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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



BREWERY ROAD, PAMPISFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

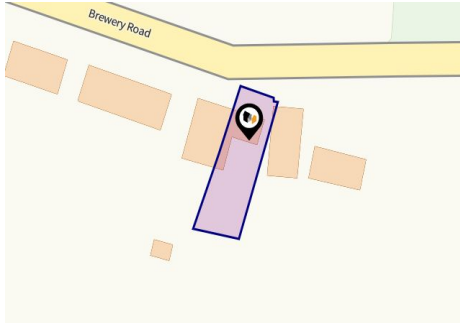
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB121439		

Local Area

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

Mobile Coverage:	Satellite/Fibre TV Availability:
(based on calls indoors)	

Planning records for: **111A Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/1102/16/FL	
Decision:	Decided
Date:	26th April 2016
Description:	Conversion of Existing Garage and Construction of Detached Garage

Planning records for: **40 Brewery Road Pampisford CB22 3EW**

Reference - 21/00377/HFUL	
Decision:	Withdrawn
Date:	29th January 2021
Description:	Demolition of double garage, adjoining shed and greenhouse. Erection of replacement two storey garage and annex, ancillary to main dwelling.

Reference - 21/02286/HFUL	
Decision:	Decided
Date:	17th May 2021
Description:	Demolition of double garage, adjoining shed and greenhouse. Erection of replacement garage/annex, ancillary to main dwelling. (Resubmission of 21/00377/HFUL)

Reference - 21/02286/CONDA	
Decision:	Decided
Date:	25th November 2021
Description:	Submission of details required by condition 3 (Materials) of planning permission 21/02286/HFUL

Planning records for: **41 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/2180/11	
Decision:	Decided
Date:	08th November 2011
Description:	Rear single-storey extension

Reference - 25/00752/HFUL	
Decision:	Awaiting decision
Date:	27th February 2025
Description:	Single storey front extension.

Planning records for: **47 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/0613/17/FL	
Decision:	Decided
Date:	22nd February 2017
Description:	To Drop Kerb outside property to allow access to a parking area in the front garden

Planning records for: **59 Brewery Road Pampisford Cambridgeshire CB22 3EW**

Reference - 24/02882/HFUL	
Decision:	Awaiting decision
Date:	01st August 2024
Description:	Single storey front extension, part single storey, part two storey side and rear extension, hip to gable roof extension including dormer and rear juliet balconies to first and second floor.

Planning records for: **63 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - 22/00069/HFUL
Decision: Withdrawn
Date: 07th January 2022
Description: Single storey rear extension

Reference - 22/01355/HFUL
Decision: Decided
Date: 18th March 2022
Description: Single storey rear extension (Re-submission of 22/00069/HFUL)

Reference - 24/02538/HFUL
Decision: Decided
Date: 05th July 2024
Description: Retrospective erection of bin and bike store in front garden

Reference - S/2280/19/FL
Decision: Decided
Date: 01st July 2019
Description: Single storey front porch extension and loft extension with gable and rear dormer

Planning records for: **63 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/4744/18/CONDN	
Decision:	Decided
Date:	18th March 2022
Description:	Submission of details required by condition 11 (Future Maintenance and management of roads, footways and lighting) of planning permission S/4744/18/FL

Planning records for: **69 Brewery Road Pampisford Cambridgeshire CB22 3EW**

Reference - 22/02979/HFUL	
Decision:	Decided
Date:	30th June 2022
Description:	Single storey rear extension.

Planning records for: **101 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/0458/16/FL	
Decision:	Decided
Date:	14th March 2016
Description:	Two storey and single storey extension.

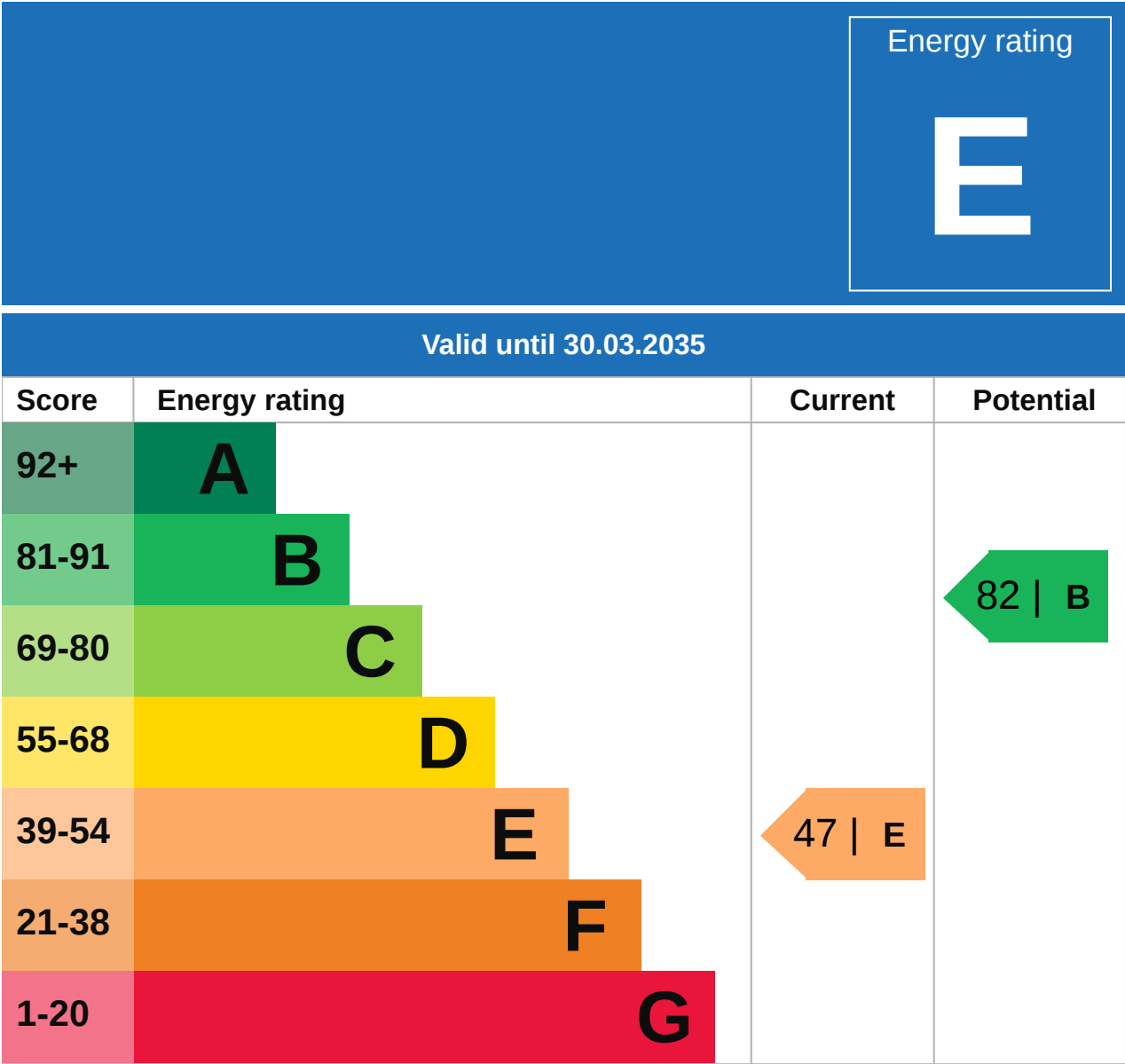
Planning records for: **105 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW**

Reference - S/3037/14/FL	
Decision:	Decided
Date:	19th December 2014
Description:	Erection of first floor extension to side of dwelling over existing garage and garden room to rear.

Planning records for: *109 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EW*

Reference - S/1207/12/FL	
Decision:	Decided
Date:	06th June 2012
Description:	Proposed single storey side and rear extension

Reference - S/2851/18/FL	
Decision:	Decided
Date:	25th July 2018
Description:	Proposed outbuilding



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	142 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



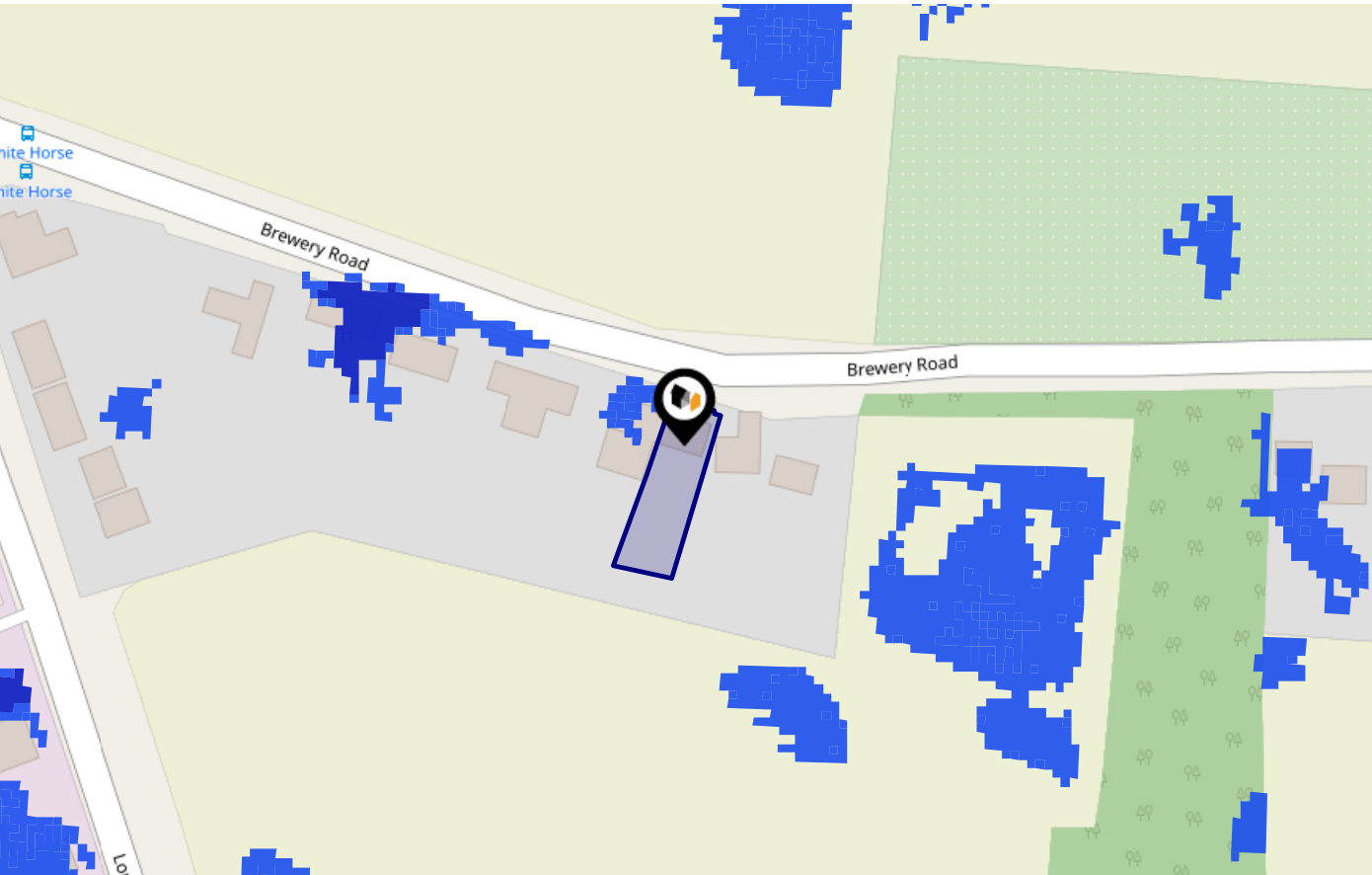
/cookecurtisco

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.

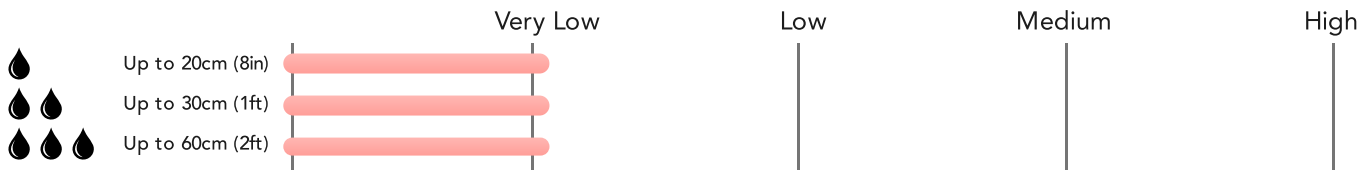


Risk Rating: Very low

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 (0.25%) 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:

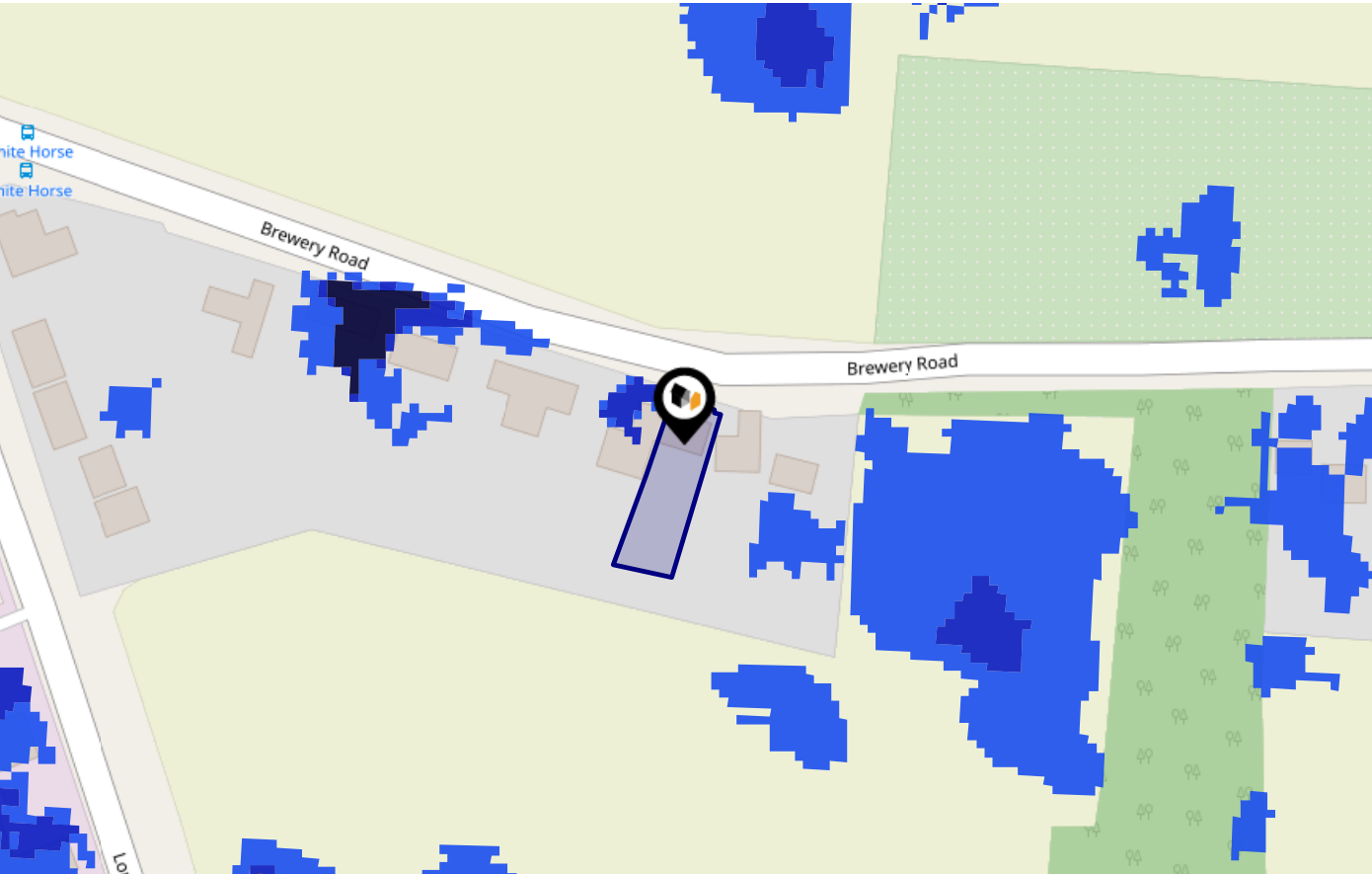


Flood Risk

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.

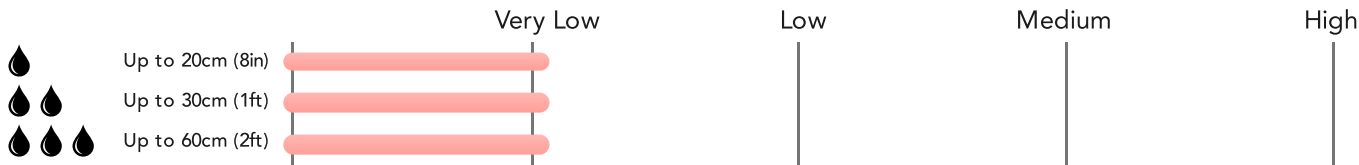


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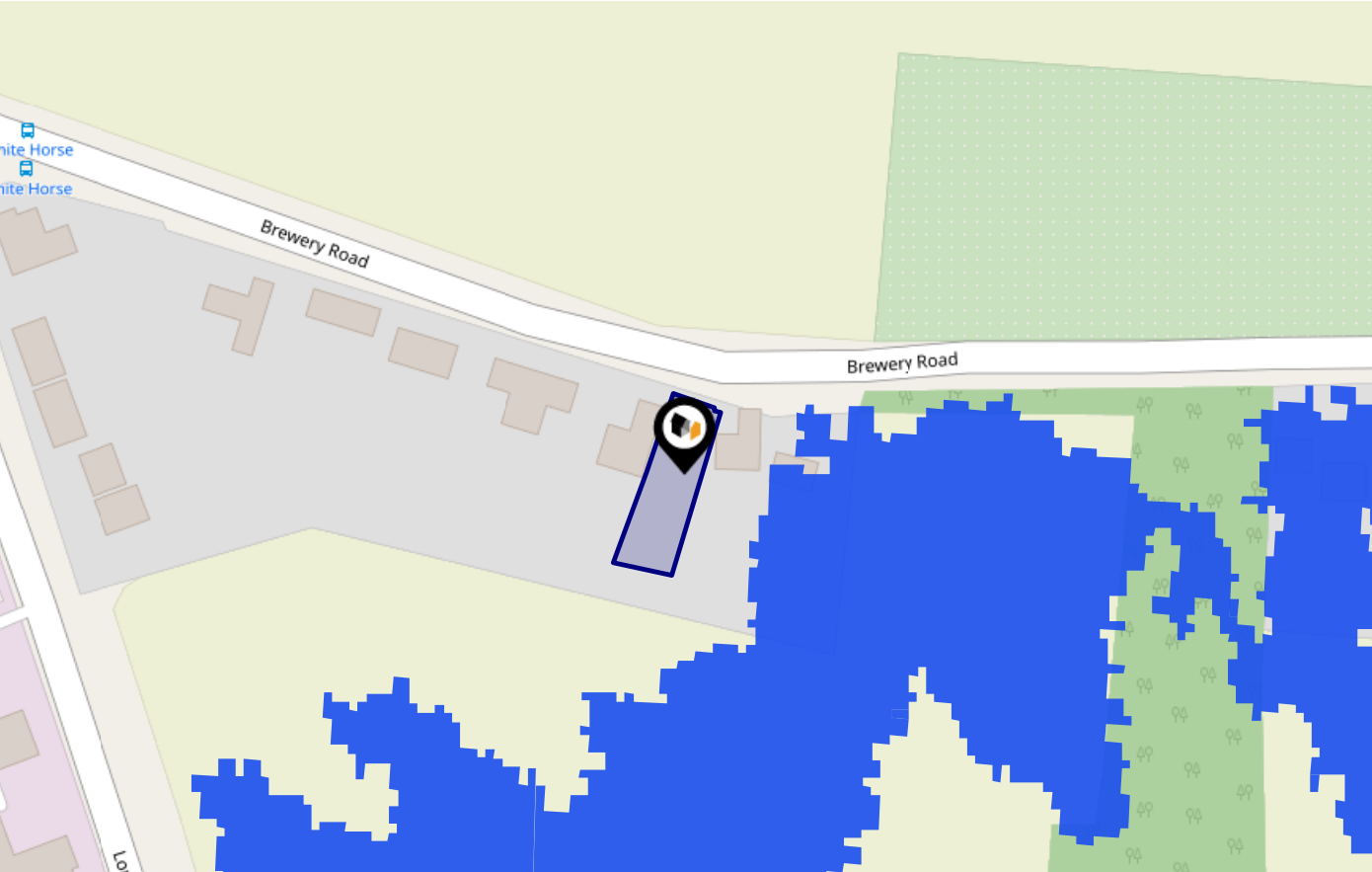


Flood Risk

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.

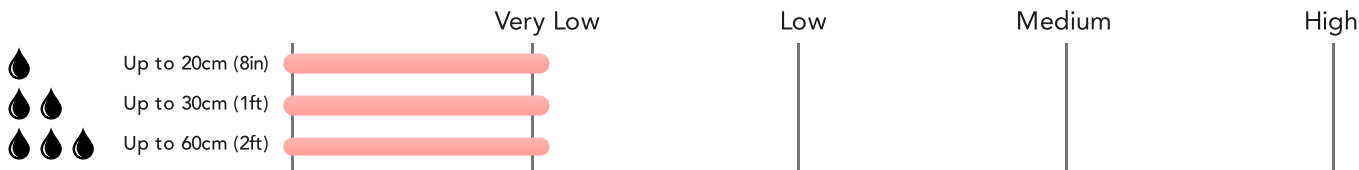


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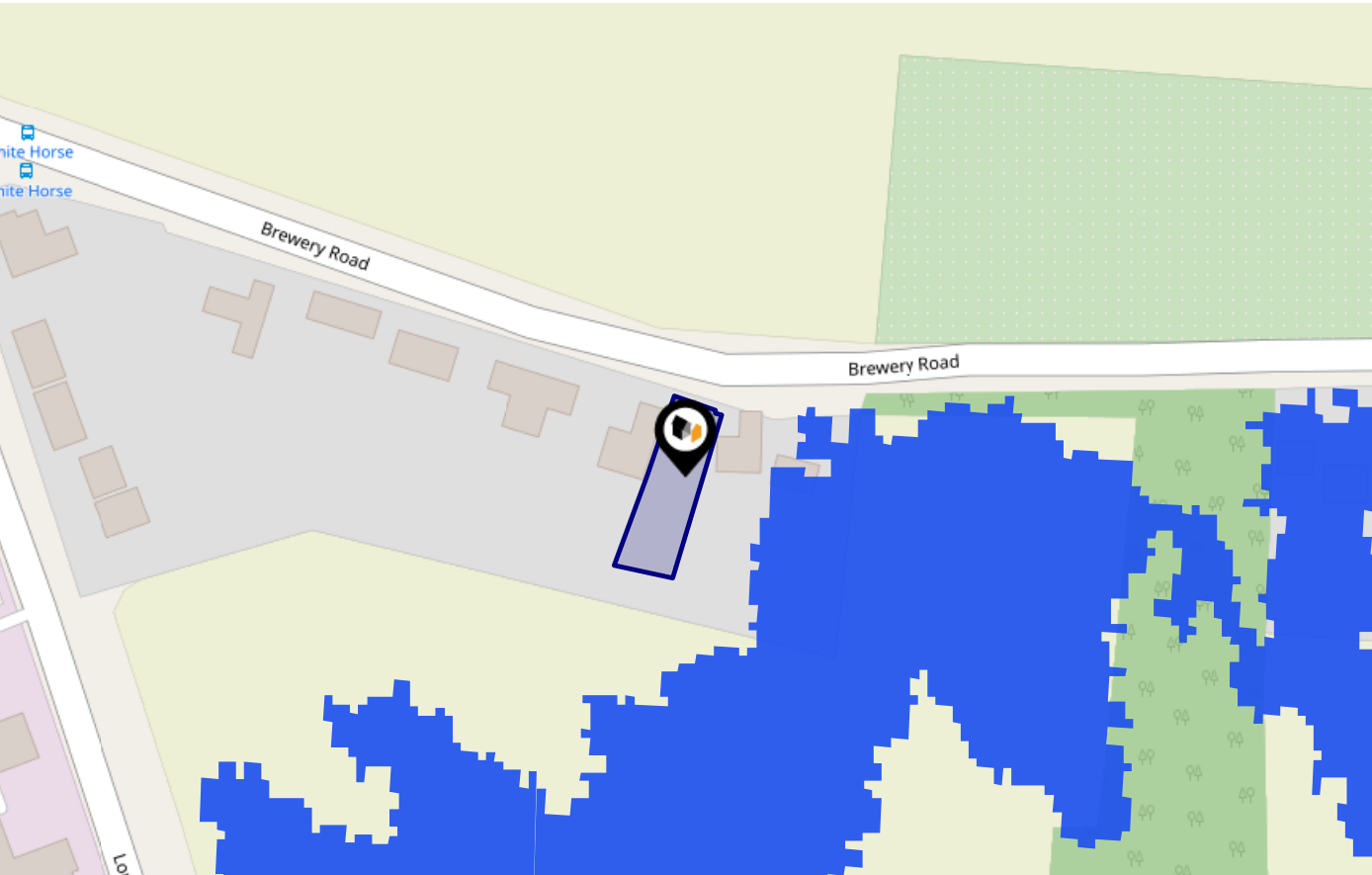


Flood Risk

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.

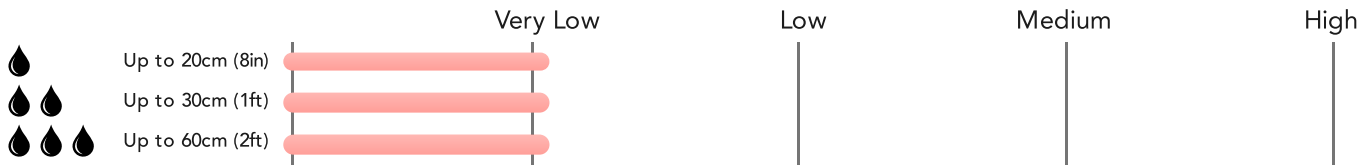


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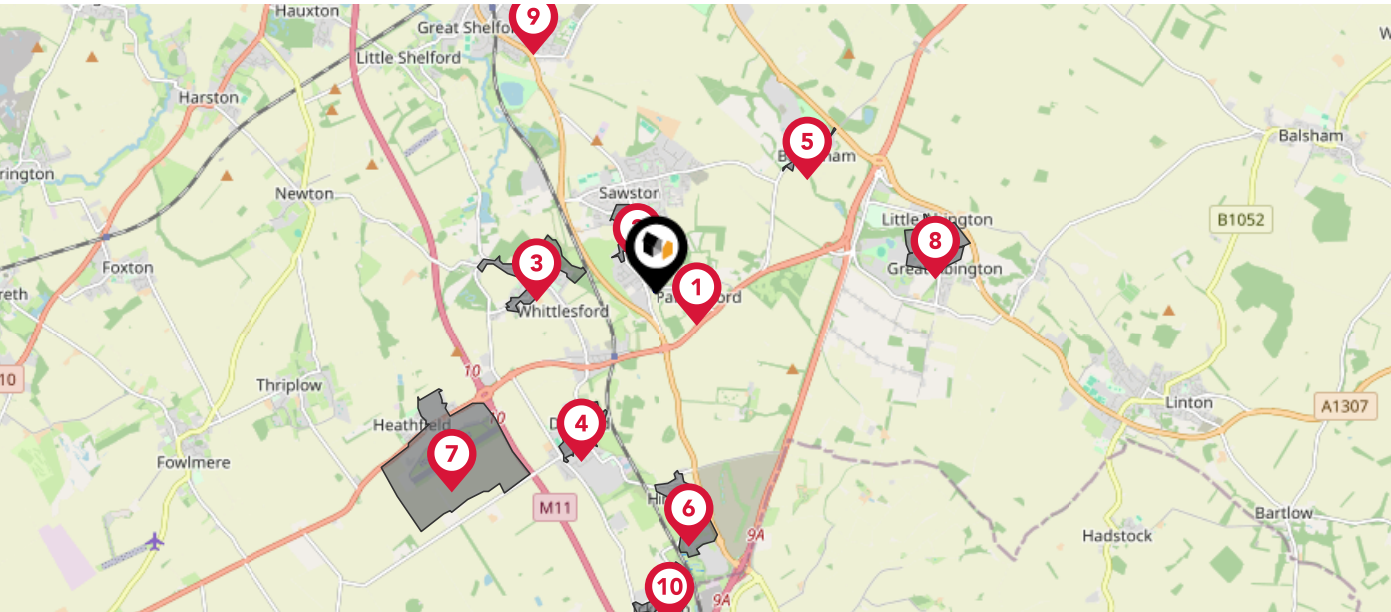


Maps

Conservation Areas

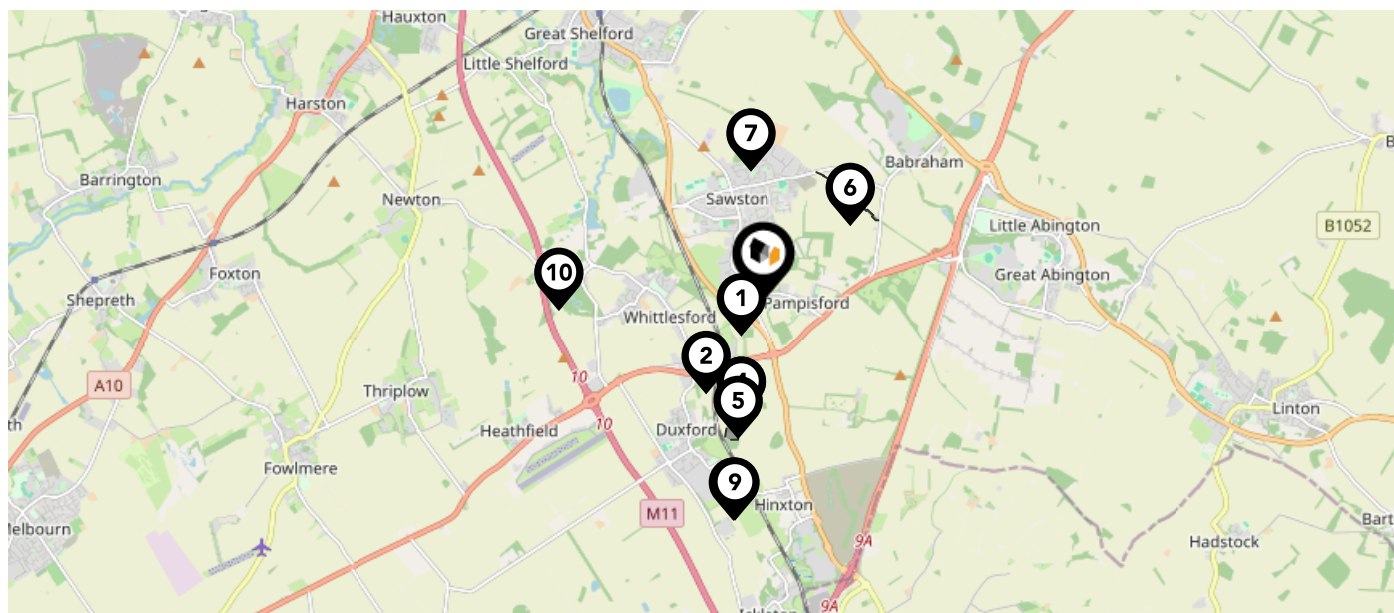


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Pampisford
2	Sawston
3	Whittlesford
4	Duxford
5	Babraham
6	Hinxton
7	Duxford Airfield
8	Great and Little Abington
9	Stapleford
10	Ickleton

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	Eastern County Leather-Sawston	Historic Landfill	
2	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
6	Home Farm-Babraham, Cambridge	Historic Landfill	
7	Sindalls-Sawston	Historic Landfill	
8	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
9	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	
10	Newton Road-Whittlesford	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



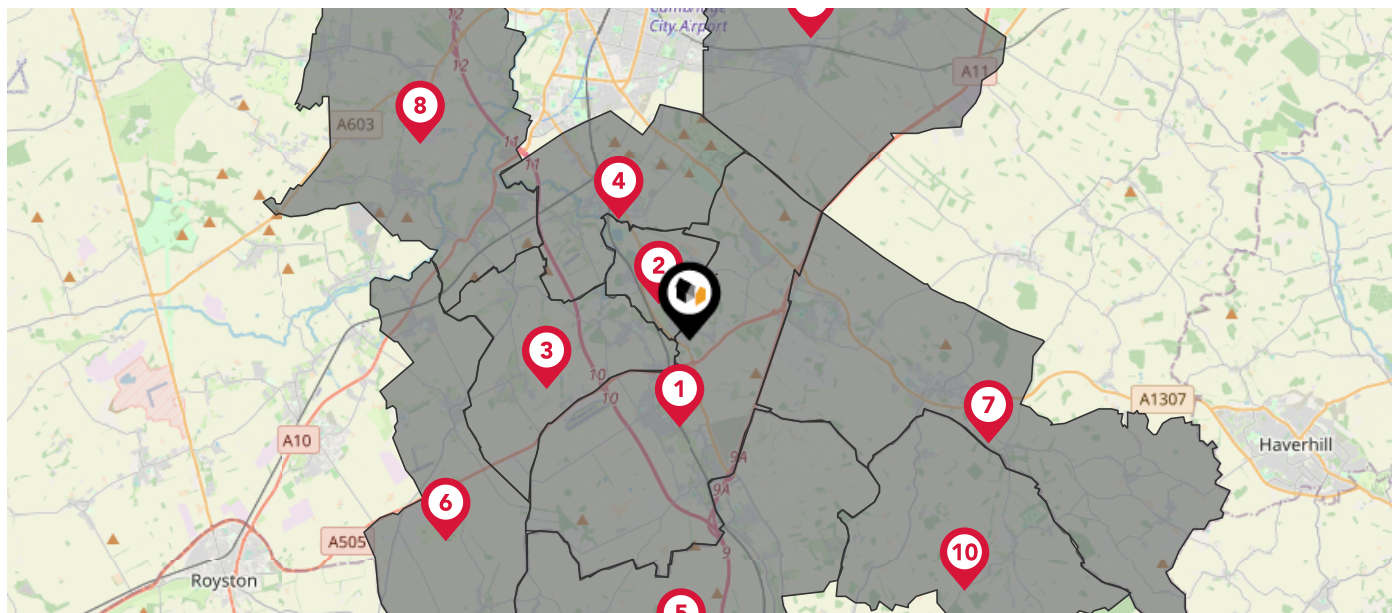
Mine Entry

- ✕ 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

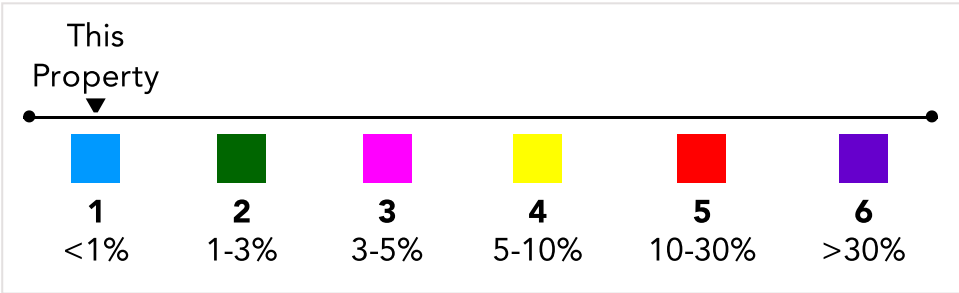
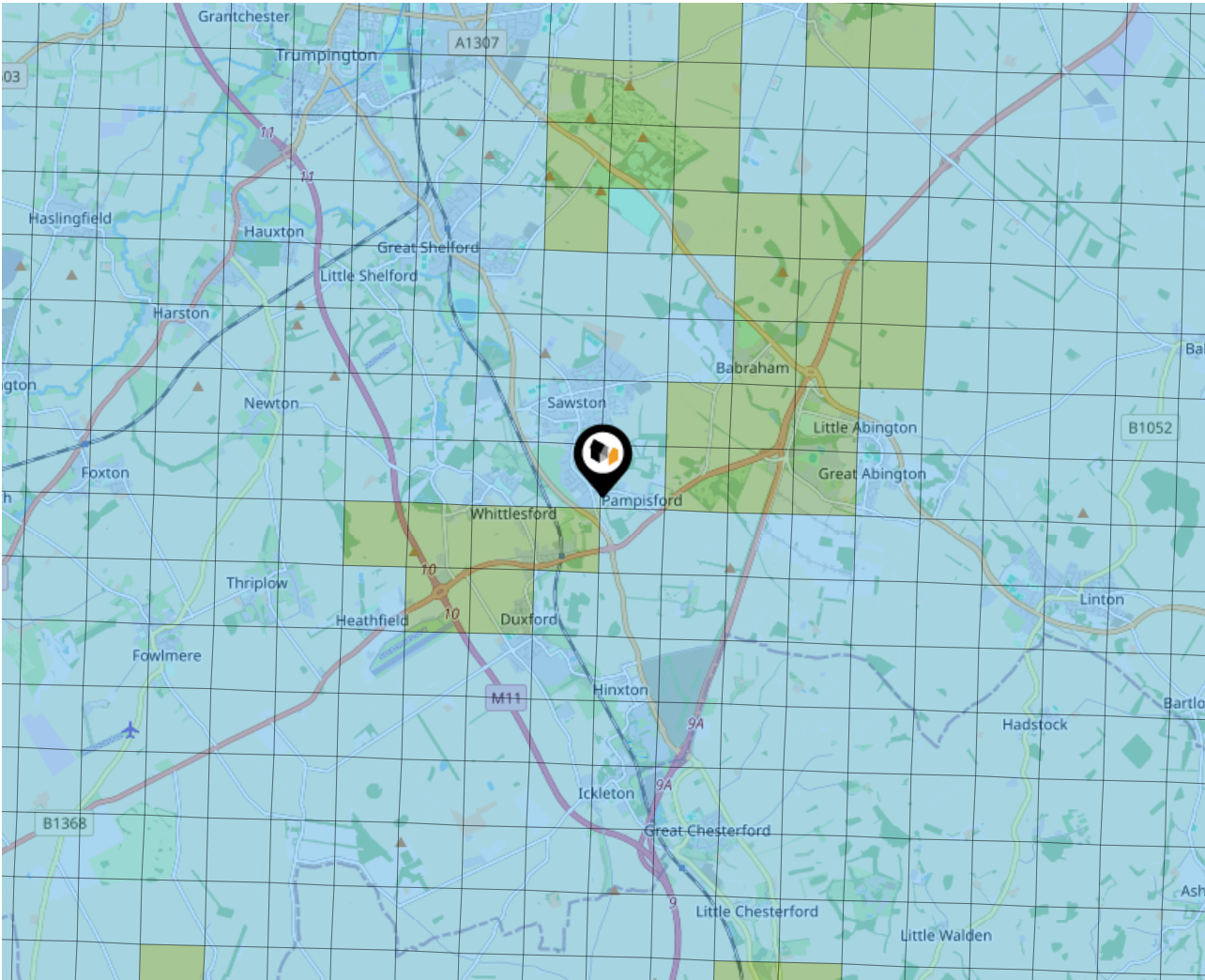


Nearby Council Wards

-  Duxford Ward
-  Sawston Ward
-  Whittlesford Ward
-  Shelford Ward
-  Littlebury, Chesterford & Wenden Lofts Ward
-  Foxton Ward
-  Linton Ward
-  Harston & Comberton Ward
-  Fen Ditton & Fulbourn Ward
-  Ashdon Ward

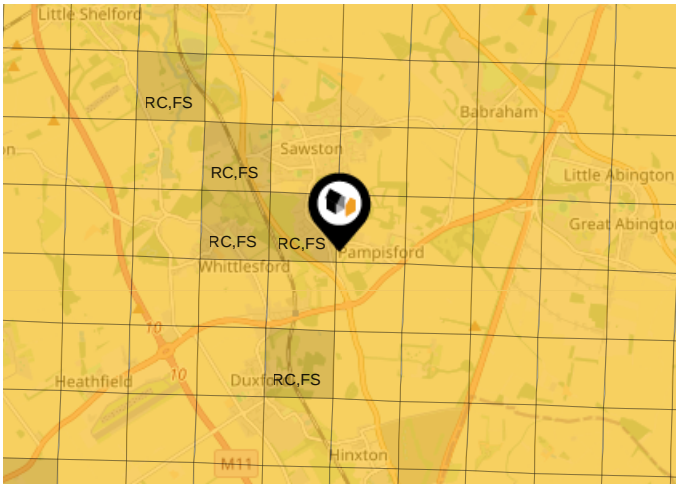
What is Radon?

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

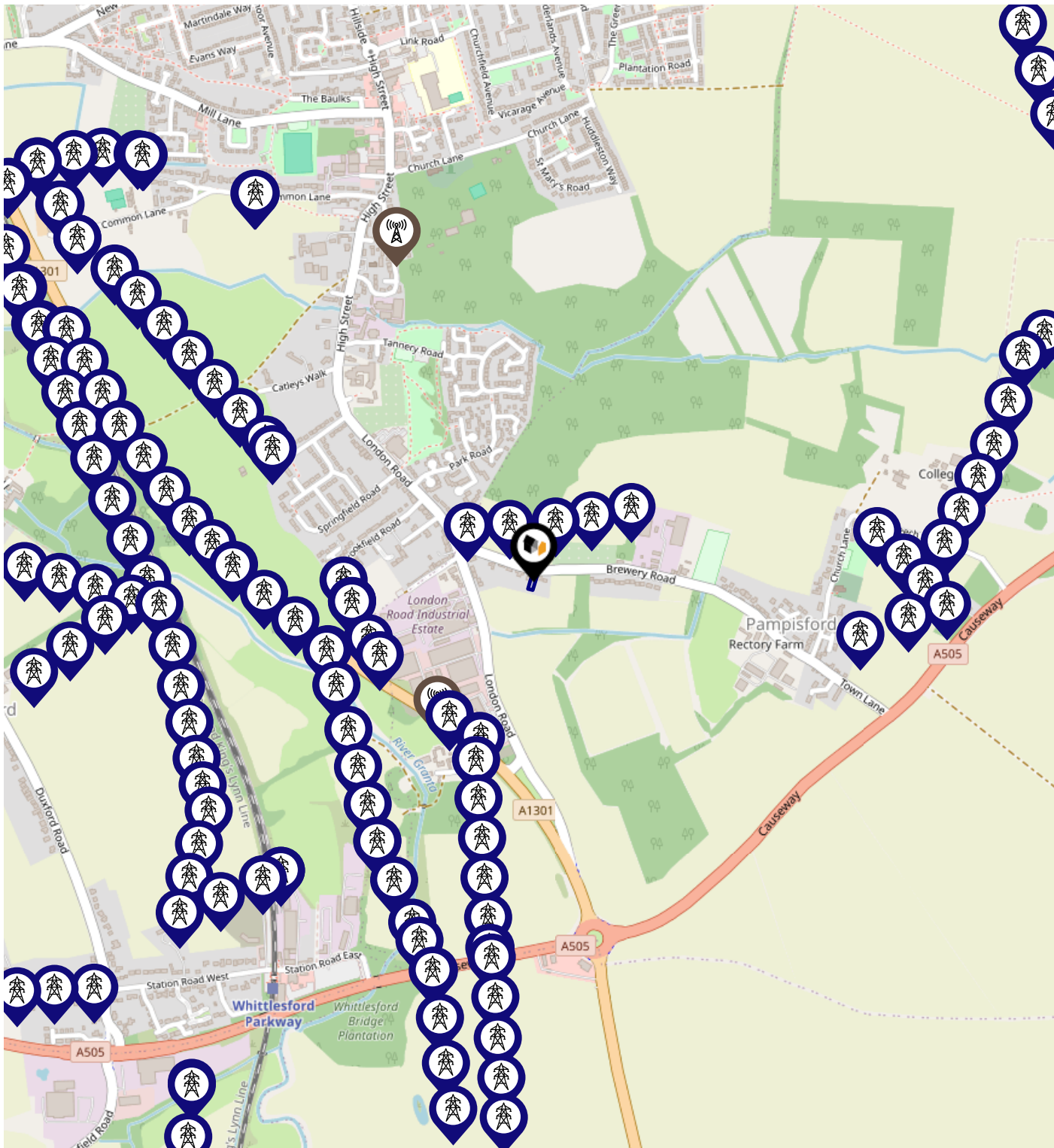


Primary Classifications (Most Common Clay Types)

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

Local Area

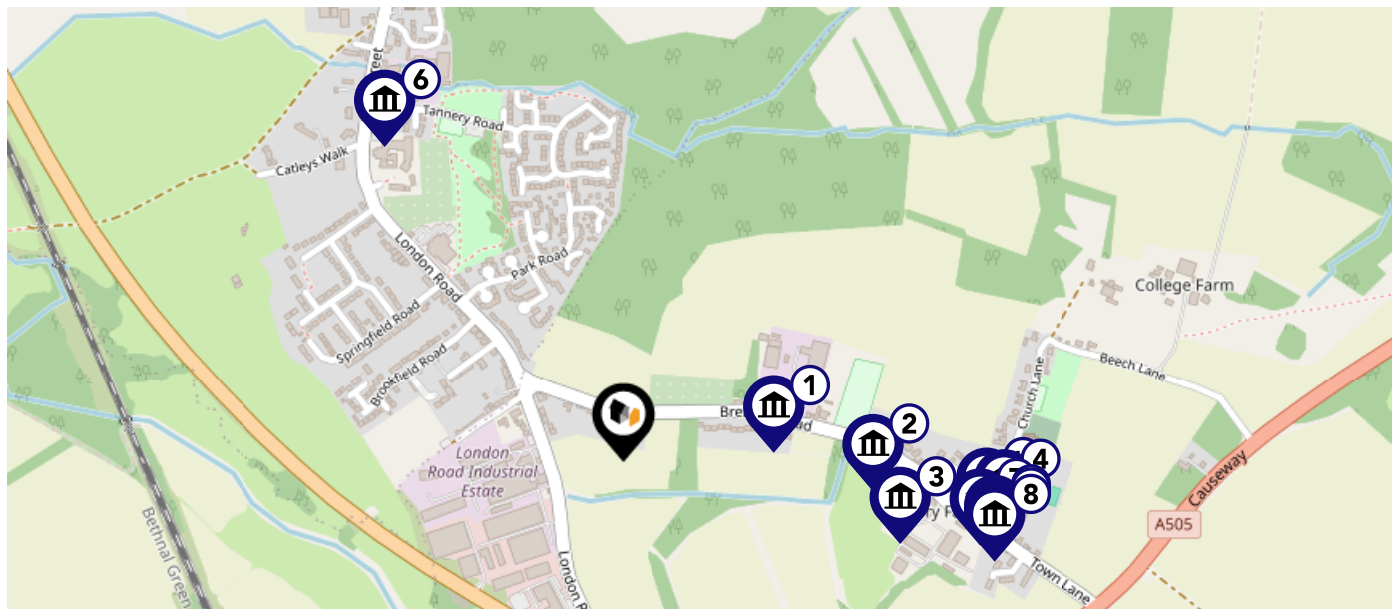
Masts & Pylons



Key:

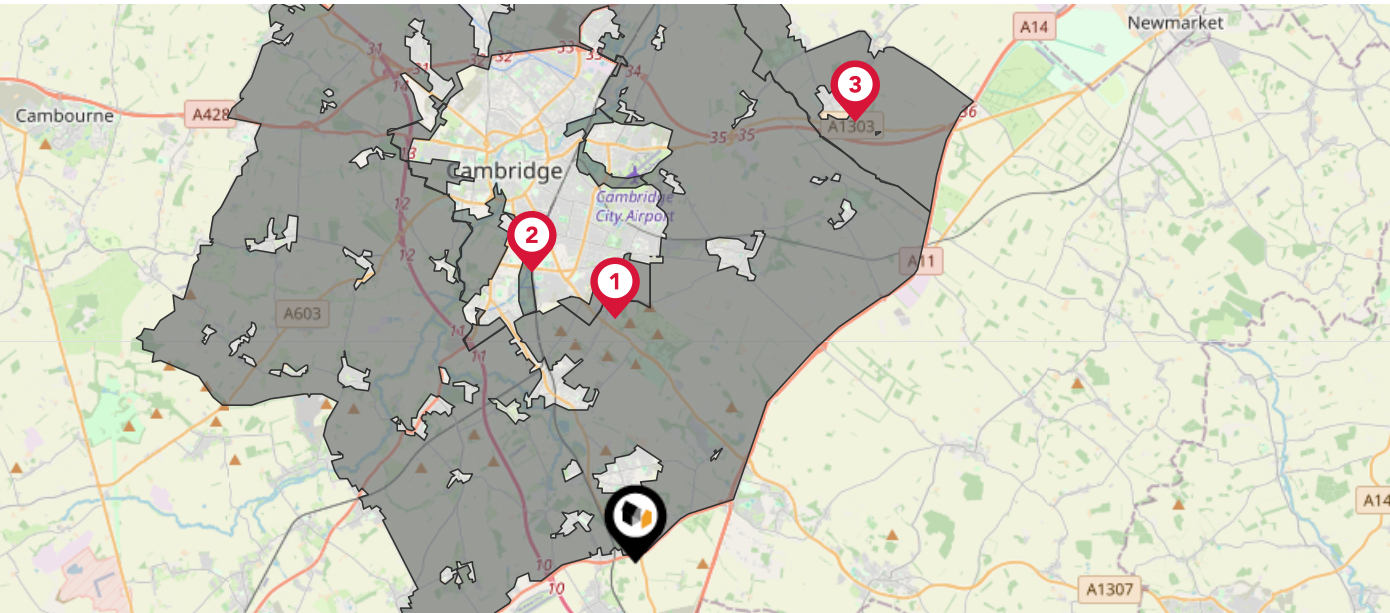
-  Power Pylons
-  Communication Masts

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
	1127661 - Blenheim Cottage	Grade II	0.2 miles
	1163224 - Pump To West Of Number 18 (pipers)	Grade II	0.3 miles
	1309234 - Rectory Farmhouse	Grade II	0.3 miles
	1163387 - 14, High Street	Grade II	0.4 miles
	1127664 - 6 And 8, High Street	Grade II	0.4 miles
	1330984 - Brooklands	Grade II	0.4 miles
	1127662 - Inglenook	Grade II	0.4 miles
	1309192 - 2 And 4, High Street	Grade II	0.4 miles
	1163372 - 10, High Street	Grade II	0.4 miles
	1127663 - The Dower House	Grade II	0.4 miles

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

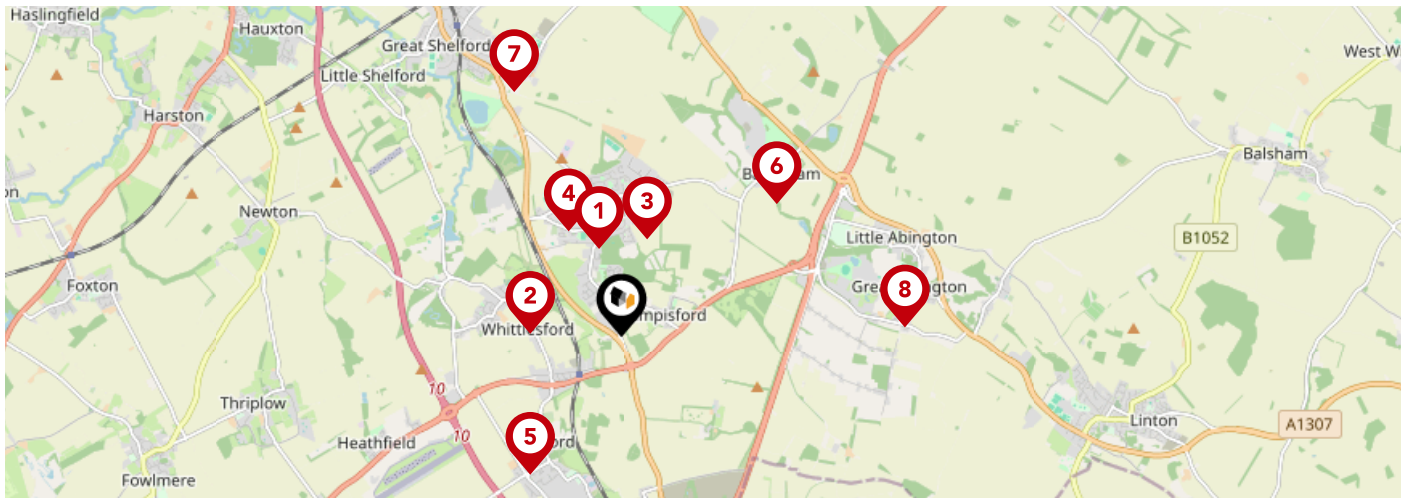


- Nearby Green Belt Land
- 1

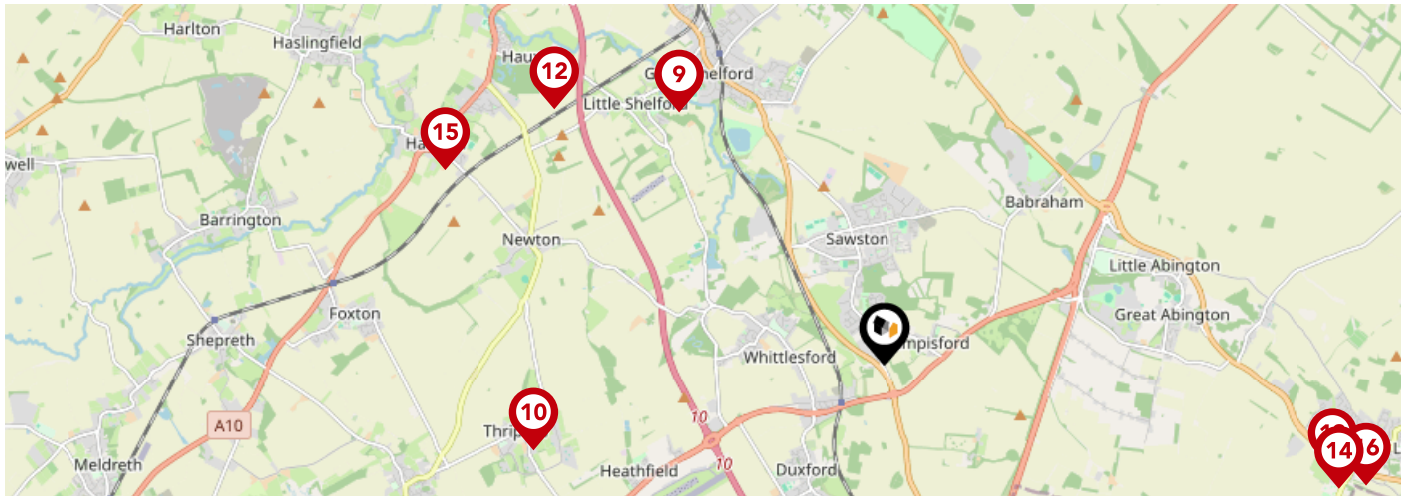
Cambridge Green Belt - Cambridge
- 2

Cambridge Green Belt - South Cambridgeshire
- 3

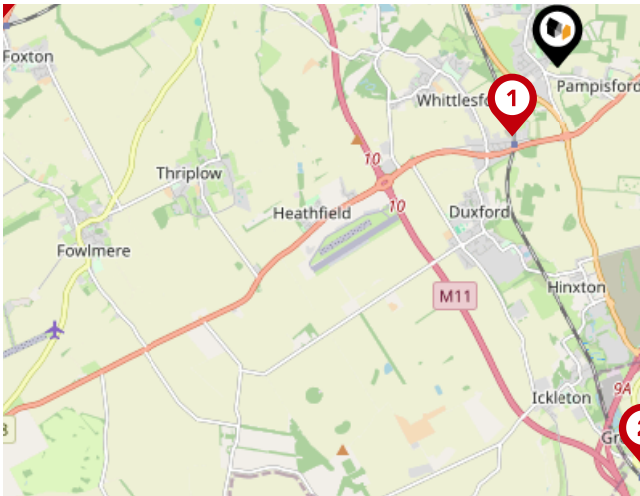
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.83	☐	☒	☐	☐	☐
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.83	☐	☒	☐	☐	☐
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.93	☐	☒	☐	☐	☐
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.07	☐	☐	☒	☐	☐
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.5	☐	☒	☐	☐	☐
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.87	☐	☒	☐	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.43	☐	☒	☐	☐	☐
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.58	☐	☒	☐	☐	☐

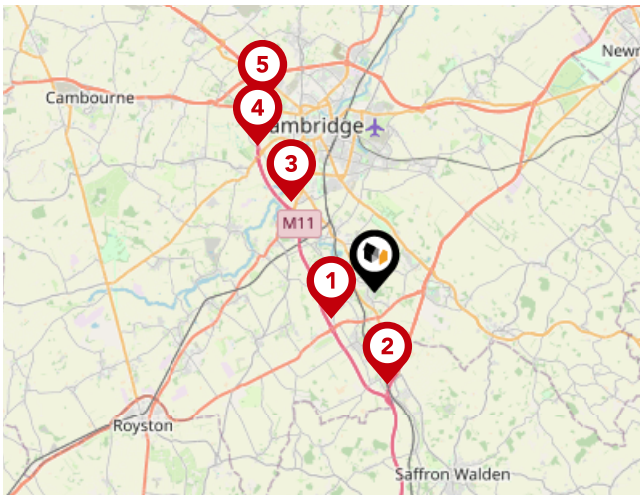


		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.97	☐	☒	☐	☐	☐
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.28	☐	☒	☐	☐	☐
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.51	☐	☒	☐	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.81	☐	☒	☐	☐	☐
	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:4.2	☐	☐	☒	☐	☐
	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:4.3	☐	☐	☒	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.37	☐	☒	☐	☐	☐
	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:4.52	☐	☒	☐	☐	☐



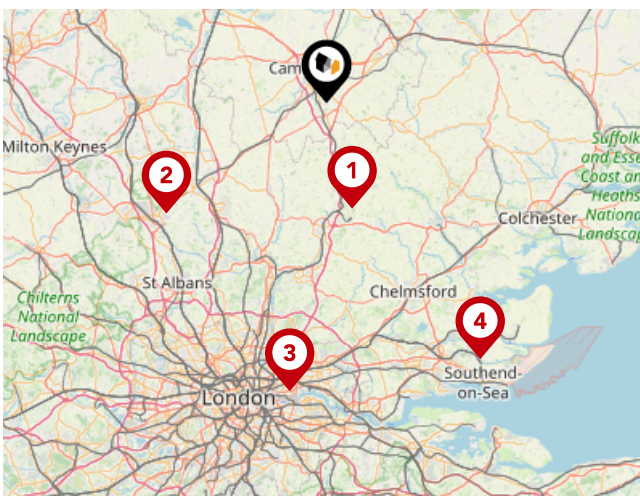
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.74 miles
2	Great Chesterford Rail Station	3.72 miles
3	Foxton Rail Station	5.06 miles



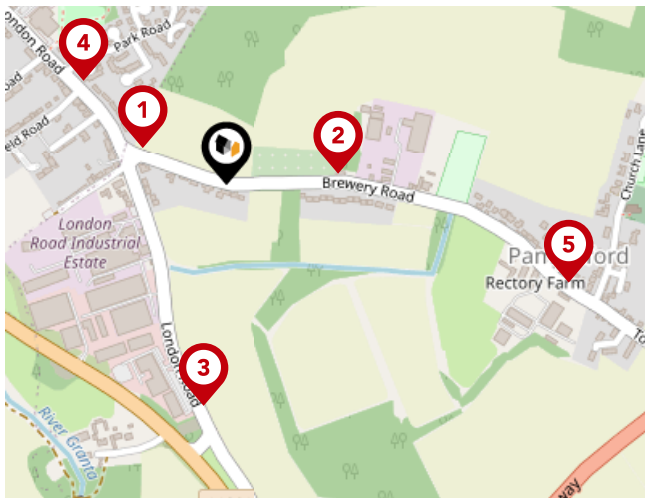
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.84 miles
2	M11 J9	3.37 miles
3	M11 J11	4.49 miles
4	M11 J12	6.84 miles
5	M11 J13	8.04 miles



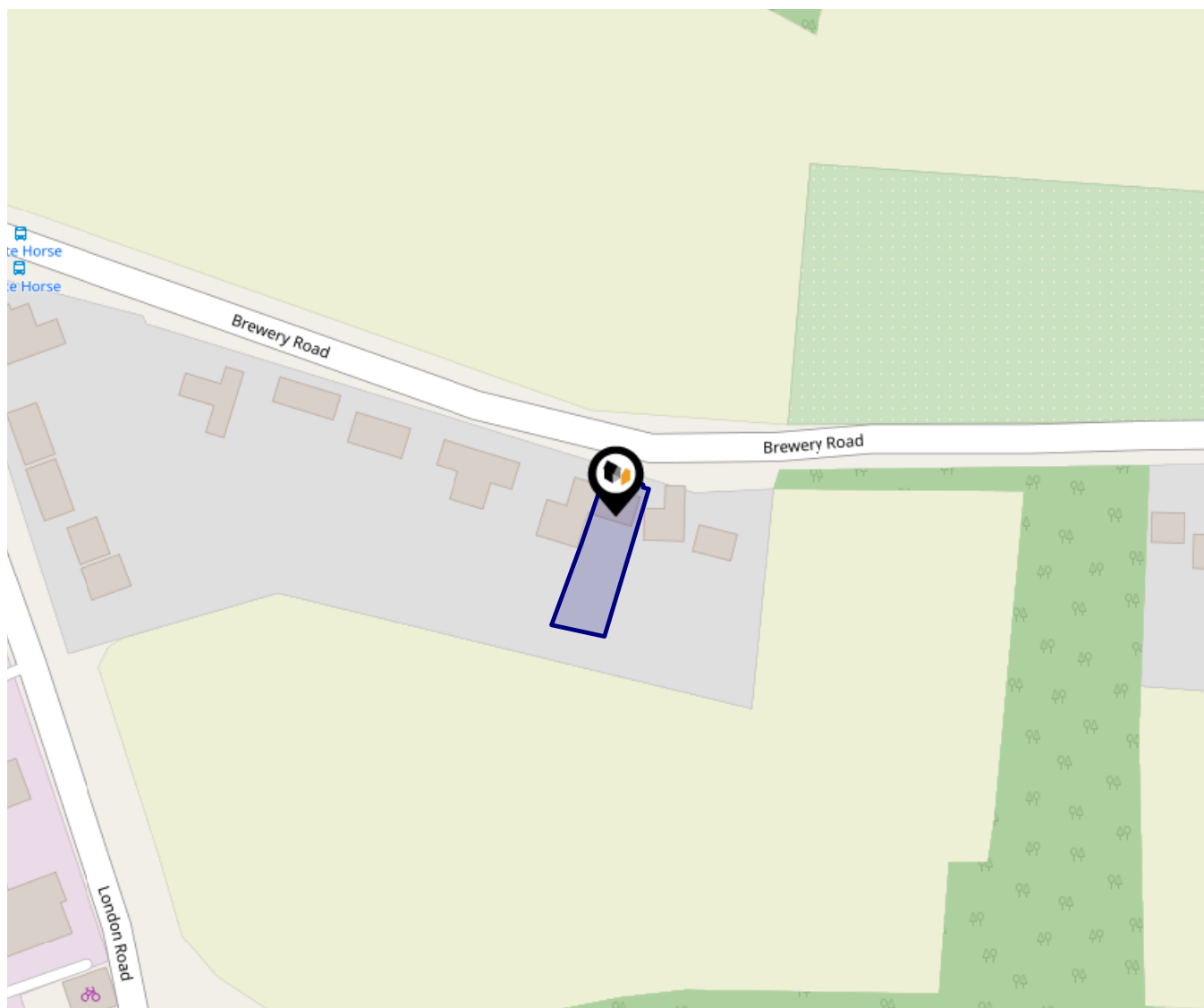
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	15.88 miles
2	Luton Airport	28.46 miles
3	Silvertown	42.48 miles
4	Southend-on-Sea	43.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	White Horse	0.1 miles
2	Brewery Road	0.13 miles
3	Sawston Bypass	0.25 miles
4	Park Road	0.2 miles
5	High Street	0.41 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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