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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 26th November 2025



ORCHARD WAY, LOWER CAMBOURNE, CAMBRIDGE, CB23

Kingsman Real Estate

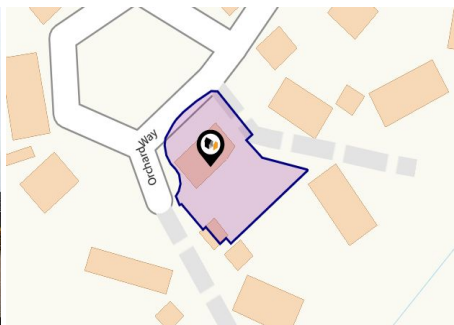
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	7		
Floor Area:	3,756 ft ² / 349 m ²		
Plot Area:	0.19 acres		
Year Built :	2001		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB256398		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1800 mb/s
	

Mobile Coverage: (based on calls indoors)



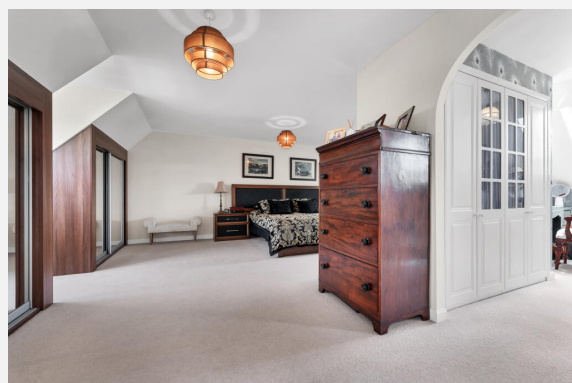
Satellite/Fibre TV Availability:











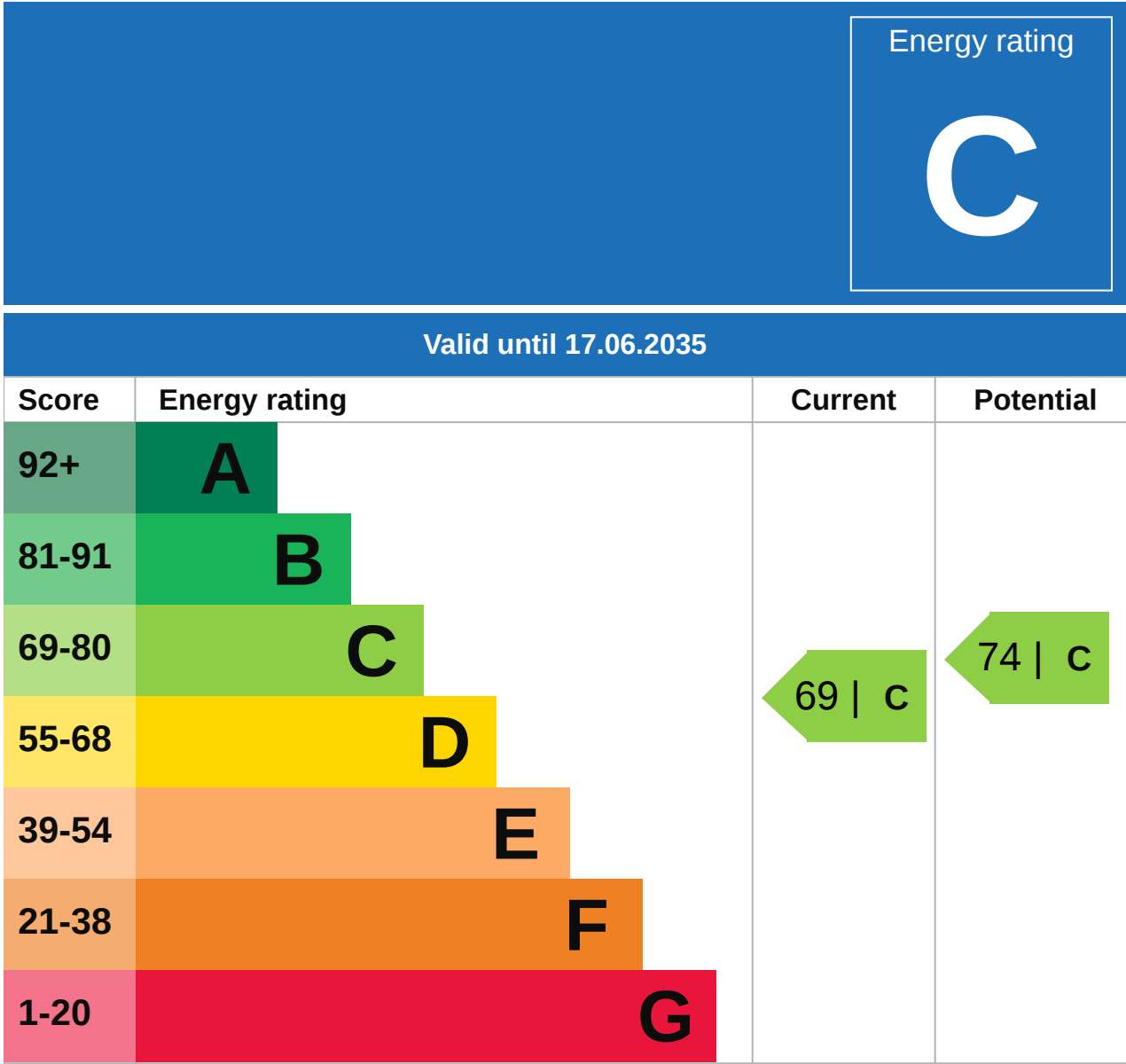


ORCHARD WAY, LOWER CAMBOURNE, CAMBRIDGE, CB23



Total Area: 358.0 m² ... 3853 ft² (excluding garage)

All measurements are approximate and for display purposes only



Additional EPC Data

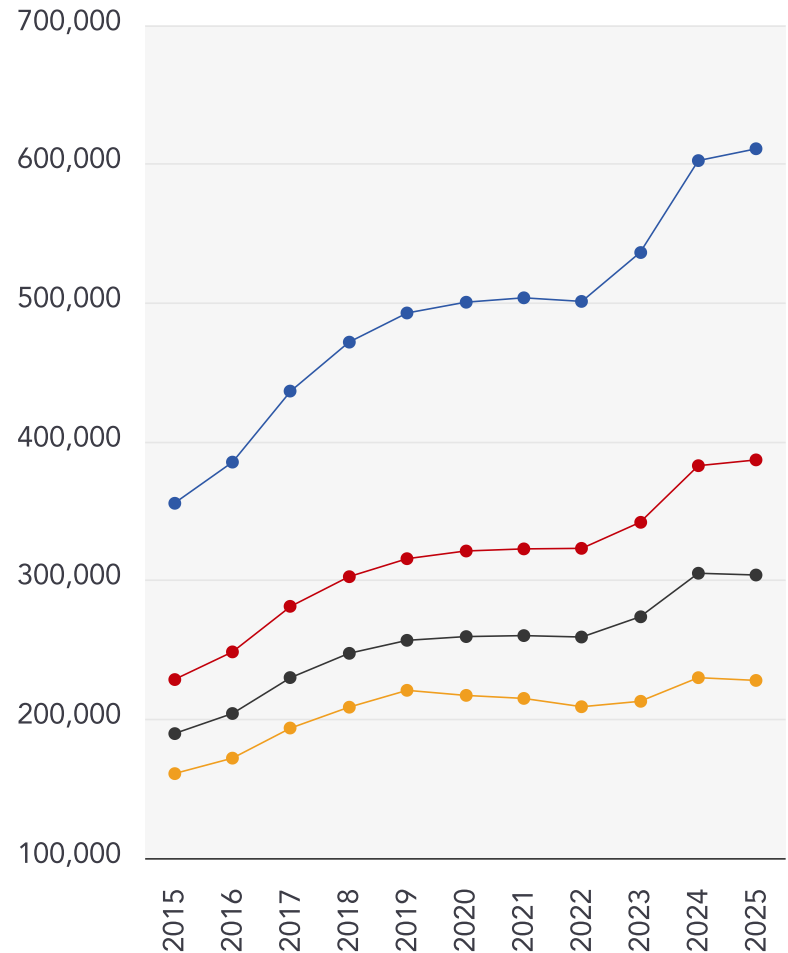
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Roof room(s), thatched, ceiling insulated
Roof Energy:	Roof room(s), thatched, ceiling insulated
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	349 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB23



Detached

+71.83%

Semi-Detached

+69.24%

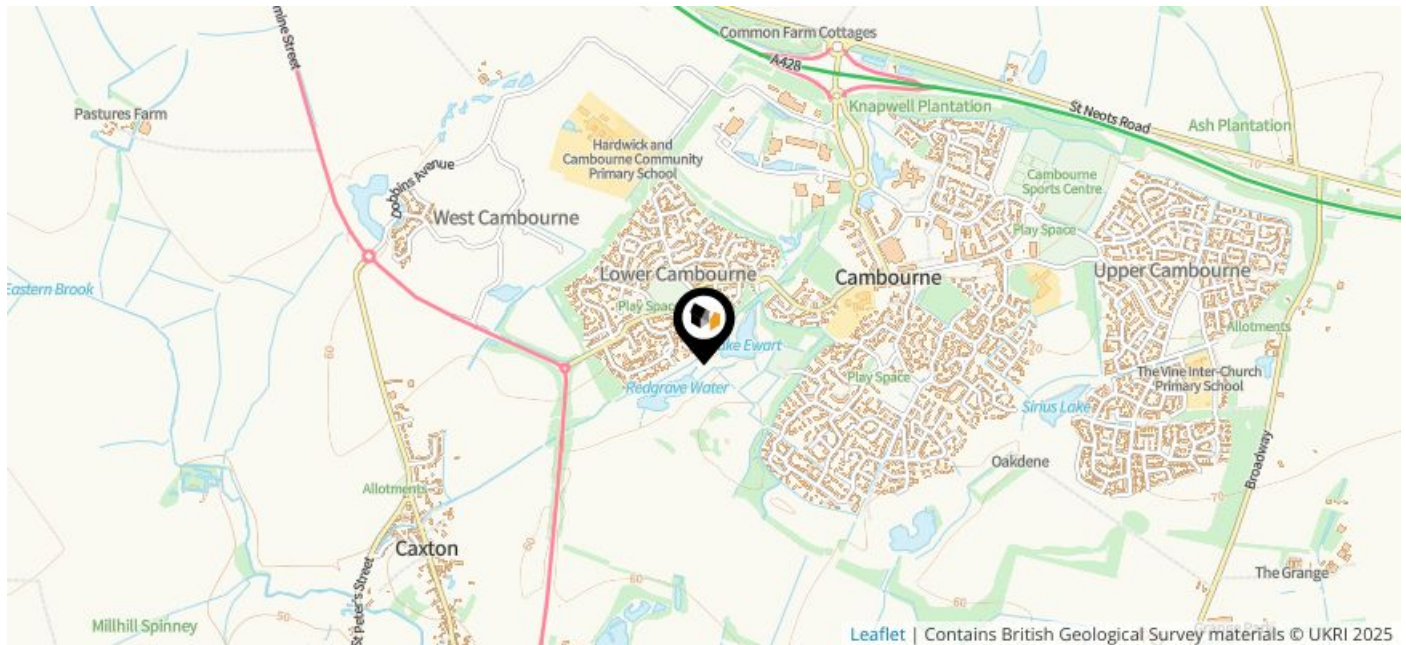
Terraced

+60.25%

Flat

+41.75%

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.

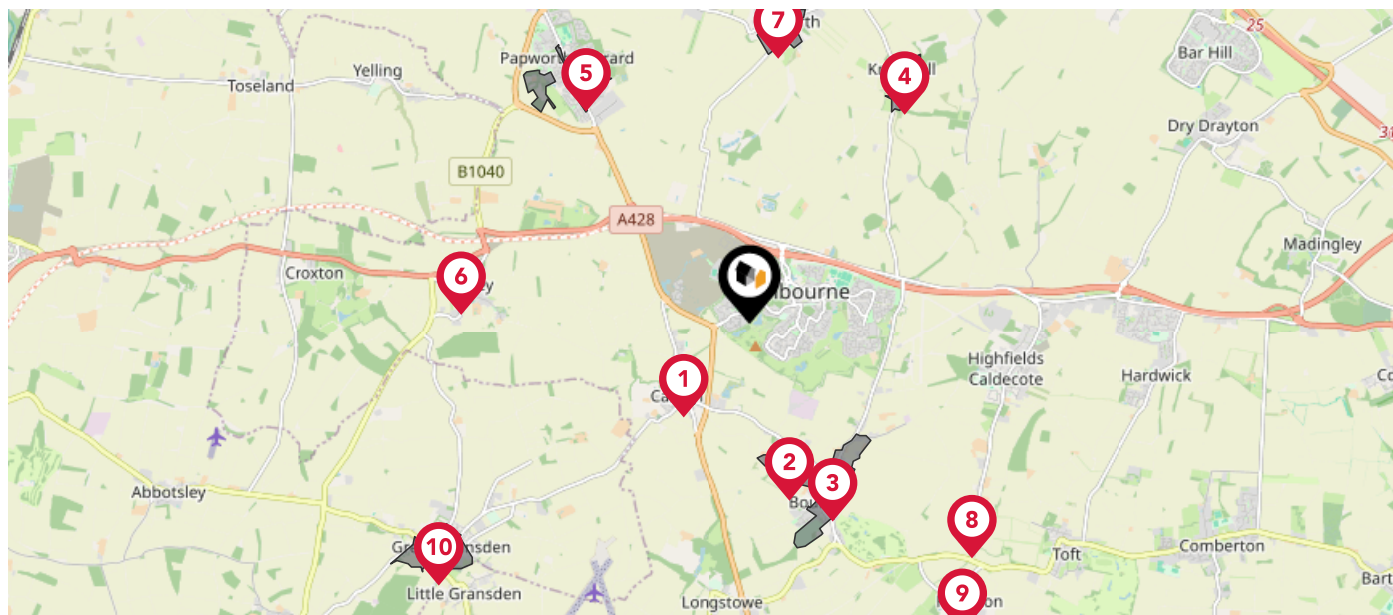
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Caxton



Bourn Caxton End



Bourn Village and Hall



Knapwell



Papworth Everard



Eltisley



Elsworth



Caldecote



Kingston

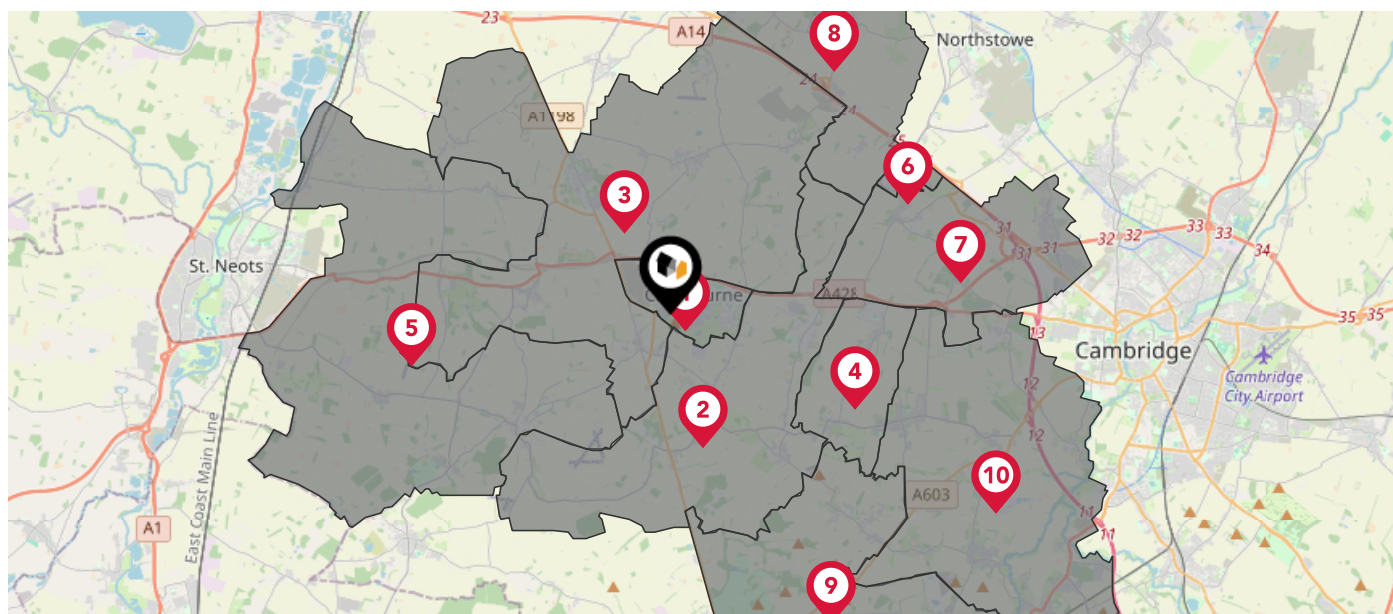


Great Gransden

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

Cambourne Ward

2

Caldecote Ward

3

Caxton & Papworth Ward

4

Hardwick Ward

5

Great Paxton Ward

6

Bar Hill Ward

7

Girton Ward

8

Swavesey Ward

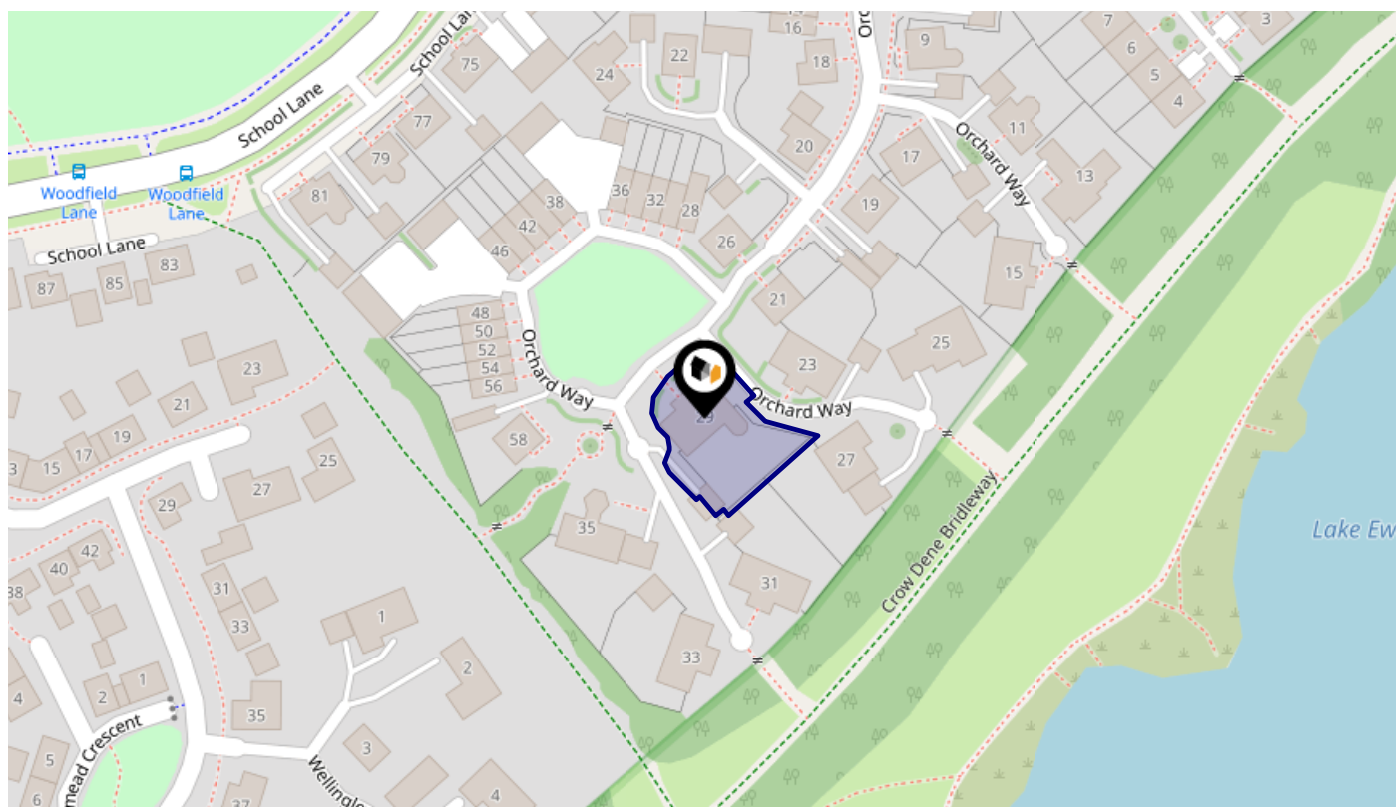
9

Barrington Ward

10

Harston & Comberton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

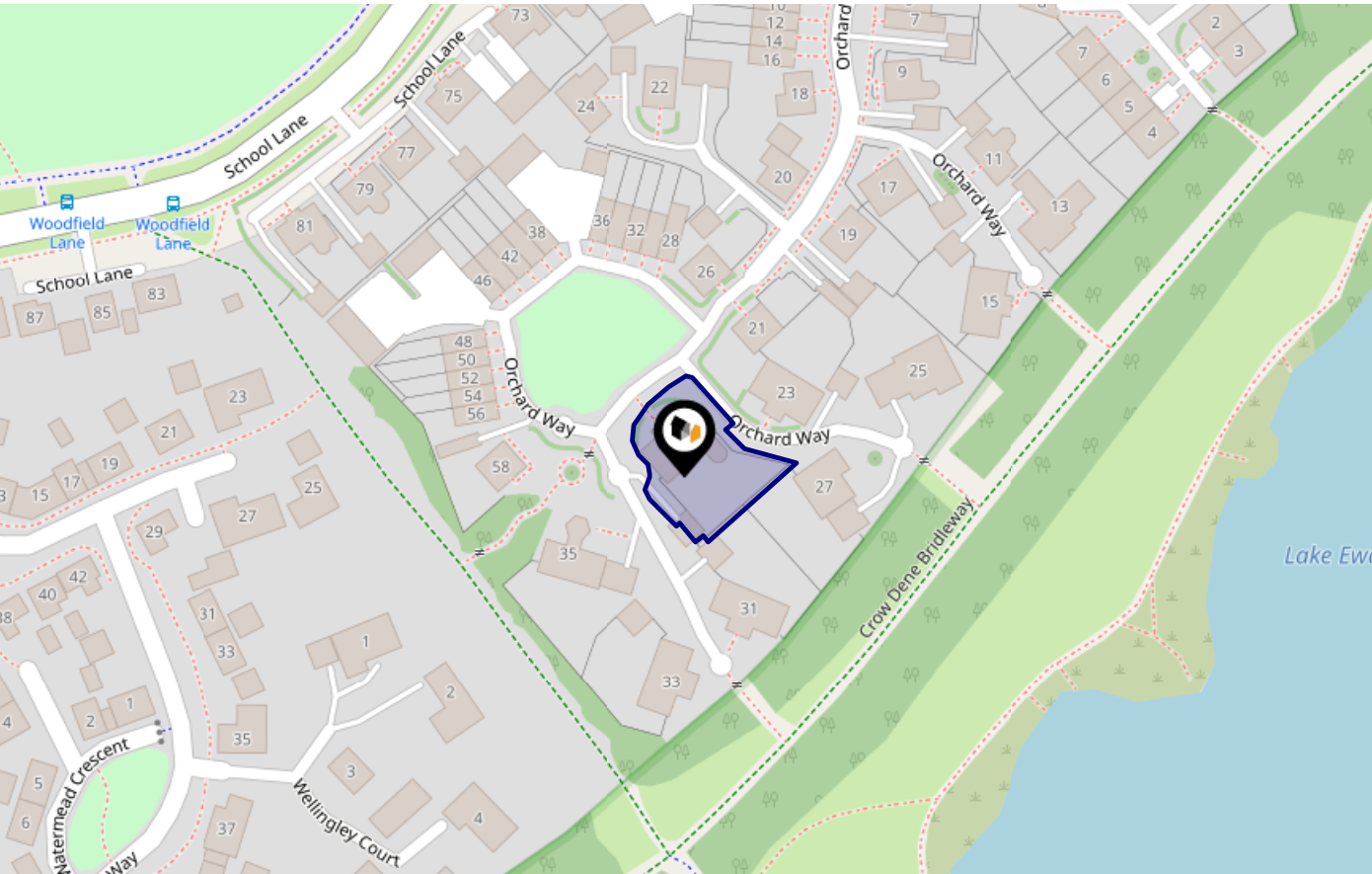
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

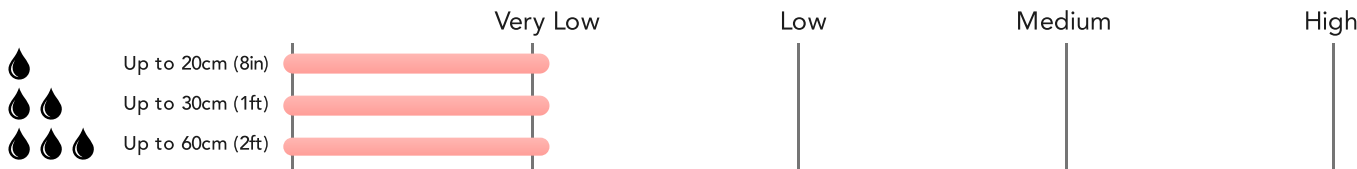


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

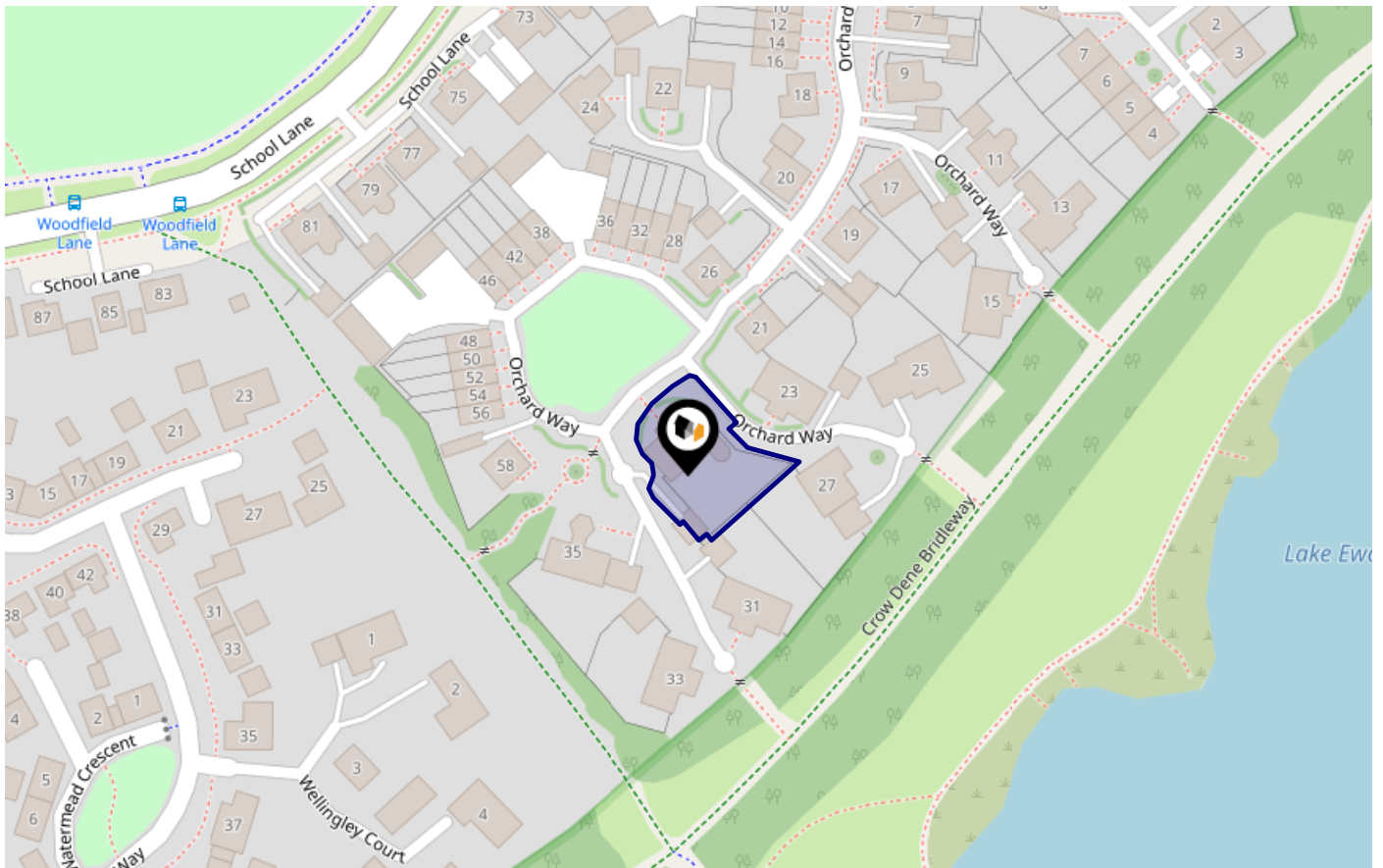


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

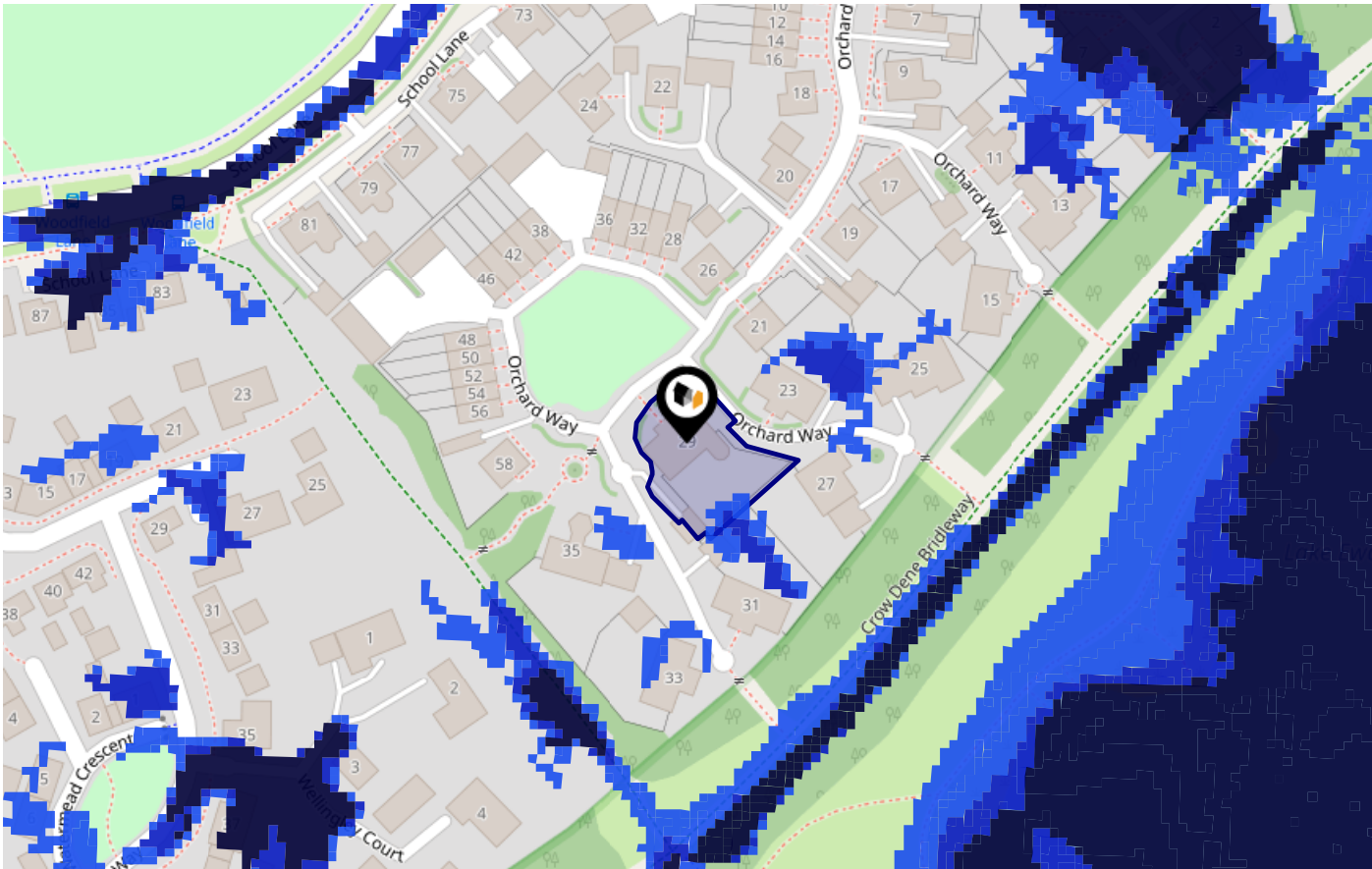


Flood Risk

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.

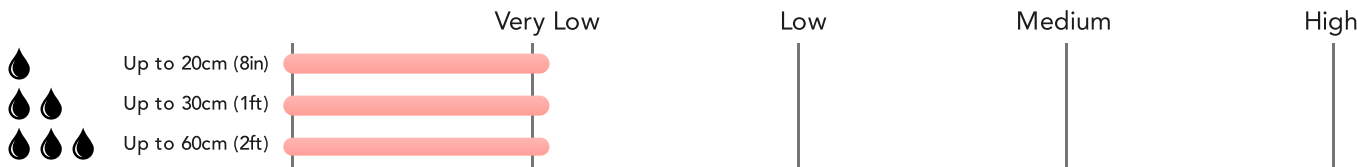


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

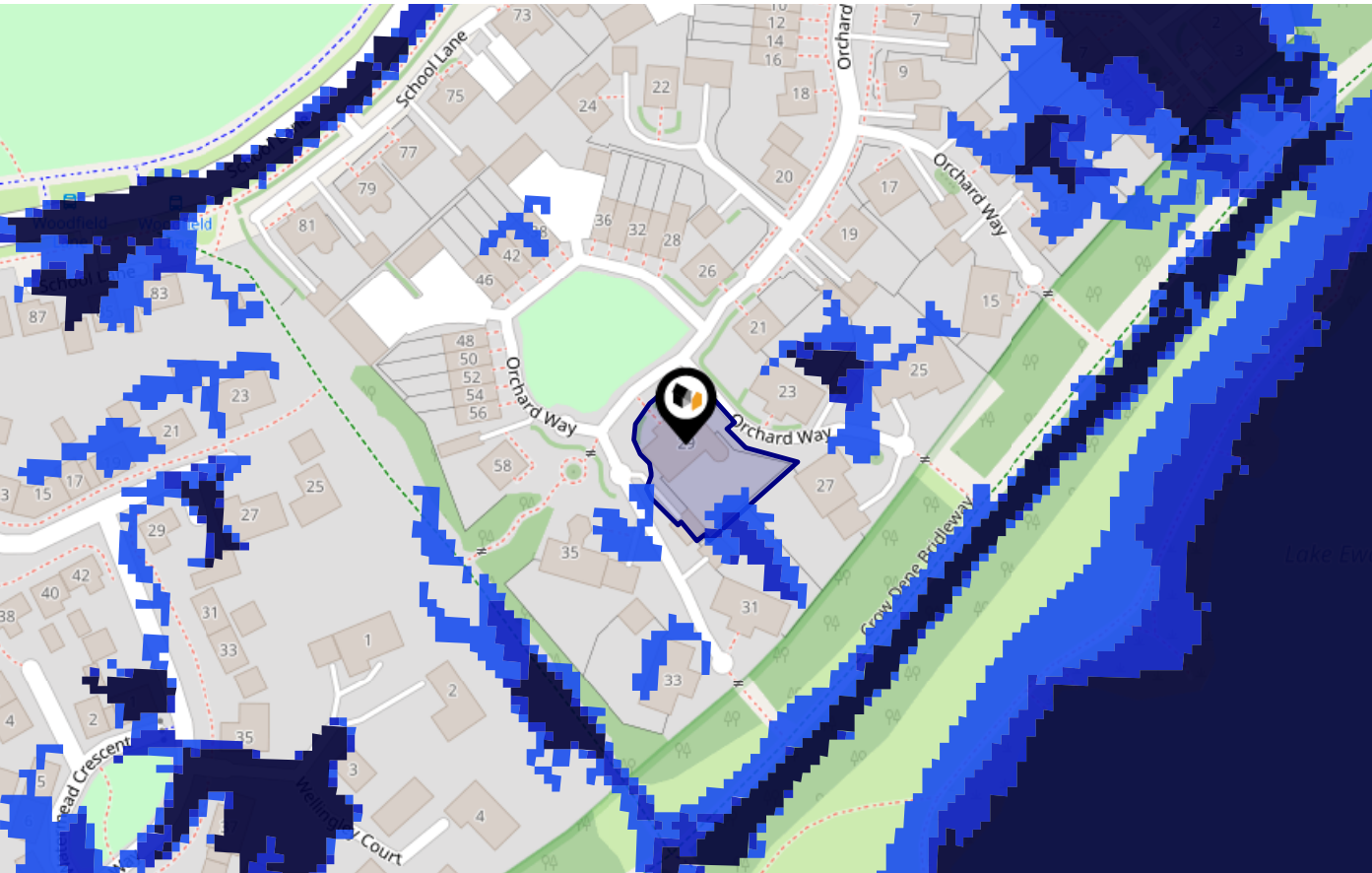


Flood Risk

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.

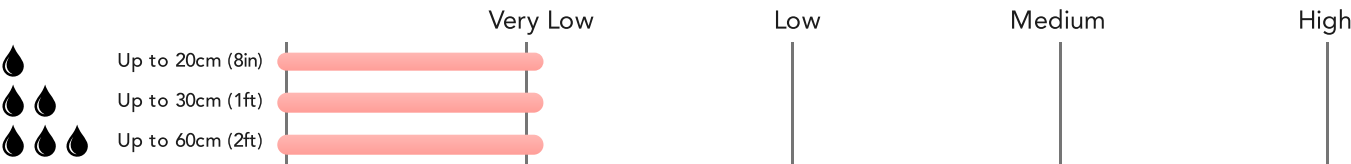


Risk Rating: Very low

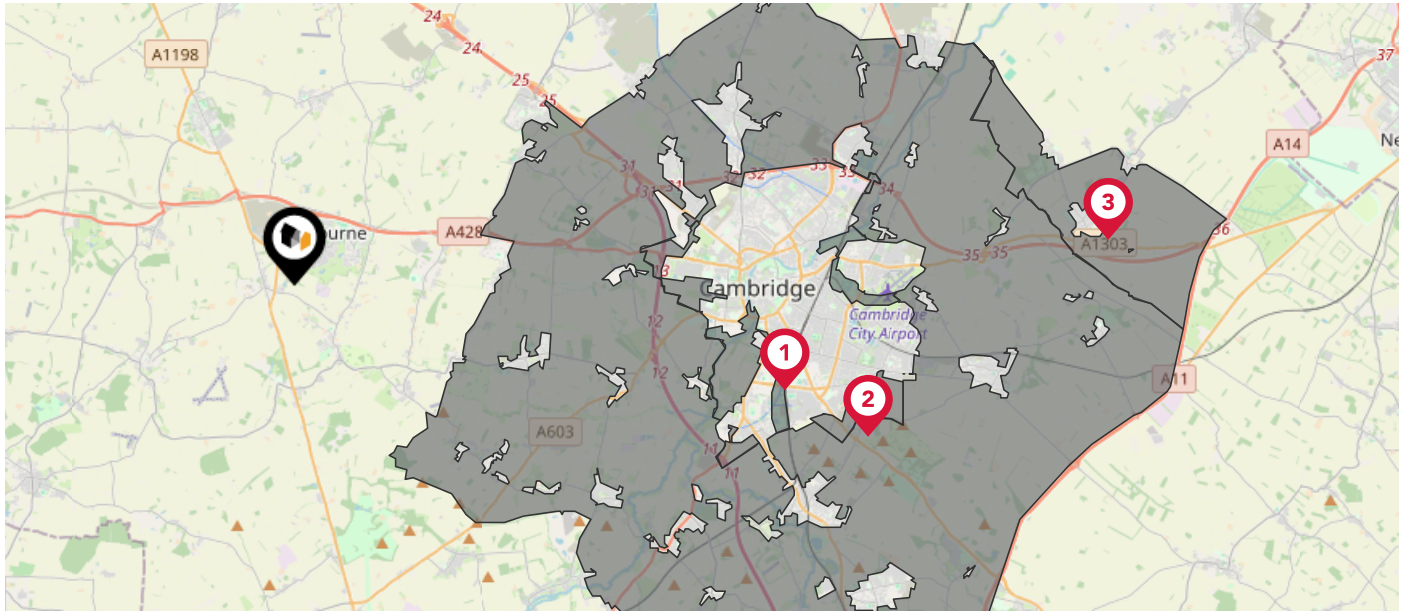
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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



Nearby Green Belt Land

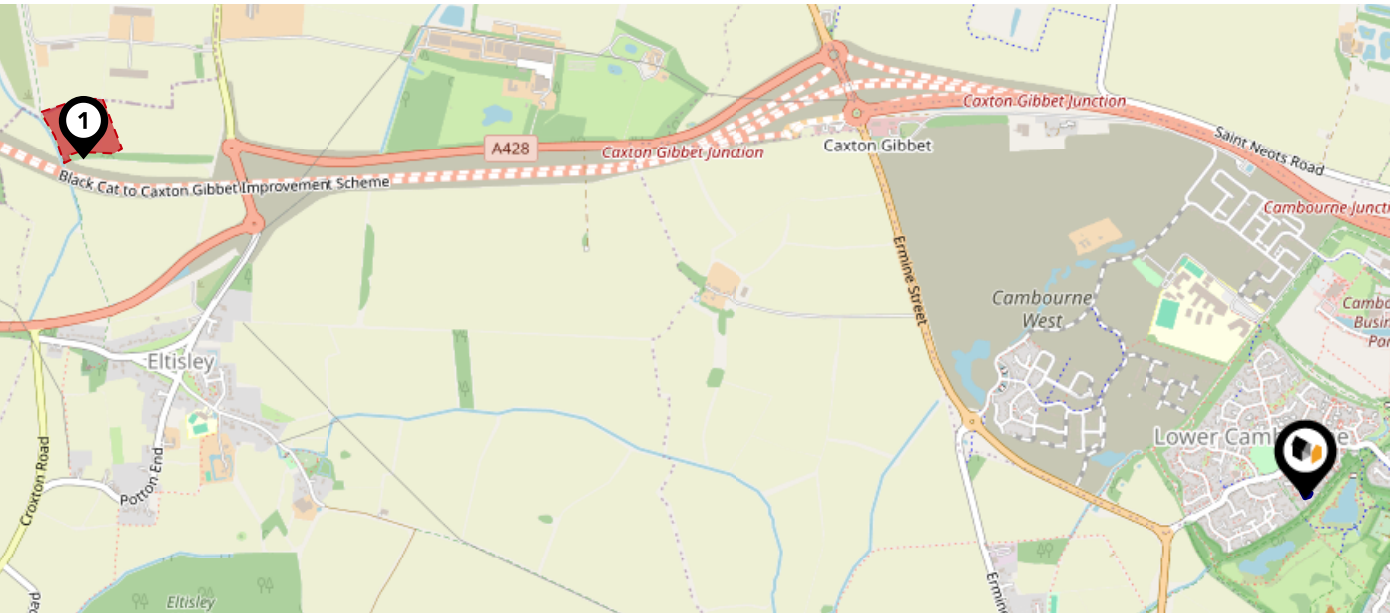
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire

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

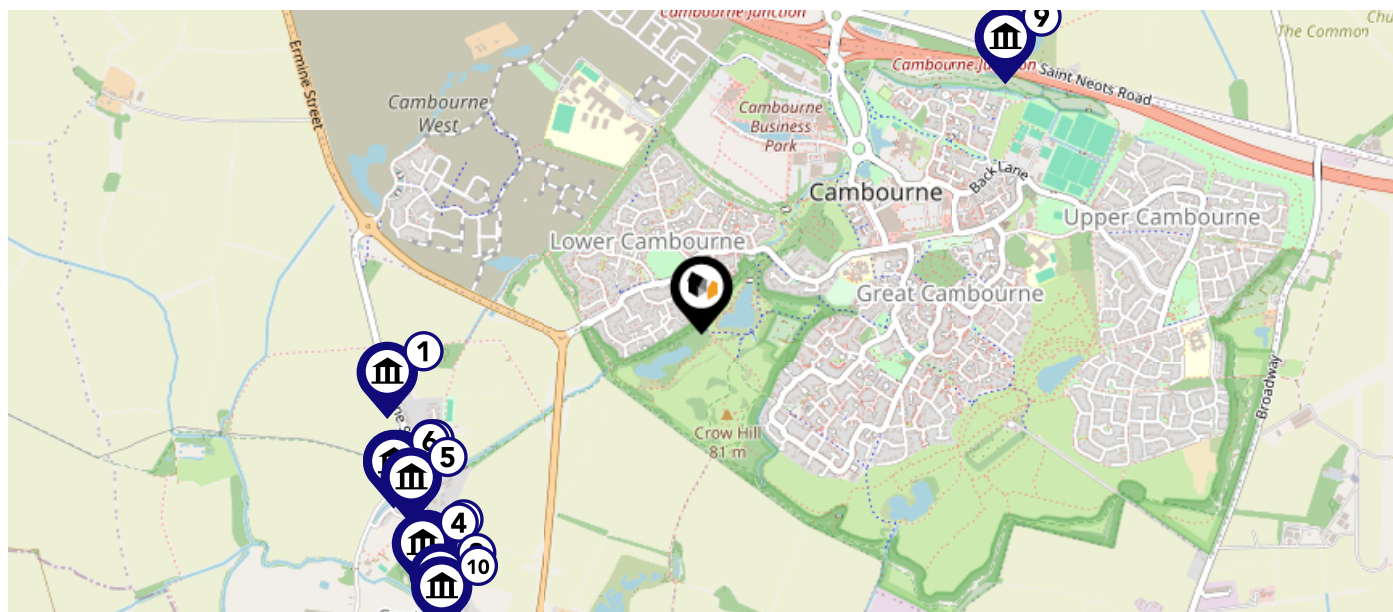
	EA/EPR/NP3290ND/A001	Active Landfill 
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Maps

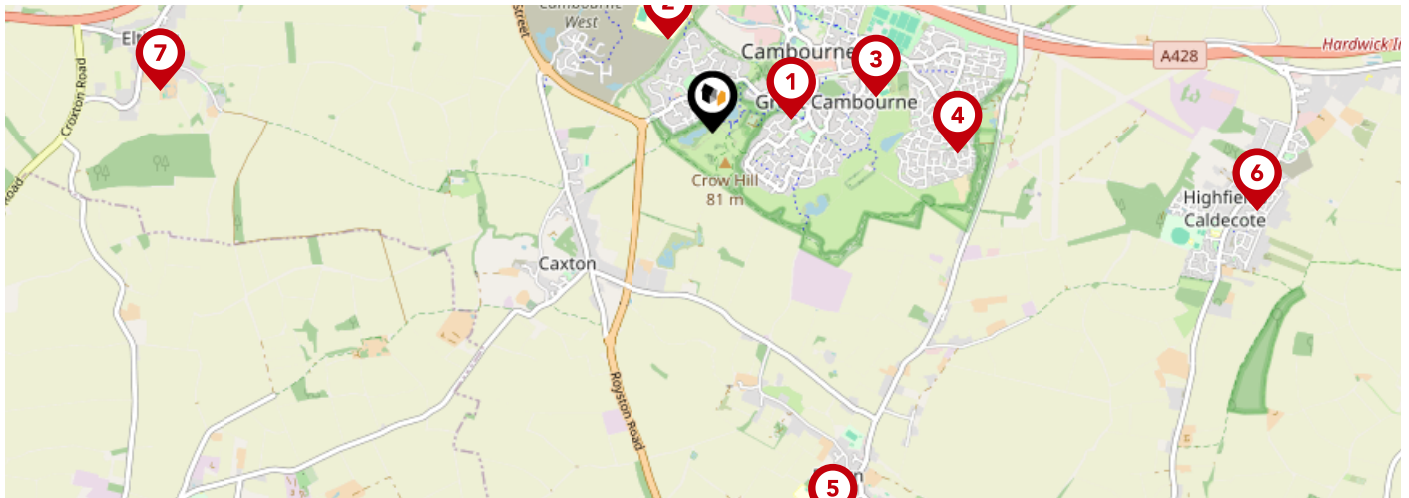
Listed Buildings



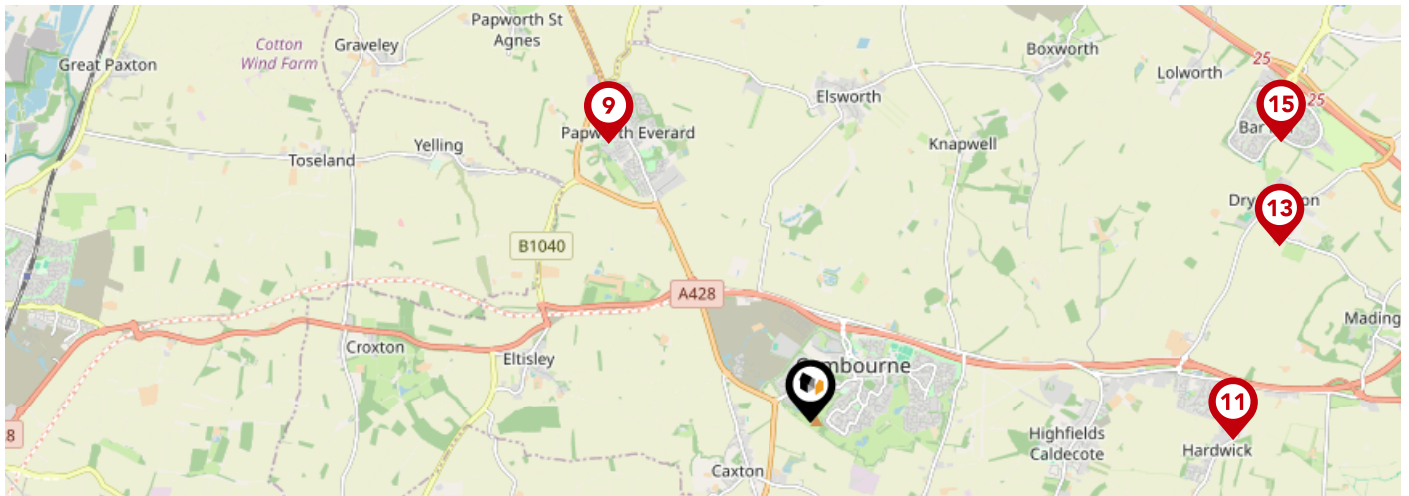
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1162843 - The Old Court House	Grade II	0.7 miles
 1309384 - Milestone Cottage	Grade II	0.8 miles
 1331407 - Milestone To East Of Number 119	Grade II	0.8 miles
 1162925 - The Crown House	Grade II	0.8 miles
 1331405 - St Agnes Cottage	Grade II	0.8 miles
 1127201 - 119, Ermine Street	Grade II	0.8 miles
 1127198 - Home Farmhouse	Grade II	0.8 miles
 1309463 - 30, Ermine Street	Grade II	0.9 miles
 1331400 - Barns To North Of New Inn Farmhouse	Grade II	0.9 miles
 1331404 - Caxton Post Office	Grade II	0.9 miles



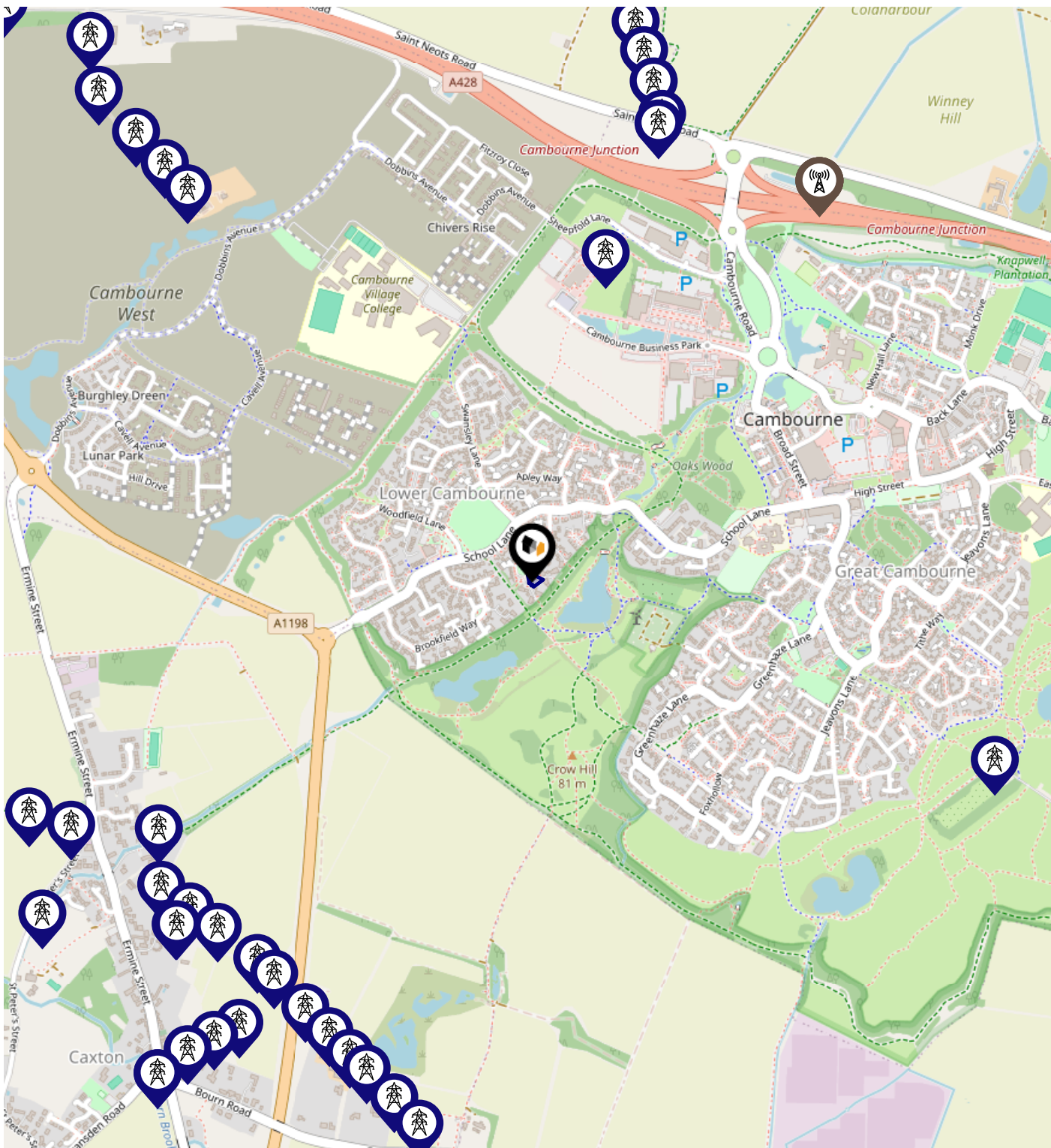
		Nursery	Primary	Secondary	College	Private
1	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:0.36	☐	☒	☐	☐	☐
2	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:0.47	☐	☐	☒	☐	☐
3	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:0.77	☐	☒	☐	☐	☐
4	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:1.12	☐	☒	☐	☐	☐
5	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:1.87	☐	☒	☐	☐	☐
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.5	☐	☒	☐	☐	☐
7	The Newton Community Primary School Ofsted Rating: Good Pupils: 52 Distance:2.51	☐	☒	☐	☐	☐
8	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:2.73	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Pendragon Community Primary School Ofsted Rating: Good Pupils: 341 Distance:3.11	☐	☒	☐	☐	☐
	Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 142 Distance:3.43	☐	☒	☐	☐	☐
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.85	☐	☒	☐	☐	☐
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:4.4	☐	☐	☒	☐	☐
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:4.56	☐	☒	☐	☐	☐
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:4.87	☐	☒	☐	☐	☐
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:4.98	☐	☒	☐	☐	☐
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:5.72	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

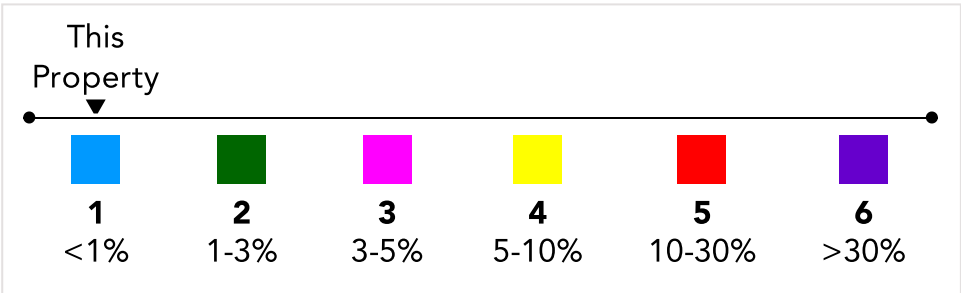
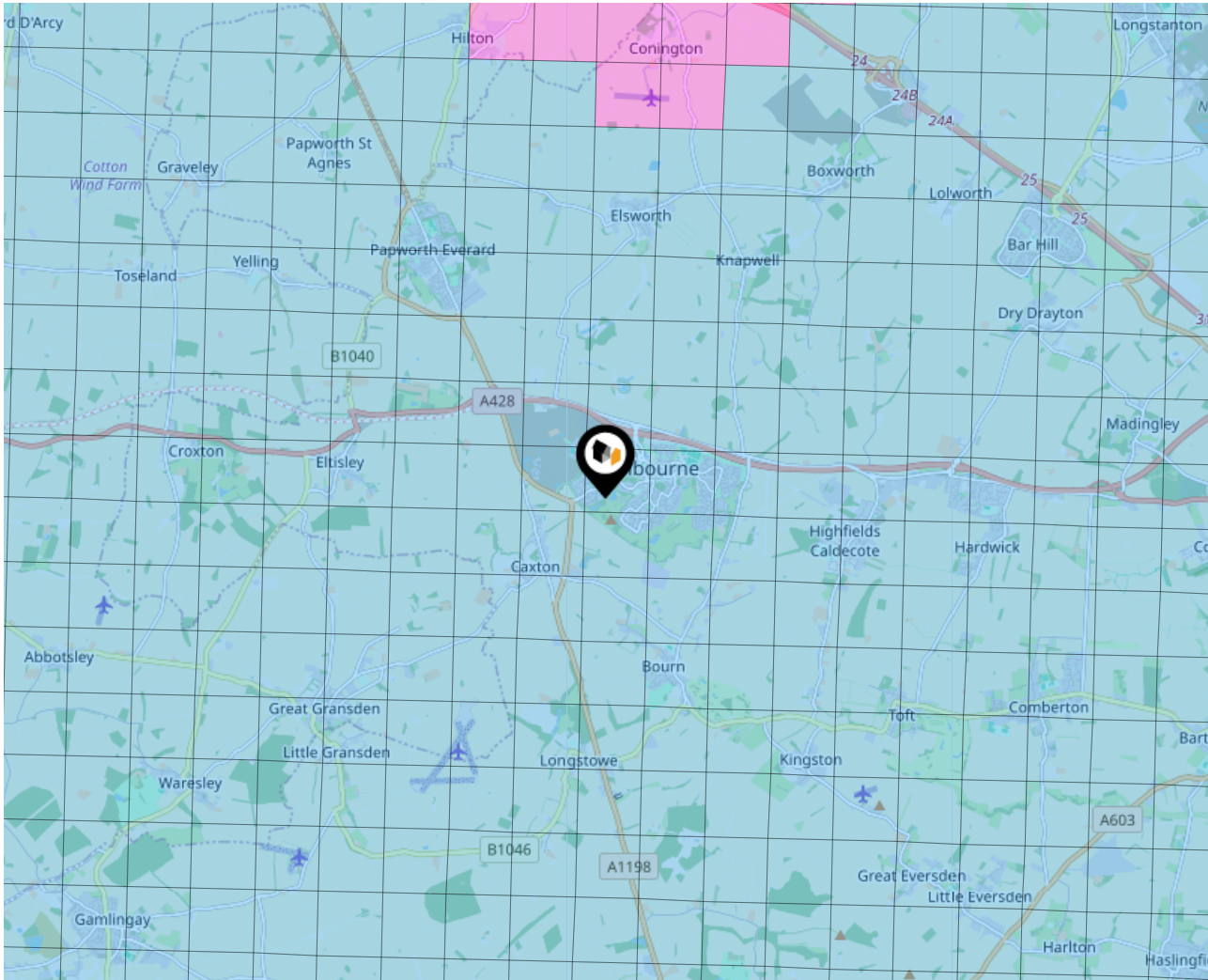


Key:

-  Power Pylons
-  Communication Masts

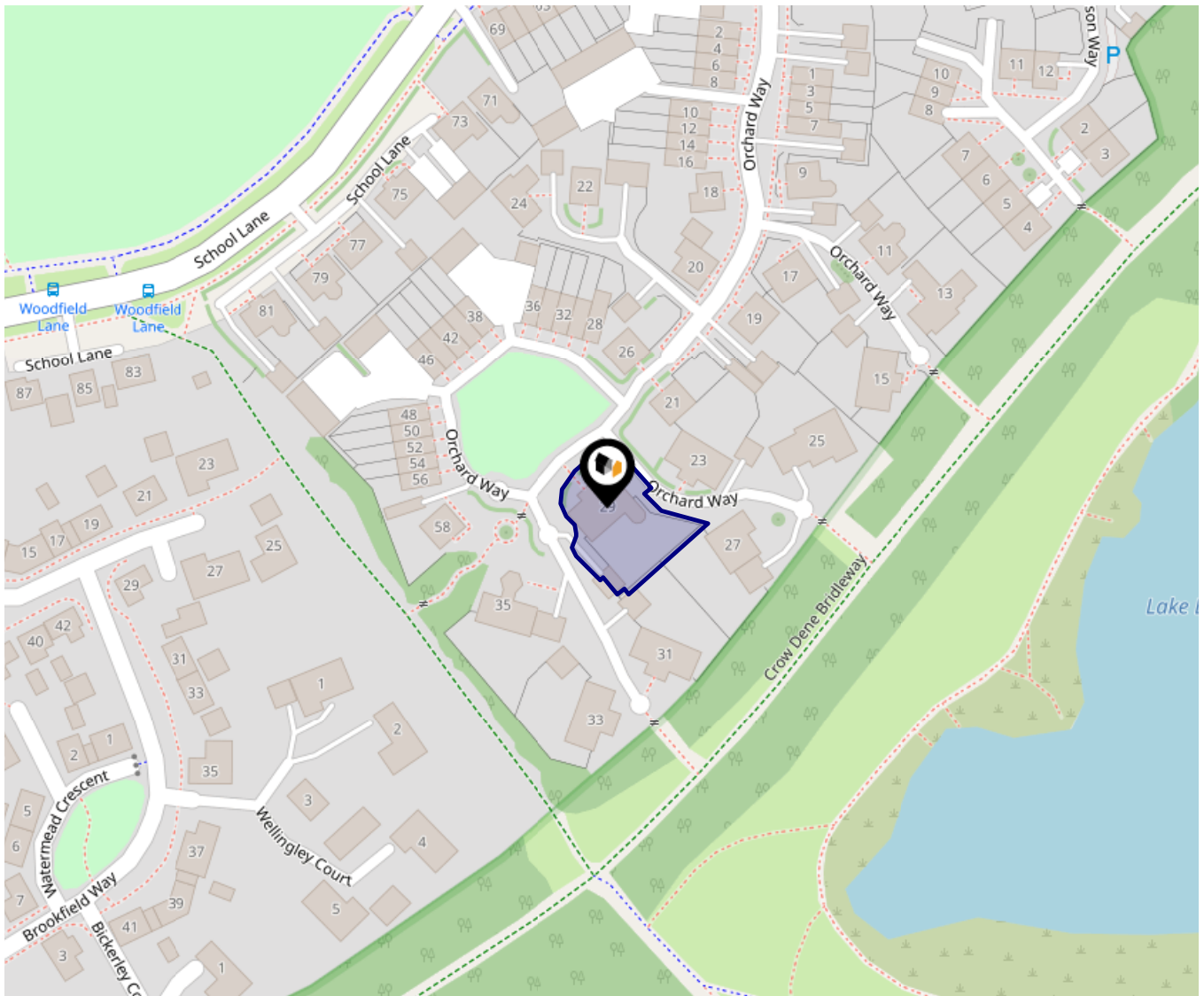
What is Radon?

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



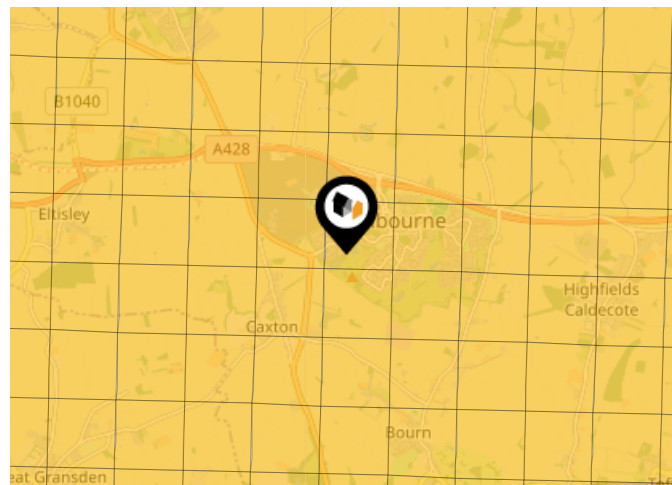
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

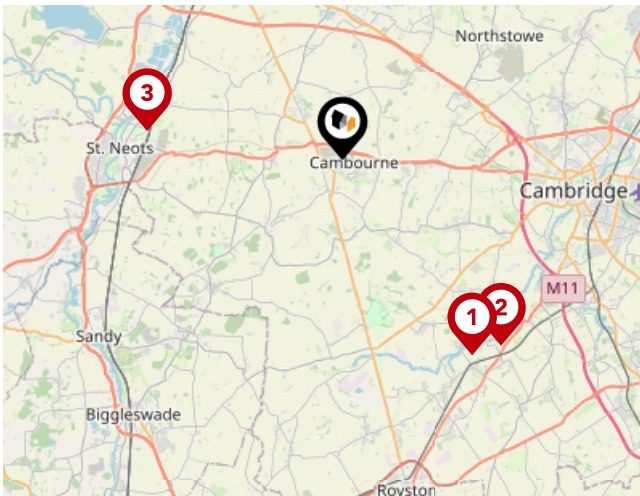


Primary Classifications (Most Common Clay Types)

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

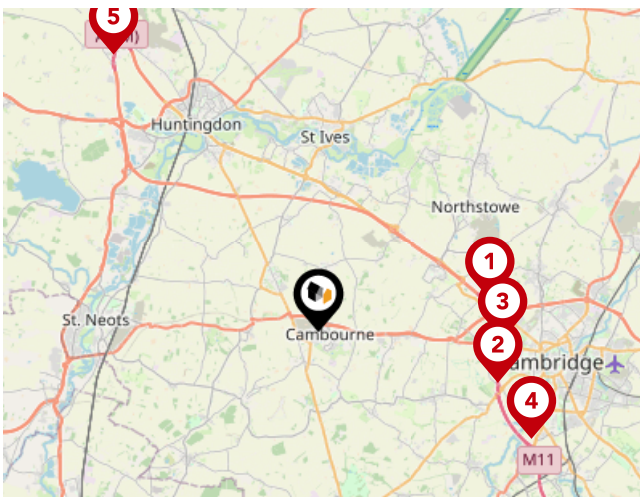
Area

Transport (National)



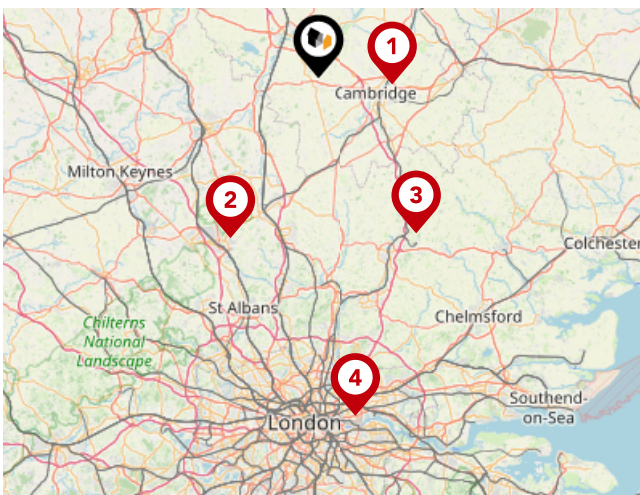
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	8.49 miles
2	Foxton Rail Station	8.86 miles
3	St Neots Rail Station	7.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	6.34 miles
2	M11 J12	6.78 miles
3	M11 J13	6.67 miles
4	M11 J11	8.67 miles
5	A1(M) J13	12.52 miles

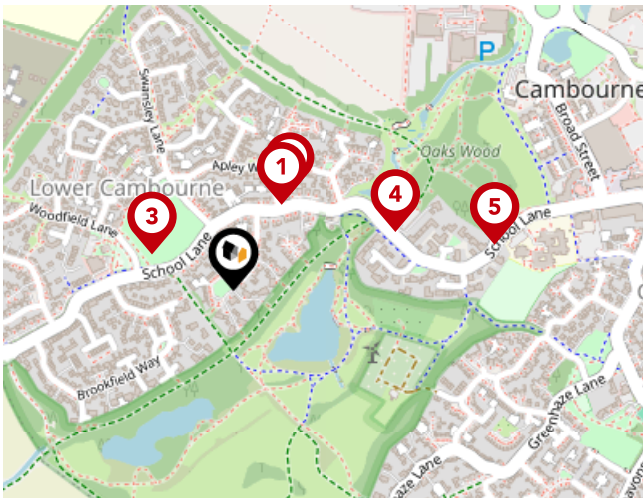


Airports/Helipads

Pin	Name	Distance
1	Cambridge	10.8 miles
2	Luton Airport	26.53 miles
3	Stansted Airport	26.78 miles
4	Silvertown	49.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Apley Way	0.11 miles
2	Apley Way	0.13 miles
3	Woodfield Lane	0.1 miles
4	Oaks Wood	0.2 miles
5	Monkfield Park Primary School	0.3 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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