

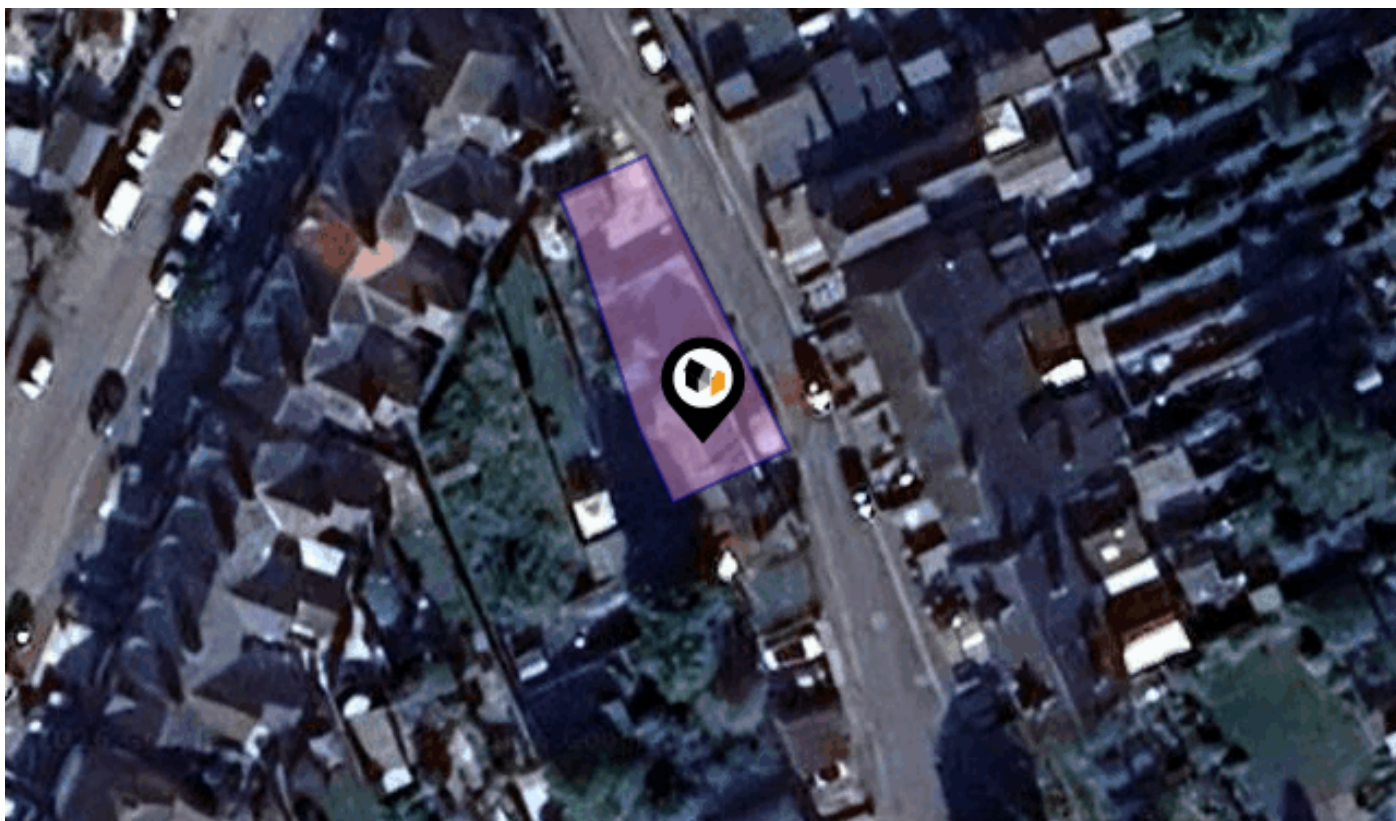


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th June 2026



WIGSTONES ROAD, MARCH, PE15

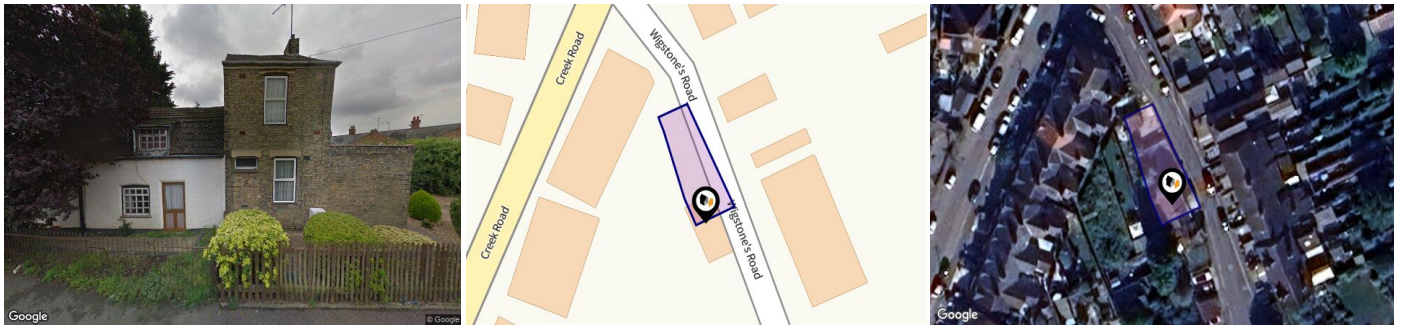
Alex Somers eXp

07432 201416

alex.somers@expuk.com

<https://alexsomers.exp.uk.com/>





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,692		
Title Number:	CB473170		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

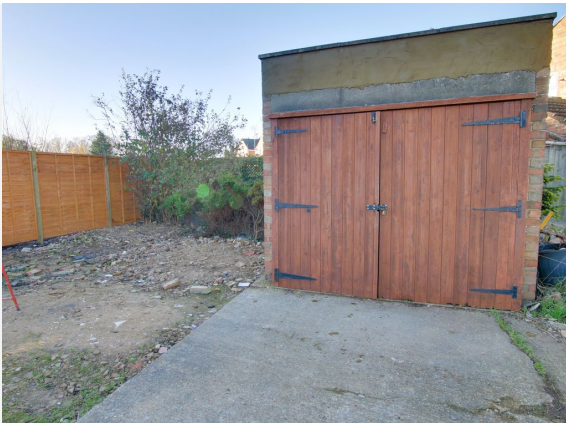


Satellite/Fibre TV Availability:



Planning records for: *Wigstones Road, March, PE15*

Reference - F/YR23/0507/VOC
Decision: Granted
Date: 24th May 2023
Description: Variation of condition 02 (materials) and condition 03 (list of approved drawings) of planning permission F/YR22/1371/F (Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension) relating to materials
Reference - F/YR23/0012/LB
Decision: Granted
Date: 29th November 2022
Description: Internal and external alterations to listed building including 3 x replacement timber framed windows, insertion of a roof lantern, raising part of existing roof, and replacement of lean-to outbuilding roof
Reference - F/YR22/1371/F
Decision: Granted
Date: 29th November 2022
Description: Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension

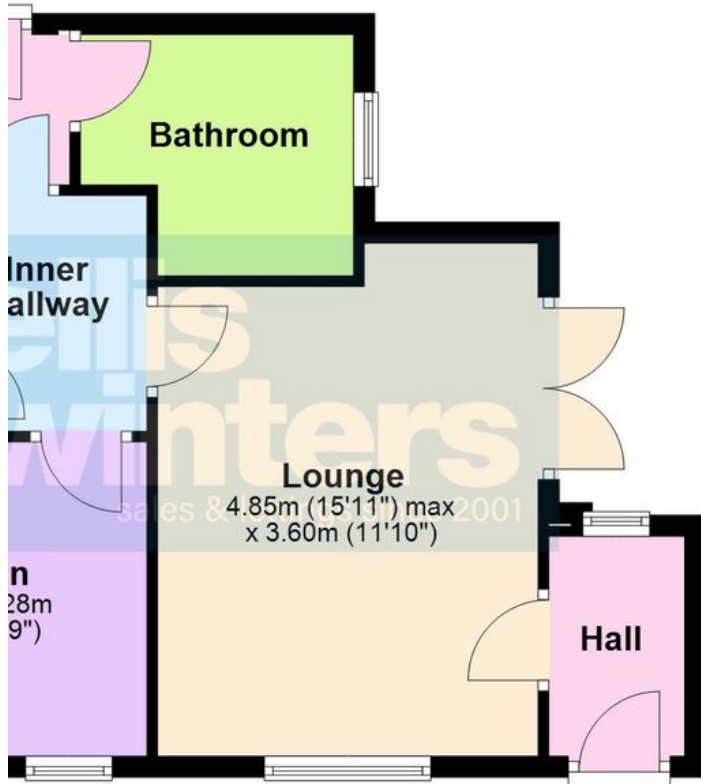




WIGSTONES ROAD, MARCH, PE15

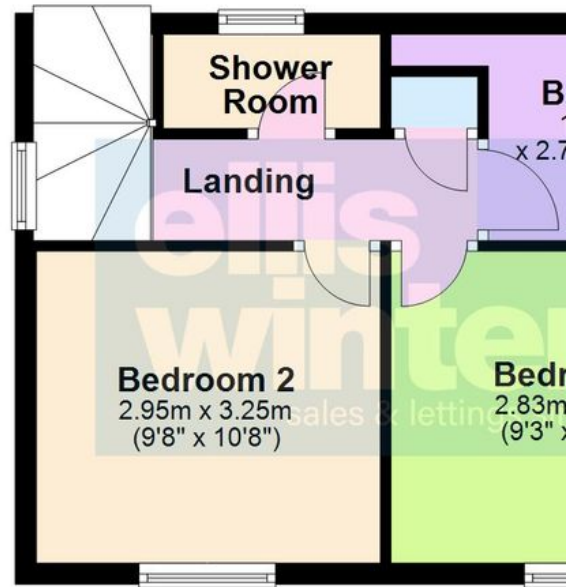
Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

PE15

Energy rating

D

Valid until 05.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

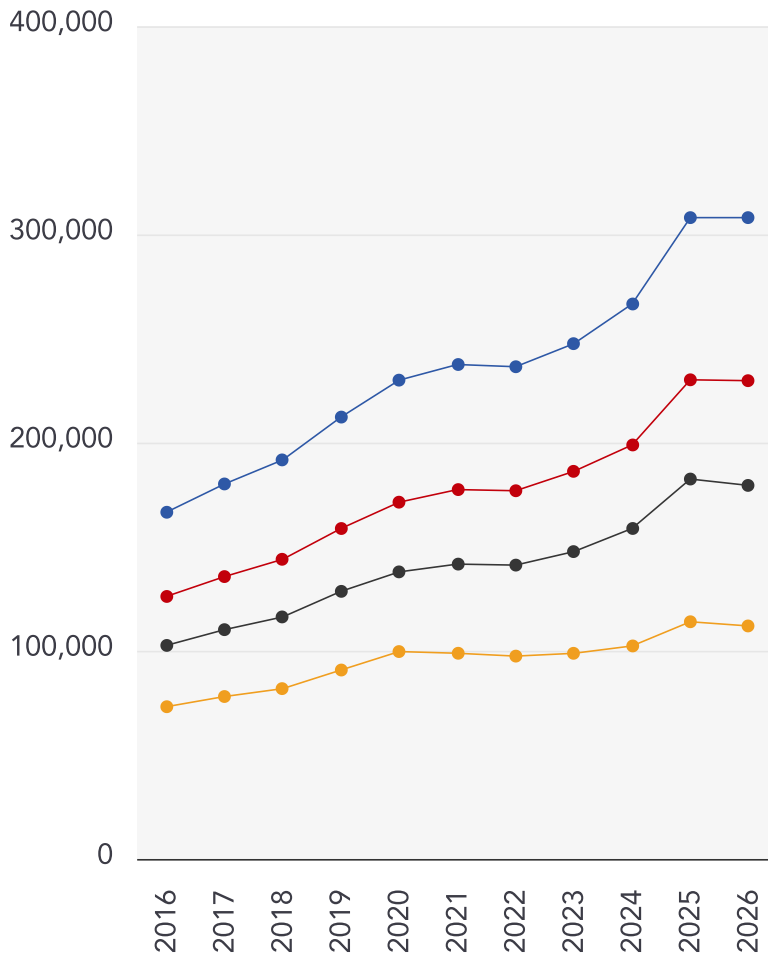
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PE15



Detached

+84.97%

Semi-Detached

+82.19%

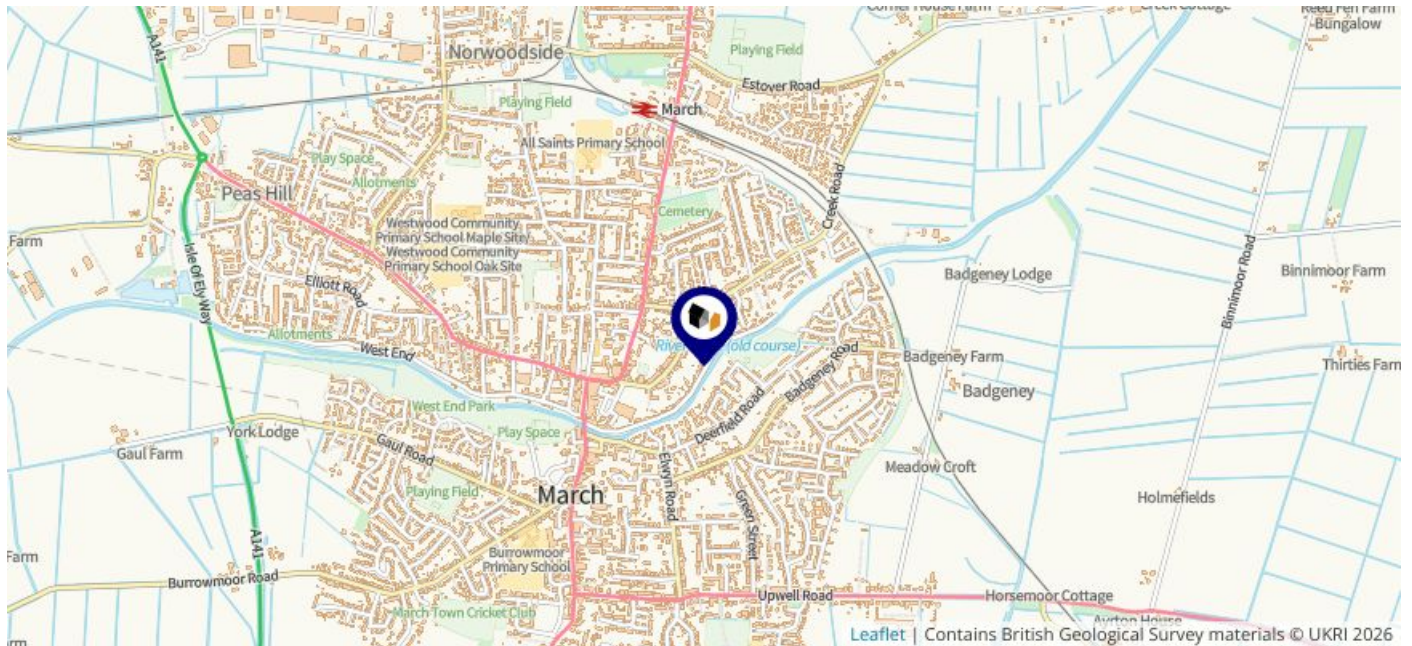
Terraced

+74.93%

Flat

+53.04%

This map displays nearby coal mine entrances and their classifications.



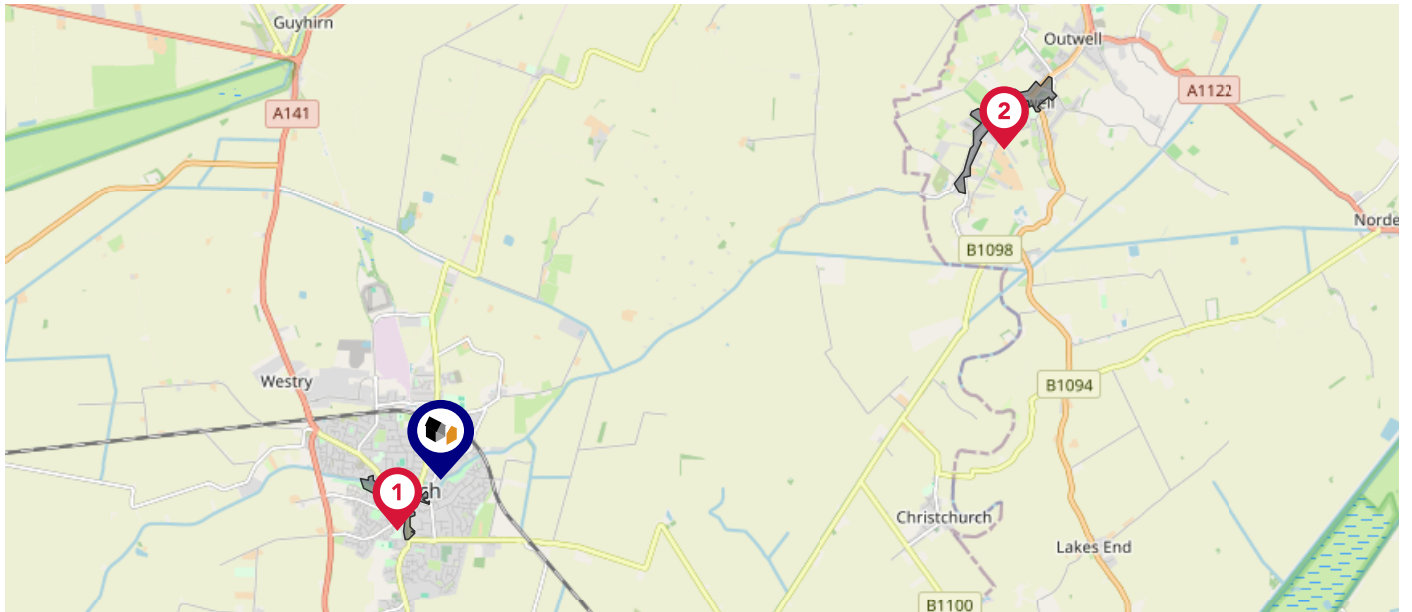
Mine Entry

- ✕ 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

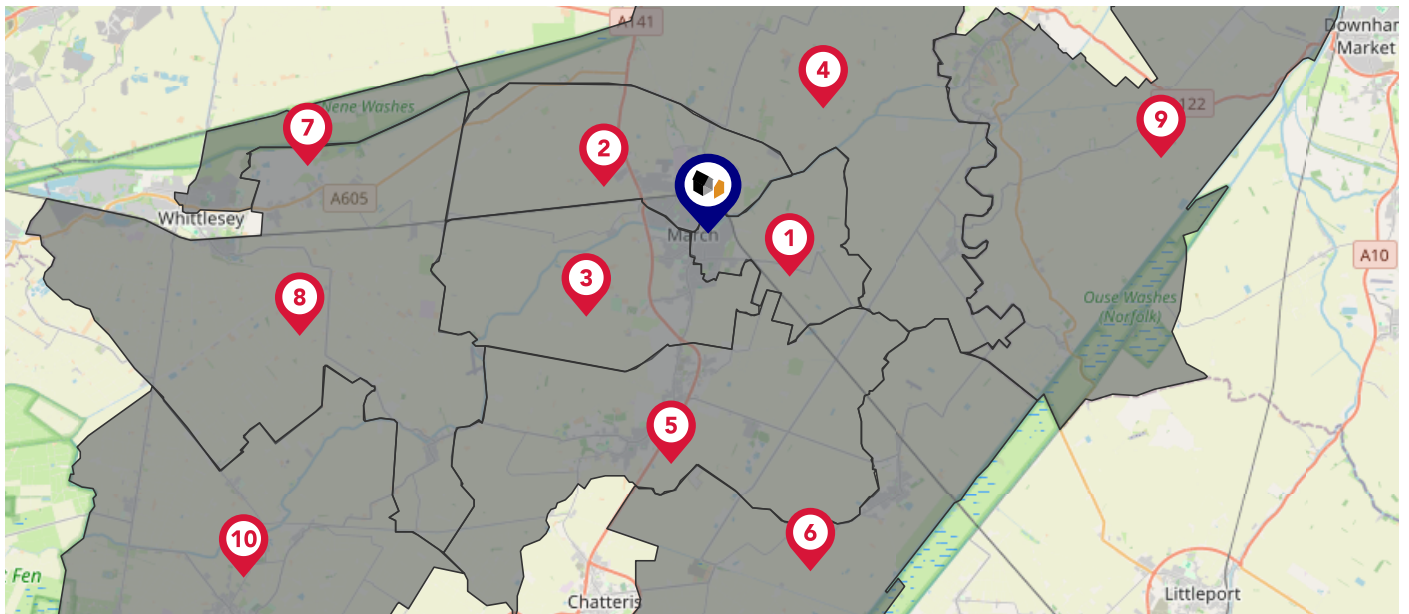


March



Upwell

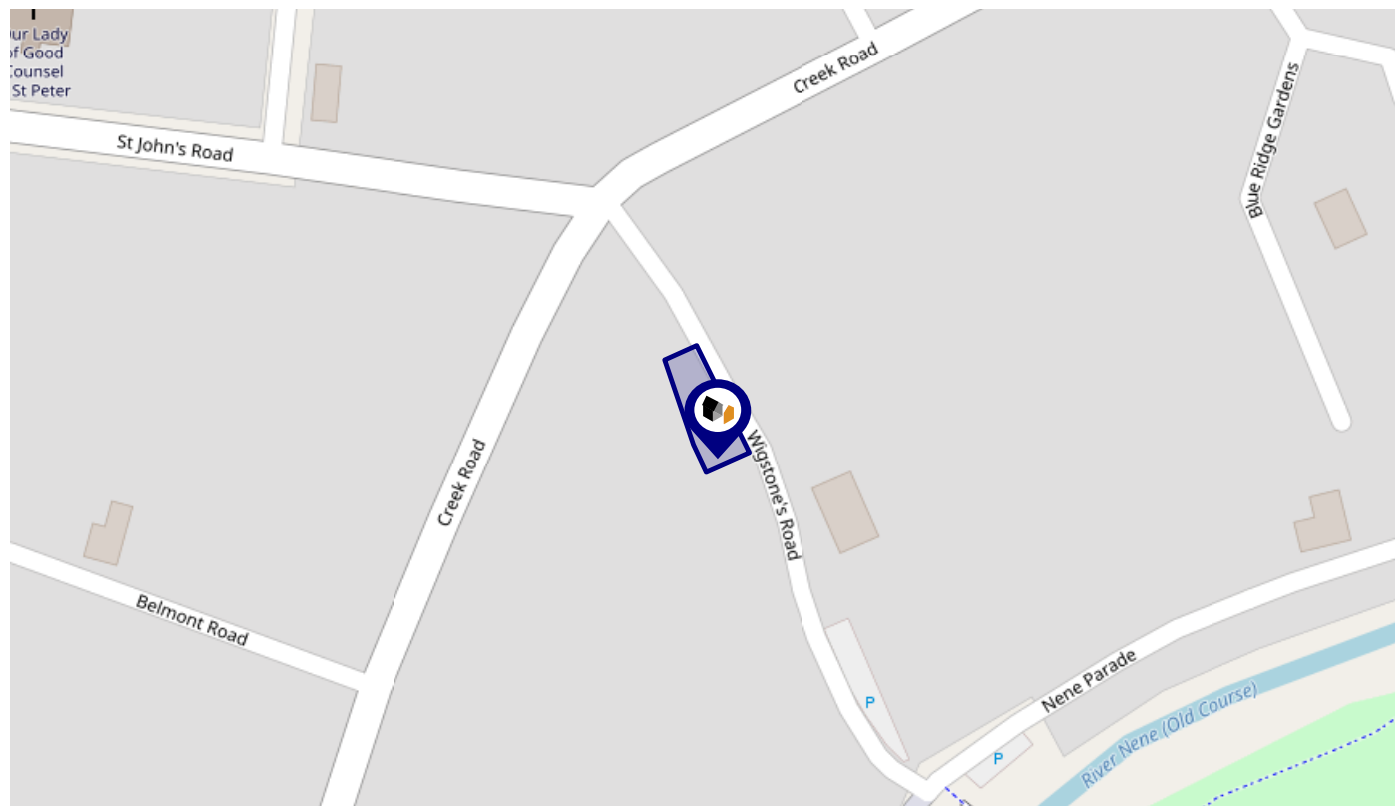
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1** March East Ward
- 2** March North Ward
- 3** March West Ward
- 4** Elm & Christchurch Ward
- 5** Doddington & Wimblington Ward
- 6** Manea Ward
- 7** Bassenhally Ward
- 8** Benwick, Coates & Eastrea Ward
- 9** Upwell & Delph Ward
- 10** Ramsey 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:

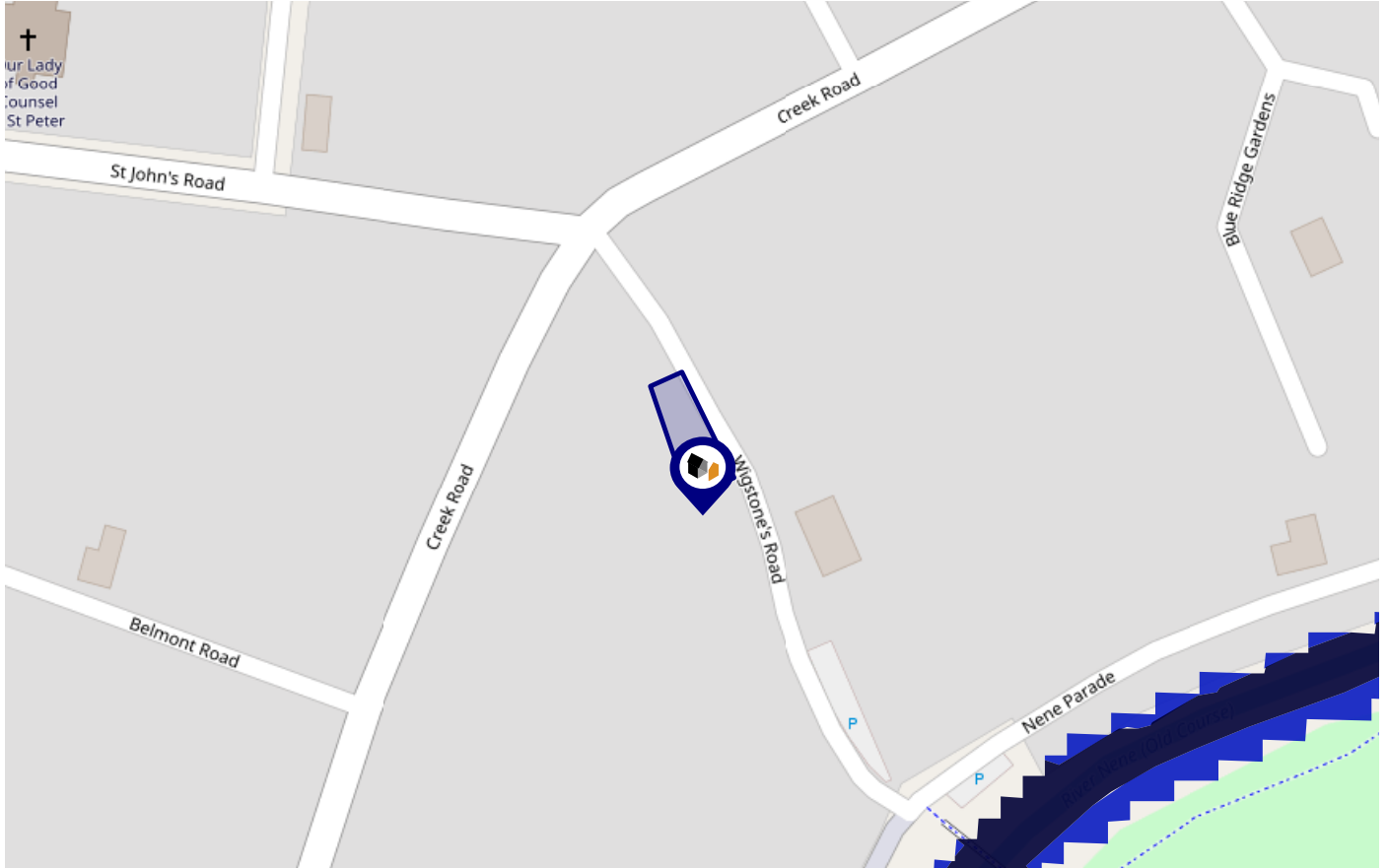
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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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:

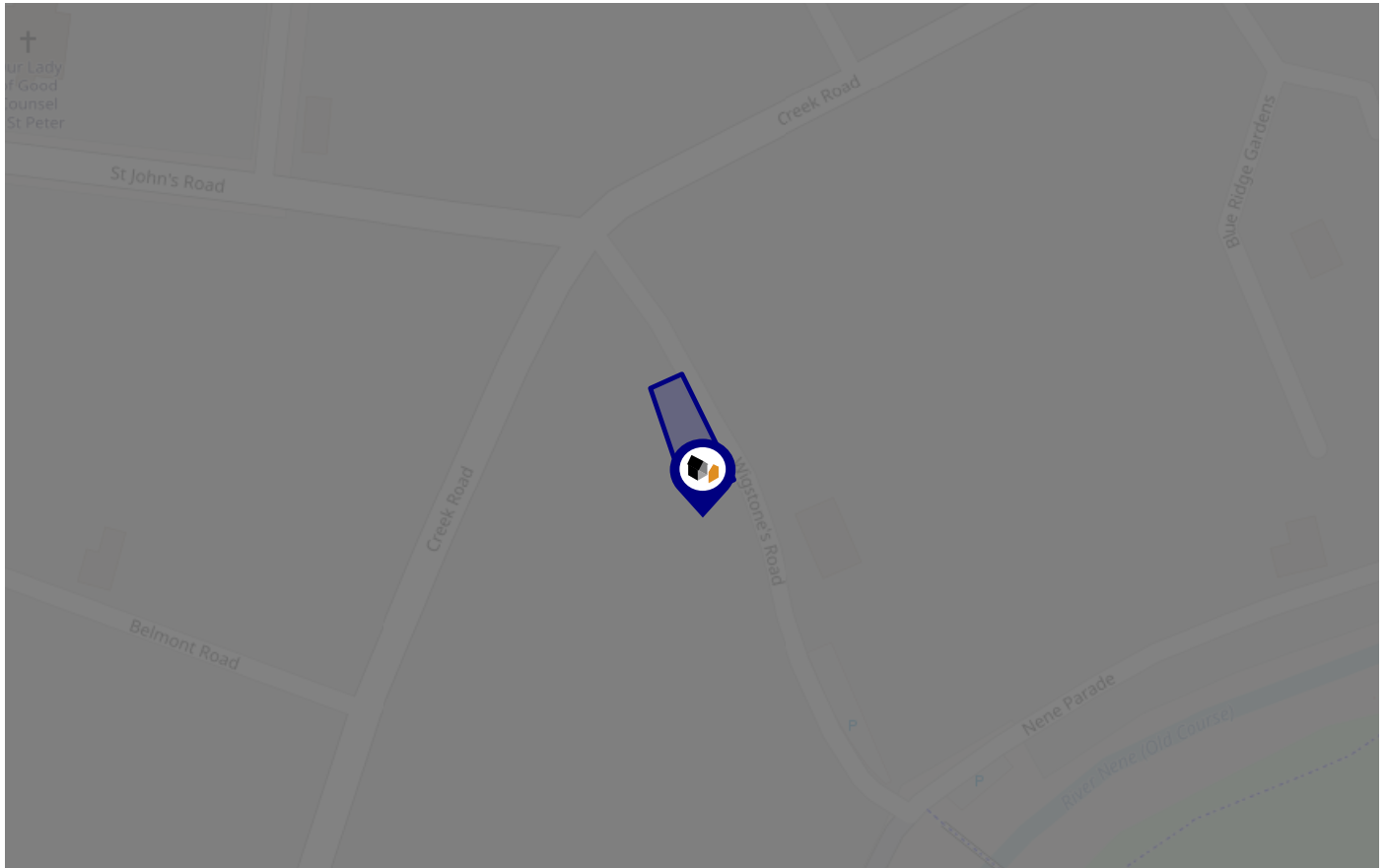


Flood Risk

Rivers & Seas - Climate Change

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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:

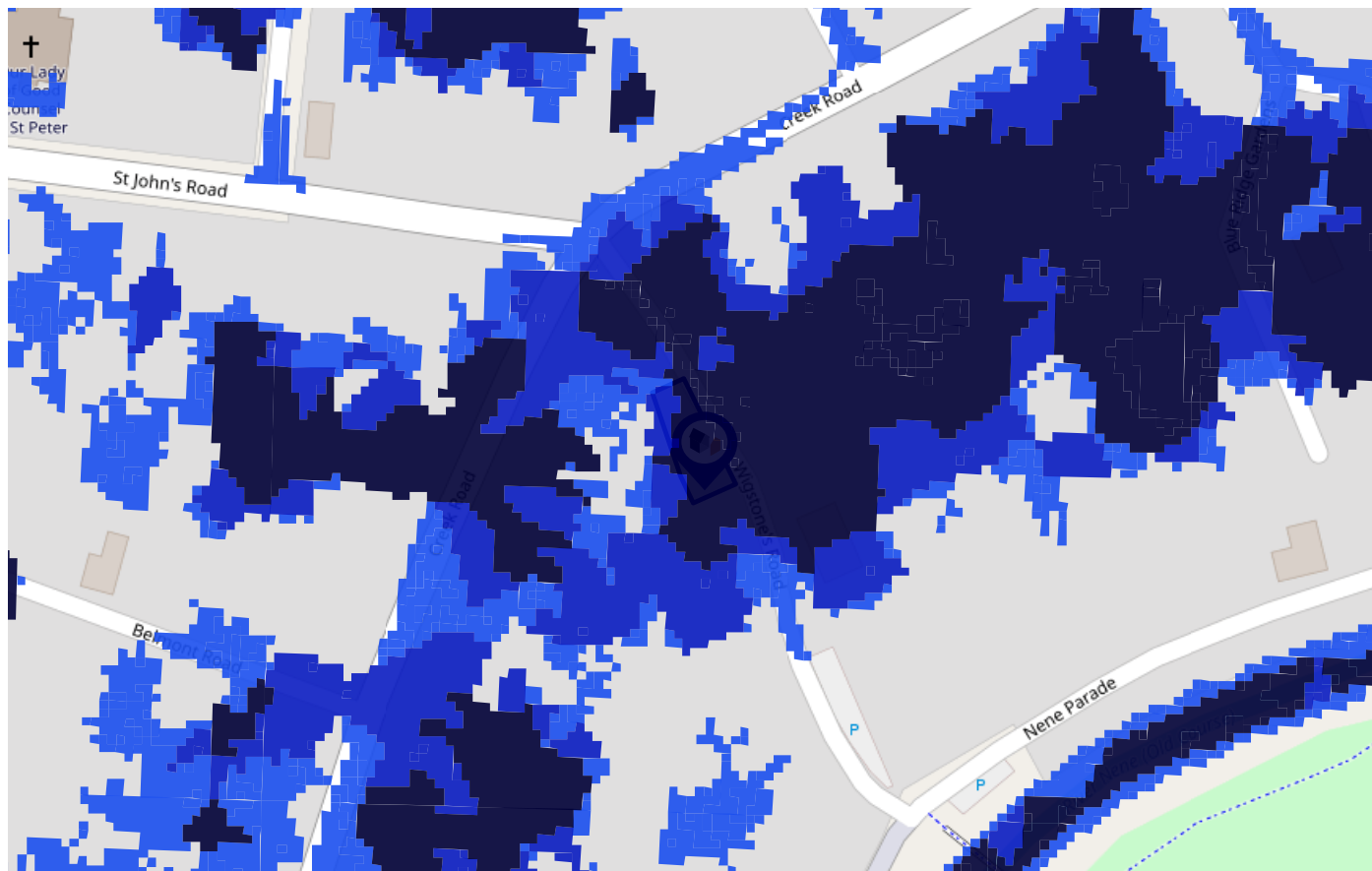


Flood Risk

Surface Water - Flood Risk

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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.

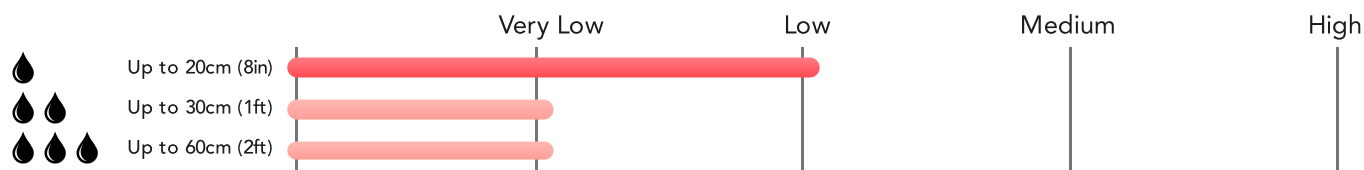


Risk Rating: High

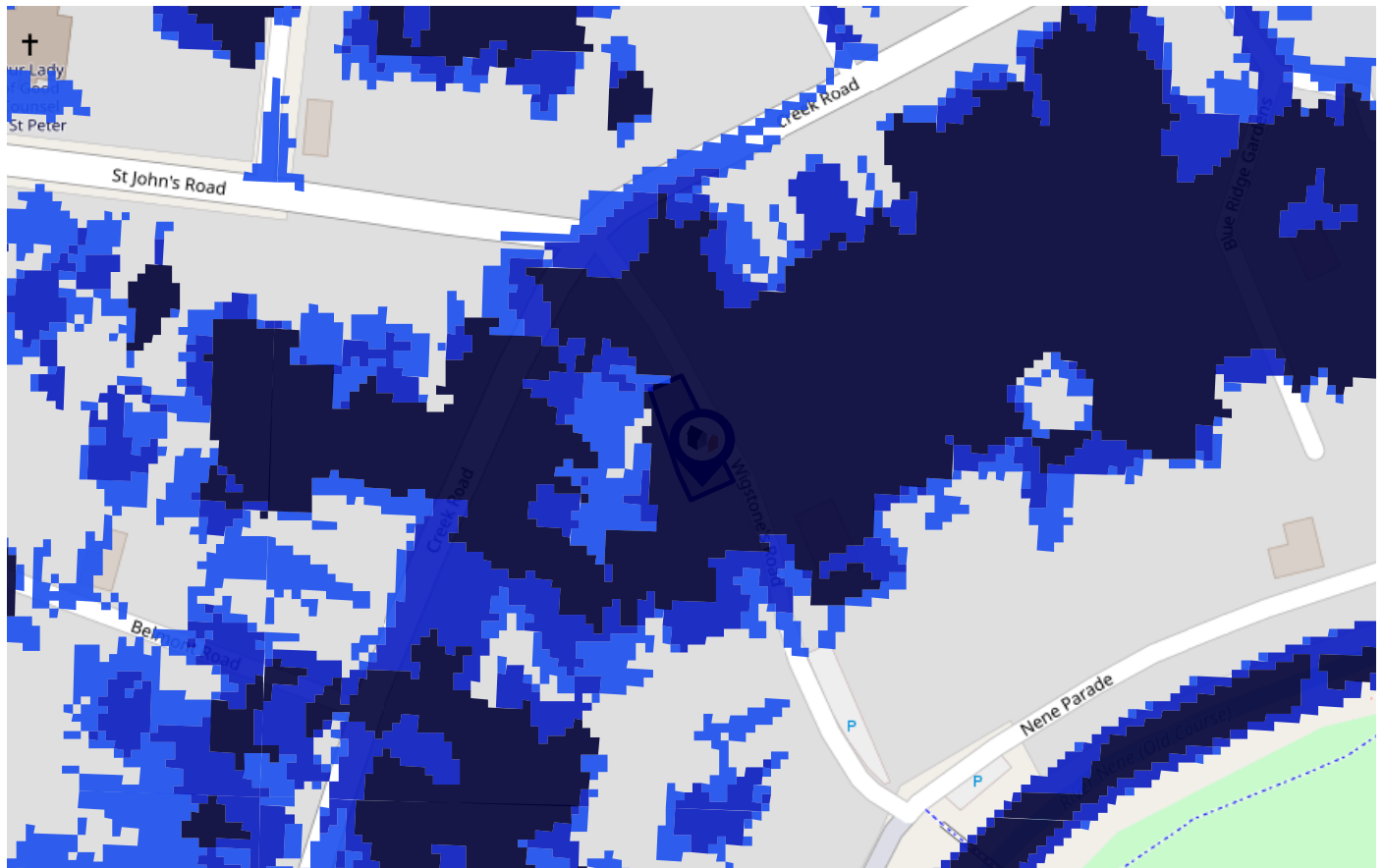
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 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: High

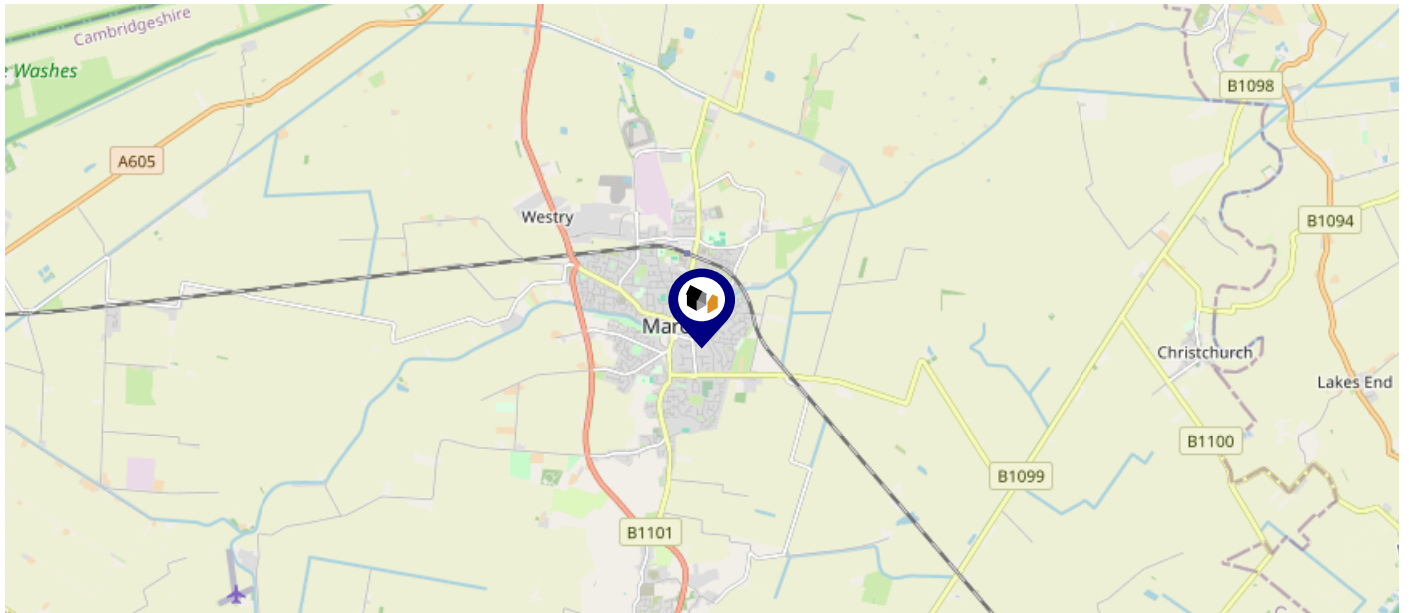
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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



Nearby Green Belt Land

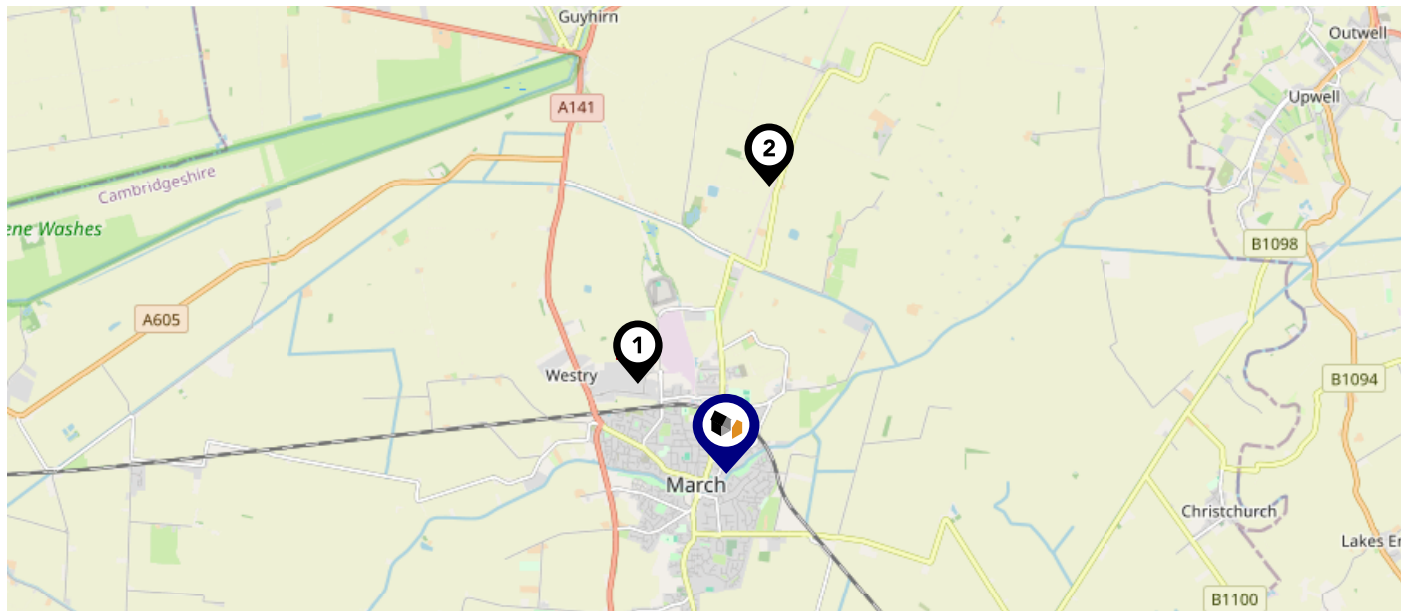
No data available.

Maps

Landfill Sites

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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



No name provided by source

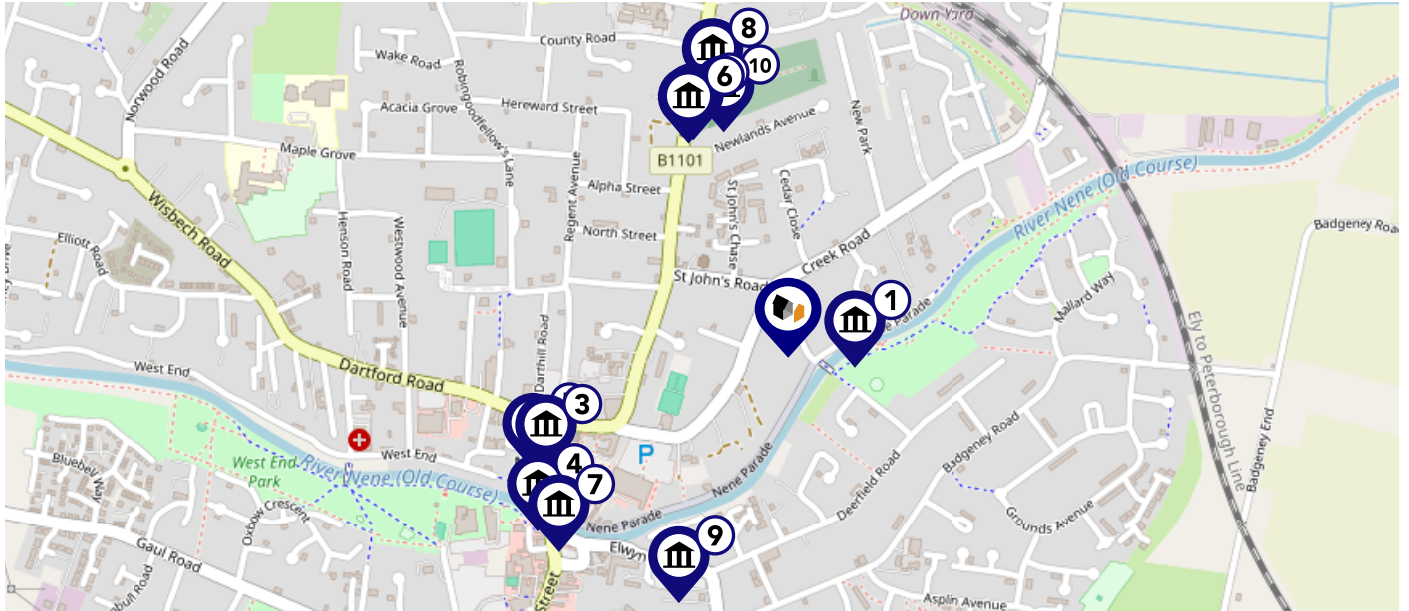
Active Landfill













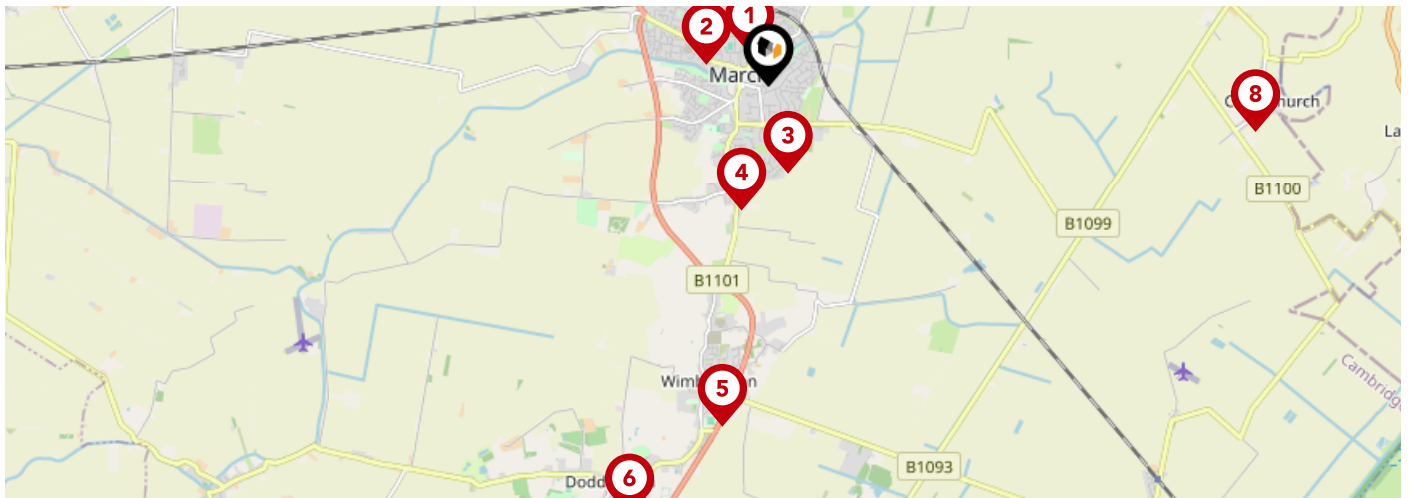
Wisbech Rural District Council-Council Offices,
Alexandria Road, Wisbech, Cambridgeshire

Historic Landfill

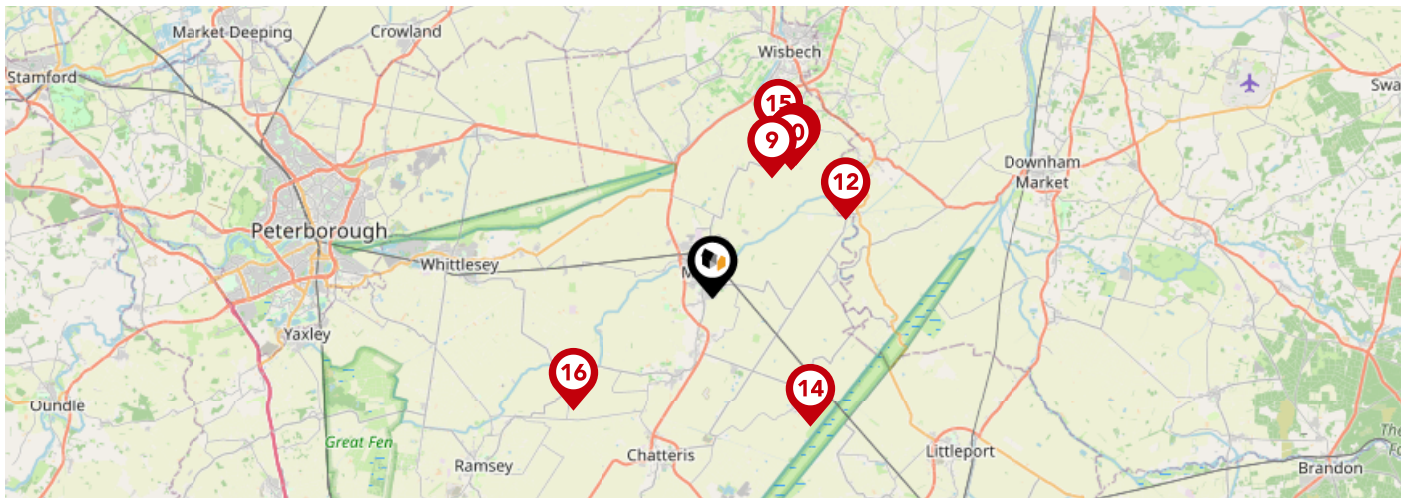
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1216354 - 93, Nene Parade	Grade II	0.1 miles
 1216393 - Lodge, At Entry To Cemetery	Grade II	0.3 miles
 1216058 - Coronation Fountain	Grade II	0.3 miles
 1287803 - War Memorial	Grade II	0.3 miles
 1216130 - The Chequers Public House	Grade II	0.3 miles
 1216397 - Gate Piers, Gates And Adjoining Wall, At Entrance To The Cemetery	Grade II	0.3 miles
 1287667 - The Ship Inn	Grade II	0.3 miles
 1216406 - Church Of St John	Grade II	0.3 miles
 1216214 - Swans Holt	Grade II	0.3 miles
 1216405 - Cemetery Chapel And Mortuary	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	All Saints Interchurch Academy Ofsted Rating: Requires improvement Pupils: 208 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Westwood Primary School Ofsted Rating: Requires improvement Pupils: 788 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavalry Primary School Ofsted Rating: Good Pupils: 417 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Neale-Wade Academy Ofsted Rating: Requires improvement Pupils: 1303 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thomas Eaton Primary Academy Ofsted Rating: Good Pupils: 136 Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lionel Walden Primary School Ofsted Rating: Good Pupils: 214 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Guyhirn CofE VC Primary School Ofsted Rating: Good Pupils: 83 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Townley Primary School Ofsted Rating: Good Pupils: 103 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

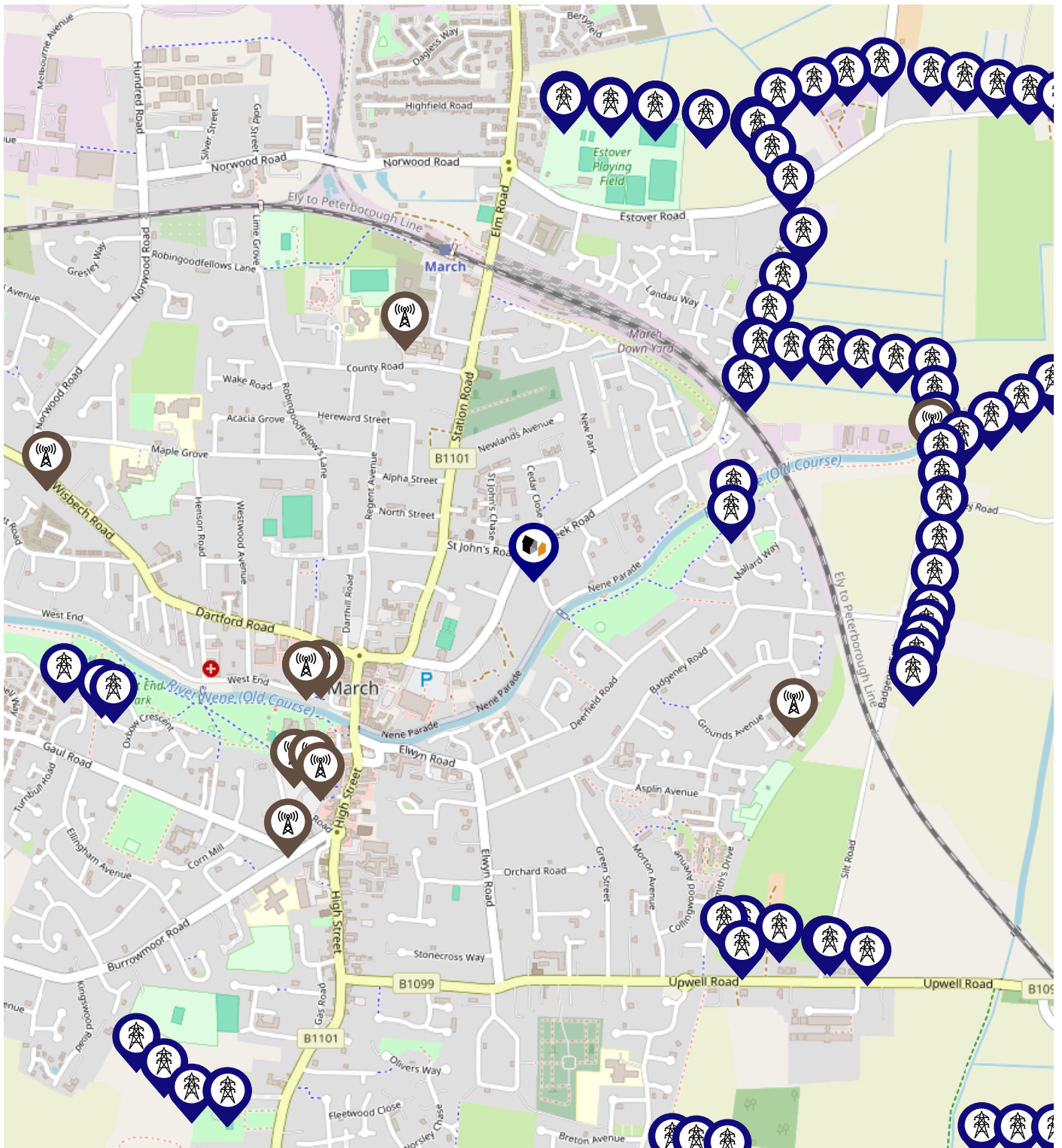


	Nursery	Primary	Secondary	College	Private
 Cambian Home Tree School Ofsted Rating: Good Pupils: 17 Distance:4.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Friday Bridge Community Primary School Ofsted Rating: Good Pupils: 87 Distance:5.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Old School House Ofsted Rating: Requires improvement Pupils: 8 Distance:5.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Upwell Academy Ofsted Rating: Good Pupils: 211 Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Shelldene House School Ofsted Rating: Good Pupils: 5 Distance:5.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Manea Community Primary School Ofsted Rating: Good Pupils: 234 Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Begdale House School Ofsted Rating: Good Pupils: 14 Distance:6.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Benwick Primary School Ofsted Rating: Good Pupils: 98 Distance:6.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Local Area

Masts & Pylons

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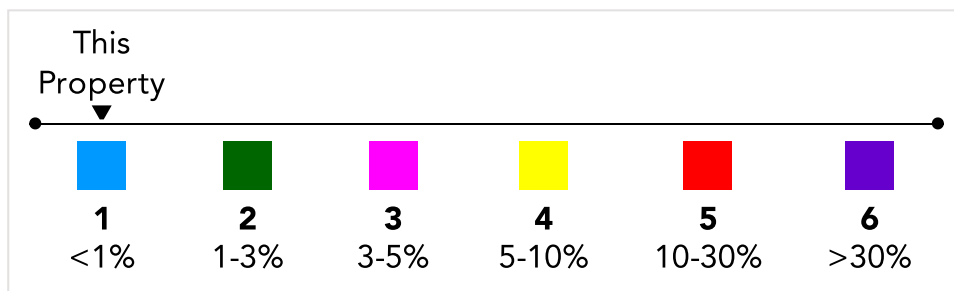
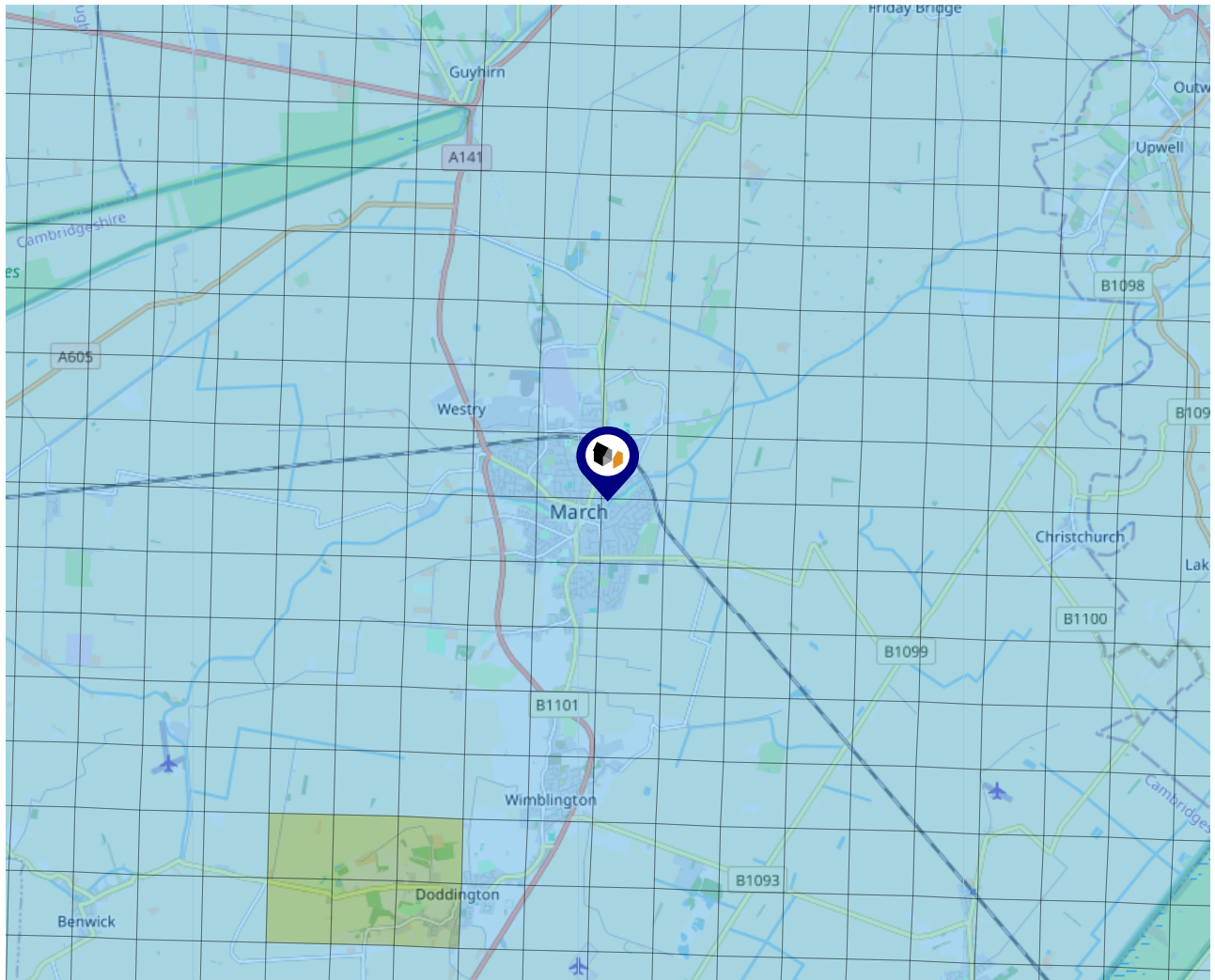


Key:

-  Power Pylons
-  Communication Masts

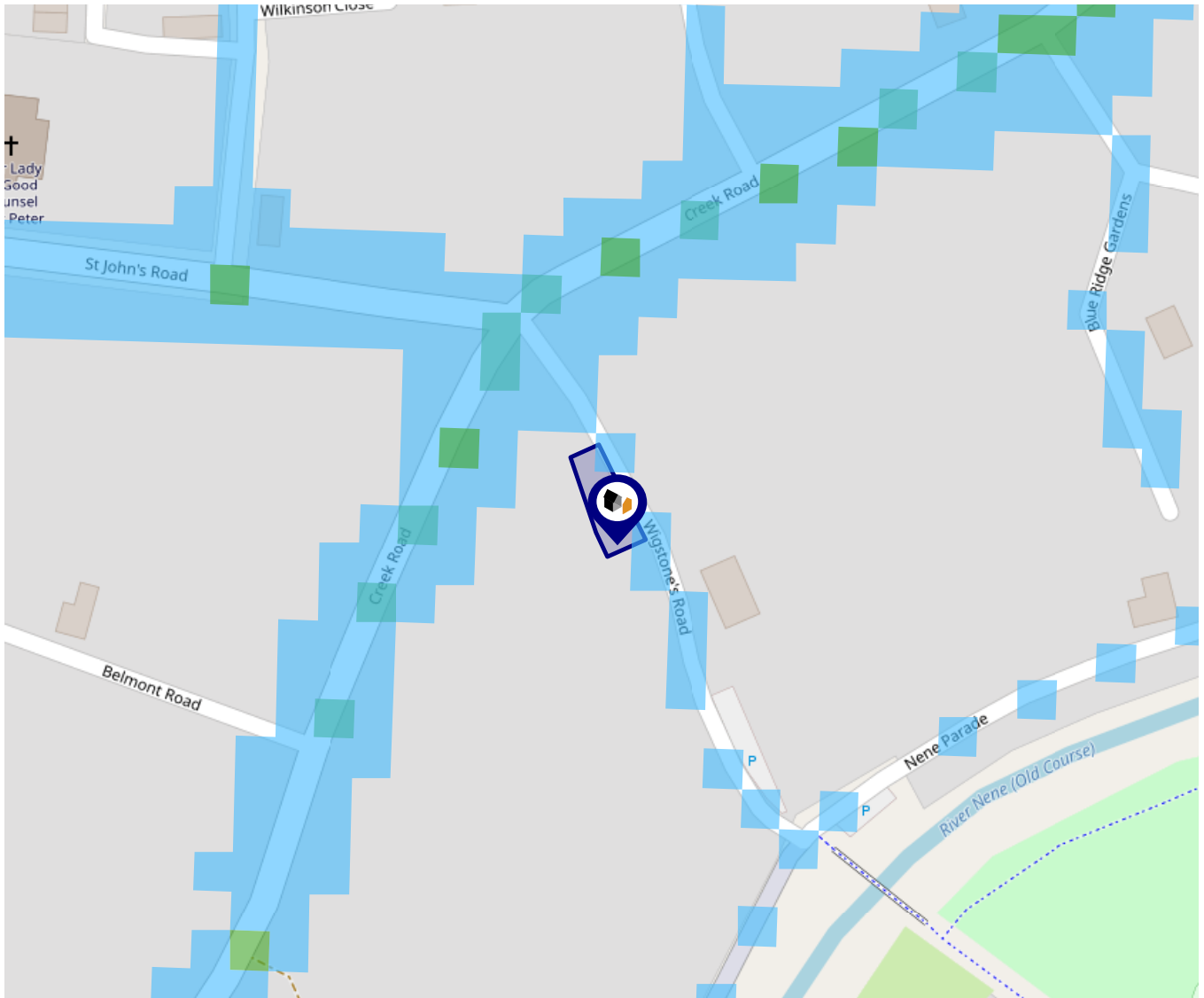
What is Radon?

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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exp

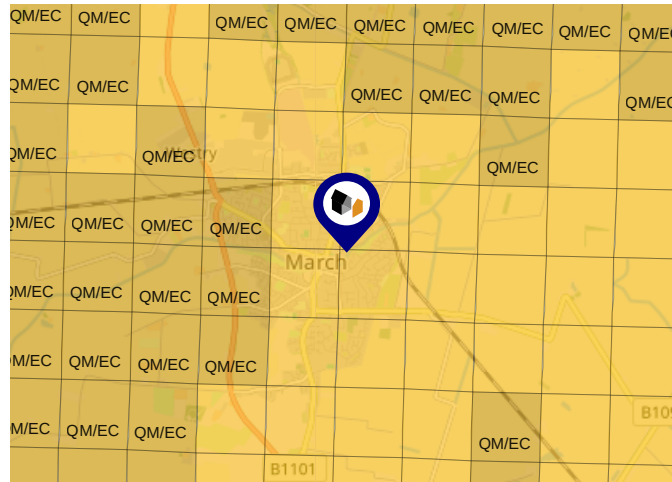


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

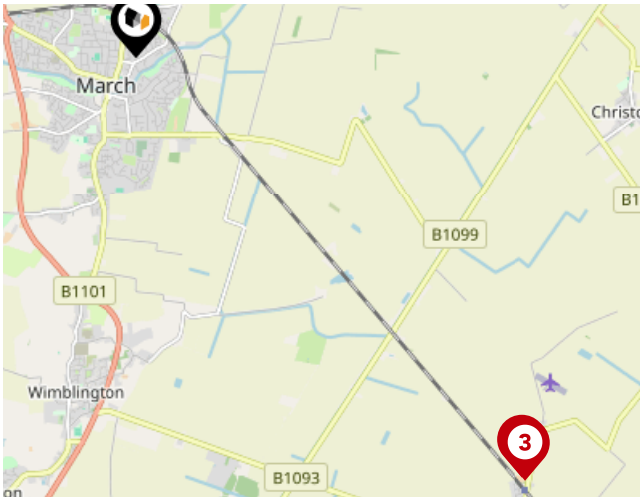
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: VARIABLE
Parent Material Grain: MIXED (ARGILLIC-RUDACEOUS)
Soil Group: MEDIUM TO HEAVY
Soil Texture: LOAM TO CLAYEY LOAM
Soil Depth: DEEP



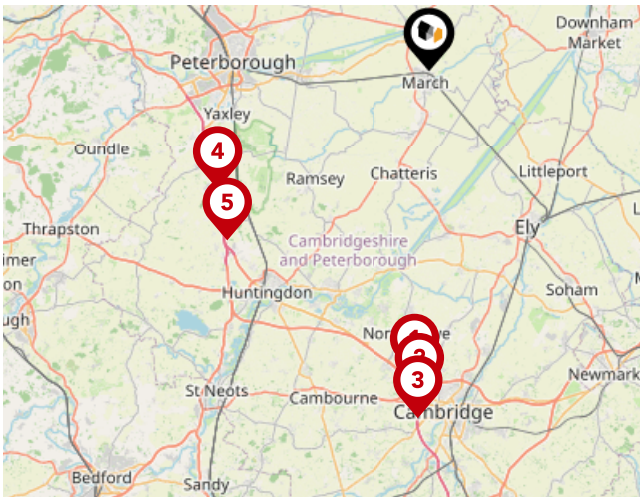
Primary Classifications (Most Common Clay Types)

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



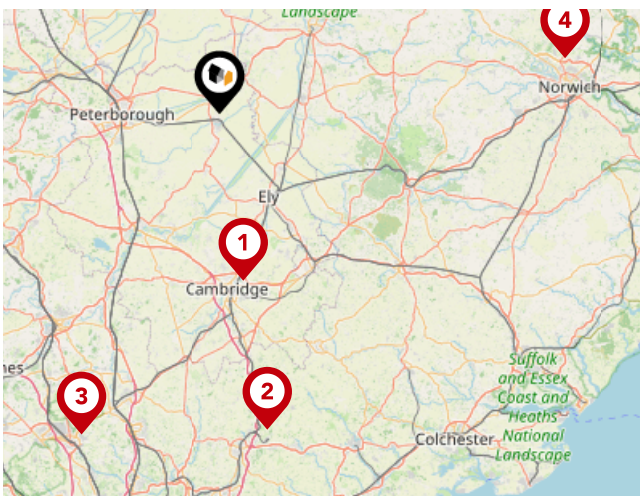
National Rail Stations

Pin	Name	Distance
1	March Rail Station	0.5 miles
2	Manea Rail Station	5.14 miles
3	Manea Rail Station	5.18 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	22.12 miles
2	M11 J13	23.58 miles
3	M11 J12	25.14 miles
4	A1(M) J15	17.57 miles
5	A1(M) J14	19.13 miles



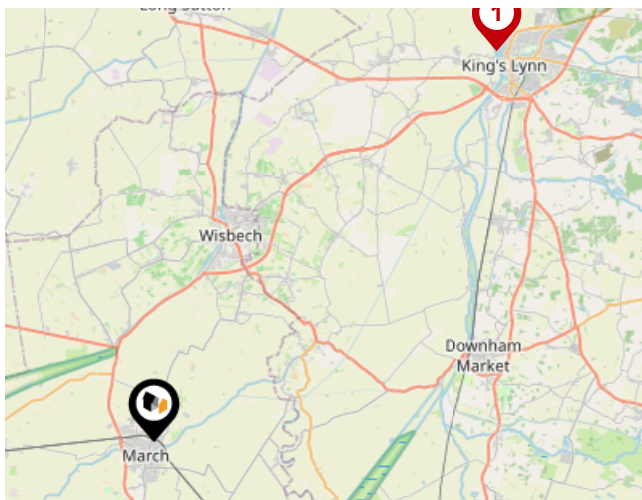
Airports/Helipads

Pin	Name	Distance
1	Cambridge	24.25 miles
2	Stansted Airport	46.36 miles
3	Luton Airport	50.69 miles
4	Norwich International Airport	50.37 miles



Bus Stops/Stations

Pin	Name	Distance
1	Shaftesbury Avenue	0.21 miles
2	South Drive	0.26 miles
3	Waterside Gardens	0.28 miles
4	Darthill Road	0.29 miles
5	Darthill Road	0.29 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	18.72 miles

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Alex Somers eXp

With over 35 years' experience across every corner of the property industry – from corporate agencies to independent and hybrid models, I bring deep market knowledge gained at every level, from negotiator to director.

I offer a truly personal service built on trust, transparency, and care. You deal directly with me throughout the entire process, from initial valuation to completion, ensuring clear communication and consistent support.

My decades of hands-on experience allow me to give honest advice and achieve the best possible results. I've also built a trusted network of solicitors, mortgage brokers, developers, and local professionals, giving my clients a real advantage.

For me, property is about people, not just transactions, helping you move confidently into your next chapter. By your side from start to sold.

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Alex Somers eXp or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Alex Somers eXp and therefore no warranties can be given as to their good working order.

Alex Somers eXp

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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