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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 24th October 2026



GOREFELD, TAKELEY, BISHOP'S STORTFORD, CM22

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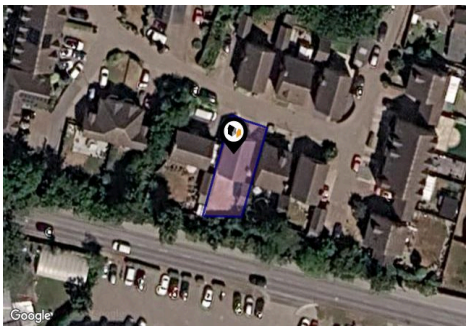
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Property
Overview







Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	4		
Floor Area:	1,463 ft^2 / 136 m^2		
Plot Area:	0.06 acres		
Year Built :	2003		
Council Tax :	Band E		
Annual Estimate:	£2,852		
Title Number:	EX711938		

Local Area

Local Authority: Essex

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

21 mb/s	80 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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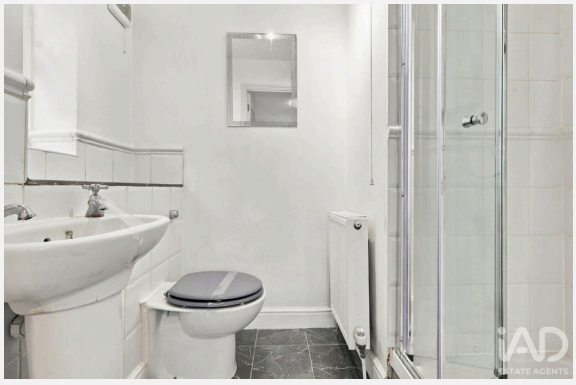
Gallery
Photos

















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Gallery
Photos











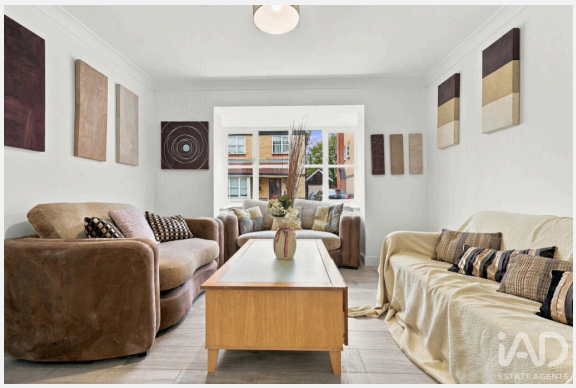






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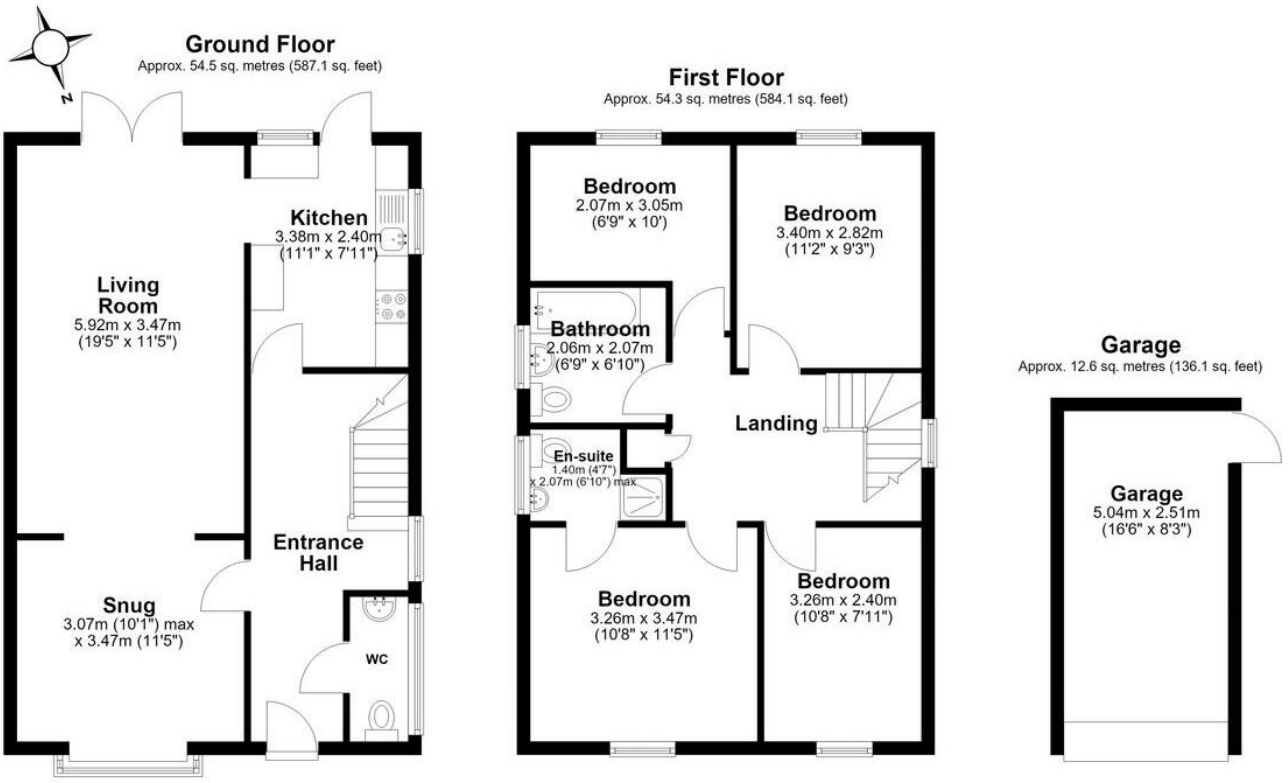
Gallery
Photos





Gallery
Floorplan

GOREFELD, TAKELEY, BISHOP'S STORTFORD, CM22



Total area: approx. 121.5 sq. metres (1307.3 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.

Gorefeld

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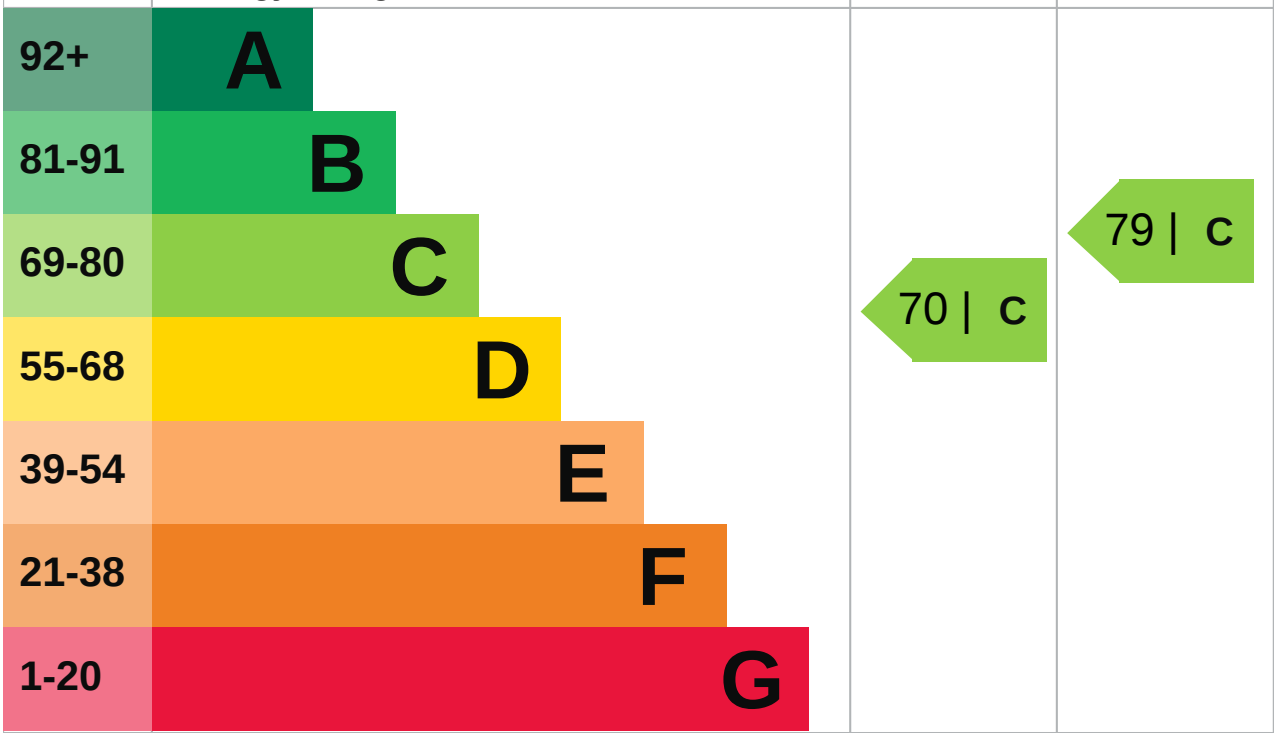
Property
EPC - Certificate

Gorefeld, Takeley, BISHOP'S STORTFORD, CM22

Energy rating

C

Valid until 02.12.2017



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EPC - Additional Data

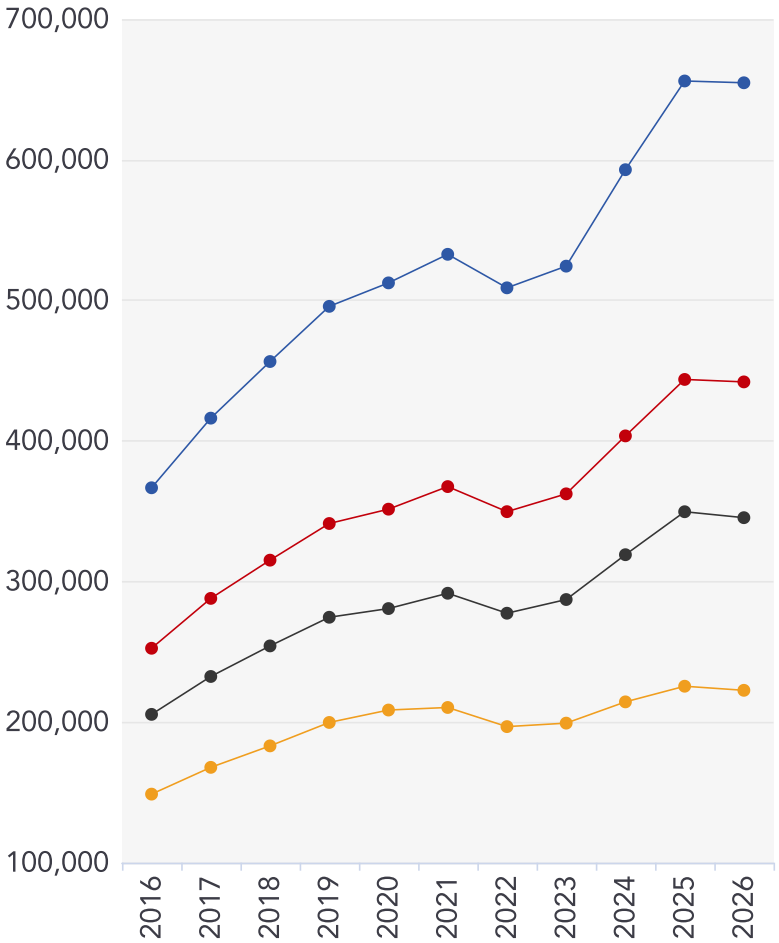
Additional EPC Data

Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	None
Total Floor Area:	136 m^2

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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%

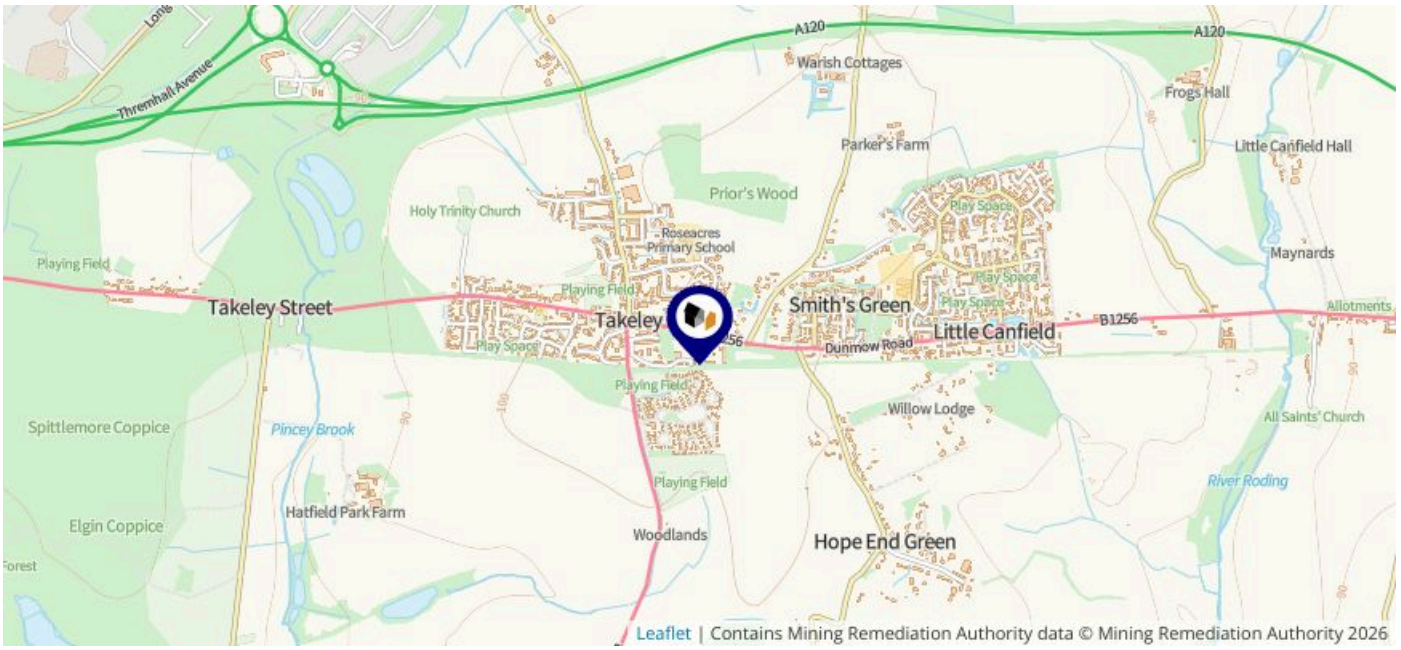
Flat

+49.64%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

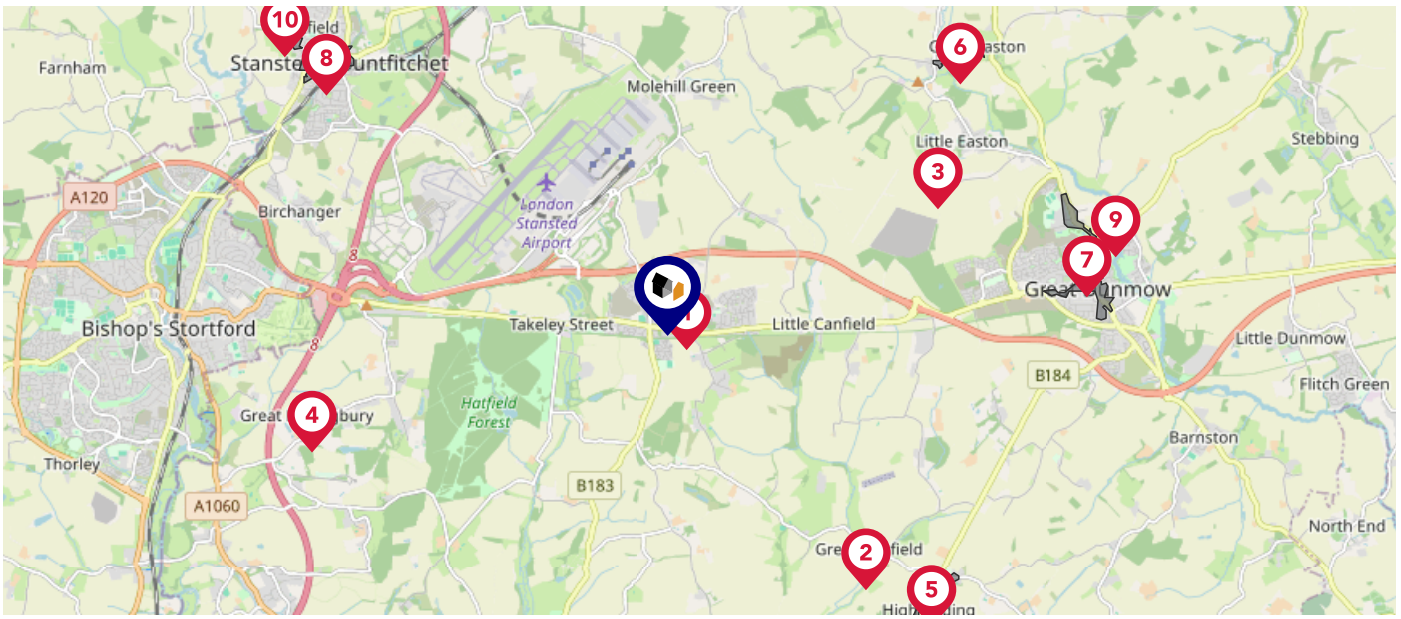
- Adit
- Gutter Pit
- Shaft

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.



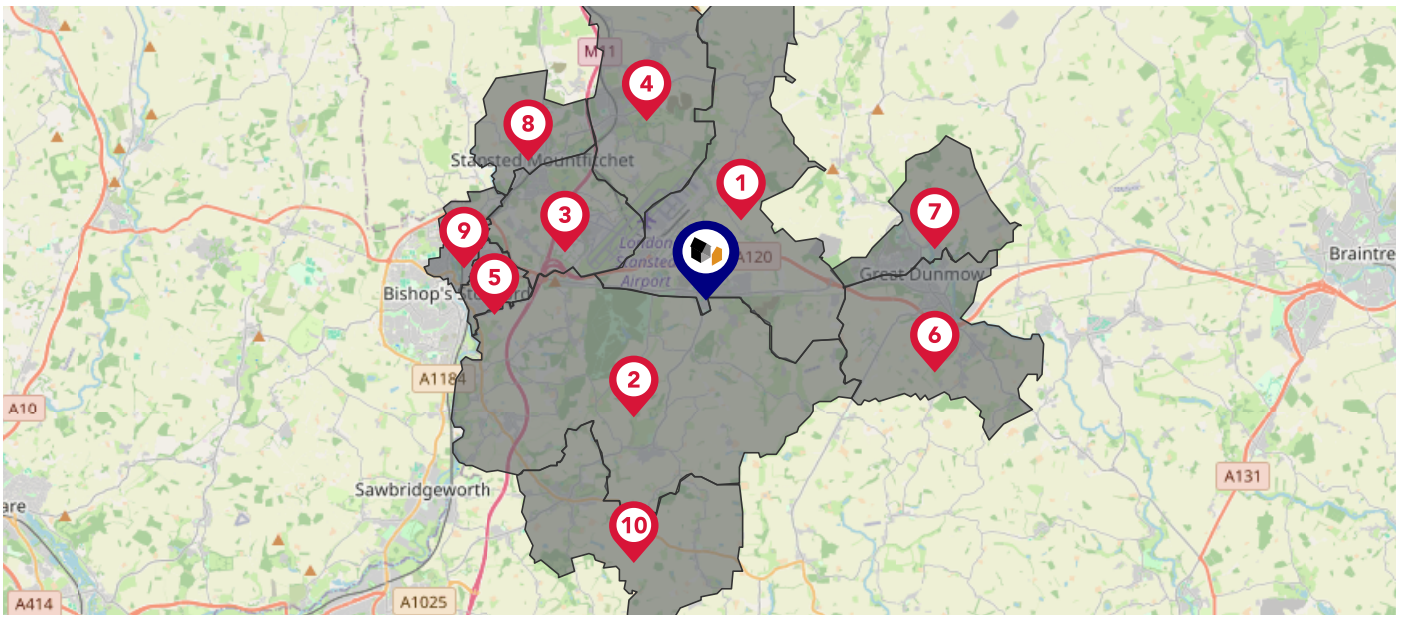
Nearby Conservation Areas

1	Smiths Green
2	Great Canfield
3	Little Easton
4	Great Hallingbury
5	High Roding
6	Great Easton
7	Great Dunmow
8	Stansted Mountfitchet
9	Church End
10	Bentfield Green

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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



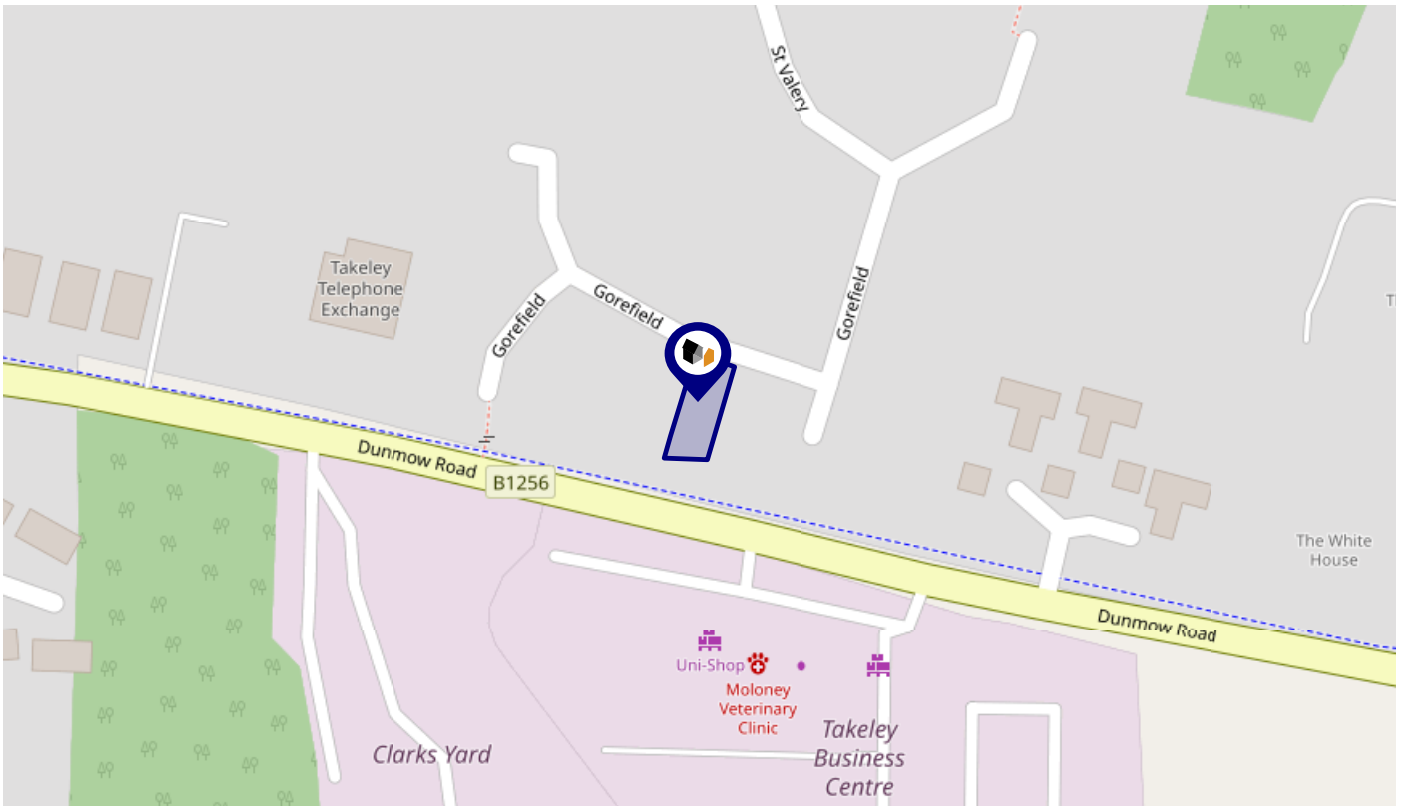
Nearby Council Wards

1	Takeley Ward
2	Broad Oak & the Hallingburys Ward
3	Stansted South & Birchanger Ward
4	Elsenham & Henham Ward
5	Bishop's Stortford All Saints Ward
6	Great Dunmow South & Barnston Ward
7	Great Dunmow North Ward
8	Stansted North Ward
9	Bishop's Stortford Meads Ward
10	Hatfield Heath Ward

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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.

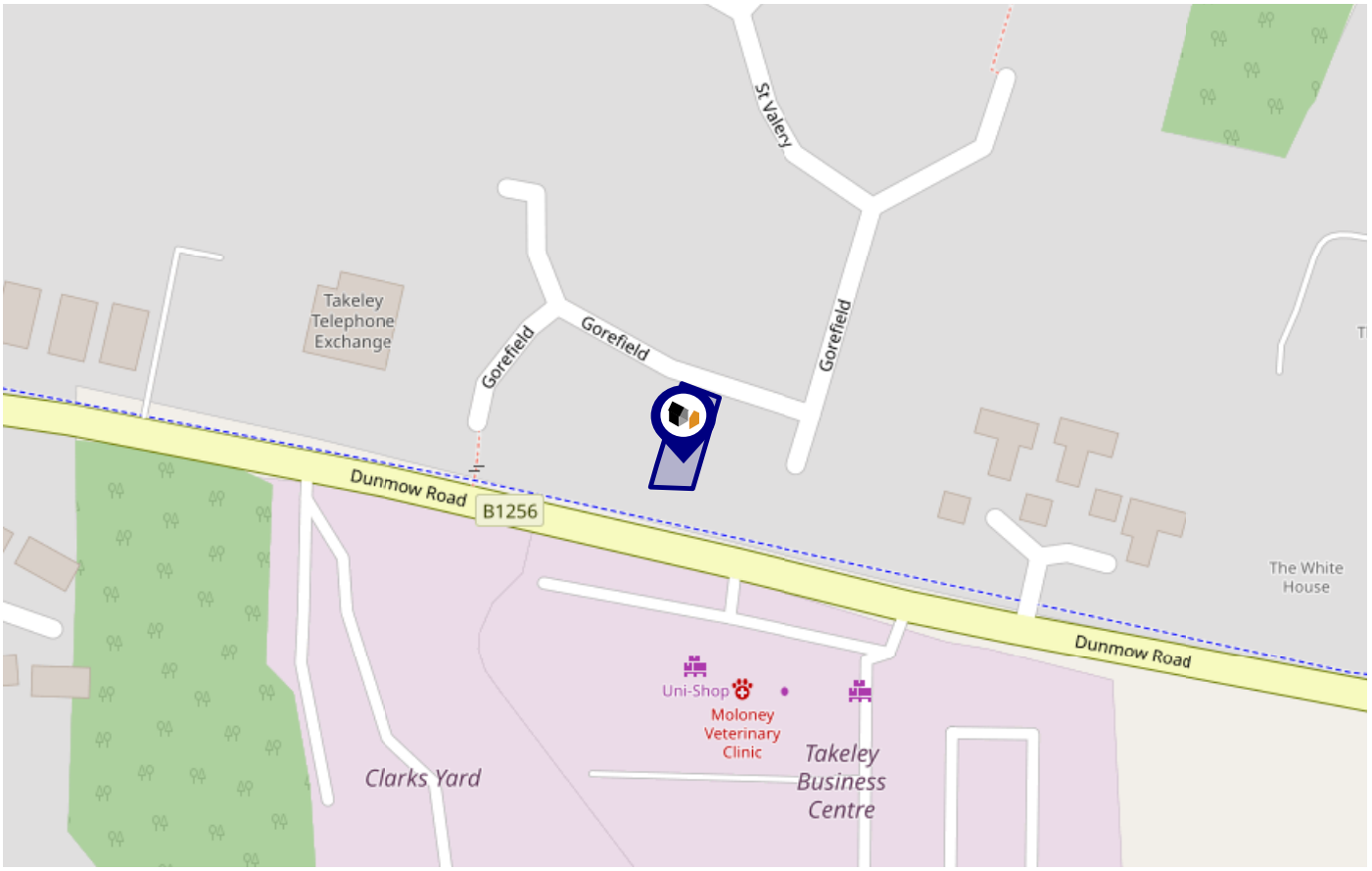
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

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.

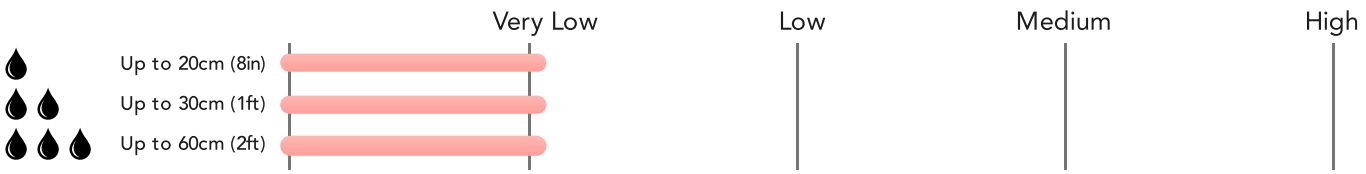


Risk Rating: Very low

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.

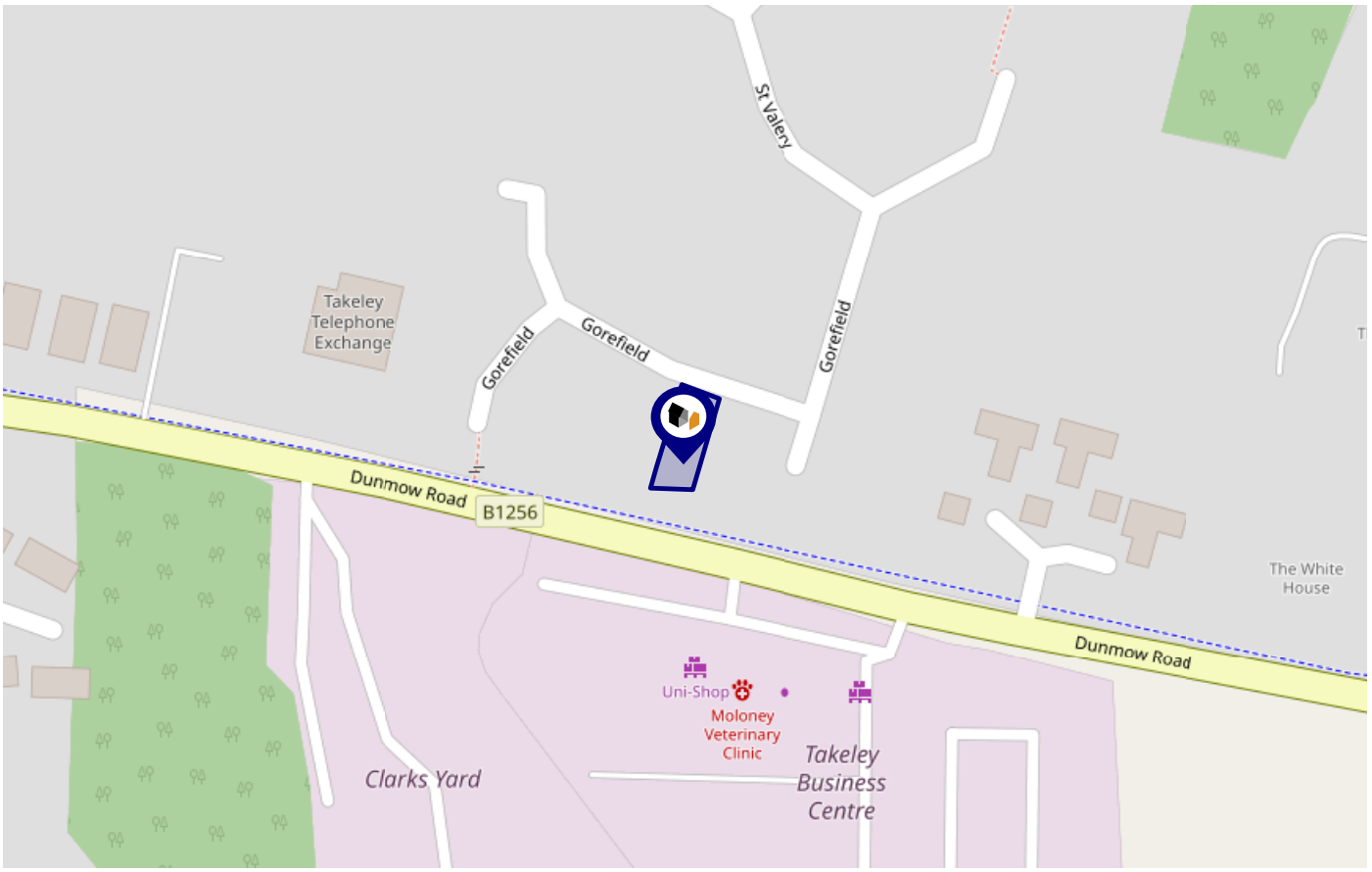
Chance of flooding to the following depths at this property:



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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.

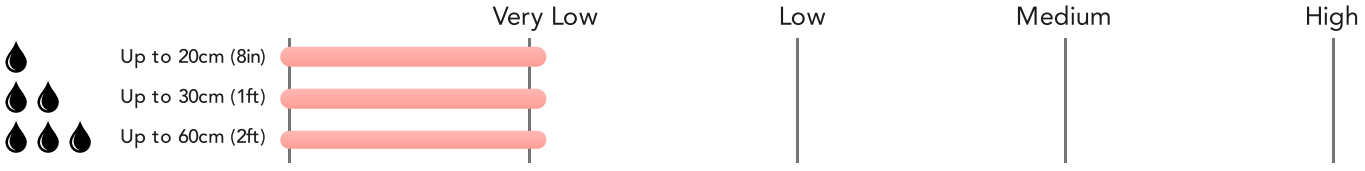


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- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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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.

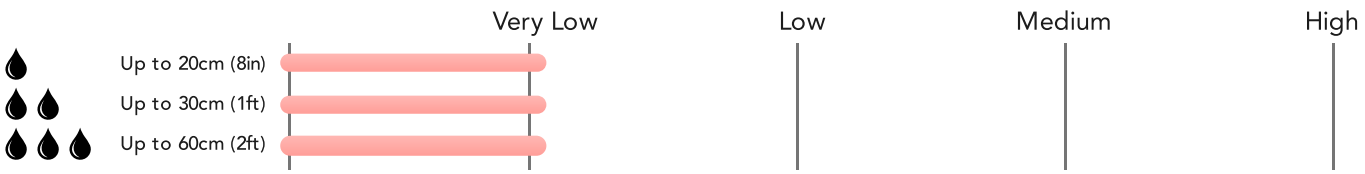


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- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



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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.

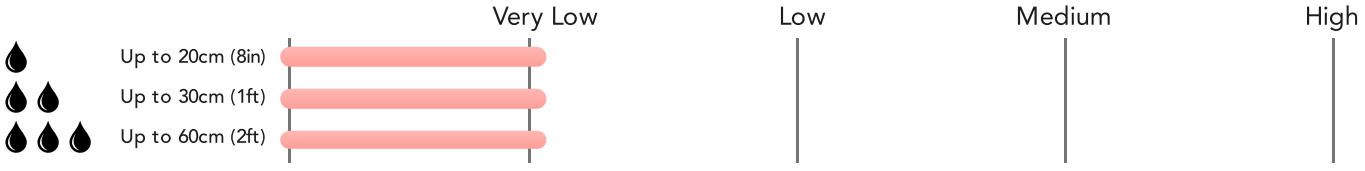


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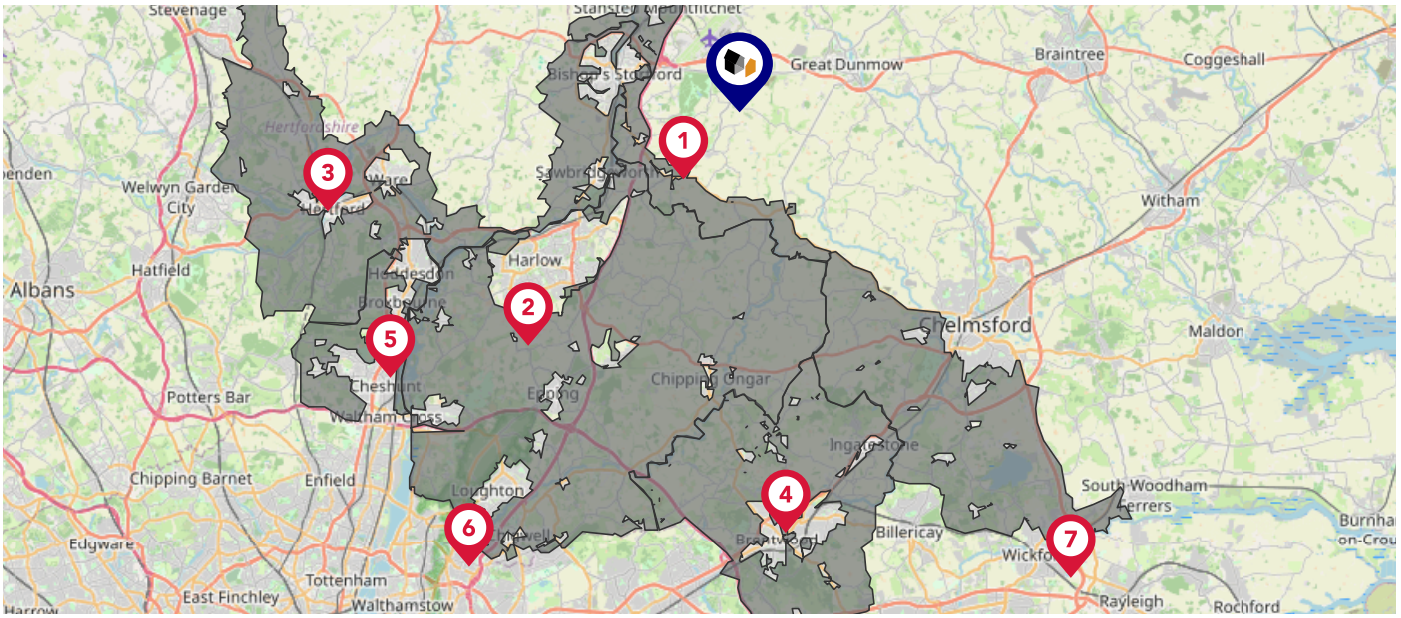
Chance of flooding to the following depths at this property:



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Maps
Green Belt

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



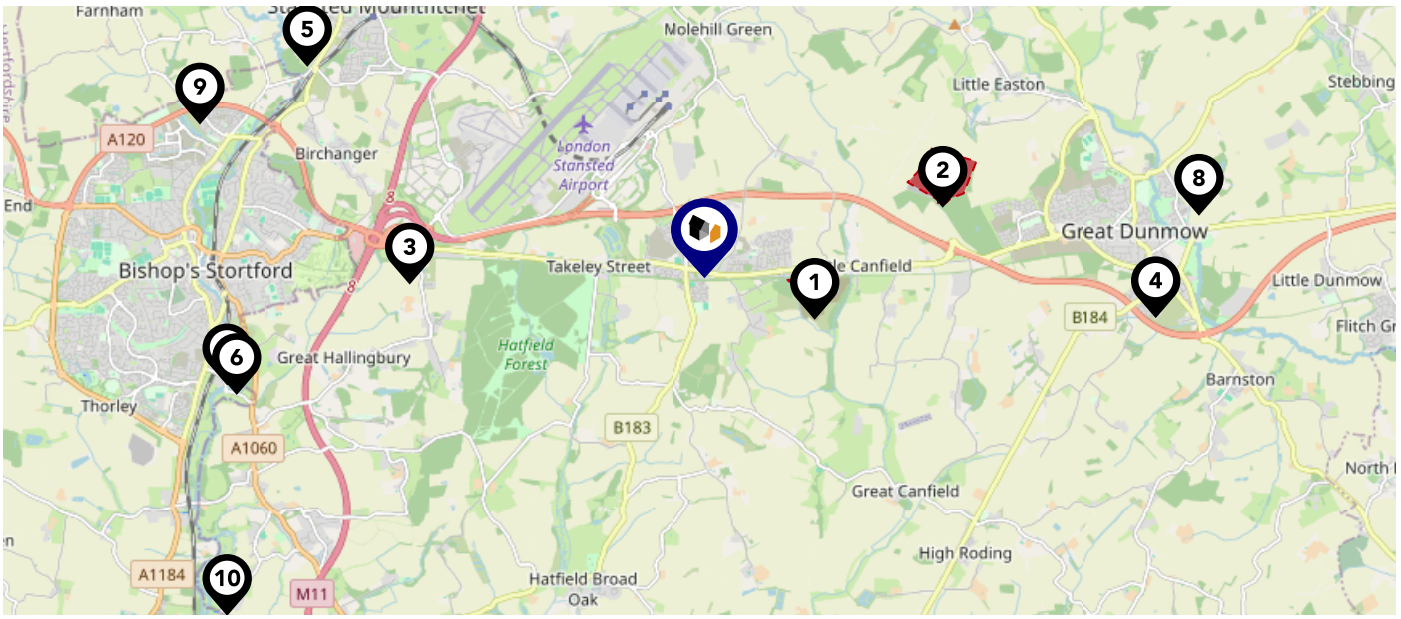
Nearby Green Belt Land

1. London Green Belt - Uttlesford
2. London Green Belt - Harlow
3. London Green Belt - East Hertfordshire
4. London Green Belt - Brentwood
5. London Green Belt - Broxbourne
6. London Green Belt - Epping Forest
7. London Green Belt - Chelmsford

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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.



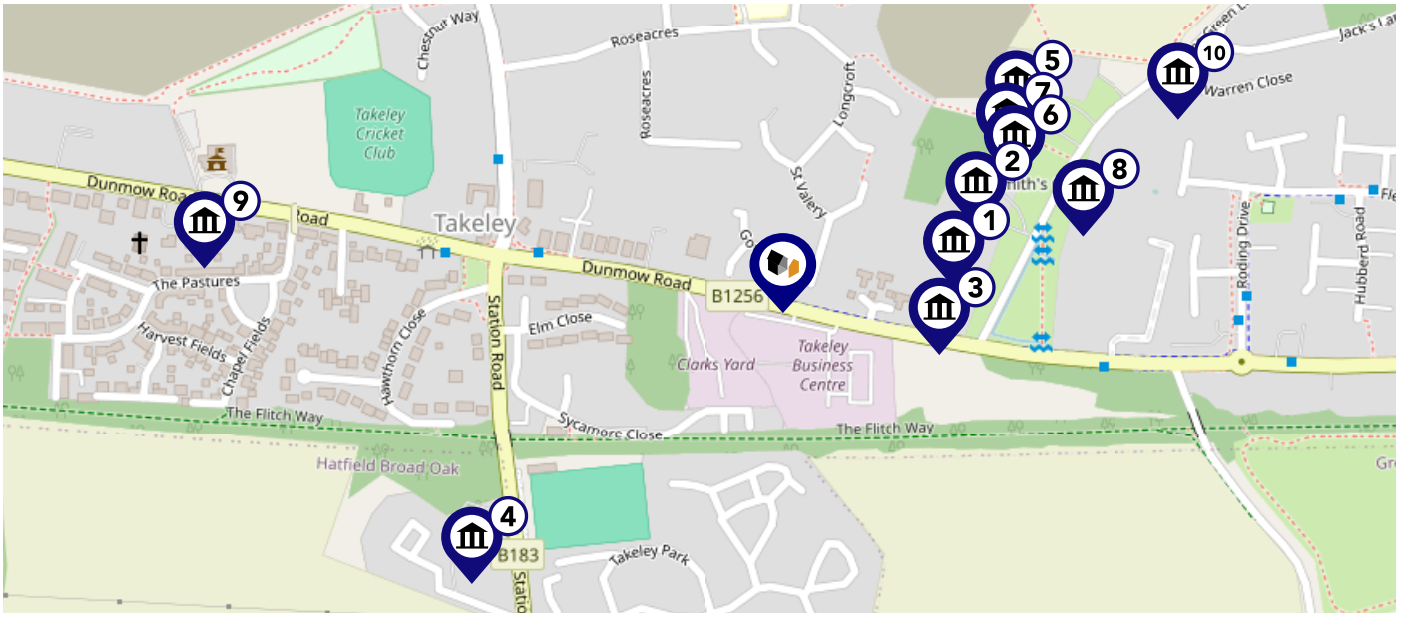
Nearby Landfill Sites

1	EA/EPR/BB3438RJ/V002 - E D Edwards Waste Management Ltd	Active Landfill
2	EA/EPR/AB3009HS/V005	Active Landfill
3	Start Hill-Takeley Street, Bishop's Stortford, Hertfordshire	Historic Landfill
4	Great Dunmow-Nursery Rise, Great Dunmow, Essex	Historic Landfill
5	Stansted Mountfitchet-Lime Kiln Lane, Stansted, Essex	Historic Landfill
6	Twyford Farm-Twyford, Hertfordshire	Historic Landfill
7	Twyford Farm-Twyford, Hertfordshire	Historic Landfill
8	Merks Hill-St Edmunds Lane, Great Dunmow, Uttlesford	Historic Landfill
9	Stortford Limeworks-Farnham Road, Bishops Stortford, Hertfordshire	Historic Landfill
10	South House Farm-Hallingbury	Historic Landfill

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Maps
Listed Buildings

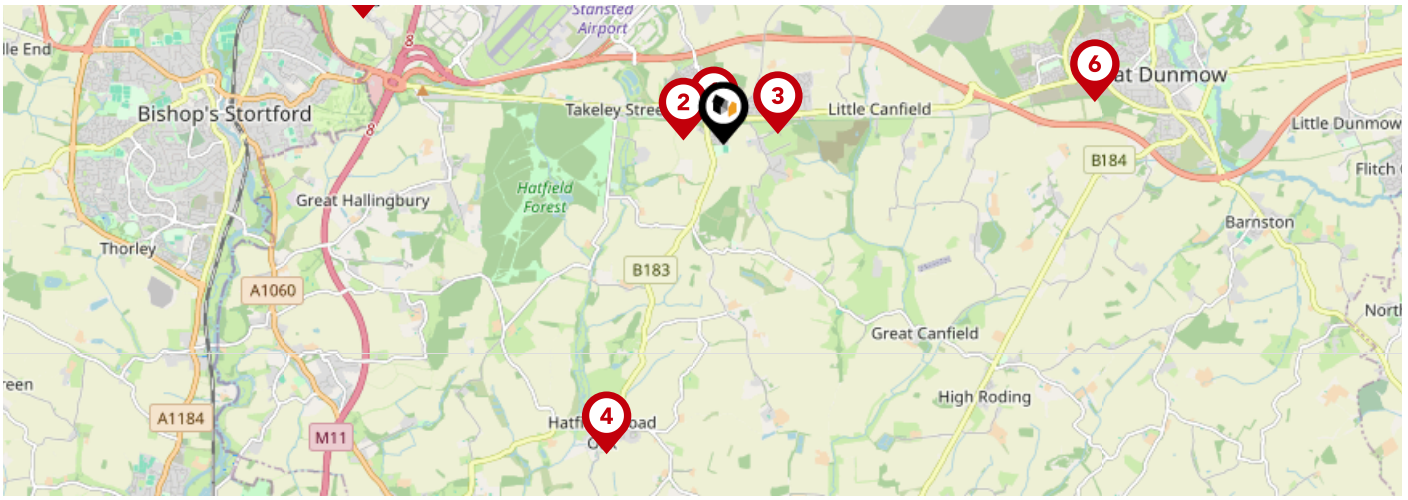
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1168964 - The Croft	Grade II	0.1 miles
2 1112211 - Moat Cottage	Grade II	0.1 miles
3 1322592 - White House	Grade II	0.1 miles
4 1107843 - Bonningtons Farmhouse	Grade II	0.2 miles
5 1168972 - Goar Lodge	Grade II	0.2 miles
6 1306743 - The Cottage	Grade II	0.2 miles
7 1112212 - Beech Cottage	Grade II	0.2 miles
8 1168954 - The Gages	Grade II	0.2 miles
9 1112204 - Ivy Cottage Stane Cottage	Grade II	0.3 miles
10 1112210 - Pump At Pippins	Grade II	0.3 miles

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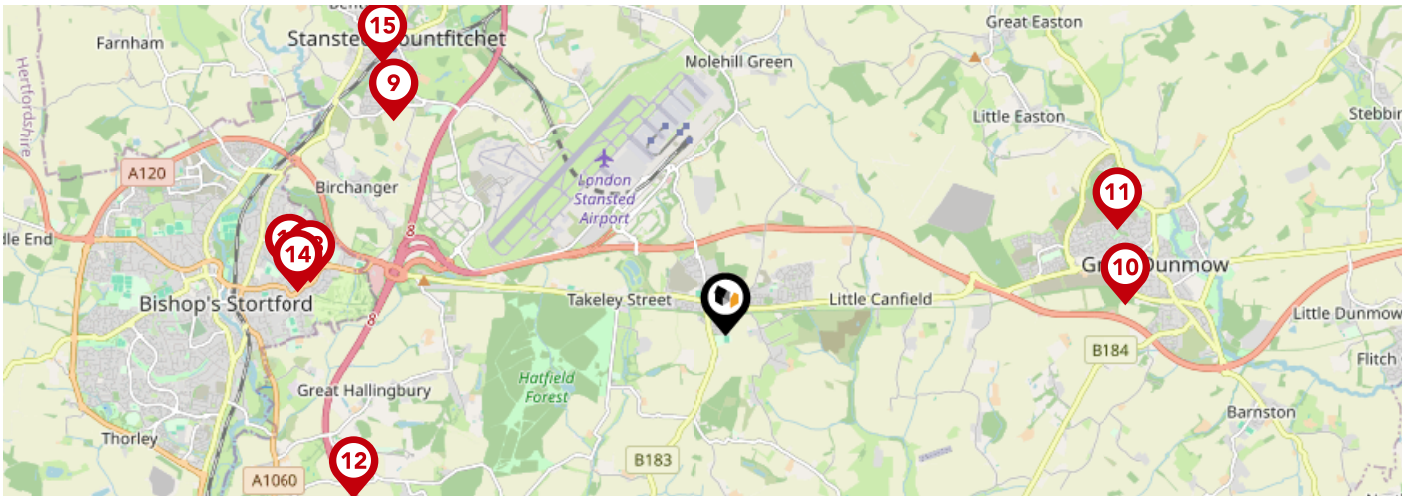
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Roseacres Primary School** Ofsted Rating: Good | Pupils: 209 | Distance:0.17	☐	☑	☐	☐	☐
2	**The Christian School (Takeley)** Ofsted Rating: Not Rated | Pupils: 26 | Distance:0.37	☐	☐	☑	☐	☐
3	**Takeley Primary School** Ofsted Rating: Good | Pupils: 348 | Distance:0.51	☐	☑	☐	☐	☐
4	**St Mary's Church of England Voluntary Aided Primary School, Hatfield Broad Oak** Ofsted Rating: Requires improvement | Pupils: 54 | Distance:3.04	☐	☑	☐	☐	☐
5	**Forest Hall School** Ofsted Rating: Good | Pupils: 496 | Distance:3.27	☐	☐	☑	☐	☐
6	**Great Dunmow Primary School** Ofsted Rating: Good | Pupils: 423 | Distance:3.42	☐	☑	☐	☐	☐
7	**Birchanger Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 107 | Distance:3.5	☐	☑	☐	☐	☐
8	**Elsenham Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 357 | Distance:3.59	☐	☑	☐	☐	☐

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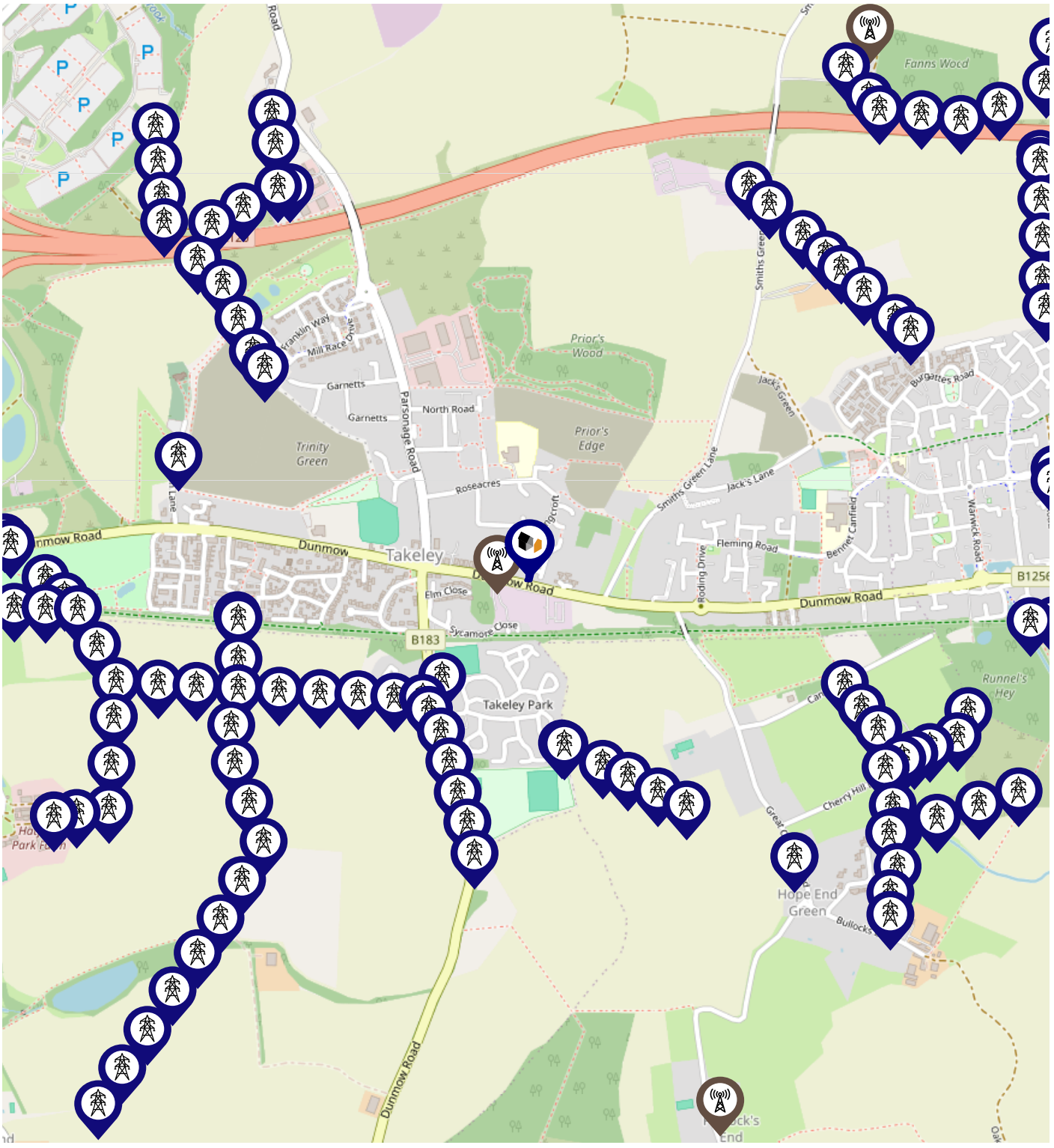
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 St Mary's CofE Foundation Primary School Ofsted Rating: Good | Pupils: 262 | Distance:3.61	☐	☑	☐	☐	☐
10 Dunmow St Mary's Primary School Ofsted Rating: Good | Pupils: 471 | Distance:3.68	☐	☑	☐	☐	☐
11 Helena Romanes School Ofsted Rating: Good | Pupils: 1287 | Distance:3.72	☐	☑	☑	☐	☐
12 Howe Green House School Ofsted Rating: Not Rated | Pupils: 168 | Distance:3.72	☐	☑	☐	☐	☐
13 Birchwood High School Ofsted Rating: Good | Pupils: 1425 | Distance:3.82	☐	☐	☑	☐	☐
14 Summercroft Primary School Ofsted Rating: Good | Pupils: 440 | Distance:3.93	☐	☑	☐	☐	☐
15 Magna Carta Primary Academy Ofsted Rating: Good | Pupils: 201 | Distance:4	☐	☑	☐	☐	☐
16 All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good | Pupils: 209 | Distance:4.02	☐	☑	☐	☐	☐

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Local Area
Masts & Pylons



Key:

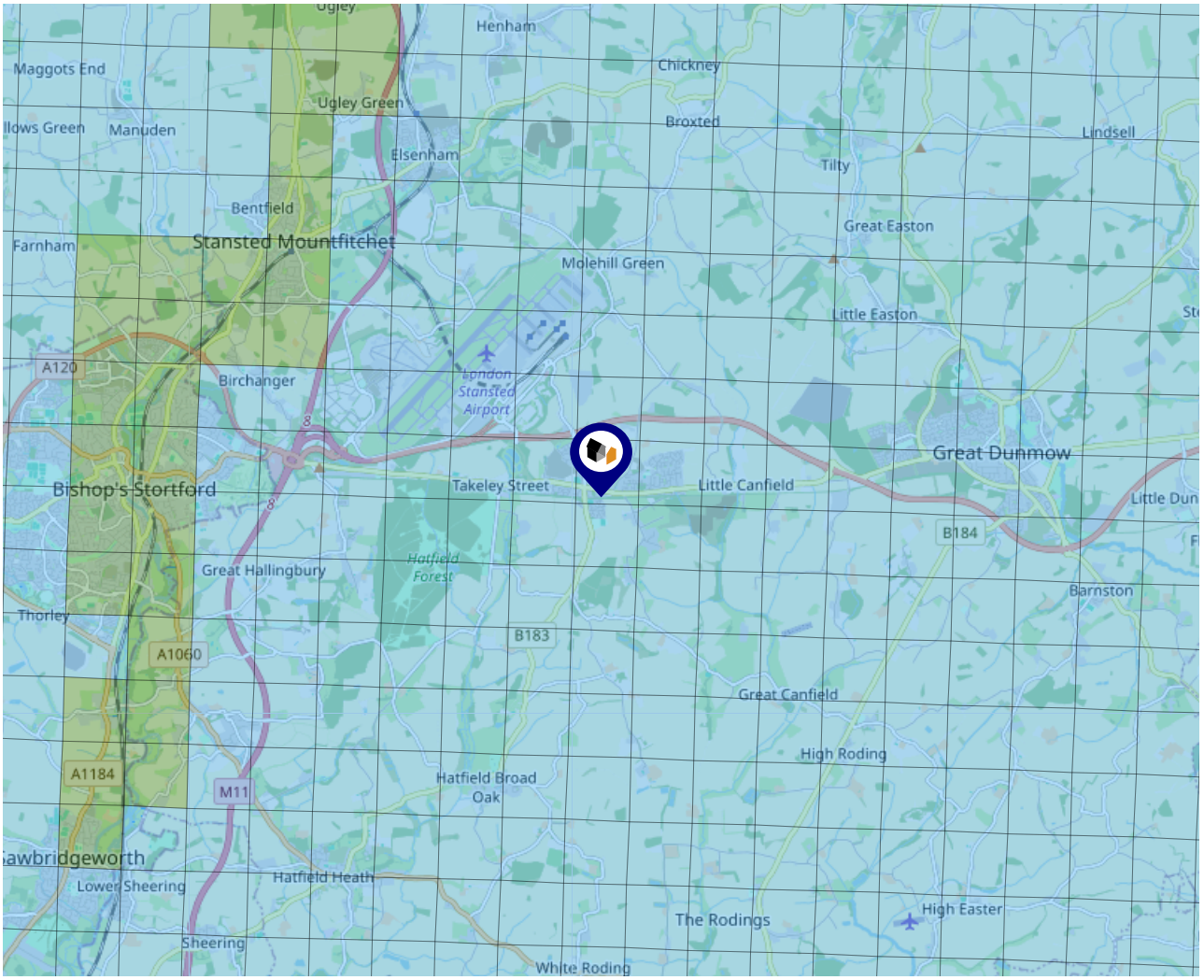
- Power Pylons
- Communication Masts

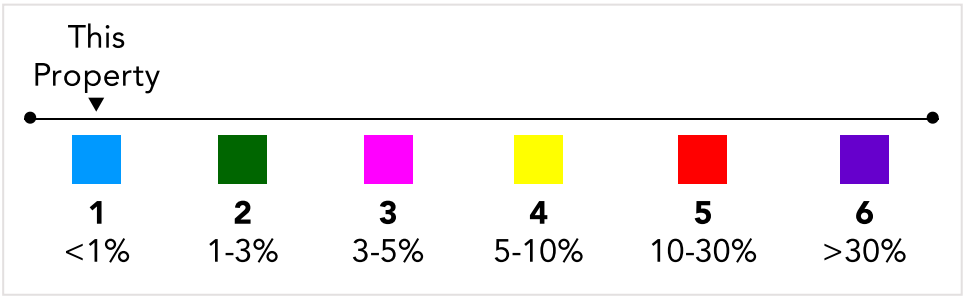
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Environment
Radon Gas

What is Radon?

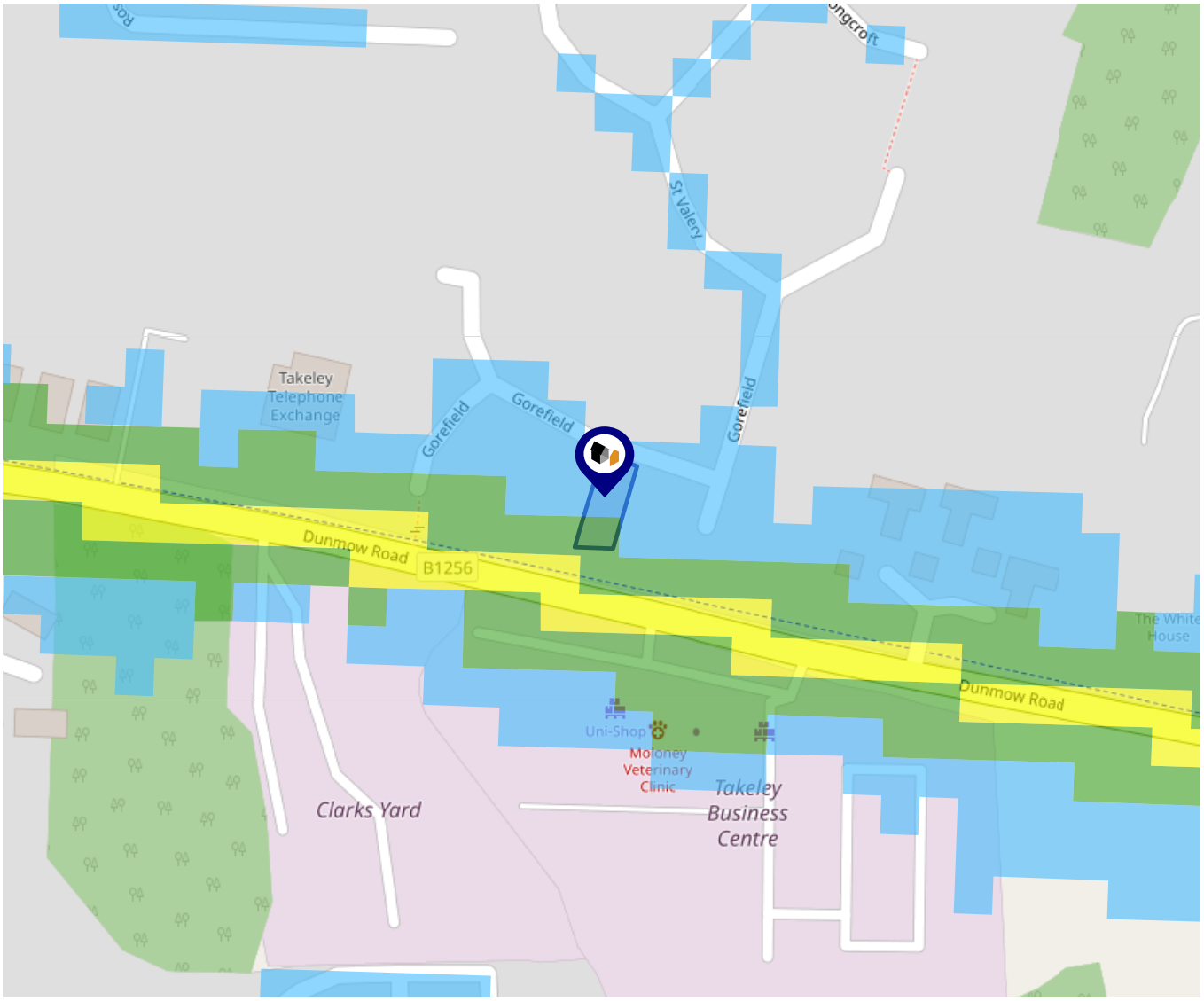
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



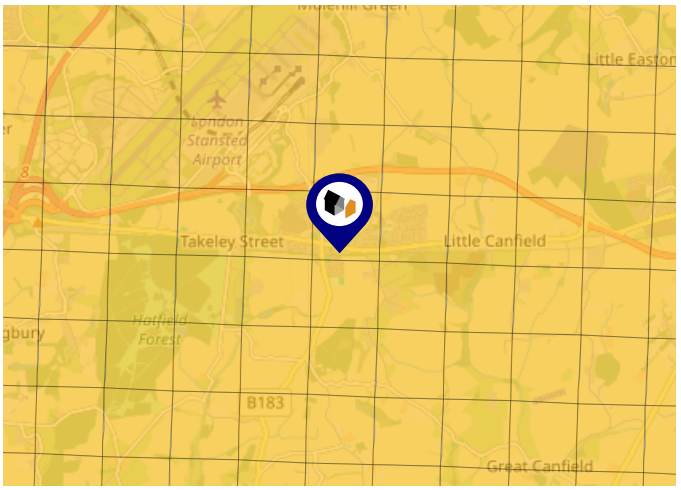
The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

Environment
Soils & Clay

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		

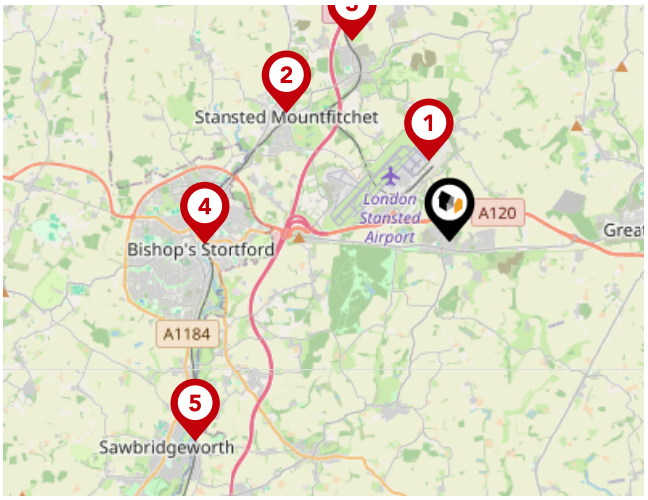


Primary Classifications (Most Common Clay Types)

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

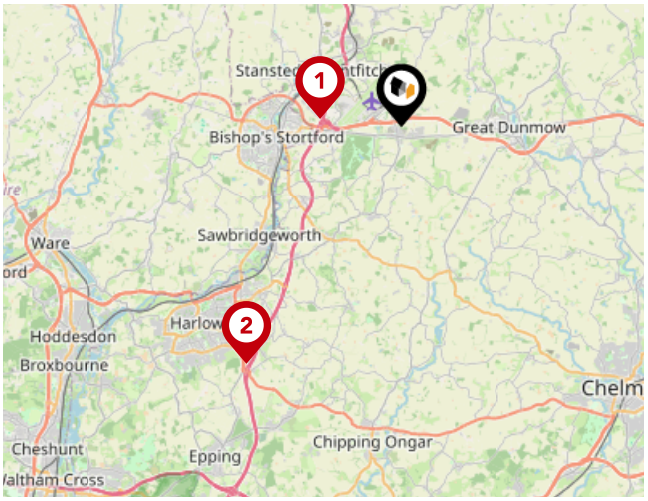
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Area
Transport (National)



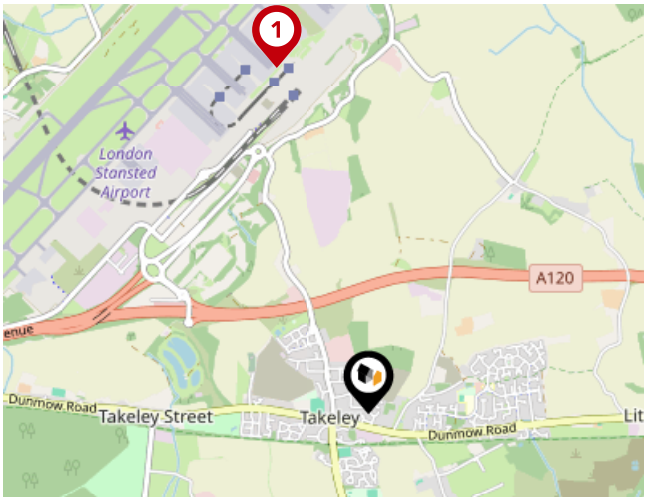
National Rail Stations

Pin	Name	Distance
1	Stansted Airport Rail Station	1.5 miles
2	Stansted Mountfitchet Rail Station	3.8 miles
3	Elsenham Rail Station	4.07 miles
4	Bishops Stortford Rail Station	4.49 miles
5	Sawbridgeworth Rail Station	5.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.98 miles
2	M11 J7	10.34 miles

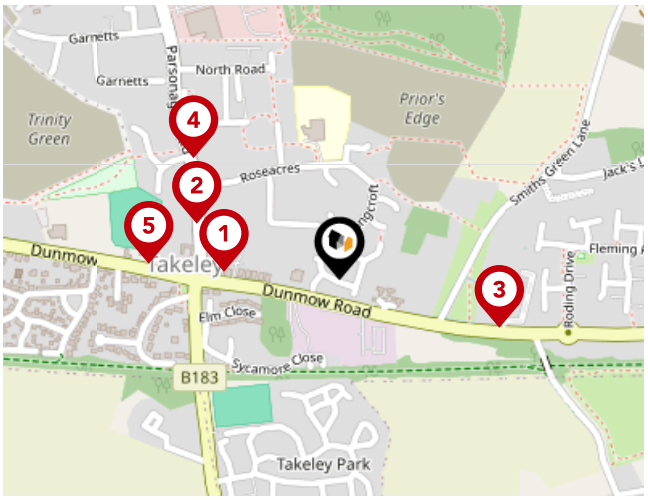


Airports/Helipads

Pin	Name	Distance
1	London Stansted Airport	1.63 miles

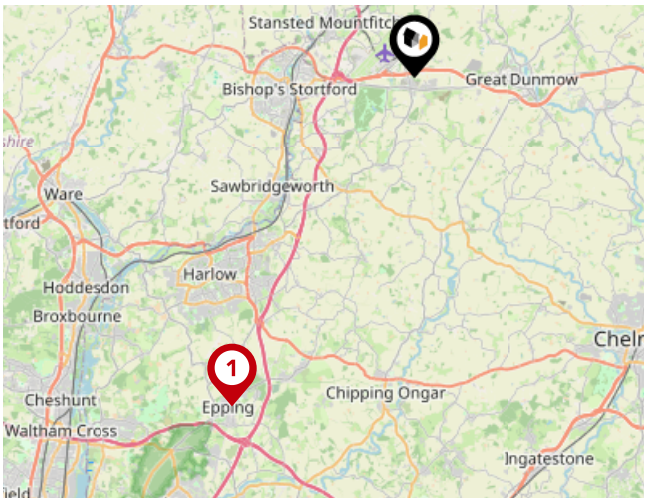
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Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Four Ashes	0.13 miles
2	The Four Ashes	0.17 miles
3	Canfield Road	0.19 miles
4	Chestnut Way	0.21 miles
5	The Four Ashes	0.21 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	13.75 miles

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iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

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.

Testimonials

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!

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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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Know any property instantly

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Ofcom

Royal Mail