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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 22nd May 2026



49, GREENFIELDS, EARITH, HUNTINGDON, PE28 3QH

Thomas Morris

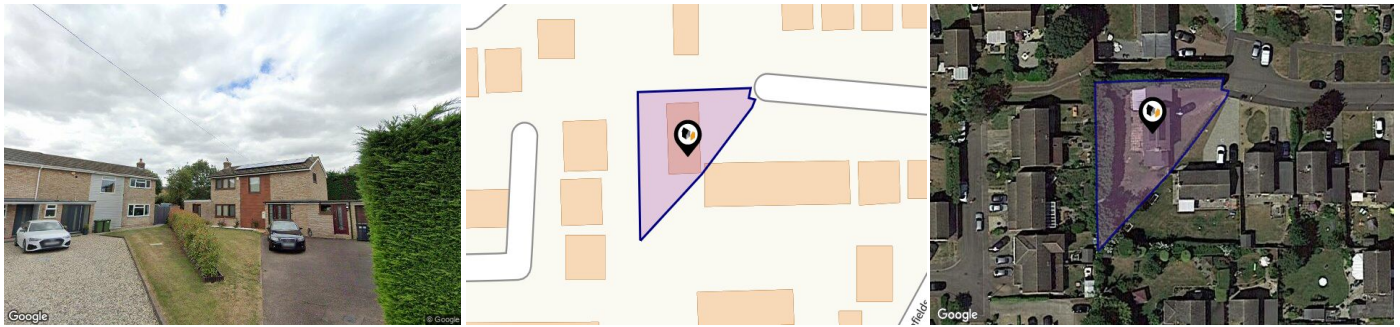
24-26 Crown Street St Ives PE27 5AB

01480 468066

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Property

Type:	Detached	Last Sold Date:	24/10/2017
Bedrooms:	4	Last Sold Price:	£356,000
Floor Area:	1,474 ft ² / 137 m ²	Last Sold £/ft²:	£241
Plot Area:	0.19 acres	Tenure:	Freehold
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£3,124		
Title Number:	CB250685		
UPRN:	100090100322		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

Planning records for: **49, Greenfields, Earith, Huntingdon, PE28 3QH**

Reference - 8000434FUL	
Decision:	Approved
Date:	13th March 1980
Description:	EXTENSION TO DWELLING 49 GREENFIELDS EARITH

Reference - 9801409FUL	
Decision:	Approved
Date:	02nd October 1998
Description:	Erection of conservatory 49 Greenfields Earith

49, GREENFIELDS, EARITH, HUNTINGDON, PE28 3QH



Property EPC - Certificate

49, Greenfields, Earith, PE28 3QH

Energy rating

B

Valid until 18.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	Electric heat pump for water heating only, plus solar
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	137 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

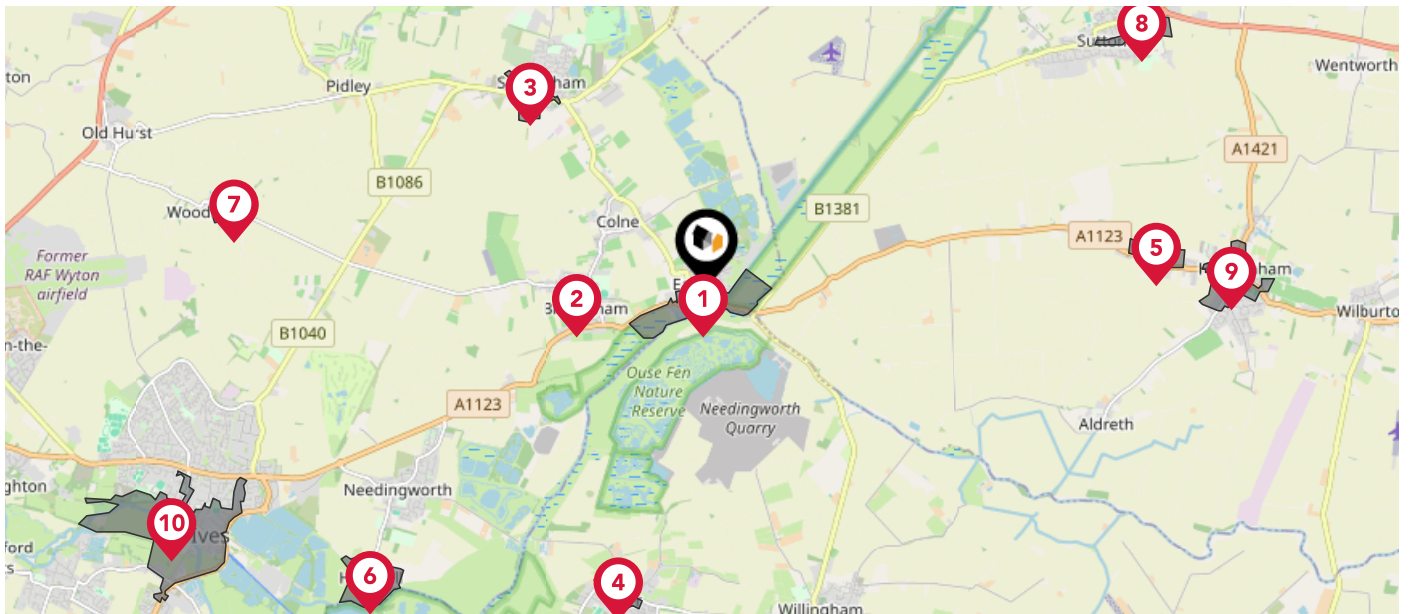
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.



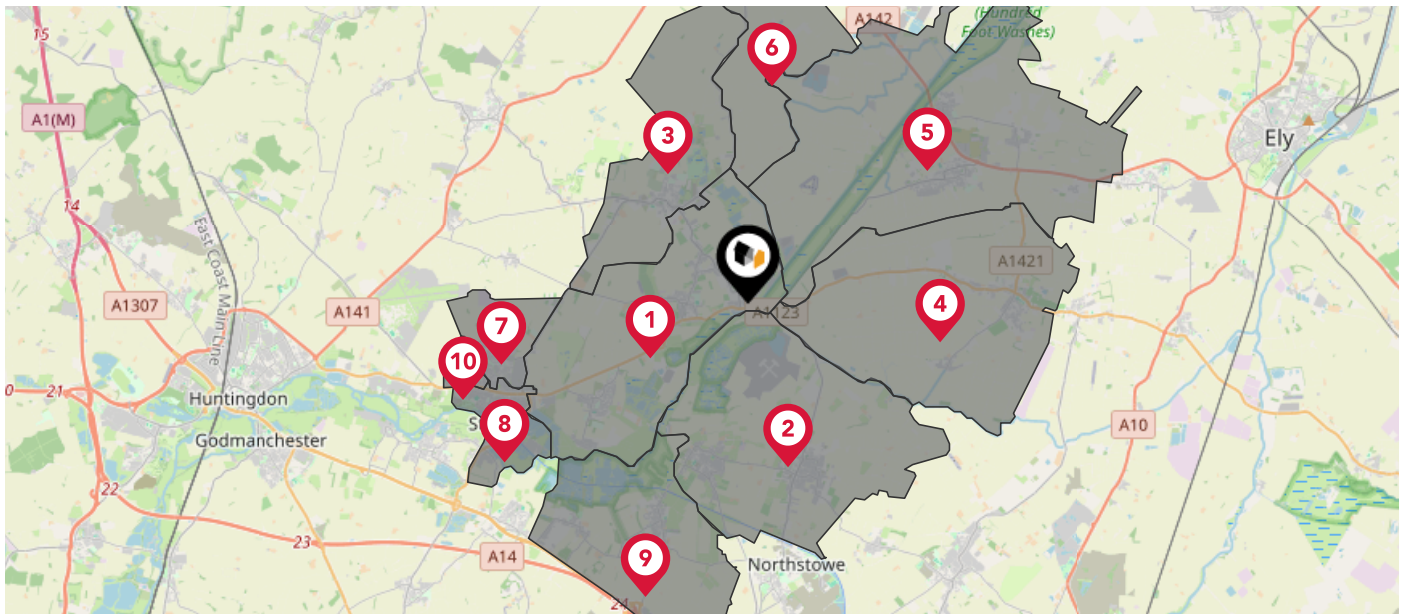
Nearby Conservation Areas

- 1 Earith
- 2 Bluntisham
- 3 Somersham
- 4 Over
- 5 Haddenham Hill Row
- 6 Holywell
- 7 Woodhurst
- 8 Sutton
- 9 Haddenham
- 10 St Ives

Maps

Council Wards

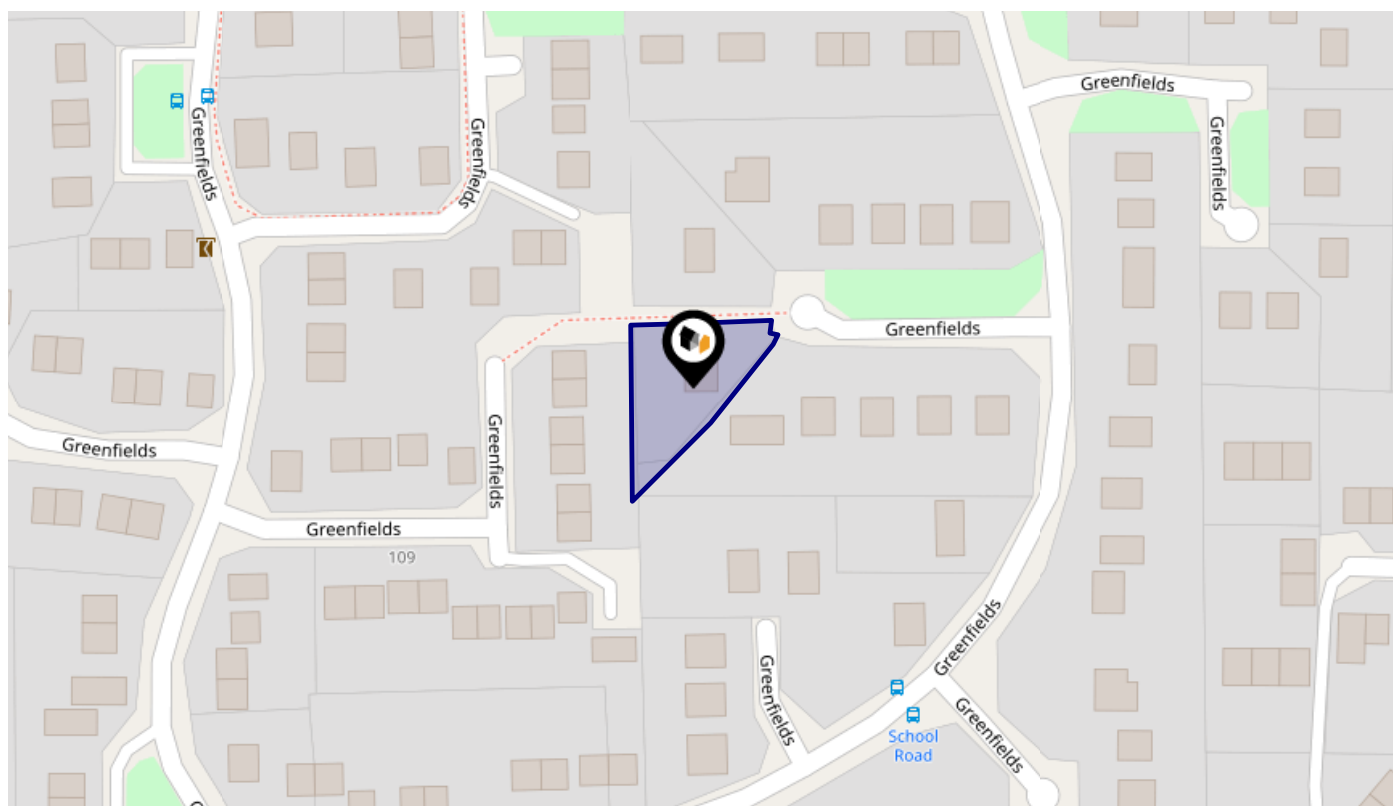
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Holywell-cum-Needingworth Ward
- 2 Over & Willingham Ward
- 3 Somersham Ward
- 4 Haddenham Ward
- 5 Sutton Ward
- 6 The Mills Ward
- 7 St. Ives East Ward
- 8 St. Ives South Ward
- 9 Swavesey Ward
- 10 St. Ives West 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.

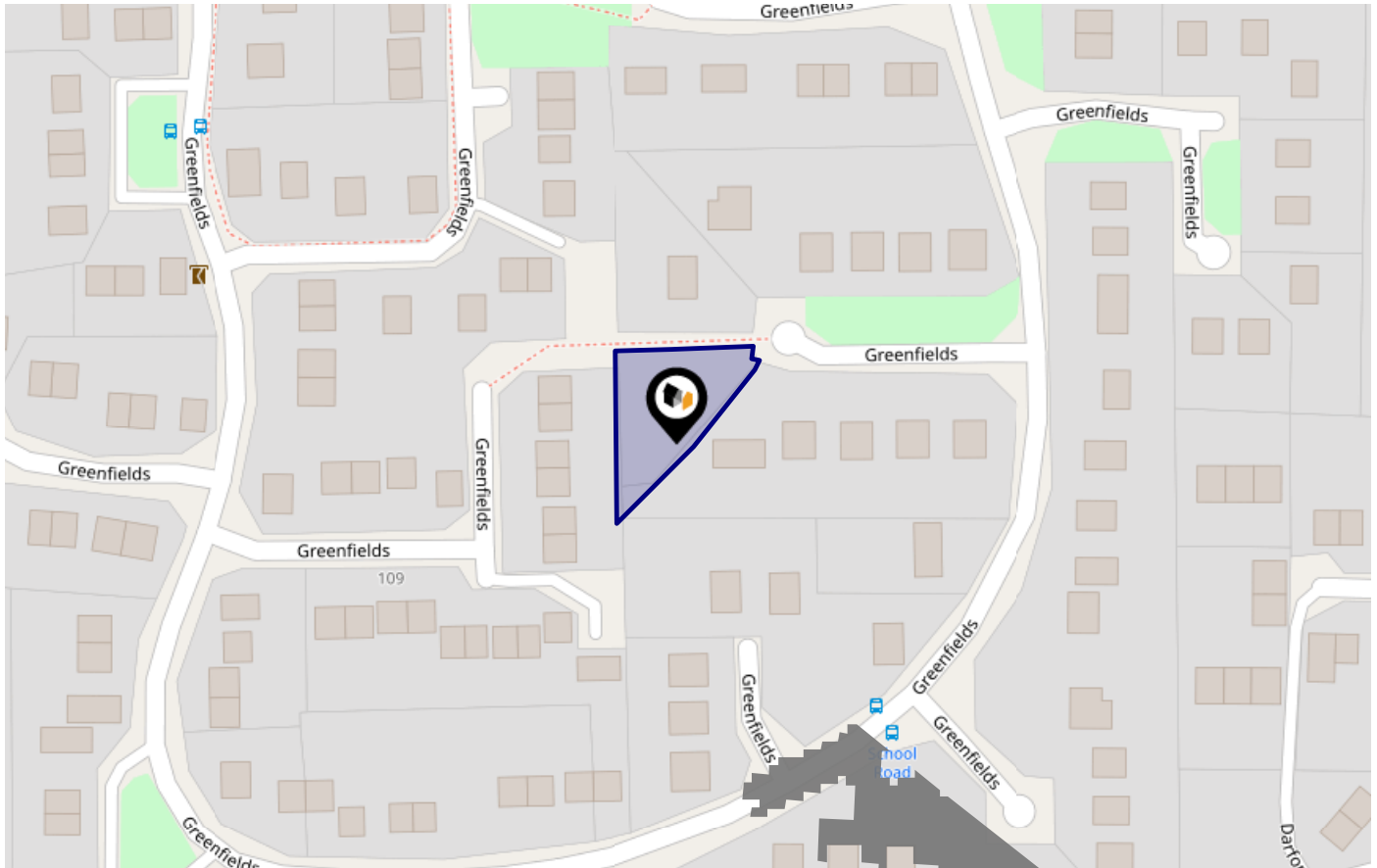
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

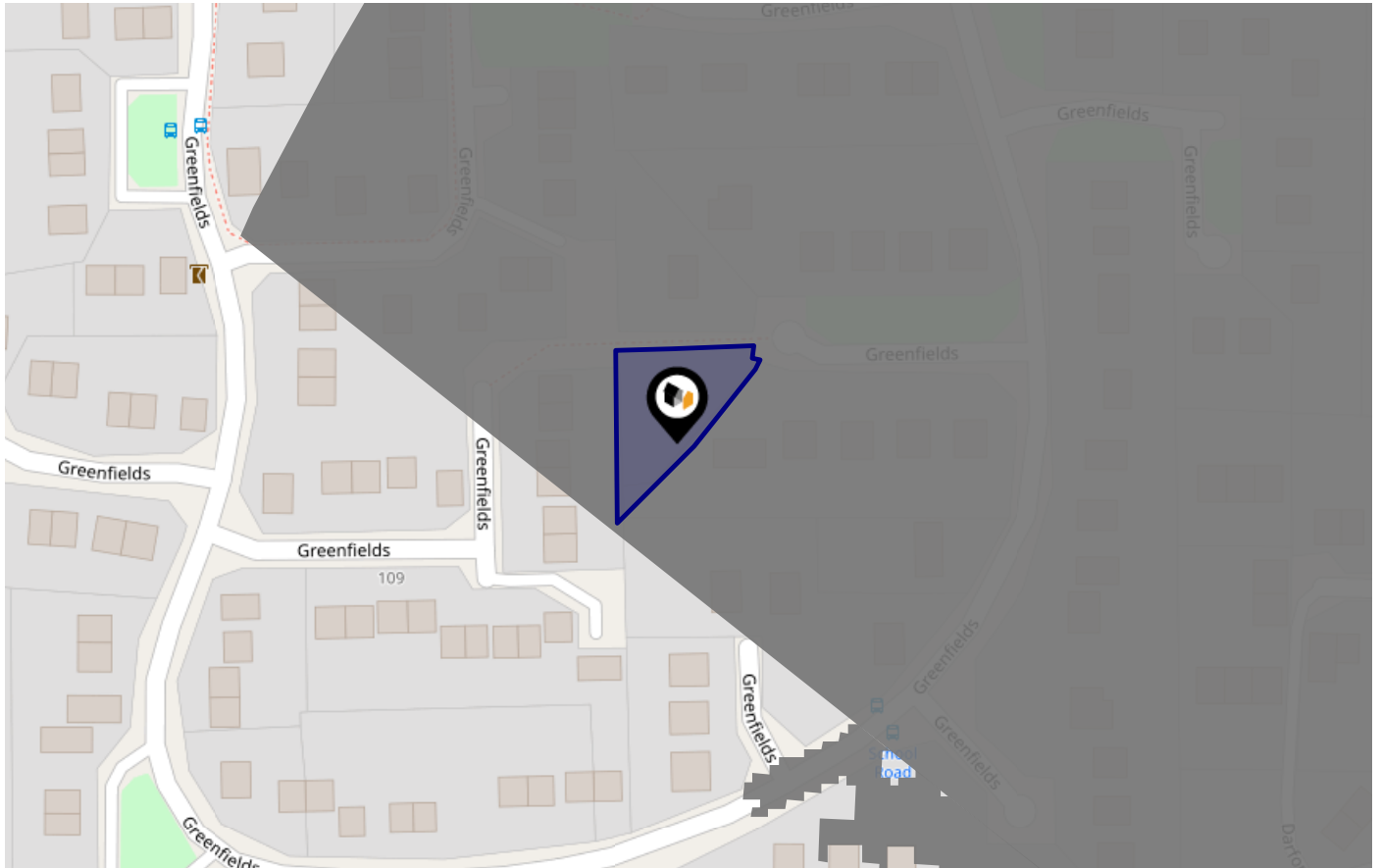
Chance of flooding to the following depths at this property:



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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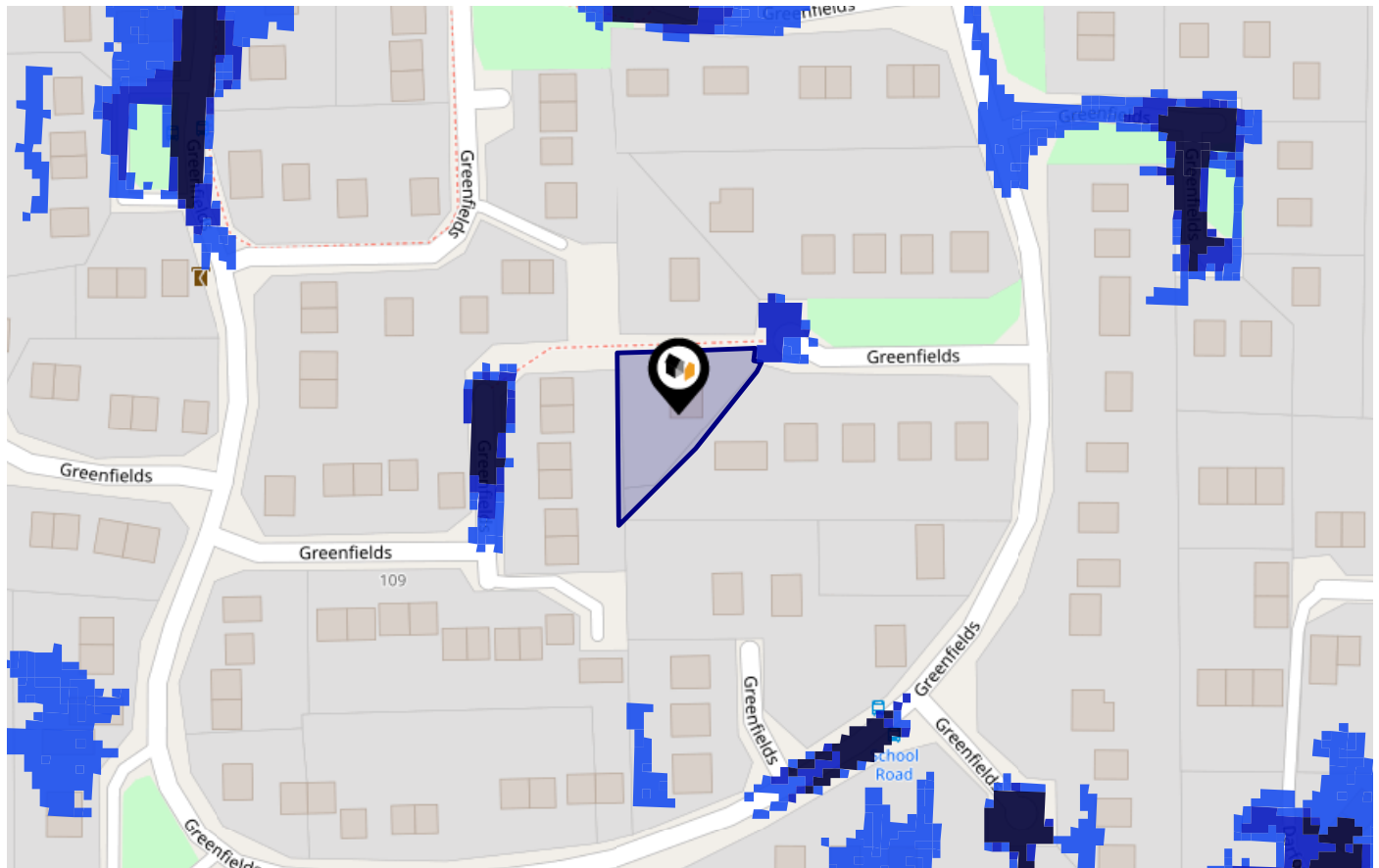
Chance of flooding to the following depths at this property:



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.



Risk Rating: Very low

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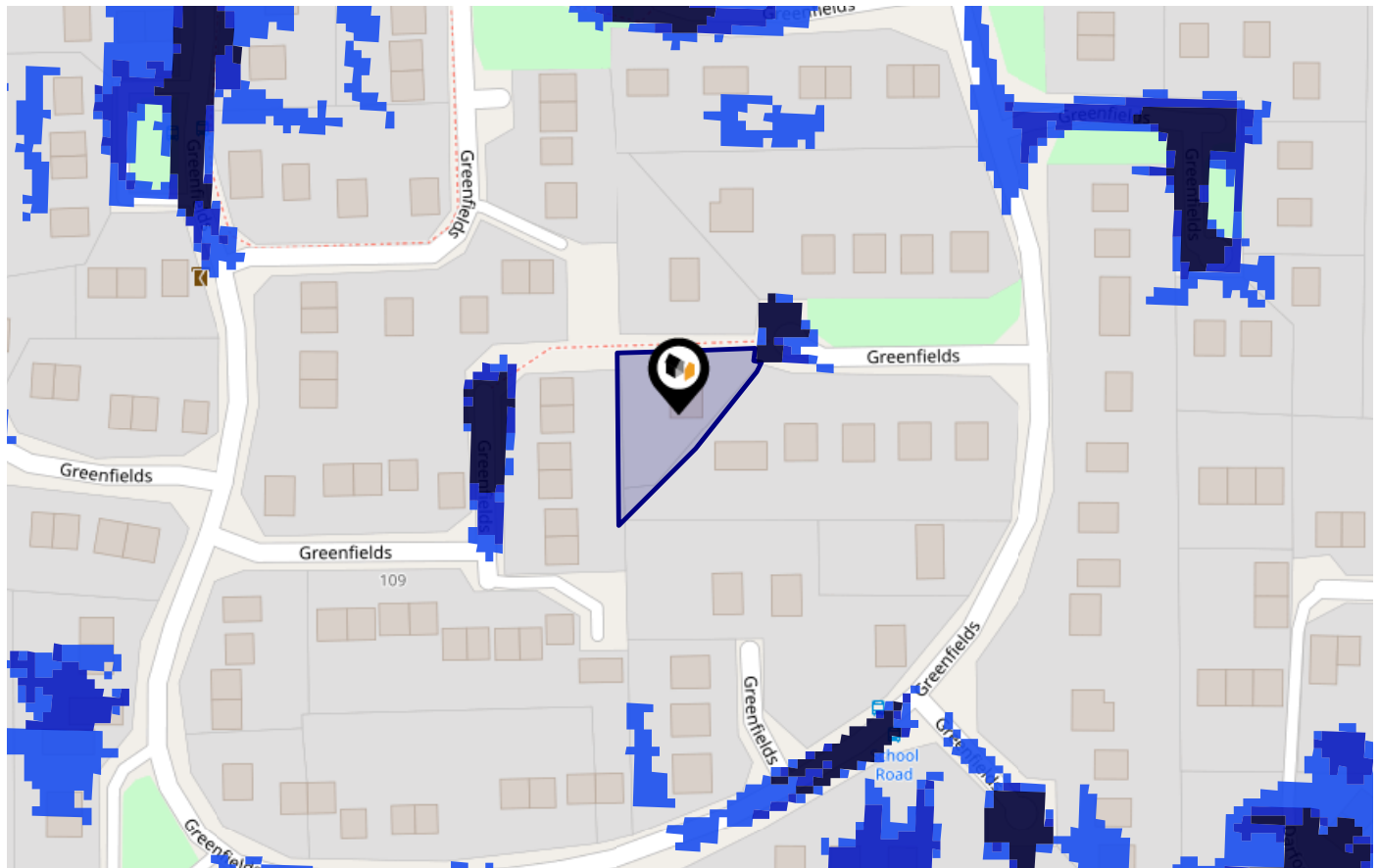
Chance of flooding to the following depths at this property:



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: **Very low**

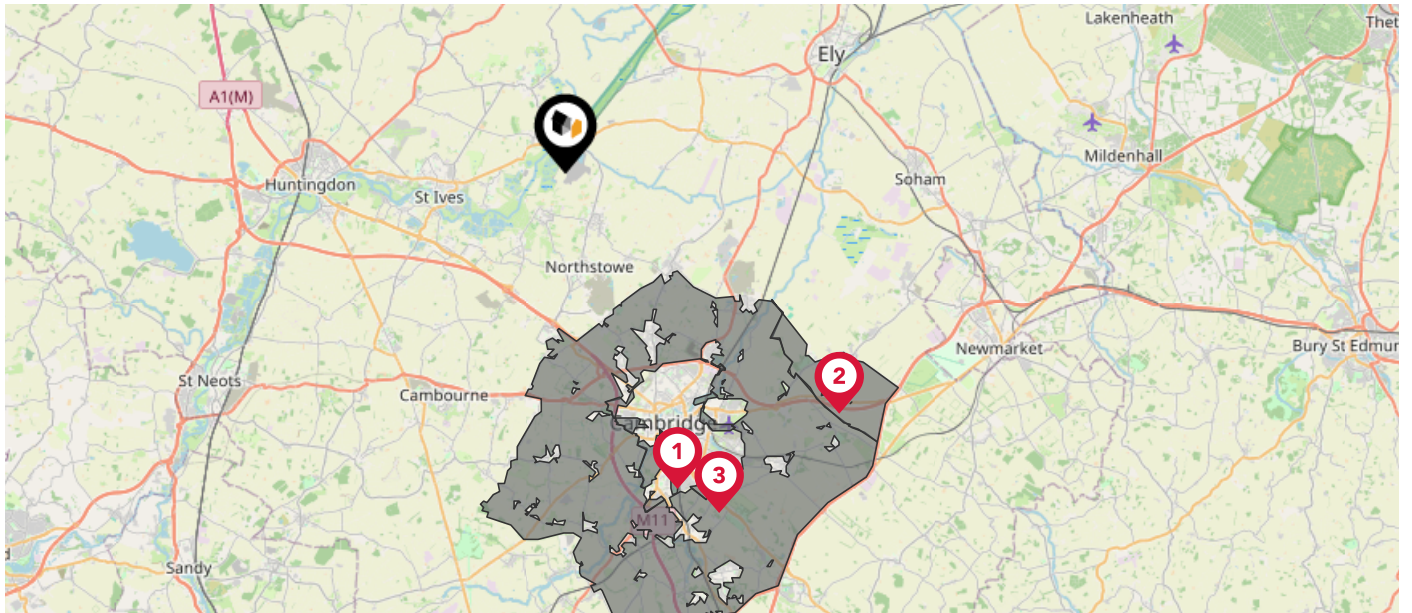
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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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...



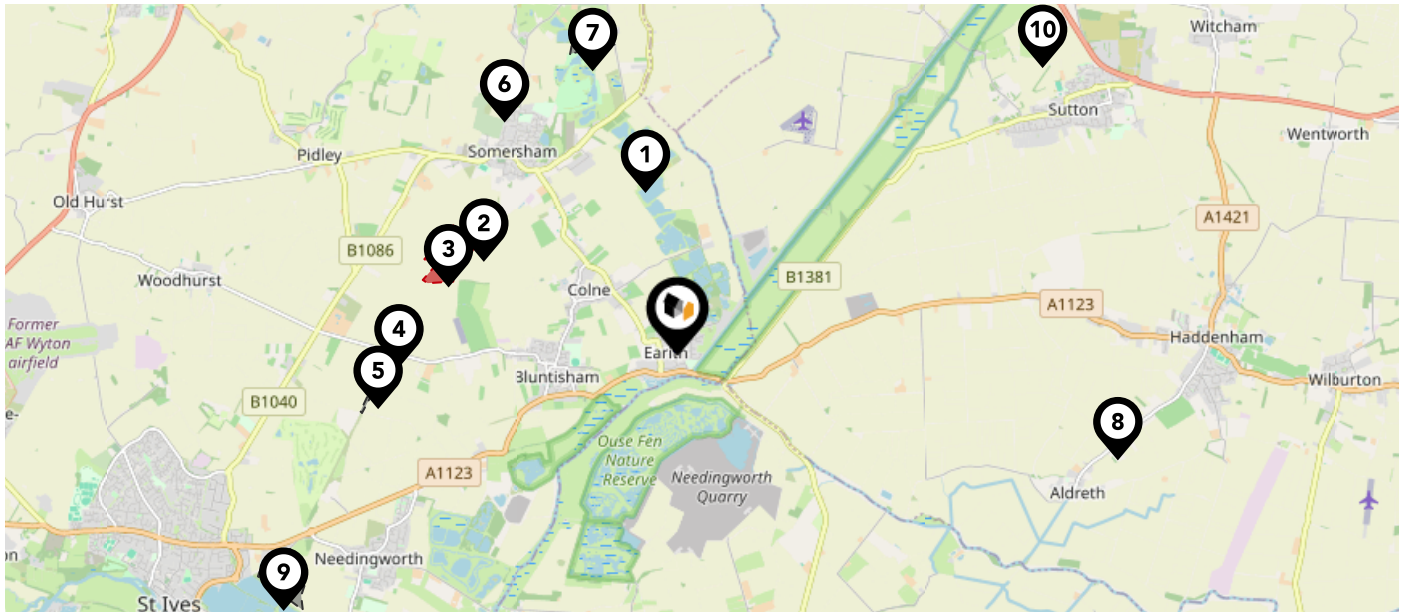
Nearby Green Belt Land

- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - East Cambridgeshire
- 3 Cambridge Green Belt - Cambridge

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.



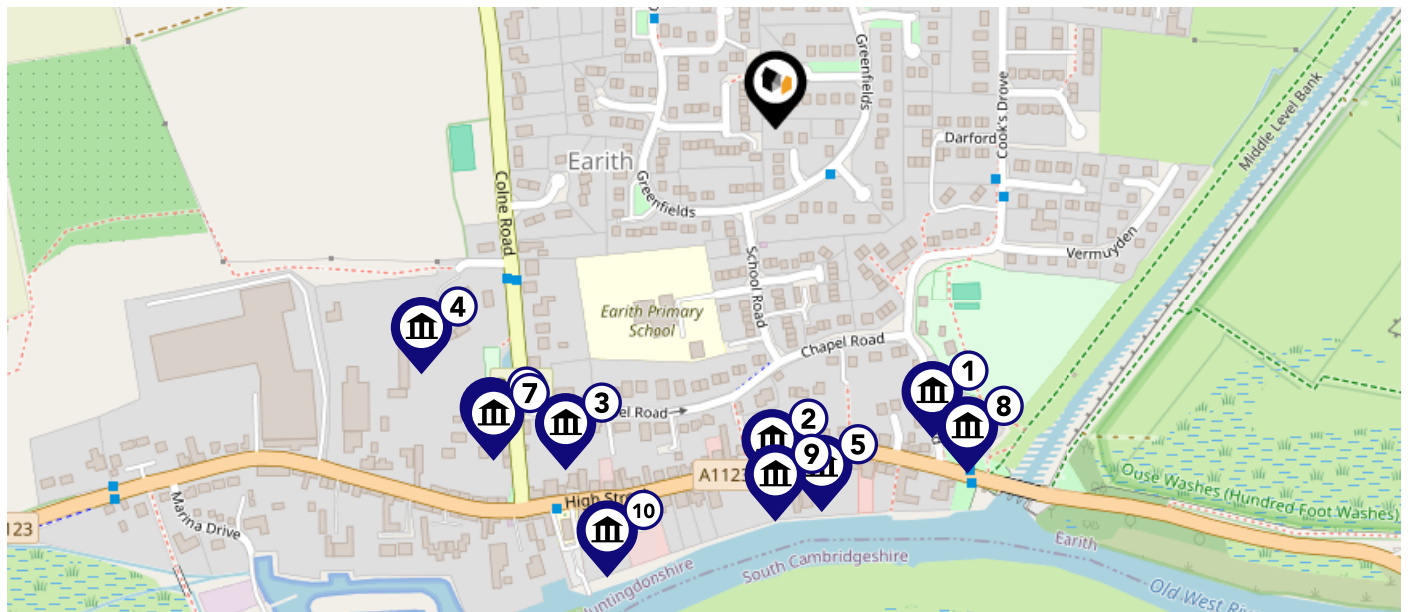
Nearby Landfill Sites











1	EA/EPR/FB3304UV/V002	Active Landfill
2	Somersham Landfill-Somersham	Historic Landfill
3	EA/EPR/FB3006HB/A001	Active Landfill
4	Stonepit-The Heath, Bluntisham	Historic Landfill
5	Heath Road-Bluntisham	Historic Landfill
6	Railway Cutting-Somersham	Historic Landfill
7	Knobbs Farm Quarry-Somersham	Historic Landfill
8	Aldreth Road-Haddenham	Historic Landfill
9	Parsons Drove Landfill-Parsons Drove, St Ives, Cambridgeshire	Historic Landfill
10	EA/EPR/VP3794VX/V002	Active Landfill

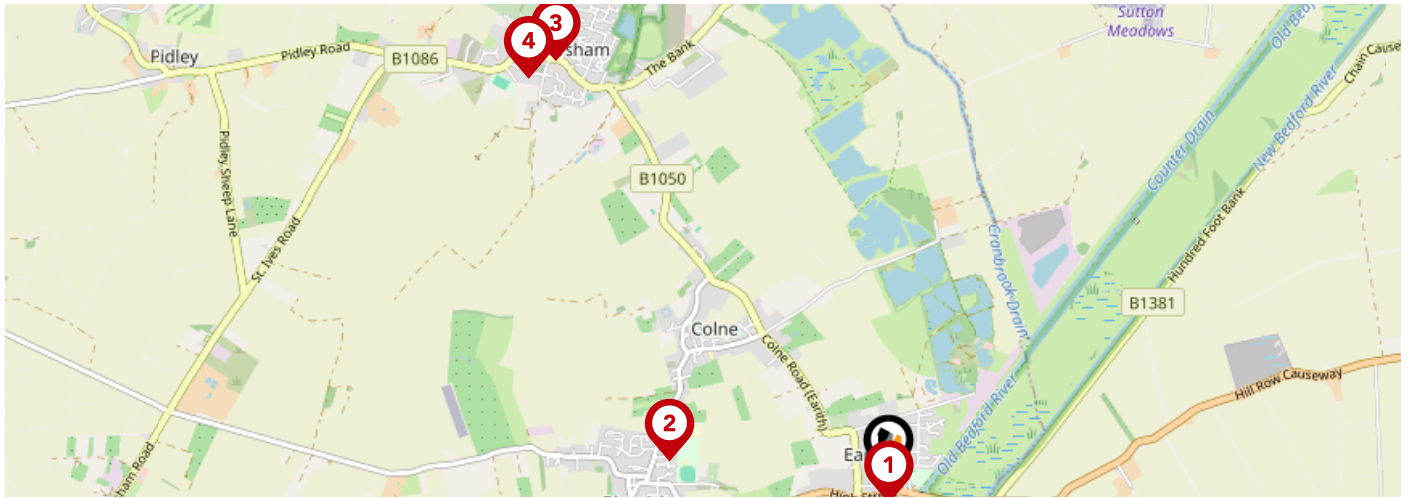
Maps

Listed Buildings

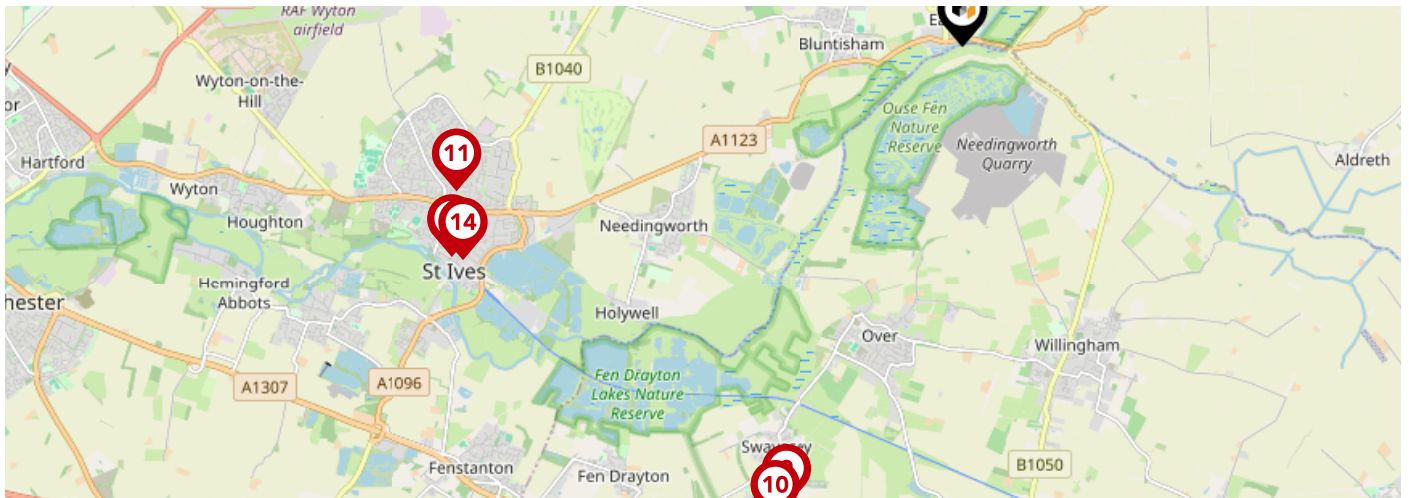
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1128539 - 7, Bridge End	Grade II	0.2 miles
 1162705 - 27, High Street	Grade II	0.2 miles
 1162684 - Earith Methodist Chapel	Grade II	0.2 miles
 1128543 - Dovecote To North Of Number 87	Grade II	0.2 miles
 1128503 - Gloster House	Grade II	0.2 miles
 1162703 - Beaslewood	Grade II	0.2 miles
 1330728 - 10, Colne Road	Grade II	0.2 miles
 1128538 - 1 And 3, Bridge End	Grade II	0.2 miles
 1128504 - 22 And 24, High Street	Grade II	0.2 miles
 1128505 - Woodlands	Grade II	0.3 miles

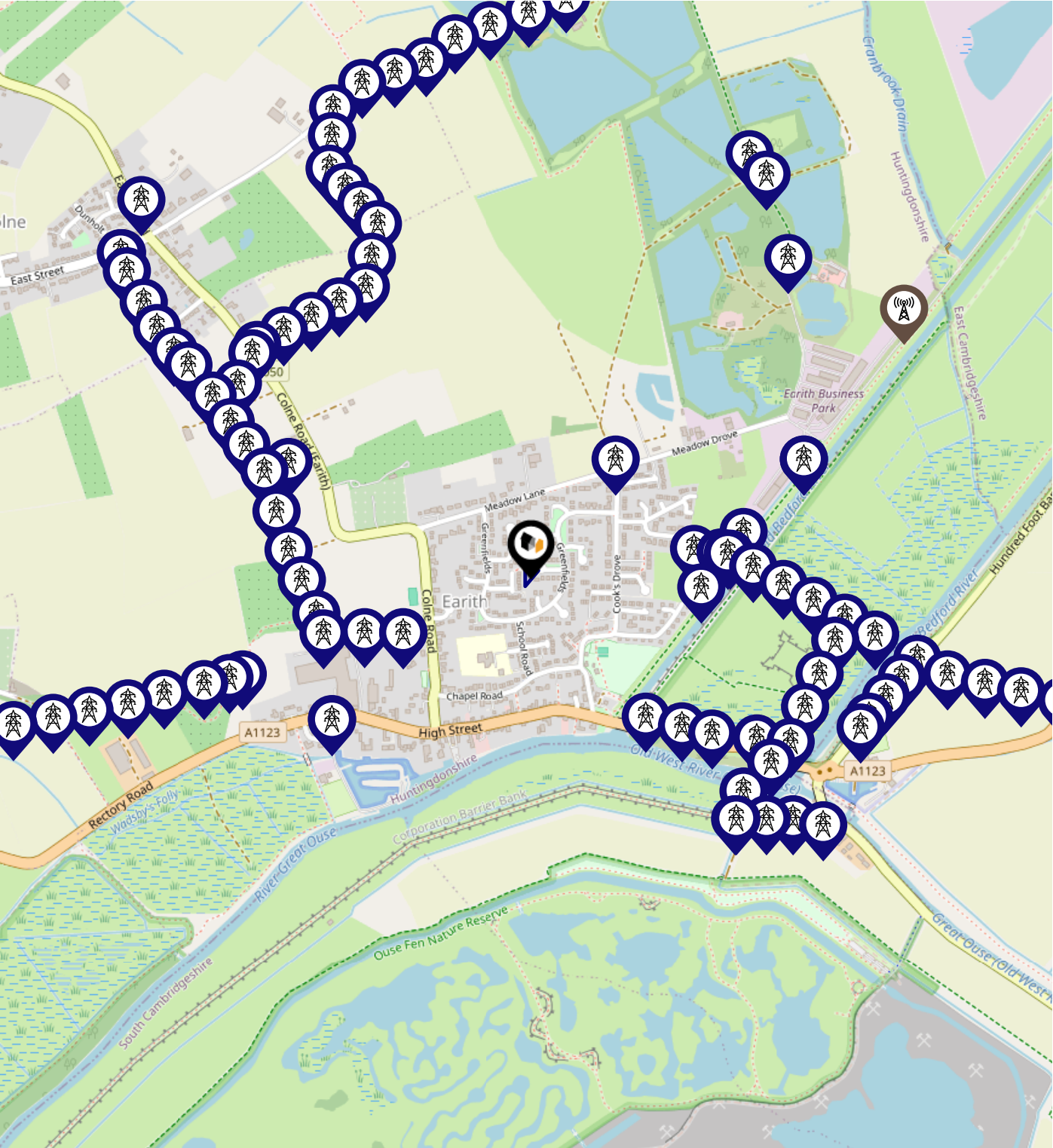


		Nursery	Primary	Secondary	College	Private
1	Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Somersham Primary School Ofsted Rating: Outstanding Pupils: 270 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitehall School Ofsted Rating: Not Rated Pupils: 120 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sutton CofE VC Primary School Ofsted Rating: Good Pupils: 255 Distance:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Mepal and Witcham Church of England Primary School Ofsted Rating: Good Pupils: 123 Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Robert Arkenstall Primary School Ofsted Rating: Good Pupils: 281 Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:4.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

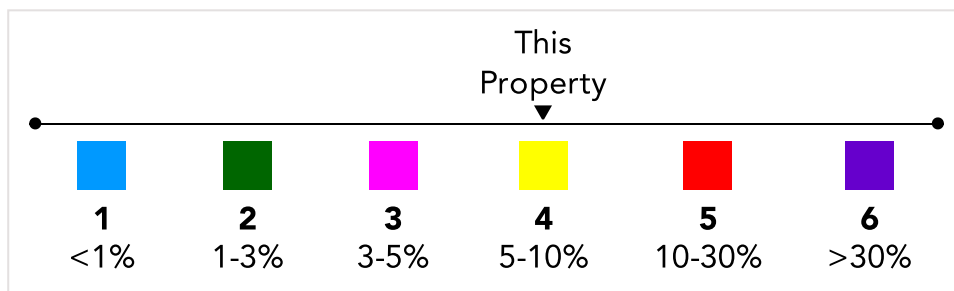
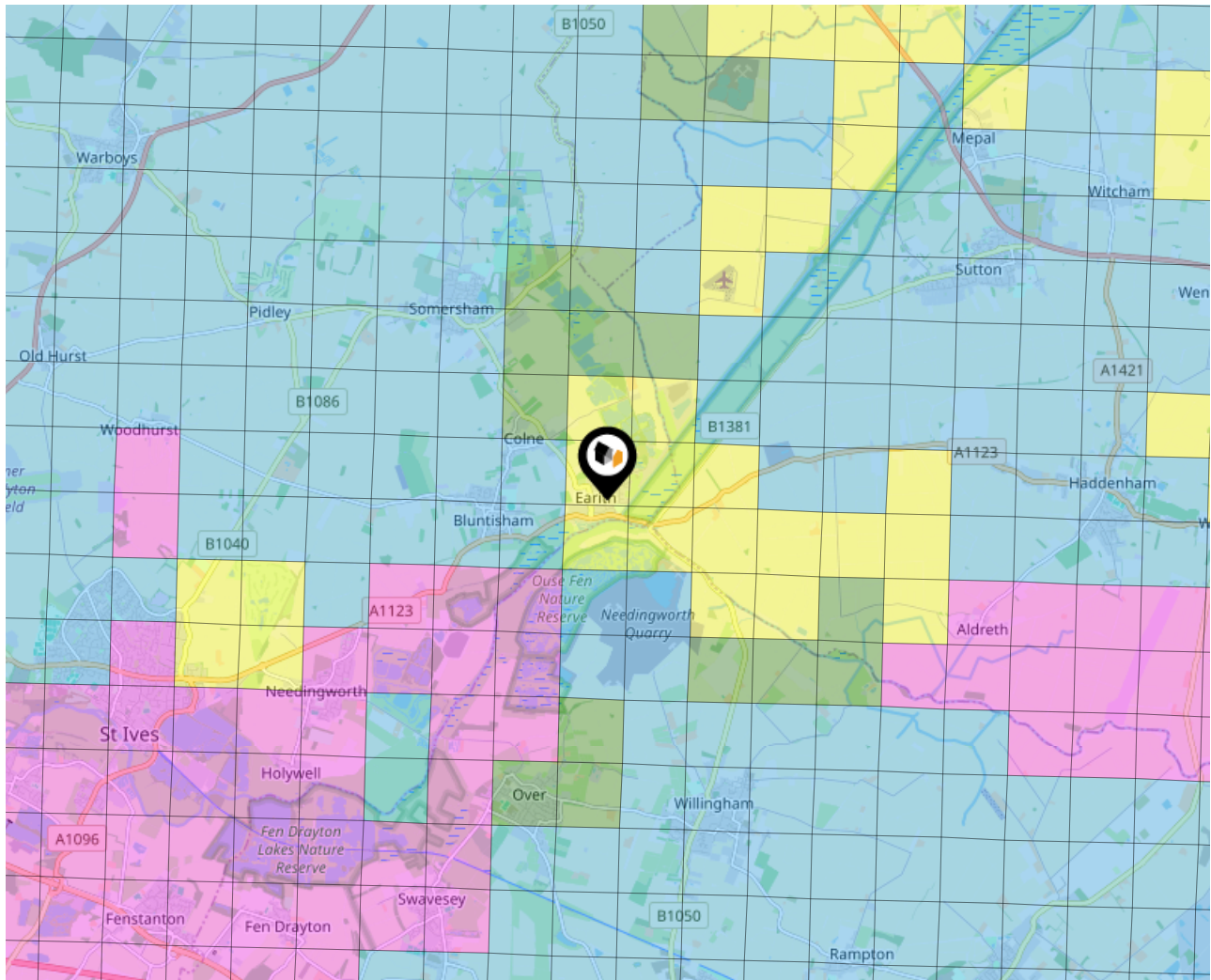


Key:

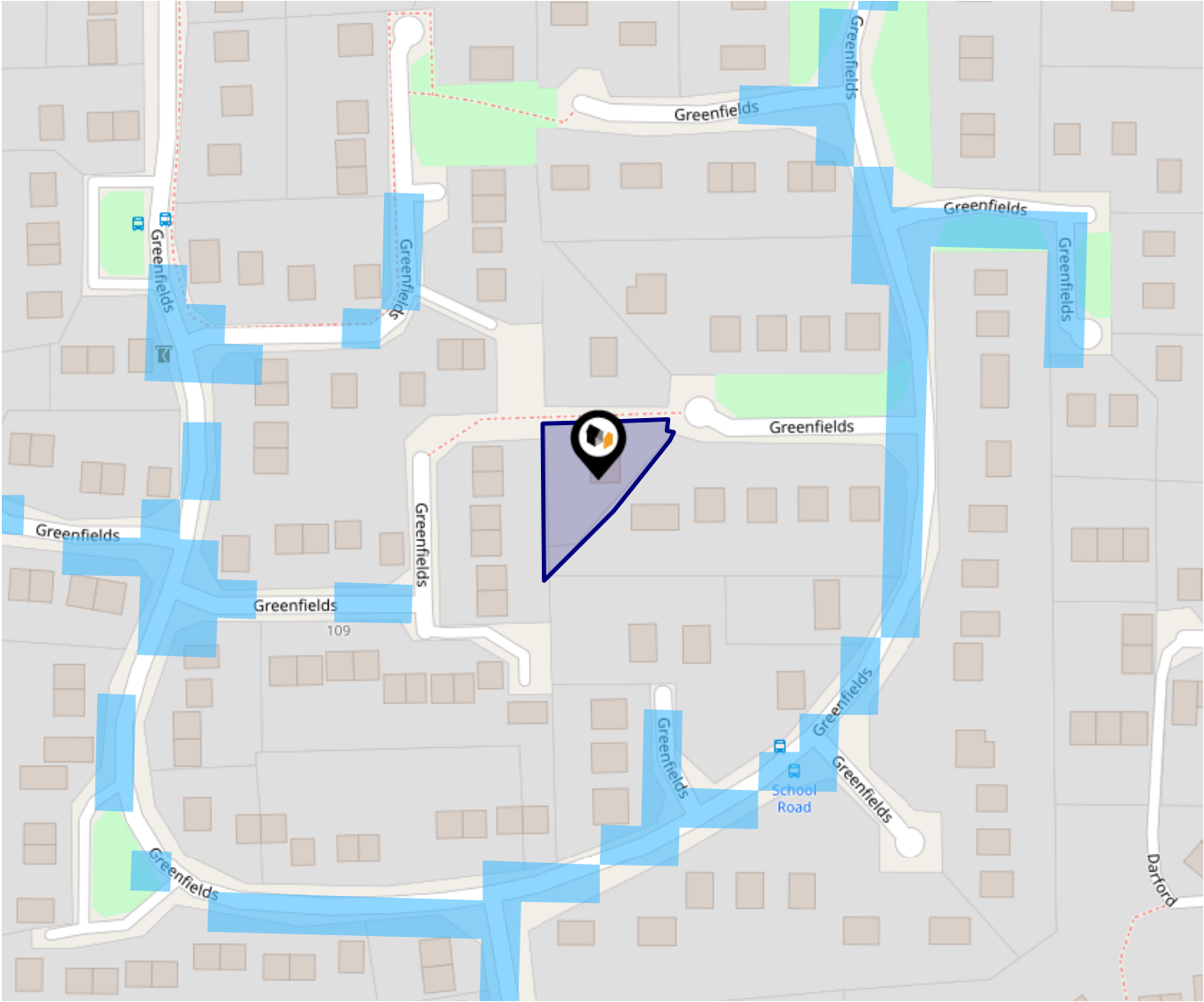
-  Power Pylons
-  Communication Masts

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

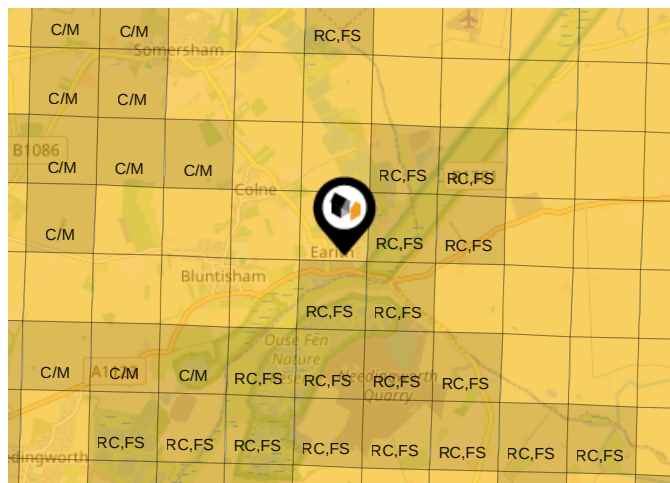


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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(SILTY) TO MEDIUM(SILTY)		

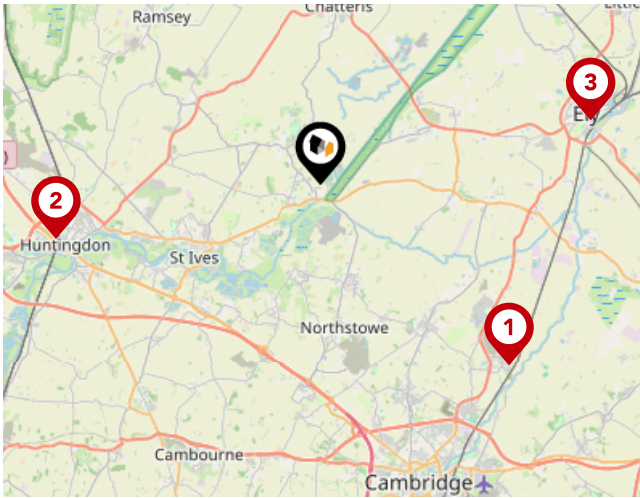


Primary Classifications (Most Common Clay Types)

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

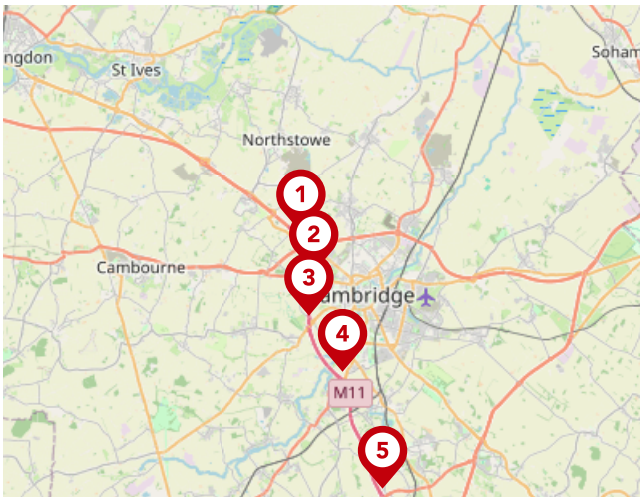
Area

Transport (National)



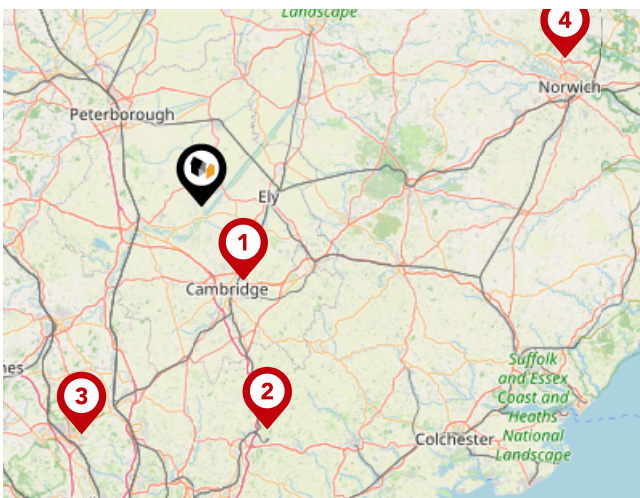
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	9.5 miles
2	Huntingdon Rail Station	9.78 miles
3	Ely Railway Station Forecourt	10.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	8.66 miles
2	M11 J13	10.19 miles
3	M11 J12	11.7 miles
4	M11 J11	13.93 miles
5	M11 J10	18.42 miles

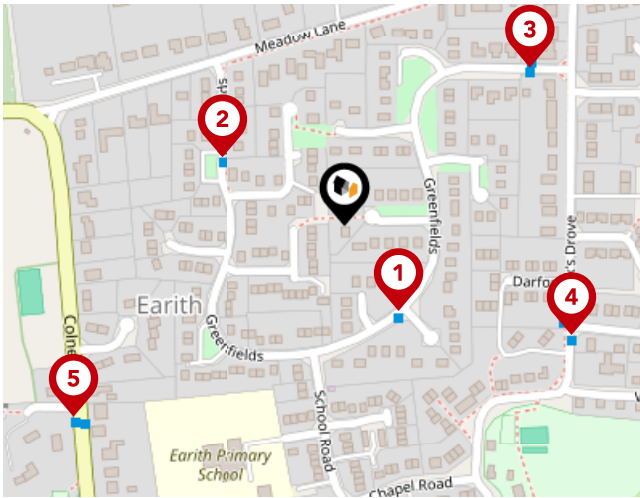


Airports/Helipads

Pin	Name	Distance
1	Cambridge	12.03 miles
2	Stansted Airport	33.67 miles
3	Luton Airport	37.38 miles
4	Norwich International Airport	56.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	School Road	0.06 miles
2	Greenfields	0.08 miles
3	Parrens Road	0.14 miles
4	Adelaide Walk	0.14 miles
5	Whybrows Lane	0.19 miles



Thomas Morris

Moving home is recognised as one of the most stressful experiences in life, however if you pick the right agent to handle your move, the stress can be massively reduced, or even eliminated altogether.

Thomas Morris has a wide range of properties available so you're sure to find the perfect home for you.

Whatever type of property you're looking for - we have it. Whether it's houses for sale, flats for sale, a bungalow, new home or even land for sale.

And whether you're a first time buyer, upsizing, downsizing or looking to invest - our staff are trained to help you throughout the process.

Financial Services

Whether you're a first time buyer, moving home or an experienced buy-to-let investor, you will want to get the best mortgage to suit your individual needs.

Thomas Morris are able to introduce mortgage services to you through Embrace Financial Services.

Call us on 0845 009 1098 for more information or to book an appointment.

Testimonial 1



Completed on our new home yesterday through Thomas Morris. Everyone in the St Ives office that we dealt with was always polite, professional and helpful. Always returned our calls if they were busy. We dealt with several different members of staff, and they were all knowledgeable about their property portfolio, and if they couldn't answer our queries they found someone who could.

Testimonial 2



Very good communication whether at the office, email or phone. Plenty of time and knowledge when viewing potential properties, not rushed. Swift response to queries. Valuations honest and realistic. Have used in the past and as then very happy with the service.

Testimonial 3



Exceptional service throughout the process of buying our first home. Very attentive and good communication throughout.



[/ThomasMorrisSalesAndLettings](#)



[/ThomasMorrisEA](#)

Thomas Morris

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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