

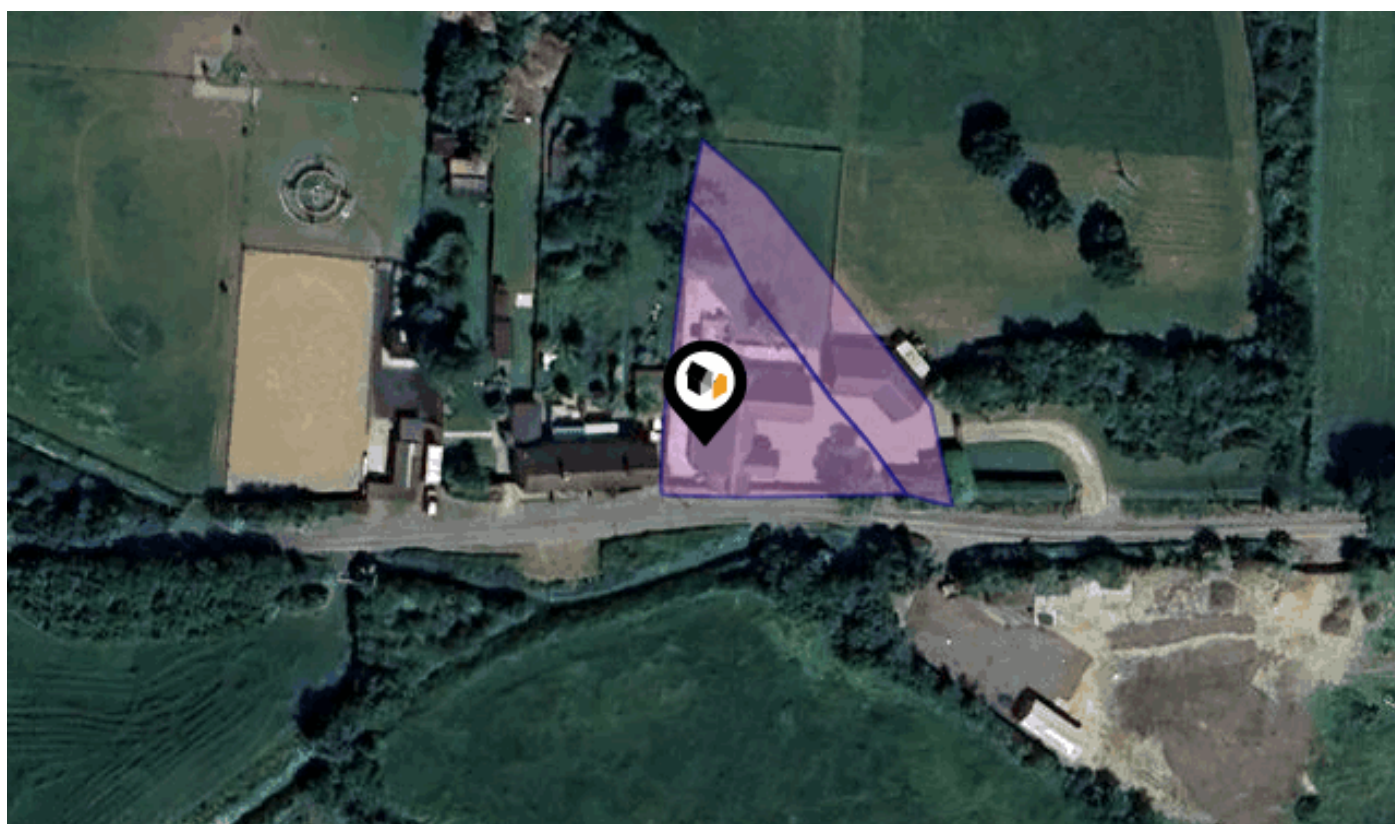


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 16th April 2025



REDFEN ROAD, LITTLE THETFORD, ELY, CB6

Kingsman Real Estate

5 Signet Court, Swanns Road, Cambridge CB5 8LA

01223 655156

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www.kingsmanrealestate.co.uk

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aprift
Know any property instantly



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	2,238 ft ² / 208 m ²		
Plot Area:	0.43 acres		
Council Tax :	Band D		
Annual Estimate:	£2,374		
Title Number:	CB324910		

Local Area

Local Authority:

Conservation Area:

Flood Risk:

Rivers & Seas

Surface Water

East cambridgeshire

No

Very low

Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

4


53


-


mb/s

mb/s

mb/s











Mobile Coverage:


(based on calls indoors)

























Satellite/Fibre TV Availability:














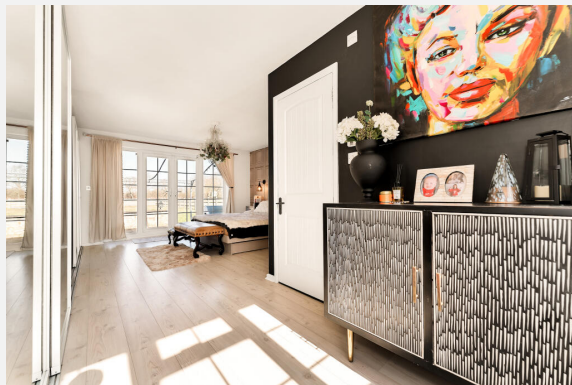
Planning records for: *Redfen Road, Little Thetford, Ely, CB6*

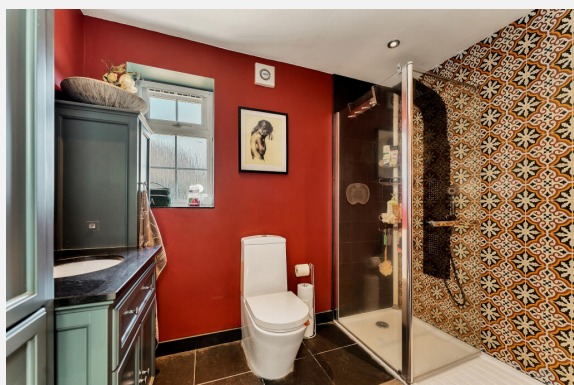
Reference - 06/01058/FUL
Decision: Permitted
Date: 04th September 2006
Description: Proposed rear and side single storey extension.

Reference - 12/00973/NMAA
Decision: Decided
Date: 20th September 2013
Description: Non material amendment to previously approved loft conversion and separate garage/gymnasium

Reference - 16/01673/FUL
Decision: Refused
Date: 25th November 2016
Description: Proposed new dwelling

Reference - 05/00061/OUT
Decision: Refused
Date: 20th January 2005
Description: Erection of single storey chalet bungalow dwelling.



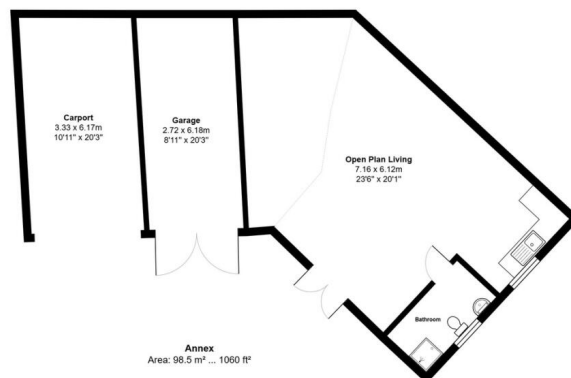
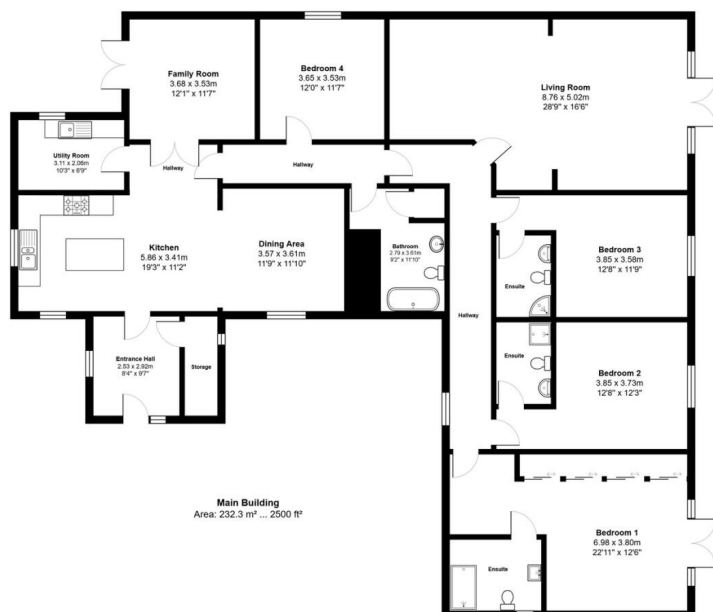


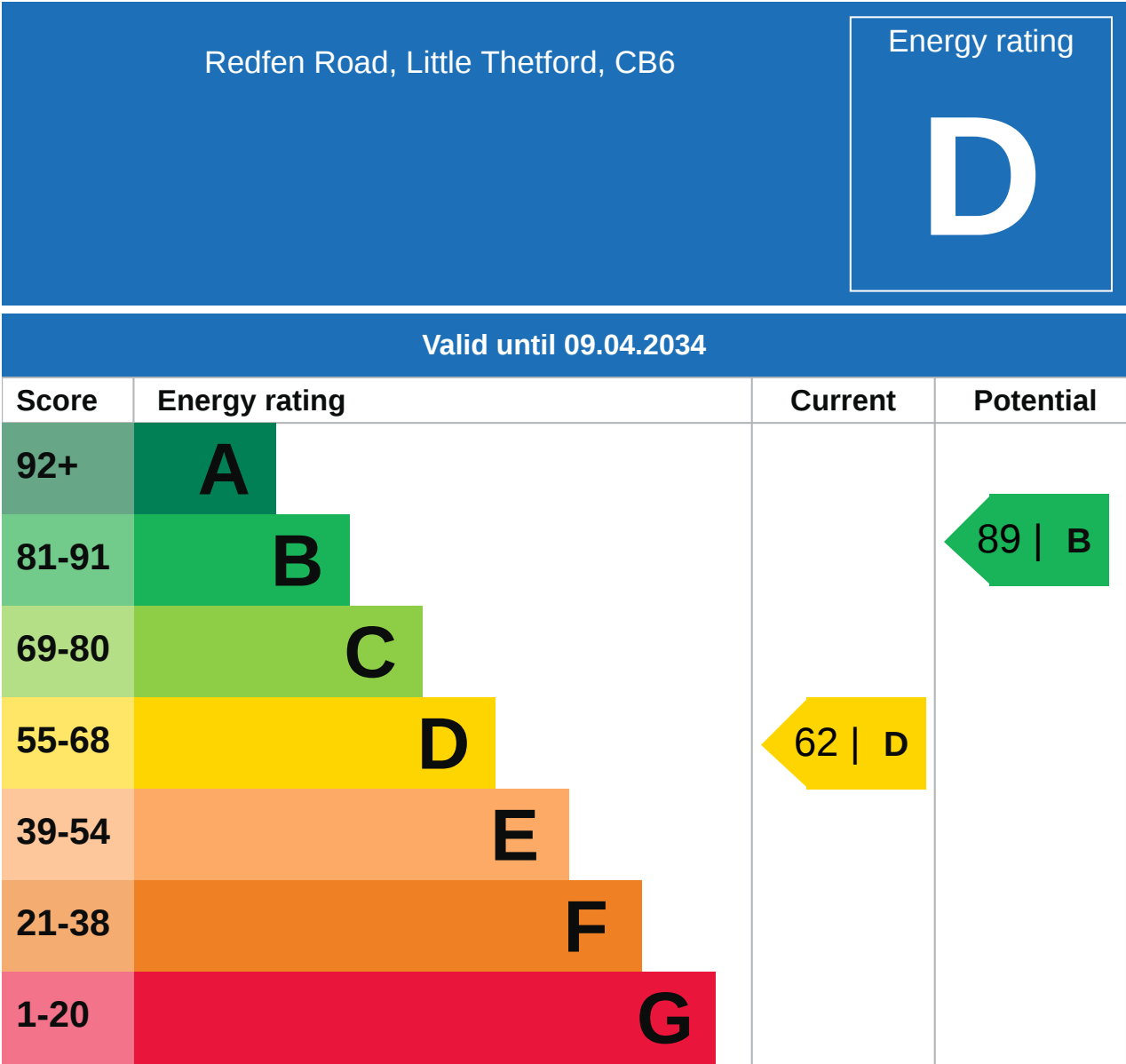




REDFEN ROAD, LITTLE THETFORD, ELY, CB6

Total Area: 330.8 m² ... 3560 ft²
All measurements are approximate and for display purposes only

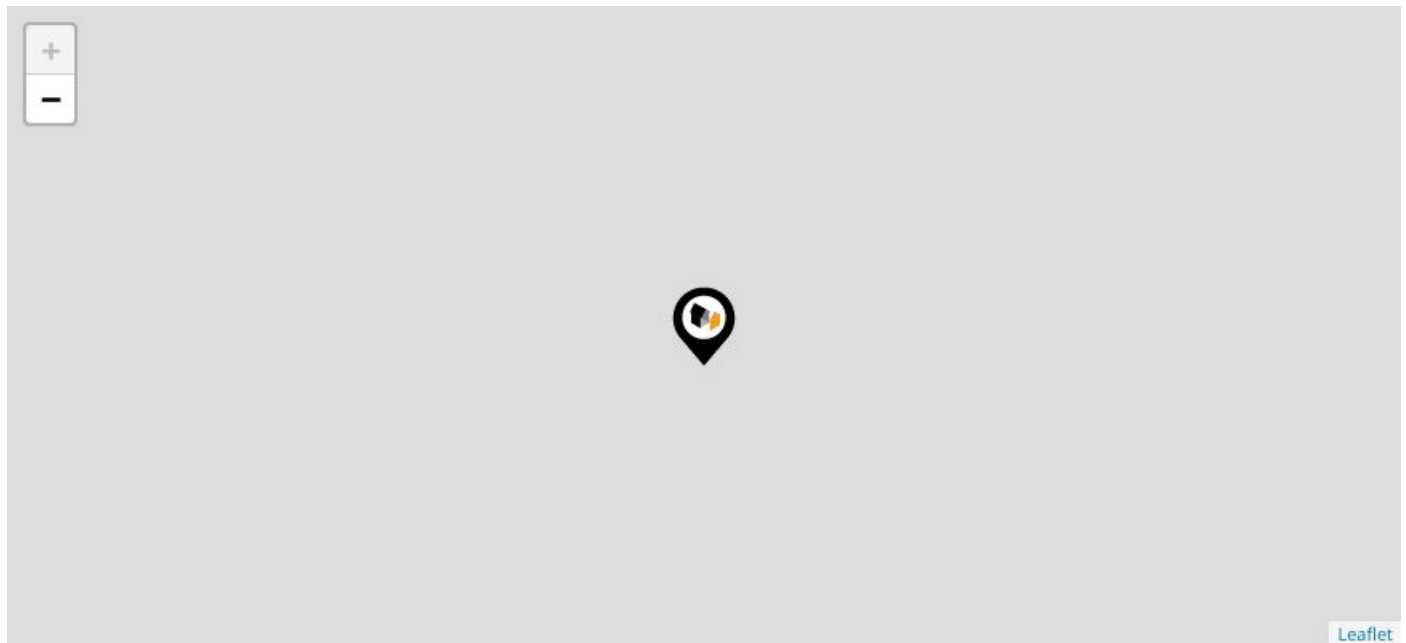




Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	208 m ²

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.

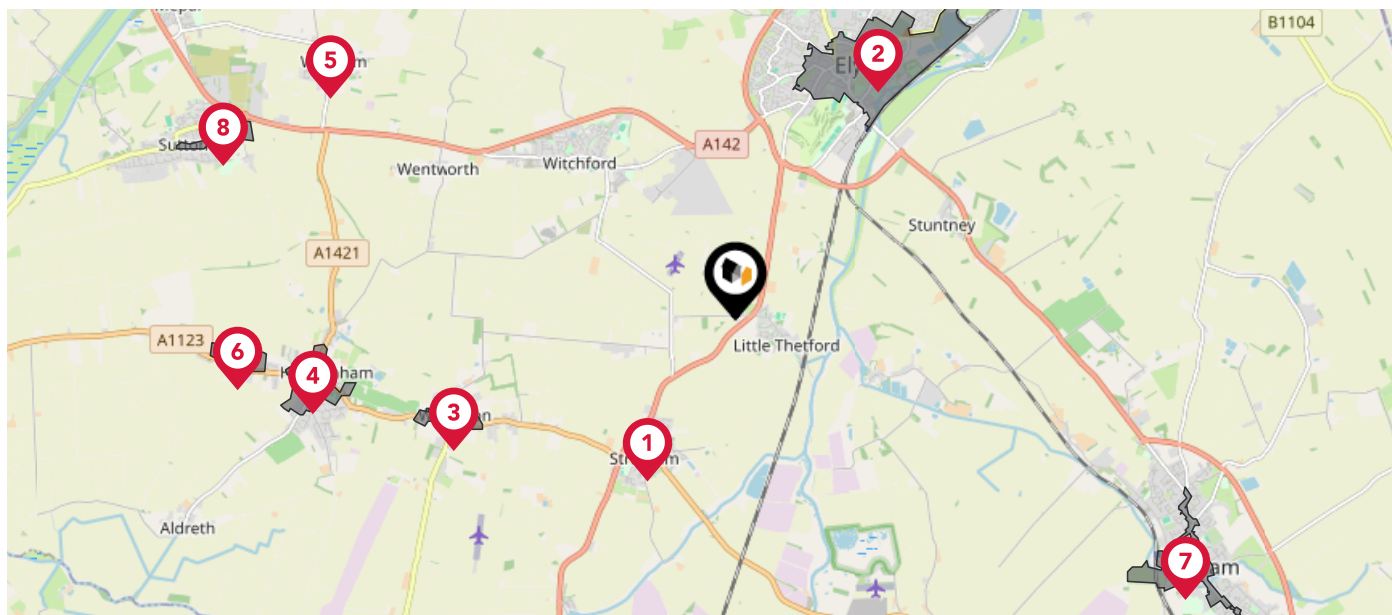
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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



Stretham



Ely



Wilburton



Haddenham



Witcham



Haddenham Hill Row



Soham



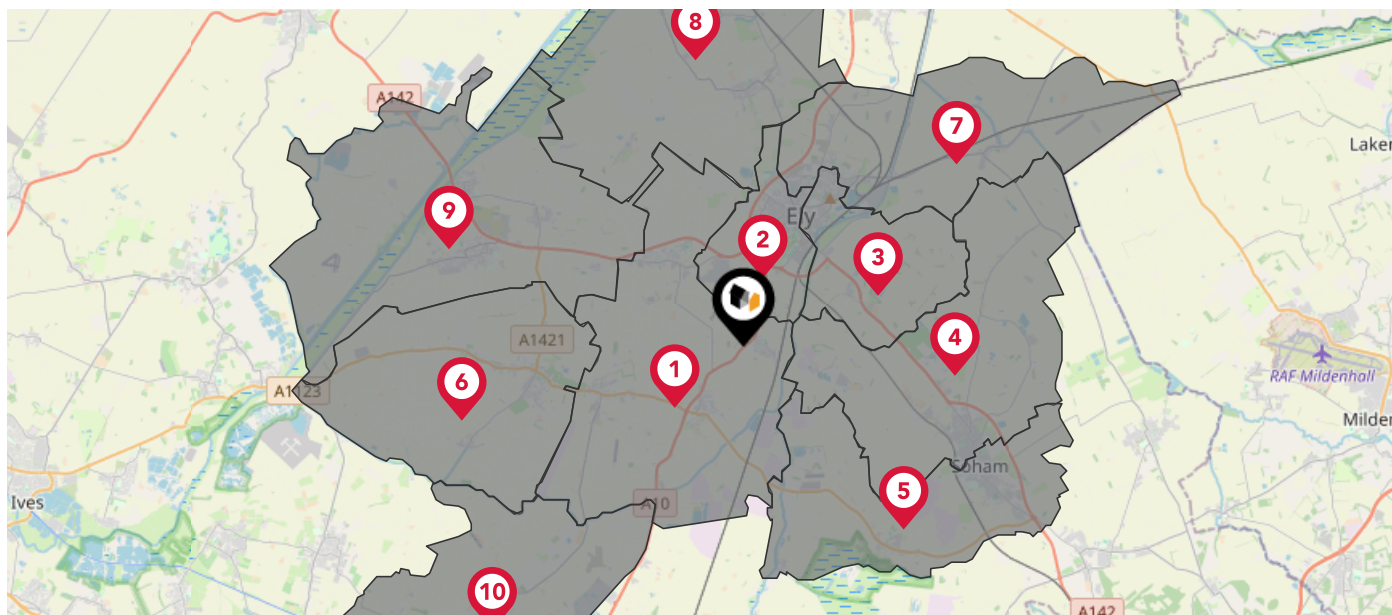
Sutton

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



Stretham Ward



Ely West Ward



Ely East Ward



Soham North Ward



Soham South Ward



Haddenham Ward



Ely North Ward



Downham Villages Ward



Sutton Ward



Cottenham Ward

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.

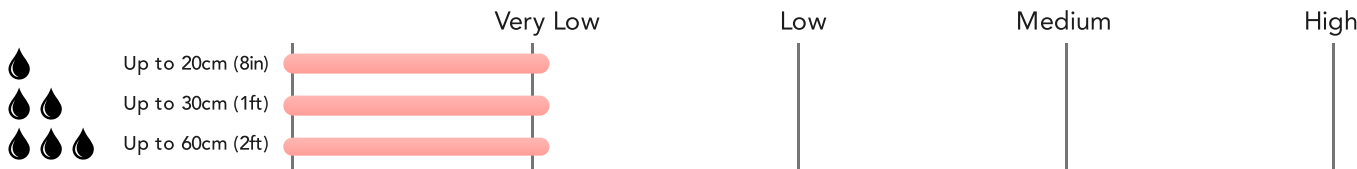


Risk Rating: Very low

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 (0.25%) 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:

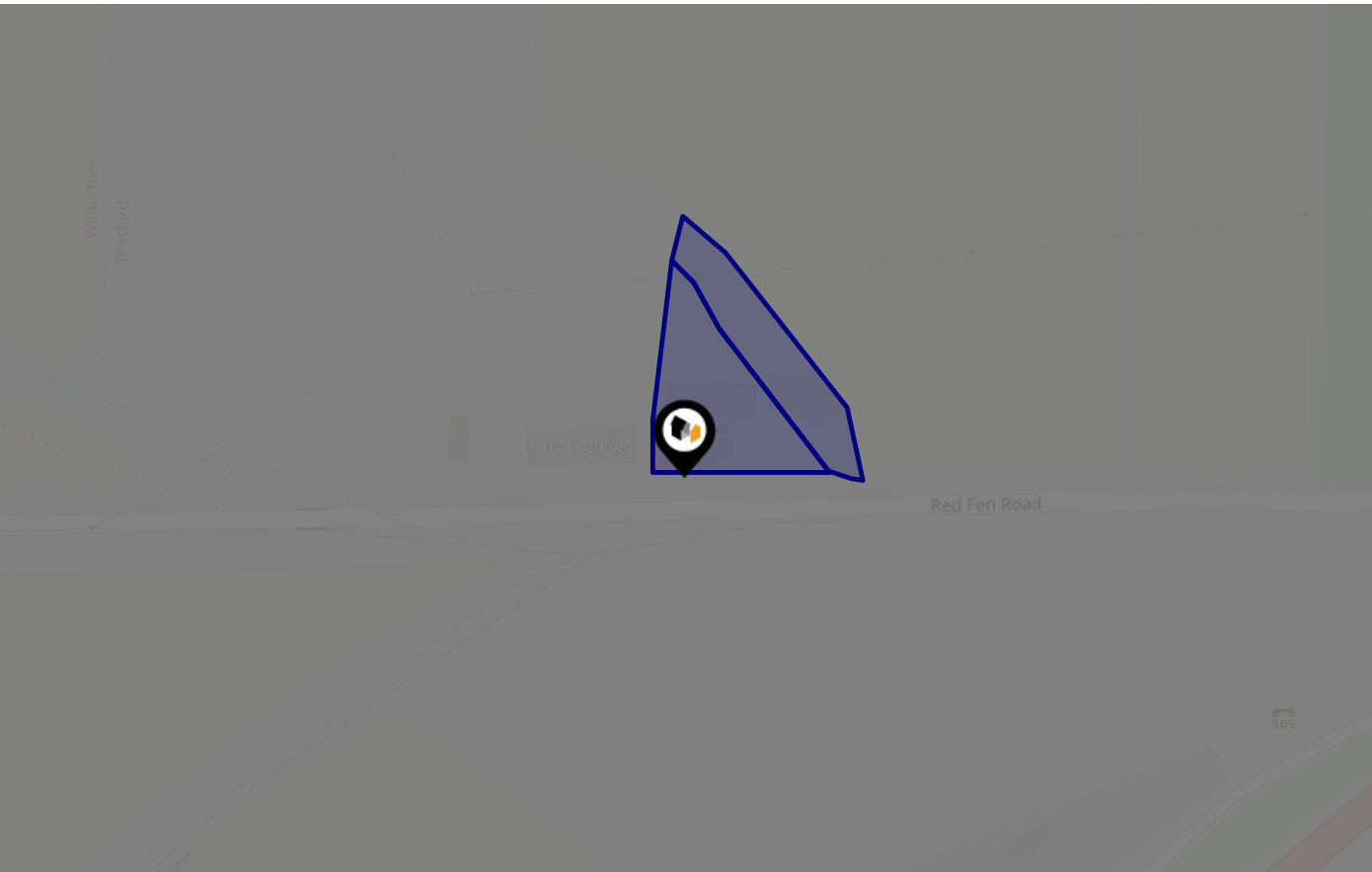


Flood Risk

Rivers & Seas - Climate Change



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.

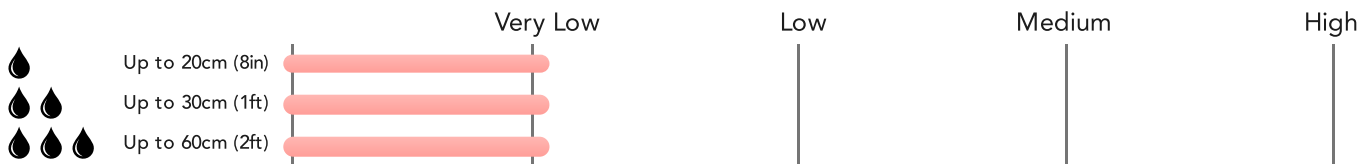


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Chance of flooding to the following depths at this property:

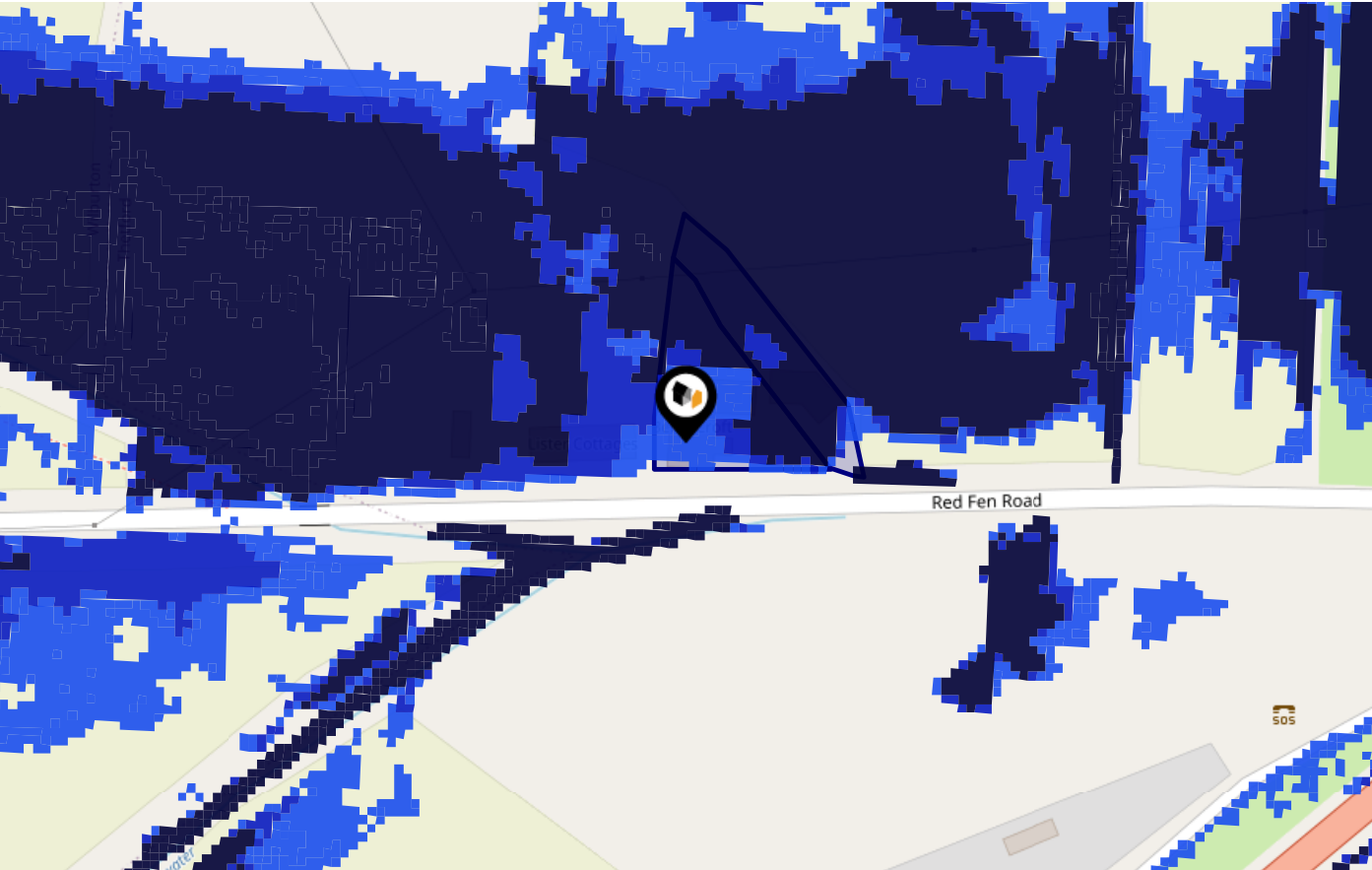


Flood Risk

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: 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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- 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:

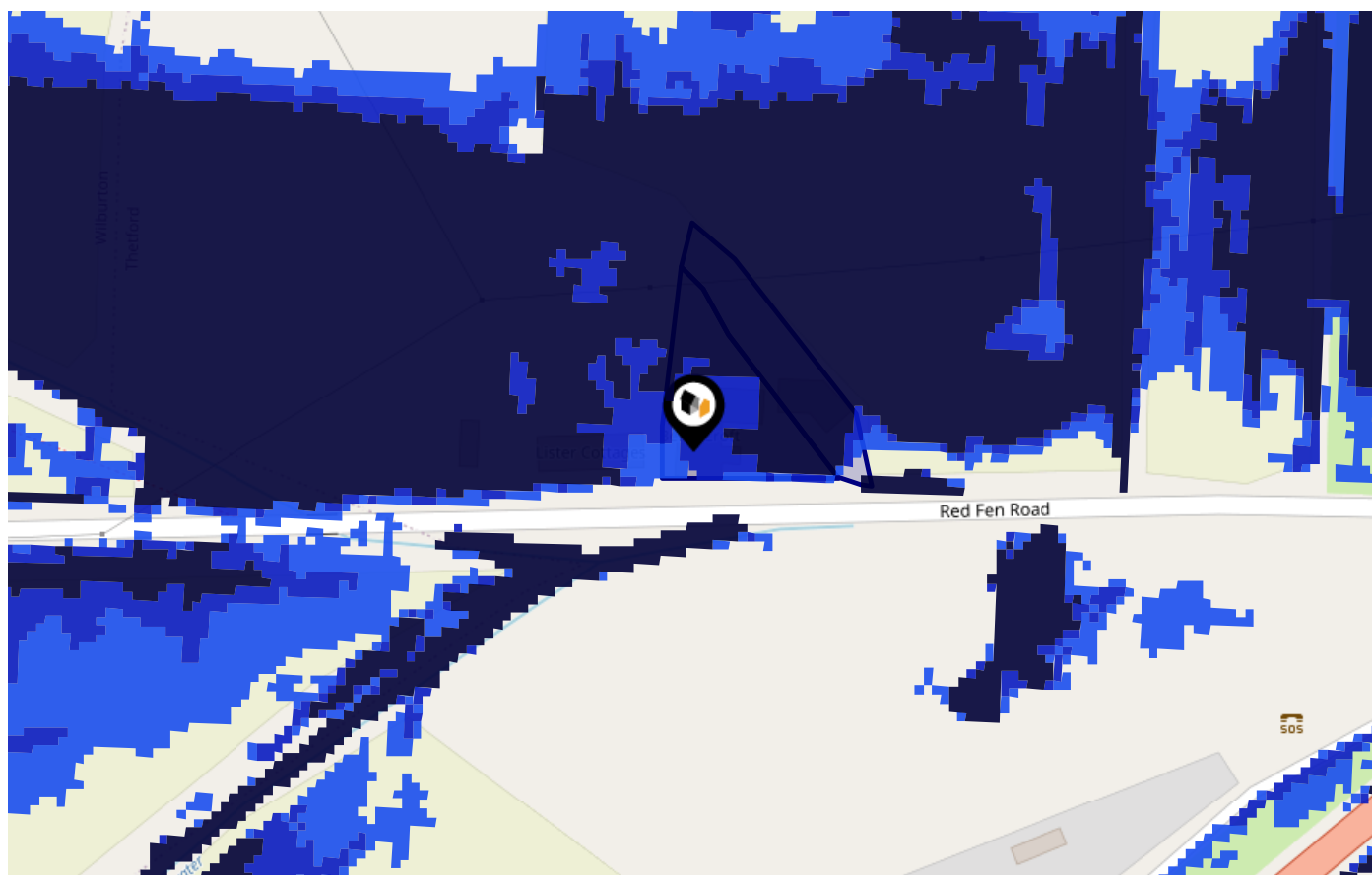


Flood Risk

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: Medium

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.

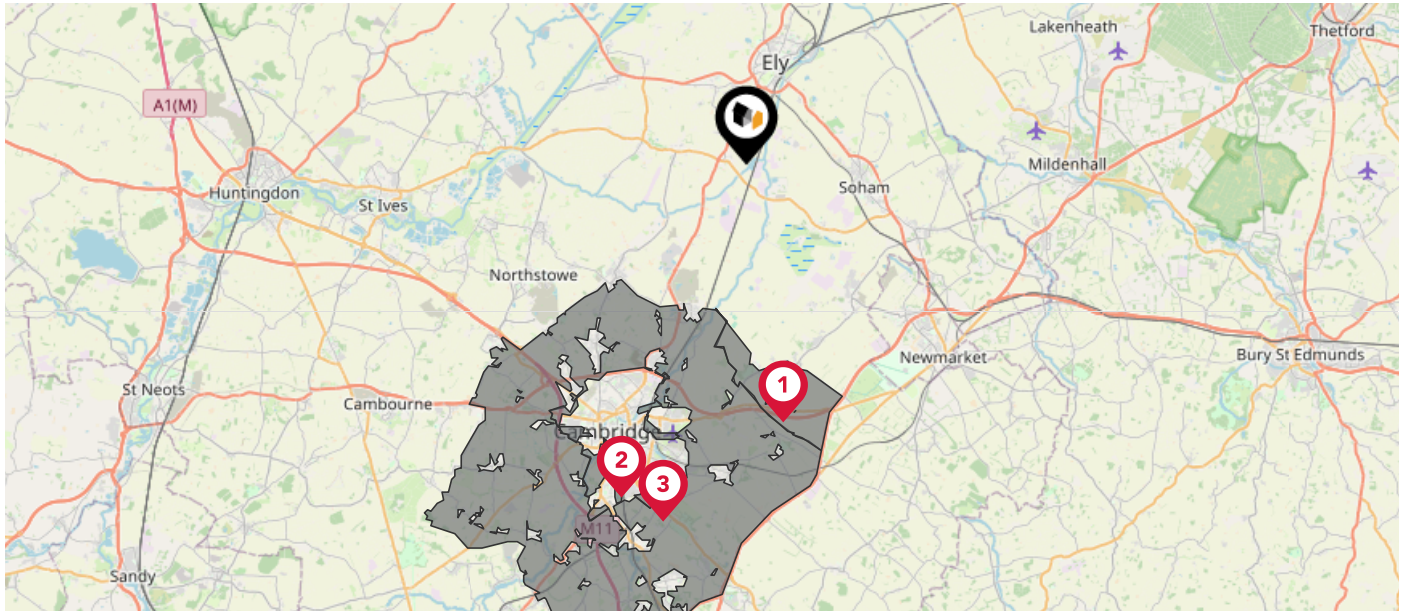
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



KFB - Key Facts For Buyers

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



Nearby Green Belt Land



Cambridge Green Belt - East Cambridgeshire



Cambridge Green Belt - South Cambridgeshire



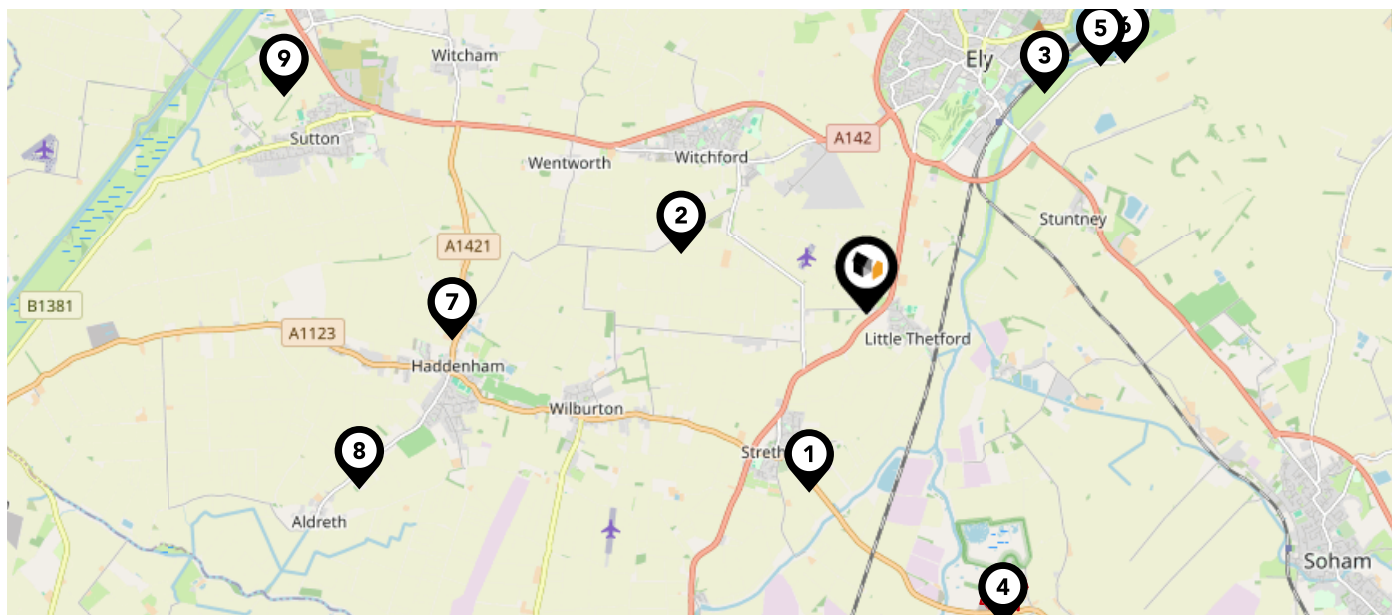
Cambridge Green Belt - Cambridge

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

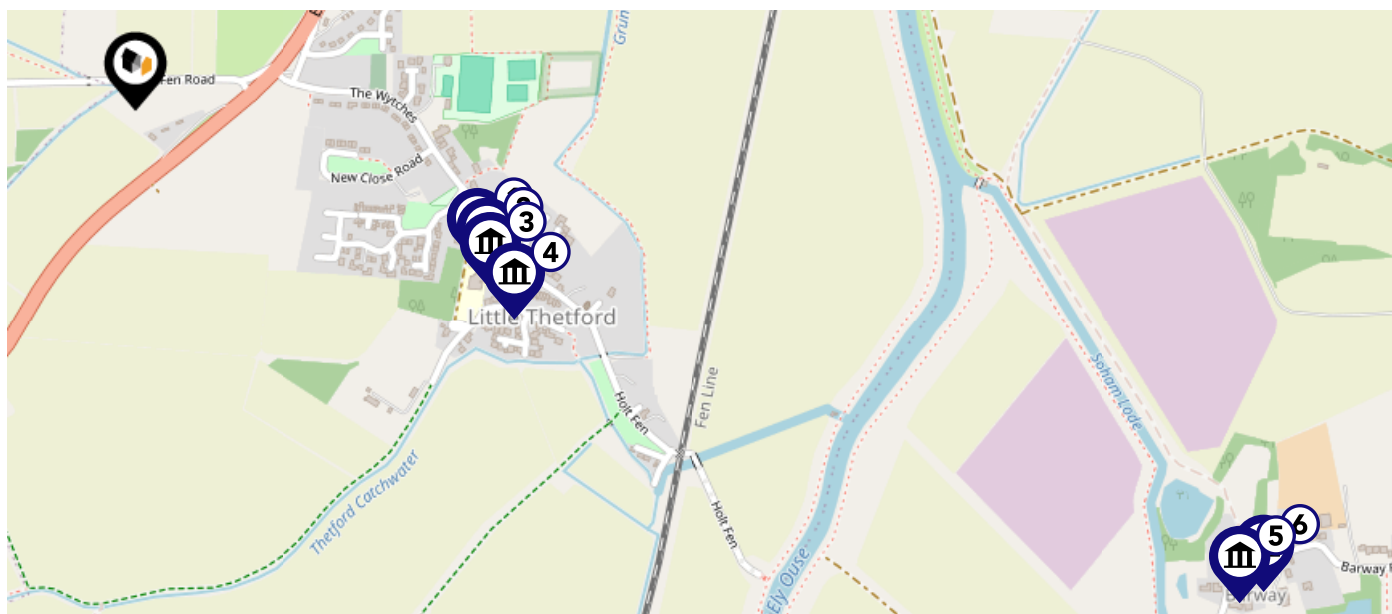
	Starlock Hay Fen Common-Starlock Hay Fen Common, Stratham	Historic Landfill 
	No name provided by source	Active Landfill 
	Willow Walk-Ely, Cambridgeshire	Historic Landfill 
	EA/EPR/JB3001FW/T001	Active Landfill 
	Beet Sugar Factory-Ely, Cambridgeshire	Historic Landfill 
	Beet Sugar Factory-Ely, Cambridgeshire	Historic Landfill 
	Station Road-Haddenham	Historic Landfill 
	Aldreth Road-Haddenham	Historic Landfill 
	EA/EPR/VP3794VX/V002	Active Landfill 







Maps

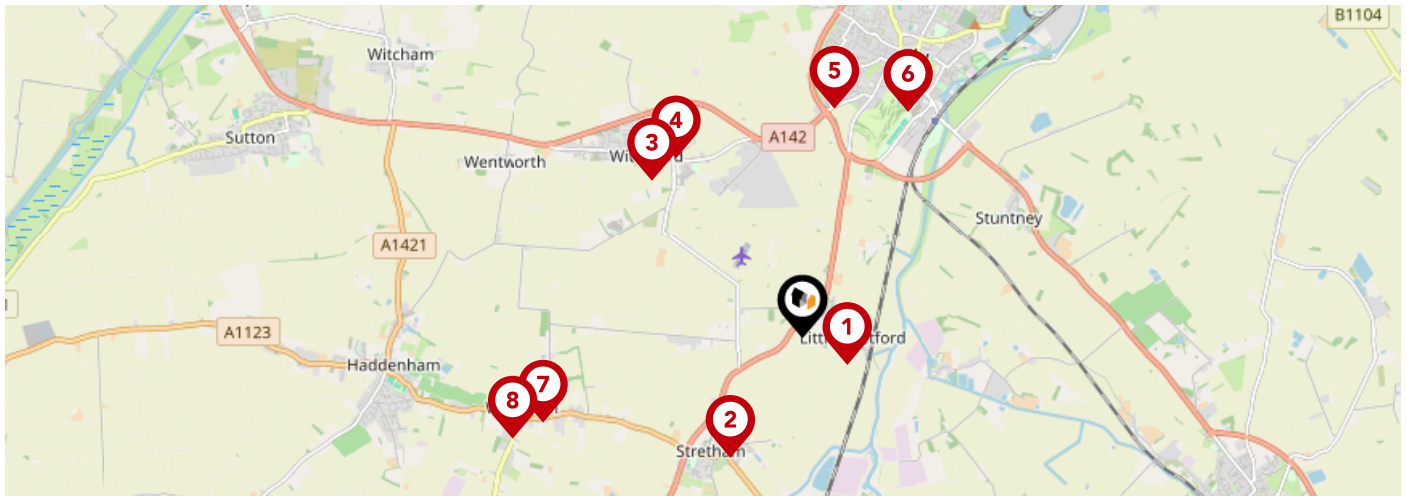
Listed Buildings











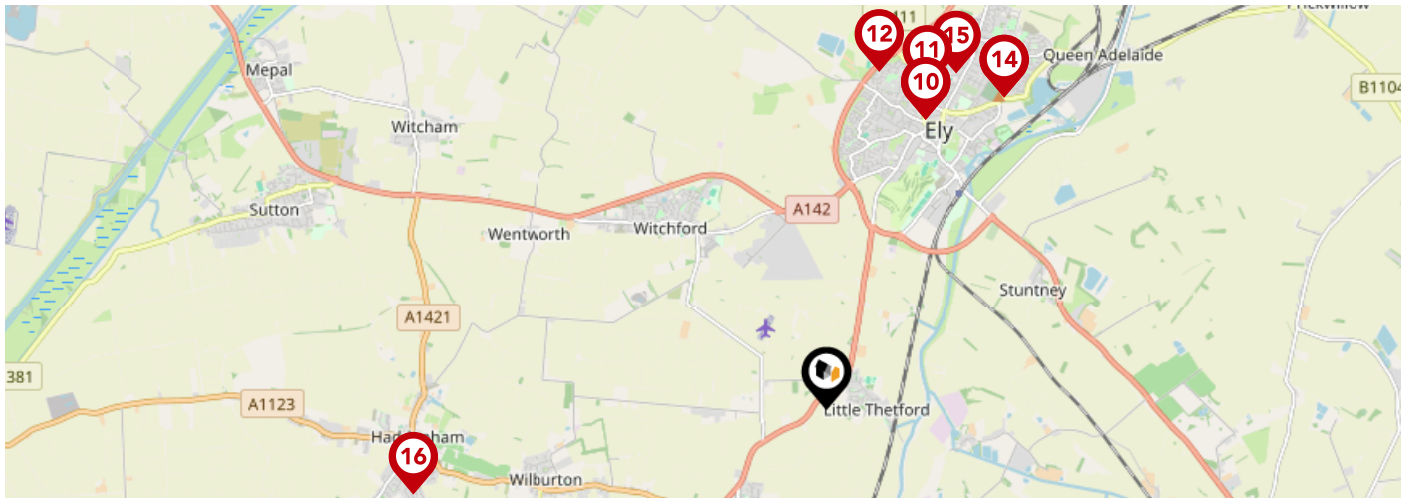
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1392035 - The Old Post Office	Grade II	0.4 miles
 1127029 - April Cottage	Grade II	0.4 miles
 1302358 - Church Of St George	Grade II	0.5 miles
 1331484 - Horseshoes	Grade II	0.5 miles
 1160740 - St Nicholas Barway	Grade II	1.4 miles
 1126442 - Laburnum House	Grade II	1.4 miles



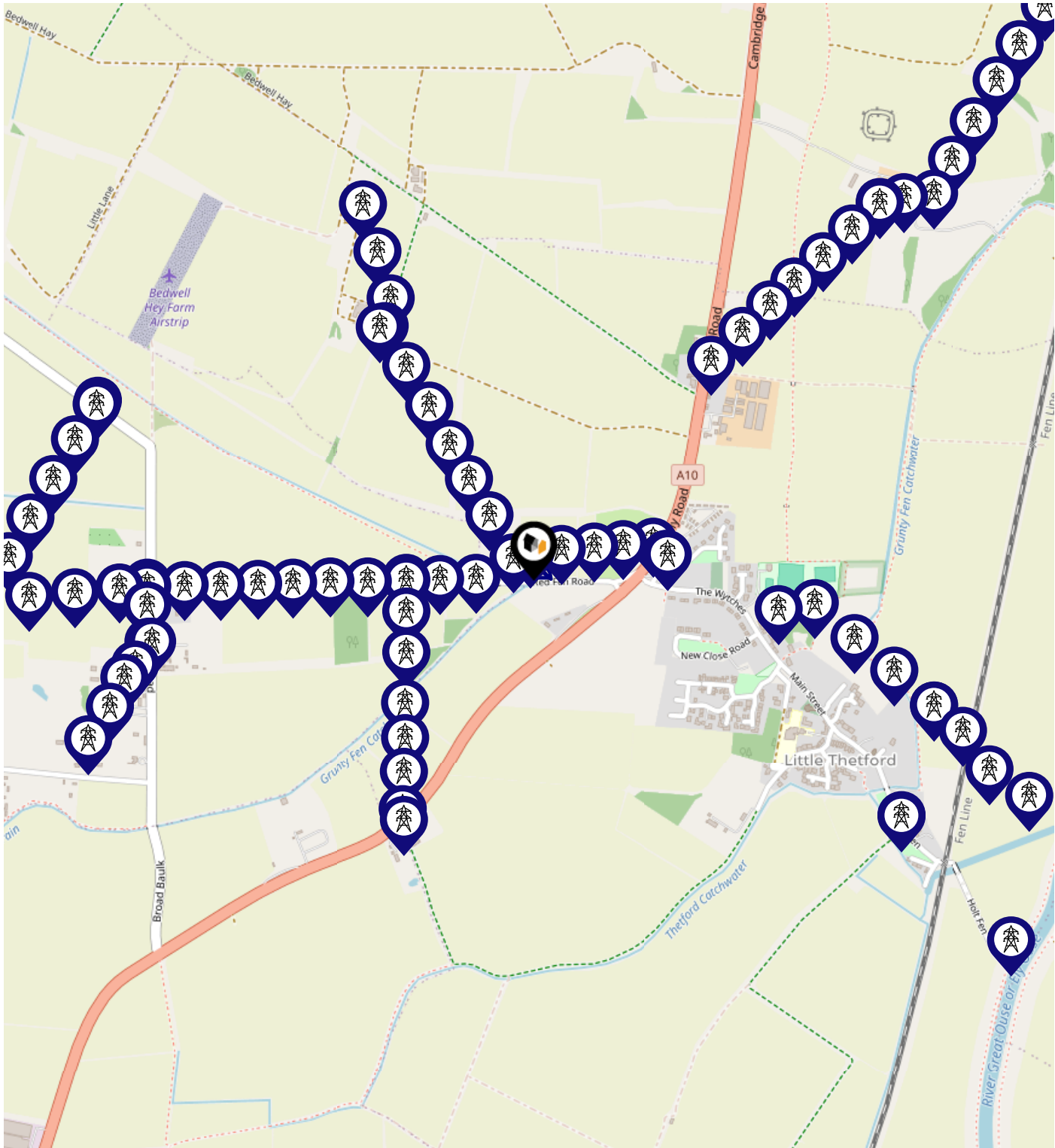
		Nursery	Primary	Secondary	College	Private
	Little Thetford CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stretham Community Primary School Ofsted Rating: Good Pupils: 171 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Rackham Church of England Primary School Ofsted Rating: Good Pupils: 311 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Witchford Village College Ofsted Rating: Good Pupils: 749 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely St John's Community Primary School Ofsted Rating: Good Pupils: 364 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Ely Ofsted Rating: Not Rated Pupils: 1119 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Harbour School Ofsted Rating: Requires improvement Pupils: 101 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilburton CofE Primary School Ofsted Rating: Good Pupils: 112 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Highfield Ely Academy Ofsted Rating: Good Pupils: 124 Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Active Learning Trust Linc 19 - 25 Ofsted Rating: Not Rated Pupils:0 Distance:2.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lantern Community Primary School Ofsted Rating: Good Pupils: 407 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely College Ofsted Rating: Good Pupils: 1628 Distance:3.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spring Meadow Infant School Ofsted Rating: Good Pupils: 137 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ely St Mary's CofE Junior School Ofsted Rating: Good Pupils: 245 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Isle of Ely Primary School Ofsted Rating: Good Pupils: 447 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Robert Arkenstall Primary School Ofsted Rating: Good Pupils: 281 Distance:3.81	<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

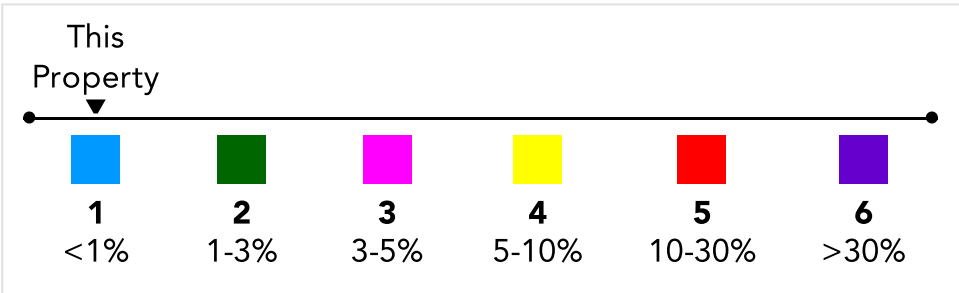
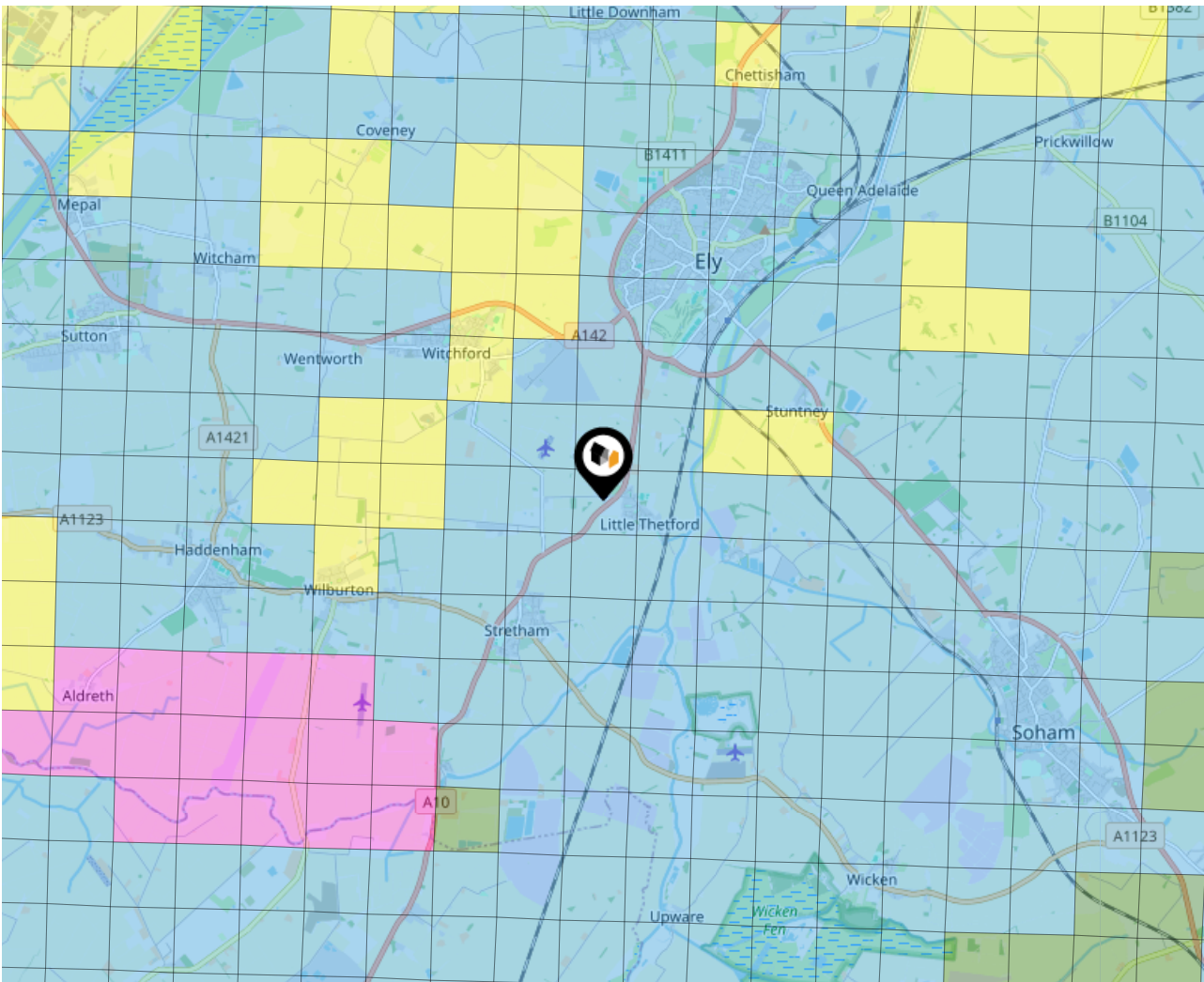
Environment

Radon Gas



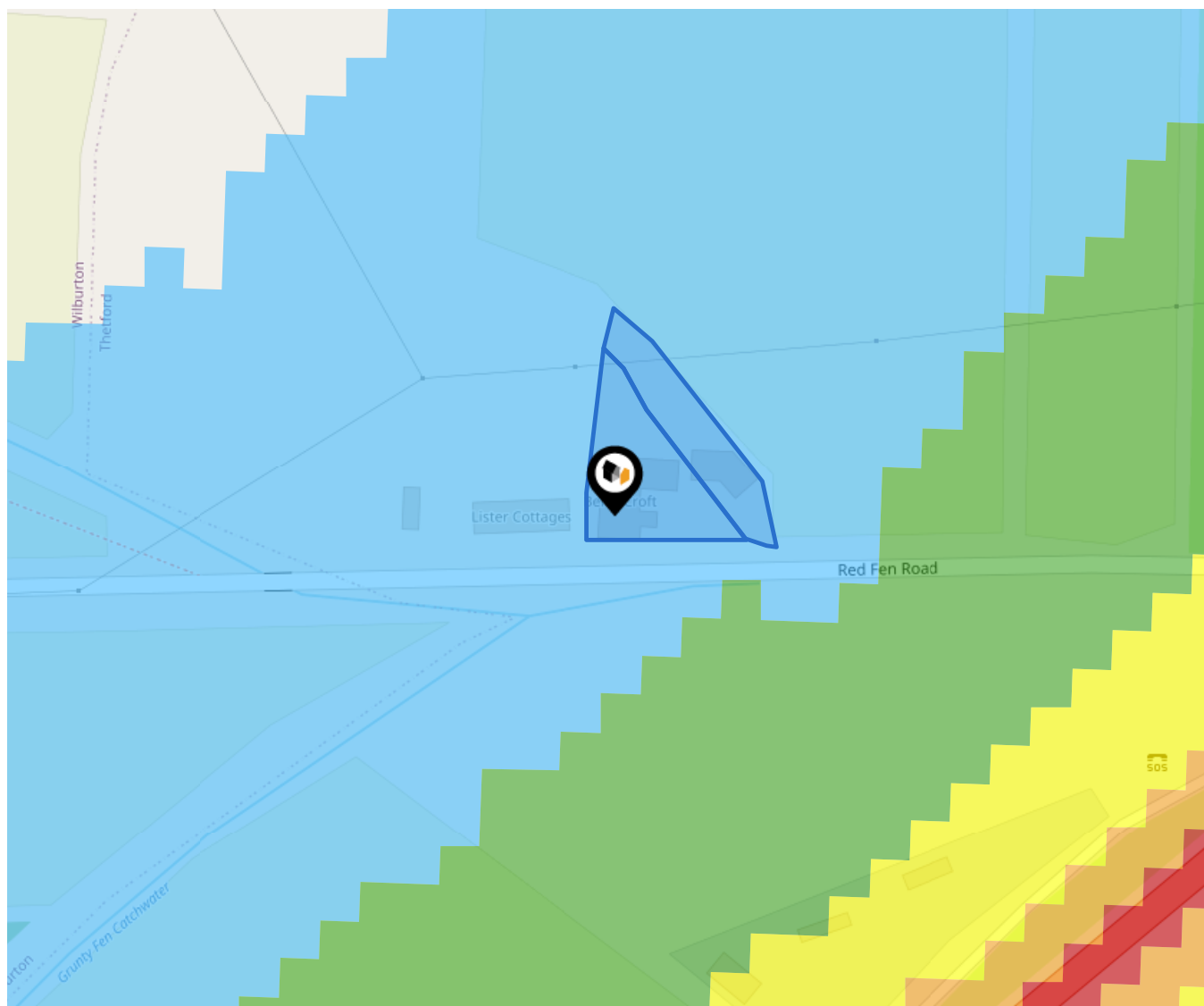
What is Radon?

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



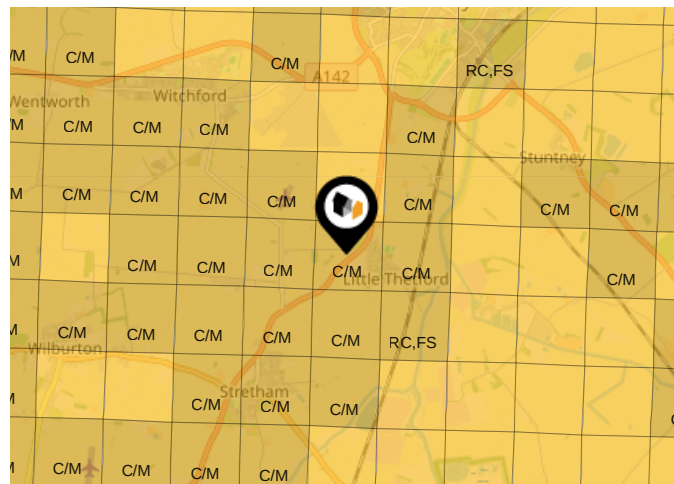
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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 CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

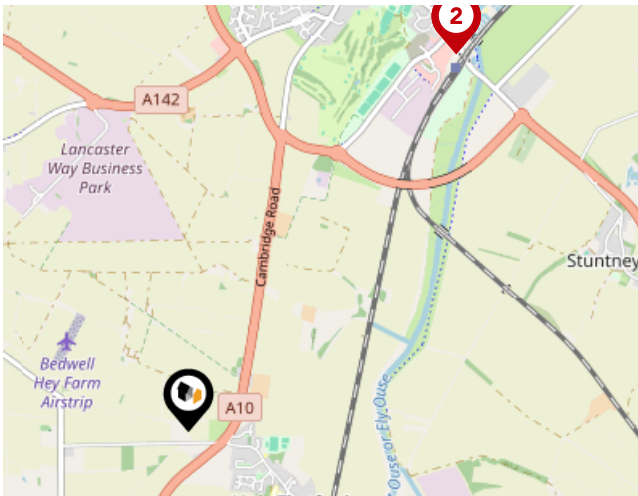


Primary Classifications (Most Common Clay Types)

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

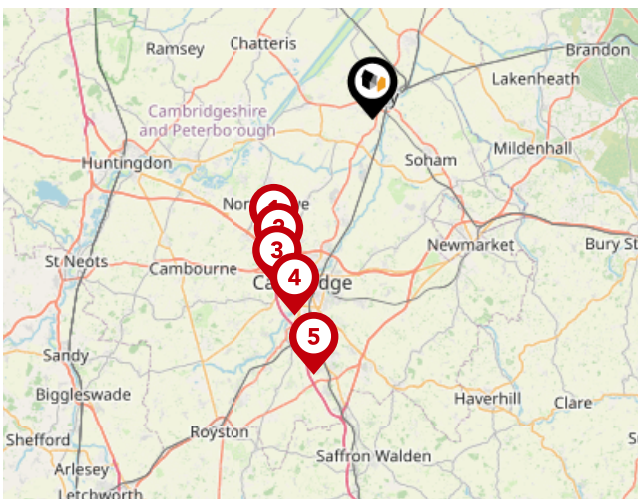
Area

Transport (National)



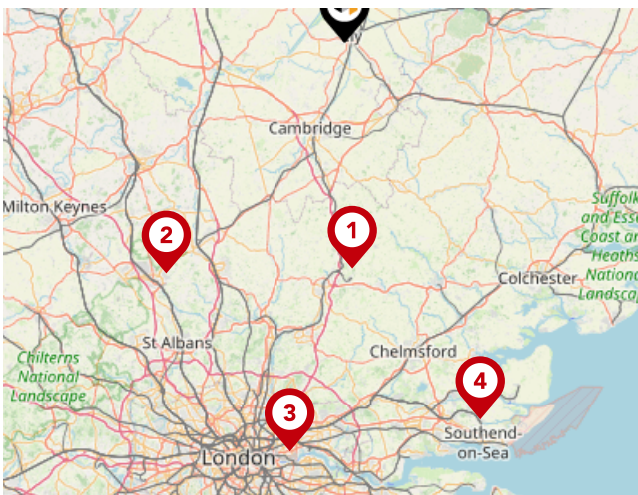
National Rail Stations

Pin	Name	Distance
1	Ely Railway Station Forecourt	2.09 miles
2	Ely Rail Station	2.1 miles
3	Waterbeach Rail Station	7.39 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	11.66 miles
2	M11 J13	12.62 miles
3	M11 J12	14.03 miles
4	M11 J11	15.34 miles
5	M11 J10	18.99 miles

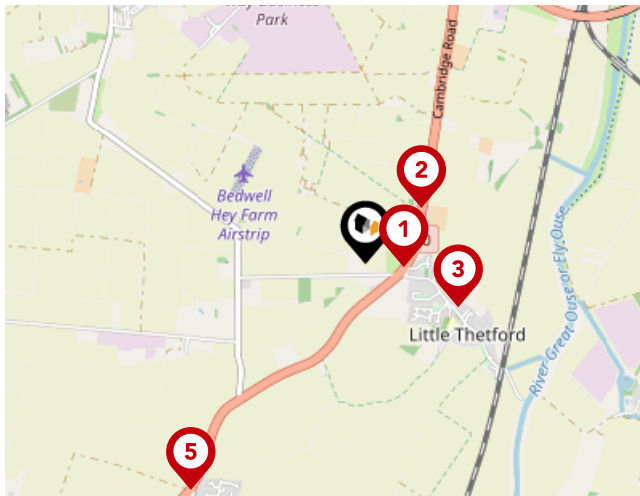


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	33.01 miles
2	Luton Airport	42.56 miles
3	Silvertown	60.22 miles
4	Southend-on-Sea	58.62 miles

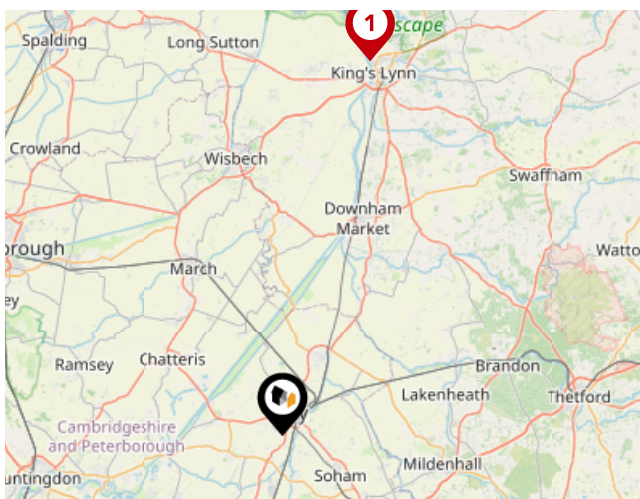
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Wyches	0.17 miles
2	Ely Road	0.36 miles
3	St George's Church	0.47 miles
4	Cambridge Commodities	1.27 miles
5	Walnut Tree Close	1.29 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	27.71 miles



Kingsman Real Estate

Welcome to Kingsman Real Estate. Specialising in residential property sales, we take pride in being modern estate agents, deeply rooted in the city's rich heritage and Renaissance charm. We understand that finding the perfect home is more than just a transaction—it's a journey. That's why we offer a personalised, boutique experience tailored to meet the unique needs of each client. Our team brings a wealth of local knowledge and expertise, ensuring that every detail is carefully considered, and every opportunity maximized. As a forward-thinking agency, we blend contemporary practices with a deep respect for Cambridge's timeless elegance, creating a seamless experience that reflects the best of both worlds. Whether you're looking to buy or sell a property, our commitment to excellence and personalised service ensures that your experience with us is nothing short of exceptional.

Kingsman Real Estate

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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