



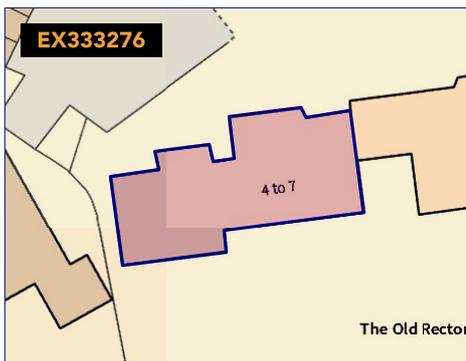
# PROPERTY OVERVIEW

## 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<sup>2</sup>  
73.62 m<sup>2</sup>

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

### Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ

01245 222856

danbury@bondresidential.co.uk

www.bondresidential.co.uk

# PROPERTY OVERVIEW

## PHOTO GALLERY



### Bond Residential

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

# PROPERTY OVERVIEW

## PHOTO GALLERY



### Bond Residential

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

# PROPERTY OVERVIEW

## PHOTO GALLERY



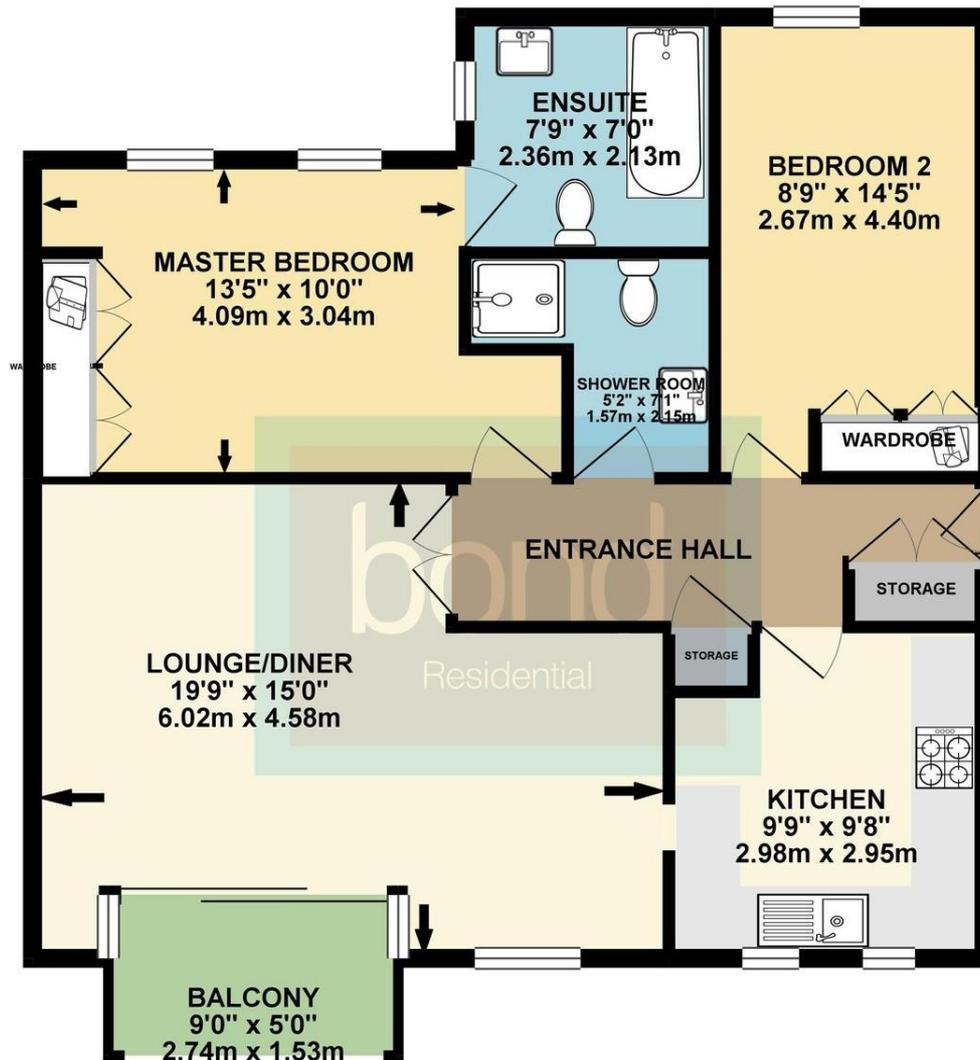
### Bond Residential

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

# 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.  
Made with Metropix ©2019

### Bond Residential

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

# PROPERTY OVERVIEW

## EPC

Abbey Fields, East Hanningfield, CHELMSFORD, CM3

Energy rating

**D**

Valid until 07.06.2021

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

### Bond Residential

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

# 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Priory Primary School, Bicknacre	Good	179	1.5 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Mary's Church of England Primary School	-	-	-	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Danbury Park Community Primary School	Outstanding	258	2.39 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Clarity Independent School	Requires improvement	9	2.48 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Heathcote School	-	90	2.59 Miles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	St Peters Church of England Voluntary Aided Primary Scho...	Good	101	2.71 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St John Church of England Voluntary Controlled Primary Sc...	Good	224	2.76 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	The Sandon School	Good	1236	2.91 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Rettendon Primary School	Good	145	2.94 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Woodville Primary School	-	419	2.95 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Baddow Hall Infant School	Good	175	3.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Baddow Hall Junior School	Good	229	3.12 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elmwood Primary School	Good	440	3.49 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Elm Green Preparatory School	-	209	3.58 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16	William de Ferrers School	Good	1223	3.67 Miles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Larkrise Primary School	Good	180	3.69 Miles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ  
 01245 222856  
[danbury@bondresidential.co.uk](mailto:danbury@bondresidential.co.uk)  
[www.bondresidential.co.uk](http://www.bondresidential.co.uk)

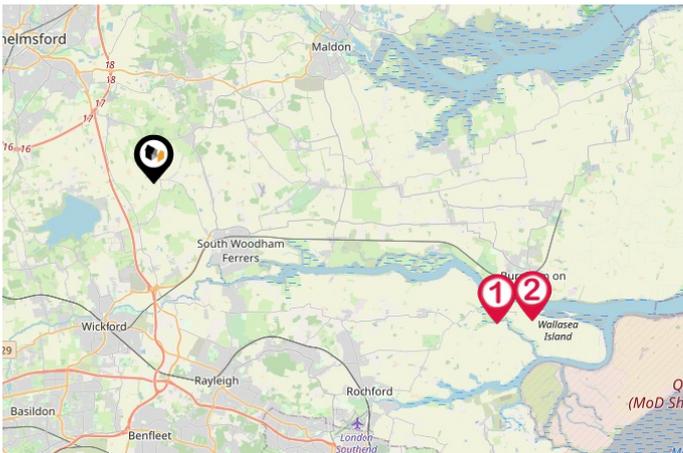
# LOCAL AREA

## 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

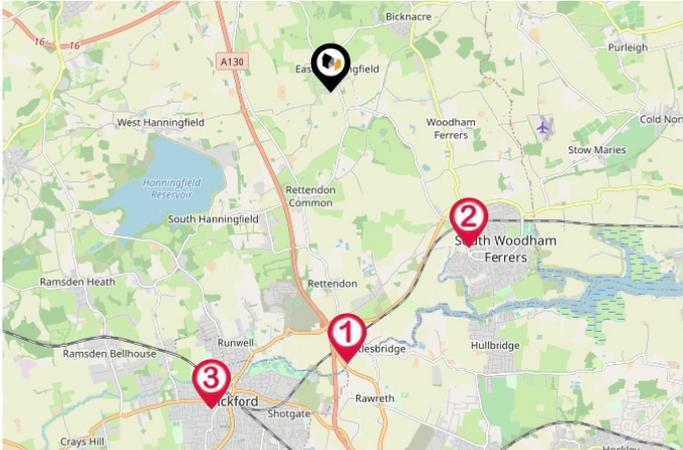
- 1 - Wallasea Island Ferry Landing | 10.97 miles
- 2 - Burnham on Crouch Ferry Landing | 11.89 miles

### Bond Residential

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

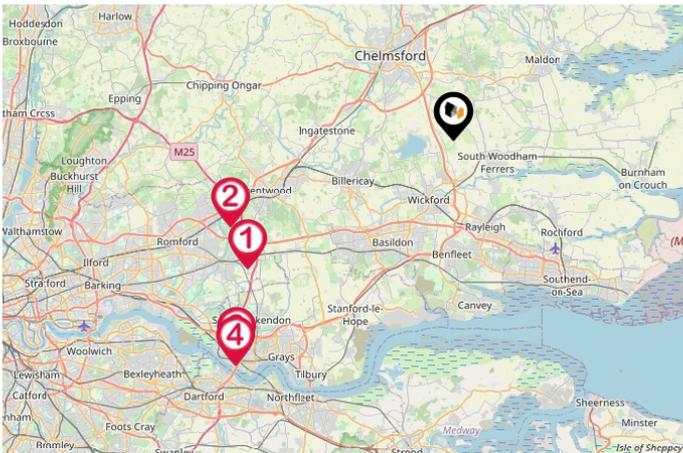
# LOCAL AREA

## 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

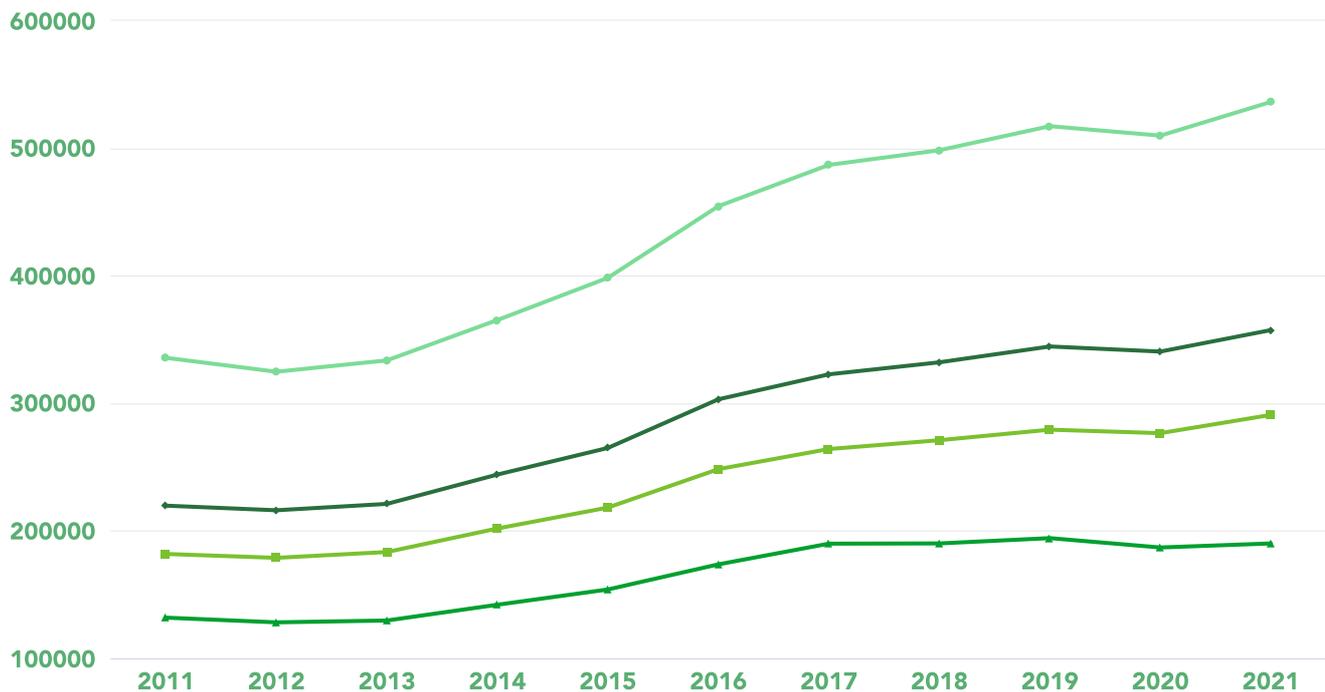
### Bond Residential

10 Eves Corner Maldon Rd Danbury Chelmsford CM3 4QQ  
 01245 222856  
[danbury@bondresidential.co.uk](mailto:danbury@bondresidential.co.uk)  
[www.bondresidential.co.uk](http://www.bondresidential.co.uk)

# LOCAL MARKET

## HOUSE PRICE STATISTICS FOR CM3

### 10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



**FLAT**  
+ 44.11%



**TERRACED**  
+ 59.94%



**SEMI-DETACHED**  
+ 62.64%



**DETACHED**  
+ 59.76%

#### Bond Residential

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

# BOND RESIDENTIAL

## About Us

Award winning Estate Agent in Chelmsford, Danbury and surrounding areas  
Our hard work and our professional and friendly approach have helped establish us as one of the city's leading independent agents. We are proud that our traditional values and modern approach have led to so many customers recommending us to friends and family. We believe we offer an unparalleled service to our clients and invite you to contact us for any of your property needs throughout Chelmsford, Danbury, and surrounding areas.

### **Bond Residential**

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

Powered by  
**aprift**  
Know any property instantly

# DATA QUALITY

Bond Residential is committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

## Data Partners:



Contains public sector information licensed under the Open Government Licence v3.0

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

Sprift Technologies Limited aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained in this report for any purpose. Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

Information produced by HM Land Registry. Crown copyright and database rights 2021