



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 21st November 2024



CHELMSFORD ROAD, WOODHAM MORTIMER, MALDON, CM9

Bond Residential

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INSTRUCTIONS FOR INFORMAL TENDER PROCESS

The sellers have instructed us that the property is to be sold by way of informal tender.

Please be aware that no offer will be considered as serious unless the following instructions have been adhered to. Failure to follow these instructions will mean that your offer is invalid and will not be considered by the seller.

All offers should be submitted in writing in a sealed envelope and be received at the address detailed below **NO LATER THAN 12 noon on Monday 9th December 2024.**

Informal Tender for Chelmsford Road, Woodham Mortimer.

FAO Martin Orchard

Bond Residential
10 Maldon Road,
Danbury,
CM3 4QQ

In order to submit an informal tender offer you must provide the following information in your letter.

1. Full names, contact numbers and email addresses for all purchasers involved with the purchase. Please note that should your offer be accepted then we will need to complete ID checks before confirmation of sale documents can be issued. To complete these checks, we will require a separate email and mobile number for each individual.
2. Details regarding your financing of the purchase (e.g., cash, mortgage, sale of current property, first time buyer):
 - If you are obtaining a mortgage, please specify if it's through a direct lender or a broker.
 - If using a broker, provide their full name, contact number, and email address.
 - If you have sold an existing property then please provide details of the estate agent handling this for you.
3. Confirmation of your deposit amount along with proof (e.g. copy of bank statement or savings account screenshot).
4. If obtaining a mortgage, you must provide a copy of an agreement in principle from your lender.
5. Confirm the solicitors and individual that will act on your behalf in the transaction if agreed.
6. Please detail any timescales which are important for this transaction?
7. Confirm if there are any conditions attached to your offer other than the normal one of being "subject to contract", e.g. any fixtures and fittings to be included in the price.
8. Please confirm when you expect to be able to exchange of contracts and complete the transaction.
9. Whether your purchase is subject to a survey report.

IMPORTANT

- The Seller reserves the right not to accept the highest or any of the offers received and that we, as the Agent of the Seller, have a duty to ensure that any offers received prior to the exchange of contracts for the property are reported to our client.
- Our staff will not be able to discuss any offers until the owners have reached a decision.



Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,270 ft ² / 118 m ²
Plot Area:	0.33 acres
Council Tax :	Band E
Annual Estimate:	£2,621
Title Number:	AA44214

Tenure: Freehold

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

24 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Chelmsford Road, Woodham Mortimer, MALDON, CM9

Energy rating

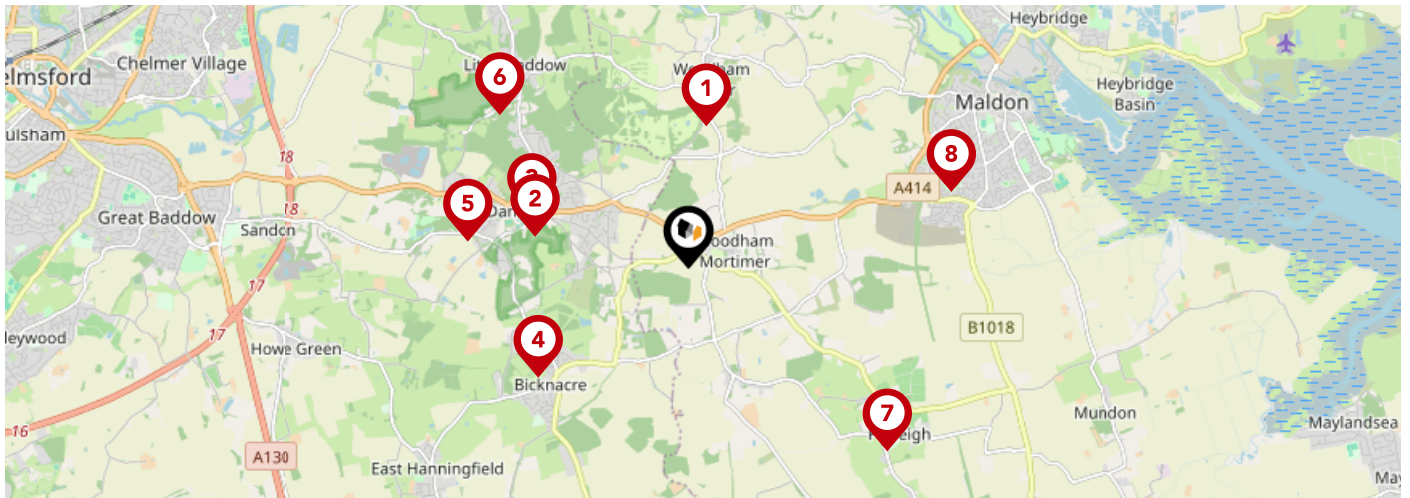
E

Valid until 19.11.2034

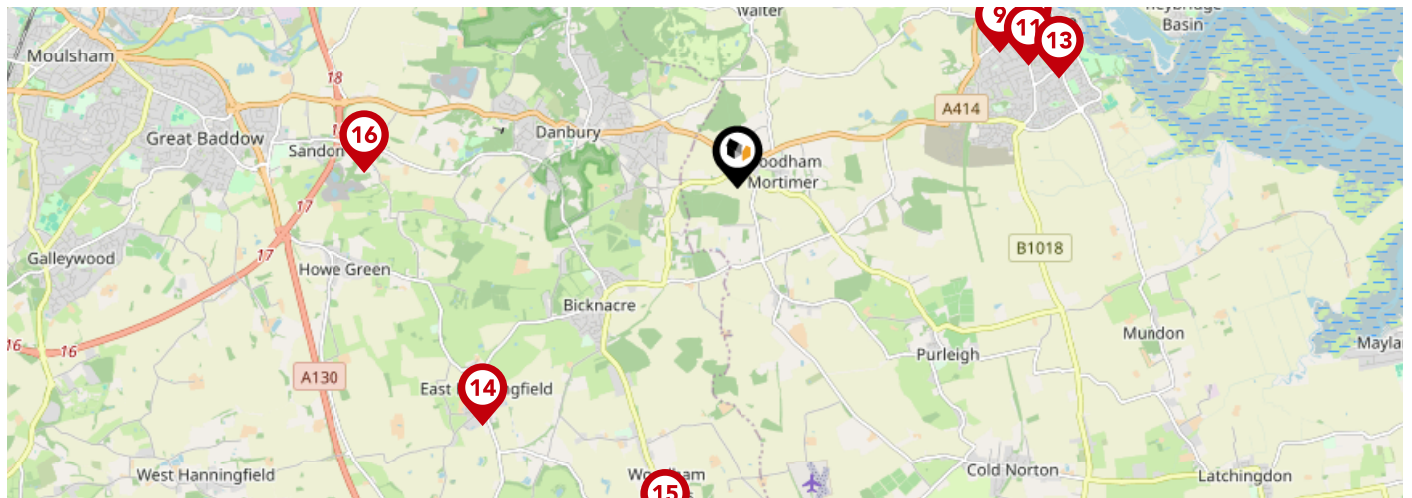
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 18% of fixed outlets
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	118 m ²



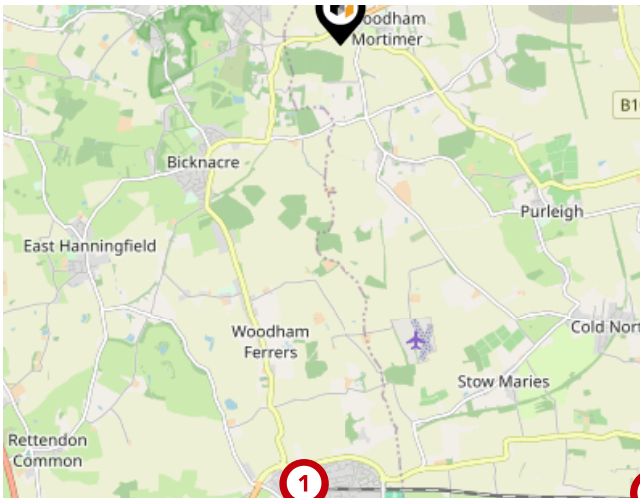
		Nursery	Primary	Secondary	College	Private
	Woodham Walter Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 110 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathcote School Ofsted Rating: Not Rated Pupils: 112 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John Church of England Voluntary Controlled Primary School Danbury Ofsted Rating: Good Pupils: 225 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priory Primary School, Bicknacre Ofsted Rating: Requires improvement Pupils: 154 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Danbury Park Community Primary School Ofsted Rating: Good Pupils: 260 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elm Green Preparatory School Ofsted Rating: Not Rated Pupils: 190 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purleigh Community Primary School Ofsted Rating: Good Pupils: 207 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wentworth Primary School Ofsted Rating: Good Pupils: 437 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
All Saints Maldon Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 313 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Francis Catholic Primary School, Maldon Ofsted Rating: Good Pupils: 207 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plume School Ofsted Rating: Good Pupils: 1736 Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maldon Court Preparatory School Ofsted Rating: Not Rated Pupils: 168 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maldon Primary School Ofsted Rating: Good Pupils: 174 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East Hanningfield Church of England Primary School Ofsted Rating: Good Pupils: 114 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Mary's Church of England Primary School Ofsted Rating: Requires improvement Pupils: 63 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarity Independent School Ofsted Rating: Not Rated Pupils: 10 Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

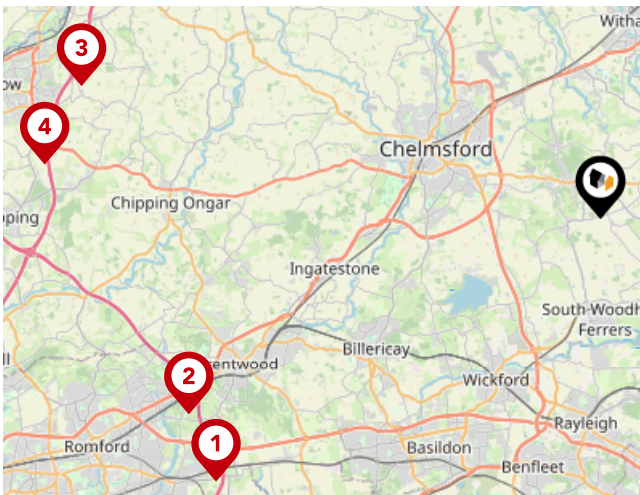
Area

Transport (National)



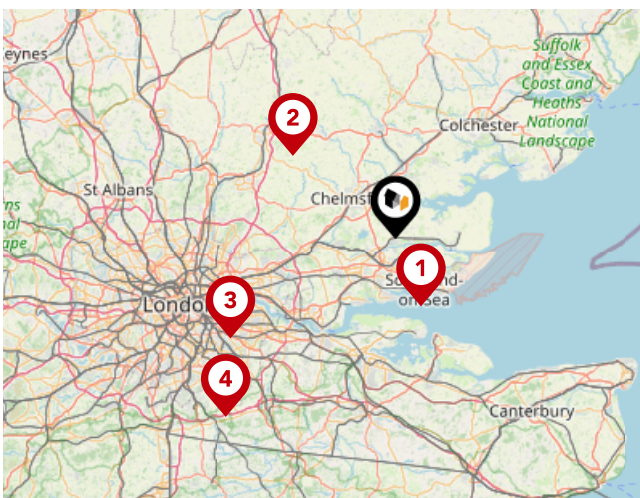
National Rail Stations

Pin	Name	Distance
1	South Woodham Ferrers Rail Station	4.39 miles
2	Hatfield Peverel Rail Station	4.71 miles
3	North Fambridge Rail Station	5.32 miles



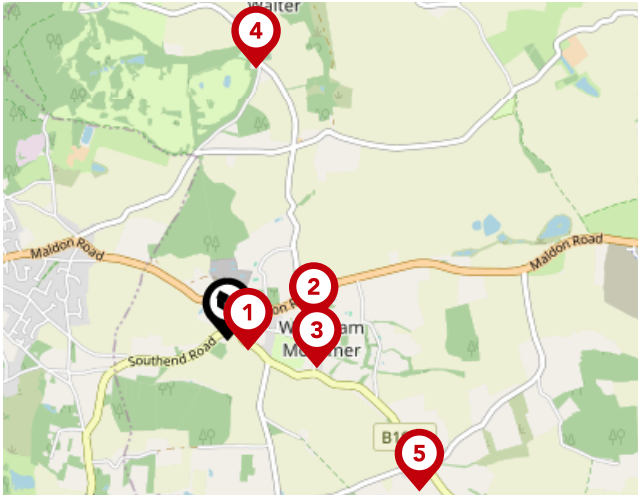
Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	17.12 miles
2	M25 J28	16.74 miles
3	M11 J7A	19.7 miles
4	M11 J7	20.52 miles



Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	10.69 miles
2	Stansted Airport	19.36 miles
3	Silvertown	28.24 miles
4	Leaves Green	36.29 miles



Bus Stops/Stations

Pin	Name	Distance
1	Oak Corner	0.1 miles
2	Post Office Road	0.4 miles
3	Conduit Lane	0.43 miles
4	The Bell	1.26 miles
5	Goat House Lane	1.12 miles

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Bond Residential or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Bond Residential and therefore no warranties can be given as to their good working order.

Bond Residential

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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