

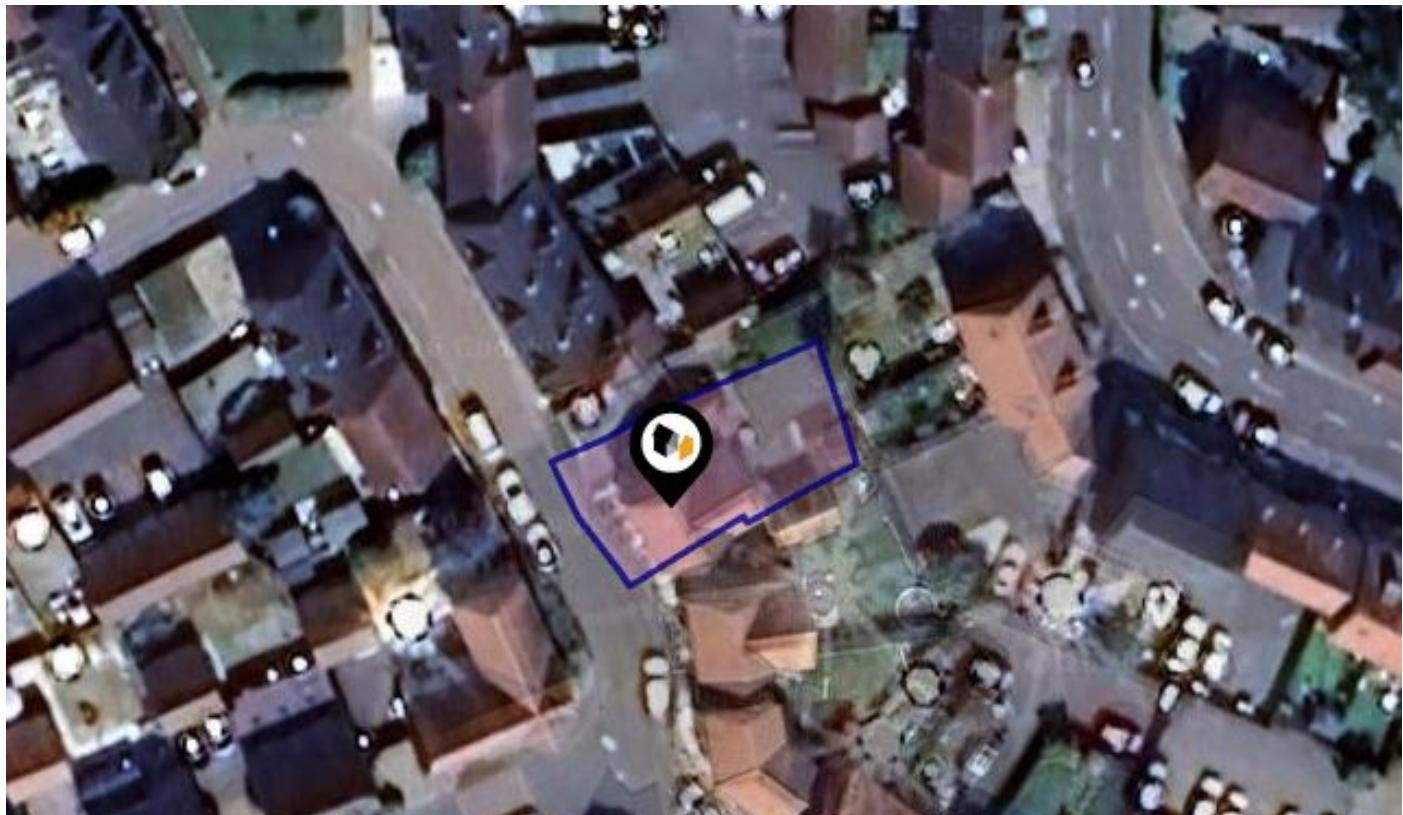


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 02<sup>nd</sup> February 2026**



**20, CROMWELL ROAD, FLITCH GREEN, DUNMOW, CM6 3GE**

## Mackay Property

25 Bell Street Sawbridgeworth CM21 9AR

01279 600567

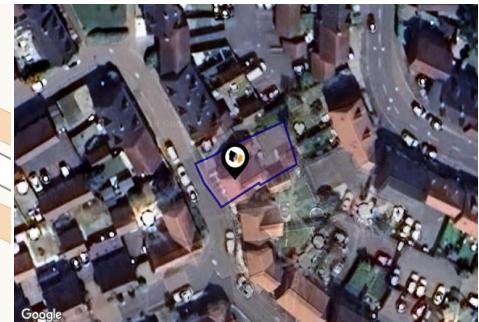
[sales@mackayproperty.co.uk](mailto:sales@mackayproperty.co.uk)

[www.mackayproperty.co.uk](http://www.mackayproperty.co.uk)



# Property Overview

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## Property

Type:	Semi-Detached	Last Sold Date:	02/07/2007
Bedrooms:	4	Last Sold Price:	£275,995
Floor Area:	1,144 ft <sup>2</sup> / 106 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£244
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	After 2007		
Council Tax :	Band E		
Annual Estimate:	£2,735		
Title Number:	EX804336		
UPRN:	10002181370		

## Local Area

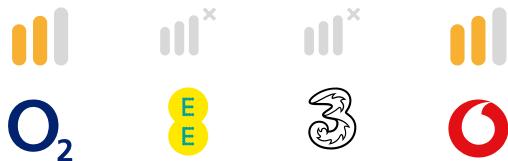
Local Authority:	Uttlesford
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

7 mb/s	80 mb/s	1800 mb/s
-----------	------------	--------------



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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: **20, Cromwell Road, Flitch Green, Dunmow, CM6 3GE**

<b>Reference - Uttlesford/UTT/18/3360/HHF</b>
---

<b>Decision:</b>	Decided
------------------	---------

<b>Date:</b>	04th December 2018
--------------	--------------------

<b>Description:</b>
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Section 73A Retrospective application for the erection of boundary fencing.
---

# Gallery Photos

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# Gallery Photos

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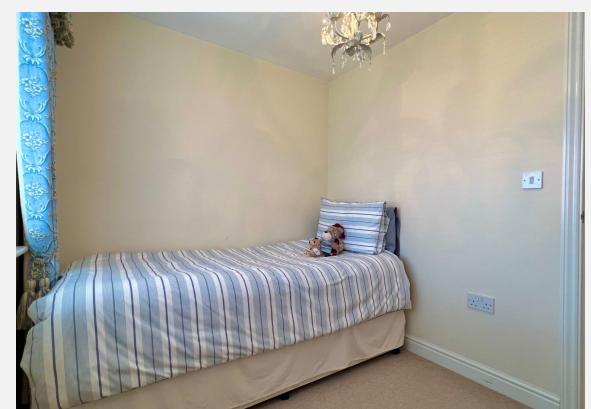
# Gallery Photos

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# Gallery Photos

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# Gallery Photos

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# Property EPC - Certificate

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20, Cromwell Road, Little Dunmow, CM6 3GE

Energy rating

C

Valid until 24.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data



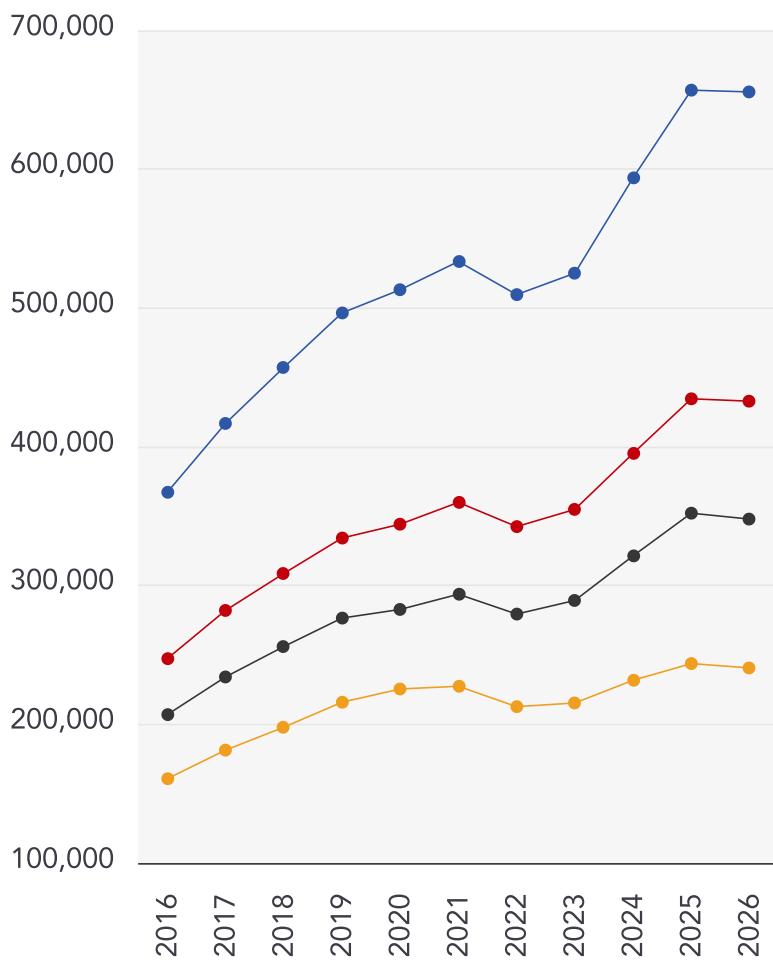
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<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 installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<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 53% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	105 m <sup>2</sup>

# Market House Price Statistics

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



Detached

**+78.56%**

Semi-Detached

**+75.03%**

Terraced

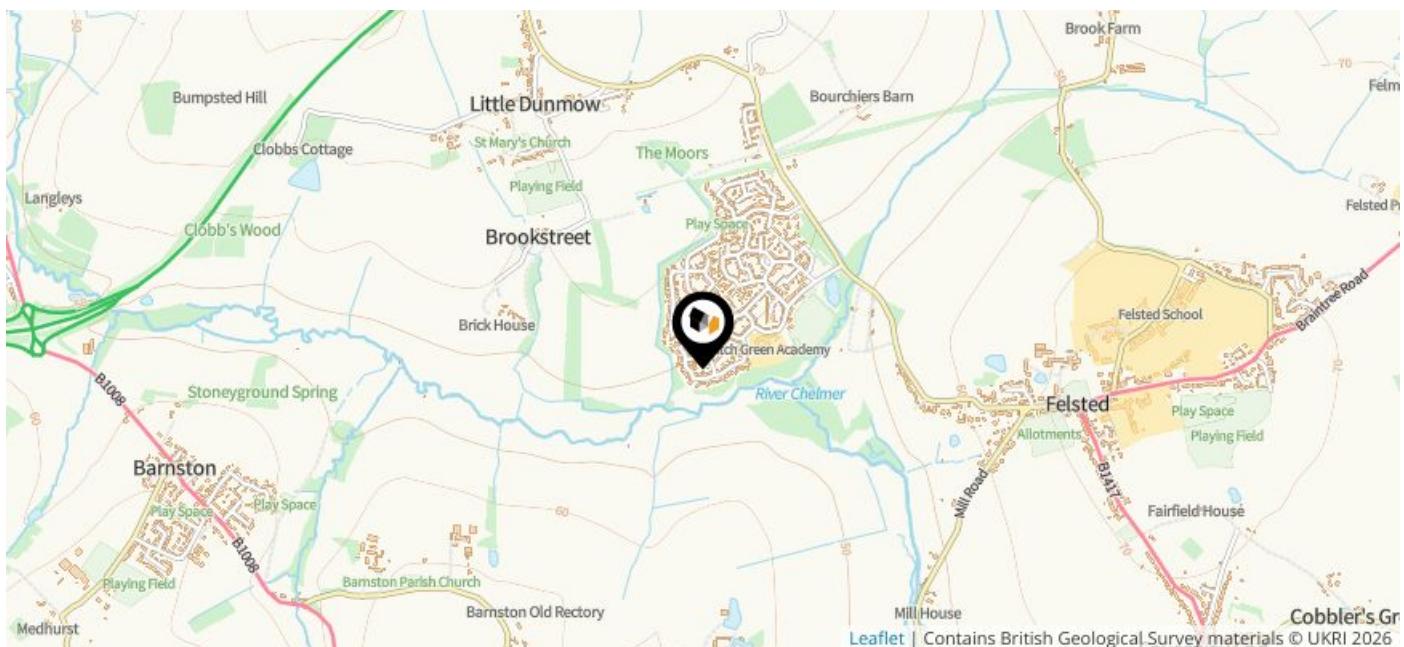
**+68.08%**

Flat

**+49.64%**

# Maps Coal Mining

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.

# Maps

## Conservation Areas

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.

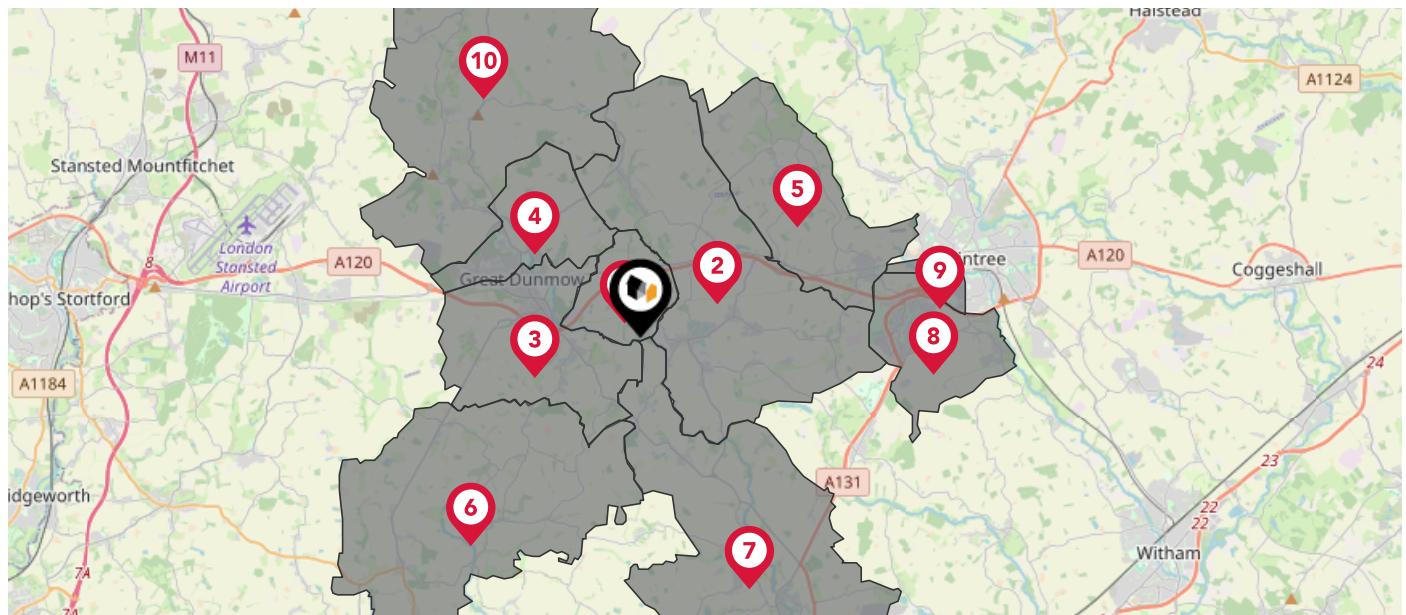


### Nearby Conservation Areas

- 1 Little Dunmow
- 2 Felsted
- 3 Stebbing
- 4 Church End
- 5 Great Dunmow
- 6 Great Saling
- 7 Little Easton
- 8 High Roding
- 9 Rayne
- 10 Great Canfield

# Maps Council Wards

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



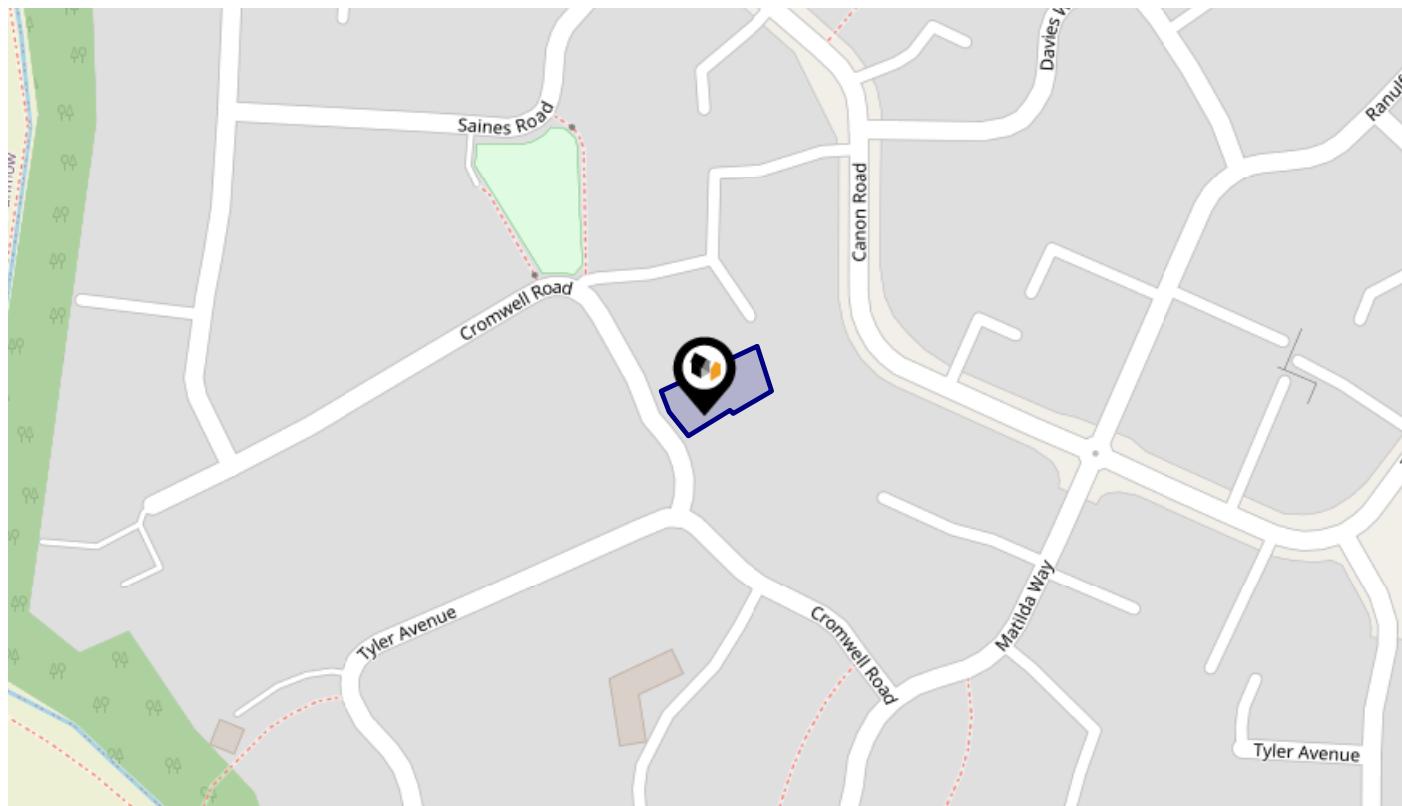
## Nearby Council Wards

- 1 Flitch Green & Little Dunmow Ward
- 2 Felsted & Stebbing Ward
- 3 Great Dunmow South & Barnston Ward
- 4 Great Dunmow North Ward
- 5 Rayne Ward
- 6 High Easter & the Rodings Ward
- 7 Broomfield and The Walthams Ward
- 8 Great Notley & Black Notley Ward
- 9 Braintree West Ward
- 10 Thaxted & the Eastons Ward

# Maps

## Rail Noise

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.

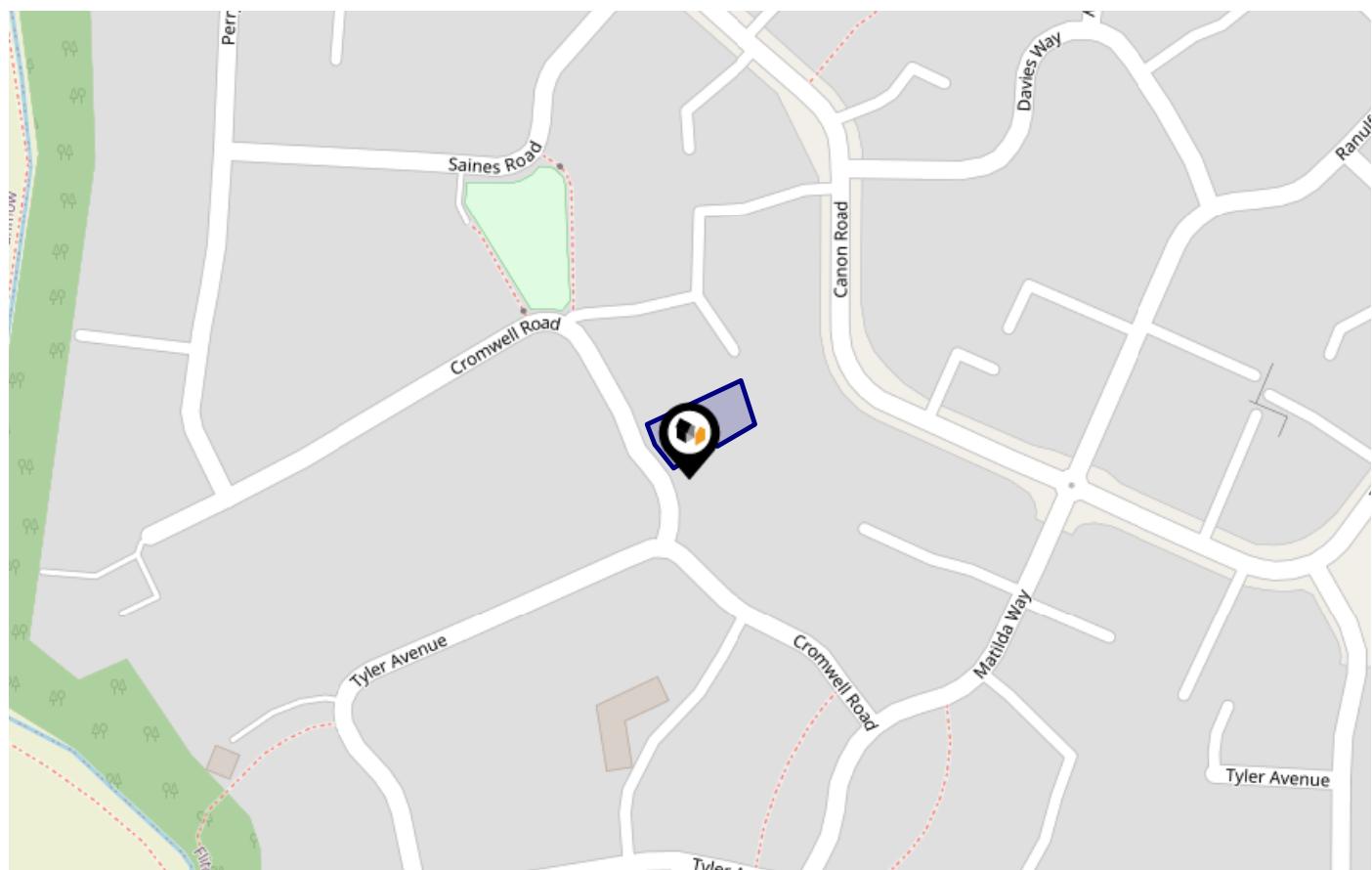
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# 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.

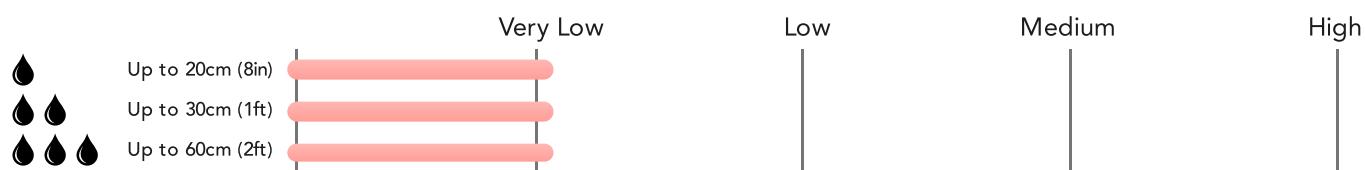


Risk Rating: Very low

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.

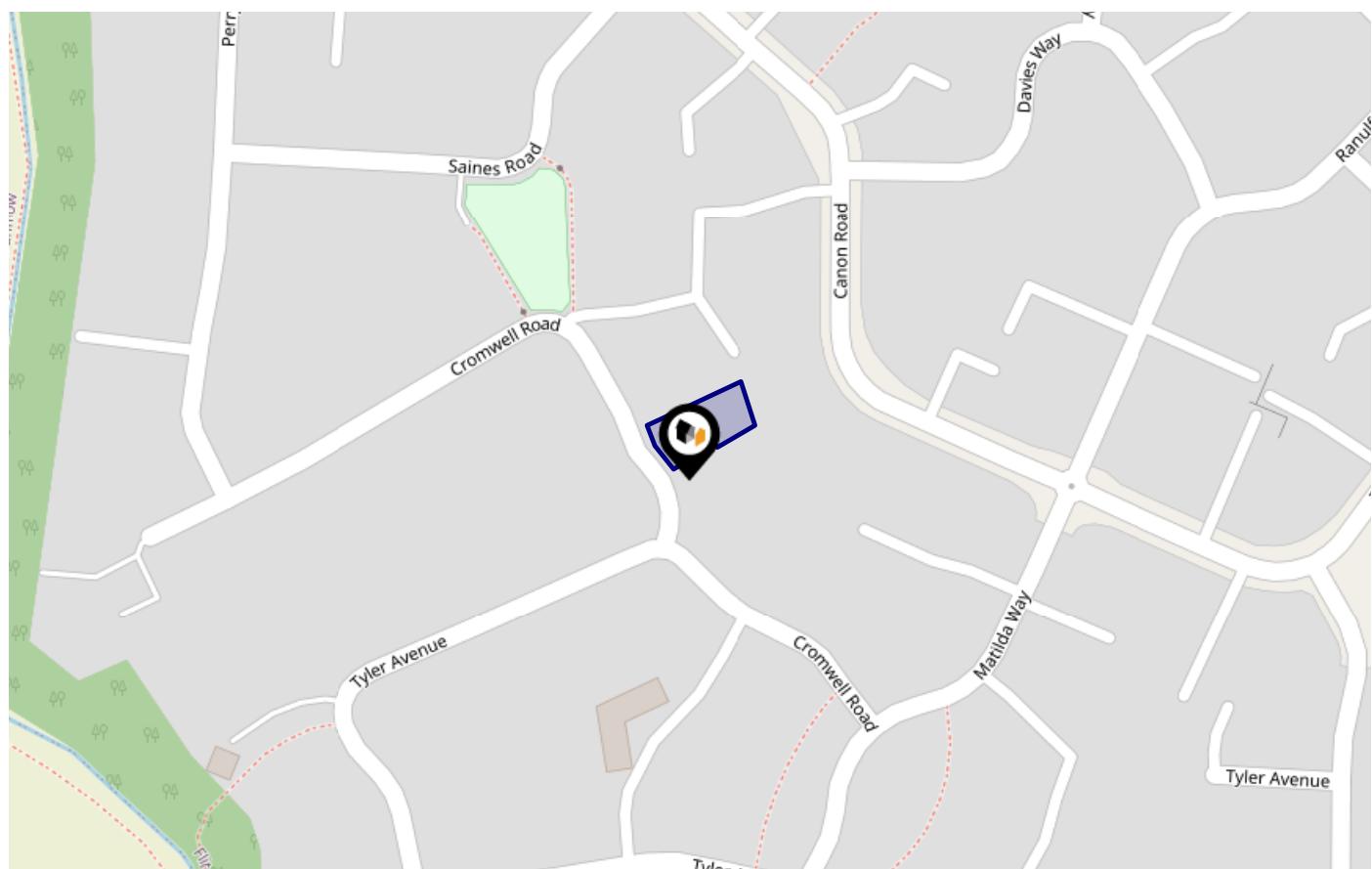
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

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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.

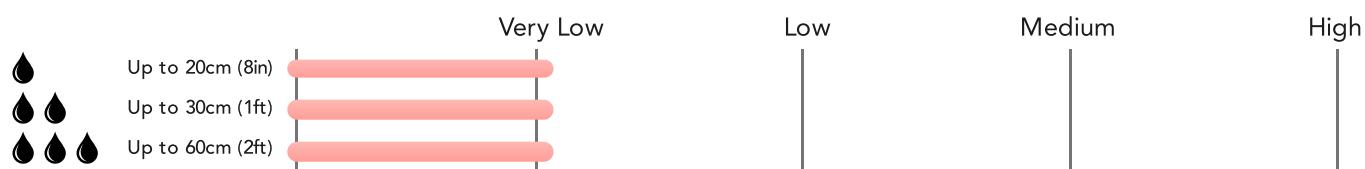


**Risk Rating: Very low**

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.

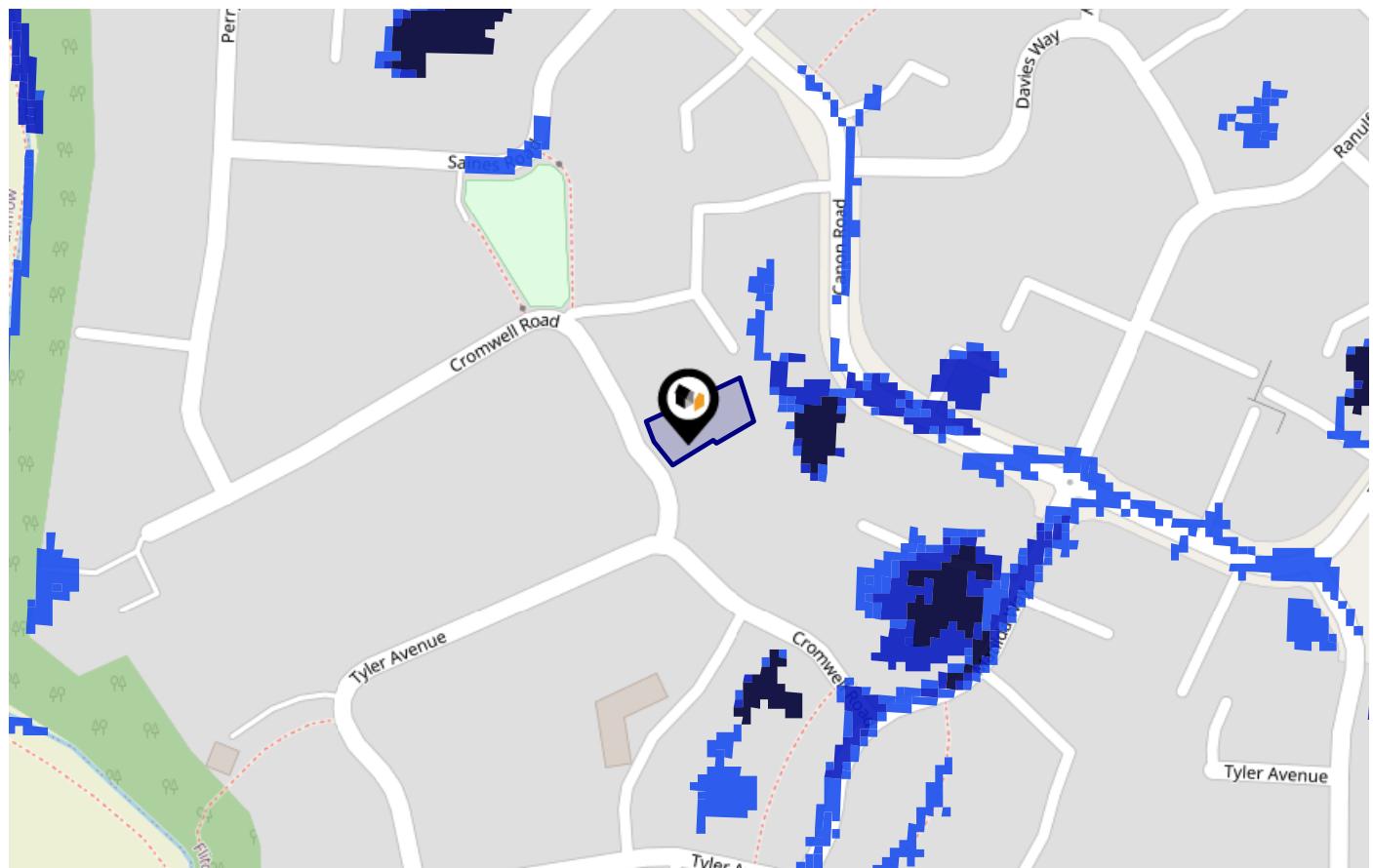
Chance of flooding to the following depths at this property:



# 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.

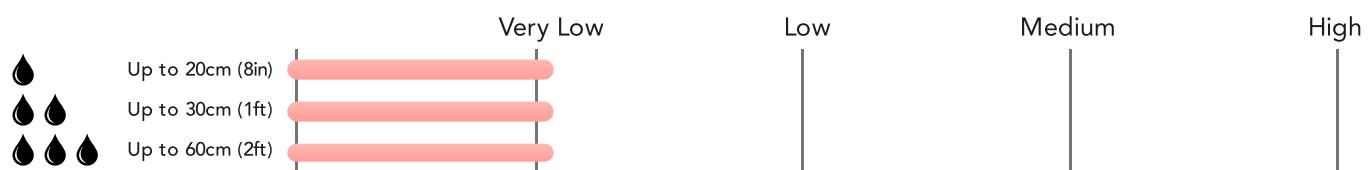


Risk Rating: Very low

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.

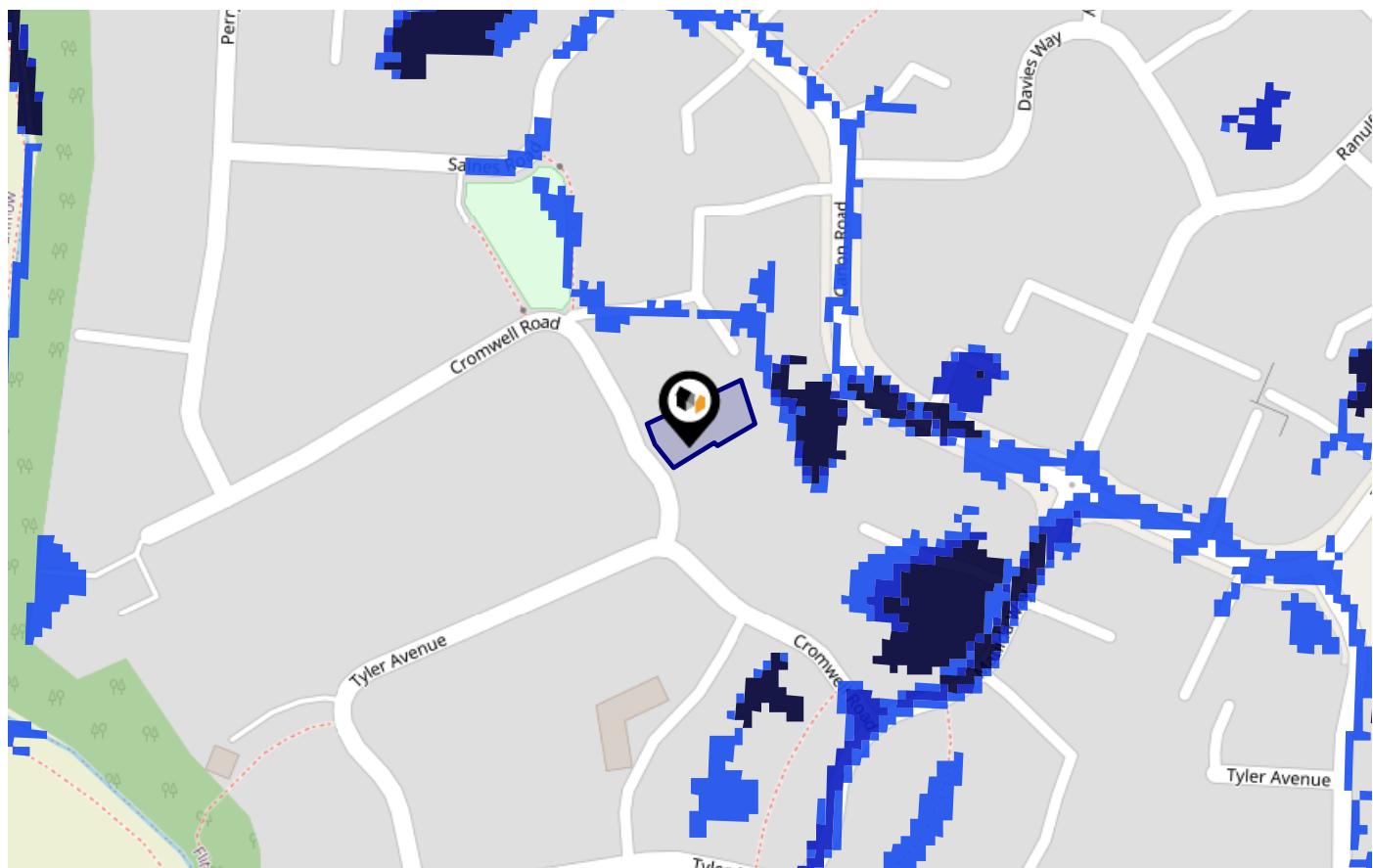
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any 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:



# Flood Risk Surface Water - Climate Change

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.

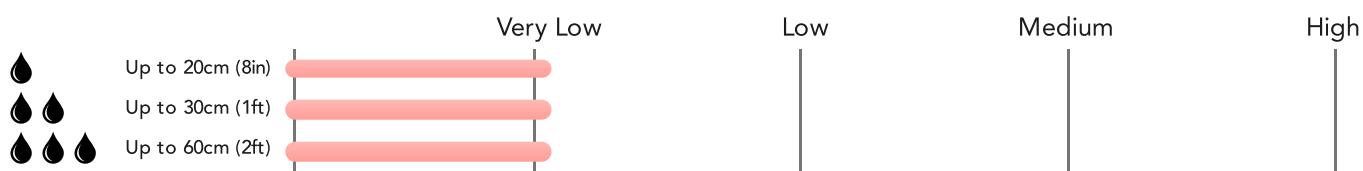


**Risk Rating: Very low**

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.

- 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.

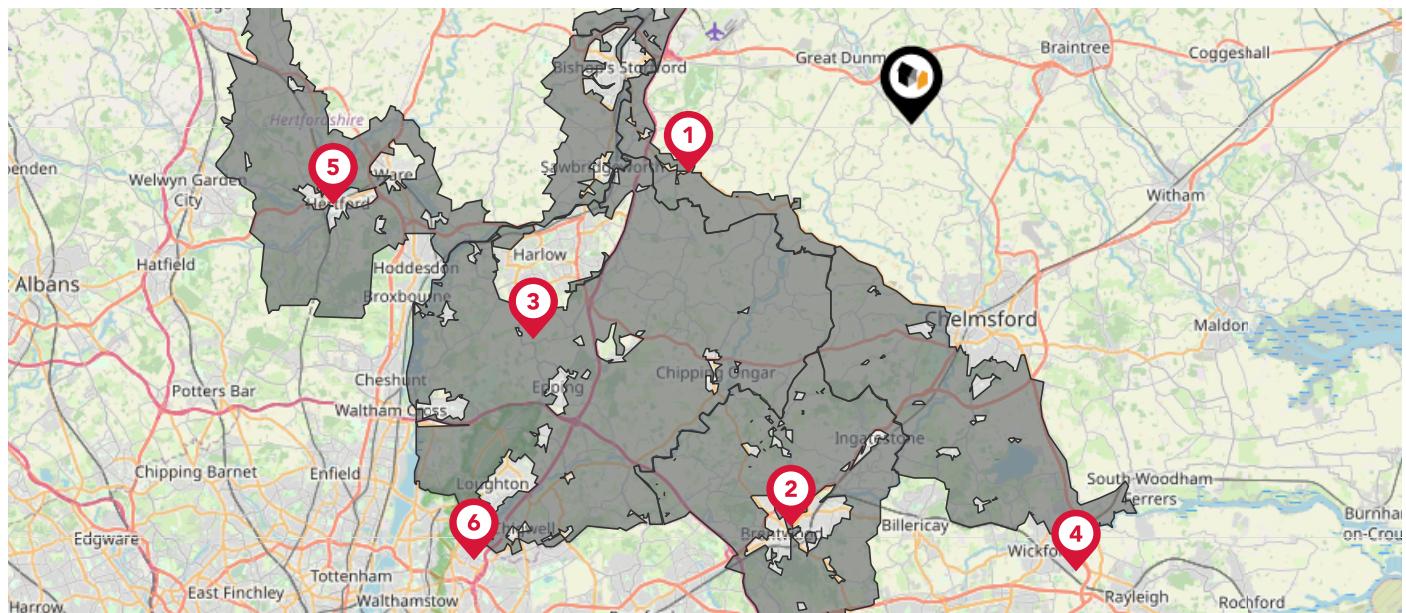
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

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



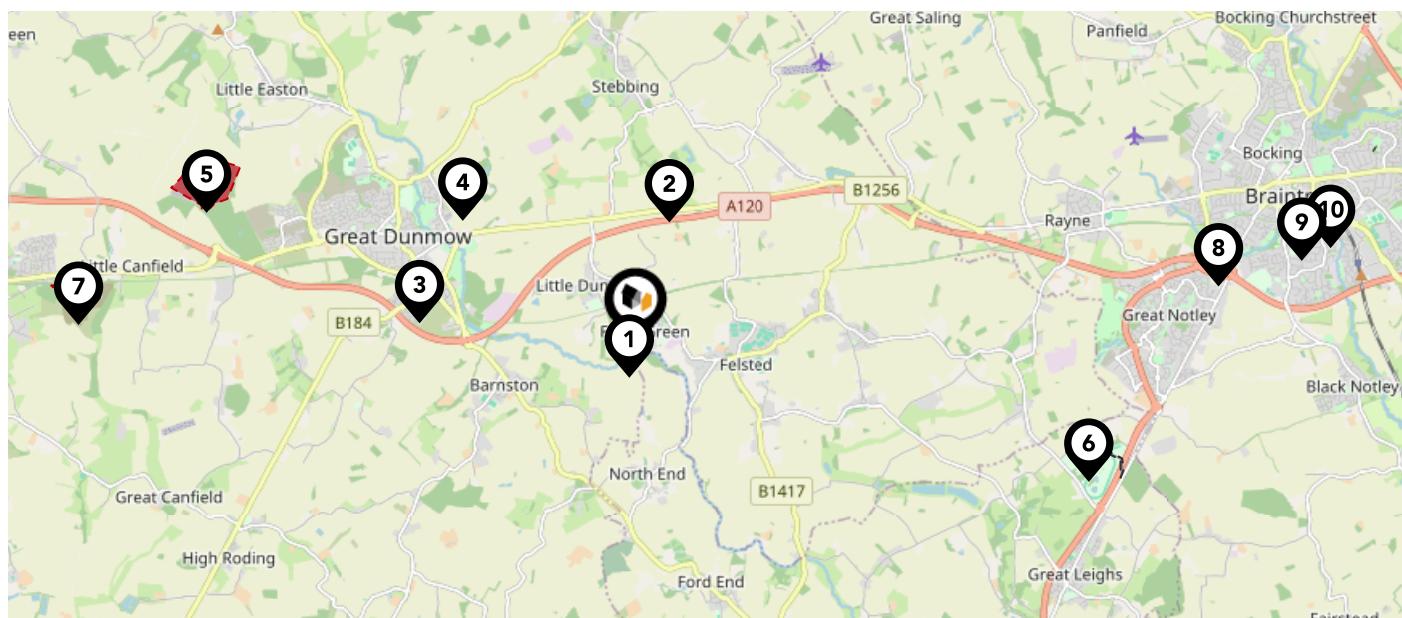
### Nearby Green Belt Land

- 1 London Green Belt - Uttlesford
- 2 London Green Belt - Brentwood
- 3 London Green Belt - Harlow
- 4 London Green Belt - Chelmsford
- 5 London Green Belt - East Hertfordshire
- 6 London Green Belt - Epping Forest

# Maps

## Landfill Sites

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.



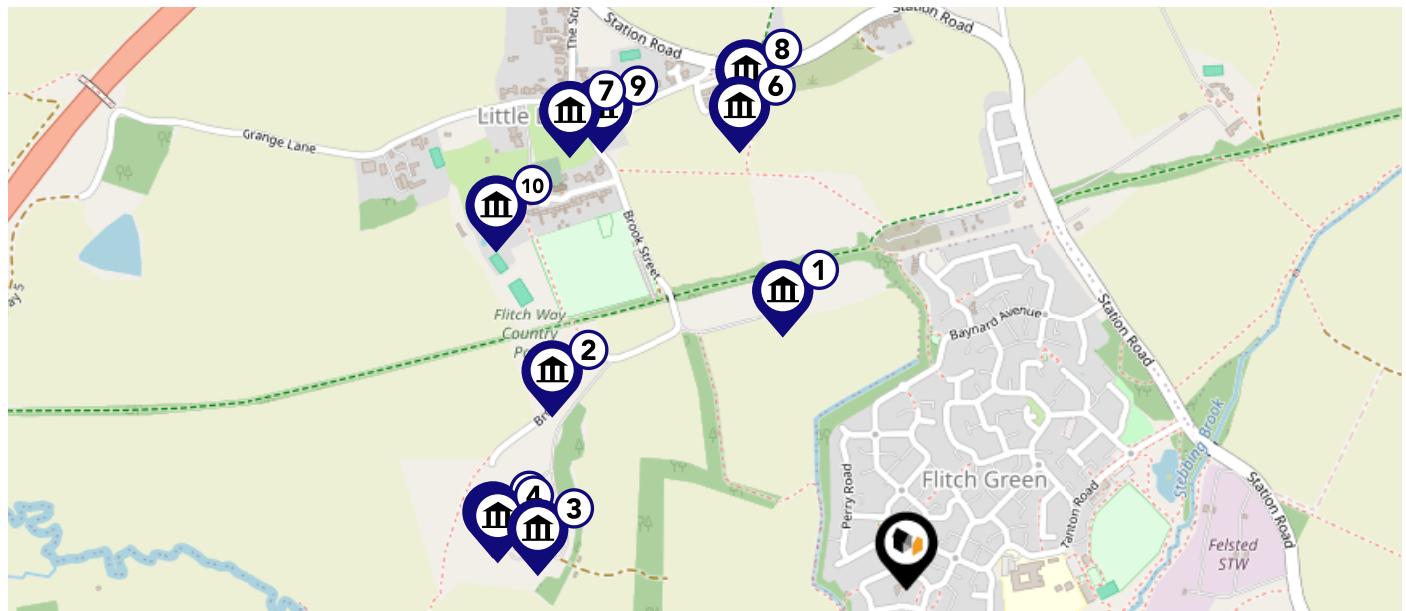
### Nearby Landfill Sites

1	Old Gravel Pits-Barnston	Historic Landfill	<input type="checkbox"/>
2	Stebbing-Brookend, Essex	Historic Landfill	<input type="checkbox"/>
3	Great Dunmow-Nursery Rise, Great Dunmow, Essex	Historic Landfill	<input type="checkbox"/>
4	Merks Hill-St Edmunds Lane, Great Dunmow, Uttlesford	Historic Landfill	<input type="checkbox"/>
5	EA/EPR/AB3009HS/V005	Active Landfill	<input checked="" type="checkbox"/>
6	Essex Showground-Great Leighs	Historic Landfill	<input type="checkbox"/>
7	EA/EPR/BB3438RJ/V002 - E D Edwards Waste Management Ltd	Active Landfill	<input checked="" type="checkbox"/>
8	Between A127 and Gt Notley Road-Great Notley	Historic Landfill	<input type="checkbox"/>
9	Notley Road-Notley Road, Braintree	Historic Landfill	<input type="checkbox"/>
10	Rose Hill-Rose Hill, Braintree	Historic Landfill	<input type="checkbox"/>

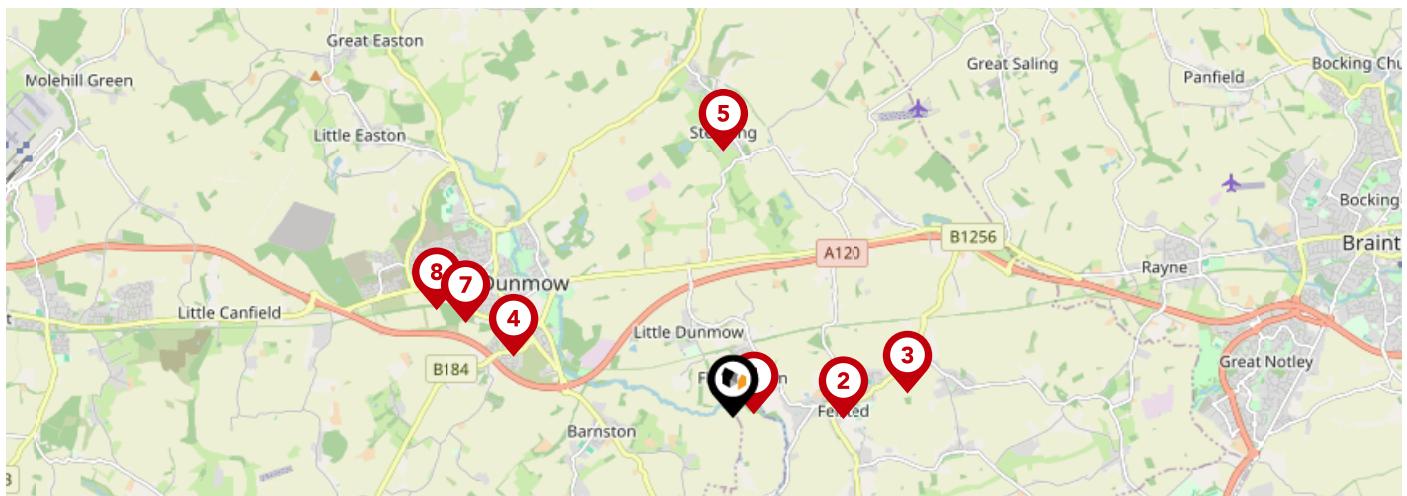
# Maps

## Listed Buildings

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
1112805 - Bayleys	Grade II	0.3 miles
1112806 - Thatched Cottage Between Brick House And Railway Bridge	Grade II	0.4 miles
1112807 - Barn 70 Metres East Of Brick House	Grade II	0.4 miles
1168306 - Small Outbuilding 5 Metres West Of Brick House	Grade II	0.5 miles
1168301 - Brick House	Grade II	0.5 miles
1112813 - Willow Cottage	Grade II	0.5 miles
1112803 - 1 And 2, Rose Farm Cottages	Grade II	0.6 miles
1168349 - Brights Cottage	Grade II	0.6 miles
1112804 - Kings Barn House	Grade II	0.6 miles
1112810 - Priory Place	Grade II	0.6 miles



Nursery Primary Secondary College Private



### The Fitch Green Academy

Ofsted Rating: Good | Pupils: 278 | Distance: 0.2



### Felsted School

Ofsted Rating: Not Rated | Pupils: 1022 | Distance: 1.02



### Felsted Primary School

Ofsted Rating: Good | Pupils: 198 | Distance: 1.62



### Cambian Great Dunmow School

Ofsted Rating: Not Rated | Pupils: 15 | Distance: 2.08



### Stebbing Primary School

Ofsted Rating: Good | Pupils: 185 | Distance: 2.43



### Ford End Church of England Primary School

Ofsted Rating: Good | Pupils: 68 | Distance: 2.56



### Dunmow St Mary's Primary School

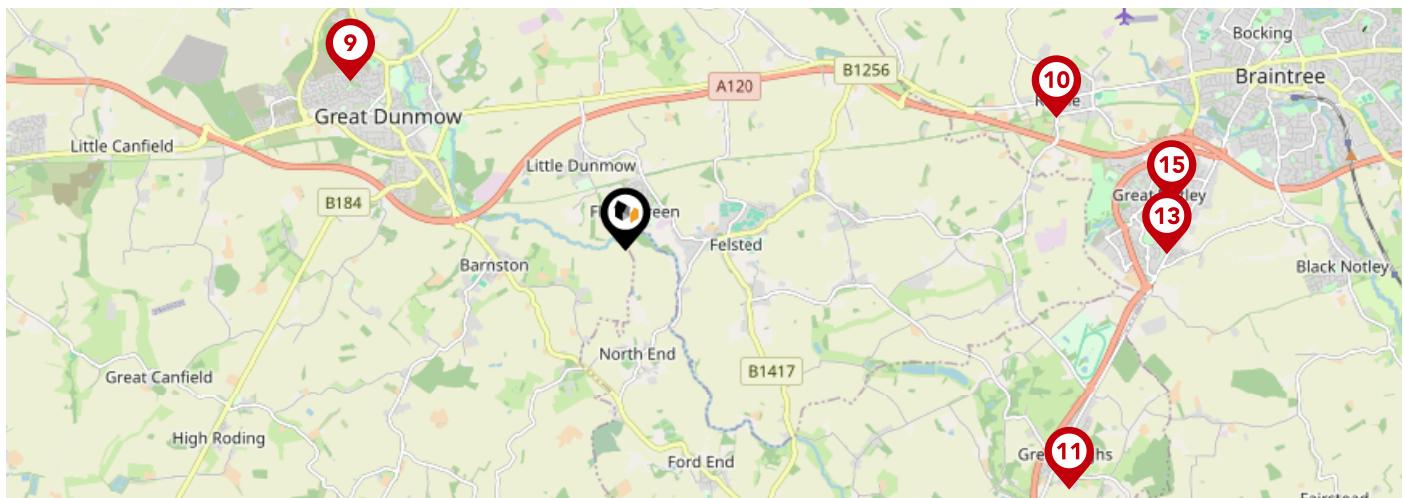
Ofsted Rating: Good | Pupils: 471 | Distance: 2.59



### Great Dunmow Primary School

Ofsted Rating: Good | Pupils: 423 | Distance: 2.88





Nursery Primary Secondary College Private



### Helena Romanes School

Ofsted Rating: Good | Pupils: 1287 | Distance: 2.96



### Rayne Primary and Nursery School

Ofsted Rating: Good | Pupils: 208 | Distance: 4.13



### Great Leighs Primary School

Ofsted Rating: Good | Pupils: 215 | Distance: 4.62



### Great Easton Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 152 | Distance: 4.75



### White Court School

Ofsted Rating: Good | Pupils: 578 | Distance: 4.97



### Great Waltham Church of England Voluntary Controlled Primary School

Ofsted Rating: Good | Pupils: 166 | Distance: 4.98



### Notley Green Primary School

Ofsted Rating: Good | Pupils: 398 | Distance: 5.03



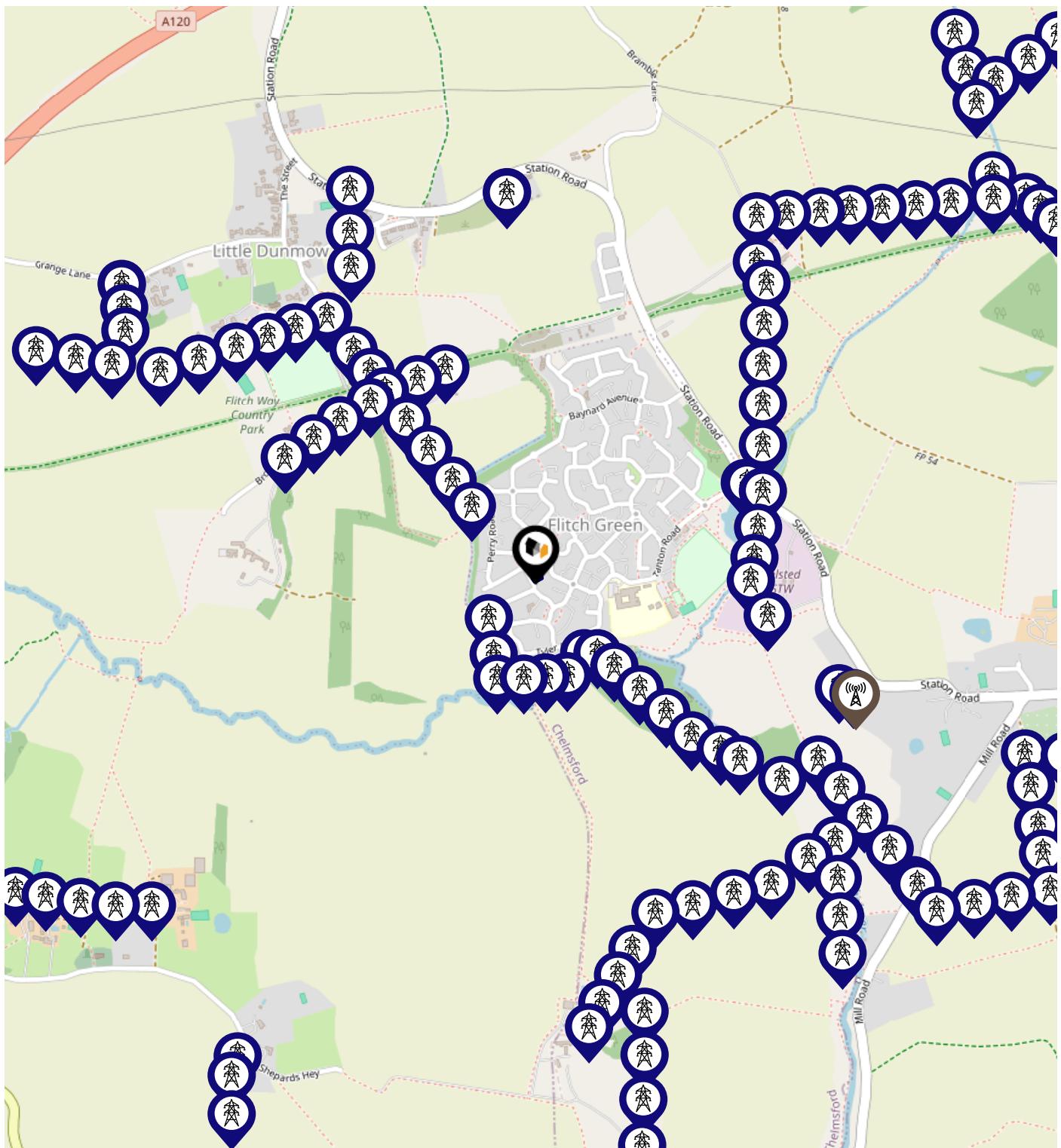
### Little Waltham Church of England Voluntary Aided Primary School

Ofsted Rating: Good | Pupils: 205 | Distance: 5.44



# Local Area Masts & Pylons

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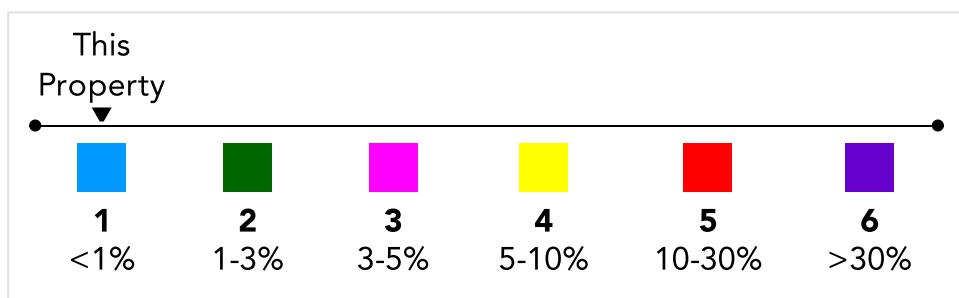
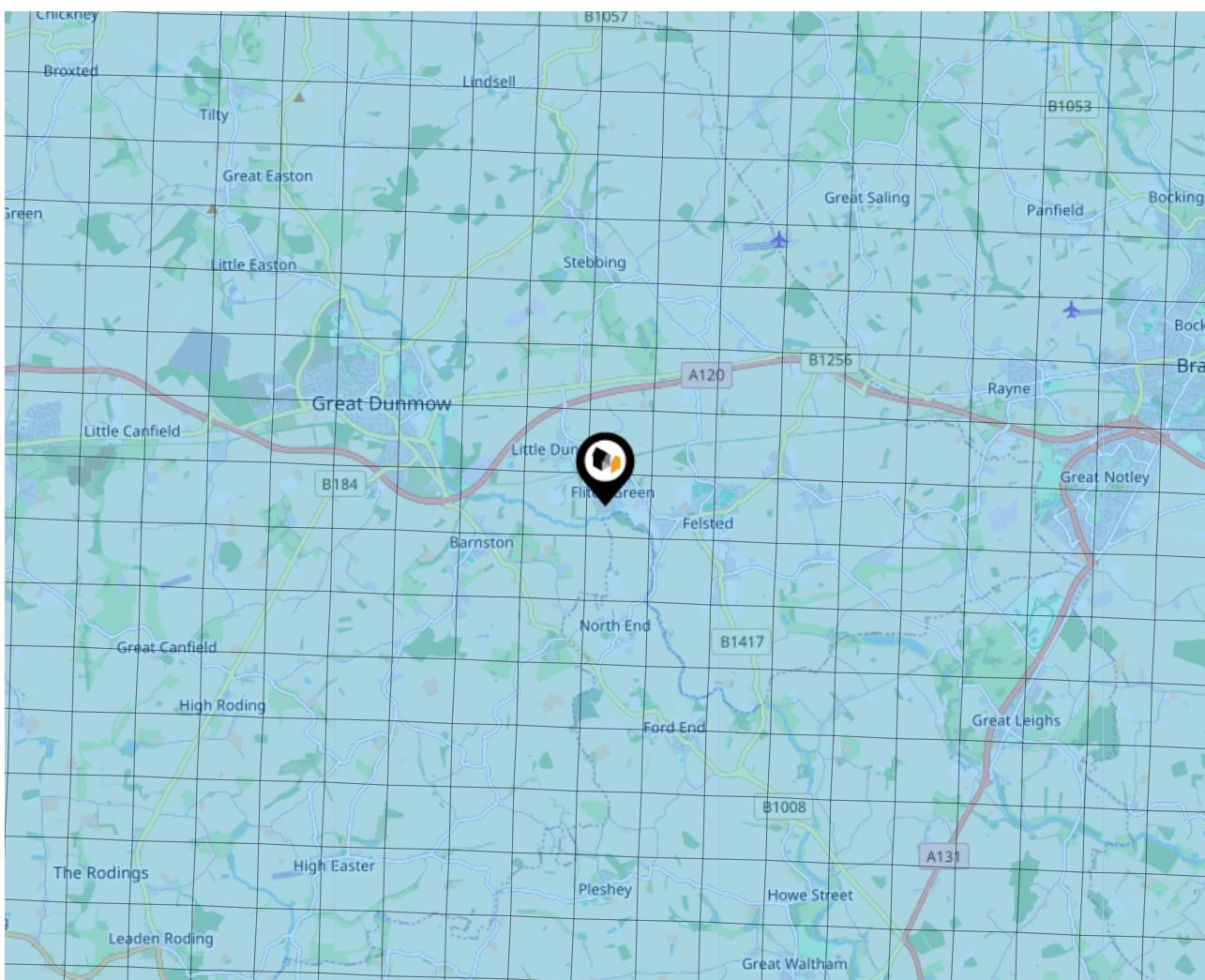


## Key:

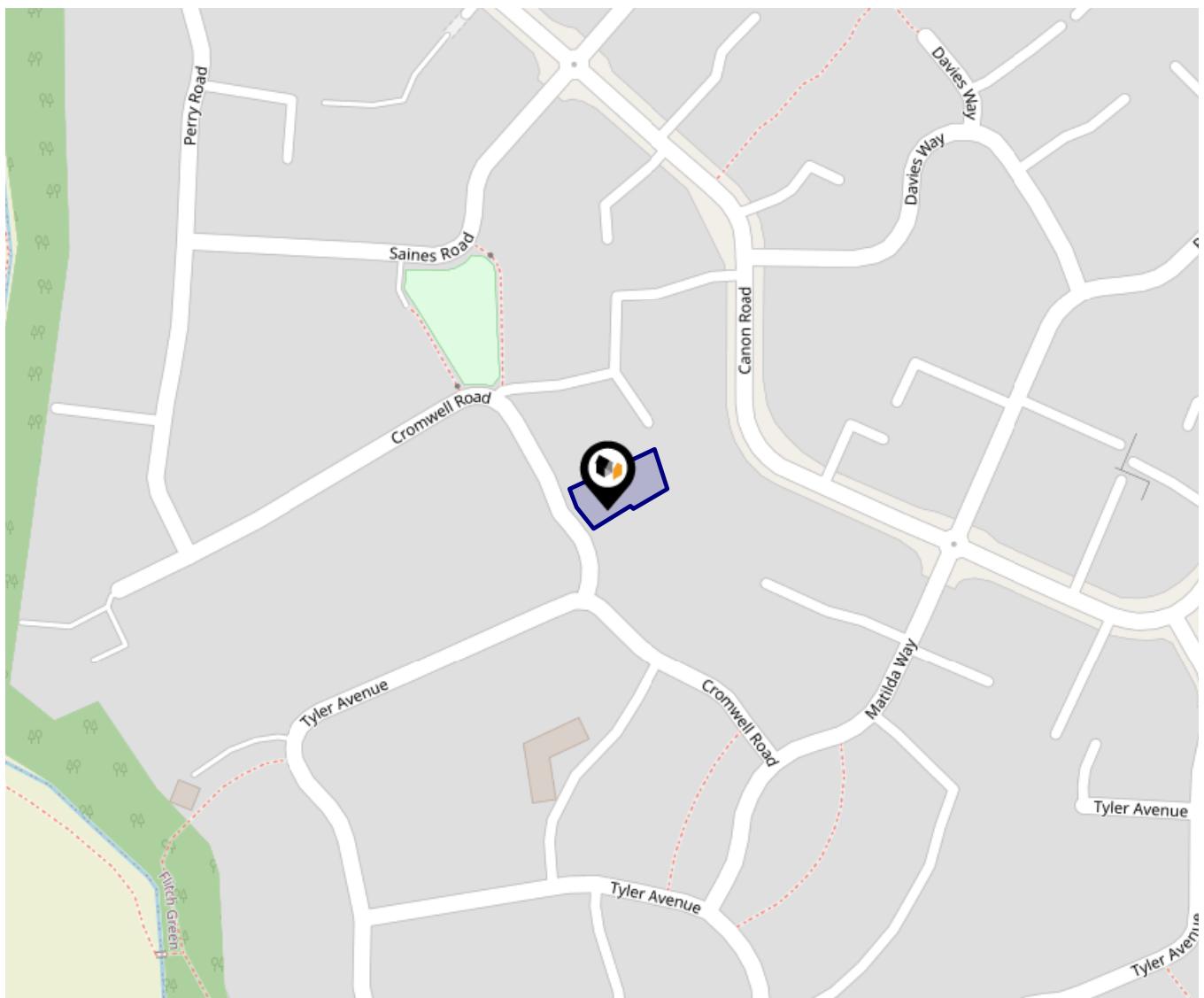
- Power Pylons
- Communication Masts

### 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/m<sup>3</sup>).



# Local Area Road Noise



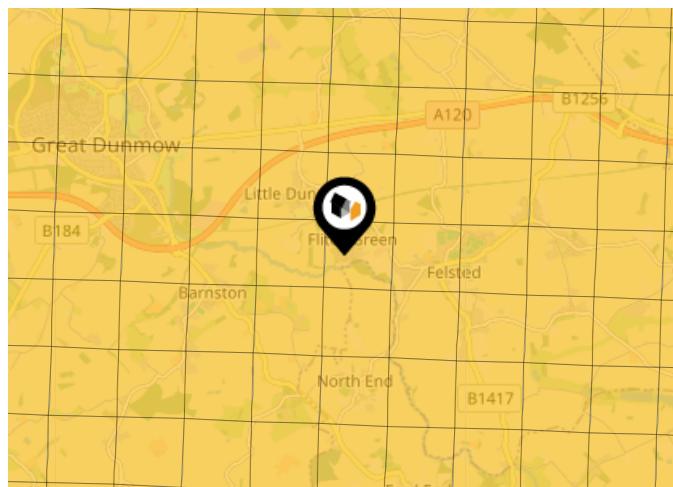
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

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:

- 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)

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

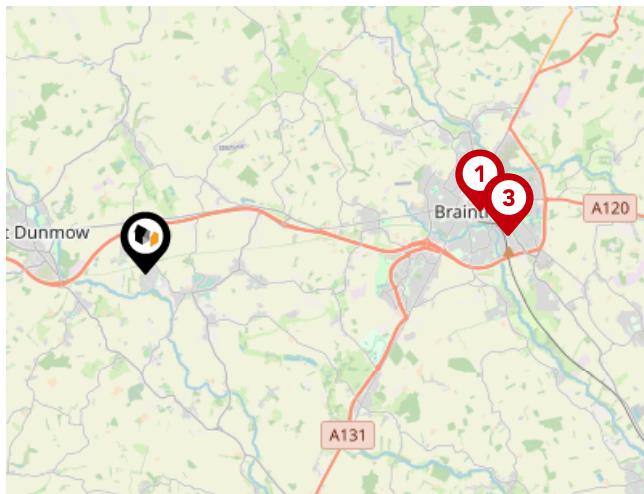


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)

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## National Rail Stations

Pin	Name	Distance
1	Braintree Rail Station	6.24 miles
2	Braintree Freeport Rail Station	6.67 miles
3	Braintree Freeport Rail Station	6.71 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	9.19 miles
2	M11 J7A	11.67 miles
3	M25 J28	18.45 miles
4	M11 J7	14.29 miles
5	M11 J9	17.19 miles



## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	6.88 miles
2	Southend-on-Sea	23.6 miles
3	Cambridge	26.04 miles
4	Silvertown	29.12 miles

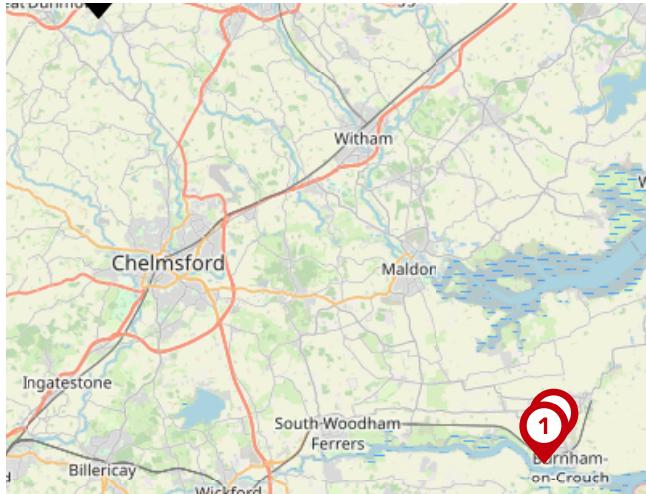
# Area Transport (Local)

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exp uk



## Bus Stops/Stations

Pin	Name	Distance
1	Baynard Avenue	0.38 miles
2	Baynard Avenue	0.37 miles
3	Tanton Road	0.35 miles
4	The Moors	0.6 miles
5	Mill Road	0.49 miles



## Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	23.16 miles
2	Burnham Yacht Harbour (Landing)	23.09 miles



### Mackay Property

Our clients receive on average 2% MORE than the national average. Our last 30 sales have achieved 101.8% of the target price.

With our unique Onward Negotiator service, our clients save an average of £17,500 on their next home.

We use bespoke marketing videos. Our clients benefit from 403 % more enquires because their home has a video.

We are independently rated by the Property Academy and Rightmove in 2019 and ranked 19th in the country.

# Mackay Property Testimonials



## Testimonial 1



I recently had Mackay Property sell me house for me, I dealt with Paul who I found to be very professional, helpful and easy to deal with, keeping me updated on a regular basis. I wouldn't hesitate to recommend him to anyone thinking of buying or selling a property.

## Testimonial 2



Mackay Property Agents were very helpful when I was buying property, they also look after my rentals. All the staff are very friendly and most helpful. Rachel looks after my rentals and she is someone I can trust to do the best for me and the tenants.

5 star award definitely for the team.

## Testimonial 3



You found me a buyer in a flat market. You looked after an empty property for me without hesitation. Ok the sale took longer than we all wanted, not helped by so very frustrating people but we got there. Thank you to you all at Mackays but a special thanks to Michael Brett. Now this guy is a good egg



/MackayPropertyAgents

# Mackay Property 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.

Powered by



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## Mackay Property

25 Bell Street Sawbridgeworth CM21 9AR

01279 600567

[sales@mackayproperty.co.uk](mailto:sales@mackayproperty.co.uk)

[www.mackayproperty.co.uk](http://www.mackayproperty.co.uk)



Land Registry

