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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th August 2026



ABBESS CLOSE, CHELMSFORD, CM1

Bond Residential

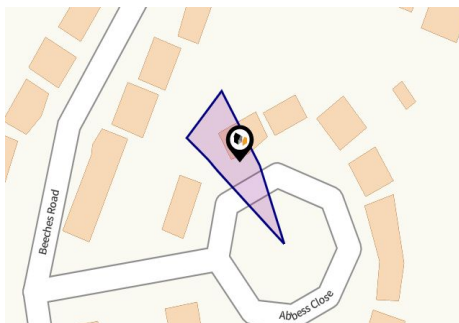
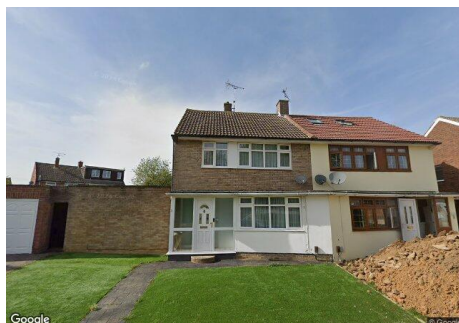
78 New London Road, Chelmsford, Essex, CM2 0PD

01245 500599

matthew@bondresidential.co.uk

www.bondresidential.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,076 ft ² / 100 m ²
Plot Area:	0.13 acres
Council Tax :	Band D
Annual Estimate:	£2,300
Title Number:	EX70781

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)

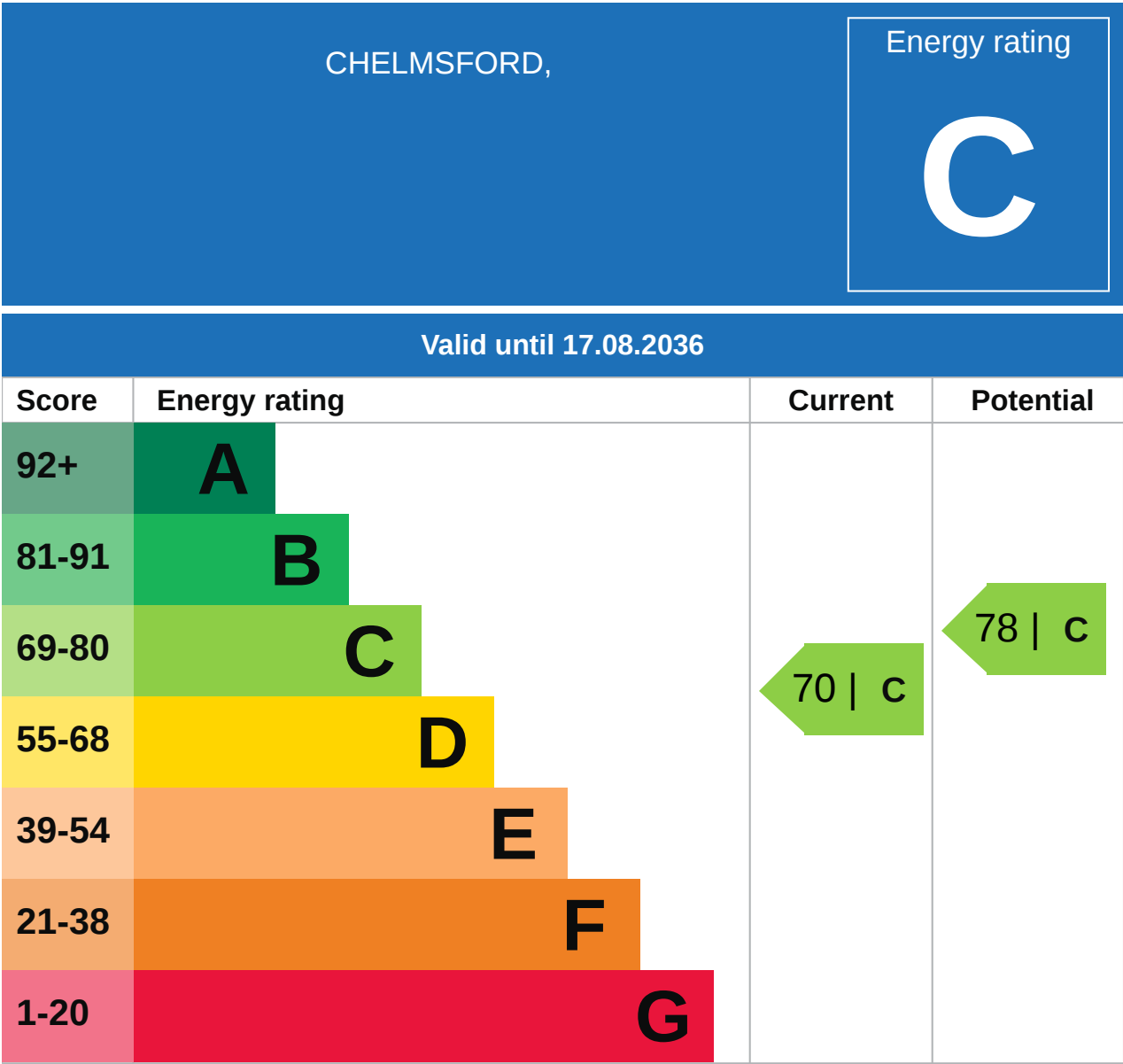
6	53	1800
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

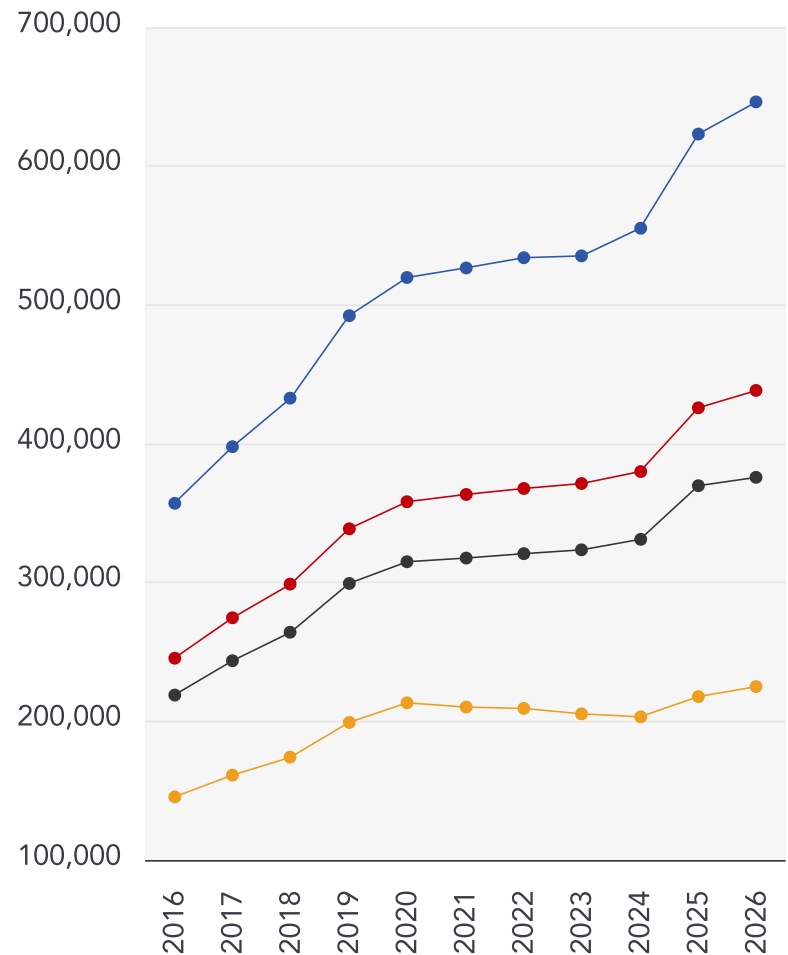




Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	100 m ²

10 Year History of Average House Prices by Property Type in CM1



Detached

+81.01%

Semi-Detached

+78.63%

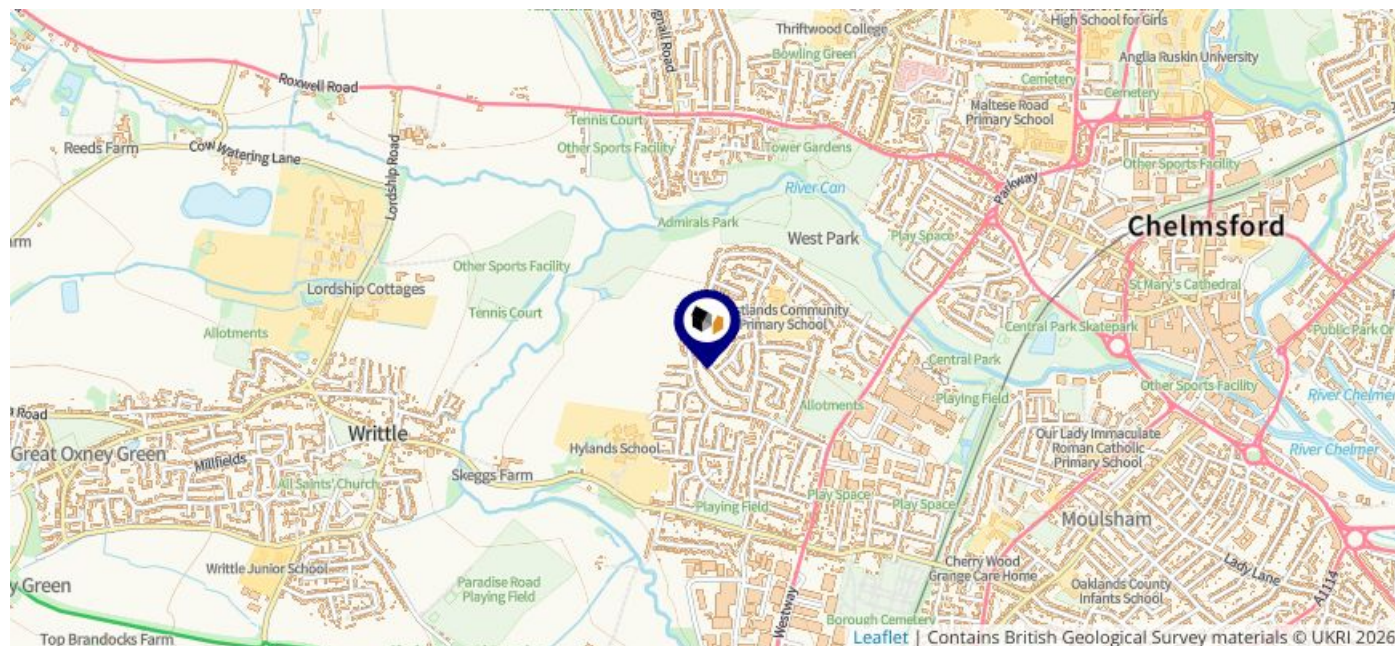
Terraced

+71.68%

Flat

+54.64%

This map displays nearby coal mine entrances and their classifications.



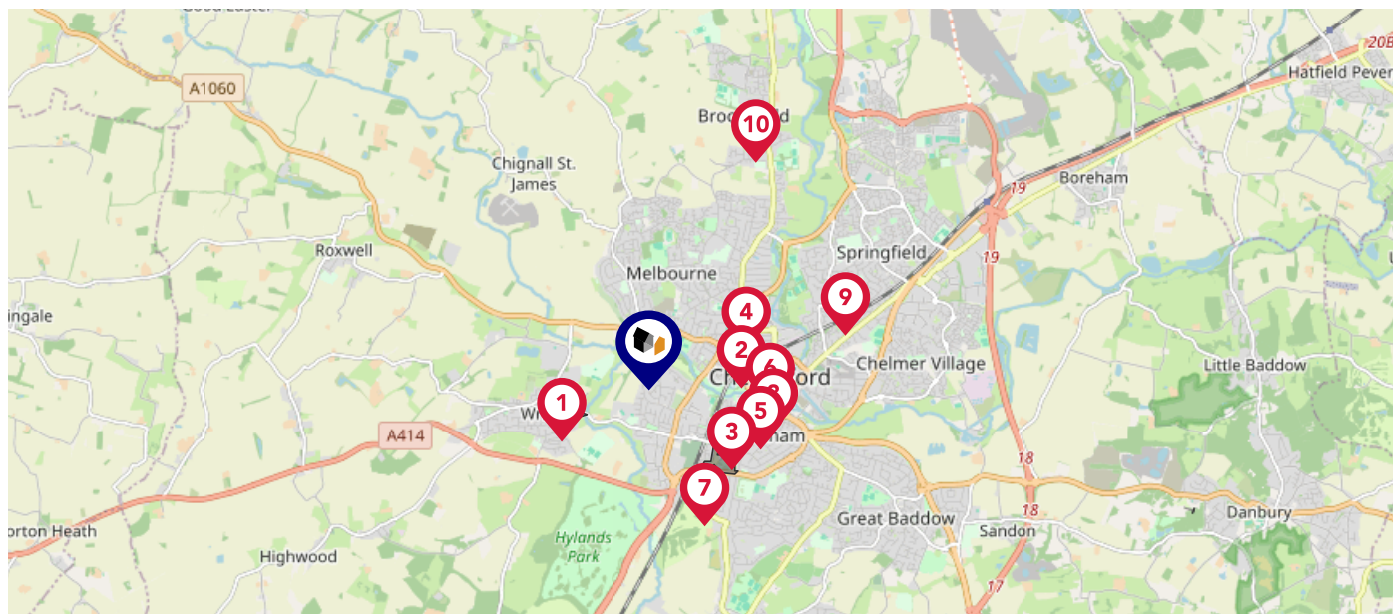
Mine Entry

- ✕ 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.

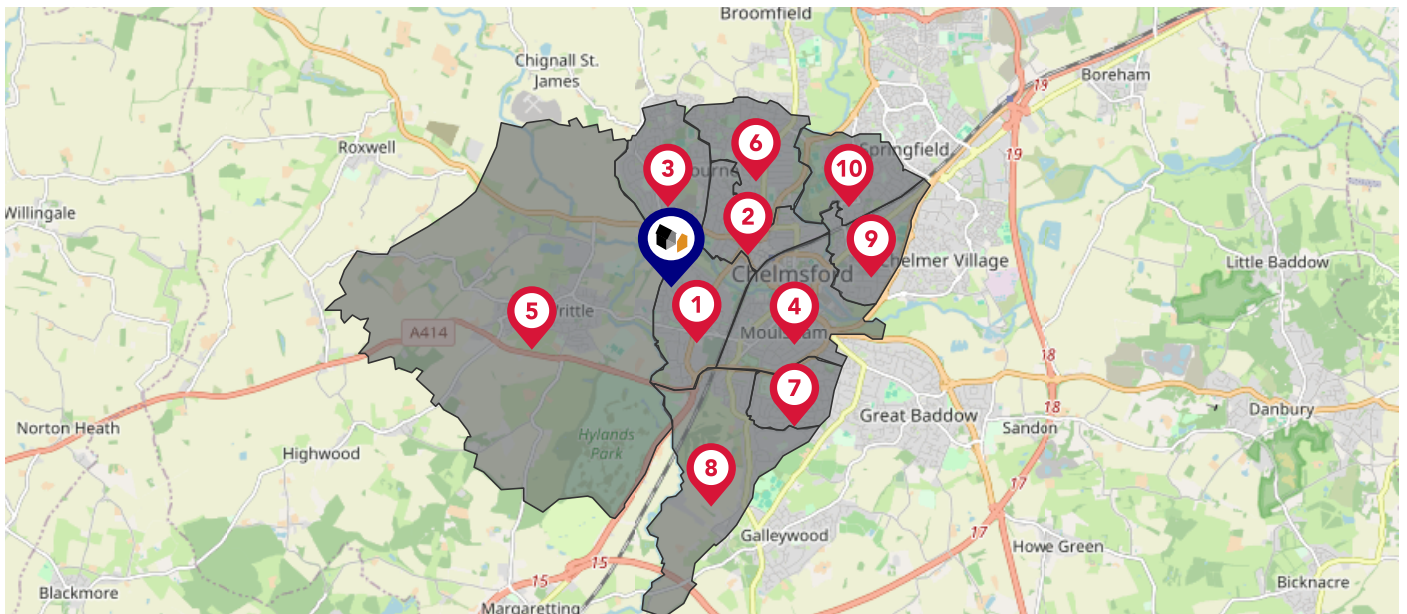
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|--------------------------------------|
| 1 | Writtle |
| 2 | Chelmsford West End |
| 3 | Chelmsford New London Road |
| 4 | Chelmsford John Keene Memorial Homes |
| 5 | Chelmsford Moulsham Street |
| 6 | Chelmsford Central |
| 7 | Chelmsford St John's Hospital |
| 8 | Chelmsford Baddow Road and River Can |
| 9 | Springfield Green |
| 10 | Broomfield |

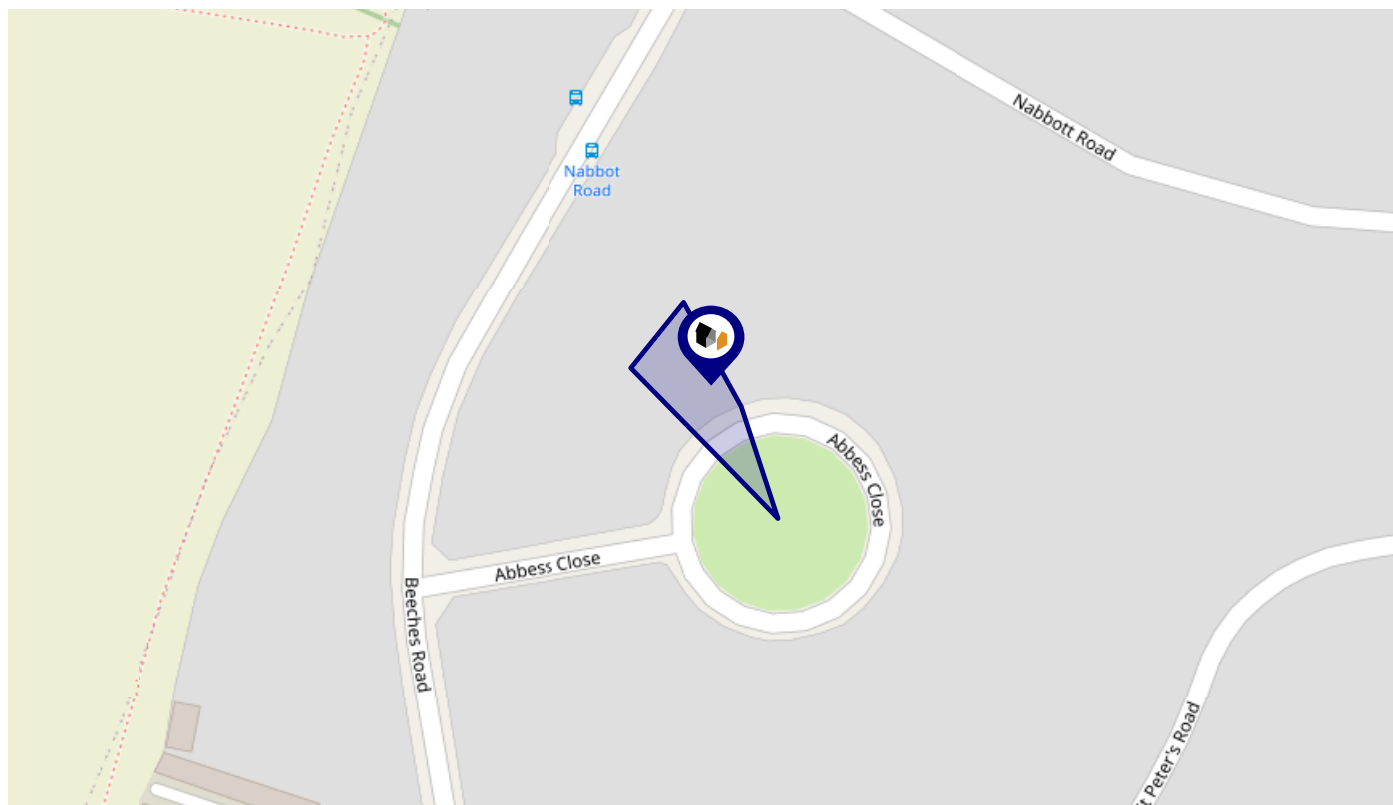
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

-  Waterhouse Farm Ward
-  Marconi Ward
-  St. Andrews Ward
-  Moulsham and Central Ward
-  Writtle Ward
-  Patching Hall Ward
-  Moulsham Lodge Ward
-  Goat Hall Ward
-  Trinity Ward
-  The Lawns Ward

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:

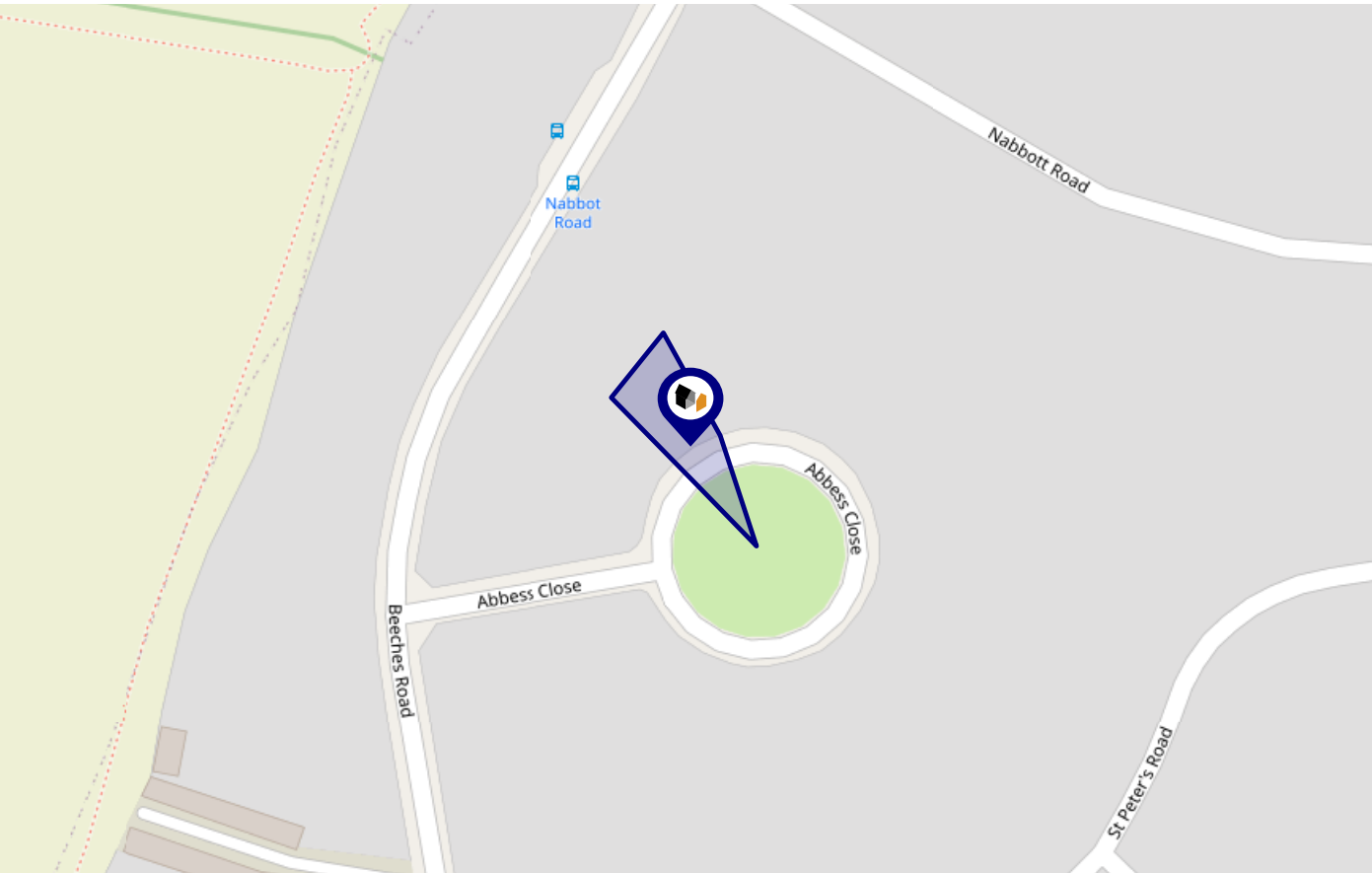
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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

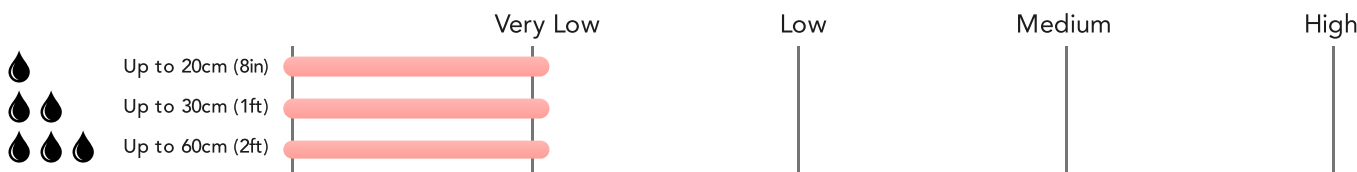


Risk Rating: Very low

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:

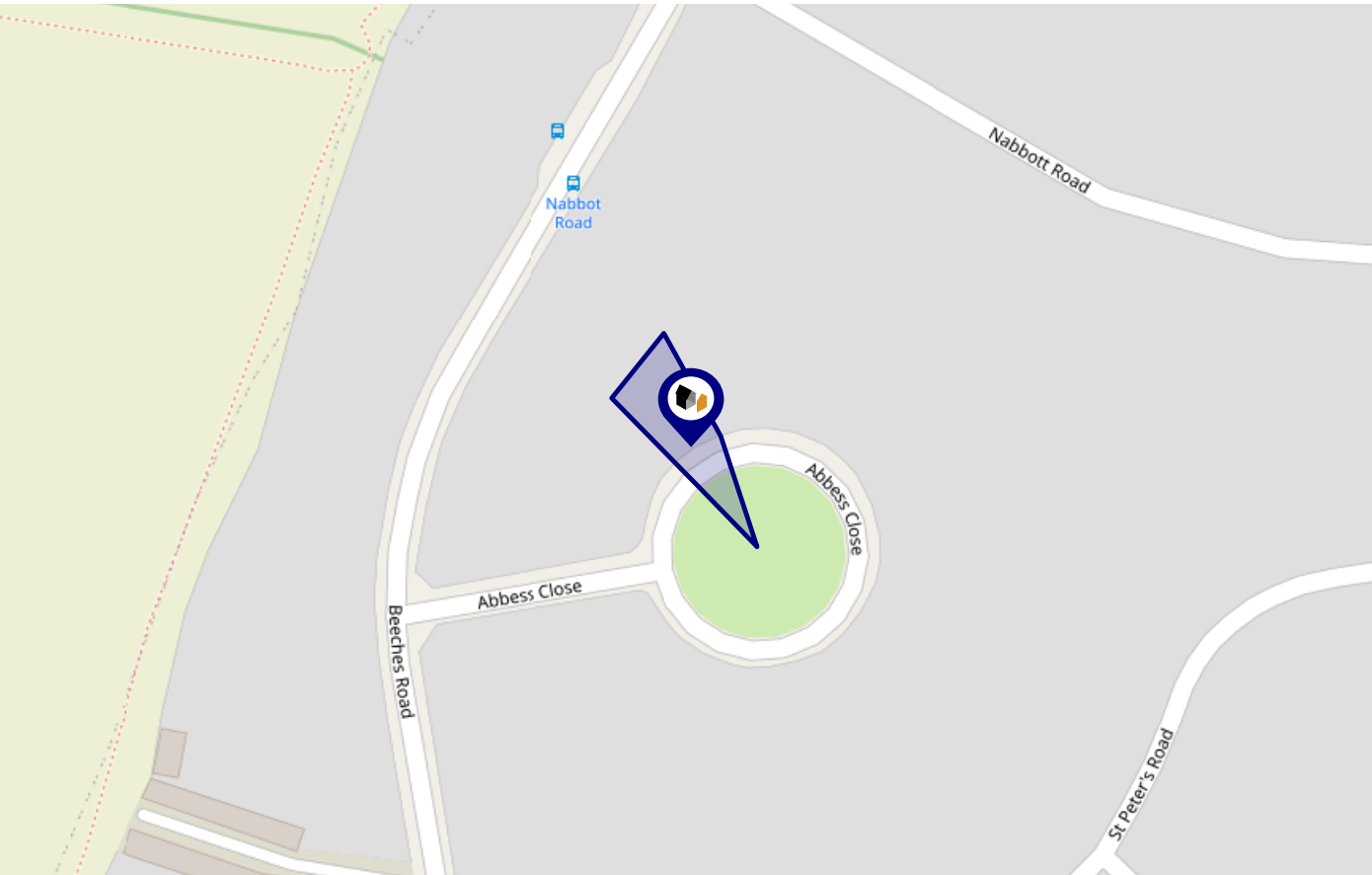


Flood Risk

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.

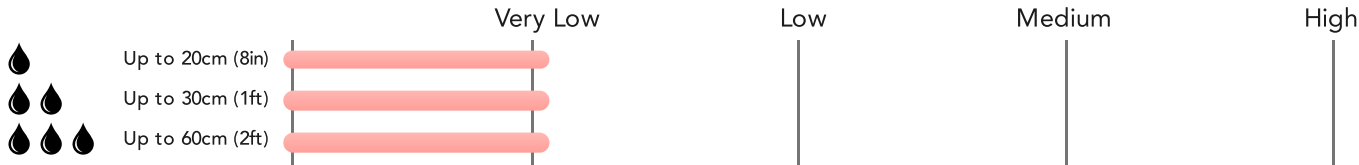


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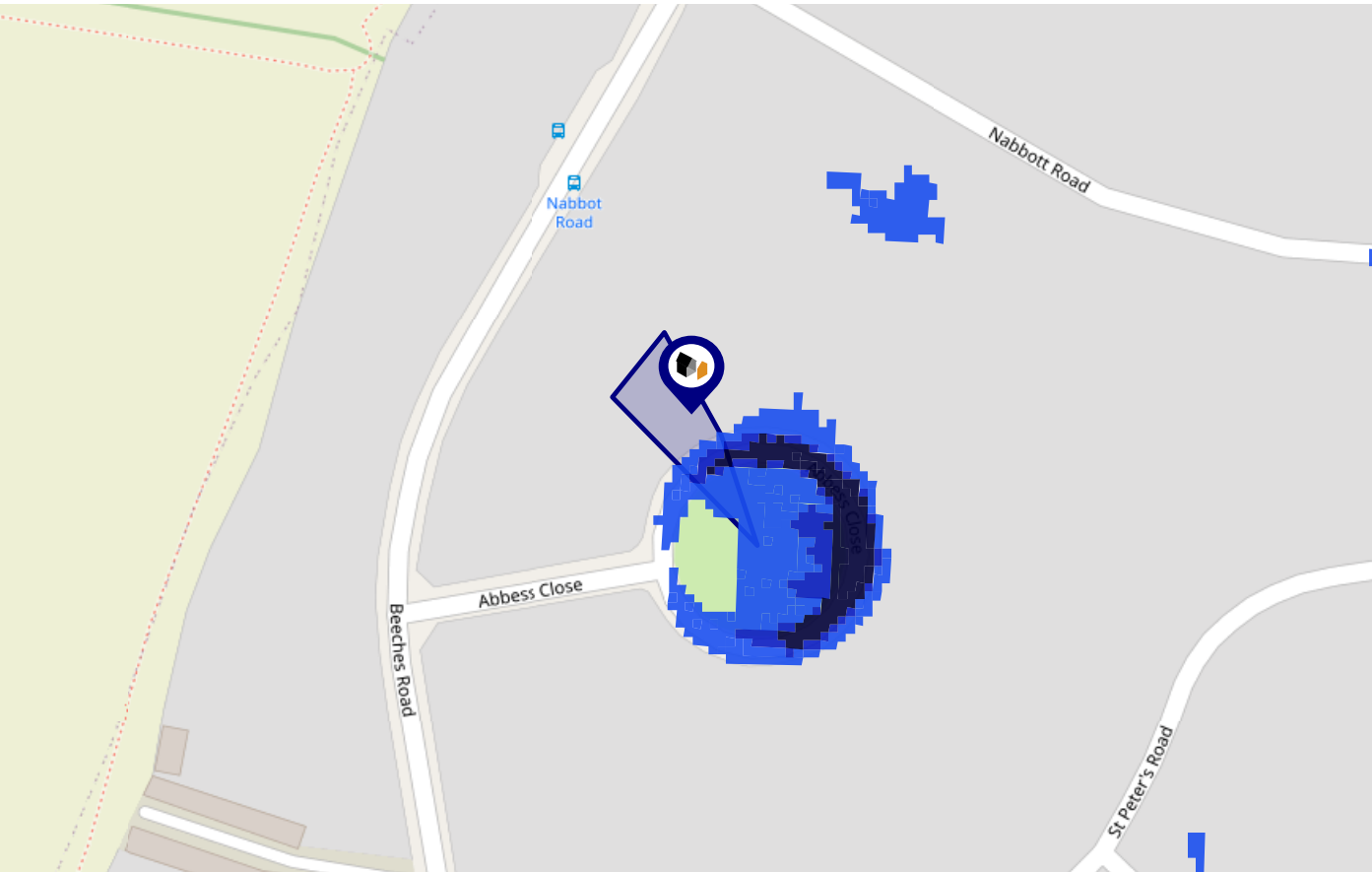


Flood Risk

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.

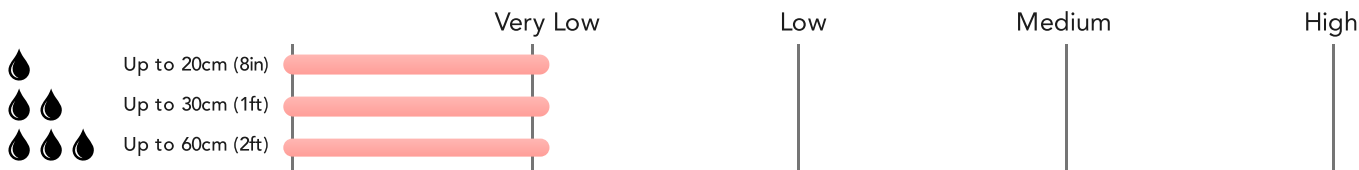


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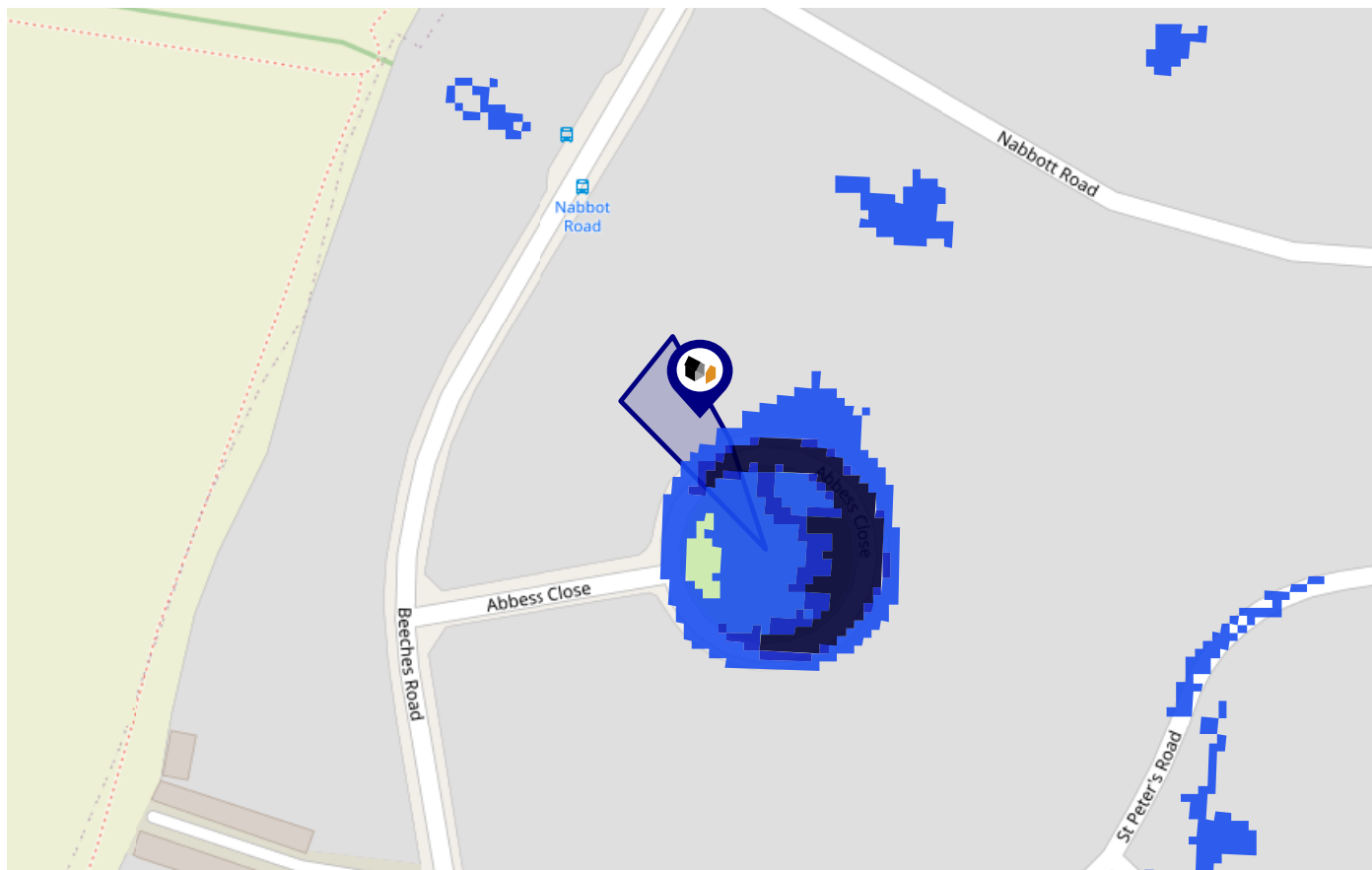


Flood Risk

Surface Water - Climate Change

bond
Residential

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.

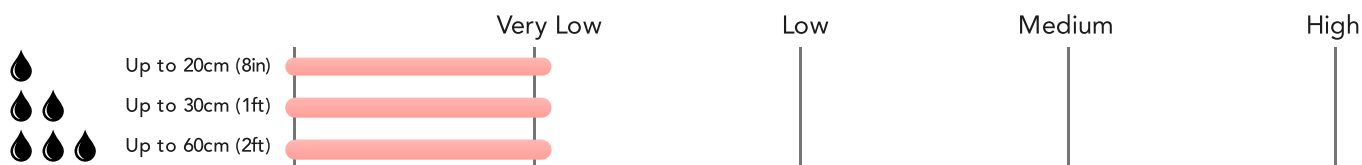


Risk Rating: Very low

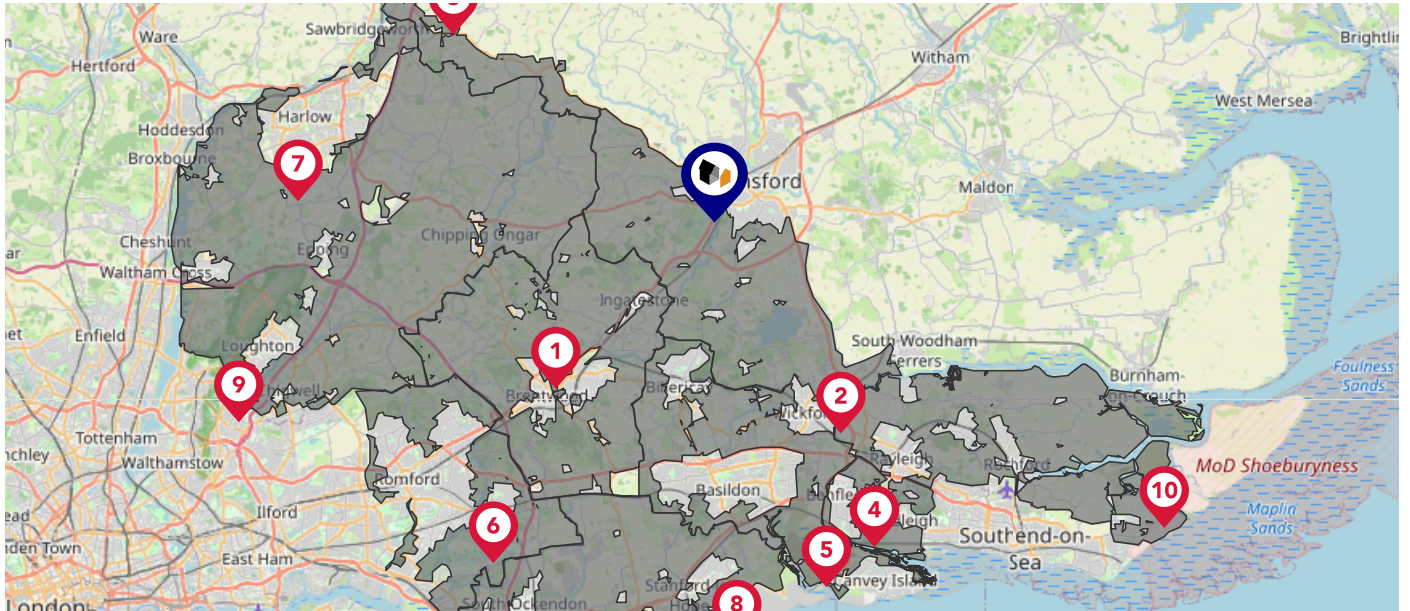
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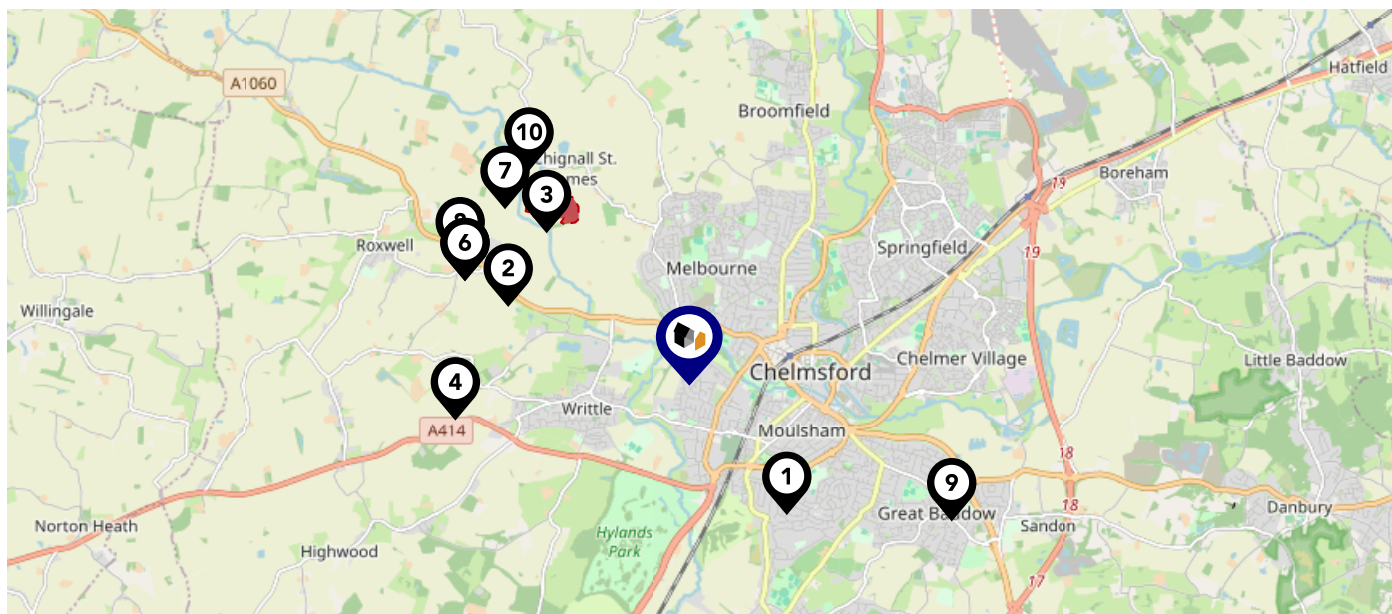
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 London Green Belt - Brentwood
- 2 London Green Belt - Chelmsford
- 3 London Green Belt - Uttlesford
- 4 London Green Belt - Castle Point
- 5 London Green Belt - Basildon
- 6 London Green Belt - Havering
- 7 London Green Belt - Harlow
- 8 London Green Belt - Thurrock
- 9 London Green Belt - Epping Forest
- 10 London Green Belt - Rochford

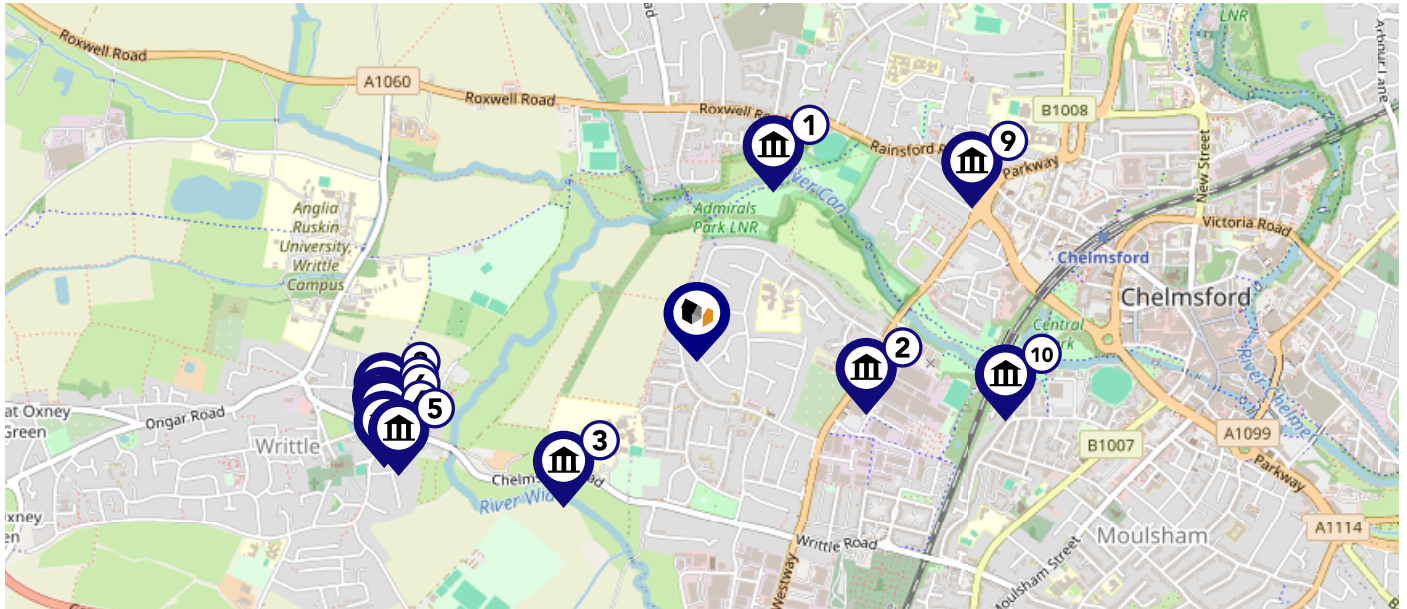
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



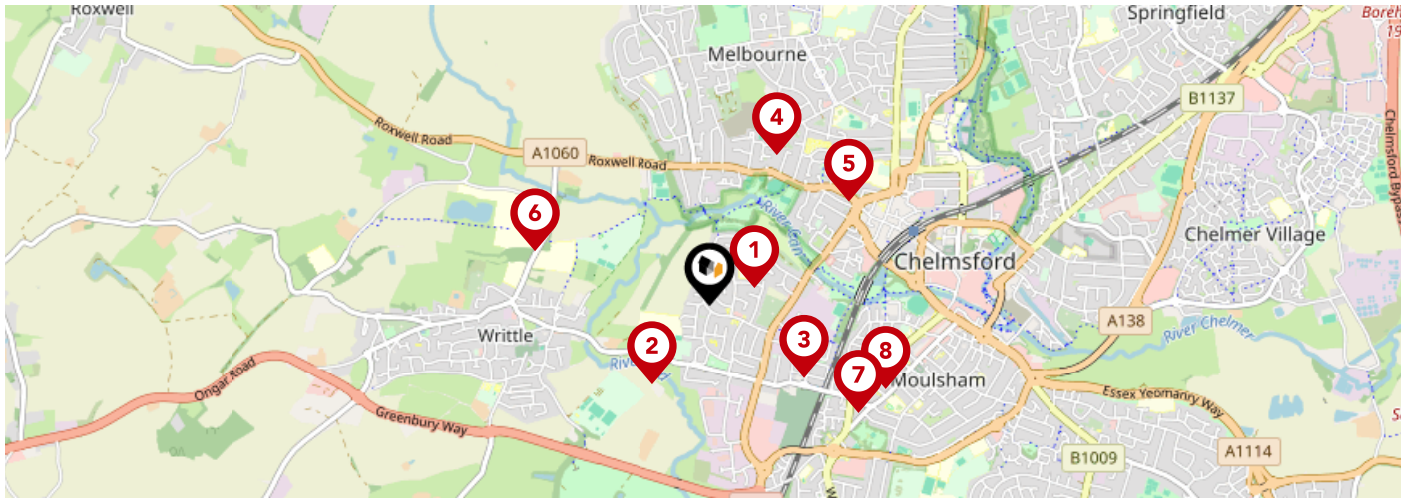
Nearby Landfill Sites

1	Princes Road-Princes Road, Chelmsford	Historic Landfill	
2	Boyton Cross-Roxwell, Chelmsford	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Newney Green East-Writtle	Historic Landfill	
5	Roxwell Quarry-Boyton Cross, Roxwell, Chelmsford, Essex	Historic Landfill	
6	Roxwell Quarry-Roxwell, Chelmsford	Historic Landfill	
7	Boyton Hall Farm-Roxwell and Chignall, Chelmsford, Essex	Historic Landfill	
8	EA/EPR/LP3799NJ/V005	Active Landfill	
9	Church Hall Site-Church Hall Site, Longmead Ave, Great Baddow	Historic Landfill	
10	EA/EPR/SP3299NR/V005	Active Landfill	

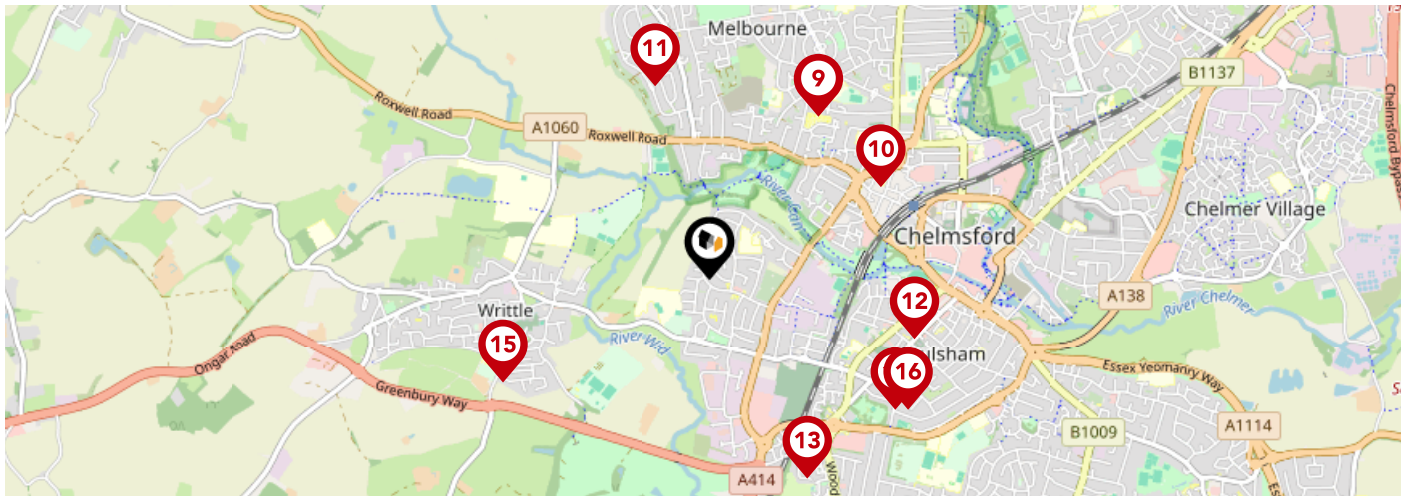
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1141316 - The Conduit In Tower Gardens	Grade II	0.4 miles
	1141287 - Barn	Grade II	0.4 miles
	1237049 - Mill House	Grade II	0.4 miles
	1237269 - White Bears	Grade II	0.7 miles
	1263891 - 14, Bridge Street	Grade II	0.7 miles
	1264208 - 23 And 24, St John's Green	Grade II	0.7 miles
	1237235 - 21 And 22, St John's Green	Grade II	0.7 miles
	1237234 - St John's House	Grade II	0.7 miles
	1237366 - Gatehouse To Coval Lodge	Grade II	0.7 miles
	1141365 - Footbridge Over River Can, North Of And Leading To Seymour Street	Grade II	0.7 miles



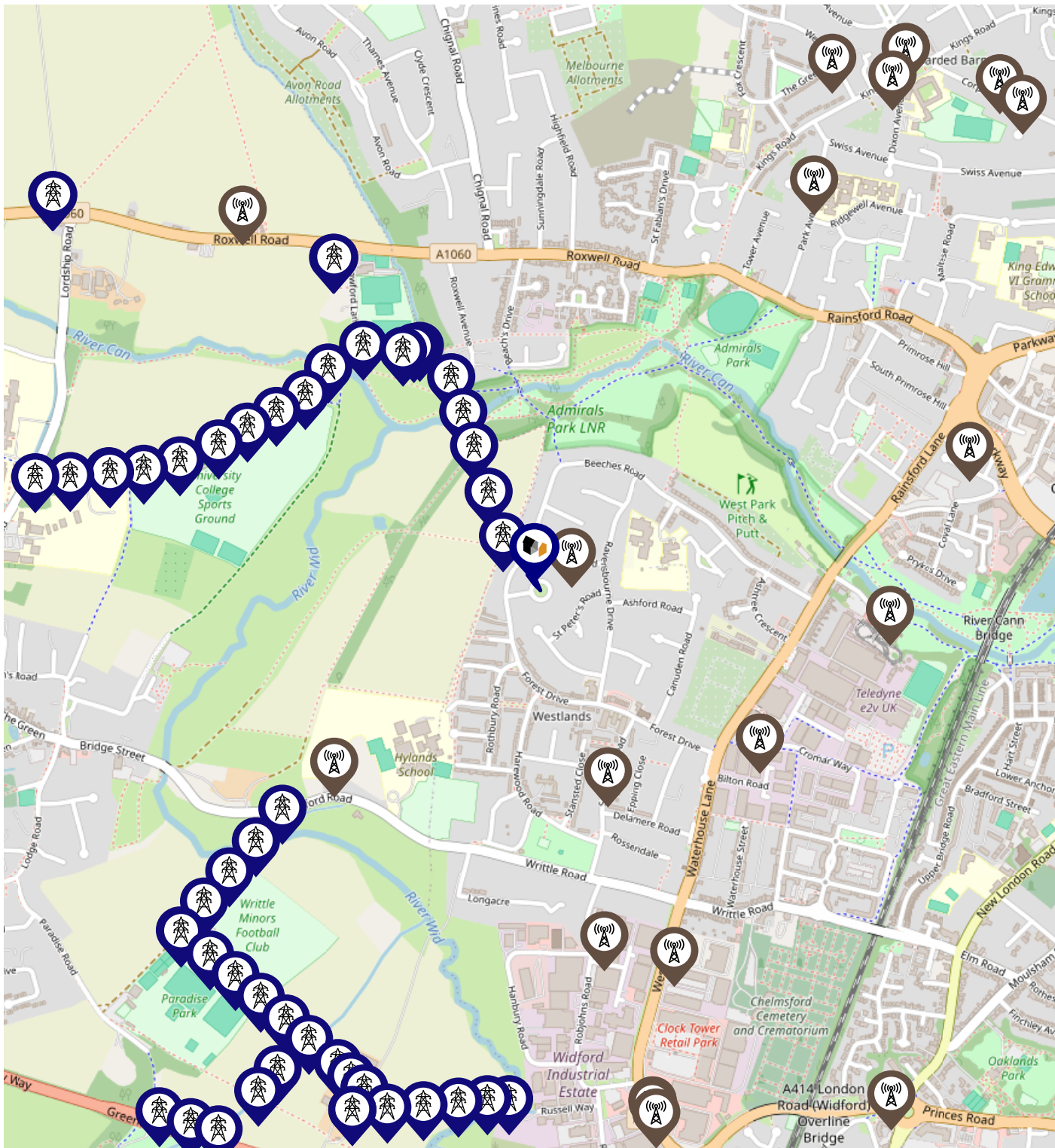
		Nursery	Primary	Secondary	College	Private
1	Westlands Community Primary School Ofsted Rating: Good Pupils: 601 Distance:0.22	☐	☒	☐	☐	☐
2	Hylands School Ofsted Rating: Requires improvement Pupils: 651 Distance:0.45	☐	☐	☒	☐	☐
3	Community College Initiative Ltd Ofsted Rating: Good Pupils:0 Distance:0.54	☐	☐	☒	☐	☐
4	The Hawthorns School Ofsted Rating: Not Rated Pupils: 24 Distance:0.76	☐	☐	☒	☐	☐
5	Maltese Road Primary School Ofsted Rating: Good Pupils: 211 Distance:0.8	☐	☒	☐	☐	☐
6	Writtle College Limited Ofsted Rating: Requires improvement Pupils:0 Distance:0.84	☐	☐	☒	☐	☐
7	St Cedd's School Ofsted Rating: Not Rated Pupils: 353 Distance:0.84	☐	☒	☐	☐	☐
8	St Anne's School Ofsted Rating: Not Rated Pupils: 140 Distance:0.89	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Kings Road Primary School Ofsted Rating: Good Pupils: 410 Distance:0.9	☐	☒	☐	☐	☐
	King Edward VI Grammar School, Chelmsford Ofsted Rating: Outstanding Pupils: 1134 Distance:0.9	☐	☐	☒	☐	☐
	Lawford Mead Primary & Nursery Ofsted Rating: Good Pupils: 417 Distance:0.92	☐	☒	☐	☐	☐
	Our Lady Immaculate Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:0.98	☐	☒	☐	☐	☐
	Widford Lodge School Ofsted Rating: Not Rated Pupils: 210 Distance:1.02	☐	☒	☐	☐	☐
	Chelmsford College Ofsted Rating: Good Pupils:0 Distance:1.04	☐	☐	☒	☐	☐
	Writtle Infant School Ofsted Rating: Good Pupils: 175 Distance:1.06	☐	☒	☐	☐	☐
	Oaklands Infant School Ofsted Rating: Outstanding Pupils: 180 Distance:1.09	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

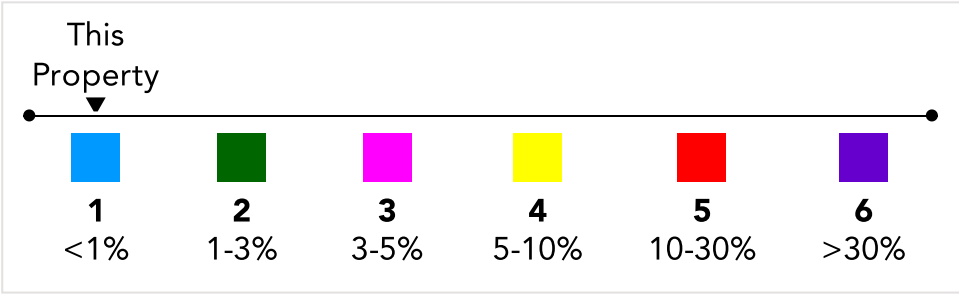
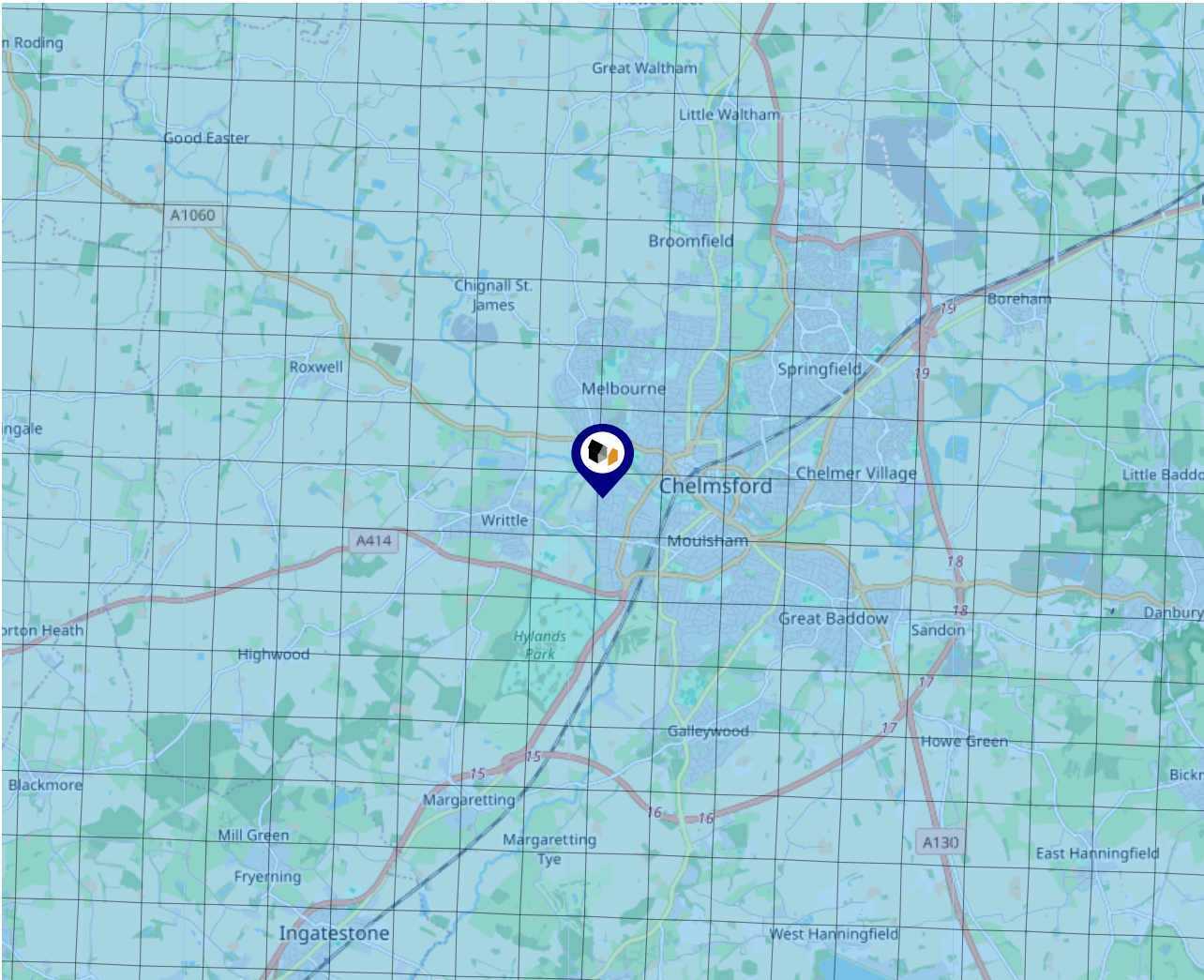


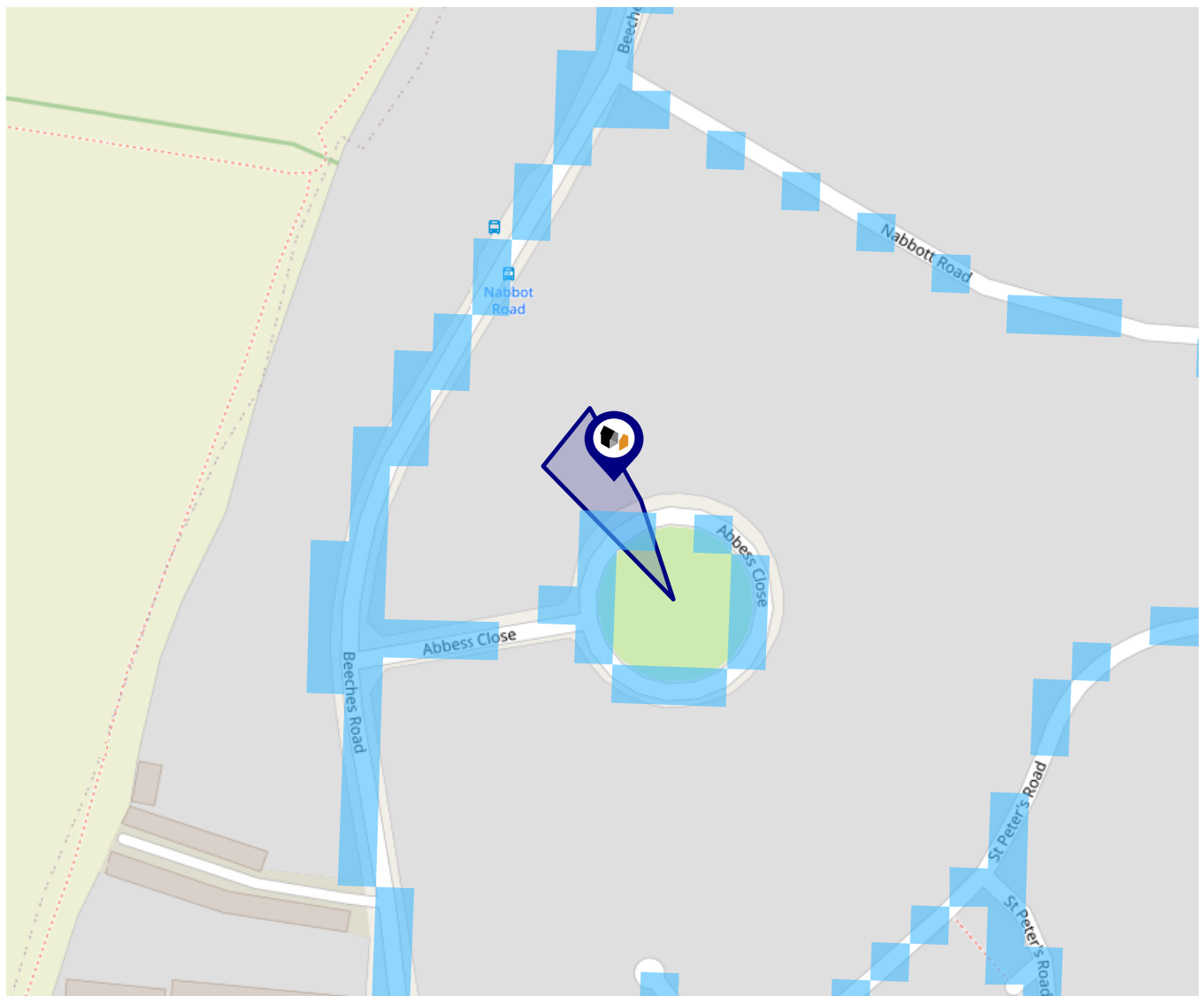
Key:

-  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).



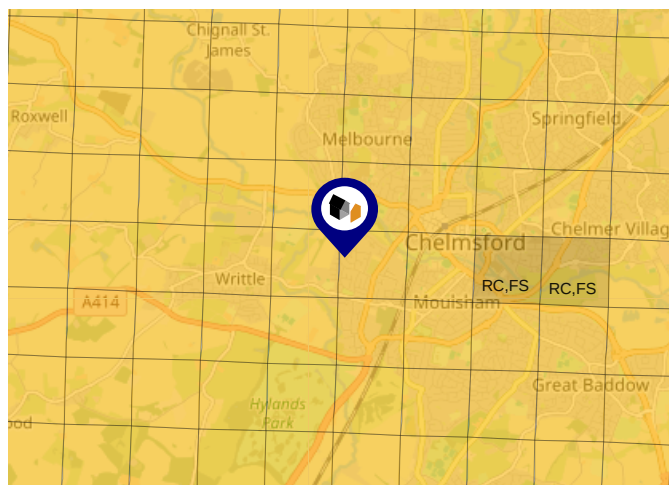


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

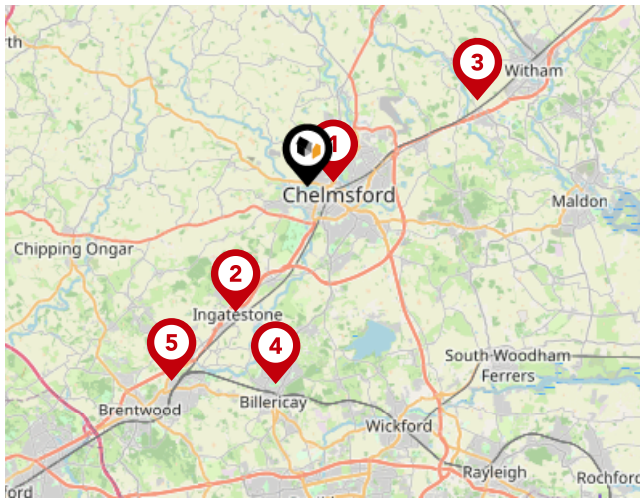
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	LOAM DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



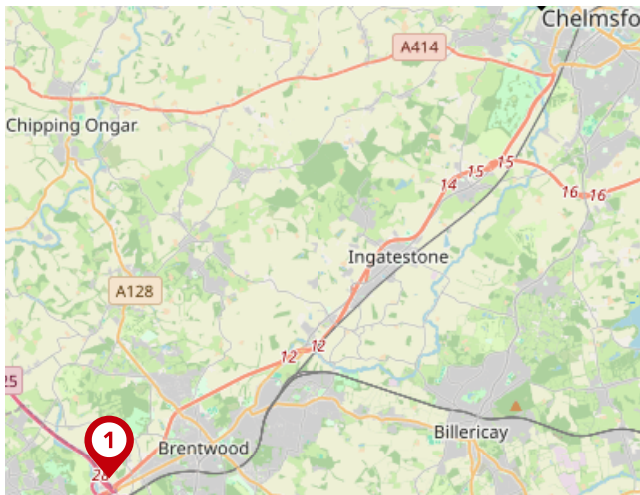
Primary Classifications (Most Common Clay Types)

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



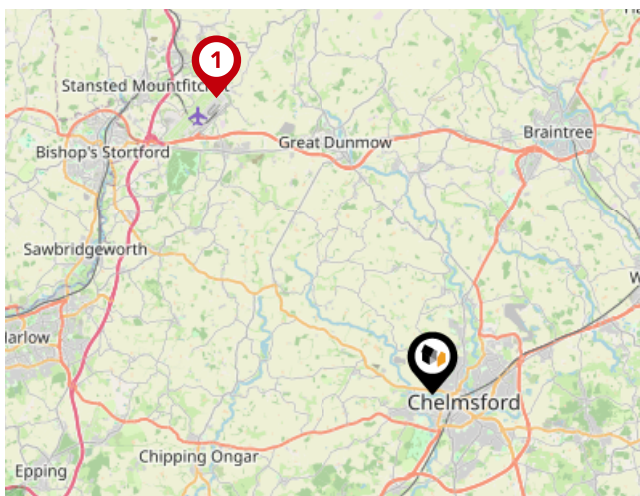
National Rail Stations

Pin	Name	Distance
	Chelmsford Rail Station	0.94 miles
	Ingatestone Rail Station	5.32 miles
	Hatfield Peverel Rail Station	6.98 miles
	Billericay Rail Station	7.33 miles
	Shenfield Rail Station	8.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M25 J28	11.69 miles



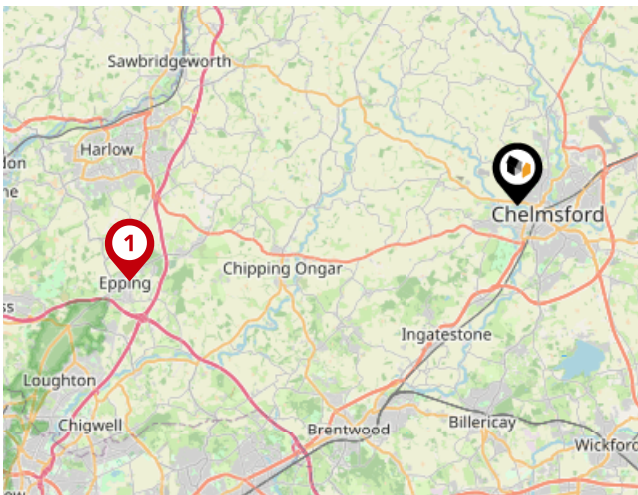
Airports/Helipads

Pin	Name	Distance
	London Stansted Airport	13.45 miles



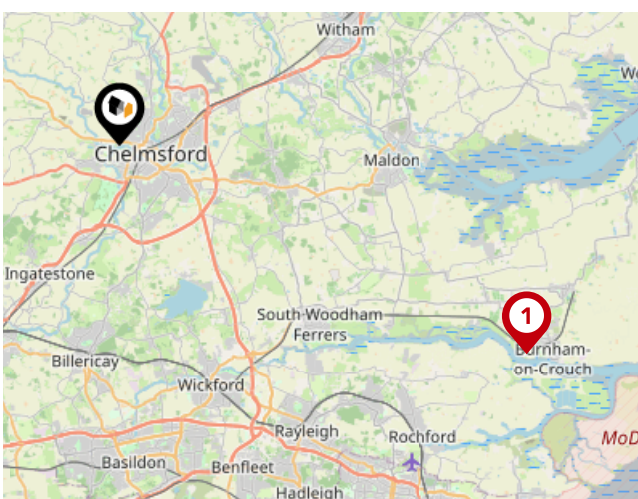
Bus Stops/Stations

Pin	Name	Distance
1	Nabbott Road	0.03 miles
2	Harewood Road	0.12 miles
3	Benedict Drive	0.14 miles
4	Harewood Road	0.15 miles
5	Benedict Drive	0.19 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.52 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	16.76 miles

Financial Services

We understand that every client has different financial needs and requirements

For this reason we recommend the services of an Experienced Mortgage Adviser to work with you and find the best mortgage product. We work alongside a highly respected and established team of Professional Mortgage Advisers who will carefully assess your personal circumstances and needs and then help you find the very best product available.

Whatever the reason for your mortgage, our advisers can help. This is very important to us as we believe passionately that our clients should receive the best possible financial advice.

Testimonial 1



First class professional service. Selling process was as painless as possible.

Testimonial 2



The process with Bond Estate agents was very easy. They have definitely put my faith back in Estate Agents. Thank you very much with all of you help in selling my property.

Testimonial 3



Bond Residential were extremely helpful and supportive of us as first-time buyers during the height of the pandemic. As we encountered issue after issue with our solicitors, we were very impressed with how Bond went above and beyond to support our purchase and keep us informed. I would absolutely recommend Bond to anybody looking to sell their home, and would look to them for any future sale or purchase.



/BondResidential



/BondResidential



/bond_residential



/company/bond-residential-ltd

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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