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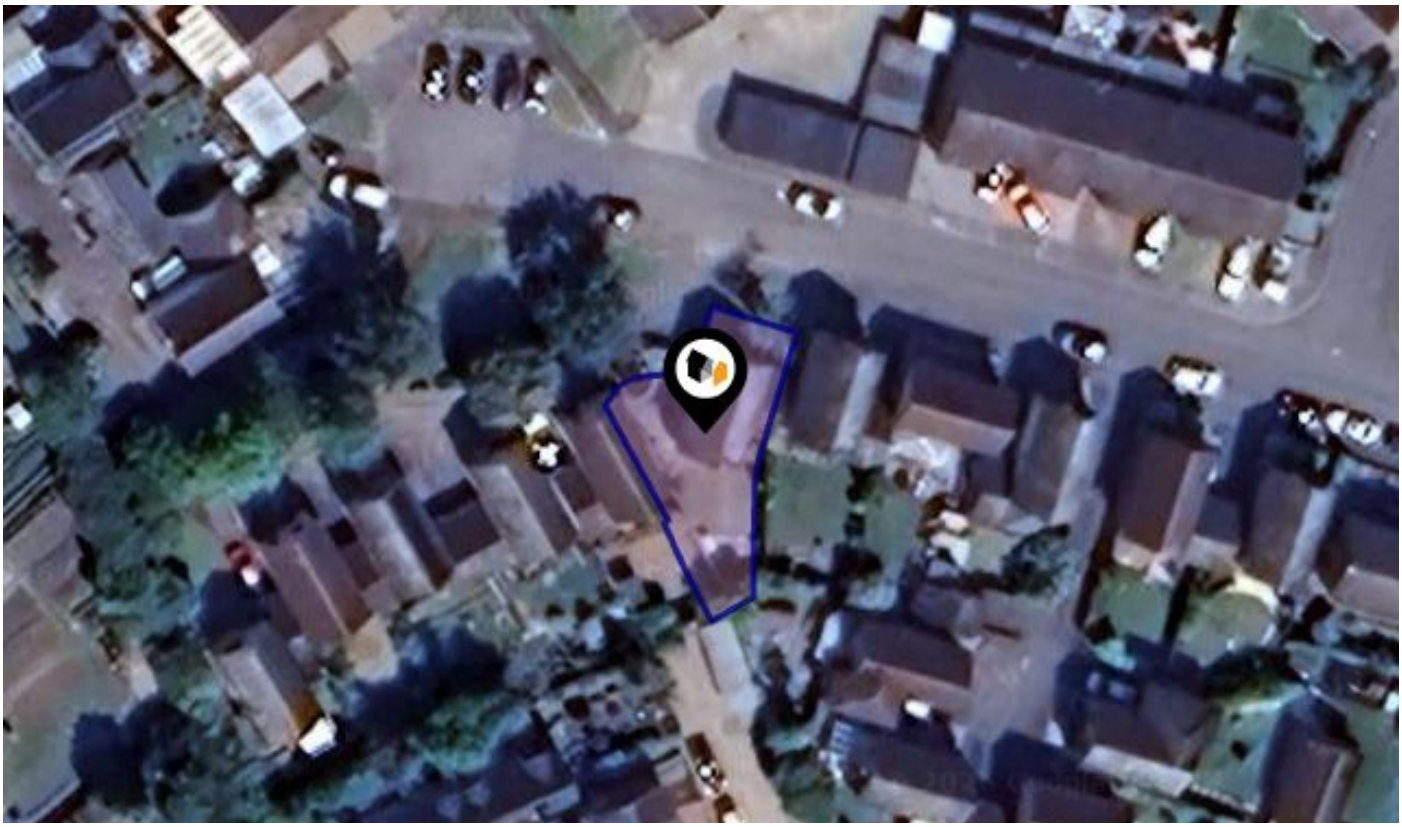
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th February 2026



RAYNER WAY, HALSTEAD, CO9

Alex Somers eXp

07432 201416

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https://alexsomers.exp.uk.com/

The Property Ombudsman

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Property
Overview

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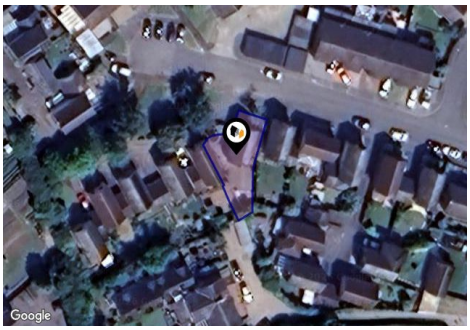

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	764 ft^2 / 71 m^2		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,951		
Title Number:	EX391217		

Local Area

Local Authority: Essex
Conservation Area: No
Flood Risk:

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

✓	✓	✗
BT	sky	Virgin media

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EPC - Certificate

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HALSTEAD, CO9

Energy rating

C

Valid until 12.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 | C	77 | C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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EPC - Additional Data

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	71 m^2

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House Price Statistics

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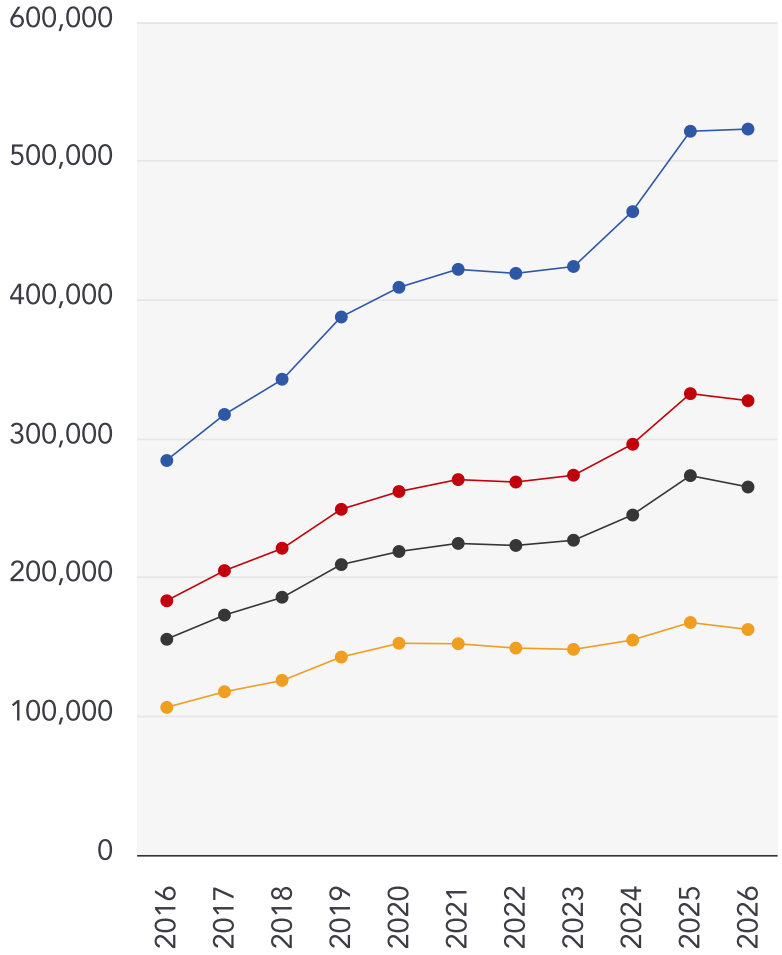
10 Year History of Average House Prices by Property Type in CO9



Detached

+84.03%

Semi-Detached

+78.73%

Terraced

+70.57%

Flat

+52.78%

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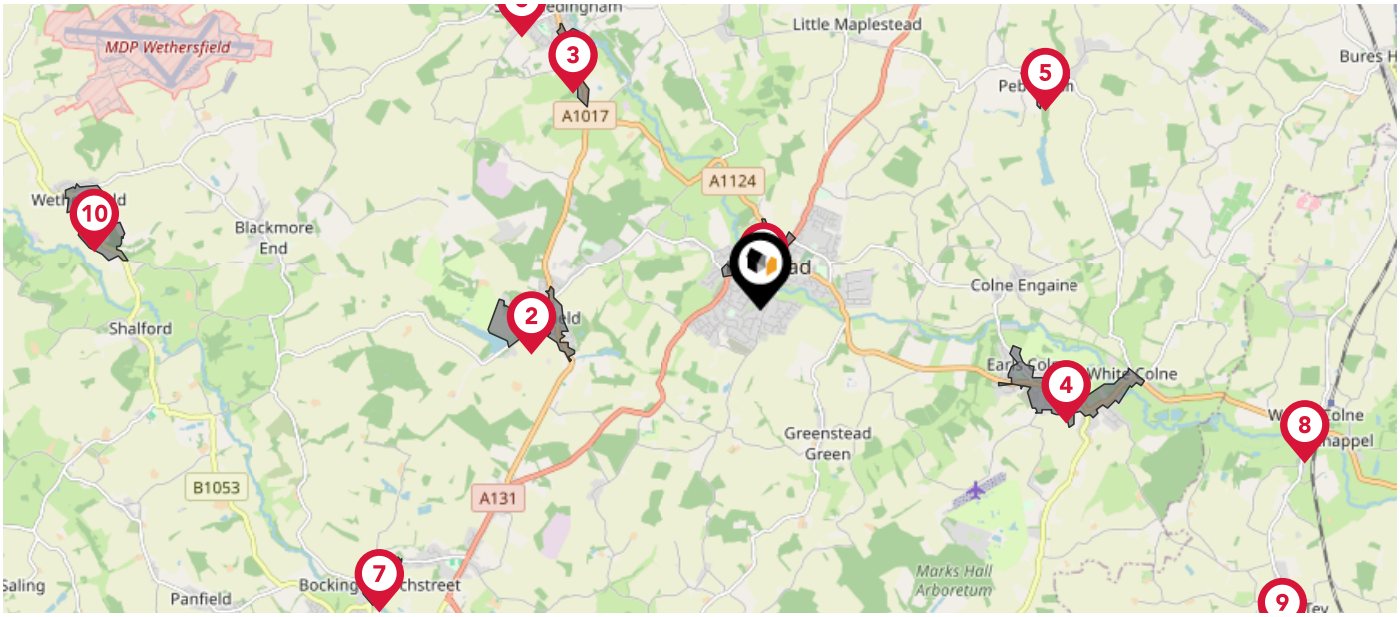
Conservation Areas

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	Halstead Town Centre
2	Gosfield
3	Sible Hedingham South
4	Earls Colne and White Colne West and East
5	Pebmarsh
6	Sible Hedingham West
7	Bocking Church Street
8	Chappel
9	Great Tey
10	Wethersfield

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Maps
Council Wards

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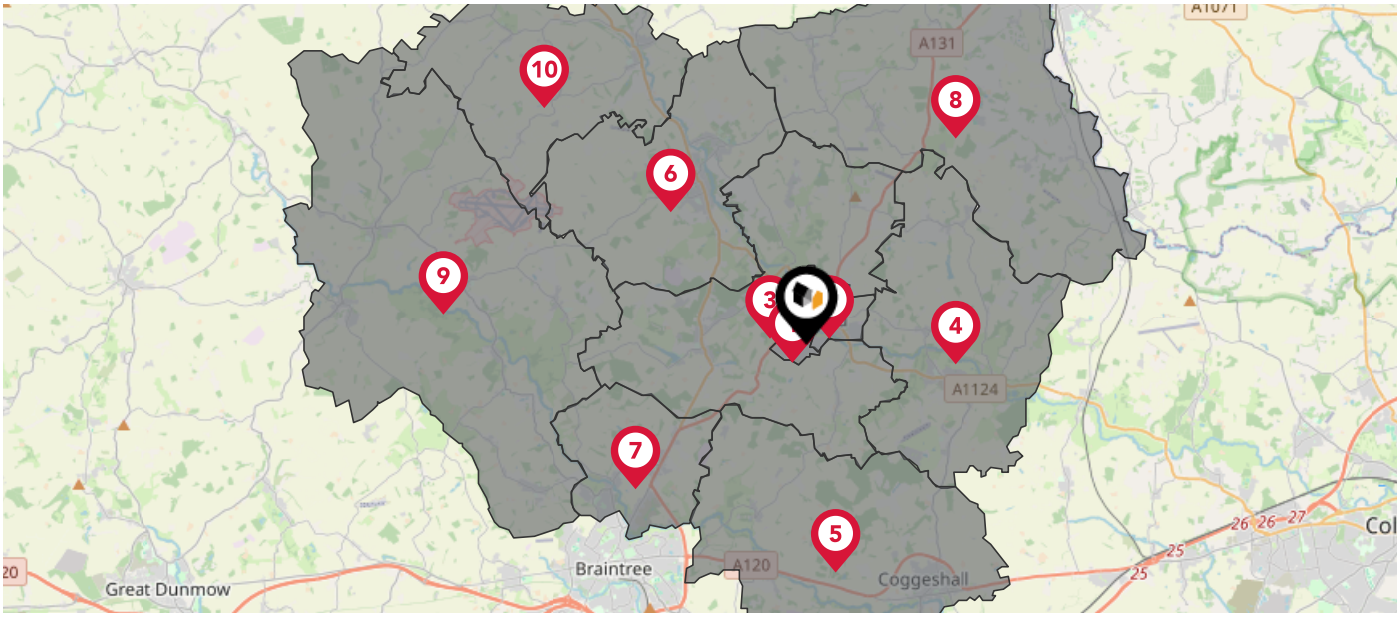
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

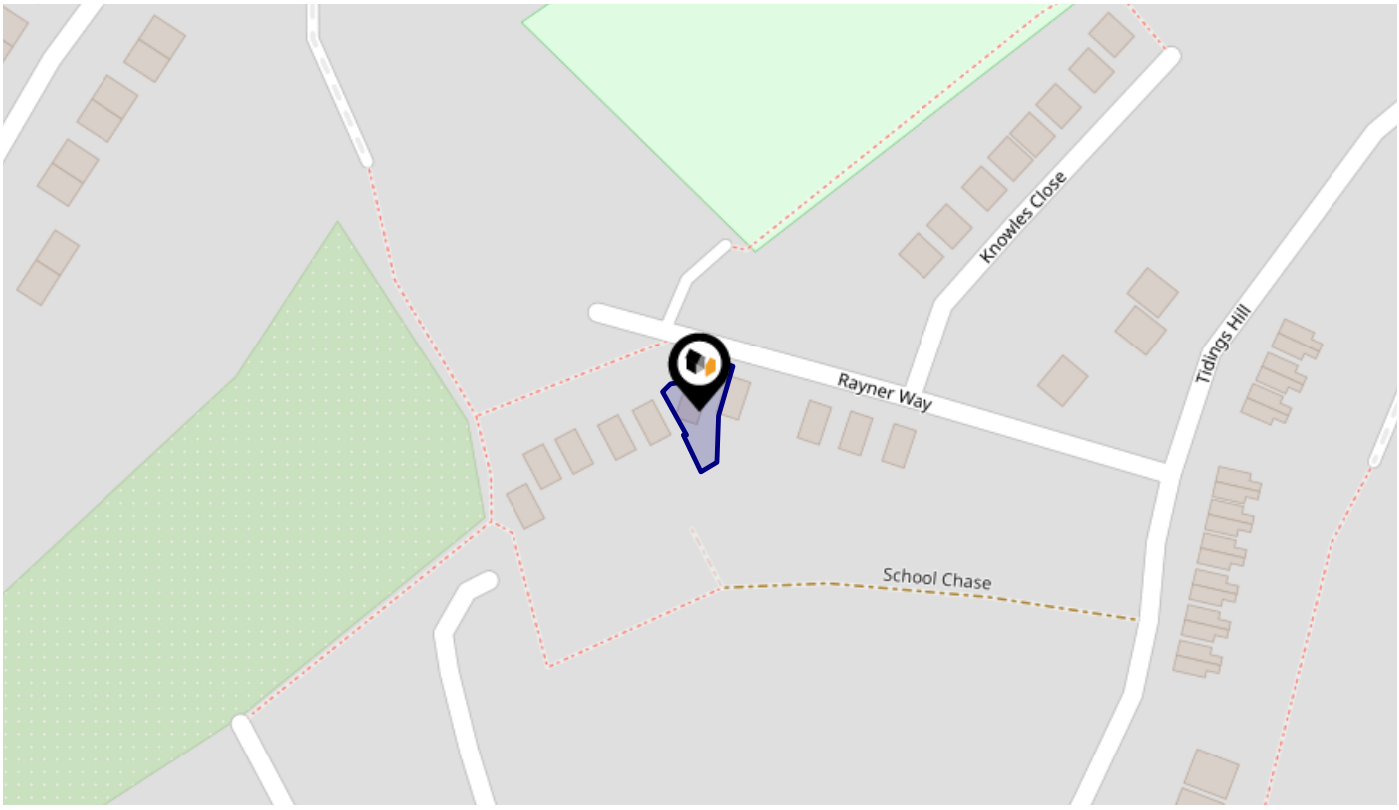


Nearby Council Wards

1	Halstead Trinity Ward
2	Halstead St. Andrew's Ward
3	Gosfield & Greenstead Green Ward
4	The Colnes Ward
5	Coggeshall Ward
6	Hedingham Ward
7	Bocking North Ward
8	Stour Valley South Ward
9	Three Fields Ward
10	Yeldham Ward

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

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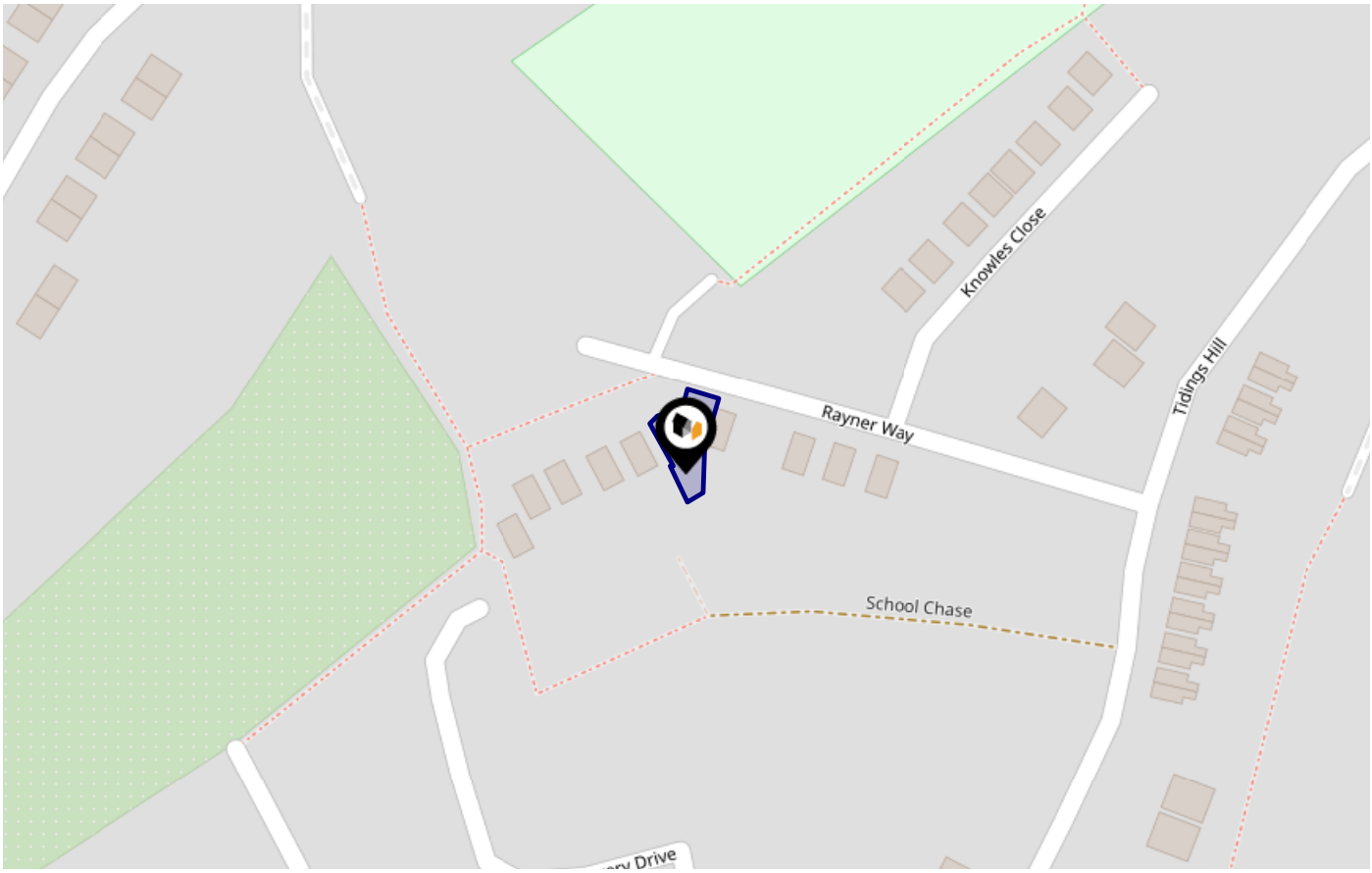
This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

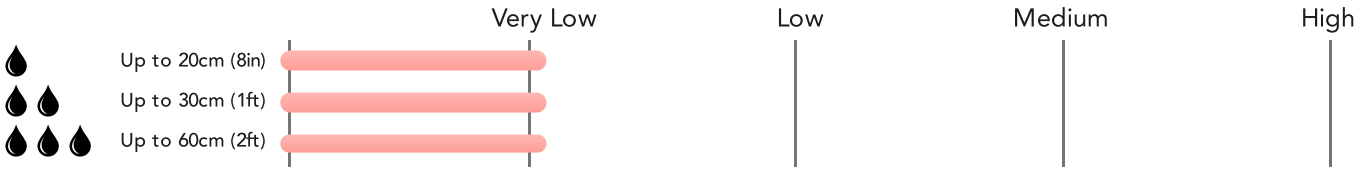


Risk Rating: Very low

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

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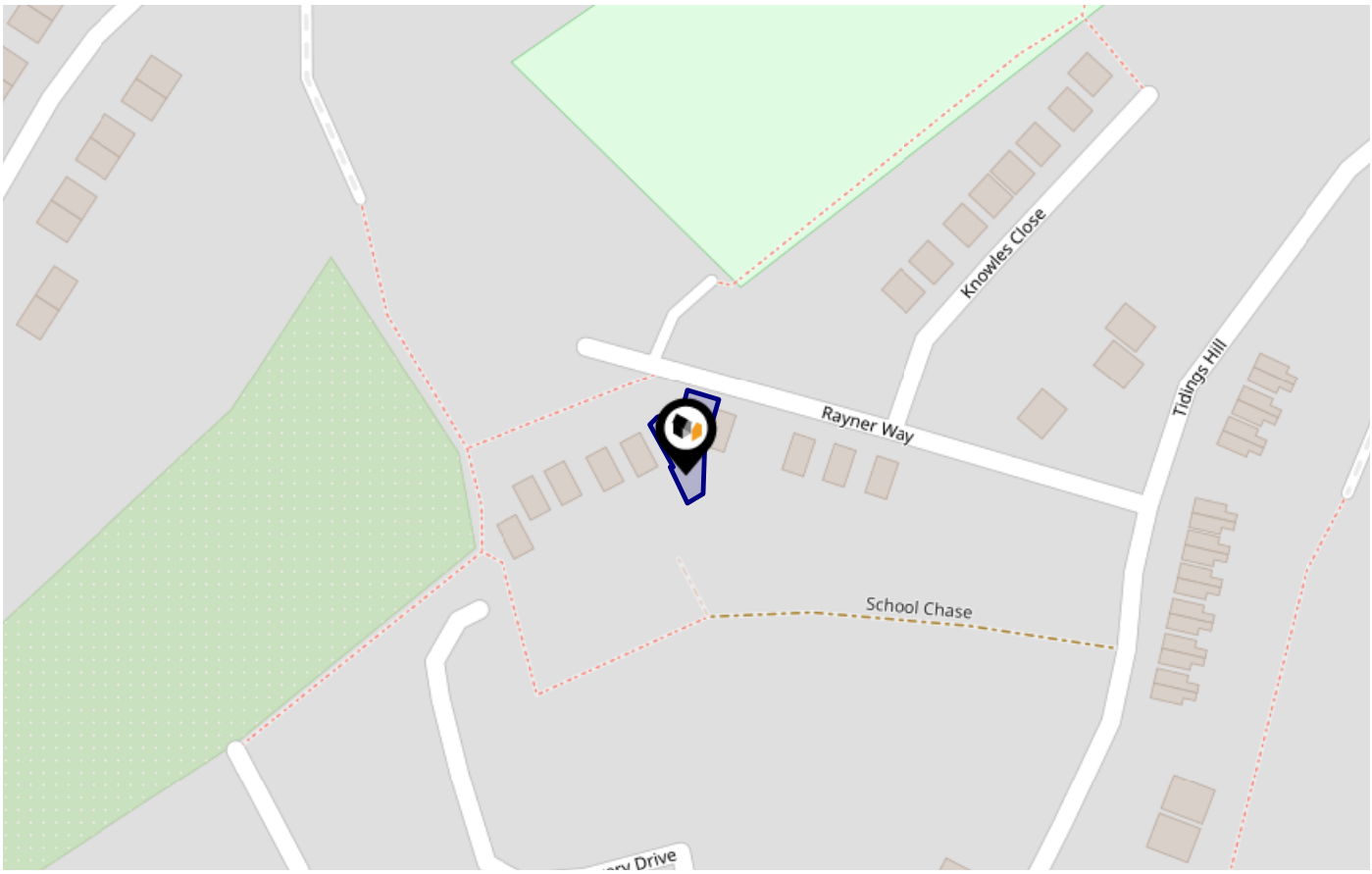
This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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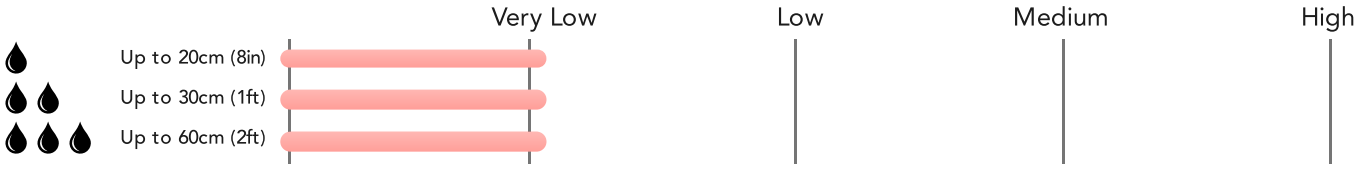

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Flood Risk
Surface Water - Flood Risk

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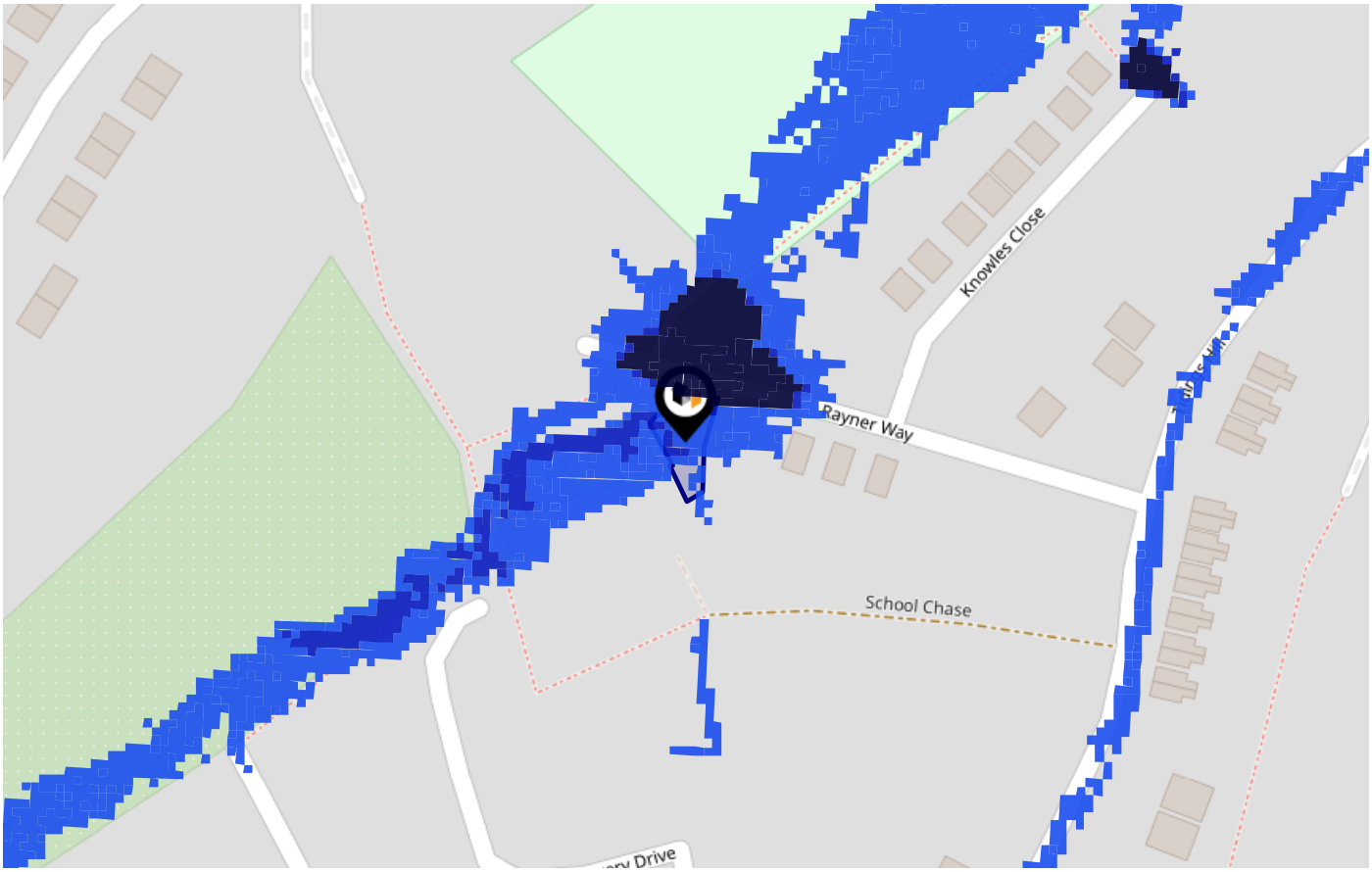
This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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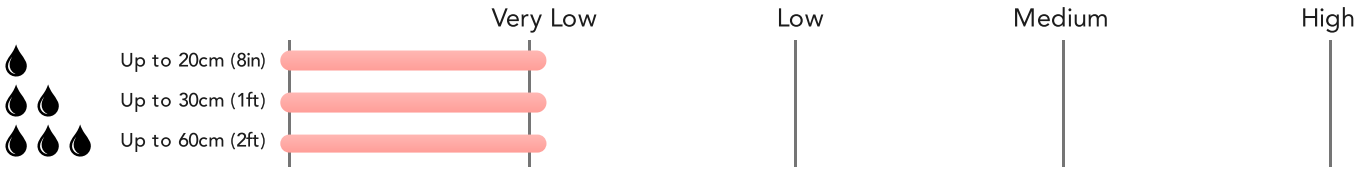

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Flood Risk
Surface Water - Climate Change

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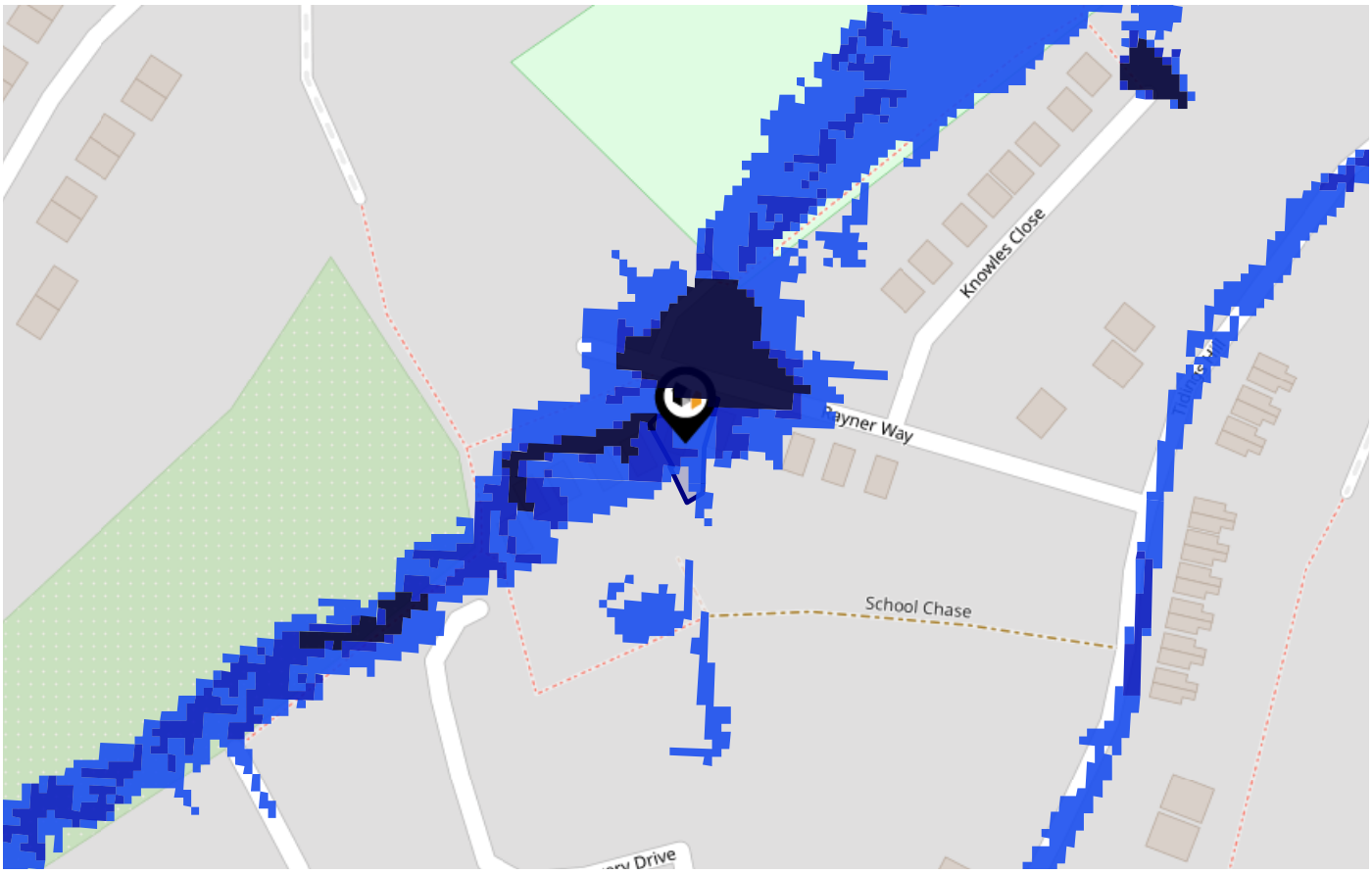
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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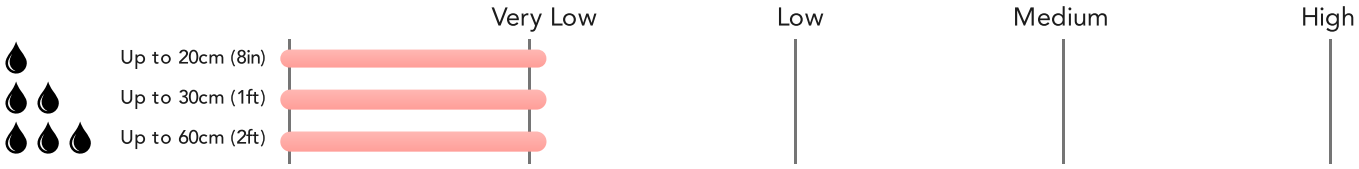

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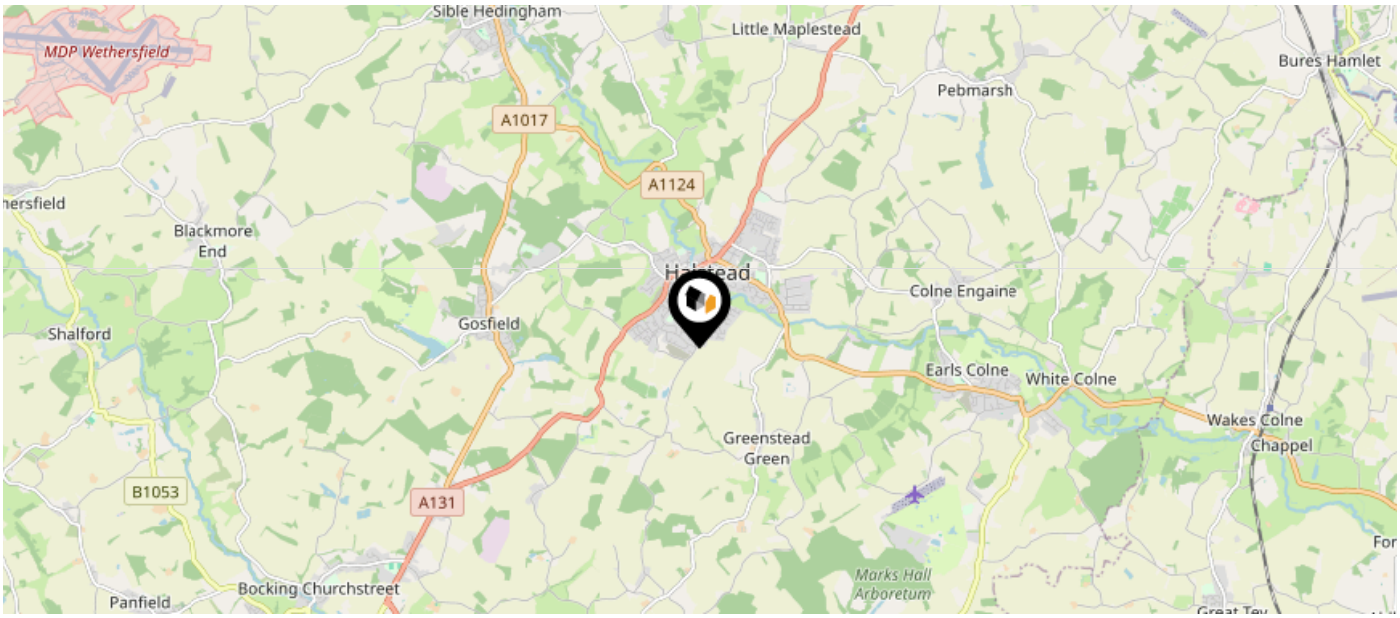
Green Belt

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



Nearby Green Belt Land

No data available.

Maps
Landfill Sites

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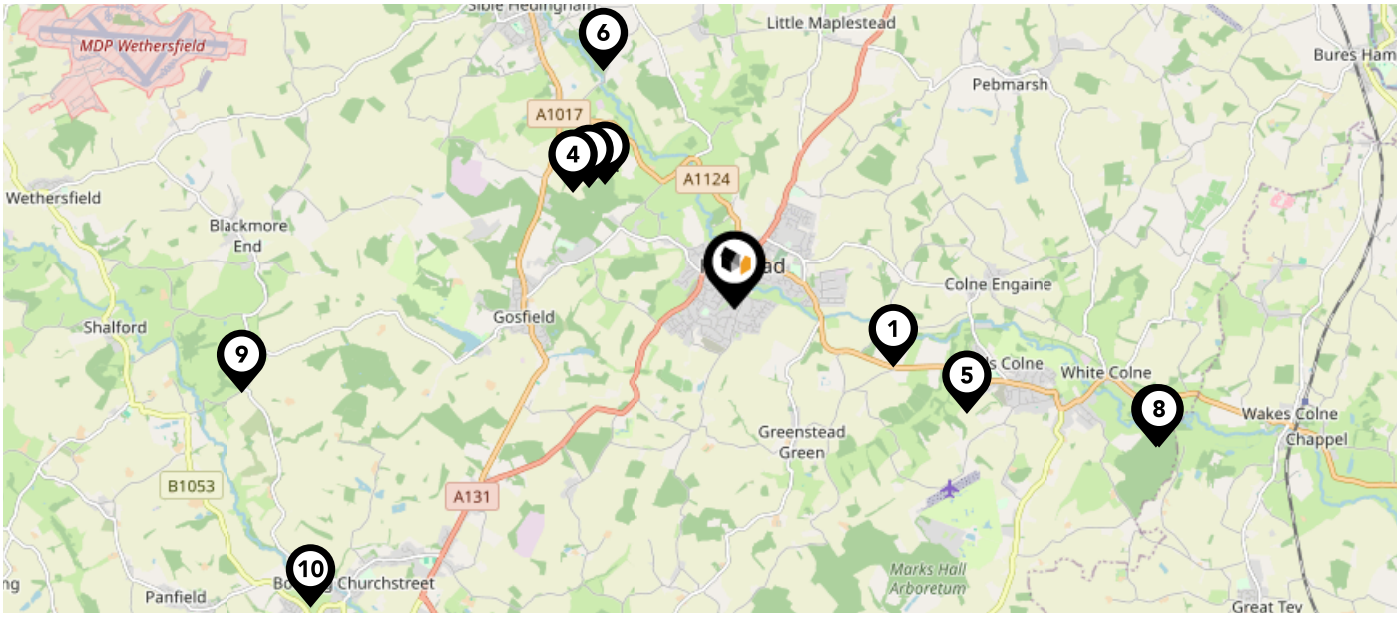
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Langley Mill-Langley Mill, Earls Colne, Braintree	Historic Landfill
2	Foxborough Hills-Sible Hedingham, Braintree	Historic Landfill
3	Foxborough Hills-Sible Hedingham, Halstead, Braintree, Essex	Historic Landfill
4	EA/EPR/SP3799NU/V003	Active Landfill
5	Halstead Road-Earls Colne, Braintree, Essex	Historic Landfill
6	Sible Hedingham-Sible Hedingham, Braintree	Historic Landfill
7	Colchester Road-White Colne, Essex	Historic Landfill
8	White Colne-Knowles Farm, Hatfield Peverel	Historic Landfill
9	Beazley End-Shalford	Historic Landfill
10	Dyers Mead Landfill Site-Bovingdon Road,Bocking,Braintree,Essex	Historic Landfill

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Maps
Listed Buildings

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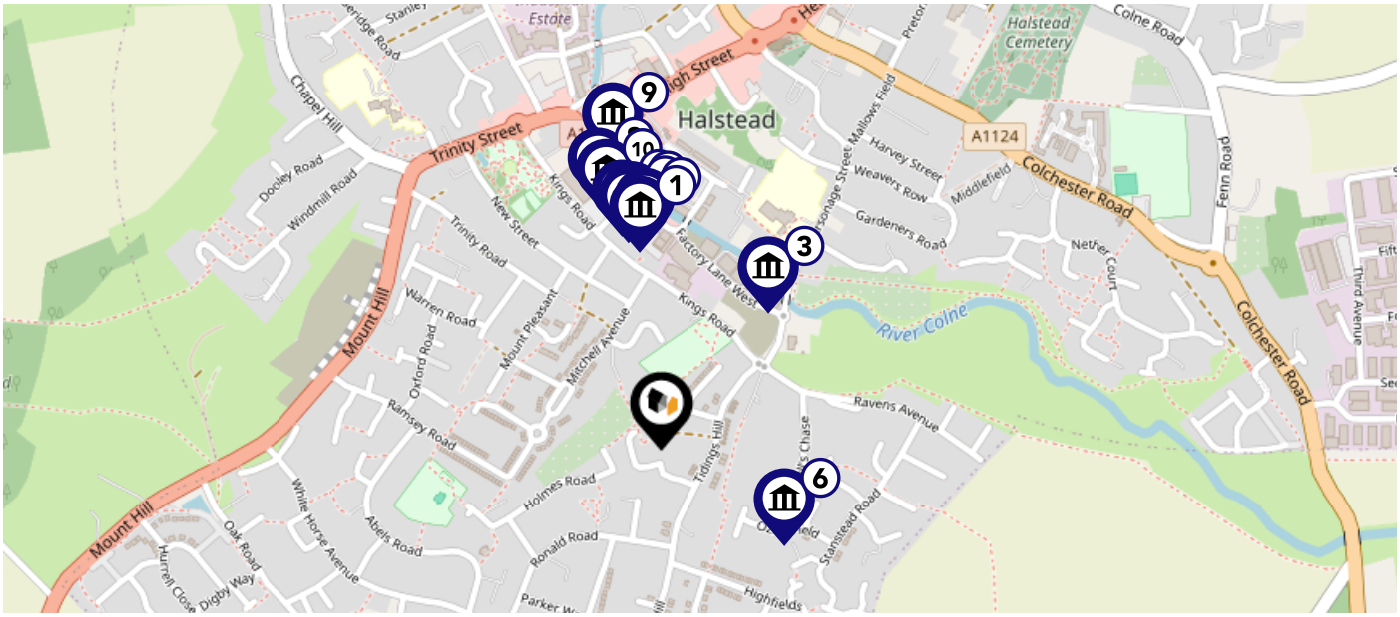
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1122458 - Mill House	Grade II	0.2 miles
2 1122457 - Old Townford Mill	Grade II	0.2 miles
3 1338301 - Parsonage House	Grade II	0.2 miles
4 1122459 - Coach House To Mill House	Grade II	0.2 miles
5 1221817 - Royal British Legion Club	Grade II	0.2 miles
6 1122450 - Balls Farmhouse	Grade II	0.2 miles
7 1306653 - Gatehouse To Mill House	Grade II	0.2 miles
8 1221814 - 1-2, The Causeway	Grade II	0.3 miles
9 1122400 - 70-74, High Street	Grade II	0.3 miles
10 1221815 - 3-12, The Causeway	Grade II	0.3 miles

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Area
Schools

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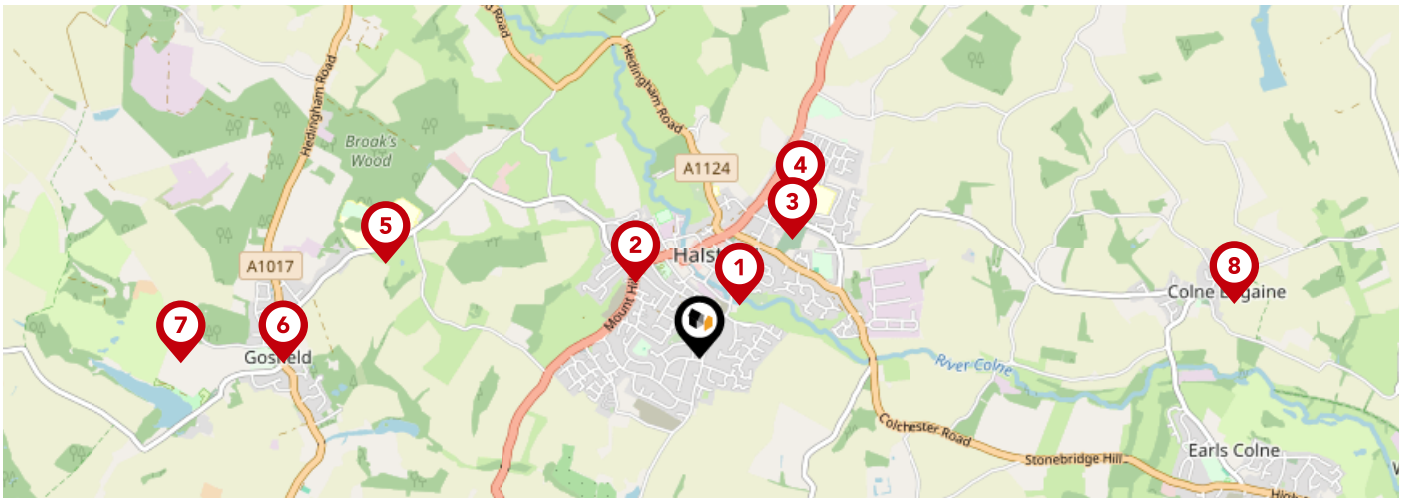

		Nursery	Primary	Secondary	College	Private
1	Richard de Clare Community Academy Ofsted Rating: Good | Pupils: 360 | Distance:0.31	☐	☑	☐	☐	☐
2	Holy Trinity Church of England Voluntary Controlled Primary School, Halstead Ofsted Rating: Good | Pupils: 220 | Distance:0.45	☐	☑	☐	☐	☐
3	The Ramsey Academy, Halstead Ofsted Rating: Good | Pupils: 774 | Distance:0.69	☐	☐	☑	☐	☐
4	St Andrew's Church of England Primary School, Halstead Ofsted Rating: Good | Pupils: 221 | Distance:0.85	☐	☑	☐	☐	☐
5	Gosfield School Ofsted Rating: Not Rated | Pupils: 346 | Distance:1.49	☐	☐	☑	☐	☐
6	Gosfield Community Primary School Ofsted Rating: Good | Pupils: 139 | Distance:1.9	☐	☑	☐	☐	☐
7	St Margaret's Preparatory School Ofsted Rating: Not Rated | Pupils: 187 | Distance:2.37	☐	☑	☐	☐	☐
8	Colne Engaine Church of England Primary School Ofsted Rating: Good | Pupils: 108 | Distance:2.46	☐	☑	☐	☐	☐

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Area
Schools

ALEX SOMERS
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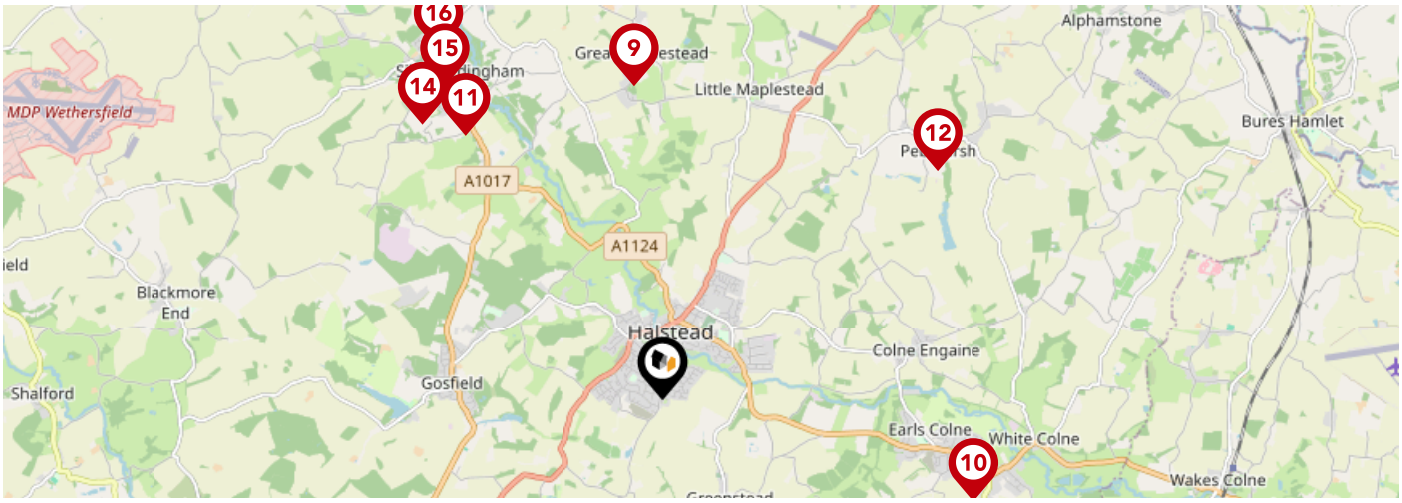

		Nursery	Primary	Secondary	College	Private
9	St Giles' Church of England Primary School Ofsted Rating: Good | Pupils: 92 | Distance:2.88	☐	☑	☐	☐	☐
10	Earls Colne Primary School and Nursery Ofsted Rating: Good | Pupils: 408 | Distance:2.99	☐	☑	☐	☐	☐
11	The Yellow House School Ofsted Rating: Good | Pupils: 16 | Distance:3.01	☐	☐	☑	☐	☐
12	St John the Baptist Church of England Voluntary Aided Primary School Pebmarsh Ofsted Rating: Good | Pupils: 67 | Distance:3.26	☐	☑	☐	☐	☐
13	Stisted Church of England Primary Academy Ofsted Rating: Outstanding | Pupils: 105 | Distance:3.28	☐	☑	☐	☐	☐
14	St Peter's Church of England Voluntary Controlled Primary School, Sible Hedingham Ofsted Rating: Good | Pupils: 217 | Distance:3.34	☐	☑	☐	☐	☐
15	Teaseldown School Ofsted Rating: Good | Pupils: 25 | Distance:3.49	☐	☐	☑	☐	☐
16	Hedingham School and Sixth Form Ofsted Rating: Good | Pupils: 1138 | Distance:3.79	☐	☐	☑	☐	☐

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Local Area
Masts & Pylons

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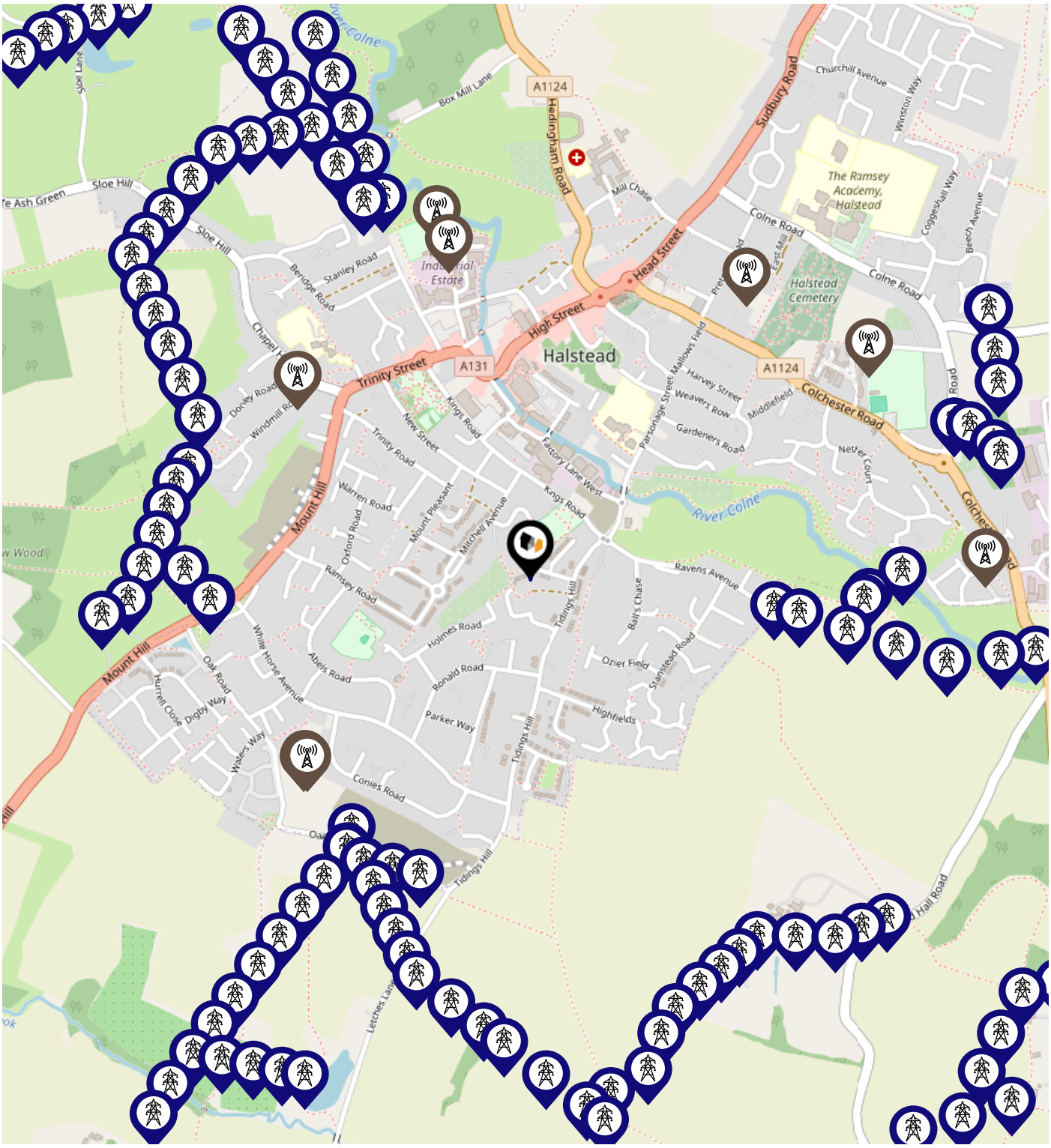

Key:

- Power Pylons
- Communication Masts

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Radon Gas

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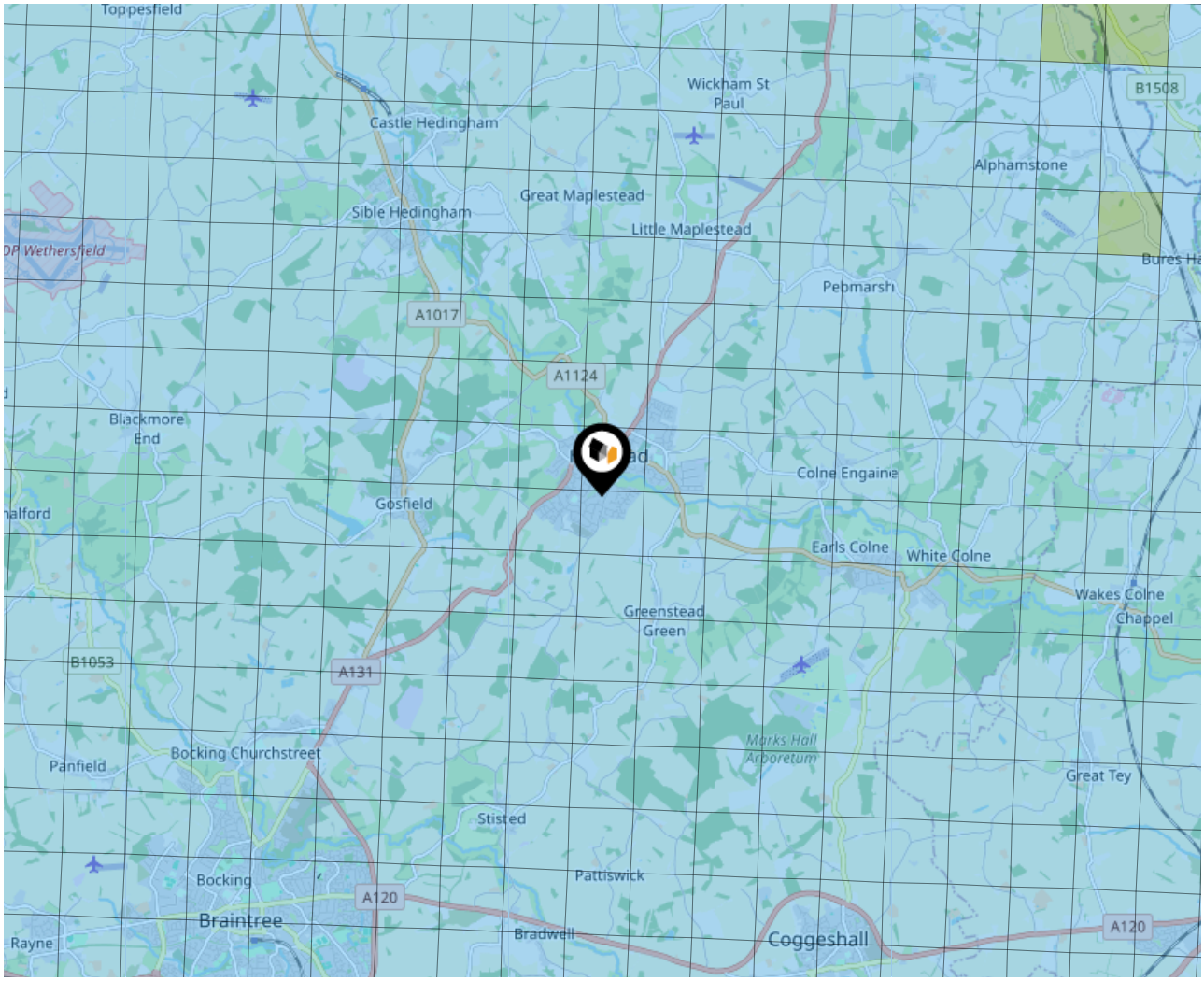
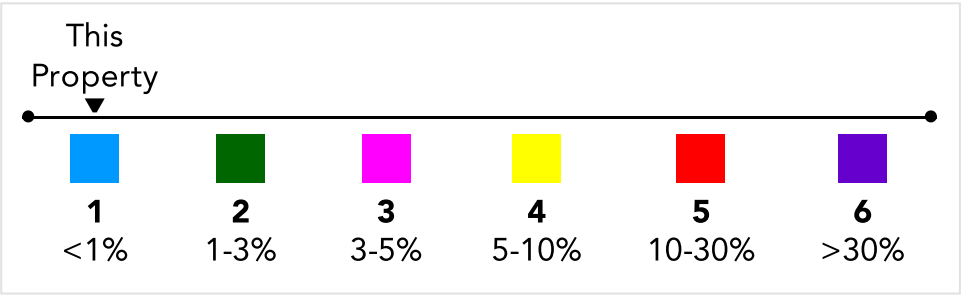
What is Radon?

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

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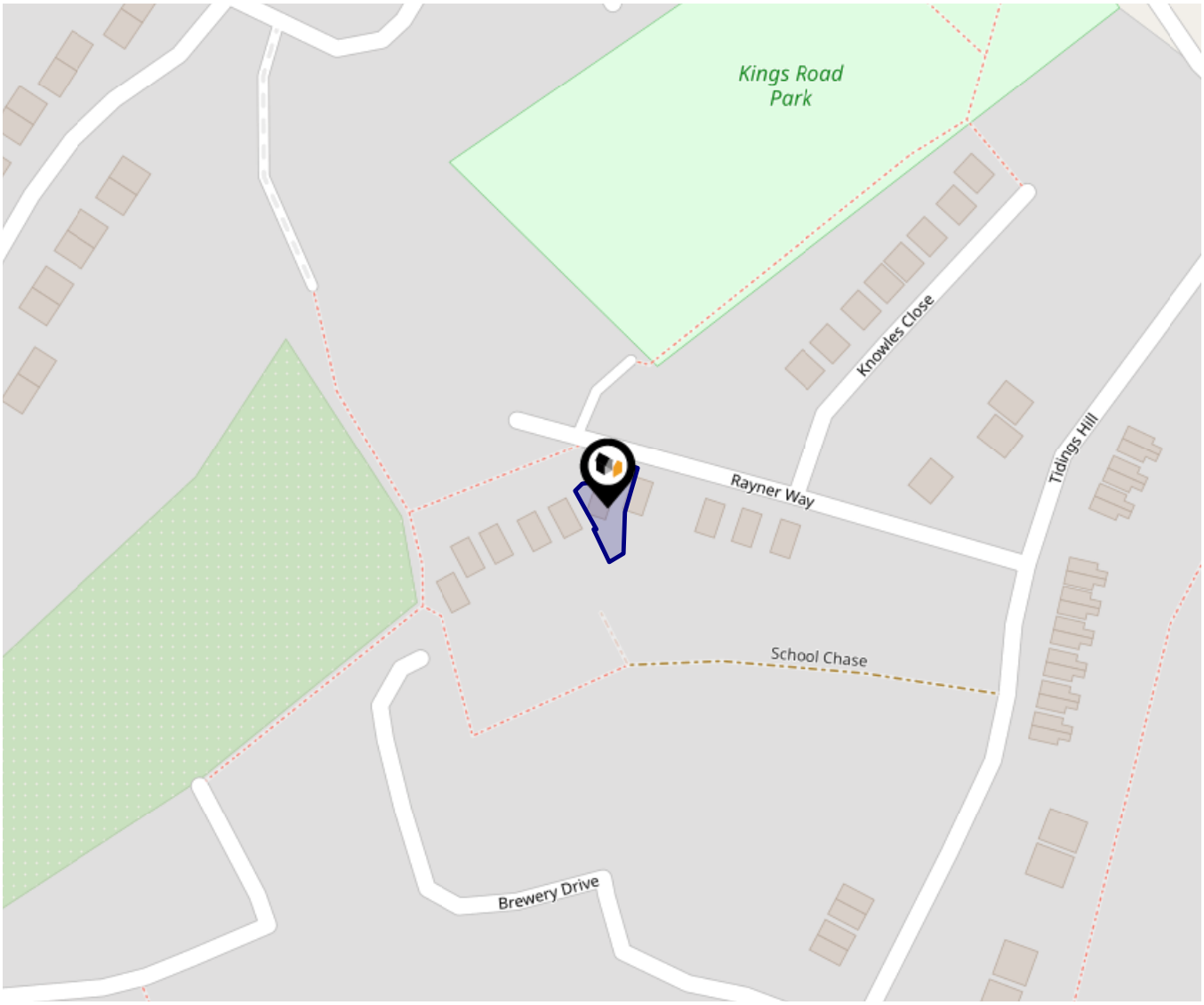

This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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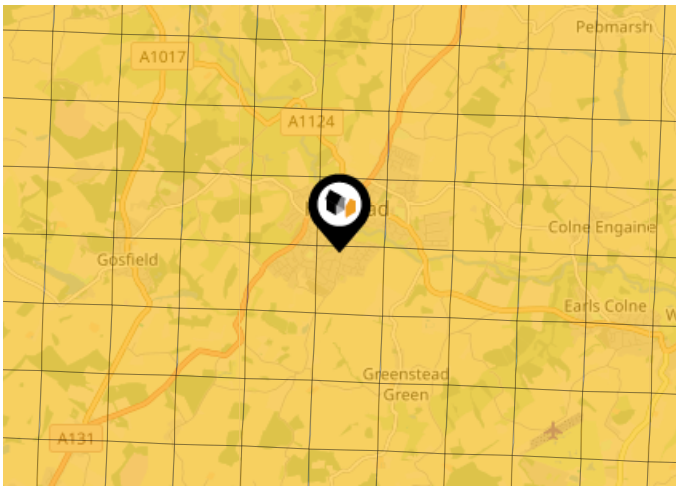
Ground Composition for this Address (Surrounding square kilometer zone around property)

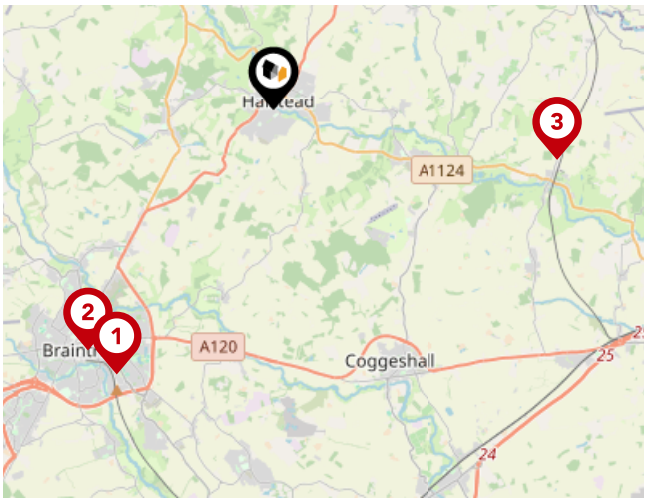
Carbon Content:	NONE	**Soil Texture:**	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

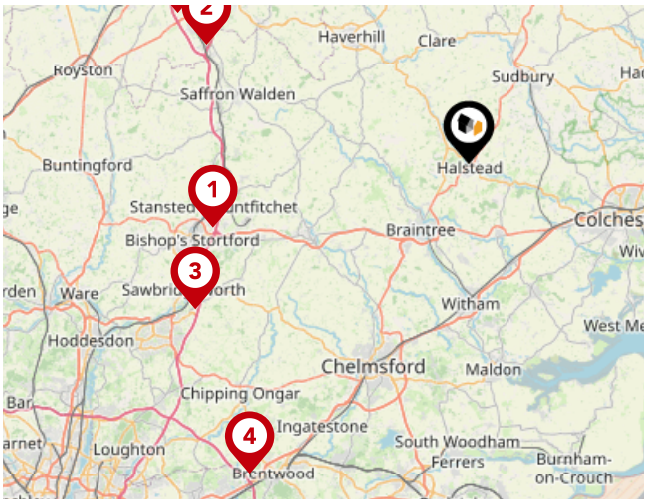
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

Transport (National)



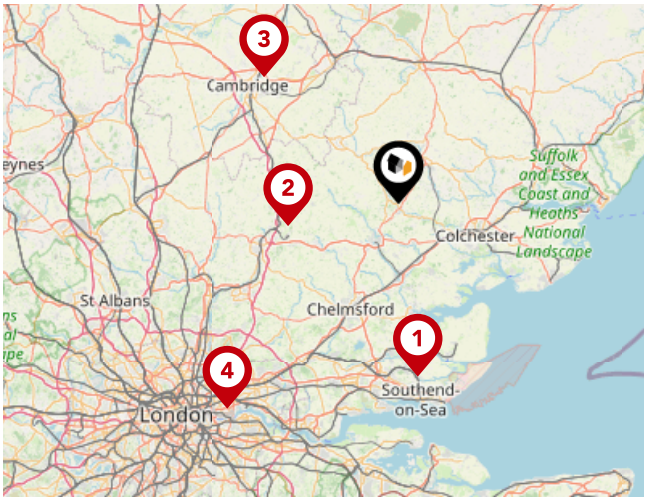
National Rail Stations

Pin	Name	Distance
1	Braintree Freeport Rail Station	5.61 miles
2	Braintree Rail Station	5.55 miles
3	Chappel & Wakes Colne Rail Station	5.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	19.26 miles
2	M11 J9	21.05 miles
3	M11 J7A	22.67 miles
4	M25 J28	27.89 miles
5	M11 J10	23.92 miles



Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	25.76 miles
2	Stansted Airport	16.39 miles
3	Cambridge	26.94 miles
4	Silvertown	39.24 miles

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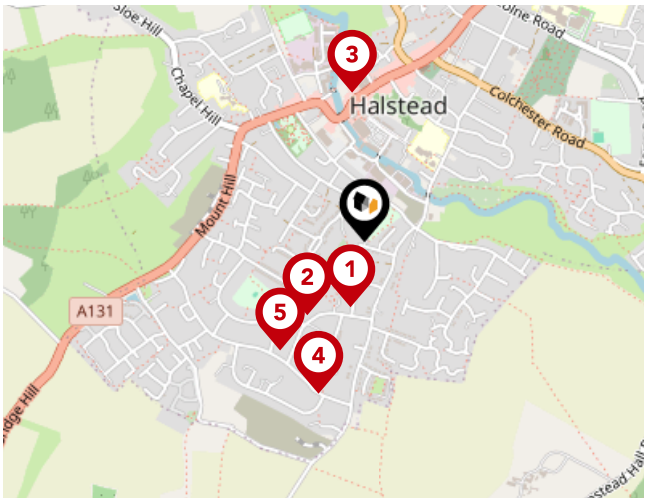
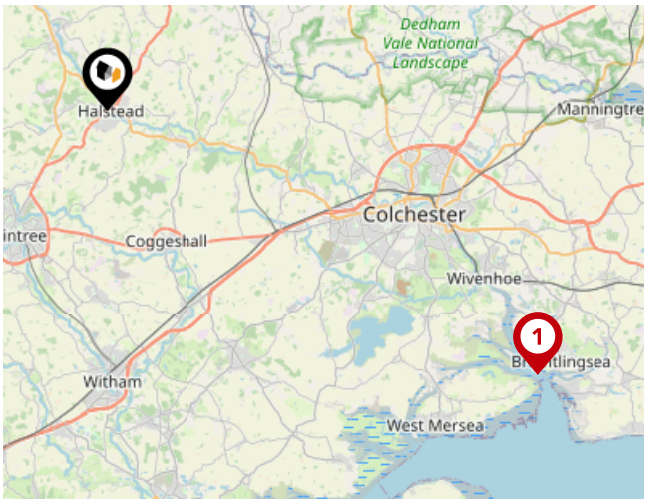


Bus Stops/Stations

Pin	Name	Distance
1	Parker Way	0.15 miles
2	Lock Road	0.21 miles
3	High Street	0.34 miles
4	White Horse Avenue	0.36 miles
5	Ronald Road	0.32 miles



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	18.48 miles

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With over 35 years' experience across every corner of the property industry – from corporate agencies to independent and hybrid models, I bring deep market knowledge gained at every level, from negotiator to director.

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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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