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MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



ELFLEDA ROAD, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk




www.cookecurtis.co.uk










Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,646 ft ² / 153 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB69551		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2 mb/s	47 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
O ₂	EE	3	O			

Planning records for: **1 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 15/0849/CL2PD	
Decision:	Decided
Date:	06th May 2015
Description:	Application for a Certificate of Lawfulness under section 192 for the construction of garden room in rear garden.

Reference - 16/1414/FUL	
Decision:	Withdrawn
Date:	01st August 2016
Description:	Change of use to create one bed dwelling

Reference - 05/0259/FUL	
Decision:	Decided
Date:	15th March 2005
Description:	Single storey rear extension to create bedroom and internal alterations to form shower room.

Planning records for: **10 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 23/01396/HFUL	
Decision:	Decided
Date:	13th April 2023
Description:	Raising of ridge line and roof slope with the addition of roof insulation above the structure and replacement roof covering, dormer extension to existing converted loft and removed/new rooflights

Planning records for: **10 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 12/1092/FUL	
Decision:	Decided
Date:	23rd August 2012
Description:	Self contained annexe.

Planning records for: **14 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 08/1111/FUL	
Decision:	-
Date:	08th August 2008
Description:	Single storey side extension to join garage to existing dwellinghouse.

Planning records for: **16 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 15/1469/FUL	
Decision:	Decided
Date:	06th August 2015
Description:	External wall insulation to front side and rear elevations

Planning records for: **17 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 15/1295/FUL	
Decision:	Decided
Date:	16th July 2015
Description:	Installation of external wall insulation on elevations of property (front, rear and side).

Planning records for: **17 Elfleda Road Cambridge CB5 8LZ**

Reference - 17/0516/FUL	
Decision:	Decided
Date:	04th April 2017
Description:	Two storey extension to side and rear

Planning records for: **19 Elfleda Road Cambridge CB5 8LZ**

Reference - C/00/0574	
Decision:	Decided
Date:	06th June 2000
Description:	Change of use of part of rear domestic garden curtilage to storage compound for use in connection with the Abbey Stadium and the erection of Groundsman's Store - 19 Elfleda Road.

Reference - 08/0463/FUL	
Decision:	Decided
Date:	31st March 2008
Description:	Two storey side extension to house and conversion of garage.

Reference - 22/01019/HFUL	
Decision:	Decided
Date:	01st March 2022
Description:	Erection of single storey rear extension.

Planning records for: **20 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 16/1988/FUL	
Decision:	Decided
Date:	14th November 2016
Description:	Single storey extension to side and rear.

Planning records for: **22 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 07/1473/FUL	
Decision:	Decided
Date:	20th December 2007
Description:	Erection of 1 three bedroomed house.

Planning records for: **23 Elfleda Road Cambridge CB5 8LZ**

Reference - C/01/1213	
Decision:	Decided
Date:	12th November 2001
Description:	Erection of a two storey dwelling on land rear of 23 Elfleda Road.

Reference - C/02/1350	
Decision:	Decided
Date:	23rd December 2002
Description:	Amendments to planning permission C/01/1213/FP to allow variations to the roof profiles of the house and garage, and alterations to openings in the building.

Planning records for: **23 Elfleda Road Cambridge CB5 8LZ**

Reference - C/03/0785	
Decision:	Decided
Date:	24th July 2003
Description:	Provision of study above garage, with 2No. rooflights to front facade.

Planning records for: **24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 21/04396/CONDD	
Decision:	Decided
Date:	24th May 2023
Description:	Submission of details required by condition 7 (Surface Water Drainage), 10 (Water Efficiency Specification) and 14 (Access Track) of planning permission 21/04396/FUL

Reference - 21/04396/CONDA	
Decision:	Decided
Date:	16th May 2022
Description:	Submission of details required by conditions 9 (Carbon Reduction), 11 (Biodiversity), 12 (Landscaping and Hedgehogs) and 15 (Materials) of planning permission 21/04396/FUL

Reference - 19/1652/CONDN	
Decision:	Decided
Date:	27th June 2022
Description:	Submission of details required by condition 5 (Joinery Details) of listed building consent 19/1652/LBC

Planning records for: **24 Elfleda Road Cambridge CB5 8LZ**

Reference - 21/01315/FUL
Decision: Withdrawn
Date: 22nd March 2021
Description: Erection of a 3bed detached dwelling.

Reference - 18/1319/FUL
Decision: Decided
Date: 28th August 2018
Description: Proposed two bed dwelling

Reference - 21/04396/FUL
Decision: Decided
Date: 04th October 2021
Description: Erection of one three-bedroom dwelling with associated access, parking and landscaping.

Reference - 21/04396/CONDC
Decision: Decided
Date: 26th August 2022
Description: Submission of details required by conditions 6 (Surface Water), 8 (Foul Water) and 9 (Carbon Reduction) of planning permission 21/04396/FUL

Planning records for: **24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 16/1351/FUL	
Decision:	Decided
Date:	19th July 2016
Description:	Alterations to existing garage/store to form additional living space ancillary to the main dwelling

Reference - 21/04396/CONDB	
Decision:	Decided
Date:	27th June 2022
Description:	Submission of details required by conditions 6 (Surface Water) and 8 (Foul Water) of planning permission 21/04396/FUL

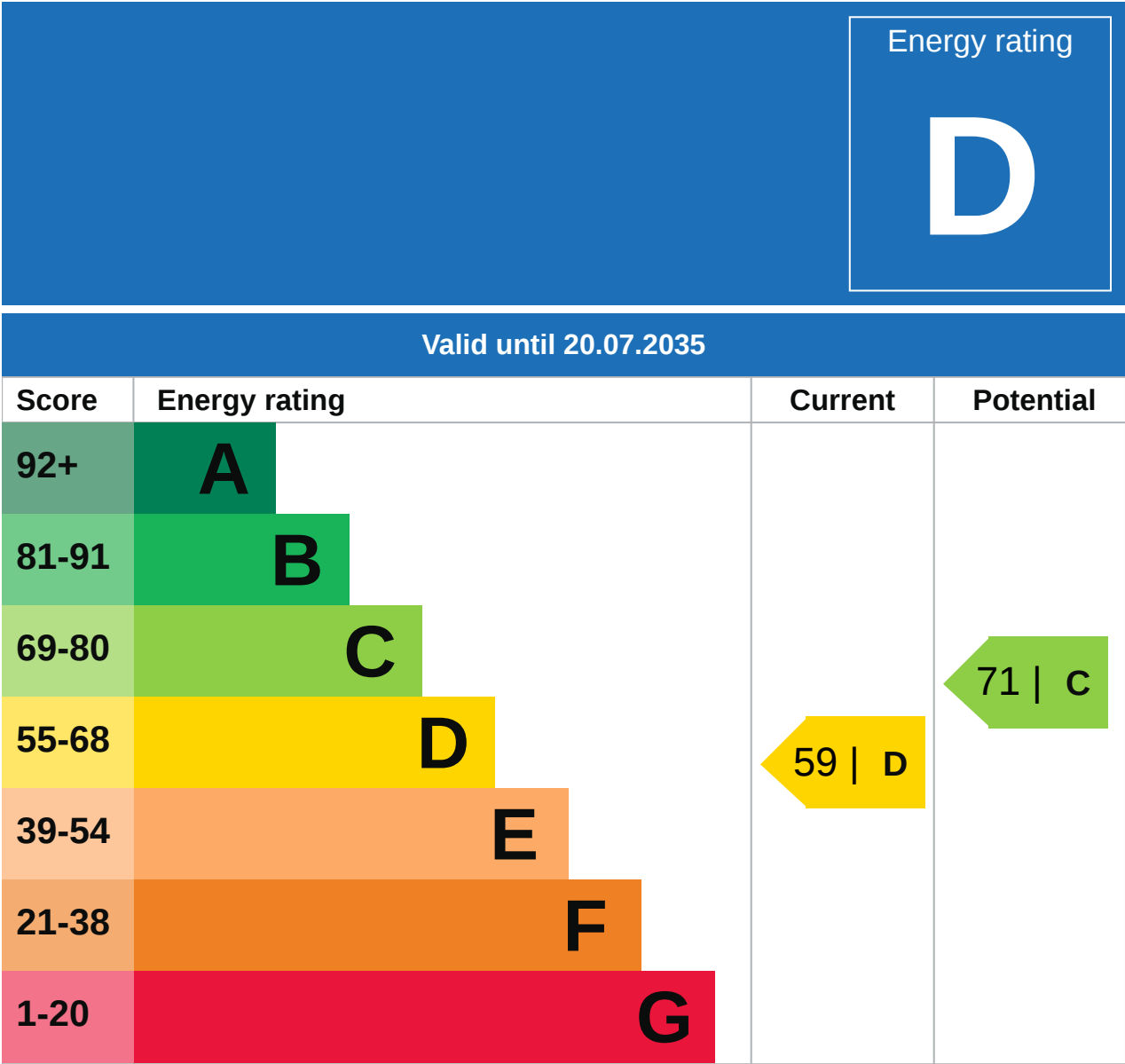
Planning records for: **25 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 10/1253/CL2PD	
Decision:	Decided
Date:	13th December 2010
Description:	Application for a certificate of lawfulness under Section 192 for hip to gable and rear dormer.

Reference - 04/1058/FUL	
Decision:	Decided
Date:	07th October 2004
Description:	Roof extension including rear and side dormers

Planning records for: *6 Elfleda Road Cambridge CB5 8LZ*

Reference - C/00/0246	
Decision:	-
Date:	09th March 2000
Description:	Erection of a two storey side extension.



Construction Type

A restriction was placed on the property by HMS (a trading name of Ardius Ltd property Management)
The sellers solicitor is disputing this.

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Water Supply

Anglian Water

Drainage

Joint Sewer drain with number 17



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.

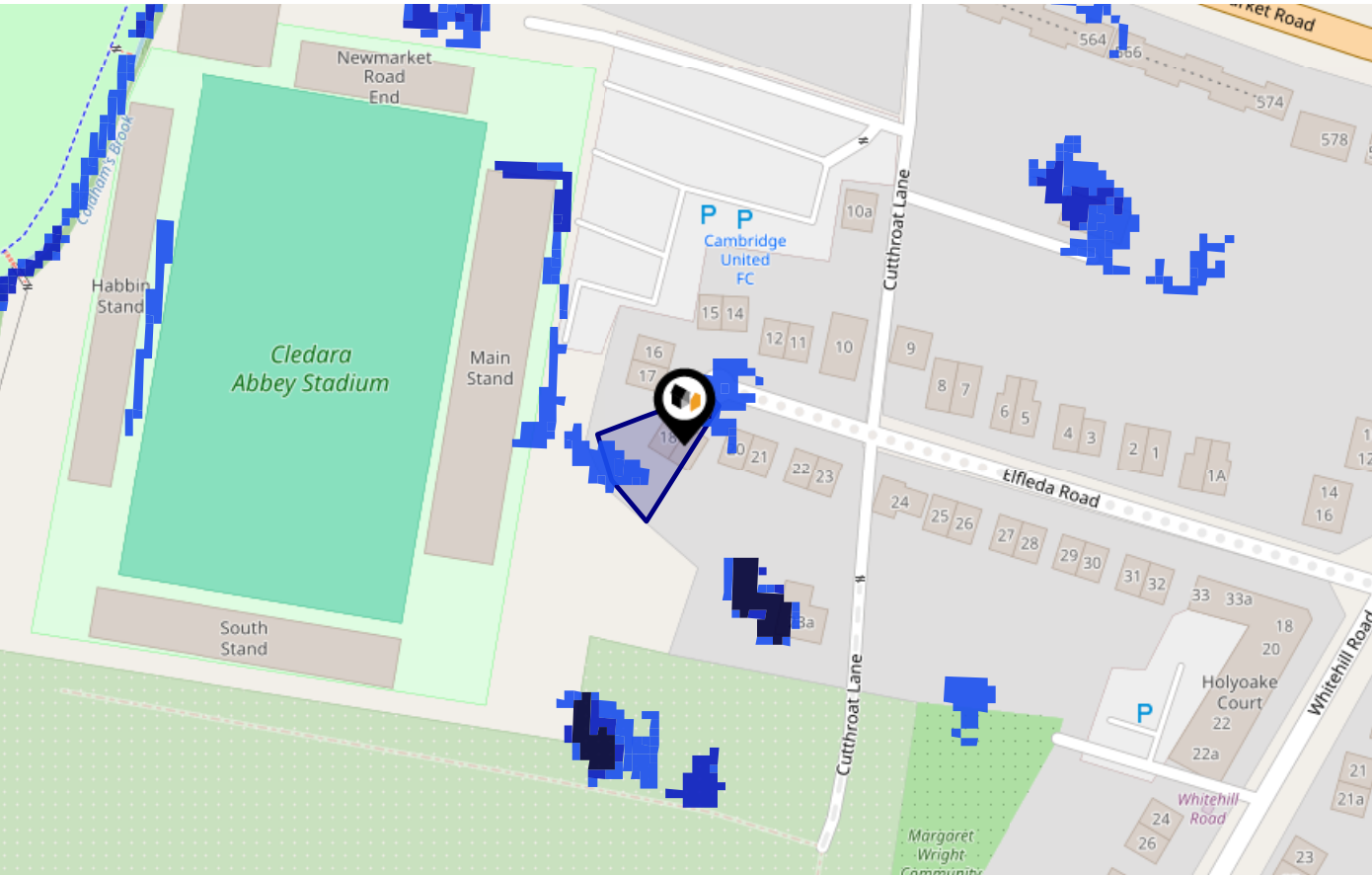


Flood Risk

Surface Water - Flood Risk



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

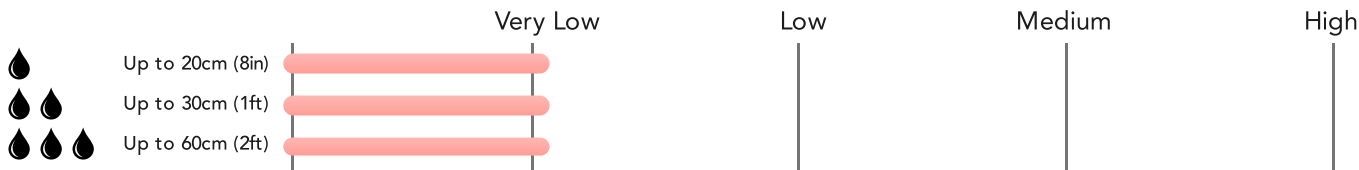


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

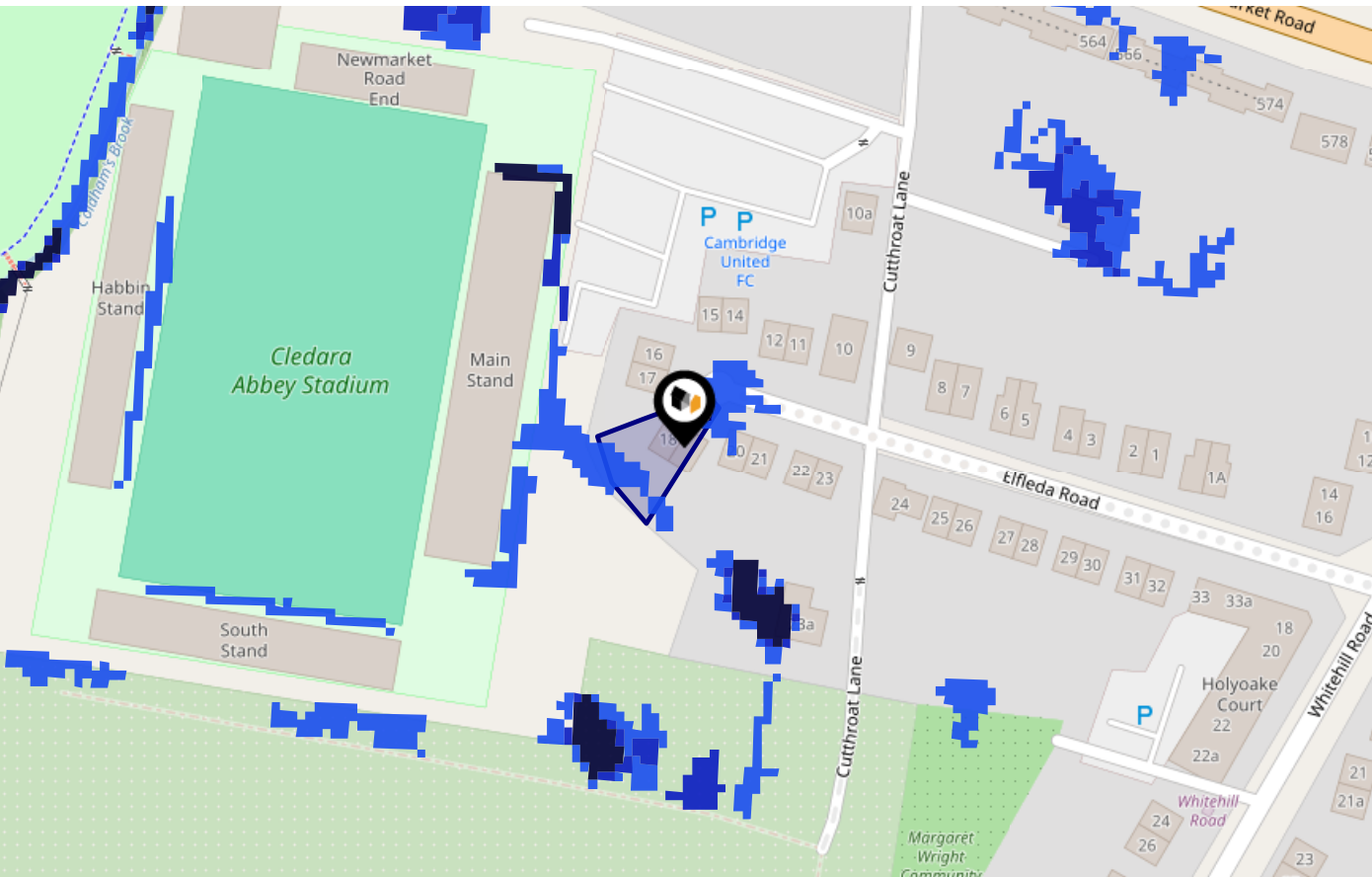


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

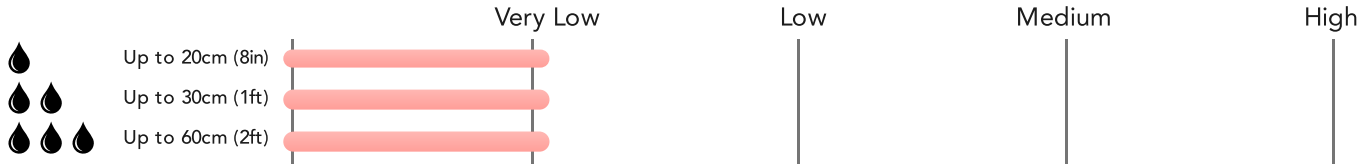


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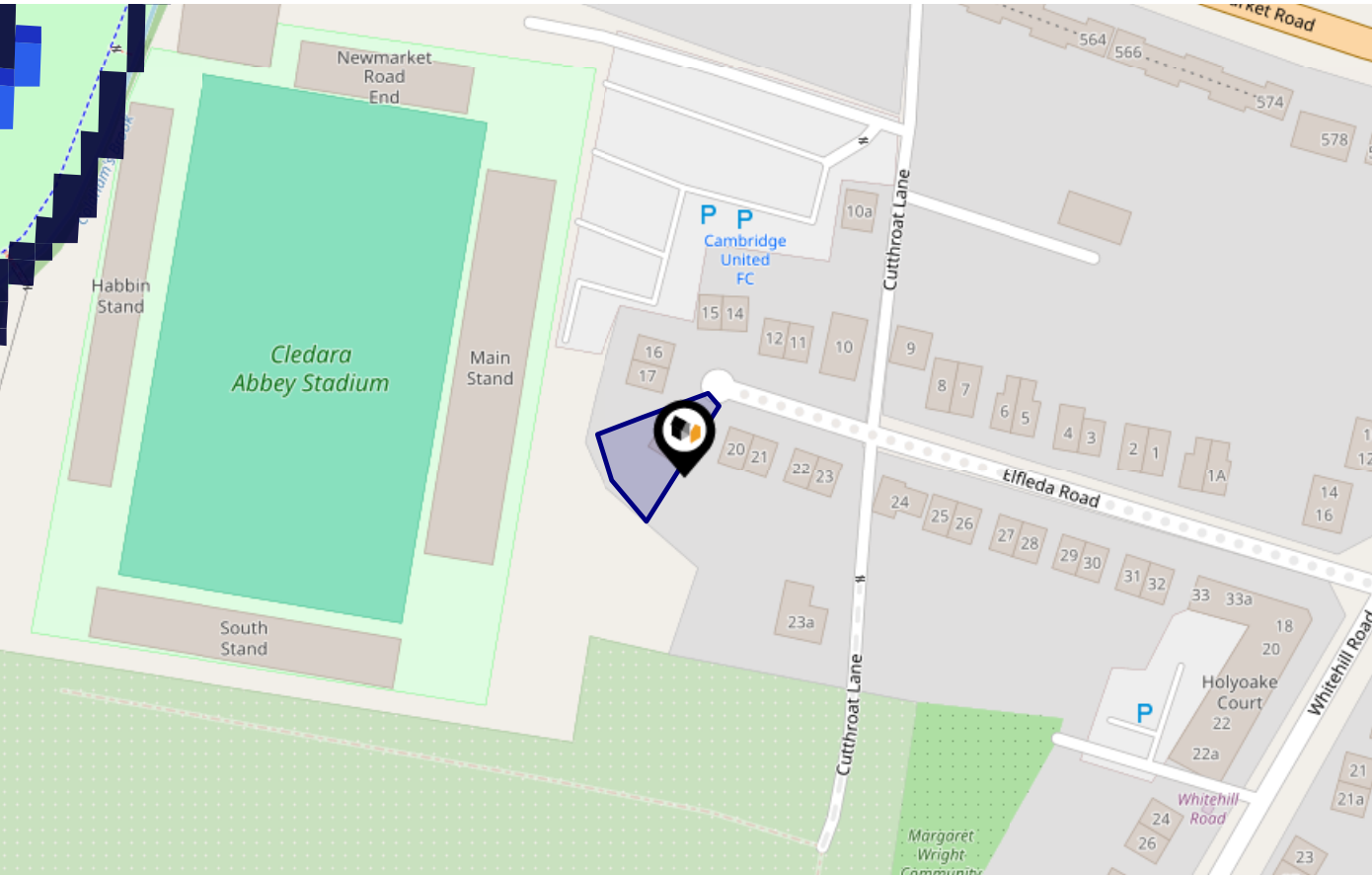


Flood Risk

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.

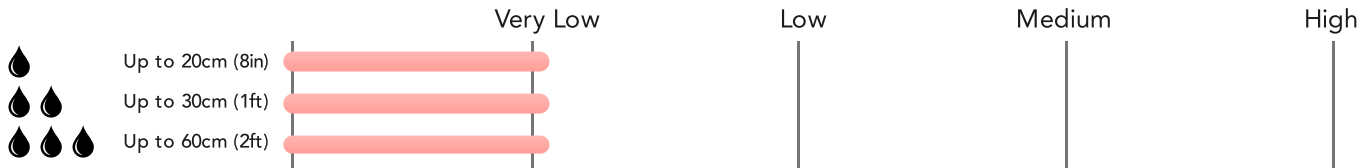


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

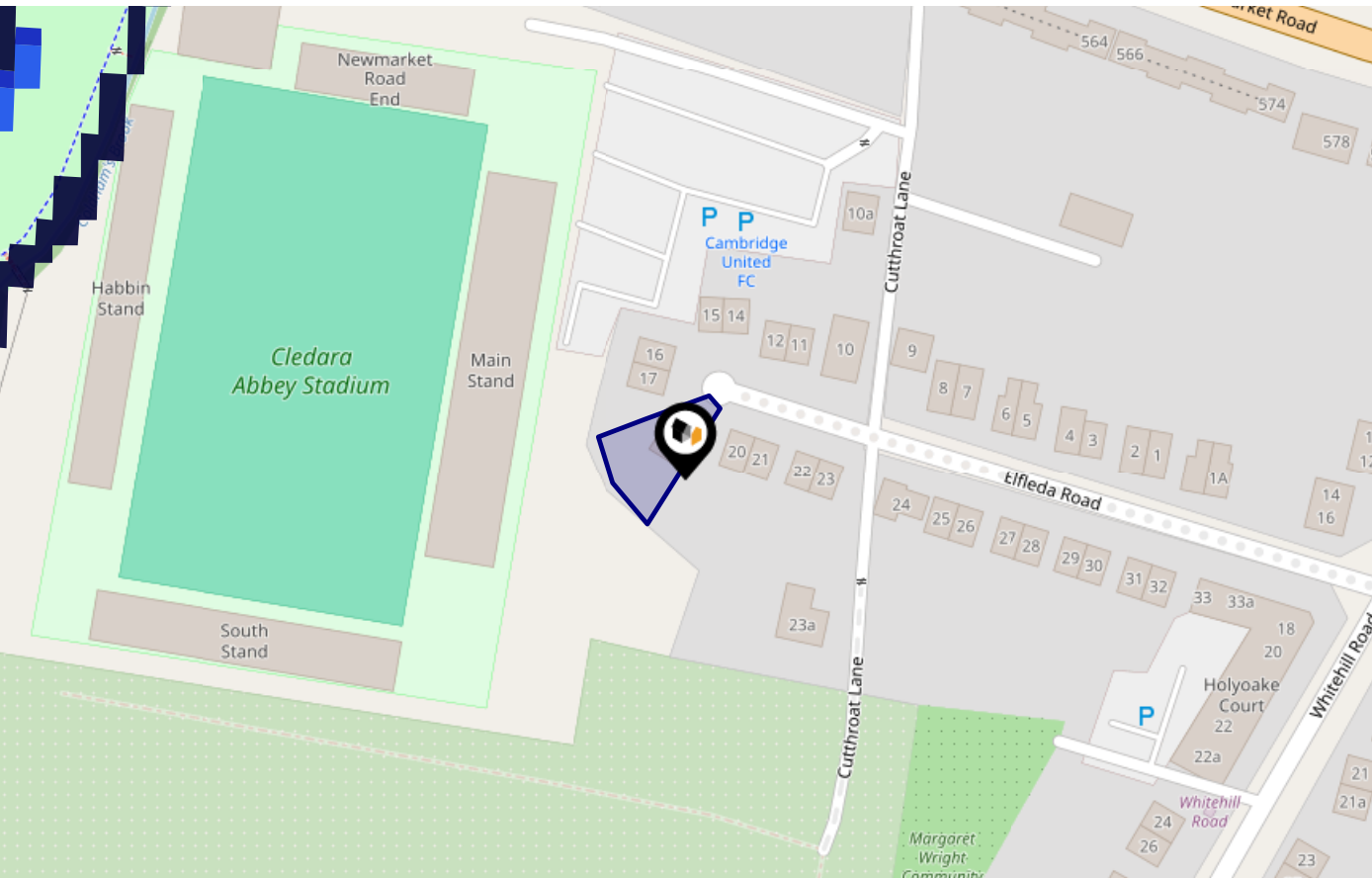


Flood Risk

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.

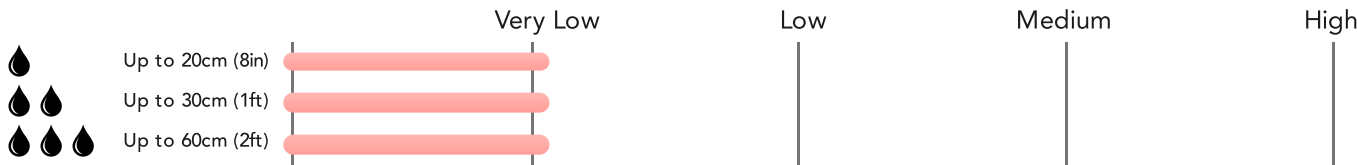


Risk Rating: Very low

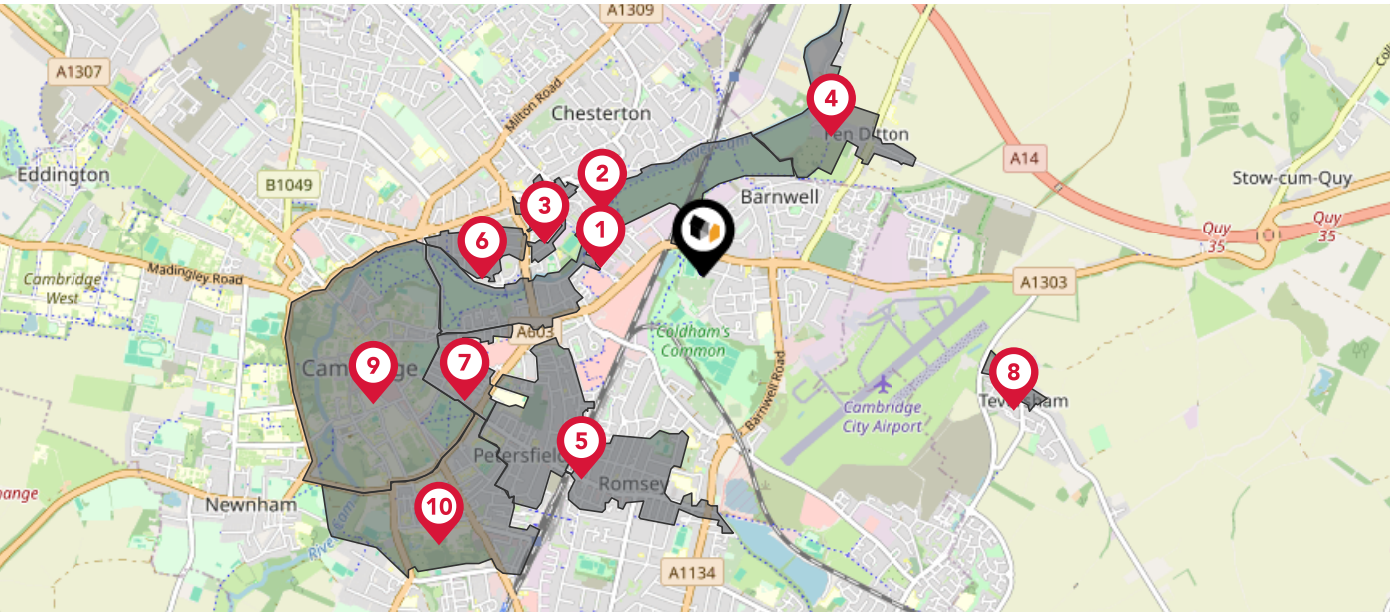
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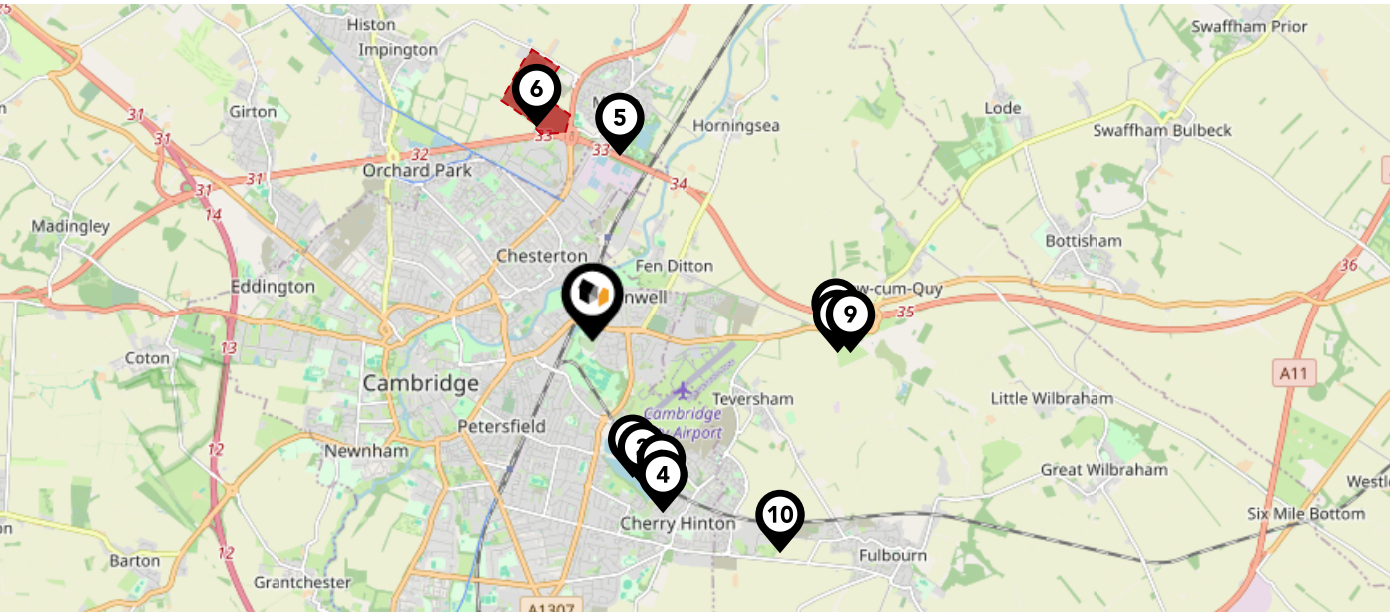


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



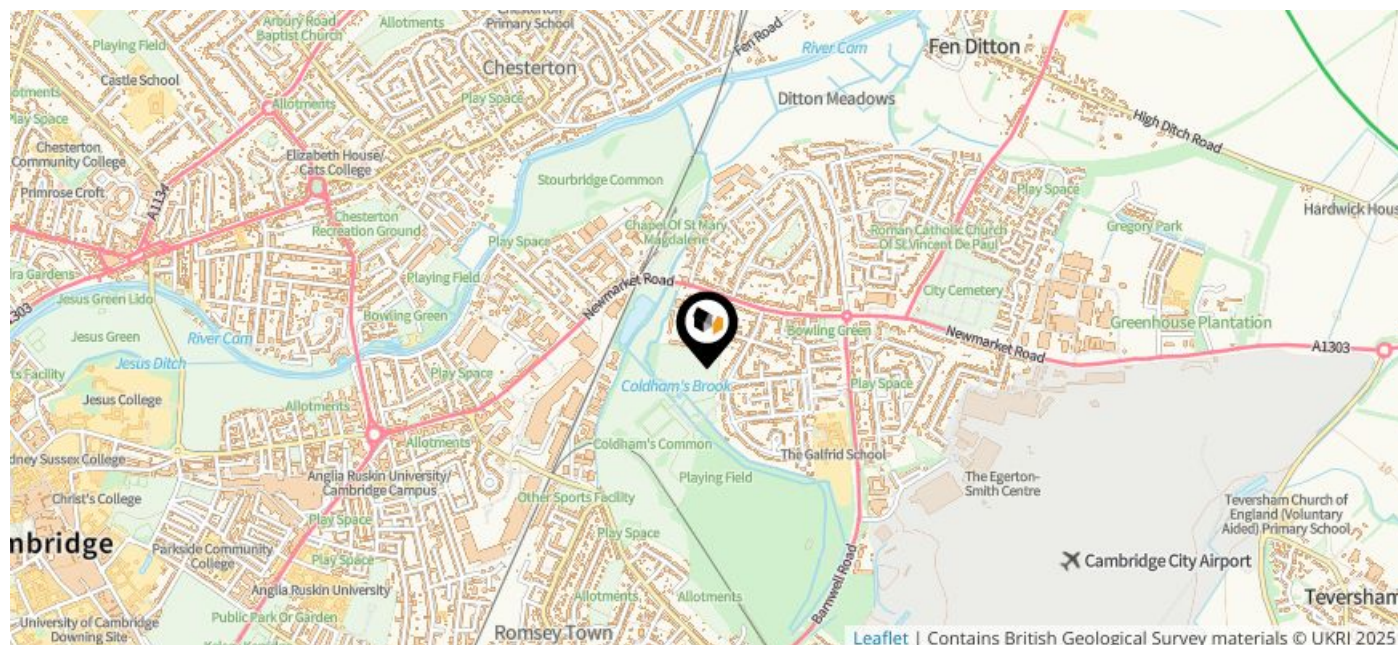
Nearby Conservation Areas	
1	Riverside and Stourbridge Common
2	Ferry Lane
3	Chesterton
4	Fen Ditton
5	Mill Road
6	De Freville
7	The Kite
8	Teversham
9	Central
10	New Town and Glisson Road

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	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
6	No name provided by source	Active Landfill
7	Quy Mill Hotel-Quy	Historic Landfill
8	Quy Bridge-Quy	Historic Landfill
9	EA/EPR/NP3790NX/A001	Active Landfill
10	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



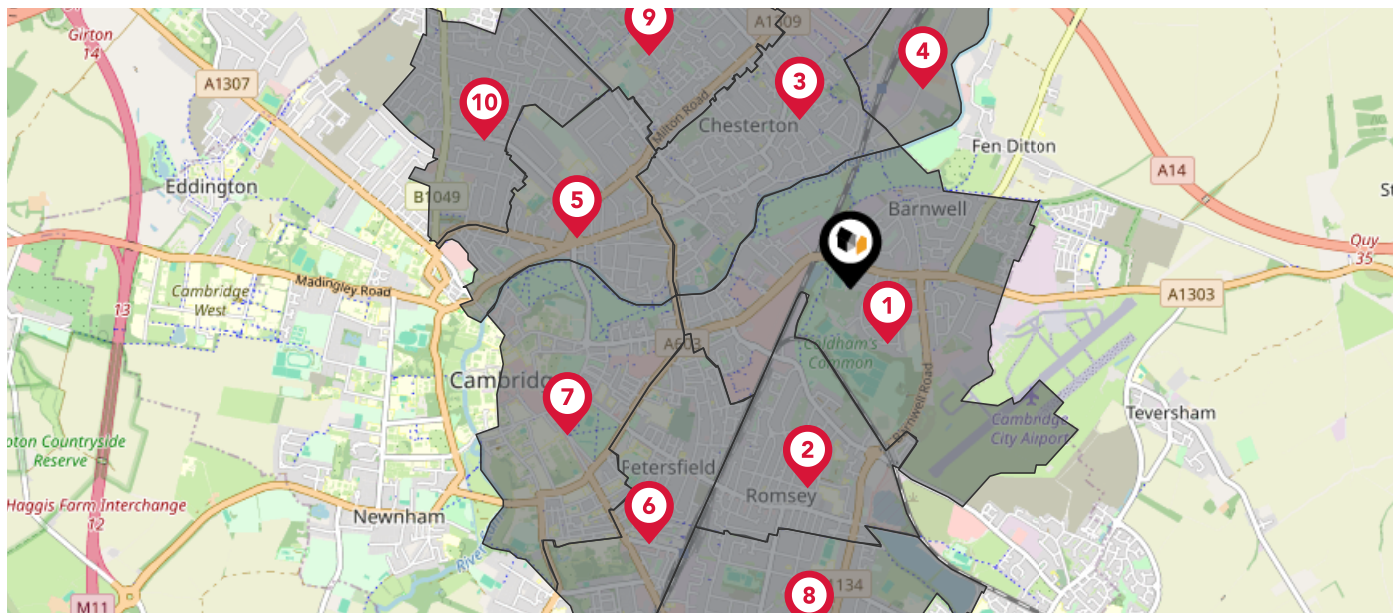
Mine Entry

- ✕ 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

Abbey Ward

2

Romsey Ward

3

East Chesterton Ward

4

Milton & Waterbeach Ward

5

West Chesterton Ward

6

Petersfield Ward

7

Market Ward

8

Coleridge Ward

9

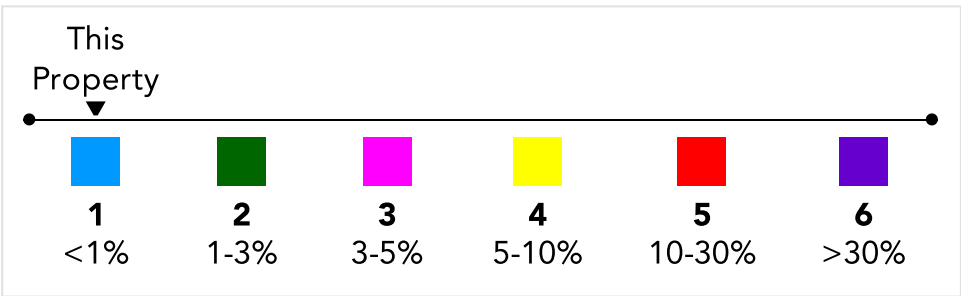
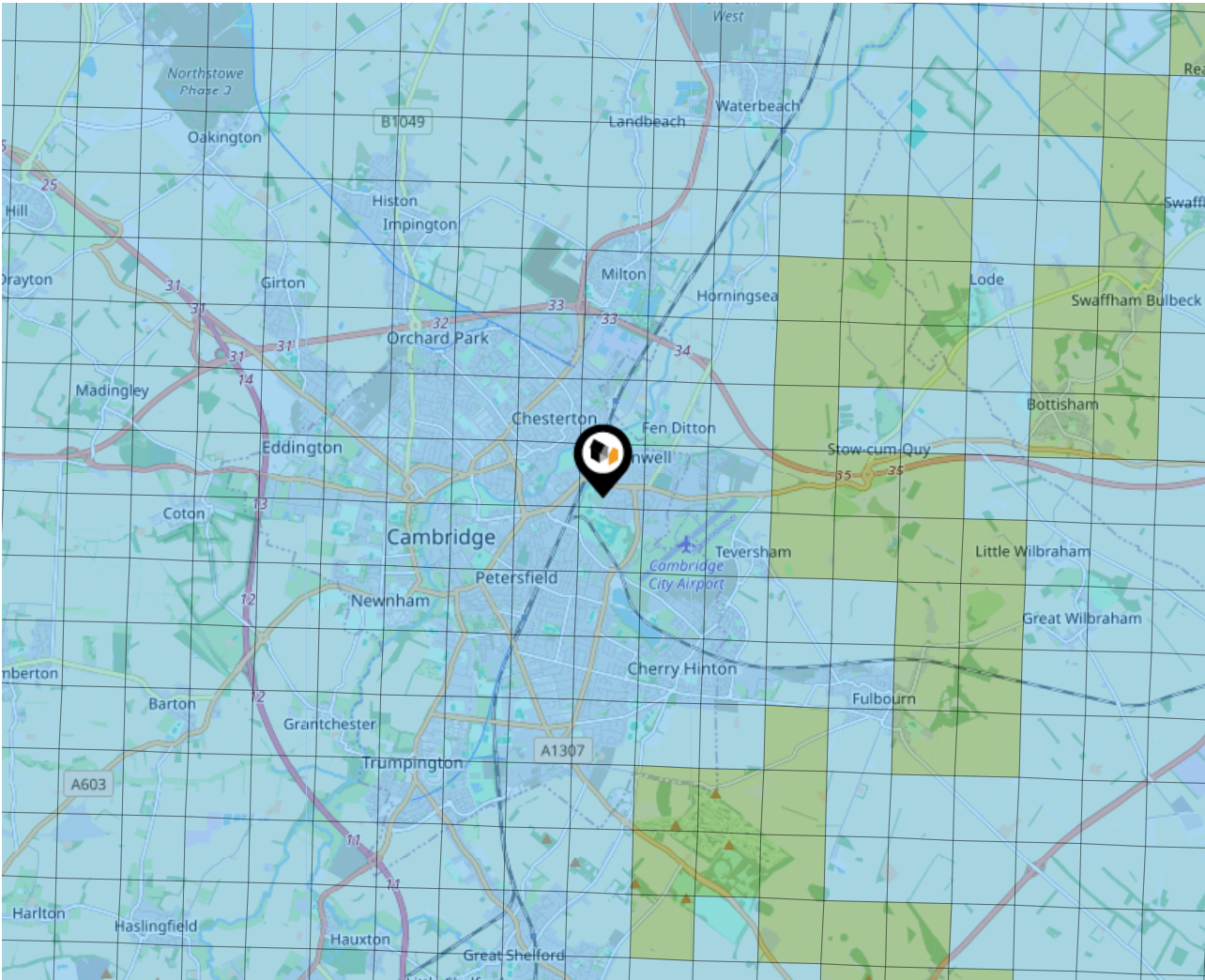
King's Hedges Ward

10

Arbury Ward

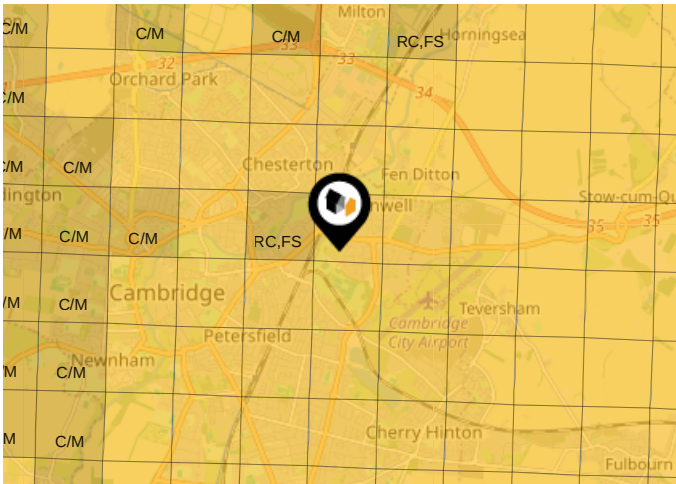
What is Radon?

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)

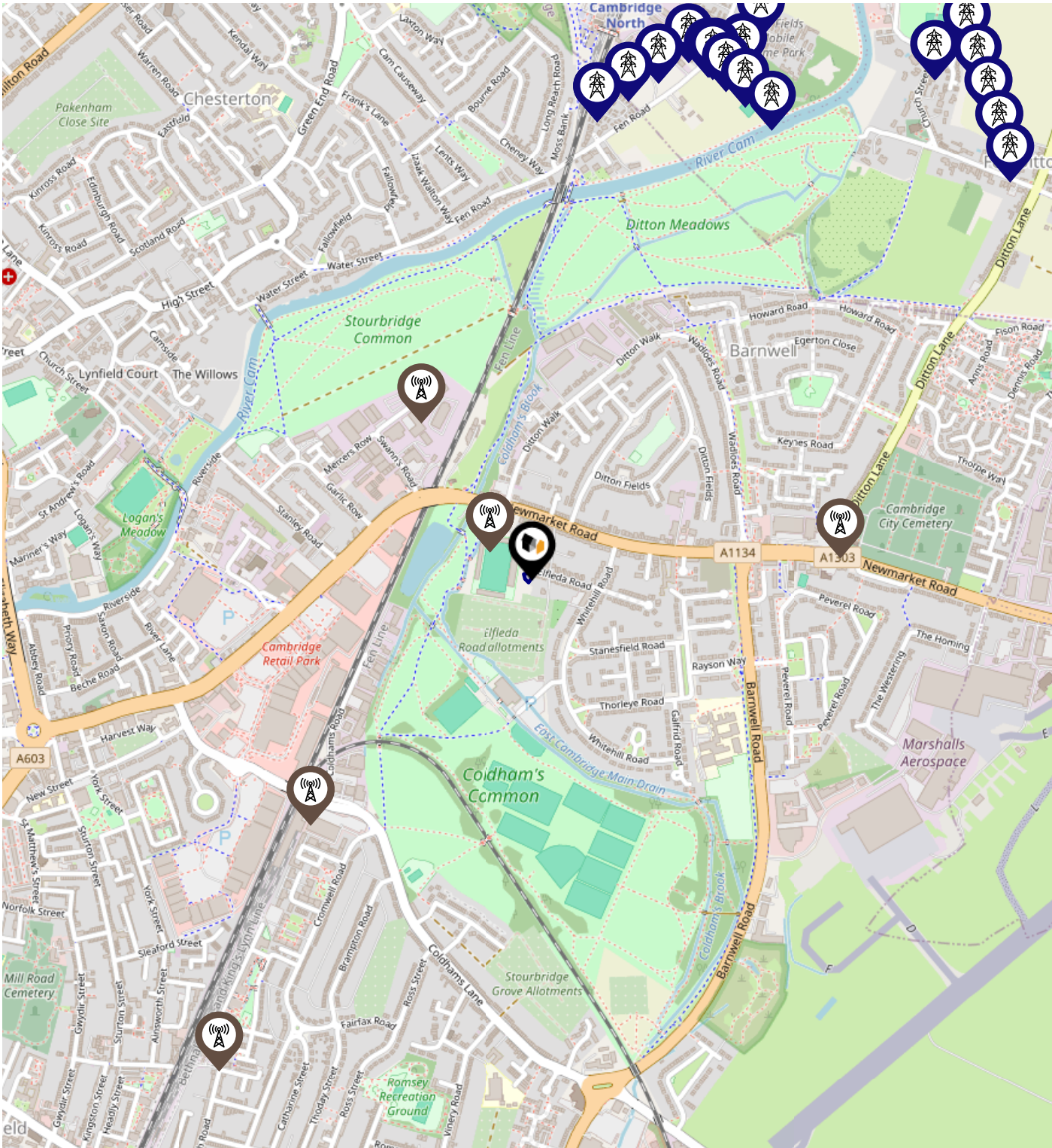
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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

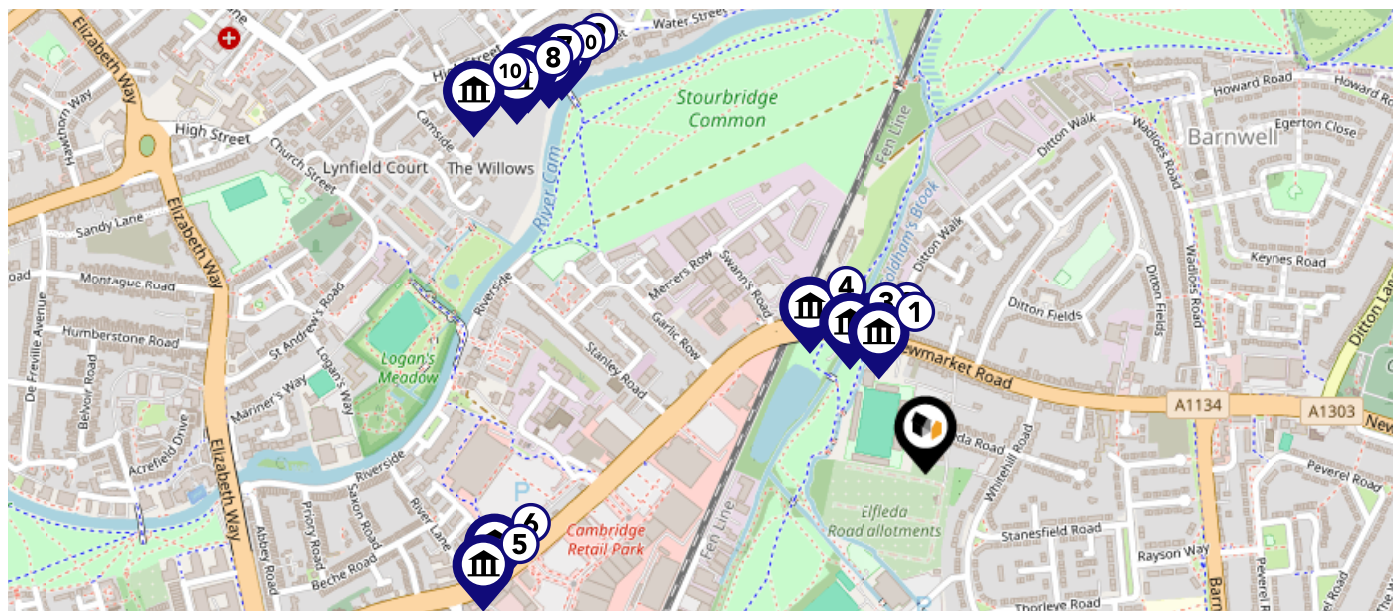
Local Area Masts & Pylons



Key:

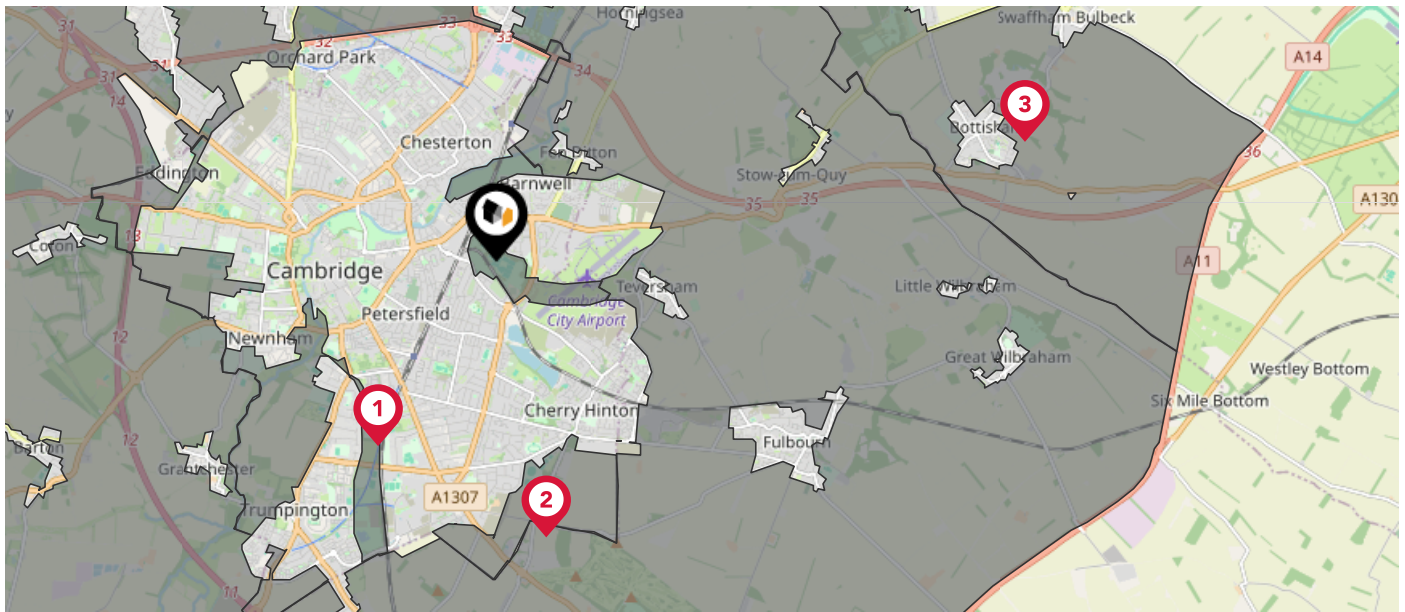
-  Power Pylons
-  Communication Masts

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
	1126146 - The Globe Public House	Grade II	0.1 miles
	1126145 - Papermills	Grade II	0.1 miles
	1084402 - The Round House	Grade II	0.1 miles
	1126144 - Chapel Of St Mary Magdalene Stourbridge Chapel	Grade I	0.2 miles
	1300768 - 247, Newmarket Road	Grade II	0.5 miles
	1428632 - Cambridge Gas Company War Memorial	Grade II	0.5 miles
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.6 miles
	1331857 - Roebuck House	Grade II	0.6 miles
	1268351 - 17, Water Street	Grade II	0.6 miles
	1390990 - Gas Lamp	Grade II	0.6 miles
	1126024 - 5 (green Dragon Inn) And 7-11 Water Street	Grade II	0.6 miles

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



Nearby Green Belt Land



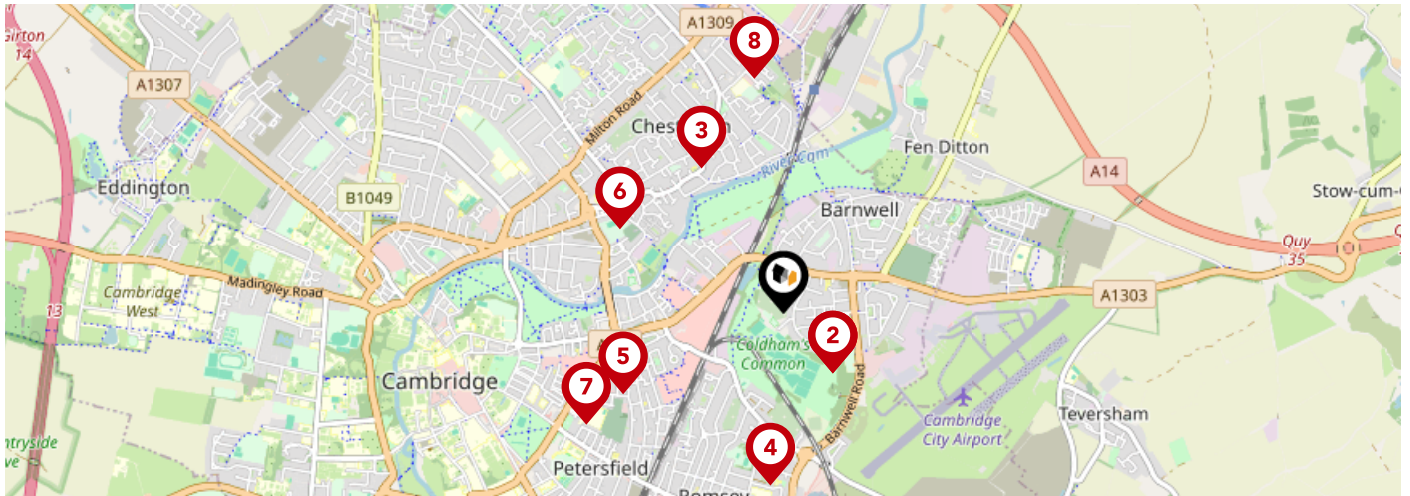
Cambridge Green Belt - South Cambridgeshire



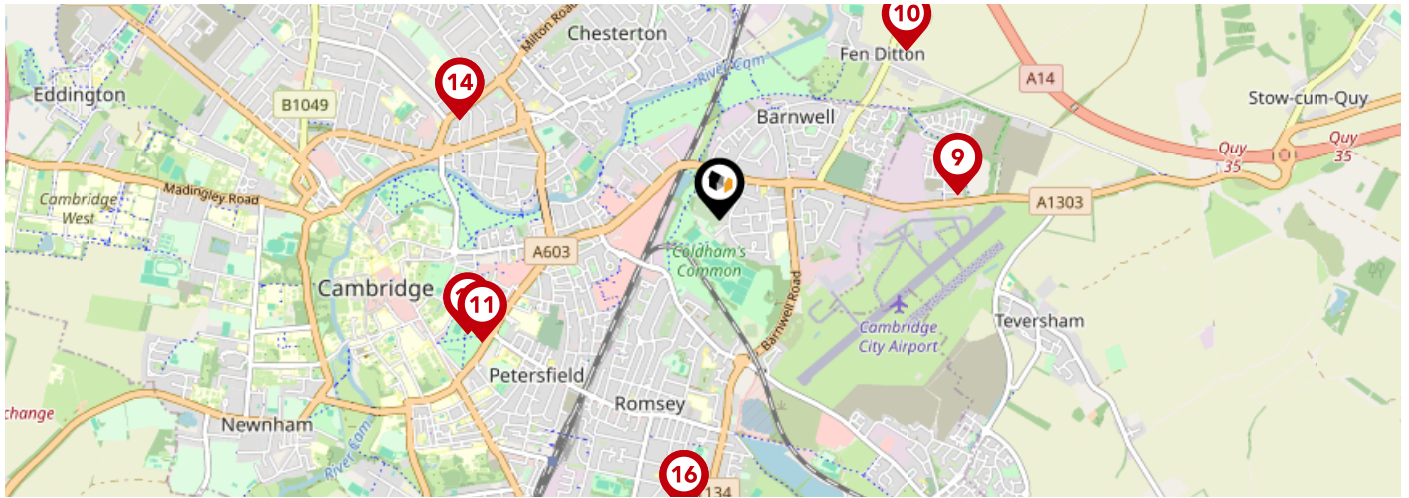
Cambridge Green Belt - Cambridge



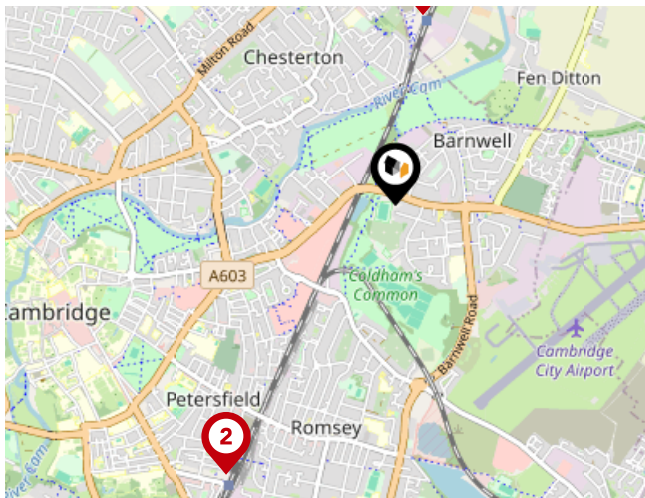
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

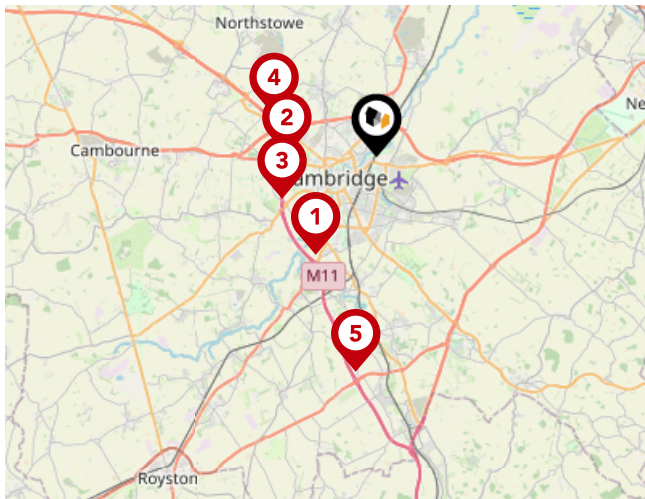


		Nursery	Primary	Secondary	College	Private
	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



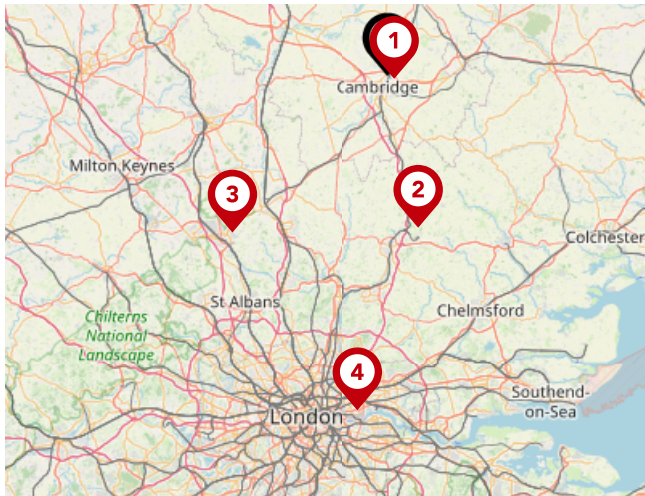
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.88 miles
2	Cambridge Rail Station	1.44 miles
3	Waterbeach Rail Station	3.91 miles



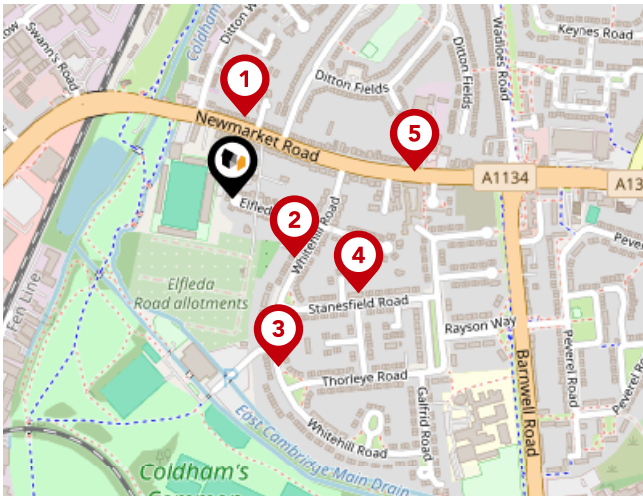
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.19 miles
2	M11 J13	3.29 miles
3	M11 J12	3.76 miles
4	M11 J14	4.01 miles
5	M11 J10	7.87 miles



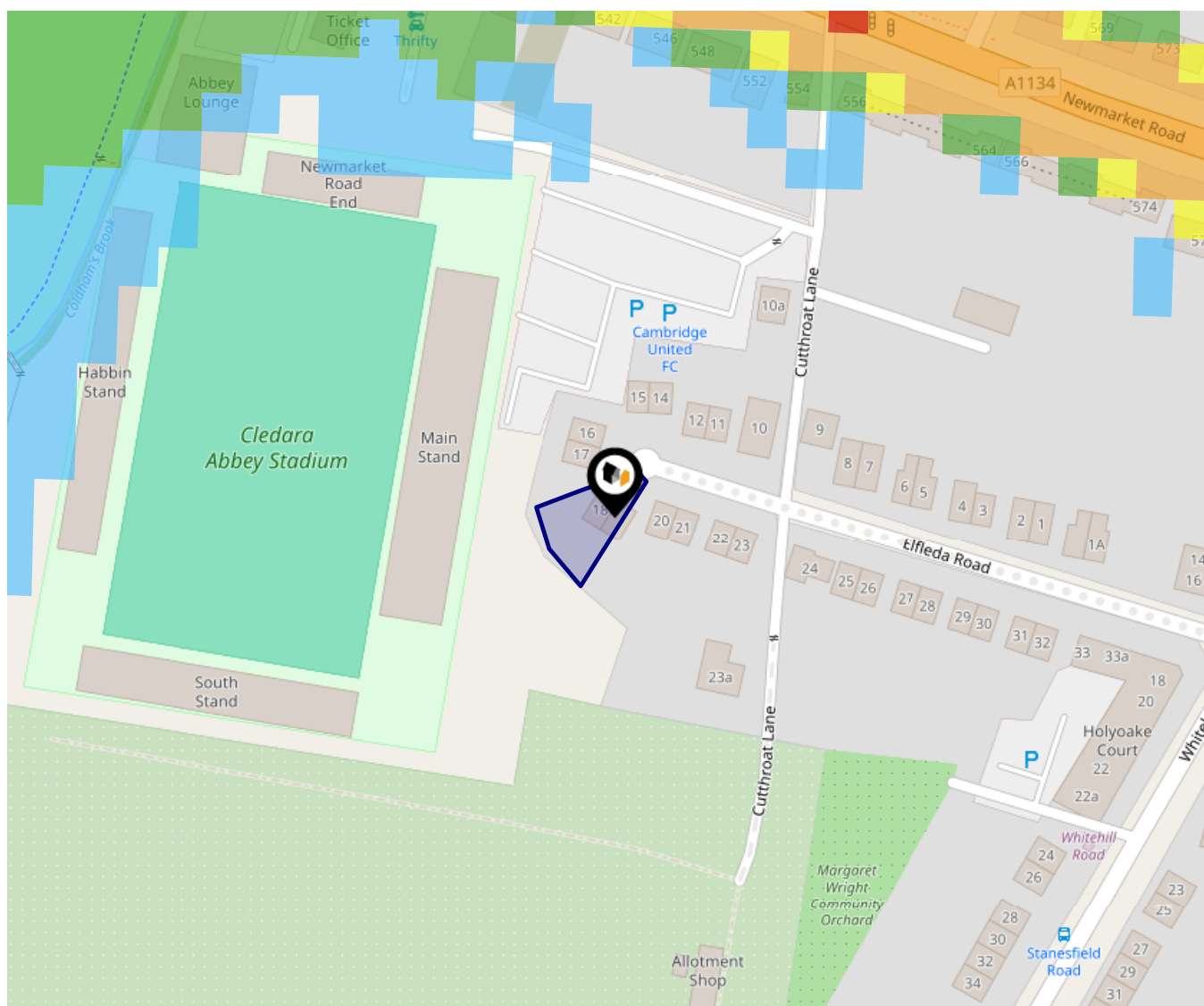
Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.92 miles
2	Stansted Airport	22.67 miles
3	Luton Airport	32.28 miles
4	Silvertown	49.22 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ditton Walk	0.09 miles
2	Stanesfield Road	0.1 miles
3	Pool Way	0.2 miles
4	Gerard Road	0.18 miles
5	Malden Close	0.21 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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