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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th November 2025



RESBURY CLOSE, SAWSTON, CAMBRIDGE, CB22

Kingsman Real Estate

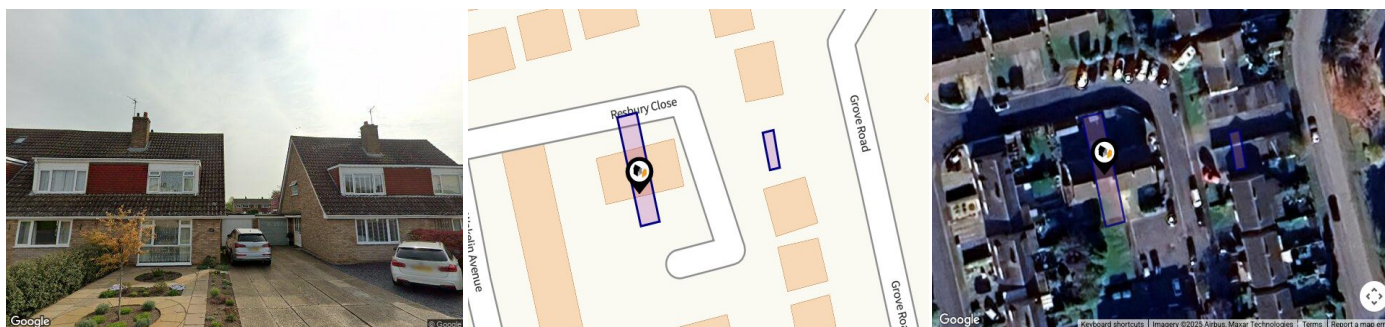
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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.04 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB4087		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s
		

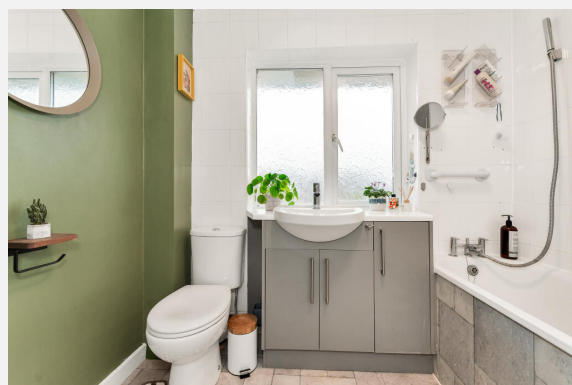
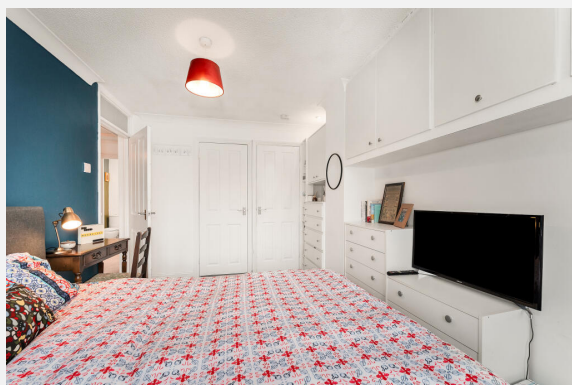
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







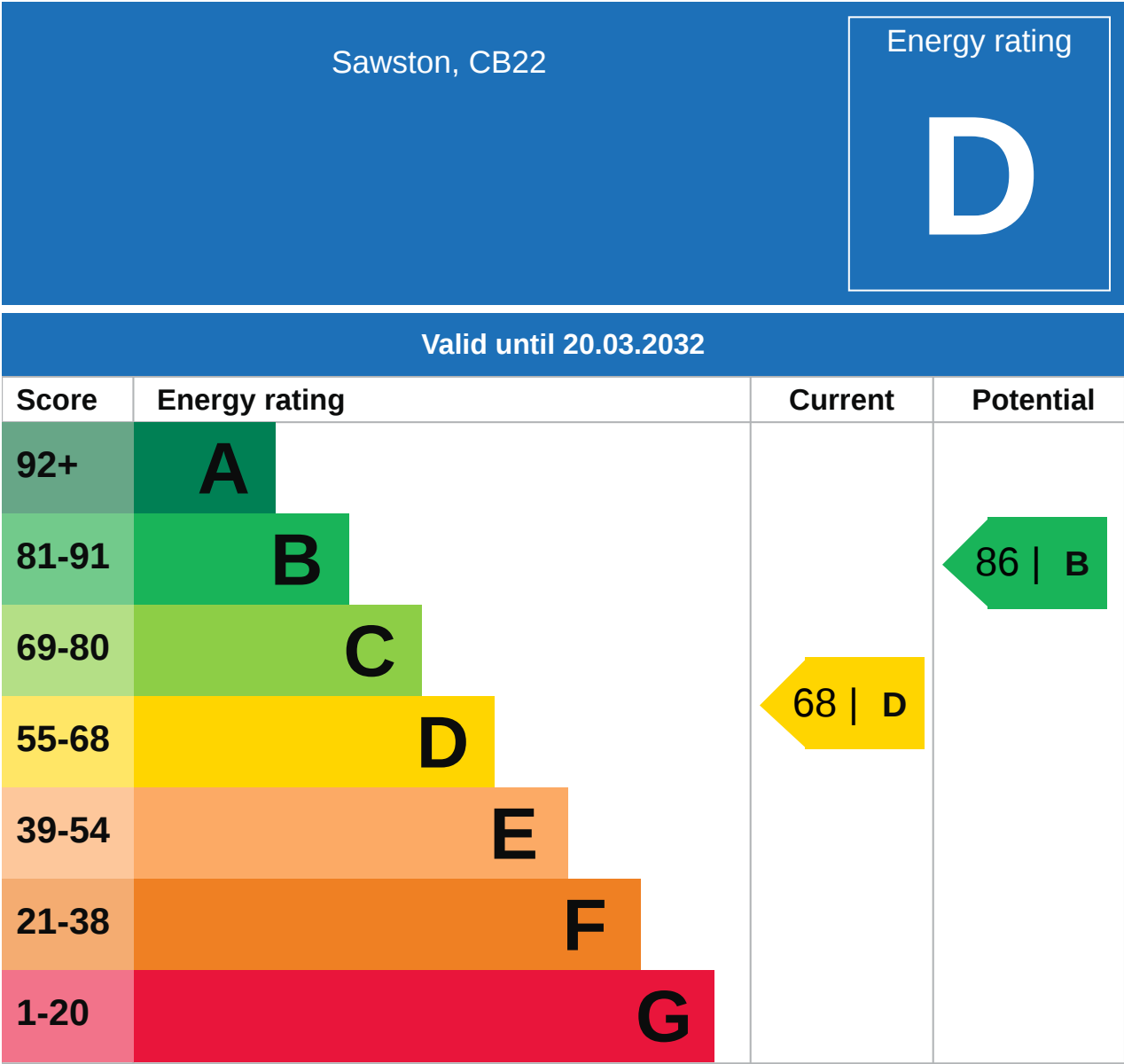


RESBURY CLOSE, SAWSTON, CAMBRIDGE, CB22



Total Area: 86.5 m² ... 931 ft²

All measurements are approximate and for display purposes only



Additional EPC Data

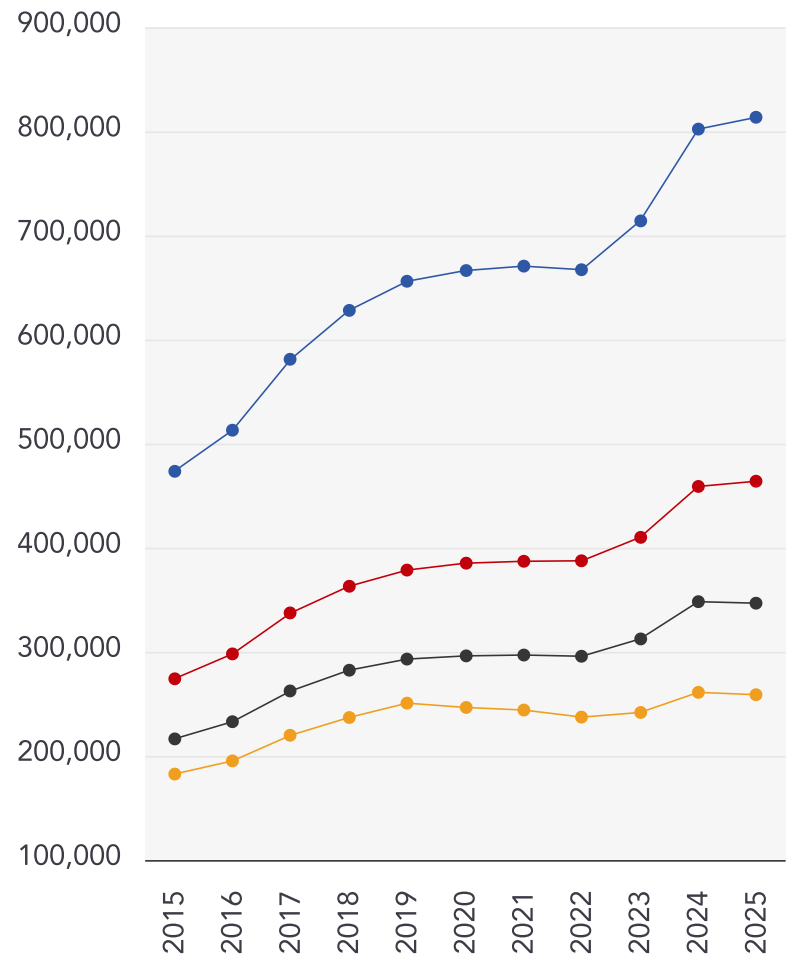
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB22



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



Sawston



Pampisford



Babraham



Whittlesford



Stapleford



Great Shelford



Duxford



Great and Little Abington

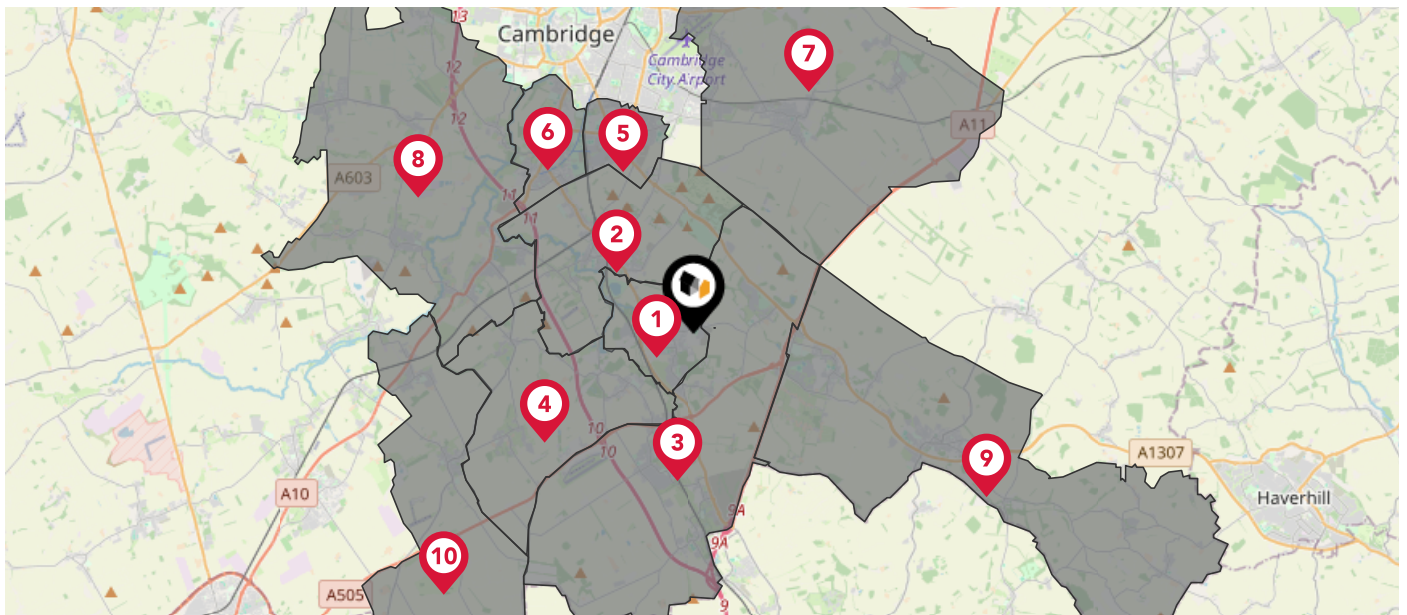


Little Shelford



Hinxton

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



Sawston Ward



Shelford Ward



Duxford Ward



Whittlesford Ward



Queen Edith's Ward



Trumpington Ward



Fen Ditton & Fulbourn Ward



Harston & Comberton Ward



Linton Ward



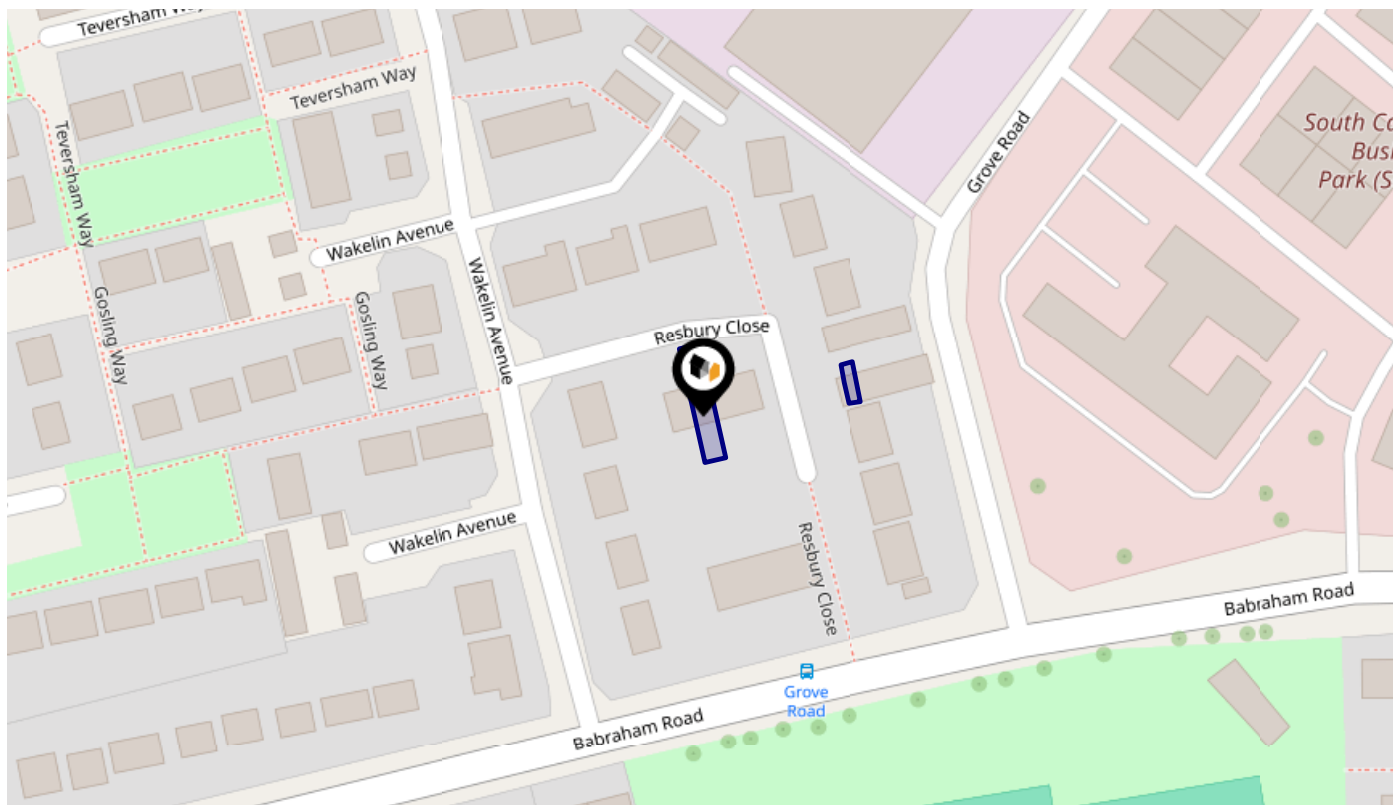
Foxton Ward

Maps

Rail Noise



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:

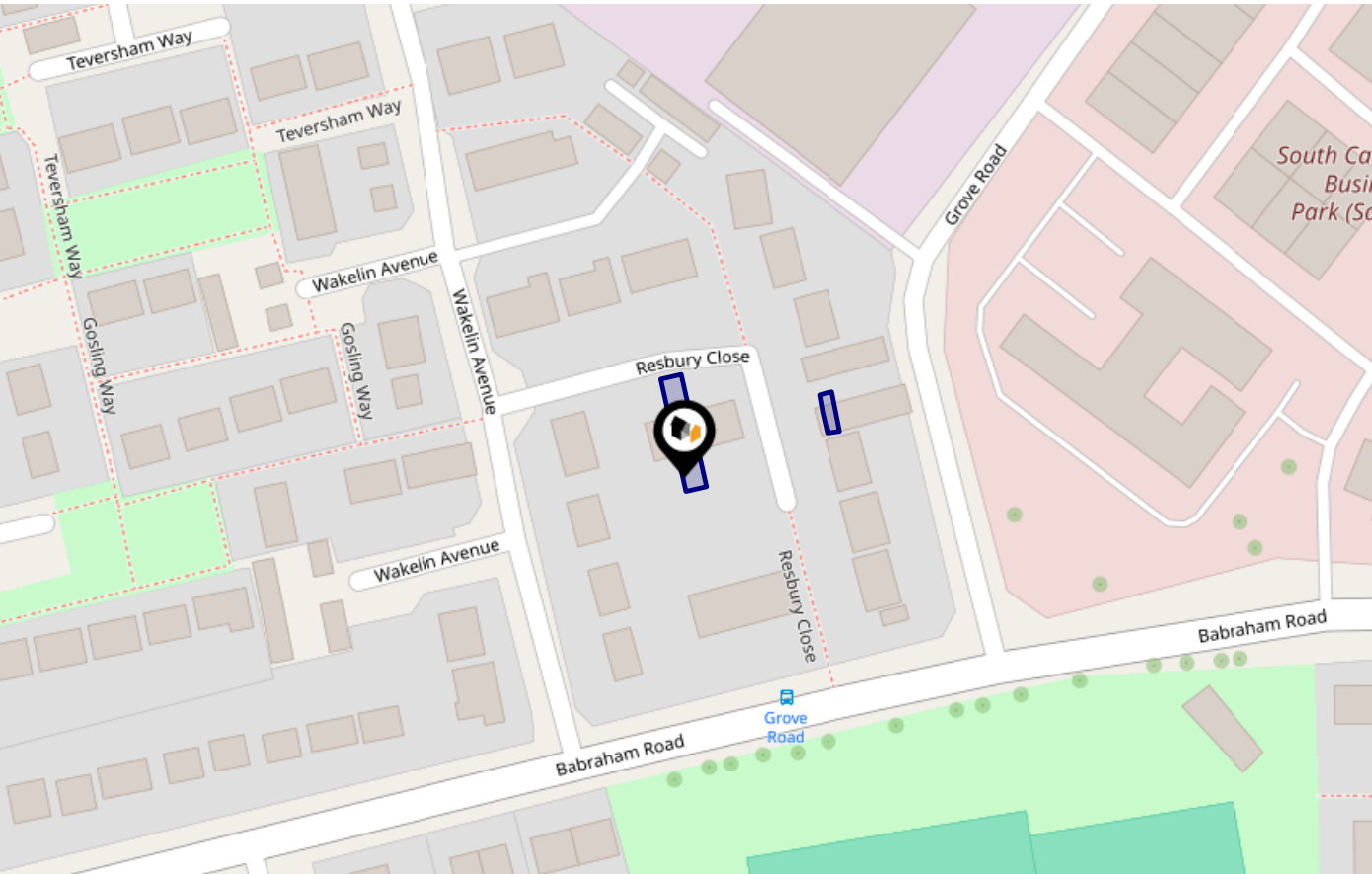
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

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.

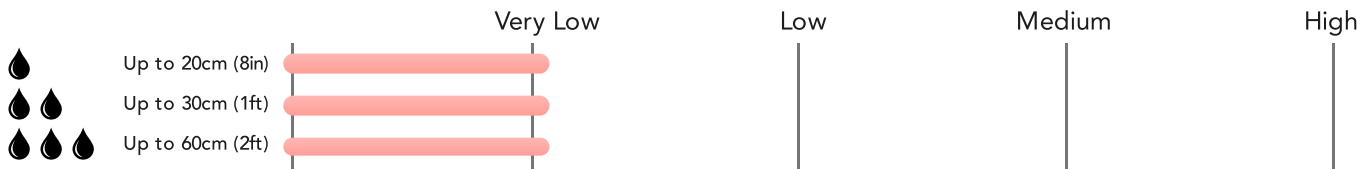


Risk Rating: Very low

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:

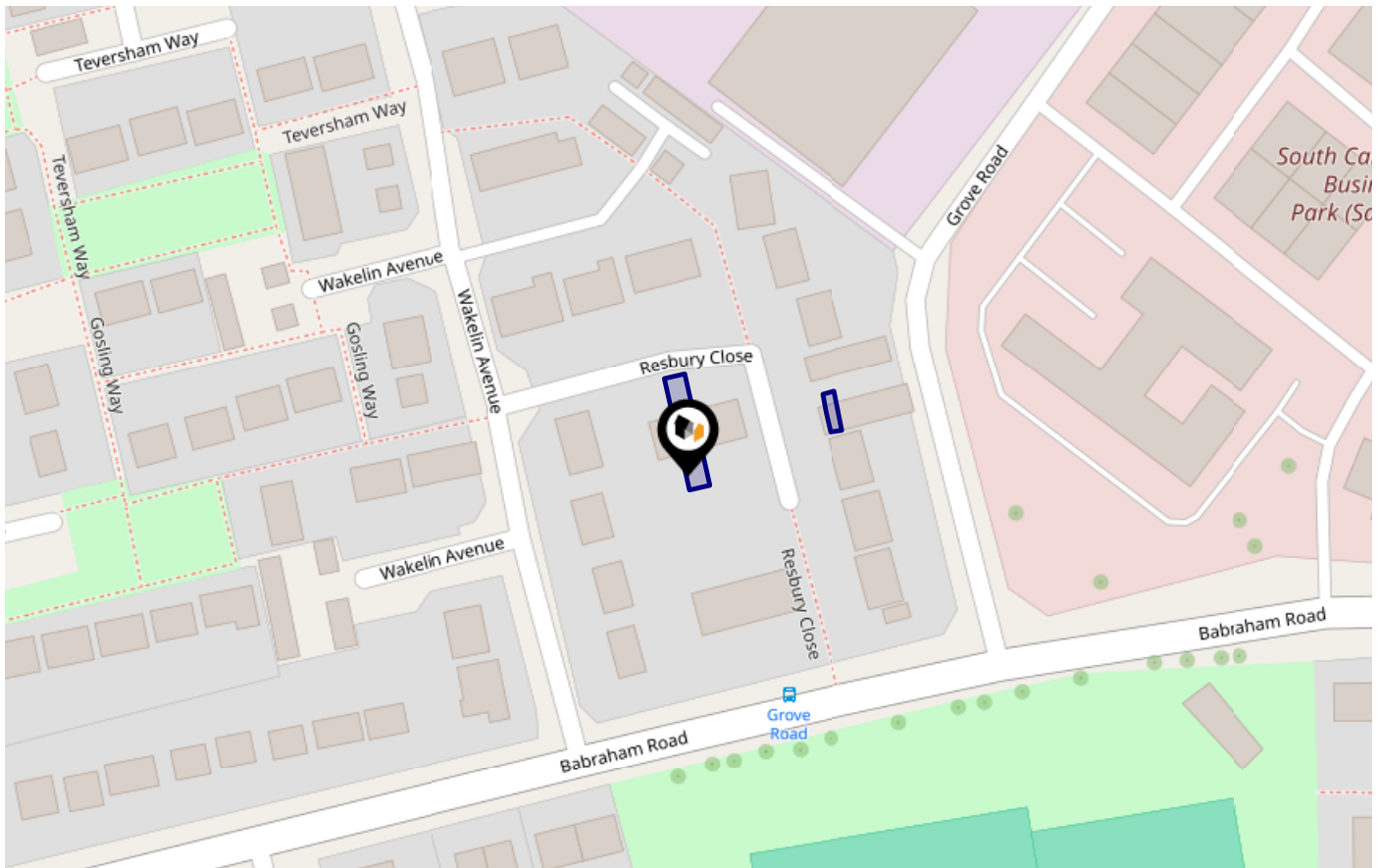


Flood Risk

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.

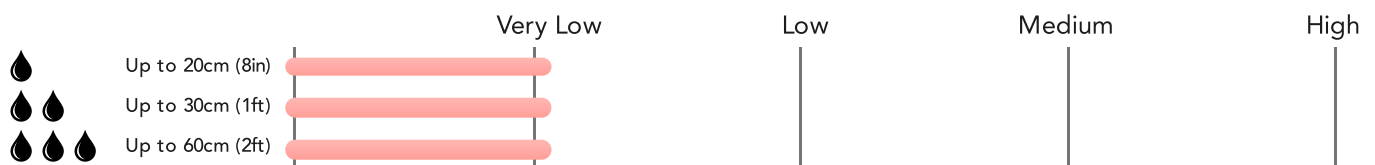


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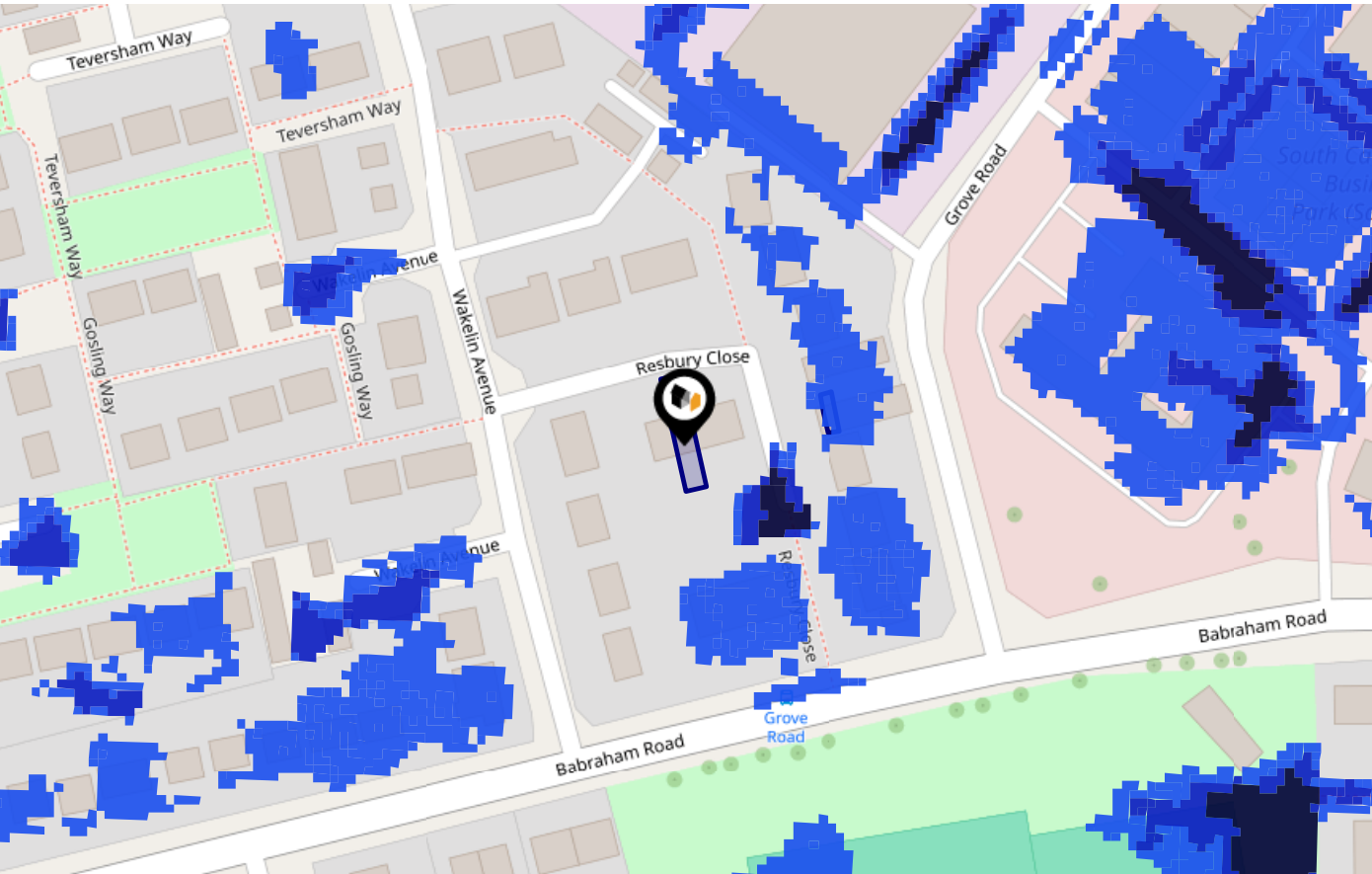
Chance of flooding to the following depths at this property:



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.

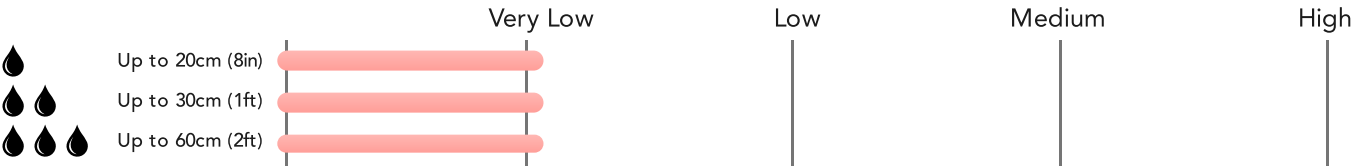


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Chance of flooding to the following depths at this property:

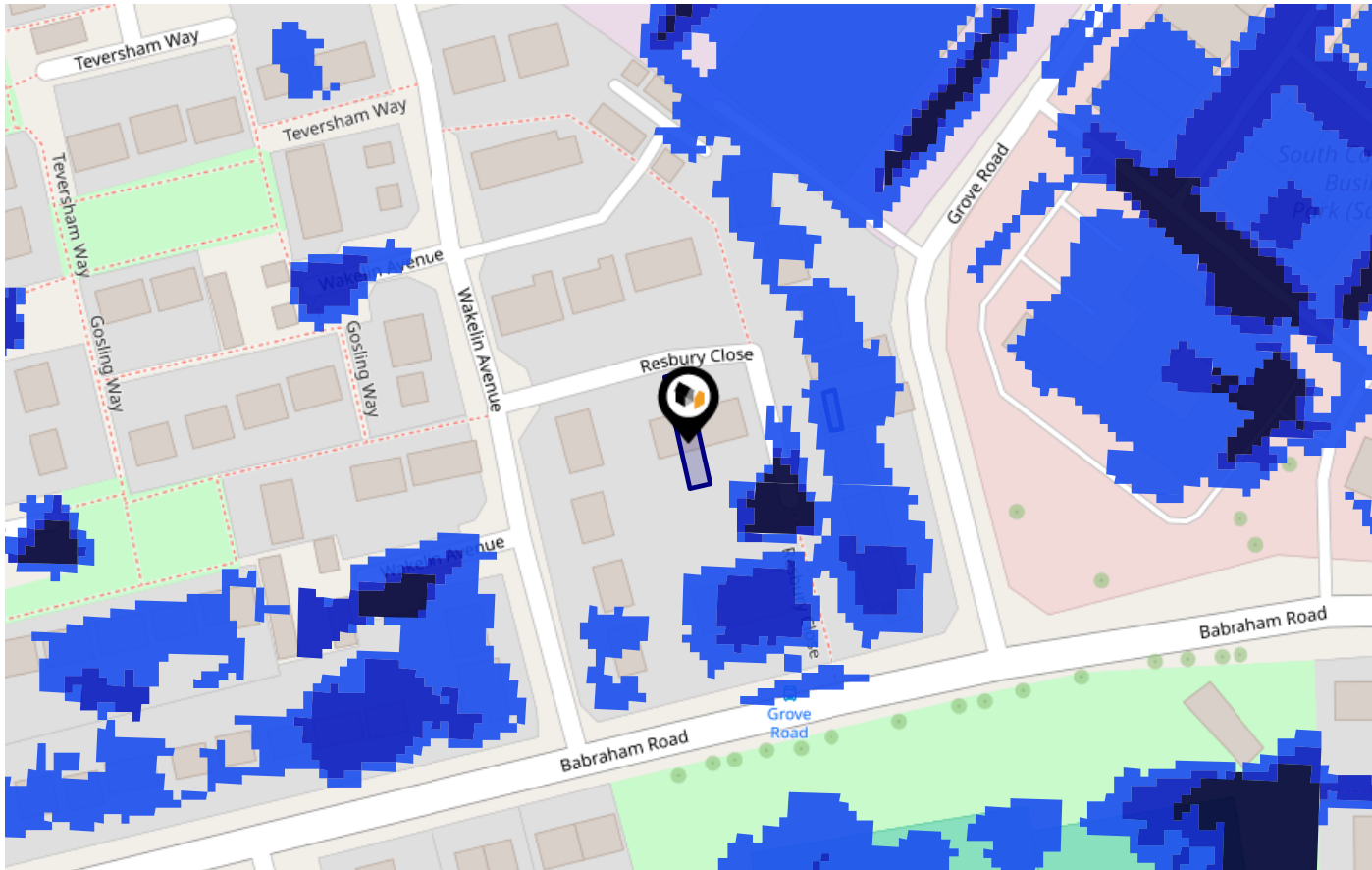


Flood Risk

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.

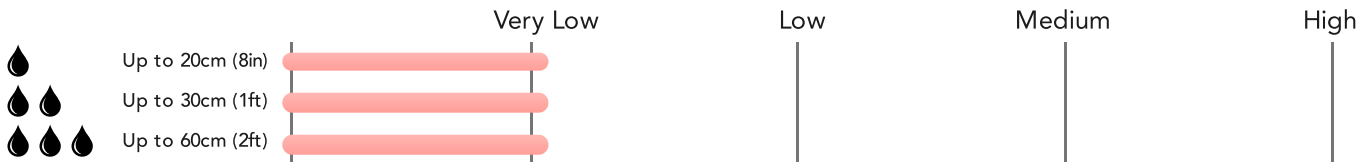


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

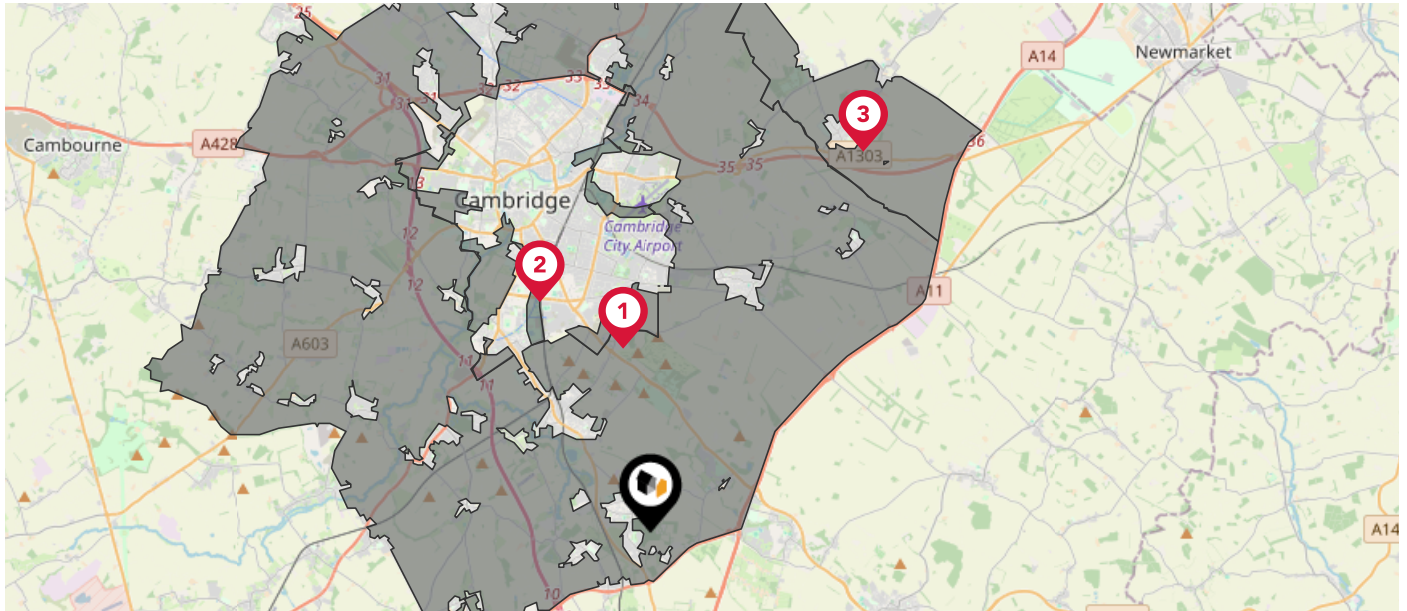


Maps




Green Belt



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



Nearby Green Belt Land

-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  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.



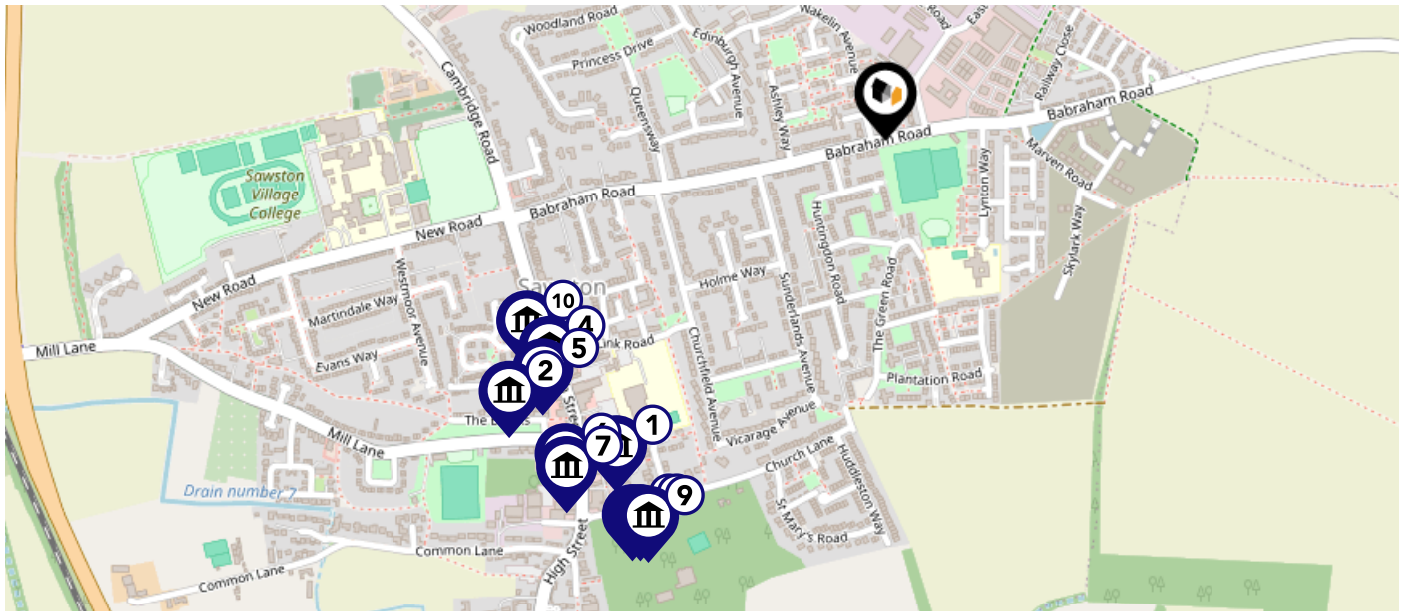
Nearby Landfill Sites		
1	Sindalls-Sawston	Historic Landfill
2	Home Farm-Babraham, Cambridge	Historic Landfill
3	Eastern County Leather-Sawston	Historic Landfill
4	Shelford Tip-Shelford	Historic Landfill
5	Home Farm-Babraham	Historic Landfill
6	Home Farm-Babraham	Historic Landfill
7	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
8	Home Farm-Babraham	Historic Landfill
9	Home Farm-Babraham	Historic Landfill
10	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill











Maps

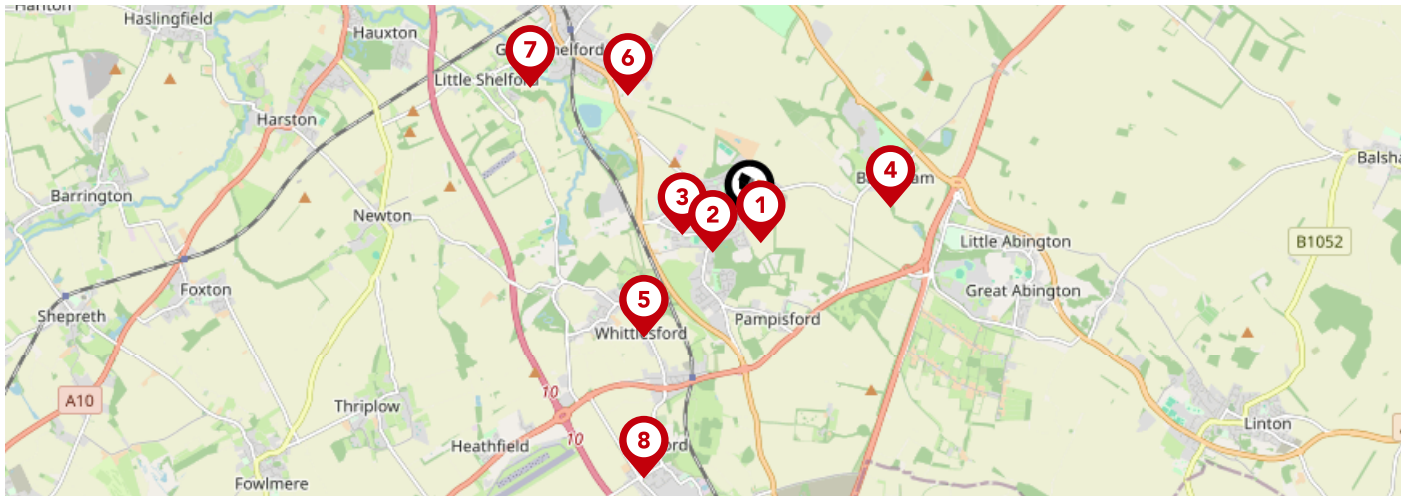
Listed Buildings



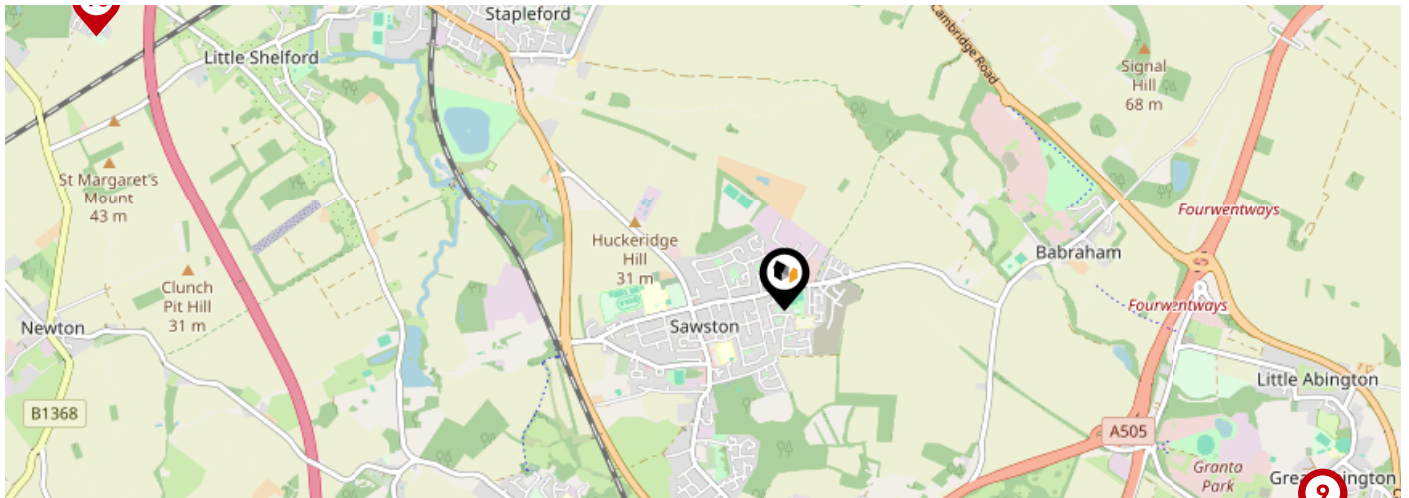
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1128041 - 1, 3 And 5, Orchard Lane	Grade II	0.5 miles
	1165362 - Dovecot John Faulker Primary School	Grade II	0.5 miles
	1128065 - Parish Church Of St Mary	Grade I	0.5 miles
	1330981 - Kings Head Public House	Grade II	0.5 miles
	1165287 - 26, High Street	Grade II	0.5 miles
	1317390 - 54, High Street	Grade II	0.5 miles
	1330985 - 58 And 60, High Street	Grade II	0.5 miles
	1128024 - Tombstones To East Of South Aisle Of St Mary's Church	Grade II	0.5 miles
	1330962 - Chest Tomb Beside East Churchyard Boundary Wall And To The East Of The Parish Church Of St Mary	Grade II	0.5 miles
	1128032 - The Greyhound Public House	Grade II	0.5 miles



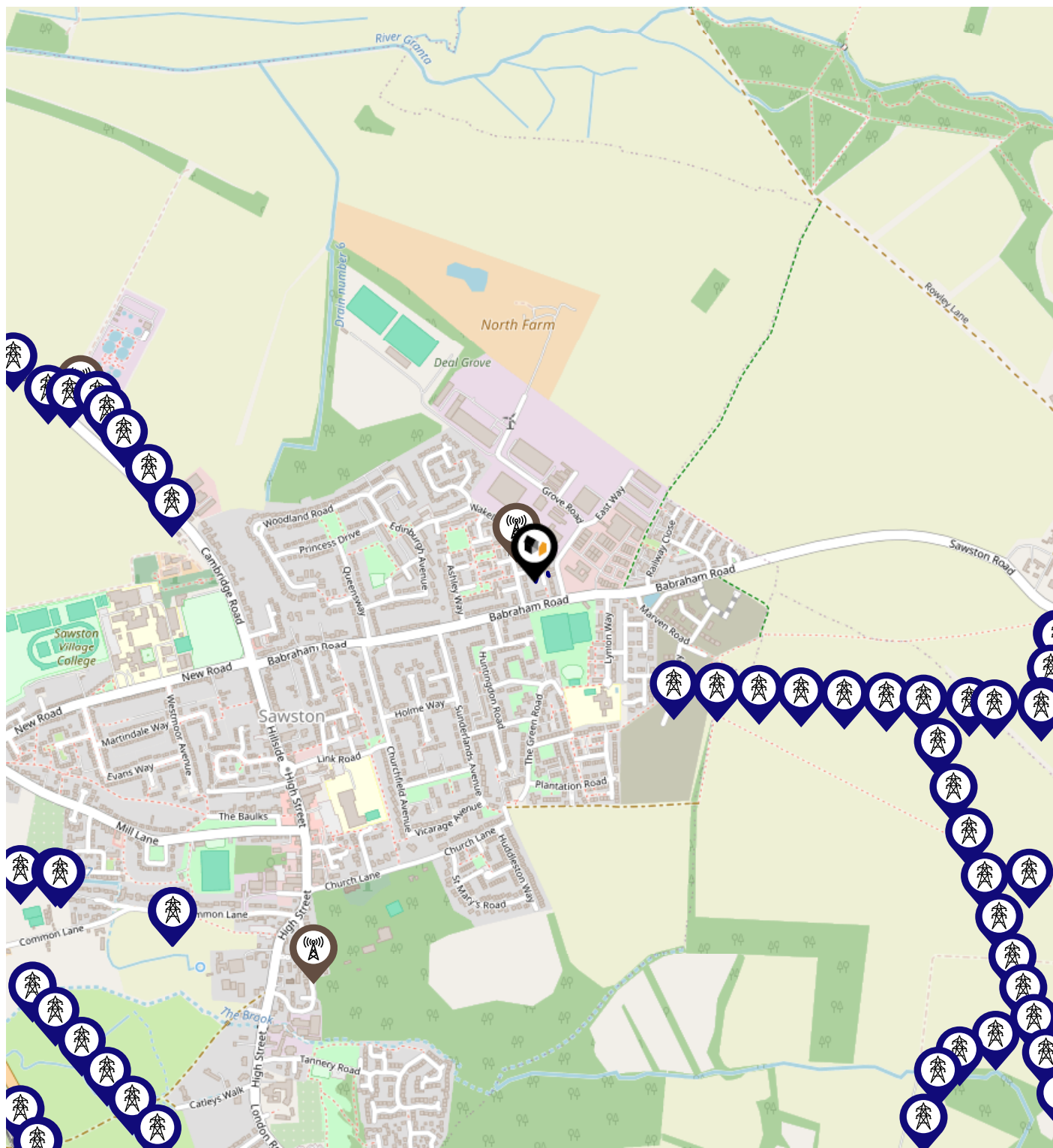
		Nursery	Primary	Secondary	College	Private
1	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Babraham CoE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great and Little Shelford CoE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:3.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

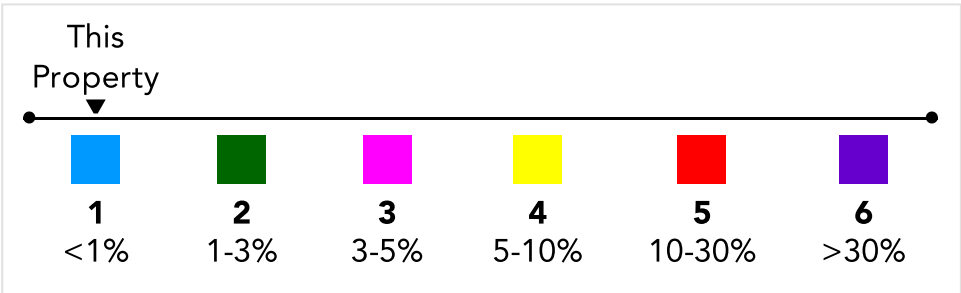
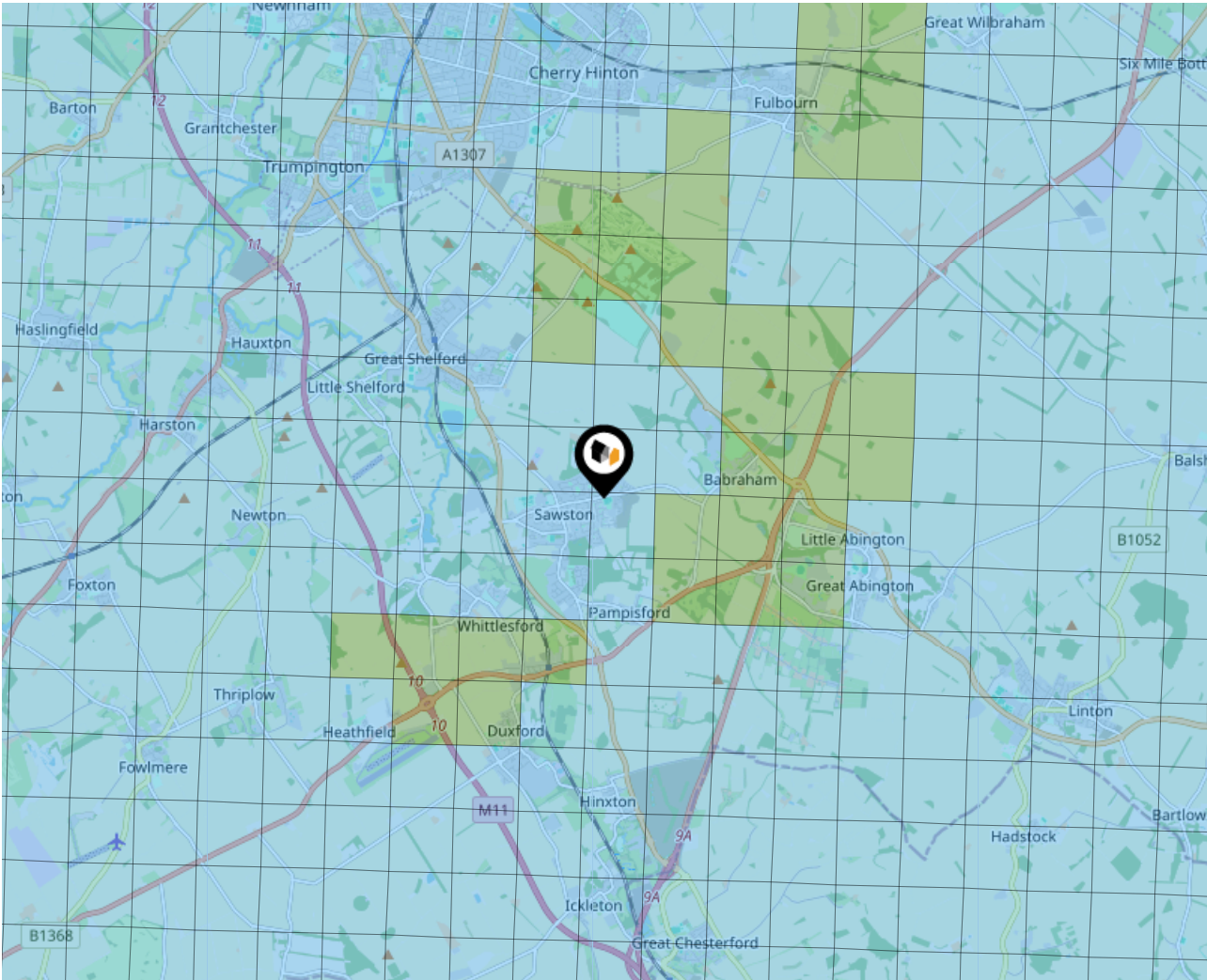


Key:

-  Power Pylons
-  Communication Masts

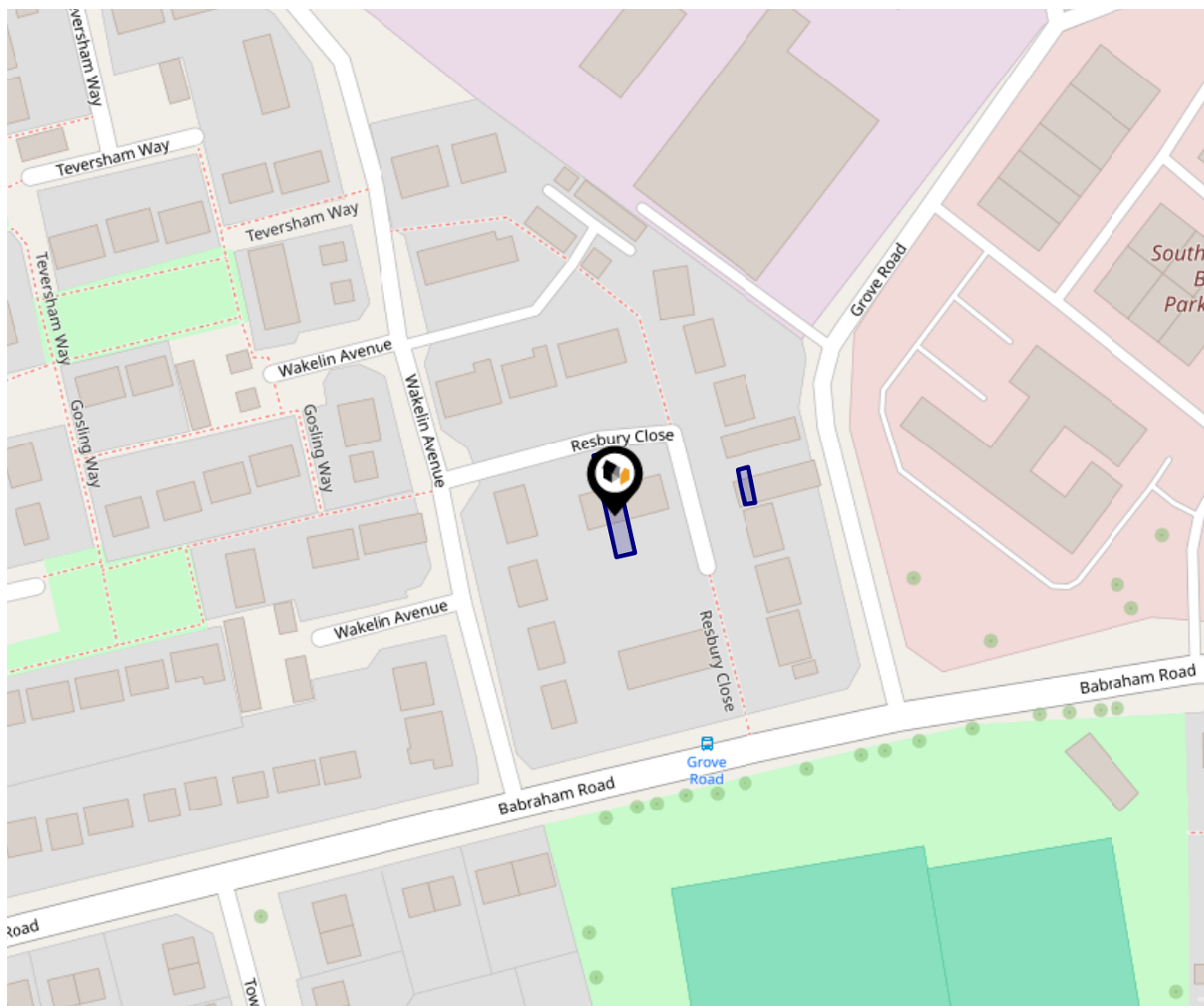
What is Radon?

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



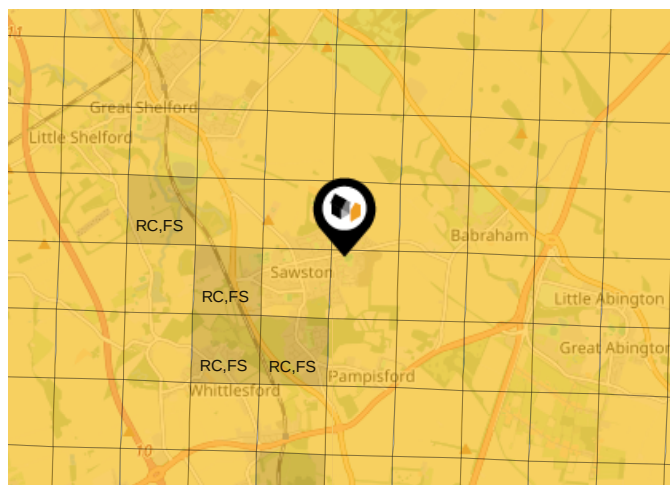
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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



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



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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