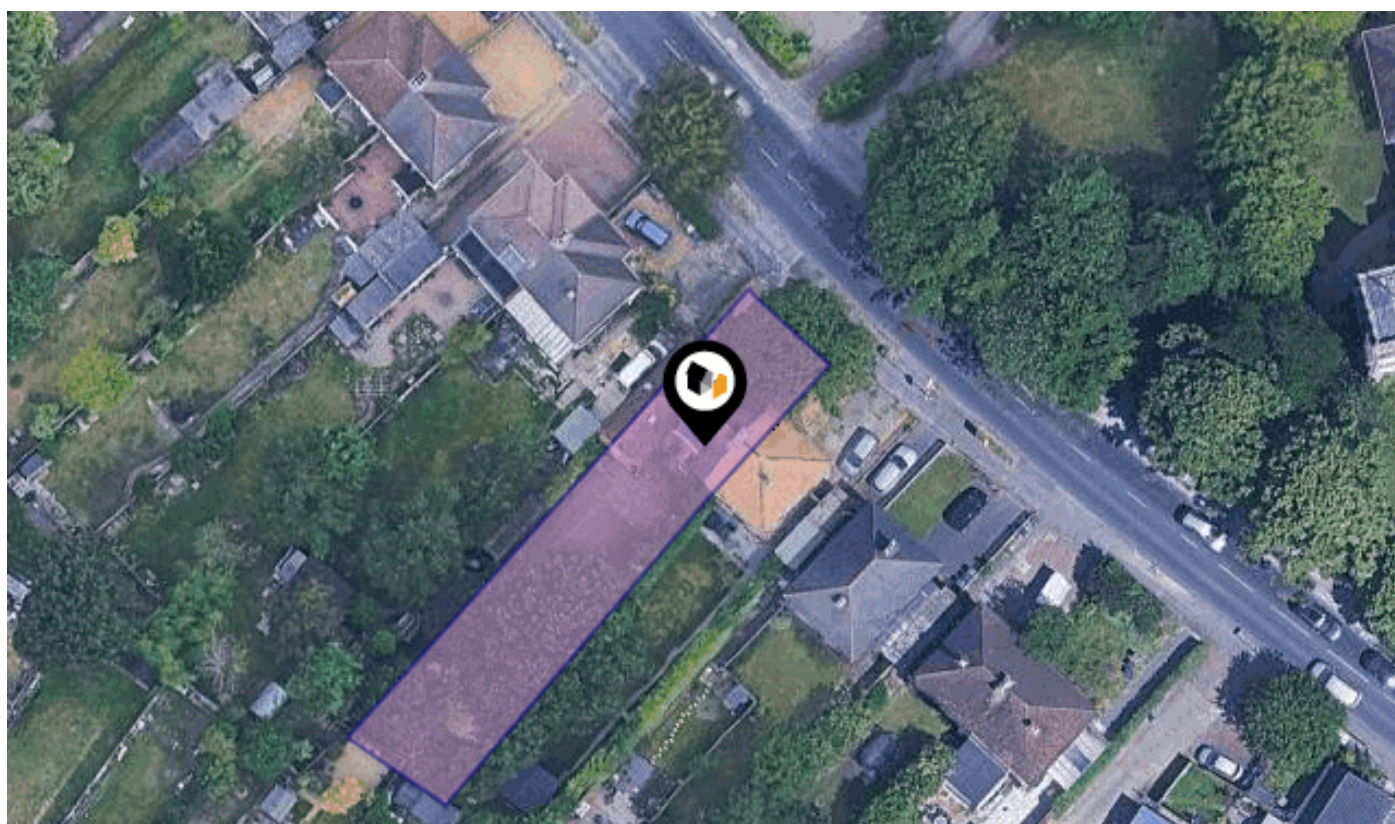# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 03rd December 2025

COLDHAMS LANE, CAMBRIDGE, CB1

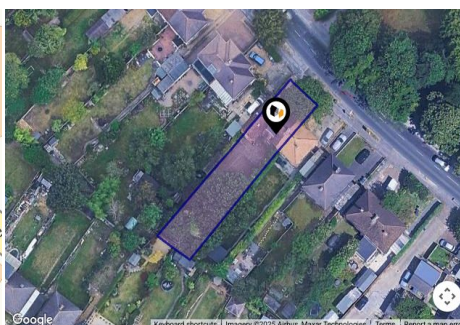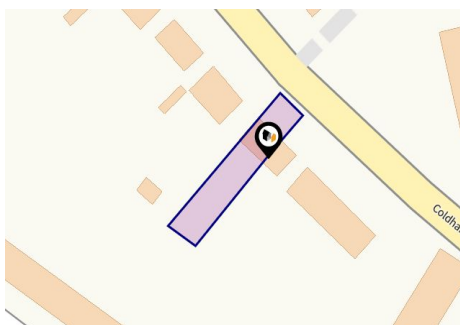**Kingsman Real Estate**

5 Signet Court, Swanns Road, Cambridge CB5 8LA

01223 655156

hello@kingsmanrealestate.co.uk

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

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Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	10		
Floor Area:	1,732 ft^2 / 161 m^2		
Plot Area:	0.12 acres		
Year Built :	1950-1966		
Council Tax :	Band G		
Annual Estimate:	£3,926		
Title Number:	CB93586		

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   **123** mb/s   **1000** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

Planning records for: *Coldhams Lane, Cambridge, CB1*

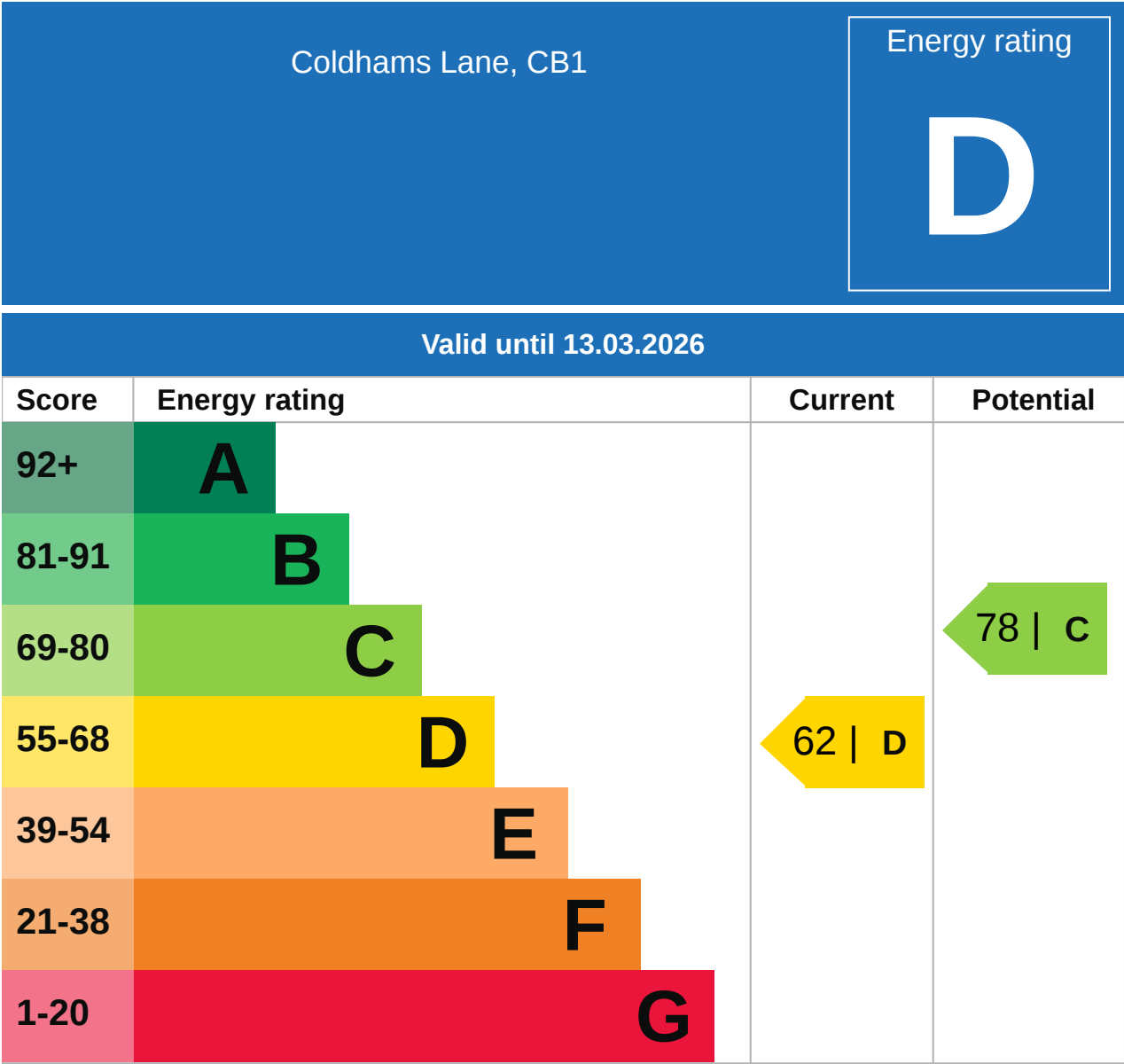| Reference - 16/1801/FUL |
|---|
| **Decision:** Decided |
| **Date:** 07th November 2016 |
| **Description:** Change of use from dwelling house (C3) to HMO (house in multiple occupancy) for 8 persons (sui generis) - retrospective. |

COLDHAMS LANE, CAMBRIDGE, CB1

Kitchen
3.15 x 3.68m
10'4" x 12'1"

Bathroom

.48 x 2.00m
4'10" x 6'7"

Bathroom

Bedroom 4
3.54 x 3.98m
11'7" x 13'1"

Hallway

Kitchen

Bedroom 2
4.15 x 3.65m
13'7" x 12'0"

Entrance
Hall

Bedroom 10
2.61 x 2.32m
8'7" x 7'7"

Bedroom 6
3.15 x 3.03m
10'4" x 9'11"

Bedroom 5
3.57 x 3.02m
11'9" x 9'11"

Bathroom

WC

Bedroom 8
1.75 x 4.06m
5'9" x 13'4"

Landing

Bedroom 3
3.57 x 3.65m
11'9" x 12'0"

Bedroom 9
2.41 x 2.74m
7'11" x 9'0"

Bedroom 7
2.58 x 3.57m
8'5" x 11'9"

Bedroom 1
6.74 x 4.70m
22'1" x 15'5"
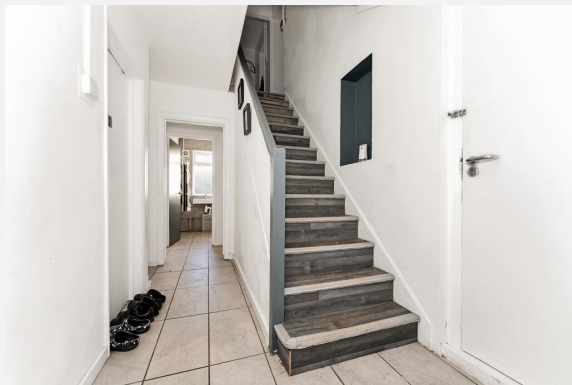
Total Area: 187.7 m² ... 2021 ft²
All measurements are approximate and for display purposes only

Property
EPC - Certificate

Coldhams Lane, CB1

Energy rating

D

Valid until 13.03.2026

Score	Energy rating	Current	Potential
92+	**A**		
81-91	**B**		
69-80	**C**		78 | C
55-68	**D**	62 | D	
39-54	**E**		
21-38	**F**		
1-20	**G**		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Low energy lighting in 38% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	161 m^2

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.
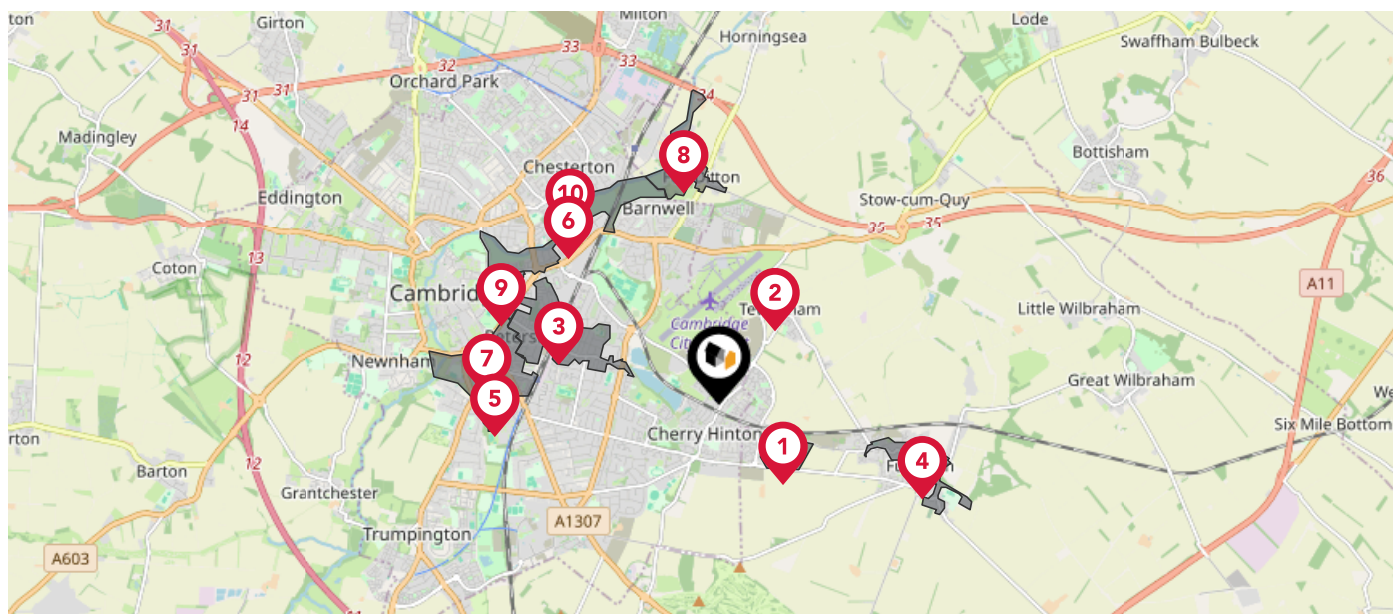
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear 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	Fulbourn Hospital
2	Teversham
3	Mill Road
4	Fulbourn
5	Brooklands Avenue
6	Riverside and Stourbridge Common
7	New Town and Glisson Road
8	Fen Ditton
9	The Kite
10	Ferry Lane

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
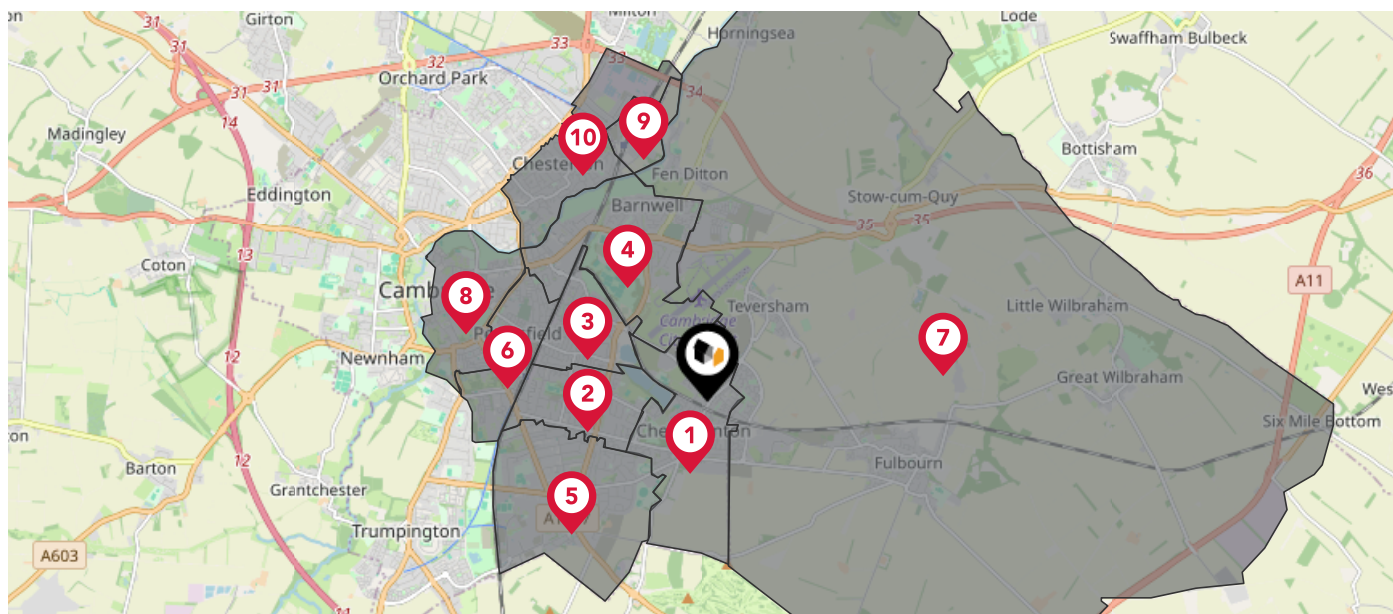
Nearby Council Wards	
1	Cherry Hinton Ward
2	Coleridge Ward
3	Romsey Ward
4	Abbey Ward
5	Queen Edith's Ward
6	Petersfield Ward
7	Fen Ditton & Fulbourn Ward
8	Market Ward
9	Milton & Waterbeach Ward
10	East Chesterton Ward

Maps
Rail Noise

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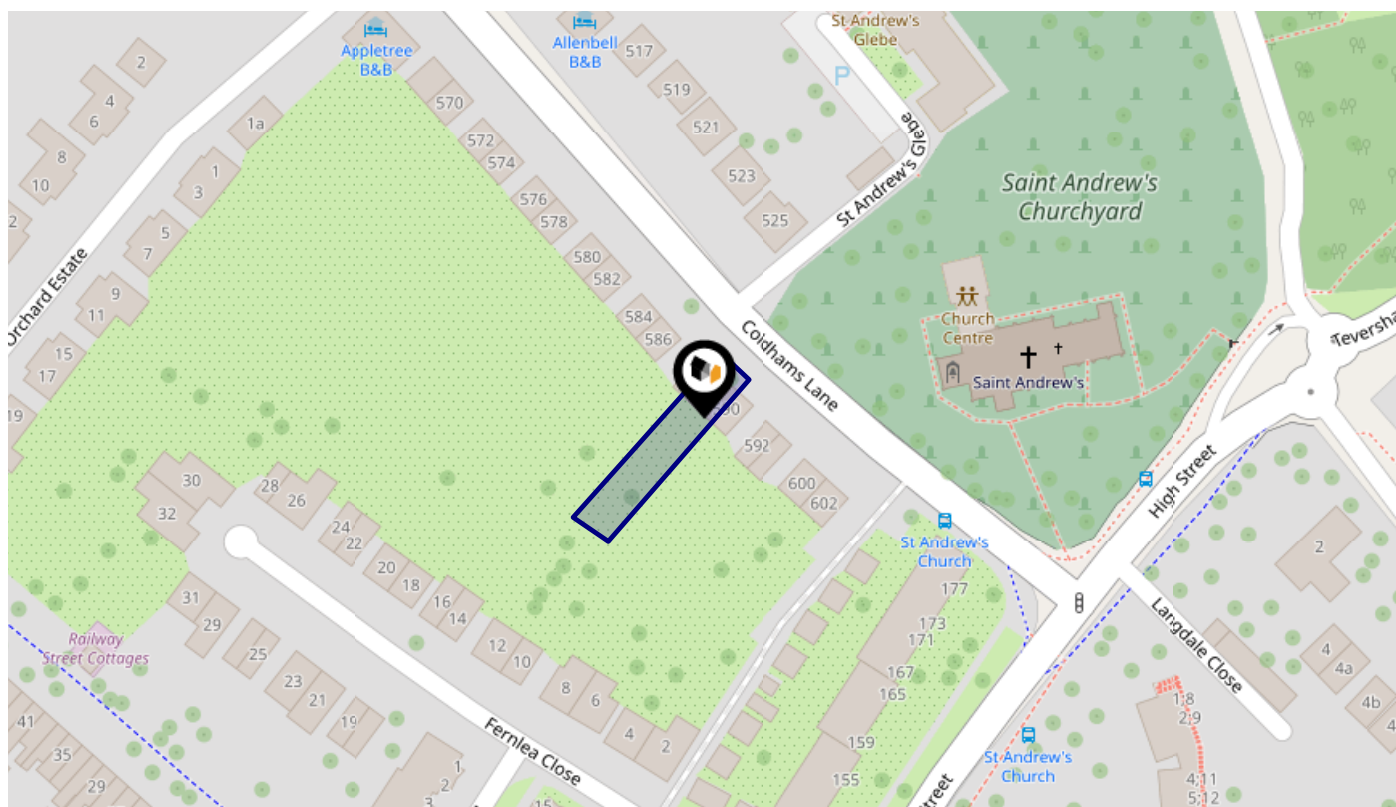
Rail Noise Data

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:

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	🟦

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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.
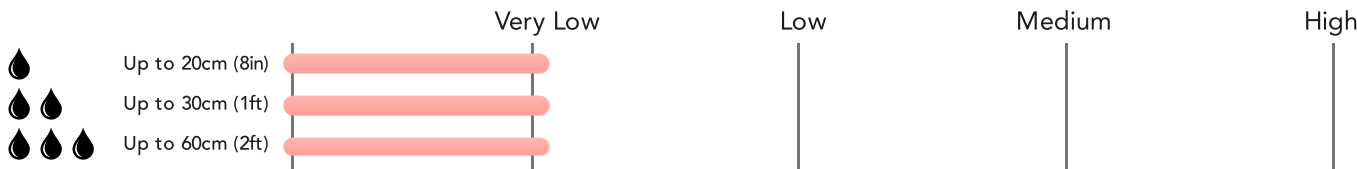

Risk Rating: Very low

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:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

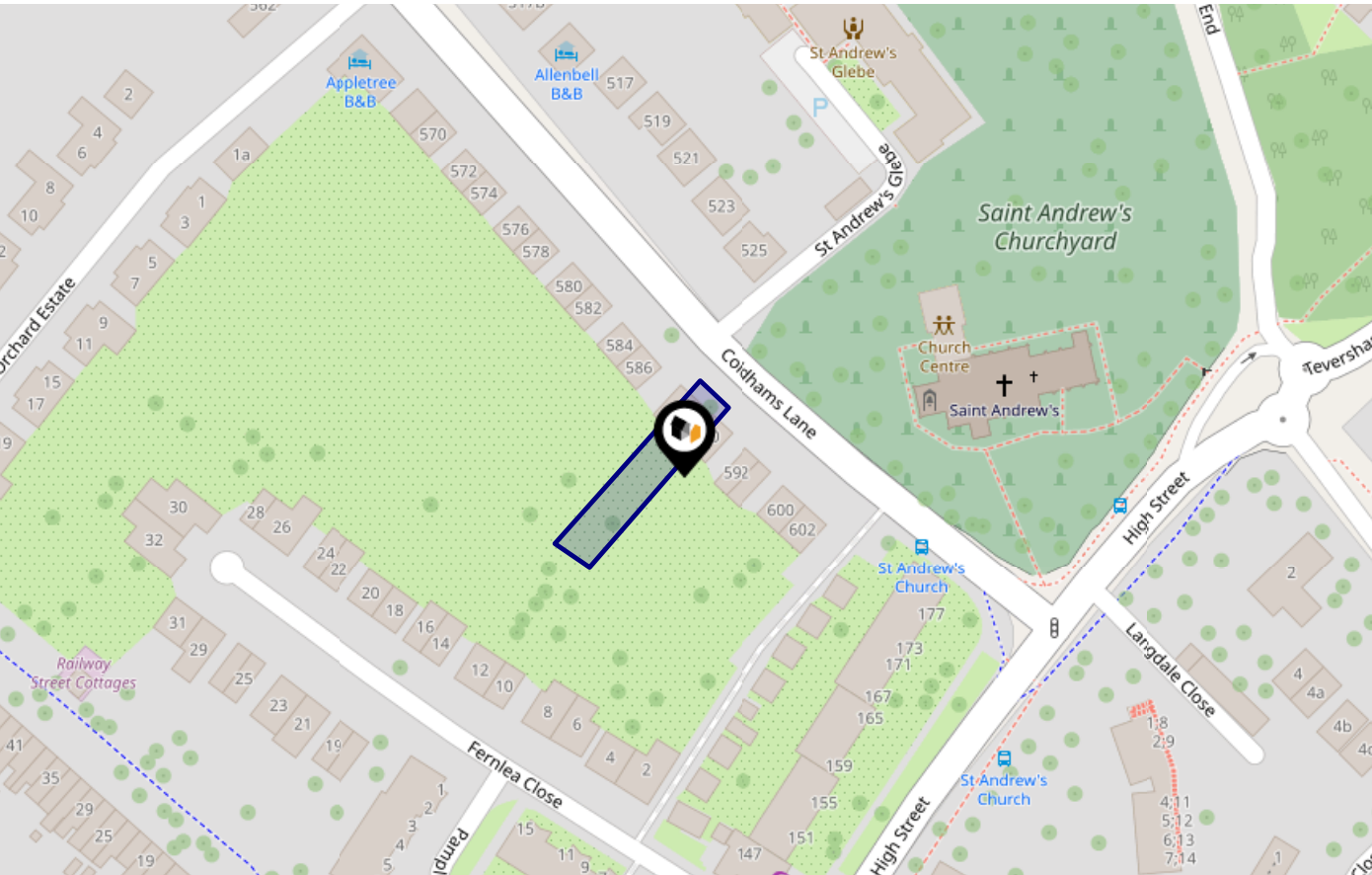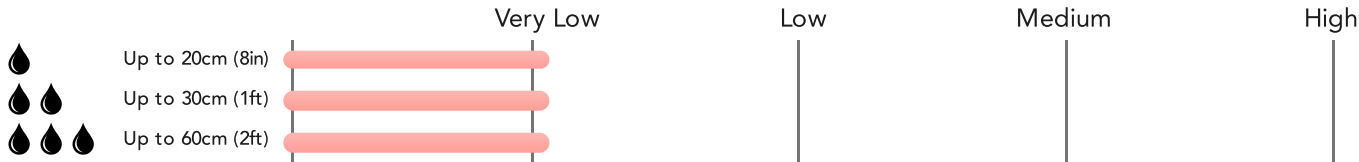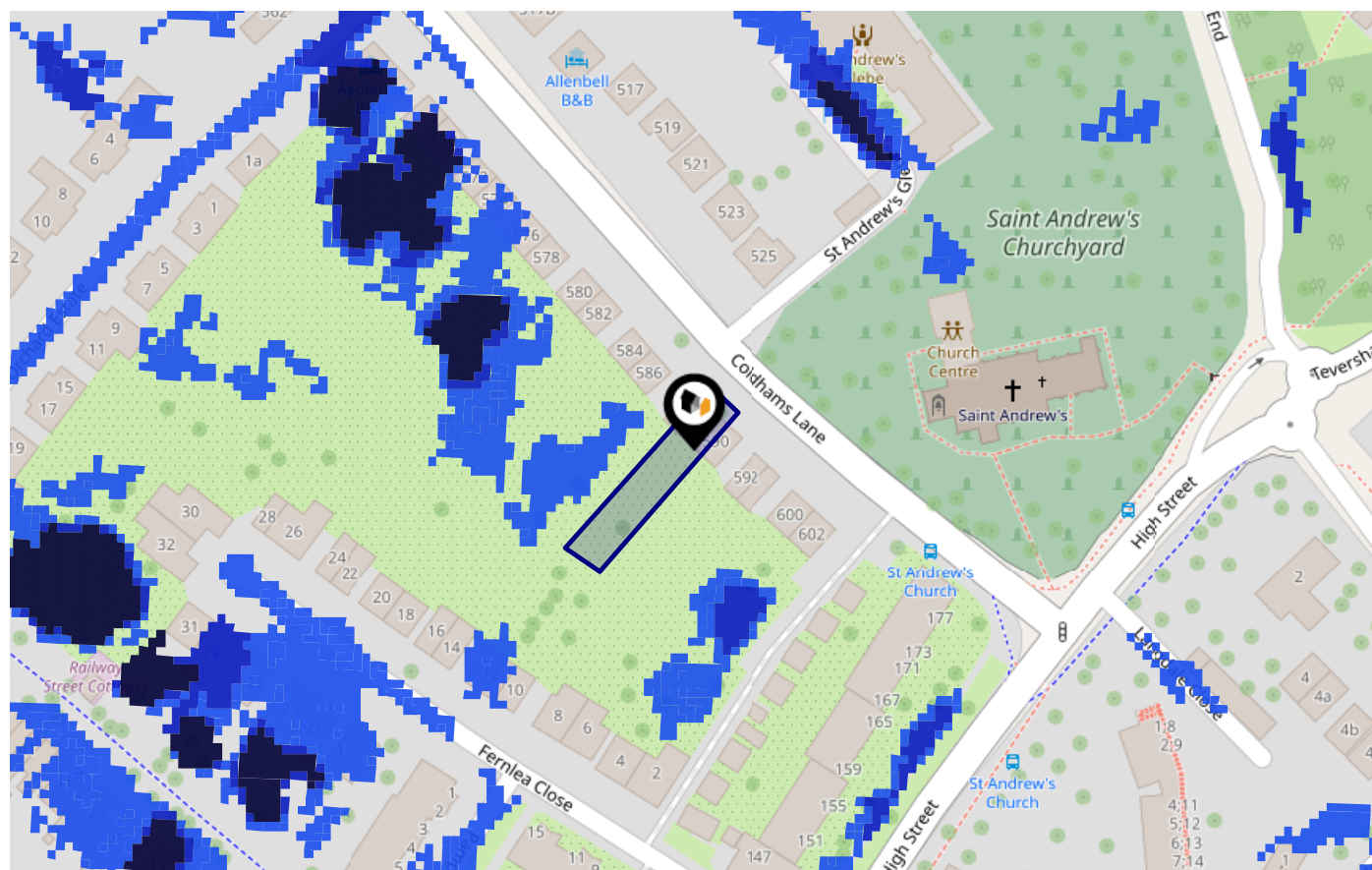Powered by
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Flood Risk
Rivers & Seas - Climate Change

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.
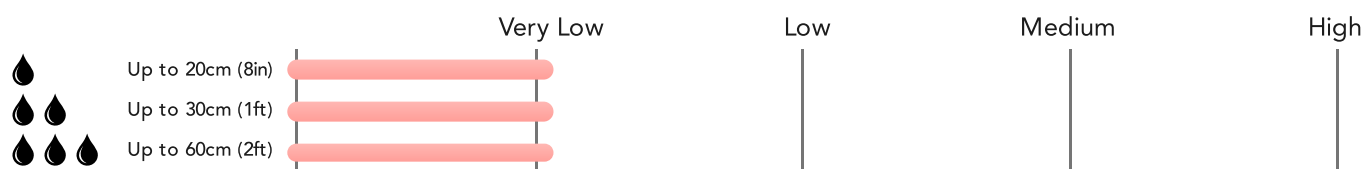

Risk Rating: Very low

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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.

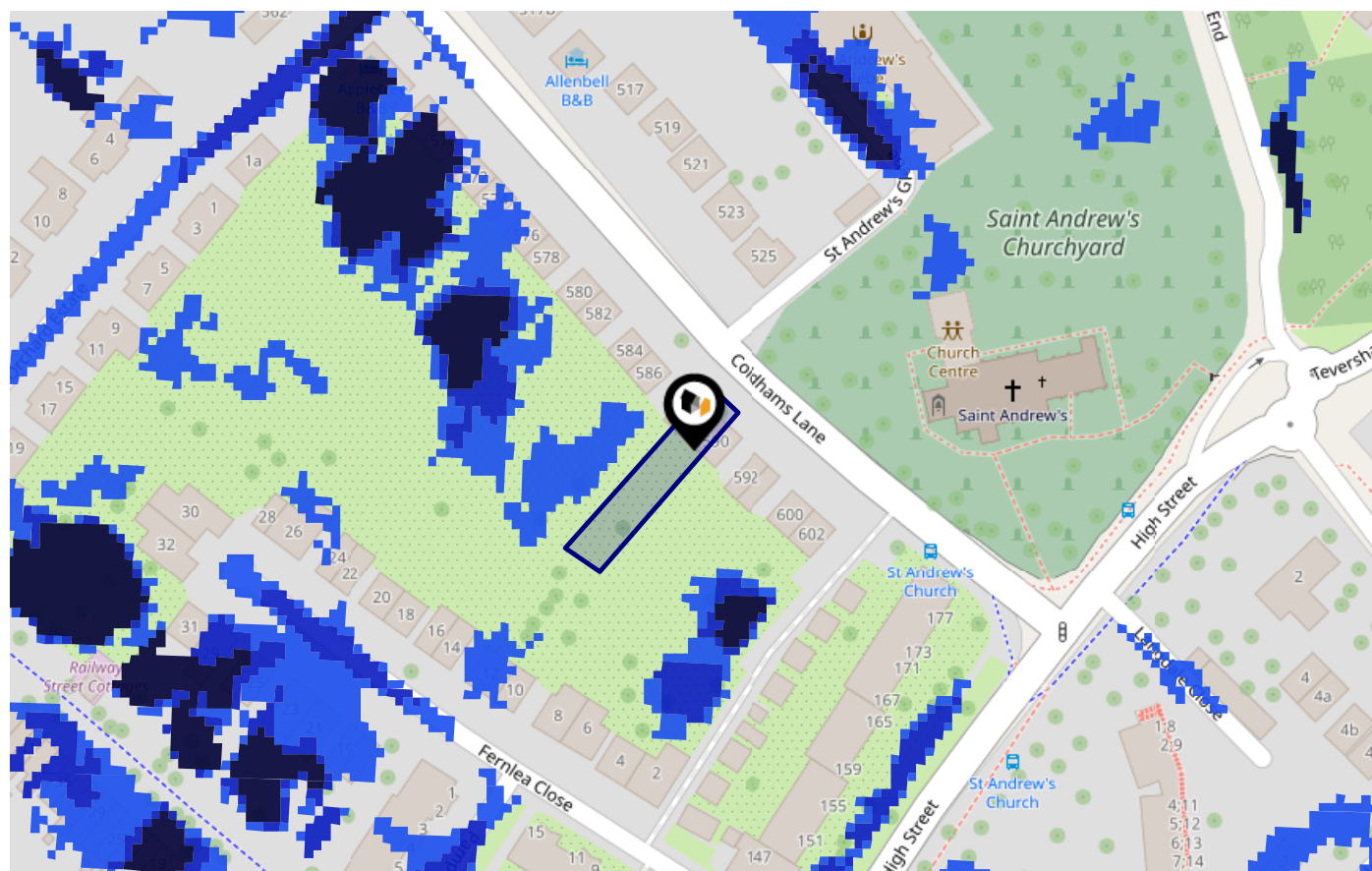Chance of flooding to the following depths at this property:

	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

KFB - Key Facts For Buyers

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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:

|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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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.

■ **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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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

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Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
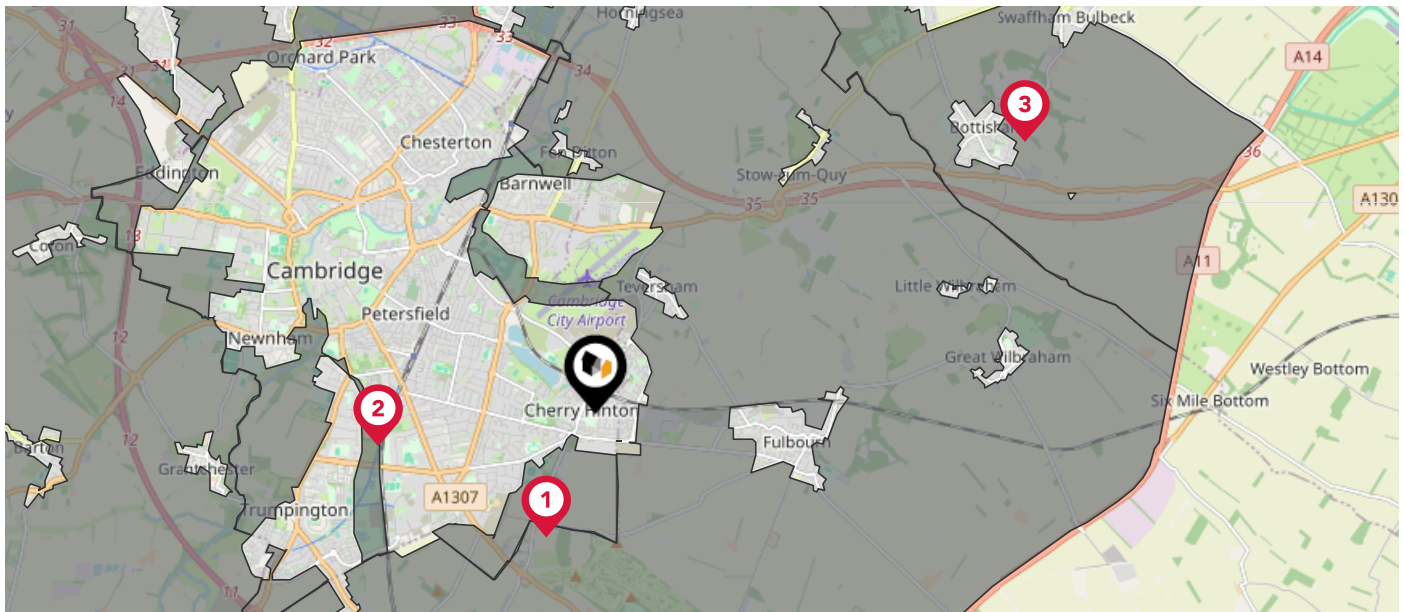
Nearby Green Belt Land
1   Cambridge Green Belt - Cambridge
2   Cambridge Green Belt - South Cambridgeshire
3   Cambridge Green Belt - East Cambridgeshire

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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.
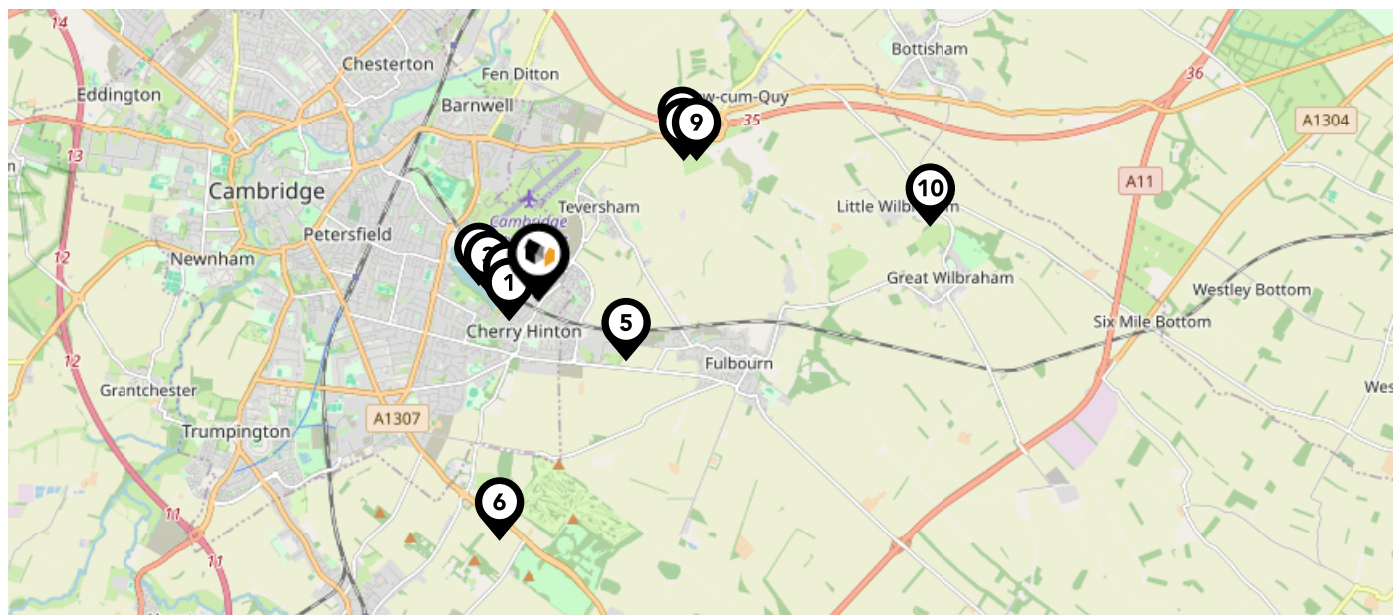
	Nearby Landfill Sites		
1	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
2	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
6	Hill Trees-Stapleford	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	Quy Mill Hotel-Quy	Historic Landfill	
9	EA/EPR/NP3790NX/A001	Active Landfill	
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill	

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Maps
Listed Buildings

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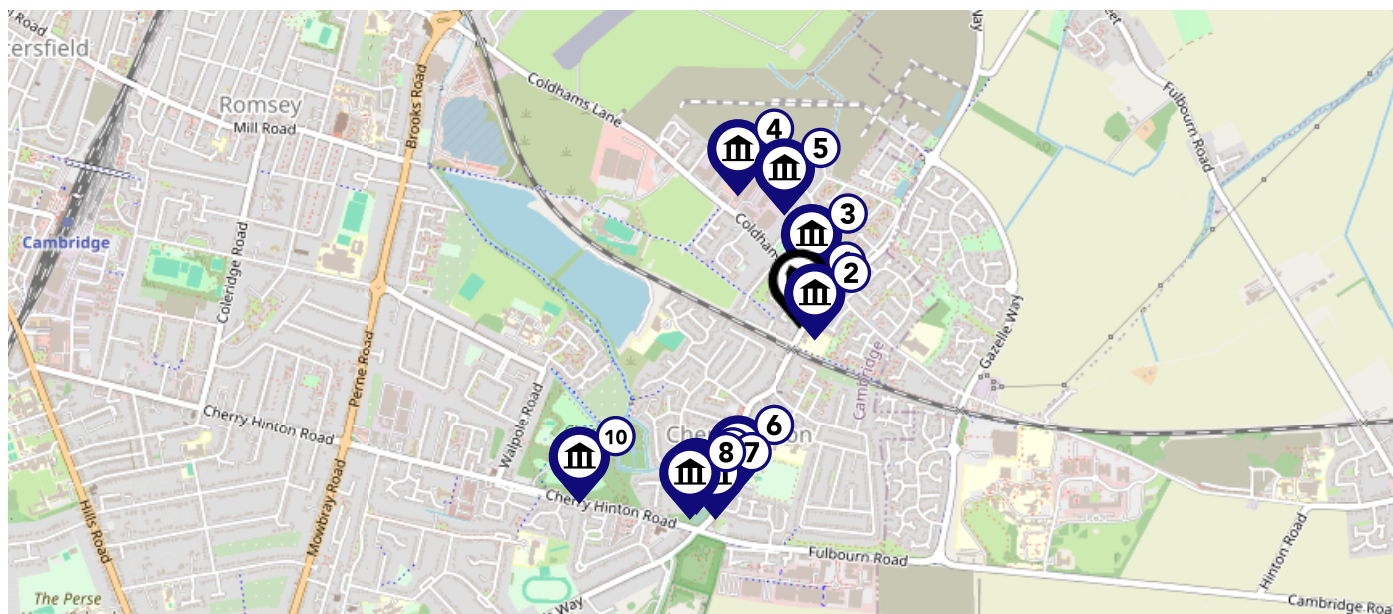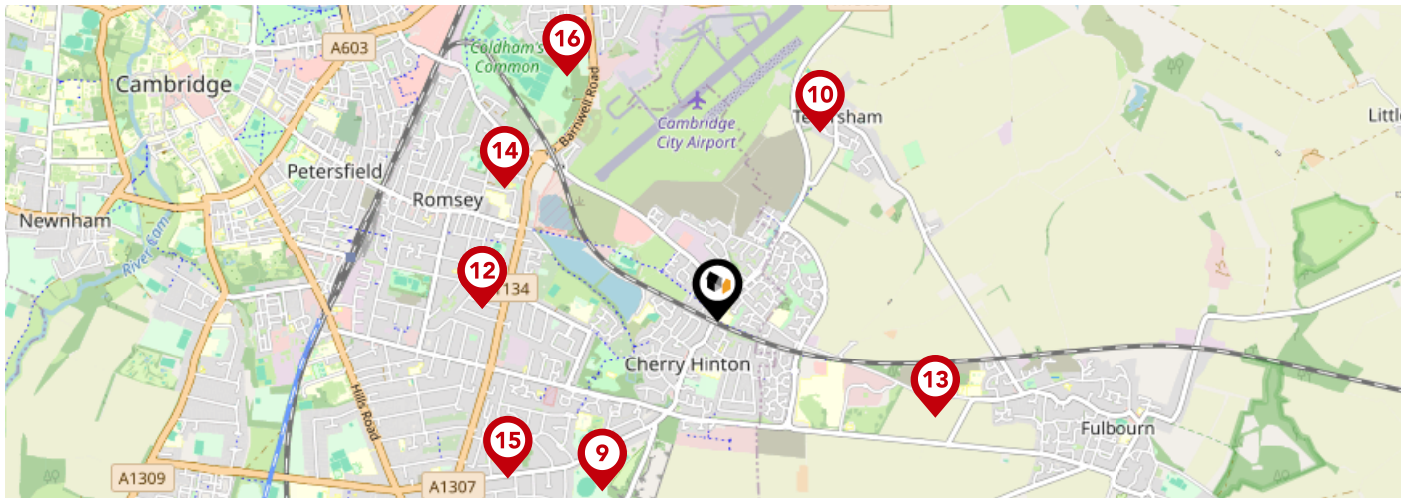

Listed Buildings in the local district	Grade	Distance
① 1126191 - Church Of St Andrew	Grade I	0.0 miles
② 1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.1 miles
③ 1126240 - Uphall	Grade II	0.1 miles
④ 1331831 - 67, Church End	Grade II	0.3 miles
⑤ 1111856 - Mafeking Cottage	Grade II	0.3 miles
⑥ 1126028 - 84, High Street	Grade II	0.4 miles
⑦ 1126002 - 50, High Street	Grade II	0.5 miles
⑧ 1126216 - The Old Smithy	Grade II	0.5 miles
⑨ 1126139 - The Red Lion Public House	Grade II	0.5 miles
⑩ 1031881 - Cherry Hinton Hall	Grade II	0.6 miles

Area
Schools
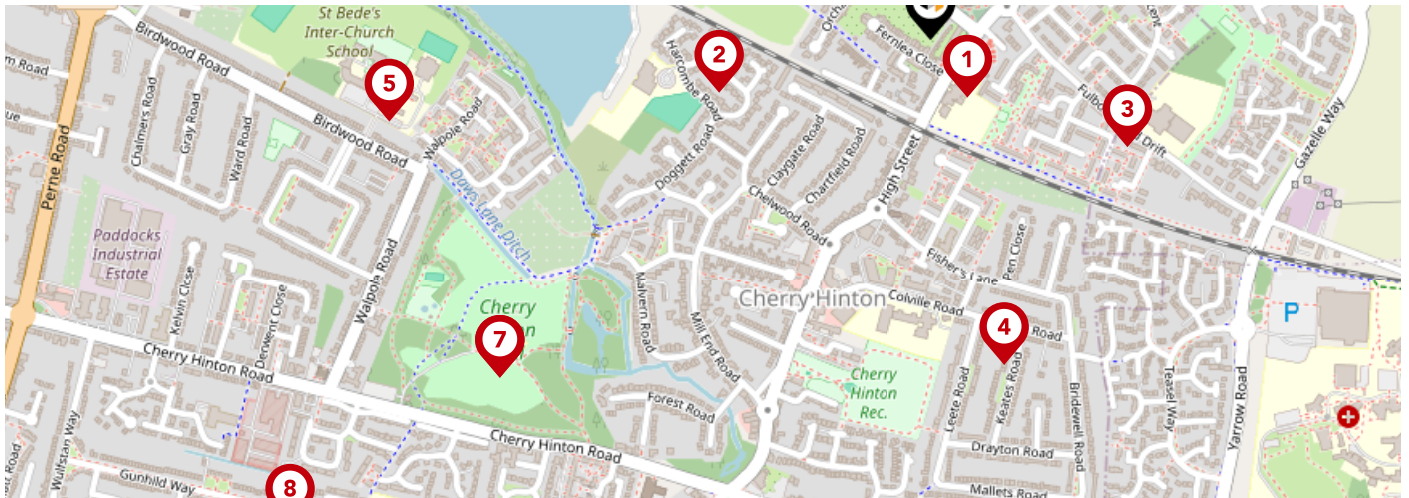
		Nursery	Primary	Secondary	College	Private
1	**Cherry Hinton Church of England Voluntary Controlled Primary School** Ofsted Rating: Good | Pupils: 184 | Distance:0.08	☐	☑	☐	☐	☐
2	**The Spinney Primary School** Ofsted Rating: Requires improvement | Pupils: 205 | Distance:0.25	☐	☑	☐	☐	☐
3	**Bewick Bridge Community Primary School** Ofsted Rating: Good | Pupils: 227 | Distance:0.25	☐	☑	☐	☐	☐
4	**Colville Primary School** Ofsted Rating: Good | Pupils: 224 | Distance:0.38	☐	☑	☐	☐	☐
5	**St Bede's Inter-Church School** Ofsted Rating: Outstanding | Pupils: 924 | Distance:0.62	☐	☐	☑	☐	☐
6	**Cambridge International School** Ofsted Rating: Not Rated | Pupils: 75 | Distance:0.62	☐	☑	☐	☐	☐
7	**Holme Court School** Ofsted Rating: Good | Pupils: 50 | Distance:0.62	☐	☐	☑	☐	☐
8	**Queen Emma Primary School** Ofsted Rating: Good | Pupils: 429 | Distance:0.91	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**The Netherhall School** Ofsted Rating: Good | Pupils: 1229 | Distance:0.93	☐	☐	☑	☐	☐
10	**Teversham CofE VA Primary School** Ofsted Rating: Good | Pupils: 173 | Distance:0.98	☐	☑	☐	☐	☐
11	**Ridgefield Primary School** Ofsted Rating: Good | Pupils: 232 | Distance:1.07	☐	☑	☐	☐	☐
12	**Coleridge Community College** Ofsted Rating: Good | Pupils: 568 | Distance:1.07	☐	☐	☑	☐	☐
13	**Pilgrim Pathways School** Ofsted Rating: Outstanding | Pupils: 1 | Distance:1.08	☐	☐	☑	☐	☐
14	**St Philip's CofE Aided Primary School** Ofsted Rating: Good | Pupils: 259 | Distance:1.14	☐	☑	☐	☐	☐
15	**Queen Edith Primary School** Ofsted Rating: Good | Pupils: 422 | Distance:1.19	☐	☑	☐	☐	☐
16	**The Fields Nursery School** Ofsted Rating: Good | Pupils: 57 | Distance:1.31	☑	☐	☐	☐	☐

Local Area
Masts & Pylons

KINGSMAN
REAL ESTATE
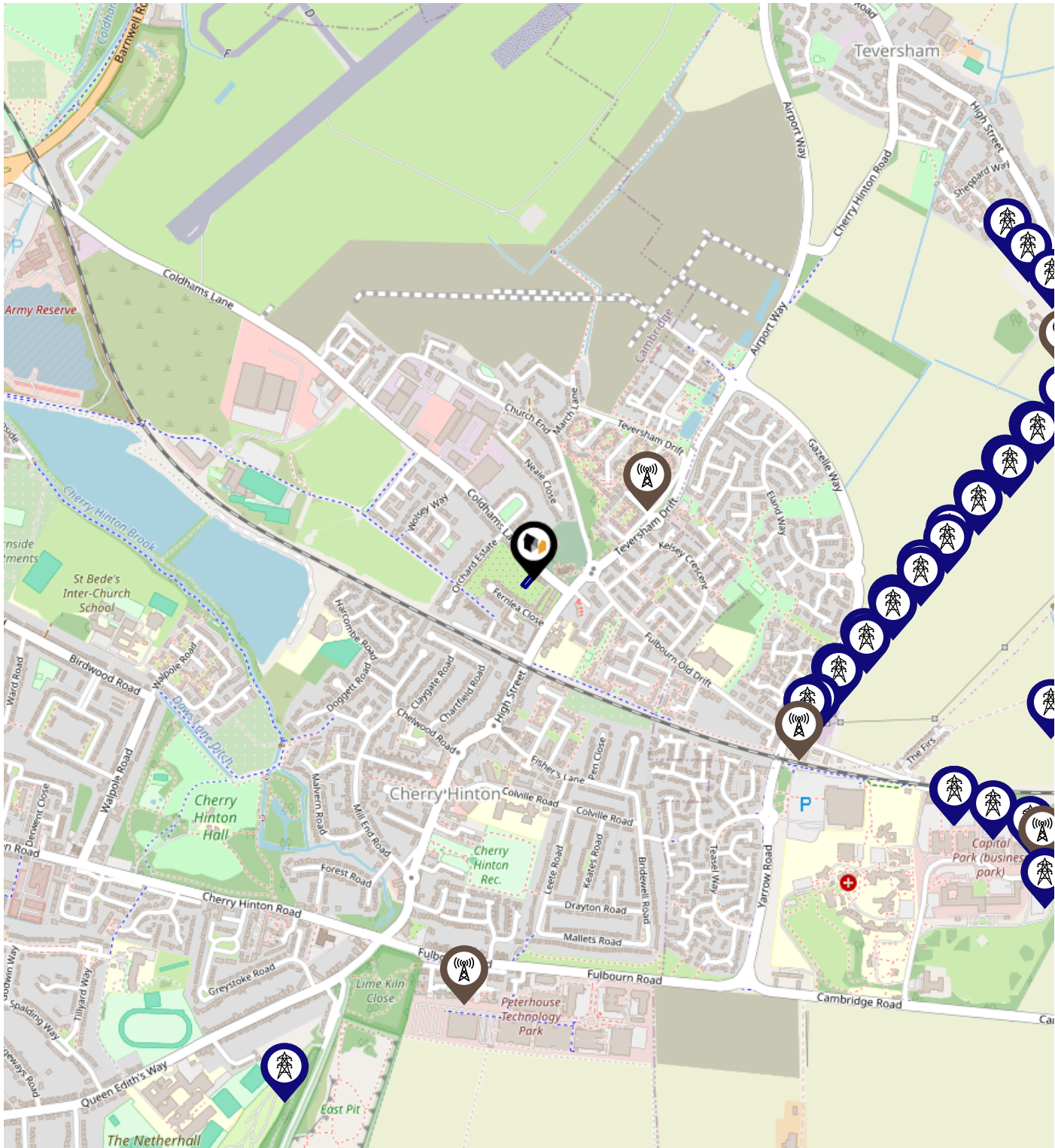
Key:

Power Pylons

Communication Masts

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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).
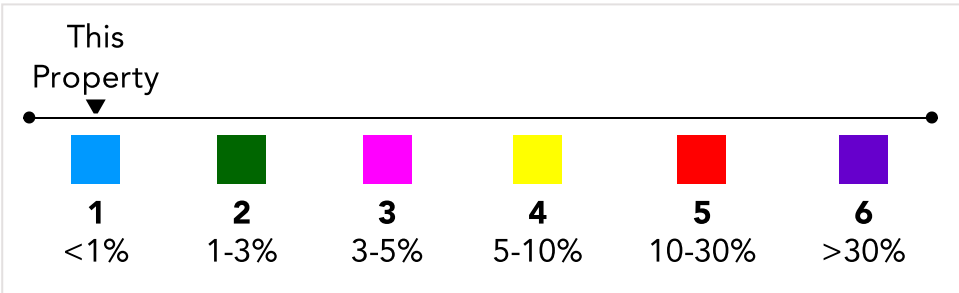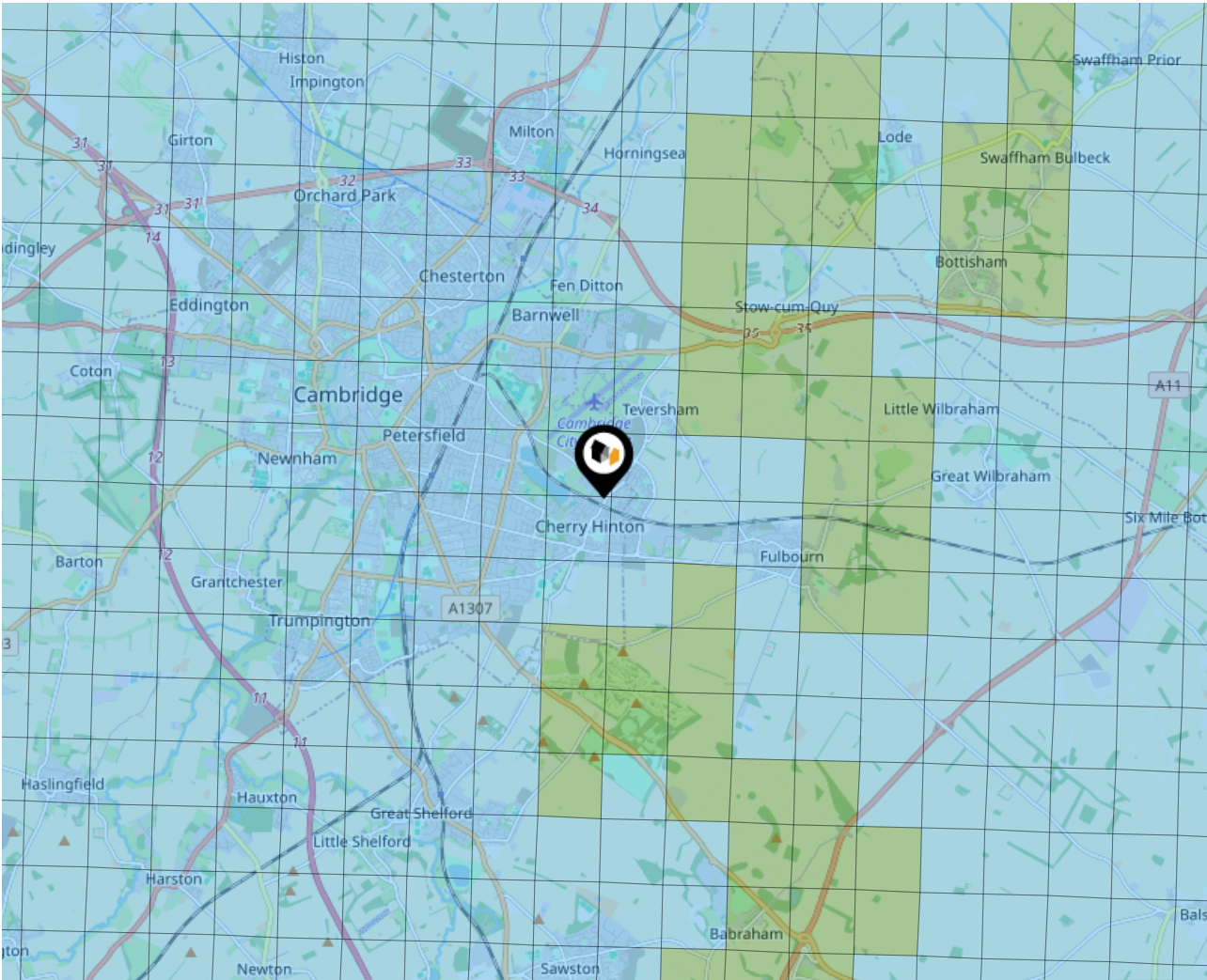
	This Property				
1 <1%	**2** 1-3%	**3** 3-5%	**4** 5-10%	**5** 10-30%	**6** >30%
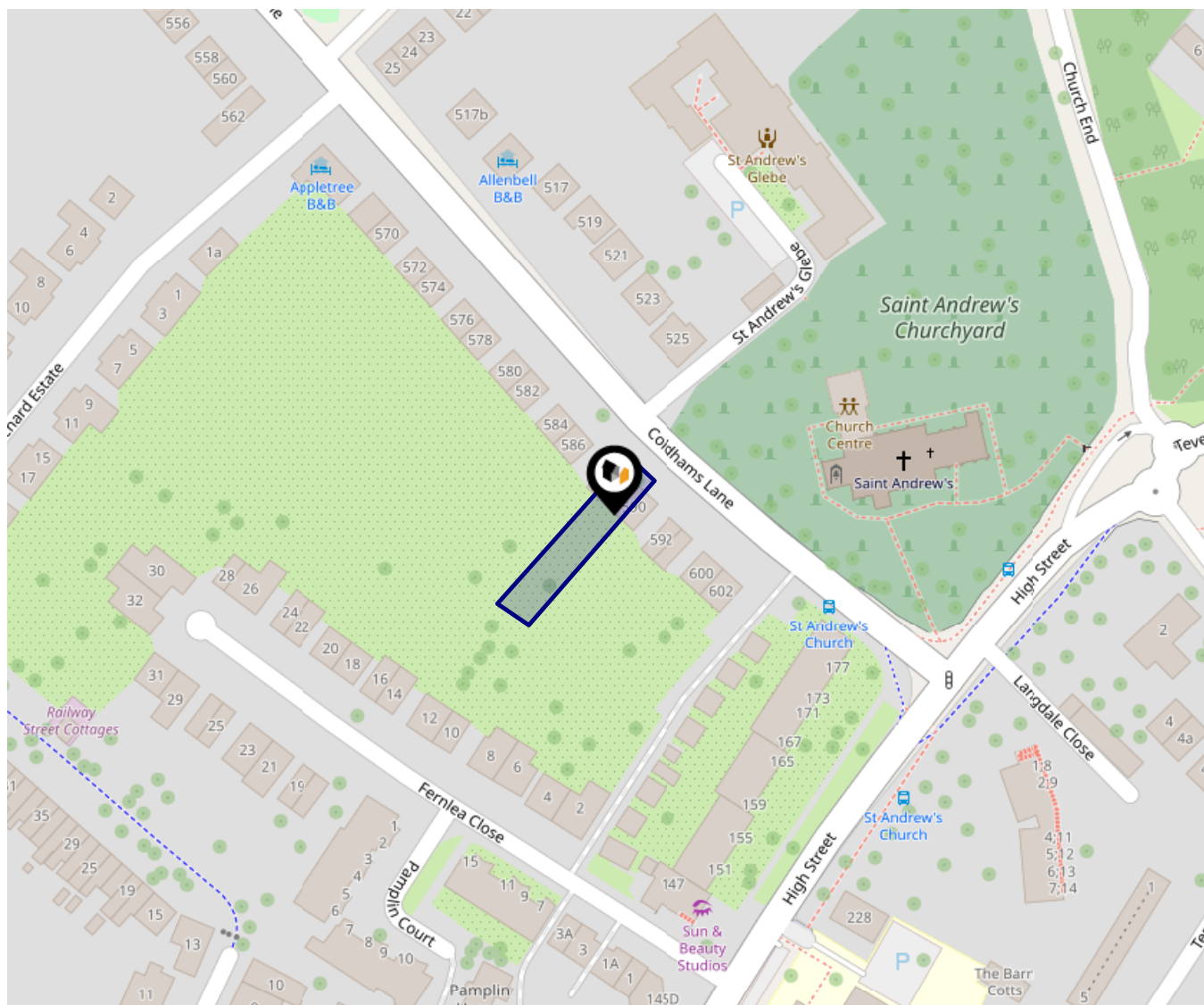
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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

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Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)
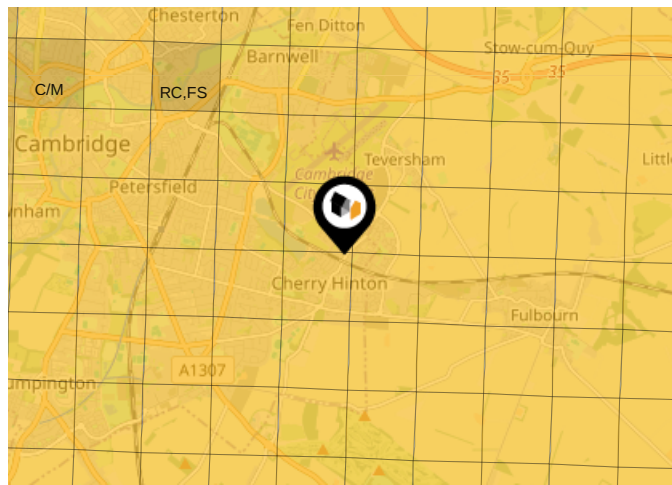
Carbon Content:	HIGH	**Soil Texture:**	CHALKY CLAY TO CHALKY LOAM
Parent Material Grain:	ARGILLIC		
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	**Soil Depth:**	DEEP-INTERMEDIATE

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)
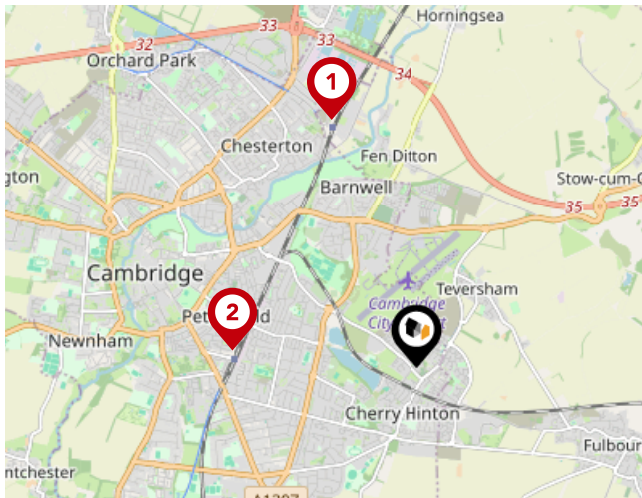
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.39 miles
2	Cambridge Rail Station	1.69 miles
3	Shelford (Cambs) Rail Station	3.35 miles
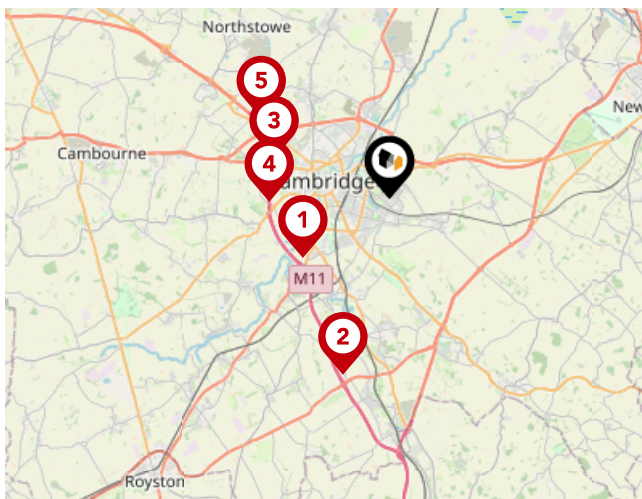
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.81 miles
2	M11 J10	6.66 miles
3	M11 J13	4.43 miles
4	M11 J12	4.35 miles
5	M11 J14	5.46 miles
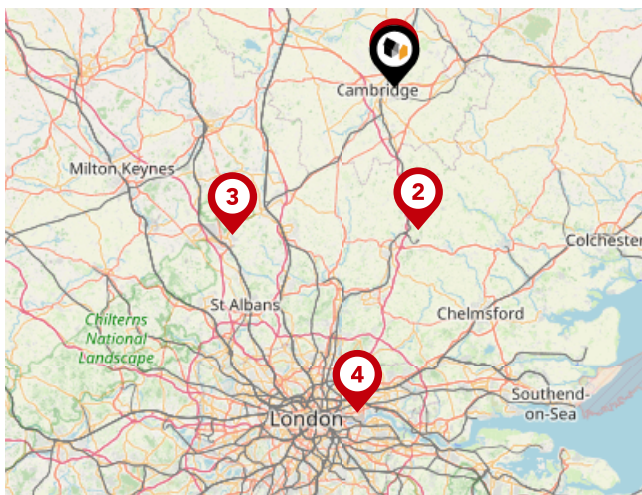
Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.97 miles
2	Stansted Airport	21.14 miles
3	Luton Airport	31.98 miles
4	Silvertown	47.93 miles

Area
Transbort (Local)
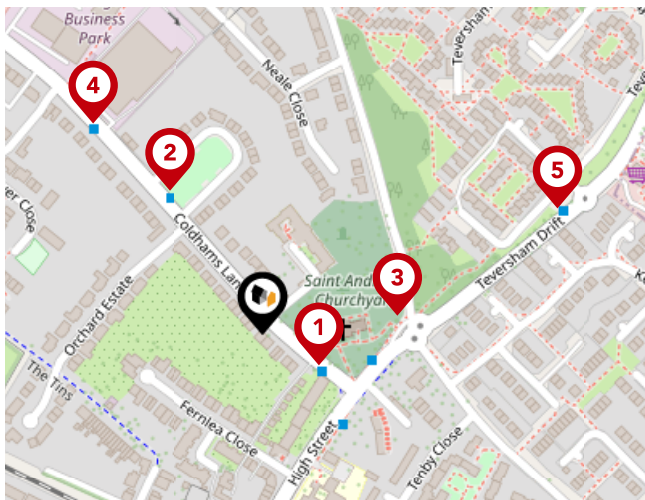
Bus Stops/Stations

Pin	Name	Distance
1	St Andrew's Church	0.04 miles
2	Queen's Meadow	0.1 miles
3	St Andrew's Church	0.08 miles
4	Queen's Meadow	0.15 miles
5	Teversham Drift	0.18 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 exceptiona

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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