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MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



MORTLOCK AVENUE, CAMBRIDGE, CB4

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:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB210883		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	45 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning History

This Address



Planning records for: ***Mortlock Avenue, Cambridge, CB4***

Reference - C/02/0486	
Decision:	Decided
Date:	09th May 2002
Description:	Erection of single storey rear extension.

Planning records for: *Land Adjacent 2 Mortlock Avenue Cambridge CB4 1TE*

Reference - 19/0141/FUL	
Decision:	Decided
Date:	01st February 2019
Description:	Erection of a detached two storey, two bedroom dwelling.

Reference - 19/0141/COND4	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 4 - site investigation report and remediation strategy

Reference - 07/1328/FUL	
Decision:	Withdrawn
Date:	08th November 2007
Description:	Conversion from dwelling house to ground floor flat and 3 two storey maisonettes following 1st storey extension and 2 storey side extension.

Reference - 19/0141/COND19	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 19 - Boundary Plan

Planning records for: **2 Mortlock Avenue Cambridge CB4 1TE**

Reference - 12/0095/OUT	
Decision:	Decided
Date:	08th February 2012
Description:	Erection of 2 flats on land adjacent to 2 Mortlock Avenue.
Reference - 19/0141/COND3	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 3 - Preliminary Contamination Assessment
Reference - 19/0141/COND22	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 22 - Material Samples
Reference - 19/0141/COND14	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 14 - Drainage

Planning records for: **Land Adjacent 2 Mortlock Avenue Cambridge CB4 1TE**

Reference - 19/0141/COND17
Decision: Decided
Date: 04th February 2020
Description: Condition 17 - Hard and Soft Landscaping

Reference - 19/0141/COND20
Decision: Decided
Date: 04th February 2020
Description: Condition 20 - Renewables

Reference - 12/1530/OUT
Decision: Decided
Date: 19th December 2012
Description: Proposed new flat

Reference - 19/1585/S73
Decision: Decided
Date: 20th November 2019
Description: Section 73 application to vary condition 2 (approved drawings) of permission reference 19/0141/FUL (Erection of a detached two storey, two bedroom dwelling) to permit erection of a rear dormer.

Planning records for: **2 Mortlock Avenue Cambridge Cambridgeshire CB4 1TE**

Reference - 08/0089/FUL	
Decision:	Decided
Date:	21st January 2008
Description:	Conversion and part single storey part two storey side extensions to dwelling house to form three one-bedroom flats and one two-bedroom maisonette.
Reference - 19/0141/COND15	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 15 - Cycle Parking
Reference - 14/1334/FUL	
Decision:	-
Date:	20th August 2014
Description:	Proposed 2 flats on land adjacent to 2 Mortlock Avenue
Reference - 19/0141/COND13	
Decision:	Decided
Date:	04th February 2020
Description:	Condition 13 - SUDs

Planning records for: **28 Mortlock Avenue Cambridge CB4 1TE**

Reference - C/03/0005	
Decision:	Decided
Date:	13th January 2003
Description:	Erection of first floor side extension and front porch to existing dwelling house.

Reference - 23/00598/S106A	
Decision:	Decided
Date:	14th February 2023
Description:	Modification of planning obligations contained in a Section 106 Agreement dated 27 October 2016 in relation to Outline Planning permission S/2365/14/OL made between South Cambridgeshire District Council (1) Cambridgeshire County Council (2) and Cemex UK Operations Limited (3) as varied by a deed of variation (20/03765/S106A) dated 21 April 2022 and made between South Cambridgeshire District Council (1) Cambridgeshire County Council (2) Cemex UK Operations Limited and (4) Redrow Homes Limited. The proposed modification seeks to replace paragraph 2.2 (c) of the Section 106 Agreement as varied with a new paragraph that seeks for the pedestrian/ cycle link between the Site and Foxton Station Scheme to be delivered prior to first Occupation of the 150th Dwelling subject to paragraph 2.3 and to add a new obligation to provide a bus voucher scheme during the period until the pedestrian/cycle link is completed.

Reference - 23/00535/FUL	
Decision:	Decided
Date:	14th February 2023
Description:	Retrospective change of use from Class C3 (Dwelling House) to Sui Generis House of Multiple Occupation (8no. bedrooms - 8no. occupants)

Planning records for: **30 Mortlock Avenue Cambridge Cambridgeshire CB4 1TE**

Reference - 20/0077/FUL	
Decision:	Decided
Date:	23rd January 2020
Description:	Single storey side and rear extension

Planning records for: **4 Mortlock Avenue Cambridge Cambridgeshire CB4 1TE**

Reference - 07/0722/FUL	
Decision:	Decided
Date:	02nd July 2007
Description:	Conversion of dwelling house into 2no. 2 bed flats and ground floor rear extension.

Planning records for: **6 Mortlock Avenue Cambridge Cambridgeshire CB4 1TE**

Reference - 24/02594/HFUL	
Decision:	Decided
Date:	10th July 2024
Description:	Replacement of existing conservatory with ground floor rear extension.

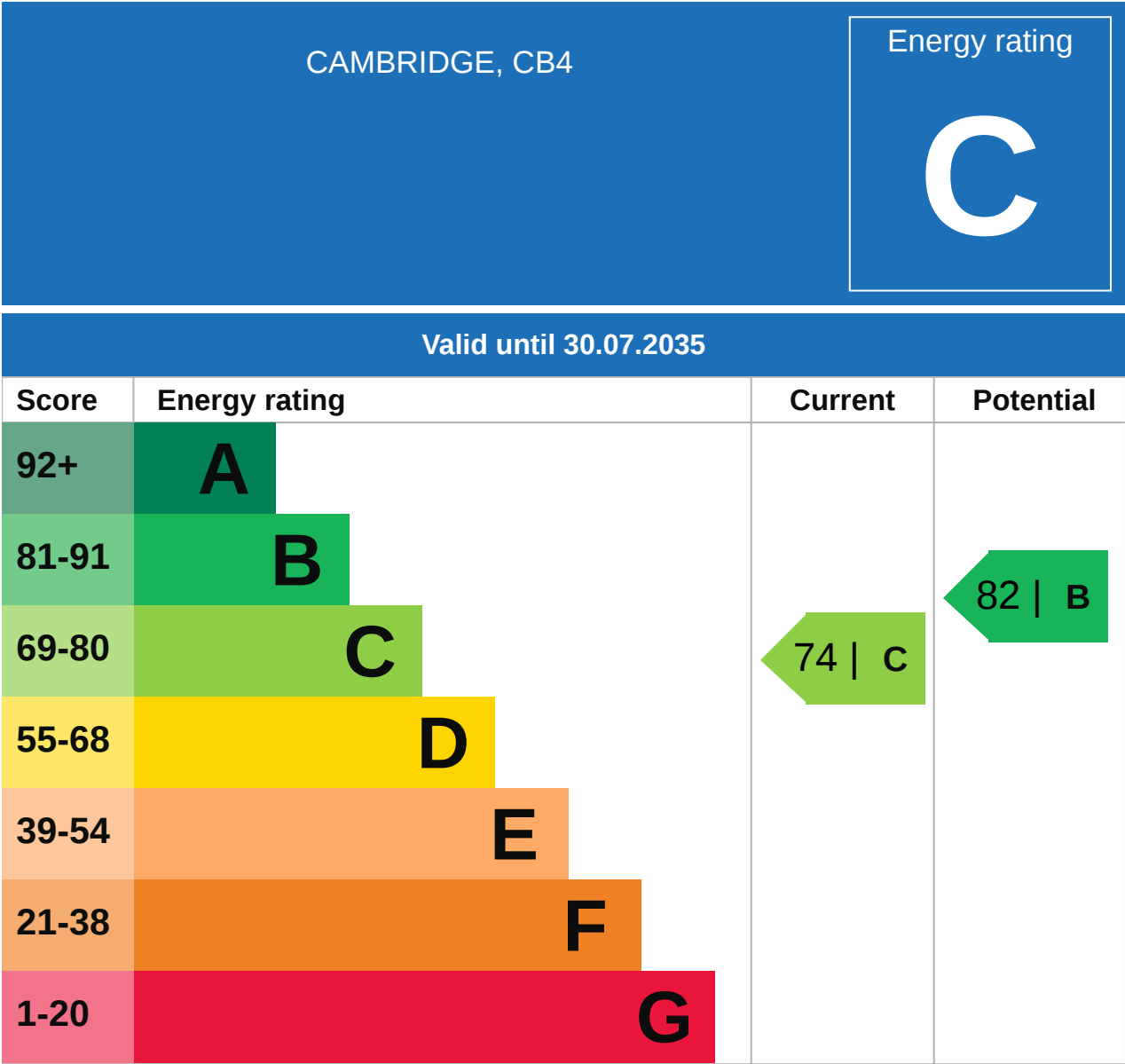
Planning records for: **8 Mortlock Avenue Cambridge CB4 1TE**

Reference - C/04/0126	
Decision:	Decided
Date:	10th February 2004
Description:	Erection of a two storey side extension to existing dwelling house.

Reference - C/03/1244	
Decision:	-
Date:	19th November 2003
Description:	Erection of a two storey side extension to existing dwelling house.

Planning records for: **8 Mortlock Avenue Cambridge CB4 1TE**

Reference - 21/02055/HFUL	
Decision:	Decided
Date:	04th May 2021
Description:	proposed loft conversion with rear dormer and rooflights.



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	83 m ²

Accessibility / Adaptations

Extension at the rear of the building on the ground floor, started late 2002.

Other

There is a shared area for parking by 62 Mortlock Avenue and another shared parking area by the adjacent garages.

Electricity Supply

Eon Next

Gas Supply

Eon Next

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



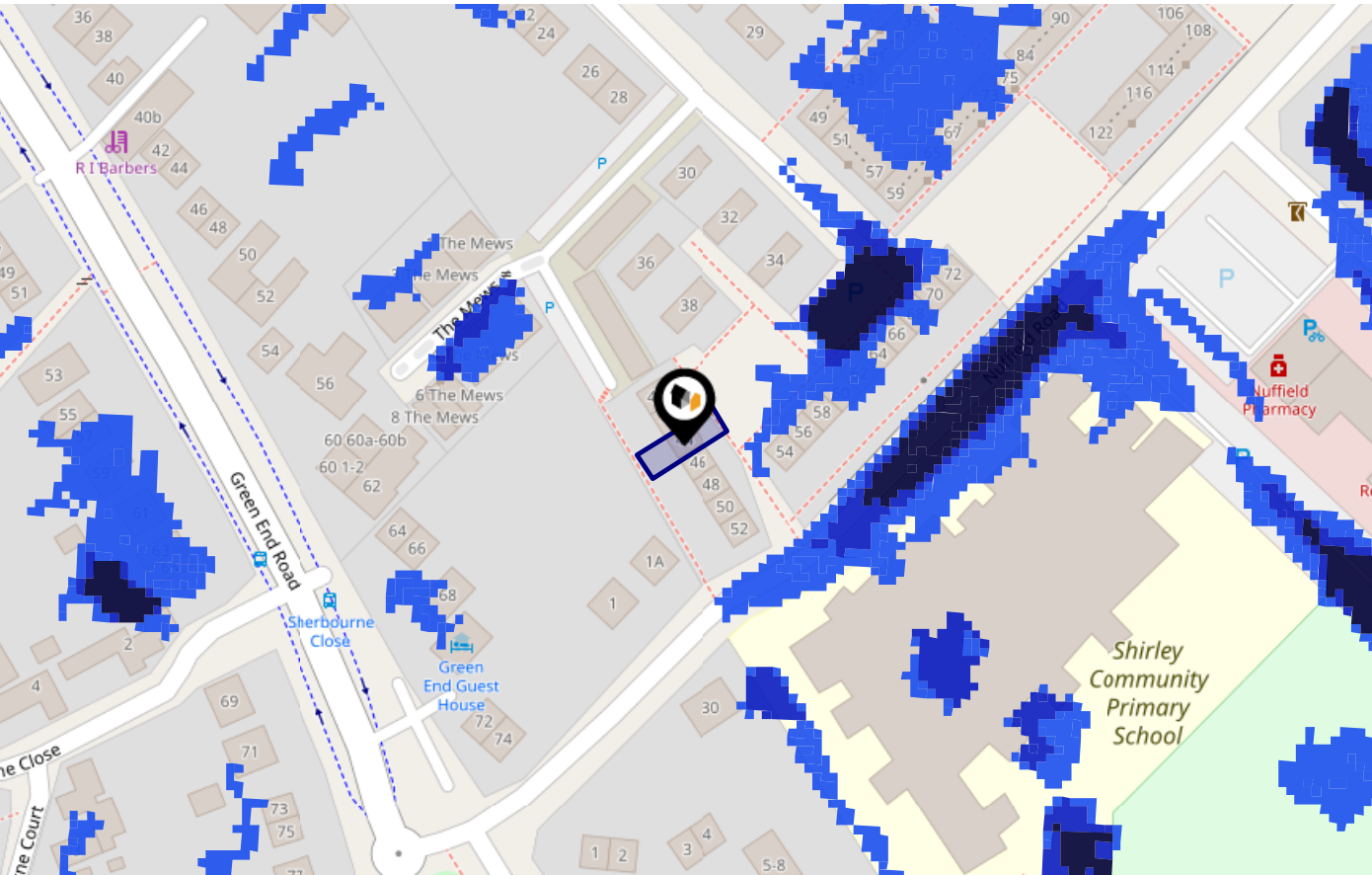
/cookecurtisco

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.

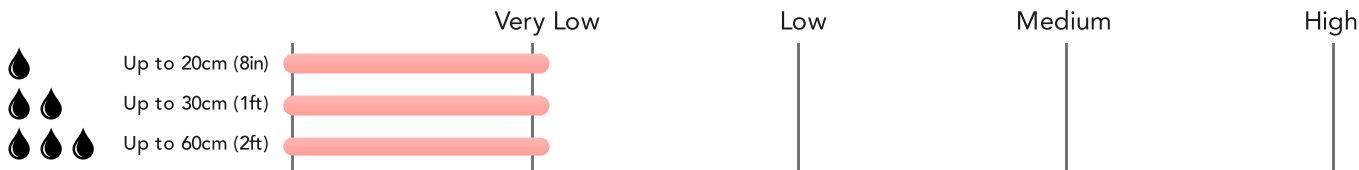


Risk Rating: Very low

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:

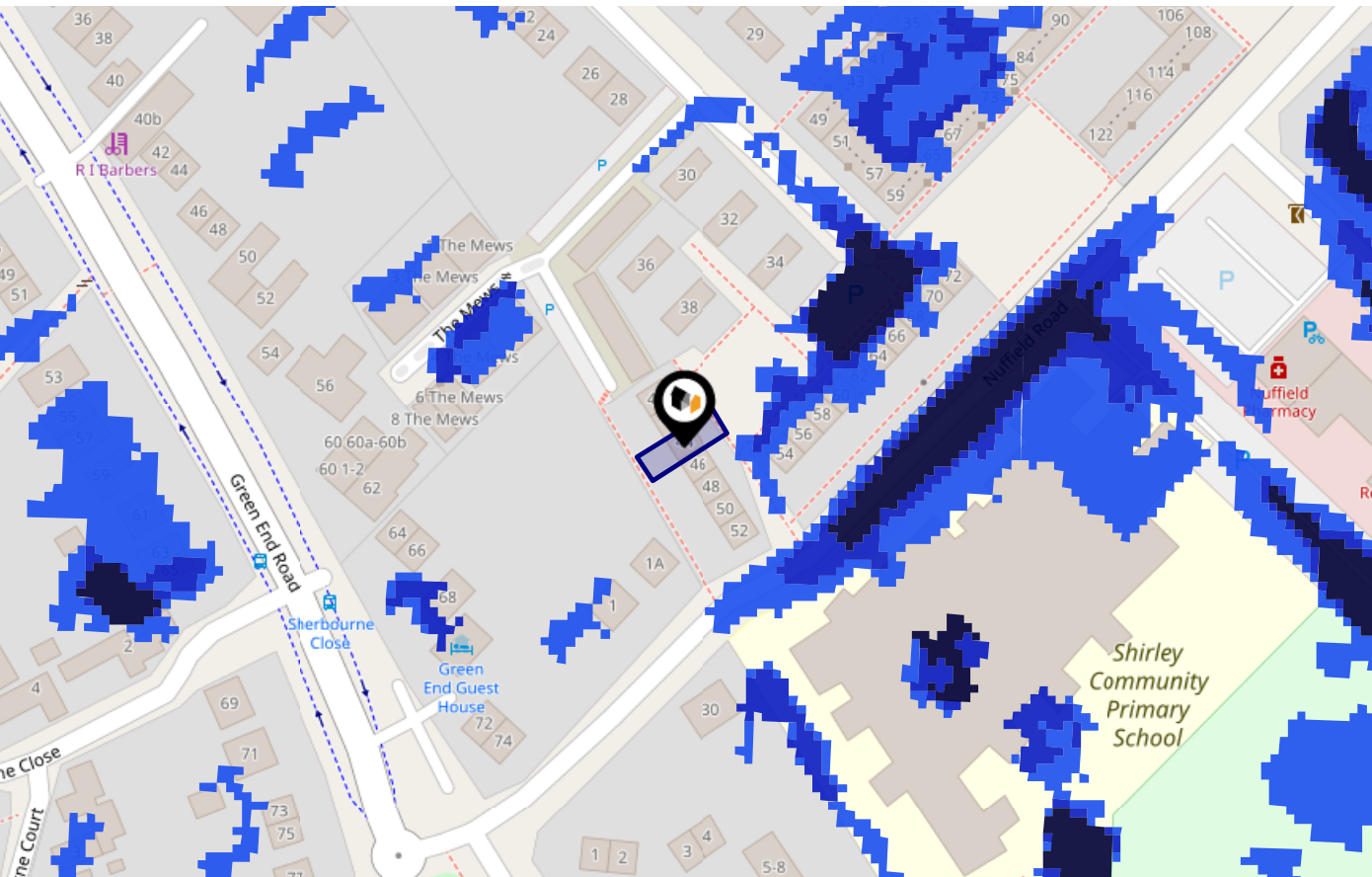


Flood Risk

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.

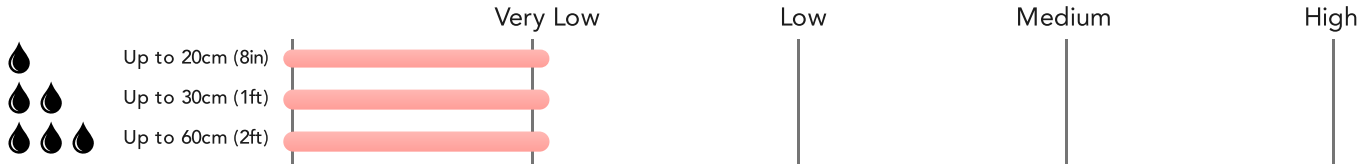


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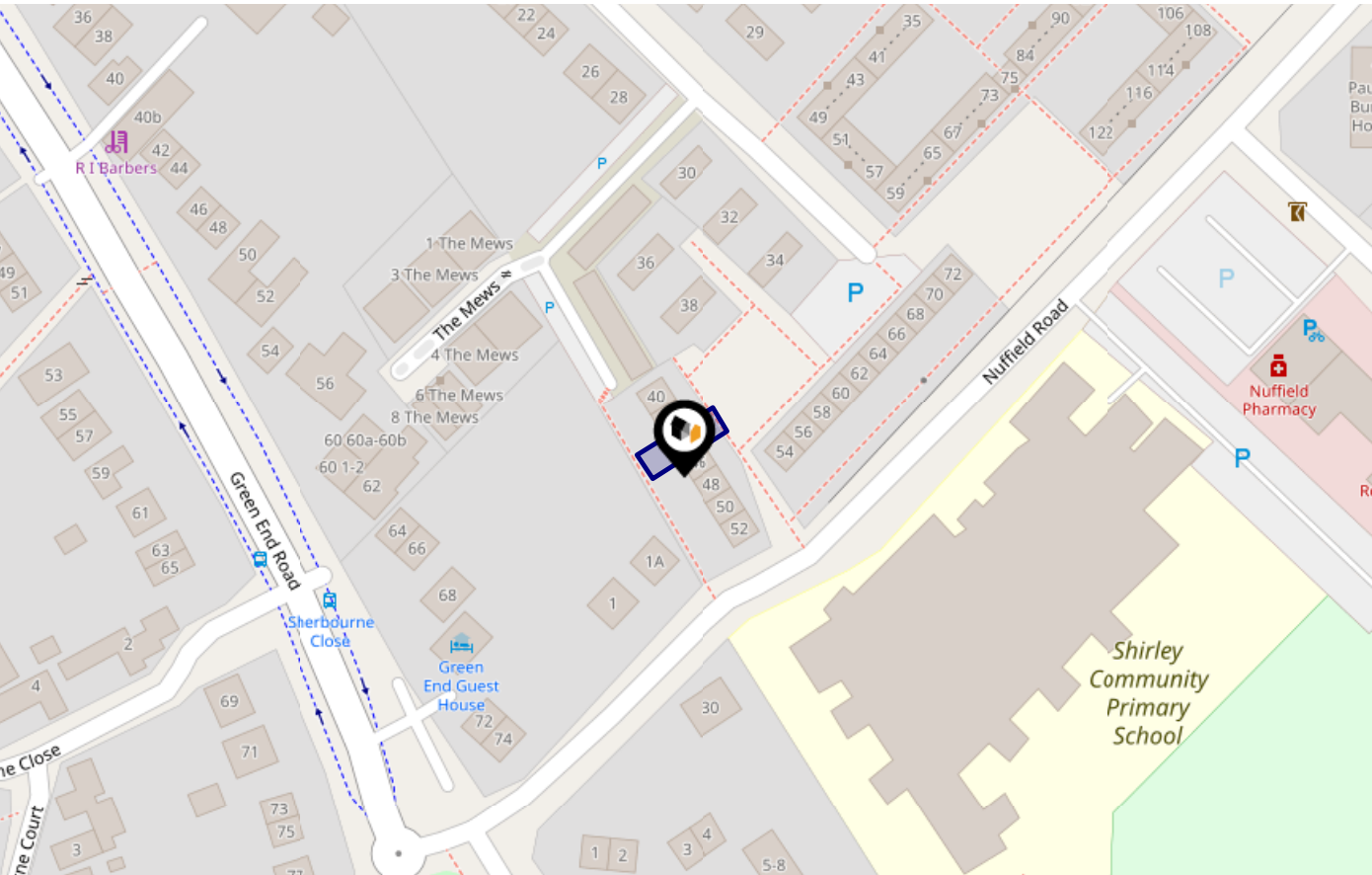


Flood Risk

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.

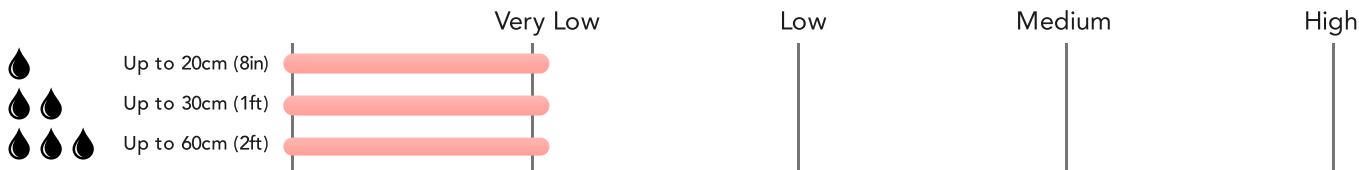


Risk Rating: Very low

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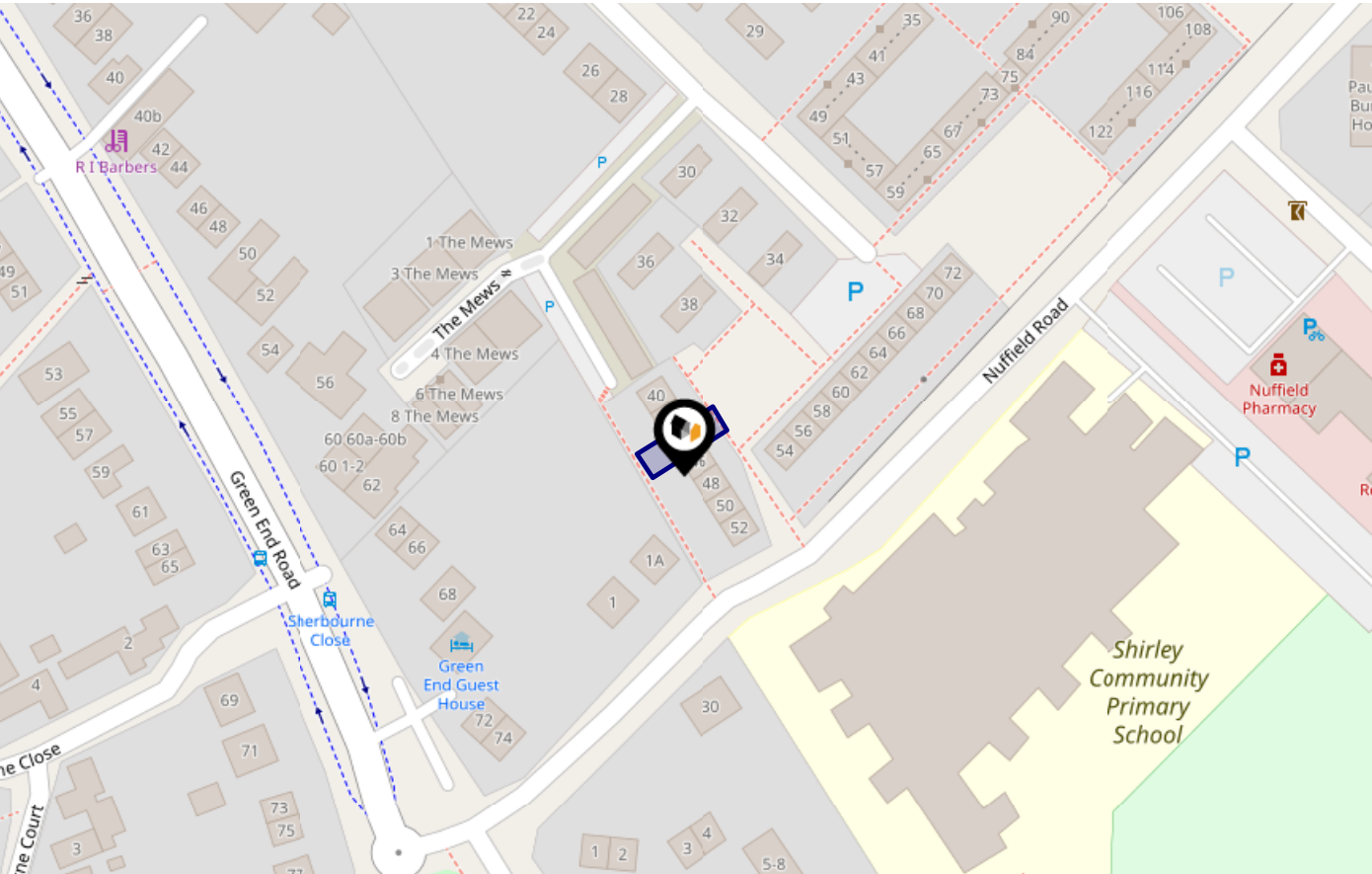


Flood Risk

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.

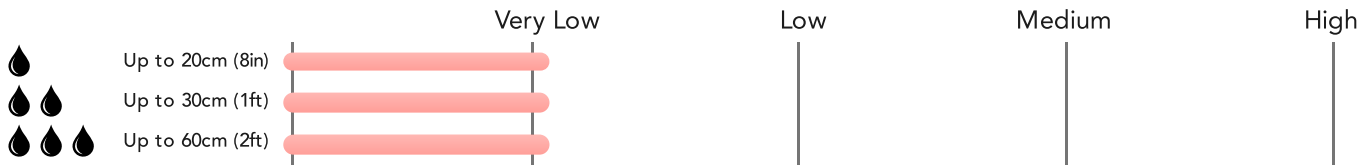


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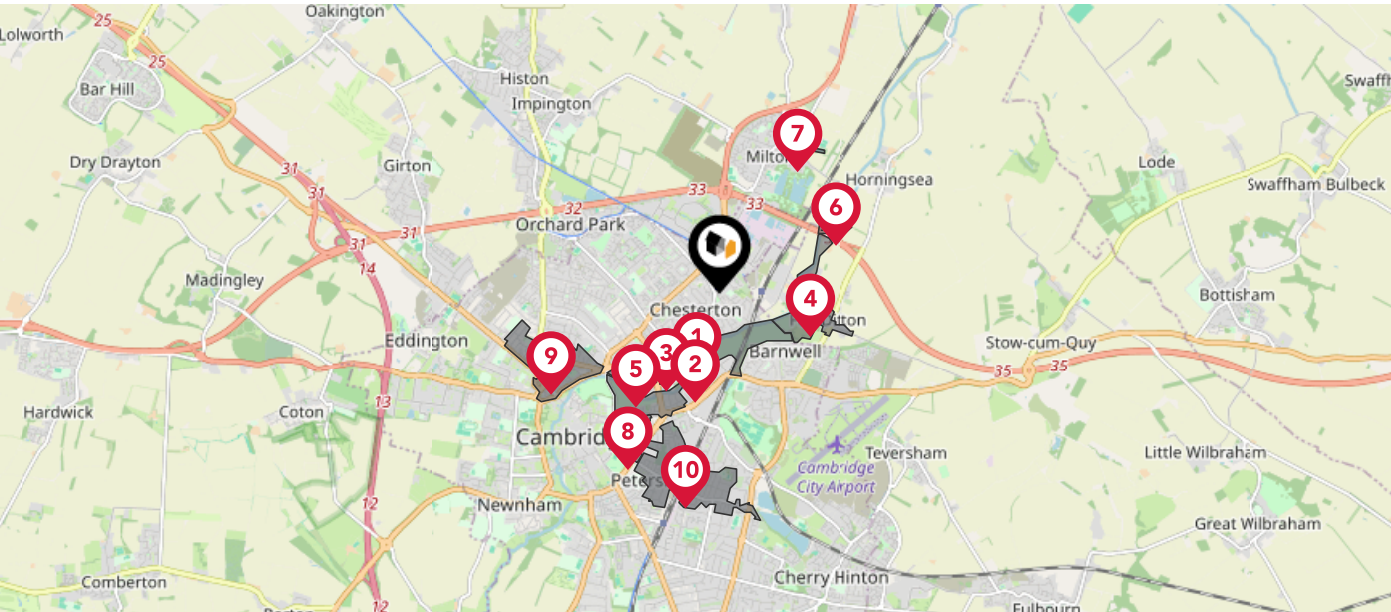


Maps

Conservation Areas

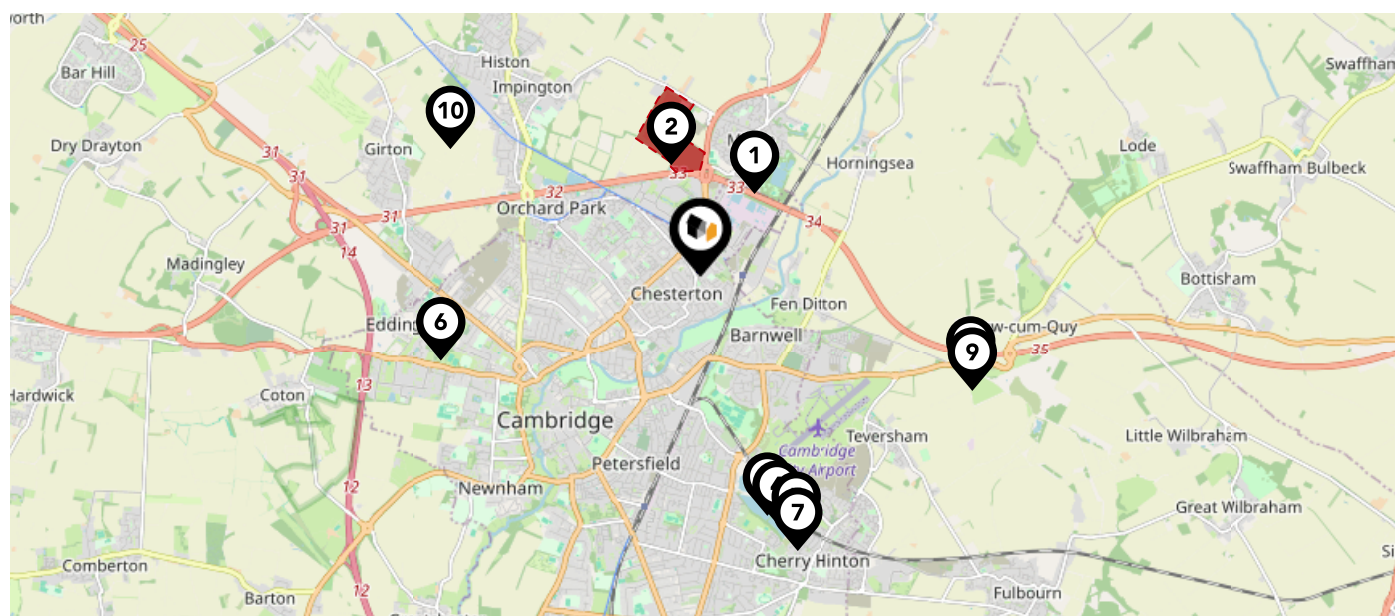


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Ferry Lane
2	Riverside and Stourbridge Common
3	Chesterton
4	Fen Ditton
5	De Freville
6	Baits Bite Lock
7	Milton
8	The Kite
9	Castle and Victoria Road
10	Mill Road

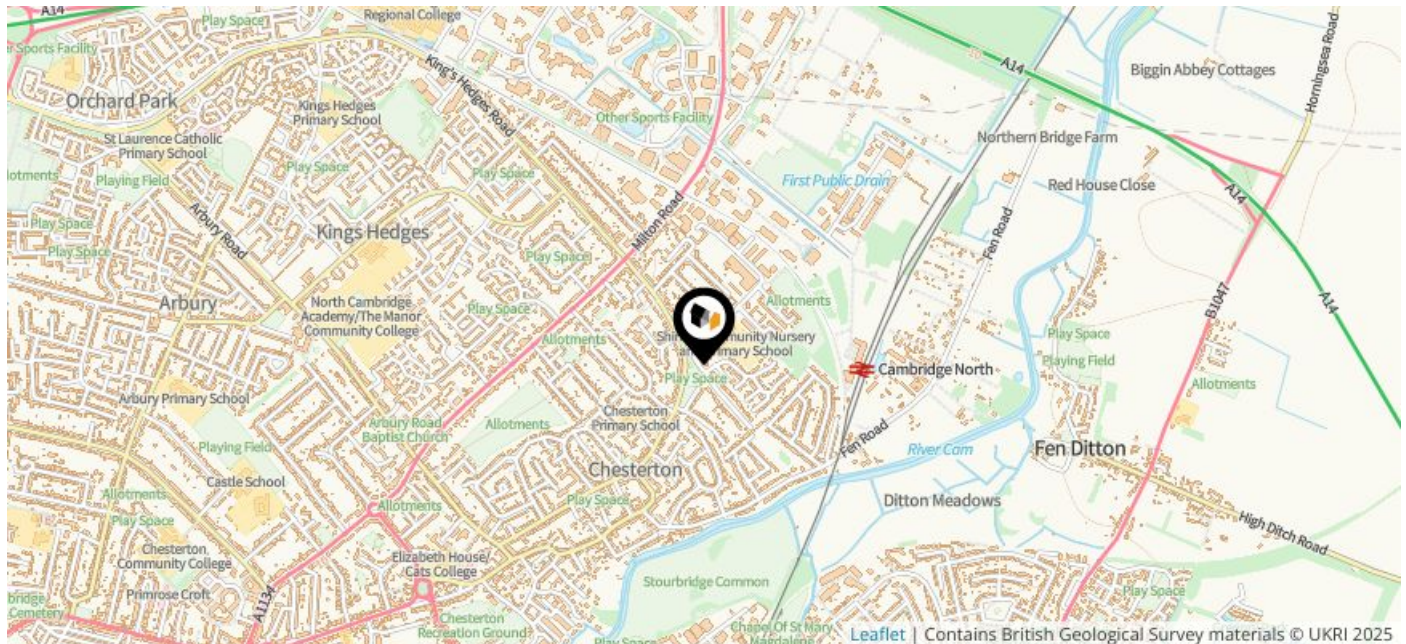
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



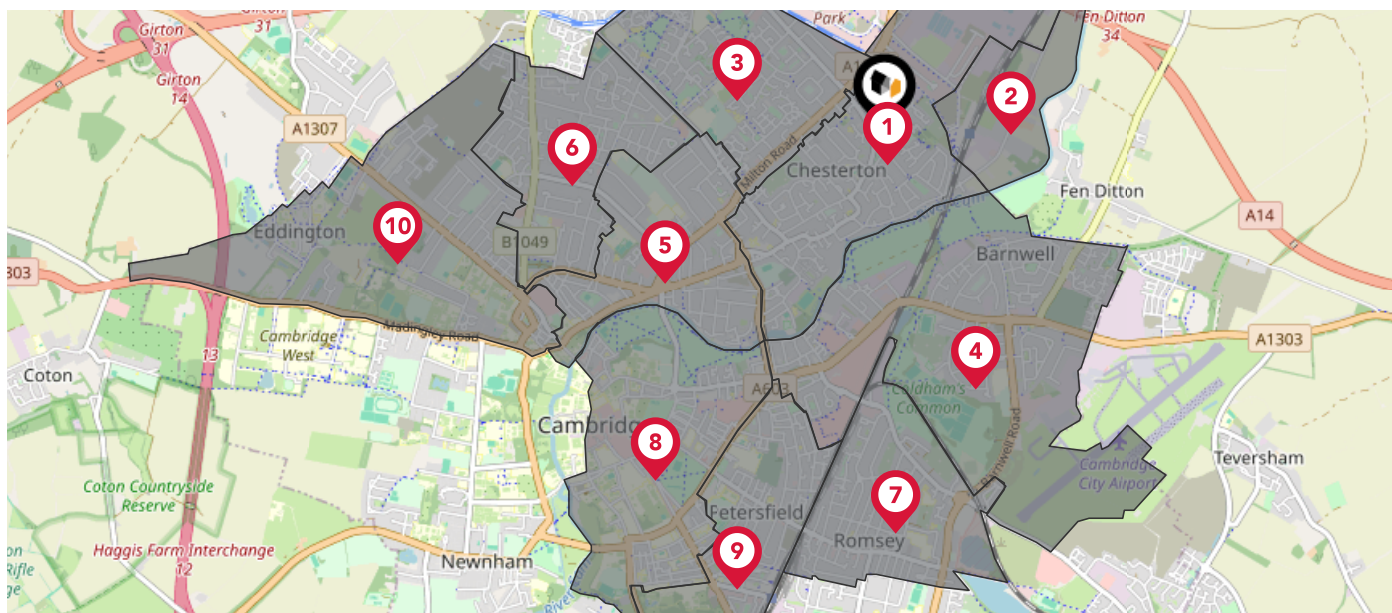
Mine Entry

- ✕ 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

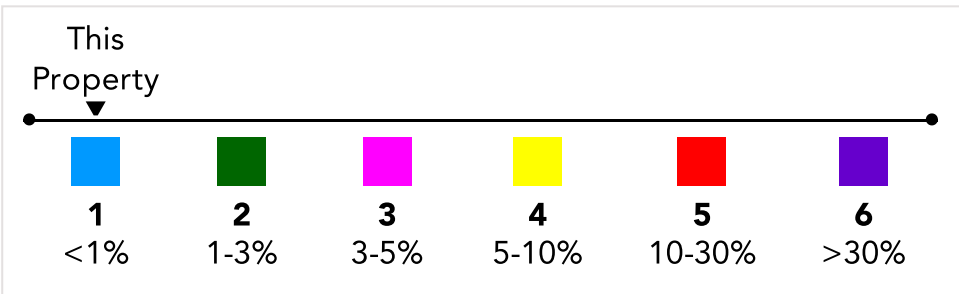
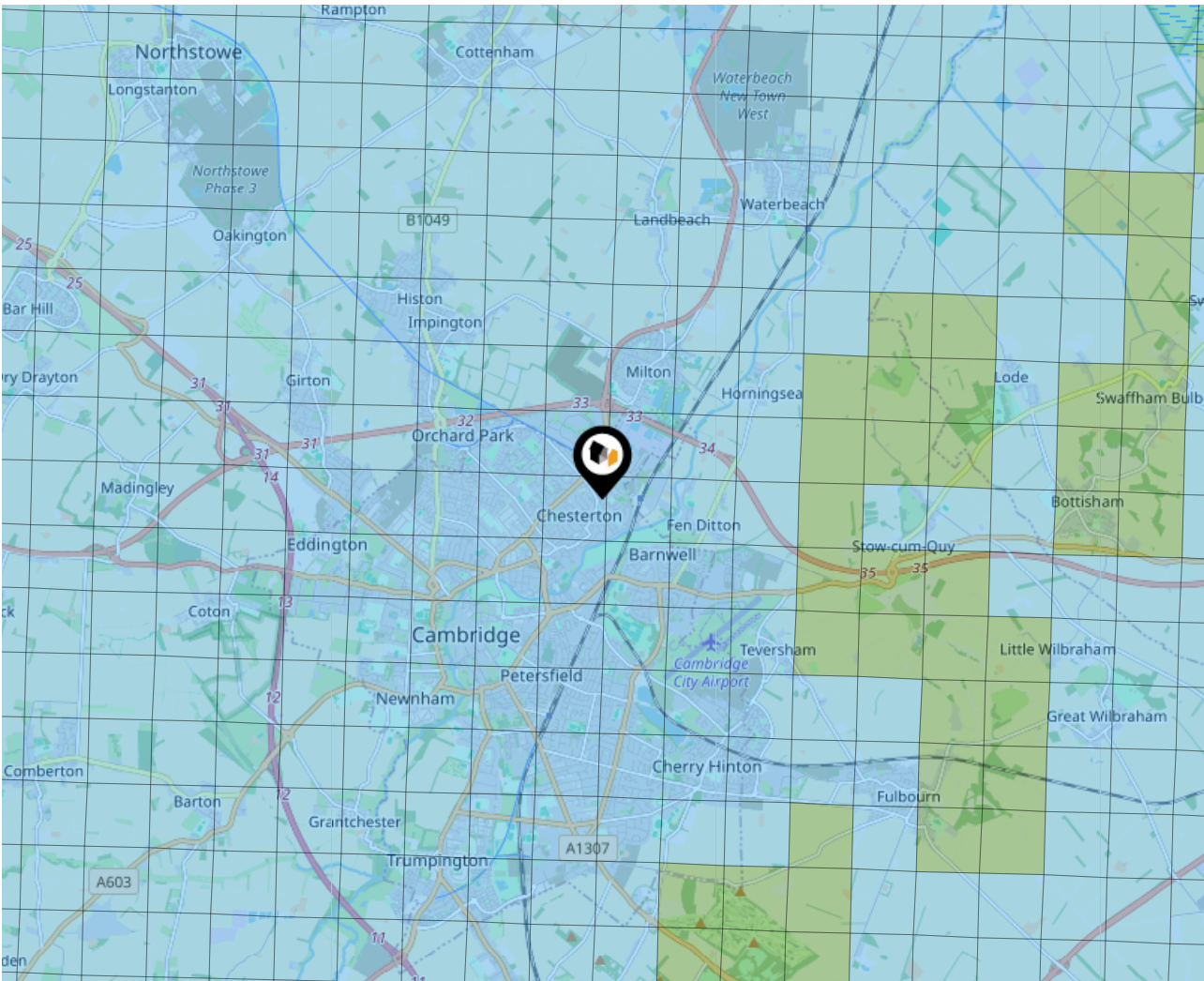


Nearby Council Wards

-  East Chesterton Ward
-  Milton & Waterbeach Ward
-  King's Hedges Ward
-  Abbey Ward
-  West Chesterton Ward
-  Arbury Ward
-  Romsey Ward
-  Market Ward
-  Petersfield Ward
-  Castle Ward

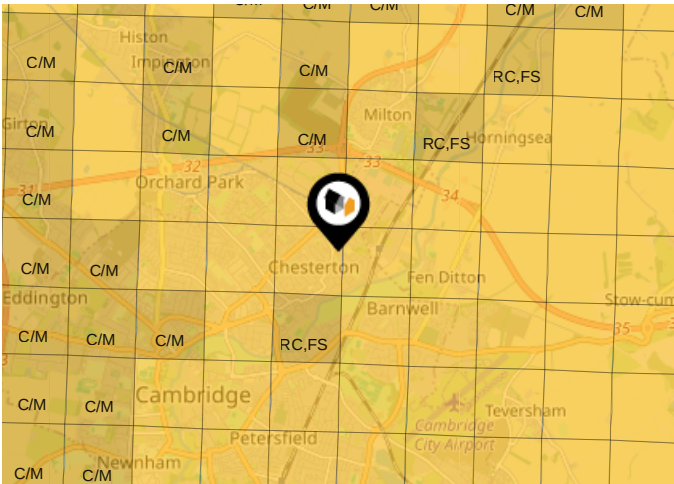
What is Radon?

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



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

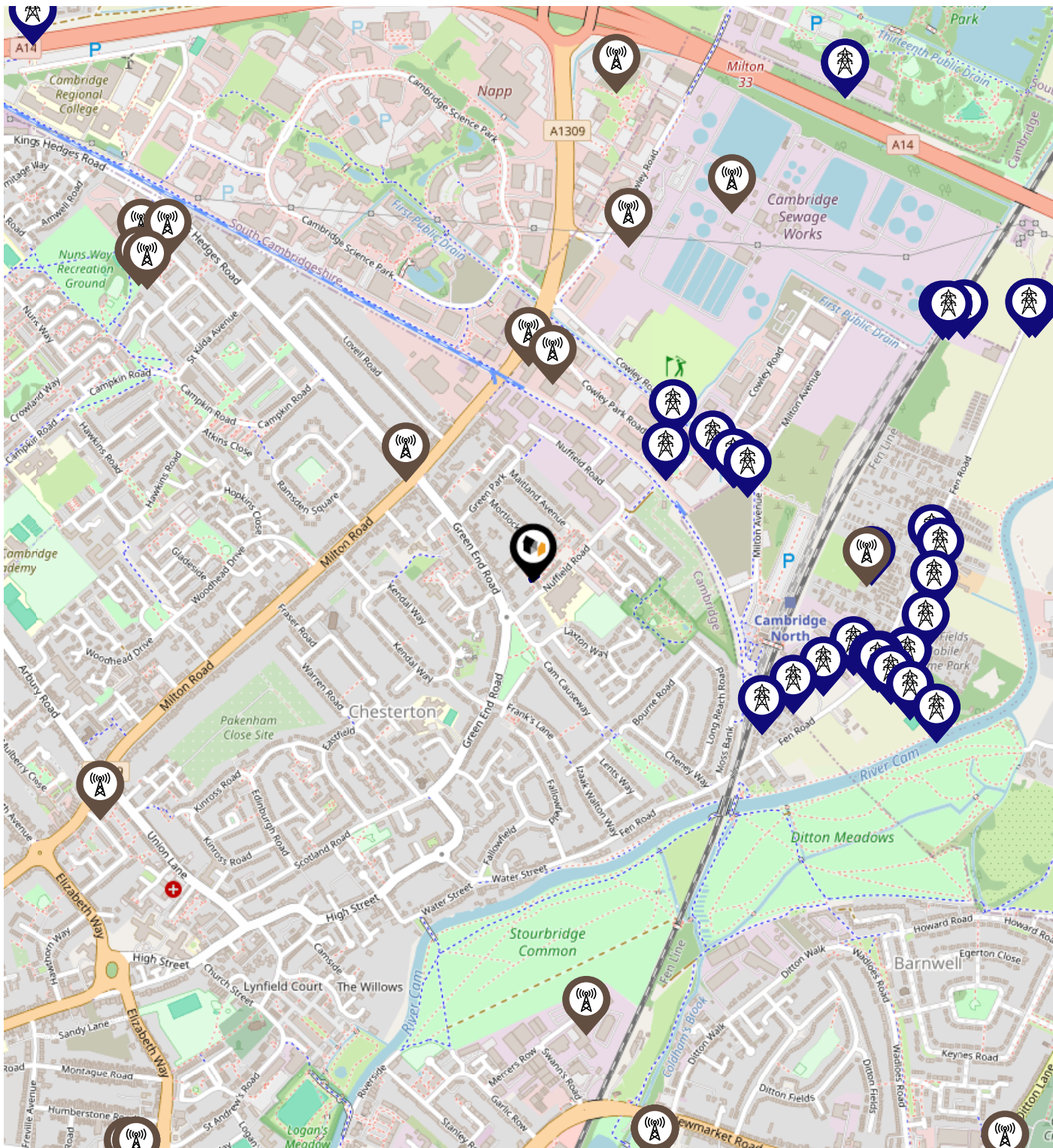
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



Key:

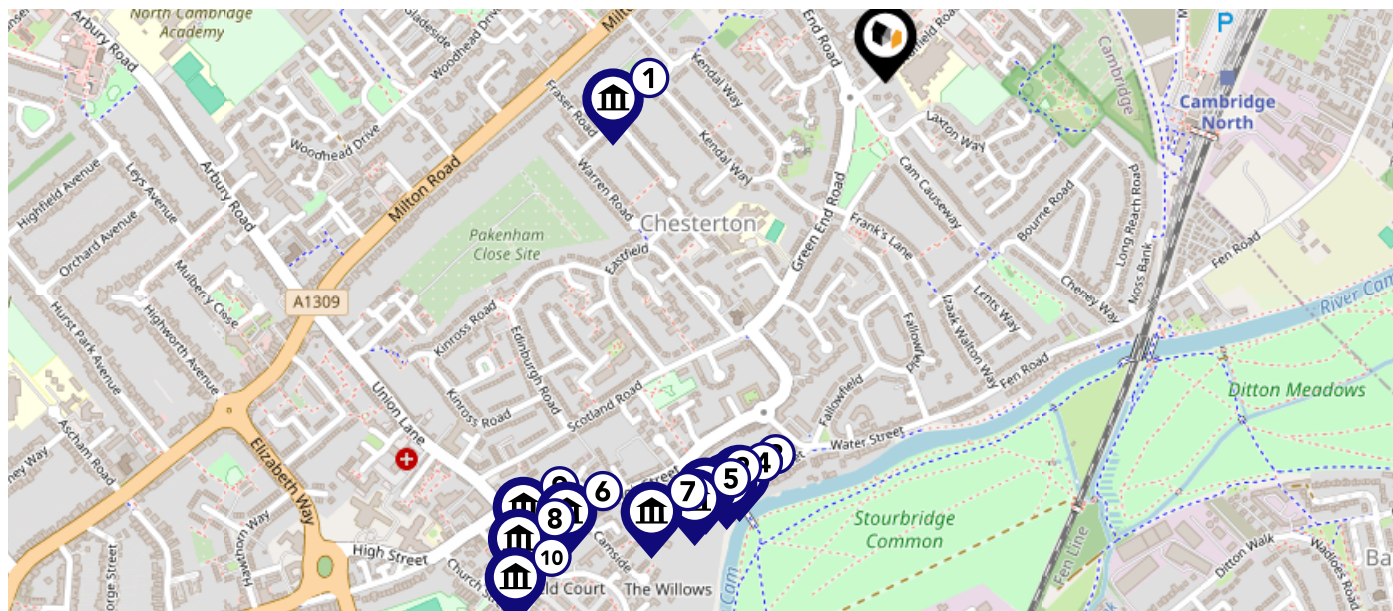
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

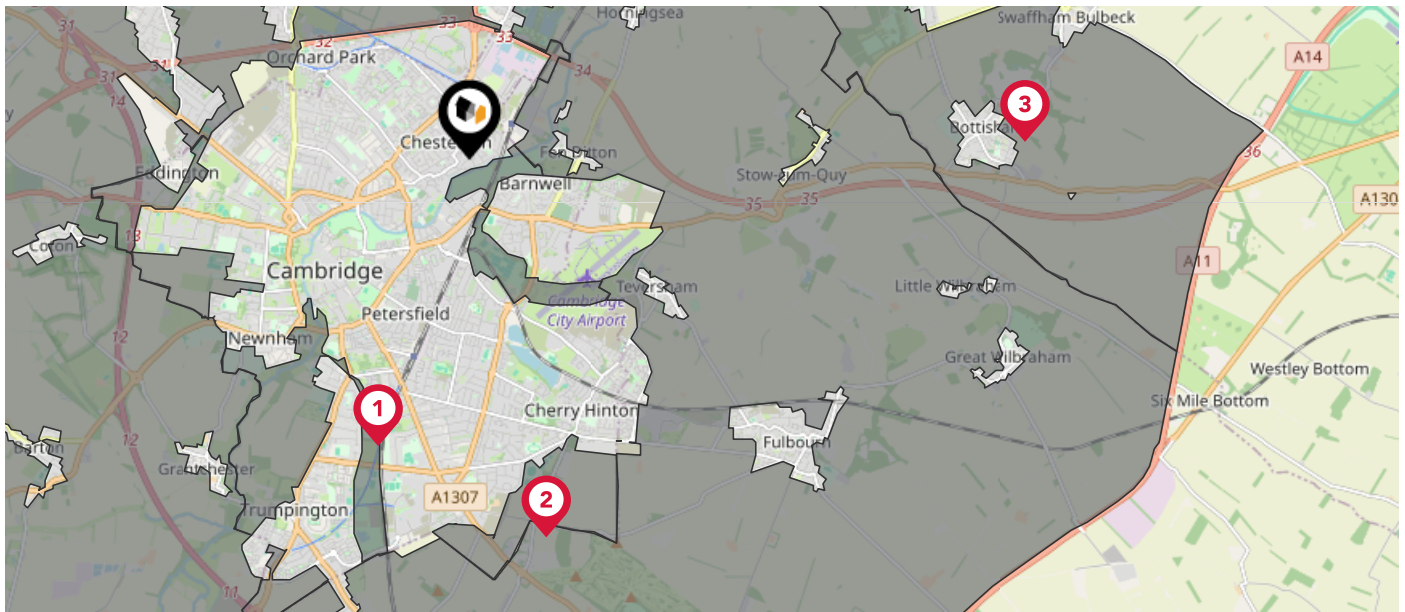


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1245573 - Church Of St George	Grade II	0.3 miles
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.5 miles
	1268351 - 17, Water Street	Grade II	0.5 miles
	1126024 - 5 (green Dragon Inn) And 7-11 Water Street	Grade II	0.5 miles
	1331857 - Roebuck House	Grade II	0.6 miles
	1126210 - 22, Church Street	Grade II	0.6 miles
	1390990 - Gas Lamp	Grade II	0.6 miles
	1331829 - Chesterton Tower	Grade I	0.7 miles
	1126236 - 1, Chapel Street	Grade II	0.7 miles
	1126208 - The Vicarage	Grade II	0.7 miles

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



Nearby Green Belt Land



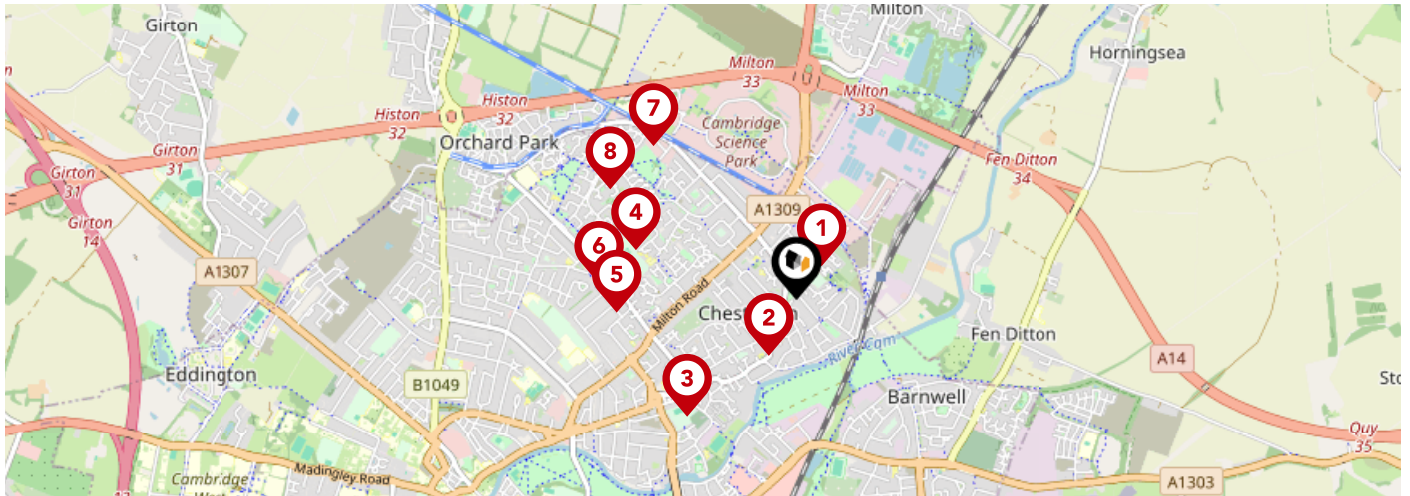
Cambridge Green Belt - South Cambridgeshire



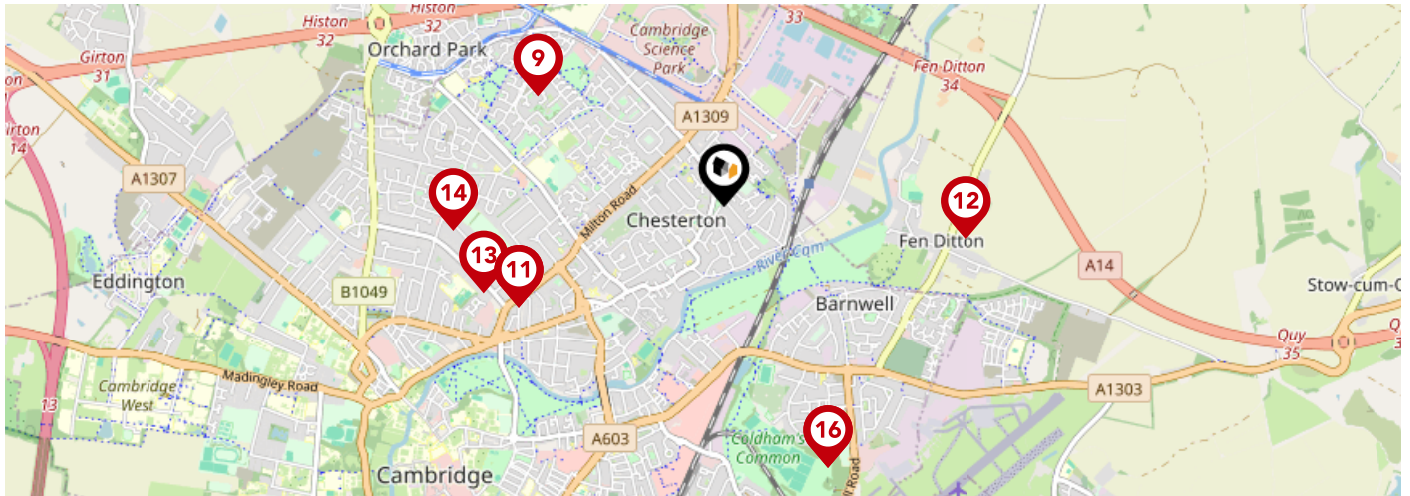
Cambridge Green Belt - Cambridge



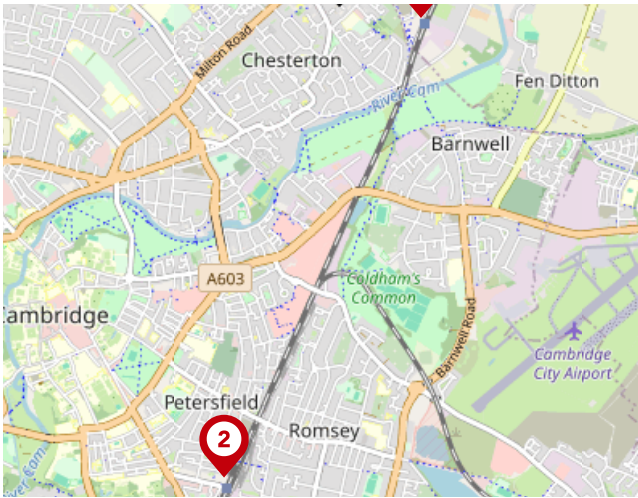
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.19	☐	☒	☐	☐	☐
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.28	☐	☒	☐	☐	☐
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.72	☐	☐	☒	☐	☐
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.76	☐	☒	☐	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.81	☐	☐	☒	☐	☐
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.89	☒	☐	☐	☐	☐
	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:0.95	☐	☐	☒	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.98	☒	☐	☐	☐	☐

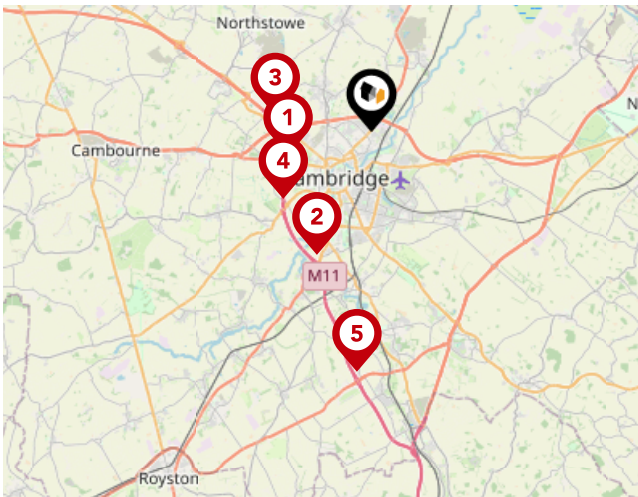


		Nursery	Primary	Secondary	College	Private
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.98	☐	☒	☐	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.04	☐	☒	☐	☐	☐
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.04	☐	☐	☒	☐	☐
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.11	☐	☒	☐	☐	☐
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:1.16	☐	☐	☒	☐	☐
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.23	☐	☒	☐	☐	☐
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1.28	☒	☐	☐	☐	☐
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:1.28	☐	☒	☐	☐	☐



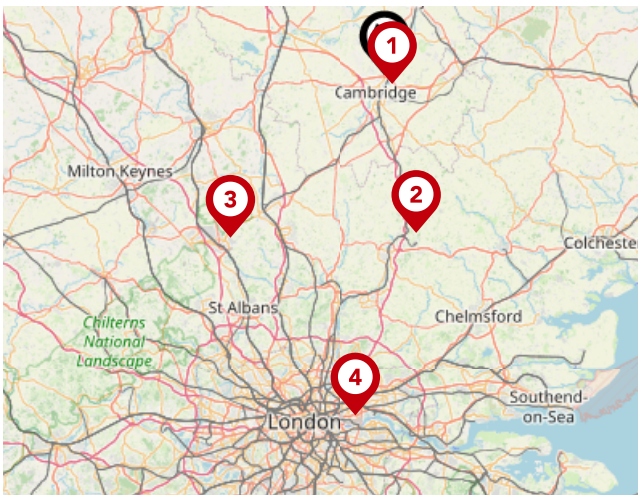
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.38 miles
2	Cambridge Rail Station	2.2 miles
3	Waterbeach Rail Station	3.26 miles



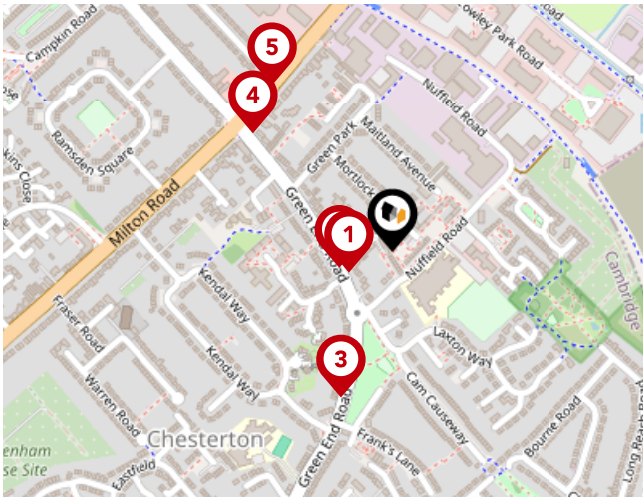
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.17 miles
2	M11 J11	4.9 miles
3	M11 J14	3.52 miles
4	M11 J12	4.02 miles
5	M11 J10	8.77 miles



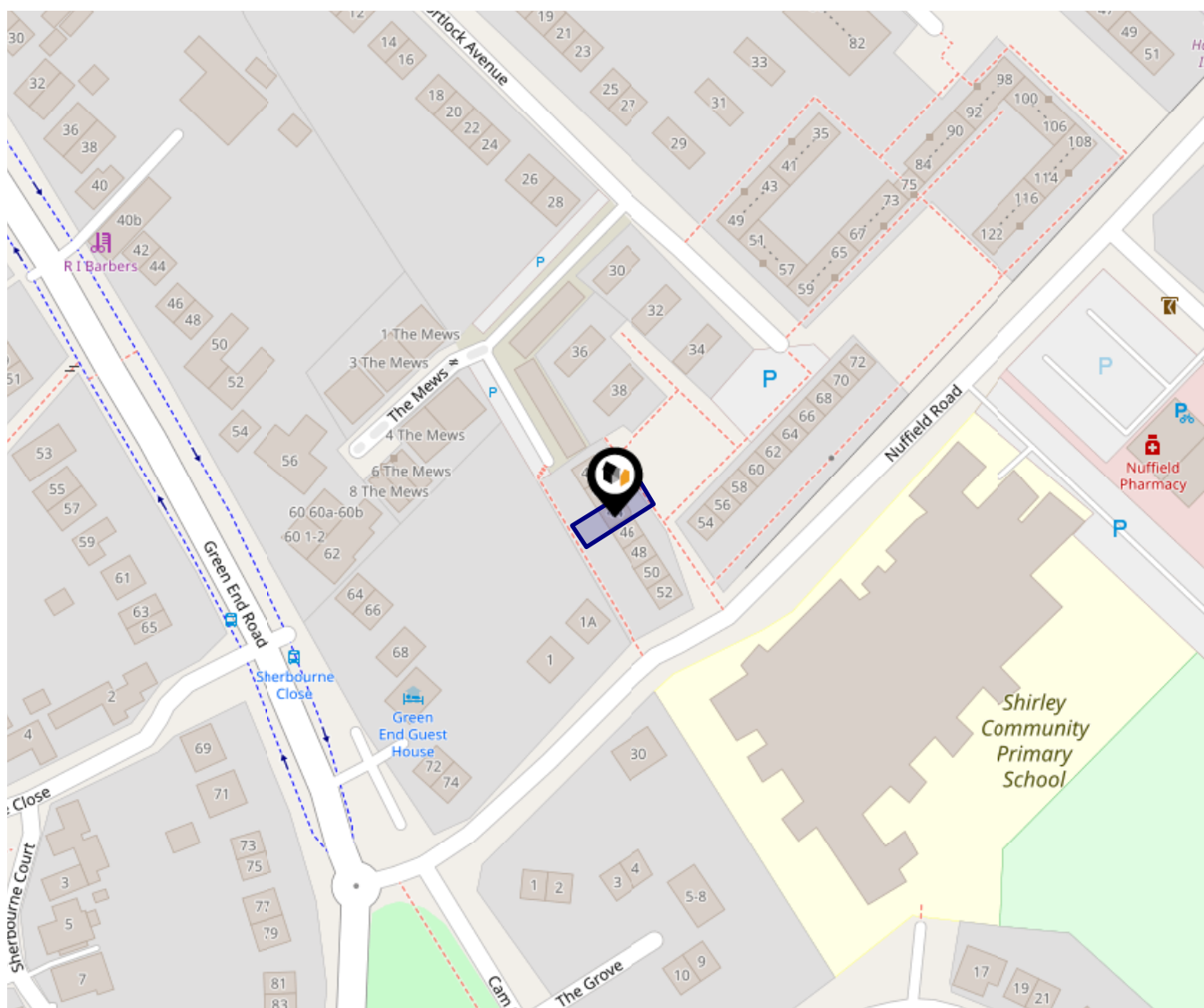
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.71 miles
2	Stansted Airport	23.62 miles
3	Luton Airport	32.77 miles
4	Silvertown	50.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	Sherbourne Close	0.06 miles
2	Sherbourne Close	0.06 miles
3	Franks Lane	0.18 miles
4	Scarsdale Close	0.21 miles
5	Milton Road	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

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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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Valuation Office
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