

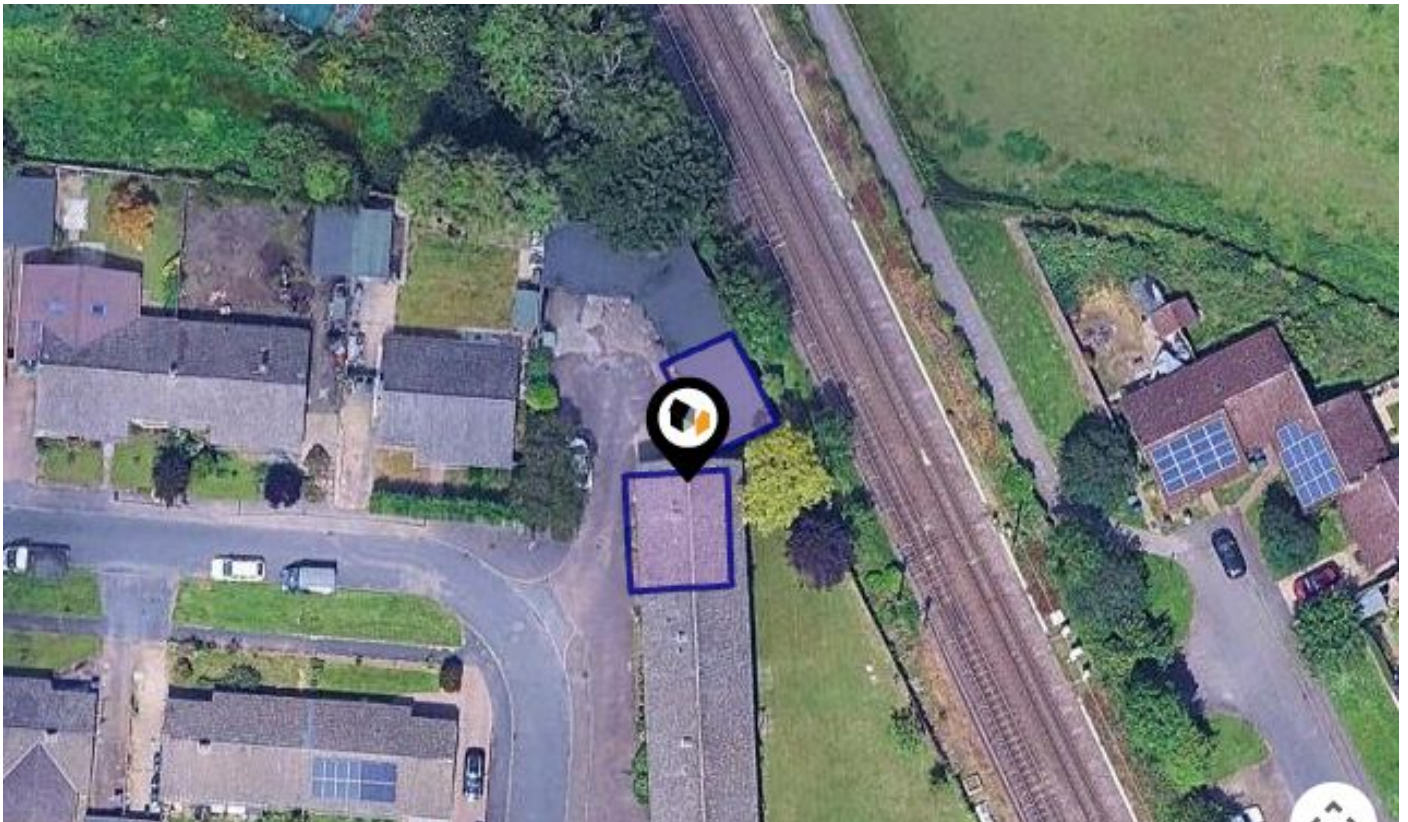


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



DE FREVILLE ROAD, GREAT SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



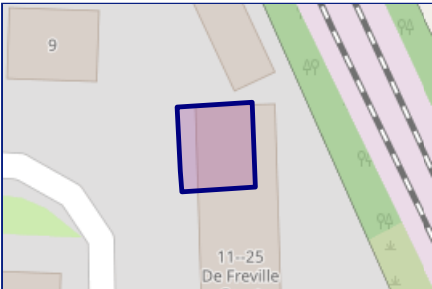
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aprift
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Freehold Title Plan



CB201151

Leasehold Title Plan



CB77162

Start Date: 05/09/1982
End Date: 24/06/2981
Lease Term: 999 years from 24 June 1982
Term Remaining: 956 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	05/09/1982
Floor Area:	645 ft ² / 60 m ²	End Date:	24/06/2981
Plot Area:	0.03 acres	Lease Term:	999 years from 24 June 1982
Year Built :	1967-1975	Term Remaining:	956 years
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	CB77162		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	60	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 De Freville Road Great Shelford CB22 5LH**

Reference - 21/02698/HFUL	
Decision:	Decided
Date:	09th June 2021
Description:	Single storey rear and side extension

Reference - 21/01821/PRI01A	
Decision:	Decided
Date:	19th April 2021
Description:	Single storey rear extension

Planning records for: **Ash Lodge 25A De Freville Road Great Shelford Cambridge Cambridgeshire CB22 5LH**

Reference - S/0106/11	
Decision:	Decided
Date:	24th January 2011
Description:	Garage (retrospective application)

Reference - S/0110/14/FL	
Decision:	Decided
Date:	16th January 2014
Description:	Erection of driveway entrance gates and fencing

Planning records for: *49 De Freville Road Great Shelford Cambridge Cambridgeshire CB22 5LH*

Reference - S/2297/10	
Decision:	Decided
Date:	29th December 2010
Description:	Installation of an air source heat pump to the rear of the property adjacent to the wall.

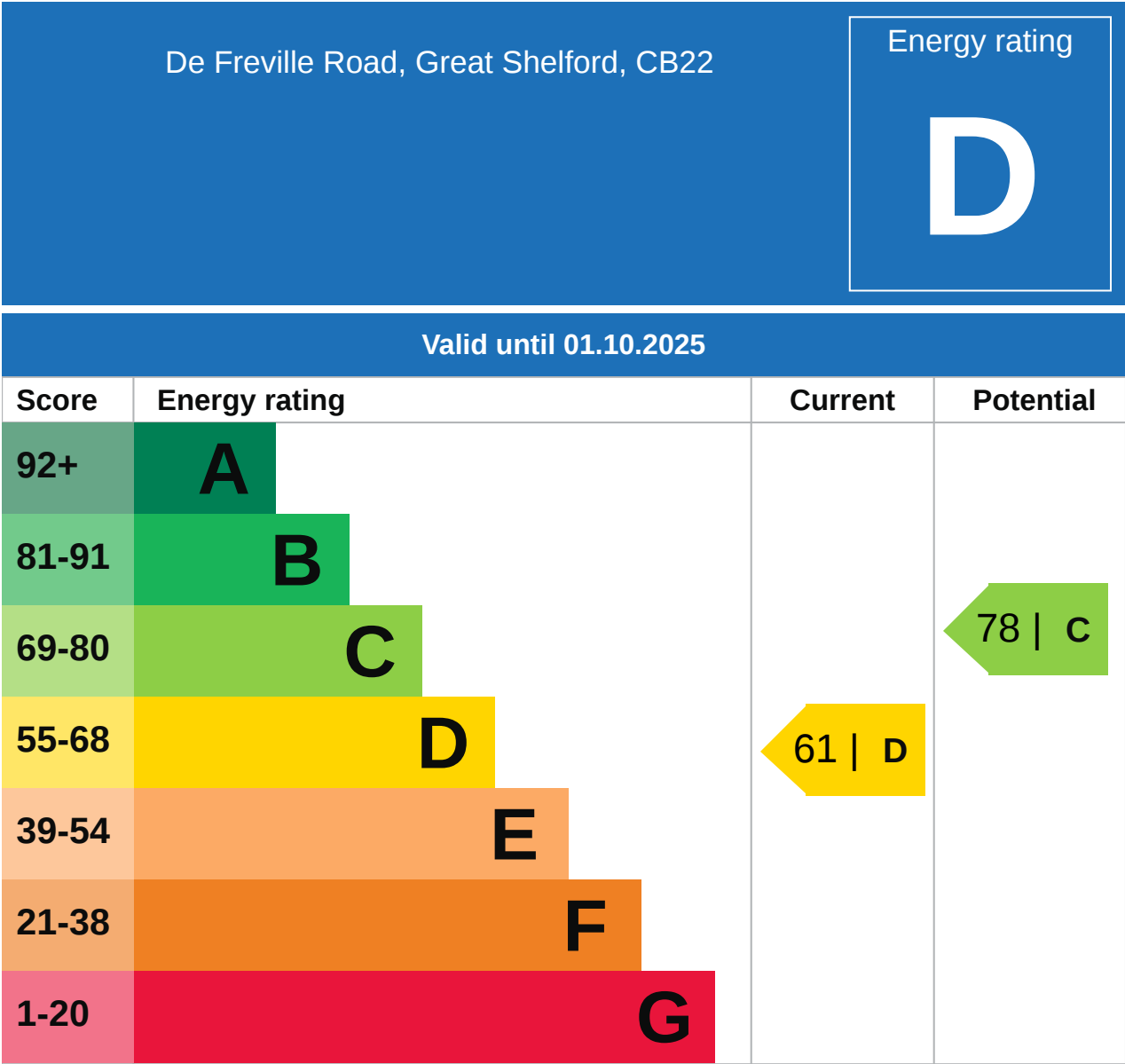


DE FREVILLE ROAD, GREAT SHELFORD, CAMBRIDGE,
CB22



Total area: approx. 60.8 sq. metres (654.5 sq. feet)

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



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	60 m ²

Central Heating

Gas



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



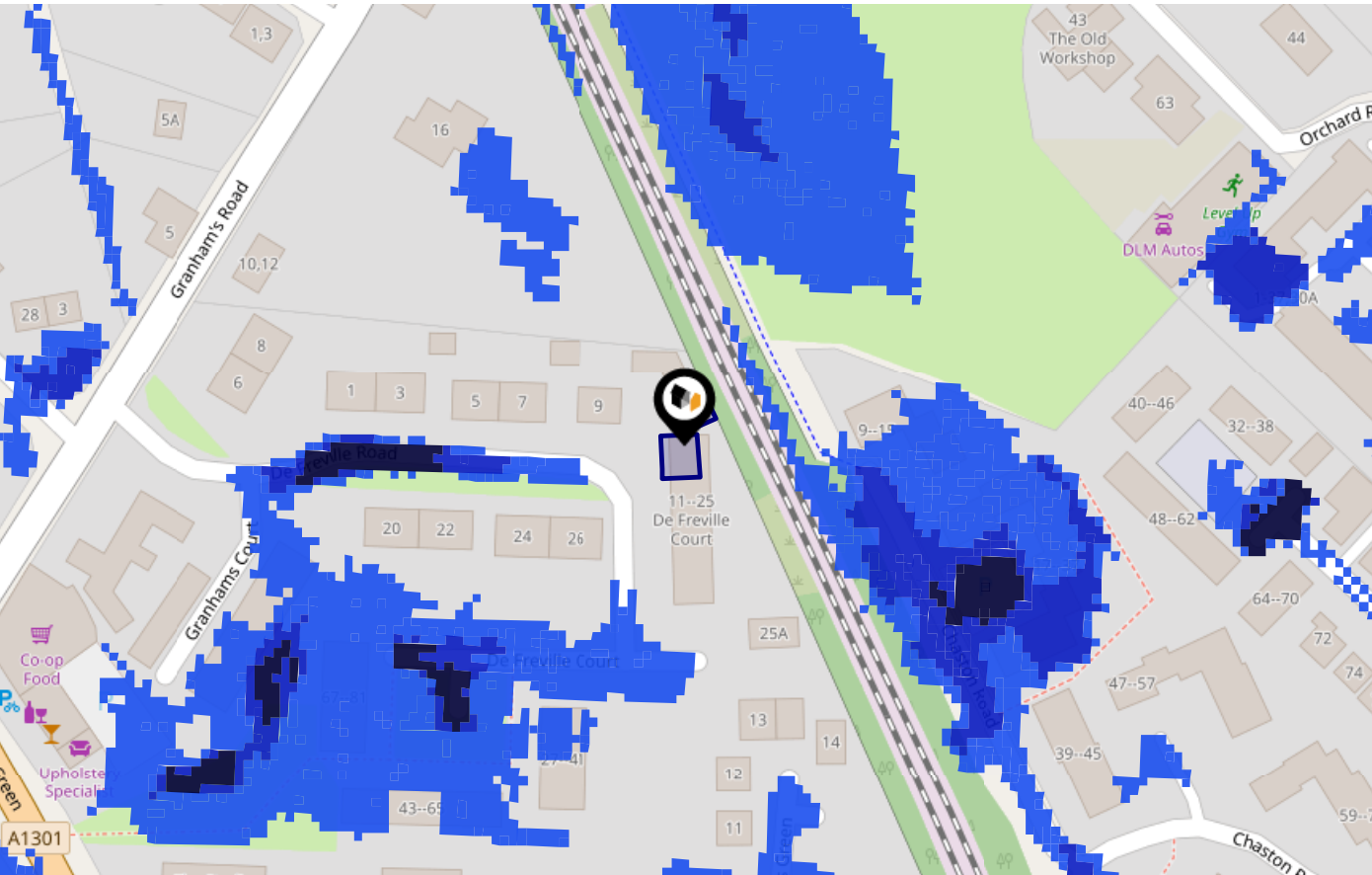
/cookecurtisco

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:

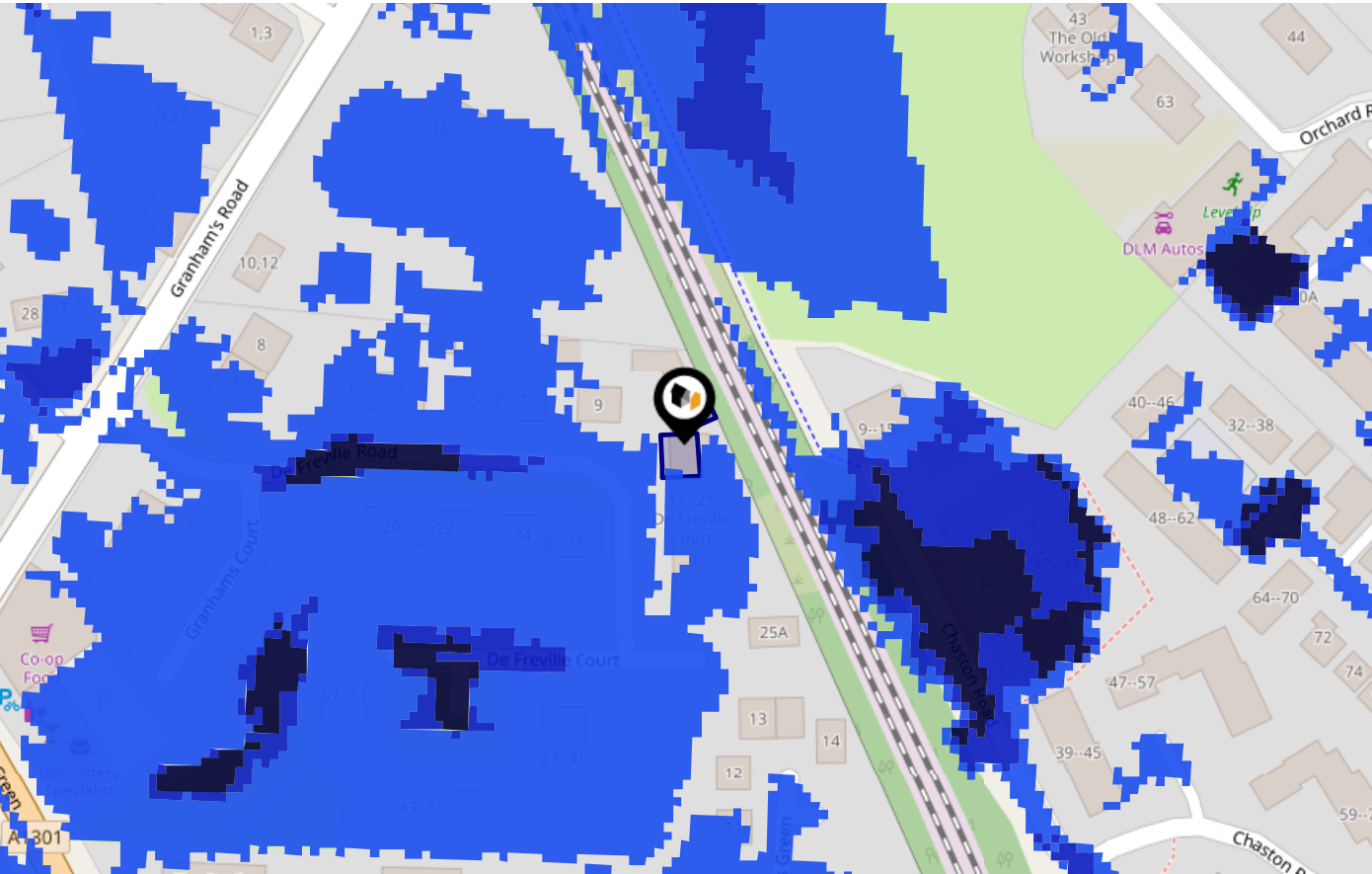


Flood Risk

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.

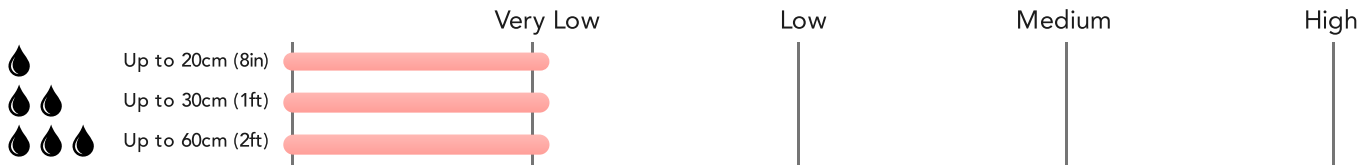


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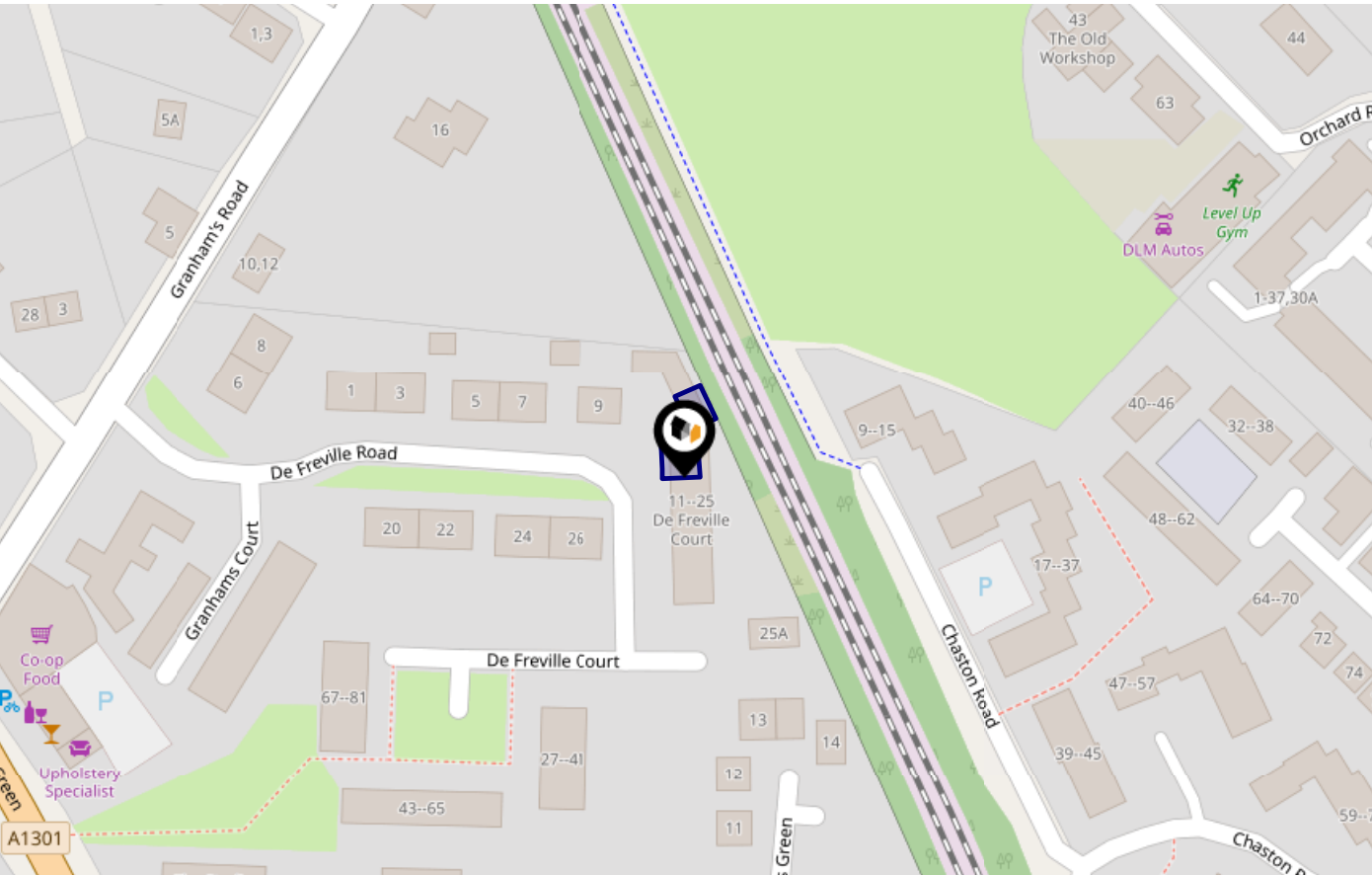


Flood Risk

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.

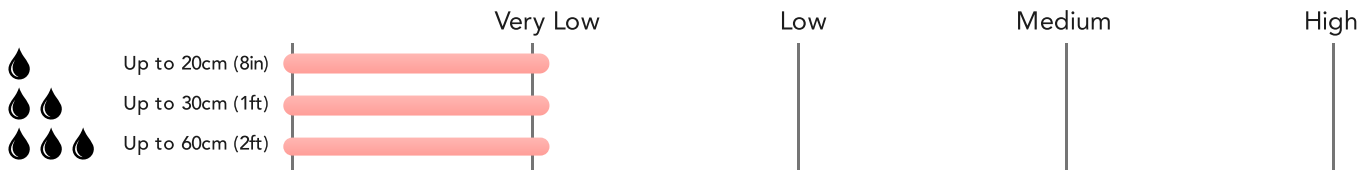


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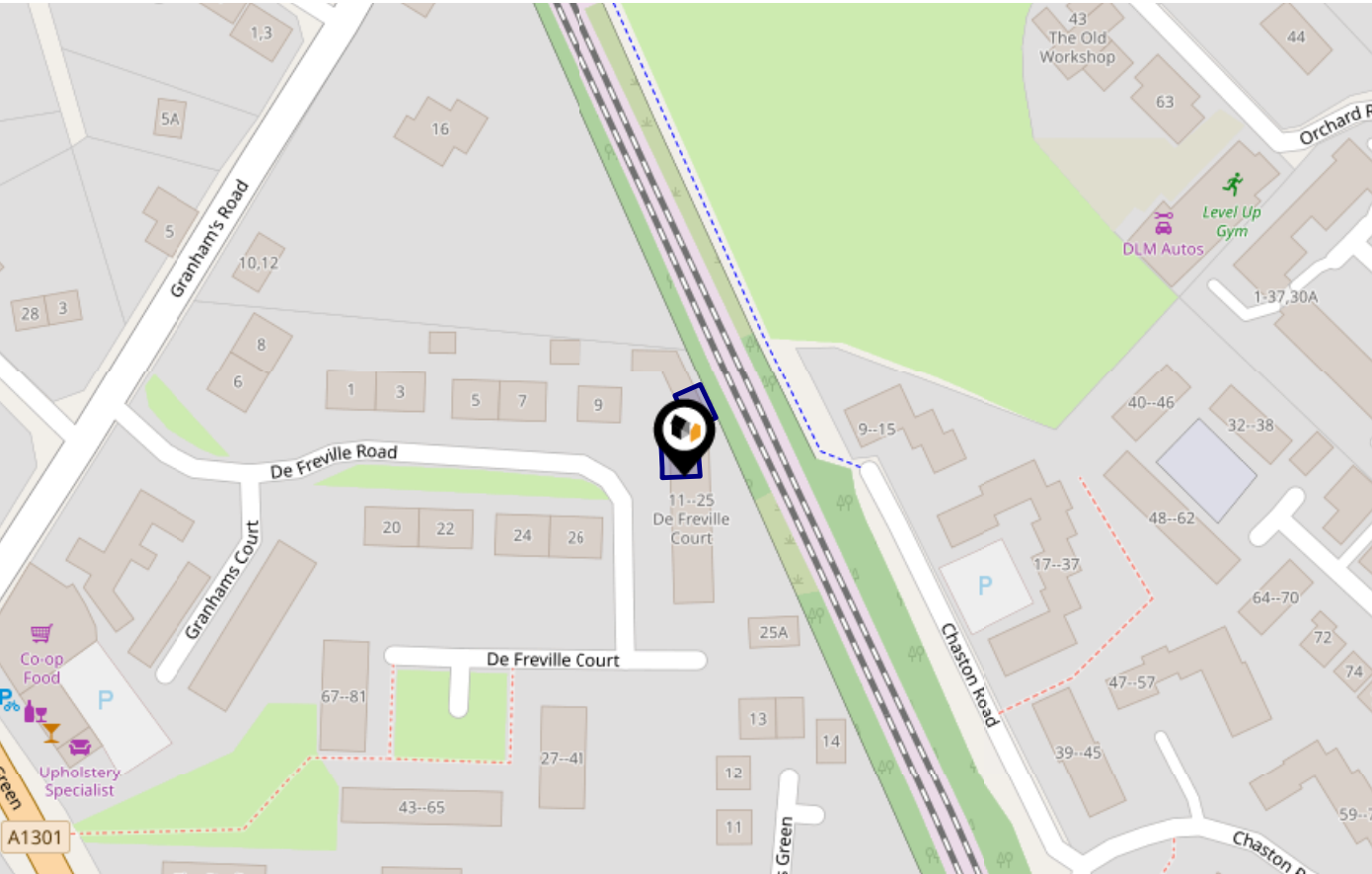


Flood Risk

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.

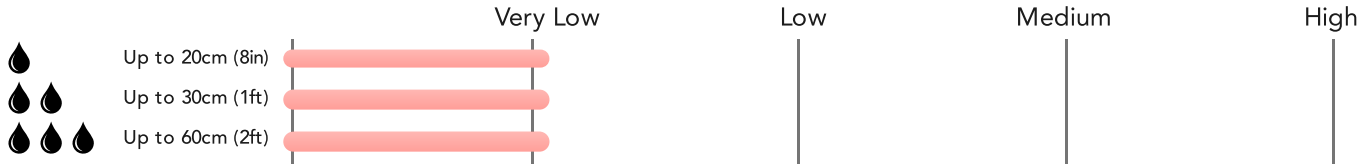


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

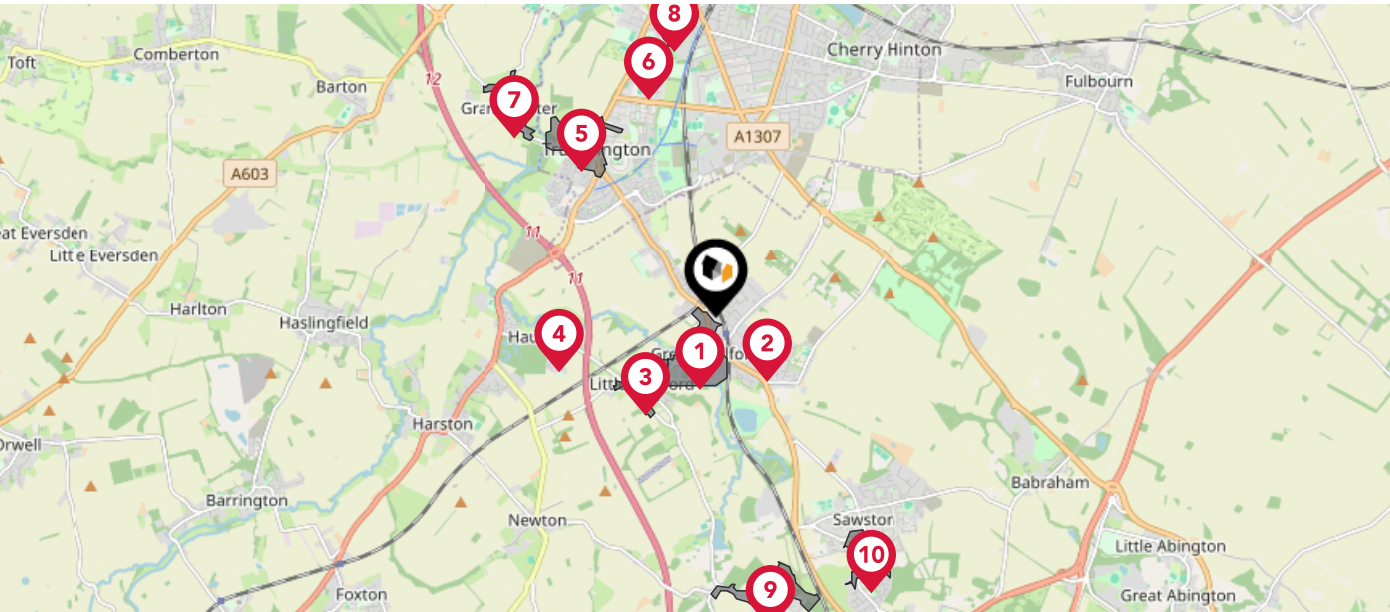


Maps

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.



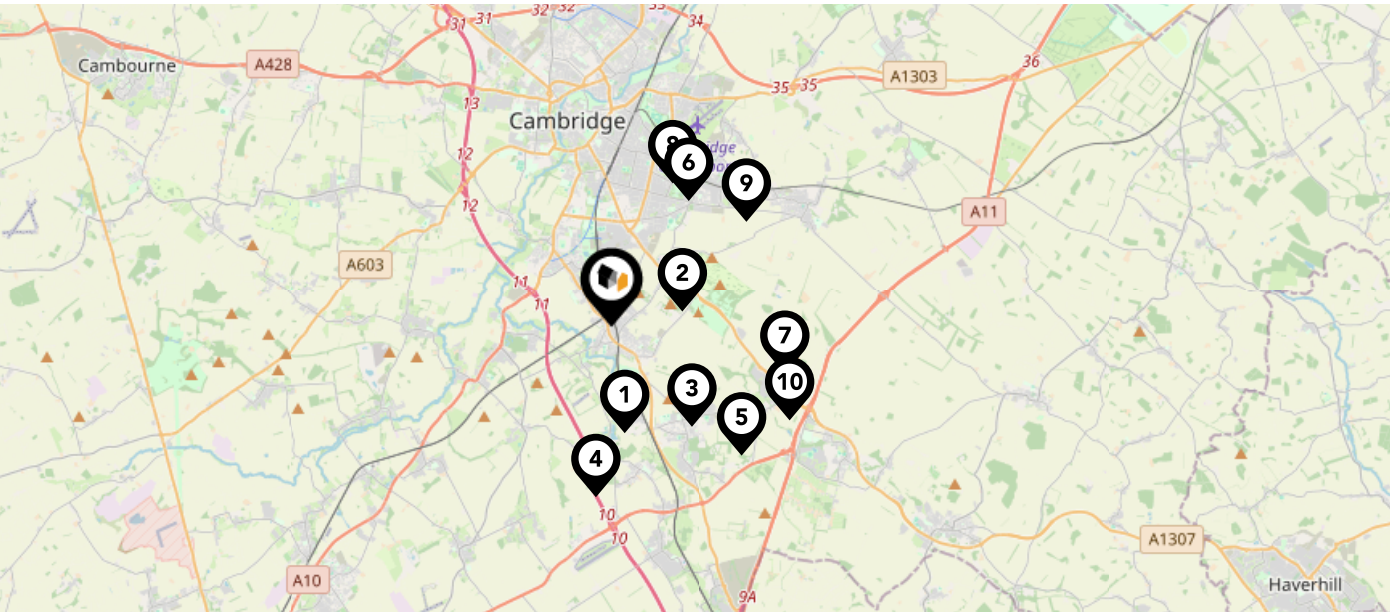
Nearby Conservation Areas	
1	Great Shelford
2	Stapleford
3	Little Shelford
4	Hauxton
5	Trumpington
6	Barrow Road
7	Grantchester
8	Brooklands Avenue
9	Whittlesford
10	Sawston

Maps

Landfill Sites



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	Hill Trees-Stapleford	Historic Landfill
3	Sindalls-Sawston	Historic Landfill
4	Newton Road-Whittlesford	Historic Landfill
5	Home Farm-Babraham, Cambridge	Historic Landfill
6	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
10	Home Farm-Babraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



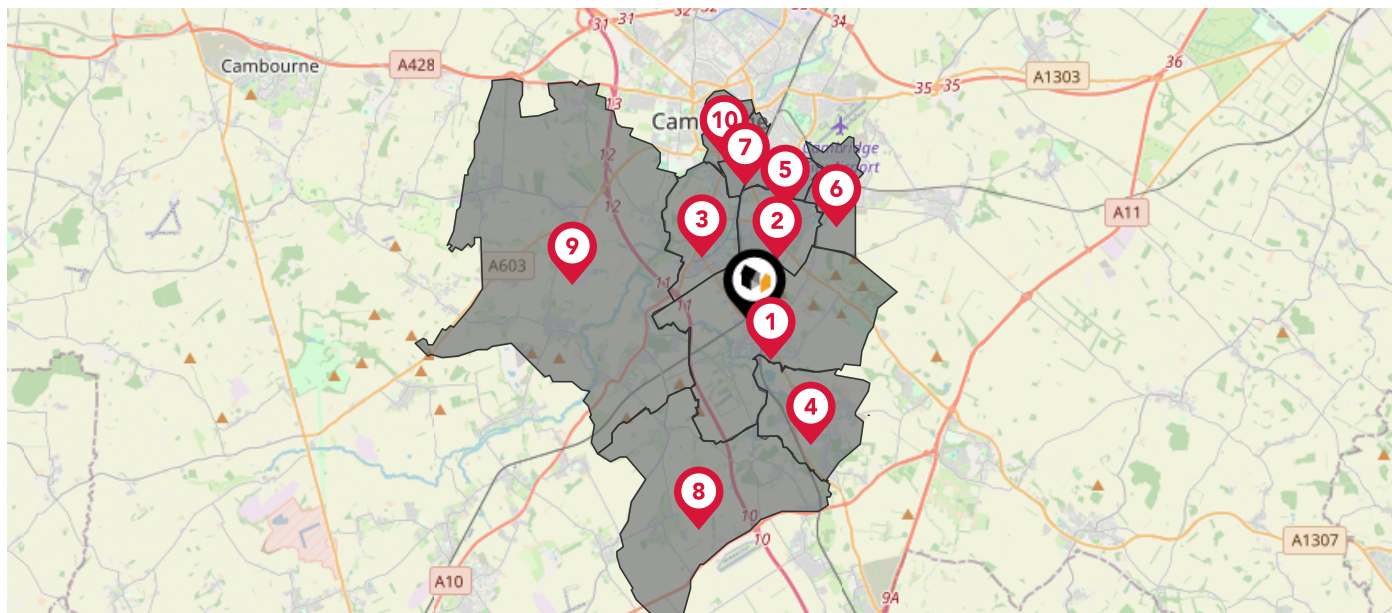
Mine Entry

- ✕ 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



Shelford Ward



Queen Edith's Ward



Trumpington Ward



Sawston Ward



Coleridge Ward



Cherry Hinton Ward



Petersfield Ward



Whittlesford Ward



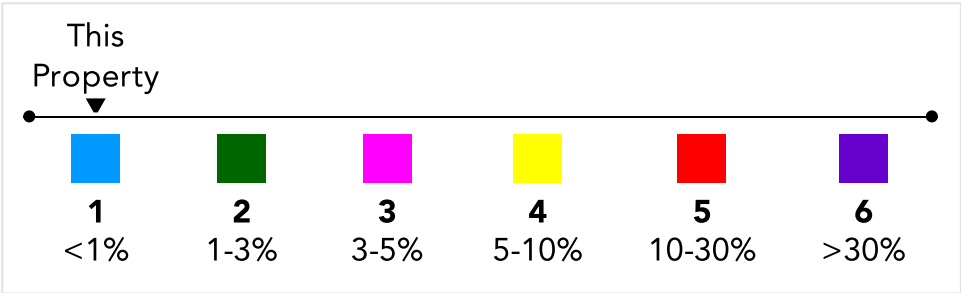
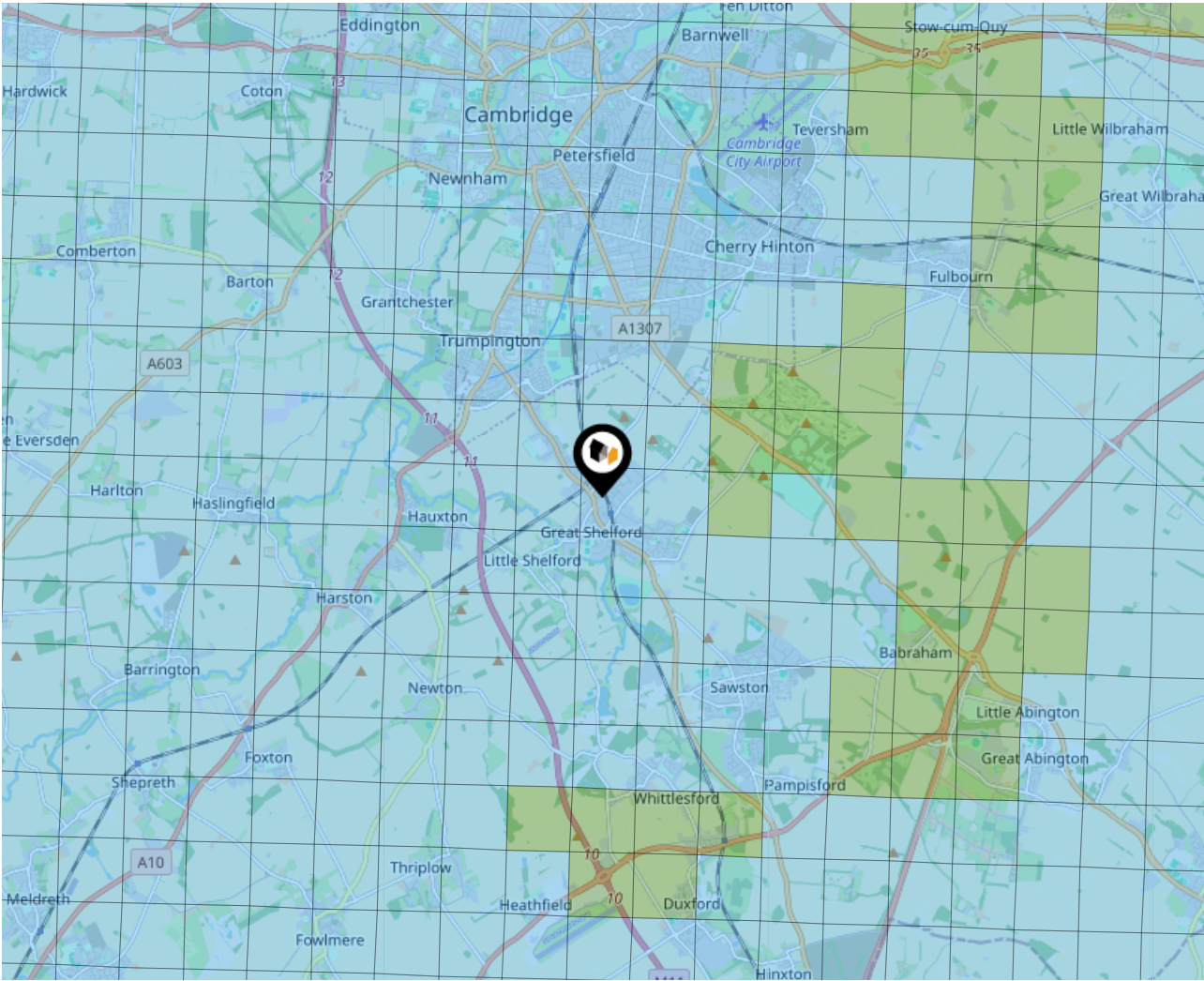
Harston & Comberton Ward



Market Ward

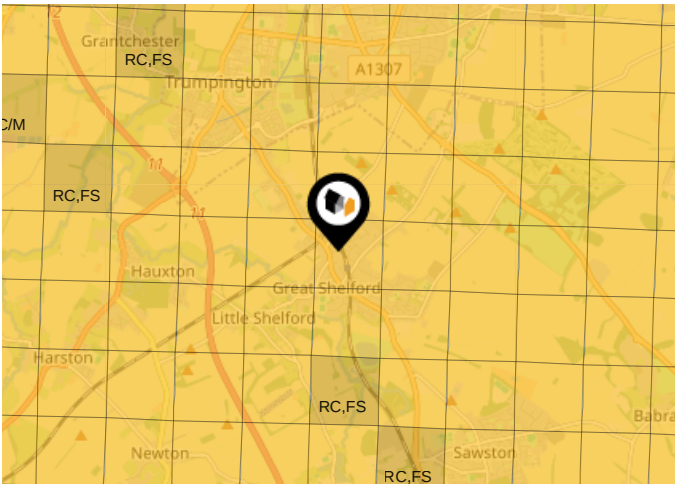
What is Radon?

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)

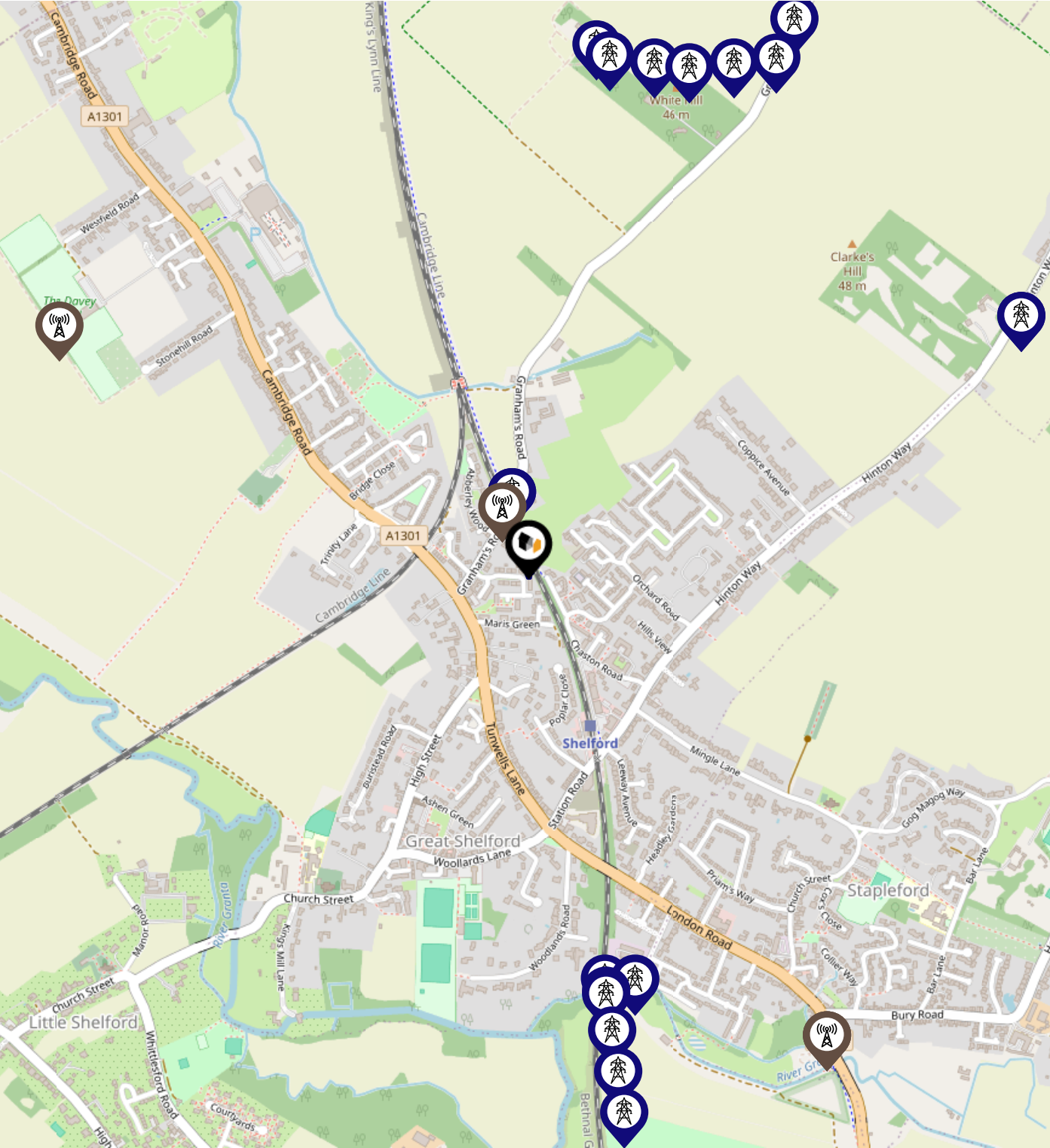
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

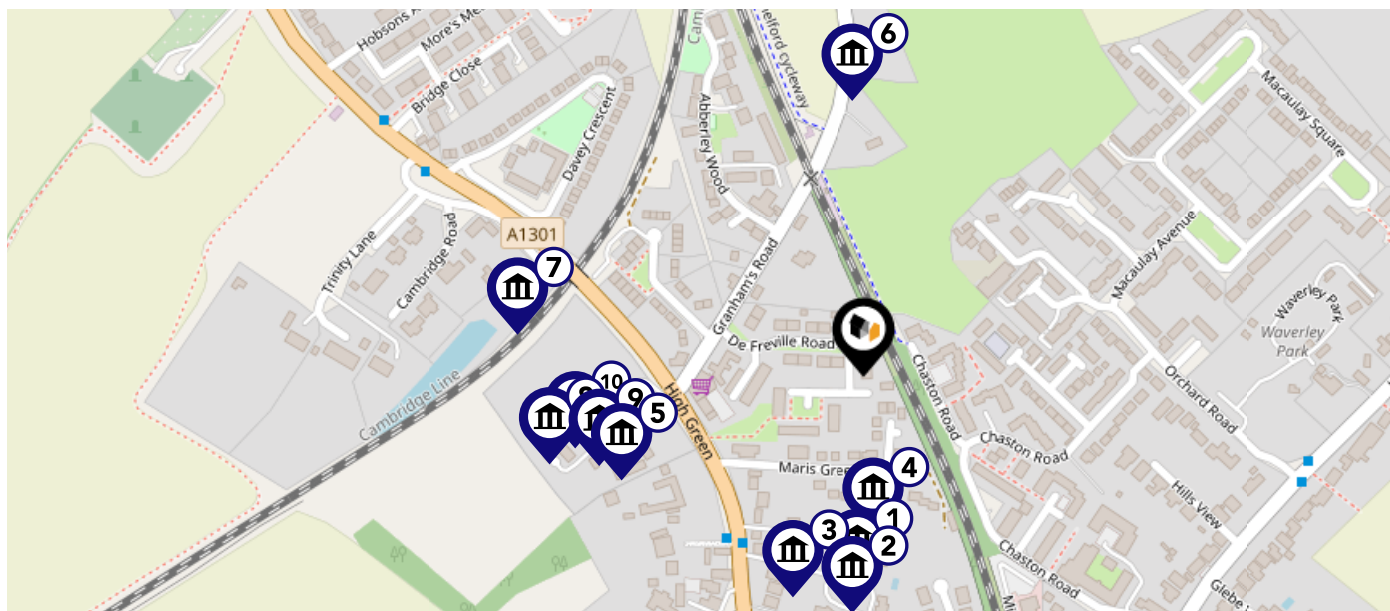
Local Area Masts & Pylons



Key:

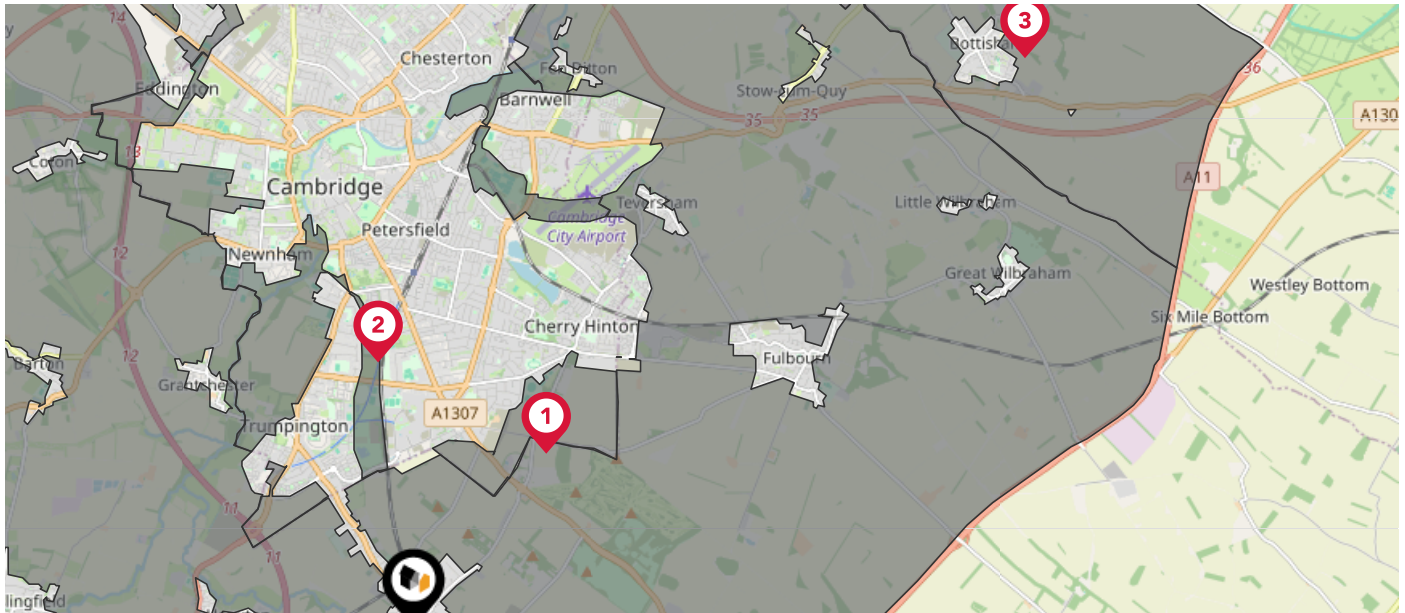
-  Power Pylons
-  Communication Masts

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
 1317838 - Spanyards	Grade II	0.1 miles
 1317876 - 16, High Green	Grade II	0.1 miles
 1331030 - Wall To Rear Of Number 18 And Side Of Number 16	Grade II	0.1 miles
 1127899 - Maris Farmhouse	Grade II	0.1 miles
 1127897 - 21, High Green	Grade II	0.1 miles
 1317912 - 32-38, Granhams Road	Grade II	0.2 miles
 1163891 - Four Mile House	Grade II	0.2 miles
 1096004 - Farmbuilding Range To Rear Of Farmhouse At De Freville Farm	Grade II	0.2 miles
 1164190 - Barn At De Freville Farm	Grade II	0.2 miles
 1127898 - De Freville Farmhouse	Grade II	0.2 miles

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



Nearby Green Belt Land



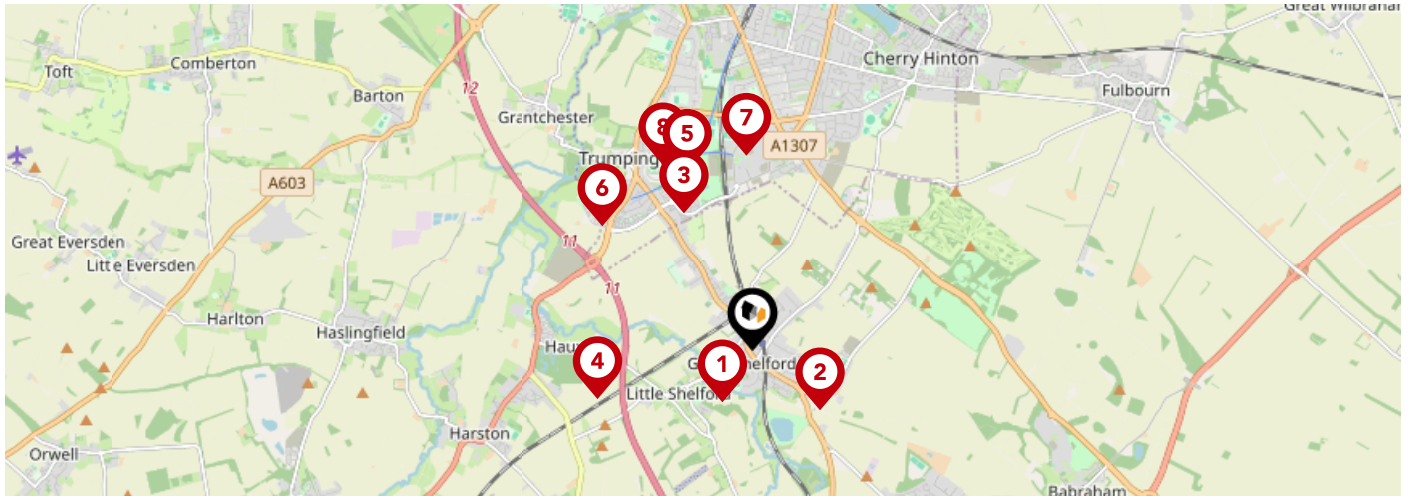
Cambridge Green Belt - Cambridge



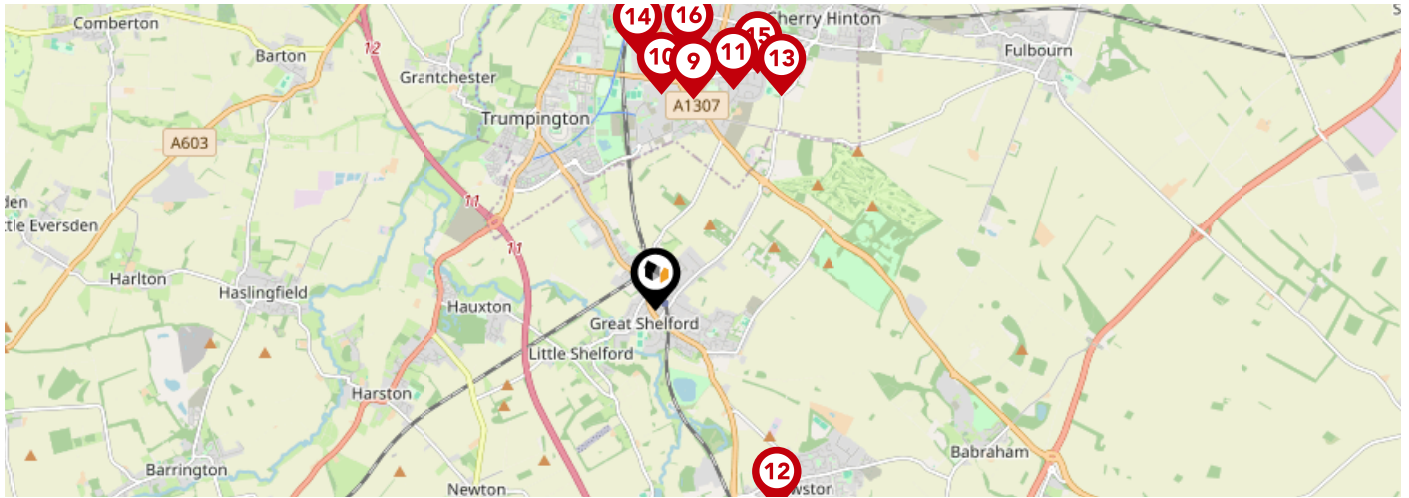
Cambridge Green Belt - South Cambridgeshire



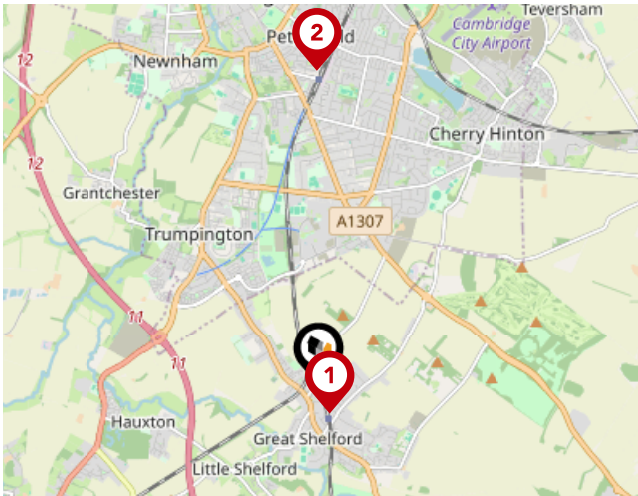
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CoE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.55	☐	☒	☐	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.83	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.4	☐	☒	☐	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.49	☐	☒	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.73	☐	☐	☒	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.77	☐	☒	☐	☐	☐
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.78	☐	☐	☒	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:1.88	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.95	☒	☐	☐	☐	☐
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.96	☐	☐	☒	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.12	☐	☒	☐	☐	☐
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.13	☐	☐	☒	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.25	☐	☐	☒	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:2.33	☐	☐	☒	☐	☐
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.35	☐	☒	☐	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:2.36	☐	☒	☐	☐	☐



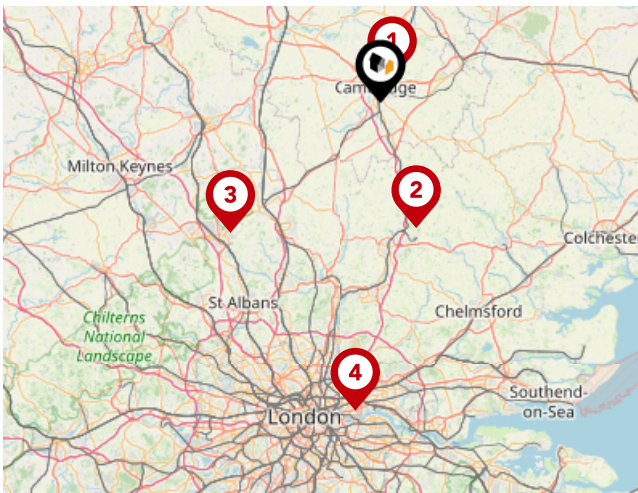
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.27 miles
2	Cambridge Rail Station	2.87 miles
3	Whittlesford Parkway Rail Station	3.6 miles



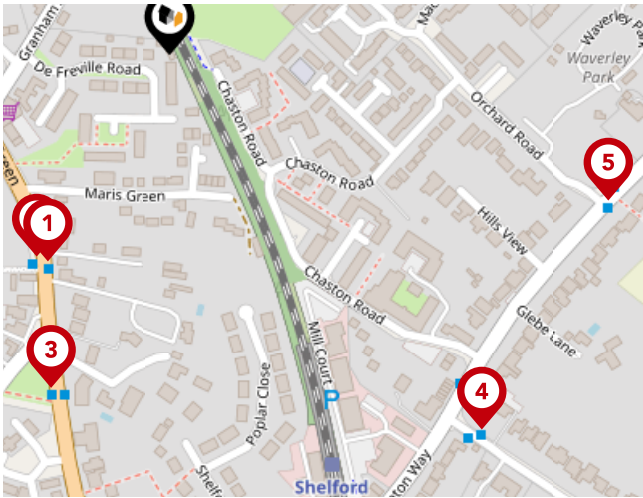
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.55 miles
2	M11 J10	3.74 miles
3	M11 J12	3.71 miles
4	M11 J13	4.84 miles
5	M11 J9	6.45 miles



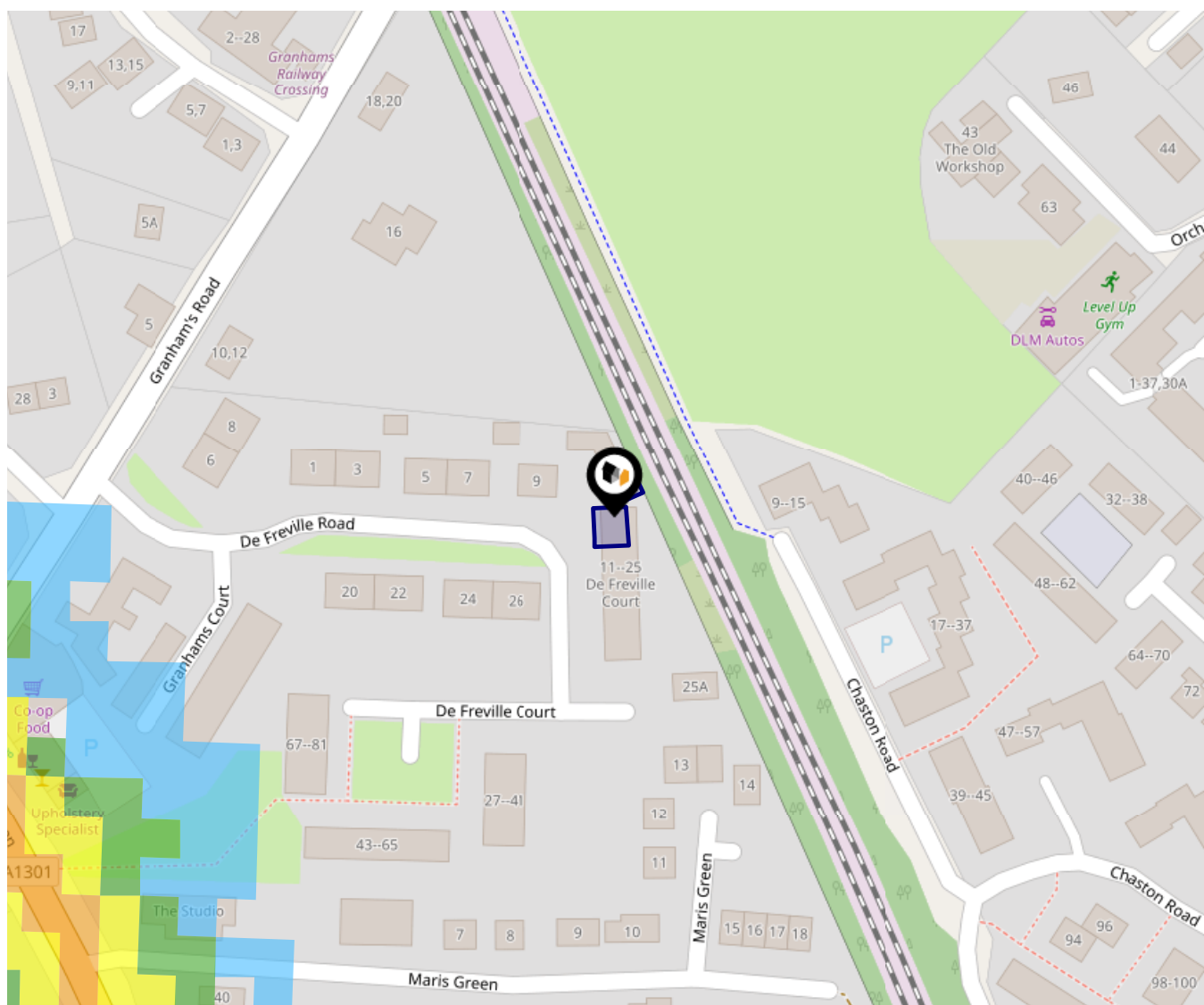
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4 miles
2	Stansted Airport	18.87 miles
3	Luton Airport	28.94 miles
4	Silvertown	45.07 miles



Bus Stops/Stations

Pin	Name	Distance
1	Maris Green	0.14 miles
2	Maris Green	0.14 miles
3	Halatte Gardens	0.2 miles
4	The Limes	0.28 miles
5	Orchard Road	0.26 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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