

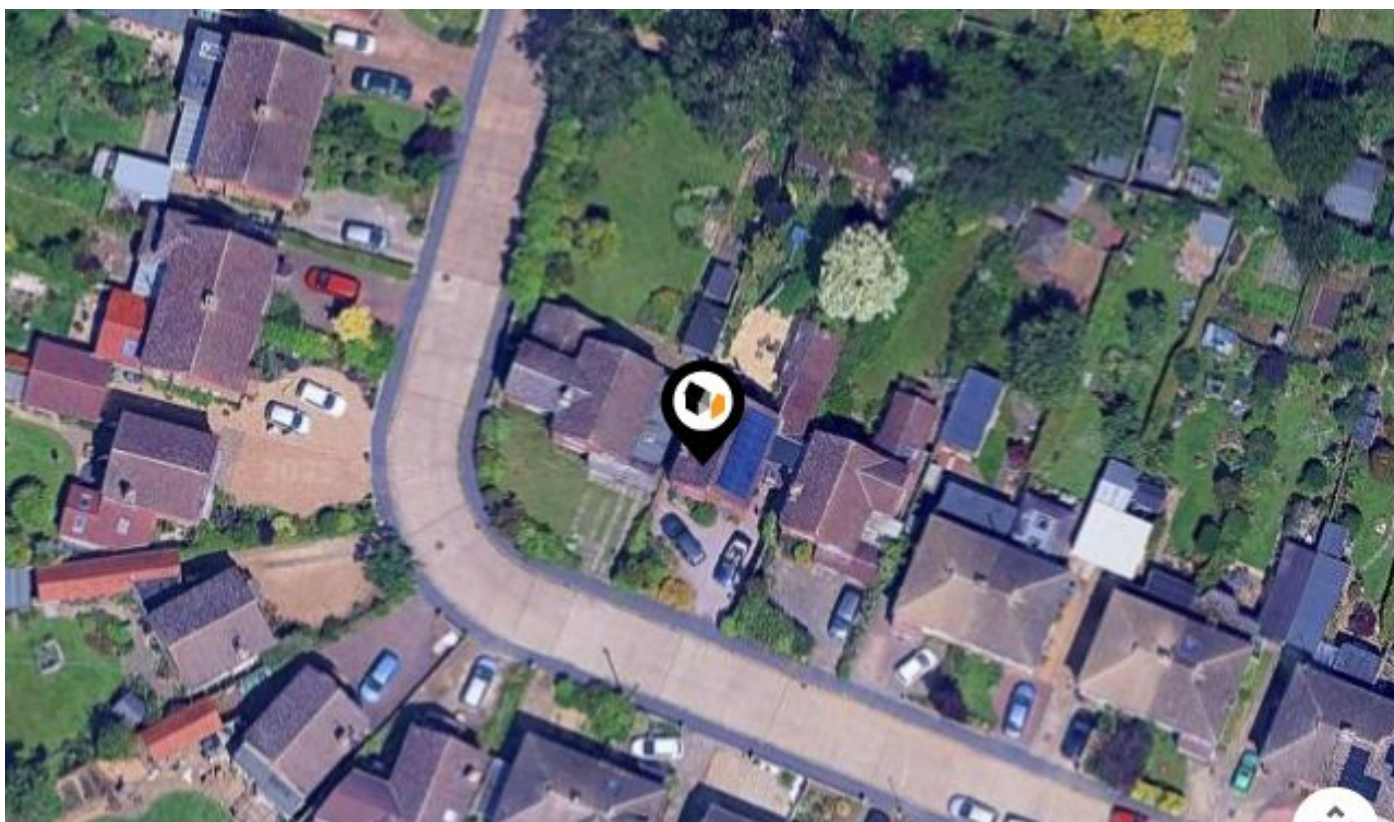


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



MANOR PARK, HISTON, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

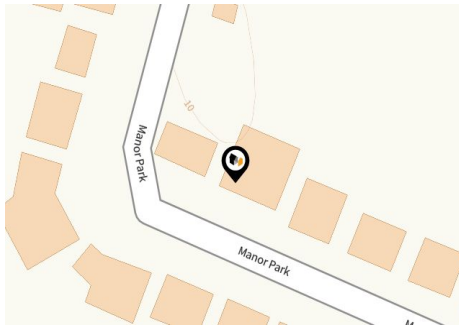
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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aprift
Know any property instantly



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,302 ft ² / 121 m ²
Year Built :	1950-1966
Council Tax :	Band E
Annual Estimate:	£2,951

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 Manor Park Histon CB24 9JT**

Reference - 20/03878/HFUL	
Decision:	Awaiting decision
Date:	18th September 2020
Description:	Rear hip to gable, installation of roof lights and two front dormers.

Reference - 21/01088/HFUL	
Decision:	Decided
Date:	09th March 2021
Description:	Single storey rear extension and addition of velux windows to existing rear roof.

Planning records for: **7 Manor Park Histon Cambridge CB24 9JT**

Reference - S/1598/11	
Decision:	Decided
Date:	08th August 2011
Description:	Two storey Rear Extension Insertion of Two Dormer Windows to Front Roof Slope and One Dormer Window to Rear Roof Slope and Insertion of First Floor Windows to Both Side Elevations

Reference - S/2470/11	
Decision:	Decided
Date:	12th December 2011
Description:	Two-Storey Rear Extension Insertion of Two Dormer Windows to Front Roof Slope and One Dormer Window to Rear Roof Slope and Insertion of First Floor Windows to Both Side Elevations

Planning records for: **9 Manor Park Histon Cambridgeshire CB24 9JT**

Reference - 23/04360/S73	
Decision:	Decided
Date:	15th November 2023
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/02807/HFUL (Demolition of existing conservatory. Loft conversion with two storey rear extension, rear balcony and front dormers and rooflight, front porch extension and application of external render) To extend the flat roof section to the rear over an internal mezzanine to provide additional head height to this space.

Reference - 22/02807/HFUL	
Decision:	Decided
Date:	20th June 2022
Description:	Demolition of existing conservatory. Loft conversion with two storey rear extension, rear balcony and front dormers and rooflight, front porch extension and application of external render.

Reference - S/4744/18/CONDO	
Decision:	Decided
Date:	20th June 2022
Description:	Submission of details required by condition 10 (Lighting) of planning permission S/4744/18/FL

Planning records for: **11 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/2291/12/FL	
Decision:	Decided
Date:	06th November 2012
Description:	Erection of annexe

Planning records for: **11 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/2735/13/FL	
Decision:	Decided
Date:	19th December 2013
Description:	Erection of Conservatory to Rear of Annexe

Planning records for: **24 Manor Park Histon CB24 9JT**

Reference - 20/05404/HFUL	
Decision:	Decided
Date:	31st December 2020
Description:	Single storey rear extension and part conversion of redundant garage to form utility room

Planning records for: **25 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/1017/19/FL	
Decision:	Decided
Date:	14th March 2019
Description:	Single storey flat roof rear extension

Planning records for: **26 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0746/12/PD	
Decision:	Decided
Date:	05th April 2012
Description:	Single Storey Side Extension Including New Roof to Existing Extension

Planning records for: **26 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/1240/12/NM	
Decision:	-
Date:	11th June 2012
Description:	Add Canopy on Front Elevation Enlarge Single Storey Side Extension Replacement of Flat Roof on Existing Extension with Pitched Roof

Reference - S/1769/12/FL	
Decision:	Decided
Date:	22nd August 2012
Description:	Erection of pitched roof to existing bay window canopy above front entrance door (retrospective)

Planning records for: **29 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0143/20/FL	
Decision:	Decided
Date:	17th January 2020
Description:	Proposed single storey annexe to the rear of the property

Planning records for: **30 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0380/15/FL	
Decision:	Decided
Date:	16th February 2015
Description:	Two-storey side extension single-storey rear extension and front porch

Planning records for: **32 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - 20/01223/HFUL	
Decision:	Decided
Date:	31st January 2020
Description:	Part single storey, part two storey side and rear extensions and front porch

Reference - S/3894/18/FL	
Decision:	Decided
Date:	16th October 2018
Description:	Part single storey part two storey side and rear extensions and front porch

Planning records for: **33 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0715/13/FL	
Decision:	Decided
Date:	05th April 2013
Description:	Single storey front & rear extensions

Reference - 25/02626/HFUL	
Decision:	Awaiting decision
Date:	02nd July 2025
Description:	Erection of garage to rear and extended dropped kerb to front.

Planning records for: **35 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0487/13/FL	
Decision:	Decided
Date:	05th March 2013
Description:	Single storey rear extension

Reference - S/1389/13/FL	
Decision:	Decided
Date:	25th June 2013
Description:	Single Storey Rear Extension

Reference - S/0207/10/F	
Decision:	Decided
Date:	12th February 2010
Description:	Roof Dormer and 3 Velux Rooflights

Planning records for: **37 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/0062/16/FL	
Decision:	Decided
Date:	11th January 2016
Description:	Proposed single storey rear extension and two storey side extension.

Planning records for: **42 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/1319/18/NM	
Decision:	Decided
Date:	05th April 2018
Description:	Non Material Amendment of Planning Permission S/0449/15/FL

Reference - S/2565/18/NM	
Decision:	Decided
Date:	28th June 2018
Description:	Non Material Amendment of Planning Permission S/0449/15/FL (Single Storey Side/ Rear Extension) to allow amendments to ground floor fenestration

Reference - S/0449/15/FL	
Decision:	Decided
Date:	18th February 2015
Description:	Single Storey Side/ Rear Extension and Solar Panels on Existing Rear Roof Slope

Reference - S/3368/18/NM	
Decision:	Decided
Date:	04th September 2018
Description:	Non Material Amendment of Planning Permission S/0449/15/FL

Planning records for: **46 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/1459/08/F	
Decision:	Decided
Date:	20th August 2008
Description:	Extension

Planning records for: **53 Manor Park Histon Cambridge Cambridgeshire CB24 9JT**

Reference - S/1336/09/F	
Decision:	Decided
Date:	17th September 2009
Description:	Extension

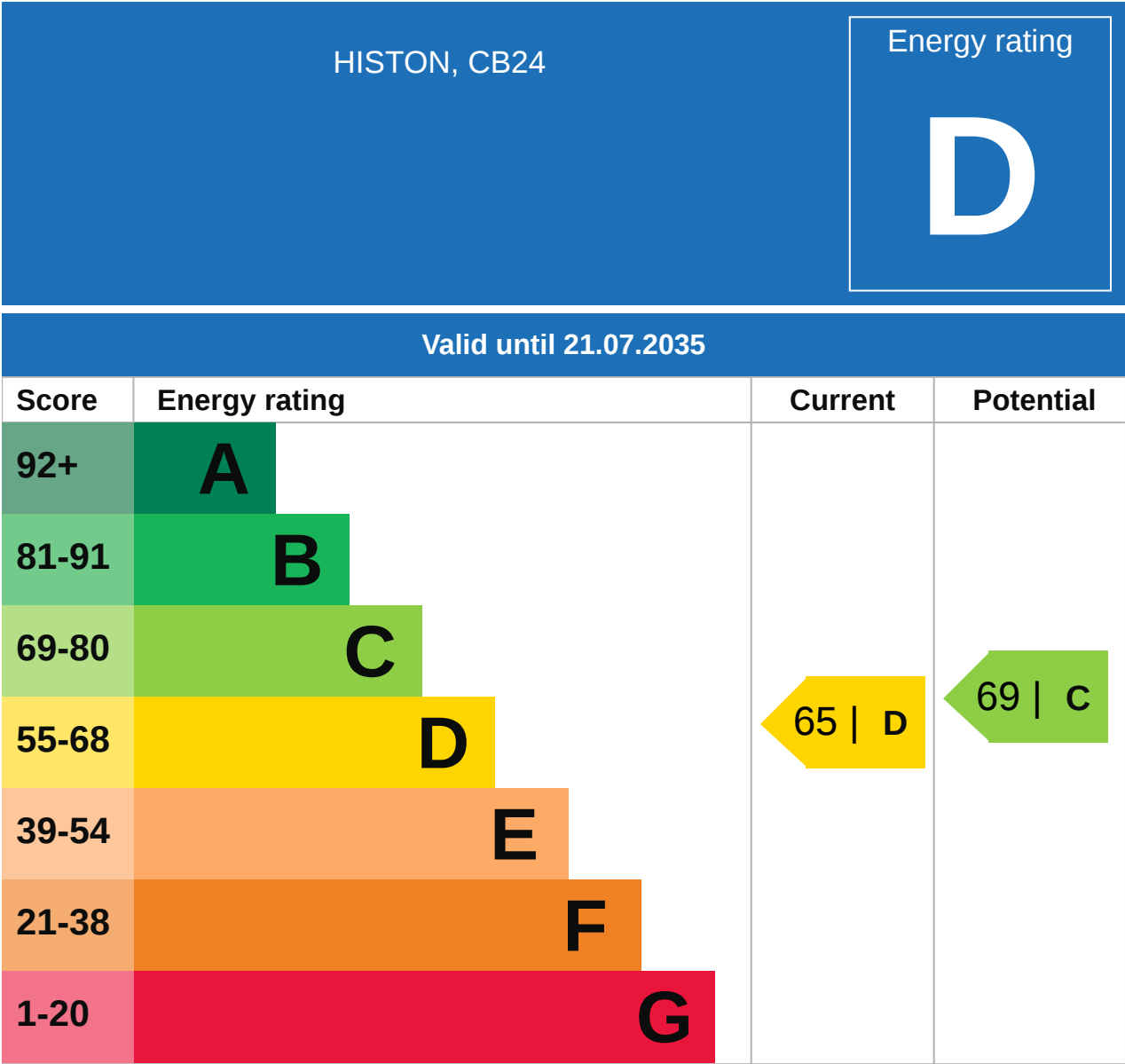
Planning records for: **62 Manor Park Histon Cambridgeshire CB24 9JT**

Reference - 22/02431/HFUL	
Decision:	Withdrawn
Date:	24th May 2022
Description:	Alteration of the front porch, conversion of the garage, partial rear extension with single pitched roof. First floor front extension over the porch. Roof extension for loft conversion. Internal alterations

Reference - 22/02432/HFUL	
Decision:	Withdrawn
Date:	24th May 2022
Description:	Single storey rear extension.

Planning records for: **62 Manor Park Histon Cambridgeshire CB24 9JT**

Reference - 22/04202/HFUL	
Decision:	Decided
Date:	23rd September 2022
Description:	Front porch alteration, garage conversion, and single storey extension to rear. Second floor Loft extension with dormers to side and rear.



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	121 m ²



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.

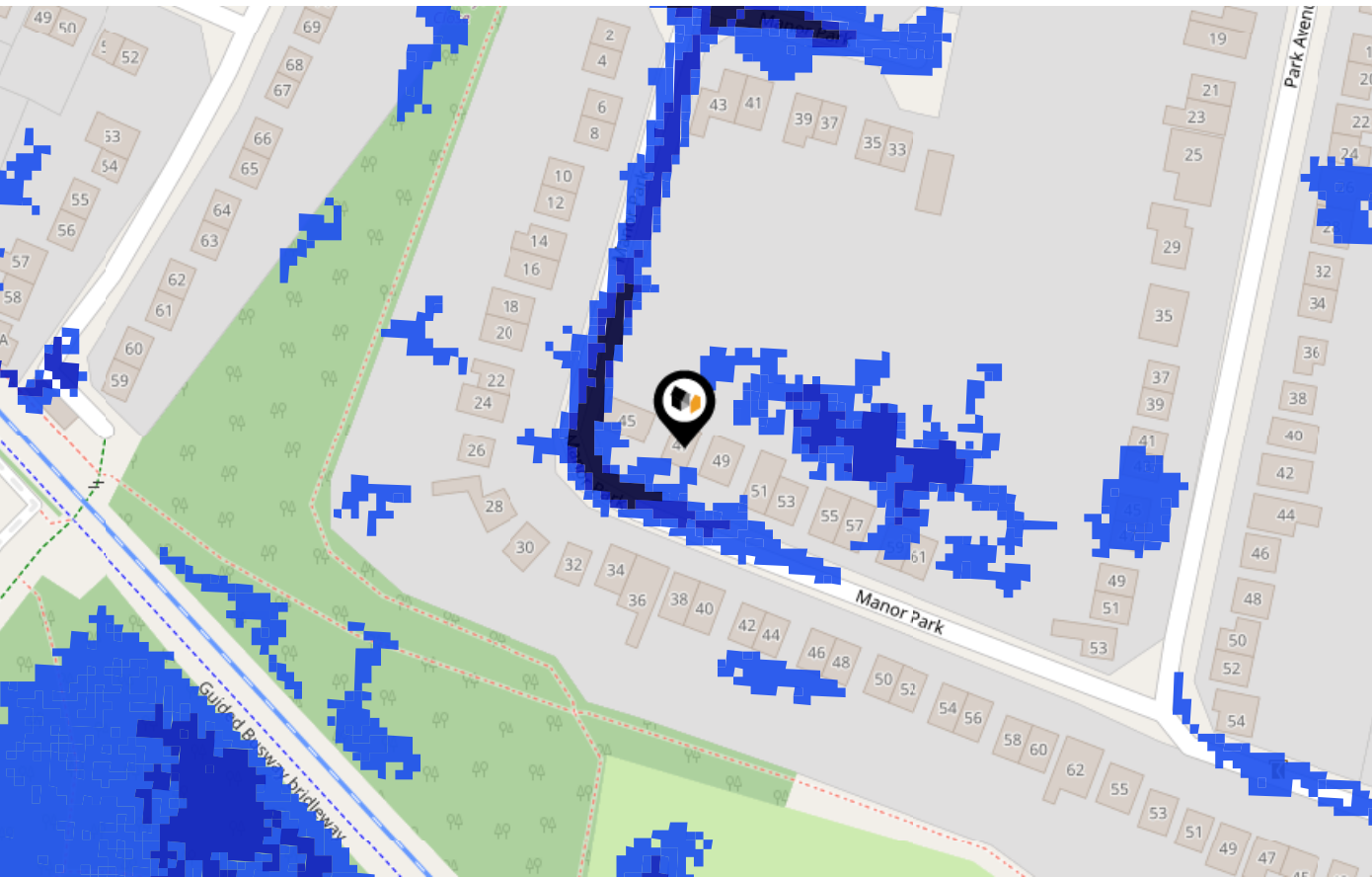


Flood Risk

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.

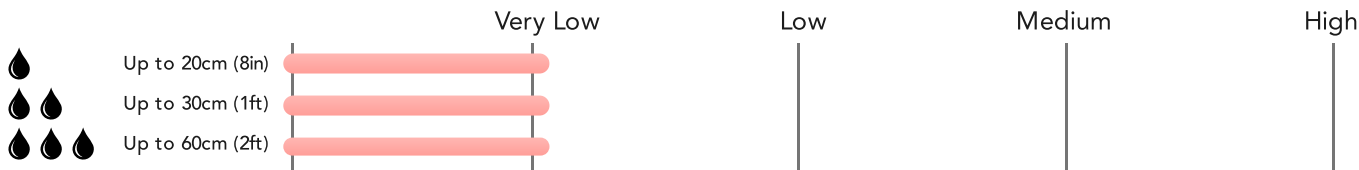


Risk Rating: Very low

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:

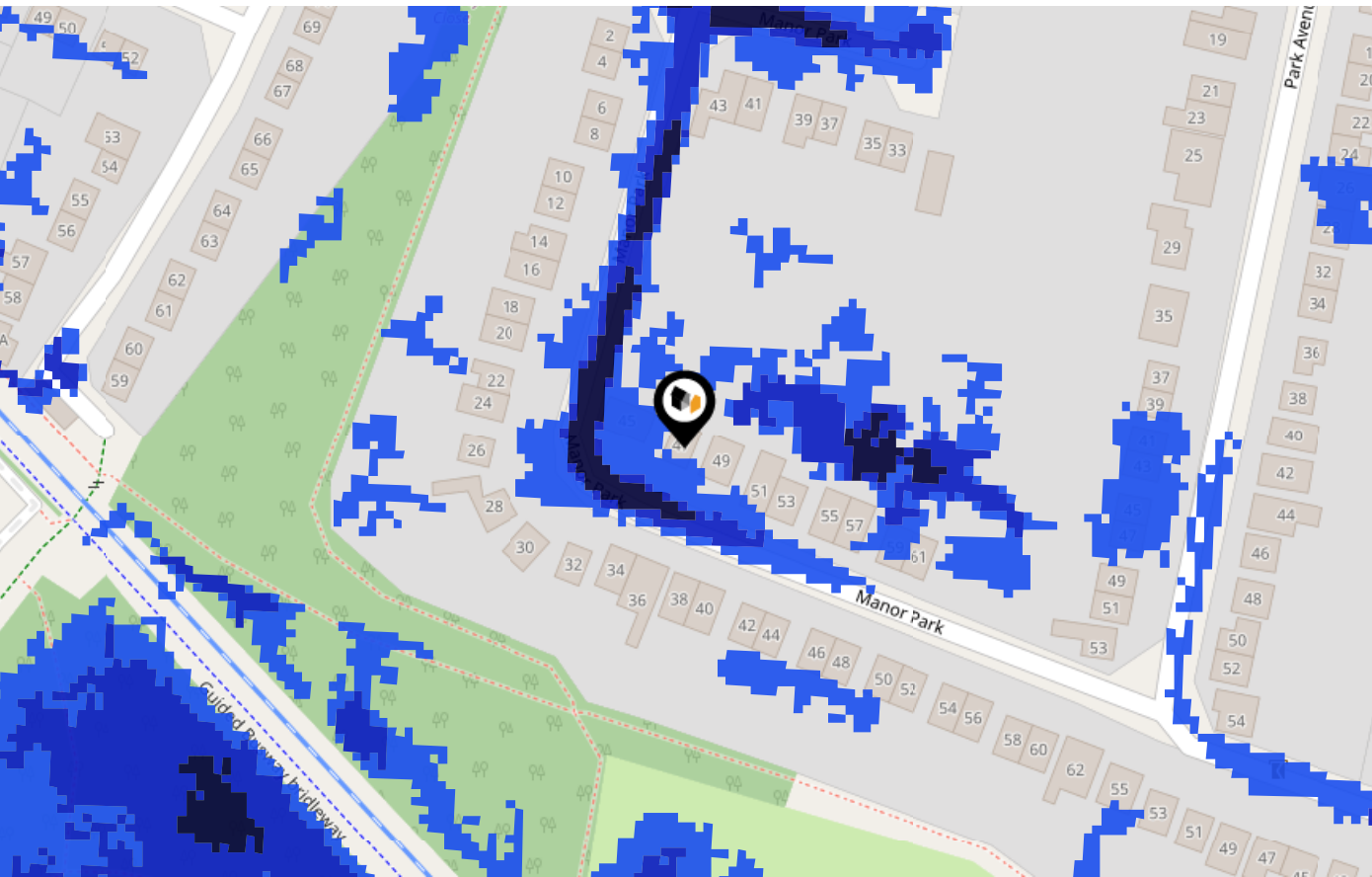


Flood Risk

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.

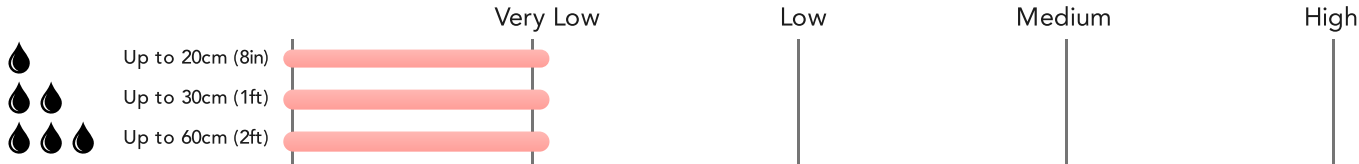


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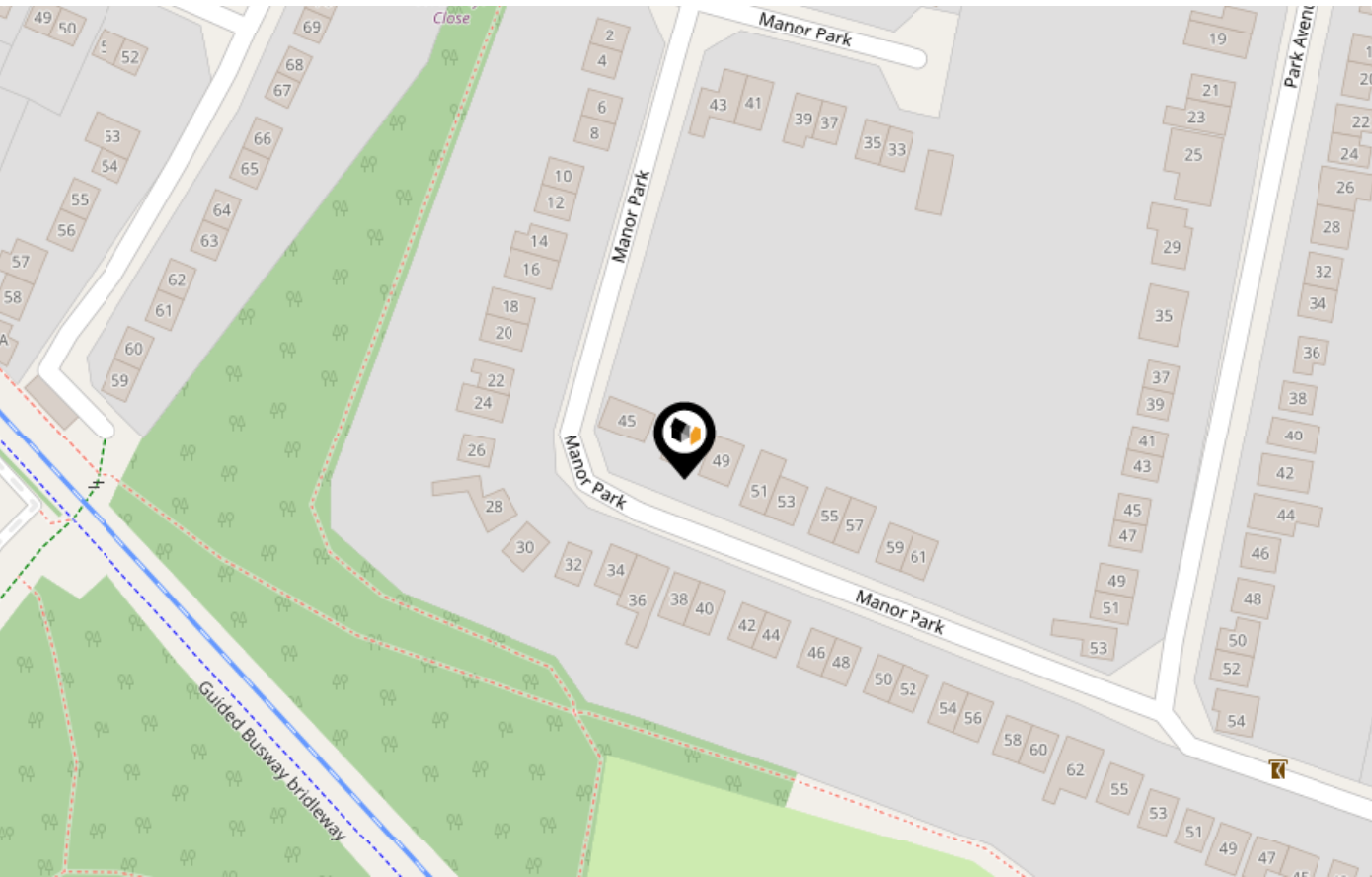


Flood Risk

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.

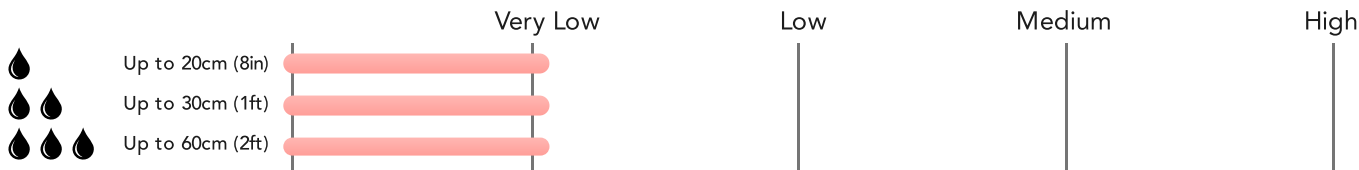


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

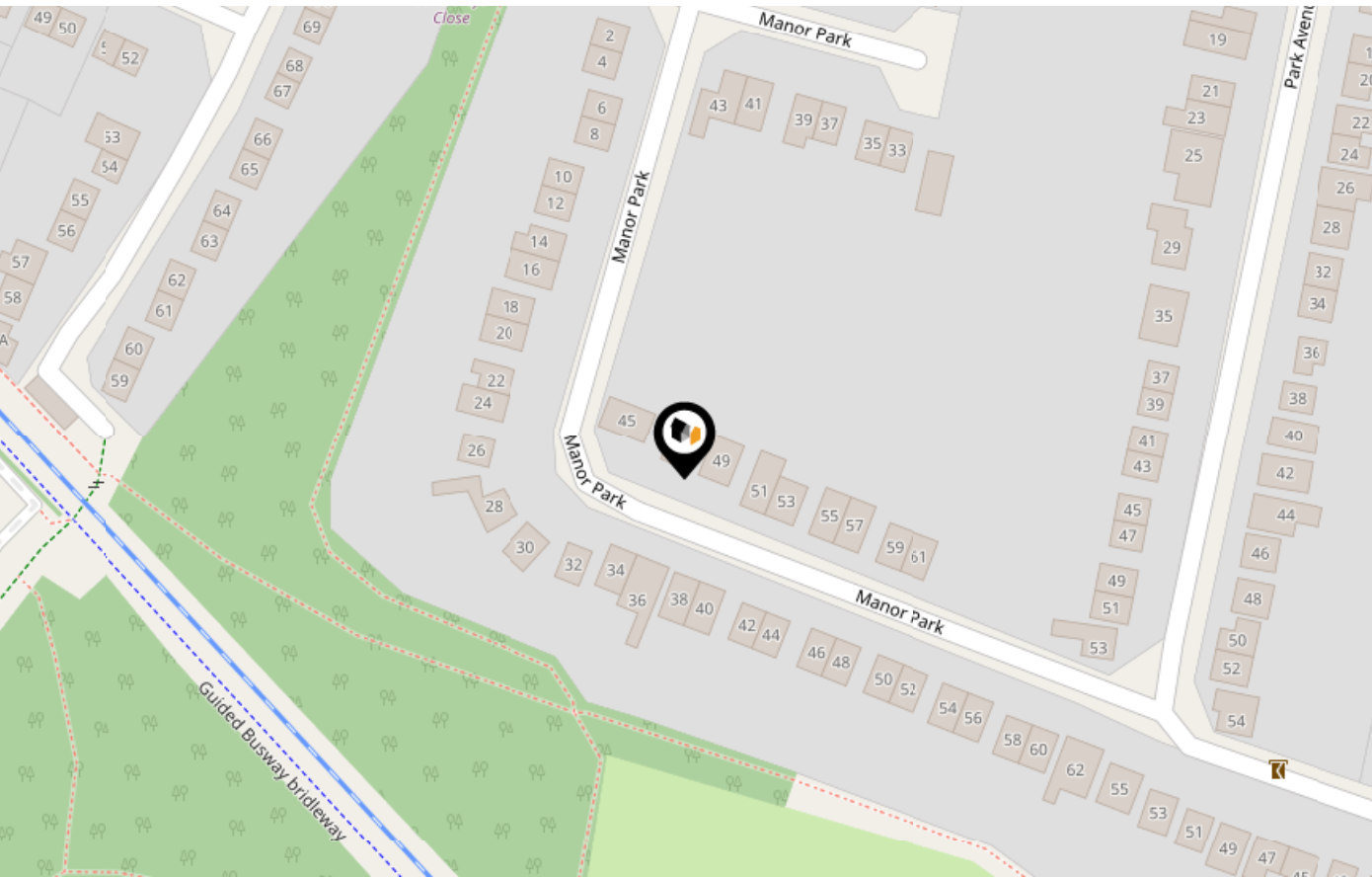


Flood Risk

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.

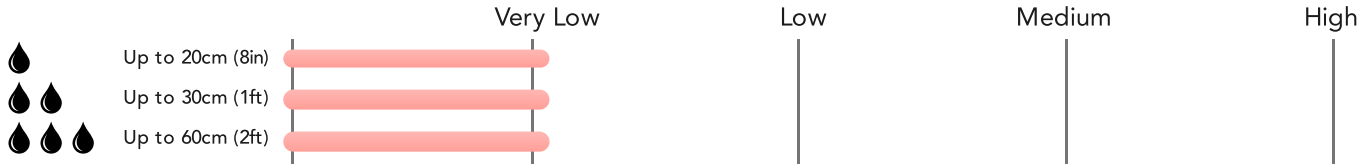


Risk Rating: Very low

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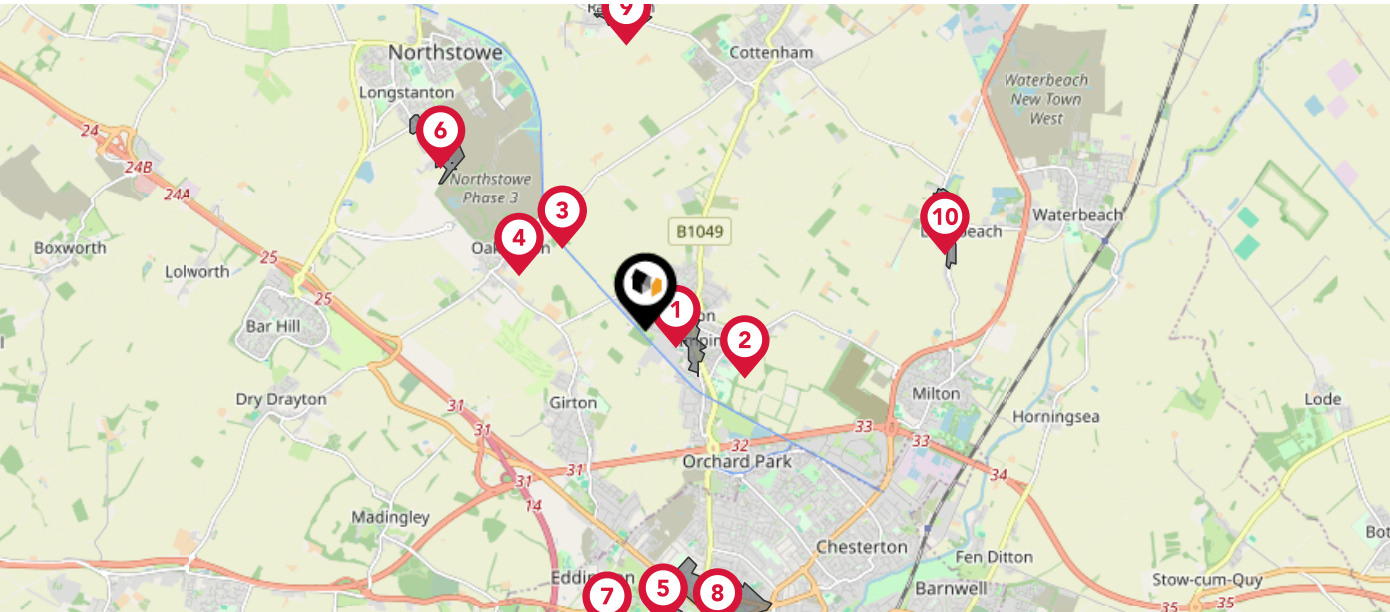


Maps

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	Histon and Impington
2	Impington St Andrew's
3	Westwick
4	Oakington
5	Storey's Way
6	Longstanton
7	Conduit Head Road
8	Castle and Victoria Road
9	Rampton
10	Landbeach

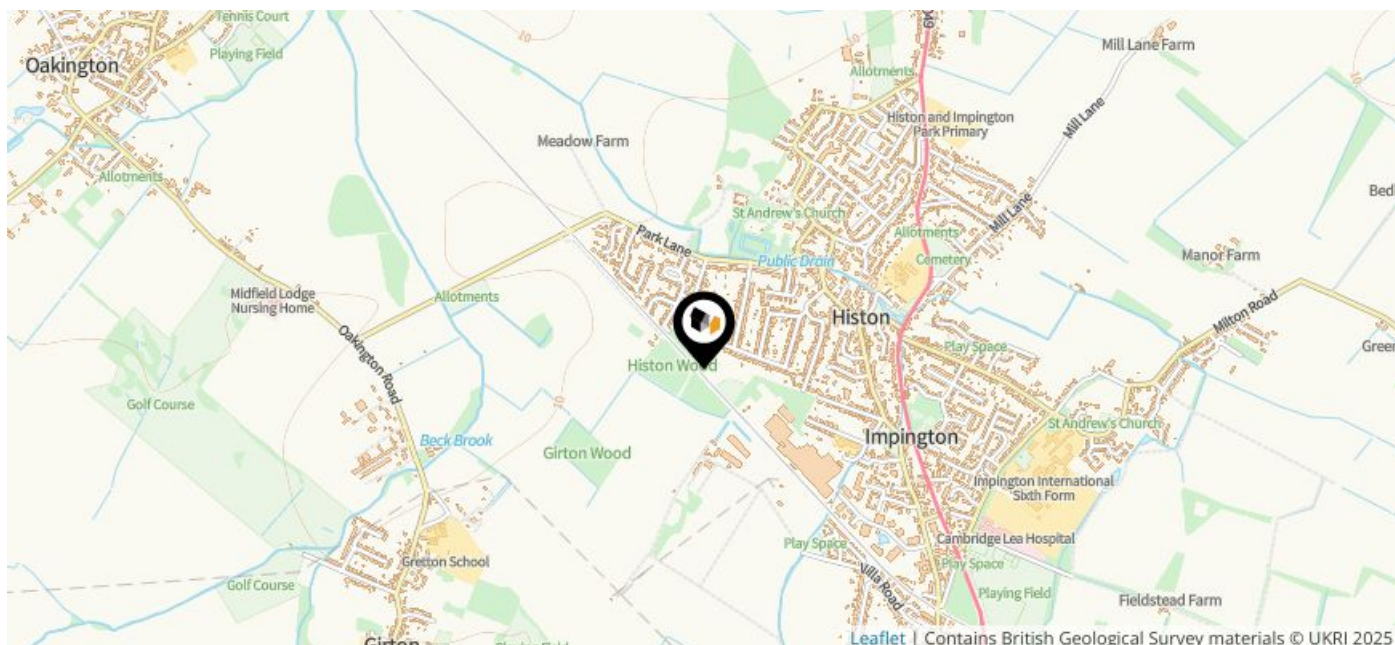
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
5	Clayhithe Cottages-Horningsea	Historic Landfill	
6	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
7	No name provided by source	Active Landfill	
8	Quy Mill Hotel-Quy	Historic Landfill	
9	Quy Bridge-Quy	Historic Landfill	
10	EA/EPR/NP3790NX/A001	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



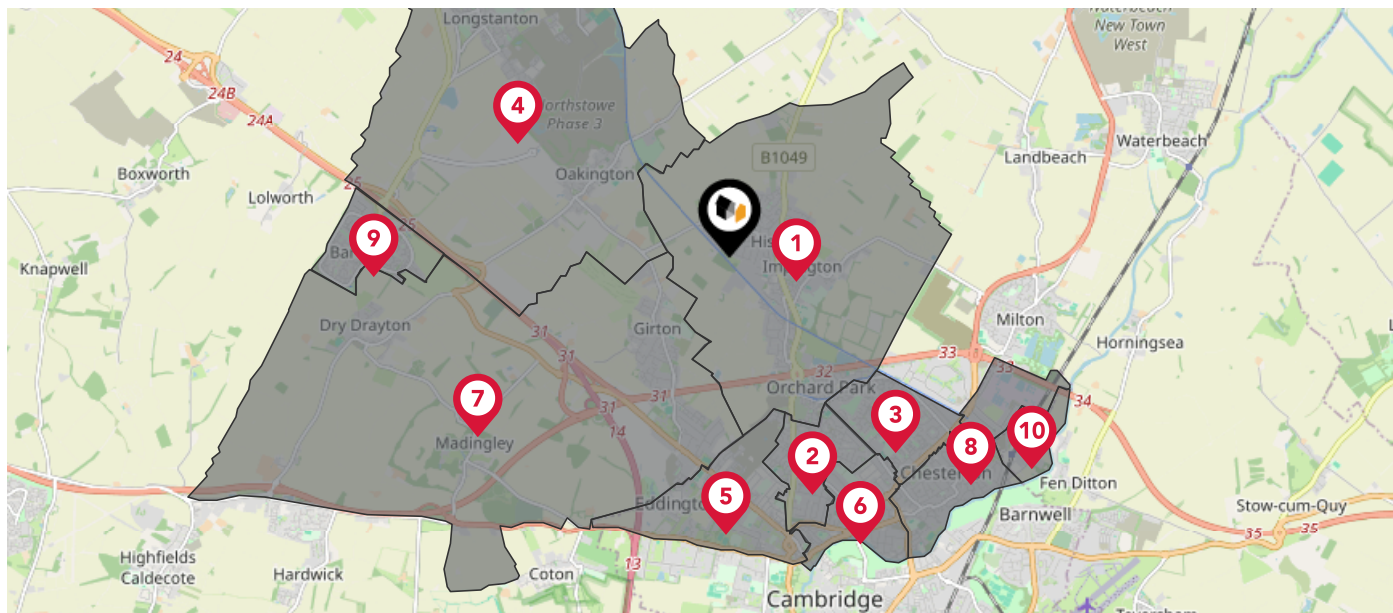
Mine Entry

- ✕ 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

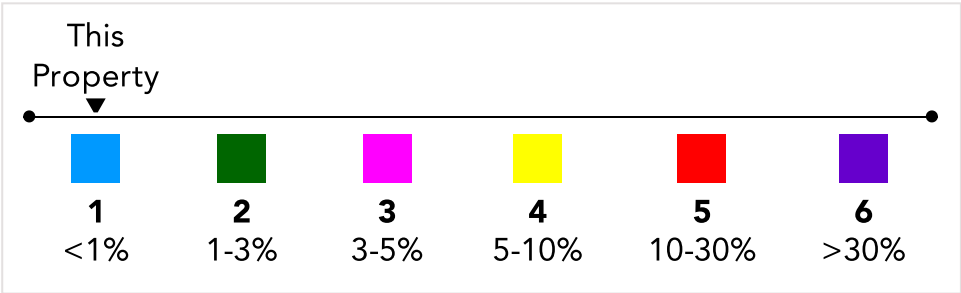
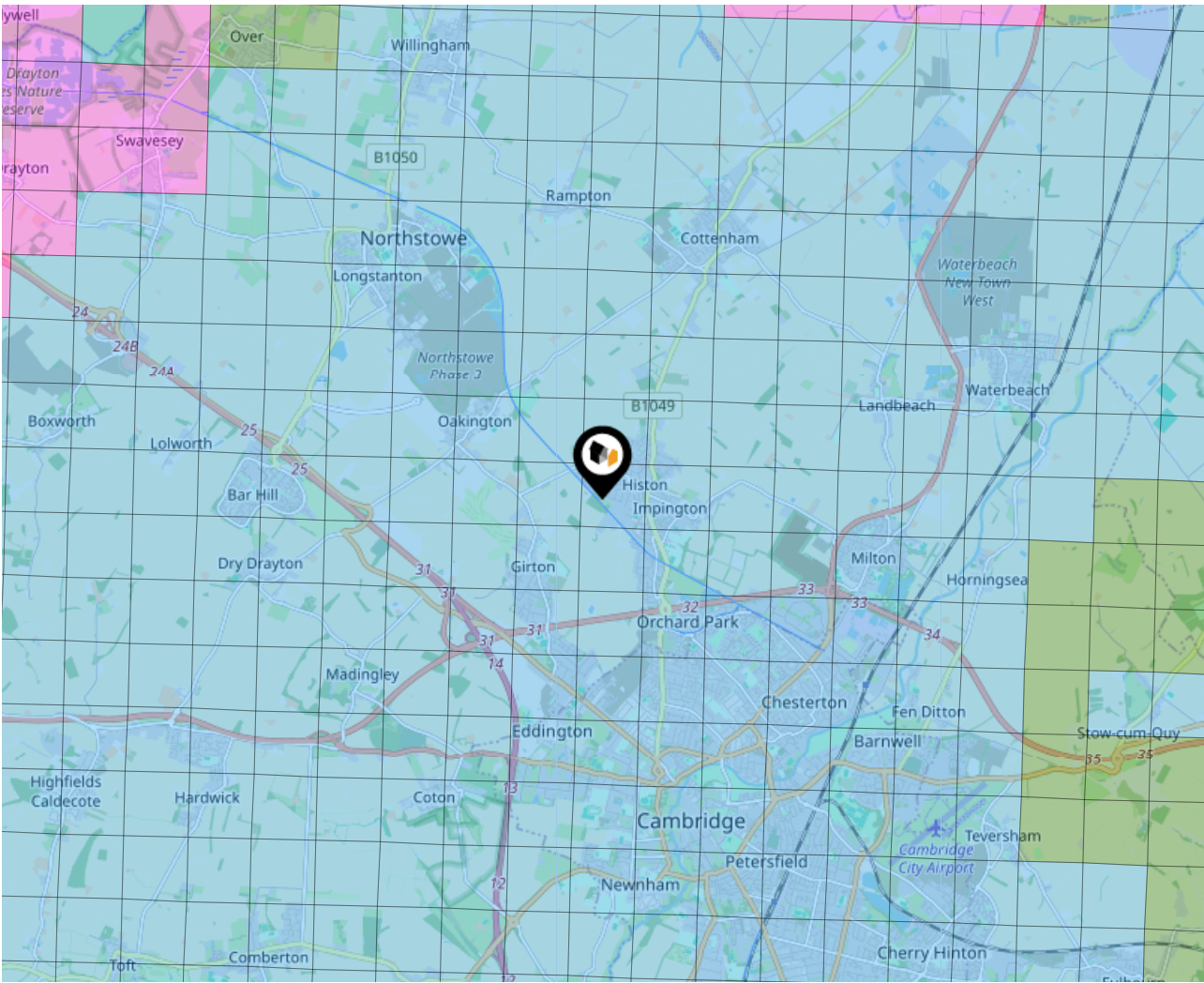


Nearby Council Wards

-  Histon & Impington Ward
-  Arbury Ward
-  King's Hedges Ward
-  Longstanton Ward
-  Castle Ward
-  West Chesterton Ward
-  Girton Ward
-  East Chesterton Ward
-  Bar Hill Ward
-  Milton & Waterbeach Ward

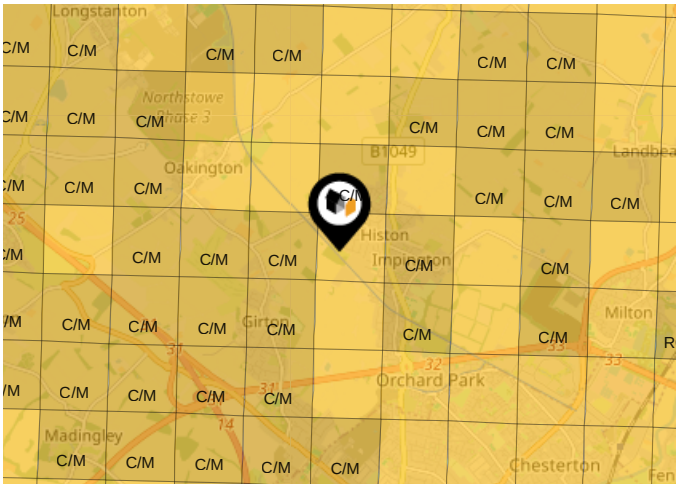
What is Radon?

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)

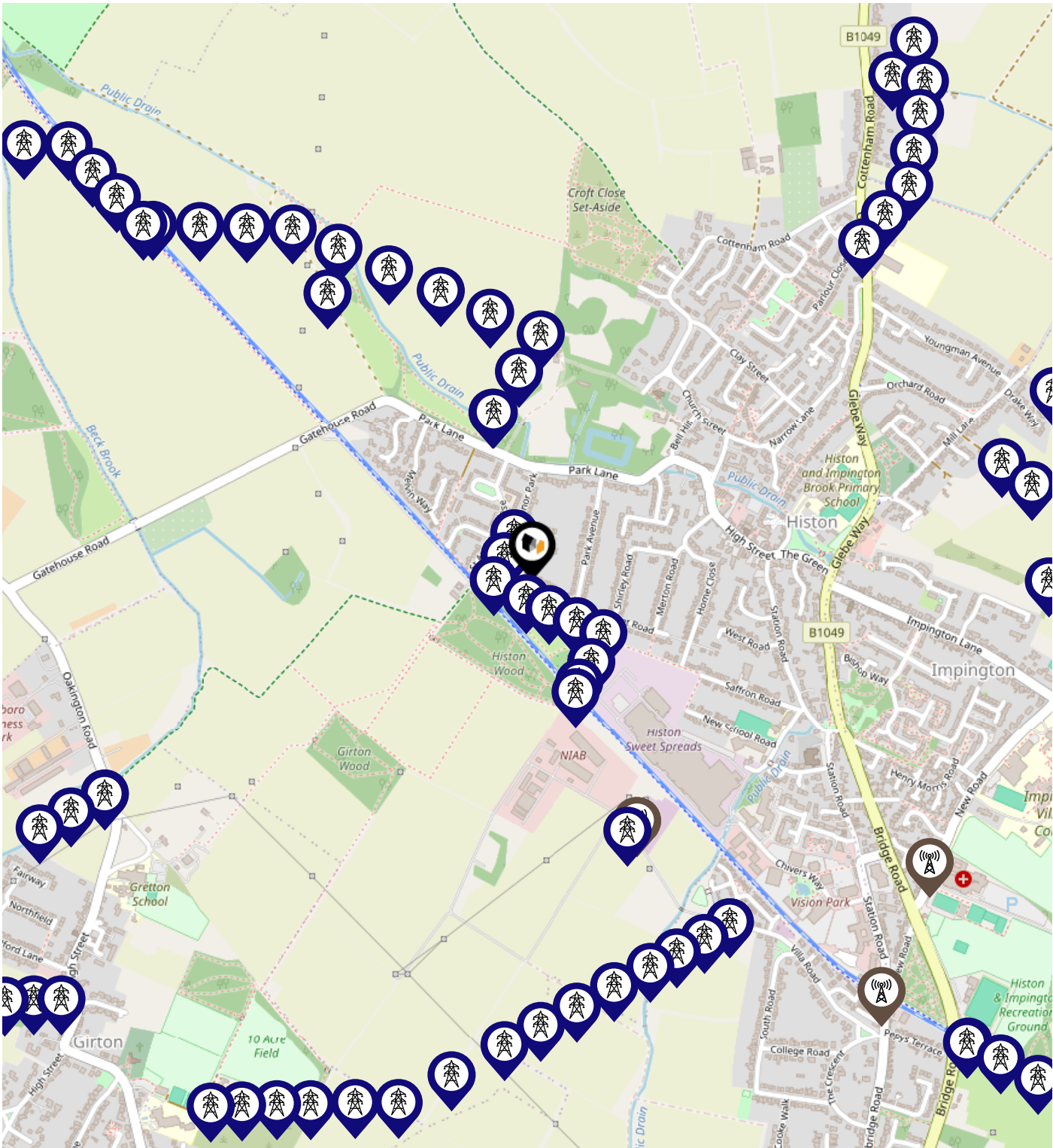
Carbon Content:	NONE	Soil Texture:	SAND
Parent Material Grain:	ARENACEOUS	Soil Depth:	DEEP-INTERMEDIATE
Soil Group:	LIGHT(SANDY)		



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

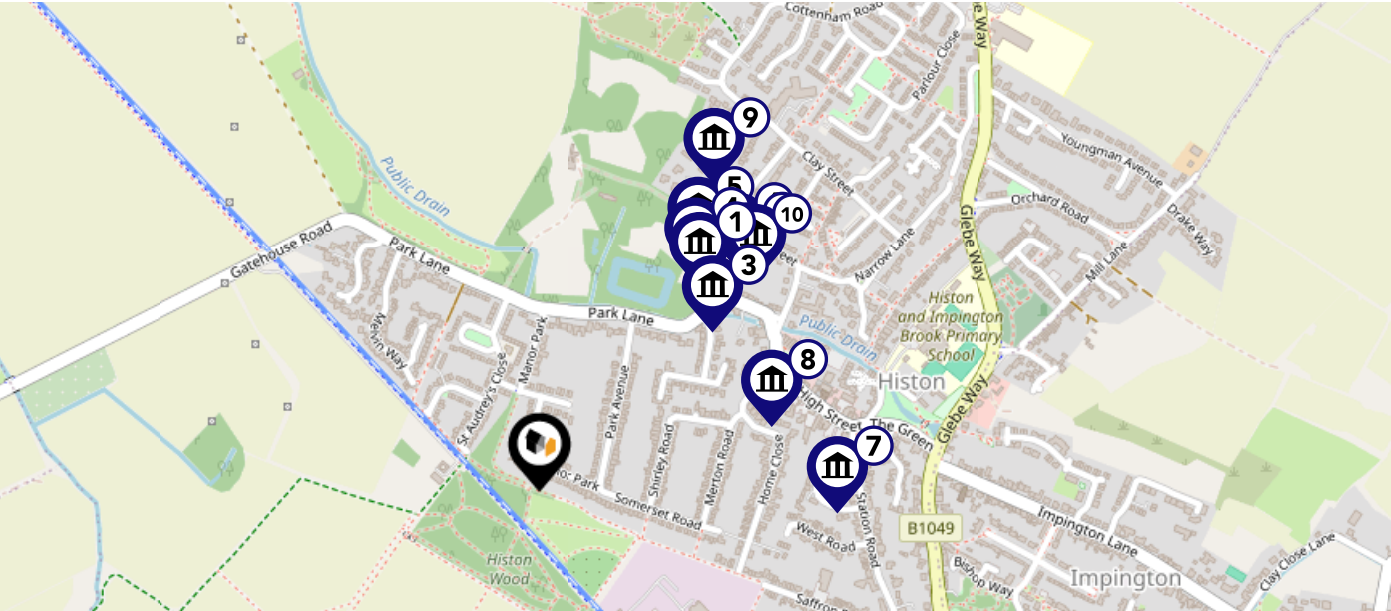
Local Area Masts & Pylons



Key:

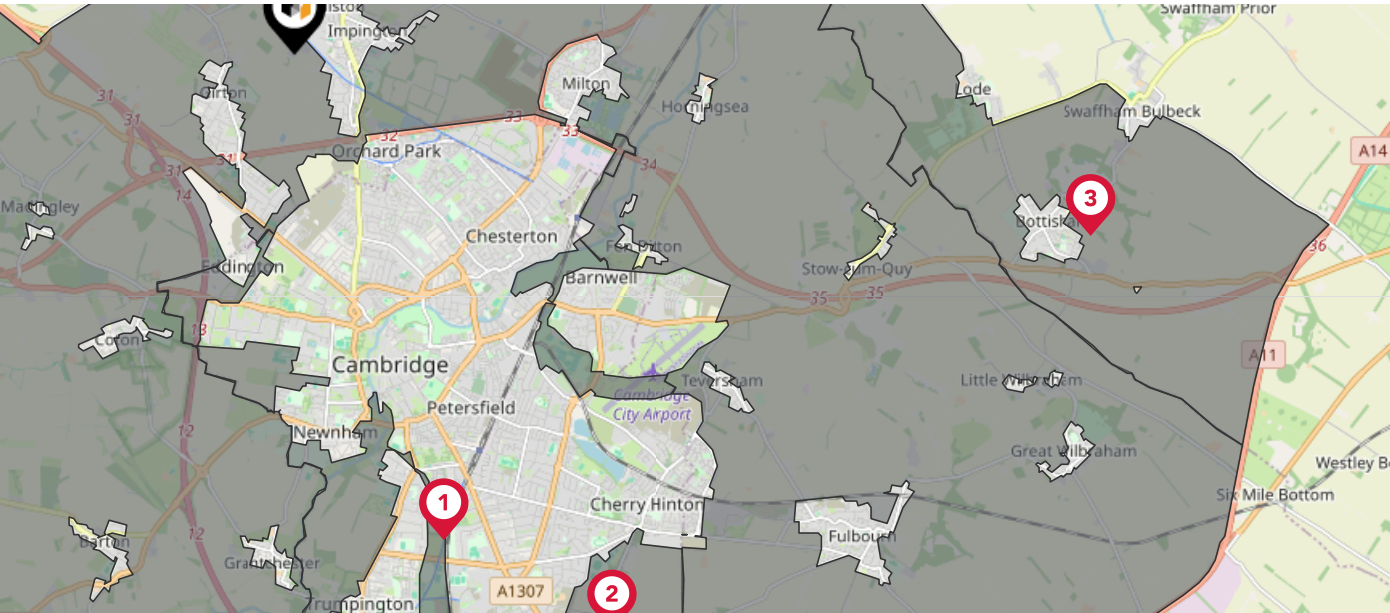
-  Power Pylons
-  Communication Masts

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

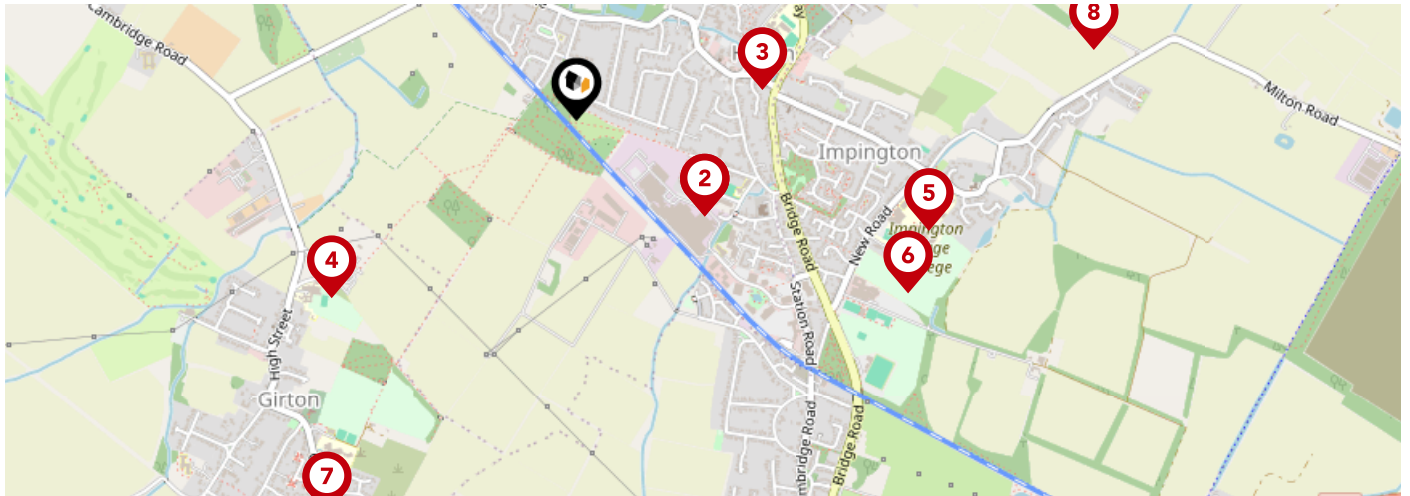


Listed Buildings in the local district		Grade	Distance
	1302456 - Histon Manor House	Grade II	0.3 miles
	1127401 - Bell House	Grade II	0.3 miles
	1302421 - Lodge To Histon Manor	Grade II	0.3 miles
	1331308 - Garden Wall To Rear Of Histon Manor House	Grade II	0.3 miles
	1127404 - Parish Church Of St Andrew	Grade I	0.3 miles
	1127402 - 9, Church Street	Grade II	0.3 miles
	1127408 - The Olde House	Grade II	0.3 miles
	1178566 - The Gables	Grade II	0.3 miles
	1331269 - 11, Church Street	Grade II	0.4 miles
	1127403 - King William Iv Public House	Grade II	0.4 miles

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



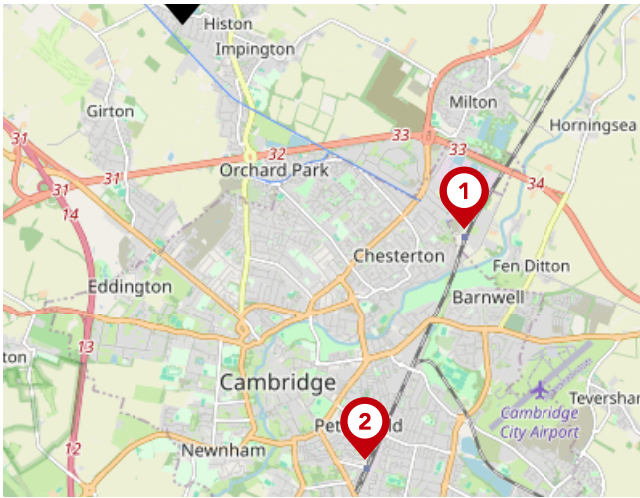
- ### Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:0.36	☒	☐	☐	☐	☐
2	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:0.36	☐	☒	☐	☐	☐
3	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:0.43	☐	☒	☐	☐	☐
4	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:0.69	☐	☐	☒	☐	☐
5	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:0.84	☐	☐	☒	☐	☐
6	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:0.85	☐	☐	☒	☐	☐
7	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:1.06	☐	☒	☐	☐	☐
8	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:1.18	☐	☐	☒	☐	☐

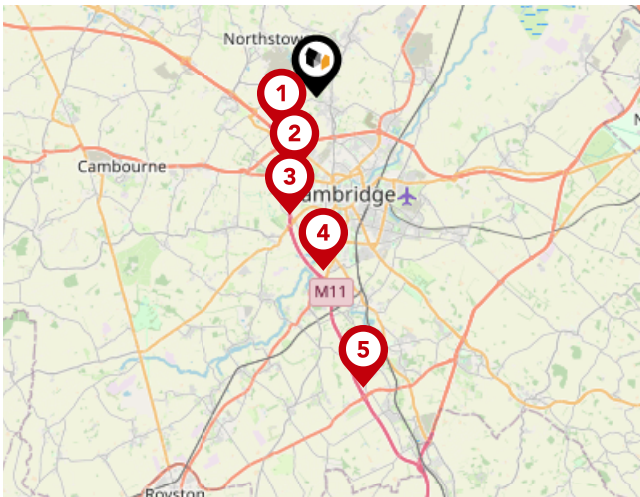


		Nursery	Primary	Secondary	College	Private
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance: 1.37	☐	☒	☐	☐	☐
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance: 1.45	☐	☒	☐	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance: 1.71	☐	☒	☐	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance: 1.88	☒	☐	☐	☐	☐
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance: 1.88	☐	☒	☐	☐	☐
	Cambridge Regional College Ofsted Rating: Good Pupils: 0 Distance: 1.89	☐	☐	☒	☐	☐
	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance: 2.11	☐	☒	☐	☐	☐
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance: 2.15	☐	☒	☐	☐	☐



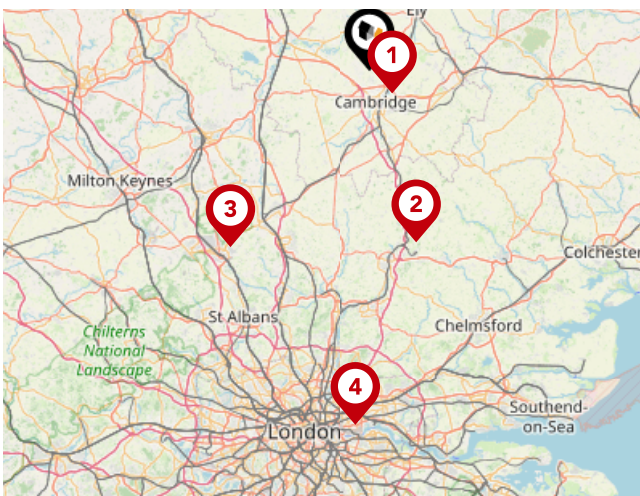
National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	3.16 miles
	Cambridge Rail Station	4.29 miles
	Waterbeach Rail Station	4.26 miles



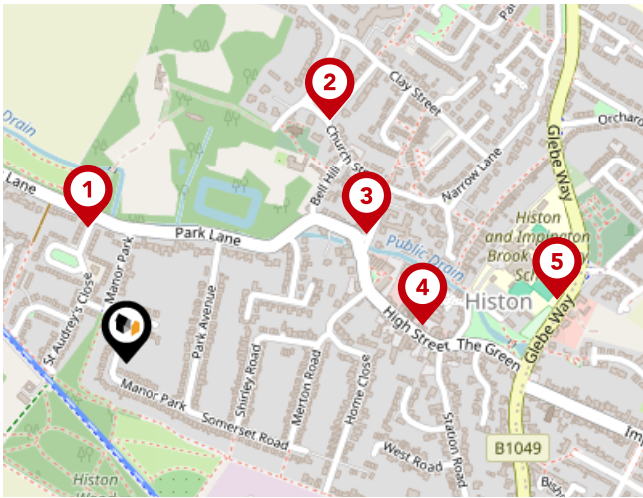
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	1.78 miles
	M11 J13	2.84 miles
	M11 J12	4.38 miles
	M11 J11	6.3 miles
	M11 J10	10.7 miles



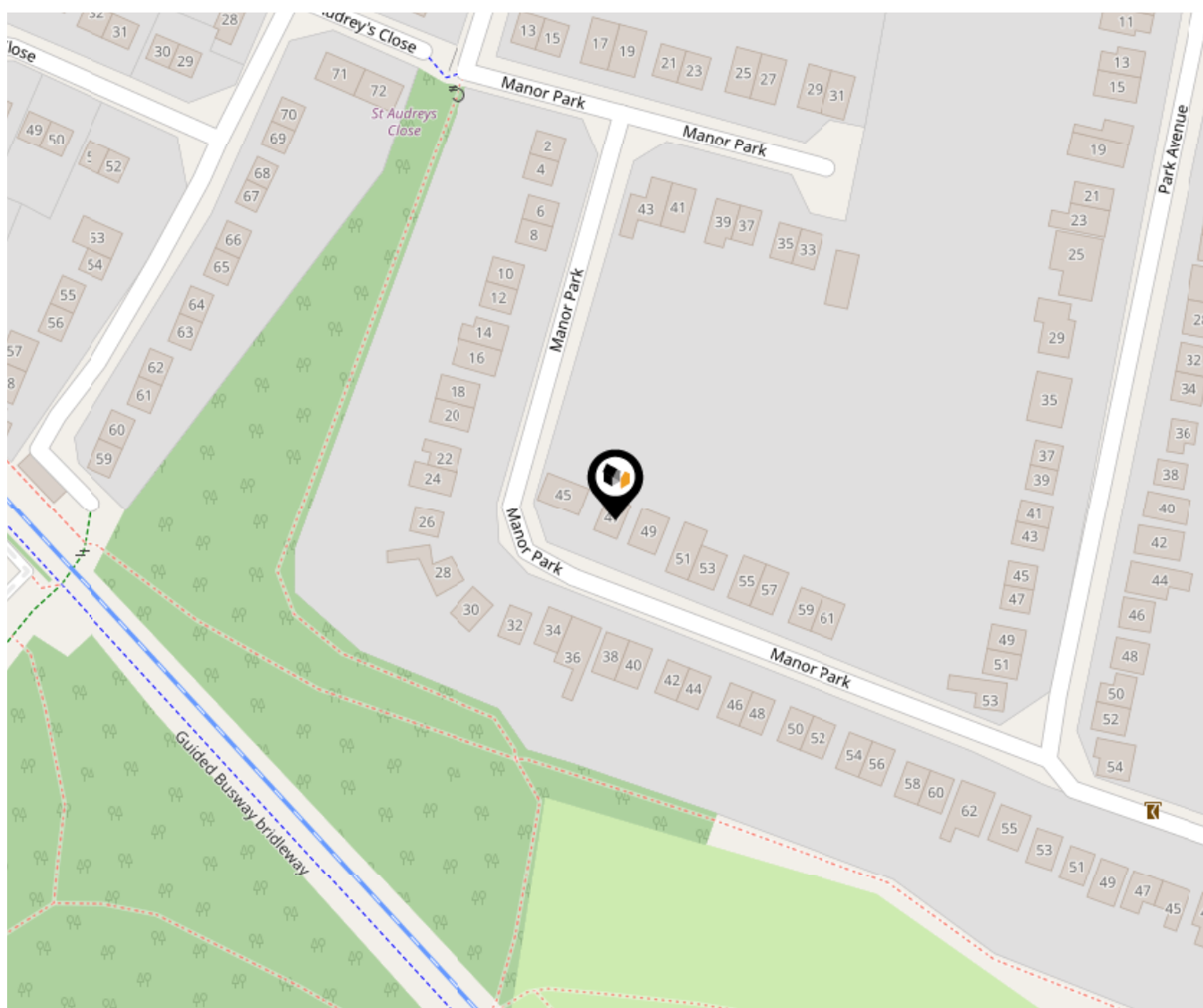
Airports/Helipads

Pin	Name	Distance
	Cambridge	4.52 miles
	Stansted Airport	25.89 miles
	Luton Airport	32.71 miles
	Silvertown	51.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Audrey's Close	0.16 miles
2	Winders Lane	0.36 miles
3	School Hill	0.31 miles
4	Station Road	0.34 miles
5	Mill Lane	0.49 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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