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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 02nd February 2026



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

Mackay Property

25 Bell Street Sawbridgeworth CM21 9AR

01279 600567

sales@mackayproperty.co.uk

www.mackayproperty.co.uk





Property

Type:	Semi-Detached	Last Sold Date:	02/07/2007
Bedrooms:	4	Last Sold Price:	£275,995
Floor Area:	1,144 ft ² / 106 m ²	Last Sold £/ft ² :	£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	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning History

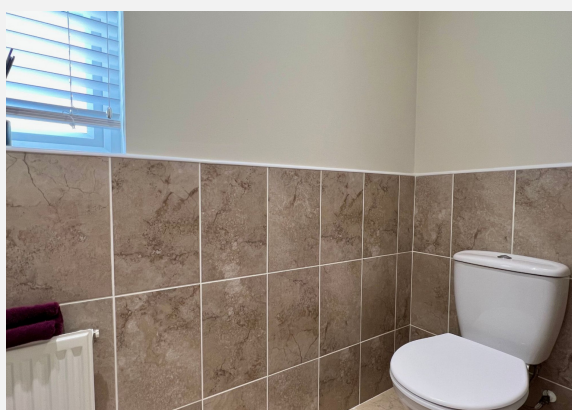
This Address



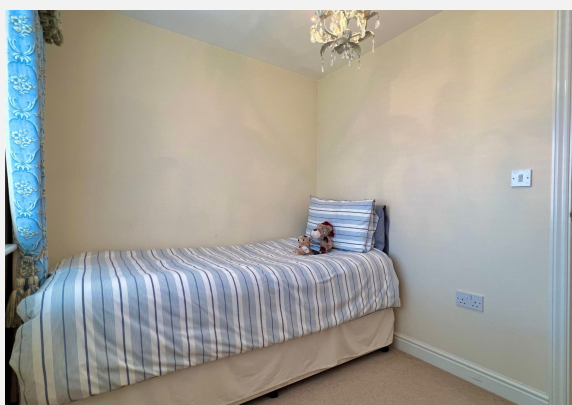
Planning records for: *20, Cromwell Road, Flitch Green, Dunmow, CM6 3GE*

Reference - Uttlesford/UTT/18/3360/HHF	
Decision:	Decided
Date:	04th December 2018
Description:	Section 73A Retrospective application for the erection of boundary fencing.



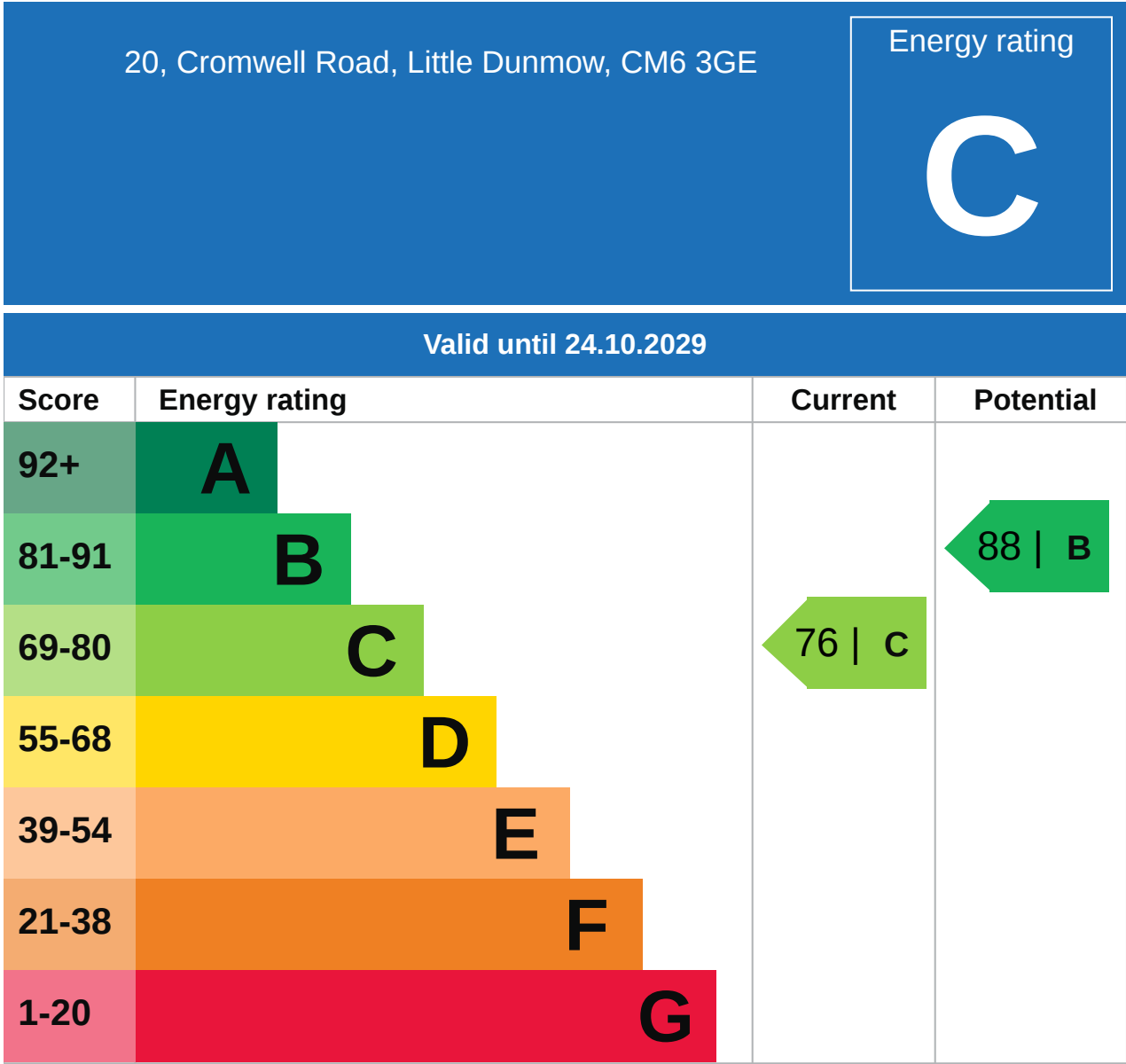








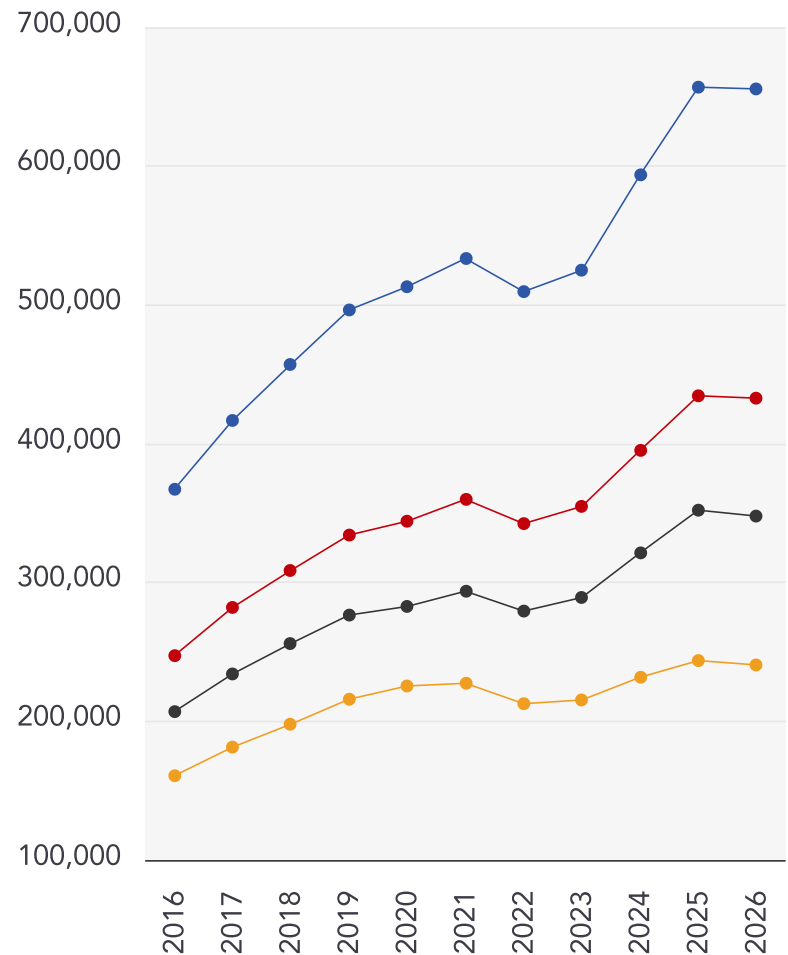
Property
EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 53% of fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	105 m ²

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

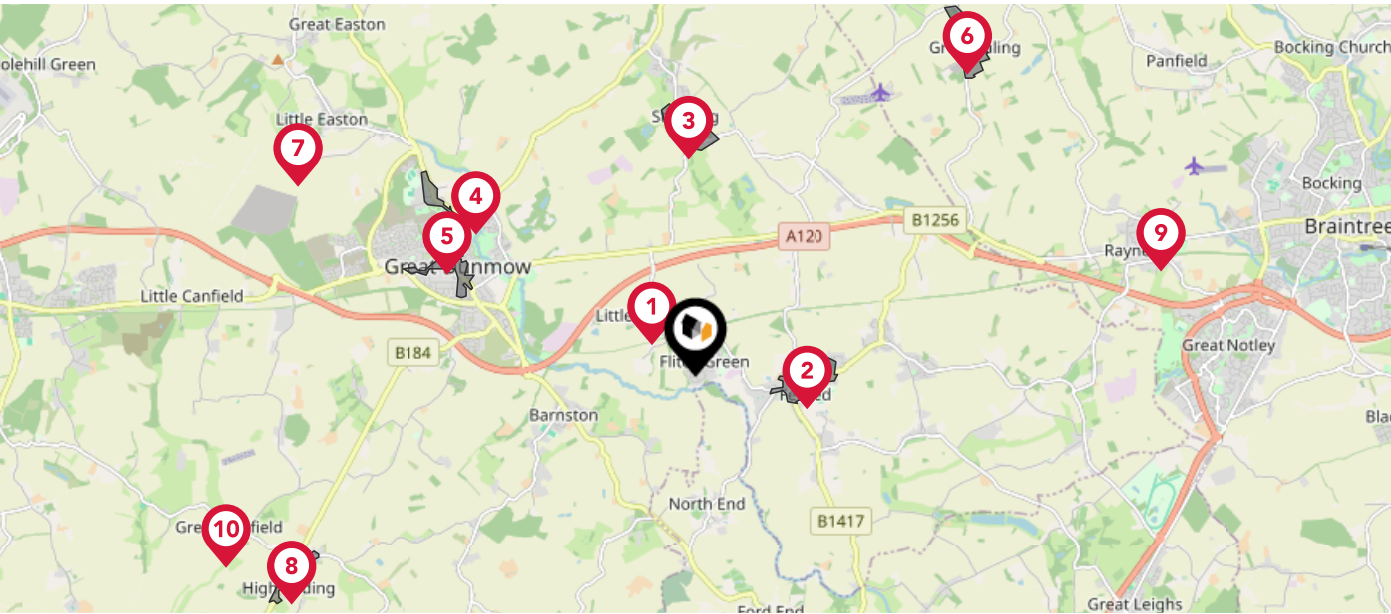
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











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.

Maps

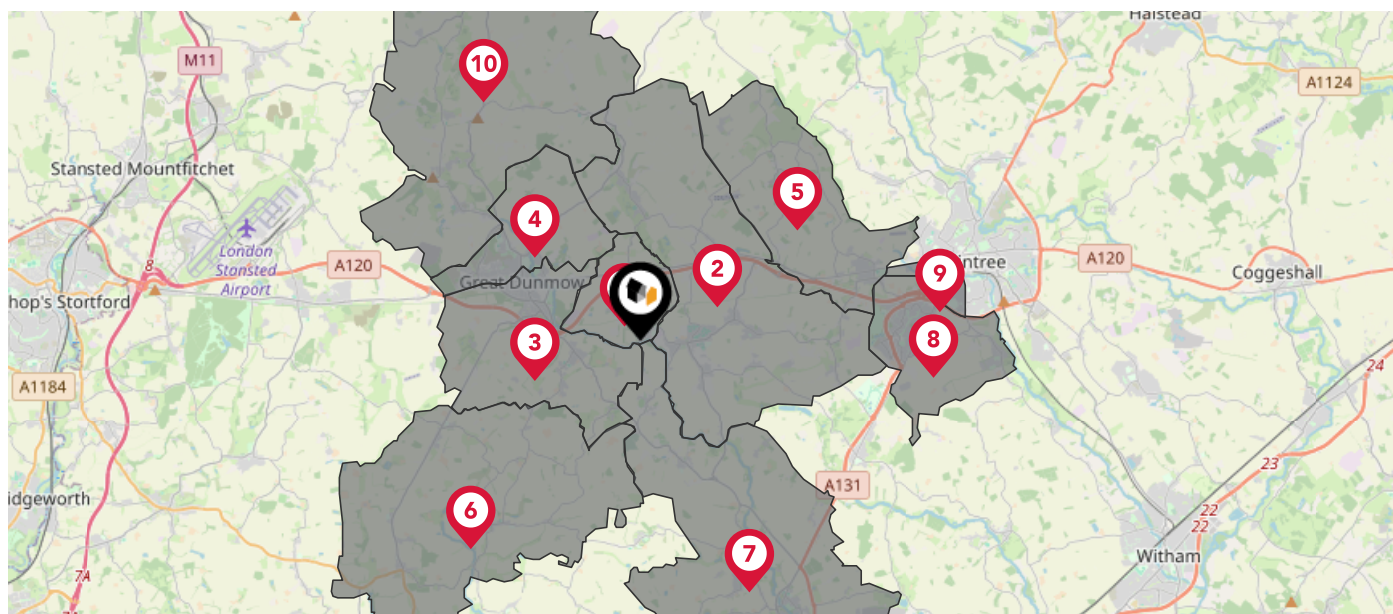
Conservation Areas

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	
	Little Dunmow
	Felsted
	Stebbing
	Church End
	Great Dunmow
	Great Saling
	Little Easton
	High Roding
	Rayne
	Great Canfield

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

Flich 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

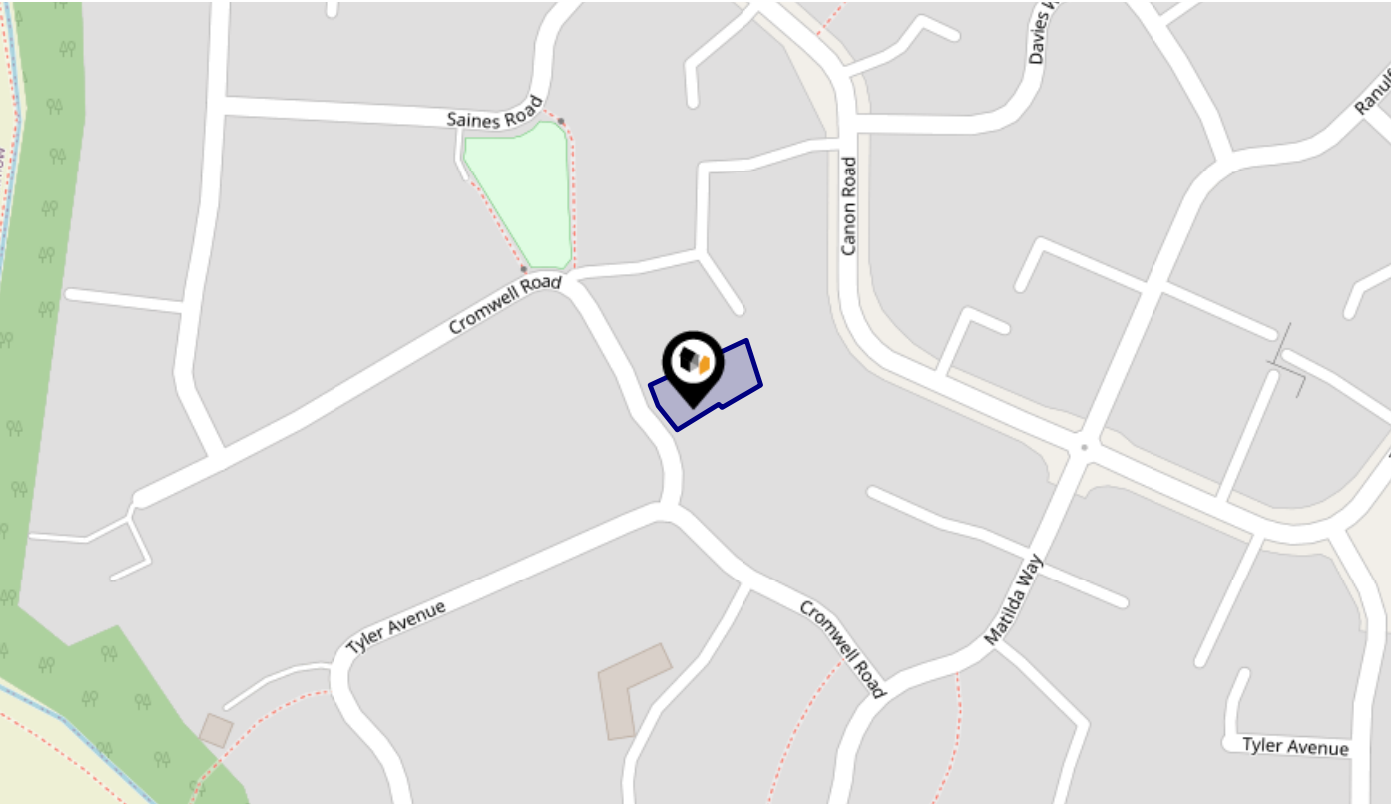
9

Braintree West Ward

10

Thaxted & the Eastons Ward

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.

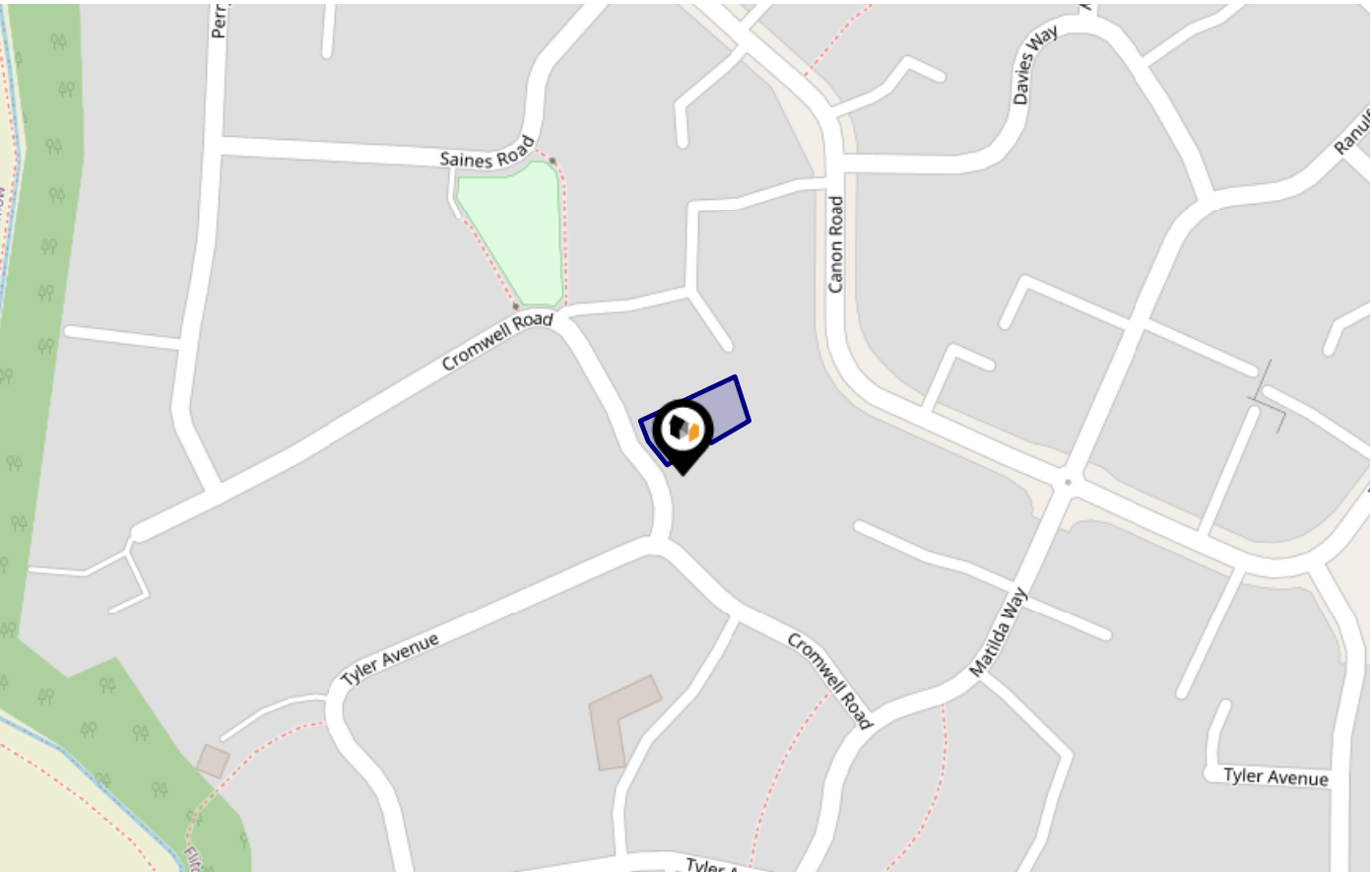
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

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.

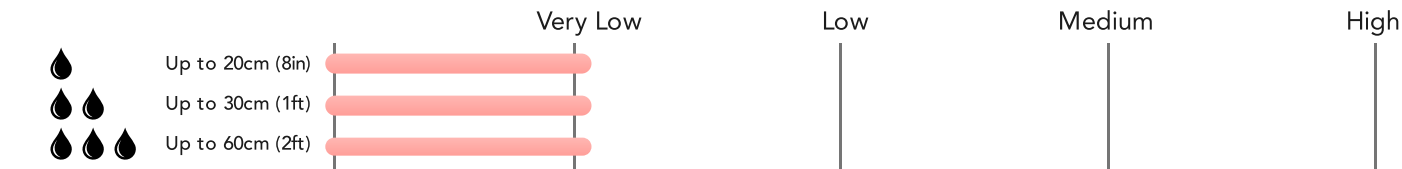


Risk Rating: Very low

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.

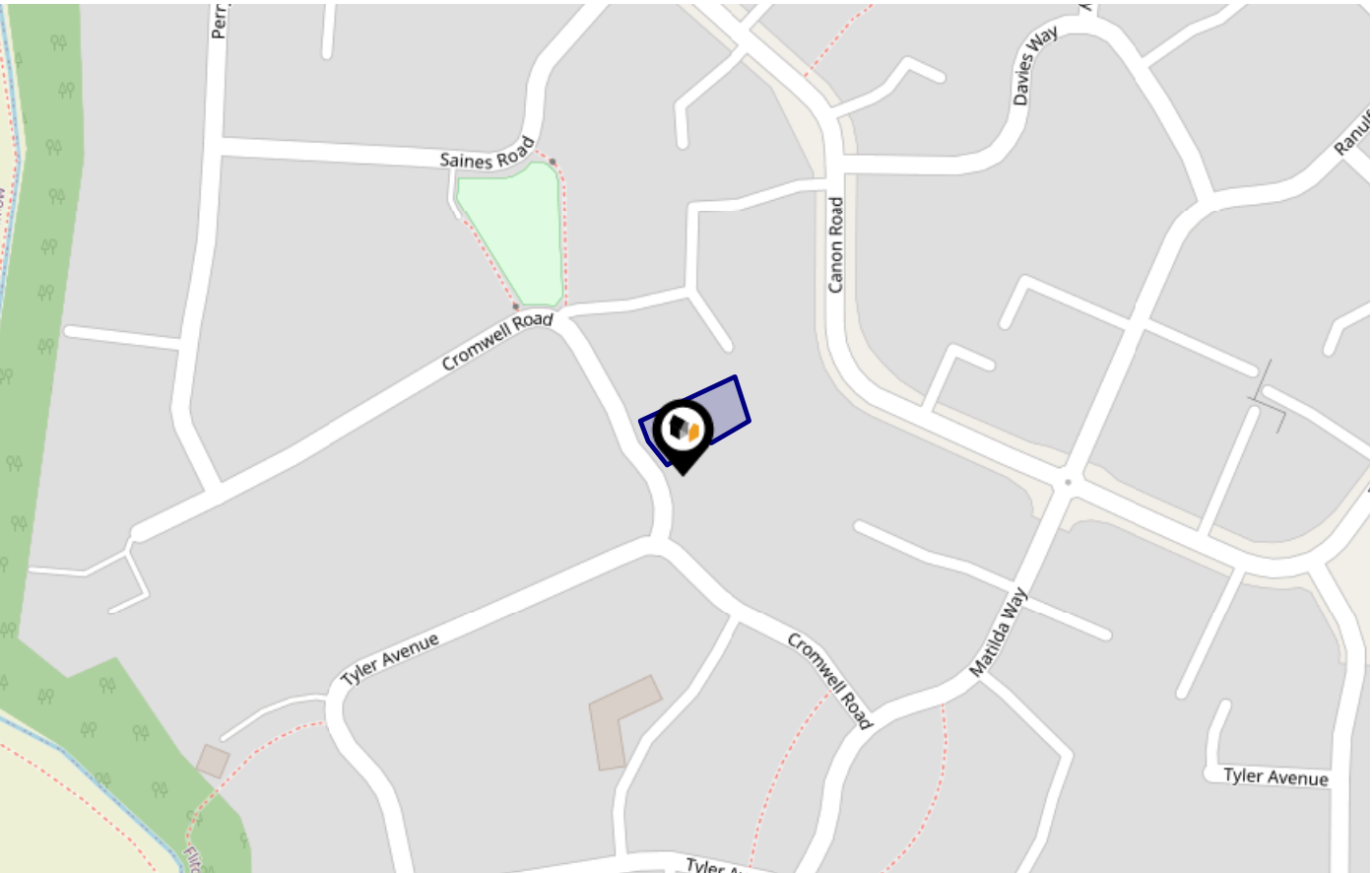
Chance of flooding to the following depths at this property:



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.

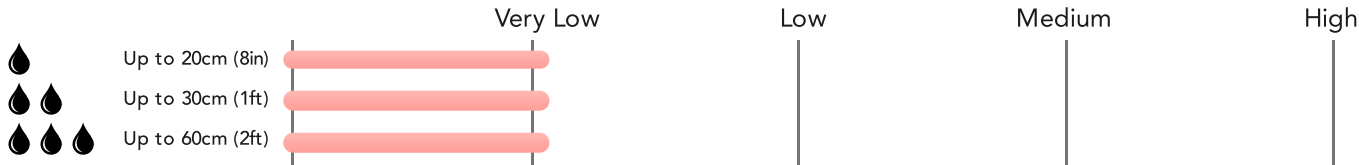


Risk Rating: Very low

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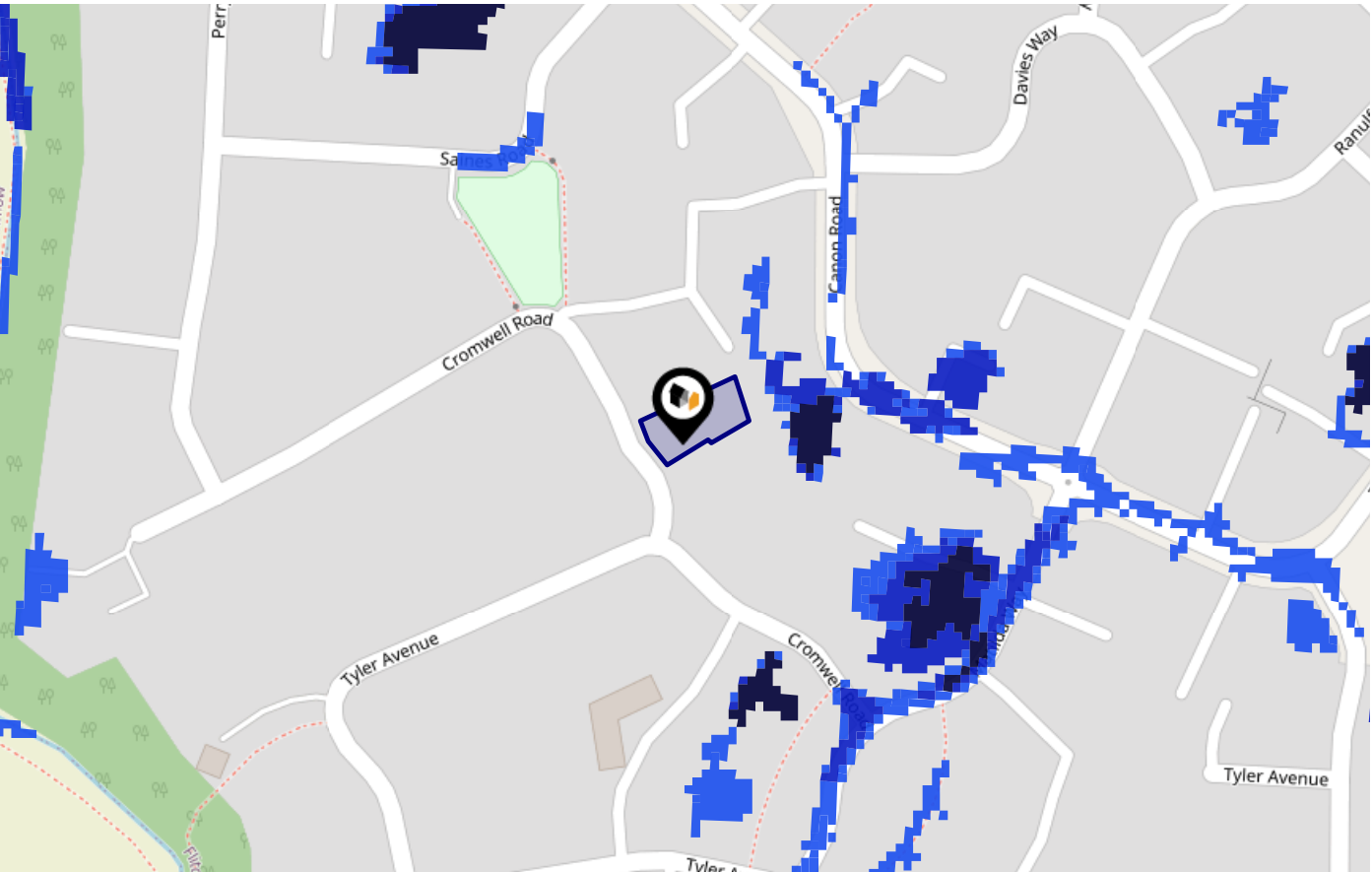
Chance of flooding to the following depths at this property:



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.

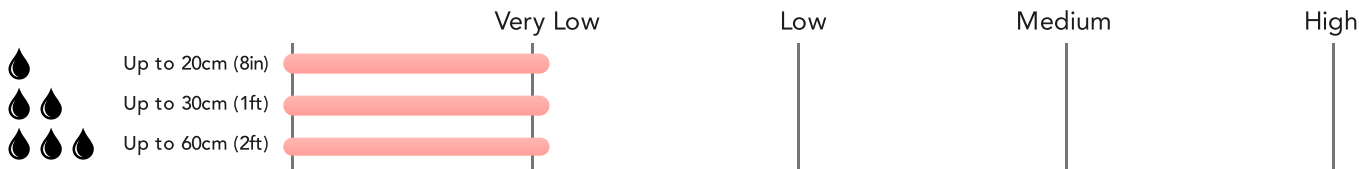


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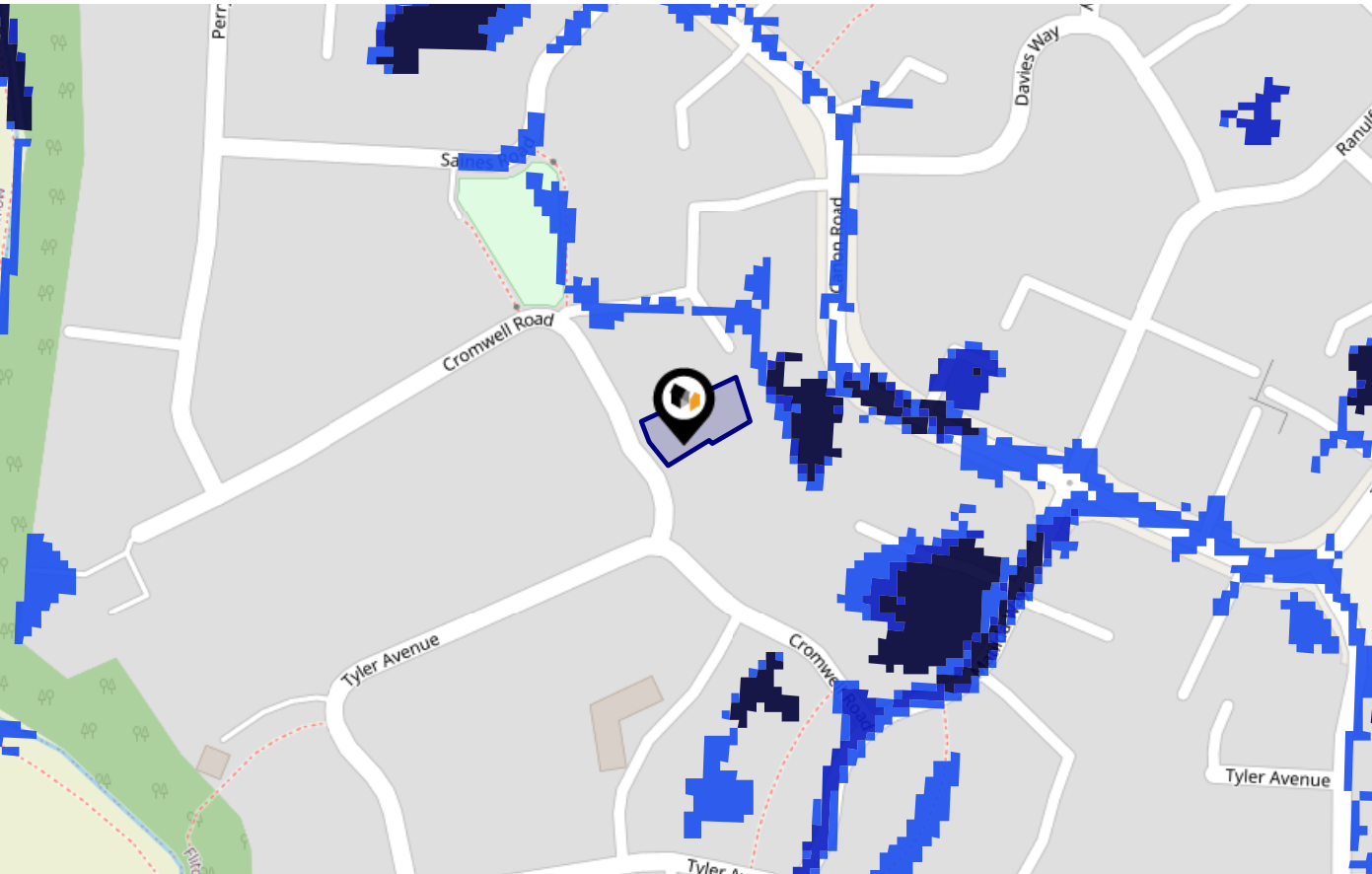
Chance of flooding to the following depths at this property:



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.

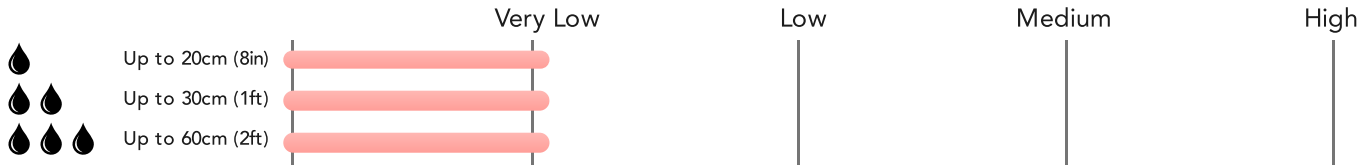


Risk Rating: Very low

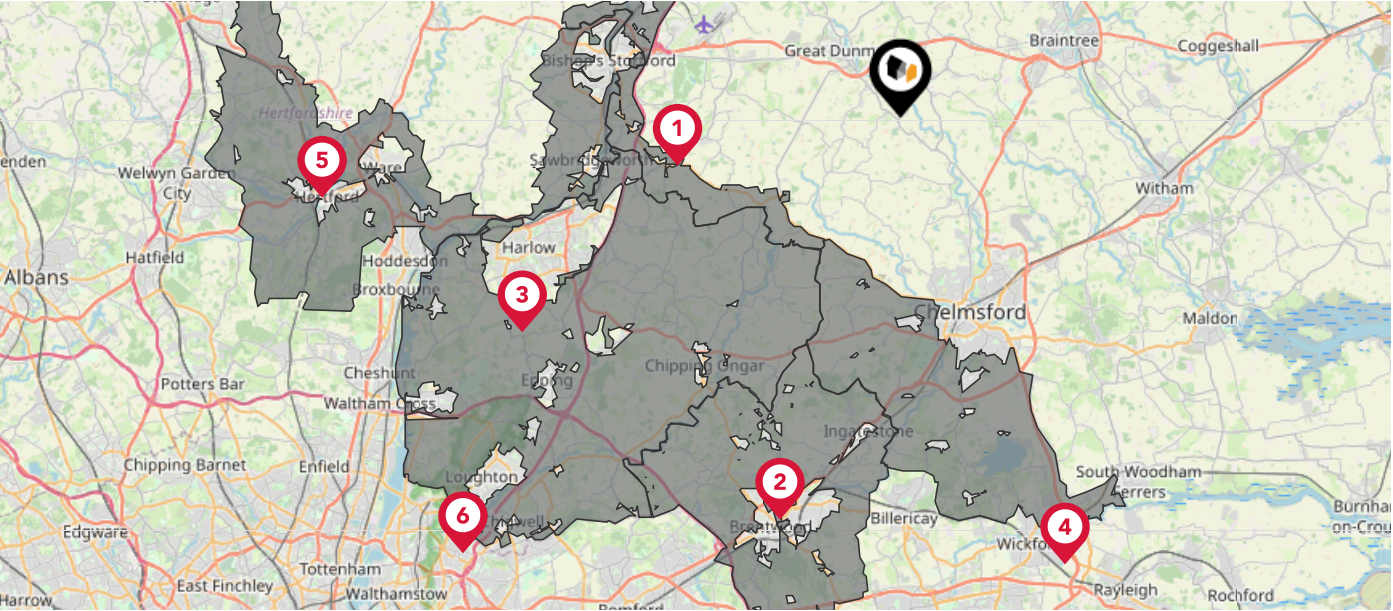
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Chance of flooding to the following depths at this property:



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

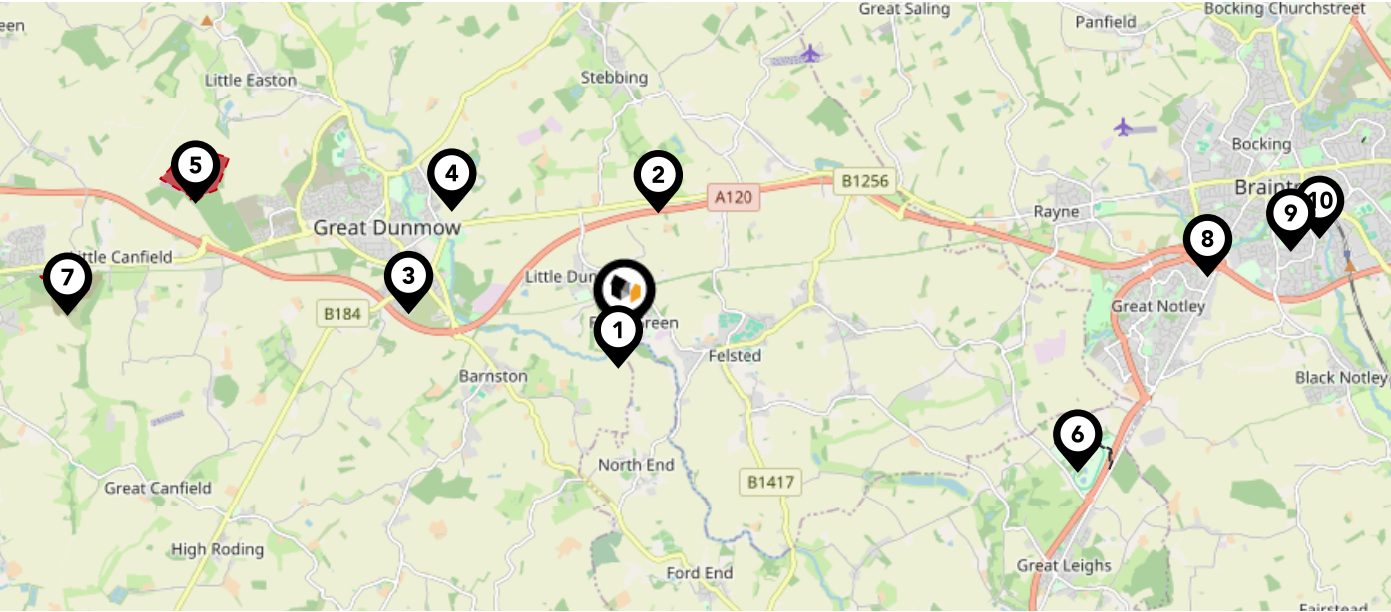


Nearby Green Belt Land	
1	London Green Belt - Uttlesford
2	London Green Belt - Brentwood
3	London Green Belt - Harlow
4	London Green Belt - Chelmsford
5	London Green Belt - East Hertfordshire
6	London Green Belt - Epping Forest

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.

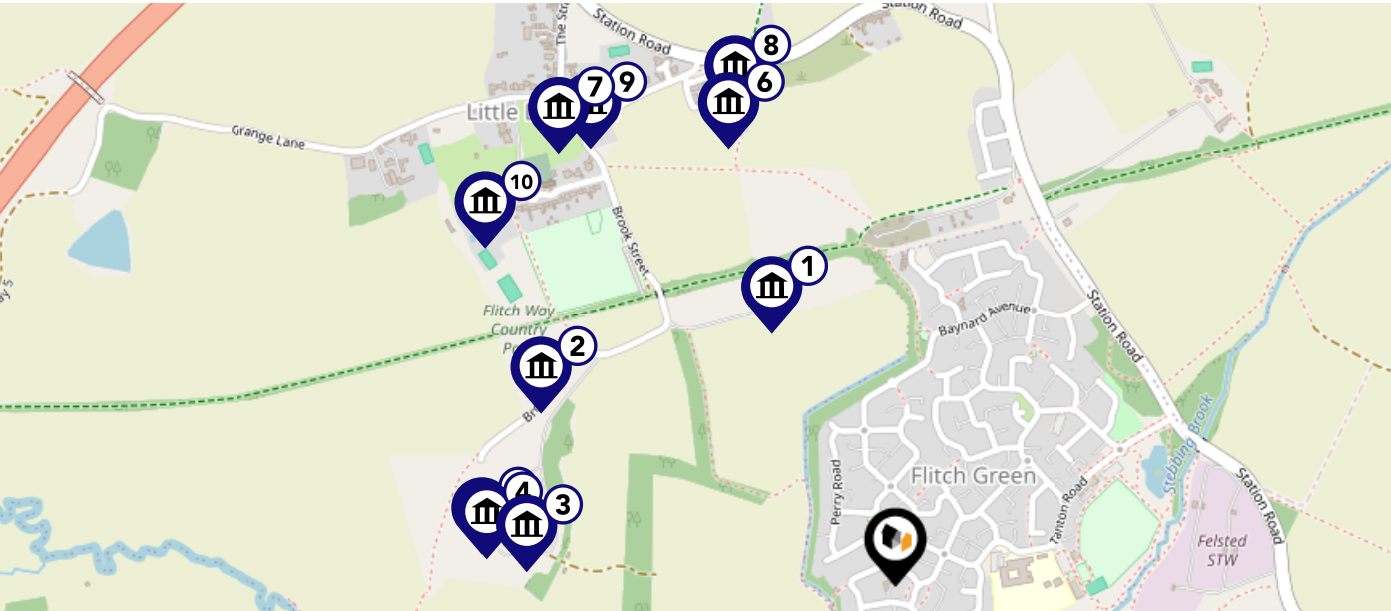












Nearby Landfill Sites		
1	Old Gravel Pits-Barnston	Historic Landfill
2	Stebbing-Brookend, Essex	Historic Landfill
3	Great Dunmow-Nursery Rise, Great Dunmow, Essex	Historic Landfill
4	Merks Hill-St Edmunds Lane, Great Dunmow, Uttlesford	Historic Landfill
5	EA/EPR/AB3009HS/V005	Active Landfill
6	Essex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

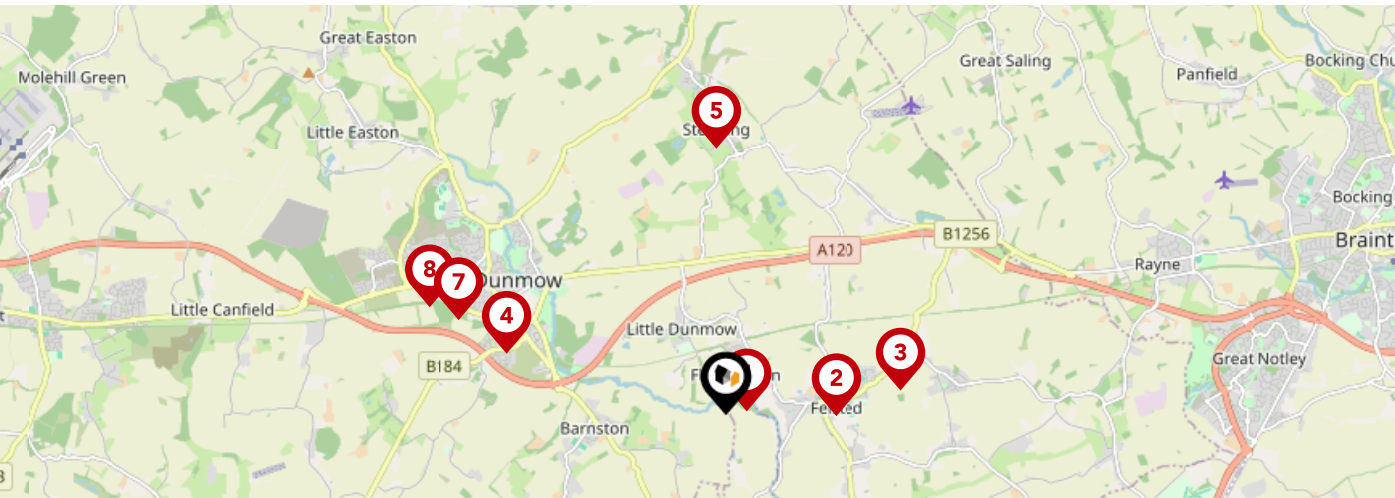
Maps









Listed Buildings

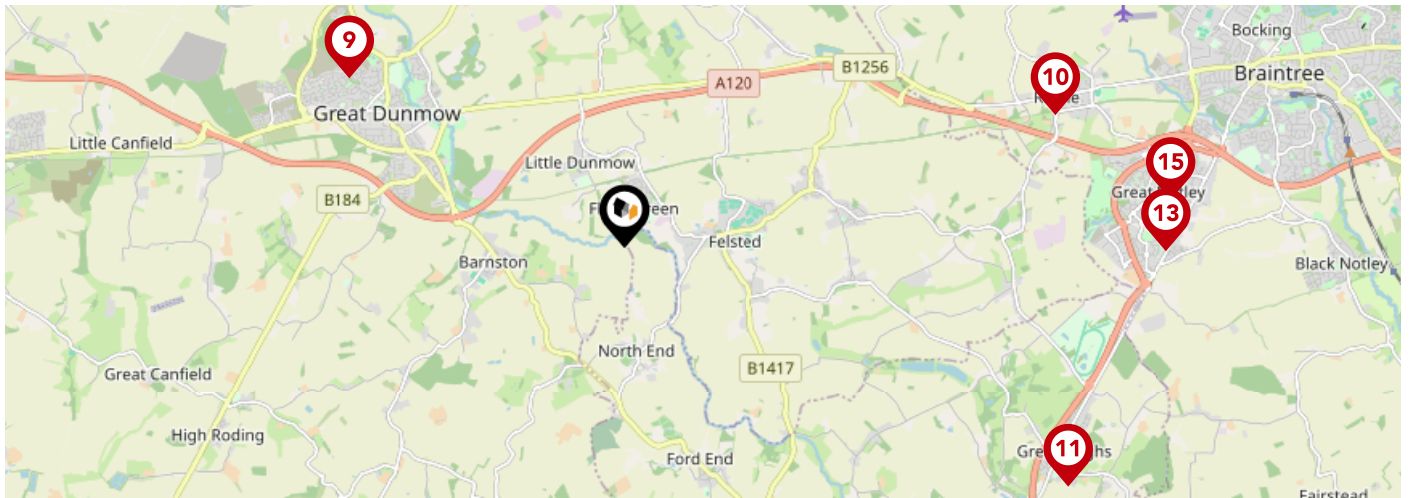
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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



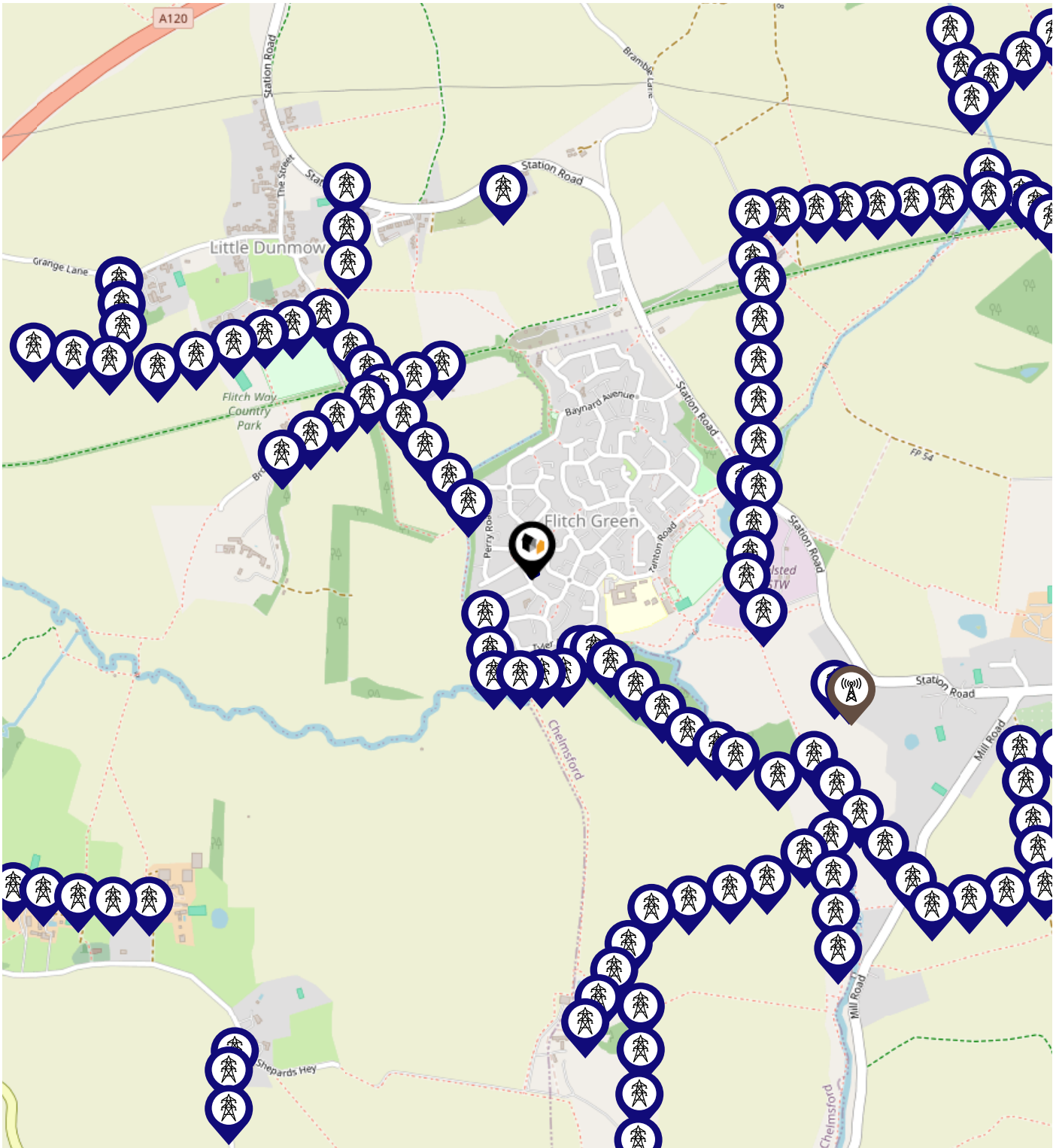
		Nursery	Primary	Secondary	College	Private
	The Flitch Green Academy Ofsted Rating: Good Pupils: 278 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Felsted School Ofsted Rating: Not Rated Pupils: 1022 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Felsted Primary School Ofsted Rating: Good Pupils: 198 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambian Great Dunmow School Ofsted Rating: Not Rated Pupils: 15 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stebbing Primary School Ofsted Rating: Good Pupils: 185 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ford End Church of England Primary School Ofsted Rating: Good Pupils: 68 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dunmow St Mary's Primary School Ofsted Rating: Good Pupils: 471 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Dunmow Primary School Ofsted Rating: Good Pupils: 423 Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Helena Romanes School Ofsted Rating: Good Pupils: 1287 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Rayne Primary and Nursery School Ofsted Rating: Good Pupils: 208 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Great Leighs Primary School Ofsted Rating: Good Pupils: 215 Distance:4.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Great Easton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 152 Distance:4.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	White Court School Ofsted Rating: Good Pupils: 578 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Great Waltham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 166 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Notley Green Primary School Ofsted Rating: Good Pupils: 398 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Little Waltham Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 205 Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

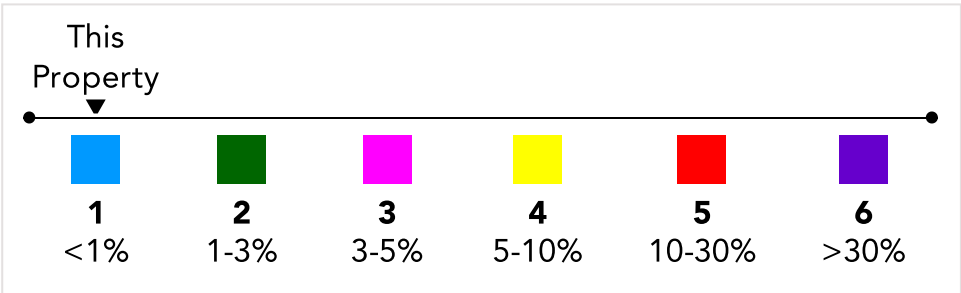
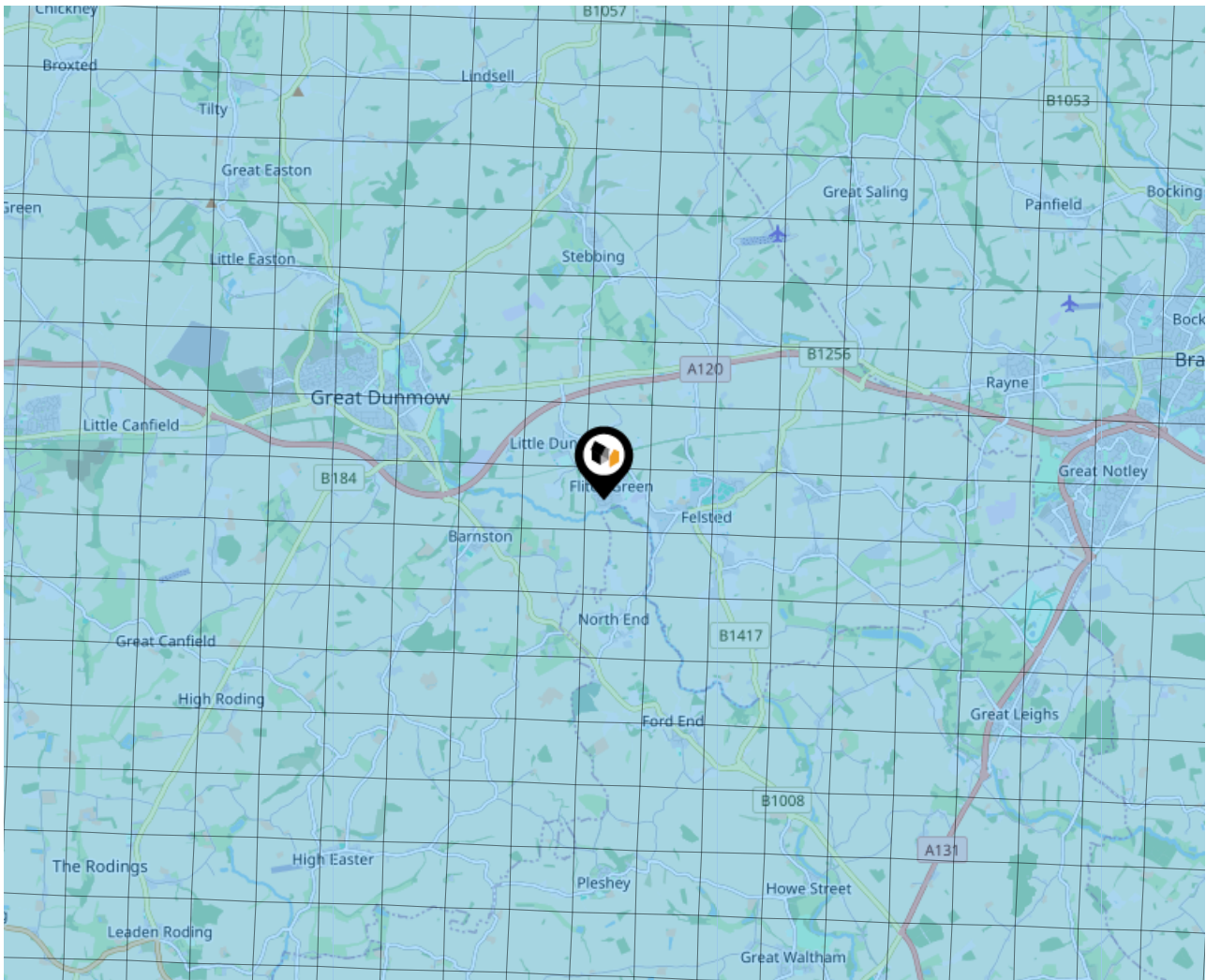


Key:

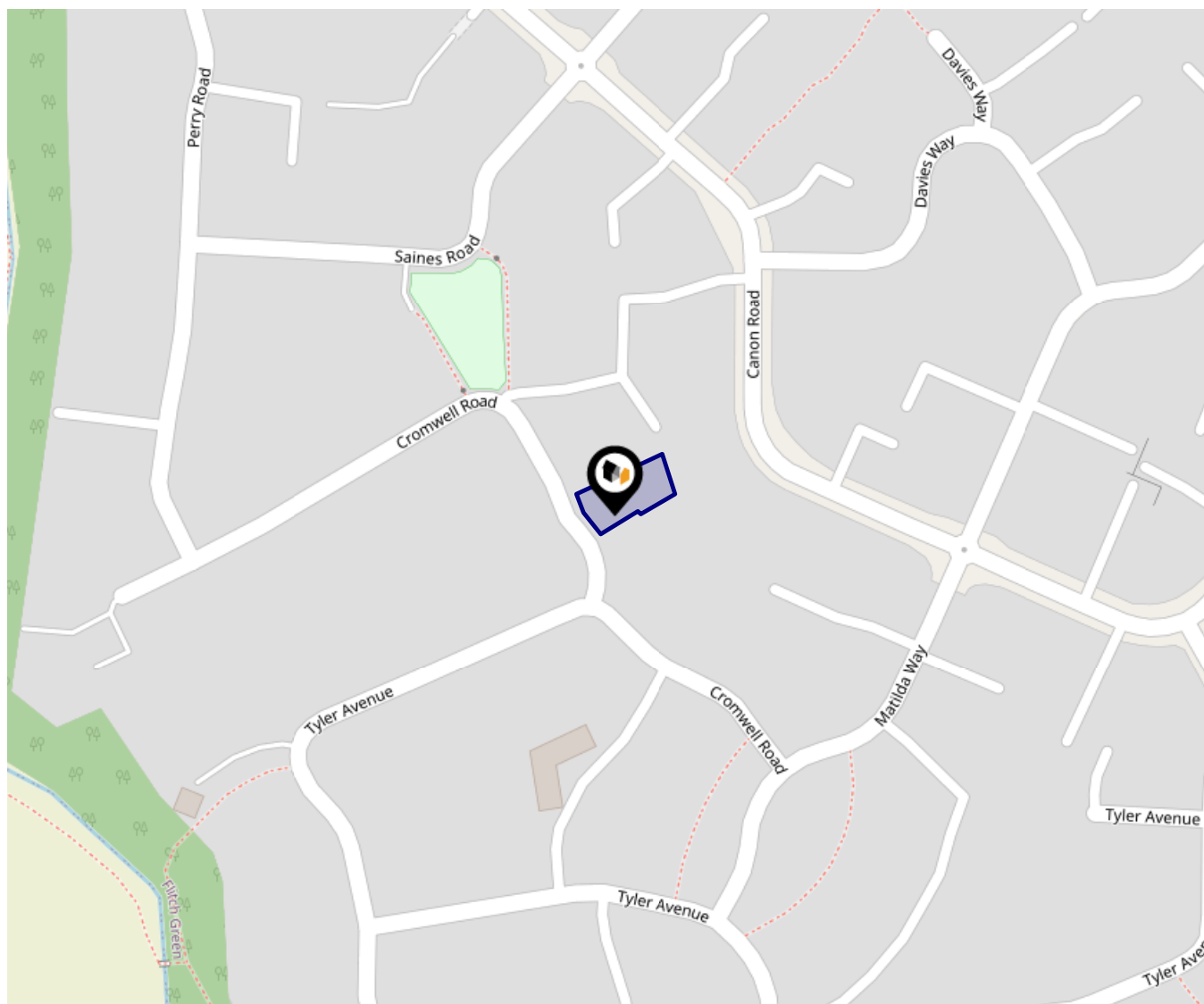
-  Power Pylons
-  Communication Masts

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).



Local Area Road Noise



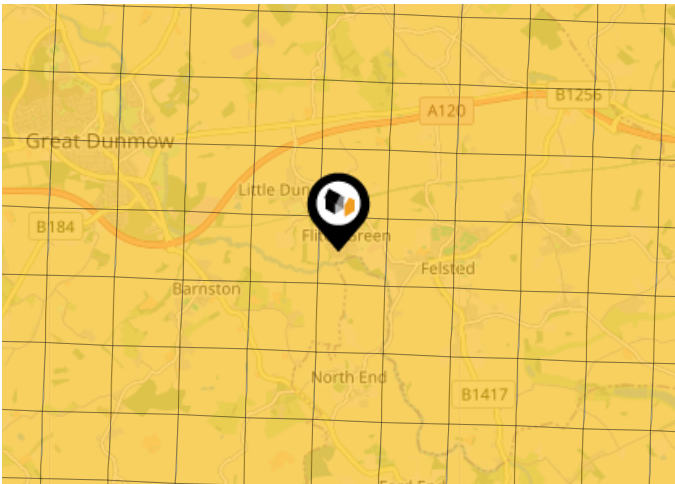
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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		

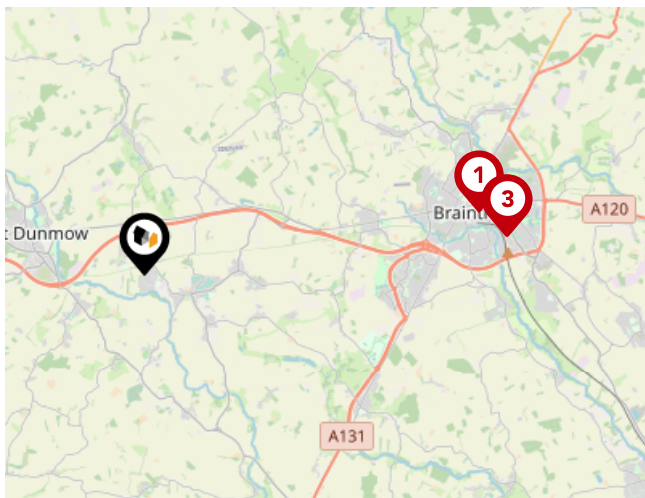


Primary Classifications (Most Common Clay Types)

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

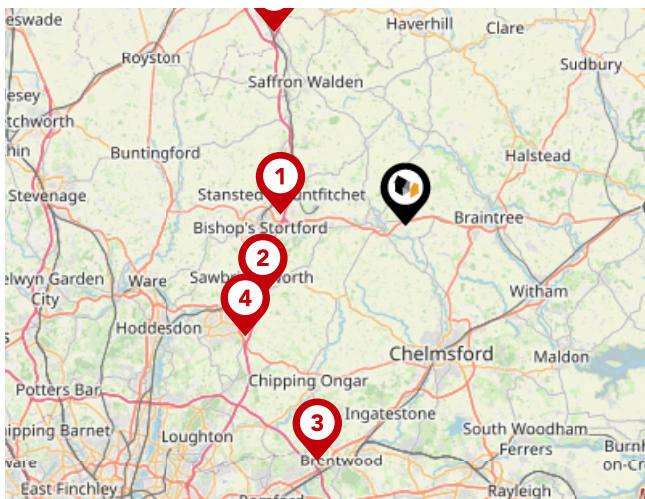
Area

Transport (National)



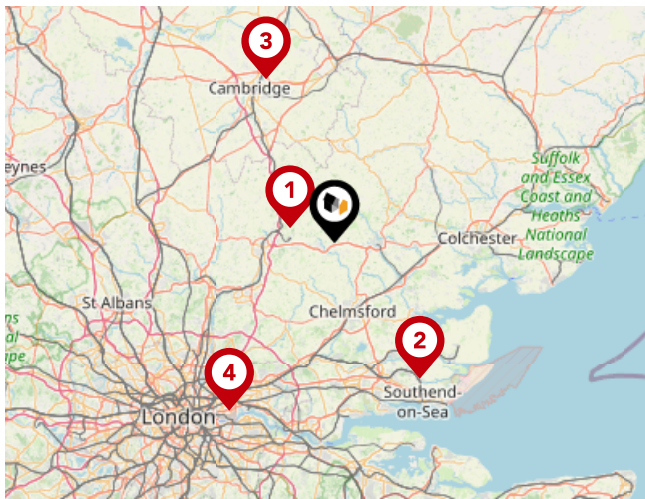
National Rail Stations

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

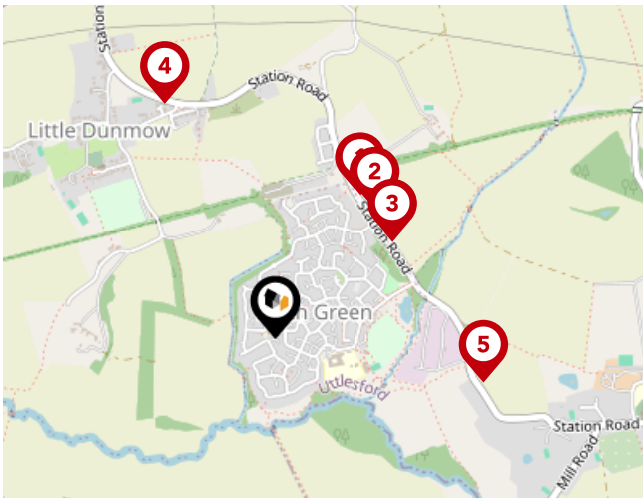


Airports/Helipads

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

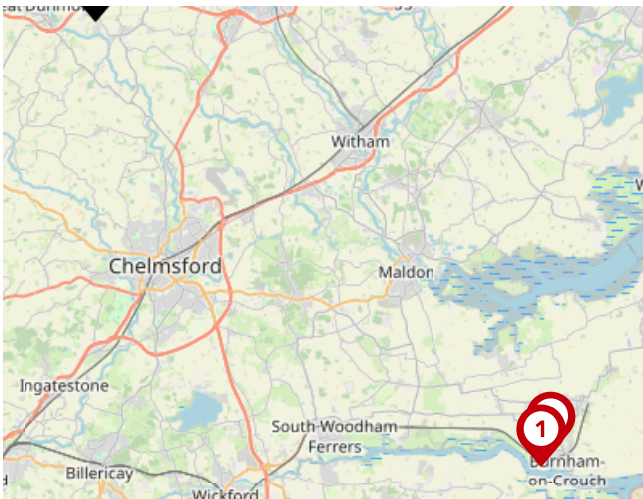
Area

Transport (Local)



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.

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.



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Mackay Property

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www.mackayproperty.co.uk

