

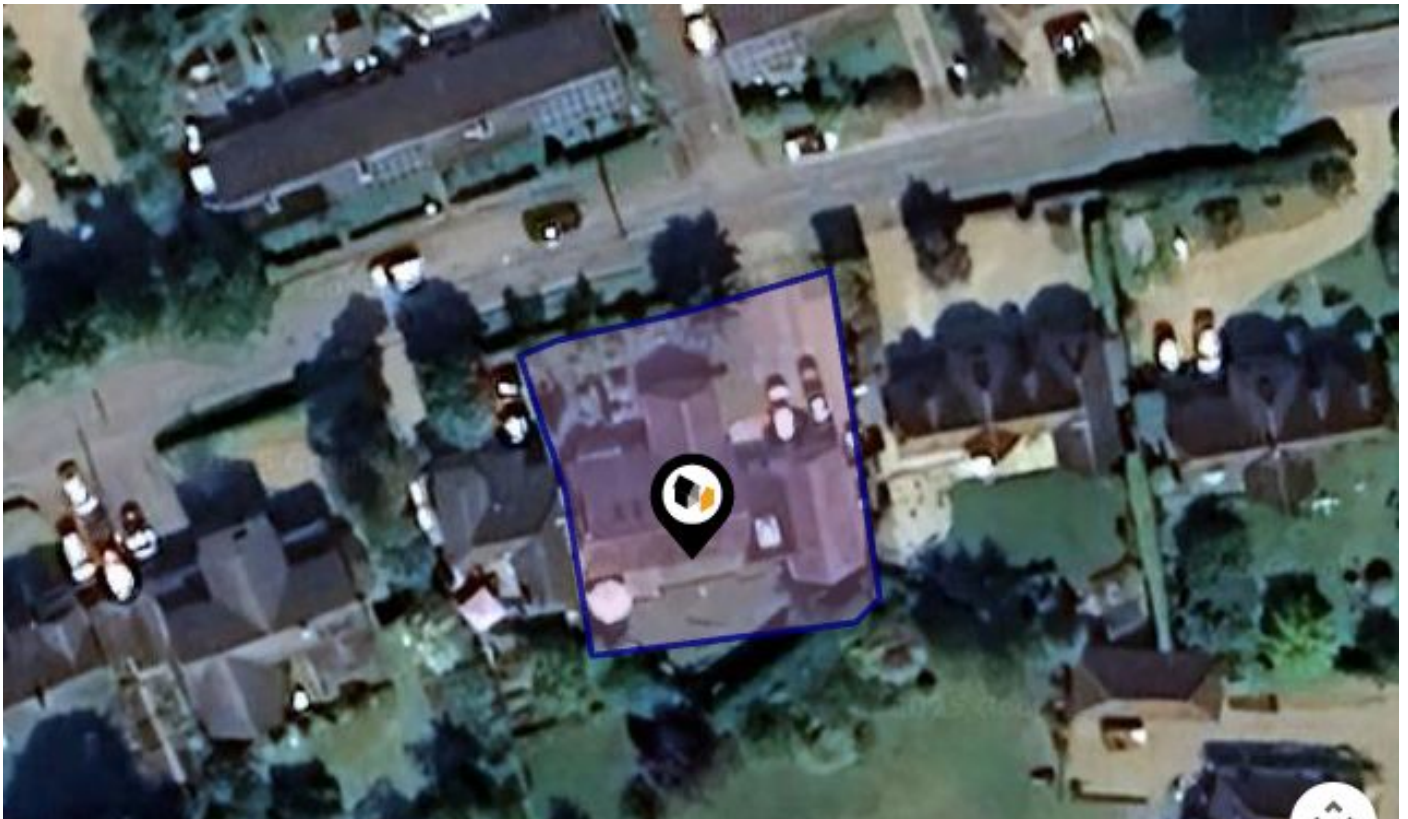


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



CHAPEL ROAD, WESTON COLVILLE, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,872 ft ² / 174 m ²		
Plot Area:	0.17 acres		
Year Built :	1950-1966		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB2808		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		10	63	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Chapel Road, Weston Colville, Cambridge, CB21*

Reference - S/2268/12/FL	
Decision:	Decided
Date:	19th November 2012
Description:	Alterations to link extension

Planning records for: ***Jubilee Farm Chapel Road Weston Colville Cambridge CB21 5NX***

Reference - S/1060/19/FL	
Decision:	Decided
Date:	18th March 2019
Description:	Single storey side extension and 2 Storey rear extensions

Planning records for: ***Pound Farm Chapel Road Weston Colville CB21 5NX***

Reference - 20/02139/LBC	
Decision:	Withdrawn
Date:	21st April 2020
Description:	Installation of replacement windows

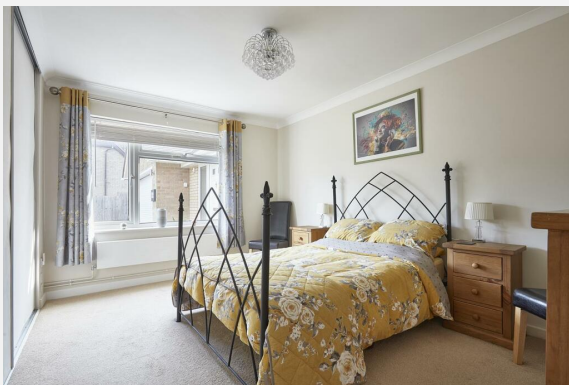
Planning records for: ***2 Chapel Road Weston Colville Cambridgeshire CB21 5NX***

Reference - 22/04148/CL2PD	
Decision:	Decided
Date:	20th September 2022
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension.

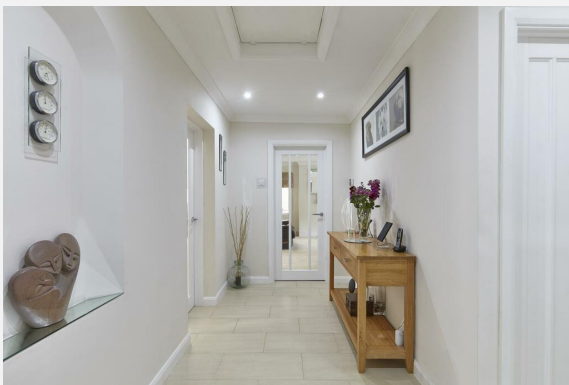
Reference - 22/04152/LBC	
Decision:	Decided
Date:	20th September 2022
Description:	Demolition and reinstatement of the chimney Recording and removal of the existing dangerous reconfigured modern stack in common bricks at first floor and roof space levels, the removal of the defective and failing concrete capping slab that has been cast in the floor zone, the careful dismantling and salvage of the original bricks in so far as they are re-usable of the jambs and spine of the stack at ground level, with the retention of the bressummers for re-use.

Planning records for: **52 Chapel Road Weston Colville Cambridgeshire CB21 5NX**

Reference - 25/01005/FUL	
Decision:	Awaiting decision
Date:	14th March 2025
Description:	Conversion of existing stables to create 1 No. rural worker dwelling.

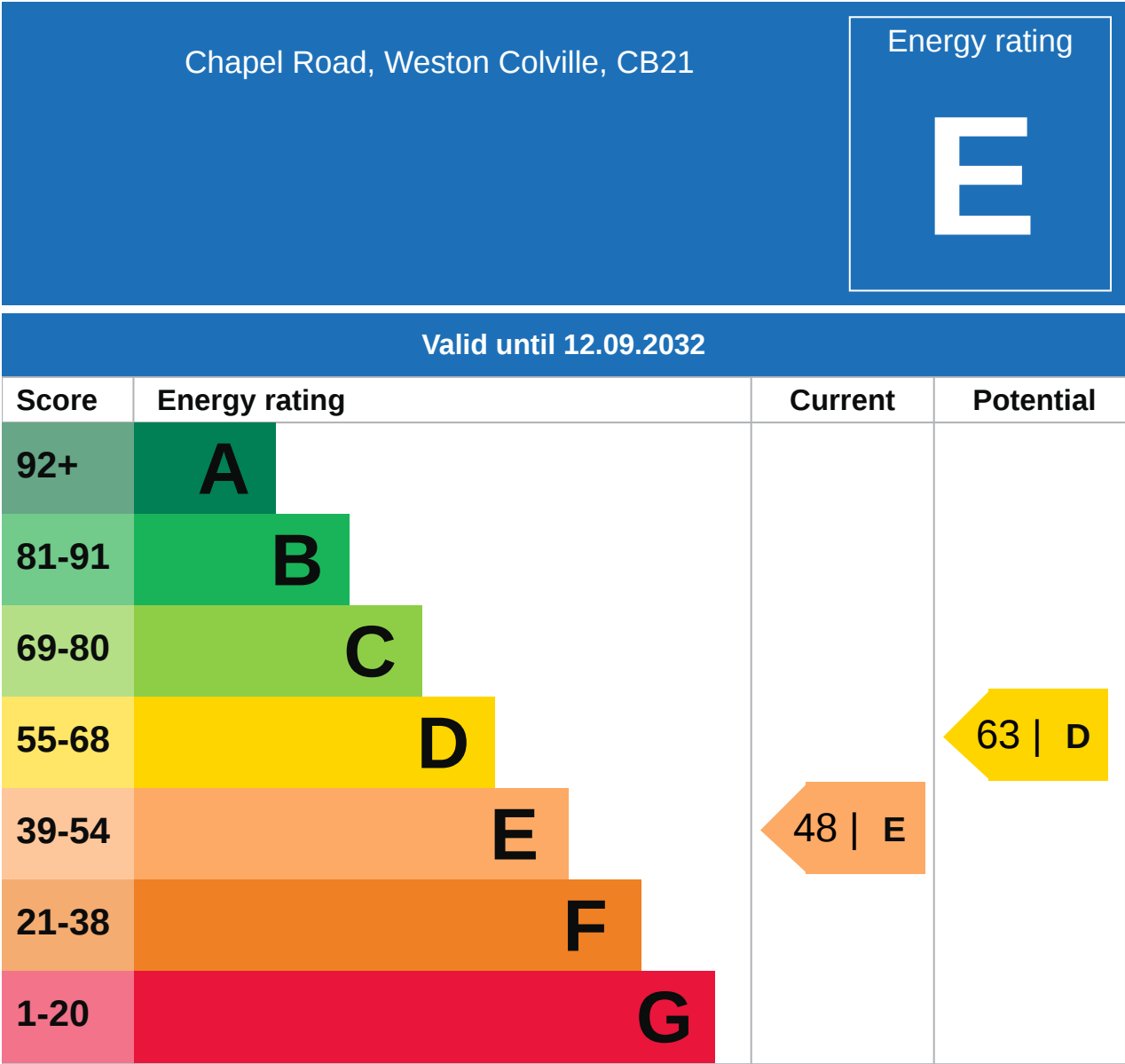






CHAPEL ROAD, WESTON COLVILLE, CAMBRIDGE, CB21





Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
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, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	174 m ²

Electricity Supply

Ecotricity

Gas Supply

LPG - Calor Gas

Central Heating

Gas fired central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



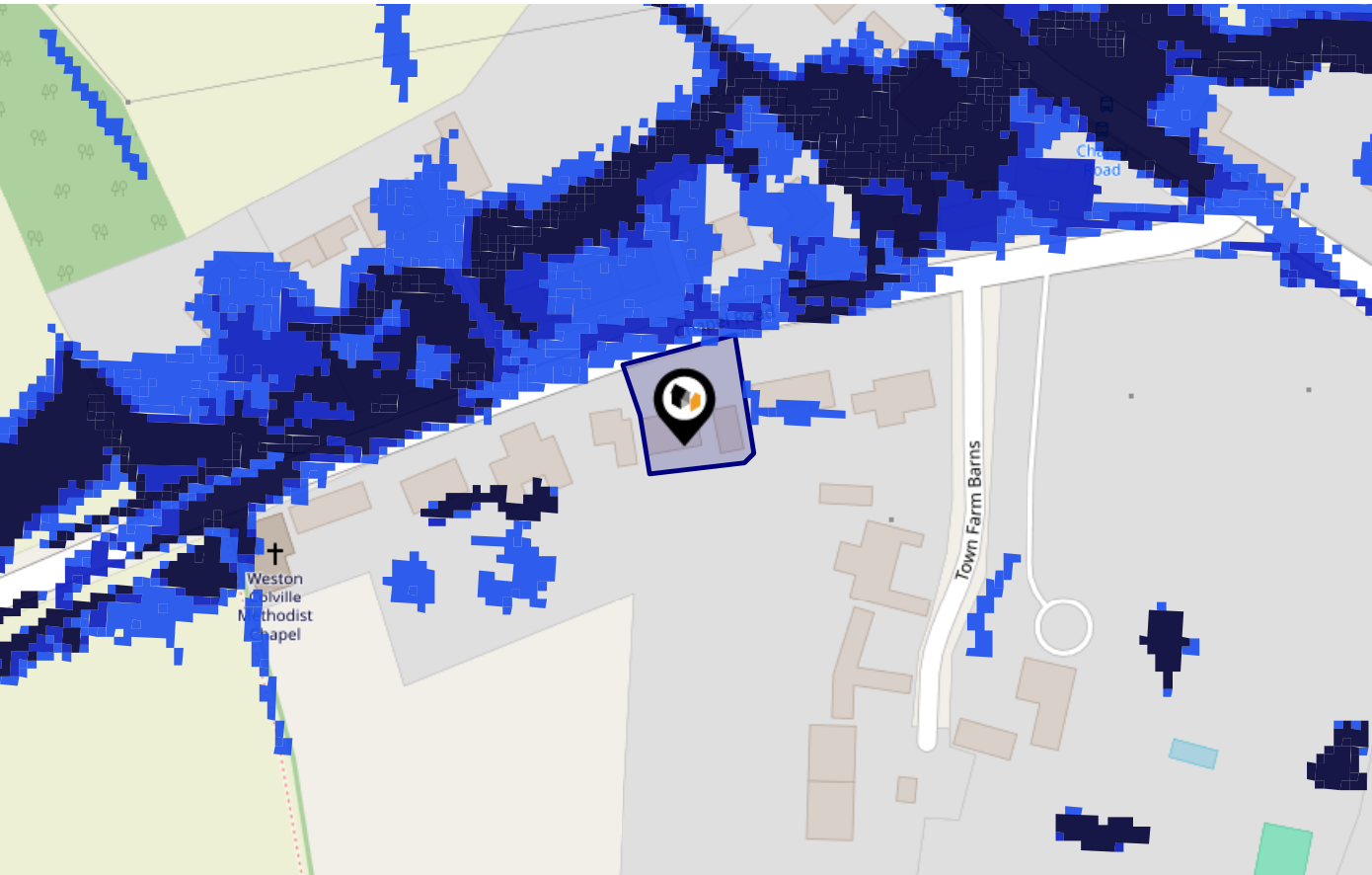
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

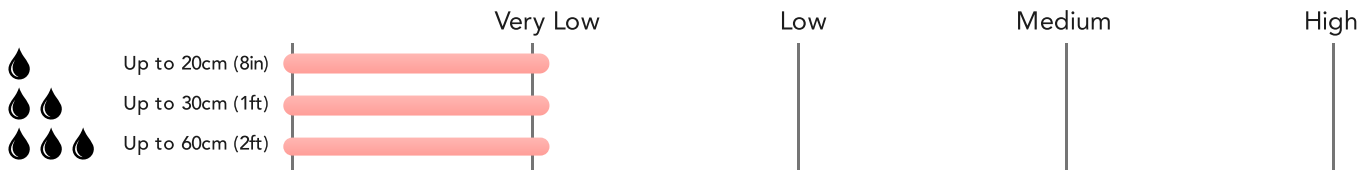


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

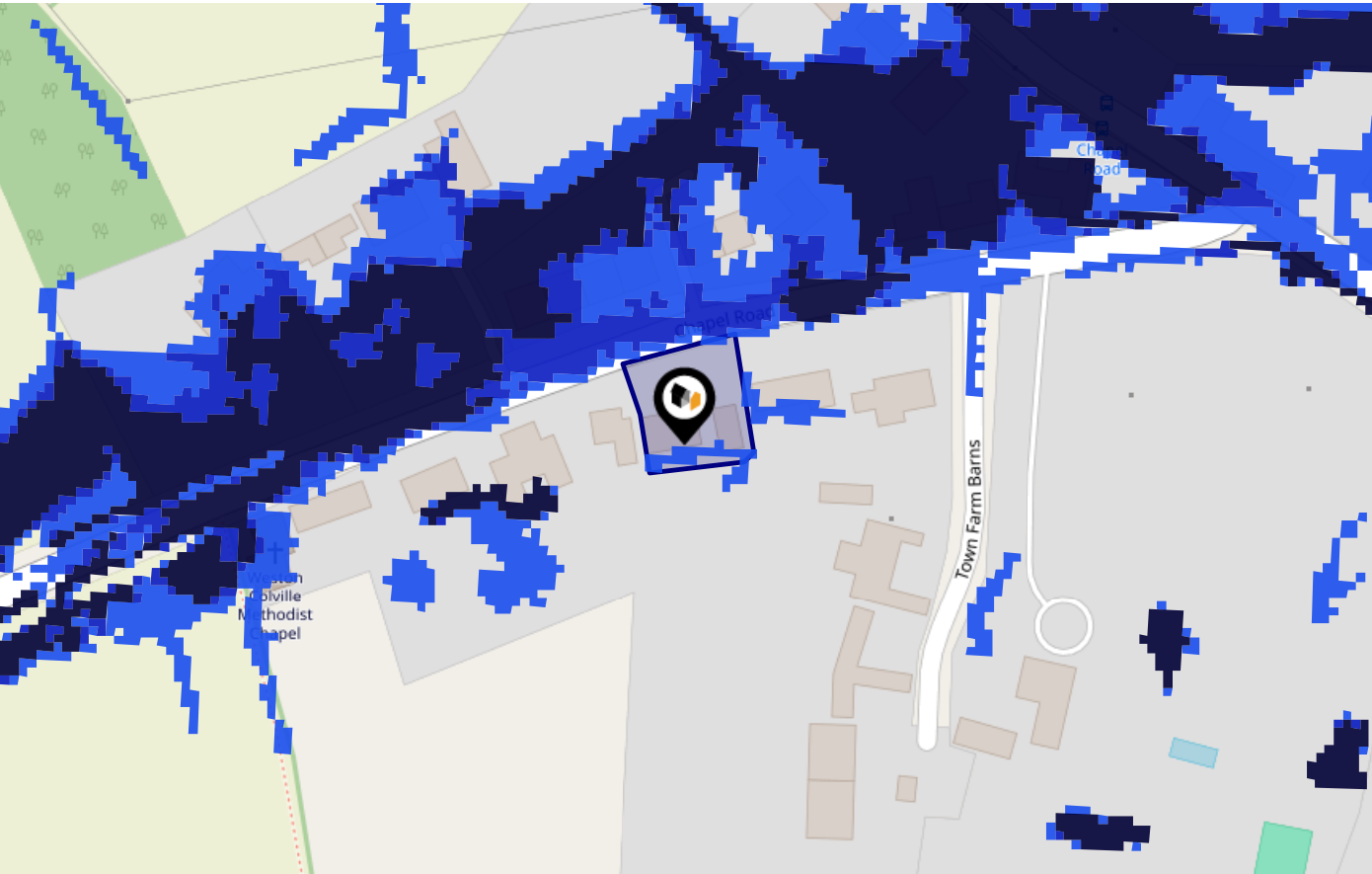


Flood Risk

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.

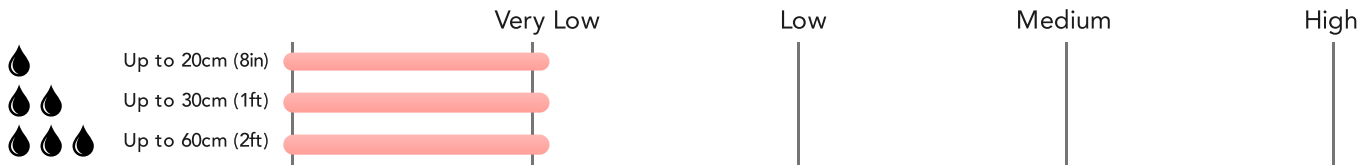


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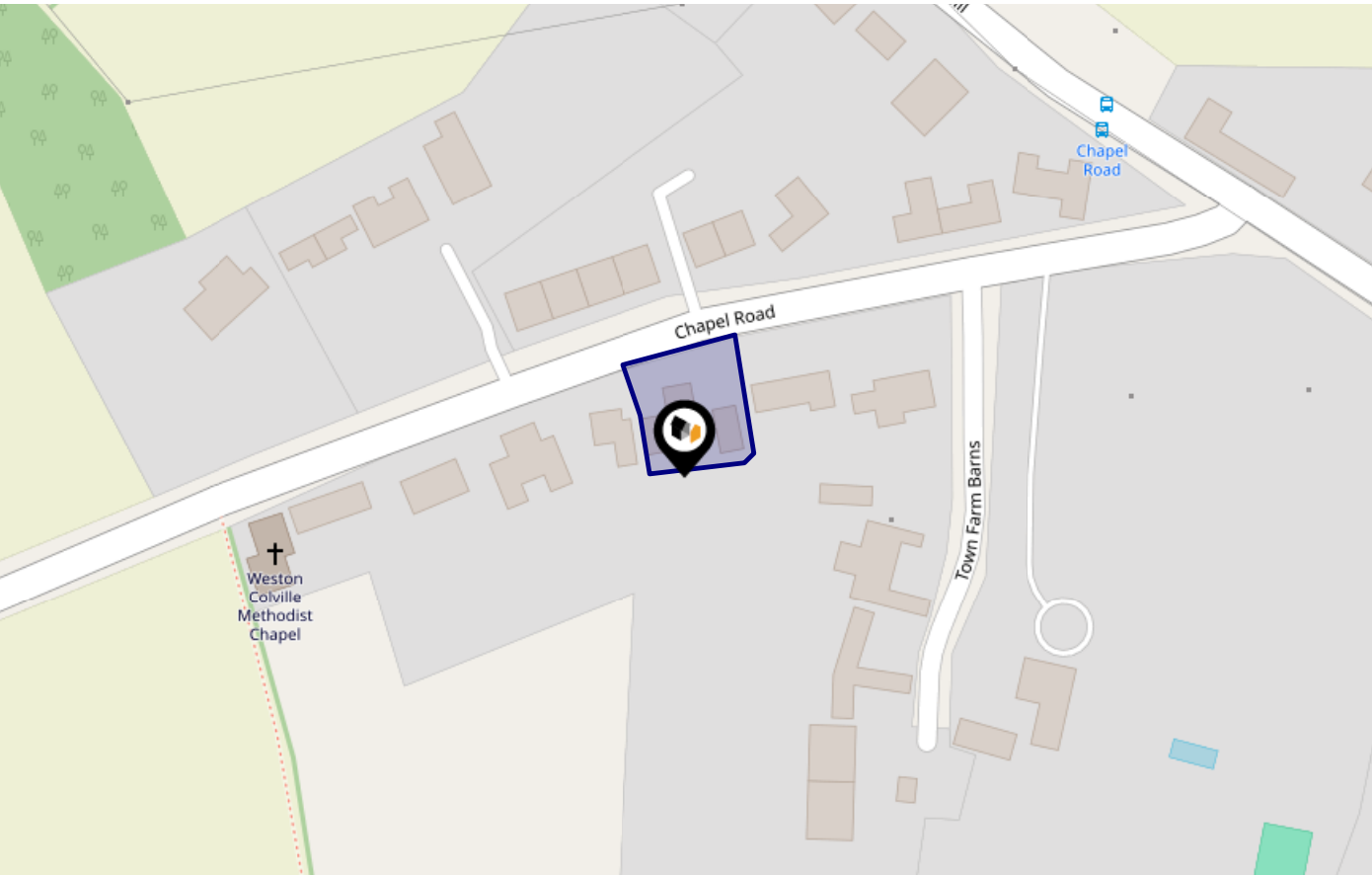


Flood Risk

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.

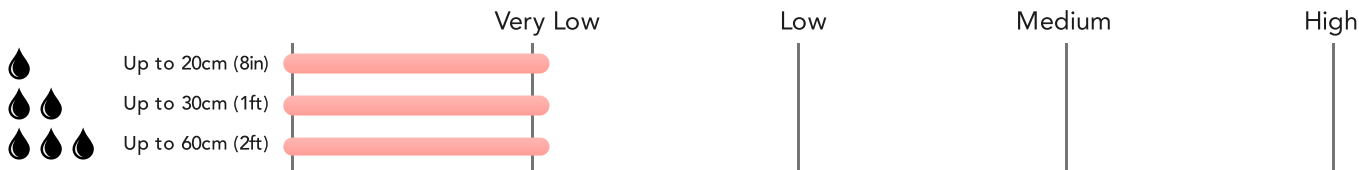


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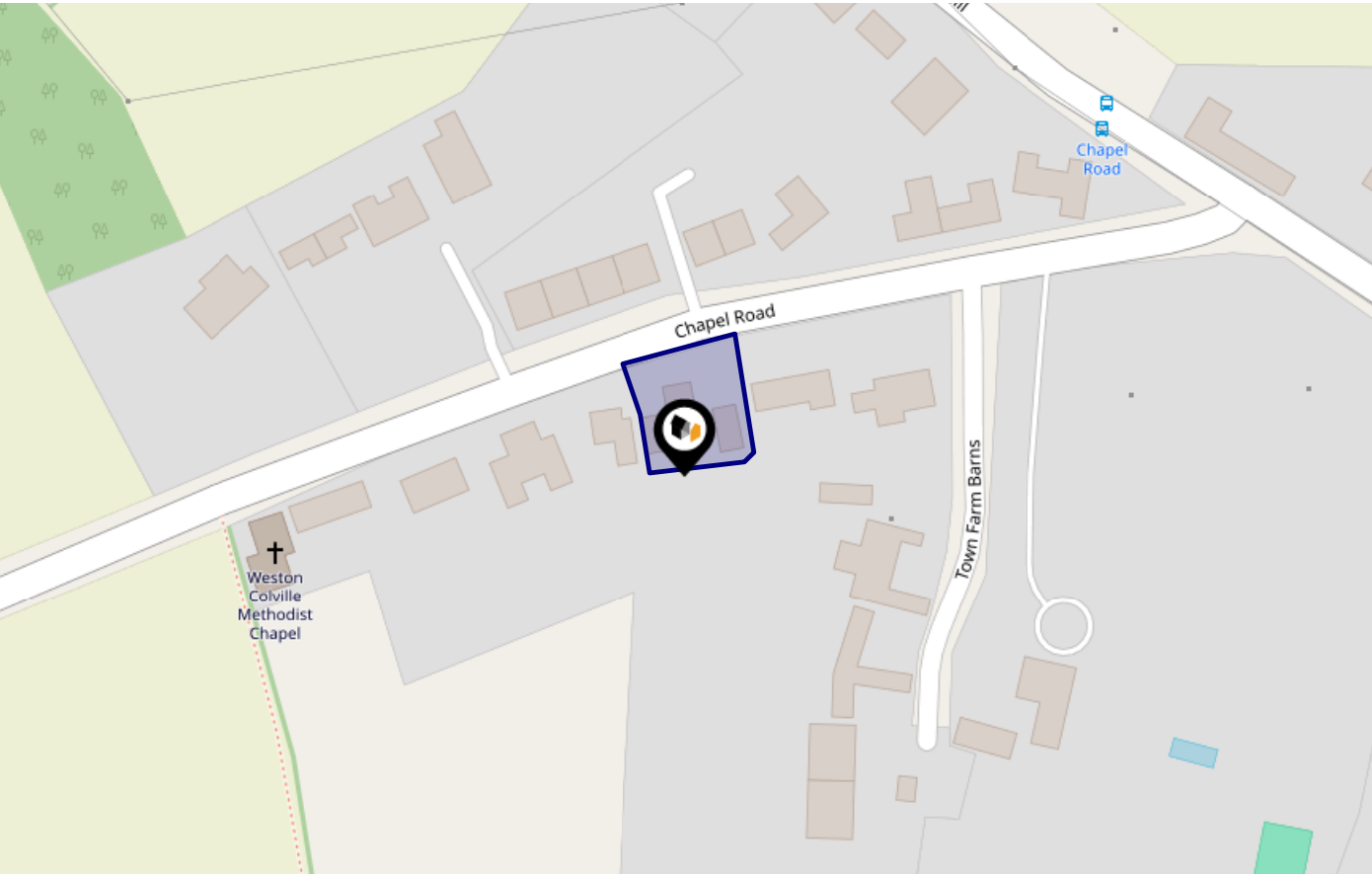


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

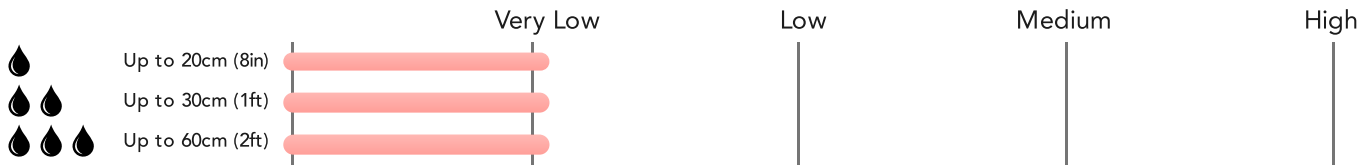


Risk Rating: Very low

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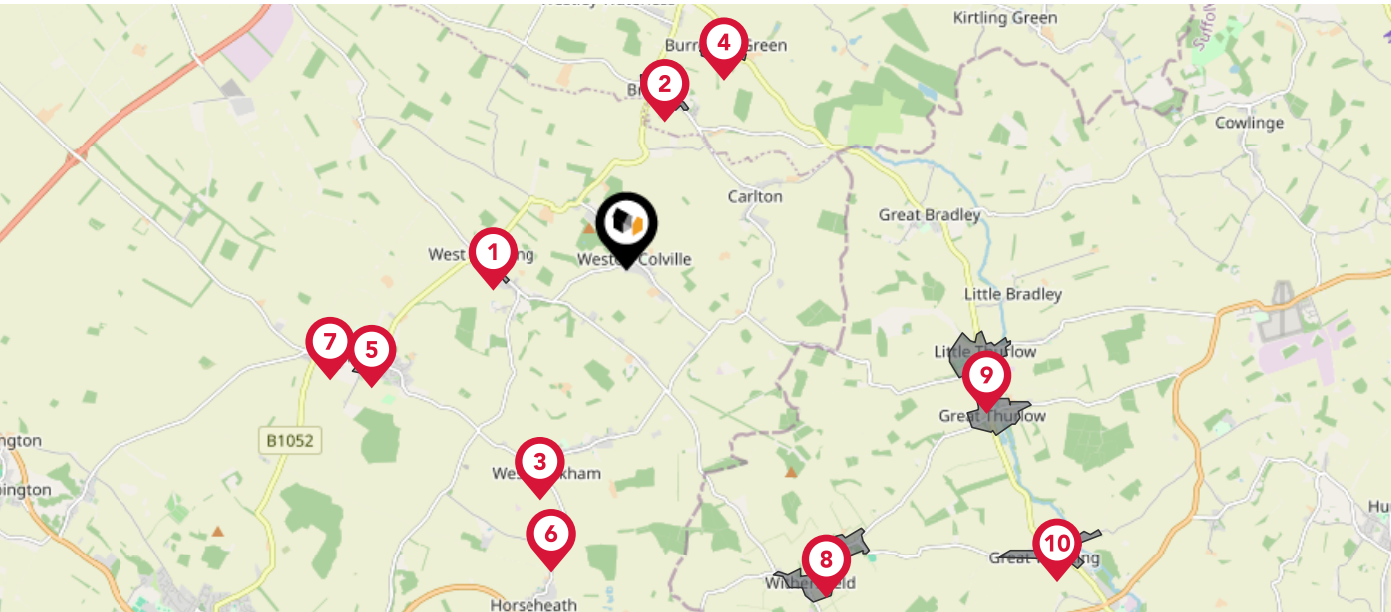


Maps

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.



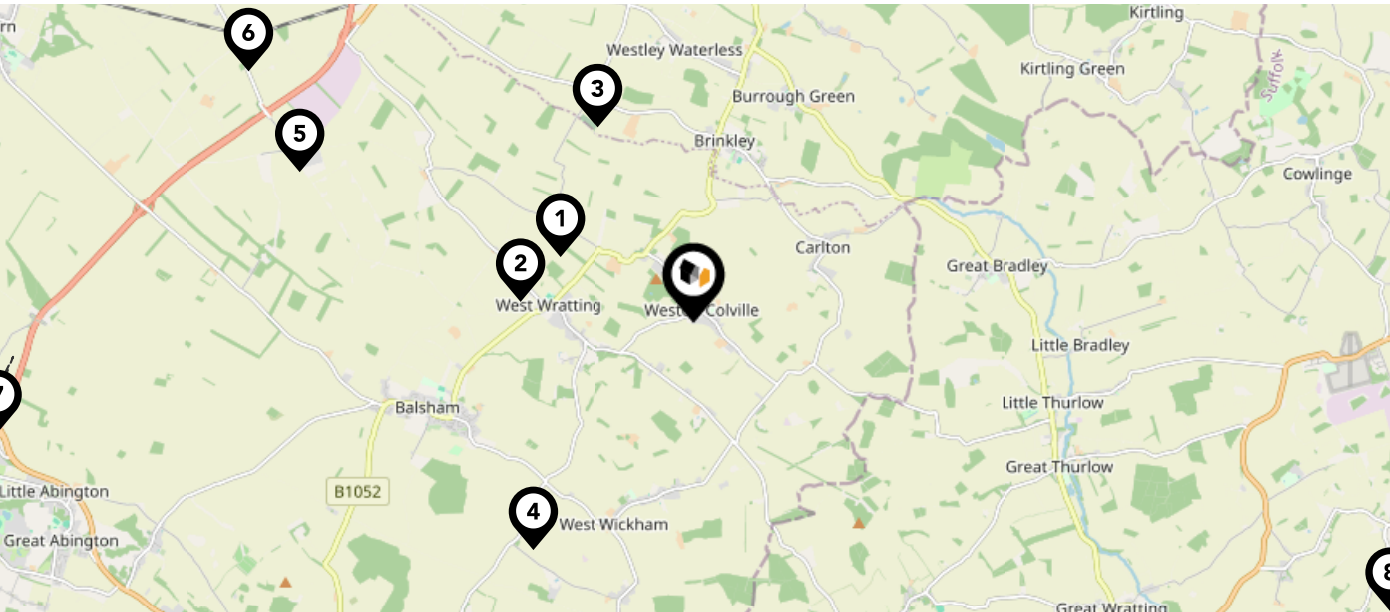
Nearby Conservation Areas	
1	West Wrattling
2	Brinkley
3	West Wickham
4	Burrough Green
5	Balsham Village
6	Streetly End
7	Balsham West End
8	Withersfield
9	Great and Little Thurlow
10	Great Wrattling

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	Weston Colville-Weston Colville, South Cambridgeshire	Historic Landfill
2	Land off Six Mile Bottom Road-West Wrating, South Cambridgeshire	Historic Landfill
3	Six Mile Bottom Cross Roads-Six Mile Bottom, Brinkley	Historic Landfill
4	Notley Chalk Pit West-Notley	Historic Landfill
5	EA/EPR/NP3190NA/T002	Active Landfill
6	Mill Road-Great Wilbraham	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Opposite Batchelors Hall-Mary Lane, Chimney Street, Hondon	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



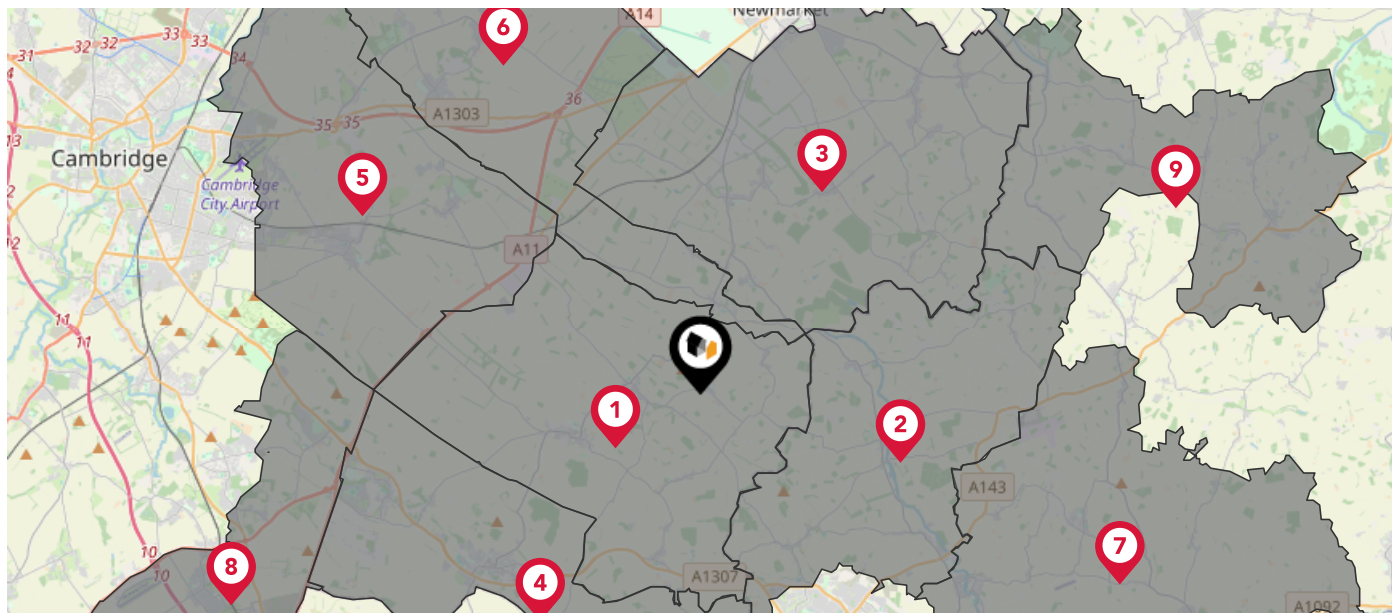
Mine Entry

- ✕ 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.

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

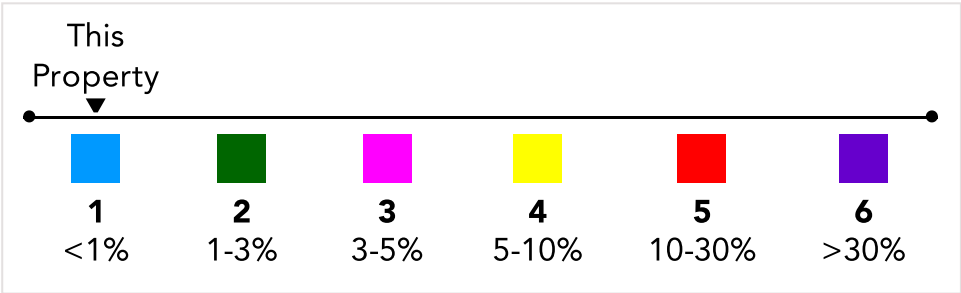
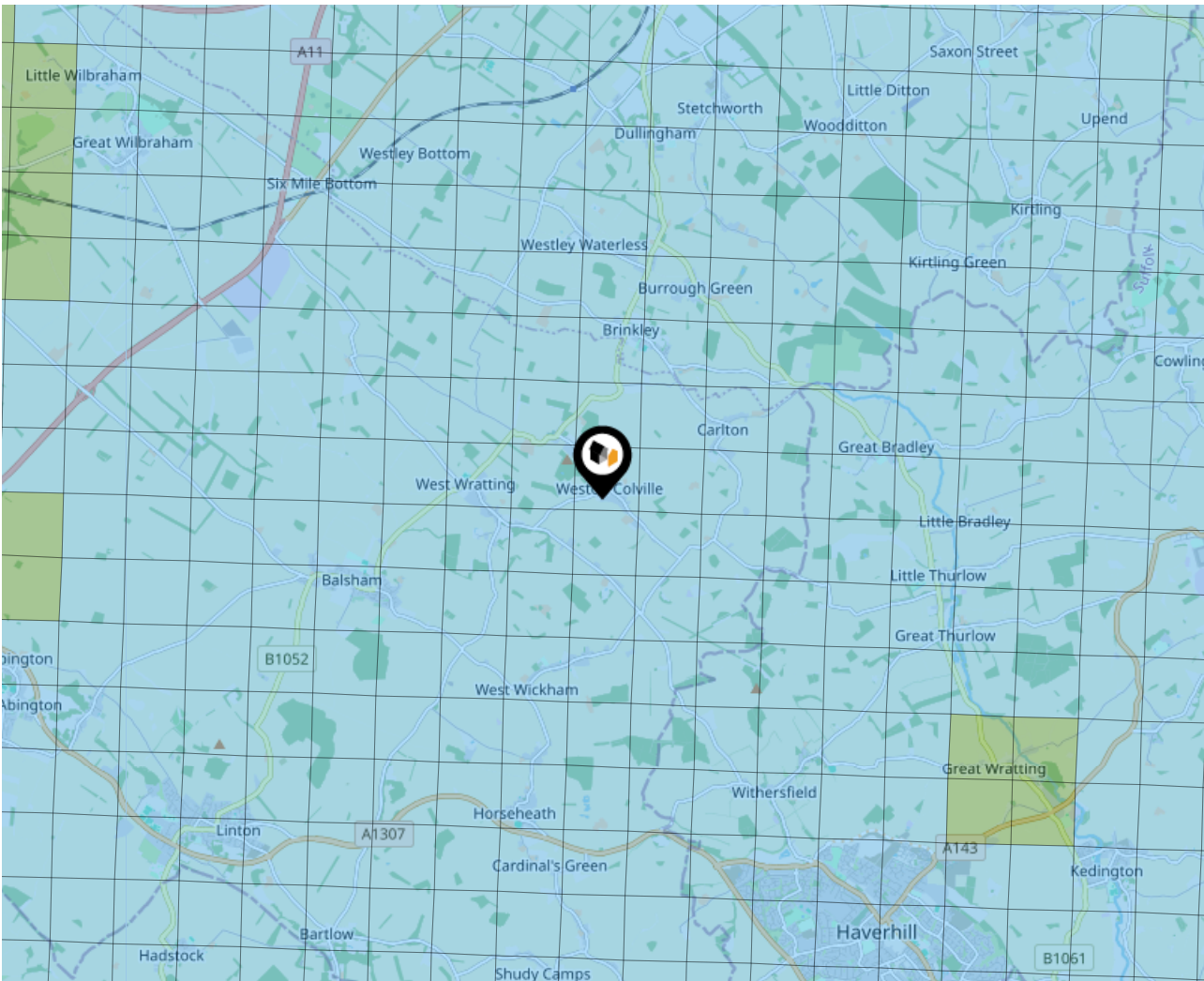


Nearby Council Wards

- | | |
|---|--------------------------------|
| 1 | Balsham Ward |
| 2 | Withersfield Ward |
| 3 | Woodditton Ward |
| 4 | Linton Ward |
| 5 | Fen Ditton & Fulbourn Ward |
| 6 | Bottisham Ward |
| 7 | Clare, Hundon & Kedington Ward |
| 8 | Duxford Ward |
| 9 | Chedburgh & Chevington Ward |

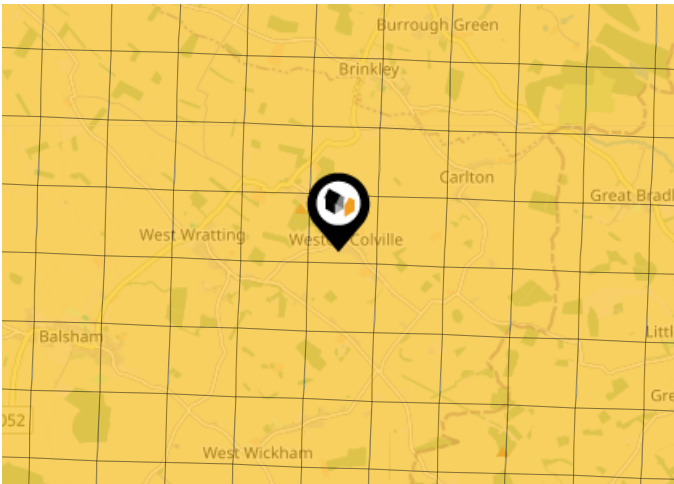
What is Radon?

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).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

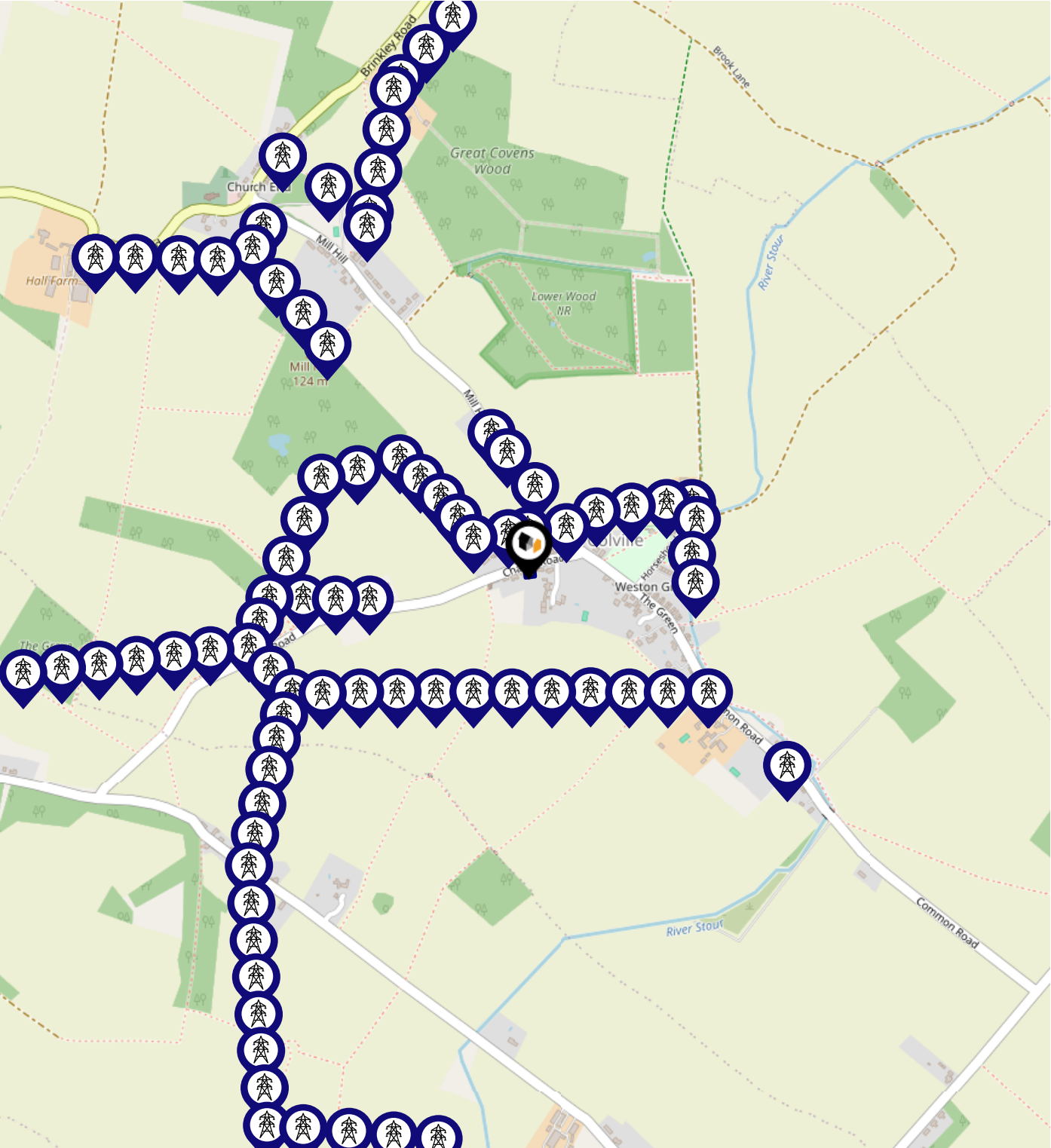


Primary Classifications (Most Common Clay Types)

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

Local Area

Masts & Pylons



Key:

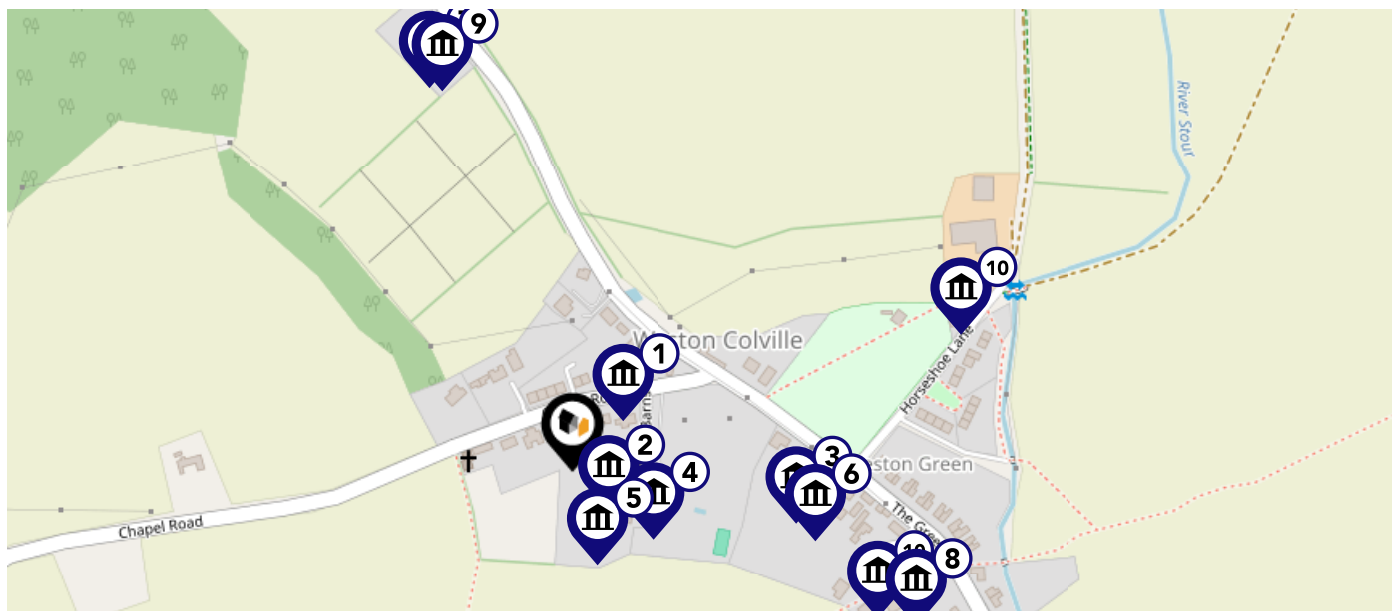
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

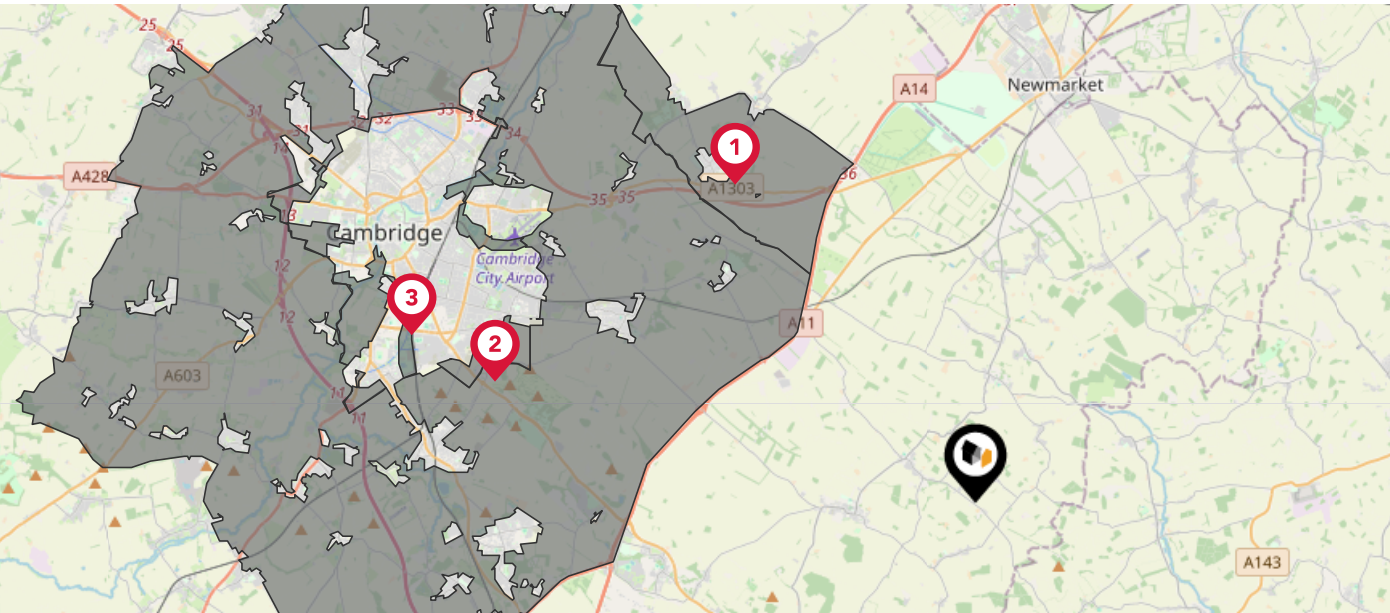


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

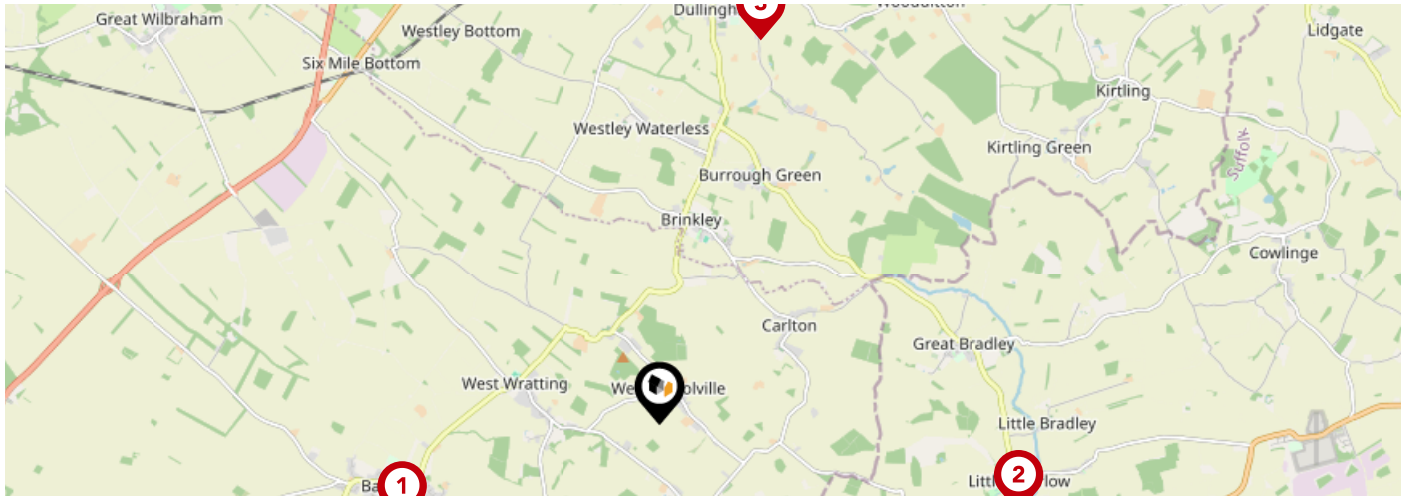


Listed Buildings in the local district		Grade	Distance
	1164459 - 46, 47 And 48, Chapel Road	Grade II	0.0 miles
	1164491 - Barn, Pound Farmhouse	Grade II	0.0 miles
	1164644 - Green Cottage	Grade II	0.1 miles
	1127952 - Pound Farmhouse	Grade II	0.1 miles
	1127953 - Barn, Pound Farmhouse	Grade II	0.1 miles
	1127958 - Yew Tree Cottage	Grade II	0.1 miles
	1331022 - Lane House	Grade II	0.2 miles
	1317690 - Lupin Cottage	Grade II	0.2 miles
	1127959 - Covens Wood Cottage Lane Cottage	Grade II	0.2 miles
	1164559 - Peacock Hall	Grade II	0.2 miles
	1164700 - Three Horseshoes Farmhouse	Grade II	0.2 miles

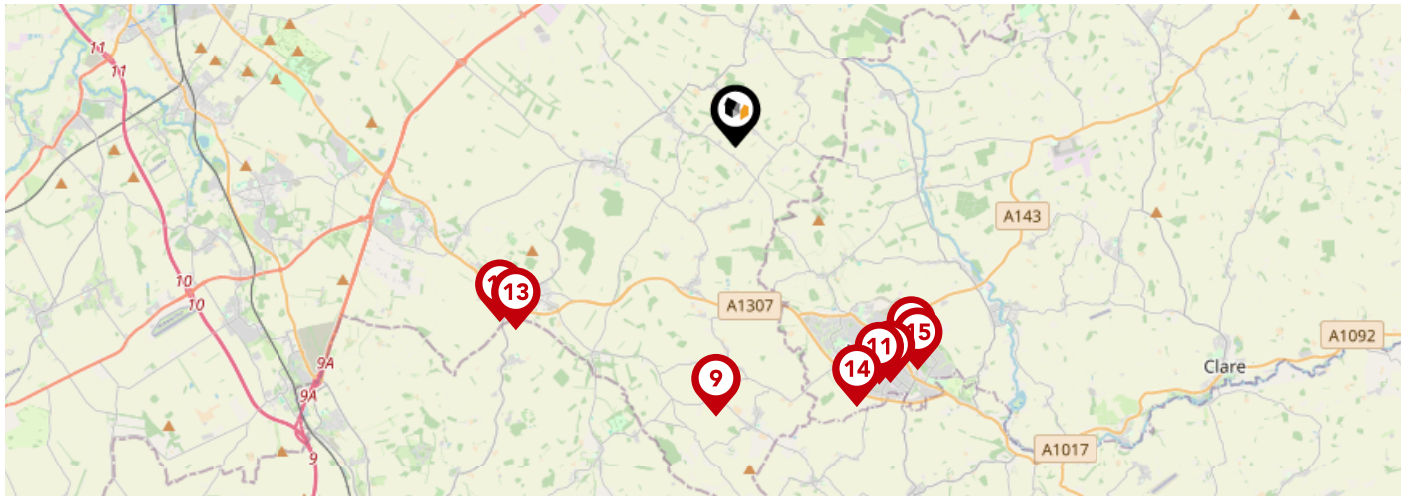
This map displays nearby areas that have been designated as Green Belt...



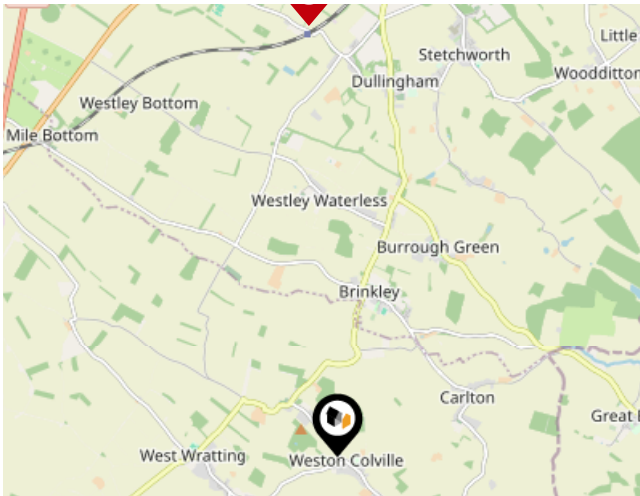
Nearby Green Belt Land	
1	Cambridge Green Belt - East Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - South Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:2.51	☐	☒	☐	☐	☐
2	Thurlow Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 66 Distance:3.36	☐	☒	☐	☐	☐
3	Kettlefields Primary School Ofsted Rating: Good Pupils: 126 Distance:3.62	☐	☒	☐	☐	☐
4	New Cangle Community Primary School Ofsted Rating: Good Pupils: 207 Distance:4.63	☐	☒	☐	☐	☐
5	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:4.71	☐	☒	☐	☐	☐
6	Castle Manor Academy Ofsted Rating: Good Pupils: 751 Distance:4.73	☐	☐	☒	☐	☐
7	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:4.81	☐	☒	☐	☐	☐
8	St Felix Roman Catholic Primary School, Haverhill Ofsted Rating: Serious Weaknesses Pupils: 236 Distance:4.81	☐	☒	☐	☐	☐

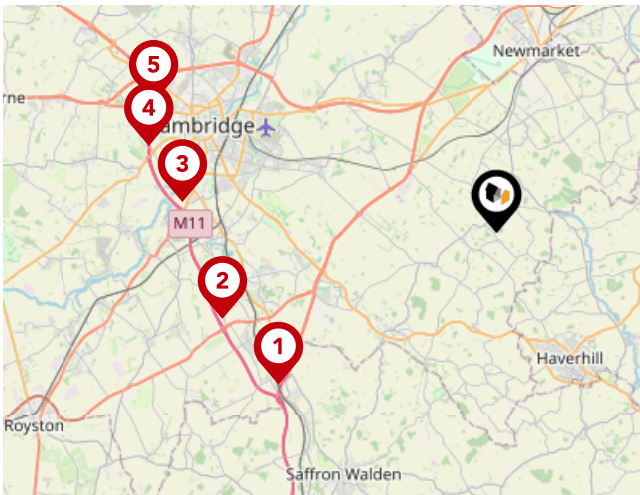


		Nursery	Primary	Secondary	College	Private
9	Glebe House Ofsted Rating: Good Pupils:0 Distance:4.91	☐	☐	☒	☐	☐
10	Samuel Ward Academy Ofsted Rating: Good Pupils: 1176 Distance:4.98	☐	☐	☒	☐	☐
11	Place Farm Primary Academy Ofsted Rating: Good Pupils: 410 Distance:5.04	☐	☒	☐	☐	☐
12	Broadlands Hall Ofsted Rating: Good Pupils: 37 Distance:5.13	☐	☐	☒	☐	☐
13	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:5.2	☐	☒	☐	☐	☐
14	Clements Primary Academy Ofsted Rating: Good Pupils: 263 Distance:5.22	☐	☒	☐	☐	☐
15	Westfield Primary Academy Ofsted Rating: Good Pupils: 442 Distance:5.25	☐	☒	☐	☐	☐
16	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:5.34	☐	☐	☒	☐	☐



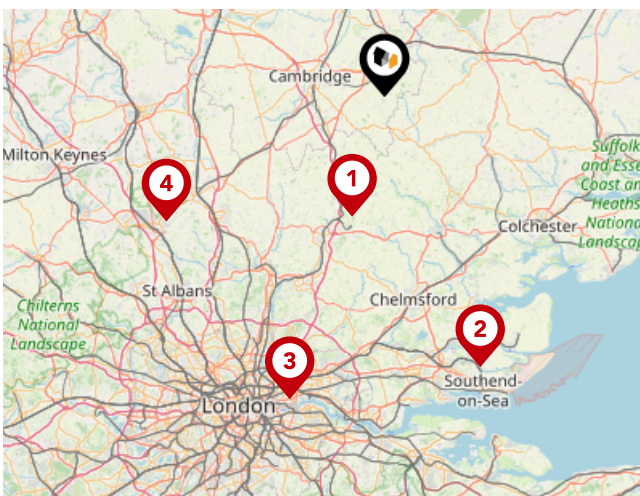
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	3.94 miles
2	Entrance1	6.59 miles
3	Newmarket Rail Station	6.6 miles



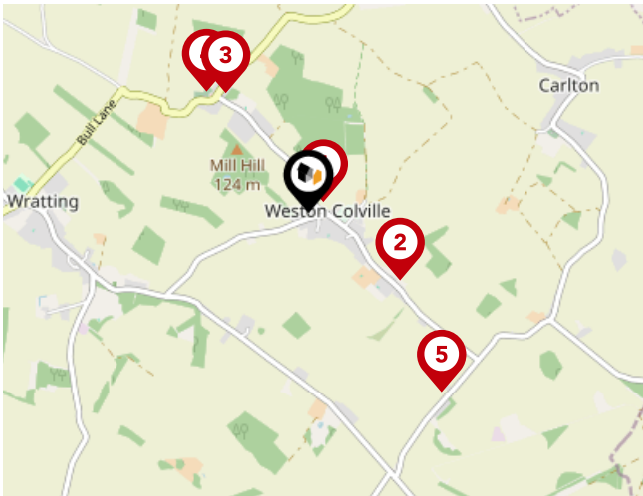
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	9.68 miles
2	M11 J10	10.45 miles
3	M11 J11	11.47 miles
4	M11 J12	13.02 miles
5	M11 J13	13.34 miles



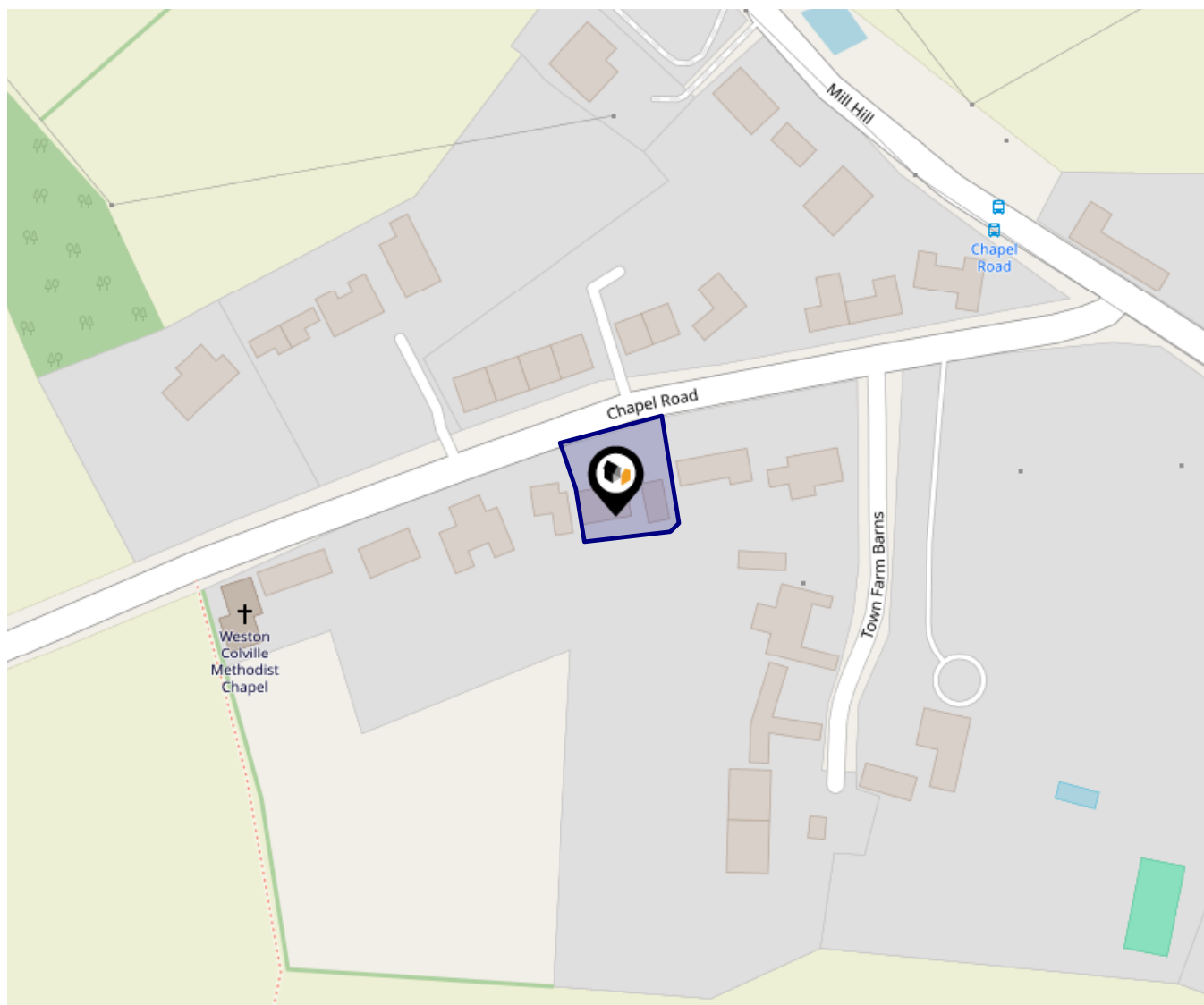
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	18.28 miles
2	Southend-on-Sea	42.27 miles
3	Silvertown	46.46 miles
4	Luton Airport	36.75 miles



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Road	0.08 miles
2	Common Road	0.52 miles
3	Church End	0.67 miles
4	Mill Hill	0.72 miles
5	Weston Woods Cottages	1.02 miles



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

Cooke Curtis & Co

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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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