

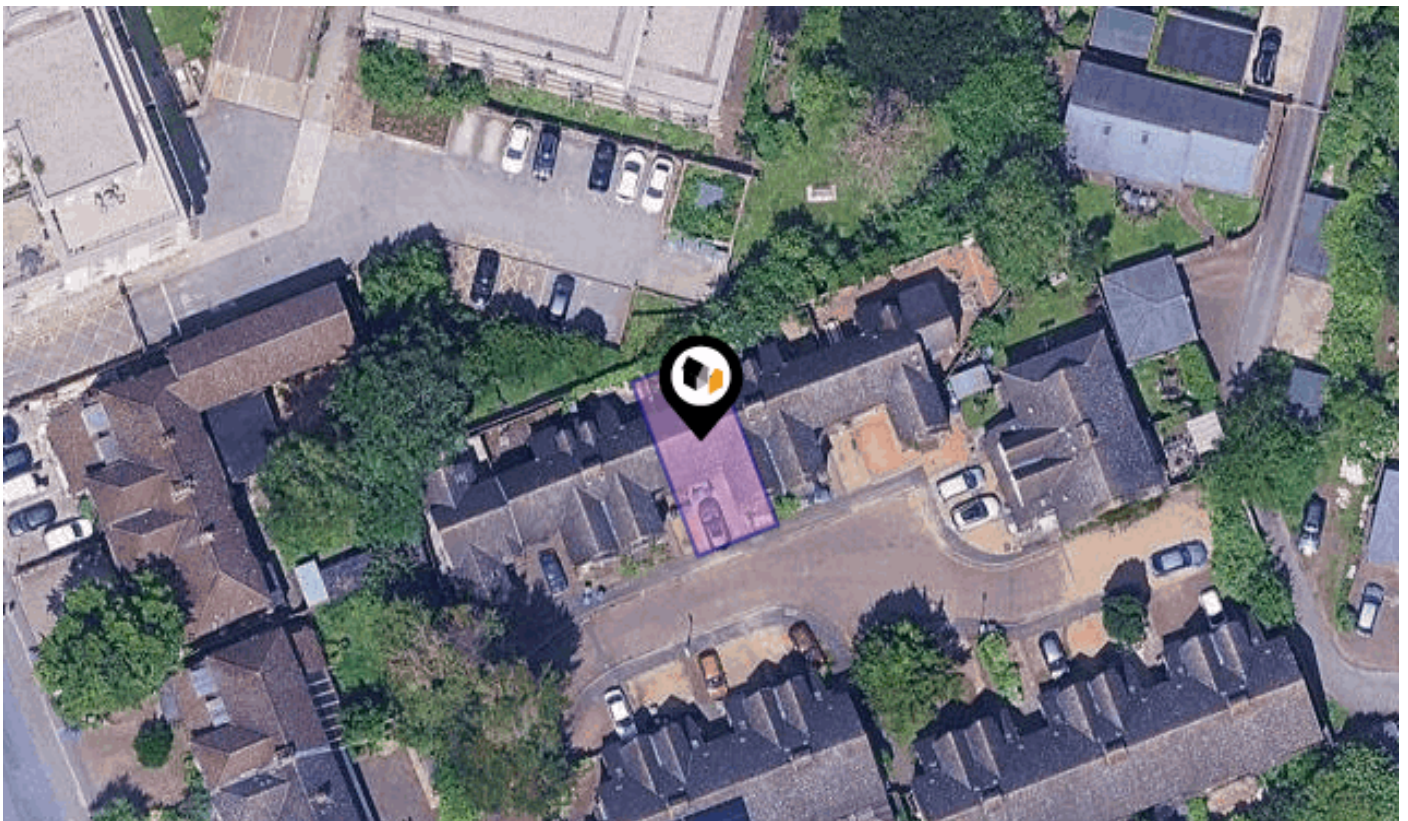


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 03<sup>rd</sup> December 2025**



**ELSWORTH PLACE, CAMBRIDGE, CB2**

## Kingsman Real Estate

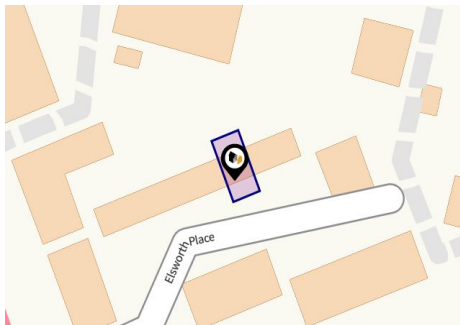
5 Signet Court, Swanns Road, Cambridge CB5 8LA

01223 655156

hello@kingsmanrealestate.co.uk

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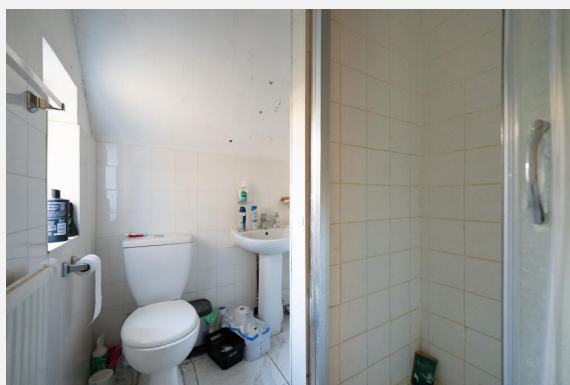
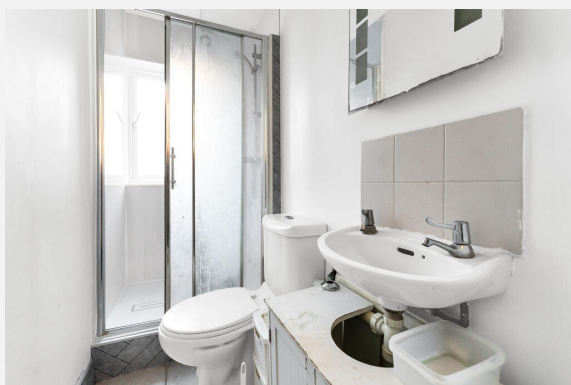
## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	6		
Floor Area:	1,248 ft <sup>2</sup> / 115 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB64550		

## Local Area

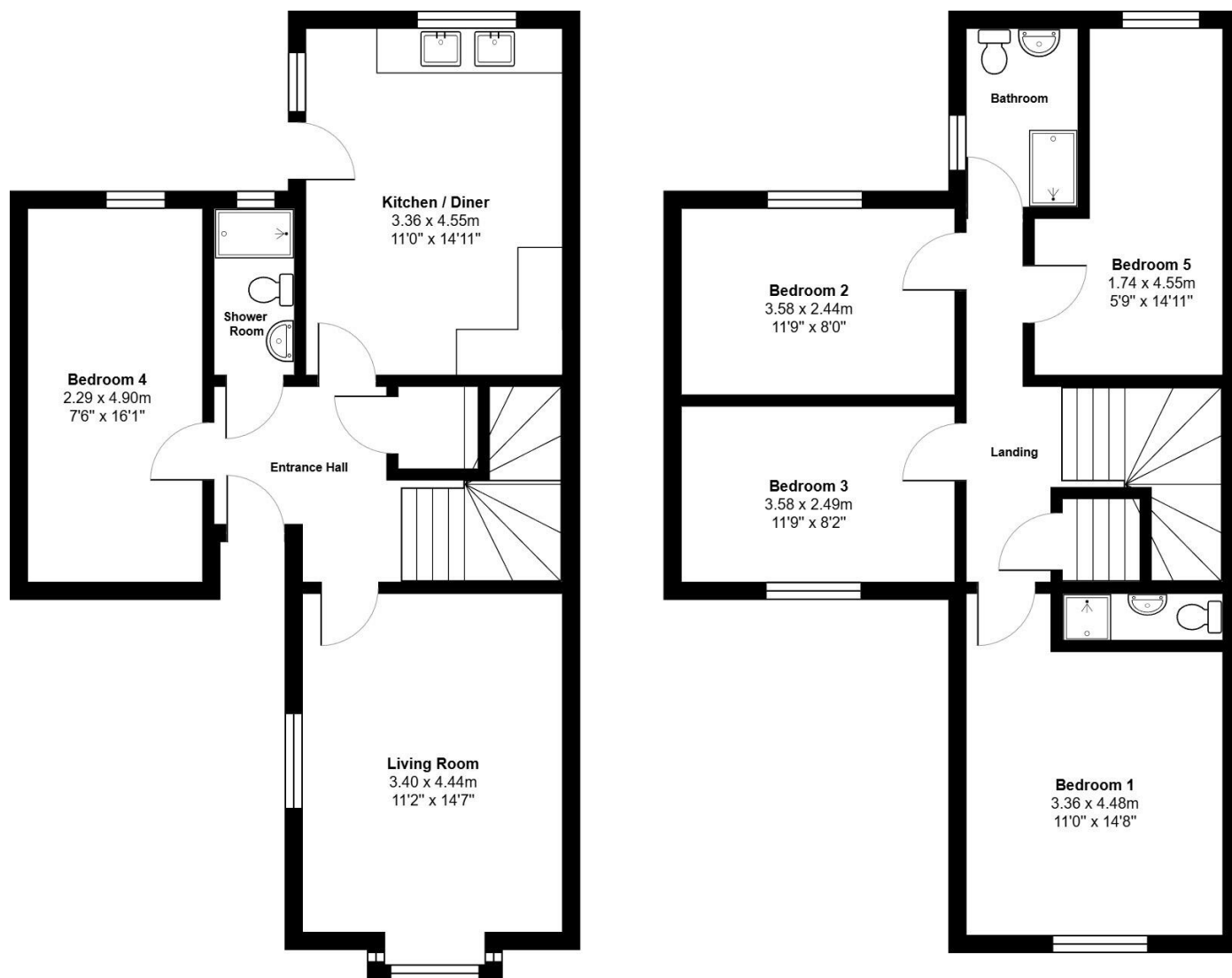
Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O <sub>2</sub>	EE	3	O2	
				





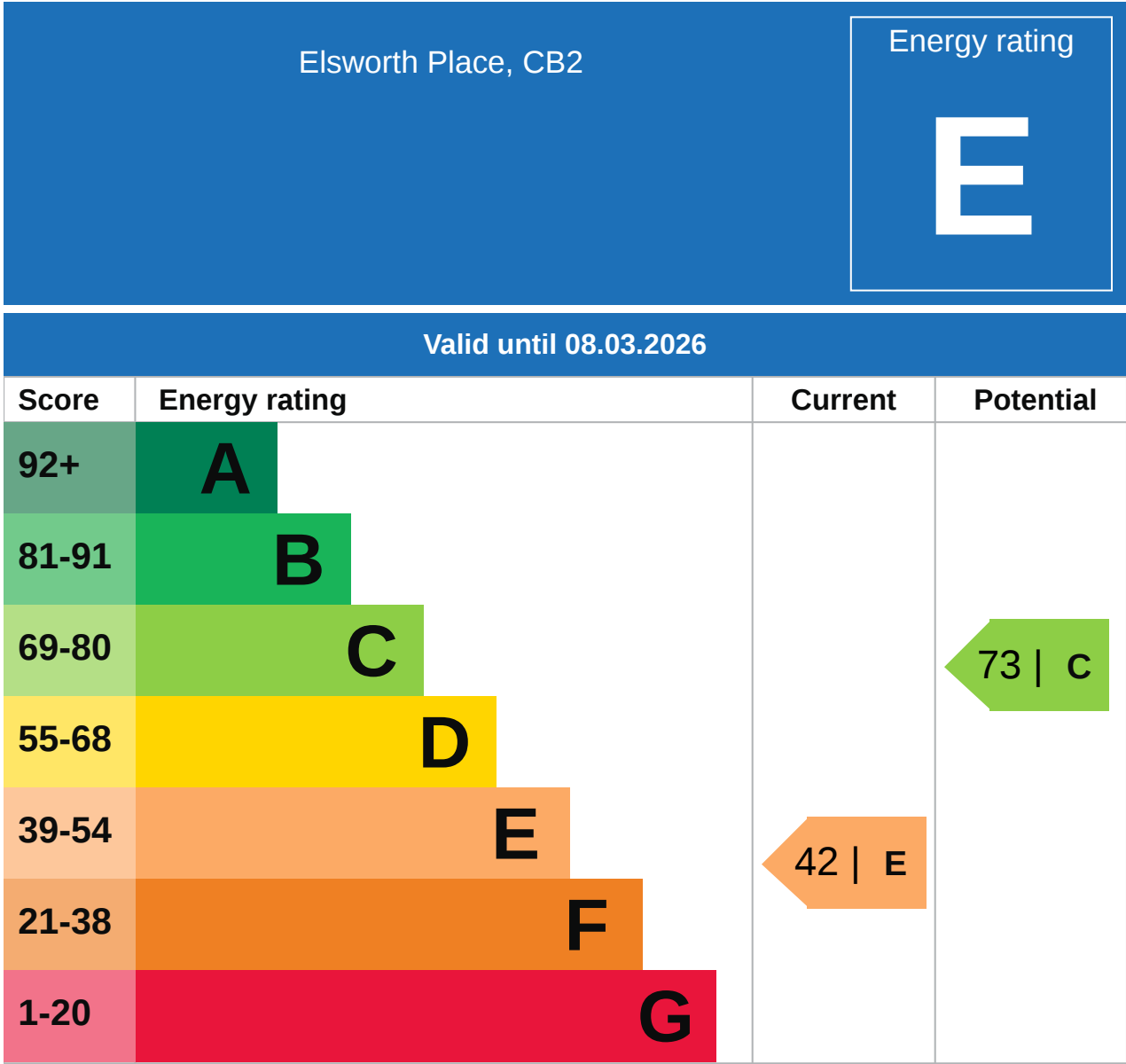


## ELSWORTH PLACE, CAMBRIDGE, CB2



Total Area: 115.9 m<sup>2</sup> ... 1248 ft<sup>2</sup>

All measurements are approximate and for display purposes only



### Additional EPC Data

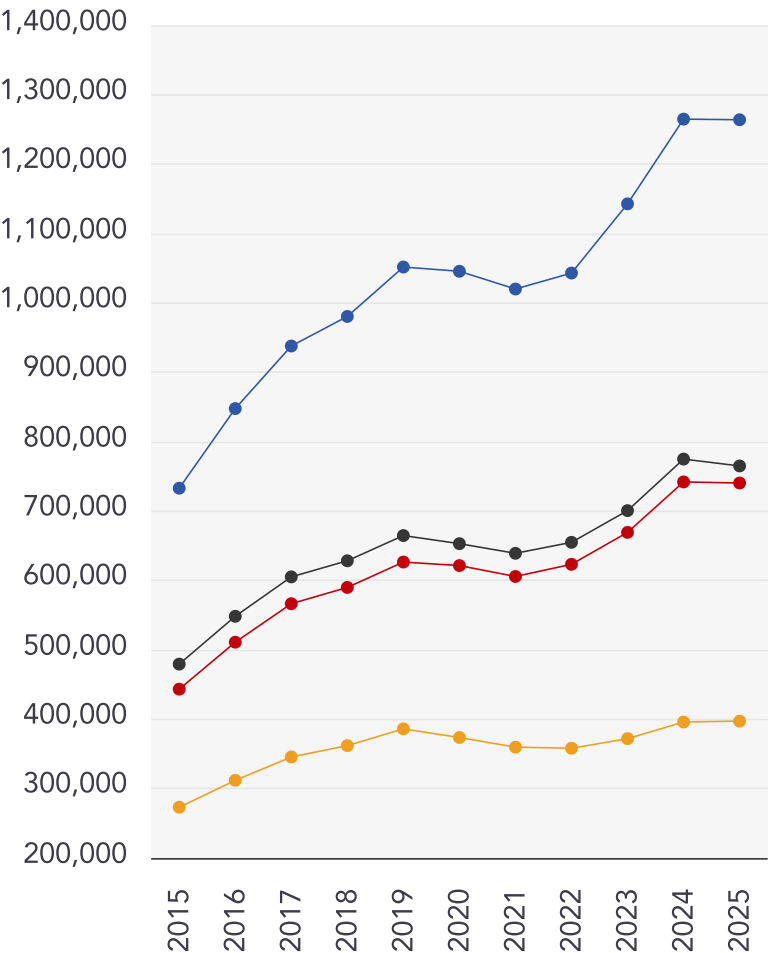
<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 75 mm loft insulation
<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>	Average
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	90 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CB2



Detached

**+72.45%**

Terraced

**+59.56%**

Semi-Detached

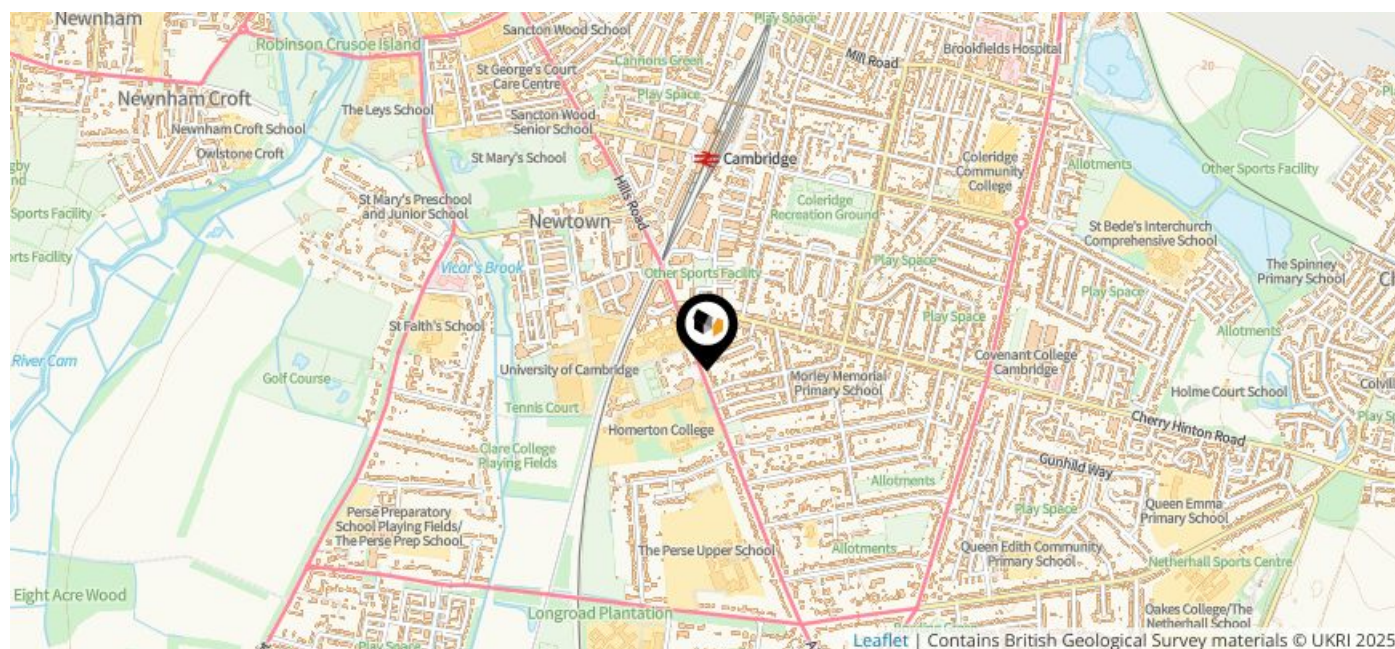
**+67.02%**

Flat

**+45.42%**



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.

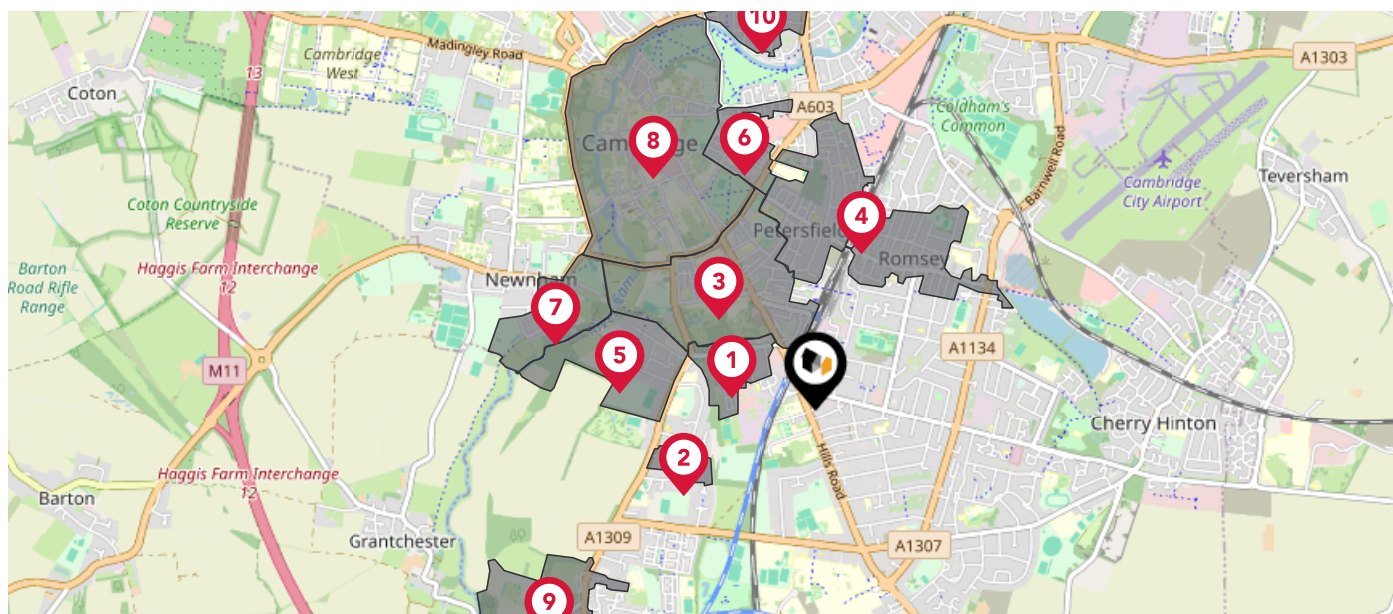
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

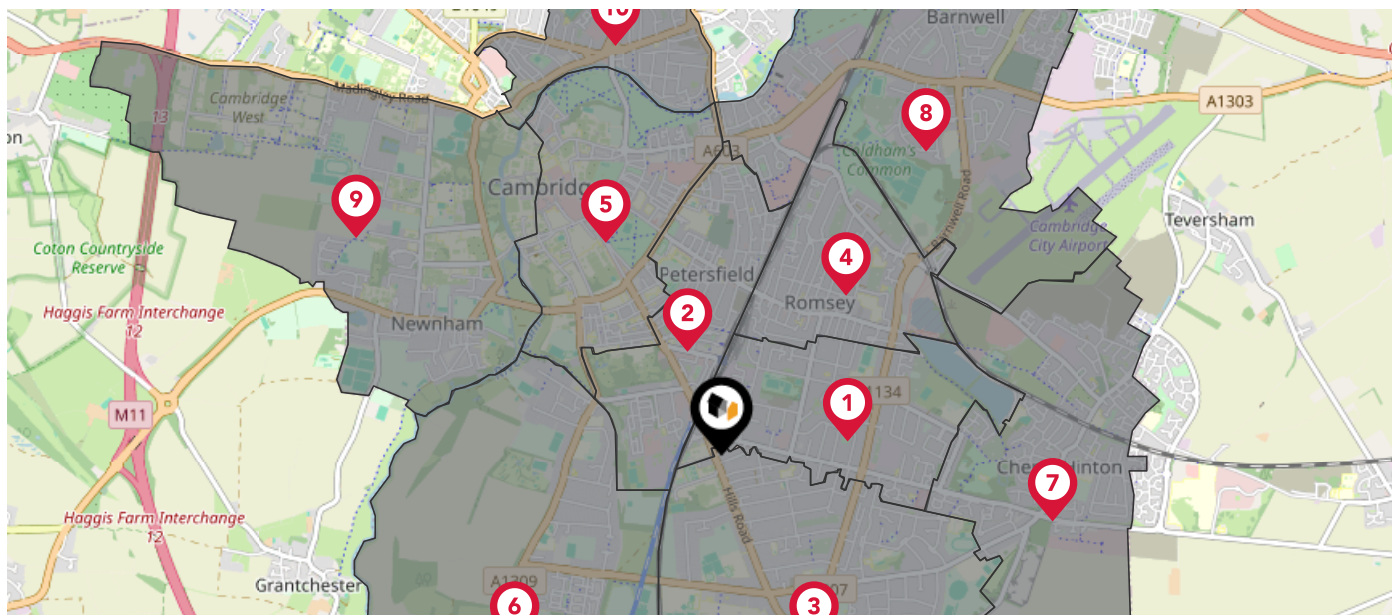
- 1 Brooklands Avenue
- 2 Barrow Road
- 3 New Town and Glisson Road
- 4 Mill Road
- 5 Southacre
- 6 The Kite
- 7 Newnham Croft
- 8 Central
- 9 Trumpington
- 10 De Freville

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

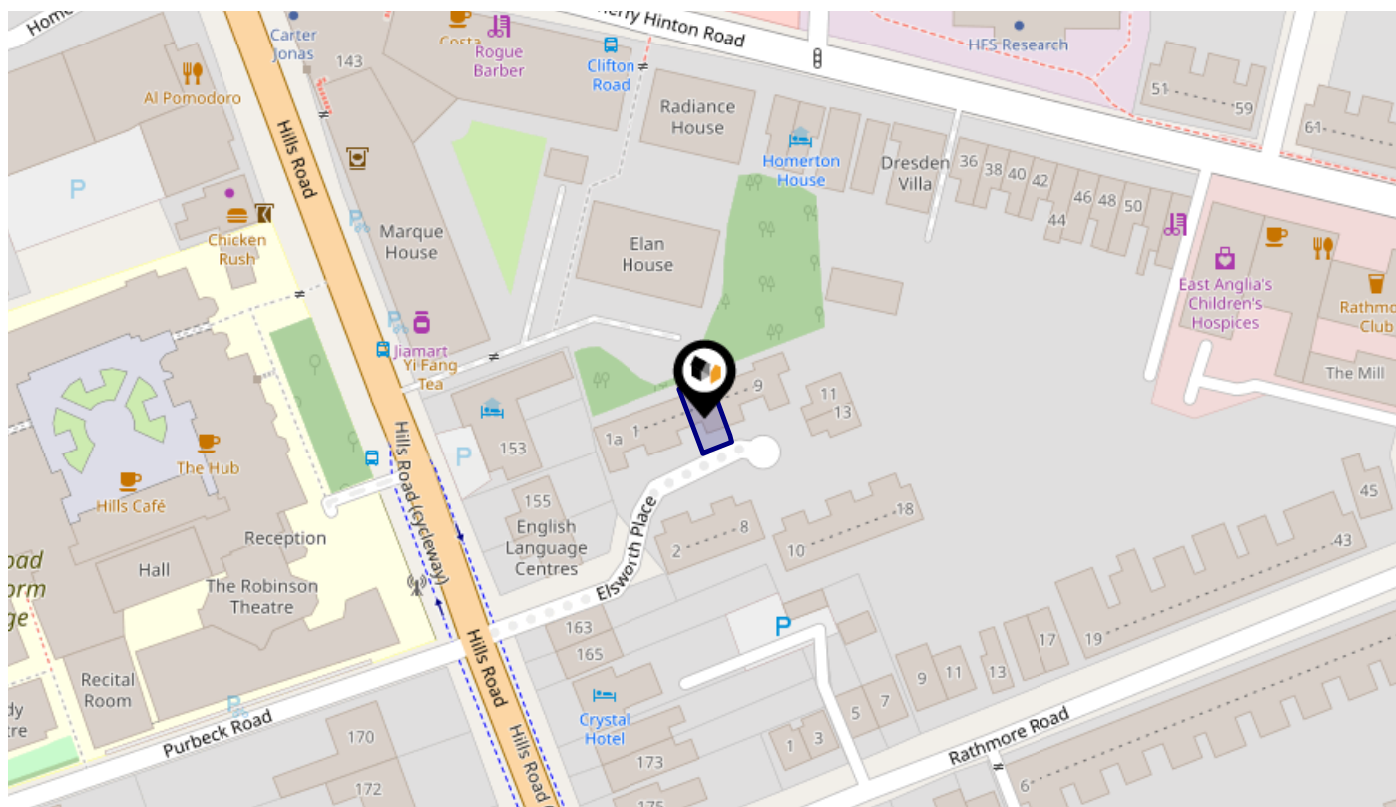


# Maps

## 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	

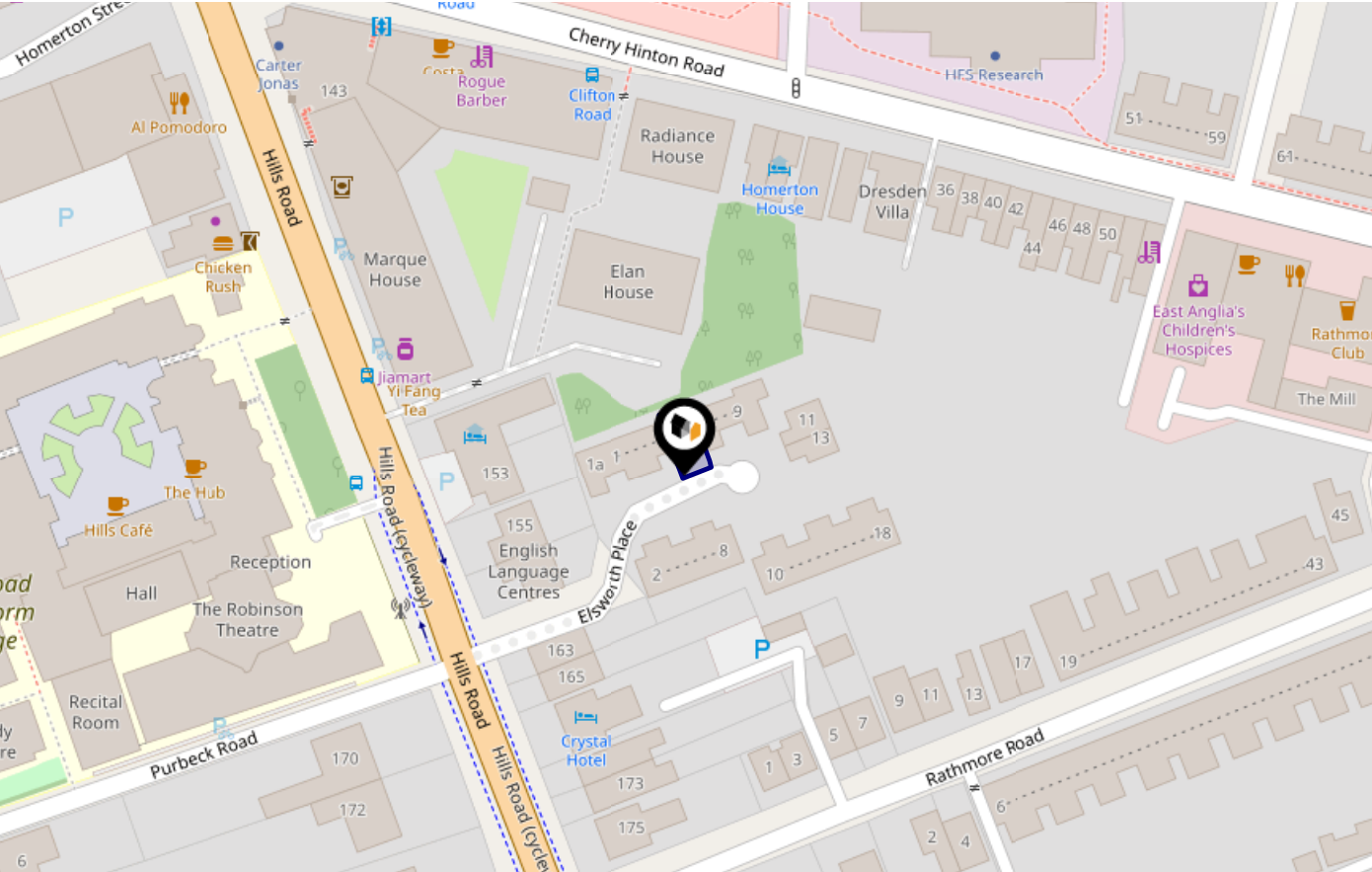


# Flood Risk

## 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.

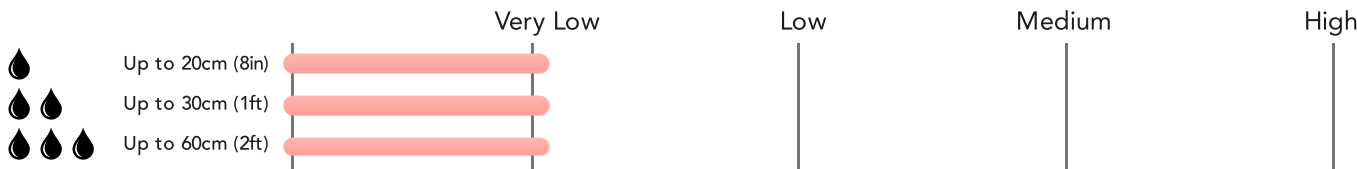


**Risk Rating: Very low**

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:

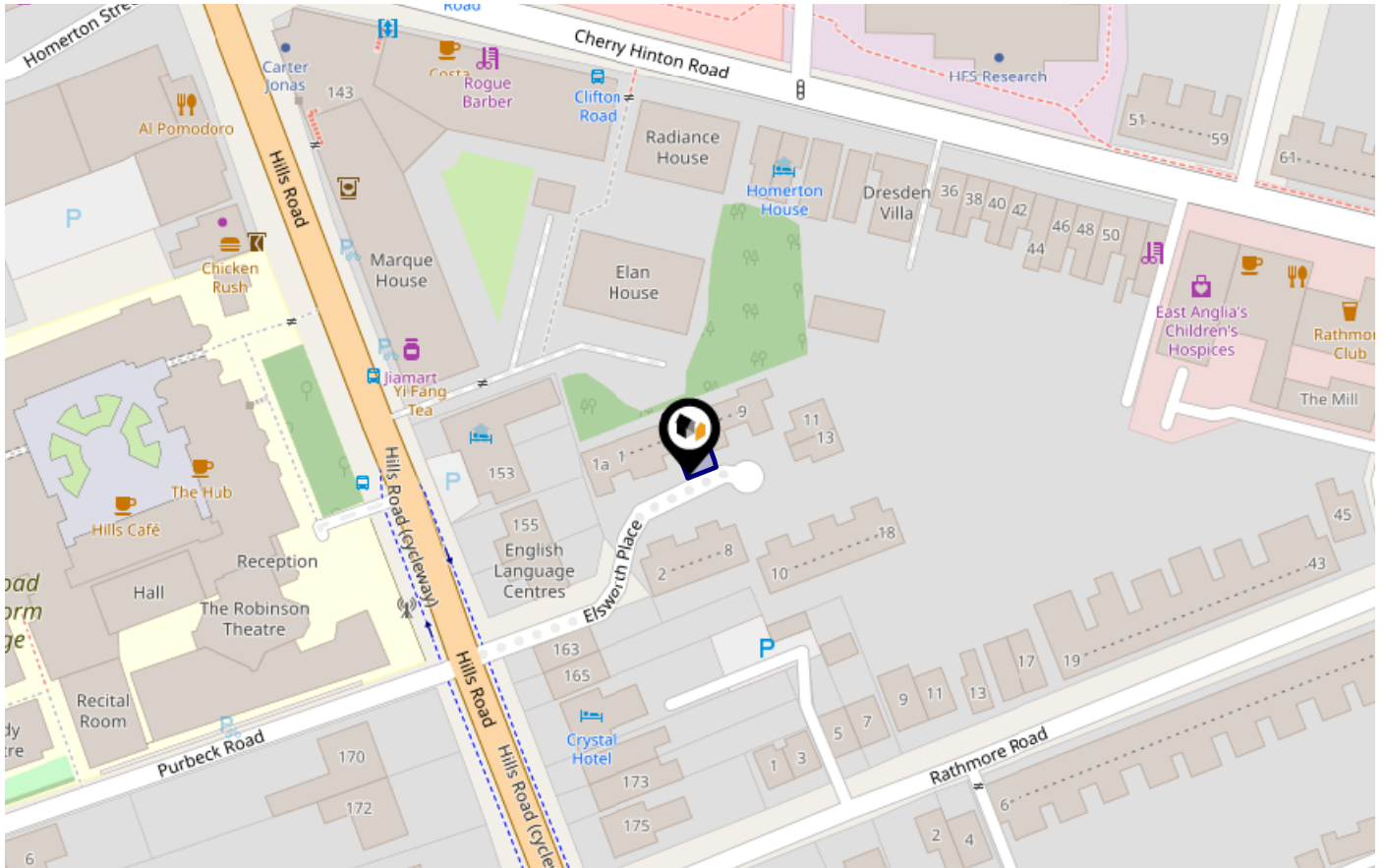


# Flood Risk

## 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.



**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.
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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:

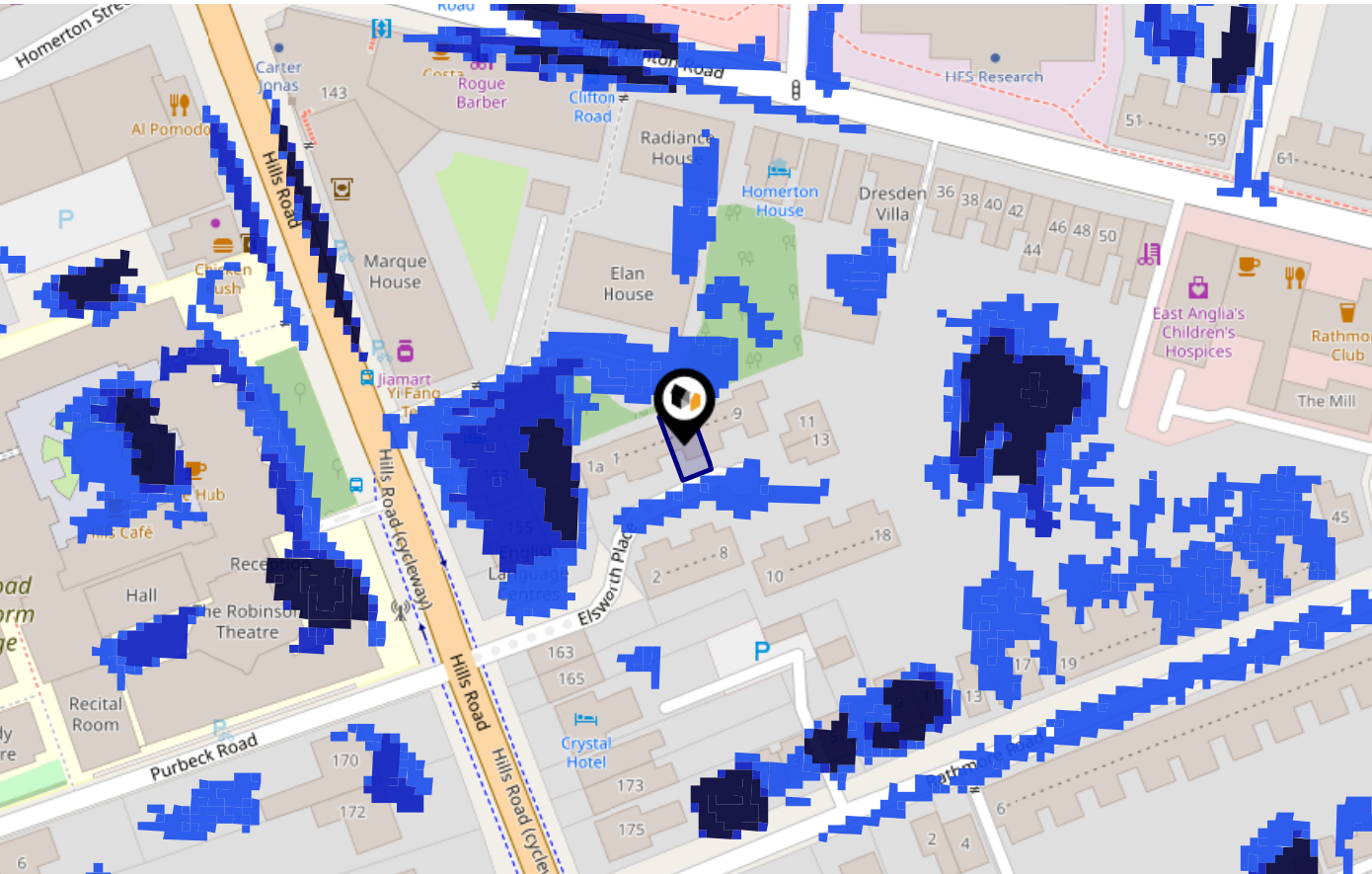


**KFB - Key Facts For Buyers**

# 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.

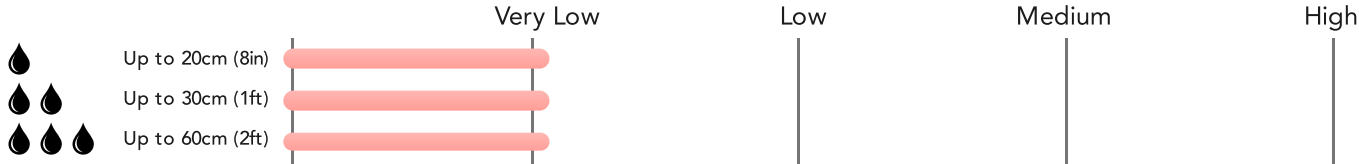


**Risk Rating:** Very low

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.
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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:

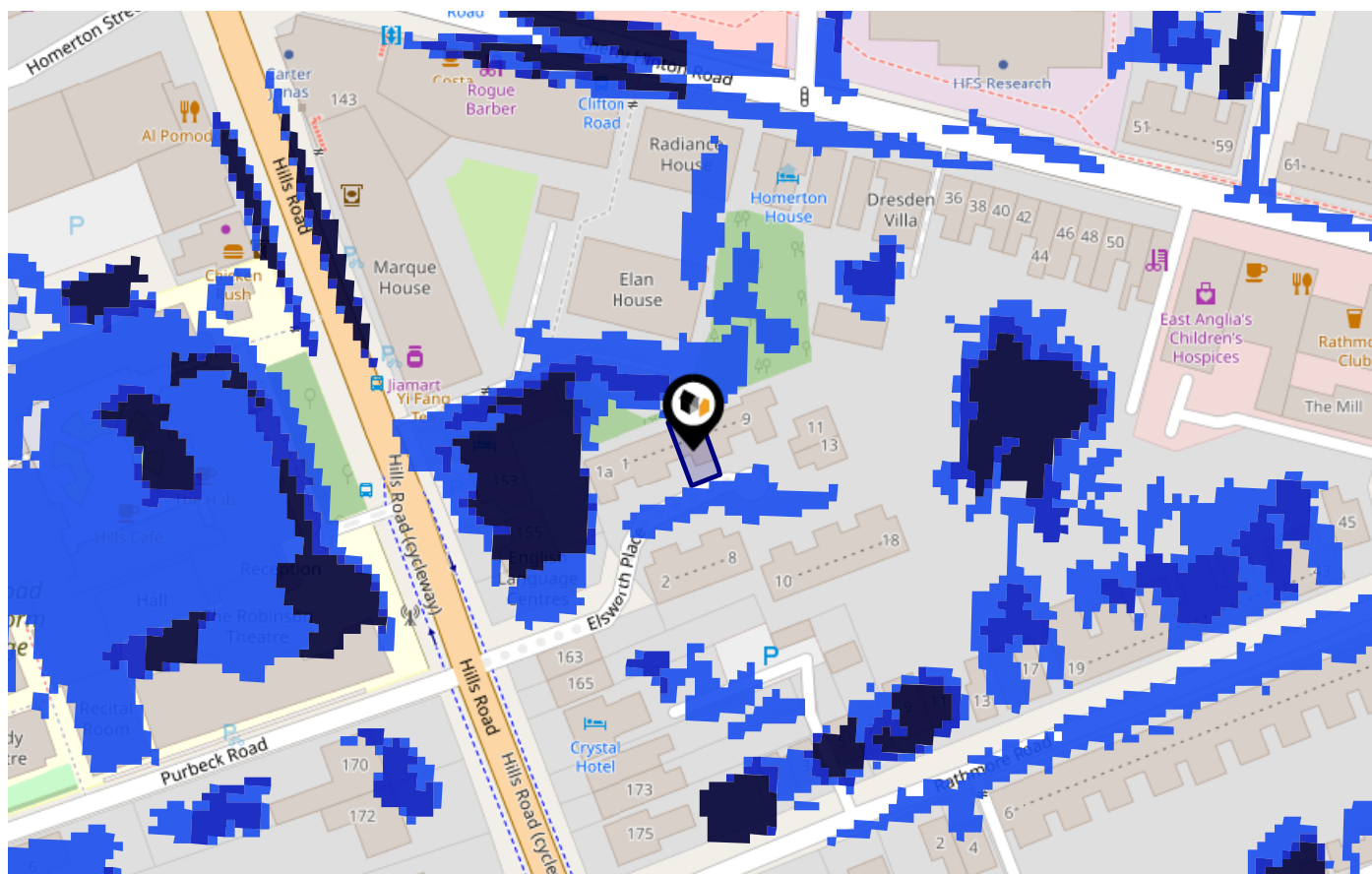


# Flood Risk

## 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.

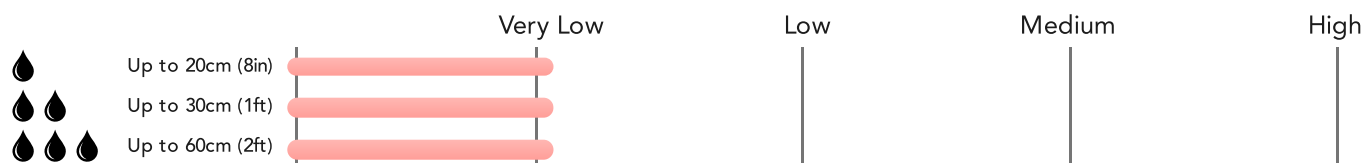


**Risk Rating:** Very low

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.

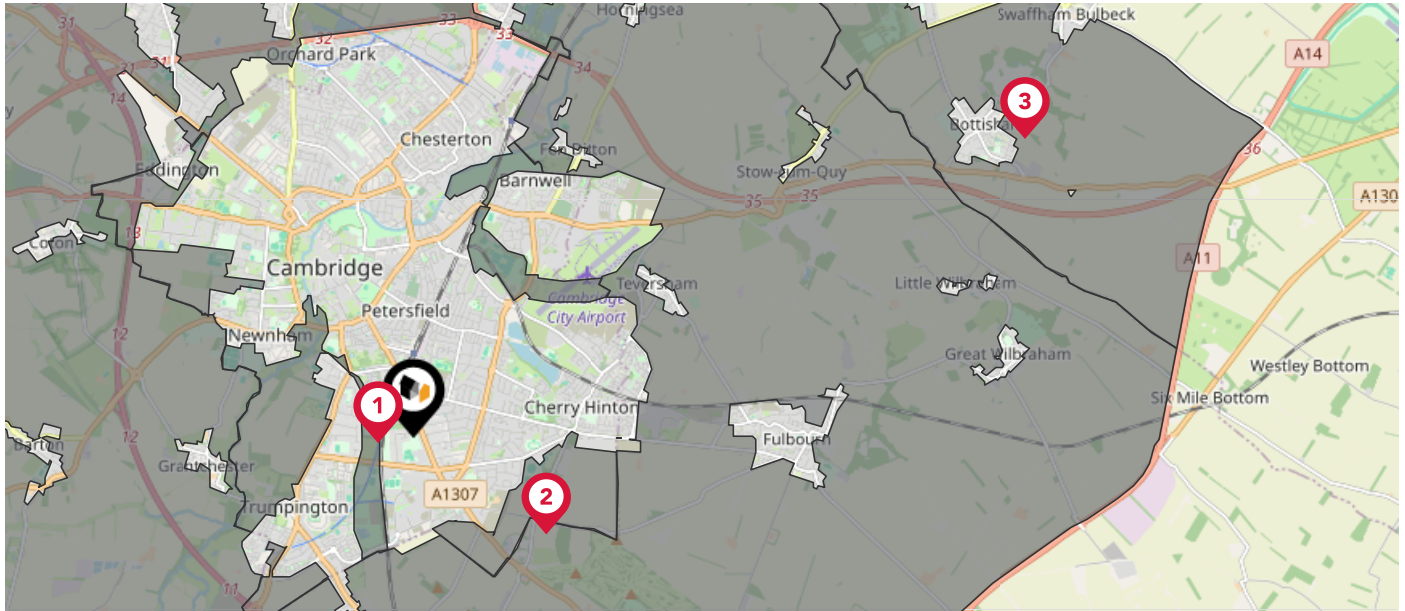
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any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





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

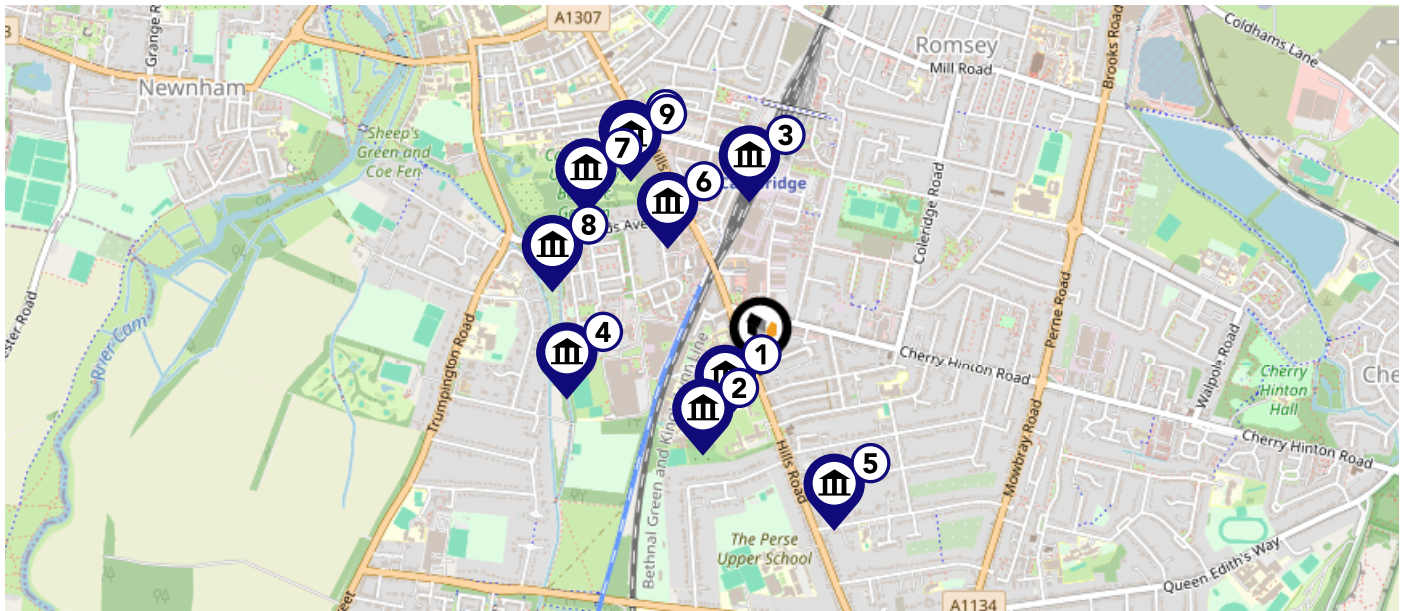
1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
5	Hill Trees-Stapleford	Historic Landfill	
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



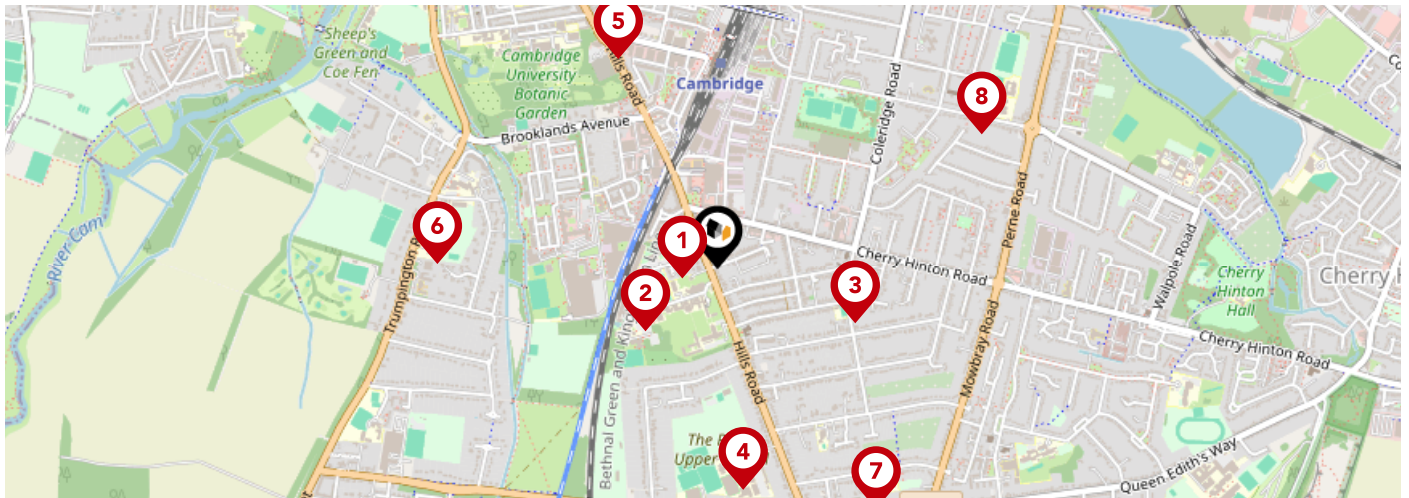
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



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
 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
 1349070 - Royal Albert Homes	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

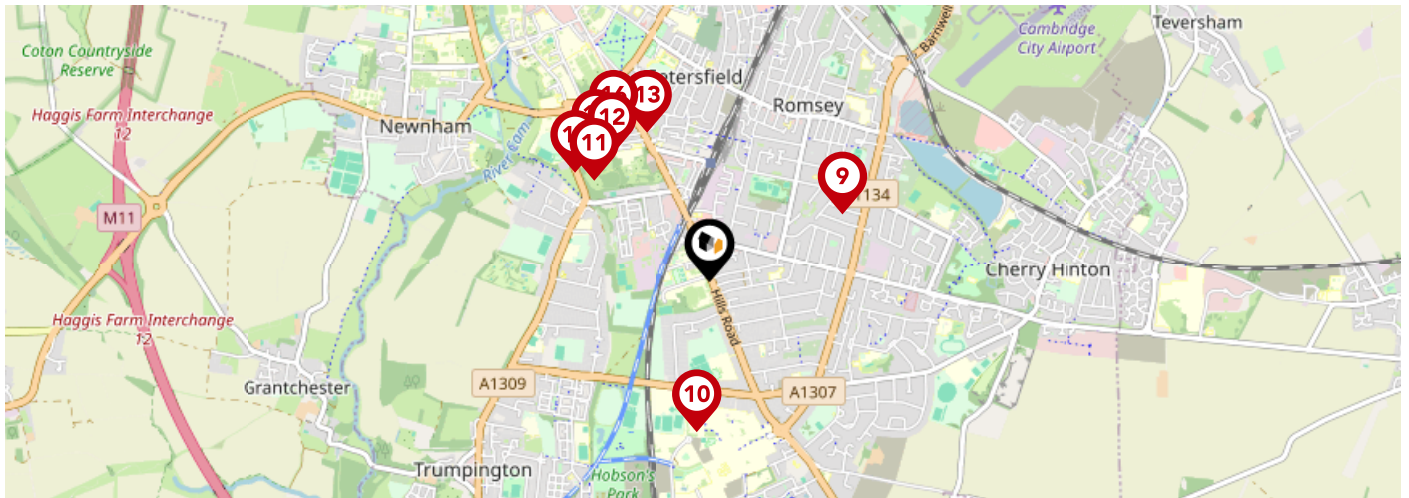










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

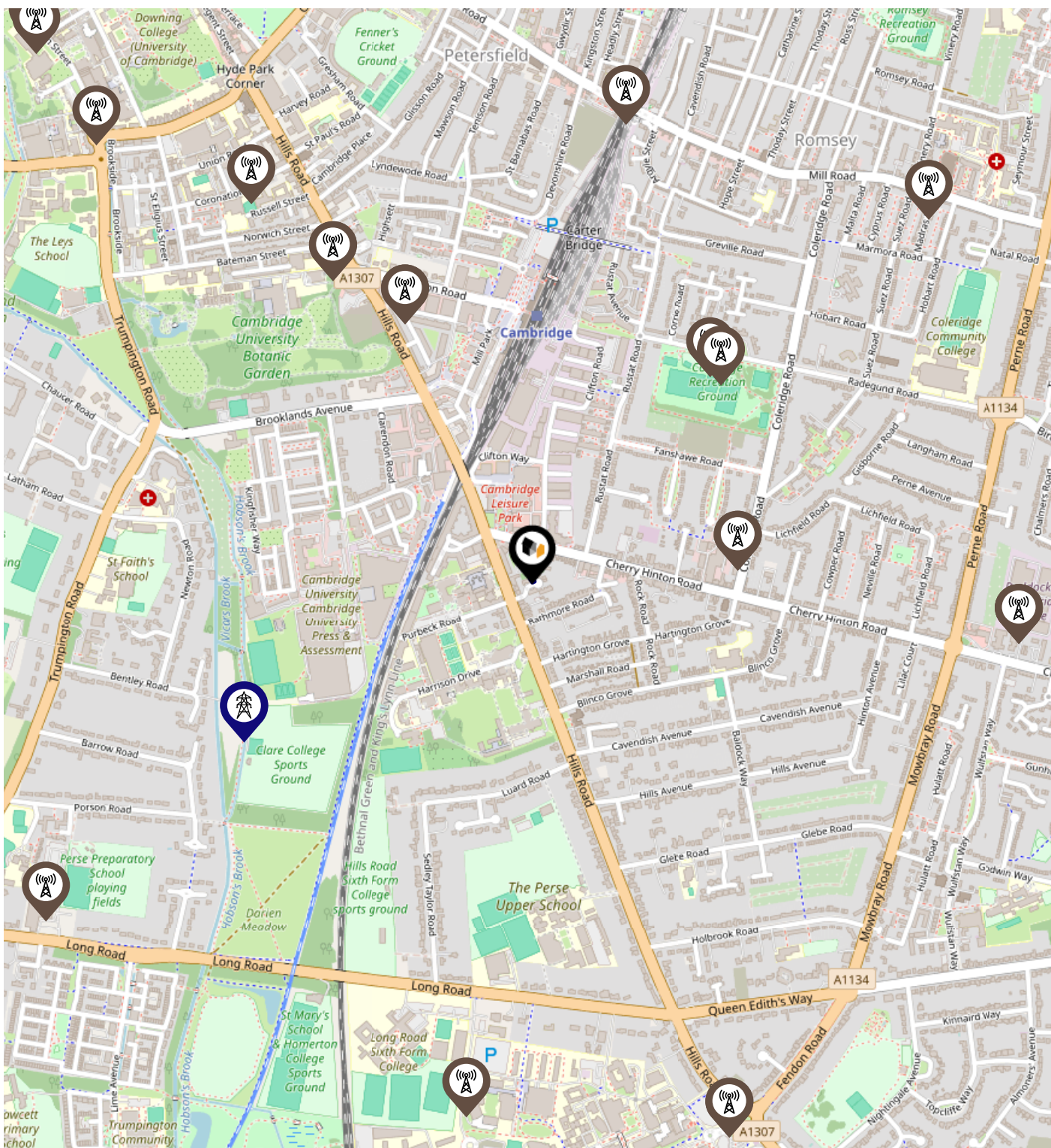






		Nursery	Primary	Secondary	College	Private
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Stephen Perse Foundation</b> Ofsted Rating: Not Rated   Pupils: 1668   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



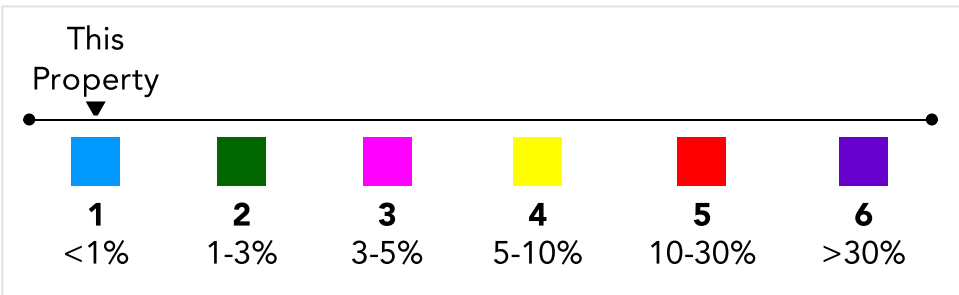
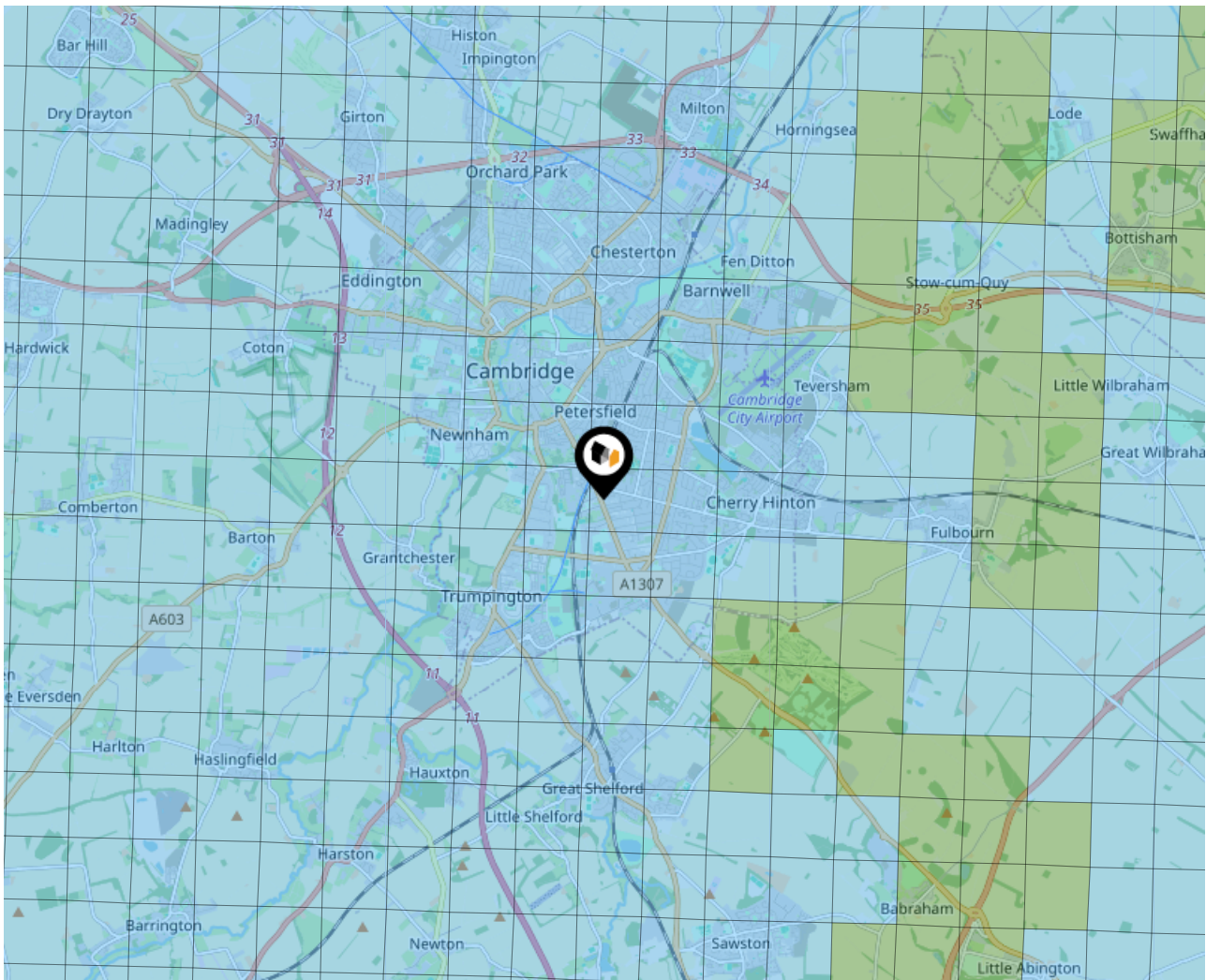
### Key:

-  Power Pylons
-  Communication Masts



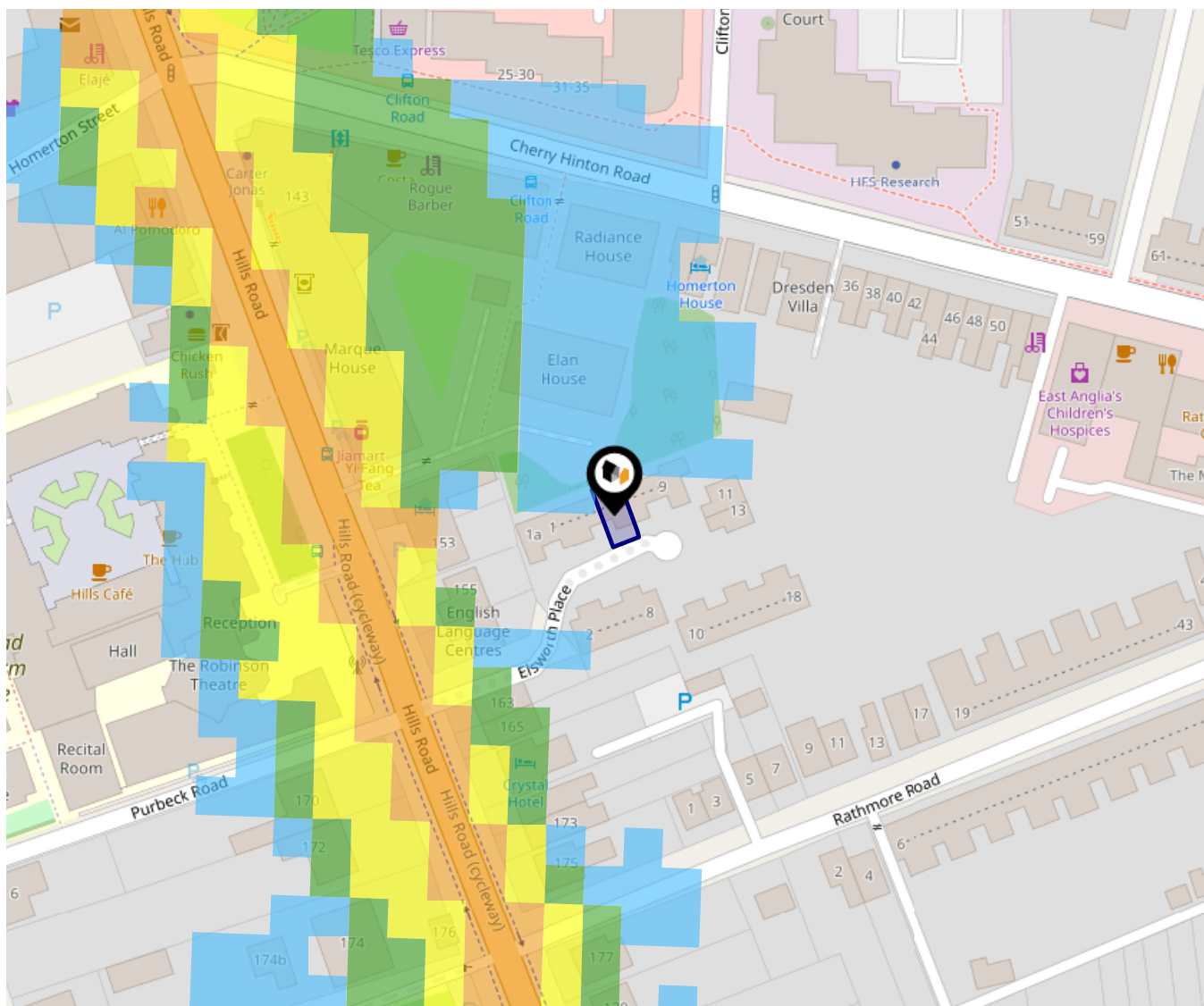
### What is Radon?

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>).



# 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.

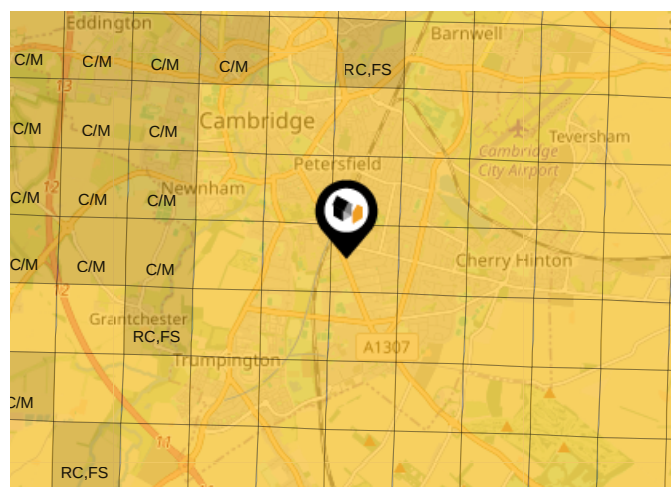
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

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

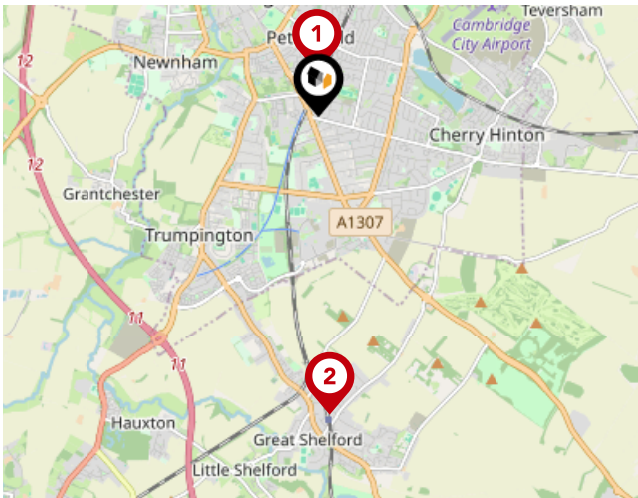


### Primary Classifications (Most Common Clay Types)

<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

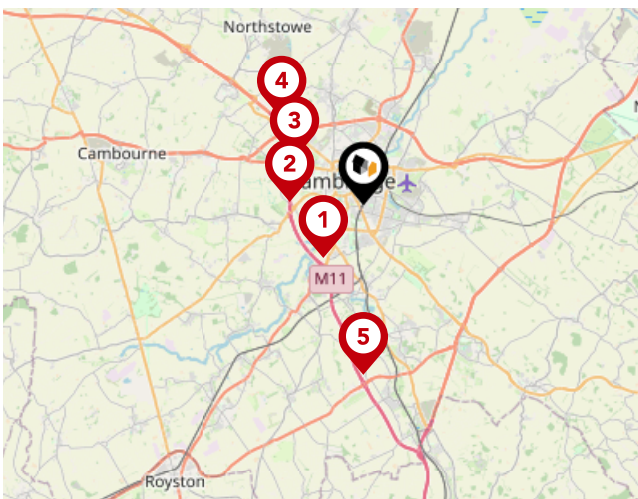
# Area

## Transport (National)



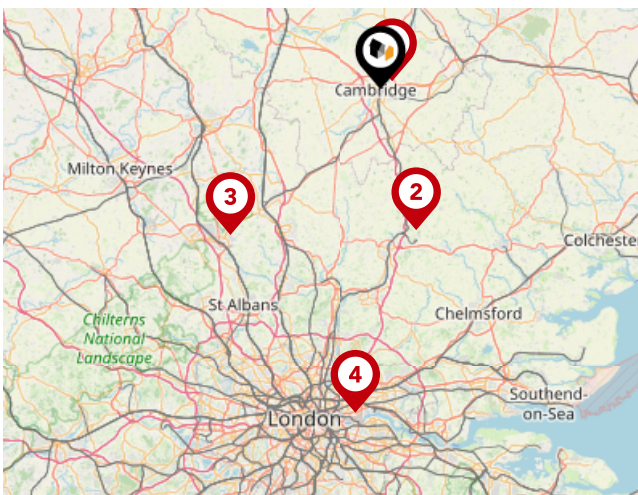
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.41 miles
2	Shelford (Cambs) Rail Station	2.71 miles
3	Cambridge North Rail Station	2.65 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.42 miles
2	M11 J12	2.68 miles
3	M11 J13	3.03 miles
4	M11 J14	4.31 miles
5	M11 J10	6.21 miles

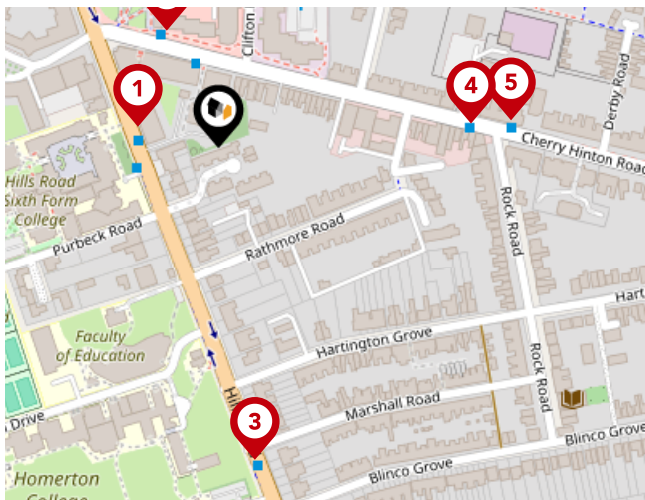


### Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.99 miles
2	Stansted Airport	21.25 miles
3	Luton Airport	30.59 miles
4	Silvertown	47.53 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hills Rd 6th Form Col	0.05 miles
2	Clifton Road	0.07 miles
3	Blinco Grove	0.18 miles
4	Rock Road	0.14 miles
5	Rock Road	0.17 miles



### Kingsman Real Estate

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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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#### 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/>

