

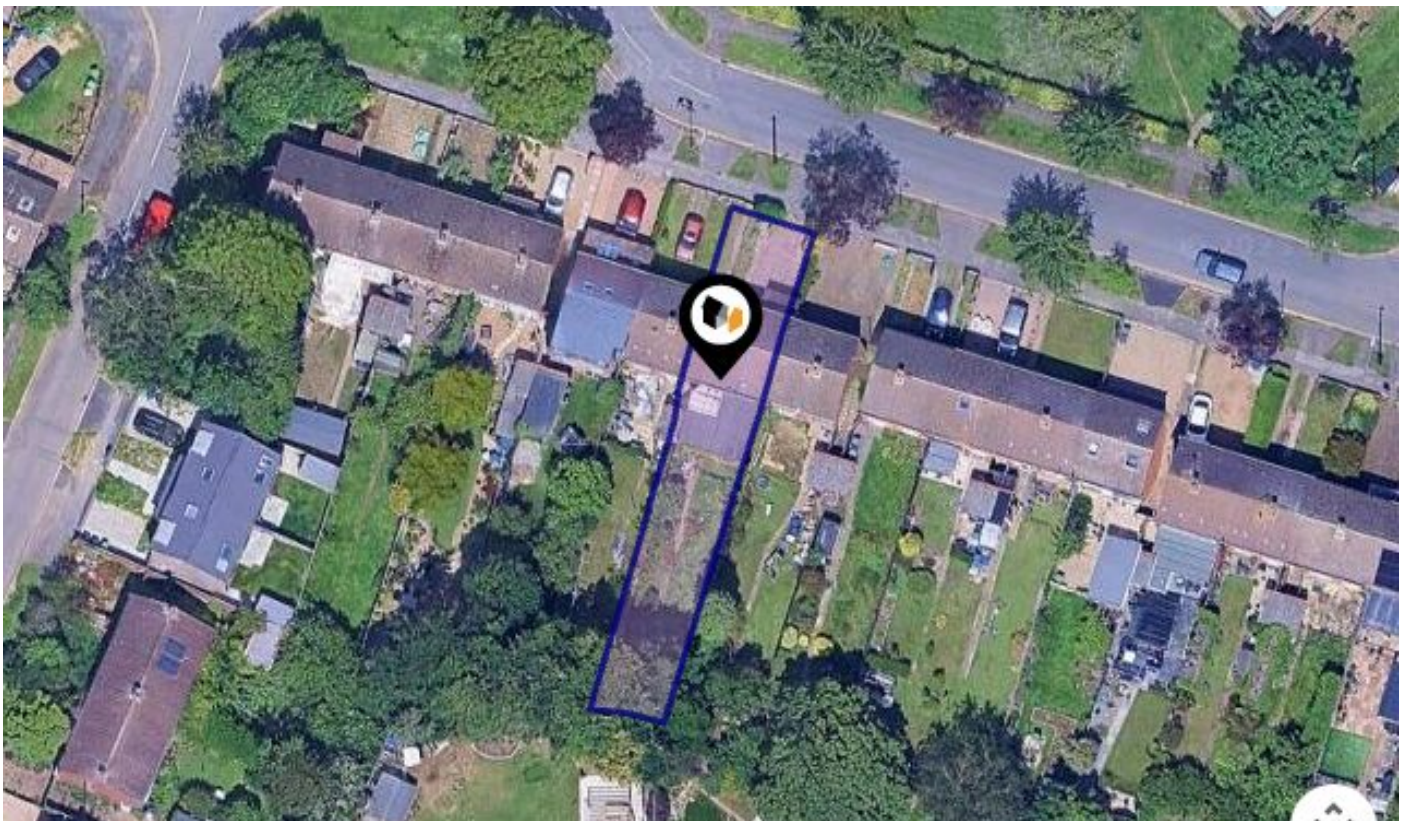


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



ALEX WOOD ROAD, CAMBRIDGE, CB4

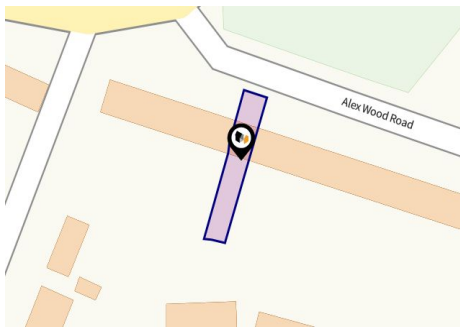
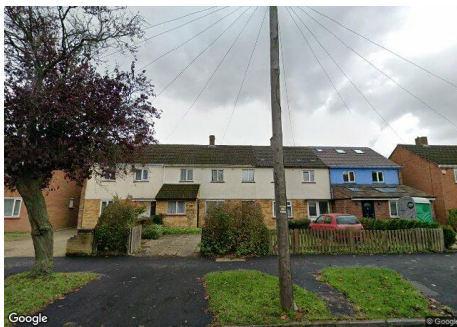
Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,087 ft ² / 101 m ²		
Plot Area:	0.07 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB6114		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	1000 mb/s
• Surface Water	High			

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

Planning records for: **53 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 23/02440/HFUL	
Decision:	Decided
Date:	27th June 2023
Description:	Single storey flat roof extension to rear and external alterations.

Planning records for: **55 Alex Wood Road Cambridge CB4 2EG**

Reference - C/02/0848	
Decision:	Decided
Date:	07th August 2002
Description:	Erection of a single storey rear extension to existing dwellinghouse.

Planning records for: **63 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 16/1650/GPE	
Decision:	Decided
Date:	13th September 2016
Description:	Extension to provide porch/utility area and garden room.

Planning records for: **65 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 12/1629/FUL	
Decision:	Withdrawn
Date:	24th December 2012
Description:	Single storey extension to front, rebuild existing outbuildings to rear and new fence to side boundaries at front.

Planning records for: **65 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 13/0171/FUL	
Decision:	Decided
Date:	08th February 2013
Description:	Single storey extension at front, rebuild existing outbuildings at rear and new fence to side boundaries at front.

Planning records for: **67 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 24/04215/HFUL	
Decision:	Decided
Date:	08th November 2024
Description:	Single storey front extension following demolition of existing porch, rear roof extension with rear facing dormer and installation of 3 No. rooflights to front roof slope.

Planning records for: **73 Alex Wood Road Cambridge CB4 2EG**

Reference - 19/0798/FUL	
Decision:	Decided
Date:	10th June 2019
Description:	Single storey front and rear extensions

Planning records for: **87 Alex Wood Road Cambridge CB4 2EG**

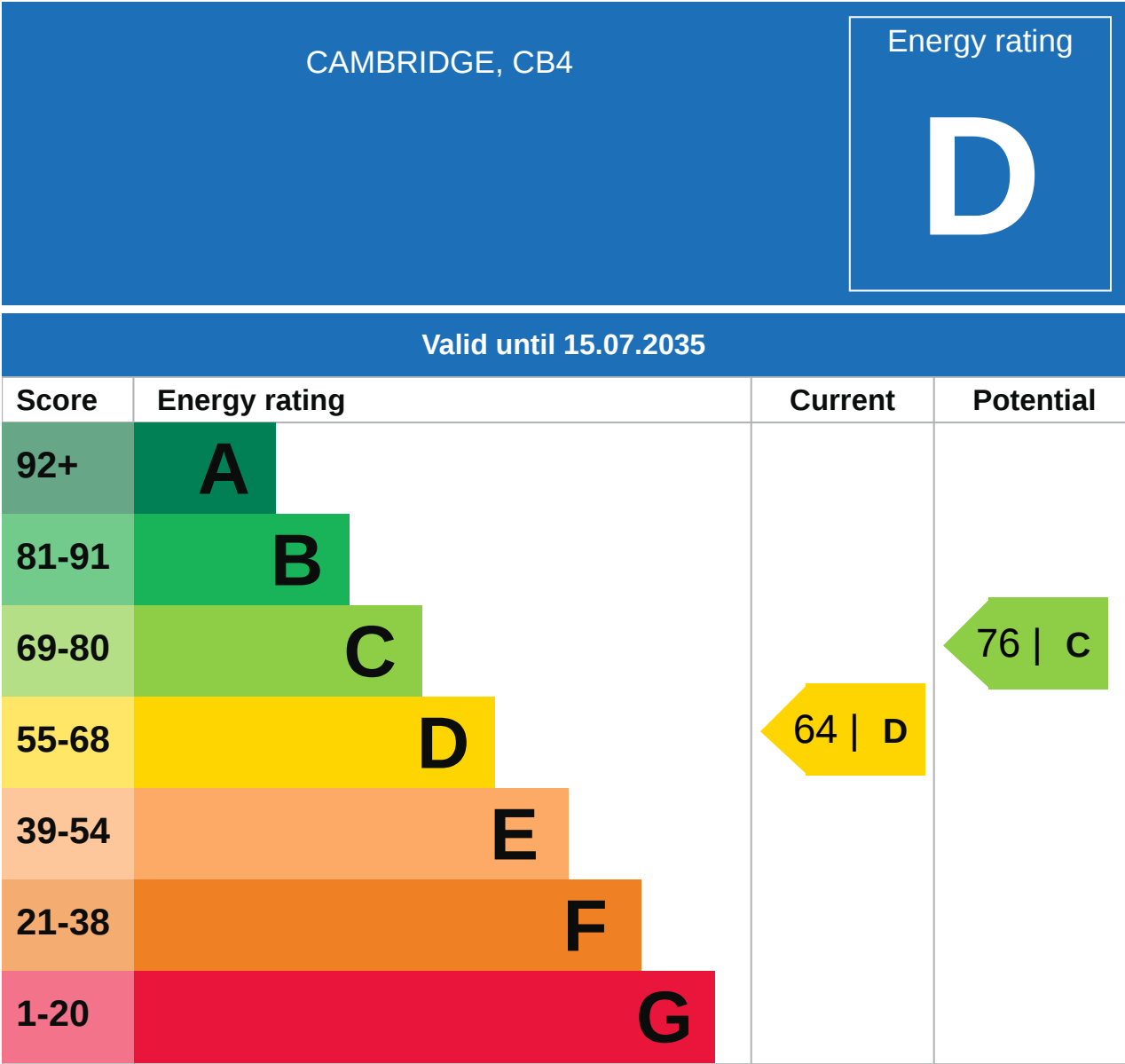
Reference - 16/1708/FUL	
Decision:	Decided
Date:	24th September 2016
Description:	Single storey front extension and two storey rear extension

Planning records for: **87 Alex Wood Road Cambridge Cambridgeshire CB4 2EG**

Reference - 22/00866/HFUL	
Decision:	Decided
Date:	21st February 2022
Description:	Rear roof extension and single storey rear extension.

Planning records for: **95 Alex Wood Road Cambridge CB4 2EG**

Reference - 18/0543/FUL	
Decision:	Decided
Date:	25th April 2018
Description:	Erection of a detached 1.5 storey two bedroom dwellinghouse on the land to the rear of 95 Alex Wood Road accessed from Montgomery Road (following demolition of existing garage).



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	101 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas-fired boiler and supplementary gas heater

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



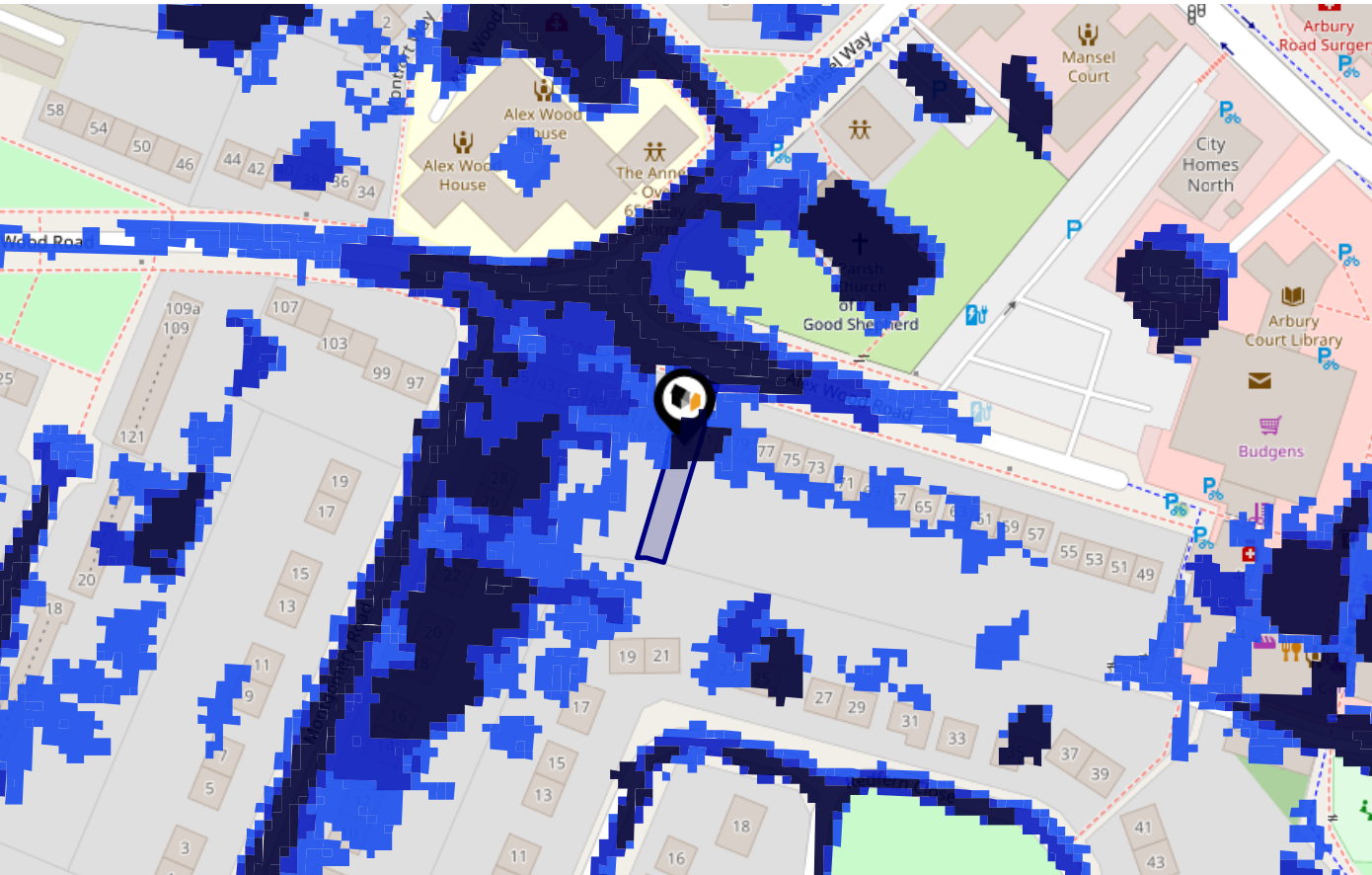
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

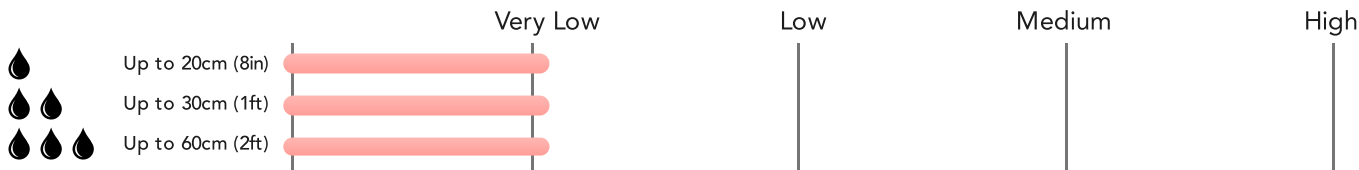


Risk Rating: High

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:

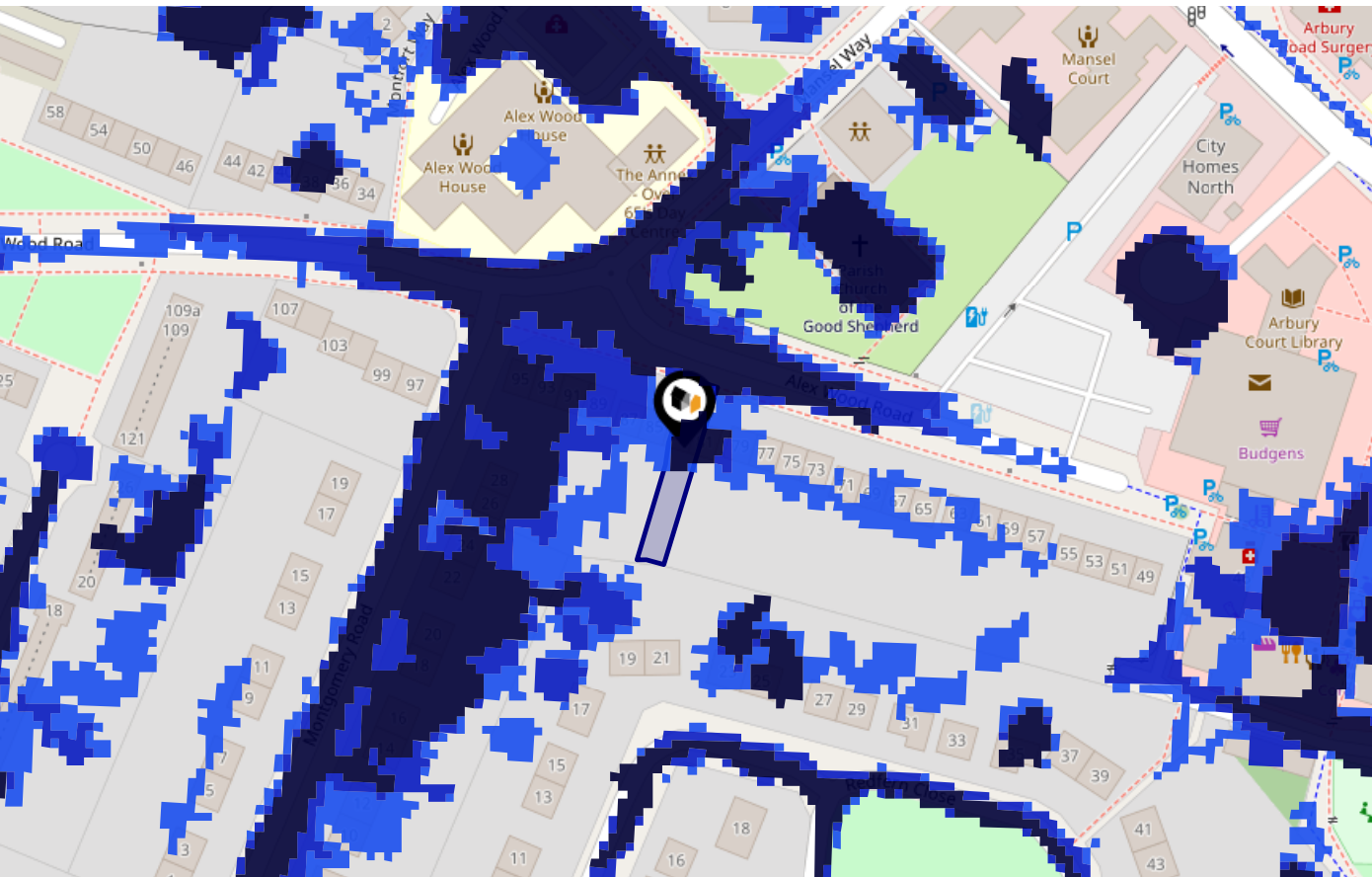


Flood Risk

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.

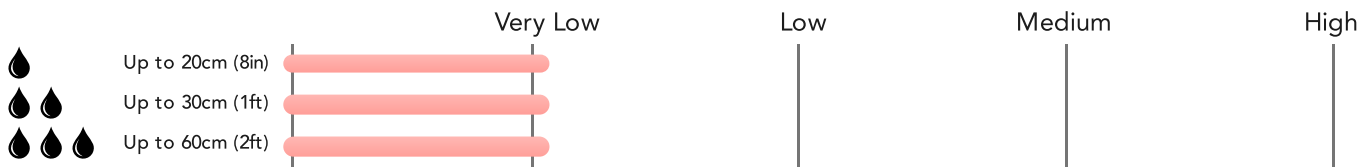


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Chance of flooding to the following depths at this property:

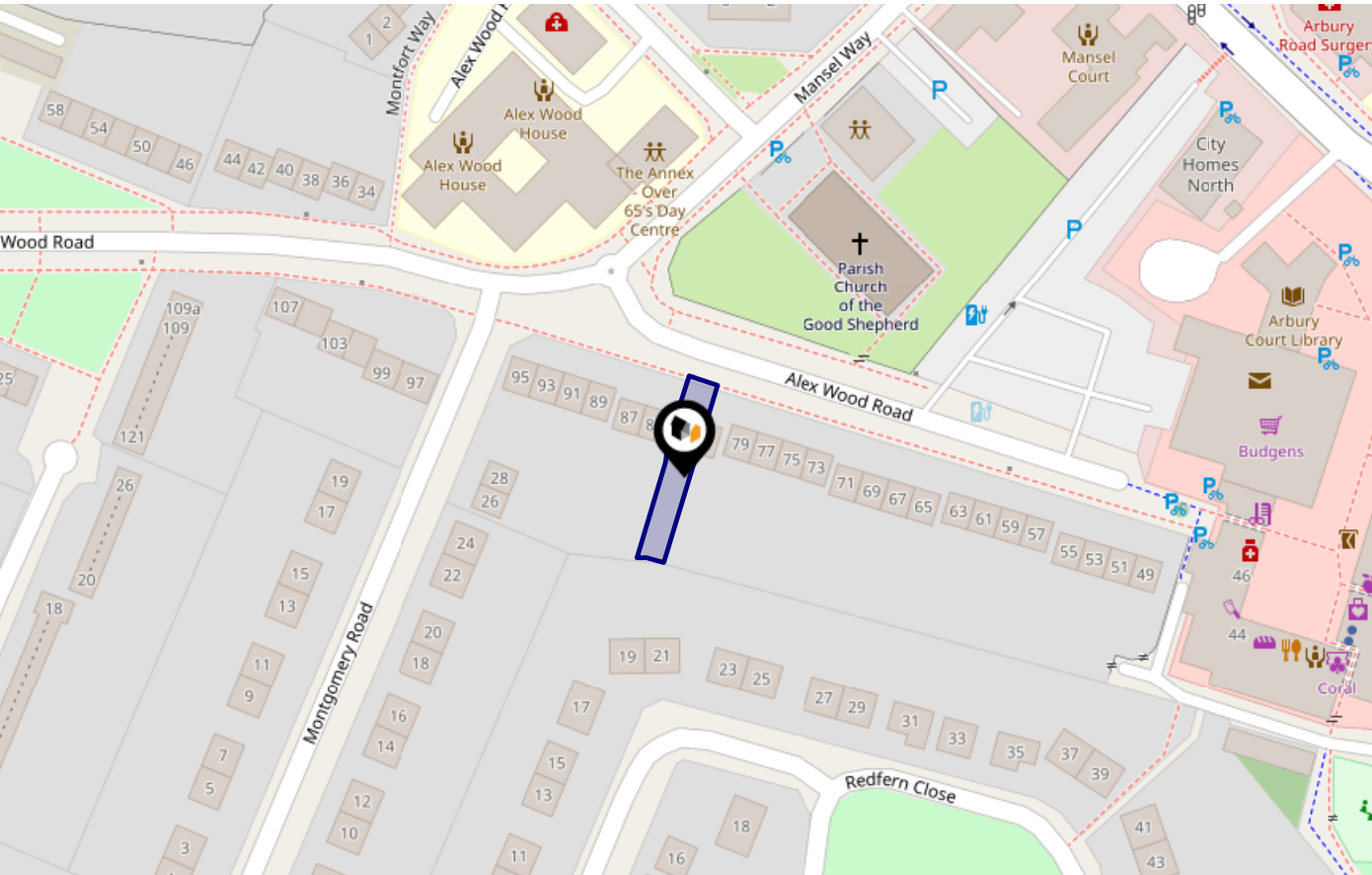


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

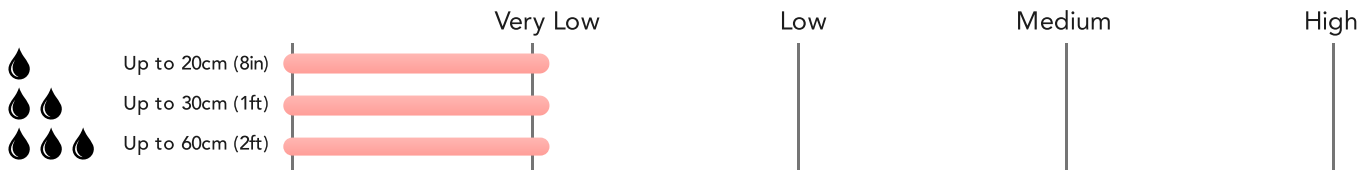


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

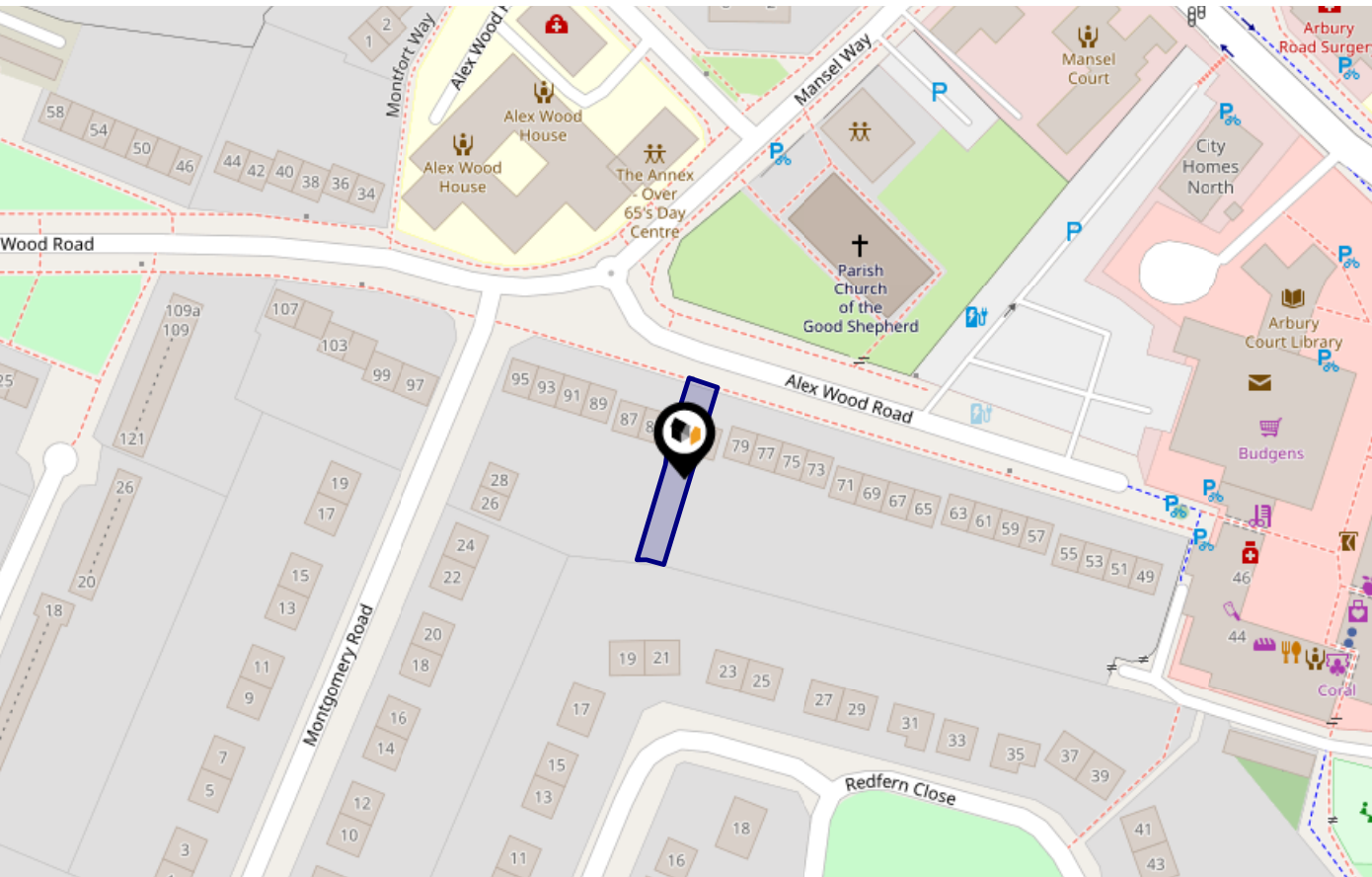


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

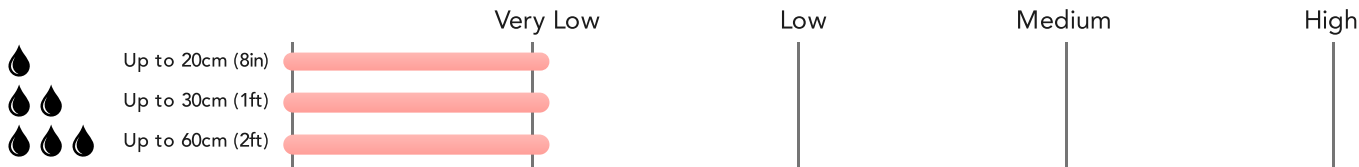


Risk Rating: Very low

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

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Chance of flooding to the following depths at this property:

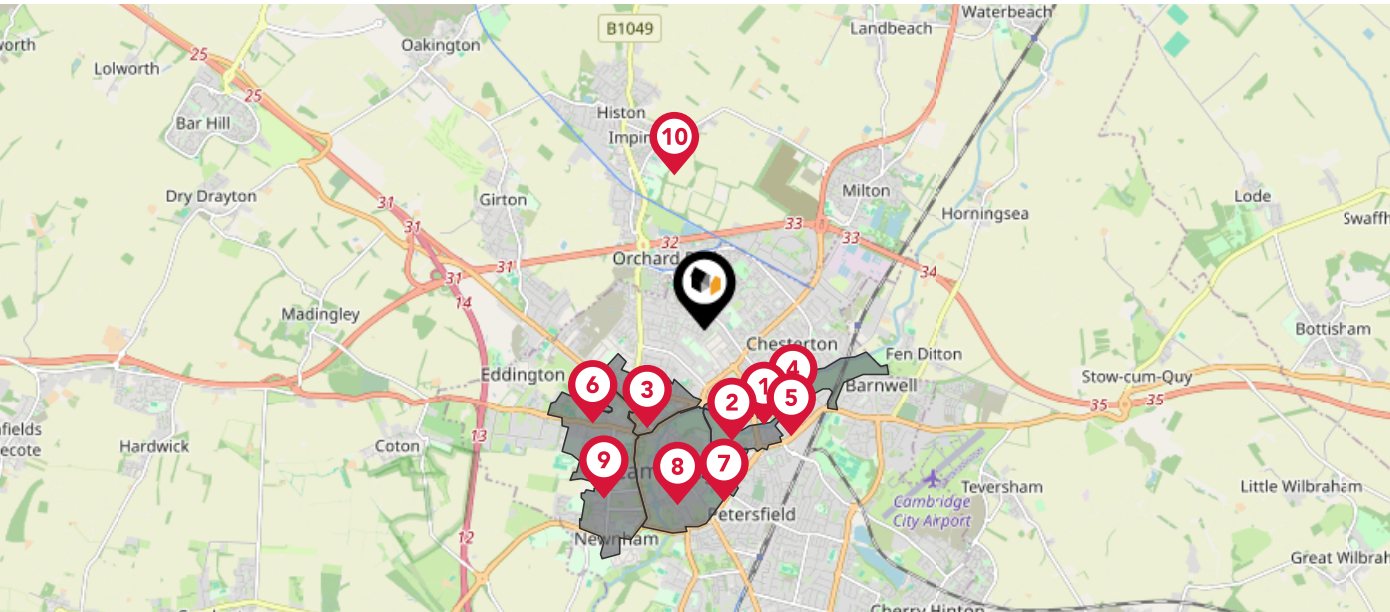


Maps

Conservation Areas



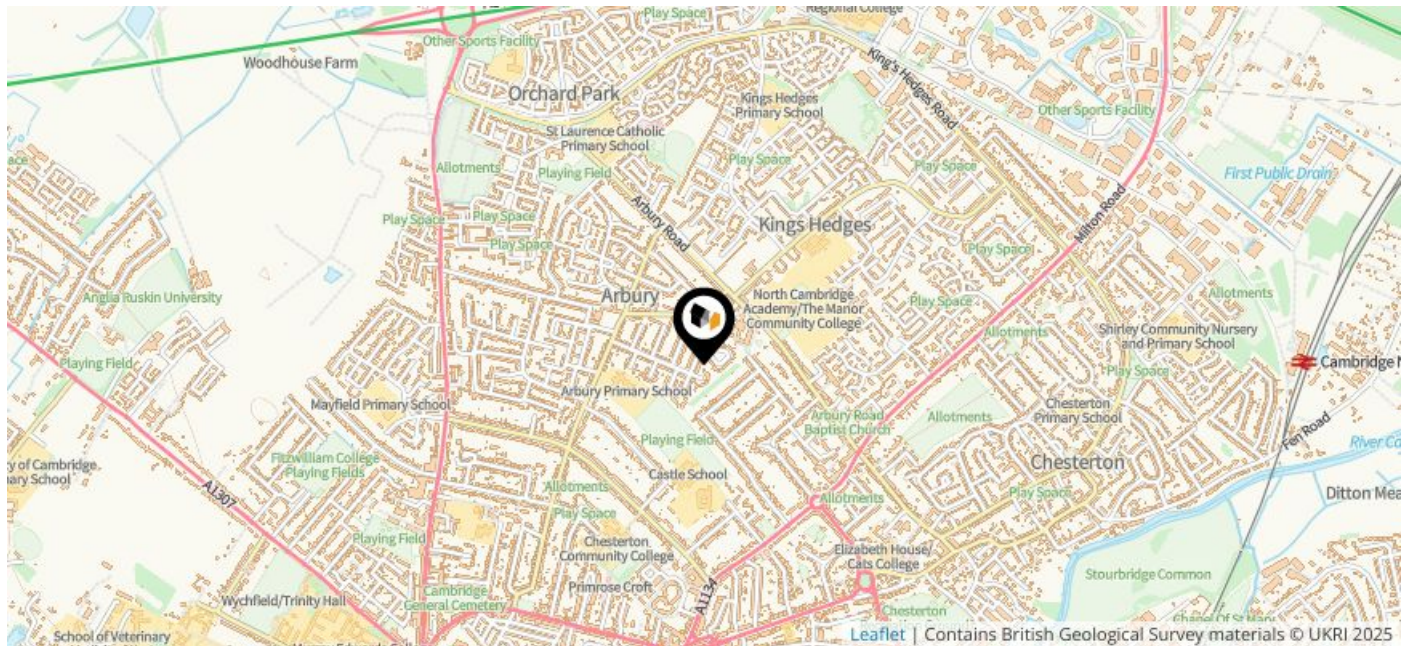
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Chesterton
2	De Freville
3	Castle and Victoria Road
4	Ferry Lane
5	Riverside and Stourbridge Common
6	Storey's Way
7	The Kite
8	Central
9	West Cambridge
10	Impington St Andrew's

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

This map displays nearby coal mine entrances and their classifications.



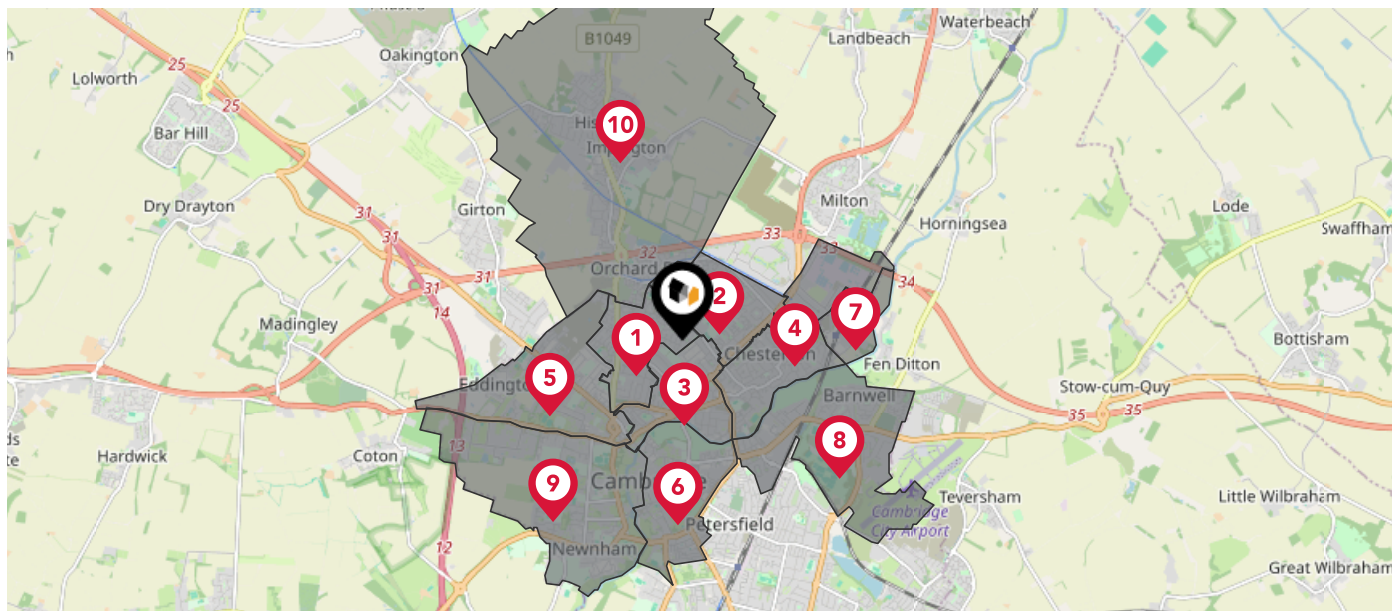
Mine Entry

- ✕ 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



Arbury Ward



King's Hedges Ward



West Chesterton Ward



East Chesterton Ward



Castle Ward



Market Ward



Milton & Waterbeach Ward



Abbey Ward



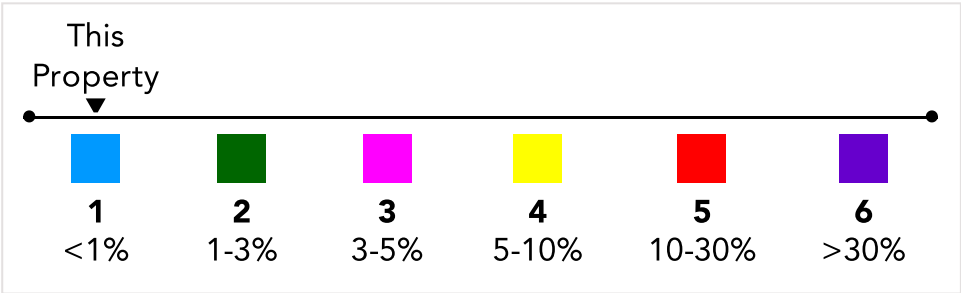
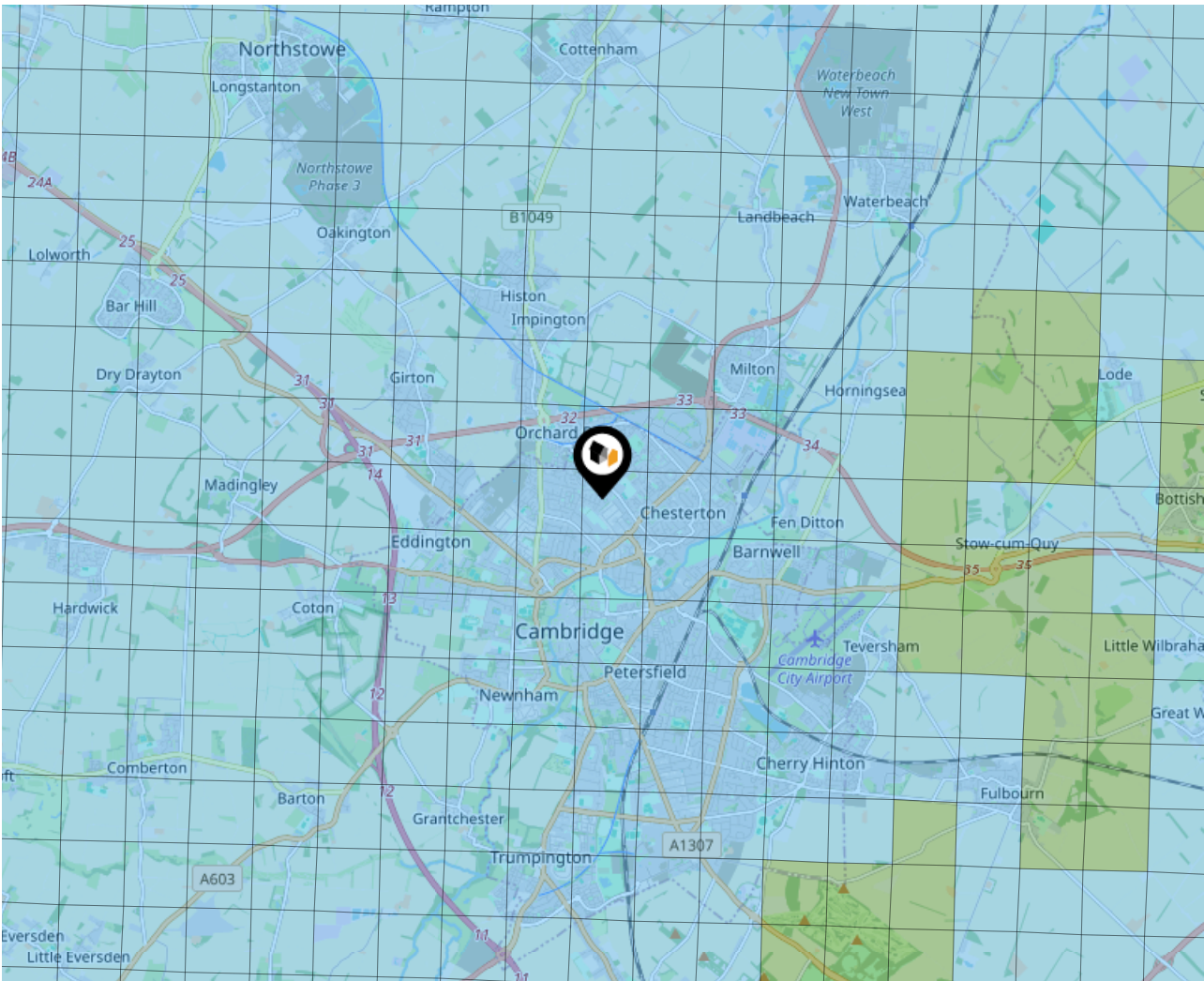
Newnham Ward



Histon & Impington Ward

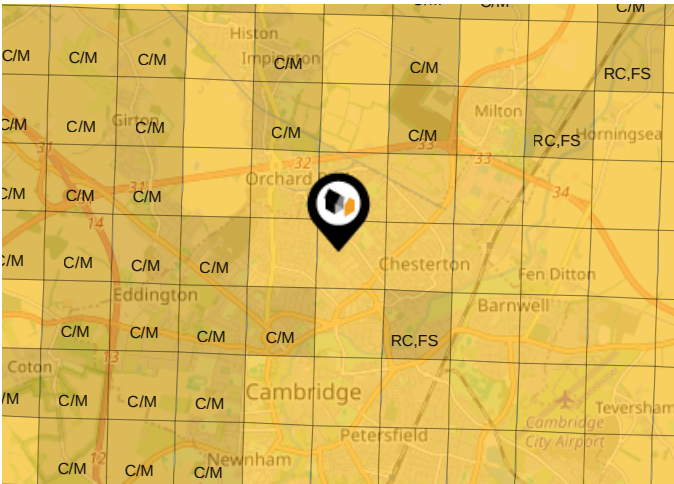
What is Radon?

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)

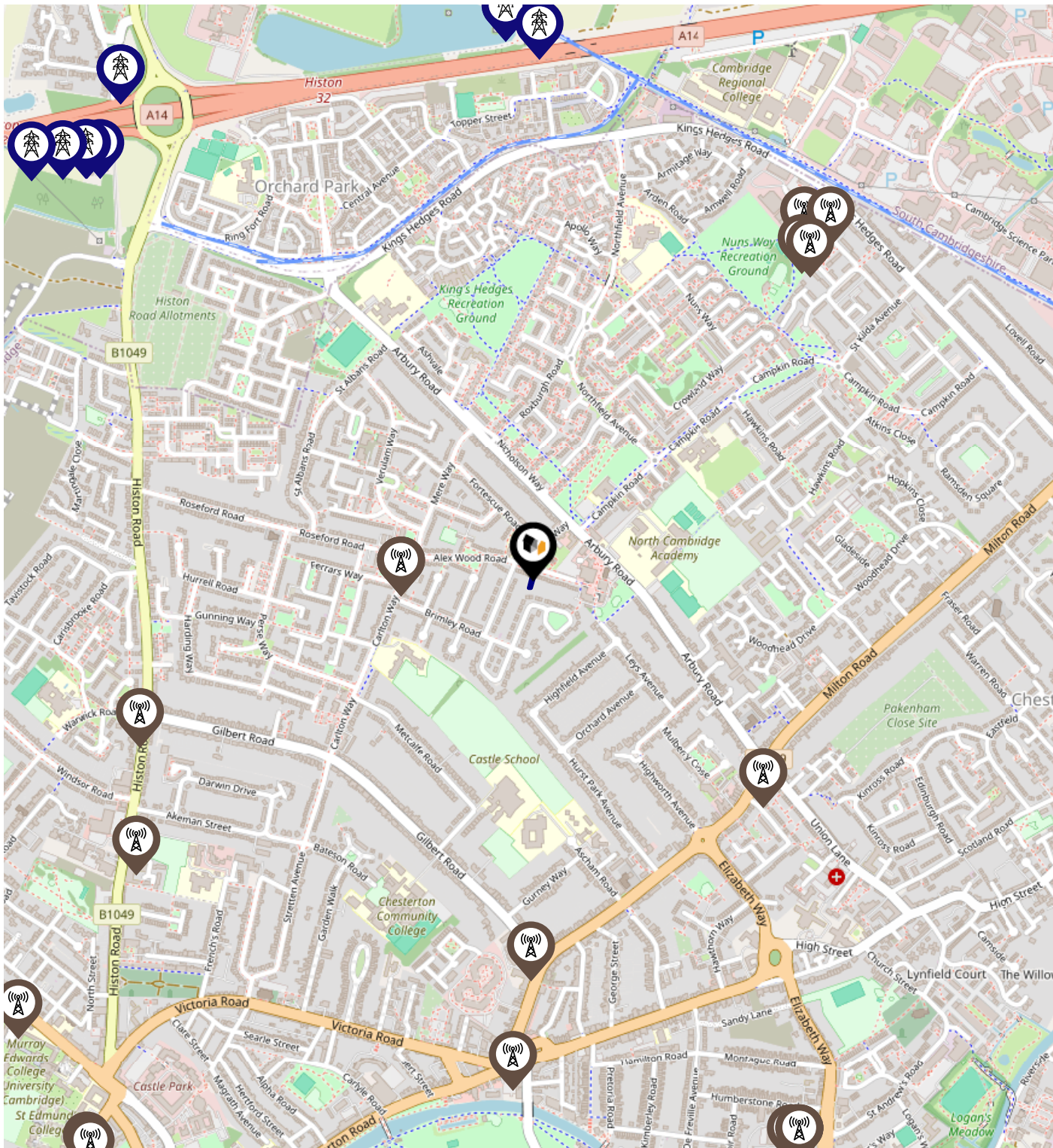
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

Local Area Masts & Pylons



Key:

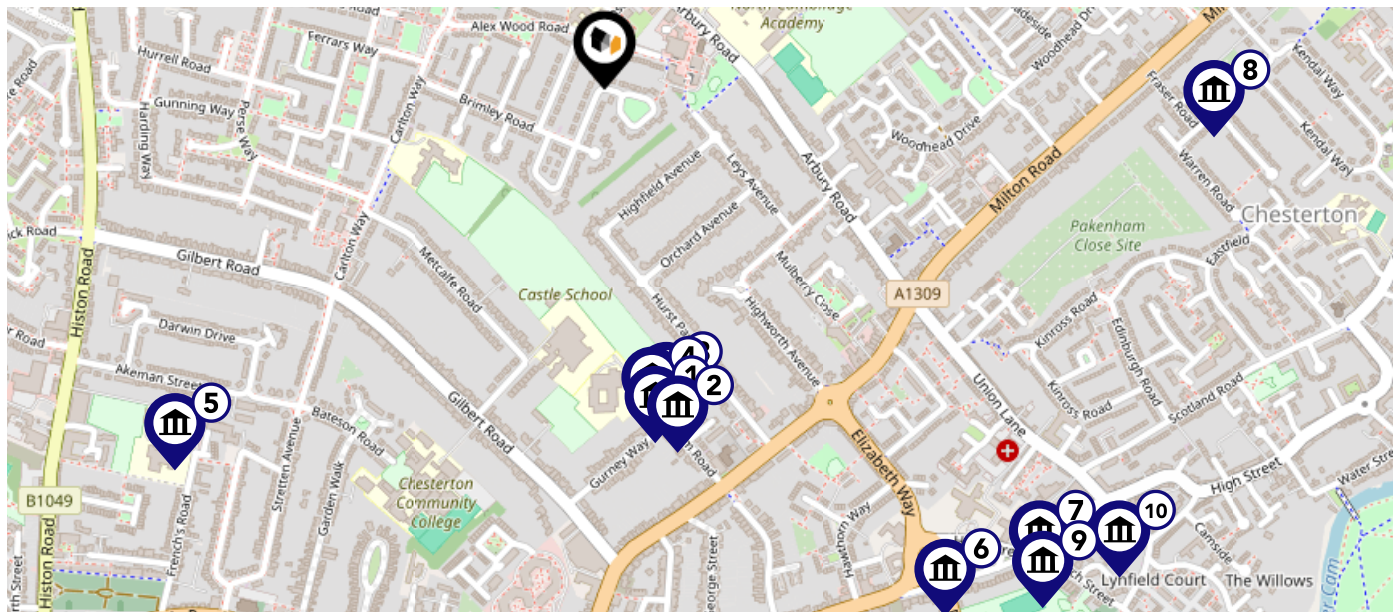
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

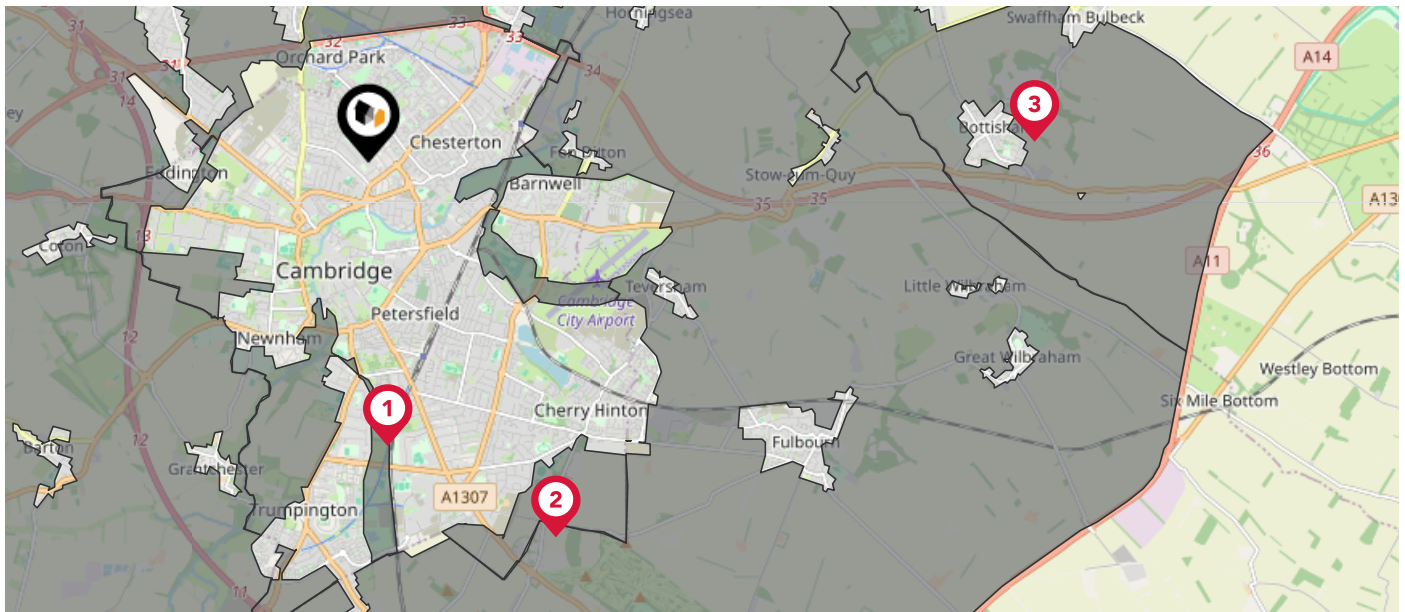


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



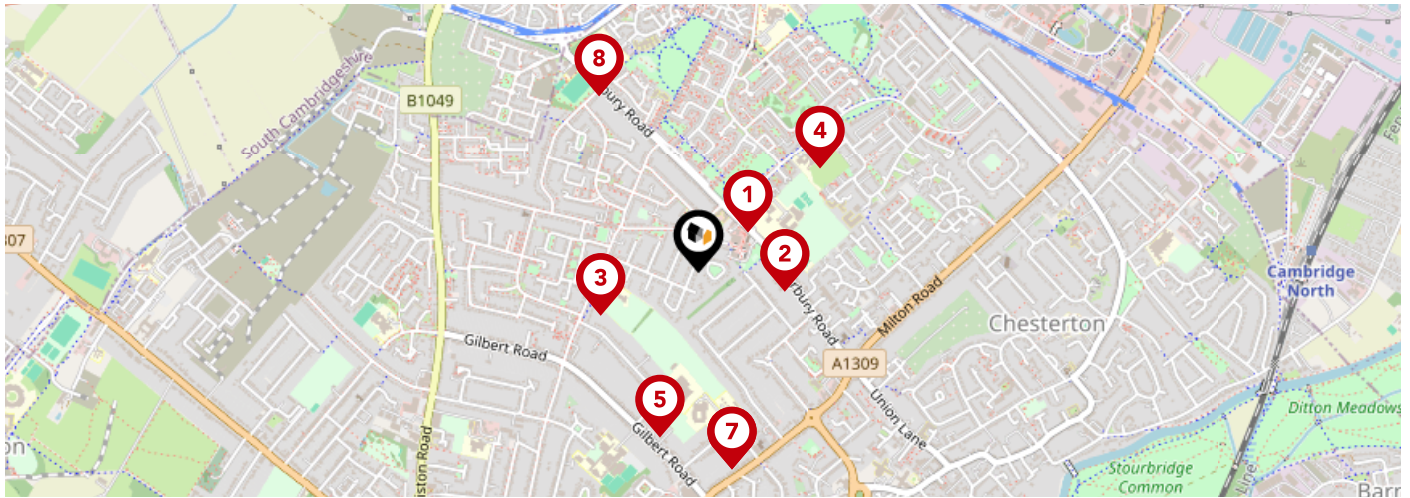
Listed Buildings in the local district		Grade	Distance
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.4 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.4 miles
	1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.4 miles
	1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.4 miles
	1337012 - Windmill At Chesterton Mills	Grade II	0.6 miles
	1126239 - Chesterton Hall	Grade II	0.7 miles
	1126192 - 25 And 27, High Street	Grade II	0.7 miles
	1245573 - Church Of St George	Grade II	0.7 miles
	1322398 - Chesterton House	Grade II	0.8 miles
	1331829 - Chesterton Tower	Grade I	0.8 miles

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

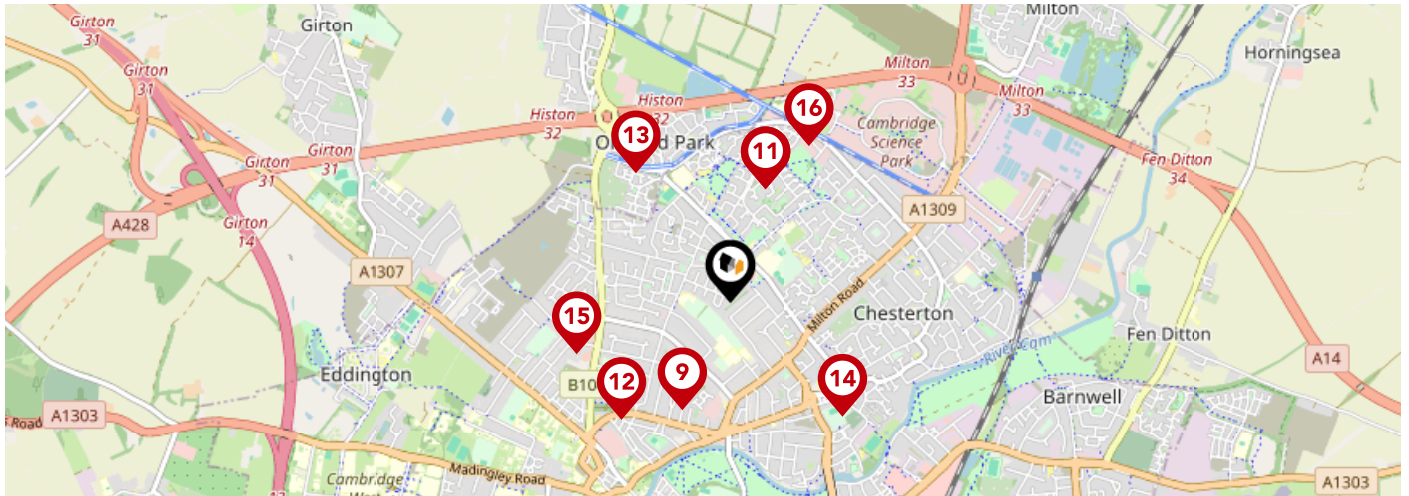


Nearby Green Belt Land

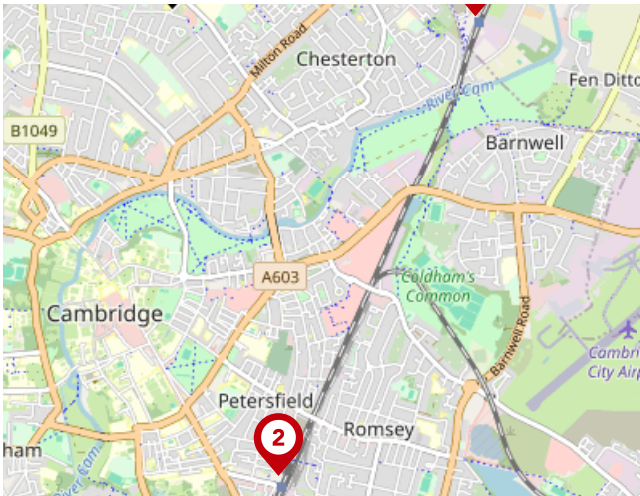
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.14	☒	☐	☐	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.2	☐	☐	☒	☐	☐
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.24	☐	☒	☐	☐	☐
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.36	☐	☒	☐	☐	☐
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.38	☐	☐	☒	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.45	☐	☒	☐	☐	☐
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.45	☐	☐	☒	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.46	☐	☒	☐	☐	☐

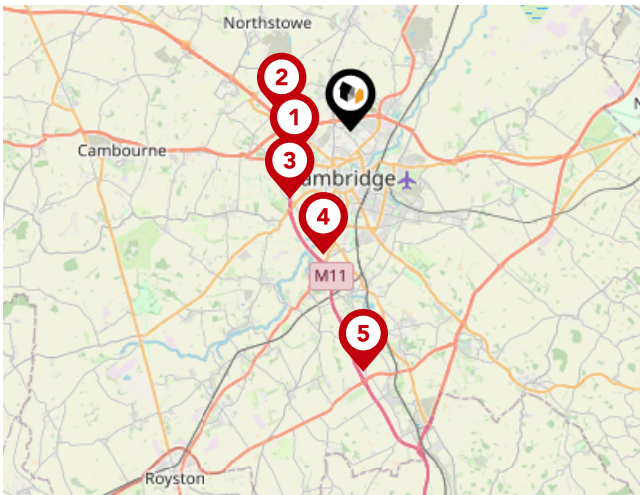


		Nursery	Primary	Secondary	College	Private
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.53	☐	☐	☒	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.54	☒	☐	☐	☐	☐
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.54	☐	☒	☐	☐	☐
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.72	☐	☒	☐	☐	☐
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.73	☐	☒	☐	☐	☐
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.73	☐	☐	☒	☐	☐
	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.73	☐	☒	☐	☐	☐
	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:0.8	☐	☐	☒	☐	☐



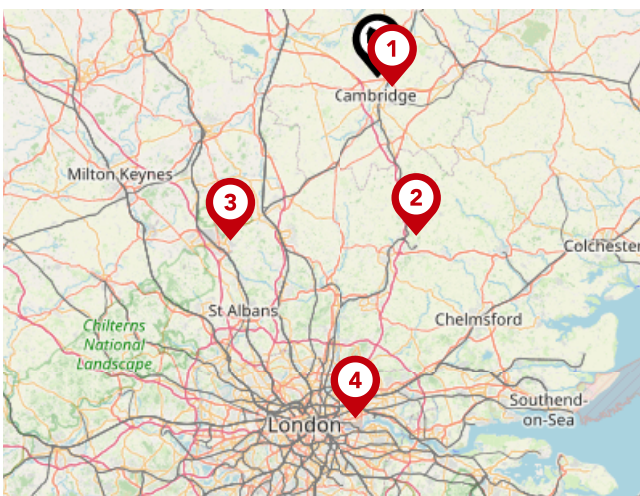
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.38 miles
2	Cambridge Rail Station	2.18 miles
3	Waterbeach Rail Station	3.97 miles



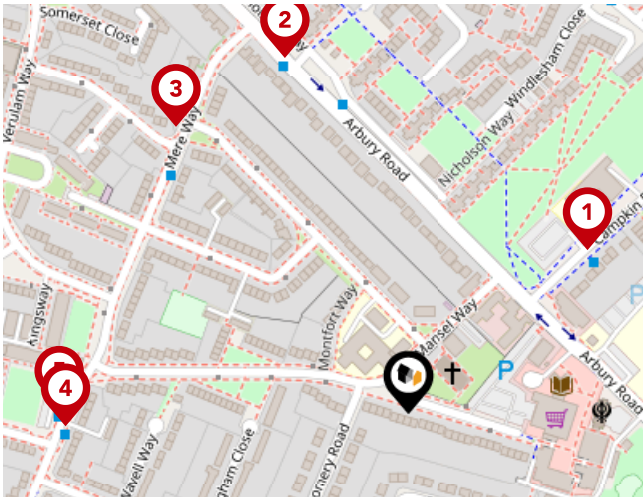
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.22 miles
2	M11 J14	2.54 miles
3	M11 J12	3.27 miles
4	M11 J11	4.57 miles
5	M11 J10	8.75 miles



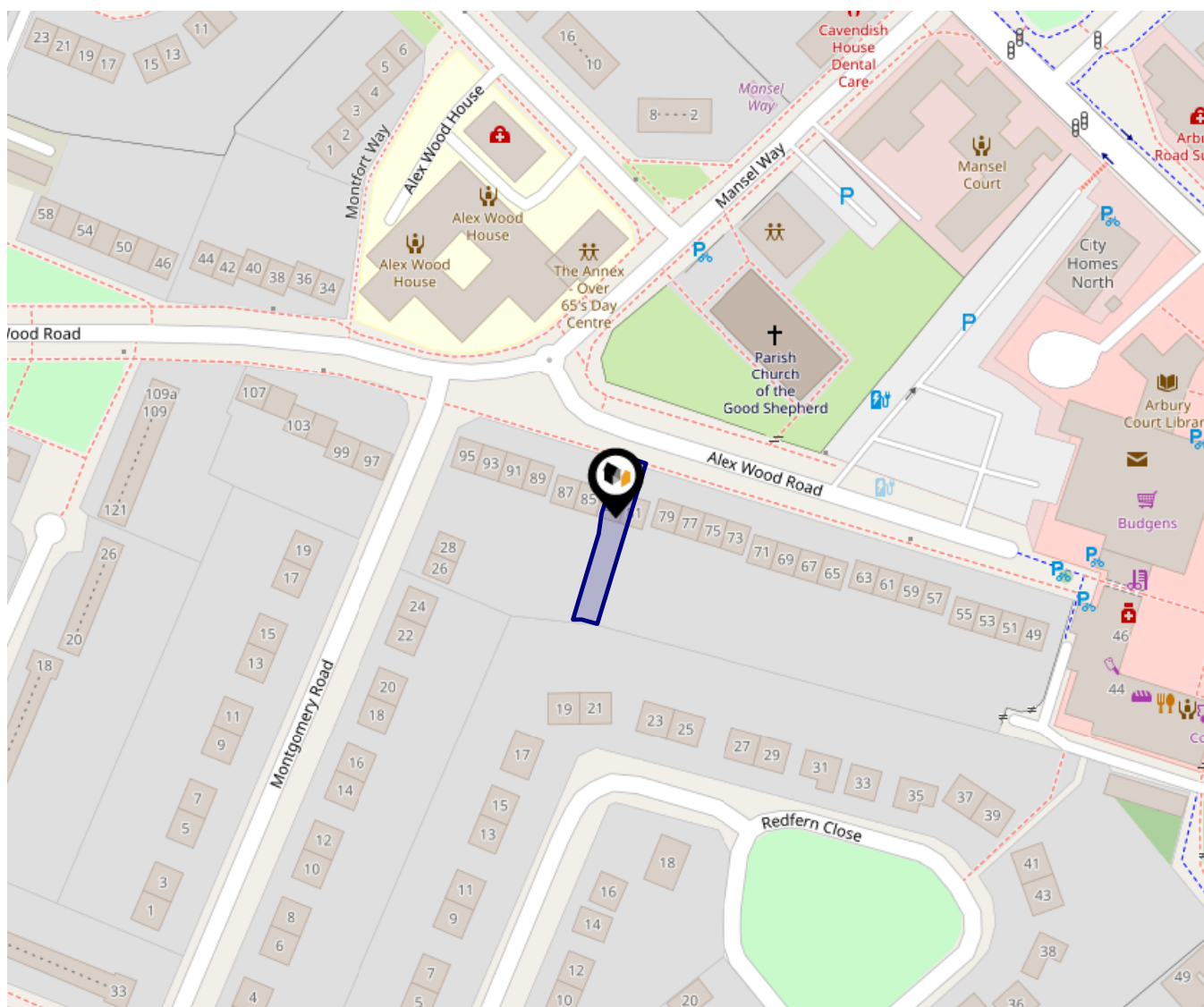
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.46 miles
2	Stansted Airport	23.83 miles
3	Luton Airport	32.07 miles
4	Silvertown	50.02 miles



Bus Stops/Stations

Pin	Name	Distance
1	Nursery School	0.14 miles
2	Mere Way	0.21 miles
3	Ellesmere Road	0.21 miles
4	Ferrars Way	0.19 miles
5	Ferrars Way	0.2 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office
Agency

