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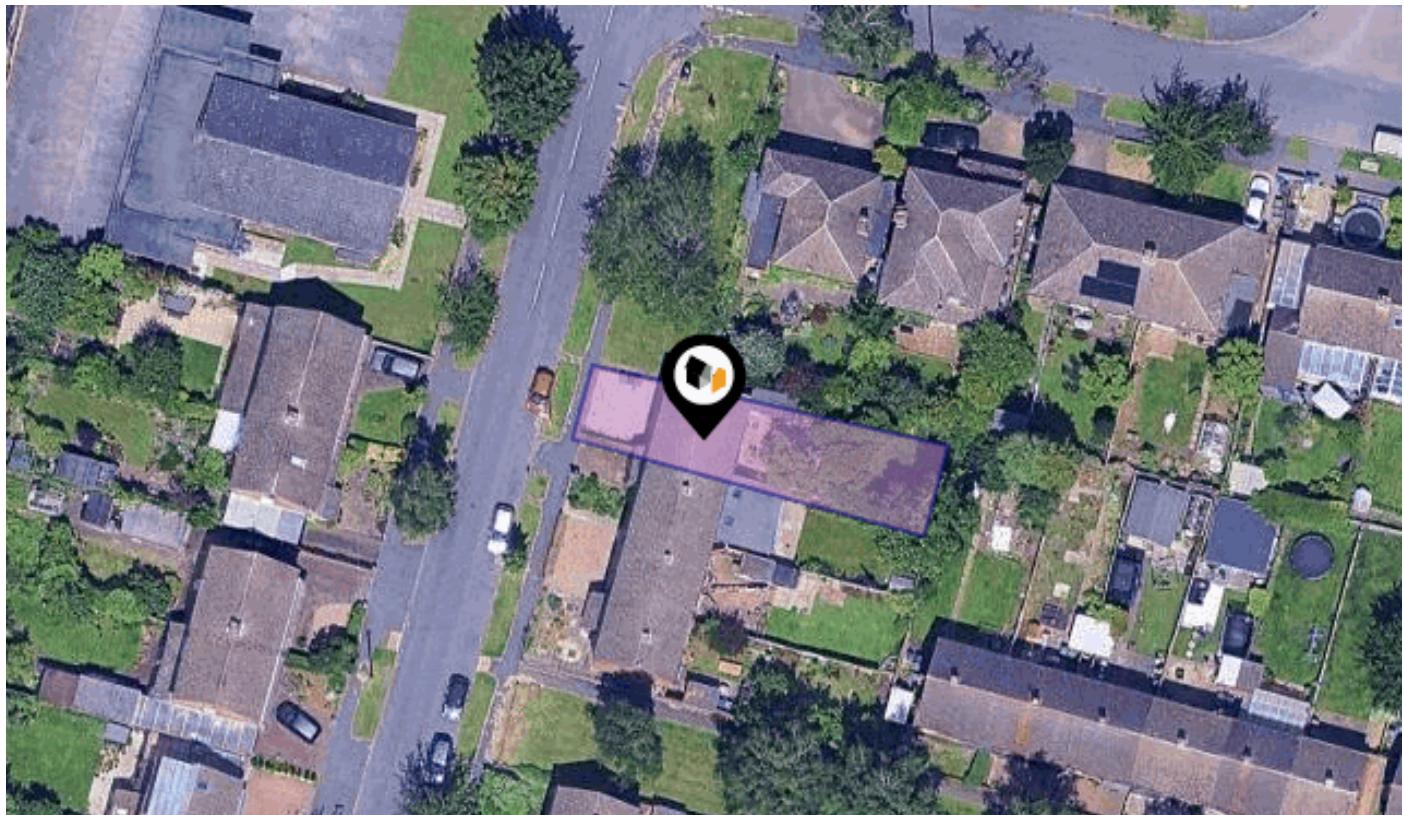


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th January 2026



PERSE WAY, CAMBRIDGE, CB4

Kingsman Real Estate

5 Signet Court, Swanns Road, Cambridge CB5 8LA

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

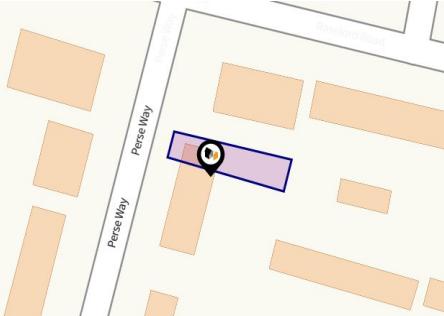
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Property Overview



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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	824 ft ² / 76 m ²
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
mb/s



80
mb/s



1000
mb/s



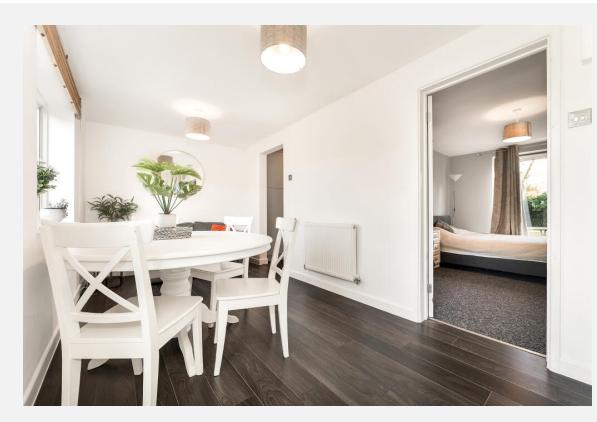
Mobile Coverage:
(based on calls indoors)



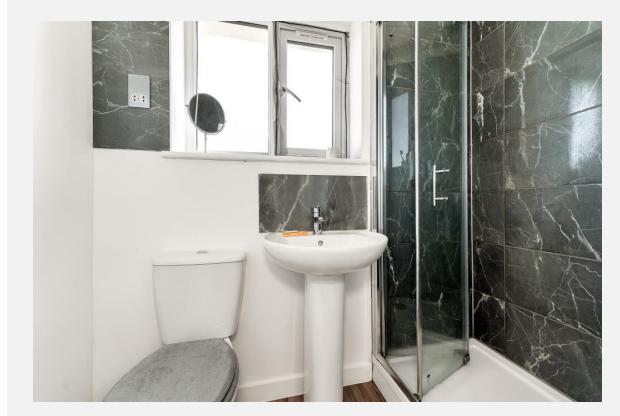
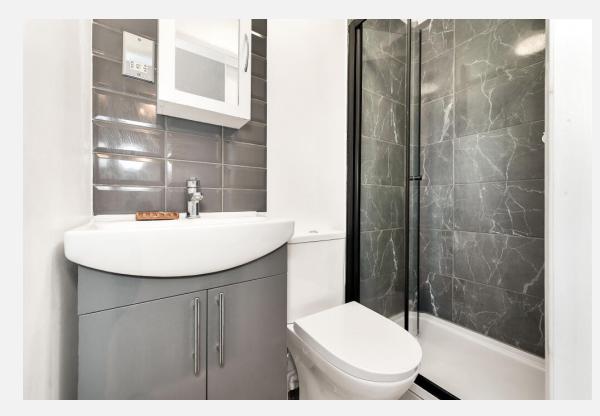
Satellite/Fibre TV Availability:



Gallery Photos



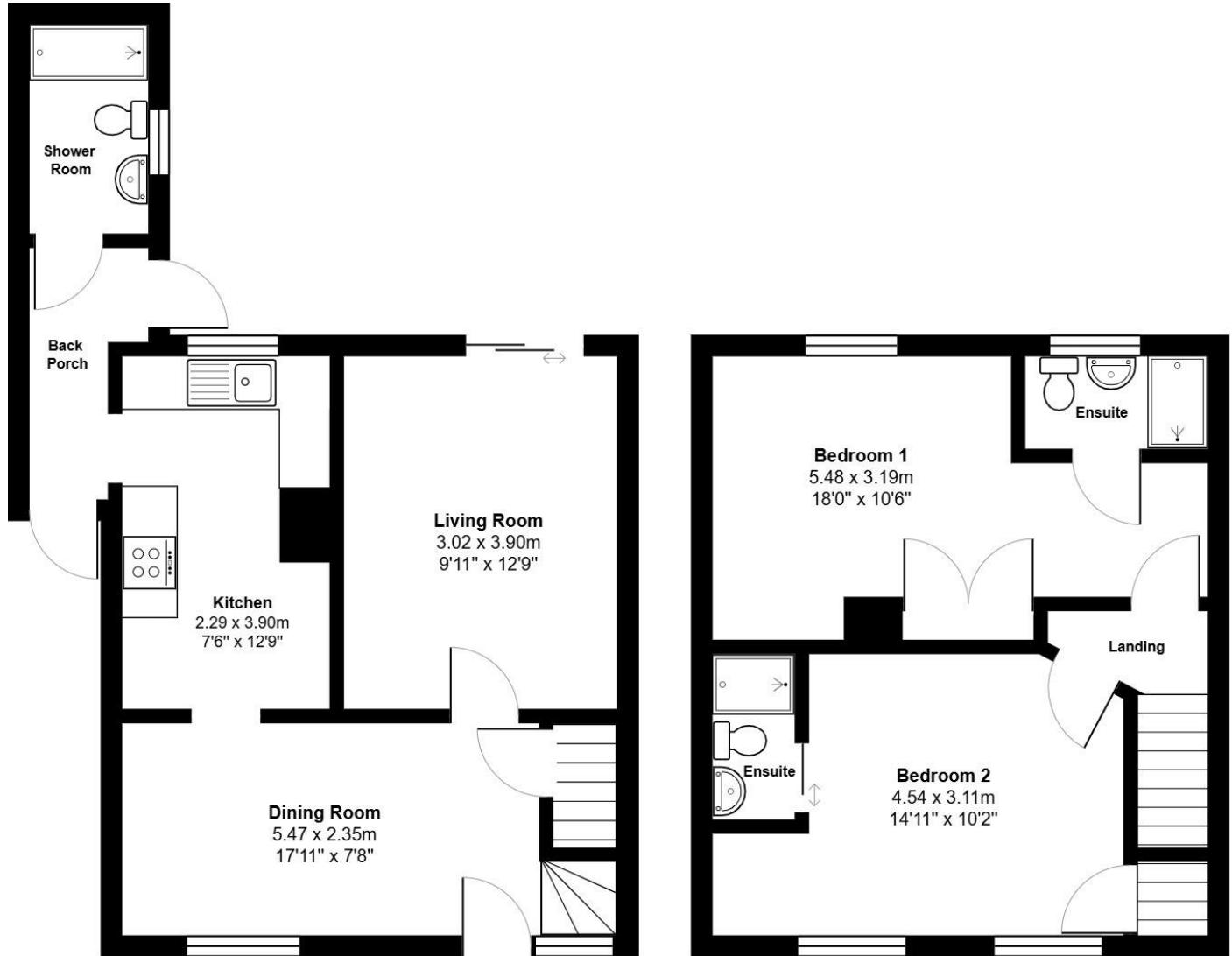
Gallery Photos



Gallery Floorplan



PERSE WAY, CAMBRIDGE, CB4



Total Area: 76.6 m² ... 824 ft²

All measurements are approximate and for display purposes only

Property EPC - Certificate



Perse Way, CB4

Energy rating

D

Valid until 21.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

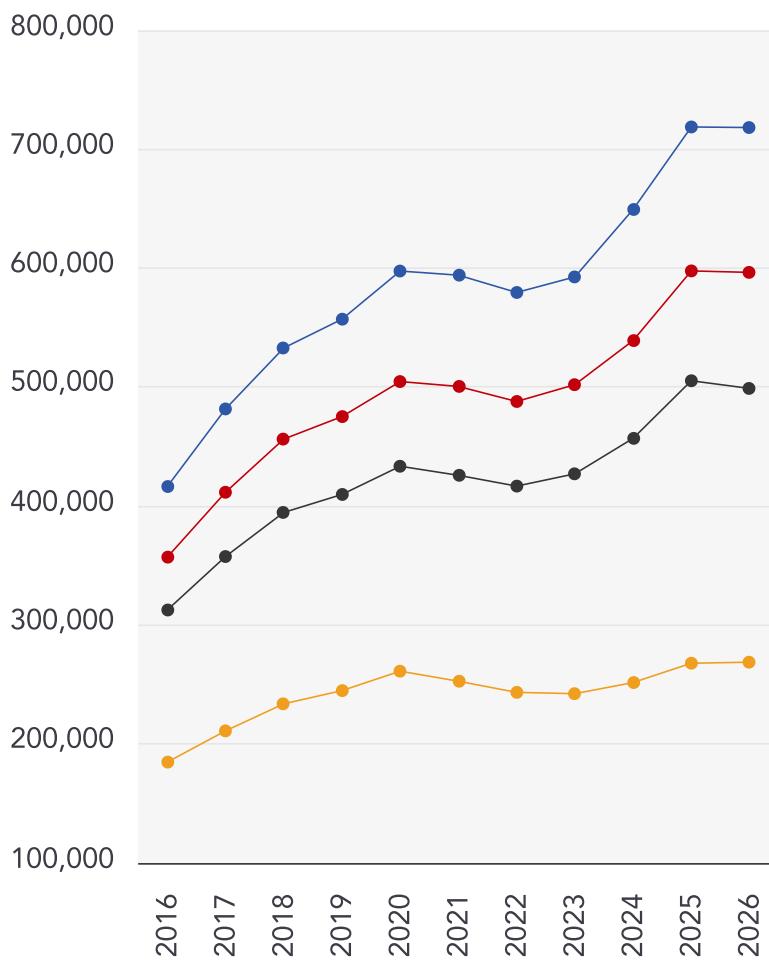
Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	77 m ²

Market House Price Statistics



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



Detached

+72.45%

Semi-Detached

+67.02%

Terraced

+59.56%

Flat

+45.42%

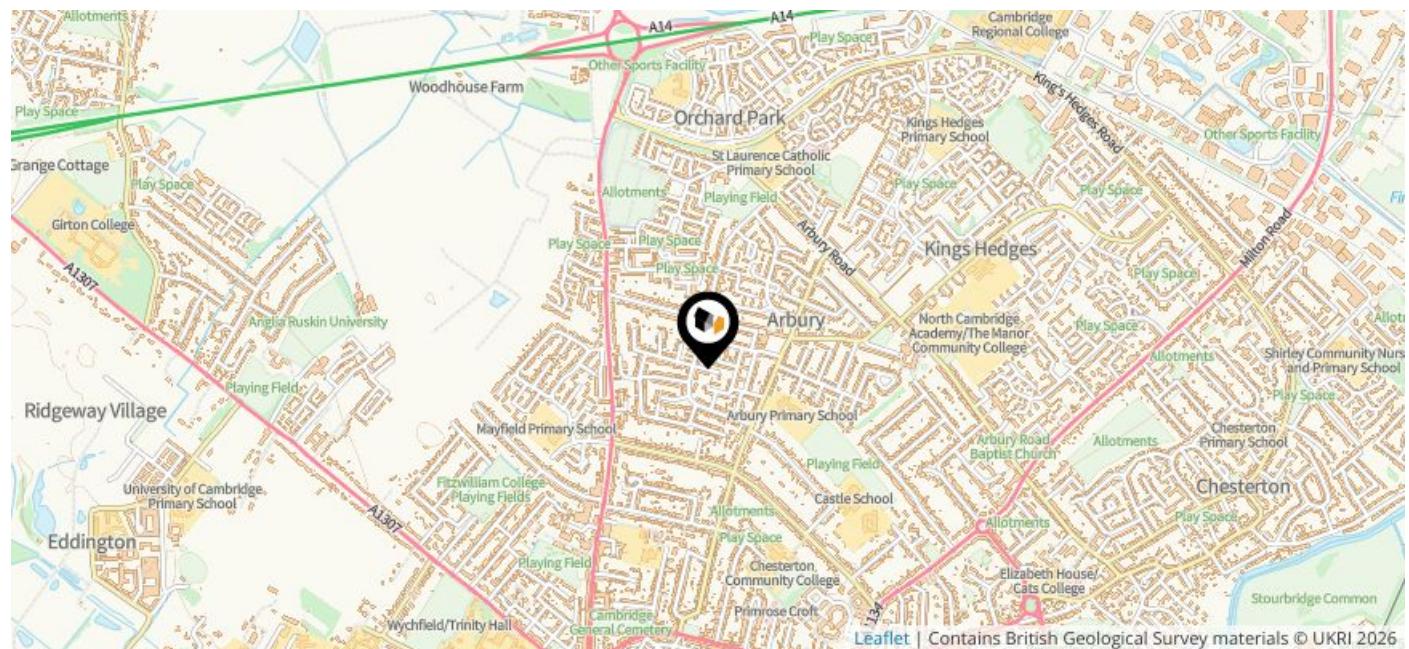
Maps

Coal Mining



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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.

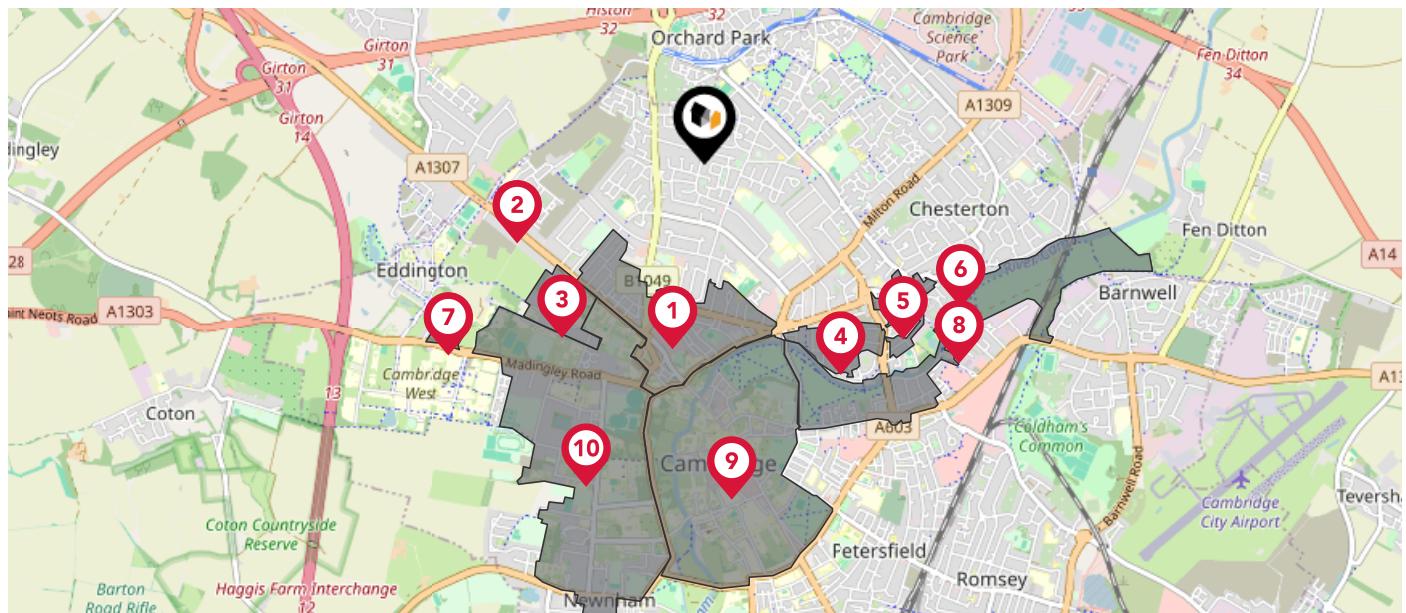
Maps

Conservation Areas



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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

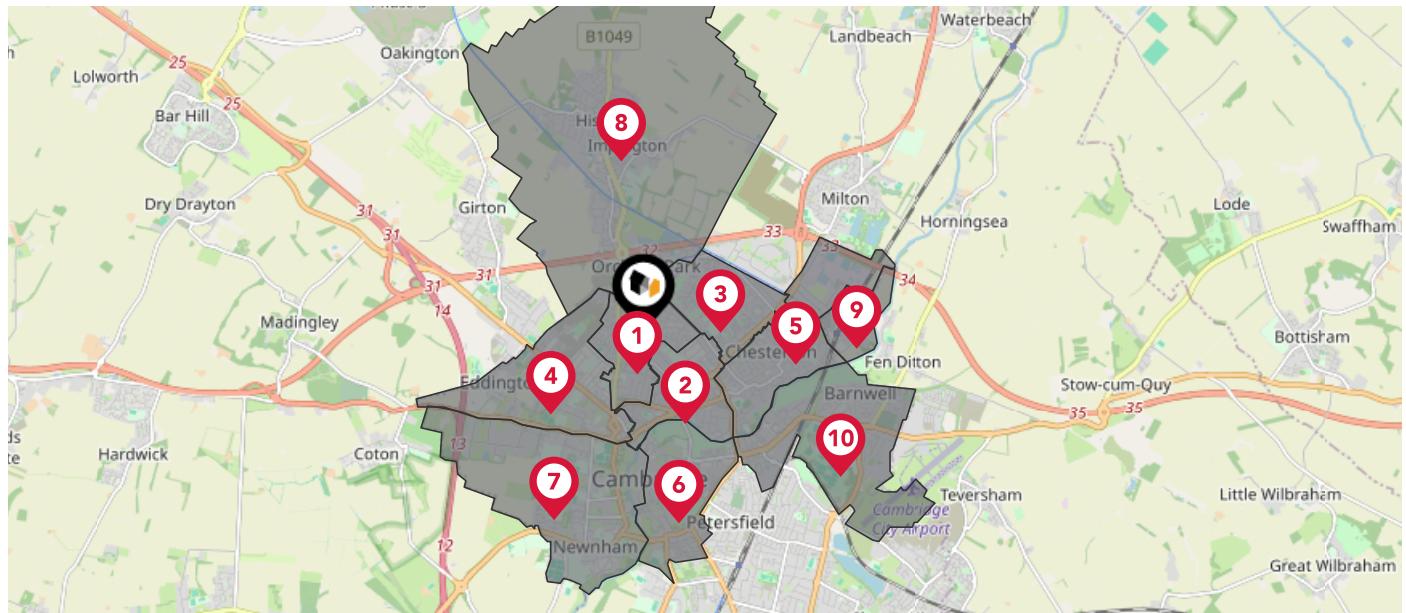
Maps

Council Wards



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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

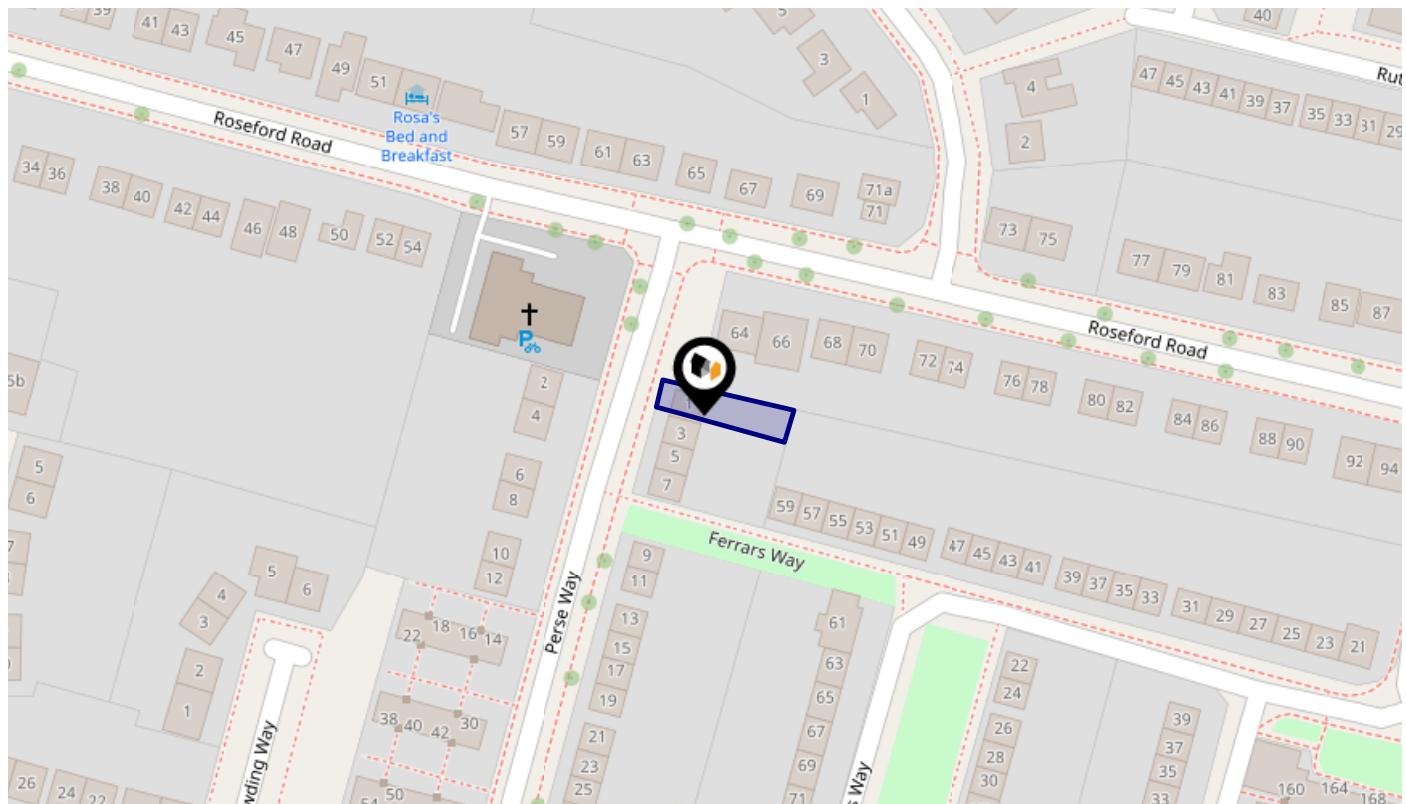
Maps

Rail Noise



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

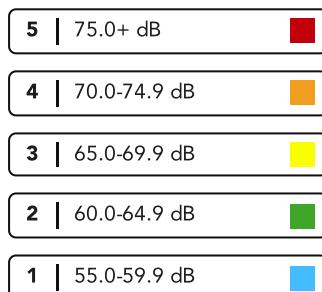


Rail Noise Data

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:



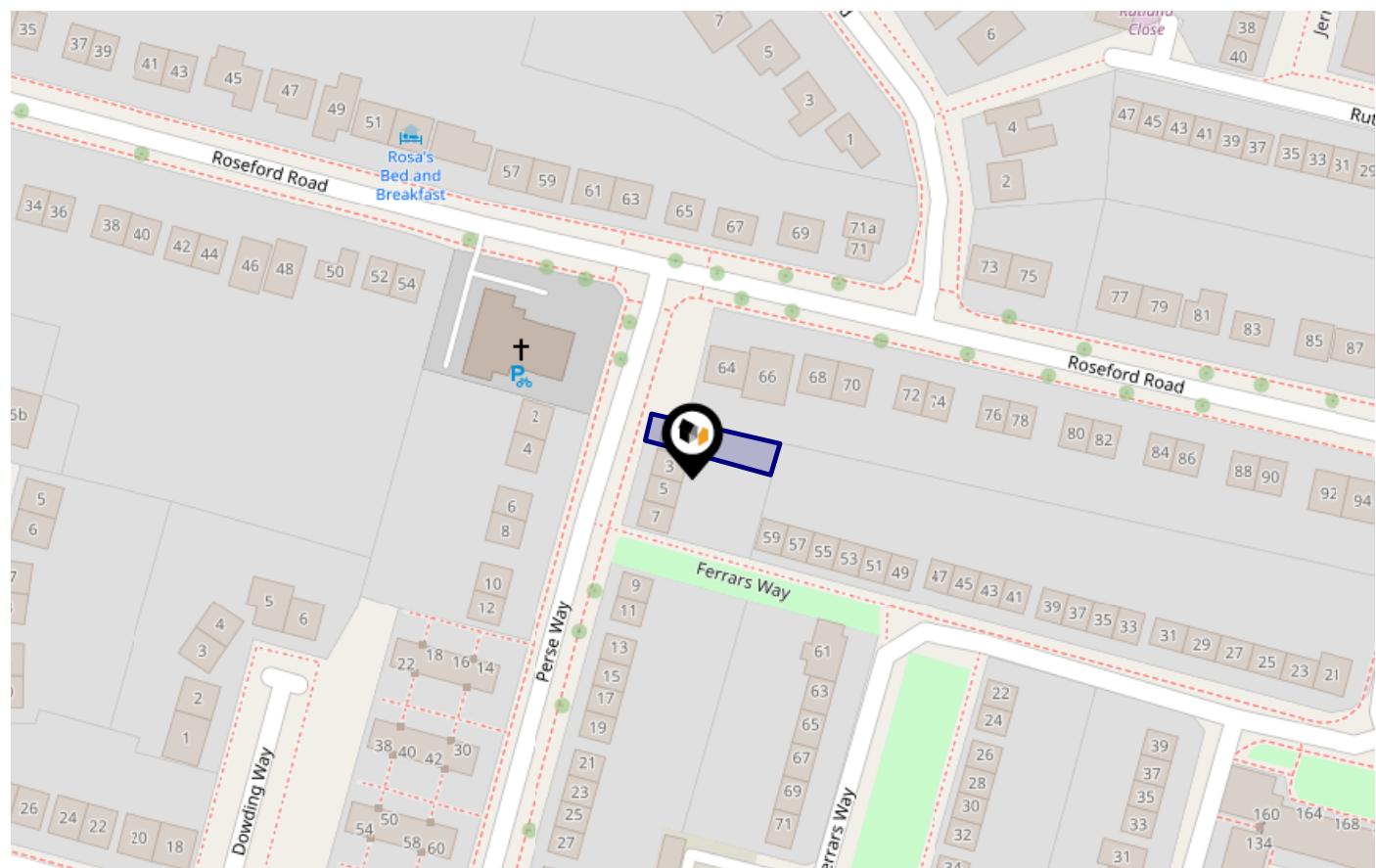
Flood Risk

Rivers & Seas - Flood Risk



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

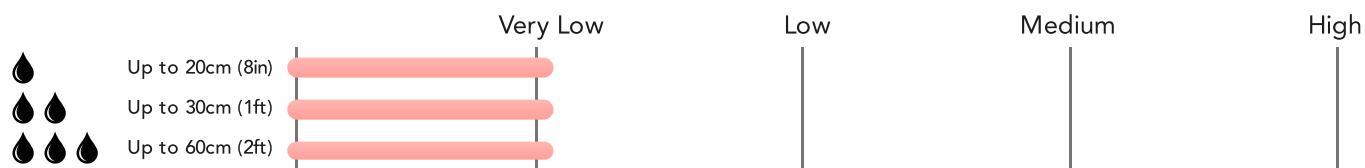


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



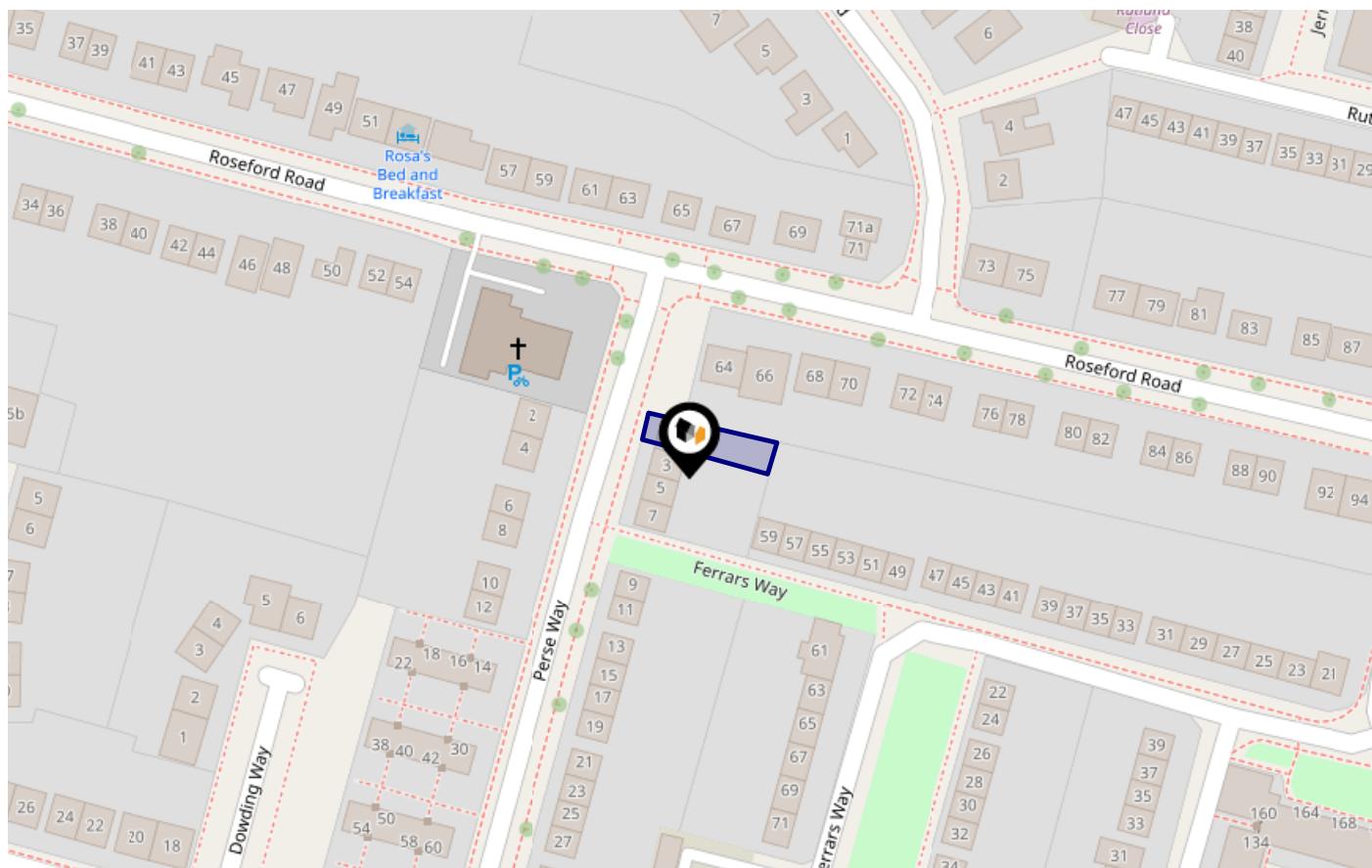
Flood Risk

Rivers & Seas - Climate Change



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This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

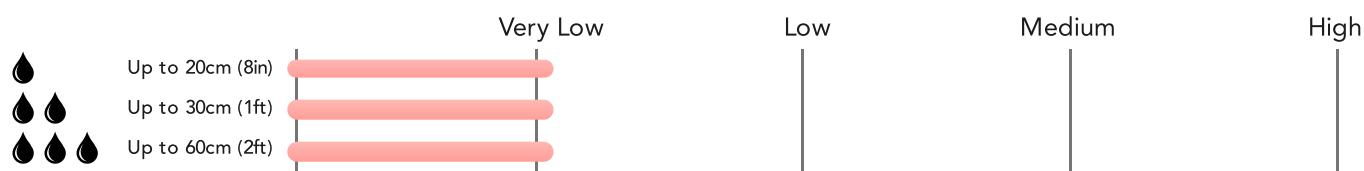


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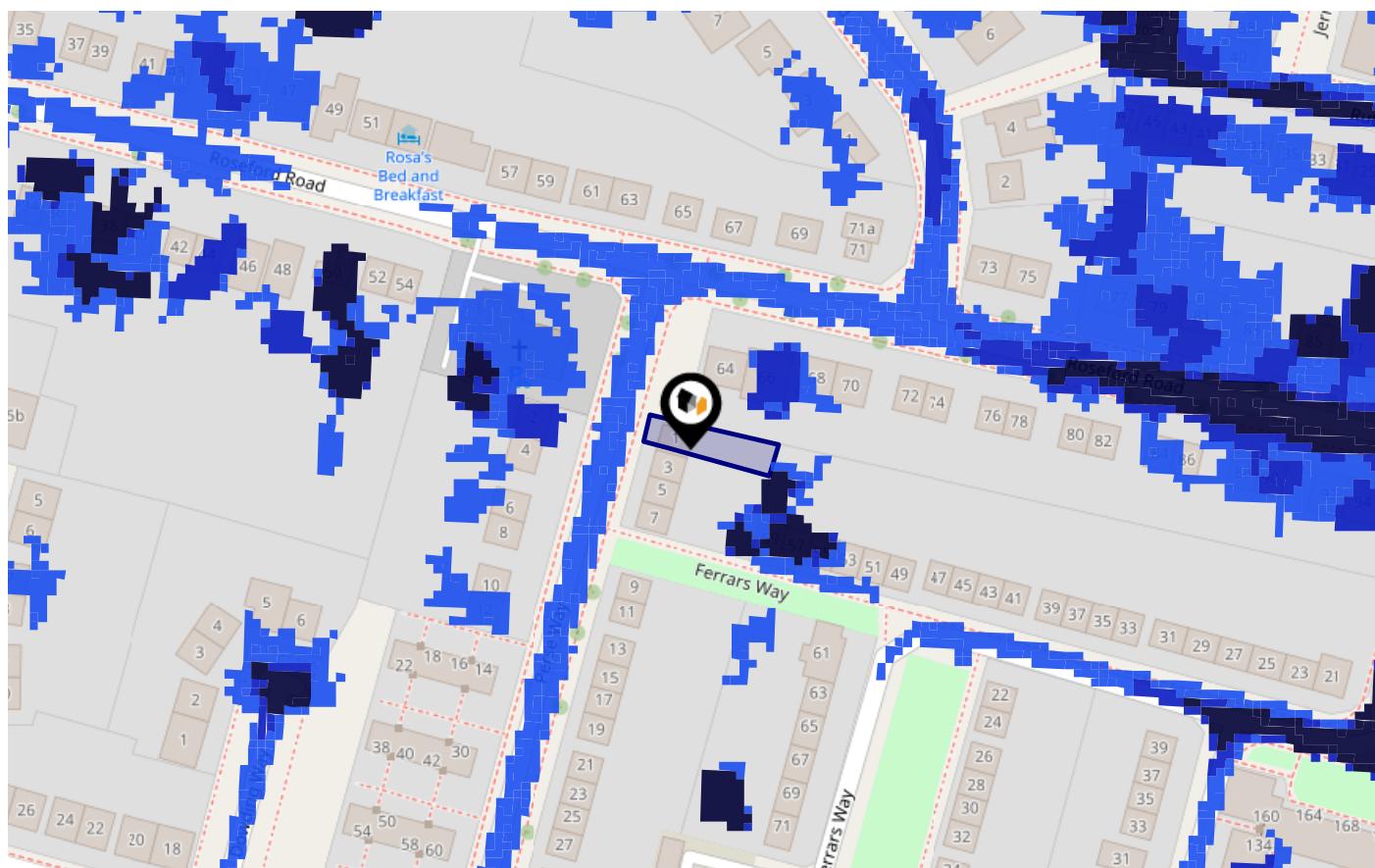
Flood Risk

Surface Water - Flood Risk



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

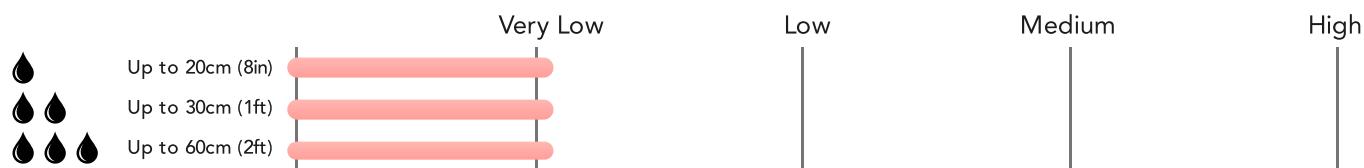


Risk Rating: Very low

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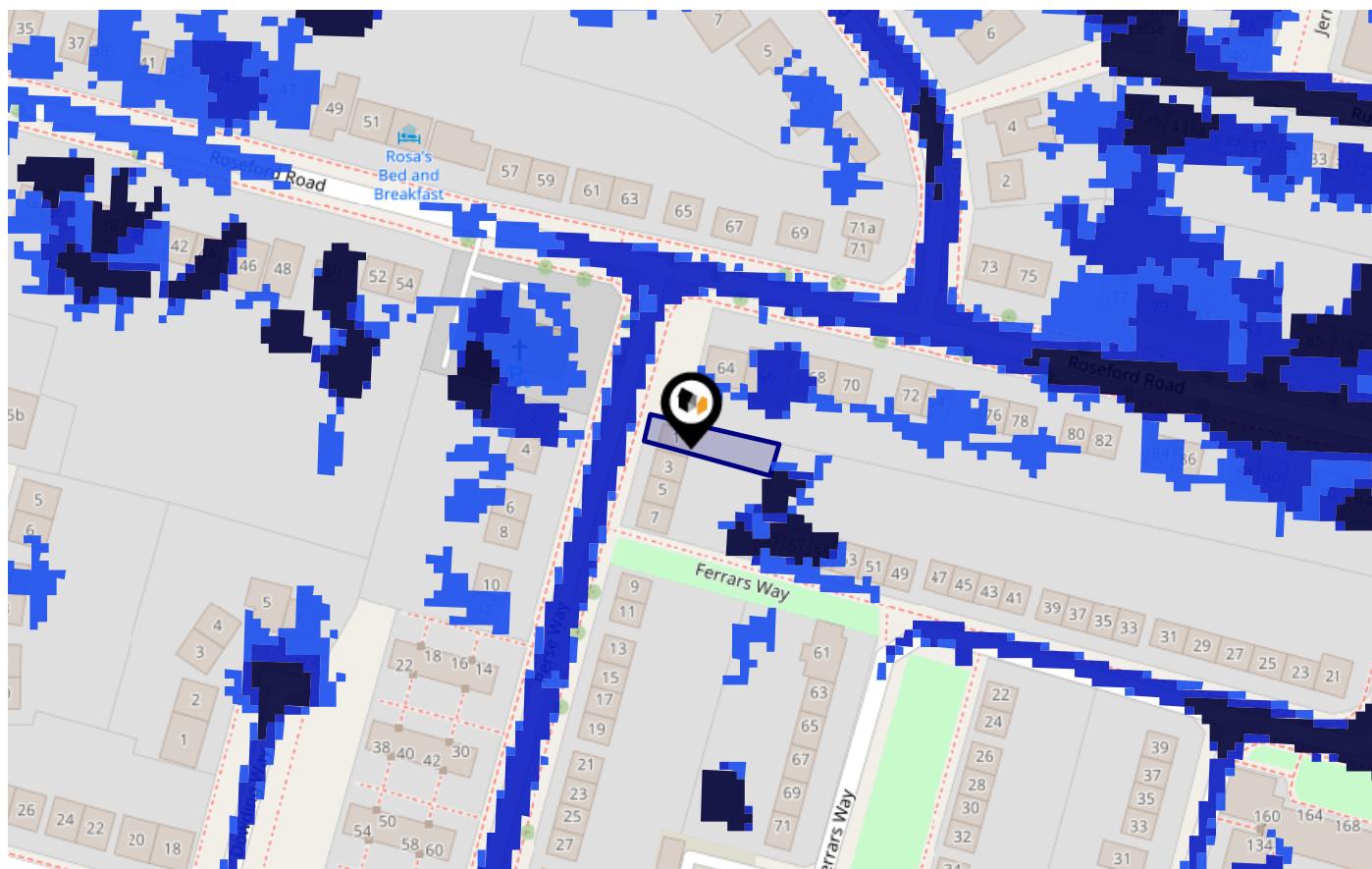
Flood Risk

Surface Water - Climate Change



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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.

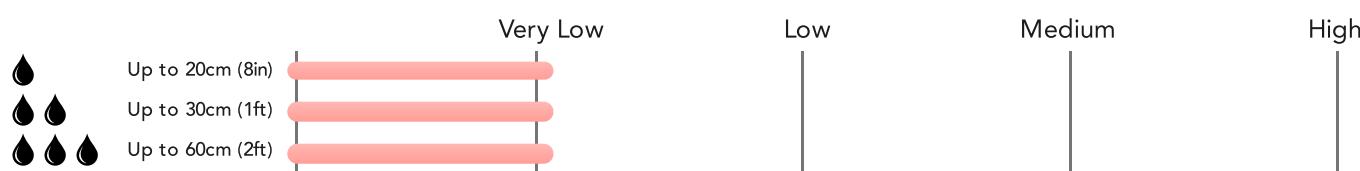


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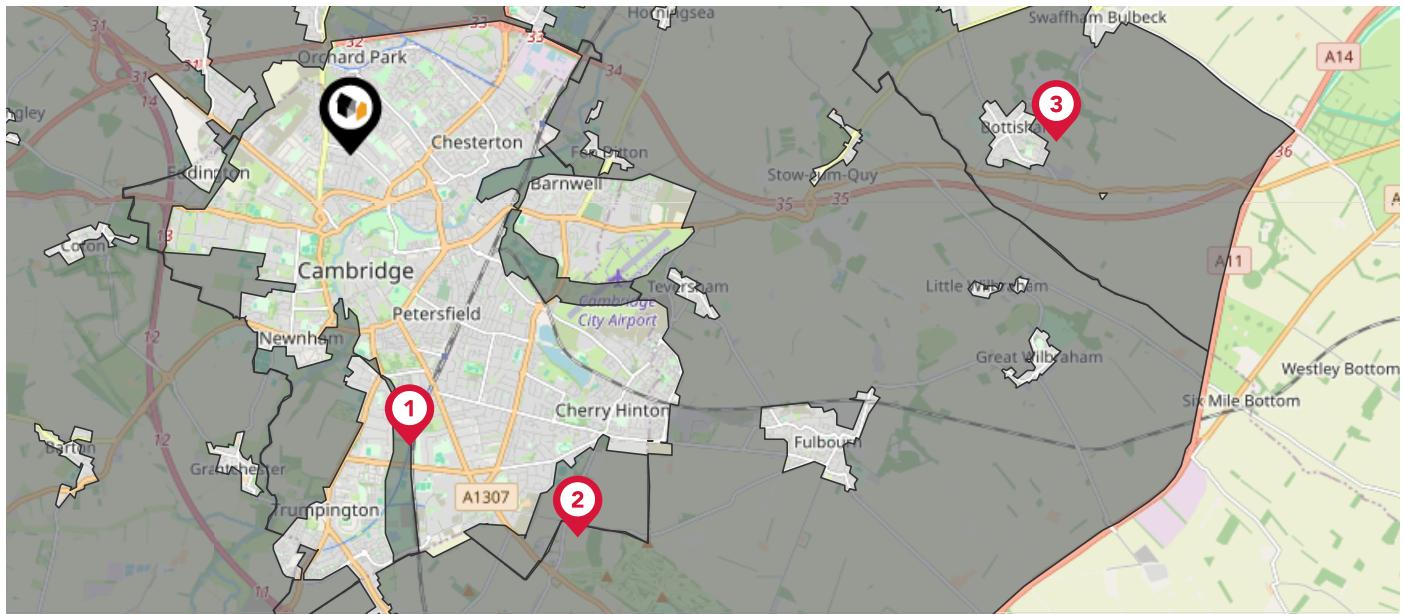


Maps

Green Belt



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

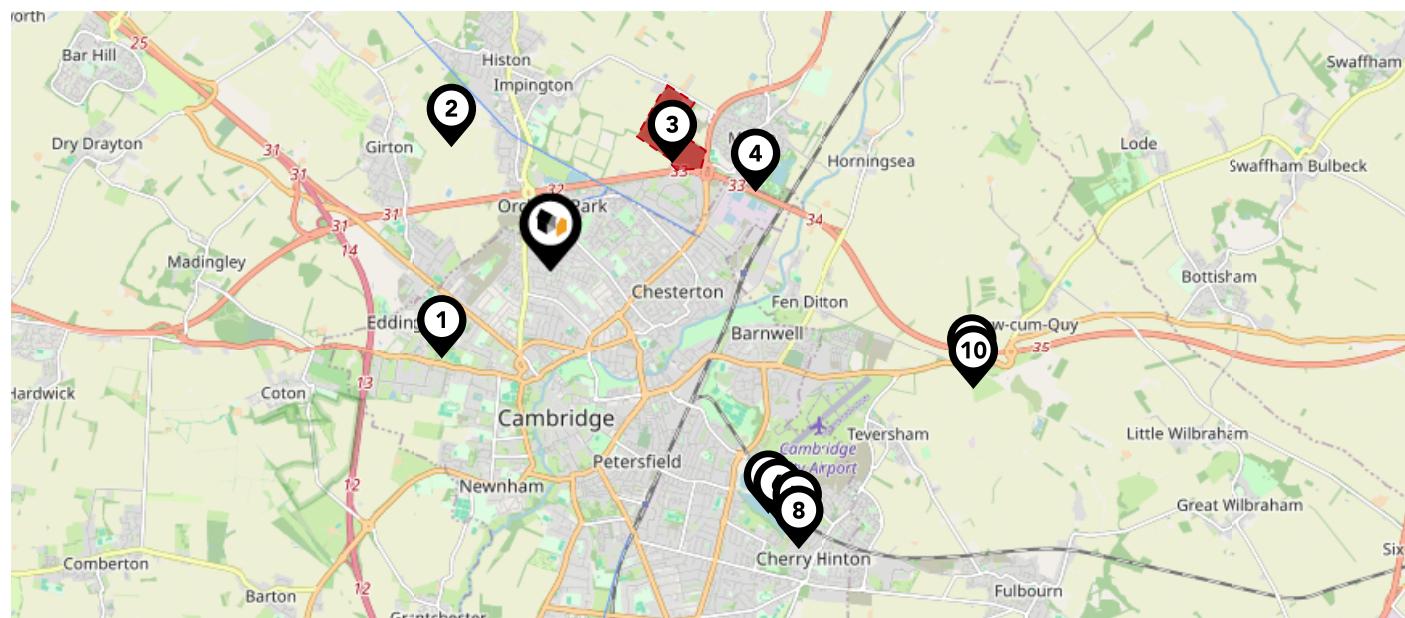
Maps

Landfill Sites



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



Nearby Landfill Sites

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

Maps

Listed Buildings



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

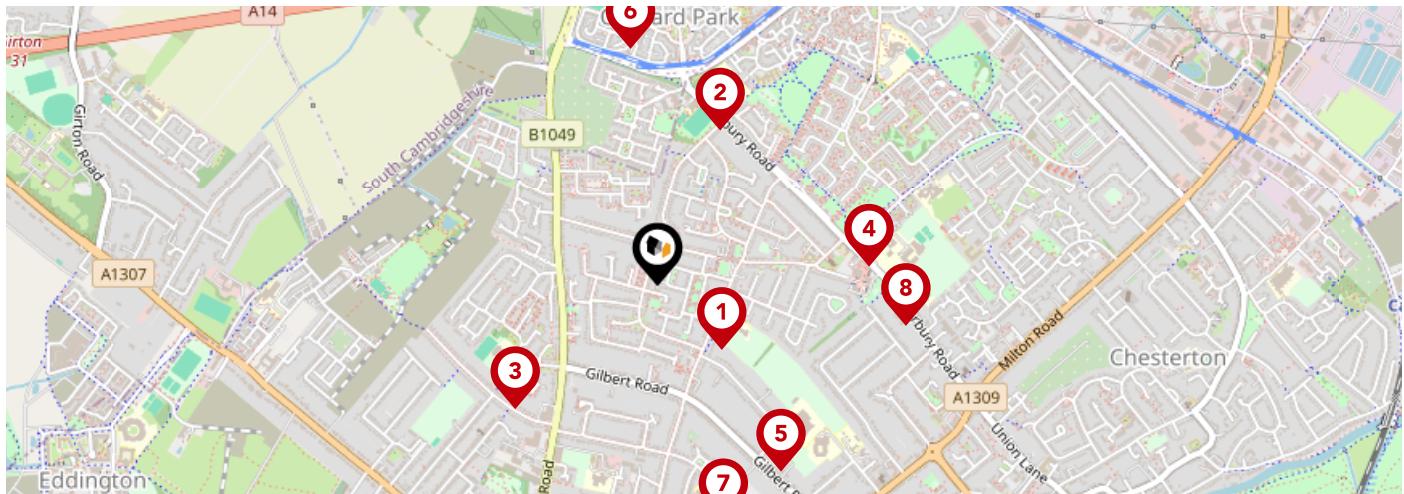


Listed Buildings in the local district		Grade	Distance
	1337012 - Windmill At Chesterton Mills	Grade II	0.5 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.6 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.6 miles
	1331961 - Roger Ascham School Gymnasium 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

Area Schools



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Nursery Primary Secondary College Private



Arbury Primary School

Ofsted Rating: Good | Pupils: 384 | Distance:0.2



St Laurence Catholic Primary School

Ofsted Rating: Good | Pupils: 239 | Distance:0.38



Mayfield Primary School

Ofsted Rating: Good | Pupils: 408 | Distance:0.43



Colleges Nursery School

Ofsted Rating: Outstanding | Pupils: 85 | Distance:0.48



Castle School, Cambridge

Ofsted Rating: Requires improvement | Pupils: 238 | Distance:0.51



Orchard Park Community Primary School

Ofsted Rating: Good | Pupils: 206 | Distance:0.54



Chesterton Community College

Ofsted Rating: Outstanding | Pupils: 1121 | Distance:0.55



North Cambridge Academy

Ofsted Rating: Good | Pupils: 685 | Distance:0.57



Area Schools



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Nursery Primary Secondary College Private



St Luke's CofE Primary School

Ofsted Rating: Requires improvement | Pupils: 92 | Distance:0.59



Milton Road Primary School

Ofsted Rating: Good | Pupils: 414 | Distance:0.66



Olive AP Academy - Cambridge

Ofsted Rating: Good | Pupils: 4 | Distance:0.66



The Grove Primary School

Ofsted Rating: Good | Pupils: 245 | Distance:0.67



King's Hedges Nursery School

Ofsted Rating: Good | Pupils: 68 | Distance:0.71



Kings Hedges Primary School

Ofsted Rating: Good | Pupils: 398 | Distance:0.71



Cambridge Regional College

Ofsted Rating: Good | Pupils: 0 | Distance:0.98



Cambridge Arts and Sciences (CATS and CSVPA)

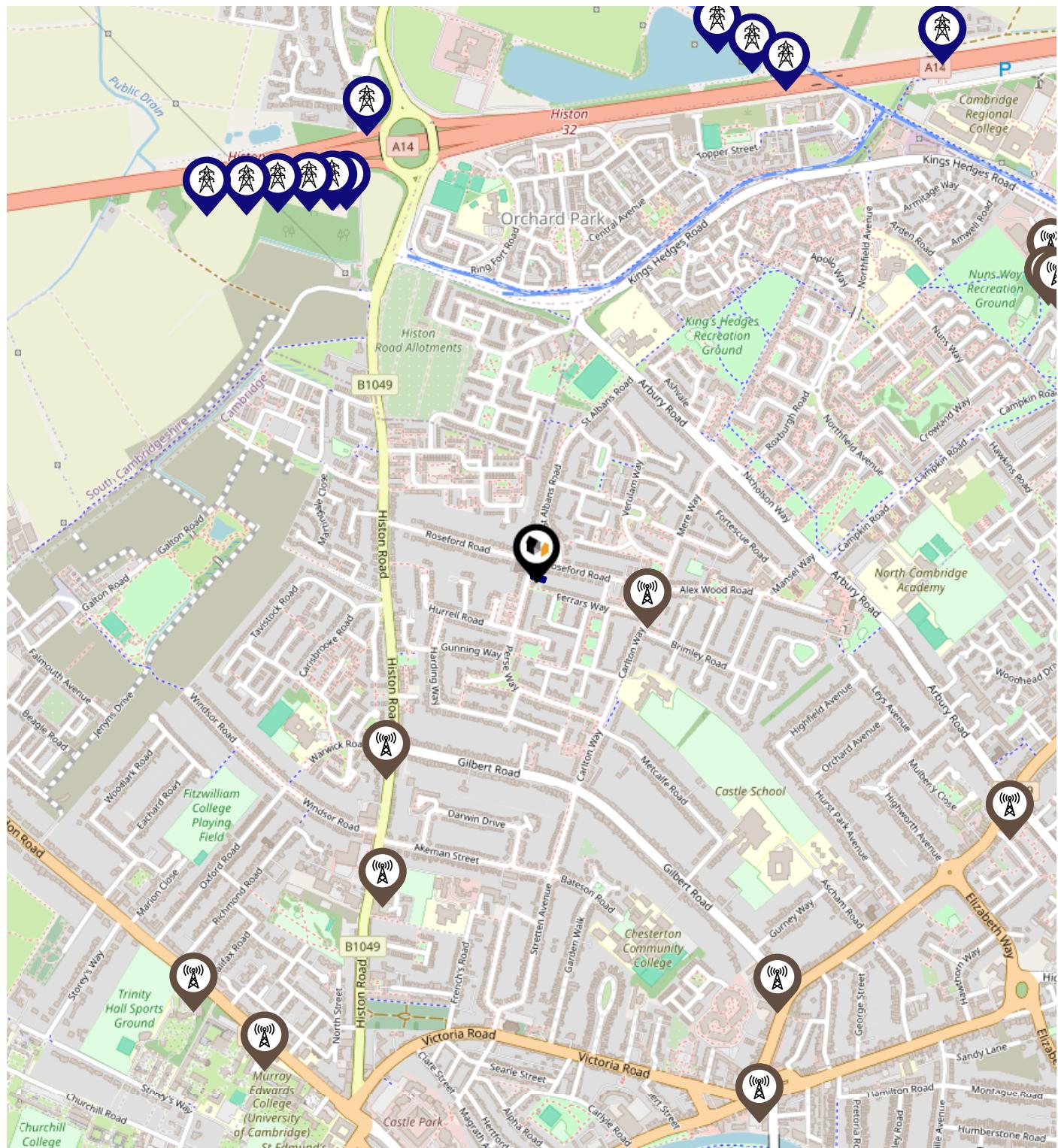
Ofsted Rating: Not Rated | Pupils: 543 | Distance:1.05



Local Area Masts & Pylons



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Key:

- Power Pylons
- Communication Masts

Environment

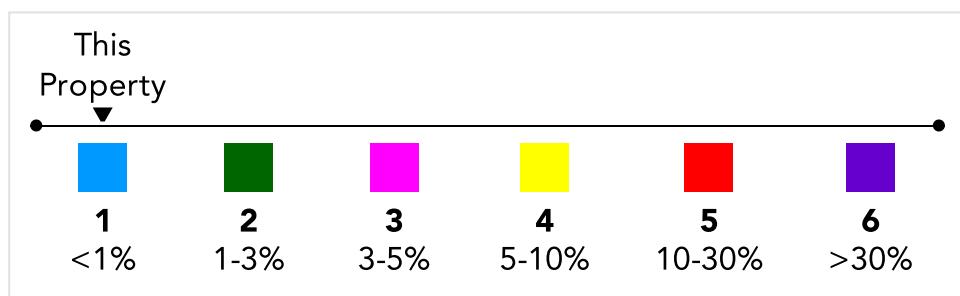
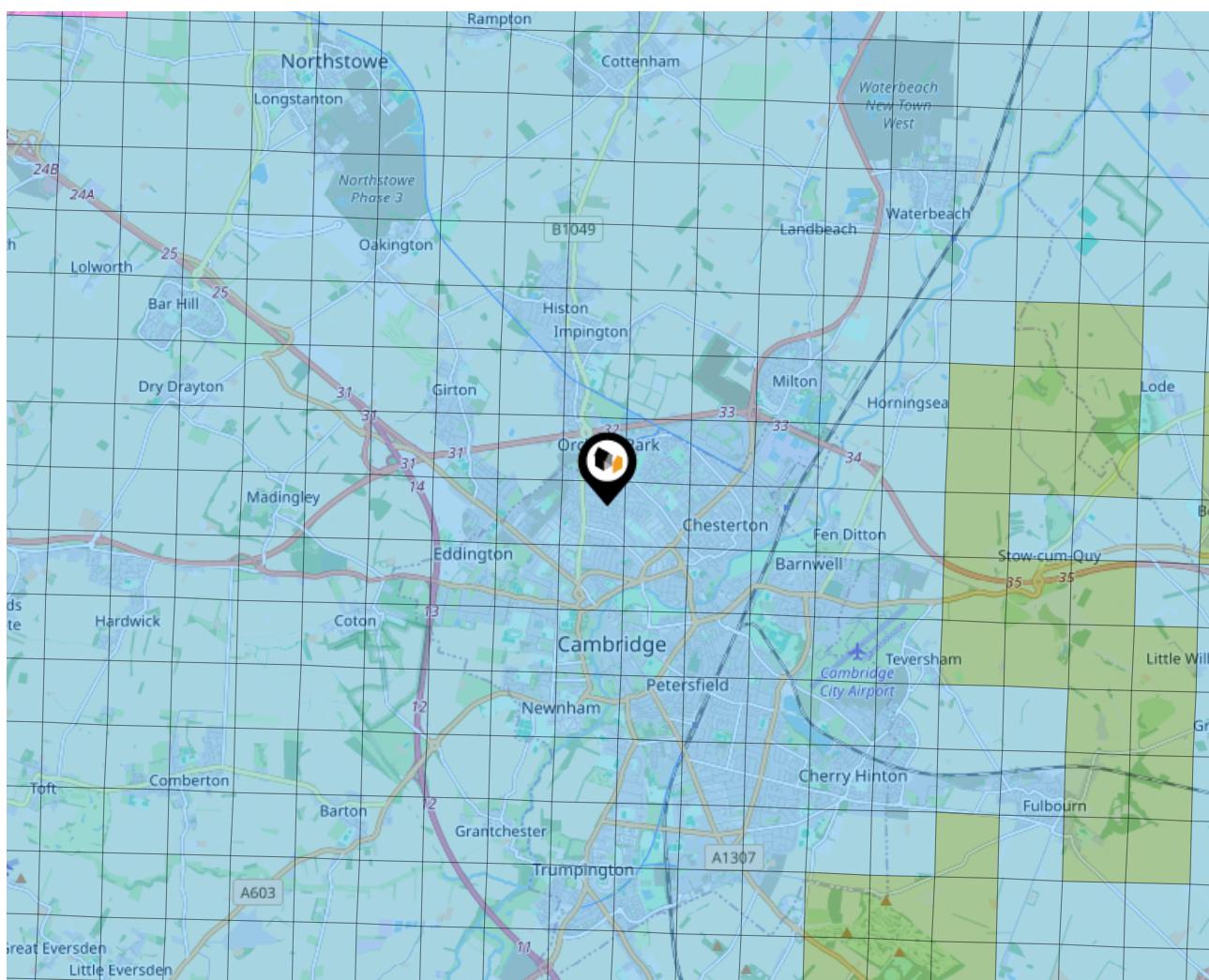
Radon Gas



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What is Radon?

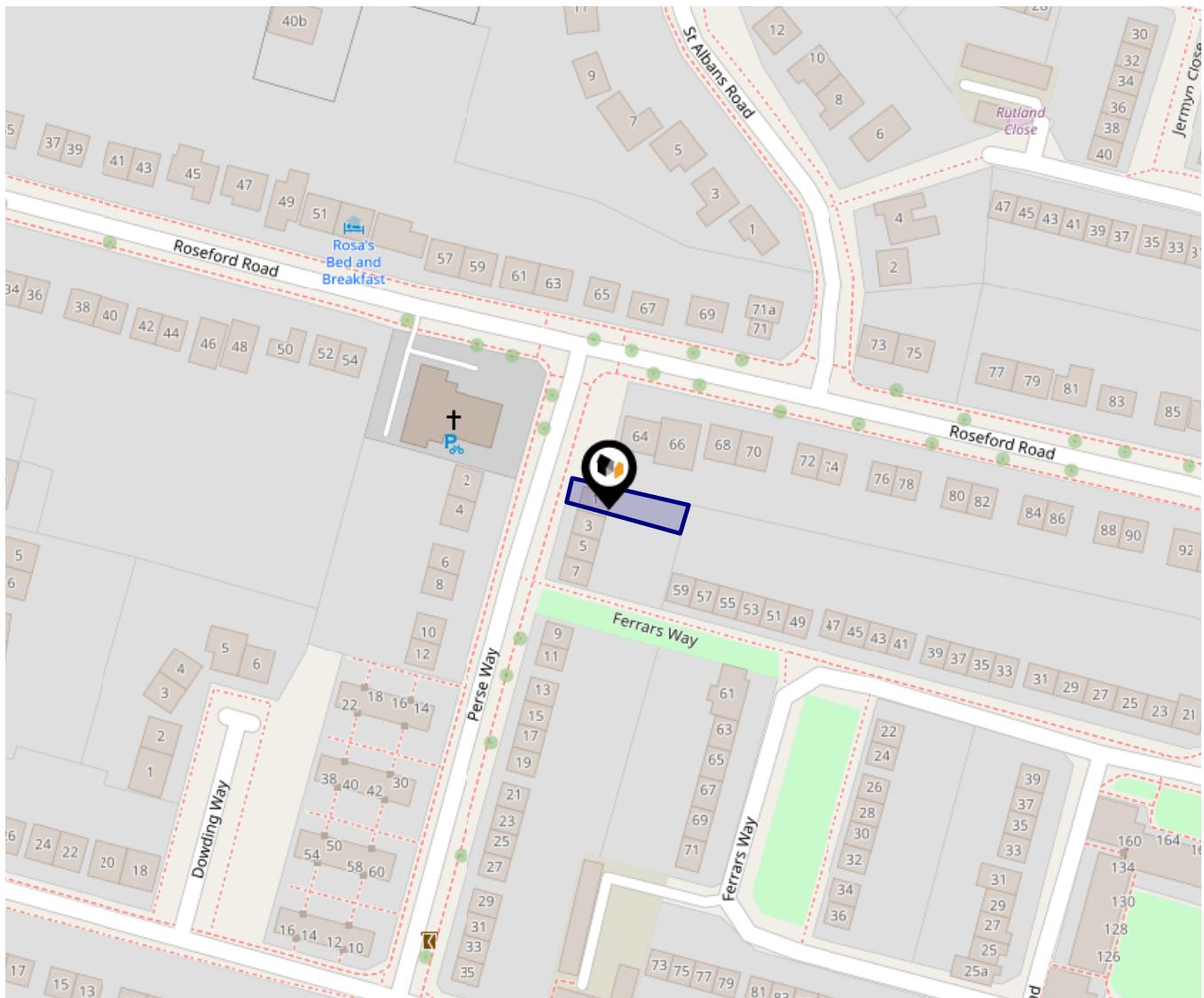
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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



Local Area Road Noise



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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

Environment

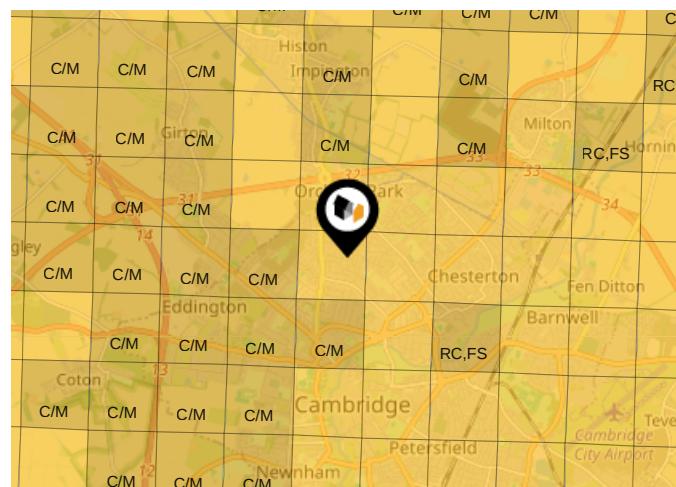
Soils & Clay



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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(SANDY) TO MEDIUM(SANDY)		



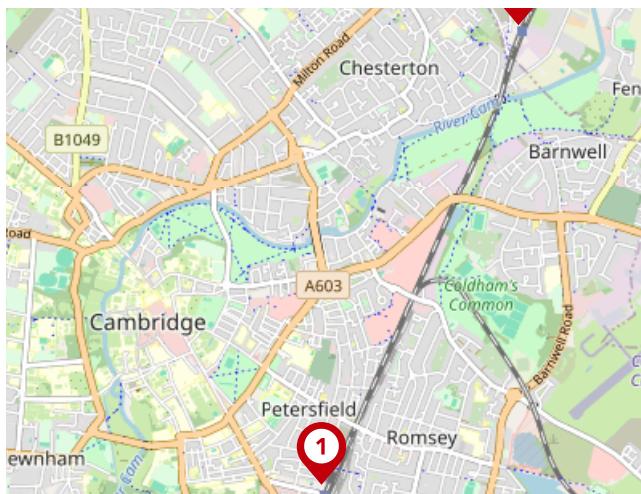
Primary Classifications (Most Common Clay Types)

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)

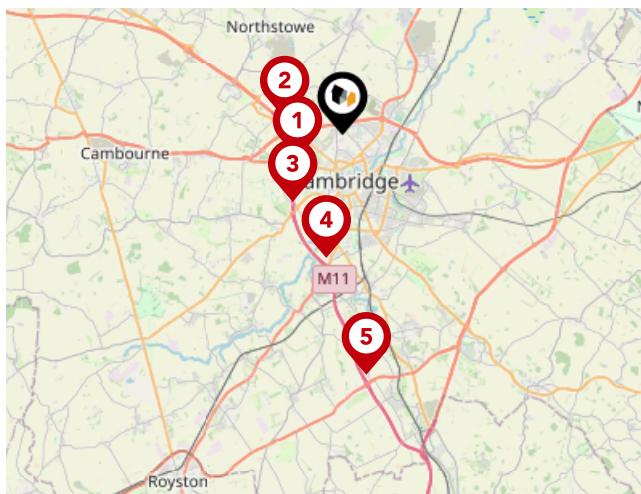


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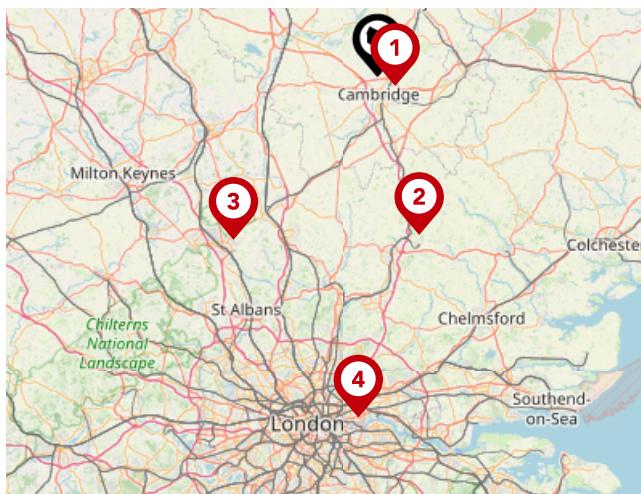
National Rail Stations

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/Helpads

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)



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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

About Us



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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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