



## KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 21<sup>st</sup> March 2025



**MILL STREET, ISLEHAM, ELY, CB7**

### Chilterns

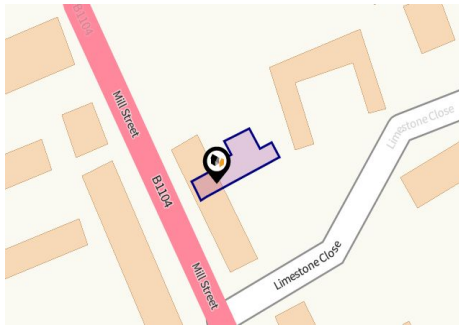
36 High St Brandon IP27 0AQ

01842 813 466

brandon@chilterns.co

www.chilterns.co





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	592 ft <sup>2</sup> / 55 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,510		
Title Number:	CB311557		

Local Area

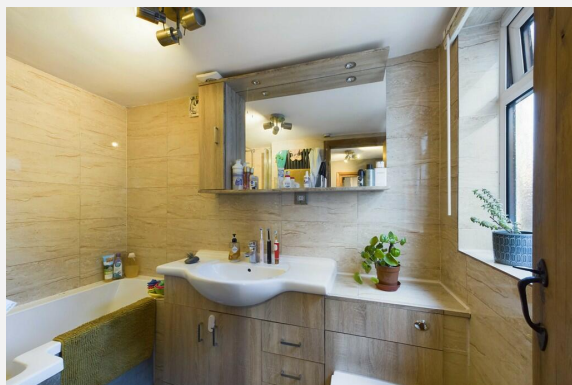
Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Isleham	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	73	-
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O <sub>2</sub>	EE	3	O2	BT	sky	Virgin media











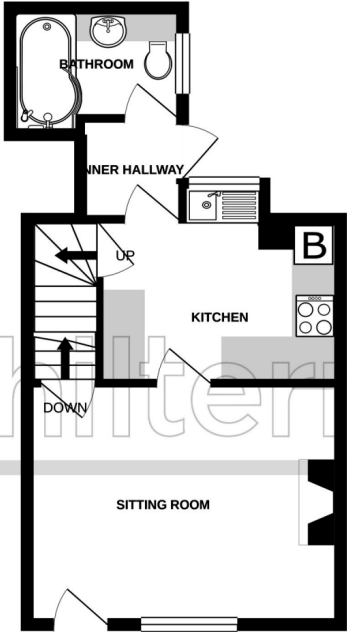


MILL STREET, ISLEHAM, ELY, CB7

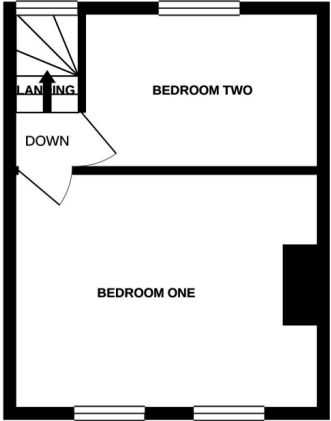
BASEMENT  
111 sq.ft. (10.3 sq.m.) approx.



GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

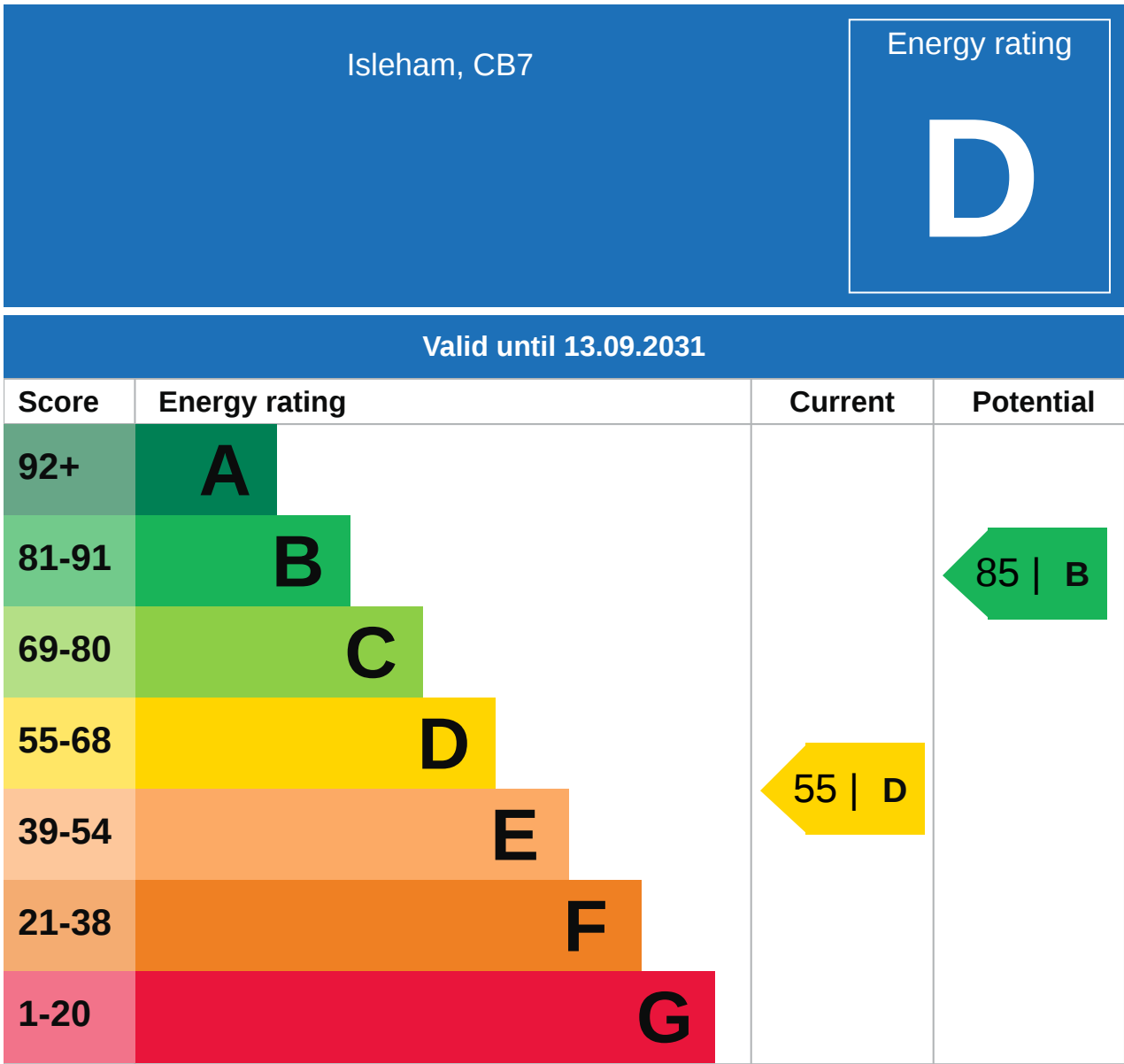


1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

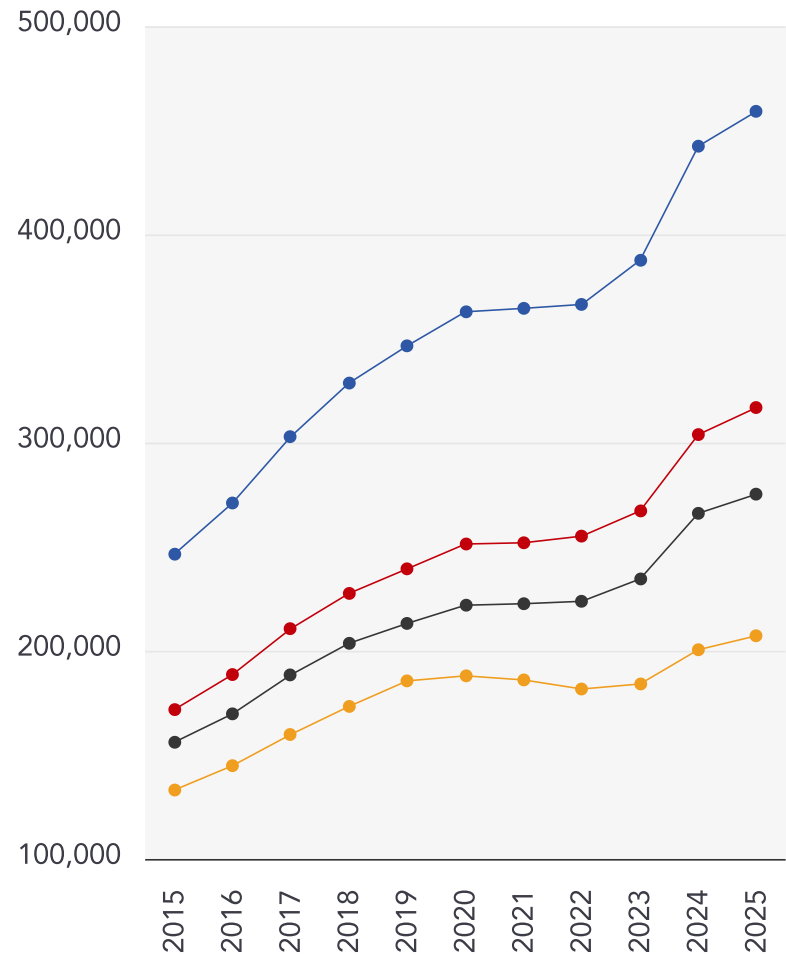


## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Sandstone or limestone, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	55 m <sup>2</sup>



## 10 Year History of Average House Prices by Property Type in CB7



Detached

**+86.33%**

Semi-Detached

**+84.48%**

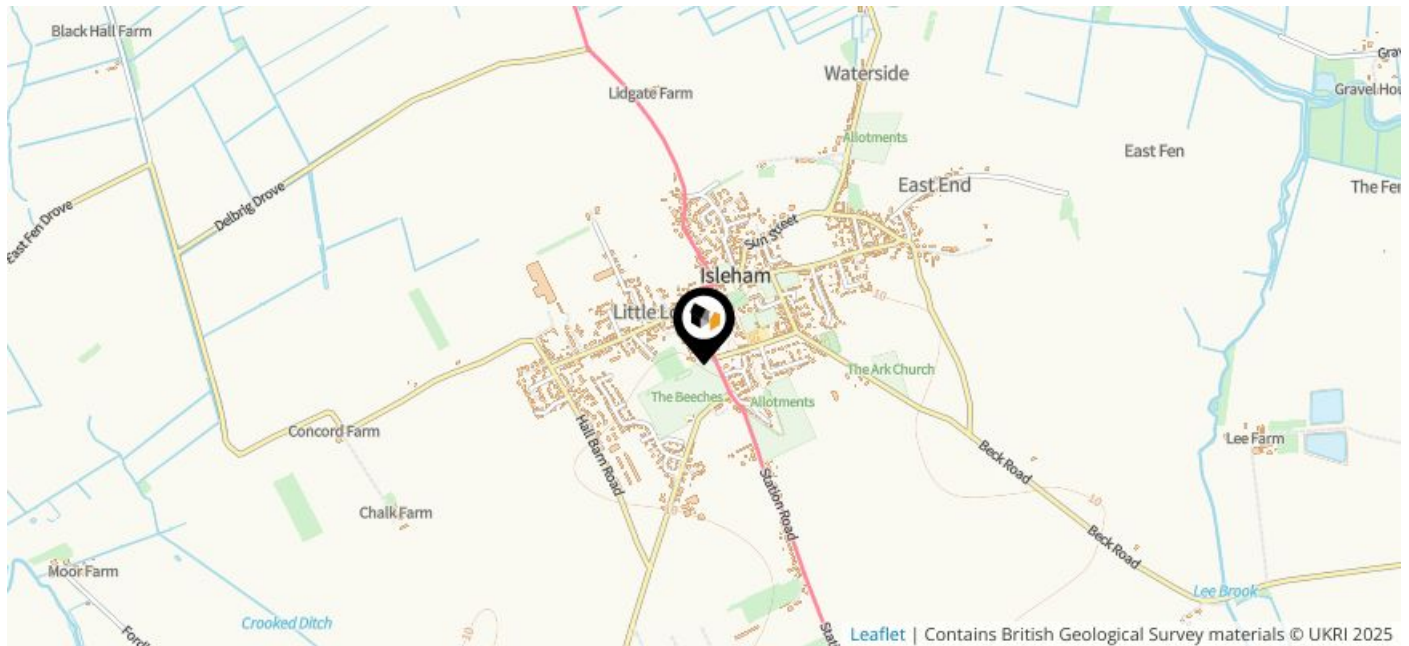
Terraced

**+76.36%**

Flat

**+55.67%**

This map displays nearby coal mine entrances and their classifications.



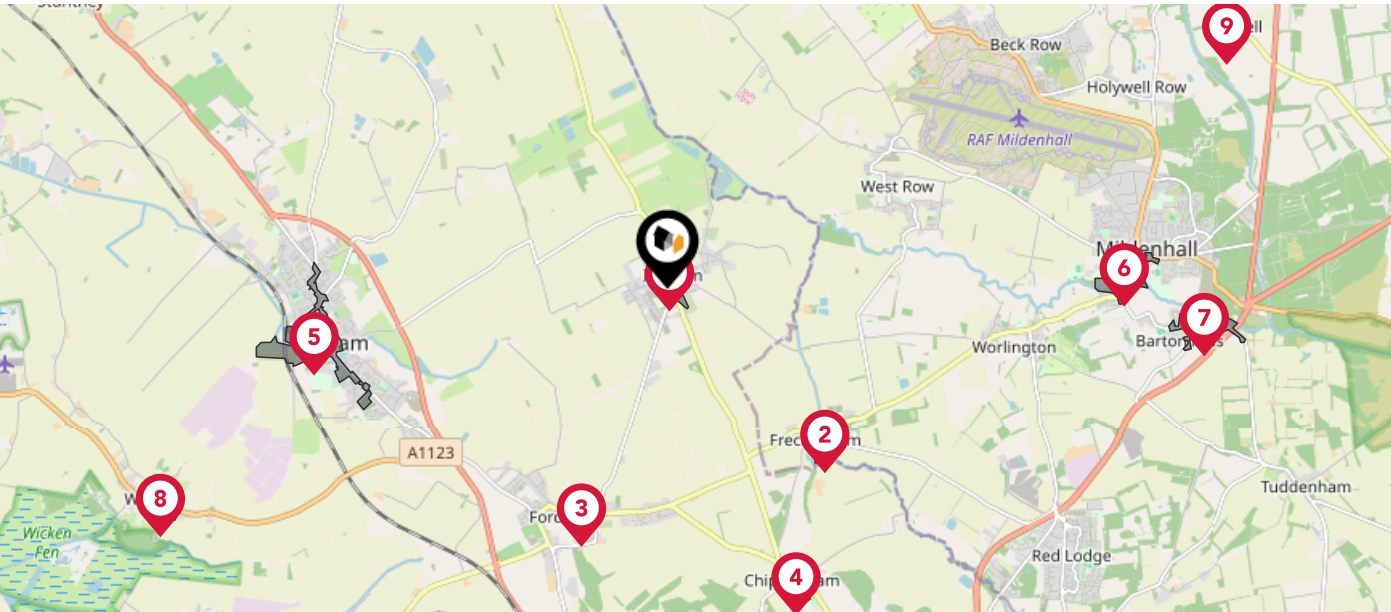
### Mine Entry

- ✕ 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.

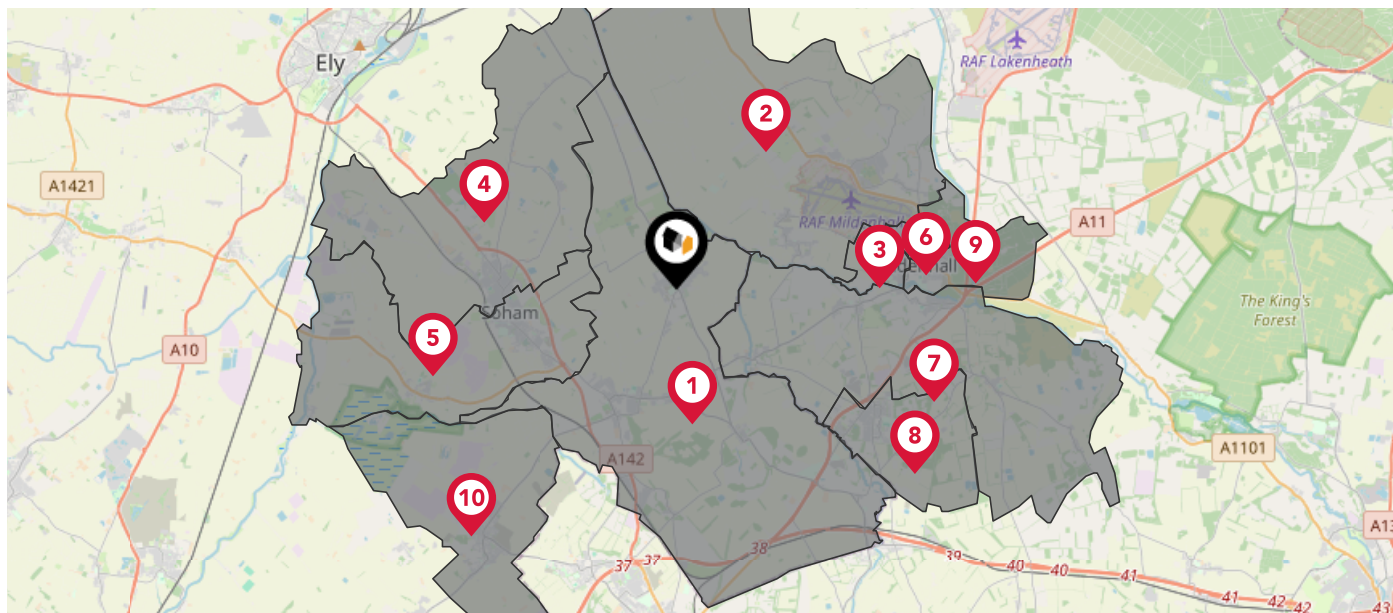
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Isleham
2	Freckenham
3	Fordham
4	Chippenham
5	Soham
6	Mildenhall
7	Barton Mills
8	Wicken
9	Eriswell



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



Fordham & Isleham Ward



The Rows Ward



Mildenhall Queensway Ward



Soham North Ward



Soham South Ward



Mildenhall Great Heath Ward



Manor Ward



Iceni Ward

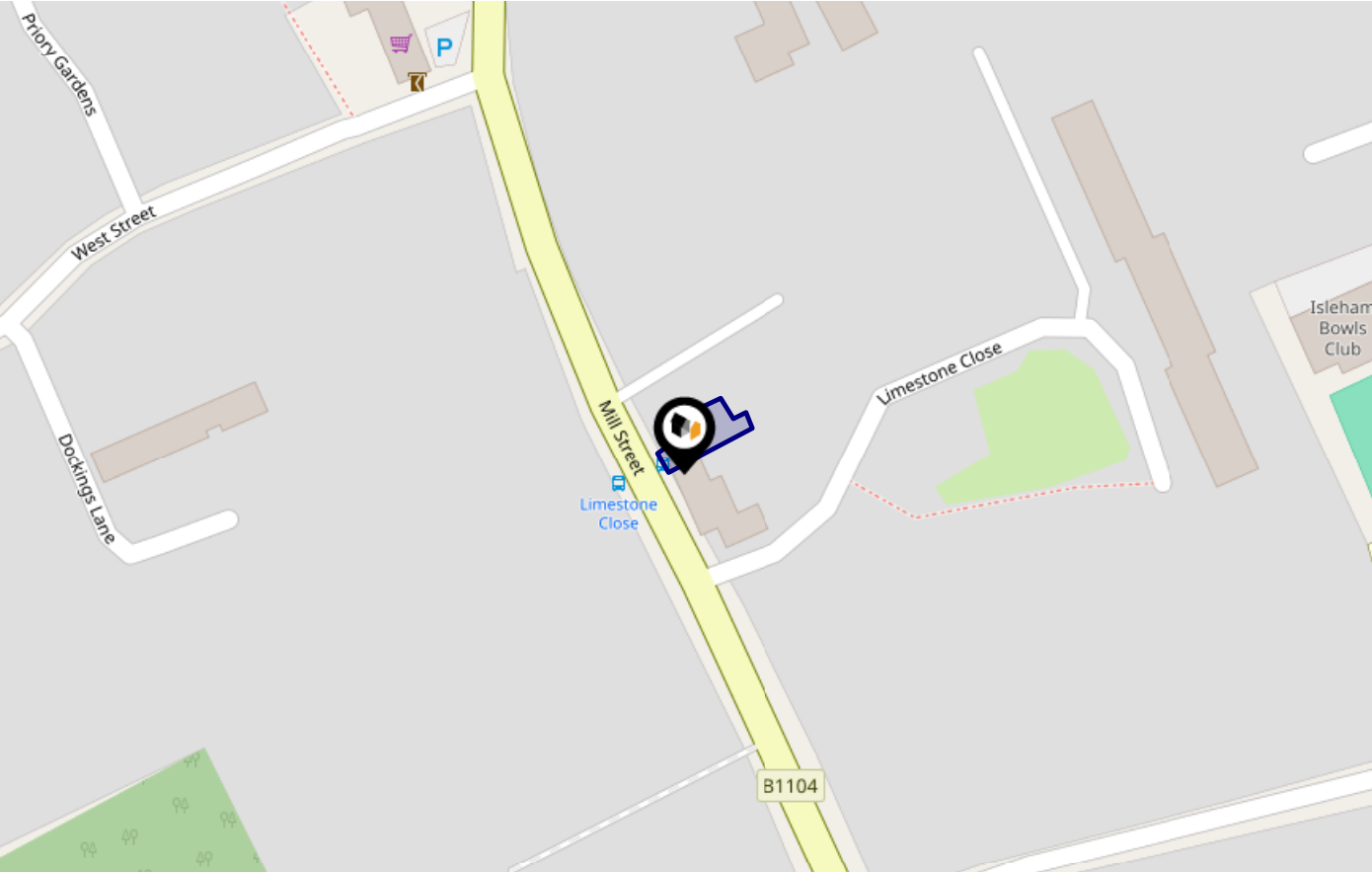


Mildenhall Kingsway & Market Ward



Burwell Ward

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

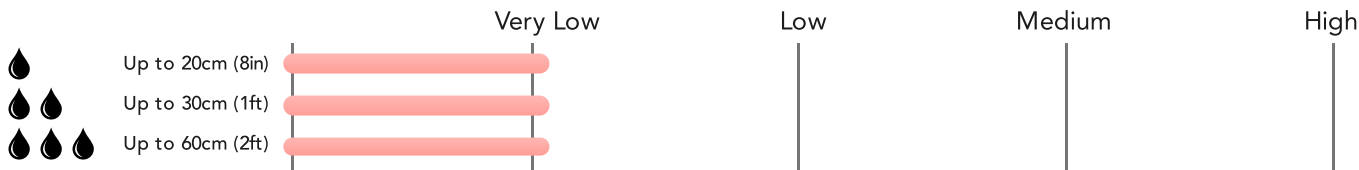


Risk Rating: Very low

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.

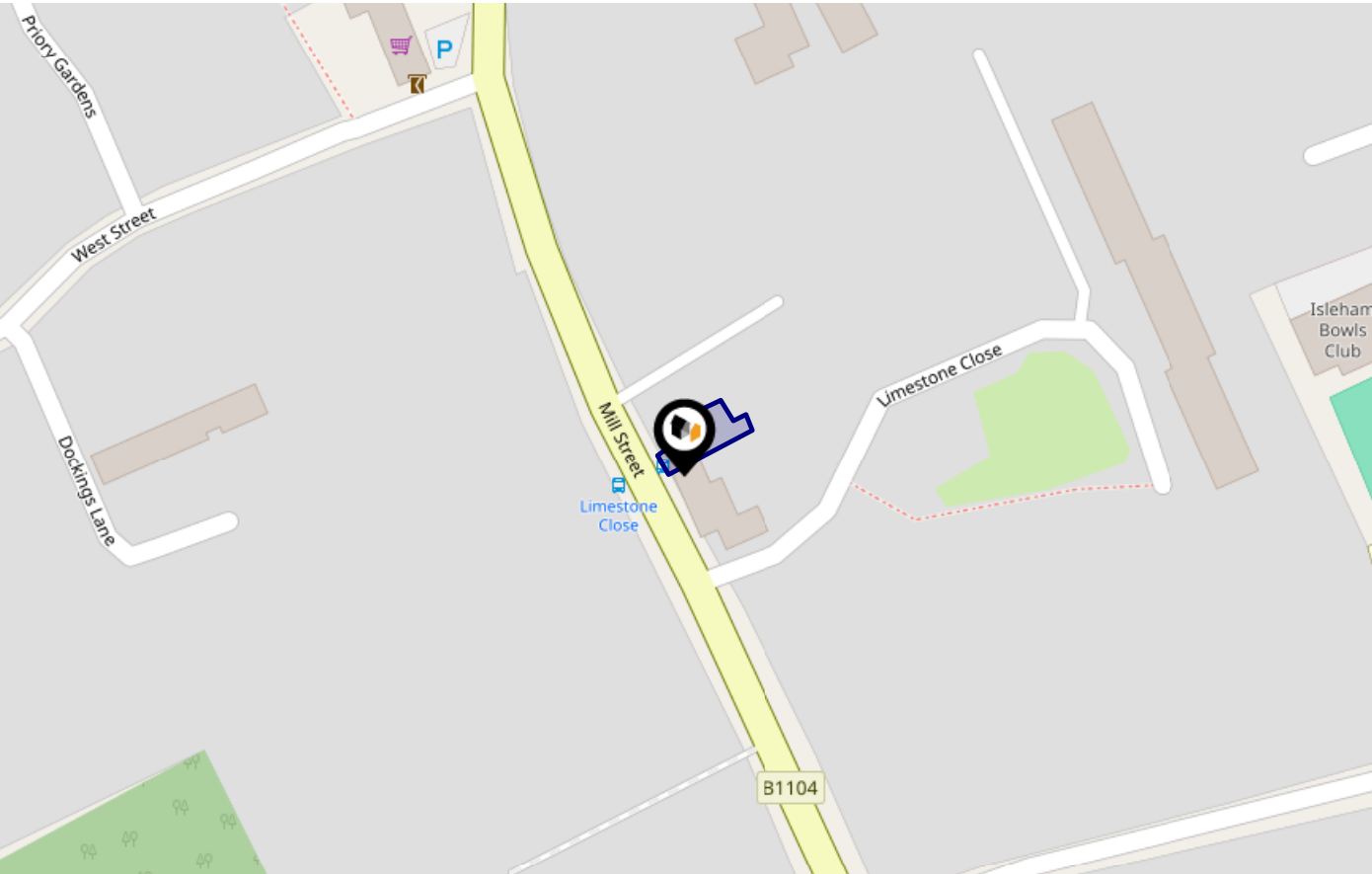
Chance of flooding to the following depths at this property:



# 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.

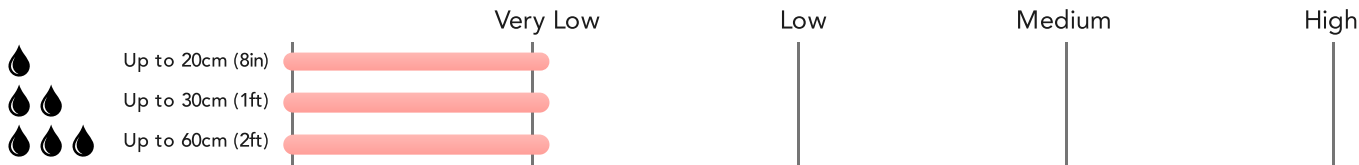


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Chance of flooding to the following depths at this property:

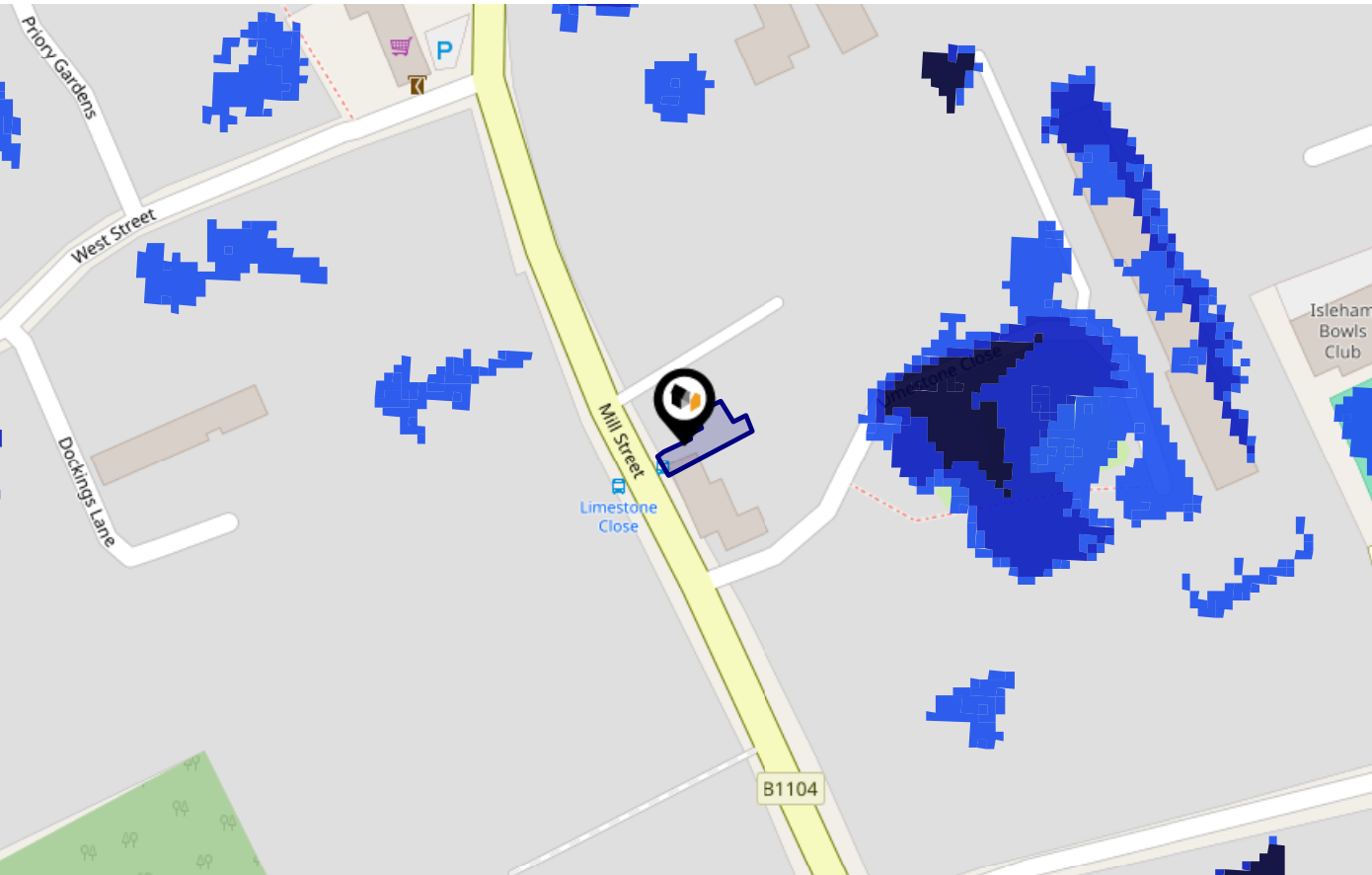




# Flood Risk

## 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.

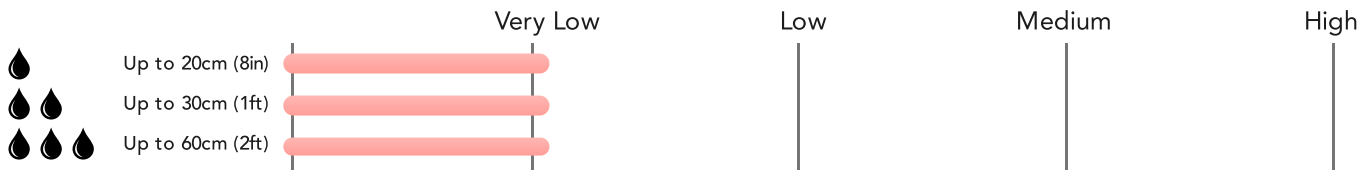


Risk Rating: Very low

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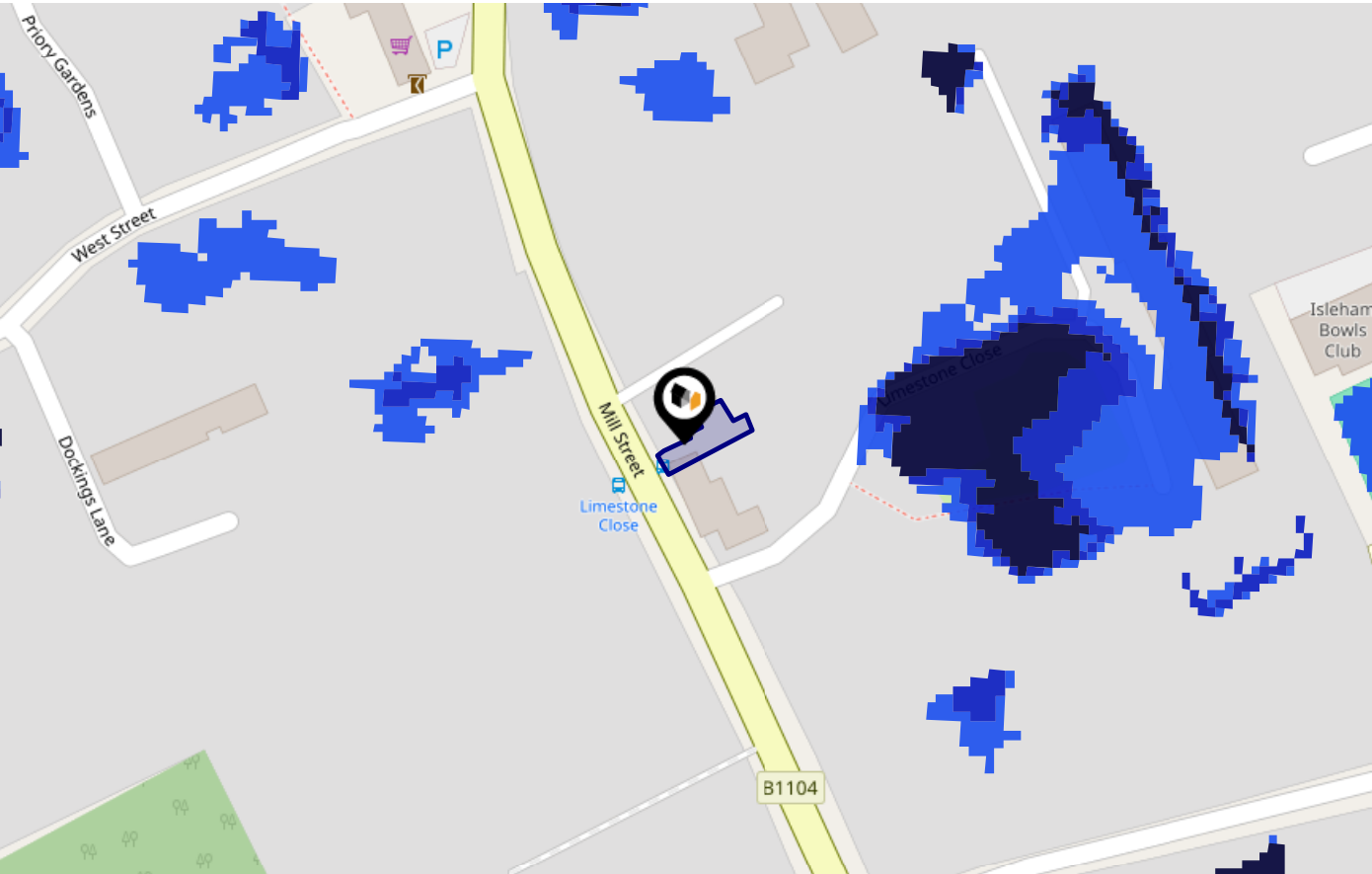


# Flood Risk

## Surface Water - Climate Change

Chilterns

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.

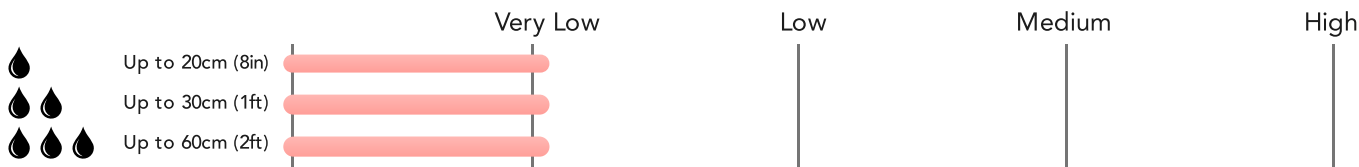


Risk Rating: Very low

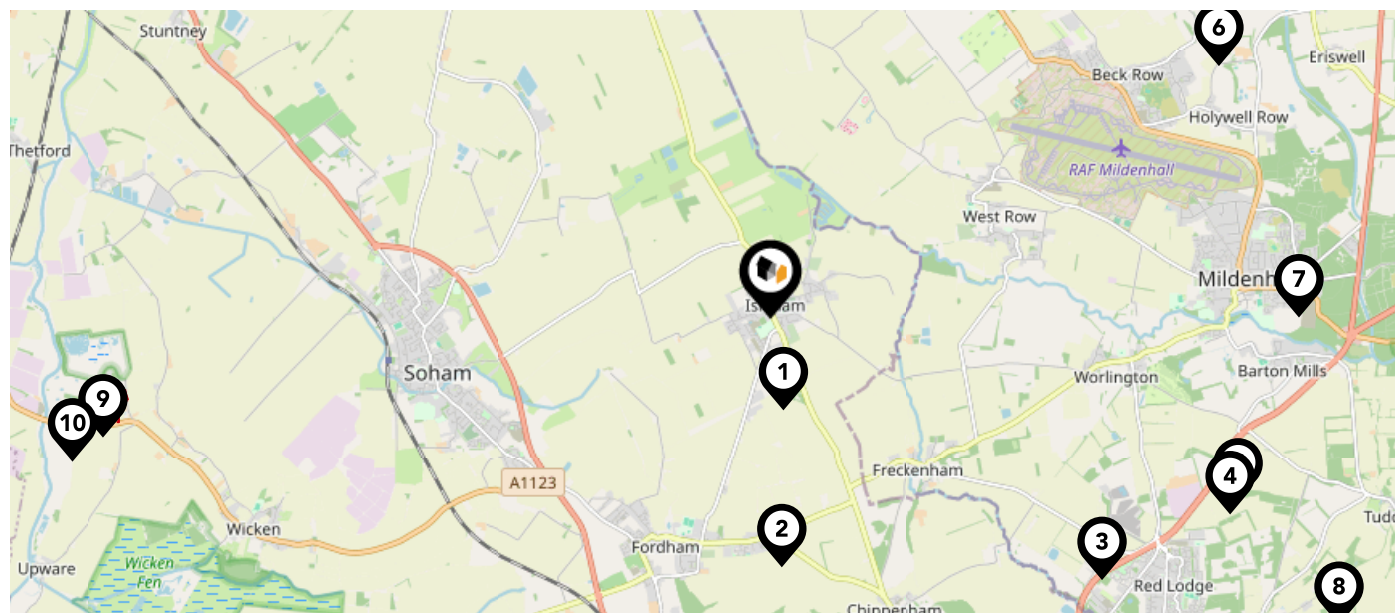
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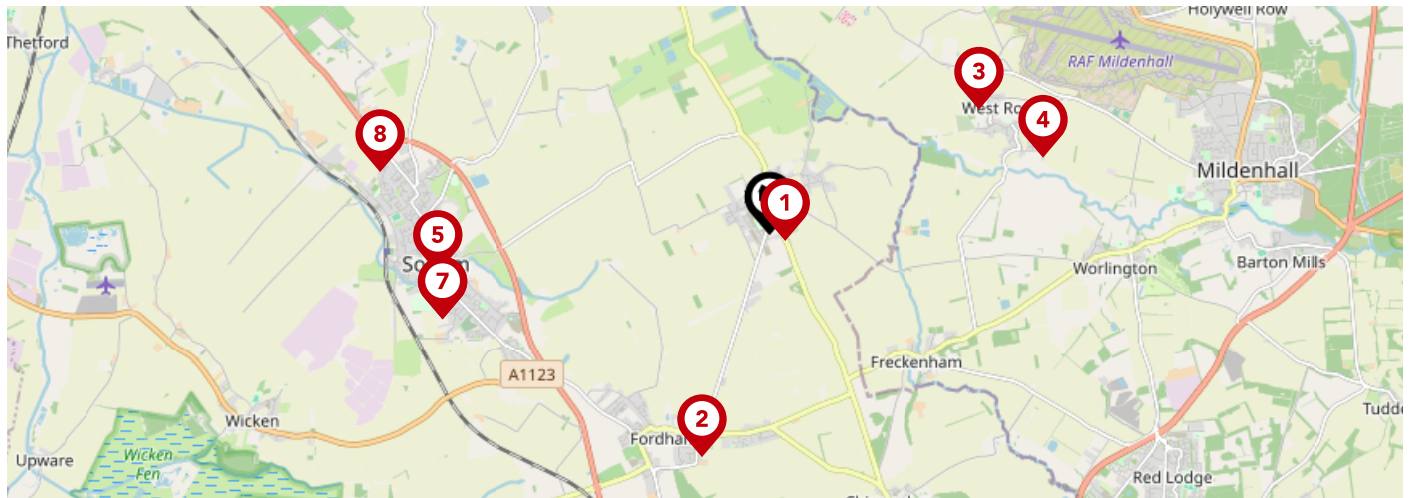
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.











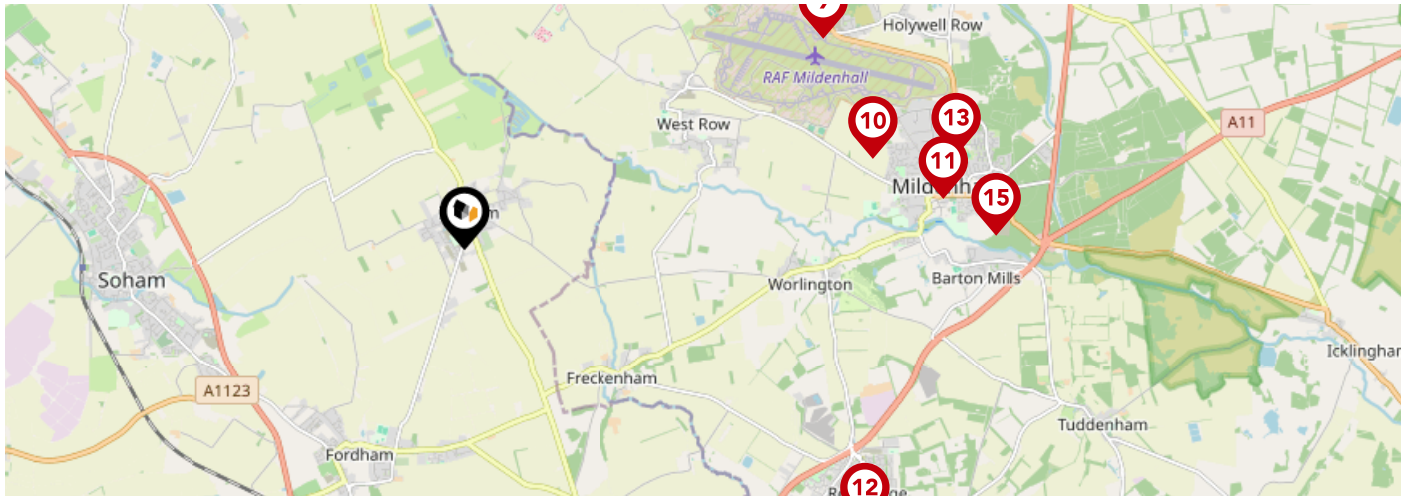
### Nearby Landfill Sites









<b>1</b>	L O C Plant Hire - Isleham-Station Road, Isleham, Cambs	Historic Landfill	
<b>2</b>	Mildenhall Road-Fordham, Ely, Cambridgeshire	Historic Landfill	
<b>3</b>	Middleton Aggregates Ltd - Red Lodge Warren-Elms Road, Freckenham, Redlodge Warren, Suffolk	Historic Landfill	
<b>4</b>	EA/EPR/FB3800FL/A001	Active Landfill	
<b>5</b>	Chalk Quarry off Newmarket Road-Herringswell Road, Barton Mills, Suffolk	Historic Landfill	
<b>6</b>	Beck Row-Wildemere Lane, Mildenhall, Suffolk	Historic Landfill	
<b>7</b>	Bury Road-Mildenhall, Suffolk	Historic Landfill	
<b>8</b>	Herringswell Village Refuse Pit-Mildenhall, Suffolk	Historic Landfill	
<b>9</b>	EA/EPR/JB3001FW/T001	Active Landfill	
<b>10</b>	South of Dimmock's Cote Road-Dimmocks Cote, East Cambridgeshire	Historic Landfill	

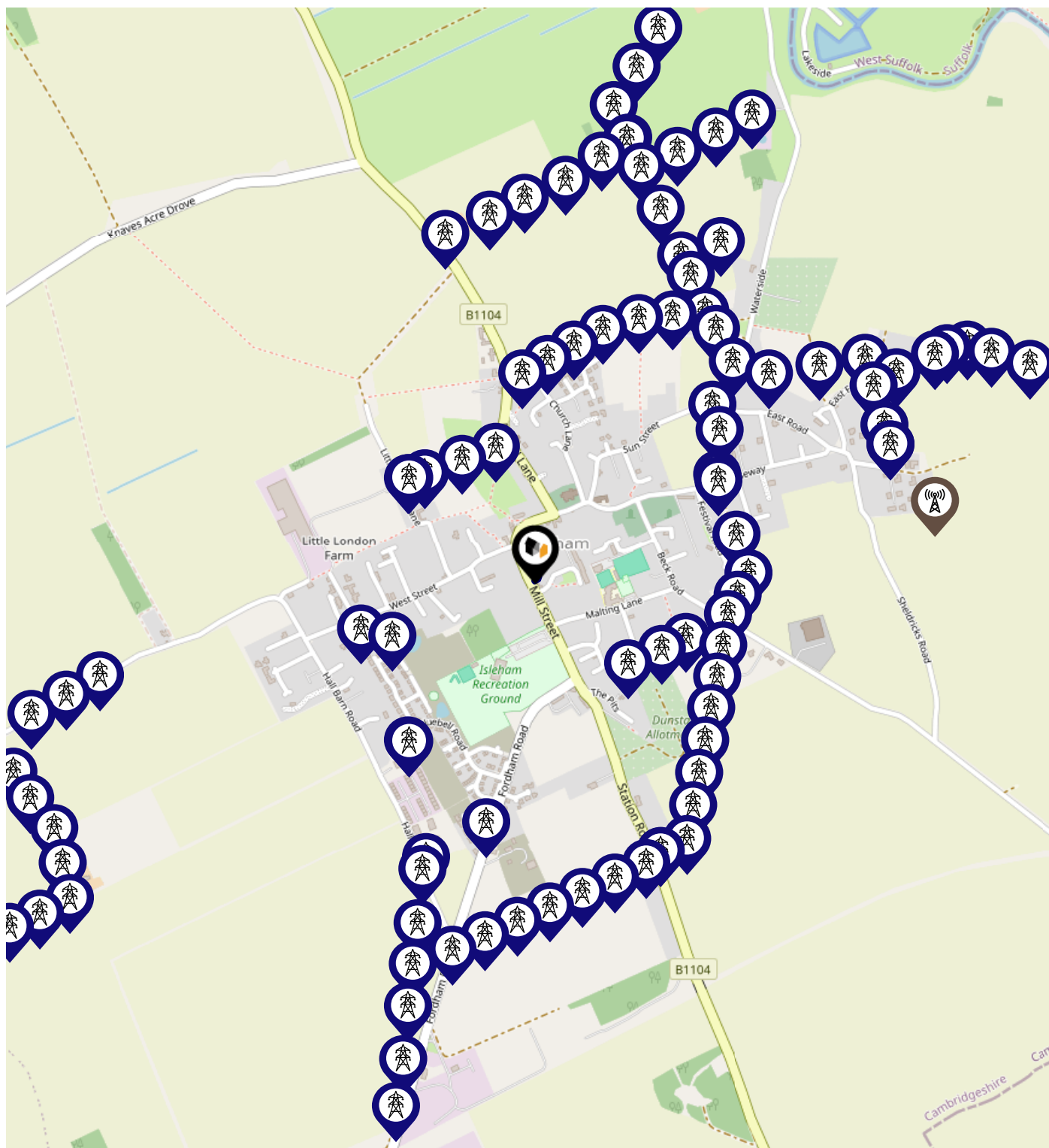






		Nursery	Primary	Secondary	College	Private
	<b>Isleham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fordham CofE Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>West Row Academy</b> Ofsted Rating: Requires improvement   Pupils: 186   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pines Primary School</b> Ofsted Rating: Good   Pupils: 236   Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Weatheralls Primary School</b> Ofsted Rating: Requires improvement   Pupils: 390   Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's CofE Primary School</b> Ofsted Rating: Good   Pupils: 468   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Soham Village College</b> Ofsted Rating: Good   Pupils: 1413   Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Shade Primary School</b> Ofsted Rating: Good   Pupils: 253   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Beck Row Primary Academy</b> Ofsted Rating: Good   Pupils: 251   Distance:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>On Track Education Mildenhall</b> Ofsted Rating: Good   Pupils: 32   Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Academy</b> Ofsted Rating: Good   Pupils: 404   Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Christopher's CEVCP School</b> Ofsted Rating: Good   Pupils: 323   Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Heath Academy</b> Ofsted Rating: Good   Pupils: 522   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambian Dunbroch School</b> Ofsted Rating: Requires improvement   Pupils: 4   Distance:4.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mildenhall College Academy</b> Ofsted Rating: Good   Pupils: 1330   Distance:4.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kennett Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:5.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



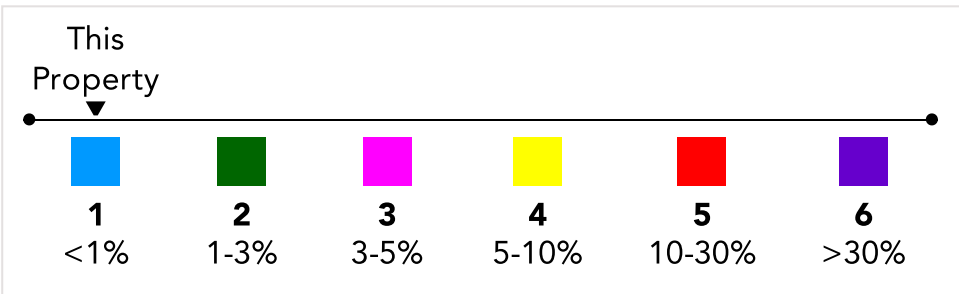
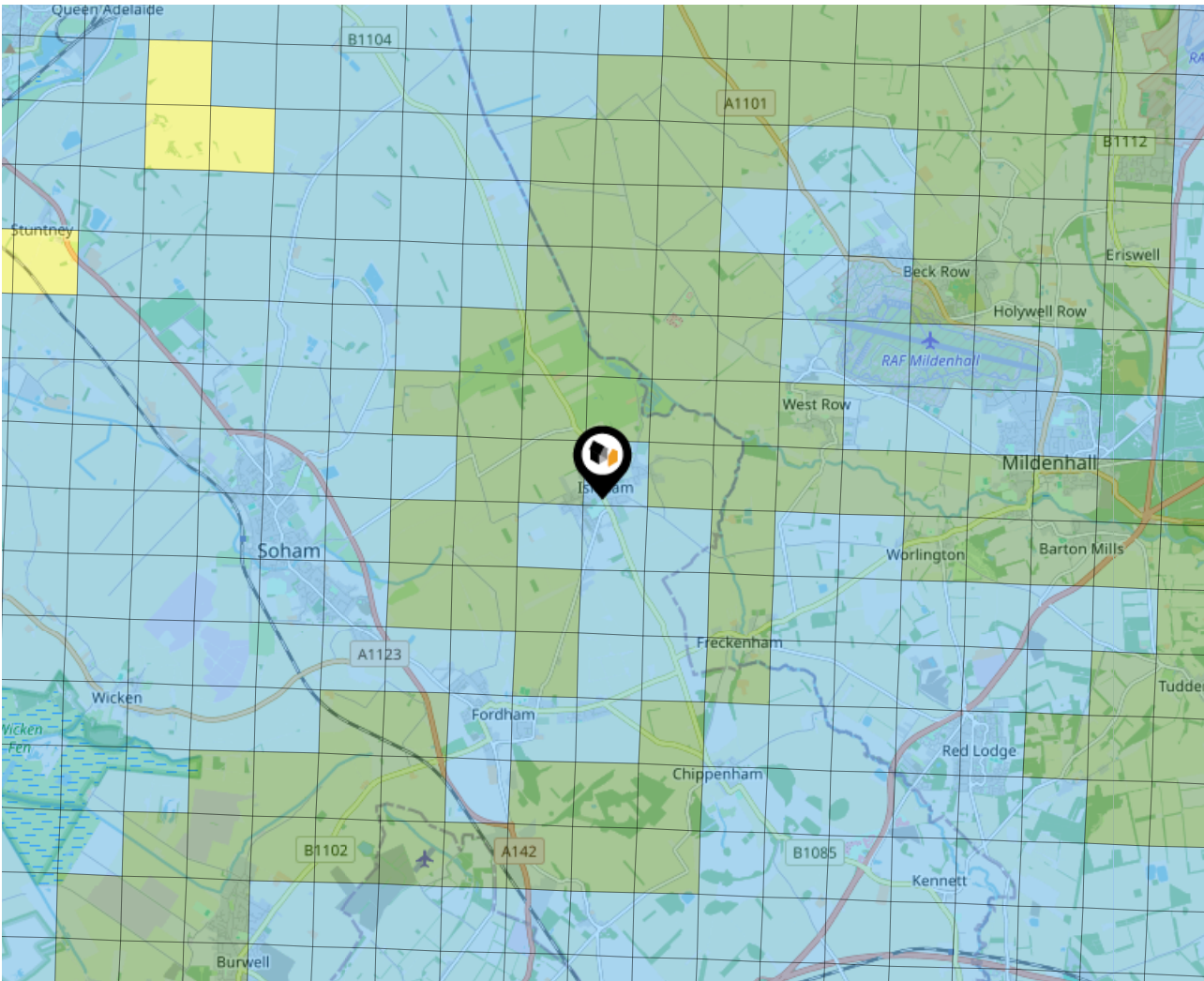
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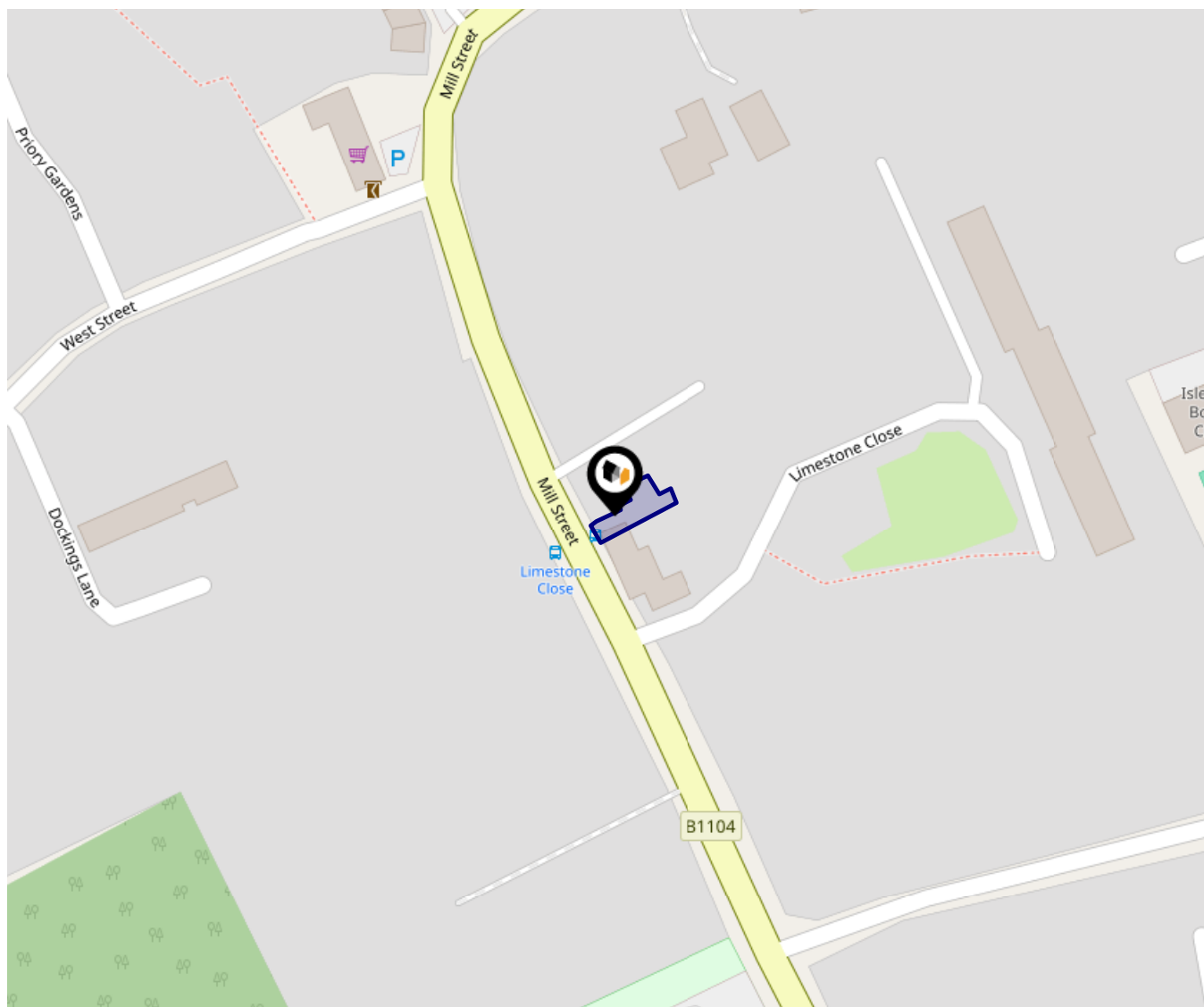
-  Power Pylons
-  Communication Masts



### 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>).





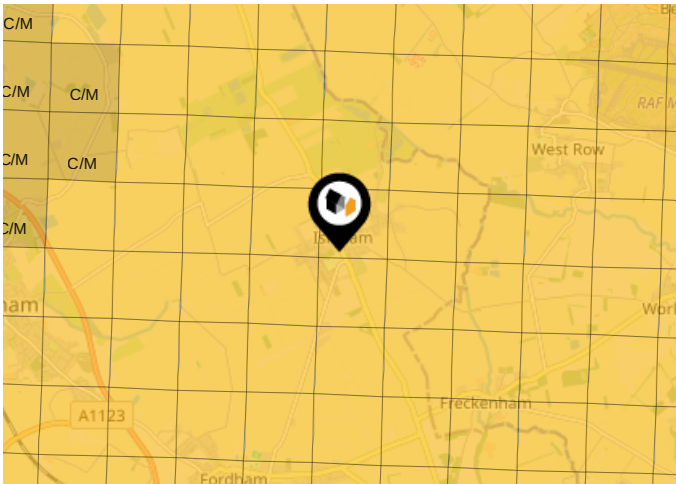
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

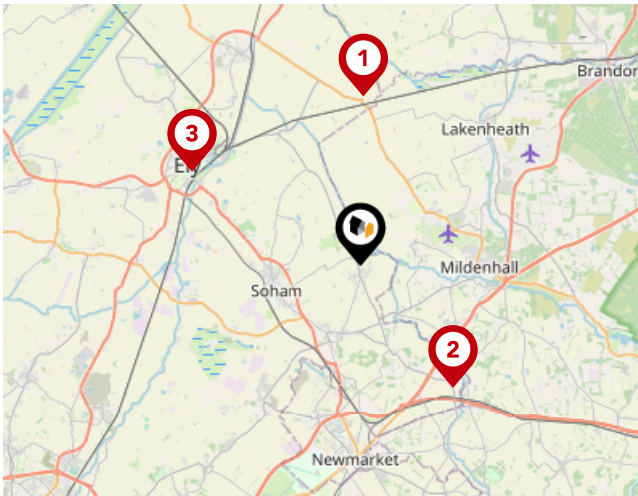
Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE



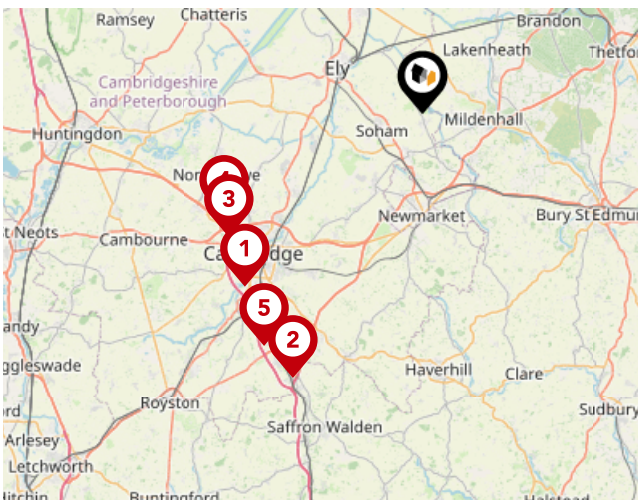
Primary Classifications (Most Common Clay Types)

<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



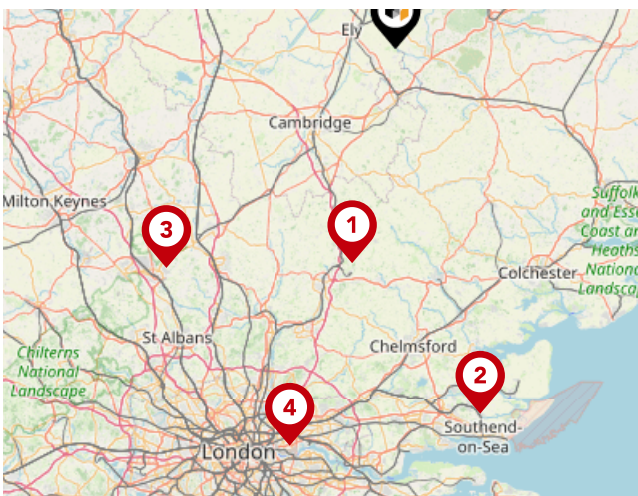
### National Rail Stations

Pin	Name	Distance
	Shippea Hill Rail Station	6.15 miles
	Kennett Rail Station	5.57 miles
	Ely Rail Station	6.98 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	18.04 miles
	M11 J9	21.39 miles
	M11 J13	16.66 miles
	M11 J14	16.3 miles
	M11 J10	20.37 miles



### Airports/Helipads

Pin	Name	Distance
	Stansted Airport	31.88 miles
	Southend-on-Sea	54.87 miles
	Luton Airport	46.2 miles
	Silvertown	59.96 miles





Bus Stops/Stations

Pin	Name	Distance
1	Limestone Close	0.01 miles
2	Pound Lane	0.11 miles
3	Robins Close	0.13 miles
4	Croft Road	0.14 miles
5	Sparkes Close	0.22 miles

# Chilterns

## Chilterns

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Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

### Testimonial 1



Bought my first house through chilterns, I could not of asked for a better team in Darren and Andrew. This 5 star reviews is truly reflective of the amazing service, effort and hard work they both put into making the sale go forward. There were a number of hurdles (none of which caused by them) that they relentlessly worked through doing everything to make my life easier and informed/advised me every step of the way! 100% recommend these!

### Testimonial 2



Chilterns have provided the most spectacular service whilst dealing with the sale of a late family members property, they handled the sale from start to finish, delicately, efficiently and without a hiccup. Resulting in a smooth process which was greatly appreciated during such a difficult time. Special thanks to Joe, Yannis, Andrew and Darren for their parts played throughout the valuation, sale and completion.

### Testimonial 3



My parents needed to move closer to myself and my sister. Yannis visited the bungalow and from the start focused on the needs of my parents and how he could help. At no point was there any pressure. The price he suggested was higher than other agents. After a few days we agreed to put the bungalow on the market. Andrew visited the house and was polite and exceptionally professional . Andrew, Darren and Emma looked after the sale through myself

### Testimonial 4



Before selling my house, I thought that all estate agents were the same. I was wrong. Unlike the real estate agents from whom I bought my new house, Darren and Andrew at Chilterns have been absolutely fantastic. Supportive, responsive and informative. They expertly dealt with the conveyancers to ensure that the sale was completed when I needed. I wished I could rely on them in the future!



/chilternsltd



/chilterns\_ltd



/chilternsltd



/company/chilterns-estate-agents

# Chilterns

## 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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# Chilterns

### **Chilterns**

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Valuation Office Agency

