

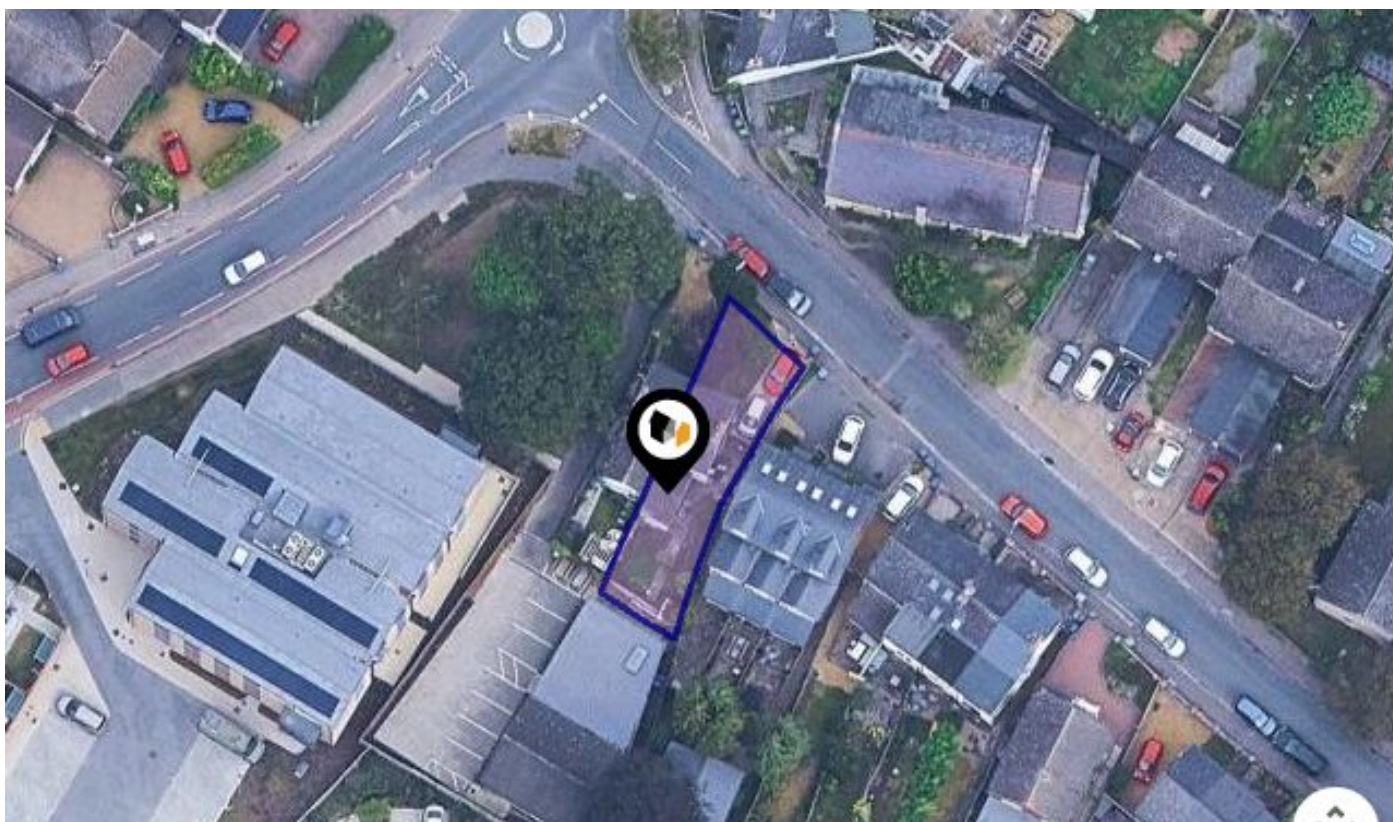


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 30th September 2025



FISHERS LANE, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	581 ft ² / 54 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Title Number:	CB393002		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	74	1000
● Surface Water	High	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning History

This Address



Planning records for: *Fishers Lane, Cambridge, CB1*

Reference - 22/03466/HFUL	
Decision:	Decided
Date:	01st August 2022
Description:	Single car width driveway to the front of property.

Reference - 24/02177/HFUL	
Decision:	Decided
Date:	05th June 2024
Description:	Part two storey, part single storey side and rear extension and front porch extension

Planning records for: **Cherry Hinton Baptist Church Family Centre Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 14/0483/FUL	
Decision:	Decided
Date:	08th April 2014
Description:	Extension of church hall to rear to provide larger kitchen and meeting room.

Planning records for: **74 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 17/0736/GPE	
Decision:	Decided
Date:	24th April 2017
Description:	Single storey rear conservatory.

Planning records for: **14 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 13/0286/COND2	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 2

Reference - 13/0286/FUL	
Decision:	Decided
Date:	13th March 2013
Description:	Demolition of existing property and construction of 3 x3 bedroom dwellings with individual parking spaces

Planning records for: **14 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 13/0286/COND11	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 11

Reference - 18/1021/S73	
Decision:	Decided
Date:	25th June 2018
Description:	Retrospective Section 73 application to vary condition 14 (Approved Drawings) of permission 13/0286/FUL (Demolition of existing property and construction of 3 x3 bedroom dwellings with individual parking spaces) to allow amendments/additions to front elevation.

Reference - 13/0286/COND4	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 4

Reference - 13/0286/COND12	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 12

Planning records for: **14 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 13/0286/COND13	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 13

Reference - 13/0286/COND3	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 3

Planning records for: **10 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 16/1815/FUL	
Decision:	Decided
Date:	12th October 2016
Description:	First floor rear extension to house

Planning records for: **18 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 11/1243/FUL	
Decision:	Decided
Date:	19th October 2011
Description:	First floor rear extension.

Planning records for: **30 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 08/1372/FUL	
Decision:	Decided
Date:	14th October 2008
Description:	Two storey side extension (car port with bedroom above).

Planning records for: **54 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 08/1210/FUL	
Decision:	Decided
Date:	01st September 2008
Description:	Two storey side extension

Planning records for: **56 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 19/0026/FUL	
Decision:	Decided
Date:	10th January 2019
Description:	Replacement of existing single storey rear extension, following demolition of existing. Roof extension consisting of two rear facing dormers and two front rooflights.

Reference - 18/1542/FUL	
Decision:	Decided
Date:	03rd October 2018
Description:	Two storey rear extension following demolition of existing single storey element.

Planning records for: *Land At 58 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 15/1111/COND24	
Decision:	Decided
Date:	18th February 2016
Description:	Condition 24 Archaeology

Reference - 15/1111/COND17	
Decision:	Decided
Date:	18th February 2016
Description:	Condition 24 Written Scheme of Archaeological Investigation24 - Written Scheme of Archaeological Investigation

Reference - 14/2027/COND11	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 11

Reference - 14/2027/COND15	
Decision:	Decided
Date:	01st February 2016
Description:	Condition 15

Planning records for: *Royal British Legion Hall 58 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 14/2027/COND18	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 18

Reference - 14/2027/COND12	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 12

Reference - 14/2027/FUL	
Decision:	Decided
Date:	06th January 2015
Description:	Proposed residential development to erect 8 semi-detached dwellings with 8 car parking spaces and covered cycle storage facilities at Fishers Lane, Cherry Hinton

Reference - 14/2027/COND16	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 16

Planning records for: **50 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 21/02894/HFUL	
Decision:	Decided
Date:	21st June 2021
Description:	Extension of rear roof dormer and single storey rear extension

Reference - 08/1157/FUL	
Decision:	Decided
Date:	20th August 2008
Description:	Part single storey part two storey extension and roof extension to front.

Planning records for: **52 Fishers Lane Cambridge CB1 9HR**

Reference - 19/0618/FUL	
Decision:	Decided
Date:	06th May 2019
Description:	Part two storey, part single storey front and rear extensions.

Planning records for: **100 Fishers Lane Cambridge CB1 9HR**

Reference - 20/0081/FUL	
Decision:	Decided
Date:	23rd January 2020
Description:	Single storey front extension and open lean-to to side elevation

Planning records for: *100 Fishers Lane Cambridge CB1 9HR*

Reference - 19/1532/FUL	
Decision:	Decided
Date:	06th November 2019
Description:	Single storey front extension and open lean-to to side elevation.

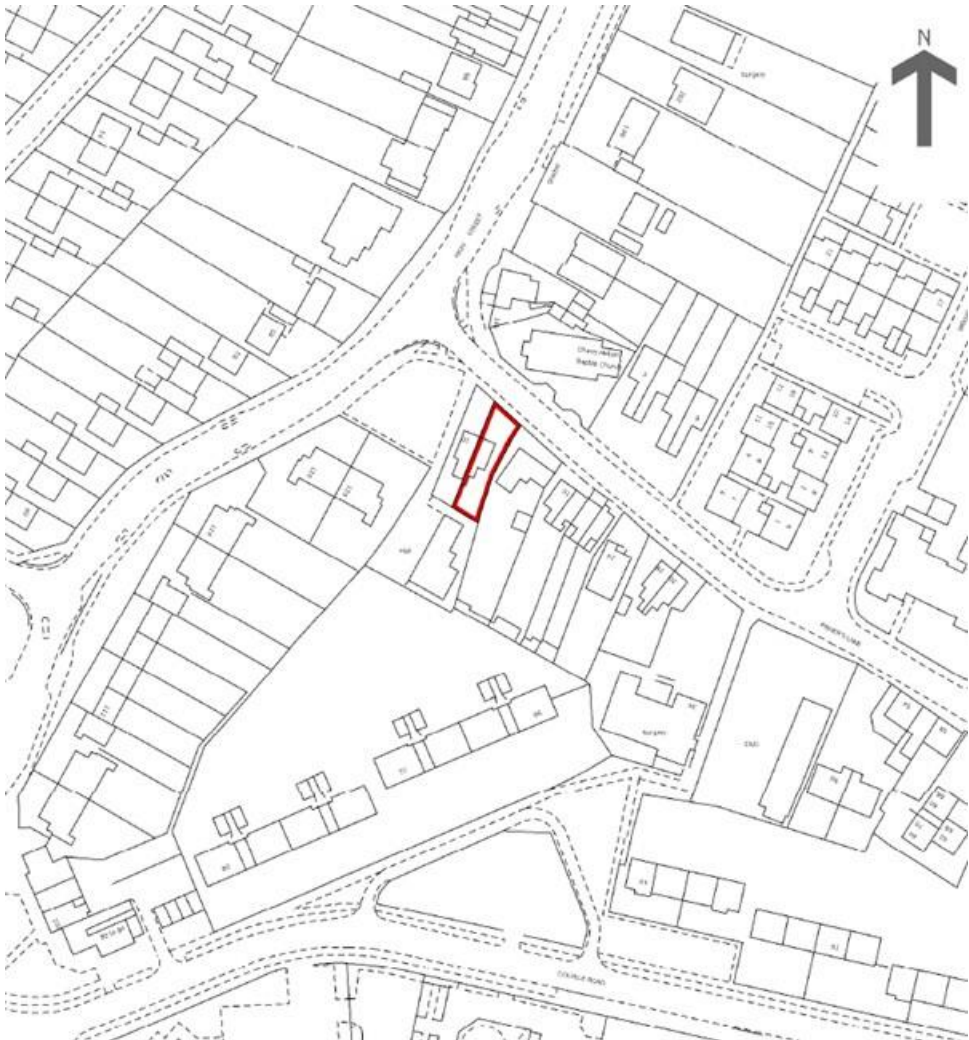
Planning records for: *96 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 23/04559/CL2PD	
Decision:	Decided
Date:	28th November 2023
Description:	Certificate Of Lawfulness Under S192 for use of the land for siting a mobile home for use ancillary to the main dwelling.





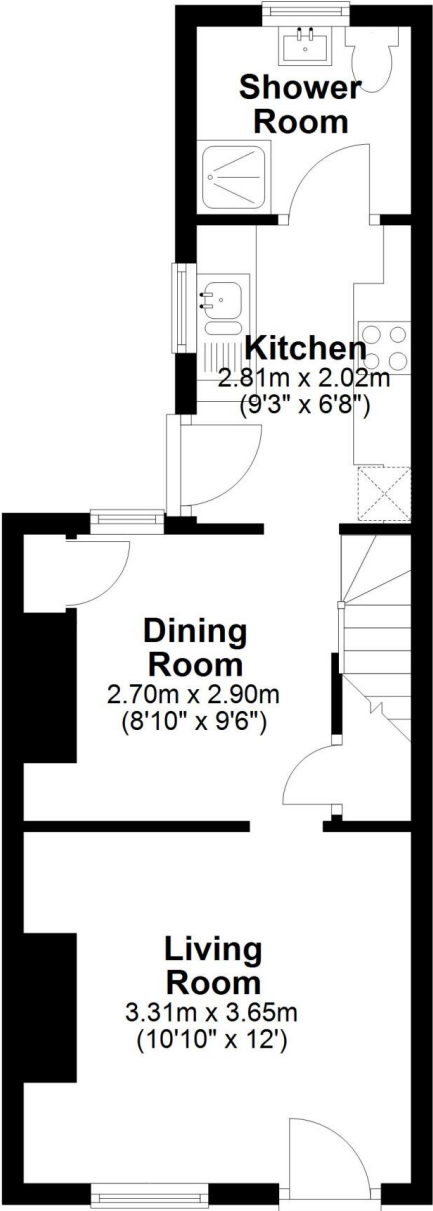
FISHERS LANE, CAMBRIDGE, CB1



FISHERS LANE, CAMBRIDGE, CB1

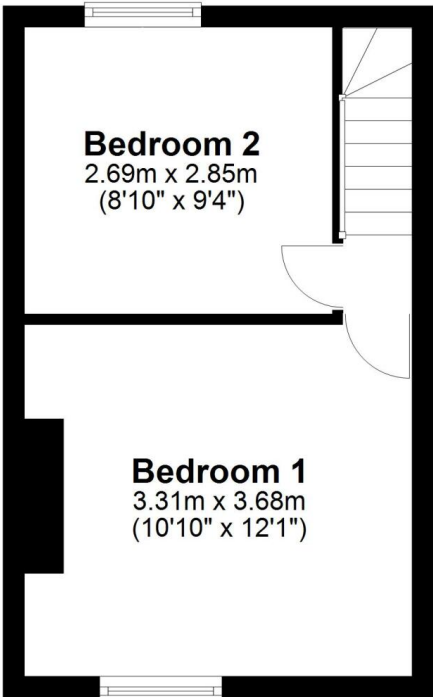
Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



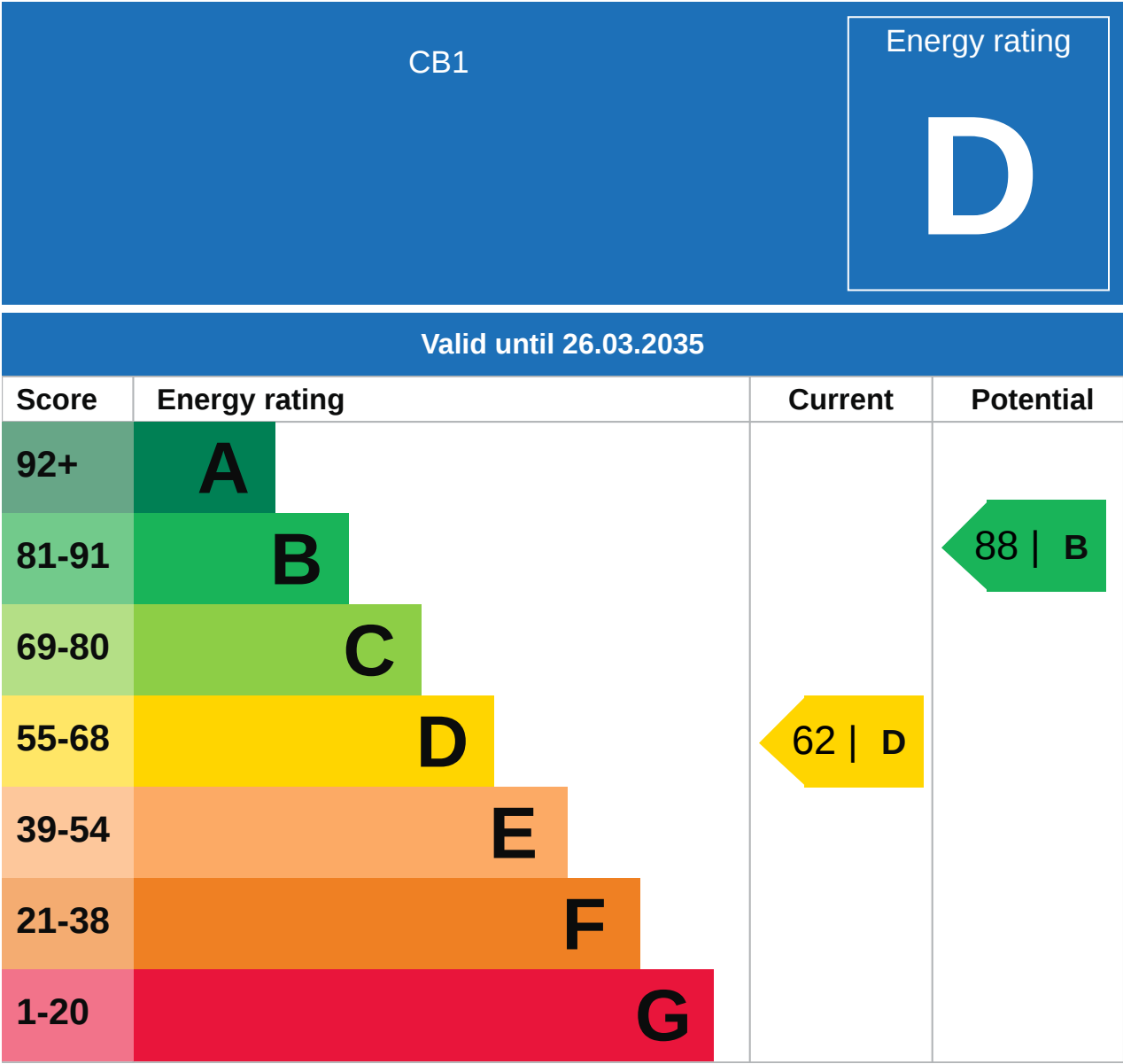
First Floor

Approx. 22.2 sq. metres (239.4 sq. feet)



Total area: approx. 54.2 sq. metres (583.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	54 m ²

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Combi boiler

Water Supply

Cambridge 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



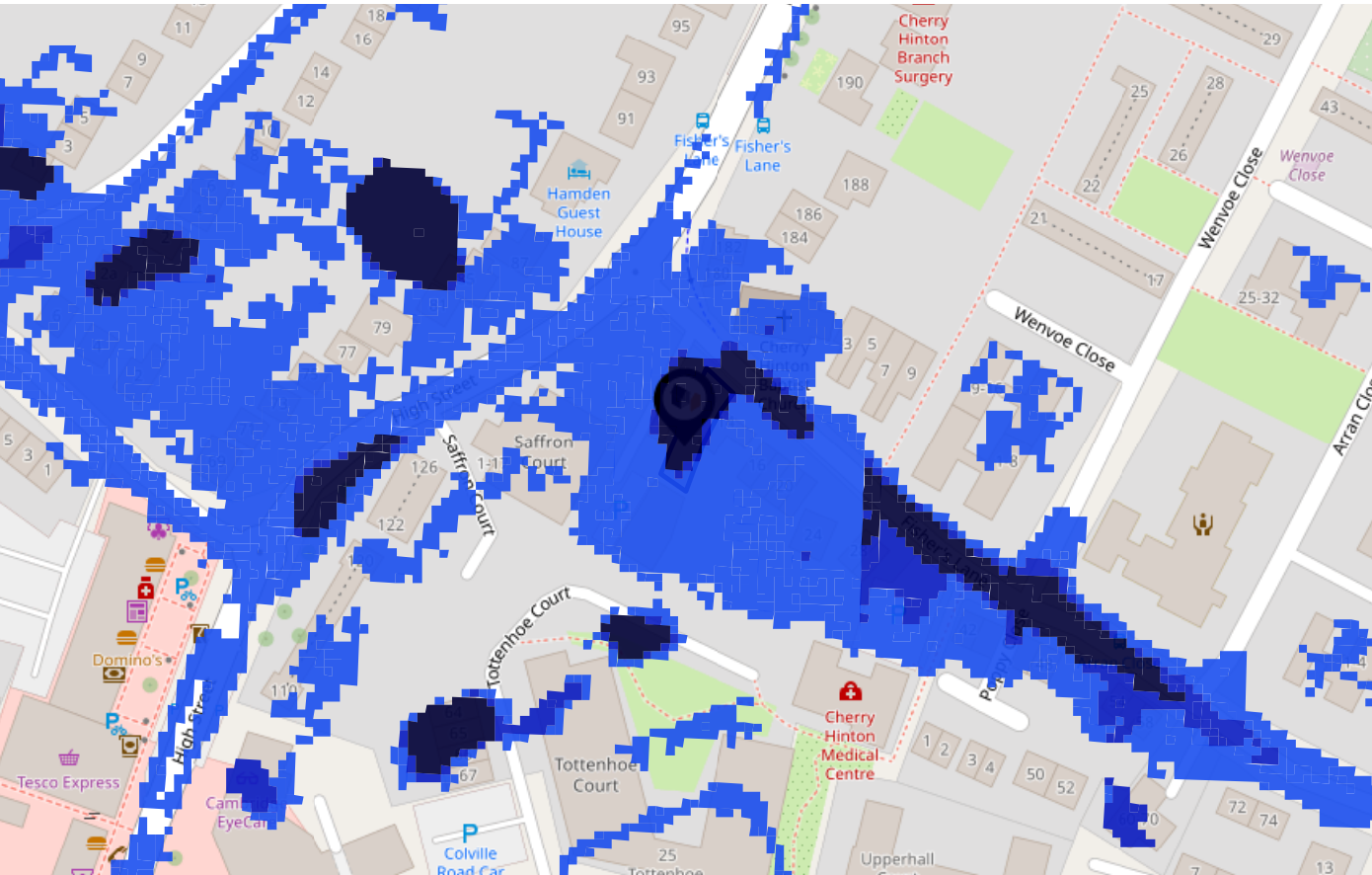
/cookecurtisco

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.

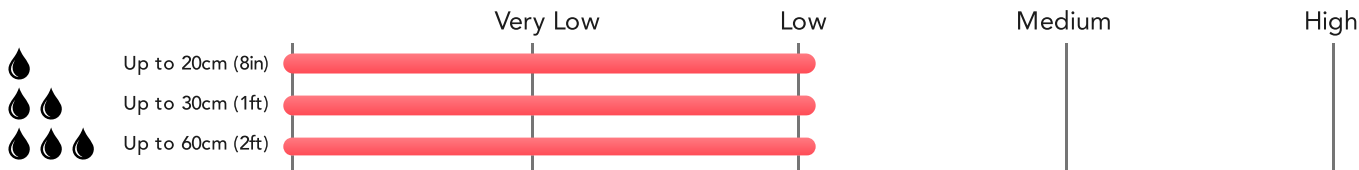


Risk Rating: High

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:

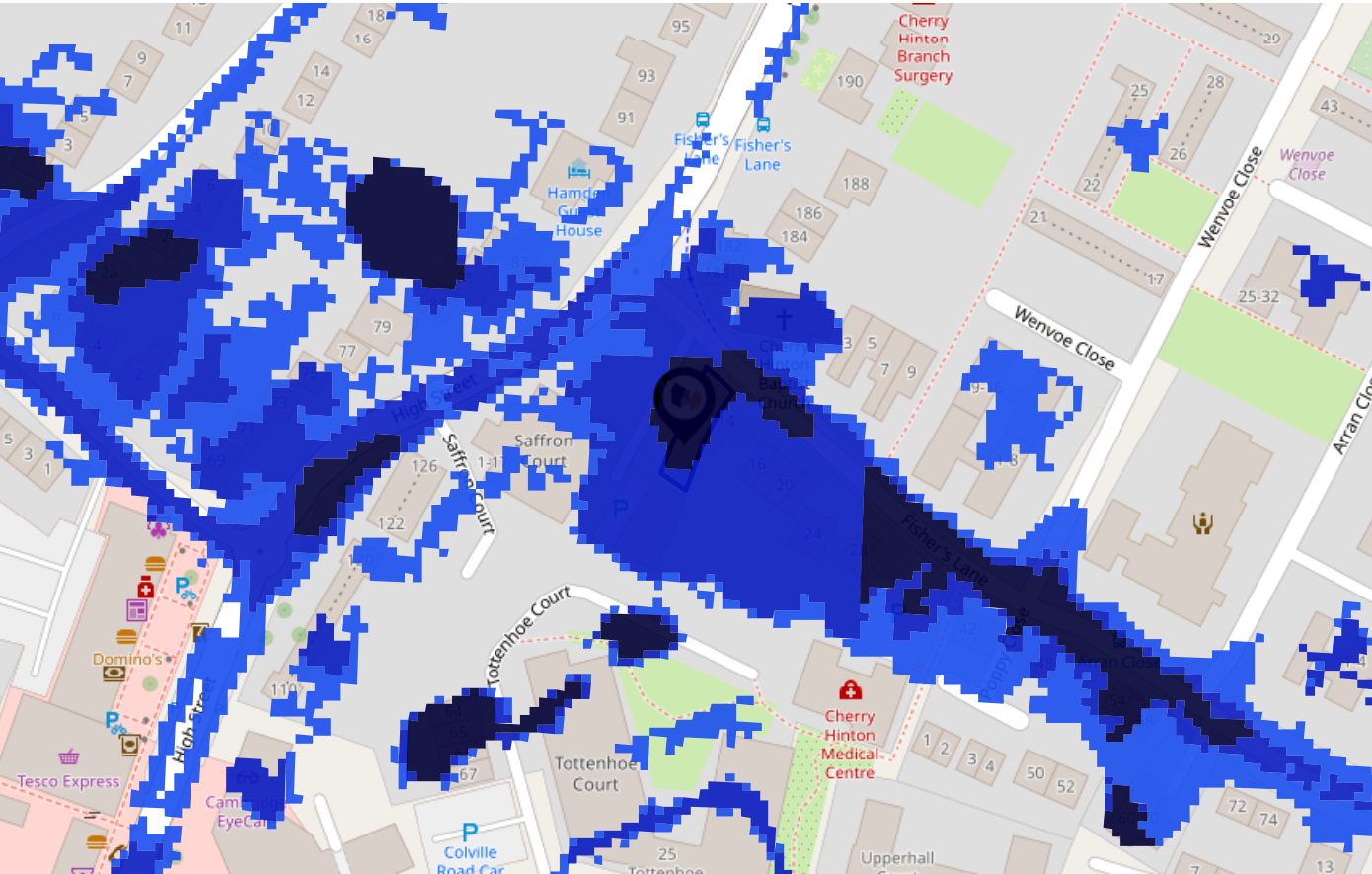


Flood Risk

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.

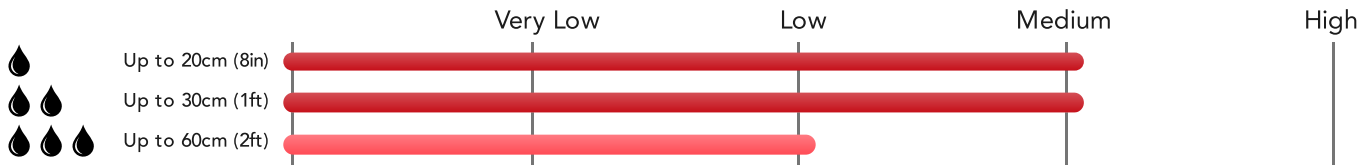


Risk Rating: High

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Chance of flooding to the following depths at this property:

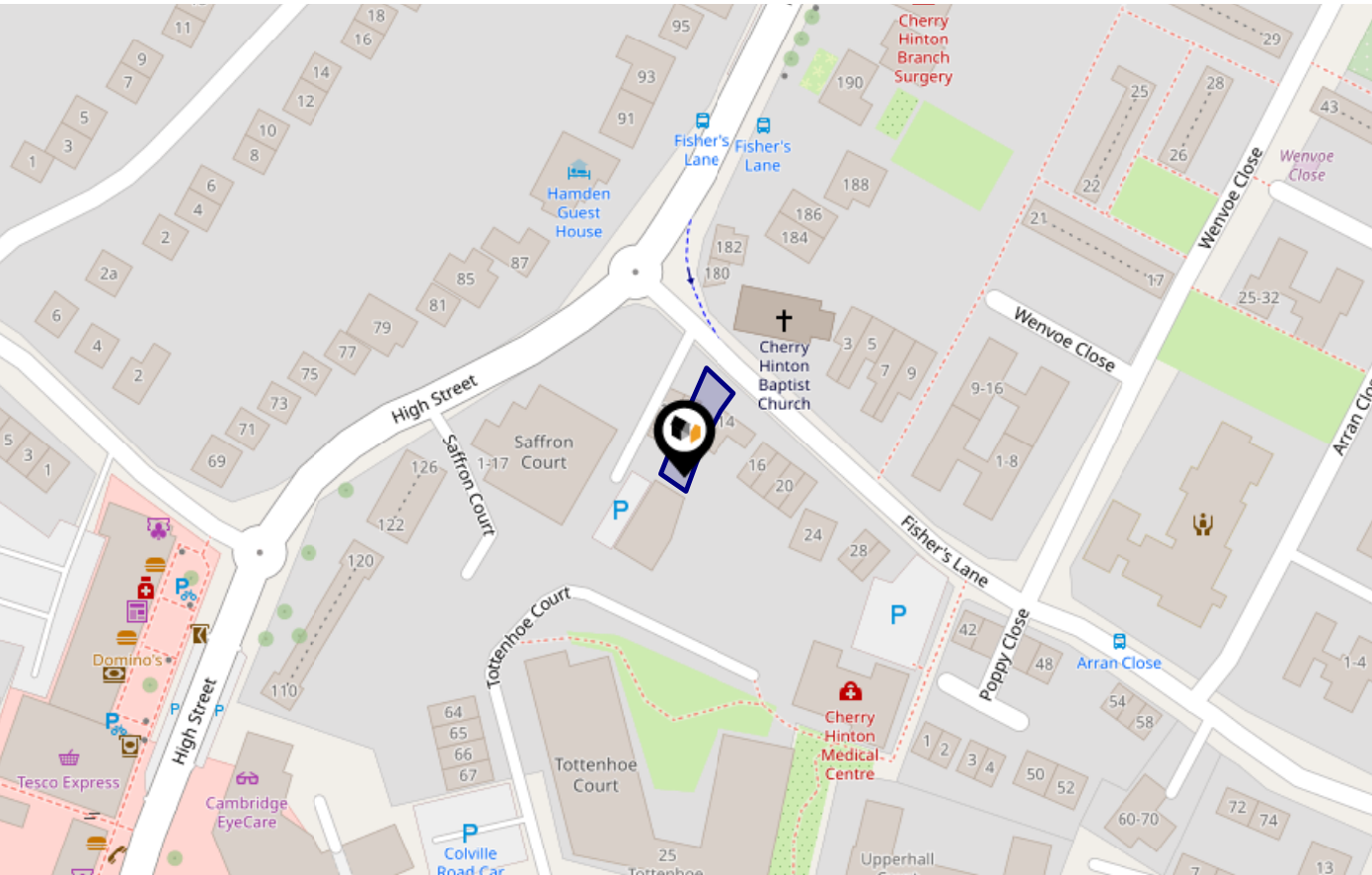


Flood Risk

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.

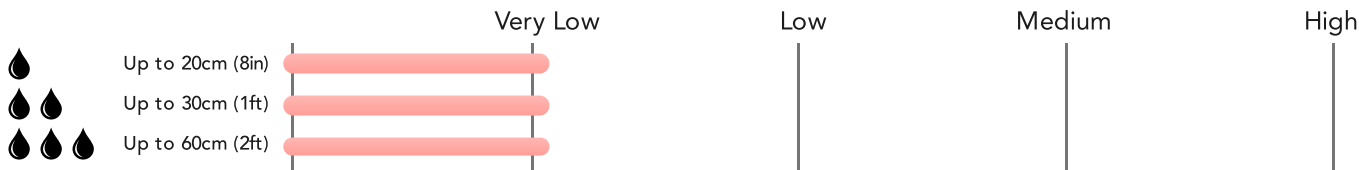


Risk Rating: Very low

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:

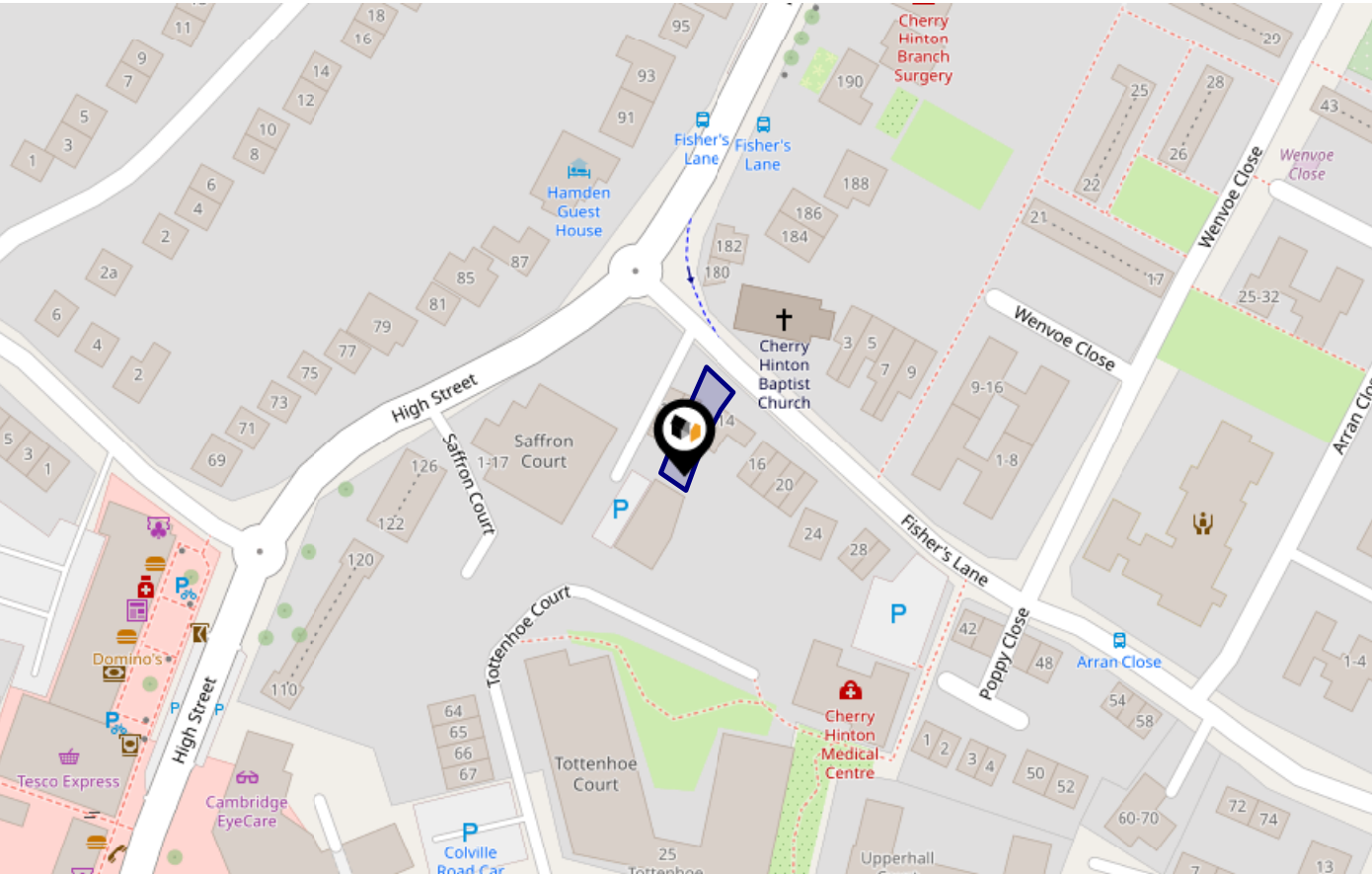


Flood Risk

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.

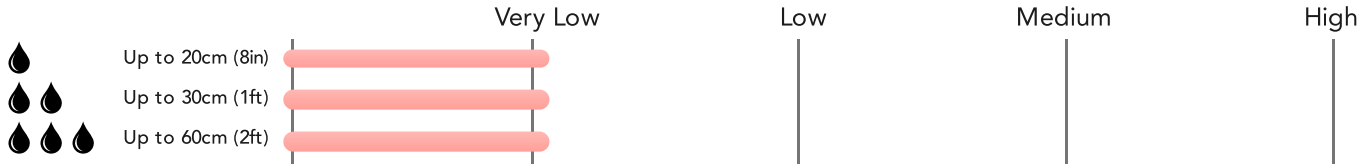


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

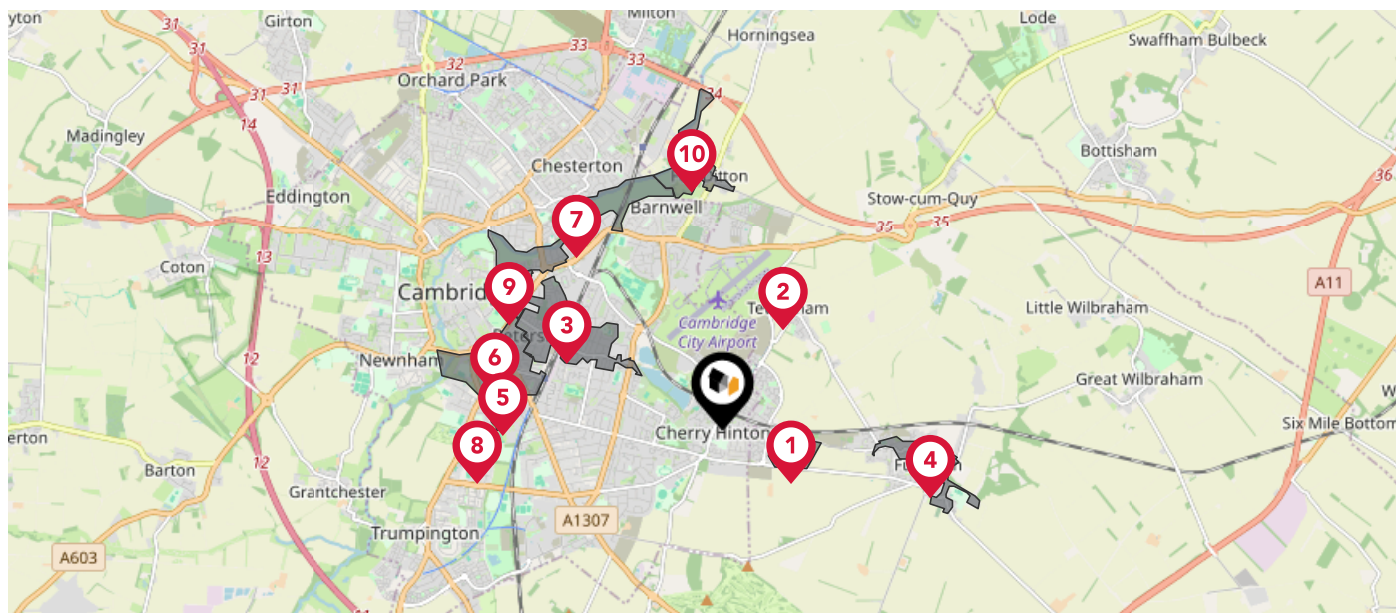


Maps

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



Fulbourn Hospital



Teversham



Mill Road



Fulbourn



Brooklands Avenue



New Town and Glisson Road



Riverside and Stourbridge Common



Barrow Road

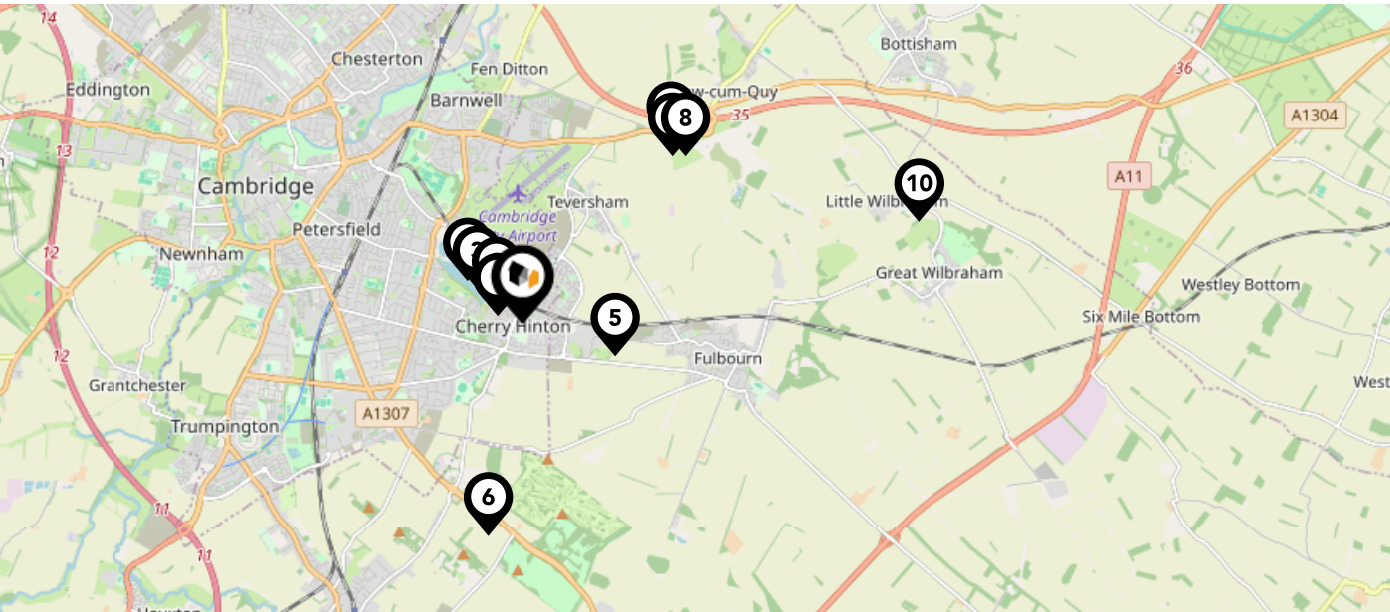


The Kite



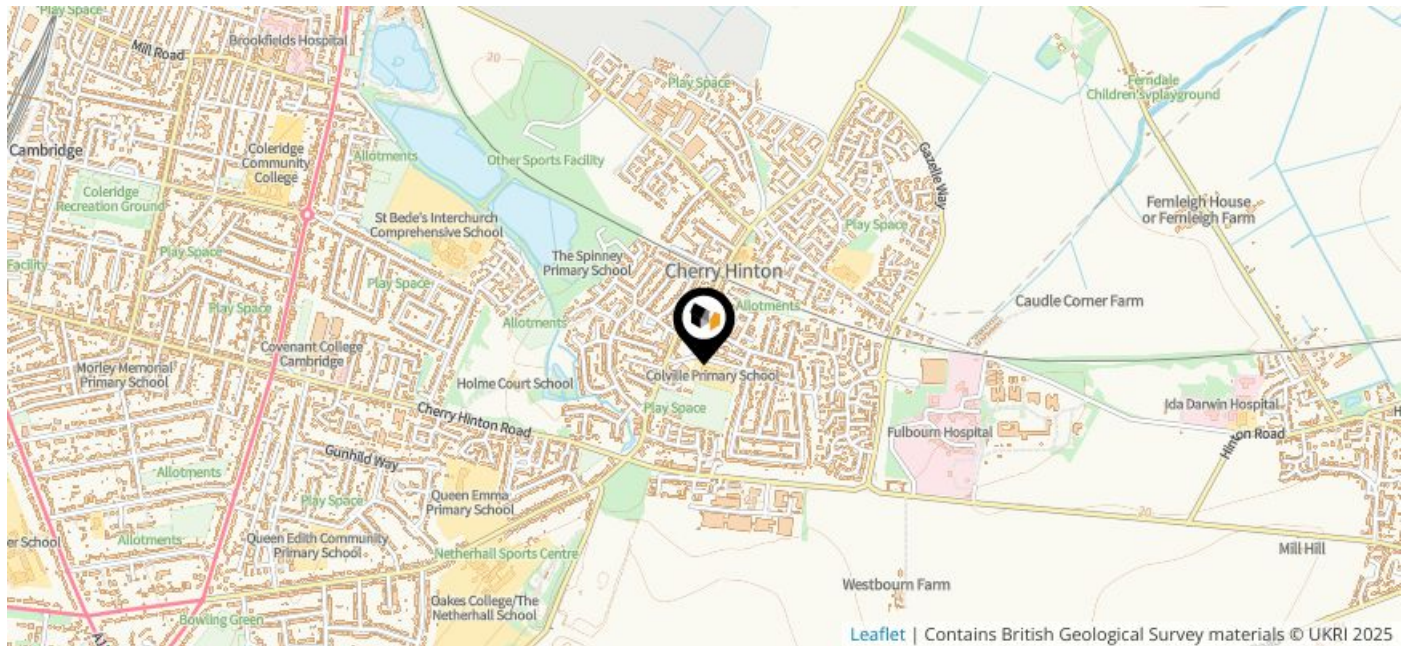
Fen Ditton

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	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill 
2	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill 
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill 
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill 
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill 
6	Hill Trees-Stapleford	Historic Landfill 
7	Quy Bridge-Quy	Historic Landfill 
8	EA/EPR/NP3790NX/A001	Active Landfill 
9	Quy Mill Hotel-Quy	Historic Landfill 
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



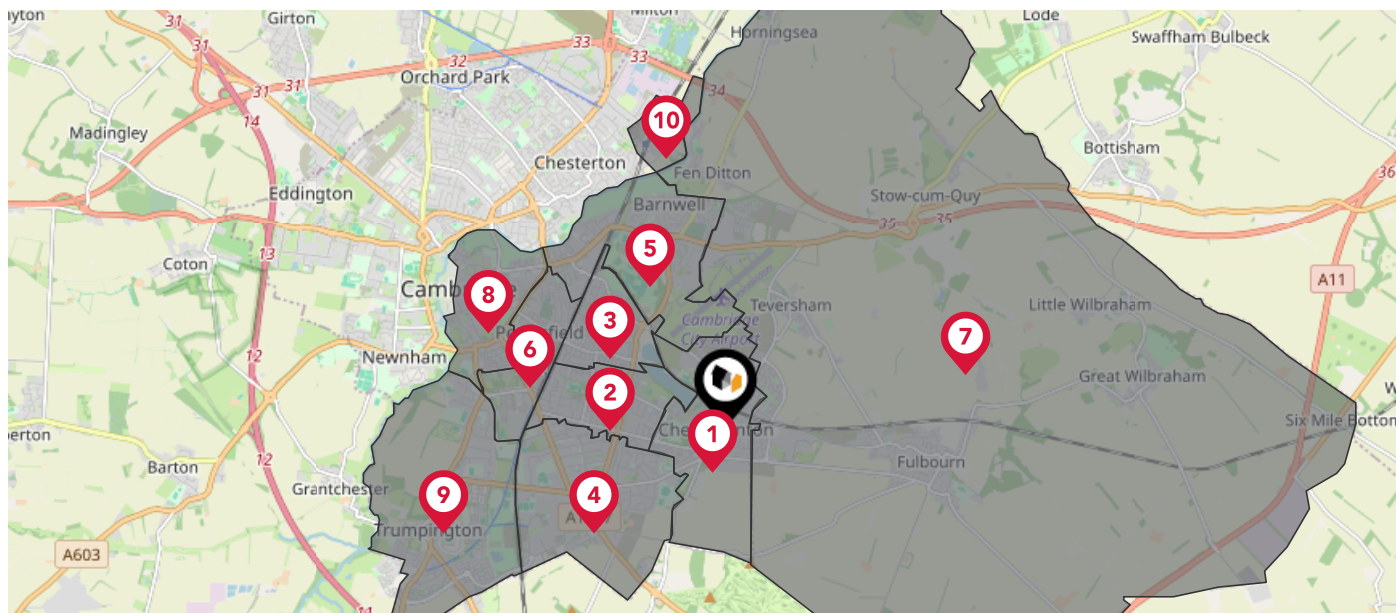
Mine Entry

- ✕ 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



Cherry Hinton Ward



Coleridge Ward



Romsey Ward



Queen Edith's Ward



Abbey Ward



Petersfield Ward



Fen Ditton & Fulbourn Ward



Market Ward



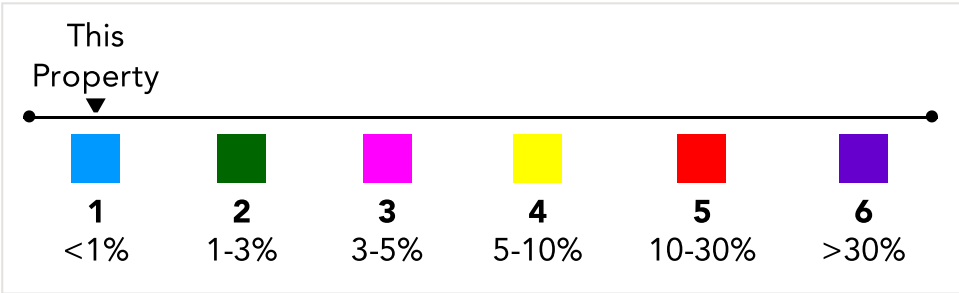
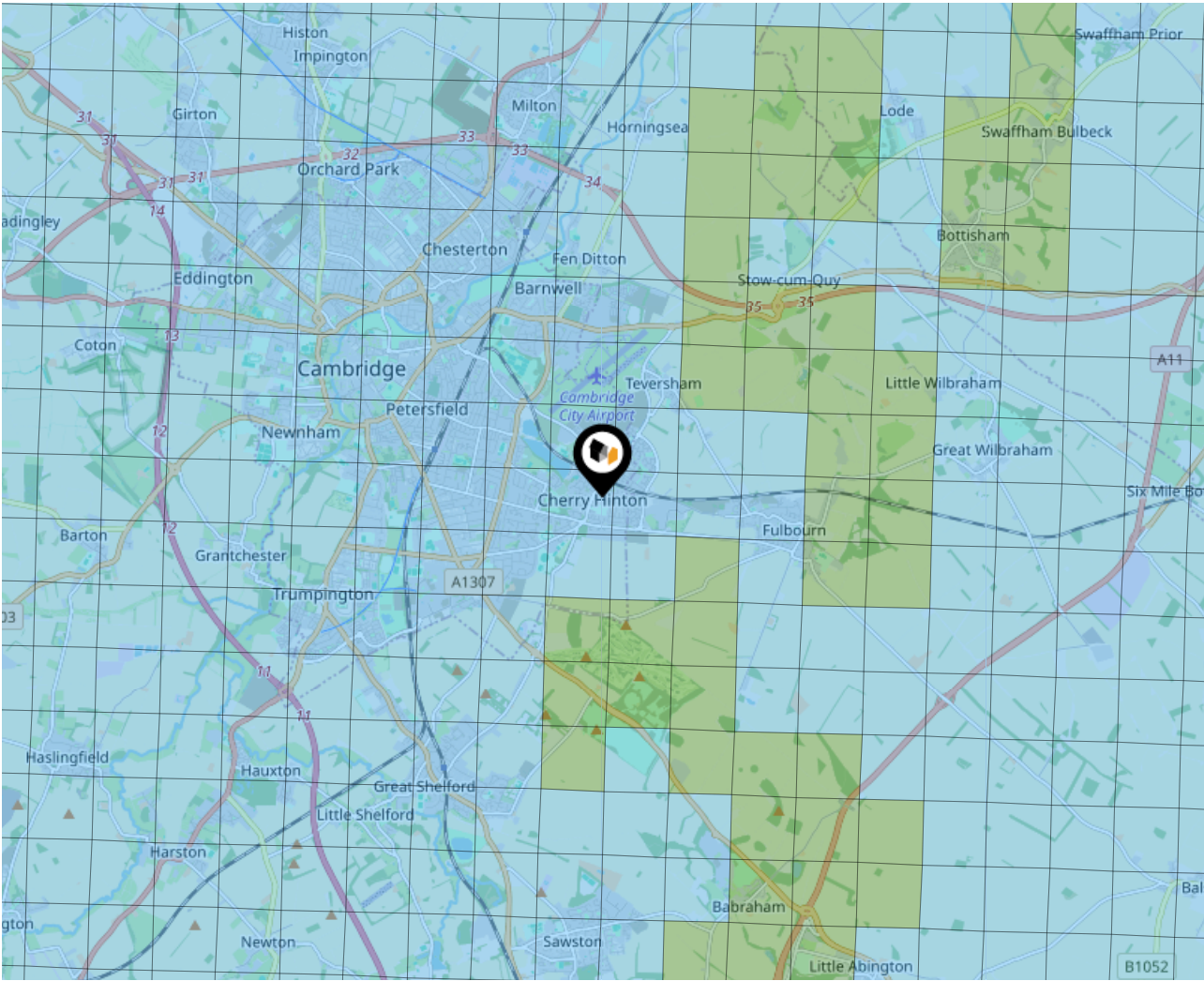
Trumpington Ward



Milton & Waterbeach Ward

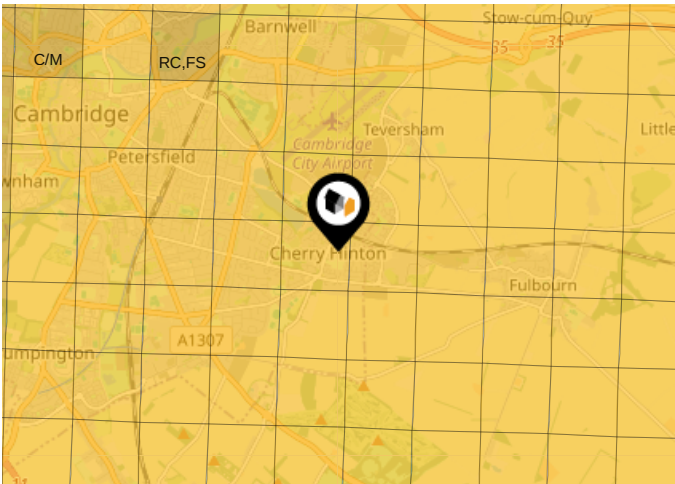
What is Radon?

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)

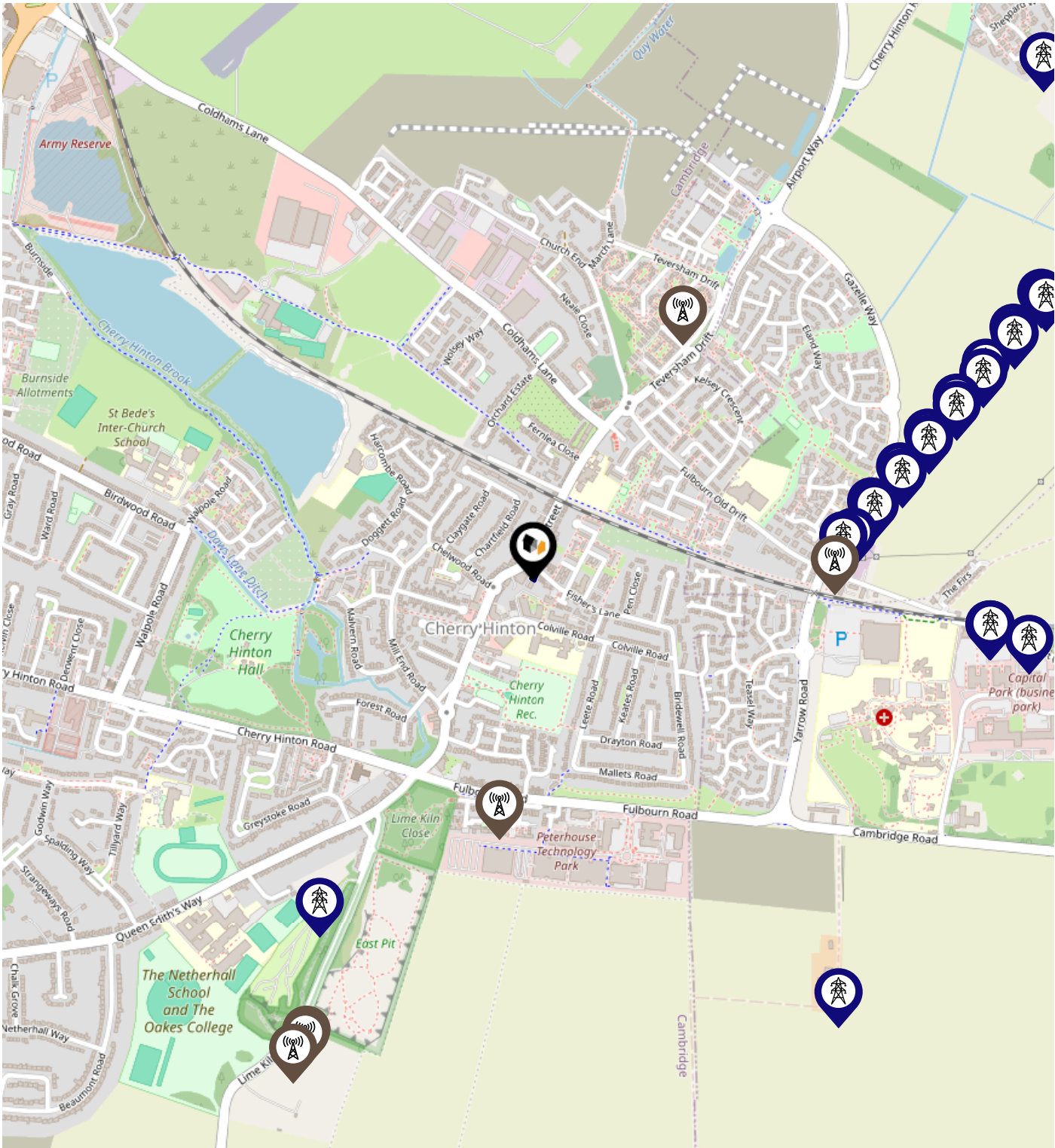
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

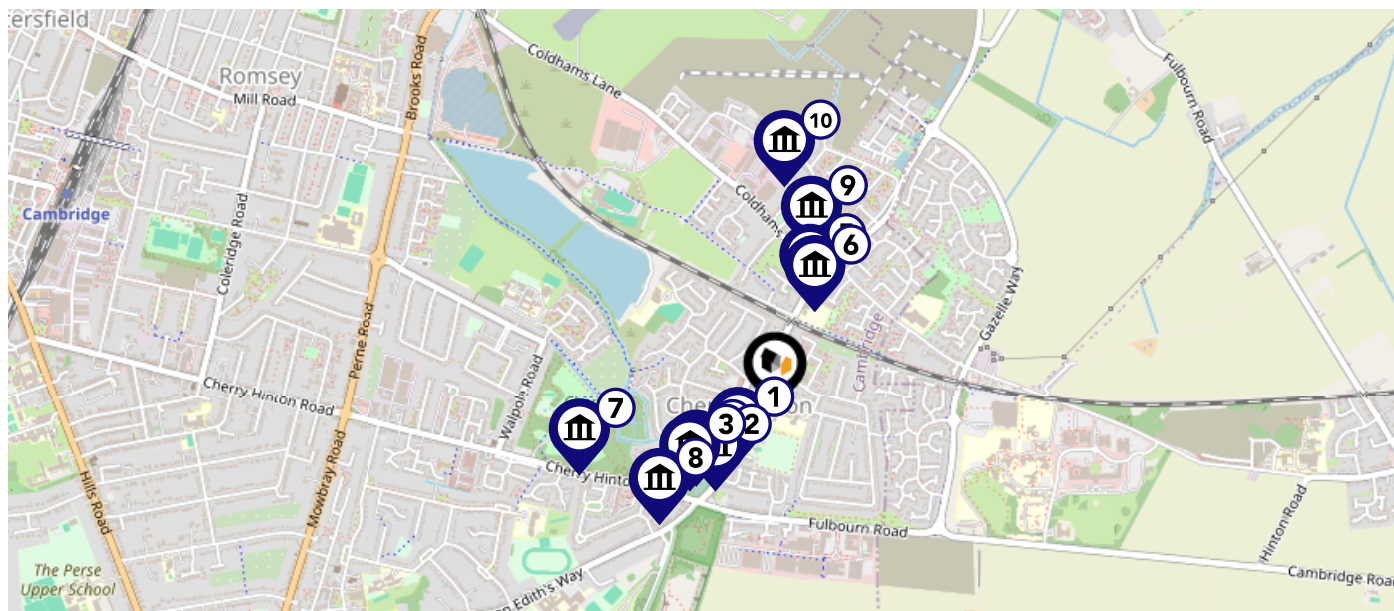
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

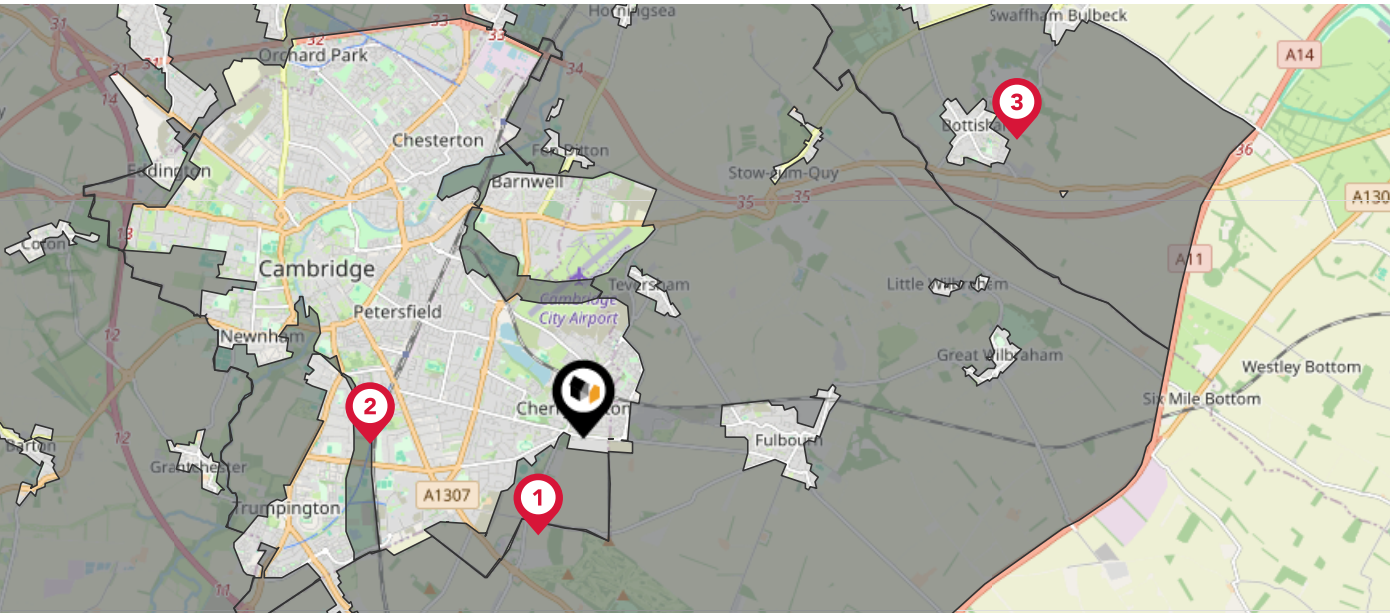


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

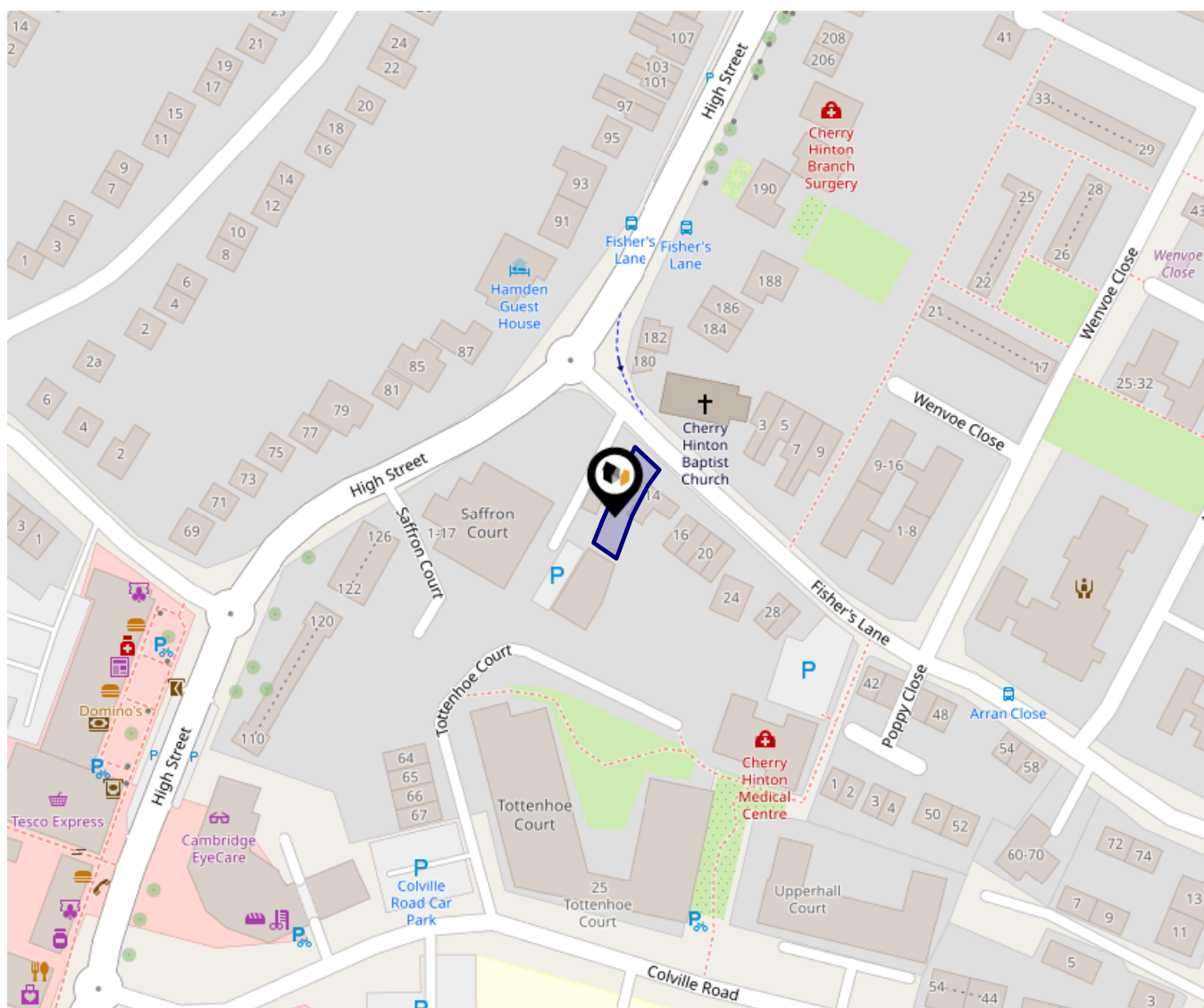


Listed Buildings in the local district	Grade	Distance
 1126028 - 84, High Street	Grade II	0.1 miles
 1126002 - 50, High Street	Grade II	0.2 miles
 1126216 - The Old Smithy	Grade II	0.2 miles
 1126139 - The Red Lion Public House	Grade II	0.2 miles
 1126191 - Church Of St Andrew	Grade I	0.3 miles
 1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.3 miles
 1031881 - Cherry Hinton Hall	Grade II	0.4 miles
 1126237 - Springfield	Grade II	0.4 miles
 1126240 - Uphall	Grade II	0.4 miles
 1111856 - Mafeking Cottage	Grade II	0.5 miles

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



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



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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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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