

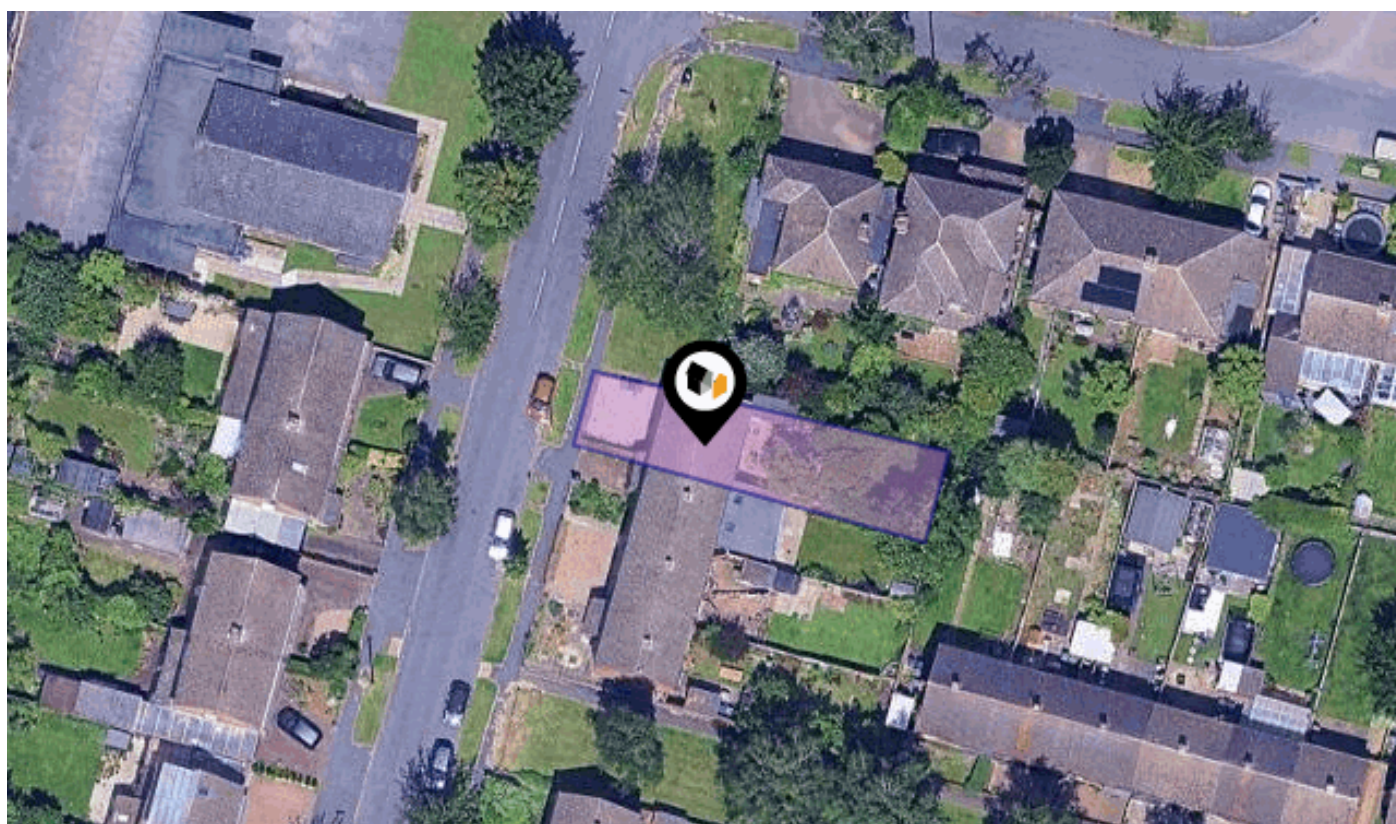


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 26<sup>th</sup> January 2026**



**PERSE WAY, CAMBRIDGE, CB4**

## Kingsman Real Estate

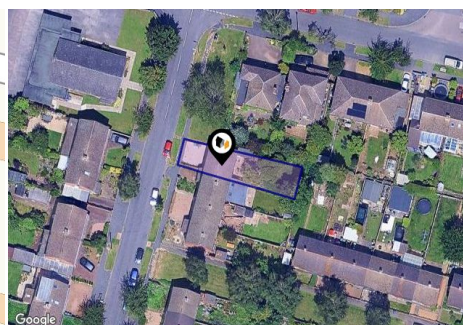
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## Property




Type:	Semi-Detached
Bedrooms:	2
Floor Area:	824 ft <sup>2</sup> / 76 m <sup>2</sup>
Plot Area:	0.05 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,094
Title Number:	CB62093

Tenure: Freehold

## Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

3	80	1000
mb/s	mb/s	mb/s
		

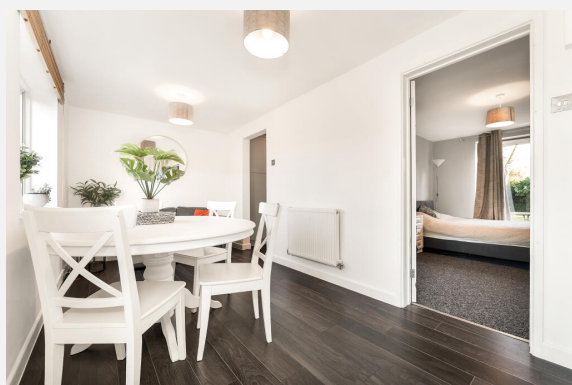
Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:





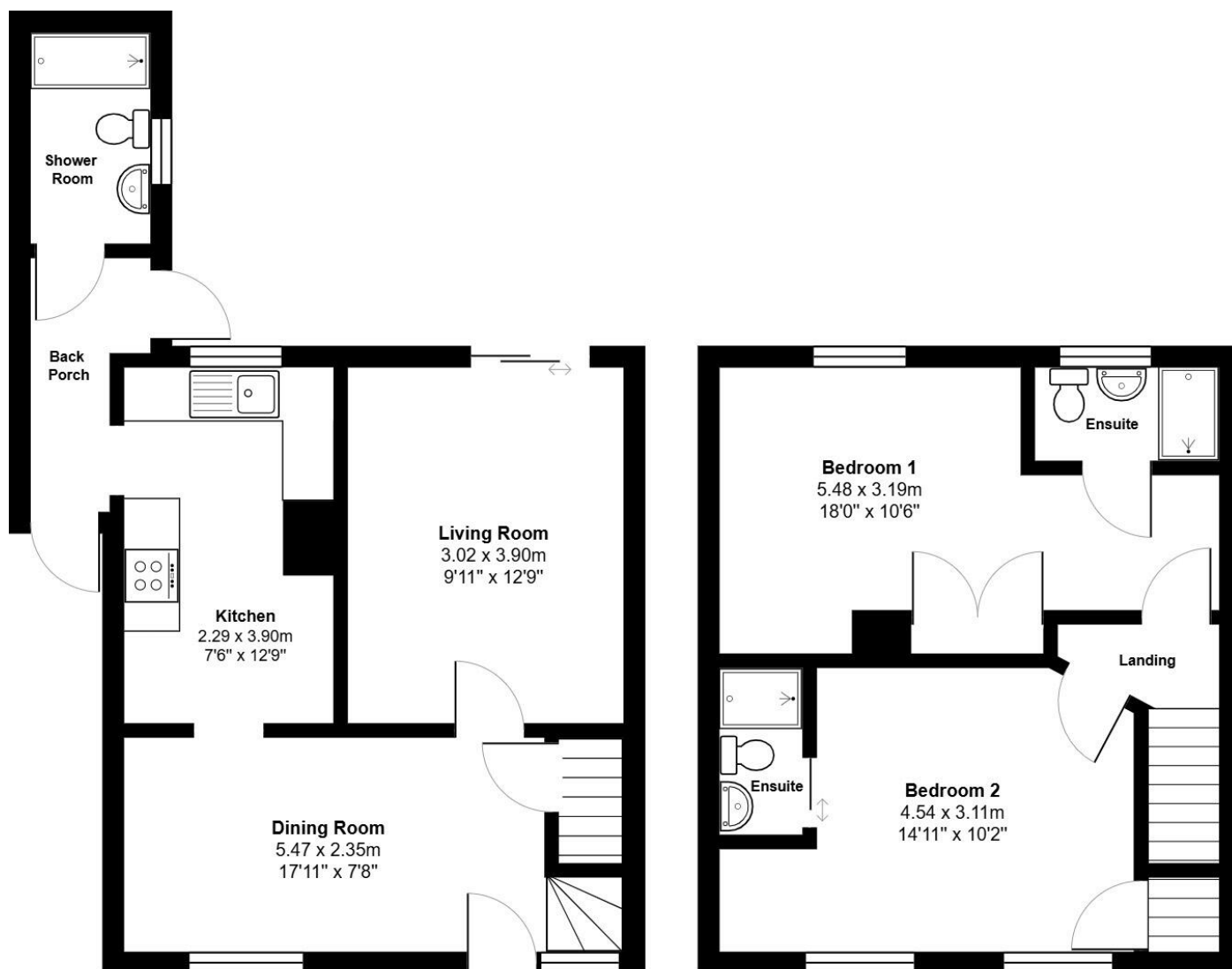






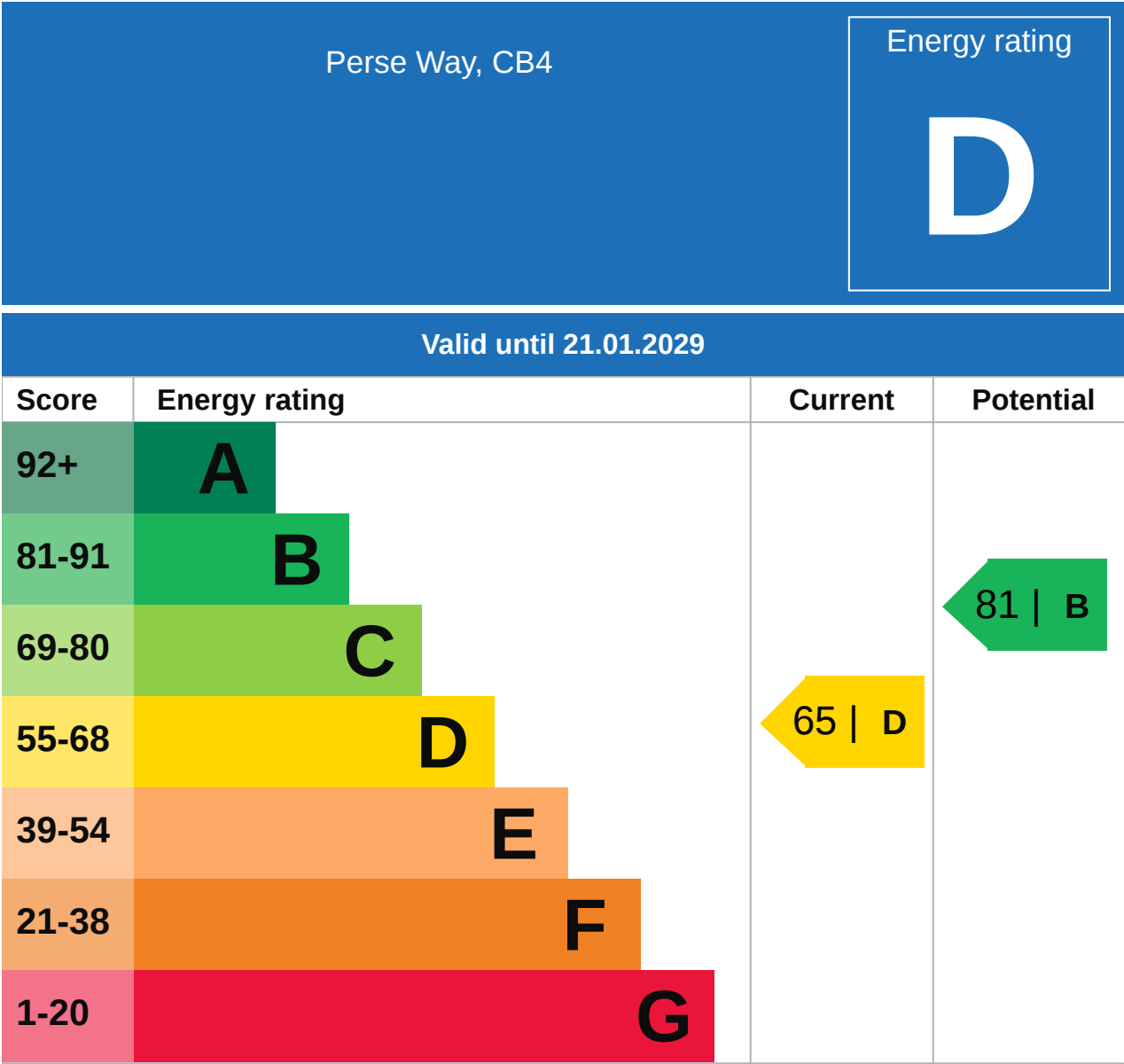


## PERSE WAY, CAMBRIDGE, CB4



Total Area: 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>

All measurements are approximate and for display purposes only





### Additional EPC Data

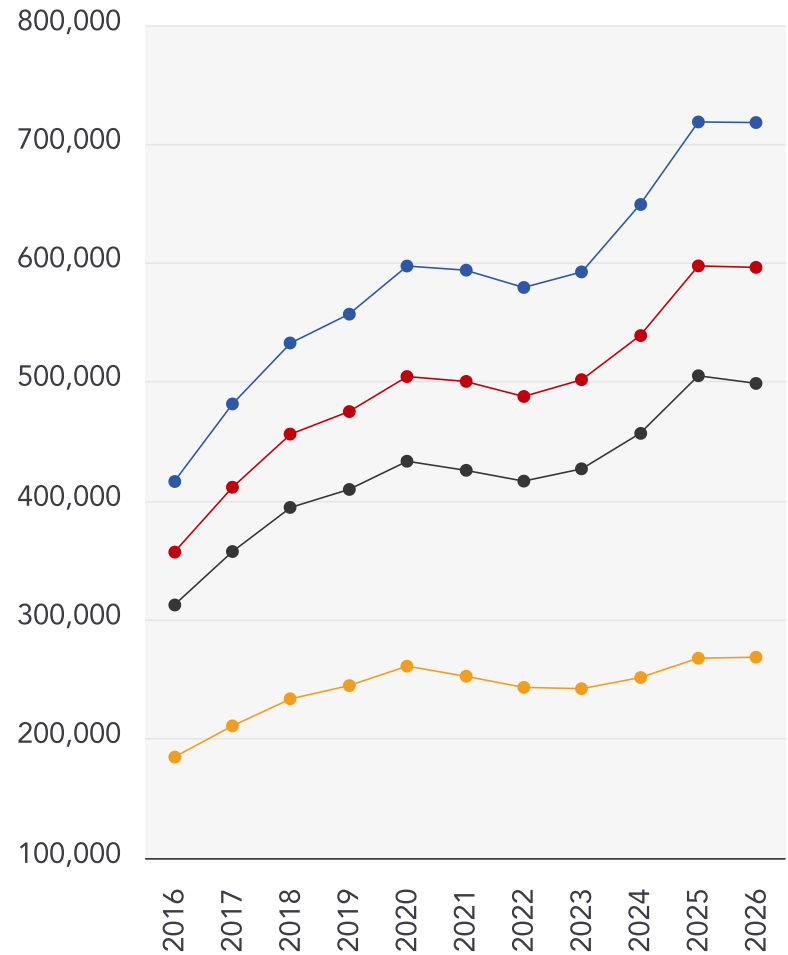
<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CB4



Detached

**+72.45%**

Semi-Detached

**+67.02%**

Terraced

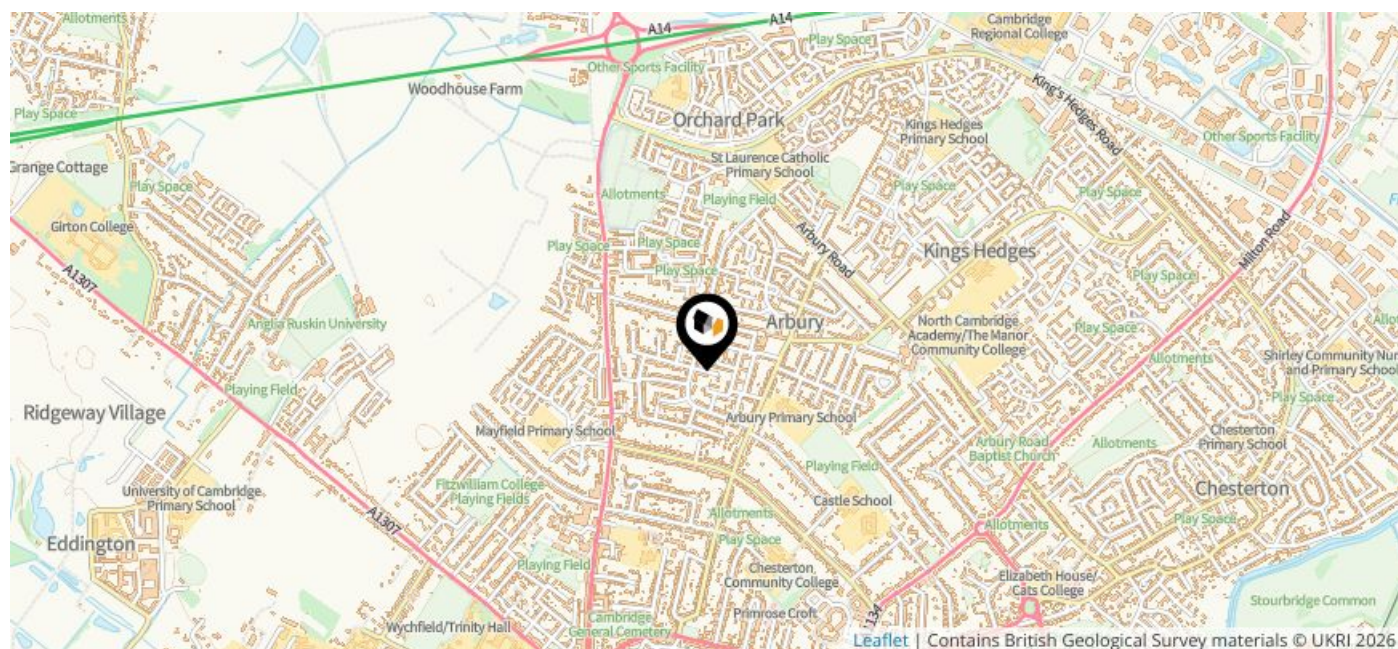
**+59.56%**

Flat

**+45.42%**



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

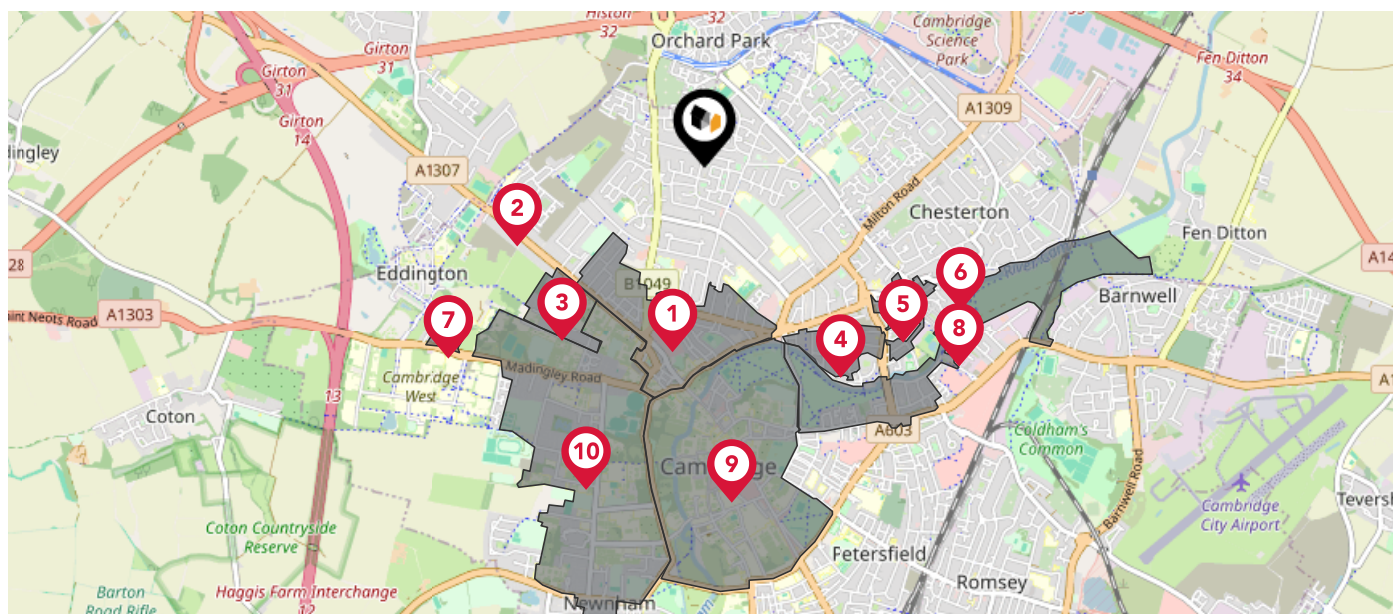
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# 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.

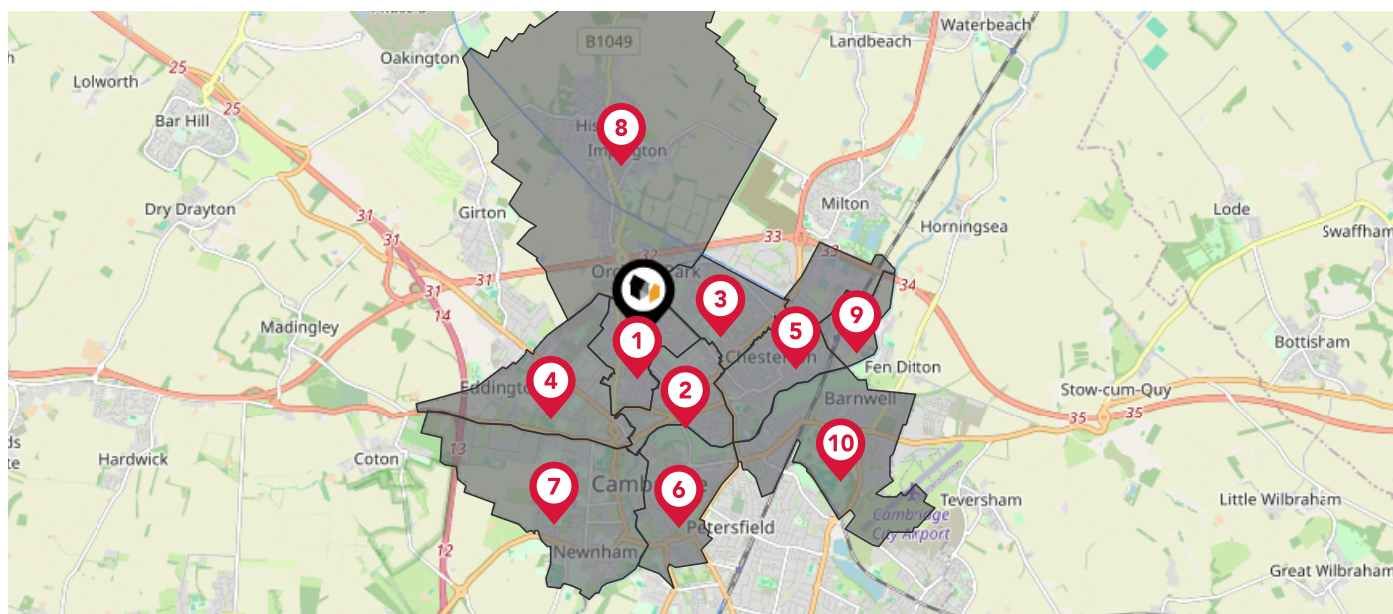


### Nearby Conservation Areas

- 1 Castle and Victoria Road
- 2 Howes Place
- 3 Storey's Way
- 4 De Freville
- 5 Chesterton
- 6 Ferry Lane
- 7 Conduit Head Road
- 8 Riverside and Stourbridge Common
- 9 Central
- 10 West Cambridge



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

Arbury Ward

2

West Chesterton Ward

3

King's Hedges Ward

4

Castle Ward

5

East Chesterton Ward

6

Market Ward

7

Newnham Ward

8

Histon & Impington Ward

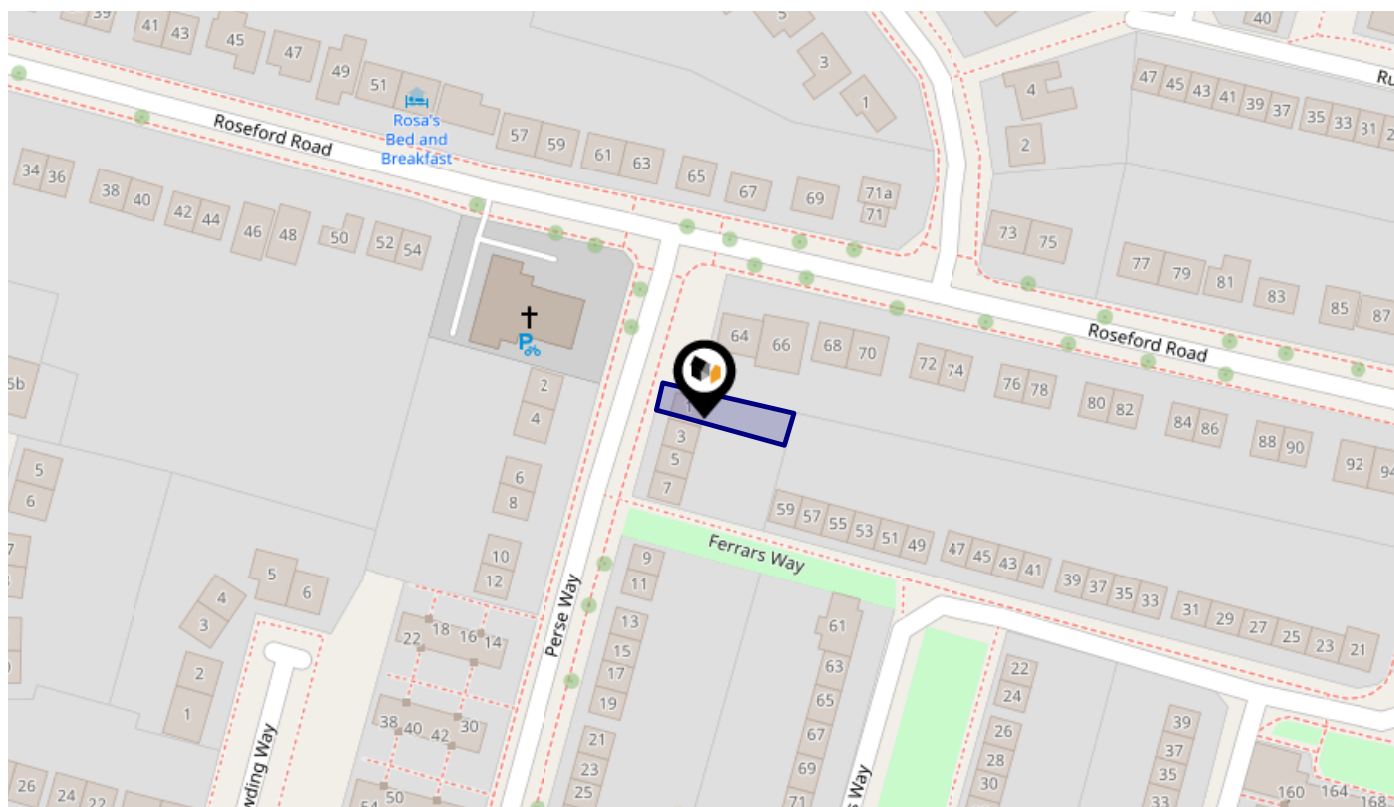
9

Milton & Waterbeach Ward

10

Abbey 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>

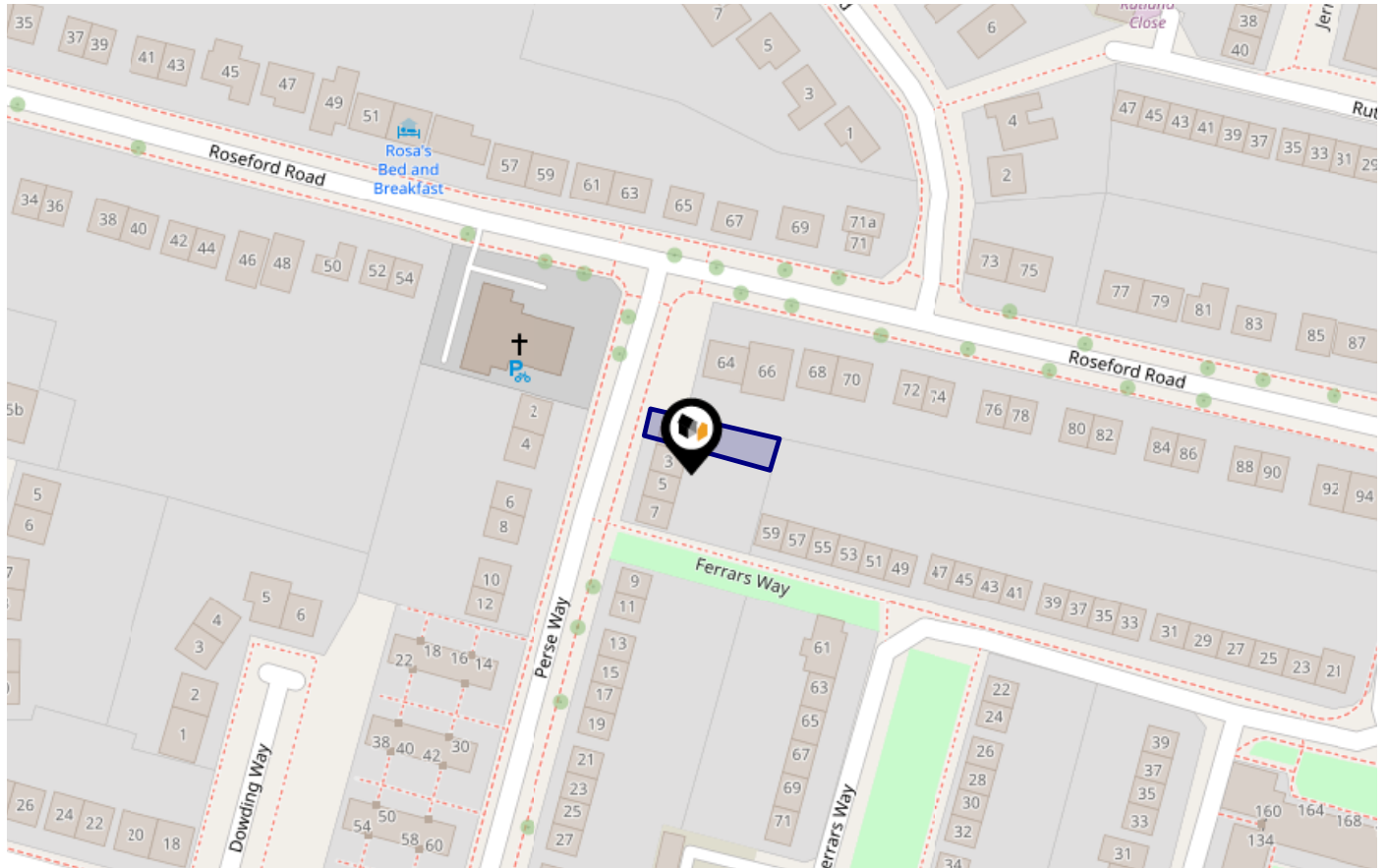


# Flood Risk

## 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:

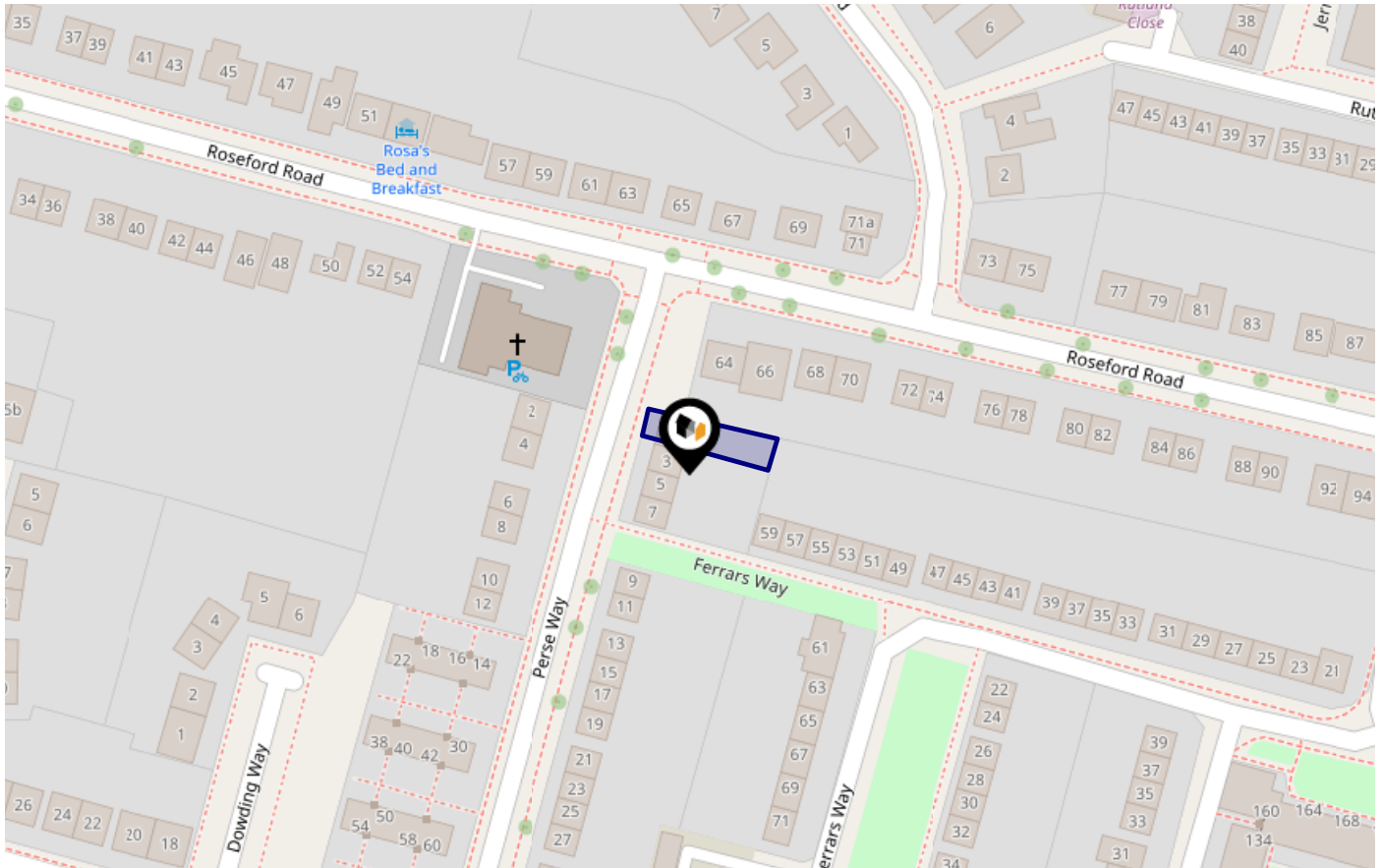


# Flood Risk

## 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.

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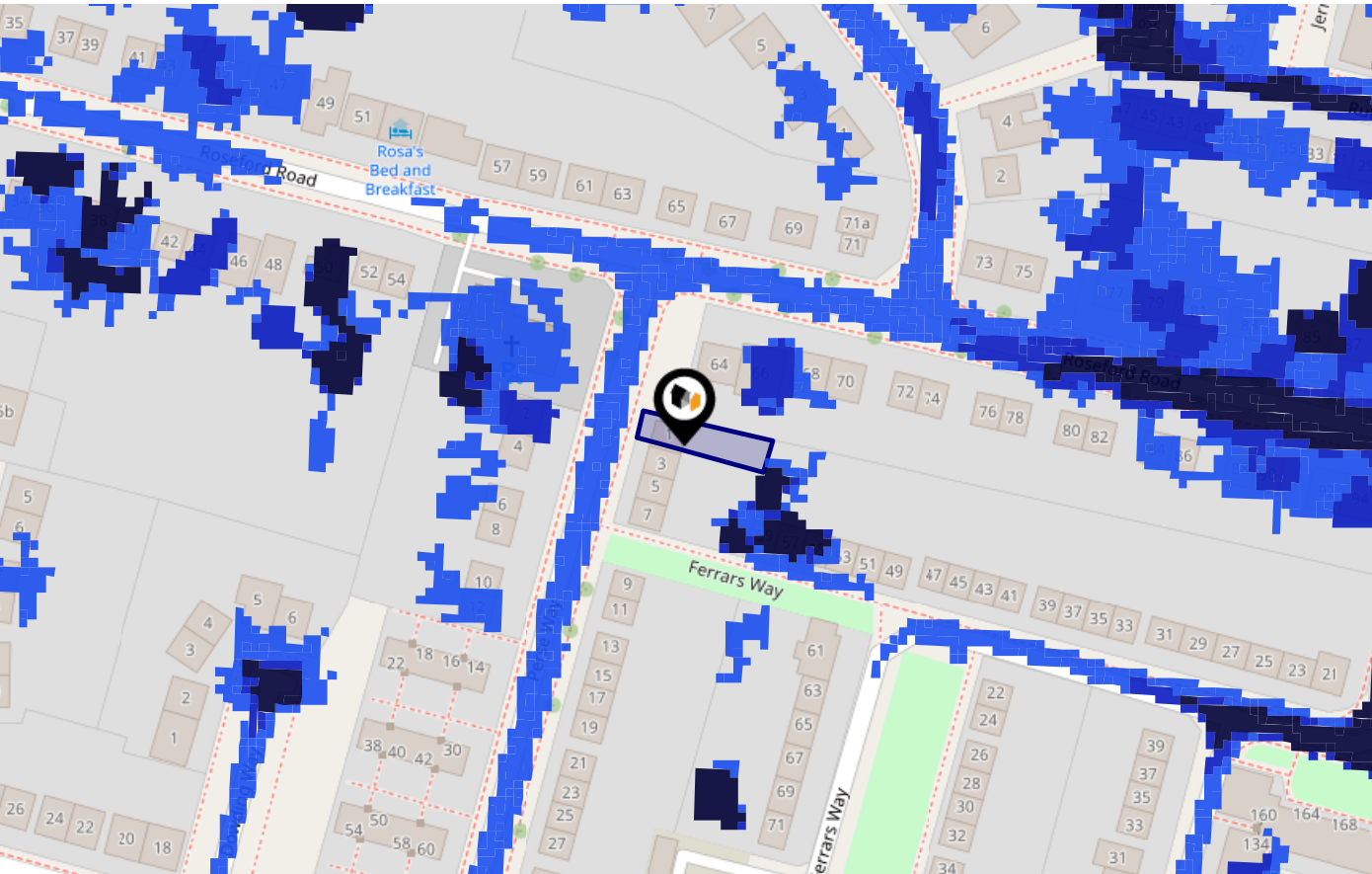
Chance of flooding to the following depths at this property:



# 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.

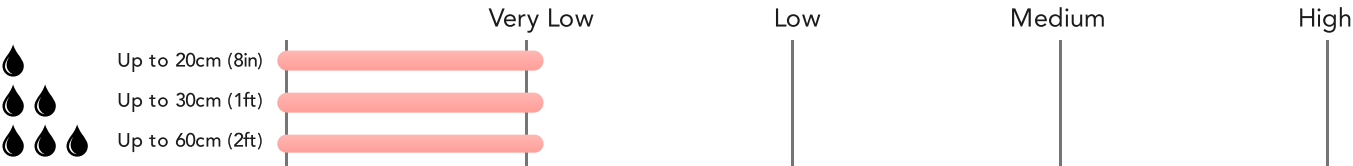


Risk Rating: Very low

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:



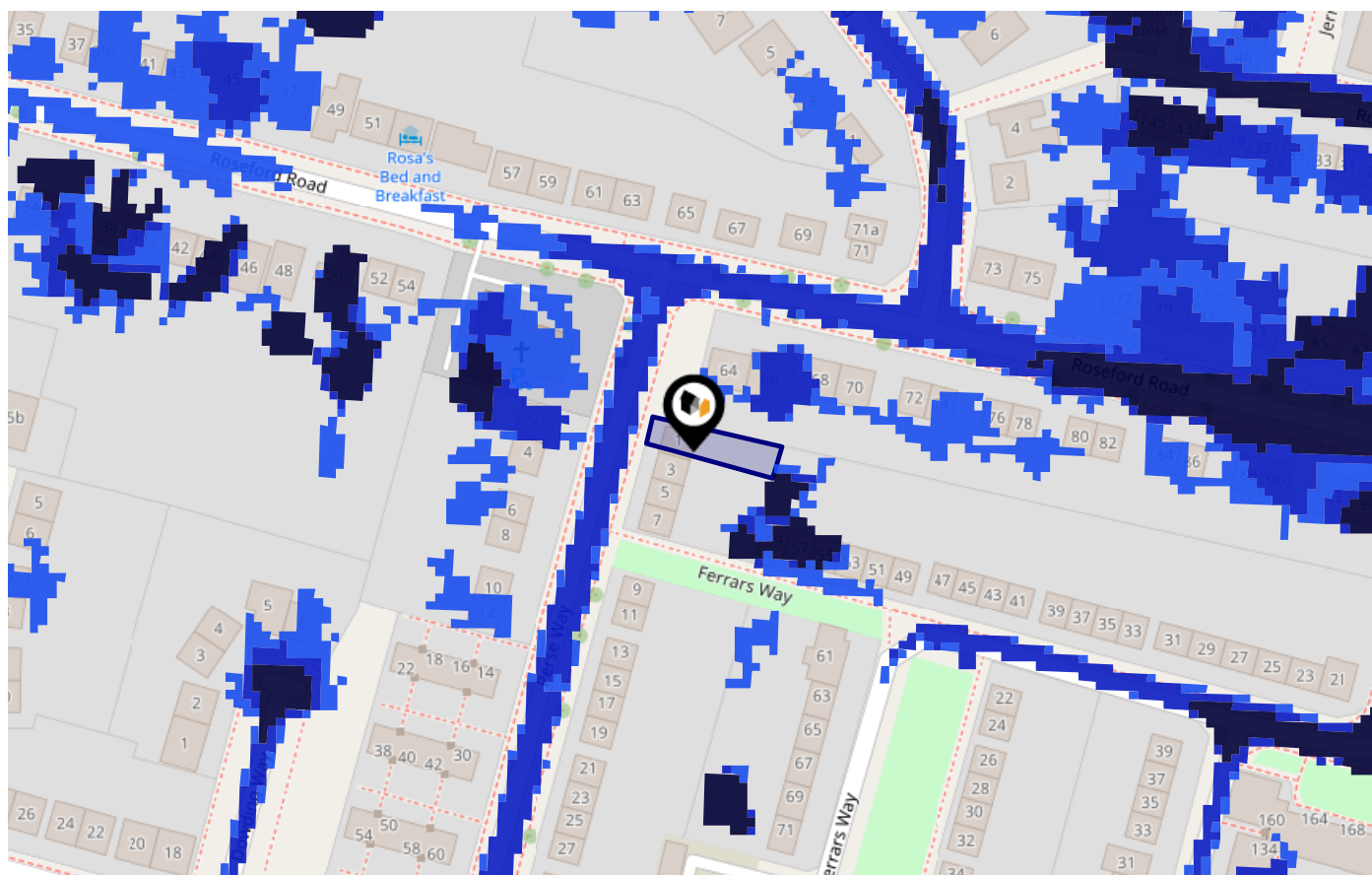


# Flood Risk

## 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: Very low

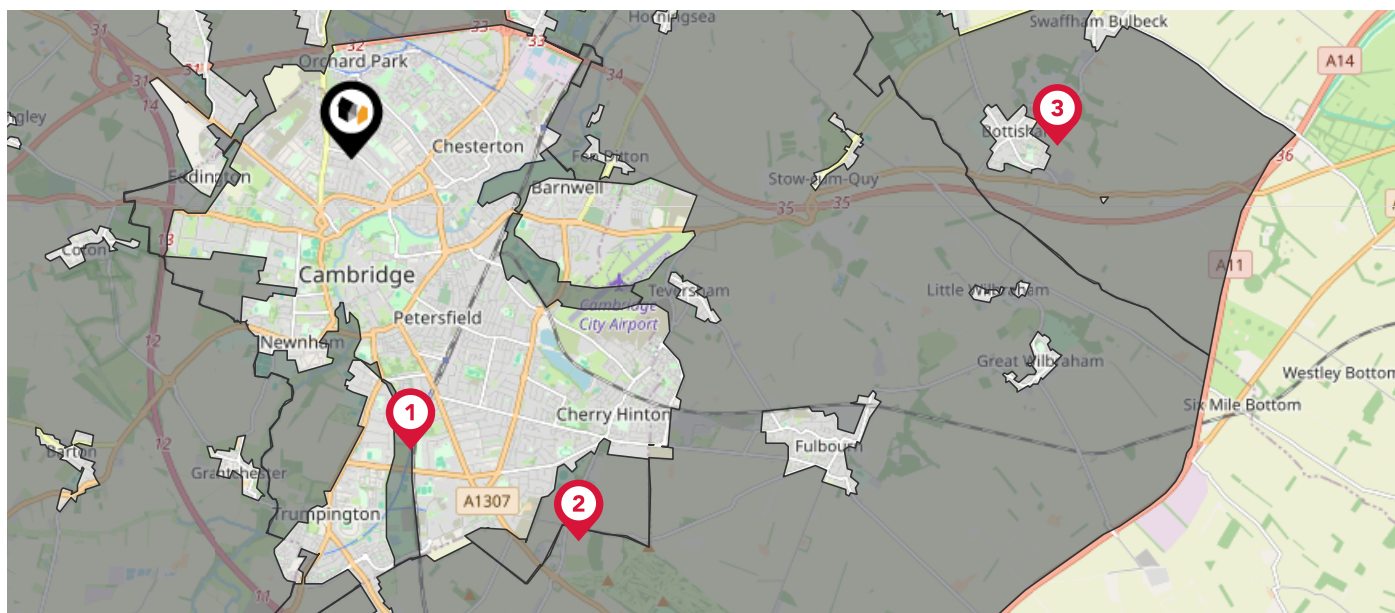
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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



Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - Cambridge



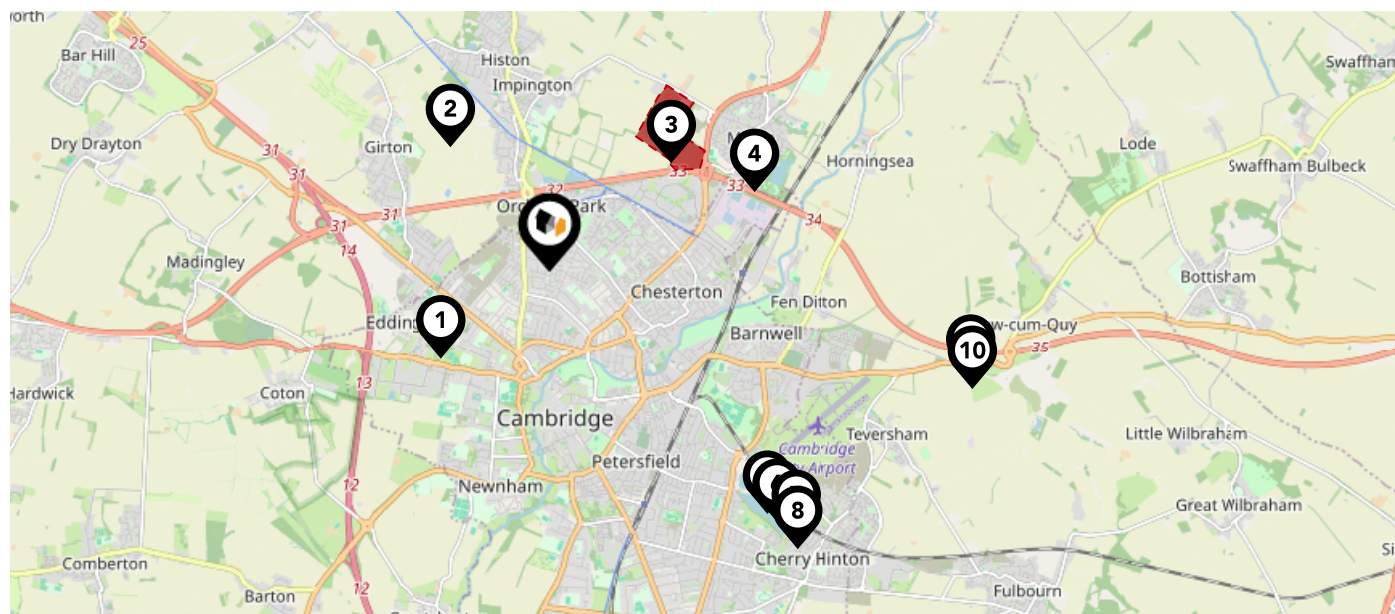
Cambridge Green Belt - East Cambridgeshire

# 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

<b>1</b>	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
<b>2</b>	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
<b>3</b>	No name provided by source	Active Landfill	
<b>4</b>	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
<b>5</b>	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
<b>6</b>	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
<b>7</b>	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
<b>8</b>	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
<b>9</b>	Quy Mill Hotel-Quy	Historic Landfill	
<b>10</b>	Quy Bridge-Quy	Historic Landfill	

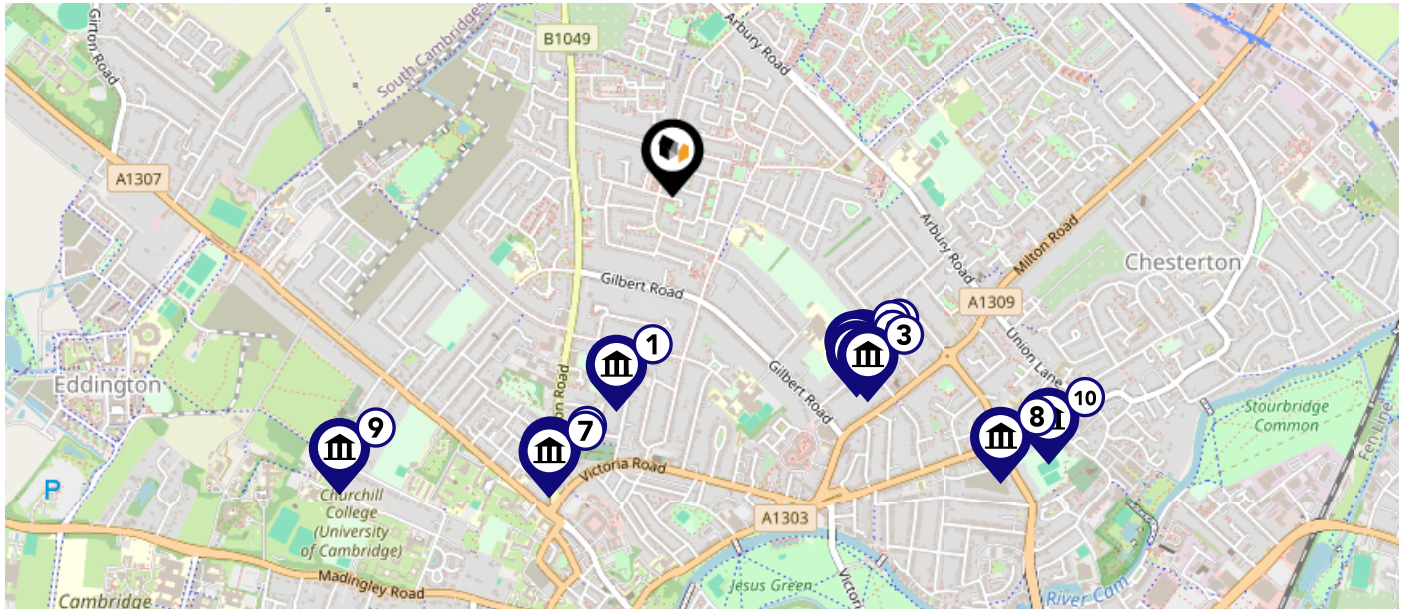












# Maps

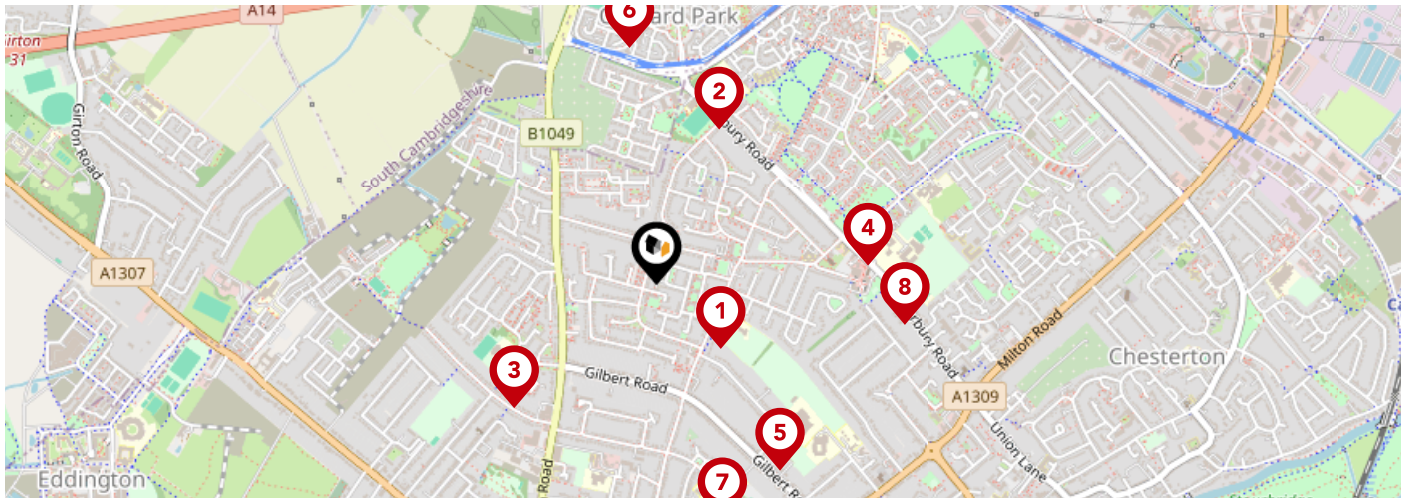
## Listed Buildings



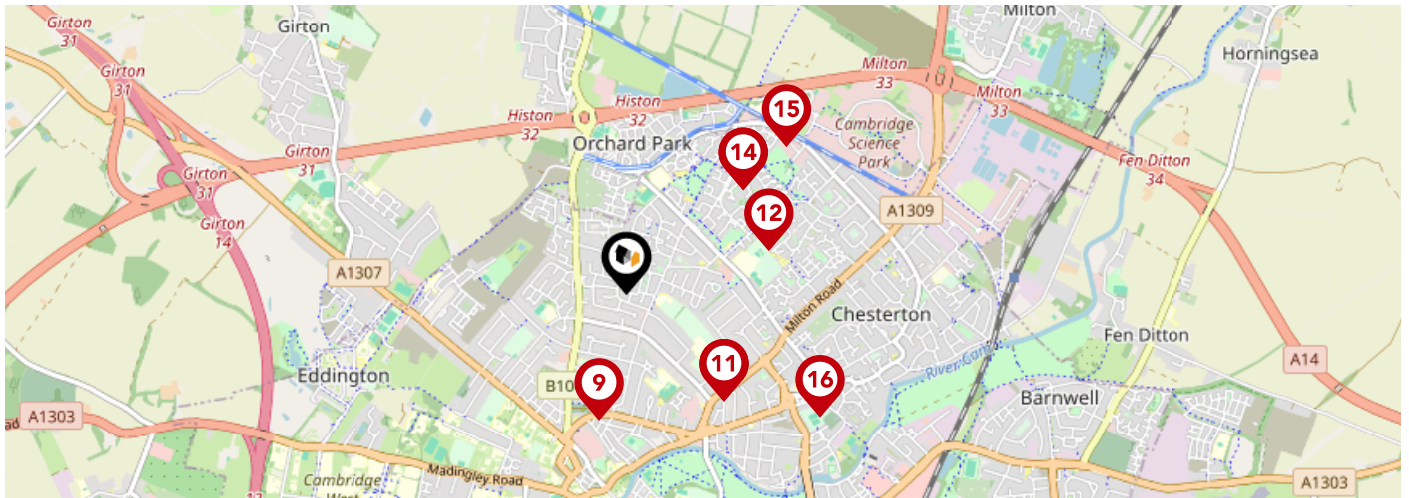
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district	Grade	Distance
 1337012 - Windmill At Chesterton Mills	Grade II	0.5 miles
 1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.6 miles
 1126001 - Roger Ascham School Double Classroom	Grade II	0.6 miles
 1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.6 miles
 1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.6 miles
 1126200 - Lodge Of Cambridge General Cemetery	Grade II	0.7 miles
 1099097 - Gates And Railings Of Cambridge General Cemetery Flanking Histon Road	Grade II	0.7 miles
 1126239 - Chesterton Hall	Grade II	1.0 miles
 1343647 - 30 Storey's Way	Grade II	1.0 miles
 1126192 - 25 And 27, High Street	Grade II	1.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Castle School, Cambridge</b> Ofsted Rating: Requires improvement   Pupils: 238   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chesterton Community College</b> Ofsted Rating: Outstanding   Pupils: 1121   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

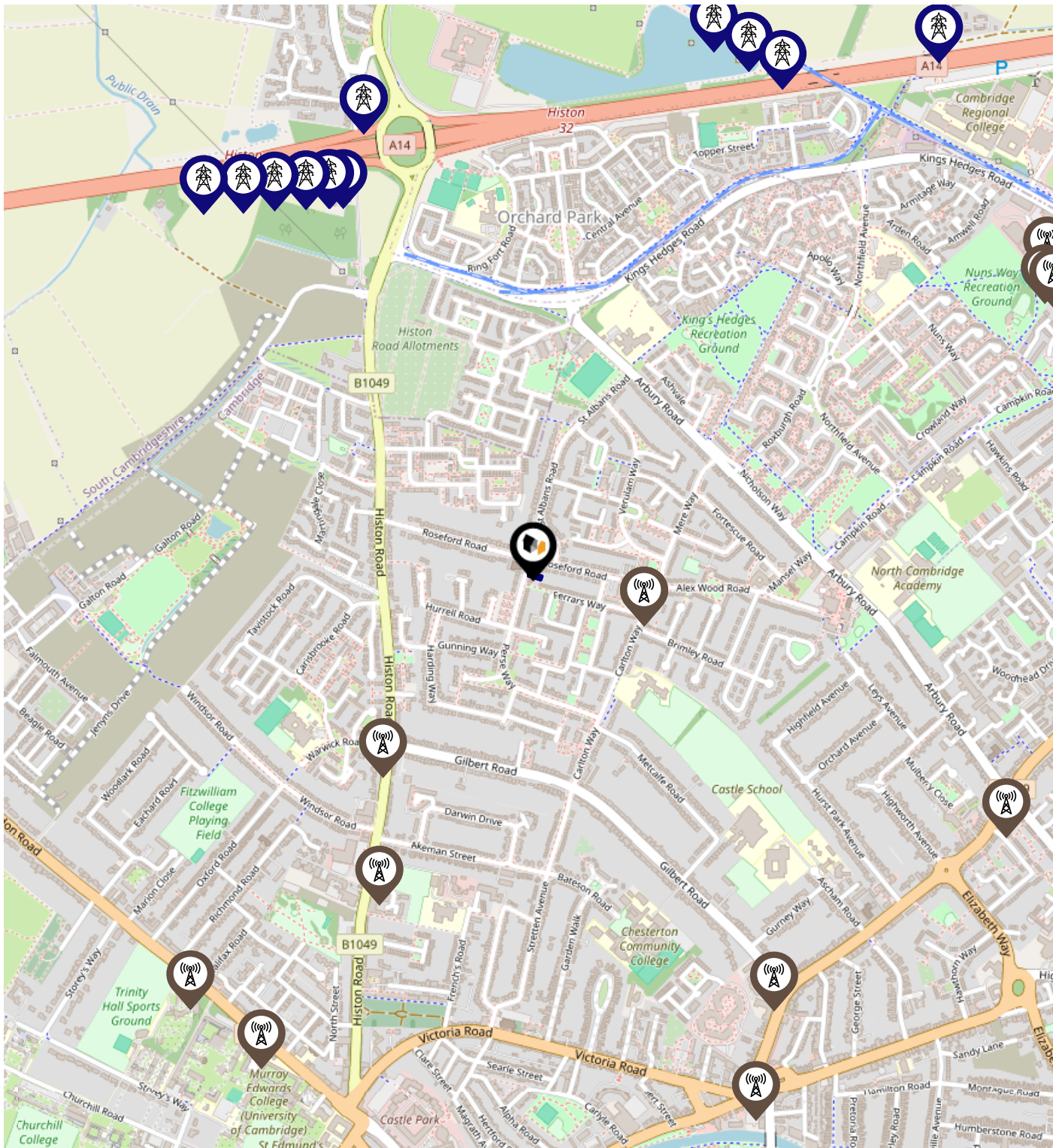


		Nursery	Primary	Secondary	College	Private
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 92   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olive AP Academy - Cambridge</b> Ofsted Rating: Good   Pupils: 4   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.71	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance:1.05	<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

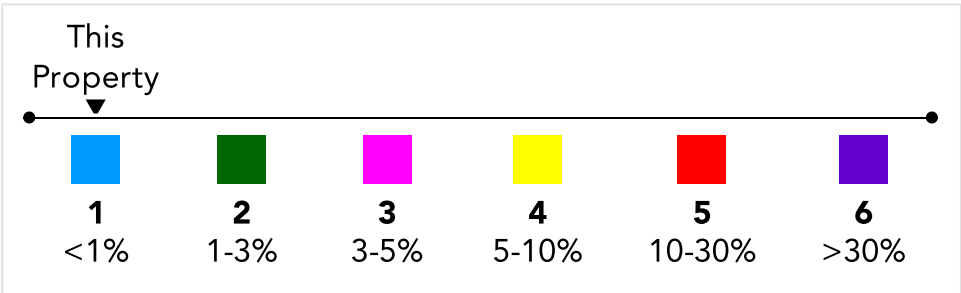
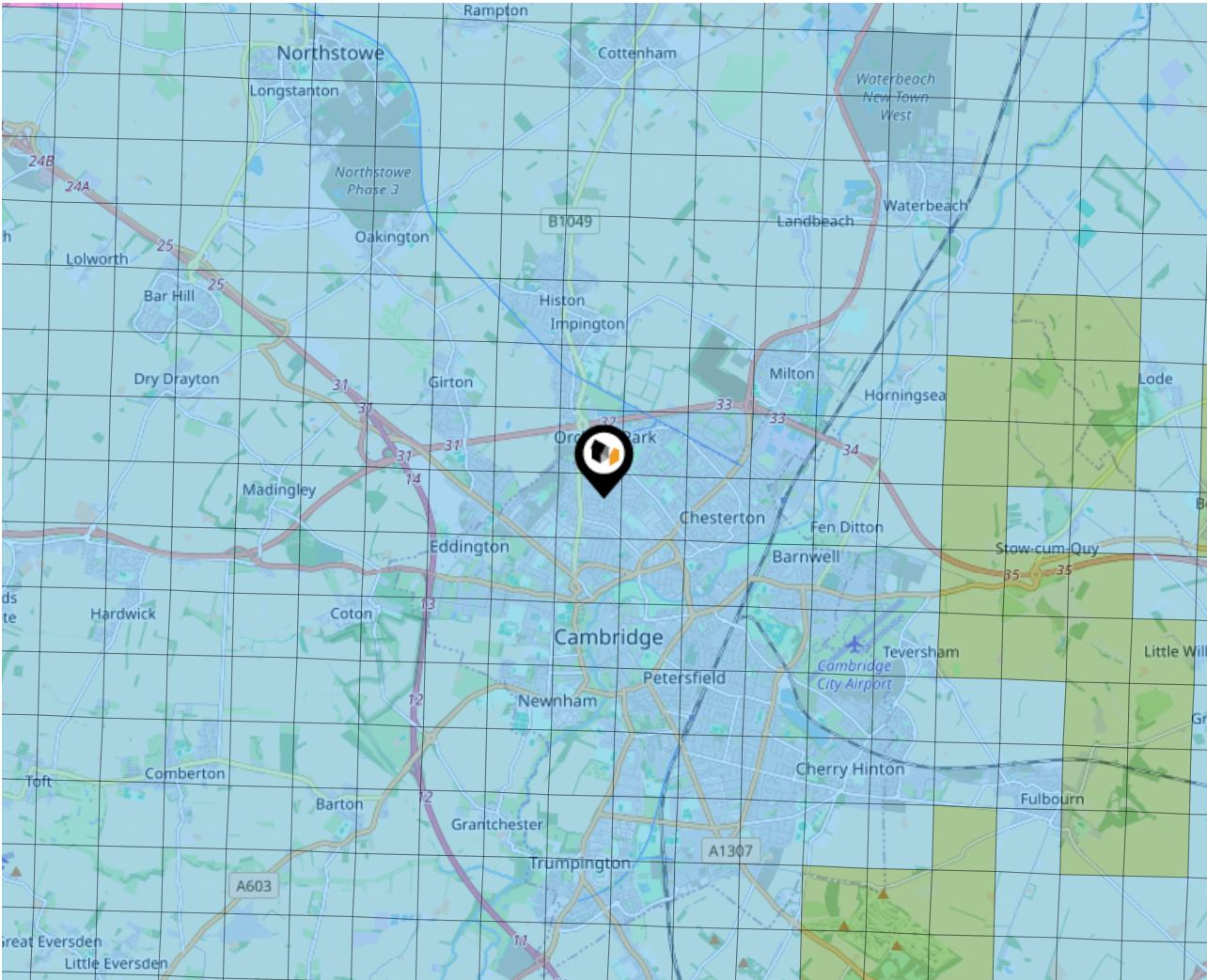
# Environment

## Radon Gas



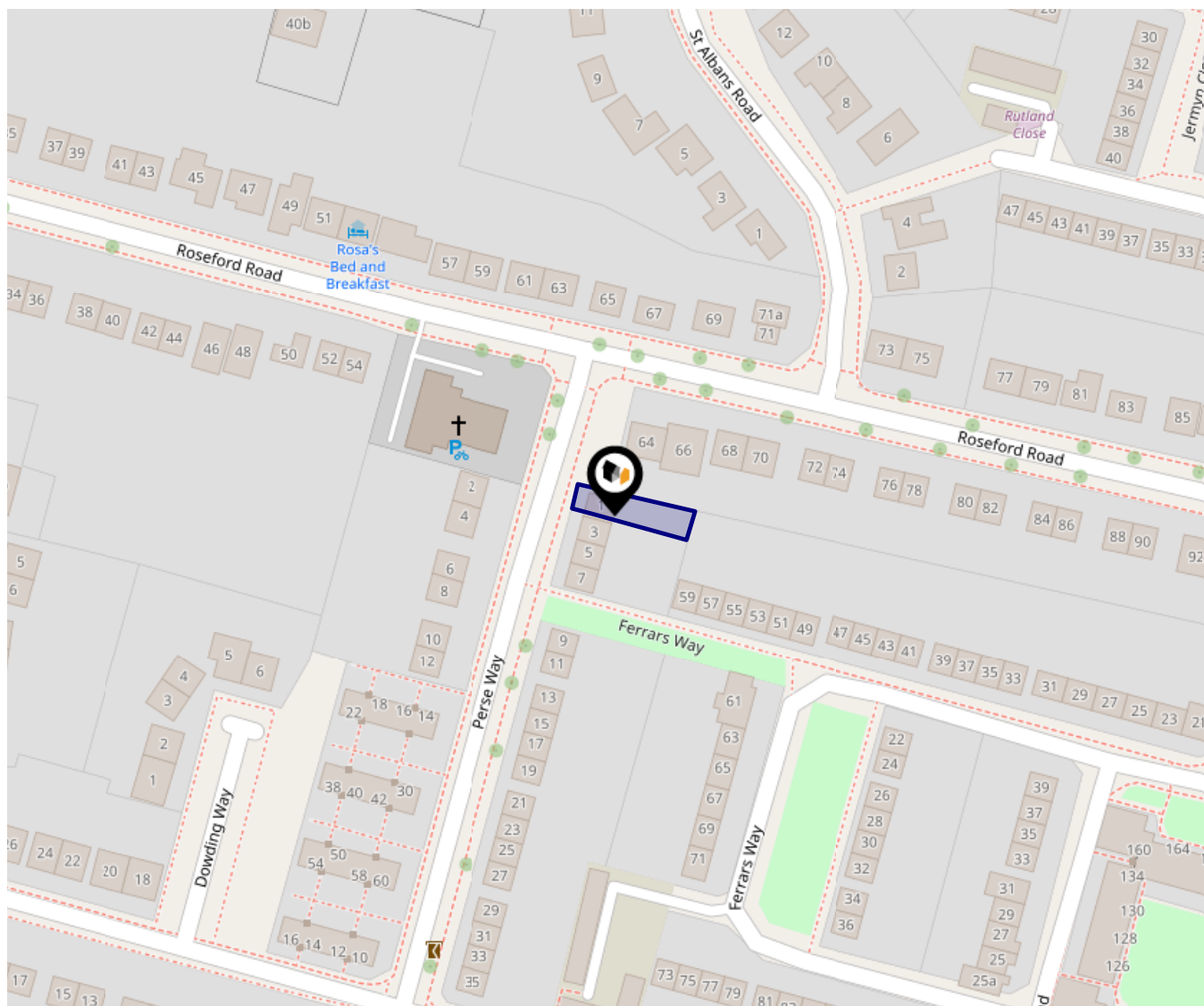
### What is Radon?

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



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

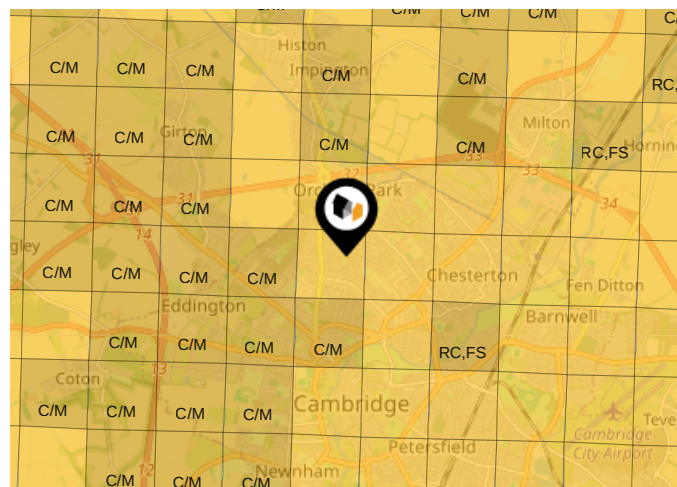
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		

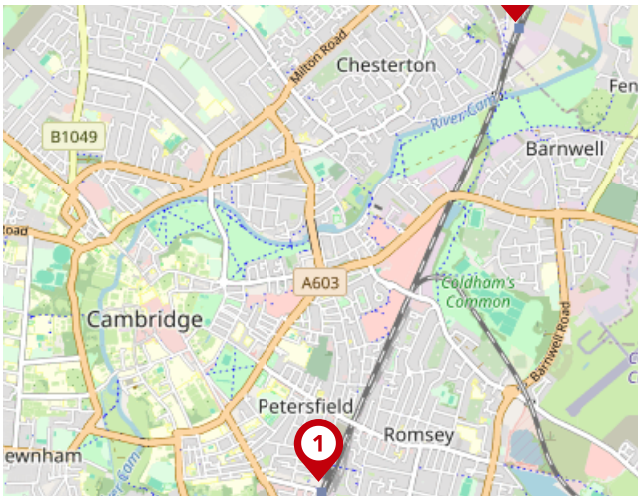


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

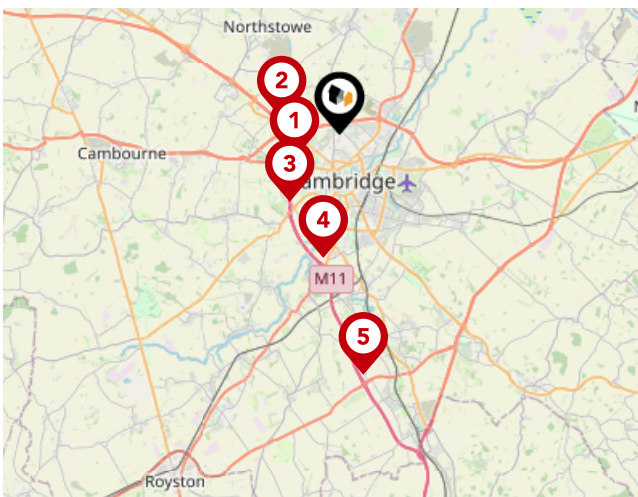
# Area

## Transport (National)



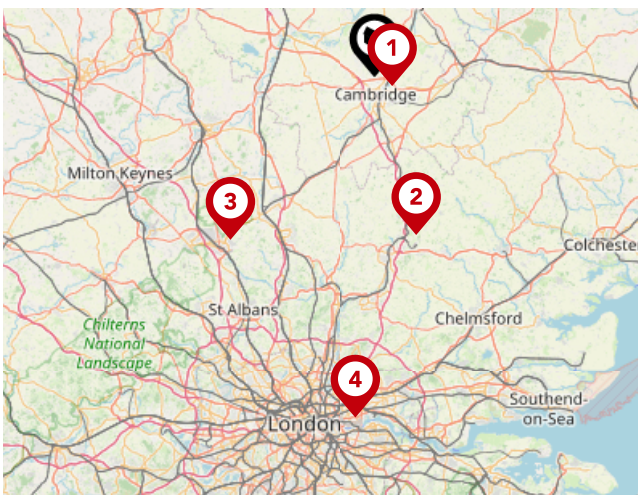
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.33 miles
2	Cambridge North Rail Station	1.75 miles
3	Waterbeach Rail Station	4.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.91 miles
2	M11 J14	2.17 miles
3	M11 J12	3.07 miles
4	M11 J11	4.55 miles
5	M11 J10	8.83 miles

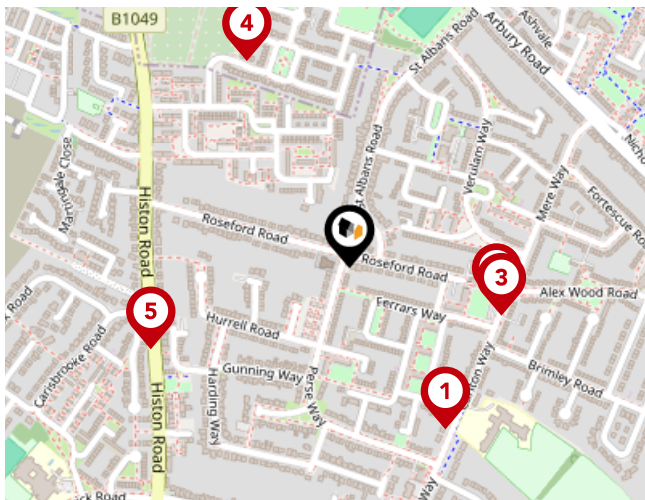


### Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.8 miles
2	Stansted Airport	23.96 miles
3	Luton Airport	31.86 miles
4	Silvertown	50.04 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Perse Way	0.21 miles
2	Ferrars Way	0.17 miles
3	Ferrars Way	0.18 miles
4	Sunset Square	0.26 miles
5	Carisbrooke Road	0.24 miles





### Kingsman Real Estate

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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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