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MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025

KINGSLEY WALK, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS
01223 508 050
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www.cookecurtis.co.uk

arla | propertymark PROTECTED
naea | propertymark PROTECTED
The Property Ombudsman

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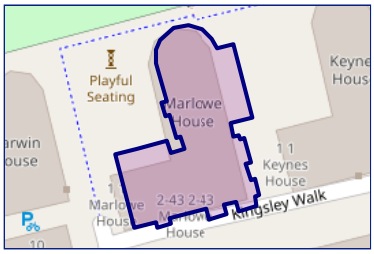
Property
Multiple Title Plans

There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan

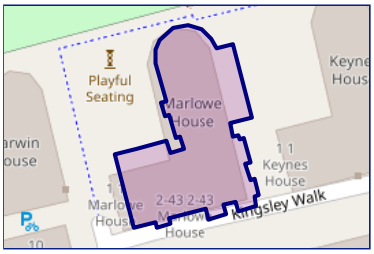
CB100427

Leasehold Title Plans



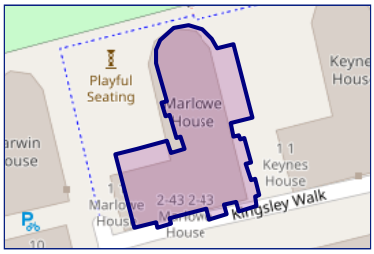
CB406341

Start Date:	04/12/2013
End Date:	01/01/3011
Lease Term:	999 years from and including 1 January 2012
Term Remaining:	986 years



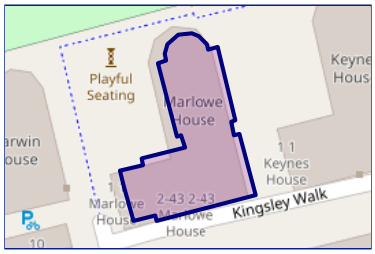
CB400958

Start Date:	05/03/2015
End Date:	01/01/3014
Lease Term:	999 Years from and including 1 January 2015
Term Remaining:	989 years



CB400762

Start Date:	05/03/2015
End Date:	01/01/3014
Lease Term:	999 years (less 10 days) from and including 1 January 2015
Term Remaining:	989 years



CB385082

Start Date:	24/08/2015
End Date:	01/01/3014
Lease Term:	999 years (less 10 days) from and including 1 January 2015
Term Remaining:	989 years

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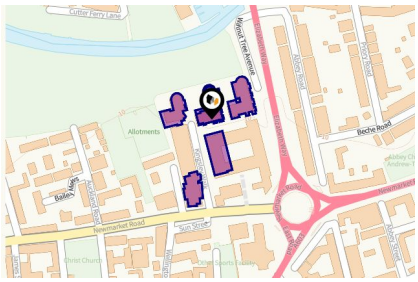
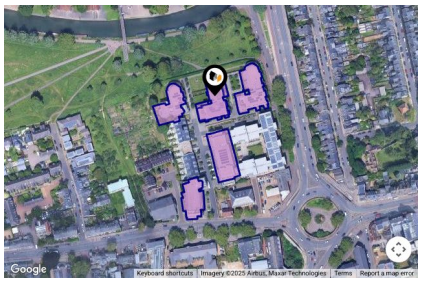
Property
Overview





Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	3	**Start Date:**	24/08/2015
Floor Area:	904 ft^2 / 84 m^2	**End Date:**	01/01/3014
Plot Area:	4.6 acres	**Lease Term:**	999 years (less 10 days) from and including 1 January 2015
Year Built :	2013	**Term Remaining:**	989 years
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB406341		

Local Area

Local Authority: Cambridgeshire

Conservation Area: Riverside and Stourbridge Common

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

13 mb/s	147 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

BT	sky	Virgin media

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Kingsley Walk, CB5

Energy rating

B

Valid until 02.04.2035

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

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Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (community)
Main Gas:	No
Floor Level:	04
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and at least two room thermostats
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	84 m^2

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Property Lease Information

Encore Managin agent
Berkely - Freeholder

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Utilities & Services

Electricity Supply

EDF

Central Heating

water underfloor

Water Supply

Cambridge Water

Drainage

Anglian Water

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Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

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Cooke Curtis & Co
Testimonials

Testimonial 1

Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2

Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3

Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4

We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

/cookecurtisco

/cookecurtisco

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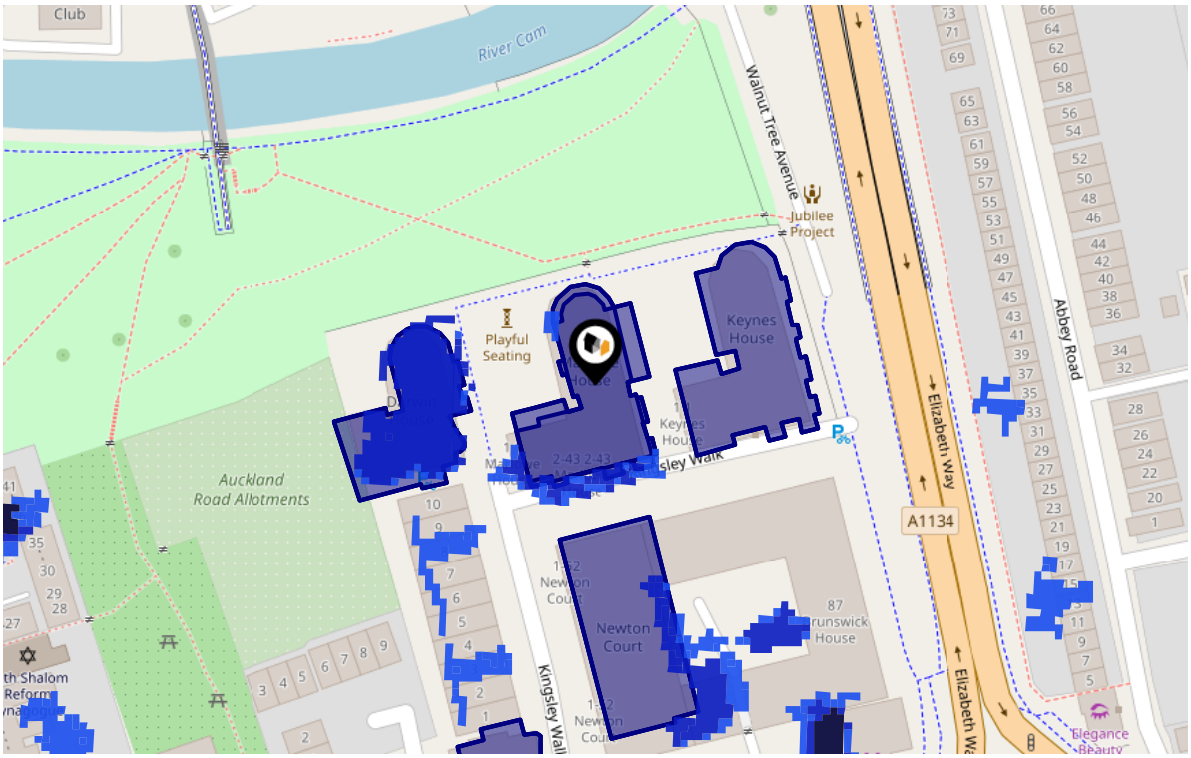
Flood Risk

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:

MIR - Material Info

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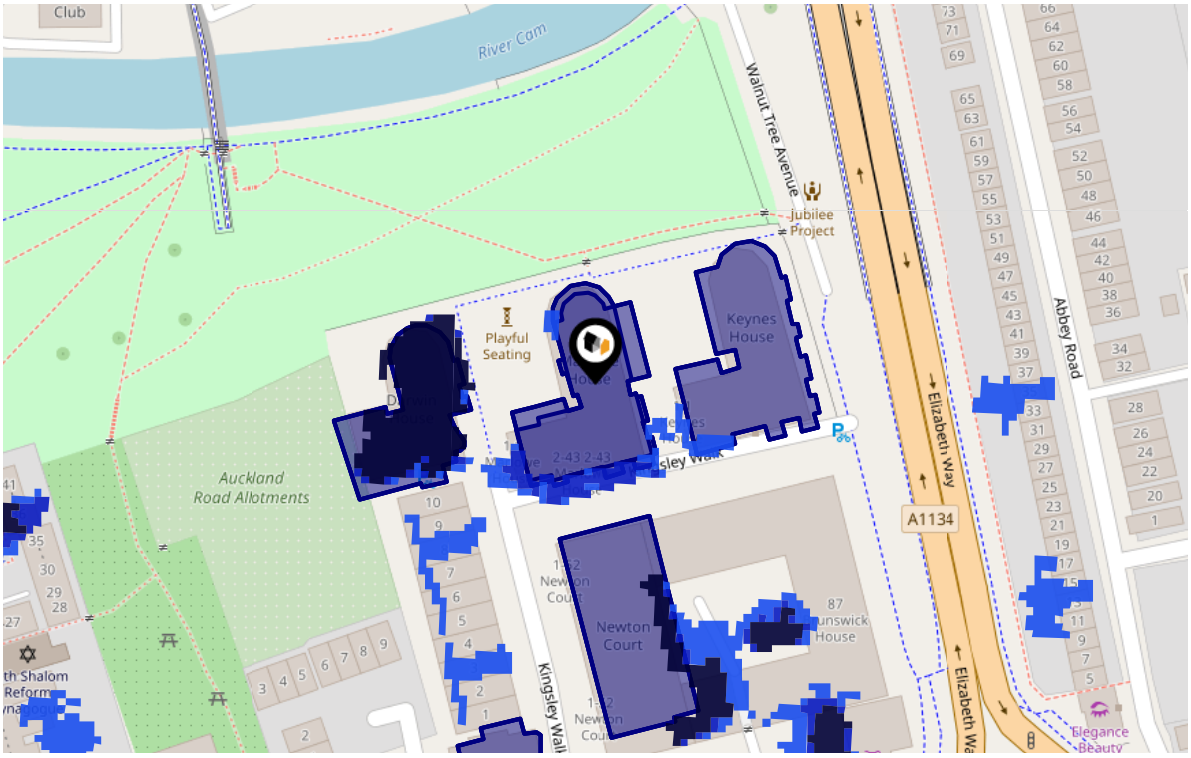
Flood Risk
Surface Water - Climate Change

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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Chance of flooding to the following depths at this property:

MIR - Material Info

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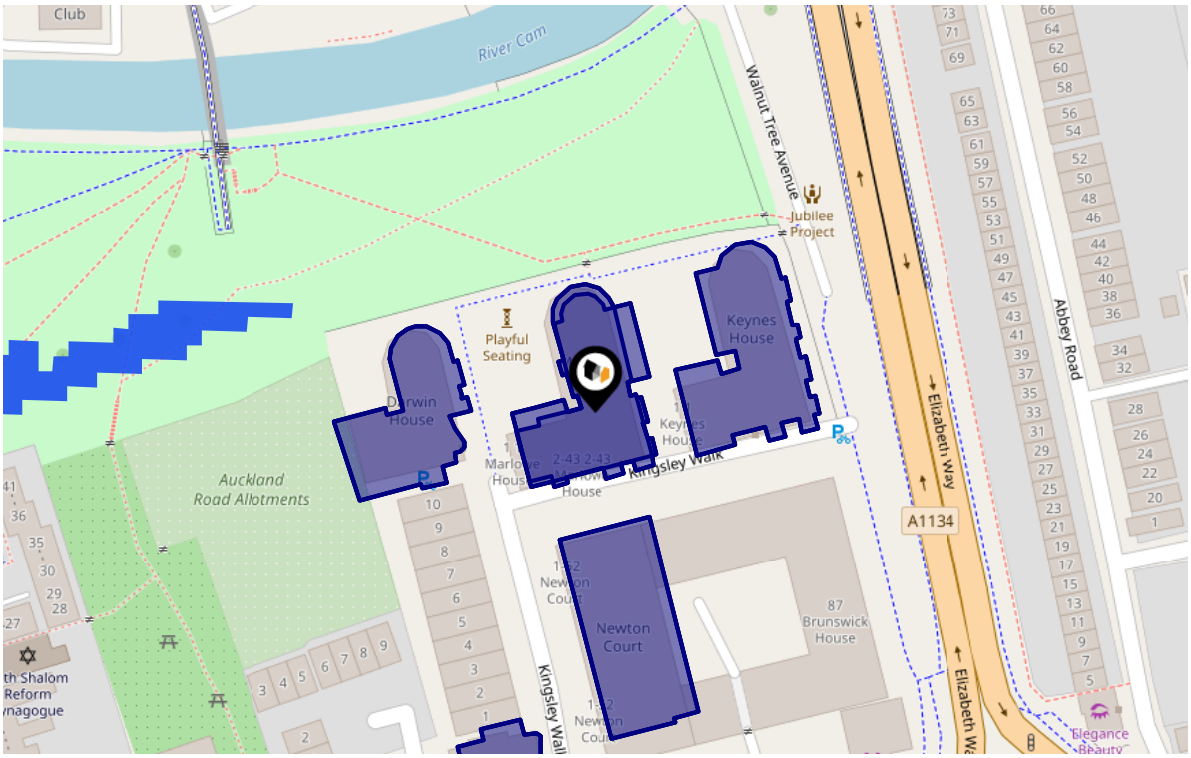
Flood Risk

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.



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Chance of flooding to the following depths at this property:

MIR - Material Info

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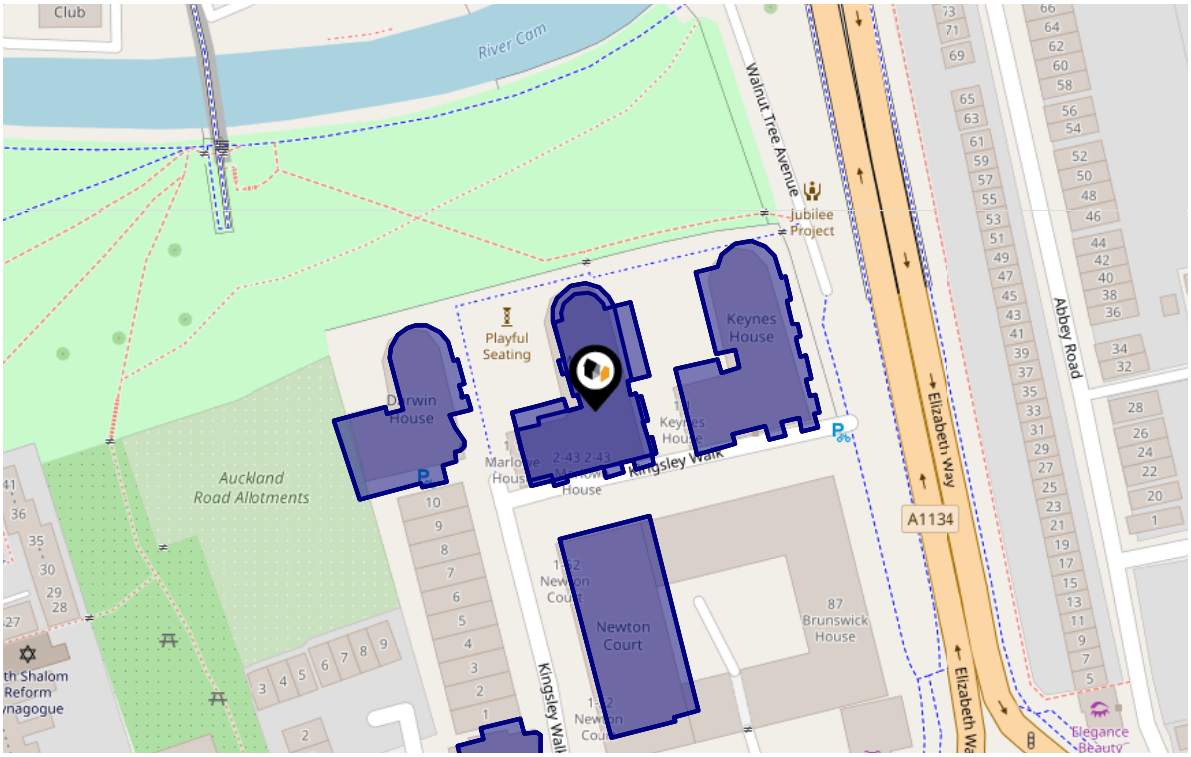
Flood Risk
Rivers & Seas - Climate Change

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.



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Chance of flooding to the following depths at this property:

MIR - Material Info

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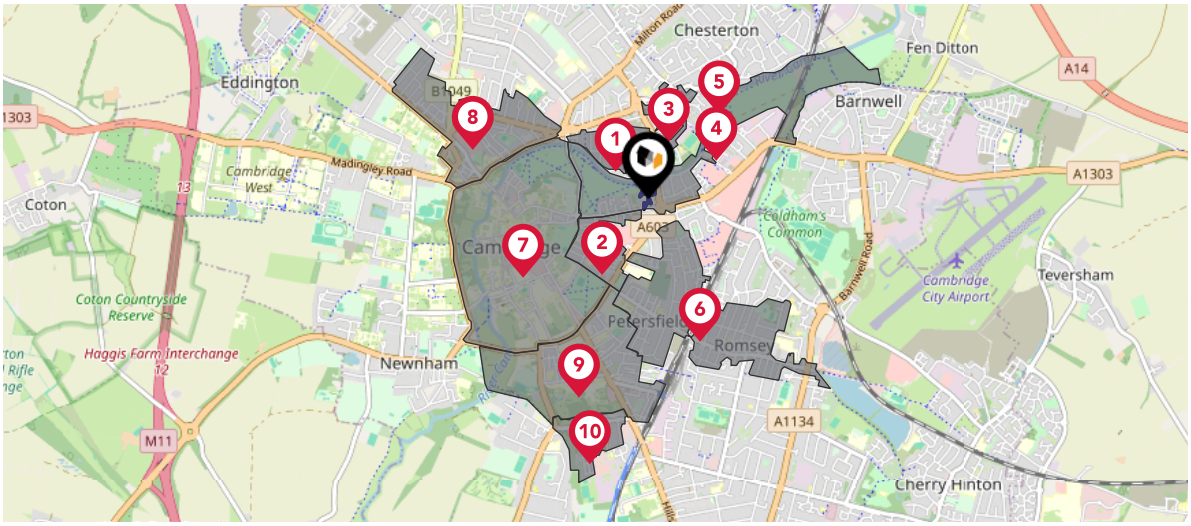
Maps
Conservation Areas

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



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

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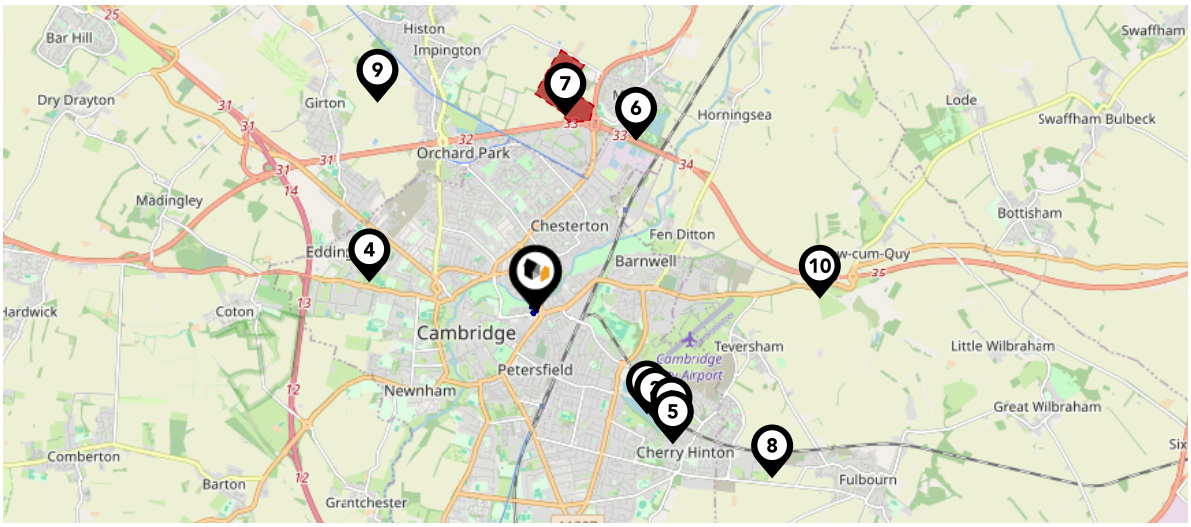
Maps
Landfill Sites

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	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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
5	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
6	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
7	No name provided by source	Active Landfill
8	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
9	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
10	Quy Mill Hotel-Quy	Historic Landfill

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Maps
Coal Mining

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.

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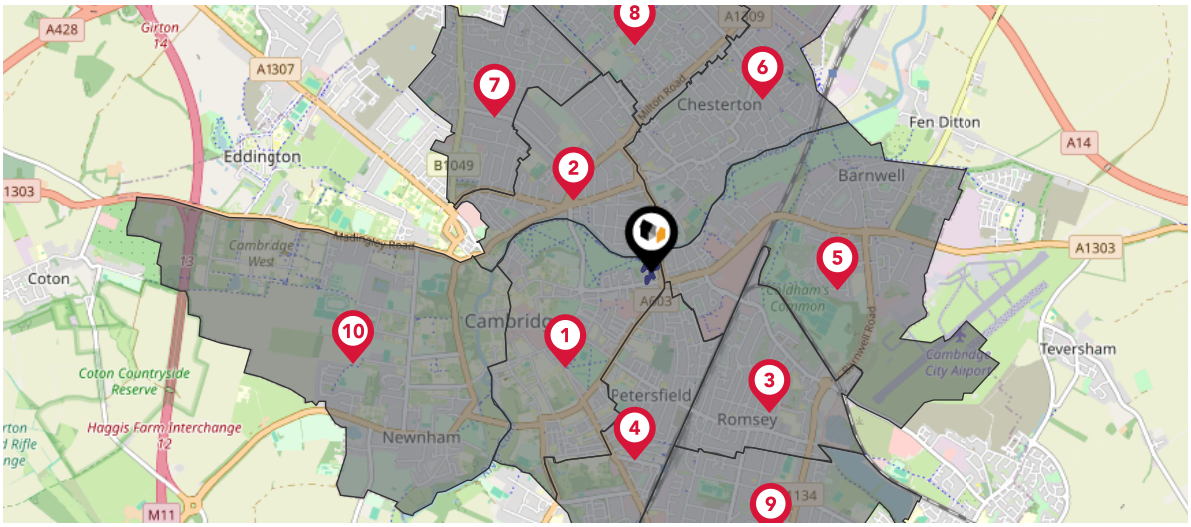
Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Market Ward
2	West Chesterton Ward
3	Romsey Ward
4	Petersfield Ward
5	Abbey Ward
6	East Chesterton Ward
7	Arbury Ward
8	King's Hedges Ward
9	Coleridge Ward
10	Newnham Ward

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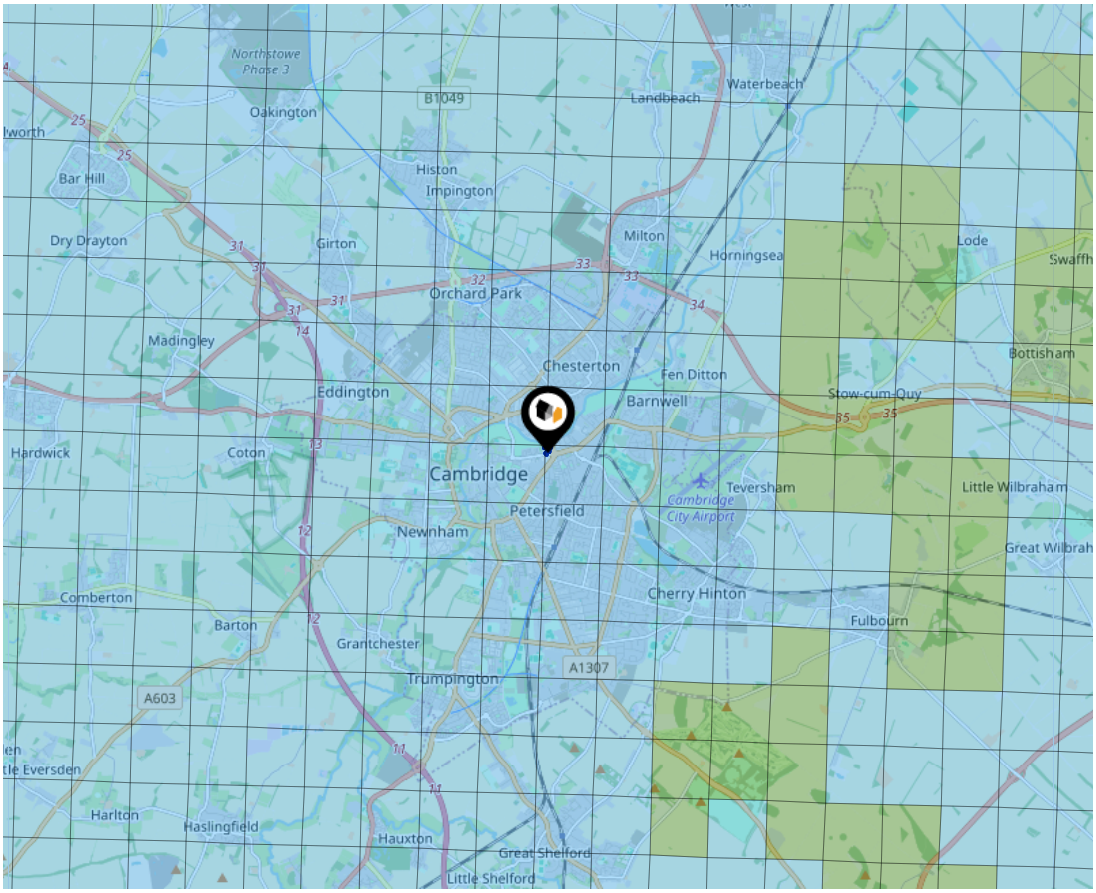
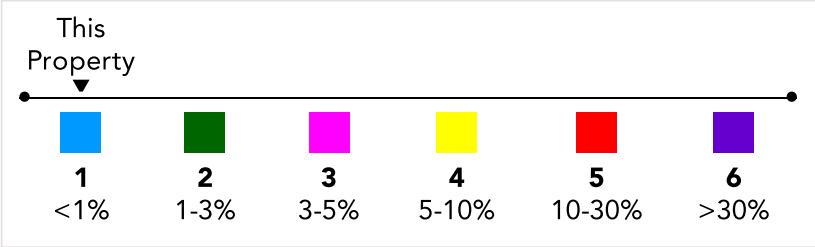
What is Radon?

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).





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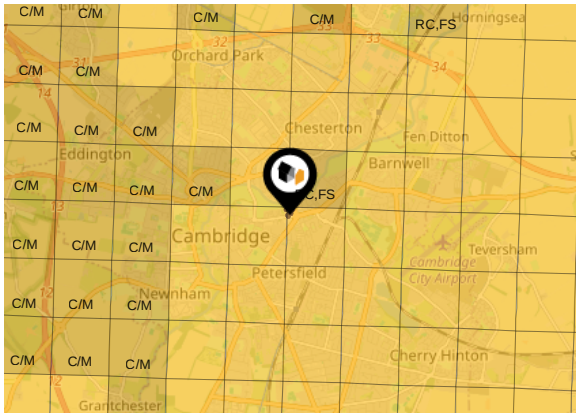
Environment
Soils & Clay

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(SANDY) TO MEDIUM(SANDY)		



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

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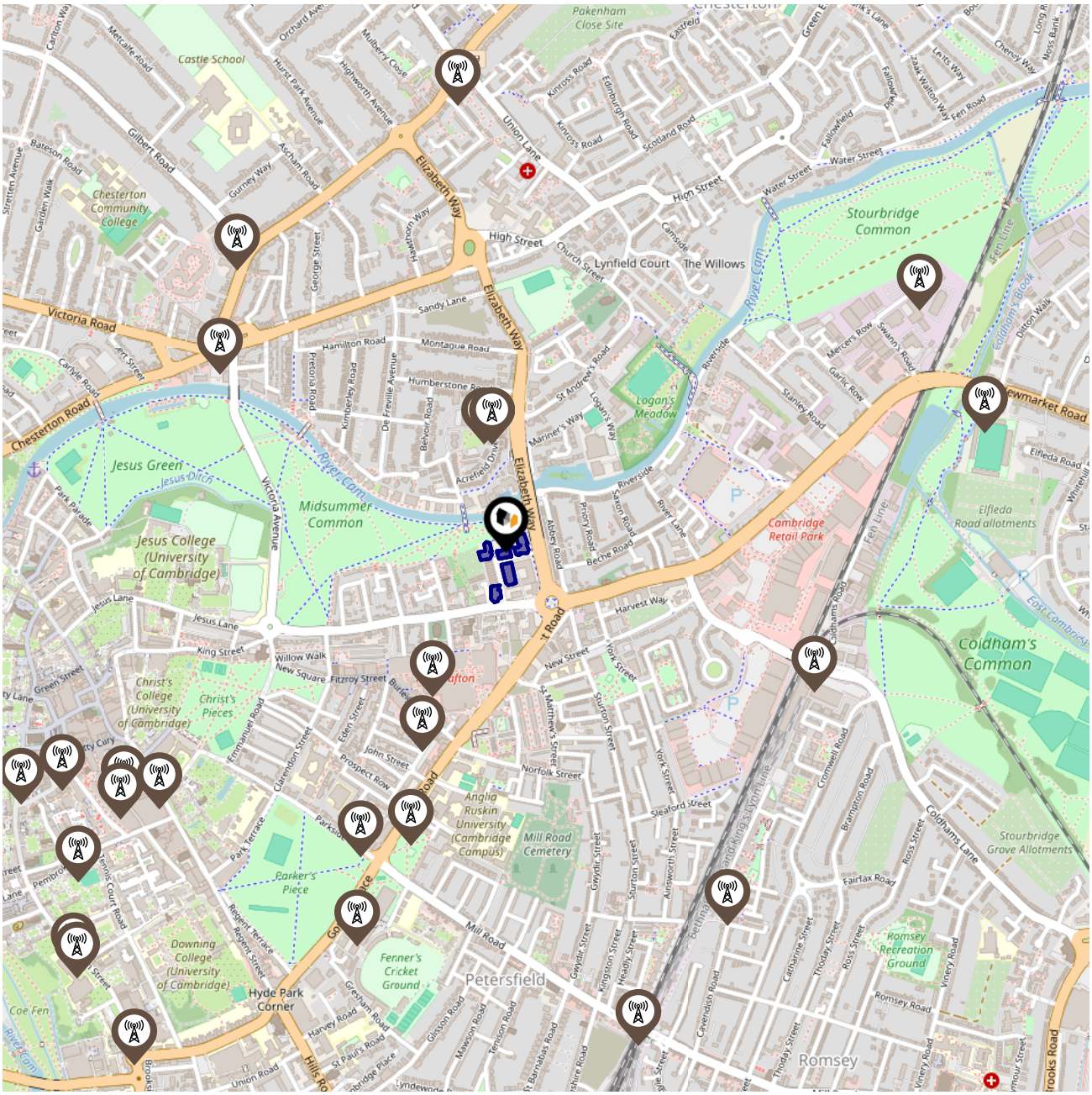
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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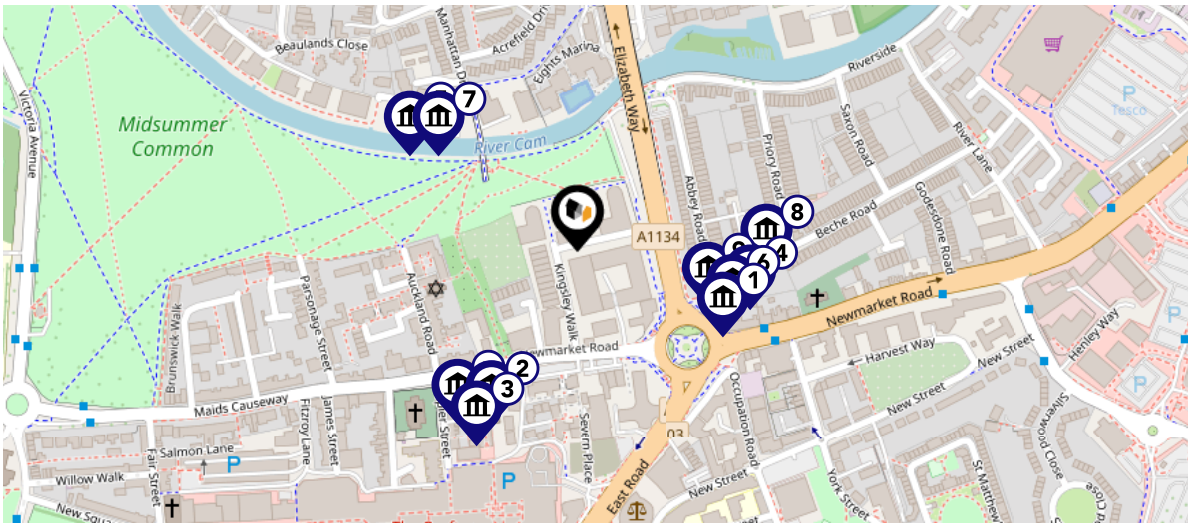
Maps
Listed Buildings

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



Listed Buildings in the local district	Grade	Distance
1 1126283 - Archway At Abbey House And To The West Of It	Grade II	0.1 miles
2 1268375 - 38, Newmarket Road	Grade II	0.1 miles
3 1126148 - Arts Theatre Workshop And Store	Grade II	0.1 miles
4 1122667 - Wall At Rear Of Abbey House	Grade II	0.1 miles
5 1268361 - Clare College Boathouse	Grade II	0.1 miles
6 1331811 - Abbey House	Grade II	0.1 miles
7 1268362 - Pembroke College Boathouse	Grade II	0.1 miles
8 1126103 - Barnwell Priory Barnwell Priory (the Cellarer's Checker)	Grade II	0.1 miles
9 1338182 - Wall At Abbey House Fronting Abbey Road And Beche Road	Grade II	0.1 miles
10 1331866 - 26, Newmarket Road	Grade II	0.1 miles

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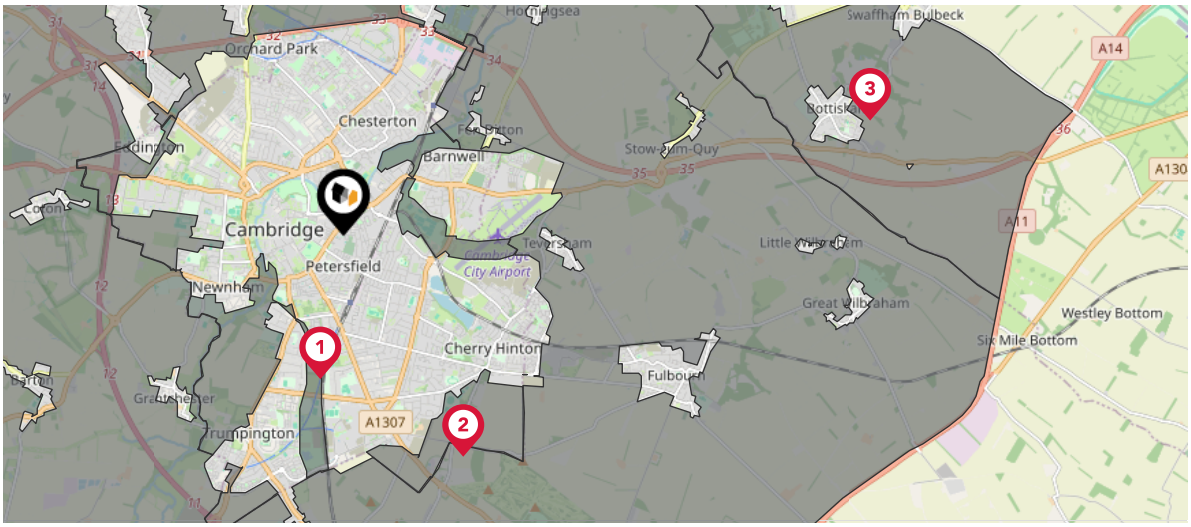
Maps
Green Belt

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



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

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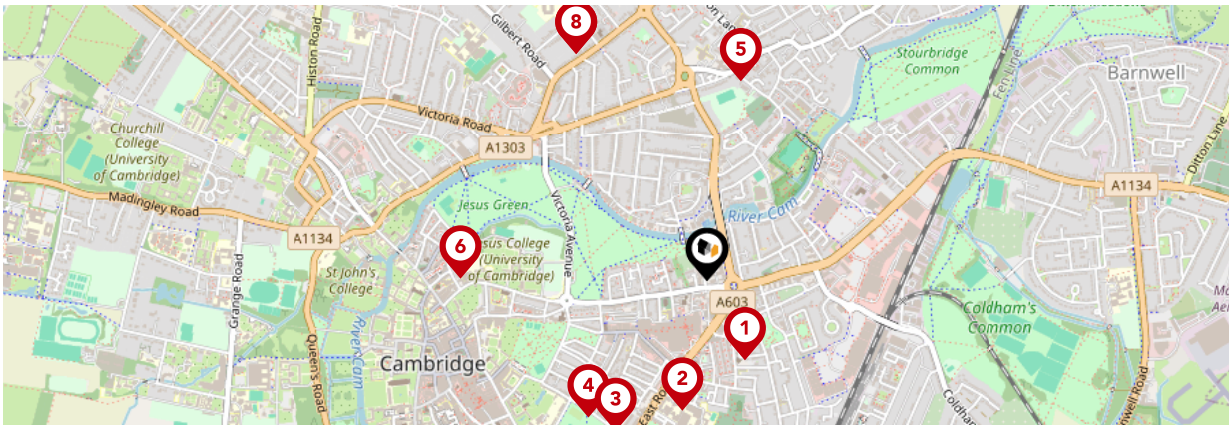
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Brunswick Nursery School Ofsted Rating: Outstanding | Pupils: 70 | Distance:0.24	✓				
2 St Matthew's Primary School Ofsted Rating: Good | Pupils: 664 | Distance:0.35		✓			
3 Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated | Pupils: 34 | Distance:0.47			✓		
4 Parkside Community College Ofsted Rating: Outstanding | Pupils: 735 | Distance:0.48			✓		
5 Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated | Pupils: 543 | Distance:0.54			✓		
6 Park Street CofE Primary School Ofsted Rating: Good | Pupils: 115 | Distance:0.66		✓			
7 Milton Road Primary School Ofsted Rating: Good | Pupils: 414 | Distance:0.7		✓			
8 Olive AP Academy - Cambridge Ofsted Rating: Good | Pupils: 4 | Distance:0.7			✓		

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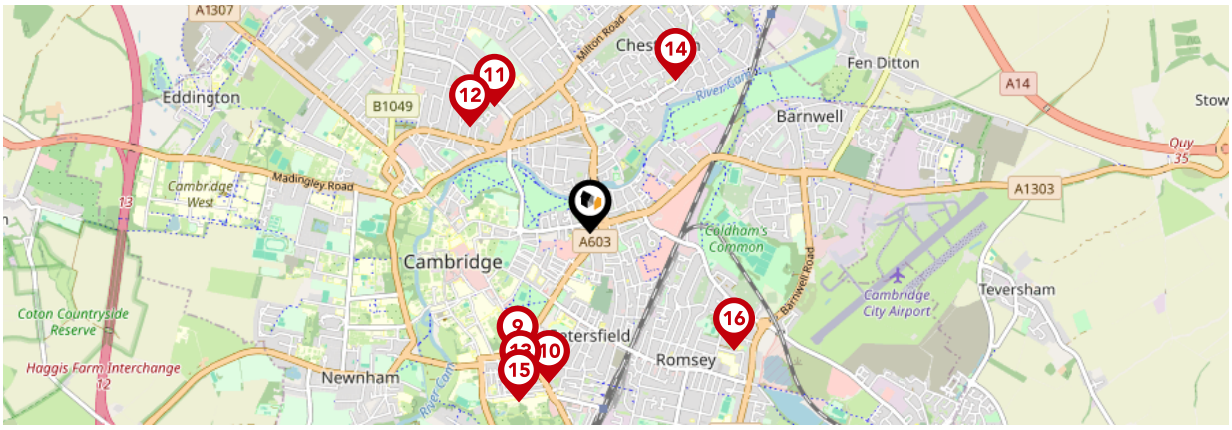
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Cardiff Sixth Form College, Cambridge Ofsted Rating: Good | Pupils: 74 | Distance:0.77			✓		
10 Sancton Wood School Ofsted Rating: Not Rated | Pupils: 397 | Distance:0.83			✓		
11 Castle School, Cambridge Ofsted Rating: Requires improvement | Pupils: 238 | Distance:0.85			✓		
12 Chesterton Community College Ofsted Rating: Outstanding | Pupils: 1121 | Distance:0.86			✓		
13 St Alban's Catholic Primary School Ofsted Rating: Outstanding | Pupils:0 | Distance:0.88		✓			
14 Chesterton Primary School Ofsted Rating: Good | Pupils: 182 | Distance:0.94		✓			
15 St Pauls CofE VA Primary School Ofsted Rating: Good | Pupils: 161 | Distance:0.98		✓			
16 St Philip's CofE Aided Primary School Ofsted Rating: Good | Pupils: 259 | Distance:1		✓			

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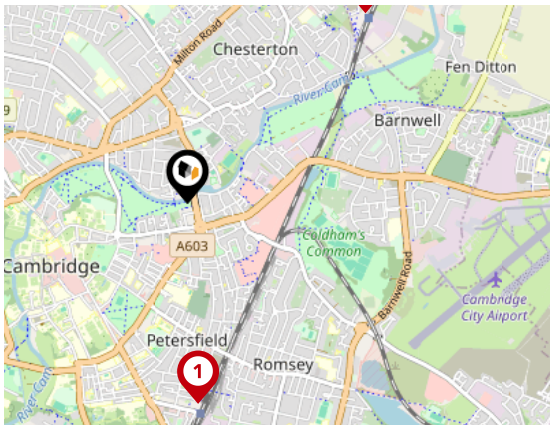
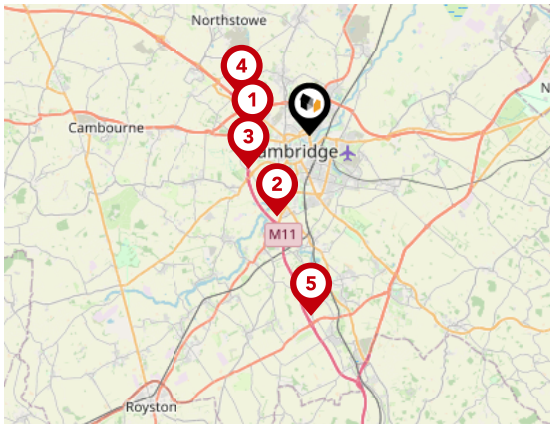
Area
Transport (National)



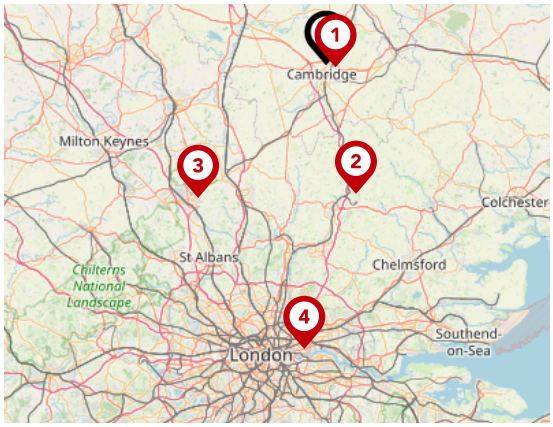
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.07 miles
2	Cambridge North Rail Station	1.4 miles
3	Shelford (Cambs) Rail Station	4.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.47 miles
2	M11 J11	3.69 miles
3	M11 J12	2.95 miles
4	M11 J14	3.33 miles
5	M11 J10	7.69 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.67 miles
2	Stansted Airport	22.7 miles
3	Luton Airport	31.59 miles
4	Silvertown	49 miles

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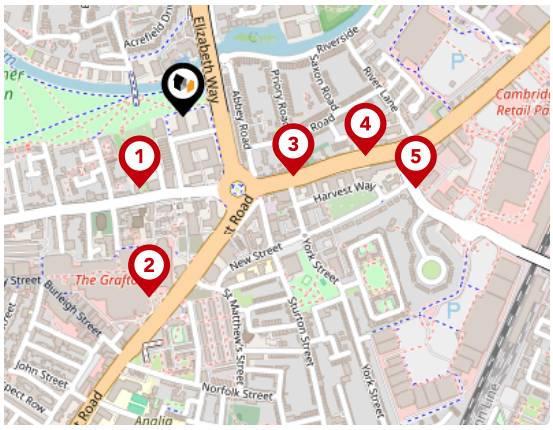
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Napier Street	0.11 miles
2	Grafton Centre	0.24 miles
3	Elizabeth Way	0.17 miles
4	River Lane	0.25 miles
5	New Street	0.33 miles

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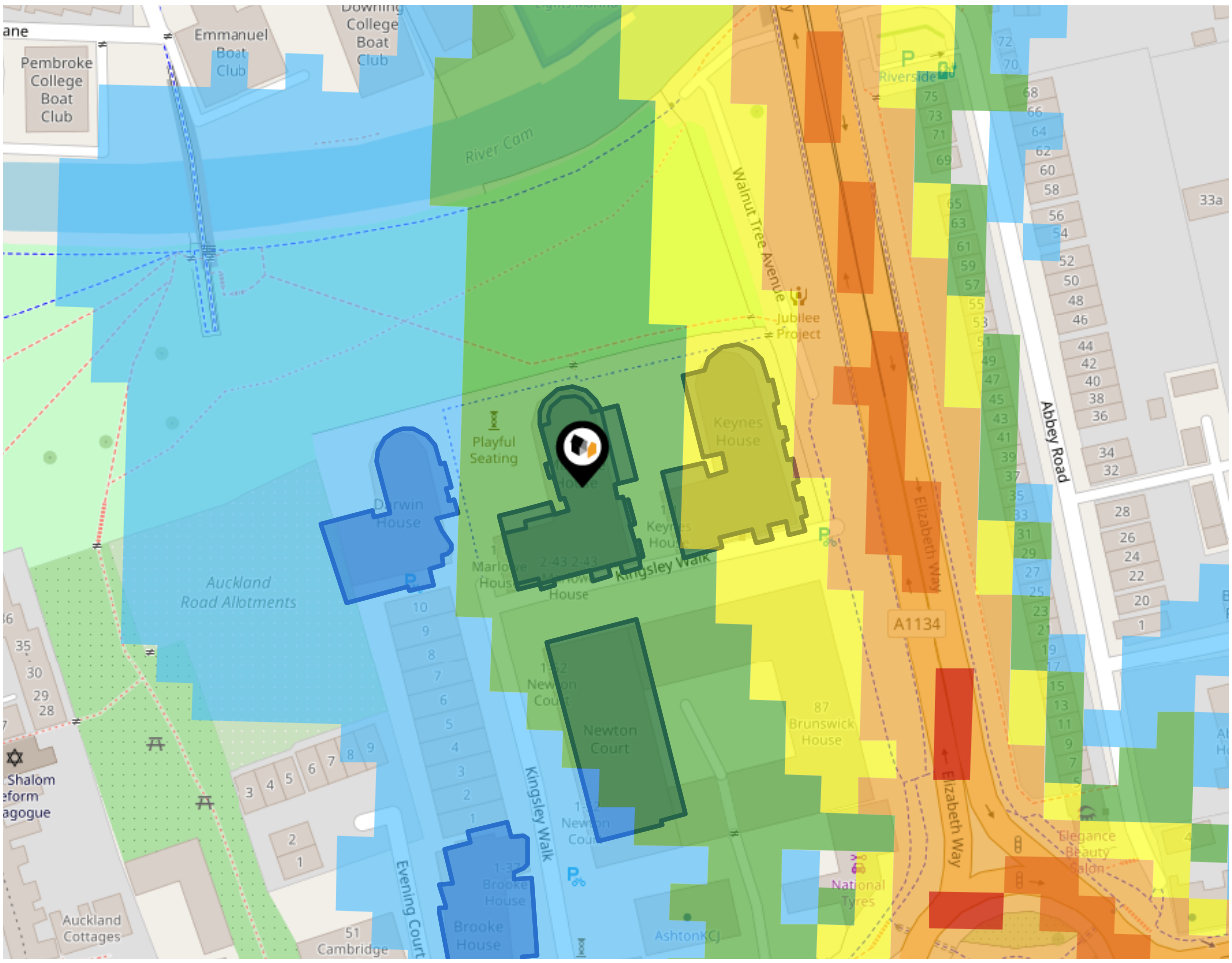
Local Area
Road Noise



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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