

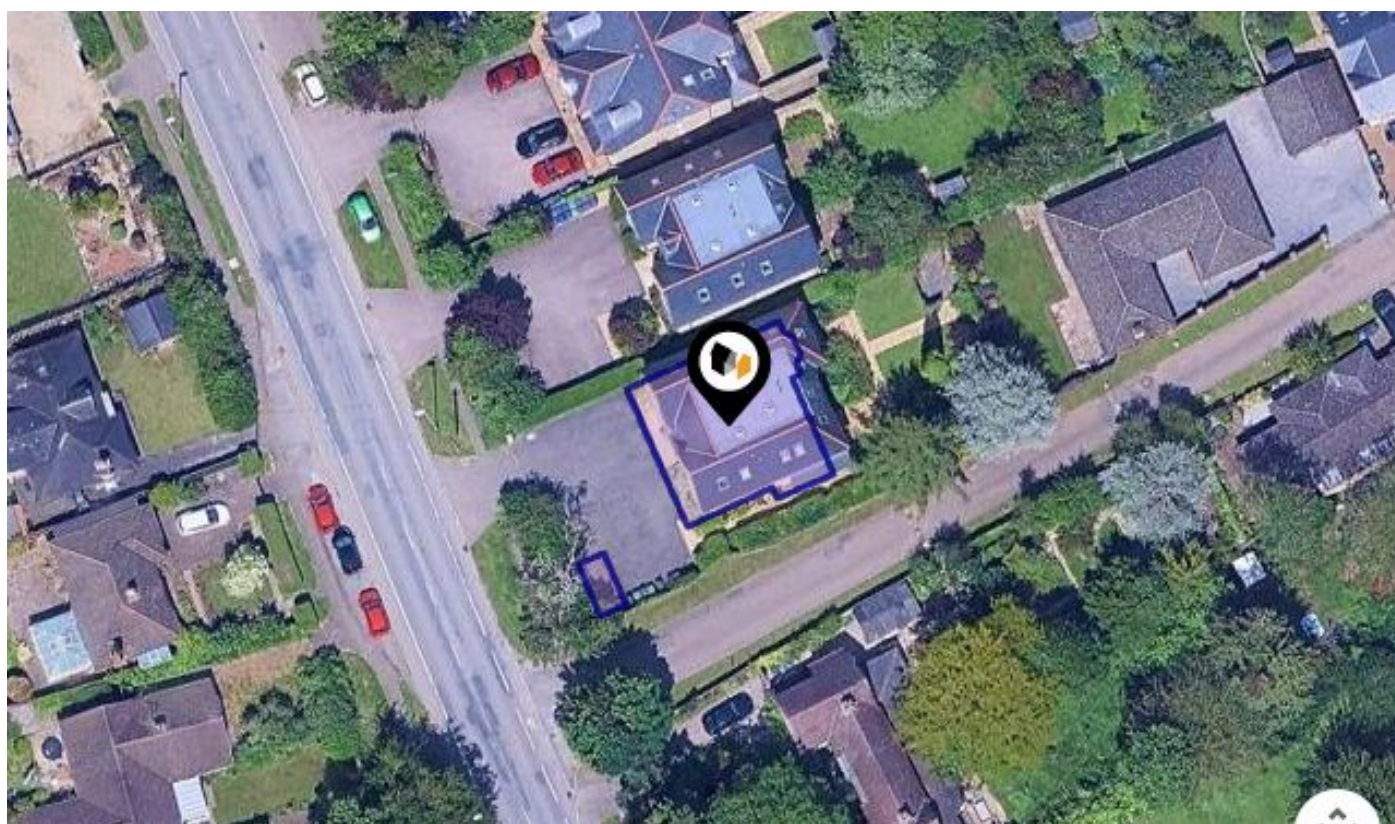


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th August 2025



**GATEWAY, 216, CAMBRIDGE ROAD, GREAT SHELFORD,
CAMBRIDGE, CB22**

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

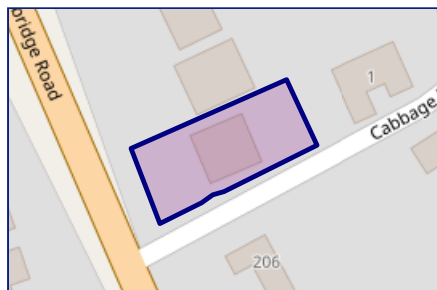
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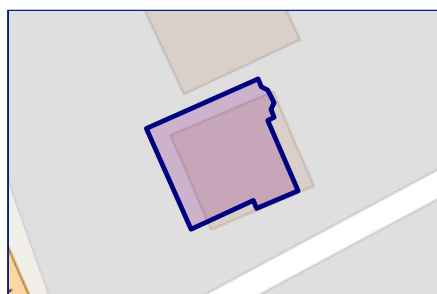
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Freehold Title Plan



CB121879

Leasehold Title Plan



CB304059

Start Date:	03/11/2005
End Date:	01/04/3004
Lease Term:	999 years from 1 April 2005
Term Remaining:	979 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	03/11/2005
Floor Area:	635 ft ² / 59 m ²	End Date:	01/04/3004
Plot Area:	0.04 acres	Lease Term:	999 years from 1 April 2005
Year Built :	2005	Term Remaining:	979 years
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	CB304059		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	5	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *Shelford Rugby Club The Davey Field Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU*

Reference - S/1144/16/FL
Decision: Decided
Date: 27th April 2016
Description: Creation of new external artificial sports pitch with associated features including: 3G Artificial Grass Pitch (AGP) installation of pitch perimeter and associated gated entrances installation of hard standing areas around the AGP for pedestrians maintenance and emergency access installation of an artificial (flood) lighting system and installation of outdoor maintenance equipment store
Reference - 25/02684/TELNOT
Decision: Awaiting decision
Date: 07th July 2025
Description: Removal of 3no. antennas and Installation of 9no. antennas and 1no. 300mm dish together with associated ancillary development.
Reference - S/2650/13/AD
Decision: Decided
Date: 11th December 2013
Description: Two New entrance signs to replace an existing sign
Reference - S/2618/16/DC
Decision: Decided
Date: 26th September 2016
Description: Discharge of Condition 6 (cycle parking) condition 7 (Tree protection) condition 8 (Drainage) and condition 9 (Archaeology) of planning permission S/1144/16/FL

Planning records for: ***Shelford Rugby Club The Davey Field Cambridge Road Great Shelford Cambridgeshire CB22 5JU***

Reference - 22/04955/HFUL	
Decision:	Decided
Date:	14th November 2022
Description:	Two storey rear extension and re-roof existing garage, adding new rooflights.

Reference - 22/02148/LBC	
Decision:	Decided
Date:	06th May 2022
Description:	Replacement garage.

Reference - S/2637/13/FL	
Decision:	Decided
Date:	10th December 2013
Description:	Replacement of existing flood lights units on existing Towers

Planning records for: ***Shelford Lodge Guest House 144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU***

Reference - S/0325/18/FL	
Decision:	Decided
Date:	29th January 2018
Description:	Temporary Change of use to use the property for student accommodation (16 rooms) and bed & breakfast (16 rooms) for a period of five years. (Retrospective).

Planning records for: ***Shelford Lodge Guest House 144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU***

Reference - S/0080/16/OL	
Decision:	-
Date:	24th December 2015
Description:	Proposed change of use from Bed & Breakfast/Student Accommodation to 19 No Apartments

Planning records for: ***228A Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU***

Reference - 22/03060/HFUL	
Decision:	Decided
Date:	05th July 2022
Description:	Single storey glass canopy on the rear/side elevation.

Reference - 23/02371/FUL	
Decision:	Withdrawn
Date:	22nd June 2023
Description:	Installation of Stretch Tent type canopy structure over existing external dining / drinking area to rear of premises.

Reference - 22/03060/NMA1	
Decision:	Withdrawn
Date:	22nd June 2023
Description:	Non material amendment on application 22/03060/HFUL for addition of sliding glass doors to the front and side elevations of the existing glass roof.

Planning records for: **228A Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 23/02728/HFUL	
Decision:	Decided
Date:	14th July 2023
Description:	Two storey rear extension, front porch and associated works to include repainting the property and replacement windows.

Reference - 23/02737/HFUL	
Decision:	Decided
Date:	14th July 2023
Description:	Addition of sliding glass doors to the rear and side elevations of the existing glass roof on the rear/side elevation.

Reference - 25/02641/CL2PD	
Decision:	Awaiting decision
Date:	03rd July 2025
Description:	Certificate of lawfulness under S192 for a proposed single storey side extension.

Planning records for: **132 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1029/08/F	
Decision:	Decided
Date:	10th June 2008
Description:	Extension and conversion of store into a studio

Planning records for: **136 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 25/02944/S73	
Decision:	Awaiting decision
Date:	28th July 2025
Description:	S73 to vary condition 2 (Approved plans) of planning permission 24/02126/HFUL (Demolition of existing garage, carport, and single storey rear extension. Proposed hip to gable roof conversion and ridge height increase, addition of 2no. side-facing dormer windows. Construction of a two storey side extension, a single storey rear extension and adjoined annexe, replace the existing windows and provide external insulation and rendering (part retrospective) - Comprising amendments to design of dwelling including increase ridge height, fenestration alterations and addition of porch.
Reference - 22/05620/HFUL	
Decision:	Decided
Date:	30th December 2022
Description:	Demolition of existing extensions and erection of single storey rear extension, porch, replacement windows and exterior material changes.
Reference - 22/05614/HFUL	
Decision:	Decided
Date:	30th December 2022
Description:	Demolition of existing garage, carport, and single storey rear extension; construction of a two storey side extension, a single storey rear extension and adjoined annexe; replace the existing windows, and provide external insulation and rendering.
Reference - 24/02126/HFUL	
Decision:	Decided
Date:	03rd June 2024
Description:	Demolition of existing garage, carport, and single storey rear extension. Proposed hip to gable roof conversion and ridge height increase, addition of 2no. side-facing dormer windows. Construction of a two storey side extension, a single storey rear extension and adjoined annexe, replace the existing windows and provide external insulation and rendering (part retrospective).

Planning records for: **138 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 25/0010/TTPO	
Decision:	Decided
Date:	06th January 2025
Description:	T1 - Veteran Beech tree - 2m Crown reduction and removal of major deadwood. T2 - Mature Beech tree - 1.5m Crown reduction and a crown raise to 3m.

Reference - S/3690/19/TP	
Decision:	Decided
Date:	23rd October 2019
Description:	TPO 0025 (2002) T17 & T18: T1 & T2 - Mature Beech - These trees are in good health. They are however getting very big for there location. The garden beneath is in constant darkness. The larger of the two trees (T1) is also starting to interfere with the neighbors property/telephone lines and complaints have been made. I propose a sympathetic 25% (4m) overall crown reduction to appropriate growth points and a 6m crown lift to allow more light and air through and bring back and from neighbors and road.

Planning records for: **140 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 25/02323/HFUL	
Decision:	Awaiting decision
Date:	12th June 2025
Description:	Two storey side/rear extension.

Planning records for: **144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/0030/09/F	
Decision:	Decided
Date:	12th January 2009
Description:	Staff Accommodation Block

Planning records for: **144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/3073/15/FL
Decision: -
Date: 27th November 2015
Description: Erection of 8 No. Flats & Associated Works
Reference - S/2436/16/FL
Decision: Awaiting decision
Date: 09th September 2016
Description: Extension alterations and change of use from Bed and Breakfast into 17 flats
Reference - S/2147/12/FL
Decision: Decided
Date: 15th October 2012
Description: Temporary Change of Use from Nursing Home to Student Accommodation (16 Rooms) & Bed and Breakfast (12 Rooms)
Reference - S/2078/10
Decision: Decided
Date: 22nd November 2010
Description: Rear Extension to Residential Home to Provide Residents Accommodation

Planning records for: **144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - 20/2042/TTPO	
Decision:	Decided
Date:	23rd September 2020
Description:	5 Day Notice - TPO 0025 (2002) T16: To fell 1 x failed Horse Chestnut to ground level and eco plug the remaining stump to prevent regrowth. (Reasons for tree works - The chestnut has a failed limb which has fallen across the neighbouring property - A failed limb which show signs of significant white rot. - The remainder of the crown is now left heavily biased towards the Shelford Lodge Driveway and Main Road. Main union of the Chestnut appears to be narrow angled and possibly occlud.)
Reference - 23/0041/TTCA	
Decision:	Decided
Date:	11th January 2023
Description:	T1 Scots Pine To remove a lower limb that is causing a problem and hanging over the neighbours driveway.
Reference - S/1049/16/FL	
Decision:	Withdrawn
Date:	21st April 2016
Description:	Erection of 8no. flats. 5no. 2 bed flats. 3no. 3 bed flats and associated works
Reference - S/0772/10/F	
Decision:	Decided
Date:	17th May 2010
Description:	Extension to provide additional living accommodation for staff & residents

Planning records for: **Shelford Lodge 144 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1469/12/FL	
Decision:	Decided
Date:	16th July 2012
Description:	Temporary Change of Use from Nursing Home to Student Accommodation (16 rooms) and Bed & Breakfast (12 rooms).

Reference - S/0685/09/F	
Decision:	Decided
Date:	18th May 2009
Description:	Staff accommodation block

Reference - 22/04611/CONDA	
Decision:	Decided
Date:	11th January 2023
Description:	Submission of details required by condition 3 (scheme for the layout of 17 car parking spaces including two disabled spaces and turning space) of planning permission 22/04611/FUL

Reference - 22/04611/FUL	
Decision:	Decided
Date:	19th October 2022
Description:	Temporary Change of use to use the property for student accommodation (17 rooms) and bed & breakfast (17 rooms) for a period of five years

Planning records for: **144 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 22/04624/HFUL	
Decision:	Decided
Date:	19th October 2022
Description:	Part single storey, part two storey side/rear extension and two storey front extension.

Planning records for: **146 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/4454/19/FL	
Decision:	Decided
Date:	20th December 2019
Description:	Part single part two storey rear extension and two storey side extension to form 3 flats

Reference - S/2934/19/FL	
Decision:	Withdrawn
Date:	22nd August 2019
Description:	Change of use of part of existing dwelling to clinic and erection of two storey rear extension to form 2 flats.

Planning records for: **150 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/2395/15/FL	
Decision:	Decided
Date:	18th September 2015
Description:	Erection of 2 No 4 Bedroom Houses following Demolition of the Existing Dwelling

Planning records for: *150 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU*

Reference - S/1781/19/CONDD	
Decision:	Decided
Date:	03rd February 2023
Description:	Submission of details required by condition 5 (hard and soft landscaping) of planning permission S/1781/19/FL

Reference - S/1781/19/CONDC	
Decision:	Decided
Date:	20th October 2022
Description:	Submission of details required by condition 3 (Construction Management Plan) of planning permission S/1781/19/FL

Reference - S/0144/20/FL	
Decision:	Decided
Date:	17th January 2020
Description:	Three bedroom detached dwelling and associated works

Reference - 21/01246/FUL	
Decision:	Decided
Date:	18th March 2021
Description:	Two bedroom detached dwelling and associated works

Planning records for: *150 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU*

Reference - S/1781/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Demolition of 150 Cambridge Road and replacing with 5 no. flats

Reference - 22/03747/CL2PD	
Decision:	Awaiting decision
Date:	18th August 2022
Description:	Certificate of lawfulness under S192 for garage conversion and internal alterations for additional bedroom, bathroom and annexe space

Reference - 22/04645/FUL	
Decision:	Decided
Date:	20th October 2022
Description:	Construction of standalone storage building and extension to form ancillary oil store

Reference - S/1781/19/CONDA	
Decision:	Awaiting decision
Date:	18th August 2022
Description:	Submission of details required by condition 3 (construction management plan), condition 8 (material details) & condition 12 (cycle store details) of planning permission S/1781/19/FL

Planning records for: **150 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/2516/16/OL	
Decision:	Decided
Date:	22nd August 2016
Description:	Outline planning permission for the erection of two detached houses and associated works following demolition of existing dwelling with all matters reserved except access.
Reference - 23/00407/HFUL	
Decision:	Decided
Date:	03rd February 2023
Description:	Single storey rear extension and two storey courtyard infill extension with additional internal remodelling.
Reference - S/1781/19/CONDB	
Decision:	Awaiting decision
Date:	02nd September 2022
Description:	Submission of details required by conditions 4 (Surface water drainage strategy), 5 (Hard and soft landscaping details), 6 (Foul drainage scheme) and 7 (Sustainability) of planning permission S/1781/19/FL
Reference - 21/01556/FUL	
Decision:	Decided
Date:	12th April 2021
Description:	Demolition of existing dwelling. Erection of 5no. flats and 1no. detached dwelling.

Planning records for: **150 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1062/17/VC	
Decision:	Decided
Date:	27th March 2017
Description:	Variation of Condition 2 (Approved plans) of planning permission S/2395/15/FL

Planning records for: **164 Cambridge Road Great Shelford Cambridge CB22 5JU**

Reference - S/2071/14/FL	
Decision:	Decided
Date:	29th August 2014
Description:	Erection of detached timber-framed mono-pitched roof garden studio in rear garden of dwelling.

Planning records for: **172 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 22/1412/TTPO	
Decision:	Decided
Date:	29th November 2022
Description:	T1 HORNBEAM Pollard tree at 4ms.

Reference - S/2011/14/NMA5	
Decision:	Decided
Date:	29th November 2022
Description:	Non material amendment on application S/2011/14/OL to amend the condition wording to allow for a partial discharge as follows1. Condition 13.a) Allow for an updated Economic Development Strategy to be submitted to update the approved July 2014 EDS.2. Condition 13.b) Submission of the further details as specified in the approved Economic Development Strategy.

Planning records for: **182 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/0528/09/F	
Decision:	Decided
Date:	17th April 2009
Description:	Extension

Planning records for: **184 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1797/19/FL	
Decision:	Decided
Date:	21st May 2019
Description:	Double storey front and rear extension and roof re-construction

Reference - S/2978/18/FL	
Decision:	Decided
Date:	03rd August 2018
Description:	New double storey front and rear extension and roof re-construction

Reference - 21/05176/HFUL	
Decision:	Decided
Date:	26th November 2021
Description:	Erection of a brick wall to side boundary

Planning records for: **184 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1327/08/F	
Decision:	Decided
Date:	31st July 2008
Description:	Extensions

Reference - S/2080/18/FL	
Decision:	Decided
Date:	30th May 2018
Description:	New carport and dropped kerb

Reference - S/3335/17/FL	
Decision:	Decided
Date:	21st September 2017
Description:	Erection of a masonry boundary wall around the property

Reference - 21/02932/HFUL	
Decision:	Withdrawn
Date:	23rd June 2021
Description:	Low wall and metal railing at the front elevation and wall at side elevation

Planning records for: **186 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 24/00653/HFUL	
Decision:	Decided
Date:	22nd February 2024
Description:	Flat roof dormer with rear facing windows to be replaced with non-flat roof dormer with rear-facing windows, extend the side garage roof forward to create a front carport, replacing the flat roofs.

Reference - 23/00046/HFUL	
Decision:	Decided
Date:	06th January 2023
Description:	Flat roof dormer with rear facing windows to be replaced with non-flat roof dormer with rear-facing windows, extend the side garage roof forward to create a front carport, replacing the flat roofs.

Planning records for: **188 Cambridge Road Great Shelford CB22 5JU**

Reference - 21/00818/HFUL	
Decision:	Decided
Date:	23rd February 2021
Description:	Single storey rear extension

Planning records for: **194 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1454/11	
Decision:	Decided
Date:	20th July 2011
Description:	Extension and alteration of existing single storey rear additions insertion of two rear dormer windows and rendering to existing front gable wall.

Planning records for: **196 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1241/13/FL	
Decision:	Decided
Date:	07th June 2013
Description:	Two storey side and rear extension

Planning records for: **200 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/2879/15/FL	
Decision:	Decided
Date:	11th November 2015
Description:	Proposed New Dwelling

Reference - S/1016/10/F	
Decision:	Decided
Date:	22nd June 2010
Description:	Extension

Reference - S/3343/19/DC	
Decision:	Decided
Date:	26th September 2019
Description:	Discharge of conditions 4 (traffic management plan) and 9 (tree protection strategy) pursuant to planning permission S/1718/18/FL for annex & garage (including demolition of existing barn & associated outbuildings)

Planning records for: **200 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 22/02075/HFUL
Decision: Decided
Date: 04th May 2022
Description: New Annex (including Demolition of Existing Barn & Associated Outbuildings).

Reference - S/1001/16/FL
Decision: Decided
Date: 18th April 2016
Description: Conversion of existing barn outbuilding to Annex

Reference - 22/02075/CONDA
Decision: Decided
Date: 27th September 2022
Description: Submission of details required by condition 5 (Ecology enhancement) and 6 (Ecology- biodiversity net gain) of planning permission 22/02075/HFUL

Reference - S/1718/18/FL
Decision: Decided
Date: 02nd May 2018
Description: New Annex & Garage (including Demolition of Existing Barn & Associated Outbuildings).

Planning records for: **200 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 22/02078/S73	
Decision:	Decided
Date:	04th May 2022
Description:	S73 variation of condition 2 (Approved plans) of planning permission 21/00180/S73 (S73 variation of condition 2 (Approved plans) of planning permission 20/02105/HFUL (Part two storey, part first floor rear extension, first floor side extension, part conversion of garage to habitable use, alterations to main roof and installation of render and claddings) Removing the return to the side and rear corner of the property that is taking floor away from bedroom 2 and continue the existing wall straight to meet the rear wall) to alter the external appearance of the property from previously approved drawings.

Reference - 21/03498/CONDJ	
Decision:	Decided
Date:	27th September 2022
Description:	Submission of details required by condition 26 (AMS meeting) of planning permission 21/03498/FUL

Reference - S/3101/16/FL	
Decision:	Decided
Date:	10th November 2016
Description:	Proposed New Dwelling (Barn Conversion) to Land at Rear of No.200 Cambridge Road Gt Shelford

Planning records for: **202 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/0681/19/TP	
Decision:	Decided
Date:	15th February 2019
Description:	1) Birch - reduce branch growing from decaying stump by 15%. This branch grows towards the lamp post and Cambridge Road and is over the footpath. It is growing from a decaying pruning wound (where it appears that the top of the tree was cut off!) - see drawing on sketch plan showing the extent of decay. The extent of the decay appears to be outside of Matteck's failure criteria but given exposed birch xylem tissue's propensity to decay and the heavy use of the footpath and the road it would be sensible to lessen the load on this branch. The proposed reduction will reduce leverage and wind loading forces on the branch union and prolong the time before the branch fails.

Planning records for: **224 Cambridge Road Great Shelford CB22 5JU**

Reference - 20/04510/HFUL	
Decision:	Awaiting decision
Date:	04th November 2020
Description:	Demolition of rear conservatory, erection of single storey rear extension, two storey side and single storey front extensions and additional first floor window to staircase and associated external work.

Planning records for: **228 Cambridge Road Great Shelford Cambs CB22 5JU**

Reference - S/1162/14/FL	
Decision:	Decided
Date:	19th May 2014
Description:	Extensions to existing dwelling and erection of dwelling and carport

Reference - S/3263/15/DC	
Decision:	Decided
Date:	21st December 2015
Description:	Discharge of condition 3 (materials) of application S/1162/14/FL

Reference - S/1733/15/LD	
Decision:	Decided
Date:	08th July 2015
Description:	External cladding replacement porch and roof extension

Planning records for: **228 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JU**

Reference - S/1732/15/FL	
Decision:	Decided
Date:	07th July 2015
Description:	Minor material amendment to application S/1162/14/FL for minor alterations to the external appearance of the new dwelling approved at the rear along with the removal of the chimney and realignment of the access road.

Planning records for: **176-178 The Cambridge Care Home Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 23/01557/ADV	
Decision:	Decided
Date:	24th April 2023
Description:	Installtion of a Feature Wall with externally Illuminated Signage

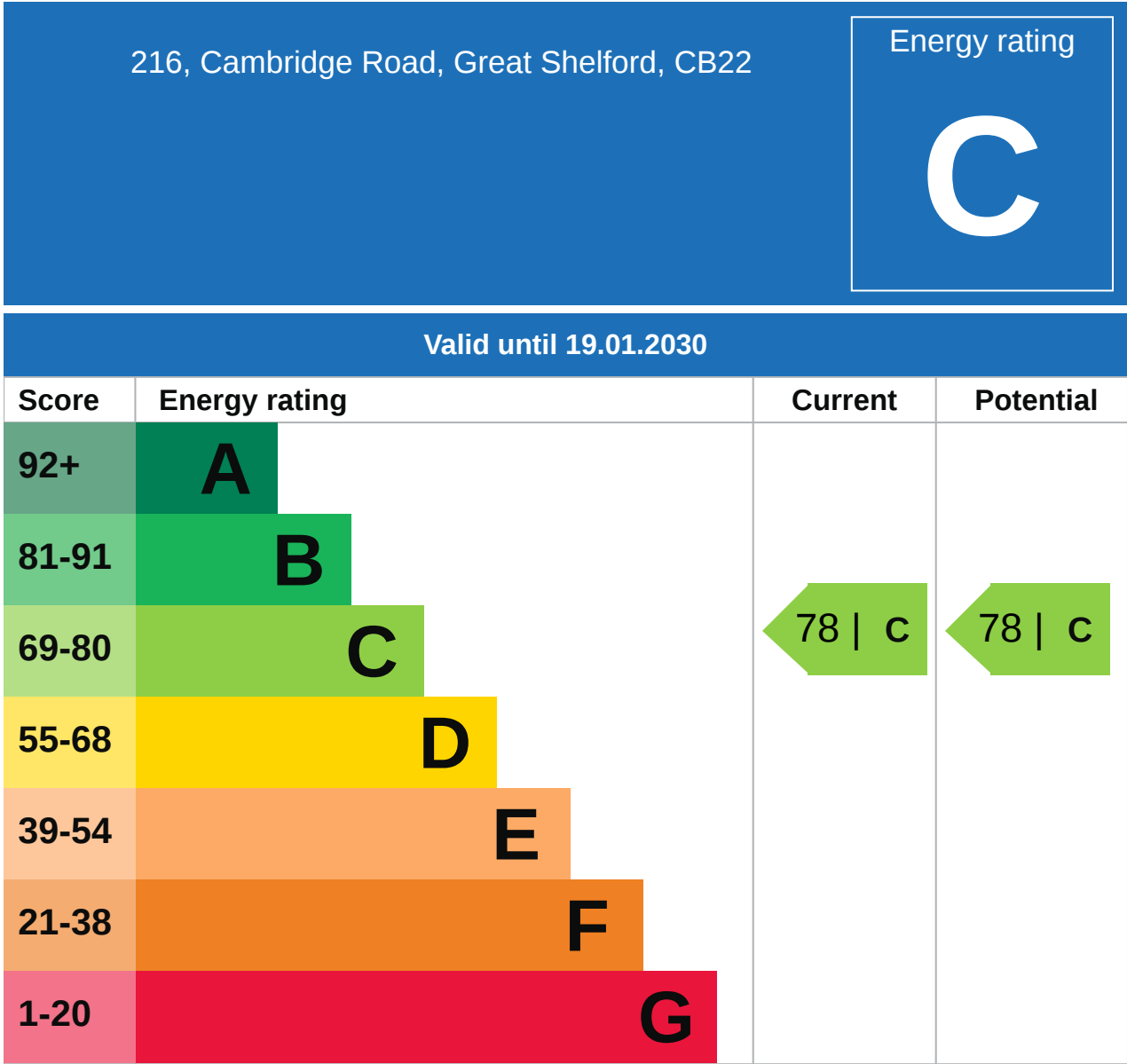
Reference - S/2796/16/DC	
Decision:	Decided
Date:	26th September 2016
Description:	Discharge of conditions12 (Power driven plant) and 26 (Renewable energy scheme) of planning permission S/0600/13/FL: 72 Bed Care Home

Planning records for: **134 Cambridge Road Great Shelford Cambridgeshire CB22 5JU**

Reference - 24/03988/PRIOR	
Decision:	Decided
Date:	23rd October 2024
Description:	Change of use from Class E (Commercial, Business and Service) to 1 No. dwellinghouse Class C3.

Planning records for: *134 Cambridge Road Great Shelford Cambridgeshire CB22 5JU*

Reference - 25/00170/PRIOR	
Decision:	Decided
Date:	17th January 2025
Description:	Change of use from Class E (Commercial, Business and Service) to 1 No. dwellinghouse Class C3 (Dwelling house).



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
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:	(another dwelling below)
Total Floor Area:	59 m ²

Property Lease Information

Built in 2005 with a 999-year lease, the development is managed by Encore, with an annual service charge of £1,900.



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.

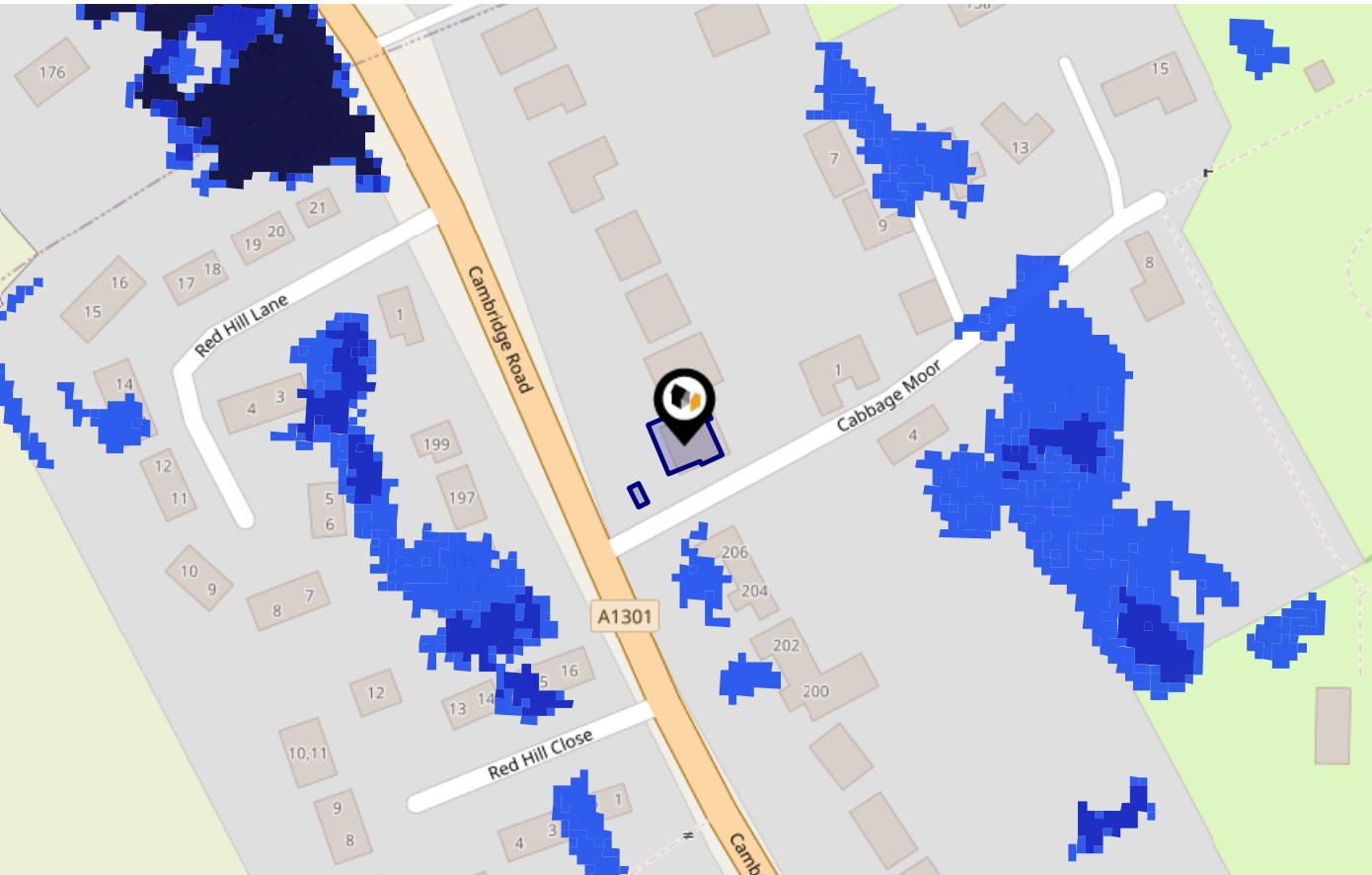


Flood Risk

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.

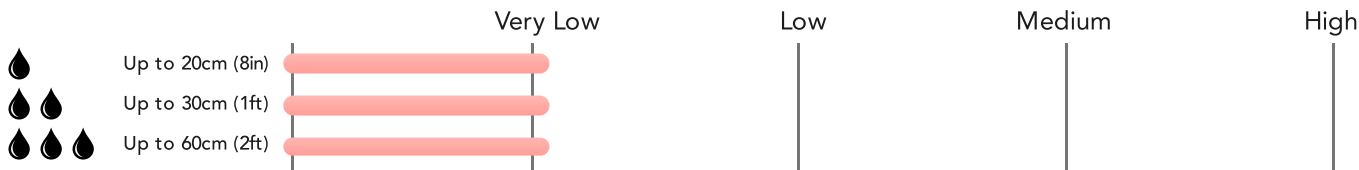


Risk Rating: Very low

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:

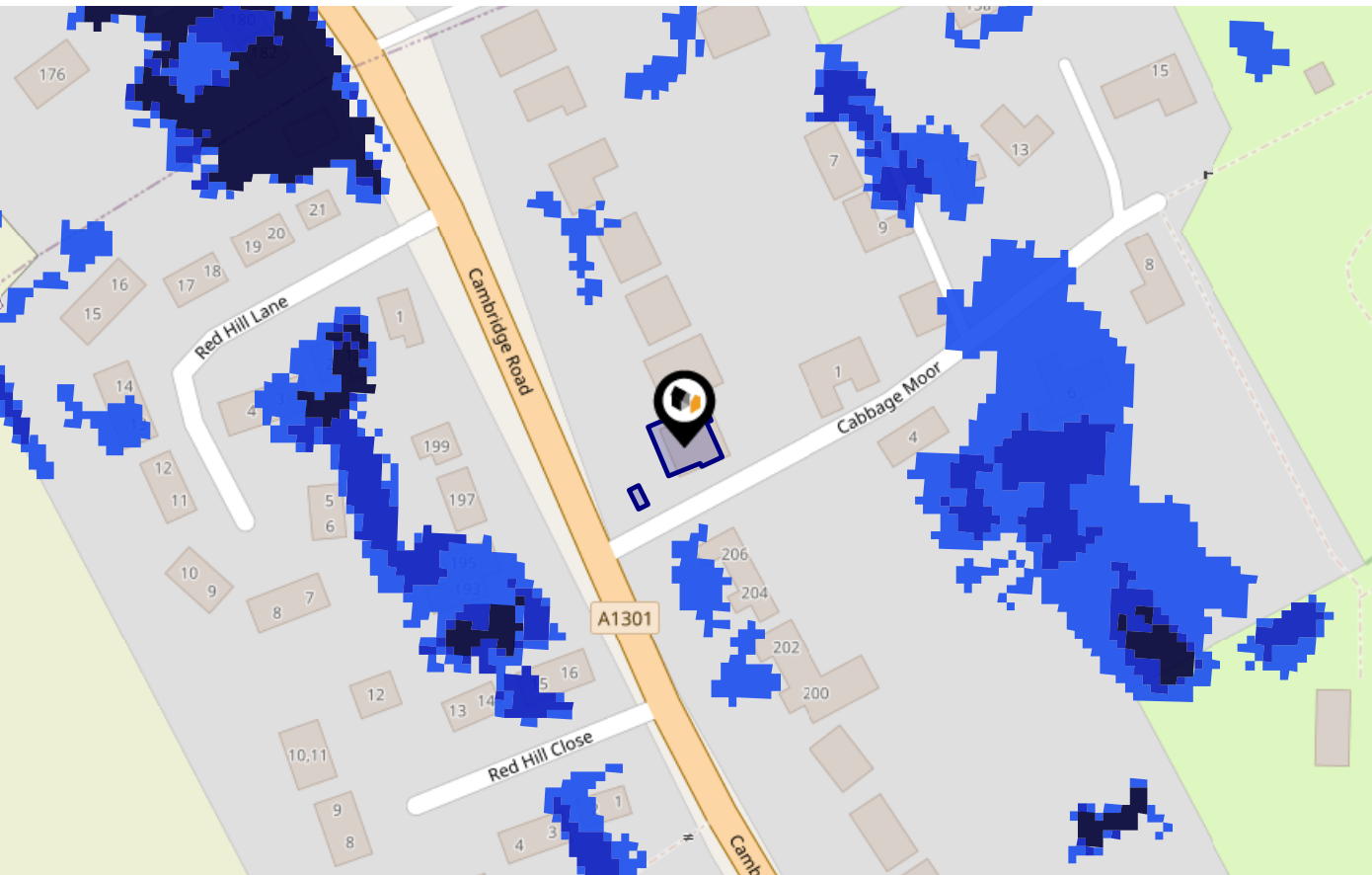


Flood Risk

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.

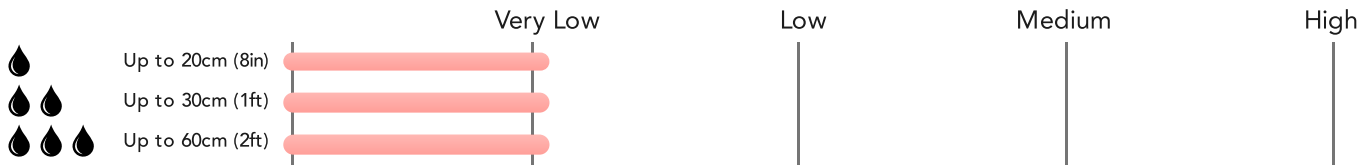


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

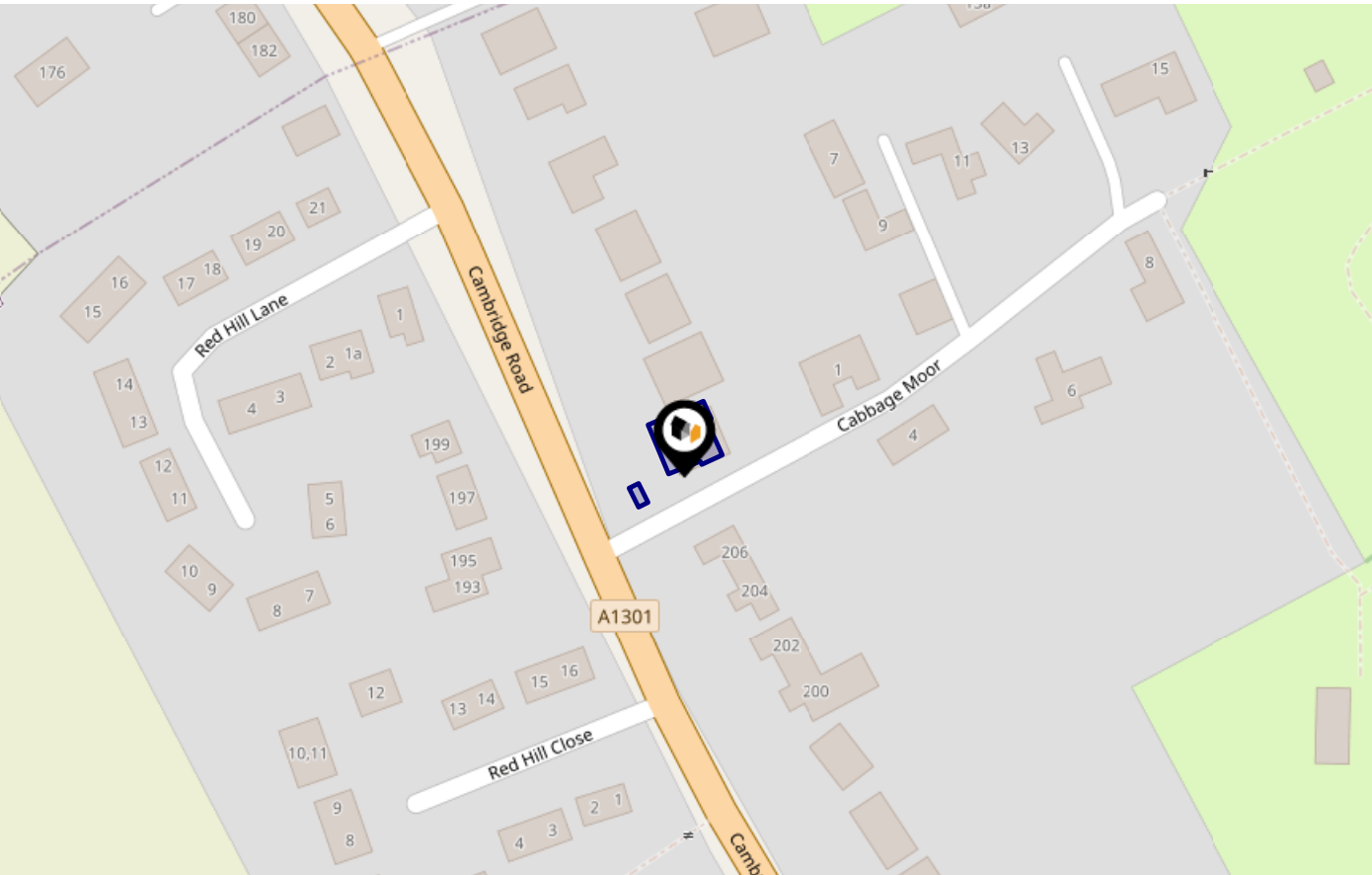


Flood Risk

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.

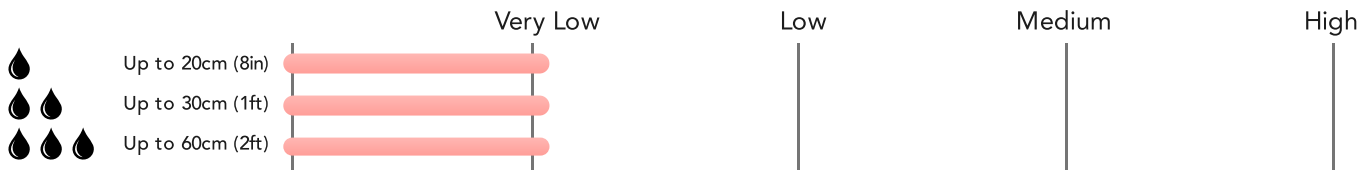


Risk Rating: Very low

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.
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- 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:

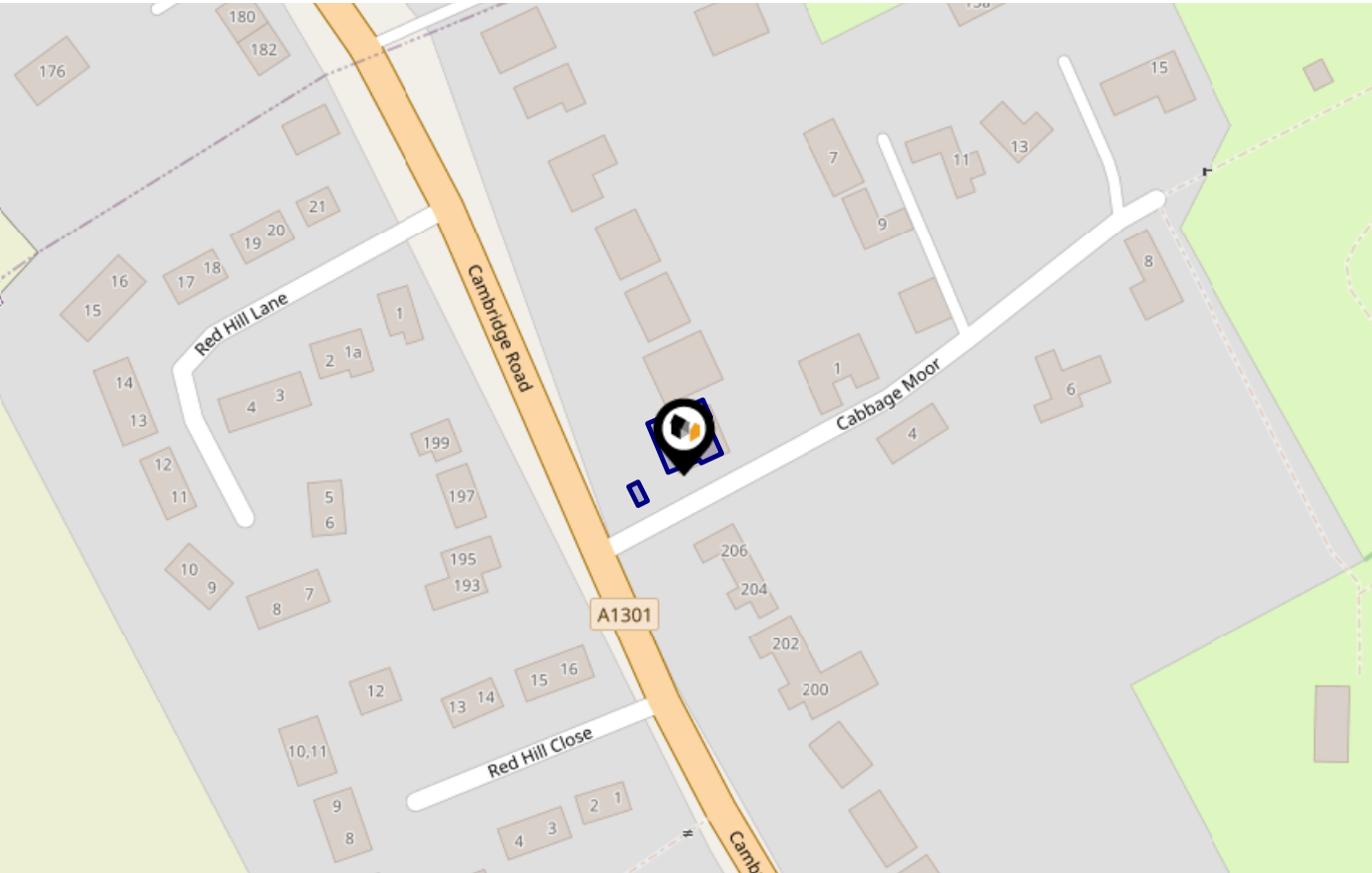


Flood Risk

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.

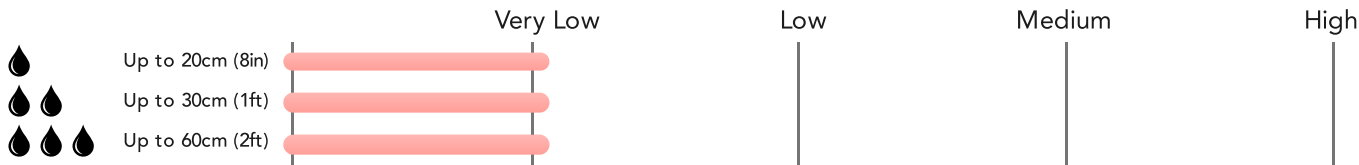


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

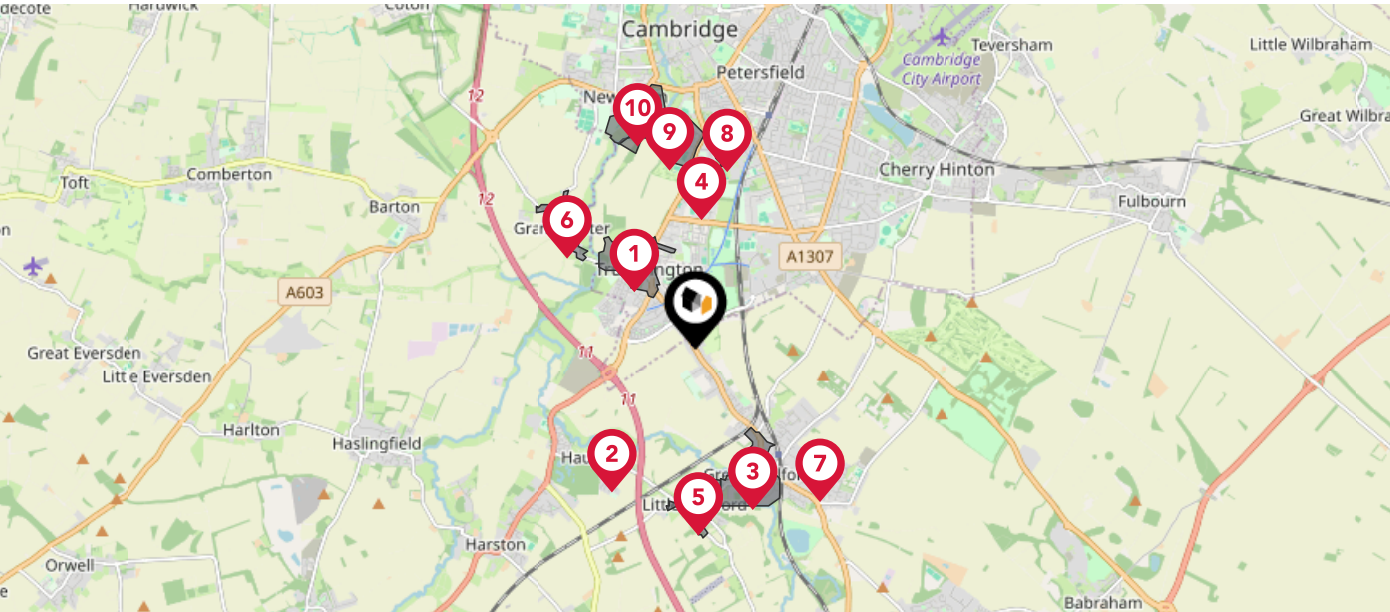


Maps

Conservation Areas

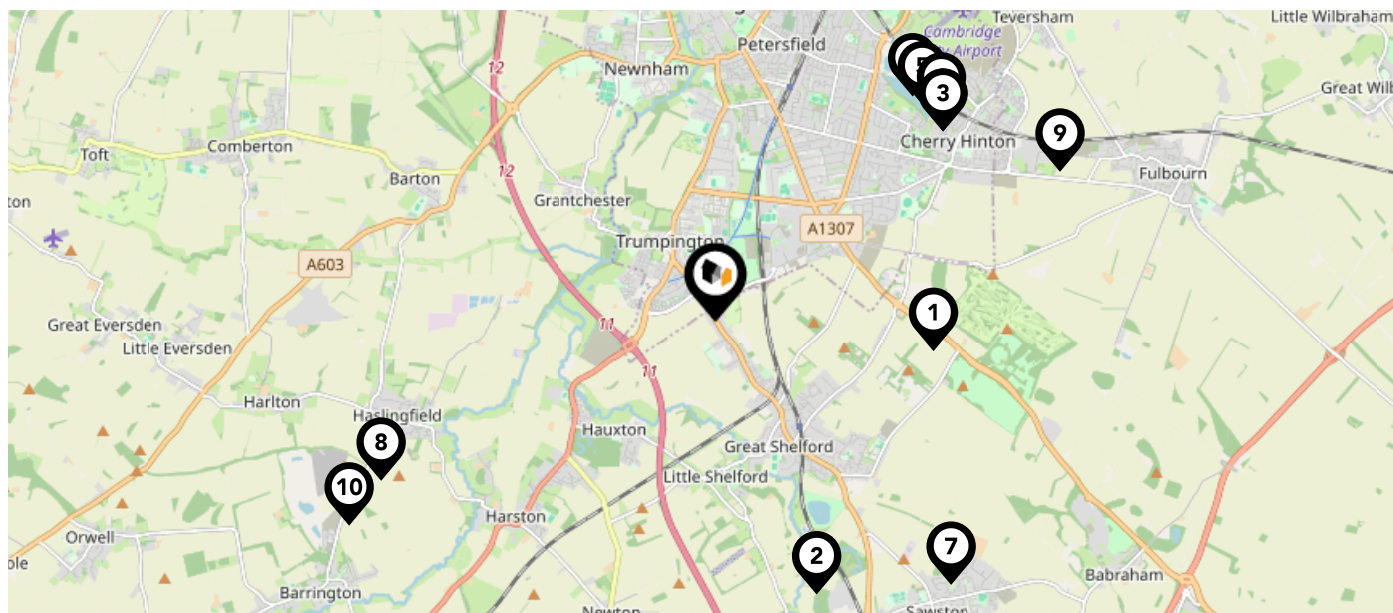


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Trumpington
2	Hauxton
3	Great Shelford
4	Barrow Road
5	Little Shelford
6	Grantchester
7	Stapleford
8	Brooklands Avenue
9	Southacre
10	Newnham Croft

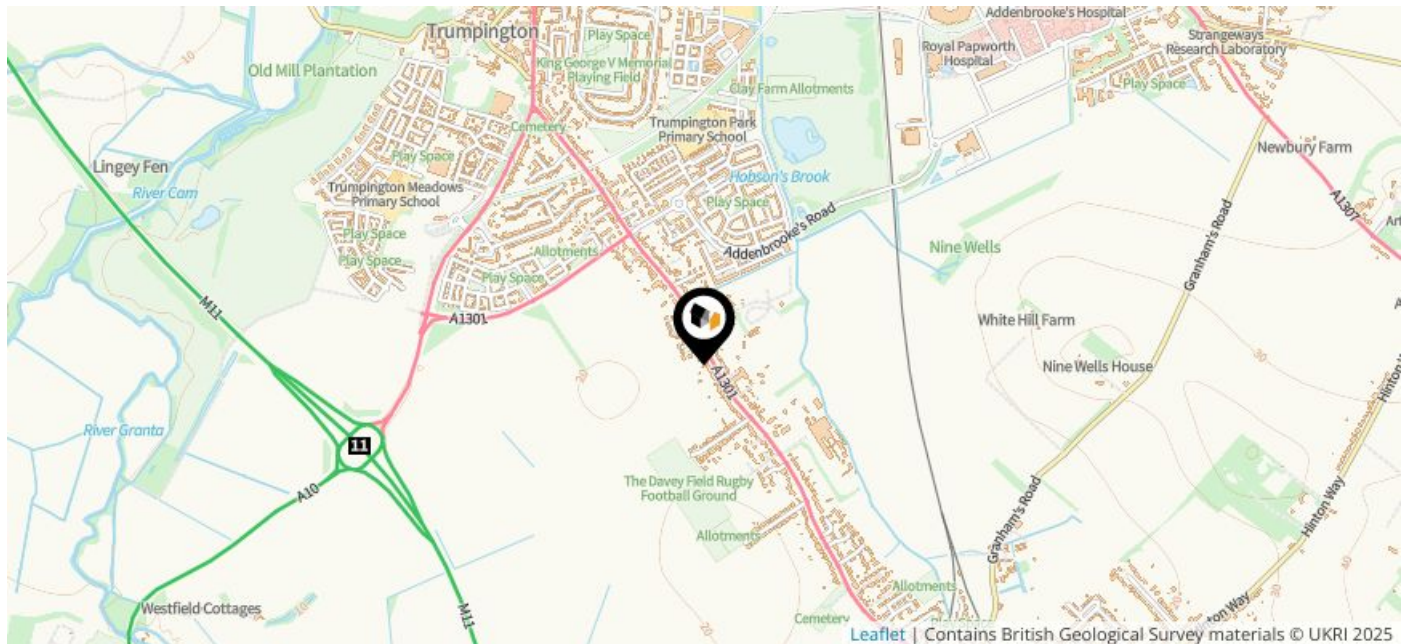
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hill Trees-Stapleford	Historic Landfill	
2	Shelford Tip-Shelford	Historic Landfill	
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
5	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
6	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
7	Sindalls-Sawston	Historic Landfill	
8	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
10	Chapel Hill-Barrington	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



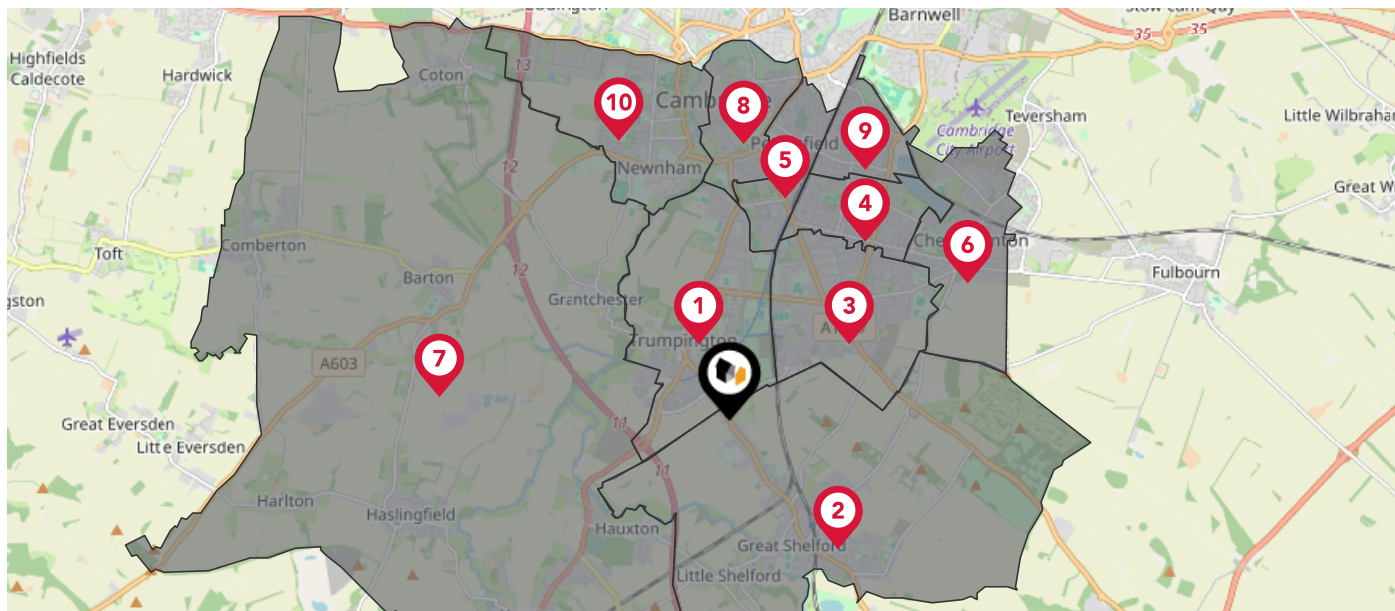
Mine Entry

- ✕ 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



Trumpington Ward



Shelford Ward



Queen Edith's Ward



Coleridge Ward



Petersfield Ward



Cherry Hinton Ward



Harston & Comberton Ward



Market Ward



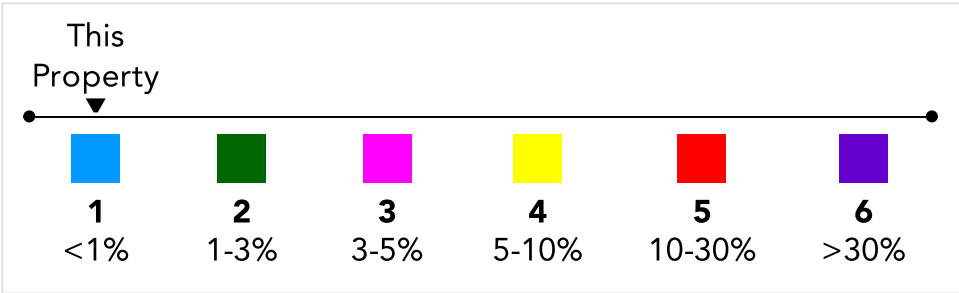
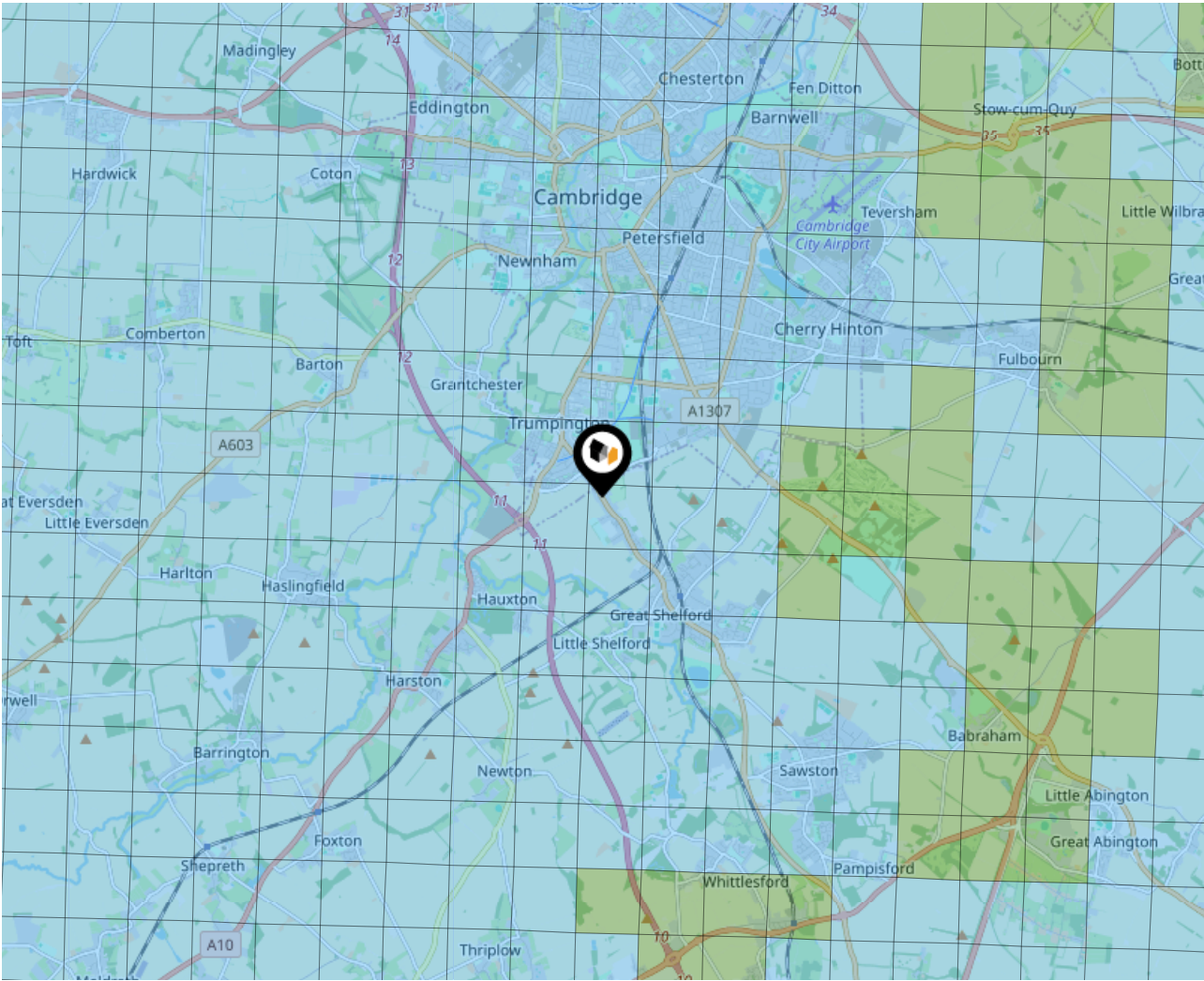
Romsey Ward



Newnham Ward

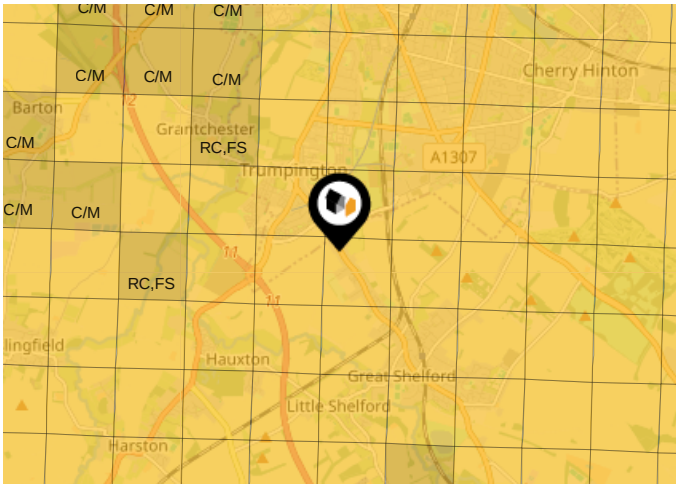
What is Radon?

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)

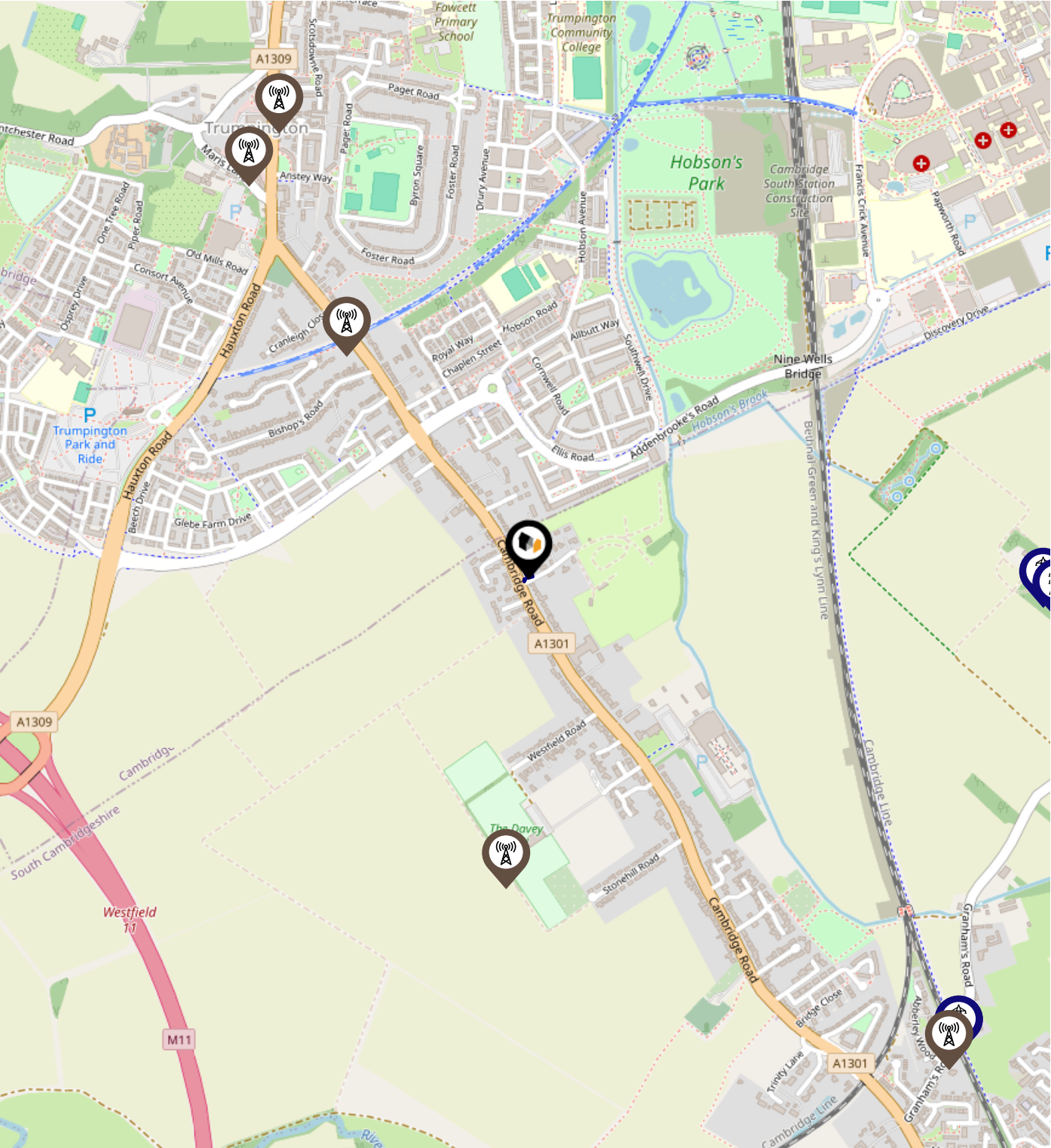
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

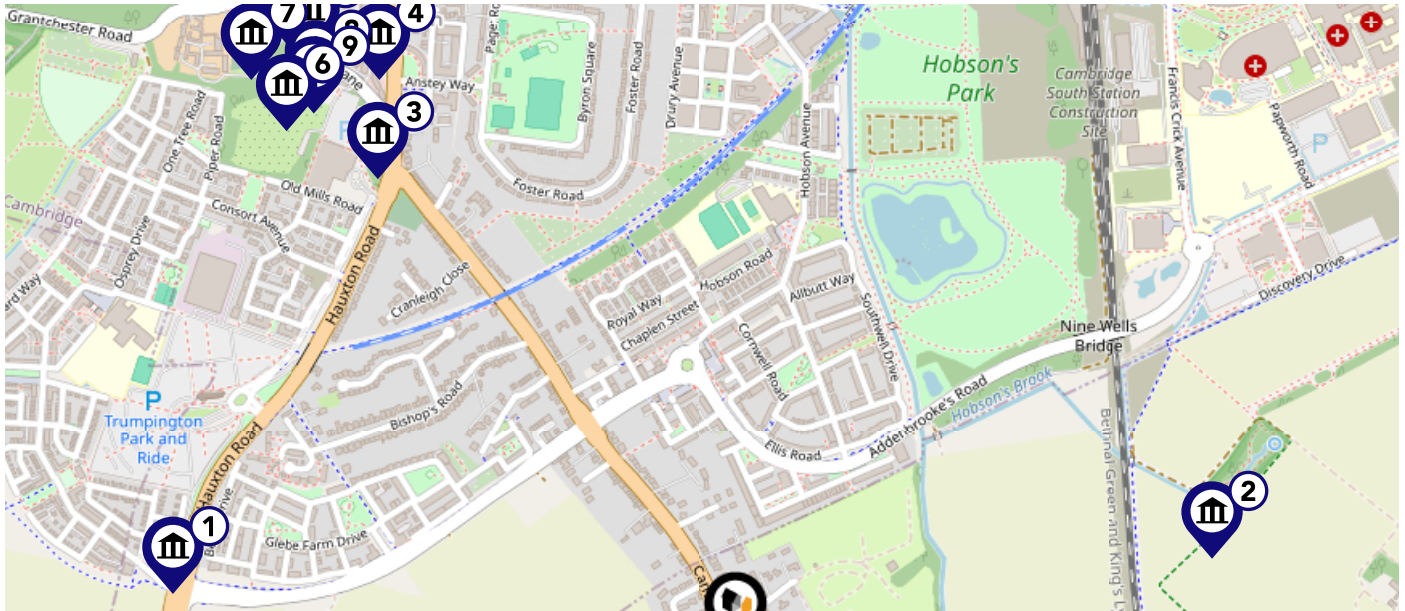
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

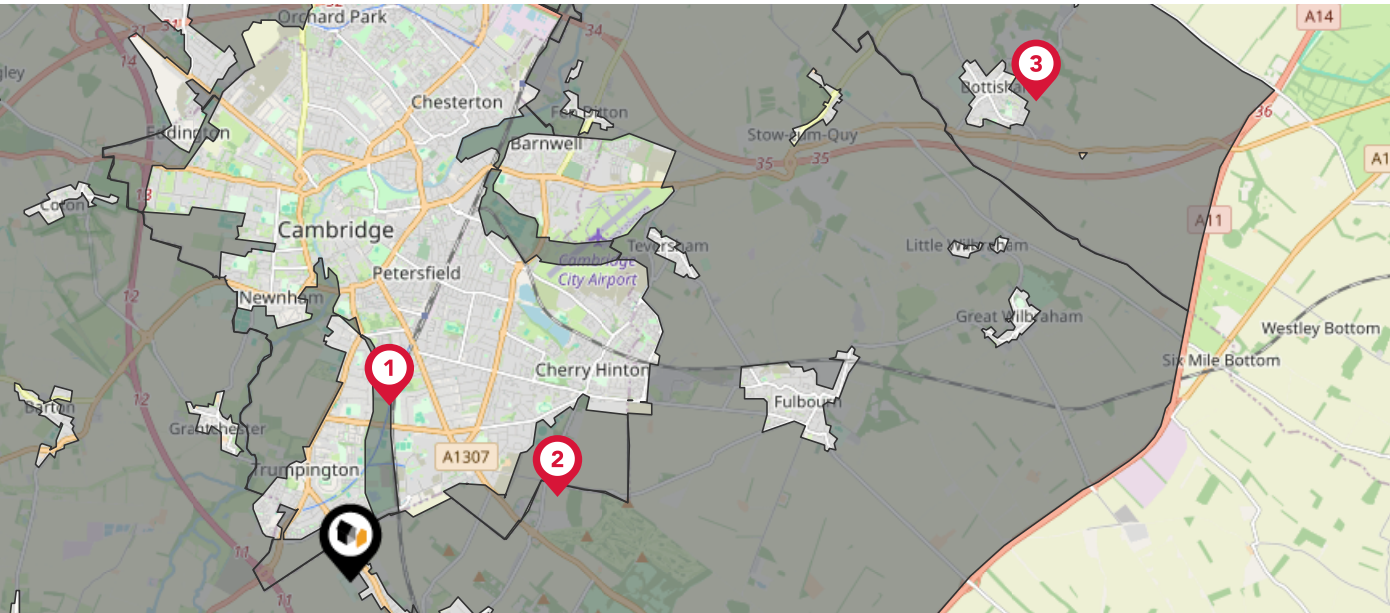


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



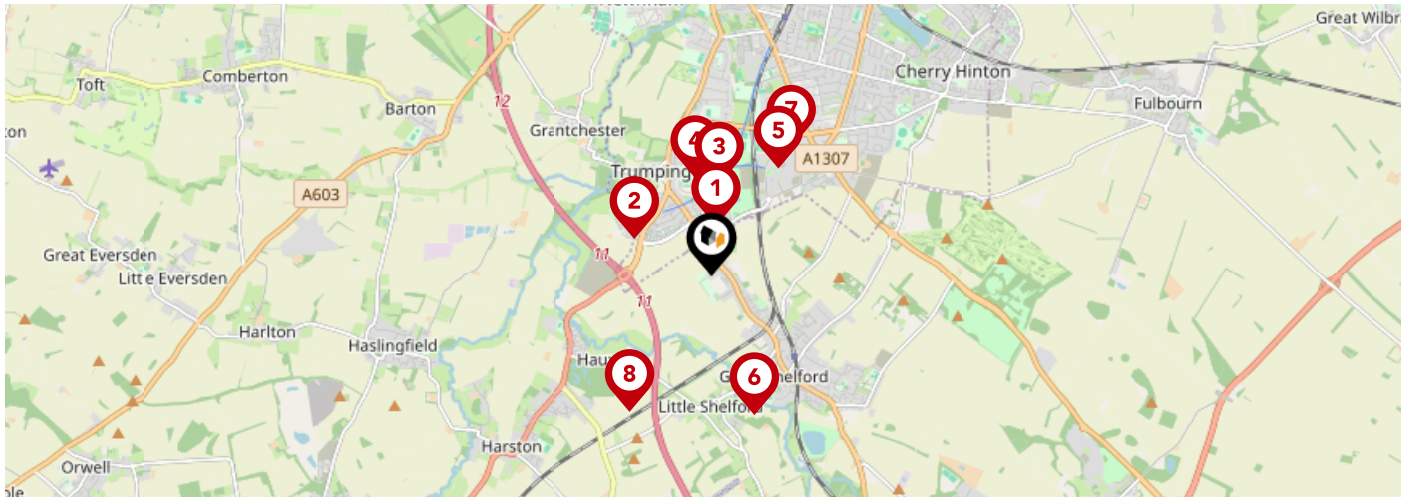
Listed Buildings in the local district		Grade	Distance
	1126190 - Milestone About Half A Mile South Of The Junction With Shelford Road	Grade II	0.6 miles
	1127825 - Nine Wells Monument	Grade II	0.6 miles
	1331850 - 60 And 62, High Street	Grade II	0.7 miles
	1099185 - 52, High Street	Grade II	0.8 miles
	1111864 - The Old House	Grade II	0.8 miles
	1331876 - Anstey Hall	Grade II	0.8 miles
	1331859 - The Vicarage	Grade II	0.8 miles
	1101728 - Maris House	Grade II	0.8 miles
	1478099 - Lodge And Gate Piers At Anstey Hall	Grade II	0.8 miles
	1126241 - The School House	Grade II	0.8 miles

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

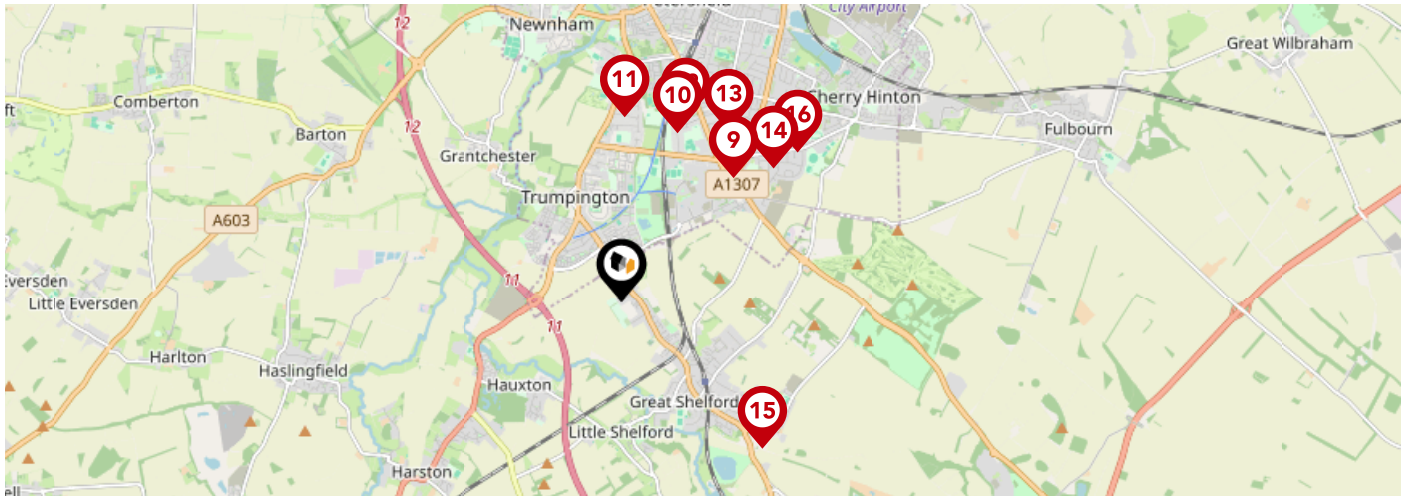


Nearby Green Belt Land

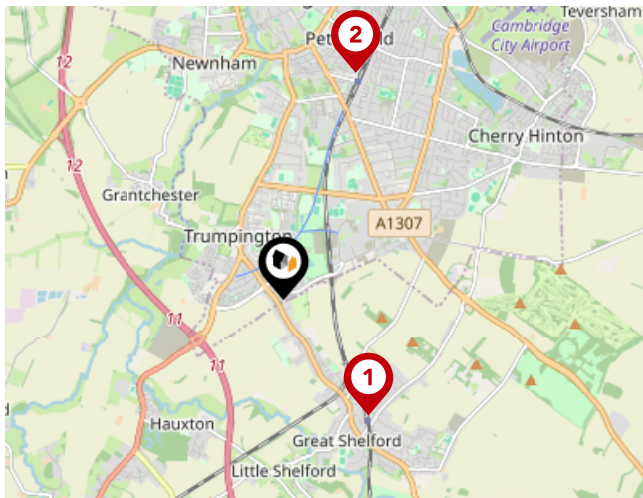
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.46	☐	☒	☐	☐	☐
2	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.77	☐	☒	☐	☐	☐
3	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.83	☐	☐	☒	☐	☐
4	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.9	☐	☒	☐	☐	☐
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.16	☐	☐	☒	☐	☐
6	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.33	☐	☒	☐	☐	☐
7	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.37	☐	☐	☒	☐	☐
8	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.44	☐	☒	☐	☐	☐

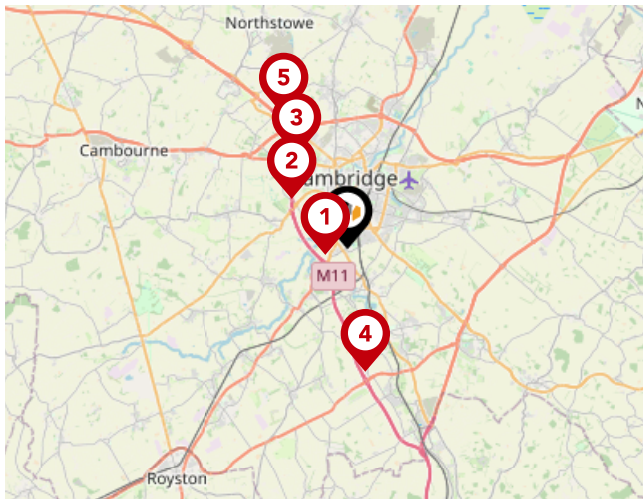


		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.52	☒	☐	☐	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.61	☐	☐	☒	☐	☐
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.68	☐	☐	☒	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.75	☐	☐	☒	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.83	☐	☒	☐	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:1.83	☐	☒	☐	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.86	☐	☒	☐	☐	☐
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.11	☐	☒	☐	☐	☐



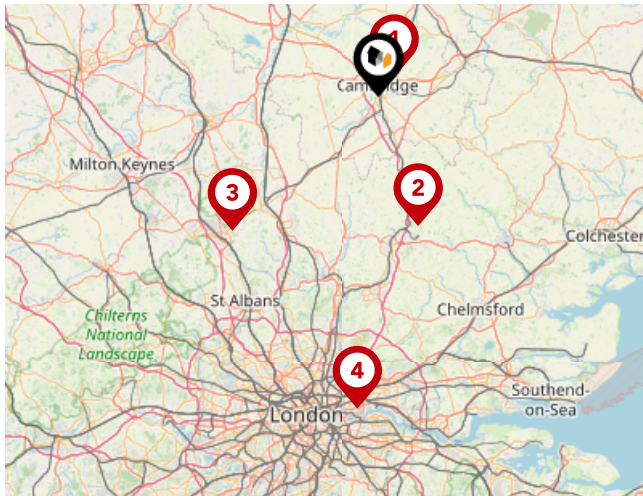
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	1.3 miles
2	Cambridge Rail Station	2.18 miles
3	Foxton Rail Station	4.17 miles



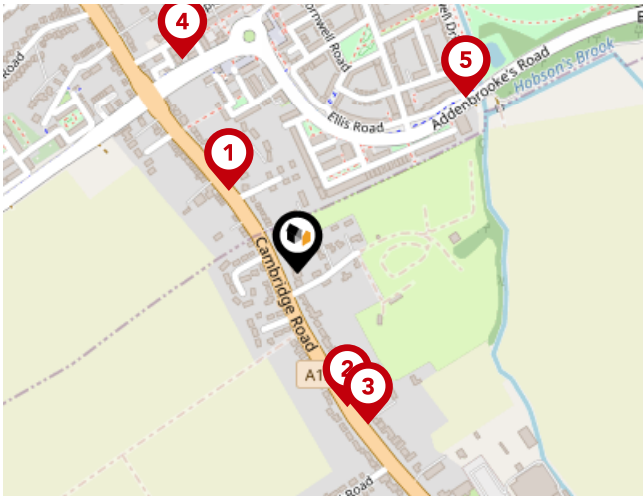
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.83 miles
2	M11 J12	2.67 miles
3	M11 J13	3.81 miles
4	M11 J10	4.59 miles
5	M11 J14	5.32 miles



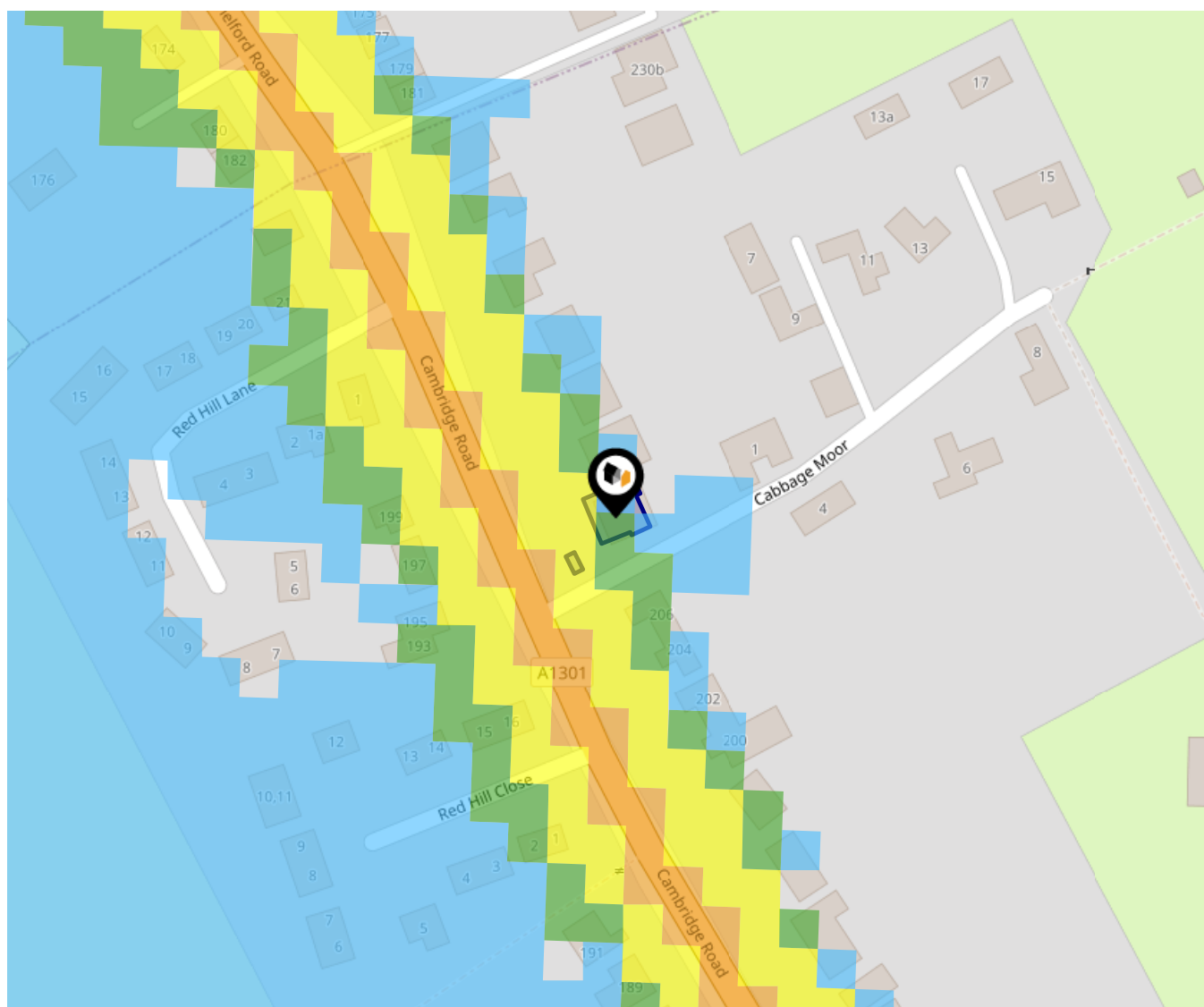
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.65 miles
2	Stansted Airport	19.83 miles
3	Luton Airport	28.96 miles
4	Silvertown	45.82 miles



Bus Stops/Stations

Pin	Name	Distance
1	Reed Close	0.12 miles
2	Westfield Road	0.16 miles
3	Westfield Road	0.19 miles
4	Hobson Avenue	0.28 miles
5	Whittle Avenue	0.28 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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