



See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 23rd October 2025



**ICKNIELD RISE, GREAT CHESTERFORD, SAFFRON
WALDEN, CB10**

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

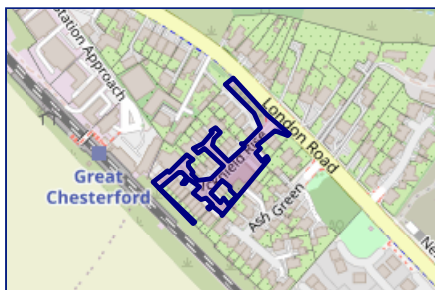
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



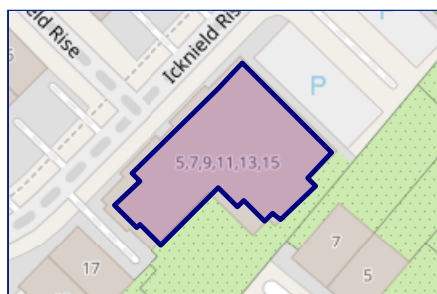
Powered by
aprift
Know any property instantly

Freehold Title Plan



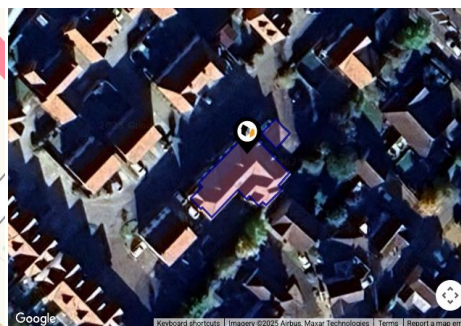
EX950902

Leasehold Title Plan



AA6988

Start Date: 29/08/2019
End Date: 01/09/3016
Lease Term: 999 years from 1 September 2017.
Term Remaining: 991 years



Property

Type:	Flat / Maisonette
Bedrooms:	2
Floor Area:	667 ft ² / 62 m ²
Plot Area:	0.07 acres
Year Built :	2019
Council Tax :	Band C
Annual Estimate:	£1,989
Title Number:	AA6988

Tenure:	Leasehold
Start Date:	29/08/2019
End Date:	01/09/3016
Lease Term:	999 years from 1 September 2017.
Term Remaining:	991 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	50 mb/s	1800 mb/s
		

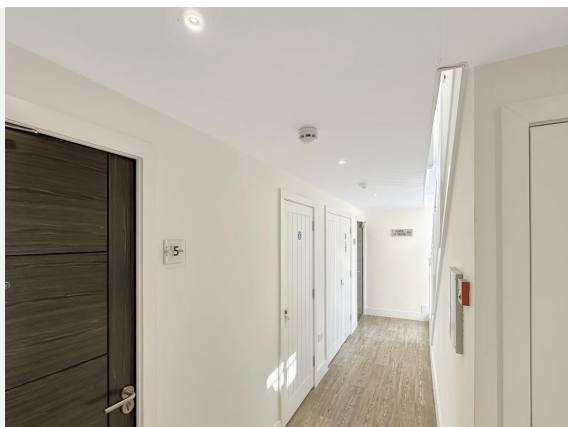
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





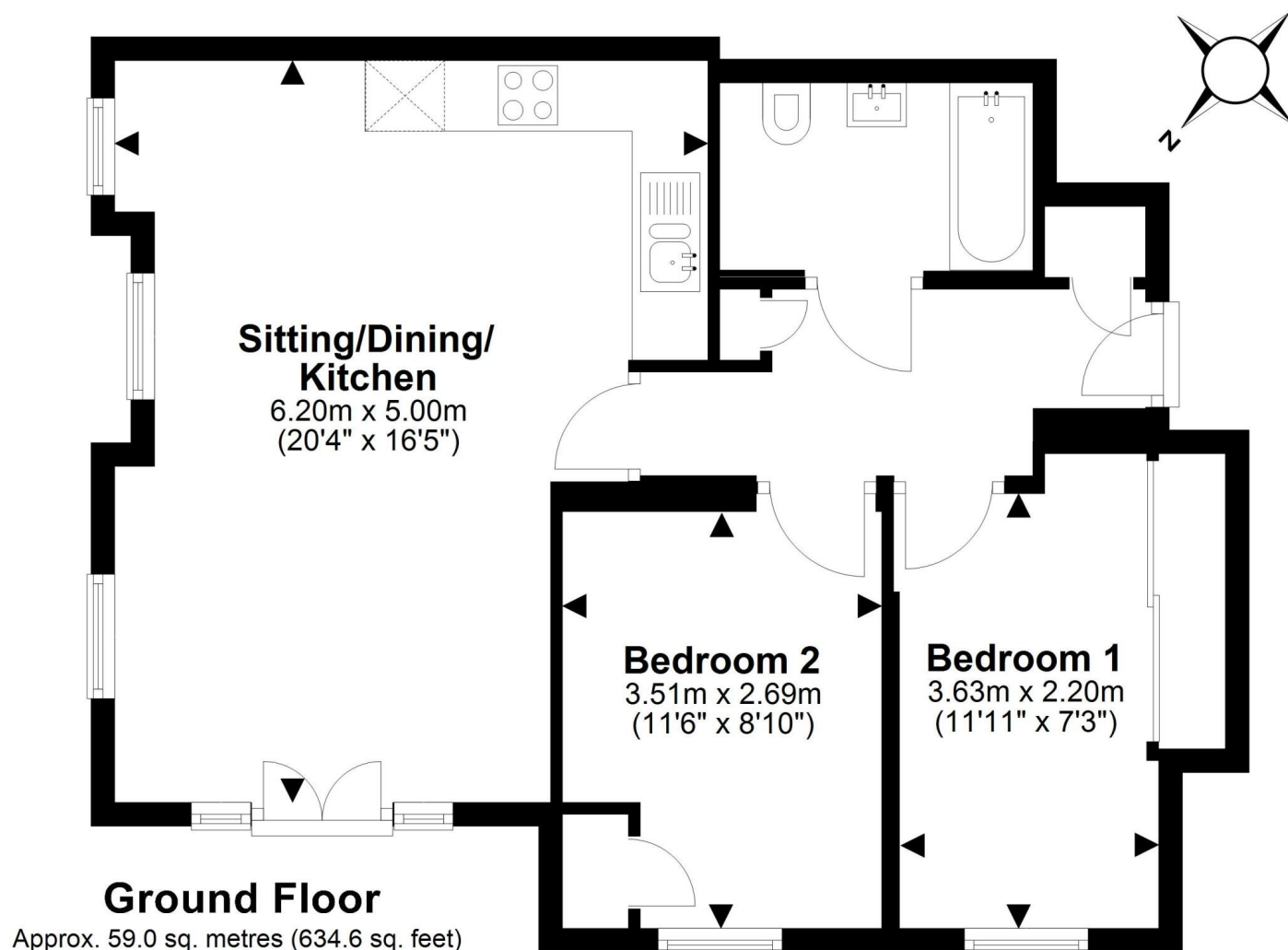




ICKNIELD RISE, GREAT CHESTERFORD, SAFFRON
WALDEN, CB10

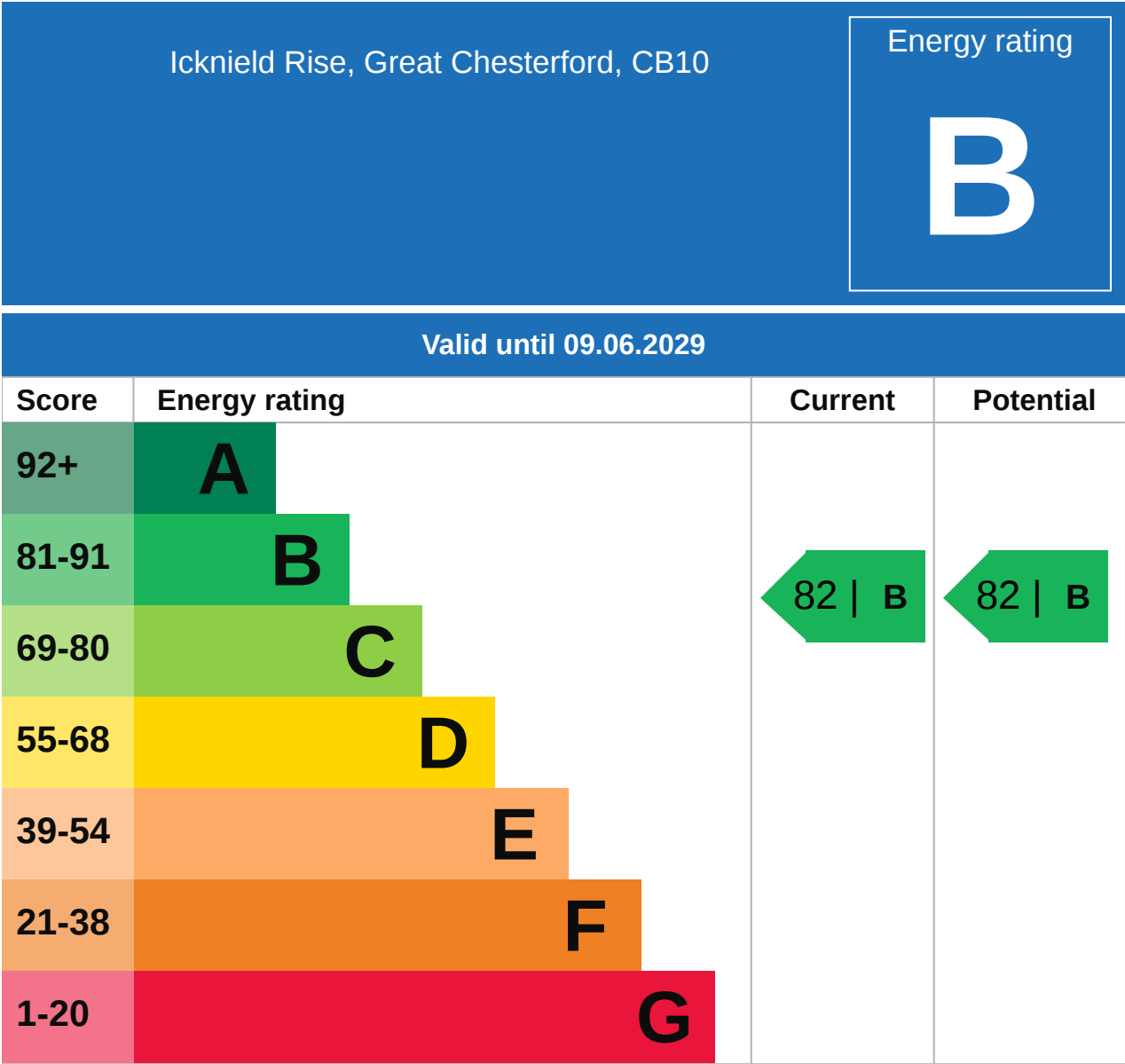


**ICKNIELD RISE, GREAT CHESTERFORD, SAFFRON
WALDEN, CB10**



Total area: approx. 59.0 sq. metres (634.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m-Â°K
Total Floor Area:	62 m ²



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



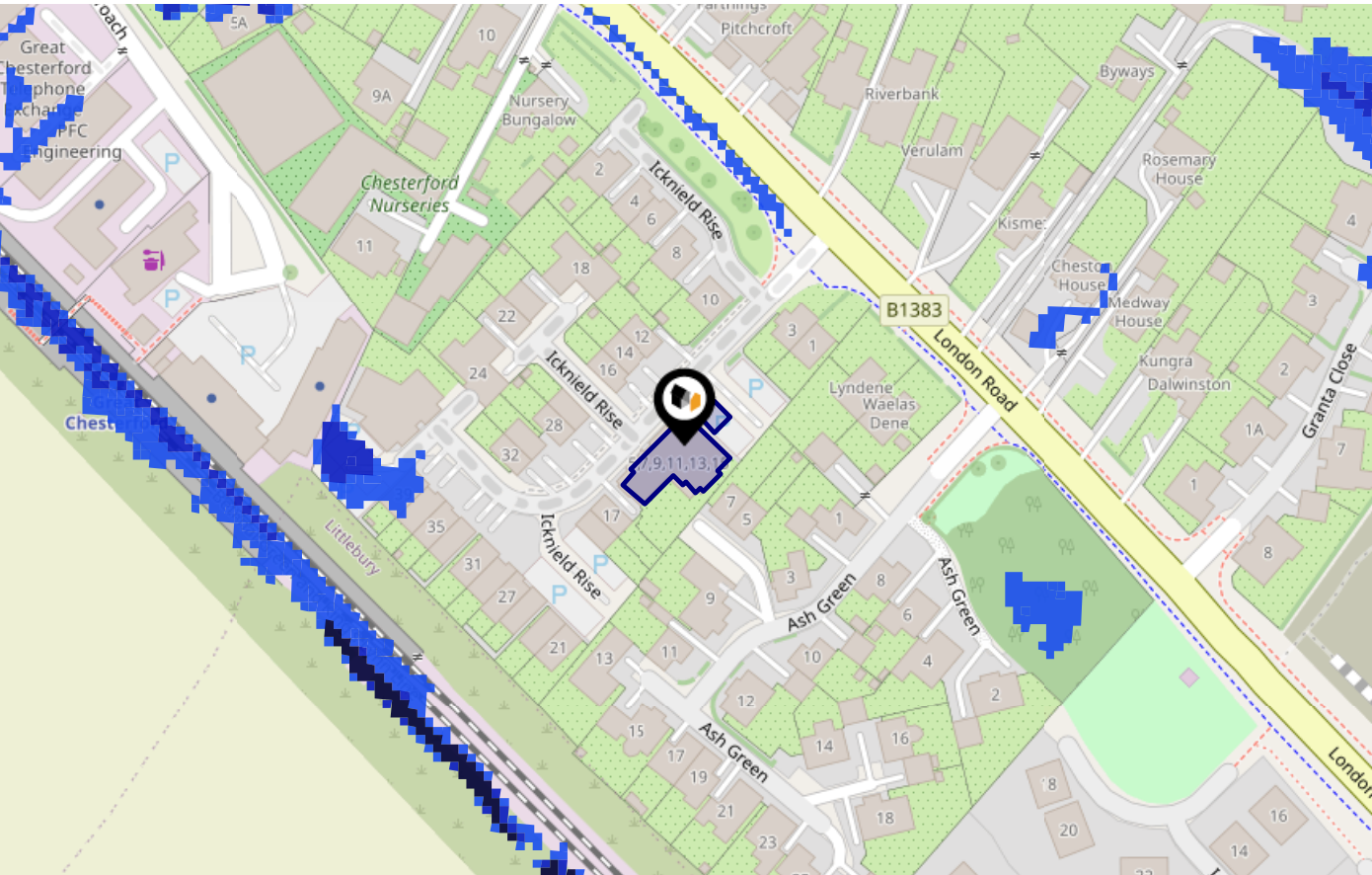
/cookecurtisco

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.

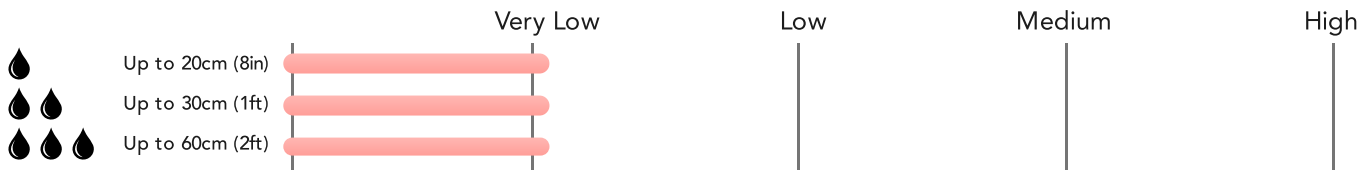


Risk Rating: Very low

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 (0.1%) 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:

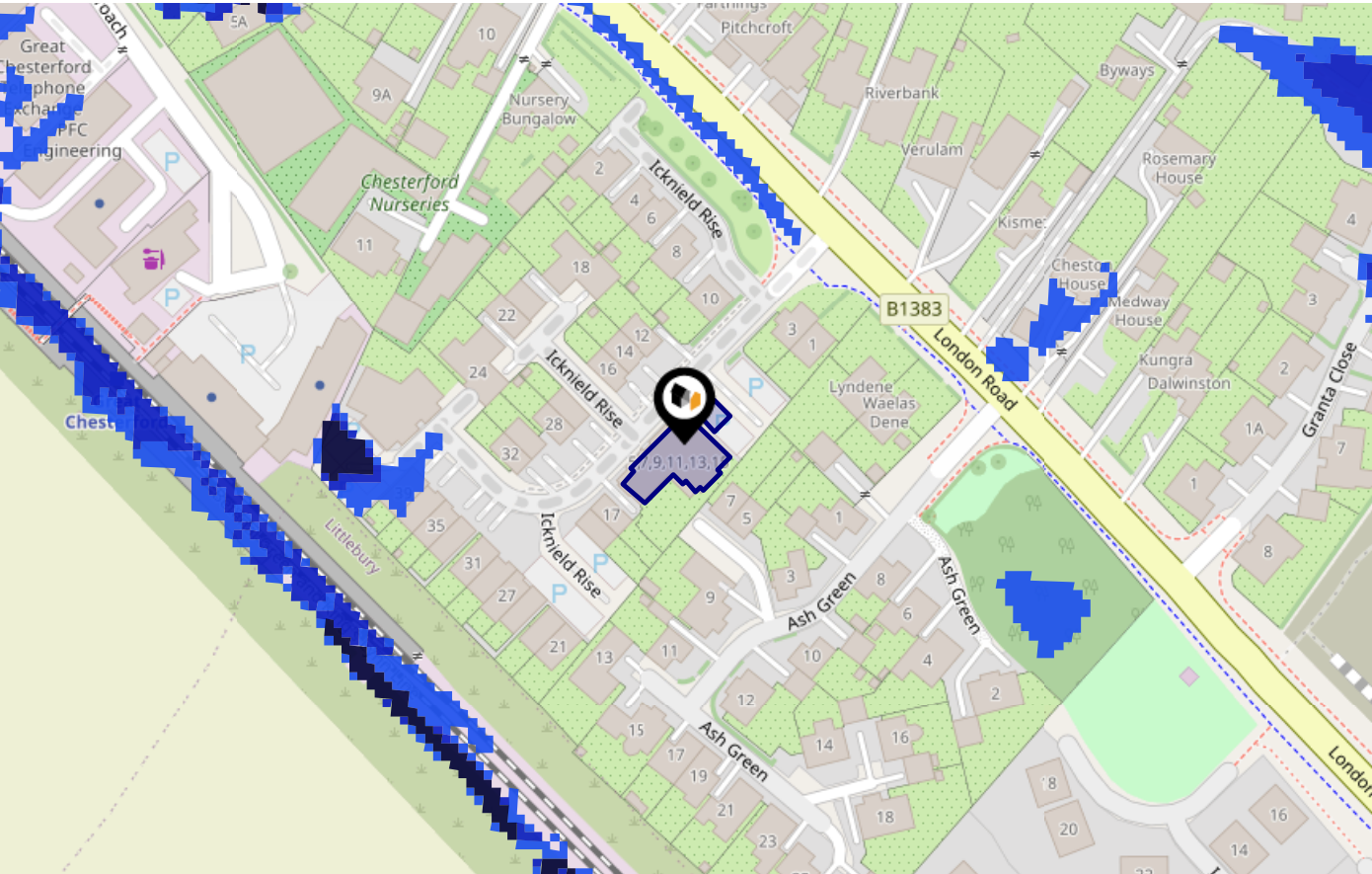


Flood Risk

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.

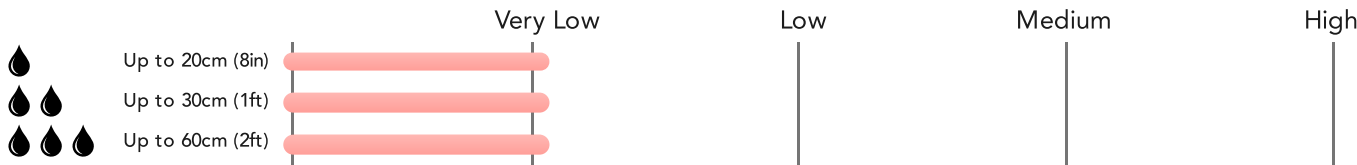


Risk Rating: Very low

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:

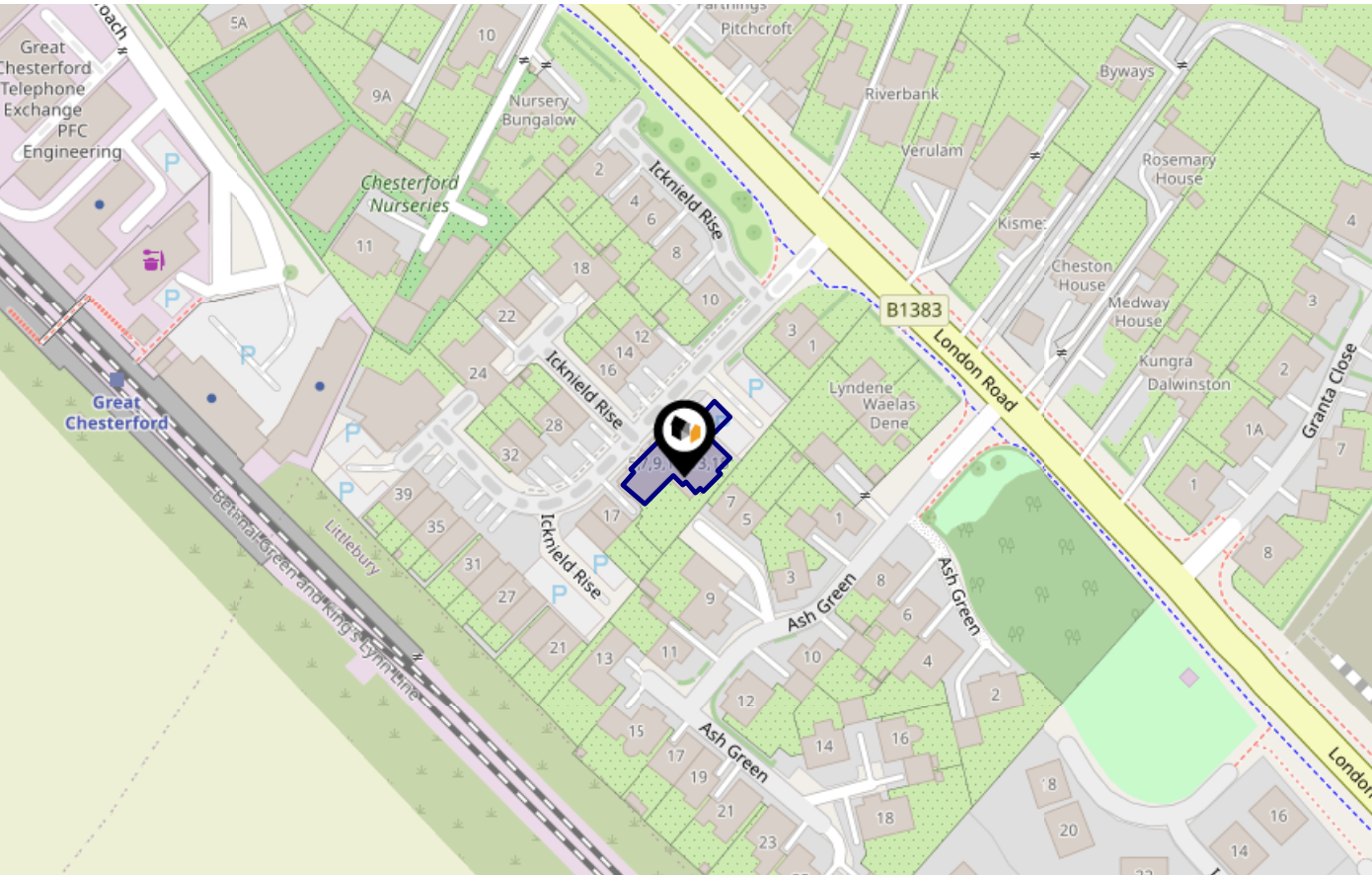


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

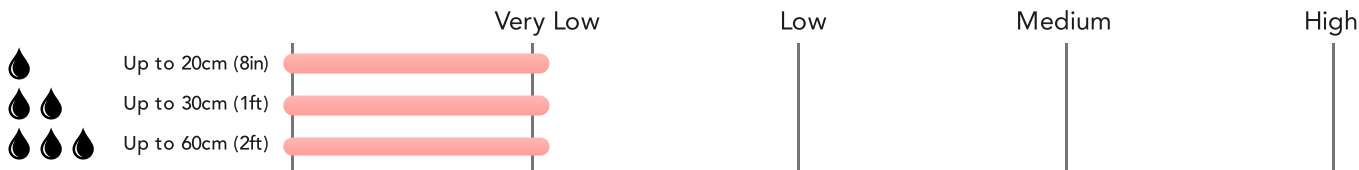


Risk Rating: Very low

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:

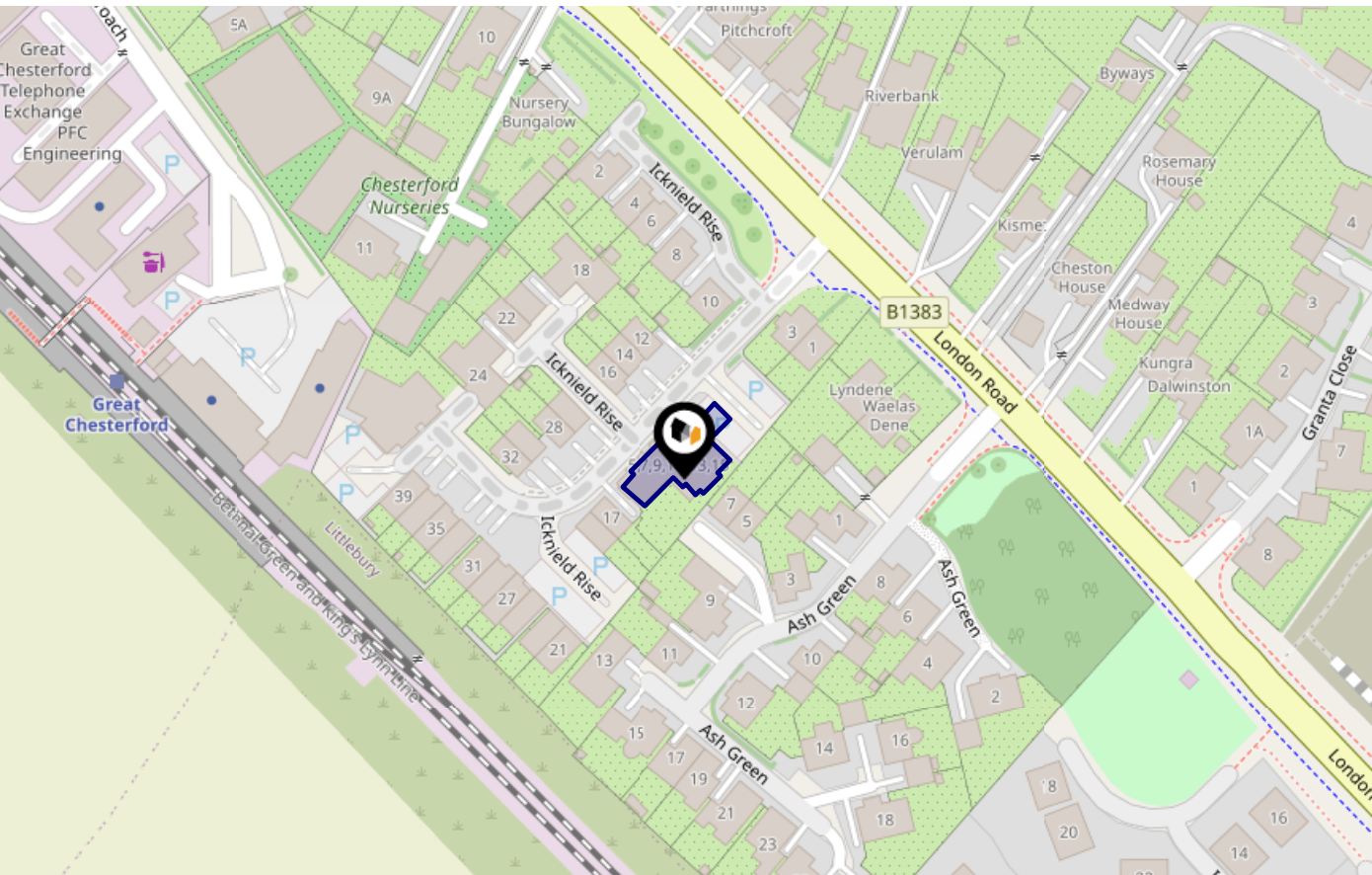


Flood Risk

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.

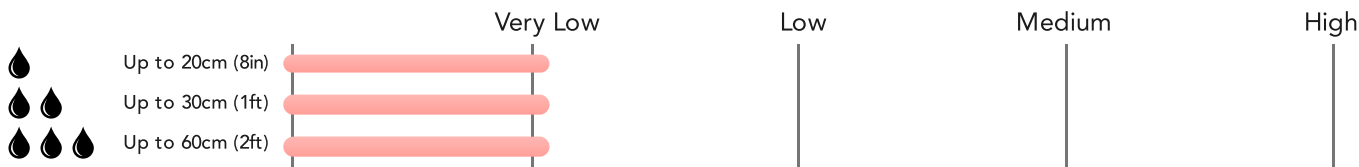


Risk Rating: Very low

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.

- 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:

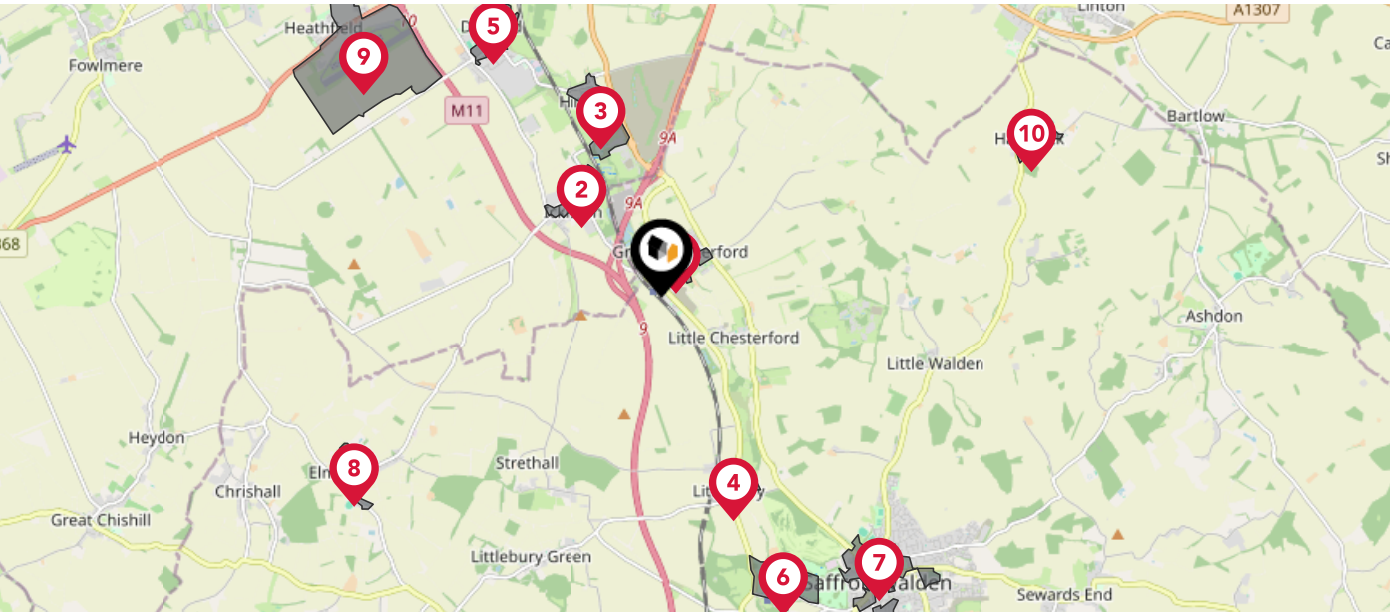


Maps

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	Great Chesterford
2	Ickleton
3	Hinxton
4	Littlebury
5	Duxford
6	Audley End
7	Saffron Walden
8	Elmdon
9	Duxford Airfield
10	Hadstock

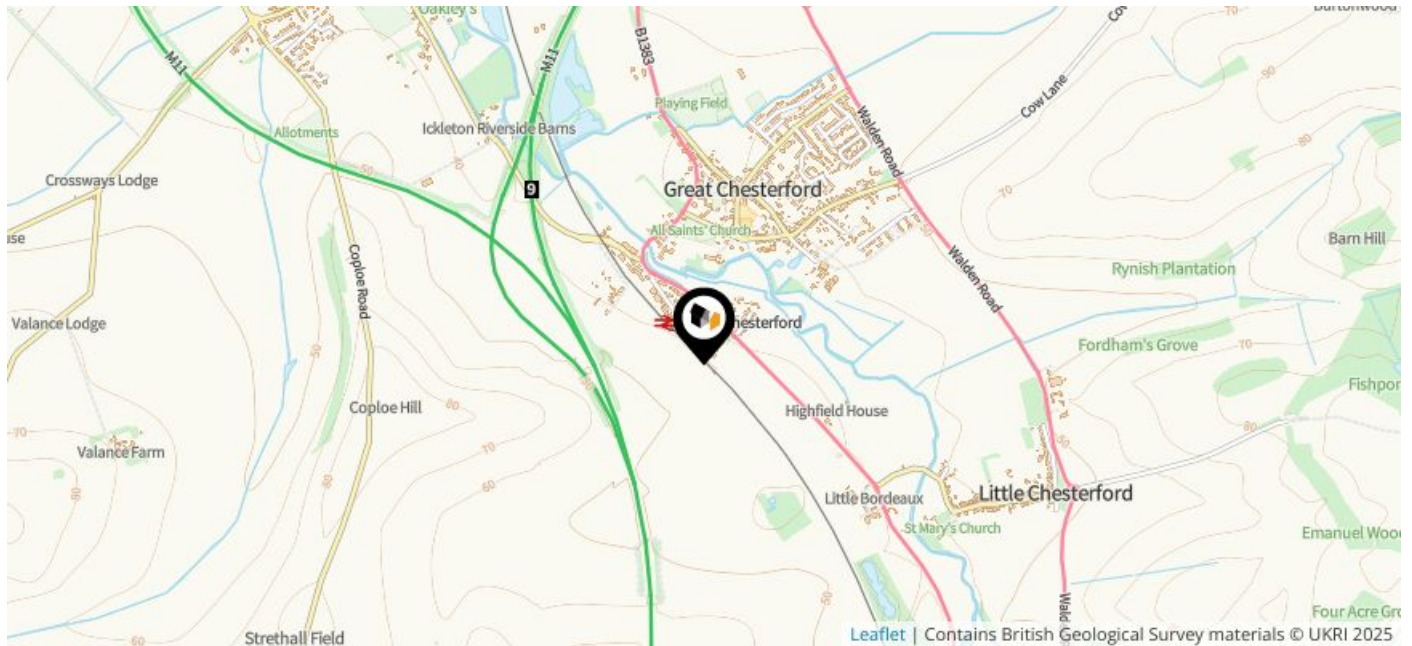
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	D Haird & Co Ltd - Old Chalk Pit-Great Chesterford, B 184, Essex	Historic Landfill	
2	Bordeaux Farm-London Road, Little Chesterford	Historic Landfill	
3	Rectory Farm-Littlebury	Historic Landfill	
4	Littlebury Chalk Pit-Littlebury	Historic Landfill	
5	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	
6	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
7	Chalk Pit-Little Walden Road, Saffron Walden, Essex	Historic Landfill	
8	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
9	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
10	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



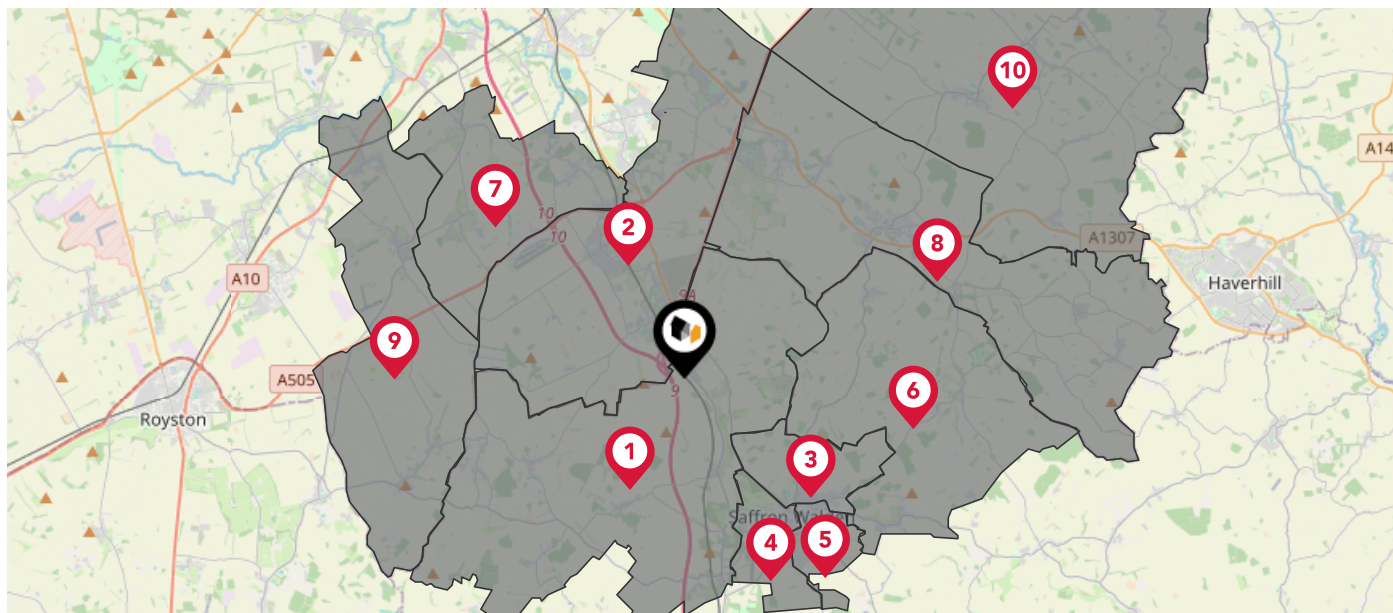
Mine Entry

- ✕ 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

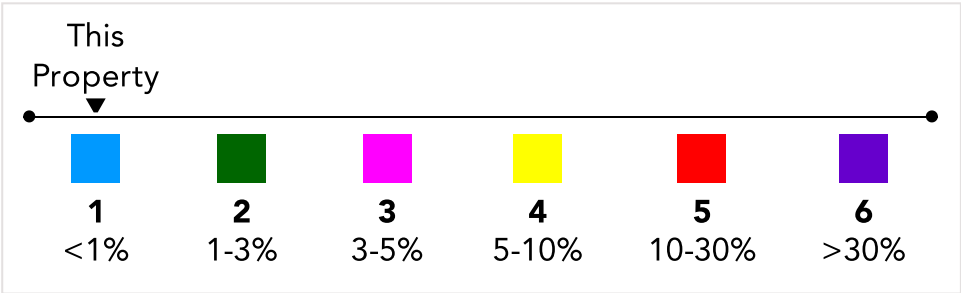
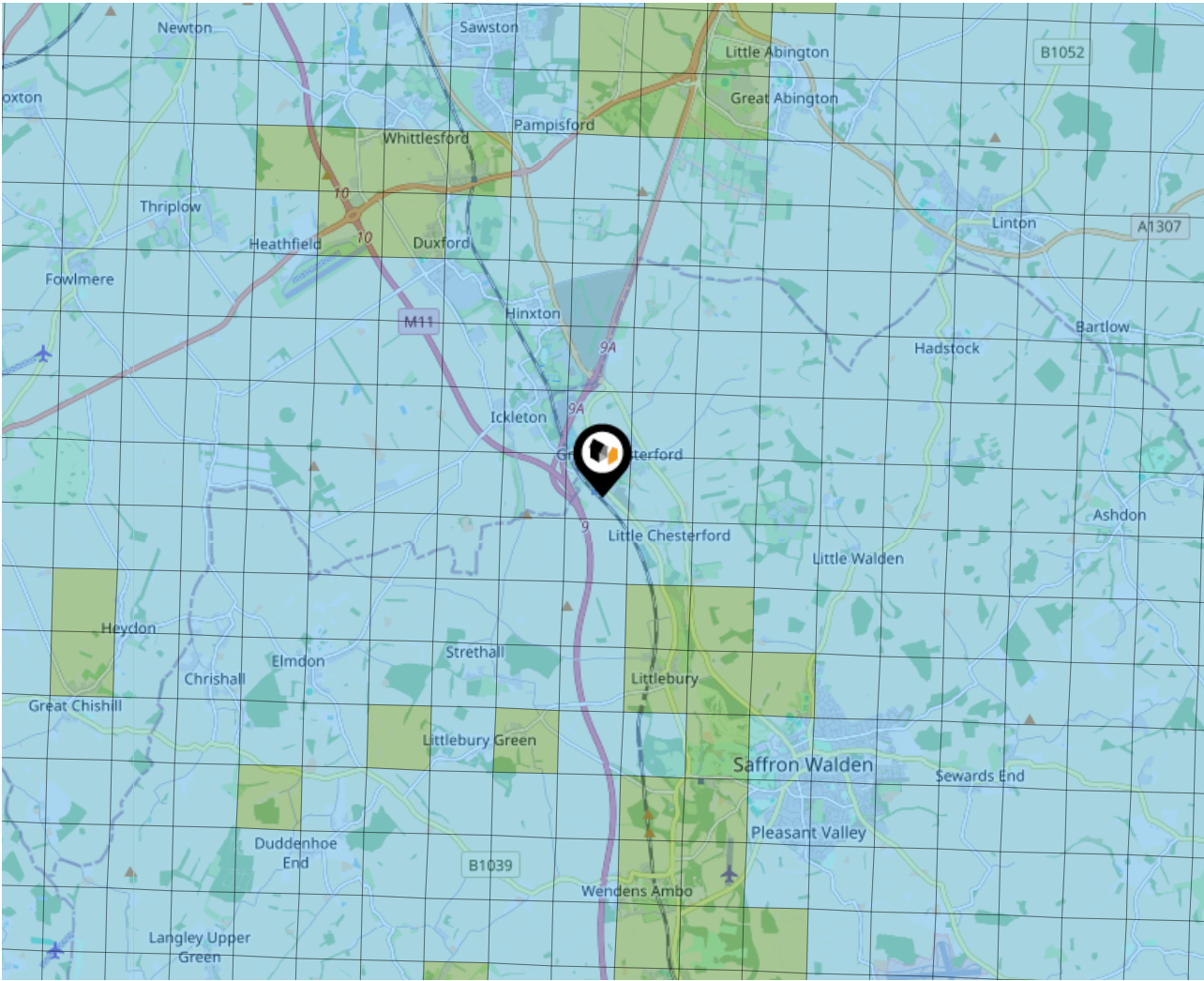


Nearby Council Wards

- | | |
|----|---|
| 1 | Littlebury, Chesterford & Wenden Lofts Ward |
| 2 | Duxford Ward |
| 3 | Saffron Walden Castle Ward |
| 4 | Saffron Walden Audley Ward |
| 5 | Saffron Walden Shire Ward |
| 6 | Ashdon Ward |
| 7 | Whittlesford Ward |
| 8 | Linton Ward |
| 9 | Foxton Ward |
| 10 | Balsham Ward |

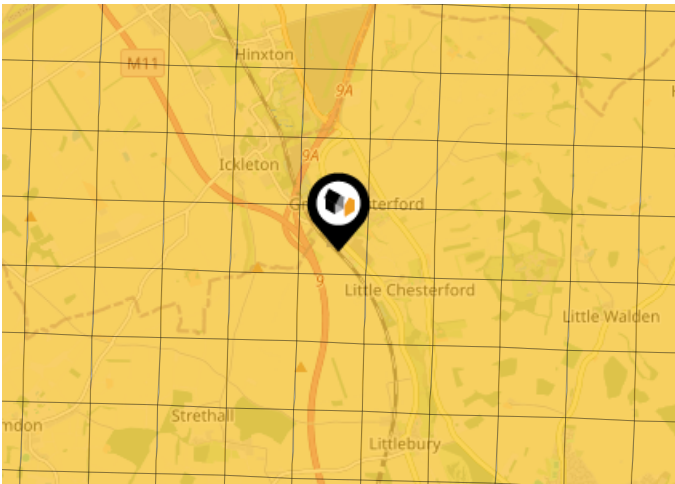
What is Radon?

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 LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

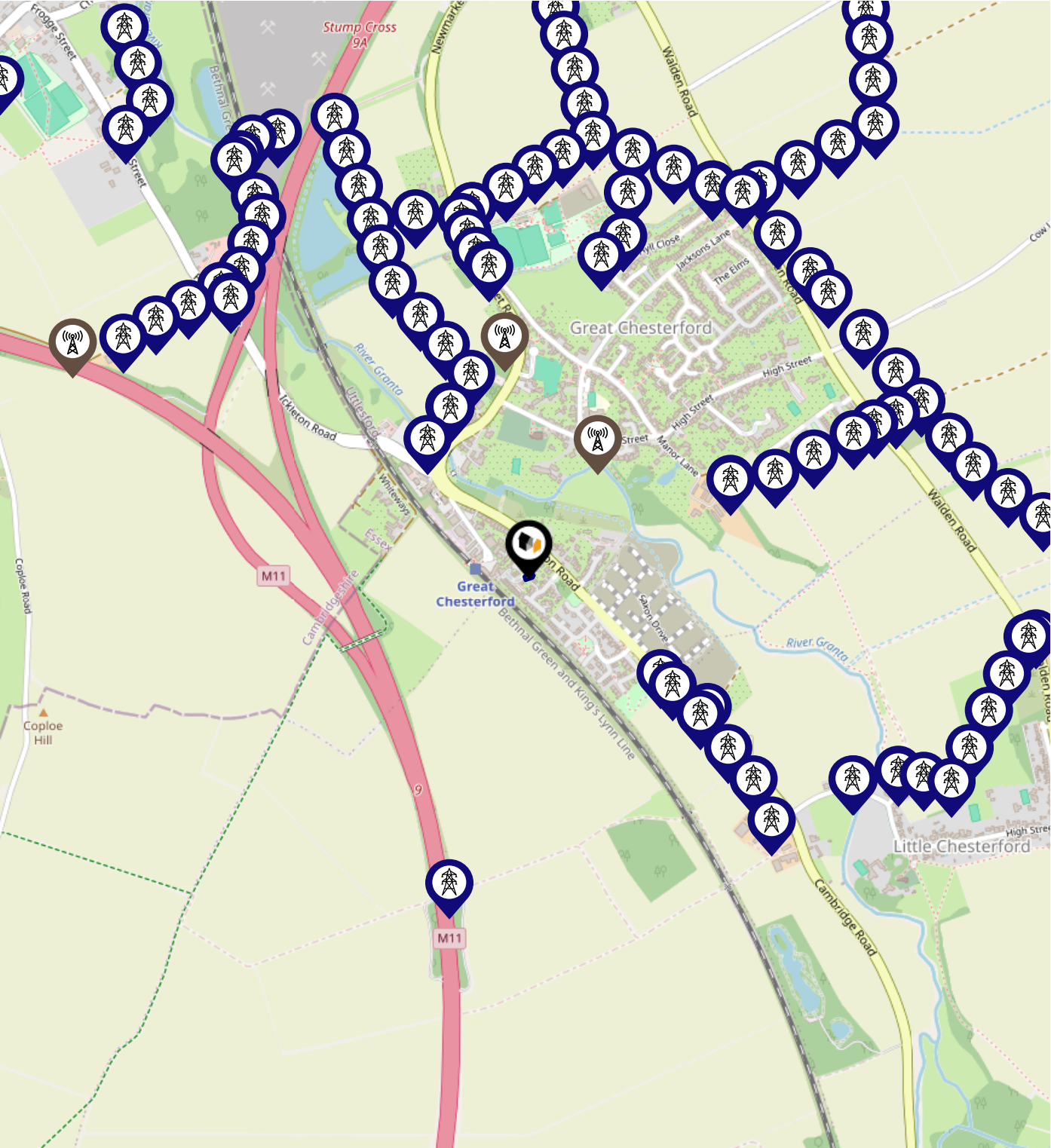


Primary Classifications (Most Common Clay Types)

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

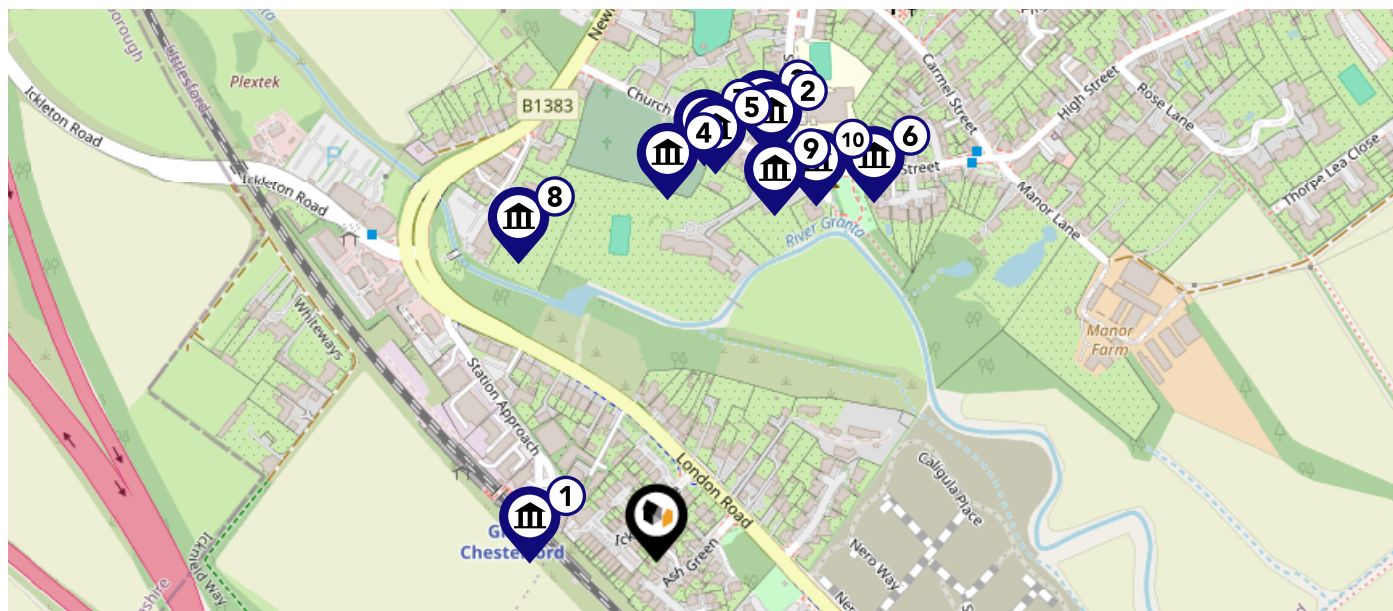
Masts & Pylons



Key:

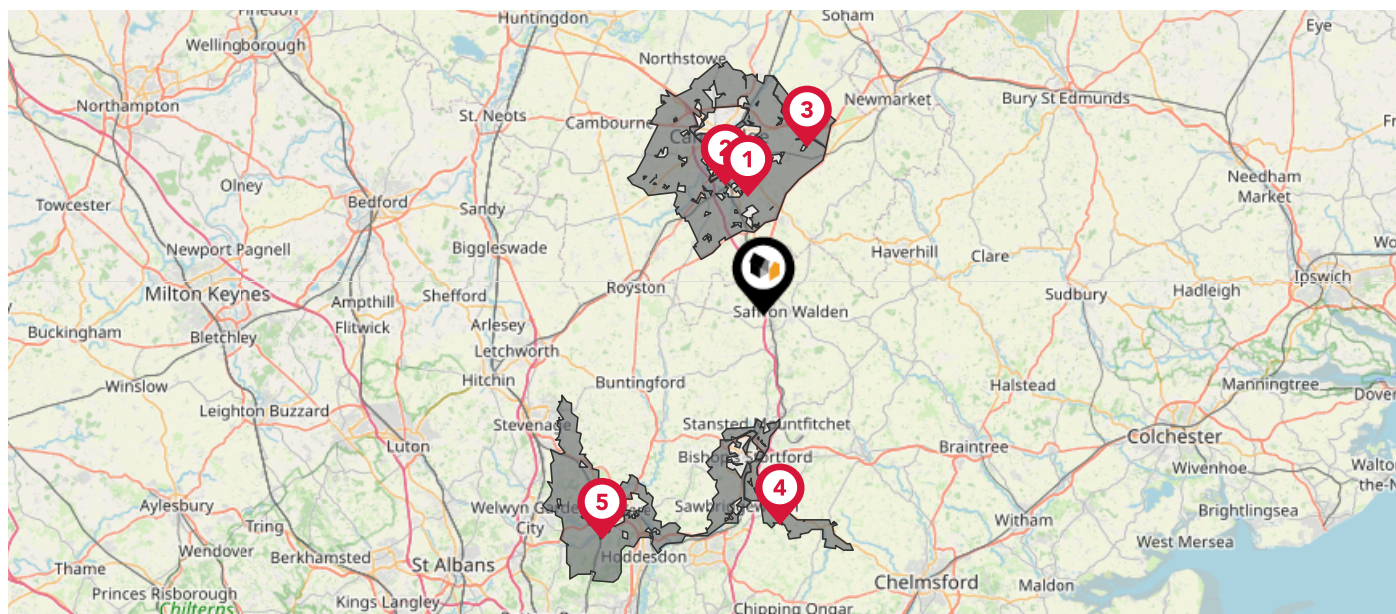
-  Power Pylons
-  Communication Masts

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
	1305565 - Main Building To Great Chesterford Railway Station	Grade II	0.1 miles
	1322544 - Whitgates	Grade II	0.2 miles
	1112296 - Maltings Cottage	Grade II	0.2 miles
	1171461 - Church Of All Saints	Grade I	0.2 miles
	1322516 - Wren Cottage And Copperfields	Grade II	0.2 miles
	1112268 - House Immediately West Of South Cottage	Grade II	0.2 miles
	1305586 - White Cottage	Grade II	0.2 miles
	1112306 - Mill House	Grade II	0.2 miles
	1171468 - Lodge	Grade II	0.2 miles
	1112270 - Printers Office Occupied By John Moore	Grade II	0.2 miles

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



Nearby Green Belt Land



Cambridge Green Belt - Cambridge



Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - East Cambridgeshire



London Green Belt - Uttlesford



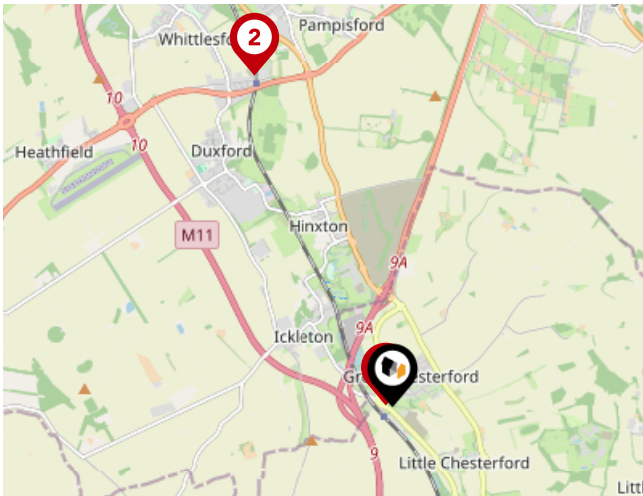
London Green Belt - East Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:0.27	☐	☒	☐	☐	☐
2	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:2.93	☐	☒	☐	☐	☐
3	St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 218 Distance:3.03	☐	☒	☐	☐	☐
4	Saffron Walden County High School Ofsted Rating: Outstanding Pupils: 2126 Distance:3.33	☐	☐	☒	☐	☐
5	R A Butler Junior School Ofsted Rating: Outstanding Pupils: 384 Distance:3.44	☐	☒	☐	☐	☐
6	R A Butler Infant School Ofsted Rating: Good Pupils: 269 Distance:3.44	☐	☒	☐	☐	☐
7	St Thomas More Catholic Primary School, Saffron Walden Ofsted Rating: Good Pupils: 216 Distance:3.54	☐	☒	☐	☐	☐
8	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:4.06	☐	☒	☐	☐	☐

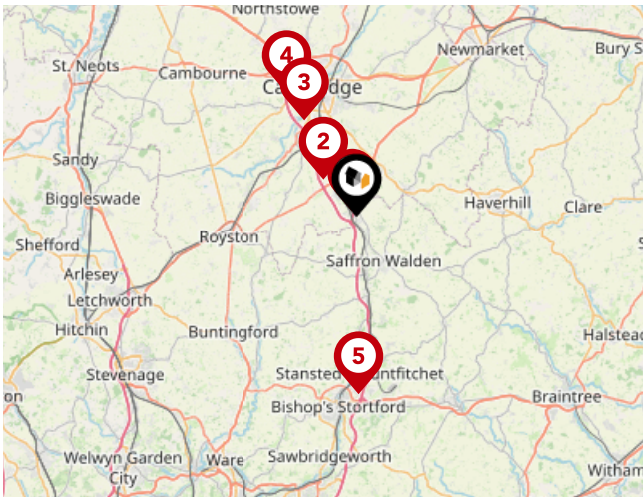


		Nursery	Primary	Secondary	College	Private
9	Katherine Semar Infant School Ofsted Rating: Outstanding Pupils: 180 Distance:4.06	☐	☒	☐	☐	☐
10	Katherine Semar Junior School Ofsted Rating: Outstanding Pupils: 245 Distance:4.06	☐	☒	☐	☐	☐
11	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:4.11	☐	☒	☐	☐	☐
12	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:4.15	☐	☐	☒	☐	☐
13	Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School Ofsted Rating: Good Pupils: 120 Distance:4.21	☐	☒	☐	☐	☐
14	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:4.21	☐	☐	☒	☐	☐
15	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:4.36	☐	☒	☐	☐	☐
16	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:4.58	☐	☒	☐	☐	☐



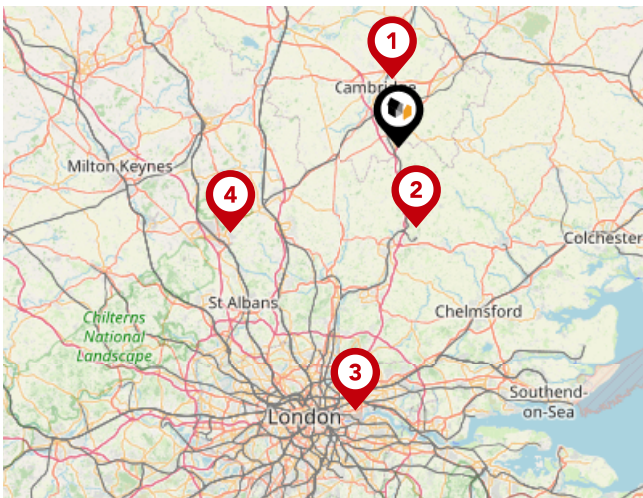
National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	0.07 miles
2	Whittlesford Parkway Rail Station	3.28 miles
3	Audley End Rail Station	3.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	0.5 miles
2	M11 J10	3.62 miles
3	M11 J11	7.97 miles
4	M11 J12	10.35 miles
5	M11 J8	13.08 miles



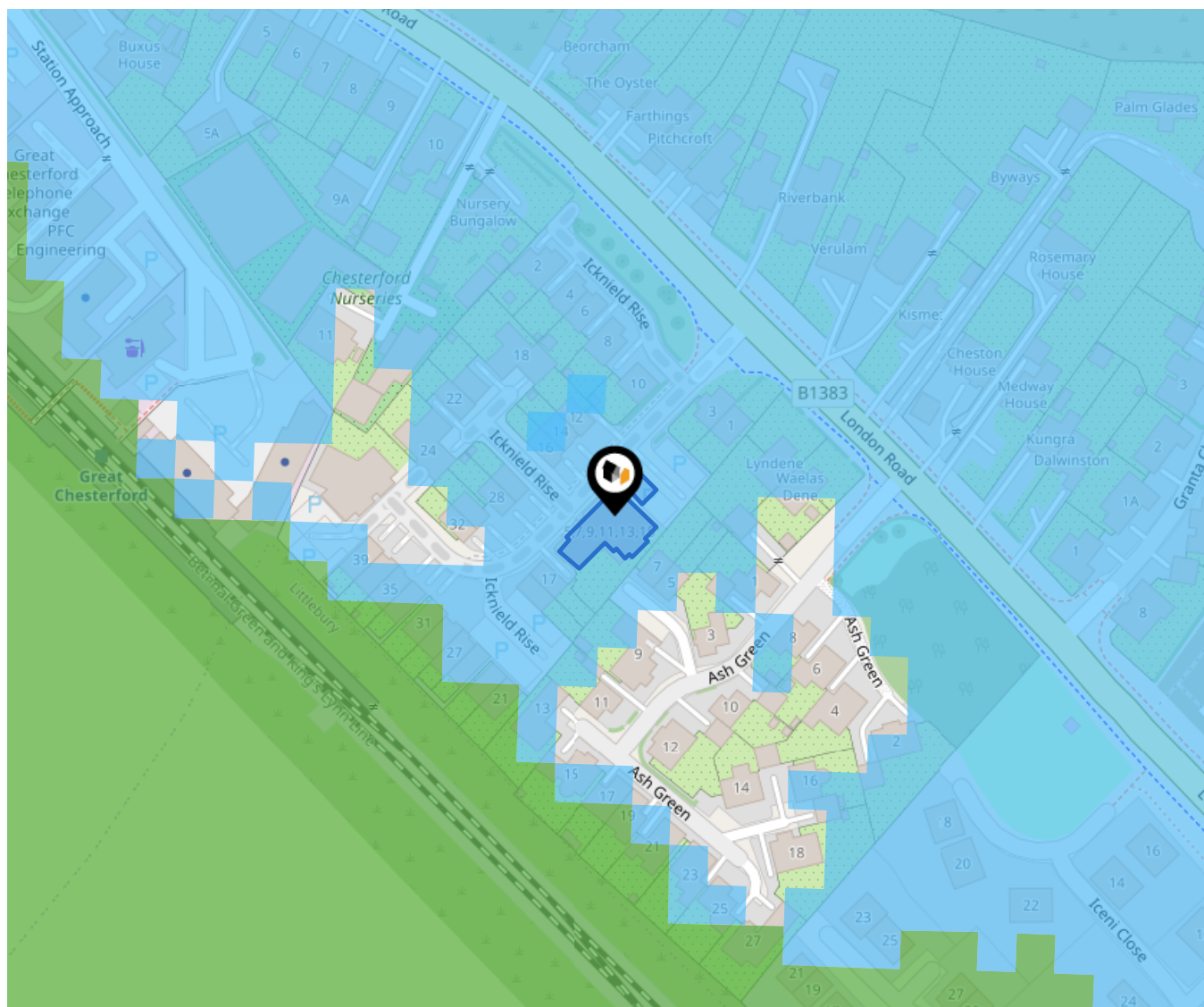
Airports/Helipads

Pin	Name	Distance
1	Cambridge	10.14 miles
2	Stansted Airport	12.03 miles
3	Silvertown	38.99 miles
4	Luton Airport	27.39 miles



Bus Stops/Stations

Pin	Name	Distance
1	Station Turn	0.23 miles
2	Station Turn	0.25 miles
3	St John's Cross	0.28 miles
4	London Road	0.43 miles
5	London Road	0.52 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

