

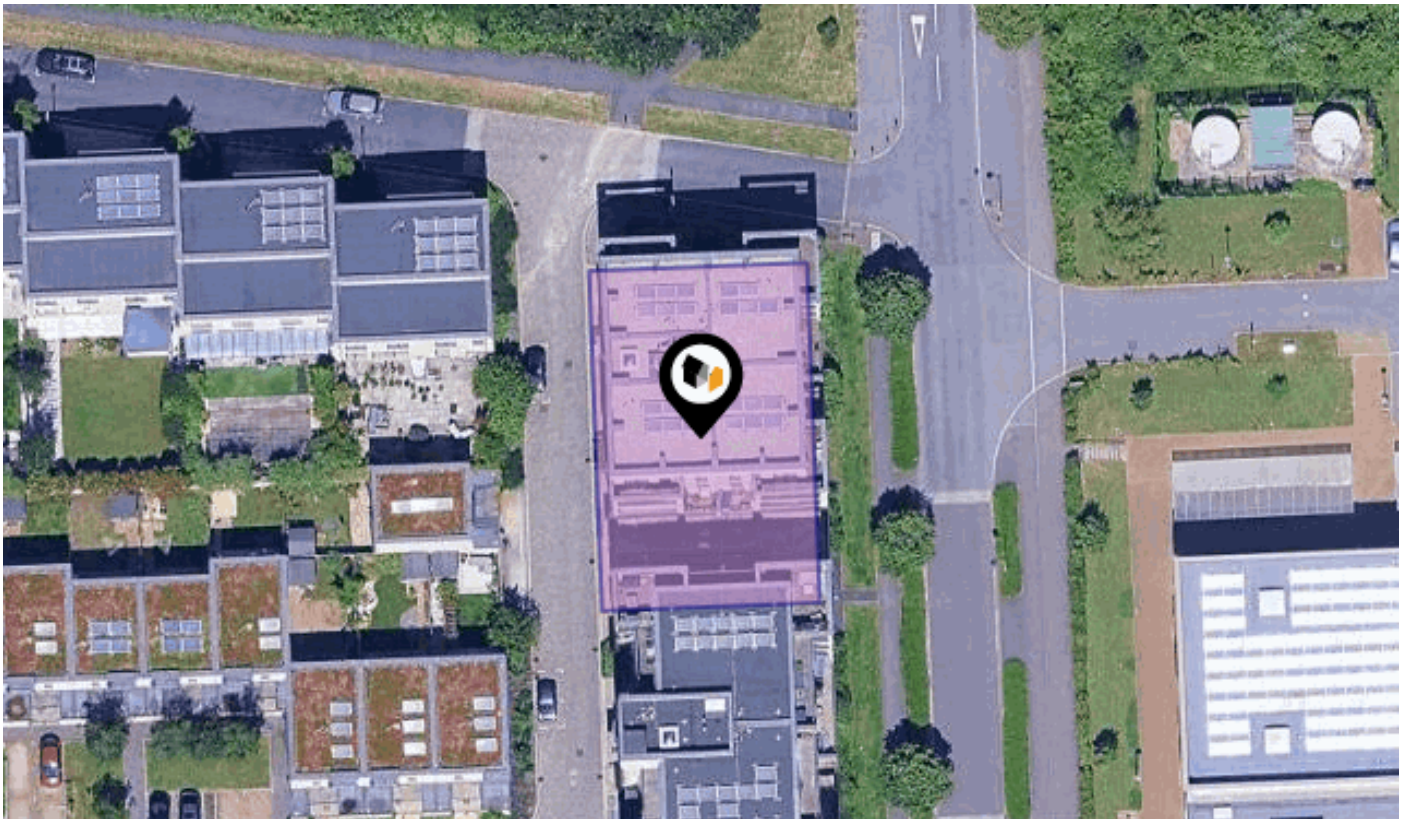


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 20th August 2025



WOODPECKER WAY, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

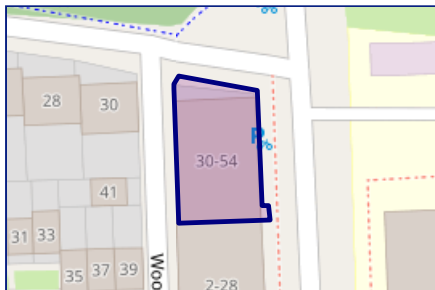
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

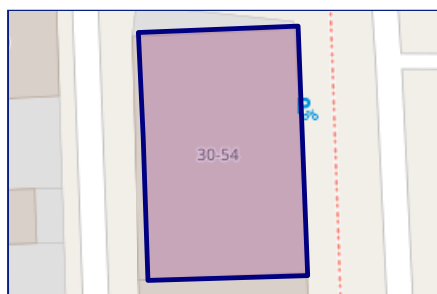


Freehold Title Plan



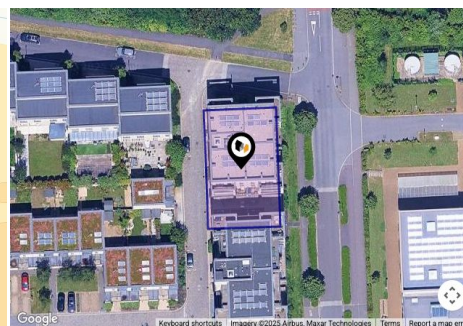
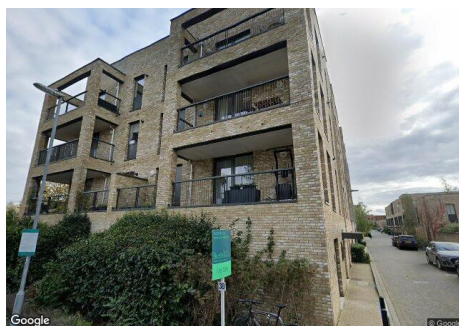
CB412276

Leasehold Title Plan



CB428317

Start Date: 31/10/2017
End Date: 01/05/2142
Lease Term: 125 years from 1 May 2017
Term Remaining: 116 years



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 710 ft² / 66 m²
Plot Area: 0.13 acres
Year Built : After 2012
Council Tax : Band C
Annual Estimate: £2,094
Title Number: CB428317

Tenure: Leasehold
Start Date: 31/10/2017
End Date: 01/05/2142
Lease Term: 125 years from 1 May 2017
Term Remaining: 116 years

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16
mb/s



1800
mb/s



Mobile Coverage:
 (based on calls indoors)



O₂



EE



3



O₂

Satellite/Fibre TV Availability:

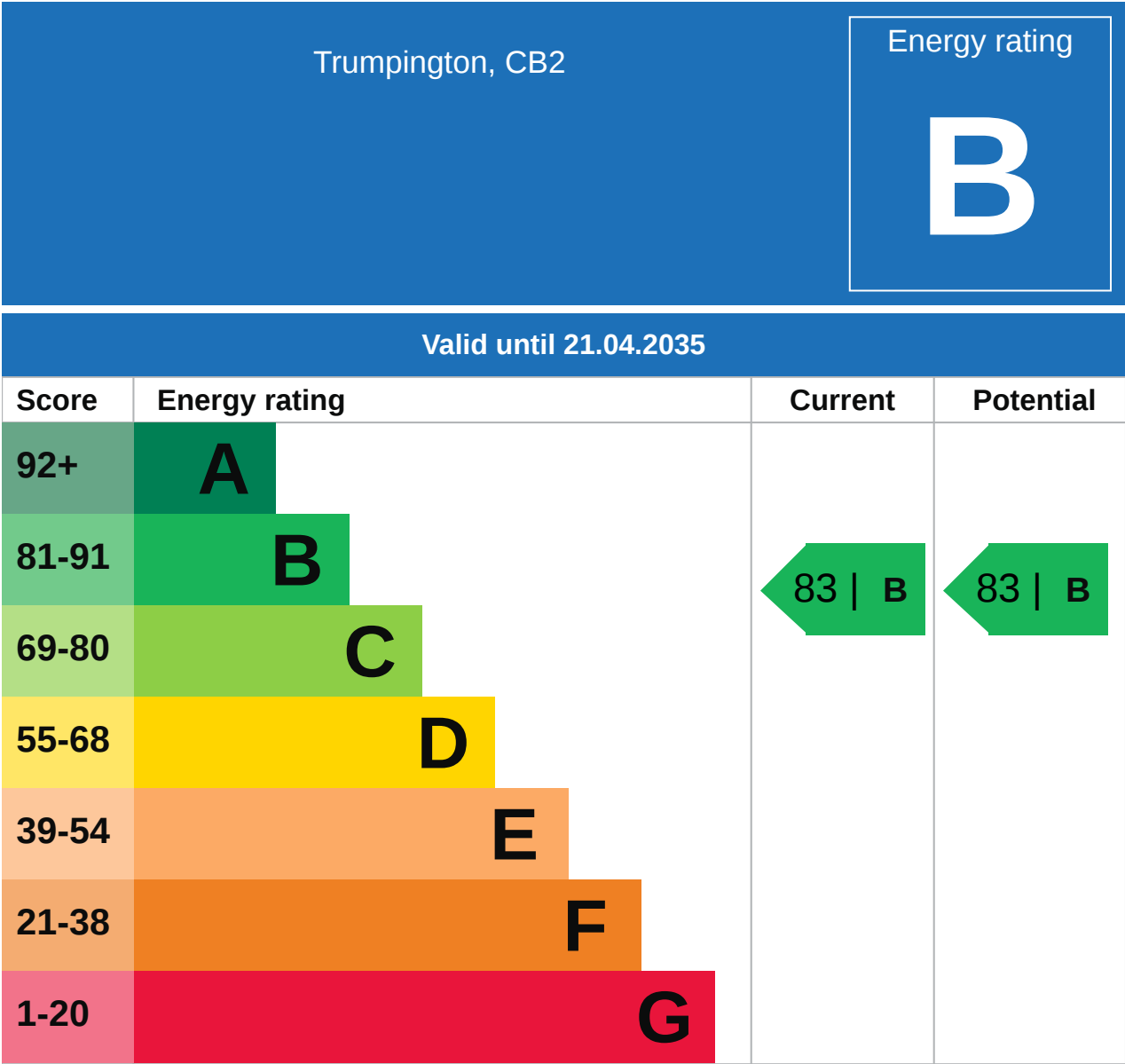


sky



Planning records for: *41 Woodpecker Way Trumpington Cambridge CB2 9FB*

Reference - 21/05530/HFUL	
Decision:	Decided
Date:	17th December 2021
Description:	Second floor extension to the existing building.



Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	(another dwelling above)
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 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	66 m ²

Property Lease Information

The property is sold as a 35% shared ownership and the landlord is BPHA. Ownership up to 100% is possible. There is a monthly rent payable on the 65% you do not own of £807.93 a month.

Leasehold details to be confirmed by the vendors' solicitors; Lease Term - 117 remaining
Service charge £60.44
Estate charge £6.79
Buildings insurance £15.69
Management fee £3.43
Reserve fund payment £62.26
Total monthly payment excluding rent £148.61



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.

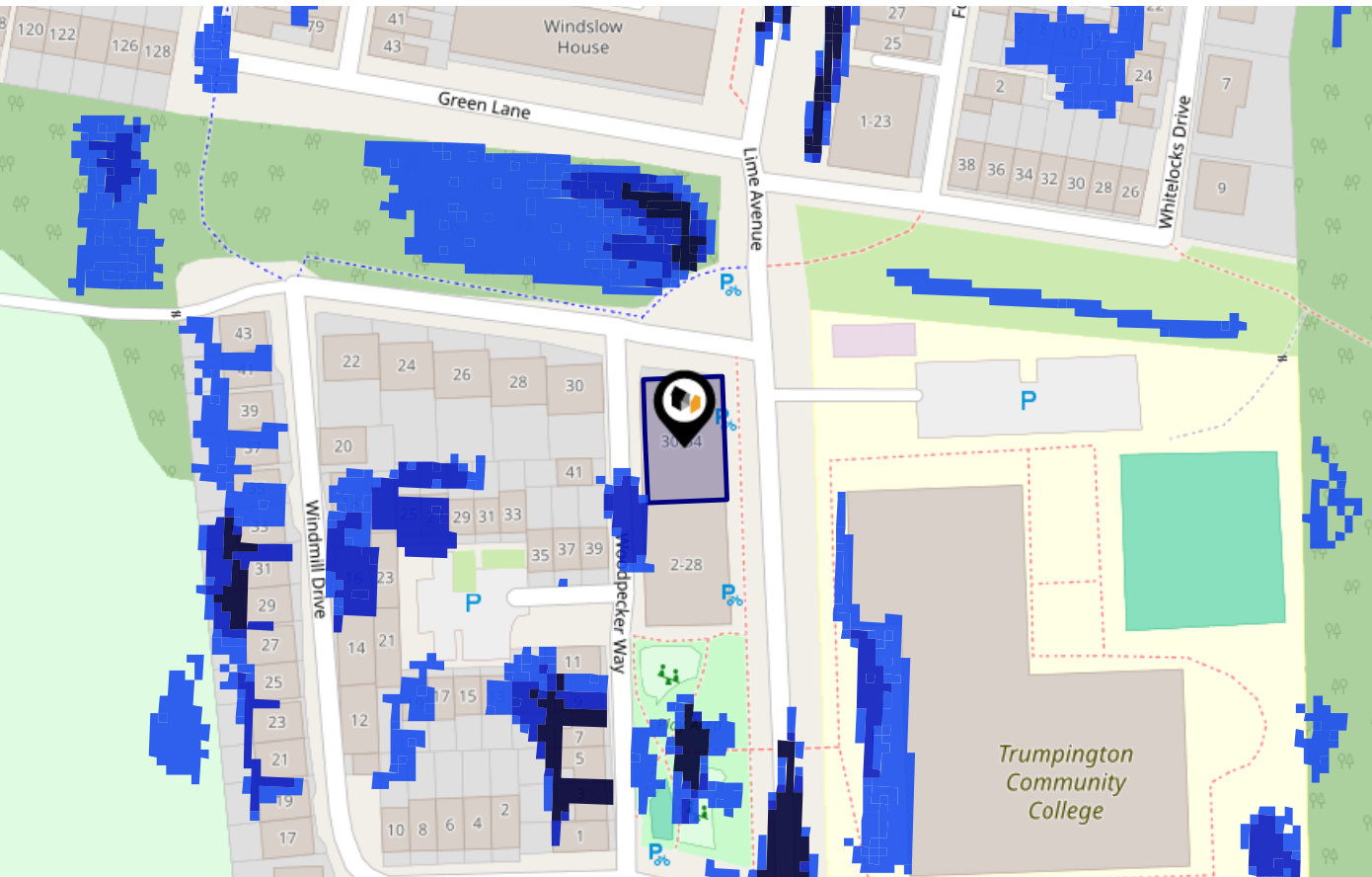


Flood Risk

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.

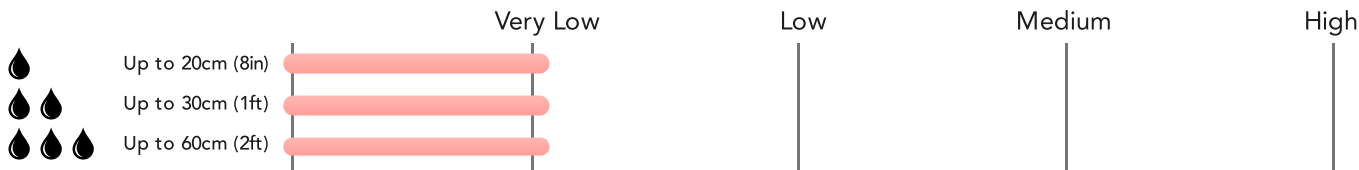


Risk Rating: Very low

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:

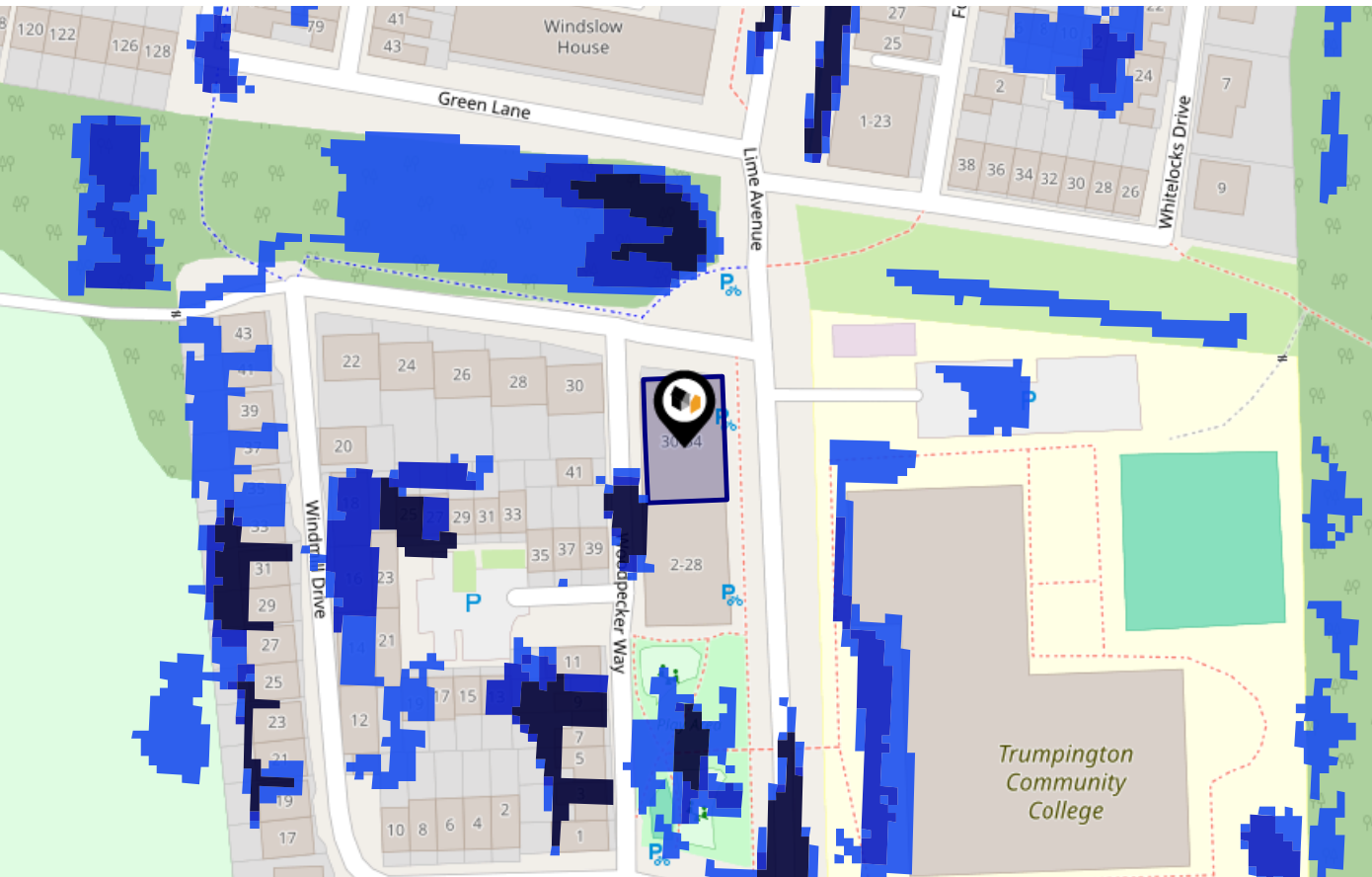


Flood Risk

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.

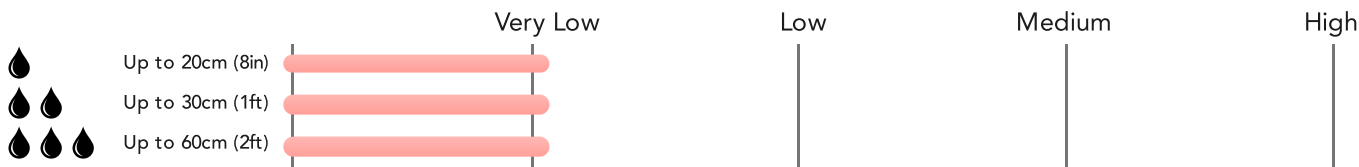


Risk Rating: Very low

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:

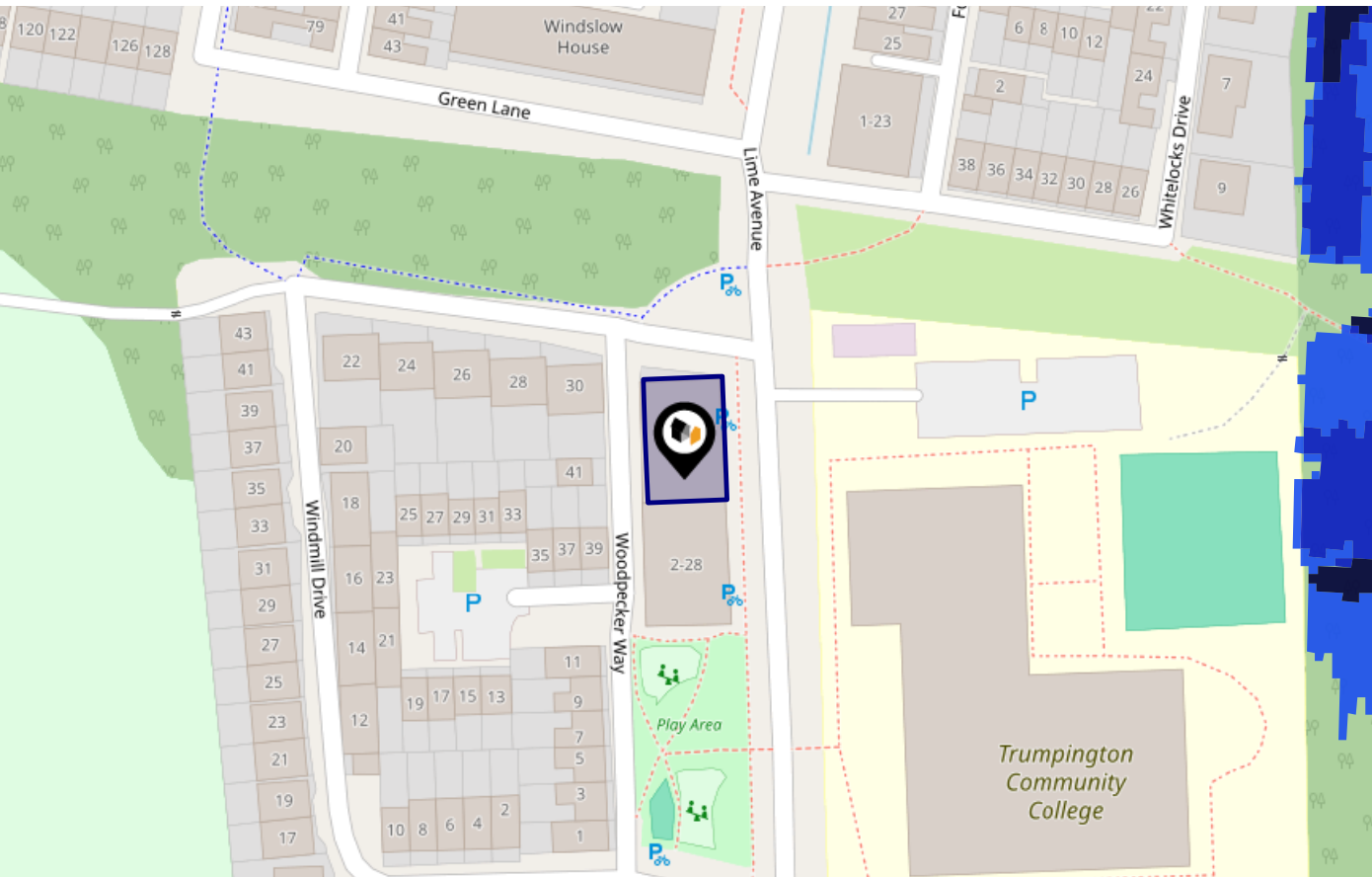


Flood Risk

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.

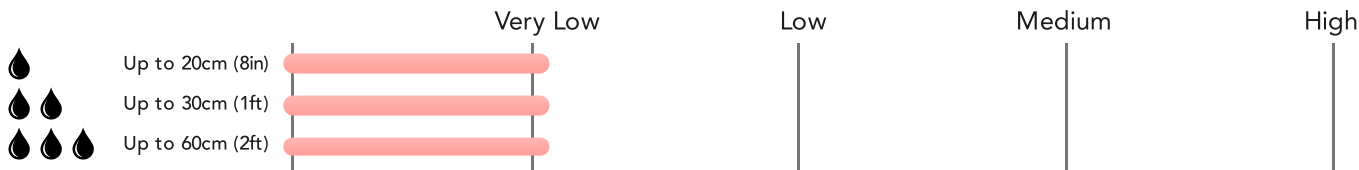


Risk Rating: Very low

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:

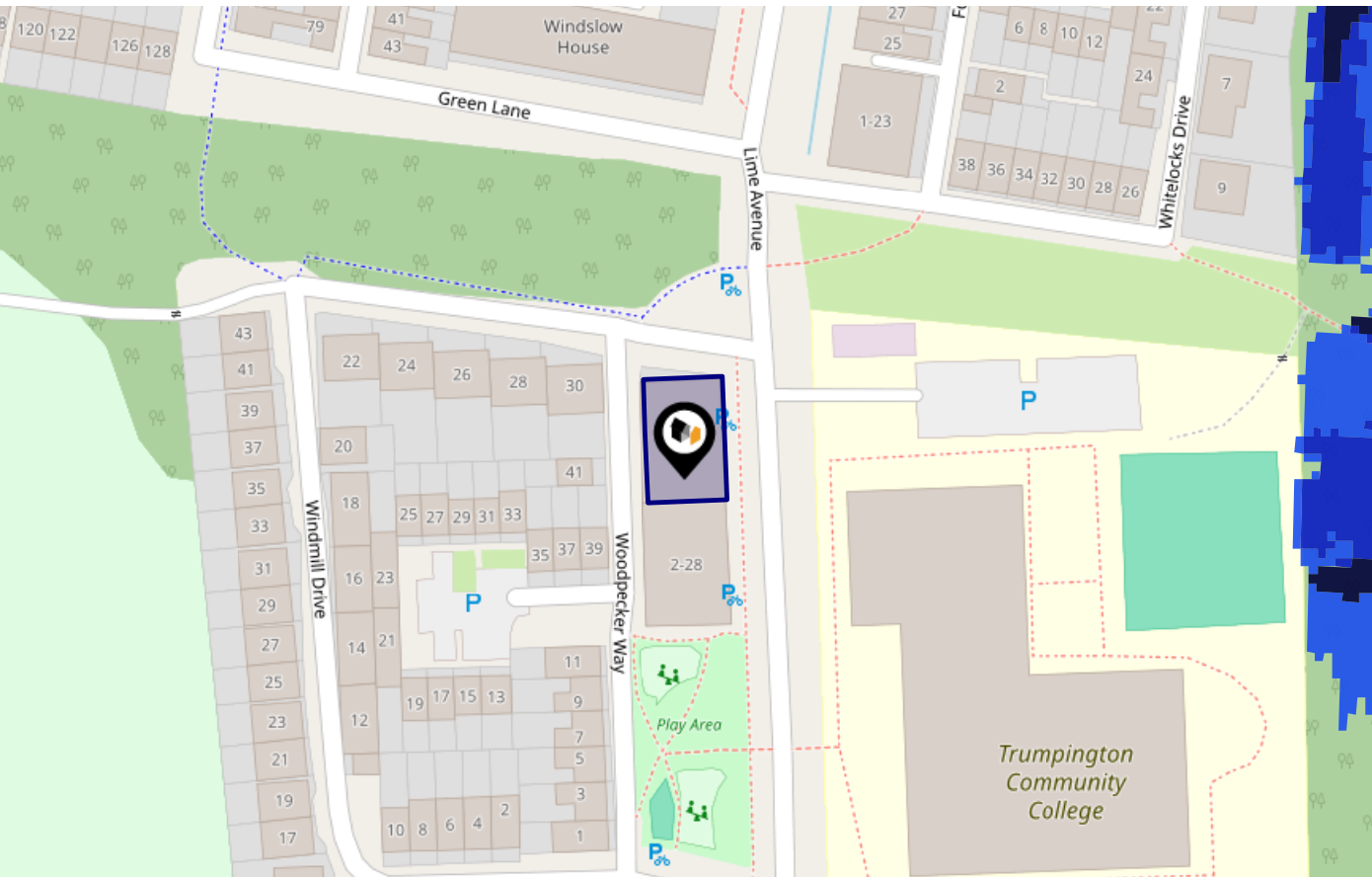


Flood Risk

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.

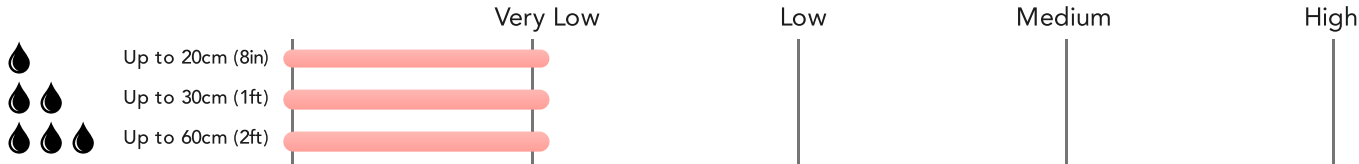


Risk Rating: Very low

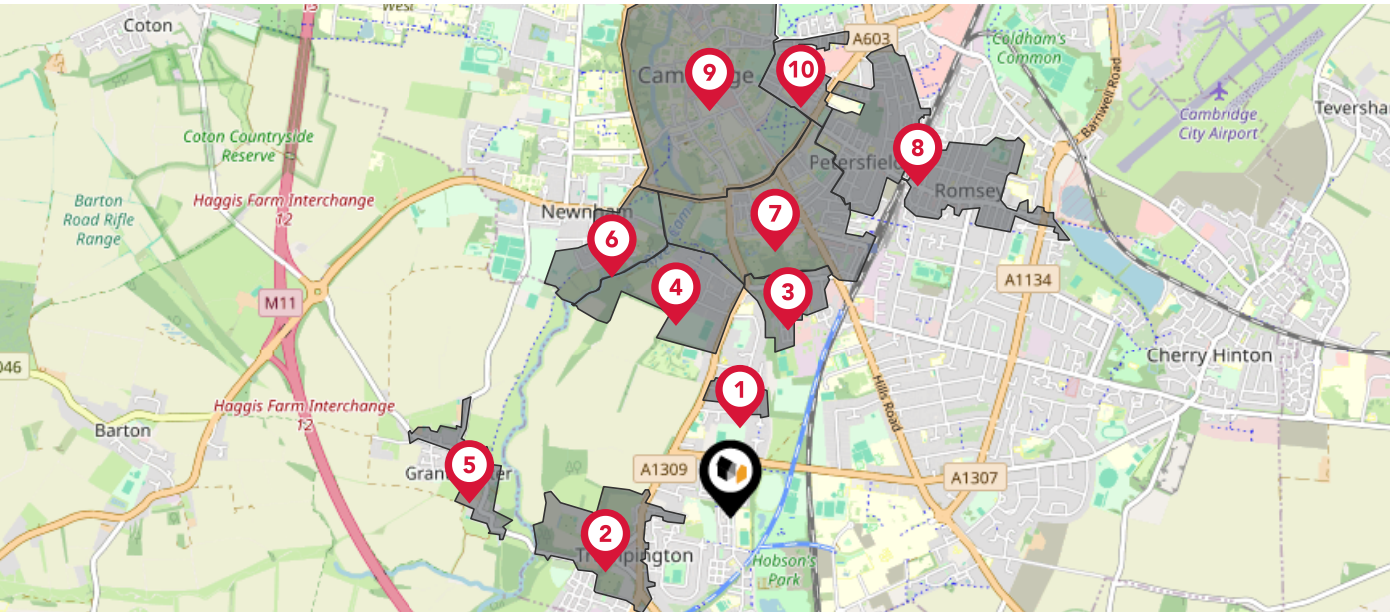
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **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.
-  **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:



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.



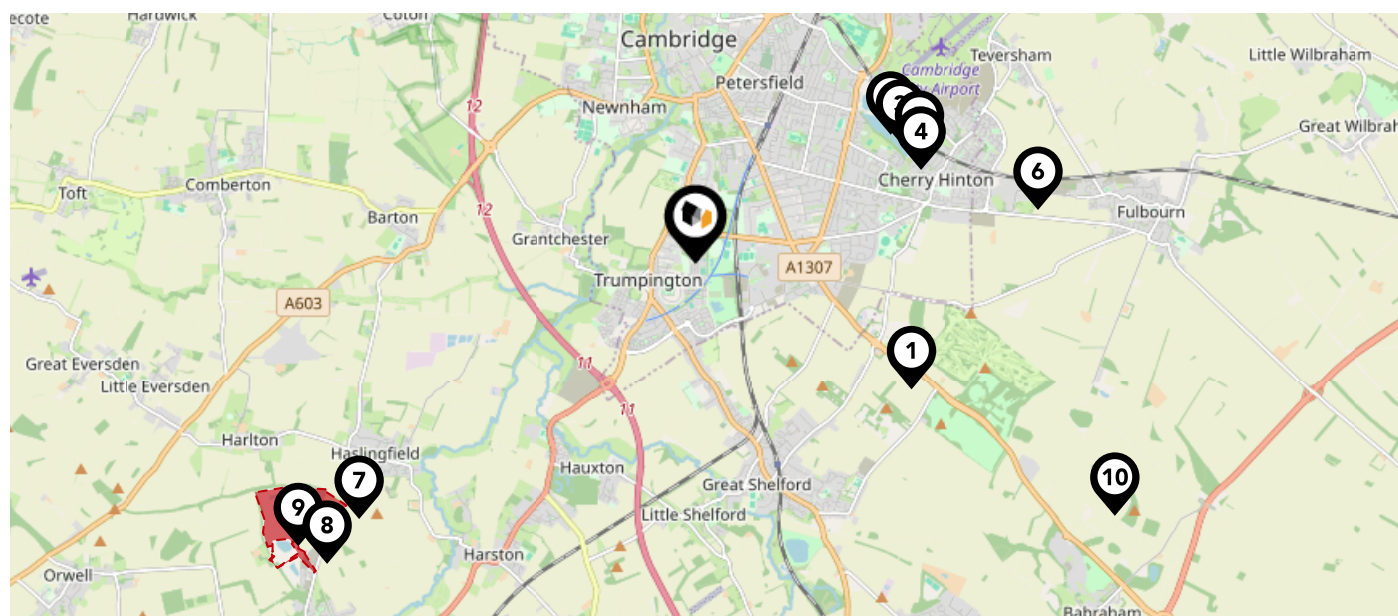
Nearby Conservation Areas	
1	Barrow Road
2	Trumpington
3	Brooklands Avenue
4	Southacre
5	Grantchester
6	Newnham Croft
7	New Town and Glisson Road
8	Mill Road
9	Central
10	The Kite

Maps

Landfill Sites



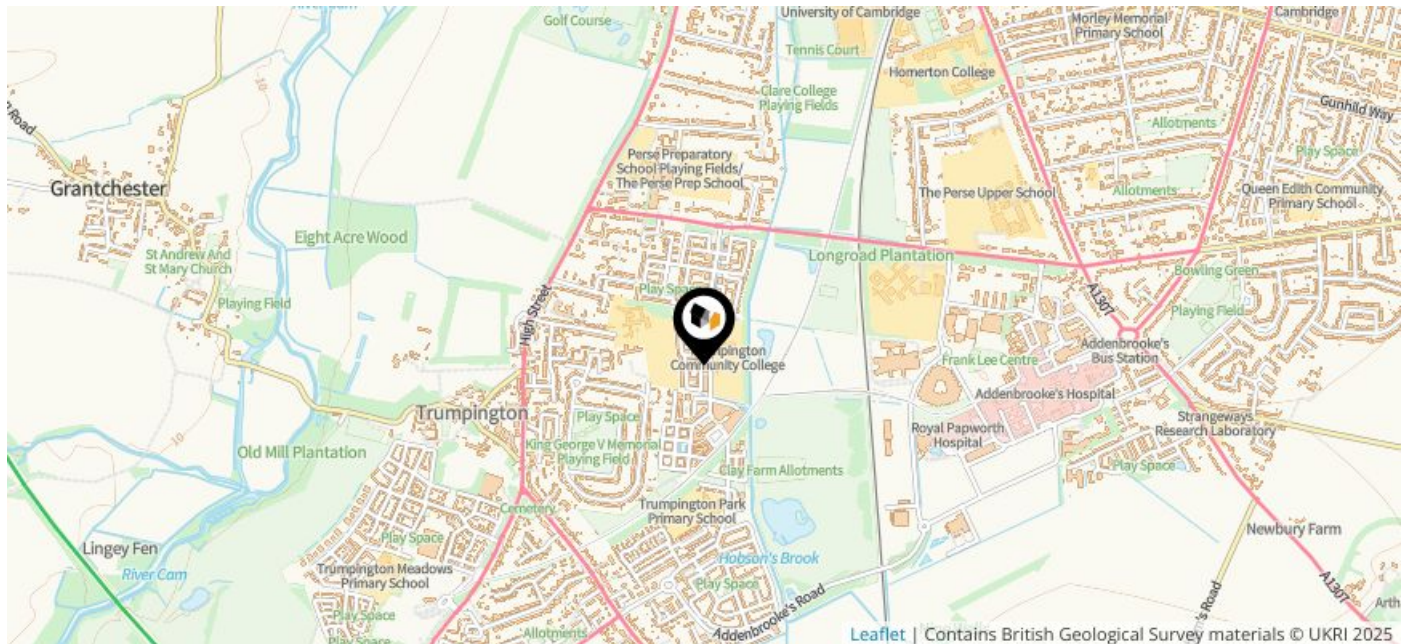
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hill Trees-Stapleford	Historic Landfill	
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
8	Chapel Hill-Barrington	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Home Farm-Babraham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



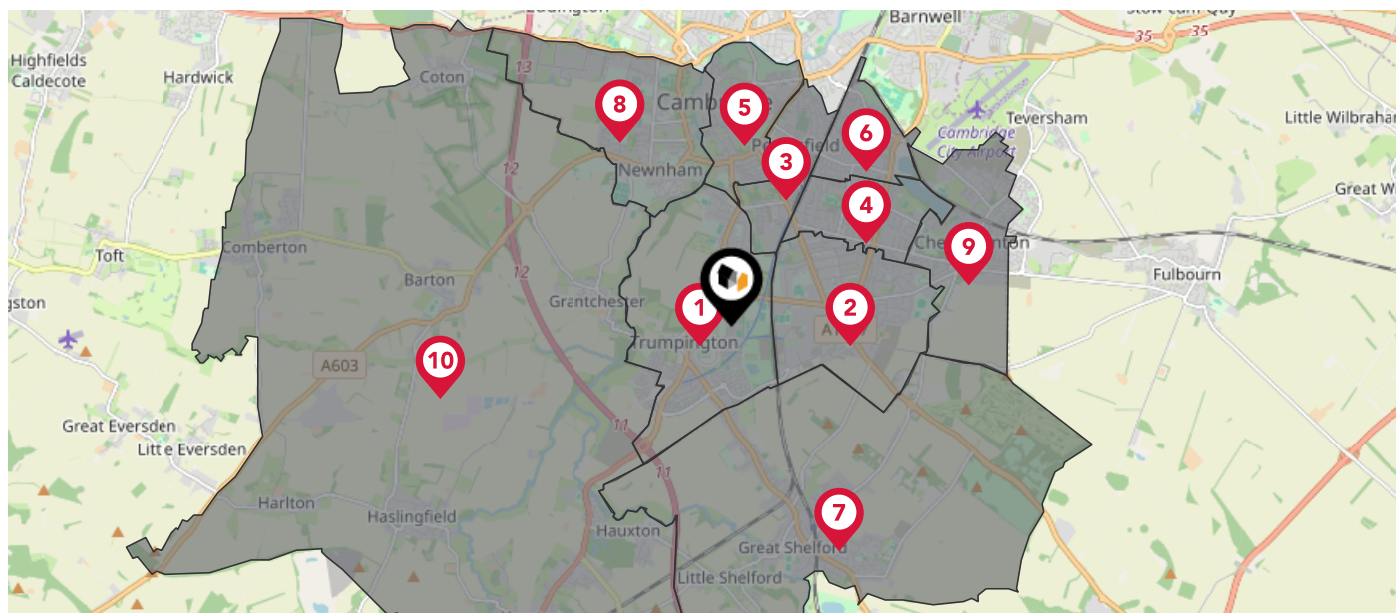
Mine Entry

- ✕ 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



Queen Edith's Ward



Petersfield Ward



Coleridge Ward



Market Ward



Romsey Ward



Shelford Ward



Newnham Ward



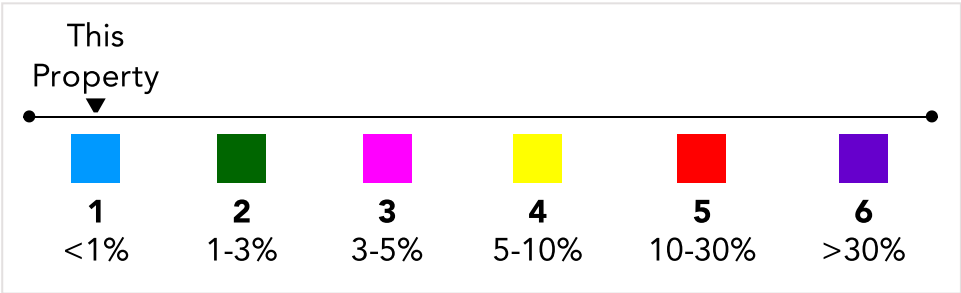
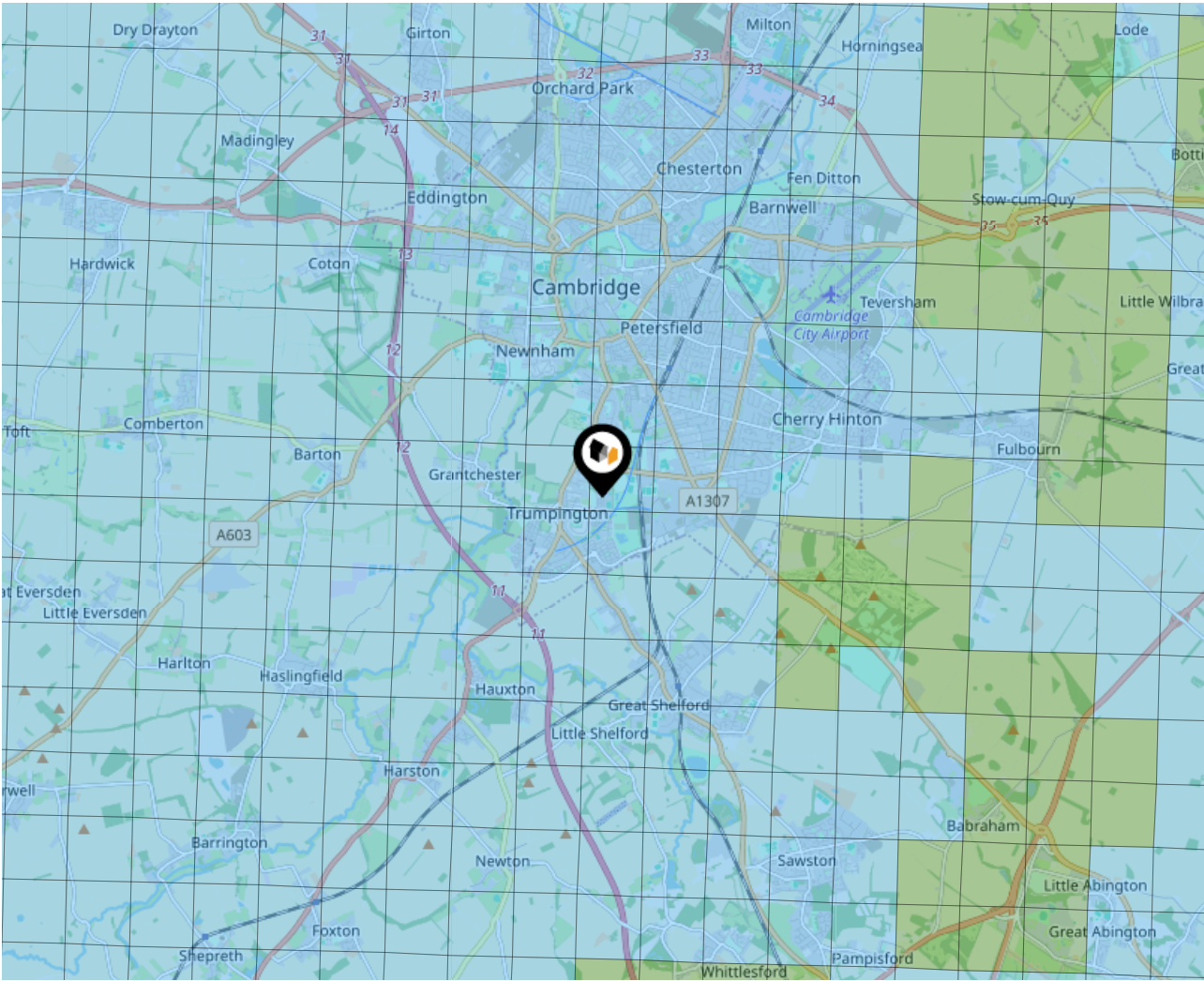
Cherry Hinton Ward



Harston & Comberton Ward

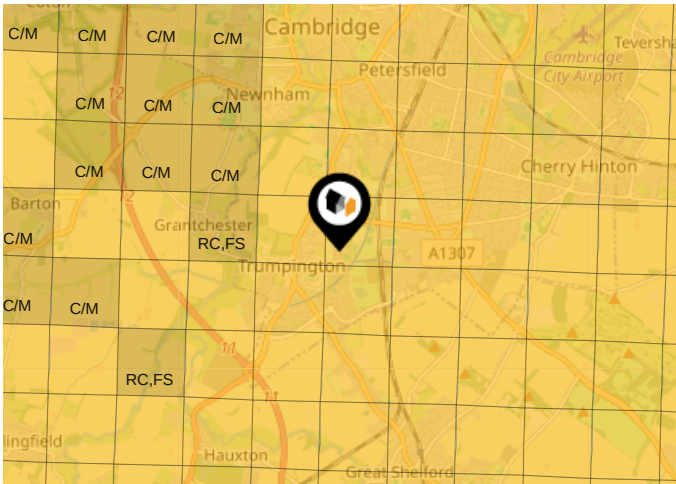
What is Radon?

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)

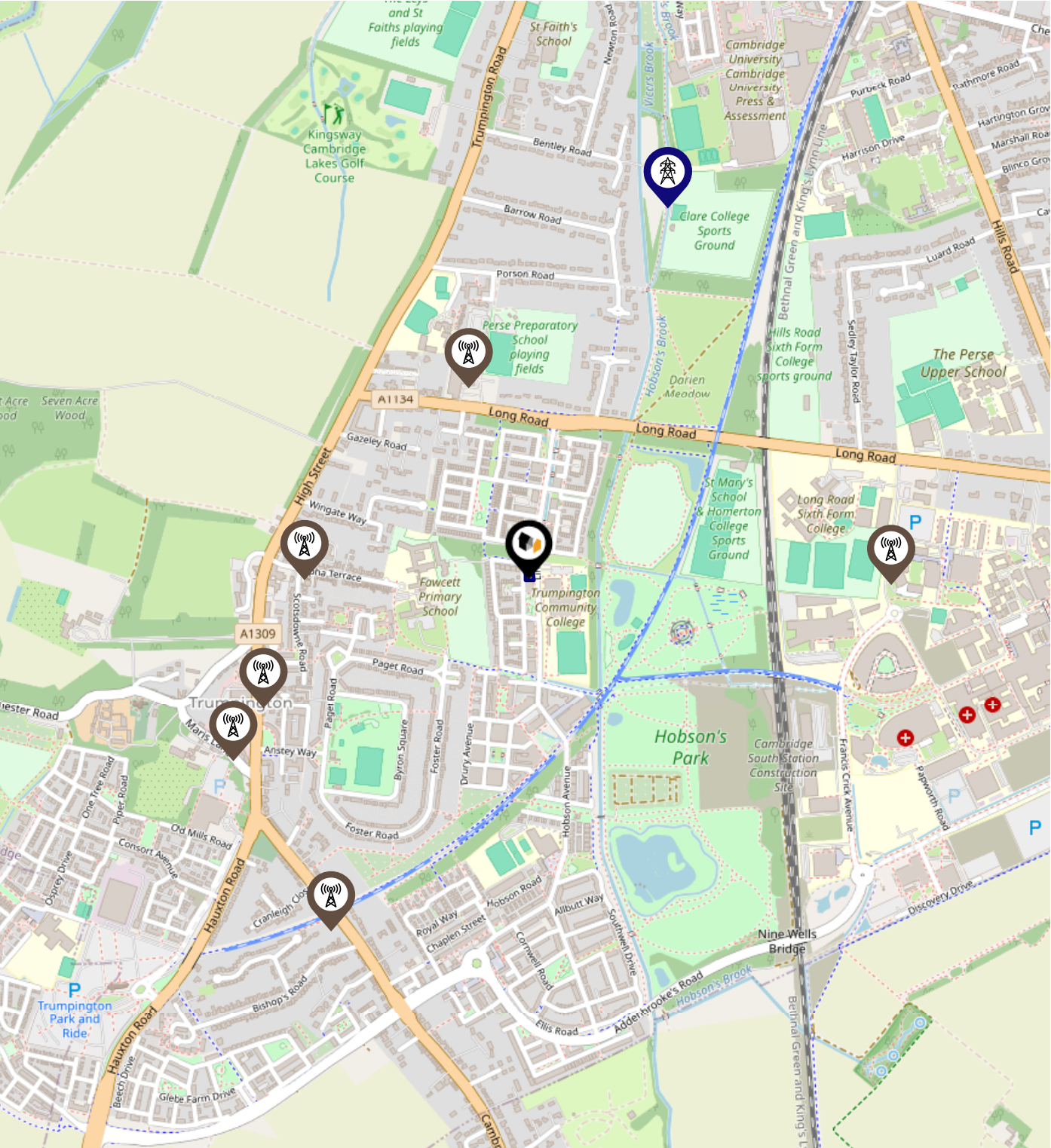
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

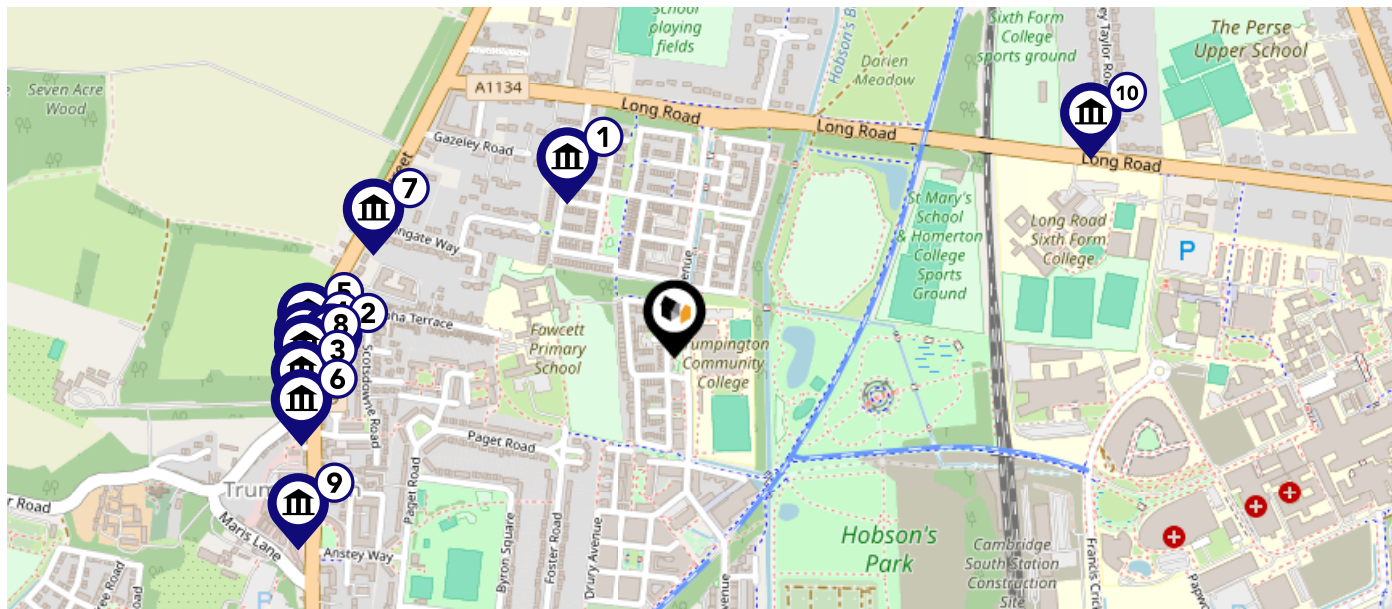
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

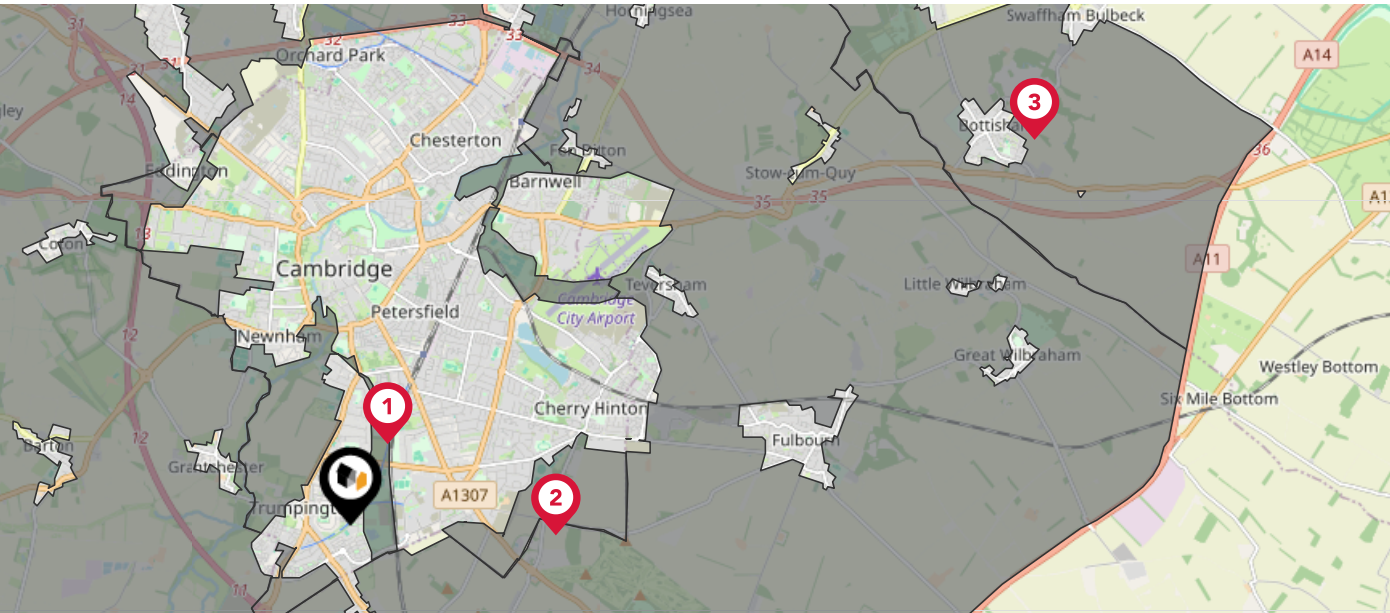


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



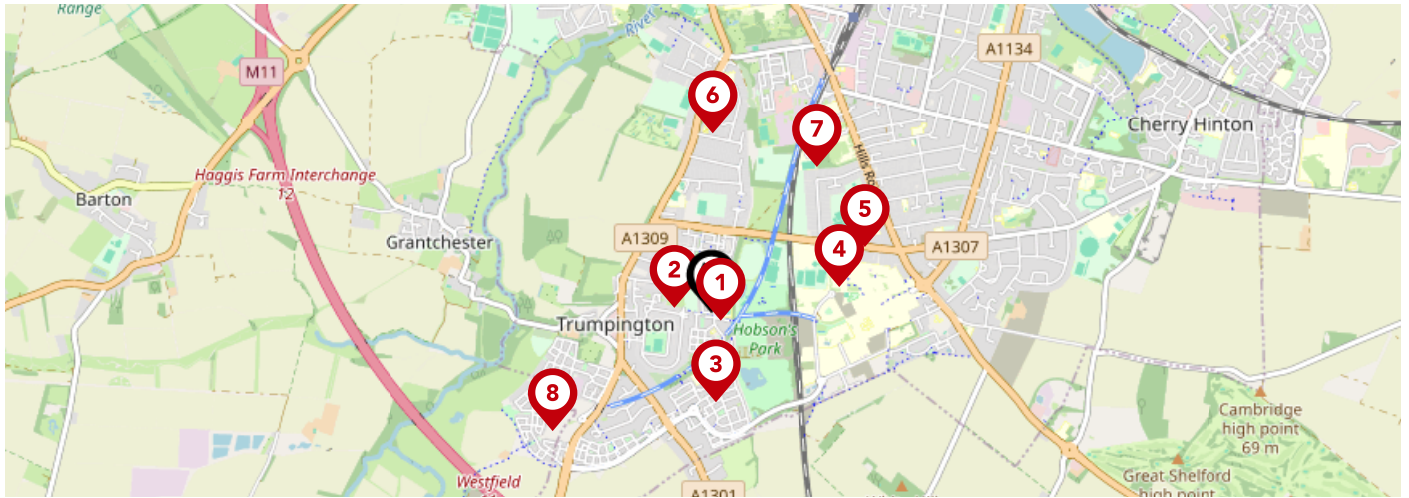
Listed Buildings in the local district		Grade	Distance
	1235122 - Clay Farmhouse	Grade II	0.2 miles
	1126195 - The Green Man Inn	Grade II	0.4 miles
	1099182 - 28 And 30, High Street	Grade II	0.4 miles
	1331849 - 22, High Street	Grade II	0.4 miles
	1331848 - The Coach And Horses Public House	Grade II	0.4 miles
	1245571 - Trumpington War Memorial	Grade II	0.4 miles
	1126193 - Milestone About 150 Yards South Of Cromwell House	Grade II	0.4 miles
	1126196 - 24 And 26 High Street	Grade II	0.4 miles
	1099185 - 52, High Street	Grade II	0.5 miles
	1246641 - Alcantara	Grade II	0.5 miles

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

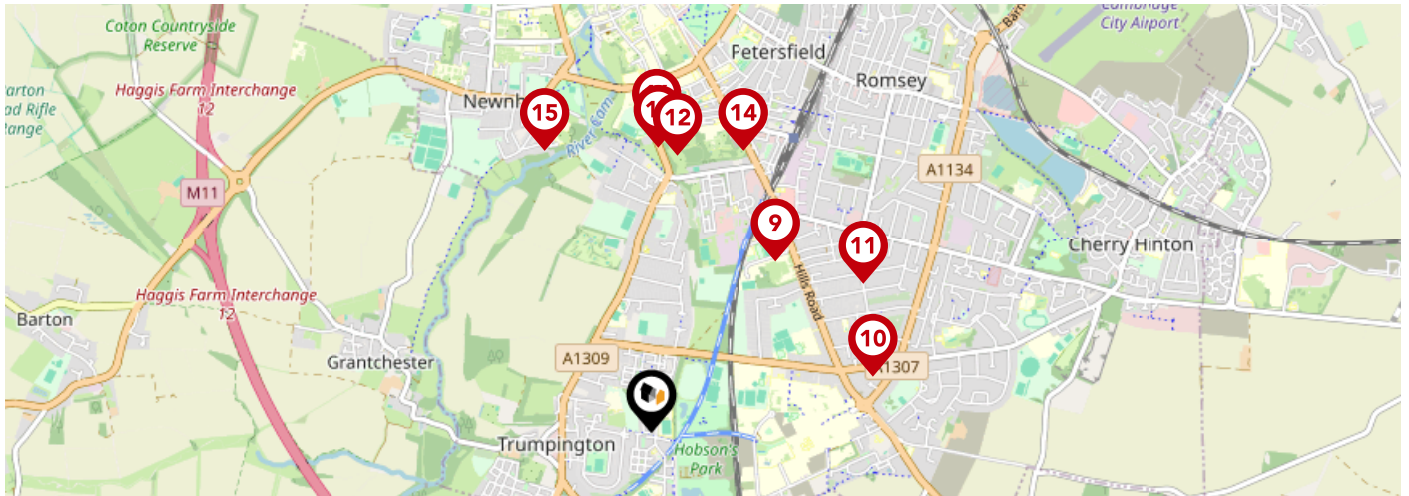


- Nearby Green Belt Land

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



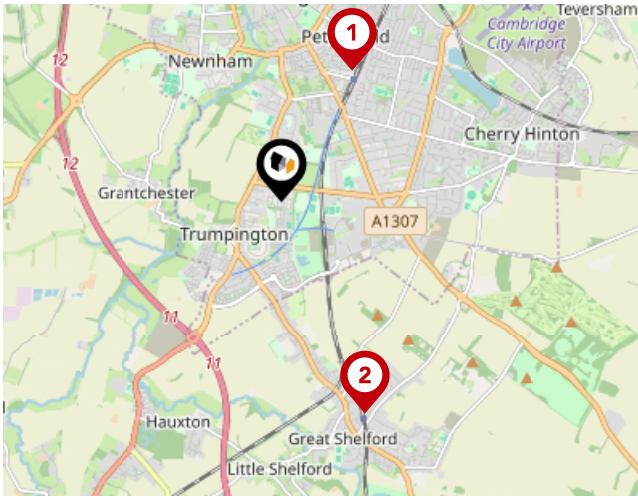
		Nursery	Primary	Secondary	College	Private
1	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.06	☐	☐	☒	☐	☐
2	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.17	☐	☒	☐	☐	☐
3	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.41	☐	☒	☐	☐	☐
4	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.6	☐	☐	☒	☐	☐
5	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.76	☐	☐	☒	☐	☐
6	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.81	☐	☐	☒	☐	☐
7	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.82	☐	☐	☒	☐	☐
8	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.9	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.96	☐	☐	☒	☐	☐
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.04	☒	☐	☐	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.17	☐	☒	☐	☐	☐
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.26	☐	☐	☒	☐	☐
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.29	☐	☐	☒	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.34	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.37	☐	☒	☐	☐	☐
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.37	☐	☐	☒	☐	☐

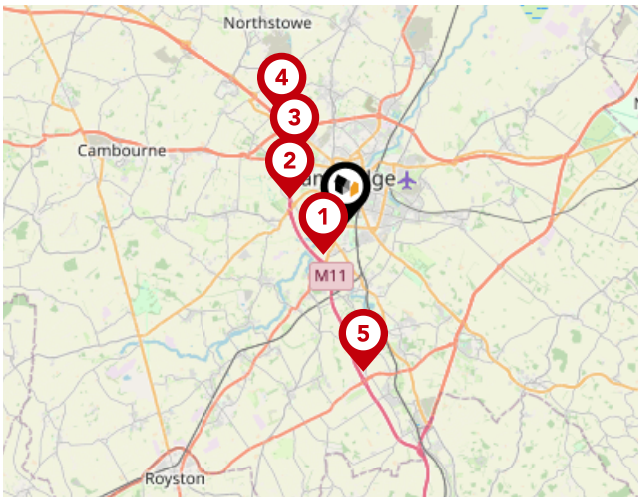
Area

Transport (National)



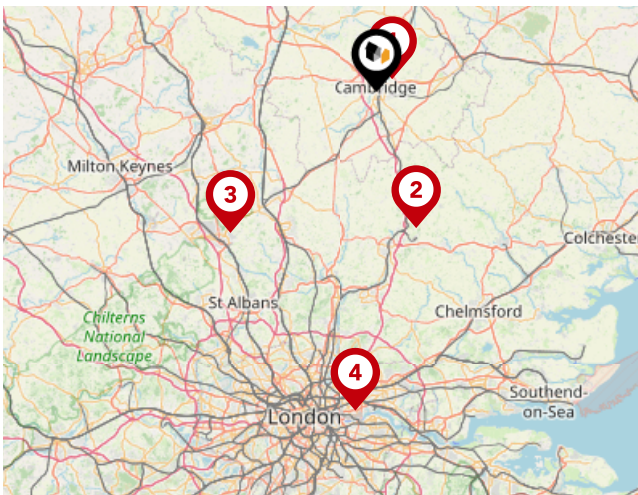
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.36 miles
2	Shelford (Cambs) Rail Station	2.05 miles
3	Cambridge North Rail Station	3.64 miles



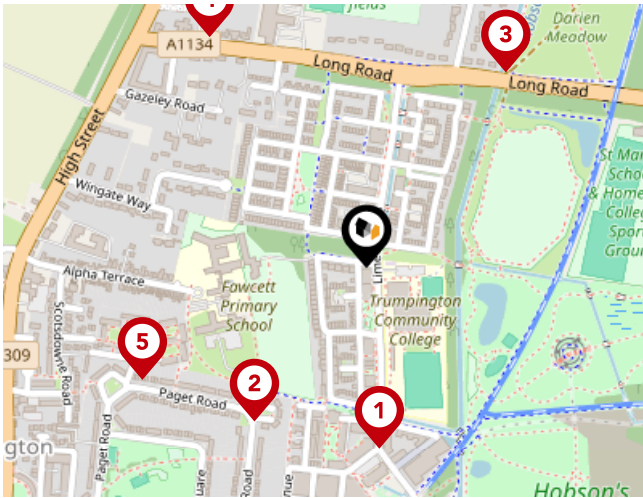
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.39 miles
2	M11 J12	2.22 miles
3	M11 J13	3.1 miles
4	M11 J14	4.56 miles
5	M11 J10	5.45 miles



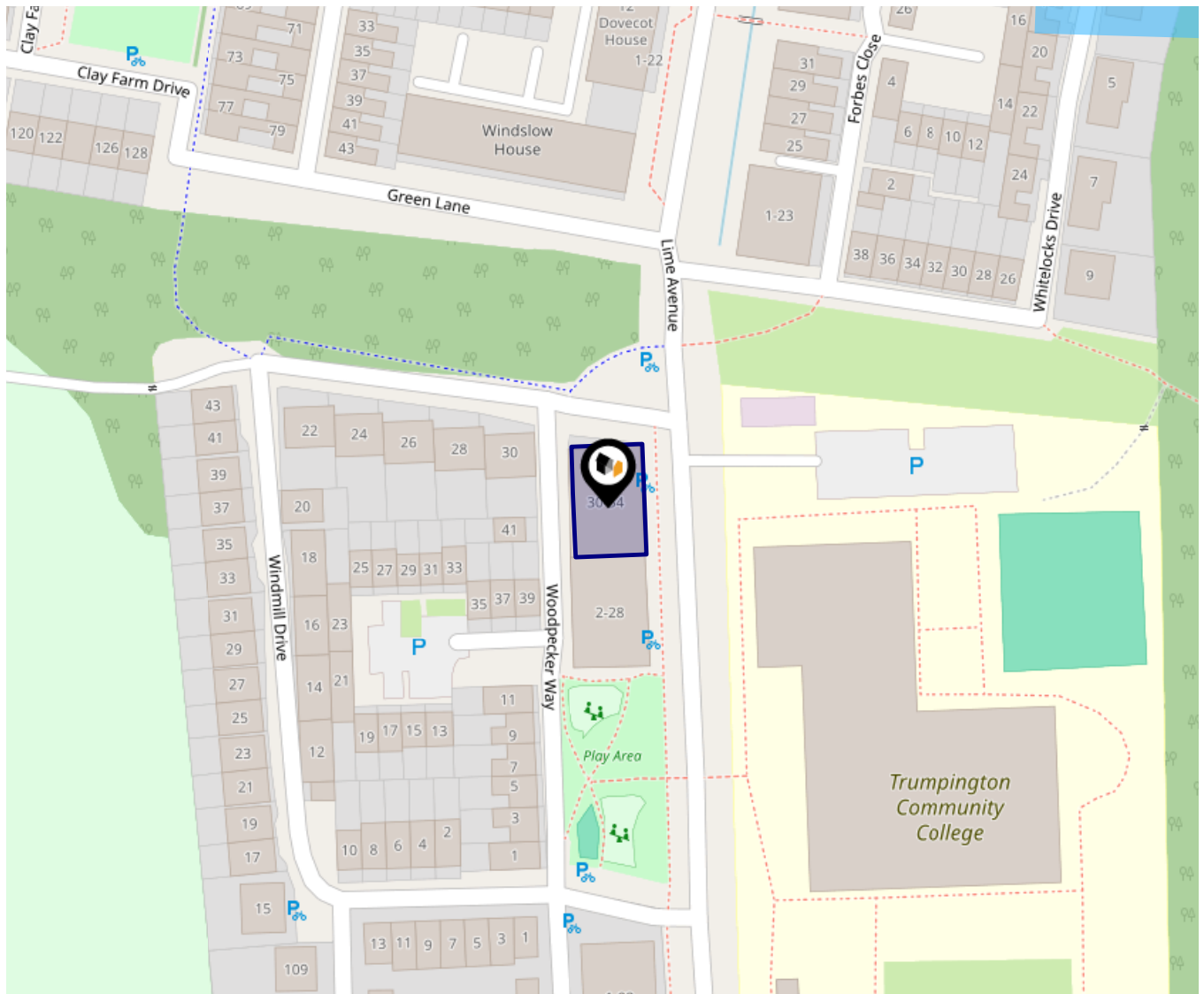
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3 miles
2	Stansted Airport	20.65 miles
3	Luton Airport	29.57 miles
4	Silvertown	46.68 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hobson's Square	0.21 miles
2	Paget Close	0.22 miles
3	Rutherford Road	0.27 miles
4	Trumpington Road	0.32 miles
5	Monkswell	0.29 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

