



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



CAMBRIDGE ROAD, NEWTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

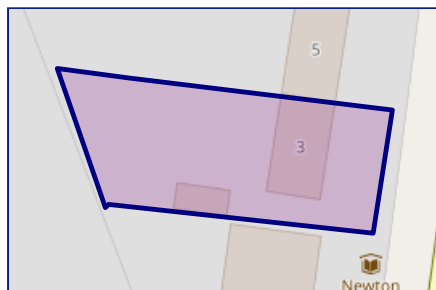
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

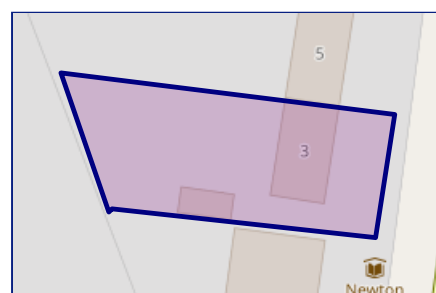


Freehold Title Plan



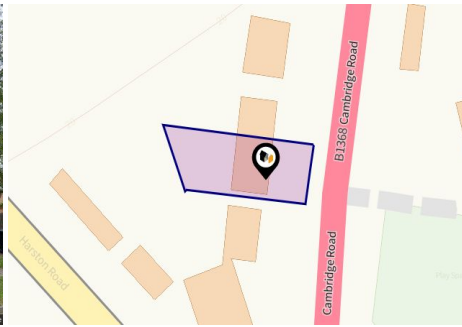
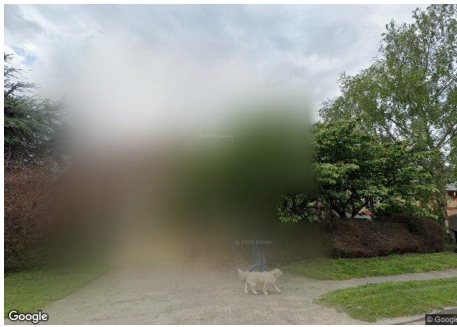
CB43195

Leasehold Title Plan



CB456373

Start Date:	15/10/2020
End Date:	16/10/2119
Lease Term:	99 years from 16 October 2020
Term Remaining:	94 years



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.13 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB43195		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *The Stables 155 Cambridge Road Newton Cambridge CB22 7PL*

Reference - S/2049/16/FL	
Decision:	Decided
Date:	26th July 2016
Description:	Retrospective Planning Application for Replacement Fencing Replacement Gates and a New Hawthorn Hedge

Planning records for: *Beseemeh 135 Cambridge Road Newton Cambridge CB22 7PL*

Reference - S/4065/17/FL	
Decision:	Decided
Date:	14th November 2017
Description:	Retrospective replacement gate

Planning records for: *11 Cambridge Road Newton Cambridge Cambridgeshire CB22 7PL*

Reference - S/0575/18/FL	
Decision:	Decided
Date:	06th February 2018
Description:	Two storey side single storey front and rear extensions and loft conversion

Reference - S/2711/16/FL	
Decision:	Decided
Date:	12th October 2016
Description:	Proposed 2 storey side extension and single storey rear extension to dwelling

Planning records for: **11 Cambridge Road Newton Cambridge Cambridgeshire CB22 7PL**

Reference - S/3241/17/FL	
Decision:	Decided
Date:	18th September 2017
Description:	Single storey front and rear extensions and two storey side extension and loft conversion

Reference - S/2112/15/FL	
Decision:	Decided
Date:	13th August 2015
Description:	Proposed side and rear extension to existing dwelling

Reference - S/2015/16/NM	
Decision:	Decided
Date:	06th July 2016
Description:	Non Material Amendment to planning consent S/2112/15/FL for a proposed side and rear extension to existing dwelling to replace pitch roof with flat roof remove first floor rear dormer windows reduction to ground floor extension

Planning records for: **16 Cambridge Road Newton Cambridgeshire CB22 7PL**

Reference - 23/03509/HFUL	
Decision:	Decided
Date:	13th September 2023
Description:	Part single storey, part two storey extension to rear.

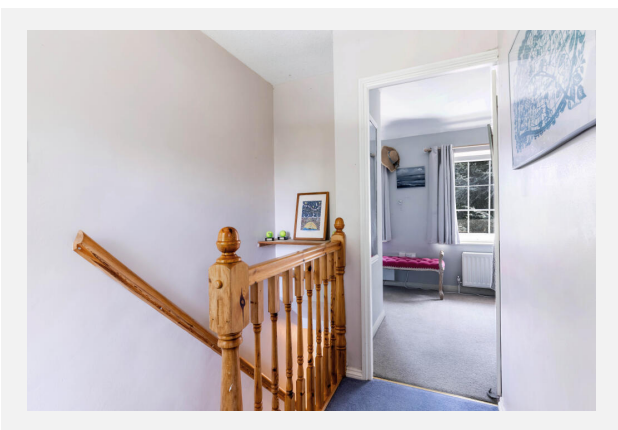
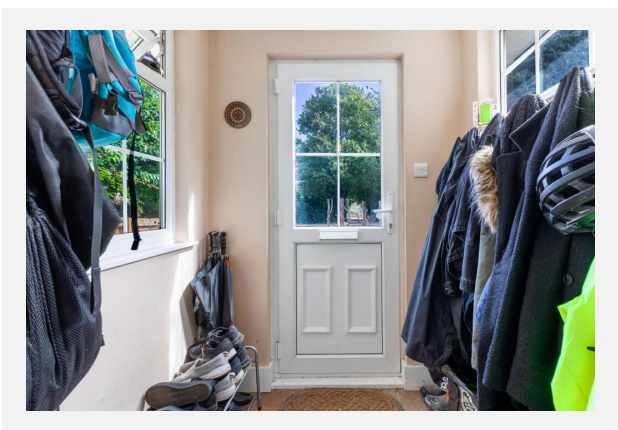
Planning records for: **16 Cambridge Road Newton Cambridgeshire CB22 7PL**

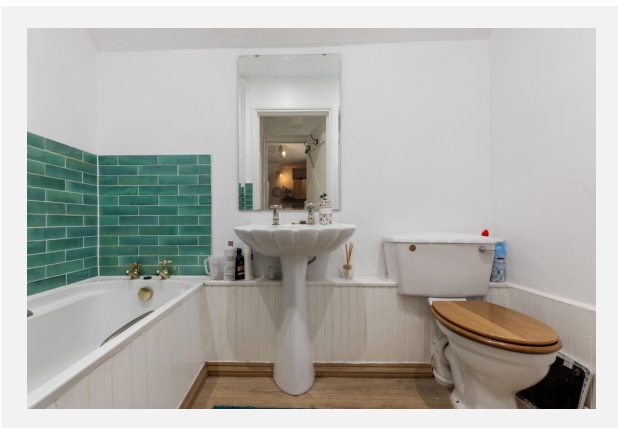
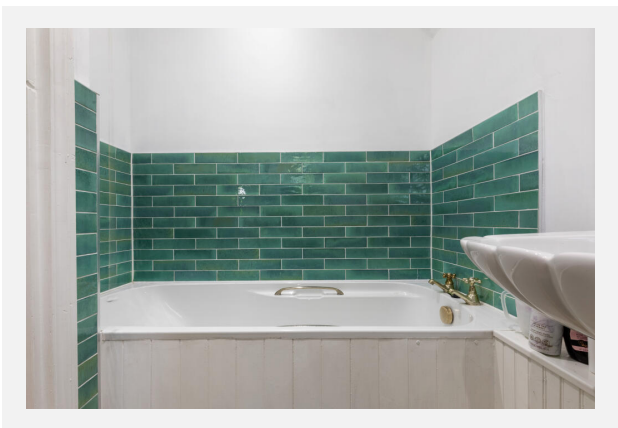
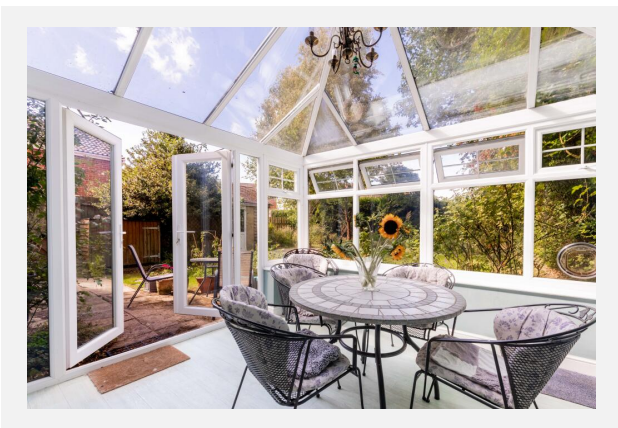
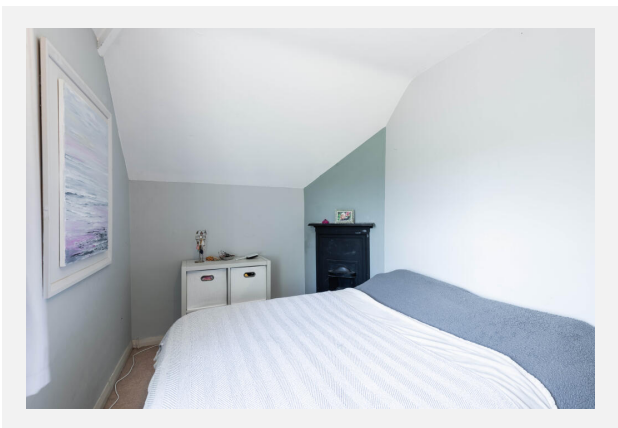
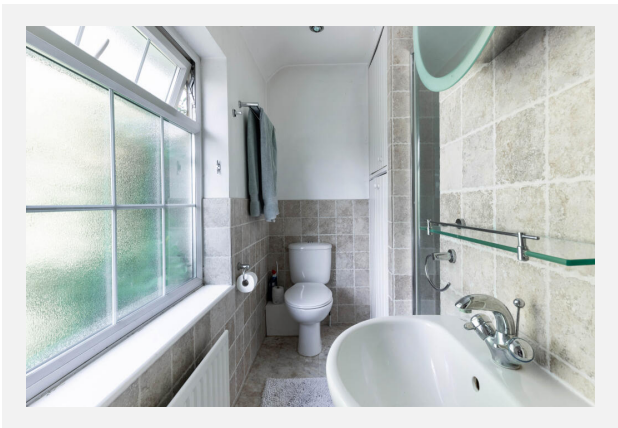
Reference - 23/03516/S73	
Decision:	Decided
Date:	13th September 2023
Description:	S73 to vary condition 2 (drawings) of ref 21/01366/HFUL (Demolition of existing garage and construction of new two storey side extension incorporating a garage), for the addition of an air source heat pump and bin storage.

Planning records for: **17 Cambridge Road Newton Cambridge Cambridgeshire CB22 7PL**

Reference - S/1130/14/NM	
Decision:	Decided
Date:	12th May 2014
Description:	Non Material Amendment on Planning Permission S/1725/13/FL

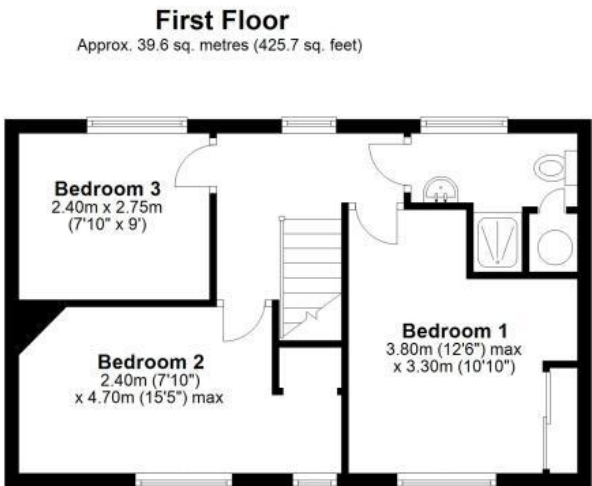
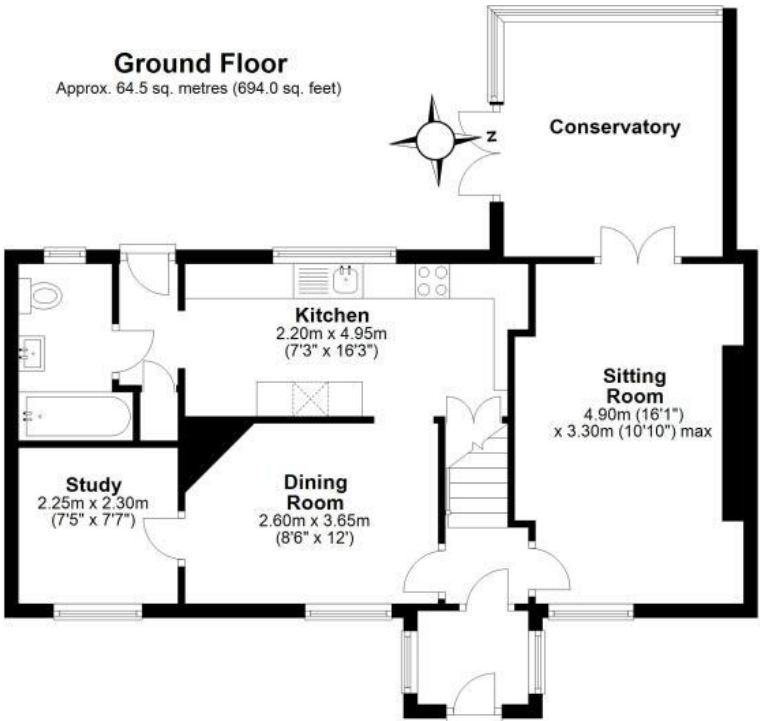
Reference - S/1725/13/FL	
Decision:	Decided
Date:	05th August 2013
Description:	Single Storey Rear Extension





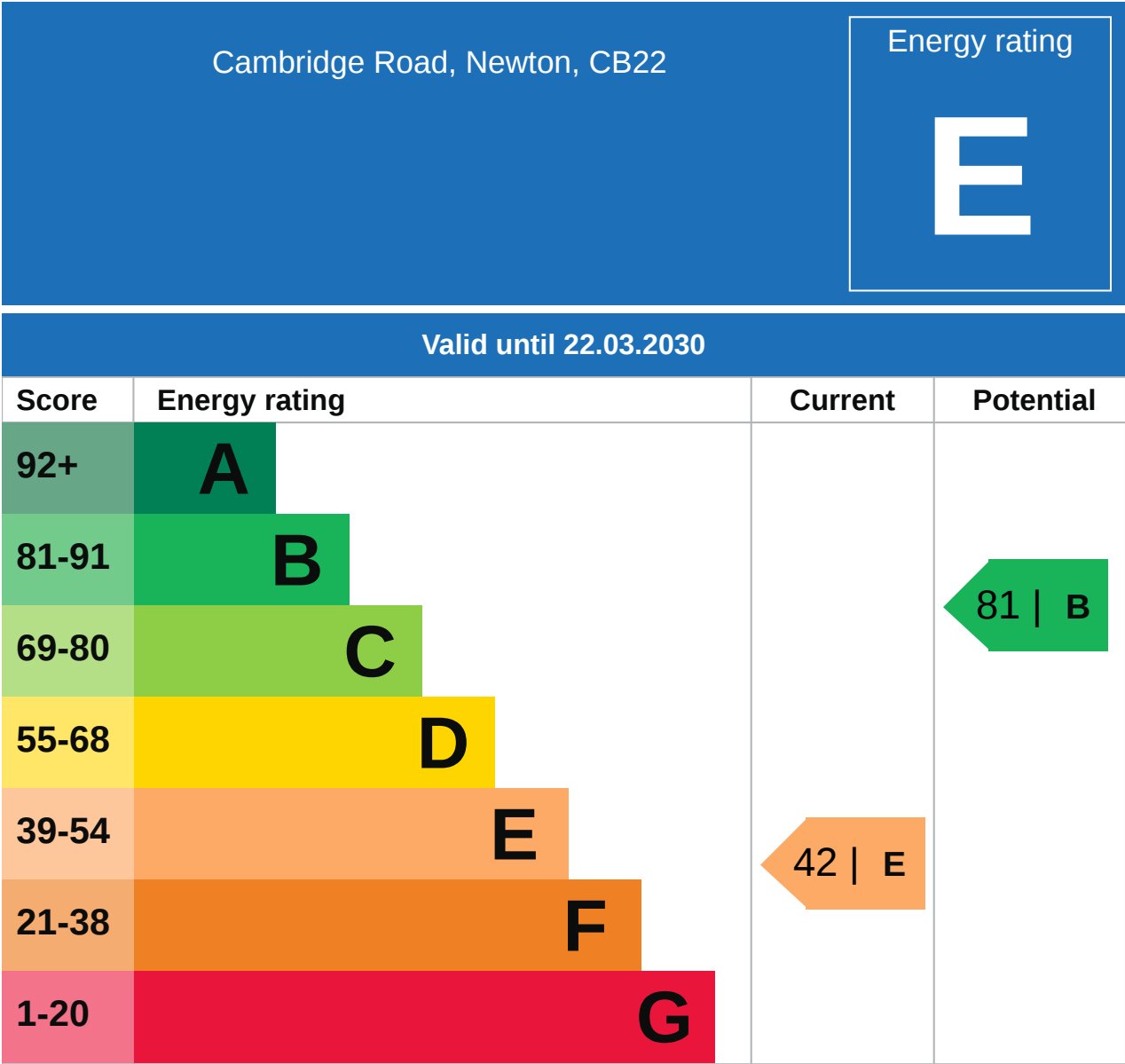


CAMBRIDGE ROAD, NEWTON, CAMBRIDGE, CB22



Total area: approx. 104.0 sq. metres (1119.7 sq. feet)

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



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 18% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	91 m ²

Electricity Supply

Good Energy

Gas Supply

Cannisters in Garden

Central Heating

Oil Fired boiler

Water Supply

Cambridge Water

Drainage

Cambridge Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



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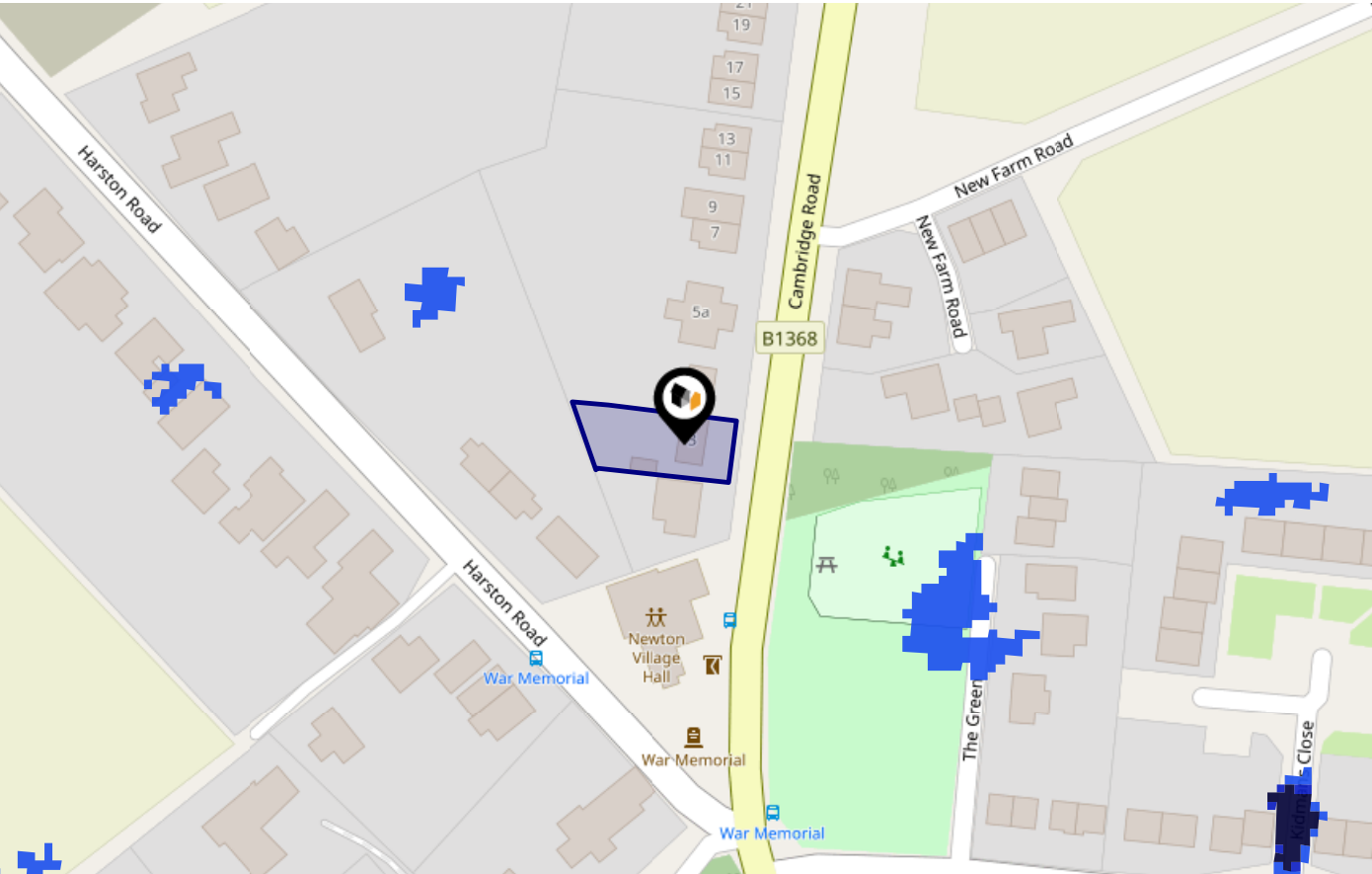
Water Level	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Very Low

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.

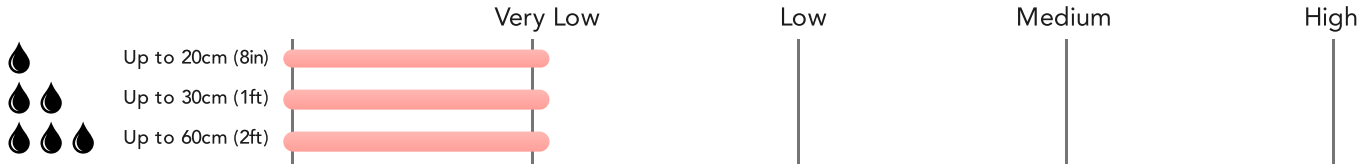


Risk Rating: Very low

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:

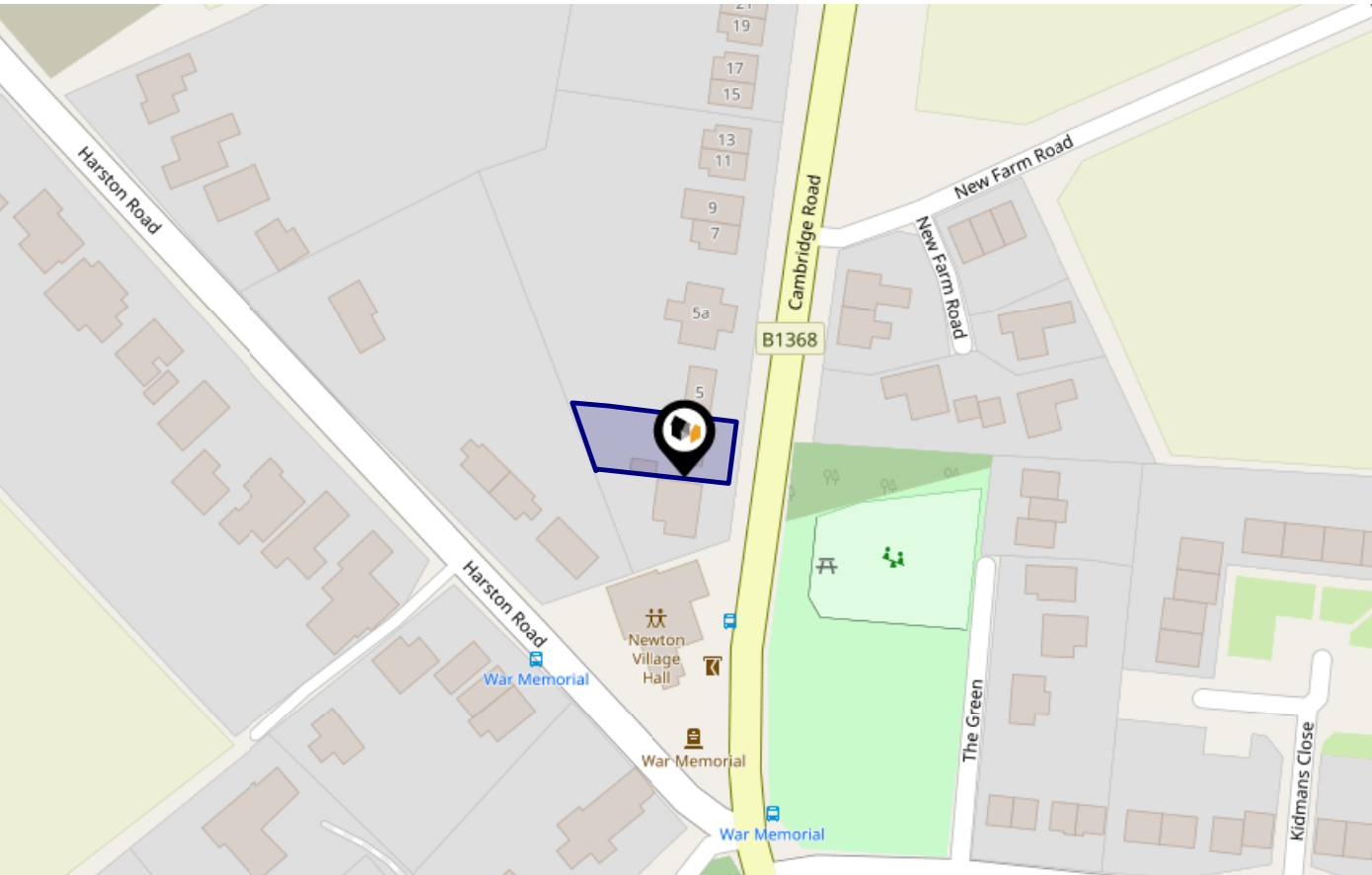


Flood Risk

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.

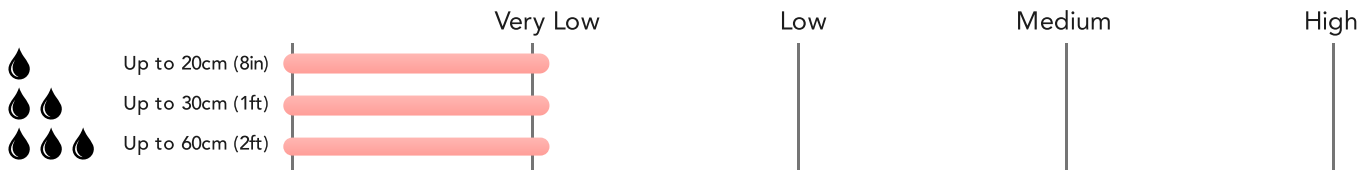


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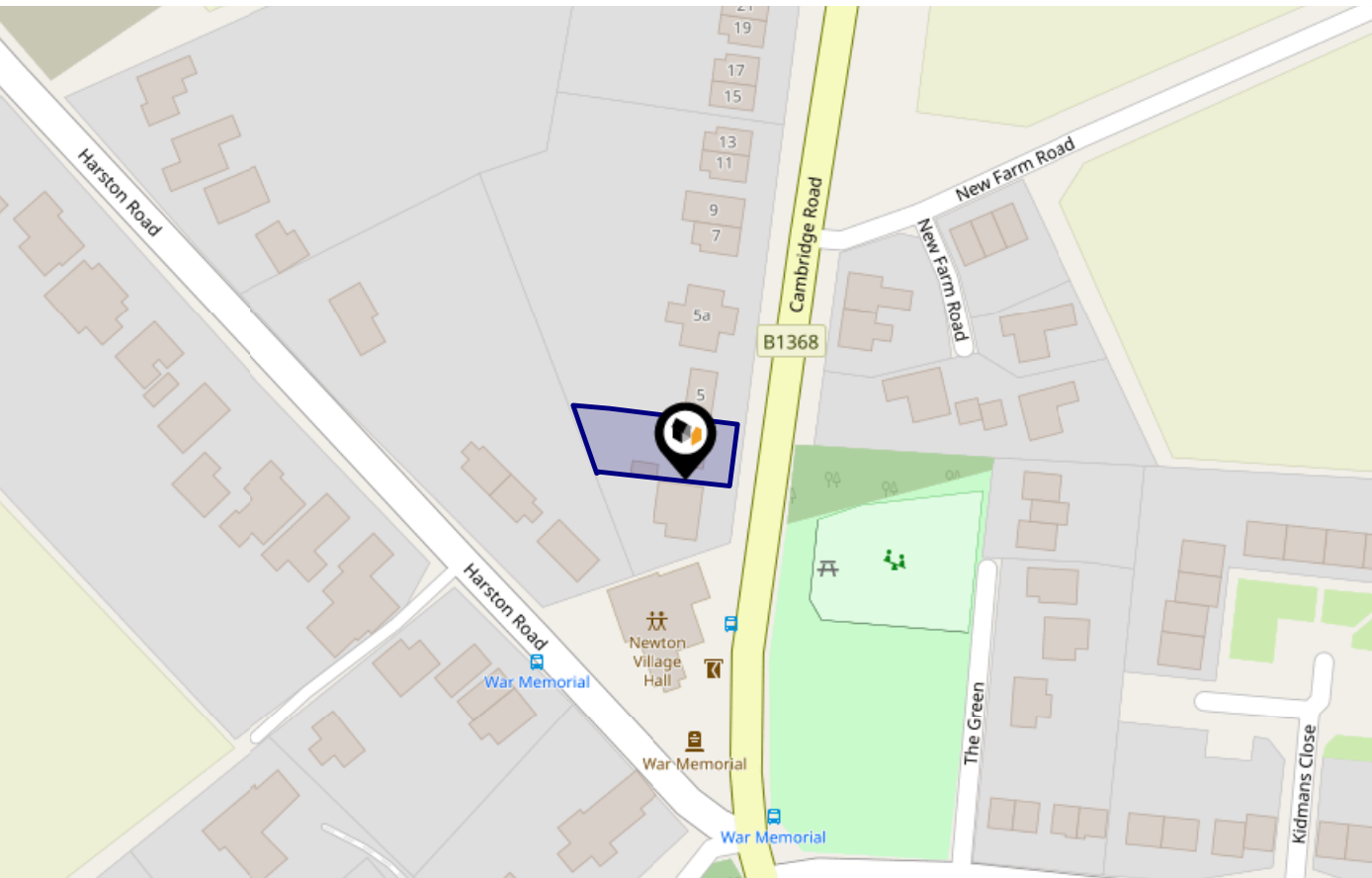


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

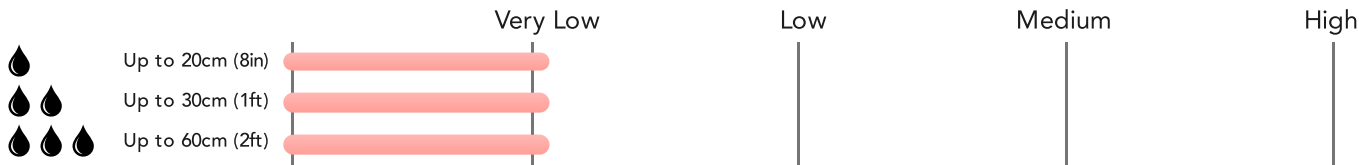


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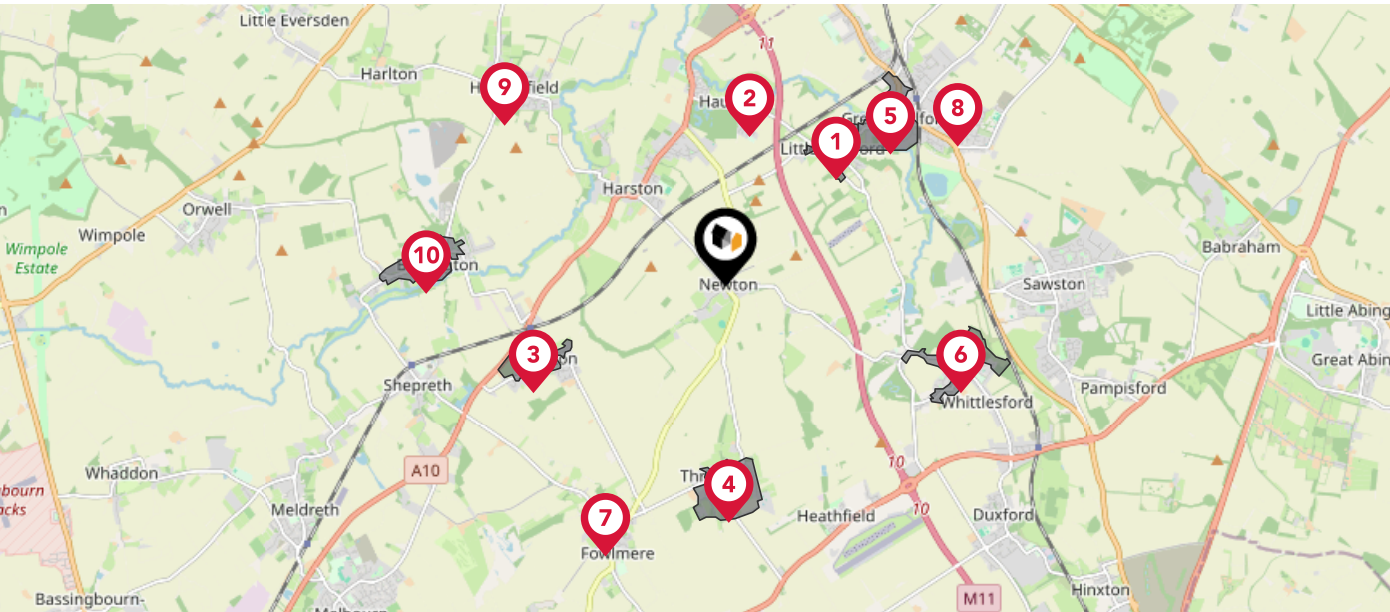


Maps

Conservation Areas



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



Nearby Conservation Areas	
1	Little Shelford
2	Hauxton
3	Foxton
4	Thriplow
5	Great Shelford
6	Whittlesford
7	Fowlmere
8	Stapleford
9	Haslingfield
10	Barrington

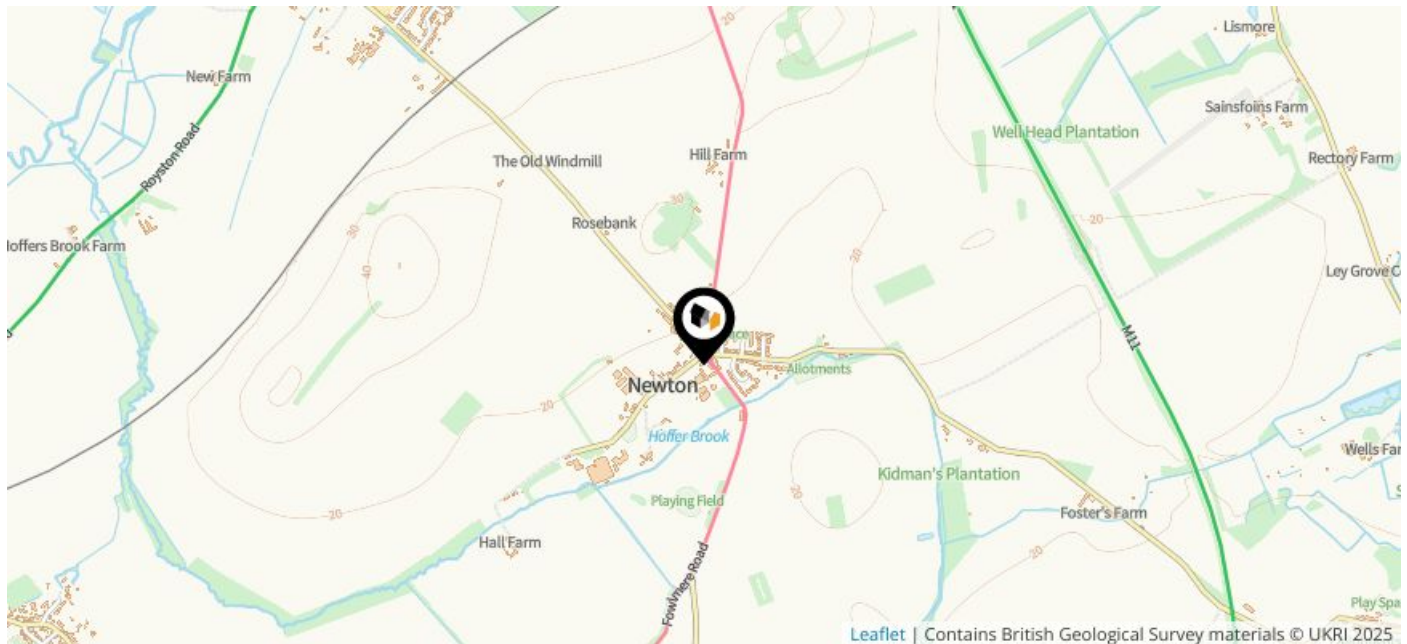
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Newton Road-Whittlesford	Historic Landfill	
2	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	
3	Old Chalk Pit-Foxton	Historic Landfill	
4	Shelford Tip-Shelford	Historic Landfill	
5	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
6	Searro-Shepreth	Historic Landfill	
7	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill	
8	Chapel Hill-Barrington	Historic Landfill	
9	Spicers-Thriplow	Historic Landfill	
10	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



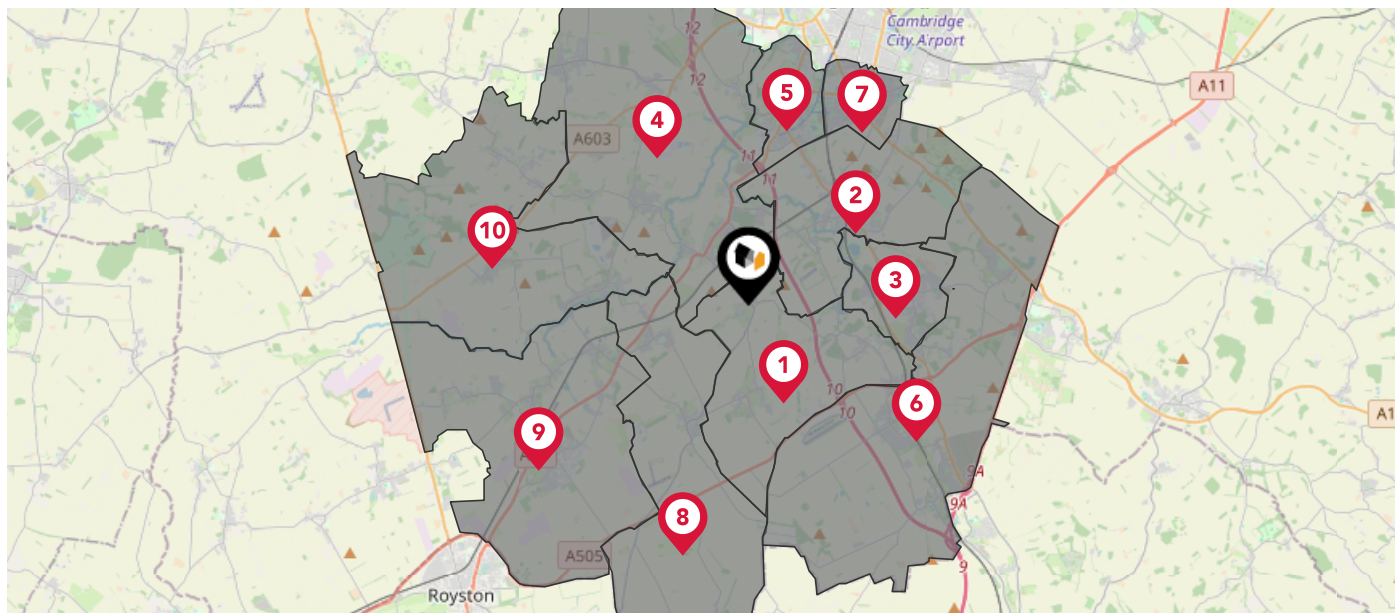
Mine Entry

- ✕ 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



Whittlesford Ward



Shelford Ward



Sawston Ward



Harston & Comberton Ward



Trumpington Ward



Duxford Ward



Queen Edith's Ward



Foxton Ward



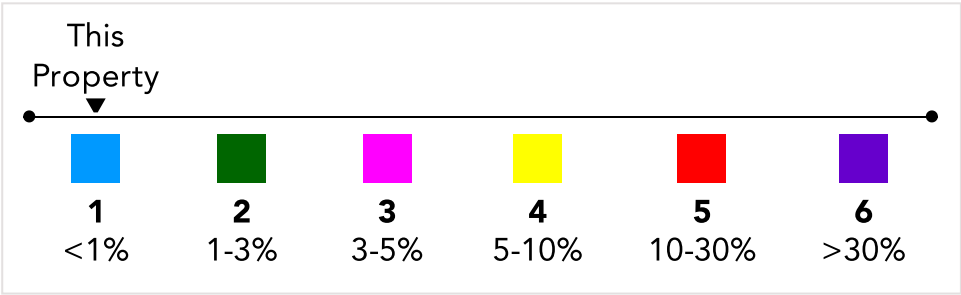
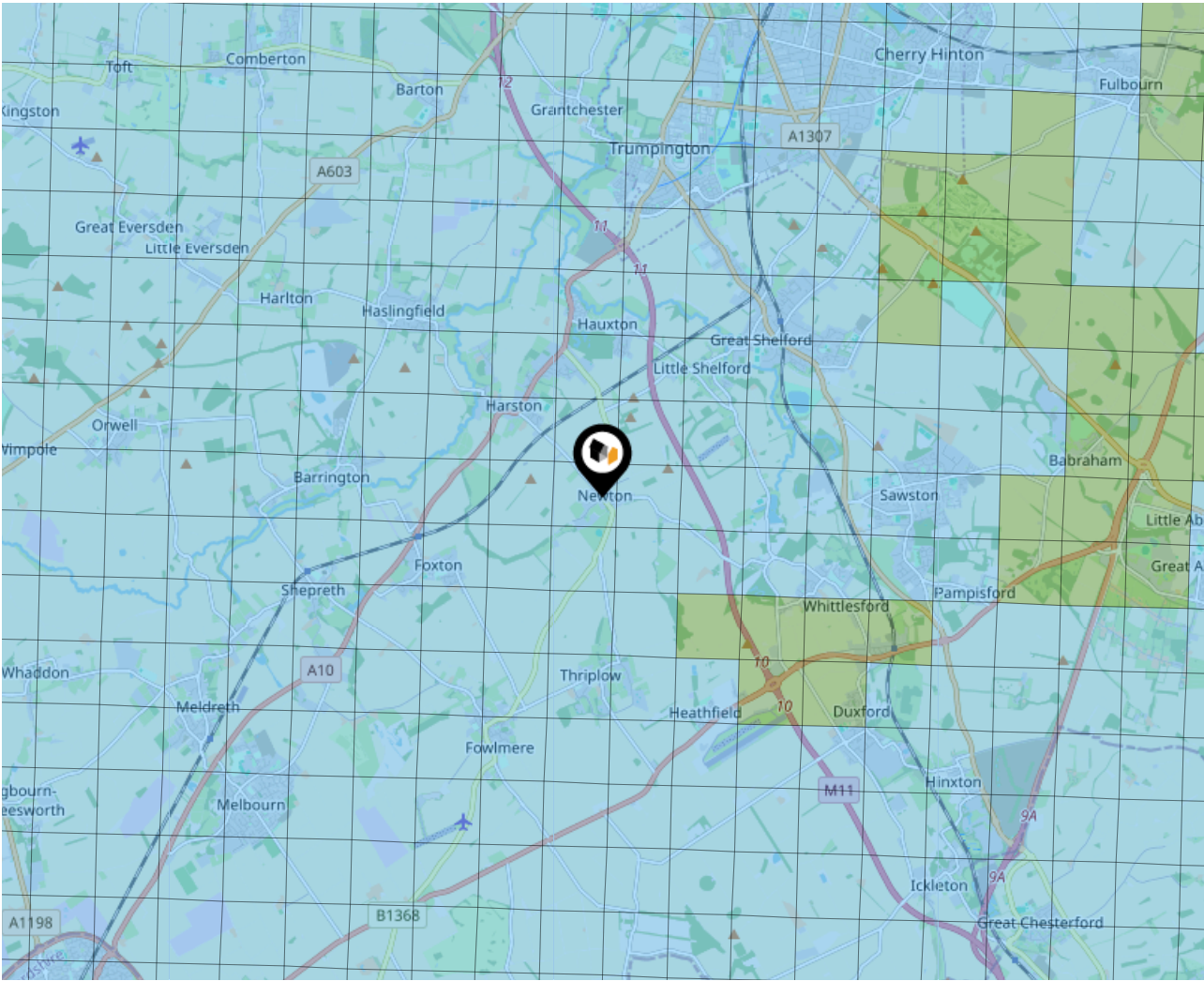
Melbourn Ward



Barrington Ward

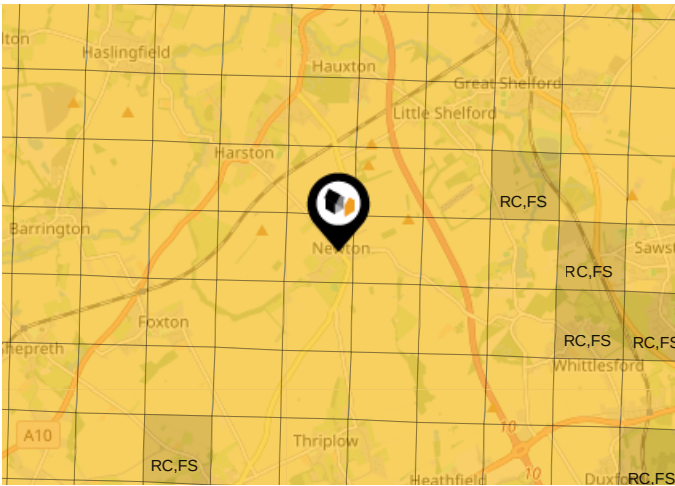
What is Radon?

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

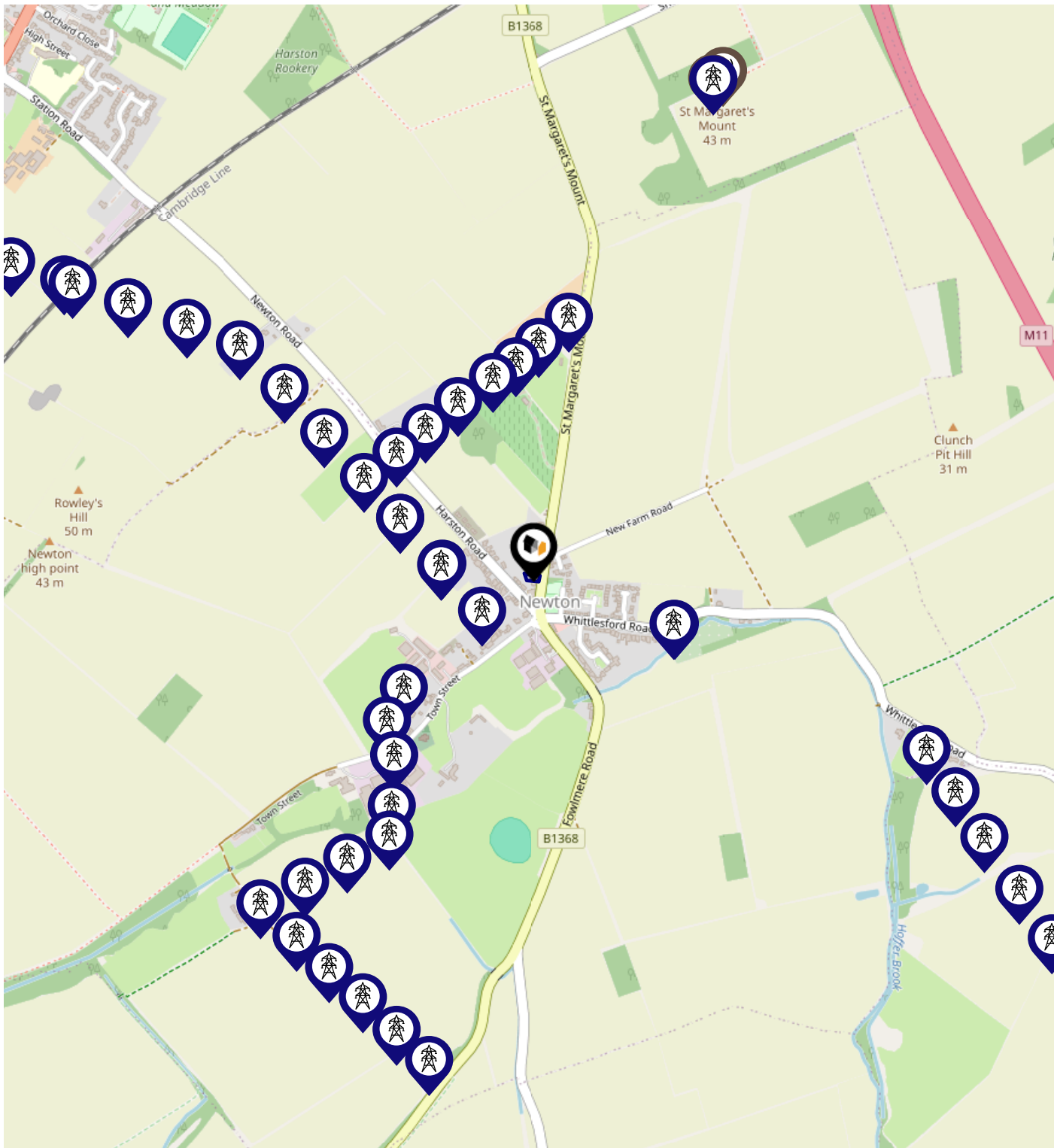


Primary Classifications (Most Common Clay Types)

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

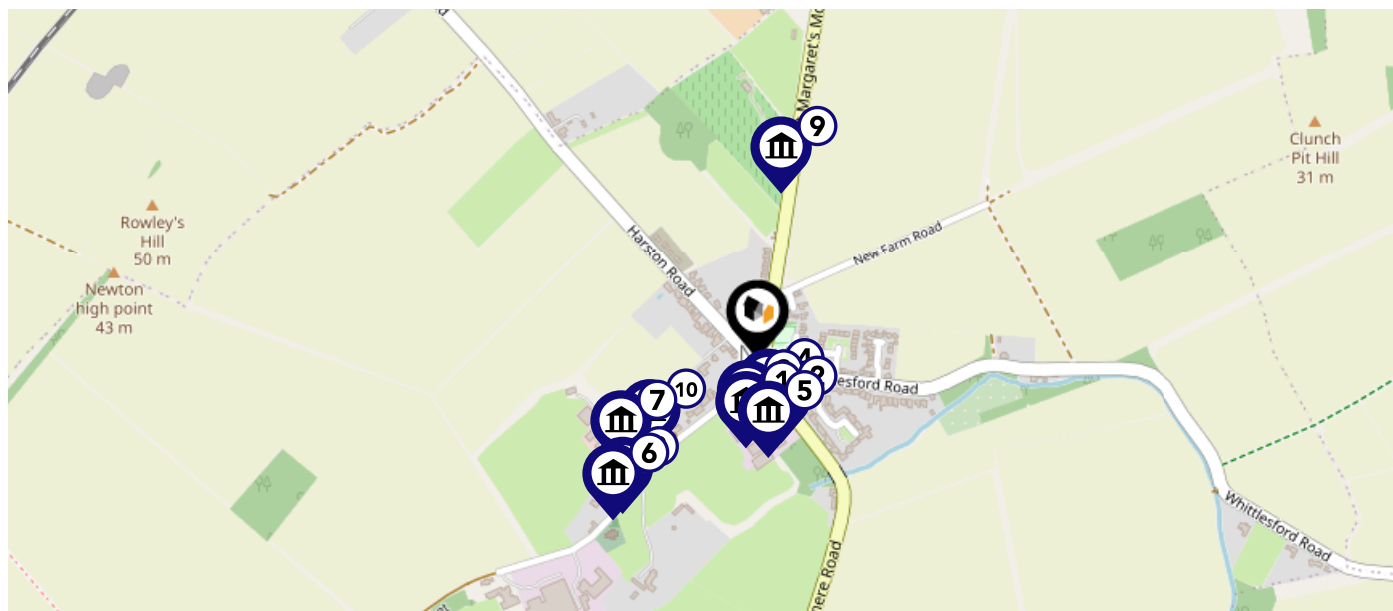
Masts & Pylons



Key:

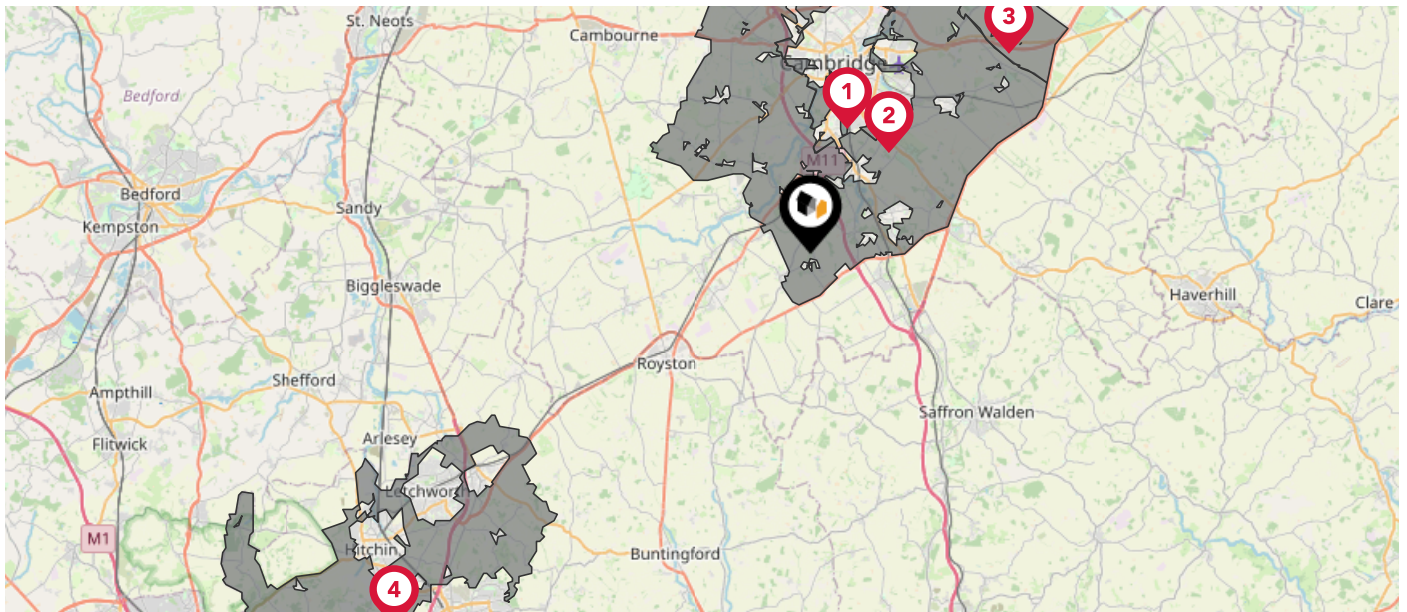
-  Power Pylons
-  Communication Masts

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
	1317458 - Outhouse At Top Farm	Grade II	0.1 miles
	1127855 - Deep Thatch	Grade II	0.1 miles
	1165092 - Top Farmhouse	Grade II	0.1 miles
	1165055 - The Queens Head Public House	Grade II	0.1 miles
	1127814 - Barn At Top Farm	Grade II	0.1 miles
	1127817 - 56 And 58, Town Street	Grade II	0.2 miles
	1331069 - Dovecote At Home Farm	Grade II	0.2 miles
	1317416 - Wall At Home Farm At Numbers 56 And 58	Grade II	0.2 miles
	1127854 - Milestone About 400 Yards North Of Crossroads	Grade II	0.2 miles
	1331087 - 6, Coach House Lane	Grade II	0.2 miles

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

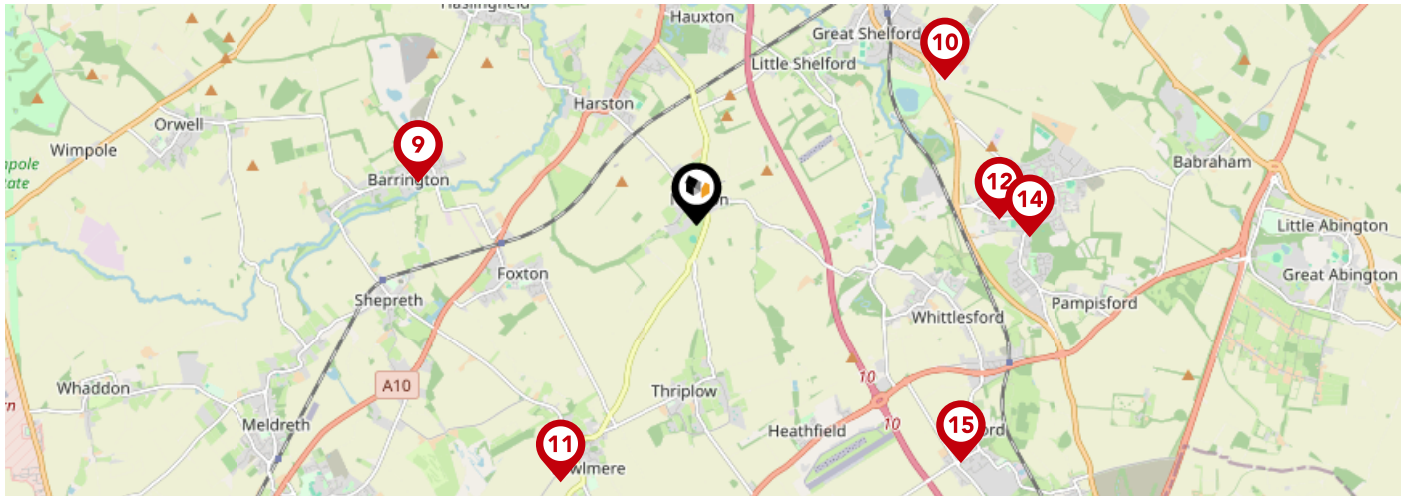


Nearby Green Belt Land

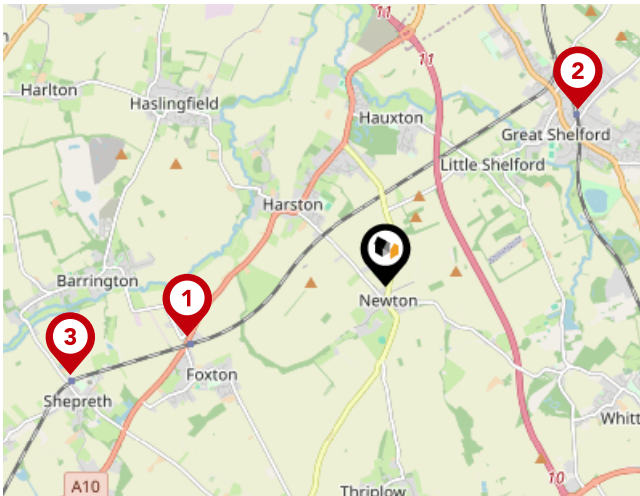
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance: 1.17	☐	☒	☐	☐	☐
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance: 1.45	☐	☒	☐	☐	☐
3	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance: 1.68	☐	☒	☐	☐	☐
4	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance: 1.83	☐	☒	☐	☐	☐
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance: 1.87	☐	☐	☒	☐	☐
6	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.95	☐	☒	☐	☐	☐
7	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance: 2.55	☐	☒	☐	☐	☐
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance: 2.56	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.57	☐	☒	☐	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.62	☐	☒	☐	☐	☐
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:2.64	☐	☒	☐	☐	☐
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.75	☐	☐	☒	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.01	☐	☒	☐	☐	☐
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:3.03	☐	☒	☐	☐	☐
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:3.22	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.29	☐	☒	☐	☐	☐



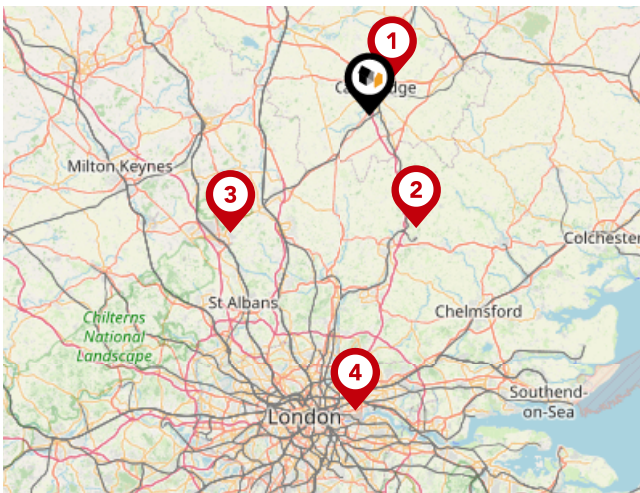
National Rail Stations

Pin	Name	Distance
	Foxton Rail Station	1.86 miles
	Shelford (Cambs) Rail Station	2.38 miles
	Shepreth Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	2.41 miles
	M11 J10	2.5 miles
	M11 J12	4.56 miles
	M11 J13	6.06 miles
	M11 J9	5.62 miles



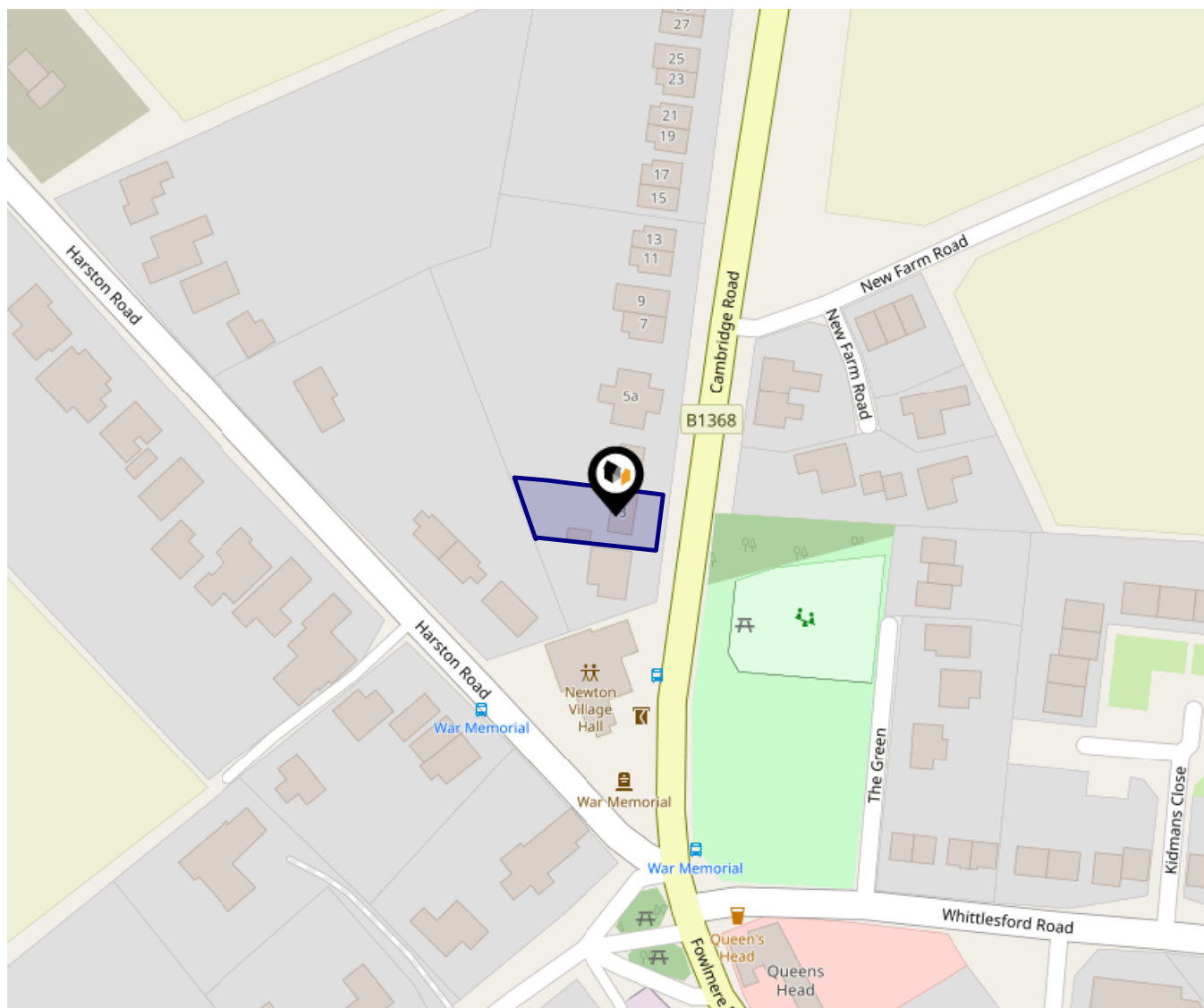
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.42 miles
	Stansted Airport	17.65 miles
	Luton Airport	26.47 miles
	Silvertown	43.09 miles



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.03 miles
2	War Memorial	0.04 miles
3	Queens Close	1.17 miles
4	The Paddock	0.95 miles
5	Primary School	1.04 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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