

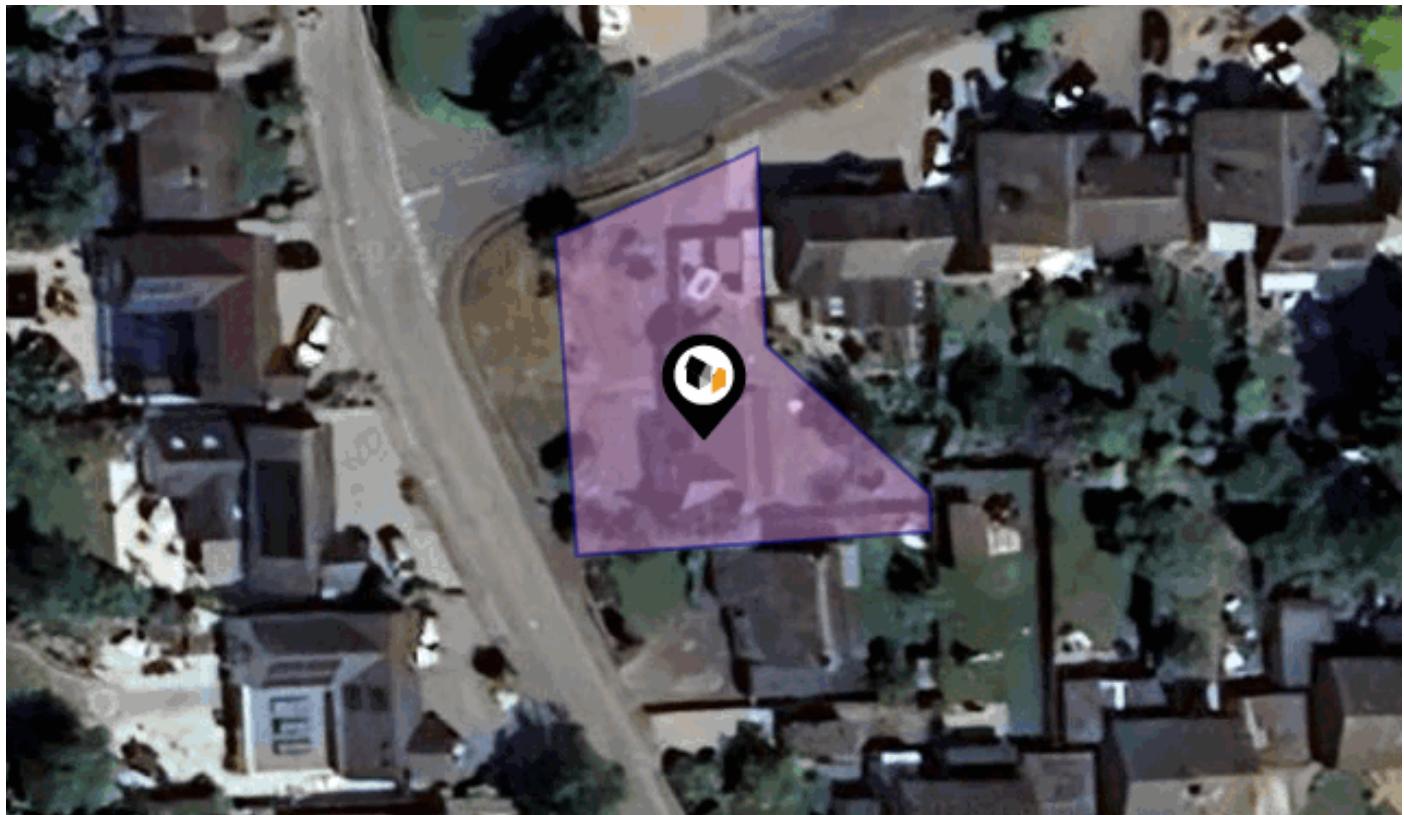


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 13th May 2025



MEADWAY, GOSFIELD, HALSTEAD, CO9

Michaels Property Consultants

8 Bridge Street
01787 322 799
a.wilcock@michaelsproperty.co.uk
www.michaelsproperty.co.uk



Property Overview



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,130 ft ² / 105 m ²
Plot Area:	0.16 acres
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,682
Title Number:	EX966868

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)

28
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



Meadway, Gosfield, CO9

Energy rating

D

Valid until 28.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	105 m ²

Market Sold in Street



5, Meadway, Halstead, CO9 1TQ

Last Sold Date:	20/11/2023	05/12/2002
Last Sold Price:	£465,000	£244,950

7, Meadway, Halstead, CO9 1TQ

Last Sold Date:	19/07/2021	30/10/2007	17/10/1997
Last Sold Price:	£465,000	£410,000	£108,000

11, Meadway, Halstead, CO9 1TQ

Last Sold Date:	23/06/2021
Last Sold Price:	£425,000

13, Meadway, Halstead, CO9 1TQ

Last Sold Date:	29/06/2018	17/07/2002
Last Sold Price:	£570,000	£249,950

15, Meadway, Halstead, CO9 1TQ

Last Sold Date:	01/02/2012
Last Sold Price:	£249,995

18, Meadway, Halstead, CO9 1TQ

Last Sold Date:	10/08/2001
Last Sold Price:	£172,100

17, Meadway, Halstead, CO9 1TQ

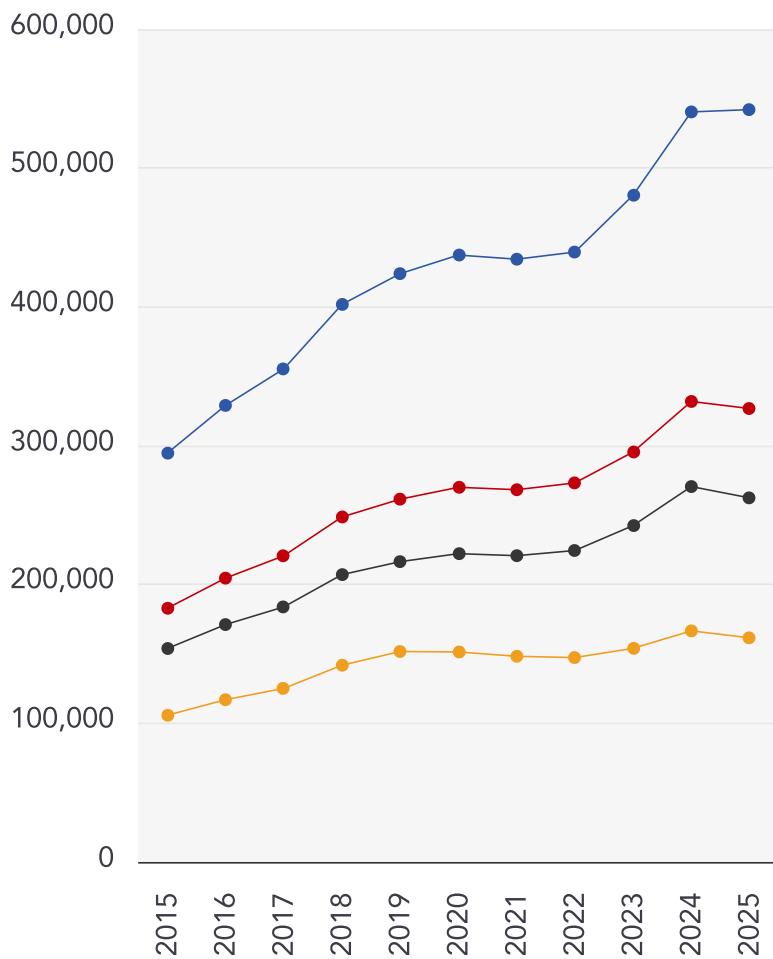
Last Sold Date:	26/09/1996
Last Sold Price:	£112,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



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



Detached

+84.03%

Semi-Detached

+78.73%

Terraced

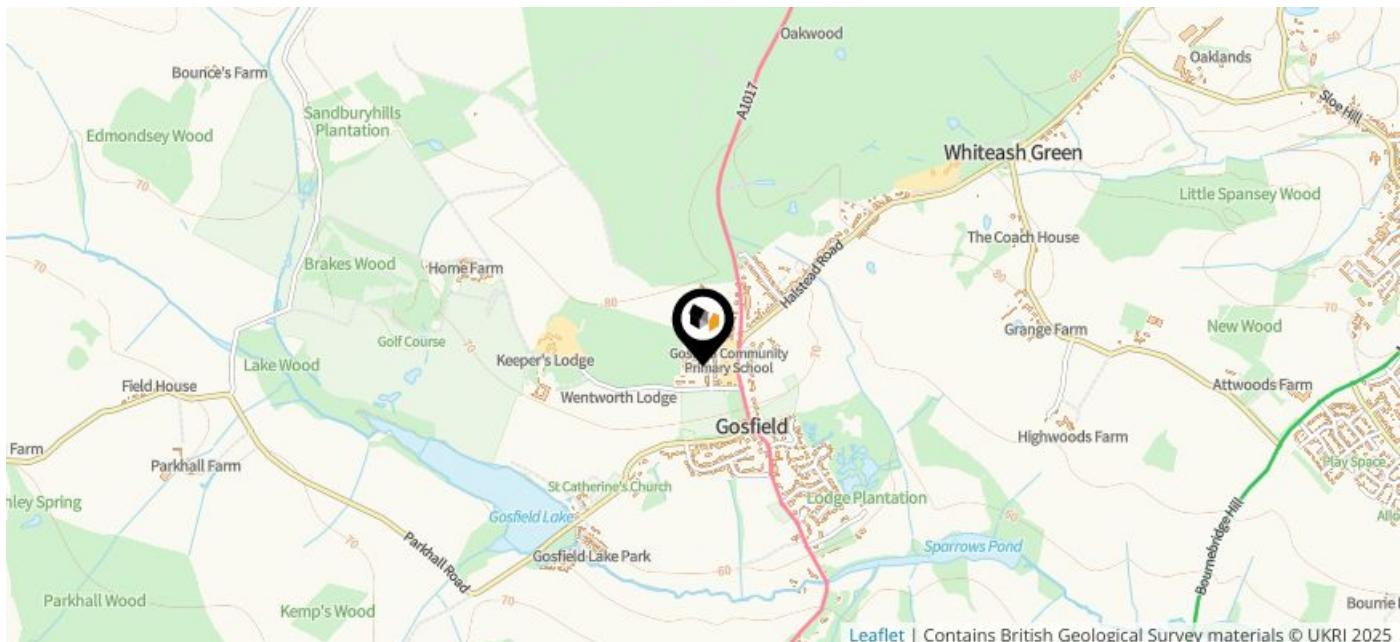
+70.57%

Flat

+52.78%

Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

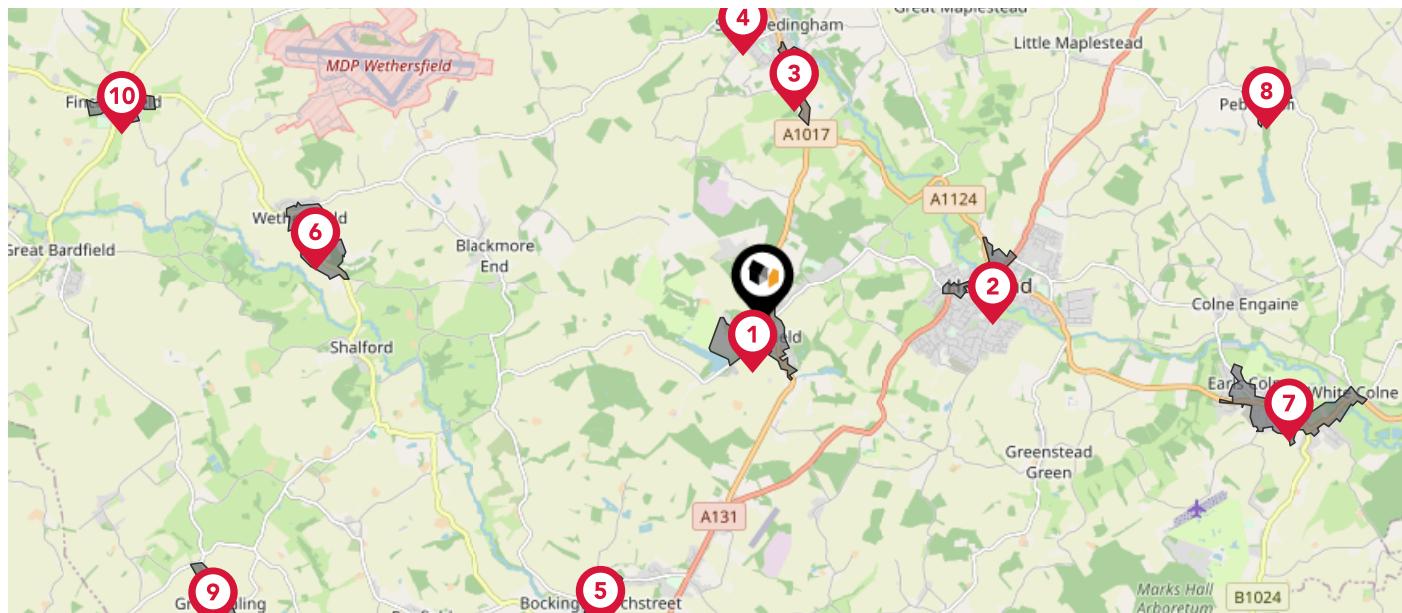
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



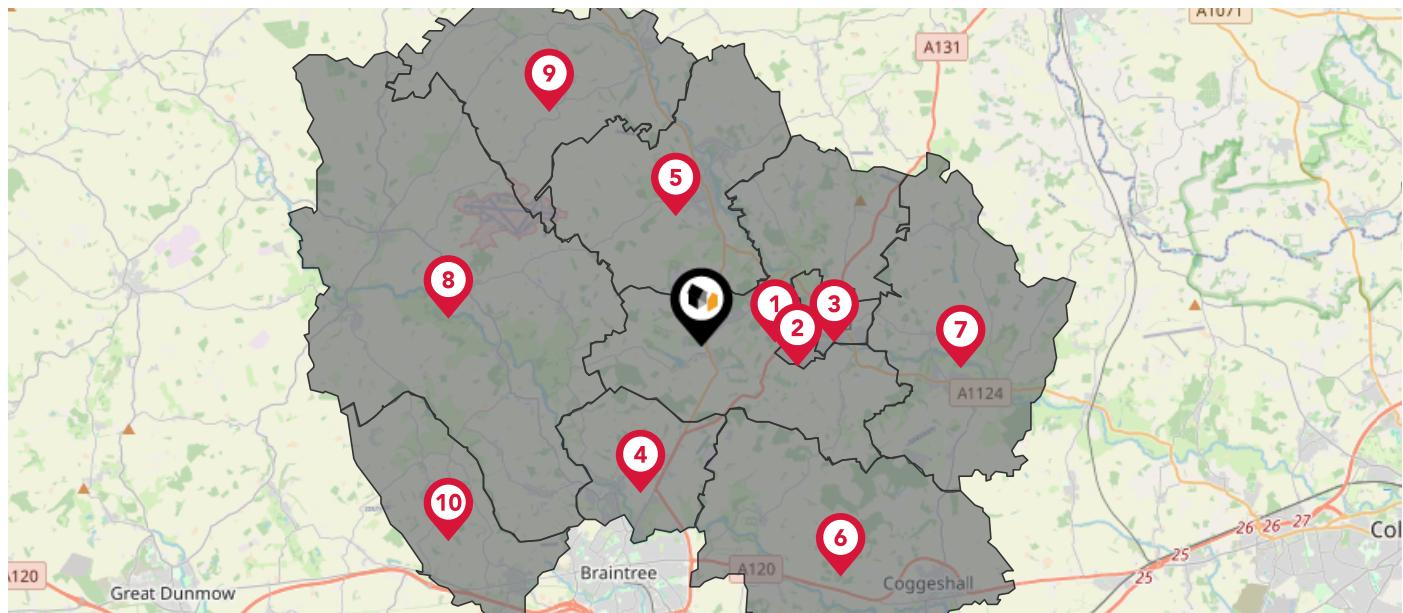
Nearby Conservation Areas

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

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



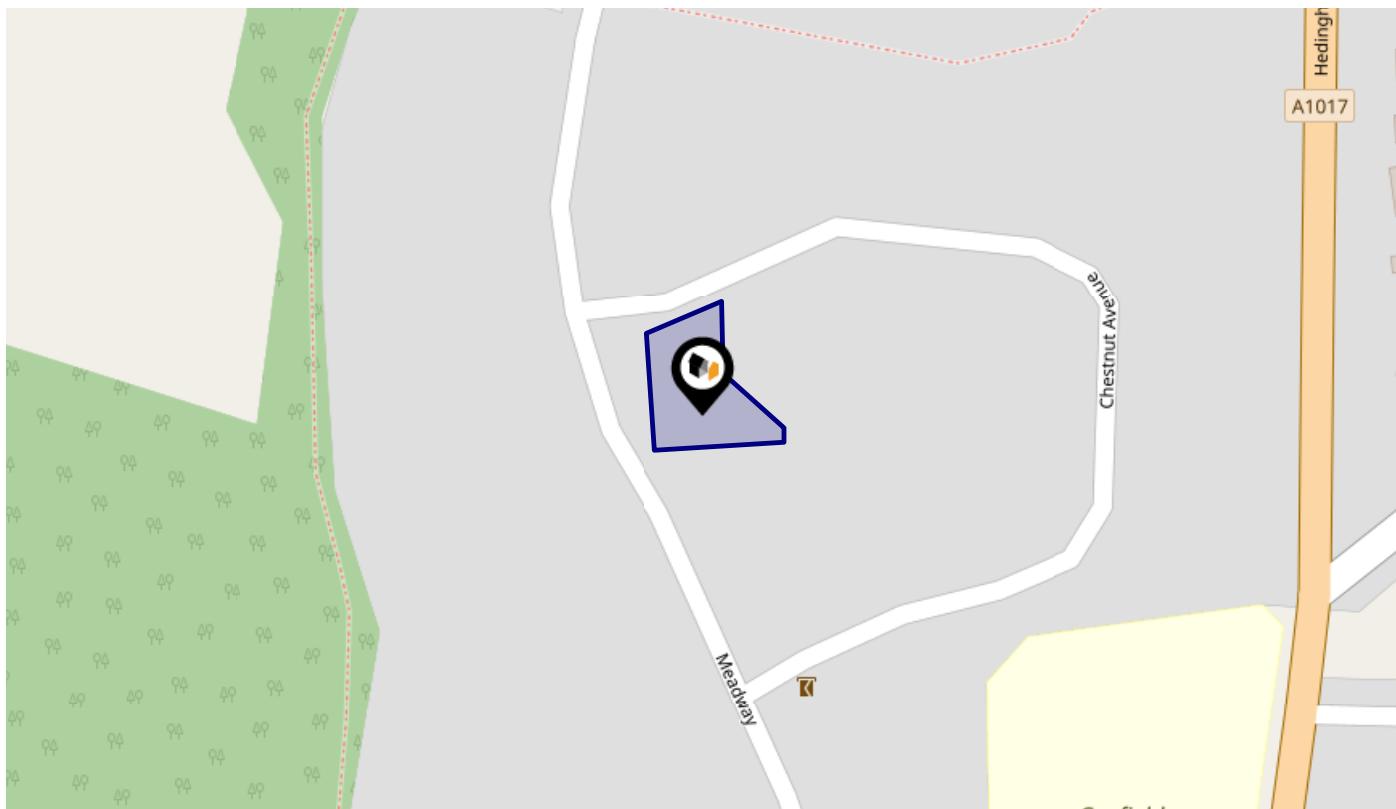
Nearby Council Wards

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

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

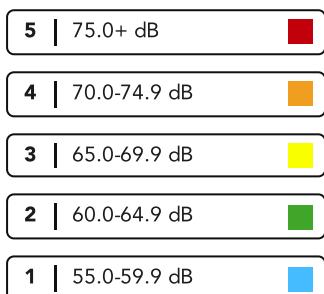


Rail Noise Data

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.

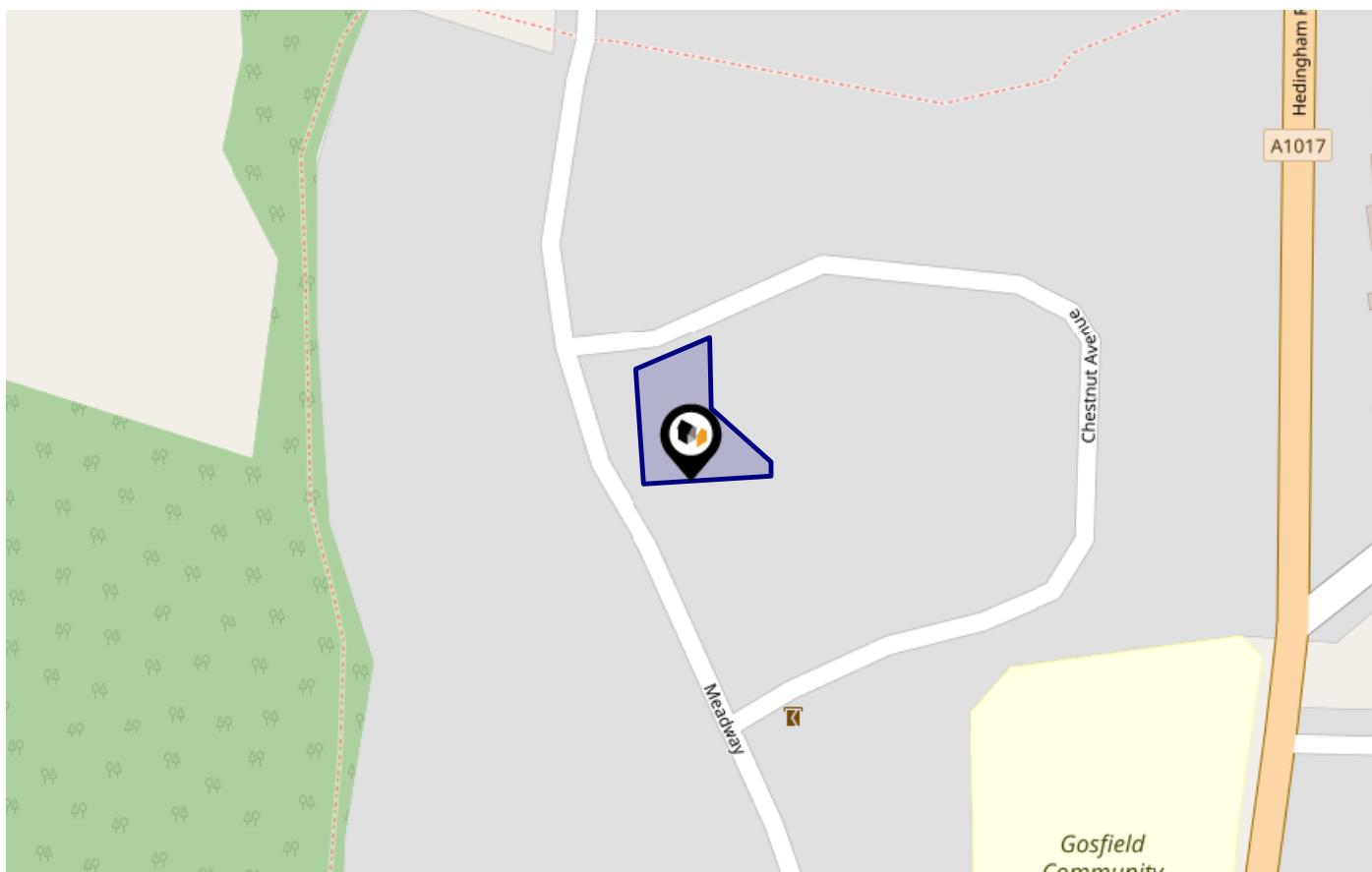
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



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.

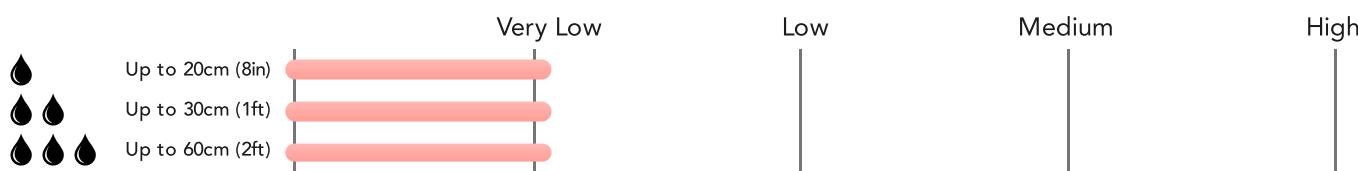


Risk Rating: Very low

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.

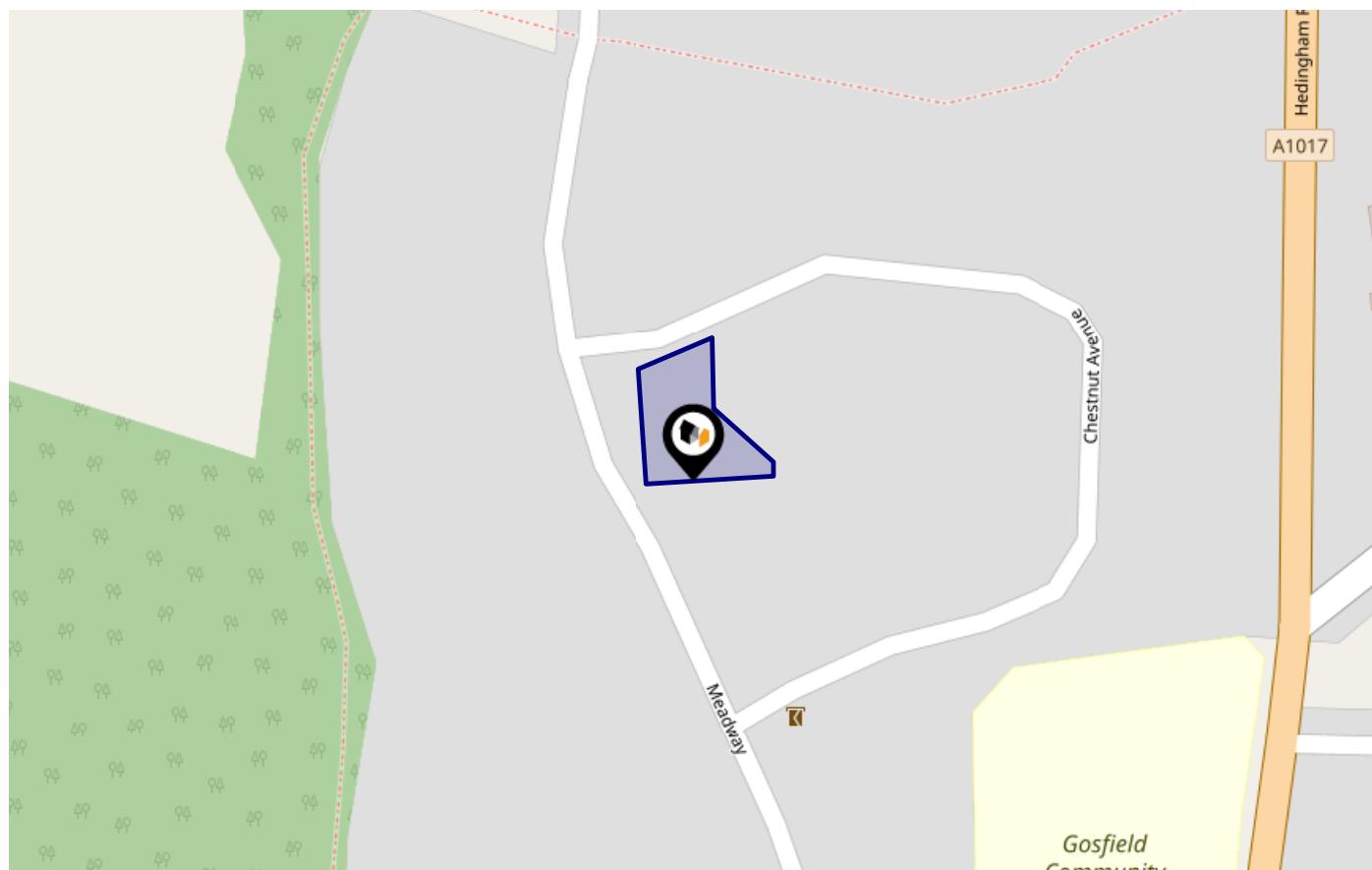
Chance of flooding to the following depths at this property:



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.

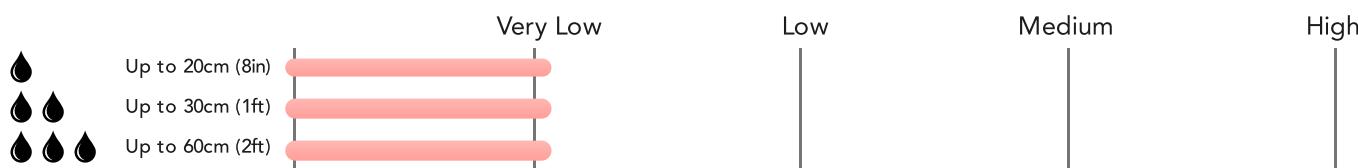


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- █ **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

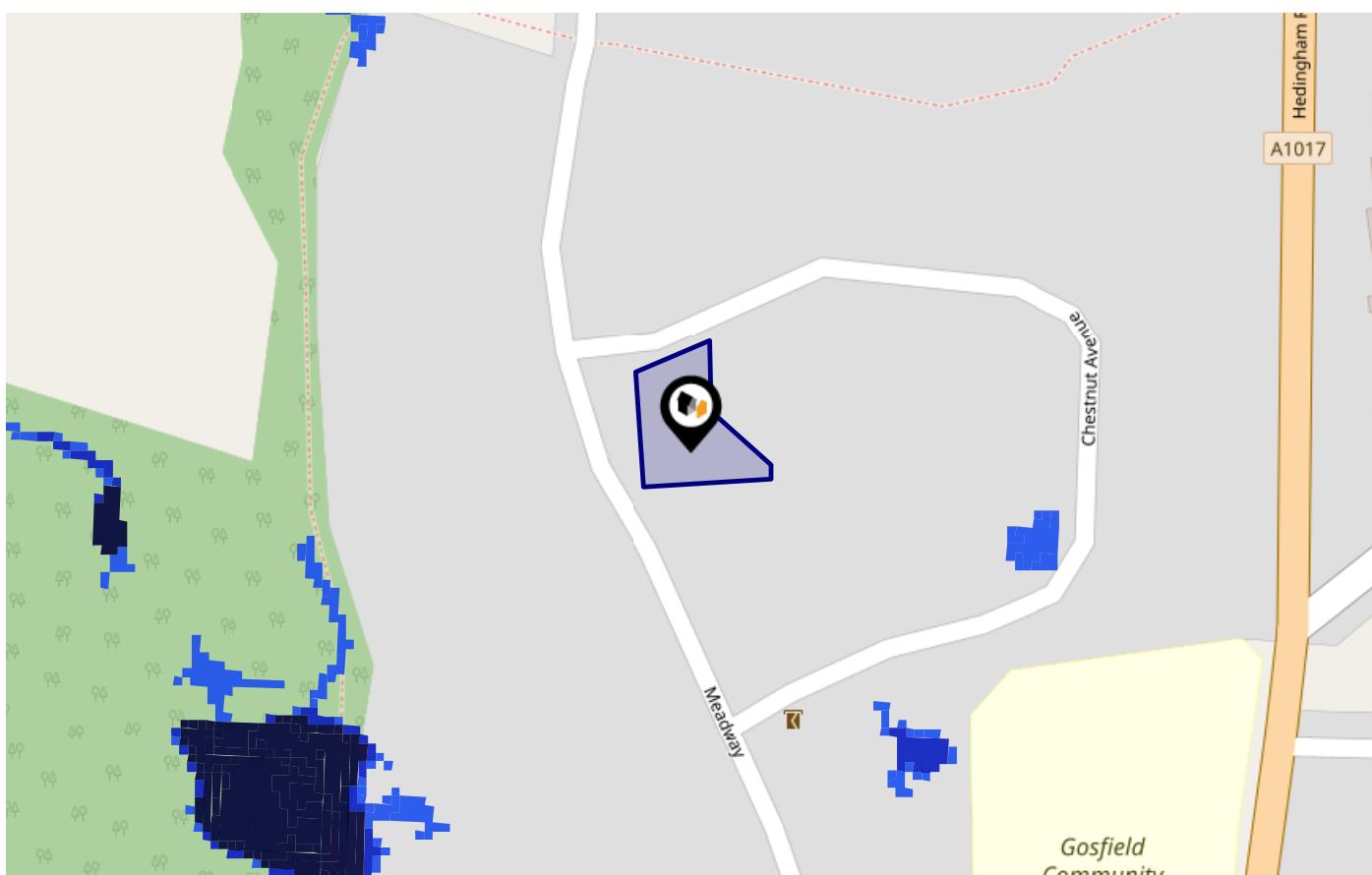
Chance of flooding to the following depths at this property:



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.

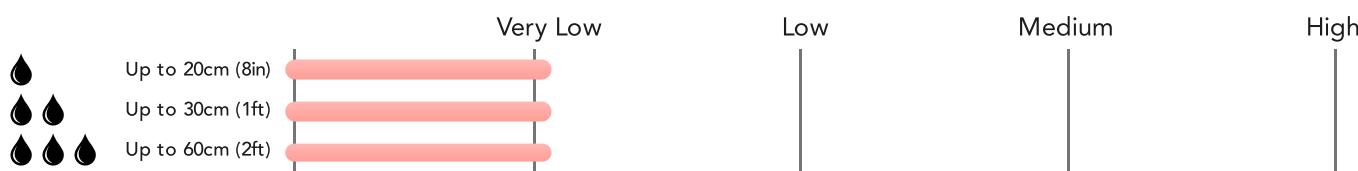


Risk Rating: Very low

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.
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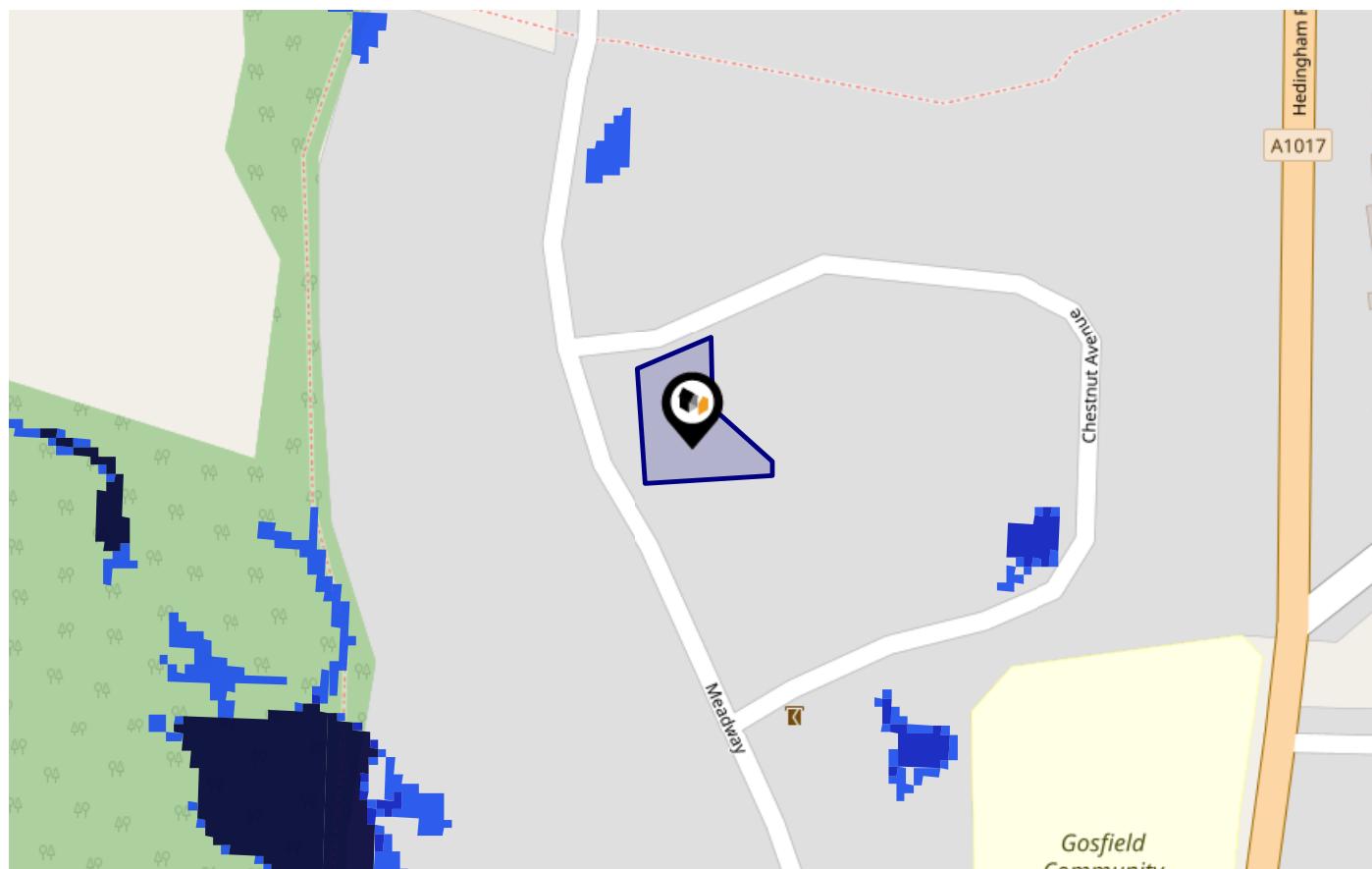
Chance of flooding to the following depths at this property:



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.

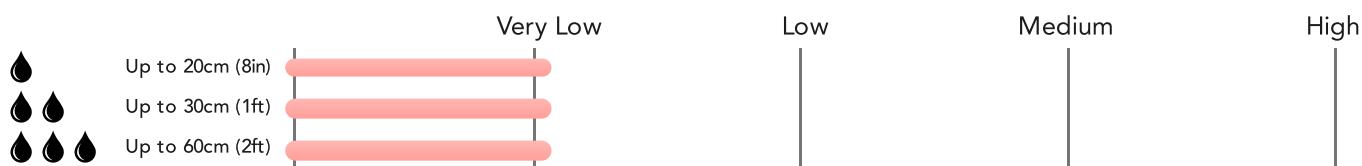


Risk Rating: **Very low**

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.
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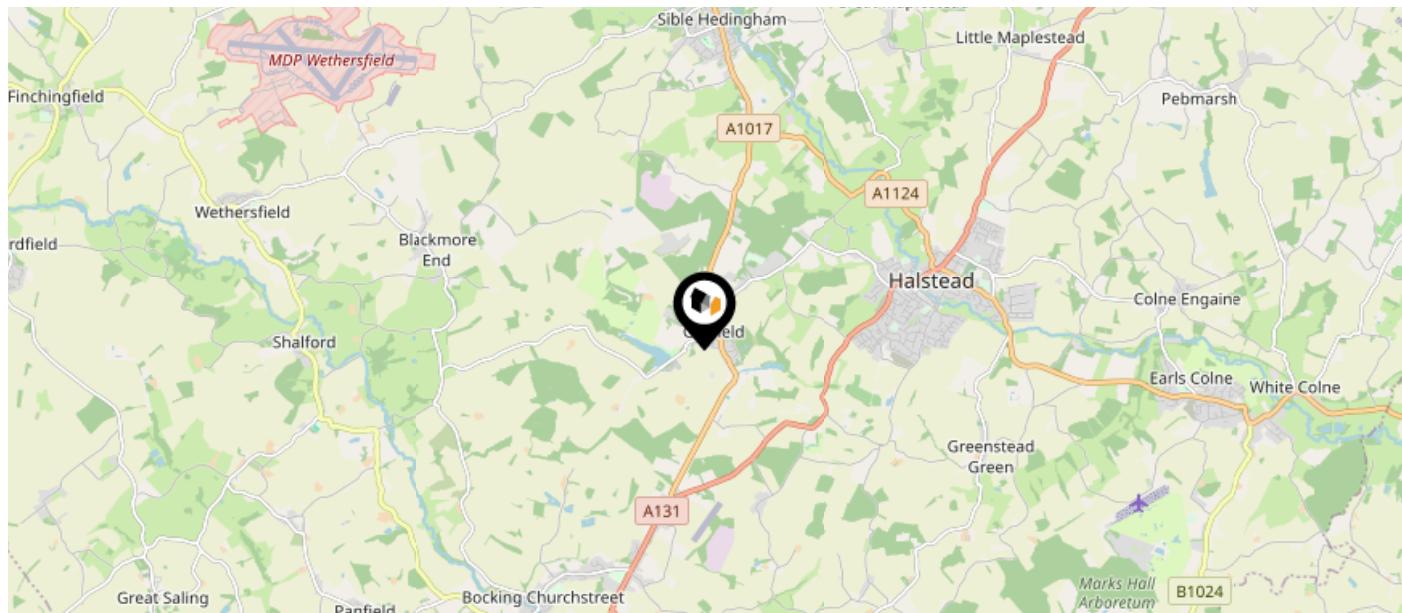
Chance of flooding to the following depths at this property:



Maps

Green Belt

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



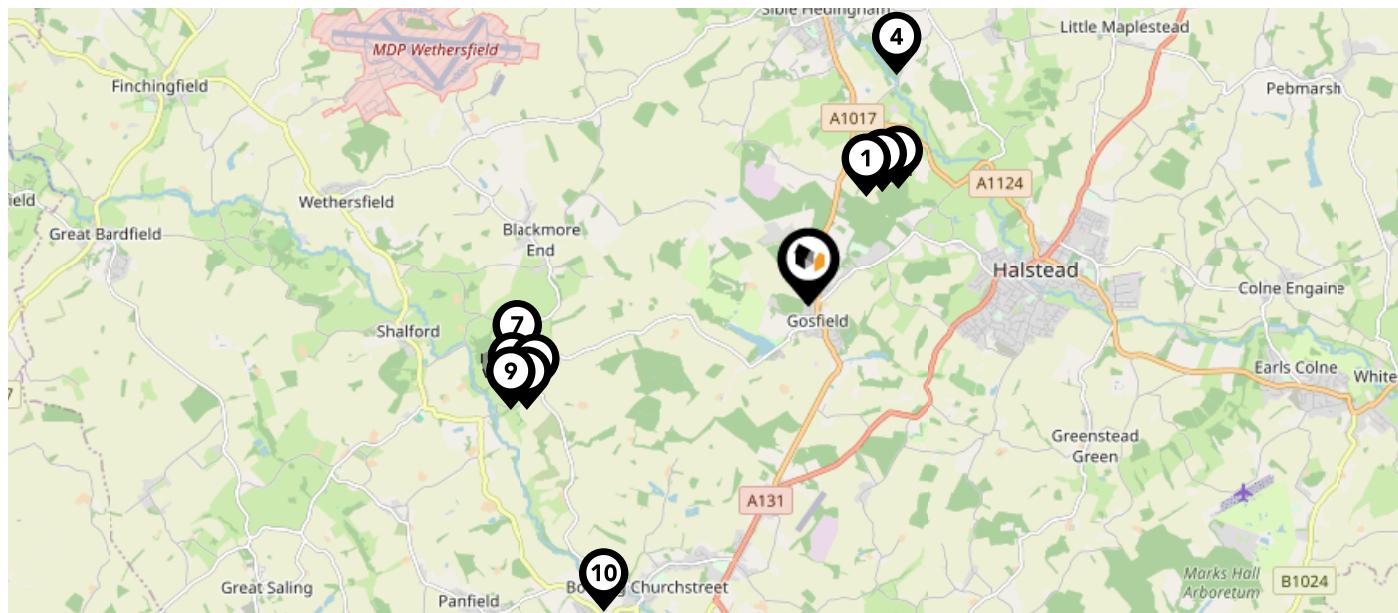
Nearby Green Belt Land

No data available.

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.



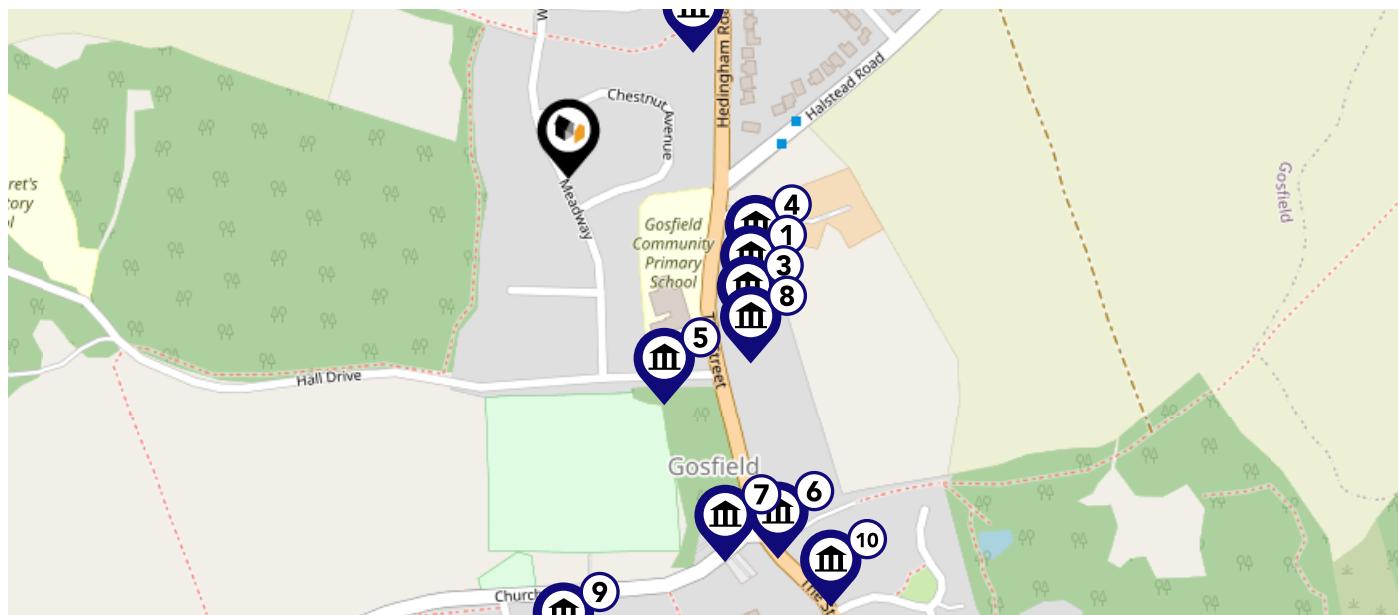
Nearby Landfill Sites

1	EA/EPR/SP3799NU/V003	Active Landfill <input checked="" type="checkbox"/>
2	Foxborough Hills-Sible Hedingham, Halstead, Braintree, Essex	Historic Landfill <input type="checkbox"/>
3	Foxborough Hills-Sible Hedingham, Braintree	Historic Landfill <input type="checkbox"/>
4	Sible Hedingham-Sible Hedingham, Braintree	Historic Landfill <input type="checkbox"/>
5	Beazley End-Shalford	Historic Landfill <input type="checkbox"/>
6	EA/EPR/UP3199NR/V002	Active Landfill <input checked="" type="checkbox"/>
7	Beazley End-Shalford, Braintree, Essex	Historic Landfill <input type="checkbox"/>
8	Beazley End Pit-Bocking Road, Shalford, Braintree, Essex	Historic Landfill <input type="checkbox"/>
9	Beazley End-Shalford	Historic Landfill <input type="checkbox"/>
10	Dyers Mead Landfill Site-Bovingdon Road, Bocking, Braintree, Essex	Historic Landfill <input type="checkbox"/>

Maps

Listed Buildings

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



Grade	Distance
Grade II	0.1 miles
Grade II	0.2 miles
Grade II	0.2 miles
Grade II	0.2 miles
Grade II	0.3 miles
Grade II	0.3 miles

Listed Buildings in the local district

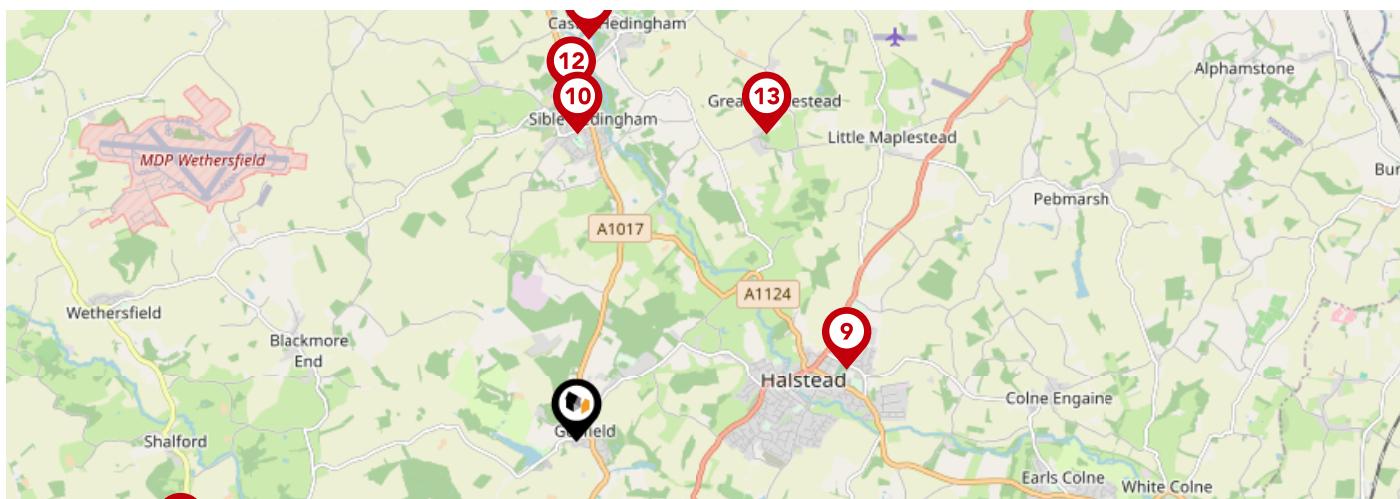
- ① 1122918 - Park Cottages
- ② 1306522 - 1, Hedingham Road
- ③ 1169598 - Park Cottages
- ④ 1169591 - Park Cottages
- ⑤ 1122905 - North Lodge To Gosfield Hall
- ⑥ 1122920 - The Reading And Coffee Rooms
- ⑦ 1338065 - Gosfield Cars Garage And House Adjoining
- ⑧ 1122919 - Park Cottages
- ⑨ 1122936 - Highgates Cottages
- ⑩ 1169664 - Communal Bakehouse Adjacent To Right Of 18 Park Cottages

Area Schools



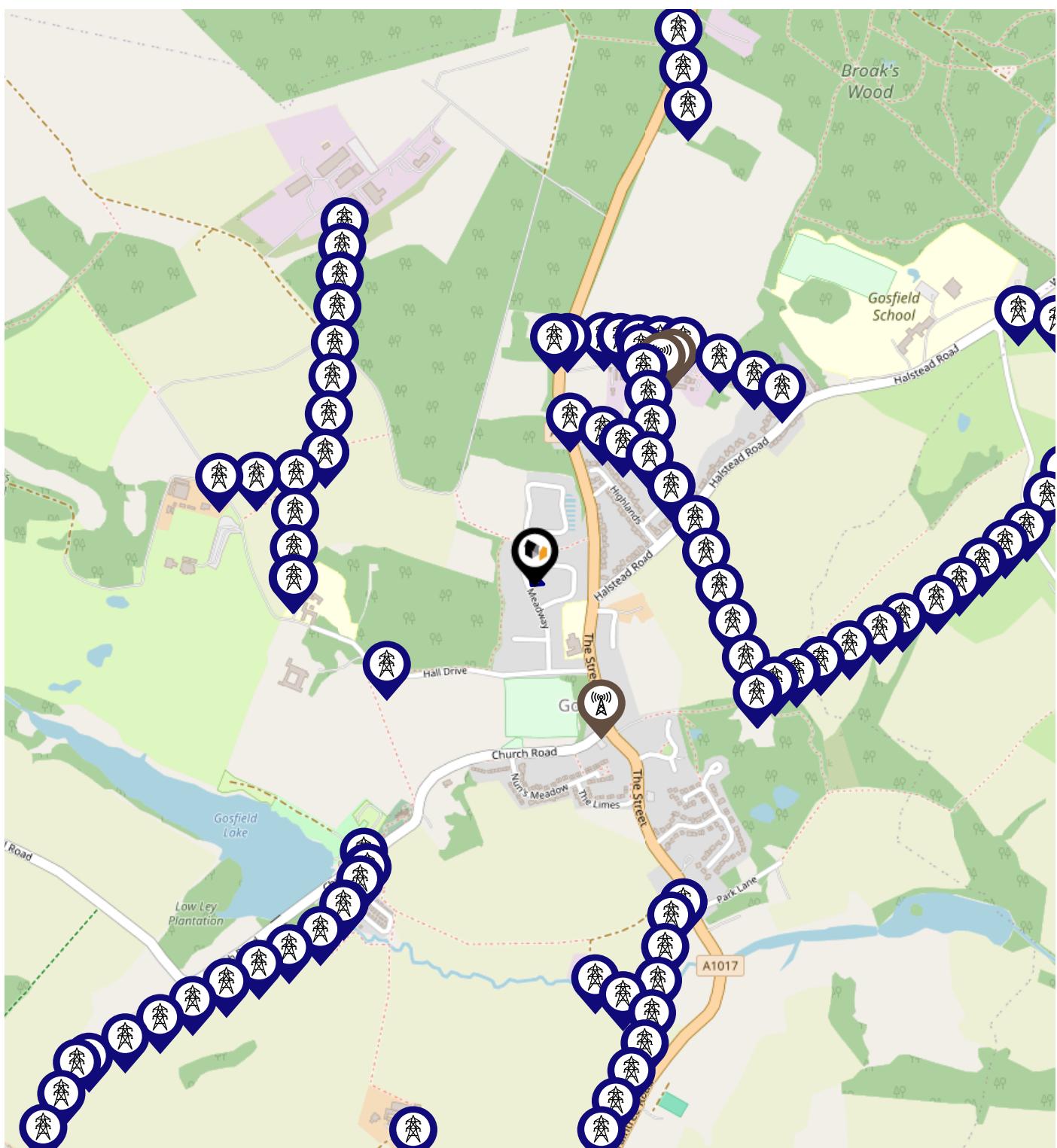
		Nursery	Primary	Secondary	College	Private
1	Gosfield Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 139 Distance:0.13					
2	St Margaret's Preparatory School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 187 Distance:0.37					
3	Gosfield School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 346 Distance:0.7					
4	Holy Trinity Church of England Voluntary Controlled Primary School, Halstead	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 220 Distance:1.74					
5	Richard de Clare Community Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 360 Distance:2.21					
6	The Yellow House School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 16 Distance:2.37					
7	St Peter's Church of England Voluntary Controlled Primary School, Sible Hedingham	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 217 Distance:2.47					
8	The Ramsey Academy, Halstead	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 774 Distance:2.49					

Area Schools



		Nursery	Primary	Secondary	College	Private
9	St Andrew's Church of England Primary School, Halstead Ofsted Rating: Good Pupils: 221 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Teaseldown School Ofsted Rating: Good Pupils: 25 Distance:2.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Bocking Primary School Ofsted Rating: Good Pupils: 195 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hedingham School and Sixth Form Ofsted Rating: Good Pupils: 1138 Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	St Giles' Church of England Primary School Ofsted Rating: Good Pupils: 92 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stisted Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 105 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	de Vere Primary School Ofsted Rating: Good Pupils: 192 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Shalford Primary School Ofsted Rating: Good Pupils: 70 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

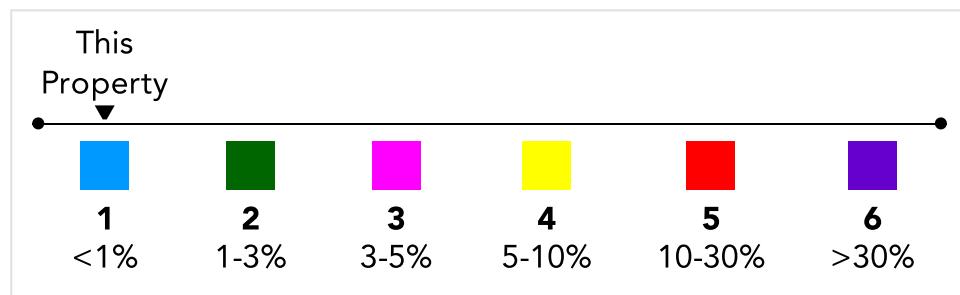
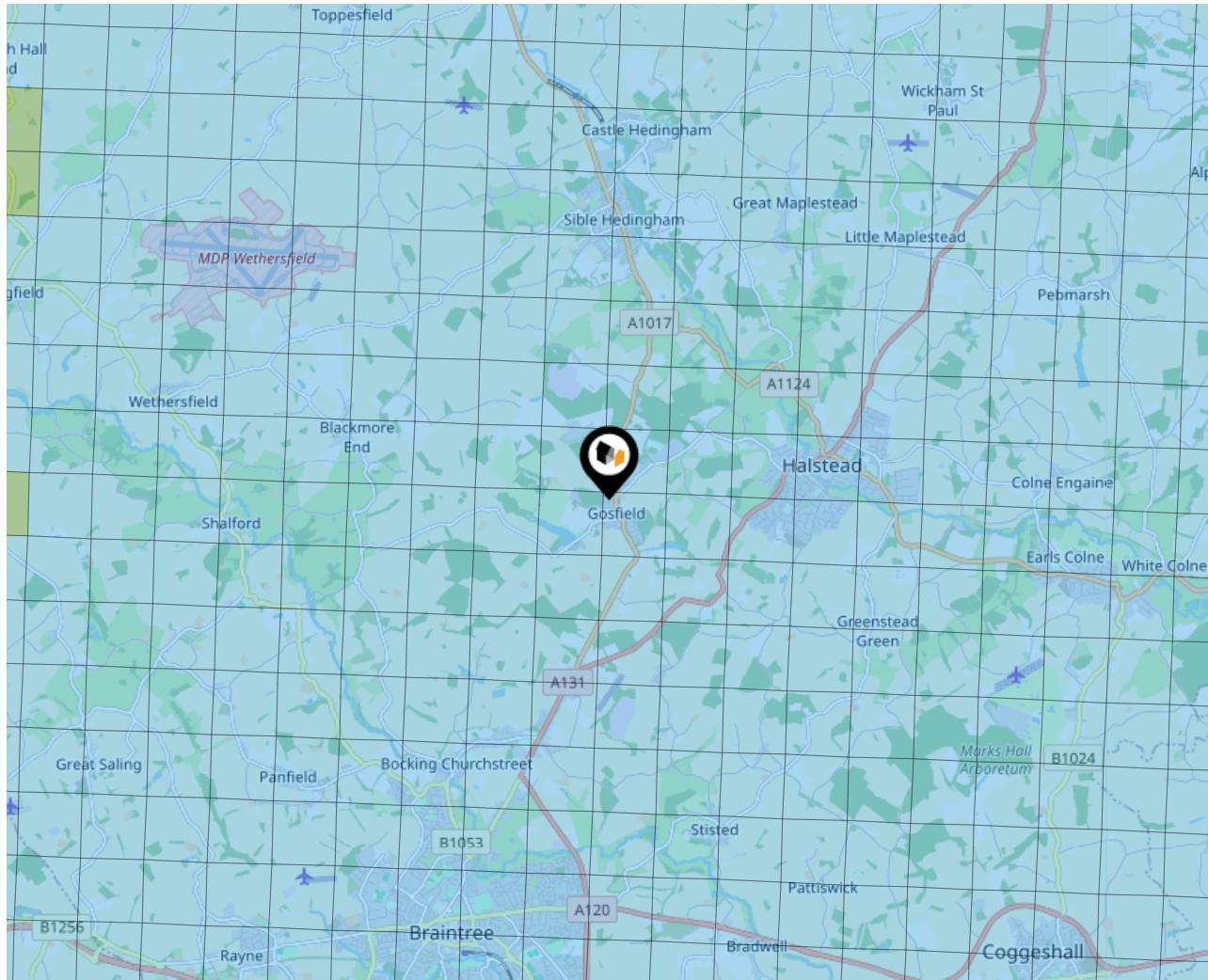


Key:

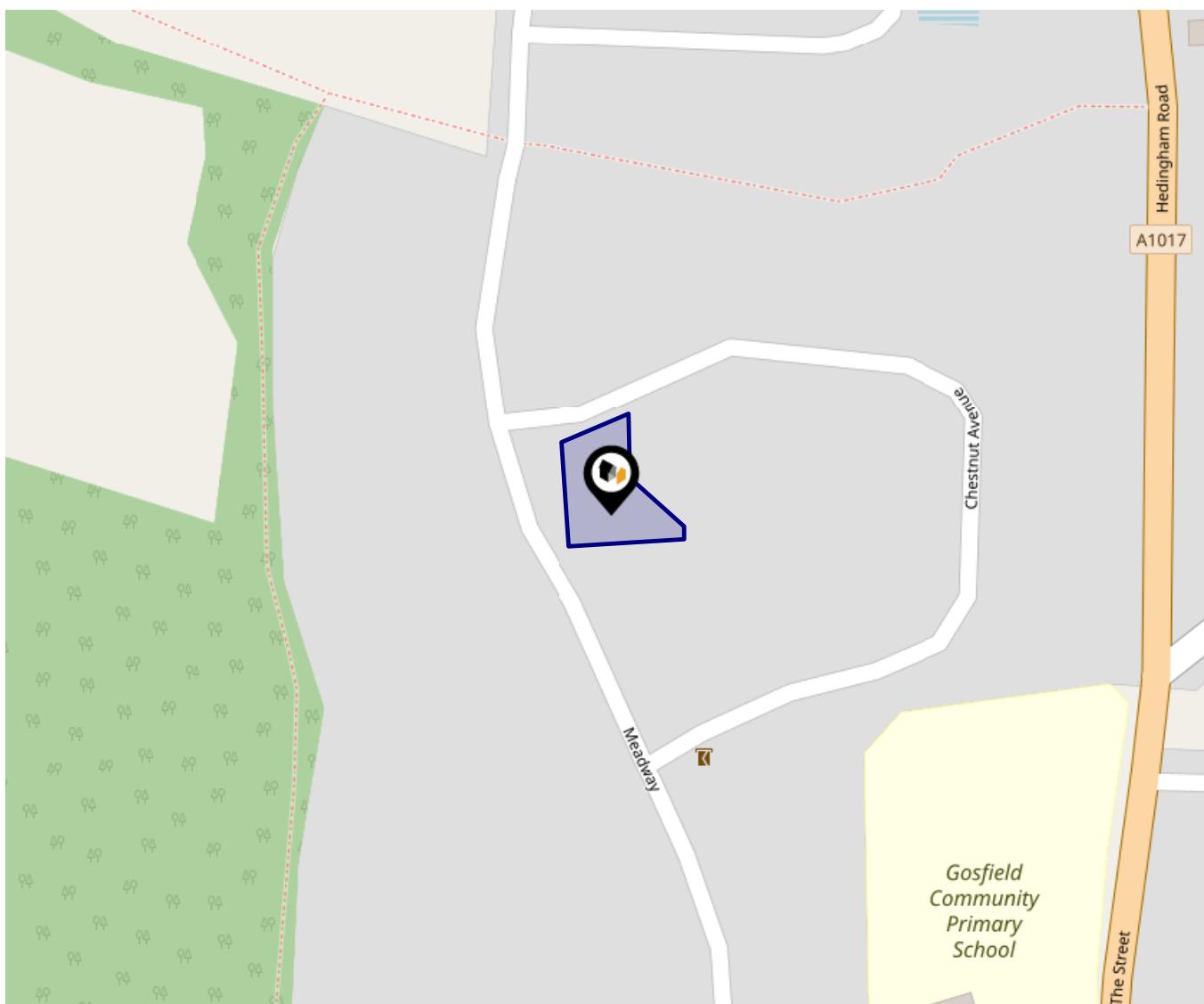
- Power Pylons
- Communication Masts

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:

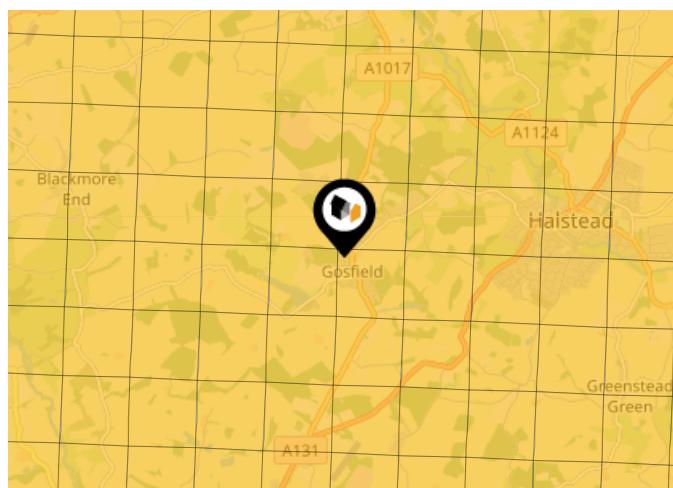
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment Soils & Clay



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

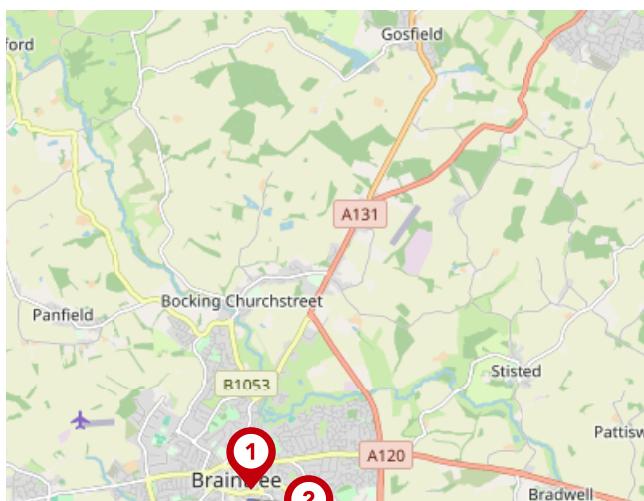
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM,
Parent Material Grain:	MIXED (ARGILLO- RUDACEOUS)	Soil Depth:	LOCALLY CHALKY DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



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

Area Transport (National)



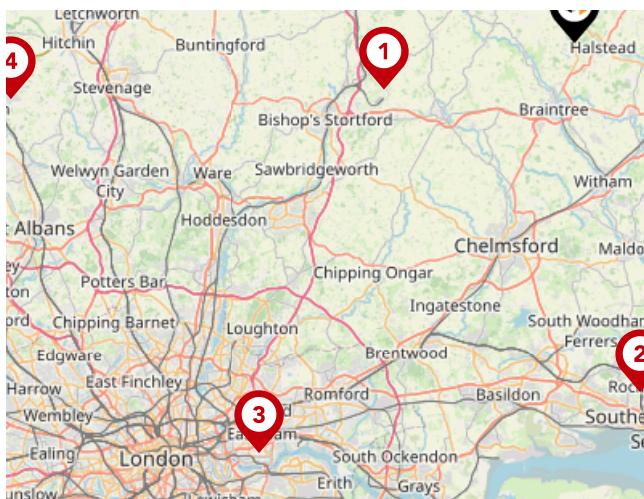
National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	4.65 miles
2	Braintree Freeport Rail Station	4.95 miles
3	Cressing Rail Station	6.07 miles



Trunk Roads/Motorways

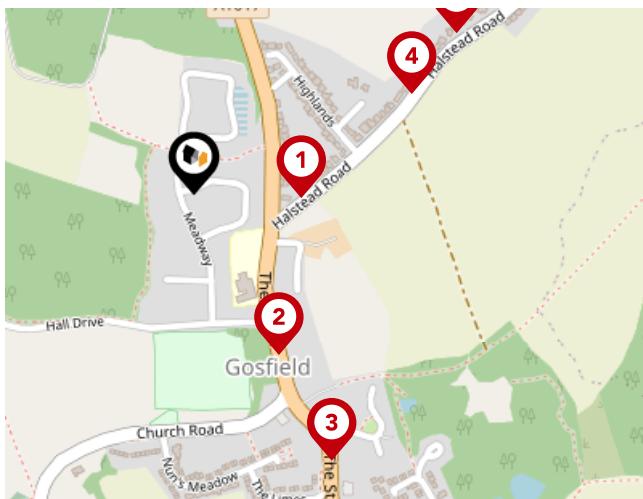
Pin	Name	Distance
1	M11 J8	17.33 miles
2	M11 J9	19.22 miles
3	M11 J7A	20.95 miles
4	M11 J10	22.13 miles
5	M11 J7	23.65 miles



Airports/Helipads

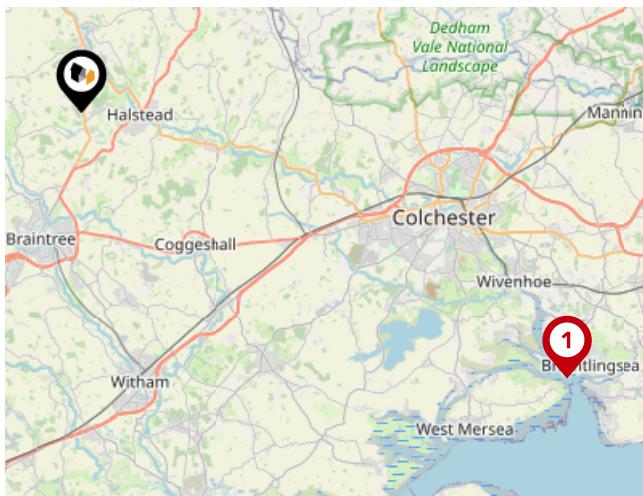
Pin	Name	Distance
1	Stansted Airport	14.37 miles
2	Southend-on-Sea	26.12 miles
3	Silvertown	38.02 miles
4	Luton Airport	41.4 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gosfield Corner	0.12 miles
2	Church Road	0.21 miles
3	The Post Office	0.34 miles
4	Halstead Road	0.27 miles
5	Halstead Road	0.35 miles



Ferry Terminals

Pin	Name	Distance
1	East Mersea Ferry Landing	20.25 miles

Michaels Property Consultants 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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Land Registry



Ofcom

