

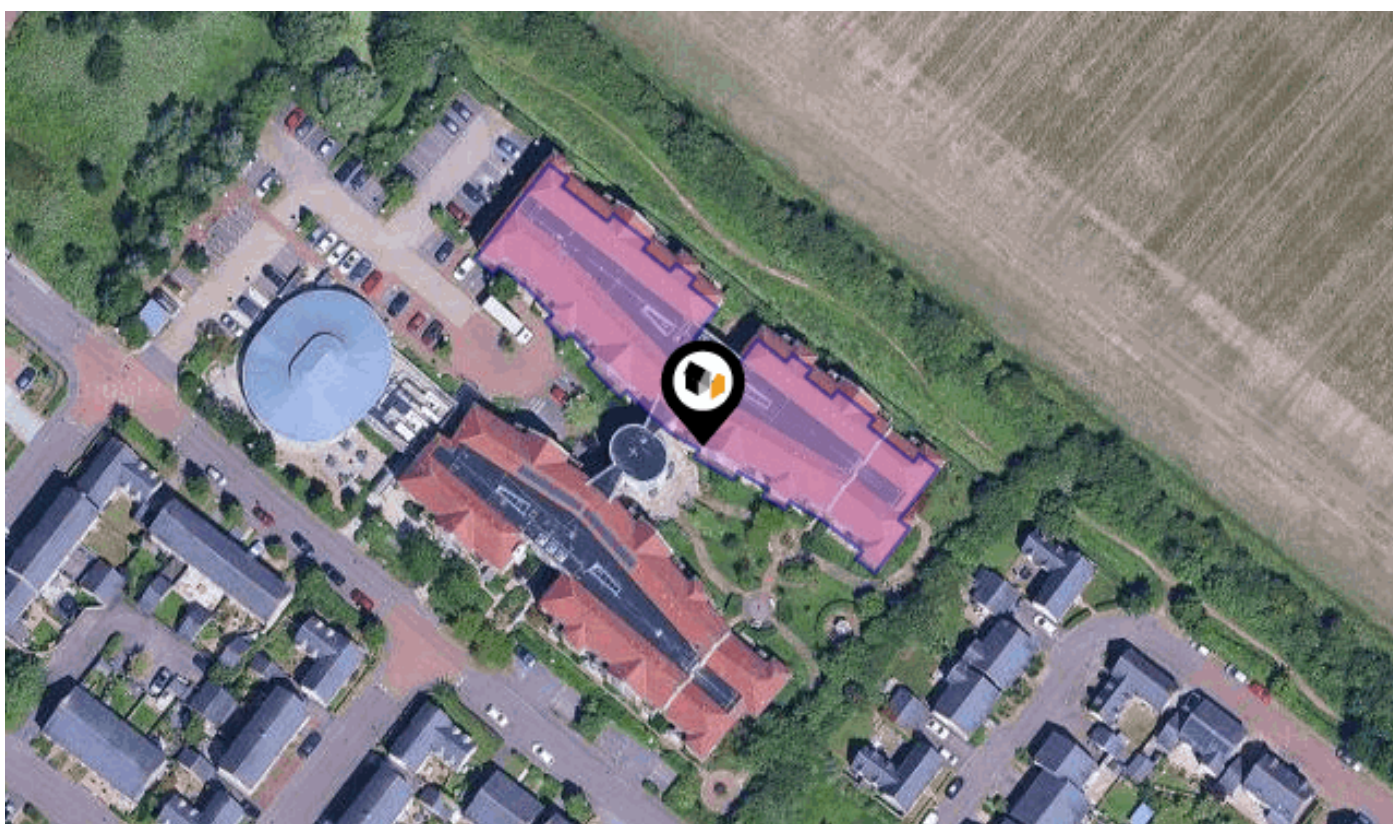


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 11th September 2025



**ABBEYFIELD GORTON GREEN, WELLBROOK WAY, GORTON,
CAMBRIDGE, CB3**

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



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Freehold Title Plan



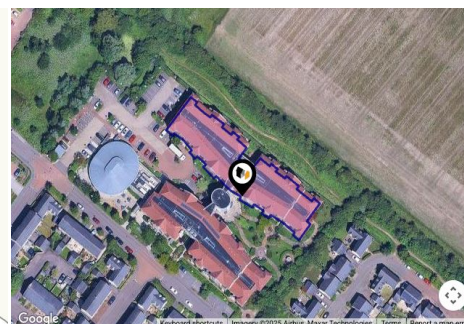
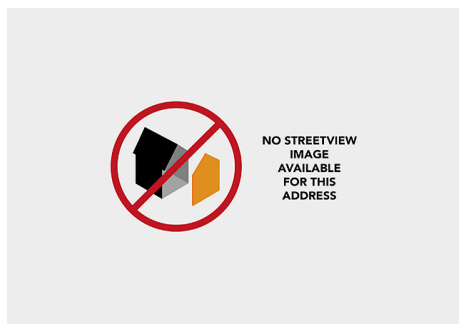
CB332328

Leasehold Title Plan



CB372020

Start Date:	13/06/2012
End Date:	01/01/2137
Lease Term:	125 years from and including 1 January 2012
Term Remaining:	111 years



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 764 ft² / 71 m²
Plot Area: 0.4 acres
Council Tax : Band D
Annual Estimate: £2,415
Title Number: CB372020

Tenure: Leasehold
Start Date: 13/06/2012
End Date: 01/01/2137
Lease Term: 125 years from and including 1 January 2012
Term Remaining: 111 years

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s
80 mb/s
1000 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

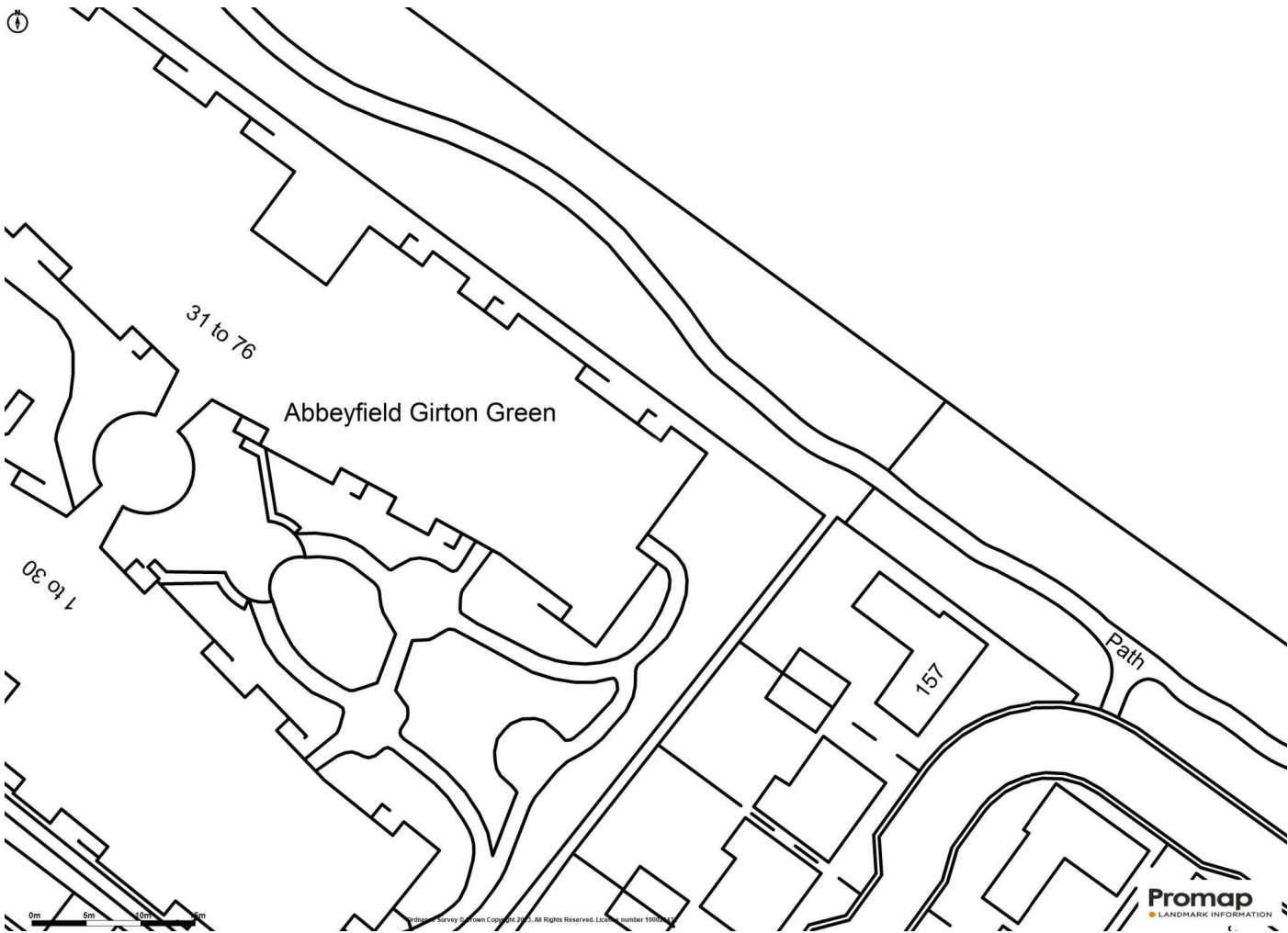








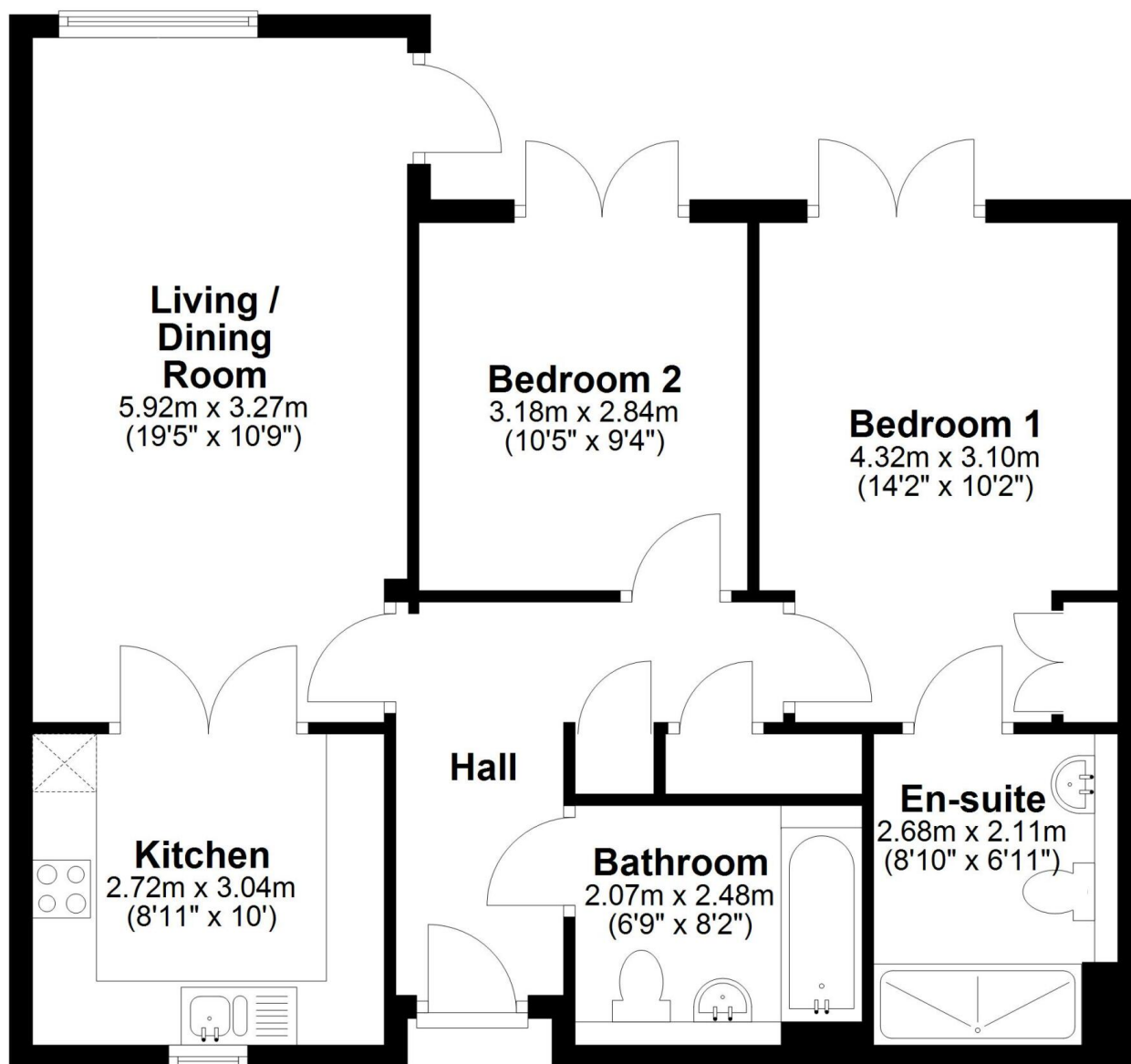
**ABBNEYFIELD GIRTON GREEN, WELLBROOK WAY, GIRTON,
CAMBRIDGE, CB3**



**ABBEYFIELD GIRTON GREEN, WELLBROOK WAY, GIRTON,
CAMBRIDGE, CB3**

Floor Plan

Approx. 71.3 sq. metres (767.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Abbeyfield Girton Green, Wellbrook Way, CB3

Energy rating

C

Valid until 17.06.2035

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

Additional EPC Data

Property Type:	Flat
Build Form:	Not Recorded
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	Yes
Top Storey:	3
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
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:	Below average lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	71 m ²



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



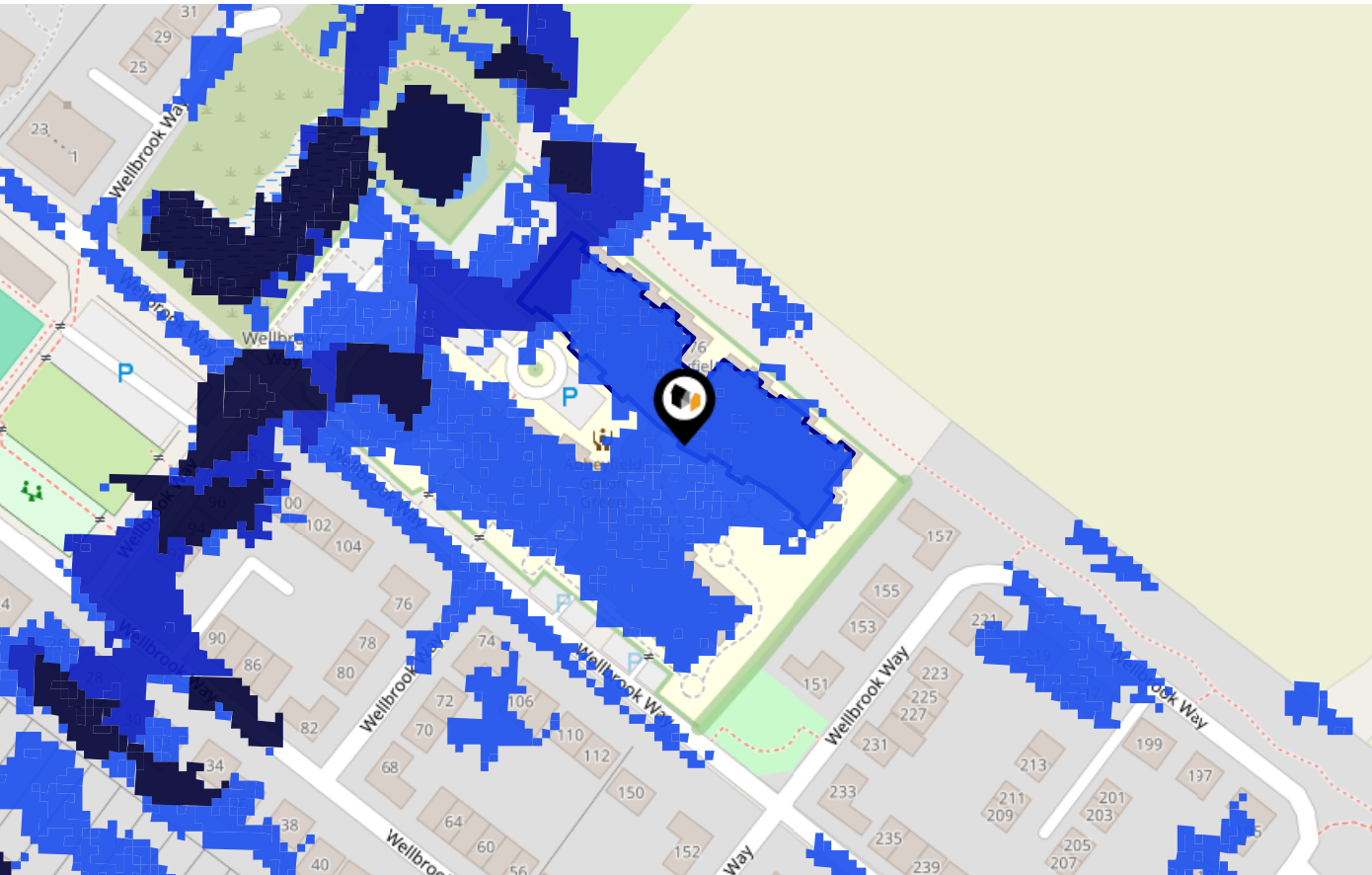
/cookecurtisco

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: 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:

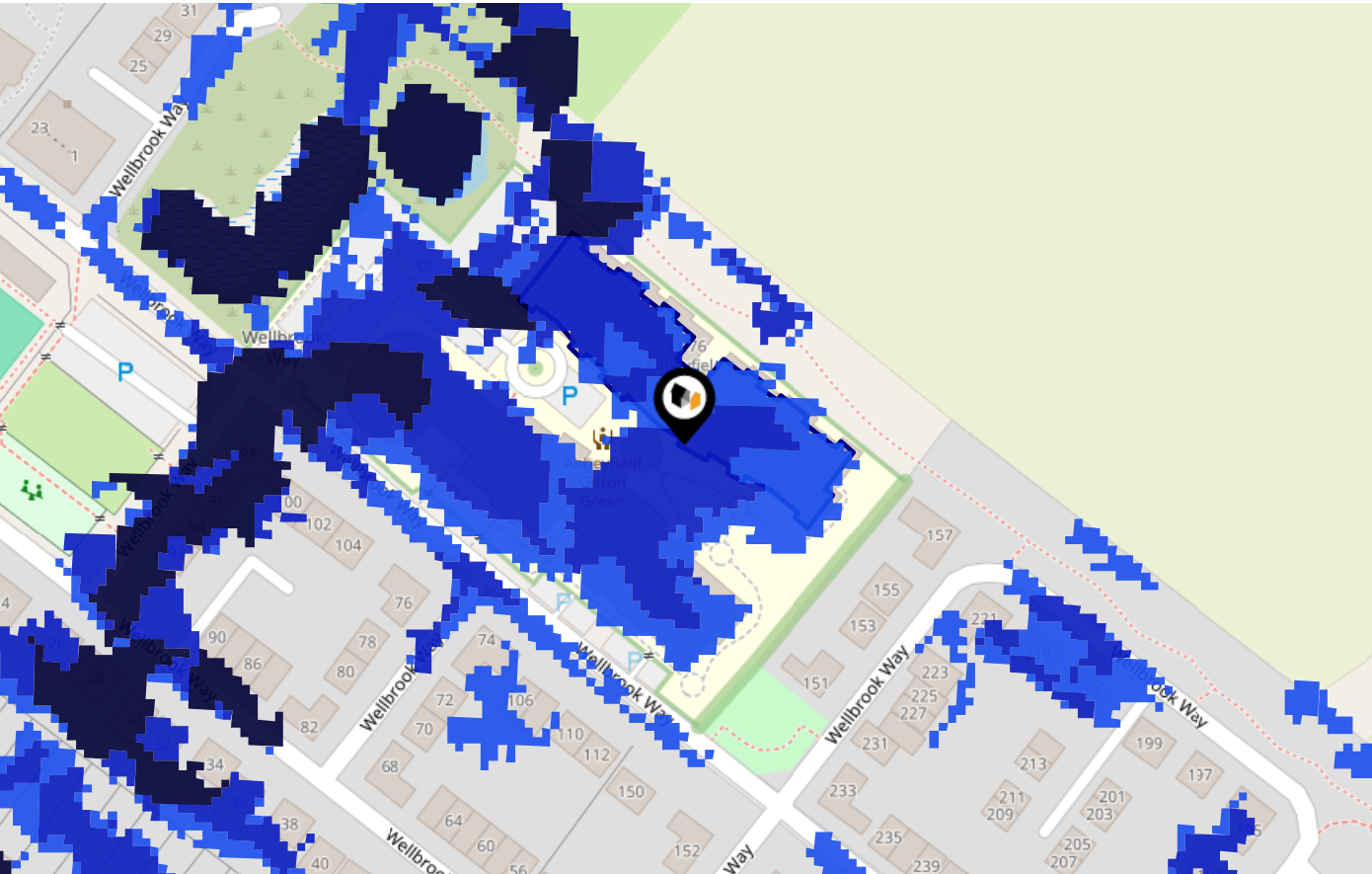


Flood Risk

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.

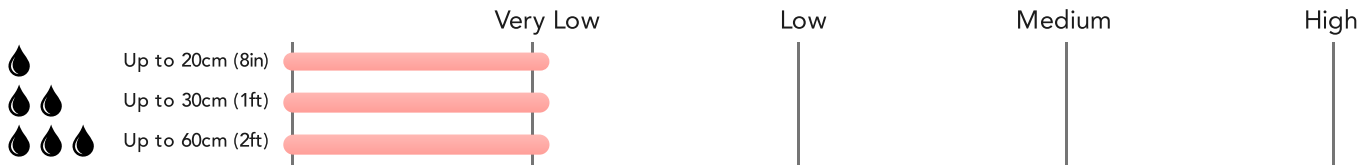


Risk Rating: Medium

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:

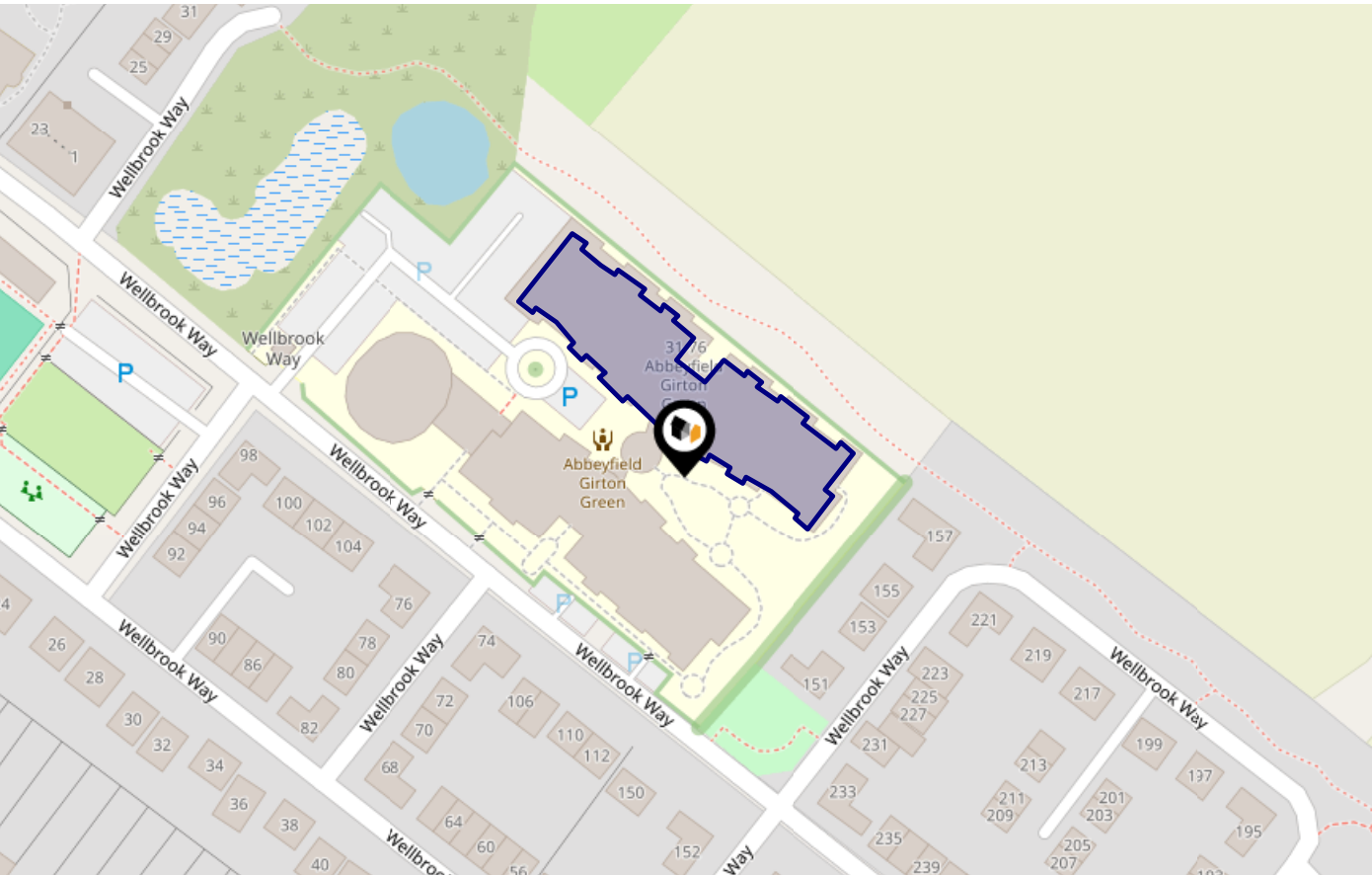


Flood Risk

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.

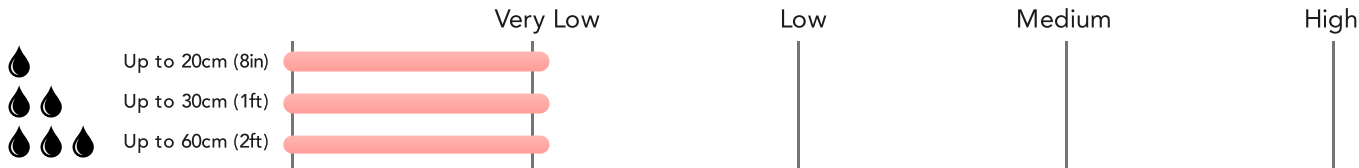


Risk Rating: Very low

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.
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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:

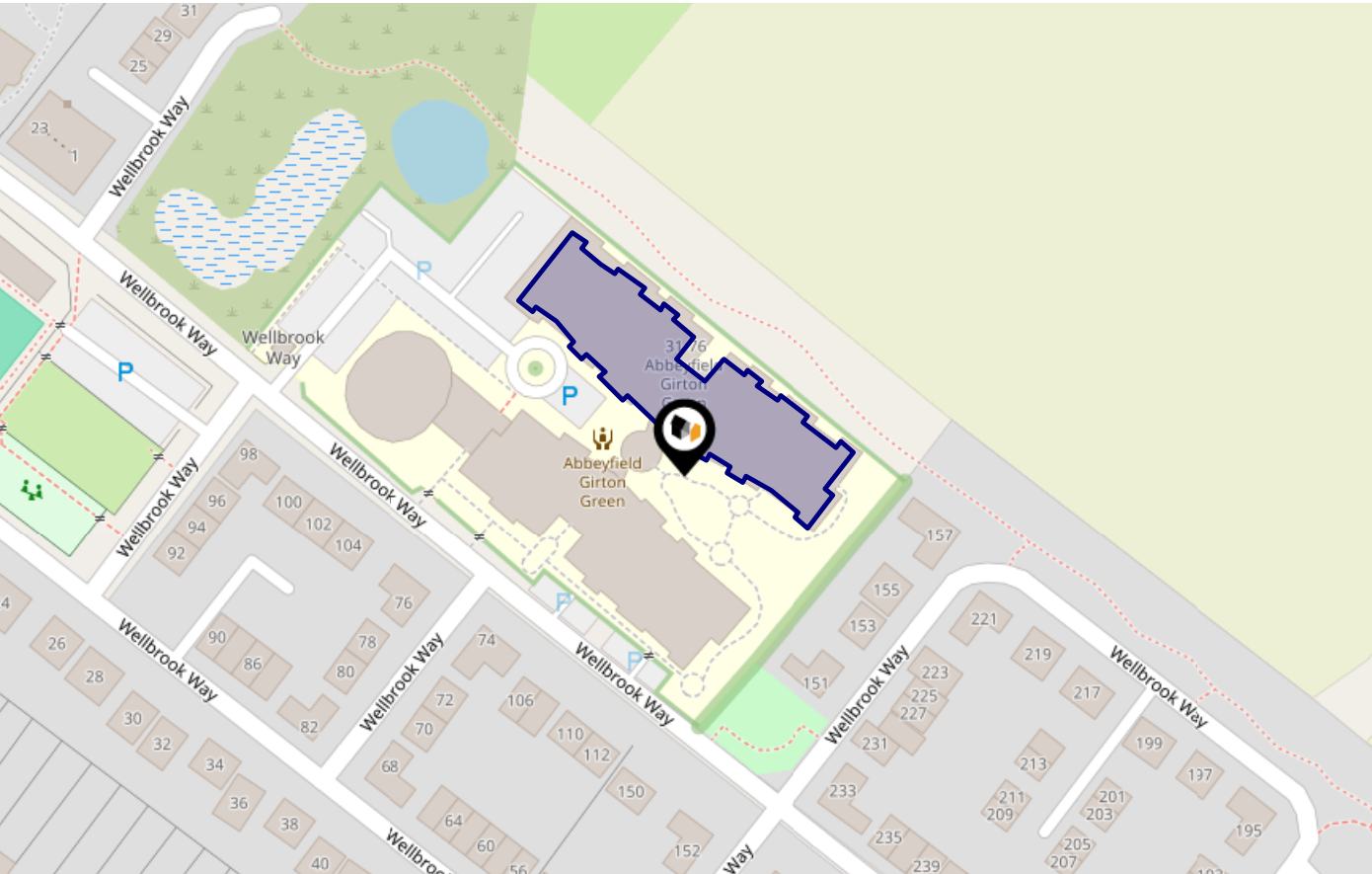


Flood Risk

Rivers & Seas - 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.

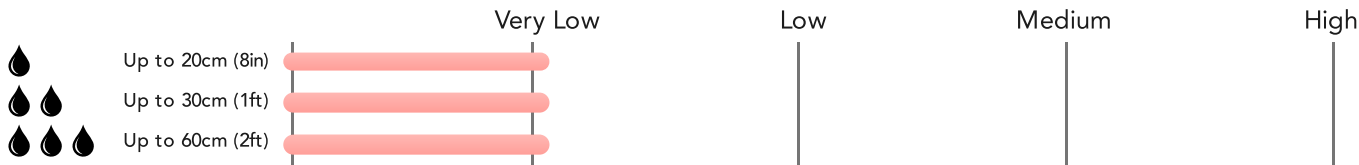


Risk Rating: Very low

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

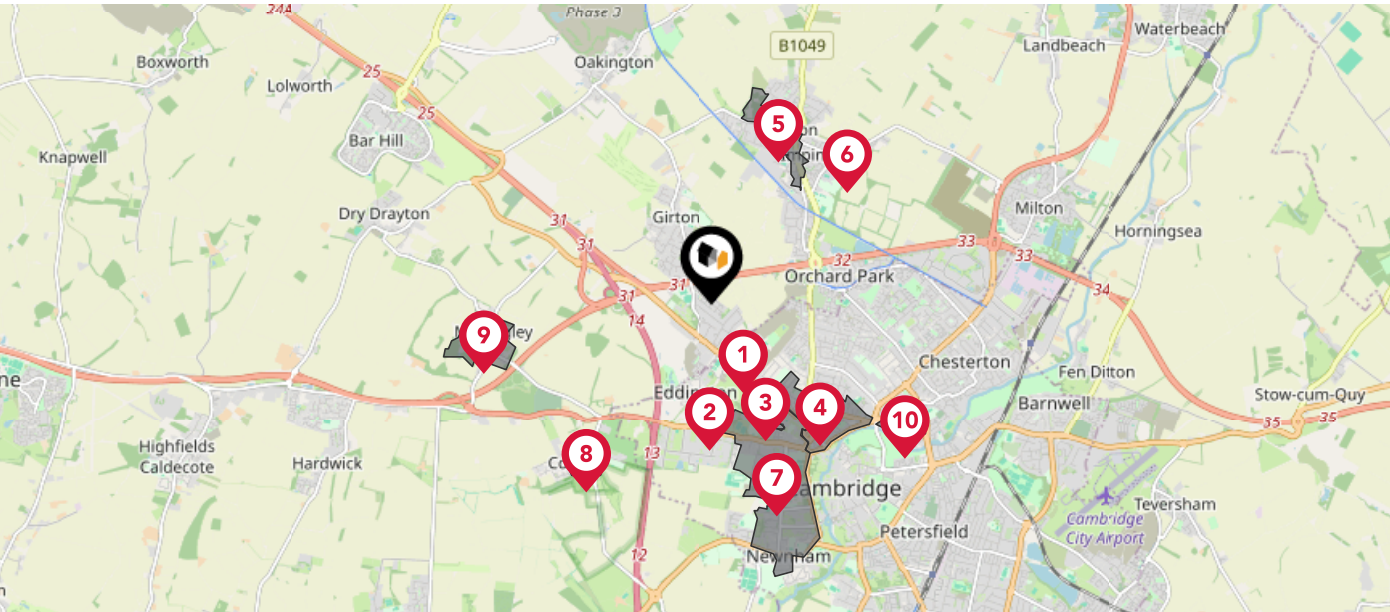


Maps

Conservation Areas

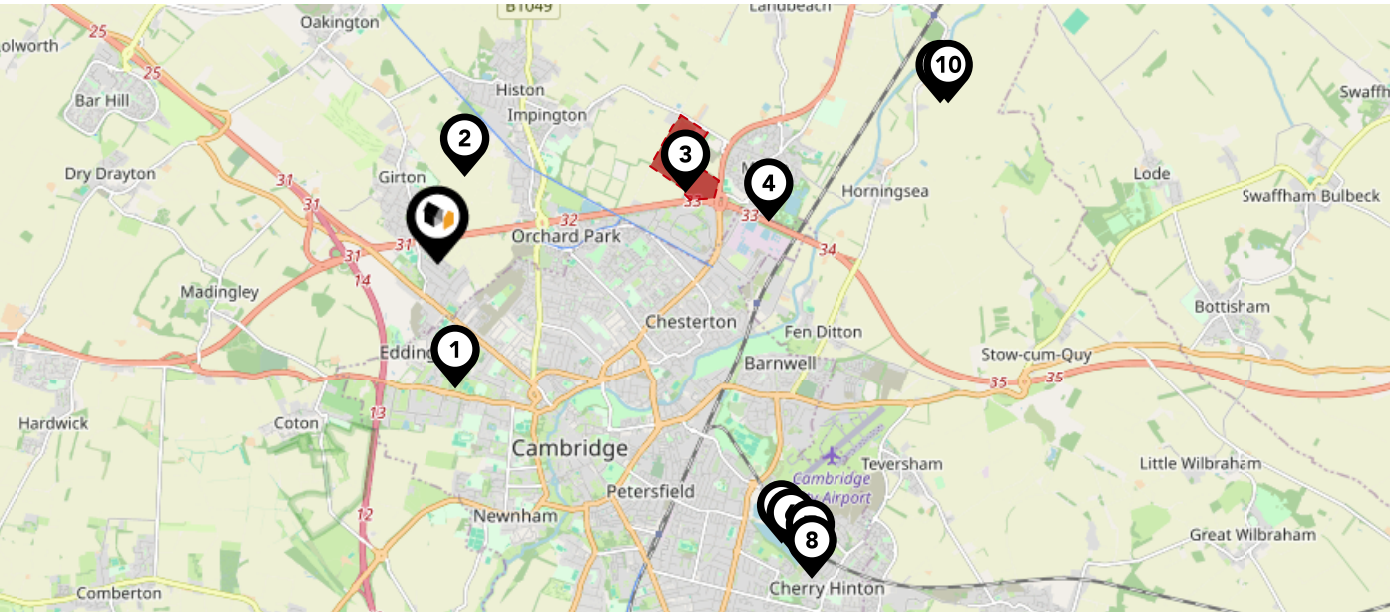


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



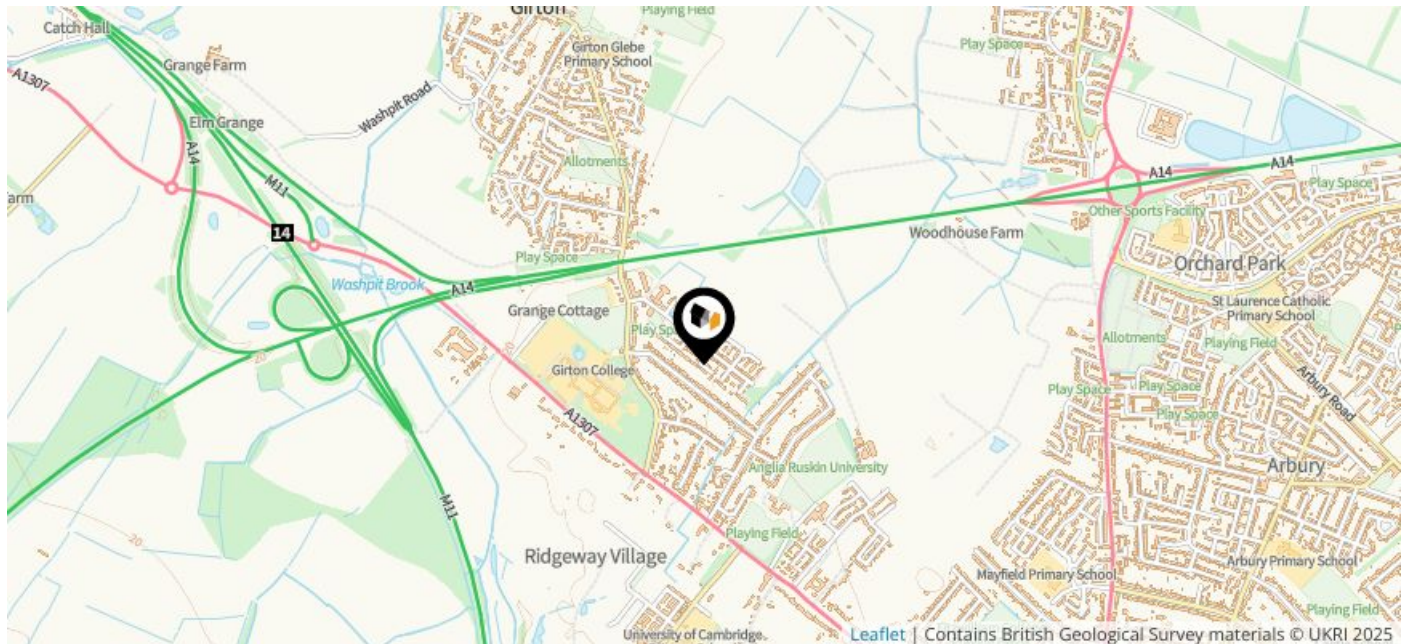
Nearby Conservation Areas	
1	Howes Place
2	Conduit Head Road
3	Storey's Way
4	Castle and Victoria Road
5	Histon and Impington
6	Impington St Andrew's
7	West Cambridge
8	Coton
9	Madingley
10	De Freville

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



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

This map displays nearby coal mine entrances and their classifications.



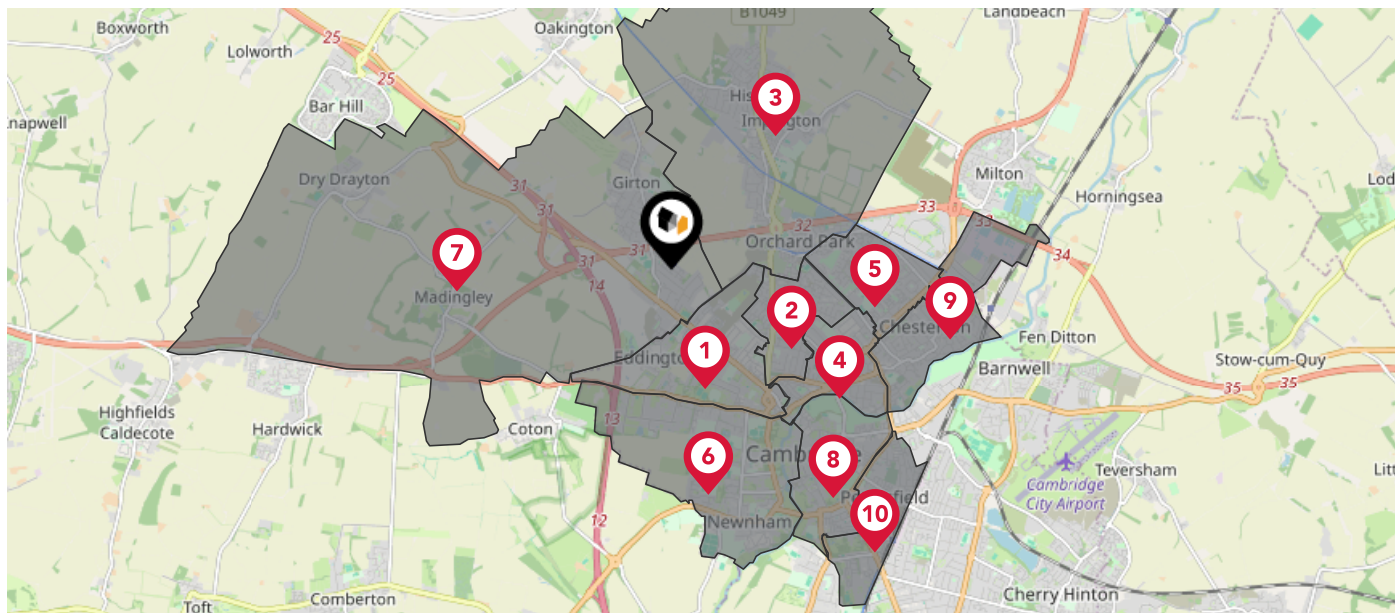
Mine Entry

- ✕ 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

1

Castle Ward

2

Arbury Ward

3

Histon & Impington Ward

4

West Chesterton Ward

5

King's Hedges Ward

6

Newnham Ward

7

Girton Ward

8

Market Ward

9

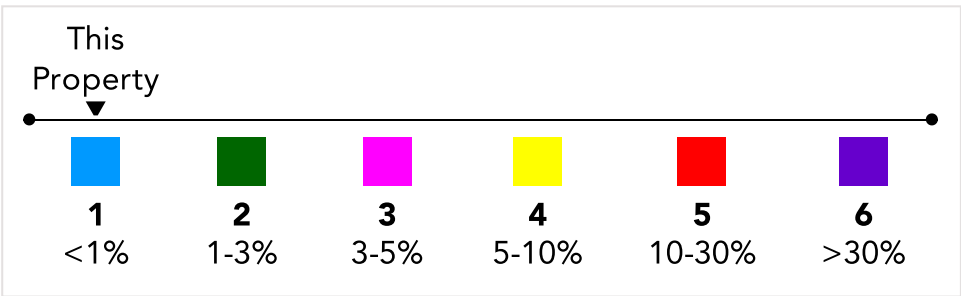
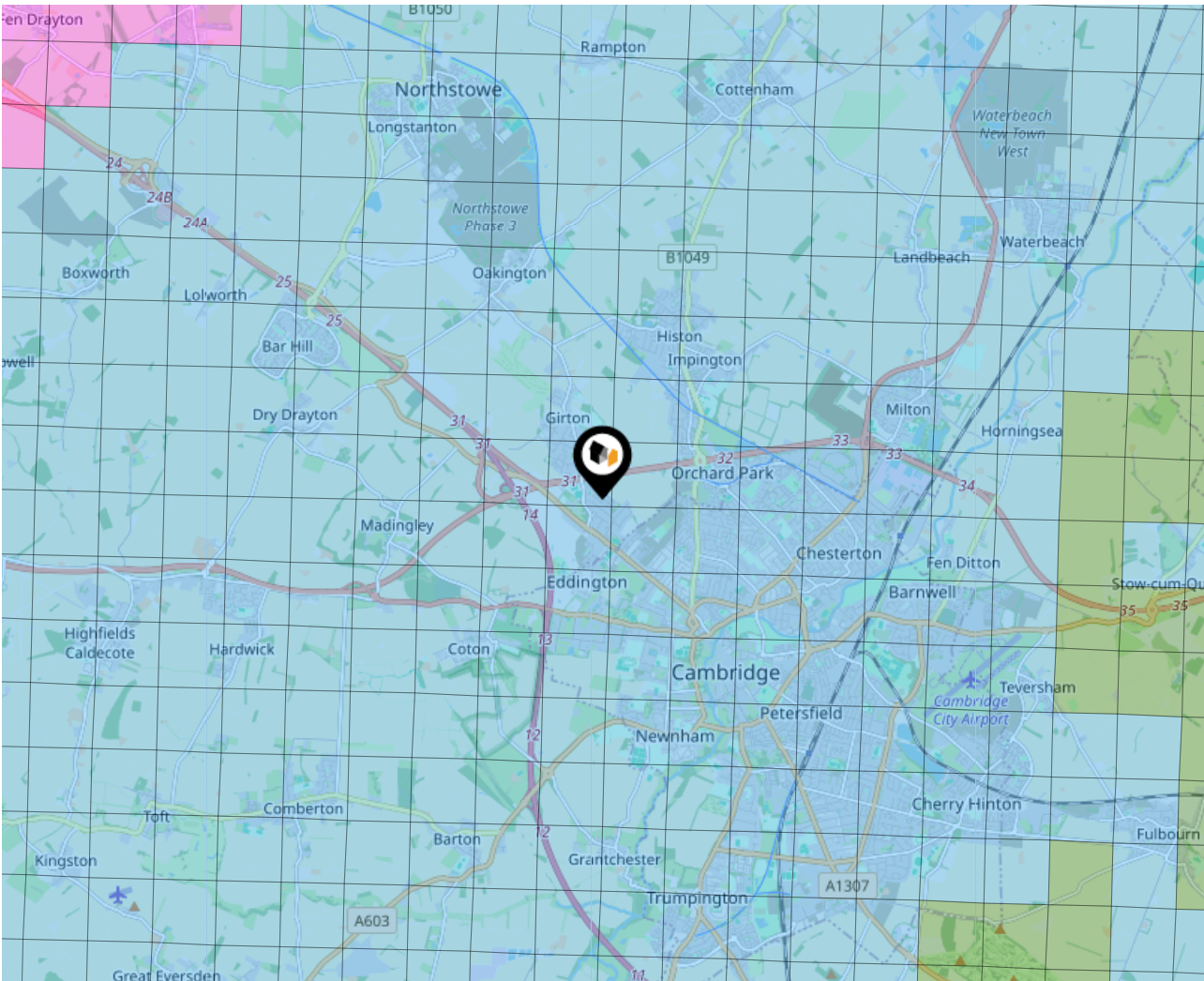
East Chesterton Ward

10

Petersfield Ward

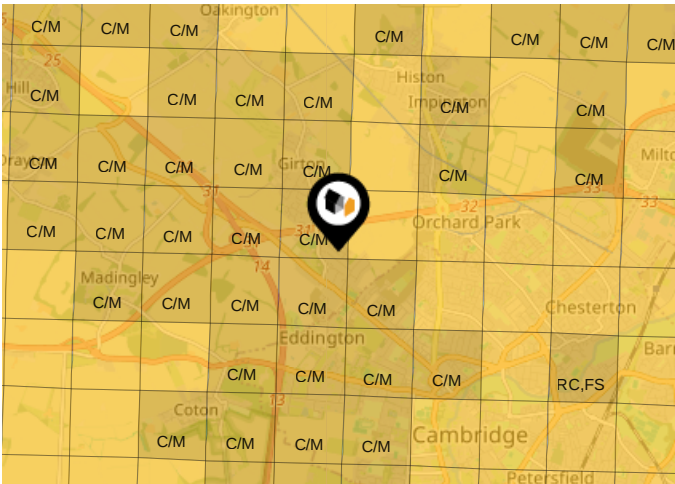
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

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

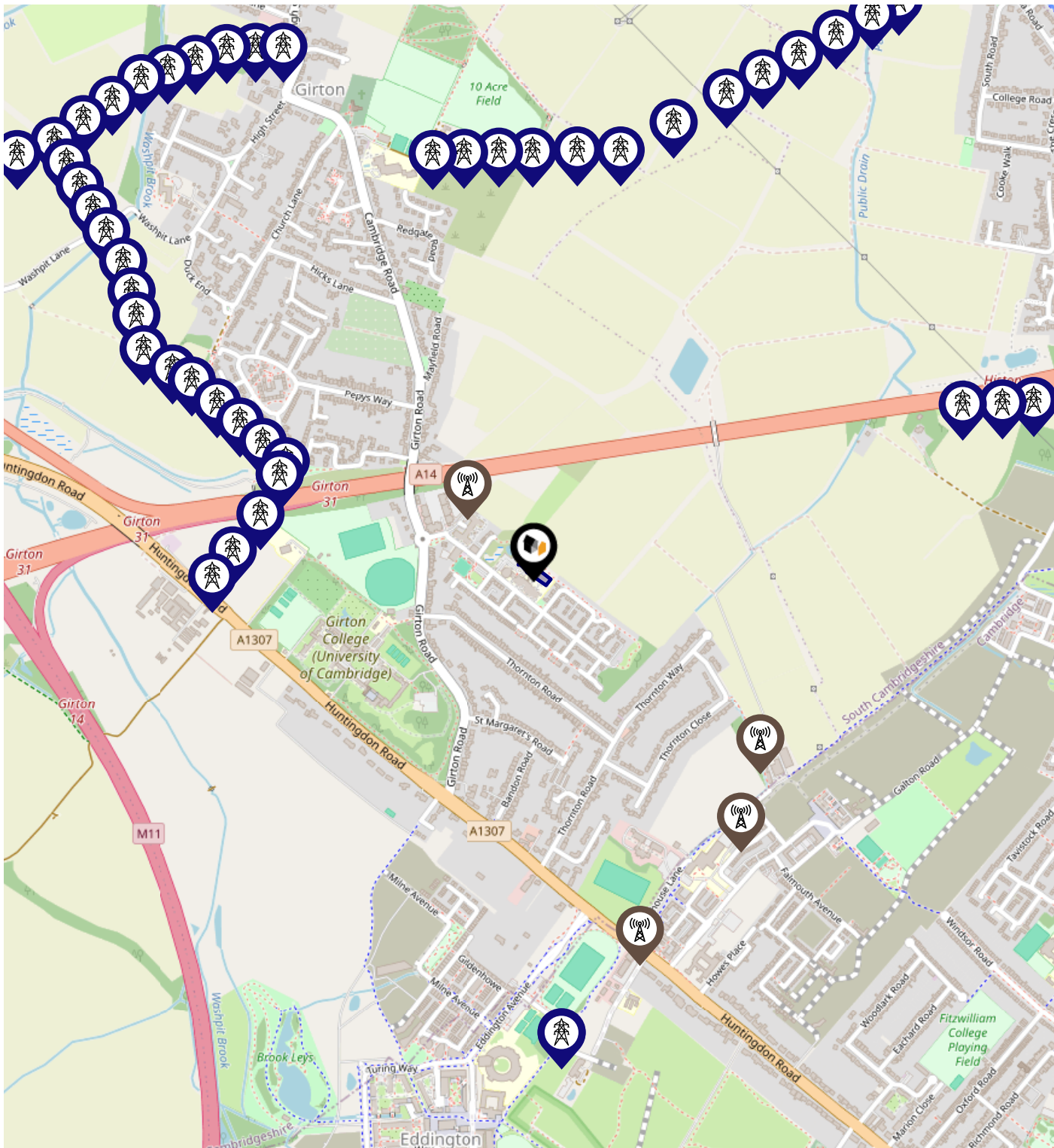


Primary Classifications (Most Common Clay Types)

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

Local Area

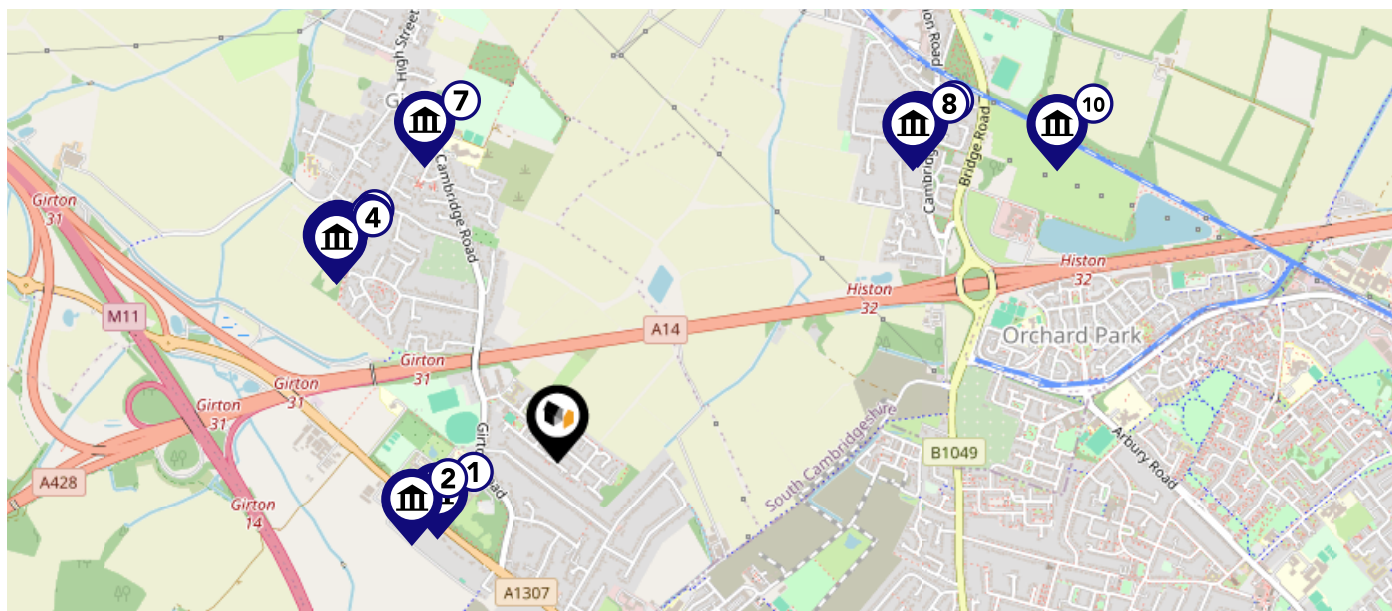
Masts & Pylons



Key:

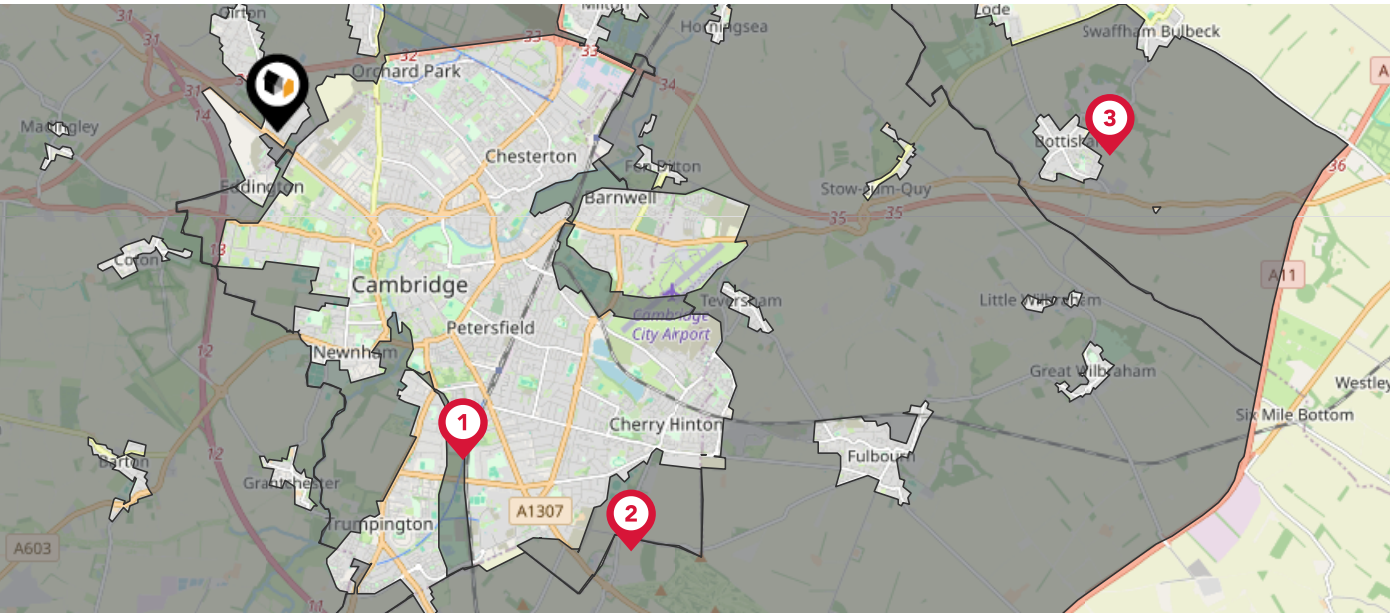
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1331334 - Girton College	Grade II	0.3 miles
	1127293 - Lodge, Girton College	Grade II	0.4 miles
	1127334 - 8, Duck End	Grade II	0.6 miles
	1317929 - 3,5 And 7, Duck End	Grade II	0.6 miles
	1331314 - Water Pump	Grade II	0.6 miles
	1164144 - Jesters	Grade II	0.6 miles
	1428622 - Girton War Memorial	Grade II	0.7 miles
	1127378 - Impington Mill	Grade II	1.1 miles
	1302243 - Mill Cottage	Grade II	1.1 miles
	1127367 - Memorial Stone Circa 40 Metres North Of Cambridge To Histon Railway Line	Grade II	1.3 miles

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

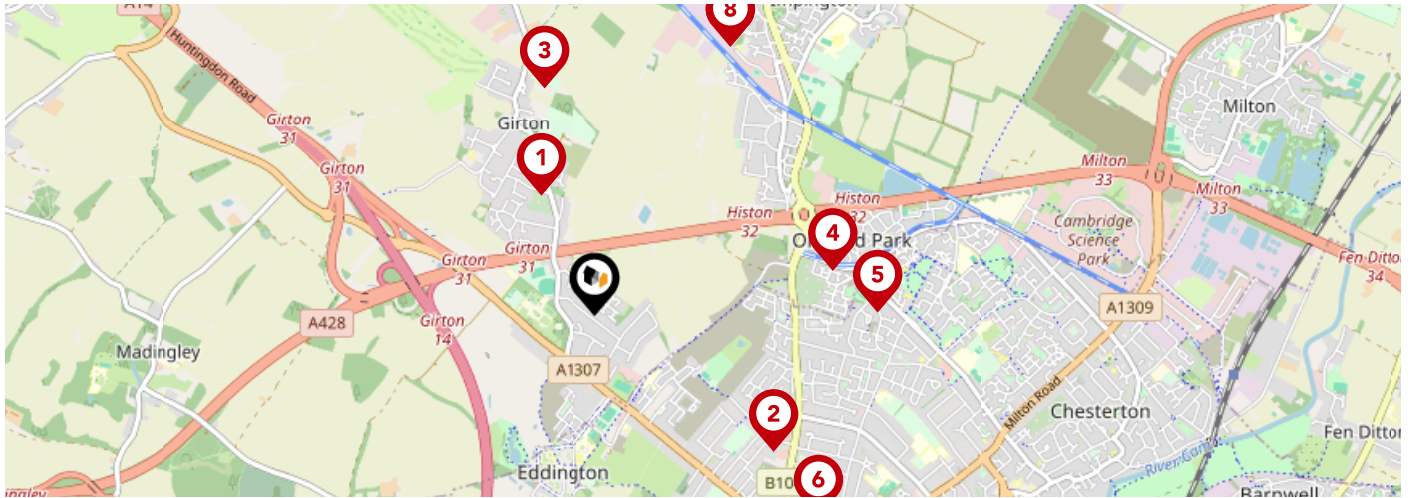


- Nearby Green Belt Land
- 1

Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

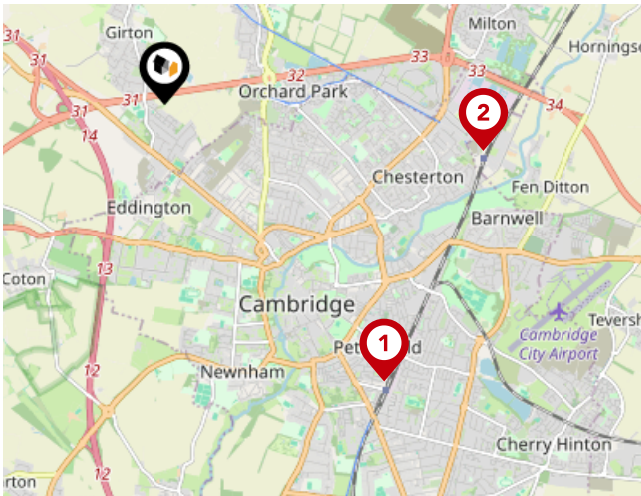
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:0.6	☐	☒	☐	☐	☐
2	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:1.03	☐	☒	☐	☐	☐
3	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:1.06	☐	☐	☒	☐	☐
4	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.1	☐	☒	☐	☐	☐
5	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.29	☐	☒	☐	☐	☐
6	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:1.37	☐	☒	☐	☐	☐
7	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:1.37	☒	☐	☐	☐	☐
8	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:1.37	☐	☒	☐	☐	☐

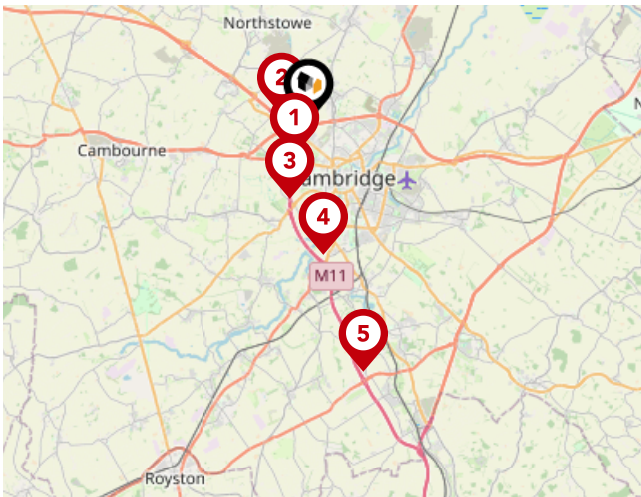


		Nursery	Primary	Secondary	College	Private
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.38	☐	☒	☐	☐	☐
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.51	☐	☐	☒	☐	☐
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.56	☐	☐	☒	☐	☐
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:1.57	☐	☒	☐	☐	☐
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:1.58	☐	☐	☒	☐	☐
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:1.61	☐	☐	☒	☐	☐
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:1.64	☐	☐	☒	☐	☐
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.65	☒	☐	☐	☐	☐



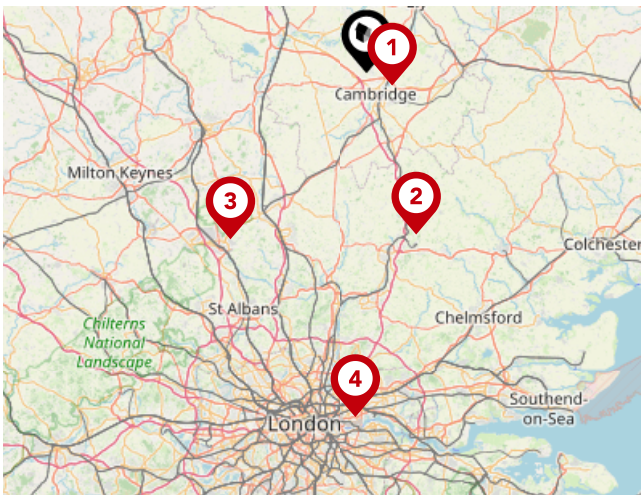
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.21 miles
2	Cambridge North Rail Station	2.92 miles
3	Waterbeach Rail Station	5.03 miles



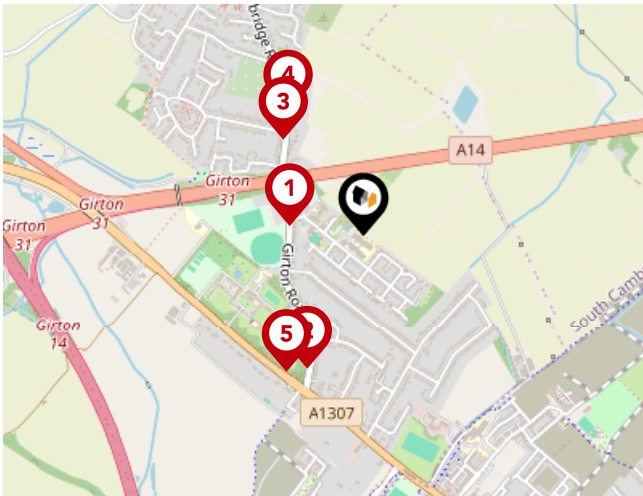
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.37 miles
2	M11 J14	0.98 miles
3	M11 J12	2.9 miles
4	M11 J11	4.89 miles
5	M11 J10	9.35 miles



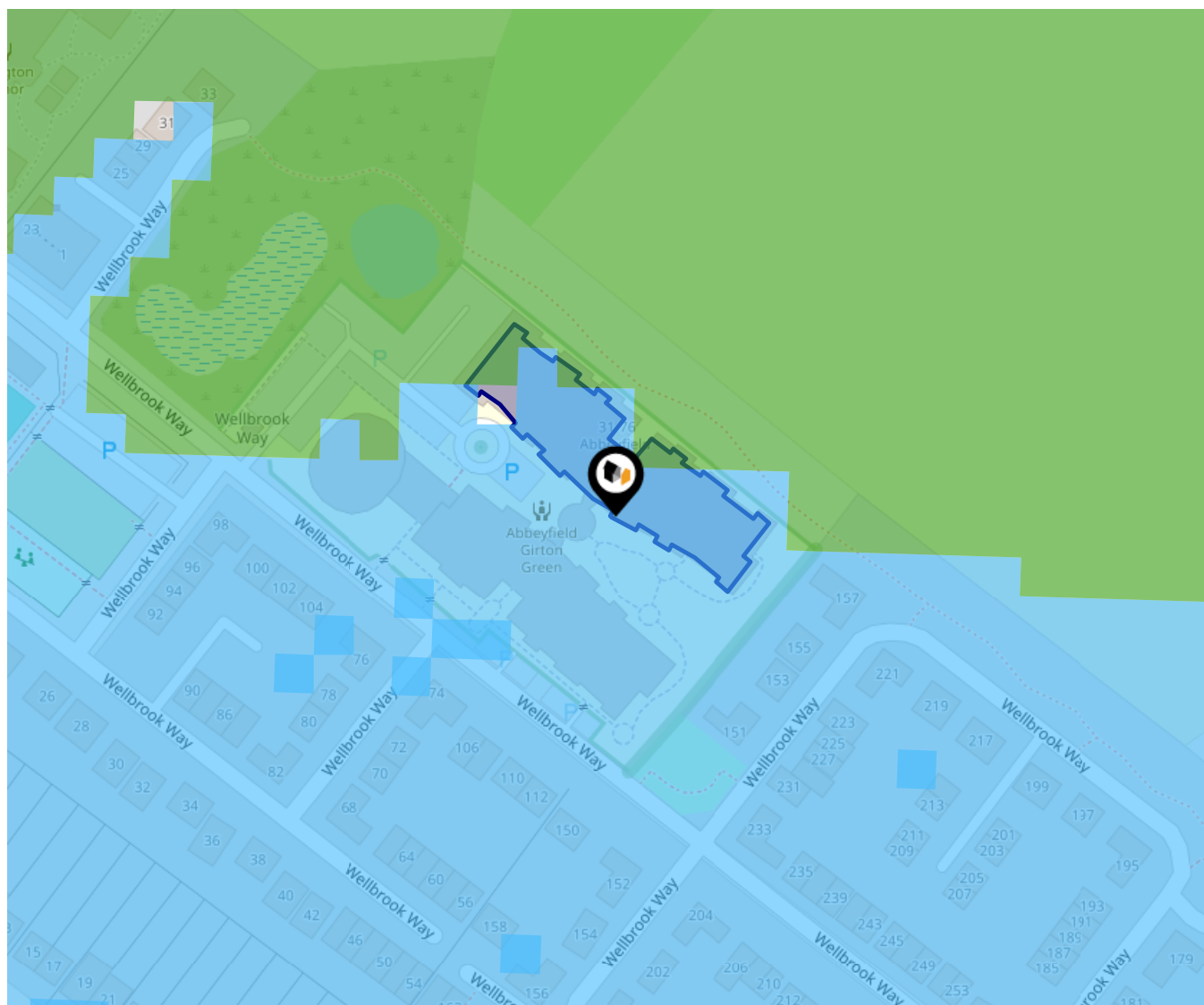
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.97 miles
2	Stansted Airport	24.6 miles
3	Luton Airport	31.38 miles
4	Silvertown	50.33 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wellbrook Way	0.17 miles
2	Gorton Road	0.33 miles
3	Pepys Way	0.28 miles
4	Pepys Way	0.33 miles
5	Gorton Road	0.36 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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Valuation Office
Agency

