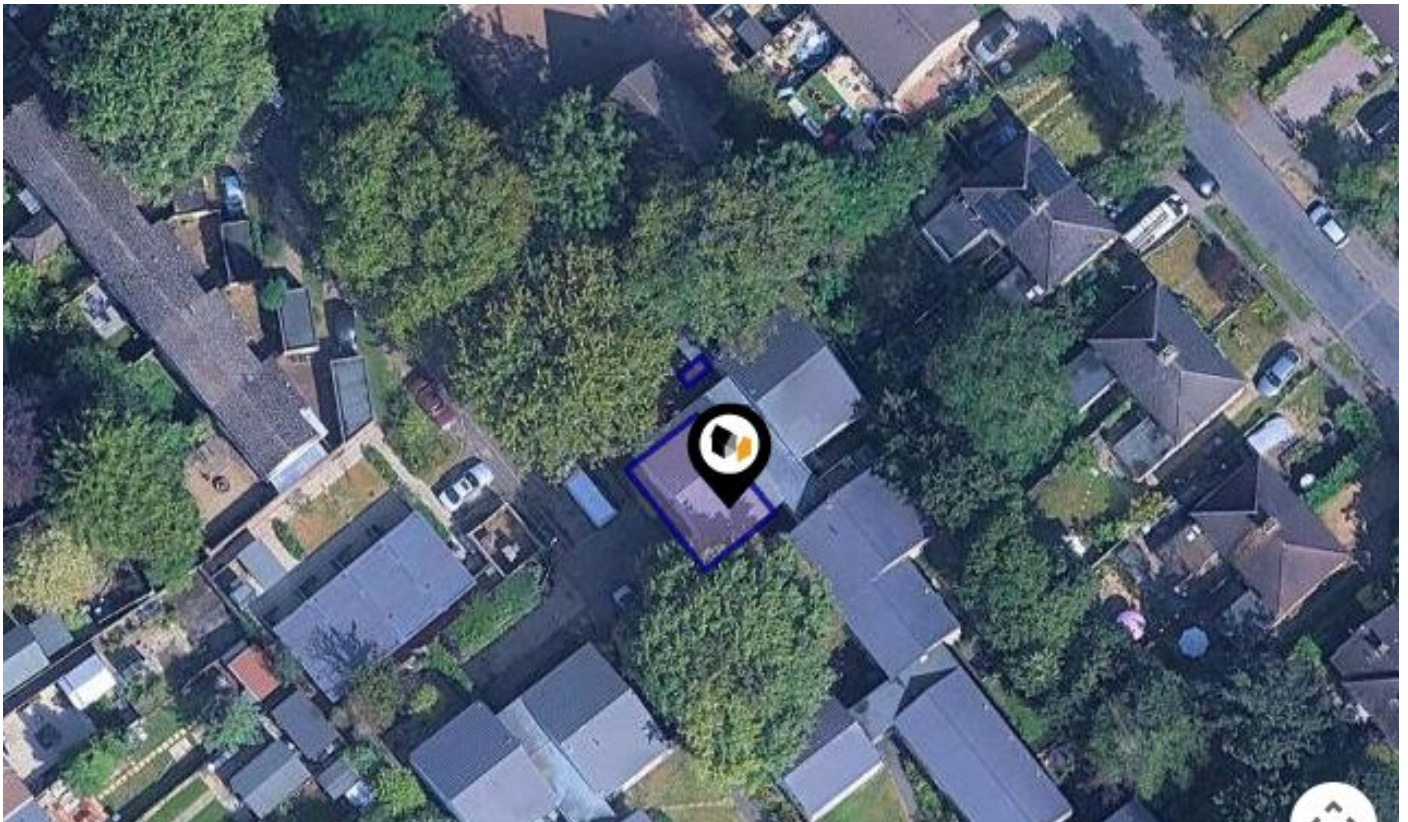# MIR: Material Info

The Material Information Affecting this Property

Tuesday 09th September 2025

DUNDEE CLOSE, CAMBRIDGE, CB4

Cooke Curtis & Co

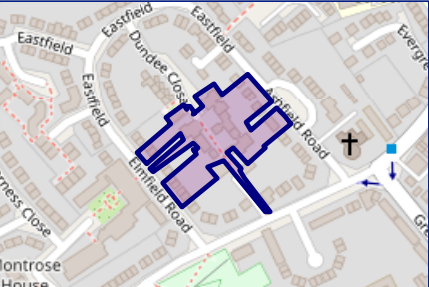40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk
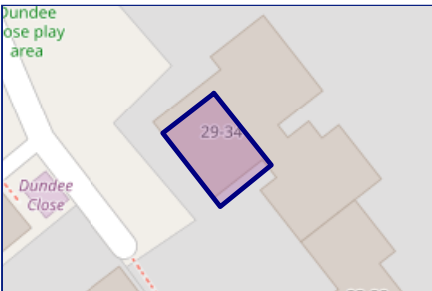
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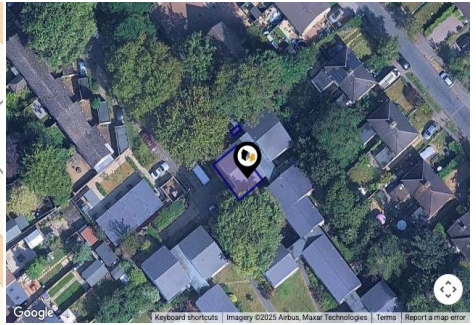
Freehold Title Plan

CB291262

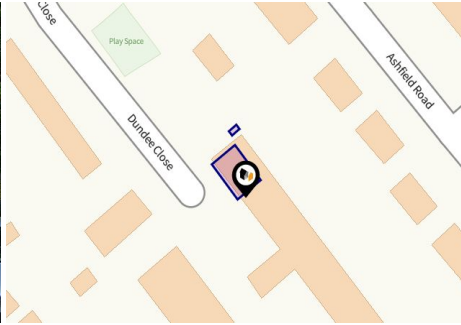## Leasehold Title Plan

CB236607

Start Date:	04/06/2000
End Date:	04/06/2125
Lease Term:	From 5 June 2000 to 4 June 2125
Term Remaining:	99 years

Property
Overview

Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	2	**Start Date:**	04/06/2000
Floor Area:	764 ft^2 / 71 m^2	**End Date:**	04/06/2125
Plot Area:	0.02 acres	**Lease Term:**	From 5 June 2000 to 4 June 2125
Year Built :	1976-1982	**Term Remaining:**	99 years
Council Tax :	Band B		
Annual Estimate:	£1,832		
Title Number:	CB236607		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

10	**160**	**1000**
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✔ Virgin media

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DUNDEE CLOSE, CAMBRIDGE, CB4

Ground Floor
Approx. 71.2 sq. metres (766.5 sq. feet)

Bathroom
1.69m x 2.70m
(5'6" x 8'10")

Kitchen
3.60m x 3.01m
(11'10" x 9'11")

Bedroom 2
3.63m x 2.79m
(11'11" x 9'2")

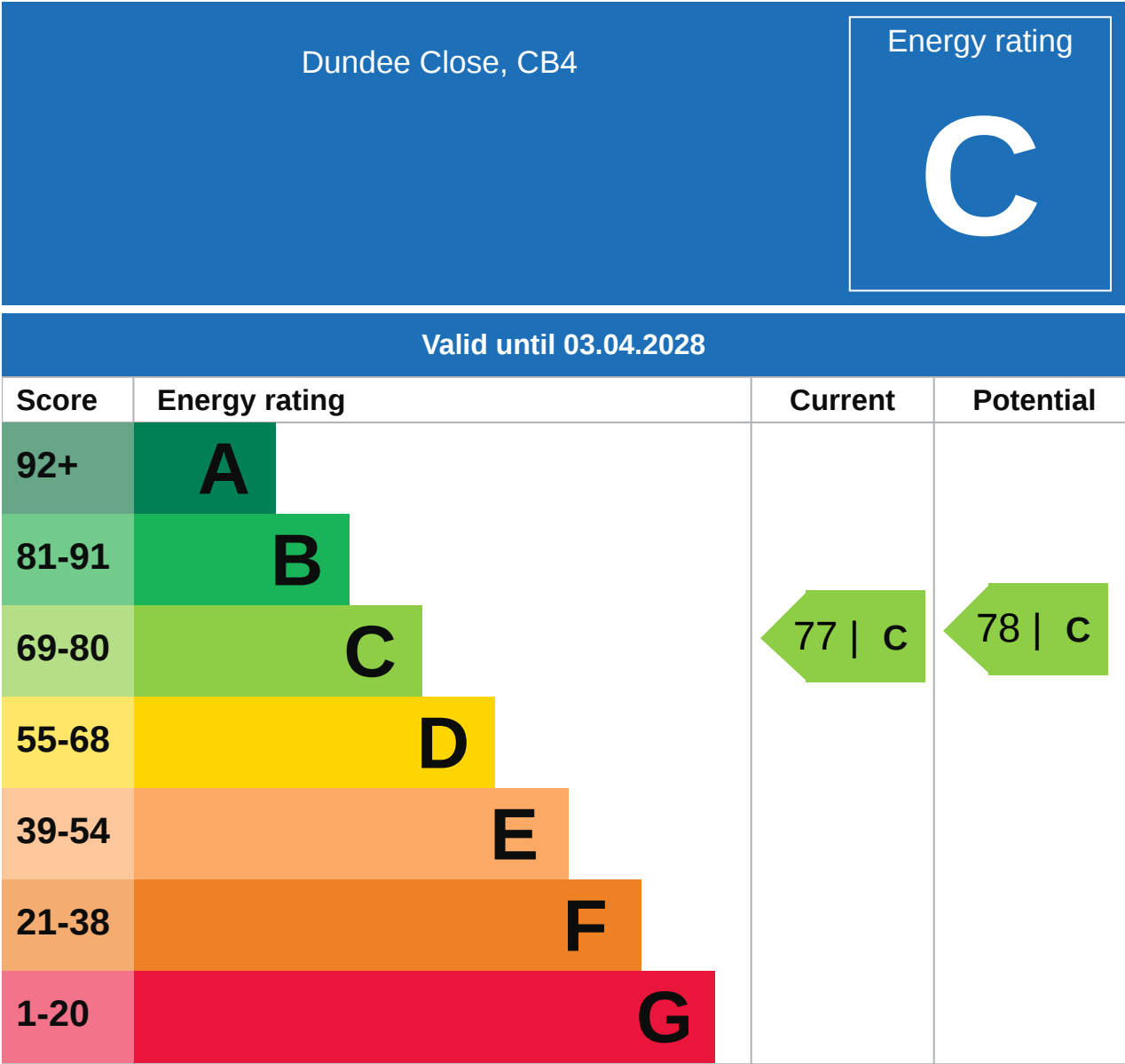**Living Room**
5.14m x 5.81m
(16'10" x 19'1")

Bedroom 1
3.20m x 3.80m
(10'6" x 12'6")
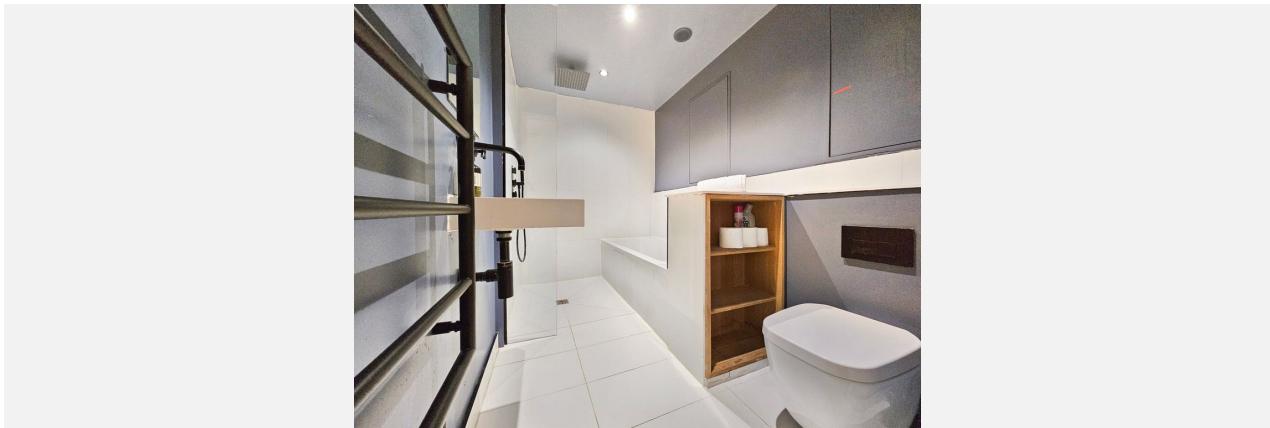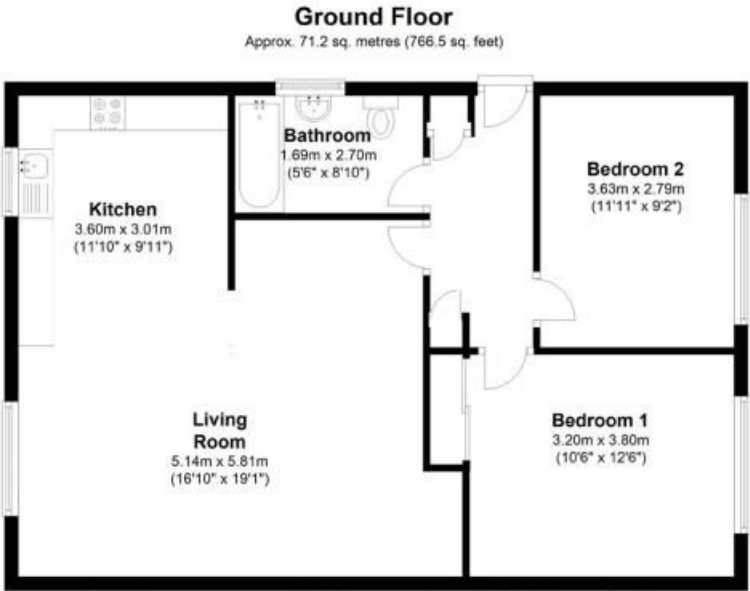
Total area: approx. 71.2 sq. metres (766.5 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

Property
EPC - Certificate

Dundee Close, CB4

Energy rating

C

Valid until 03.04.2028

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**		77 | C	78 | C
55-68	**D**			
39-54	**E**			
21-38	**F**			
1-20	**G**			

MIR - Material Info

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	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 43% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	71 m^2

Accessibility / Adaptations

Windows changed in 2024

Electricity Supply

Fuse

Gas Supply

British Gas

Central Heating

Yes - type unspecified

Water Supply

Cambrige Water

Drainage

Cambrige Water

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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.

Cooke Curtis & Co
Testimonials

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.

f /cookecurtisco   **◻** /cookecurtisco

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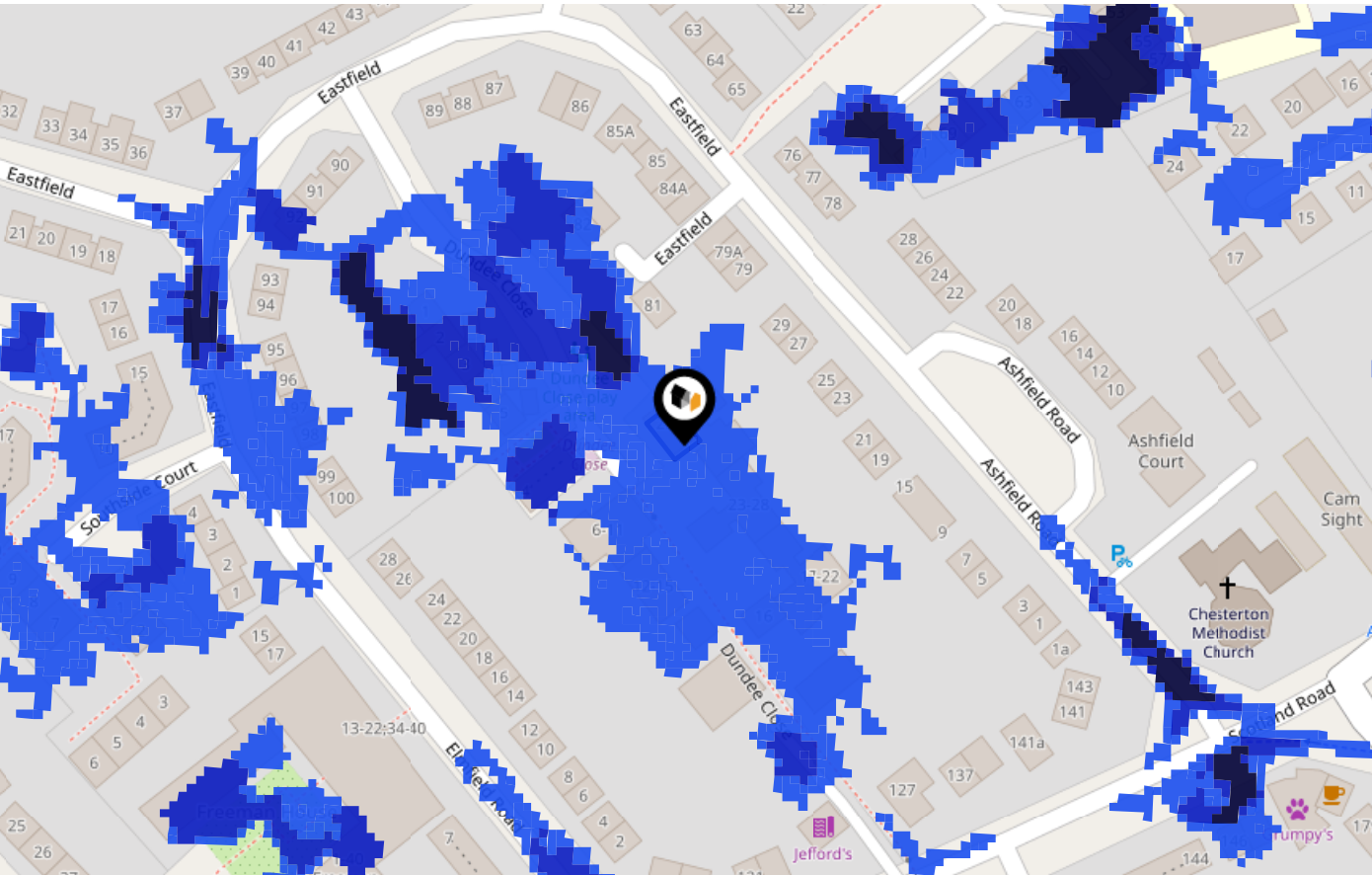Know any property instantly

Flood Risk
Surface Water - Flood Risk

C C & C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
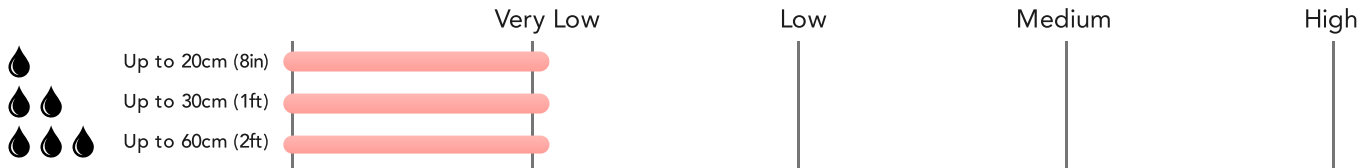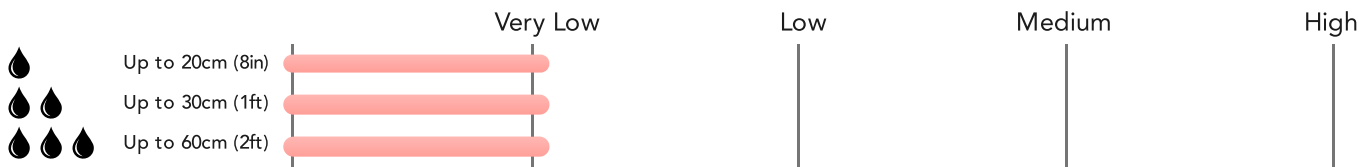

Risk Rating: Low

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.

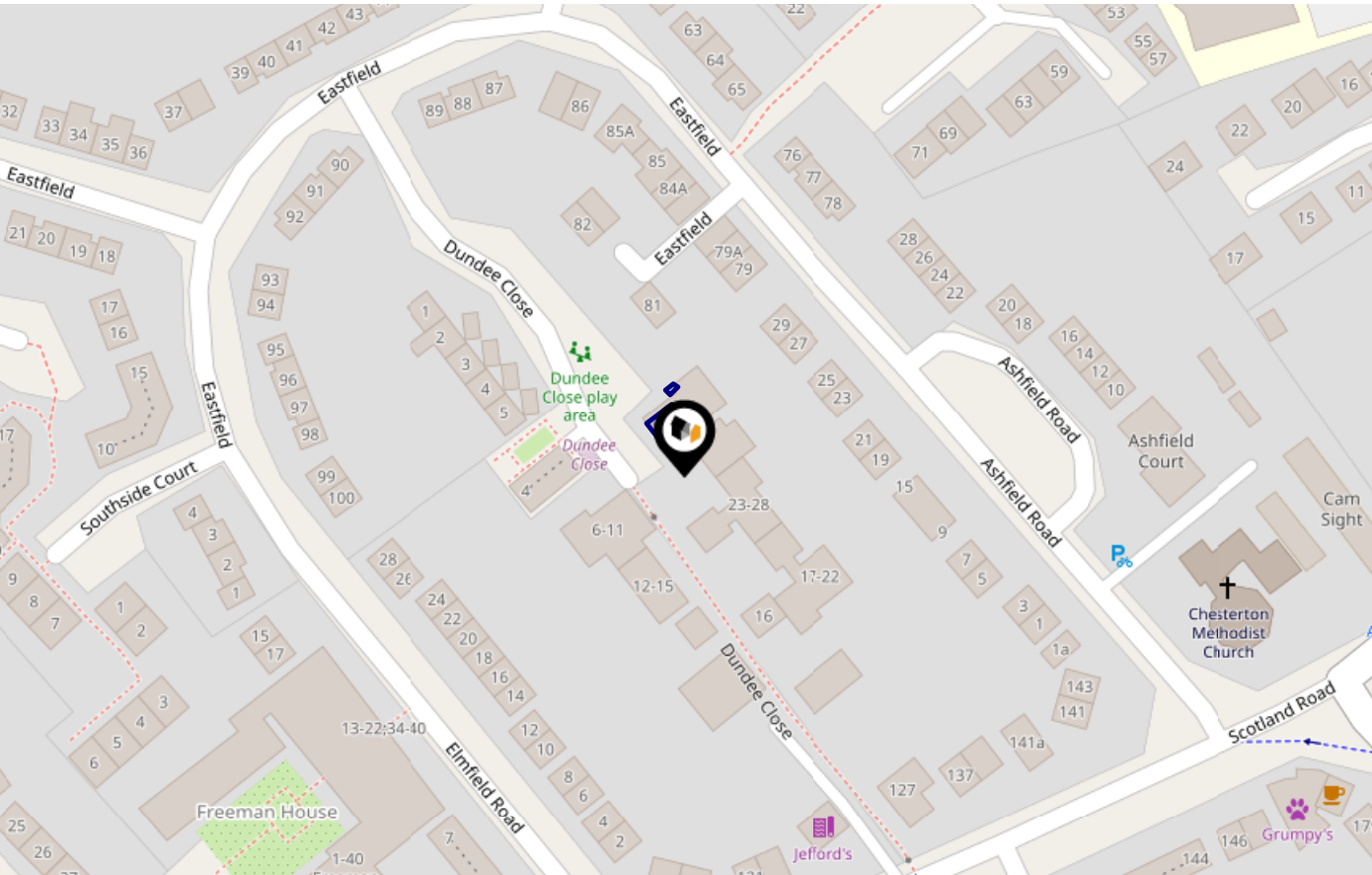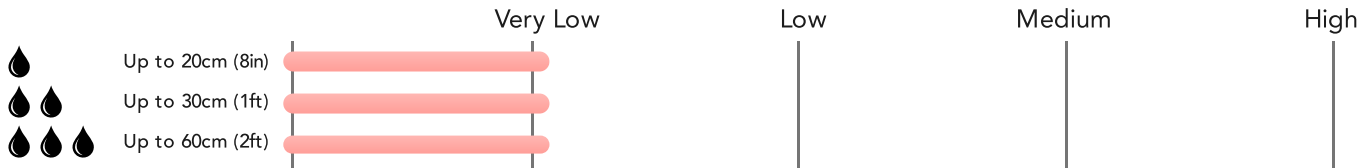Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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: 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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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.

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:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

MIR - Material Info

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
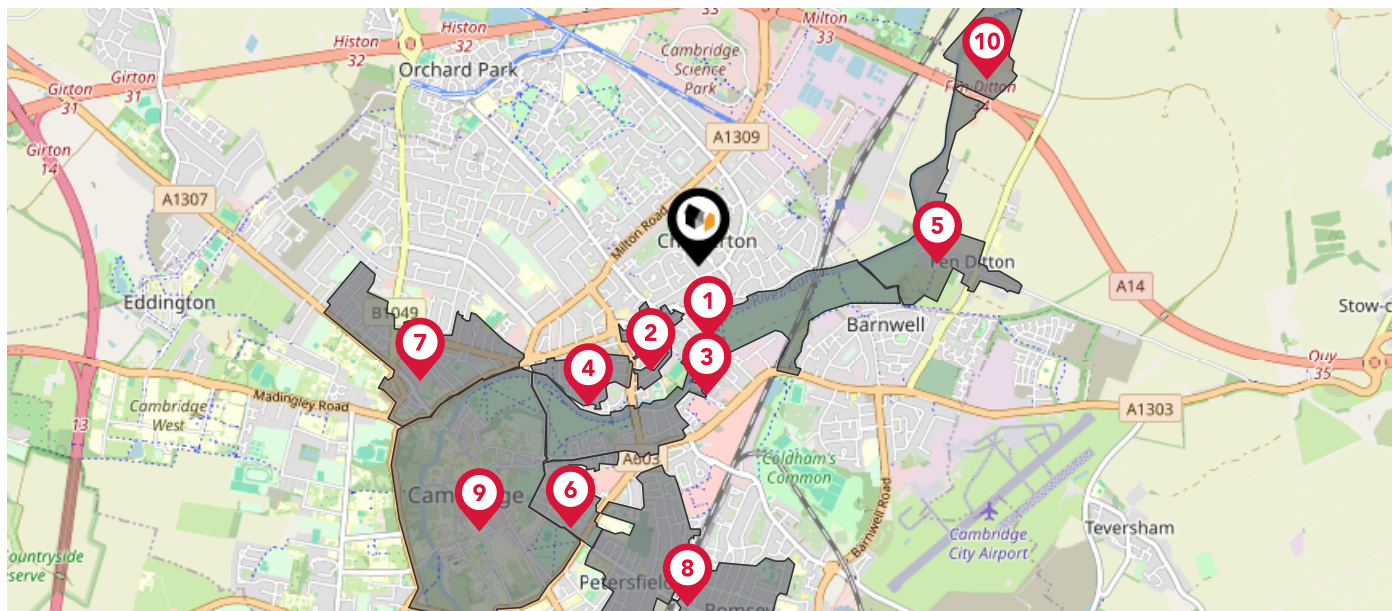
Nearby Conservation Areas	
1	Ferry Lane
2	Chesterton
3	Riverside and Stourbridge Common
4	De Freville
5	Fen Ditton
6	The Kite
7	Castle and Victoria Road
8	Mill Road
9	Central
10	Baits Bite Lock

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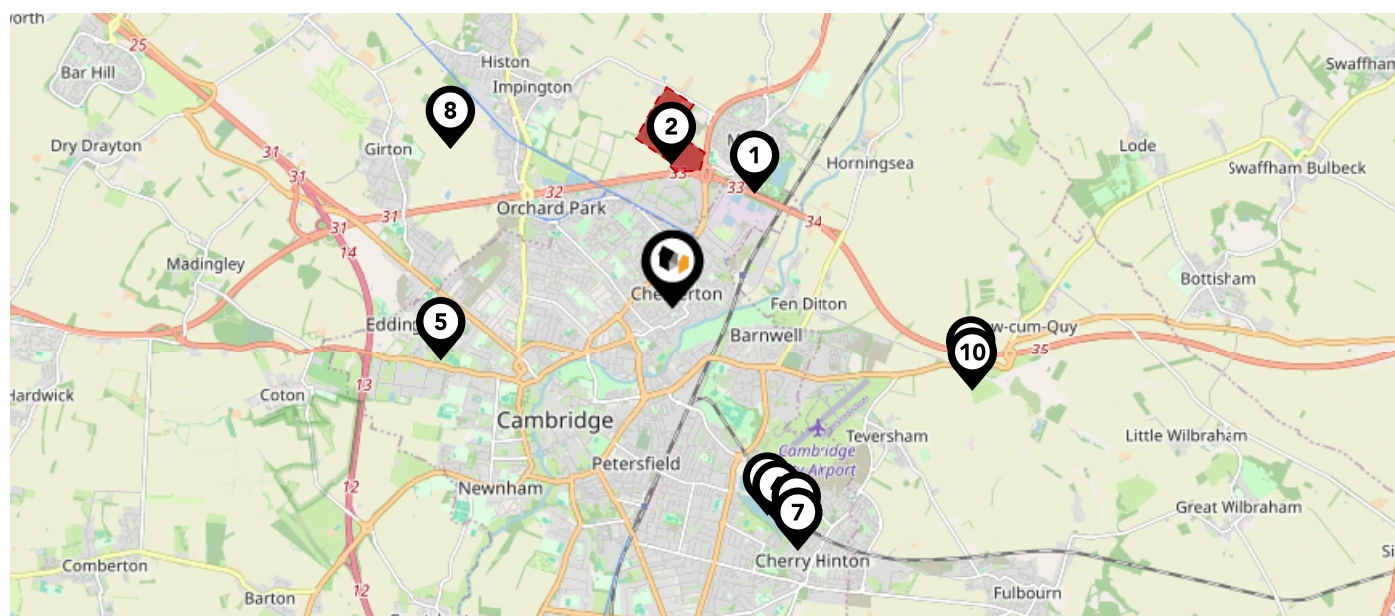
Nearby Landfill Sites		
1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
2	No name provided by source	Active Landfill
3	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Cambridge University Farm-Huntingdon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

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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.

Maps
Council Wards

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
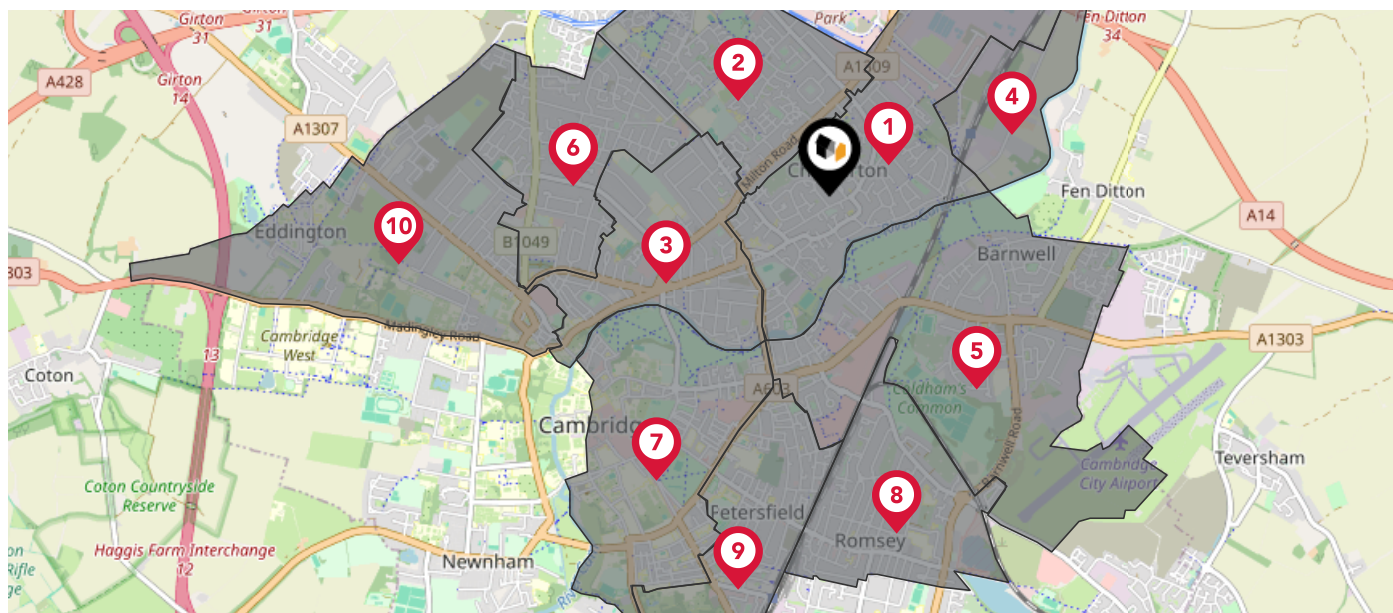
Nearby Council Wards

1	East Chesterton Ward
2	King's Hedges Ward
3	West Chesterton Ward
4	Milton & Waterbeach Ward
5	Abbey Ward
6	Arbury Ward
7	Market Ward
8	Romsey Ward
9	Petersfield Ward
10	Castle 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).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

Environment
Soils & Clay
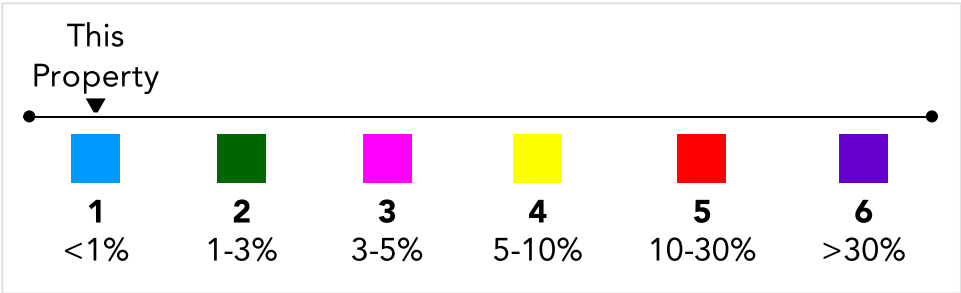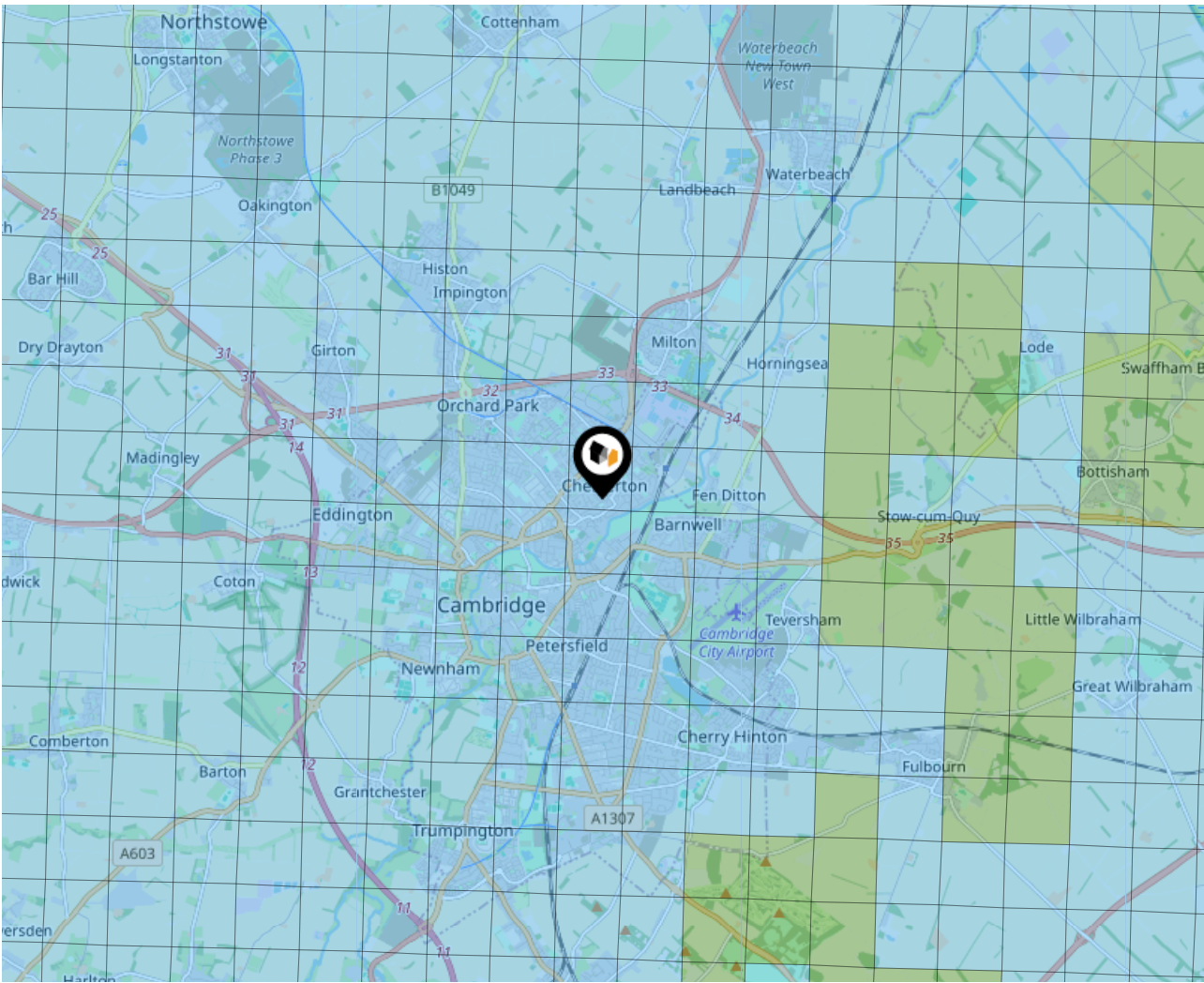
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE

Parent Material Grain: ARENACEOUS - RUDACEOUS

Soil Group: LIGHT(SANDY) TO MEDIUM(SANDY)

Soil Texture: SAND TO SANDY LOAM

Soil Depth: DEEP
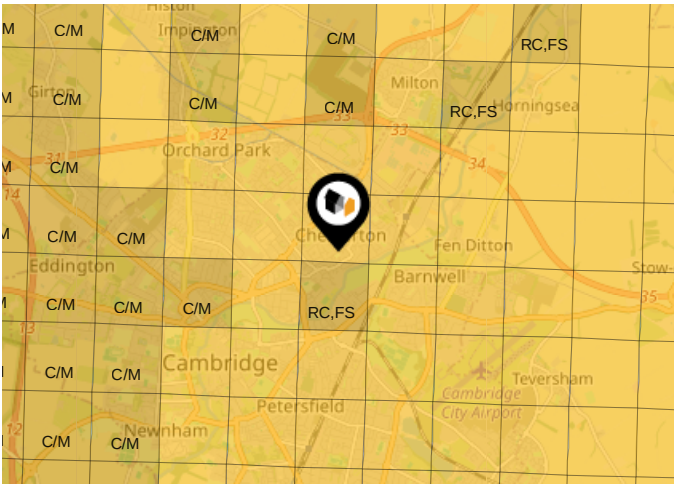
Primary Classifications (Most Common Clay Types)

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
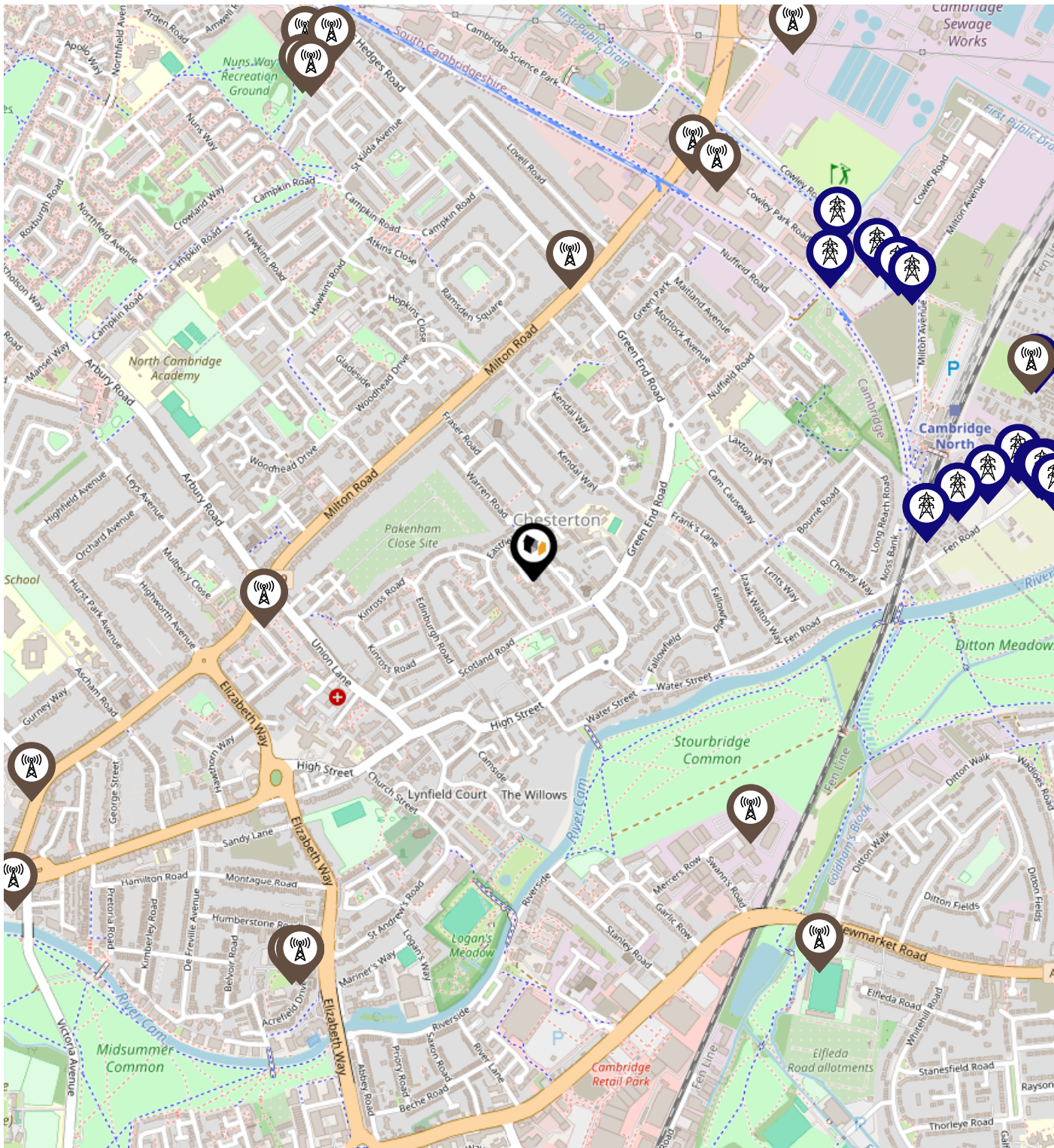
Key:

Power Pylons

Communication Masts

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...
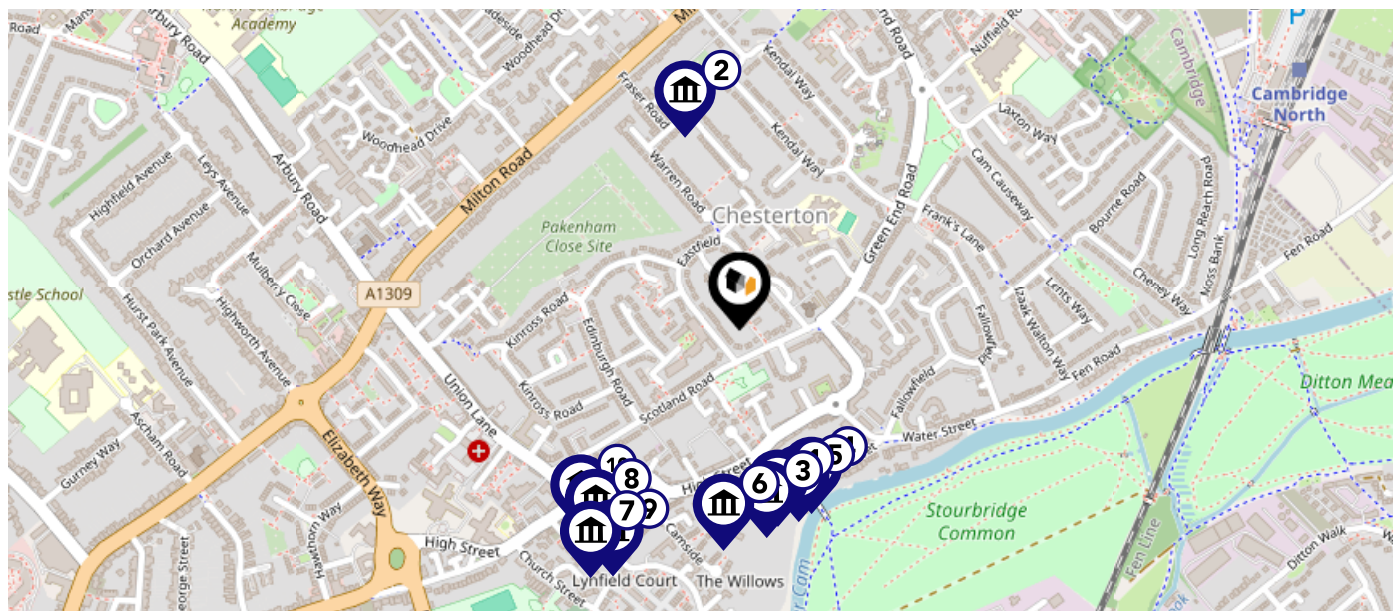
Listed Buildings in the local district	Grade	Distance
1126023 - Water Street (see Details For Further Address Information)	Grade II	0.2 miles
1245573 - Church Of St George	Grade II	0.2 miles
1331857 - Roebuck House	Grade II	0.2 miles
1268351 - 17, Water Street	Grade II	0.2 miles
1126024 - 5 (green Dragon Inn) And 7-11 Water Street	Grade II	0.2 miles
1390990 - Gas Lamp	Grade II	0.2 miles
1331829 - Chesterton Tower	Grade I	0.3 miles
1126236 - 1, Chapel Street	Grade II	0.3 miles
1111881 - 5, Chapel Street	Grade II	0.3 miles
1331847 - 81, High Street	Grade II	0.3 miles

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
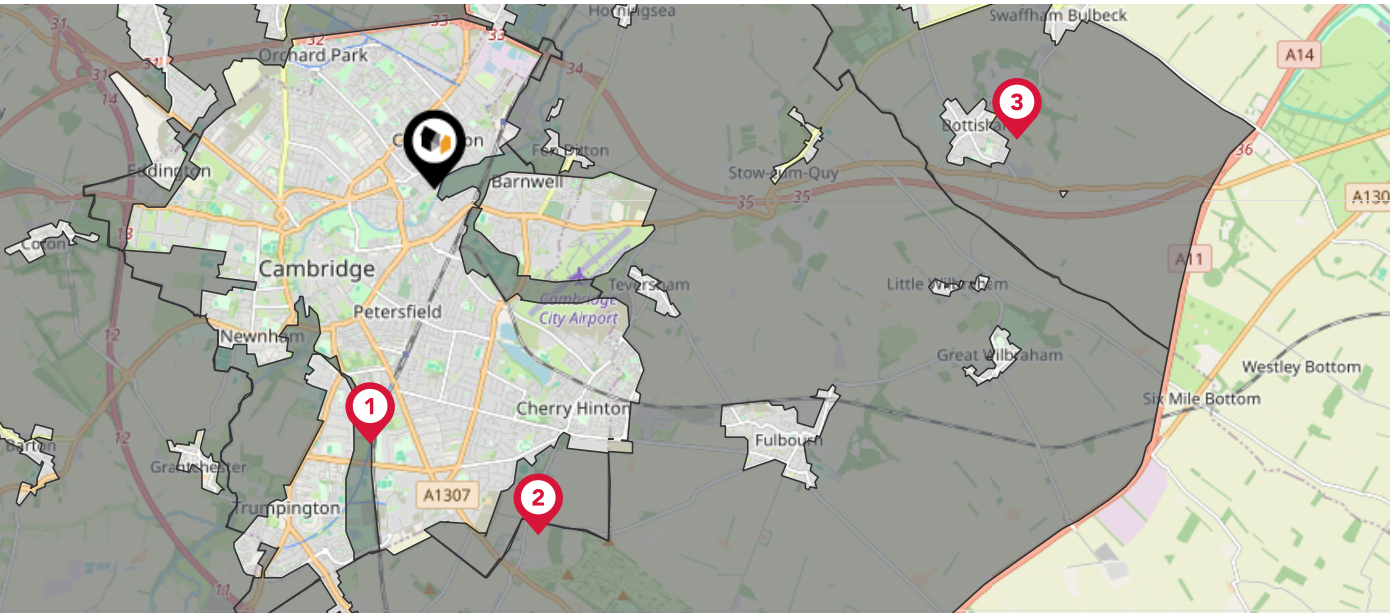
|	Nearby Green Belt Land
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire

MIR - Material Info

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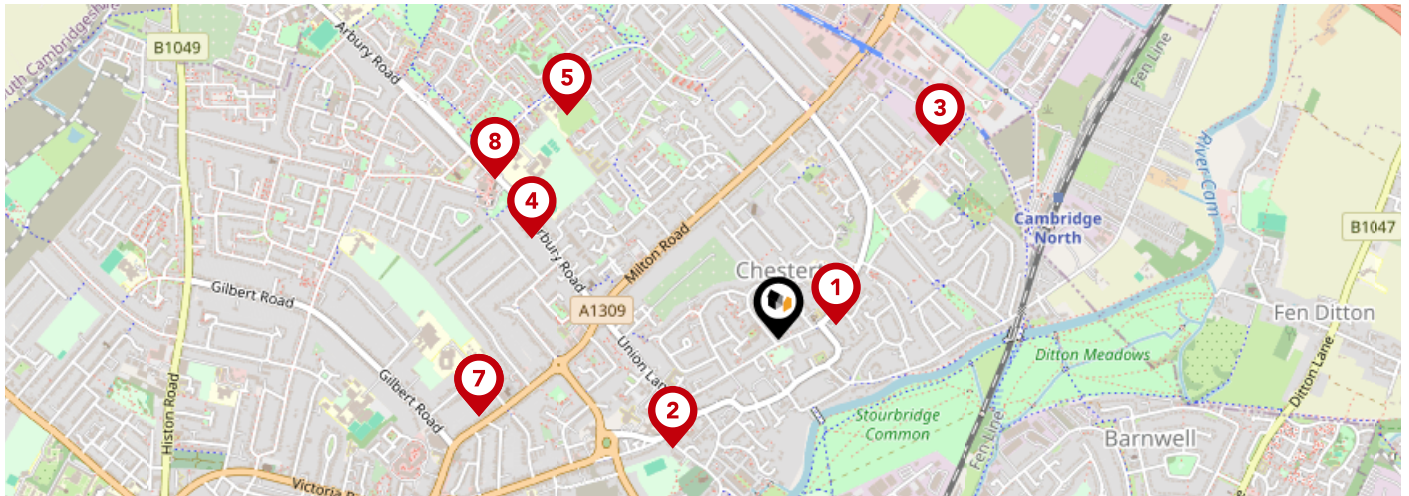
		Nursery	Primary	Secondary	College	Private
1	**Chesterton Primary School** Ofsted Rating: Good | Pupils: 182 | Distance:0.13	☐	☑	☐	☐	☐
2	**Cambridge Arts and Sciences (CATS and CSVPA)** Ofsted Rating: Not Rated | Pupils: 543 | Distance:0.34	☐	☐	☑	☐	☐
3	**Shirley Community Primary School** Ofsted Rating: Good | Pupils: 348 | Distance:0.57	☐	☑	☐	☐	☐
4	**North Cambridge Academy** Ofsted Rating: Good | Pupils: 685 | Distance:0.61	☐	☐	☑	☐	☐
5	**The Grove Primary School** Ofsted Rating: Good | Pupils: 245 | Distance:0.7	☐	☑	☐	☐	☐
6	**Milton Road Primary School** Ofsted Rating: Good | Pupils: 414 | Distance:0.7	☐	☑	☐	☐	☐
7	**Olive AP Academy - Cambridge** Ofsted Rating: Good | Pupils: 4 | Distance:0.7	☐	☐	☑	☐	☐
8	**Colleges Nursery School** Ofsted Rating: Outstanding | Pupils: 85 | Distance:0.74	☑	☐	☐	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**Castle School, Cambridge** Ofsted Rating: Requires improvement | Pupils: 238 | Distance:0.85	☐	☐	☑	☐	☐
10	**King's Hedges Nursery School** Ofsted Rating: Good | Pupils: 68 | Distance:0.98	☑	☐	☐	☐	☐
11	**Kings Hedges Primary School** Ofsted Rating: Good | Pupils: 398 | Distance:0.98	☐	☑	☐	☐	☐
12	**Arbury Primary School** Ofsted Rating: Good | Pupils: 384 | Distance:0.99	☐	☑	☐	☐	☐
13	**Chesterton Community College** Ofsted Rating: Outstanding | Pupils: 1121 | Distance:1	☐	☐	☑	☐	☐
14	**Brunswick Nursery School** Ofsted Rating: Outstanding | Pupils: 70 | Distance:1.02	☑	☐	☐	☐	☐
15	**Cambridge Regional College** Ofsted Rating: Good | Pupils:0 | Distance:1.06	☐	☐	☑	☐	☐
16	**The Fields Nursery School** Ofsted Rating: Good | Pupils: 57 | Distance:1.15	☑	☐	☐	☐	☐

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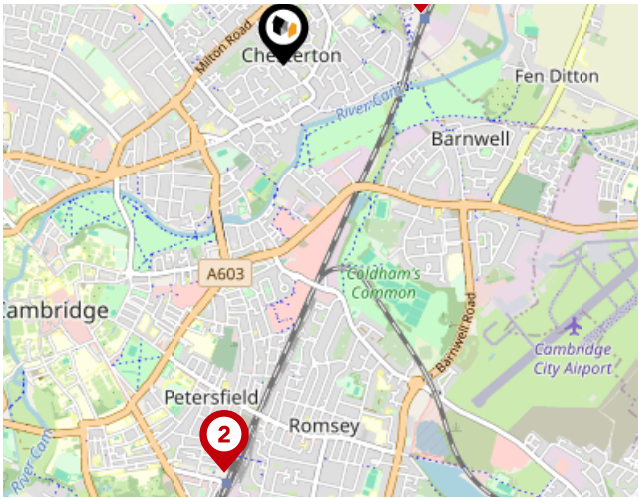
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.67 miles
2	Cambridge Rail Station	1.87 miles
3	Waterbeach Rail Station	3.65 miles
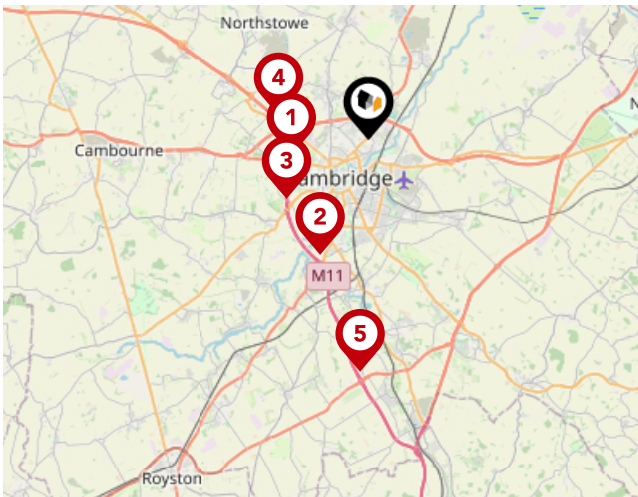
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.86 miles
2	M11 J11	4.53 miles
3	M11 J12	3.65 miles
4	M11 J14	3.34 miles
5	M11 J10	8.47 miles
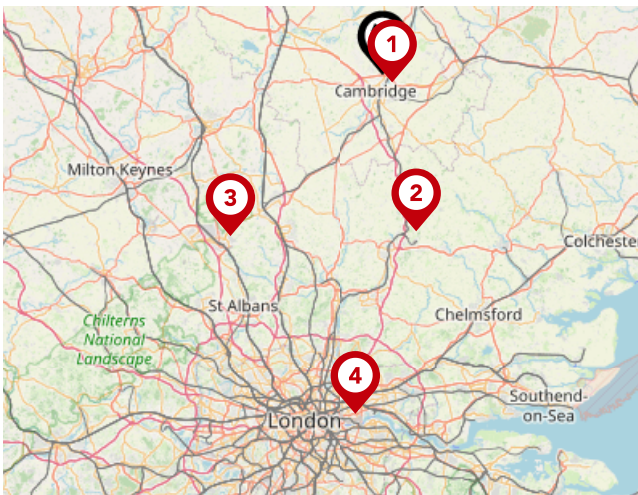
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.68 miles
2	Stansted Airport	23.39 miles
3	Luton Airport	32.38 miles
4	Silvertown	49.8 miles

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Area
Transport (Local)

CC&C
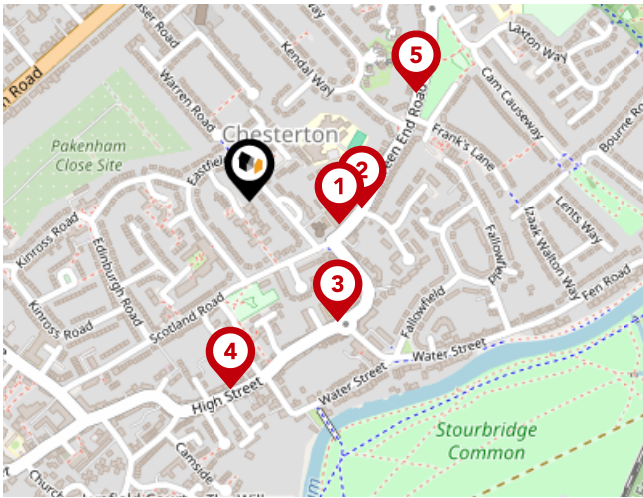
Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Road	0.11 miles
2	Ashfield Road	0.13 miles
3	Water Lane	0.17 miles
4	Thrift's Walk	0.21 miles
5	Franks Lane	0.23 miles
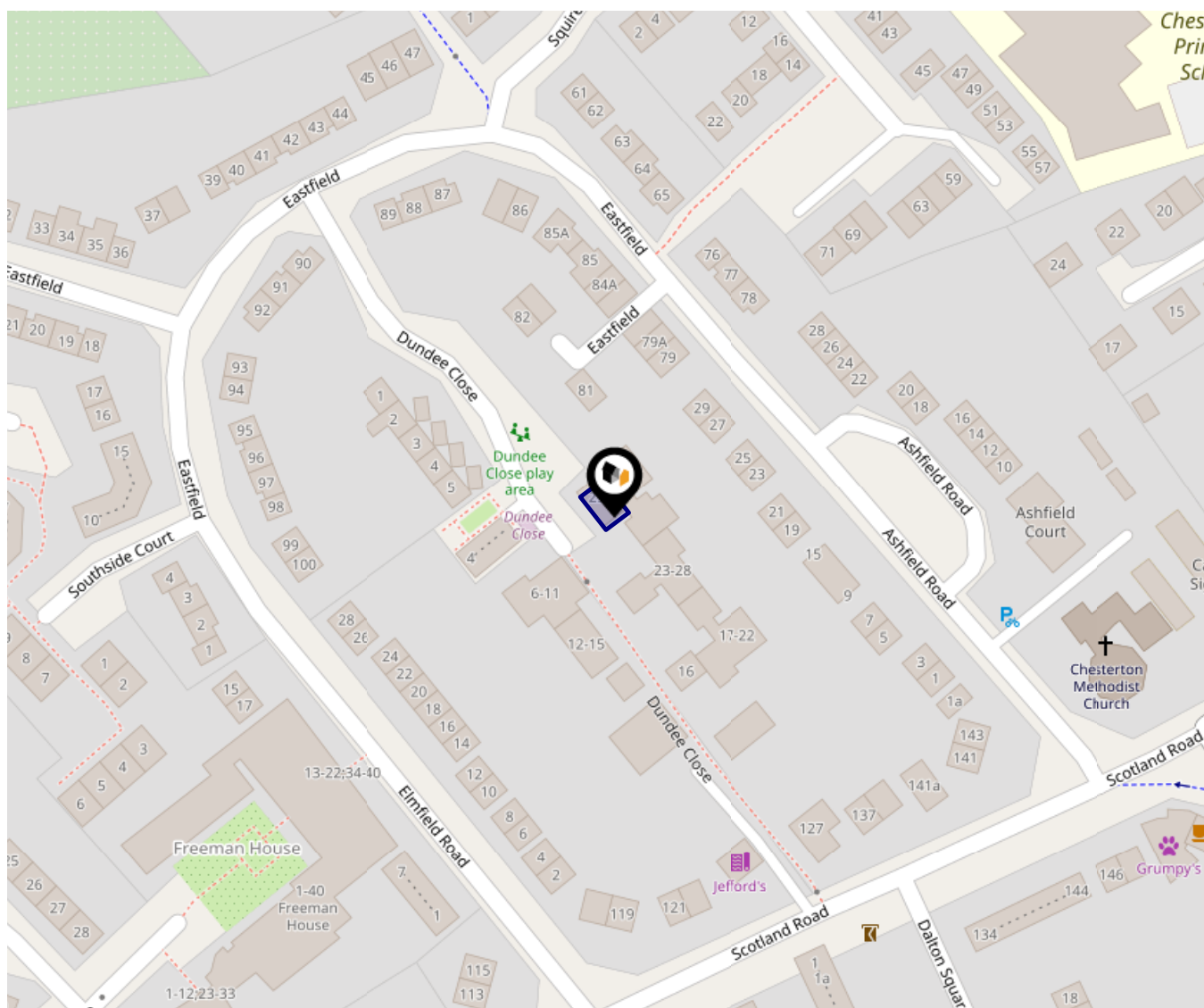
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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MIR - Material Info

Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Ofsted

Royal Mail