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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 11th August 2026



ELFLEDA ROAD, CAMBRIDGE, CB5

N.J.Ahmed Property

Achurch Close Wintringham St Neots Cambridgeshire PE19 0AG

07502597400

niaz.ahmed@iad.uk.com

iadgroup.com



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,076 ft ² / 99 m ²		
Plot Area:	0.06 acres		
Year Built :	2017		
Council Tax :	Band D		
Annual Estimate:	£2,467		
Title Number:	CB425915		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2	50	5500
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				





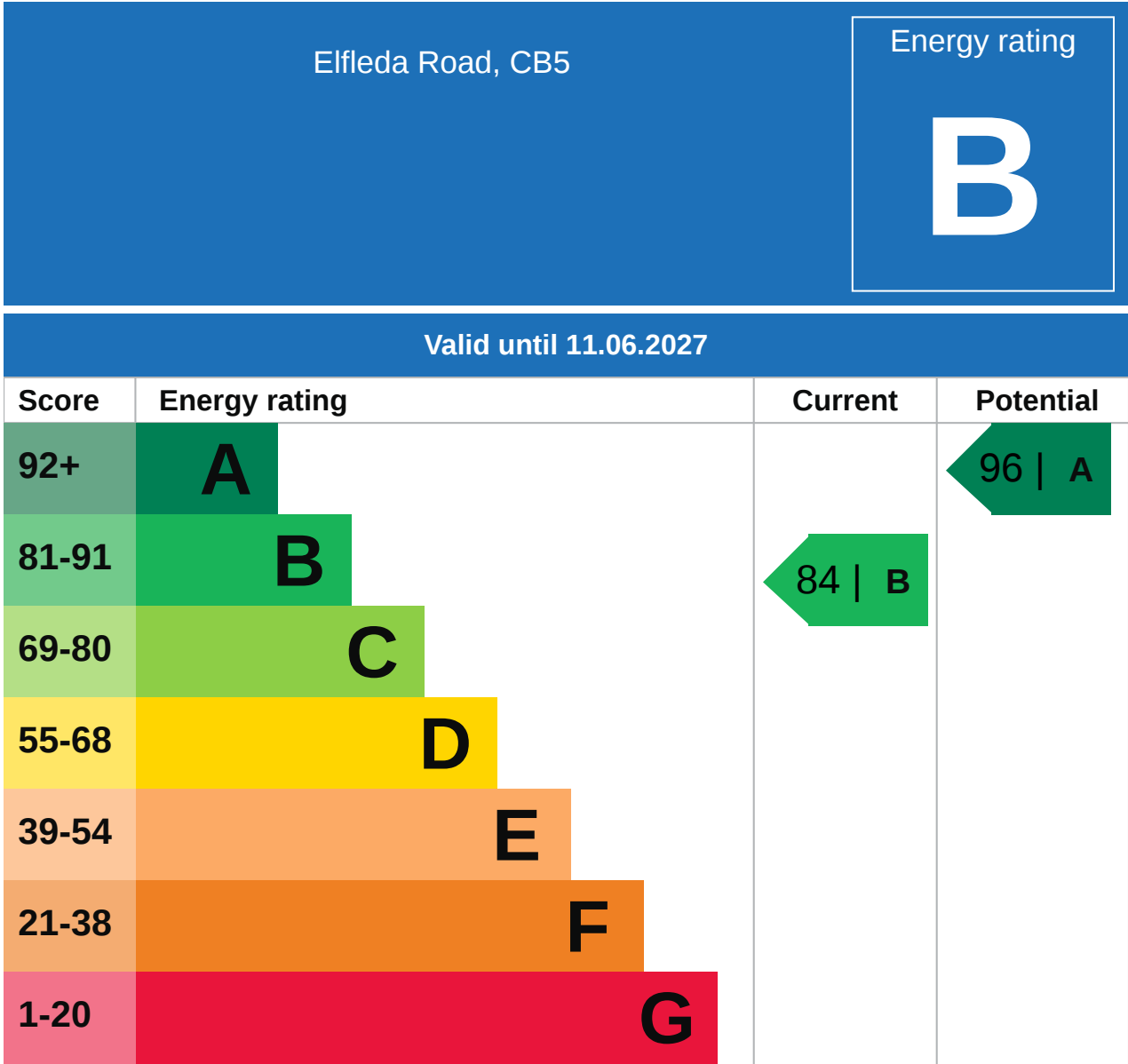


ELFLEDA ROAD, CAMBRIDGE, CB5



Total Area: 100.0 m² ... 1076 ft²

All measurements are approximate and for display purposes only



Additional EPC Data

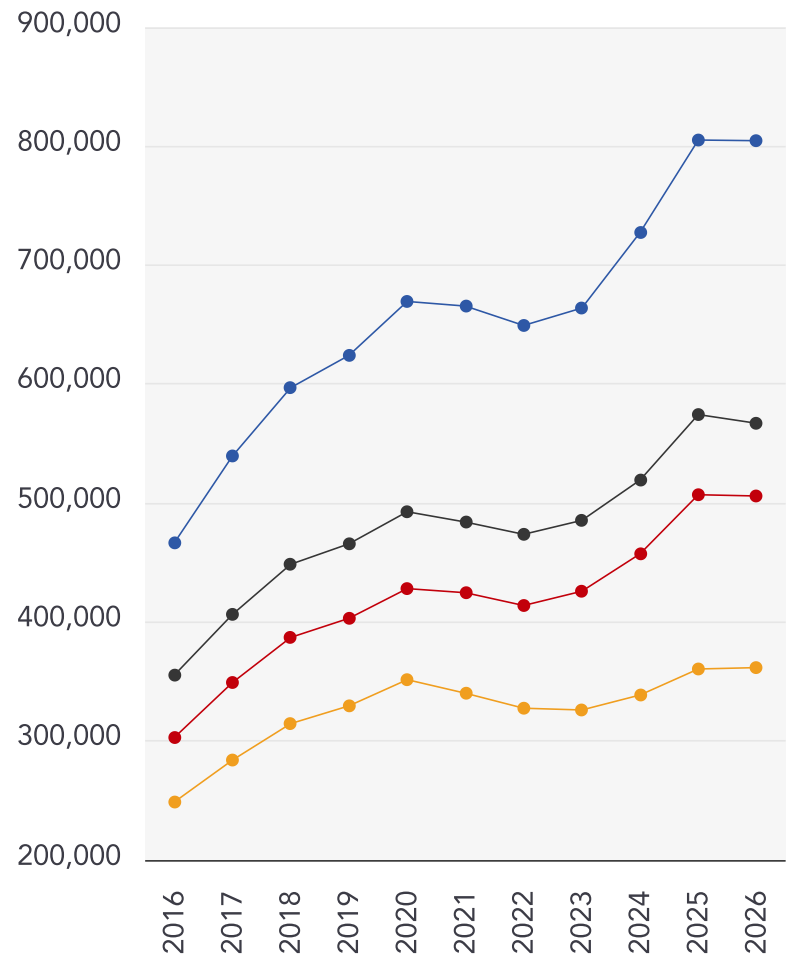
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°K
Roof Energy:	Very Good
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â°K
Total Floor Area:	95 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in CB5



Detached

+72.45%

Terraced

+59.56%

Semi-Detached

+67.02%

Flat

+45.42%

This map displays nearby coal mine entrances and their classifications.



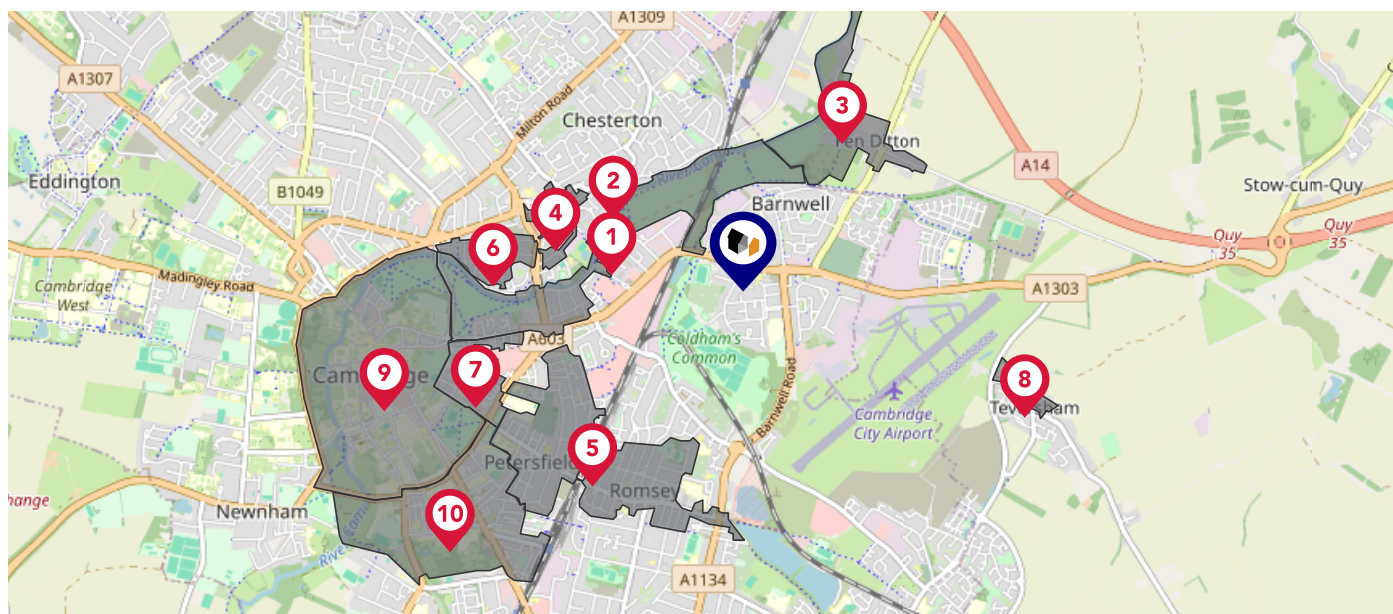
Mine Entry

- ✕ 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.

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



Riverside and Stourbridge Common



Ferry Lane



Fen Ditton



Chesterton



Mill Road



De Freville



The Kite



Teversham

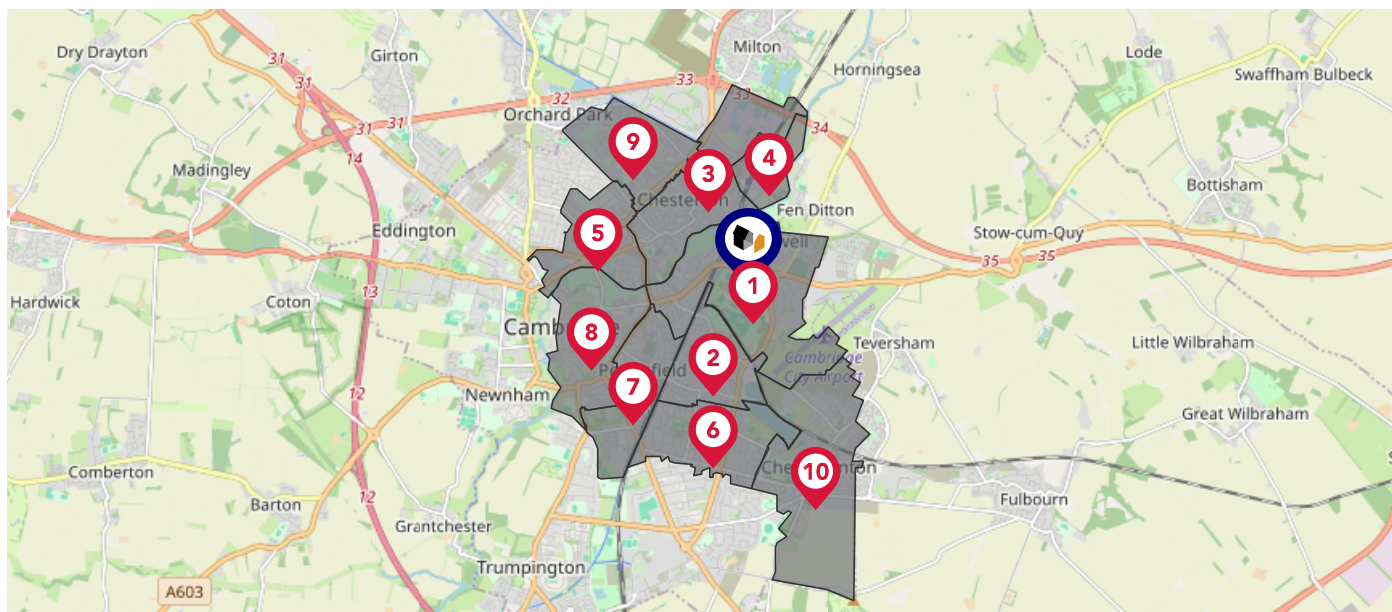


Central



New Town and Glisson Road

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



Abbey Ward



Romsey Ward



East Chesterton Ward



Milton & Waterbeach Ward



West Chesterton Ward



Coleridge Ward



Petersfield Ward



Market Ward

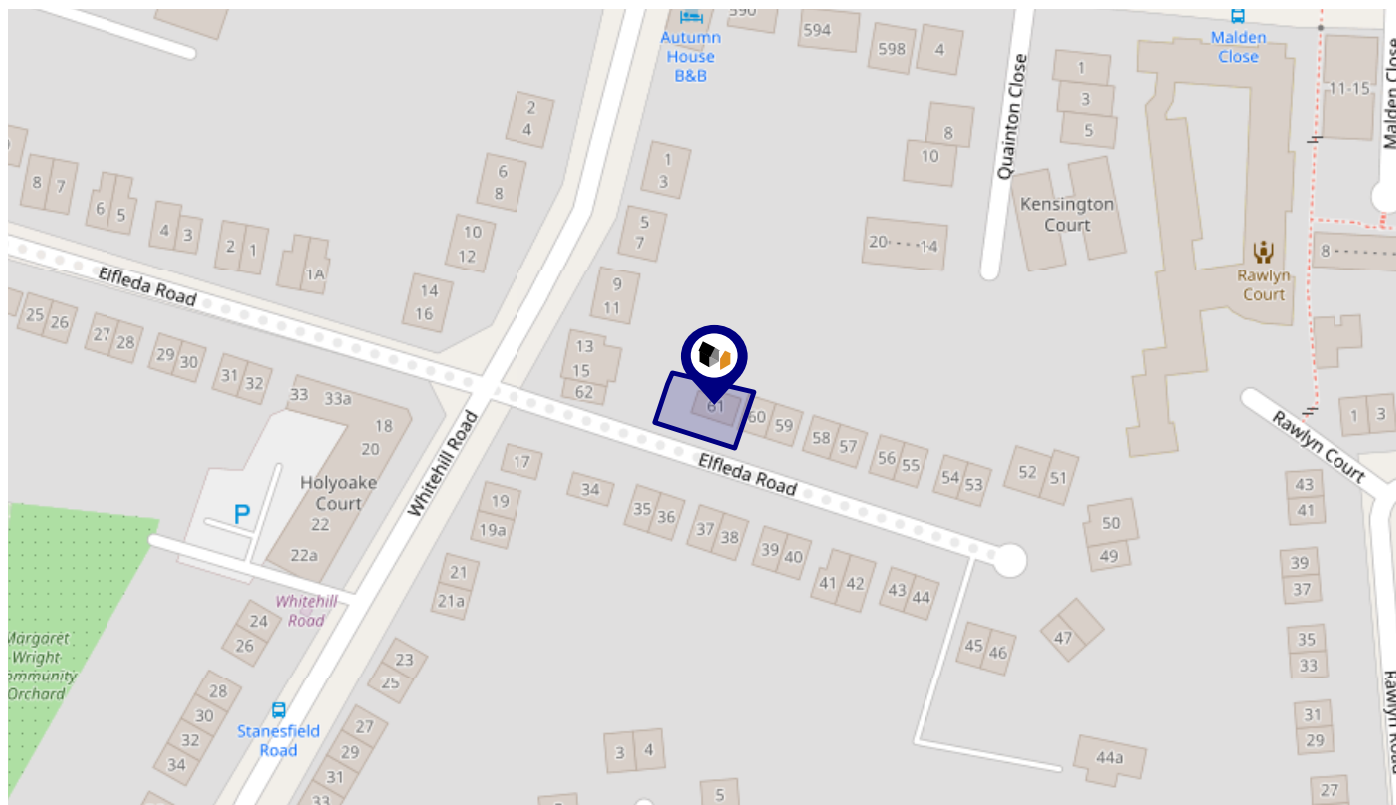


King's Hedges Ward



Cherry Hinton 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.

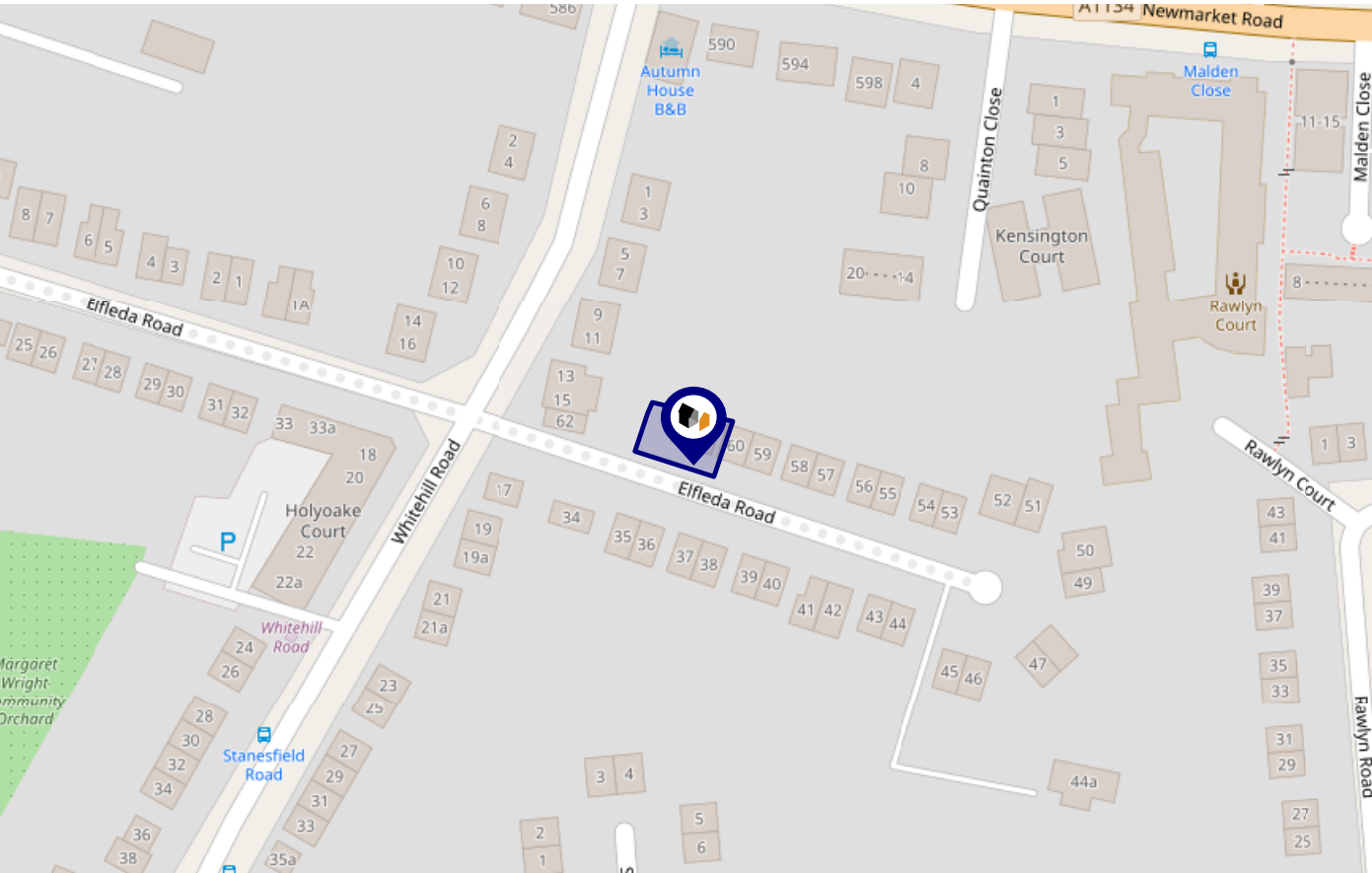
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

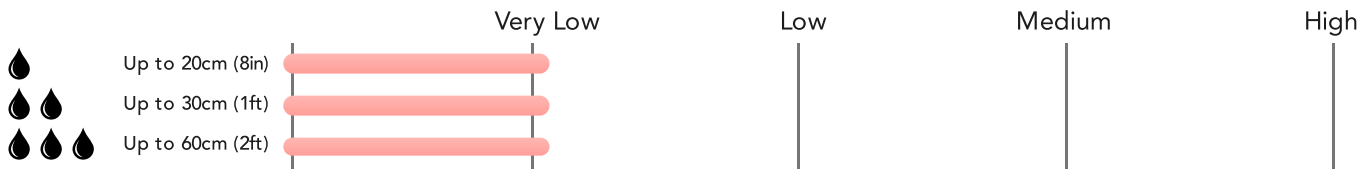


Risk Rating: Very low

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.

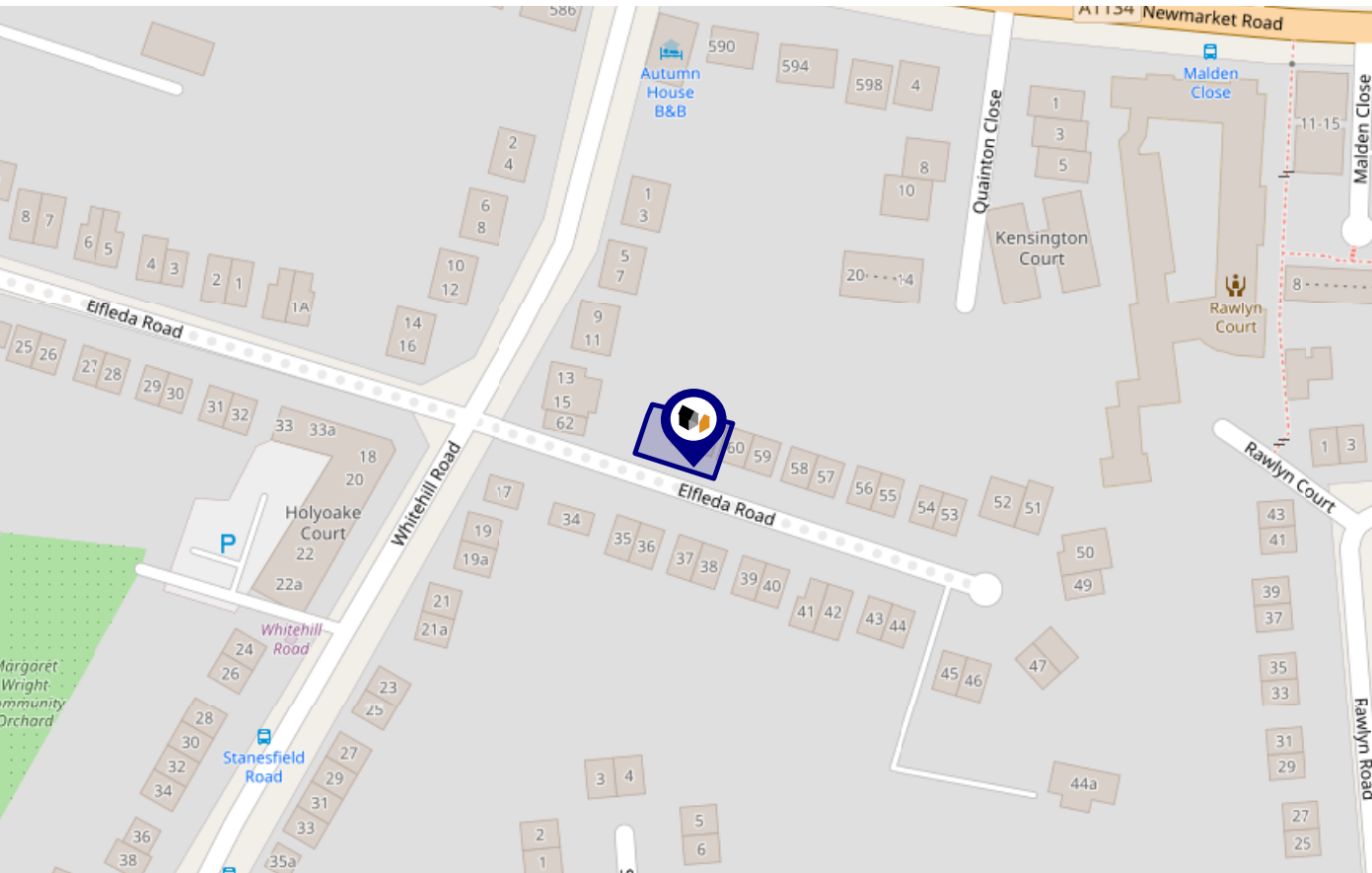
Chance of flooding to the following depths at this property:



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.

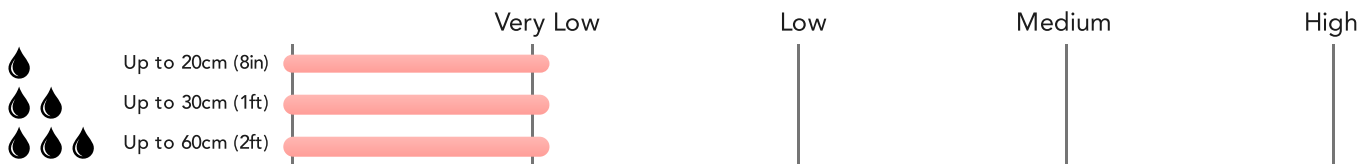


Risk Rating: Very low

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-  **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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Chance of flooding to the following depths at this property:

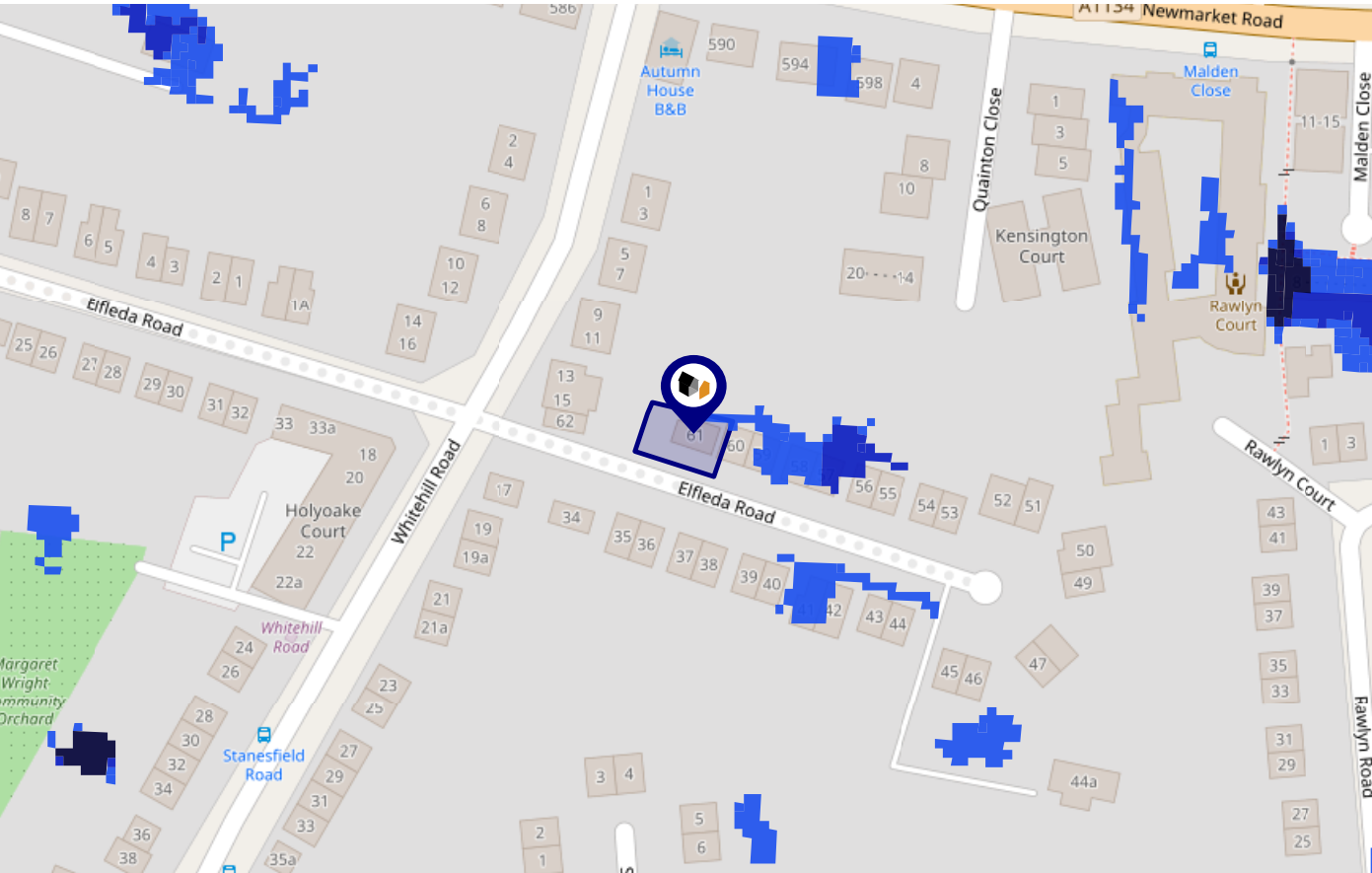


Flood Risk

Surface Water - Flood Risk

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

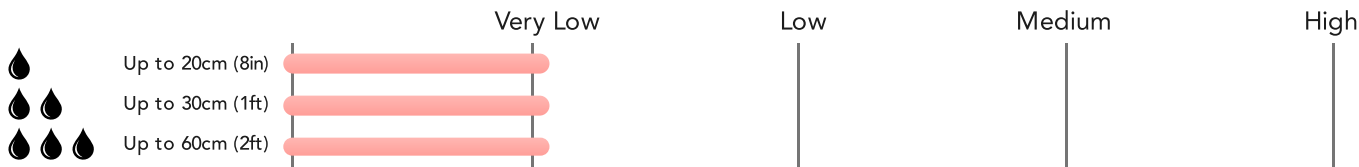


Risk Rating: Very low

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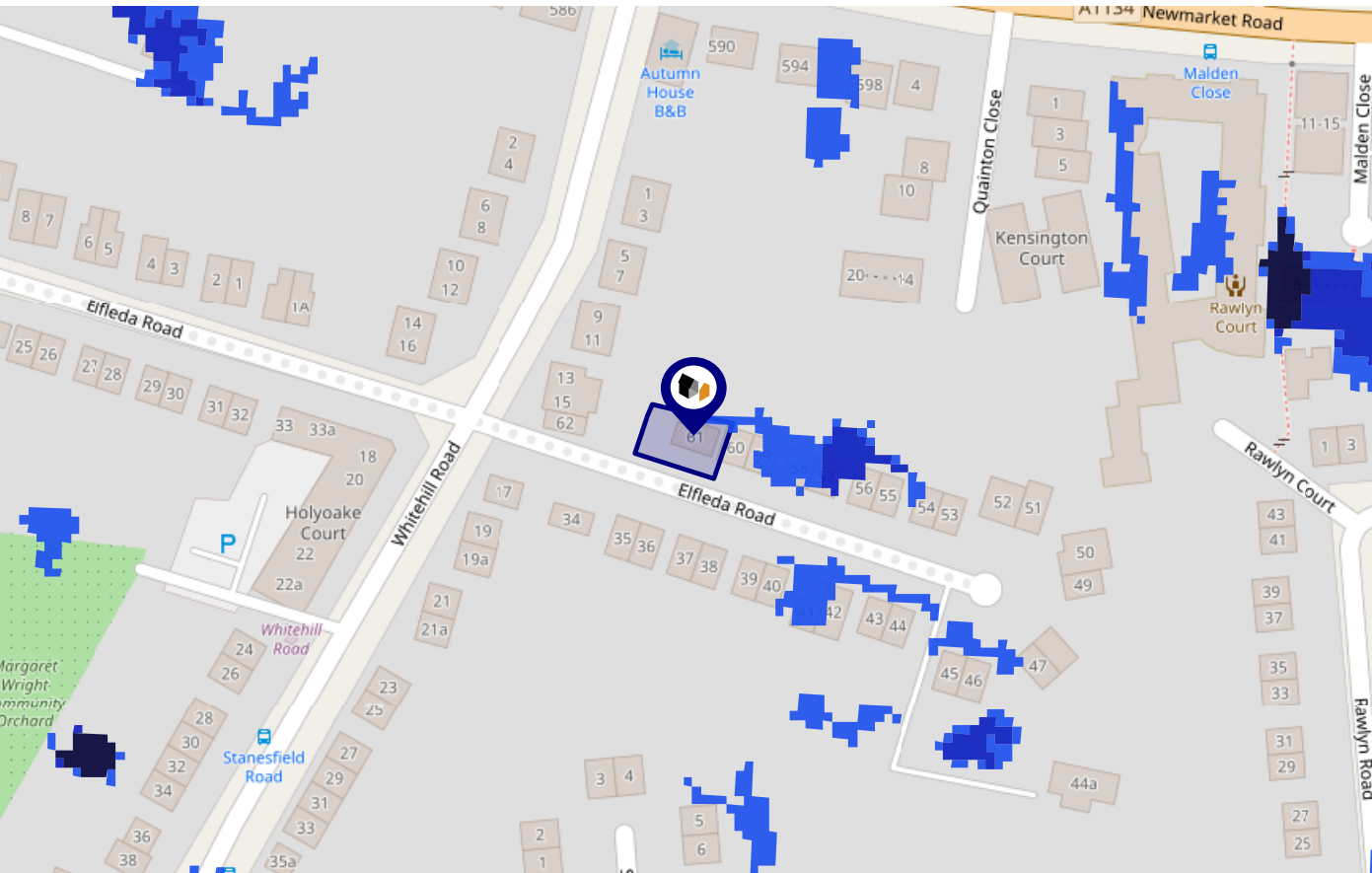
Chance of flooding to the following depths at this property:



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.

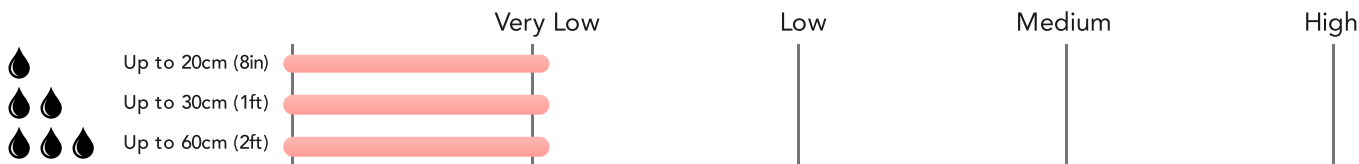


Risk Rating: Very low

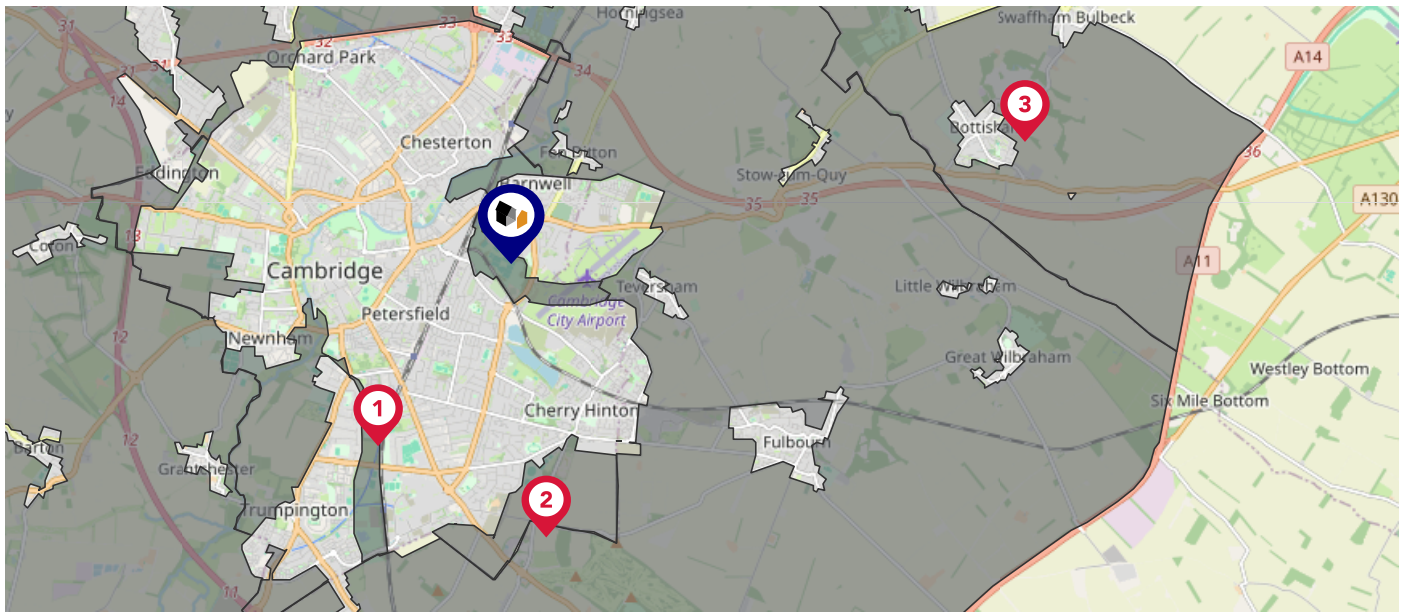
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Chance of flooding to the following depths at this property:



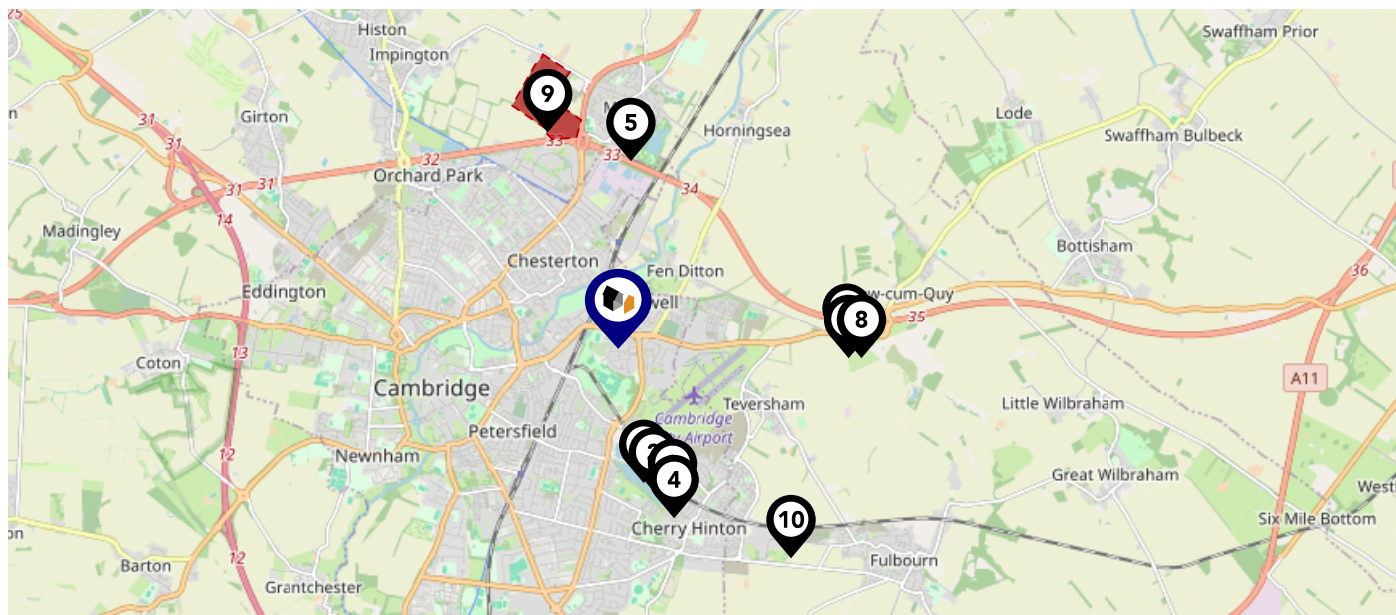
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

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

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.



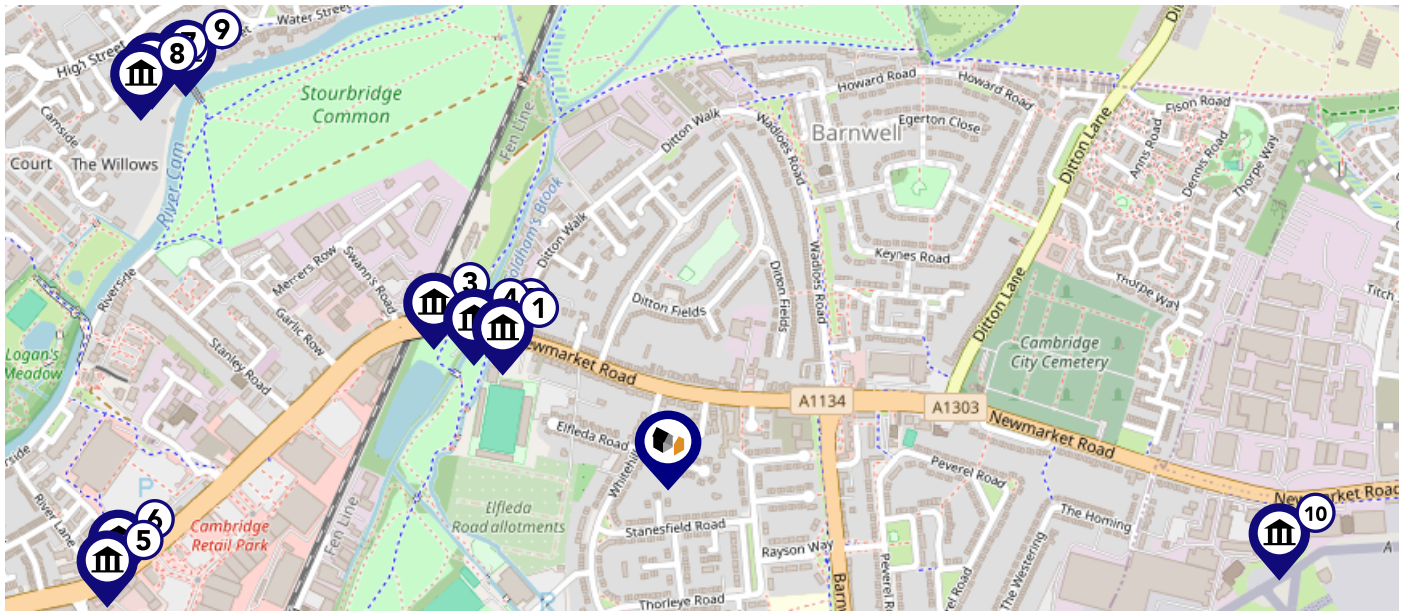
Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
6	Quy Mill Hotel-Quy	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	EA/EPR/NP3790NX/A001	Active Landfill	
9	No name provided by source	Active Landfill	
10	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	

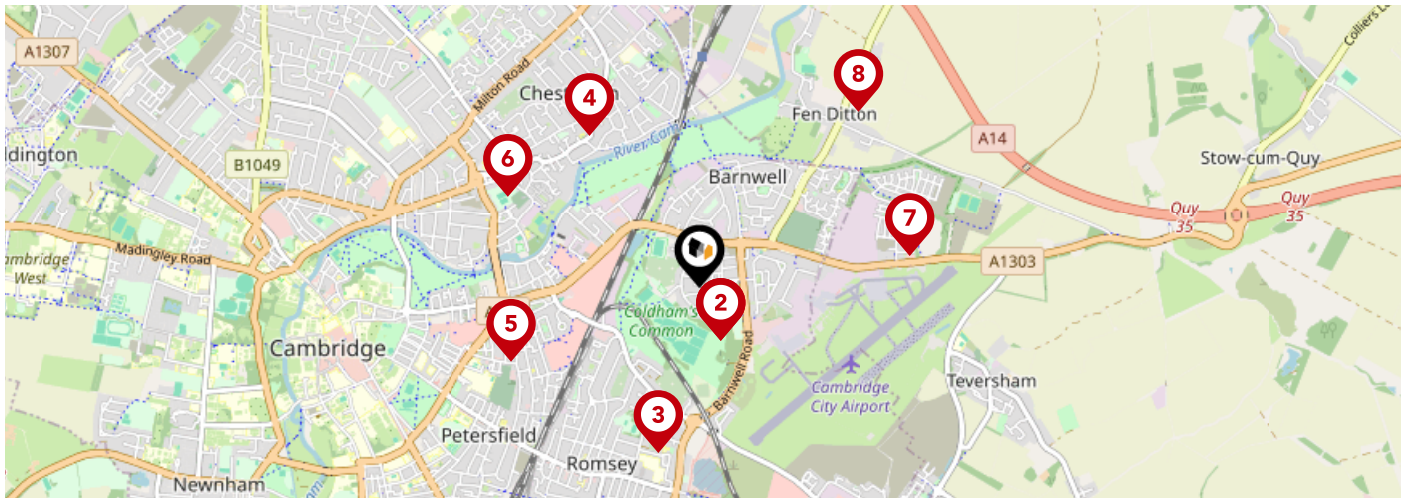
Maps

Listed Buildings

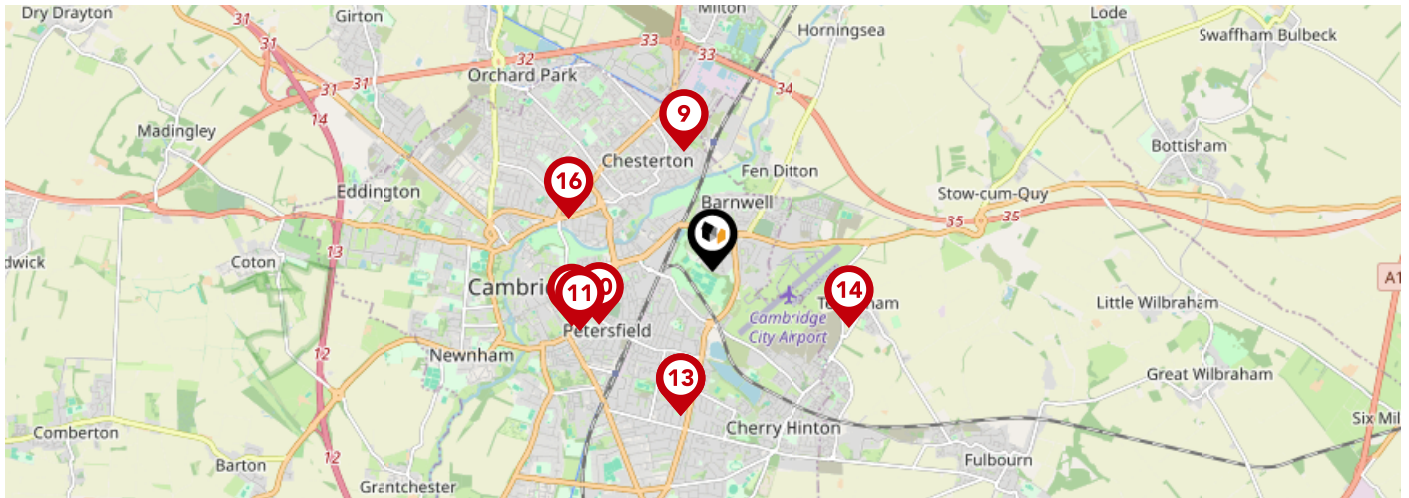
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1126146 - The Globe Public House	Grade II	0.2 miles
	1126145 - Papermills	Grade II	0.2 miles
	1126144 - Chapel Of St Mary Magdalene Stourbridge Chapel	Grade I	0.3 miles
	1084402 - The Round House	Grade II	0.3 miles
	1300768 - 247, Newmarket Road	Grade II	0.6 miles
	1428632 - Cambridge Gas Company War Memorial	Grade II	0.6 miles
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.7 miles
	1331857 - Roebuck House	Grade II	0.7 miles
	1268351 - 17, Water Street	Grade II	0.7 miles
	1271814 - Marshalls Cambridge Airport Control And Office Building	Grade II	0.7 miles



		Nursery	Primary	Secondary	College	Private
1	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.26	☒	☐	☐	☐	☐
2	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.26	☐	☒	☐	☐	☐
3	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.78	☐	☒	☐	☐	☐
4	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.85	☐	☒	☐	☐	☐
5	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.92	☒	☐	☐	☐	☐
6	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.96	☐	☐	☒	☐	☐
7	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.96	☐	☒	☐	☐	☐
8	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.07	☐	☒	☐	☐	☐

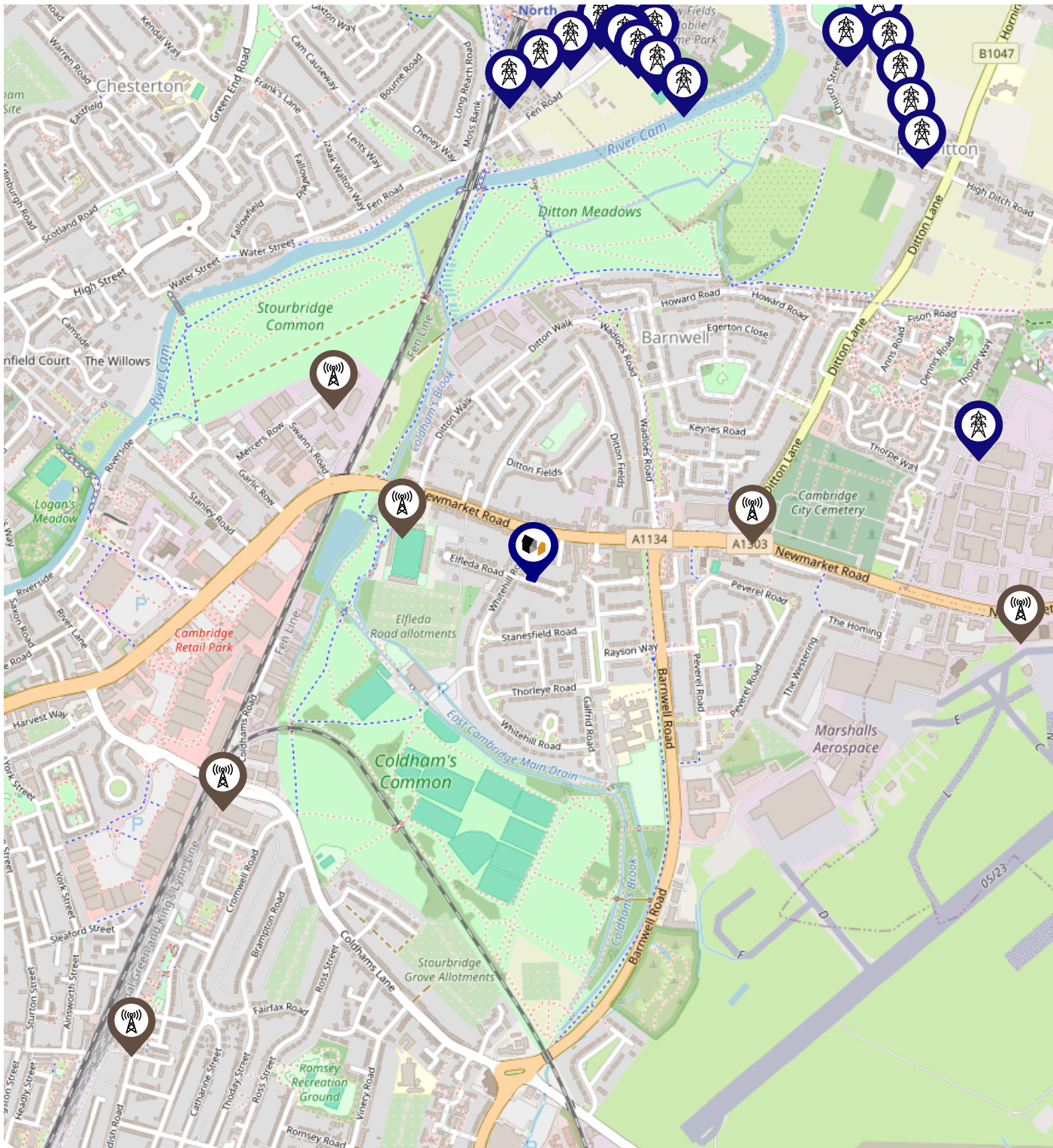


		Nursery	Primary	Secondary	College	Private
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.13	☐	☒	☐	☐	☐
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.13	☐	☒	☐	☐	☐
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:1.41	☐	☐	☒	☐	☐
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.33	☐	☒	☐	☐	☐
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.33	☐	☐	☒	☐	☐
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.34	☐	☒	☐	☐	☐
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.37	☐	☐	☒	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.39	☐	☒	☐	☐	☐

Local Area

Masts & Pylons

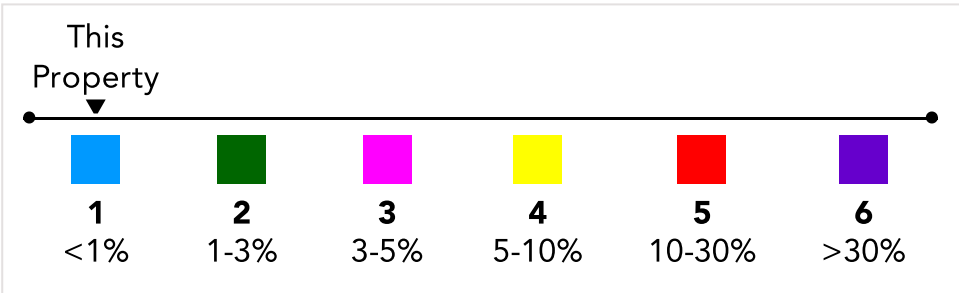
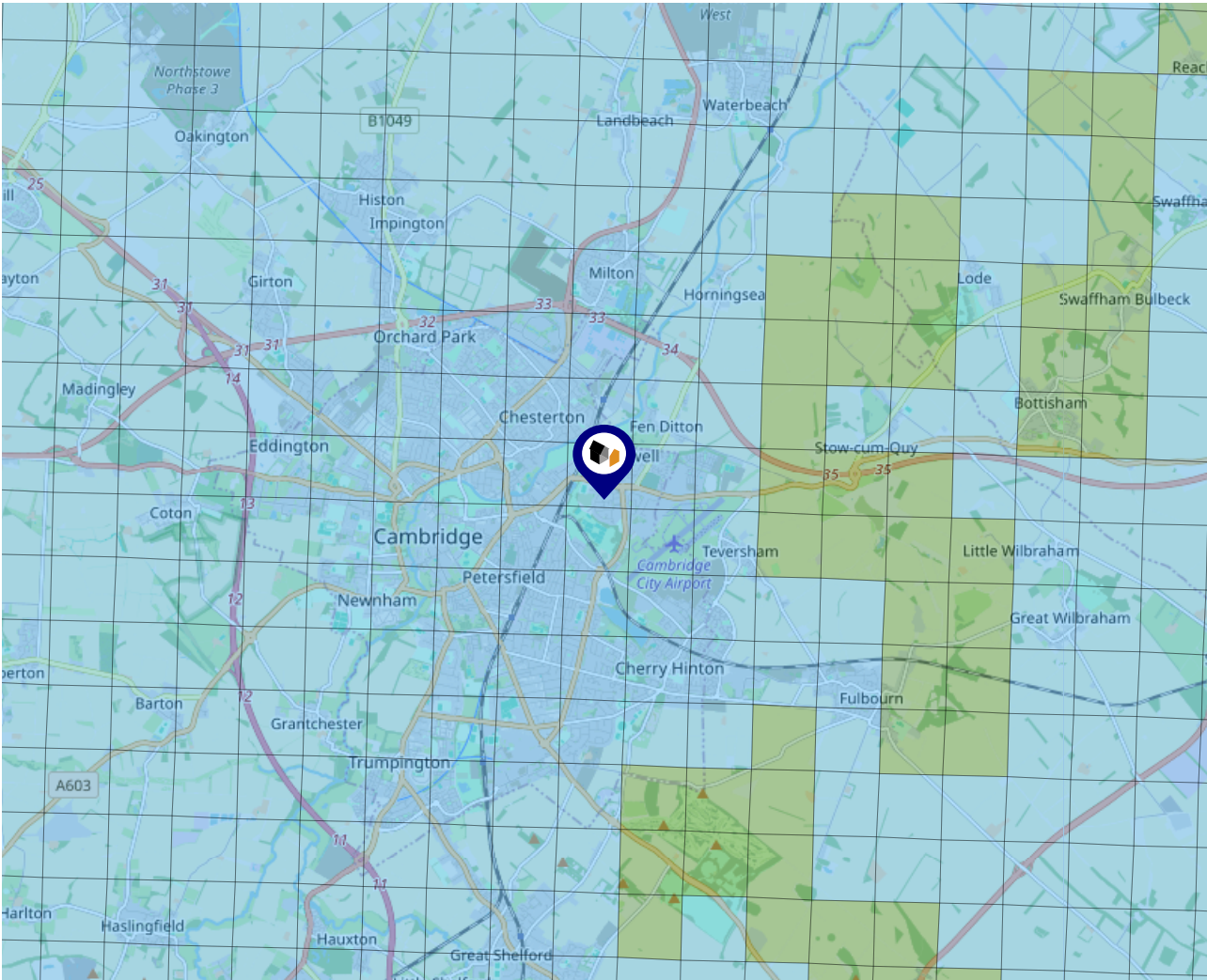
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PROPERTY
POWERED BY APT



- Key:**
-  Power Pylons
 -  Communication Masts

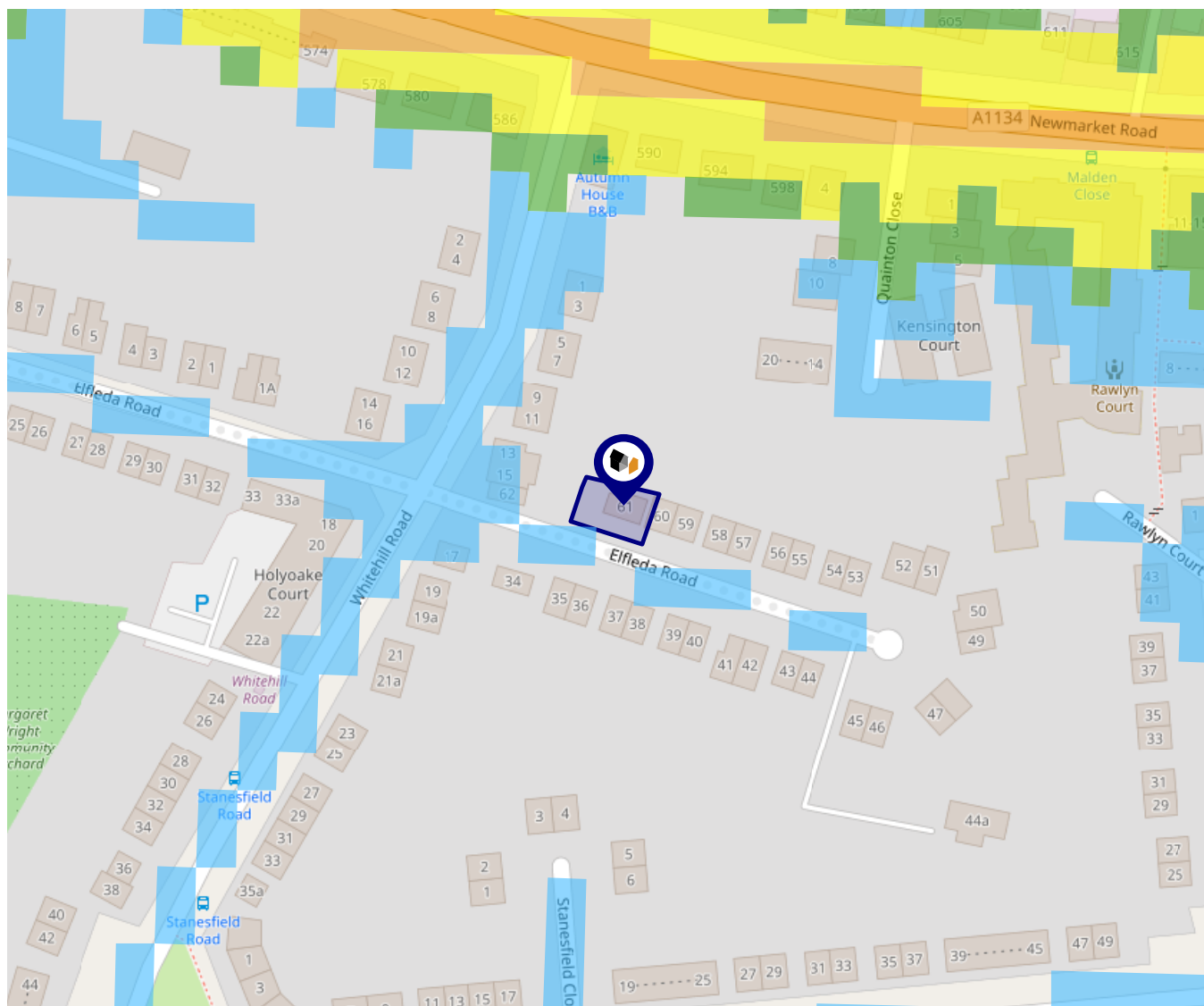
What is Radon?

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

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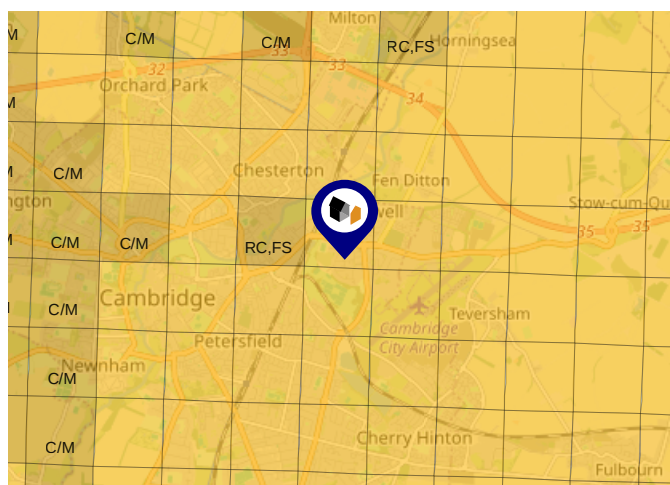


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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(SILTY) TO MEDIUM(SILTY)		



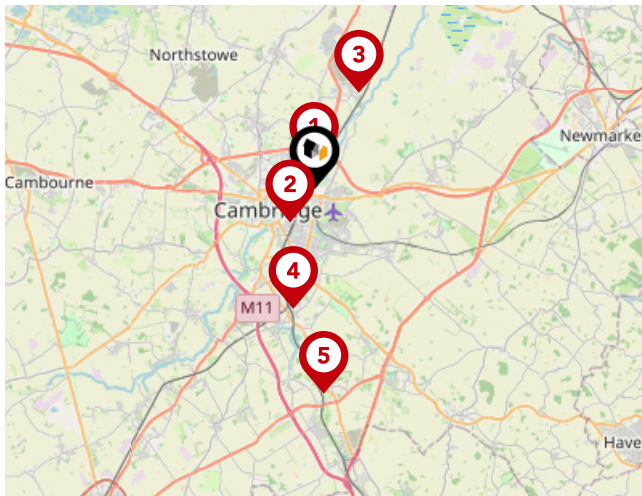
Primary Classifications (Most Common Clay Types)

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

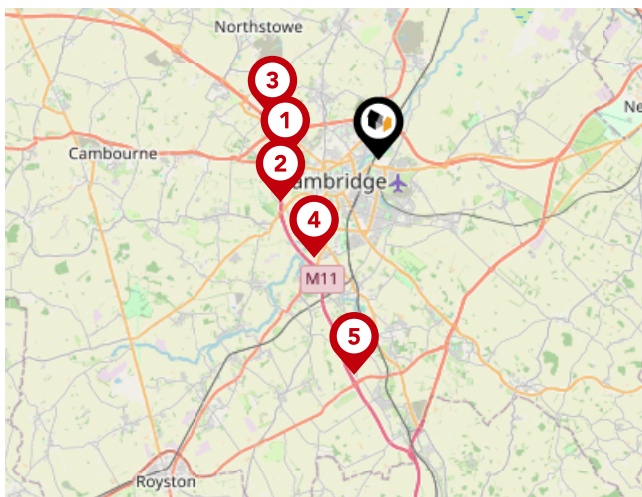
Transport (National)

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POWERED BY APIFY



National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.89 miles
2	Cambridge Rail Station	1.5 miles
3	Waterbeach Rail Station	3.86 miles
4	Shelford (Cambs) Rail Station	4.4 miles
5	Whittlesford Parkway Rail Station	7.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.42 miles
2	M11 J12	3.86 miles
3	M11 J14	4.14 miles
4	M11 J11	4.24 miles
5	M11 J10	7.85 miles

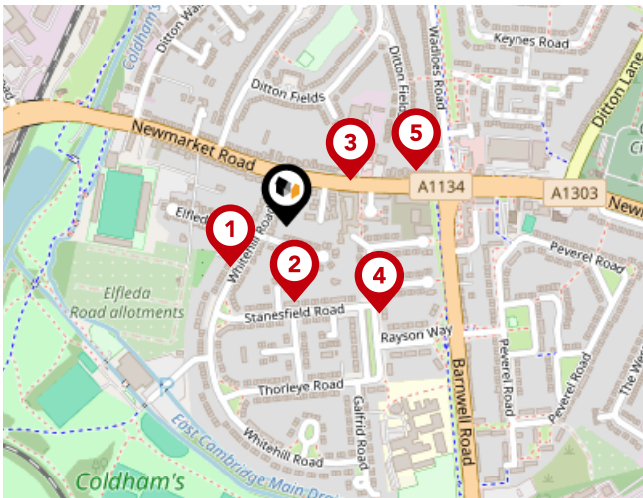


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	0.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stanesfield Road	0.07 miles
2	Gerard Road	0.08 miles
3	Malden Close	0.09 miles
4	Rawlyn Road	0.14 miles
5	Malden Close	0.16 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

N.J.Ahmed Property



An international success story

iad is a new way to look at the property industry. Thanks to an innovative business model, everybody wins: the seller, the buyer and the consultant.

With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

N.J.Ahmed Property

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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