

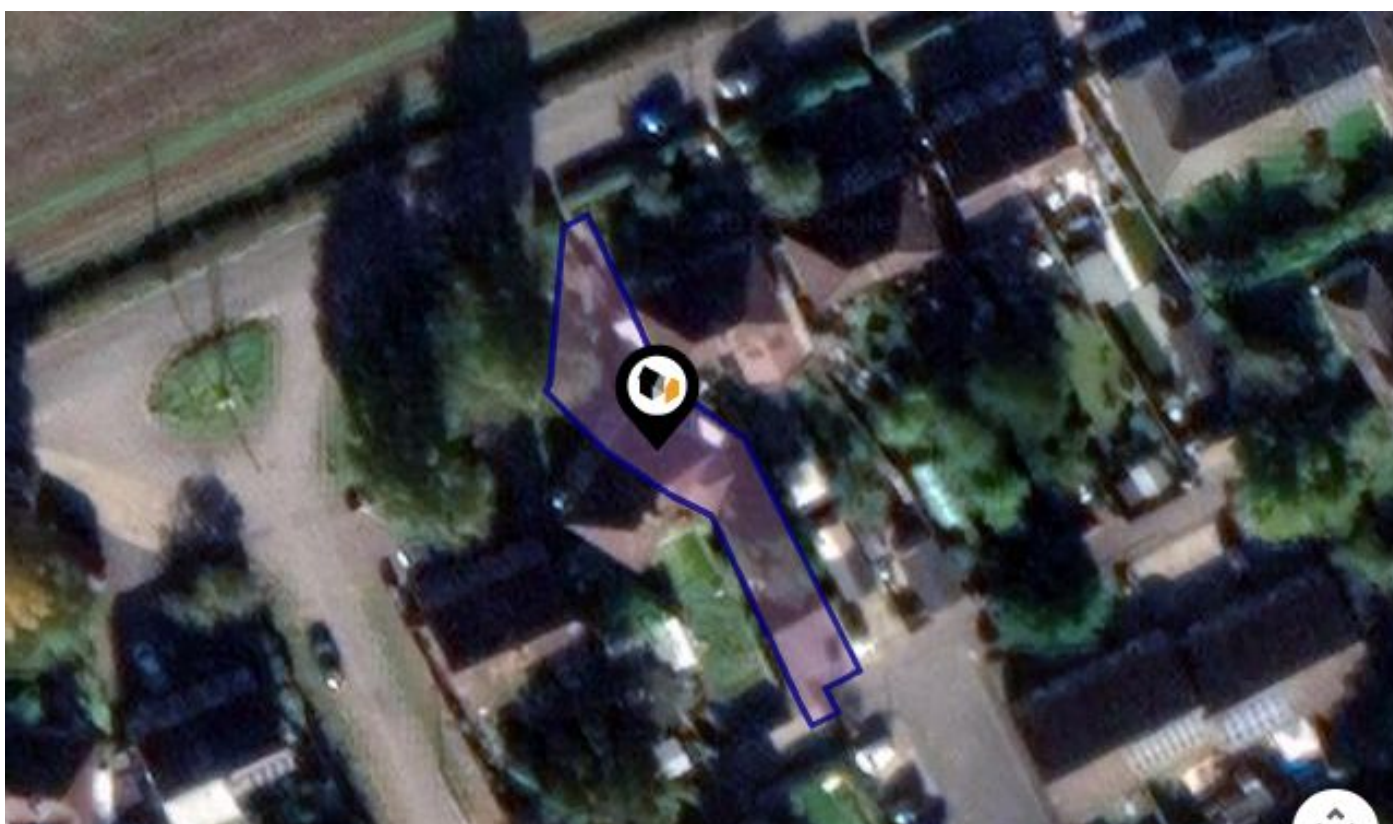


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 28<sup>th</sup> October 2025**



**WHITWELL WAY, COTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

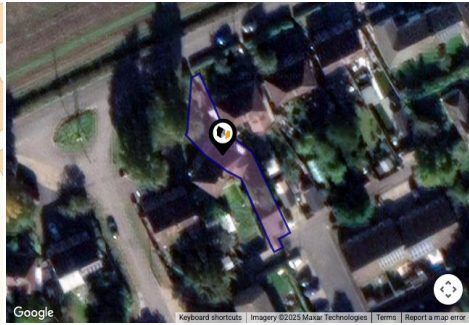
01223 508 050

jessica@cookecurtis.co.uk

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## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Semi-Detached                           | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 979 ft <sup>2</sup> / 91 m <sup>2</sup> |         |          |
| Plot Area:       | 0.07 acres                              |         |          |
| Year Built :     | 1950-1966                               |         |          |
| Council Tax :    | Band C                                  |         |          |
| Annual Estimate: | £2,146                                  |         |          |
| Title Number:    | CB104338                                |         |          |

## Local Area

|                    |                |                                                                                     |                                                                                       |                                                                                       |
|--------------------|----------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Cambridgeshire | Estimated Broadband Speeds<br>(Standard - Superfast - Ultrafast)                    |                                                                                       |                                                                                       |
| Conservation Area: | No             |                                                                                     |                                                                                       |                                                                                       |
| Flood Risk:        |                |                                                                                     |                                                                                       |                                                                                       |
| • Rivers & Seas    | Very low       | 3<br>mb/s                                                                           | 36<br>mb/s                                                                            | 1800<br>mb/s                                                                          |
| • Surface Water    | Low            |  |  |  |

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

Planning records for: **91A Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/0292/09/F |                                             |
|-------------------------|---------------------------------------------|
| Decision:               | Decided                                     |
| Date:                   | 03rd March 2009                             |
| Description:            | Extension to Existing Garage to Form Annexe |

| Reference - S/0278/14/FL |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 05th February 2014           |
| Description:             | Single Storey Rear Extension |

| Reference - S/0906/16/FL |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 04th April 2016              |
| Description:             | Single storey rear extension |

Planning records for: **1 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/3050/15/DC |                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                     |
| Date:                    | 26th November 2015                                                                                                                                                                          |
| Description:             | Application for approval of details reserved by condition 3 (Materials) following approval of planning reference S/1813/15/FL for the erection of dwelling following demolition of existing |

Planning records for: **1 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/1813/15/FL |                                                       |
|--------------------------|-------------------------------------------------------|
| Decision:                | Decided                                               |
| Date:                    | 17th July 2015                                        |
| Description:             | Erection of dwelling following demolition of existing |

| Reference - S/0680/16/DC |                                                                                                                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                         |
| Date:                    | 11th March 2016                                                                                                                                                                                 |
| Description:             | Application for approval of details reserved by condition 4 (Hard and Soft Landscaping) of planning permission reference S/1813/15/FL for erection of dwelling following demolition of existing |

| Reference - S/2352/13/FL |                            |
|--------------------------|----------------------------|
| Decision:                | Decided                    |
| Date:                    | 06th November 2013         |
| Description:             | Extensions and Alterations |

Planning records for: **7 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/4066/17/FL |                                                                       |
|--------------------------|-----------------------------------------------------------------------|
| Decision:                | Decided                                                               |
| Date:                    | 15th November 2017                                                    |
| Description:             | Two storey side and part two storey part single storey rear extension |

Planning records for: **7 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/1371/18/FL |                                                                                      |
|--------------------------|--------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                              |
| Date:                    | 10th April 2018                                                                      |
| Description:             | Erection of a two storey side and part two storey part single storey rear extension. |

| Reference - S/3932/18/NM |                                                            |
|--------------------------|------------------------------------------------------------|
| Decision:                | Decided                                                    |
| Date:                    | 12th October 2018                                          |
| Description:             | Non Material Amendment of Planning Permission S/1371/18/FL |

Planning records for: **21 Whitwell Way Coton CB23 7PW**

| Reference - 22/01119/S73 |                                                                                                                                                                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                   |
| Date:                    | 08th March 2022                                                                                                                                                                                                                           |
| Description:             | S73 to remove condition 3 of ref: 21/03106/HFUL (Part two storey, part single storey front extension. Part two storey, part single storey side extension. Demolition and reconstruction of garage. External insulation to existing home). |

| Reference - 21/03106/HFUL |                                                                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                 |
| Date:                     | 05th July 2021                                                                                                                                                                          |
| Description:              | Part two storey, part single storey front extension. Part two storey, part single storey side extension. Demolition and reconstruction of garage. External insulation to existing home. |

Planning records for: **21 Whitwell Way Coton CB23 7PW**

| Reference - 22/01119/CONDA |                                                                                                       |
|----------------------------|-------------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                               |
| Date:                      | 09th October 2023                                                                                     |
| Description:               | Submission of details required by condition 3 (roofing materials) of planning permission 22/01119/S73 |

Planning records for: **25 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/3220/17/NM |                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                    |
| Date:                    | 13th September 2017                                                                                        |
| Description:             | Non Material Amendment of Planning Permission S/1729/17/FL to Reduce Forward Projection of Side Extension. |

| Reference - S/1729/17/FL |                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                           |
| Date:                    | 12th May 2017                                                                                                     |
| Description:             | Demolition of existing integral garage single storey extension to front and side & remote single flat roof garage |

Planning records for: **27 Whitwell Way Coton CB23 7PW**

| Reference - 20/03458/HFUL |                                                           |
|---------------------------|-----------------------------------------------------------|
| Decision:                 | Decided                                                   |
| Date:                     | 13th August 2020                                          |
| Description:              | Single storey rear extension and porch to front elevation |

Planning records for: **27 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/2324/13/NM                                                                                            |
|---------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                            |
| <b>Date:</b> 04th November 2013                                                                                     |
| <b>Description:</b><br>Non-material amendment to S/1362/13/FL for alterations (reduction) to ground floor extension |

| Reference - S/2680/13/NM                                                                                 |
|----------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> -                                                                                       |
| <b>Date:</b> 18th December 2013                                                                          |
| <b>Description:</b><br>Non-material amendment to S/1362/13/FL to increase roof pitch height on extension |

| Reference - S/0386/14/NM                                                                             |
|------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                             |
| <b>Date:</b> 18th February 2014                                                                      |
| <b>Description:</b><br>Non-material amendment to S/1362/13/FL for alterations to rear extension door |

| Reference - S/1362/13/FL                     |
|----------------------------------------------|
| <b>Decision:</b> Decided                     |
| <b>Date:</b> 21st June 2013                  |
| <b>Description:</b><br>Extension to dwelling |

Planning records for: **31 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/2326/13/FL |                         |
|--------------------------|-------------------------|
| Decision:                | Decided                 |
| Date:                    | 31st October 2013       |
| Description:             | Erection of outbuilding |

Planning records for: **35 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/3052/15/FL |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 27th November 2015            |
| Description:             | Single storey front extension |

Planning records for: **37 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/1216/14/FL |                                                    |
|--------------------------|----------------------------------------------------|
| Decision:                | Decided                                            |
| Date:                    | 22nd May 2014                                      |
| Description:             | Two storey side and single storey front extensions |

Planning records for: **47 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - 21/02147/PRI01A |                                                               |
|-----------------------------|---------------------------------------------------------------|
| Decision:                   | Decided                                                       |
| Date:                       | 10th May 2021                                                 |
| Description:                | Single storey rear extension together with lean to Boot room. |

Planning records for: **47 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - 21/03191/PRI01A |                              |
|-----------------------------|------------------------------|
| Decision:                   | Decided                      |
| Date:                       | 07th July 2021               |
| Description:                | Single storey rear extension |

Planning records for: **61 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - 20/02459/HFUL |                               |
|---------------------------|-------------------------------|
| Decision:                 | Decided                       |
| Date:                     | 14th April 2020               |
| Description:              | Single storey front extension |

Planning records for: **63 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - S/0061/10/F |                   |
|-------------------------|-------------------|
| Decision:               | Decided           |
| Date:                   | 19th January 2010 |
| Description:            | Extension         |

Planning records for: **75 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 21/05355/CONDA |                                                                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                                                                |
| Date:                      | 07th March 2023                                                                                                                        |
| Description:               | Submission of details required by condition 10 (Traffic Management Plan) and 22 (Water Efficiency) of planning permission 21/05355/FUL |

Planning records for: **75 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 23/00873/CL2PD |                                                                                                 |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                         |
| Date:                      | 07th March 2023                                                                                 |
| Description:               | Certificate of lawfulness under S192 for Internal retrofit to loft and addition of a rooflight. |

| Reference - S/2389/16/FL |                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                               |
| Date:                    | 07th September 2016                                                                                   |
| Description:             | Small single storey extension to the rear of the property and a thermal upgrade of the external walls |

| Reference - S/4261/17/NM |                                                         |
|--------------------------|---------------------------------------------------------|
| Decision:                | Decided                                                 |
| Date:                    | 01st December 2017                                      |
| Description:             | Non Material amendment of planning permission S/2389/16 |

Planning records for: **79 Whitwell Way Coton CB23 7PW**

| Reference - S/1800/18/FL |                                       |
|--------------------------|---------------------------------------|
| Decision:                | Decided                               |
| Date:                    | 09th May 2018                         |
| Description:             | Single storey side and rear extension |

Planning records for: **83 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 25/01847/HFUL |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                           |
| Date:                     | 12th May 2025                                                                                                                     |
| Description:              | Demolition of existing front garage and erection of double garage to rear, new gates to front and extension of existing driveway. |

| Reference - 24/04676/HFUL |                            |
|---------------------------|----------------------------|
| Decision:                 | Decided                    |
| Date:                     | 13th December 2024         |
| Description:              | Two storey rear extension. |

Planning records for: **85 Whitwell Way Coton CB23 7PW**

| Reference - 21/00080/HFUL |                                                                                                      |
|---------------------------|------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                              |
| Date:                     | 10th January 2021                                                                                    |
| Description:              | Single storey front and side and two storey rear extensions following demolition of existing garage. |

| Reference - 20/04136/HFUL |                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Awaiting decision                                                                                                                 |
| Date:                     | 06th October 2020                                                                                                                 |
| Description:              | Demolition of an existing attached garage and replace with two storey front and side extension and a single storey rear extension |

Planning records for: **Land Rear Of 89 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/0822/18/FL |                                 |
|--------------------------|---------------------------------|
| Decision:                | Decided                         |
| Date:                    | 02nd March 2018                 |
| Description:             | Erection of dwelling and garage |

| Reference - S/1818/12/FL |                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                   |
| Date:                    | 31st August 2012                                                                                          |
| Description:             | Rear conservatory replacement extension side roofed carport replacement garage extension and front dormer |

| Reference - S/0801/17/FL |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 08th March 2017               |
| Description:             | Erection of Bungalow & Garage |

Planning records for: **95 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/2780/16/FL |                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                           |
| Date:                    | 18th October 2016                                                                                 |
| Description:             | Proposed demolition of conservatory and construction of single storey rear garden room extension. |

Planning records for: **97 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 24/02012/FUL                                                                                 |
|----------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                 |
| <b>Date:</b> 24th May 2024                                                                               |
| <b>Description:</b><br>Demolition of existing dwelling and construction of a self/custom build dwelling. |

| Reference - 24/02012/CONDB                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                              |
| <b>Date:</b> 16th January 2025                                                                                                                                        |
| <b>Description:</b><br>Submission of details required by conditions 10 (Biodiversity Enhancement) and 11(Biodiversity Green Roof) of planing permission 24/02012/FUL. |

| Reference - 24/02012/CONDC                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                            |
| <b>Date:</b> 01st May 2025                                                                                                                          |
| <b>Description:</b><br>Submission of details required by condition 3 (Energy Statement) and 4 (Water Efficiency) of planing permission 24/02012/FUL |

| Reference - 24/00895/HFUL                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                                                                                                                              |
| <b>Date:</b> 08th March 2024                                                                                                                                                                                                                                          |
| <b>Description:</b><br>Partial demolition of existing ground and first floors and erection of single storey front, side and rear extensions, two storey side and rear extensions and changes to existing fenestration and materials. (Re-submission of 24/00439/HFUL) |

Planning records for: **97 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 24/02012/CONDA |                                                                                                     |
|----------------------------|-----------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                             |
| Date:                      | 28th October 2024                                                                                   |
| Description:               | Submission of details required by condition 3 (Energy Statement) of planing permission 24/02012/FUL |

| Reference - 24/00439/HFUL |                                                                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Withdrawn                                                                                                                                                                                                               |
| Date:                     | 07th February 2024                                                                                                                                                                                                      |
| Description:              | Partial demolition of existing gound and first floors and erection of single and single storey front, side and rear extensions, two storey side and rear extensions and changes to existing fenestration and materials. |

Planning records for: **99 Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW**

| Reference - S/1019/18/OL |                                                                     |
|--------------------------|---------------------------------------------------------------------|
| Decision:                | Decided                                                             |
| Date:                    | 16th March 2018                                                     |
| Description:             | Outline Planning permission for a single storey 2 bedroom bungalow. |

| Reference - 21/02685/OUT |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                      |
| Date:                    | 08th June 2021                                                                               |
| Description:             | Outline Planning permission for a single storey 2 bedroom bungalow with all matters reserved |

Planning records for: **99 Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - 24/02956/OUT |                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Withdrawn                                                                                                               |
| Date:                    | 07th August 2024                                                                                                        |
| Description:             | Outline application for the erection of a single storey self/custom build 2 bedroom bungalow with all matters reserved. |

Planning records for: **Harvest View Whitwell Way Coton Cambridgeshire CB23 7PW**

| Reference - S/0946/09/F |                |
|-------------------------|----------------|
| Decision:               | Decided        |
| Date:                   | 29th June 2009 |
| Description:            | Annexe         |

Planning records for: **Whitwell Farm Whitwell Way Coton CB23 7PW**

| Reference - 20/05337/FUL |                                                  |
|--------------------------|--------------------------------------------------|
| Decision:                | Decided                                          |
| Date:                    | 23rd December 2020                               |
| Description:             | Change of use of land for the exercising of dogs |

Planning records for: **Coton C Of E Community Primary School Whitwell Way Coton Cambridge CB23 7PW**

| Reference - S/0459/14/CC/C1 |                                                                                                                          |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Decision:                   | Application Permitted                                                                                                    |
| Date:                       | 28th April 2014                                                                                                          |
| Description:                | Conditions: 6 Condition survey of public highway, 7 Nesting birds, 8 Tree protection scheme, 9 Hard and Soft landscaping |

Planning records for: *Coton Pre-School Coton C Of E Community Primary School Whitwell Way Coton Cambridge Cambridgeshire CB23 7PW*

| Reference - S/2167/13/FL |                                                                                |
|--------------------------|--------------------------------------------------------------------------------|
| Decision:                | Decided                                                                        |
| Date:                    | 11th October 2013                                                              |
| Description:             | Renewal of Planning Permission S/1771/10 Retention of 3-Bay Mobile Classroom.- |

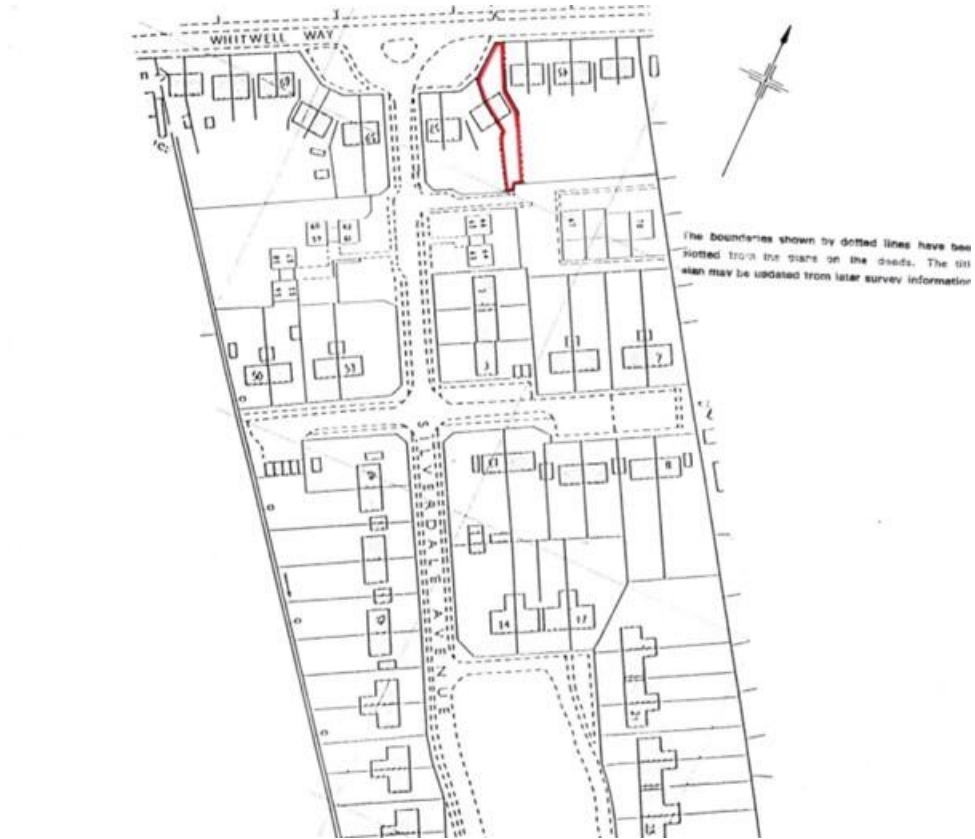
| Reference - S/0459/14/CC |                                                                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Application Permitted                                                                                                                                      |
| Date:                    | 22nd January 2014                                                                                                                                          |
| Description:             | Proposed extension to provide a reception classroom and pre-school room, offices and store with associated relocation of a hard play area and landscaping. |







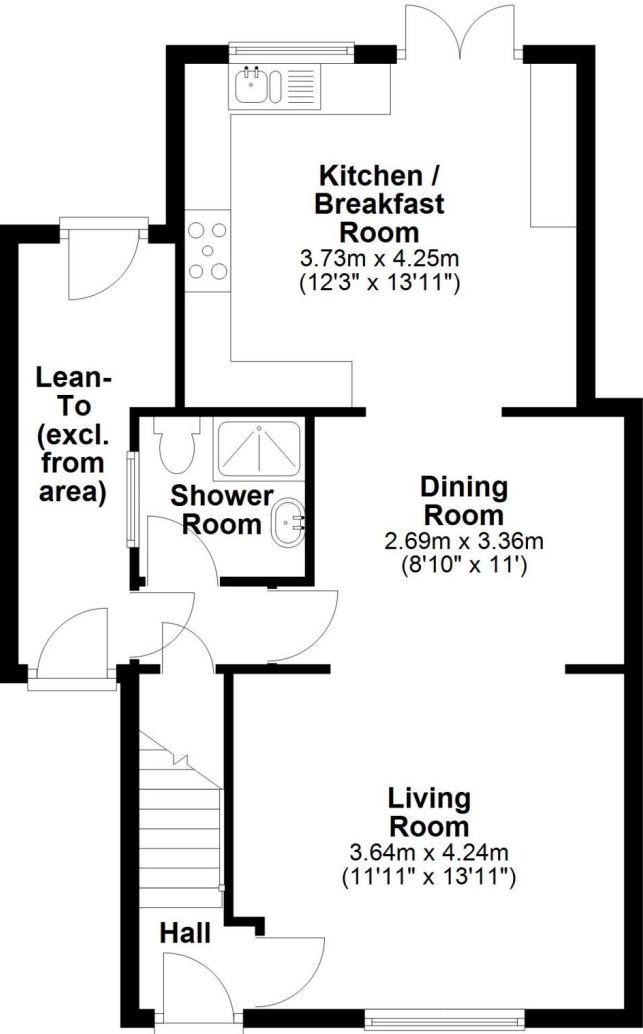
## WHITWELL WAY, COTON, CAMBRIDGE, CB23



WHITWELL WAY, COTON, CAMBRIDGE, CB23

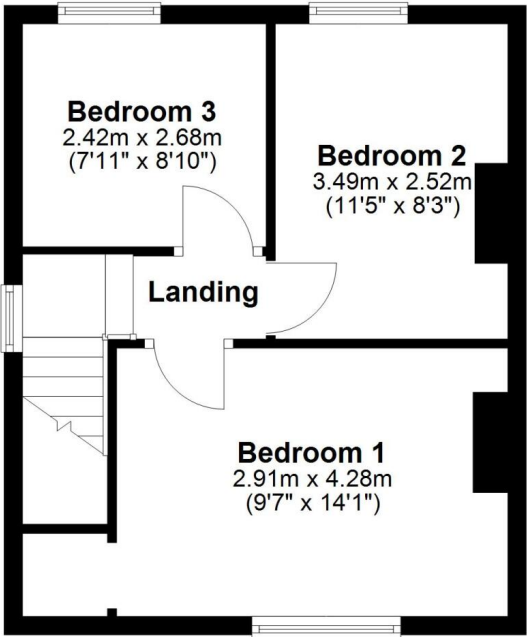
Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



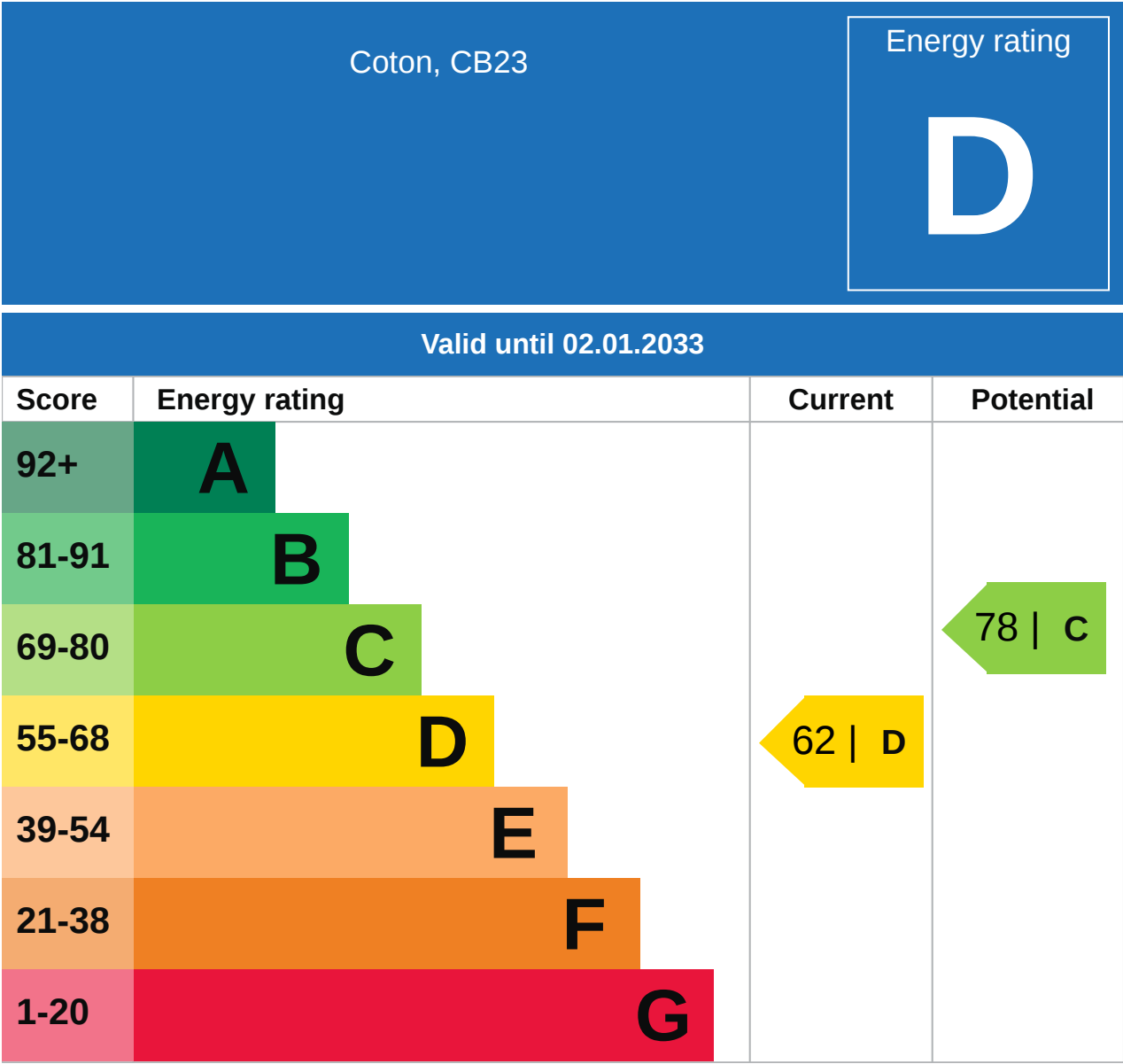
First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 84.3 sq. metres (907.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Additional EPC Data

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|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Rental                                         |
| <b>Energy Tariff:</b>               | Dual                                           |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 1                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Cavity wall, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Poor                                           |
| <b>Roof:</b>                        | Pitched, no insulation (assumed)               |
| <b>Roof Energy:</b>                 | Very Poor                                      |
| <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> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in 83% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 91 m <sup>2</sup>                              |



### 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



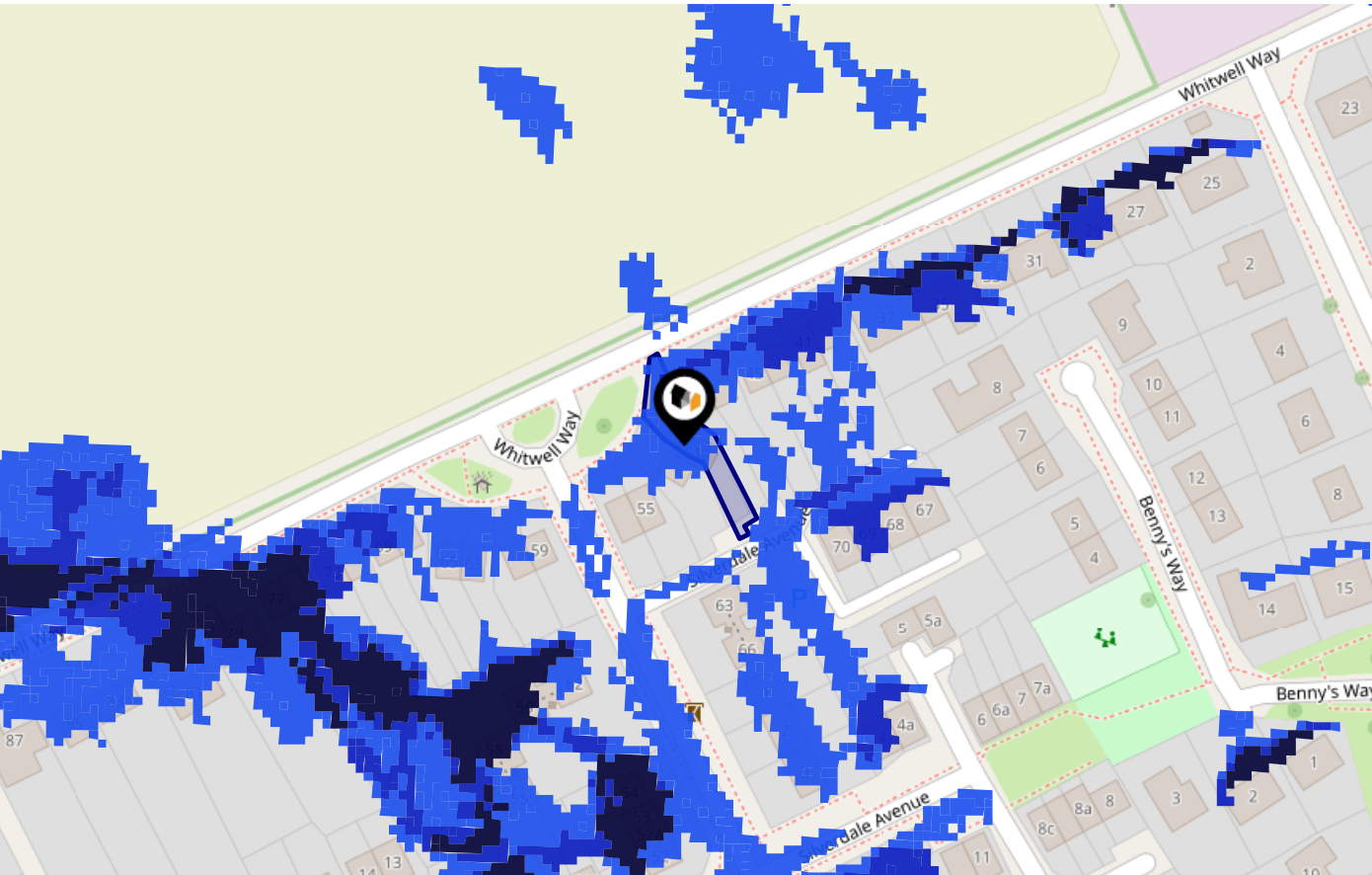
/cookecurtisco

# 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.

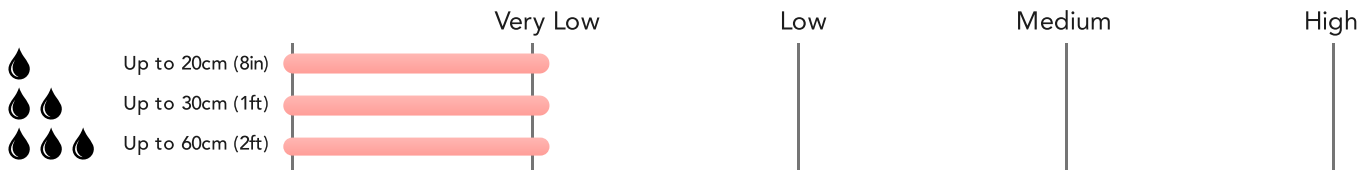


Risk Rating: Low

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:

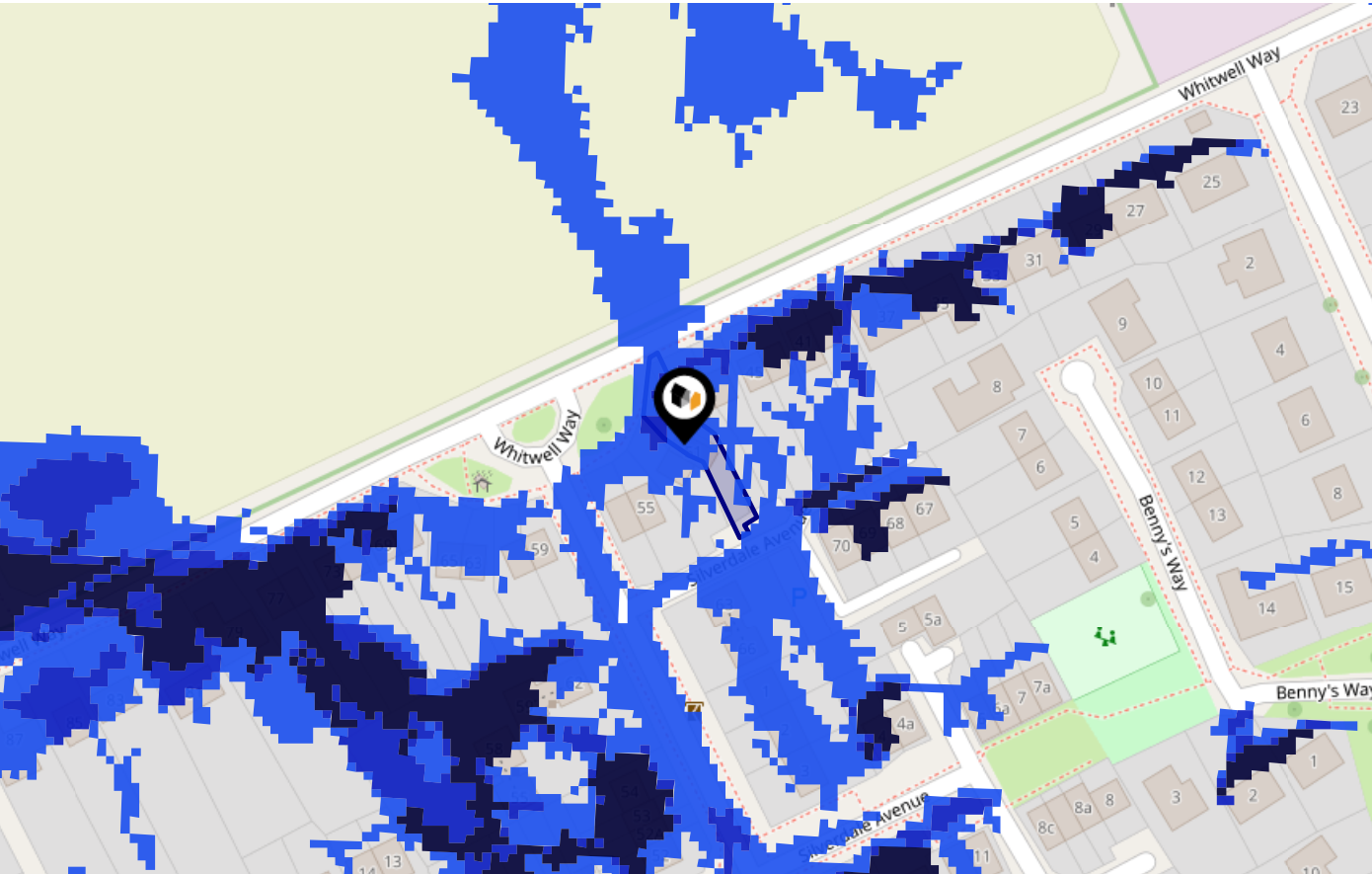


# Flood Risk

## 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.

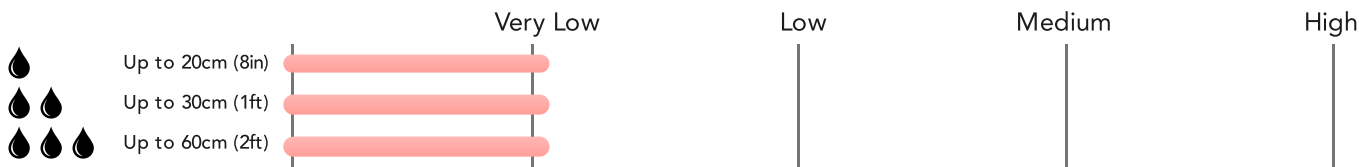


Risk Rating: Low

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:

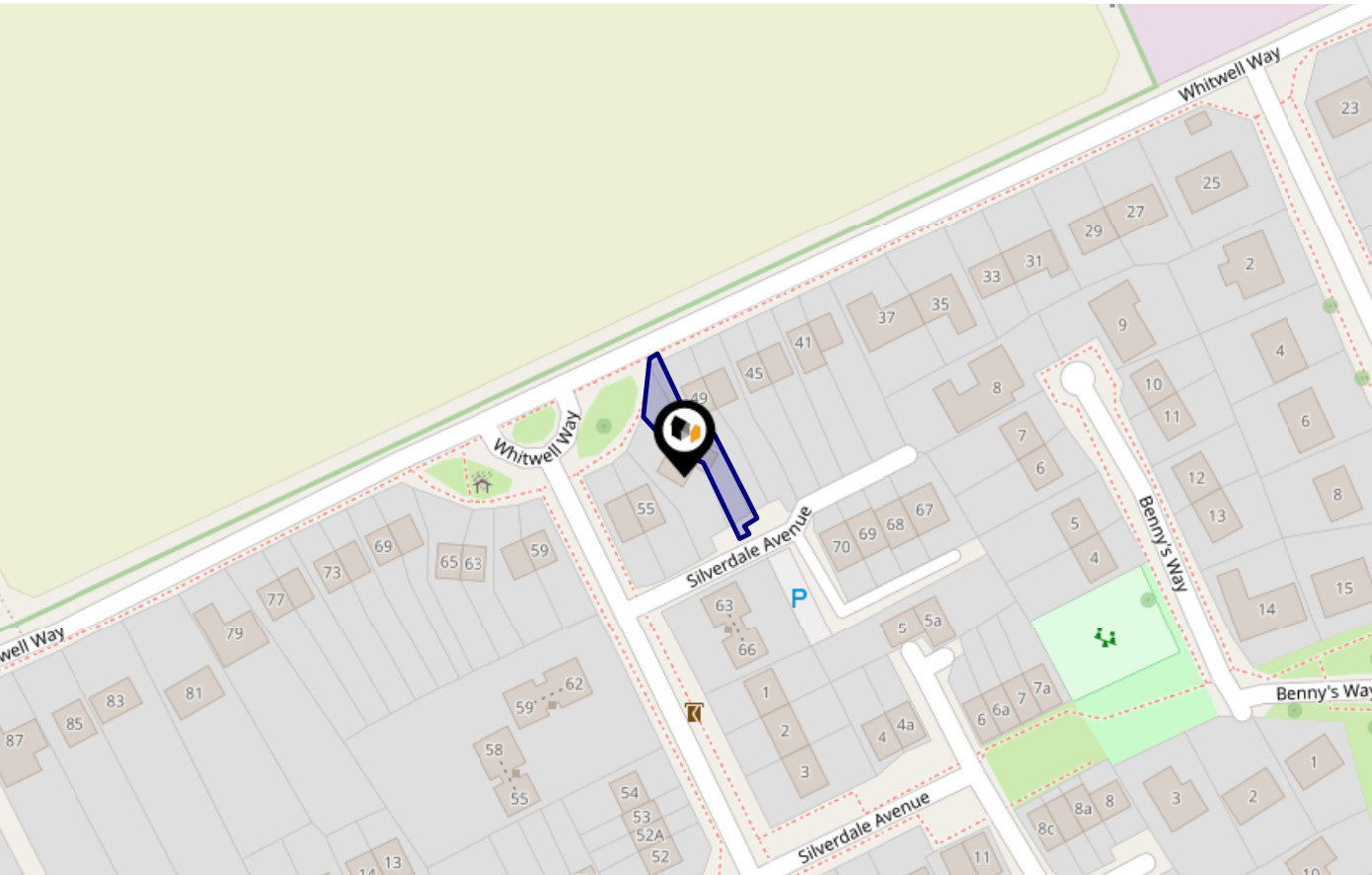


# Flood Risk

## 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.

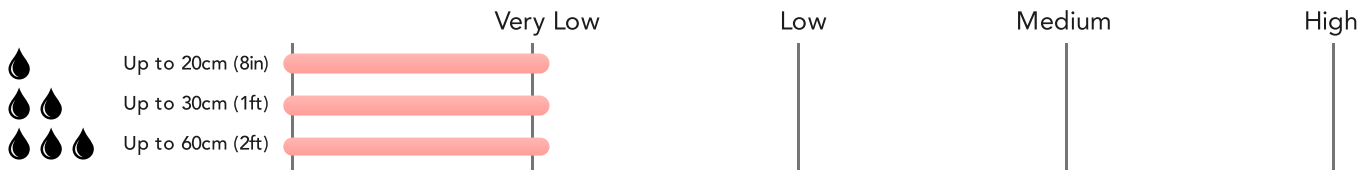


Risk Rating: Very low

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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Chance of flooding to the following depths at this property:

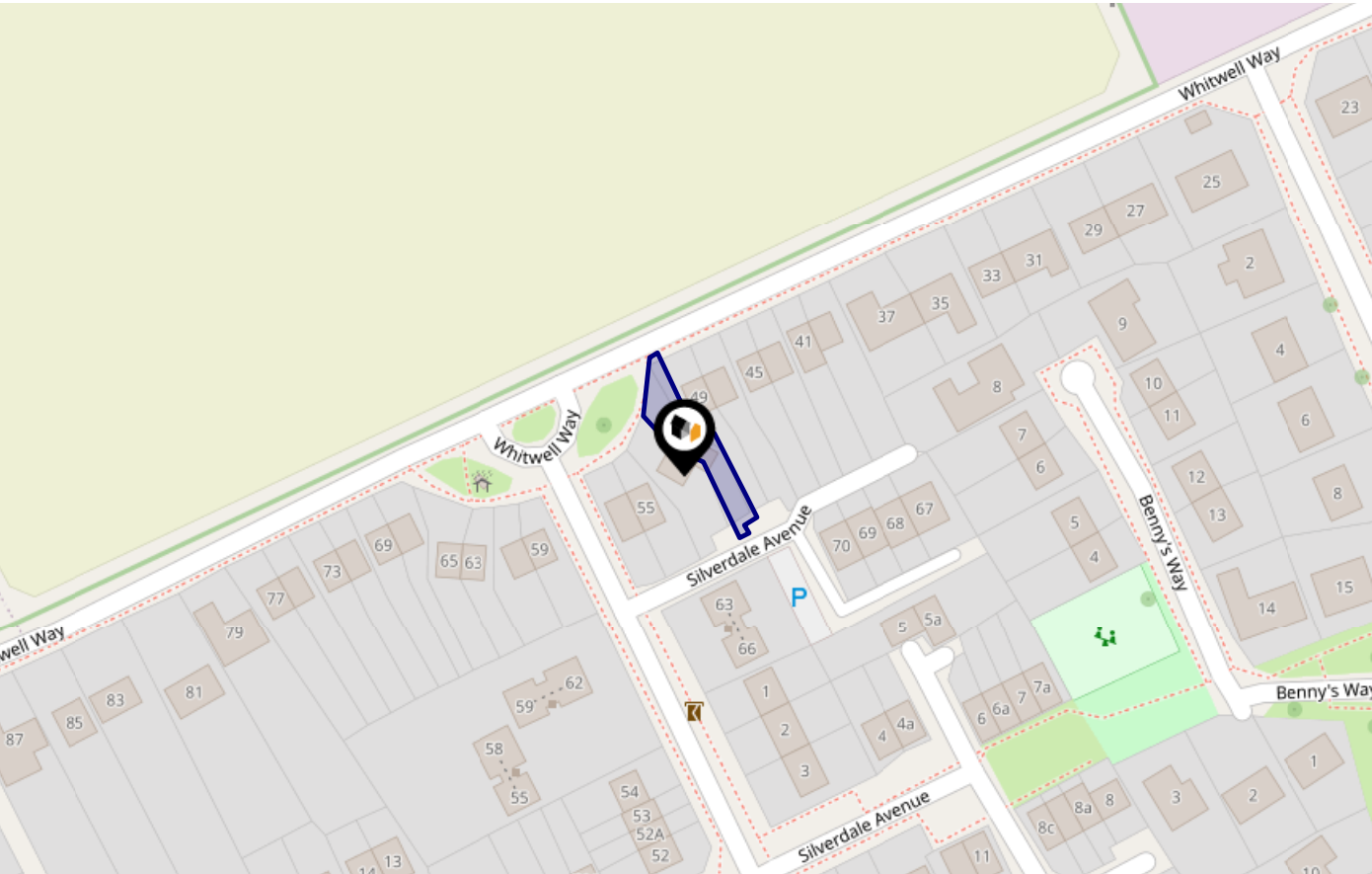


# Flood Risk

## 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.

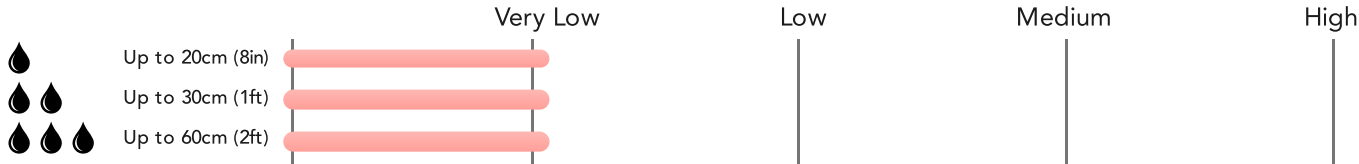


Risk Rating: Very low

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

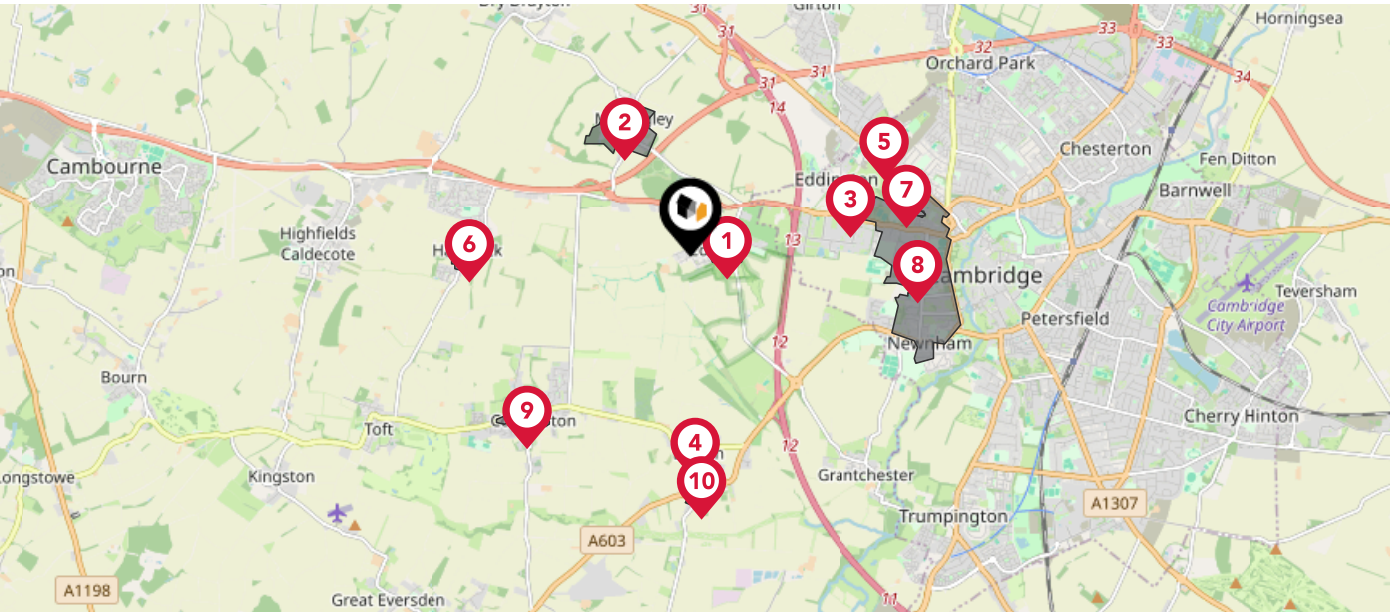


# Maps

## 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.



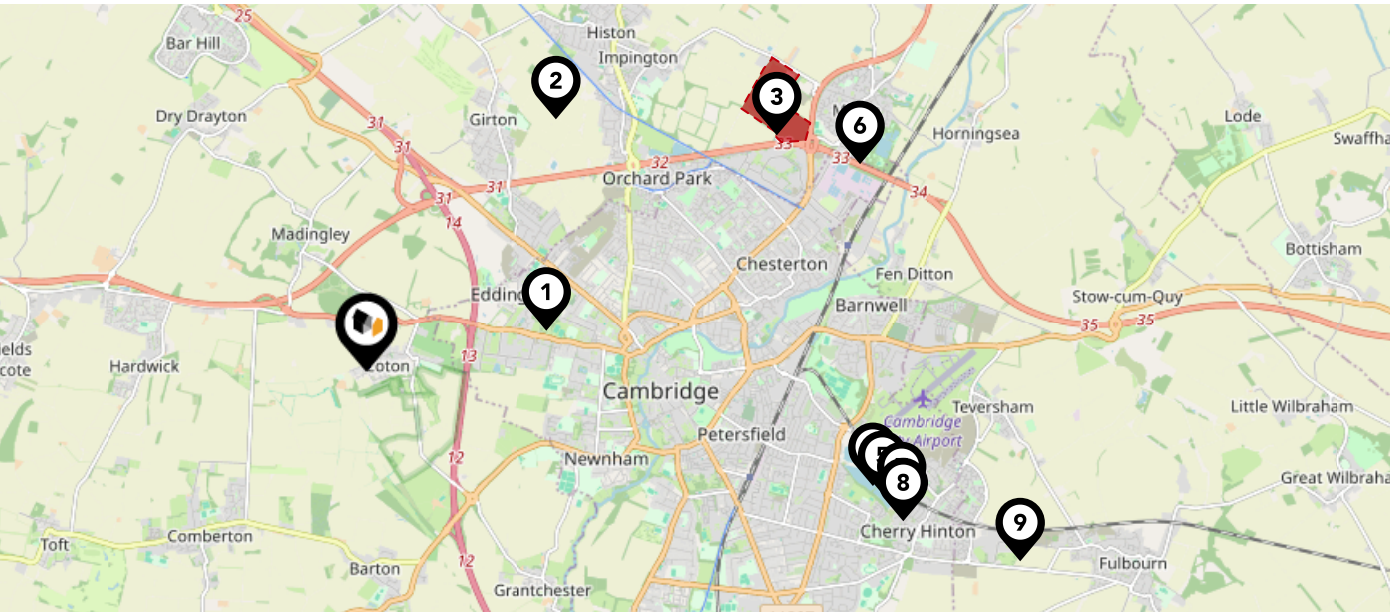
| Nearby Conservation Areas |                     |
|---------------------------|---------------------|
| 1                         | Coton               |
| 2                         | Madingley           |
| 3                         | Conduit Head Road   |
| 4                         | Barton St Peter's   |
| 5                         | Howes Place         |
| 6                         | Hardwick            |
| 7                         | Storey's Way        |
| 8                         | West Cambridge      |
| 9                         | Comberton Village   |
| 10                        | Barton Wimpole Road |

# 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                     | 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                     | Coldhams Lane-Coldhams Lane, Cherry Hinton                       | Historic Landfill |
| 5                     | Norman Works-Coldhams Lane, Cambridge                            | Historic Landfill |
| 6                     | Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire | Historic Landfill |
| 7                     | Coldham's Lane Tip-Cambridge, Cambridgeshire                     | Historic Landfill |
| 8                     | Cement Works Tip-Off Coldham's Lane, Cambridgeshire              | Historic Landfill |
| 9                     | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire        | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



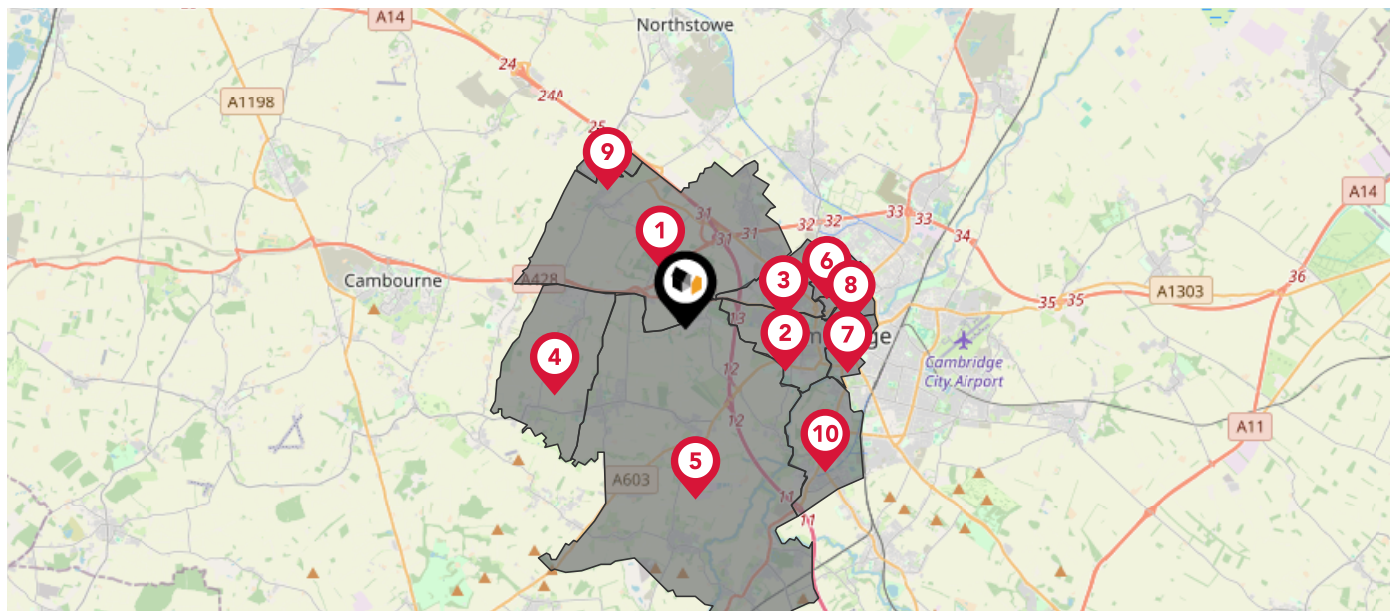
### Mine Entry

- ✕ 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

Girton Ward

2

Newnham Ward

3

Castle Ward

4

Hardwick Ward

5

Harston & Comberton Ward

6

Arbury Ward

7

Market Ward

8

West Chesterton Ward

9

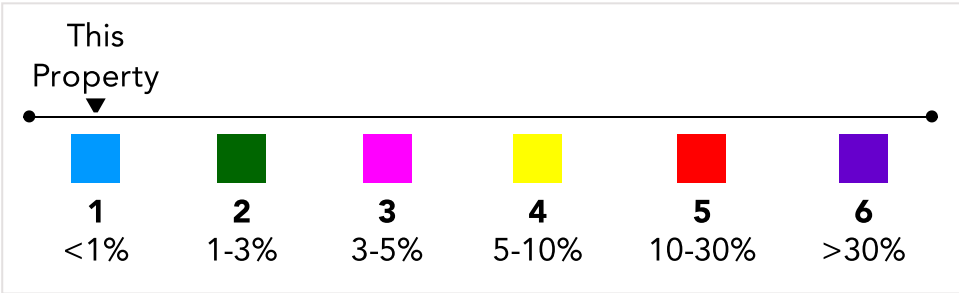
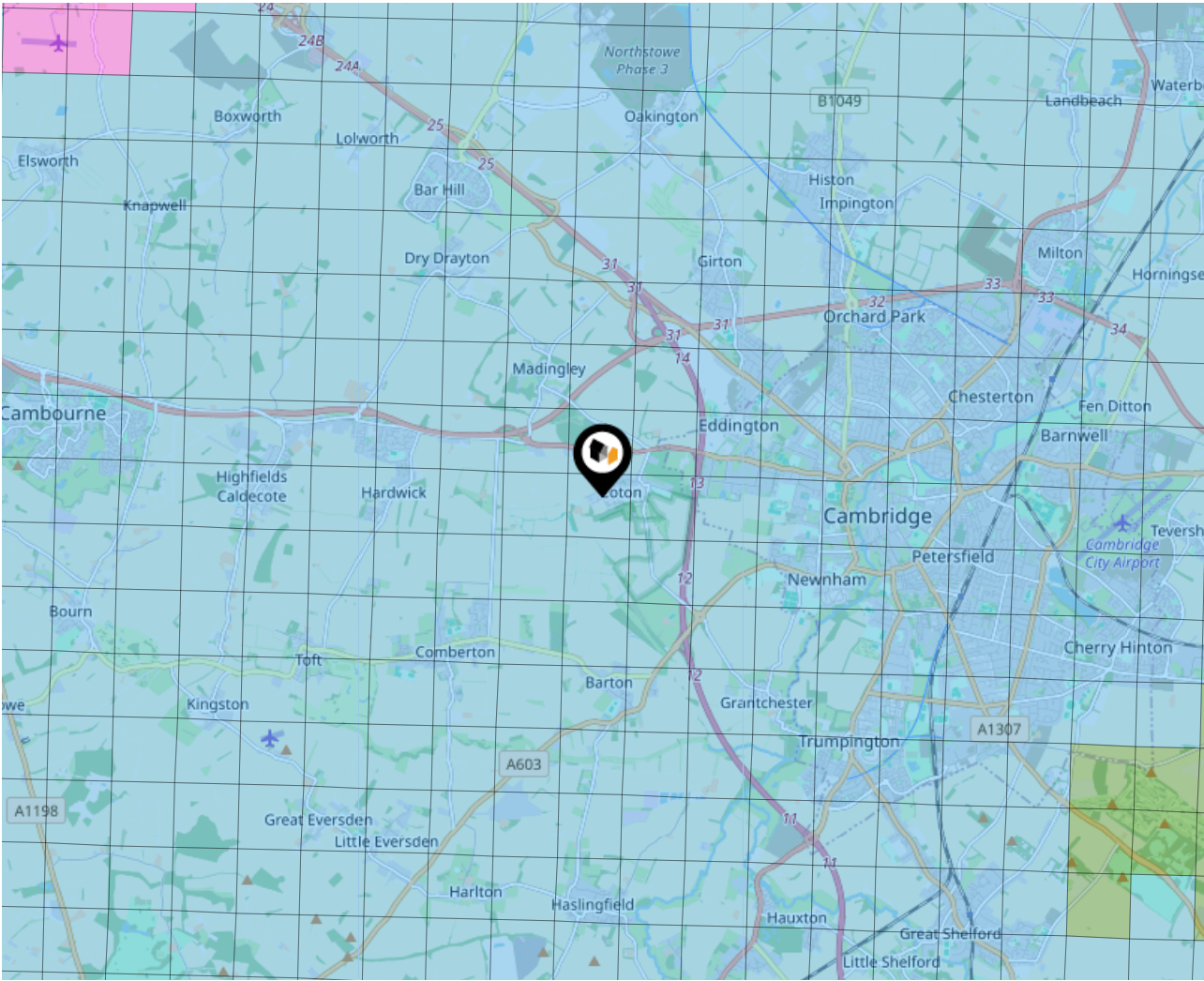
Bar Hill Ward

10

Trumpington Ward

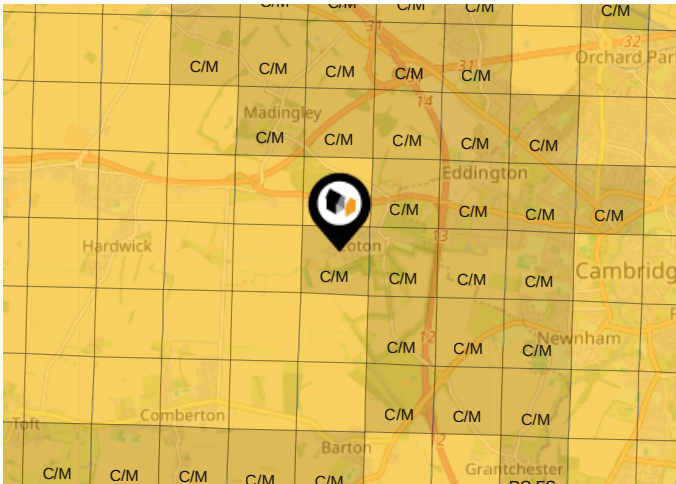
### What is Radon?

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 |                      |              |

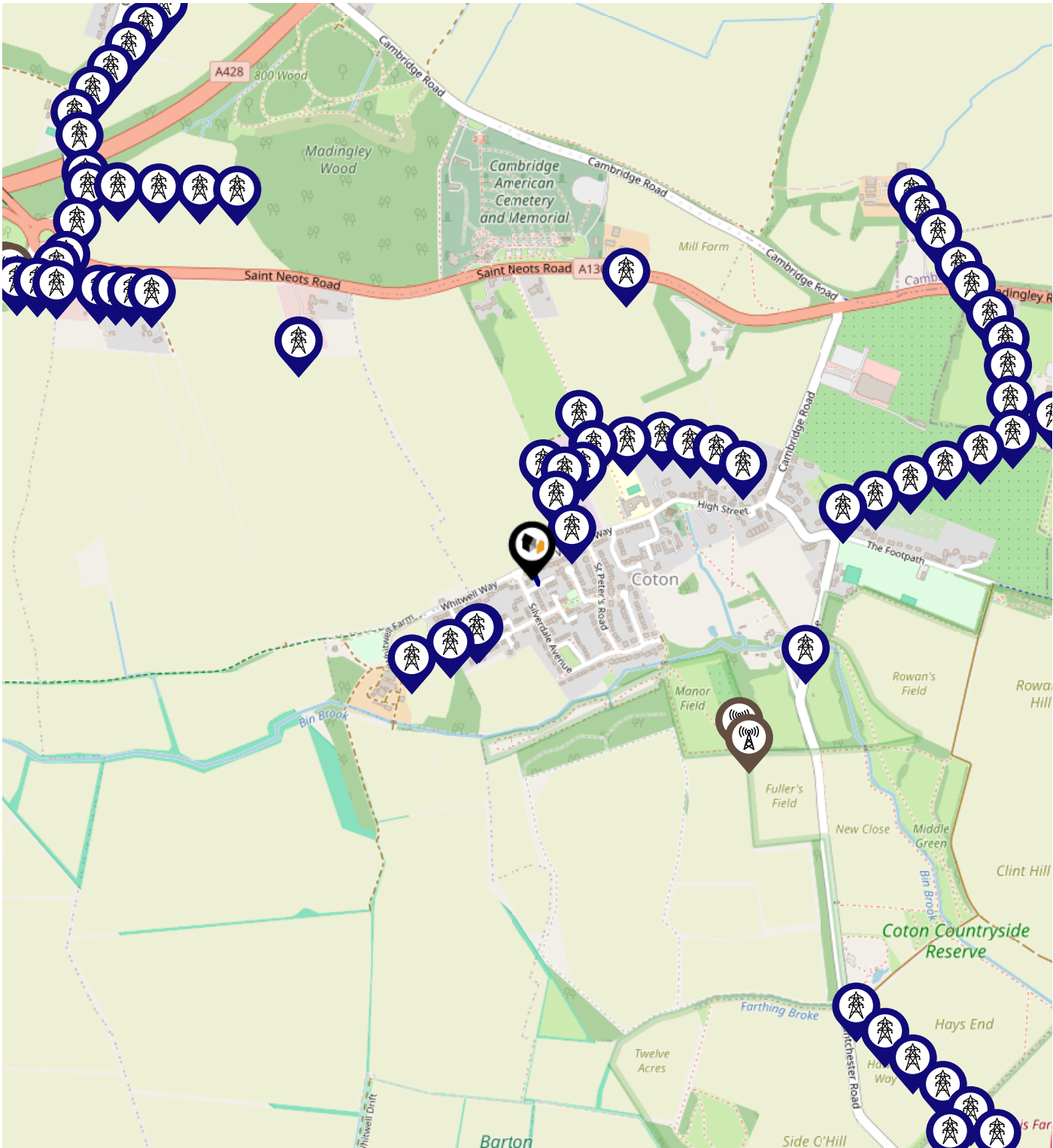


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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

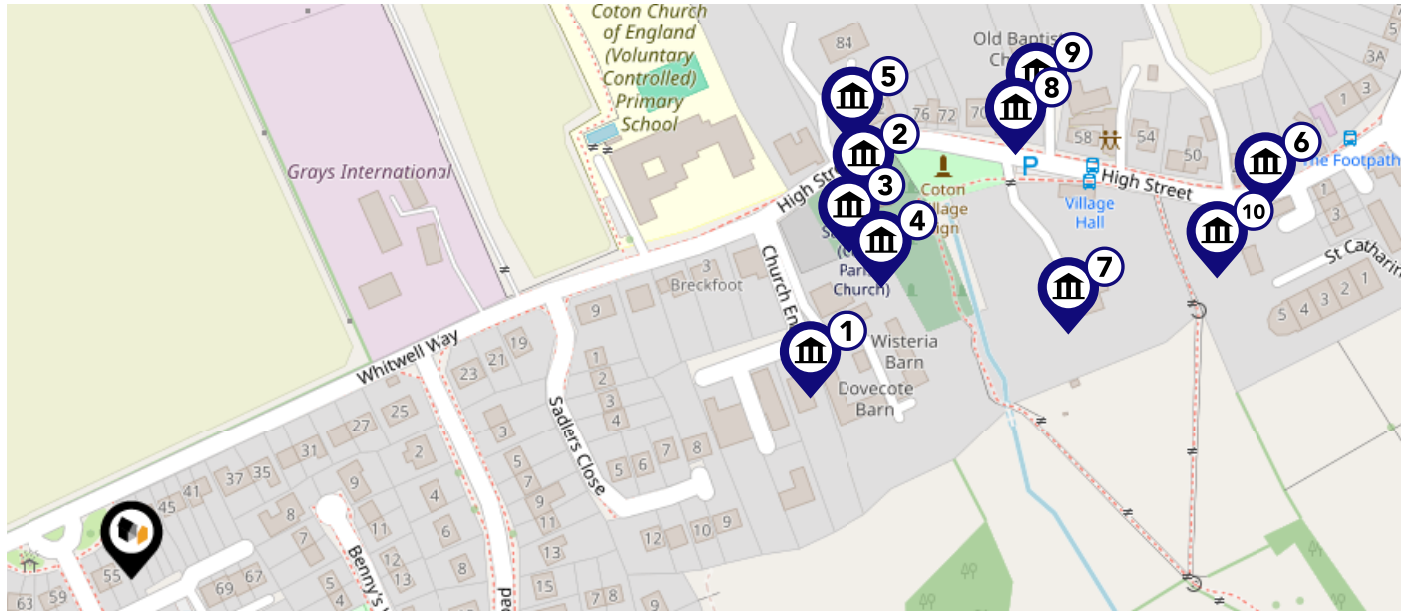
## Masts & Pylons



**Key:**

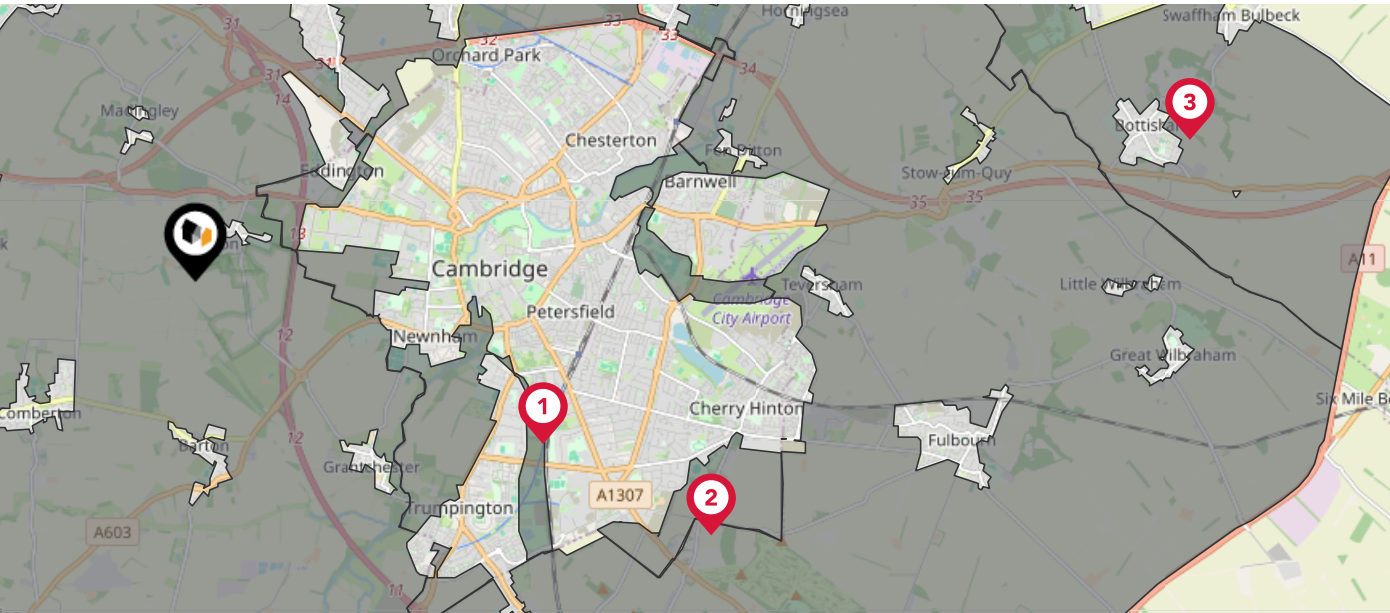
-  Power Pylons
-  Communication Masts

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

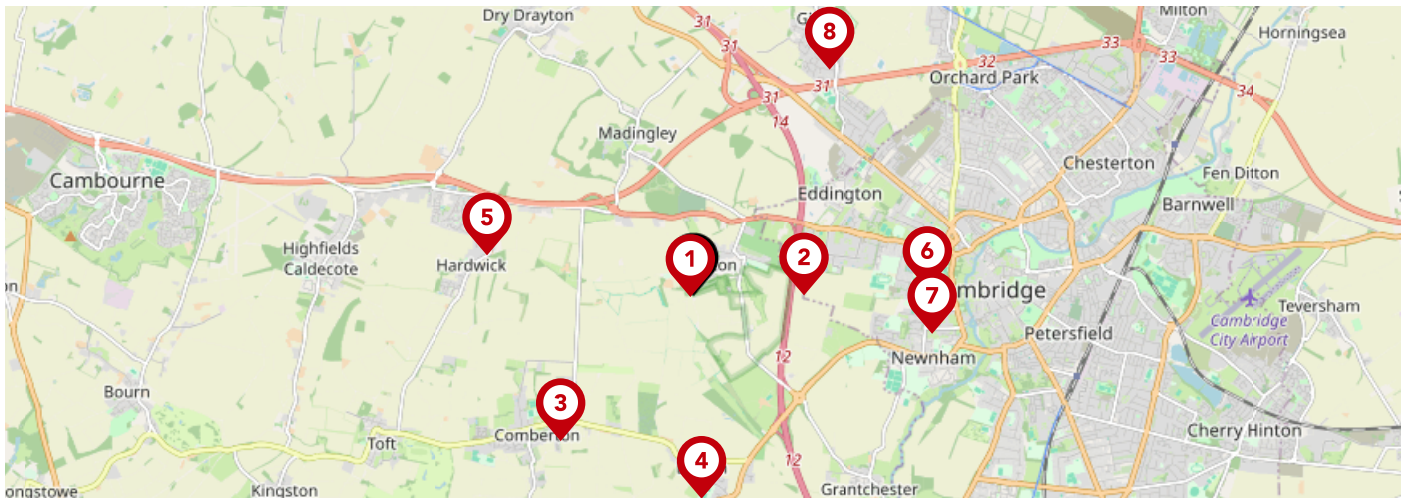


| Listed Buildings in the local district                                              |                                                                       | Grade    | Distance  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|-----------|
|  | 1331089 - Dovecote, At Dovecote Barns                                 | Grade II | 0.2 miles |
|  | 1331128 - Water Pump In Street North Of Chancel Of Church Of St Peter | Grade II | 0.2 miles |
|  | 1127774 - Church Of St Peter                                          | Grade I  | 0.2 miles |
|  | 1439976 - Coton War Memorial                                          | Grade II | 0.2 miles |
|  | 1331127 - Claypit Cottages                                            | Grade II | 0.2 miles |
|  | 1162596 - 44 And 46, High Street                                      | Grade II | 0.3 miles |
|  | 1127773 - The Rectory                                                 | Grade II | 0.3 miles |
|  | 1127771 - Rose Cottage                                                | Grade II | 0.3 miles |
|  | 1331126 - 64, High Street                                             | Grade II | 0.3 miles |
|  | 1127772 - 57, High Street                                             | Grade II | 0.3 miles |

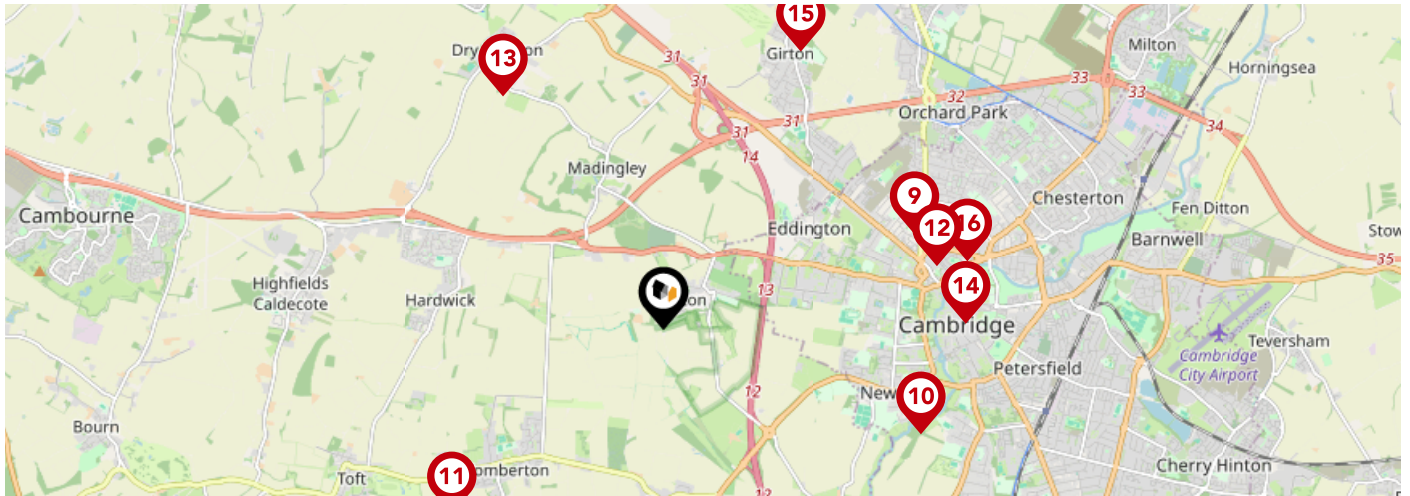
This map displays nearby areas that have been designated as Green Belt...



| Nearby Green Belt Land |                                             |
|------------------------|---------------------------------------------|
| 1                      | Cambridge Green Belt - South Cambridgeshire |
| 2                      | Cambridge Green Belt - Cambridge            |
| 3                      | Cambridge Green Belt - East Cambridgeshire  |



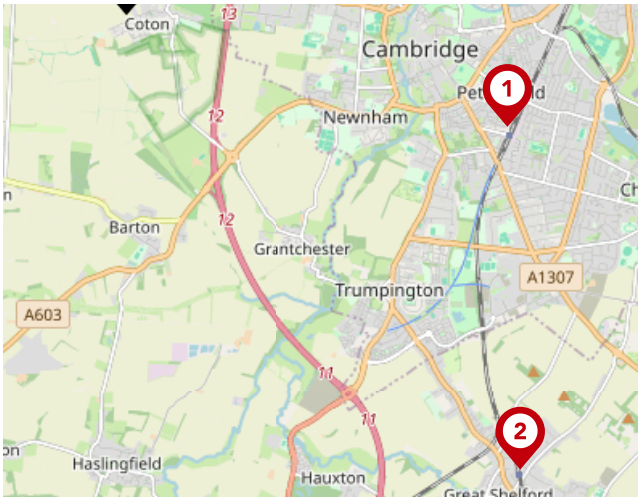
|   |                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | <b>Coton Church of England (Voluntary Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 106   Distance:0.03 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <b>University of Cambridge Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 668   Distance:1                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <b>Meridian Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:1.79                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <b>Barton CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 112   Distance:1.85                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <b>Hardwick and Cambourne Community Primary School</b><br>Ofsted Rating: Good   Pupils: 531   Distance:1.91                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | <b>St John's College School</b><br>Ofsted Rating: Not Rated   Pupils: 435   Distance:2.13                                                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | <b>King's College School</b><br>Ofsted Rating: Not Rated   Pupils: 414   Distance:2.2                                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | <b>Girton Glebe Primary School</b><br>Ofsted Rating: Good   Pupils: 183   Distance:2.39                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



|                                                                                     |                                                                                                          | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Mayfield Primary School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:2.45                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Newnham Croft Primary School</b><br>Ofsted Rating: Good   Pupils: 229   Distance:2.53                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Comberton Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1930   Distance:2.54            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Luke's CofE Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 92   Distance:2.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dry Drayton CofE (C) Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:2.57           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Park Street CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 115   Distance:2.75              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gretton School</b><br>Ofsted Rating: Outstanding   Pupils: 141   Distance:2.82                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Chesterton Community College</b><br>Ofsted Rating: Outstanding   Pupils: 1121   Distance:2.83         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

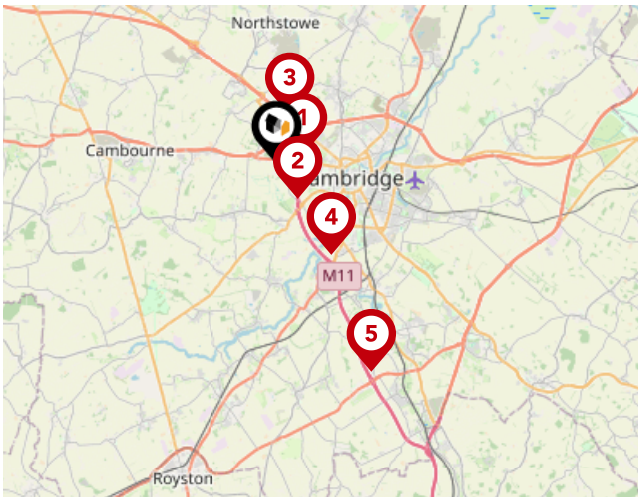
# Area

## Transport (National)



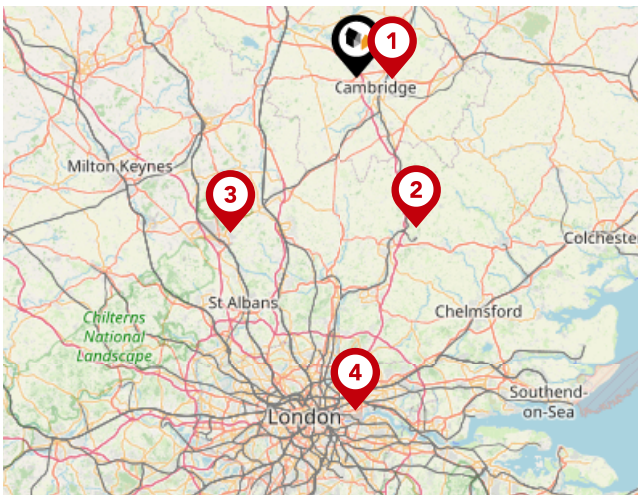
### National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Cambridge Rail Station        | 3.61 miles |
| 2   | Shelford (Cambs) Rail Station | 5.47 miles |
| 3   | Cambridge North Rail Station  | 4.49 miles |



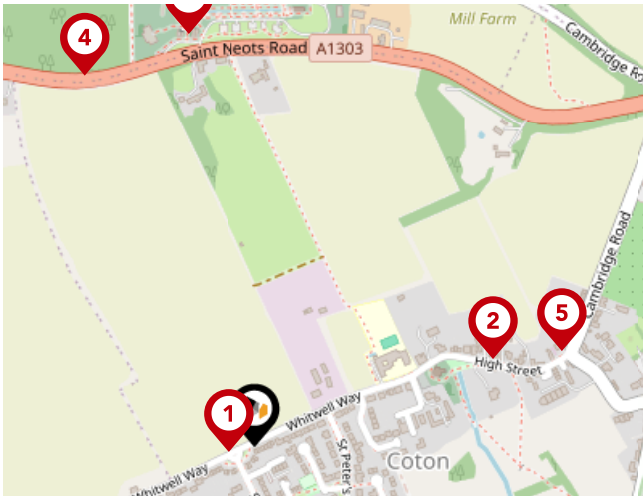
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J13 | 0.97 miles |
| 2   | M11 J12 | 1.54 miles |
| 3   | M11 J14 | 1.79 miles |
| 4   | M11 J11 | 3.92 miles |
| 5   | M11 J10 | 8.39 miles |



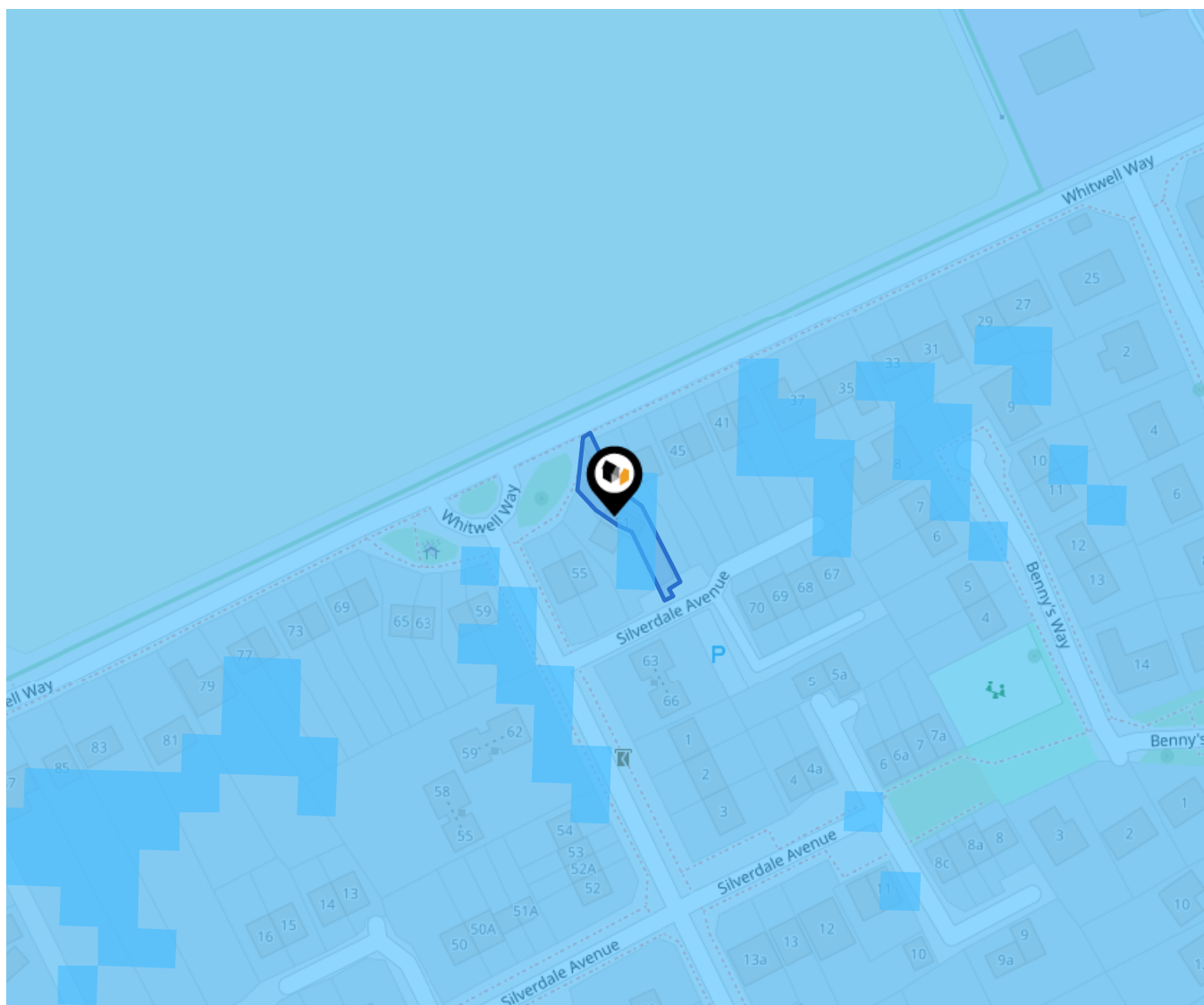
### Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 5.06 miles  |
| 2   | Stansted Airport | 23.68 miles |
| 3   | Luton Airport    | 29.29 miles |
| 4   | Silvertown       | 48.8 miles  |



Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Silverdale Avenue | 0.03 miles |
| 2   | Baptist Church    | 0.29 miles |
| 3   | American Cemetery | 0.48 miles |
| 4   | American Cemetery | 0.46 miles |
| 5   | The Footpath      | 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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