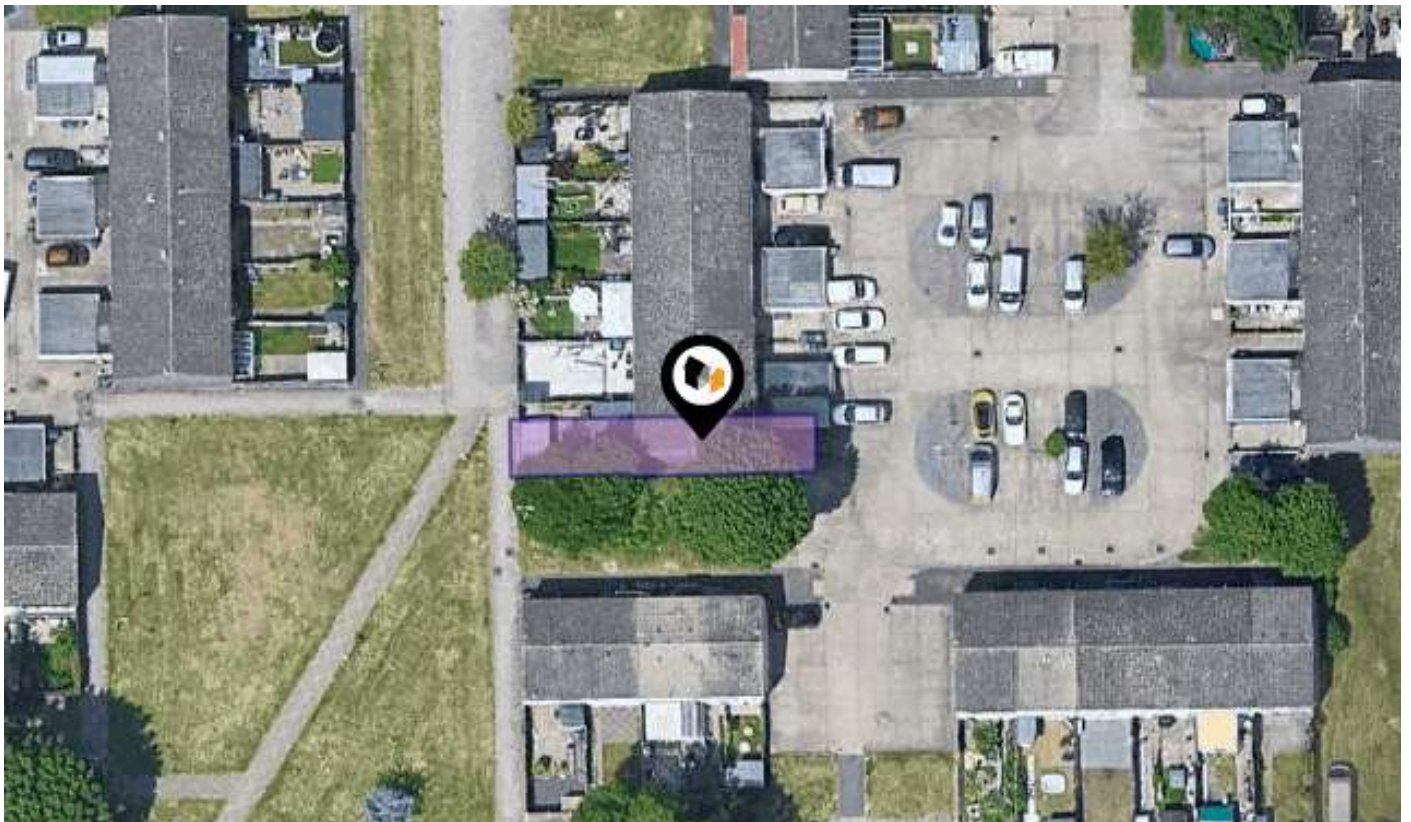




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16<sup>th</sup> July 2024



**49, LIME CLOSE, SOUTH OCKENDON, RM15 6NN**

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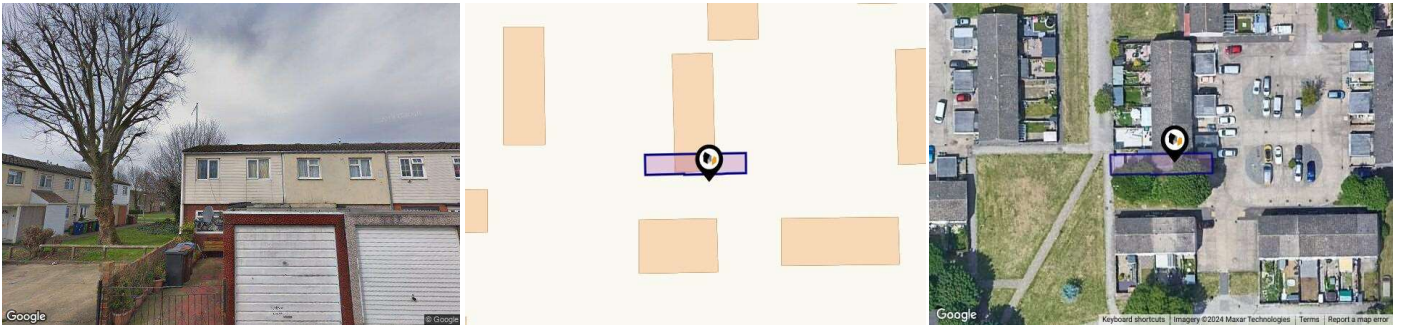
77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	10/09/2004
<b>Bedrooms:</b>	4	<b>Last Sold Price:</b>	£136,000
<b>Floor Area:</b>	1,097 ft <sup>2</sup> / 102 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£123
<b>Plot Area:</b>	0.03 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,587		
<b>Title Number:</b>	EX472956		
<b>UPRN:</b>	100090746542		

## Local Area

<b>Local Authority:</b>	Thurrock
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>9</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate

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49 Lime Close, RM15 6NN

Energy rating

**D**

Valid until 28.11.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	59   D	69   C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

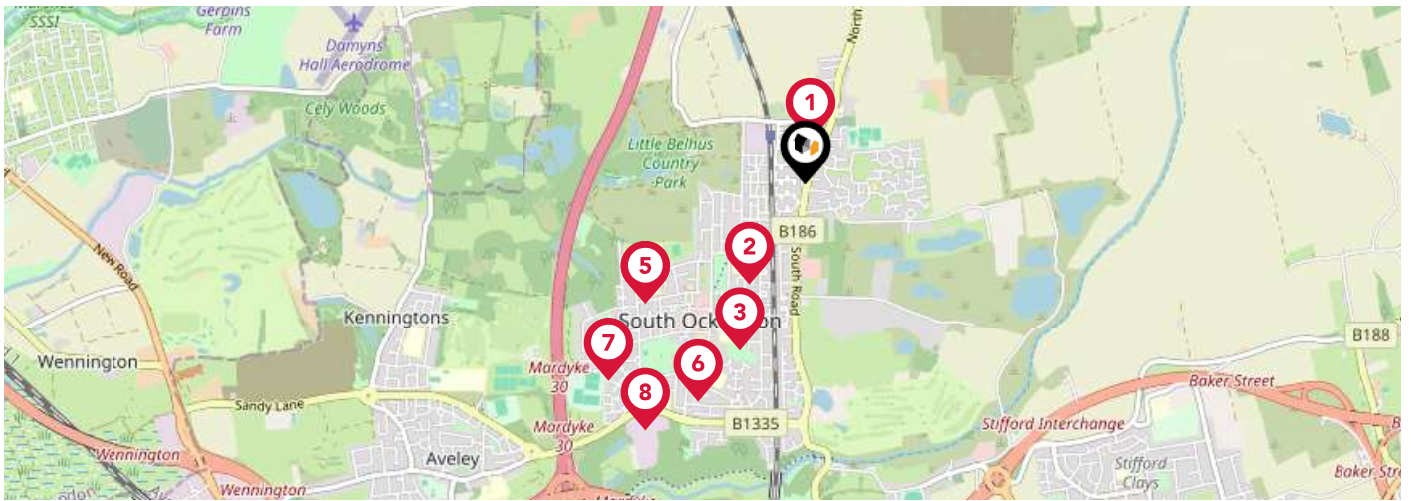
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### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	102 m <sup>2</sup>

# Area Schools

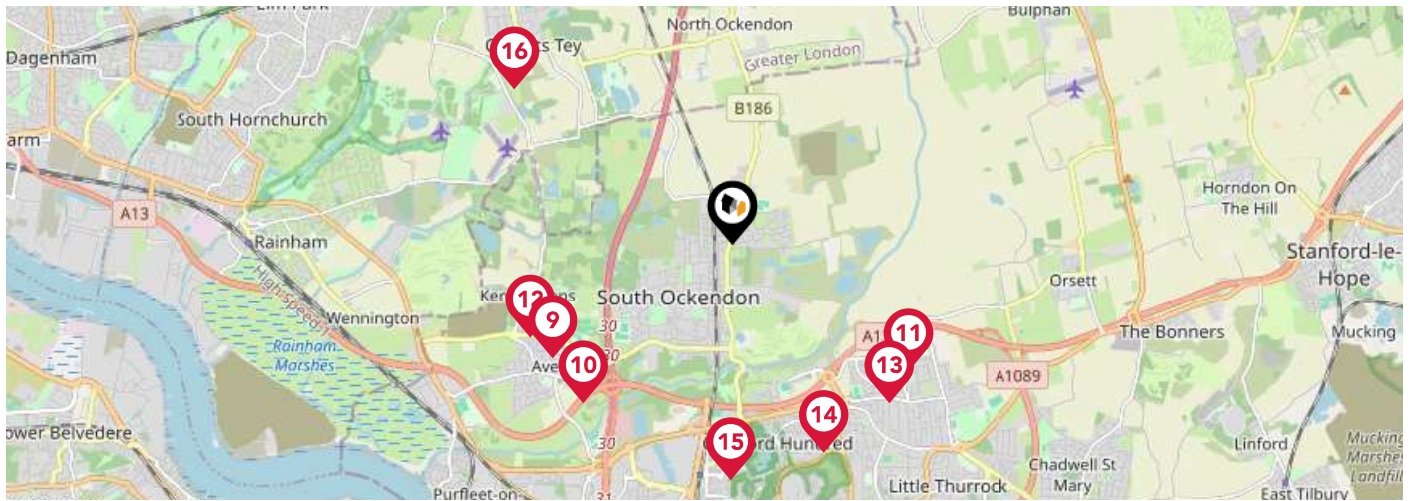
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	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Benyon Primary School</b> Ofsted Rating: Good   Pupils: 264   Distance:0.2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Bonnygate Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Shaw Primary Academy</b> Ofsted Rating: Good   Pupils: 437   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Beacon Hill Academy</b> Ofsted Rating: Outstanding   Pupils: 65   Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Harris Academy Ockendon</b> Ofsted Rating: Inadequate   Pupils: 1239   Distance:0.92</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Holy Cross Catholic Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Dilkes Academy</b> Ofsted Rating: Outstanding   Pupils: 474   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Somers Heath Primary School</b> Ofsted Rating: Good   Pupils: 425   Distance:1.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



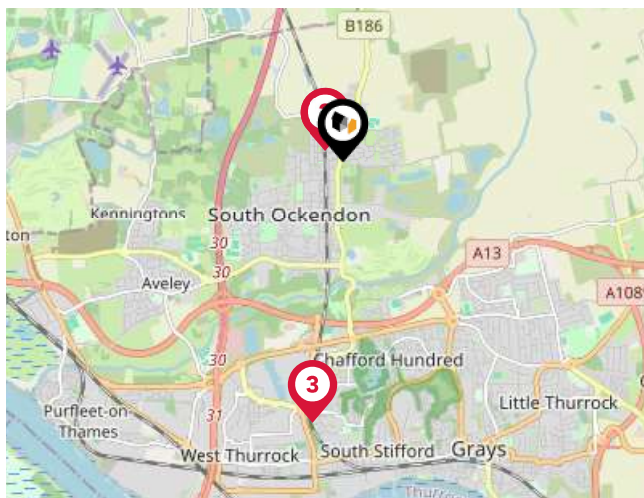
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Ormiston Park Academy</b> Ofsted Rating: Good   Pupils: 649   Distance:1.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Aveley Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 464   Distance:2</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>William Edwards School</b> Ofsted Rating: Requires Improvement   Pupils: 1266   Distance:2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Kenningtons Primary Academy</b> Ofsted Rating: Good   Pupils: 453   Distance:2.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Stifford Clays Primary School</b> Ofsted Rating: Good   Pupils: 694   Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Tudor Court Primary School</b> Ofsted Rating: Good   Pupils: 857   Distance:2.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Warren Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:2.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Oakfields Montessori School</b> Ofsted Rating: Not Rated   Pupils: 203   Distance:2.47</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

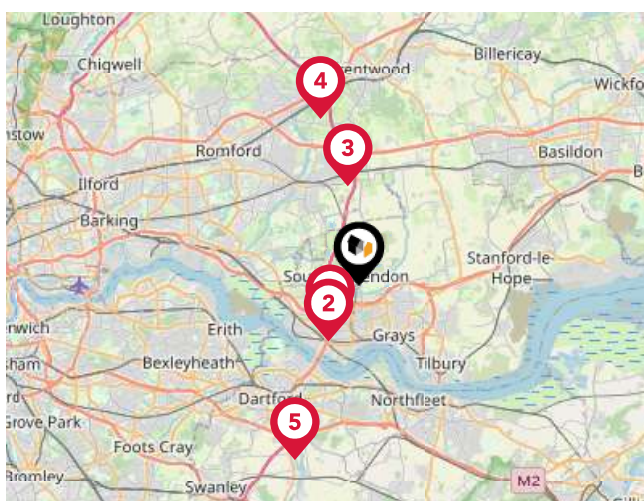
# Area

## Transport (National)



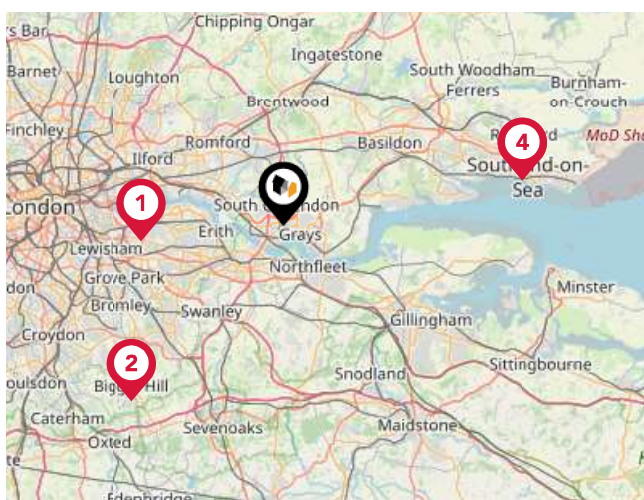
### National Rail Stations

Pin	Name	Distance
1	Ockendon Rail Station	0.19 miles
2	Ockendon Rail Station	0.2 miles
3	Chafford Hundred Rail Station	2.43 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J30	1.87 miles
2	M25 J31	2.36 miles
3	M25 J29	3.68 miles
4	M25 J28	6.31 miles
5	M25 J2	6.88 miles



### Airports/HELIPADS

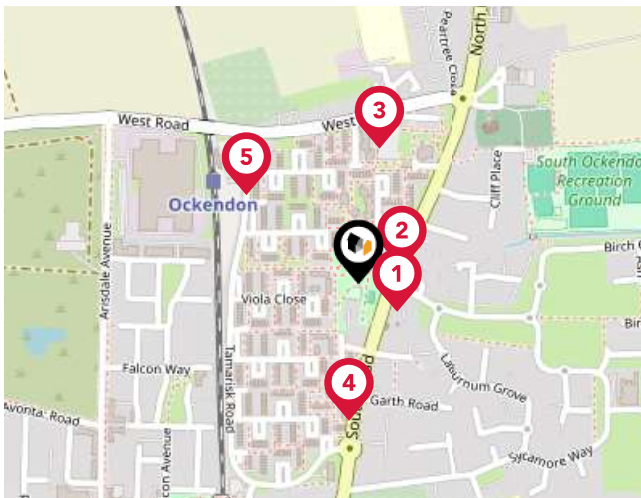
Pin	Name	Distance
1	London City Airport	10.57 miles
2	Biggin Hill Airport	17.18 miles
3	London Southend Airport	17.9 miles
4	London Southend Airport	17.94 miles



# Area

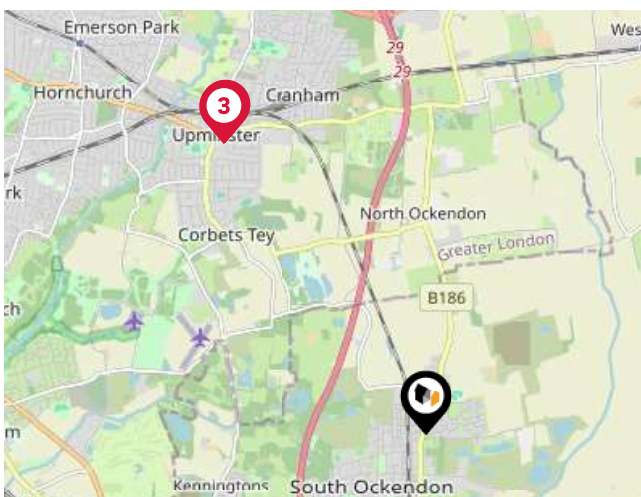
## Transport (Local)

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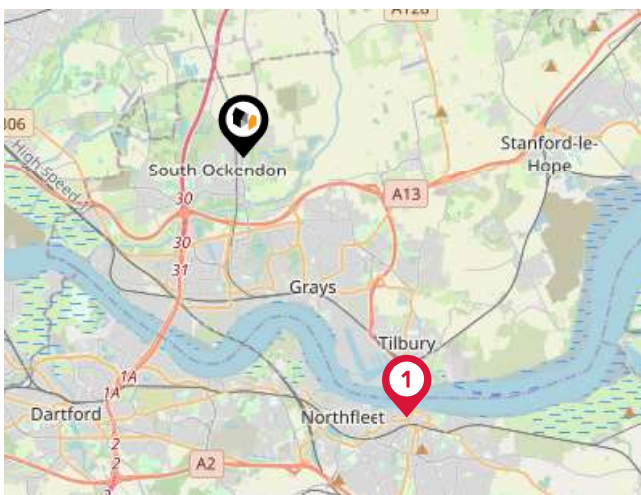
### Bus Stops/Stations

Pin	Name	Distance
1	Brandon Groves	0.05 miles
2	Brandon Groves	0.05 miles
3	Tyssen Place	0.16 miles
4	Garth Road	0.16 miles
5	Railway Station	0.16 miles



### Local Connections

Pin	Name	Distance
1	Upminster Underground Station	3.26 miles
2	Upminster Underground Station	3.26 miles
3	Upminster Underground Station	3.25 miles



### Ferry Terminals

Pin	Name	Distance
1	Tilbury Ferry Terminal	5.64 miles



# Landwood Group

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