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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 25<sup>th</sup> November 2025**



**NEW HALL LANE, GREAT CAMBOURNE, CAMBRIDGE,  
CB23**

## Kingsman Real Estate

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## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Terraced                                   | Tenure: | Freehold |
| Bedrooms:        | 6                                          |         |          |
| Floor Area:      | 2,131 ft <sup>2</sup> / 198 m <sup>2</sup> |         |          |
| Plot Area:       | 0.06 acres                                 |         |          |
| Year Built :     | 2005                                       |         |          |
| Council Tax :    | Band F                                     |         |          |
| Annual Estimate: | £3,488                                     |         |          |
| Title Number:    | CB294134                                   |         |          |

## Local Area

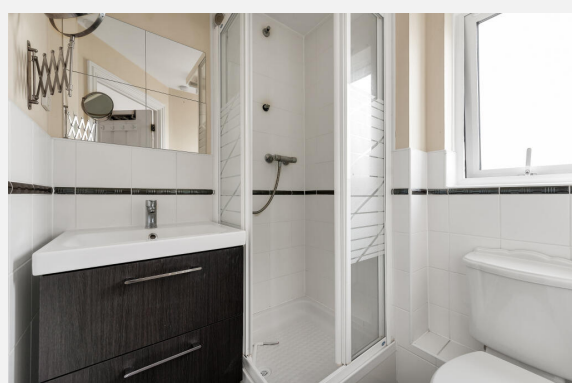
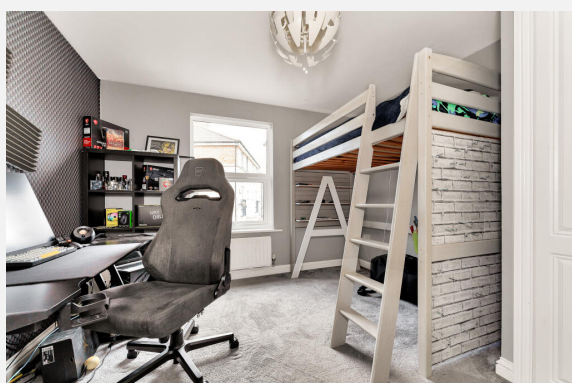
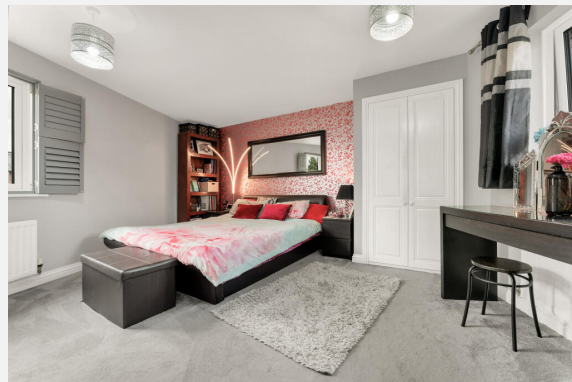
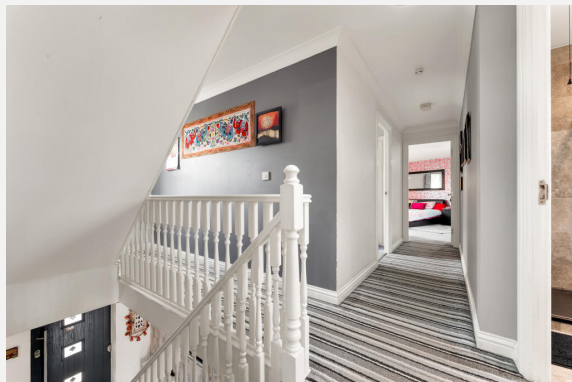
|                    |                |                                                                                     |                                                                                       |
|--------------------|----------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Cambridgeshire | Estimated Broadband Speeds                                                          |                                                                                       |
| Conservation Area: | No             | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |
| Flood Risk:        |                |                                                                                     |                                                                                       |
| • Rivers & Seas    | Very low       | 7                                                                                   | 1800                                                                                  |
| • Surface Water    | Very low       | mb/s                                                                                | mb/s                                                                                  |
|                    |                |  |  |

|                                                                                     |                                                                                       |                                                                                       |                                                                                     |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Mobile Coverage:                                                                    | Satellite/Fibre TV Availability:                                                      |                                                                                       |                                                                                     |
| (based on calls indoors)                                                            |                                                                                       |                                                                                       |                                                                                     |
|  |    |    |  |
|  |    |    |  |
|  |  |  |                                                                                     |
|  |  |  |                                                                                     |

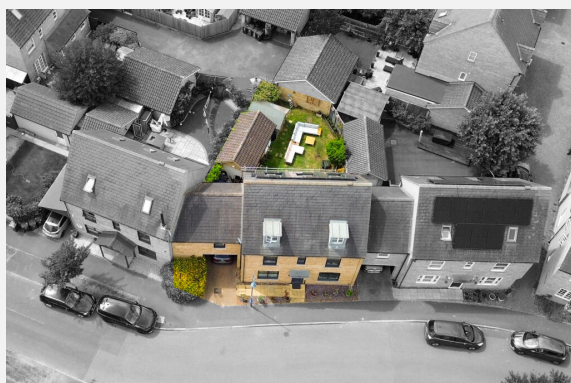




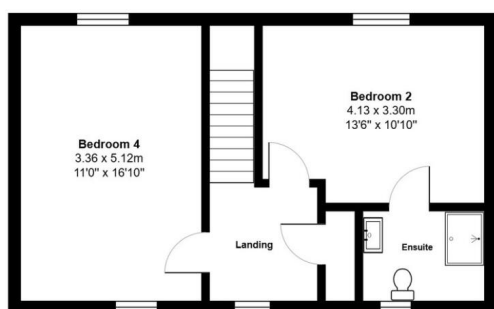




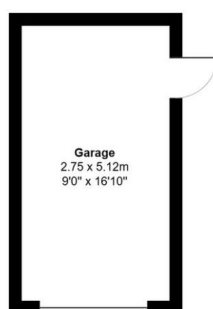




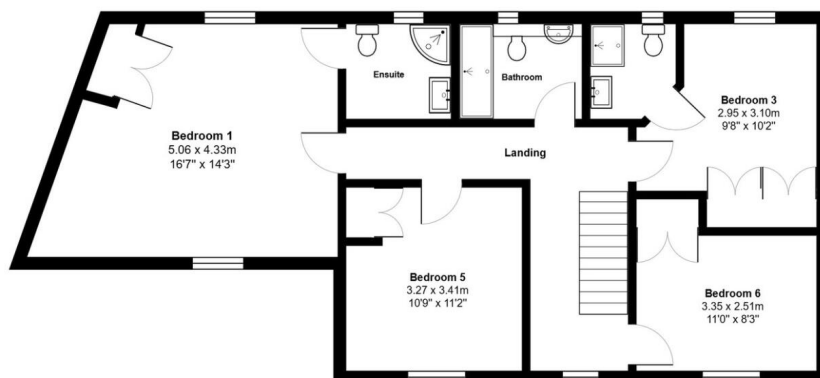
## NEW HALL LANE, GREAT CAMBOURNE, CAMBRIDGE, CB23



**Second Floor**  
Area: 44.2 m<sup>2</sup> ... 476 ft<sup>2</sup>



**Ground Floor**  
Area: 60.8 m<sup>2</sup> ... 655 ft<sup>2</sup>

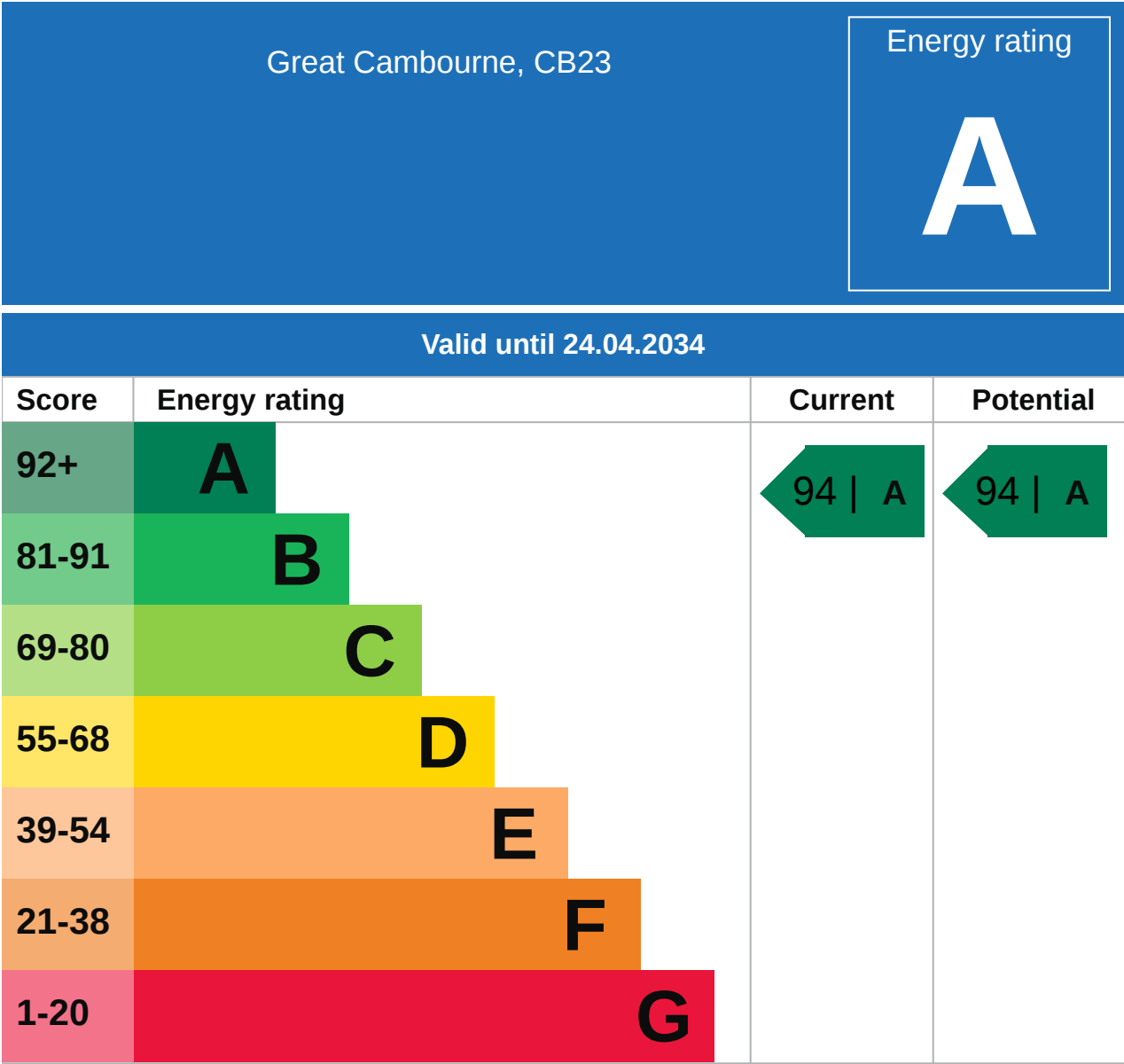


**First Floor**  
Area: 79.0 m<sup>2</sup> ... 850 ft<sup>2</sup>

Total Area: 184.0 m<sup>2</sup> ... 1981 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only





### Additional EPC Data

|                                     |                                            |
|-------------------------------------|--------------------------------------------|
| <b>Property Type:</b>               | House                                      |
| <b>Build Form:</b>                  | Mid-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>Flat Top Storey:</b>             | No                                         |
| <b>Top Storey:</b>                  | 0                                          |
| <b>Glazing Type:</b>                | Double glazing, unknown install date       |
| <b>Previous Extension:</b>          | 0                                          |
| <b>Open Fireplace:</b>              | 0                                          |
| <b>Ventilation:</b>                 | Natural                                    |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed) |
| <b>Walls Energy:</b>                | Good                                       |
| <b>Roof:</b>                        | Pitched, 200 mm loft insulation            |
| <b>Roof Energy:</b>                 | Good                                       |
| <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>                    | Low energy lighting in all fixed outlets   |
| <b>Floors:</b>                      | Solid, insulated (assumed)                 |
| <b>Total Floor Area:</b>            | 198 m <sup>2</sup>                         |

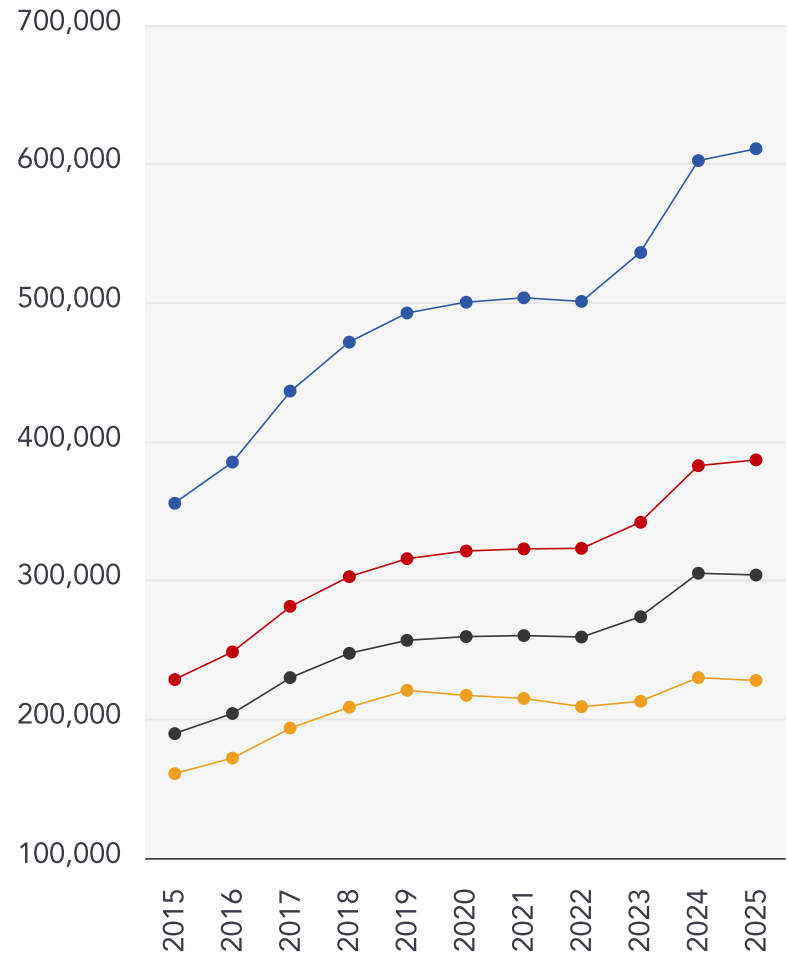


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CB23



Detached

**+71.83%**

Semi-Detached

**+69.24%**

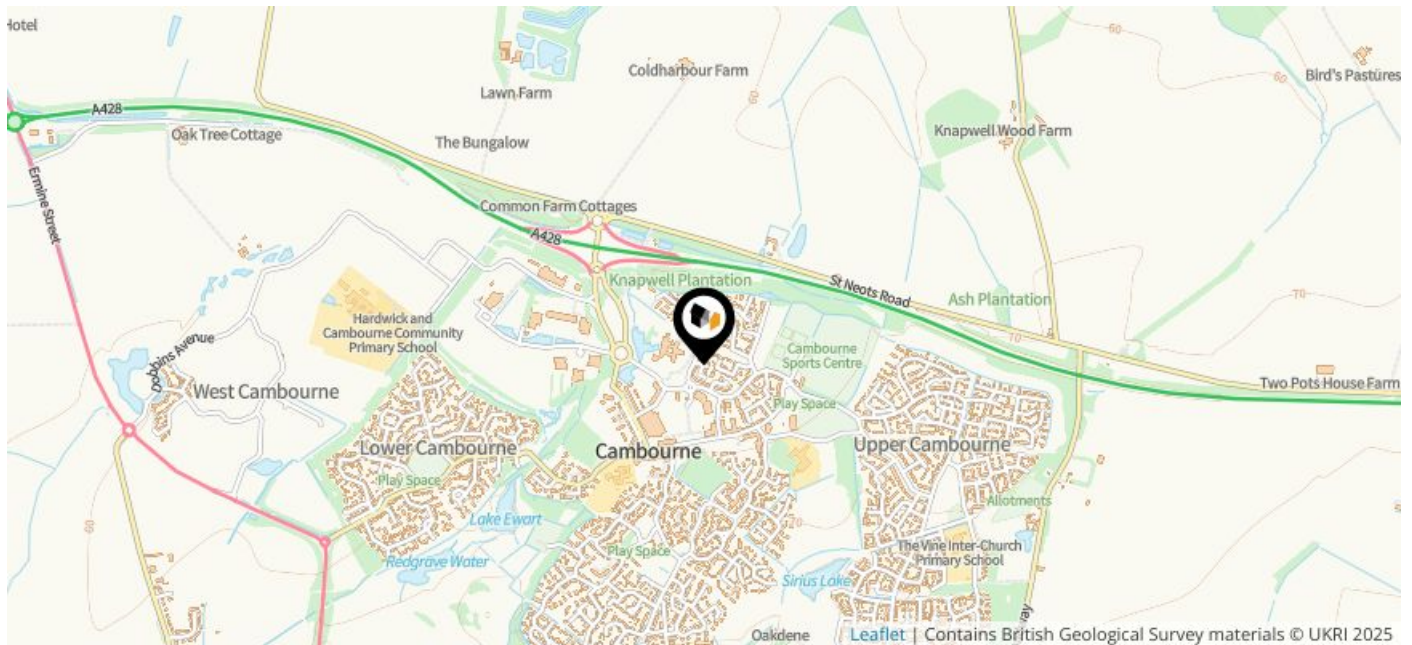
Terraced

**+60.25%**

Flat

**+41.75%**

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.

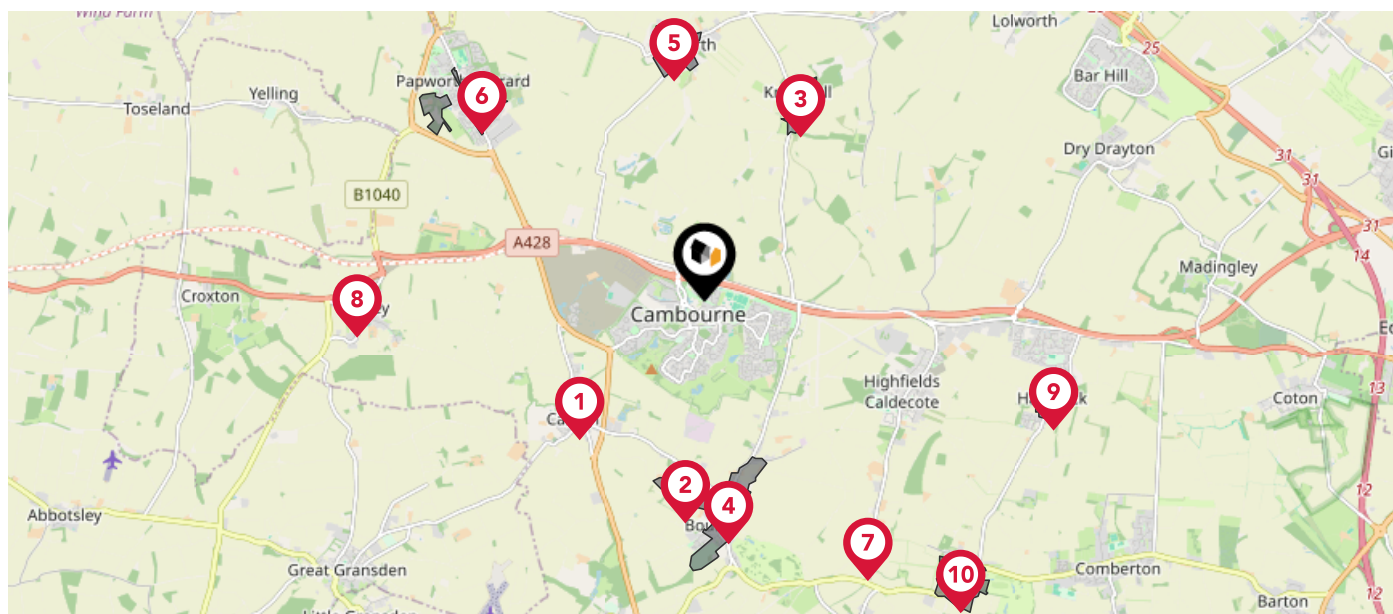
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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



Caxton



Bourn Caxton End



Knapwell



Bourn Village and Hall



Elsworth



Papworth Everard



Caldecote



Eltisley



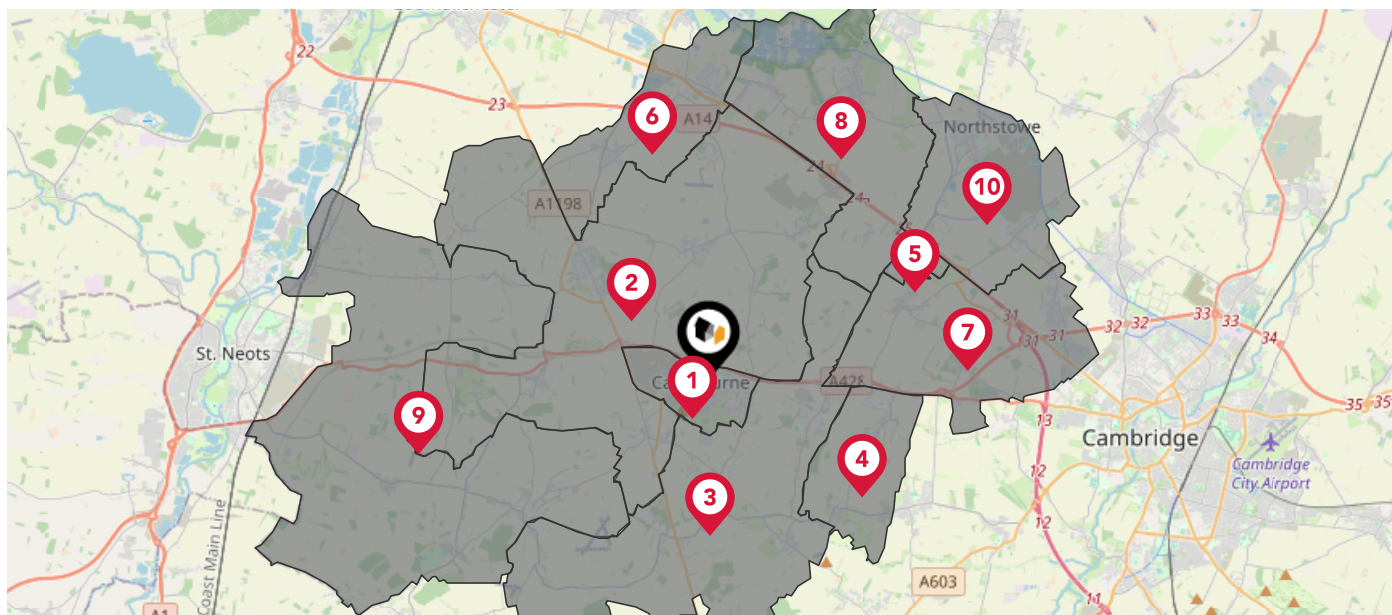
Hardwick



Toft



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



Cambourne Ward



Caxton & Papworth Ward



Caldecote Ward



Hardwick Ward



Bar Hill Ward



Fenstanton Ward



Girton Ward



Swavesey Ward

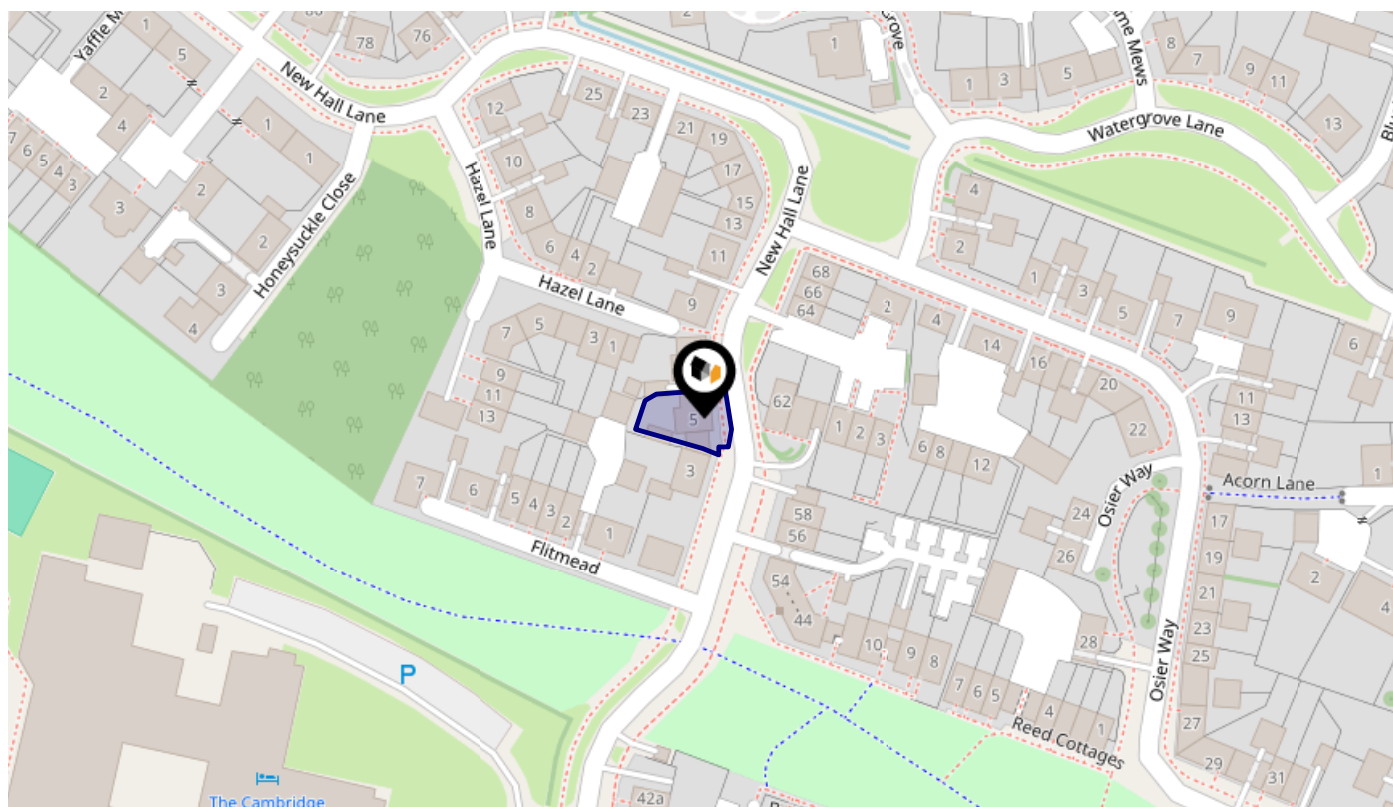


Great Paxton Ward



Longstanton 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:

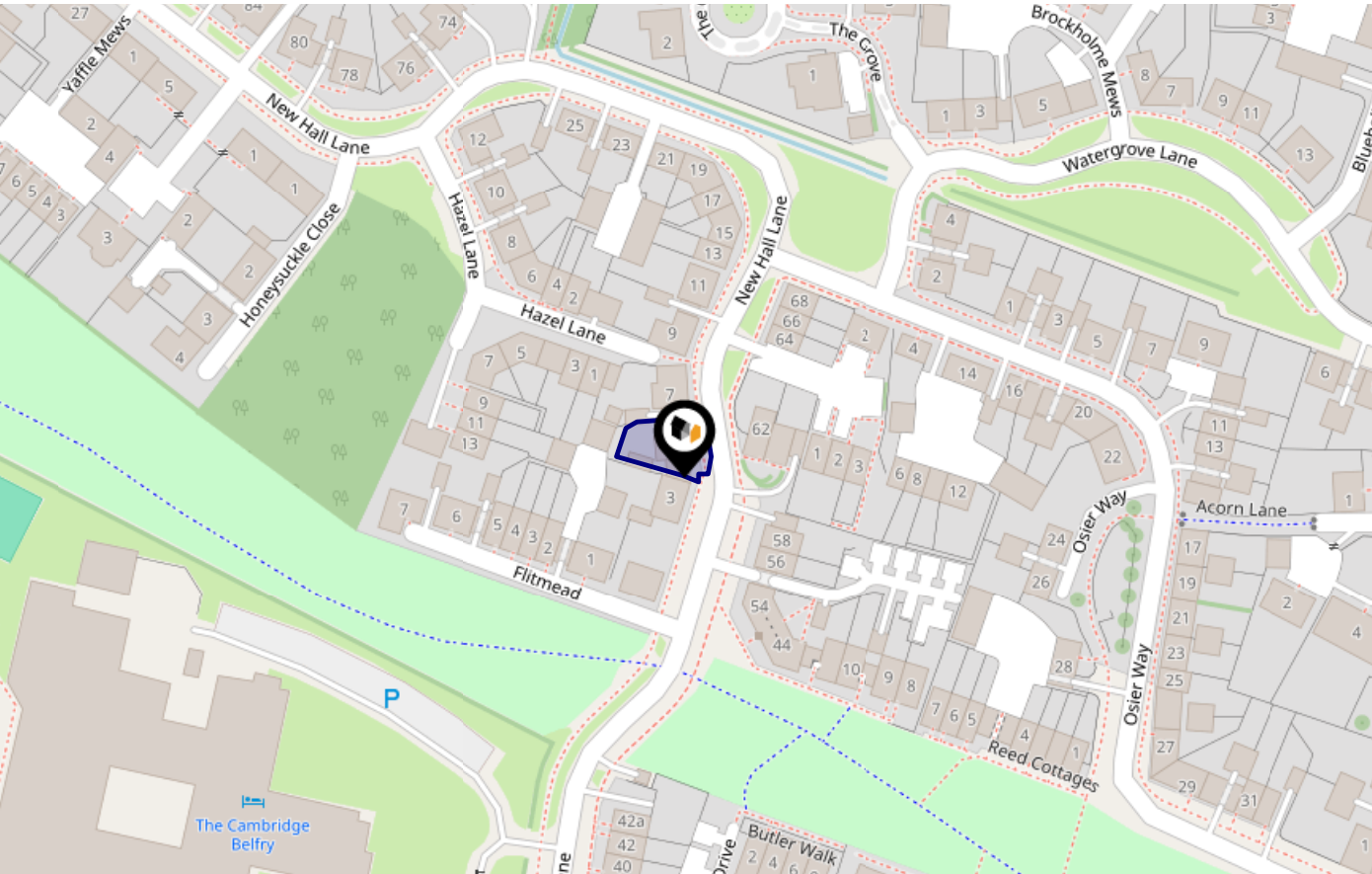
|   |  |              |                                       |
|---|--|--------------|---------------------------------------|
| 5 |  | 75.0+ dB     | <span style="color: red;">■</span>    |
| 4 |  | 70.0-74.9 dB | <span style="color: orange;">■</span> |
| 3 |  | 65.0-69.9 dB | <span style="color: yellow;">■</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.

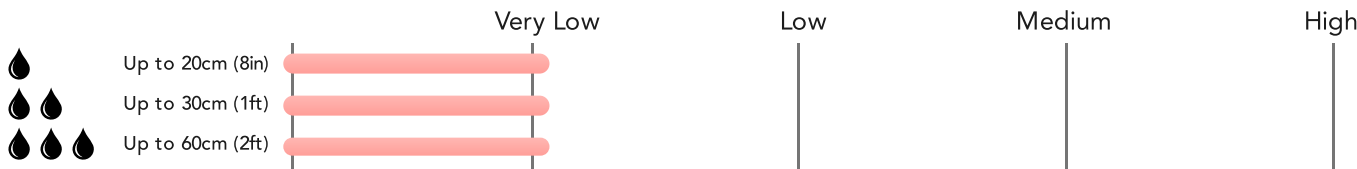


**Risk Rating: Very low**

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:



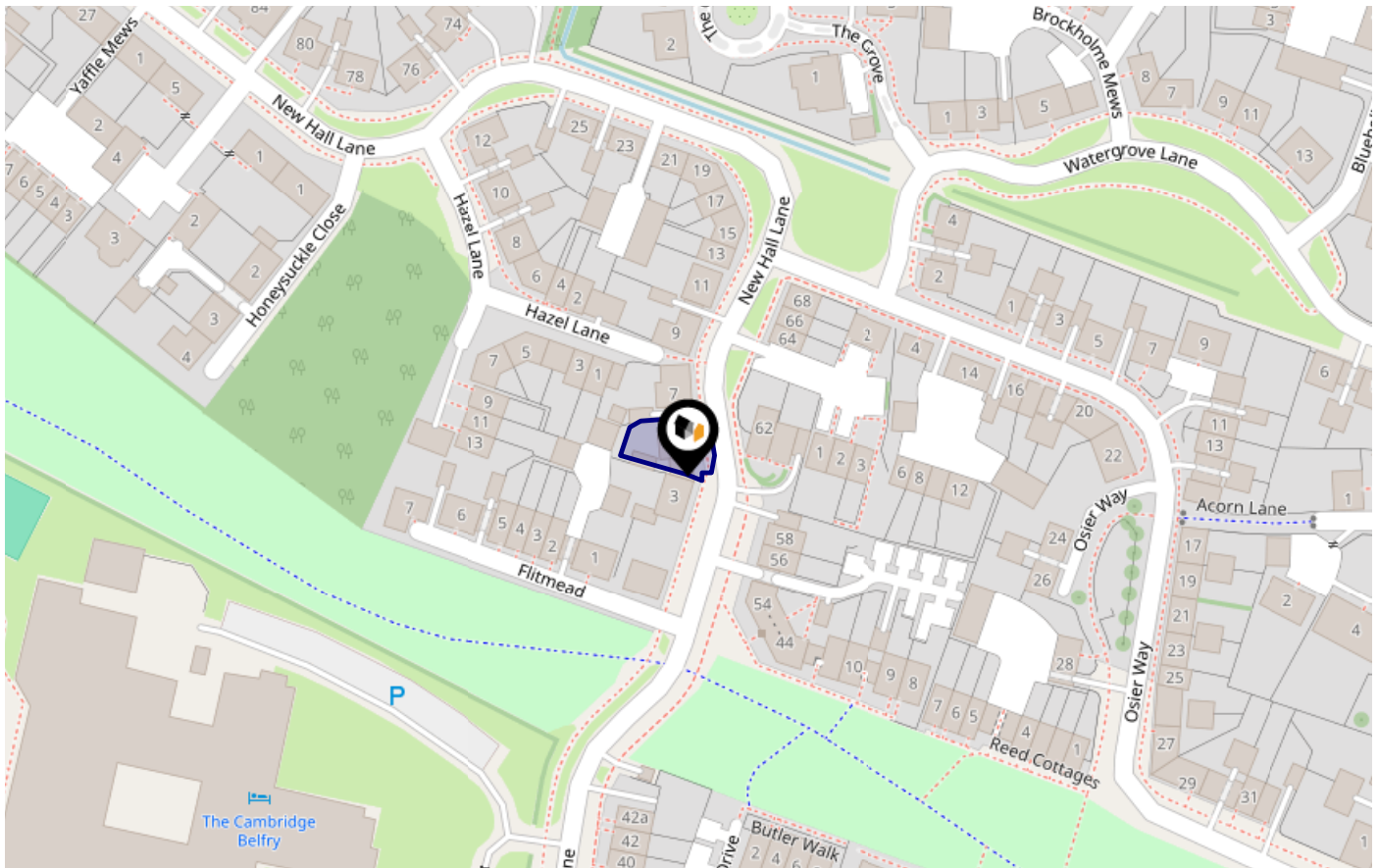


# Flood Risk

## 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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) 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:



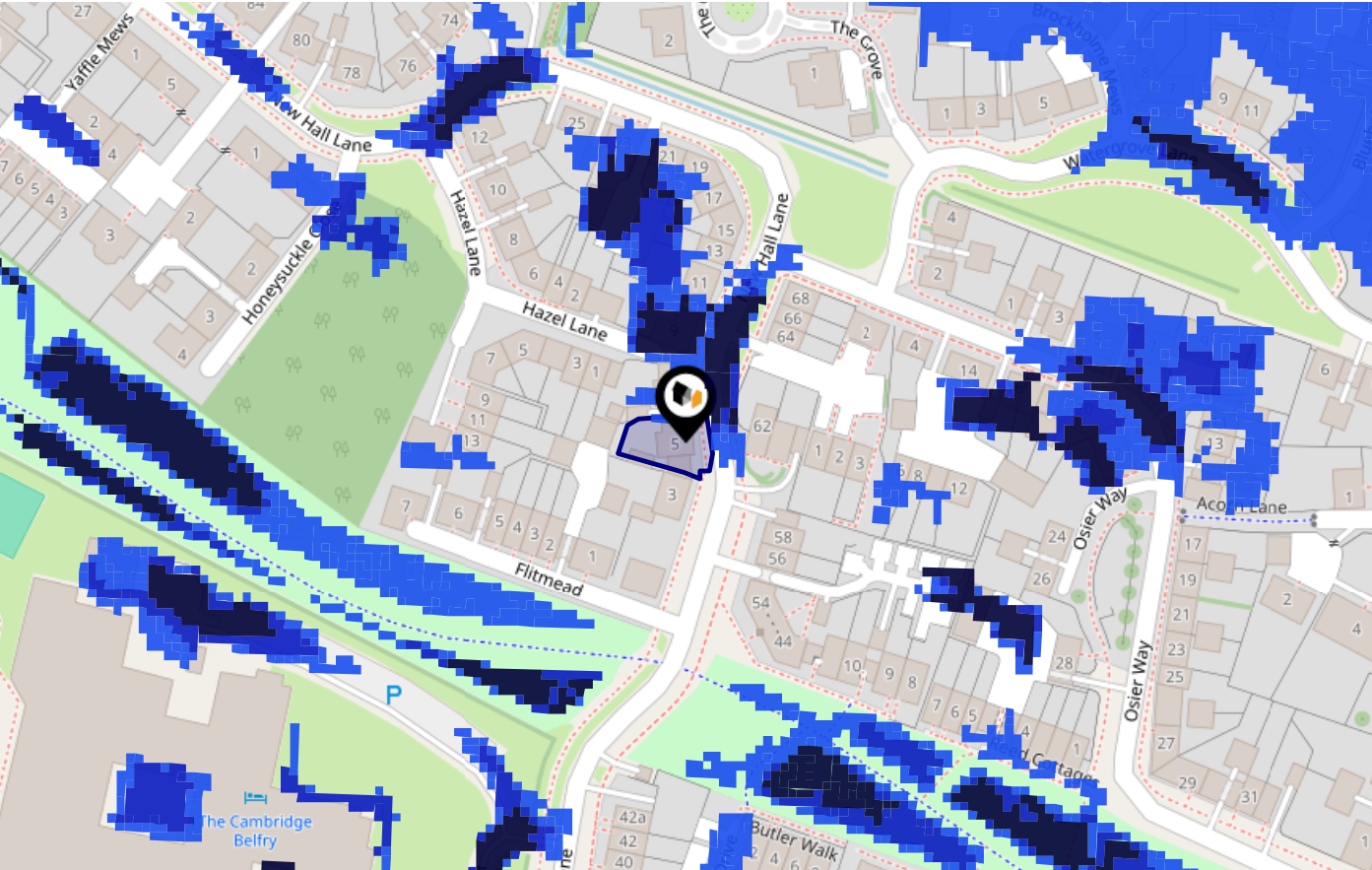


# Flood Risk

## 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.

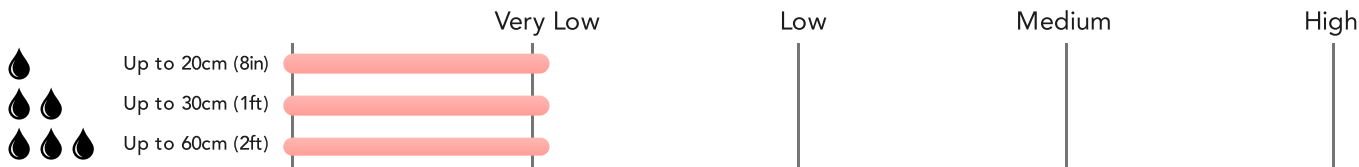


Risk Rating: Very low

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.
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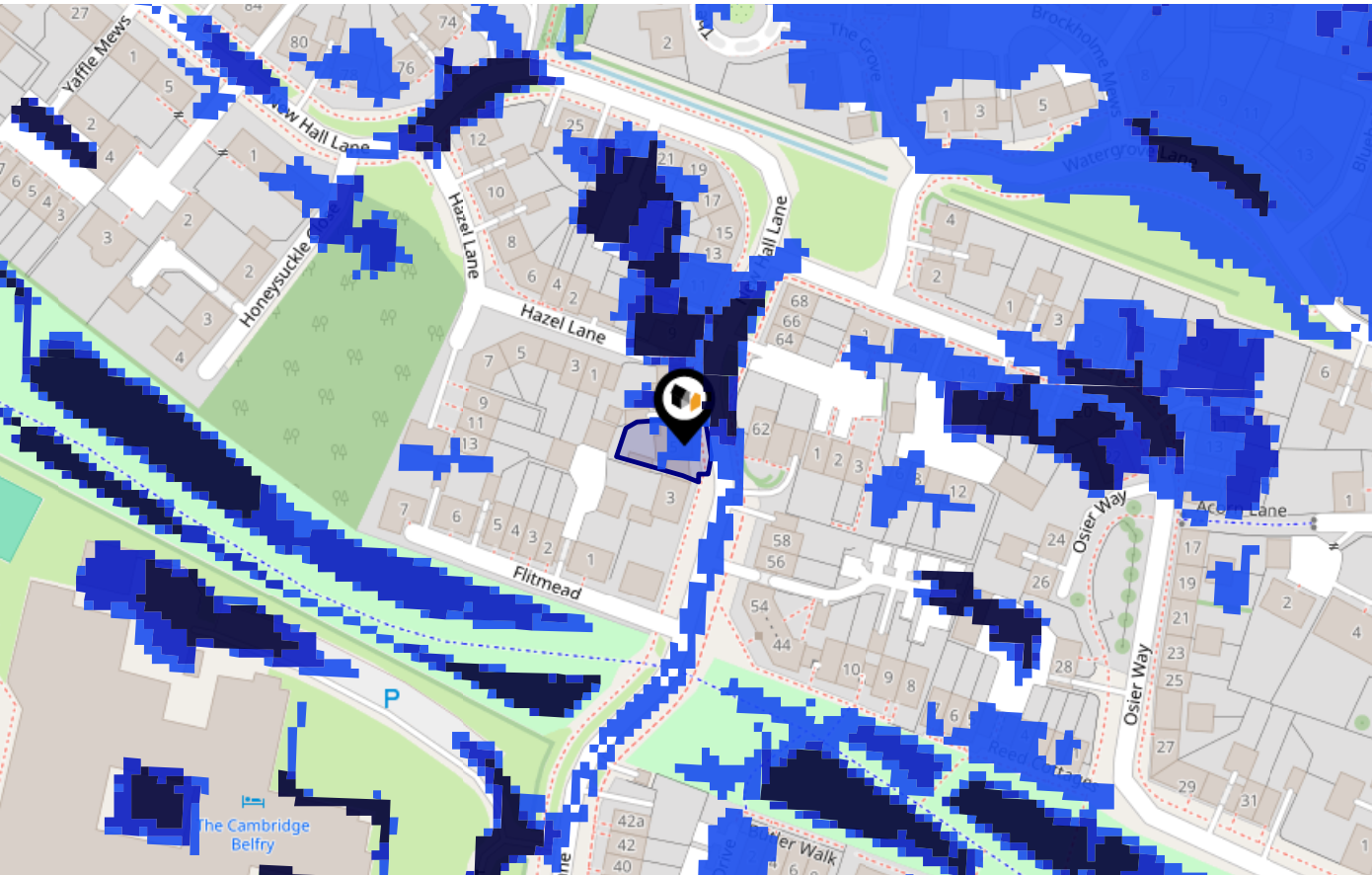
Chance of flooding to the following depths at this property:



# 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: Low

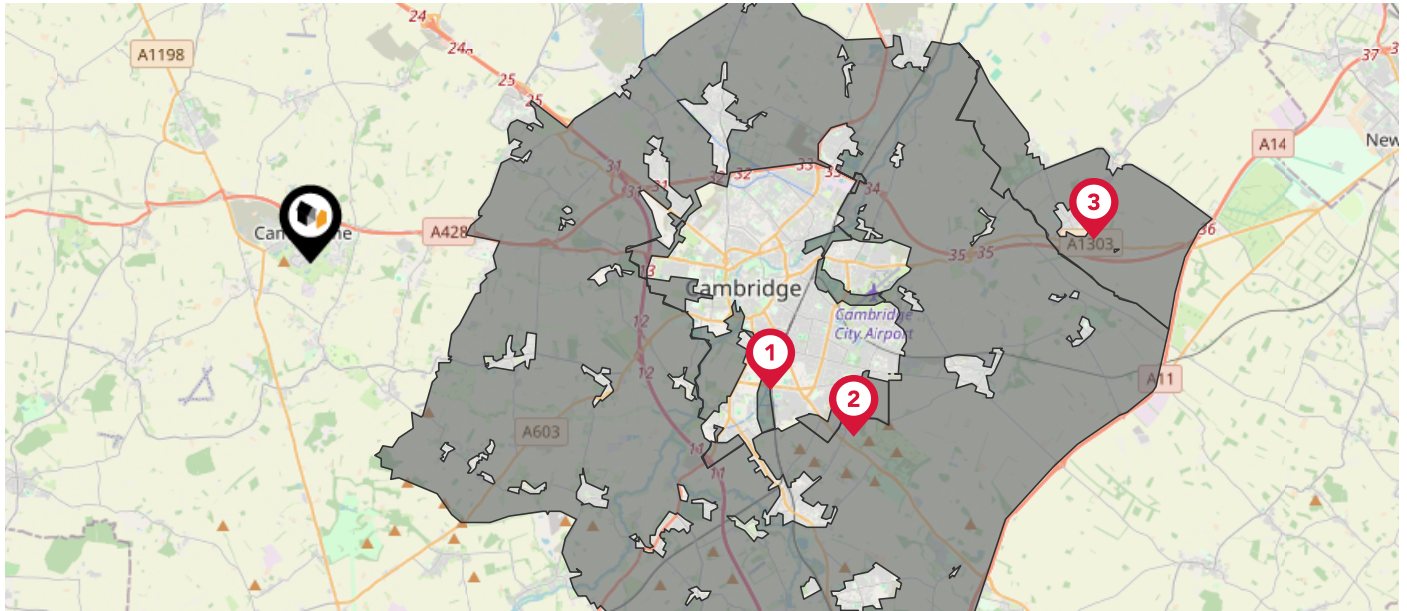
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- 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:



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

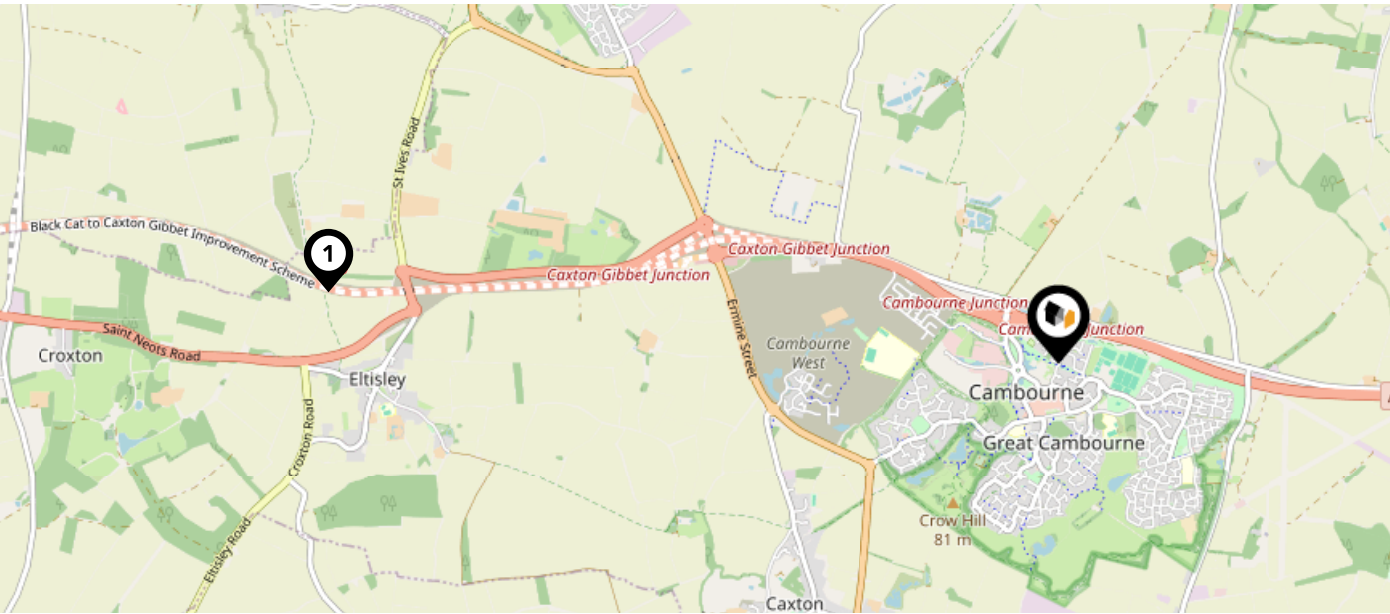


# Maps

## 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



EA/EPR/NP3290ND/A001

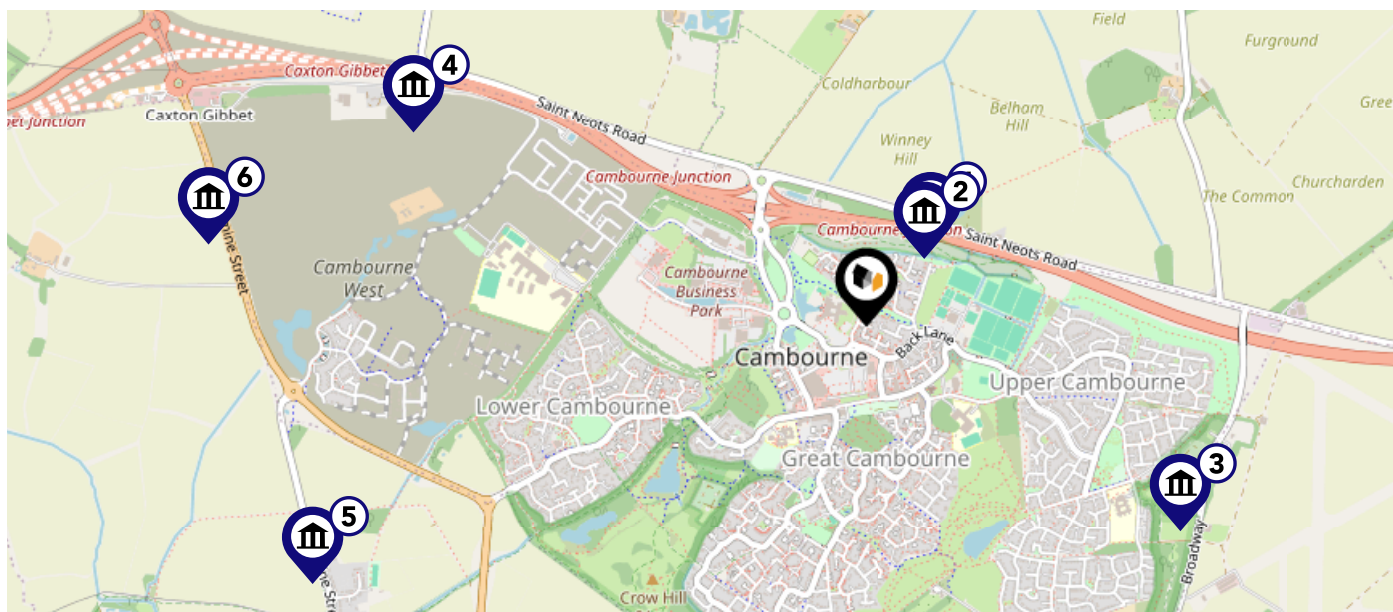
Active Landfill

# Maps

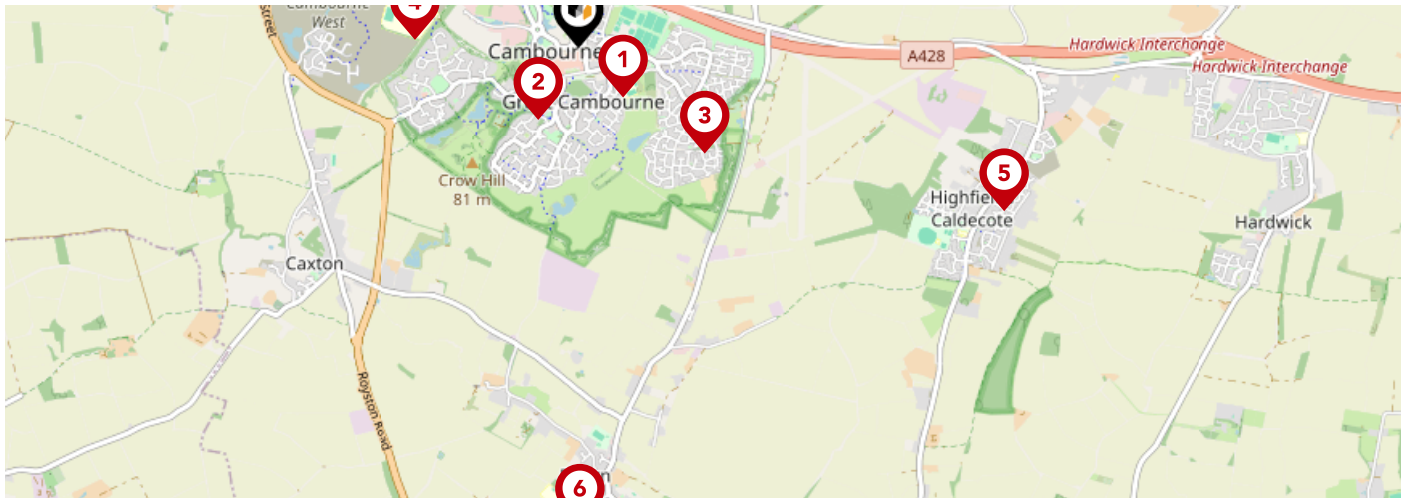
## Listed Buildings



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

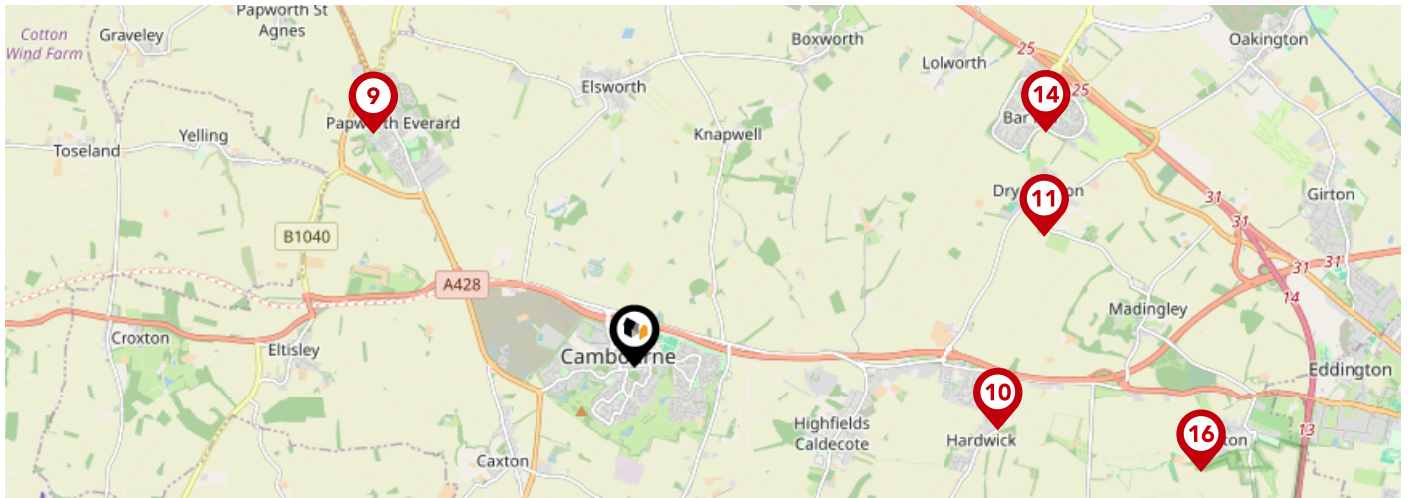


| Listed Buildings in the local district |                                                      | Grade    | Distance  |
|----------------------------------------|------------------------------------------------------|----------|-----------|
|                                        | 1331400 - Barns To North Of New Inn Farmhouse        | Grade II | 0.2 miles |
|                                        | 1127144 - New Inn Farmhouse                          | Grade II | 0.2 miles |
|                                        | 1331374 - Great Common Farmhouse                     | Grade II | 0.9 miles |
|                                        | 1331369 - Mile Post Near Junction With Elsworth Road | Grade II | 1.1 miles |
|                                        | 1162843 - The Old Court House                        | Grade II | 1.4 miles |
|                                        | 1127202 - Milestone To South Of Caxton Gibbet Inn    | Grade II | 1.5 miles |



|          |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Jeavons Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:0.3           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Monkfield Park Primary School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:0.38        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>The Vine Inter-Church Primary School</b><br>Ofsted Rating: Good   Pupils: 396   Distance:0.75 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Cambourne Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1380   Distance:0.75    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Caldecote Primary School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:2.07             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bourn CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 208   Distance:2.18           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Elsworth CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 124   Distance:2.38      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Newton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 52   Distance:3.06   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

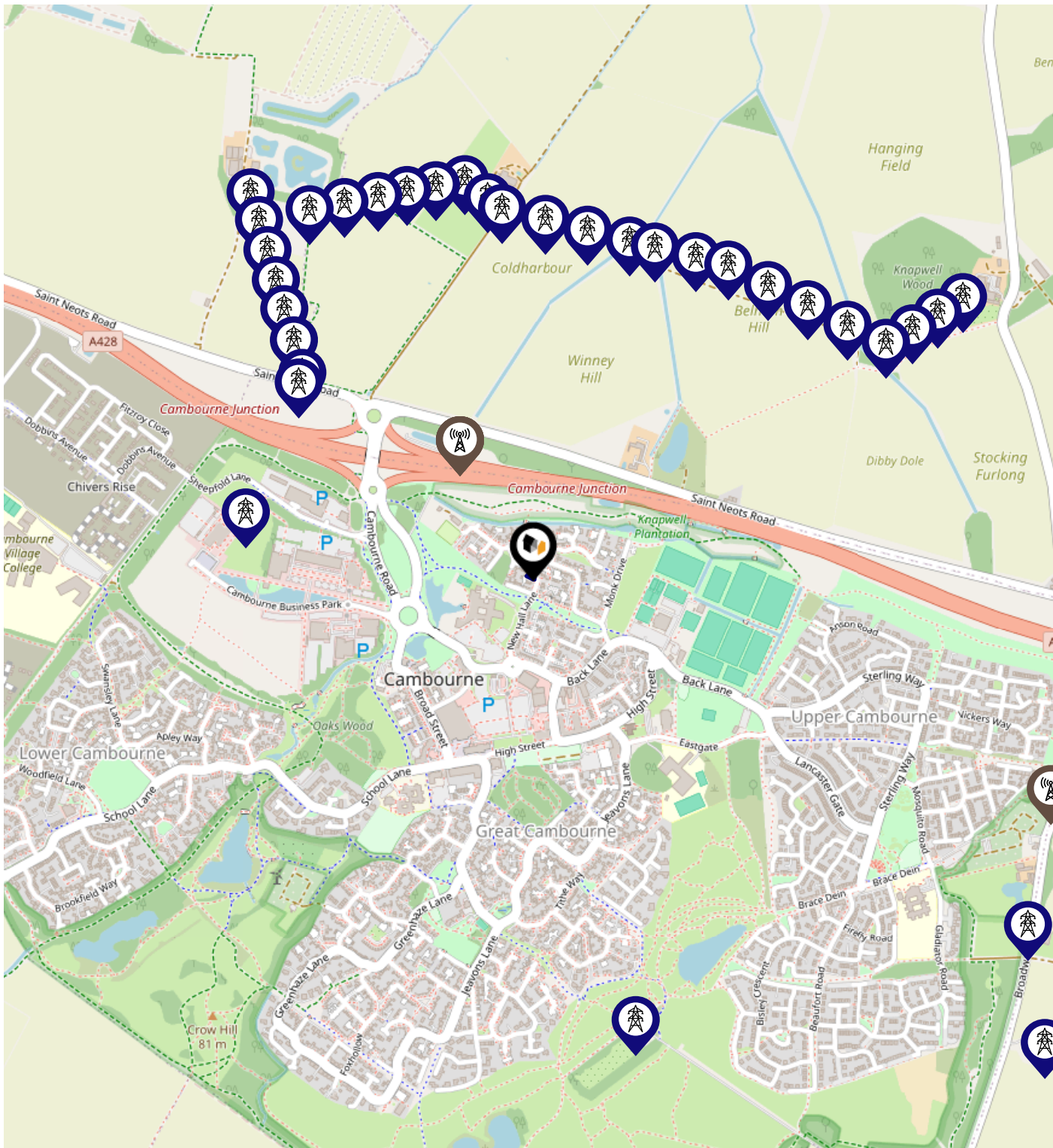




|                                                                                     |                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   | <b>Pendragon Community Primary School</b><br>Ofsted Rating: Good   Pupils: 341   Distance:3.18                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Hardwick and Cambourne Community Primary School</b><br>Ofsted Rating: Good   Pupils: 531   Distance:3.35                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dry Drayton CofE (C) Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:3.91                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Barnabas Oley CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 142   Distance:4.11                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Comberton Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1930   Distance:4.17                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bar Hill Community Primary School</b><br>Ofsted Rating: Good   Pupils: 285   Distance:4.31                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Meridian Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:4.56                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Coton Church of England (Voluntary Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 106   Distance:5.24 | <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

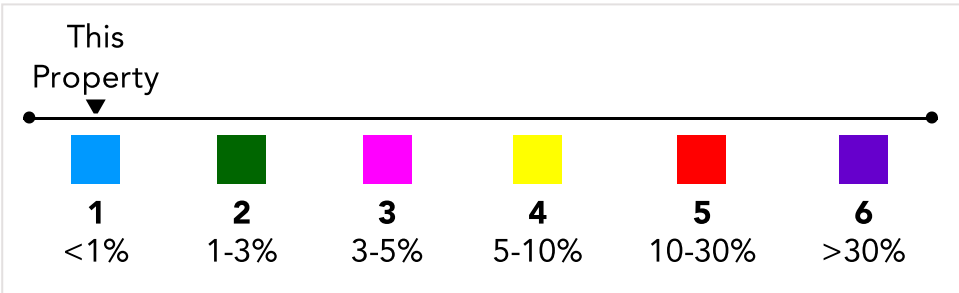
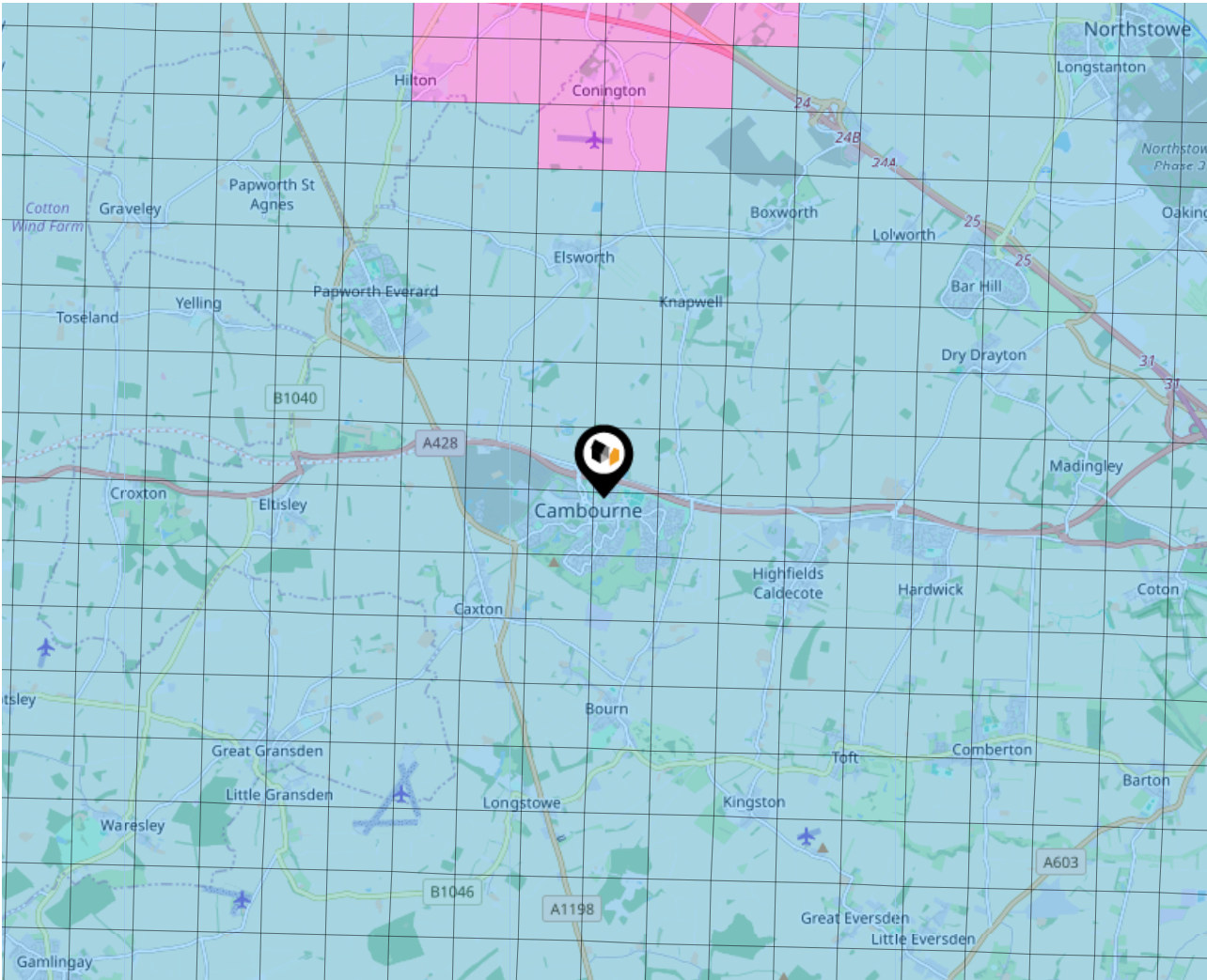
# Environment

## Radon Gas



### What is Radon?

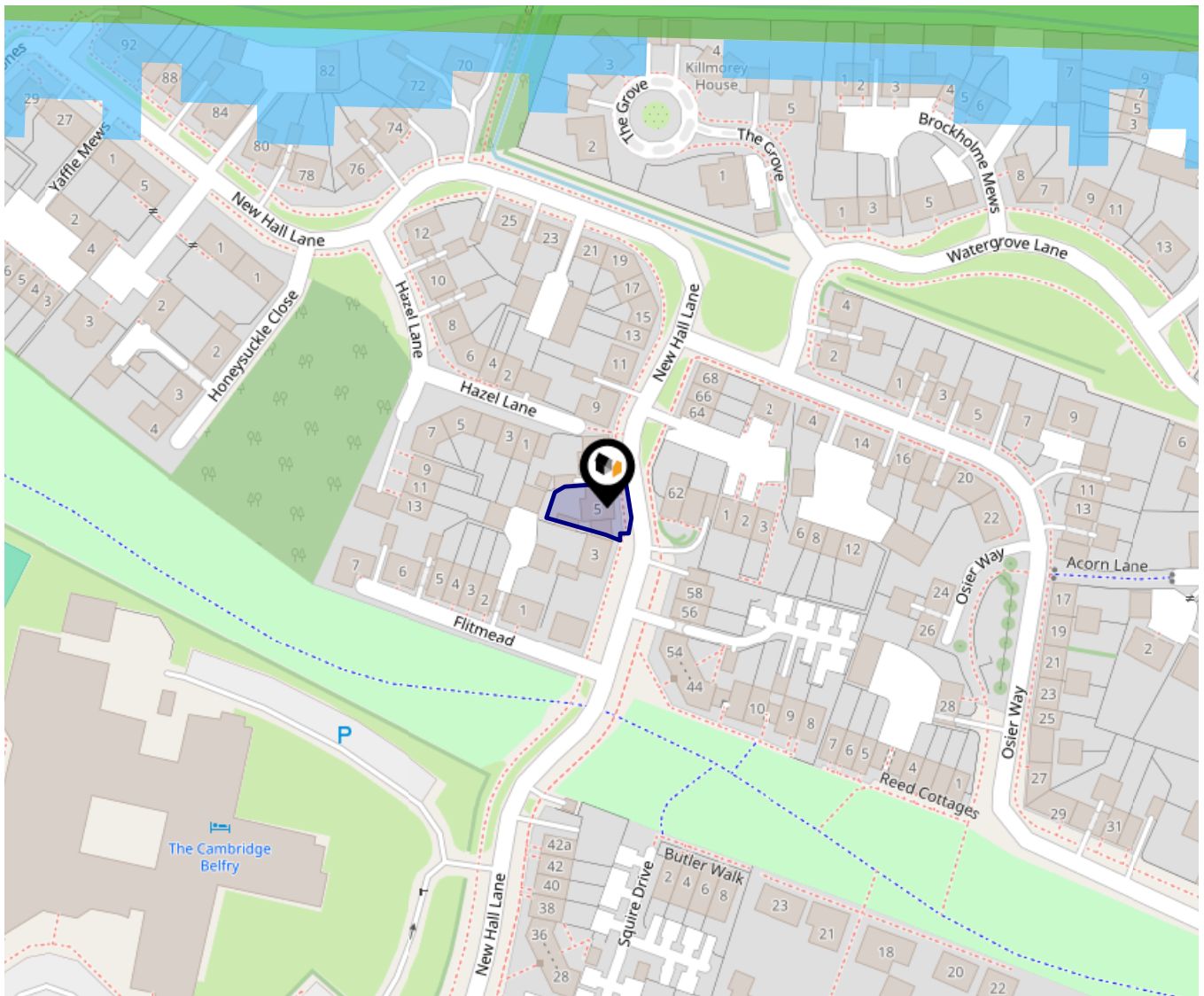
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# 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.

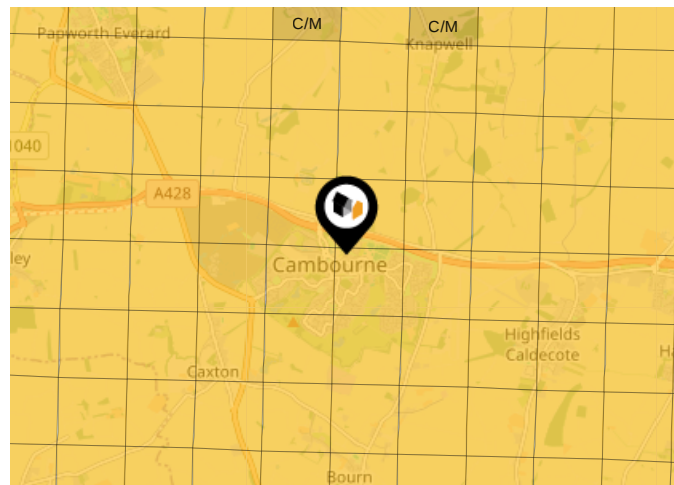
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 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>        | VARIABLE                   | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLIC-RUDACEOUS) | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY            |                      |                     |

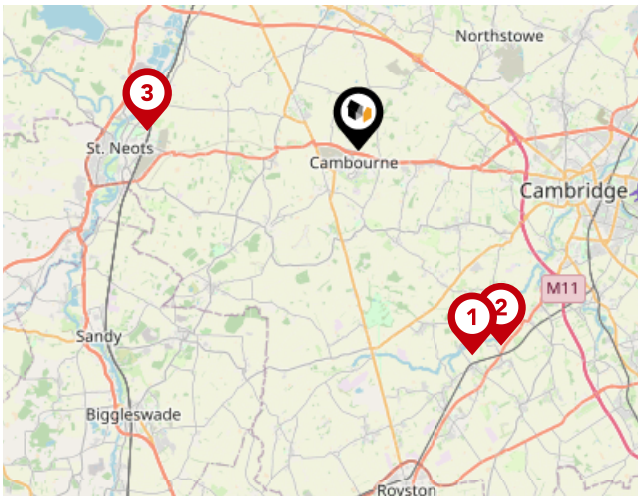


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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                   |

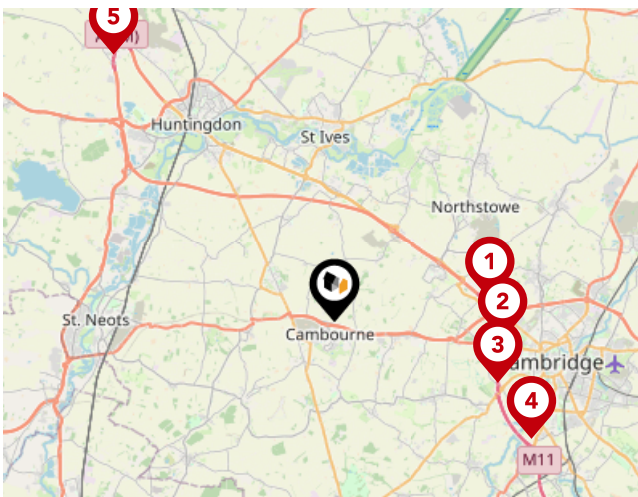
# Area

## Transport (National)



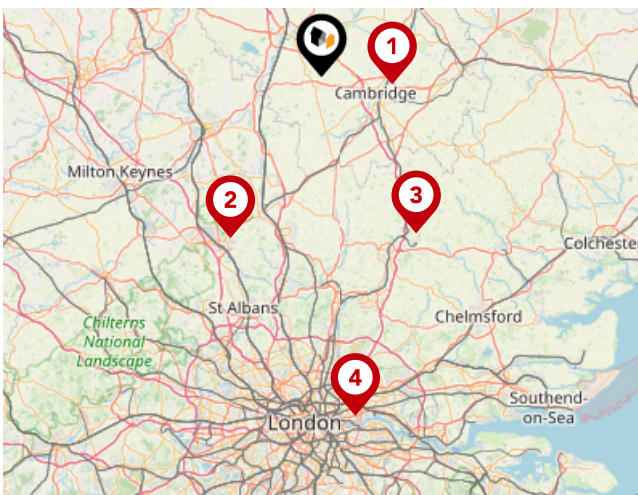
### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Shepreth Rail Station | 8.55 miles |
| 2   | Foxton Rail Station   | 8.83 miles |
| 3   | St Neots Rail Station | 7.69 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | M11 J14   | 5.74 miles  |
| 2   | M11 J13   | 6.16 miles  |
| 3   | M11 J12   | 6.39 miles  |
| 4   | M11 J11   | 8.38 miles  |
| 5   | A1(M) J13 | 12.55 miles |

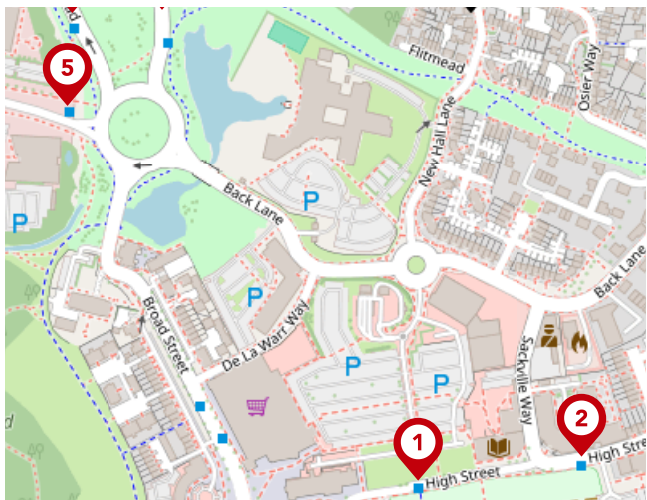


### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 10.29 miles |
| 2   | Luton Airport    | 27.14 miles |
| 3   | Stansted Airport | 26.83 miles |
| 4   | Silvertown       | 49.97 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Sackville Way | 0.27 miles |
| 2   | Jeavons Lane  | 0.26 miles |
| 3   | Business Park | 0.18 miles |
| 4   | Business Park | 0.23 miles |
| 5   | Business Park | 0.23 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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