

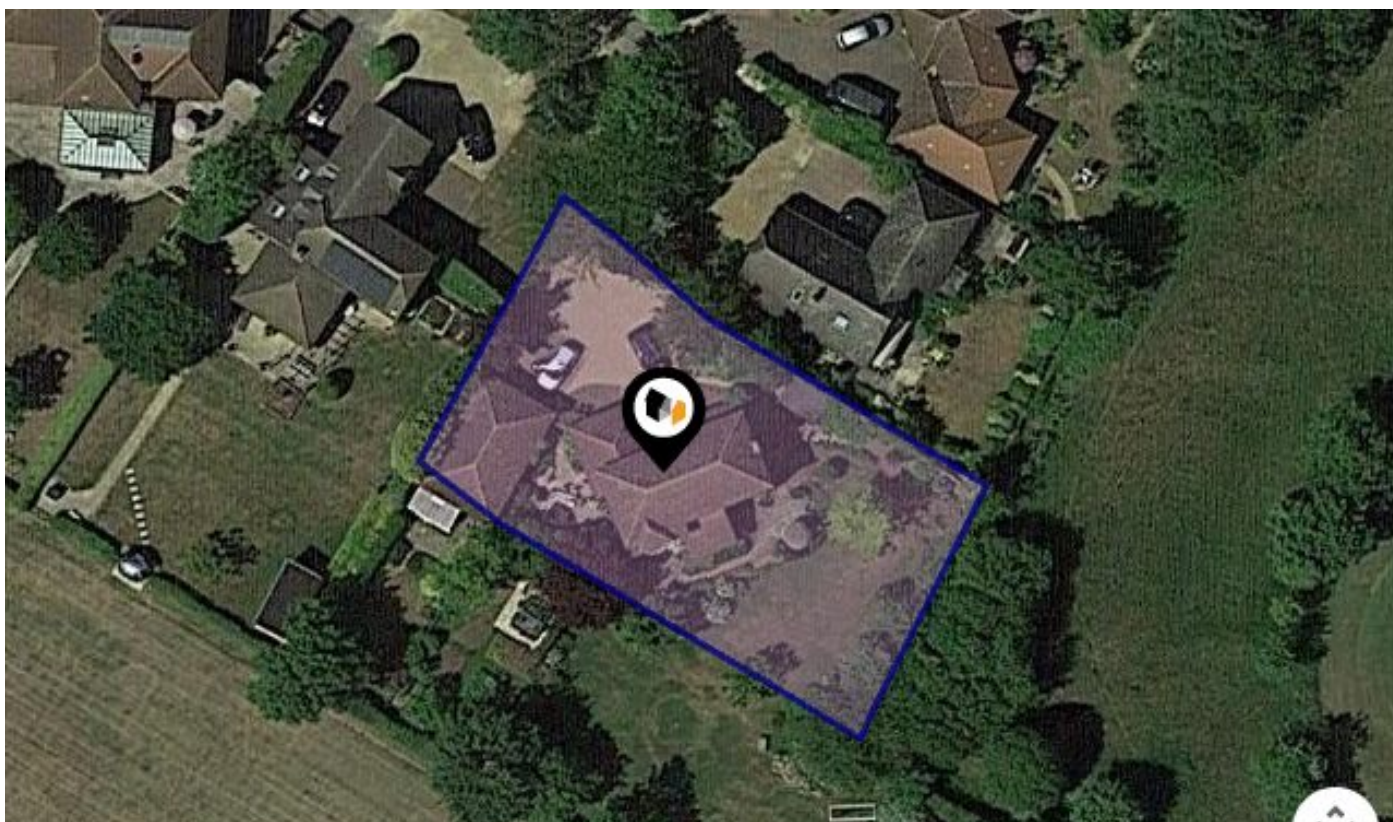


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> July 2025**



**THRUFFLE WAY, BAR HILL, CAMBRIDGE, CB23**

## Cooke Curtis & Co

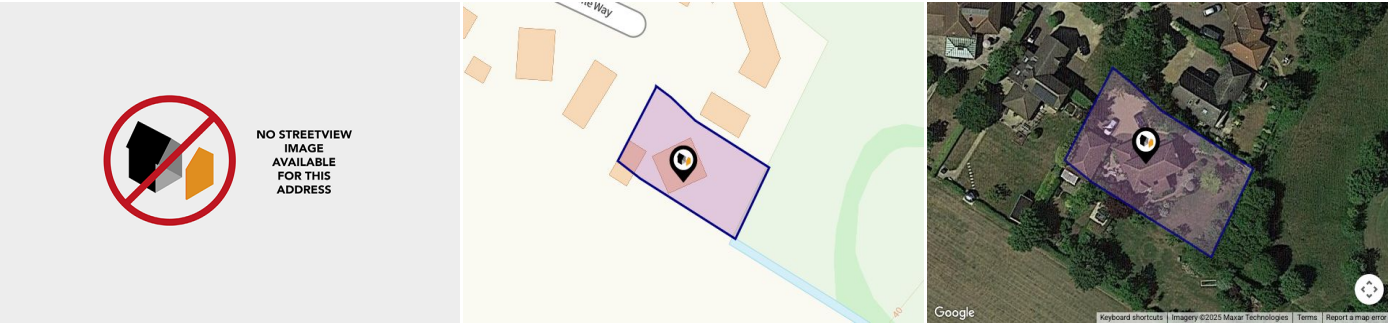
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



















## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,142 ft <sup>2</sup> / 199 m <sup>2</sup>		
Plot Area:	0.25 acres		
Council Tax :	Band A		
Annual Estimate:	£1,610		
Title Number:	CB73499		

## Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	12 mb/s	79 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning records for: **5 Thruffle Way Bar Hill Cambridge Cambridgeshire CB23 8TR**

Reference - S/0543/14/FL	
Decision:	Decided
Date:	10th March 2014
Description:	Self contained annexe extension and detached single garage

Planning records for: **8 Thruffle Way Bar Hill Cambridgeshire CB23 8TR**

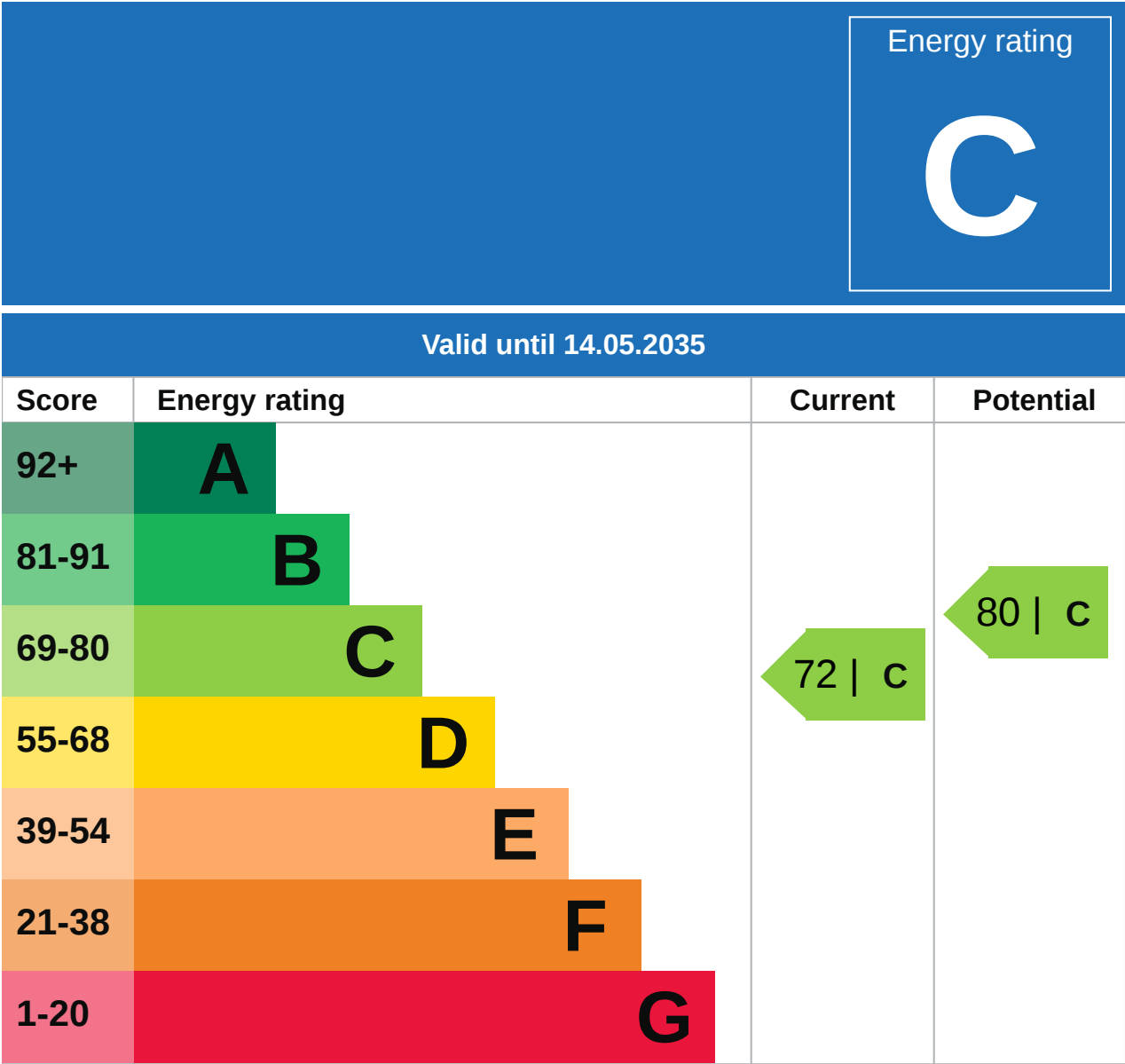
Reference - S/1201/09/F	
Decision:	Decided
Date:	19th August 2009
Description:	Alterations & extensions

Reference - F/YR24/0193/F	
Decision:	Decided
Date:	12th February 2024
Description:	Erect a dwelling (2-storey 5-bed), including agricultural building and reservoir

Reference - 24/00499/HFUL	
Decision:	Decided
Date:	12th February 2024
Description:	Single-storey garage extension

Planning records for: **14 Thruffle Way Bar Hill Cambridge CB23 8TR**

Reference - S/0529/17/TP	
Decision:	Decided
Date:	14th February 2017
Description:	Fell and remove dead Elm near to street lamp in Thruffle Way. Fell various unsafe leaning and lodging assorted tress in the Hillcrest Wood.



## Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in 84% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	199 m <sup>2</sup>

## Accessibility / Adaptations

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Dining Room extension in 1988  
Conversion of garage to self-contained detached bungalow/annexe in 2000.  
Replacement of all windows to main house in 2021/2022

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## Electricity Supply

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Utility Warehouse

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## Gas Supply

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Utility Warehouse

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## Central Heating

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Gas fired central heating to both the main house and the annexe.

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## Water Supply

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Cambridge Water

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## Drainage

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Anglian Water





### Cooke Curtis & Co

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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



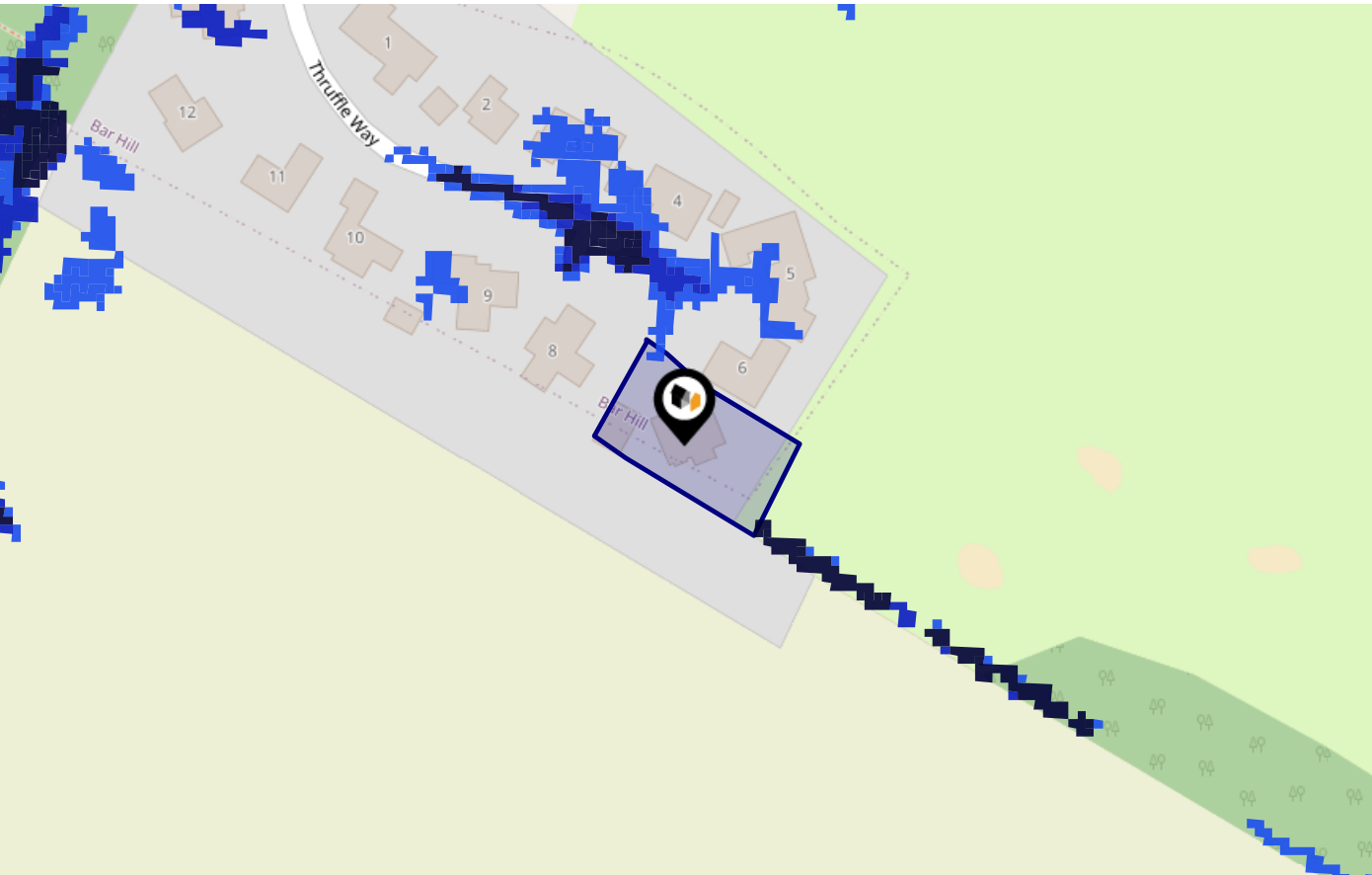
/cookecurtisco

# 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:

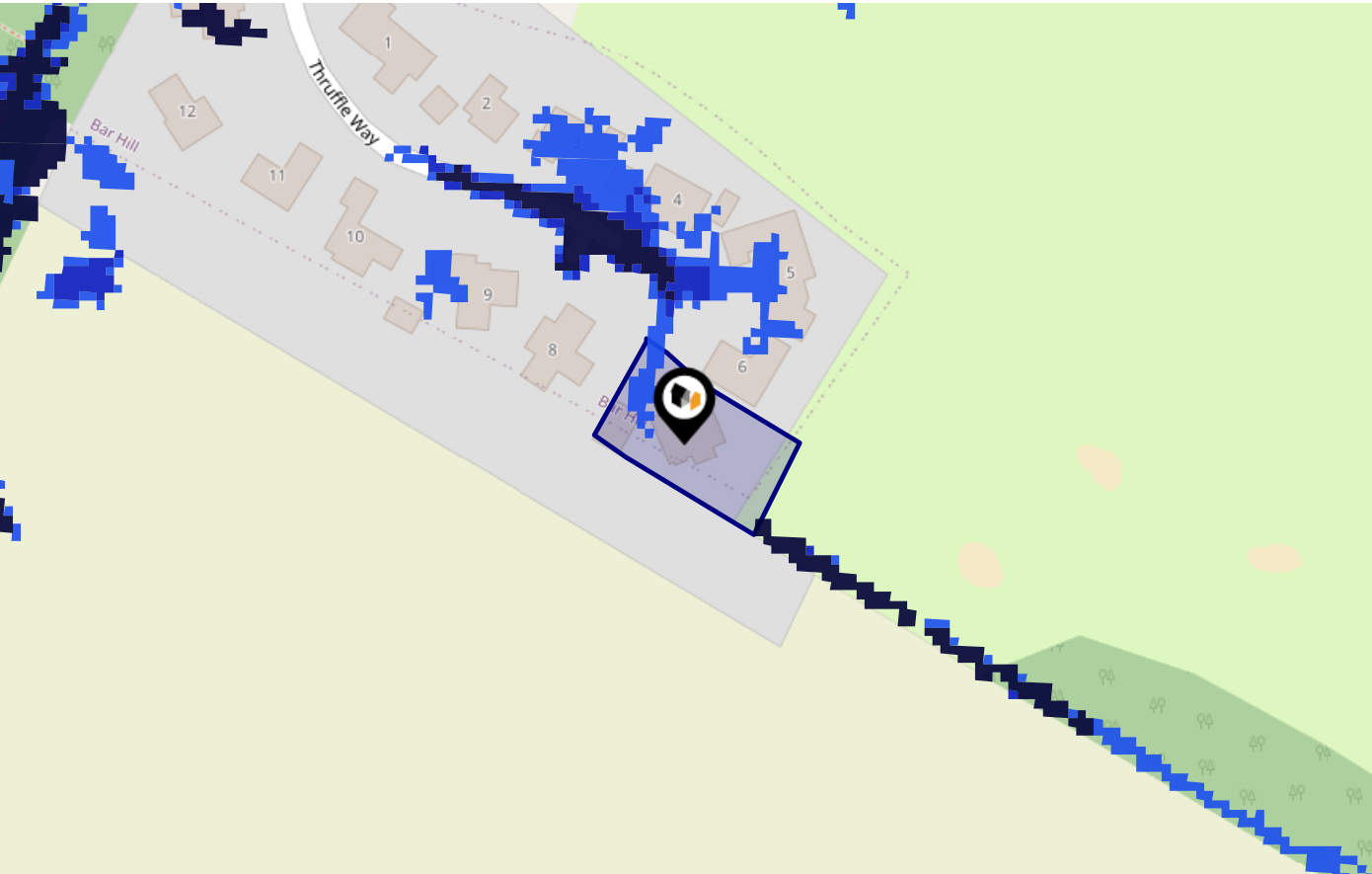


# Flood Risk

## 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.

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- 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:

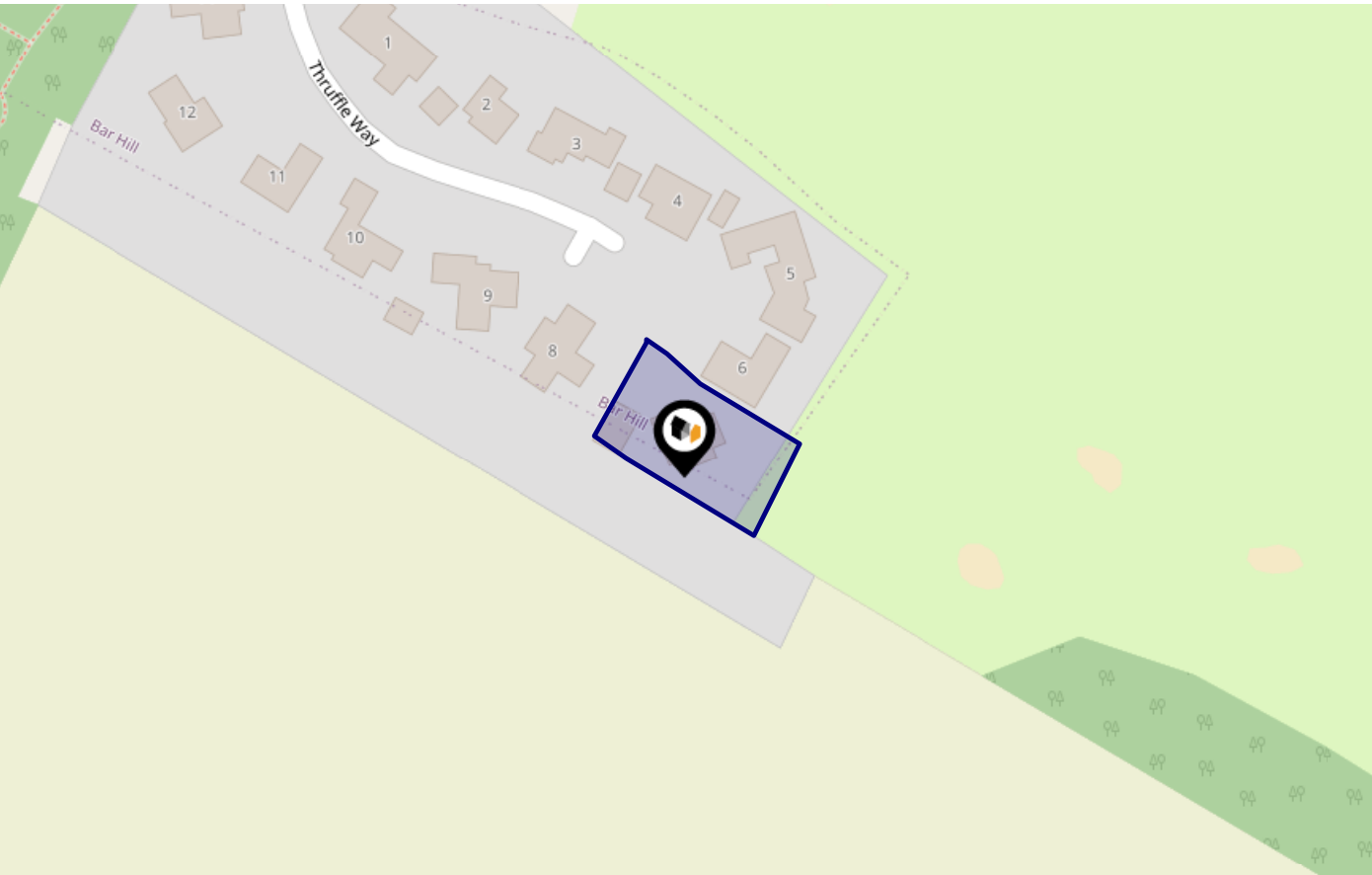


# Flood Risk

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

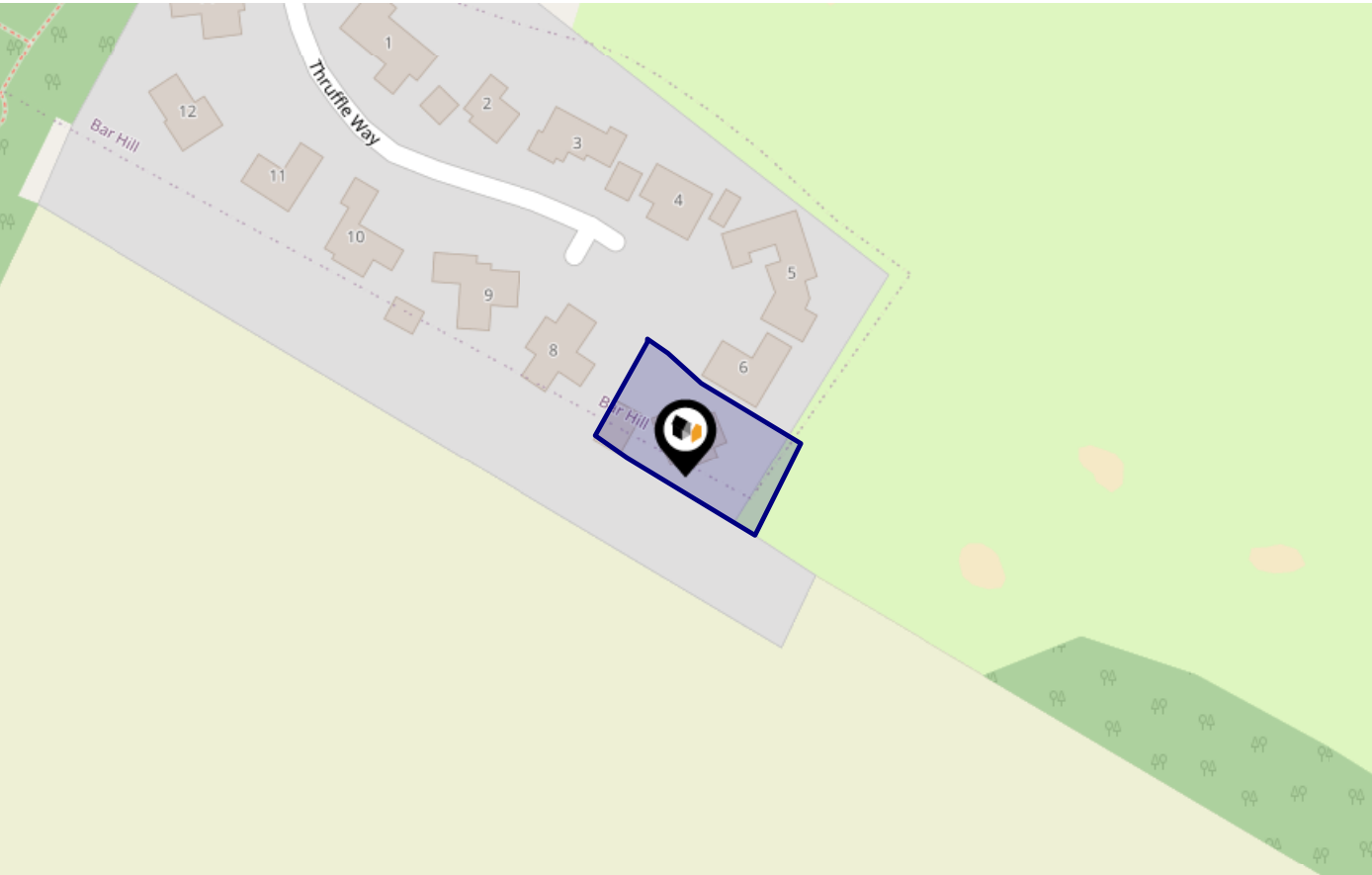


# Flood Risk

## 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.

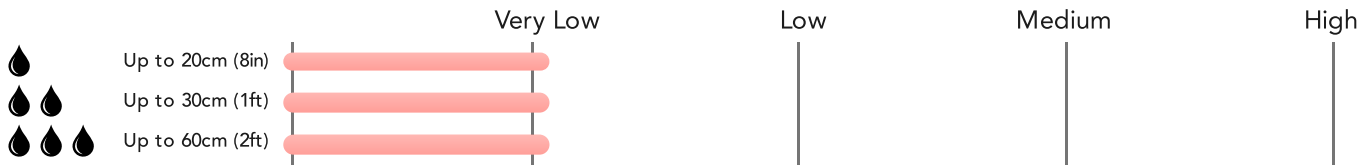


Risk Rating: Very low

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.

- 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:

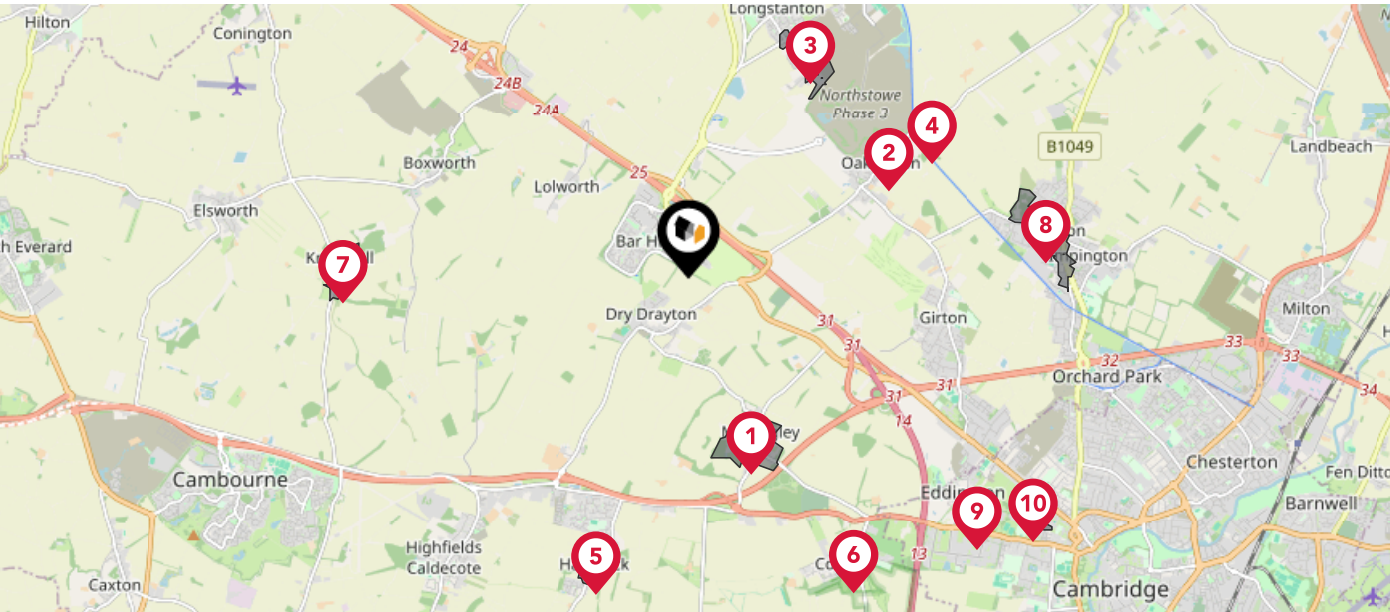


# Maps

## Conservation Areas



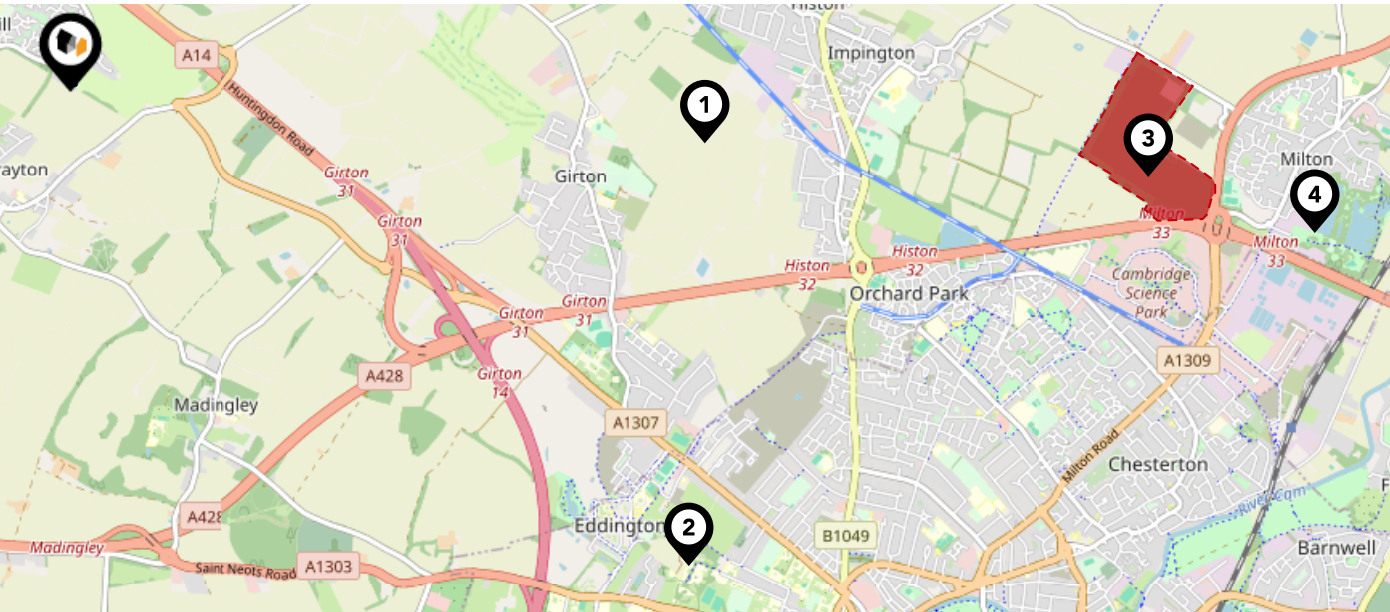
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Madingley
2	Oakington
3	Longstanton
4	Westwick
5	Hardwick
6	Coton
7	Knapwell
8	Histon and Impington
9	Conduit Head Road
10	Storey's Way



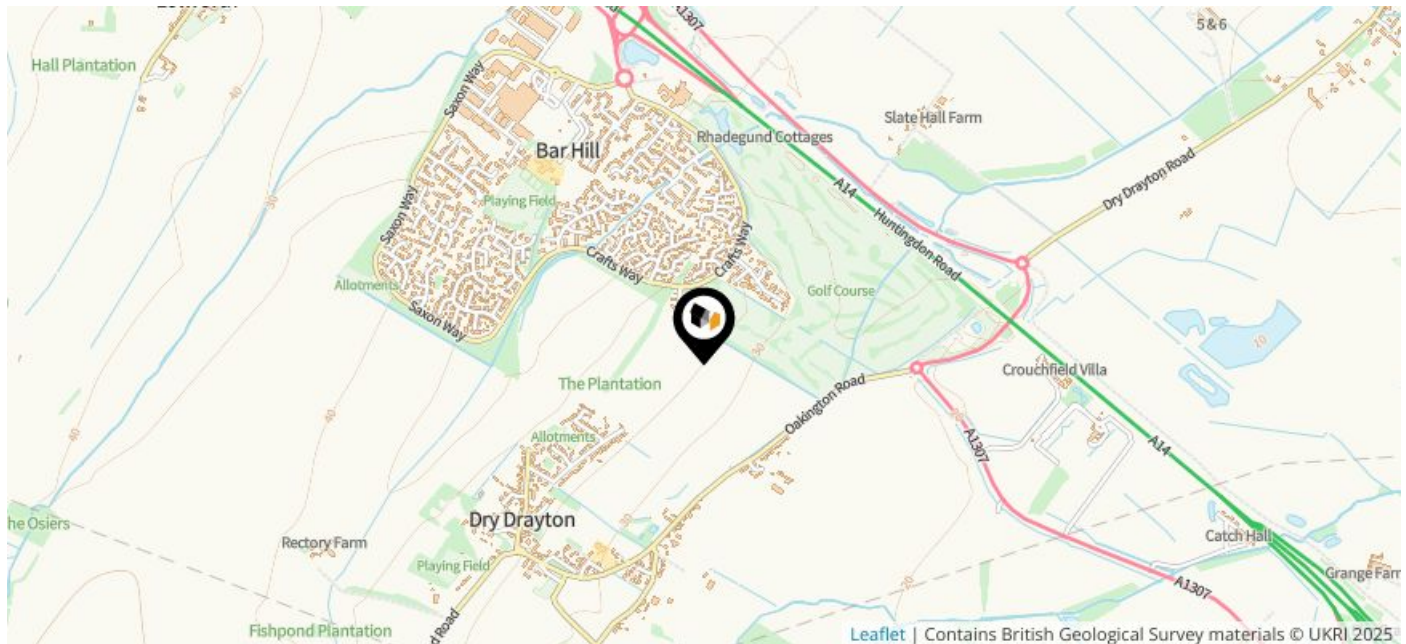
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



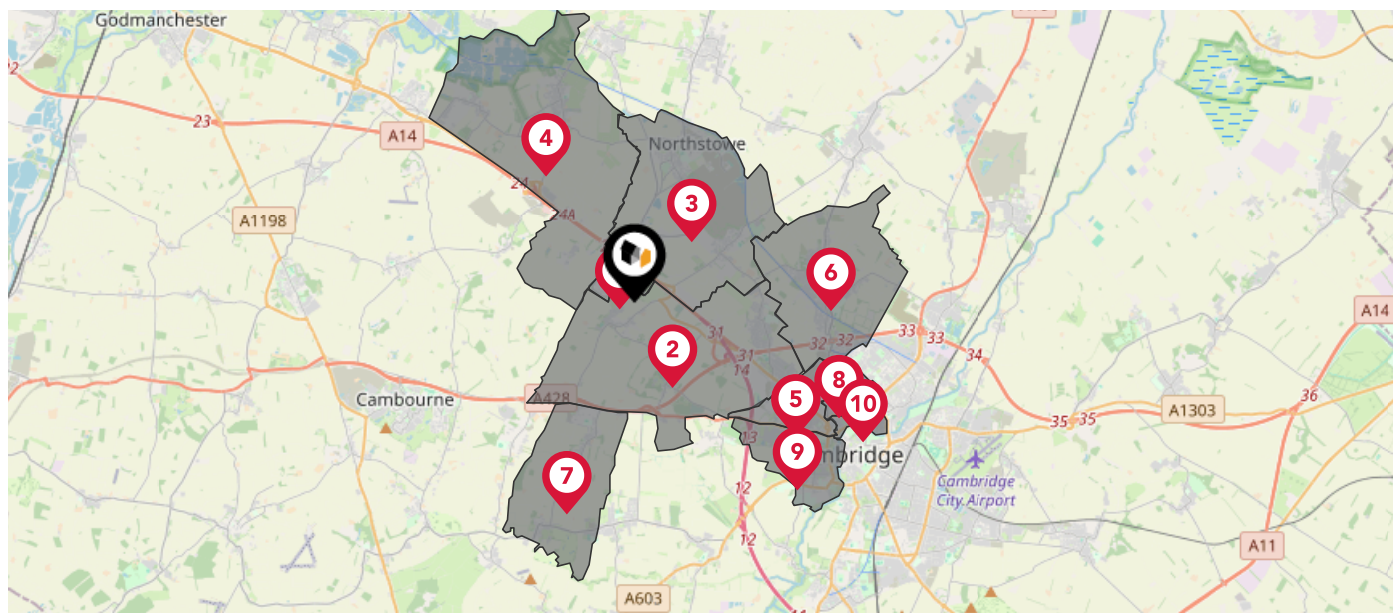
## Mine Entry

- ✕ 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



Bar Hill Ward



Girton Ward



Longstanton Ward



Swavesey Ward



Castle Ward



Histon & Impington Ward



Hardwick Ward



Arbury Ward



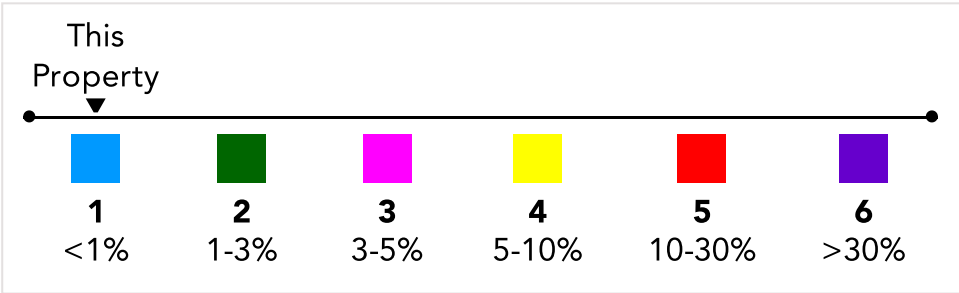
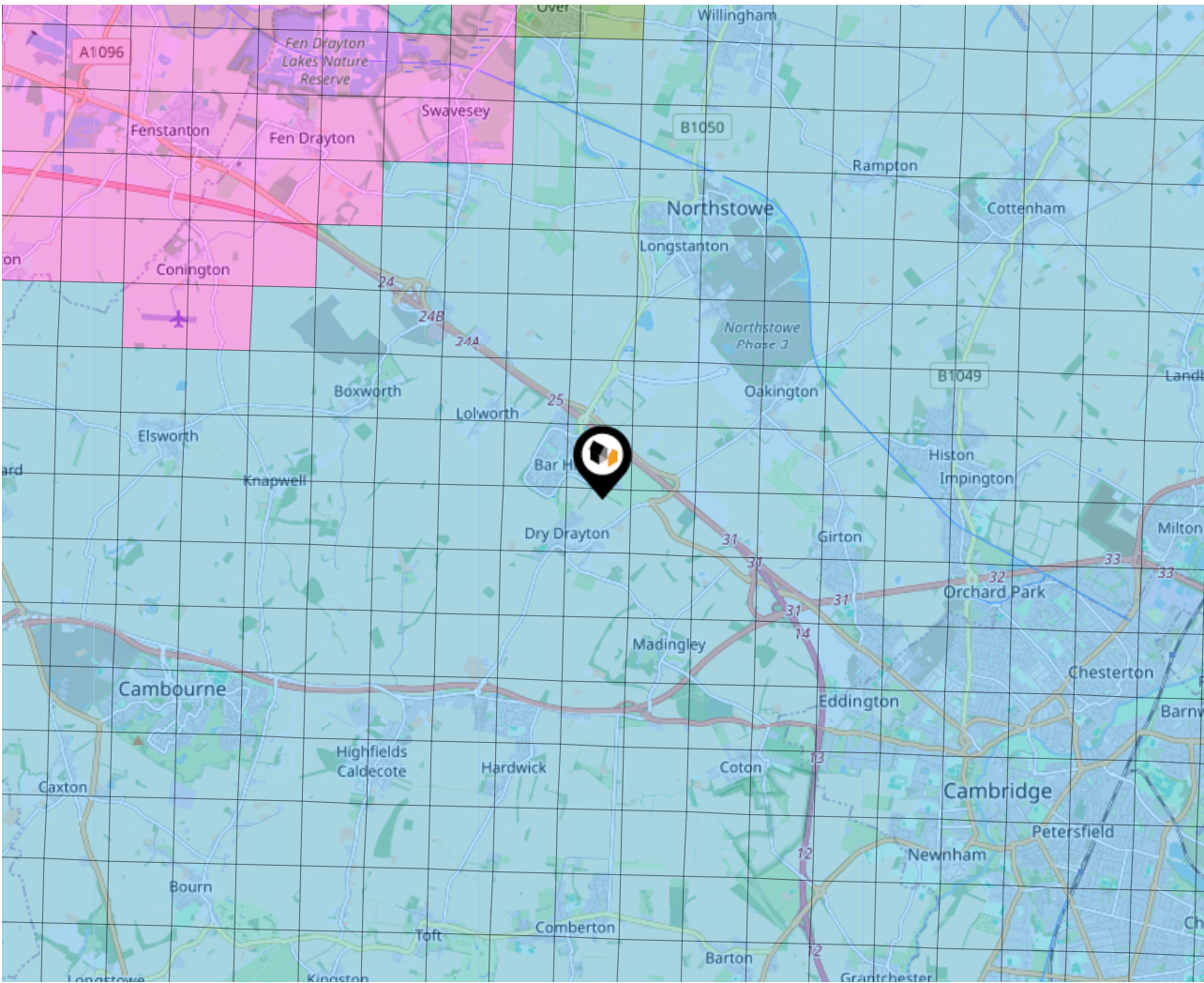
Newnham Ward



West Chesterton Ward

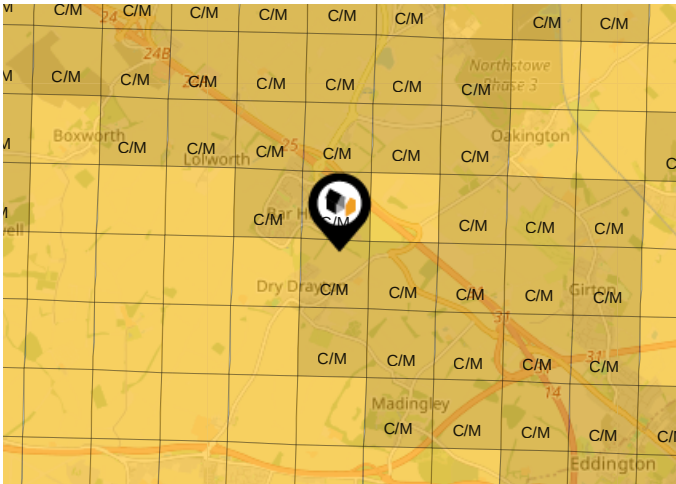
### What is Radon?

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/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

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



### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Local Area

## Masts & Pylons



### Key:

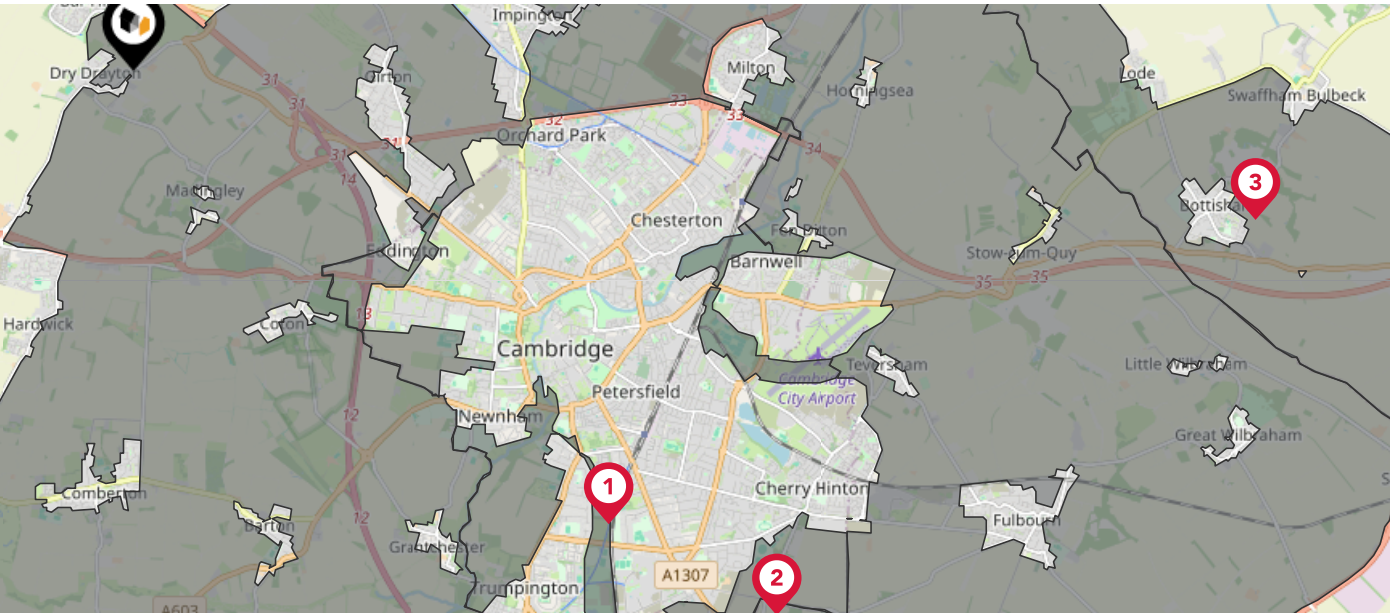
- Power Pylons
- Communication Masts

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
	1127782 - Honey Hill Cottage	Grade II	0.3 miles
	1162735 - 15 And 17, Pettits Lane	Grade II	0.4 miles
	1127776 - Crafts Hill Farm	Grade II	0.4 miles
	1127302 - Milestone About 100 Yards South East Of Turn To Bar Hill	Grade II	0.5 miles
	1127781 - 9 And 11, Pettits Lane	Grade II	0.5 miles
	1162747 - The Spinney	Grade II	0.5 miles
	1309499 - Warrington Farm	Grade II	0.6 miles
	1162673 - Icehouse, At Rear Of Country Kennels	Grade II	0.6 miles
	1127775 - Village Water Pump	Grade II	0.6 miles
	1127779 - Black Horse Public House	Grade II	0.6 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
<b>1</b>	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

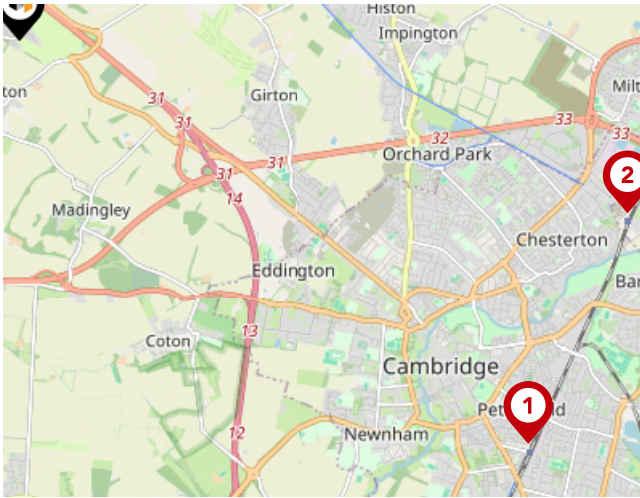







		Nursery	Primary	Secondary	College	Private
	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:3.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

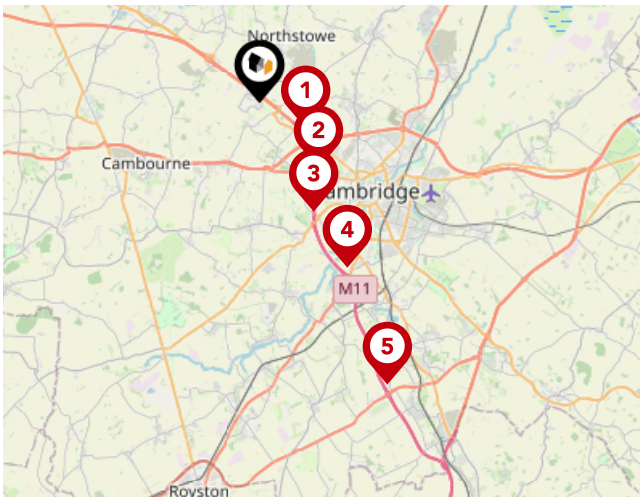
# Area

## Transport (National)








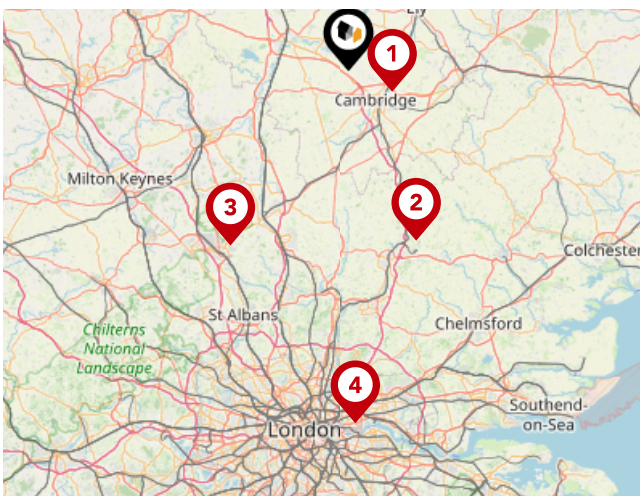
### National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	5.9 miles
	Cambridge North Rail Station	5.74 miles
	Waterbeach Rail Station	7.23 miles







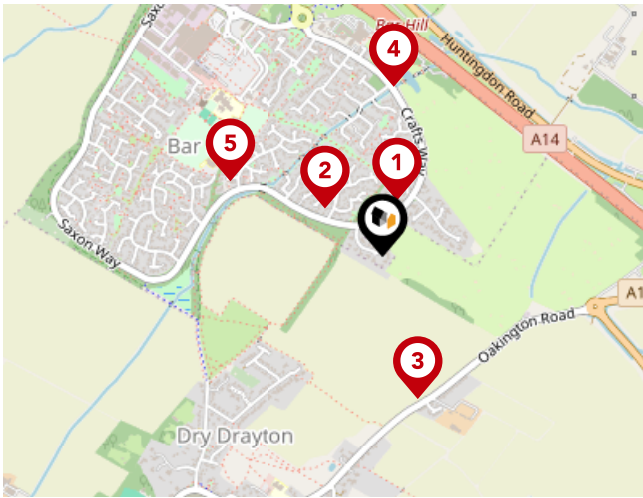
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	1.92 miles
	M11 J13	3.21 miles
	M11 J12	4.43 miles
	M11 J11	6.8 miles
	M11 J10	11.29 miles



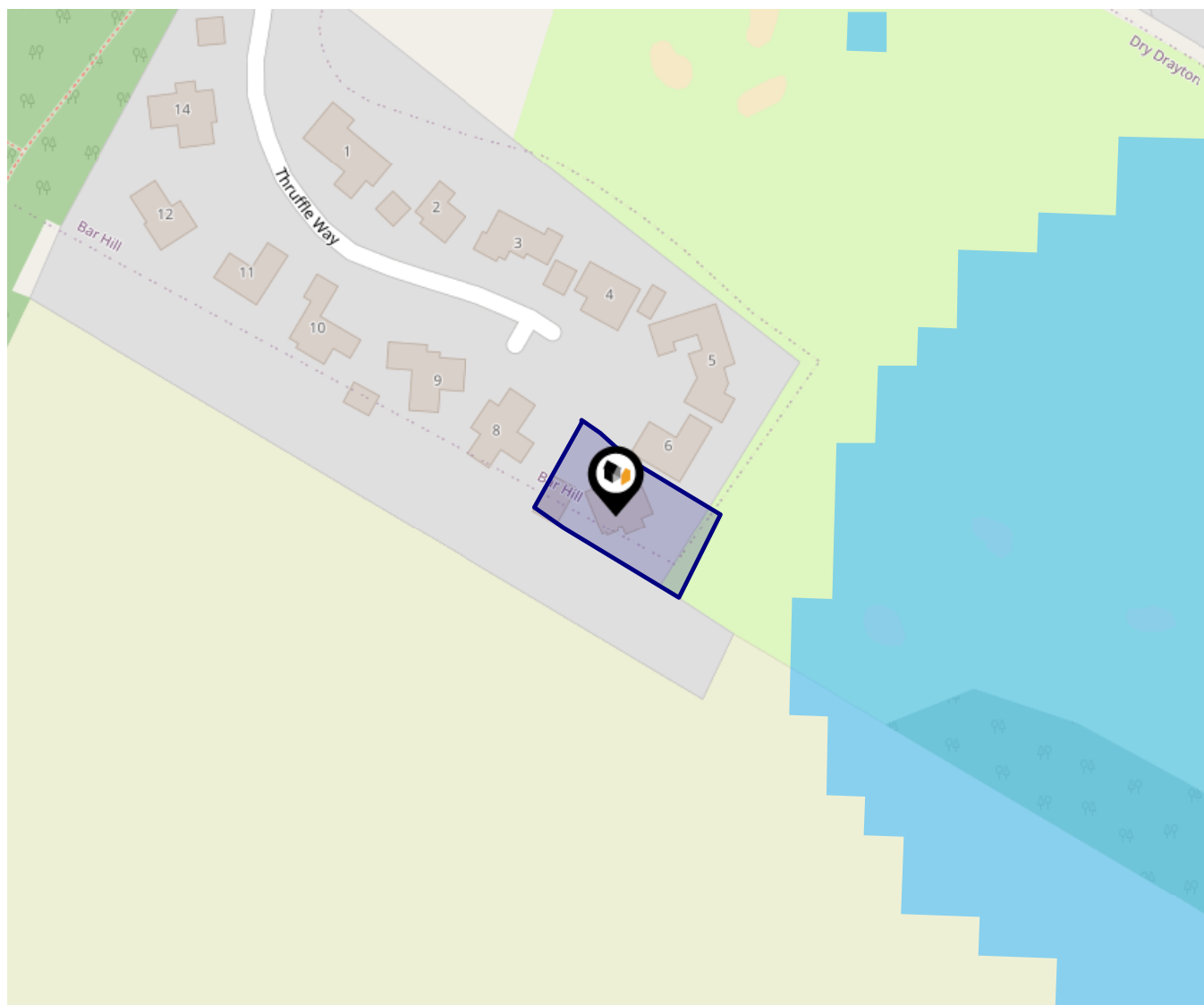
### Airports/Helipads

Pin	Name	Distance
	Cambridge	6.85 miles
	Stansted Airport	26.57 miles
	Luton Airport	30.71 miles
	Silvertown	51.46 miles








Bus Stops/Stations

Pin	Name	Distance
1	Chestnut Rise	0.13 miles
2	Hill Crest	0.17 miles
3	Hill View	0.33 miles
4	Hollytrees	0.39 miles
5	Apple Trees	0.38 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 and to act as a guide to the best way to market your property for the asking price.

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.



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