



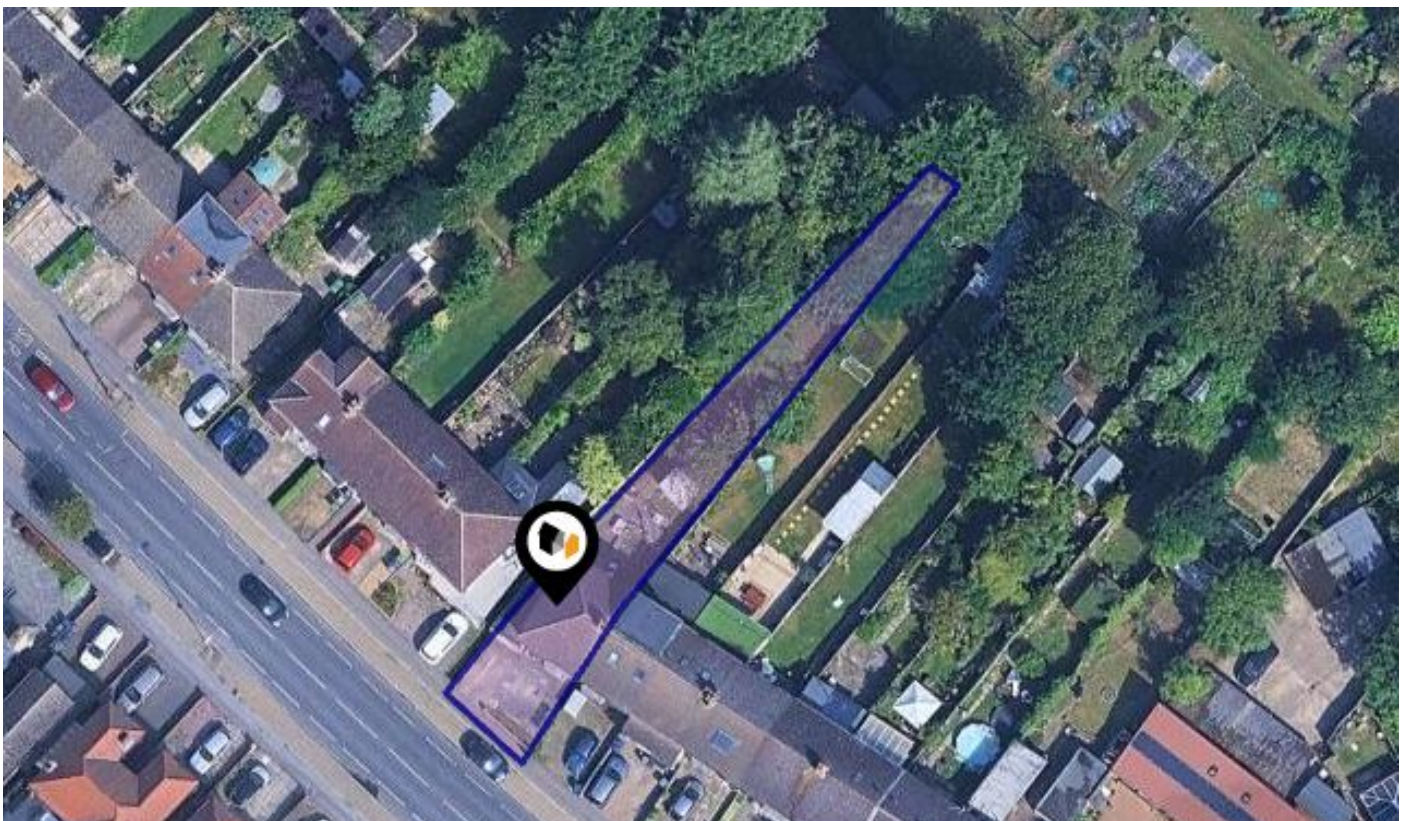
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Zyad

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 11th May 2026



259, COLDHAMS LANE, CAMBRIDGE, CB1 3HY

Kingsman Real Estate

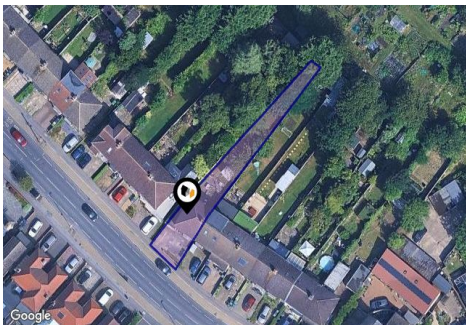
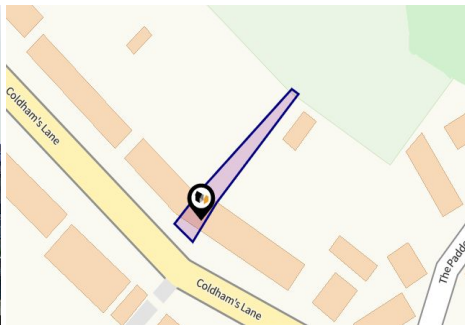
5 Signet Court, Swanns Road, Cambridge CB5 8LA

01223 655156

hello@kingsmanrealestate.co.uk

<https://www.kingsmanrealestate.co.uk/>





Property

Type:	Terraced	Last Sold Date:	26/11/2012
Bedrooms:	3	Last Sold Price:	£259,000
Floor Area:	904 ft ² / 84 m ²	Last Sold £/ft²:	£286
Plot Area:	0.08 acres	Tenure:	Freehold
Year Built :	1900-1929	Latest FENSA Work:	20/08/2007 - 9 windows, 1 door
Council Tax :	Band C		
Annual Estimate:	£2,193		
Title Number:	CB41378		
UPRN:	200004184885		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1800 mb/s
		

Mobile Coverage: (based on calls indoors)

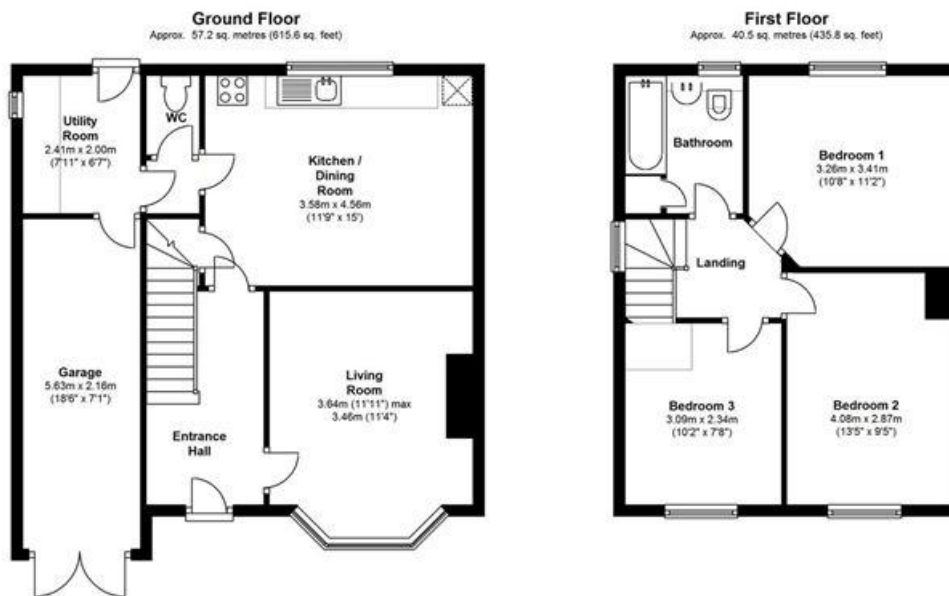


Satellite/Fibre TV Availability:





259, COLDHAMS LANE, CAMBRIDGE, CB1 3HY



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)
259 Coldhams Lane

Property
EPC - Certificate



259 COLDHAMS LANE, CAMBRIDGE, CB1 3HY

Energy rating

E

Valid until 11.06.2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 50mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Lighting Energy:	Very poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	84 m ²

Market Sold in Street



203, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	17/06/2025	30/03/2015	31/01/2005		
Last Sold Price:	£515,000	£365,000	£182,000		
163, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	24/03/2025				
Last Sold Price:	£310,000				
215, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	07/02/2025				
Last Sold Price:	£391,951				
267, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	01/09/2023	10/09/1999	28/08/1998		
Last Sold Price:	£491,000	£88,500	£77,000		
239, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	15/06/2023				
Last Sold Price:	£470,000				
195, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	15/09/2022	21/06/2017	18/08/2006	12/11/1999	
Last Sold Price:	£505,000	£392,500	£235,000	£89,950	
173, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	12/01/2022				
Last Sold Price:	£415,000				
235, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	22/12/2021	20/09/1999			
Last Sold Price:	£451,000	£94,000			
249, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	02/03/2021				
Last Sold Price:	£375,000				
165, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	15/12/2020	30/09/2015			
Last Sold Price:	£500,000	£405,000			
219, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	18/09/2020				
Last Sold Price:	£418,000				
221, Coldhams Lane, Cambridge, CB1 3HY					Terraced House
Last Sold Date:	08/01/2020	08/01/2020			
Last Sold Price:	£306,500	£335,000			

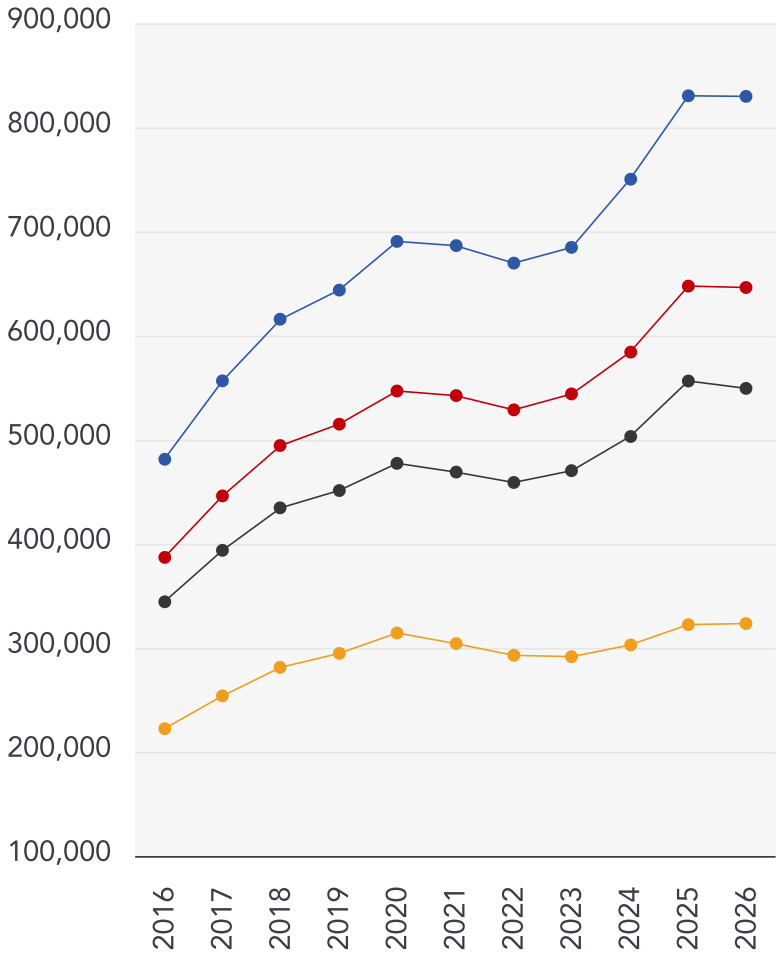
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CB1



Detached

+72.45%

Semi-Detached

+67.02%

Terraced

+59.56%

Flat

+45.42%

Maps

Coal Mining



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.

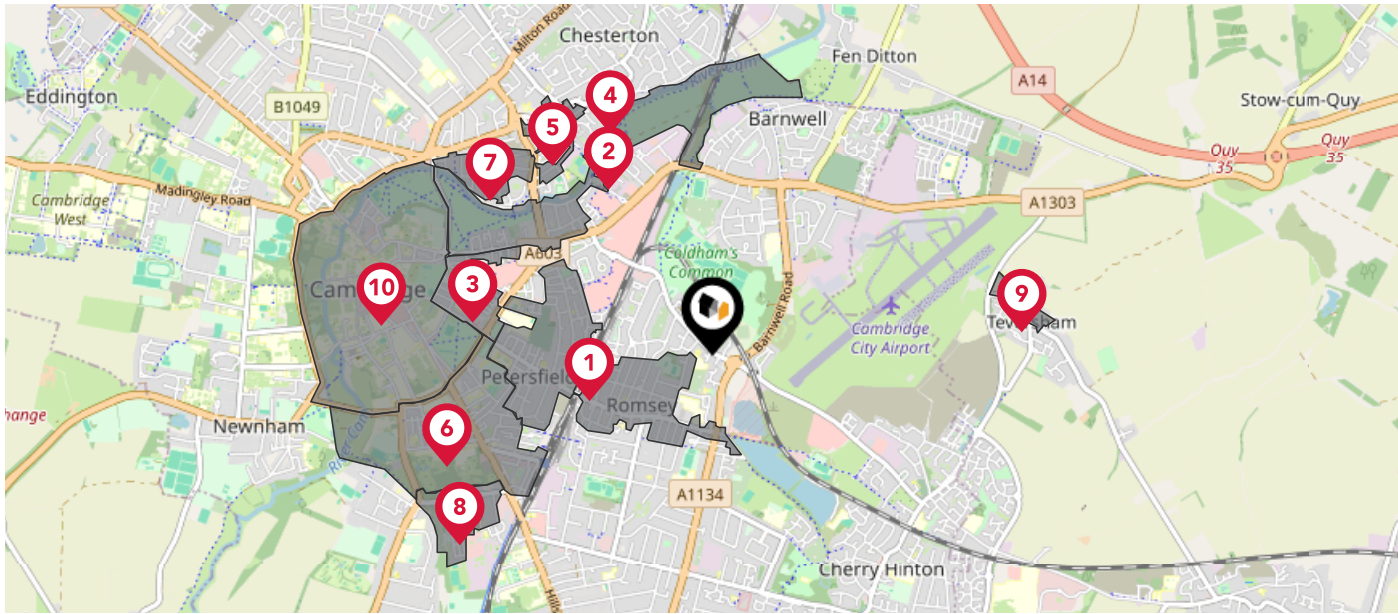
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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

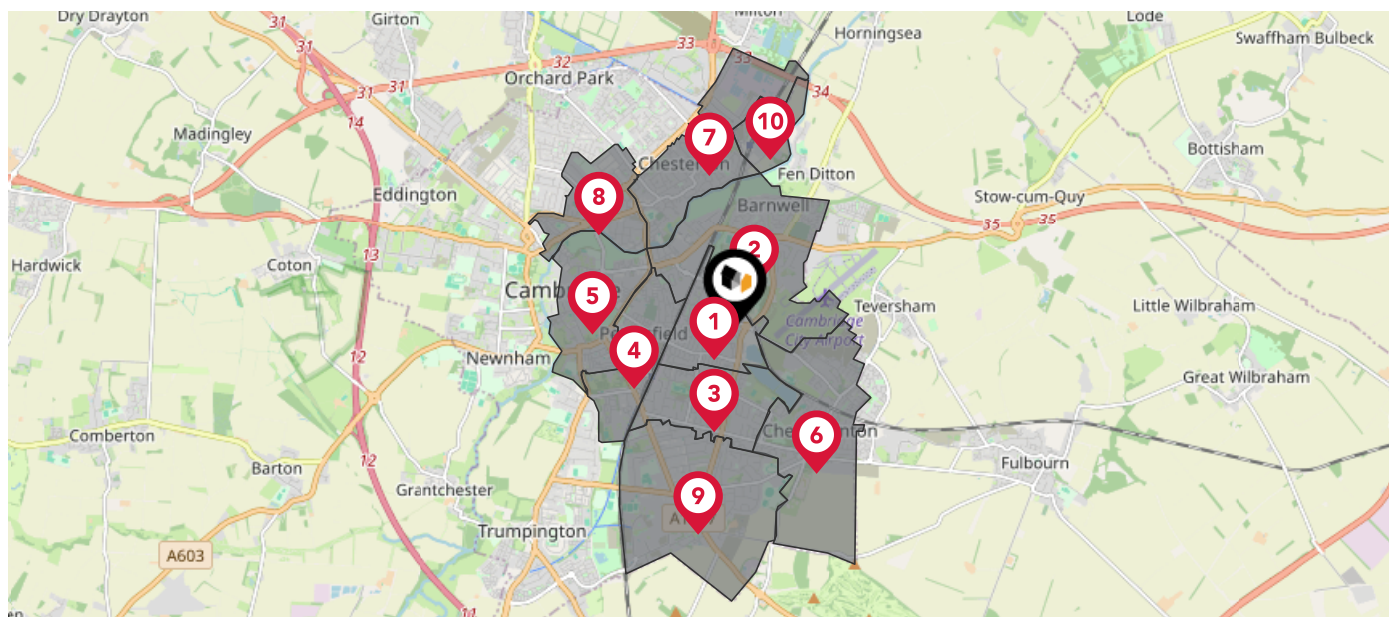
-  1 Mill Road
-  2 Riverside and Stourbridge Common
-  3 The Kite
-  4 Ferry Lane
-  5 Chesterton
-  6 New Town and Glisson Road
-  7 De Freville
-  8 Brooklands Avenue
-  9 Teversham
-  10 Central

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

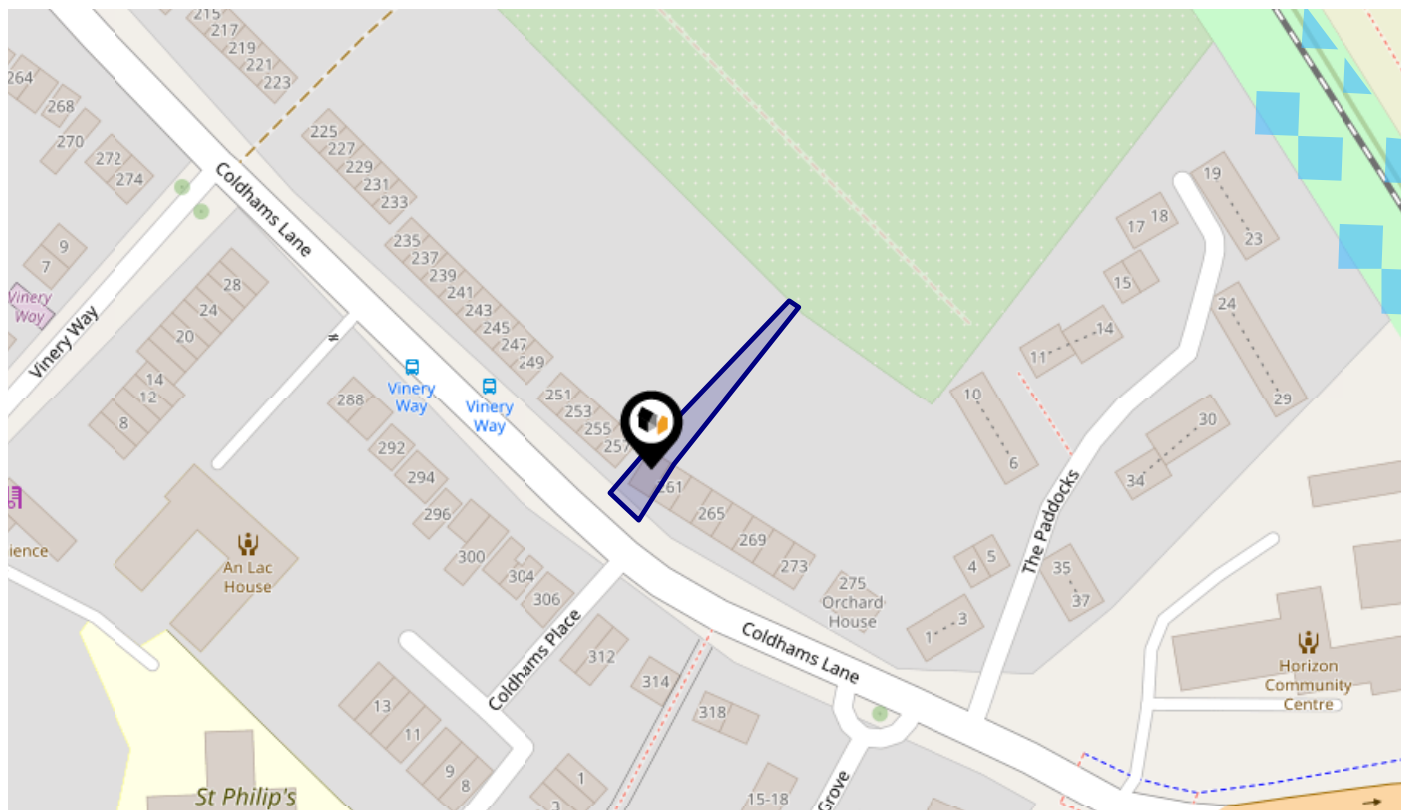
-  Romsey Ward
-  Abbey Ward
-  Coleridge Ward
-  Petersfield Ward
-  Market Ward
-  Cherry Hinton Ward
-  East Chesterton Ward
-  West Chesterton Ward
-  Queen Edith's Ward
-  Milton & Waterbeach Ward

Maps

Rail Noise



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

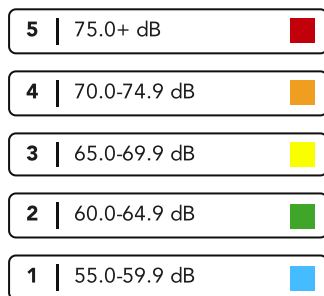


Rail Noise Data

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:

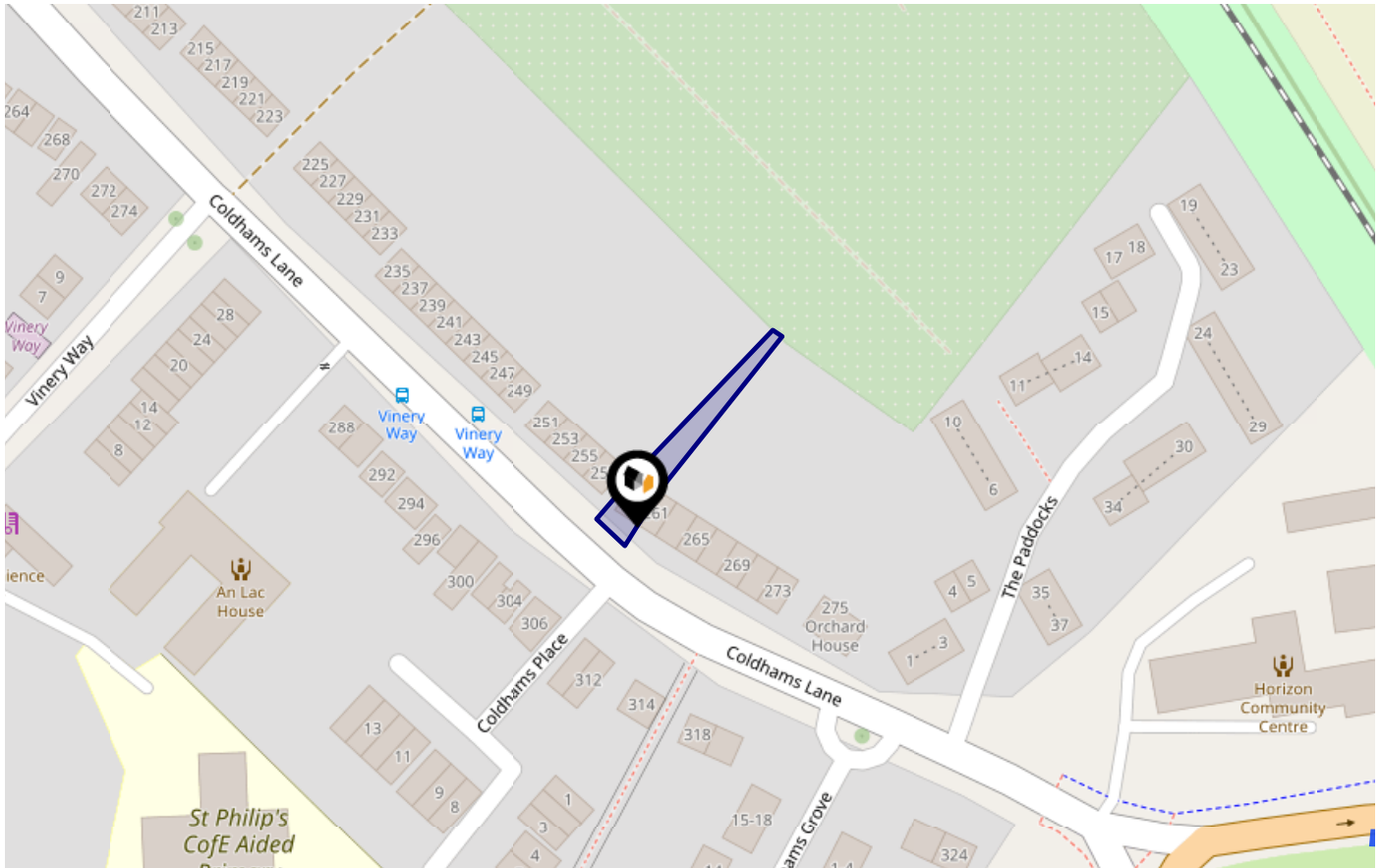


Flood Risk

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:

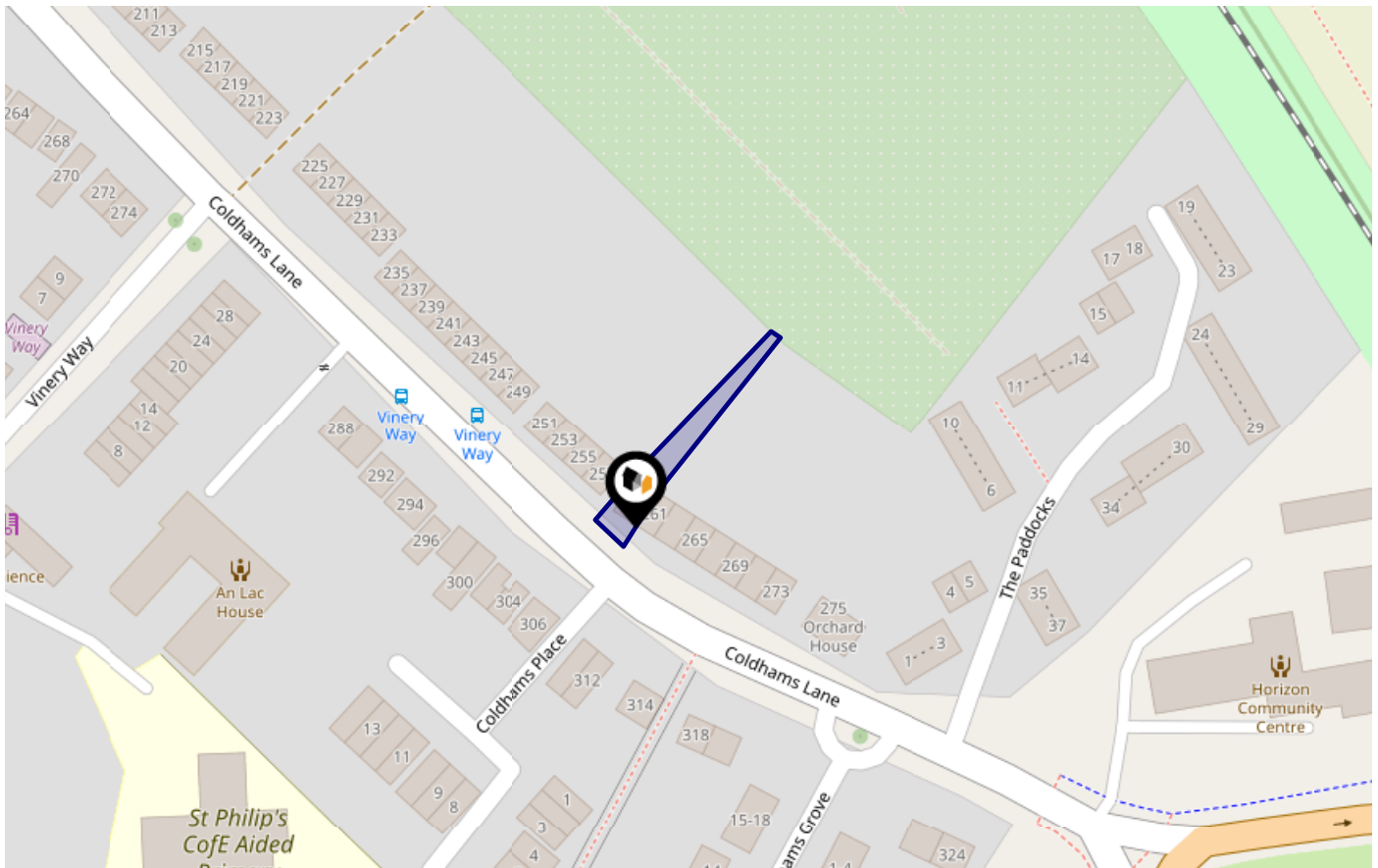


Flood Risk

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**

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:

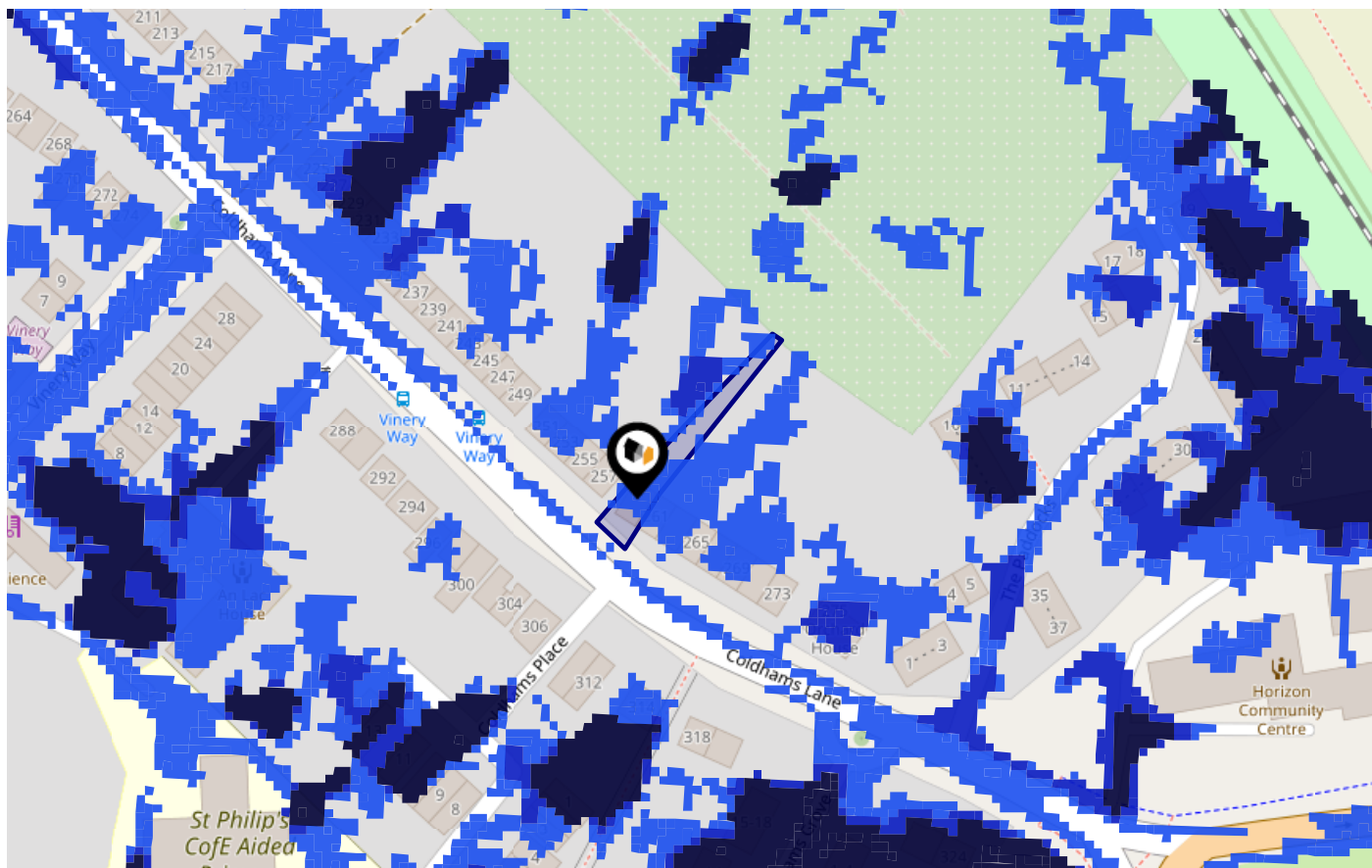


Flood Risk

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.

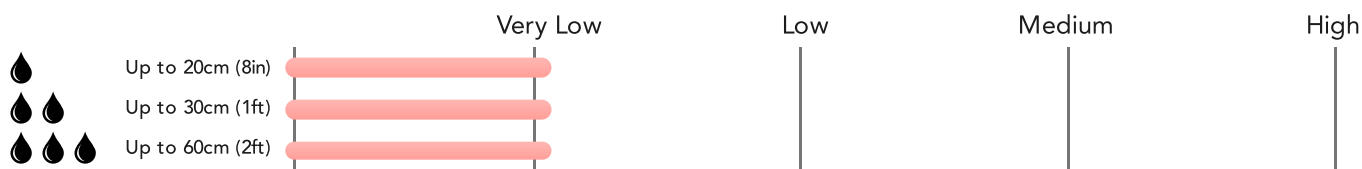


Risk Rating: Low

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:

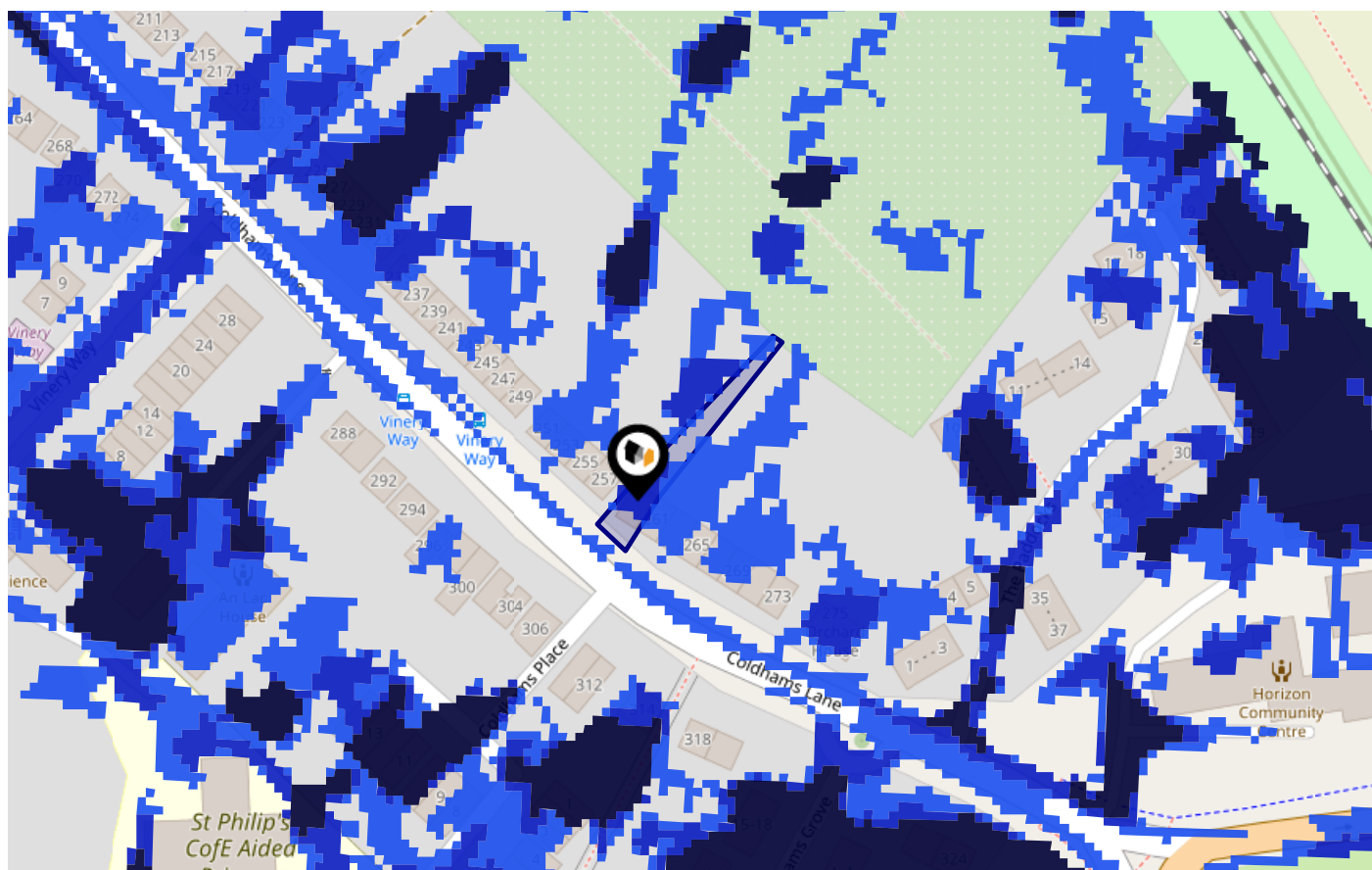


Flood Risk

Surface Water - 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: **Medium**

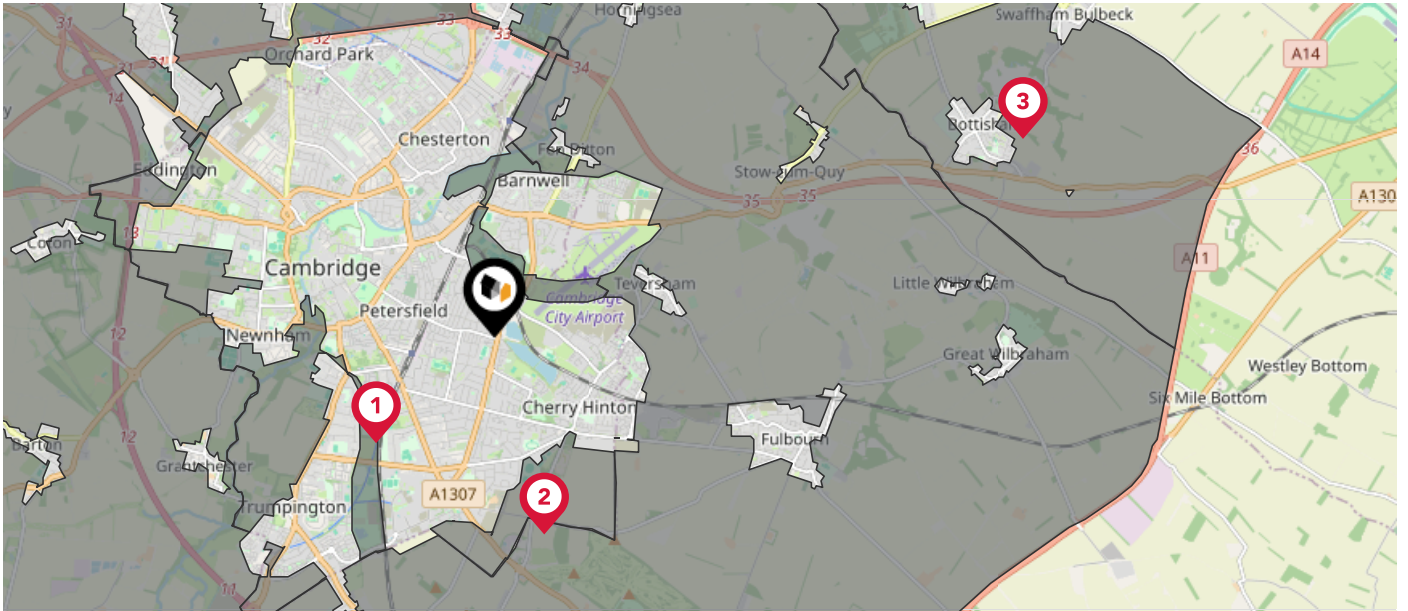
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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 displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

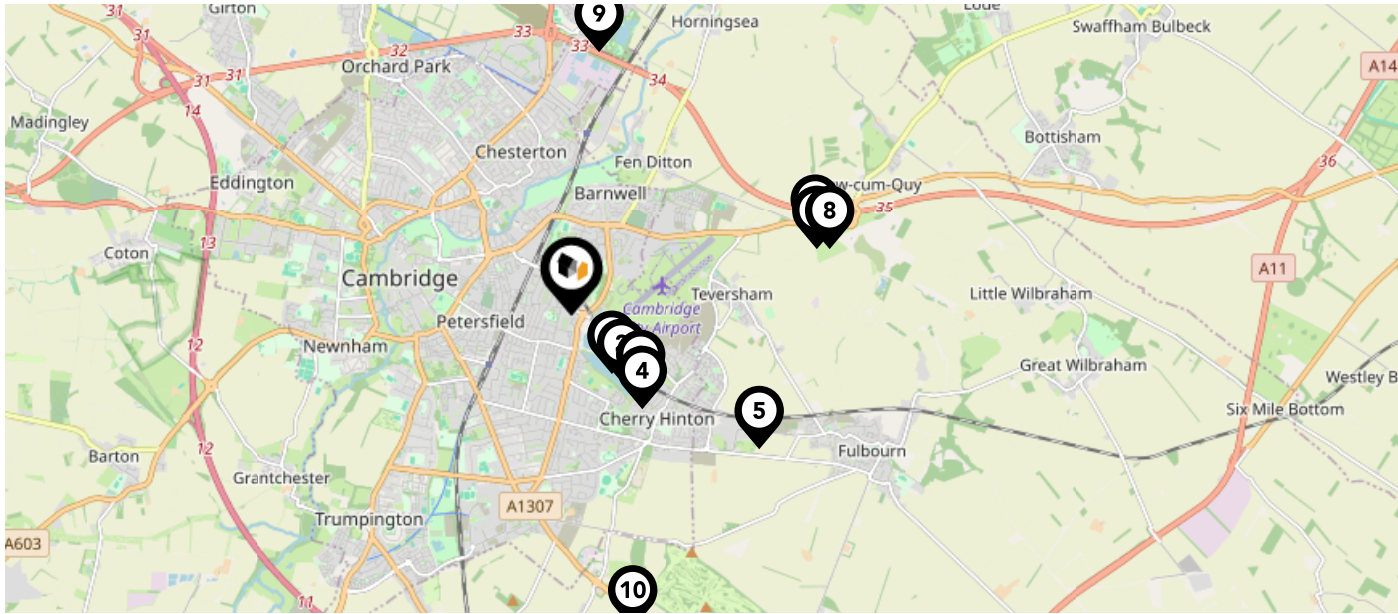
- 1** Cambridge Green Belt - South Cambridgeshire
- 2** Cambridge Green Belt - Cambridge
- 3** Cambridge Green Belt - East Cambridgeshire

Maps

Landfill Sites



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

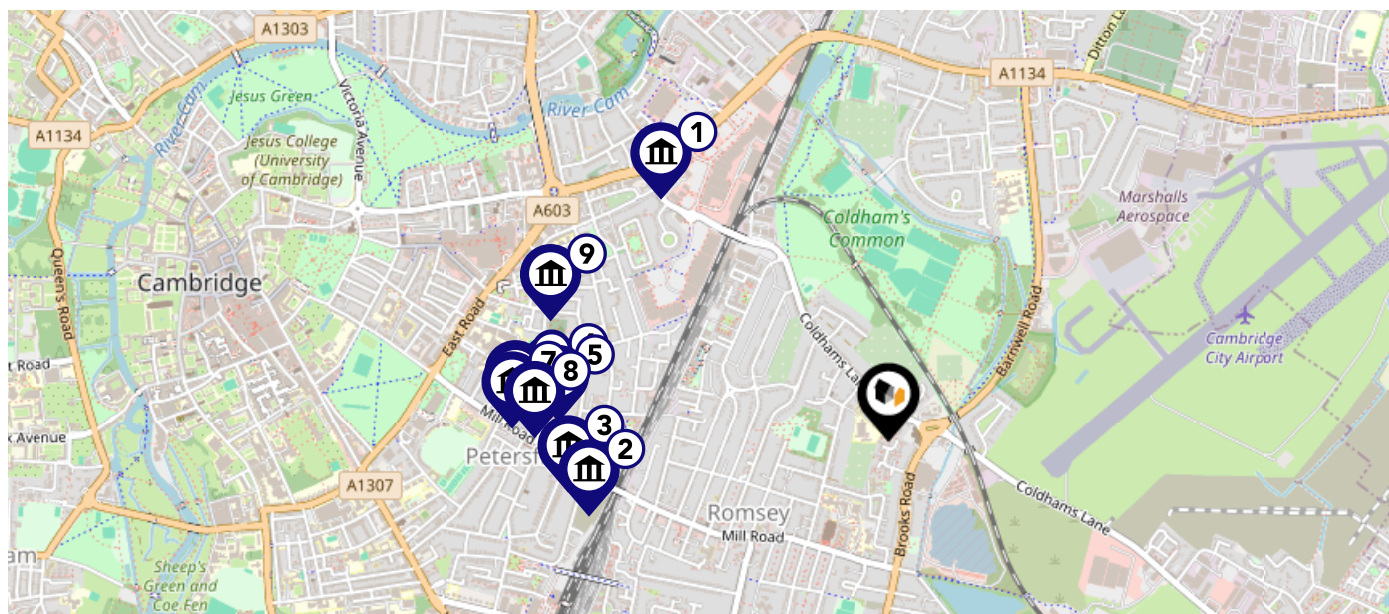
1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn,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











Maps

Listed Buildings

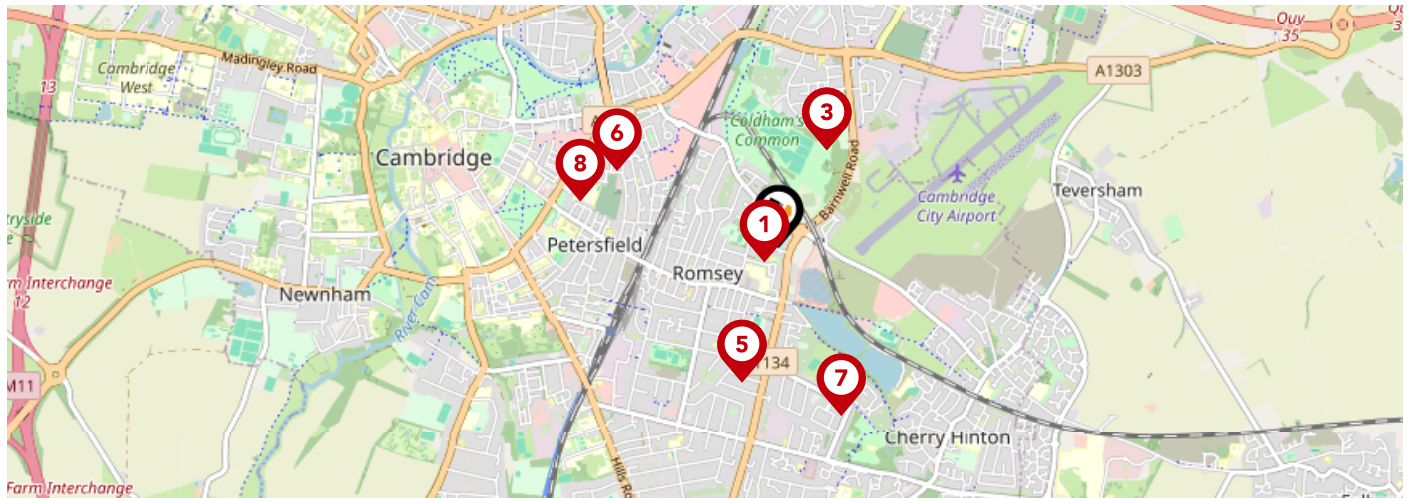


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



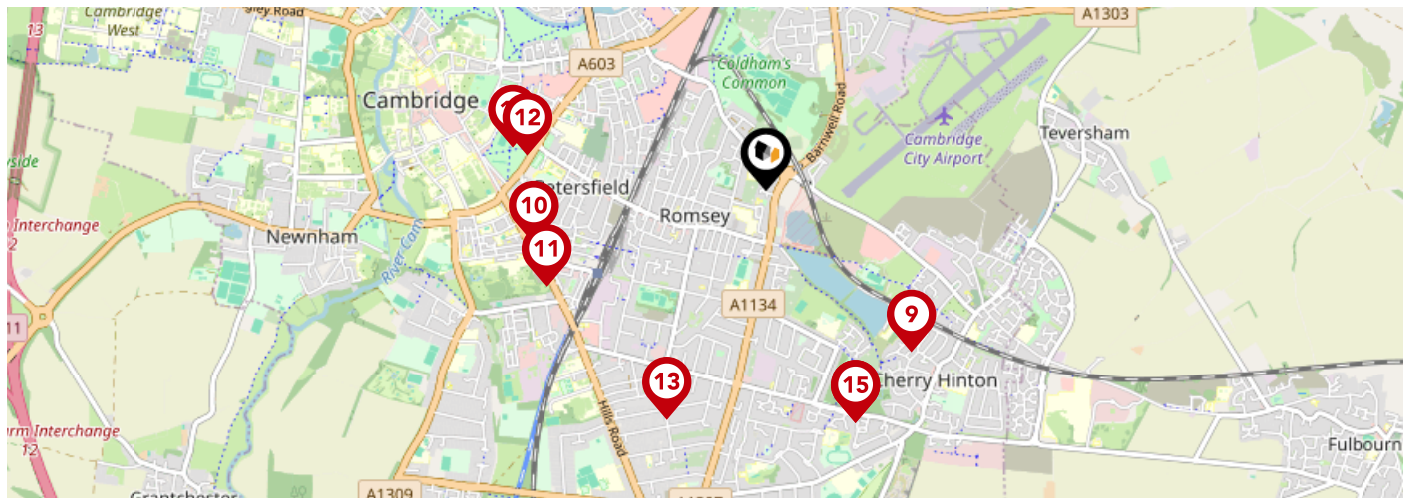
Listed Buildings in the local district	Grade	Distance
 1300768 - 247, Newmarket Road	Grade II	0.7 miles
 1126141 - Cambridge City Branch Library	Grade II	0.7 miles
 1470294 - The David Parr House	Grade II	0.7 miles
 1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.7 miles
 1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.7 miles
 1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.8 miles
 1083564 - Custodian's House Mill Road Cemetery	Grade II	0.8 miles
 1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.8 miles
 1268345 - Church Of St Matthew	Grade II	0.8 miles
 1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.8 miles

Area Schools



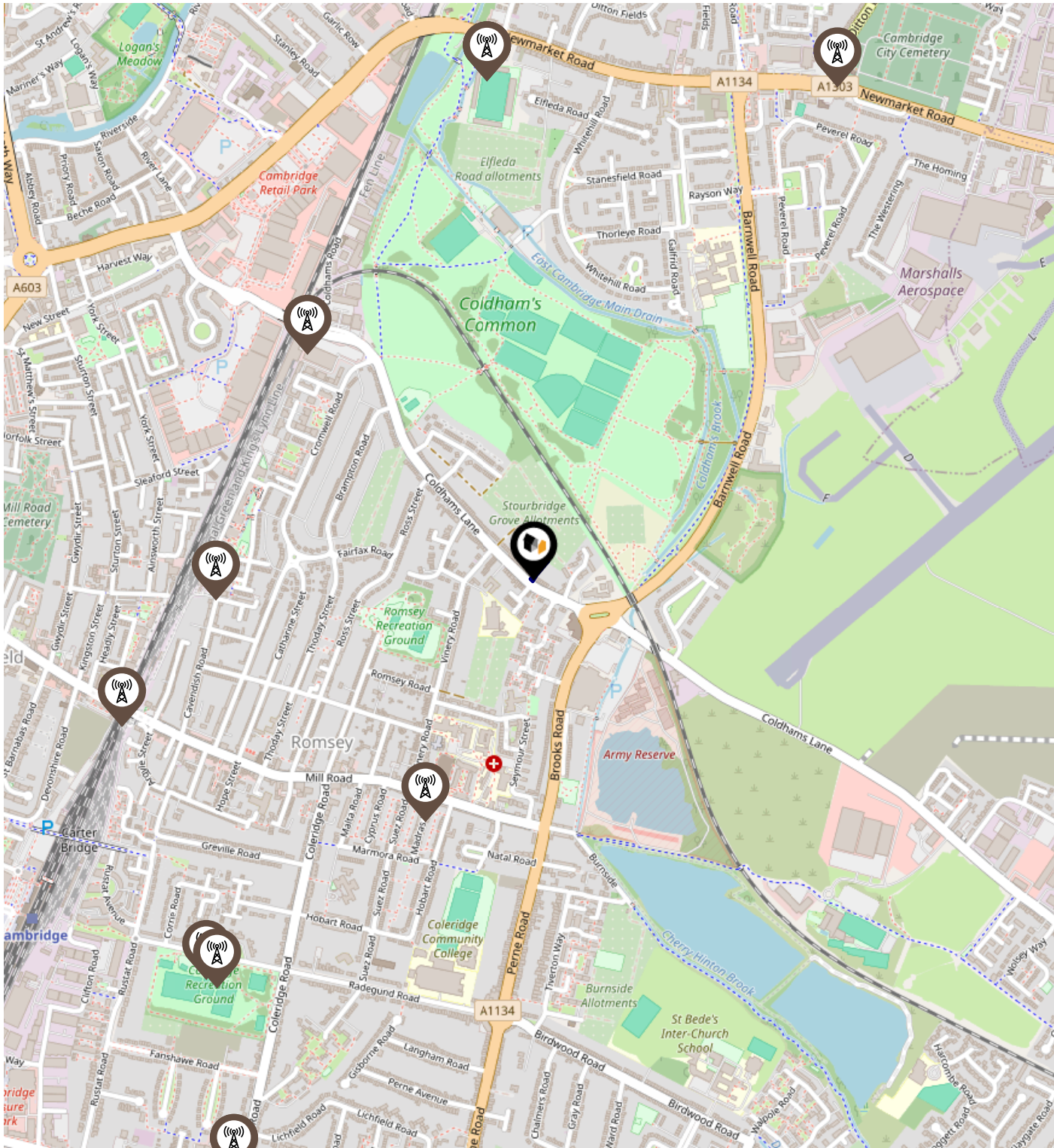
		Nursery	Primary	Secondary	College	Private
1	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.99</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:1.09</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:1.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Holme Court School Ofsted Rating: Good Pupils: 50 Distance:1.13</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.17</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

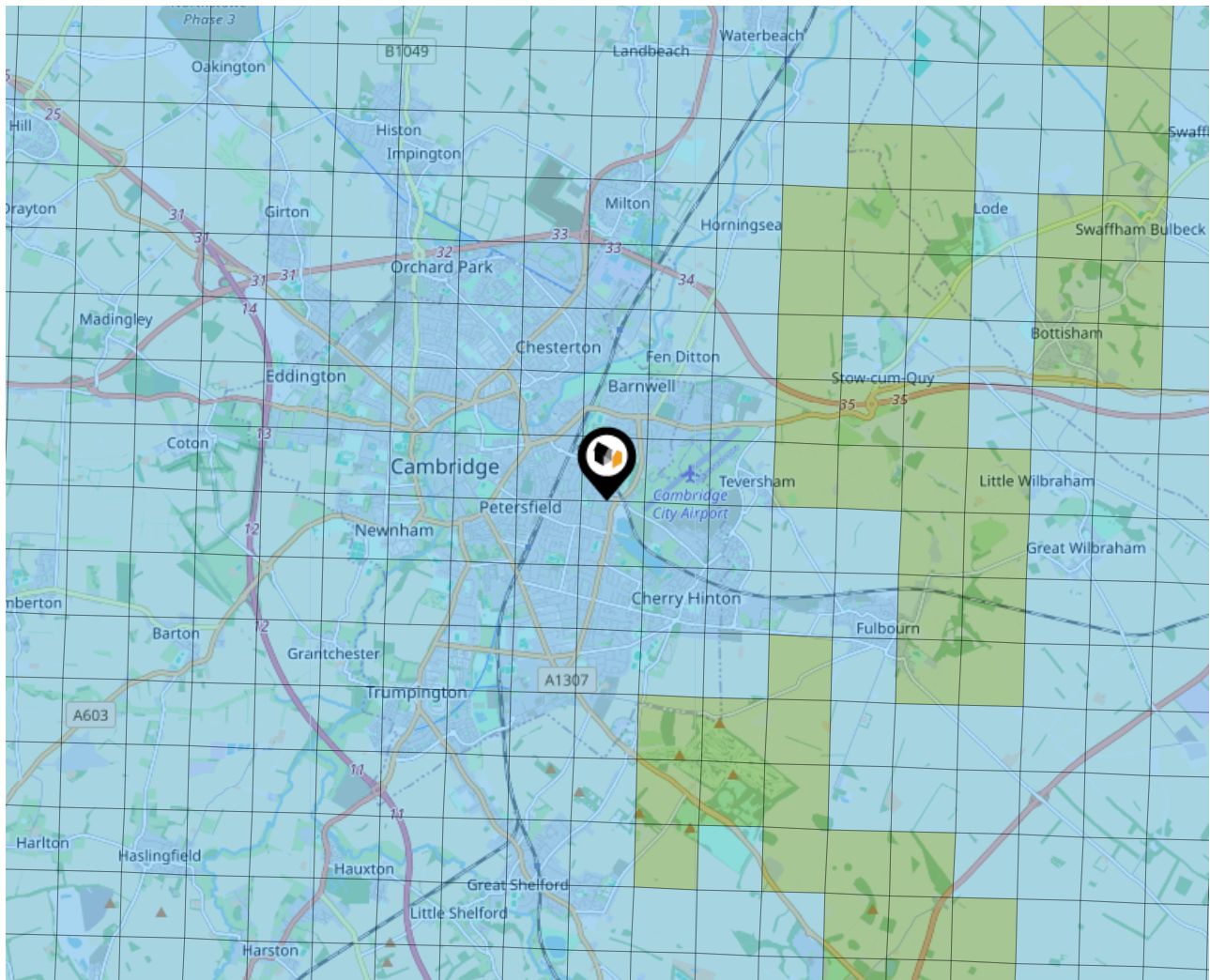
Environment

Radon Gas

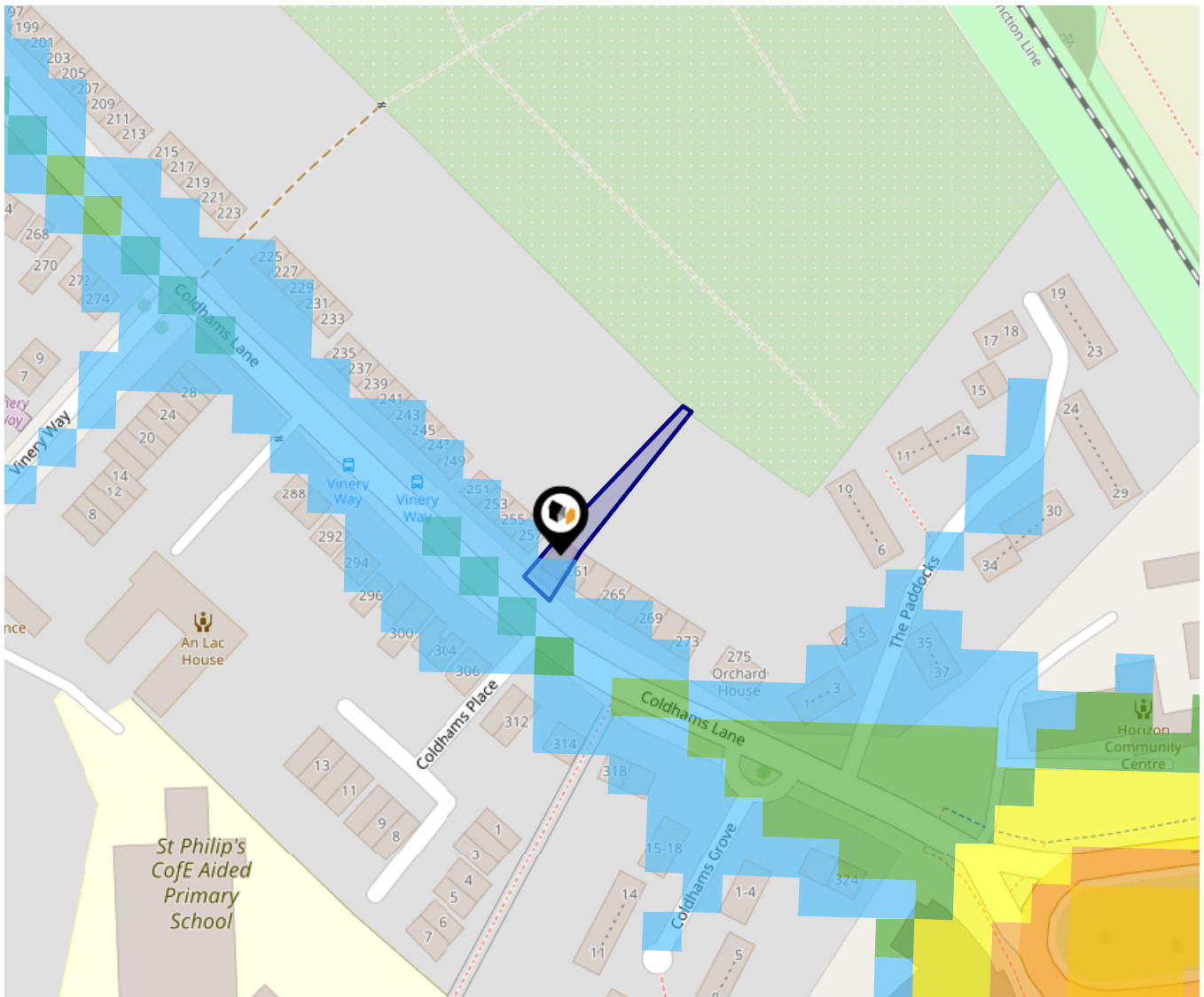


What is Radon?

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

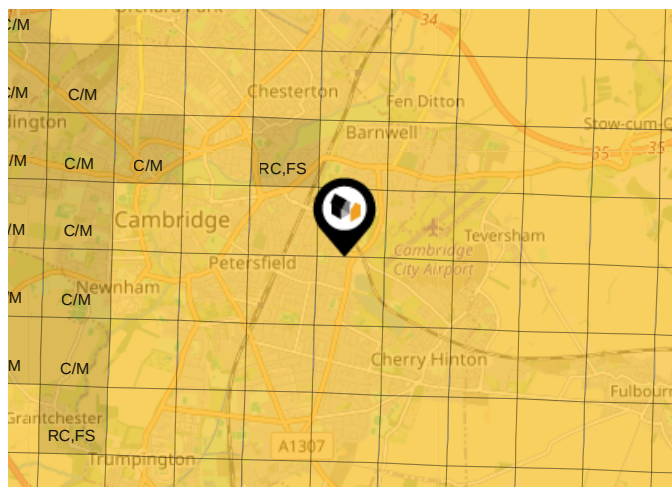


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		

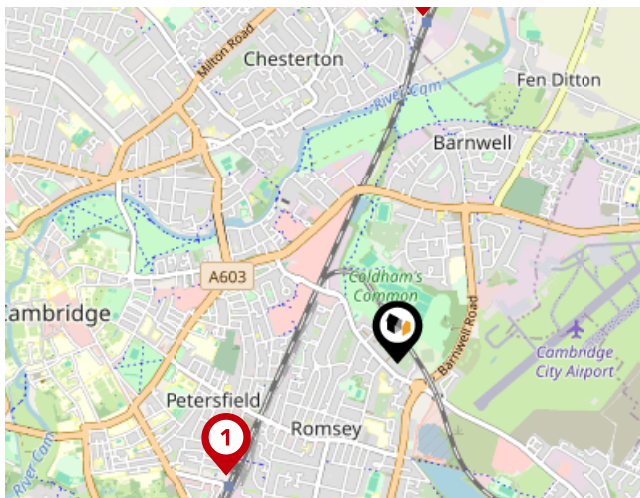


Primary Classifications (Most Common Clay Types)

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

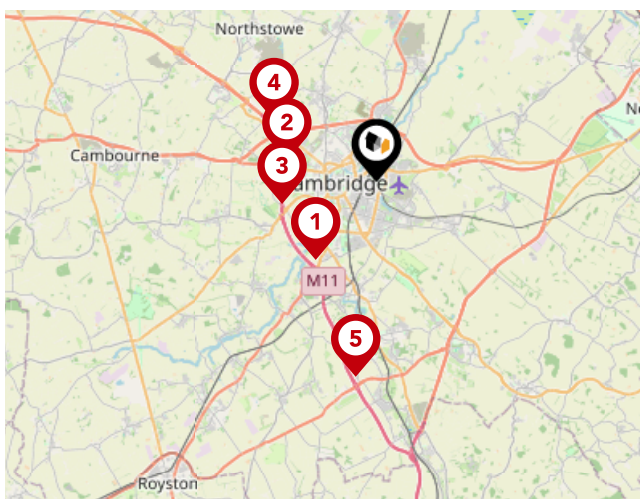
Area

Transport (National)



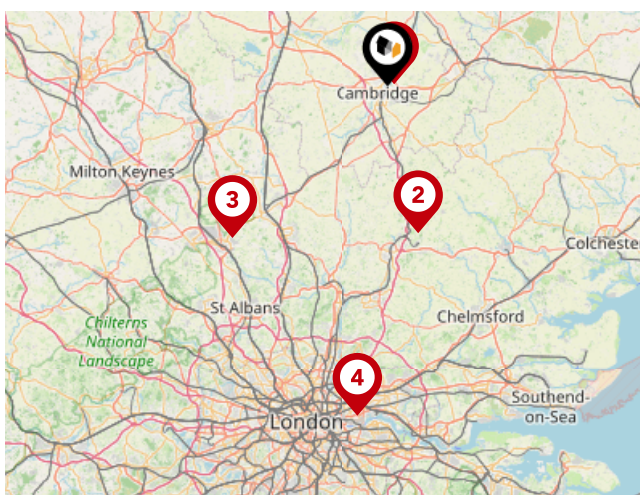
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.93 miles
2	Cambridge North Rail Station	1.59 miles
3	Shelford (Cams) Rail Station	3.69 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.61 miles
2	M11 J13	3.38 miles
3	M11 J12	3.54 miles
4	M11 J14	4.34 miles
5	M11 J10	7.16 miles

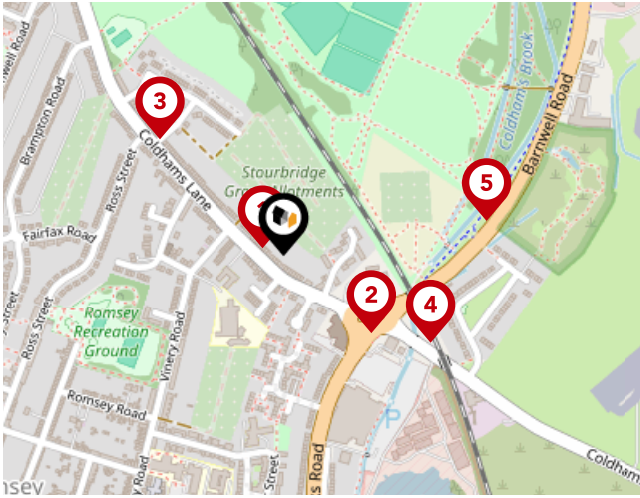


Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.87 miles
2	Stansted Airport	21.97 miles
3	Luton Airport	31.78 miles
4	Silvertown	48.51 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Vinery Way	0.03 miles
2	Barnwell Road	0.13 miles
3	Ross Street	0.19 miles
4	Barnwell Road	0.19 miles
5	Uphall Road	0.23 miles



Kingsman Real Estate

Welcome to Kingsman Real Estate. Specialising in residential property sales, we take pride in being modern estate agents, deeply rooted in the city's rich heritage and Renaissance charm. We understand that finding the perfect home is more than just a transaction—it's a journey. That's why we offer a personalised, boutique experience tailored to meet the unique needs of each client. Our team brings a wealth of local knowledge and expertise, ensuring that every detail is carefully considered, and every opportunity maximized. As a forward-thinking agency, we blend contemporary practices with a deep respect for Cambridge's timeless elegance, creating a seamless experience that reflects the best of both worlds. Whether you're looking to buy or sell a property, our commitment to excellence and personalised service ensures that your experience with us is nothing short of exceptional.

Kingsman Real Estate

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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