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MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



ENNISKILLEN ROAD, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

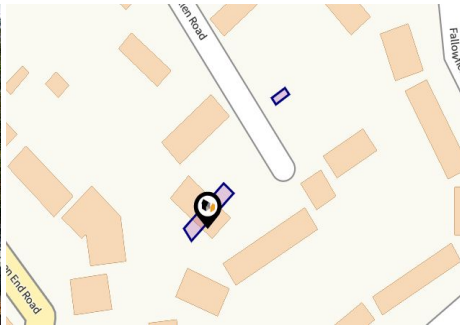
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

















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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB9410		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	10 mb/s	142 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: **44 Enniskillen Road Cambridge CB4 1SQ**

Reference - 20/02947/HFUL	
Decision:	Decided
Date:	06th July 2020
Description:	Single storey side extension and a garden room.

Planning records for: **6 Enniskillen Road Cambridge CB4 1SQ**

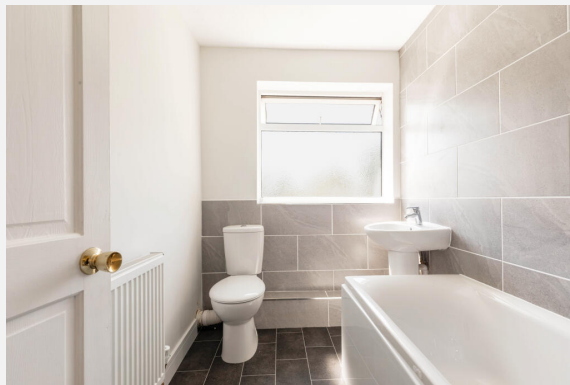
Reference - C/04/0348	
Decision:	Decided
Date:	05th April 2004
Description:	Erection of a single storey rear conservatory to existing dwelling house.

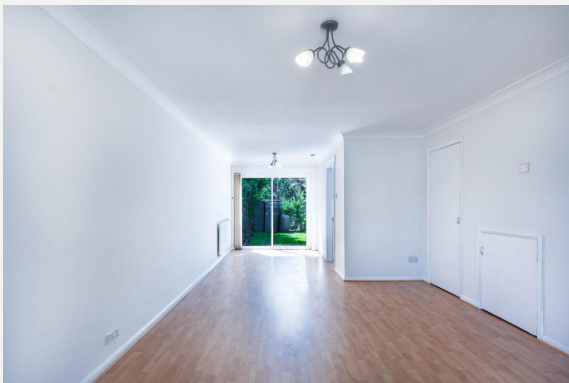
Planning records for: **Land Adj 48 Enniskillen Road Cambridge Cambridgeshire CB4 1SQ**

Reference - 07/1208/OUT	
Decision:	Decided
Date:	16th October 2007
Description:	Erection of a detached house and off road parking (outline application).

Planning records for: **51 Enniskillen Road Cambridge Cambridgeshire CB4 1SQ**

Reference - 10/0972/S73	
Decision:	Decided
Date:	28th September 2010
Description:	Section 73 application to remove condition 6 of planning permission C/90/0976 to permit the use of the garage at number 51 Enniskillen Road to be altered for use other than "solely for storing private motor vehicles" (retrospective).





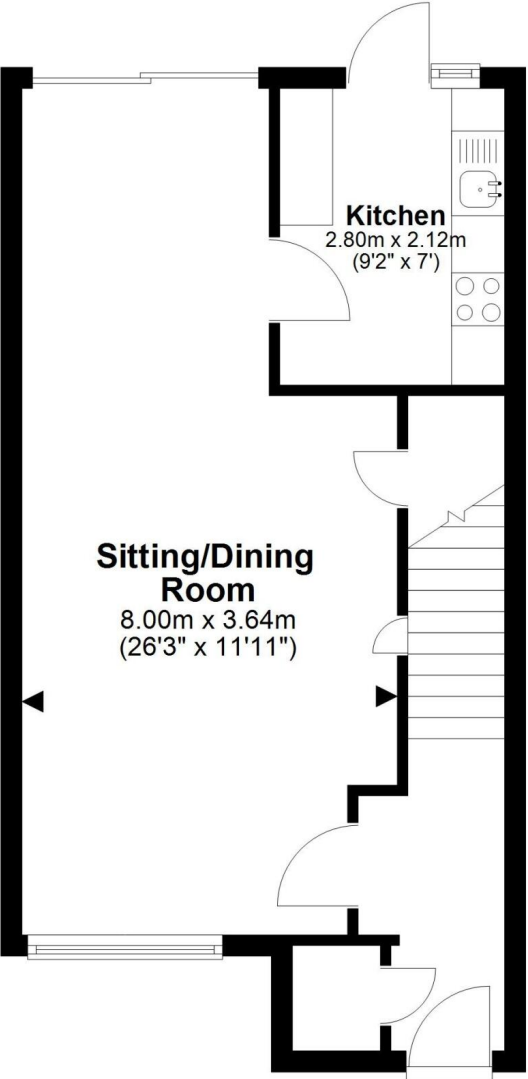
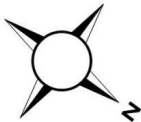
ENNISKILLEN ROAD, CAMBRIDGE, CB4



ENNISKILLEN ROAD, CAMBRIDGE, CB4

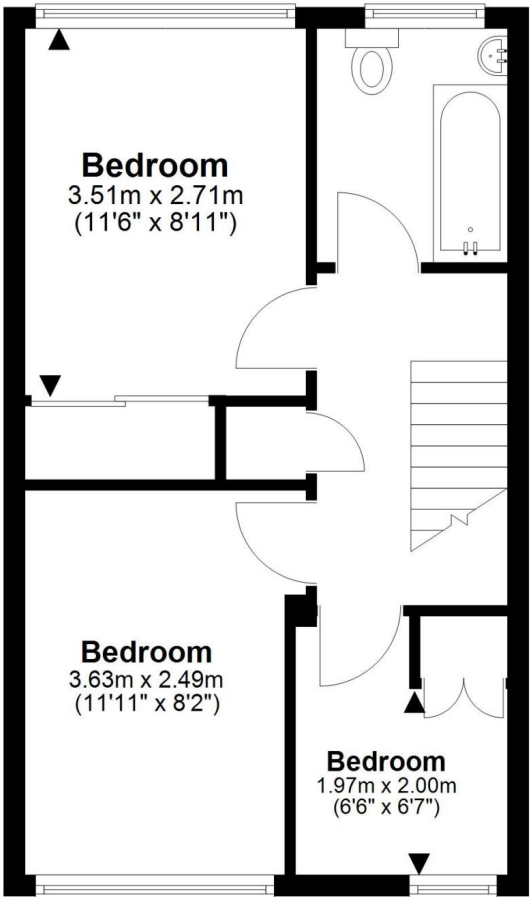
Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



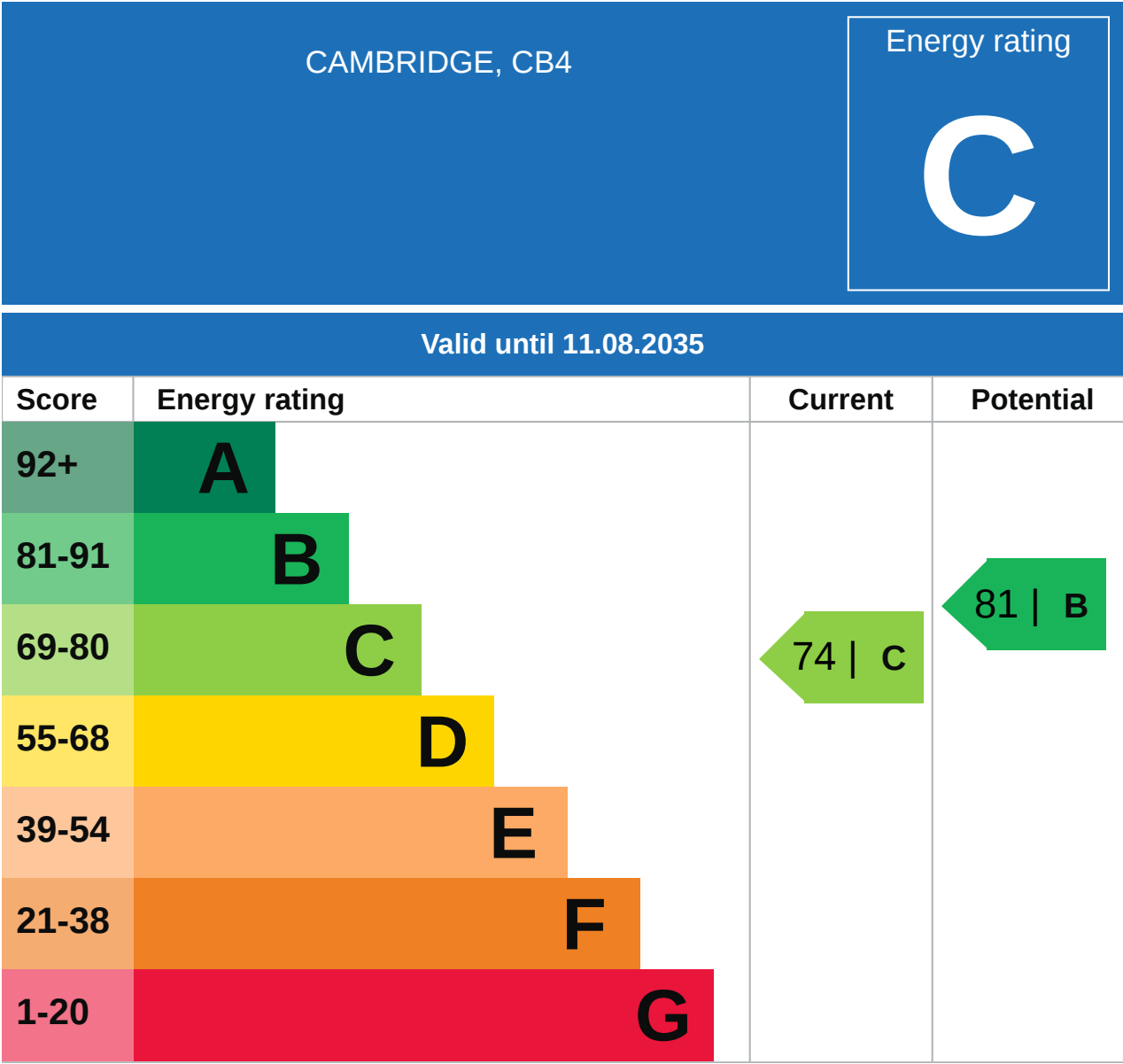
First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	75 m ²

Central Heating

Gas boiler



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



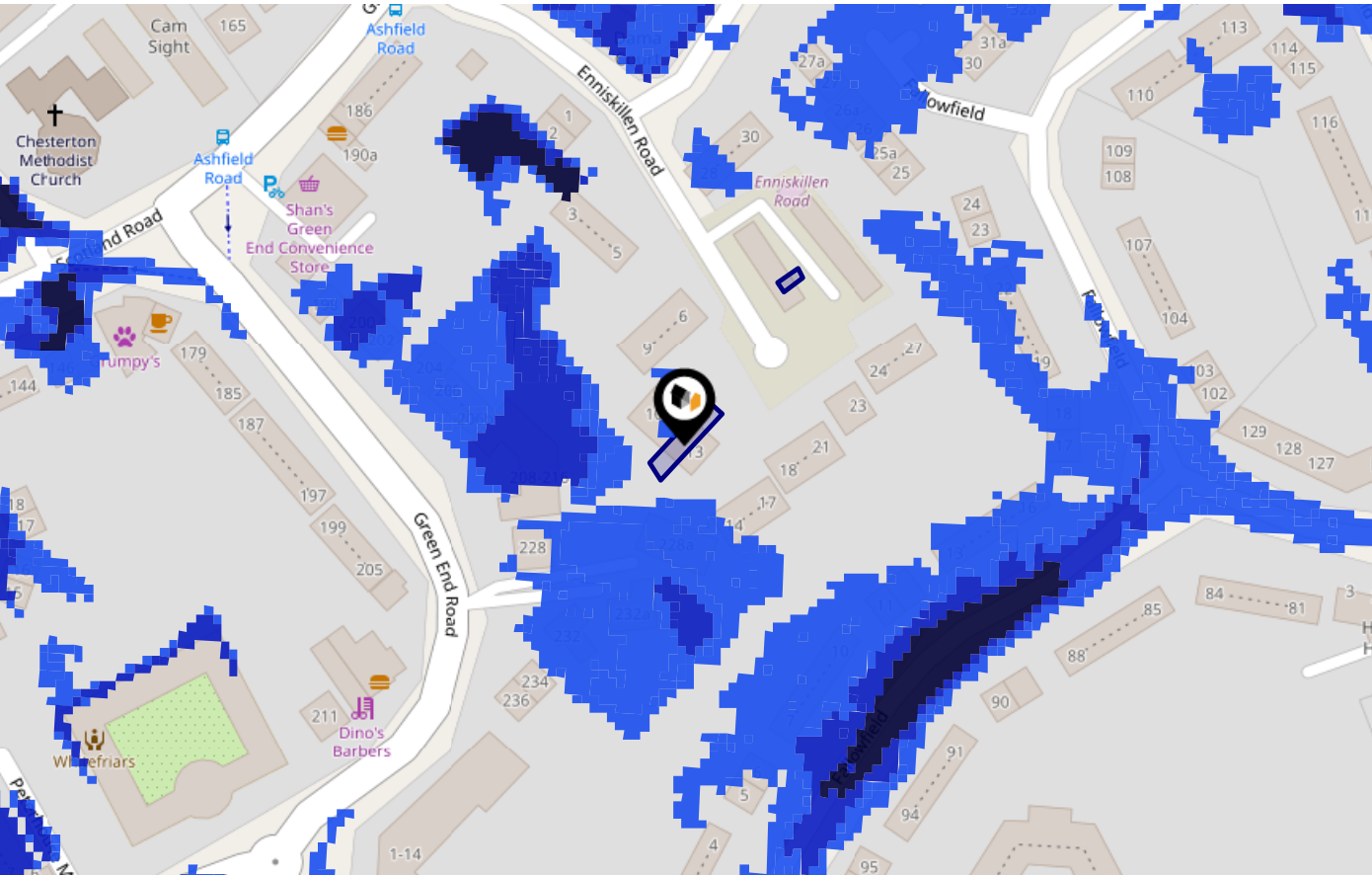
/cookecurtisco

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.

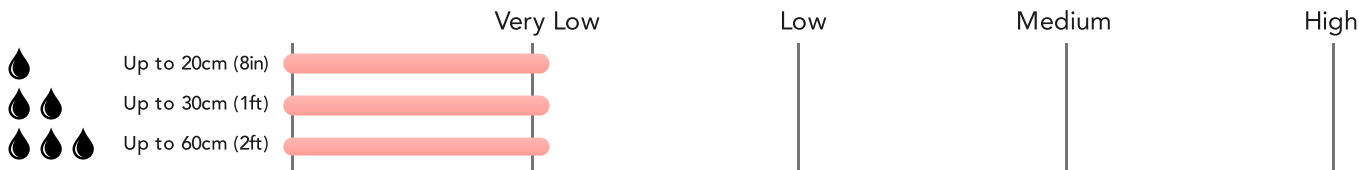


Risk Rating: Very low

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:

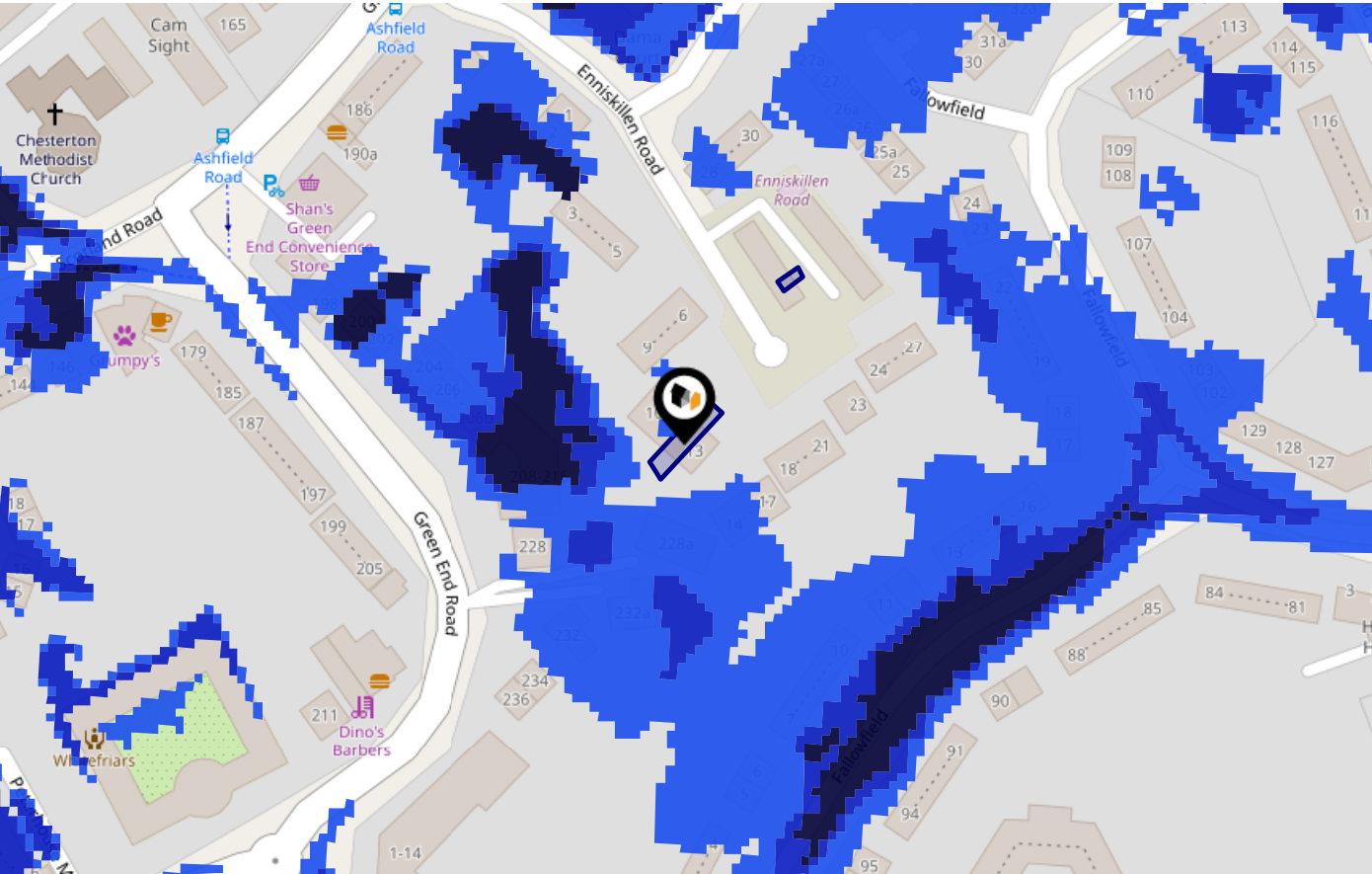


Flood Risk

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.

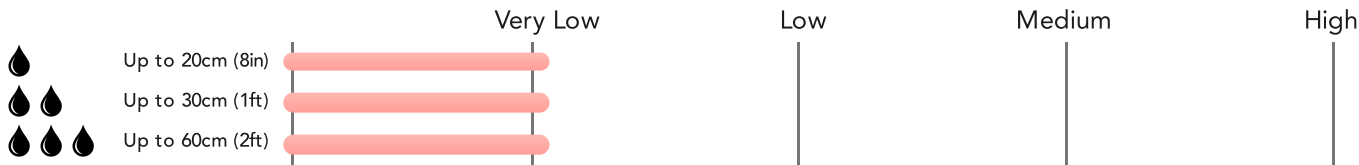


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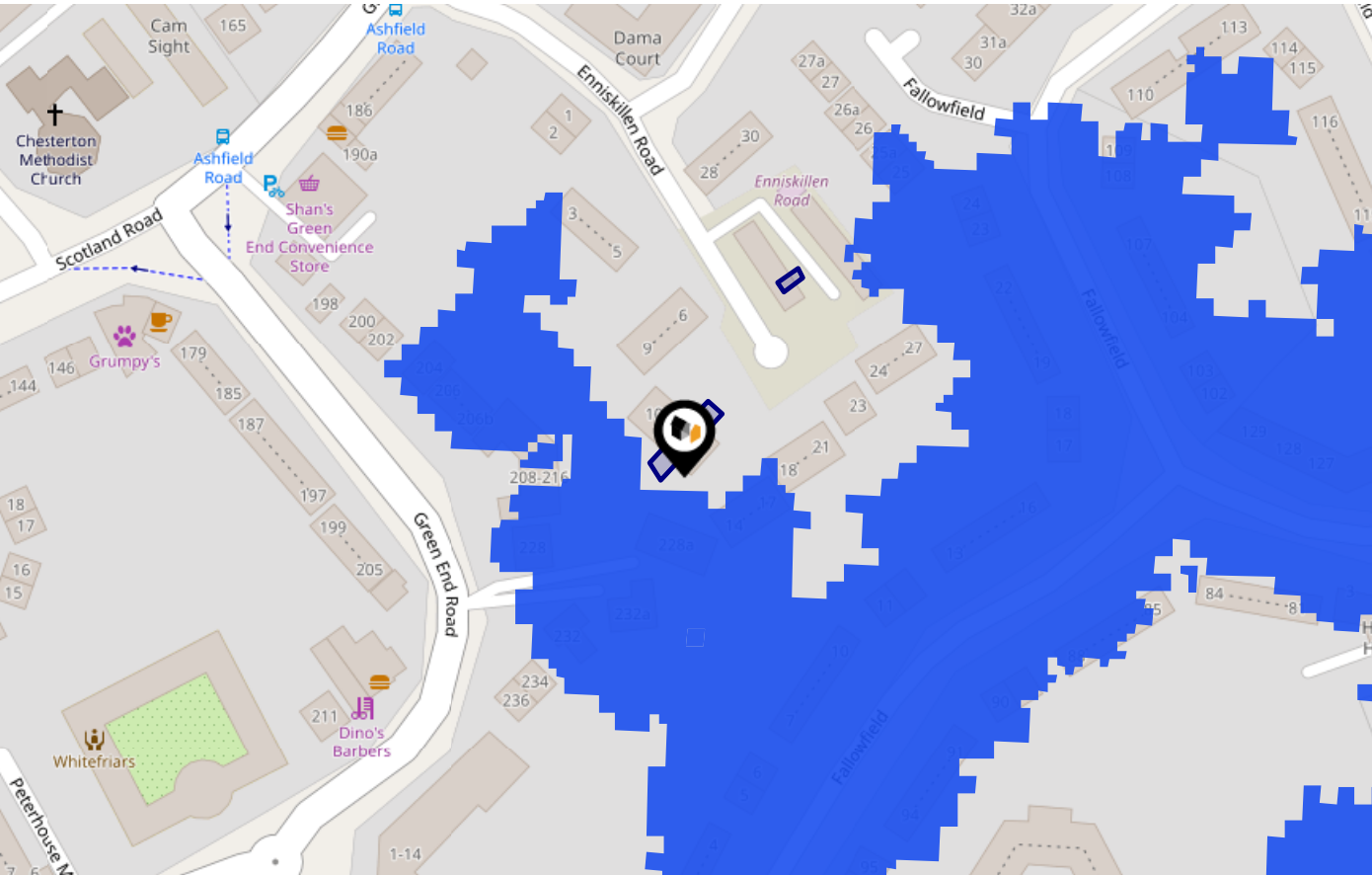


Flood Risk

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.

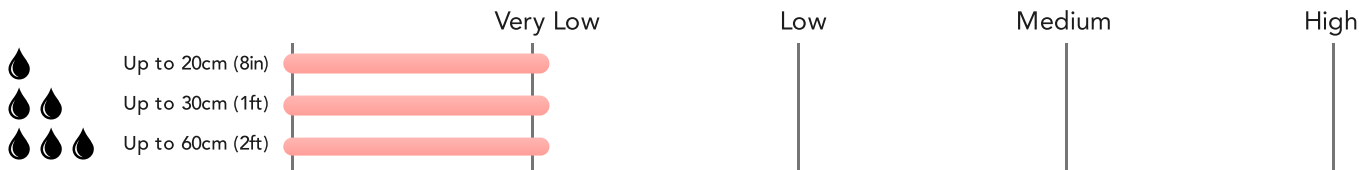


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

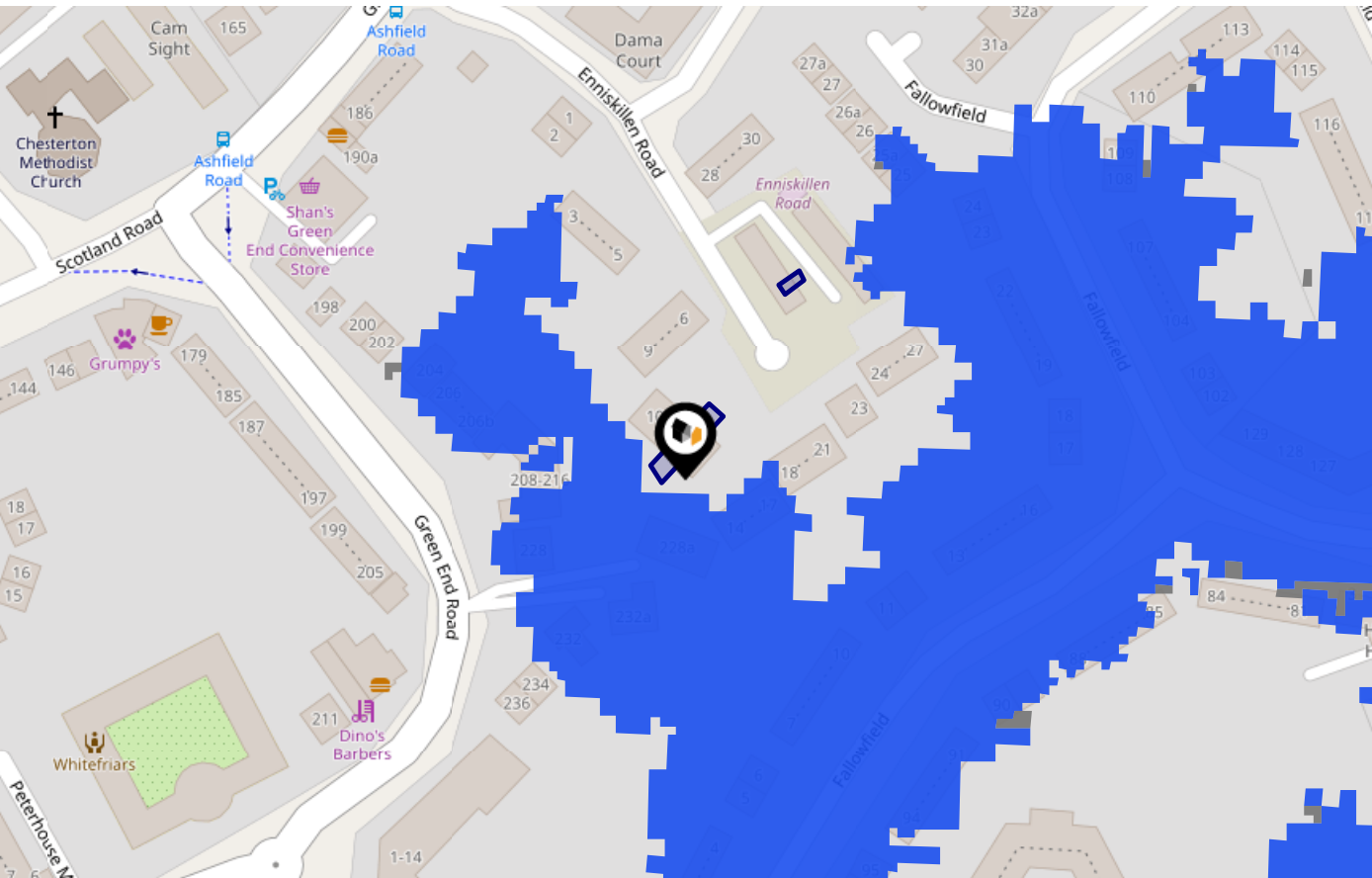


Flood Risk

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.

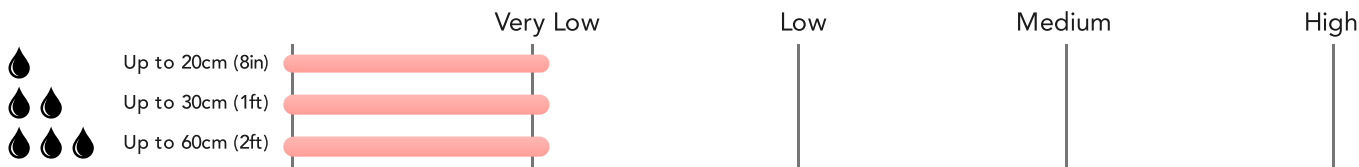


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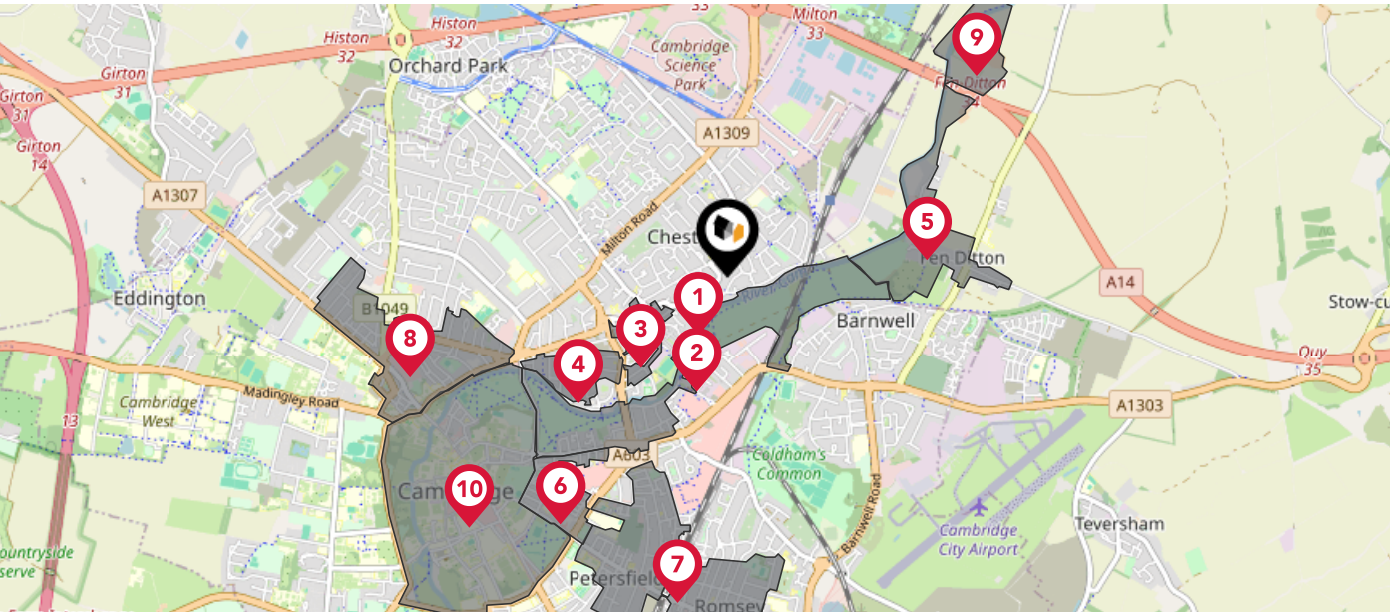


Maps

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

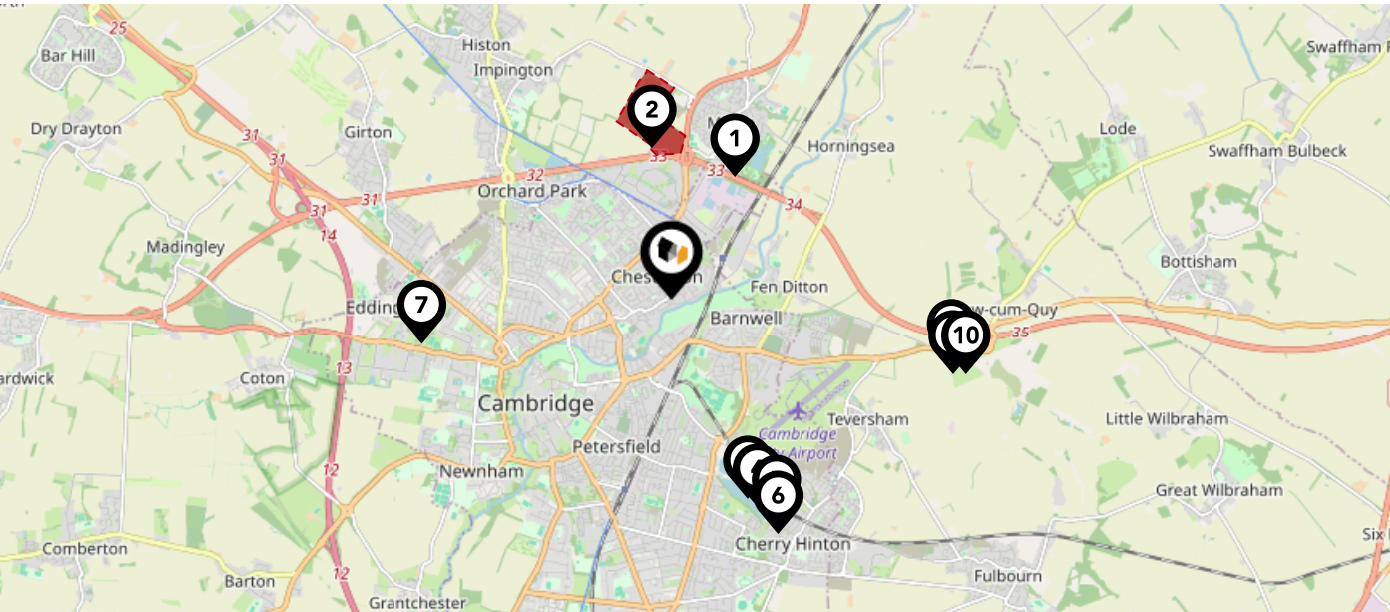
1	Ferry Lane
2	Riverside and Stourbridge Common
3	Chesterton
4	De Freville
5	Fen Ditton
6	The Kite
7	Mill Road
8	Castle and Victoria Road
9	Baits Bite Lock
10	Central

Maps

Landfill Sites

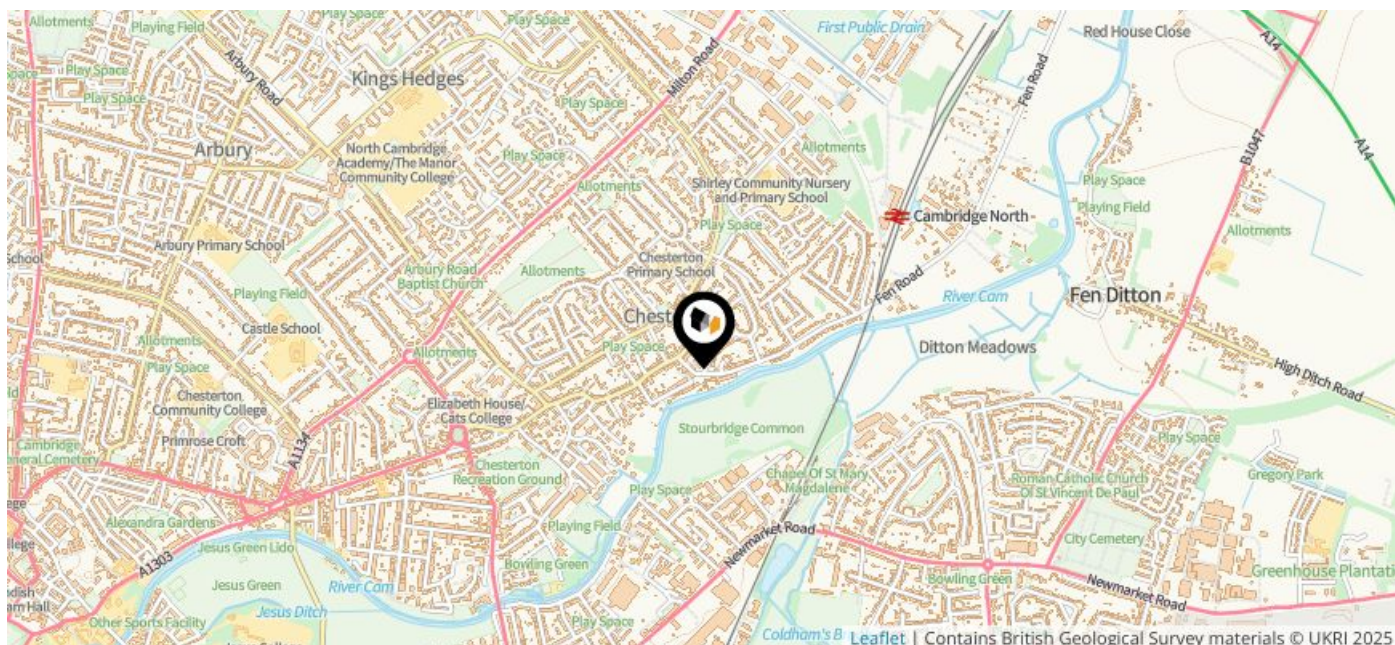


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	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	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
7	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
8	Quy Mill Hotel-Quy	Historic Landfill
9	Quy Bridge-Quy	Historic Landfill
10	EA/EPR/NP3790NX/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



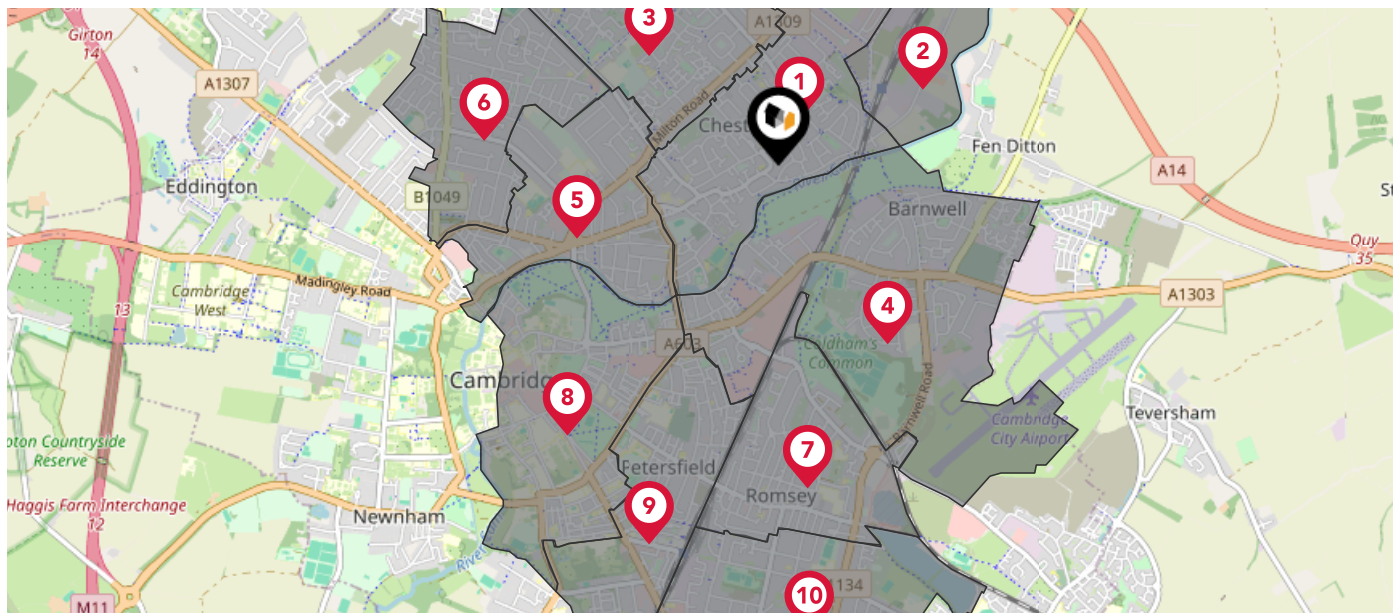
Mine Entry

- ✕ 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

East Chesterton Ward

2

Milton & Waterbeach Ward

3

King's Hedges Ward

4

Abbey Ward

5

West Chesterton Ward

6

Arbury Ward

7

Romsey Ward

8

Market Ward

9

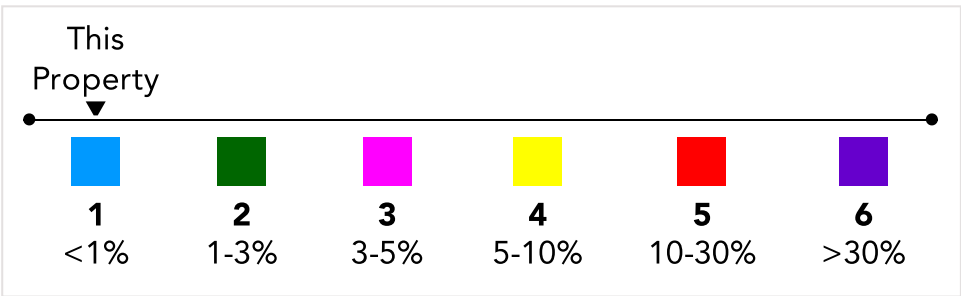
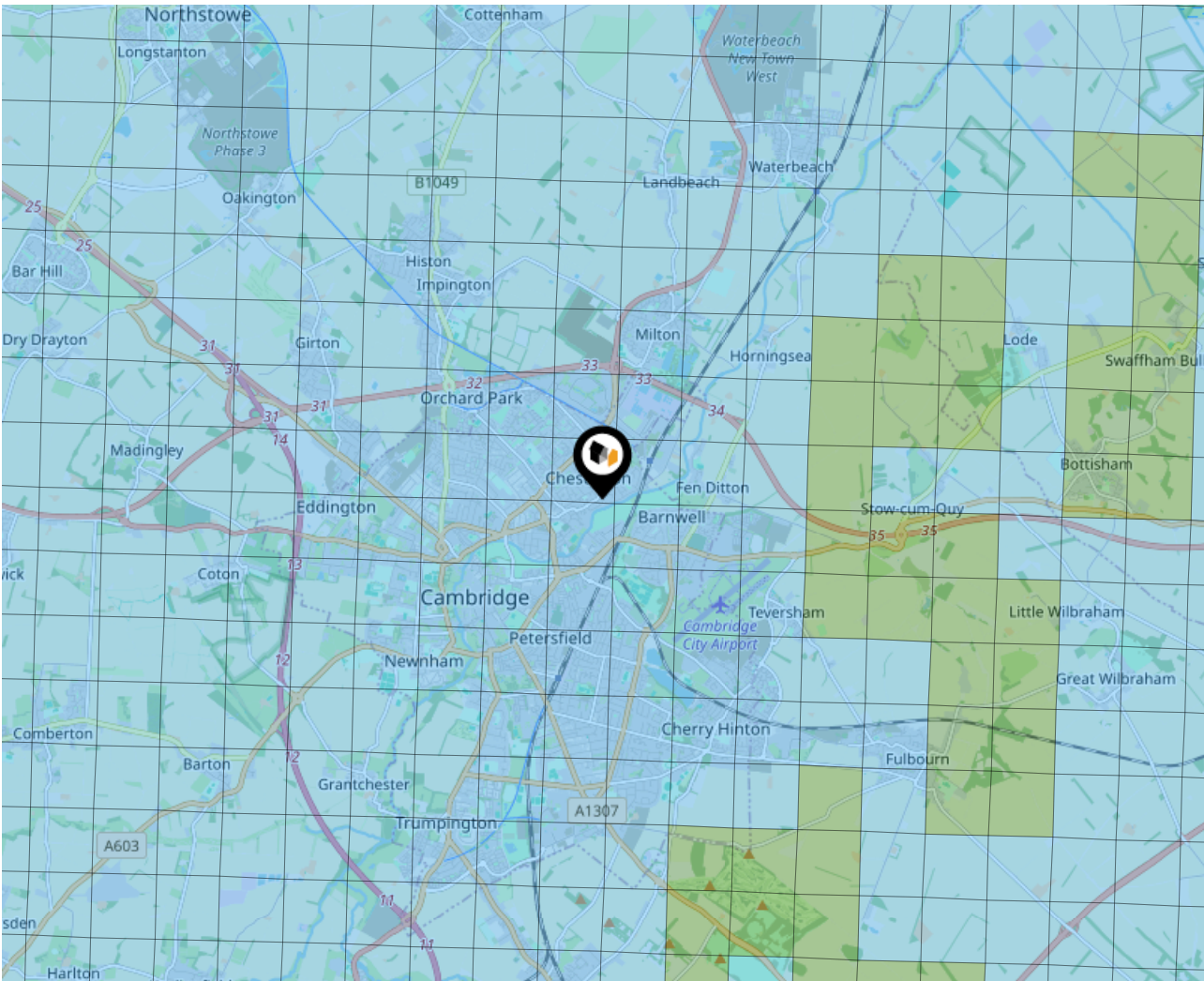
Petersfield Ward

10

Coleridge Ward

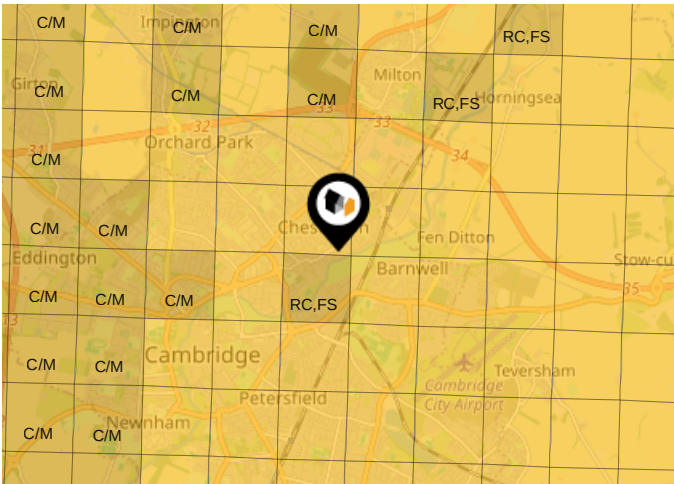
What is Radon?

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)

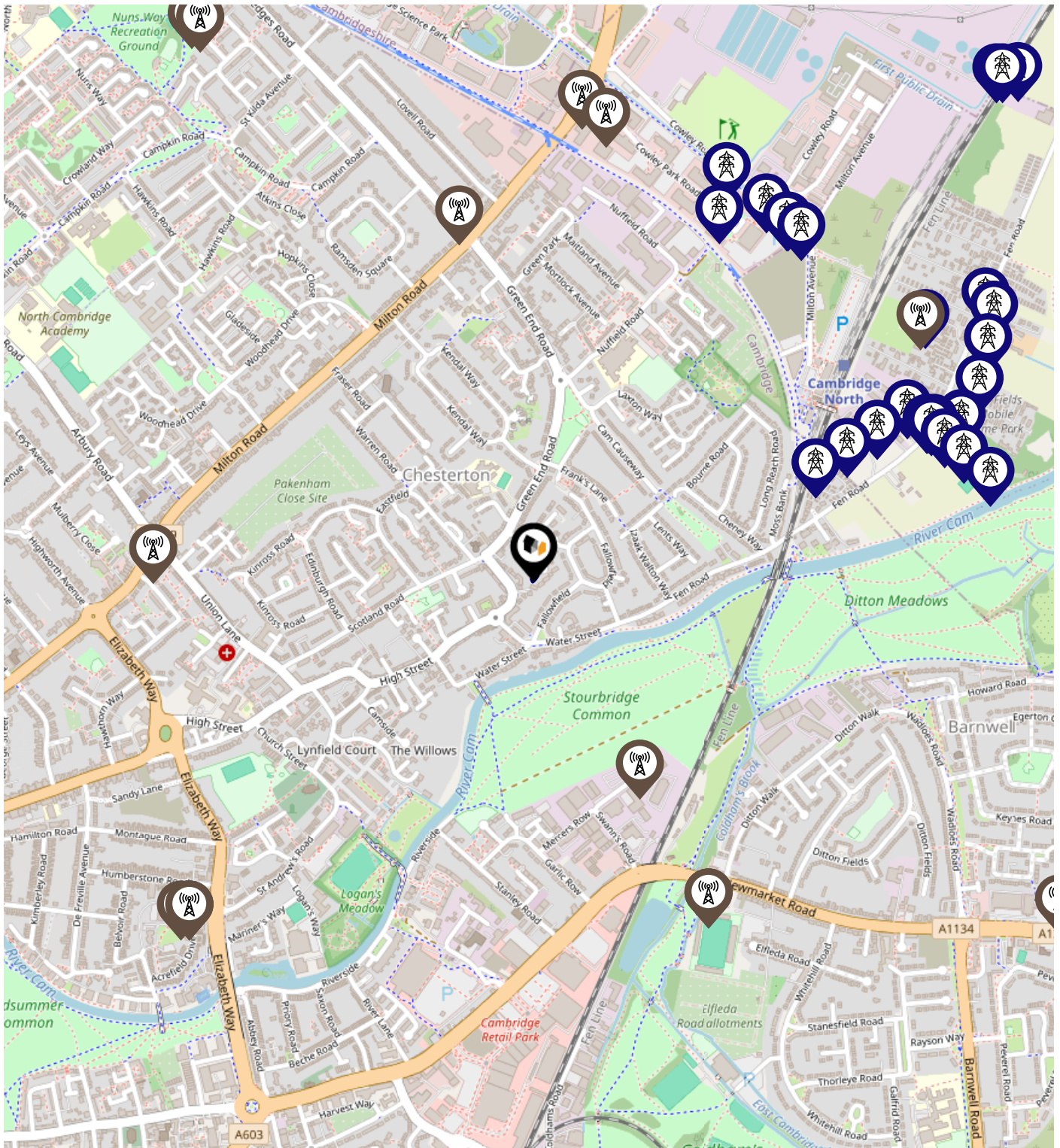
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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:

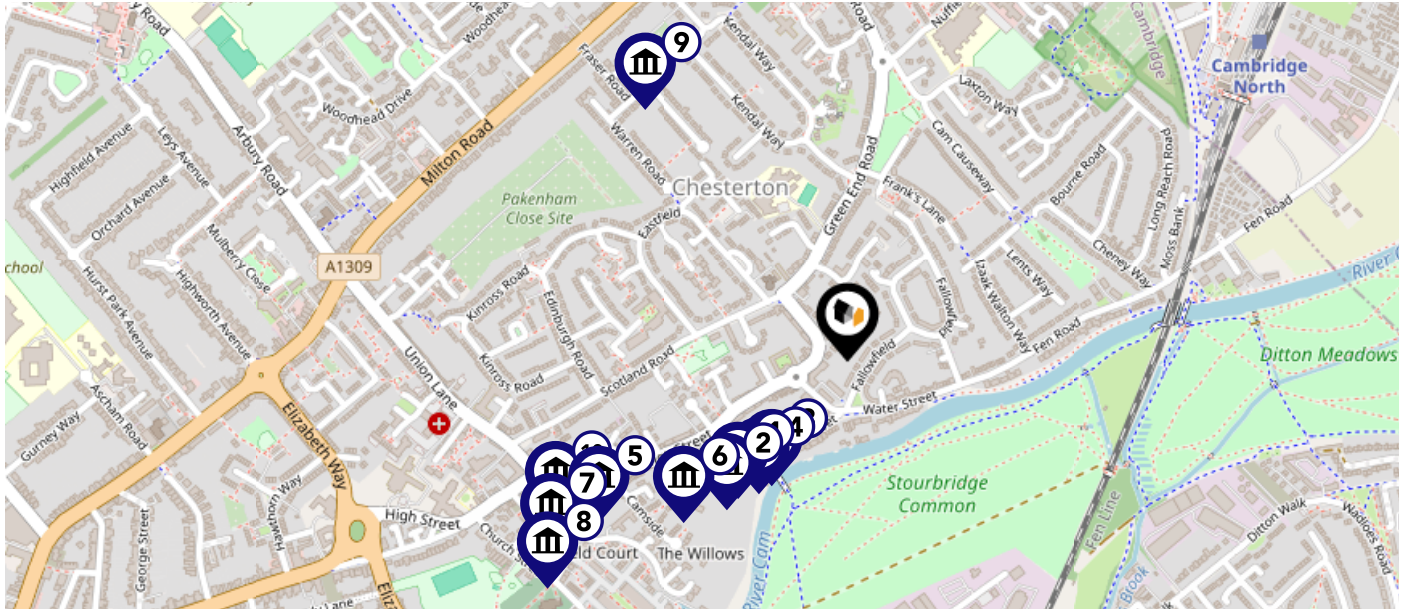
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

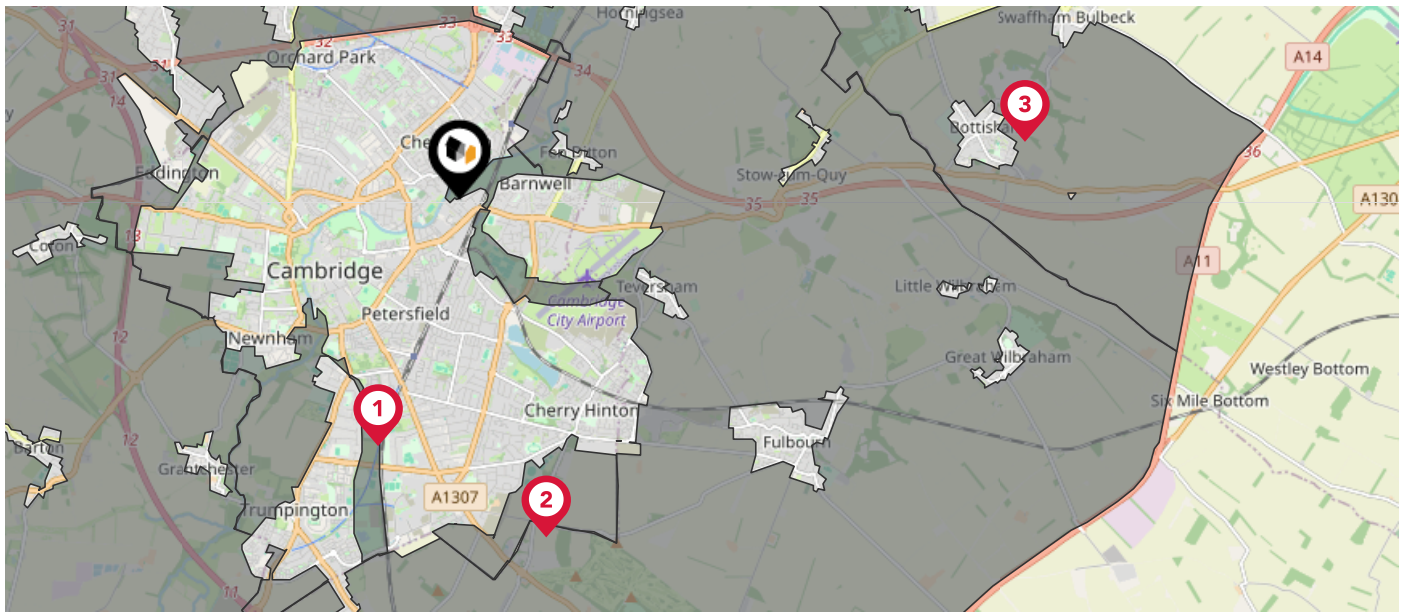


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.2 miles
	1331857 - Roebuck House	Grade II	0.2 miles
	1268351 - 17, Water Street	Grade II	0.2 miles
	1126024 - 5 (green Dragon Inn) And 7-11 Water Street	Grade II	0.2 miles
	1126210 - 22, Church Street	Grade II	0.3 miles
	1390990 - Gas Lamp	Grade II	0.3 miles
	1331829 - Chesterton Tower	Grade I	0.4 miles
	1126208 - The Vicarage	Grade II	0.4 miles
	1245573 - Church Of St George	Grade II	0.4 miles
	1126236 - 1, Chapel Street	Grade II	0.4 miles

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



Nearby Green Belt Land



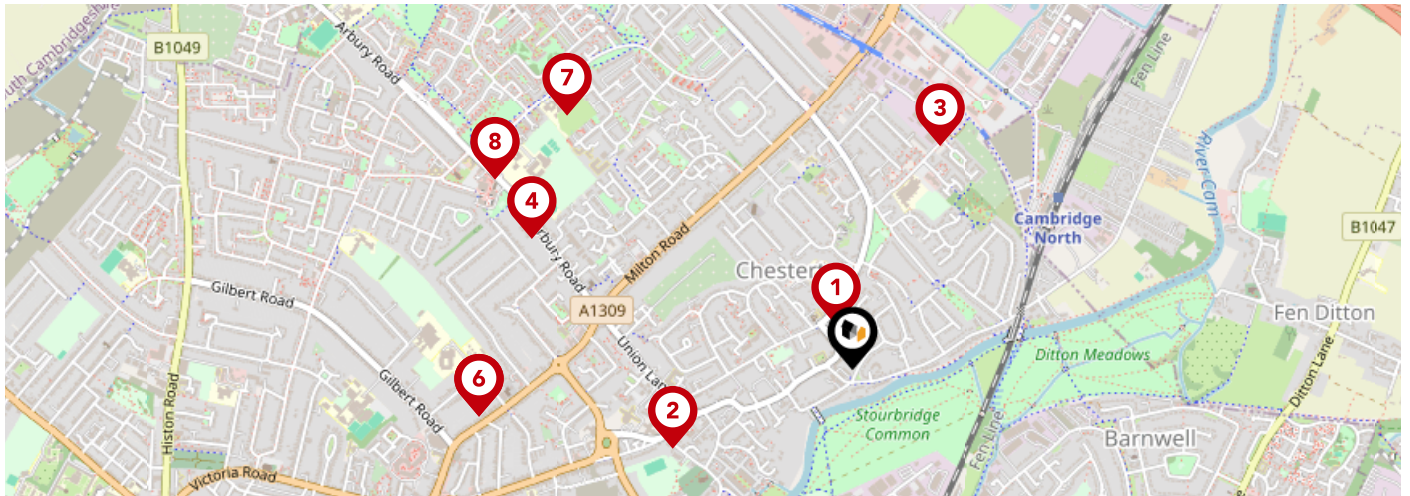
Cambridge Green Belt - South Cambridgeshire



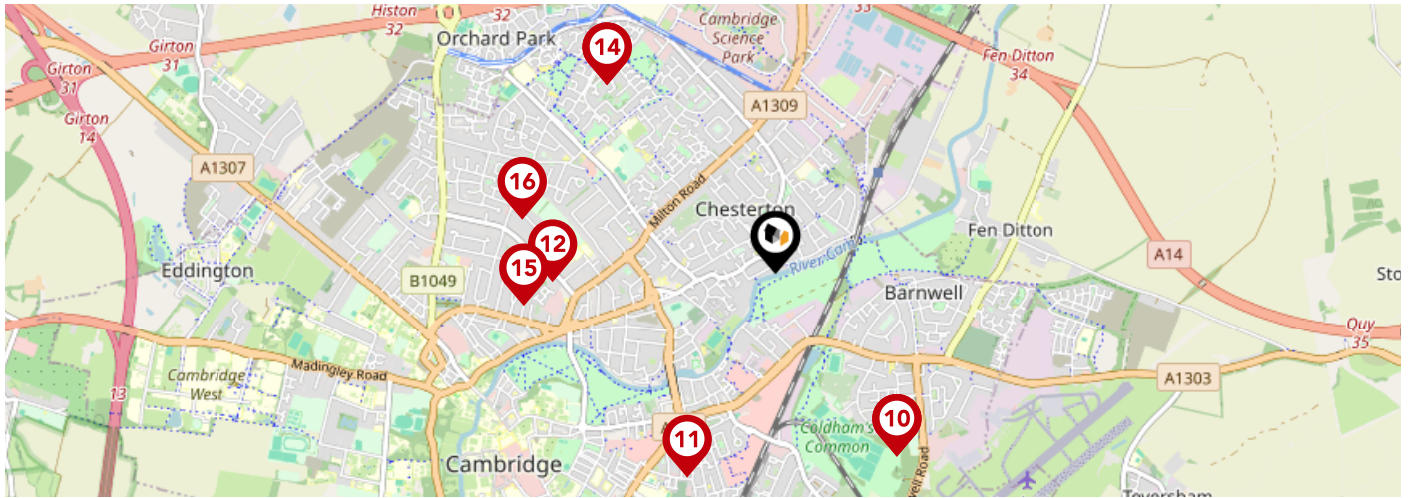
Cambridge Green Belt - Cambridge











Cambridge Green Belt - East Cambridgeshire



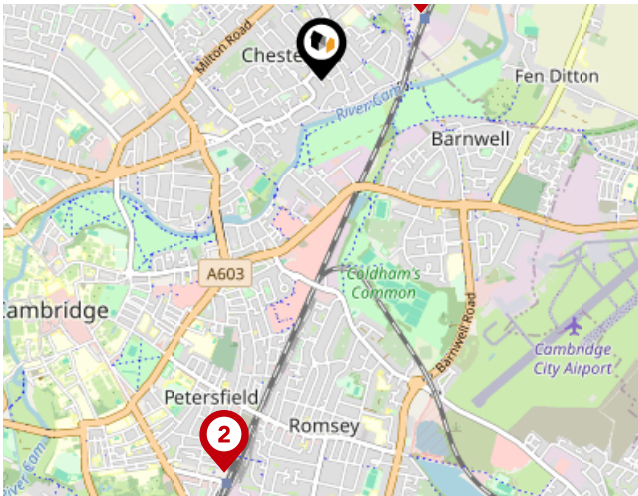
		Nursery	Primary	Secondary	College	Private
1	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.92	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:1.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

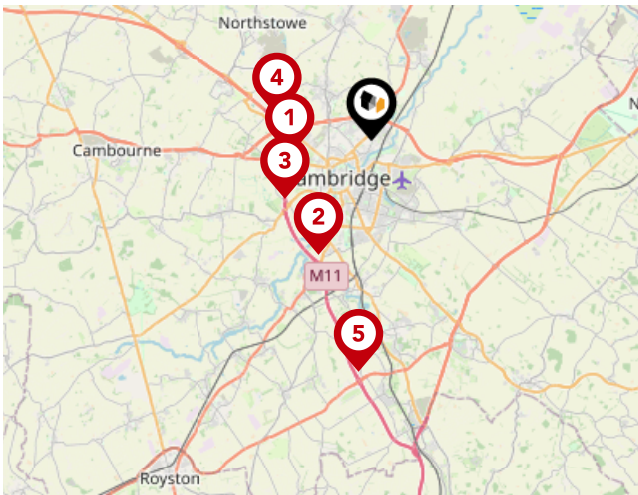
Area

Transport (National)



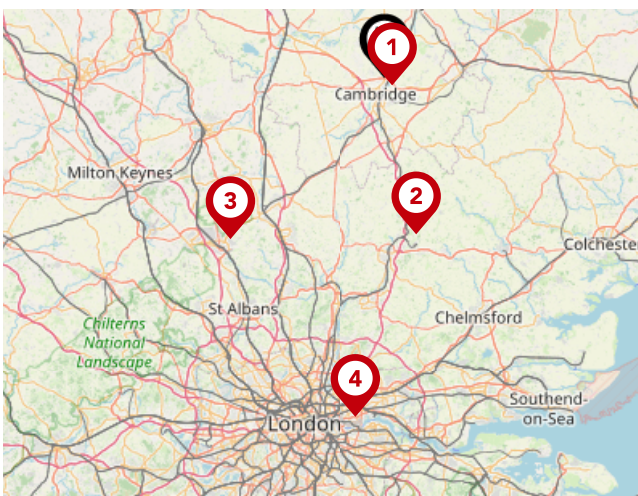
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.55 miles
2	Cambridge Rail Station	1.84 miles
3	Waterbeach Rail Station	3.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.01 miles
2	M11 J11	4.54 miles
3	M11 J12	3.75 miles
4	M11 J14	3.52 miles
5	M11 J10	8.41 miles



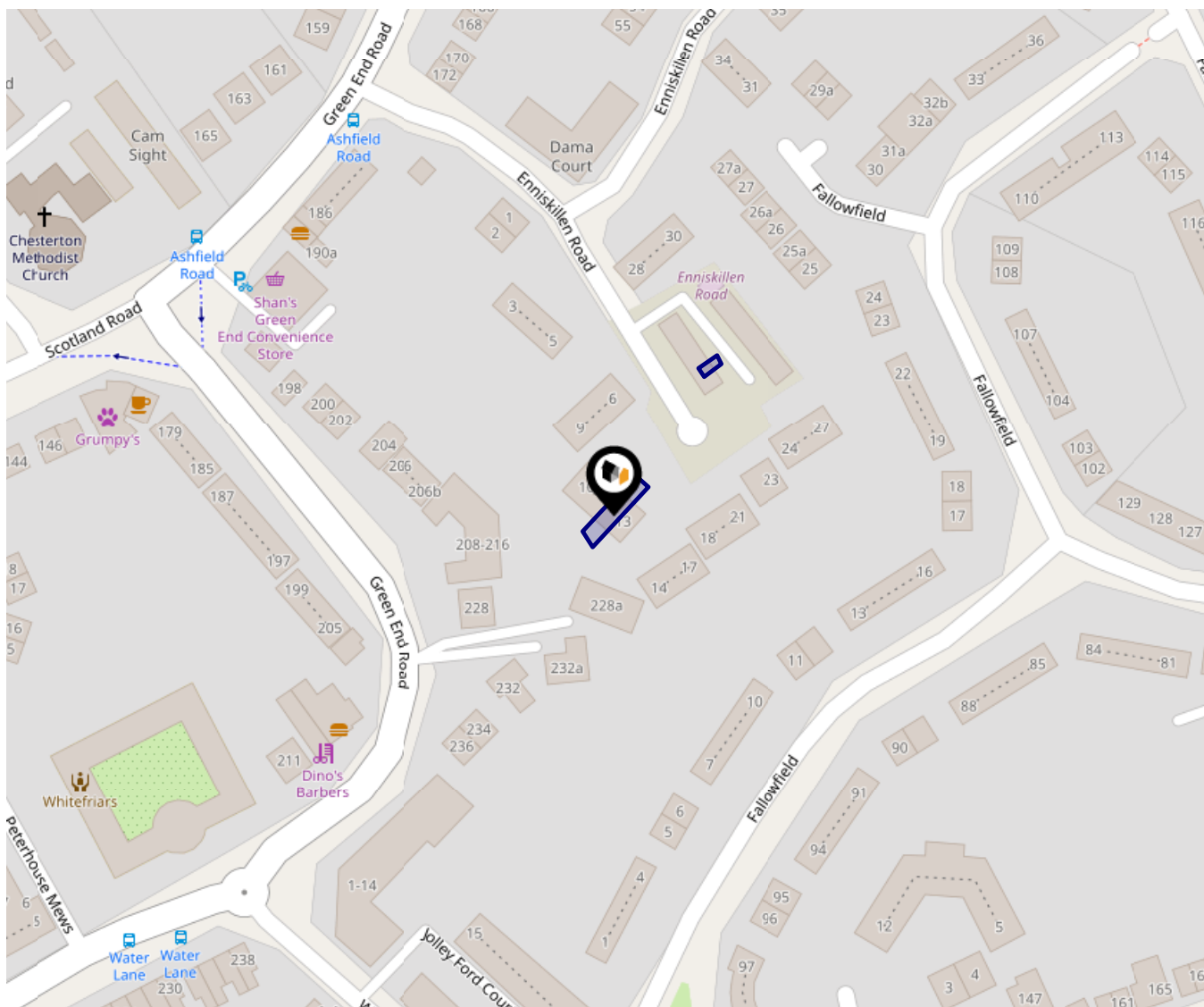
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.51 miles
2	Stansted Airport	23.29 miles
3	Luton Airport	32.45 miles
4	Silvertown	49.75 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ashfield Road	0.07 miles
2	Ashfield Road	0.08 miles
3	Lilley Close	0.11 miles
4	Water Lane	0.1 miles
5	Fallowfield	0.15 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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