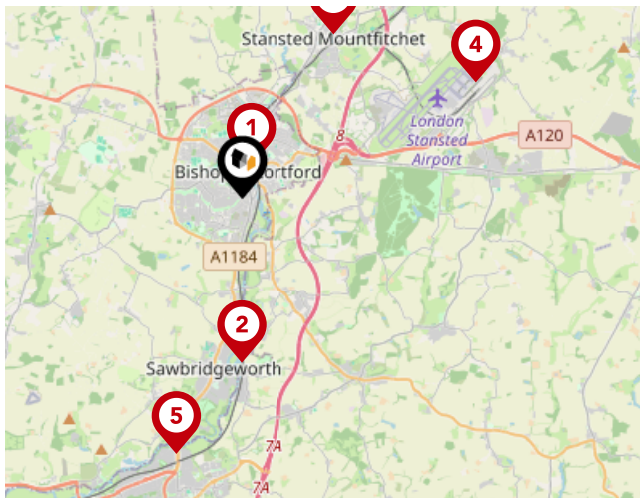
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



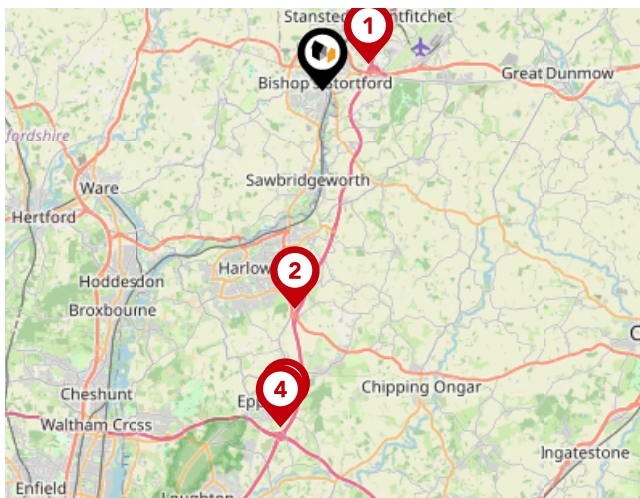
Primary Classifications (Most Common Clay Types)

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



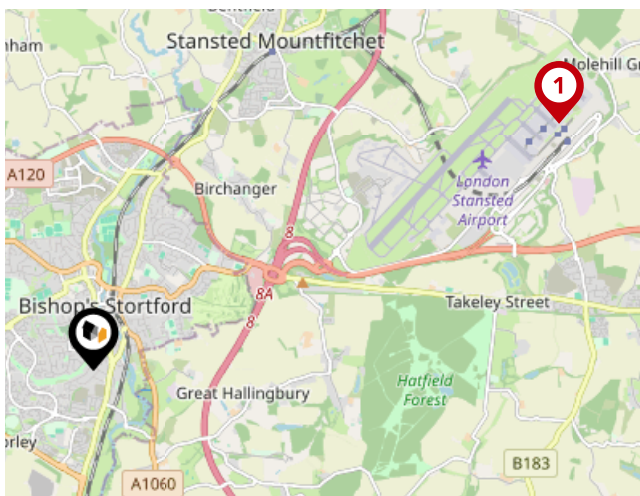
National Rail Stations

Pin	Name	Distance
1	Bishop's Cleeve Rail Station	0.64 miles
2	Sawbridgeworth Rail Station	3 miles
3	Stansted Mountfitchet Rail Station	3.44 miles
4	Stansted Airport Rail Station	4.76 miles
5	Harlow Mill Rail Station	4.81 miles



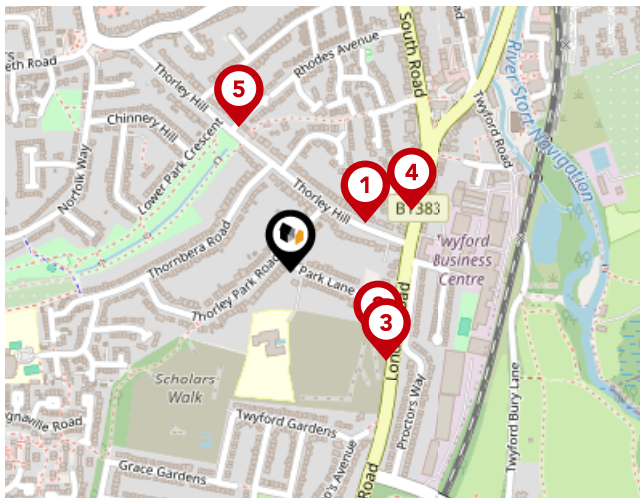
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	1.96 miles
2	M11 J7	8.02 miles
3	M11 J6	12.15 miles
4	M25 J27	12.41 miles



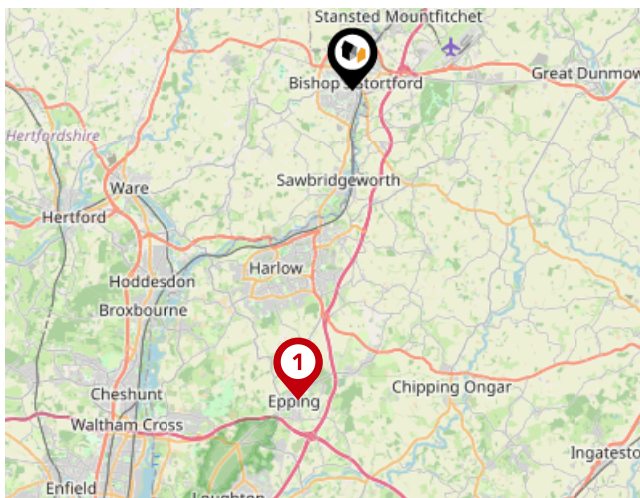
Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	4.81 miles



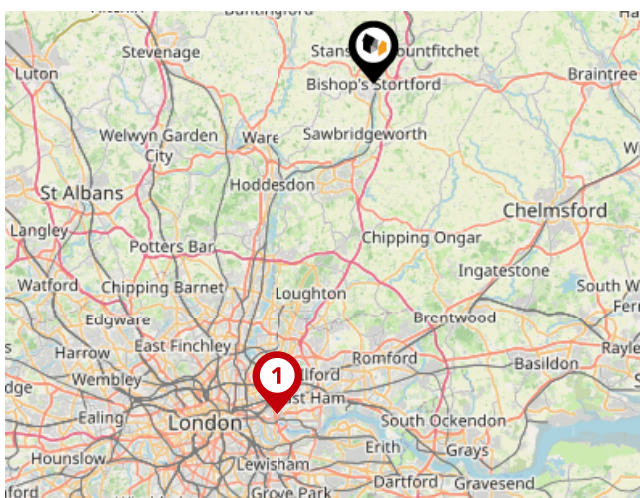
Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.1 miles
2	The Bishop's Stortford High School	0.12 miles
3	High School	0.14 miles
4	Thorley Hill	0.15 miles
5	Lower Park Crescent	0.17 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	11.51 miles



Ferry Terminals

Pin	Name	Distance
1	East India Pier	25.21 miles



iad UK | Laura Kirby

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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

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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