N. J. Ahmed PROPERTY | IAD ESTATE AGENTS

KEY FACTS FOR BUYERS

A GUIDE TO THIS PROPERTY & THE LOCAL AREA



THE WARREN

30 BRICKHILL ROAD | SANDY | SG19 1JH

N. J. AHMED PROPERTY | POWERED BY IAD UK

07502 597400 | niaz@njahmedproperty.co.uk

www.njahmedproperty.co.uk

Property

Overview







Property

Type:	Detached	**Last Sold Date:**	24/10/2019
Bedrooms:	3	**Last Sold Price:**	£392,000
Floor Area:	1,549 ft^2 / 143 m^2	**Last Sold £/ft^2:**	£253
Plot Area:	0.08 acres	**Tenure:**	Freehold
Council Tax :	Band E		
Annual Estimate:	£3,075		
Title Number:	BD132735		
UPRN:	100080077071		
Restrictive Covenants:	Yes		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18 mb/s **67** mb/s **1800** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning History

This Address

Planning records for: ***30, Brickhill Road, Sandy, SG19 1JH***

Reference - MB/87/00452/LB

Decision: Listed Building Consent

Date: 02nd April 1987

Description:

LISTED BUILIDNG: DEMOLITION OF BARNS

Reference - CB/20/01773/LB

Decision: Withdrawn

Date: 01st June 2020

Description:

Listed Building: Replace existing fence panels and remove tree.

Reference - MB/76/0258B/LB

Decision: Listed Building Consent

Date: 14th April 1978

Description:

LISTED BUILDING: RENOVATION AND ALTERATION TO EXISTING COTTAGE

Reference - MB/92/00798/LB

Decision: Listed Building Consent

Date: 08th June 1992

Description:

LISTED BUILDING: ERECTION OF A SATELLITE DISH ON A DETACHED GARAGE

Planning History

This Address

Planning records for: ***30, Brickhill Road, Sandy, SG19 1JH***

Reference - MB/87/00778/LB	
Decision:	Listed Building Consent
Date:	08th June 1987
Description:	
LISTED BUILDING: ALTERATIONS	

Gallery

Photos

















Gallery

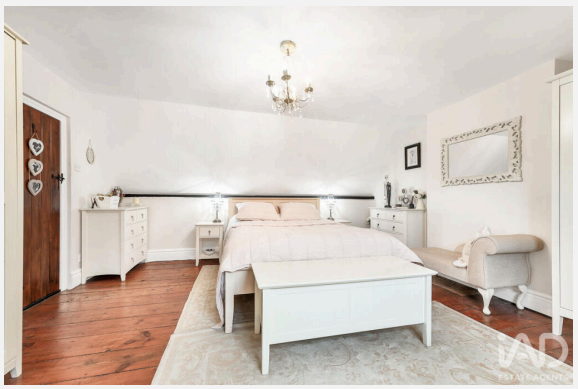
Photos













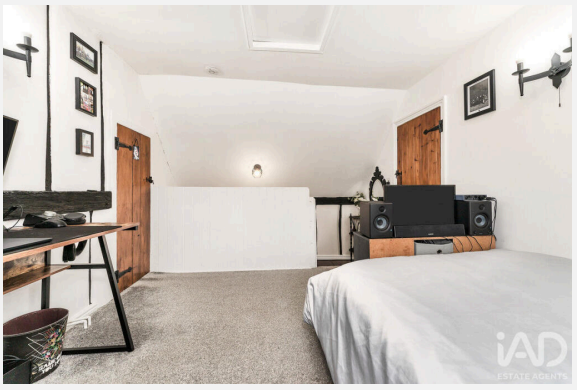




Gallery

Photos

















Gallery

Photos







30, BRICKHILL ROAD, SANDY, SG19 1JH



Total Area: 144.0 m² ... 1549 ft² (excluding cellar, garage)

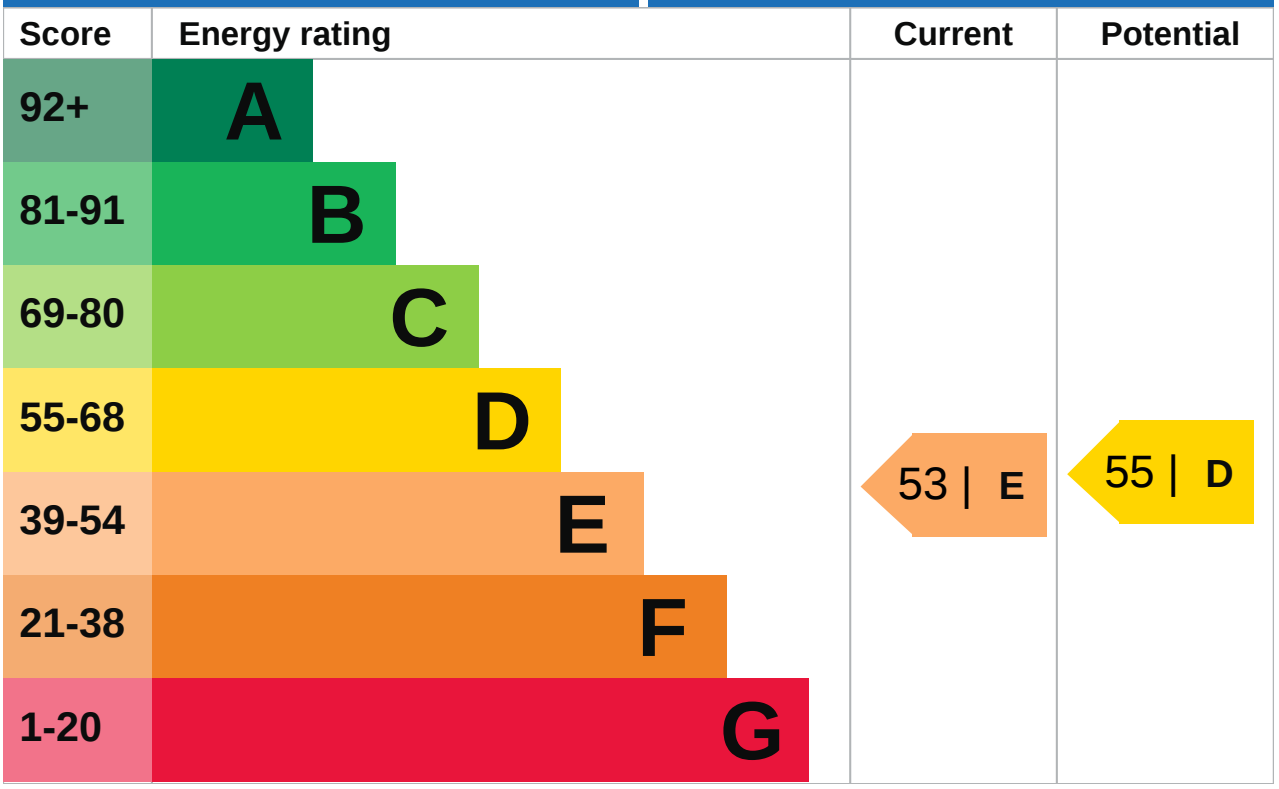
30, Brickhill Road, SANDY, SG19 1JH

Energy rating

E

Valid until 05.06.2018

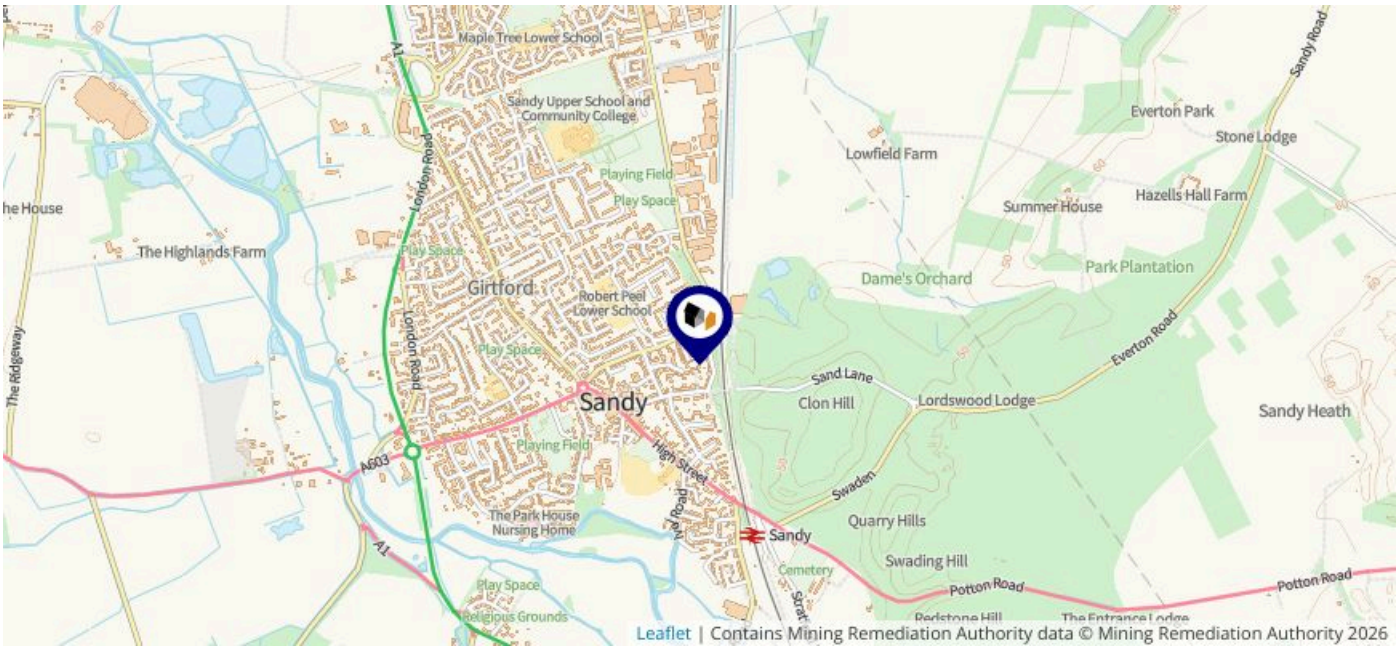
Certificate number
0548-2886-6966-0208-6101



Additional EPC Data

Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	Room heaters, mains gas
Lighting:	From main system
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	No low energy lighting
Secondary Heating Energy:	Very poor
Total Floor Area:	82 m^2

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- Adit
- Gutter Pit
- Shaft

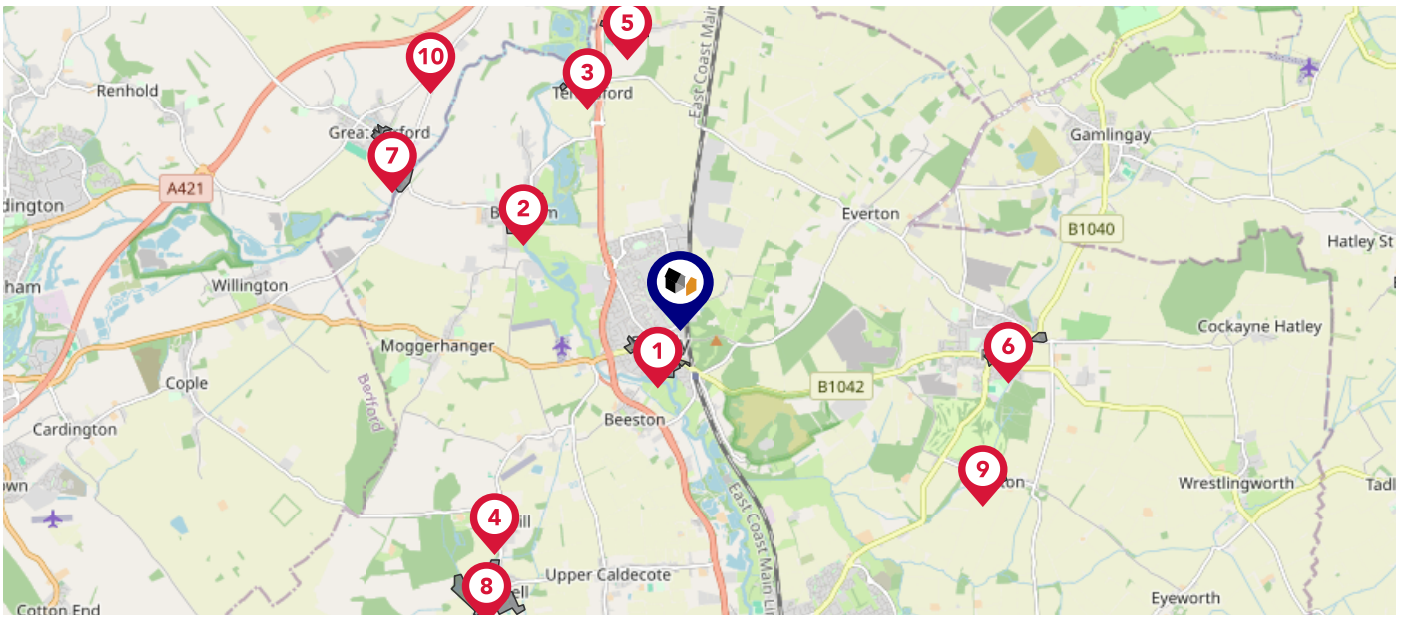
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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.

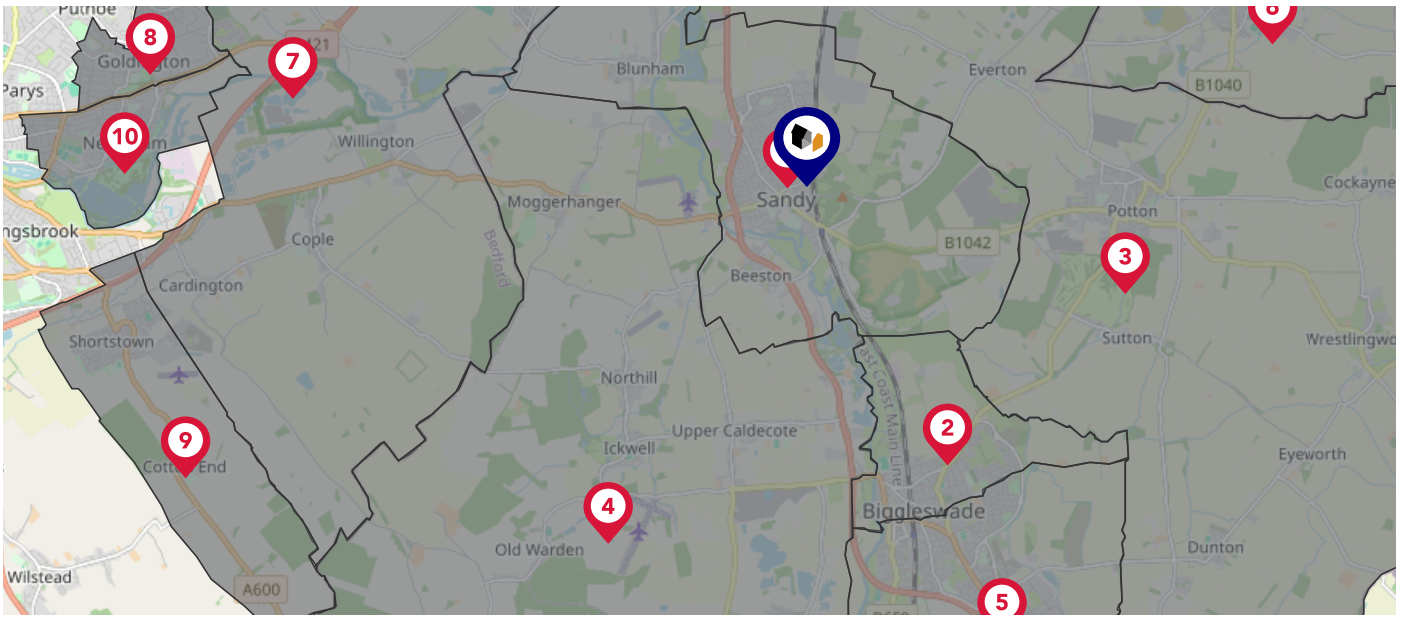


Nearby Conservation Areas	
1	Sandy
2	Blunham
3	Tempsford, Church End
4	Northill
5	Tempsford, Langford End
6	Potton
7	Great Barford
8	Ickwell
9	Sutton
10	Great Barford Hill

Maps

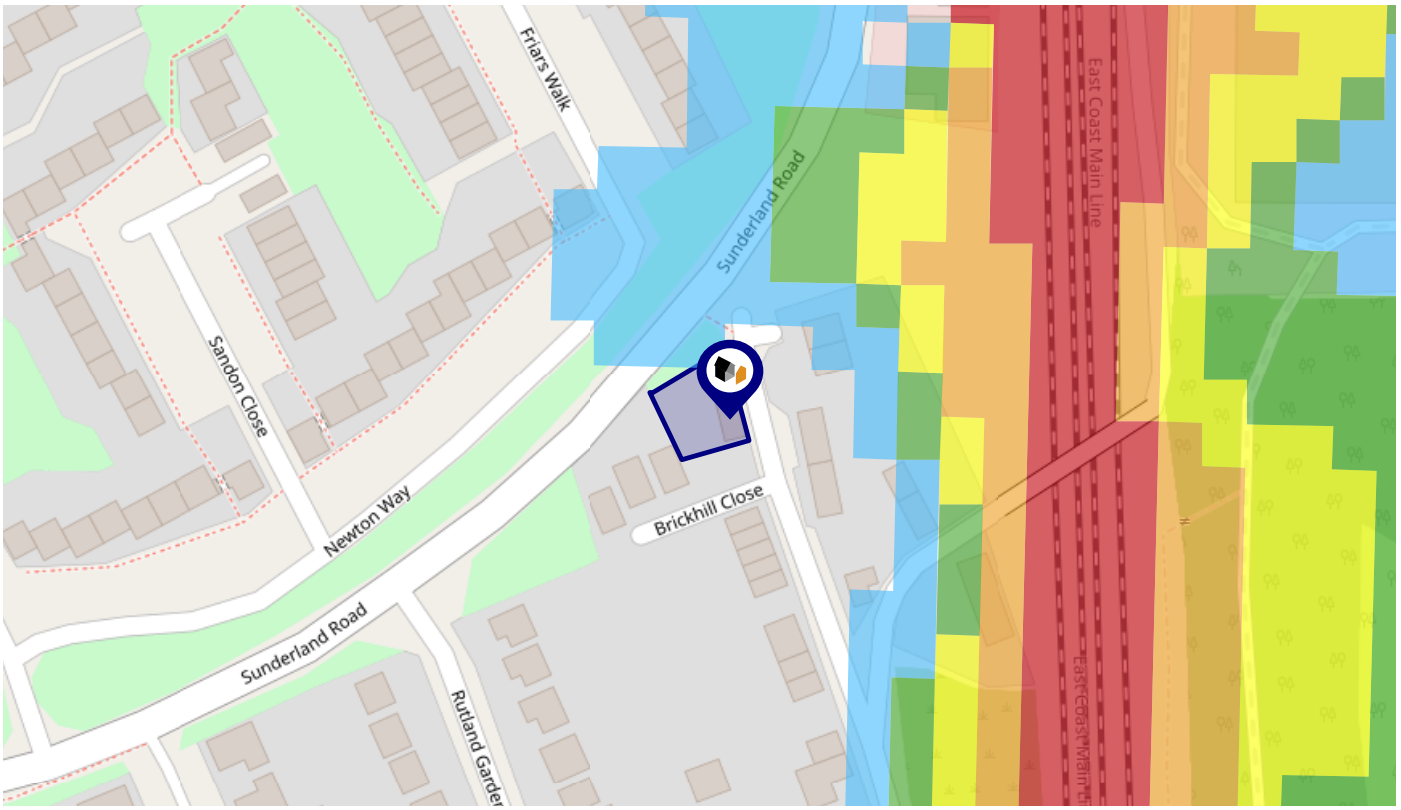
Council Wards

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	Sandy Ward
2	Biggleswade North Ward
3	Potton Ward
4	Northill Ward
5	Biggleswade South Ward
6	Gamlingay Ward
7	Great Barford Ward
8	Goldington Ward
9	Eastcotts Ward
10	Newnham 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.

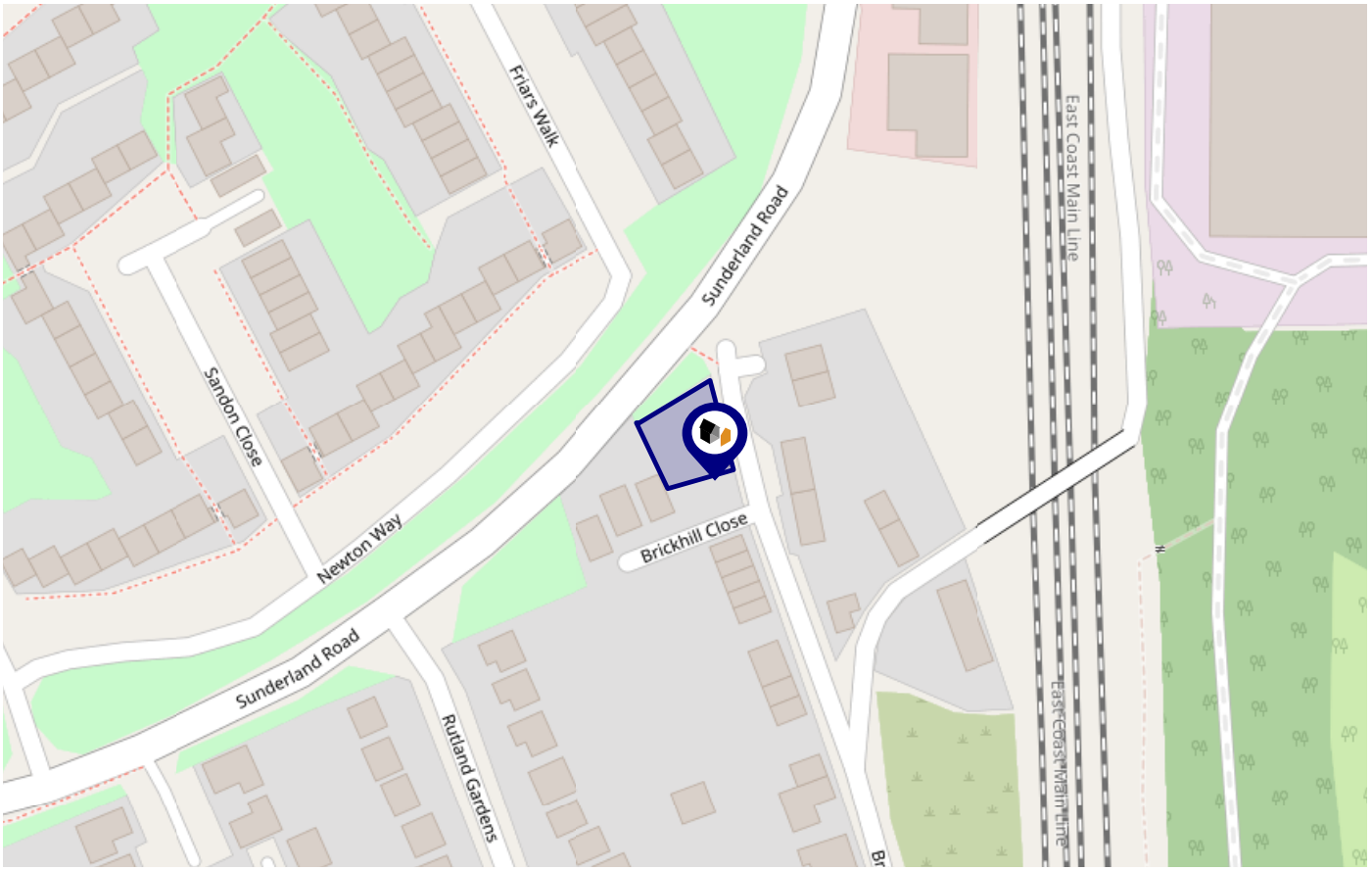
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

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.

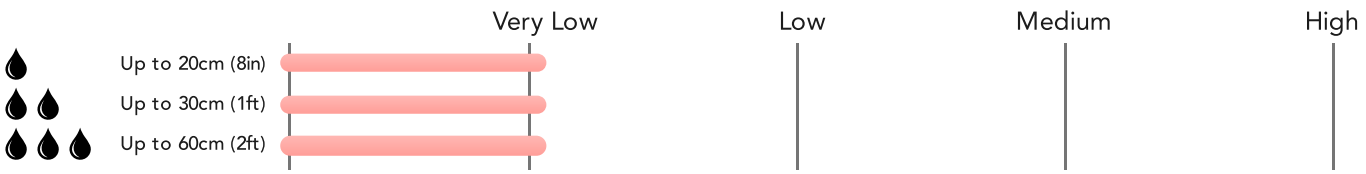


Risk Rating: Very low

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.

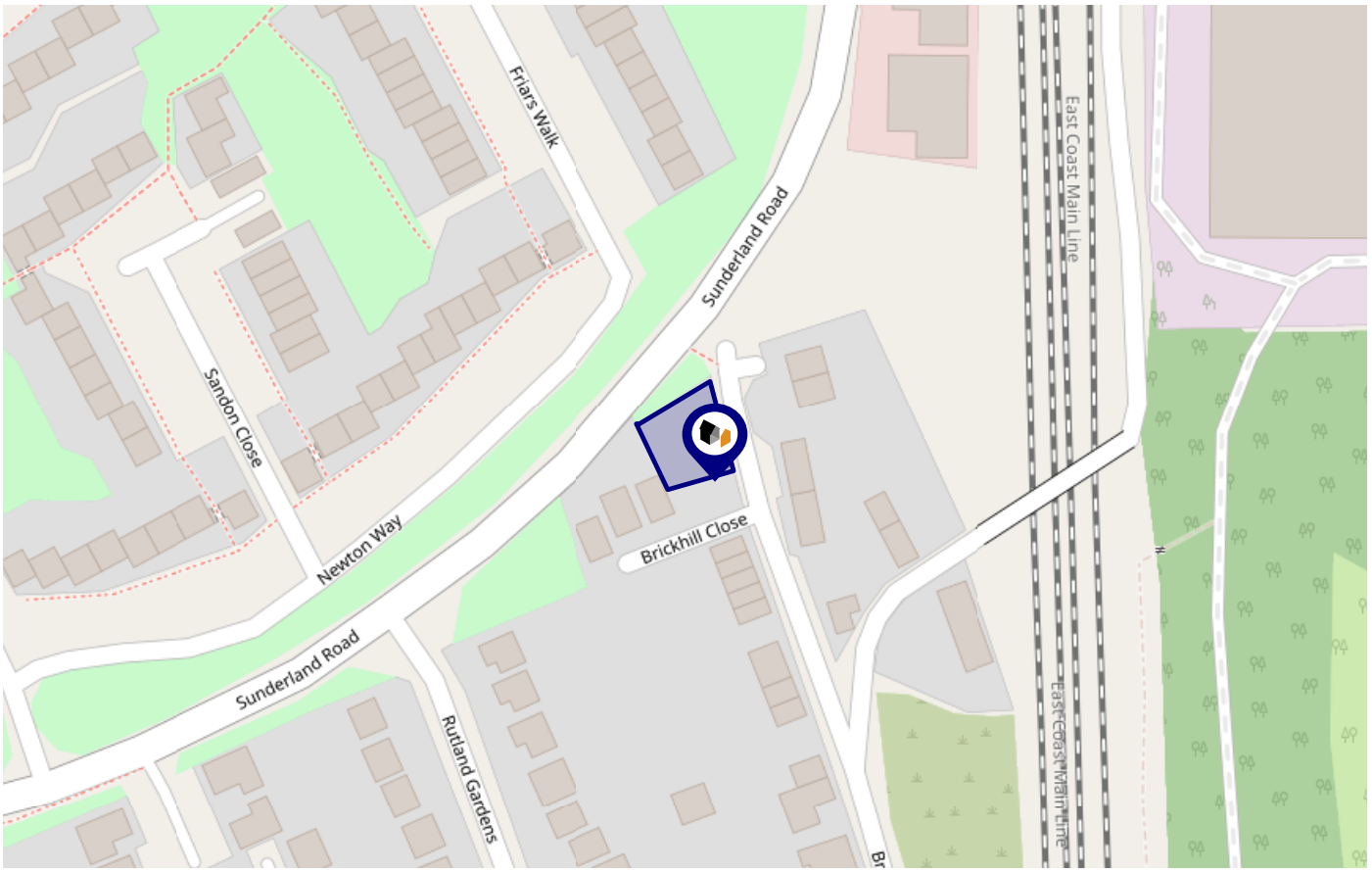
Chance of flooding to the following depths at this property:



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.

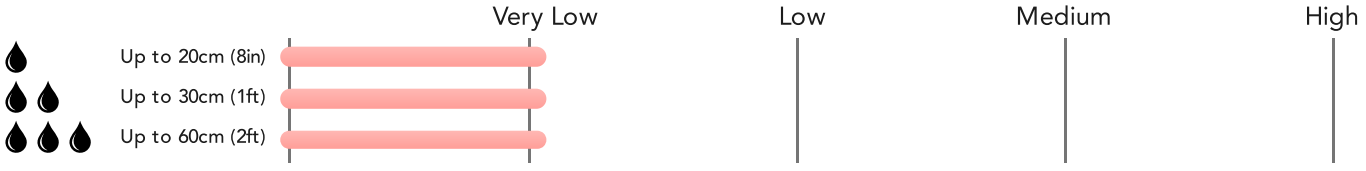


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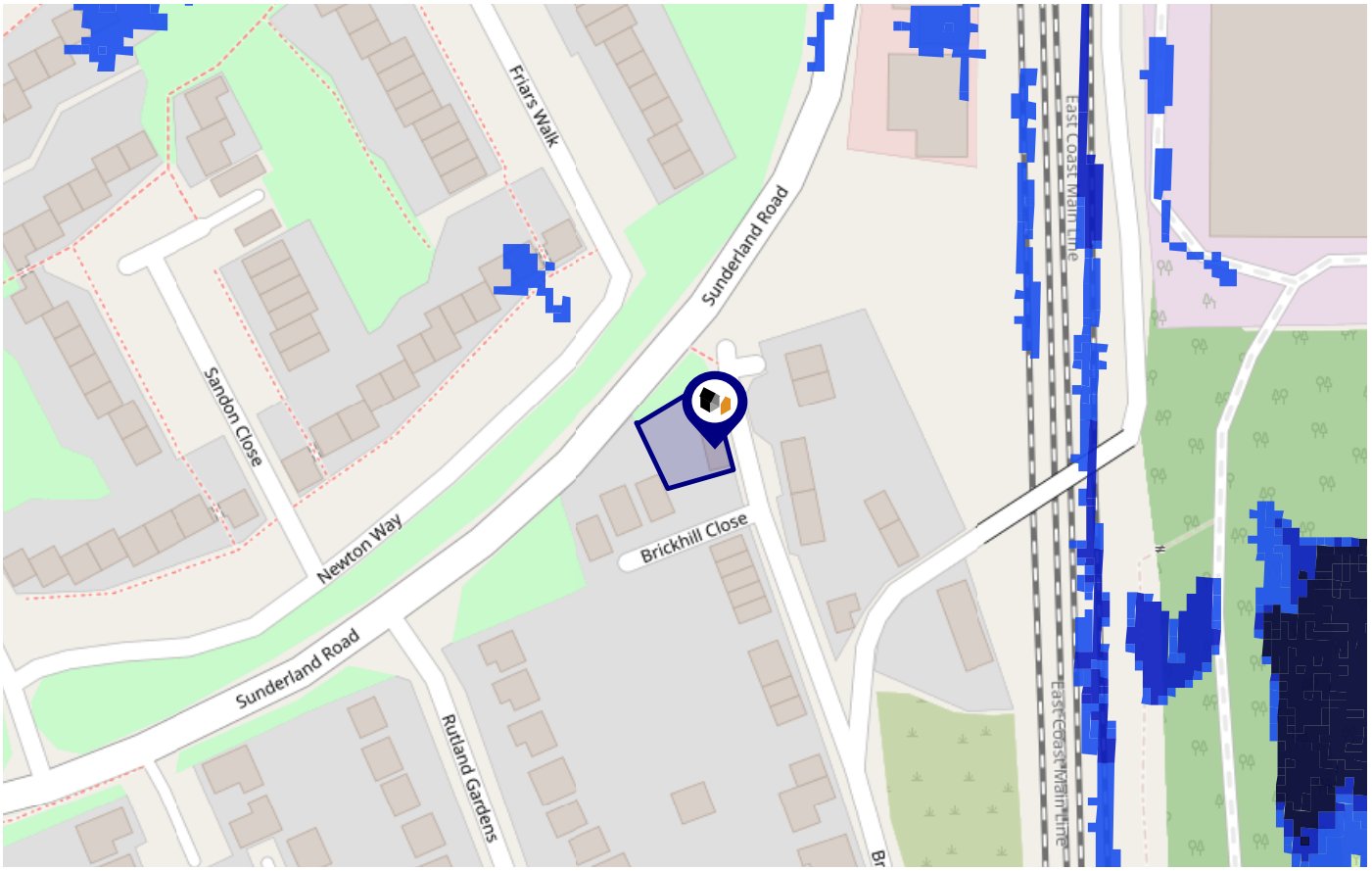
Chance of flooding to the following depths at this property:



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.

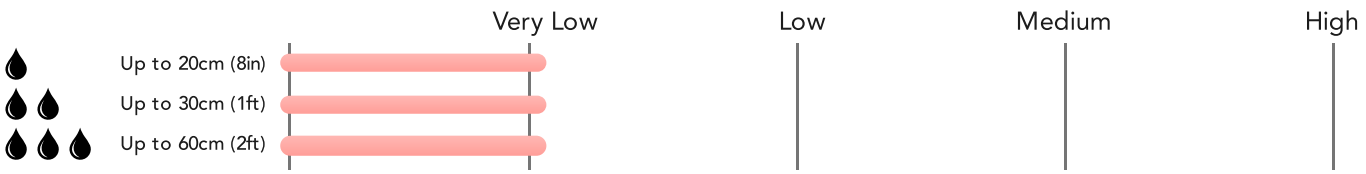


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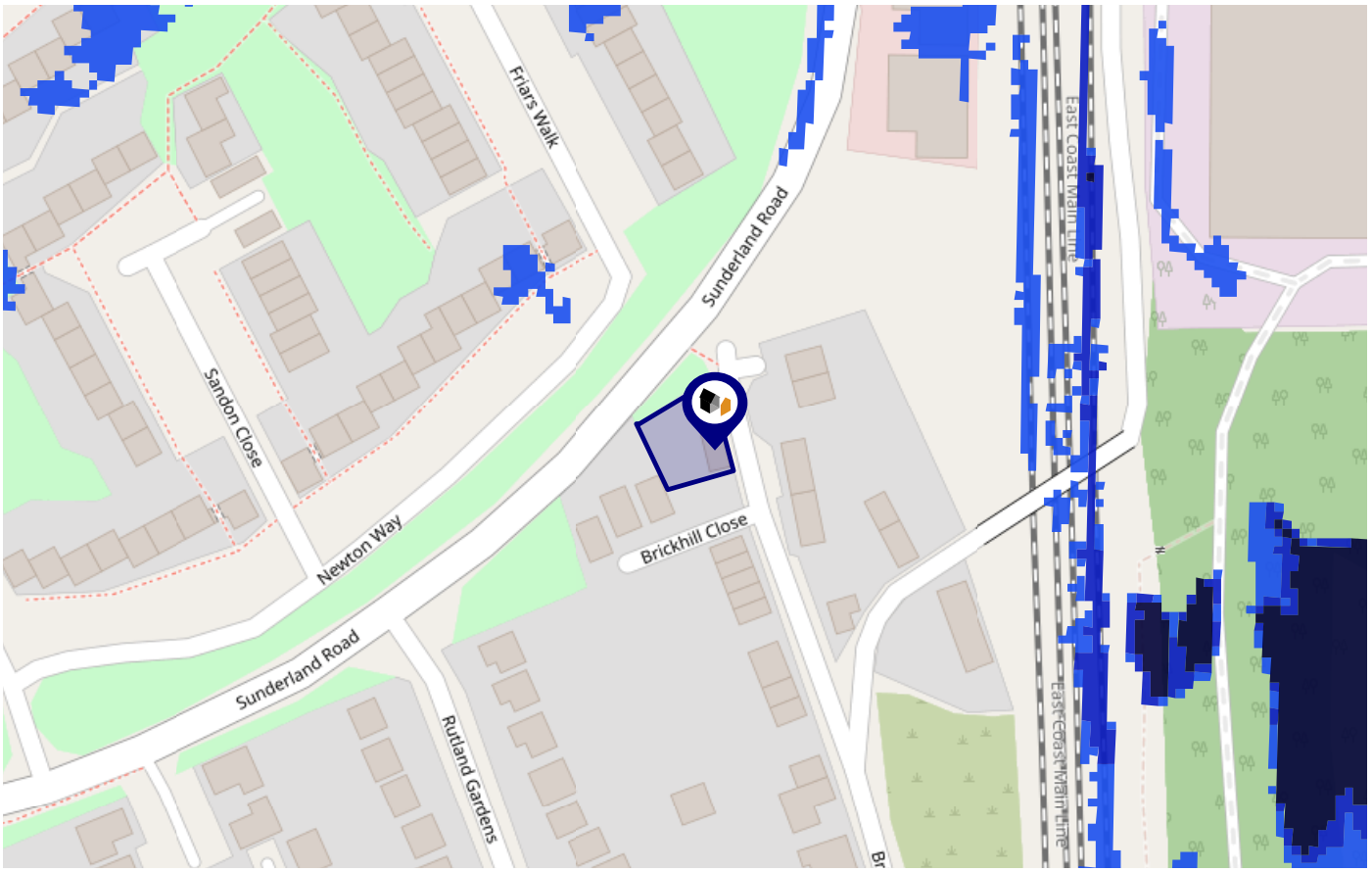
Chance of flooding to the following depths at this property:



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.

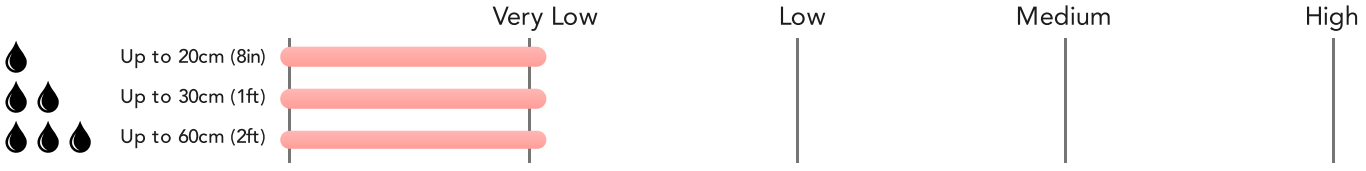


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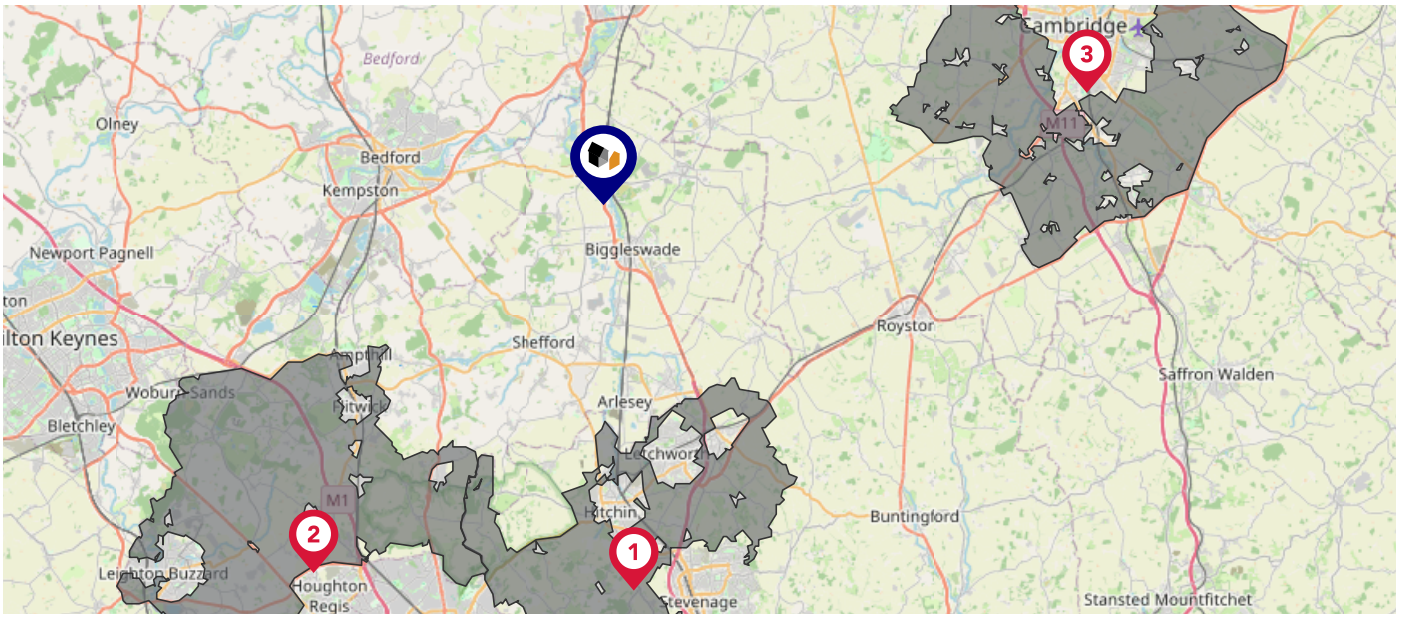
Chance of flooding to the following depths at this property:



Maps

Green Belt

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

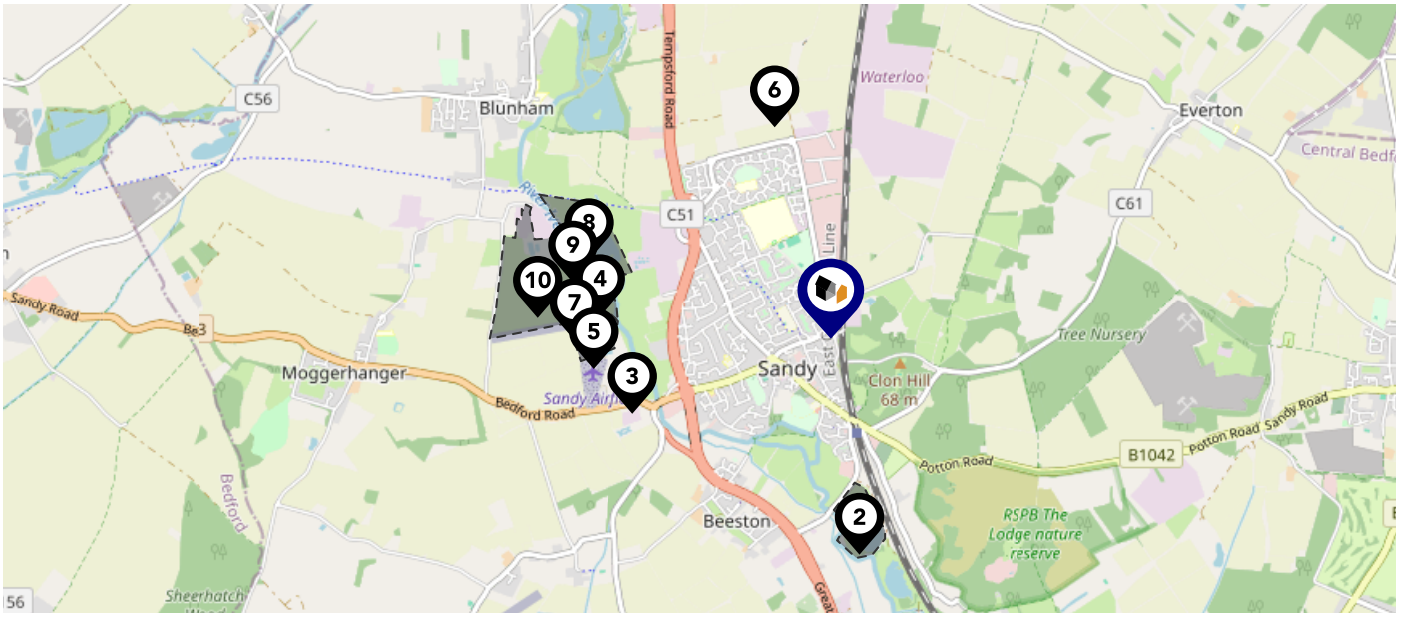


Nearby Green Belt Land	
1	London Green Belt - North Hertfordshire
2	London Green Belt - Central Bedfordshire
3	Cambridge Green Belt - South Cambridgeshire

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	Brickhill Road - Now Sunderland Road Industrial Estate-Sunderland Road, Sandy	Historic Landfill
2	Gravel Pit-Warren Villas, New Road, Sandy, Bedfordshire	Historic Landfill
3	Blunham Gravel Pit-Blunham, Bedfordshire	Historic Landfill
4	Brookfield Farm-Ridgeway, Blunham, Bedfordshire	Historic Landfill
5	Ridgeway Mogerhanger-Blunham, Bedfordshire	Historic Landfill
6	Sunderland Road Tip-Sandy, Bedfordshire	Historic Landfill
7	Gravel Pit, South Mills-Ridge Road, Blunham, Bedfordshire	Historic Landfill
8	East Of South Mills-Blunham, Bedfordshire	Historic Landfill
9	Brookfield Farm-Ridgway, Blunham, Bedfordshire	Historic Landfill
10	South Mills-Blunham, Bedfordshire	Historic Landfill

Maps

Listed Buildings

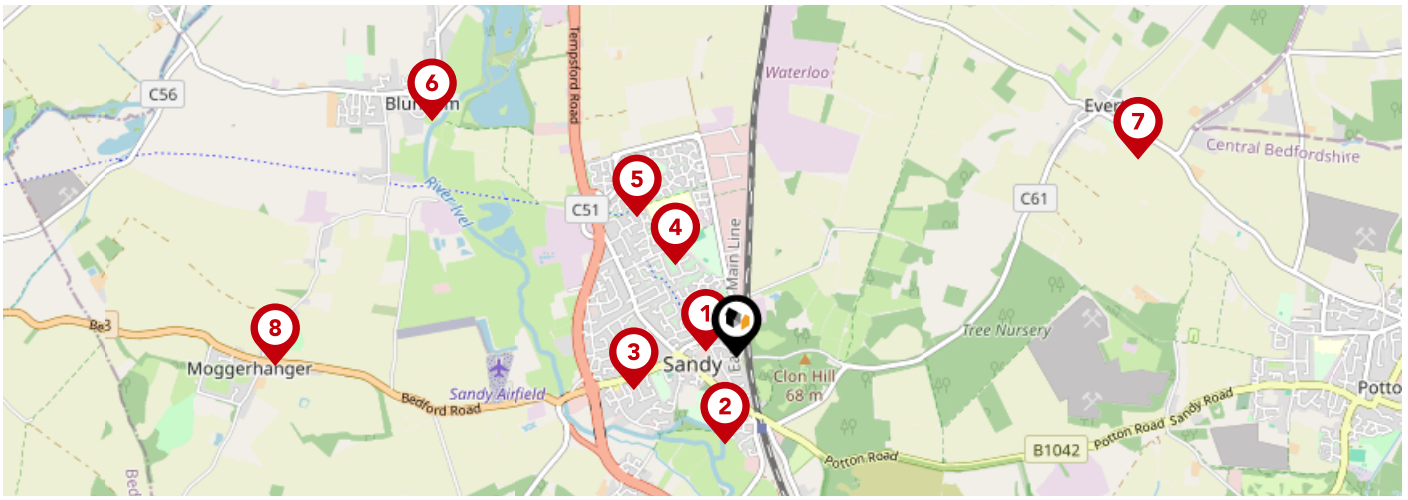
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
1	1321431 - 30, Brickhill Road	Grade II	0.0 miles
2	1114510 - Barns Adjoining To No. 30	Grade II	0.0 miles
3	1321432 - Queens Head Public House	Grade II	0.2 miles
4	1312125 - 10 And 11, Pleasant Place	Grade II	0.2 miles
5	1137729 - 59 And 59a, High Street (see Details For Further Address Information)	Grade II	0.3 miles
6	1114512 - 51 And 51a, High Street	Grade II	0.3 miles
7	1137790 - Church Of St Swithun	Grade II	0.3 miles
8	1321433 - 61, High Street	Grade II	0.3 miles
9	1114513 - 97, High Street	Grade II	0.3 miles
10	1114514 - 70 And 72, High Street	Grade II	0.4 miles

Area

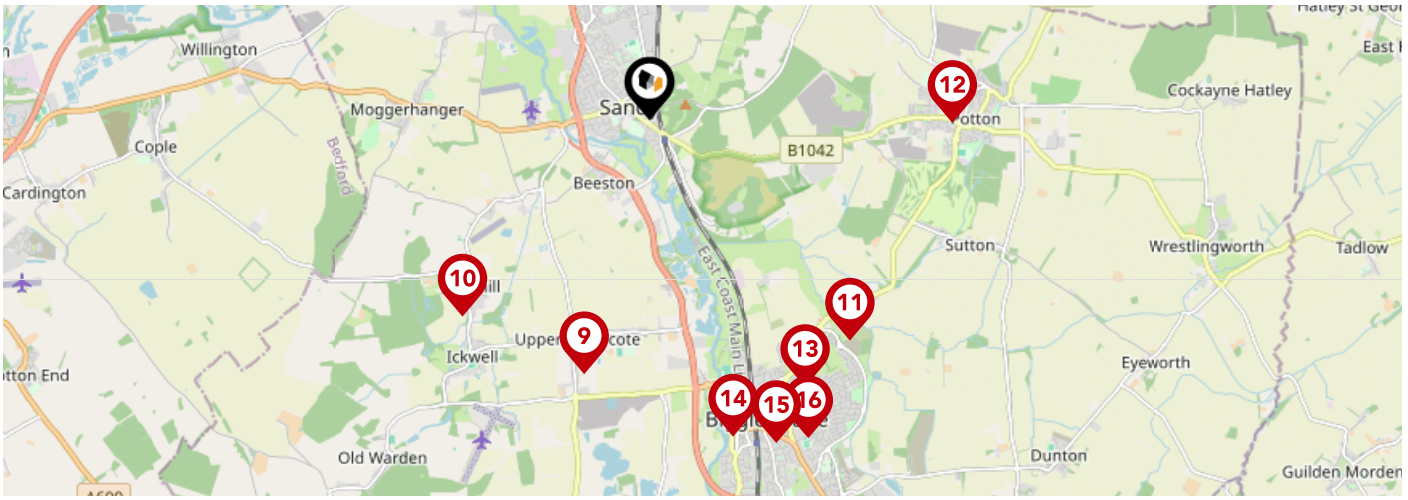
Schools



		Nursery	Primary	Secondary	College	Private
1	**Robert Peel Primary School** Ofsted Rating: Good | Pupils: 394 | Distance:0.14	☐	☑	☐	☐	☐
2	**St Swithun's Church of England VC Primary School** Ofsted Rating: Good | Pupils: 227 | Distance:0.4	☐	☑	☐	☐	☐
3	**Laburnum Primary School** Ofsted Rating: Not Rated | Pupils:0 | Distance:0.48	☐	☑	☐	☐	☐
4	**Sandy Secondary School** Ofsted Rating: Requires improvement | Pupils: 1171 | Distance:0.5	☐	☐	☑	☐	☐
5	**Maple Tree Primary School** Ofsted Rating: Good | Pupils: 252 | Distance:0.78	☐	☑	☐	☐	☐
6	**John Donne Church of England Primary School** Ofsted Rating: Requires improvement | Pupils: 119 | Distance:1.75	☐	☑	☐	☐	☐
7	**Everton Heath Primary School** Ofsted Rating: Good | Pupils: 84 | Distance:2.04	☐	☑	☐	☐	☐
8	**Moggerhanger Primary School** Ofsted Rating: Good | Pupils: 109 | Distance:2.1	☐	☑	☐	☐	☐

Area

Schools



		Nursery	Primary	Secondary	College	Private
9	**Caldecote Church of England Academy** Ofsted Rating: Good | Pupils: 53 | Distance:2.39	☐	☑	☐	☐	☐
10	**Northill CofE Academy** Ofsted Rating: Good | Pupils: 52 | Distance:2.48	☐	☑	☐	☐	☐
11	**OneSchool Global UK - Biggleswade Campus** Ofsted Rating: Not Rated | Pupils: 160 | Distance:2.7	☐	☐	☑	☐	☐
12	**Potton Primary School** Ofsted Rating: Good | Pupils: 413 | Distance:2.74	☐	☑	☐	☐	☐
13	**Edward Peake CofE VC Middle School** Ofsted Rating: Requires improvement | Pupils: 526 | Distance:2.81	☐	☐	☑	☐	☐
14	**St Andrew's CofE VC Lower School** Ofsted Rating: Good | Pupils: 824 | Distance:2.98	☐	☑	☐	☐	☐
15	**Lawnside Academy** Ofsted Rating: Good | Pupils: 175 | Distance:3.16	☐	☑	☐	☐	☐
16	**Ivel Valley School & College** Ofsted Rating: Good | Pupils: 245 | Distance:3.24	☐	☐	☑	☐	☐

Local Area

Masts & Pylons

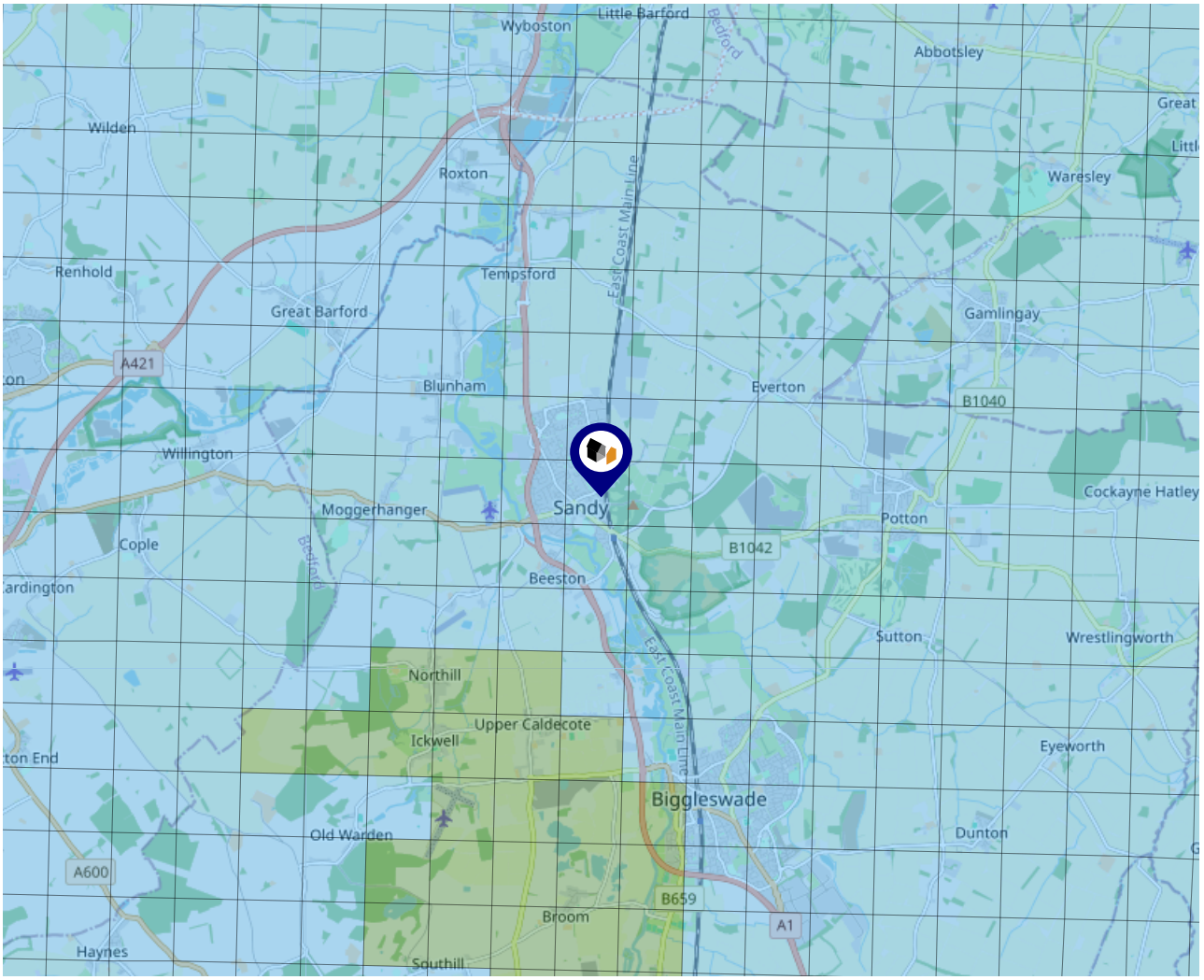


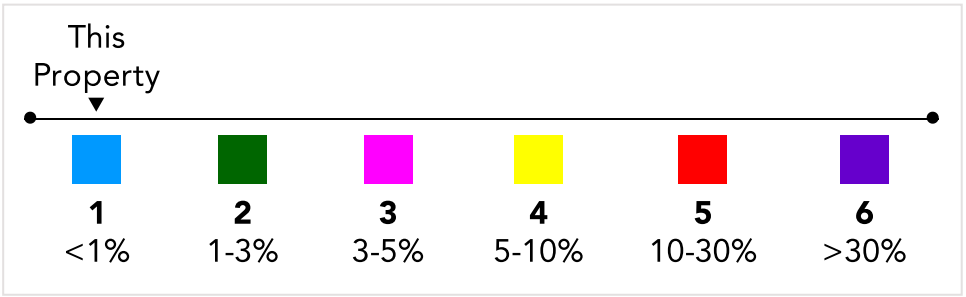
Key:

- Power Pylons
- Communication Masts

What is Radon?

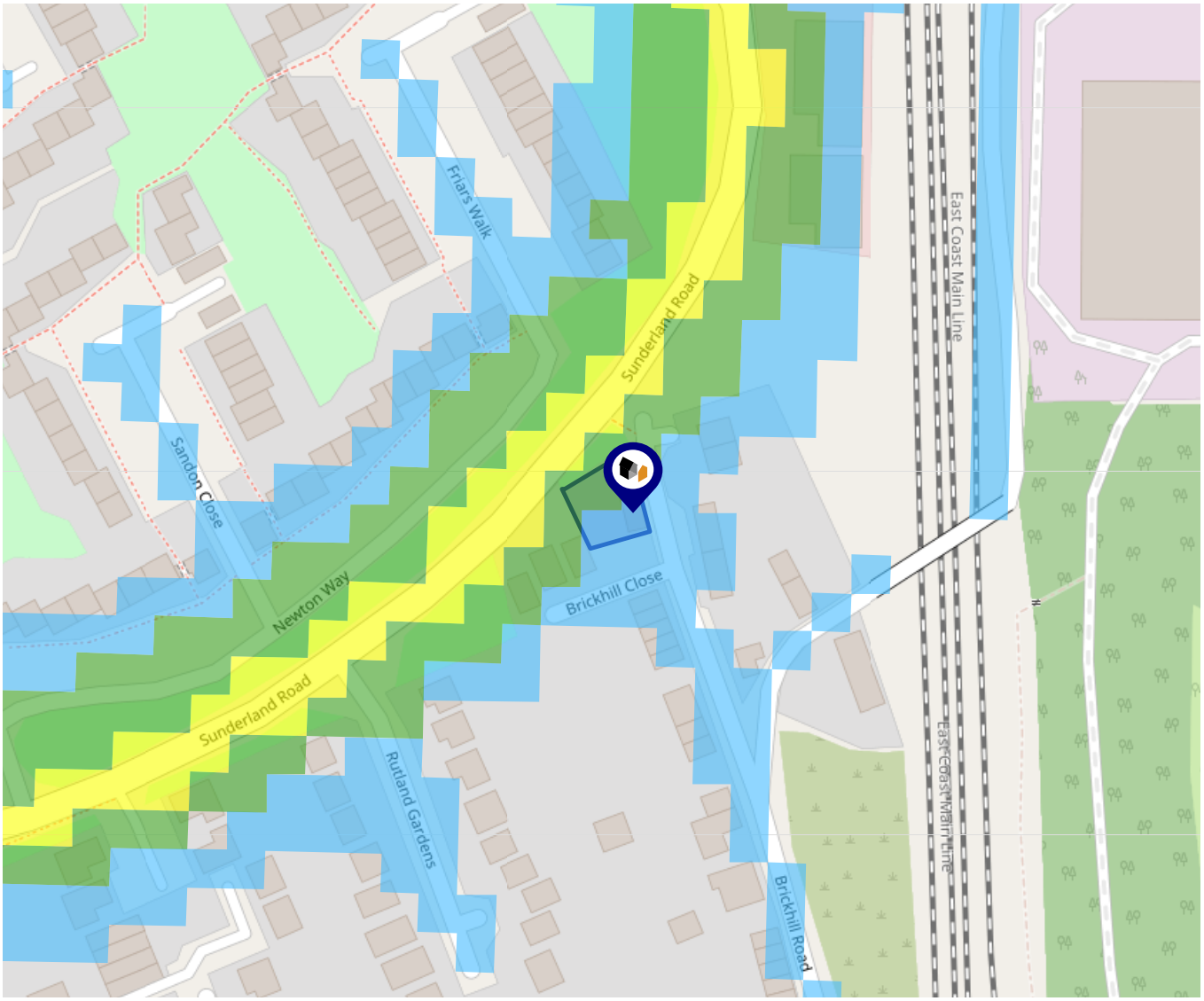
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





Local Area

Road Noise

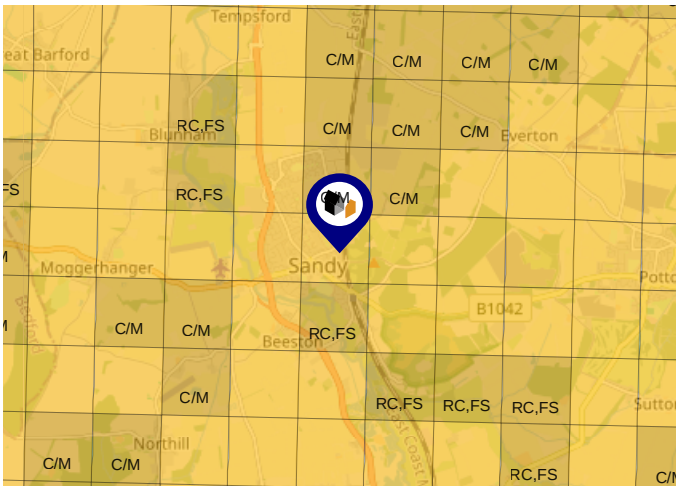


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 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:	VARIABLE	**Soil Texture:**	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO HEAVY		

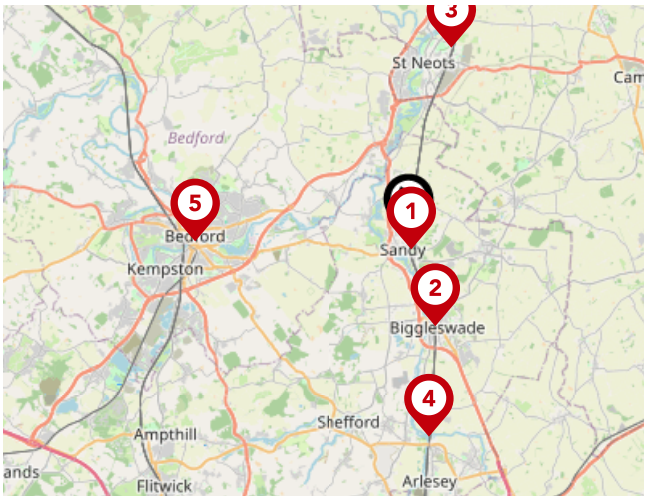


Primary Classifications (Most Common Clay Types)

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

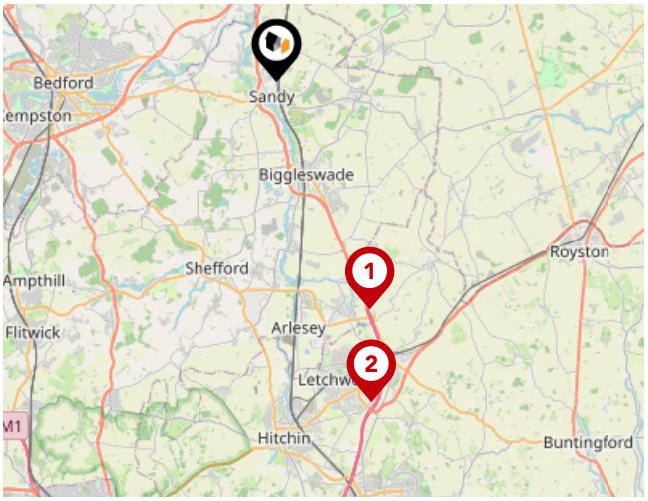
Area

Transport (National)



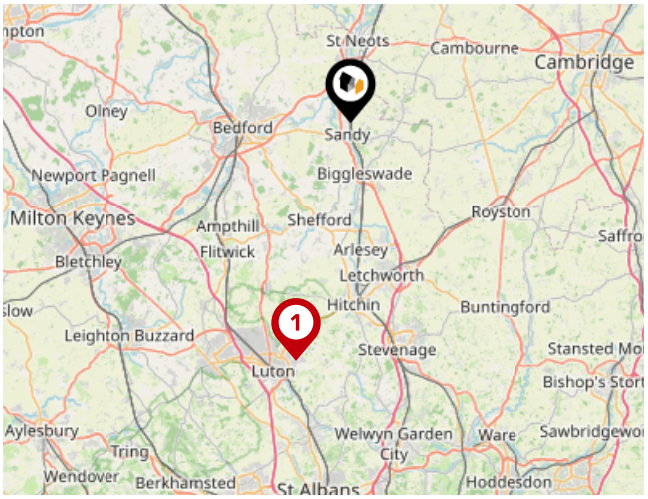
National Rail Stations

Pin	Name	Distance
1	Sandy Rail Station	0.49 miles
2	Biggleswade Rail Station	3.38 miles
3	St Neots Rail Station	7.06 miles
4	Arlesey Rail Station	7.34 miles
5	Bedford St Johns Rail Station	7.79 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J10	8.94 miles
2	A1(M) J9	12.12 miles

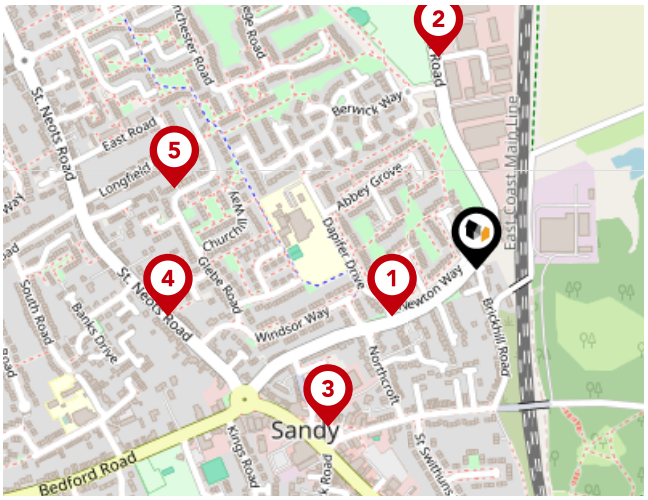


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	17.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dapifer Drive	0.11 miles
2	Stockton End	0.24 miles
3	Market Square	0.24 miles
4	Banks Drive	0.35 miles
5	Glebe Close	0.35 miles

Local Connections

No Local Connections found within 30 km of this property.

Ferry Terminals

No Ferry Terminals found within 60 km of this property.

N. J. Ahmed Property

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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Know any property instantly

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Environment Agency

Historic England

Office for National Statistics

Ofcom

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