

The Old Rectory, Abbey Fields, East Hanningfield, Chelmsford, CM3

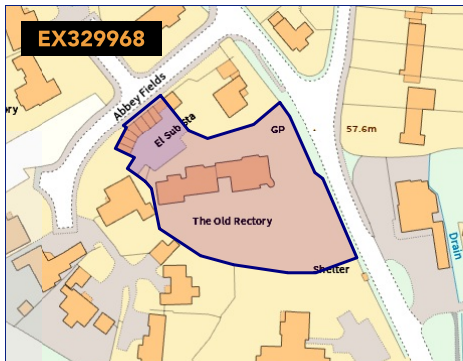
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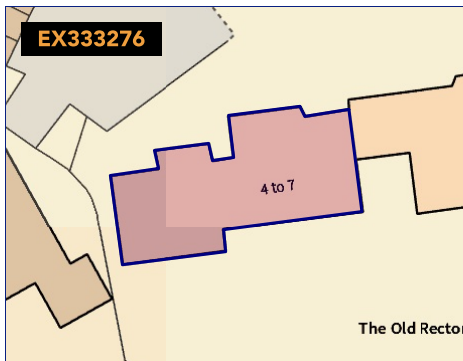
PROPERTY OVERVIEW

ALL TITLES RELATED TO THIS PROPERTY

Freehold Title Plan



Leasehold Title Plan



Leasehold Title

Start Date	End Date	Lease Term	Term Remaining
01 Jan 1981	01 Jan 2180	199 years	158 years

Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ
01245 222856
danbury@bondresidential.co.uk
www.bondresidential.co.uk

PROPERTY OVERVIEW

THE OLD RECTORY, ABBEY FIELDS, EAST HANNINGFIELD, CHELMSFORD, CM3



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Flat / Maisonette	
2 Bedrooms	
Floor Area:	792.44 ft ² 73.62 m ²
Plot Size:	0.05 acres
Council Tax Band:	D
Annual Cost:	£1,836.00 (avg)
Land Registry Title Number:	EX333276
Tenure:	Leasehold
Lease Start Date:	01 Jan 1981
Lease End Date:	01 Jan 2180
Lease Term:	199 years from 1 January 1981
Term Remaining:	158 years
£/sqft:	£315.66

AREA KEY FACTS

Local Authority:	CHELMSFORD
Flood Risk:	Very Low
Conservation Area:	Pending for this local authority, Chelmsford
Predicted Broadband Speeds	
Basic:	7 Mbps
Superfast:	80 Mbps
Mobile Coverage (based on voice calls made indoors)	
EE:	
Three:	
O2:	
Vodafone:	
Satellite / Fibre TV Availability	
BT:	
Sky:	
Virgin:	

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY



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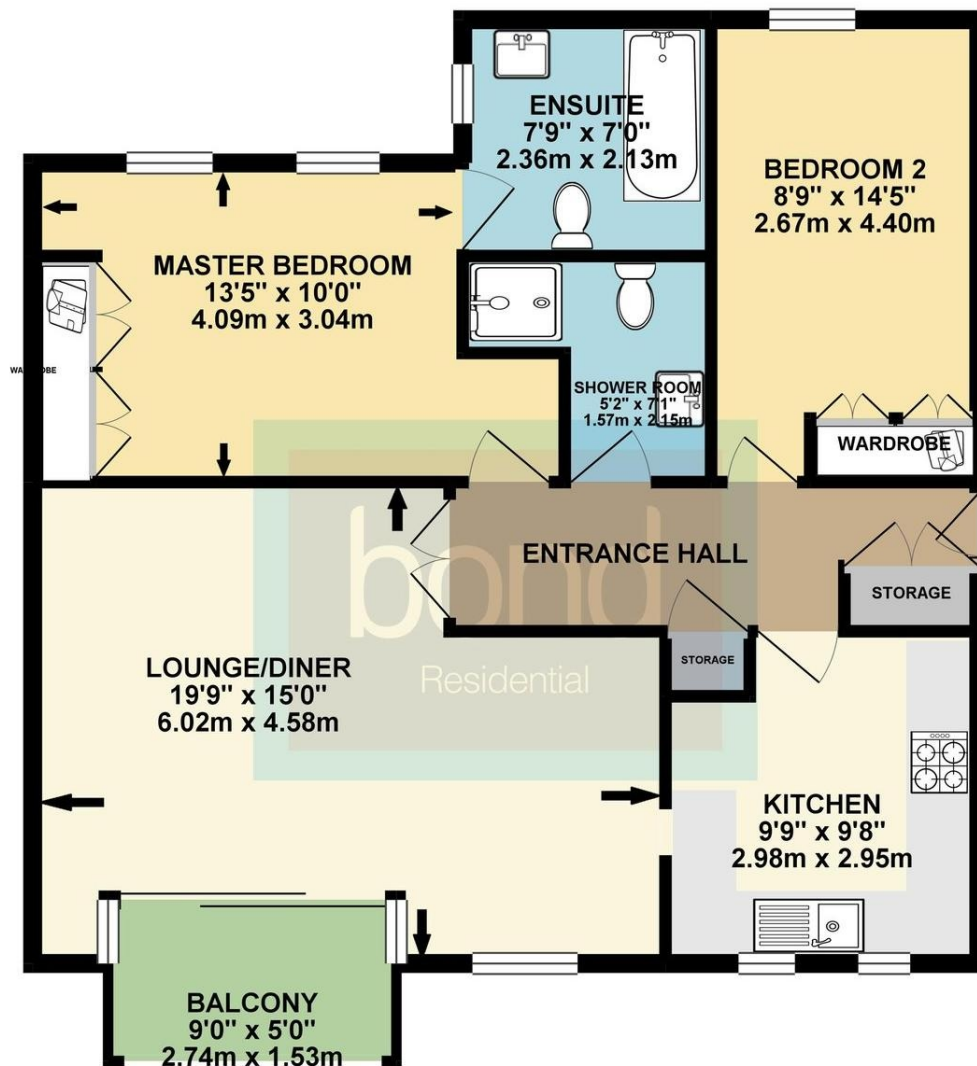
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PROPERTY OVERVIEW

FLOORPLANS

GROUND FLOOR 792.42 sq. ft.
(73.62 sq. m.)



TOTAL FLOOR AREA : 792.42 sq. ft. (73.62 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY OVERVIEW

EPC

Abbey Fields, East Hanningfield, CHELMSFORD, CM3

Energy rating

D

Valid until 07.06.2021

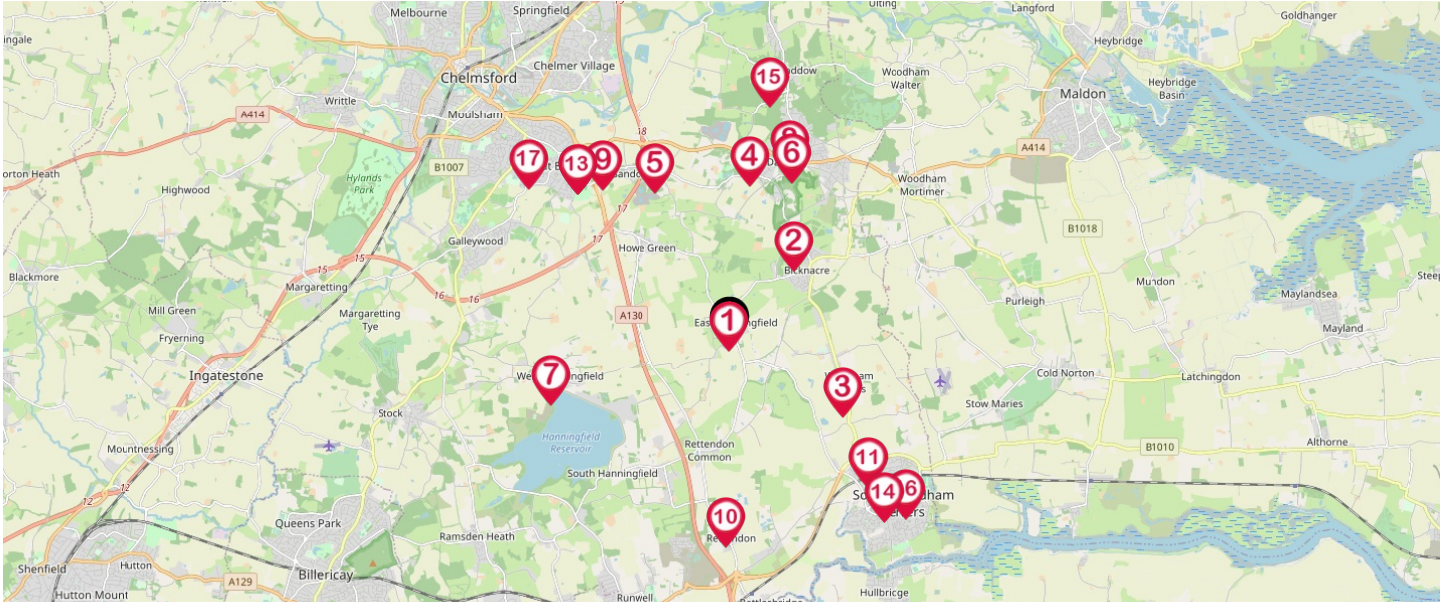
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



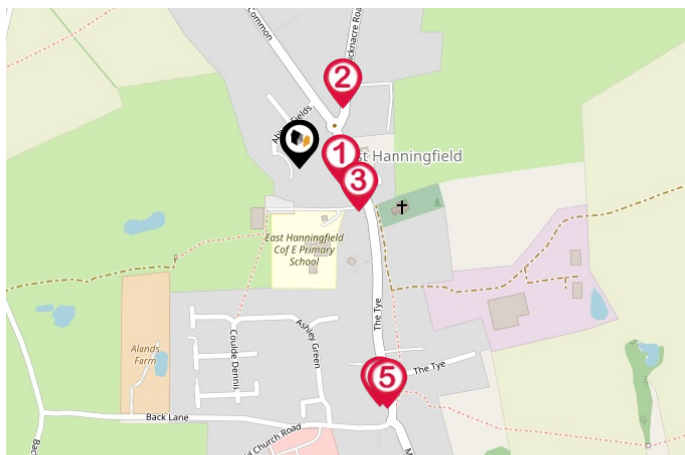
Pin	School Details	Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	East Hanningfield Church of England Primary School	Good	113	0.09 Miles	☐	☒	☐	☐	☐
2	Priory Primary School, Bicknacre	Good	179	1.5 Miles	☐	☒	☐	☐	☐
3	St Mary's Church of England Primary School	-	-	-	☐	☒	☐	☐	☐
4	Danbury Park Community Primary School	Outstanding	258	2.39 Miles	☐	☒	☐	☐	☐
5	Clarity Independent School	Requires improvement	9	2.48 Miles	☐	☒	☒	☐	☐
6	Heathcote School	-	90	2.59 Miles	☒	☒	☐	☐	☒
7	St Peters Church of England Voluntary Aided Primary Scho...	Good	101	2.71 Miles	☐	☒	☐	☐	☐
8	St John Church of England Voluntary Controlled Primary Sc...	Good	224	2.76 Miles	☐	☒	☐	☐	☐
9	The Sandon School	Good	1236	2.91 Miles	☐	☐	☒	☒	☐
10	Rettendon Primary School	Good	145	2.94 Miles	☐	☒	☐	☐	☐
11	Woodville Primary School	-	419	2.95 Miles	☐	☒	☐	☐	☐
12	Baddow Hall Infant School	Good	175	3.12 Miles	☐	☒	☐	☐	☐
13	Baddow Hall Junior School	Good	229	3.12 Miles	☐	☒	☐	☐	☐
14	Elmwood Primary School	Good	440	3.49 Miles	☐	☒	☐	☐	☐
15	Elm Green Preparatory School	-	209	3.58 Miles	☐	☒	☐	☐	☒
16	William de Ferrers School	Good	1223	3.67 Miles	☐	☐	☒	☒	☐
17	Larkrise Primary School	Good	180	3.69 Miles	☐	☒	☐	☐	☐

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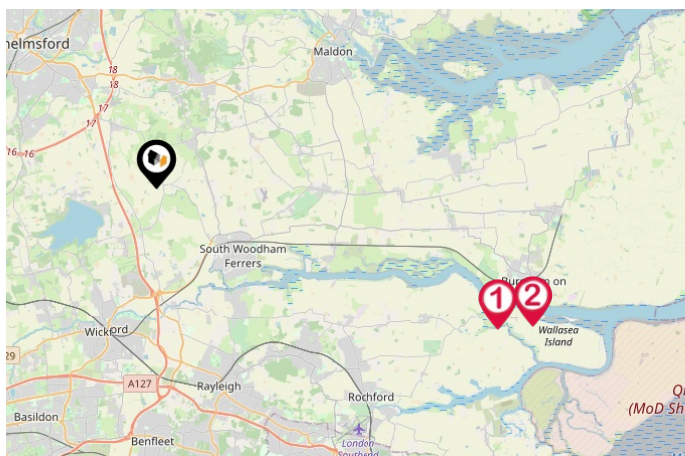
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - The Three Horseshoes | 0.04 miles
- 2 - Abbey Fields | 0.07 miles
- 3 - The Three Horseshoes | 0.07 miles
- 4 - The Windmill | 0.23 miles
- 5 - The Windmill | 0.23 miles



FERRY TERMINALS

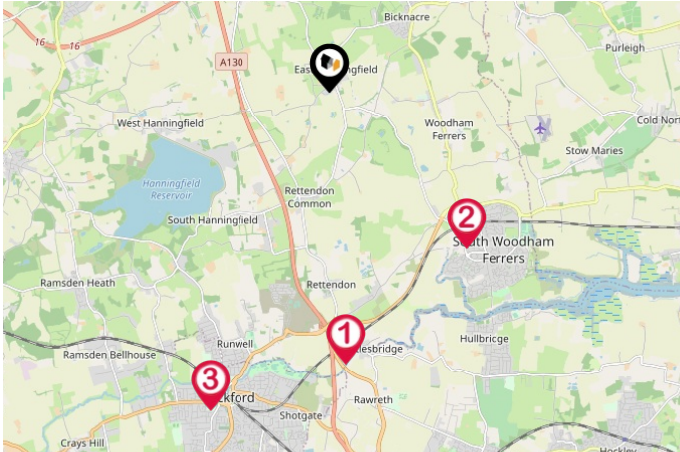
- 1 - Wallasea Island Ferry Landing | 10.97 miles
- 2 - Burnham on Crouch Ferry Landing | 11.89 miles

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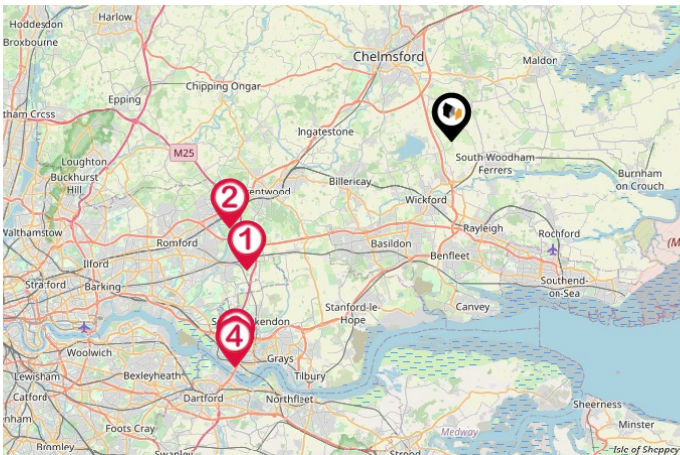
LOCAL AREA

NEAREST TRANSPORT LINKS



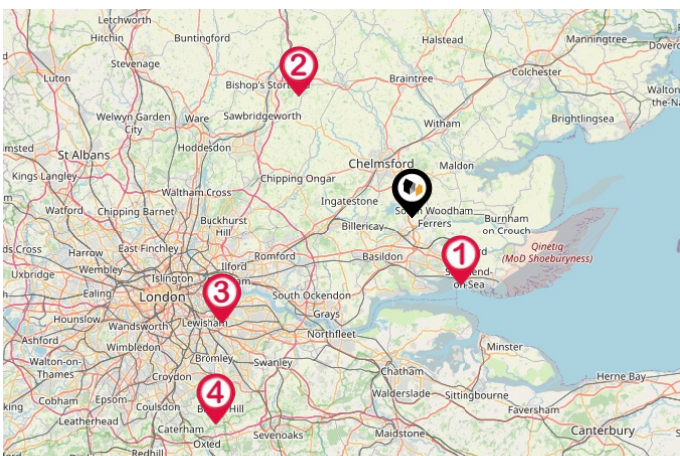
NATIONAL RAIL STATIONS

- 1 - Battlesbridge Rail Station | 4.01 miles
- 2 - South Woodham Ferrers Rail Station | 3.09 miles
- 3 - Wickford Rail Station | 4.97 miles



TRUNK ROADS/MOTORWAYS

- 1 - M25 J29 | 13.96 miles
- 2 - M25 J28 | 13.71 miles
- 3 - M25 J30 | 17.8 miles
- 4 - M25 J31 | 18.23 miles



AIRPORTS/HELIPADS

- 1 - London Southend Airport | 10.02 miles
- 2 - London Stansted Airport | 19.22 miles
- 3 - London City Airport | 25.11 miles
- 4 - Biggin Hill Airport | 33.11 miles

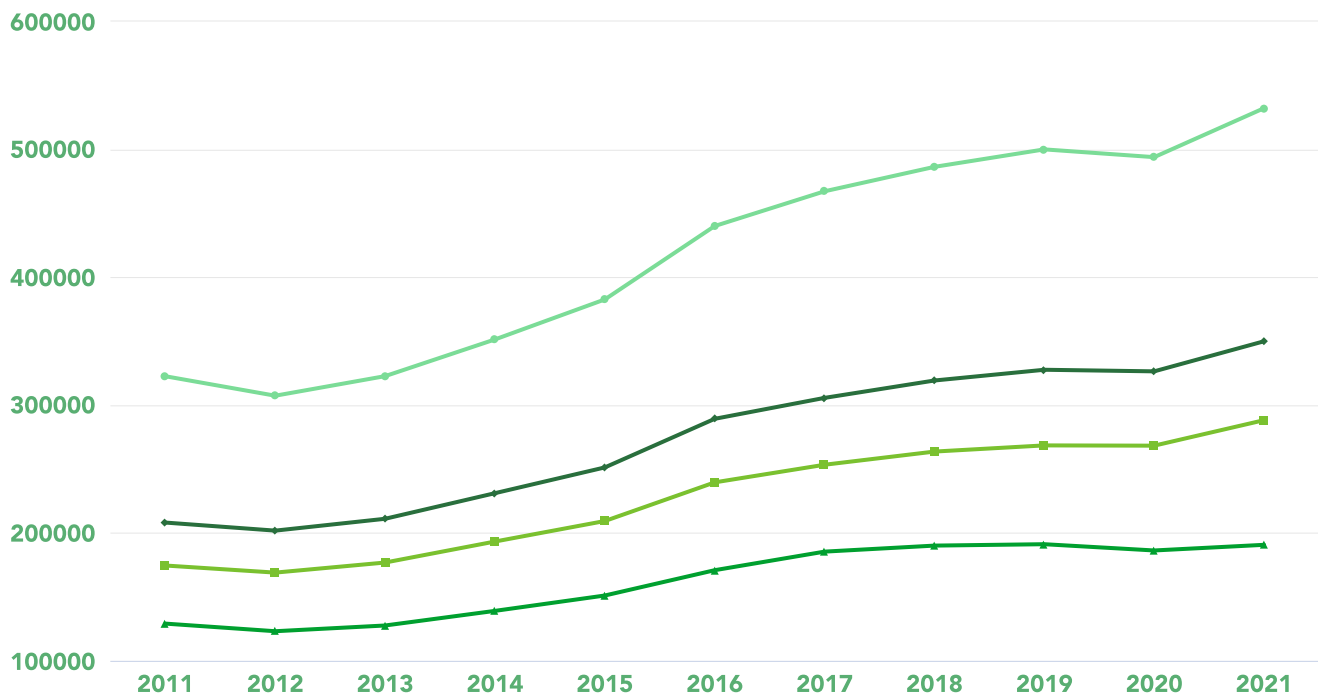
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR CM3

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 47.71%



TERRACED
+ 65.1%



SEMI-DETACHED
+ 68.11%



DETACHED
+ 64.98%

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DATA QUALITY

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