

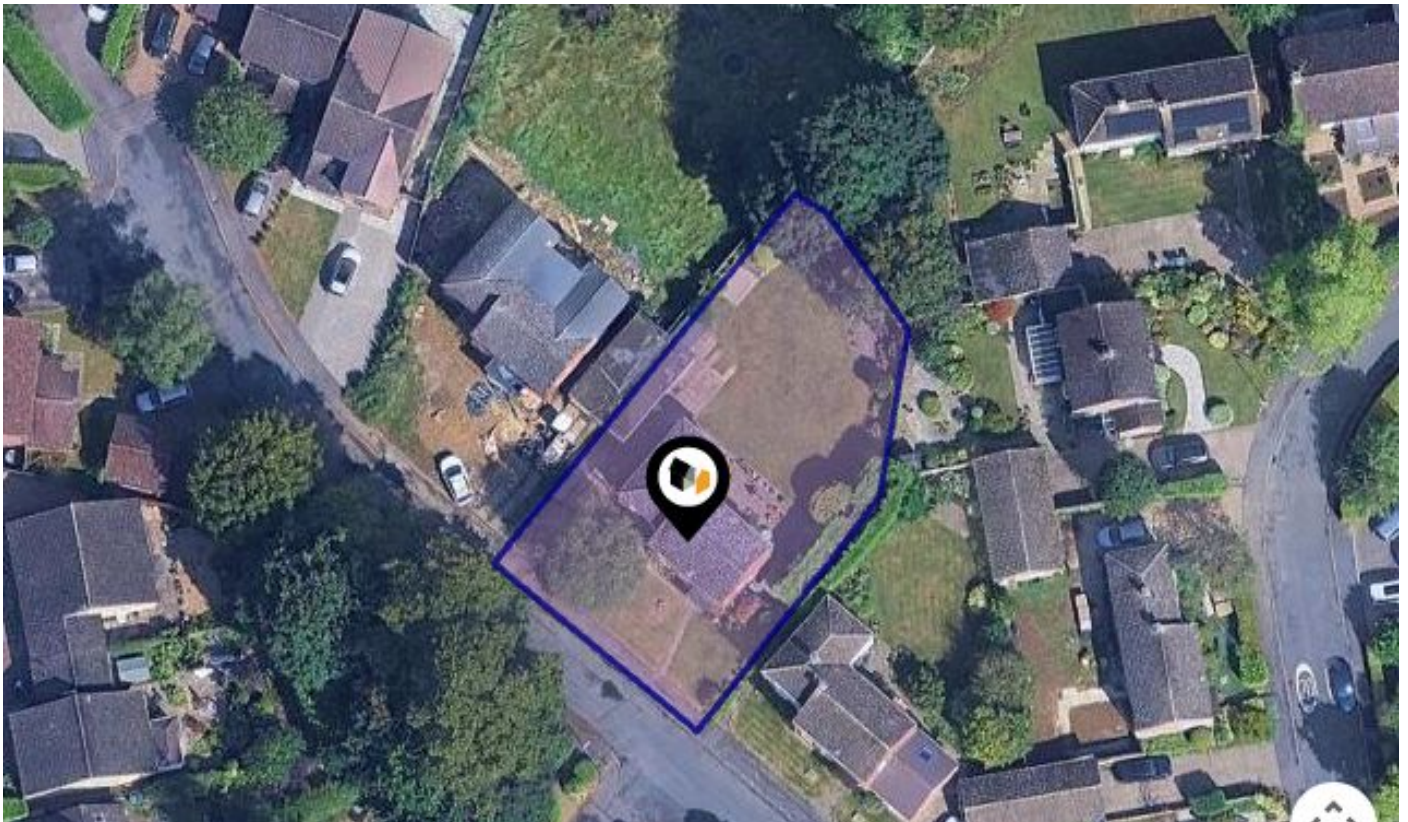


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd July 2025



COLLIER WAY, STAPLEFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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aprift
Know any property instantly

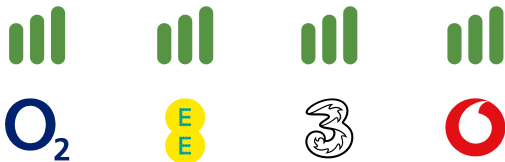


Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,636 ft ² / 152 m ² | | |
| Plot Area: | 0.2 acres | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £4,024 | | |
| Title Number: | CB9442 | | |

Local Area

| | | | | |
|--|----------------|--|------------|--------------|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds (Standard - Superfast - Ultrafast) | | |
| Conservation Area: | No | | | |
| Flood Risk: | | | | |
| • Rivers & Seas | Very low | 3 mb/s | 80 mb/s | 1000 mb/s |
| • Surface Water | Very low | | | |
| Mobile Coverage: (based on calls indoors) | | Satellite/Fibre TV Availability: | | |
| | | | | |



Planning records for: **1 Collier Way Stapleford Cambridge CB22 5DZ**

| Reference - S/0394/17/FL | |
|--------------------------|-------------------------|
| Decision: | Decided |
| Date: | 09th February 2017 |
| Description: | Single Storey Extension |

Planning records for: **2 Collier Way Stapleford CB22 5DZ**

| Reference - 20/03736/CL2PD | |
|----------------------------|-------------------------|
| Decision: | Decided |
| Date: | 07th September 2020 |
| Description: | Single storey extension |

Planning records for: **6 Collier Way Stapleford CB22 5DZ**

| Reference - 22/01375/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 22nd March 2022 |
| Description: | Demolition of existing dwelling and the erection of new dwelling. |

| Reference - 23/00397/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 02nd February 2023 |
| Description: | Single storey rear extension and replacement rear garden shed |

Planning records for: **6 Collier Way Stapleford CB22 5DZ**

| Reference - 22/01376/HFUL | |
|---------------------------|------------------------------|
| Decision: | Decided |
| Date: | 22nd March 2022 |
| Description: | Single storey side extension |

| Reference - 23/00381/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 02nd February 2023 |
| Description: | Part two storey, part single storey rear extension and front porch canopy with alterations to front elevation |

| Reference - 23/02782/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 19th July 2023 |
| Description: | Part two storey, part single storey rear extension and front porch canopy with alterations to front elevation. |

| Reference - 21/02928/FUL | |
|--------------------------|--|
| Decision: | Withdrawn |
| Date: | 23rd June 2021 |
| Description: | Demolition of existing dwelling and the erection of a new dwelling |

Planning records for: **8 Collier Way Stapleford CB22 5DZ**

| Reference - 20/04384/HFUL | |
|---------------------------|---------------------------------------|
| Decision: | Decided |
| Date: | 26th October 2020 |
| Description: | Two storey front and rear extensions. |

Planning records for: **9 Collier Way Stapleford Cambridge Cambridgeshire CB22 5DZ**

| Reference - S/2031/18/TP | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 23rd May 2018 |
| Description: | T26 Crown reduce by 2-3m back to previous pruning points and T27 Remove to just above ground level replacing with a tree species more suitable to the limited site and proximity to the house. This to be agreed at a later date as required. |

| Reference - S/0152/17/TP | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 17th January 2017 |
| Description: | <p>Aesculus hippocastanum (Horse Chestnut) (T27 on TPO 11/02/SC) Part of the earlier crown lifting on this tree was the removal of several large lateral limbs between 2-4m. These large wounds will coalesce and weaken the stem at this point. It is very likely that fungal pathogens will have colonised these old wounds and will produce fruiting bodies in the future. Given the proximity of the tree owner's house and the neighbouring property across the road well within falling distance and the likelihood of stem failure at the weakness I recommend pollarding the tree to 5-6m. This will remove all risk of catastrophic stem failure whilst keeping the solid base of the tree as a Bolling. This will produce regrowth and be managed as a pollard by removing growth every 5-7 years as required. I would like to seek permission for future re-pollarding without the need for further applications. Aesculus hippocastanum (Horse Chestnut) (T26 on TPO 11/02/SC) Unlike the tree above this does not have large old wounds on the stem. It does however have a bifurcation at 5m. This has included bark as part of a compaction fork. This will become a significant defect as the stems slowly push apart. I recommend this tree is also reduced to 5-6m to match the tree above. This will remove all risk of catastrophic fork failure whilst keeping the solid base of the tree as a "Bolling". This will produce regrowth and be managed as a pollard by removing growth every 5-7 years as required. I would like to seek permission for future re-pollarding as above. 13 February 2017 - Agent withdraws cyclical element of proposal to it is only a one-off operation.</p> |

Planning records for: **10 Collier Way Stapleford Cambridgeshire CB22 5DZ**

| Reference - 25/01751/HFUL | |
|---------------------------|-------------------|
| Decision: | Awaiting decision |
| Date: | 06th May 2025 |

Description:

Conversion of the garage to a habitable space and front single storey extension.

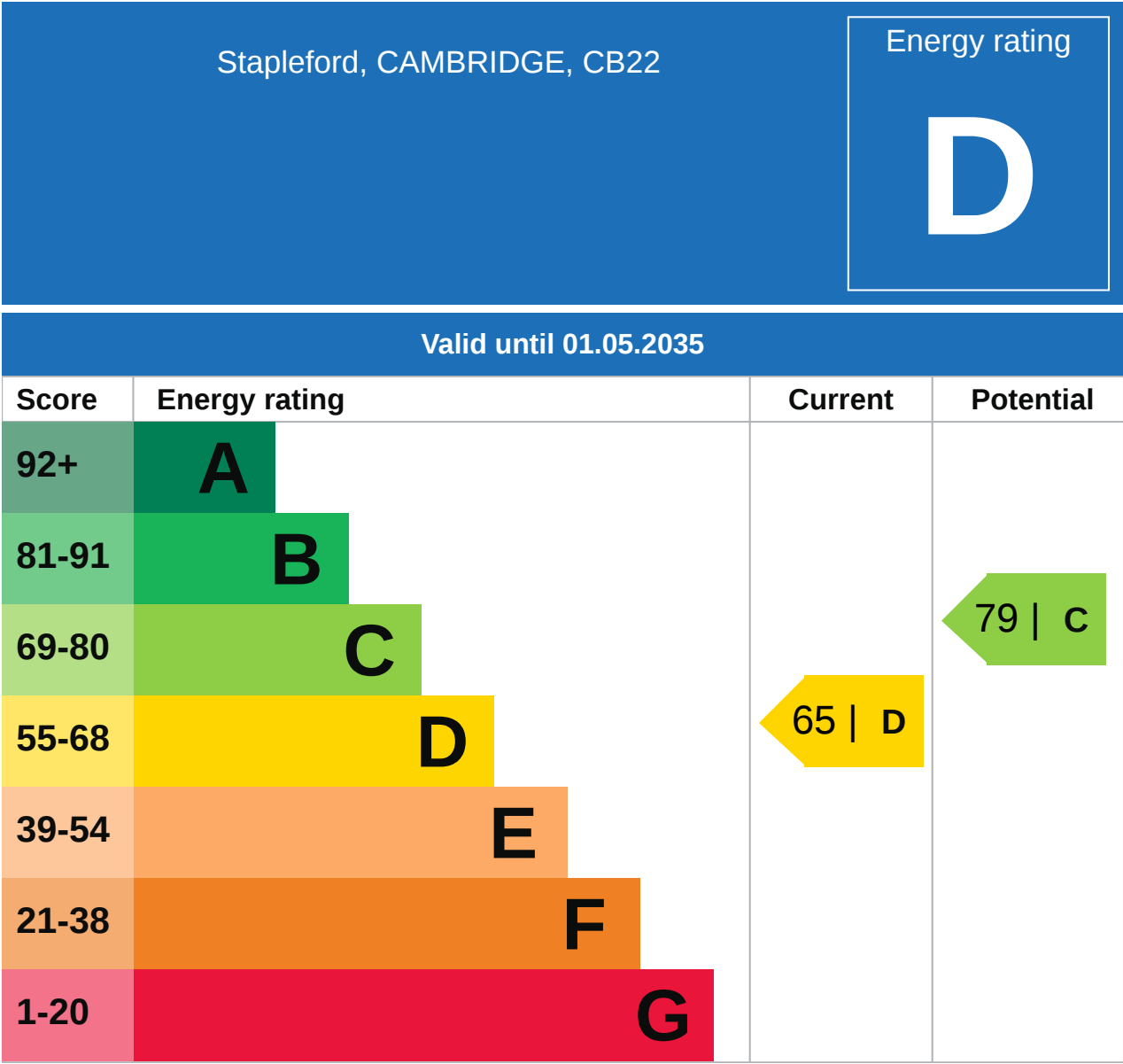
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MIR - Material Info

Planning records for: *11 Collier Way Stapleford Cambridge Cambridgeshire CB22 5DZ*

| Reference - S/3141/16/TP | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 15th November 2016 |
| Description: | <p>Carpinus (Hornbeam) Undertake a crown reduction of approximately 2m and thin by approximately 20%. The reason for the work is to control encroachment over the neighbouring property boundary and to maintain a clearance from the garage roof.</p> |



Additional EPC Data

| | |
|--------------------------------------|---|
| Property Type: | Detached house |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Window: | Fully double glazed |
| Window Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in 71% of fixed outlets |
| Lighting Energy: | Very good |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | Portable electric heaters (assumed) |
| Total Floor Area: | 152 m ² |

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Vaillant gas boiler & central heating system, with mains pressure hot water (all thermostatically controlled)

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



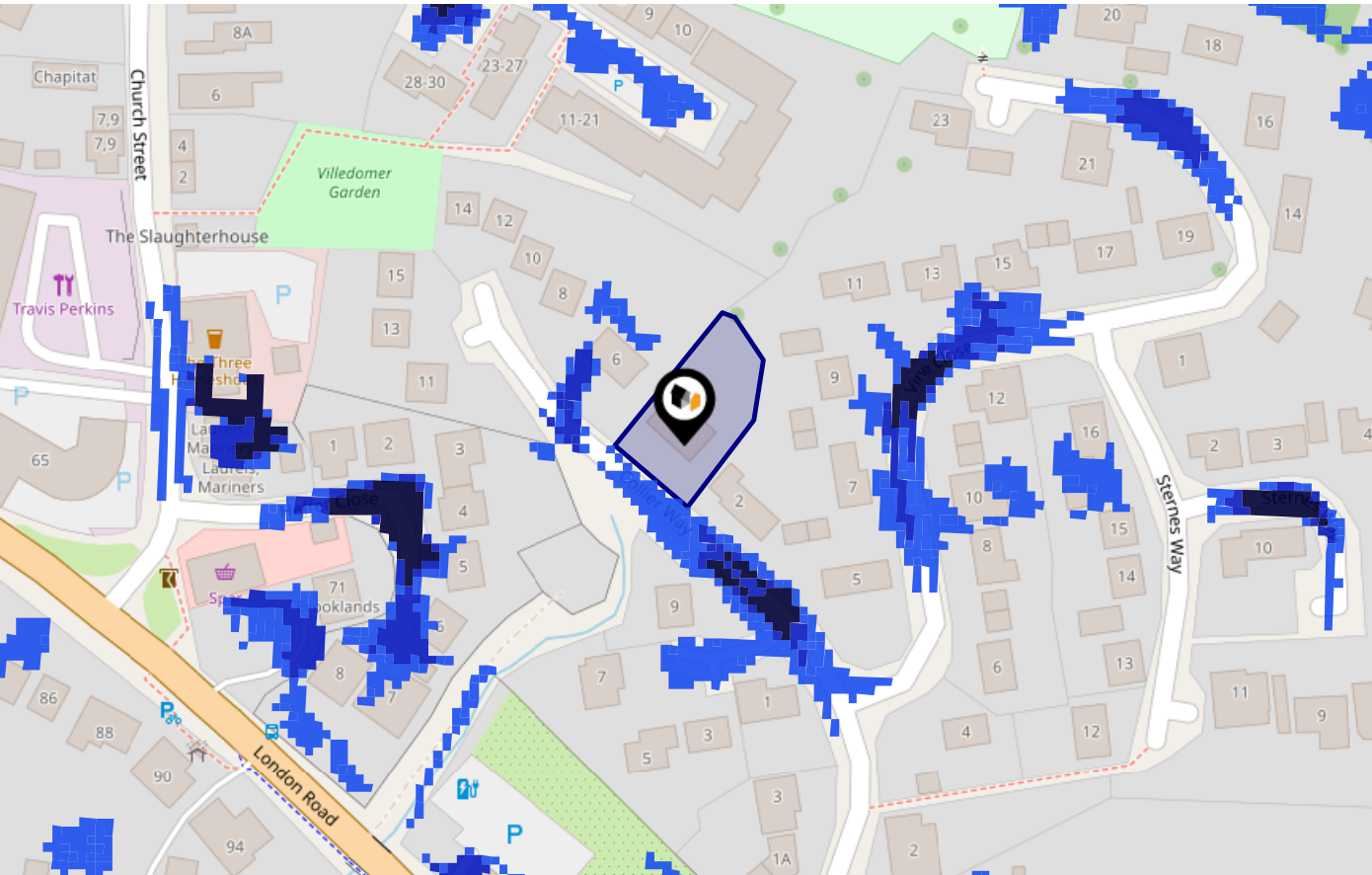
/cookecurtisco

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:

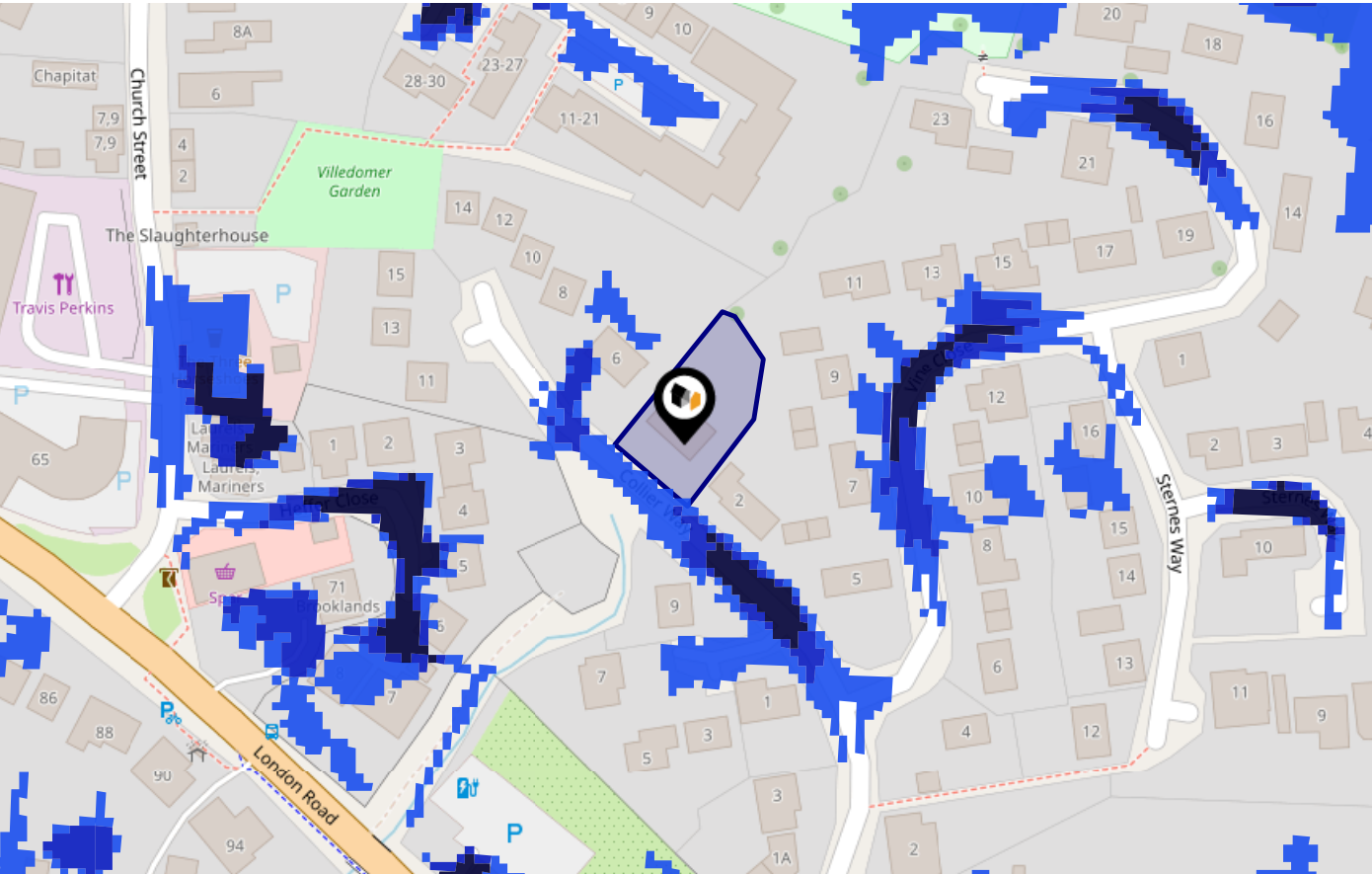


Flood Risk

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.

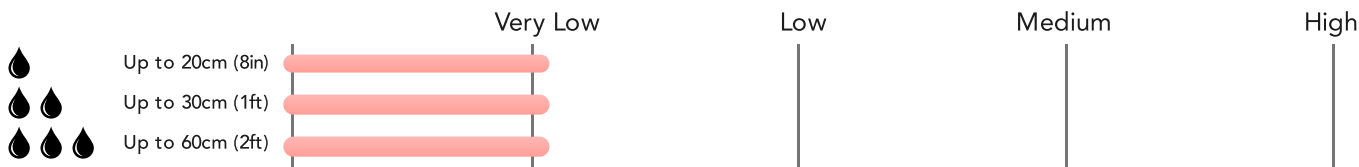


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

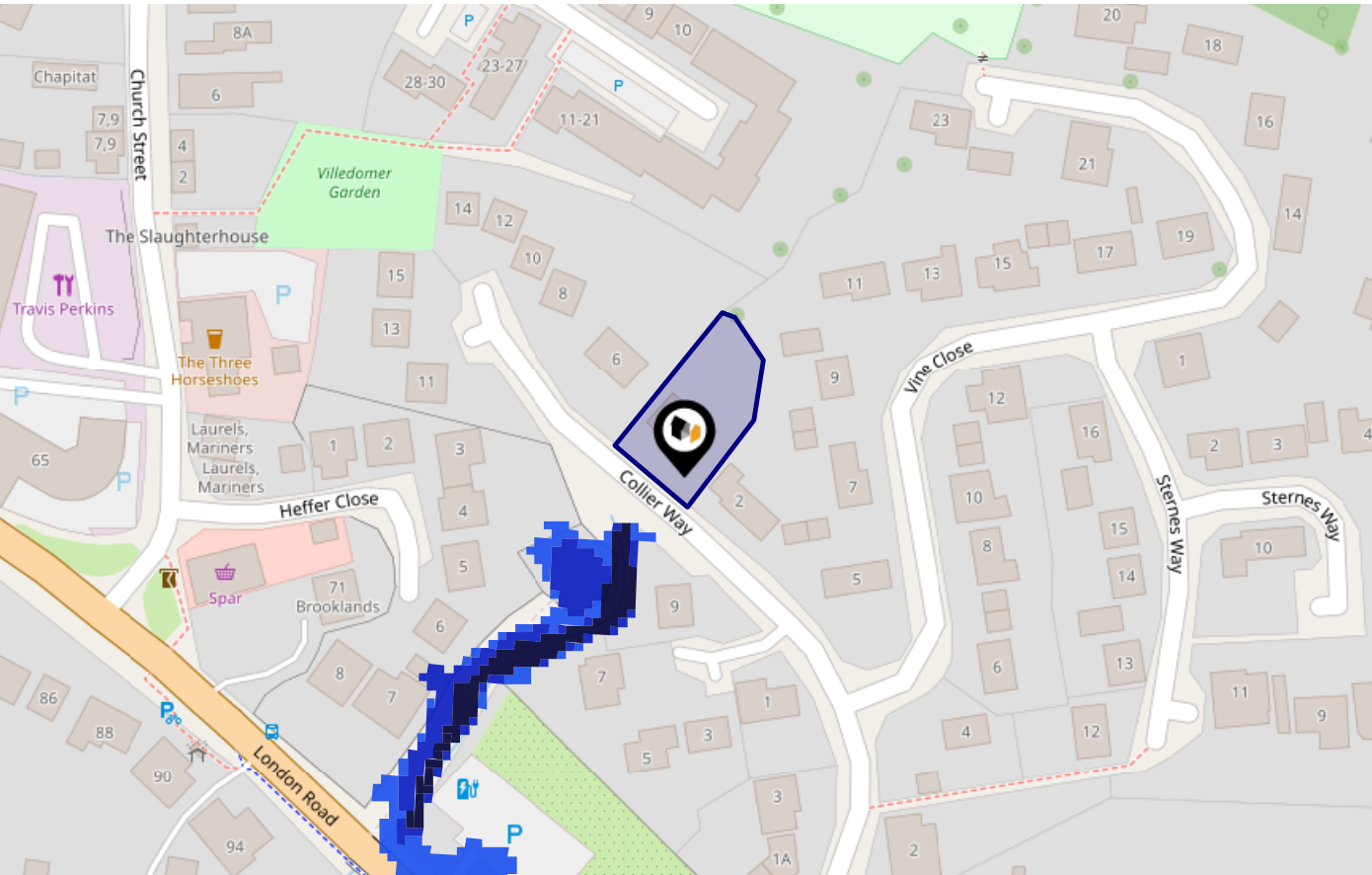


Flood Risk

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.

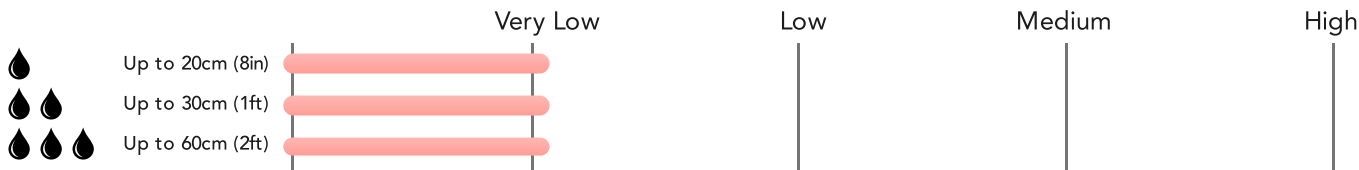


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

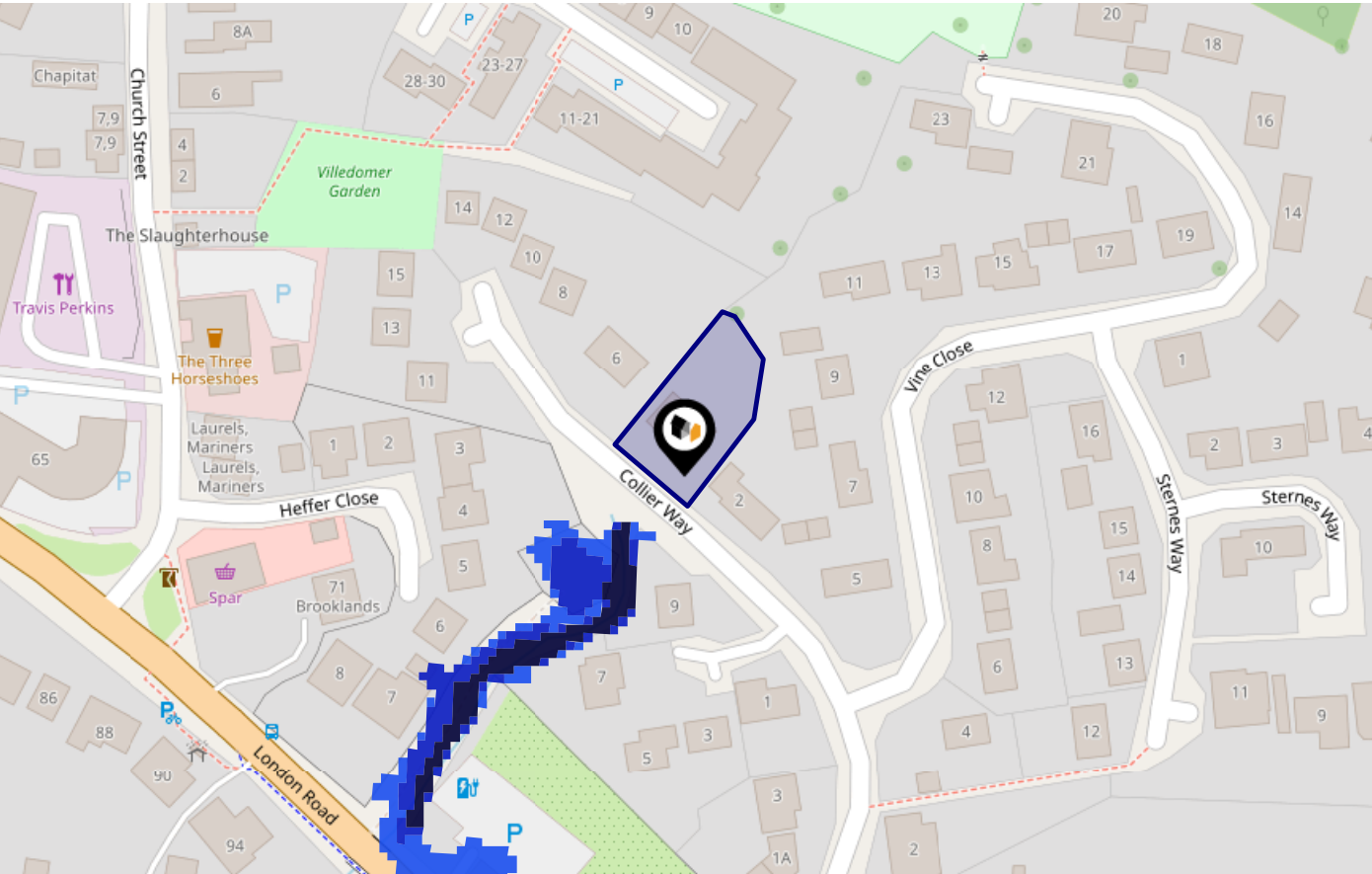


Flood Risk

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

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:

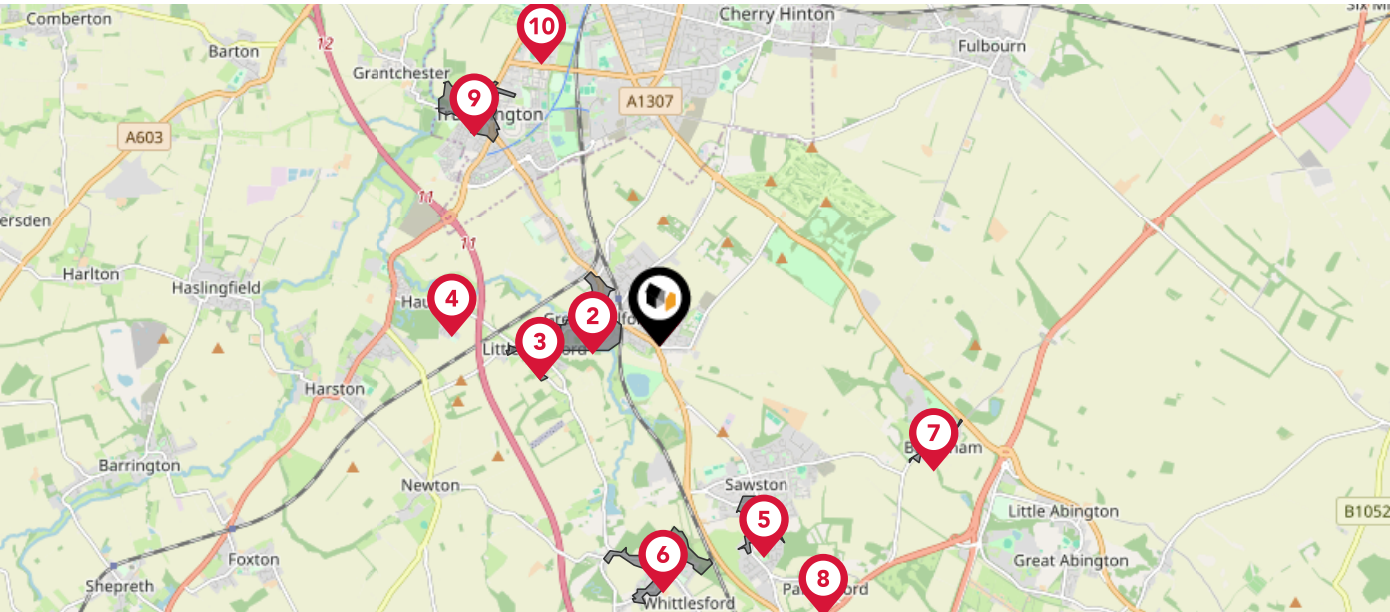


Maps

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.



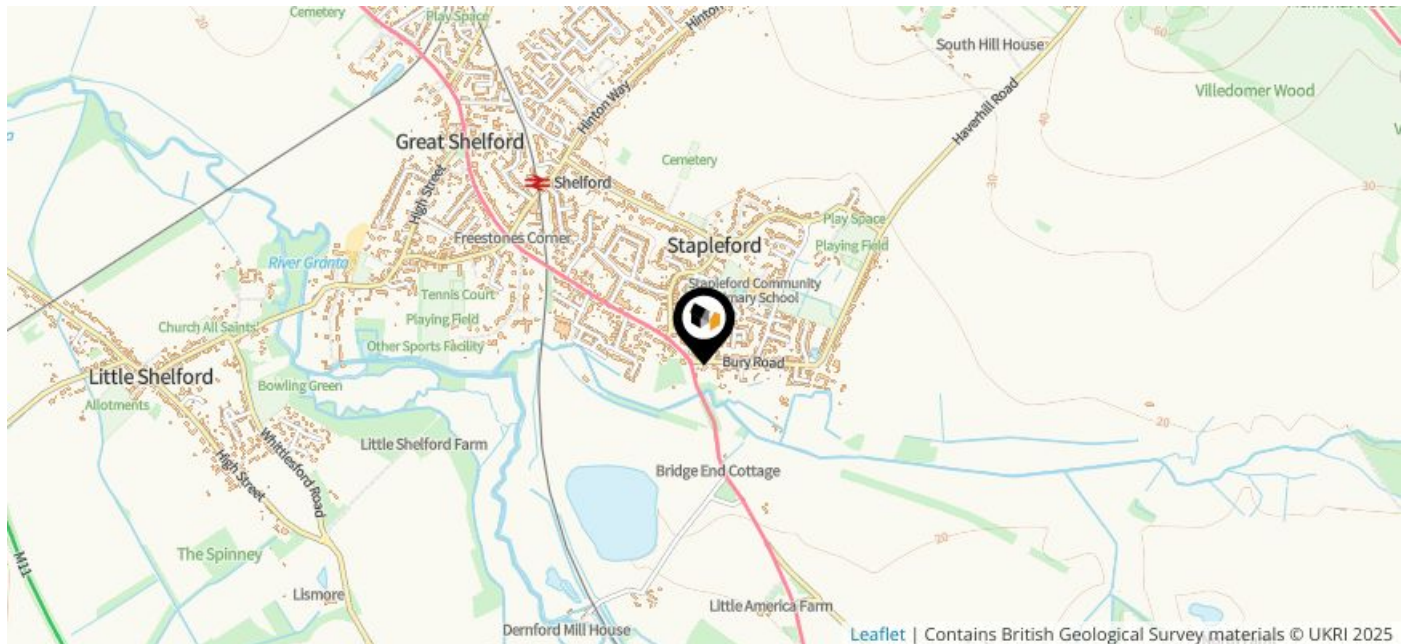
| Nearby Conservation Areas | |
|---------------------------|-----------------|
| 1 | Stapleford |
| 2 | Great Shelford |
| 3 | Little Shelford |
| 4 | Hauxton |
| 5 | Sawston |
| 6 | Whittlesford |
| 7 | Babraham |
| 8 | Pampisford |
| 9 | Trumpington |
| 10 | Barrow Road |

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 | Shelford Tip-Shelford | Historic Landfill |
| 2 | Sindalls-Sawston | Historic Landfill |
| 3 | Hill Trees-Stapleford | Historic Landfill |
| 4 | Newton Road-Whittlesford | Historic Landfill |
| 5 | Home Farm-Babraham, Cambridge | Historic Landfill |
| 6 | Eastern County Leather-Sawston | Historic Landfill |
| 7 | Home Farm-Babraham | Historic Landfill |
| 8 | Home Farm-Babraham | Historic Landfill |
| 9 | Home Farm-Babraham | Historic Landfill |
| 10 | Home Farm-Babraham | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



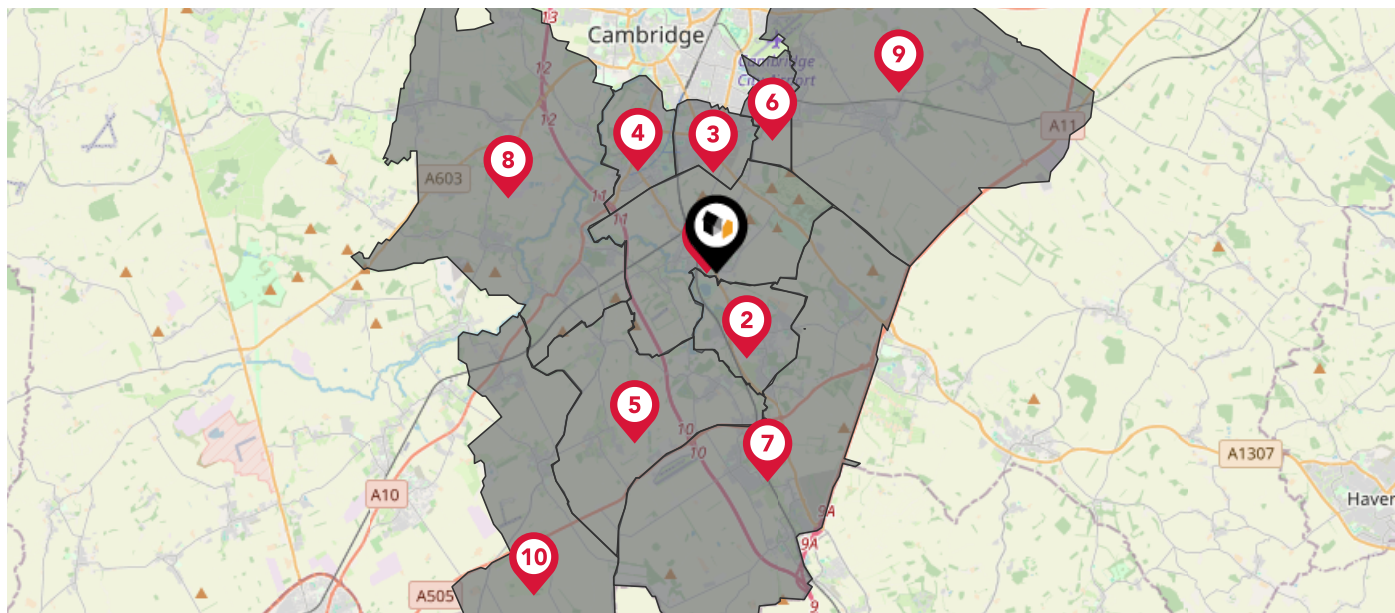
Mine Entry

- ✕ 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

Shelford Ward

2

Sawston Ward

3

Queen Edith's Ward

4

Trumpington Ward

5

Whittlesford Ward

6

Cherry Hinton Ward

7

Duxford Ward

8

Harston & Comberton Ward

9

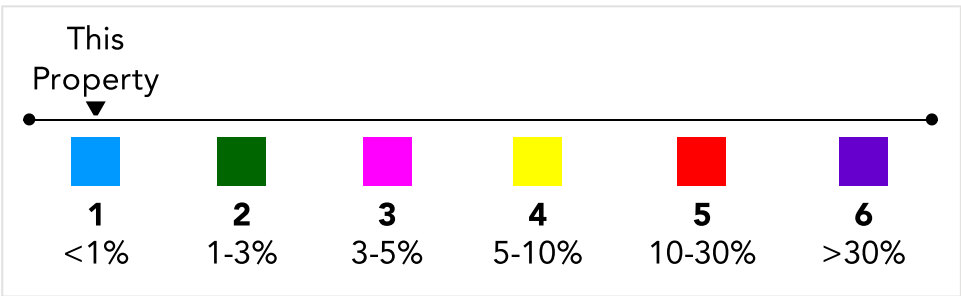
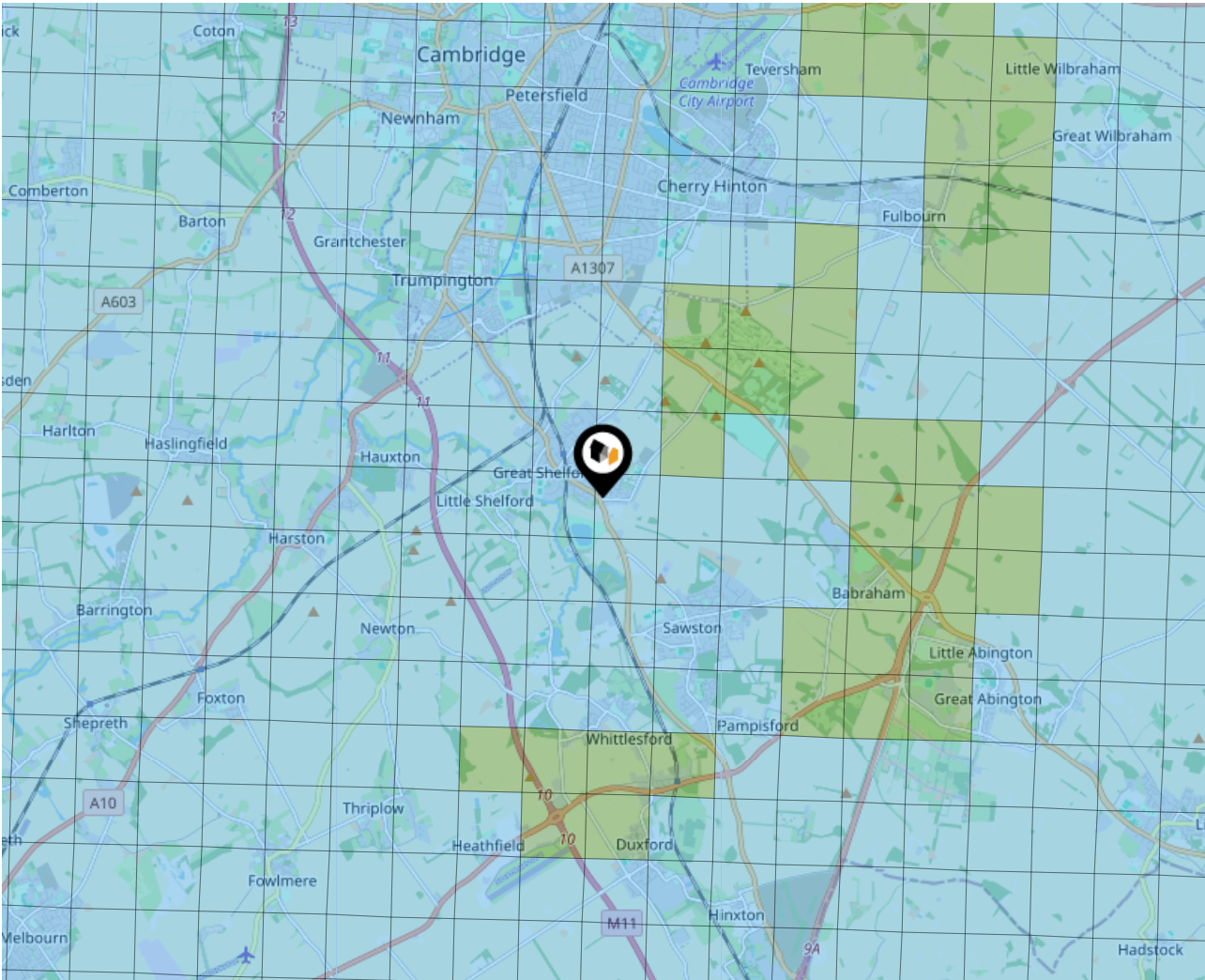
Fen Ditton & Fulbourn Ward

10

Foxton Ward

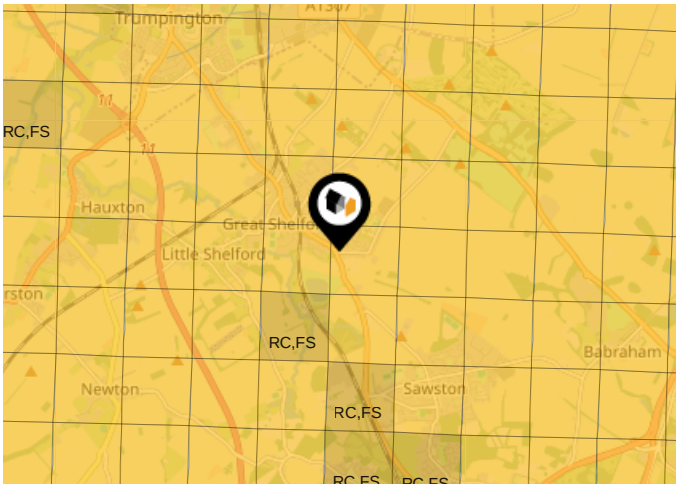
What is Radon?

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 |

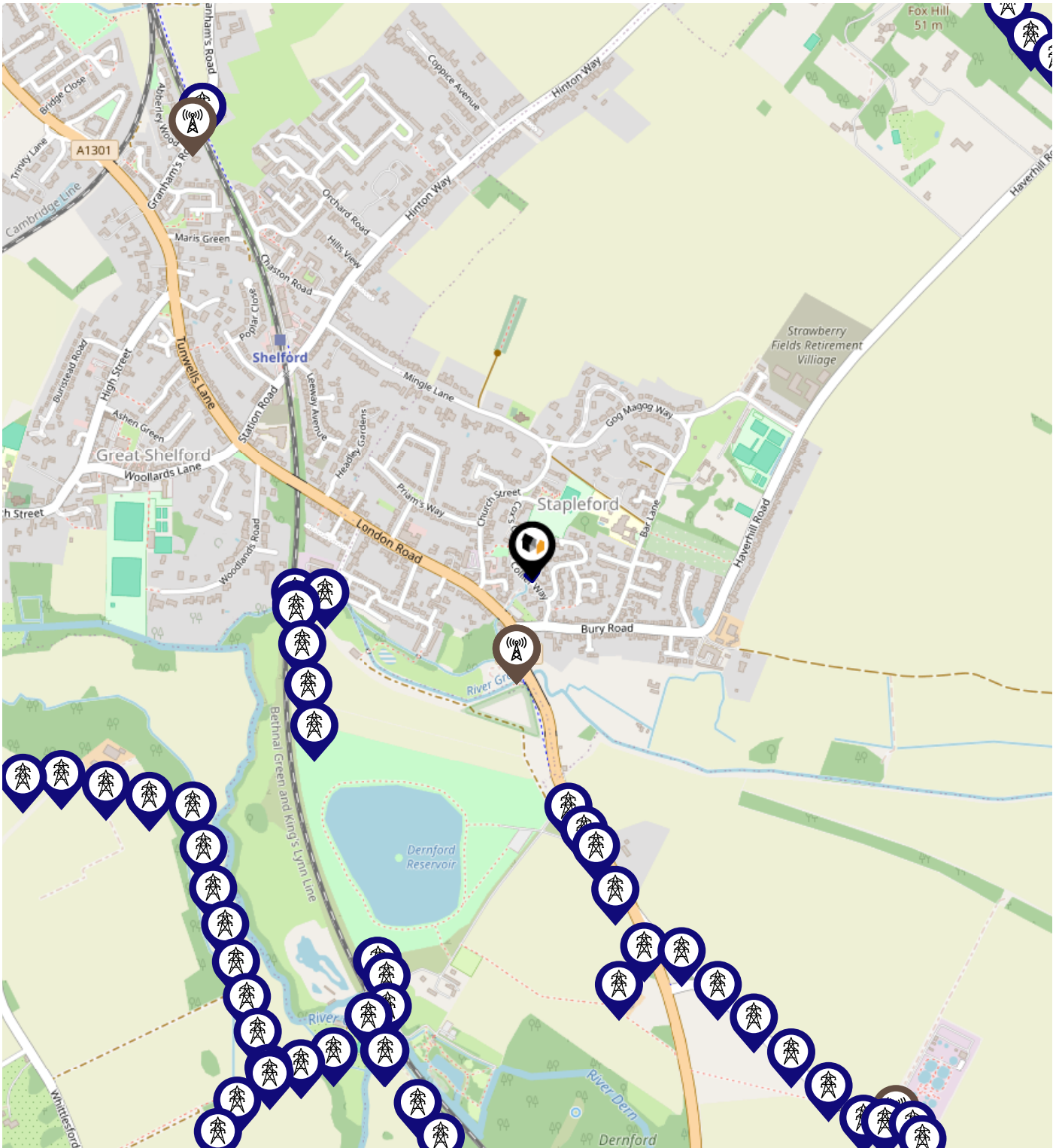


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

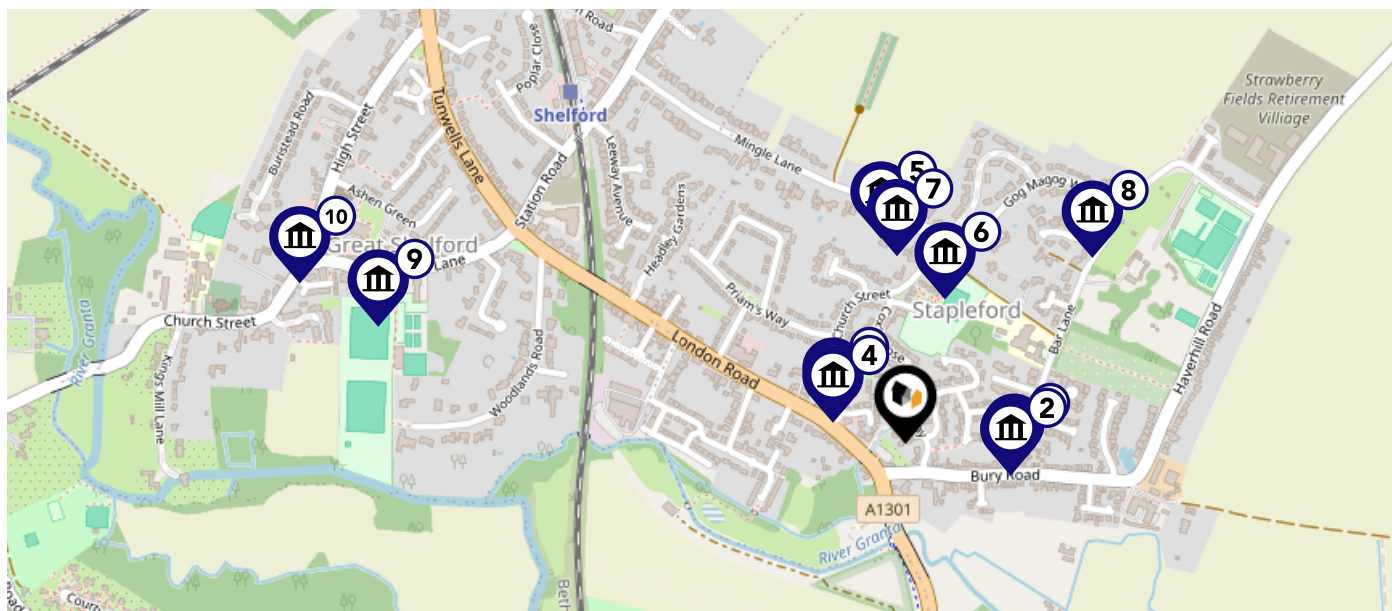
Masts & Pylons



Key:

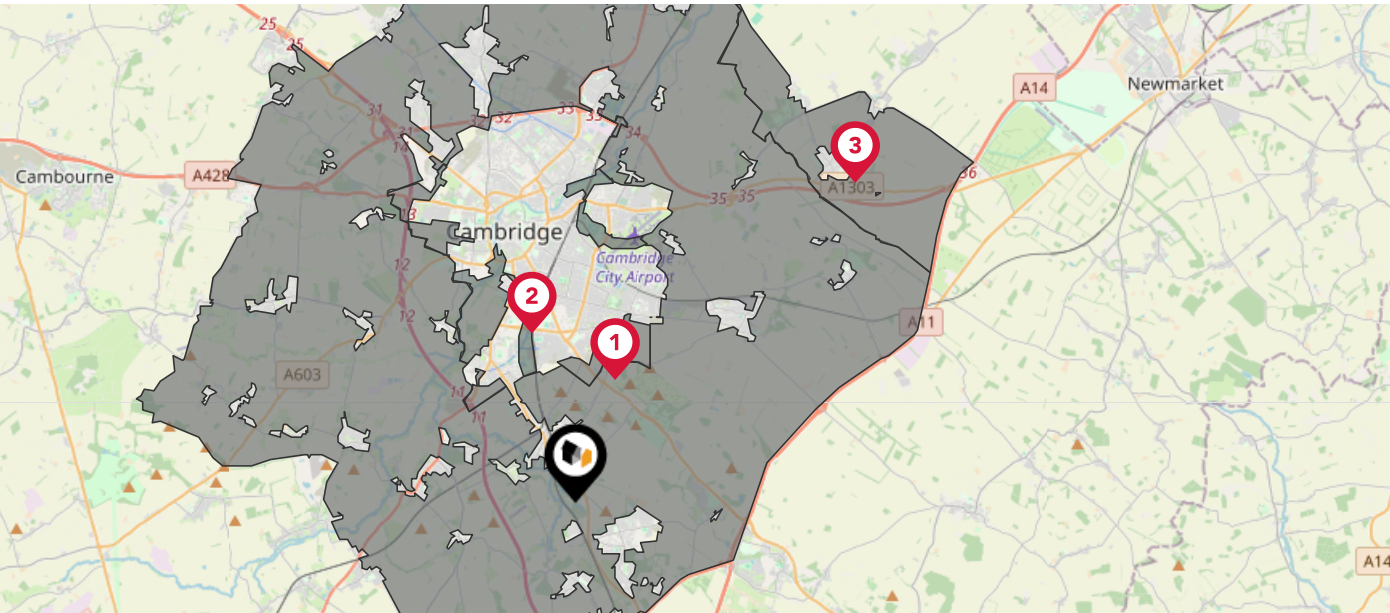
-  Power Pylons
-  Communication Masts

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



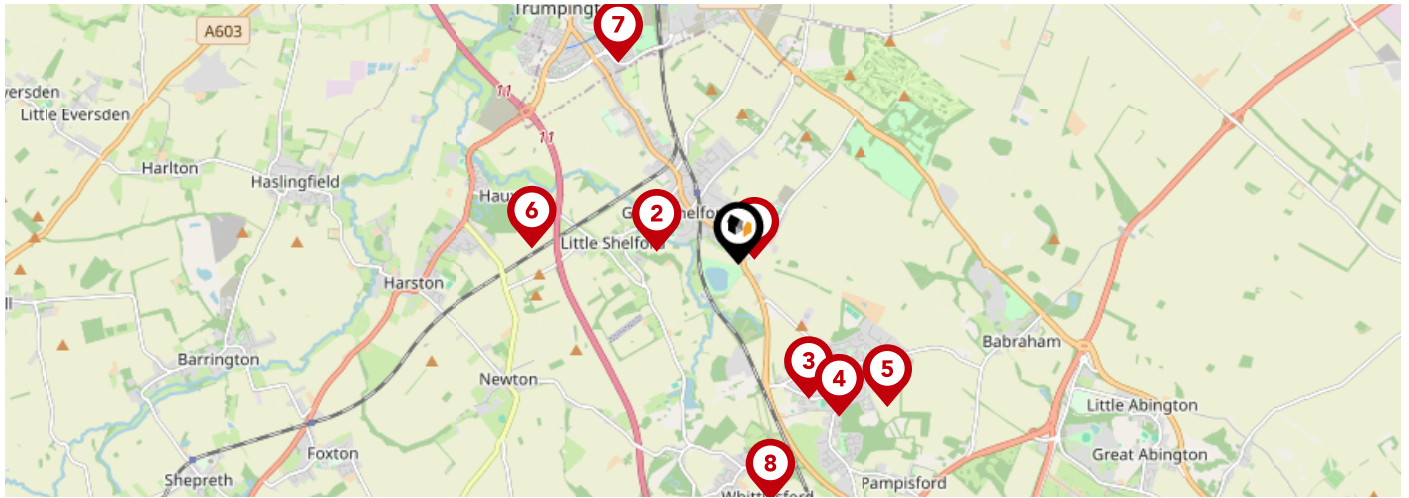
| Listed Buildings in the local district | | Grade | Distance |
|--|-------------------------------------|----------|-----------|
| | 1317424 - 7, Bar Lane | Grade II | 0.1 miles |
| | 1127818 - Dormer Cottage | Grade II | 0.1 miles |
| | 1127819 - 2 And 4, Church Street | Grade II | 0.1 miles |
| | 1317428 - The Slaughter House | Grade II | 0.1 miles |
| | 1165349 - Church Of St Andrew | Grade II | 0.2 miles |
| | 1165205 - Dove Cottage | Grade II | 0.2 miles |
| | 1127823 - The White House | Grade II | 0.2 miles |
| | 1331071 - Stapleford Hall | Grade II | 0.3 miles |
| | 1127861 - 11 And 13, Woollards Lane | Grade II | 0.6 miles |
| | 1127858 - The Oak Cottage | Grade II | 0.7 miles |

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

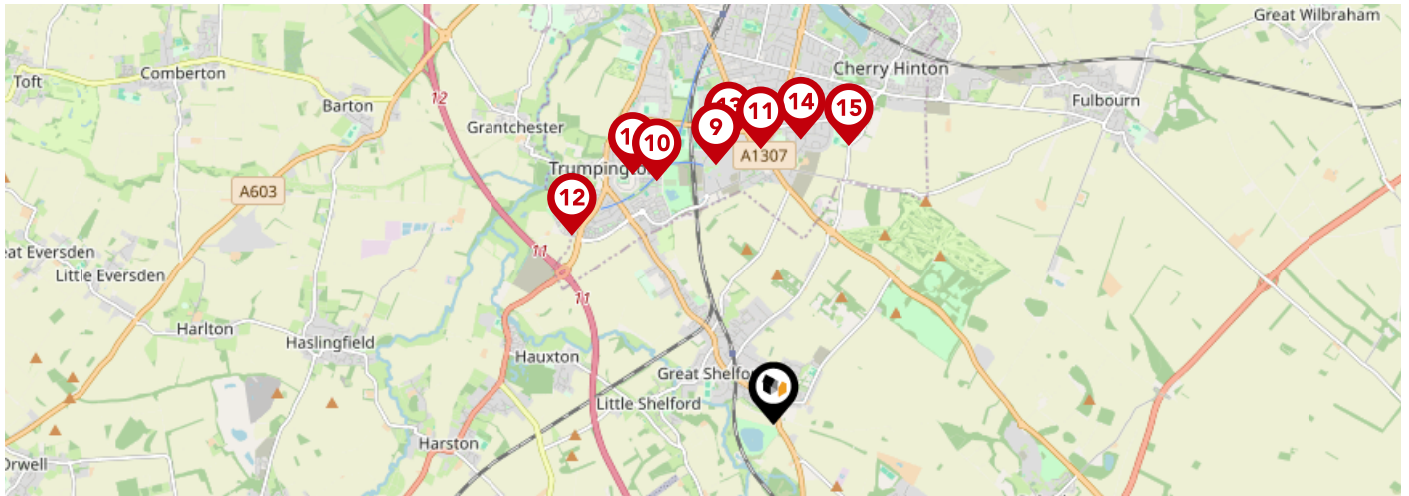










Nearby Green Belt Land

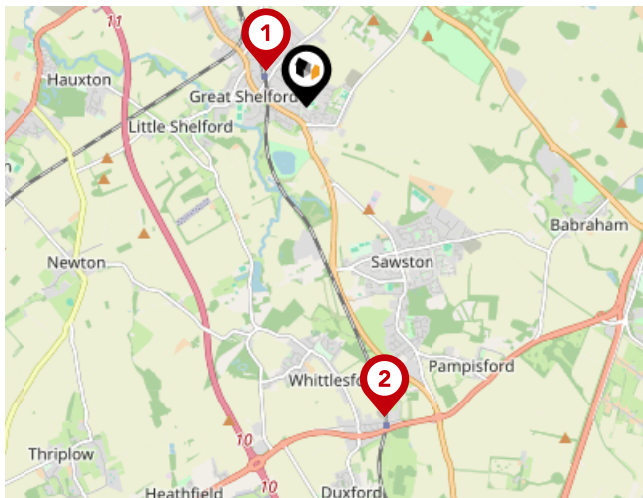
- 1 Cambridge Green Belt - Cambridge
- 2 Cambridge Green Belt - South Cambridgeshire
- 3 Cambridge Green Belt - East Cambridgeshire



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.58 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



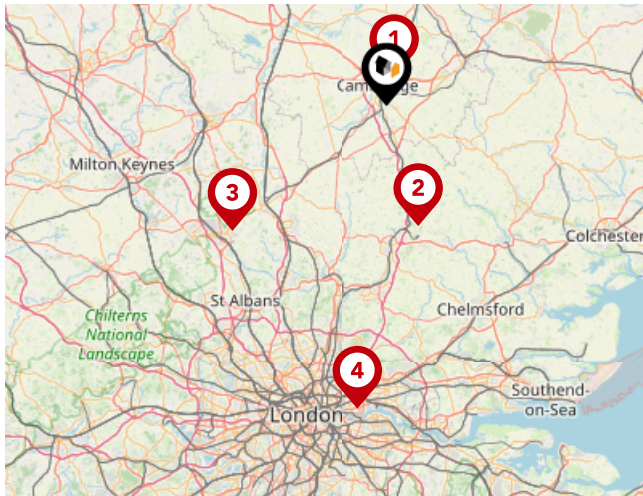
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Shelford (Cambs) Rail Station | 0.5 miles |
| 2 | Whittlesford Parkway Rail Station | 2.9 miles |
| 3 | Cambridge Rail Station | 3.49 miles |



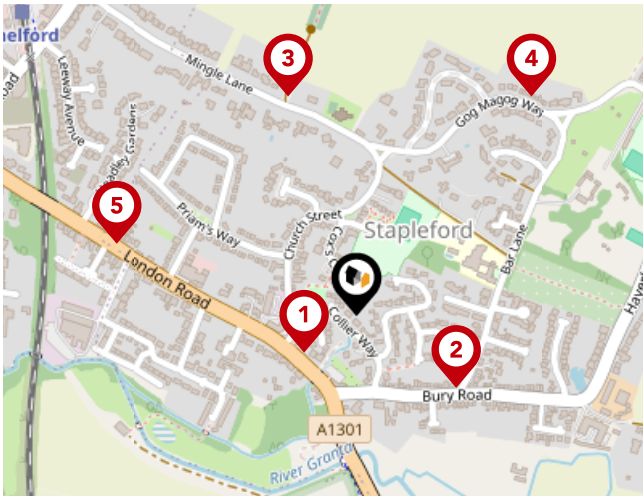
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J10 | 3.19 miles |
| 2 | M11 J11 | 2.23 miles |
| 3 | M11 J12 | 4.45 miles |
| 4 | M11 J9 | 5.75 miles |
| 5 | M11 J13 | 5.58 miles |



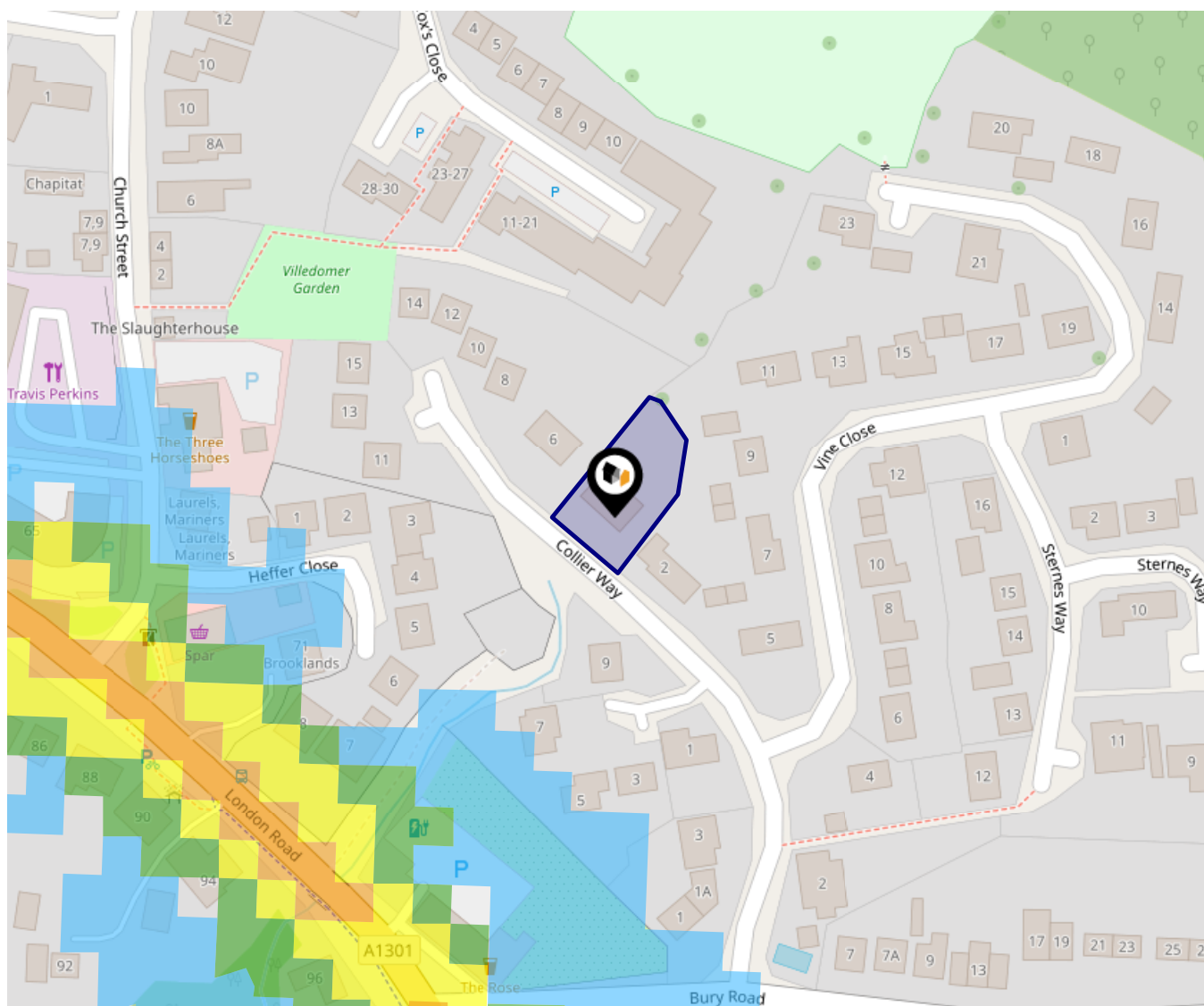
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Cambridge | 4.4 miles |
| 2 | Stansted Airport | 18.18 miles |
| 3 | Luton Airport | 28.93 miles |
| 4 | Silvertown | 44.53 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Church Street | 0.07 miles |
| 2 | Poplar Way | 0.14 miles |
| 3 | St Andrew's Church | 0.26 miles |
| 4 | Bar Lane | 0.32 miles |
| 5 | Granta Terrace | 0.29 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

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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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