

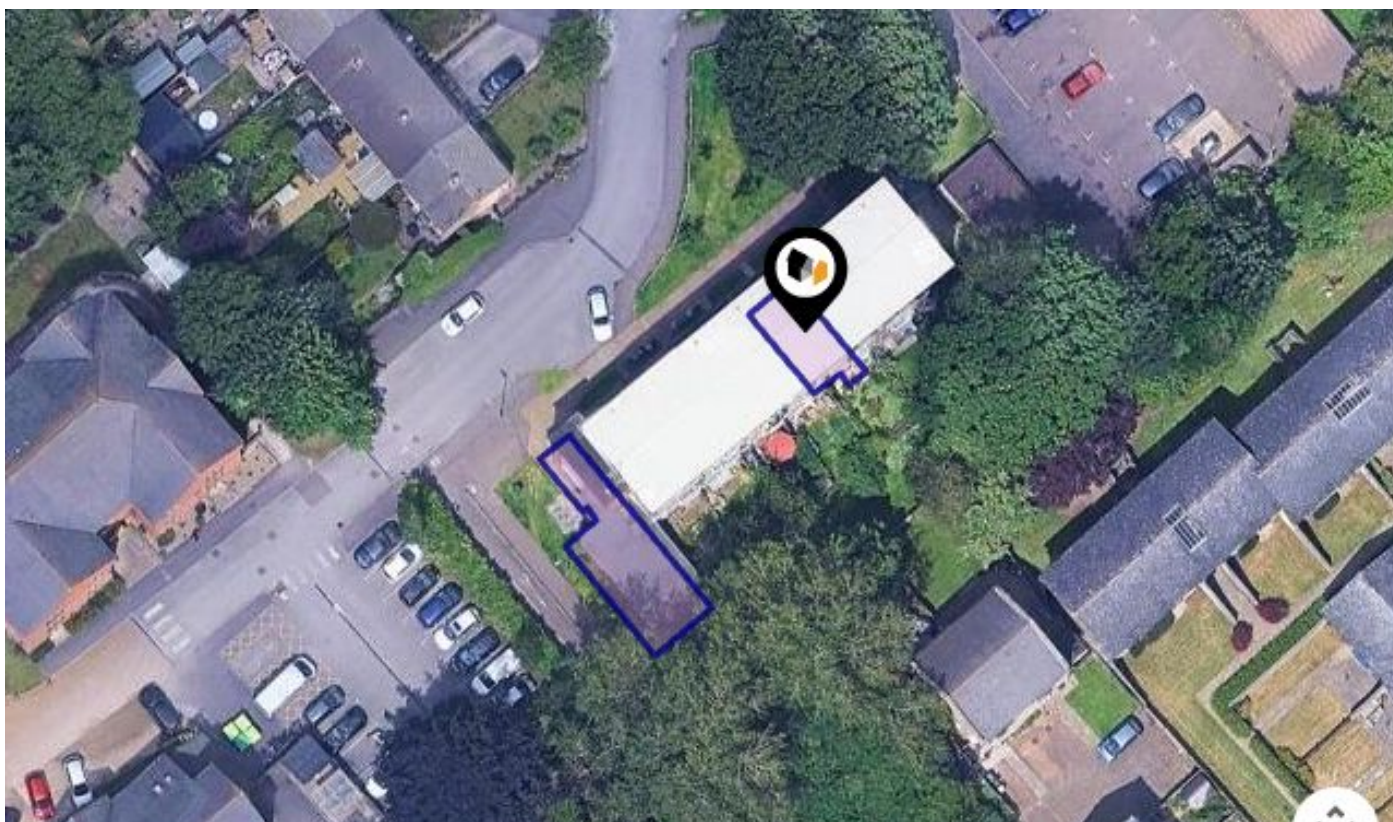


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 20<sup>th</sup> August 2025**



**HAWKINS ROAD, CAMBRIDGE, CB4**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

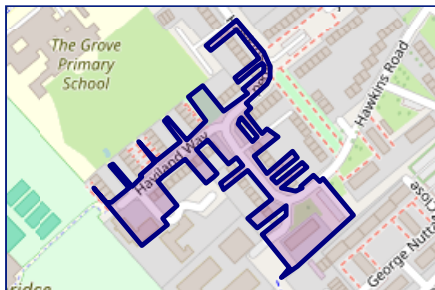
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

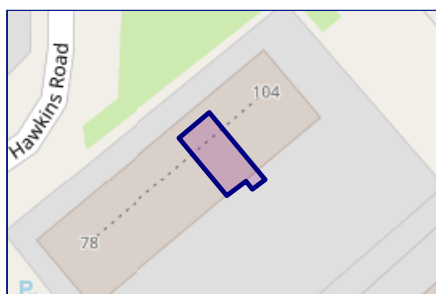


## Freehold Title Plan



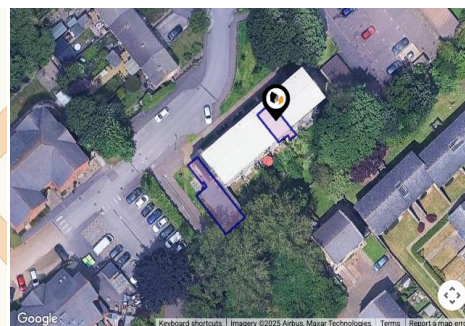
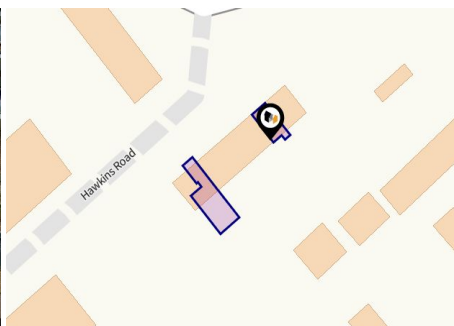
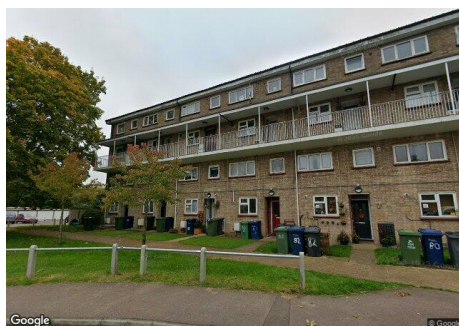
**CB46718**

## Leasehold Title Plan



**CB376131**

Start Date:	16/12/2012
End Date:	10/11/2110
Lease Term:	From 17 December 2012 to 10 November 2110
Term Remaining:	85 years



## Property

<b>Type:</b>	Flat / Maisonette
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	710 ft <sup>2</sup> / 66 m <sup>2</sup>
<b>Plot Area:</b>	0.03 acres
<b>Year Built :</b>	1950-1966
<b>Council Tax :</b>	Band B
<b>Annual Estimate:</b>	£1,832
<b>Title Number:</b>	CB376131

<b>Tenure:</b>	Leasehold
<b>Start Date:</b>	16/12/2012
<b>End Date:</b>	10/11/2110
<b>Lease Term:</b>	From 17 December 2012 to 10 November 2110
<b>Term Remaining:</b>	85 years

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**22**  
mb/s



**80**  
mb/s



**1000**  
mb/s

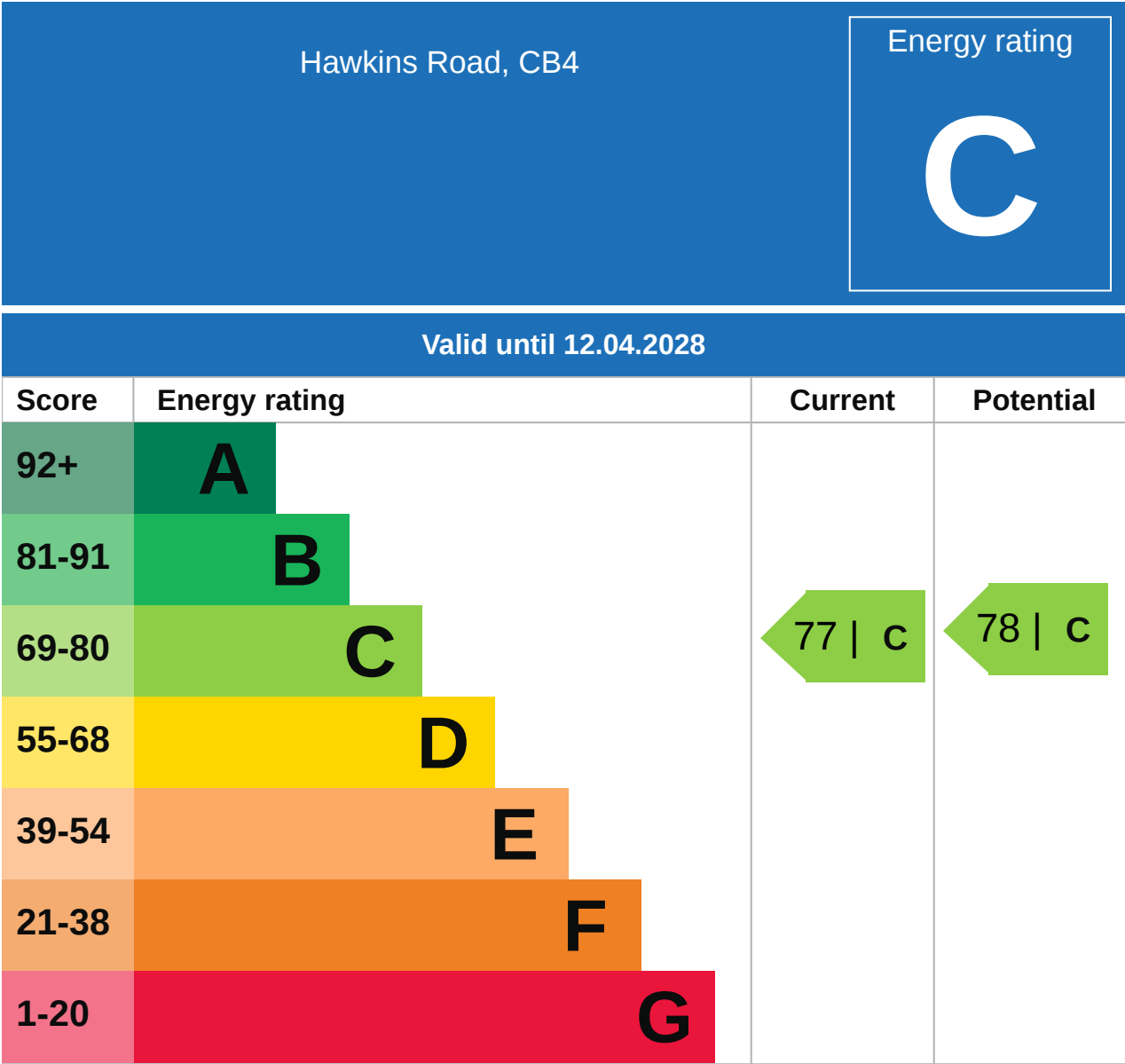


### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





## Additional EPC Data

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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 33% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	66 m <sup>2</sup>

## Property Lease Information

Lease Start Date: OriginalLease Term Remaining: 85 yearsGround Rent: £10 per annumEstimated Service Charge (2025–2026): £651 per annum, paid monthly.

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Water Supply

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Cambridge Water

## Drainage

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Anglian Water



### Cooke Curtis & Co

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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.

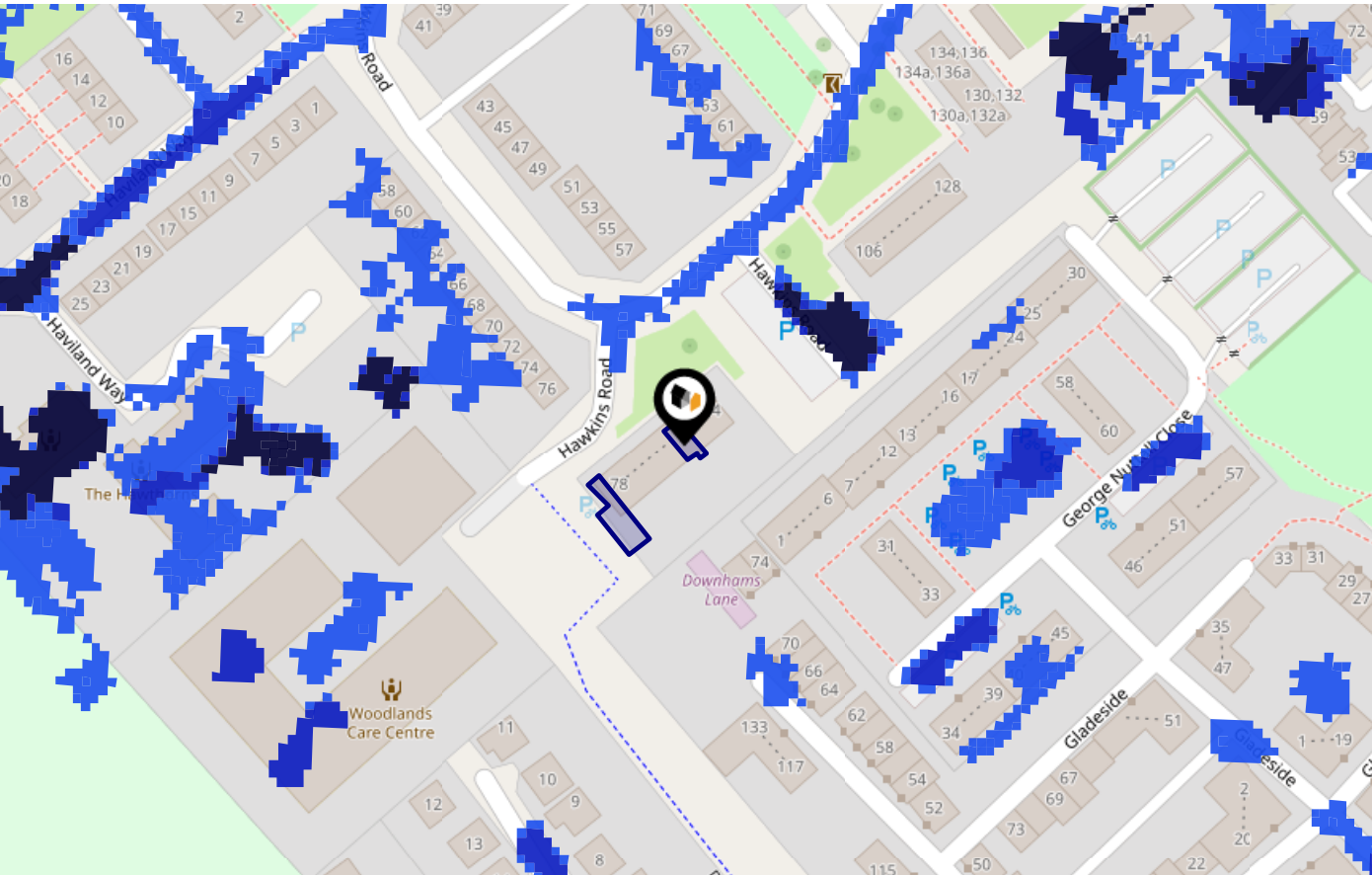


# Flood Risk

## 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:

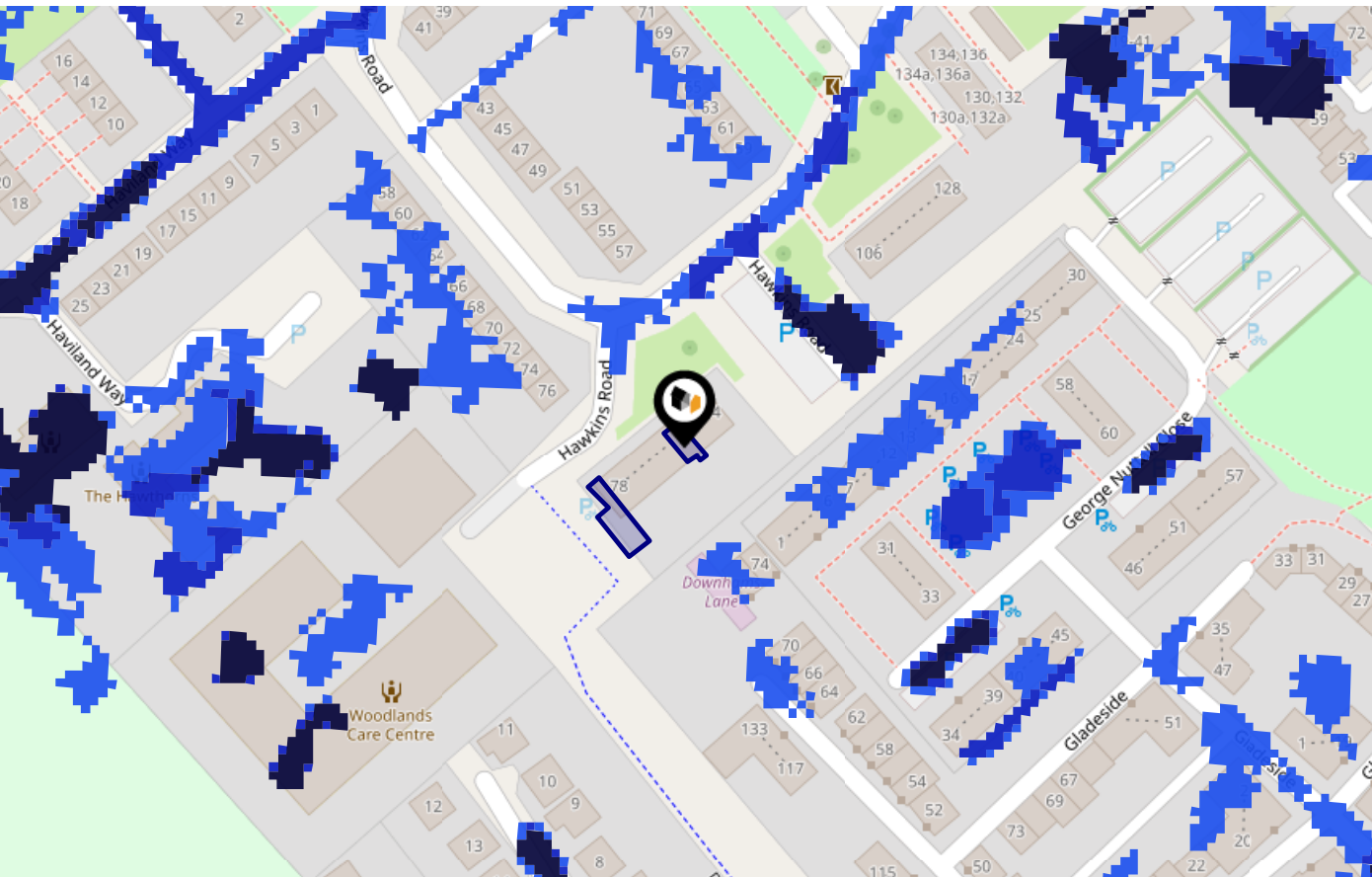


# Flood Risk

## 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.

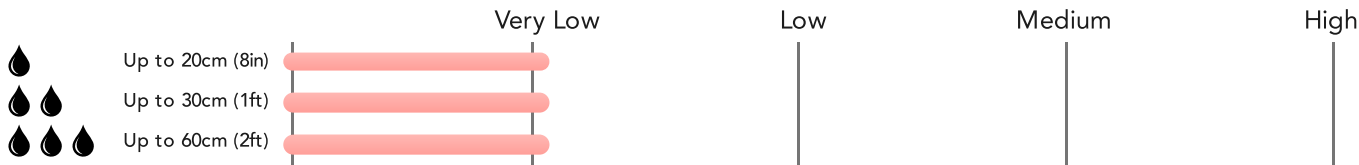


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

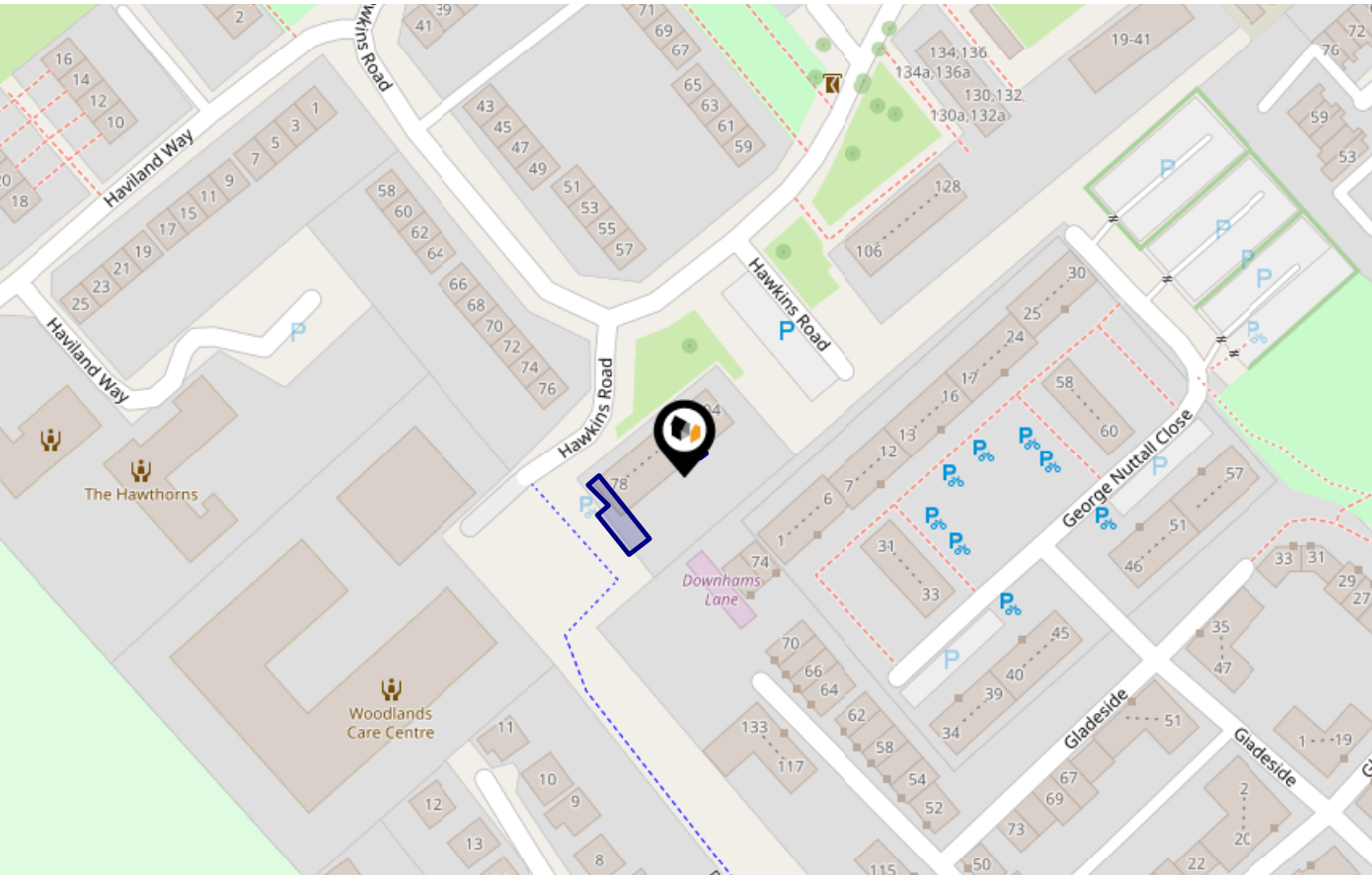


# Flood Risk

## 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.
- 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:



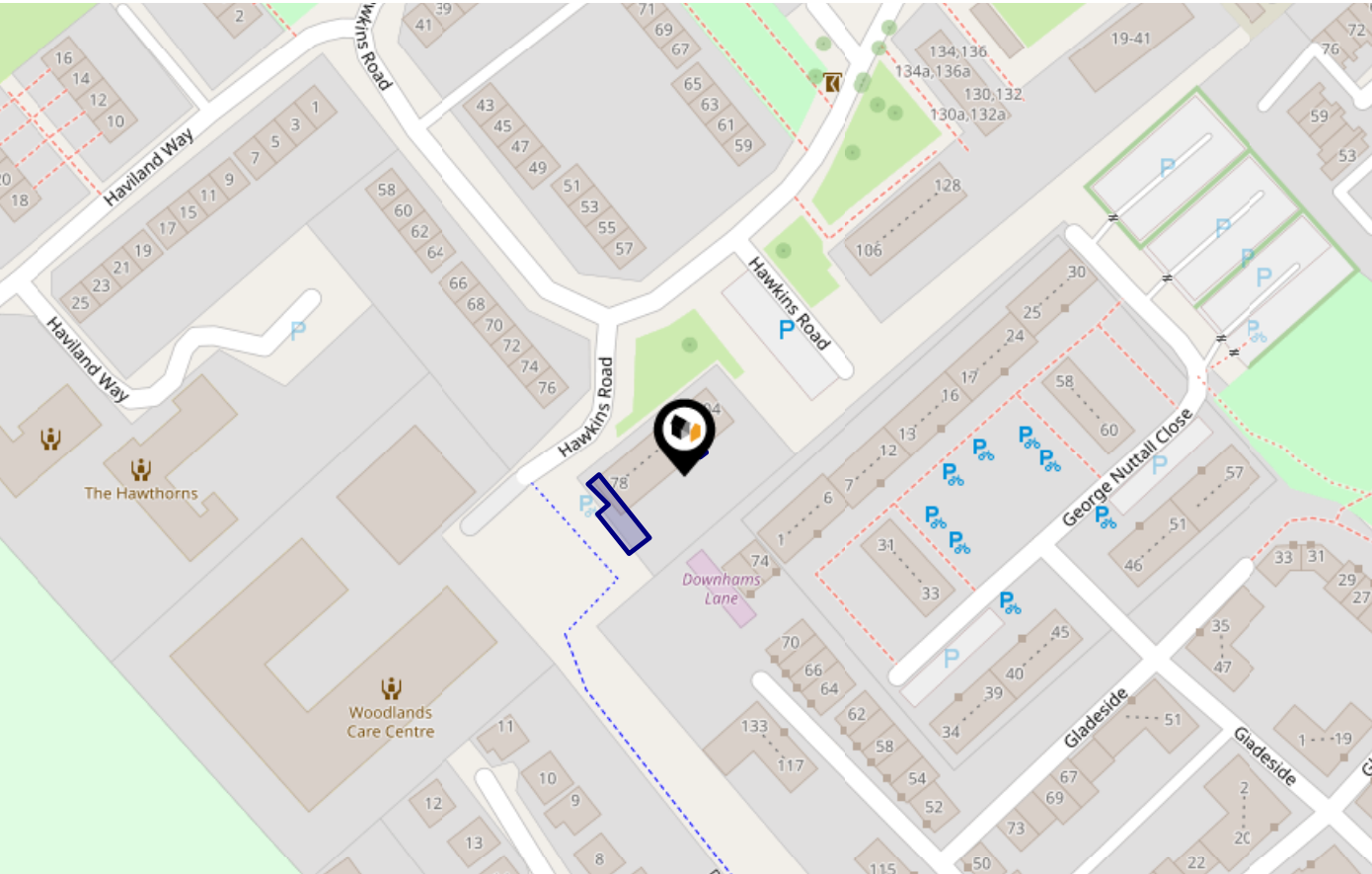


# Flood Risk

## 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.

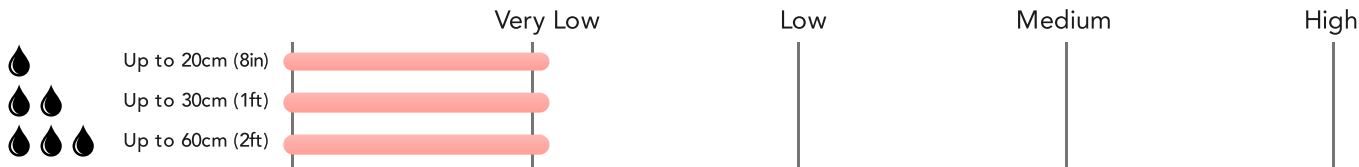


Risk Rating: Very low

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

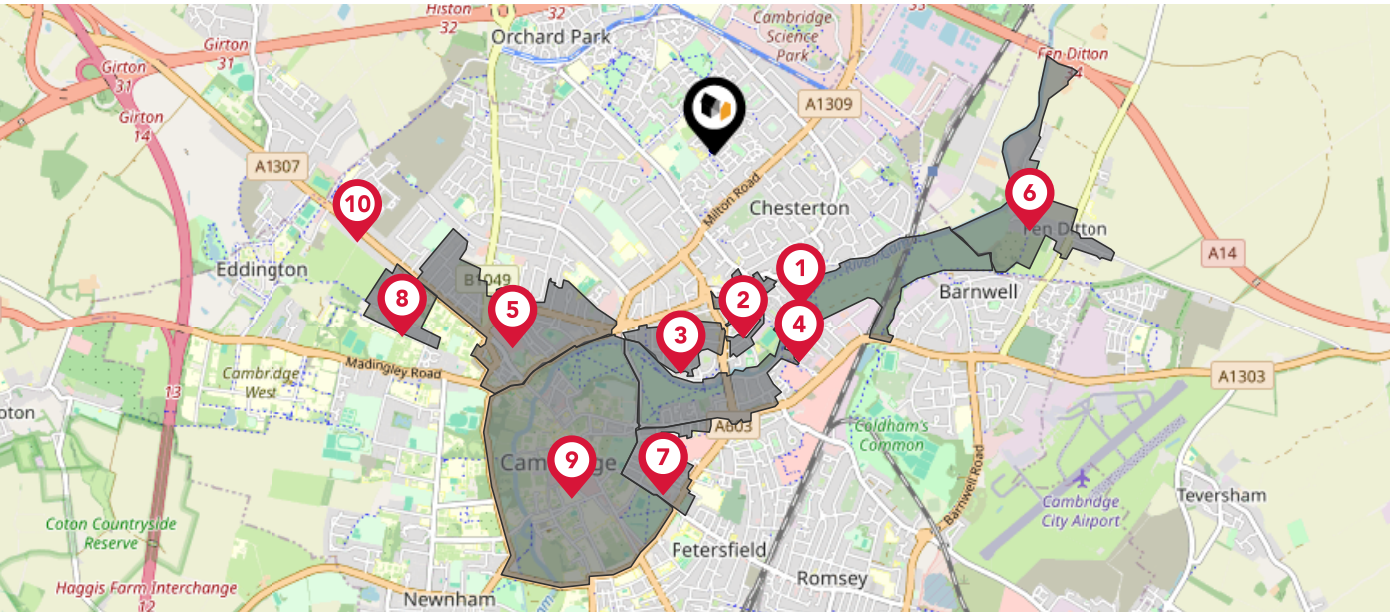


# Maps

## 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	Ferry Lane
2	Chesterton
3	De Freville
4	Riverside and Stourbridge Common
5	Castle and Victoria Road
6	Fen Ditton
7	The Kite
8	Storey's Way
9	Central
10	Howes Place

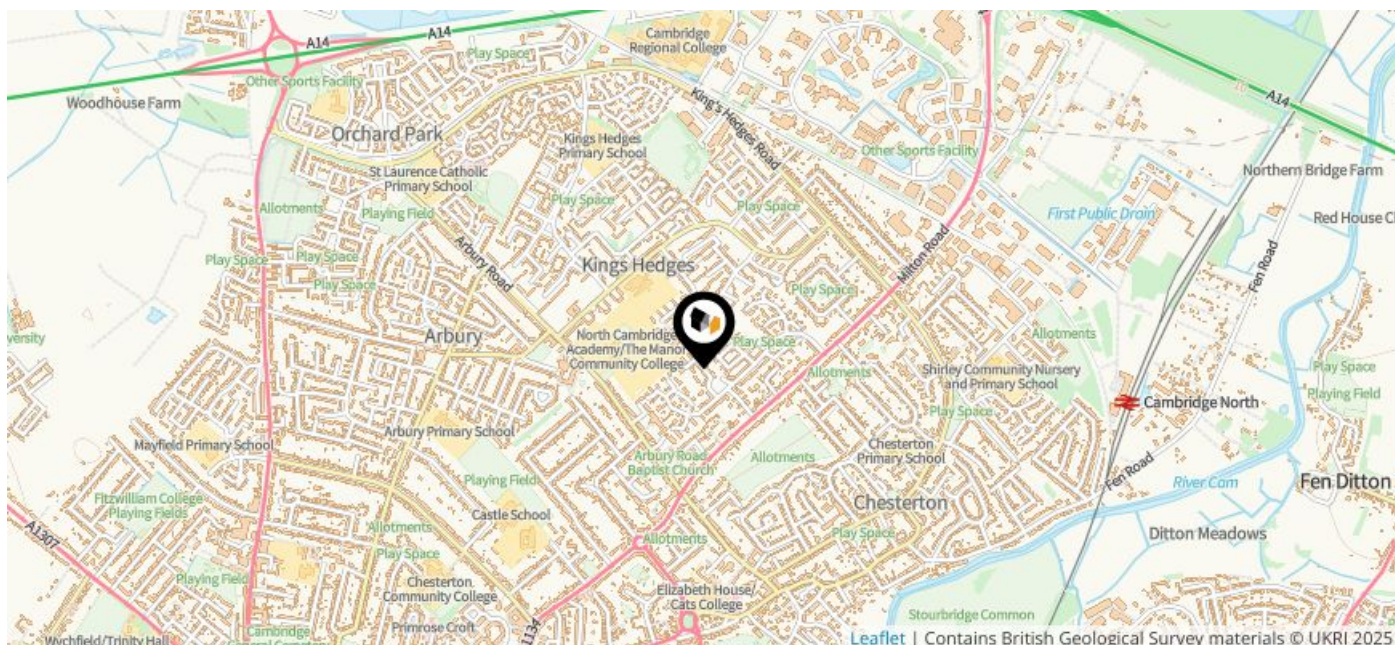
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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



This map displays nearby coal mine entrances and their classifications.



## Mine Entry

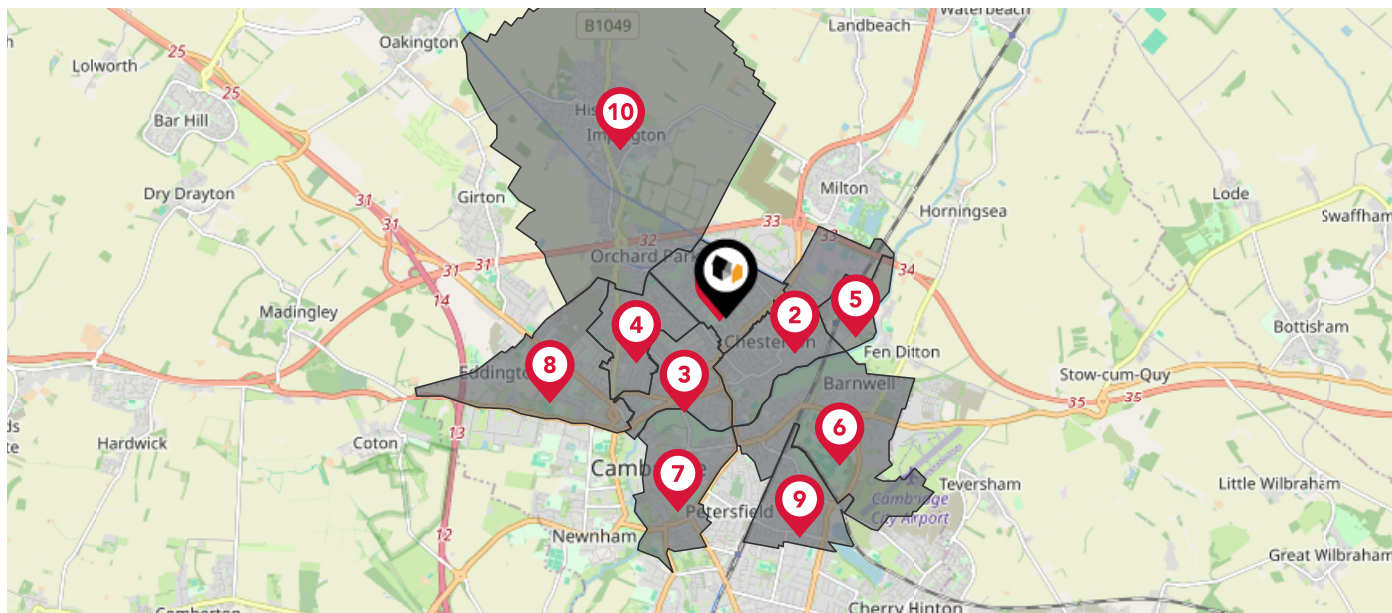
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

1

King's Hedges Ward

2

East Chesterton Ward

3

West Chesterton Ward

4

Arbury Ward

5

Milton & Waterbeach Ward

6

Abbey Ward

7

Market Ward

8

Castle Ward

9

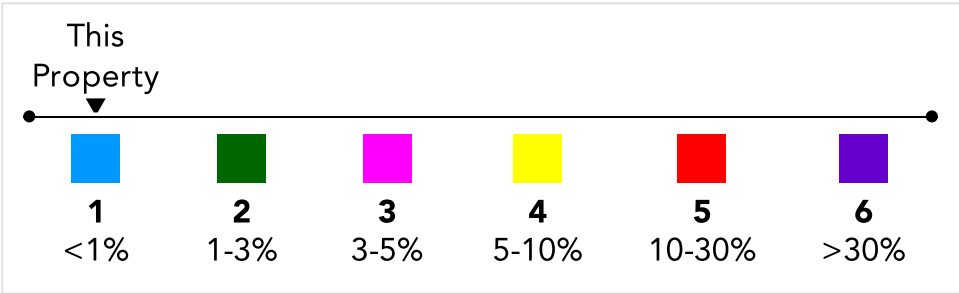
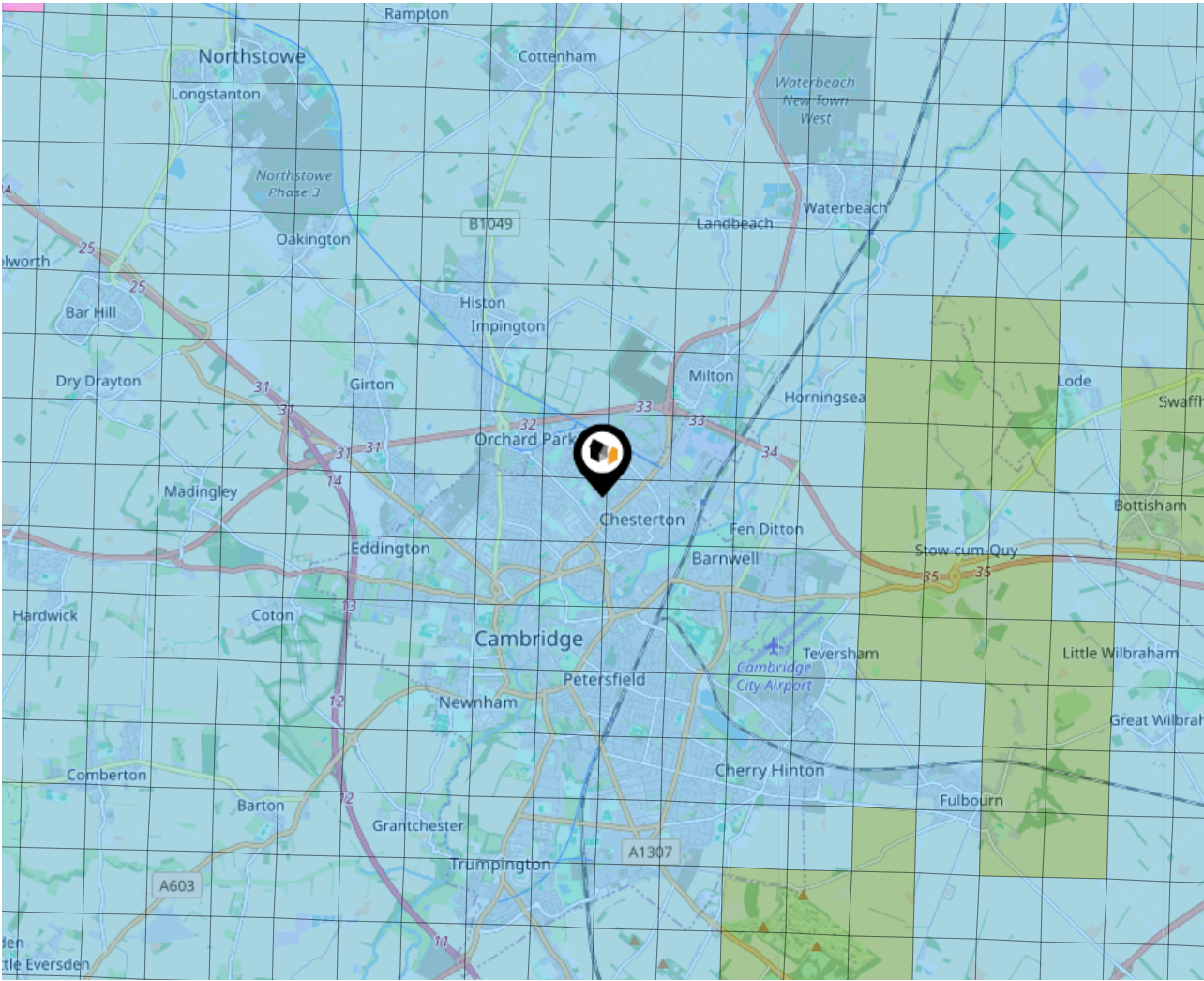
Romsey Ward

10

Histon & Impington Ward

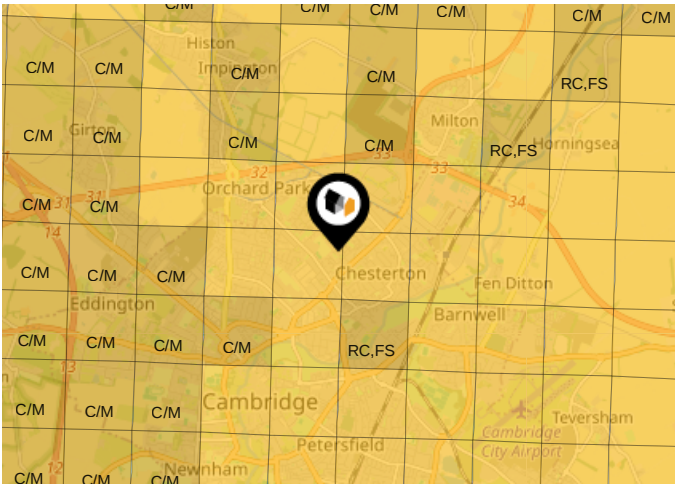
### What is Radon?

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)

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

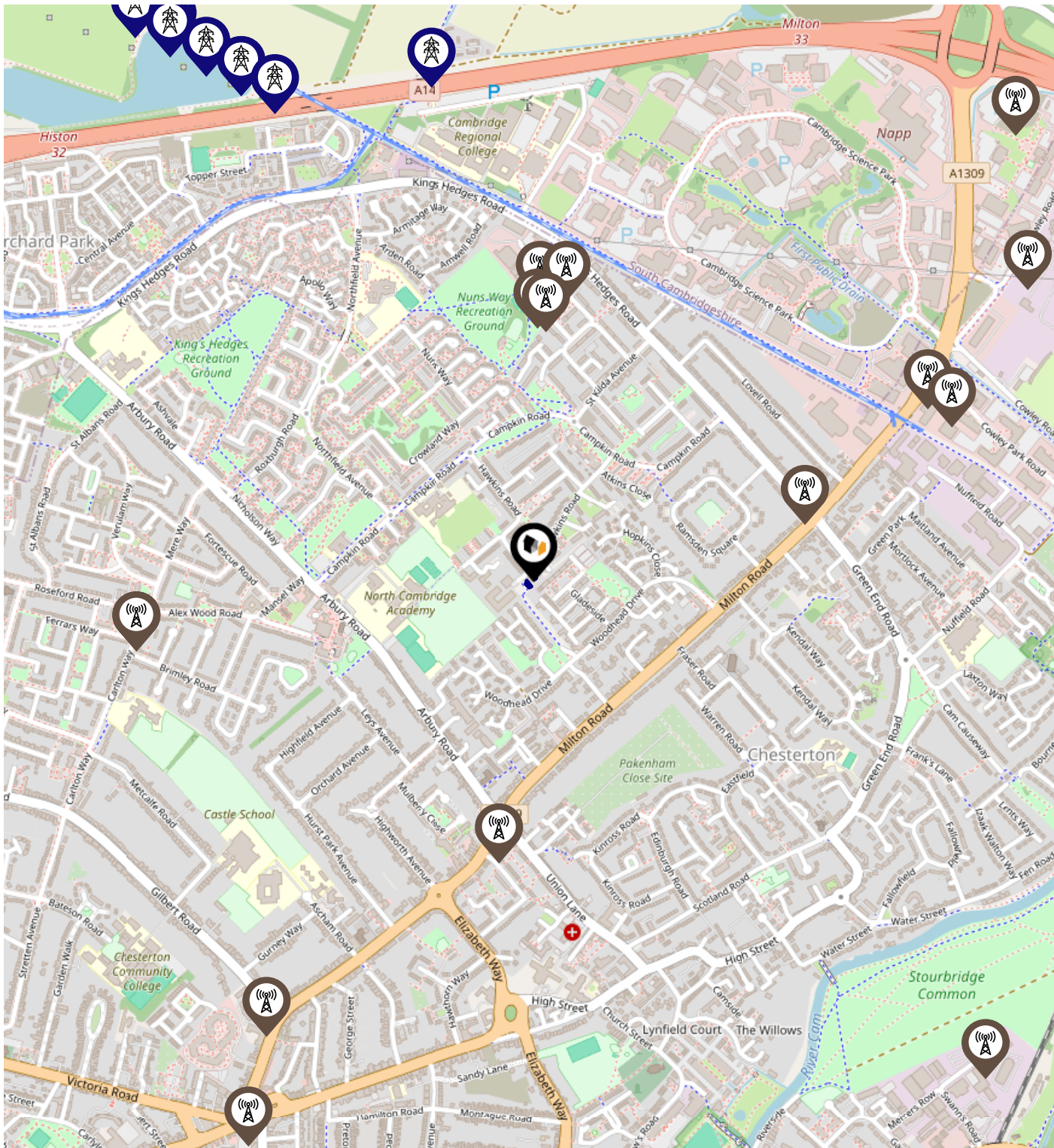


## Primary Classifications (Most Common Clay Types)



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



# Local Area Masts & Pylons



## Key:

-  Power Pylons
-  Communication Masts

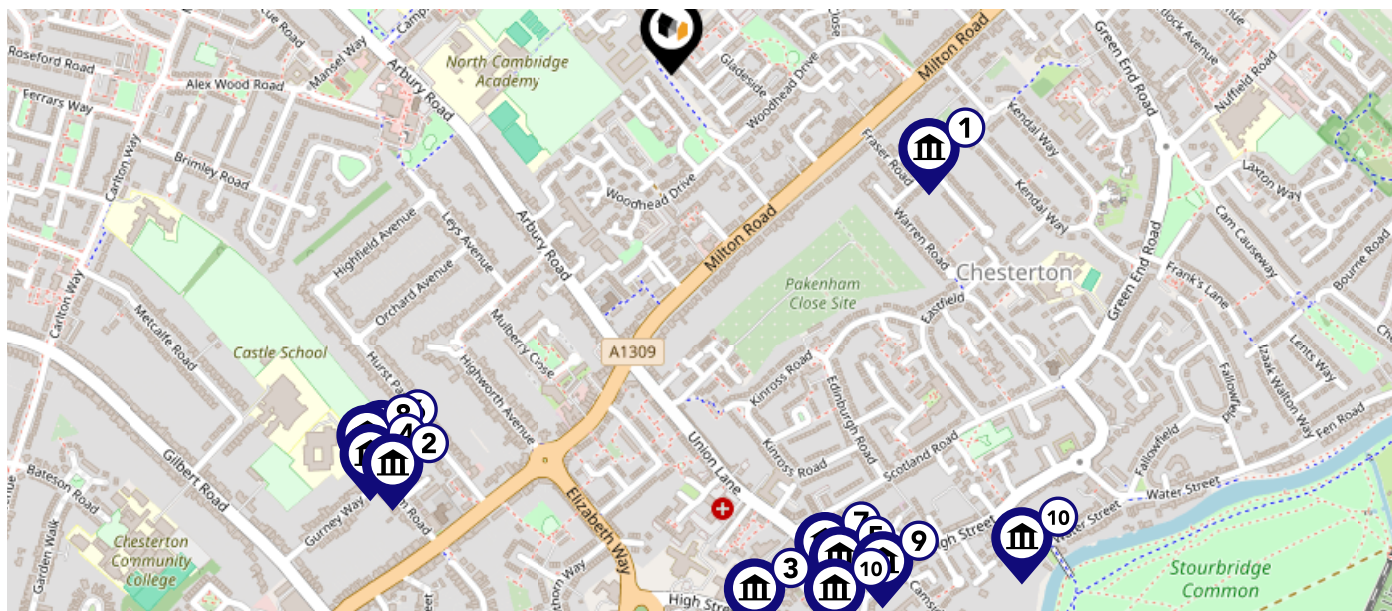


# Maps

## Listed Buildings

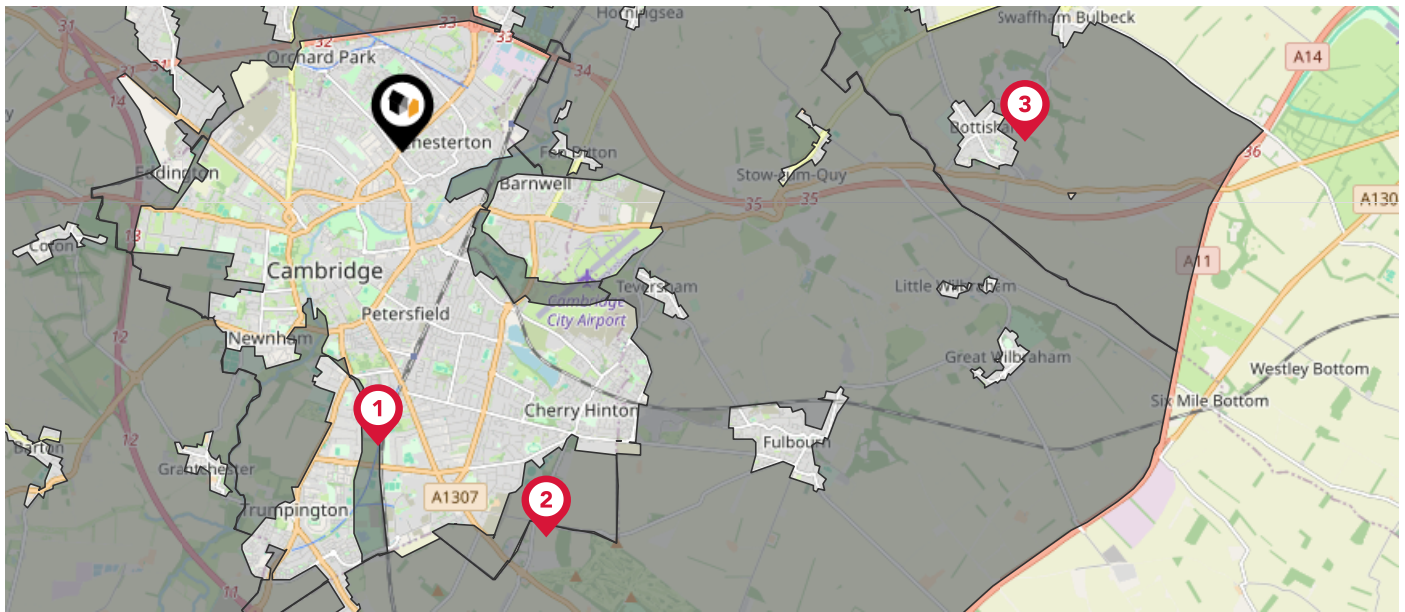


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1245573 - Church Of St George	Grade II	0.3 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.6 miles
	1126192 - 25 And 27, High Street	Grade II	0.6 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.6 miles
	1126236 - 1, Chapel Street	Grade II	0.6 miles
	1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.6 miles
	1331847 - 81, High Street	Grade II	0.6 miles
	1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.6 miles
	1126210 - 22, Church Street	Grade II	0.6 miles
	1331829 - Chesterton Tower	Grade I	0.7 miles
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.7 miles

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



### Nearby Green Belt Land



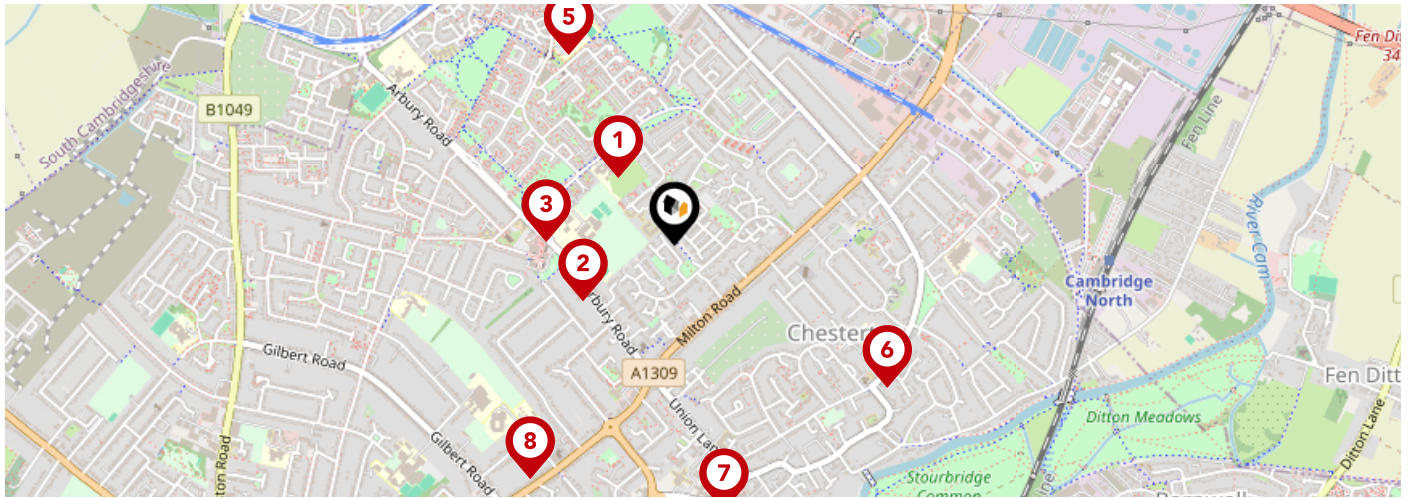
Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - Cambridge

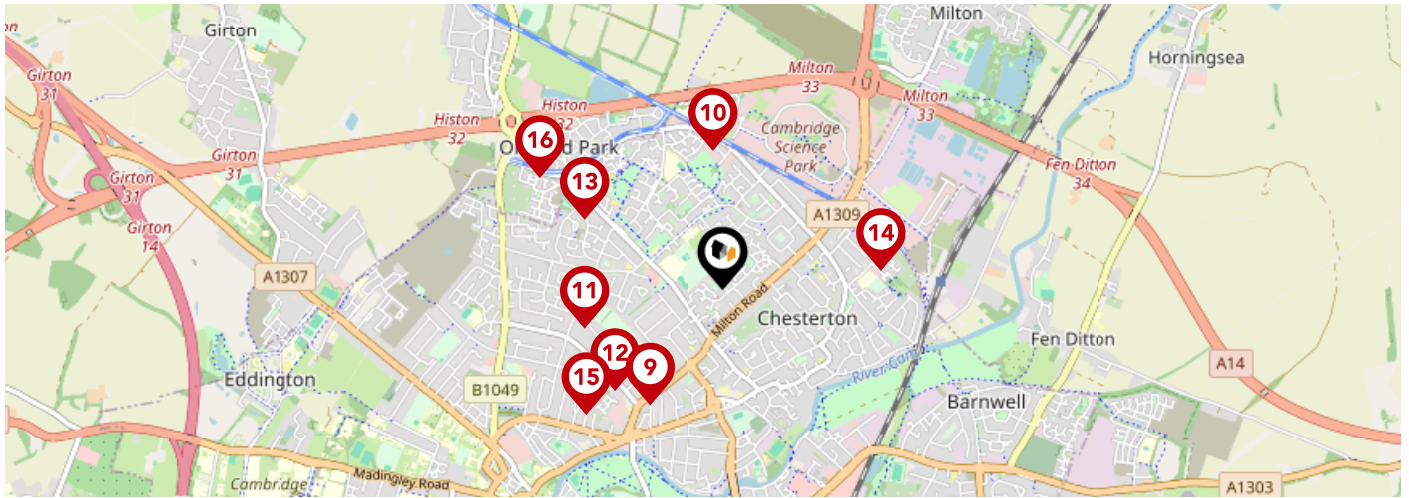










Cambridge Green Belt - East Cambridgeshire



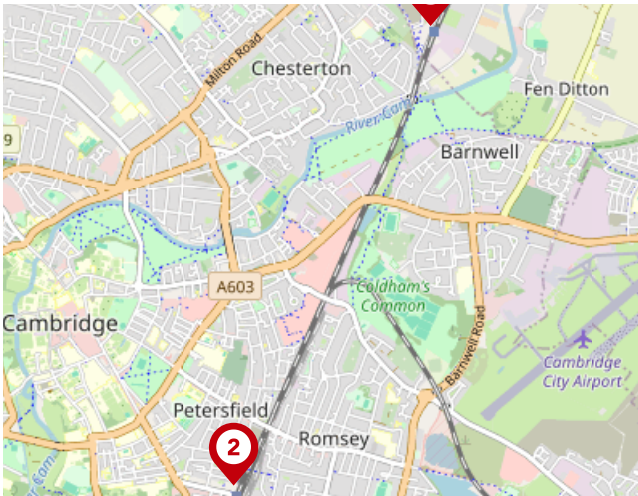
		Nursery	Primary	Secondary	College	Private
1	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:0.29	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





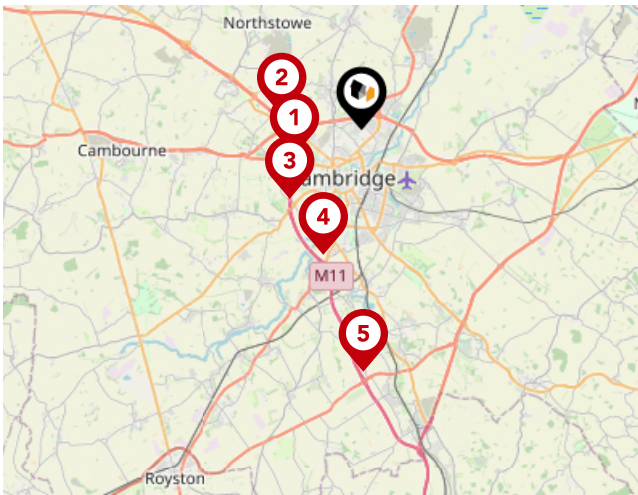
		Nursery	Primary	Secondary	College	Private
	<b>Olive AP Academy - Cambridge</b> Ofsted Rating: Good   Pupils: 4   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle School, Cambridge</b> Ofsted Rating: Requires improvement   Pupils: 238   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Community College</b> Ofsted Rating: Outstanding   Pupils: 1121   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





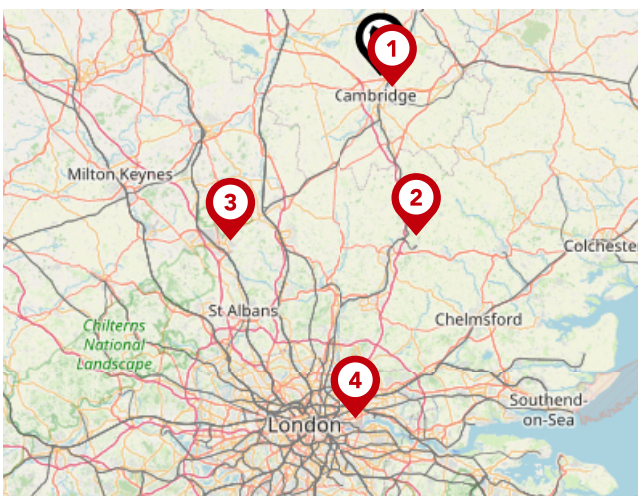
### National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	0.98 miles
	Cambridge Rail Station	2.21 miles
	Waterbeach Rail Station	3.62 miles



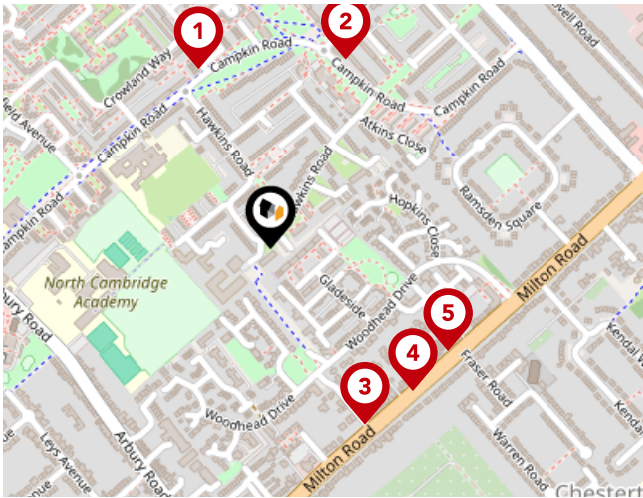
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J13	2.62 miles
	M11 J14	2.92 miles
	M11 J12	3.61 miles
	M11 J11	4.75 miles
	M11 J10	8.82 miles



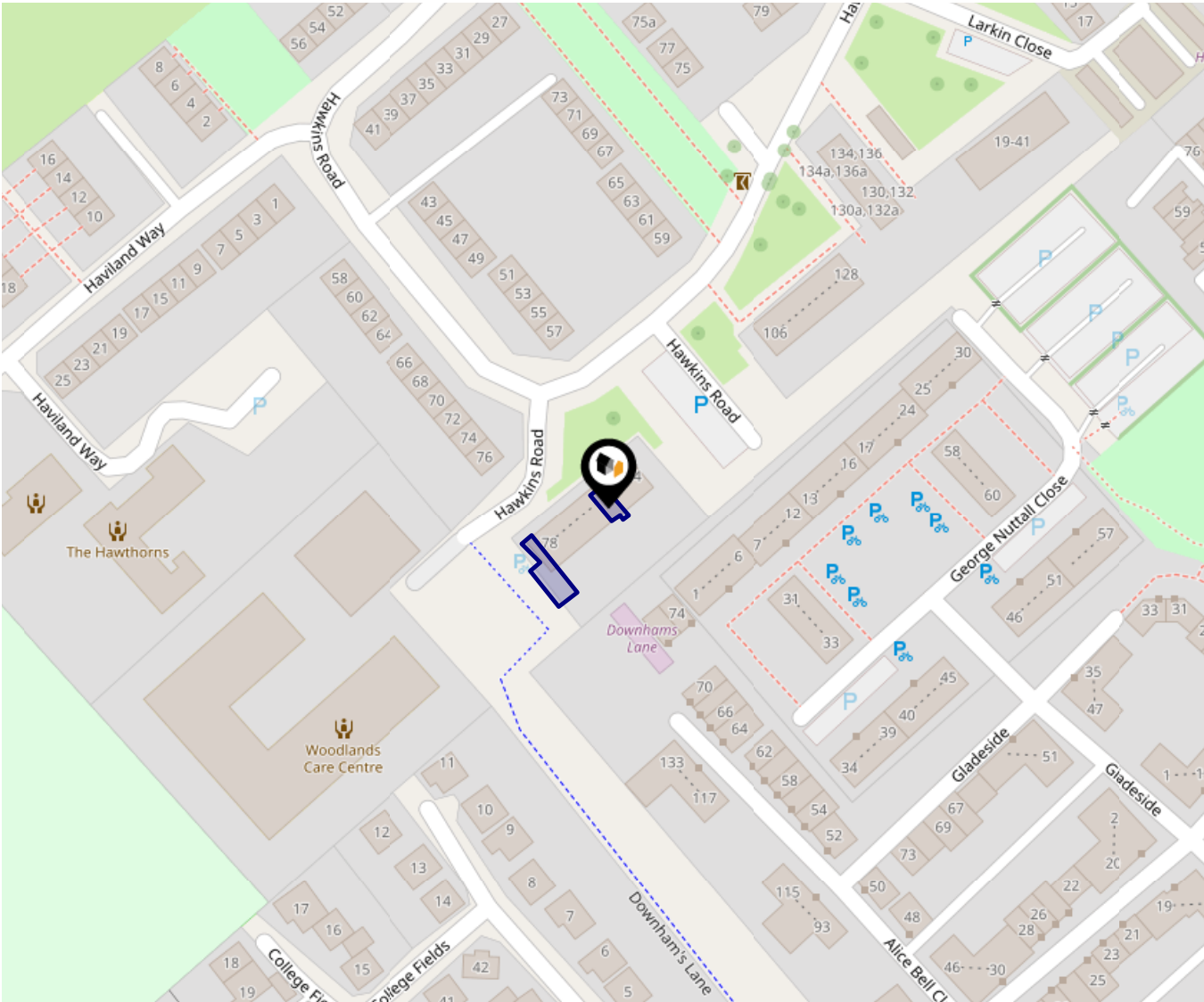
### Airports/Helipads

Pin	Name	Distance
	Cambridge	2.18 miles
	Stansted Airport	23.81 miles
	Luton Airport	32.4 miles
	Silvertown	50.13 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hawkins Road	0.22 miles
2	St Kilda Avenue	0.23 miles
3	Downham's Lane	0.23 miles
4	Fraser Road	0.23 miles
5	Fraser 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

# 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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#### **Cooke Curtis & Co**

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

