

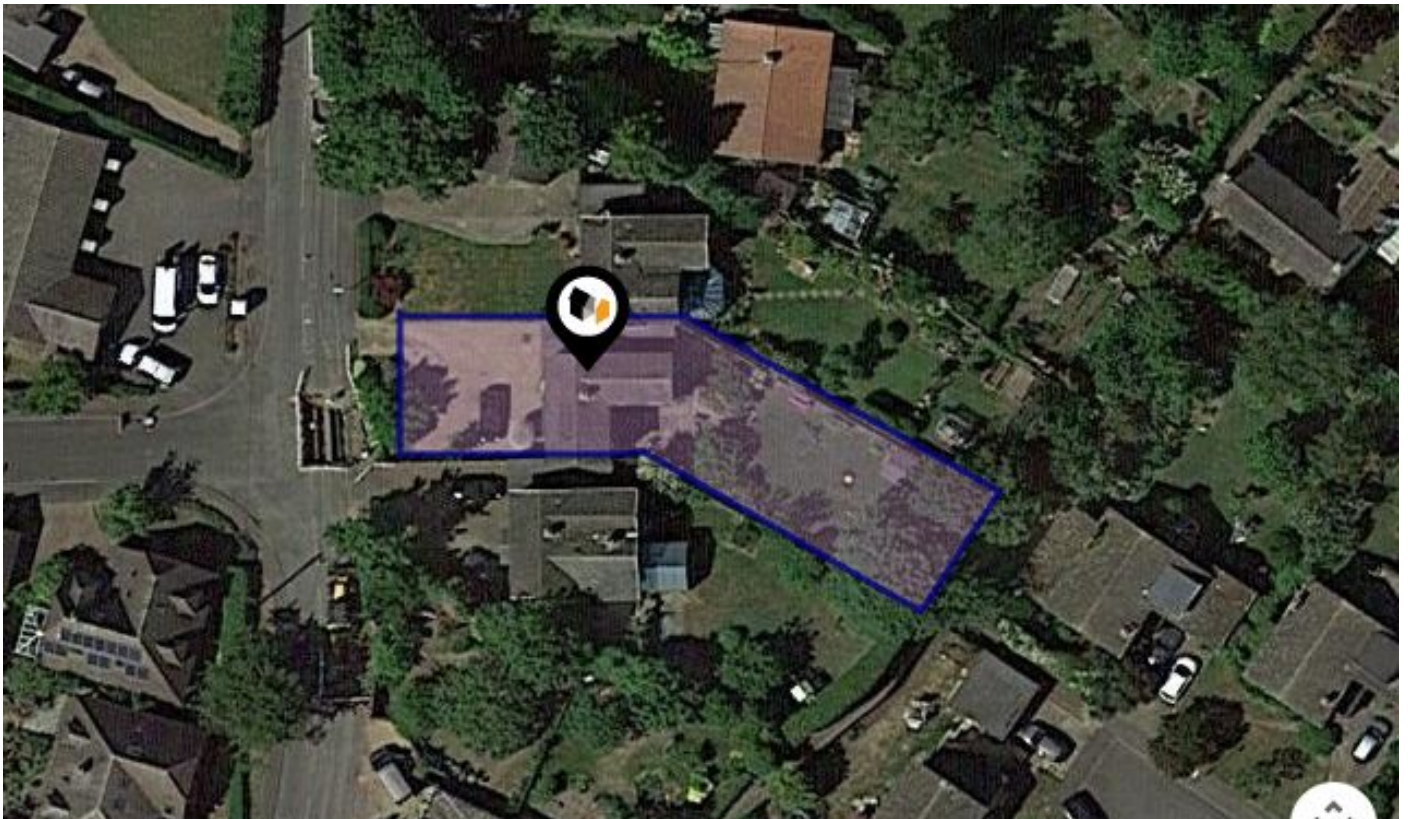


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



HIGH STREET, DRY DRAYTON, CAMBRIDGE, CB23

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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,162 ft ² / 108 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB199383		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning History

This Address



Planning records for: *High Street, Dry Drayton, Cambridge, CB23*

Reference - S/1253/10	
Decision:	Decided
Date:	30th July 2010
Description:	Extension and Chimney

Planning records for: **1 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 23/0870/TTPO	
Decision:	Decided
Date:	08th August 2023
Description:	T1 Prunus - Remove left stem to clear driveT2 Holly - Trim back on building side by 0.5m and raise canopy to 2mT3 Horse Chestnut away from garage by 2m

Reference - 21/0683/TTPO	
Decision:	Decided
Date:	01st June 2021
Description:	TPO 0015 (1966): T1 Mauve Prunus Reduce crown by 3m, tree is growing at a slant, with all growth to one side due to light deprivation T2 Mauve Prunus Reduce crown by 3m, tree is encroaching on surrounding trees, inhibiting growth T3 Oak Dead - Fell (T4 Holly and T5 Yew do not have statutory protection) Reason for work To manage and maintain size of trees, as seen from aerial view, garden is surrounded by trees and almost in darkness. Whole site is densely populated with trees and owner wishes to maintain size of trees.

Planning records for: **3 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 24/02420/HFUL	
Decision:	Decided
Date:	25th June 2024
Description:	Part two storey, part first floor front and side extension with juliet balcony and rooflights to front and rear elevations

Planning records for: **34 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 25/02392/HFUL	
Decision:	Awaiting decision
Date:	19th June 2025
Description:	First floor front and side extension. Part two storey and part single storey rear extension. Replacement windows and render to the front elevation.

Planning records for: **46 High Street Dry Drayton Cambridge Cambridgeshire CB23 8BS**

Reference - S/2699/13/FL	
Decision:	Decided
Date:	17th December 2013
Description:	Side extension to dwelling

Planning records for: **48 High Street Dry Drayton Cambridge Cambridgeshire CB23 8BS**

Reference - S/1798/09/F	
Decision:	Decided
Date:	07th December 2009
Description:	Extensions

Reference - S/0391/09/F	
Decision:	Decided
Date:	23rd March 2009
Description:	Extension

Planning records for: **50 High Street Dry Drayton CB23 8BS**

Reference - 20/03593/HFUL	
Decision:	Decided
Date:	25th August 2020
Description:	Part two-storey part single-storey extension at the rear of the dwelling

Planning records for: **50 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 22/04490/CL2PD	
Decision:	Decided
Date:	11th October 2022
Description:	Certificate of lawfulness under S192 for the use of a summer house as a beauty business

Planning records for: **52 High Street Dry Drayton CB23 8BS**

Reference - 20/03592/HFUL	
Decision:	Decided
Date:	25th August 2020
Description:	Part two-storey part single-storey extension at the rear of the dwelling

Planning records for: **55 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 23/01599/HFUL	
Decision:	Decided
Date:	27th April 2023
Description:	External insulation with render finish to side and rear.

Planning records for: **57 High Street Dry Drayton CB23 8BS**

Reference - 21/01895/HFUL	
Decision:	Decided
Date:	24th April 2021
Description:	Two storey rear extension with first floor balcony, new entrance porch infills and new external finishes

Planning records for: **57 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - S/2646/16/COND11	
Decision:	Decided
Date:	09th January 2023
Description:	Submission of details required by condition 11 (Noise Assessment) of reserved matters S/2646/16/RM

Reference - 23/00061/S73	
Decision:	Decided
Date:	09th January 2023
Description:	S73 application to vary condition 2 (Approved plans) of planning ref, 21/01895/HFUL (Two storey rear extension with first floor balcony, new entrance porch infills and new external finishes) change from solid masonry to opaque glass balcony.

Reference - 21/00593/HFUL	
Decision:	Decided
Date:	10th February 2021
Description:	Two storey rear extension with first floor balcony, new entrance porch infills and new external finishes

Planning records for: **7 High Street Dry Drayton CB23 8BS**

Reference - 21/02721/HFUL	
Decision:	Decided
Date:	10th June 2021
Description:	Single storey side extension.

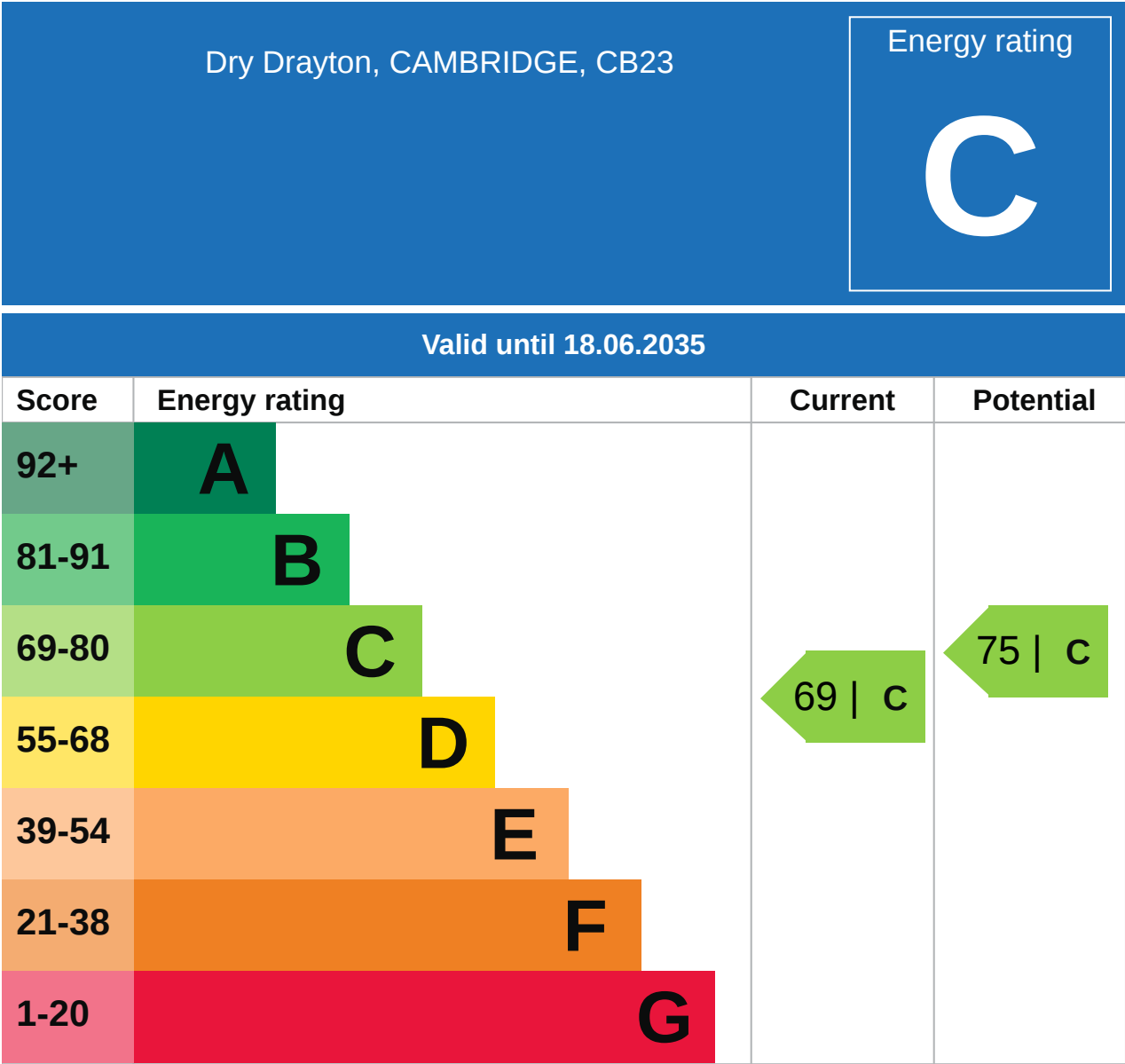
Planning records for: **7 High Street Dry Drayton Cambridgeshire CB23 8BS**

Reference - 22/04137/HFUL	
Decision:	Decided
Date:	20th September 2022
Description:	Single storey side extension to enlarge the existing Living-Dining area.

Reference - 22/04134/HFUL	
Decision:	Decided
Date:	20th September 2022
Description:	Demolition of an existing conservatory. Construction of single storey rear and side extensions to the kitchen and to the living room







Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Partial double glazing
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:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	108 m ²

Electricity Supply

EDF

Gas Supply

EDF

Central Heating

Gas central heating - A new gas BAXI Condenser boiler was installed in November 2017

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.

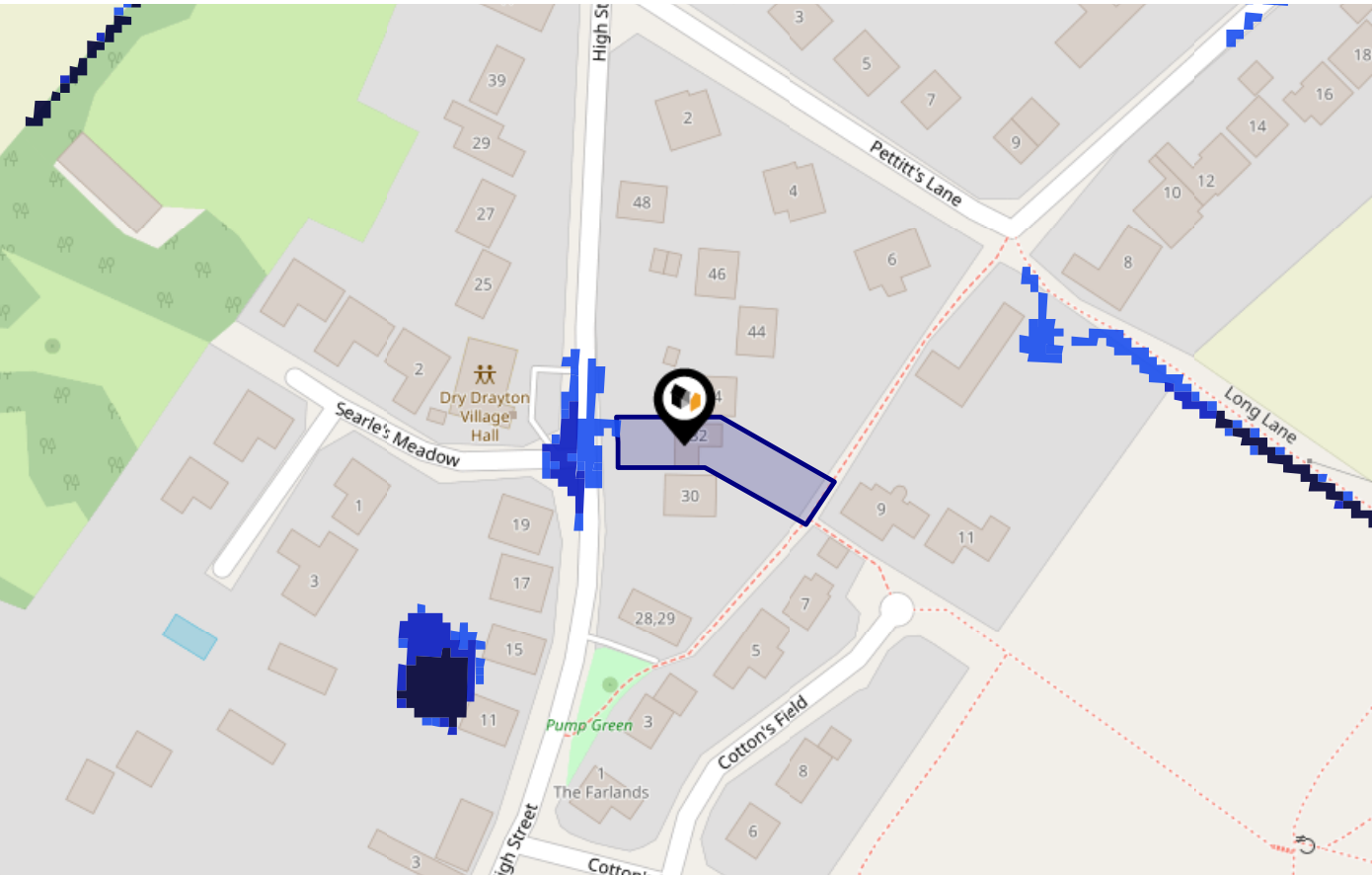


Flood Risk

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.

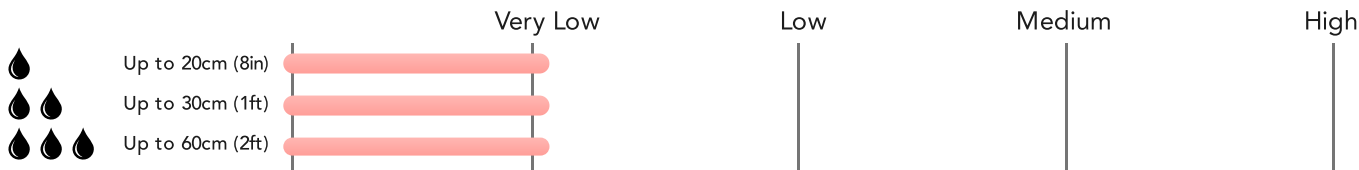


Risk Rating: Very low

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:

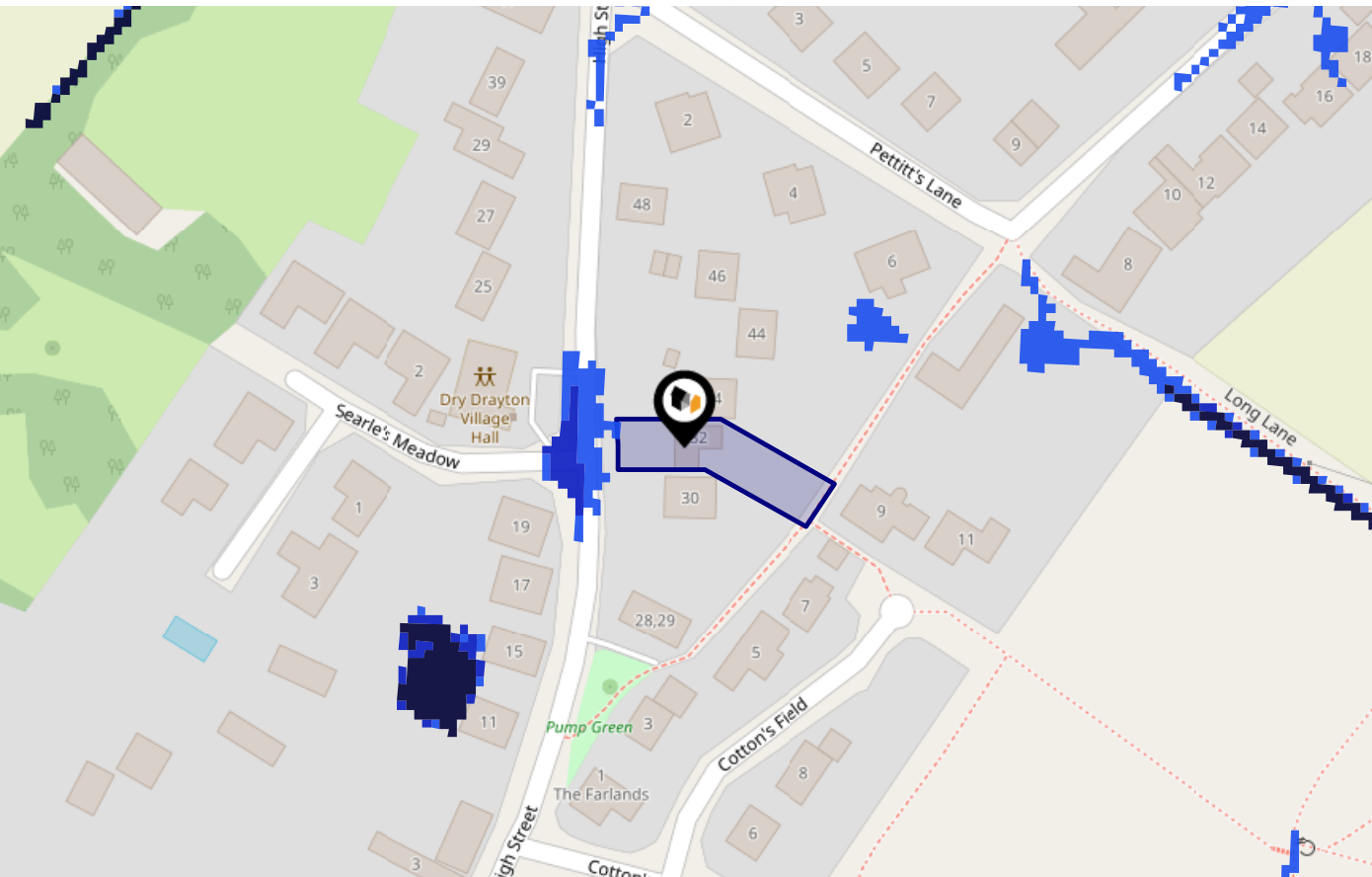


Flood Risk

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.

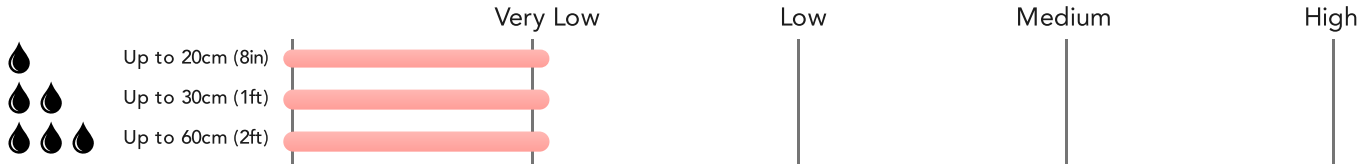


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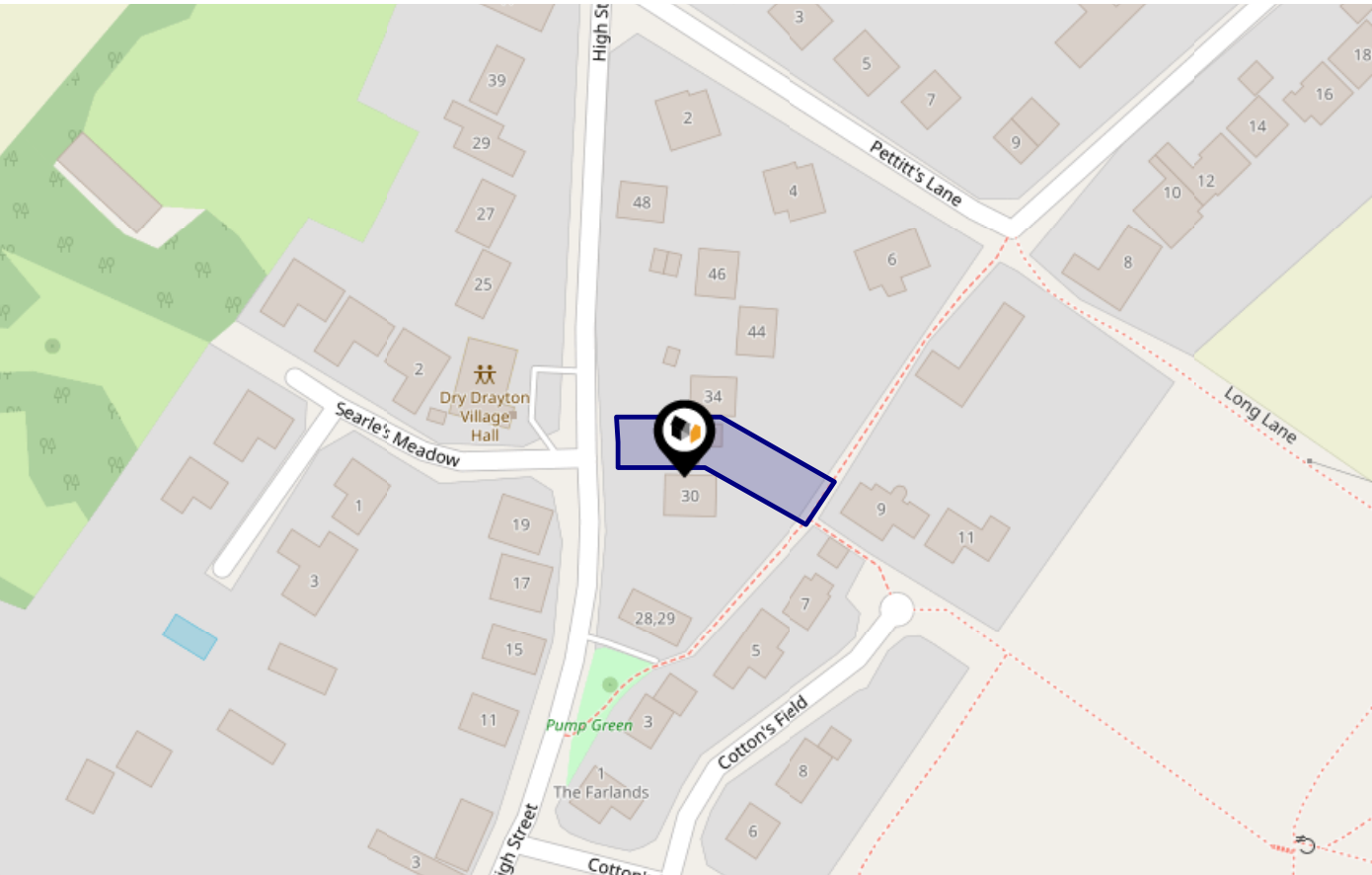


Flood Risk

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.

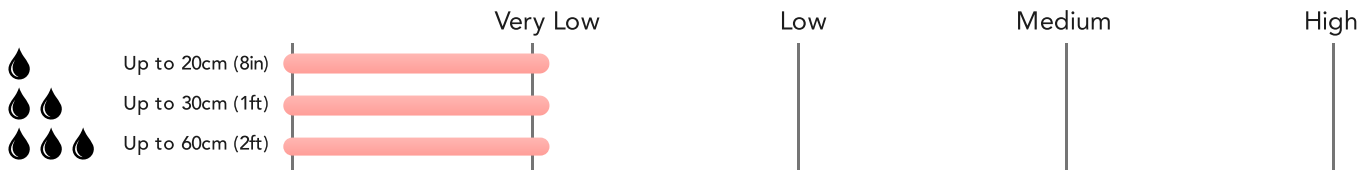


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

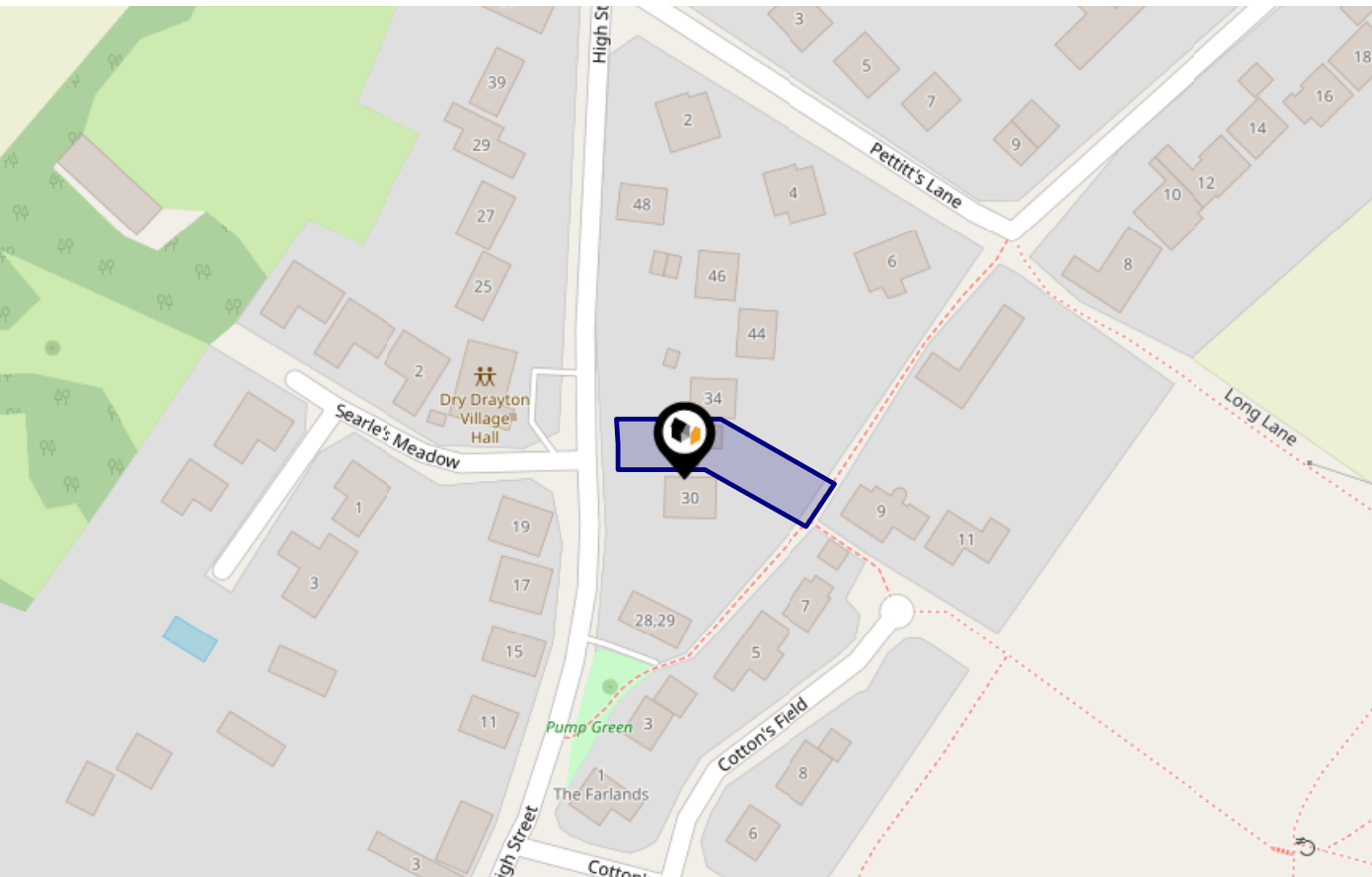


Flood Risk

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.

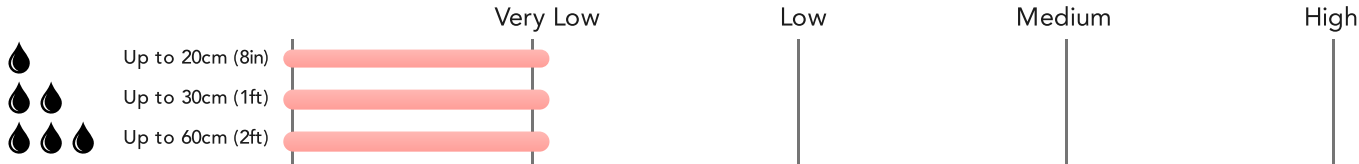


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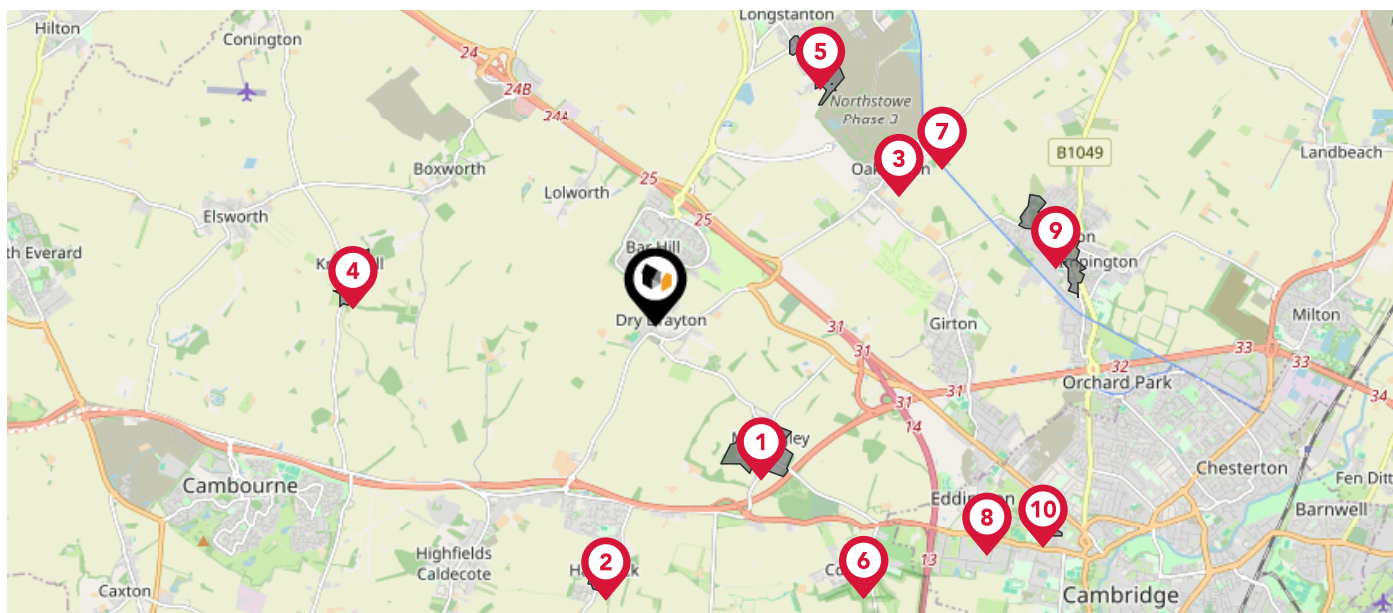


Maps

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



Madingley



Hardwick



Oakington



Knapwell



Longstanton



Coton



Westwick



Conduit Head Road

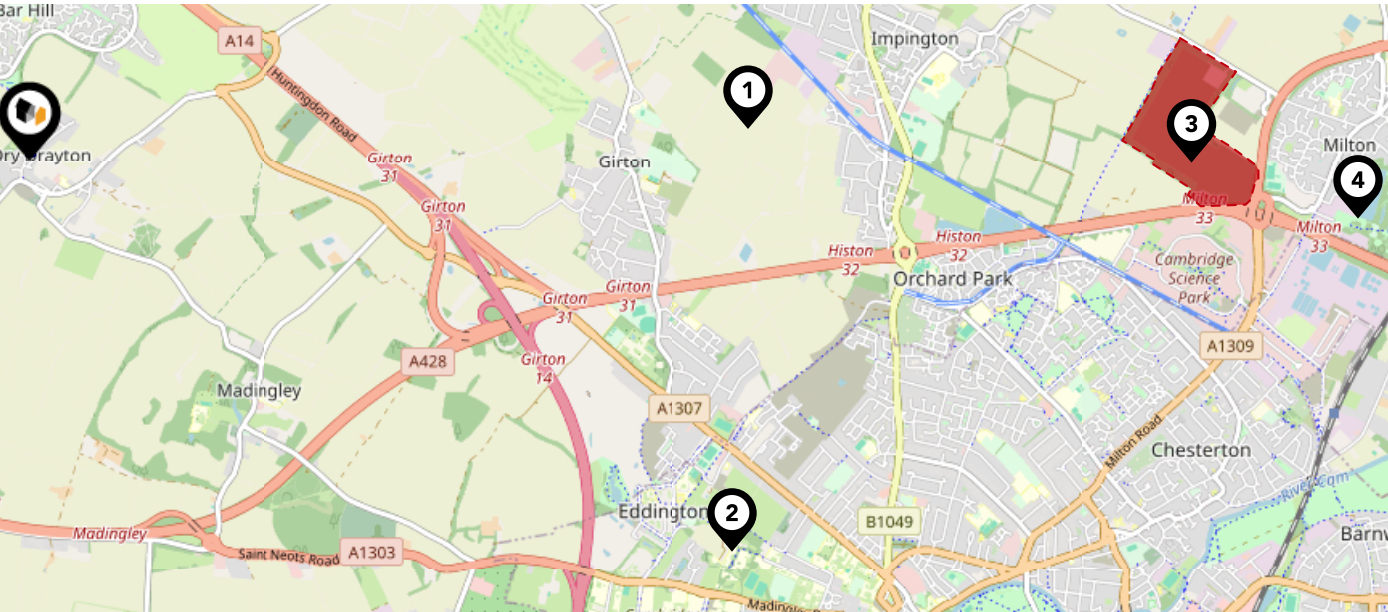


Histon and Impington



Storey's Way

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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



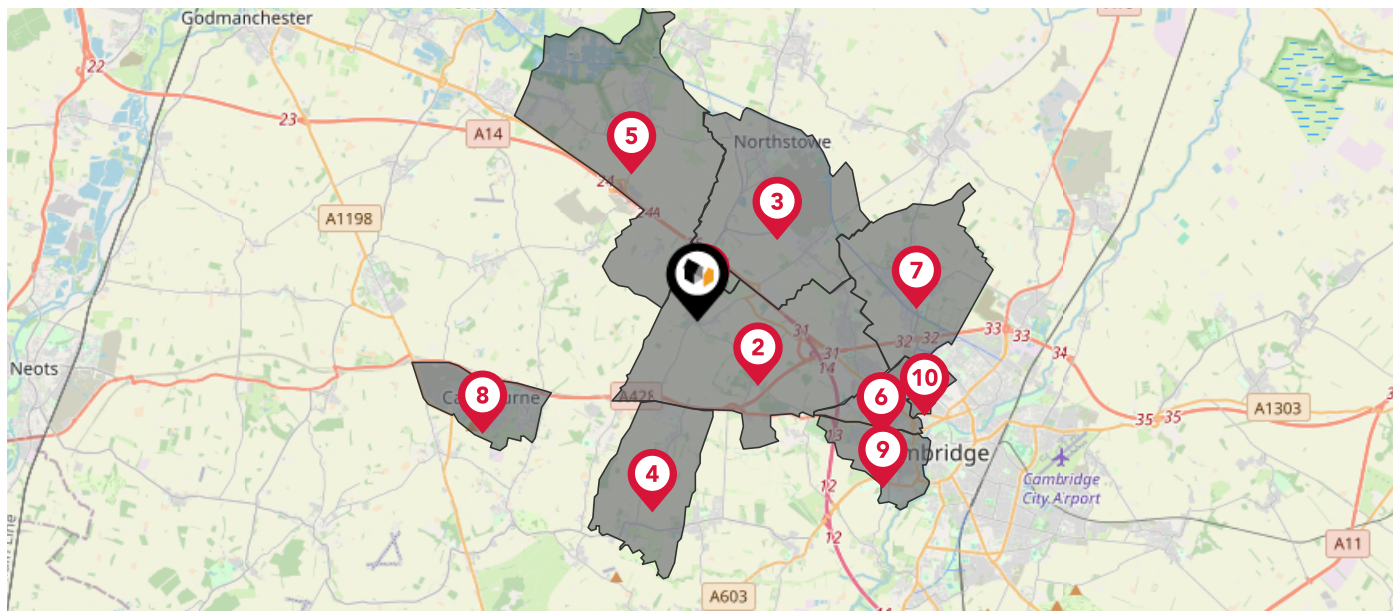
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Bar Hill Ward

2

Girton Ward

3

Longstanton Ward

4

Hardwick Ward

5

Swavesey Ward

6

Castle Ward

7

Histon & Impington Ward

8

Cambourne Ward

9

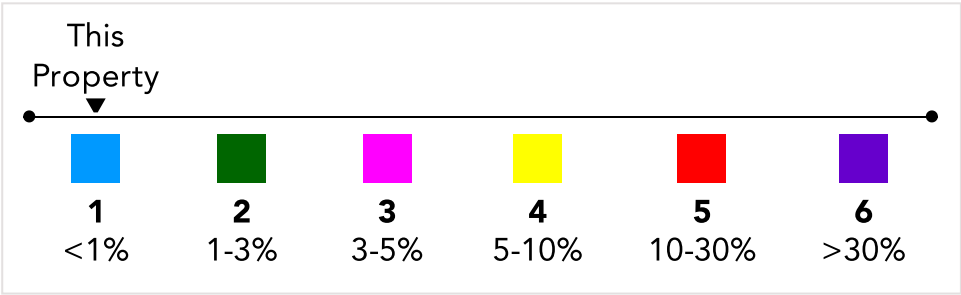
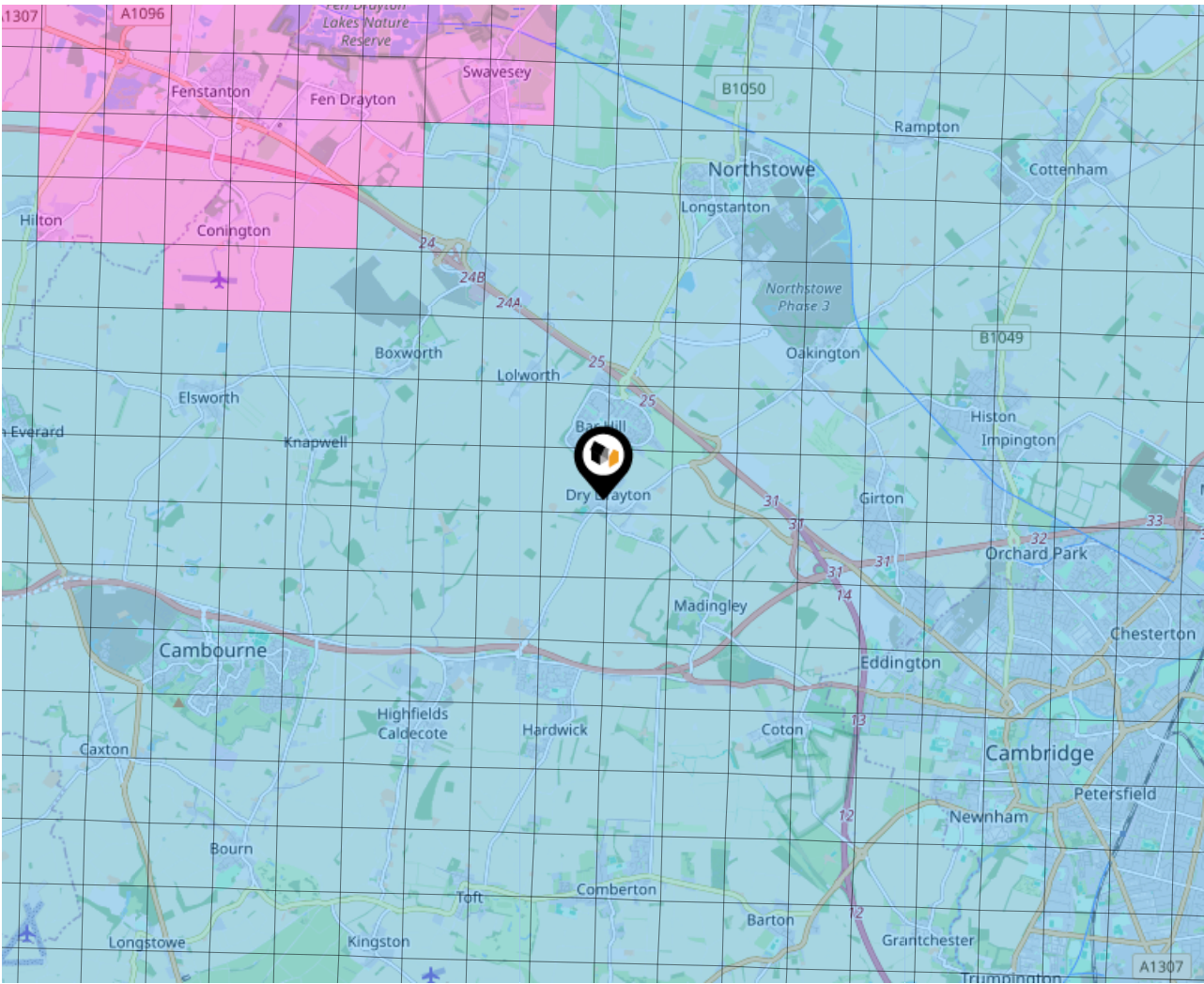
Newnham Ward

10

Arbury Ward

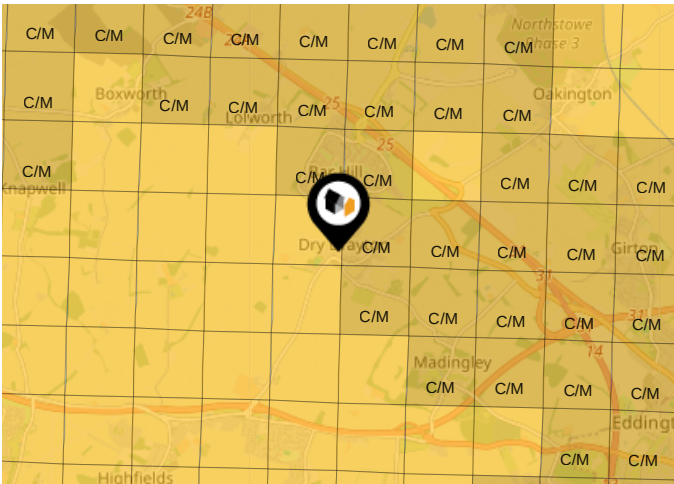
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

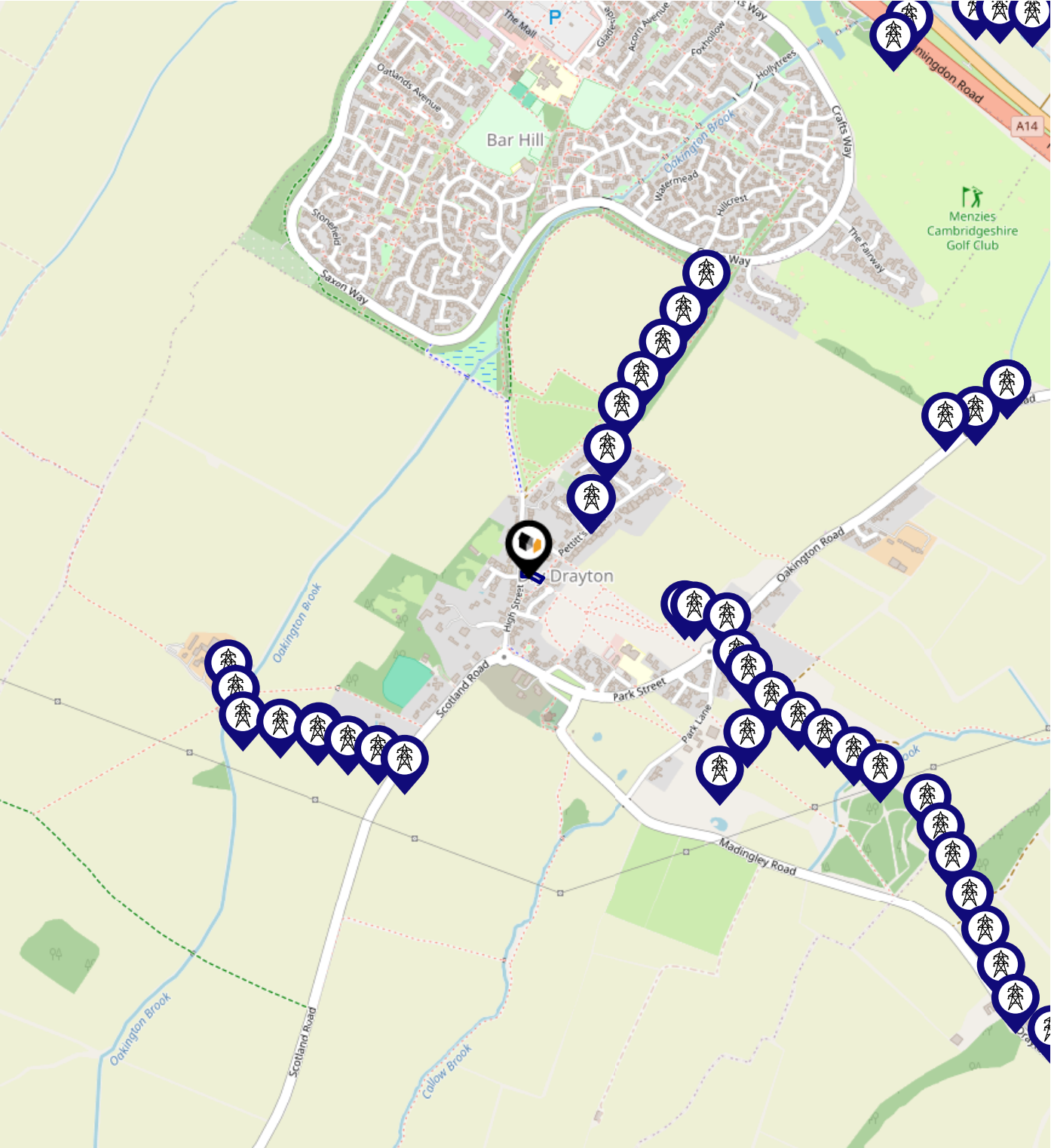


Primary Classifications (Most Common Clay Types)

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

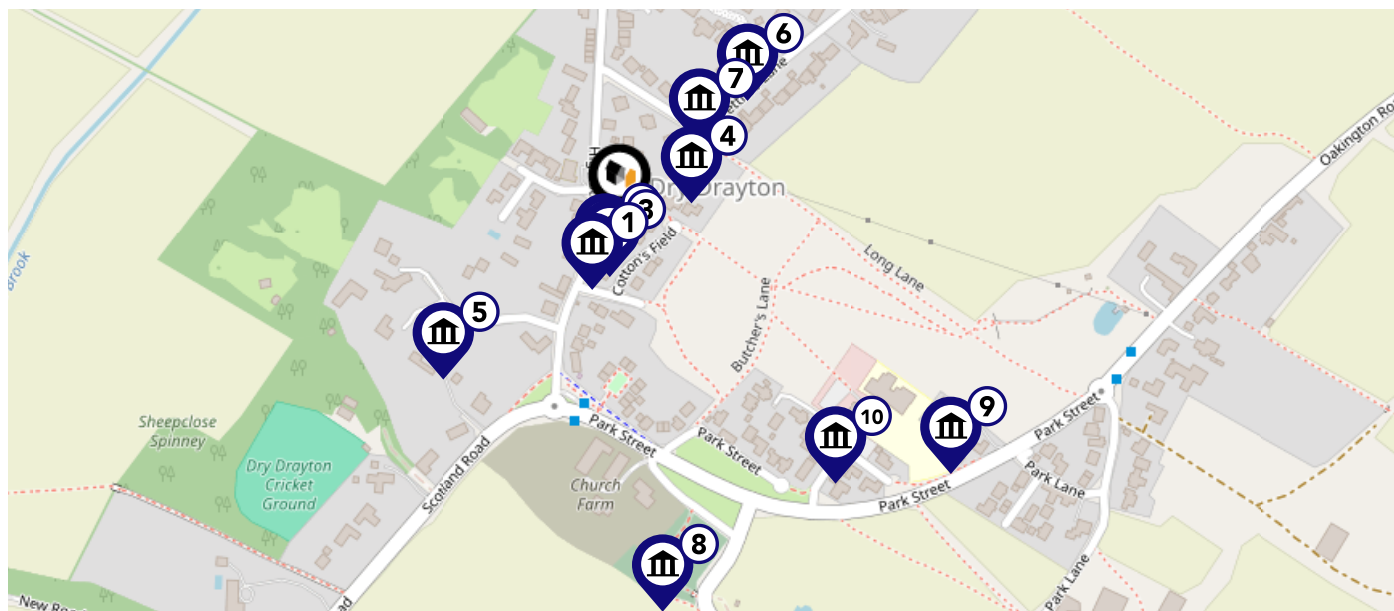
Masts & Pylons



Key:

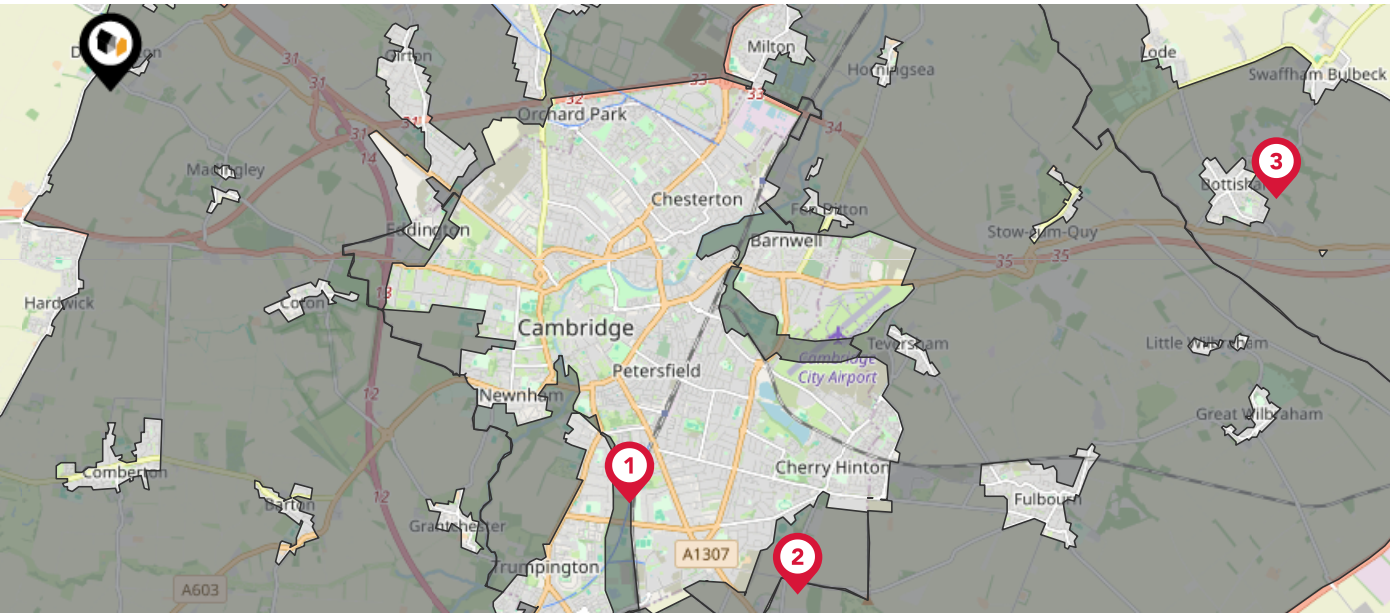
-  Power Pylons
-  Communication Masts

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
	1127775 - Village Water Pump	Grade II	0.0 miles
	1162673 - Icehouse, At Rear Of Country Kennels	Grade II	0.0 miles
	1331090 - Post Office Cottages	Grade II	0.0 miles
	1162747 - The Spinney	Grade II	0.0 miles
	1127777 - The Old Rectory	Grade II	0.1 miles
	1162735 - 15 And 17, Pettits Lane	Grade II	0.1 miles
	1127781 - 9 And 11, Pettits Lane	Grade II	0.1 miles
	1162717 - Church Of St Peter And St Paul	Grade II	0.2 miles
	1309499 - Warrington Farm	Grade II	0.2 miles
	1127780 - Water Pump	Grade II	0.2 miles

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



- Nearby Green Belt Land
- 1

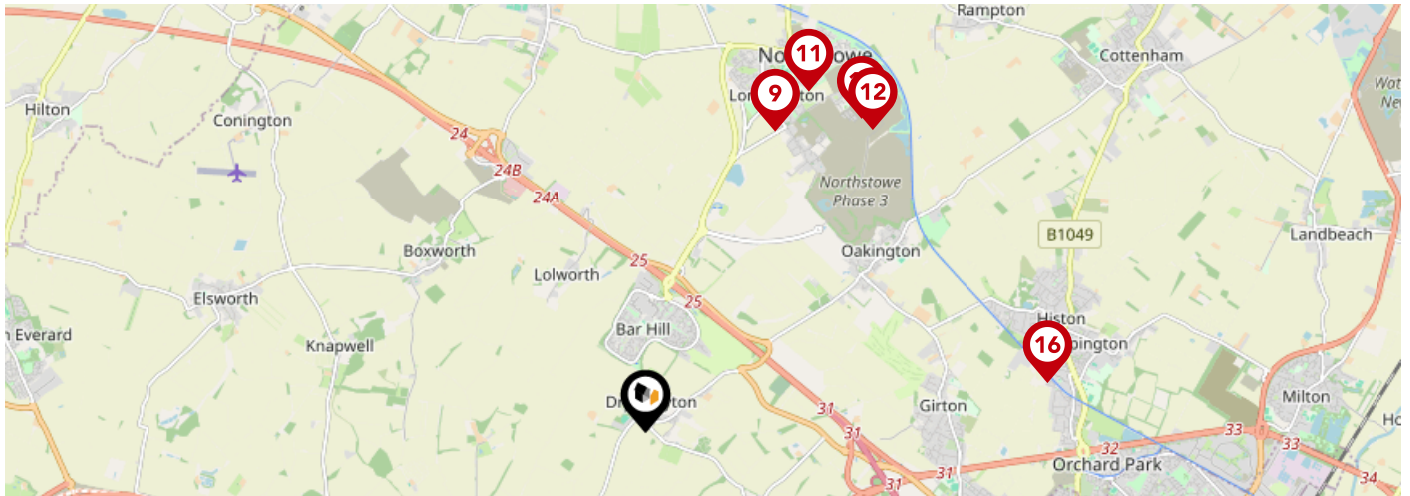
Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

Cambridge Green Belt - East Cambridgeshire



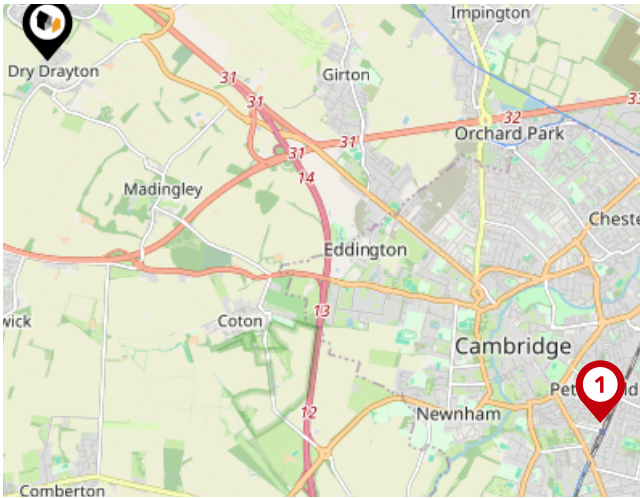
		Nursery	Primary	Secondary	College	Private
1	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:0.18	☐	☒	☐	☐	☐
2	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:0.82	☐	☒	☐	☐	☐
3	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.93	☐	☒	☐	☐	☐
4	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.51	☐	☒	☐	☐	☐
5	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.68	☐	☒	☐	☐	☐
6	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.75	☐	☒	☐	☐	☐
7	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:2.8	☐	☒	☐	☐	☐
8	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:2.81	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.98	☐	☒	☐	☐	☐
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:3.42	☐	☒	☐	☐	☐
	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:3.43	☐	☒	☐	☐	☐
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.44	☐	☐	☒	☐	☐
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:3.47	☐	☐	☒	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.55	☐	☒	☐	☐	☐
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.61	☐	☒	☐	☐	☐
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:3.67	☒	☐	☐	☐	☐

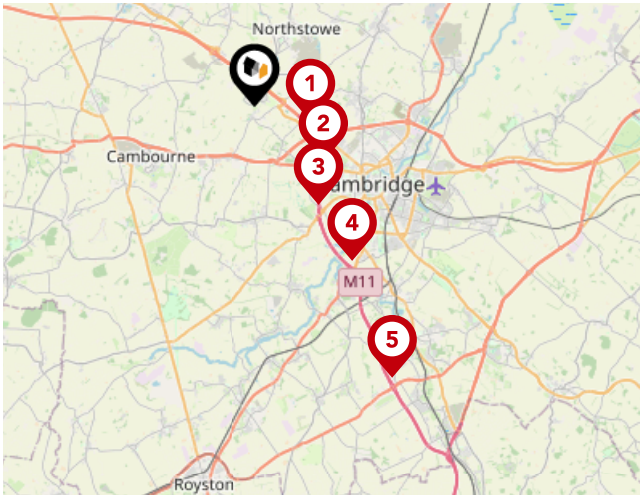
Area

Transport (National)



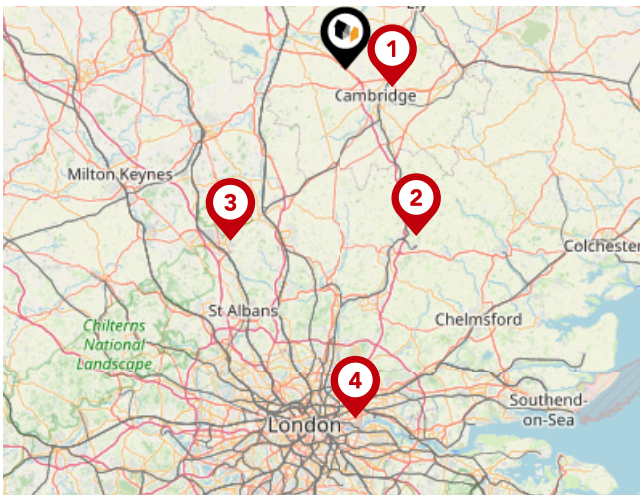
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	6 miles
2	Cambridge North Rail Station	6.03 miles
3	Waterbeach Rail Station	7.68 miles



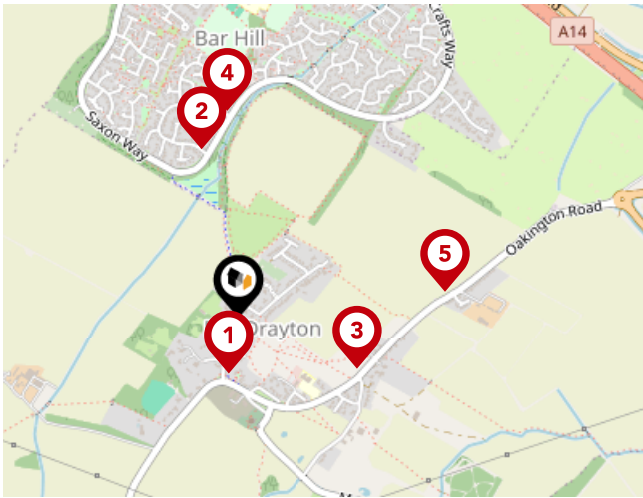
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	2.14 miles
2	M11 J13	3.22 miles
3	M11 J12	4.29 miles
4	M11 J11	6.67 miles
5	M11 J10	11.11 miles



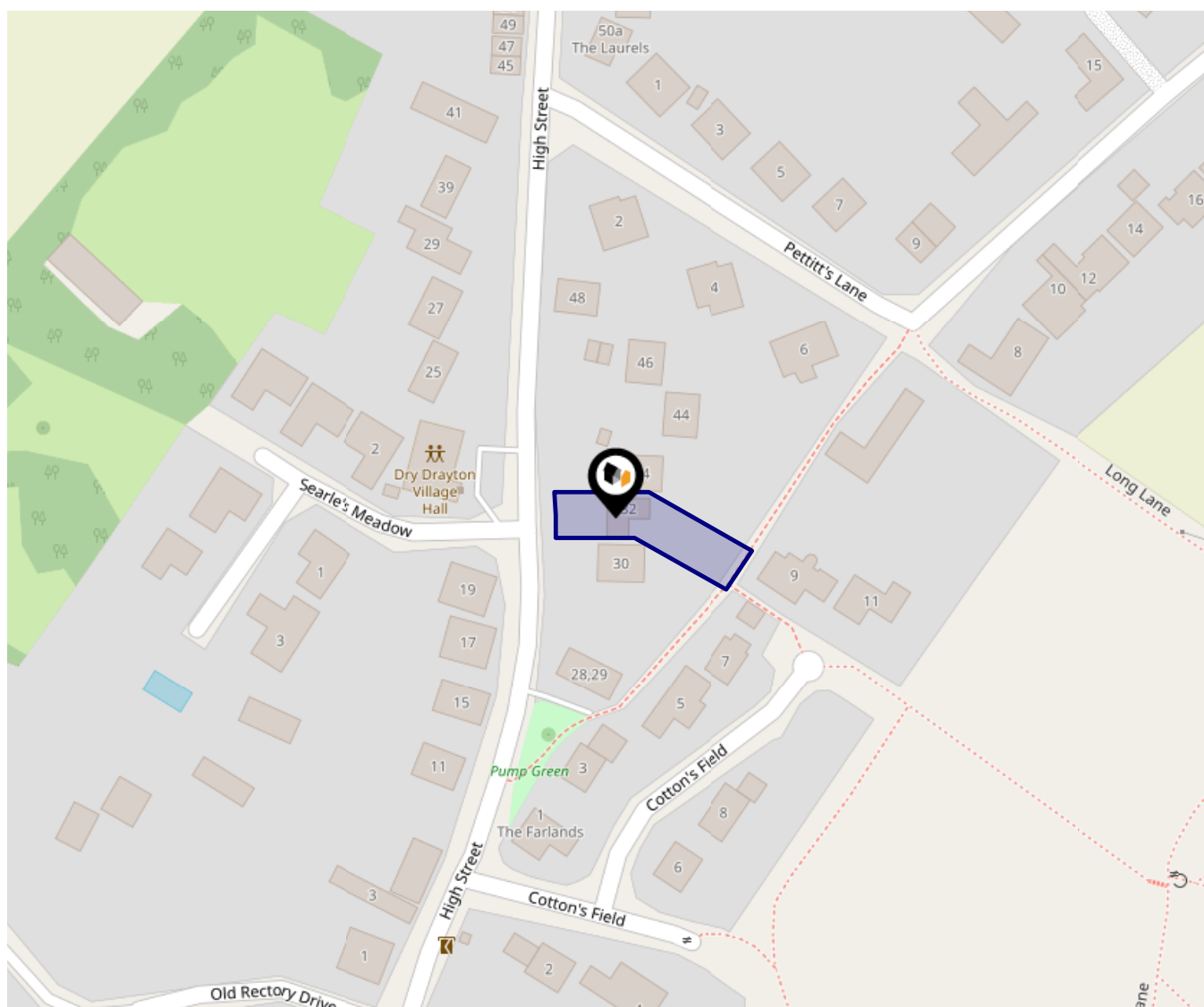
Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.06 miles
2	Stansted Airport	26.37 miles
3	Luton Airport	30.18 miles
4	Silvertown	51.09 miles



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.13 miles
2	Field View	0.39 miles
3	Park Lane	0.29 miles
4	The Spinney	0.47 miles
5	Hill View	0.47 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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