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MIR: Material Info

The Material Information Affecting this Property

Thursday 11th September 2025



HENTY CLOSE, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

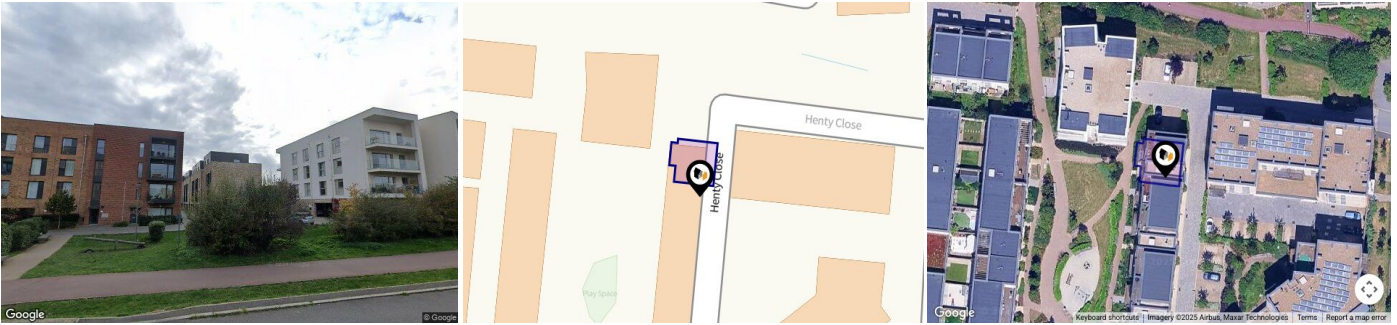
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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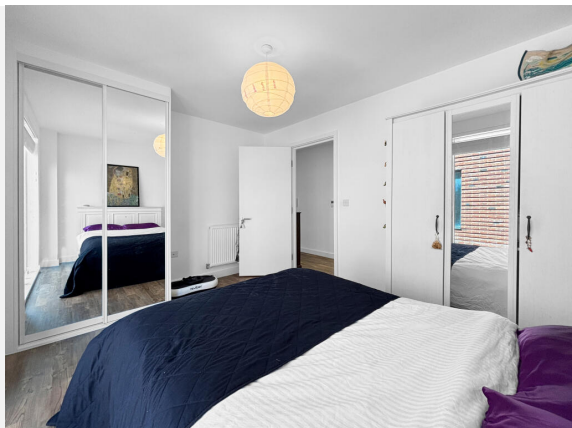
Property

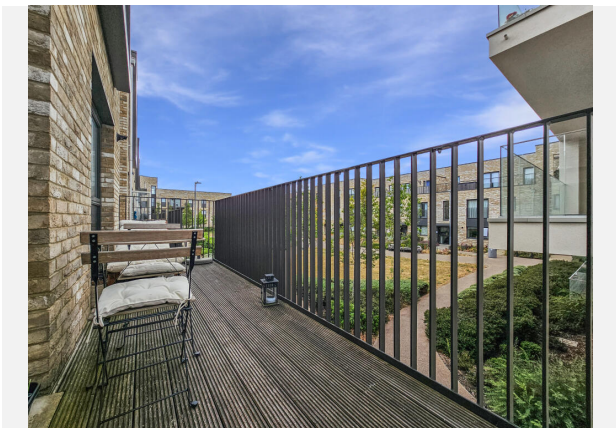
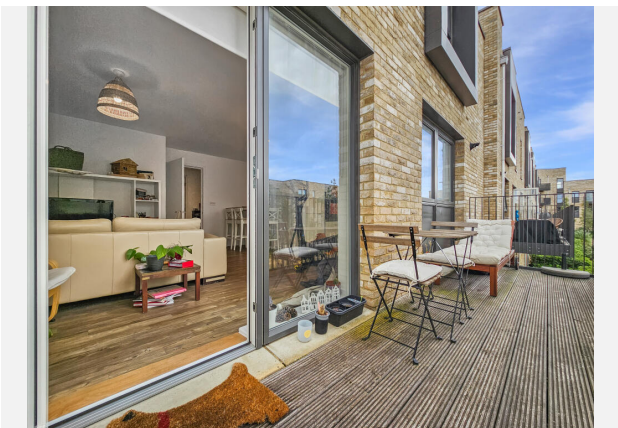
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	29/11/2020
Floor Area:	678 ft ² / 63 m ²	End Date:	01/01/2270
Plot Area:	0.03 acres	Lease Term:	250 years from 1 January 2020
Council Tax :	Band C	Term Remaining:	244 years
Annual Estimate:	£2,094		
Title Number:	CB456197		

Local Area

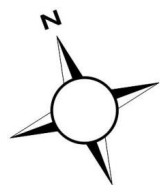
Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	15	1800
• Surface Water	Low	mb/s	mb/s

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



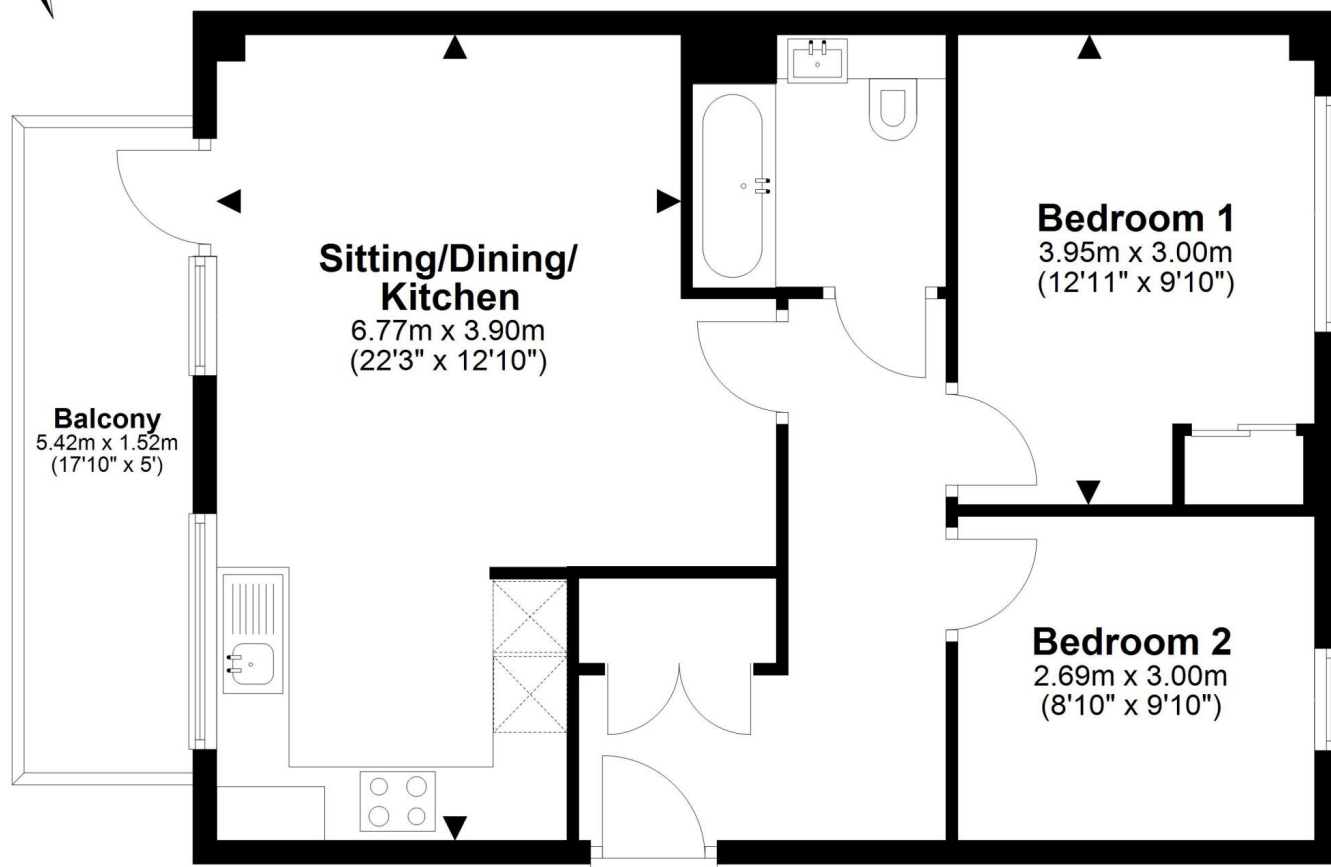


HENTY CLOSE, TRUMPINGTON, CAMBRIDGE, CB2



Second Floor

Approx. 62.3 sq. metres (670.9 sq. feet)

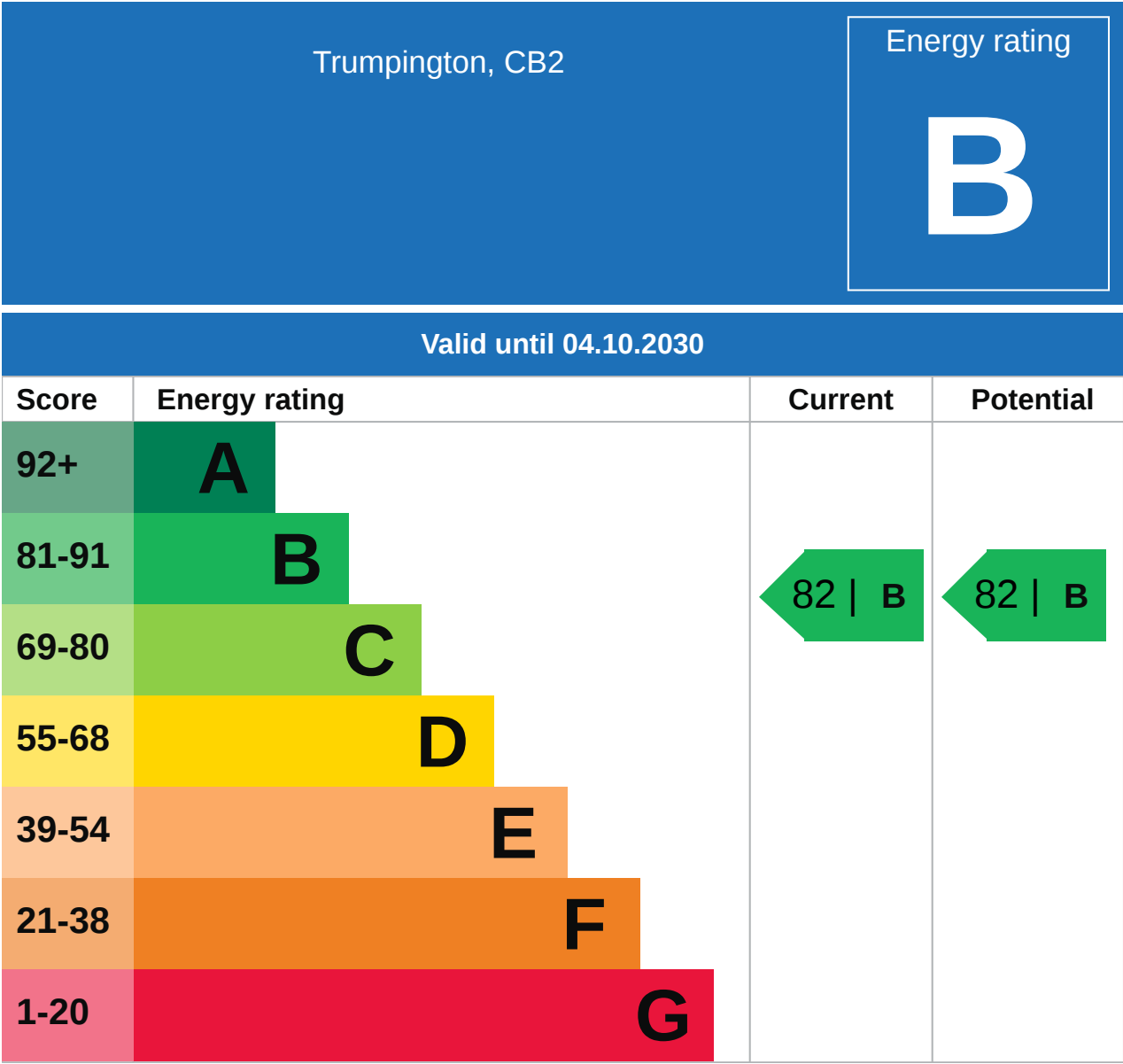


Total area: approx. 62.3 sq. metres (670.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

HENTY CLOSE, TRUMPINGTON, CAMBRIDGE, CB2





Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Floor Level:	2
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.26 W/m-Â°K
Walls Energy:	Very Good
Roof:	(other premises 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:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â°K
Total Floor Area:	63 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Gas boiler

Water Supply

Cambridge Water

Drainage

Cambridge City Council



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



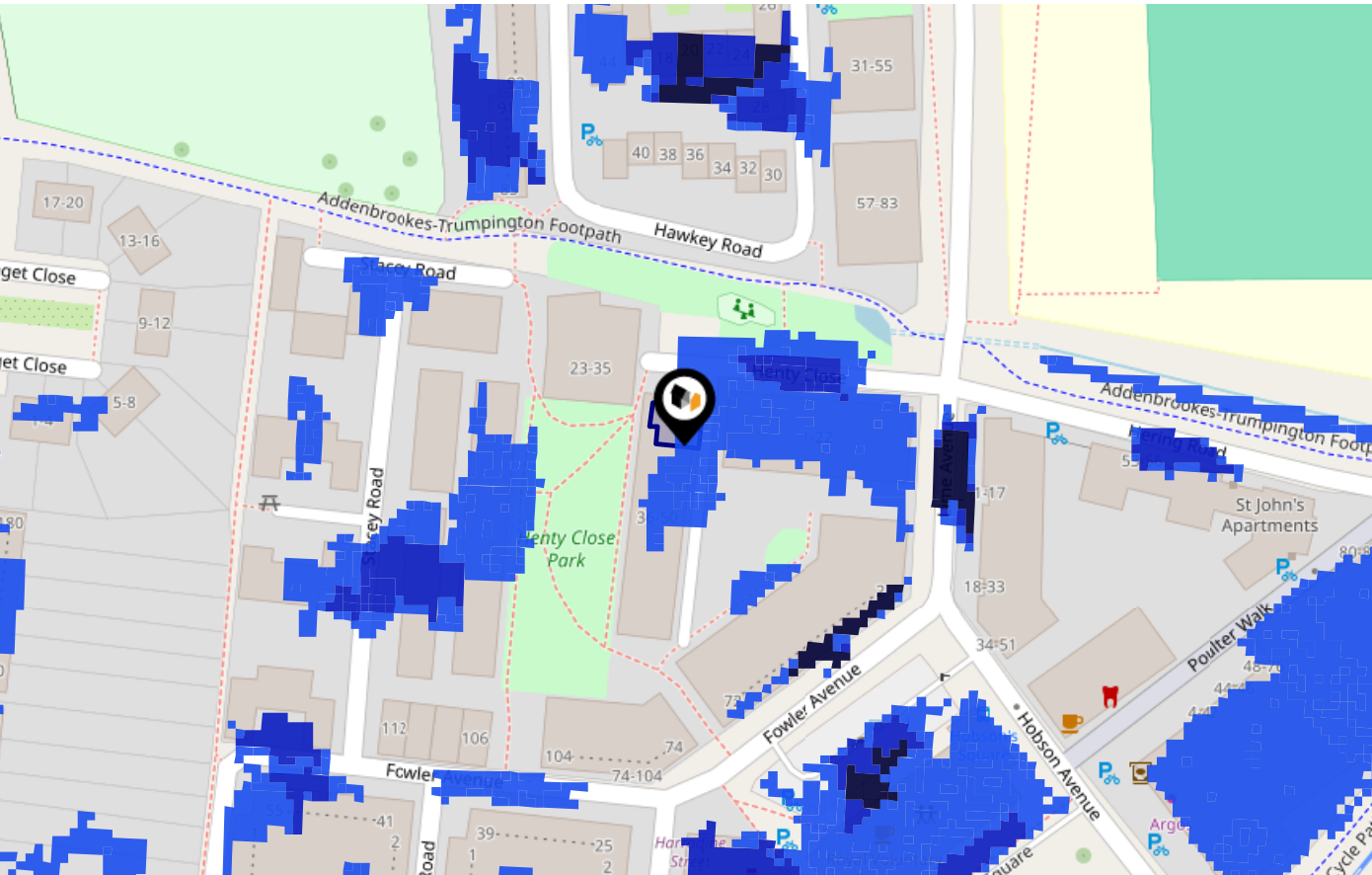
/cookecurtisco

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:

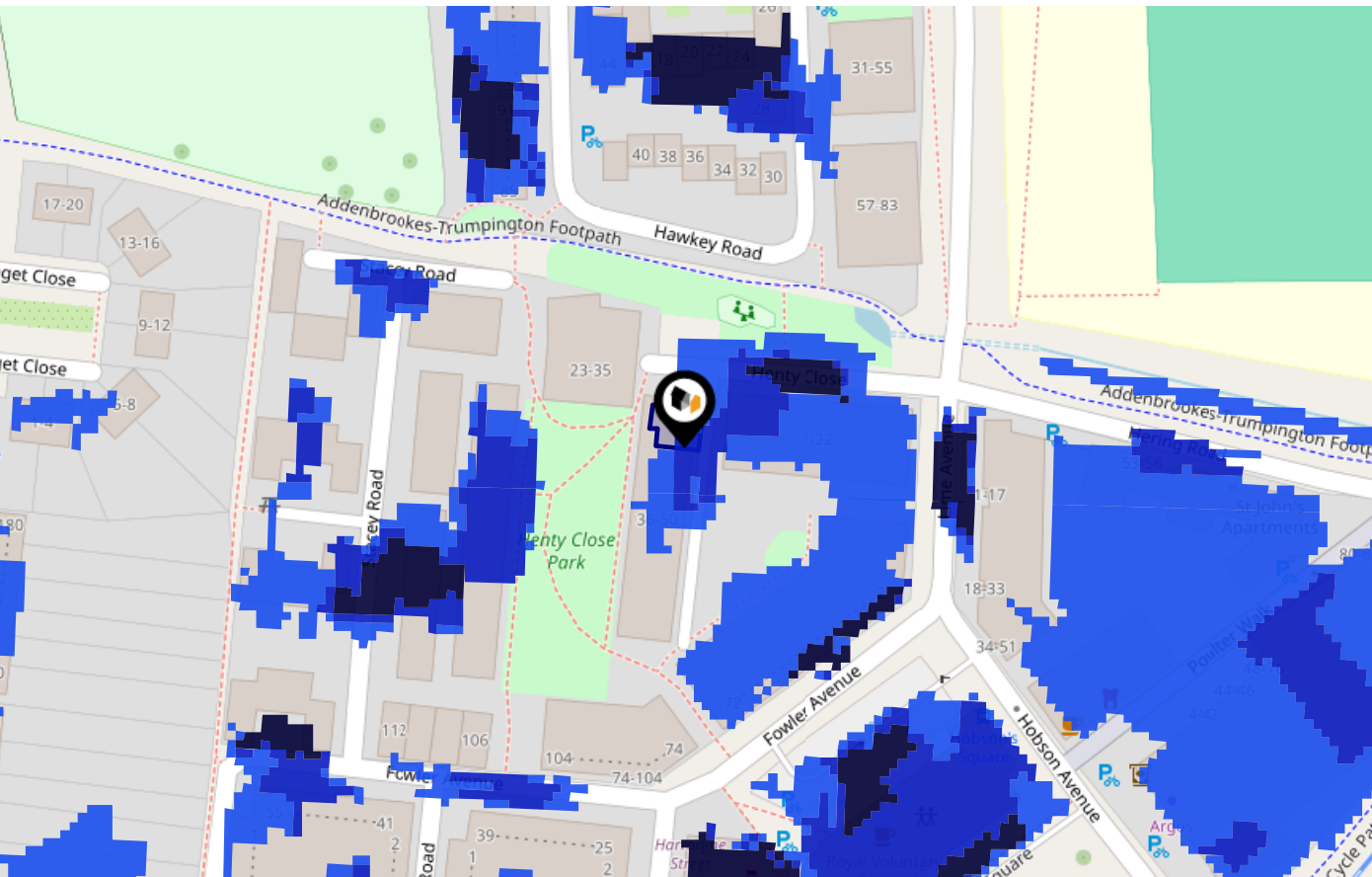


Flood Risk

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:

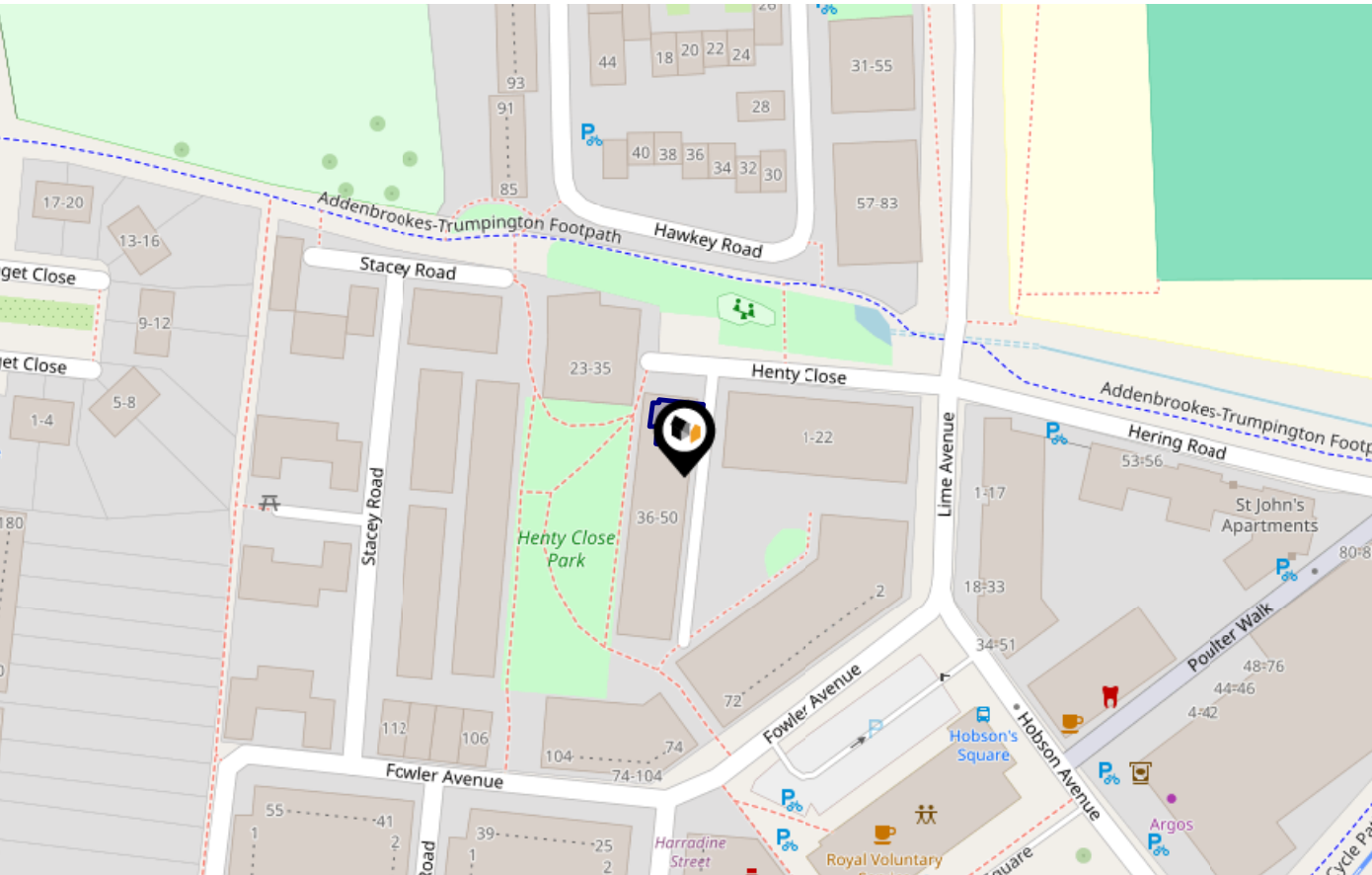


Flood Risk

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.

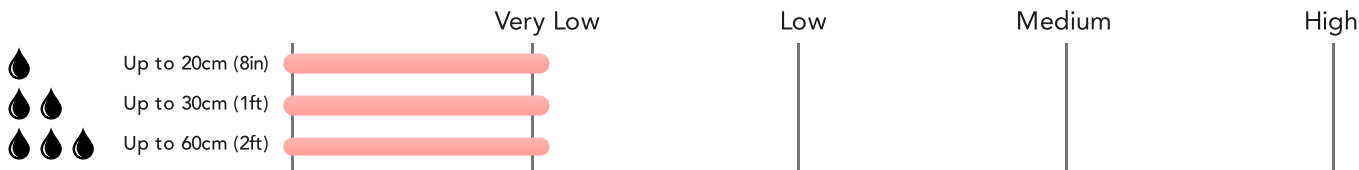


Risk Rating: Very low

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

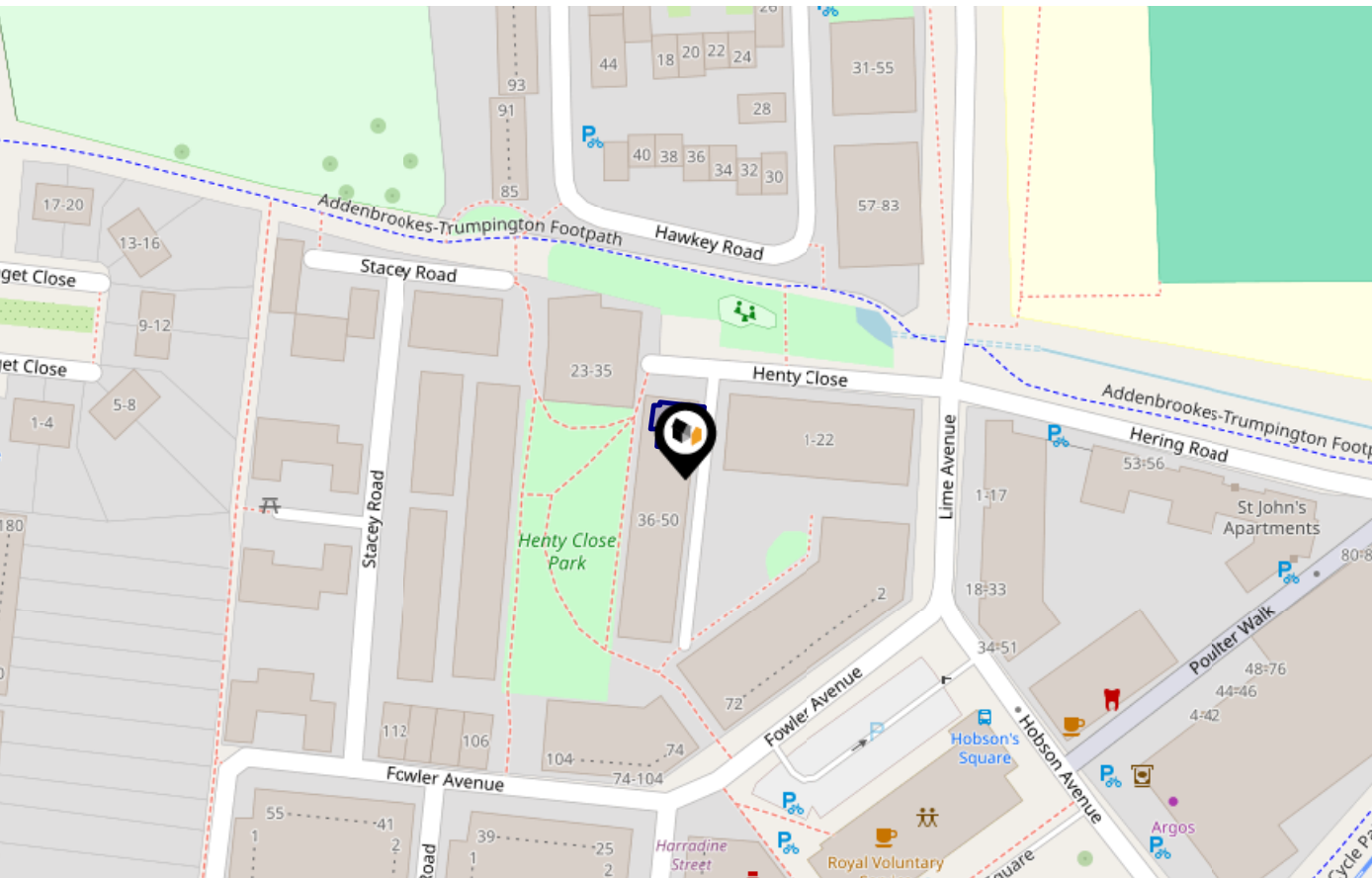


Flood Risk

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.

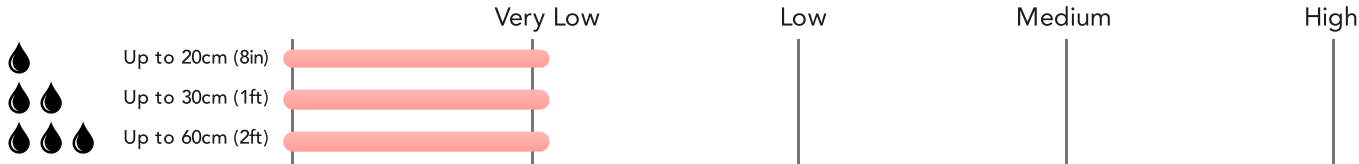


Risk Rating: Very low

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:

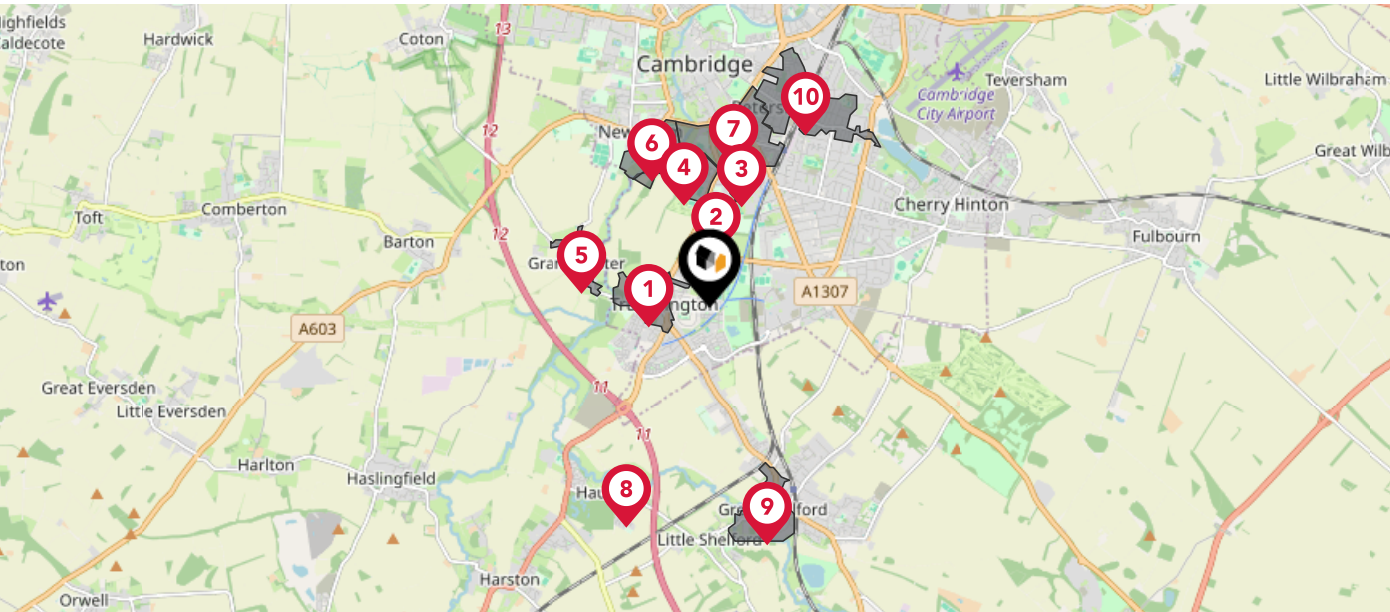


Maps

Conservation Areas

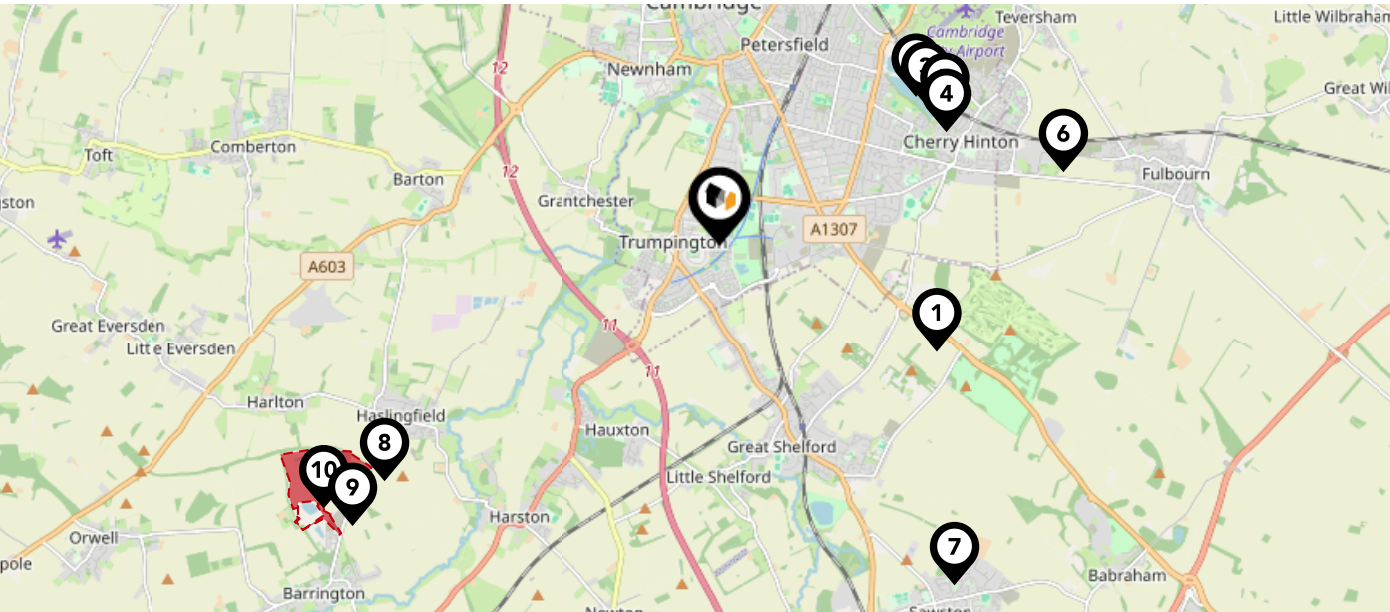


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



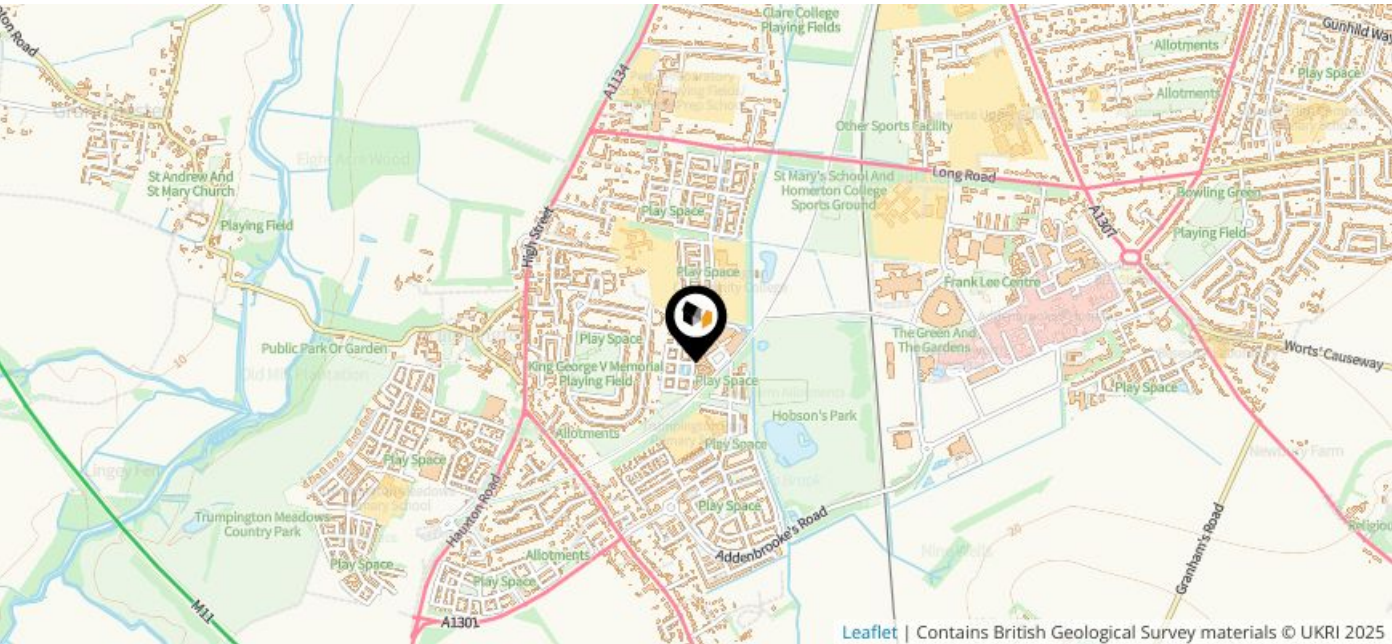
Nearby Conservation Areas	
1	Trumpington
2	Barrow Road
3	Brooklands Avenue
4	Southacre
5	Grantchester
6	Newnham Croft
7	New Town and Glisson Road
8	Hauxton
9	Great Shelford
10	Mill Road

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	Hill Trees-Stapleford	Historic Landfill
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Sindalls-Sawston	Historic Landfill
8	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
9	Chapel Hill-Barrington	Historic Landfill
10	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



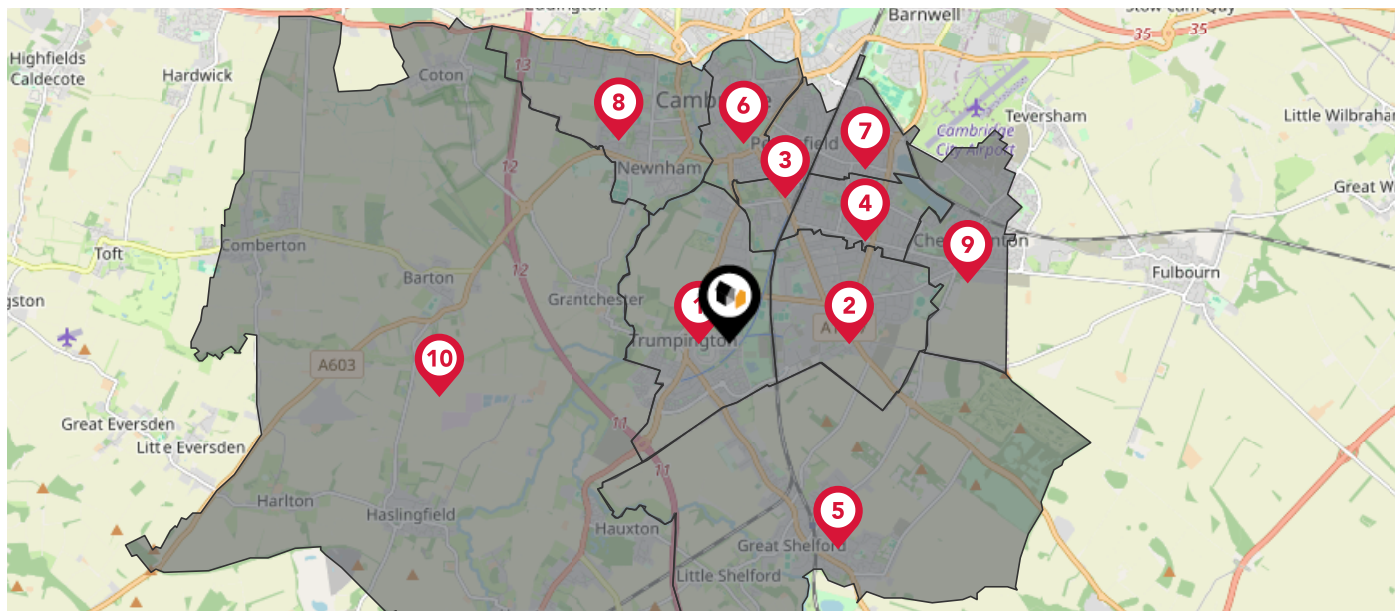
Mine Entry

- ✕ 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

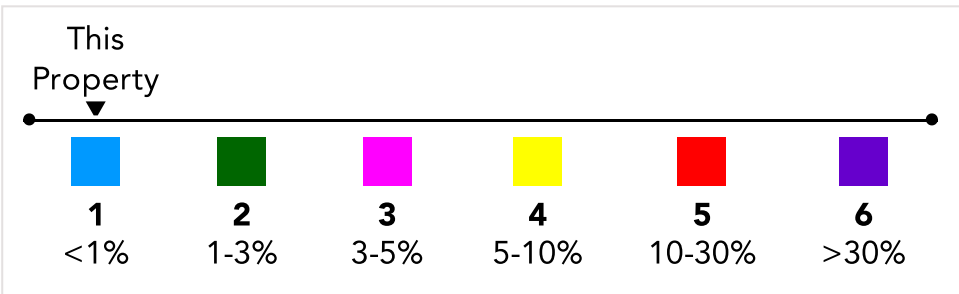
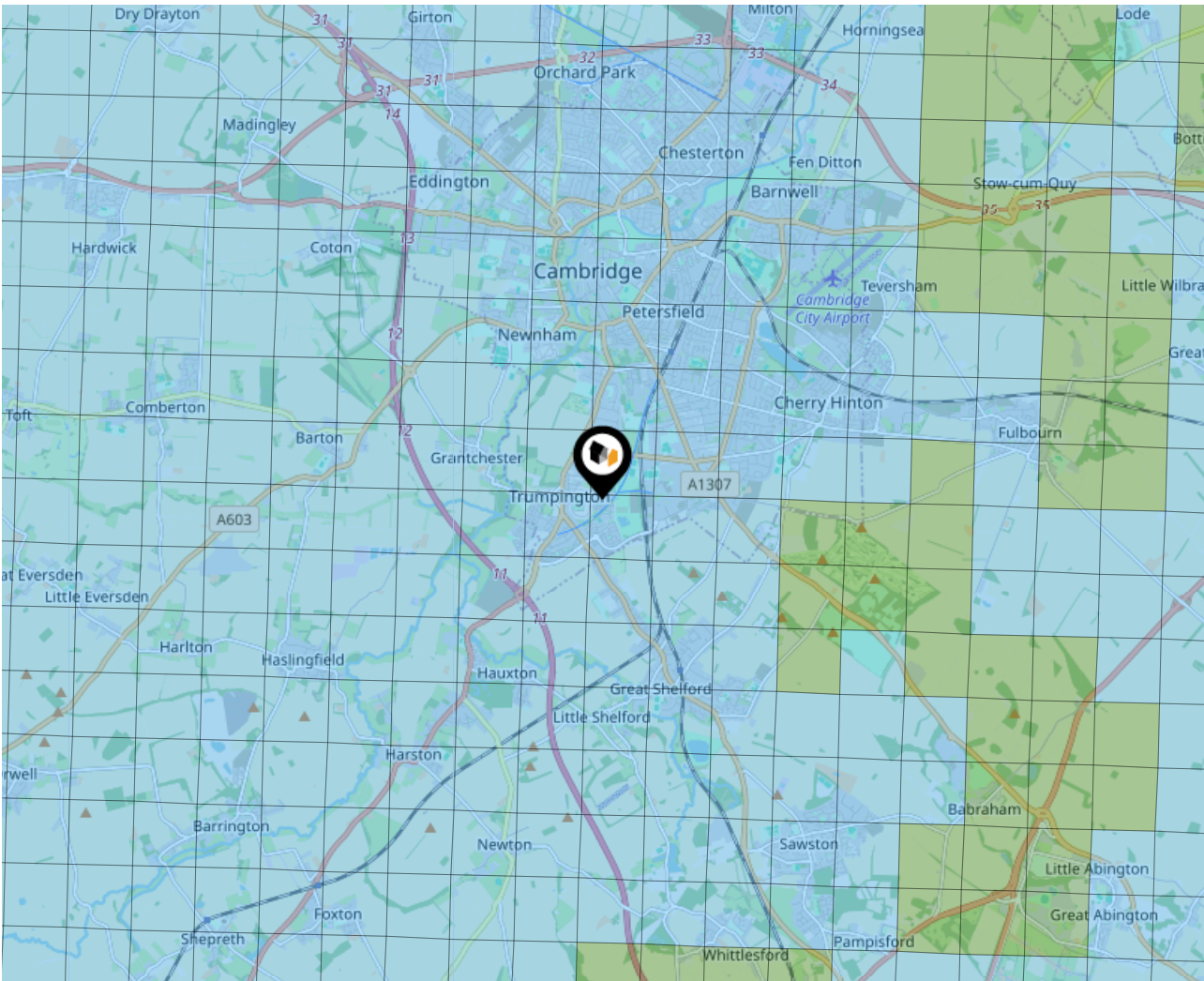


Nearby Council Wards

-  Trumpington Ward
-  Queen Edith's Ward
-  Petersfield Ward
-  Coleridge Ward
-  Shelford Ward
-  Market Ward
-  Romsey Ward
-  Newnham Ward
-  Cherry Hinton Ward
-  Harston & Comberton Ward

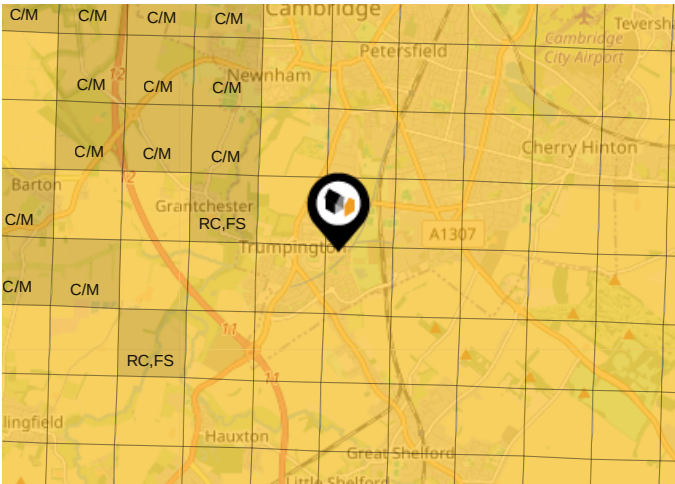
What is Radon?

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

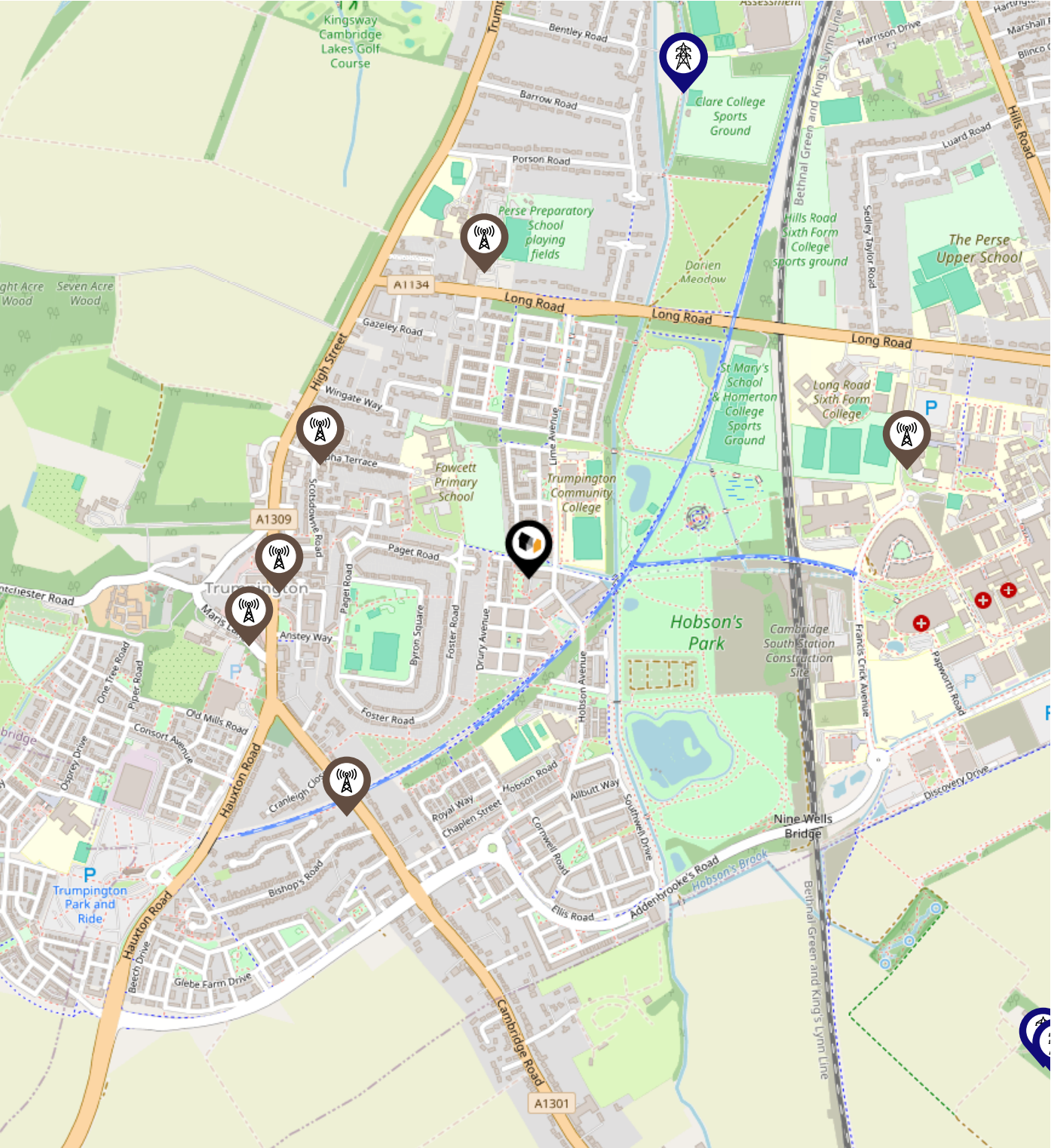


Primary Classifications (Most Common Clay Types)

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

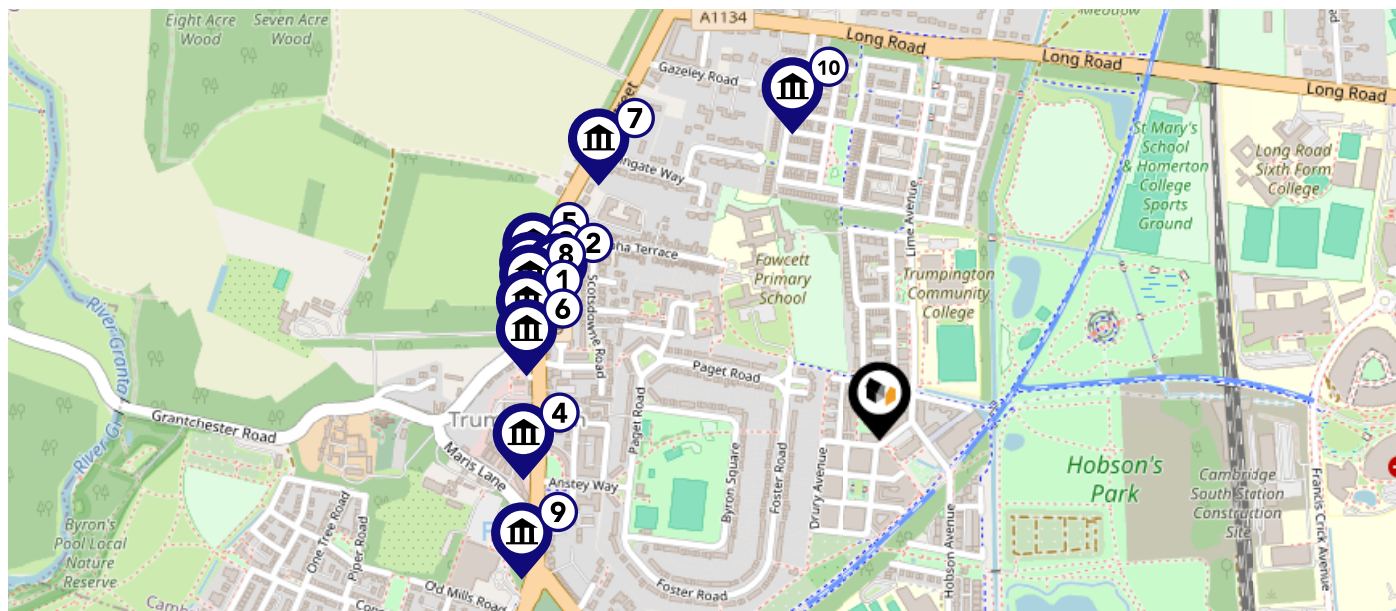
Masts & Pylons



Key:

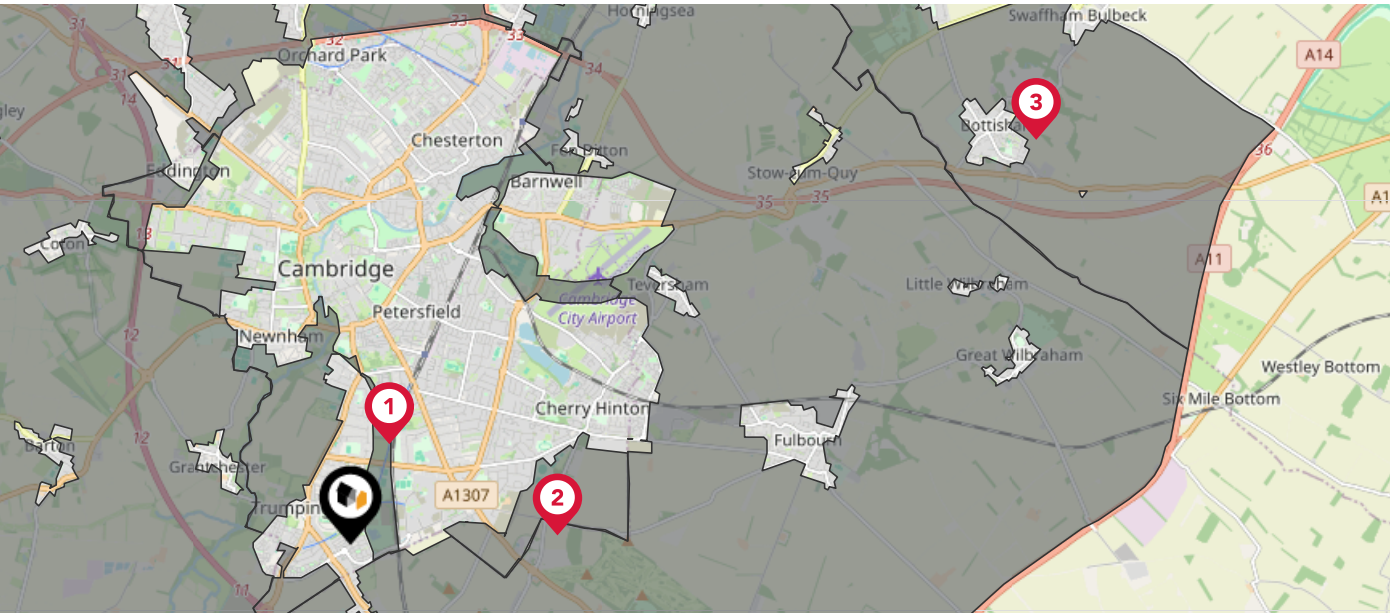
-  Power Pylons
-  Communication Masts

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
	1099182 - 28 And 30, High Street	Grade II	0.4 miles
	1126195 - The Green Man Inn	Grade II	0.4 miles
	1331849 - 22, High Street	Grade II	0.4 miles
	1099185 - 52, High Street	Grade II	0.4 miles
	1331848 - The Coach And Horses Public House	Grade II	0.4 miles
	1245571 - Trumpington War Memorial	Grade II	0.4 miles
	1126193 - Milestone About 150 Yards South Of Cromwell House	Grade II	0.4 miles
	1126196 - 24 And 26 High Street	Grade II	0.4 miles
	1331850 - 60 And 62, High Street	Grade II	0.4 miles
	1235122 - Clay Farmhouse	Grade II	0.4 miles

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



- Nearby Green Belt Land

1

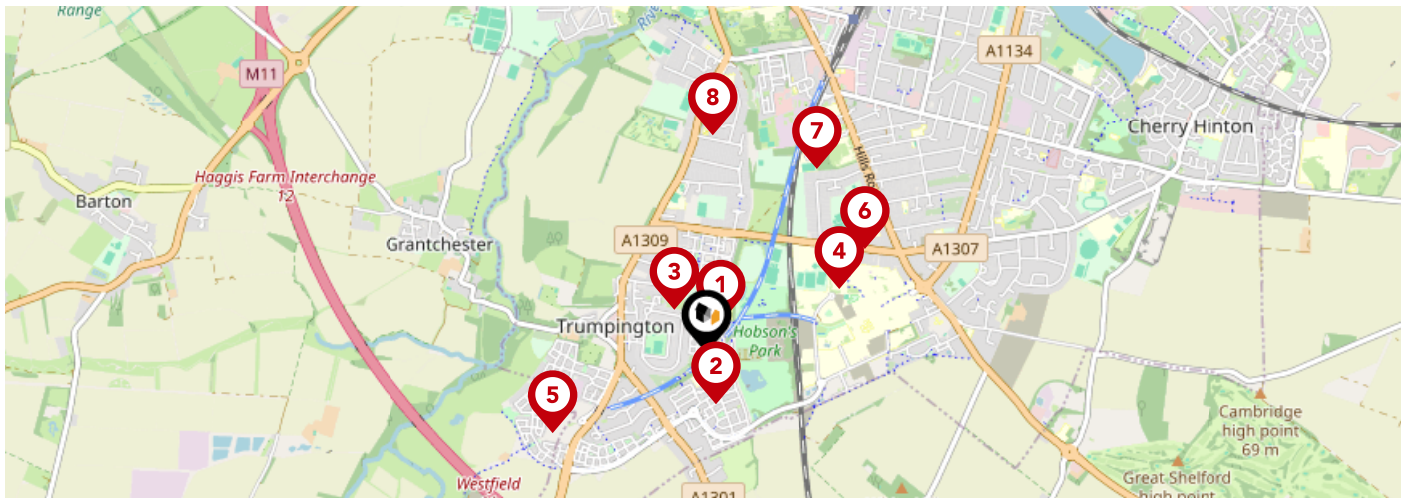
Cambridge Green Belt - South Cambridgeshire

2

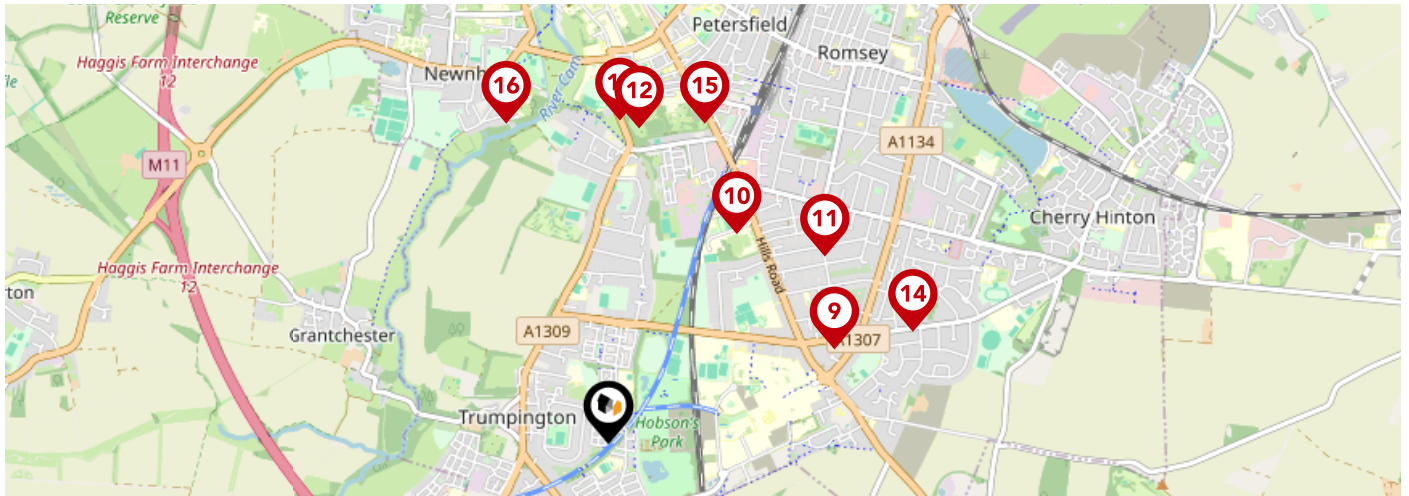
Cambridge Green Belt - Cambridge

3

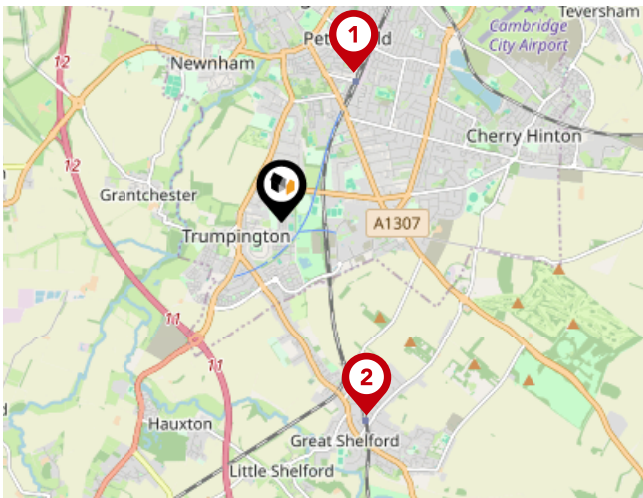
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.15	☐	☐	☒	☐	☐
2	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.24	☐	☒	☐	☐	☐
3	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.24	☐	☒	☐	☐	☐
4	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.67	☐	☐	☒	☐	☐
5	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.79	☐	☒	☐	☐	☐
6	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.86	☐	☐	☒	☐	☐
7	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.97	☐	☐	☒	☐	☐
8	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.98	☐	☐	☒	☐	☐

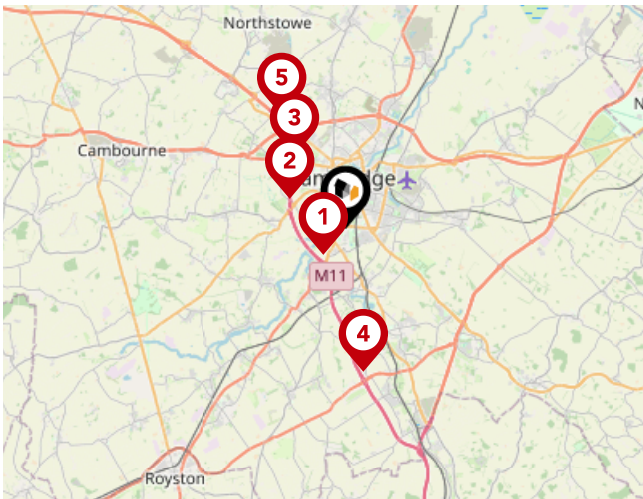


		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.11	☒	☐	☐	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.12	☐	☐	☒	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.3	☐	☒	☐	☐	☐
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.44	☐	☐	☒	☐	☐
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.47	☐	☐	☒	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:1.47	☐	☒	☐	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.52	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.52	☐	☒	☐	☐	☐



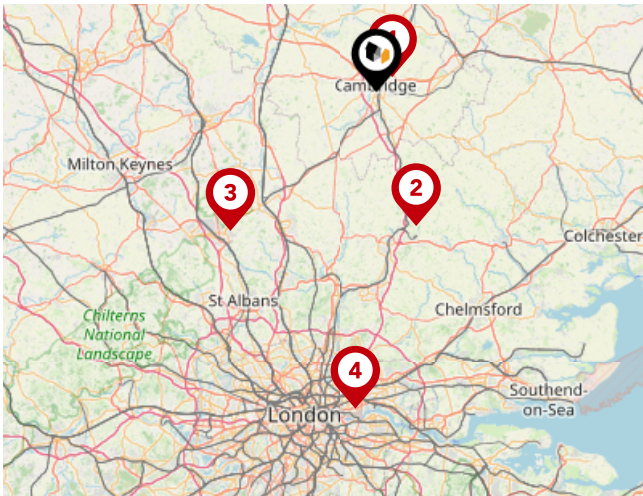
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.53 miles
2	Shelford (Cambs) Rail Station	1.91 miles
3	Cambridge North Rail Station	3.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.24 miles
2	M11 J12	2.28 miles
3	M11 J13	3.22 miles
4	M11 J10	5.28 miles
5	M11 J14	4.7 miles



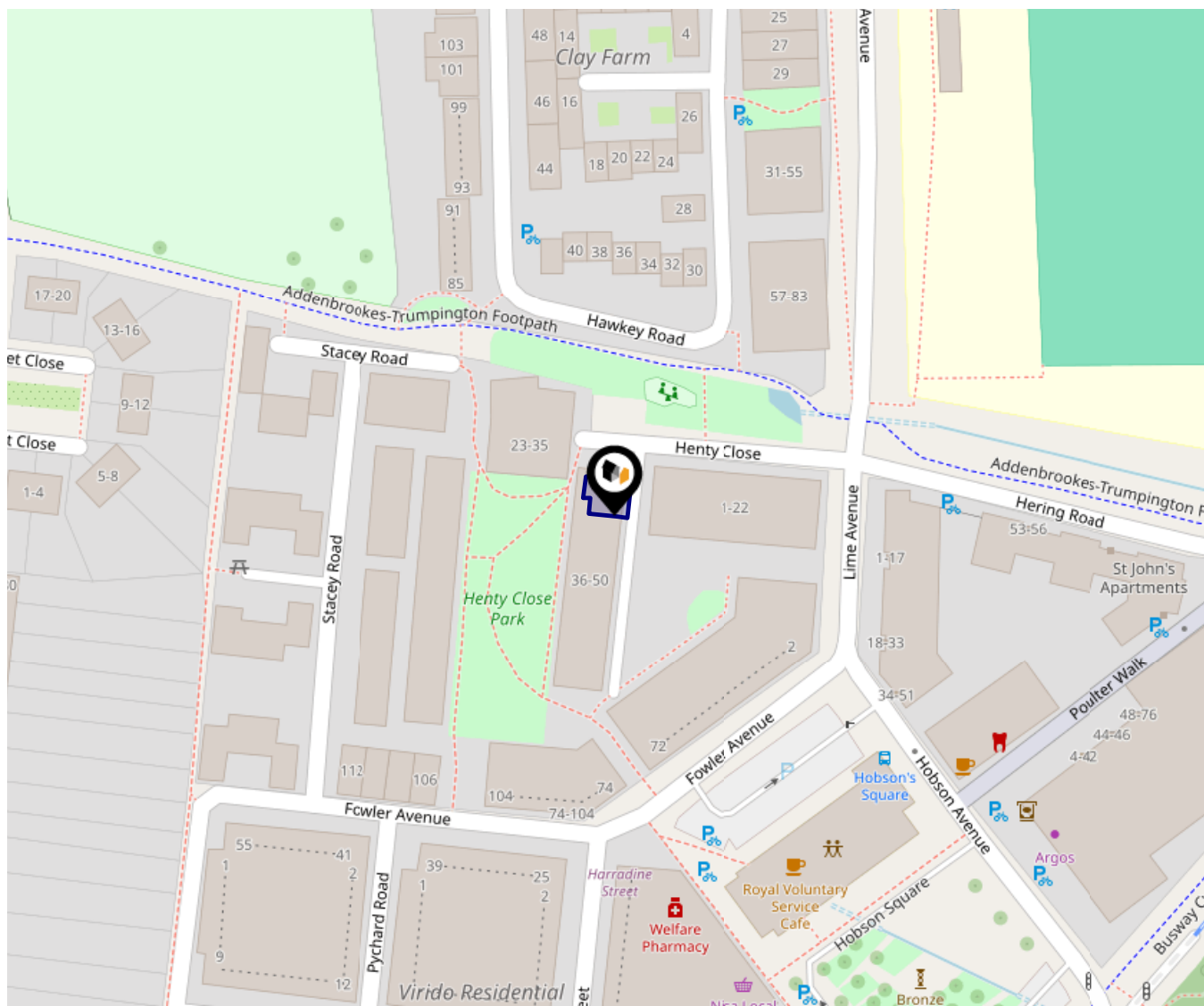
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.14 miles
2	Stansted Airport	20.49 miles
3	Luton Airport	29.44 miles
4	Silvertown	46.51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hobson's Square	0.05 miles
2	The Busway Trumpington	0.16 miles
3	Paget Close	0.1 miles
4	Paget Road	0.18 miles
5	Monkswell	0.24 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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