

CARL MYERS



BESPOKE ESTATE AGENT

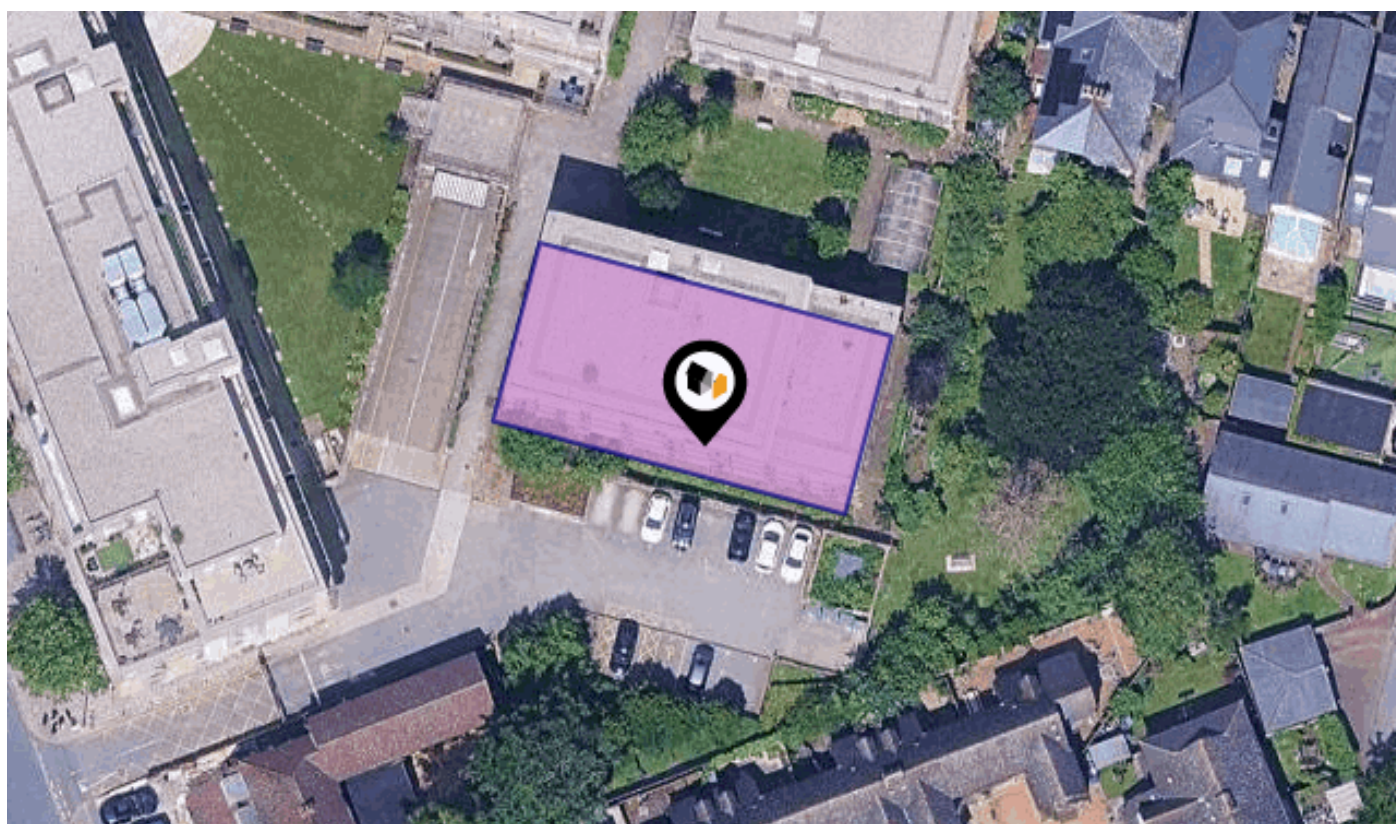


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 22nd April 2025



ELAN HOUSE, 20, CHERRY HINTON ROAD, CAMBRIDGE, CB1

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

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www.carlmyers.co.uk

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aprift
Know any property instantly

Introduction

Our Comments

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Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

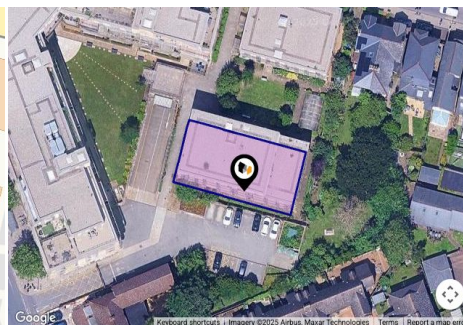
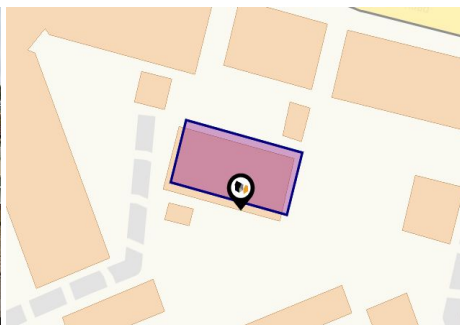
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	09/04/2014
Plot Area:	0.24 acres	End Date:	01/01/2139
Council Tax :	Band C	Lease Term:	125 years (less 1 day) from 1 January 2014
Annual Estimate:	£2,094	Term Remaining:	113 years
Title Number:	CB389813		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property

Multiple Title Plans

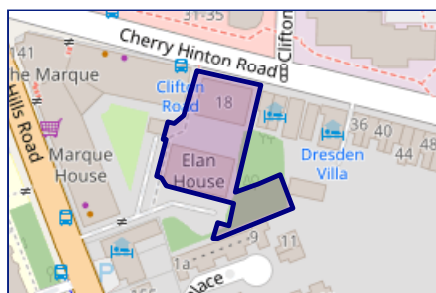
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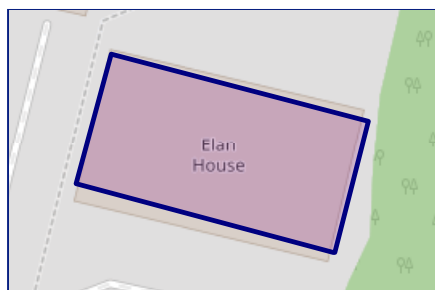
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



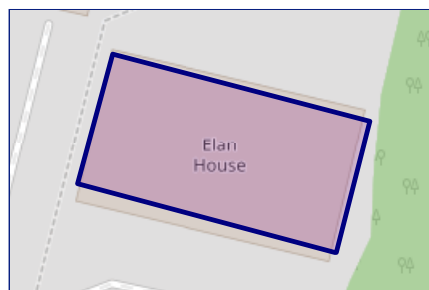
CB385123

Leasehold Title Plans



CB389813

Start Date: 23/02/2014
End Date: 01/01/2139
Lease Term: 125 years from and including 1 January 2014
Term Remaining: 113 years



CB387927

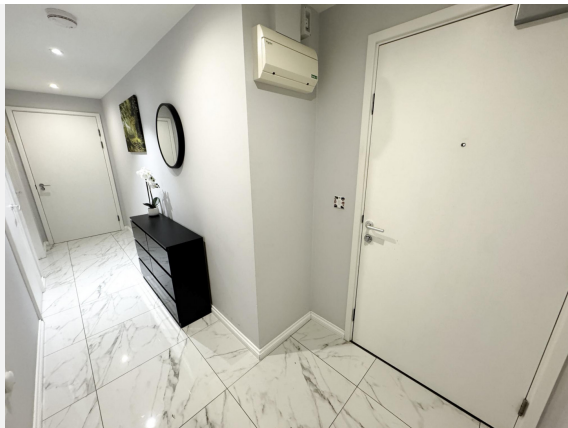
Start Date: 09/04/2014
End Date: 01/01/2139
Lease Term: 125 years (less 1 day) from 1 January 2014
Term Remaining: 113 years

Gallery Photos

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Gallery

Photos

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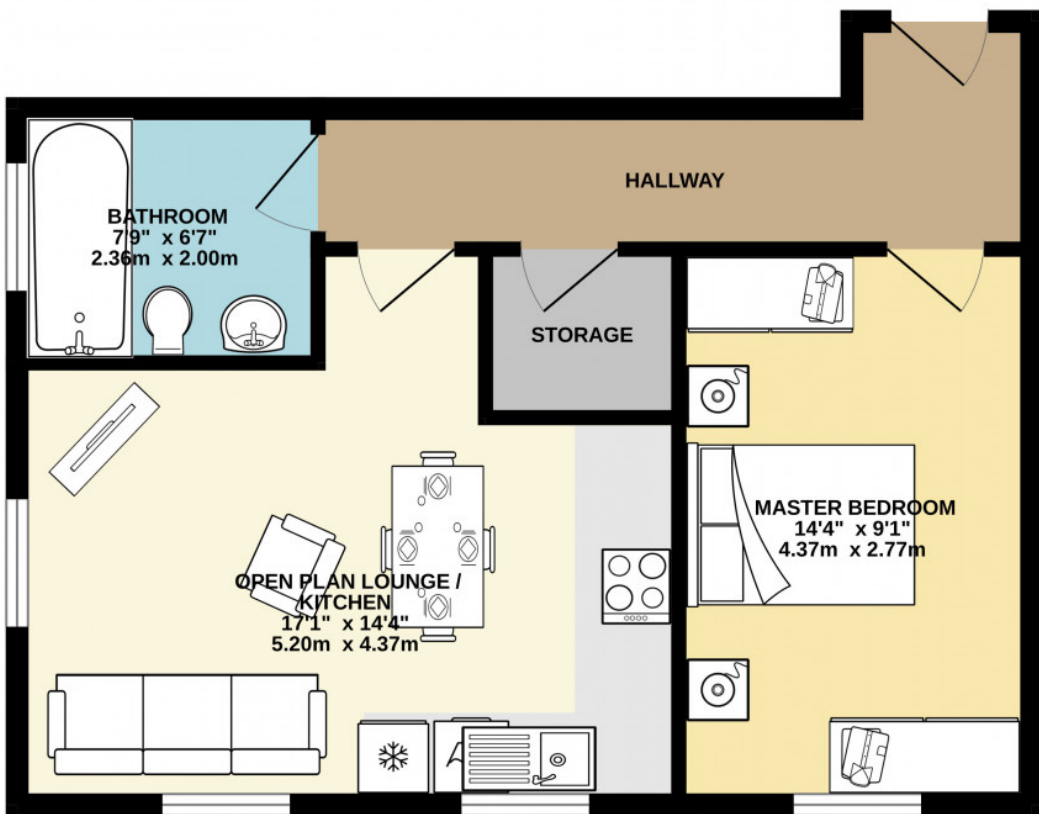


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**ELAN HOUSE, 20, CHERRY HINTON ROAD, CAMBRIDGE,
CB1**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Market

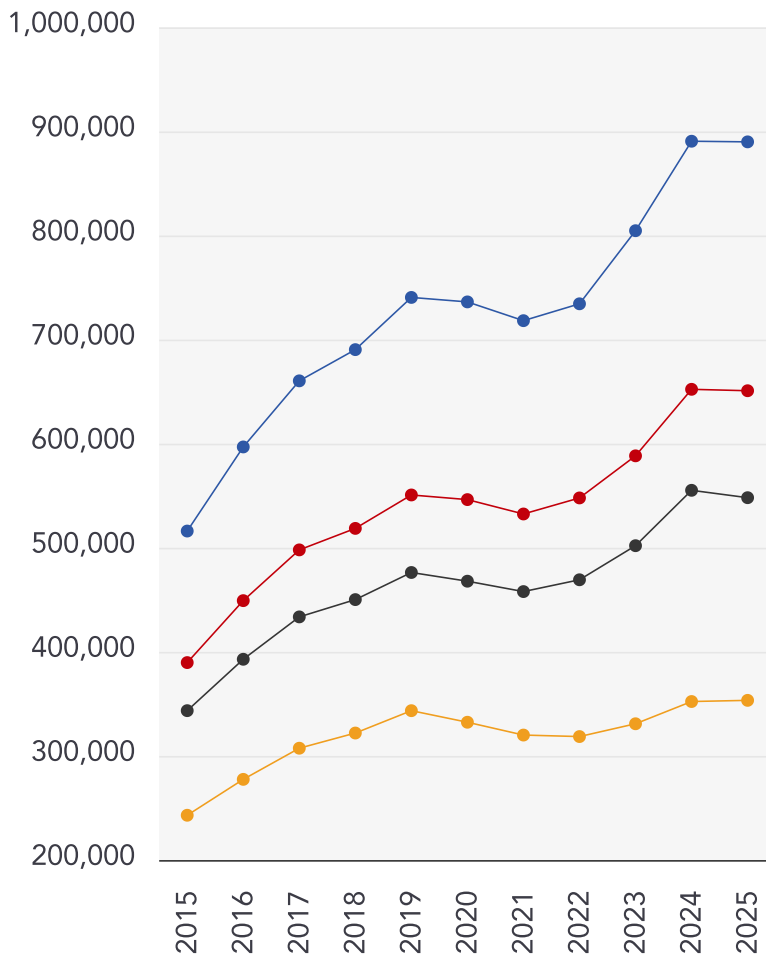
House Price Statistics

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10 Year History of Average House Prices by Property Type in CB1



Detached

+72.45%

Semi-Detached

+67.02%

Terraced

+59.56%

Flat

+45.42%

Maps

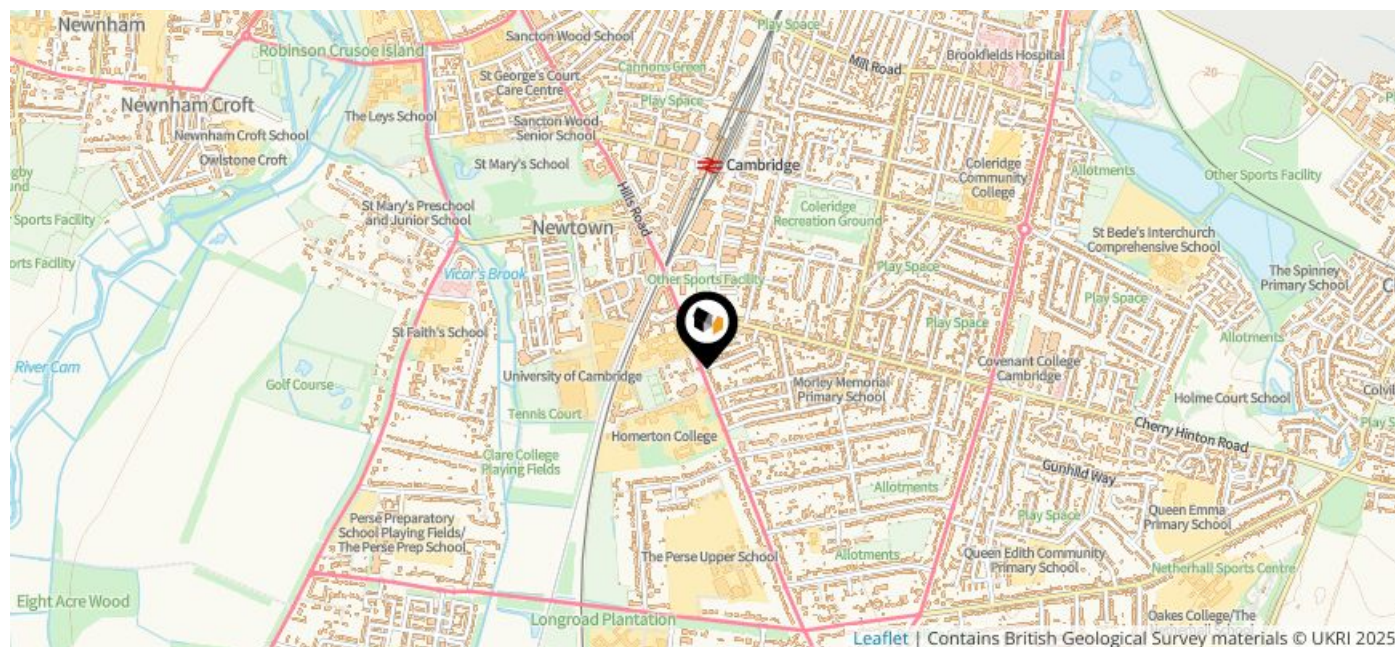
Coal Mining

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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

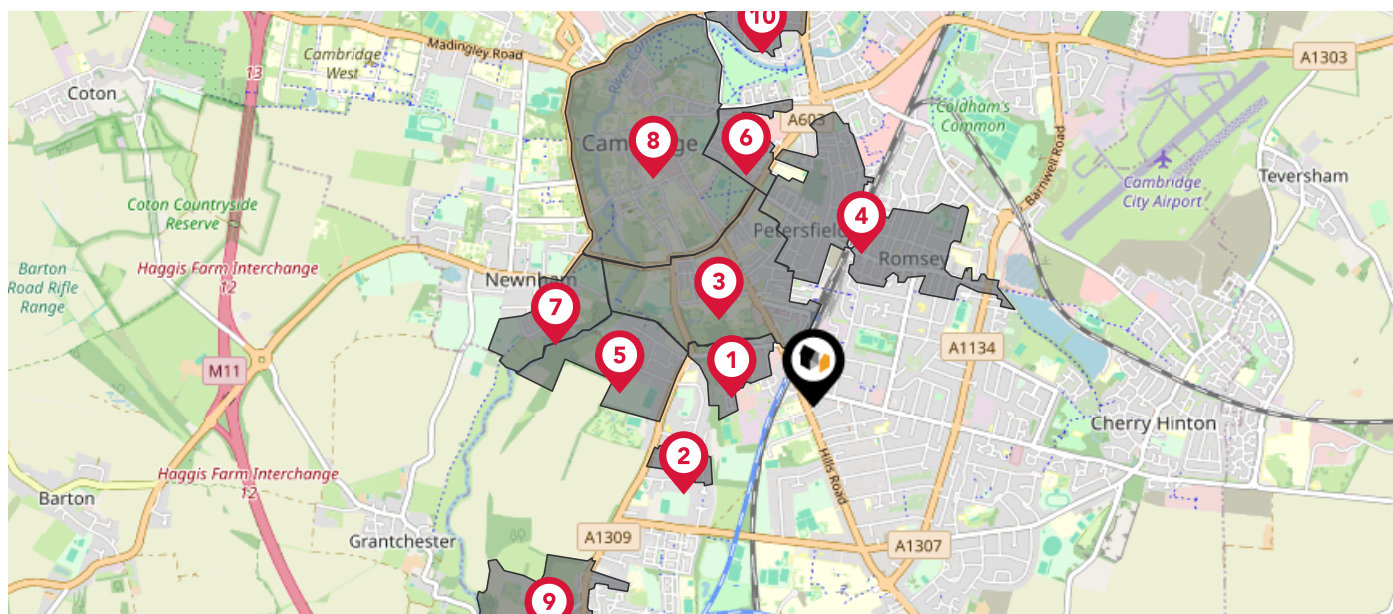
Conservation Areas

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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



Brooklands Avenue



Barrow Road



New Town and Glisson Road



Mill Road



Southacre



The Kite



Newnham Croft



Central



Trumpington



De Freville

Maps

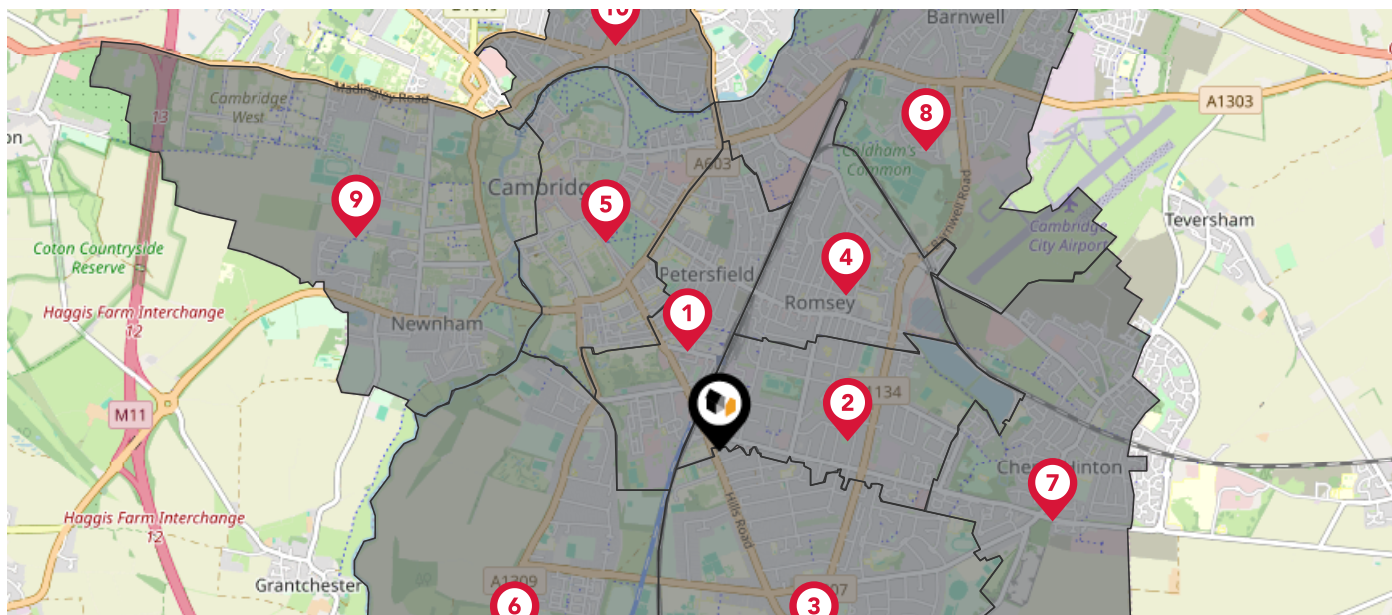
Council Wards

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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



Petersfield Ward



Coleridge Ward



Queen Edith's Ward



Romsey Ward



Market Ward



Trumpington Ward



Cherry Hinton Ward



Abbey Ward



Newnham Ward



West Chesterton Ward

Flood Risk

Rivers & Seas - Flood Risk

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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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) 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.

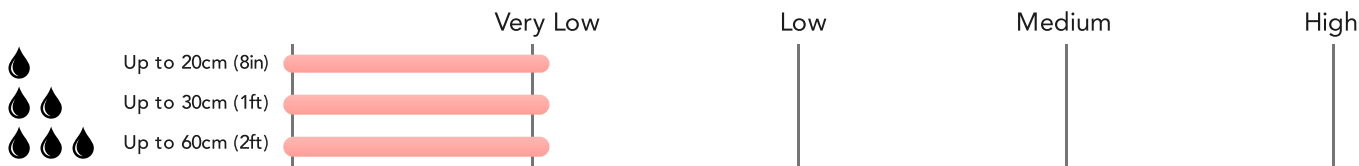


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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

Flood Risk

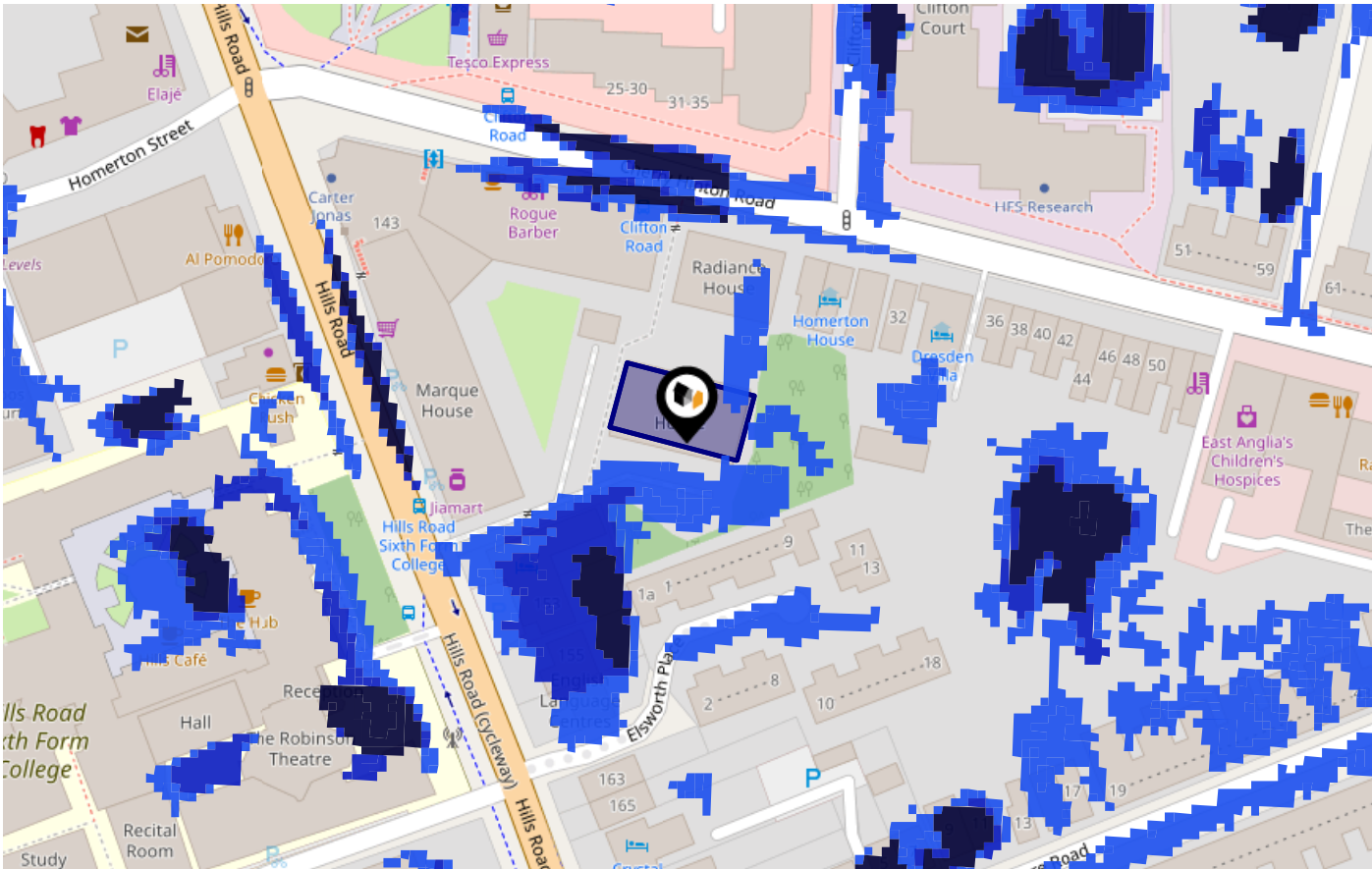
Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

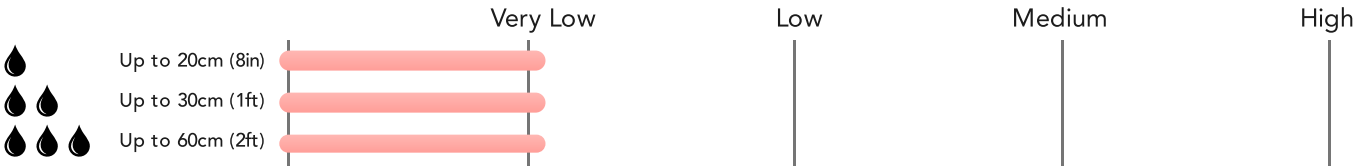


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



Flood Risk

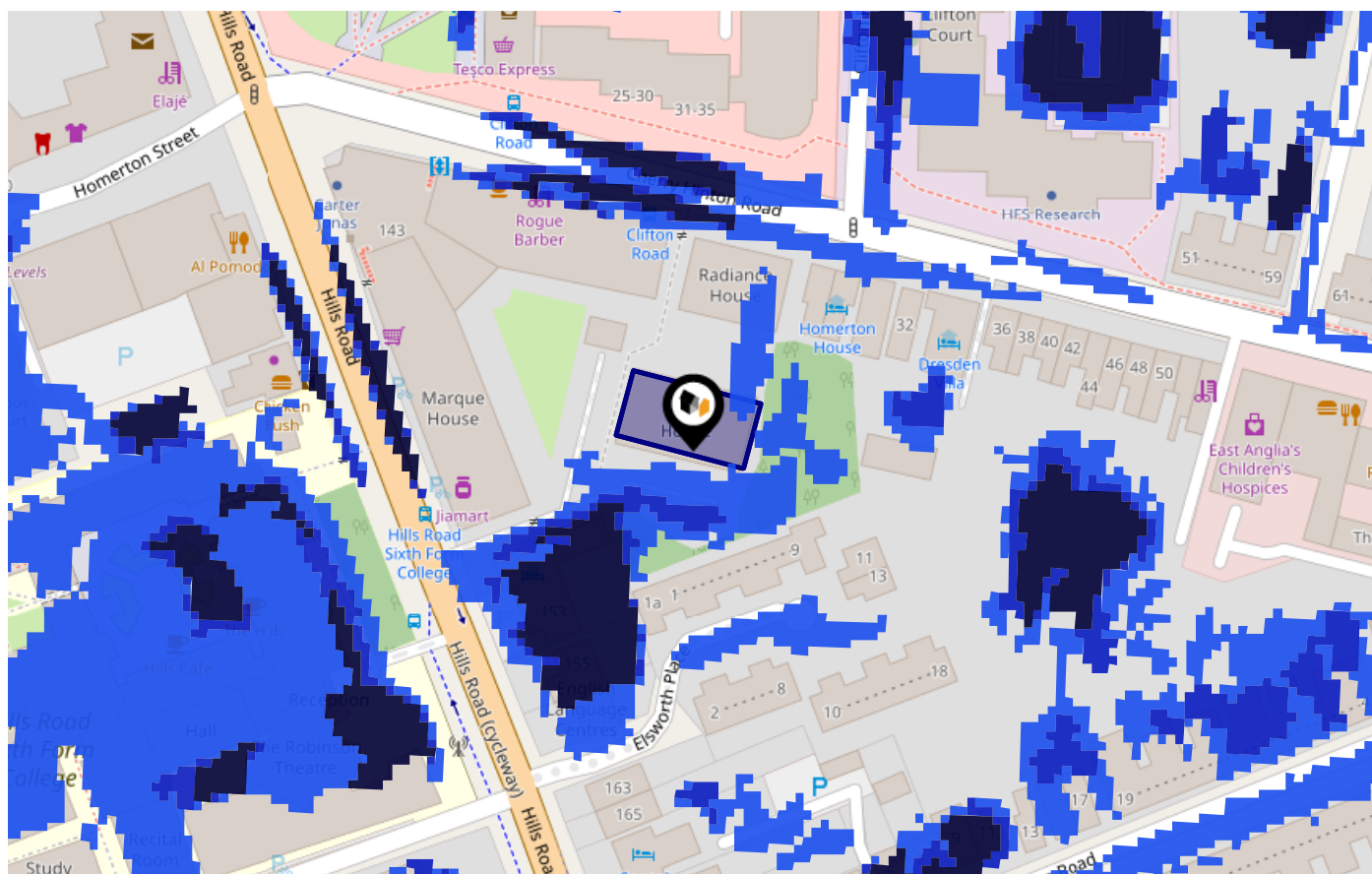
Surface Water - Climate Change

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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.

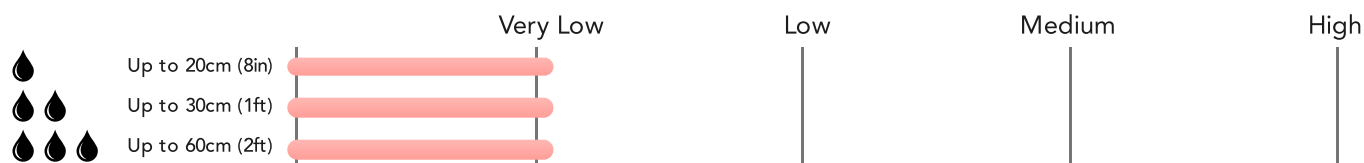


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

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Maps

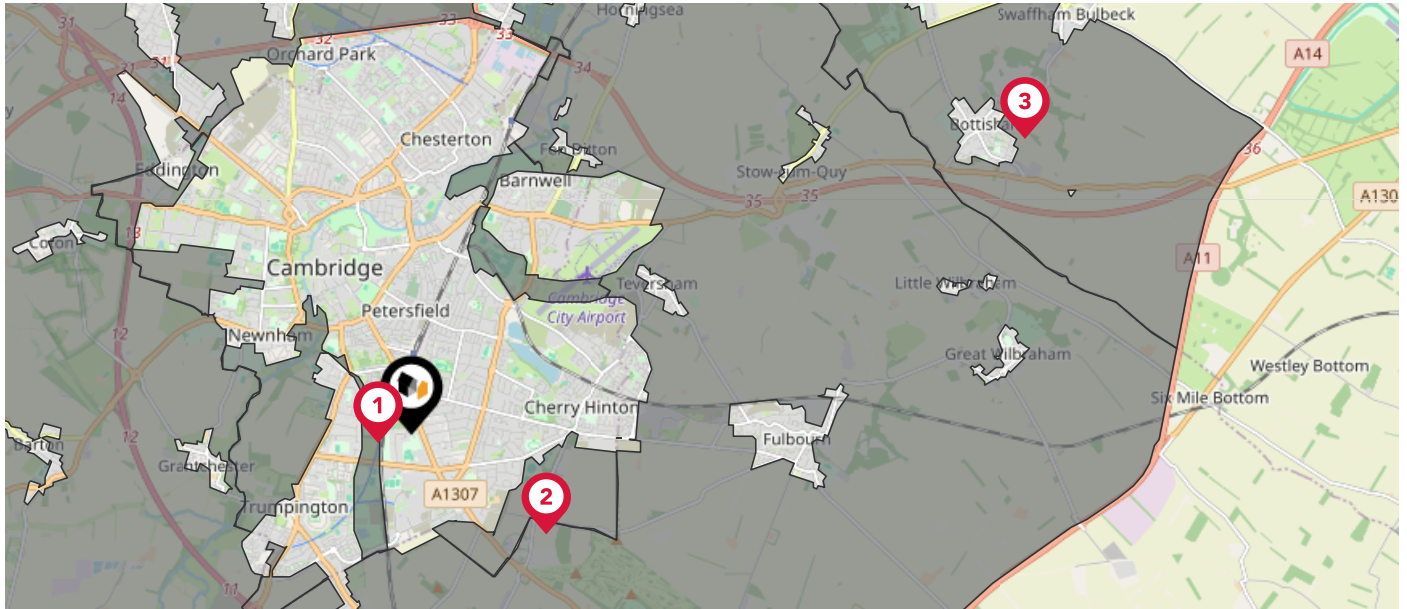
Green Belt

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



Nearby Green Belt Land



Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - Cambridge



Cambridge Green Belt - East Cambridgeshire

Maps

Landfill Sites

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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	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
5	Hill Trees-Stapleford	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
8	Quy Bridge-Quy	Historic Landfill	
9	Quy Mill Hotel-Quy	Historic Landfill	
10	EA/EPR/NP3790NX/A001	Active Landfill	

Maps

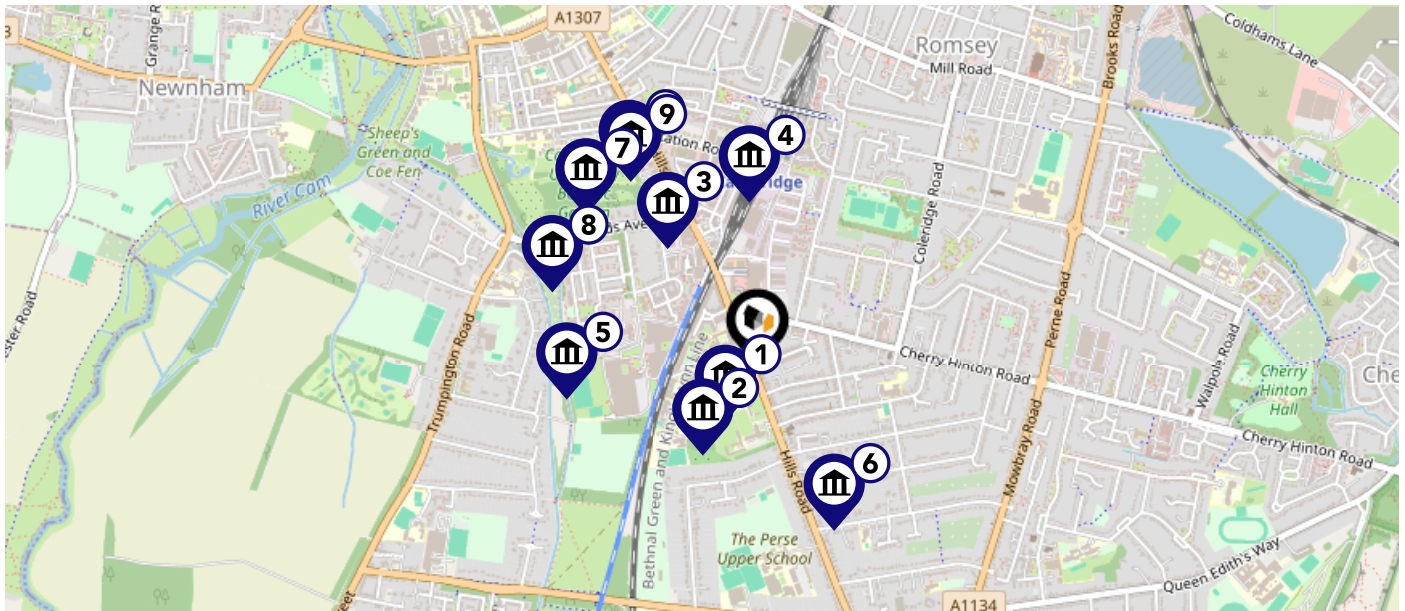
Listed Buildings









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



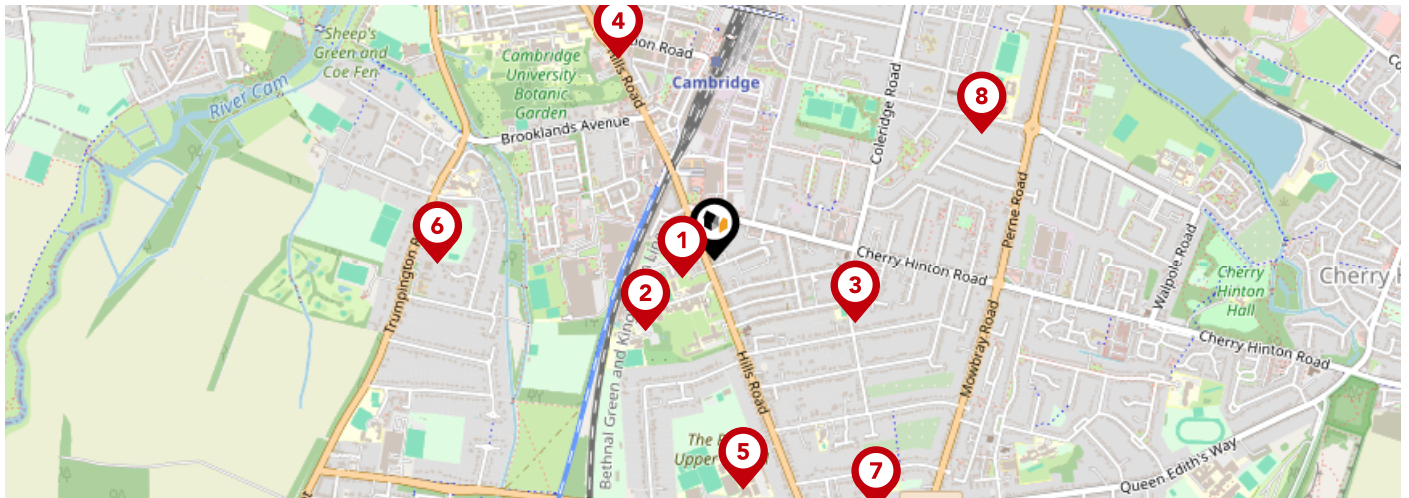
Listed Buildings in the local district	Grade	Distance
 1331852 - Homerton College Trumpington House	Grade II	0.1 miles
 1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.2 miles
 1349070 - Royal Albert Homes	Grade II	0.3 miles
 1343683 - The Railway Station	Grade II	0.4 miles
 1390525 - Regional Seat Of Government	Grade II	0.4 miles
 1375672 - Keelson	Grade II	0.4 miles
 1126273 - Cory Lodge Cory Lodge, Botanic Garden	Grade II	0.5 miles
 1126232 - Brooklands	Grade II	0.5 miles
 1391728 - Milestone Outside 100 Hills Road	Grade II	0.5 miles
 1268368 - War Memorial	Grade II	0.5 miles

Area Schools

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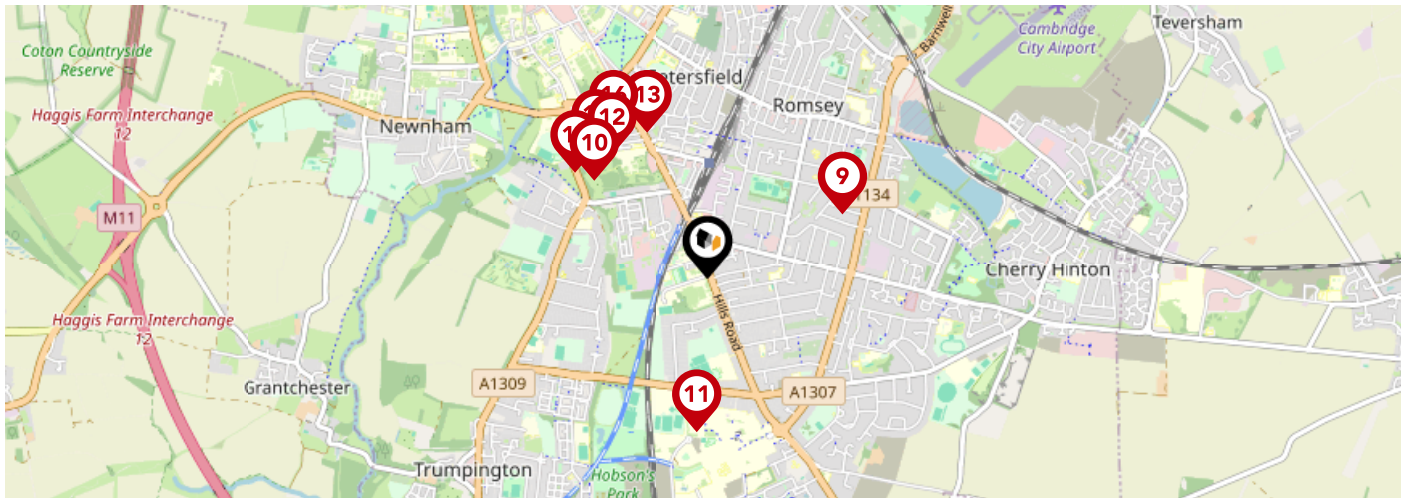
		Nursery	Primary	Secondary	College	Private
1	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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		Nursery	Primary	Secondary	College	Private
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

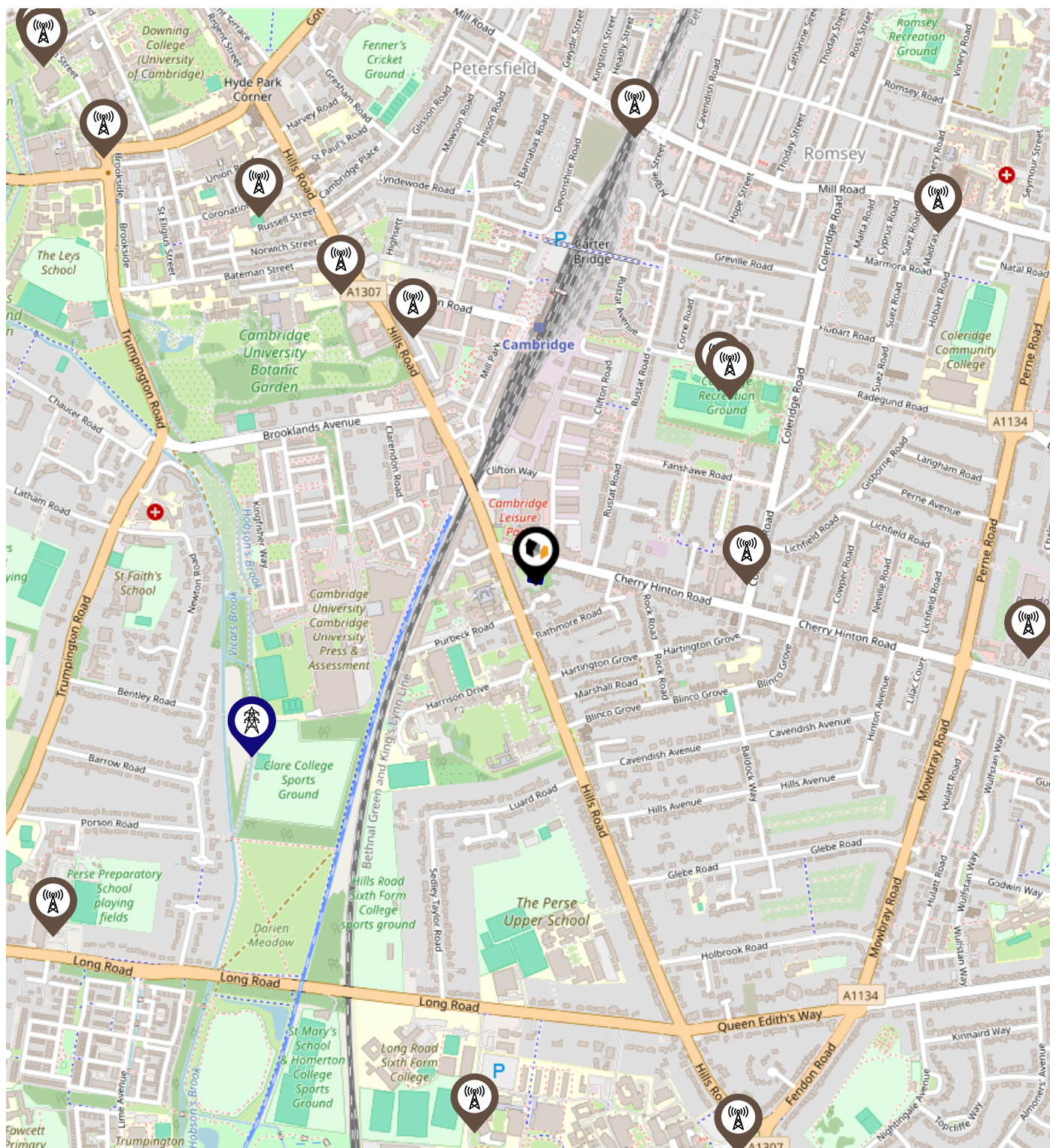
Local Area

Masts & Pylons



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Key:

-  Power Pylons
-  Communication Masts

Environment

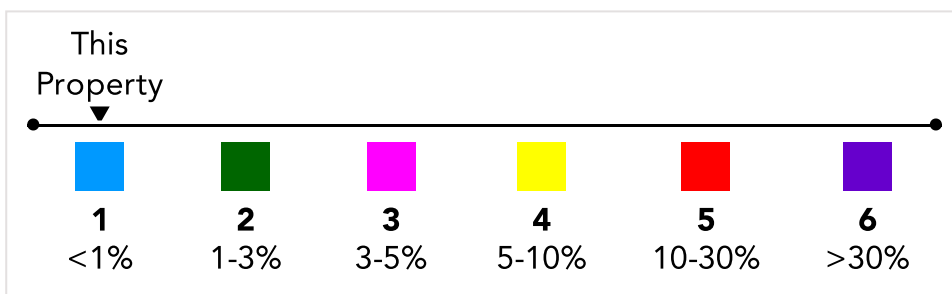
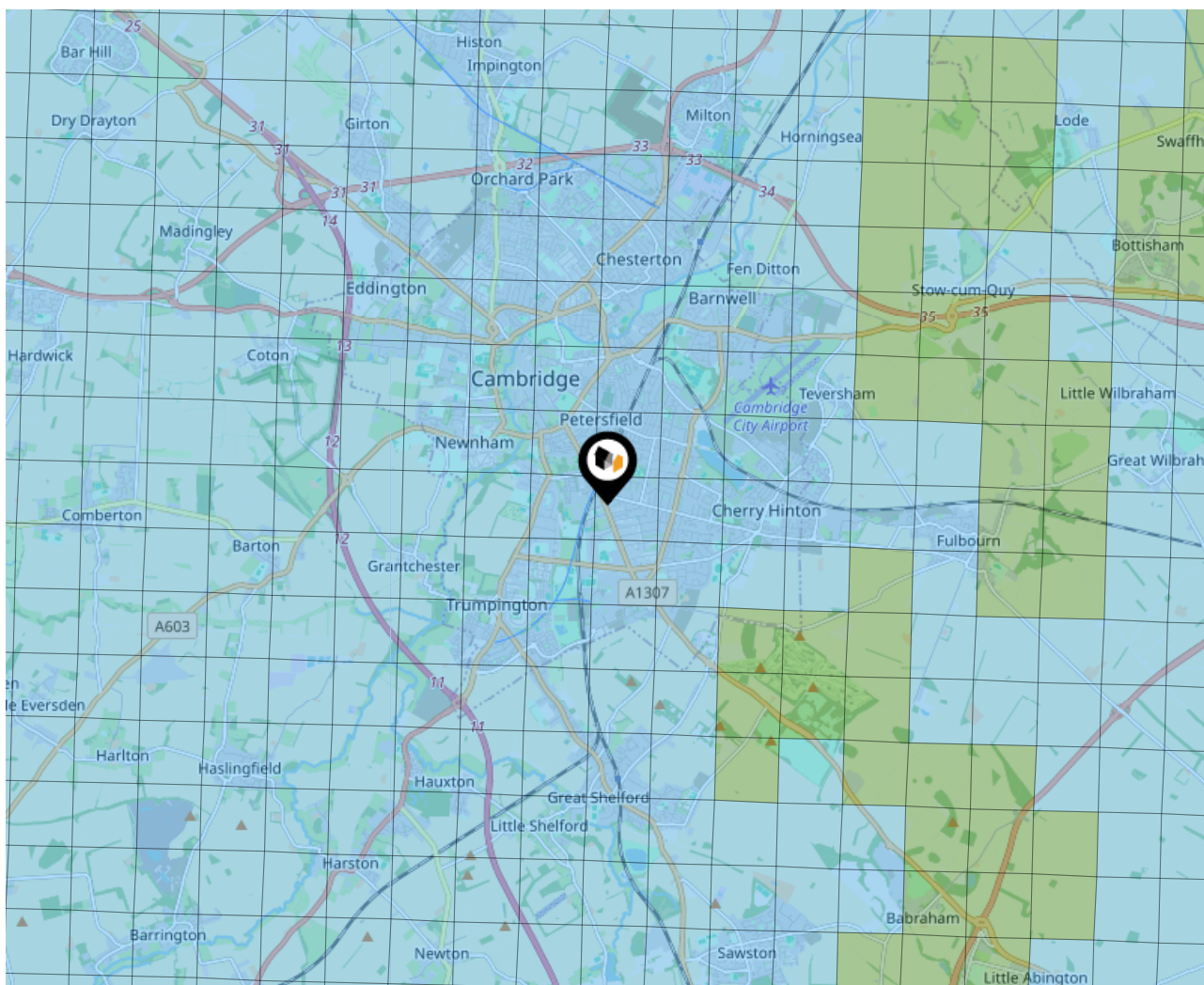
Radon Gas



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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).

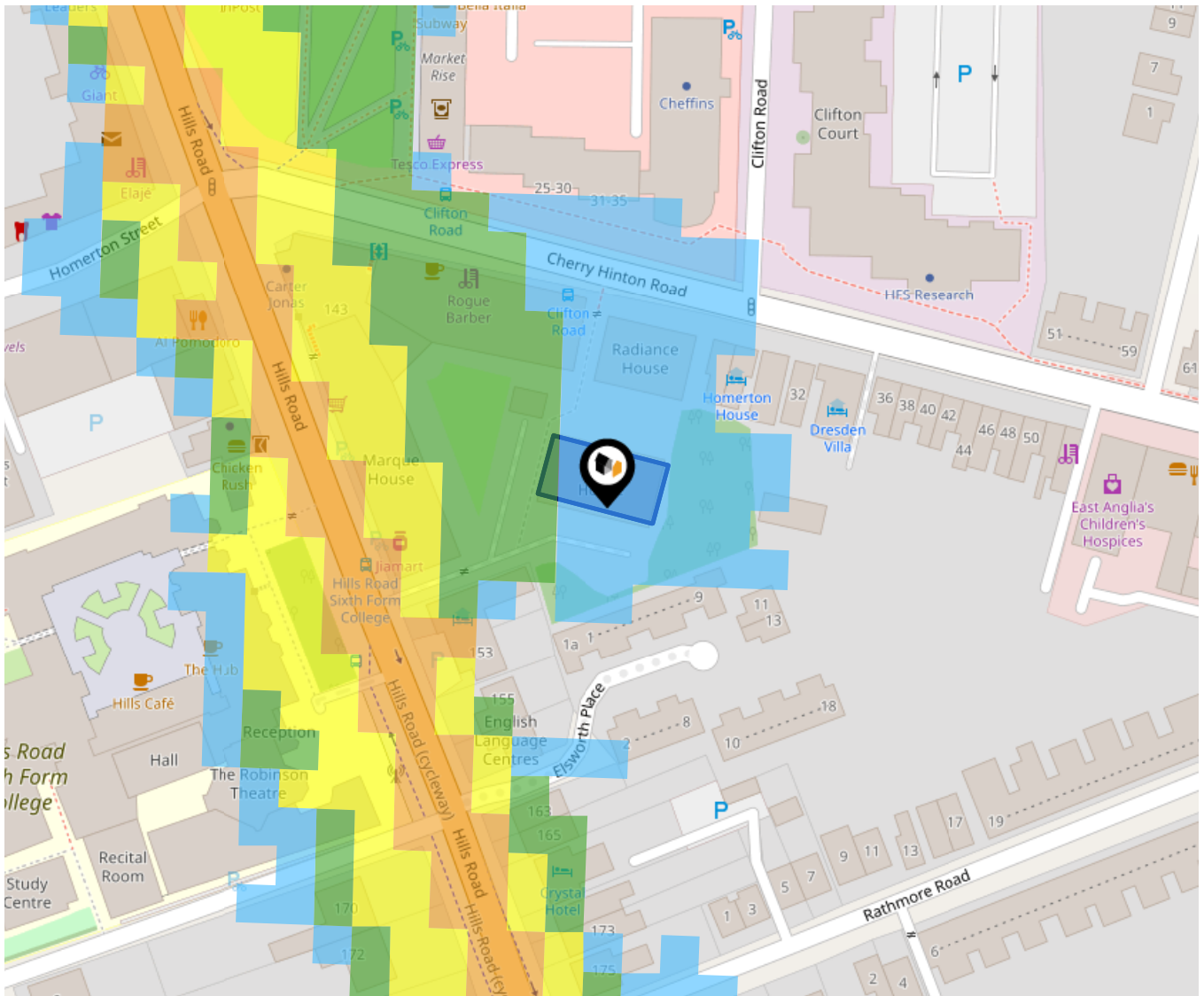


Local Area Road Noise

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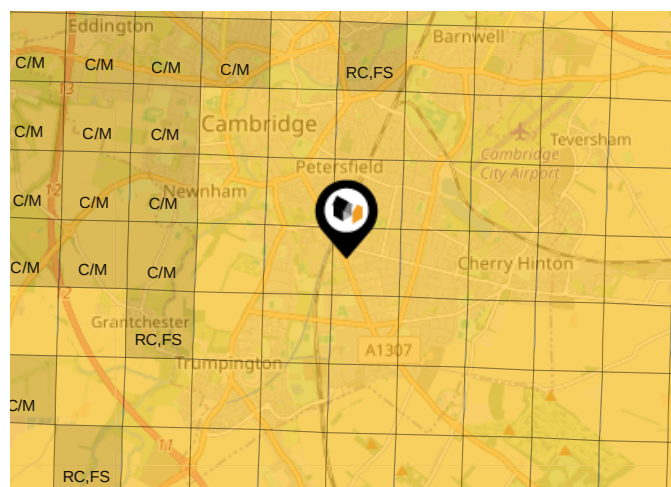
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

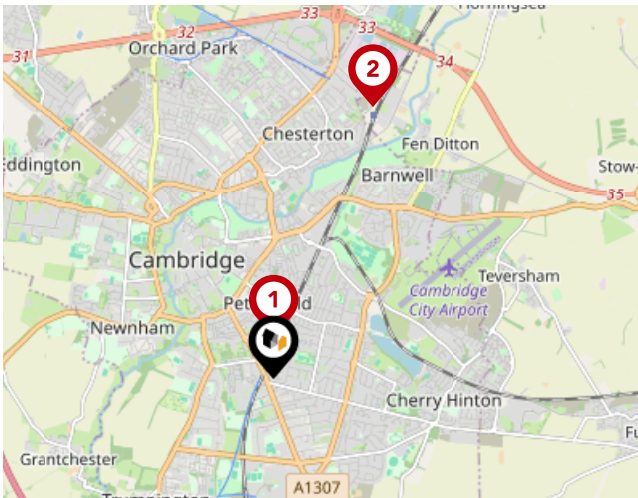
Area

Transport (National)

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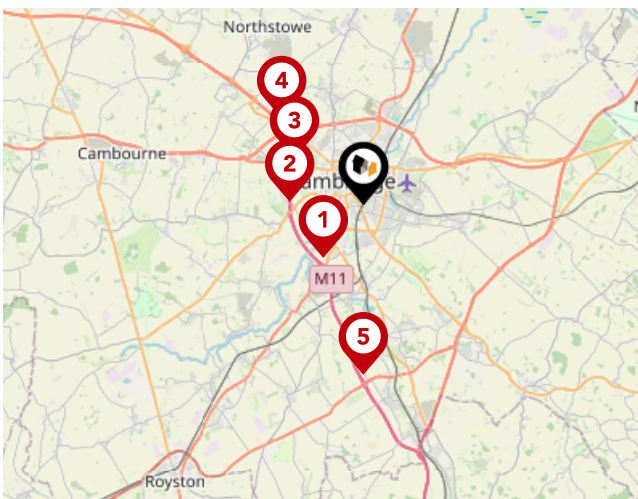


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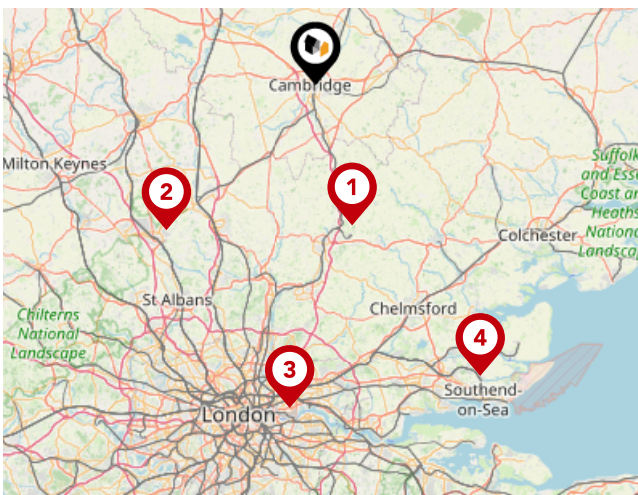
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.39 miles
2	Cambridge North Rail Station	2.64 miles
3	Waterbeach Rail Station	5.7 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.43 miles
2	M11 J12	2.67 miles
3	M11 J13	3.01 miles
4	M11 J14	4.29 miles
5	M11 J10	6.22 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.37 miles
2	Luton Airport	30.55 miles
3	Silvertown	47.55 miles
4	Southend-on-Sea	49.22 miles

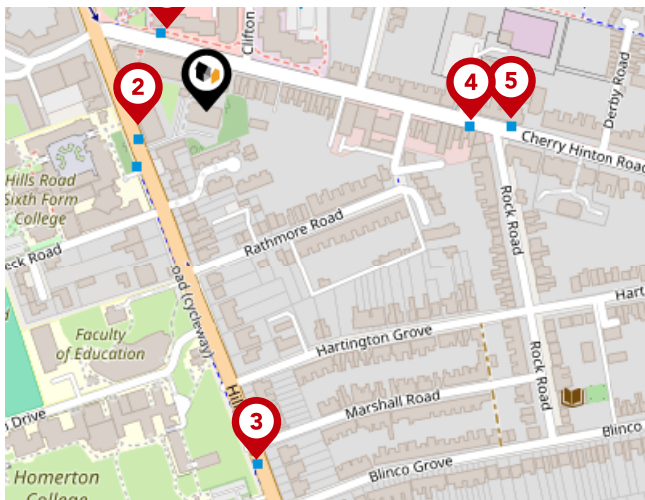
Area

Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Clifton Road	0.05 miles
2	Hills Rd 6th Form Col	0.04 miles
3	Blinco Grove	0.2 miles
4	Rock Road	0.15 miles
5	Rock Road	0.17 miles

Carl Myers Bespoke Estate Agent powered by eXp **About Us**

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

Carl Myers Bespoke Estate

Agent powered by eXp

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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