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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th November 2025



OAK TREE AVENUE, CAMBRIDGE, CB4

Kingsman Real Estate

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










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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB101189		

Local Area

Local Authority:	Cambridge	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	136 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
O ₂	EE	3	O2	sky
				

Planning History

This Address

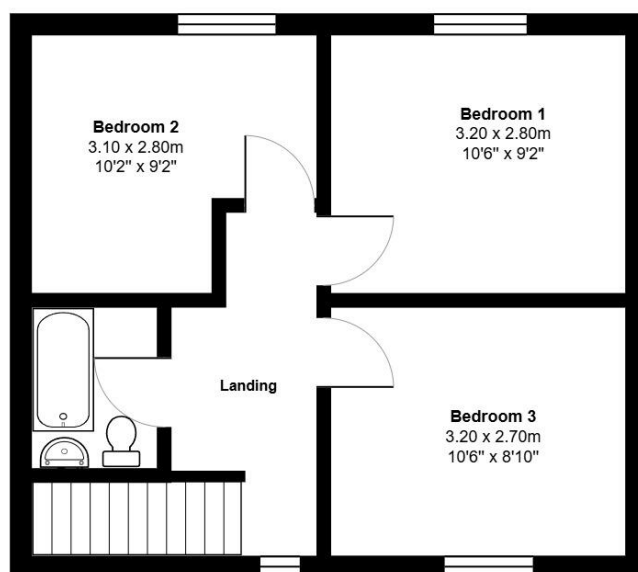
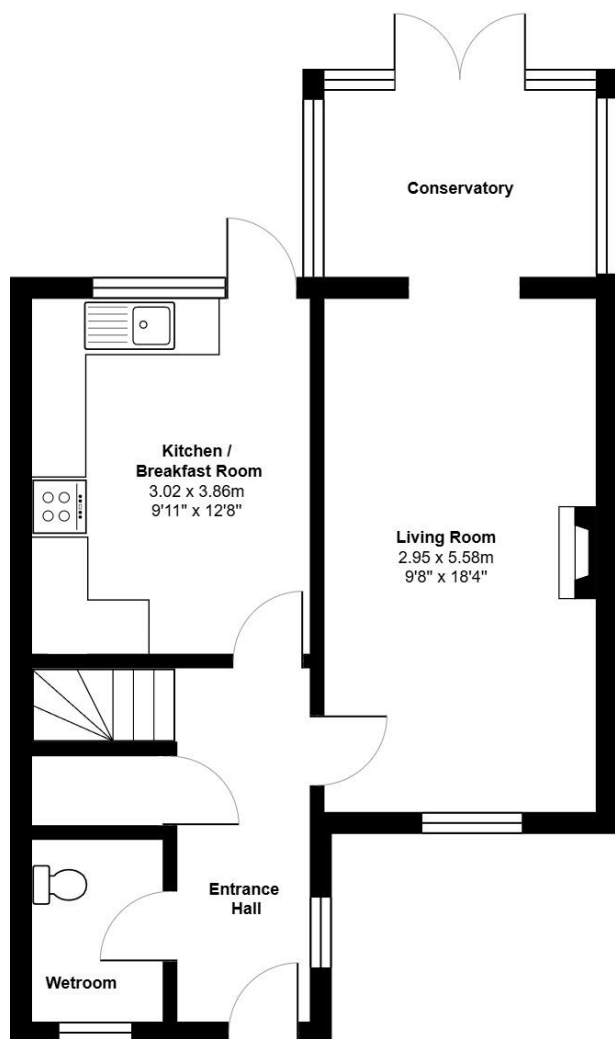


Planning records for: *Oak Tree Avenue, Cambridge, CB4*

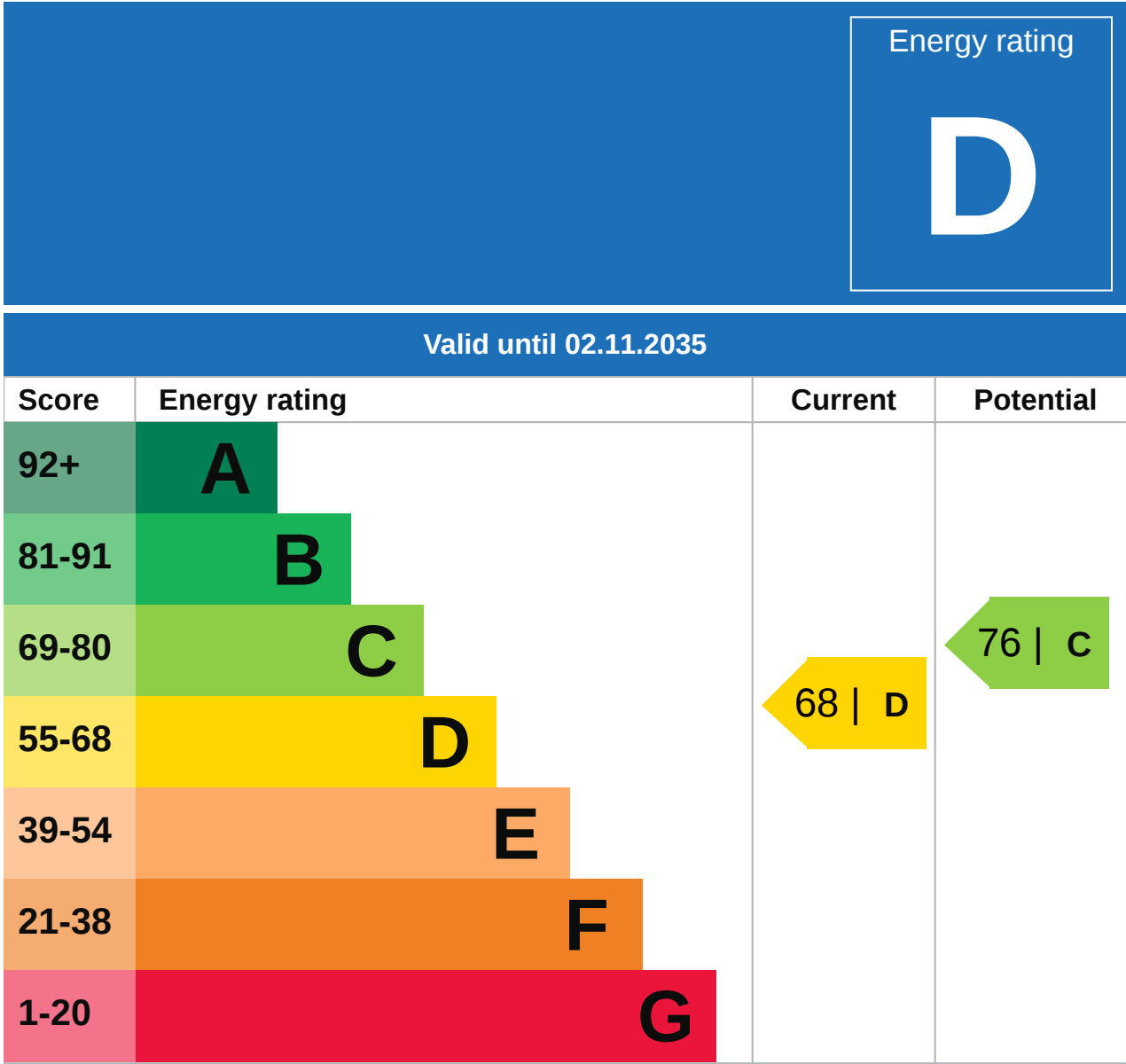
Reference - 17/0518/FUL	
Decision:	Decided
Date:	06th April 2017
Description:	Single storey front extension



OAK TREE AVENUE, CAMBRIDGE, CB4



All measurements are approximate and for display purposes only



Additional EPC Data

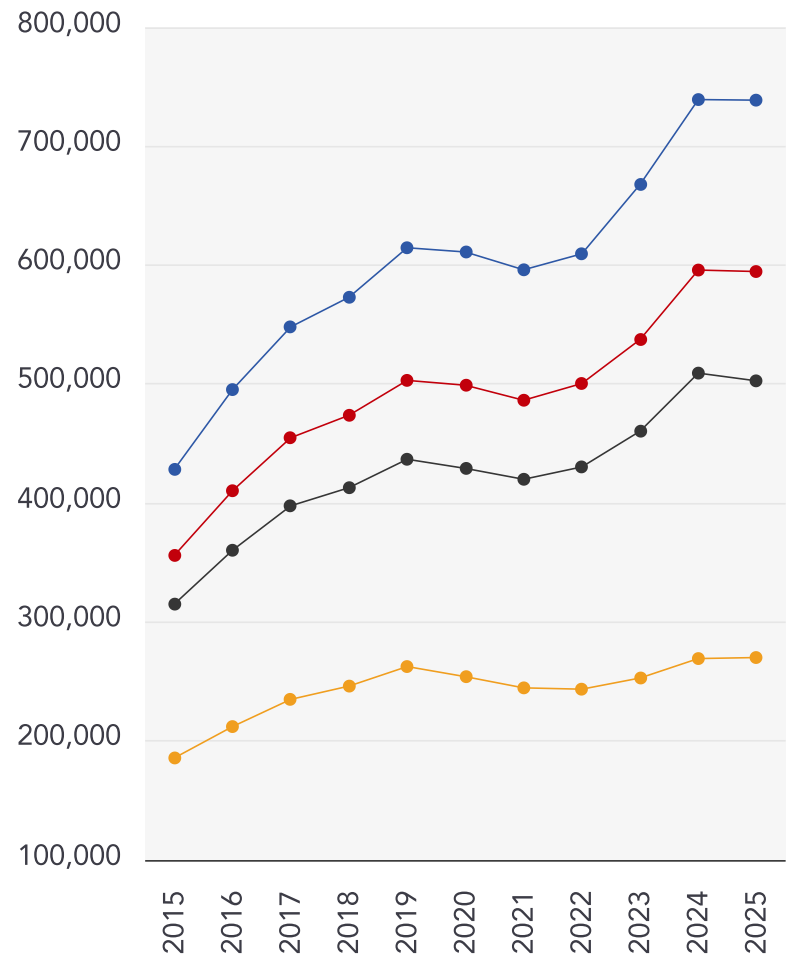
Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²

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

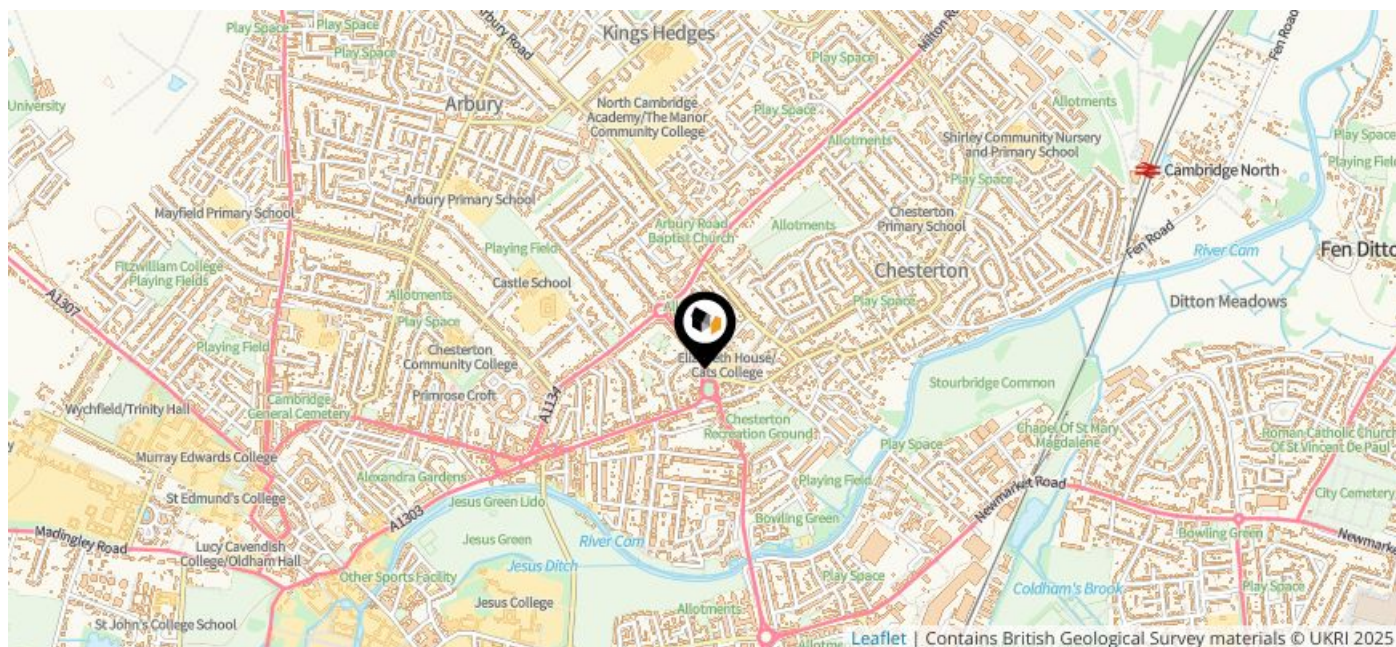
+45.42%

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.

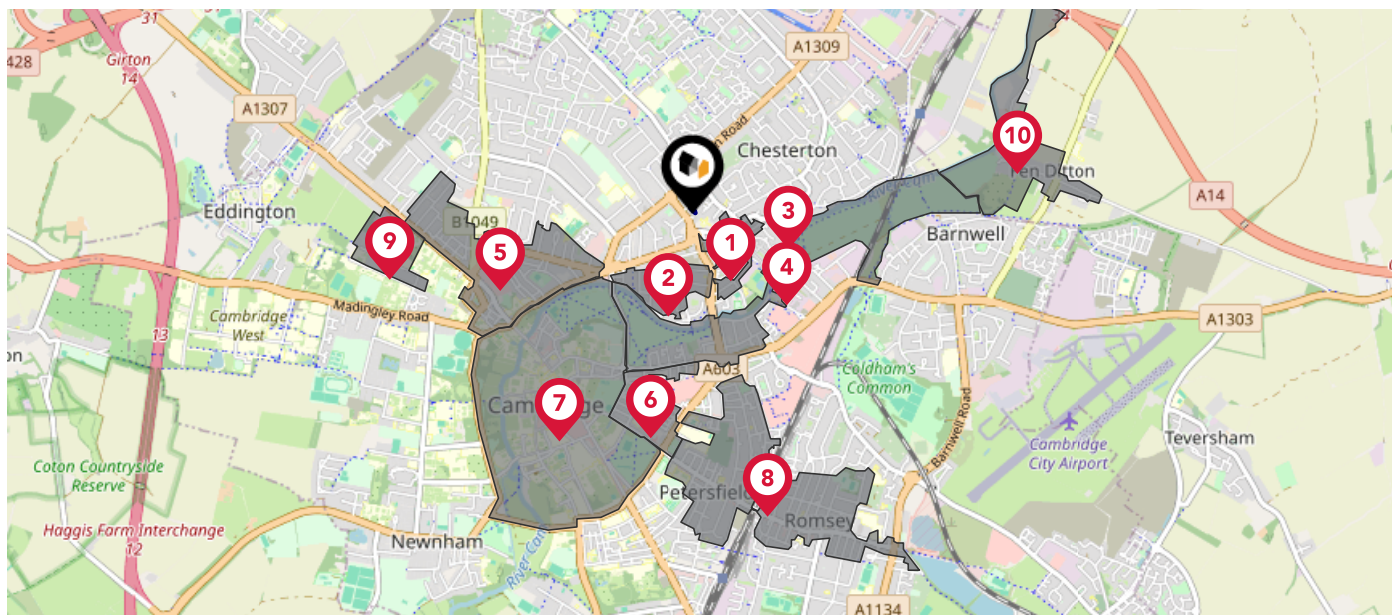
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Chesterton



De Freville



Ferry Lane



Riverside and Stourbridge Common



Castle and Victoria Road



The Kite



Central



Mill Road



Storey's Way



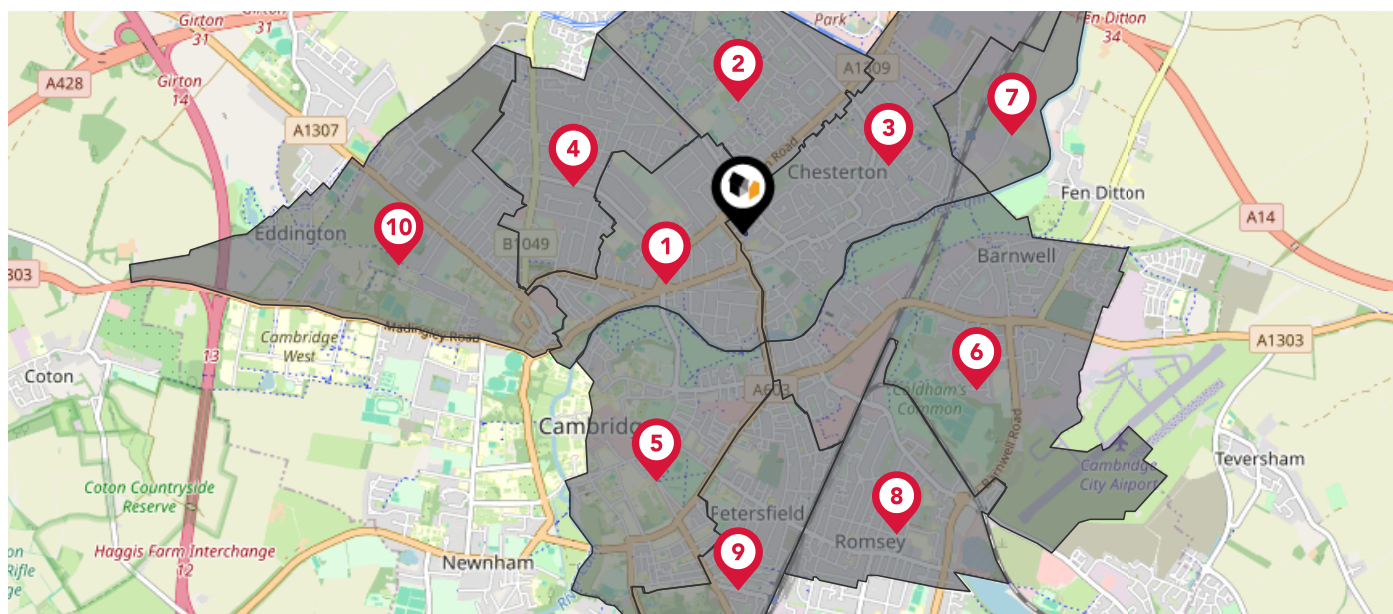
Fen Ditton

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



West Chesterton Ward



King's Hedges Ward



East Chesterton Ward



Arbury Ward



Market Ward



Abbey Ward



Milton & Waterbeach Ward



Romsey Ward

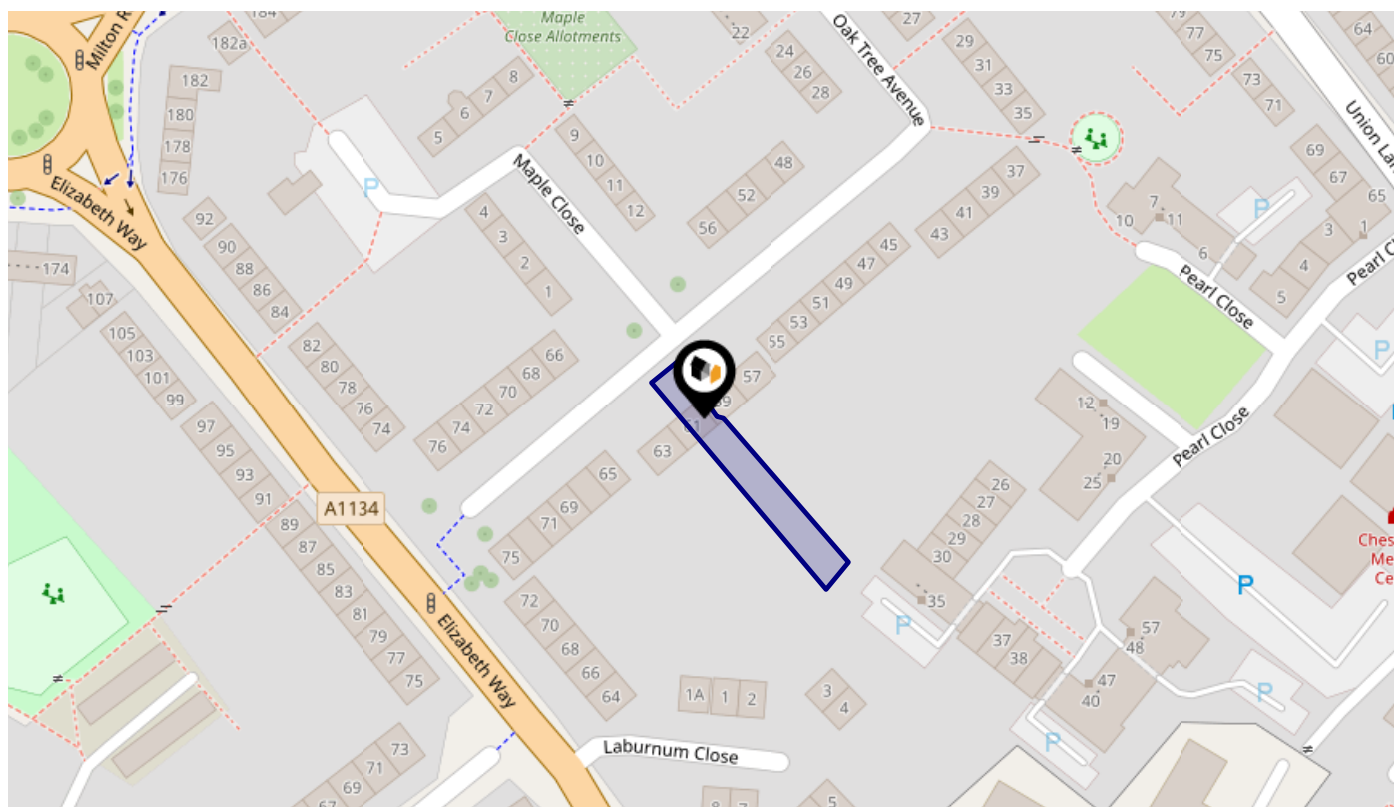


Petersfield Ward



Castle Ward

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



Rail Noise Data

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

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

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

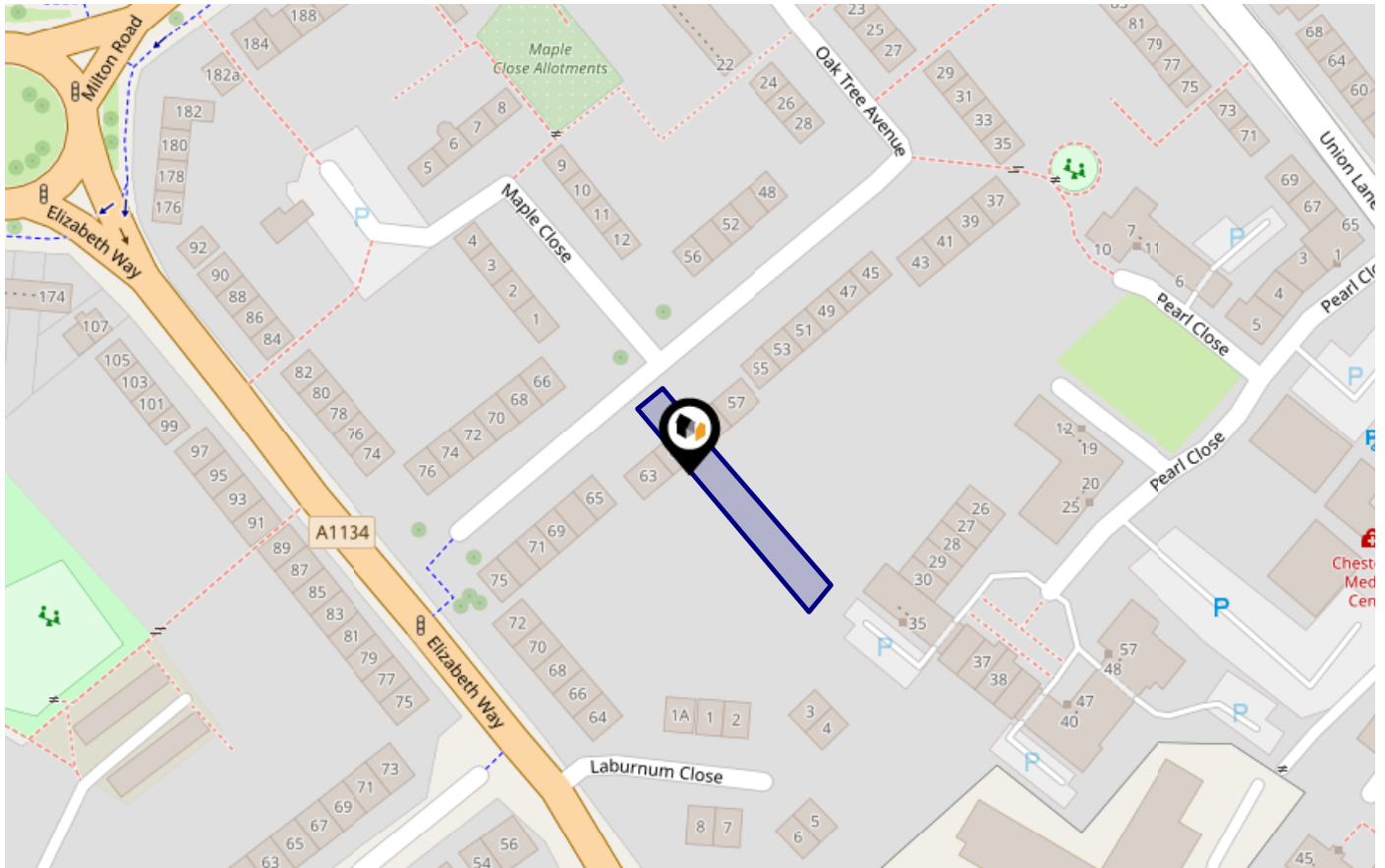
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

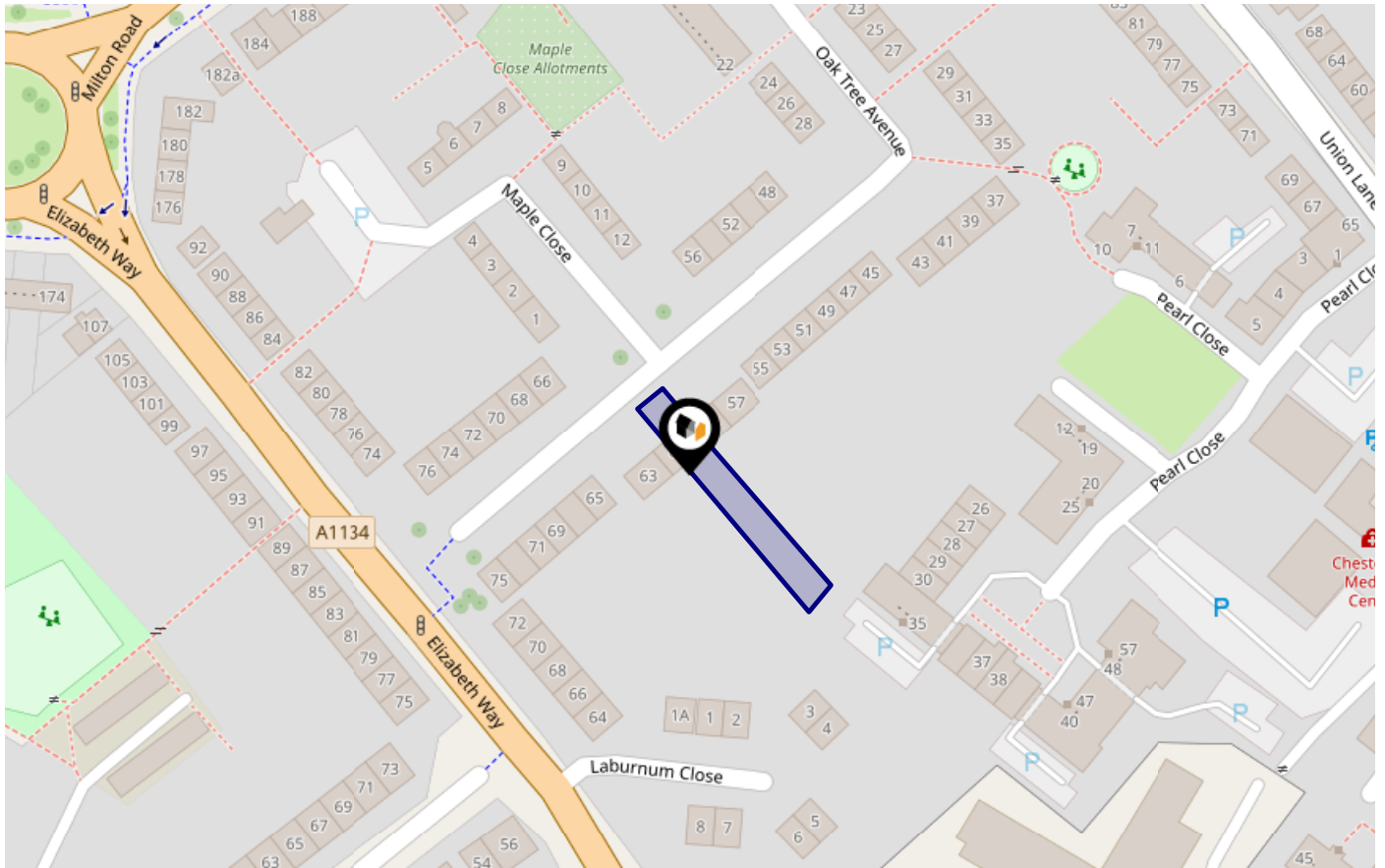


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: Very low

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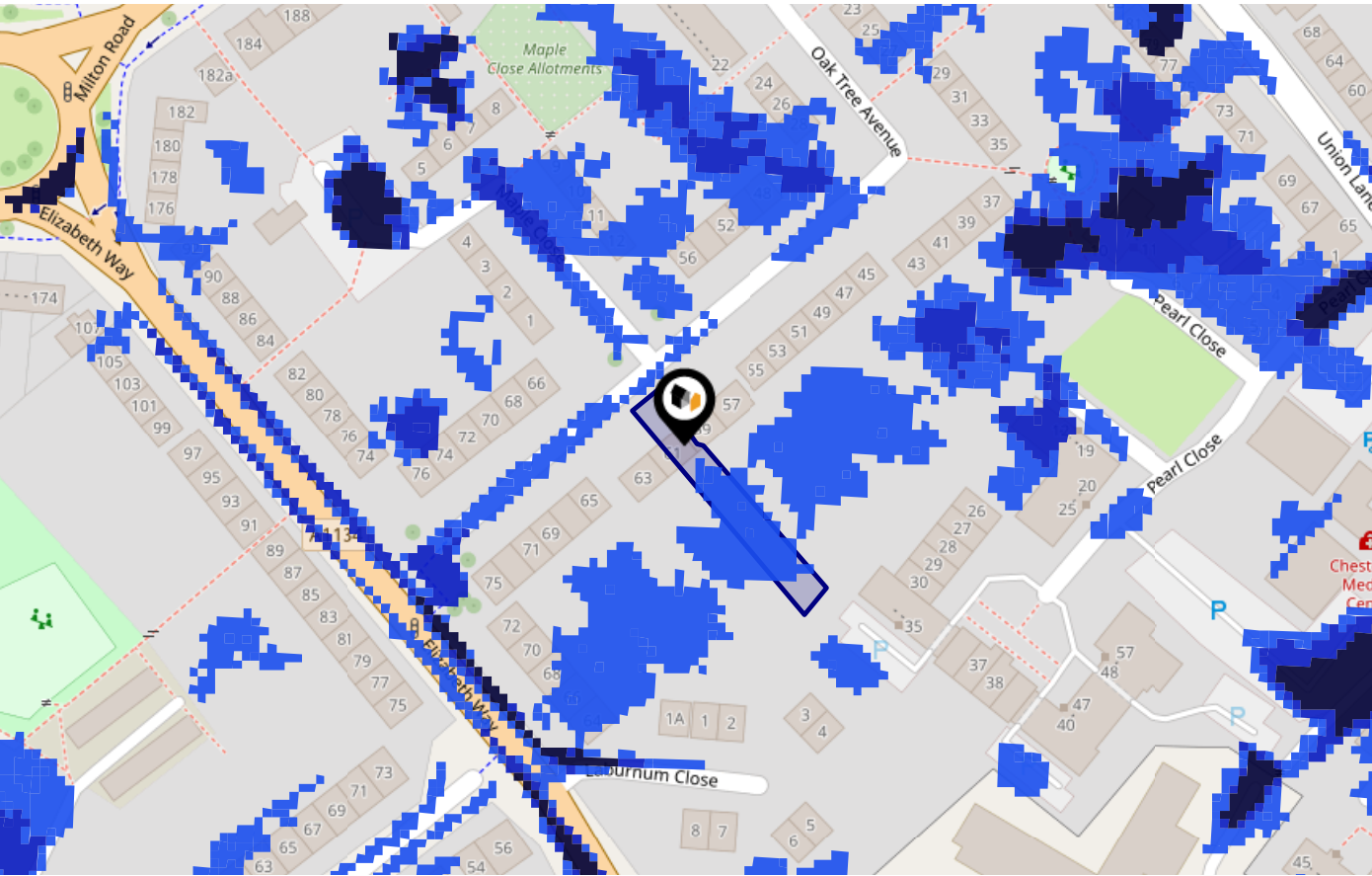
Chance of flooding to the following depths at this property:



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.

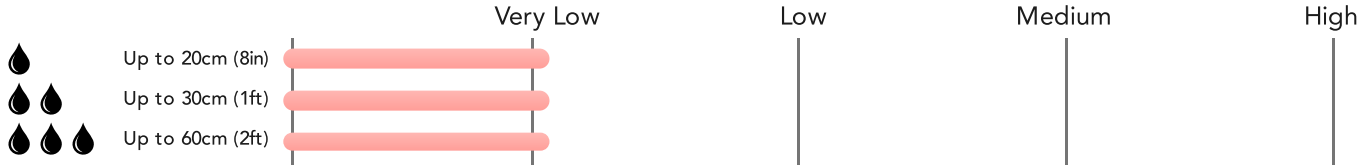


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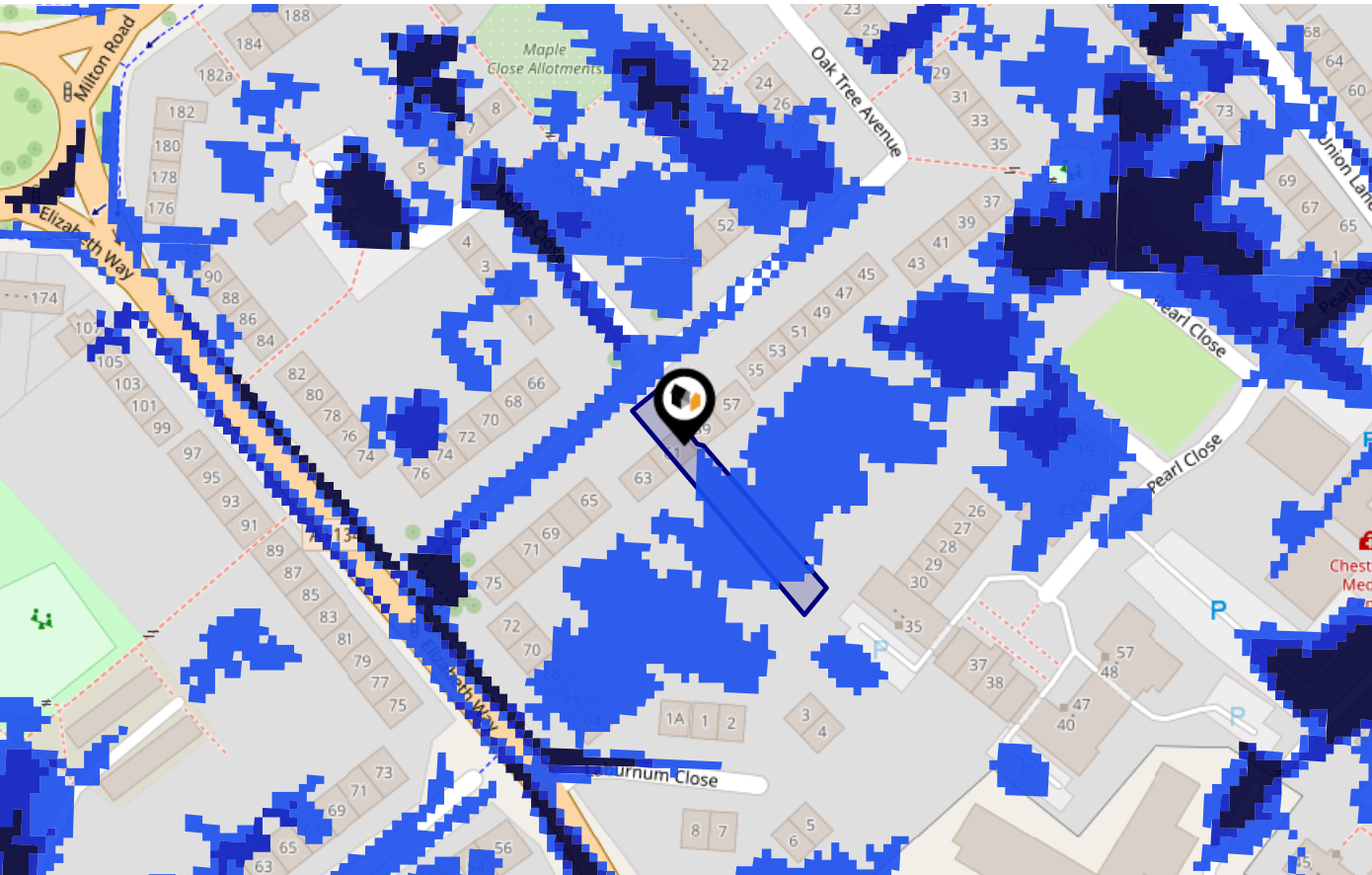
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

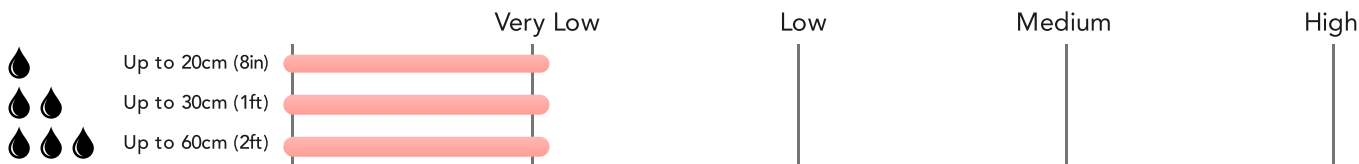


Risk Rating: Very low

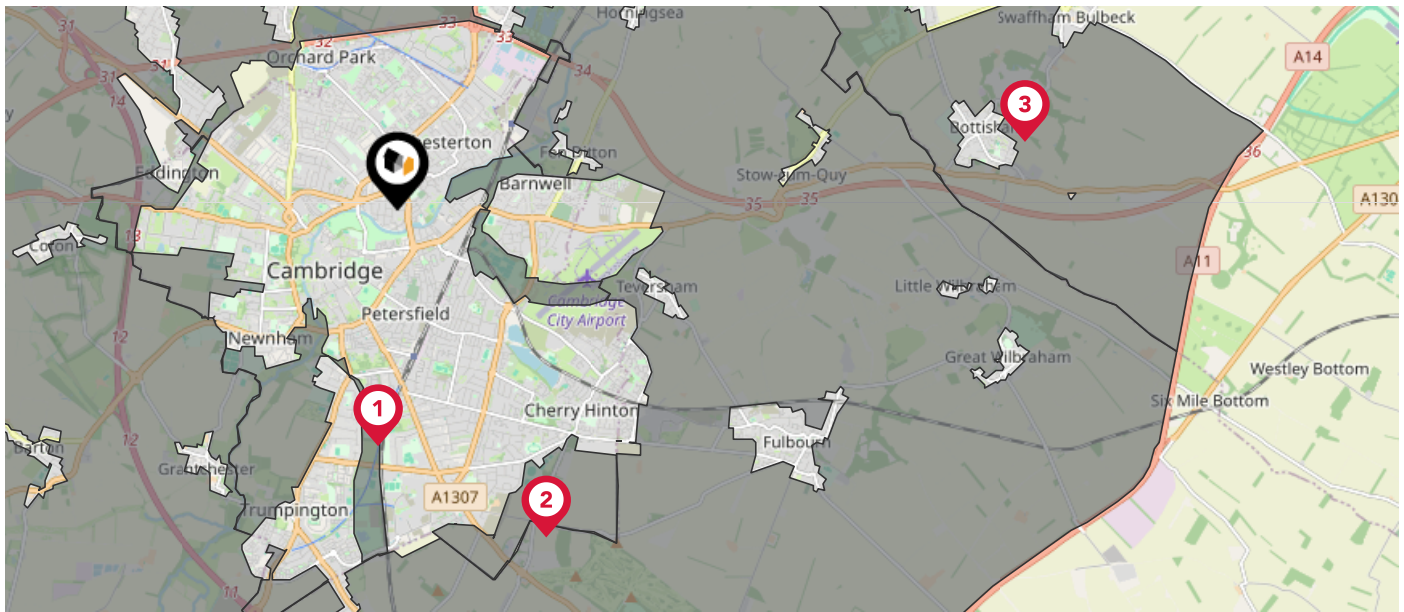
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



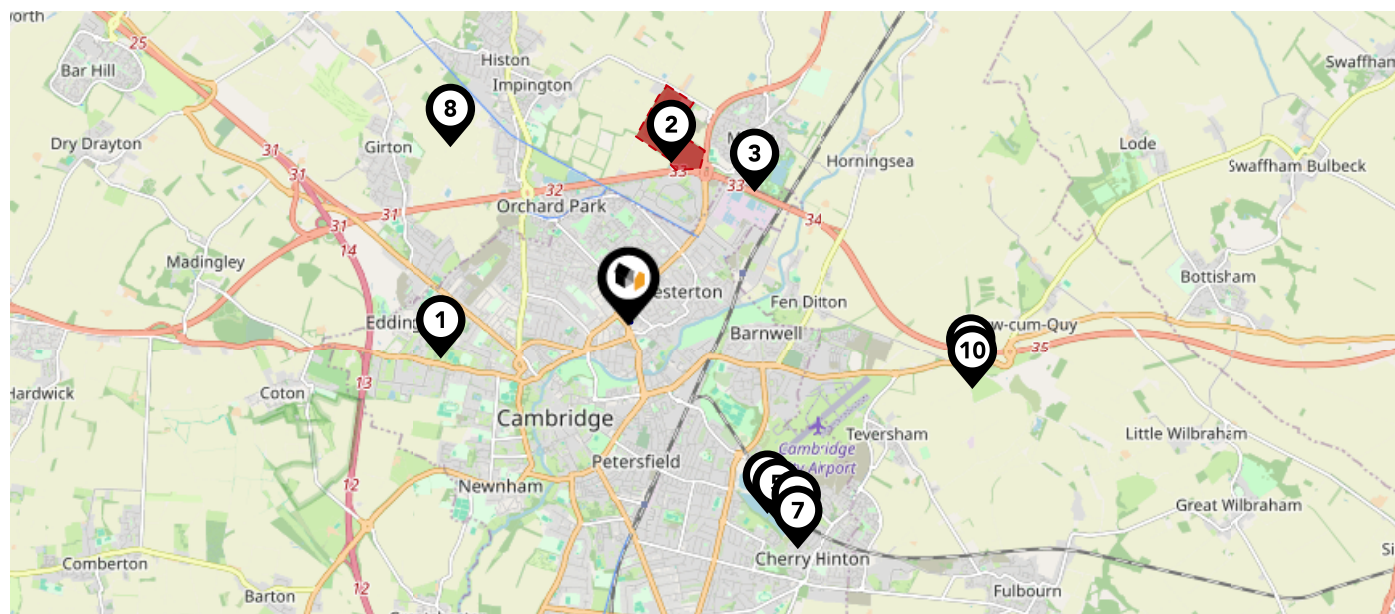
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire

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

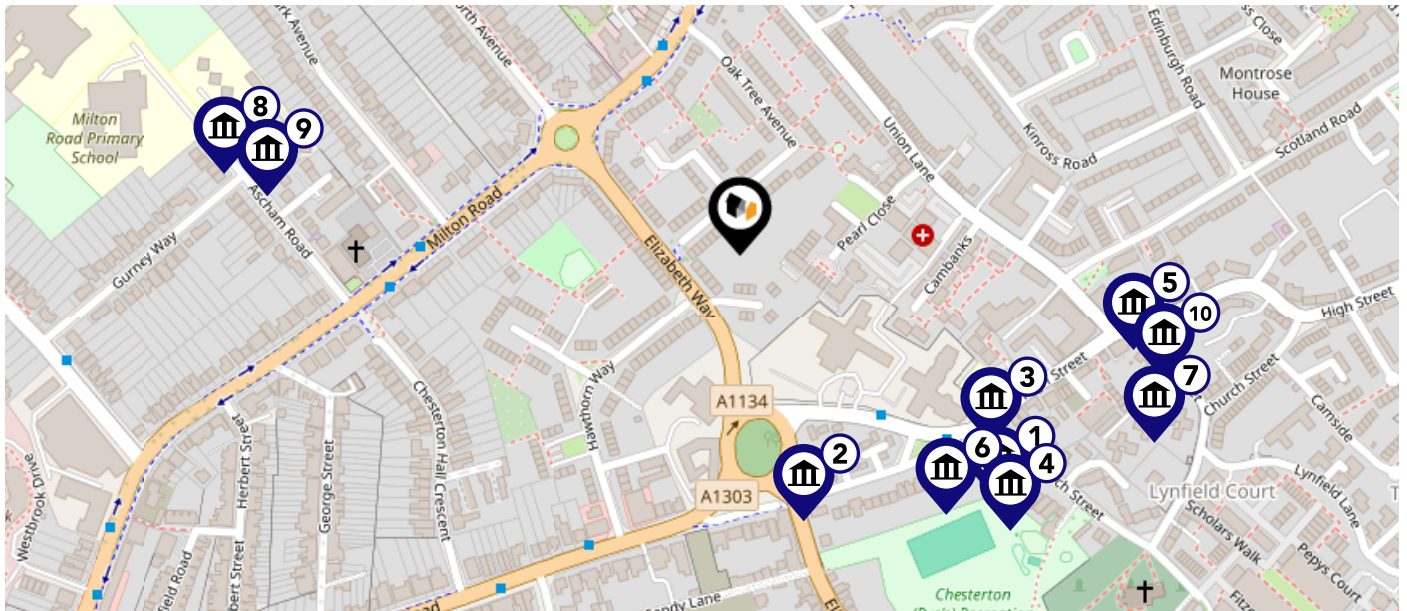
1	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
5	Norman Works-Coldhams Lane,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











Maps

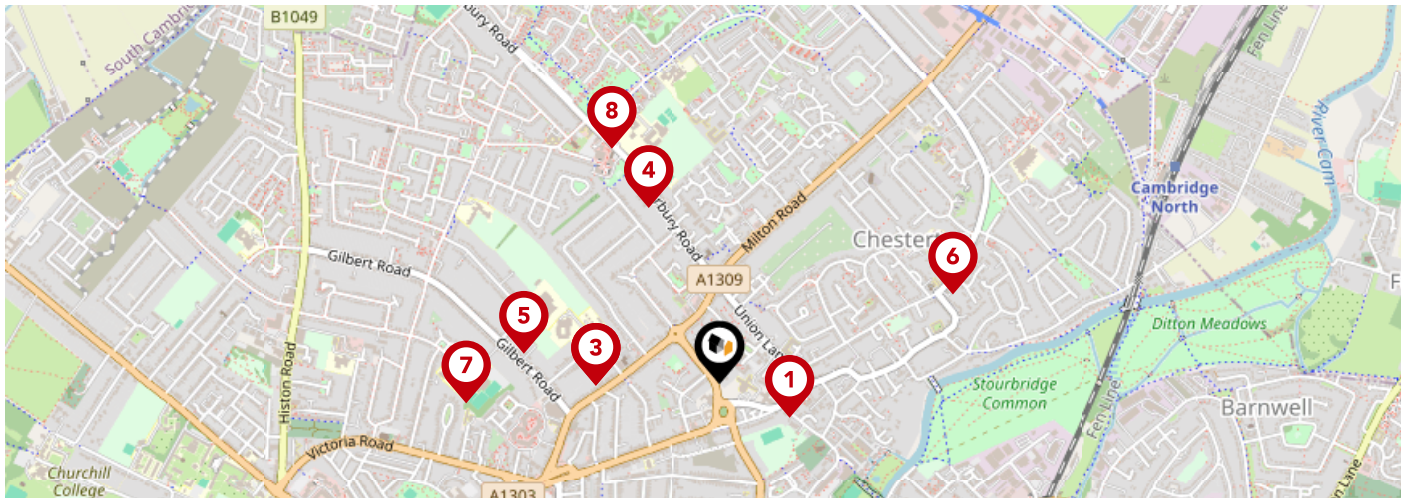
Listed Buildings



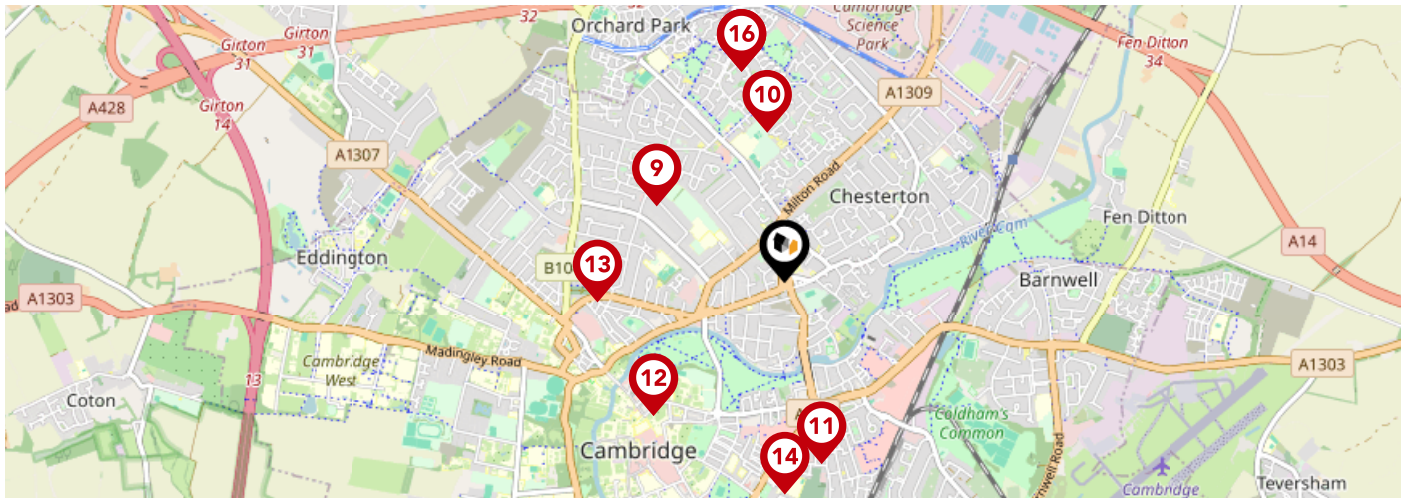
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1322398 - Chesterton House	Grade II	0.2 miles
	1126239 - Chesterton Hall	Grade II	0.2 miles
	1126192 - 25 And 27, High Street	Grade II	0.2 miles
	1331833 - Pigeon House In Garden Of Chesterton House	Grade II	0.2 miles
	1331847 - 81, High Street	Grade II	0.2 miles
	1408395 - 214 Chesterton Road	Grade II	0.2 miles
	1331829 - Chesterton Tower	Grade I	0.3 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.3 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.3 miles
	1126236 - 1, Chapel Street	Grade II	0.3 miles



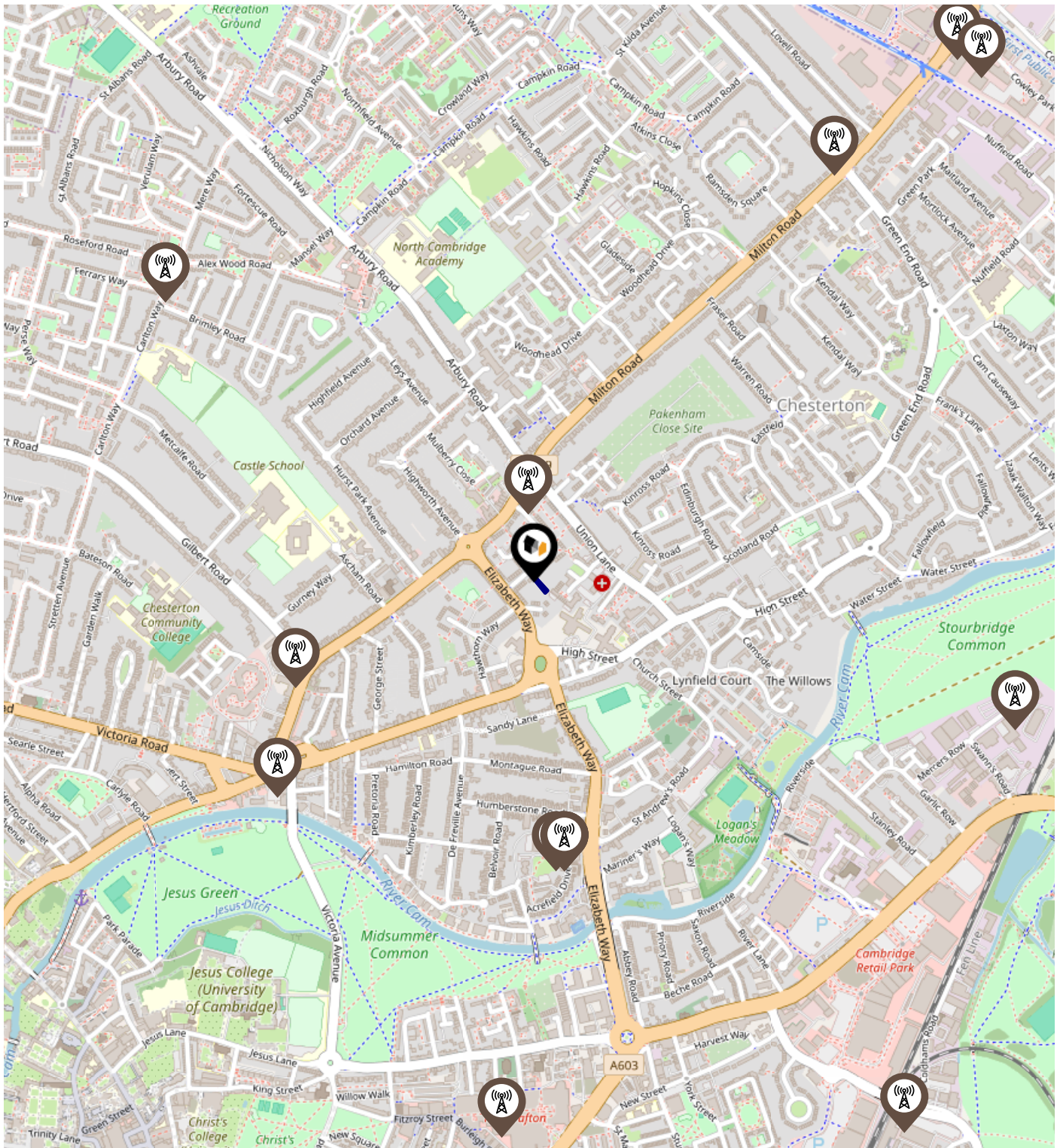
		Nursery	Primary	Secondary	College	Private
1	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

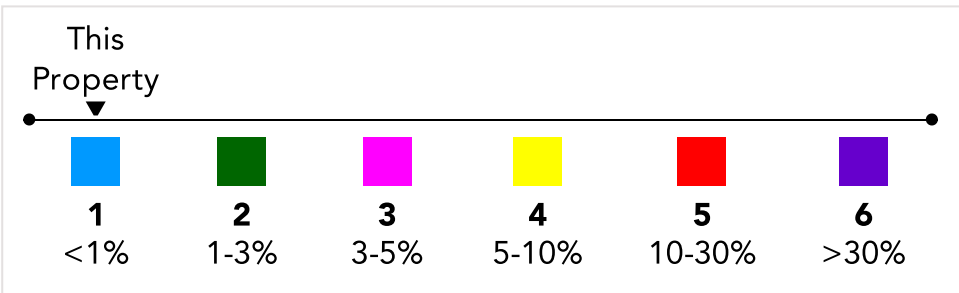
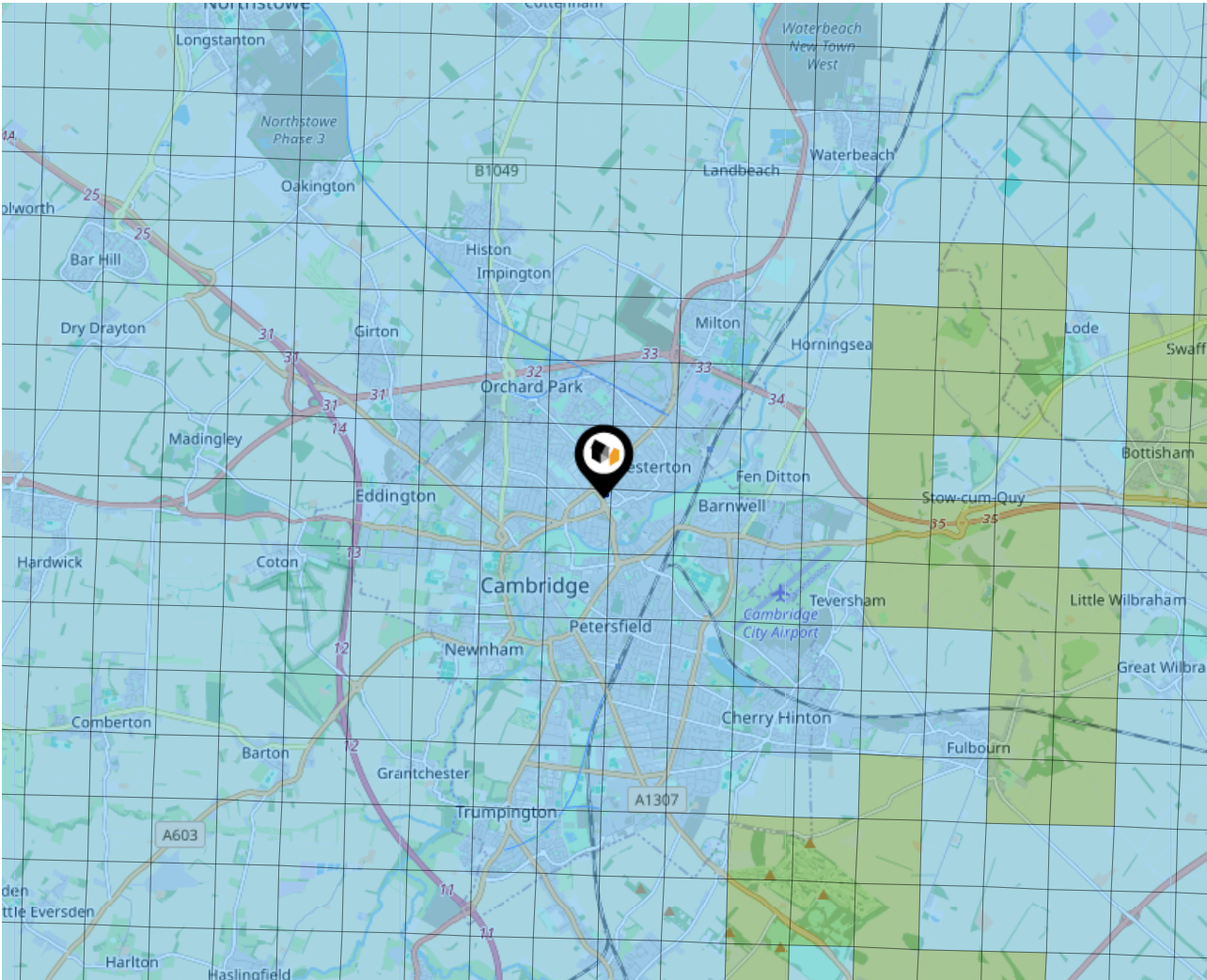


Key:

-  Power Pylons
-  Communication Masts

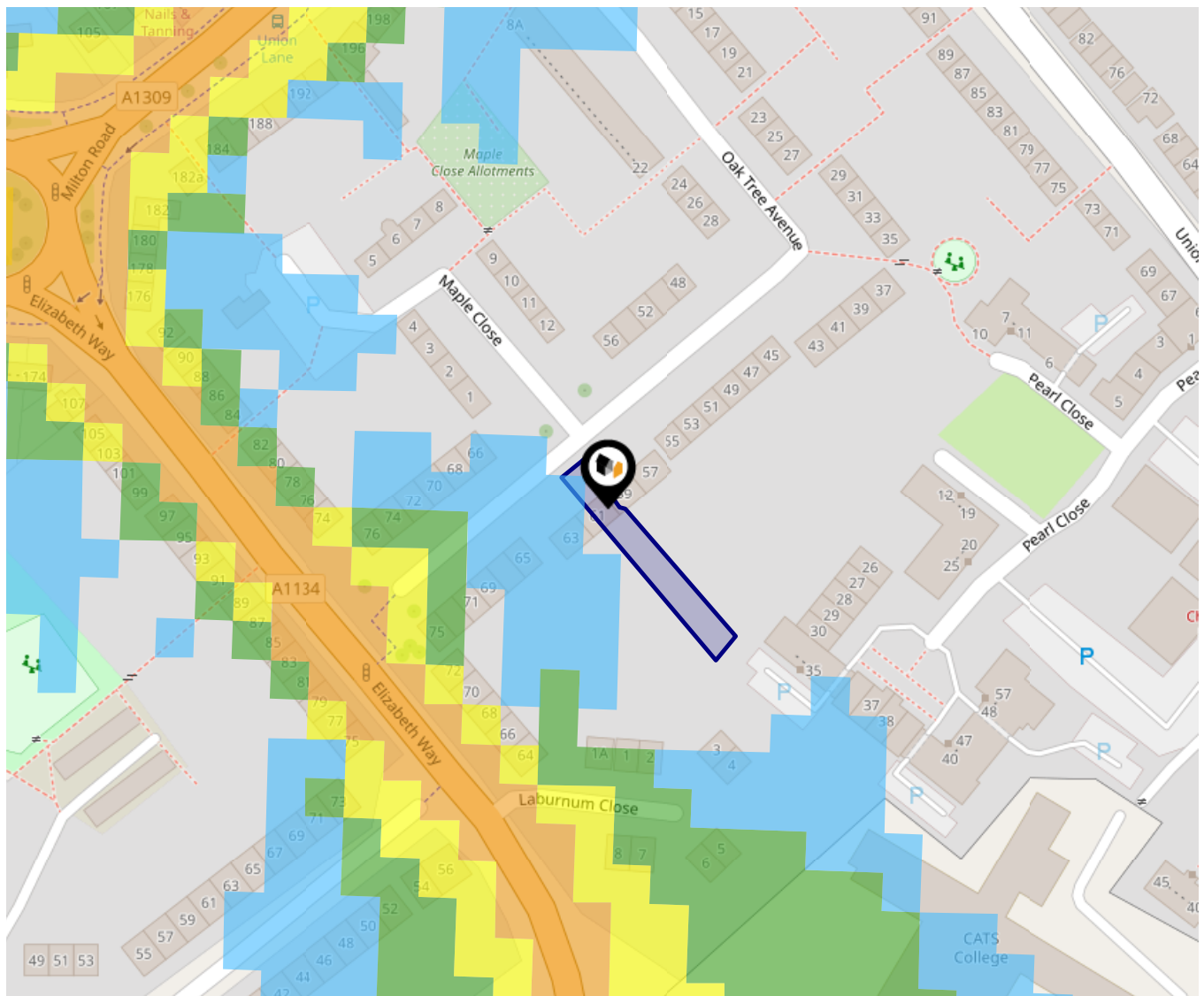
What is Radon?

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



Local Area

Road Noise



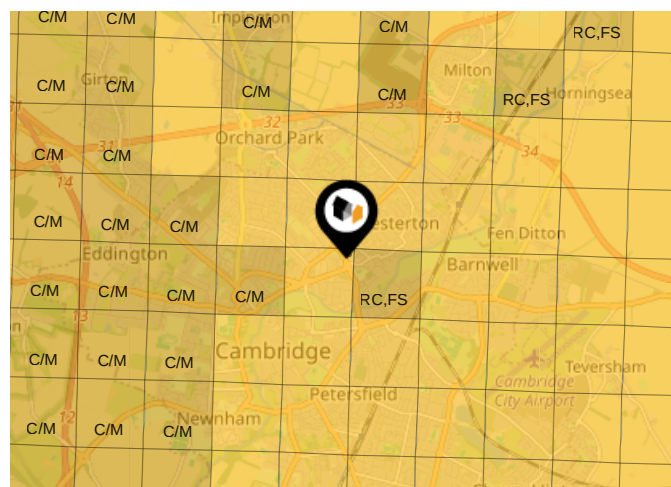
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night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

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

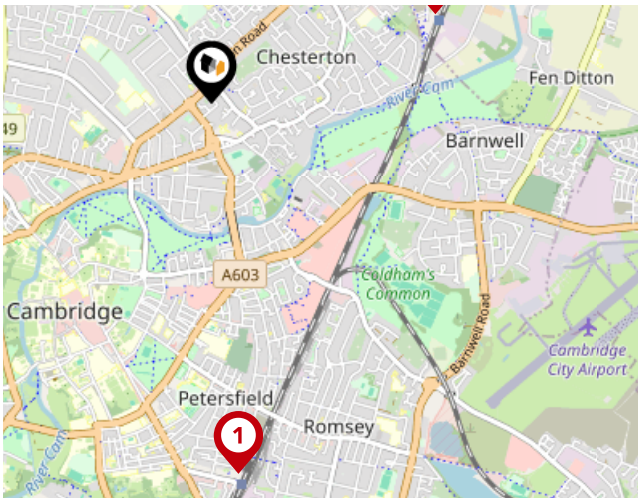


Primary Classifications (Most Common Clay Types)

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

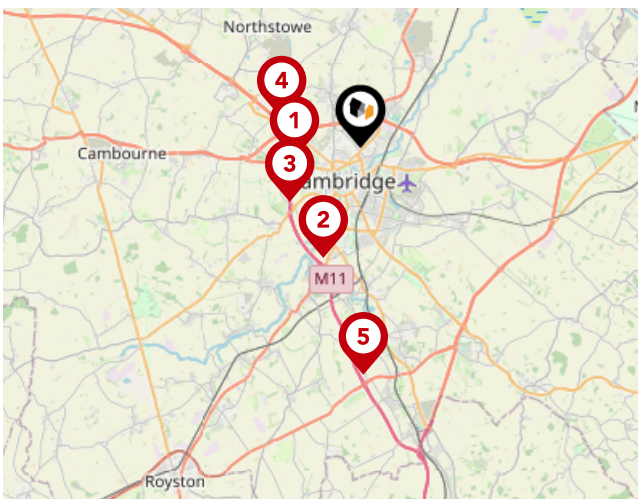
Area

Transport (National)



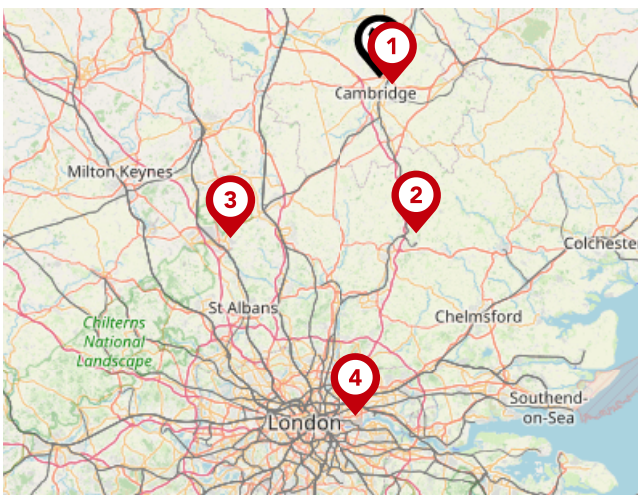
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.69 miles
2	Cambridge North Rail Station	1.1 miles
3	Waterbeach Rail Station	4.03 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.44 miles
2	M11 J11	4.23 miles
3	M11 J12	3.23 miles
4	M11 J14	3.01 miles
5	M11 J10	8.3 miles

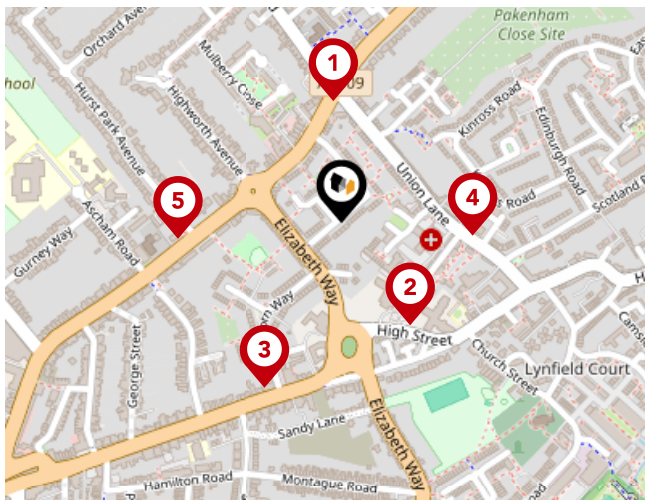


Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.93 miles
2	Stansted Airport	23.31 miles
3	Luton Airport	31.99 miles
4	Silvertown	49.6 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Union Lane	0.14 miles
2	Chesterton Road	0.14 miles
3	De Freville Avenue	0.21 miles
4	Union Lane Medical Ctr	0.15 miles
5	Ascham Road	0.19 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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