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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th November 2025



HILL RISE, ST. IVES, PE27

Kingsman Real Estate

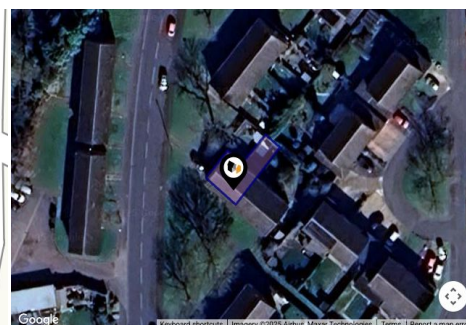
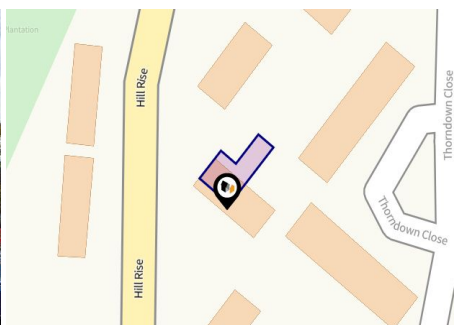
5 Signet Court, Swanns Road, Cambridge CB5 8LA

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/01/2007
Floor Area:	839 ft ² / 78 m ²	End Date:	29/01/2132
Plot Area:	0.03 acres	Lease Term:	125 years from 29 January 2007
Year Built :	1976-1982	Term Remaining:	106 years
Council Tax :	Band A		
Annual Estimate:	£1,626		
Title Number:	CB318992		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12	46	-
mb/s	mb/s	mb/s
		

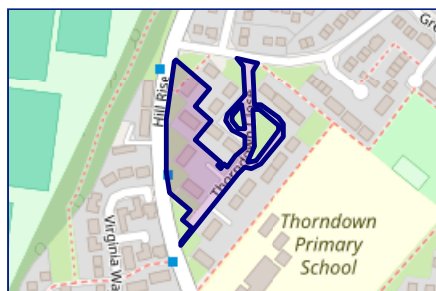
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

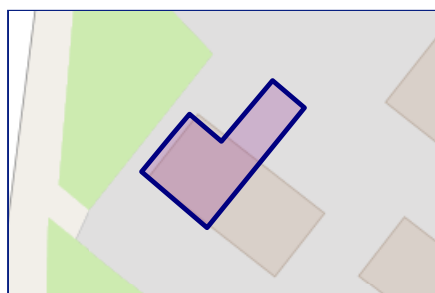


Freehold Title Plan



CB247747

Leasehold Title Plan



CB318992

Start Date:	28/01/2007
End Date:	29/01/2132
Lease Term:	125 years from 29 January 2007
Term Remaining:	106 years



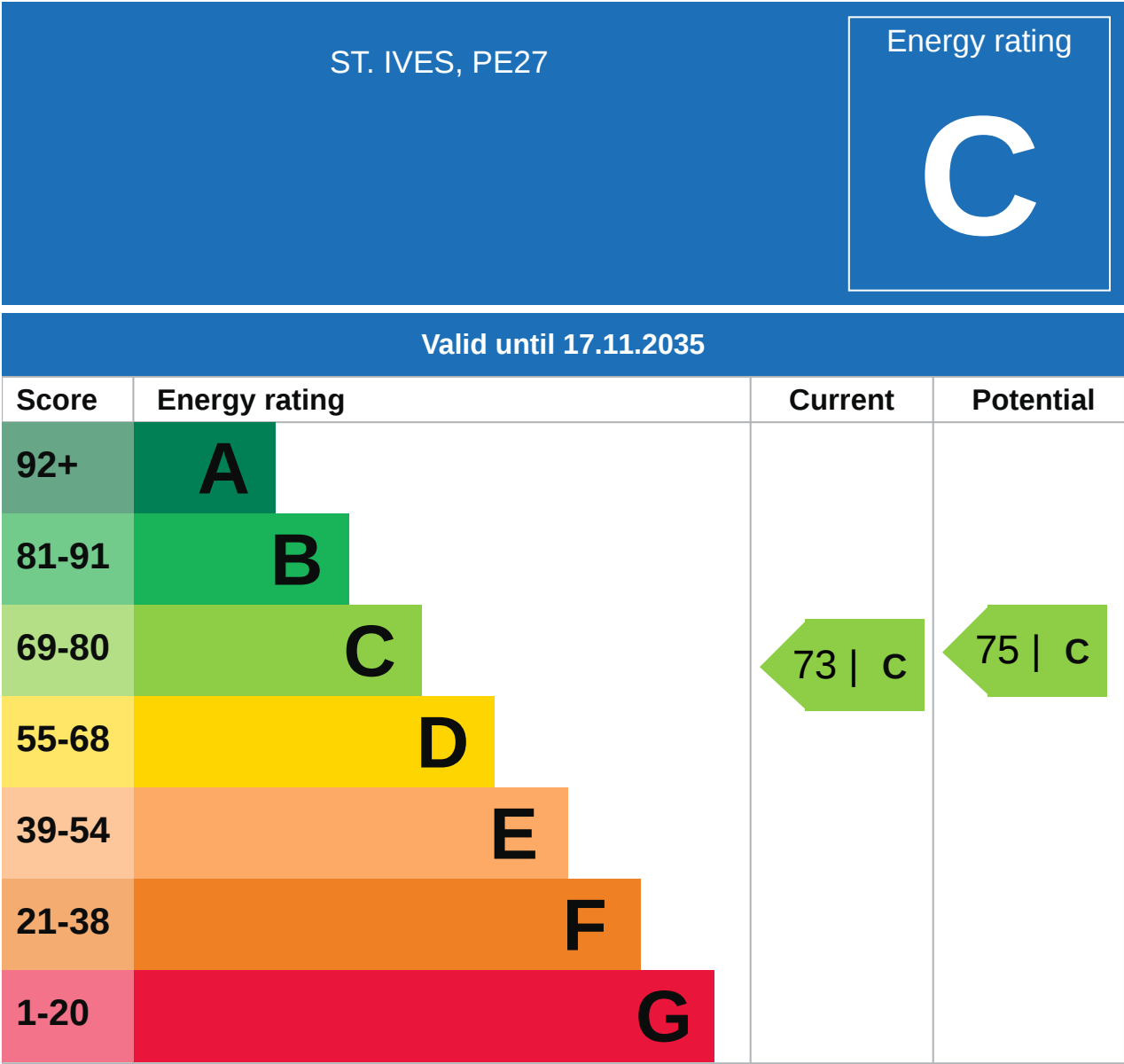


HILL RISE, ST. IVES, PE27



Total Area: 78.1 m² ... 841 ft²

All measurements are approximate and for display purposes only



Additional EPC Data

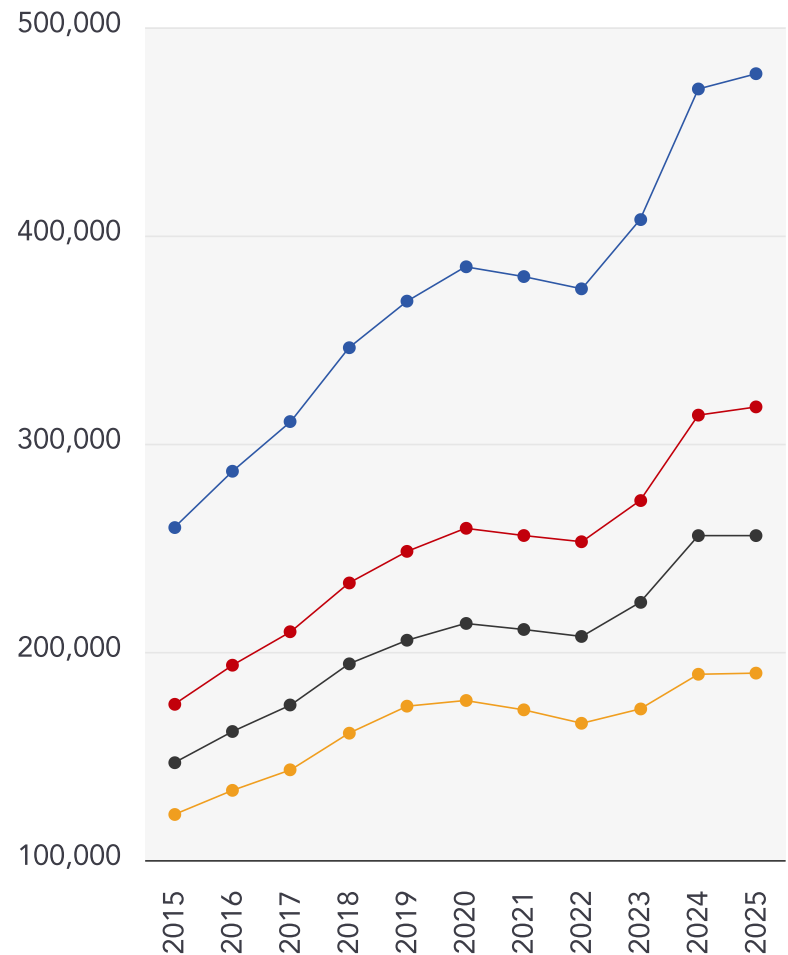
Property Type:	Top-floor maisonette
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Time and temperature zone control
Main Heating Controls Energy:	Very good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	78 m ²

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in PE27



Detached

+83.95%

Semi-Detached

+81.72%

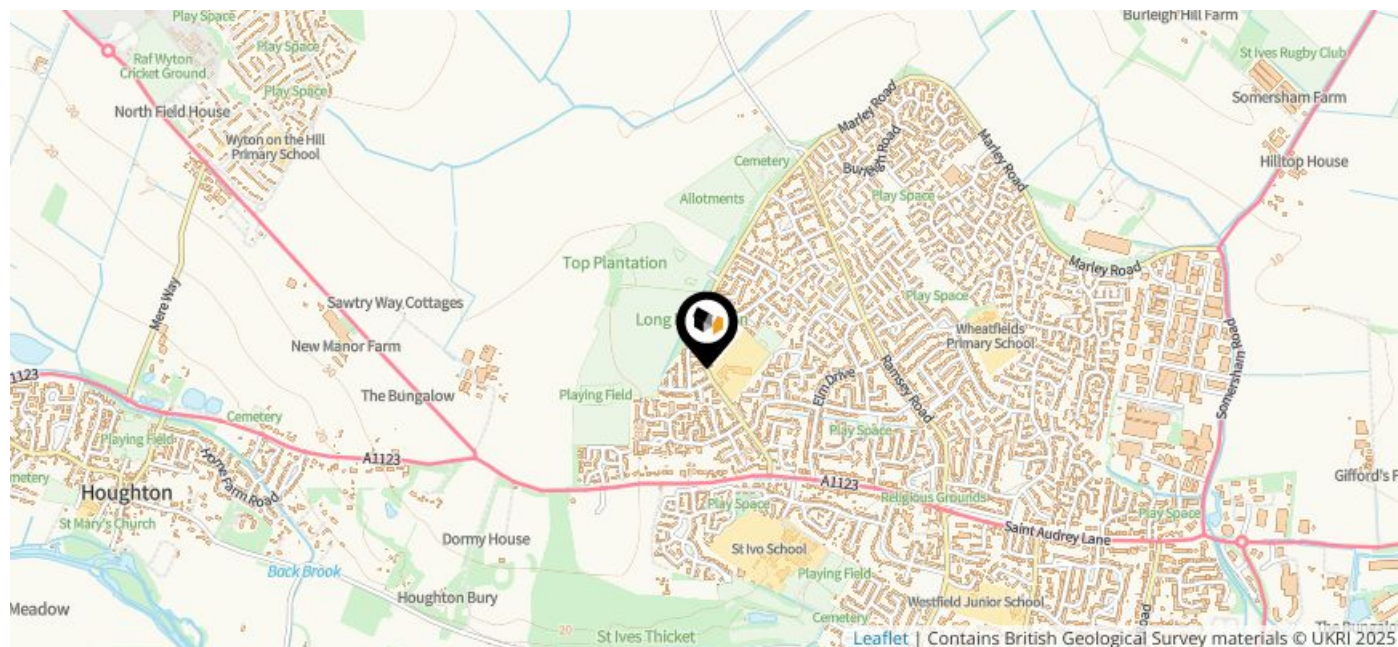
Terraced

+74.33%

Flat

+55.71%

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.

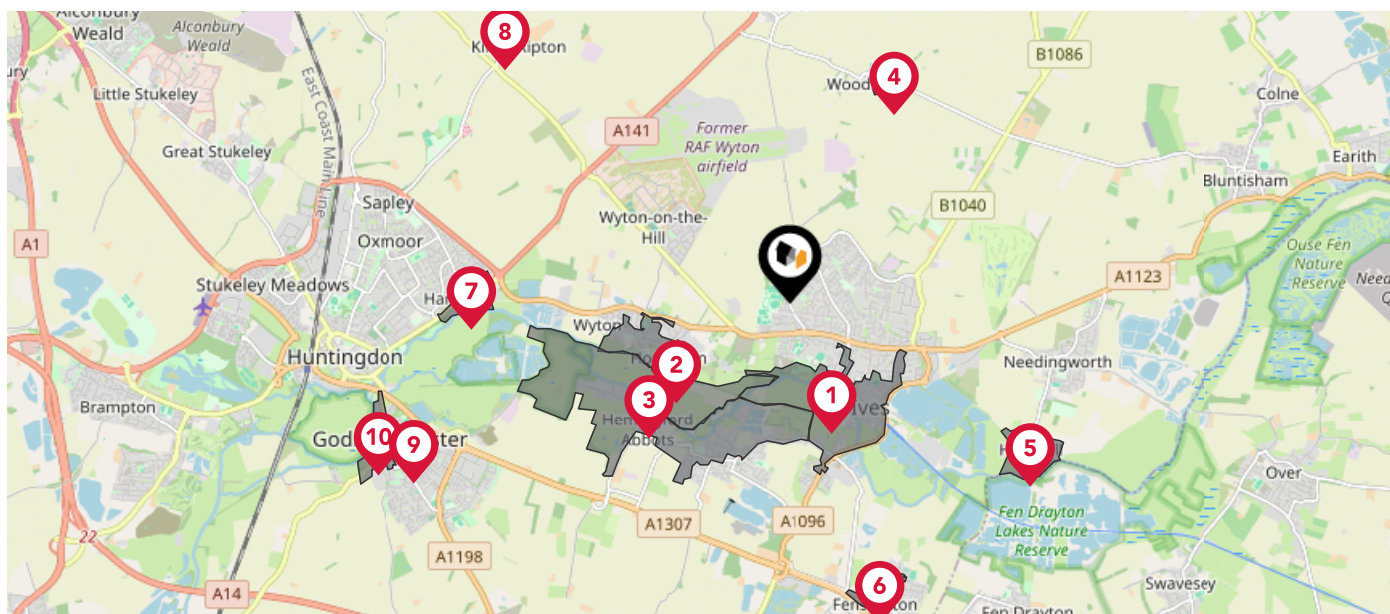
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Conservation Areas



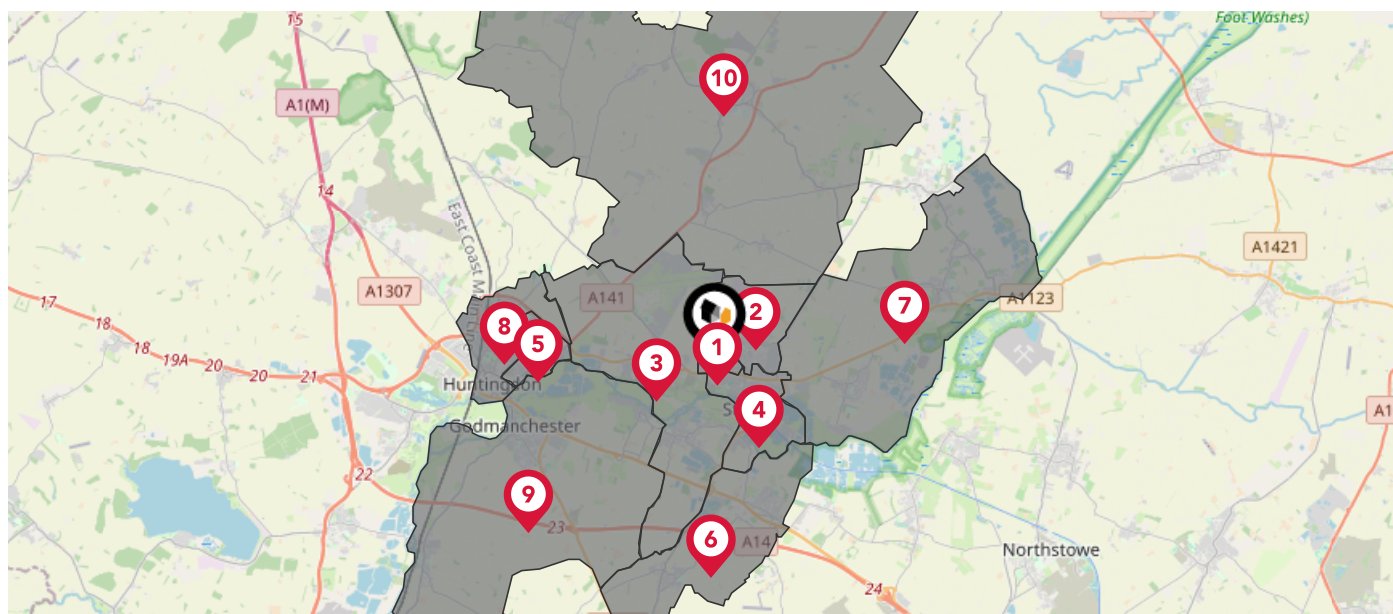
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- | | |
|----|-------------------------------|
| 1 | St Ives |
| 2 | Houghton and Wyton |
| 3 | Hemingfords |
| 4 | Woodhurst |
| 5 | Holywell |
| 6 | Fenstanton |
| 7 | Hartford |
| 8 | Kings Ripton |
| 9 | Godmanchester, Earning Street |
| 10 | Godmanchester Causeway |

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



St. Ives West Ward



St. Ives East Ward



Hemingford Grey & Houghton Ward



St. Ives South Ward



Huntingdon East Ward



Fenstanton Ward



Holywell-cum-Needlingworth Ward



Huntingdon North Ward

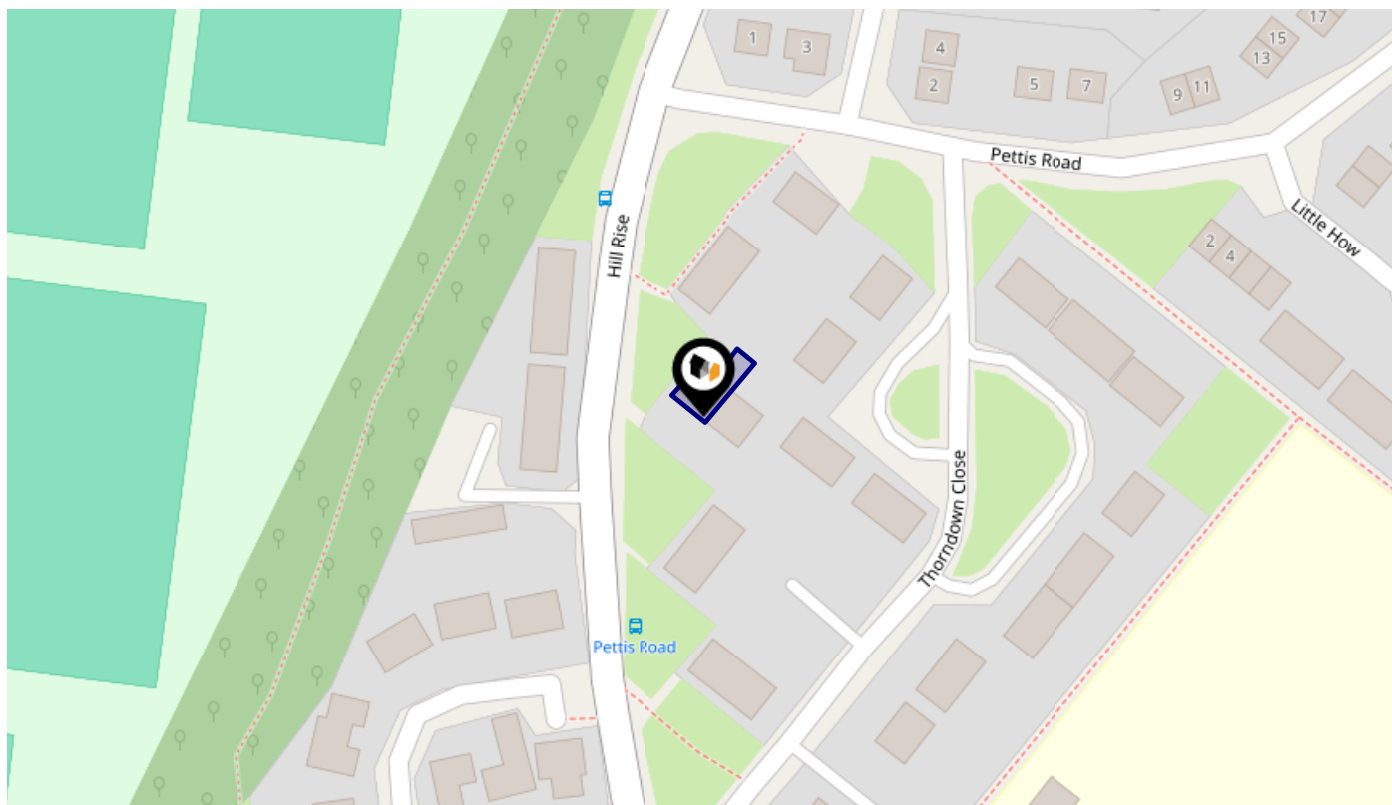


Godmanchester & Hemingford Abbots Ward



Warboys 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:

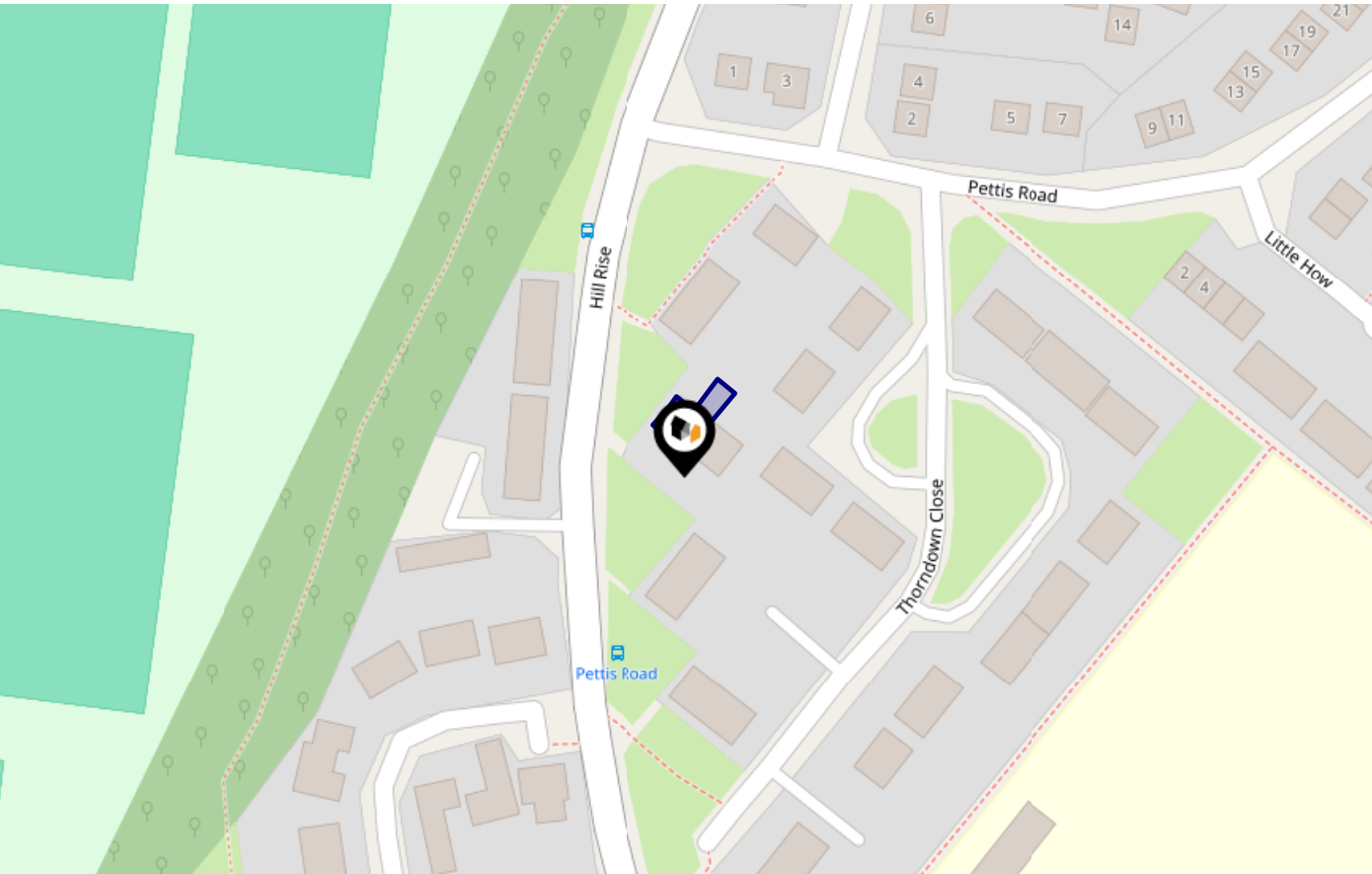
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

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.

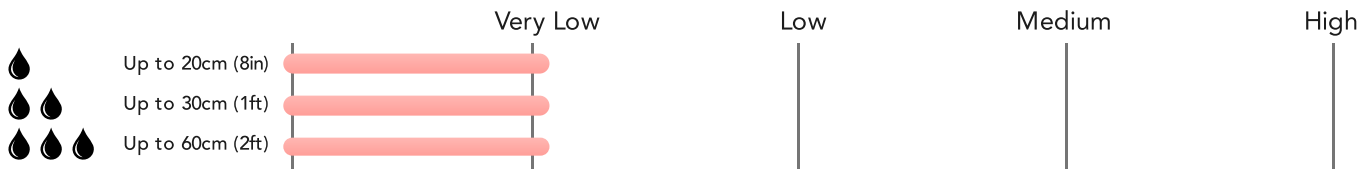


Risk Rating: Very low

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:

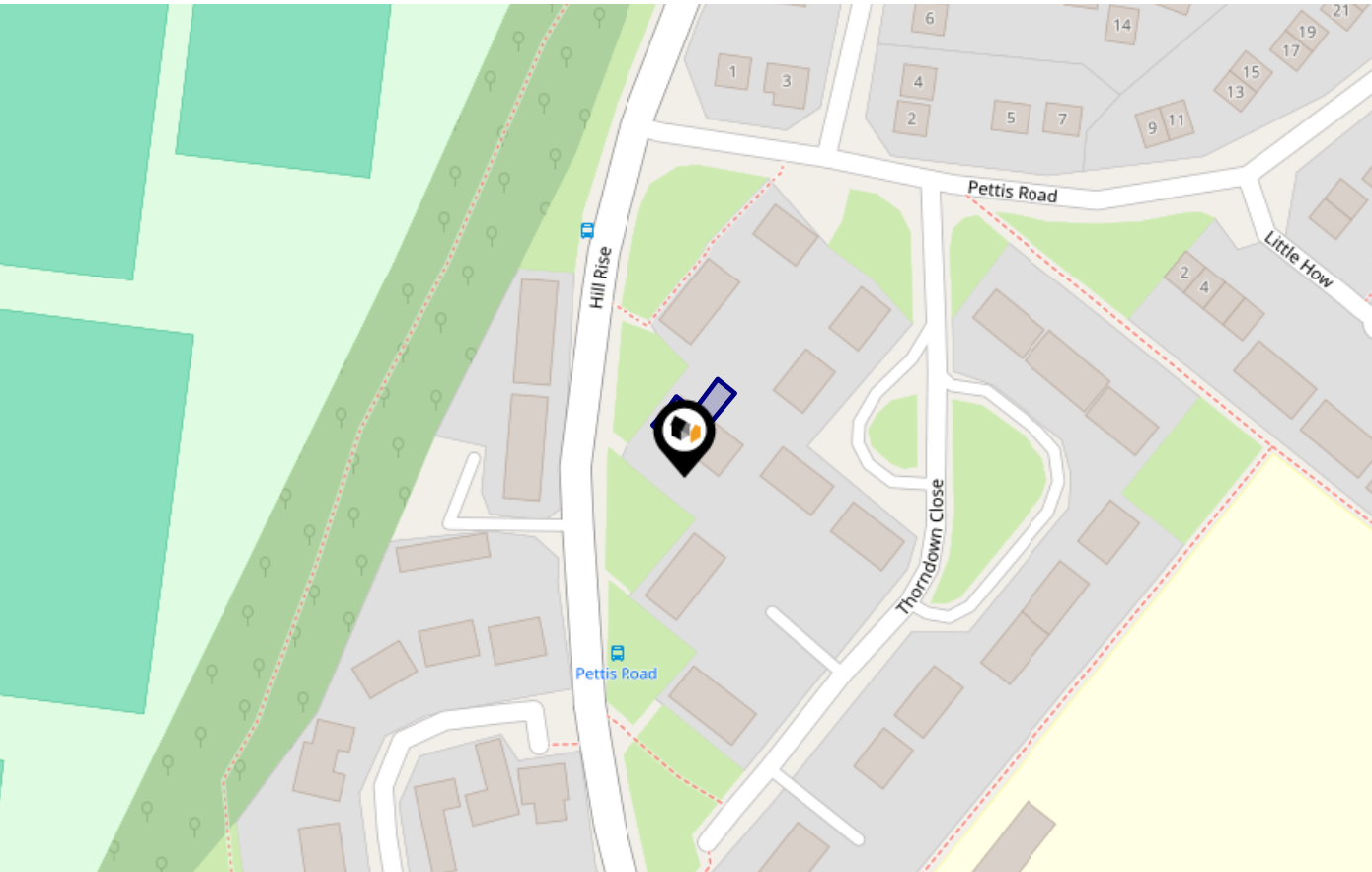


Flood Risk

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.

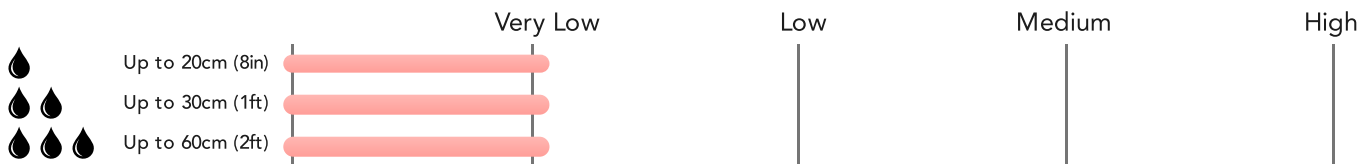


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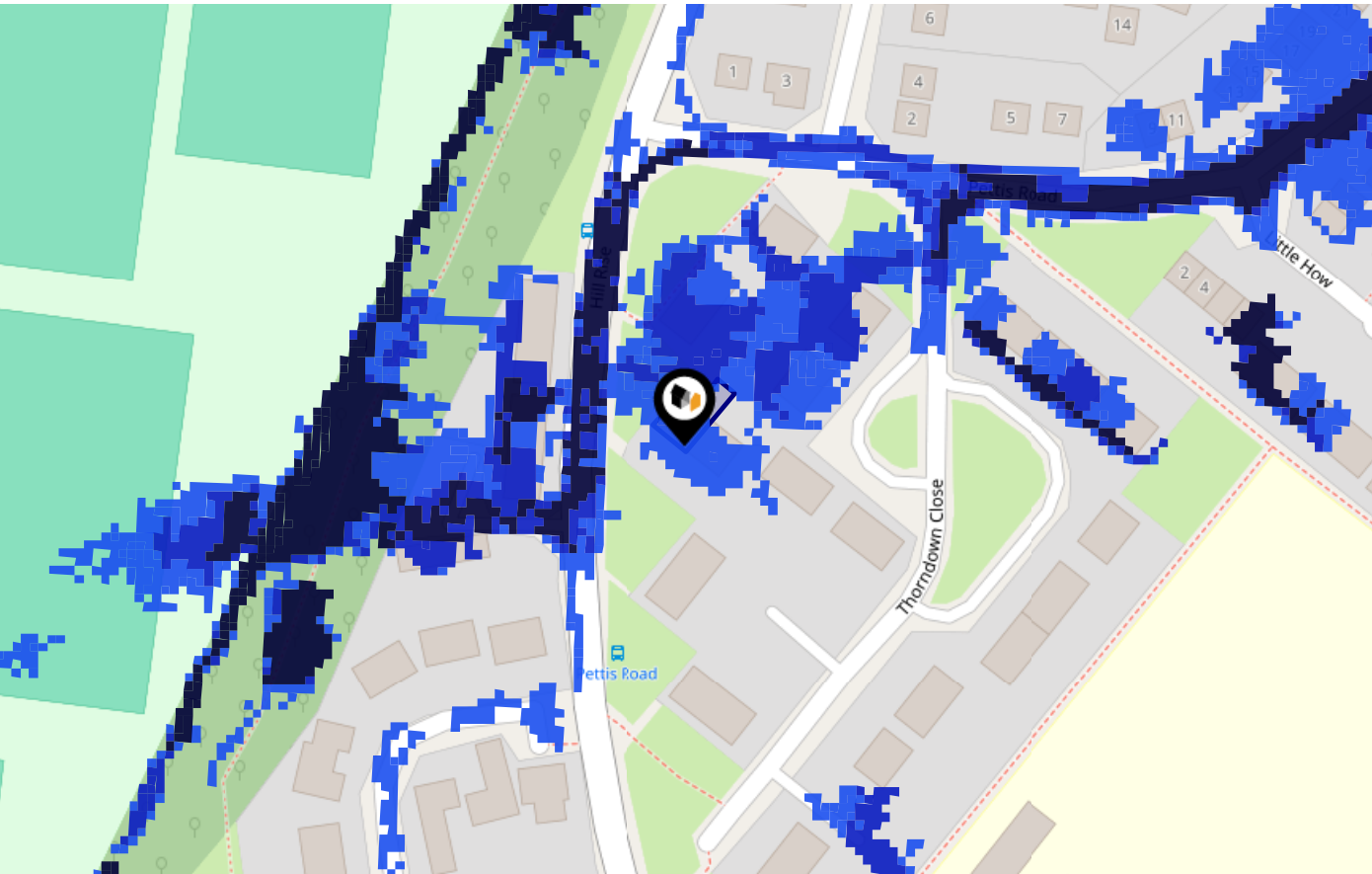
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

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

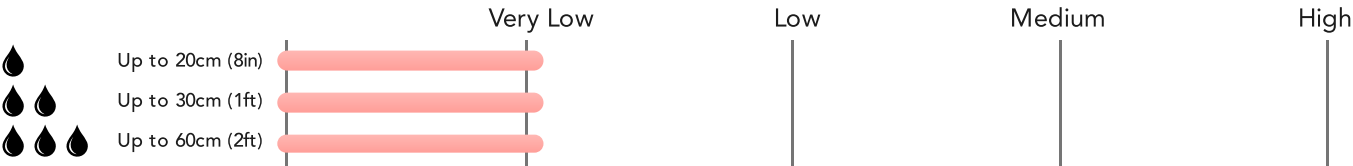


Risk Rating: Low

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:

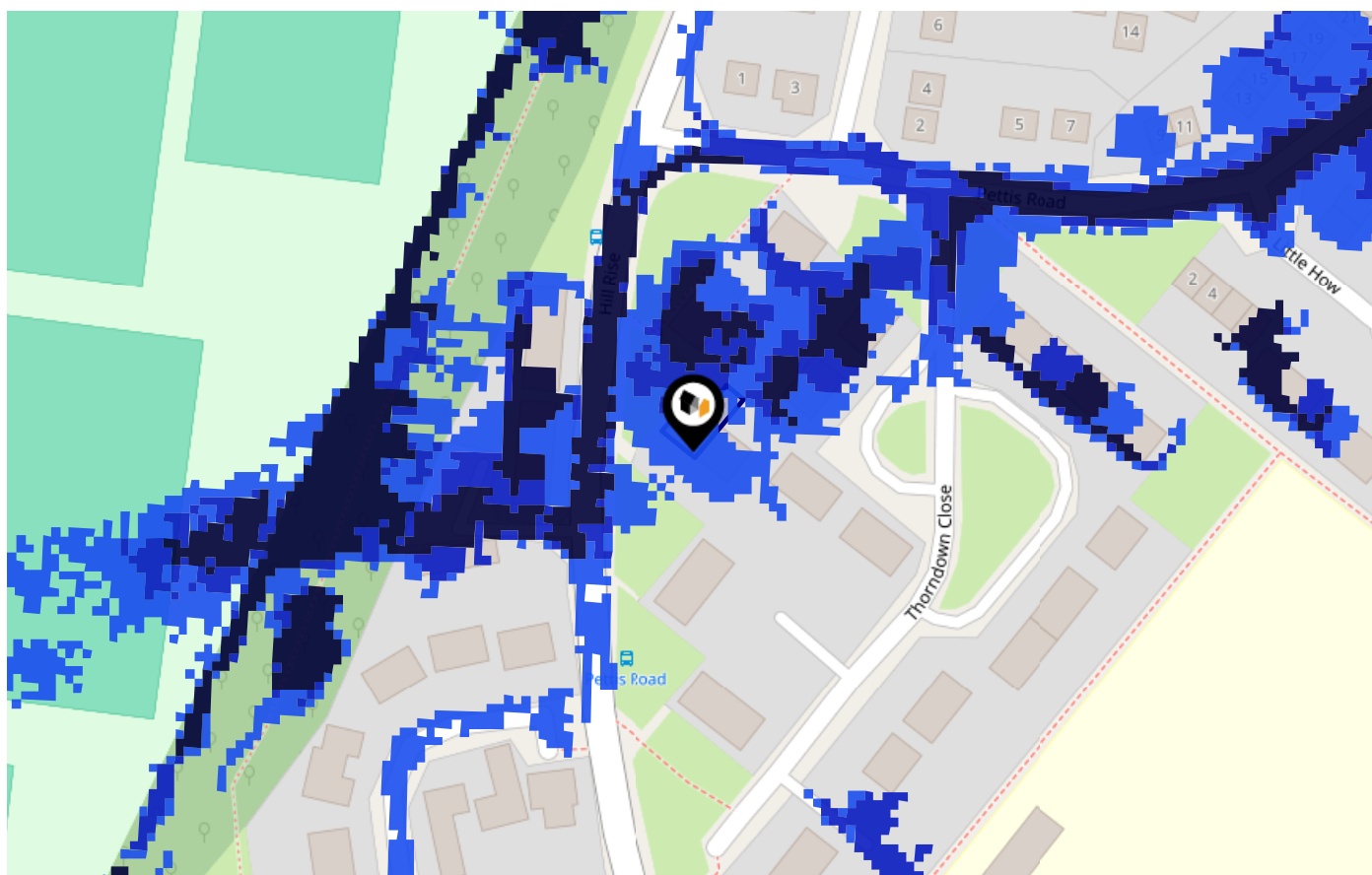


Flood Risk

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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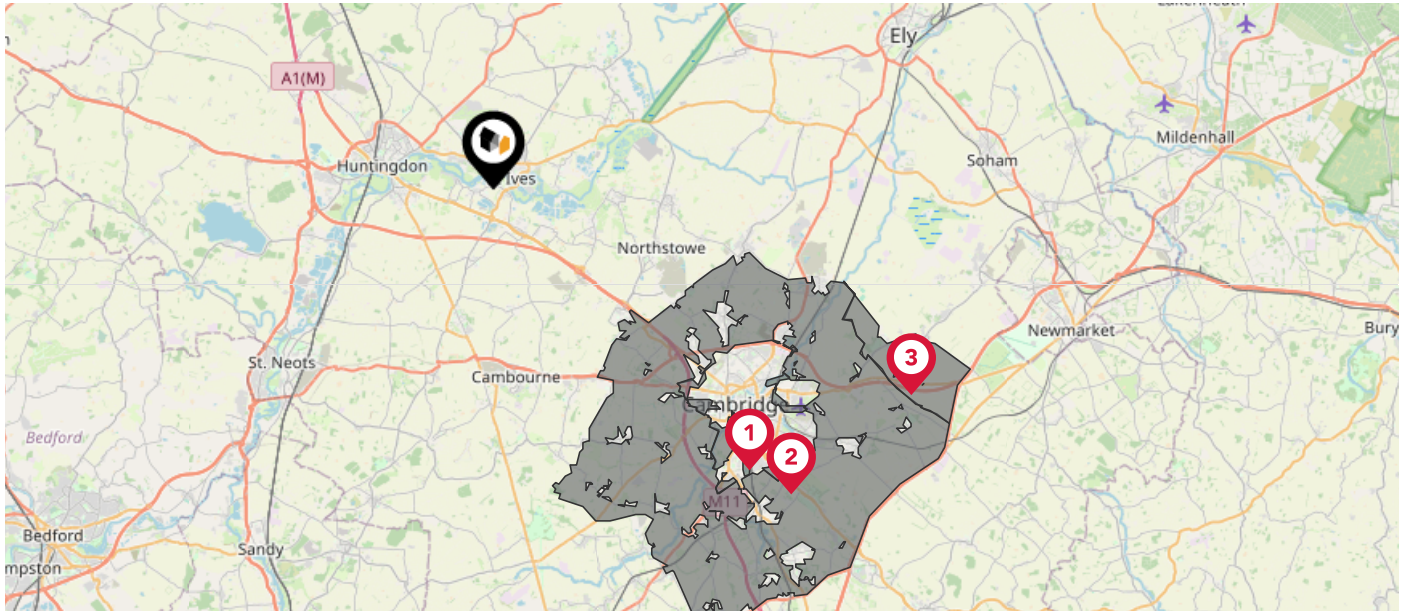
KFB - Key Facts For Buyers

Maps

Green Belt



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



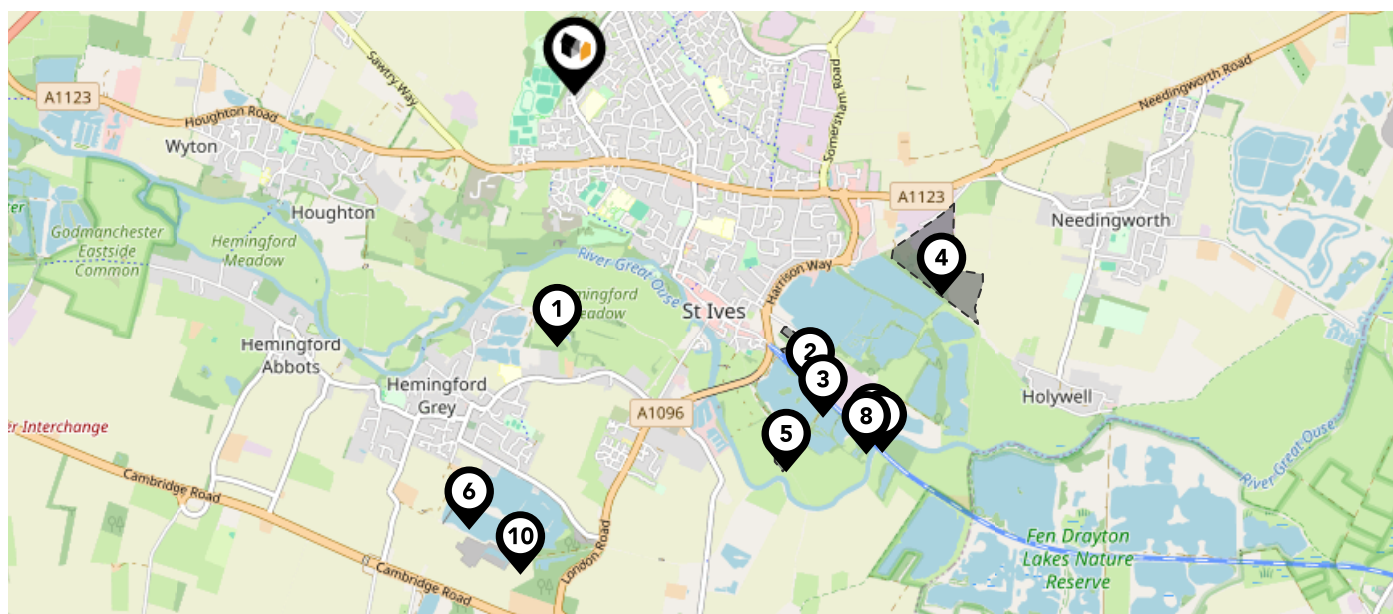
Cambridge Green Belt - East Cambridgeshire

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

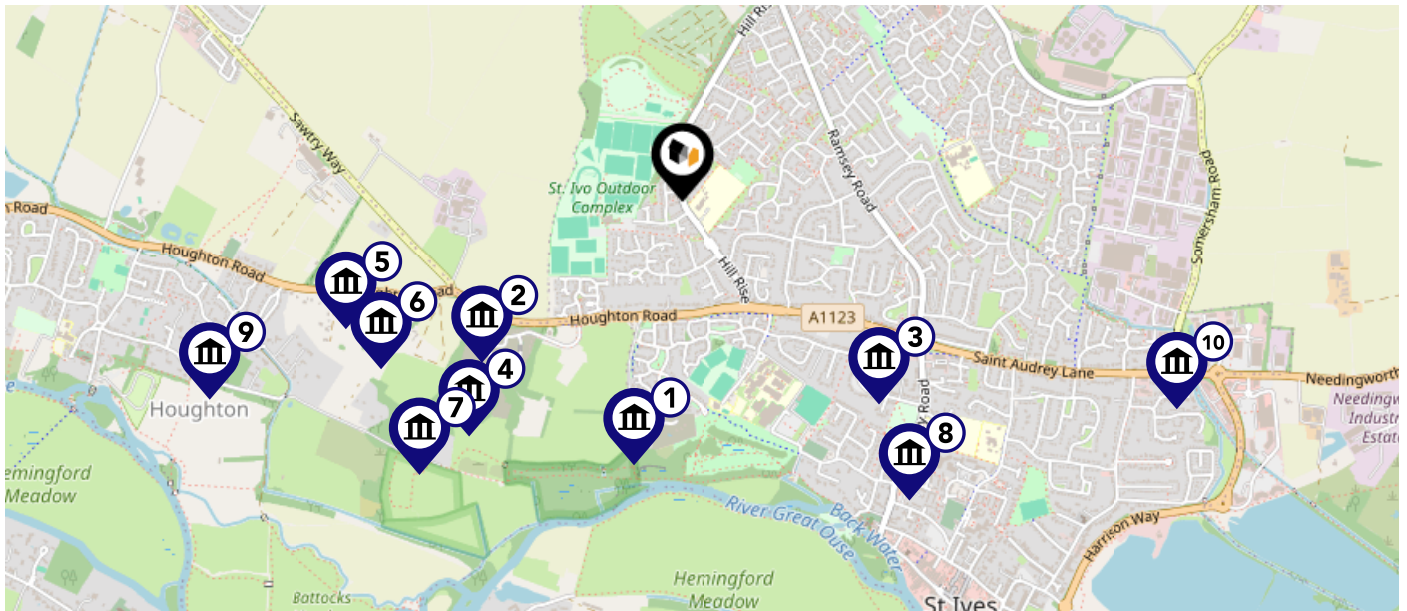
1	Meadow Lane-Hemington Grey	Historic Landfill	
2	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
3	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambridgeshire	Historic Landfill	
4	Parsons Drove Landfill-Parsons Drove, St Ives, Cambridgeshire	Historic Landfill	
5	Second Drove-Meadow Lane, St Ives, Cambridgeshire	Historic Landfill	
6	Marsh Lane Quarry-Hemington Grey	Historic Landfill	
7	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
8	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
9	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
10	Marsh Lane Quarry-Hemington Grey	Historic Landfill	











Maps

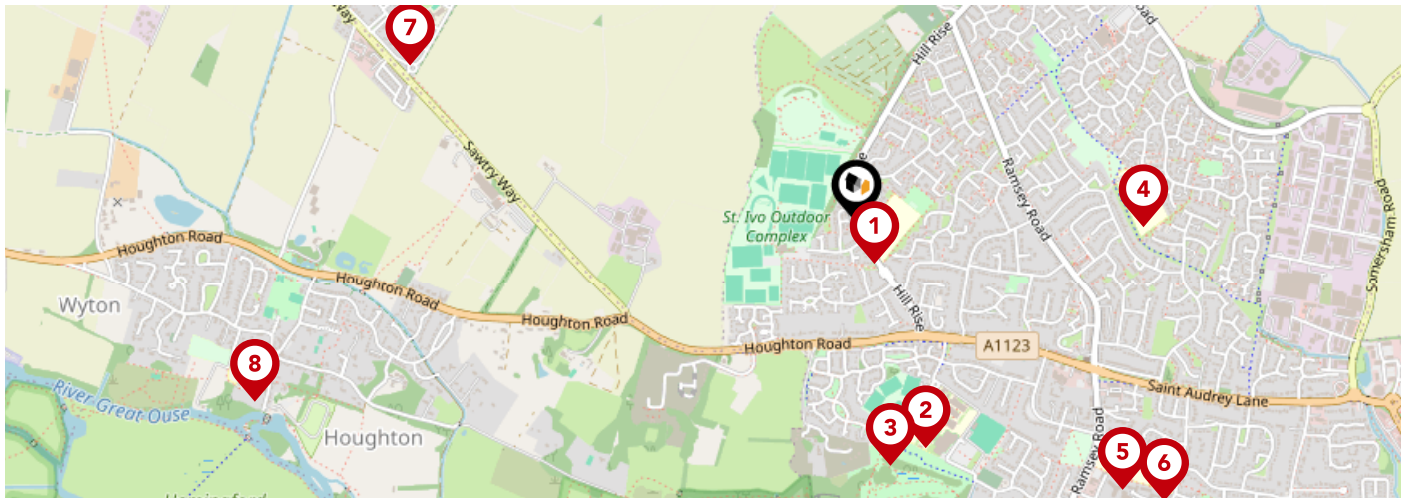
Listed Buildings



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
 1465299 - The How	Grade II	0.6 miles
 1128432 - East Lodge To Houghton Poultry Research Station West Lodge To Houghton Poultry Research Station	Grade II	0.6 miles
 1330647 - Green End House	Grade II	0.6 miles
 1163443 - Houghton Poultry Research Station	Grade II	0.7 miles
 1330757 - Mill House	Grade II	0.8 miles
 1163450 - Houghton Hill House	Grade II	0.8 miles
 1330796 - Houghton Bury	Grade II	0.8 miles
 1128676 - Slepe Hall Hotel	Grade II	0.9 miles
 1163536 - The Elms	Grade II	1.1 miles
 1128706 - Milestone	Grade II	1.2 miles



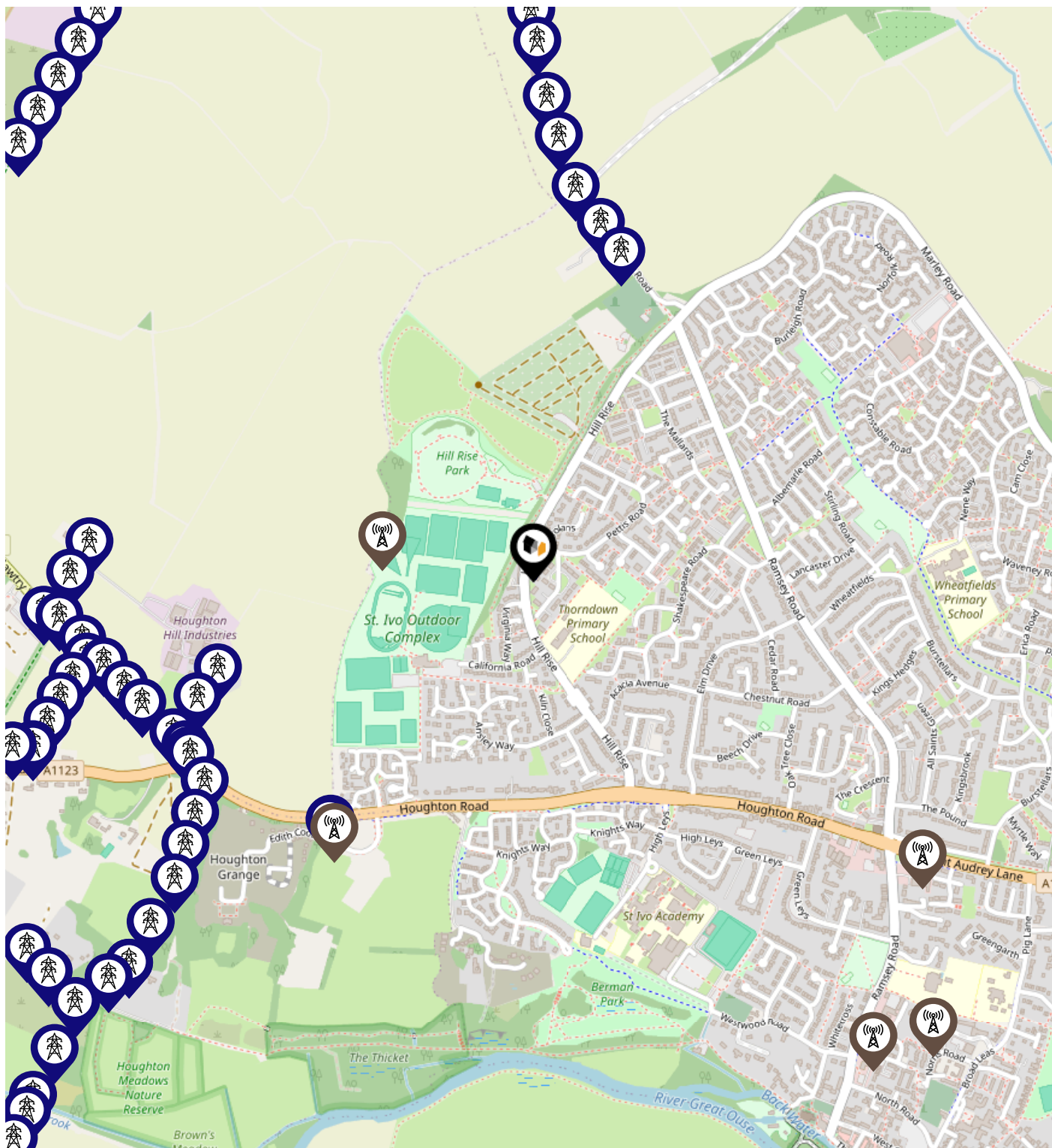
		Nursery	Primary	Secondary	College	Private
1	Thorndown Primary School Ofsted Rating: Good Pupils: 501 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Ivo Academy Ofsted Rating: Good Pupils: 1627 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Aurora Fairway School Ofsted Rating: Good Pupils: 43 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wyton on the Hill Community Primary School Ofsted Rating: Good Pupils: 139 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Houghton Primary School Ofsted Rating: Good Pupils: 180 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	Hemingford Grey Primary School Ofsted Rating: Good Pupils: 282 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartford Infant and Preschool Ofsted Rating: Good Pupils: 191 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartford Junior School Ofsted Rating: Good Pupils: 226 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thongsley Fields Primary and Nursery School Ofsted Rating: Requires improvement Pupils: 246 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spring Common Academy Ofsted Rating: Outstanding Pupils: 215 Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

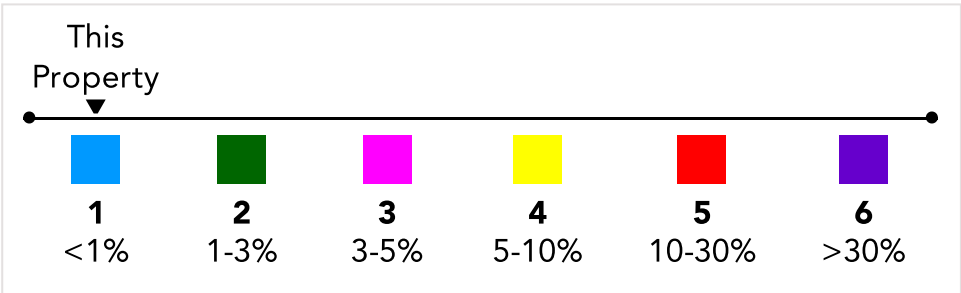
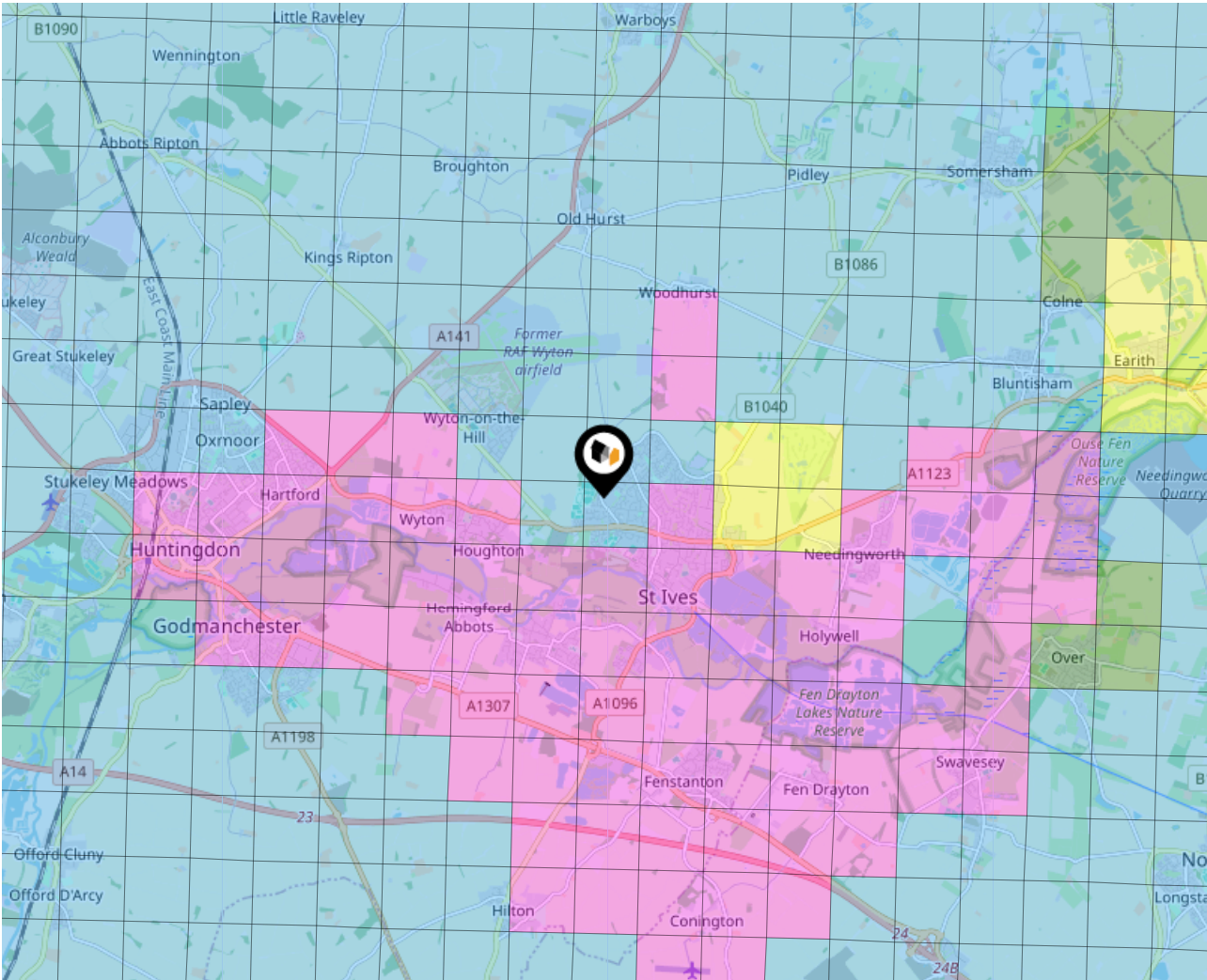


Key:

-  Power Pylons
-  Communication Masts

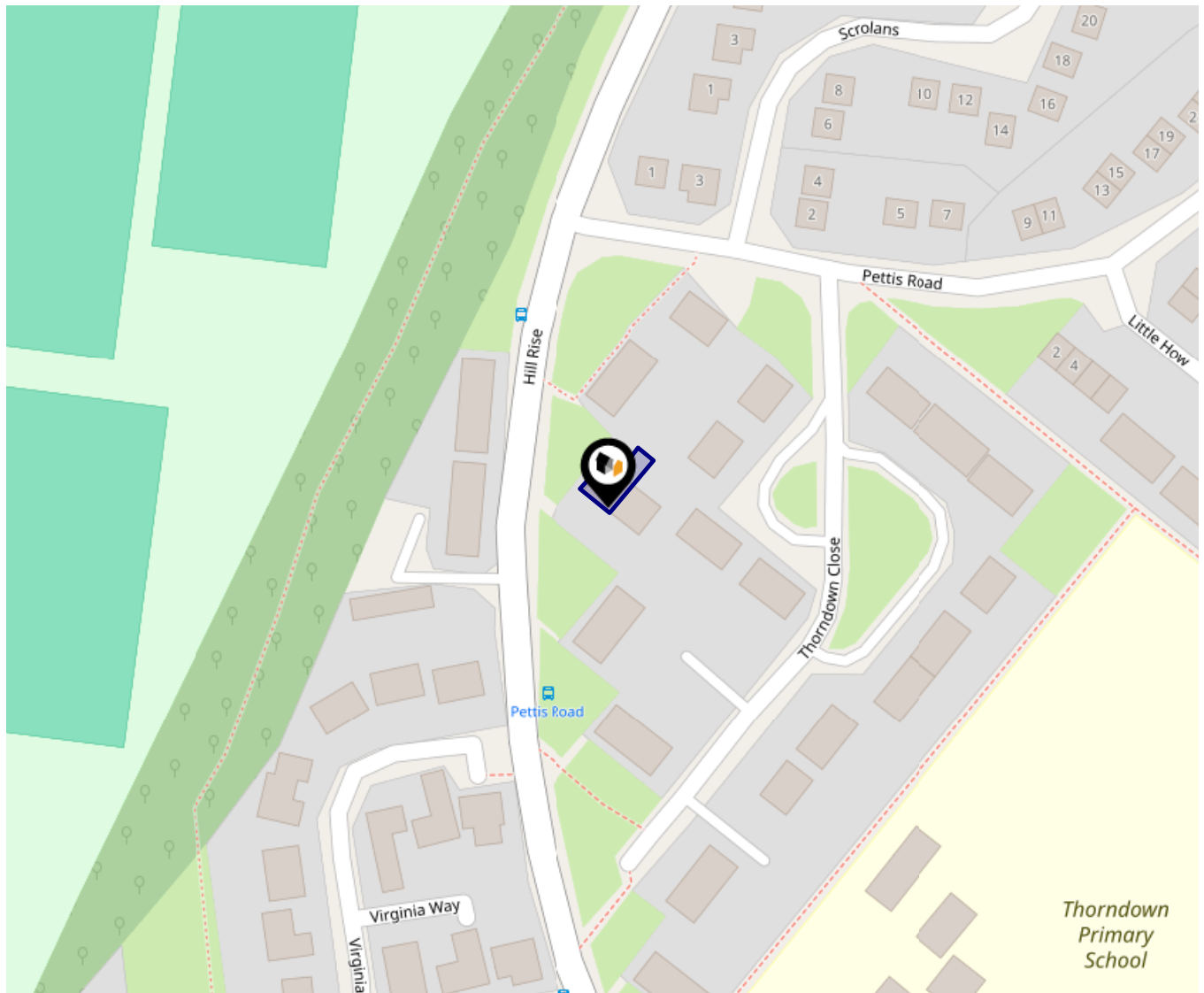
What is Radon?

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



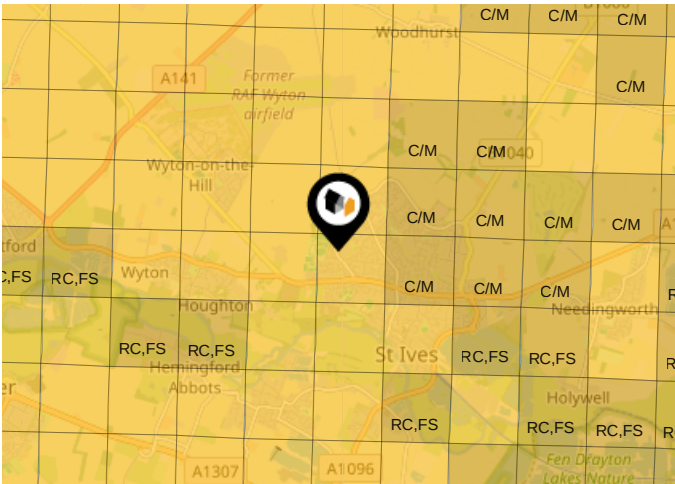
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

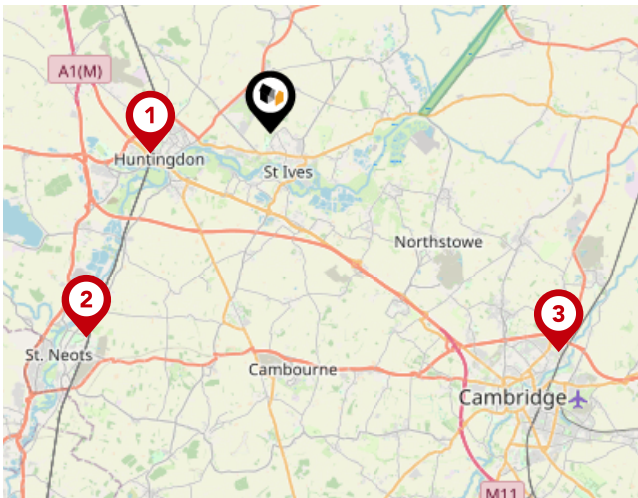


Primary Classifications (Most Common Clay Types)

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

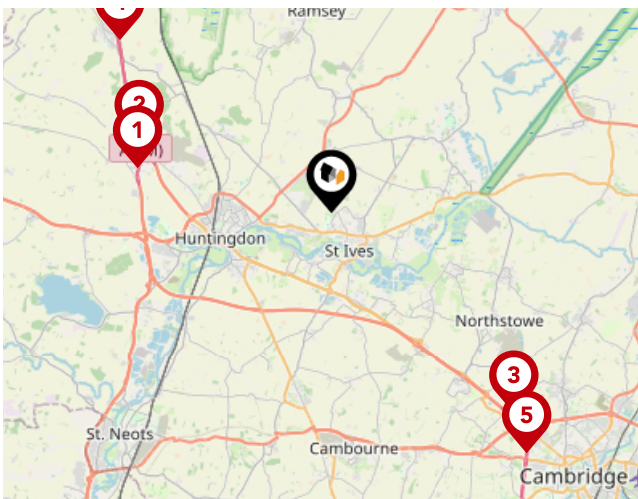
Area

Transport (National)



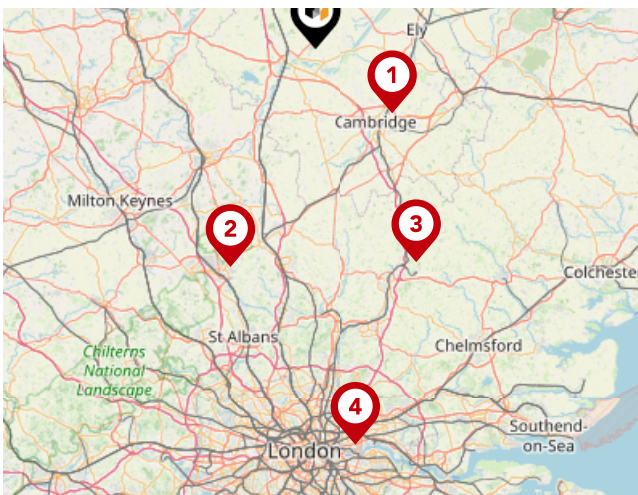
National Rail Stations

Pin	Name	Distance
1	Huntingdon Rail Station	4.41 miles
2	St Neots Rail Station	9.97 miles
3	Cambridge North Rail Station	13.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J13	7.21 miles
2	A1(M) J14	7.43 miles
3	M11 J14	9.82 miles
4	A1(M) J15	9.92 miles
5	M11 J13	11.22 miles

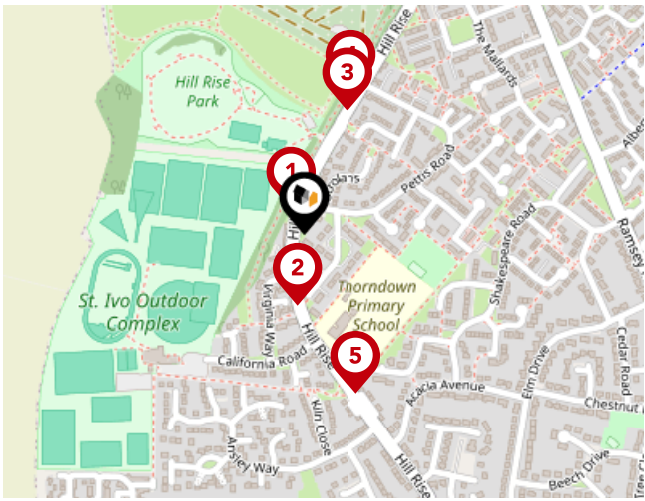


Airports/Helipads

Pin	Name	Distance
1	Cambridge	14.45 miles
2	Luton Airport	34.01 miles
3	Stansted Airport	34.35 miles
4	Silvertown	58.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Pettis Road	0.03 miles
2	California Road	0.08 miles
3	Car Park	0.15 miles
4	Car Park	0.17 miles
5	Ansley Way	0.19 miles



Kingsman Real Estate

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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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