

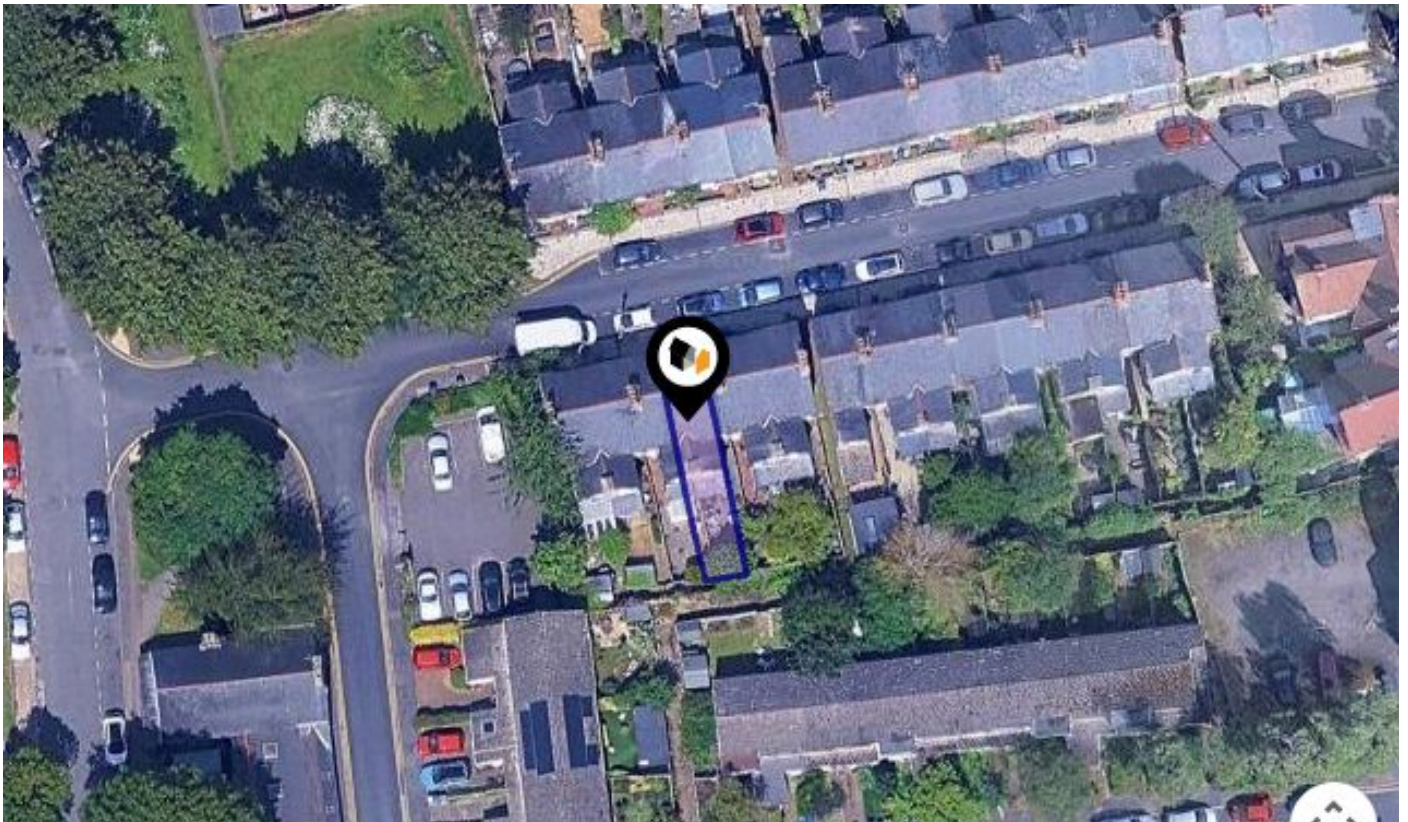


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



PETWORTH STREET, CAMBRIDGE, CB1

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:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB392720		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	81	1000
• Surface Water	Low	mb/s	mb/s	mb/s

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

Planning records for: **1 Petworth Street Cambridge CB1 2LY**

Reference - 18/375/TTCA	
Decision:	Decided
Date:	17th August 2018
Description:	Multi-stemmed Sycamore on right hand boundary - reduce height by 4m and reduce spread to clear adjacent property by 1.5m.

Reference - 20/2072/TTCA	
Decision:	Decided
Date:	01st October 2020
Description:	Multistem Sycamore and Elder - fell

Planning records for: **13 Petworth Street Cambridge CB1 2LY**

Reference - 18/1575/FUL	
Decision:	Decided
Date:	08th October 2018
Description:	Erection of a garden studio.

Planning records for: **27 Petworth Street Cambridge Cambridgeshire CB1 2LY**

Reference - 23/01644/HFUL	
Decision:	Decided
Date:	02nd May 2023
Description:	New windows and doors. Detached single storey garden office.

Planning records for: **27 Petworth Street Cambridge Cambridgeshire CB1 2LY**

Reference - 23/01665/LBC	
Decision:	Decided
Date:	02nd May 2023
Description:	Minor internal alterations including the closing up of internal doors and the opening up of new entrances to toilet and kitchen area, removal of non-original studwork, introduction of new internal pizza oven and adaption of existing bulkhead, removal of non-original studwork and re-orientation of existing counter

Planning records for: **30 Petworth Street Cambridge CB1 2LY**

Reference - 17/296/TTCA	
Decision:	Decided
Date:	03rd July 2017
Description:	Ash (1) - fell Ash (2) - fell Unknown dead tree (3) - remove dead tree

Planning records for: **34 Petworth Street Cambridge CB1 2LY**

Reference - 18/374/TTCA	
Decision:	Decided
Date:	17th August 2018
Description:	(T1) Leylandii - remove to ground level.(T2) Leylandii - cut back to level with the boundary line to prevent further damage to the fence.

Reference - 12/088/TTCA	
Decision:	Decided
Date:	21st February 2012
Description:	T1 - Fir tree - to fell.

Planning records for: **38 Petworth Street Cambridge Cambridgeshire CB1 2LY**

Reference - 13/0702/FUL	
Decision:	Decided
Date:	04th June 2013
Description:	Single storey side and rear extensions, new fence and gate.

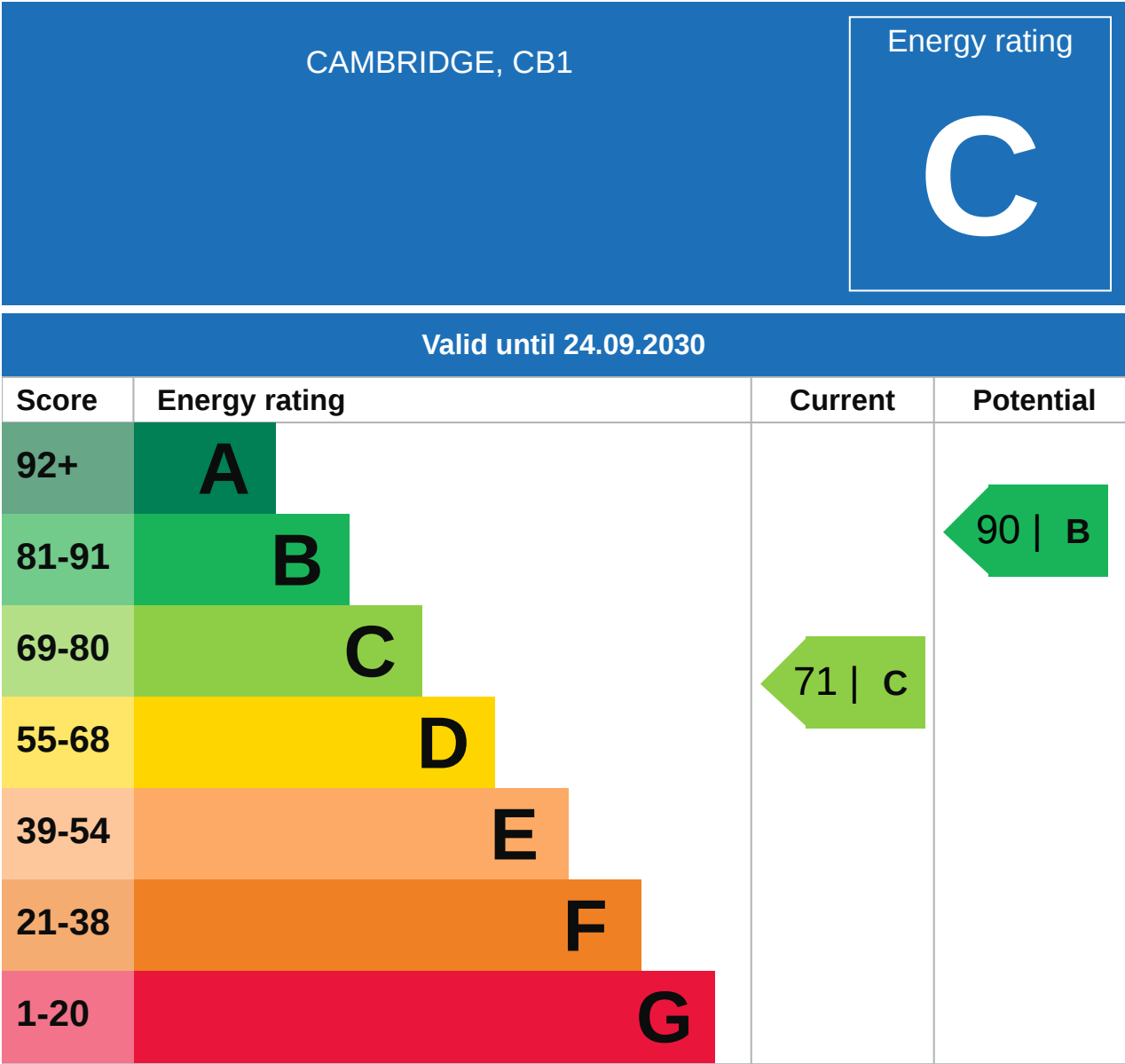
Reference - 11/0133/CAC	
Decision:	Decided
Date:	14th March 2011
Description:	Demolition of boundary wall fronting Sturton Street.

Planning records for: **6 Petworth Street Cambridge Cambridgeshire CB1 2LY**

Reference - 10/206/TREE2	
Decision:	Decided
Date:	23rd July 2010
Description:	T1 - Ash: fell and remove

Planning records for: **8 Petworth Street Cambridge Cambridgeshire CB1 2LY**

Reference - 09/068/TREE2	
Decision:	Decided
Date:	02nd March 2009
Description:	T1 - Sycamore: pollard to previous pruning points



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	59 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas central heating

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



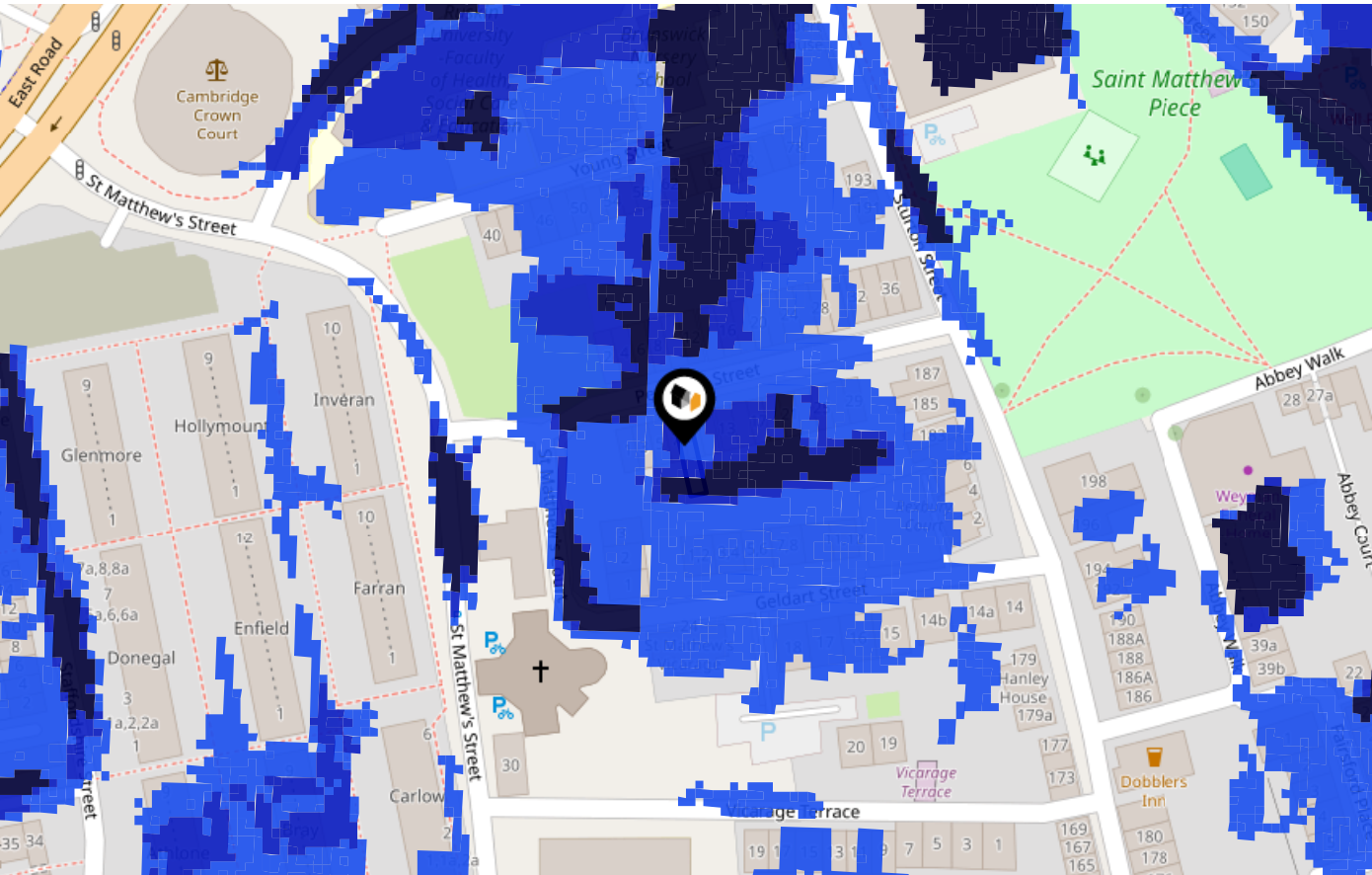
/cookecurtisco

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: 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:

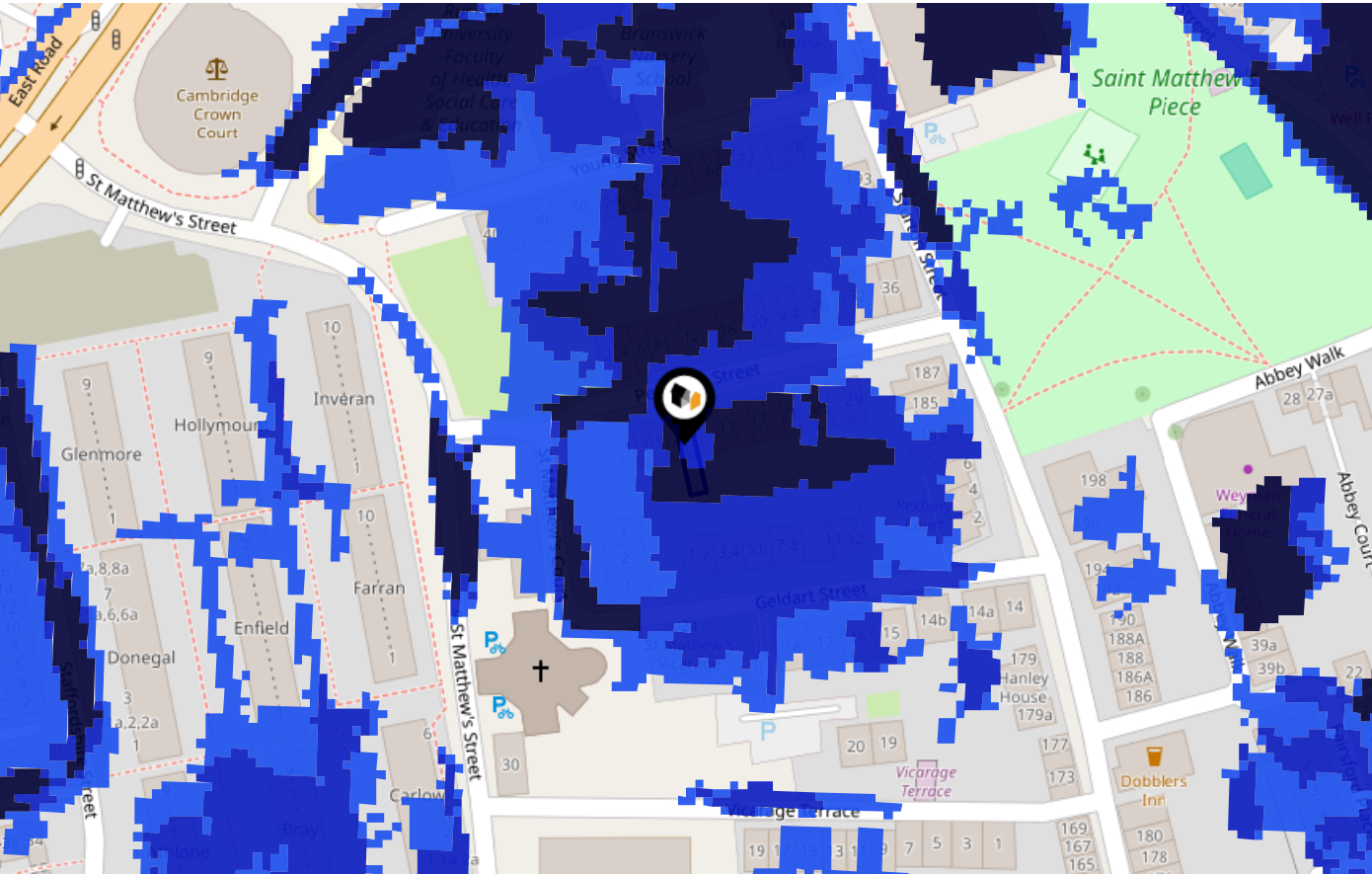


Flood Risk

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:

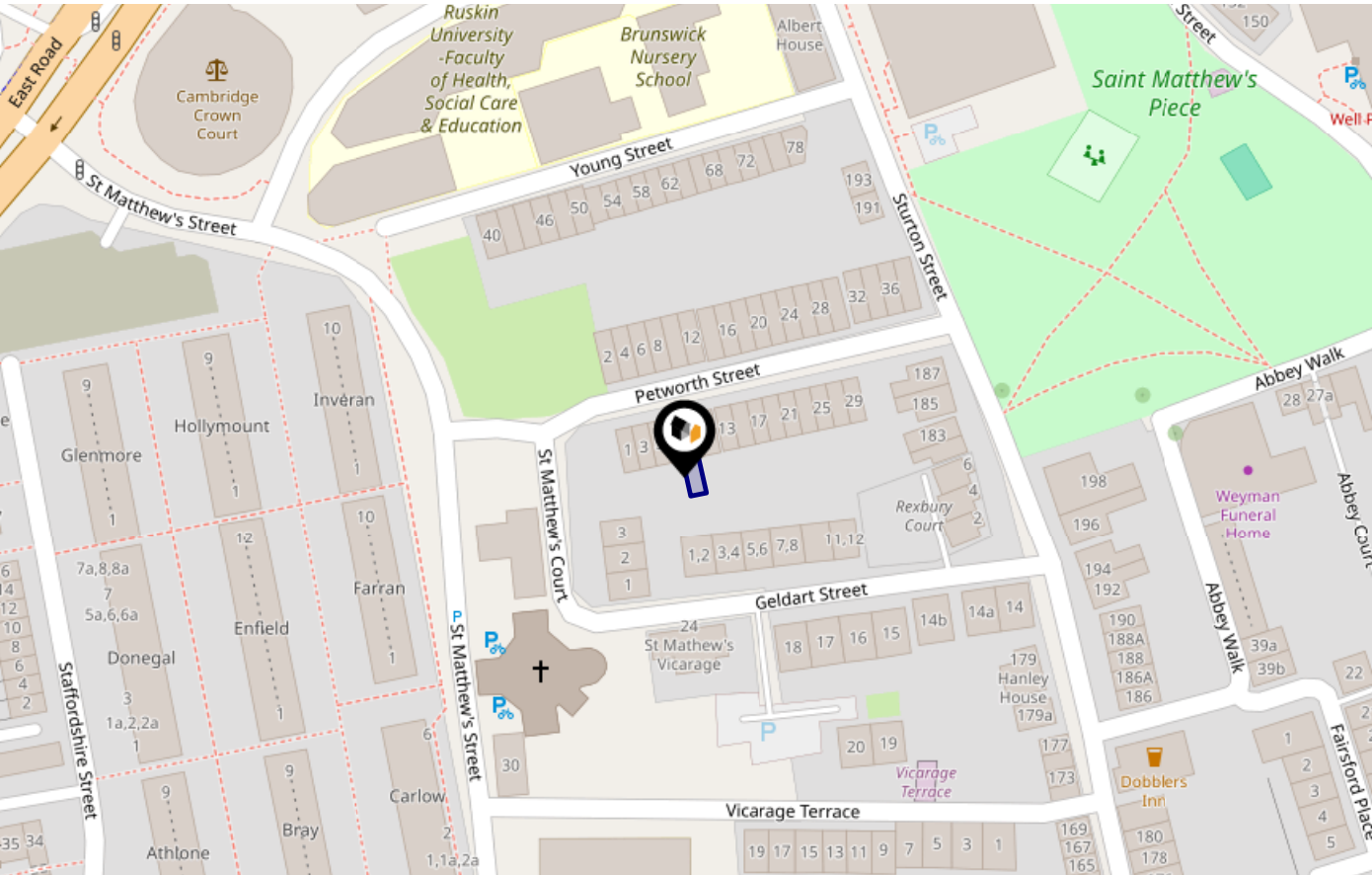


Flood Risk

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.

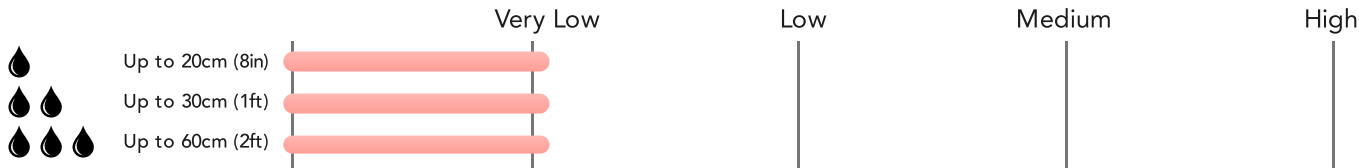


Risk Rating: Very low

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:

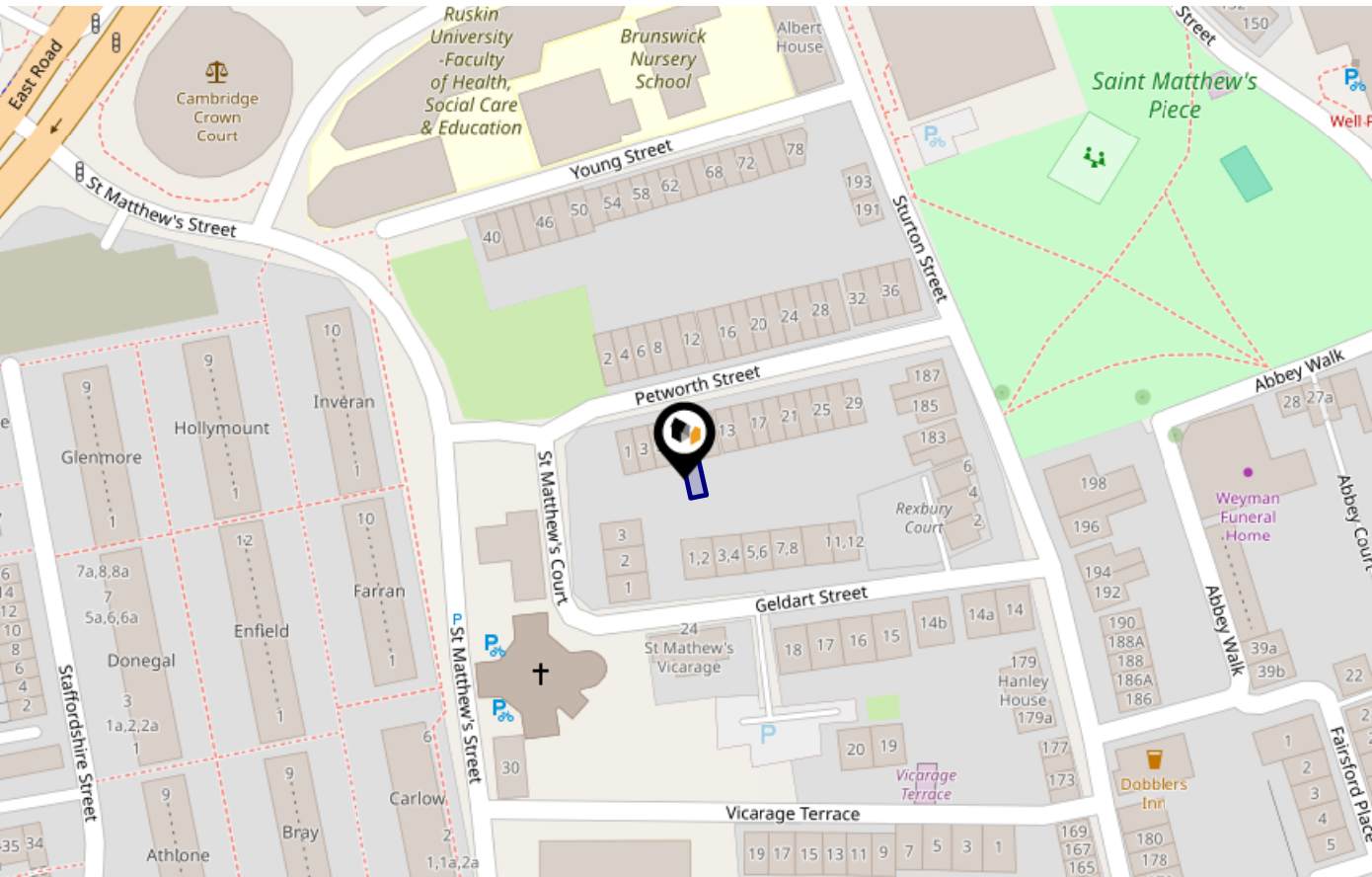


Flood Risk

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.

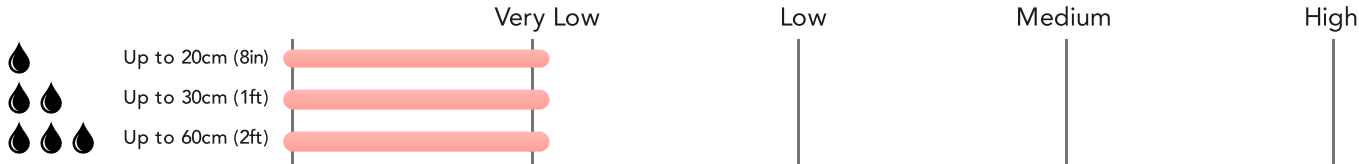


Risk Rating: Very low

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:

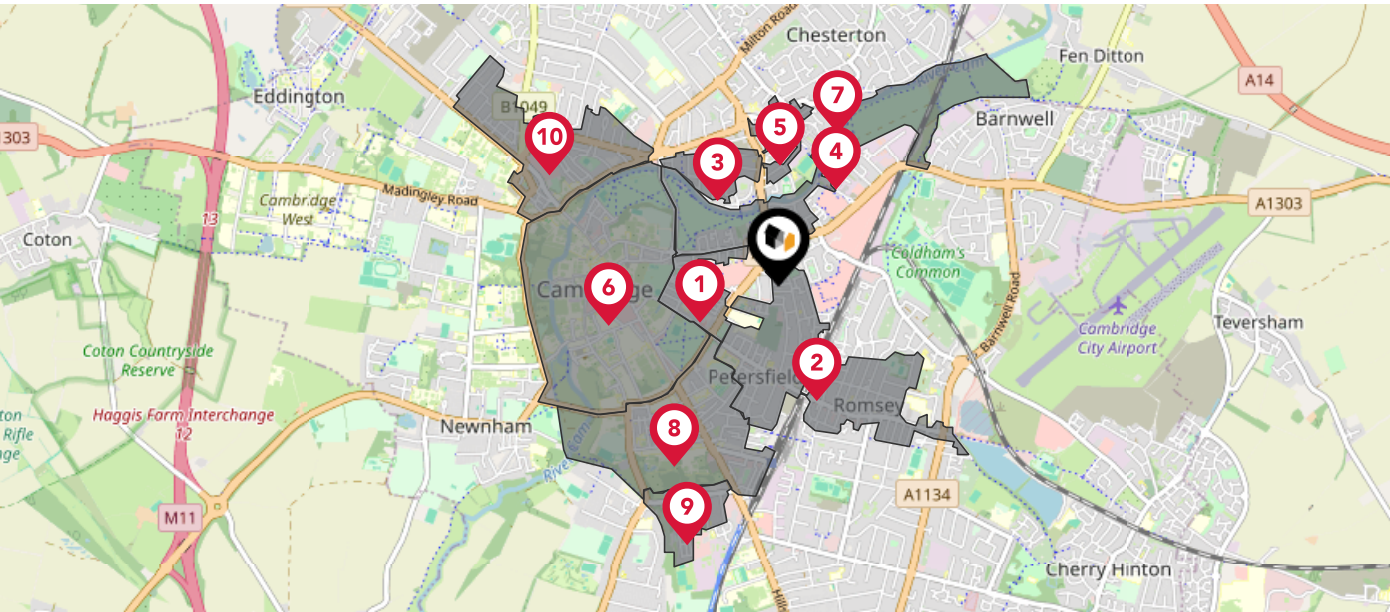


Maps

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

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

This map displays nearby coal mine entrances and their classifications.



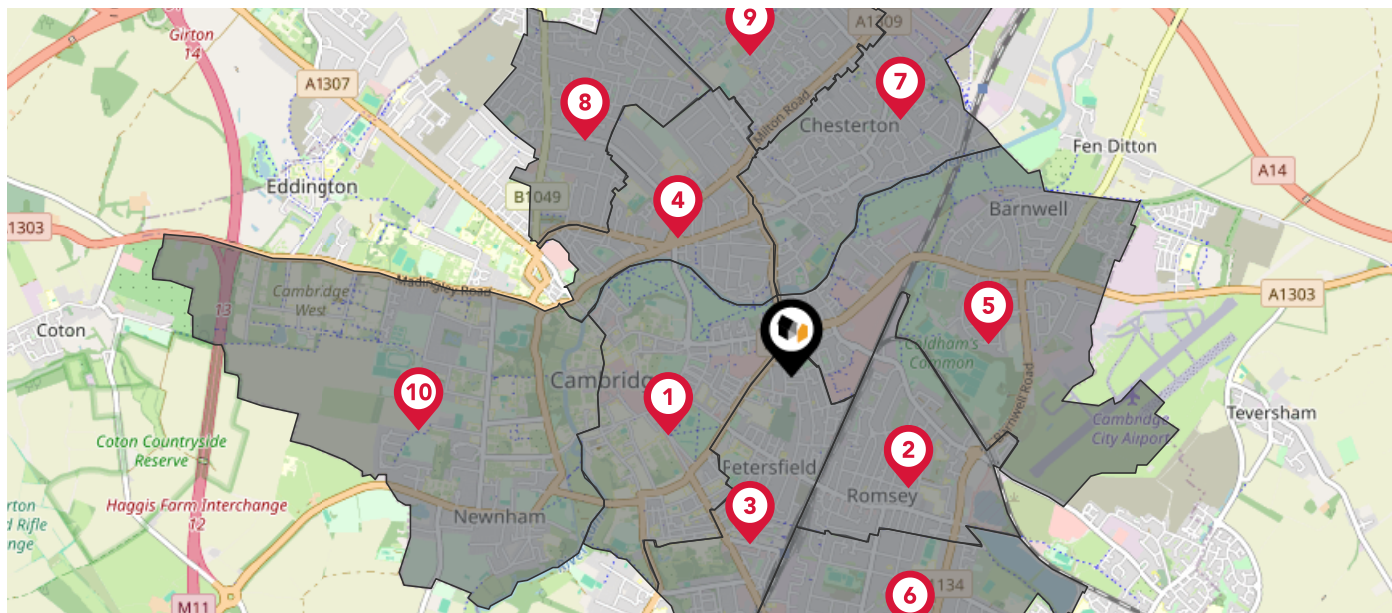
Mine Entry

- ✕ 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



Market Ward



Romsey Ward



Petersfield Ward



West Chesterton Ward



Abbey Ward



Coleridge Ward



East Chesterton Ward



Arbury Ward



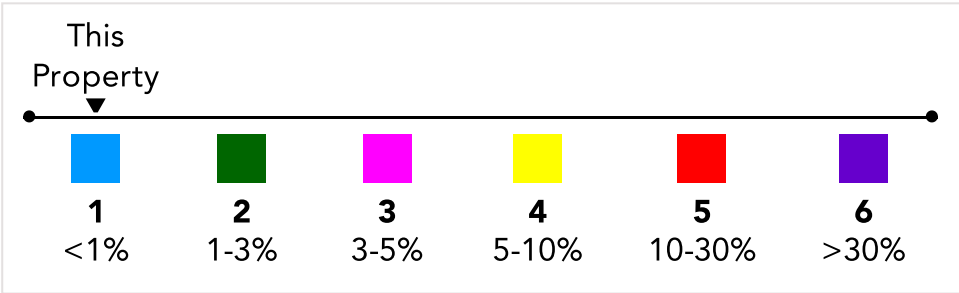
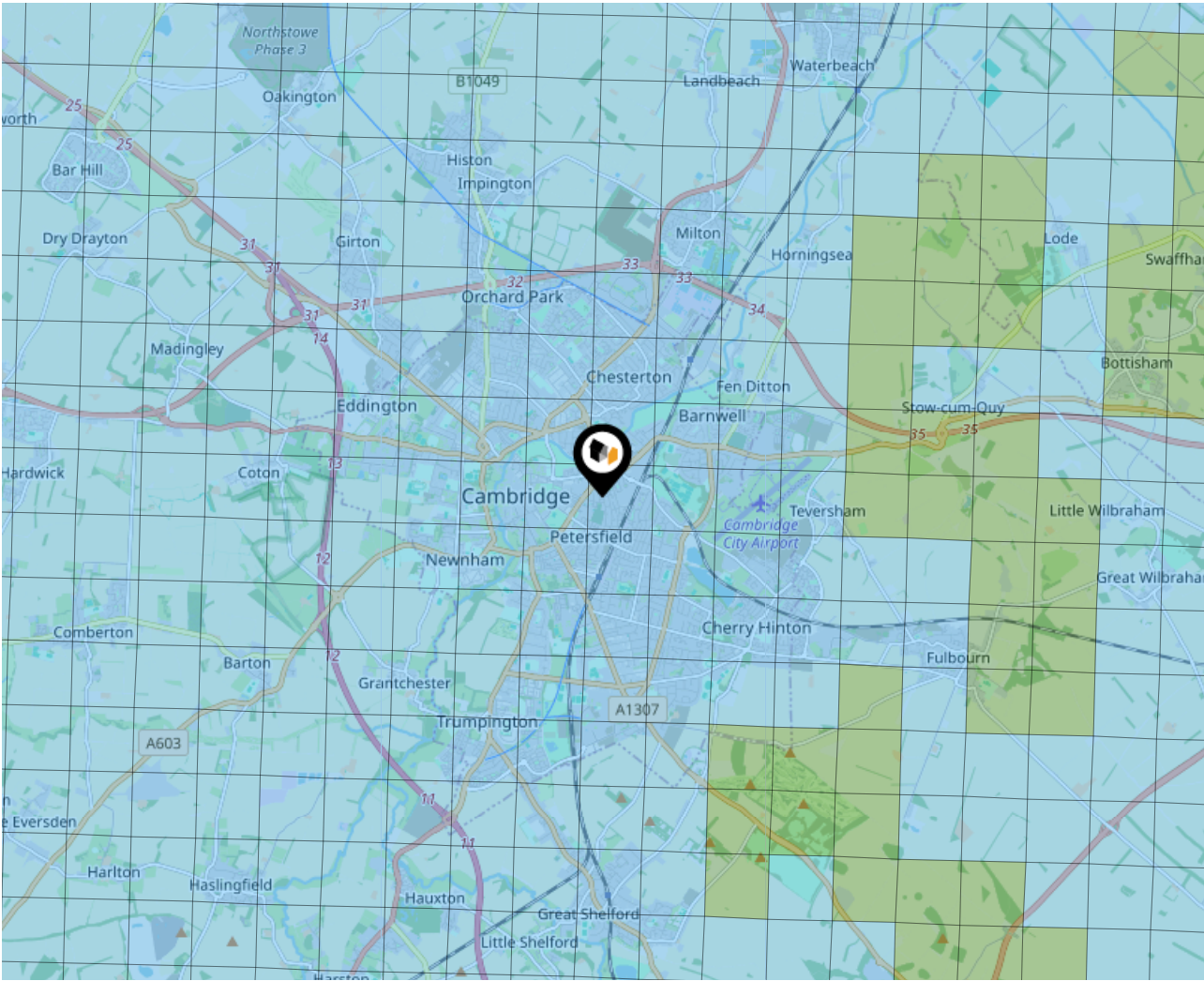
King's Hedges Ward



Newnham Ward

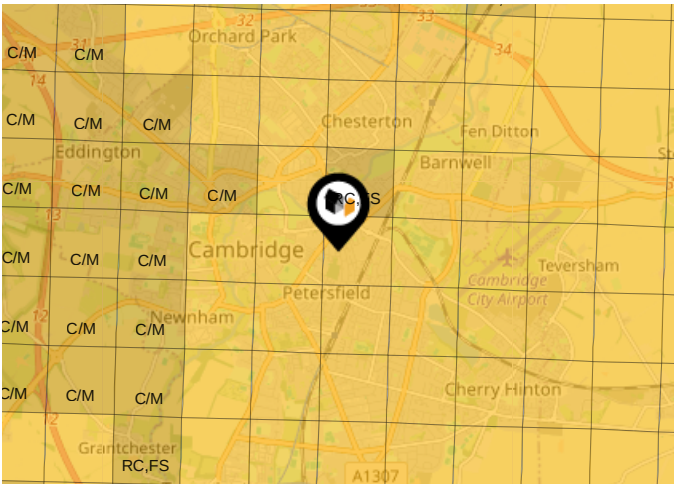
What is Radon?

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)

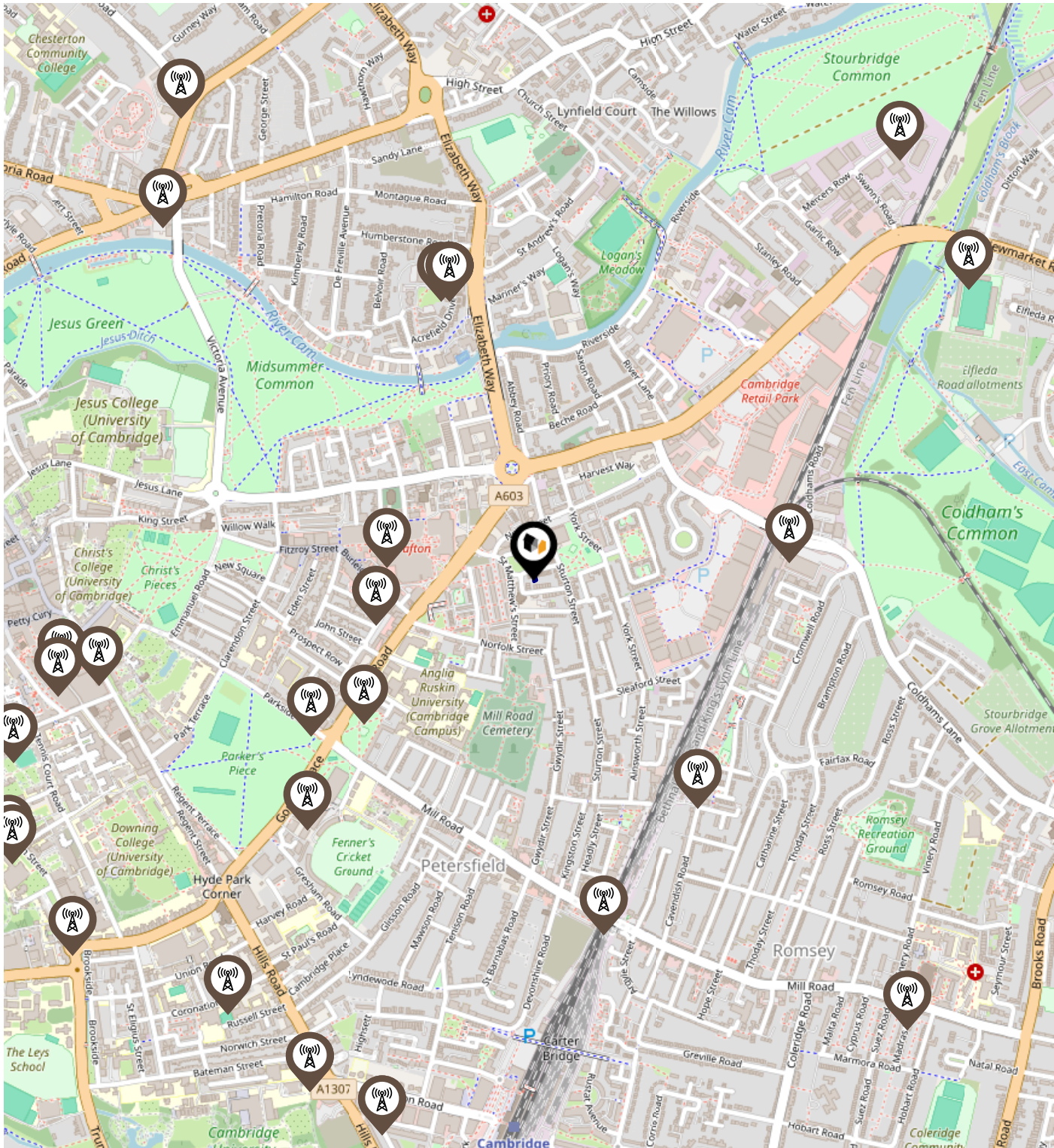
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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:

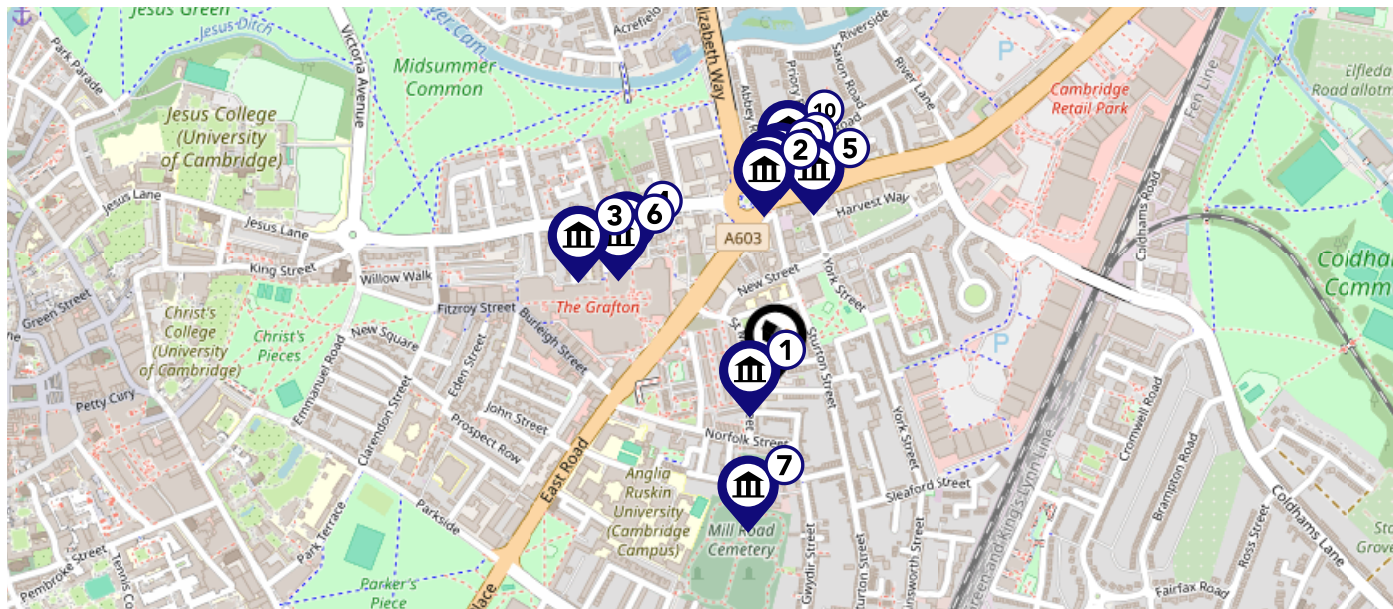
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

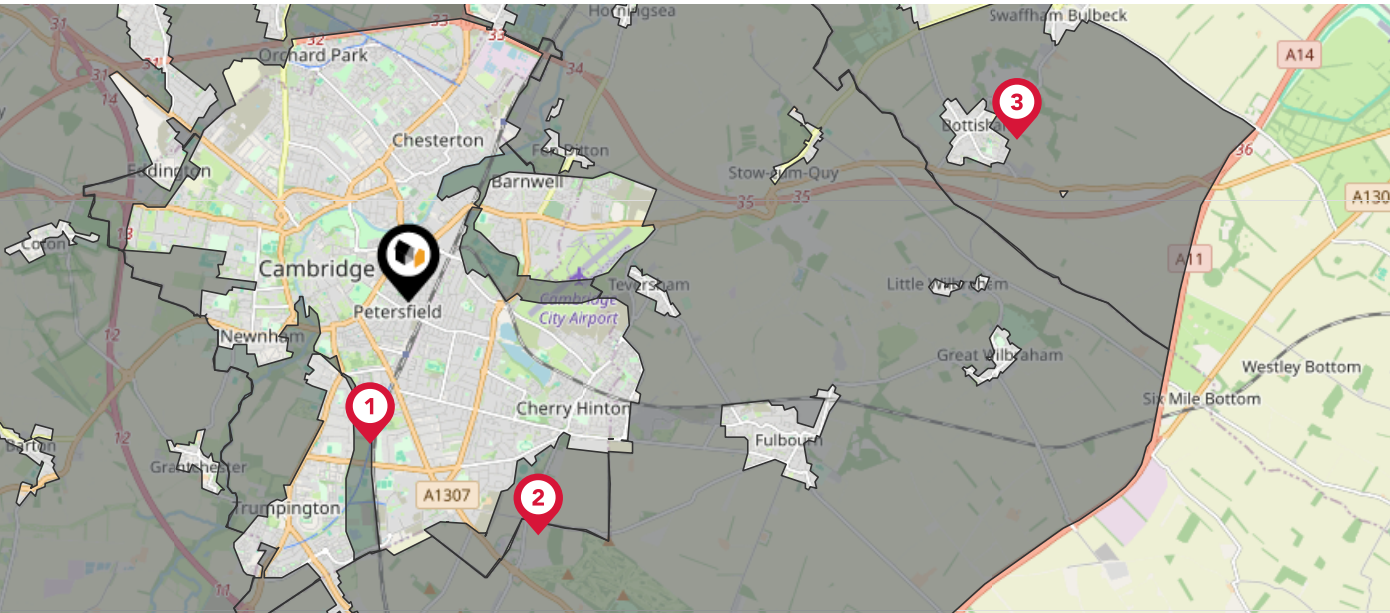


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1268345 - Church Of St Matthew	Grade II	0.0 miles
	1126283 - Archway At Abbey House And To The West Of It	Grade II	0.2 miles
	1126147 - Church Of Christ Church	Grade II	0.2 miles
	1268375 - 38, Newmarket Road	Grade II	0.2 miles
	1126143 - Church Of St Andrew The Less	Grade II	0.2 miles
	1126148 - Arts Theatre Workshop And Store	Grade II	0.2 miles
	1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.2 miles
	1122667 - Wall At Rear Of Abbey House	Grade II	0.2 miles
	1331811 - Abbey House	Grade II	0.2 miles
	1126103 - Barnwell Priory Barnwell Priory (the Cellarer's Checker)	Grade II	0.2 miles

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

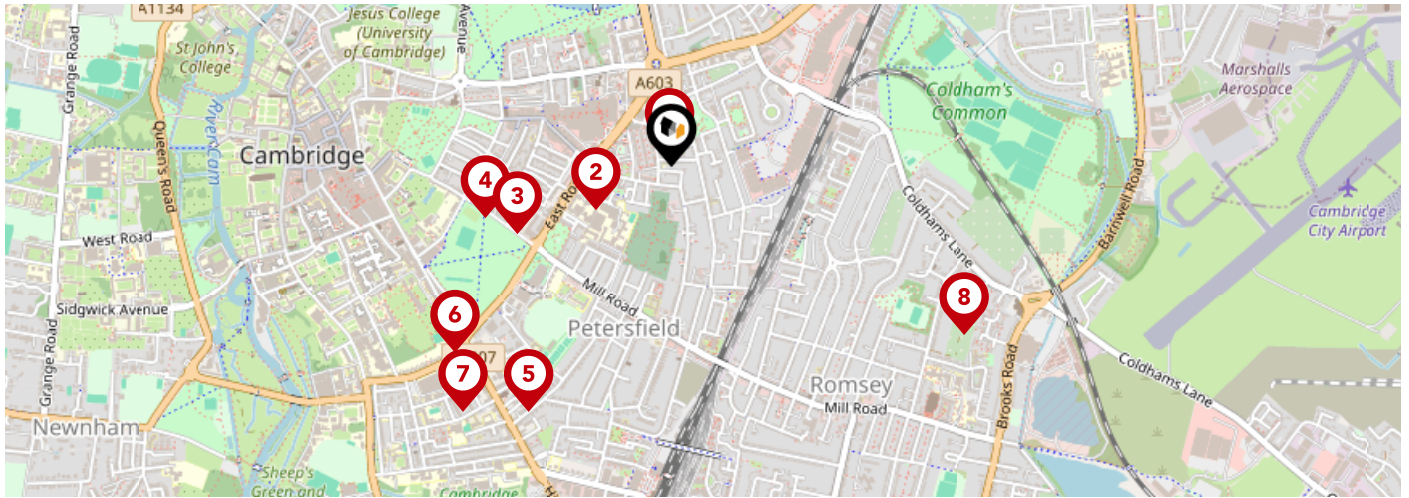


- Nearby Green Belt Land
- 1

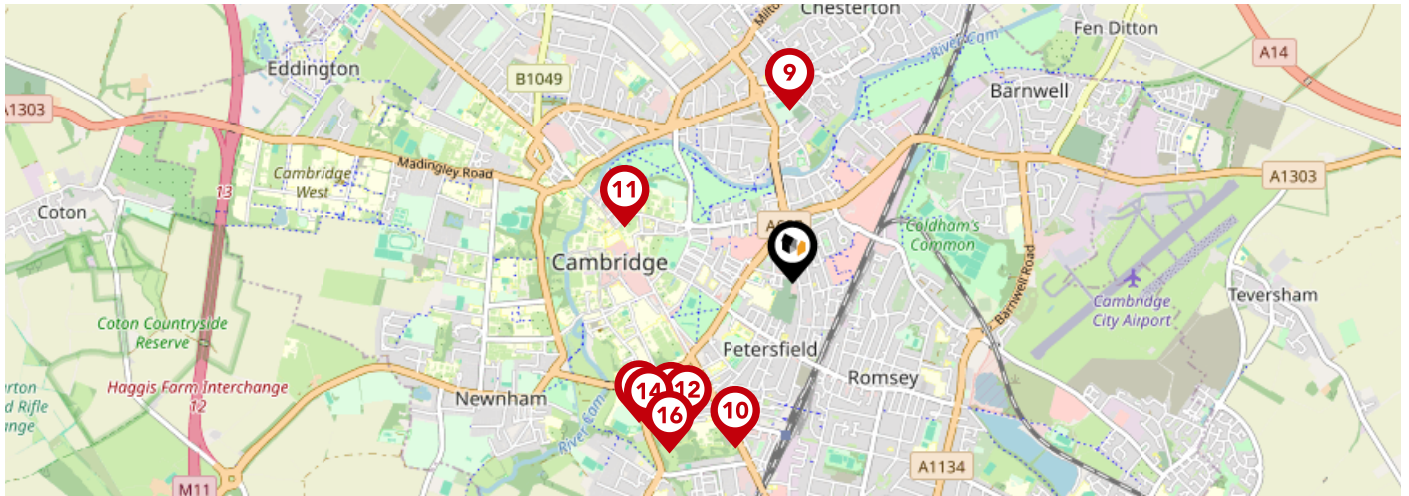
Cambridge Green Belt - South Cambridgeshire
- 2









Cambridge Green Belt - Cambridge
- 3

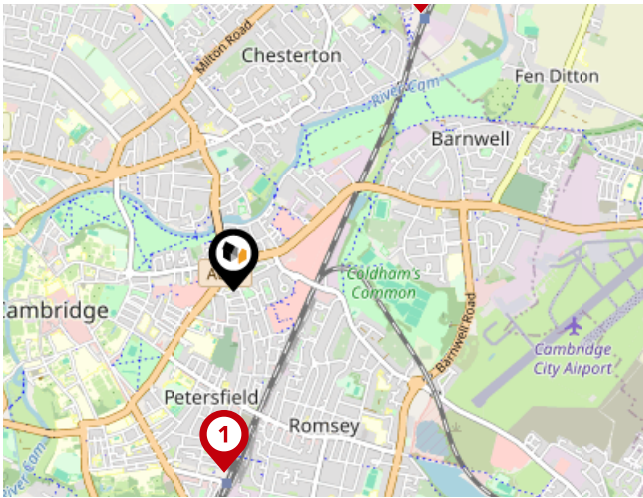
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

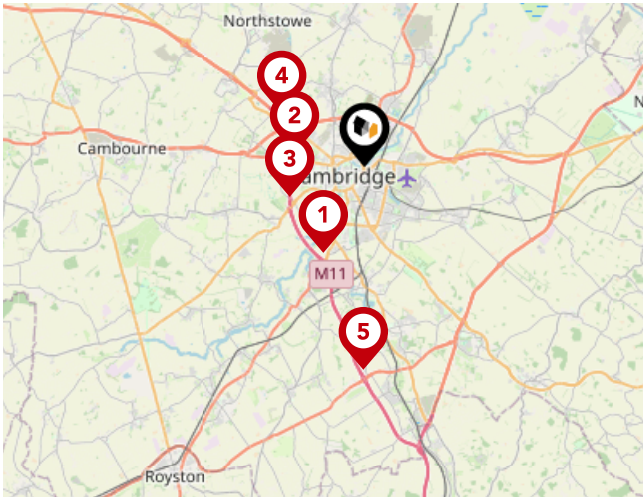


		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CoFE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CoFE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



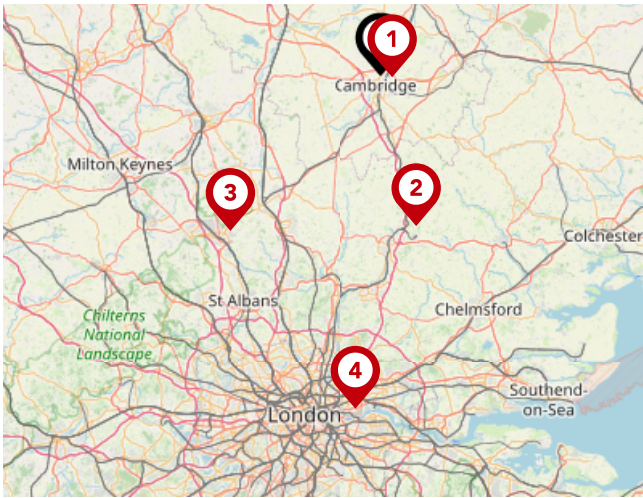
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.82 miles
2	Cambridge North Rail Station	1.53 miles
3	Shelford (Cambs) Rail Station	3.94 miles



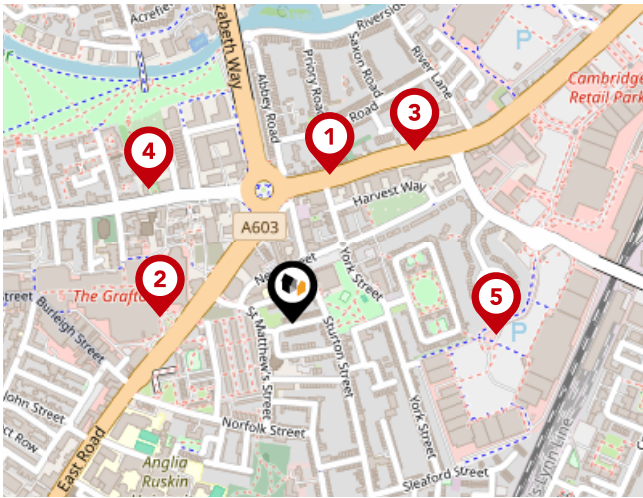
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.5 miles
2	M11 J13	2.61 miles
3	M11 J12	2.94 miles
4	M11 J14	3.55 miles
5	M11 J10	7.44 miles



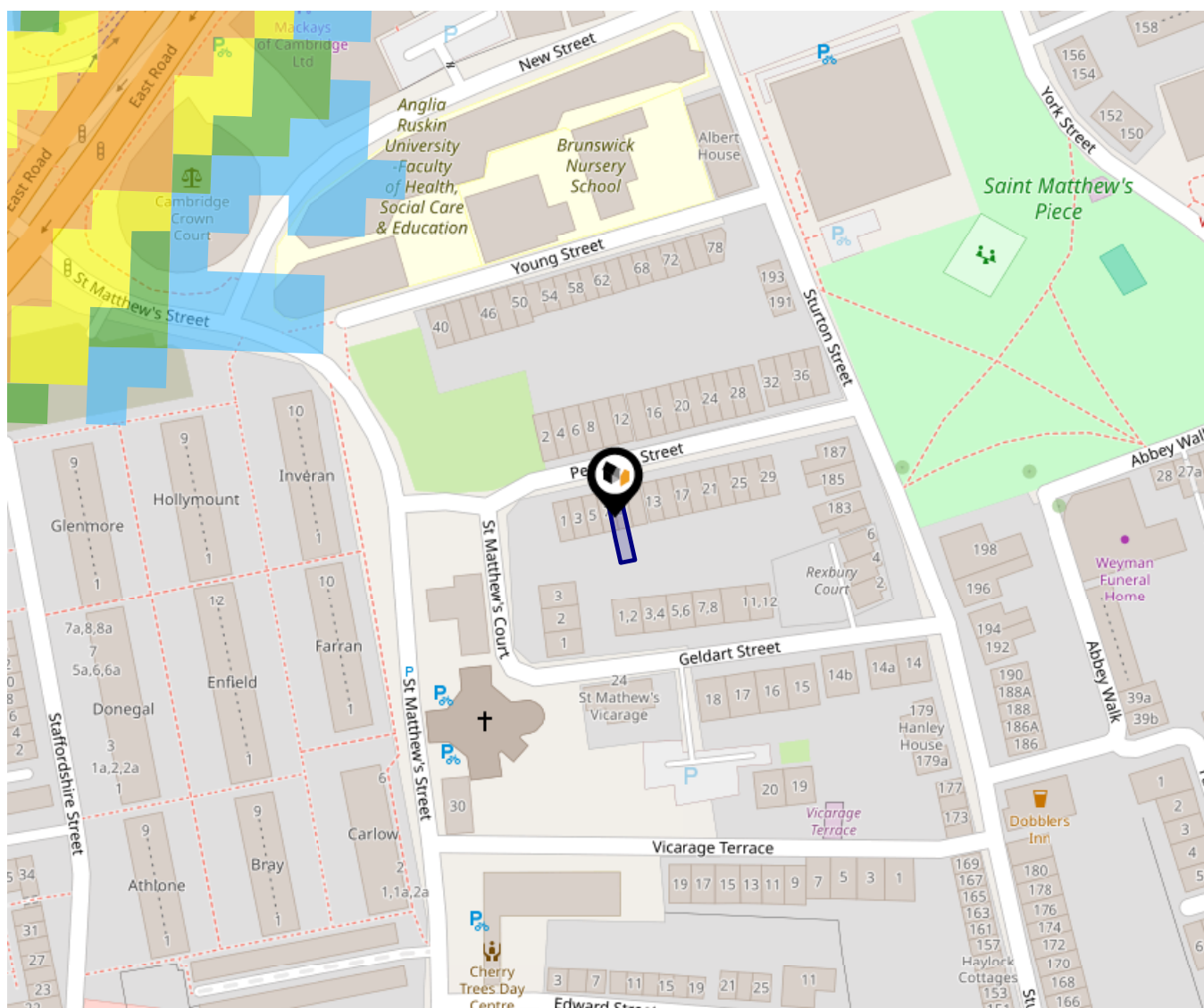
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.54 miles
2	Stansted Airport	22.44 miles
3	Luton Airport	31.49 miles
4	Silvertown	48.76 miles



Bus Stops/Stations

Pin	Name	Distance
1	Elizabeth Way	0.18 miles
2	Grafton Centre	0.15 miles
3	River Lane	0.24 miles
4	Napier Street	0.22 miles
5	Beehive Retail Park	0.23 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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Valuation Office
Agency

