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MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



OXFORD ROAD, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Title Number:	CB199606		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Castle and Victoria Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	7	71	1000
● Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: **101 Oxford Road Cambridge CB4 3PJ**

Reference - 16/1284/FUL	
Decision:	Decided
Date:	14th July 2016
Description:	Single story rear extension and roof extension incorporating rear dormer.

Planning records for: **103 Oxford Road Cambridge Cambridgeshire CB4 3PJ**

Reference - 22/04167/HFUL	
Decision:	Decided
Date:	21st September 2022
Description:	Single storey side and rear extensions

Reference - 19/196/TTCA	
Decision:	Decided
Date:	03rd May 2019
Description:	Cupressus leylandii - remove and replace with smaller variety of trees.

Reference - 22/04186/HFUL	
Decision:	Decided
Date:	21st September 2022
Description:	Rear roof extension and rooflights to front elevation

Planning records for: **103 Oxford Road Cambridge CB4 3PJ**

Reference - 19/1075/FUL	
Decision:	Decided
Date:	13th August 2019
Description:	Single storey rear and side extension following demolition of conservatory

Planning records for: **107 Oxford Road Cambridge CB4 3PJ**

Reference - 18/1733/FUL	
Decision:	Decided
Date:	07th November 2018
Description:	Single storey rear extension and loft conversion, and new rooflight to front.

Planning records for: **117 Oxford Road Cambridge CB4 3PJ**

Reference - 13/1042/CL2PD	
Decision:	Decided
Date:	23rd July 2013
Description:	Application for a Certificate of Lawfulness under section 192 for installation of two velux rooflights to front elevation.

Planning records for: **119 Oxford Road Cambridge Cambridgeshire CB4 3PJ**

Reference - 15/1920/FUL	
Decision:	Withdrawn
Date:	15th October 2015
Description:	Roof extension incorporating rear dormer window and raising ridge height

Planning records for: **121 Oxford Road Cambridge Cambridgeshire CB4 3PJ**

Reference - 09/0253/FUL	
Decision:	Decided
Date:	22nd April 2009
Description:	Demolition of existing lean-to extension and construction of new lean-to.

Planning records for: **123 Oxford Road Cambridge Cambridgeshire CB4 3PJ**

Reference - 24/03194/HFUL	
Decision:	Decided
Date:	23rd August 2024
Description:	Part two storey, part single storey side and rear extension

Planning records for: **133 Oxford Road Cambridge CB4 3PJ**

Reference - 16/0748/NMA2	
Decision:	Decided
Date:	06th August 2018
Description:	Non material amendment on application 16/0748/FUL for changes to the garden shed.

Reference - 16/0748/NMA1	
Decision:	Decided
Date:	06th April 2017
Description:	Non material amendment on application 16/0748/FUL for change of roof covering on single storey element from slate to lead, amendments to rear fenestrations and provision of a new rooflight above first floor bathroom.

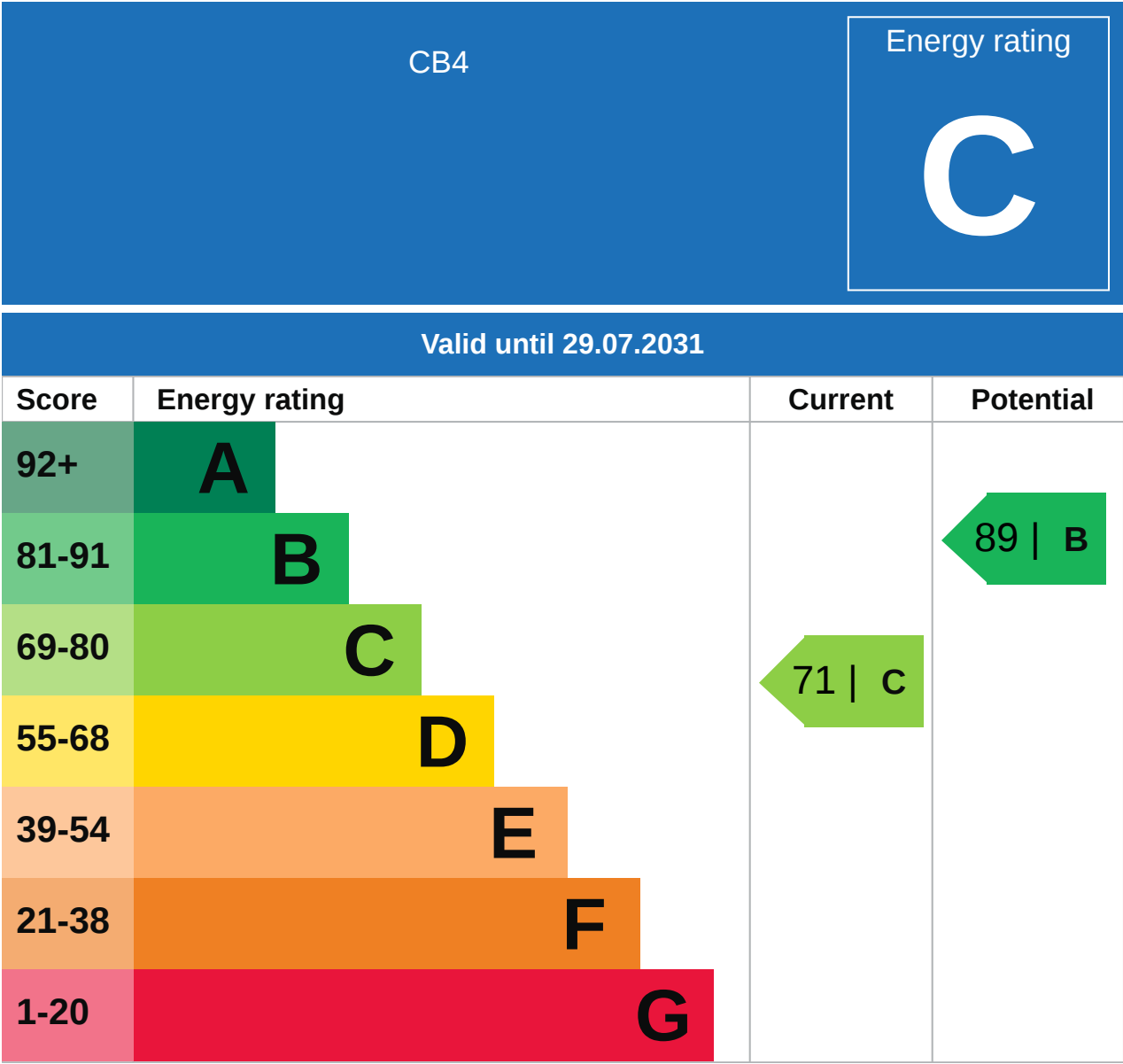
Planning records for: **133 Oxford Road Cambridge CB4 3PJ**

Reference - 18/1482/S73	
Decision:	Decided
Date:	19th September 2018
Description:	S73 Application to vary condition 2 of ref: 16/0748/FUL (Part two storey part single storey rear extensions and shed in rear garden) (amended description). To amend garden shed.

Reference - 16/0748/FUL	
Decision:	Decided
Date:	09th May 2016
Description:	Part two storey part single storey rear extensions and shed in rear garden (amended description).

Planning records for: **95 Oxford Road Cambridge Cambridgeshire CB4 3PJ**

Reference - 17/0848/FUL	
Decision:	Decided
Date:	23rd May 2017
Description:	Proposed single storey side/rear extension



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
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, 300 mm loft insulation
Roof Energy:	Very 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:	Suspended, no insulation (assumed)
Total Floor Area:	87 m ²

Electricity Supply

Eon Next

Gas Supply

Eon Next

Central Heating

Gas 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



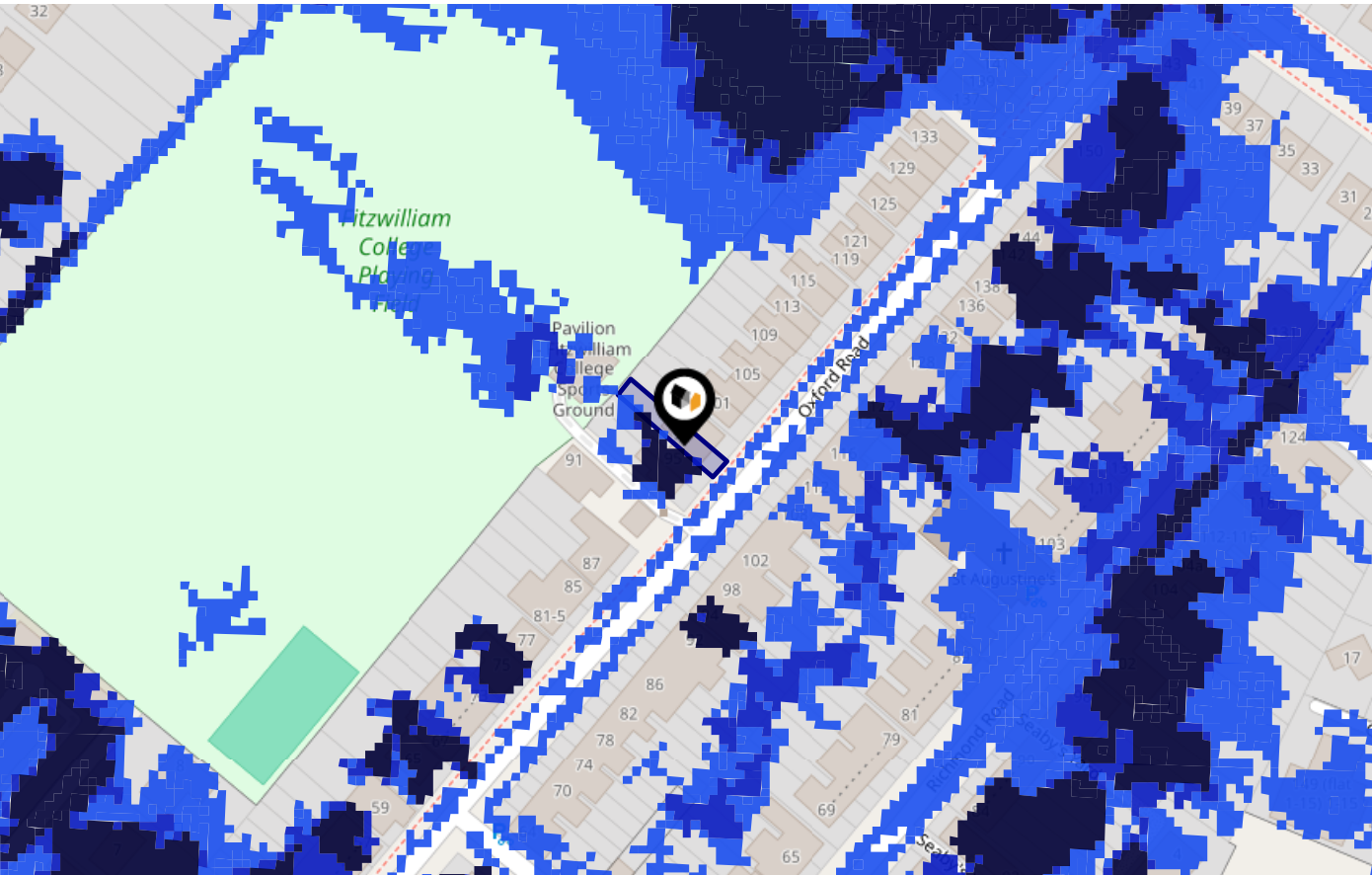
/cookecurtisco

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.

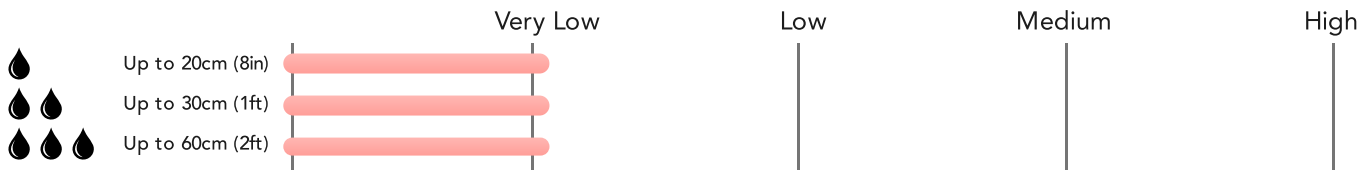


Risk Rating: Very low

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 (0.1%) 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:

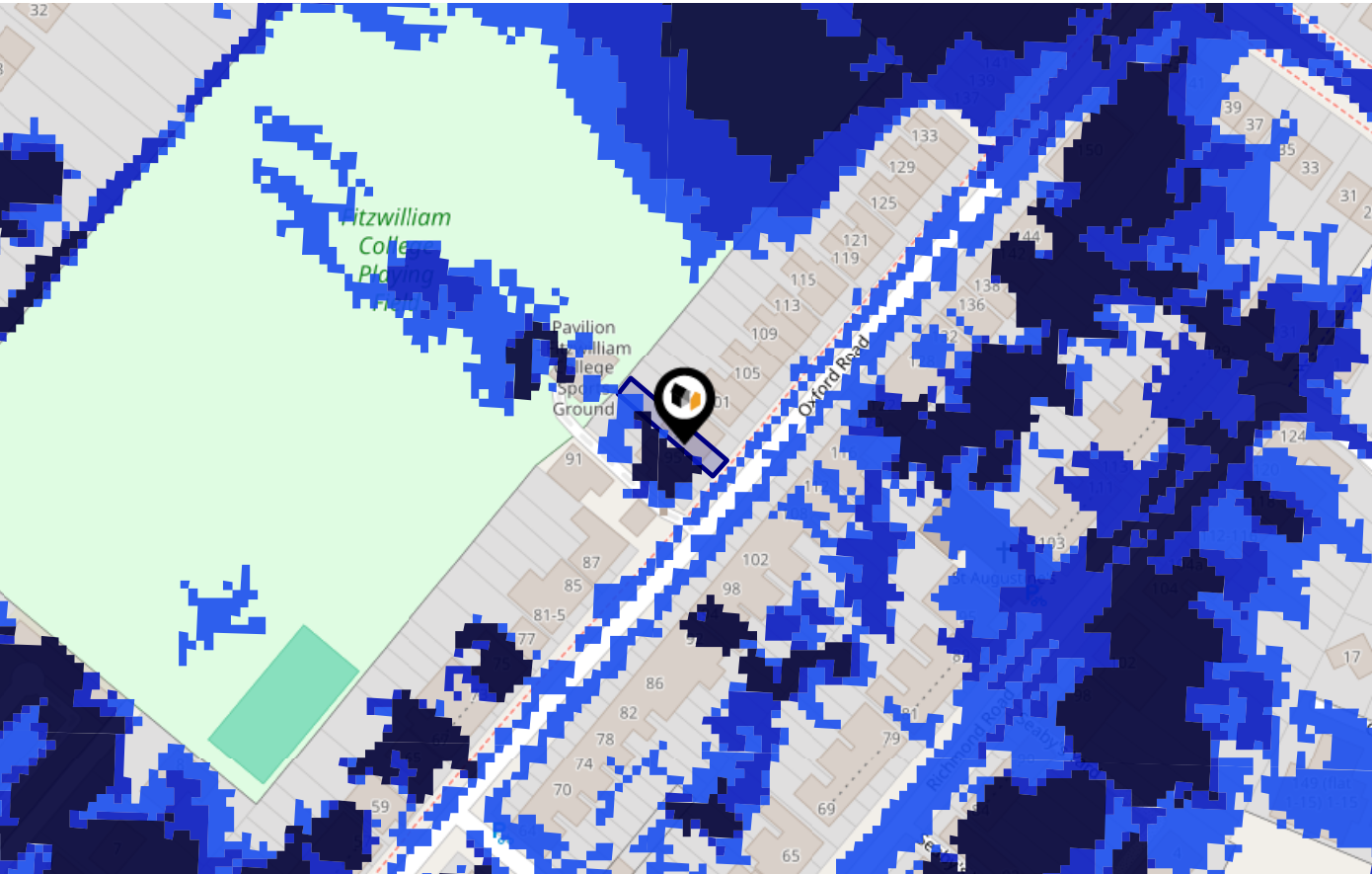


Flood Risk

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.

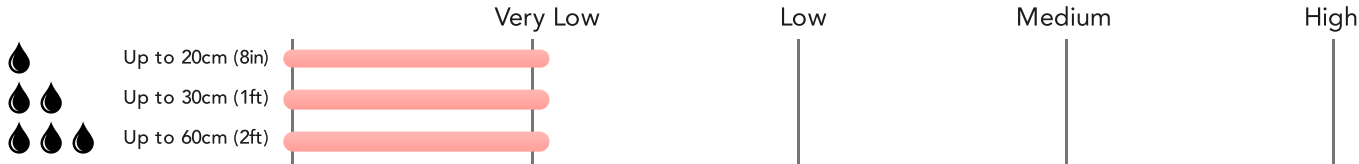


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Chance of flooding to the following depths at this property:

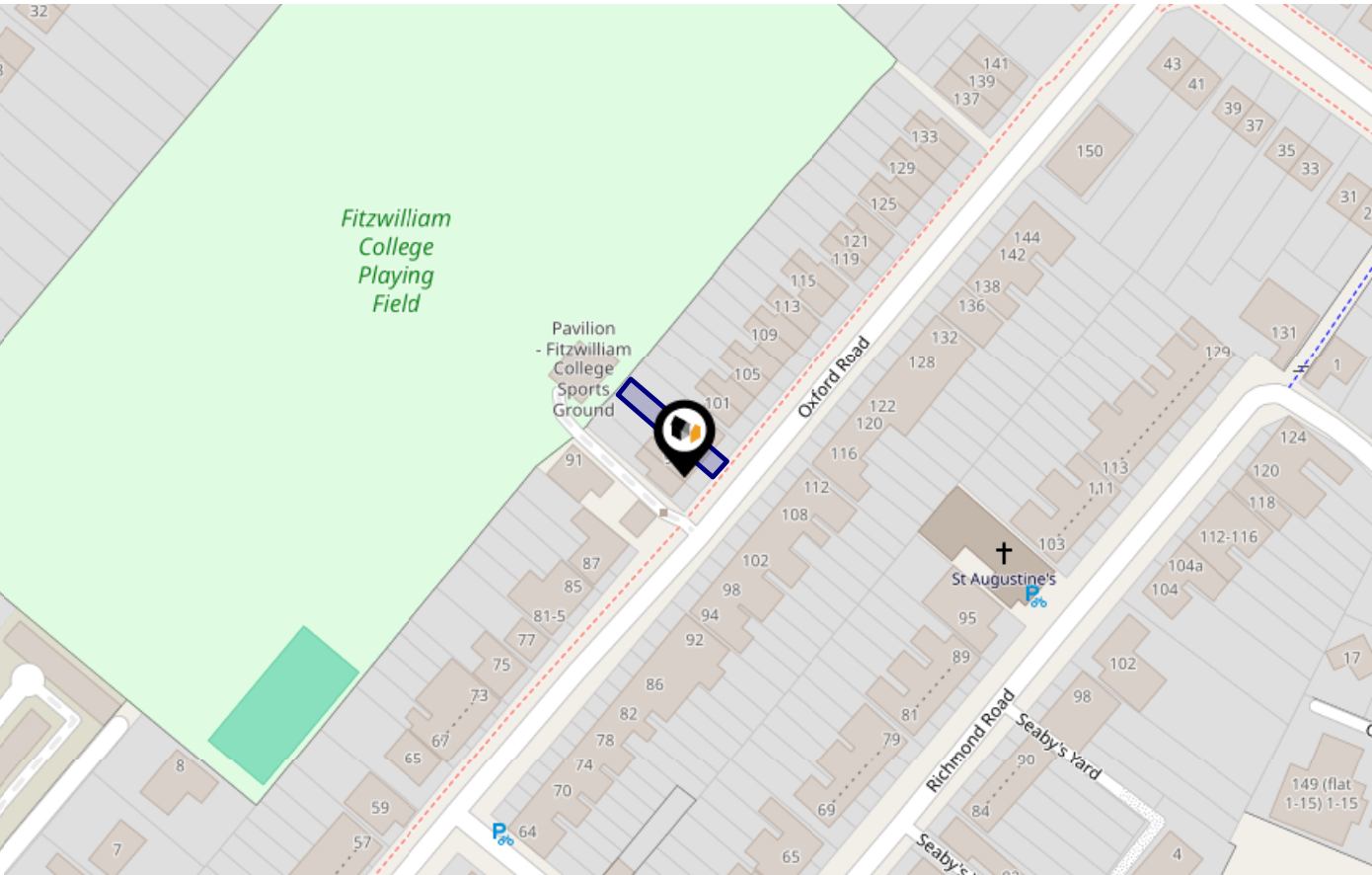


Flood Risk

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.

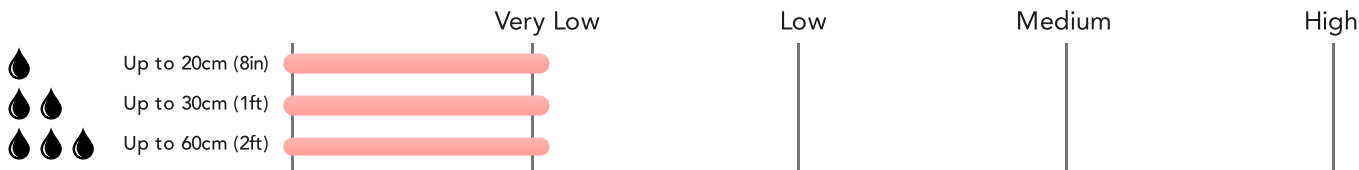


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

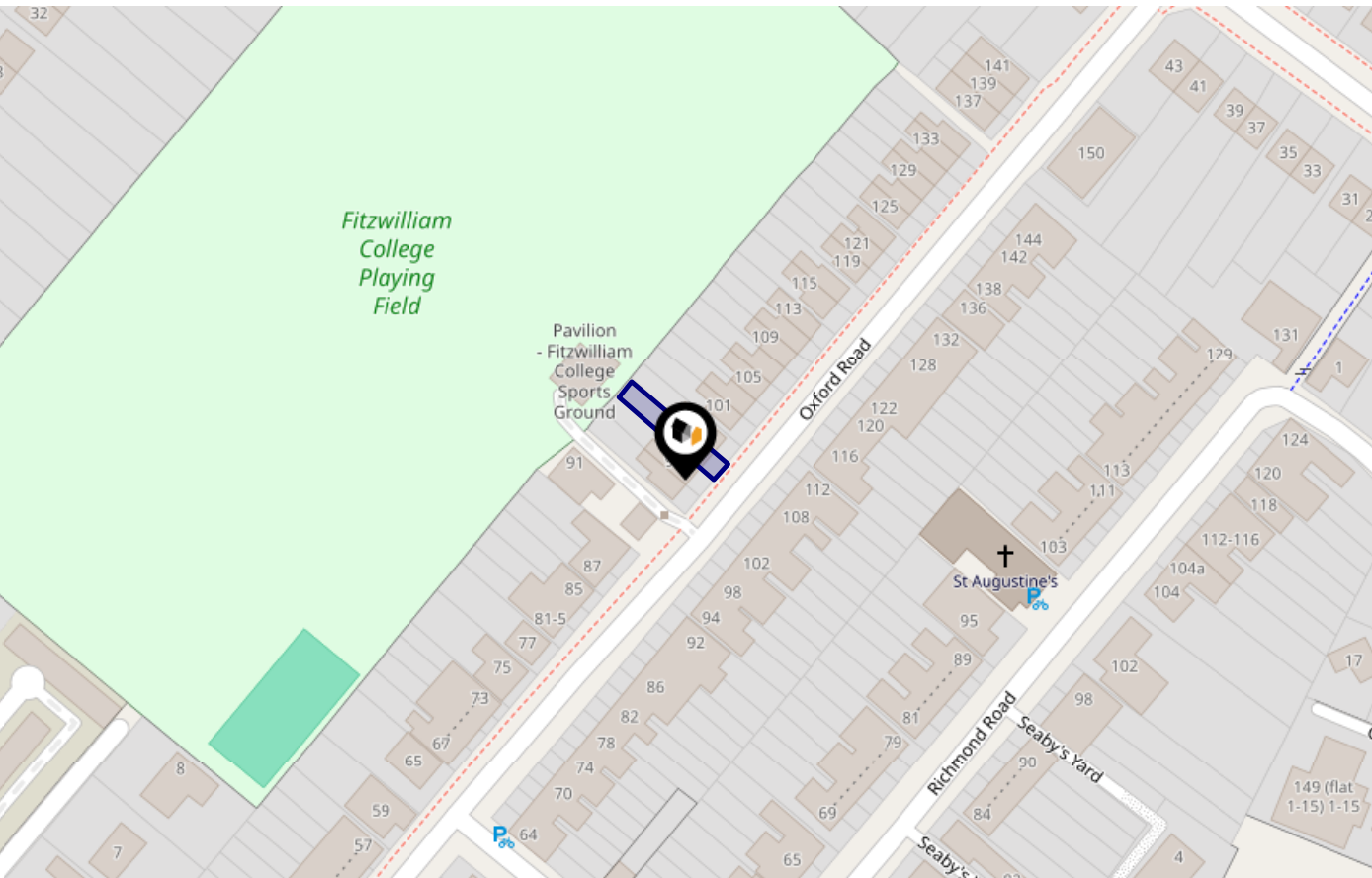


Flood Risk

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.

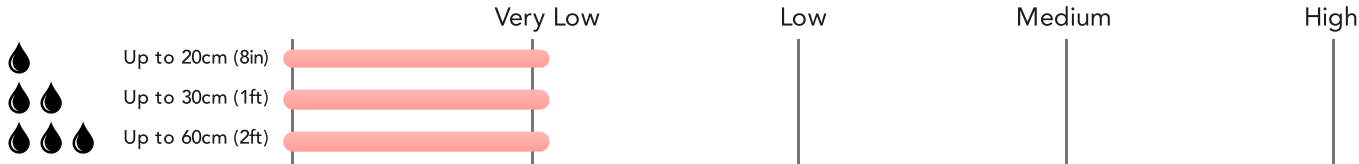


Risk Rating: Very low

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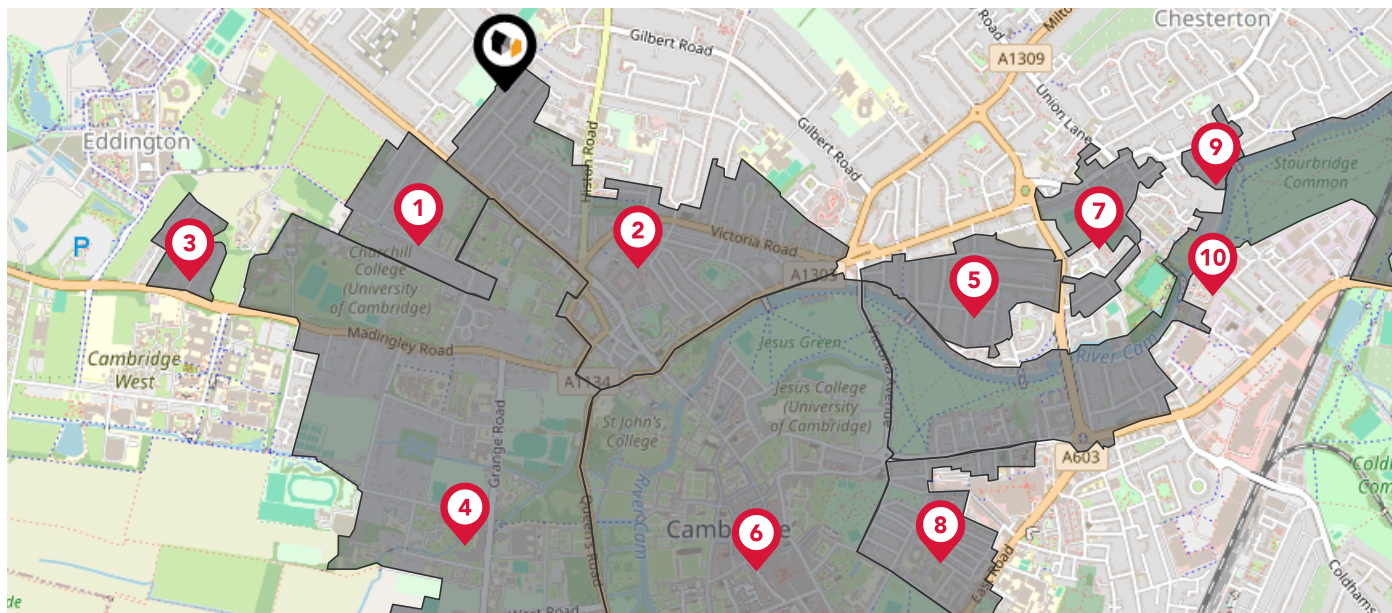
Chance of flooding to the following depths at this property:



Maps

Conservation Areas

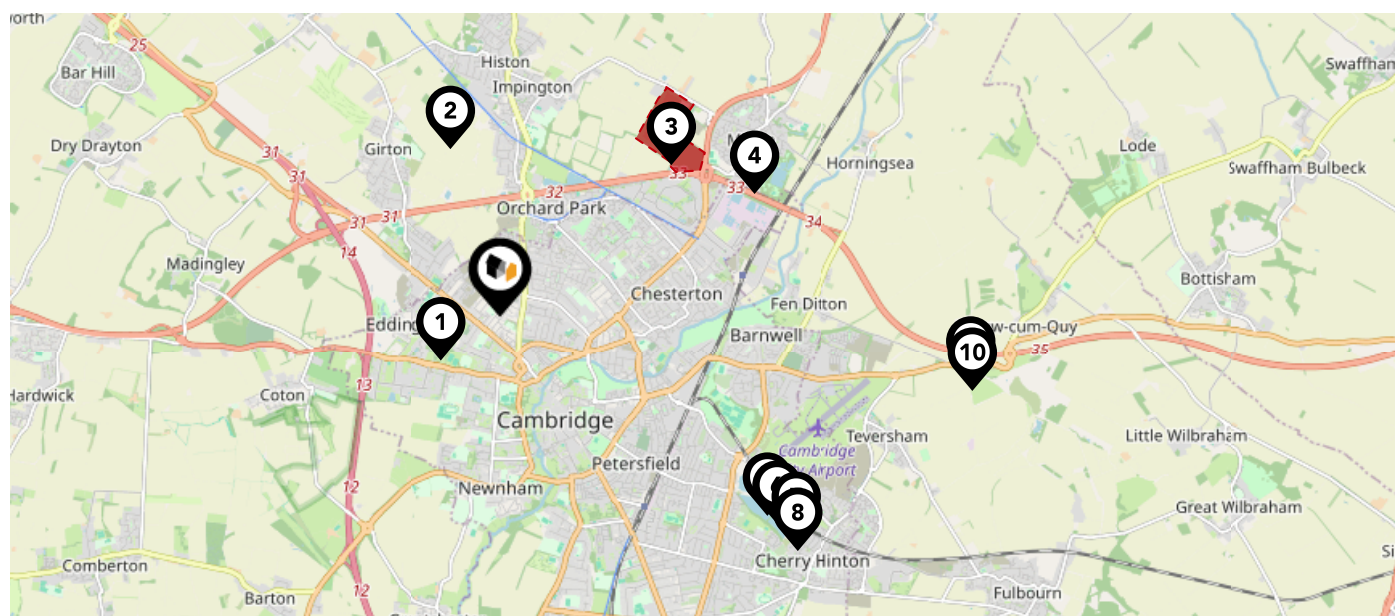
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Storey's Way
- 2 Castle and Victoria Road
- 3 Conduit Head Road
- 4 West Cambridge
- 5 De Freville
- 6 Central
- 7 Chesterton
- 8 The Kite
- 9 Ferry Lane
- 10 Riverside and Stourbridge Common

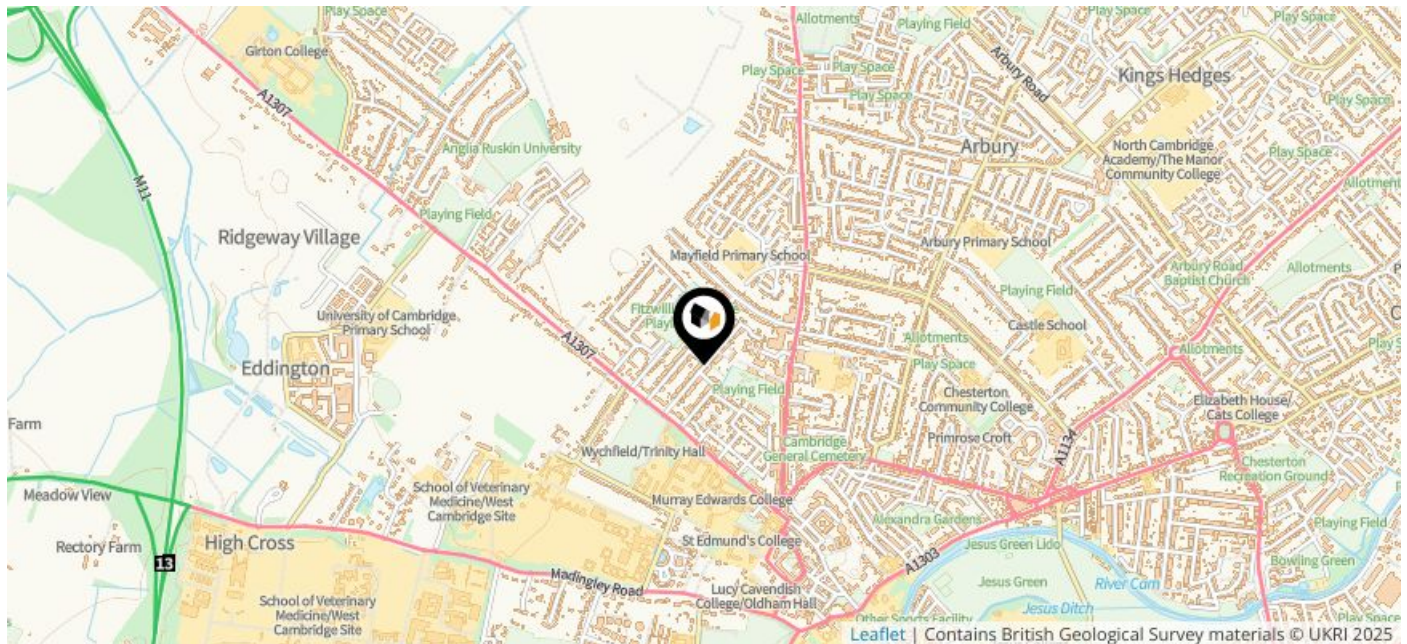
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
2	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
9	Quy Mill Hotel-Quy	Historic Landfill	
10	Quy Bridge-Quy	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



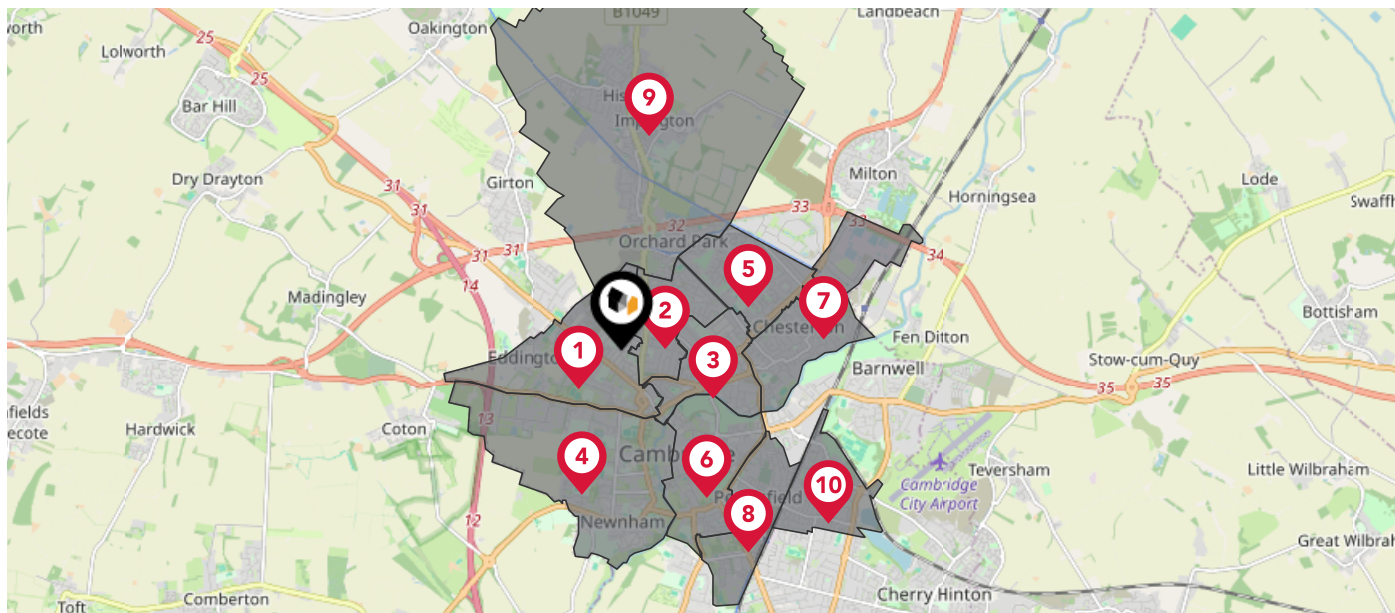
Mine Entry

- ✕ 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

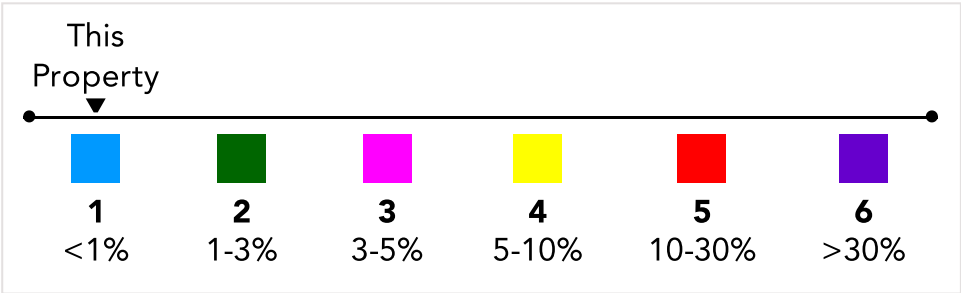
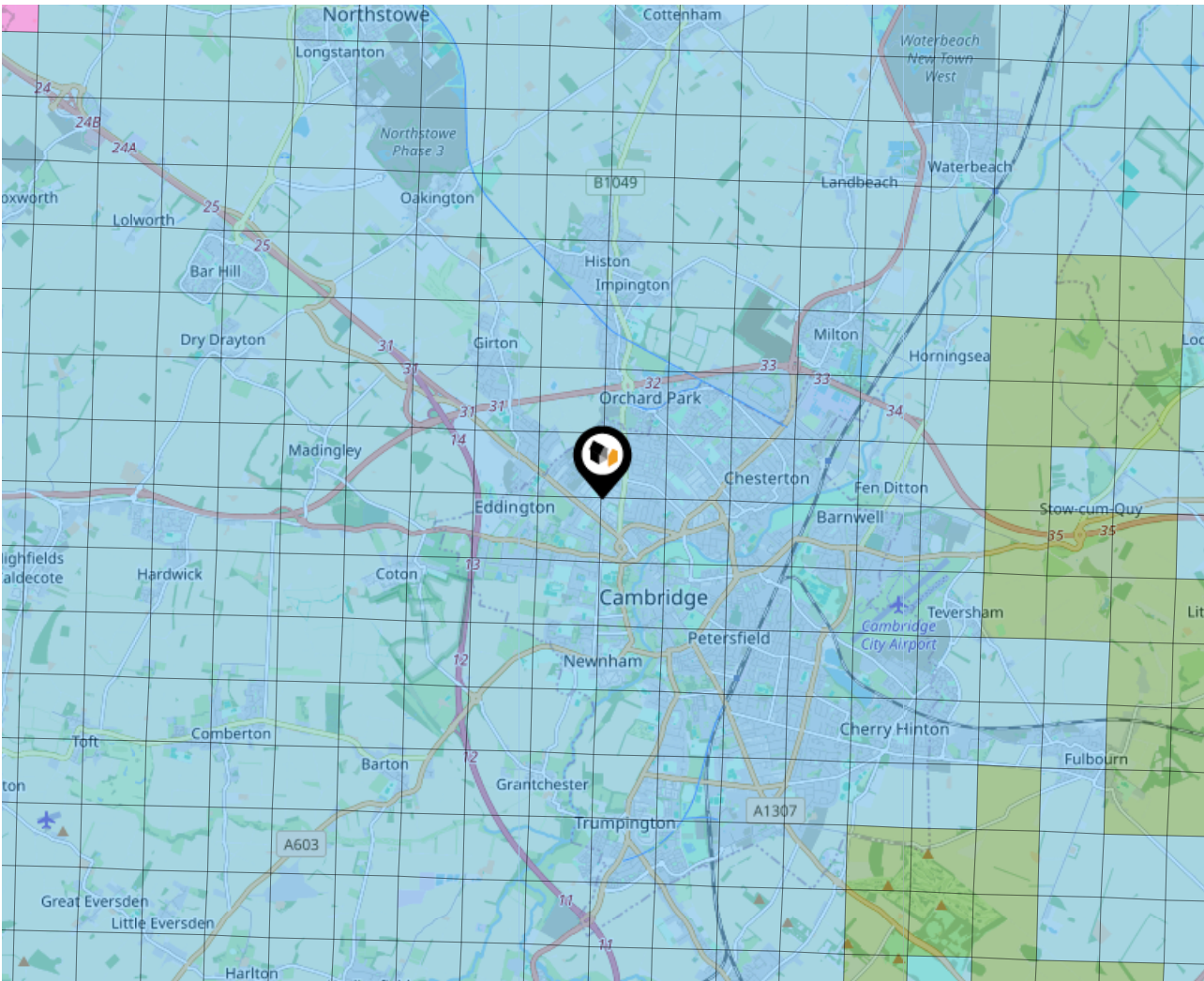


Nearby Council Wards

-  Castle Ward
-  Arbury Ward
-  West Chesterton Ward
-  Newnham Ward
-  King's Hedges Ward
-  Market Ward
-  East Chesterton Ward
-  Petersfield Ward
-  Histon & Impington Ward
-  Romsey Ward

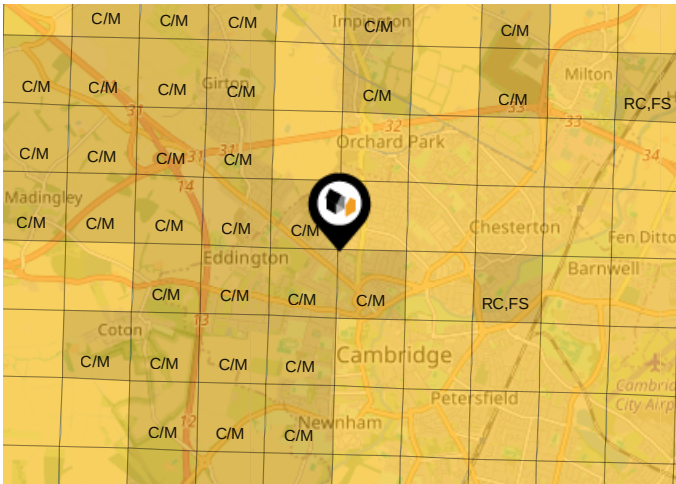
What is Radon?

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)

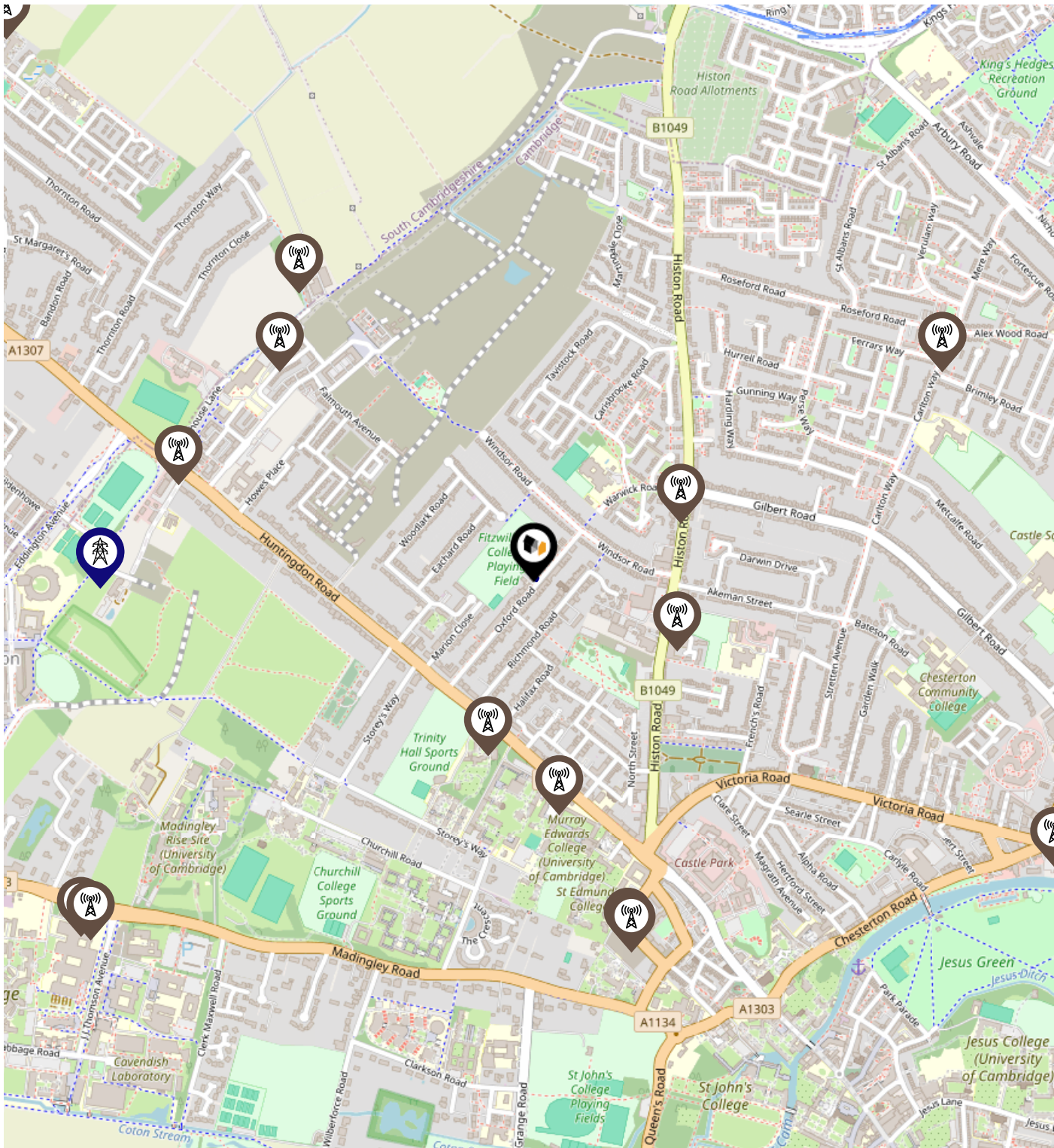
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

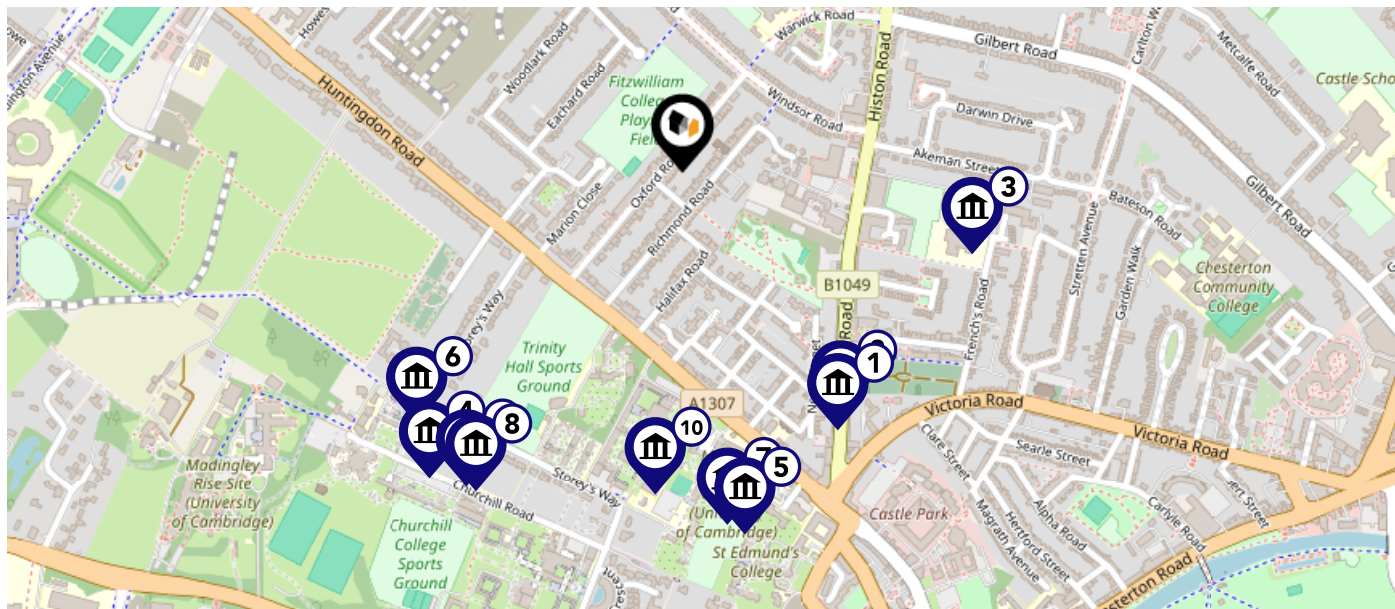
Local Area Masts & Pylons



Key:

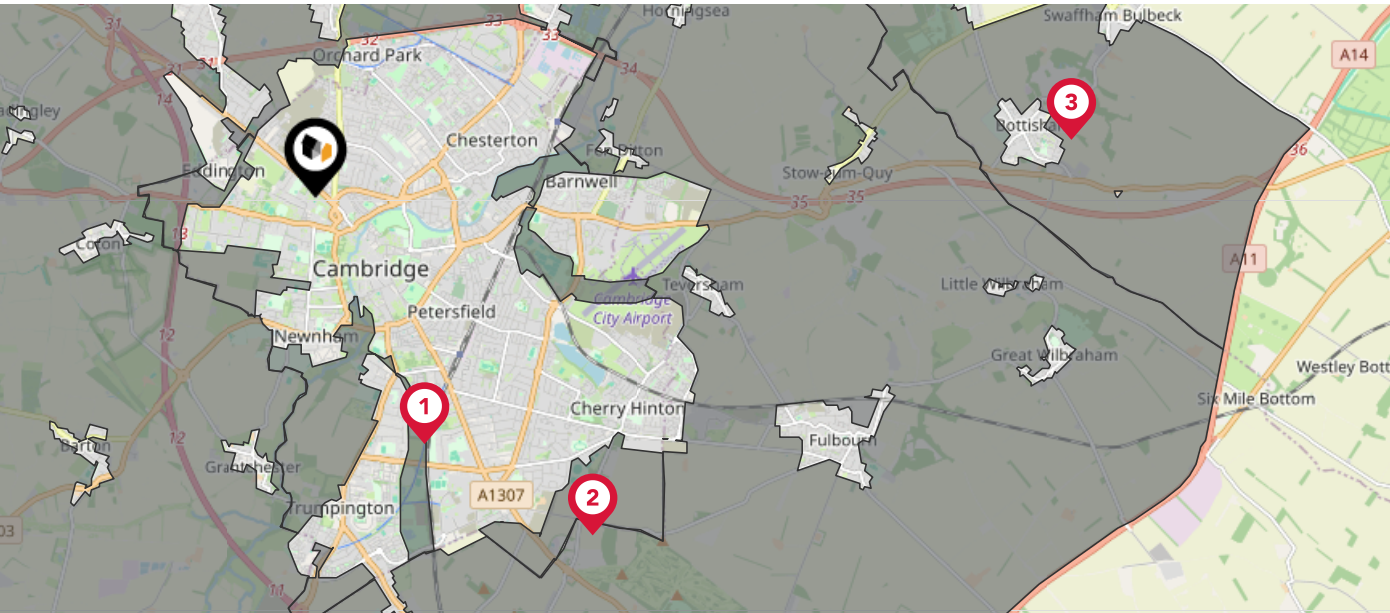
-  Power Pylons
-  Communication Masts

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

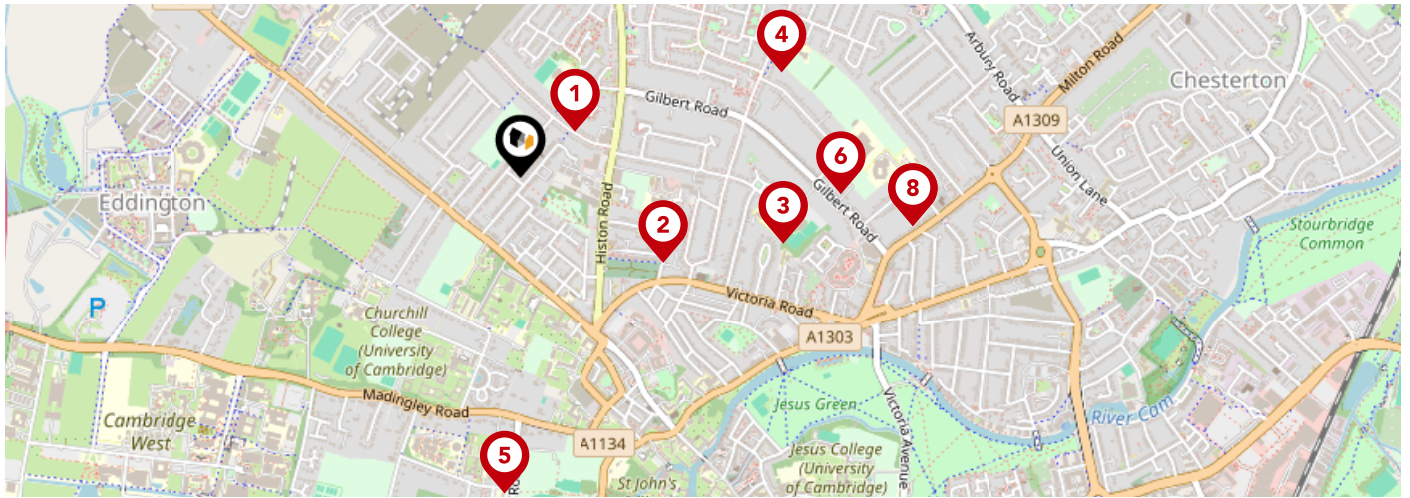


Listed Buildings in the local district		Grade	Distance
	1099097 - Gates And Railings Of Cambridge General Cemetery Flanking Histon Road	Grade II	0.3 miles
	1126200 - Lodge Of Cambridge General Cemetery	Grade II	0.3 miles
	1337012 - Windmill At Chesterton Mills	Grade II	0.3 miles
	1126090 - 48 Storey's Way	Grade II	0.4 miles
	1331922 - Murray Edwards College (formerly New Hall)	Grade II	0.4 miles
	1343647 - 30 Storey's Way	Grade II	0.4 miles
	1227647 - Kerbstones To Pool In Courtyard To West Of Hall, New Hall	Grade II	0.4 miles
	1068856 - 56, Storey's Way	Grade II	0.4 miles
	1126091 - 54, Storey's Way	Grade II	0.4 miles
	1235123 - The Grove	Grade II	0.4 miles

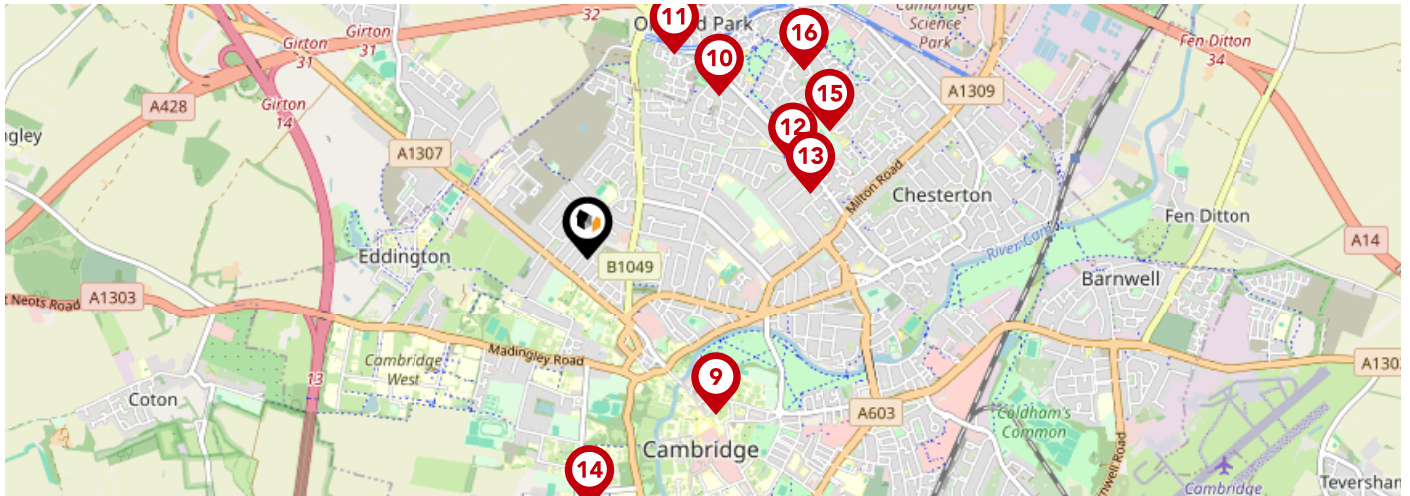
This map displays nearby areas that have been designated as Green Belt...



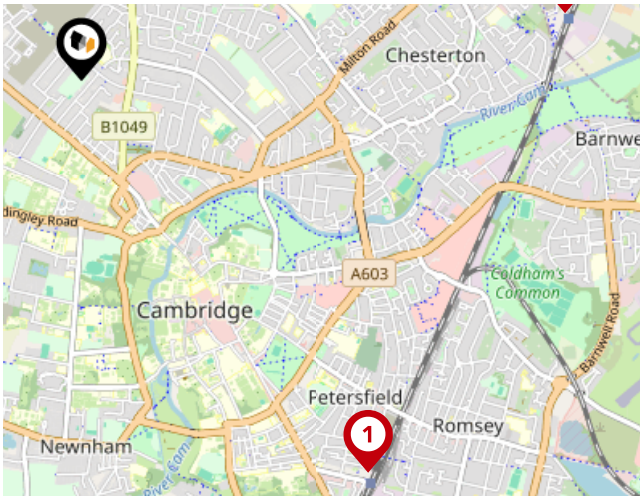
Nearby Green Belt Land	
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.16	☐	☒	☐	☐	☐
2	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.38	☐	☒	☐	☐	☐
3	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.62	☐	☐	☒	☐	☐
4	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.64	☐	☒	☐	☐	☐
5	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:0.72	☐	☐	☒	☐	☐
6	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.73	☐	☐	☒	☐	☐
7	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.9	☐	☒	☐	☐	☐
8	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.9	☐	☐	☒	☐	☐

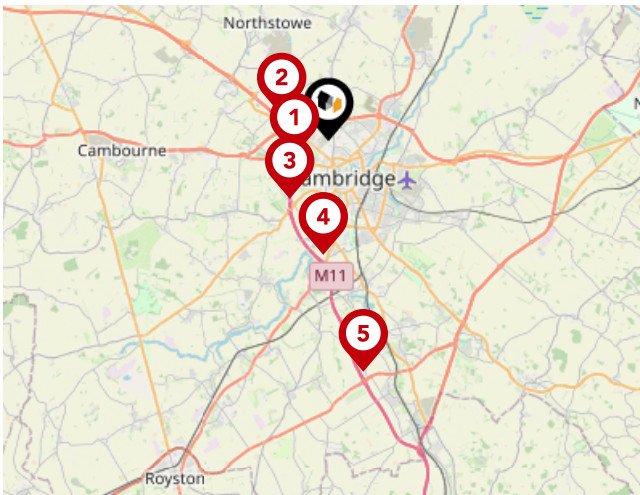


		Nursery	Primary	Secondary	College	Private
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.92	☐	☒	☐	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.95	☐	☒	☐	☐	☐
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1	☐	☒	☐	☐	☐
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.02	☒	☐	☐	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.05	☐	☐	☒	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:1.13	☐	☐	☒	☐	☐
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.24	☐	☒	☐	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.3	☒	☐	☐	☐	☐



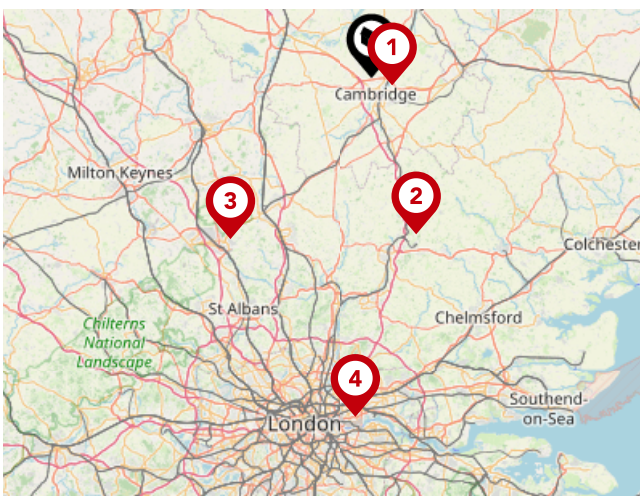
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.21 miles
2	Cambridge North Rail Station	2.22 miles
3	Waterbeach Rail Station	4.82 miles



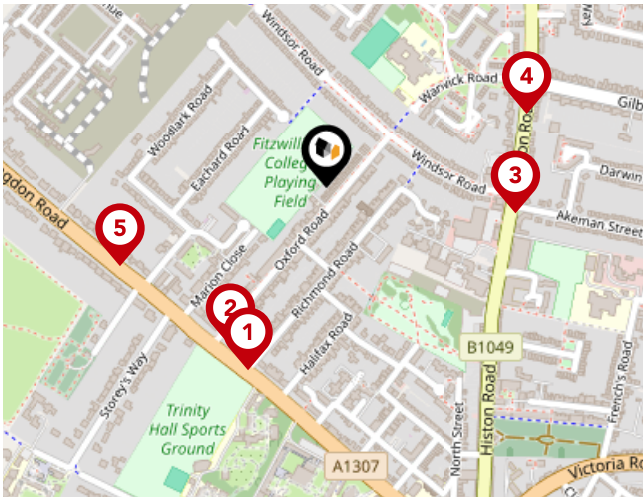
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.34 miles
2	M11 J14	1.9 miles
3	M11 J12	2.5 miles
4	M11 J11	4.13 miles
5	M11 J10	8.5 miles



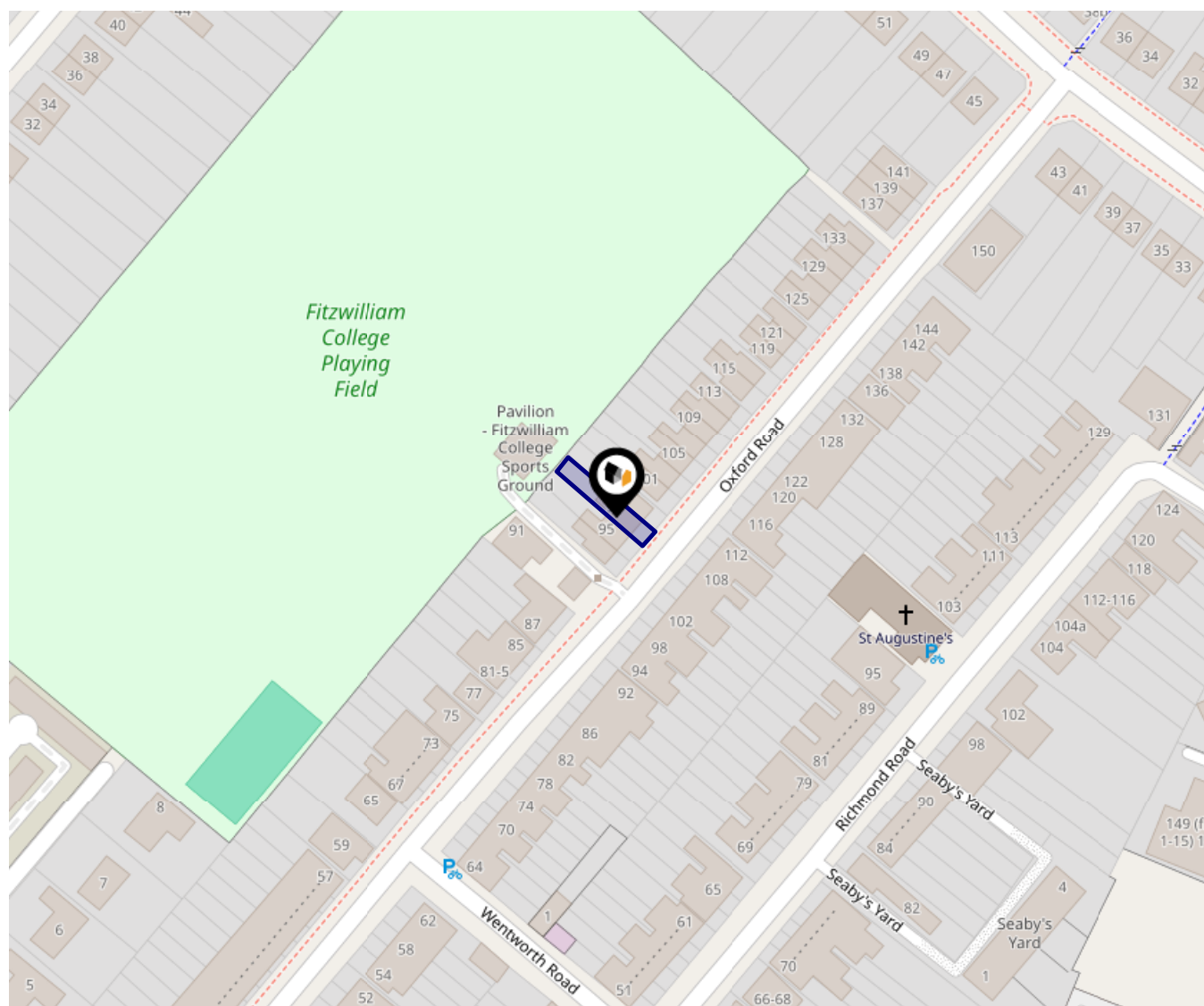
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.05 miles
2	Stansted Airport	23.71 miles
3	Luton Airport	31.28 miles
4	Silvertown	49.63 miles



Bus Stops/Stations

Pin	Name	Distance
1	Richmond Road	0.23 miles
2	Richmond Road	0.21 miles
3	Akeman Street	0.22 miles
4	Gilbert Road	0.24 miles
5	All Souls Lane	0.25 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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