

# KEY FACTS FOR BUYERS

A GUIDE TO THIS PROPERTY & THE LOCAL AREA



## 21 BERKLEY STREET

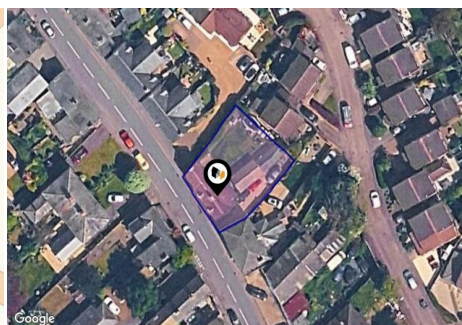
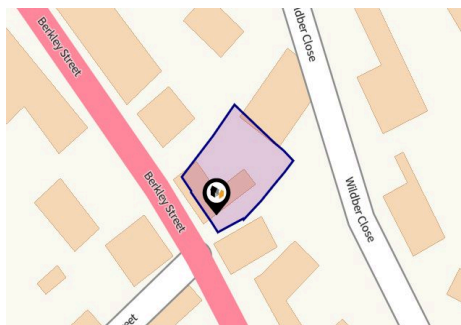
EYNESBURY | ST NEOTS | PE19 2NB

OFFERS IN EXCESS OF £499,999

N. J. AHMED PROPERTY | POWERED BY IAD UK

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[www.njahmedproperty.co.uk](http://www.njahmedproperty.co.uk)



## Property

|                               |                                            |                                    |            |
|-------------------------------|--------------------------------------------|------------------------------------|------------|
| <b>Type:</b>                  | Detached                                   | <b>Last Sold Date:</b>             | 01/06/2018 |
| <b>Bedrooms:</b>              | 3                                          | <b>Last Sold Price:</b>            | £325,000   |
| <b>Floor Area:</b>            | 1,365 ft <sup>2</sup> / 126 m <sup>2</sup> | <b>Last Sold £/ft<sup>2</sup>:</b> | £238       |
| <b>Plot Area:</b>             | 0.11 acres                                 | <b>OIEO:</b>                       | £499,999   |
| <b>Council Tax :</b>          | Band D                                     | <b>Tenure:</b>                     | Freehold   |
| <b>Annual Estimate:</b>       | £2,556                                     |                                    |            |
| <b>Title Number:</b>          | CB148674                                   |                                    |            |
| <b>UPRN:</b>                  | 100090089527                               |                                    |            |
| <b>Restrictive Covenants:</b> | No                                         |                                    |            |

## Local Area

|                           |                |
|---------------------------|----------------|
| <b>Local Authority:</b>   | Cambridgeshire |
| <b>Conservation Area:</b> | St Neots       |
| <b>Flood Risk:</b>        |                |
| • Rivers & Seas           | Very low       |
| • Surface Water           | Very low       |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                      |
|-------------------|-------------------|----------------------|
| <b>15</b><br>mb/s | <b>57</b><br>mb/s | <b>10000</b><br>mb/s |
|                   |                   |                      |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **21, Berkley Street, Eynesbury, St. Neots, PE19 2NB**

| Reference - 0500926LBC                                               |
|----------------------------------------------------------------------|
| Decision: Refused                                                    |
| Date: 04th April 2005                                                |
| Description:<br>Extension to dwelling and demolition of outbuildings |

| Reference - 0603886LBC                |
|---------------------------------------|
| Decision: Approved                    |
| Date: 13th December 2006              |
| Description:<br>Extension to dwelling |

| Reference - 0500925FUL                                             |
|--------------------------------------------------------------------|
| Decision: Refused                                                  |
| Date: 04th April 2005                                              |
| Description:<br>Extension to dwelling and erection of garage/store |

| Reference - 0502603FUL                |
|---------------------------------------|
| Decision: Refused                     |
| Date: 17th August 2005                |
| Description:<br>Extension to dwelling |

Planning records for: **21, Berkley Street, Eynesbury, St. Neots, PE19 2NB**

| Reference - 0603886LBC                |
|---------------------------------------|
| Decision: Approved                    |
| Date: 13th December 2006              |
| Description:<br>Extension to dwelling |

| Reference - 0603885FUL                |
|---------------------------------------|
| Decision: Approved                    |
| Date: 13th December 2006              |
| Description:<br>Extension to dwelling |

| Reference - 0500925FUL                                             |
|--------------------------------------------------------------------|
| Decision: Refused                                                  |
| Date: 04th April 2005                                              |
| Description:<br>Extension to dwelling and erection of garage/store |

| Reference - 0500926LBC                                               |
|----------------------------------------------------------------------|
| Decision: Refused                                                    |
| Date: 04th April 2005                                                |
| Description:<br>Extension to dwelling and demolition of outbuildings |

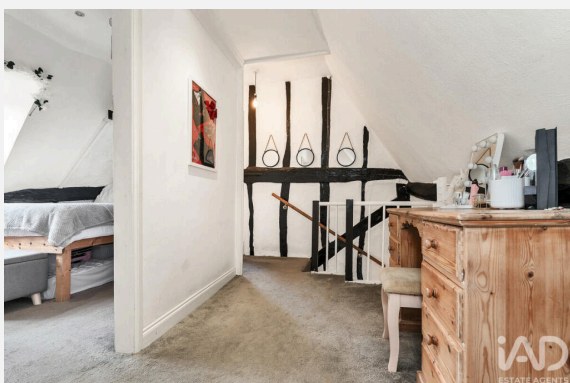
Planning records for: **21, Berkley Street, Eynesbury, St. Neots, PE19 2NB**

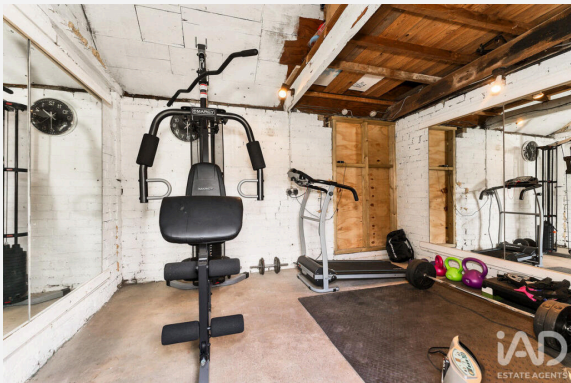
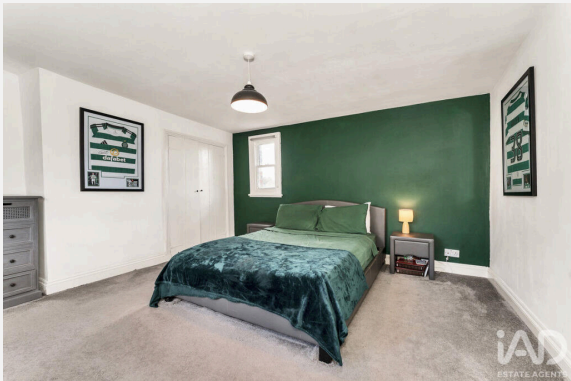
| Reference - 0502604LBC                |
|---------------------------------------|
| Decision: Refused                     |
| Date: 17th August 2005                |
| Description:<br>Extension to dwelling |

| Reference - 0502604LBC                |
|---------------------------------------|
| Decision: Refused                     |
| Date: 17th August 2005                |
| Description:<br>Extension to dwelling |

| Reference - 0502603FUL                |
|---------------------------------------|
| Decision: Refused                     |
| Date: 17th August 2005                |
| Description:<br>Extension to dwelling |

| Reference - 0603885FUL                |
|---------------------------------------|
| Decision: Approved                    |
| Date: 13th December 2006              |
| Description:<br>Extension to dwelling |







### 21, BERKLEY STREET, EYNESBURY, ST. NEOTS, PE19 2NB



Total Area: 126.8 m<sup>2</sup> ... 1365 ft<sup>2</sup> (excluding games room / bar, gym, store)

All measurements are approximate and for display purposes only

This map displays nearby coal mine entrances and their classifications.



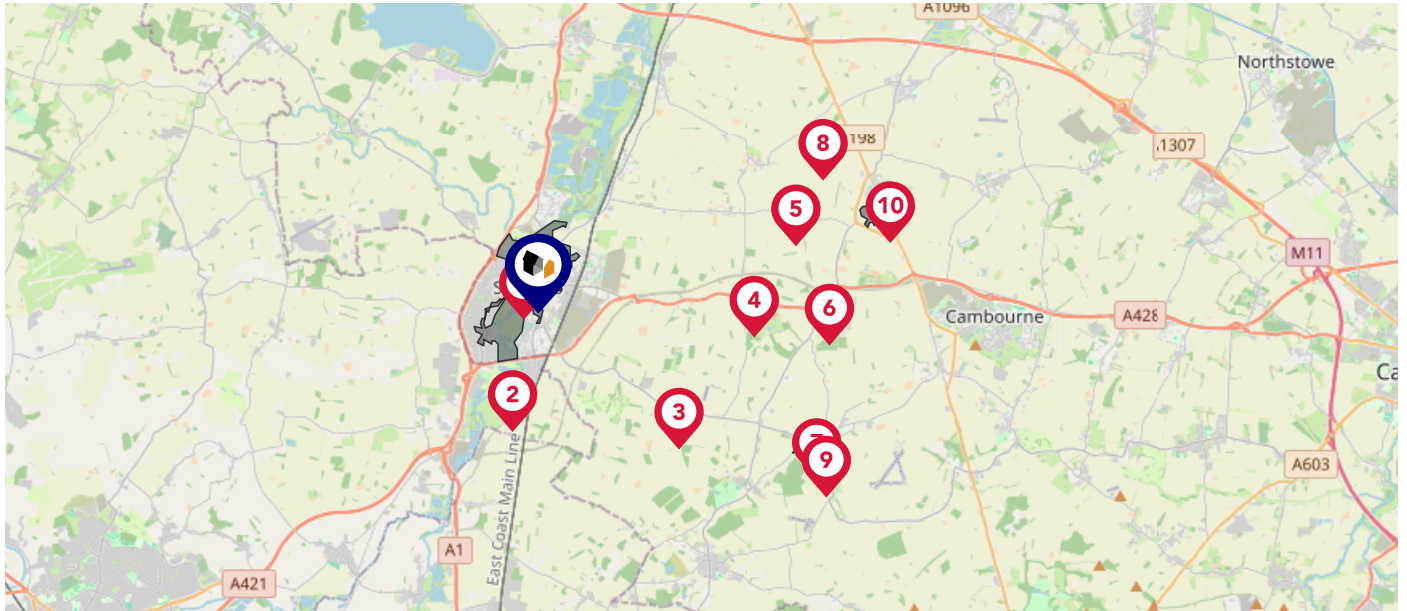
### Mine Entry

- ✕ 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.

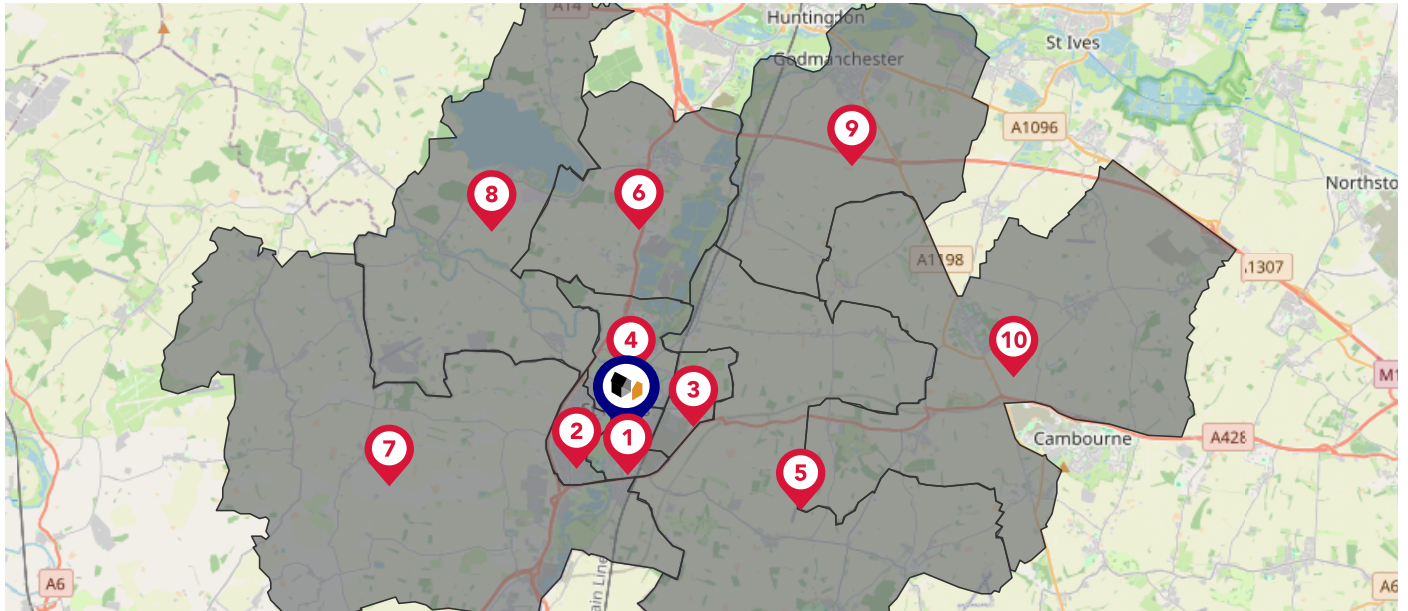
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 St Neots
- 2 Little Barford
- 3 Abbotsley
- 4 Croxton
- 5 Yelling
- 6 Eltisley
- 7 Great Gransden
- 8 Papworth St Agnes
- 9 Little Gransden
- 10 Papworth Everard

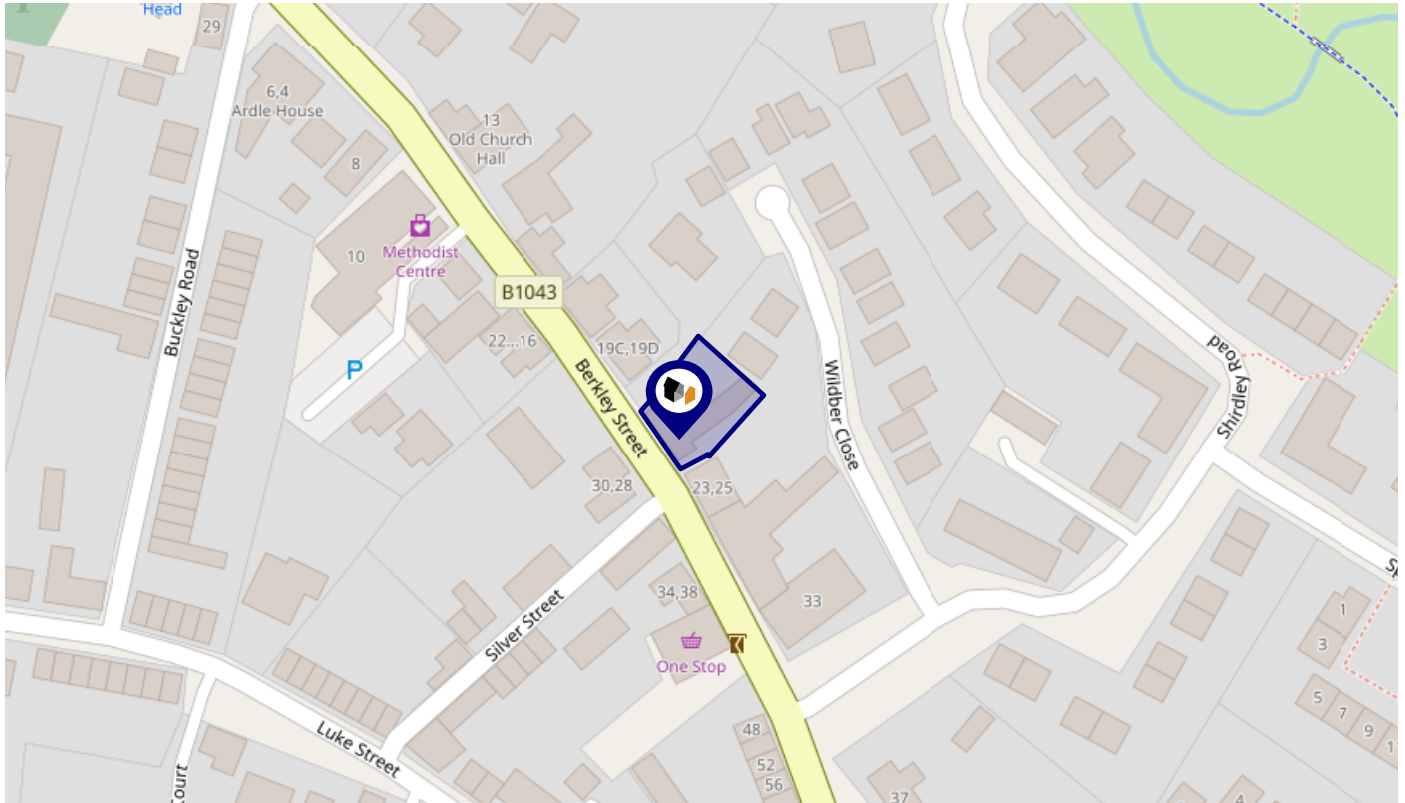
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

- 1 St. Neots Eynesbury Ward
- 2 St. Neots Eatons Ward
- 3 St. Neots East Ward
- 4 St. Neots Priory Park & Little Paxton Ward
- 5 Great Paxton Ward
- 6 Buckden Ward
- 7 Wyboston Ward
- 8 Great Staughton Ward
- 9 Godmanchester & Hemingford Abbots Ward
- 10 Caxton & Papworth Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



### Rail Noise Data

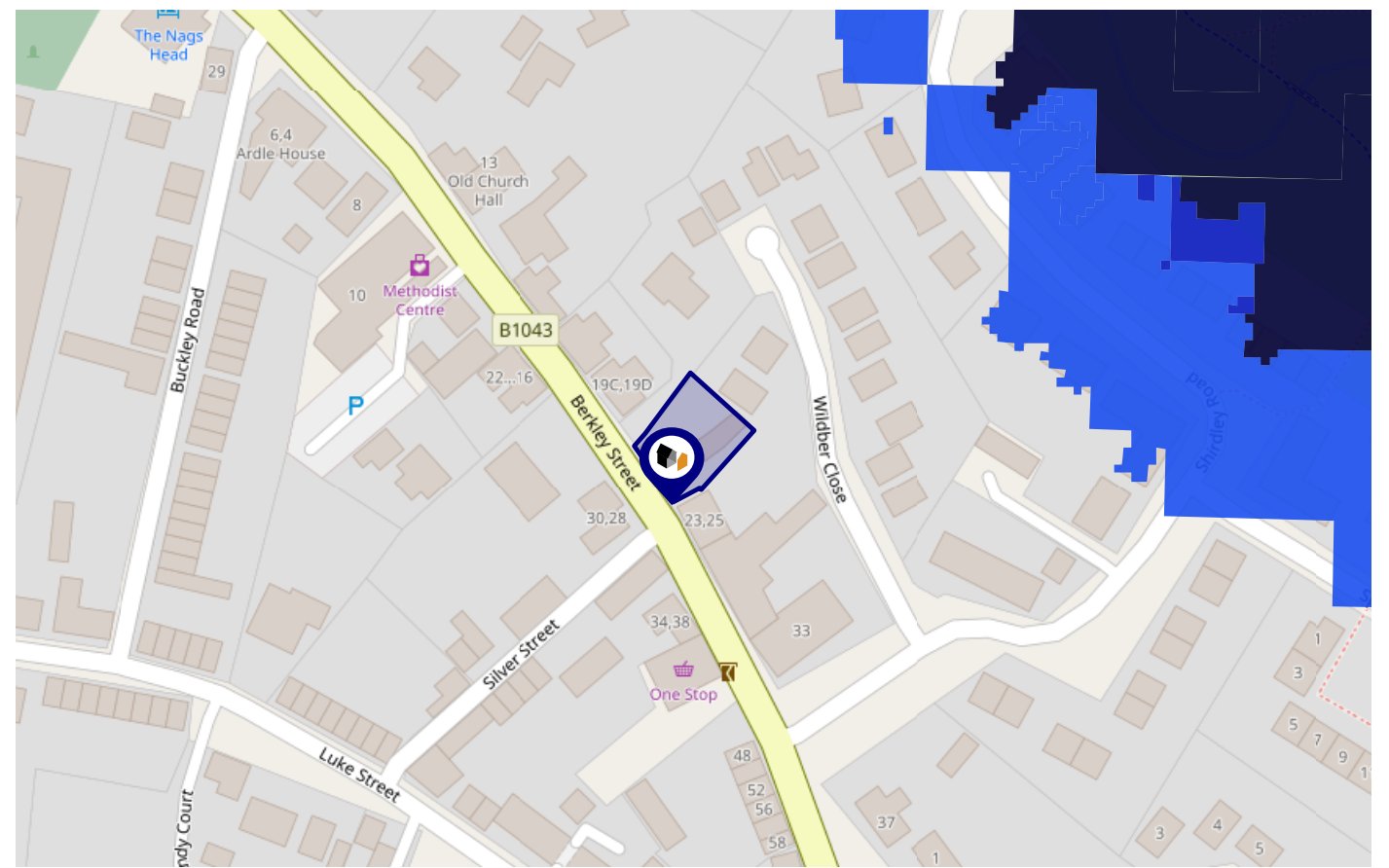
This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

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     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</span> |
| 2 |  | 60.0-64.9 dB | <span style="color: green;">■</span>  |
| 1 |  | 55.0-59.9 dB | <span style="color: blue;">■</span>   |

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

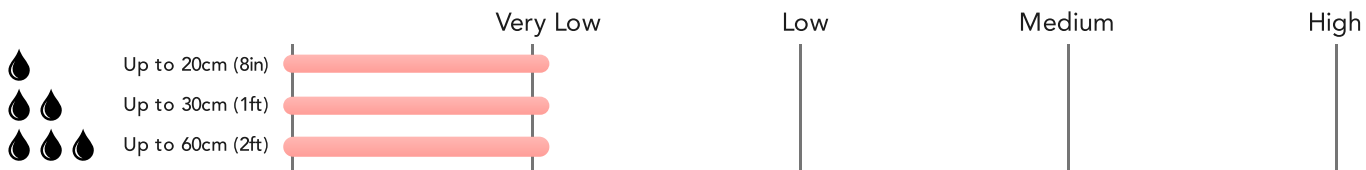


**Risk Rating: Very low**

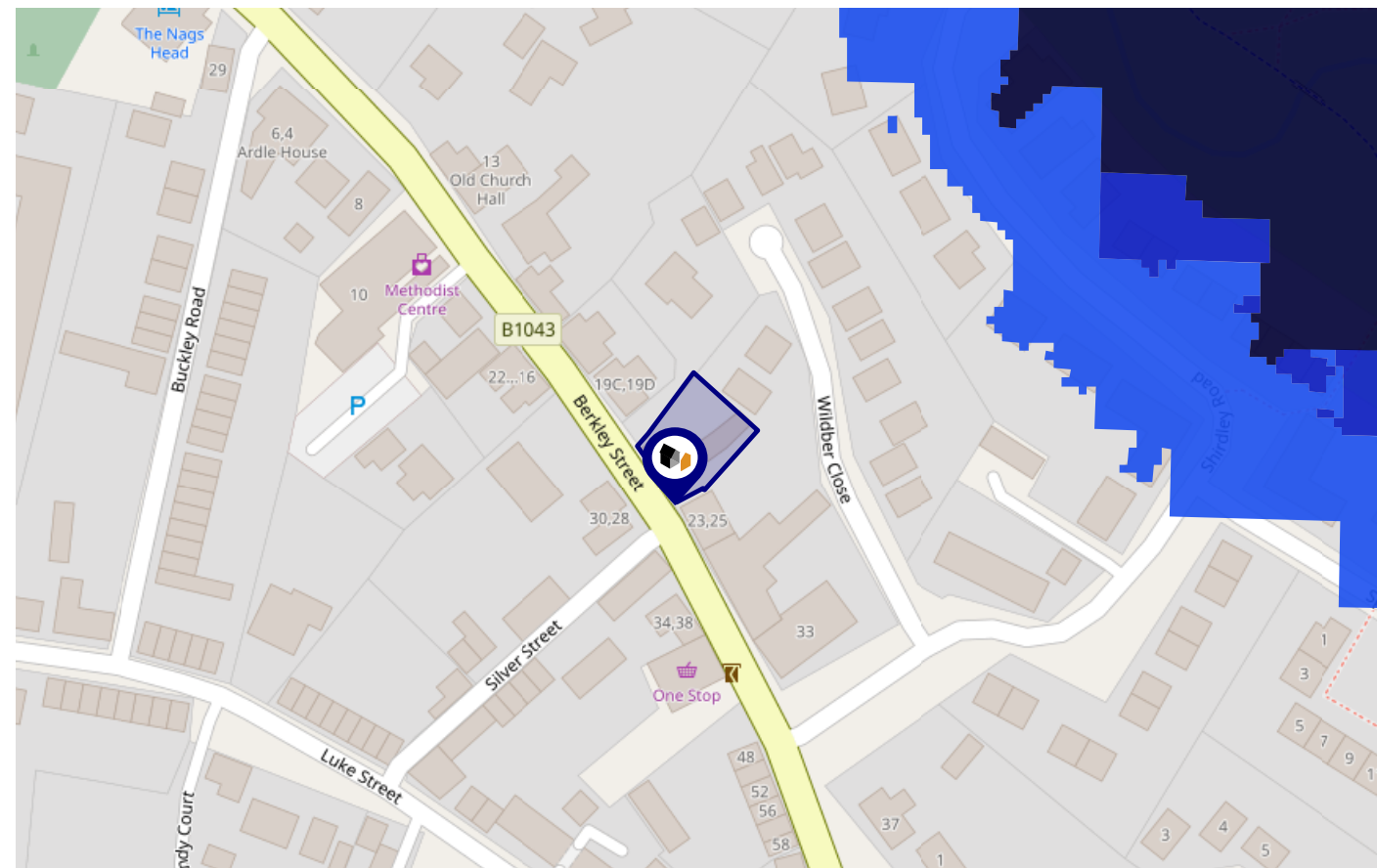
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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

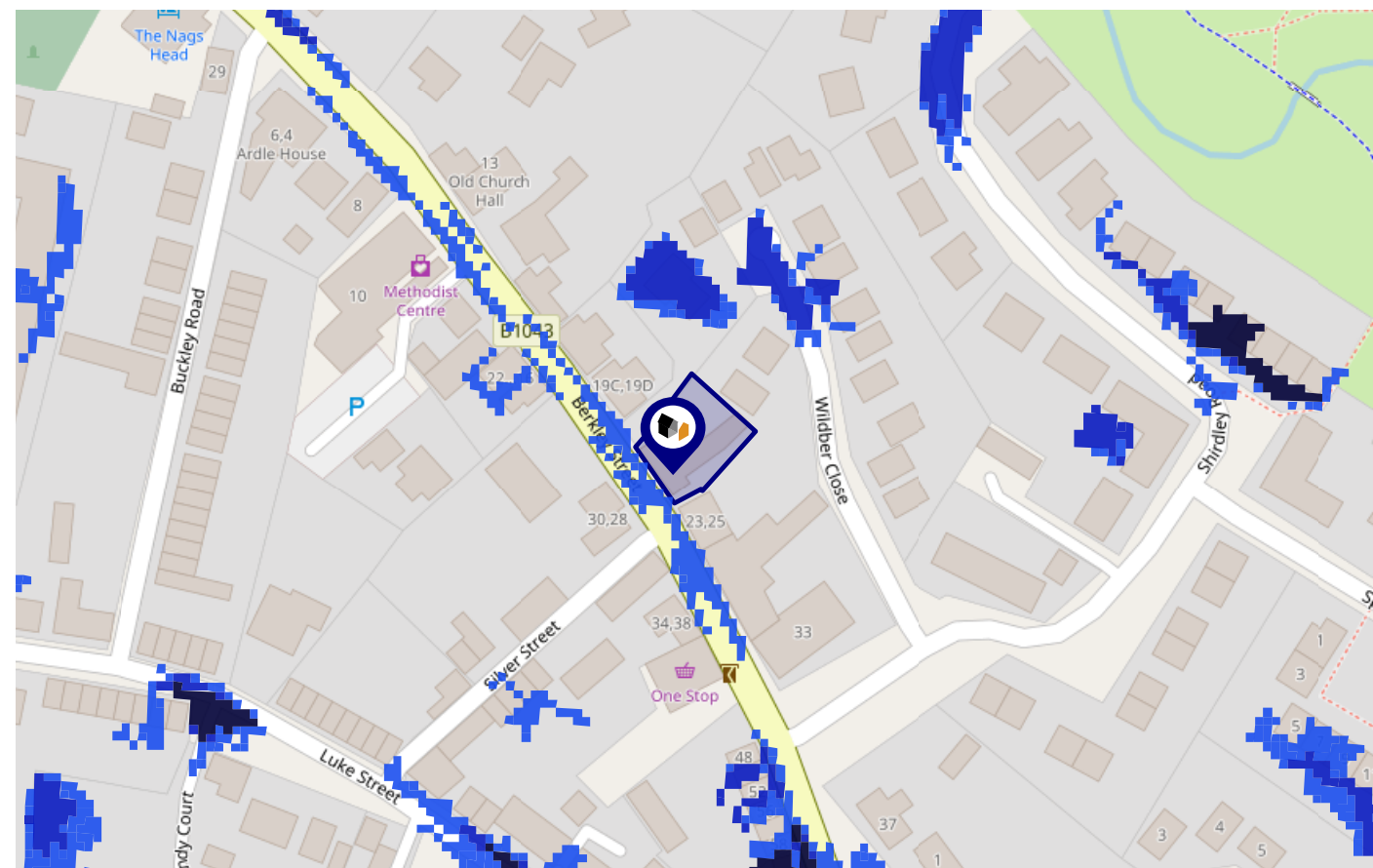
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



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

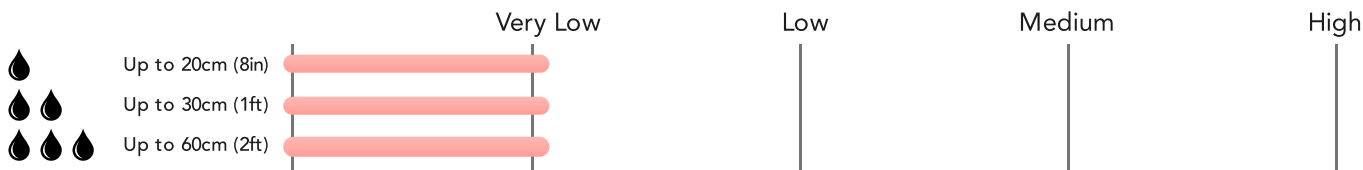


Risk Rating: Very low

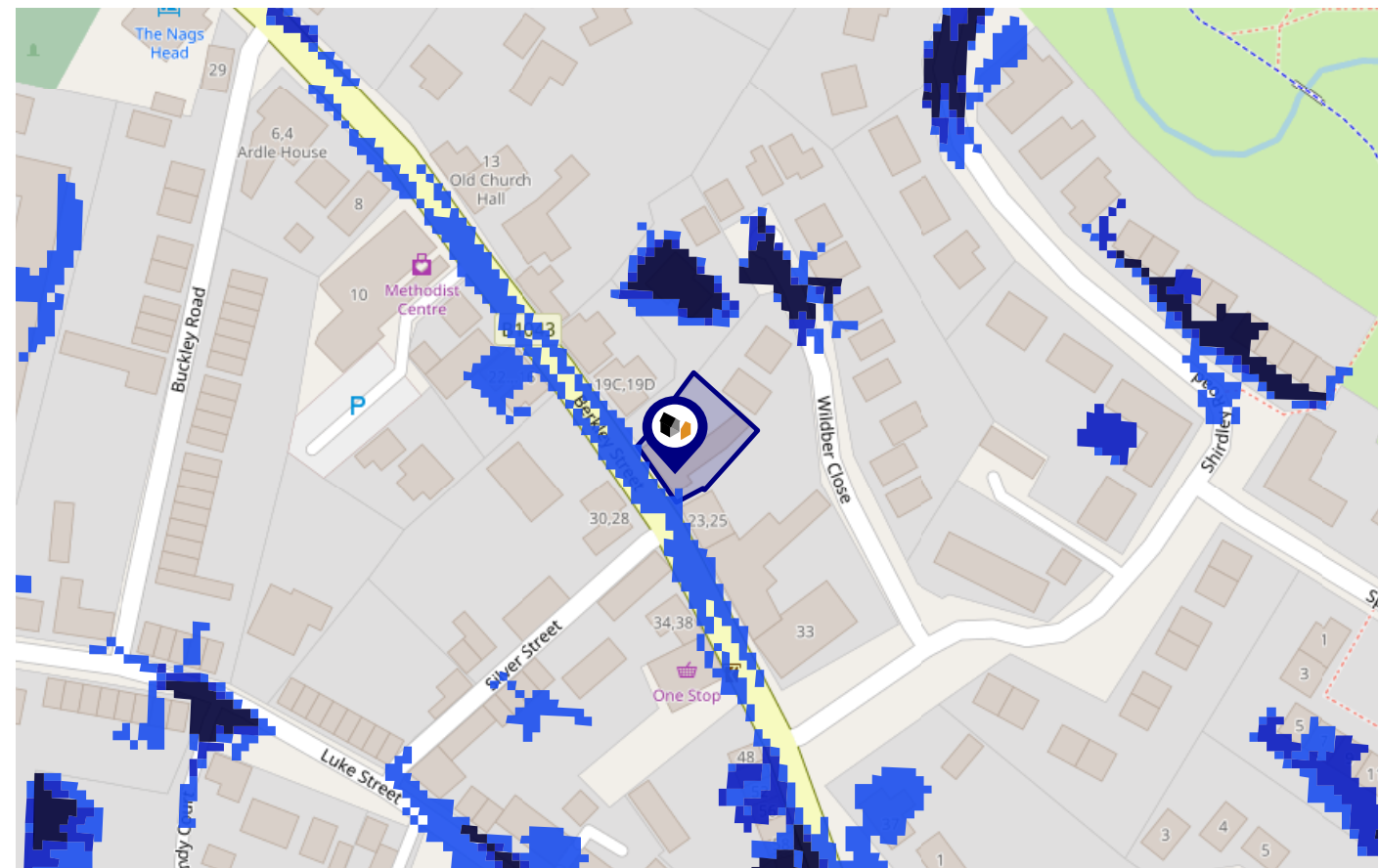
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- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

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:** Very low

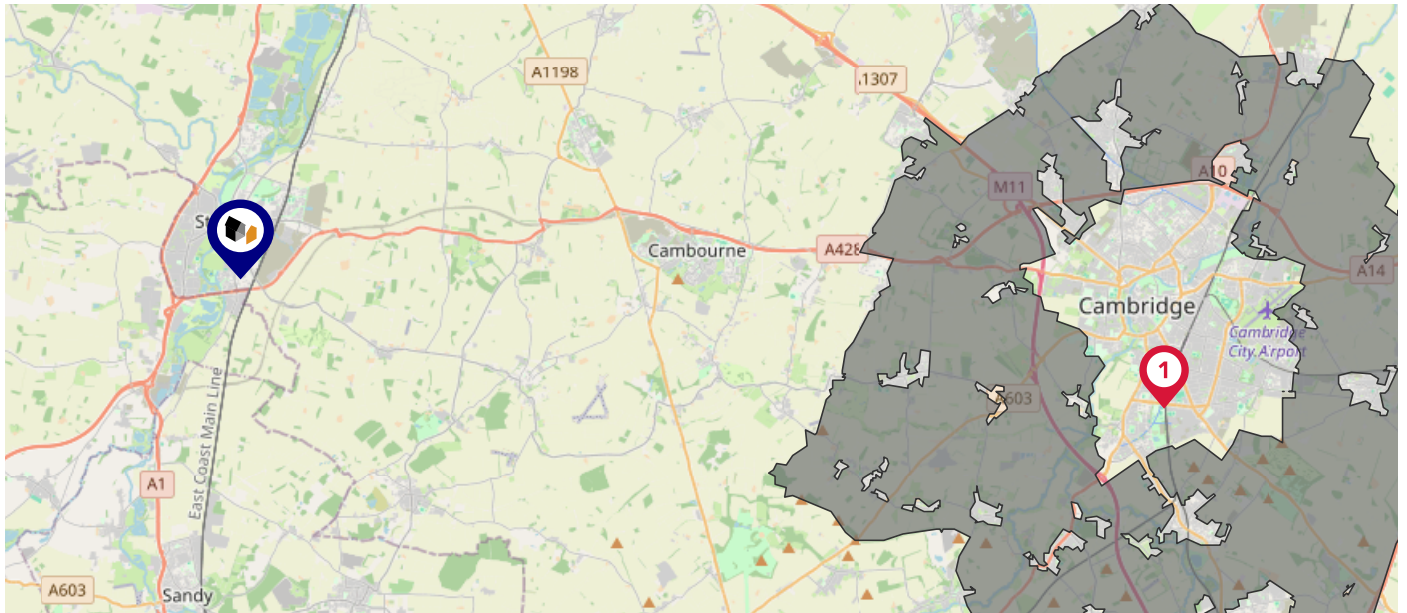
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Chance of flooding to the following depths at this property:



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

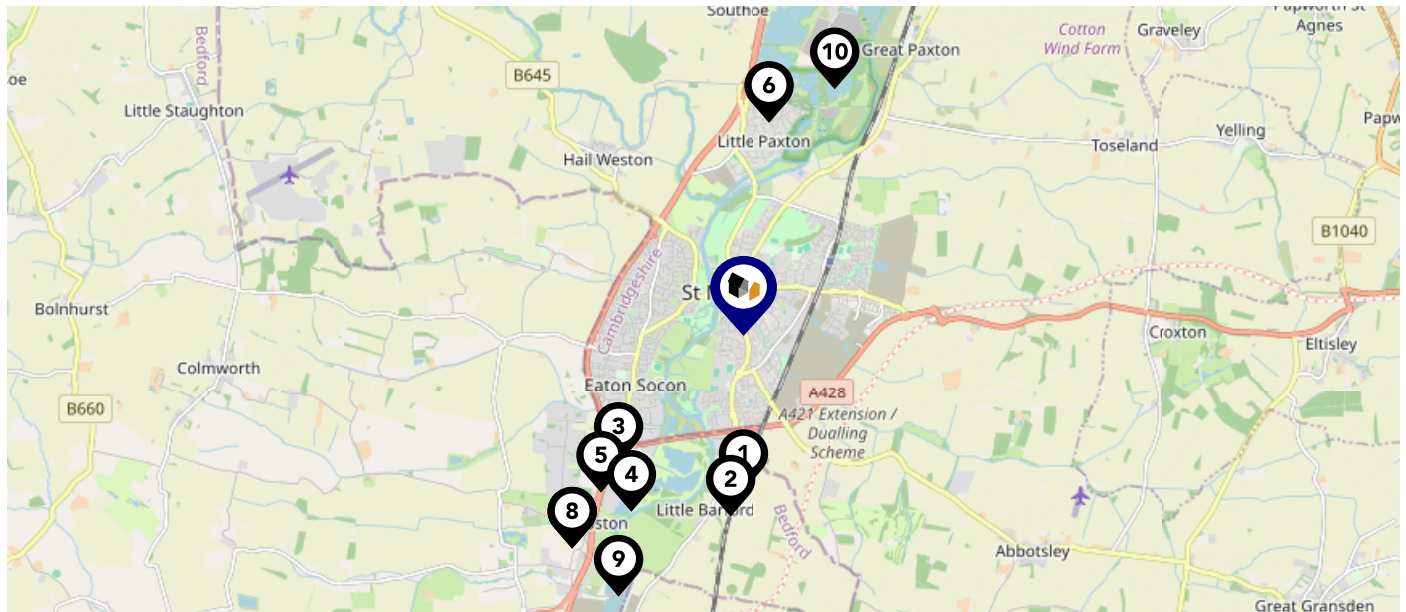


### Nearby Green Belt Land



Cambridge Green Belt - South Cambridgeshire

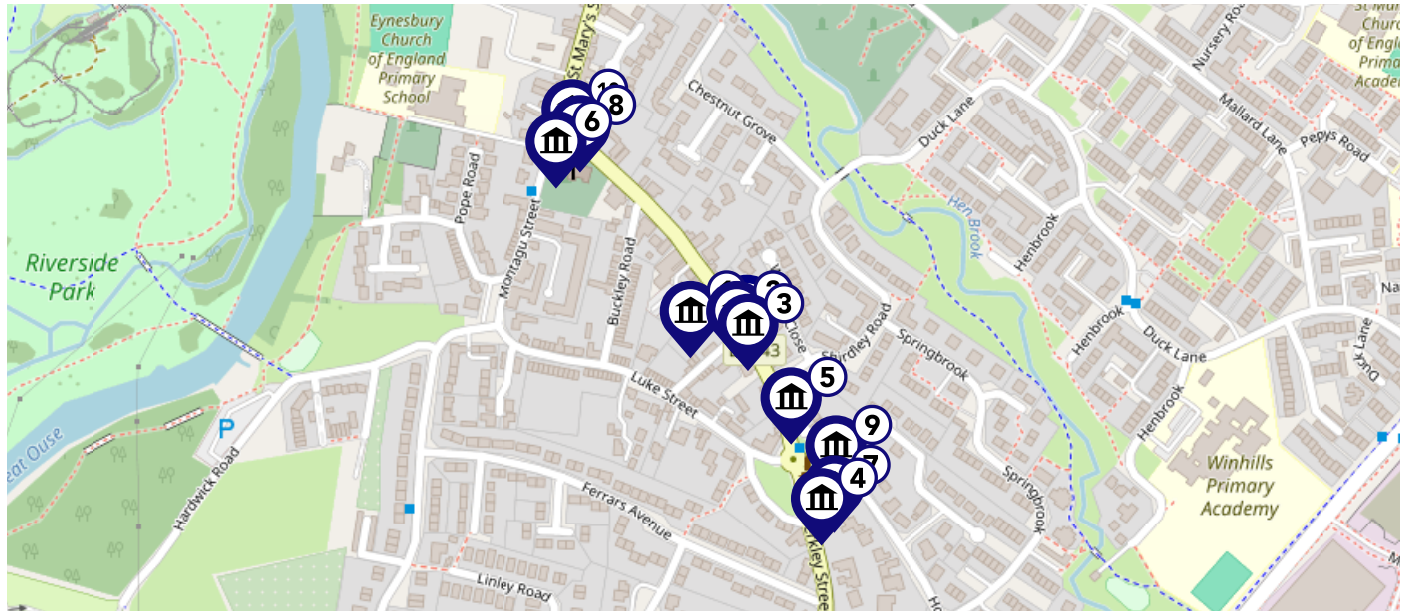
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|           |                                                                                                 |                   |
|-----------|-------------------------------------------------------------------------------------------------|-------------------|
| <b>1</b>  | Little Barford Power Station-Little Barford                                                     | Historic Landfill |
| <b>2</b>  | Land adjacent to National Power Site-Little Barford Power Station, Little Barford, Bedfordshire | Historic Landfill |
| <b>3</b>  | Little End-Eaton Socon, Bedfordshire                                                            | Historic Landfill |
| <b>4</b>  | Great Northern Road-Wyboston                                                                    | Historic Landfill |
| <b>5</b>  | West of A1-Wyboston, Bedfordshire                                                               | Historic Landfill |
| <b>6</b>  | Little Paxton-Little Paxton, Huntingdon                                                         | Historic Landfill |
| <b>7</b>  | The Lane-Wyboston                                                                               | Historic Landfill |
| <b>8</b>  | Former Gravel Pit-66 The Lane, Wyboston                                                         | Historic Landfill |
| <b>9</b>  | North Of Forty Farm-Wyboston                                                                    | Historic Landfill |
| <b>10</b> | Little Paxton Pits-Little Paxton, Huntingdon                                                    | Historic Landfill |

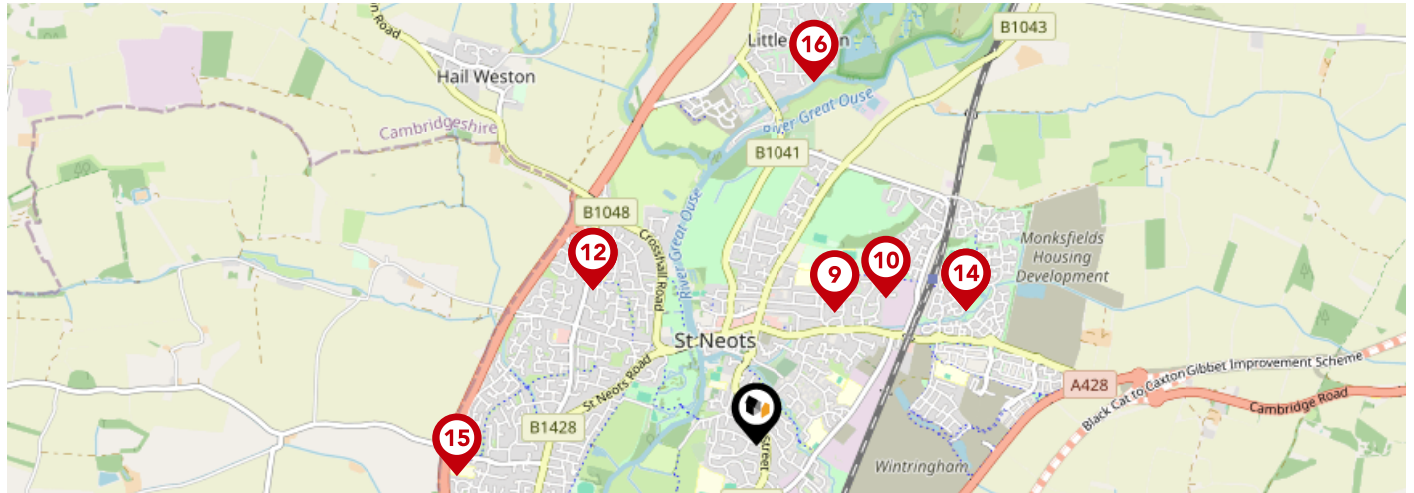
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



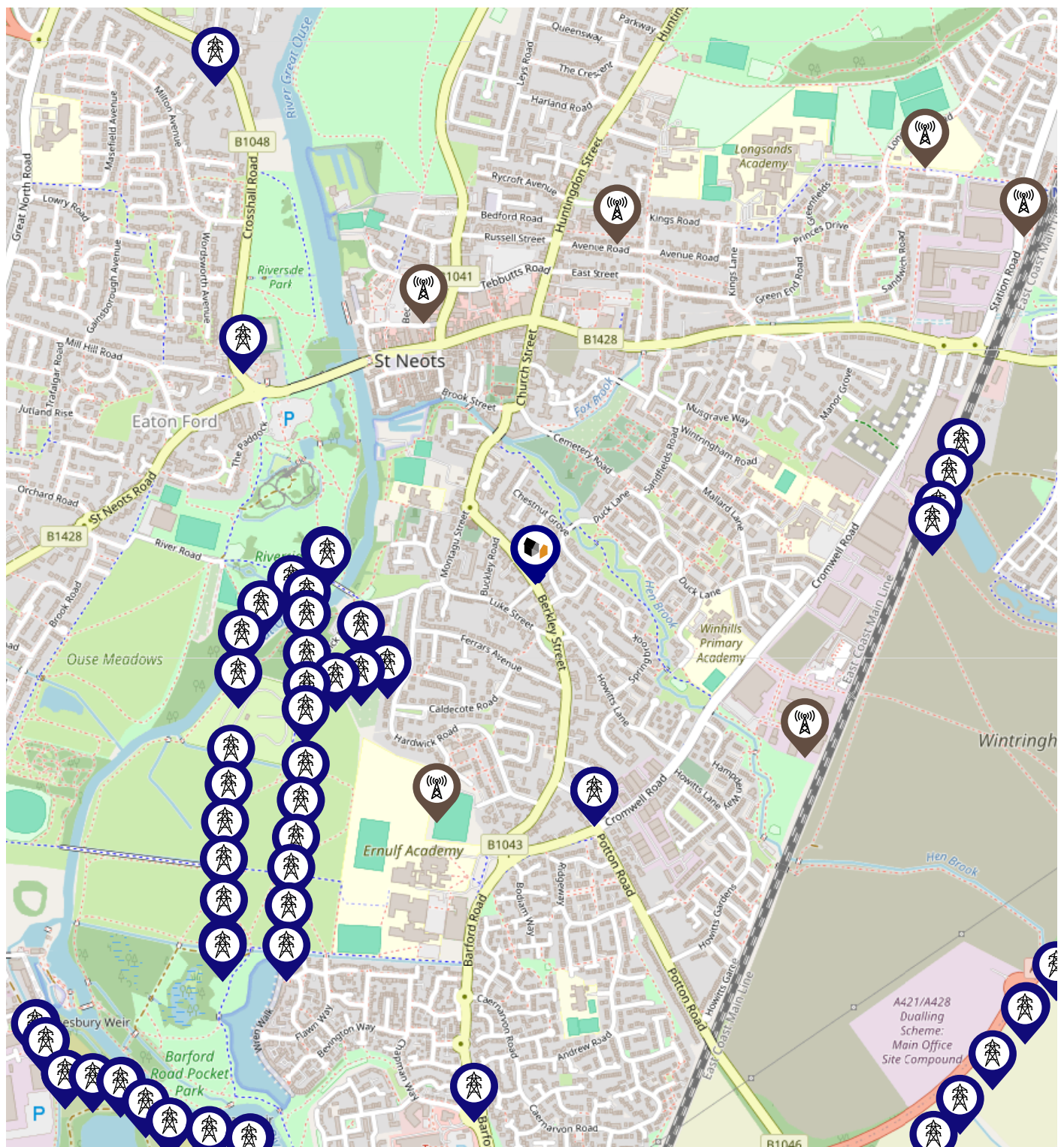
| Listed Buildings in the local district                                              |                                       | Grade    | Distance  |
|-------------------------------------------------------------------------------------|---------------------------------------|----------|-----------|
|  | 1331004 - 24 And 26, Berkley Street   | Grade II | 0.0 miles |
|  | 1331002 - 21, Berkley Street          | Grade II | 0.0 miles |
|  | 1127991 - 23 And 25, Berkley Street   | Grade II | 0.0 miles |
|  | 1127992 - The Ferns                   | Grade II | 0.1 miles |
|  | 1331003 - Shirdley House              | Grade II | 0.1 miles |
|  | 1438228 - Eynesbury War Memorial      | Grade II | 0.1 miles |
|  | 1162026 - 2, Howitts Lane             | Grade II | 0.1 miles |
|  | 1331001 - Berkley House Berkley Lodge | Grade II | 0.1 miles |
|  | 1330994 - 5, Howitts Lane             | Grade II | 0.1 miles |
|  | 1128734 - 41, St Marys Street         | Grade II | 0.1 miles |



|          |                                                                                                                | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Eynesbury CofE C Primary School</b><br>Ofsted Rating: Good   Pupils: 233   Distance:0.14                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Winhills Primary Academy</b><br>Ofsted Rating: Good   Pupils: 268   Distance:0.27                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Mary's Church of England Primary School St Neots</b><br>Ofsted Rating: Good   Pupils: 71   Distance:0.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Samuel Pepys School</b><br>Ofsted Rating: Outstanding   Pupils: 123   Distance:0.4                          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Ernulf Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 733   Distance:0.53                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Middlefield Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 212   Distance:0.6                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Priory Park Infant School &amp; Playgroup</b><br>Ofsted Rating: Good   Pupils: 205   Distance:0.69          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Riverside Meadows Academy</b><br>Ofsted Rating: Requires improvement   Pupils: 107   Distance:0.7           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|    |                                                                                                   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----|---------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Longsands Academy</b><br>Ofsted Rating: Good   Pupils: 1653   Distance:0.7                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Priory Junior School</b><br>Ofsted Rating: Good   Pupils: 308   Distance:0.89                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>Crosshall Infant School Academy Trust</b><br>Ofsted Rating: Good   Pupils: 287   Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Crosshall Junior School</b><br>Ofsted Rating: Good   Pupils: 406   Distance:1.02               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>The Round House Primary Academy</b><br>Ofsted Rating: Good   Pupils: 407   Distance:1.13       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Wintringham Primary Academy</b><br>Ofsted Rating: Good   Pupils: 209   Distance:1.13           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Bushmead Primary School</b><br>Ofsted Rating: Good   Pupils: 378   Distance:1.37               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>Little Paxton Primary School</b><br>Ofsted Rating: Good   Pupils: 296   Distance:1.66          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

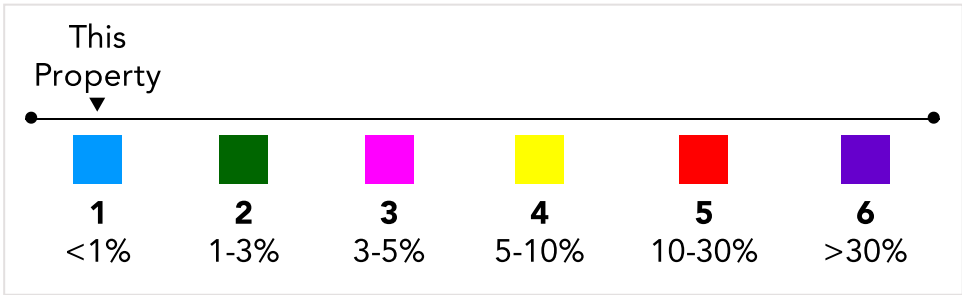
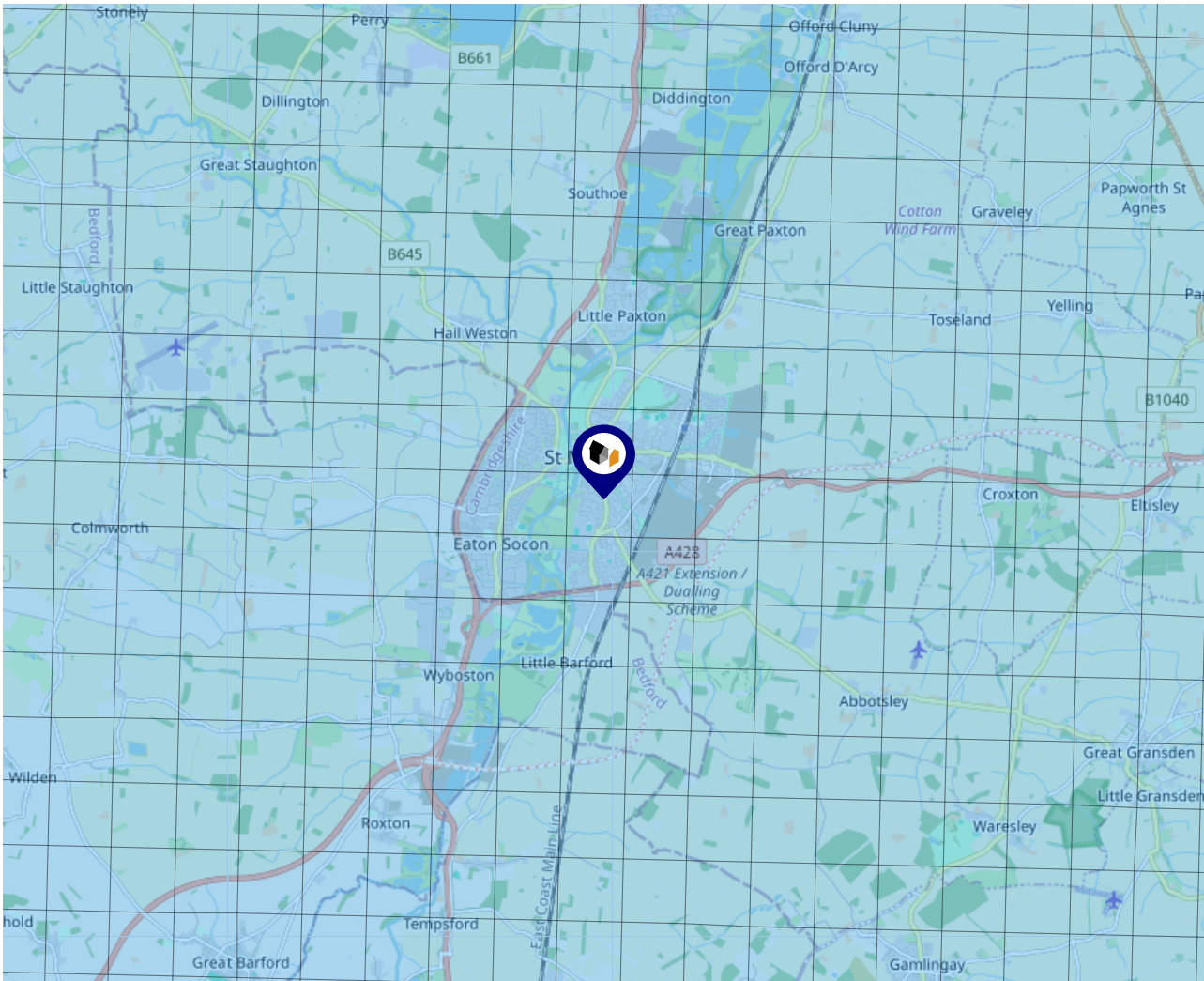


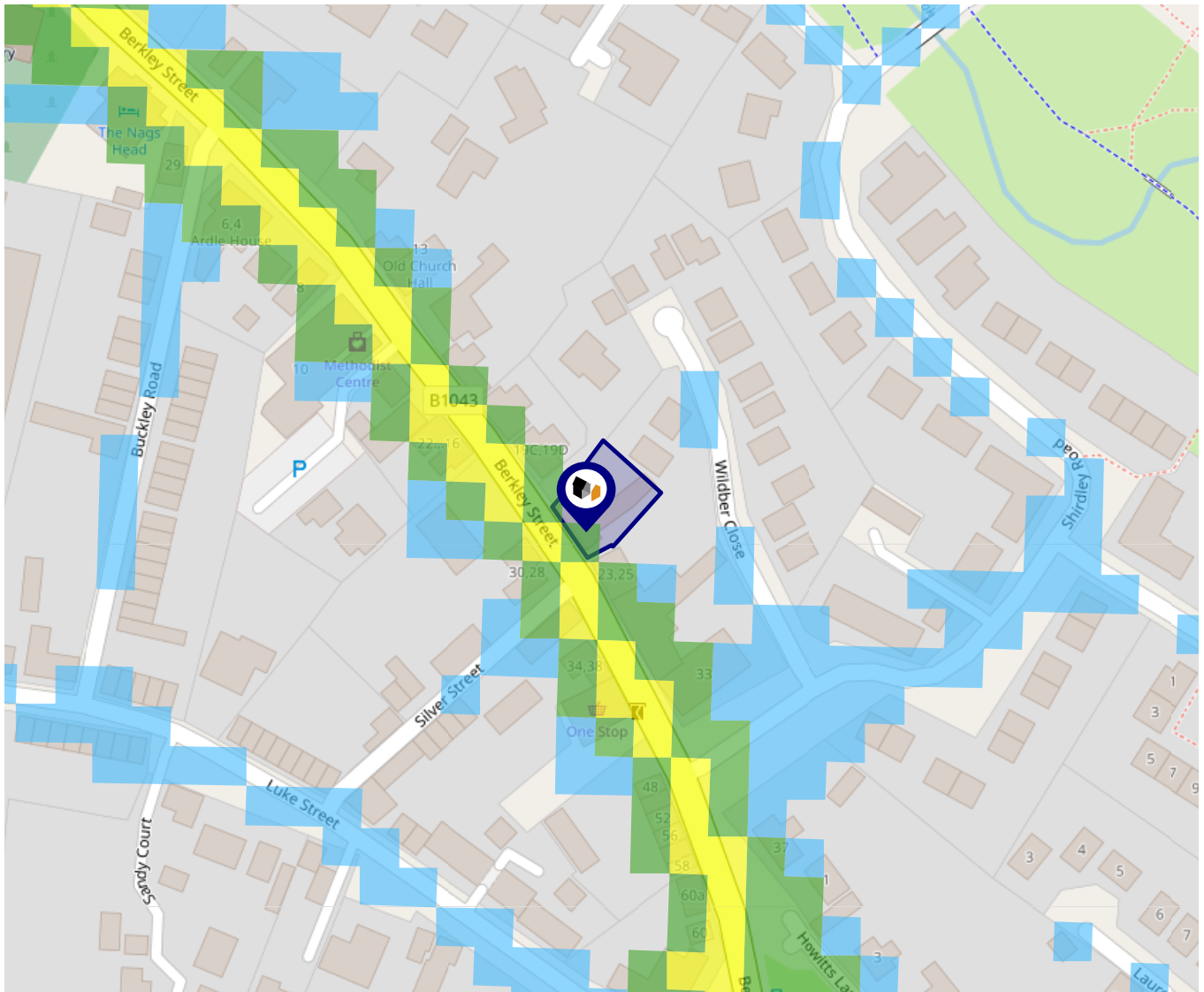
### Key:

-  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).



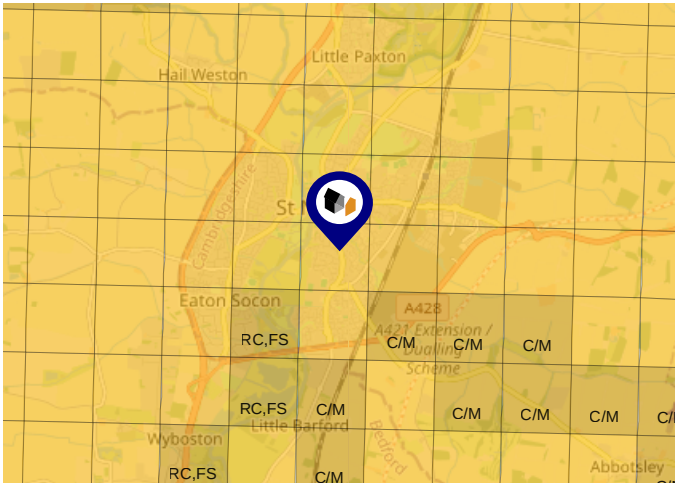


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

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

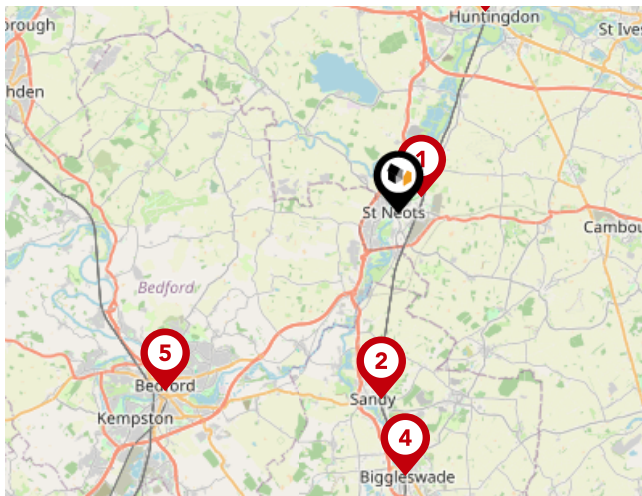
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



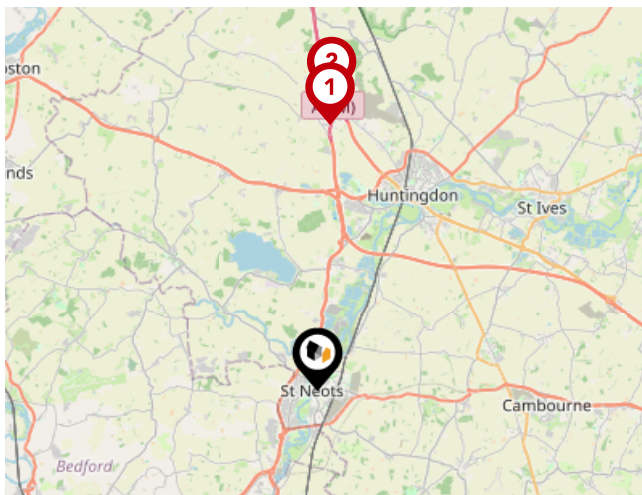
Primary Classifications (Most Common Clay Types)

|        |                                              |
|--------|----------------------------------------------|
| 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                   |



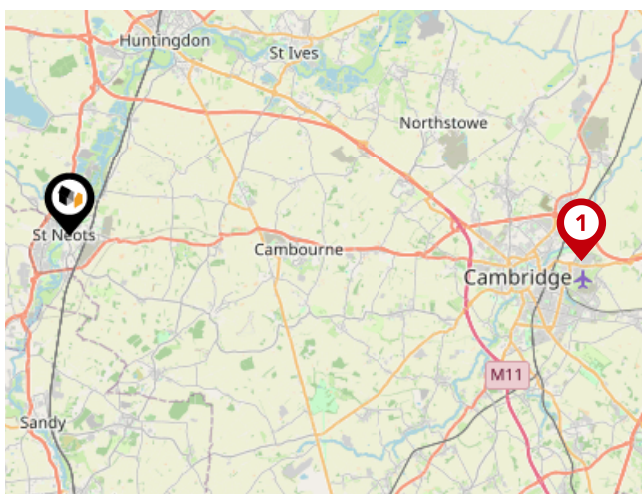
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | St Neots Rail Station         | 0.98 miles |
| 2   | Sandy Rail Station            | 6.8 miles  |
| 3   | Huntingdon Rail Station       | 7.95 miles |
| 4   | Biggleswade Rail Station      | 9.54 miles |
| 5   | Bedford St Johns Rail Station | 10.7 miles |



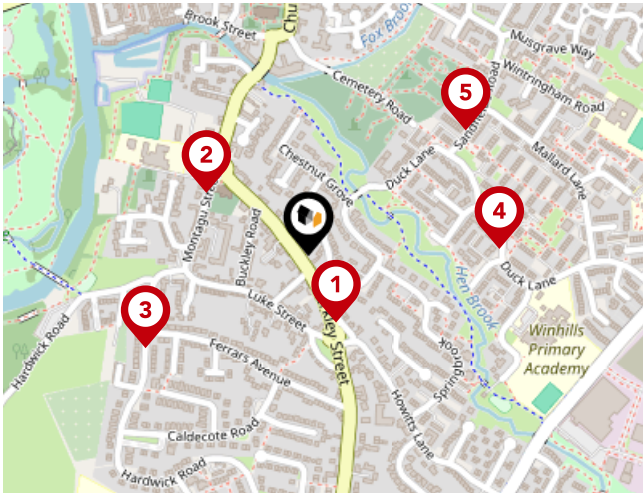
### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | A1(M) J13 | 9.63 miles  |
| 2   | A1(M) J14 | 10.58 miles |



### Airports/Helipads

| Pin | Name              | Distance    |
|-----|-------------------|-------------|
| 1   | Cambridge Airport | 18.63 miles |



Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Howitts Lane    | 0.08 miles |
| 2   | Church          | 0.13 miles |
| 3   | Ferrars Avenue  | 0.21 miles |
| 4   | Hen Brook       | 0.21 miles |
| 5   | Sandfields Road | 0.22 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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