N. J. Ahmed PROPERTY | IAD ESTATE AGENTS

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KEY FACTS FOR BUYERS

A GUIDE TO THIS PROPERTY & THE LOCAL AREA



50 MALLETTS ROAD

CAMBRIDGE | CB1 9HA

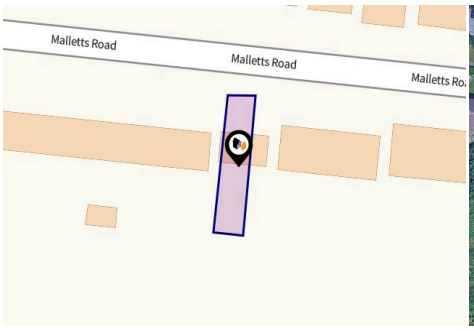
N. J. AHMED PROPERTY | POWERED BY IAD UK

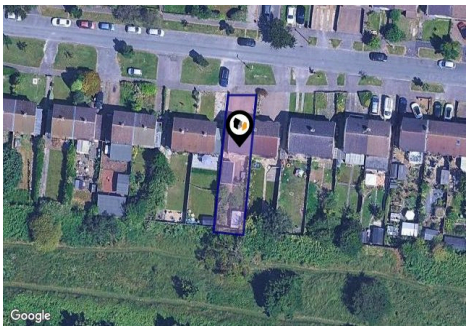
07502 597400 | niaz@njahmedproperty.co.uk

www.njahmedproperty.co.uk

Property
Overview







Property

Type:	Semi-Detached	**Last Sold Date:**	08/10/2012
Bedrooms:	3	**Last Sold Price:**	£224,000
Floor Area:	904 ft^2 / 84 m^2	**Last Sold £/ft^2:**	£247
Plot Area:	0.06 acres	**Tenure:**	Freehold
Year Built :	1950-1966	**Latest FENSA Work:**	03/06/2013 - 8 windows
Council Tax :	Band C		
Annual Estimate:	£2,193		
Title Number:	CB180134		
UPRN:	200004190547		
Restrictive Covenants:	Yes		

Local Area

Local Authority: Cambridgeshire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	48 mb/s	5500 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Gallery

Photos









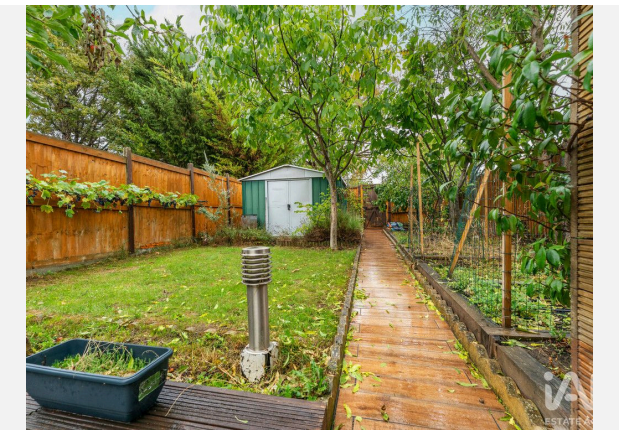

Gallery

Photos







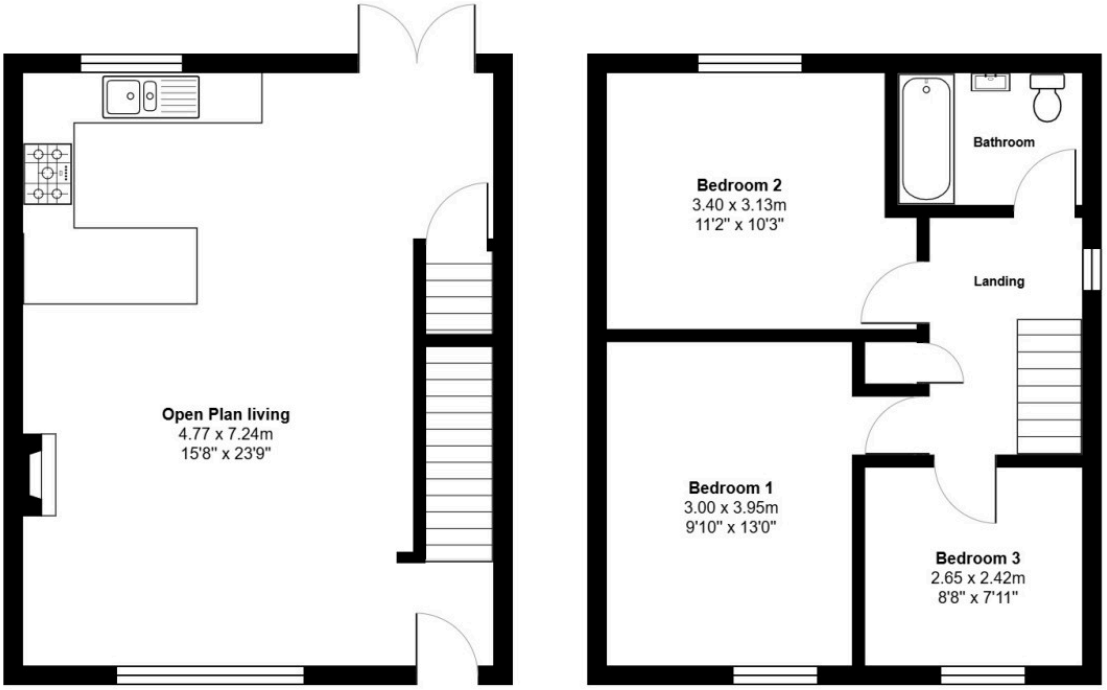






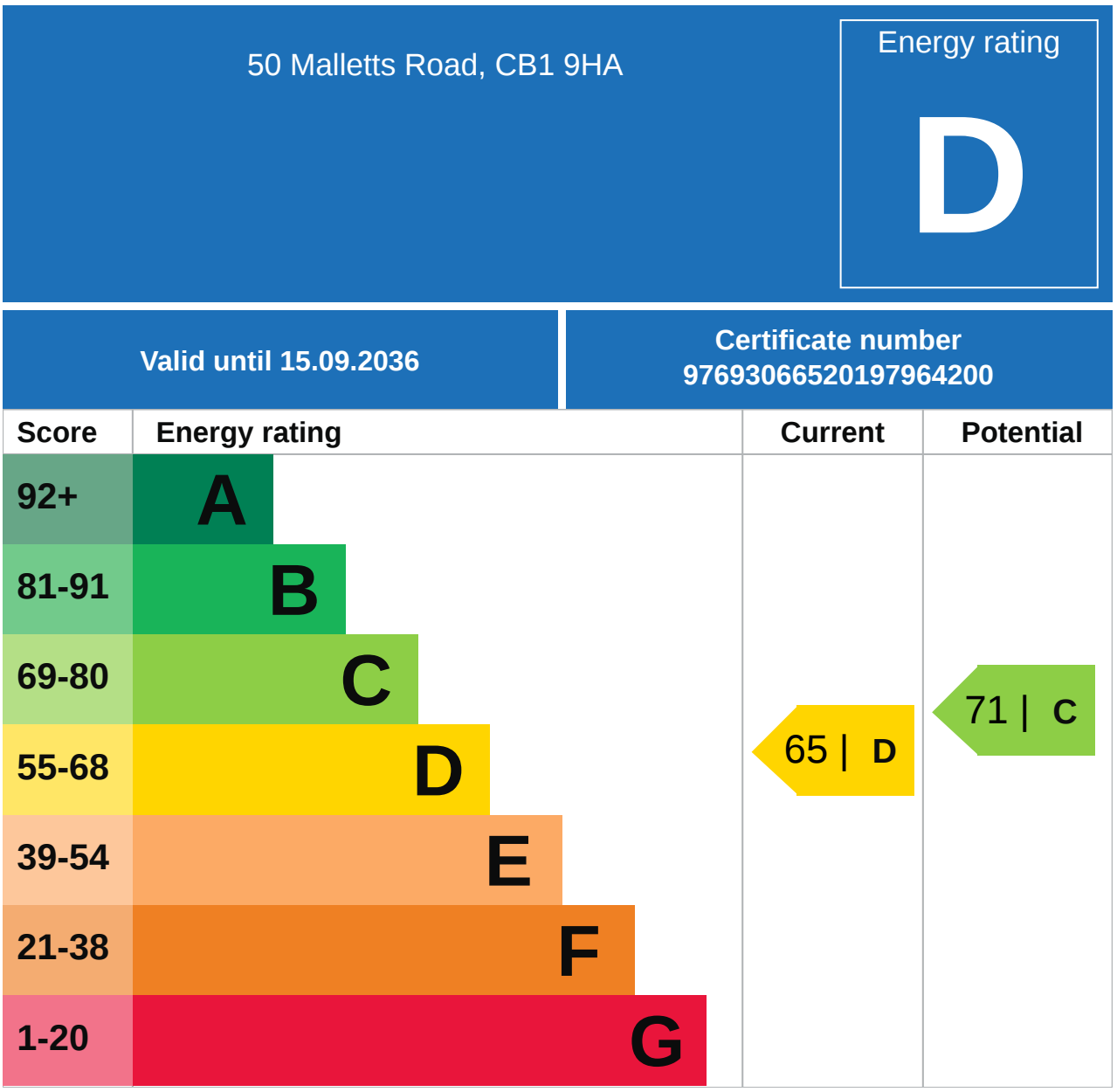


50, MALLETTS ROAD, CAMBRIDGE, CB1 9HA



Total Area: 83.7 m² ... 901 ft²

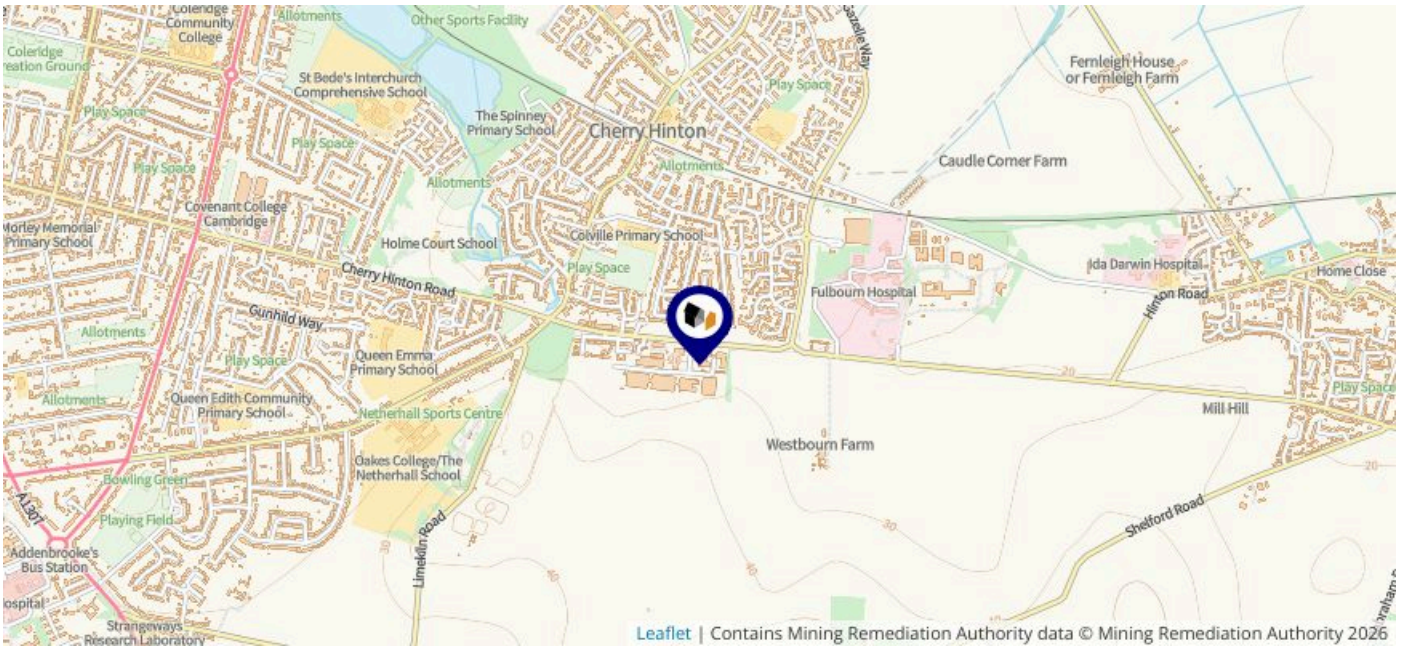
All measurements are approximate and for display purposes only


50 Malletts Road, CB1 9HA
Energy rating
D
Valid until 15.09.2036
Certificate number
9769306652019796420 0
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
65 | D
71 | C

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, insulated (assumed)
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m^2

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

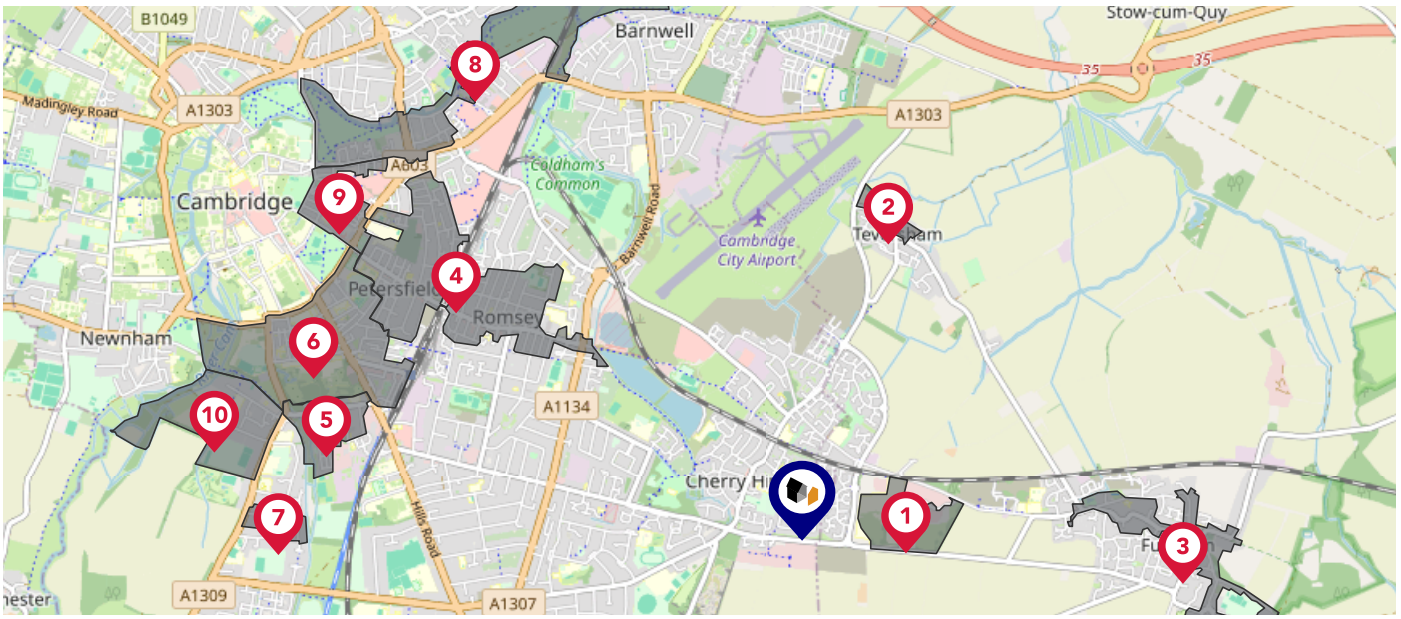
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

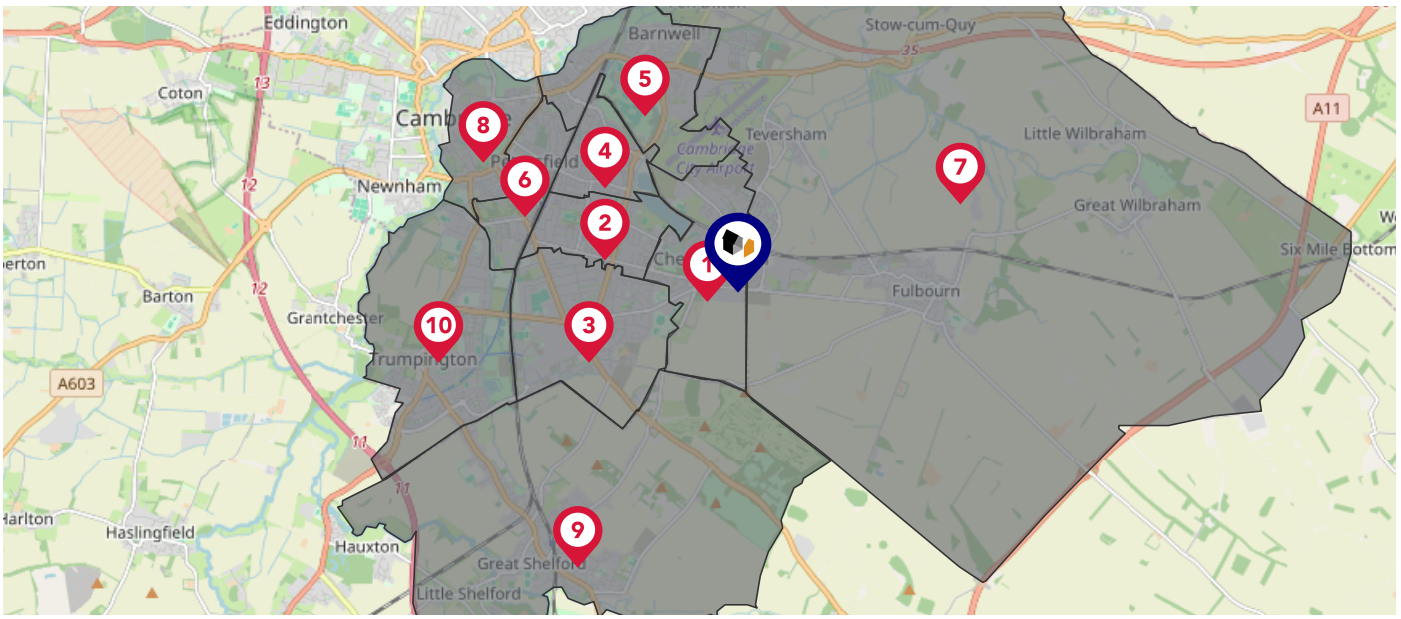
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Fulbourn Hospital
2	Teversham
3	Fulbourn
4	Mill Road
5	Brooklands Avenue
6	New Town and Glisson Road
7	Barrow Road
8	Riverside and Stourbridge Common
9	The Kite
10	Southacre

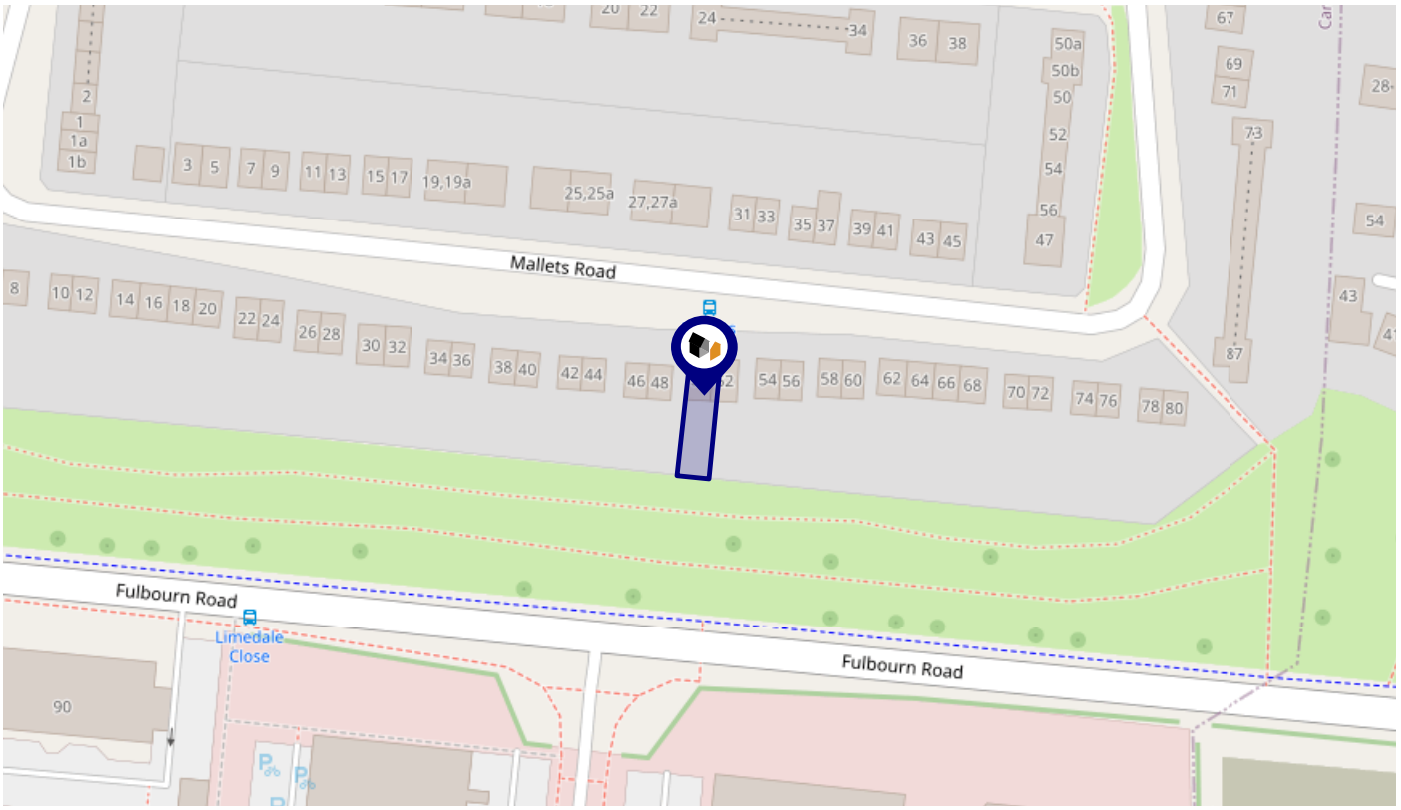
Maps
Council Wards

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	Cherry Hinton Ward
2	Coleridge Ward
3	Queen Edith's Ward
4	Romsey Ward
5	Abbey Ward
6	Petersfield Ward
7	Fen Ditton & Fulbourn Ward
8	Market Ward
9	Shelford Ward
10	Trumpington 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.

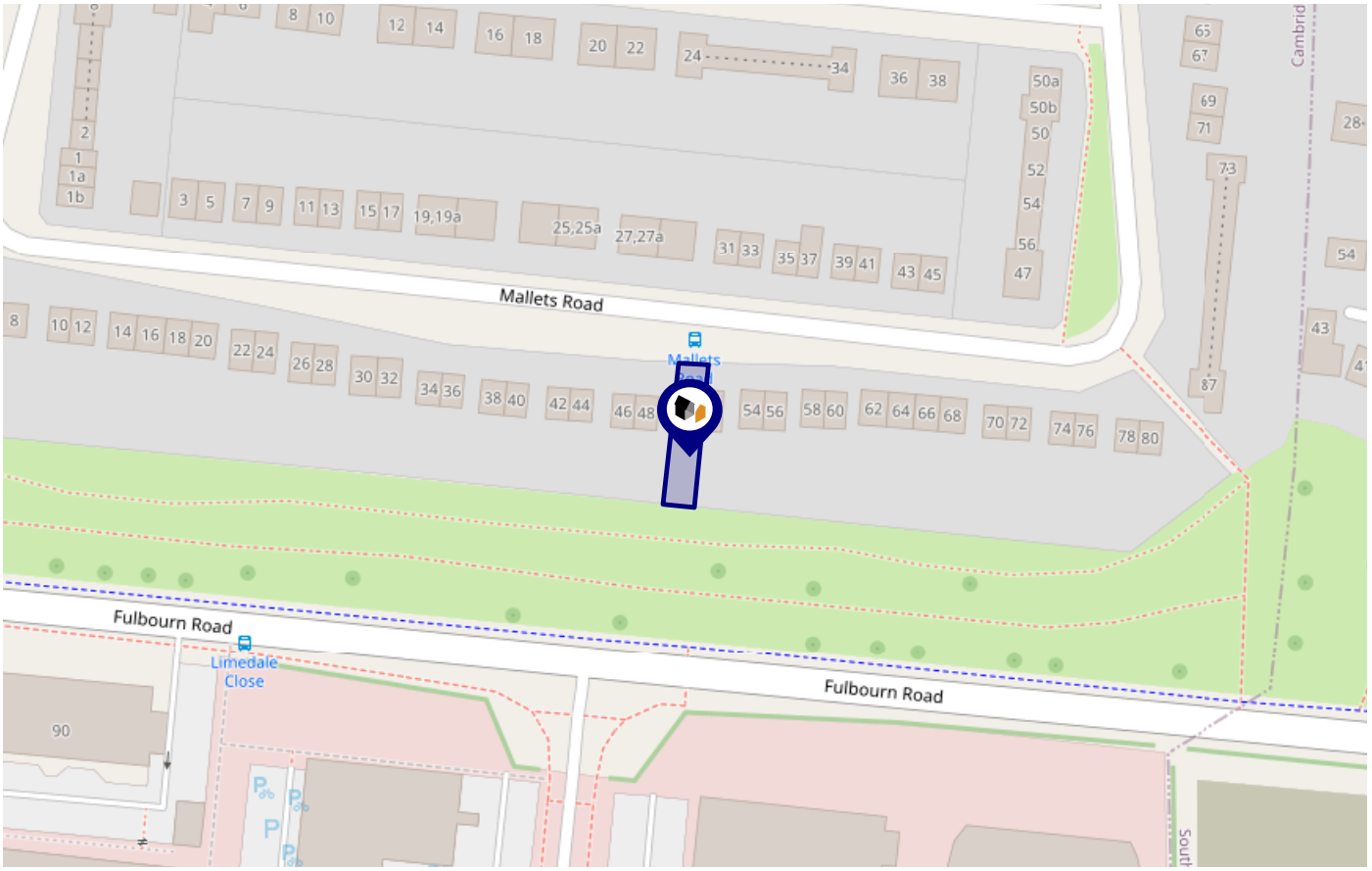
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

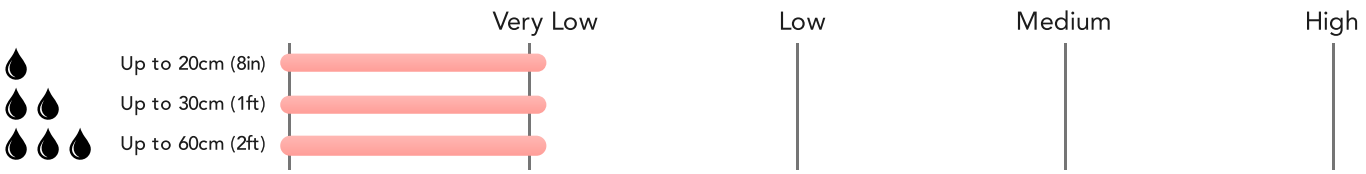


Risk Rating: Very low

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.

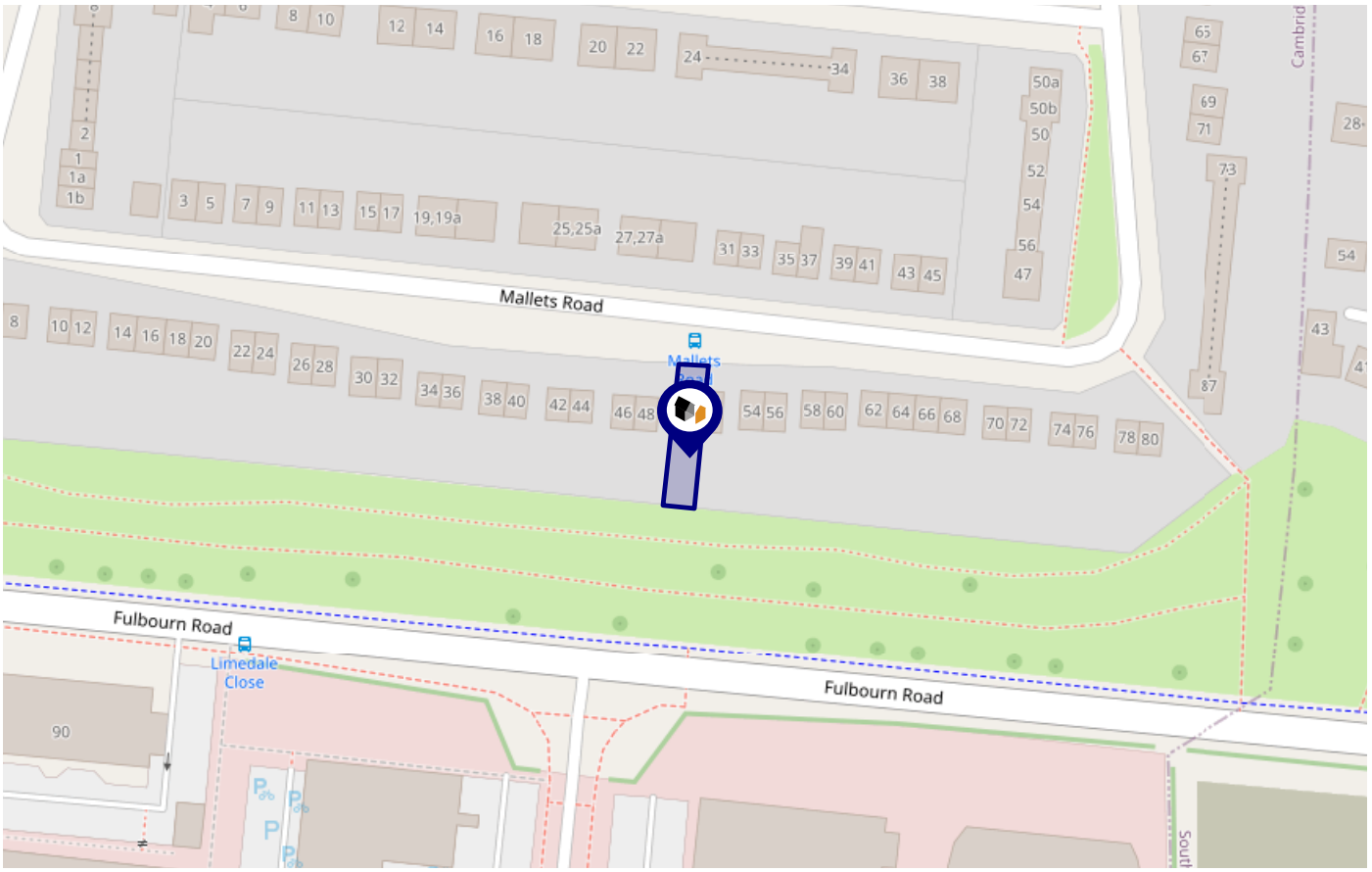
Chance of flooding to the following depths at this property:



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.

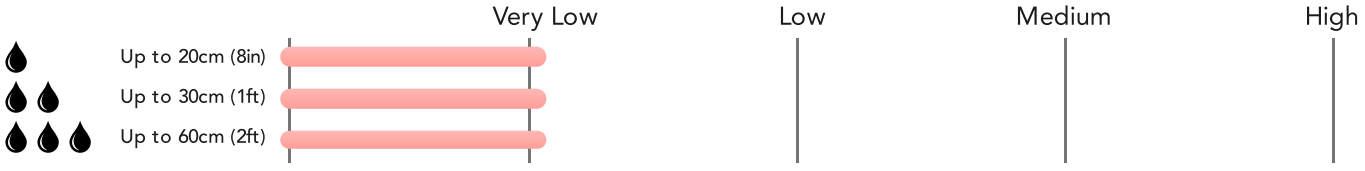


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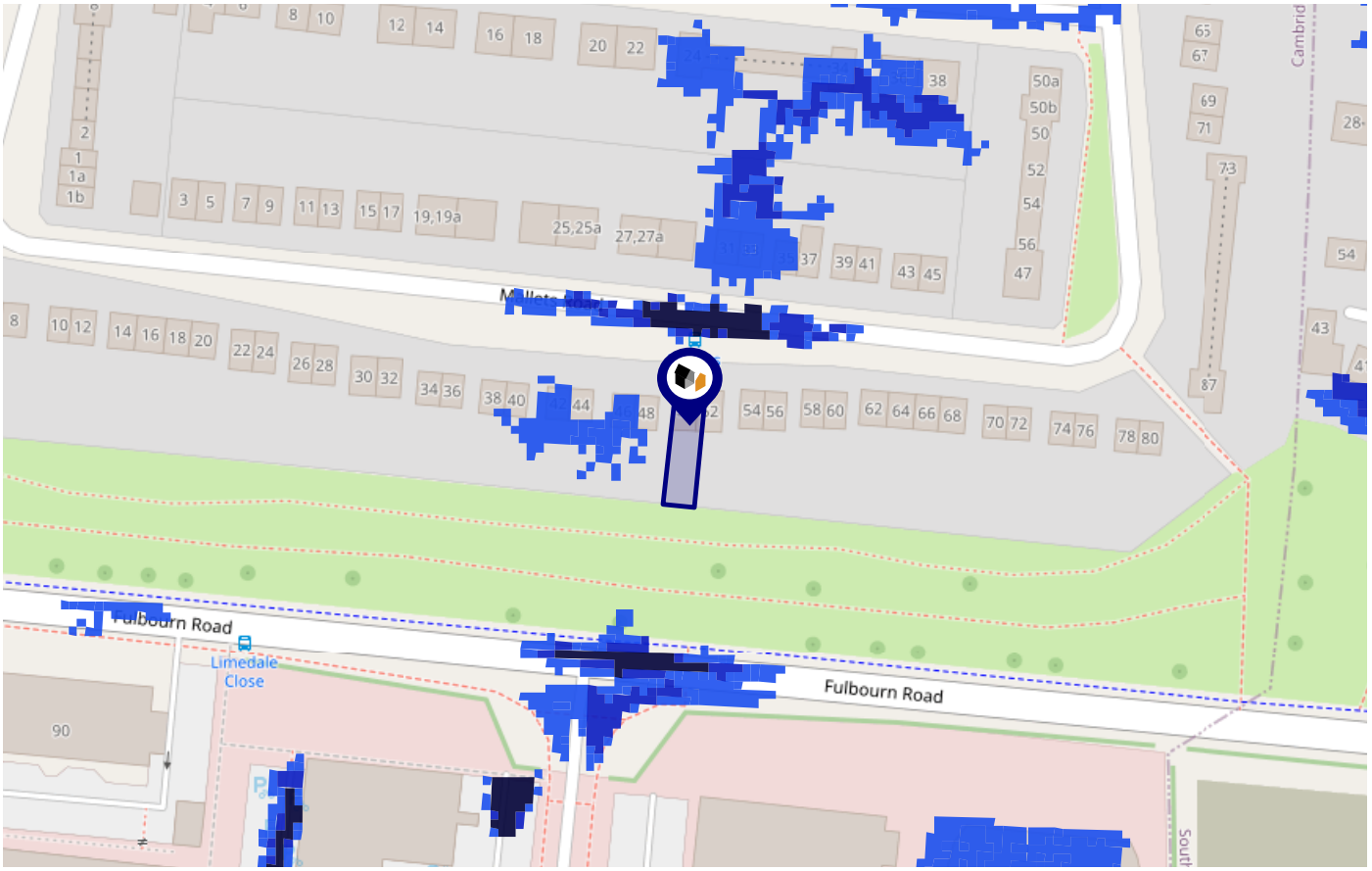
Chance of flooding to the following depths at this property:



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.

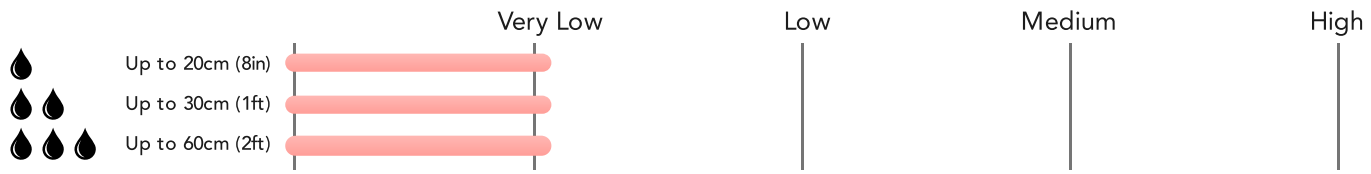


Risk Rating: Very low

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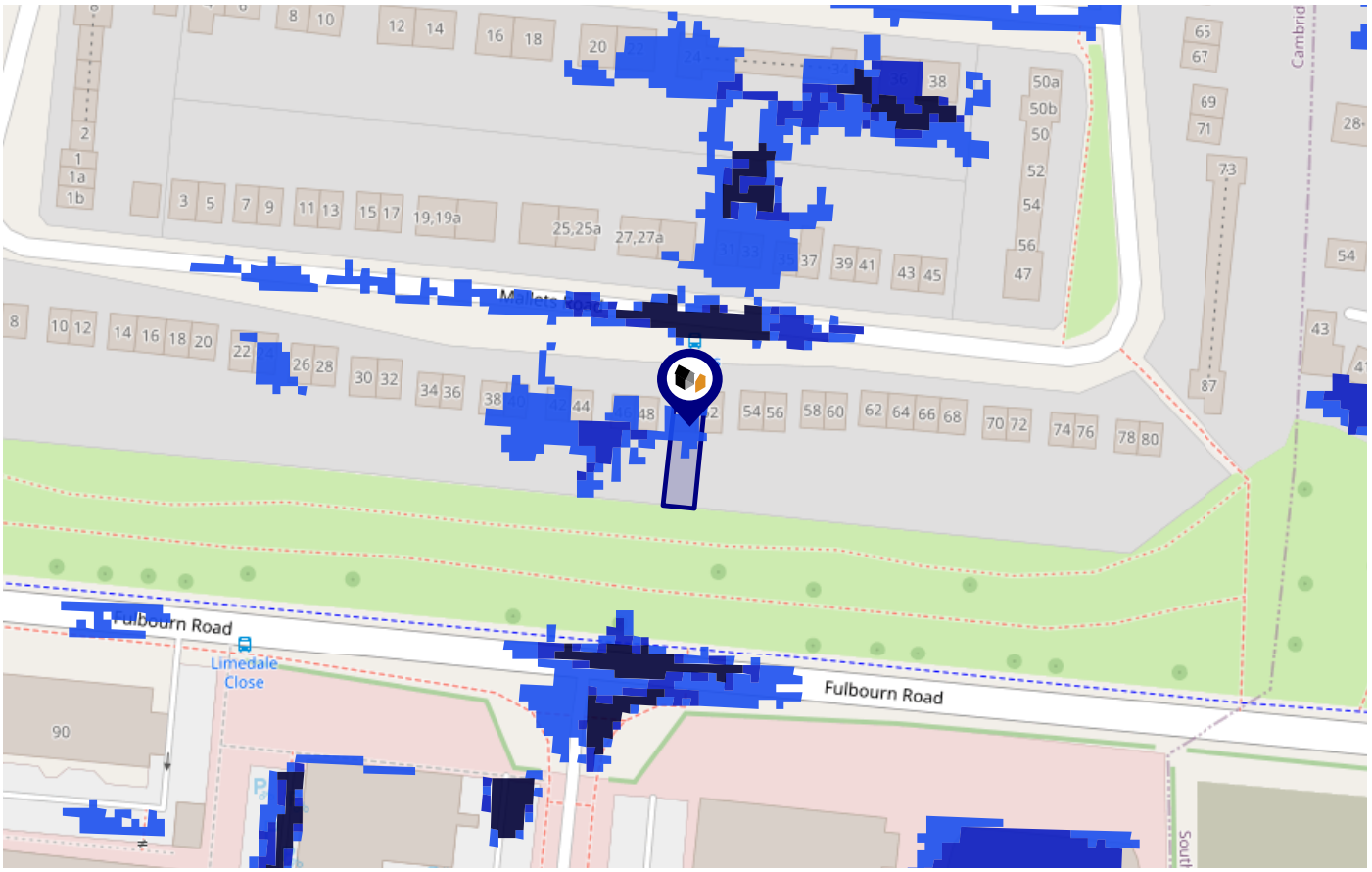
Chance of flooding to the following depths at this property:



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.

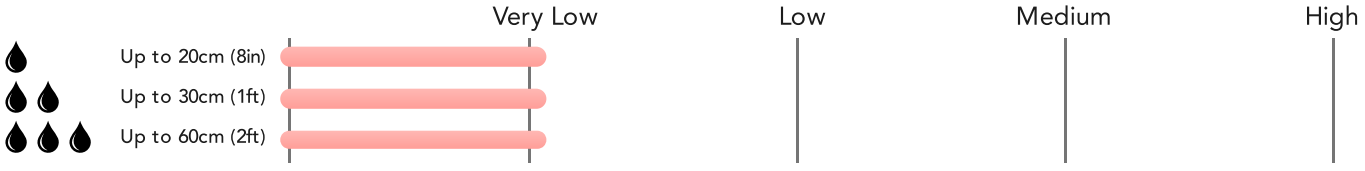


Risk Rating: Low

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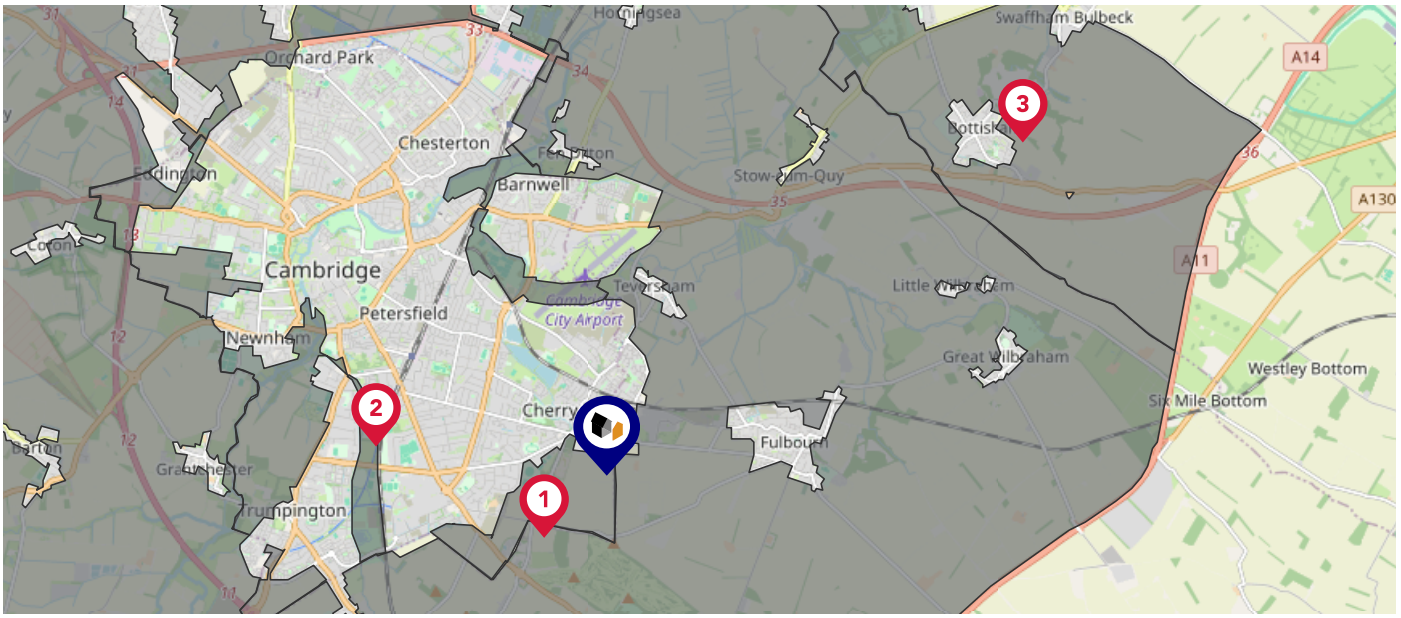
Chance of flooding to the following depths at this property:



Maps

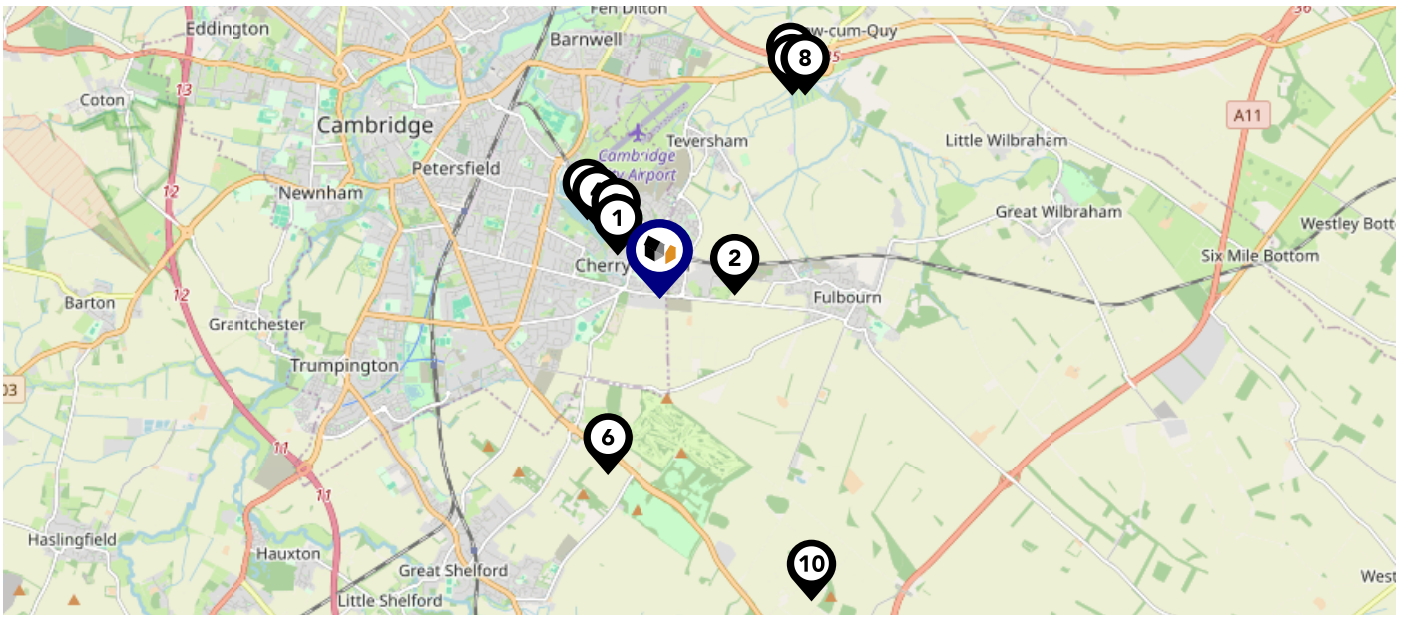
Green Belt

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



Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	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.

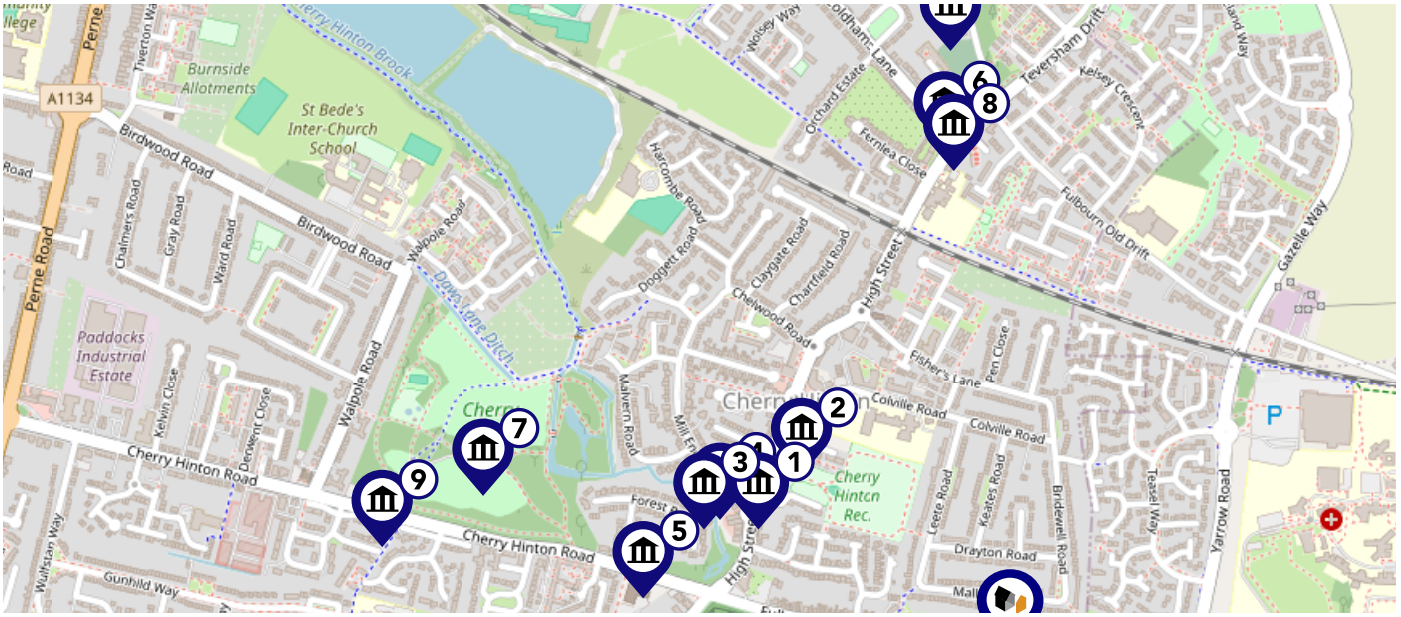


Nearby Landfill Sites

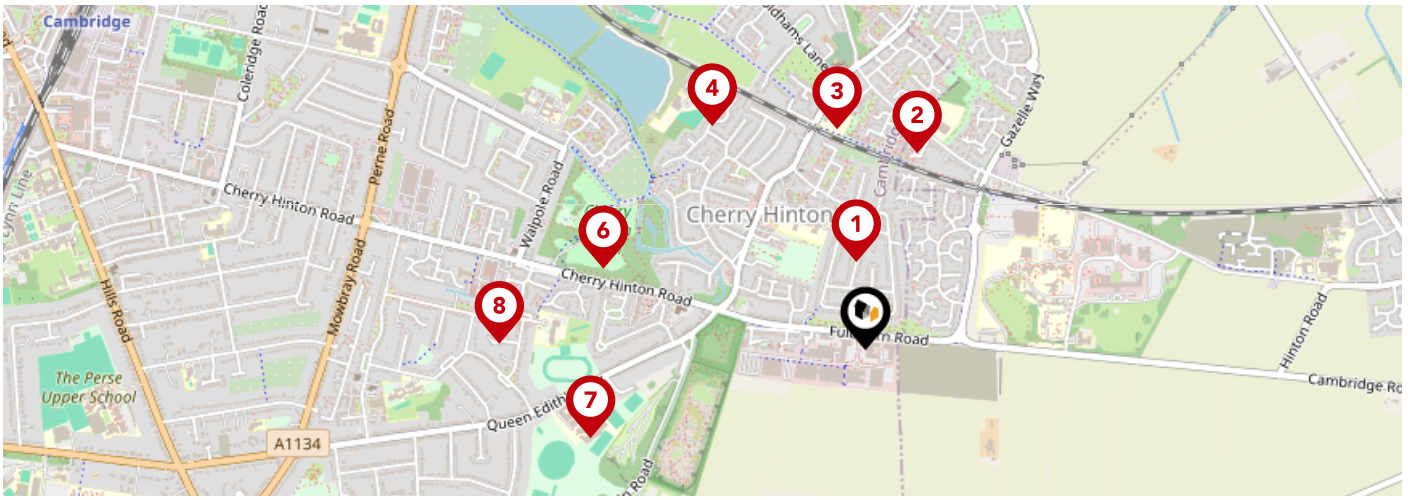
1	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
2	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Hill Trees-Stapleford	Historic Landfill
7	Quy Bridge-Quy	Historic Landfill
8	EA/EPR/NP3790NX/A001	Active Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	Home Farm-Babraham	Historic Landfill

Maps
Listed Buildings

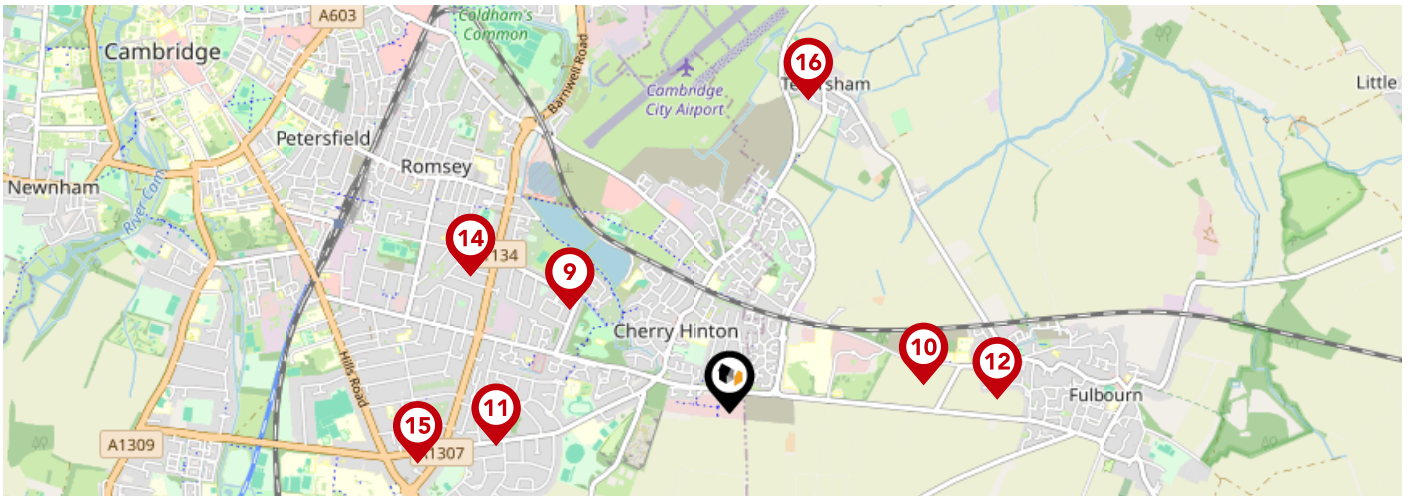
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1126002 - 50, High Street	Grade II	0.3 miles
2 1126028 - 84, High Street	Grade II	0.3 miles
3 1126216 - The Old Smithy	Grade II	0.4 miles
4 1126139 - The Red Lion Public House	Grade II	0.4 miles
5 1126237 - Springfield	Grade II	0.4 miles
6 1126191 - Church Of St Andrew	Grade I	0.6 miles
7 1031881 - Cherry Hinton Hall	Grade II	0.6 miles
8 1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.6 miles
9 1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.7 miles
10 1126240 - Uphall	Grade II	0.7 miles



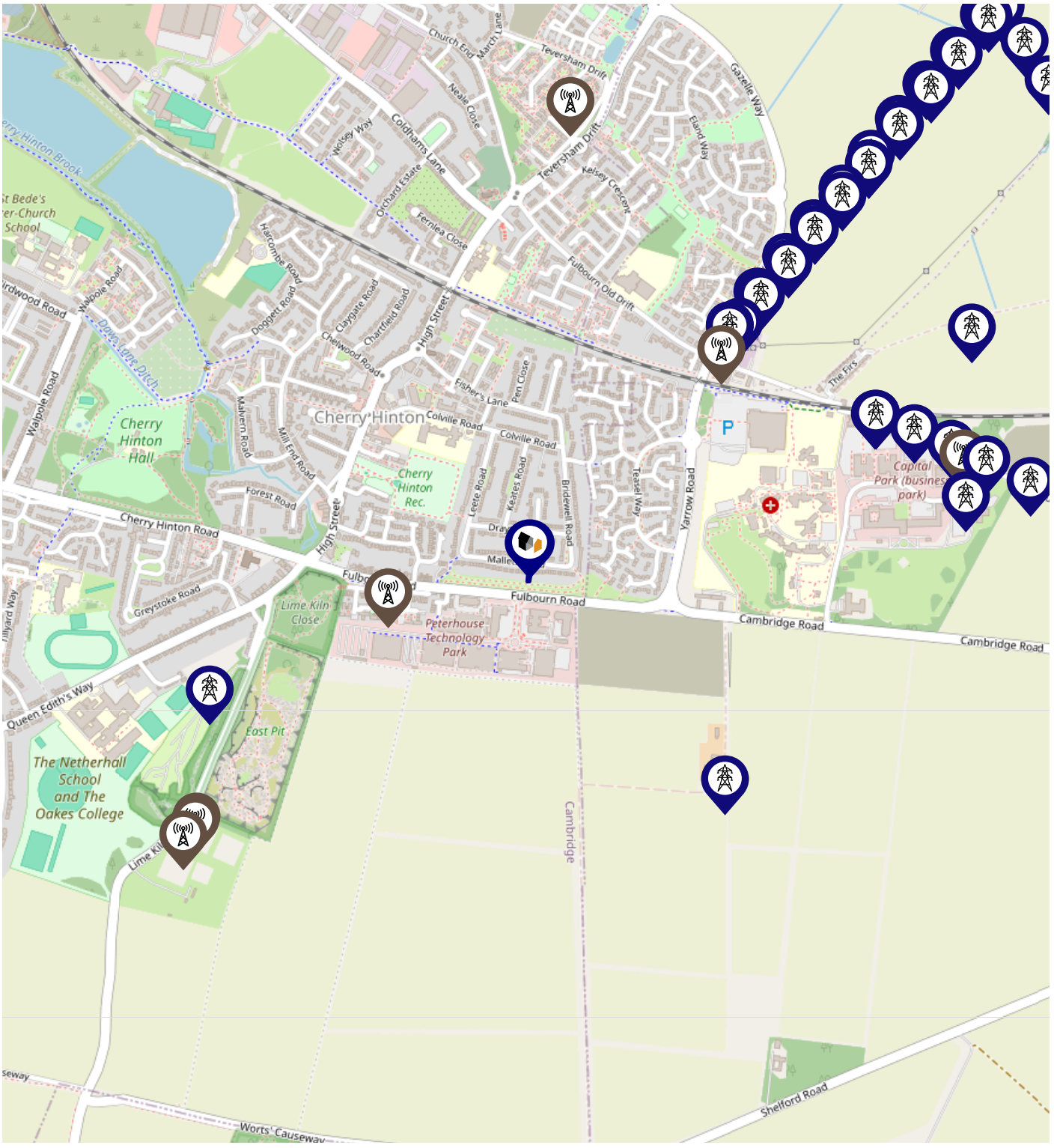
		Nursery	Primary	Secondary	College	Private
1	**Colville Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:0.2	☐	☑	☐	☐	☐
2	**Bewick Bridge Community Primary School** Ofsted Rating: Good | Pupils: 227 | Distance:0.46	☐	☑	☐	☐	☐
3	**Cherry Hinton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:0.51	☐	☑	☐	☐	☐
4	**The Spinney Primary School** Ofsted Rating: Requires improvement | Pupils: 205 | Distance:0.62	☐	☑	☐	☐	☐
5	**Cambridge International School** Ofsted Rating: Not Rated | Pupils: 75 | Distance:0.63	☐	☑	☐	☐	☐
6	**Holme Court School** Ofsted Rating: Good | Pupils: 50 | Distance:0.63	☐	☐	☑	☐	☐
7	**The Netherhall School** Ofsted Rating: Good | Pupils: 1229 | Distance:0.66	☐	☐	☑	☐	☐
8	**Queen Emma Primary School** Ofsted Rating: Good | Pupils: 429 | Distance:0.84	☐	☑	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	**St Bede's Inter-Church School** Ofsted Rating: Outstanding | Pupils: 924 | Distance:0.86	☐	☐	☑	☐	☐
10	**Pilgrim Pathways School** Ofsted Rating: Outstanding | Pupils: 1 | Distance:0.89	☐	☐	☑	☐	☐
11	**Queen Edith Primary School** Ofsted Rating: Good | Pupils: 422 | Distance:1.07	☐	☑	☐	☐	☐
12	**Cambridge Steiner School** Ofsted Rating: Good | Pupils: 103 | Distance:1.22	☐	☐	☑	☐	☐
13	**Ridgefield Primary School** Ofsted Rating: Good | Pupils: 232 | Distance:1.33	☐	☑	☐	☐	☐
14	**Coleridge Community College** Ofsted Rating: Good | Pupils: 568 | Distance:1.33	☐	☐	☑	☐	☐
15	**Homerton Early Years Centre** Ofsted Rating: Outstanding | Pupils: 118 | Distance:1.44	☑	☐	☐	☐	☐
16	**Teversham CofE VA Primary School** Ofsted Rating: Good | Pupils: 173 | Distance:1.47	☐	☑	☐	☐	☐

Local Area

Masts & Pylons

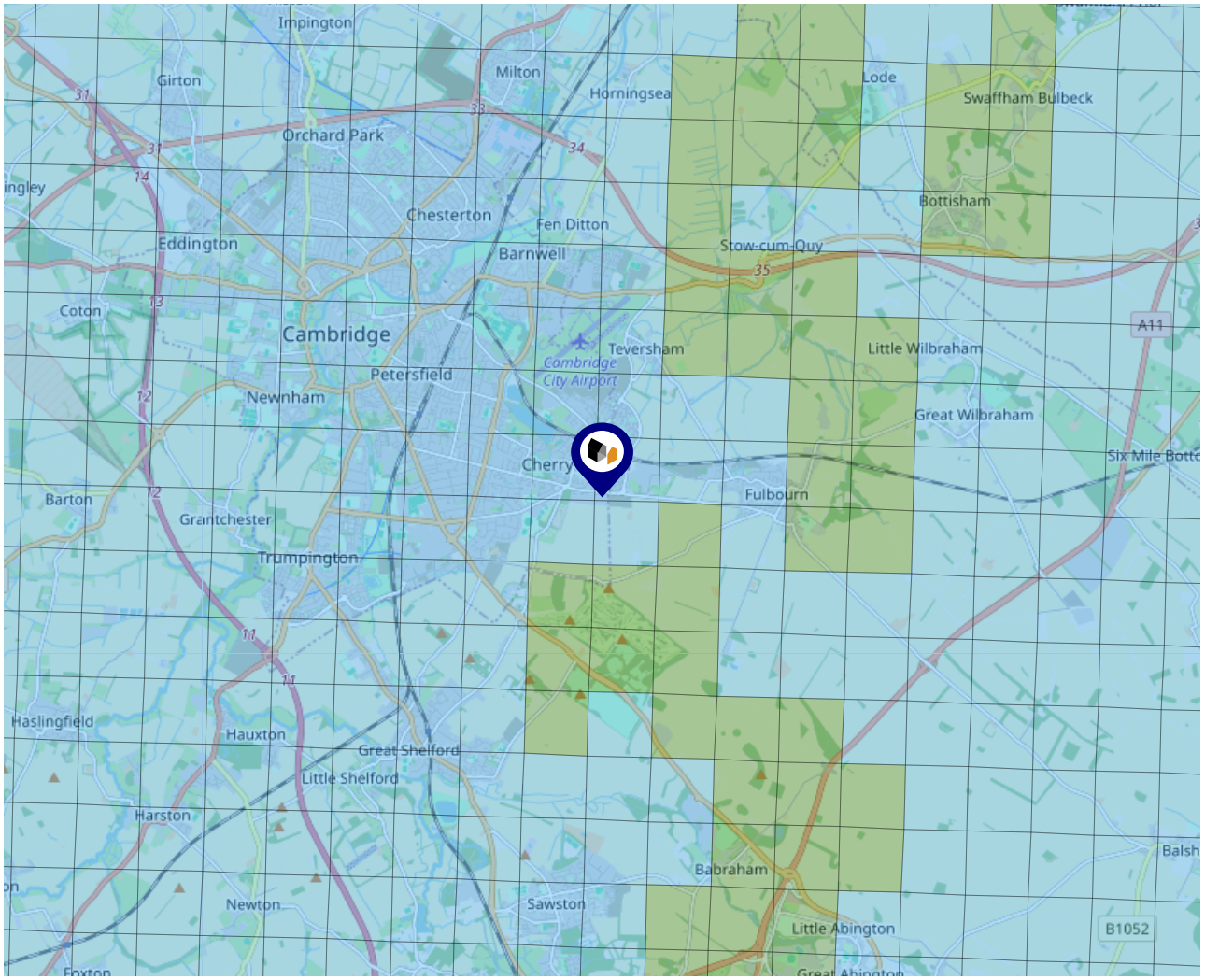


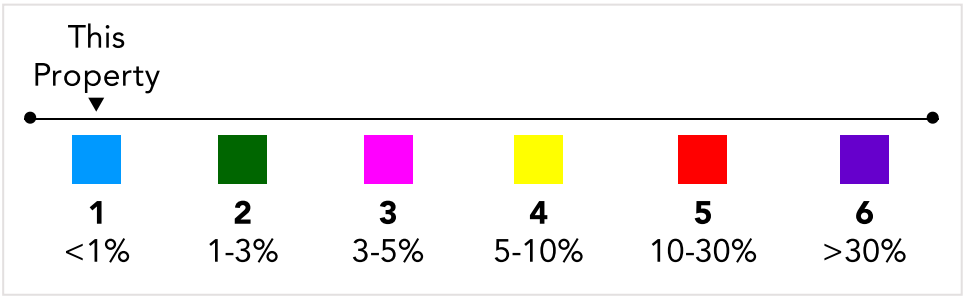
Key:

- Power Pylons
- Communication Masts

What is Radon?

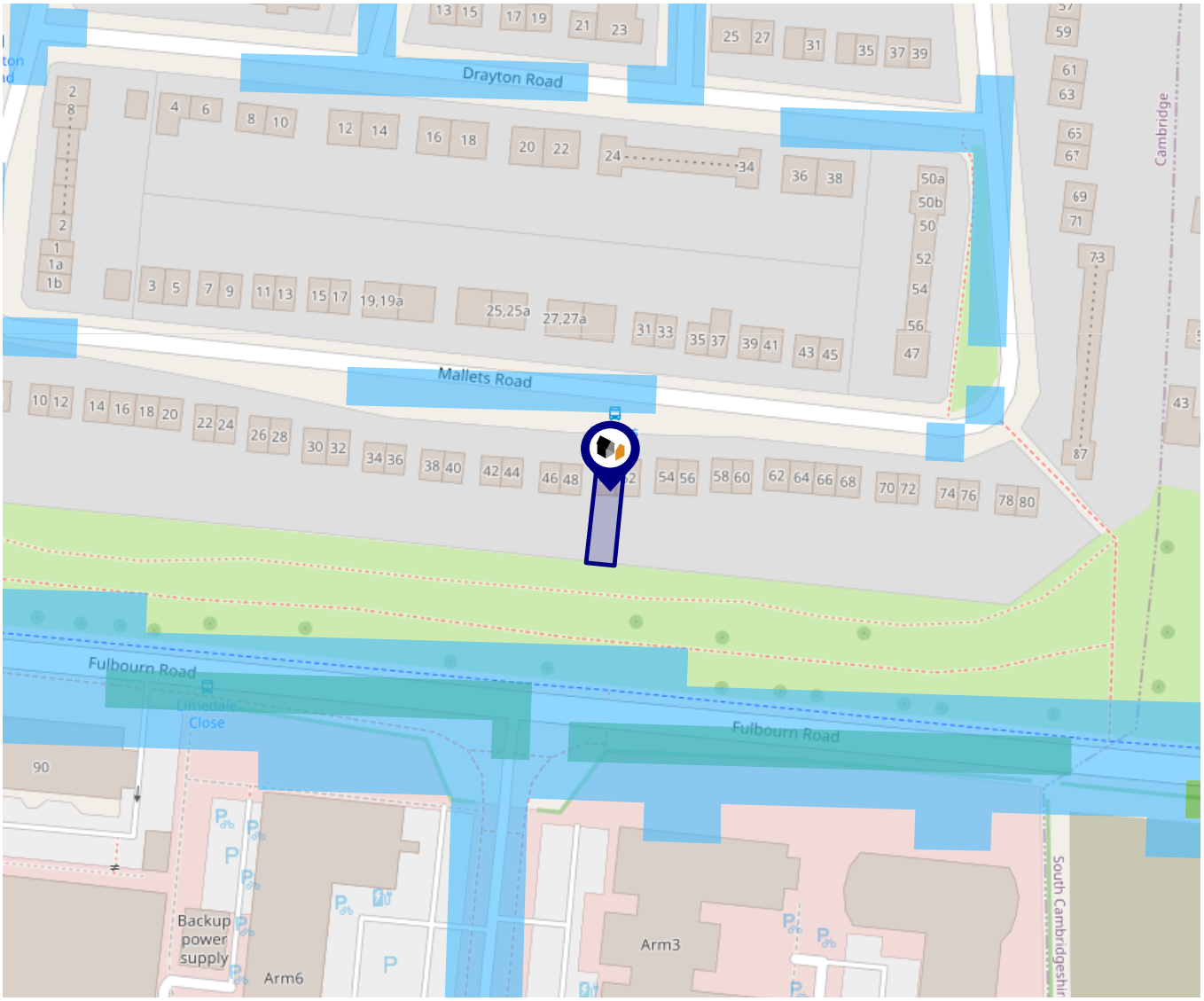
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





Local Area

Road Noise

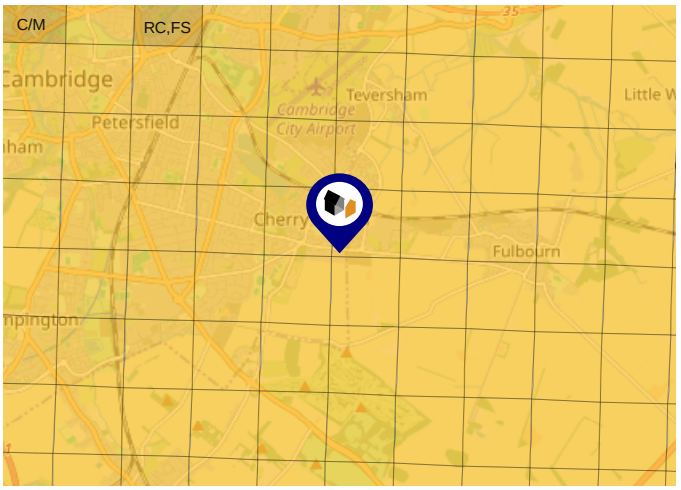


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	HIGH	**Soil Texture:**	CHALKY CLAY TO CHALKY LOAM
Parent Material Grain:	ARGILLIC		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP-INTERMEDIATE



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

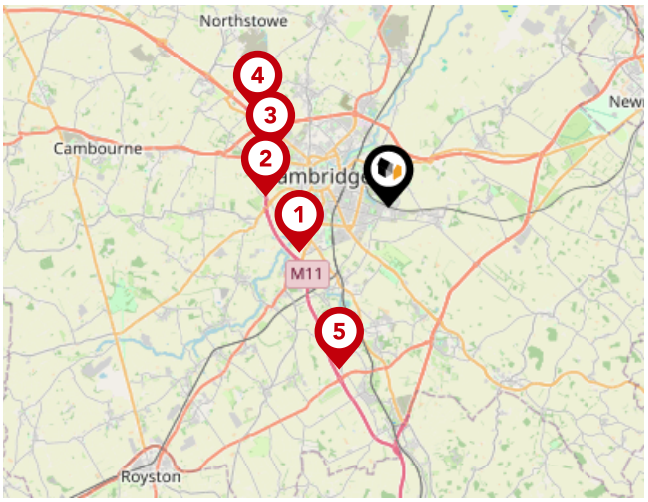
Area

Transport (National)



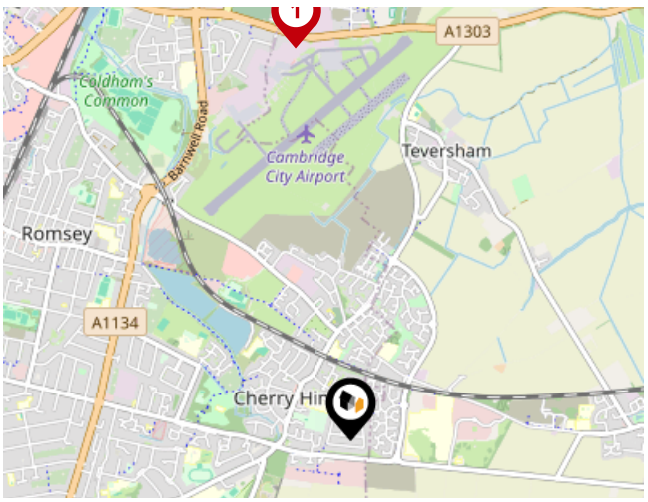
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.92 miles
2	Shelford (Cambs) Rail Station	2.93 miles
3	Cambridge North Rail Station	2.95 miles
4	Waterbeach Rail Station	5.48 miles
5	Whittlesford Parkway Rail Station	5.56 miles



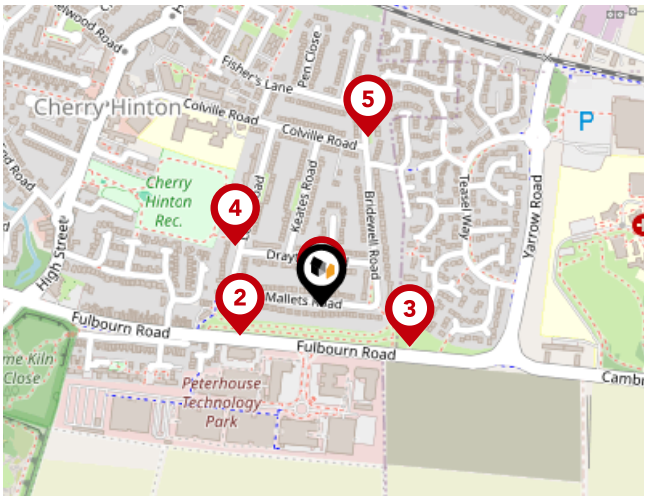
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.6 miles
2	M11 J12	4.47 miles
3	M11 J13	4.73 miles
4	M11 J14	5.85 miles
5	M11 J10	6.13 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mallets Road	0.01 miles
2	Limedale Close	0.09 miles
3	Yarrow Road	0.11 miles
4	Drayton Road	0.12 miles
5	Colville Road	0.19 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

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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Know any property instantly

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