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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 07th August 2026



WOODLANDS WALK, DUNMOW, CM6

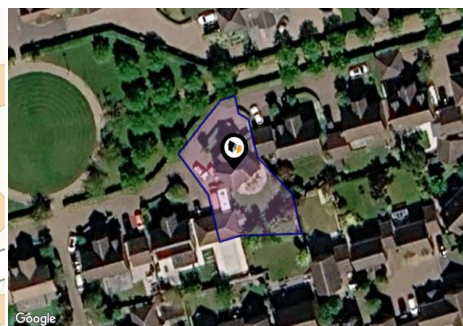
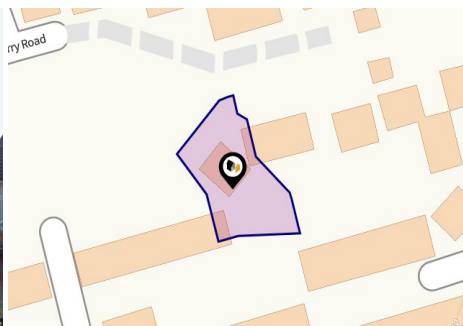
iad UK | David Kirby

iad HQ 13E Church End Estate Church End Little Hadham SG11 2DY

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iadgroup.com



Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.14 acres
Year Built :	2003
Council Tax :	Band E
Annual Estimate:	£2,852
Title Number:	EX702063

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)

13 mb/s	80 mb/s	1800 mb/s

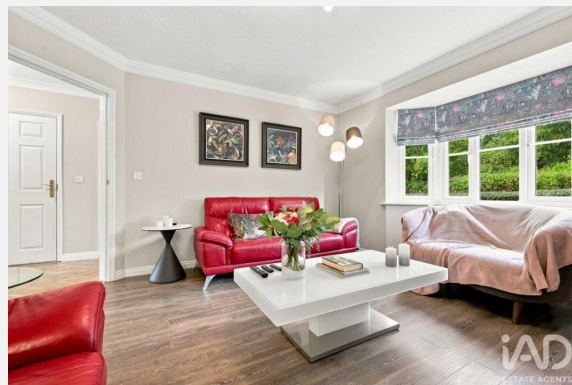
Mobile Coverage:
(based on calls indoors)

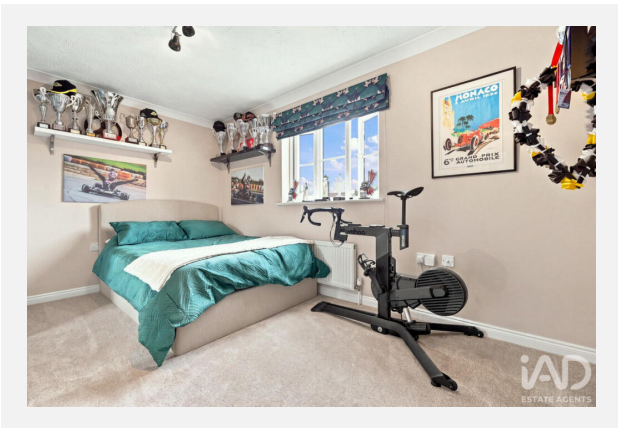
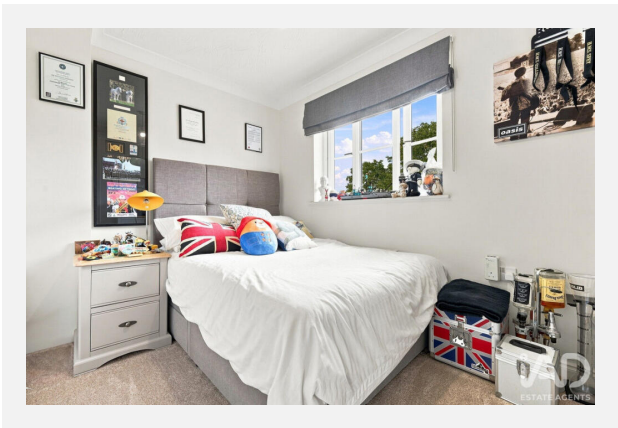
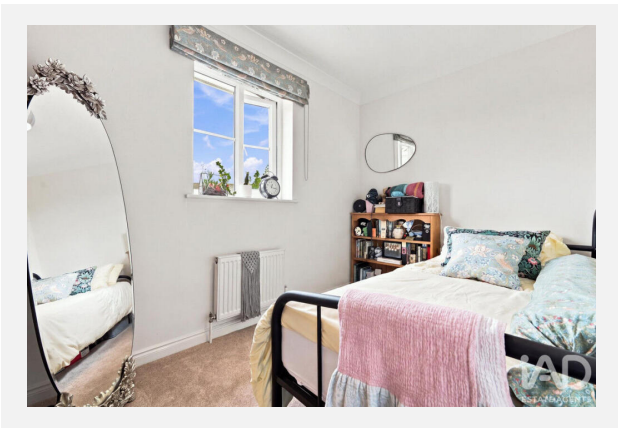
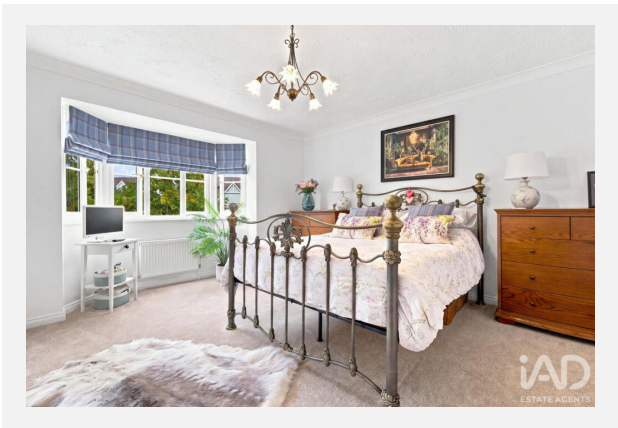
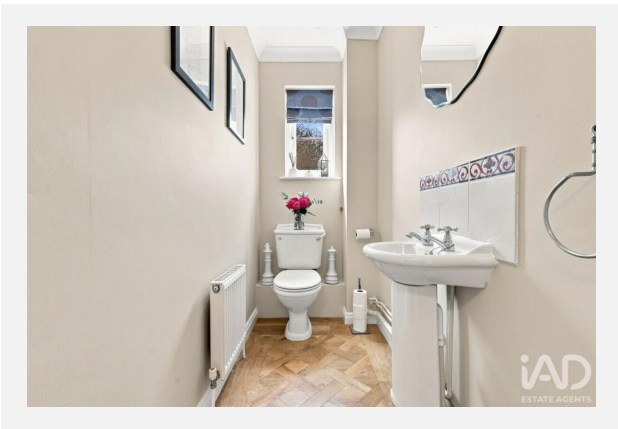
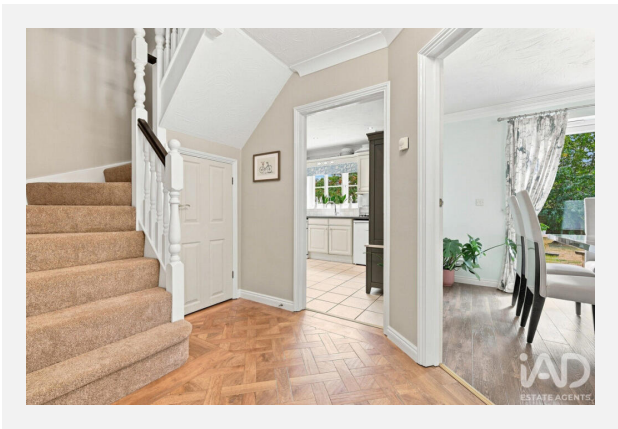
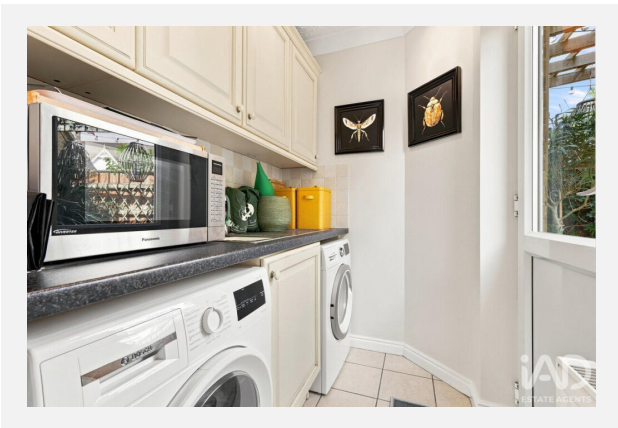
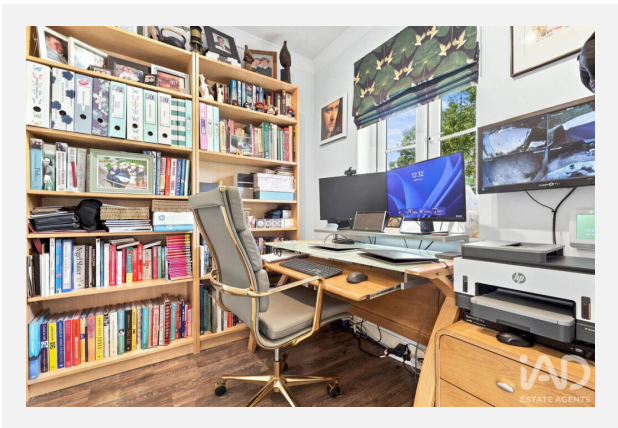


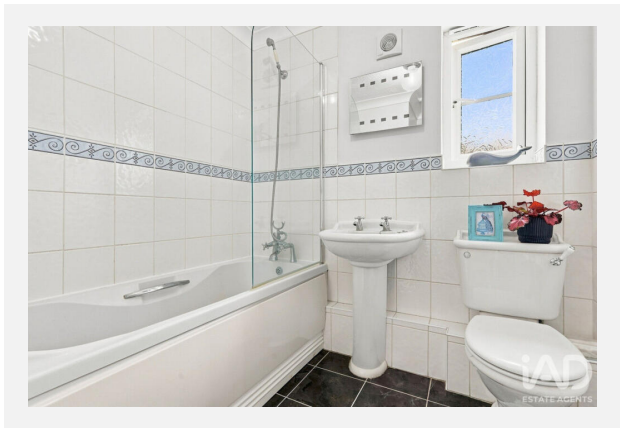
Satellite/Fibre TV Availability:



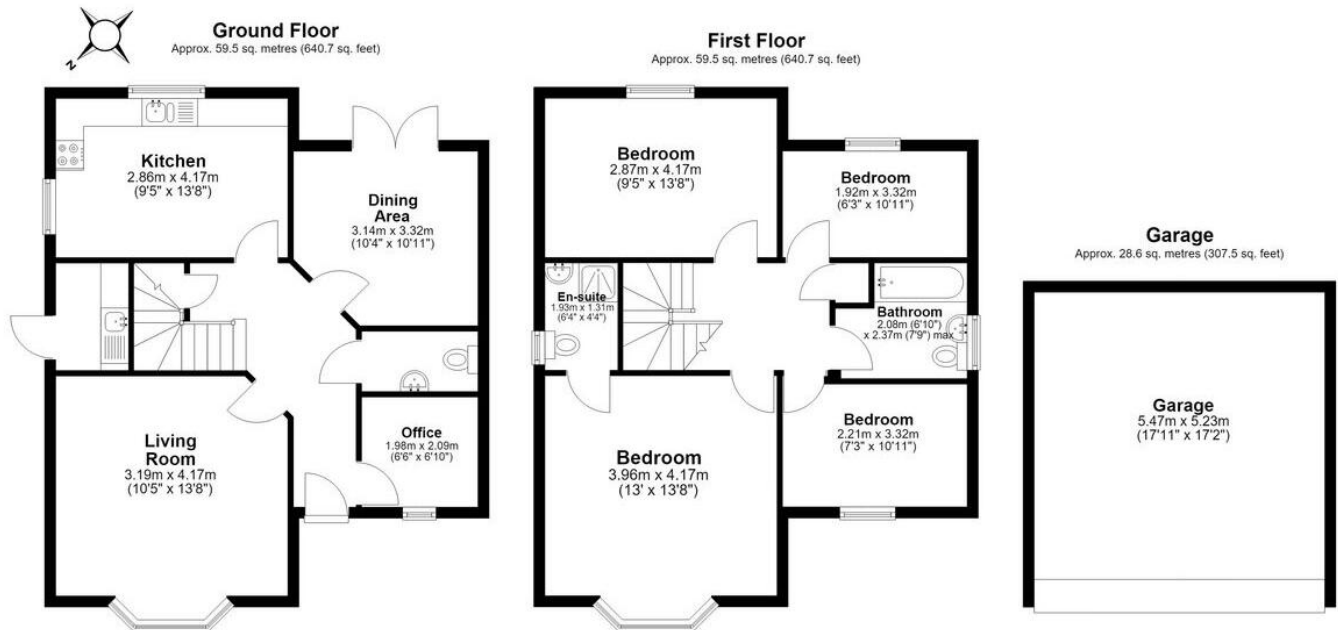








WOODLANDS WALK, DUNMOW, CM6



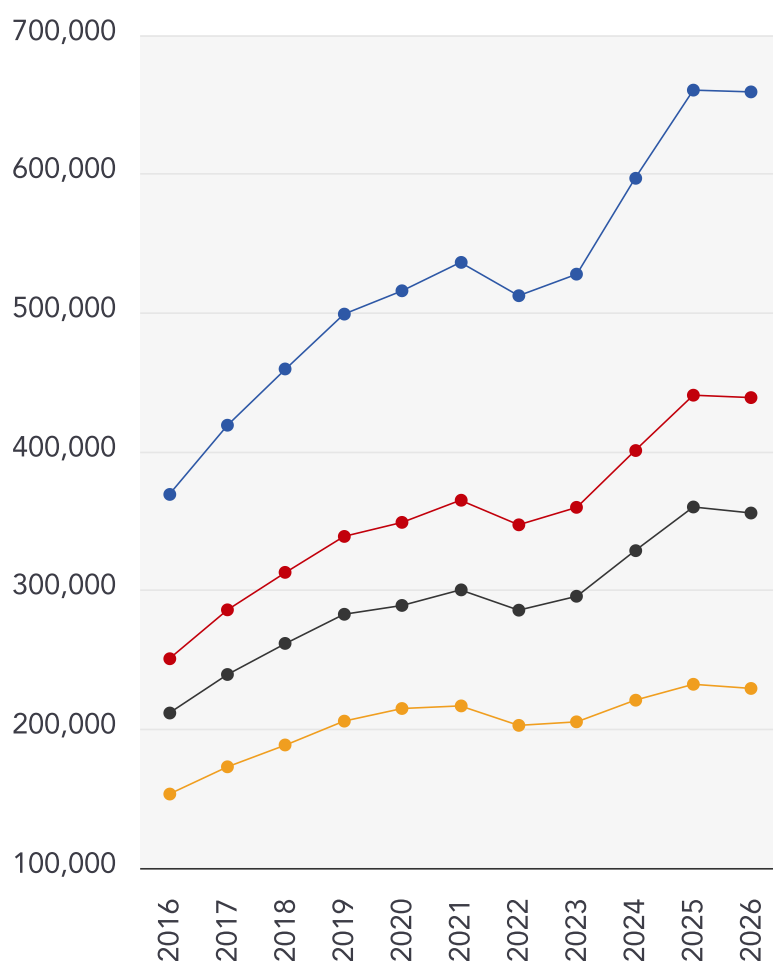
Total area: approx. 147.6 sq. metres (1588.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Woodlands Walk

10 Year History of Average House Prices by Property Type in CM6



Detached

+78.56%

Semi-Detached

+75.03%

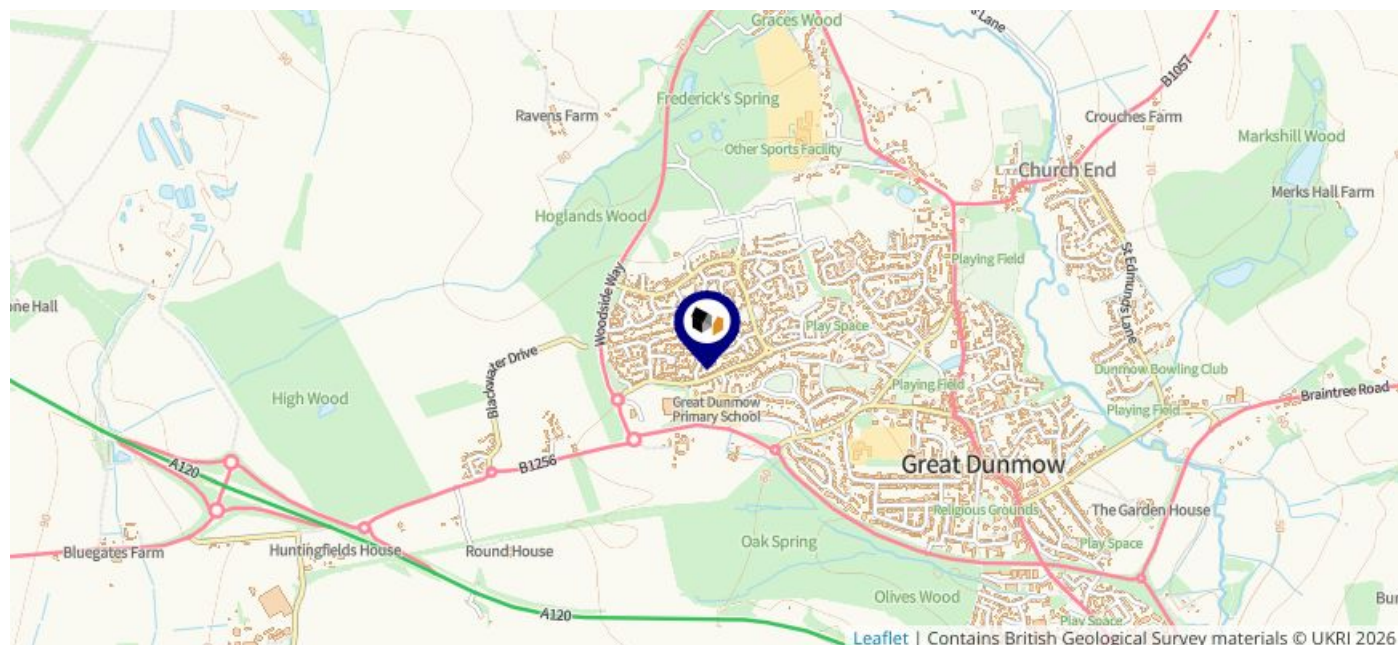
Terraced

+68.08%

Flat

+49.64%

This map displays nearby coal mine entrances and their classifications.



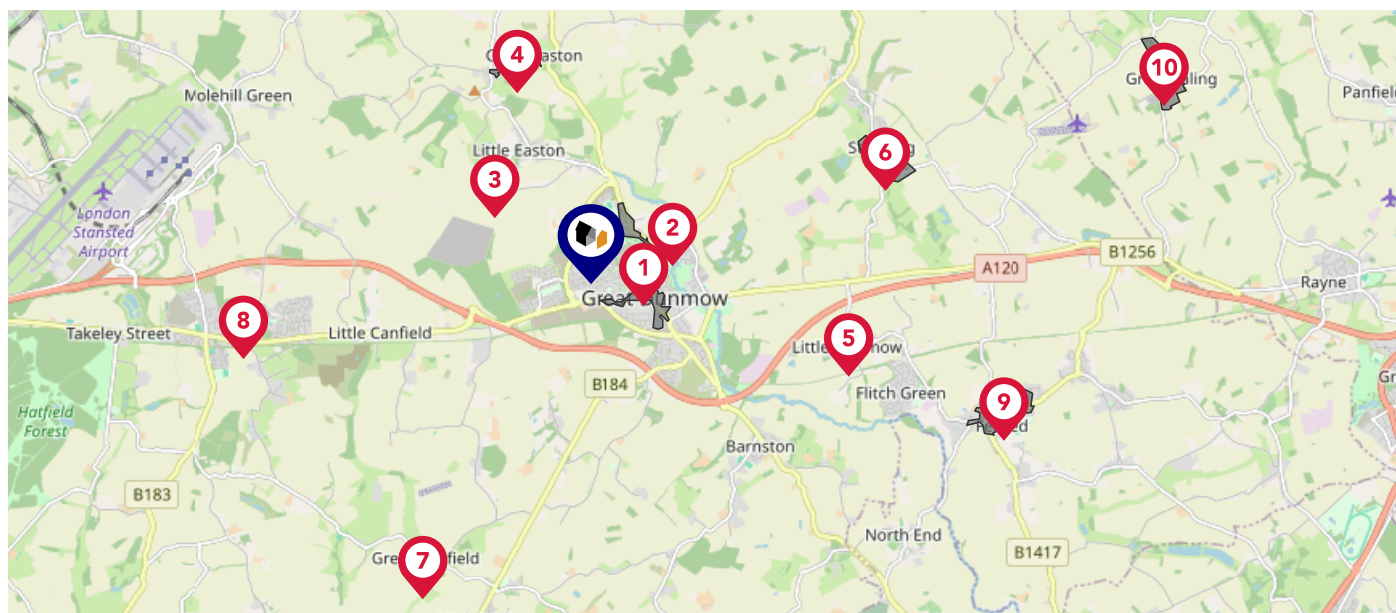
Mine Entry

- ✕ 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



Great Dunmow



Church End



Little Easton



Great Easton



Little Dunmow



Stebbing



Great Canfield



Smiths Green

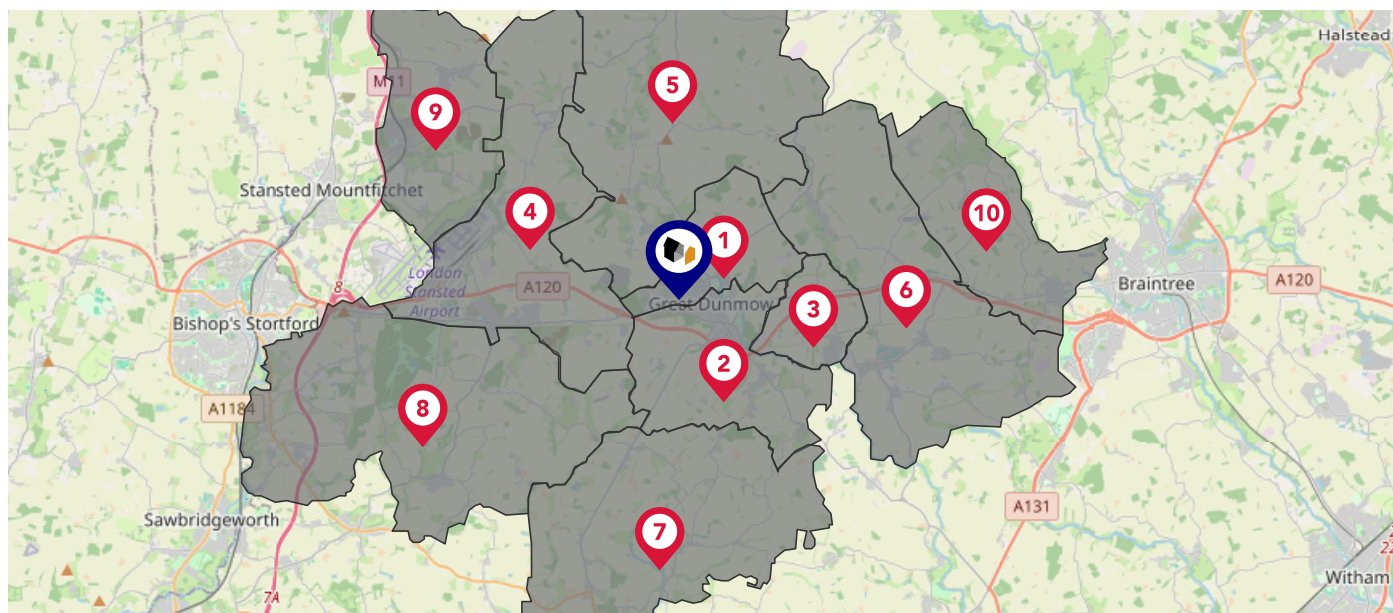


Felsted



Great Saling

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

1

Great Dunmow North Ward

2

Great Dunmow South & Barnston Ward

3

Flich Green & Little Dunmow Ward

4

Takeley Ward

5

Thaxted & the Eastons Ward

6

Felsted & Stebbing Ward

7

High Easter & the Rodings Ward

8

Broad Oak & the Hallingburys Ward

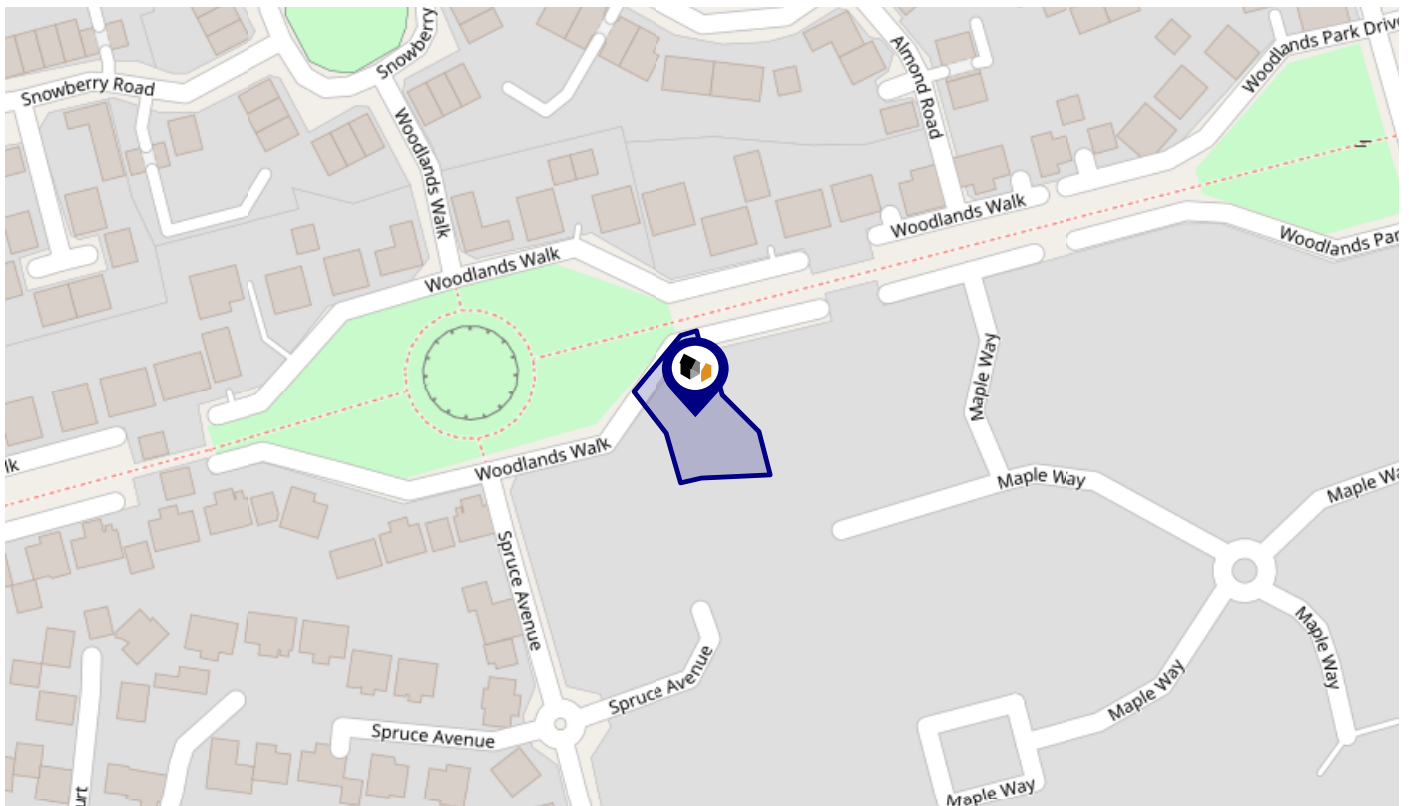
9

Elsenham & Henham Ward

10

Rayne 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.

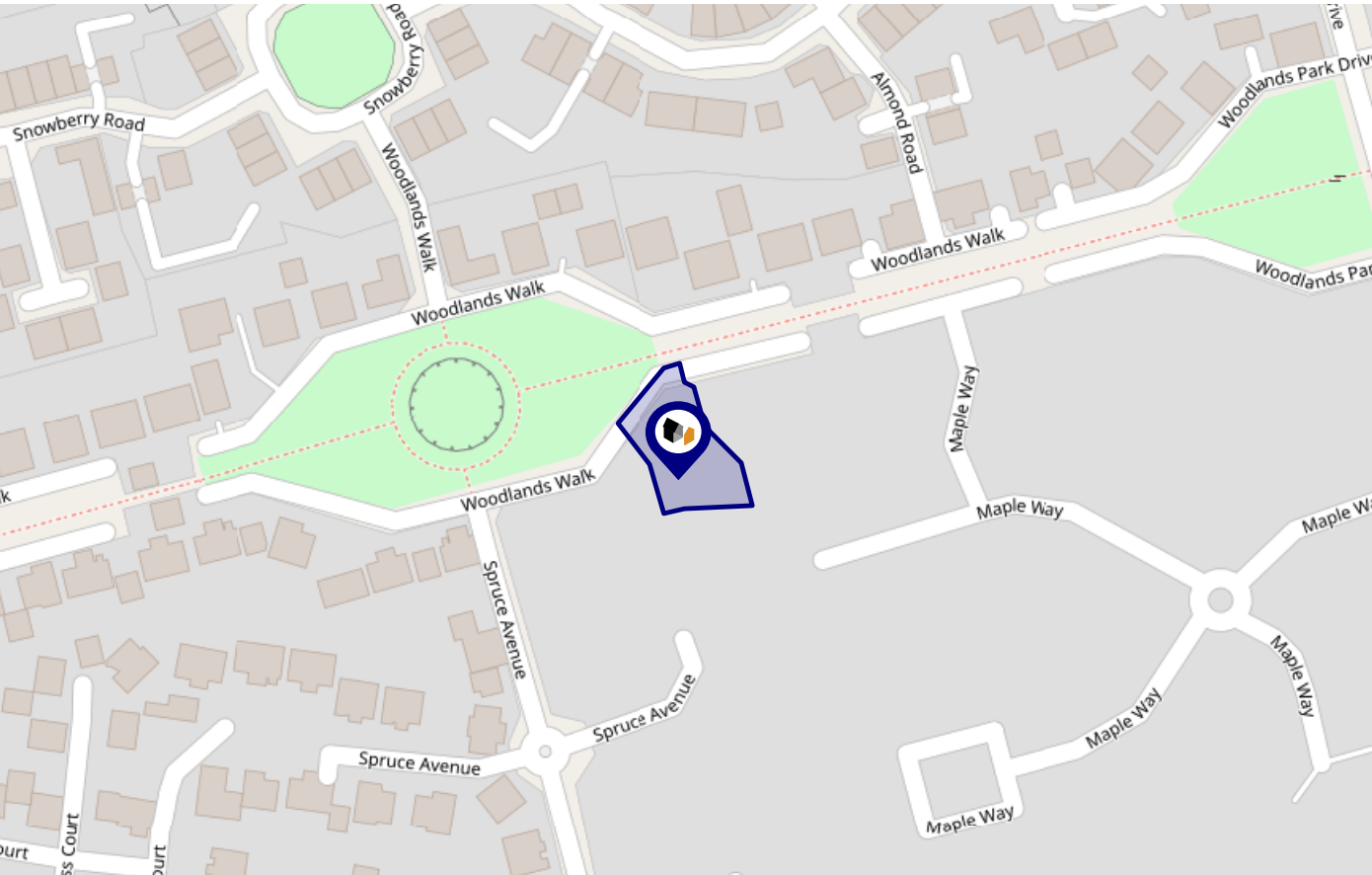
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

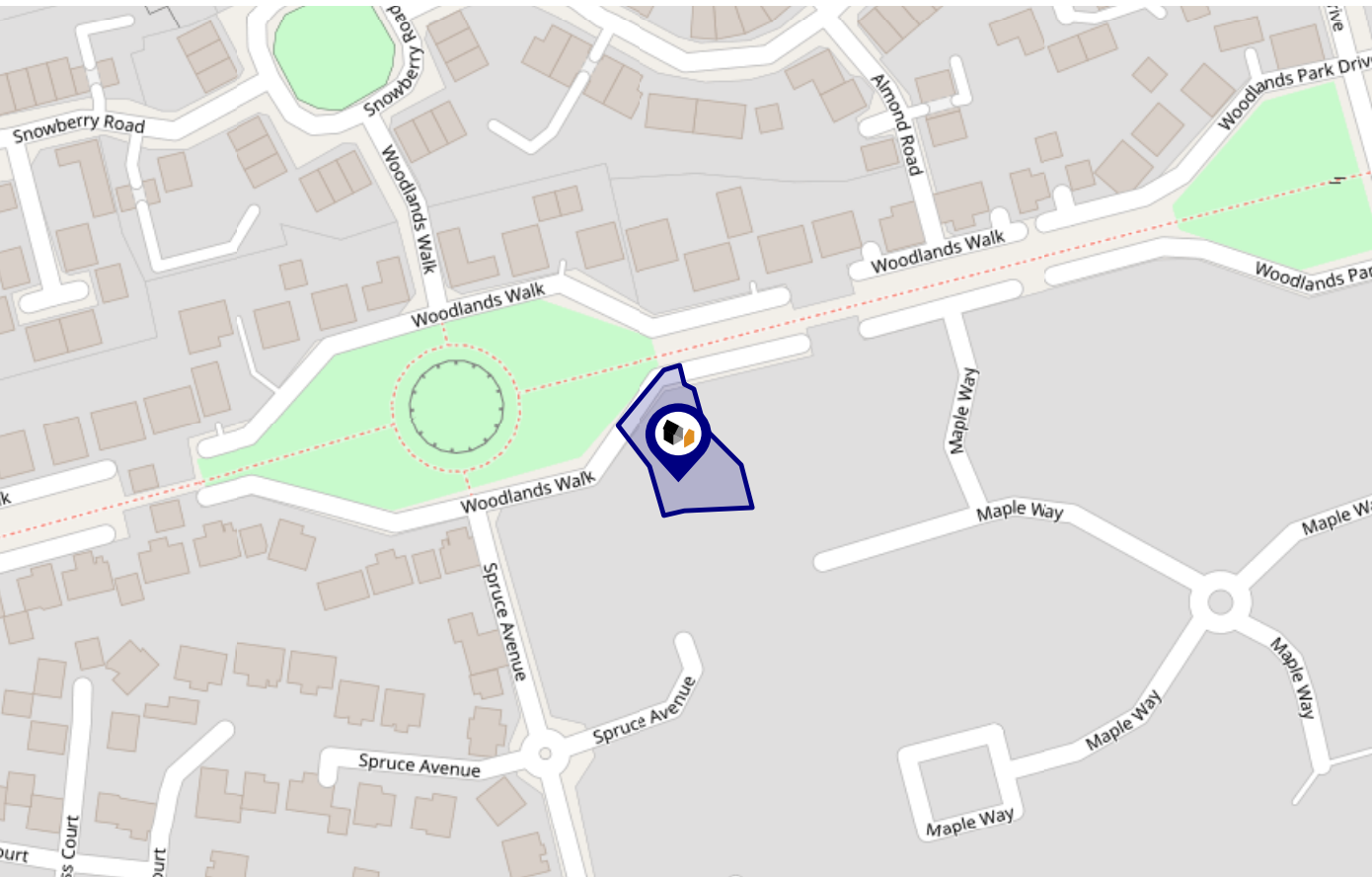
Chance of flooding to the following depths at this property:



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.

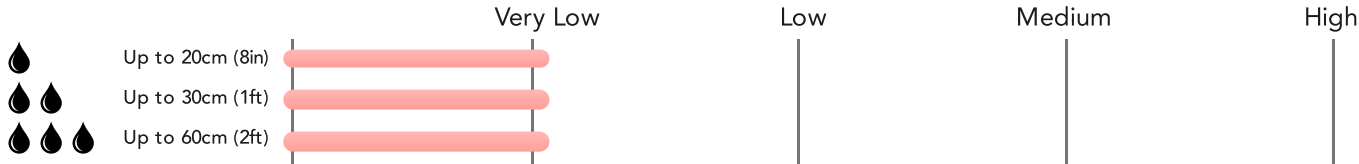


Risk Rating: Very low

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.

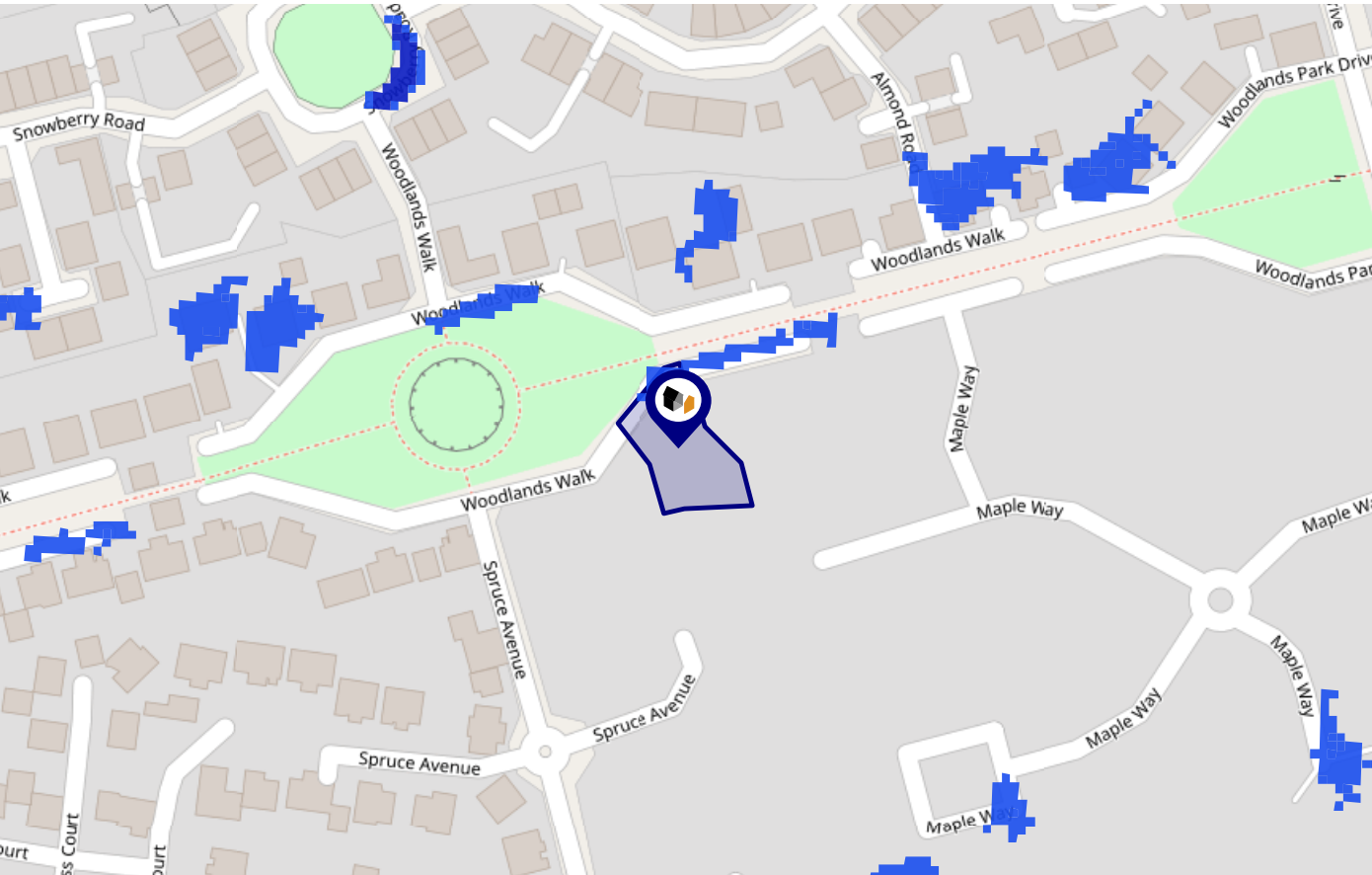
Chance of flooding to the following depths at this property:



Flood Risk

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.

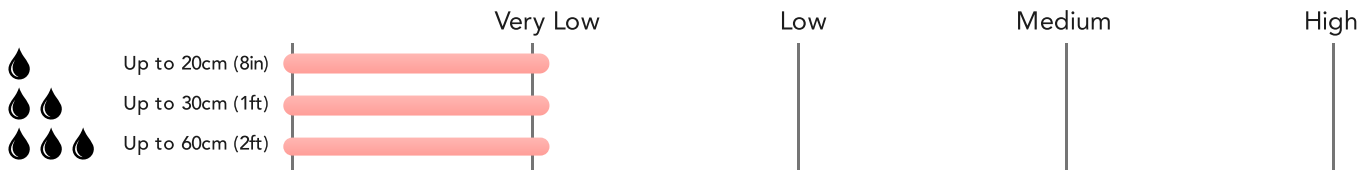


Risk Rating: Very low

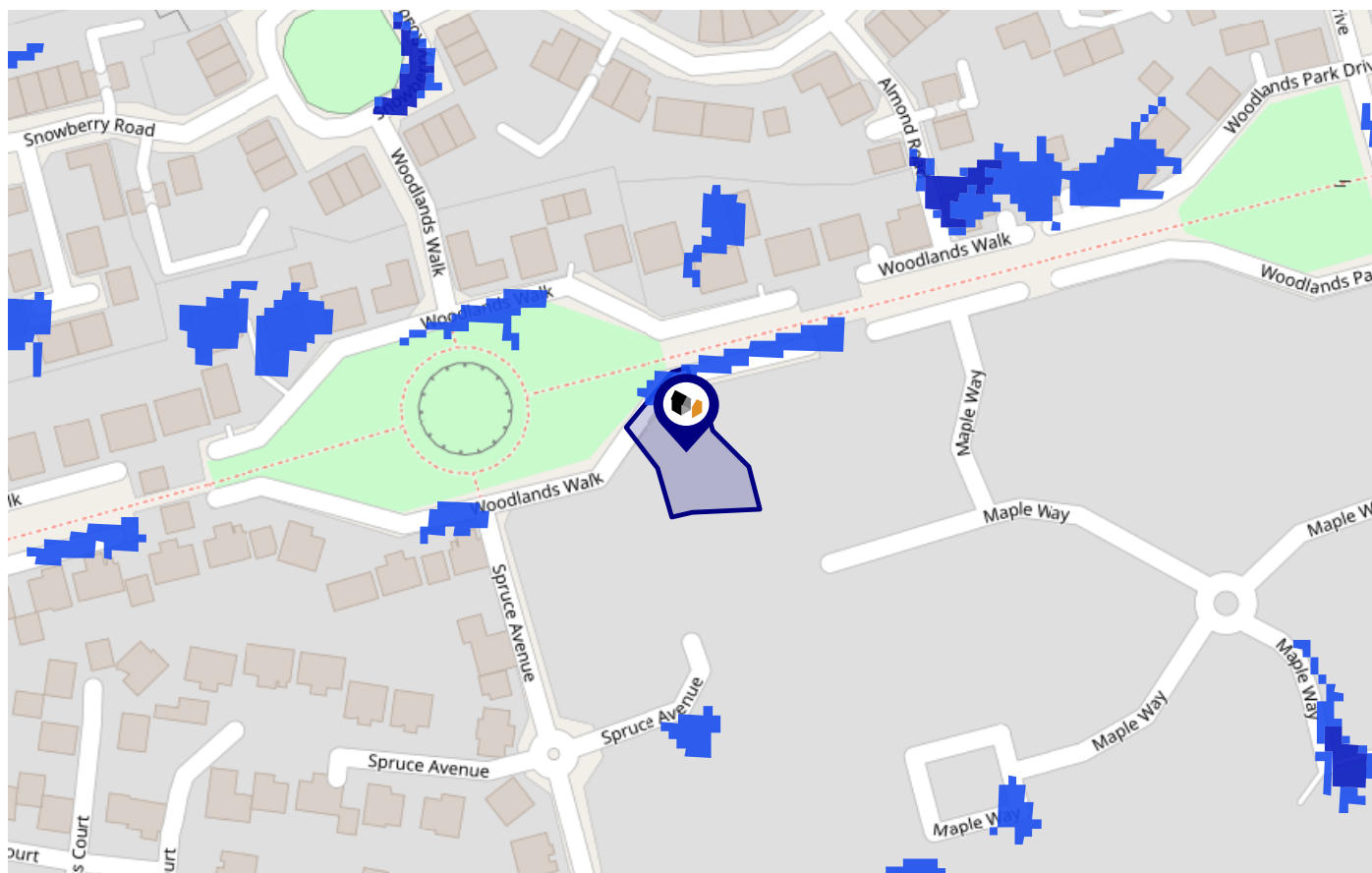
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.

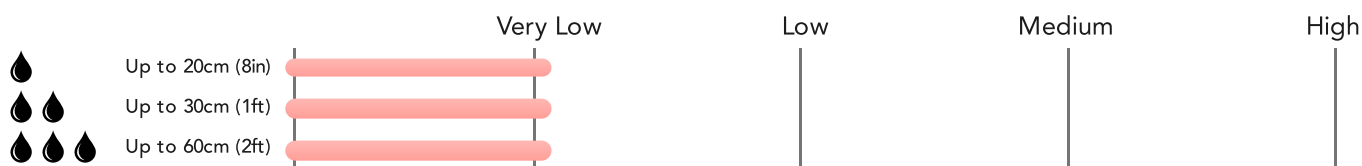


Risk Rating: Very low

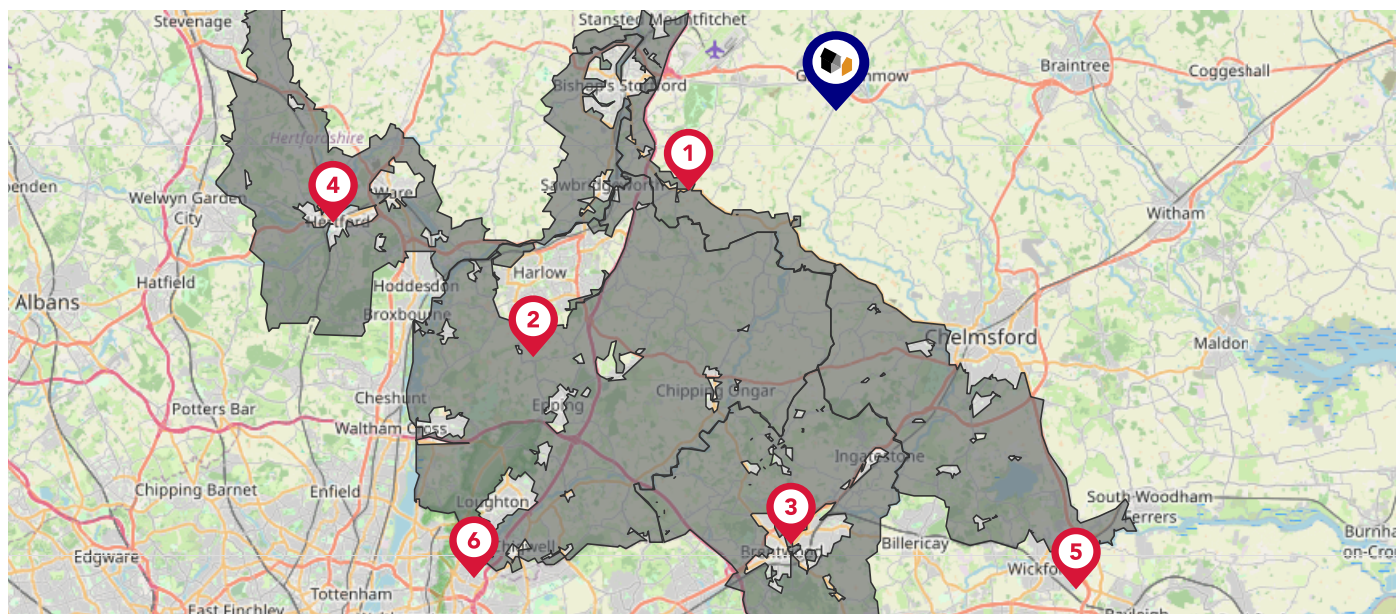
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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



Nearby Green Belt Land



London Green Belt - Uttlesford



London Green Belt - Harlow



London Green Belt - Brentwood



London Green Belt - East Hertfordshire

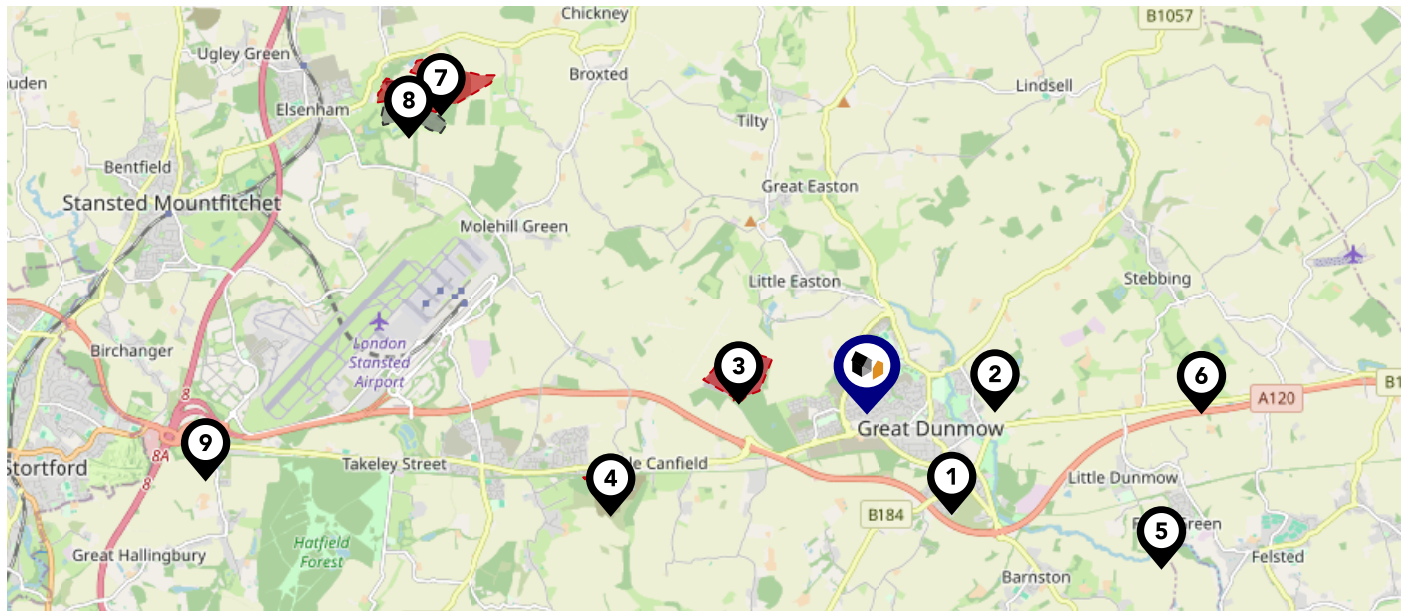


London Green Belt - Chelmsford



London Green Belt - Epping Forest

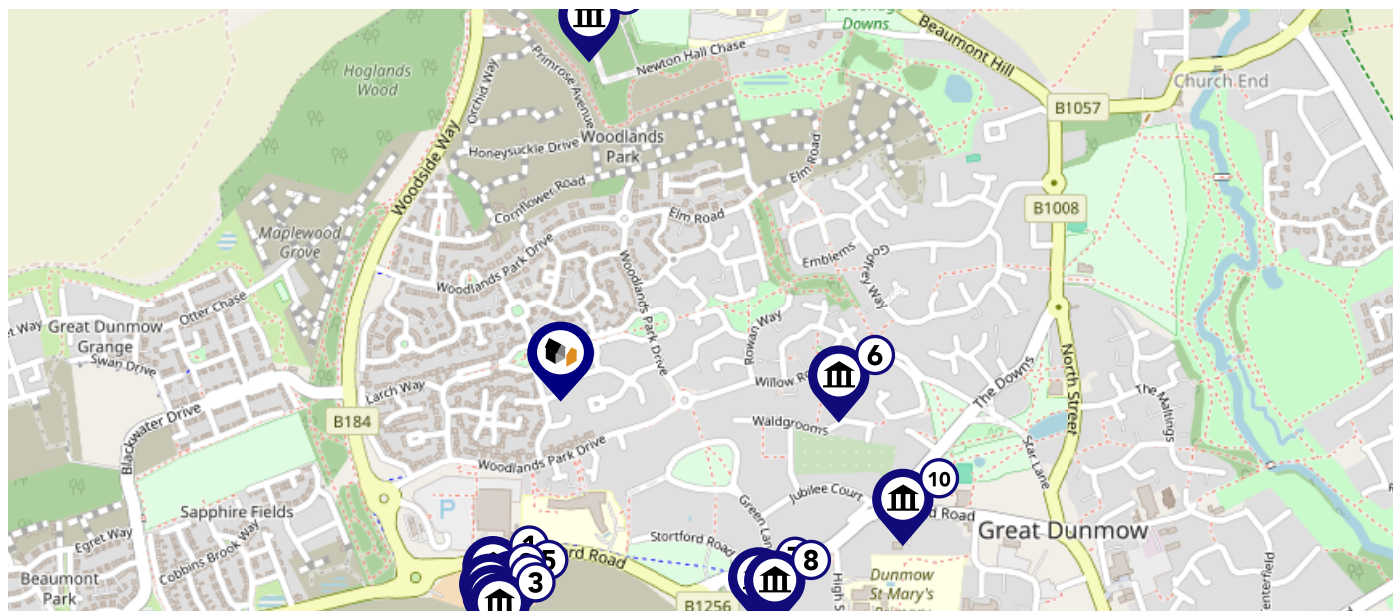
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Great Dunmow-Nursery Rise, Great Dunmow, Essex	Historic Landfill 
	Merks Hill-St Edmunds Lane, Great Dunmow, Uttlesford	Historic Landfill 
	EA/EPR/AB3009HS/V005	Active Landfill 
	EA/EPR/BB3438RJ/V002 - E D Edwards Waste Management Ltd	Active Landfill 
	Old Gravel Pits-Barnston	Historic Landfill 
	Stebbing-Brookend, Essex	Historic Landfill 
	No name provided by source	Active Landfill 
	Elsenham-Henham Road, Elsenham	Historic Landfill 
	Start Hill-Takeley Street, Bishop's Stortford, Hertfordshire	Historic Landfill 

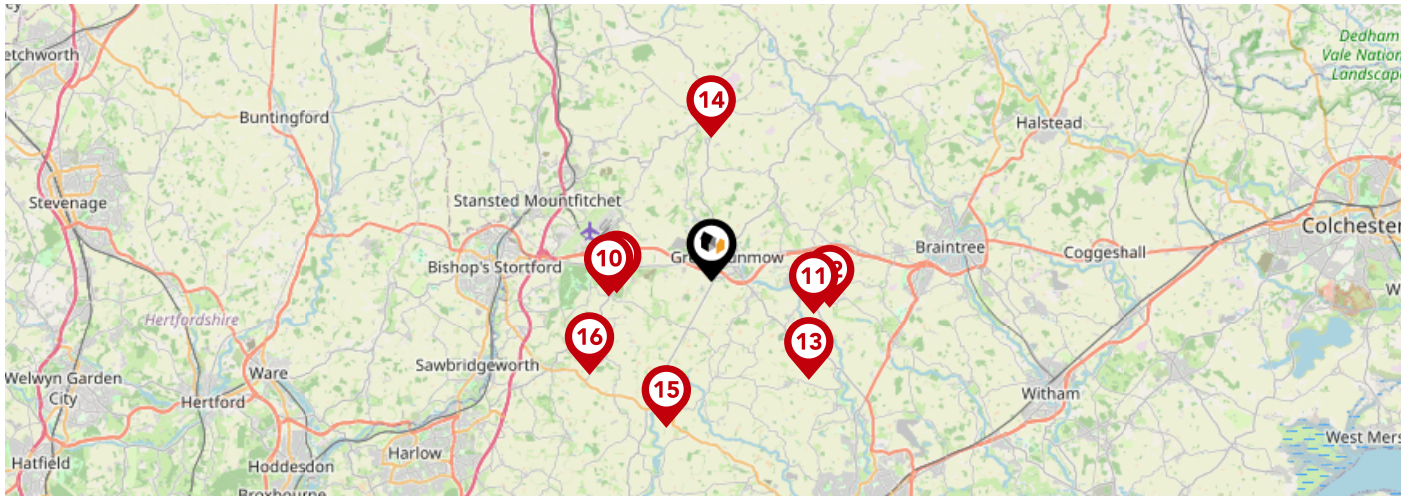
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



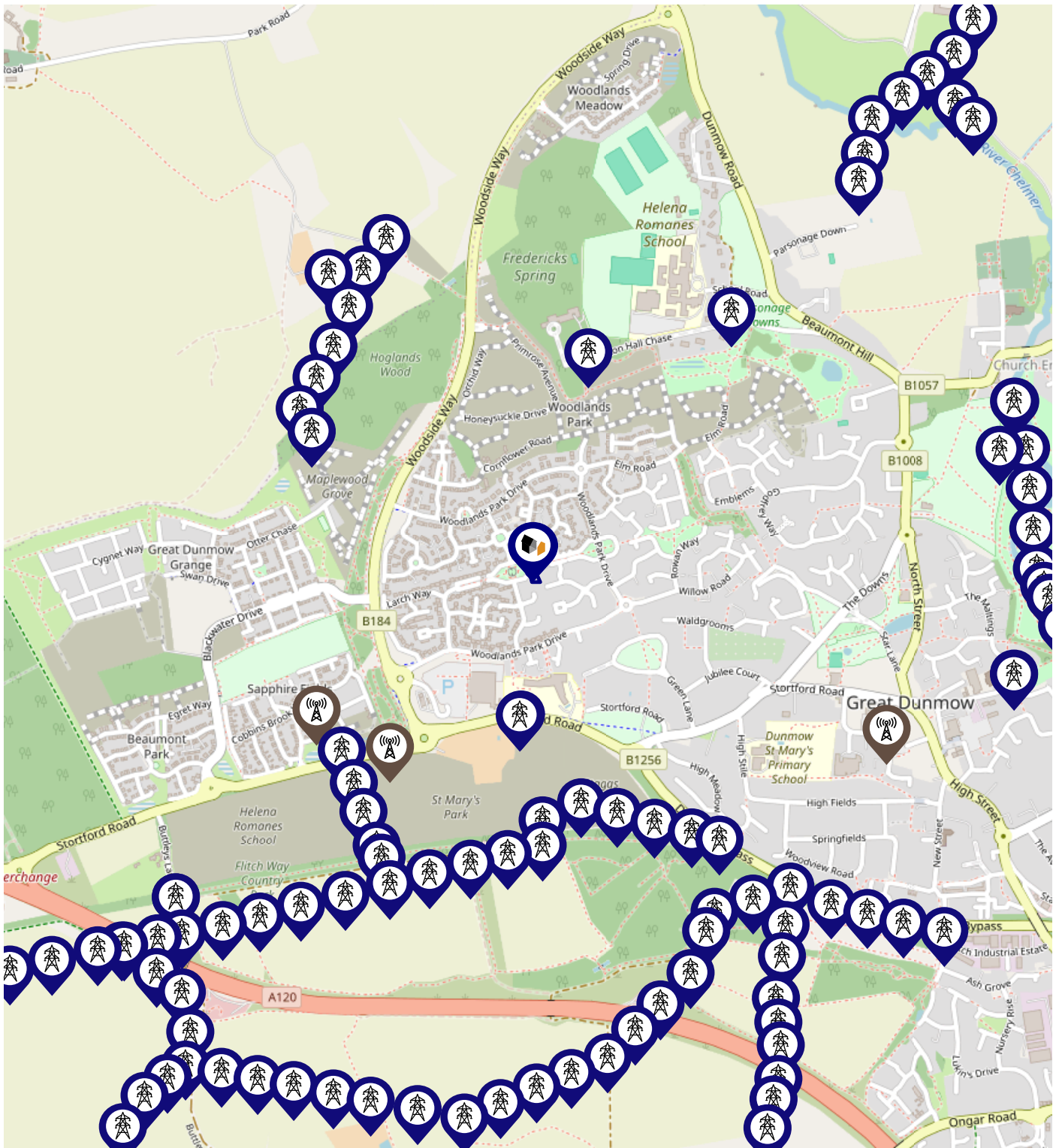
Listed Buildings in the local district		Grade	Distance
	1098268 - Folly Farmhouse	Grade II	0.2 miles
	1333677 - Outbuilding At Folly Farm	Grade II	0.3 miles
	1333676 - Barn At Folly Farm	Grade II	0.3 miles
	1098269 - Granary At Folly Farm	Grade II	0.3 miles
	1098270 - Outbuildings South Of Folly Farm	Grade II	0.3 miles
	1187137 - Buildings Farmhouse	Grade II	0.3 miles
	1098267 - Queen Victoria Public House	Grade II	0.3 miles
	1333675 - Pump In Garden Of Number 77	Grade II	0.4 miles
	1098286 - Cottage Adjoining Newton Hall To East	Grade II	0.4 miles
	1367164 - 18, Stortford Road	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Great Dunmow Primary School Ofsted Rating: Good Pupils: 423 Distance:0.16	☐	☒	☐	☐	☐
2	Dunmow St Mary's Primary School Ofsted Rating: Good Pupils: 471 Distance:0.41	☐	☒	☐	☐	☐
3	Helena Romanes School Ofsted Rating: Good Pupils: 1287 Distance:0.47	☐	☒	☒	☐	☐
4	Cambian Great Dunmow School Ofsted Rating: Not Rated Pupils: 15 Distance:0.95	☐	☐	☒	☐	☐
5	Great Easton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 152 Distance:2.44	☐	☒	☐	☐	☐
6	Takeley Primary School Ofsted Rating: Good Pupils: 348 Distance:2.9	☐	☒	☐	☐	☐
7	Stebbing Primary School Ofsted Rating: Good Pupils: 185 Distance:2.95	☐	☒	☐	☐	☐
8	The Flitch Green Academy Ofsted Rating: Good Pupils: 278 Distance:3.14	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Roseacres Primary School Ofsted Rating: Good Pupils: 209 Distance:3.48	☐	☒	☐	☐	☐
	The Christian School (Takeley) Ofsted Rating: Not Rated Pupils: 26 Distance:3.77	☐	☐	☒	☐	☐
	Felsted School Ofsted Rating: Not Rated Pupils: 1022 Distance:3.94	☐	☐	☒	☐	☐
	Felsted Primary School Ofsted Rating: Good Pupils: 198 Distance:4.44	☐	☒	☐	☐	☐
	Ford End Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:5.06	☐	☒	☐	☐	☐
	Thaxted Primary School Ofsted Rating: Good Pupils: 258 Distance:5.26	☐	☒	☐	☐	☐
	Rodings Primary School Ofsted Rating: Good Pupils: 298 Distance:5.57	☐	☒	☐	☐	☐
	St Mary's Church of England Voluntary Aided Primary School, Hatfield Broad Oak Ofsted Rating: Requires improvement Pupils: 54 Distance:5.58	☐	☒	☐	☐	☐

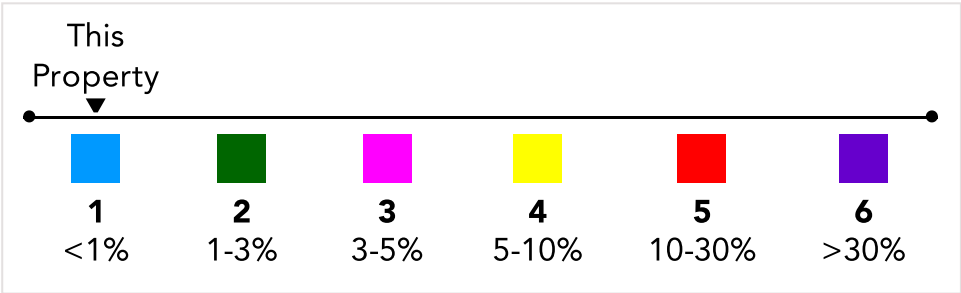
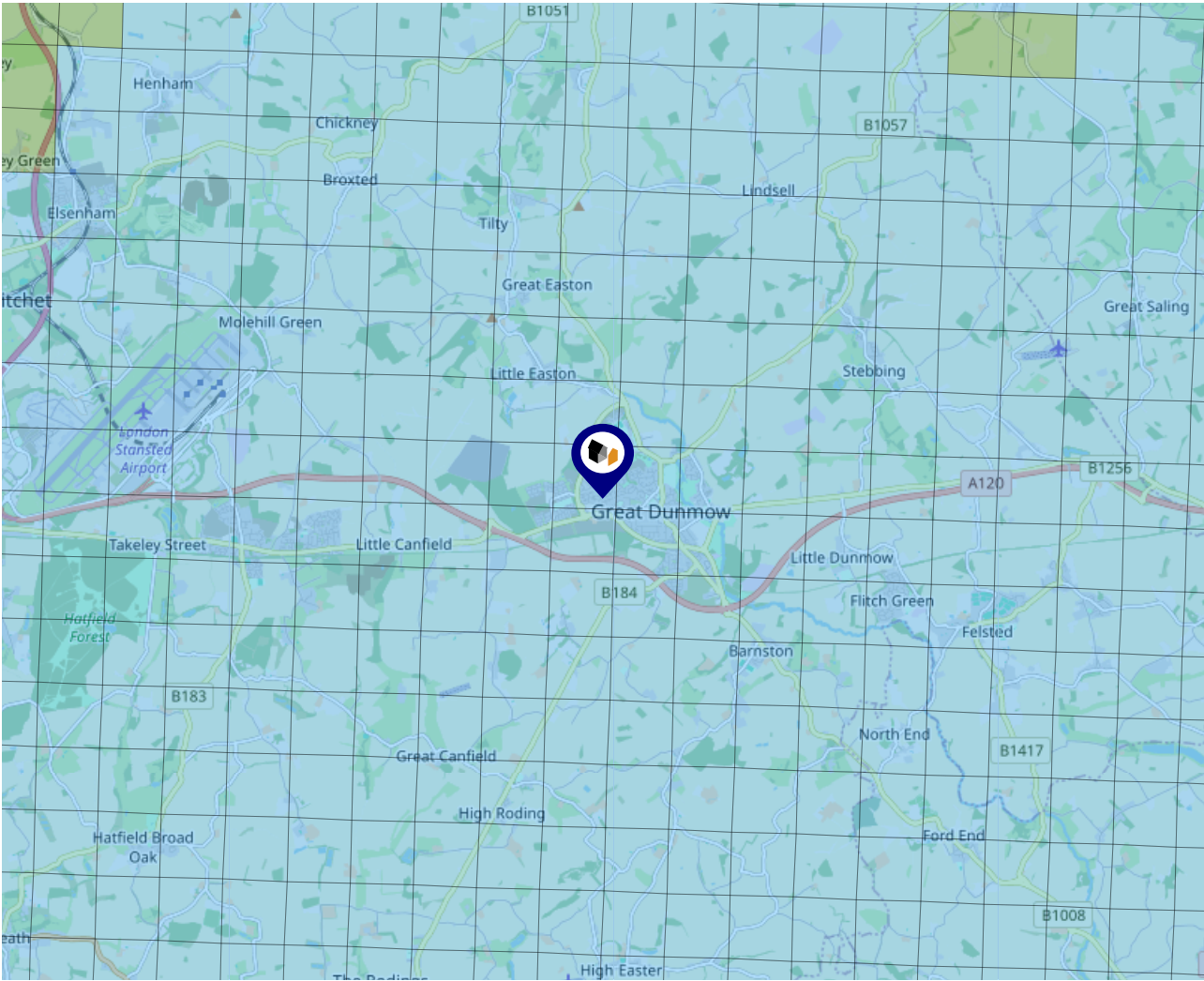


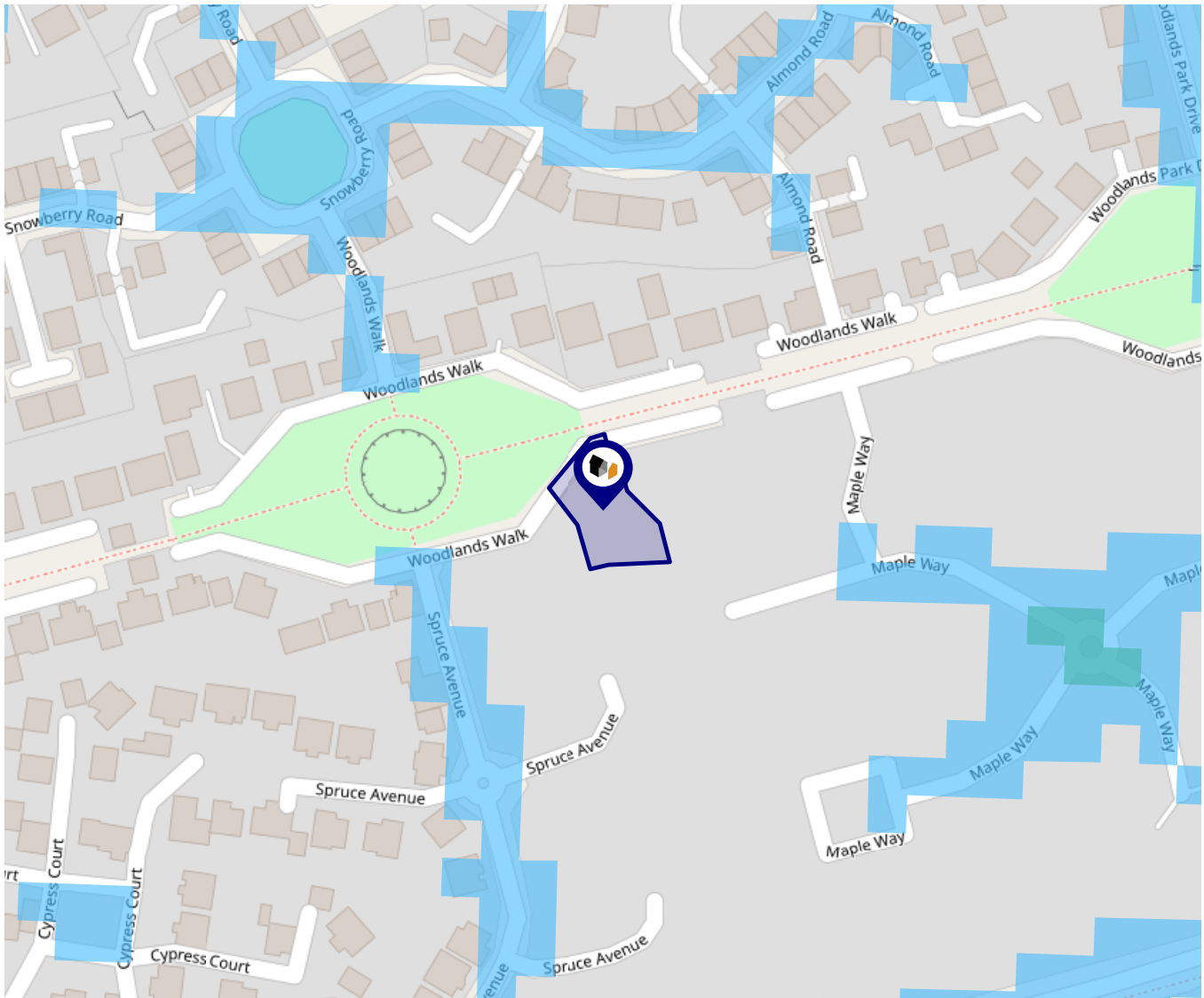
Key:

-  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).



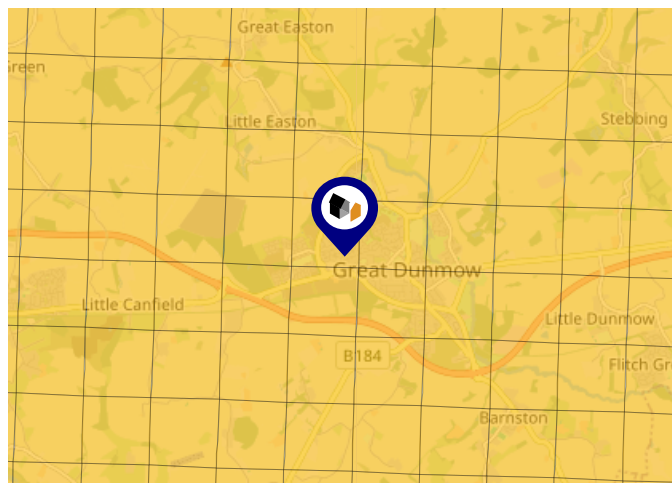


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

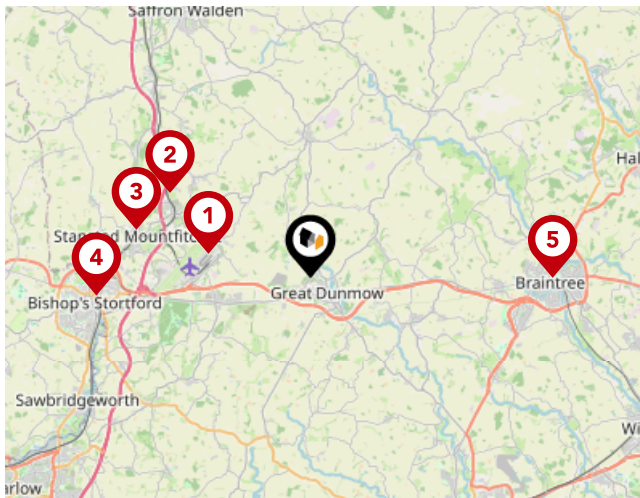
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



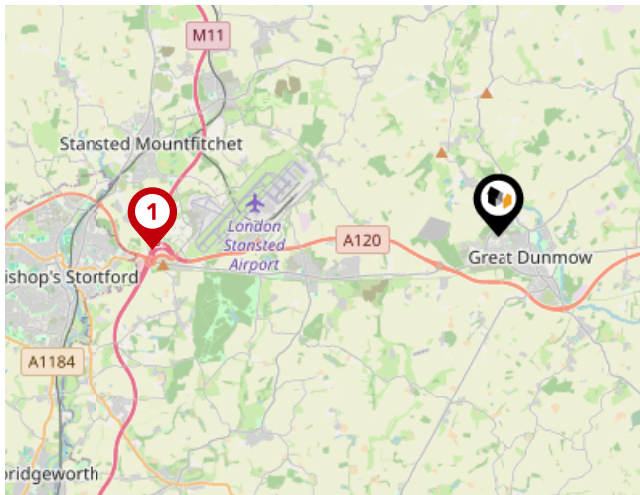
Primary Classifications (Most Common Clay Types)

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



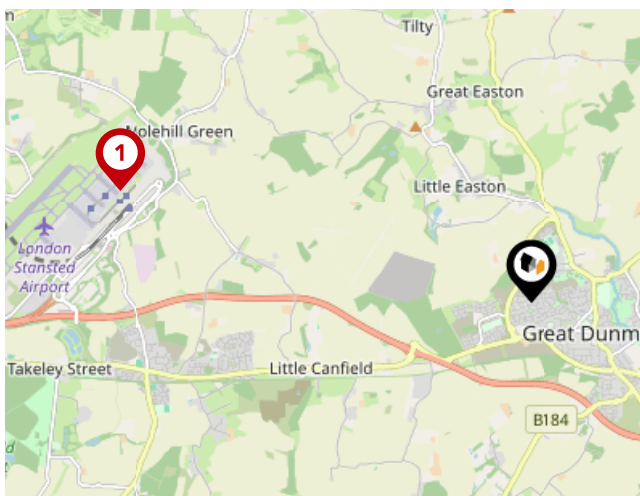
National Rail Stations

Pin	Name	Distance
	Stansted Airport Rail Station	3.86 miles
	Elsenham Rail Station	6.01 miles
	Stansted Mountfitchet Rail Station	6.6 miles
	Bishops Stortford Rail Station	7.87 miles
	Braintree Rail Station	8.86 miles



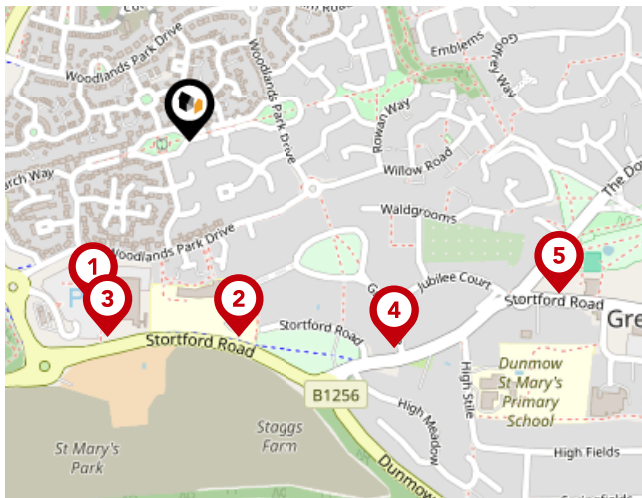
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J8	6.33 miles



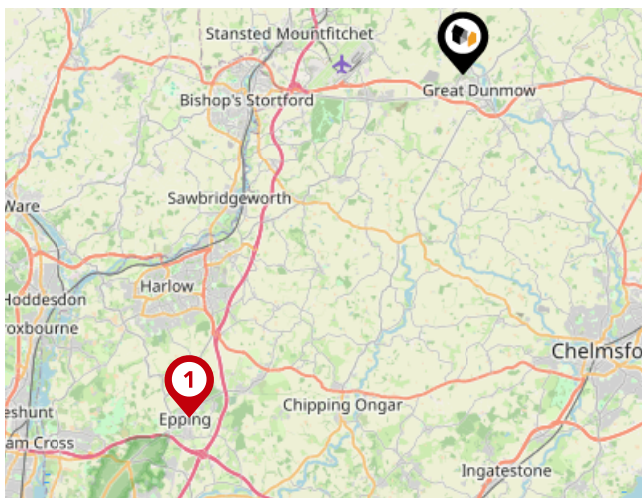
Airports/Helipads

Pin	Name	Distance
	London Stansted Airport	3.91 miles



Bus Stops/Stations

Pin	Name	Distance
1	Tesco Store	0.21 miles
2	Staggs Farm	0.23 miles
3	Woodside Way	0.24 miles
4	The Queen Victoria	0.33 miles
5	Stortford Road	0.45 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	16.09 miles

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