



KINGSMAN  
REAL ESTATE

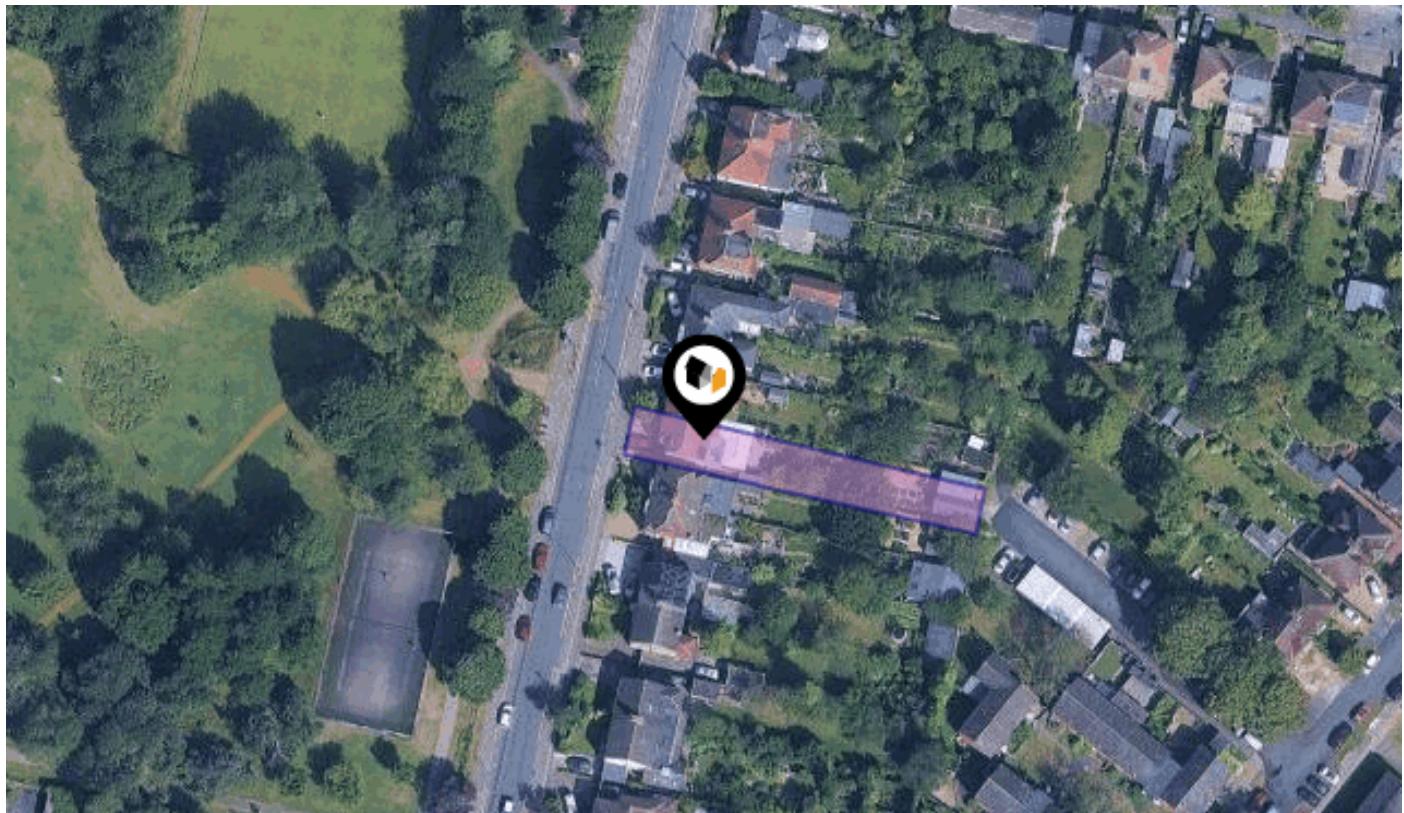


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Friday 23<sup>rd</sup> January 2026**



**COLERIDGE ROAD, CAMBRIDGE, CB1**

**Kingsman Real Estate**

5 Signet Court, Swanns Road, Cambridge CB5 8LA

01223 655156

[hello@kingsmanrealestate.co.uk](mailto:hello@kingsmanrealestate.co.uk)

<https://www.kingsmanrealestate.co.uk/>

Powered by  
**sprift**  
Know any property instantly

# Property Overview



KINGSMAN  
REAL ESTATE



## Property

Type:	Semi-Detached
Bedrooms:	6
Floor Area:	1,700 ft <sup>2</sup> / 158 m <sup>2</sup>
Plot Area:	0.12 acres
Year Built :	1900-1929
Council Tax :	Band E
Annual Estimate:	£2,879
Title Number:	CB36526

Tenure: Freehold

## Local Area

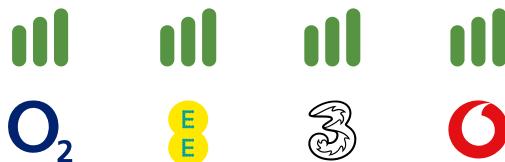
Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

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

**18**  
mb/s      **190**  
mb/s      **1800**  
mb/s



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



**Satellite/Fibre TV Availability:**



# Planning History This Address



Planning records for: *Coleridge Road, Cambridge, CB1*

## Reference - 14/1460/FUL

**Decision:** Decided

**Date:** 09th October 2014

**Description:**

Erection of a garage (following removal of existing).

## Reference - 11/1398/FUL

**Decision:** Decided

**Date:** 09th January 2012

**Description:**

L-shape conservatory

## Reference - 05/0010/FUL

**Decision:** Decided

**Date:** 06th January 2005

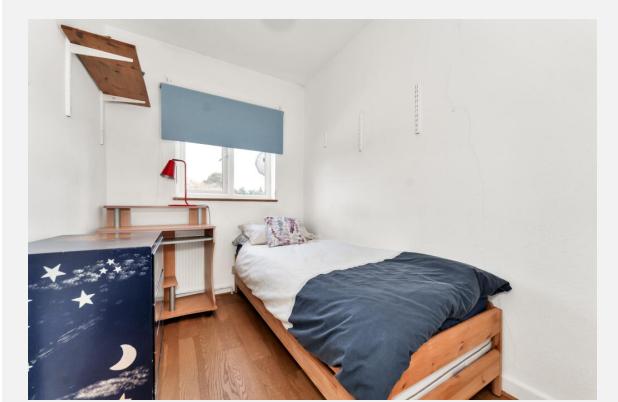
**Description:**

Roof extension over existing two storey extension

# Gallery Photos



# Gallery Photos



# Gallery Photos





## COLERIDGE ROAD, CAMBRIDGE, CB1



Total Area: 194.0 m<sup>2</sup> ... 2088 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Property EPC - Certificate



Coleridge Road, CB1

Energy rating

C

Valid until 26.02.2028

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

80 | c

72 | c

# Property

## EPC - Additional Data



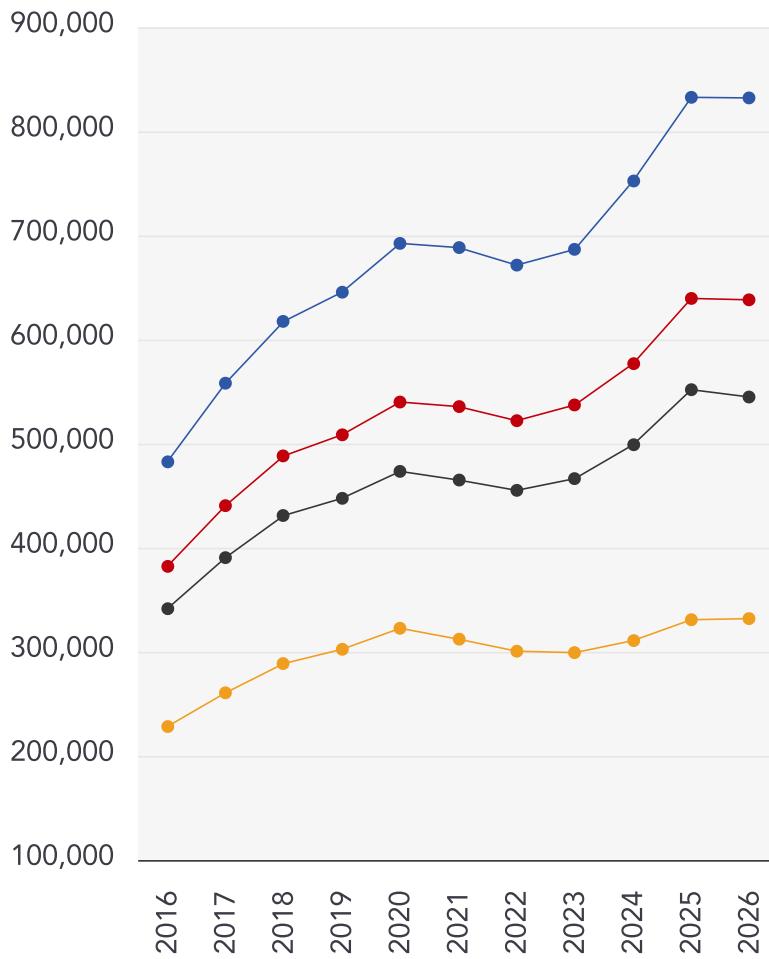
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	RHI application
<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, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	158 m <sup>2</sup>

# Market House Price Statistics



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%**

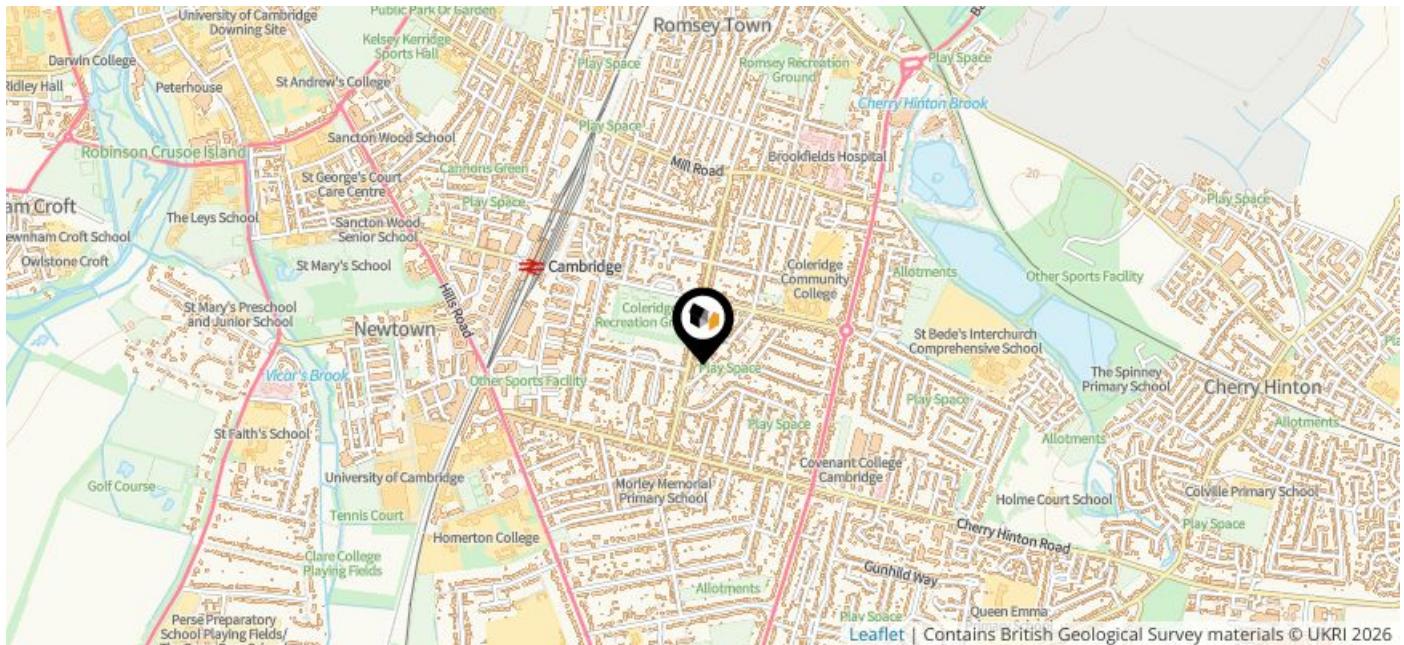
# Maps

## Coal Mining



KINGSMAN  
REAL ESTATE

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.

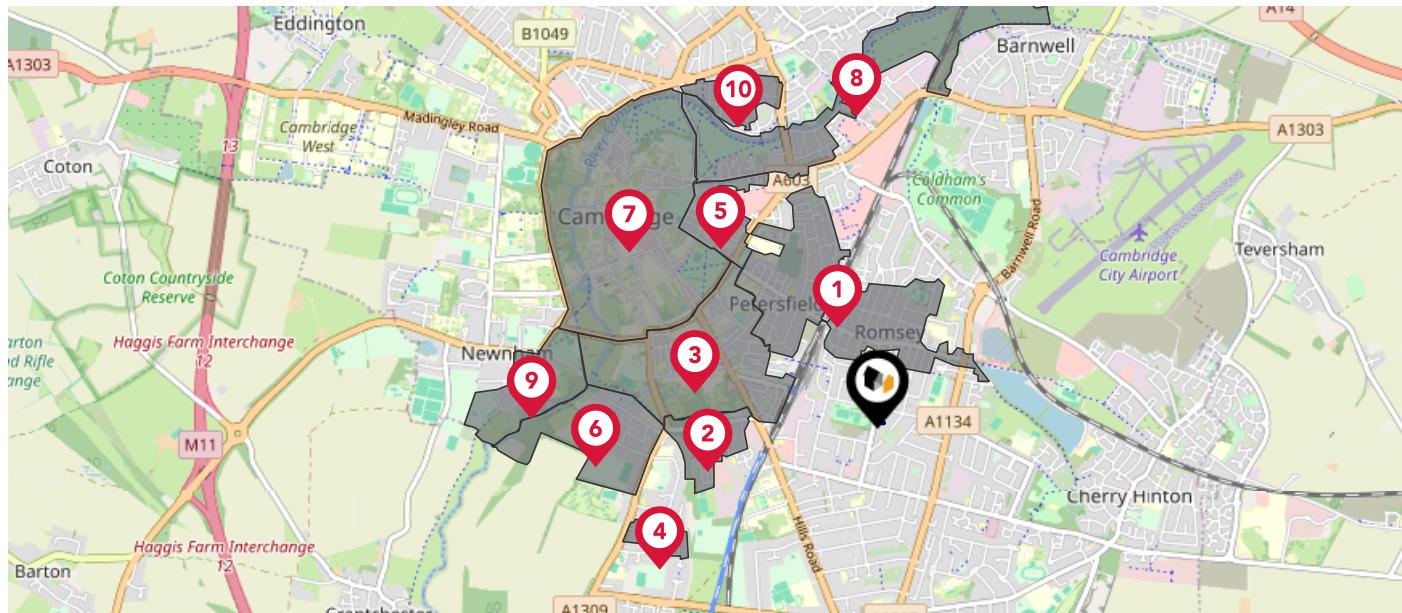
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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 Mill Road
- 2 Brooklands Avenue
- 3 New Town and Glisson Road
- 4 Barrow Road
- 5 The Kite
- 6 Southacre
- 7 Central
- 8 Riverside and Stourbridge Common
- 9 Newnham Croft
- 10 De Freville

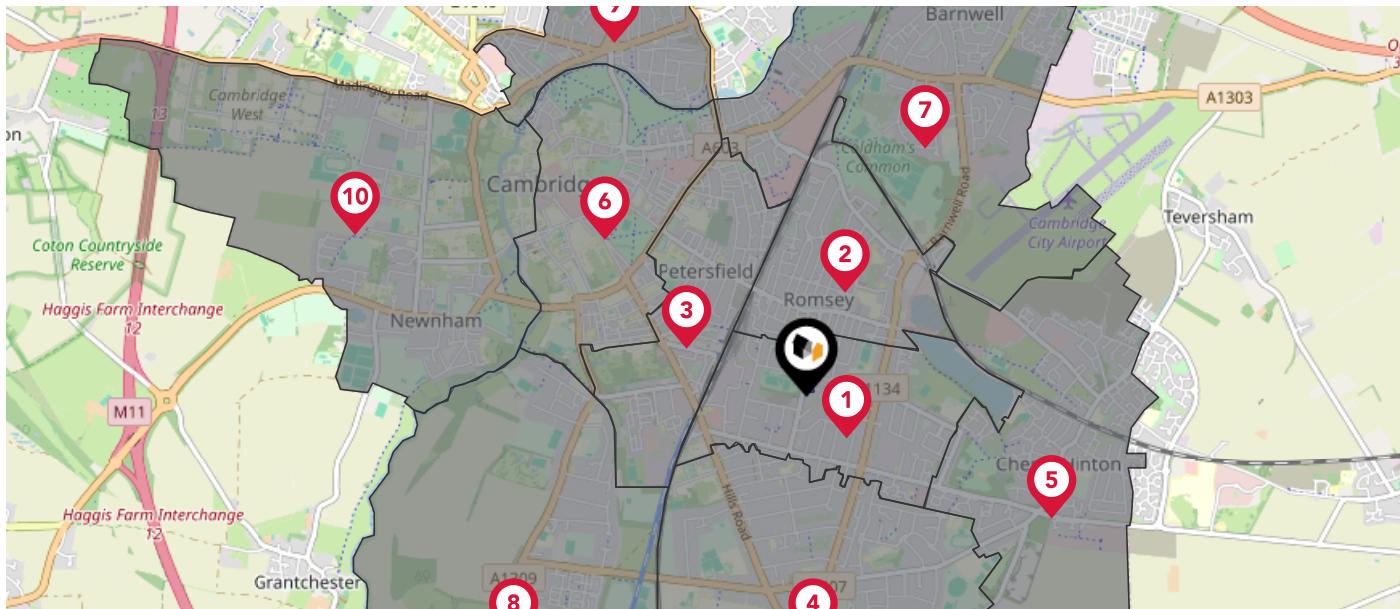
# Maps

## Council Wards



KINGSMAN  
REAL ESTATE

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 Coleridge Ward
- 2 Romsey Ward
- 3 Petersfield Ward
- 4 Queen Edith's Ward
- 5 Cherry Hinton Ward
- 6 Market Ward
- 7 Abbey Ward
- 8 Trumpington Ward
- 9 West Chesterton Ward
- 10 Newnham Ward

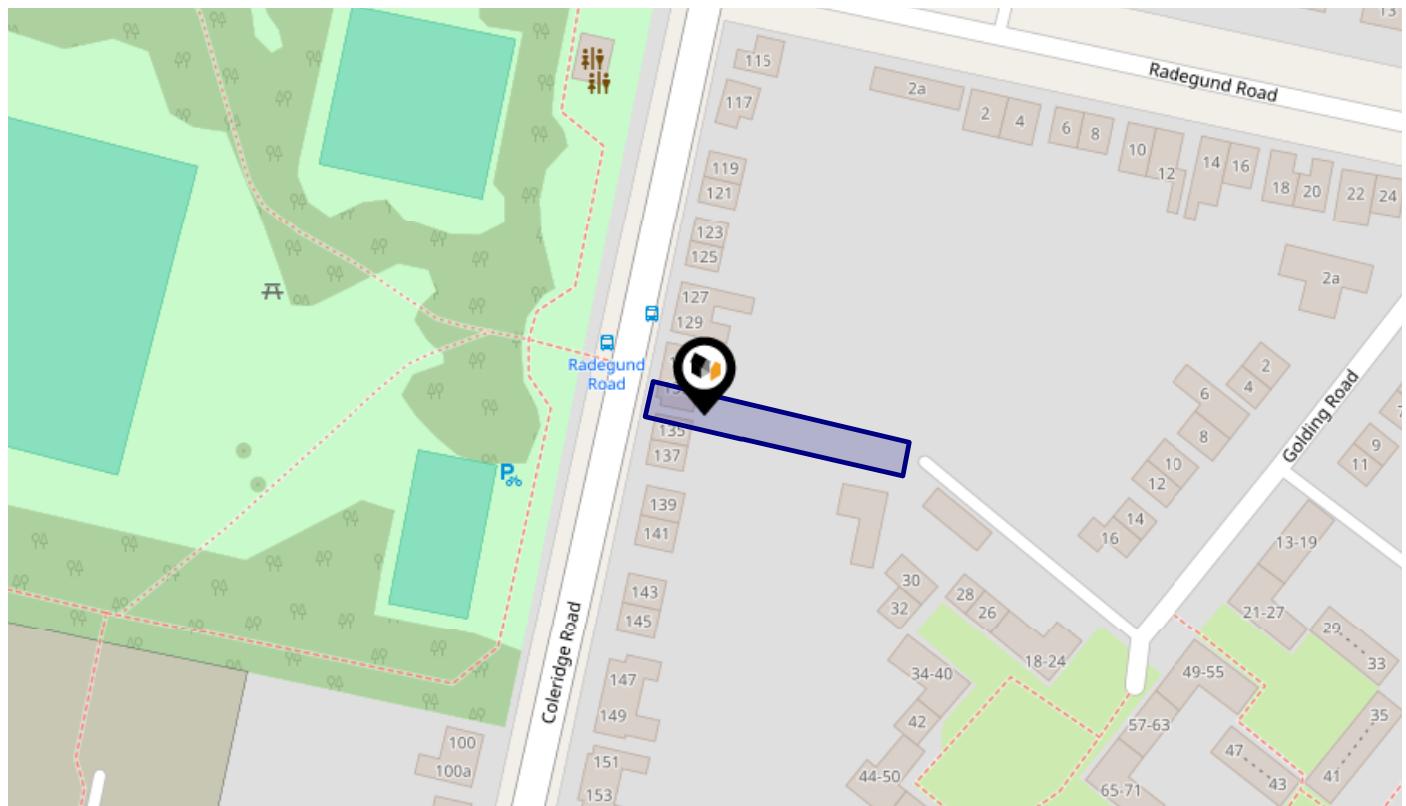
# Maps

## Rail Noise



KINGSMAN  
REAL ESTATE

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

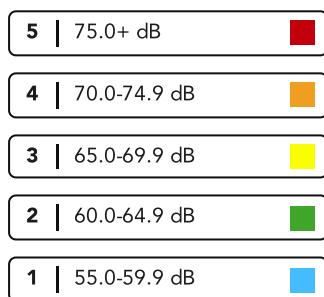


### Rail Noise Data

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:



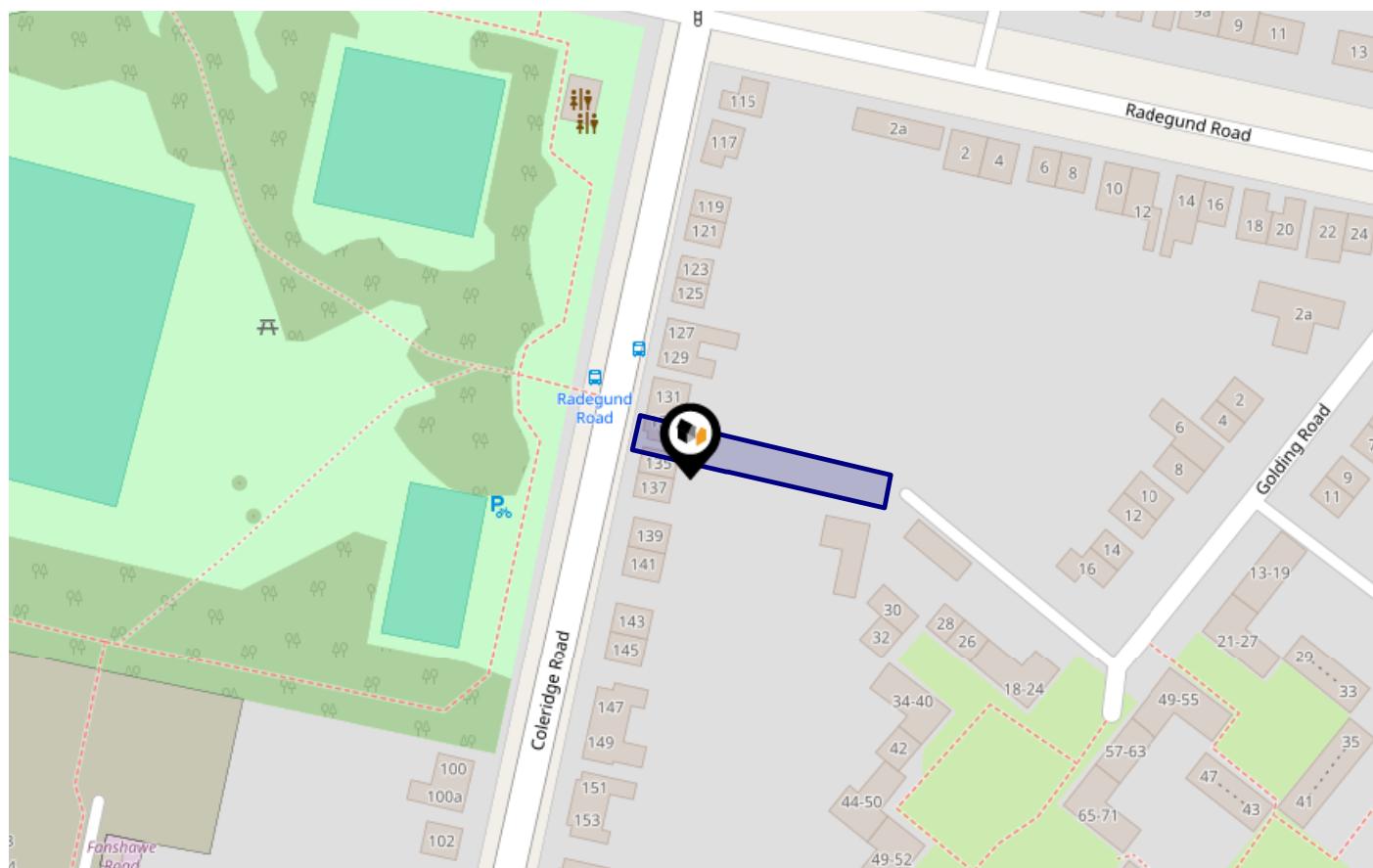
# Flood Risk

## Rivers & Seas - Flood Risk



KINGSMAN  
REAL ESTATE

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

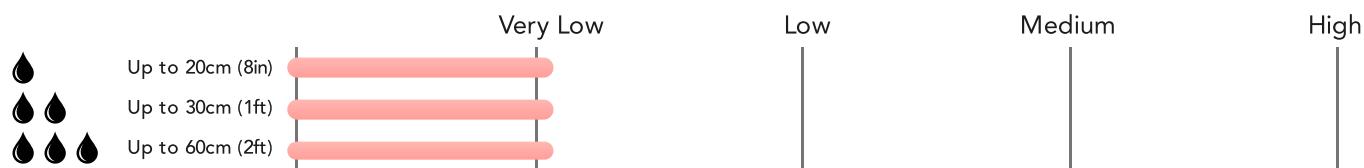


**Risk Rating: Very low**

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:



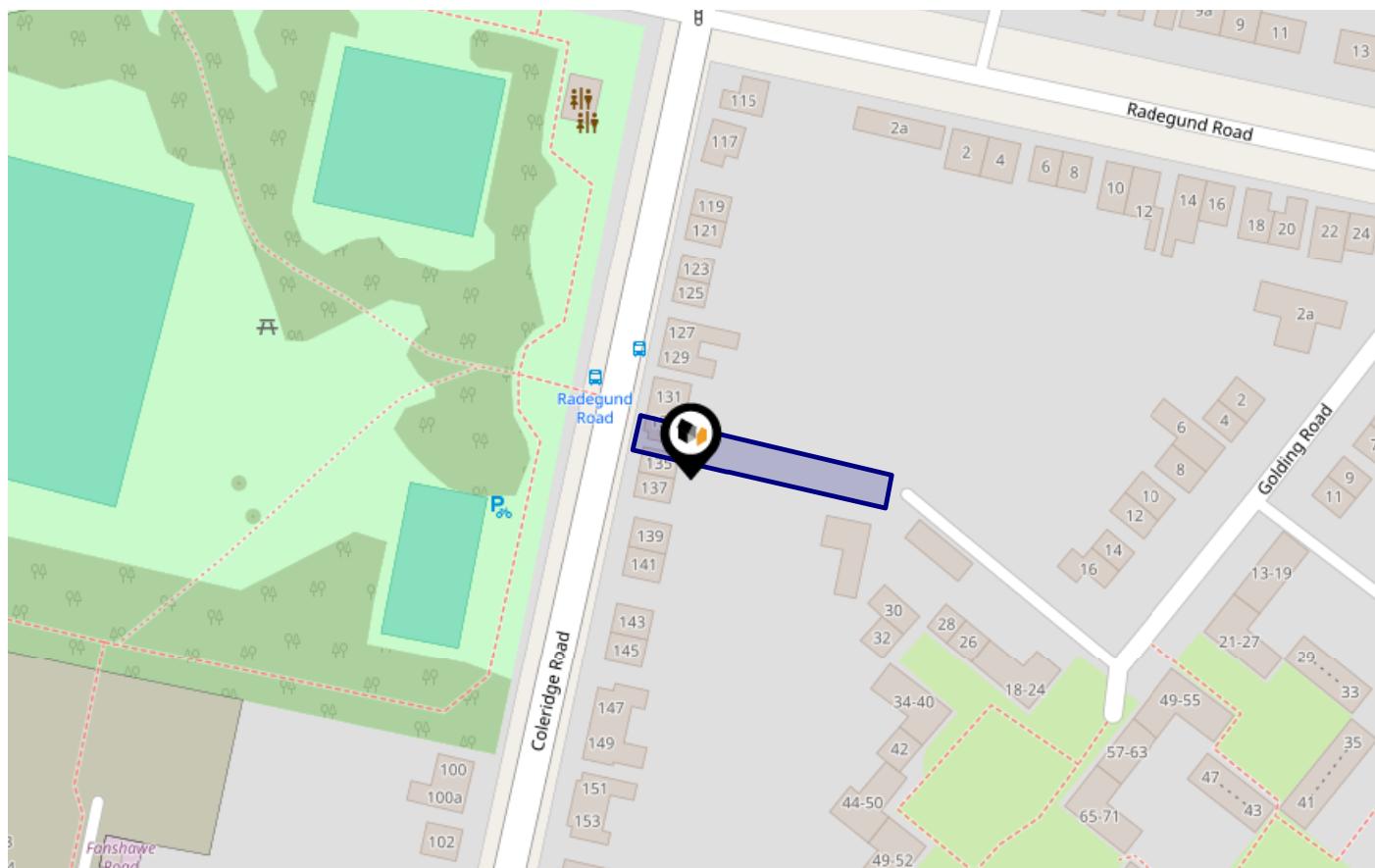
# Flood Risk

## Rivers & Seas - Climate Change



KINGSMAN  
REAL ESTATE

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.

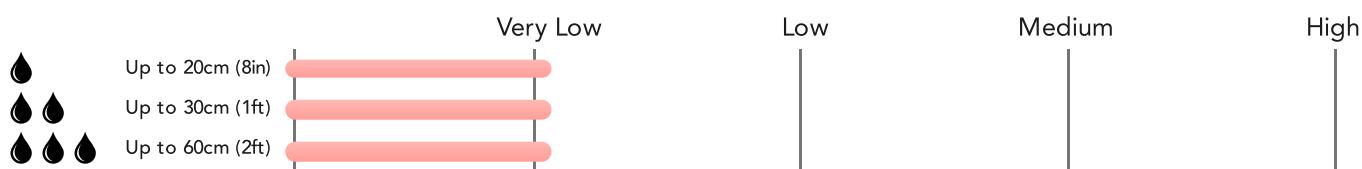


**Risk Rating: Very low**

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:



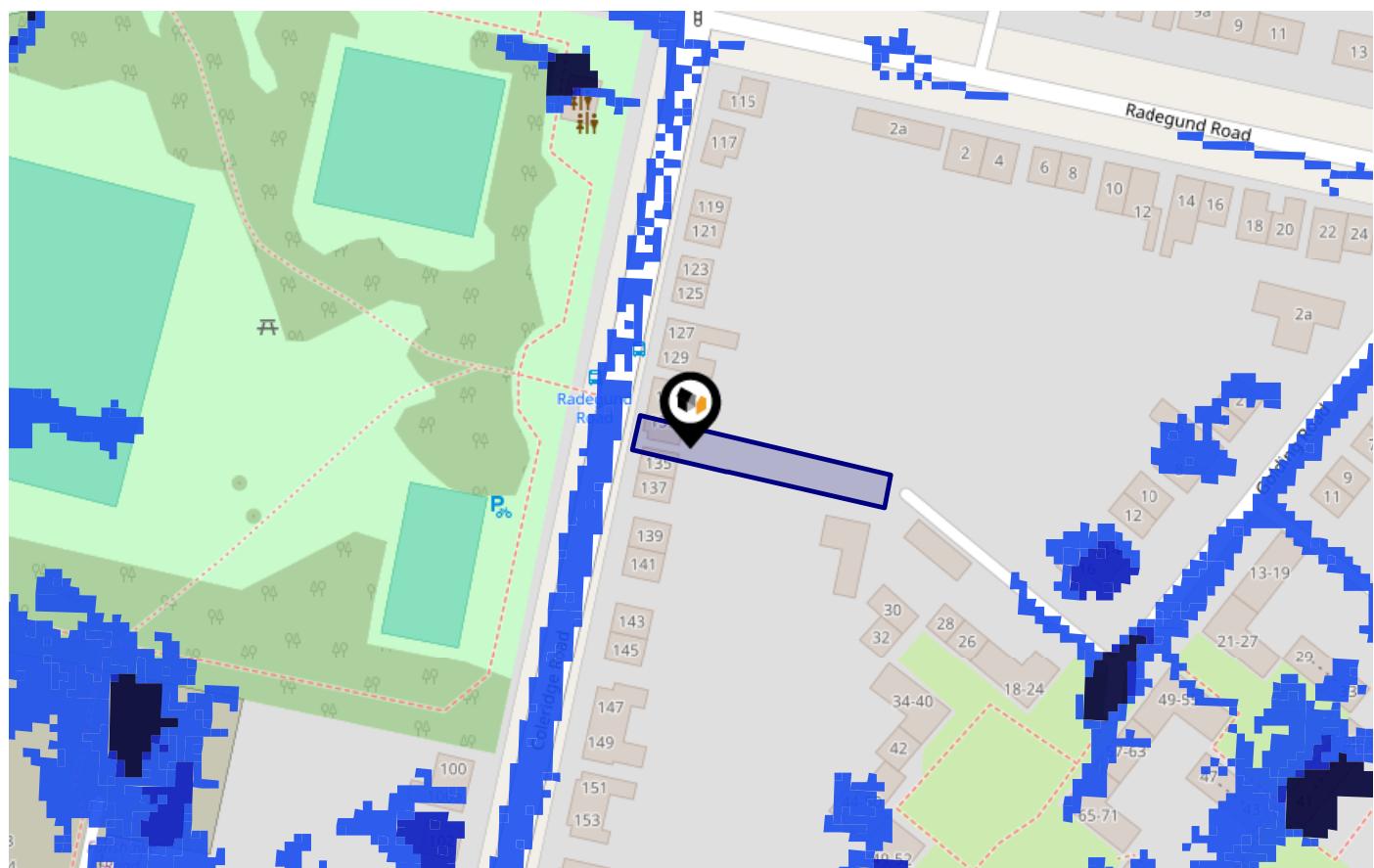
# Flood Risk

## Surface Water - Flood Risk



KINGSMAN  
REAL ESTATE

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

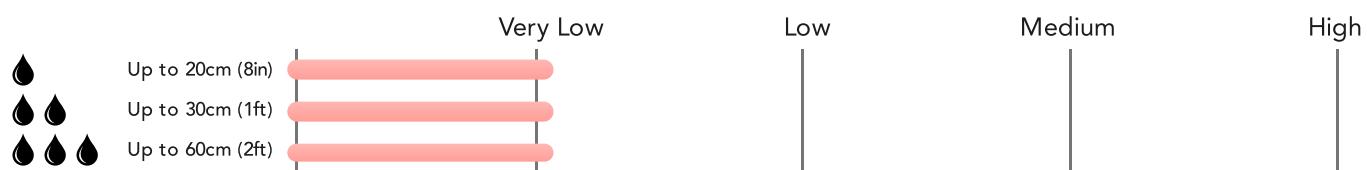


Risk Rating: Very low

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:



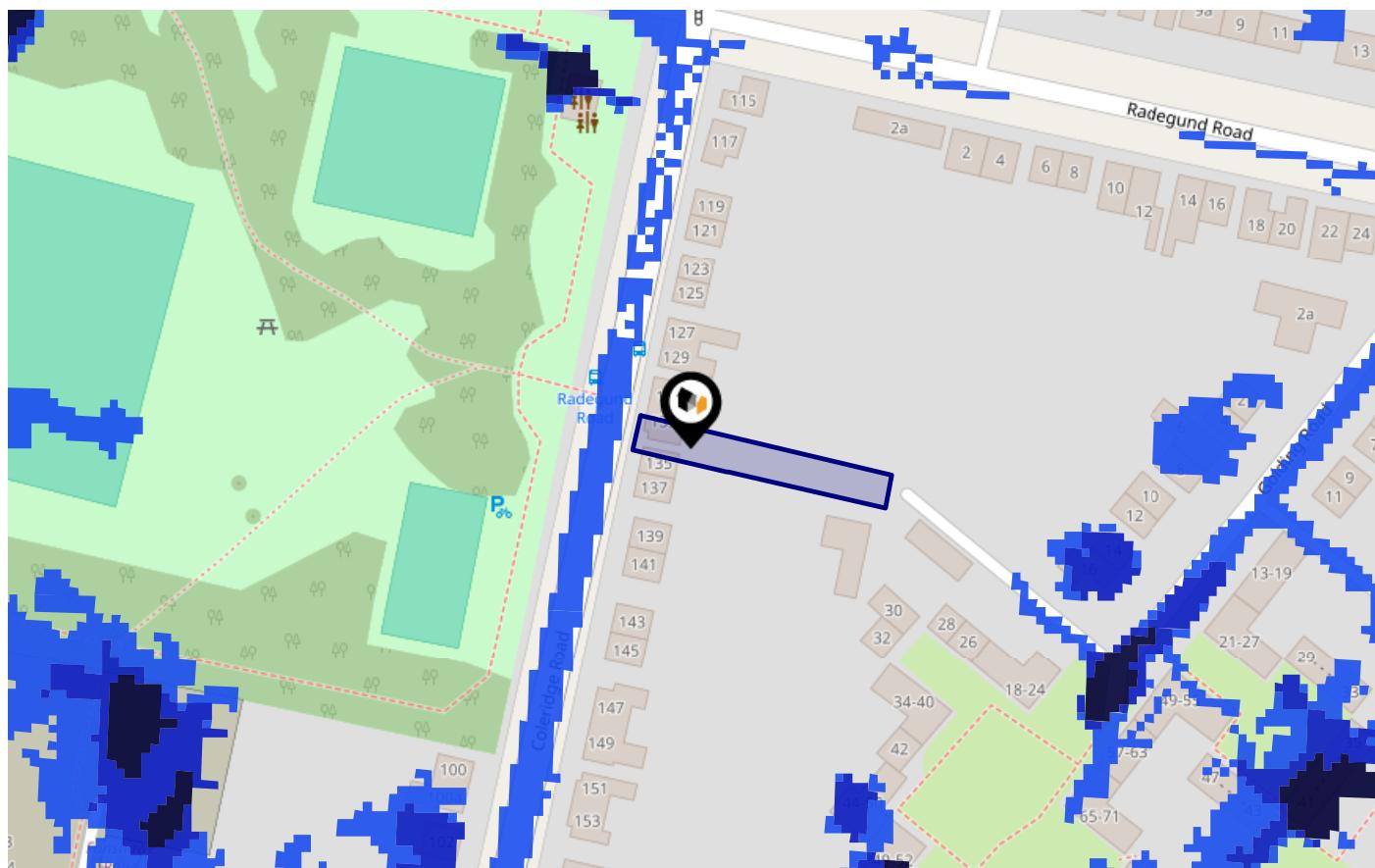
# Flood Risk

## Surface Water - Climate Change



KINGSMAN  
REAL ESTATE

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.

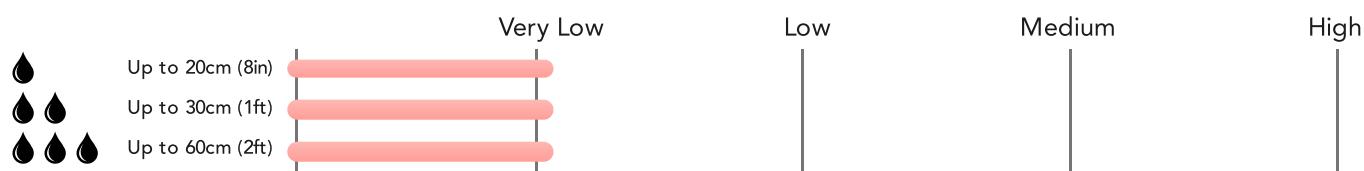


**Risk Rating: Very low**

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:

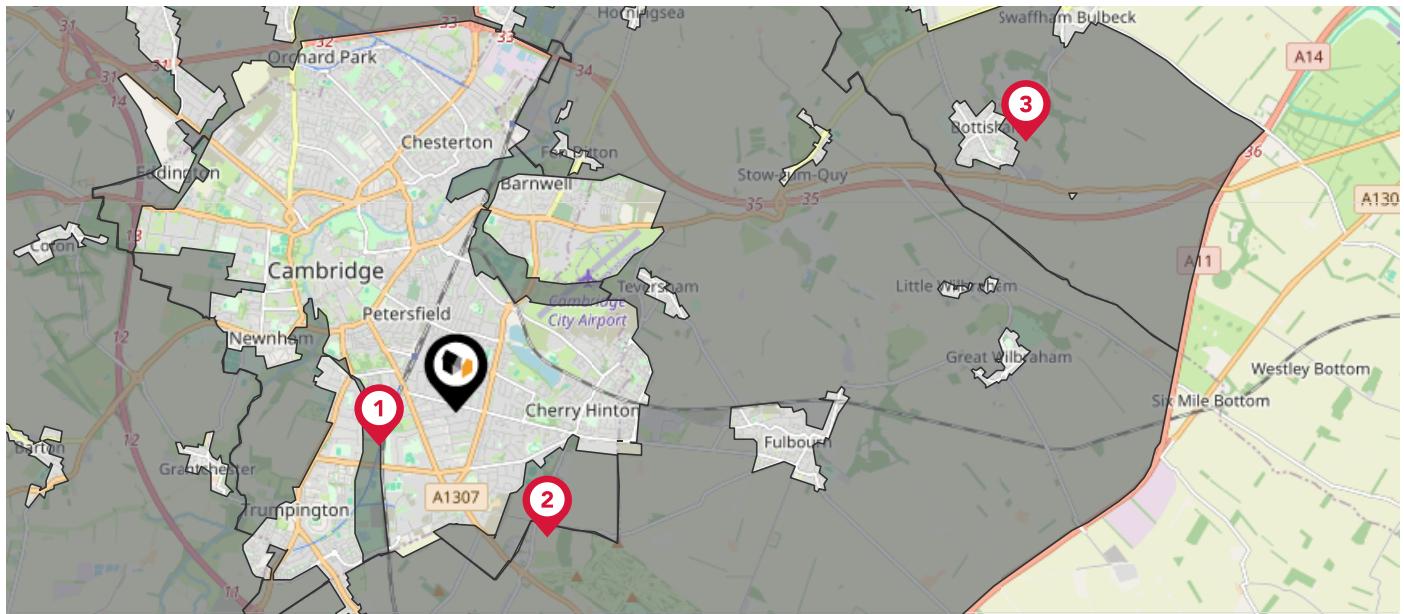


# Maps

## Green Belt



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



### Nearby Green Belt Land

- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire

# Maps

## Landfill Sites



KINGSMAN  
REAL ESTATE

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

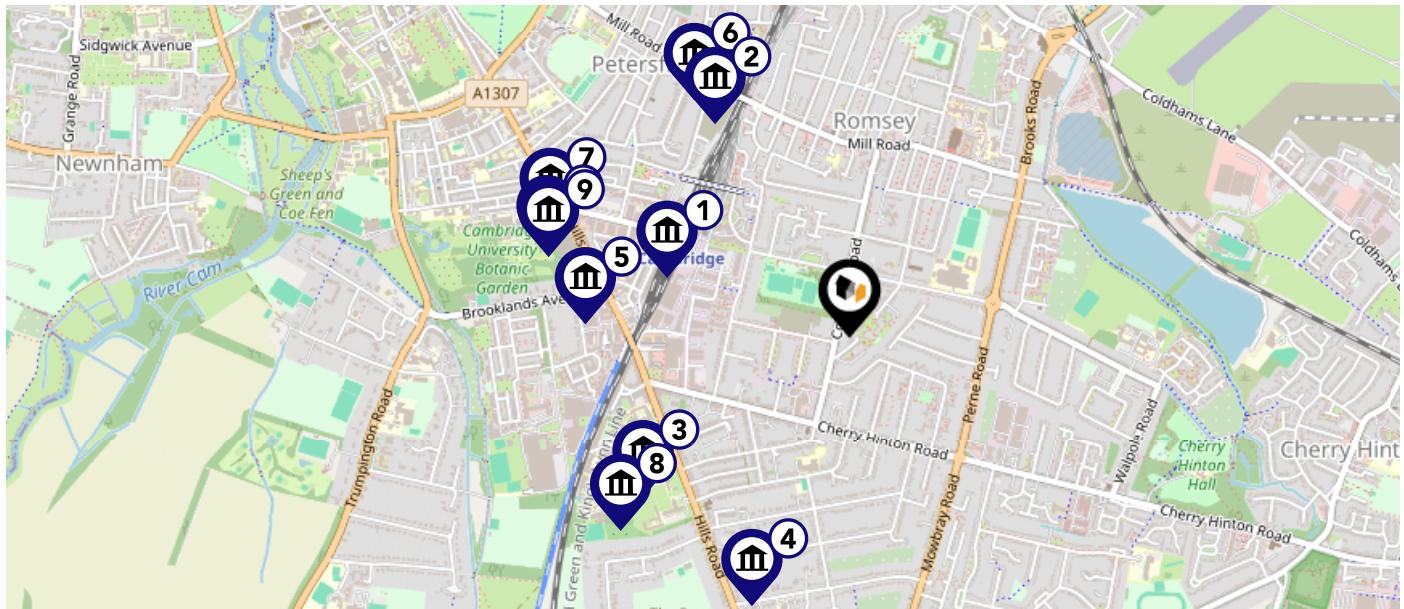
# Maps

## Listed Buildings



KINGSMAN  
REAL ESTATE

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

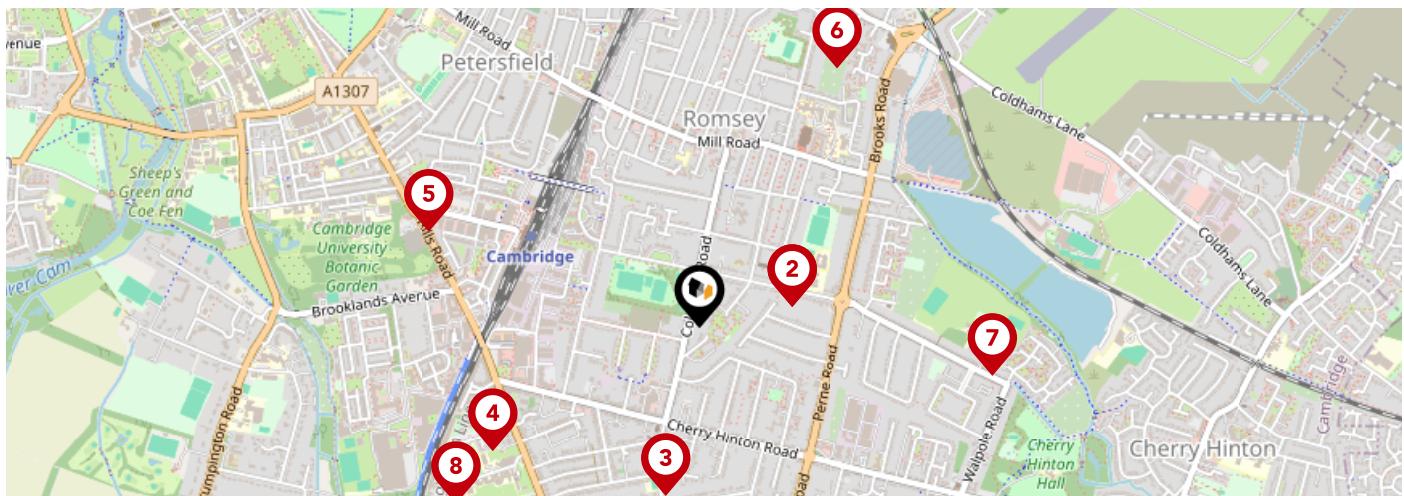


Listed Buildings in the local district	Grade	Distance
1343683 - The Railway Station	Grade II	0.4 miles
1126141 - Cambridge City Branch Library	Grade II	0.6 miles
1331852 - Homerton College Trumpington House	Grade II	0.6 miles
1375672 - Keelson	Grade II	0.6 miles
1349070 - Royal Albert Homes	Grade II	0.6 miles
1470294 - The David Parr House	Grade II	0.6 miles
1246829 - Highsett And Front Retaining Wall	Grade II	0.7 miles
1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.7 miles
1391728 - Milestone Outside 100 Hills Road	Grade II	0.7 miles
1268368 - War Memorial	Grade II	0.7 miles

# Area Schools



KINGSMAN  
REAL ESTATE



Nursery Primary Secondary College Private



## Ridgefield Primary School

Ofsted Rating: Good | Pupils: 232 | Distance: 0.22



## Coleridge Community College

Ofsted Rating: Good | Pupils: 568 | Distance: 0.22



## Morley Memorial Primary School

Ofsted Rating: Good | Pupils: 390 | Distance: 0.39



## Hills Road Sixth Form College

Ofsted Rating: Outstanding | Pupils: 0 | Distance: 0.55



## St. Andrew's College Cambridge

Ofsted Rating: Not Rated | Pupils: 146 | Distance: 0.65



## St Philip's CofE Aided Primary School

Ofsted Rating: Good | Pupils: 259 | Distance: 0.67



## St Bede's Inter-Church School

Ofsted Rating: Outstanding | Pupils: 924 | Distance: 0.67



## Abbey College Cambridge

Ofsted Rating: Not Rated | Pupils: 466 | Distance: 0.68



# Area Schools



KINGSMAN  
REAL ESTATE



Nursery Primary Secondary College Private



## Queen Edith Primary School

Ofsted Rating: Good | Pupils: 422 | Distance: 0.79



## Queen Emma Primary School

Ofsted Rating: Good | Pupils: 429 | Distance: 0.79



## Sancton Wood School

Ofsted Rating: Not Rated | Pupils: 397 | Distance: 0.79



## Homerton Early Years Centre

Ofsted Rating: Outstanding | Pupils: 118 | Distance: 0.8



## The Perse School

Ofsted Rating: Not Rated | Pupils: 1705 | Distance: 0.83



## Cambridge International School

Ofsted Rating: Not Rated | Pupils: 75 | Distance: 0.88



## Holme Court School

Ofsted Rating: Good | Pupils: 50 | Distance: 0.88



## St Pauls CofE VA Primary School

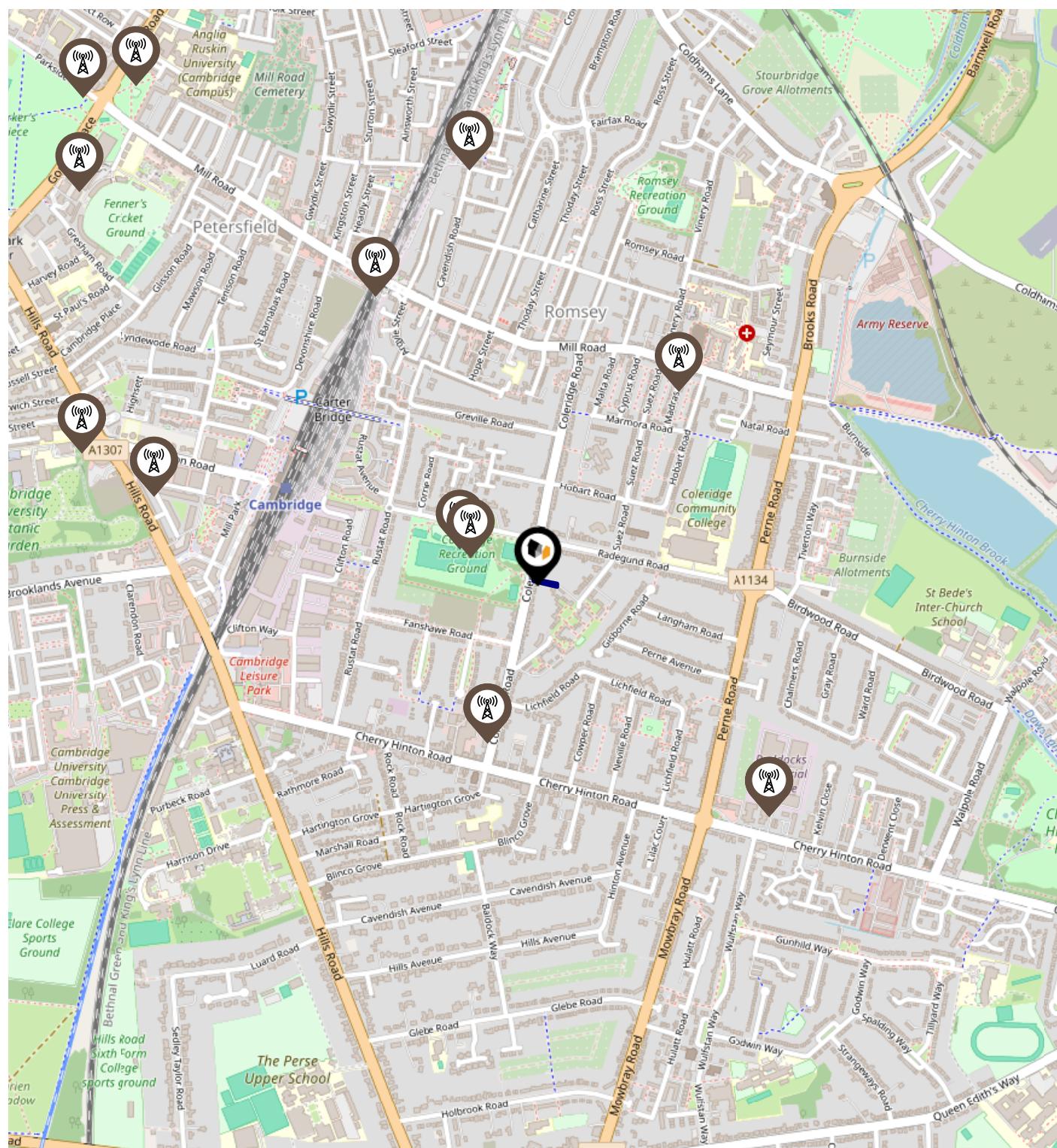
Ofsted Rating: Good | Pupils: 161 | Distance: 0.89



# Local Area Masts & Pylons



KINGSMAN  
REAL ESTATE



## Key:

- Power Pylons
- Communication Masts

# Environment

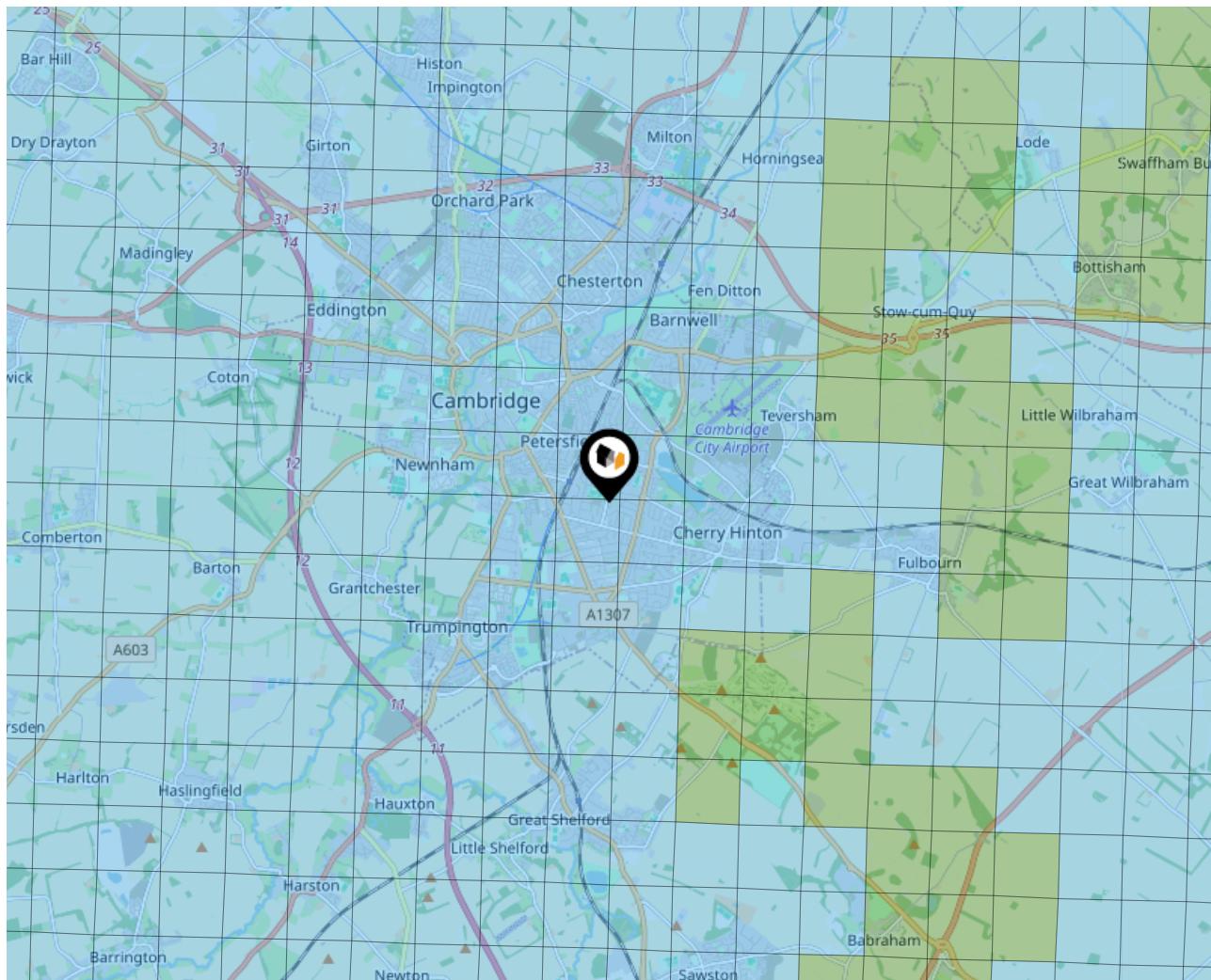
## Radon Gas



KINGSMAN  
REAL ESTATE

### 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>).



This  
Property

1  
<1%

2  
1-3%

3  
3-5%

4  
5-10%

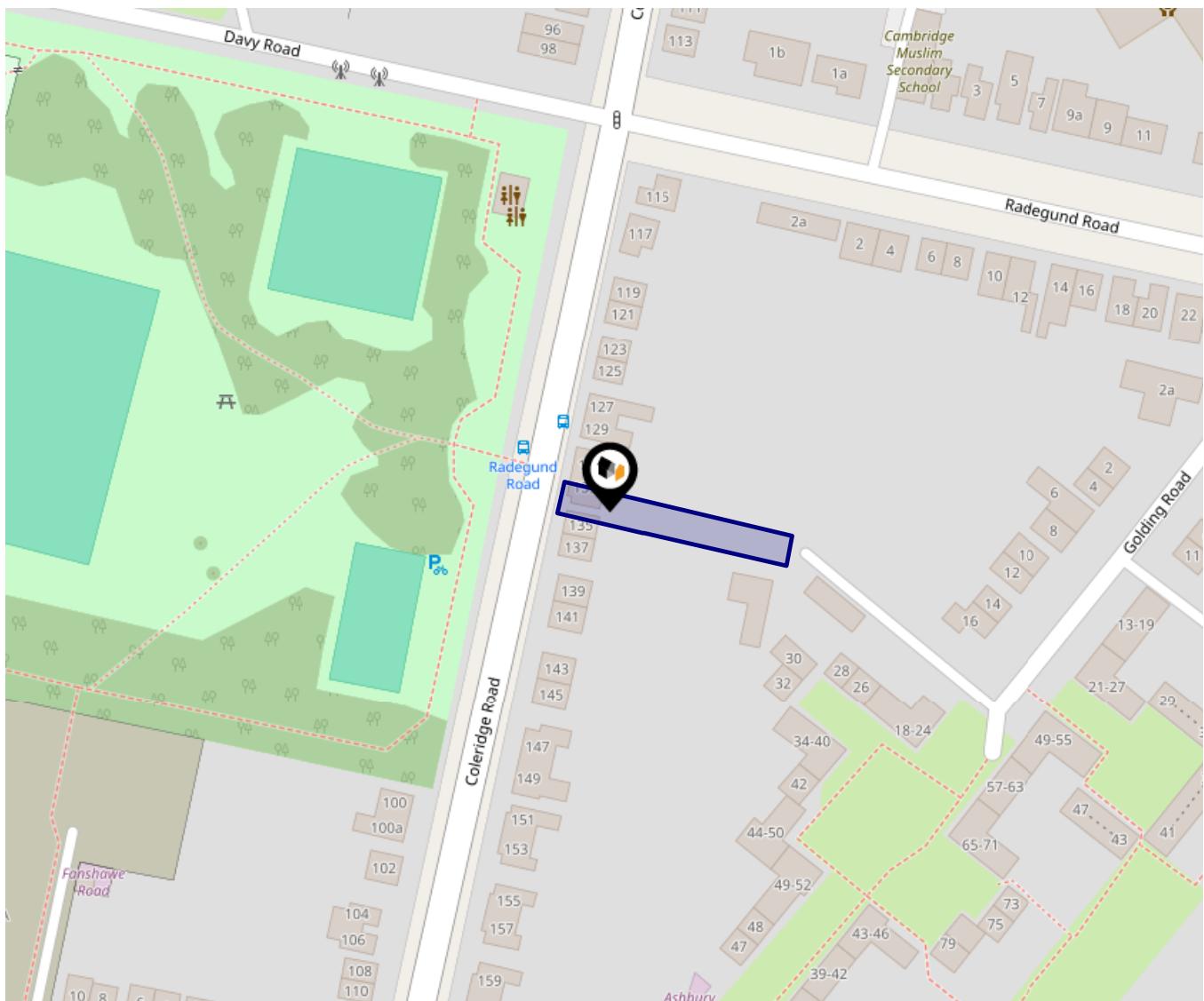
5  
10-30%

6  
>30%

# Local Area Road Noise



KINGSMAN  
REAL ESTATE



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

# Environment

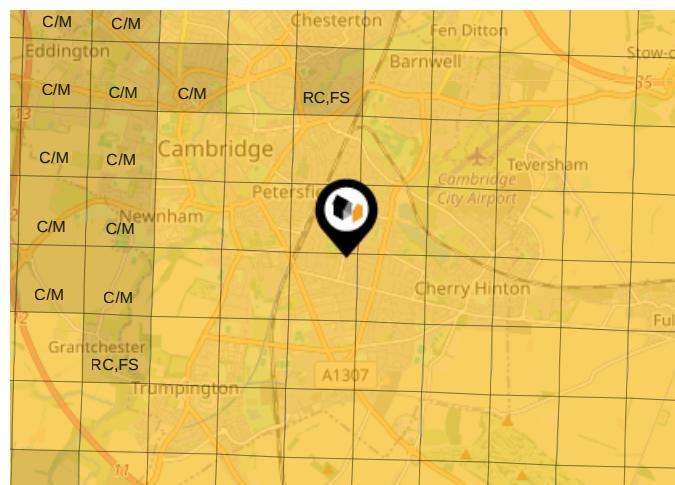
## Soils & Clay



KINGSMAN  
REAL ESTATE

Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** NONE      **Soil Texture:** SAND TO SANDY LOAM  
**Parent Material Grain:** ARENACEOUS -      **Soil Depth:** DEEP  
**Soil Group:** RUDACEOUS  
LIGHT(SILTY) TO  
MEDIUM(SILTY)



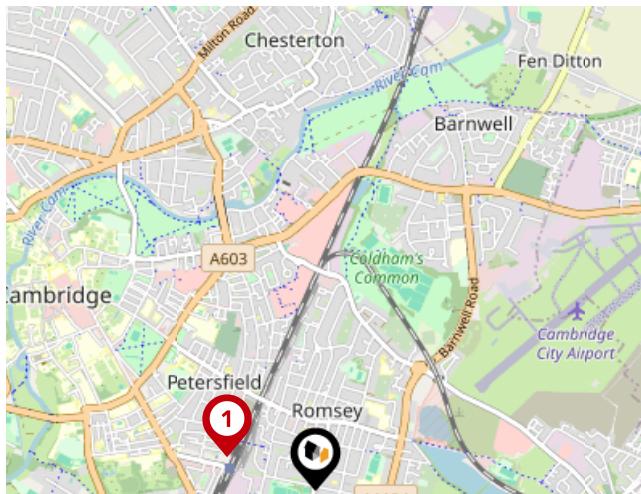
### Primary Classifications (Most Common Clay Types)

<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)

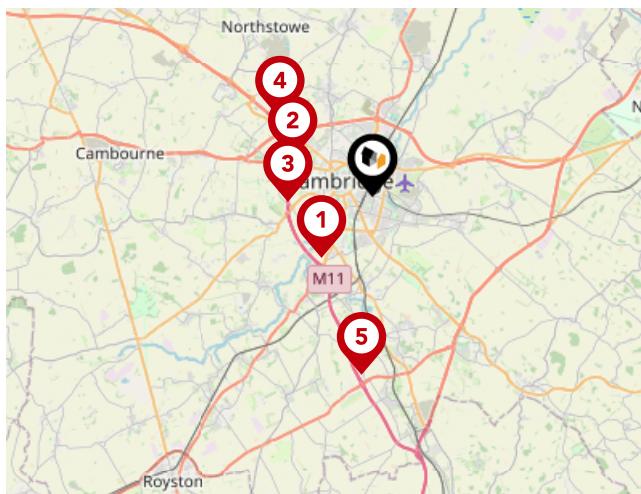


KINGSMAN  
REAL ESTATE



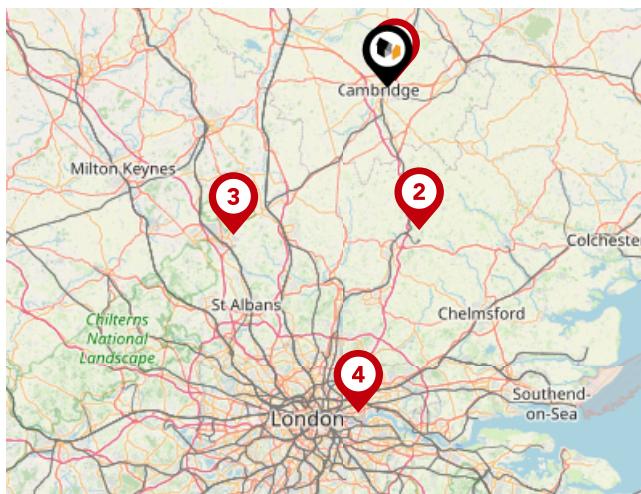
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.43 miles
2	Cambridge North Rail Station	2.3 miles
3	Shelford (Cambs) Rail Station	2.98 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.86 miles
2	M11 J13	3.24 miles
3	M11 J12	3.07 miles
4	M11 J14	4.41 miles
5	M11 J10	6.47 miles



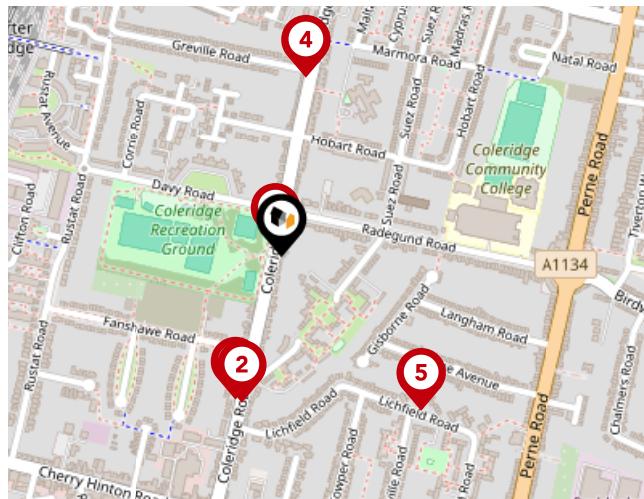
## Airports/Helpads

Pin	Name	Distance
1	Cambridge	1.53 miles
2	Stansted Airport	21.41 miles
3	Luton Airport	31.05 miles
4	Silvertown	47.82 miles

# Area Transport (Local)



KINGSMAN  
REAL ESTATE



## Bus Stops/Stations

Pin	Name	Distance
1	Radegund Road	0.01 miles
2	Ashbury Close	0.17 miles
3	Ashbury Close	0.17 miles
4	Greville Road	0.21 miles
5	Neville Road	0.24 miles

# Kingsman Real Estate

## About Us



### 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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Kingsman Real Estate

5 Signet Court, Swanns Road, Cambridge  
CB5 8LA  
01223 655156  
hello@kingsmanrealestate.co.uk  
<https://www.kingsmanrealestate.co.uk/>

