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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 30<sup>th</sup> July 2025**



**PEVEREL ROAD, CAMBRIDGE, CB5**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

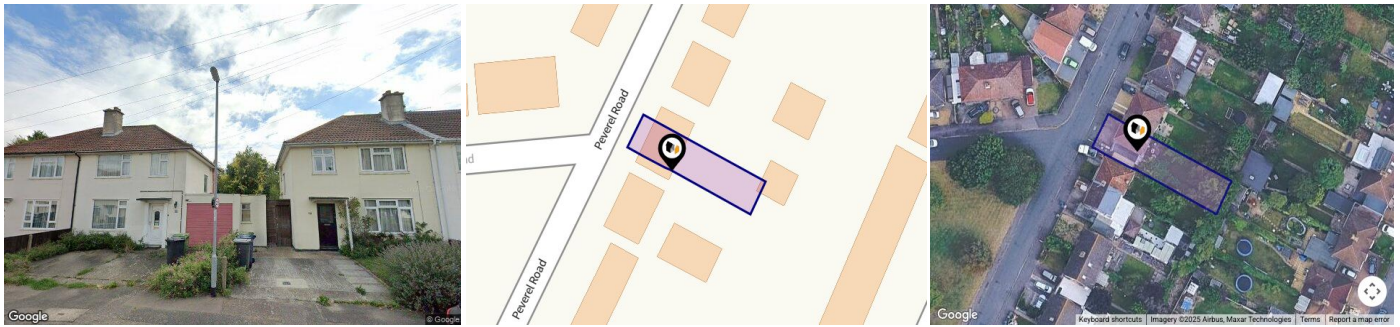
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 904 ft<sup>2</sup> / 84 m<sup>2</sup>  
**Plot Area:** 0.08 acres  
**Title Number:** CB23577

**Tenure:** Freehold

## Local Area

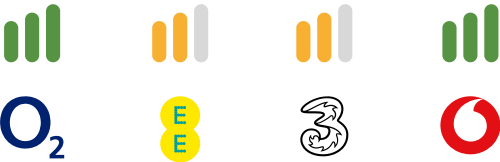
**Local Authority:** Cambridgeshire  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: Very low  
• Surface Water: Low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**2** mb/s  
**41** mb/s  
**1800** mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **104 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 15/1861/FUL	
Decision:	Decided
Date:	05th October 2015
Description:	Outbuilding in rear garden (ancillary use to main dwelling)

Planning records for: **108 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 21/00932/HFUL	
Decision:	Decided
Date:	26th February 2021
Description:	Single storey rear extension

Planning records for: **130 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 22/03536/HFUL	
Decision:	Decided
Date:	03rd August 2022
Description:	Retrospective Single Storey front porch and side extension with sloped roof.

Planning records for: **138 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 20/02987/PRI01A	
Decision:	Decided
Date:	04th July 2020
Description:	Single storey rear extension

Planning records for: **146 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 13/0786/FUL	
Decision:	Decided
Date:	05th June 2013
Description:	Single storey front extension and side and rear roof extension.

Planning records for: **148 Peverel Road Cambridge CB5 8RJ**

Reference - 17/1377/CL2PD	
Decision:	Decided
Date:	07th August 2017
Description:	Loft conversion with side hip to gable build up incorporating upvc window, rear dormer extension and rooflights to front roofslope

Planning records for: **158 Peverel Road Cambridge CB5 8RJ**

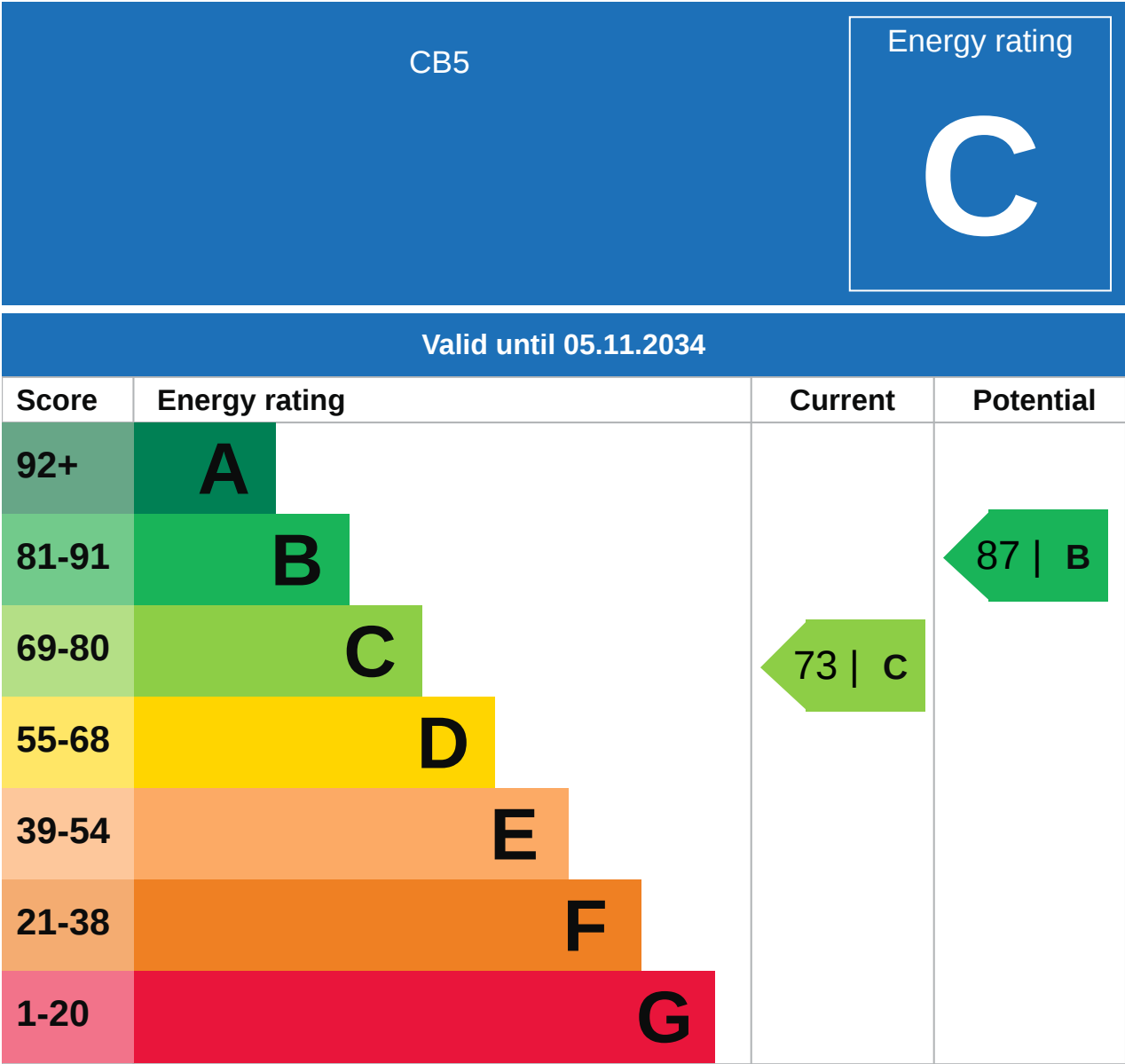
Reference - C/03/0193	
Decision:	Decided
Date:	04th March 2003
Description:	Erection of a conservatory to rear of dwelling.

Planning records for: **94 Peverel Road Cambridge Cambridgeshire CB5 8RJ**

Reference - 15/1432/FUL	
Decision:	Decided
Date:	29th July 2015
Description:	Proposed cantilever carport to front of house

Planning records for: *96 Peverel Road Cambridge Cambridgeshire CB5 8RJ*

Reference - 06/0812/FUL	
Decision:	Decided
Date:	28th July 2006
Description:	Single storey extensions at side and rear



## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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 installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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 33% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	84 m <sup>2</sup>

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## Construction Type

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Concrete Construction



## Electricity Supply

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Eon Next

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

## Drainage

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Anglian Water



### 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



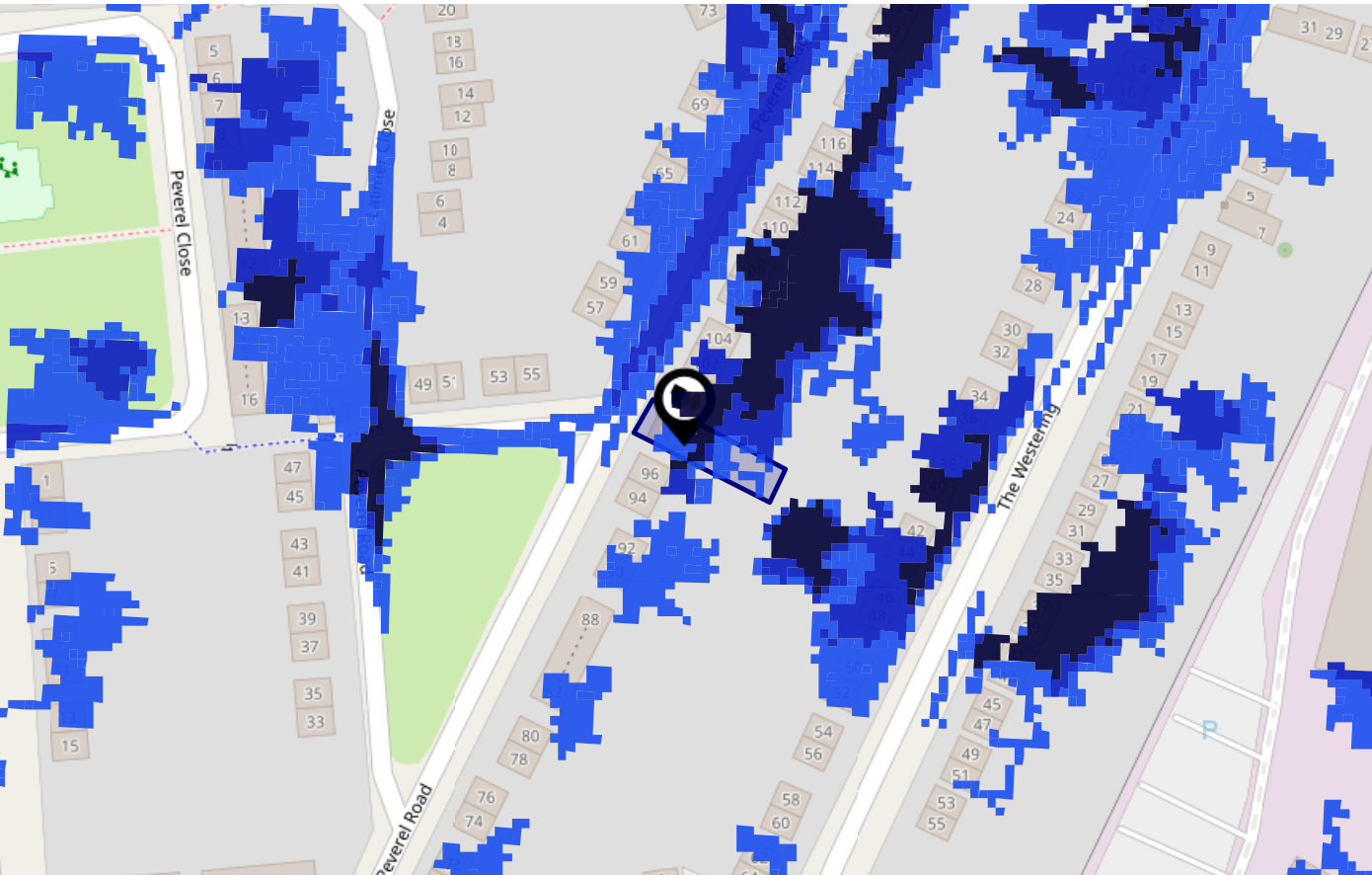
/cookecurtisco

# 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:

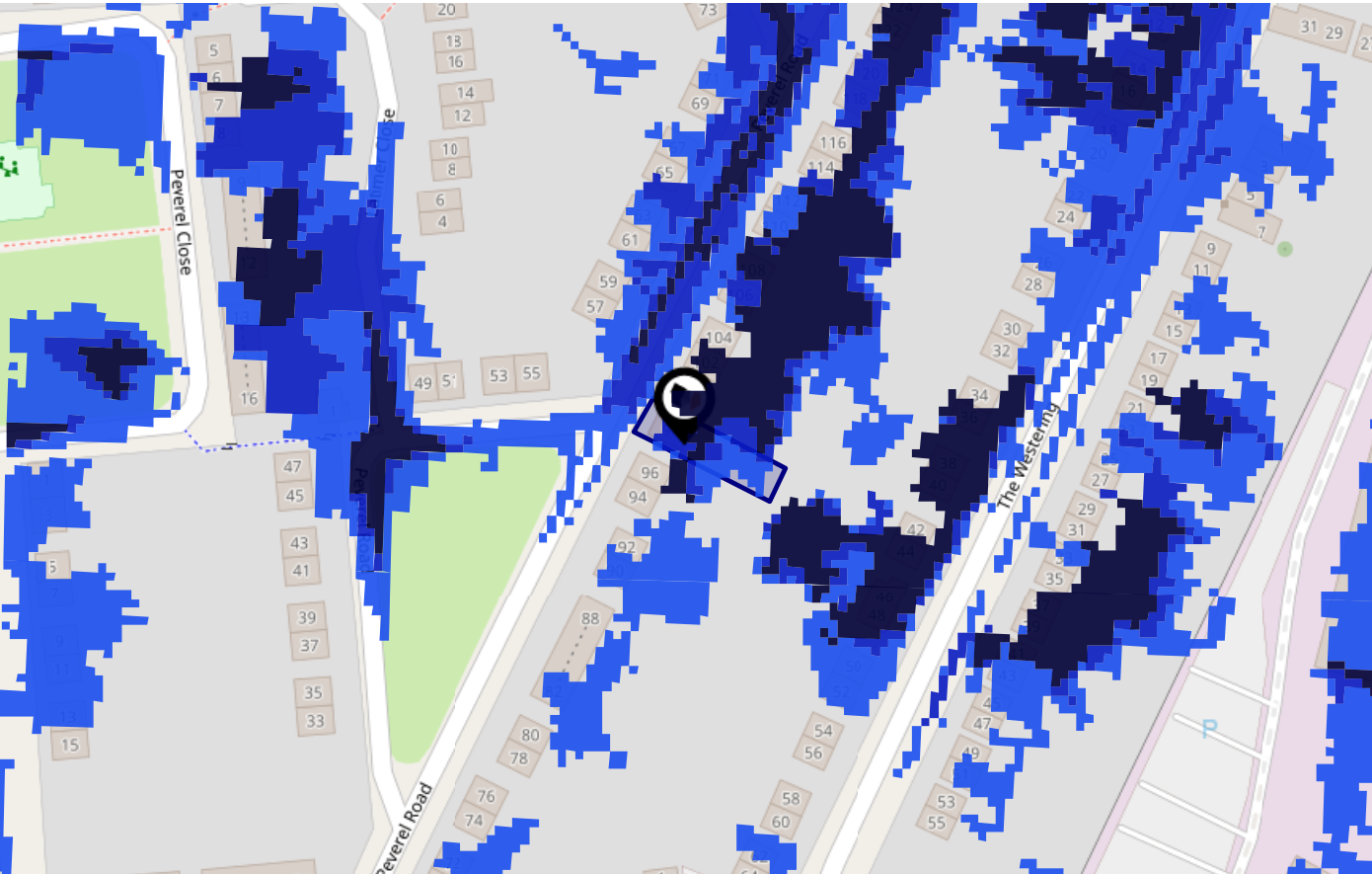


# Flood Risk

## 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.

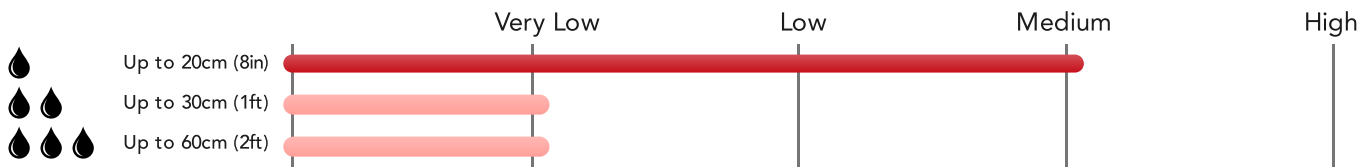


Risk Rating: Medium

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

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

Chance of flooding to the following depths at this property:

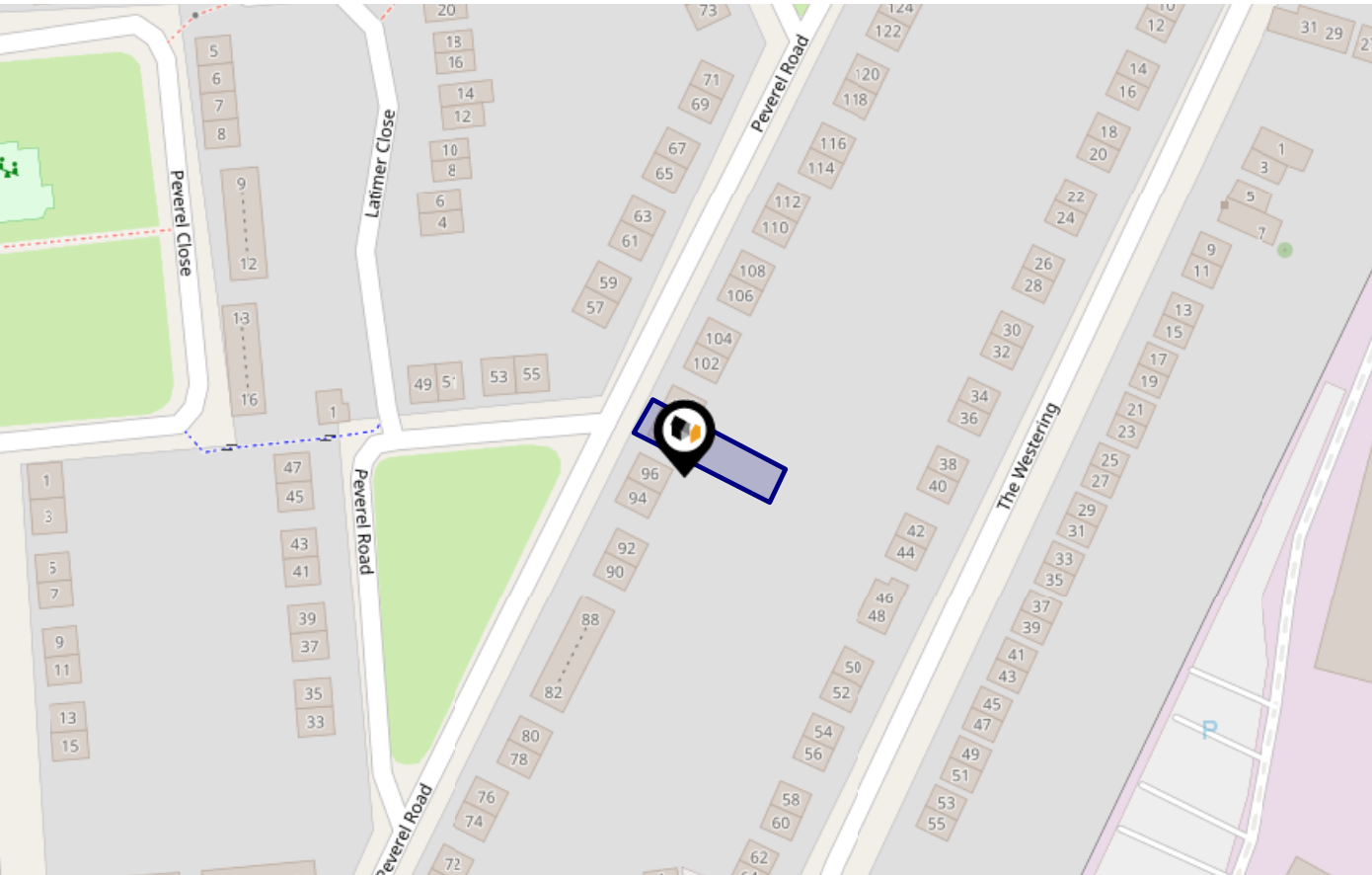


# Flood Risk

## Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:

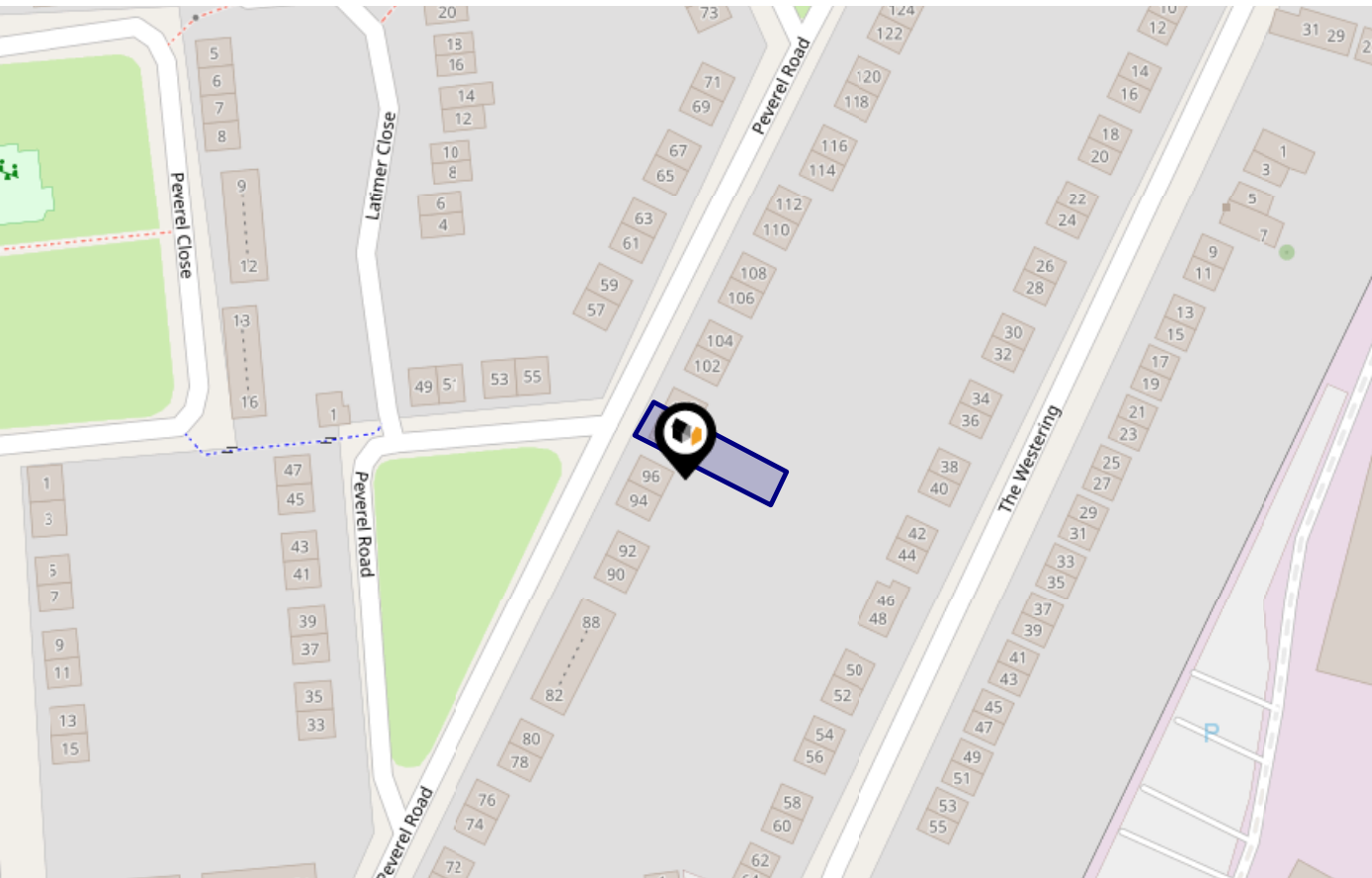


# Flood Risk

## Rivers & Seas - 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.

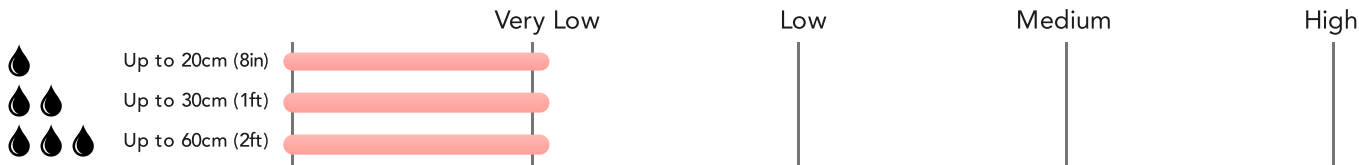


Risk Rating: Very low

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.
- 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:



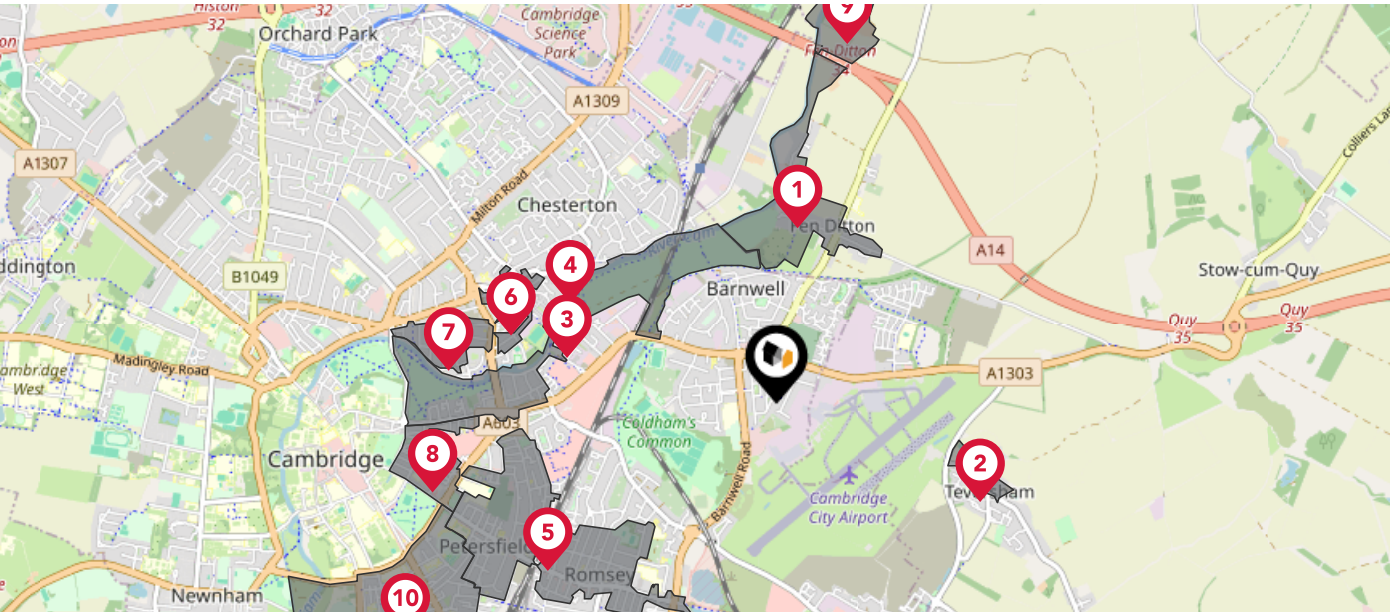


# Maps

## 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	Fen Ditton
2	Teversham
3	Riverside and Stourbridge Common
4	Ferry Lane
5	Mill Road
6	Chesterton
7	De Freville
8	The Kite
9	Baits Bite Lock
10	New Town and Glisson Road



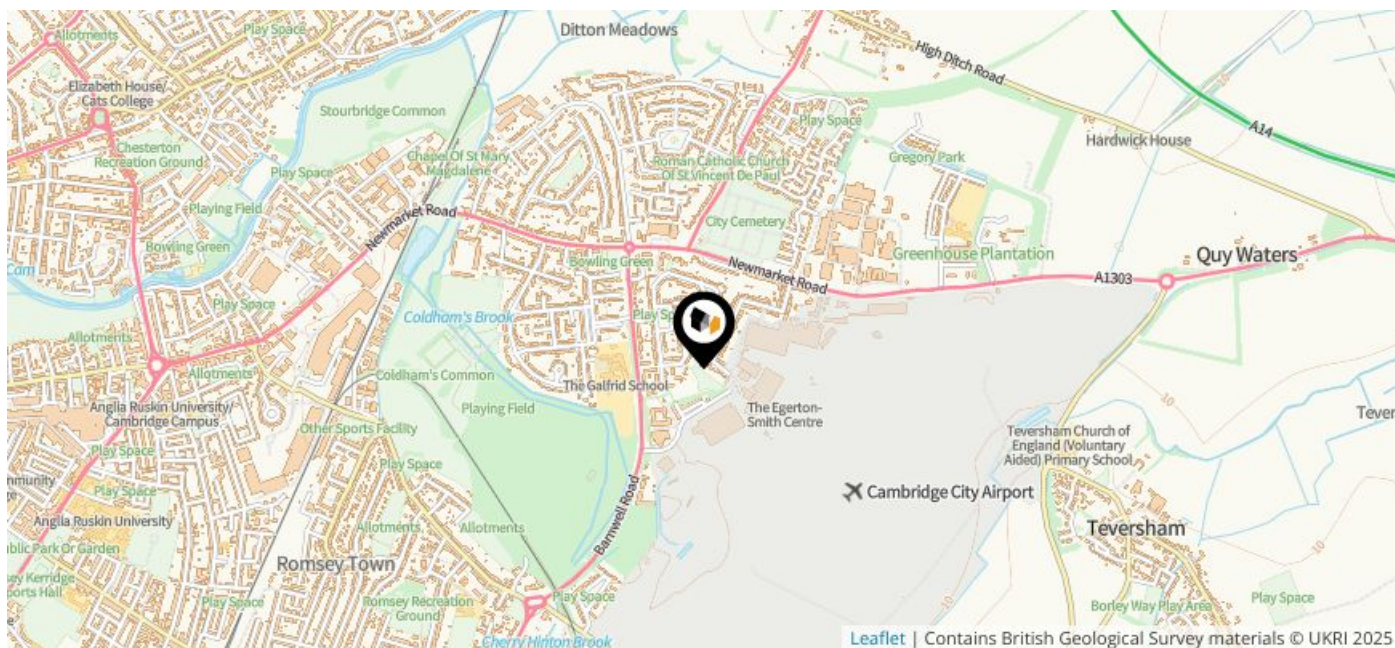
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



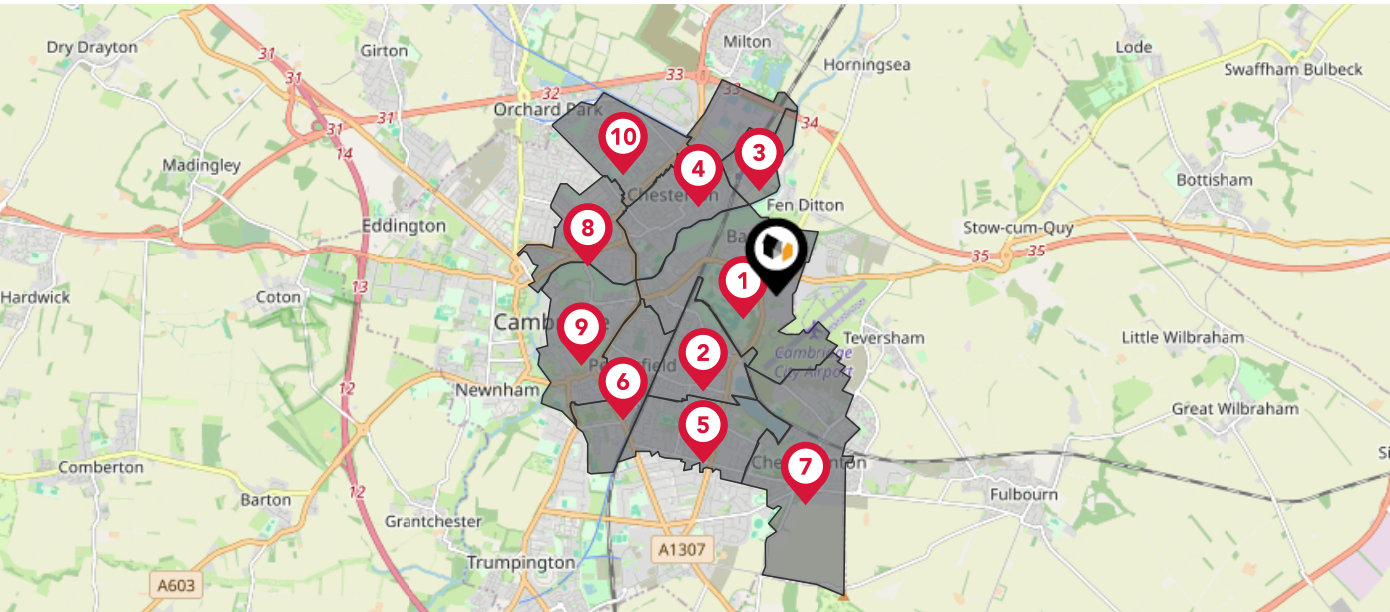
## Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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

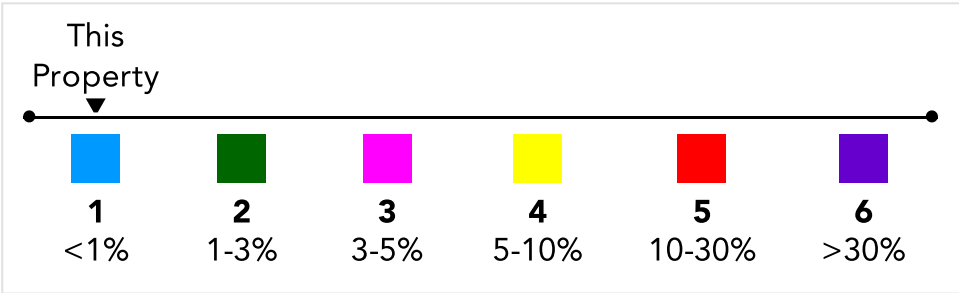
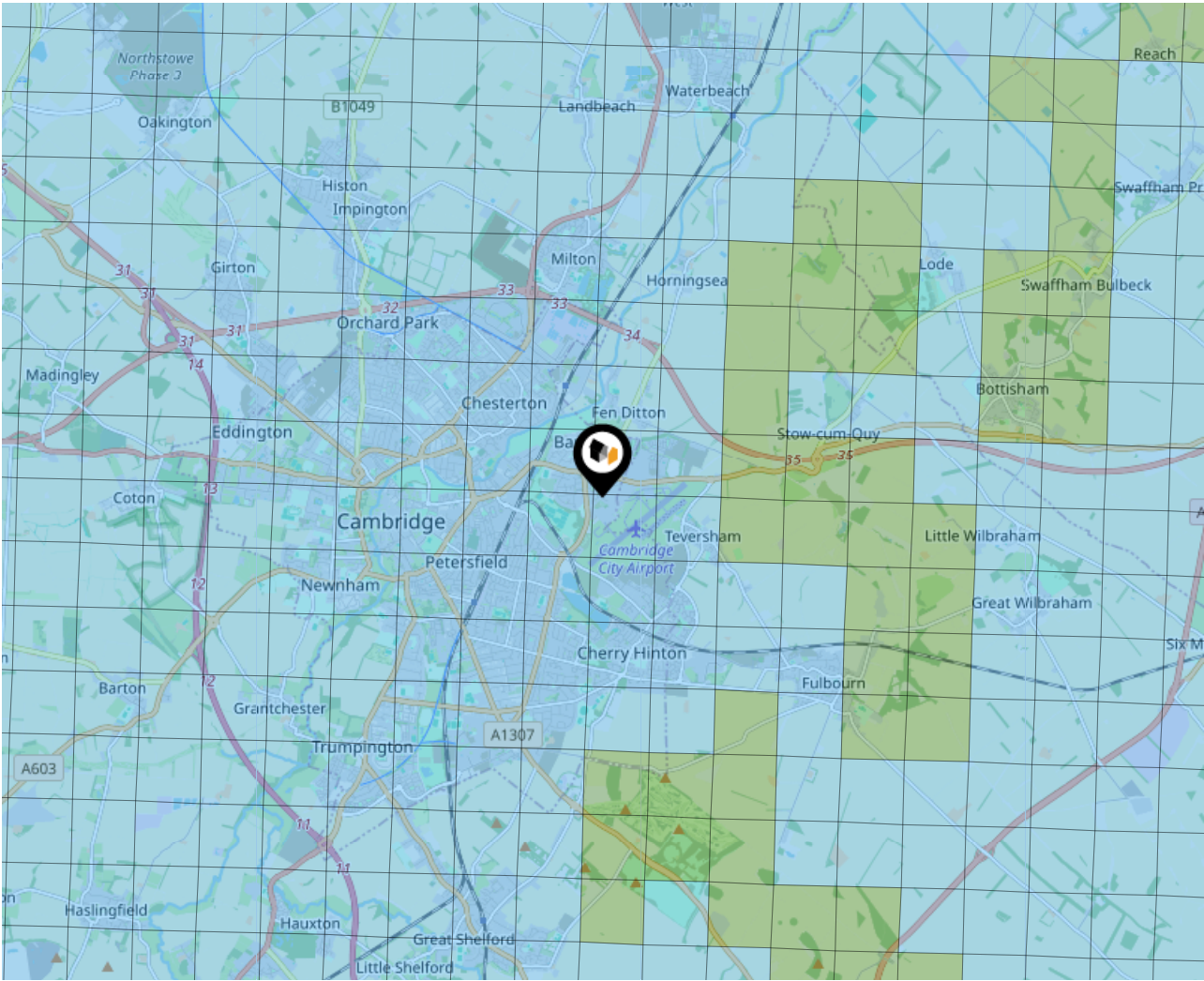


Nearby Council Wards	
1	Abbey Ward
2	Romsey Ward
3	Milton & Waterbeach Ward
4	East Chesterton Ward
5	Coleridge Ward
6	Petersfield Ward
7	Cherry Hinton Ward
8	West Chesterton Ward
9	Market Ward
10	King's Hedges Ward



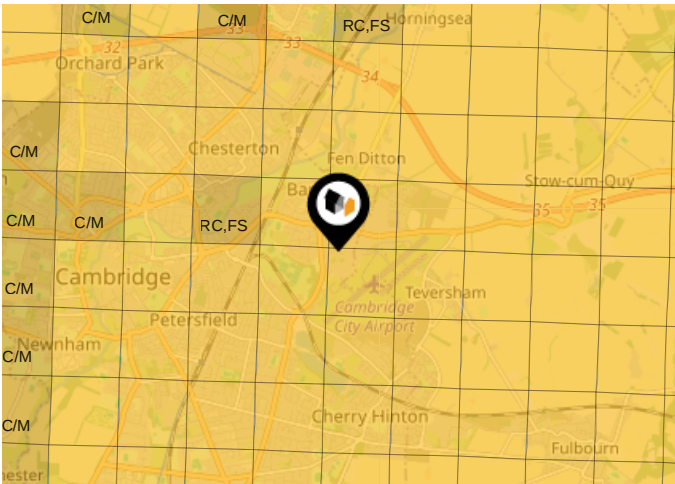
### What is Radon?

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)

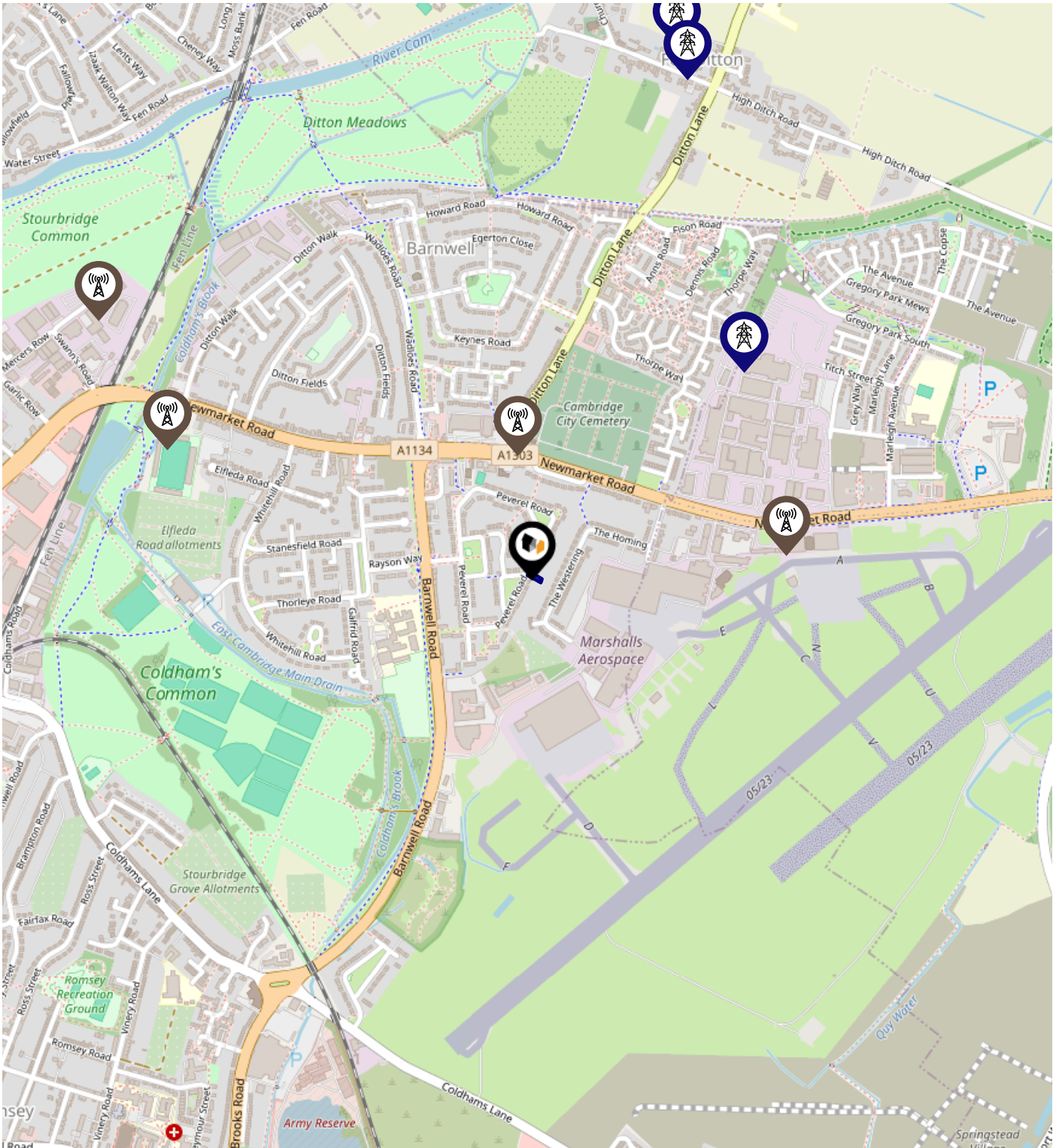
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		





### 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

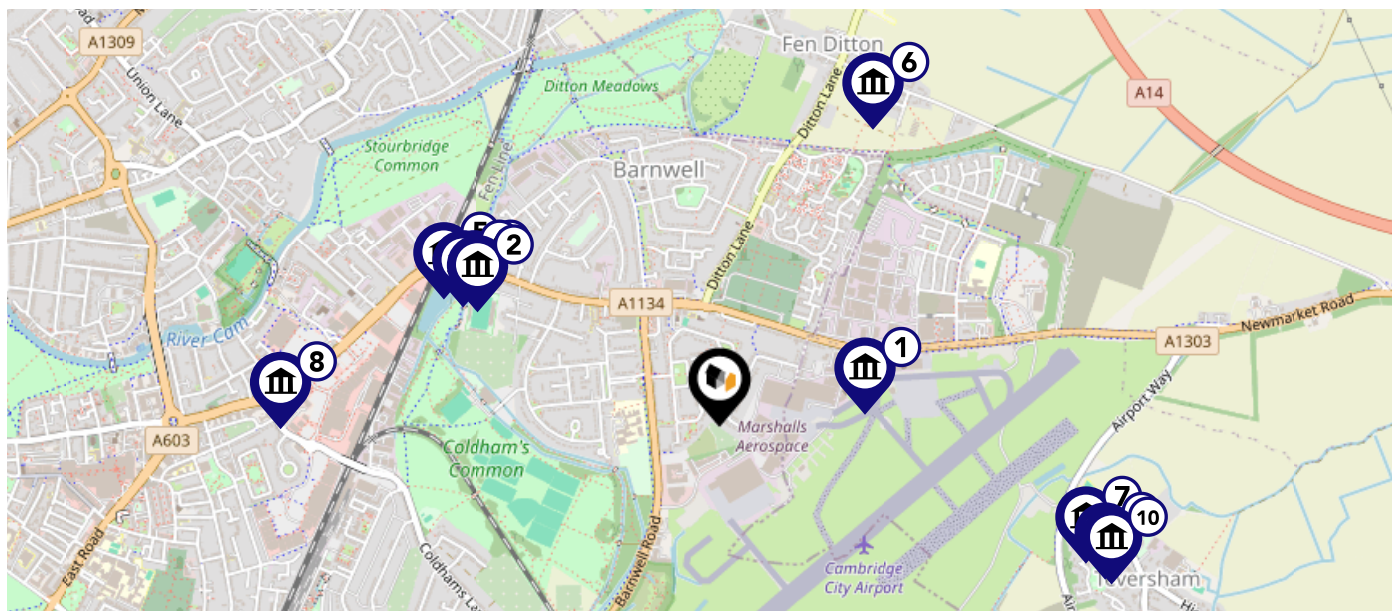












# Maps

## Listed Buildings

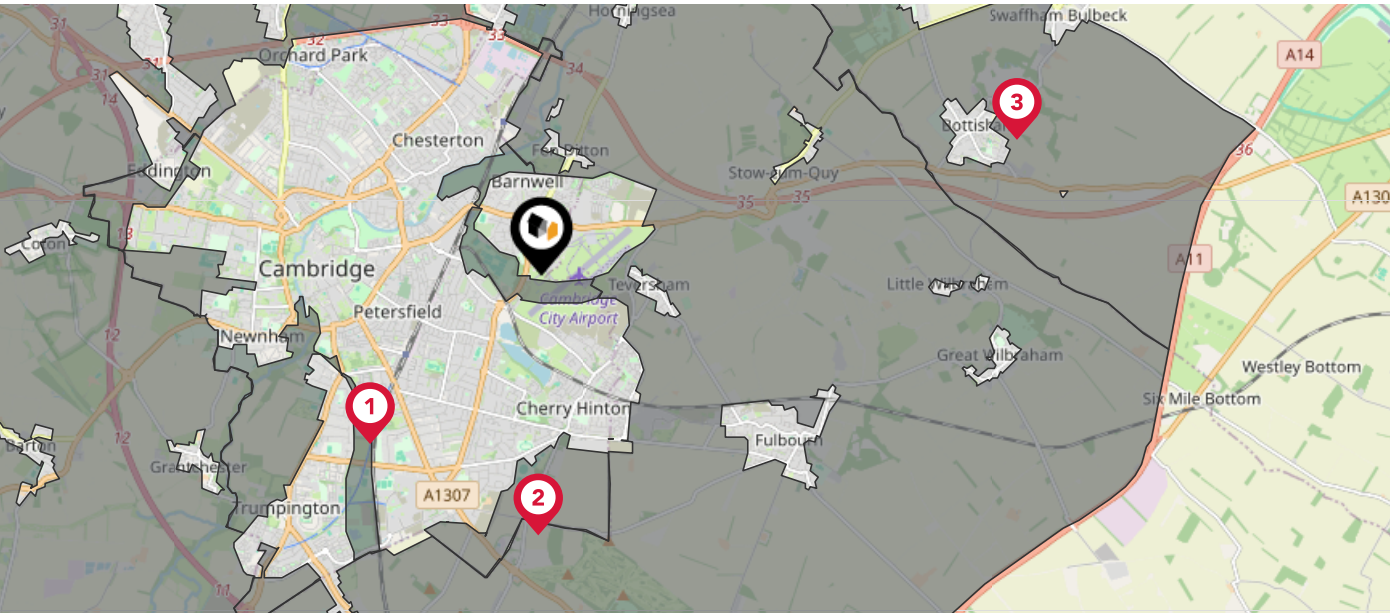


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1271814 - Marshalls Cambridge Airport Control And Office Building	Grade II	0.4 miles
	1126146 - The Globe Public House	Grade II	0.6 miles
	1126145 - Papermills	Grade II	0.6 miles
	1084402 - The Round House	Grade II	0.6 miles
	1126144 - Chapel Of St Mary Magdalene Stourbridge Chapel	Grade I	0.7 miles
	1331304 - Manor Farmhouse	Grade II	0.8 miles
	1127423 - The Rectory	Grade II	0.9 miles
	1300768 - 247, Newmarket Road	Grade II	1.0 miles
	1331278 - Church Of All Saints	Grade II	1.0 miles
	1127422 - War Memorial In Churchyard Of Church Of All Saints	Grade II	1.0 miles

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



- Nearby Green Belt Land

1

Cambridge Green Belt - South Cambridgeshire

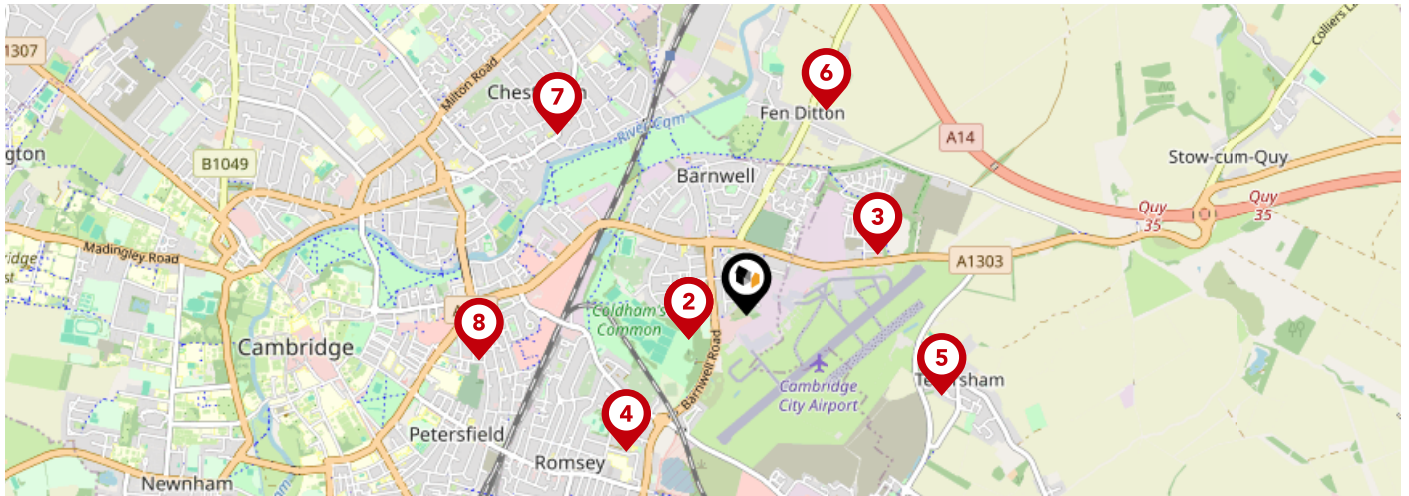
2

Cambridge Green Belt - Cambridge

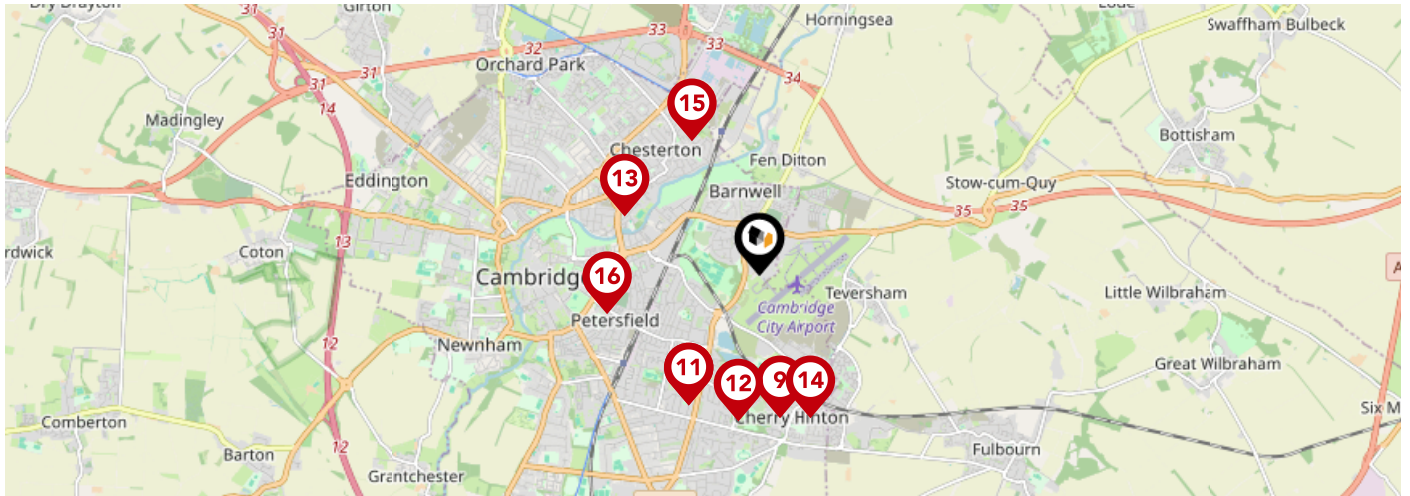
3

Cambridge Green Belt - East Cambridgeshire

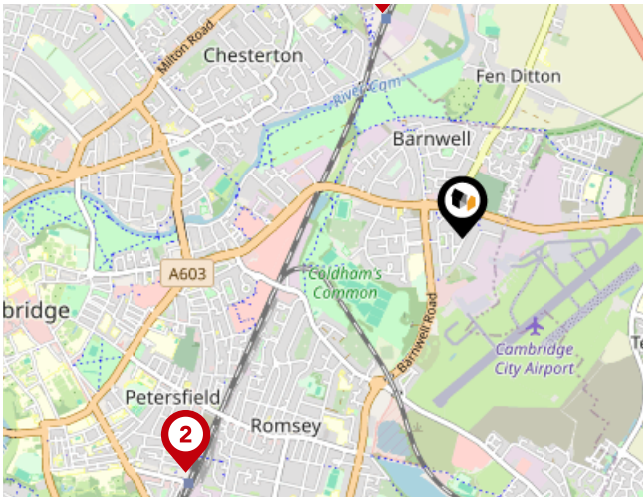




		Nursery	Primary	Secondary	College	Private
	<b>The Fields Nursery School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Galfrid School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Marleigh Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 108   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teversham CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:1.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

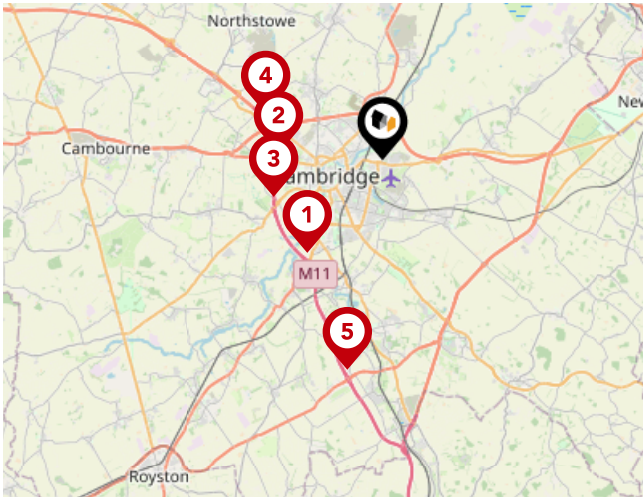


		Nursery	Primary	Secondary	College	Private
	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance: 1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance: 1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance: 1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance: 1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's Primary School</b> Ofsted Rating: Good   Pupils: 664   Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



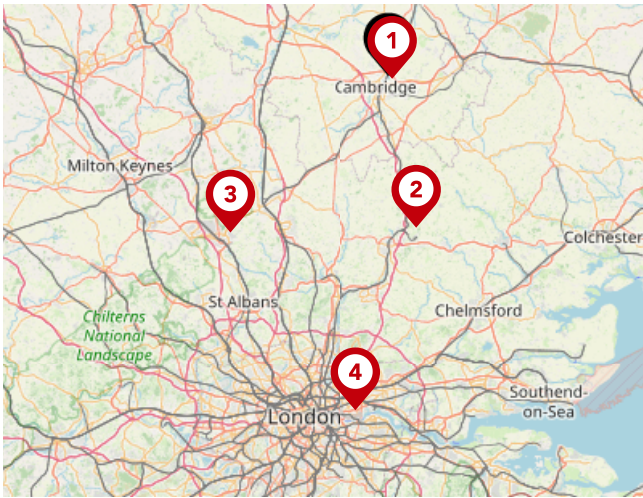
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.09 miles
2	Cambridge Rail Station	1.65 miles
3	Waterbeach Rail Station	3.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.35 miles
2	M11 J13	3.78 miles
3	M11 J12	4.15 miles
4	M11 J14	4.52 miles
5	M11 J10	7.78 miles



Airports/Helipads

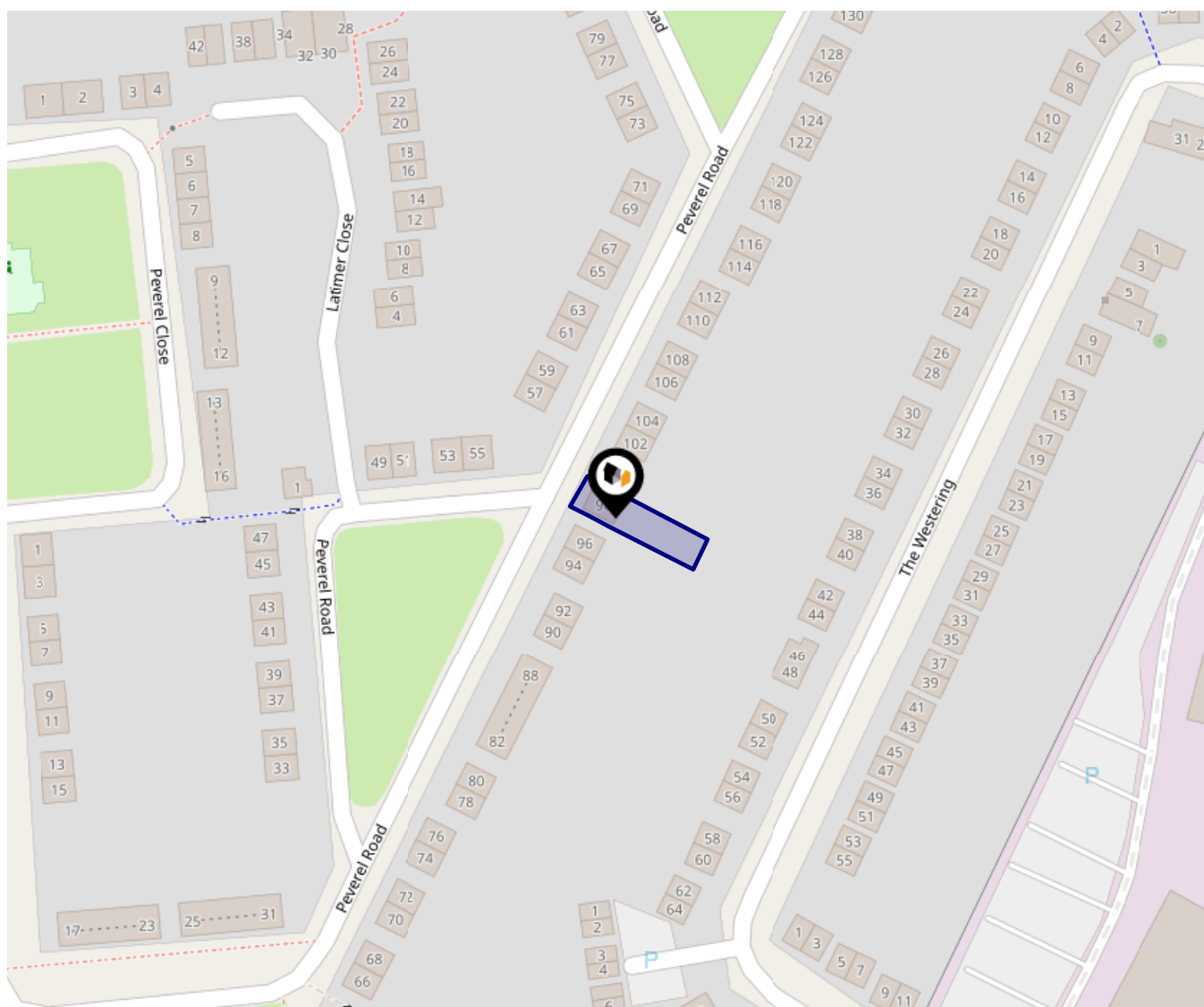
Pin	Name	Distance
1	Cambridge	0.43 miles
2	Stansted Airport	22.42 miles
3	Luton Airport	32.51 miles
4	Silvertown	49.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ditton Lane	0.17 miles
2	Meadowlands Road	0.18 miles
3	Peverel Road	0.15 miles
4	Meadowlands Road	0.2 miles
5	Rawlyn Road	0.19 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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