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MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



GRAY ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

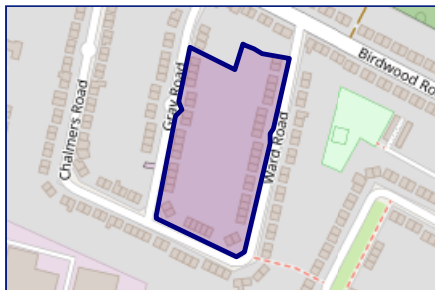
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



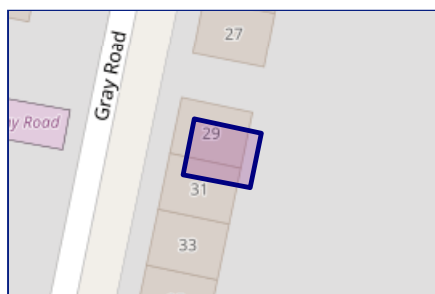
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Freehold Title Plan



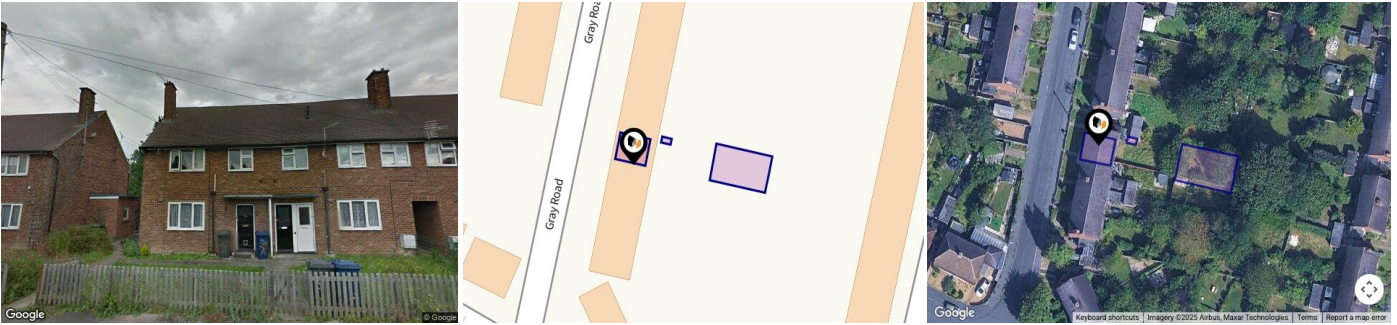
CB286360

Leasehold Title Plan



CB290180

Start Date: 12/09/2004
End Date: 13/11/2113
Lease Term: From 13 September 2004 to 13 November 2113
Term Remaining: 88 years



Property

Type: Flat / Maisonette
Bedrooms: 2
Plot Area: 0.04 acres
Council Tax : Band B
Annual Estimate: £1,832
Title Number: CB290180

Tenure: Leasehold
Start Date: 12/09/2004
End Date: 13/11/2113
Lease Term: From 13 September 2004 to 13 November 2113
Term Remaining: 88 years

Local Area

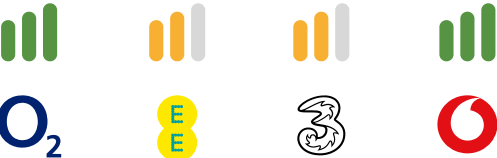
Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:
• Rivers & Seas Very low
• Surface Water Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s
80 mb/s
1000 mb/s

Satellite/Fibre TV Availability:

Mobile Coverage:
(based on calls indoors)



Planning records for: **2A Gray Road Cambridge CB1 3TA**

Reference - 16/1733/CONDA	
Decision:	Decided
Date:	21st July 2021
Description:	Submission of details required by condition 3 (Materials) of planning permission 16/1733/FUL

Planning records for: **2 Gray Road Cambridge Cambridgeshire CB1 3TA**

Reference - 13/0177/FUL	
Decision:	Decided
Date:	07th March 2013
Description:	Domestic single storey rear extension to dwellinghouse to replace existing garage structure and extension of garage.

Planning records for: **4 Gray Road Cambridge CB1 3TA**

Reference - 18/0697/FUL	
Decision:	Decided
Date:	02nd May 2018
Description:	Single storey rear extension and side workshop following demolition of existing single storey rear element, conservatory and carport.

Planning records for: **7 Gray Road Cambridge Cambridgeshire CB1 3TA**

Reference - 15/1088/FUL	
Decision:	Decided
Date:	26th June 2015
Description:	Single storey playroom in rear garden

Planning records for: **7 Gray Road Cambridge Cambridgeshire CB1 3TA**

Reference - 16/0738/FUL	
Decision:	Decided
Date:	20th June 2016
Description:	Single storey playroom in rear garden (enlarged scheme from that covered by permission 15/1088/FUL).

Reference - 16/2228/NMA	
Decision:	Decided
Date:	14th December 2016
Description:	Non material amendment sought on 16/0738/FUL to change the original approved building walls from brick to timber walls.

Reference - 15/0522/FUL	
Decision:	Decided
Date:	07th April 2015
Description:	Single storey playroom in rear garden

Planning records for: **14A Gray Road Cambridge Cambridgeshire CB1 3TA**

Reference - 25/02700/FUL	
Decision:	Decided
Date:	08th July 2025
Description:	Replacement of 3 No. windows to front elevation at first floor level and 2 No. windows to rear elevation at first floor level.

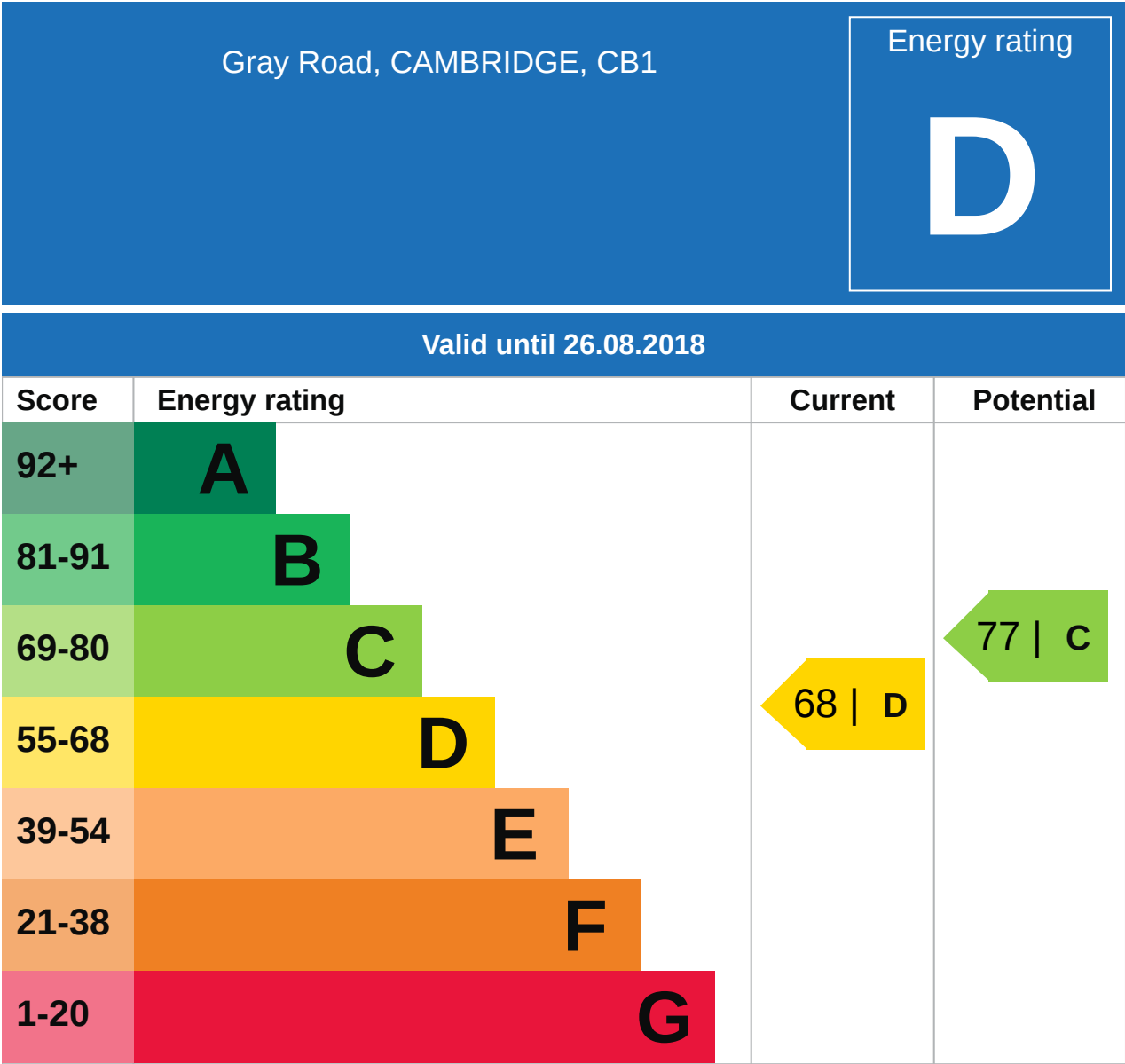
Planning records for: **1 Gray Road Cambridge CB1 3TA**

Reference - 19/0559/FUL	
Decision:	Decided
Date:	24th April 2019
Description:	Single storey rear extension to replace existing conservatory.

Planning records for: **1A Gray Road Cambridge Cambridgeshire CB1 3TA**

Reference - 05/1275/FUL	
Decision:	Decided
Date:	02nd December 2005
Description:	Erection of 2 storey extension to front elevation and existing roof ridge and eaves lifted to create a room in the roof.





Additional EPC Data

Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 60% of fixed outlets
Lighting Energy:	Good
Floors:	(other premises below)
Secondary Heating:	Room heaters, mains gas

Central Heating

Yes



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.

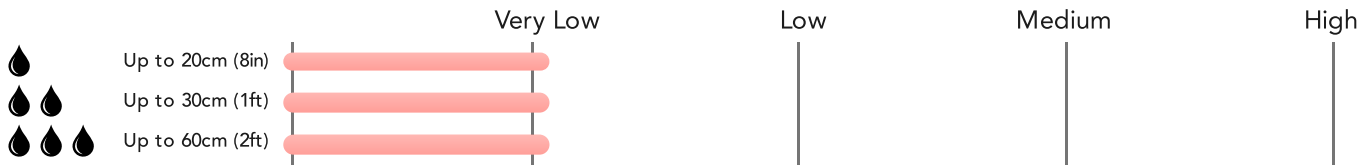


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

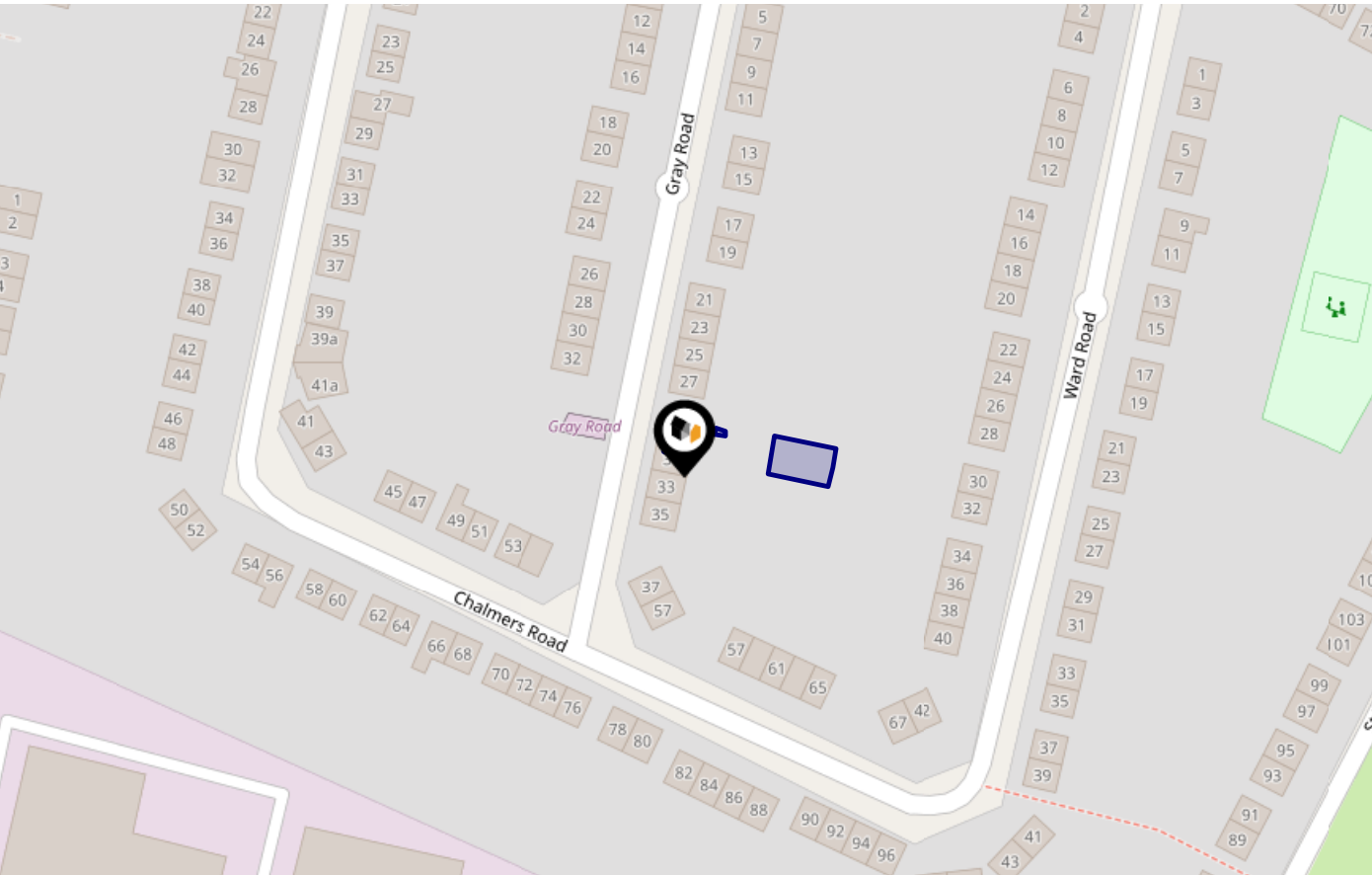


Flood Risk

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.

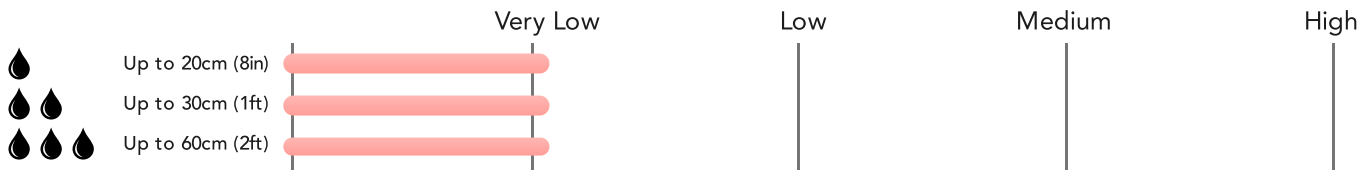


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Chance of flooding to the following depths at this property:

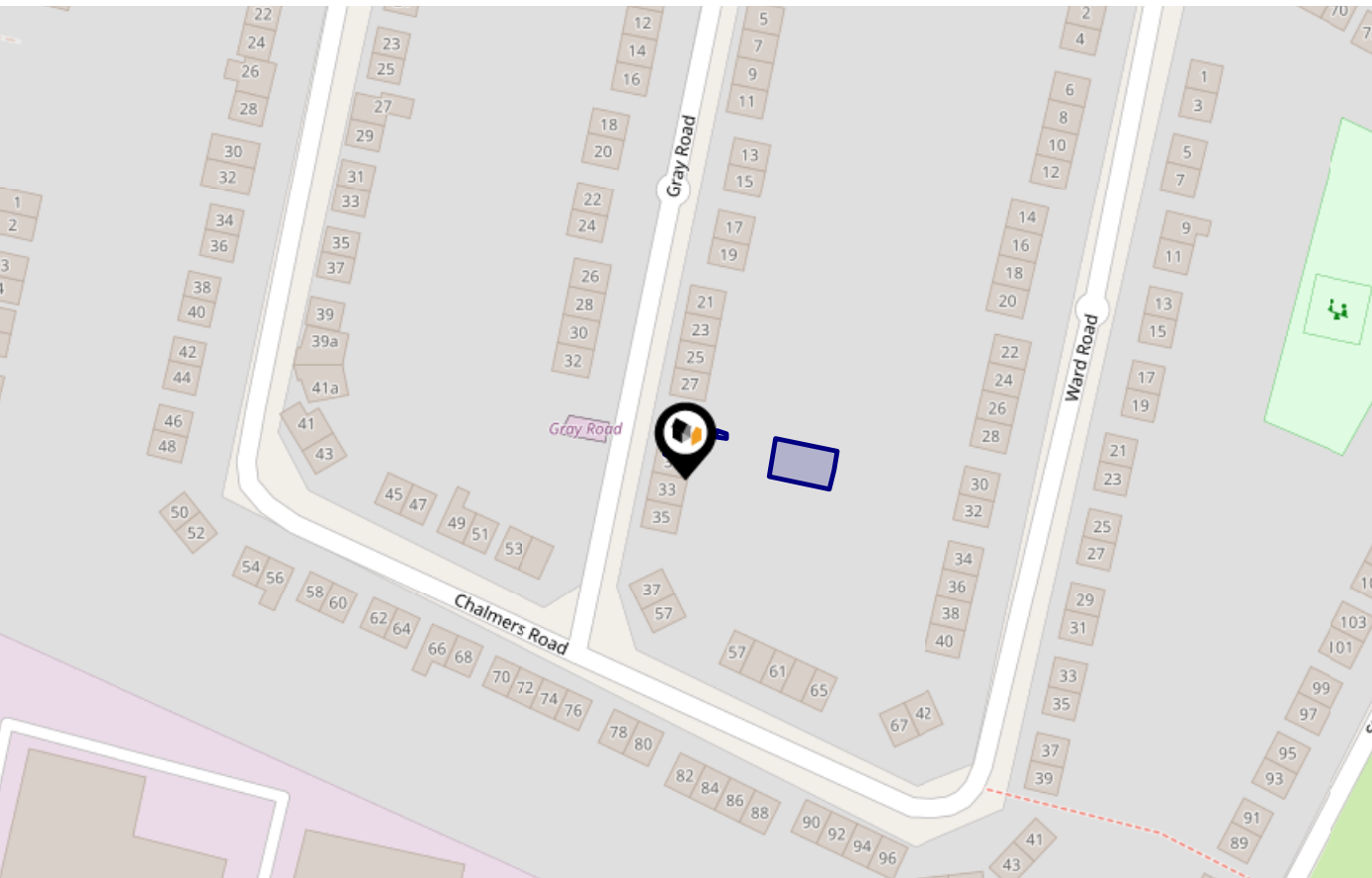


Flood Risk

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.

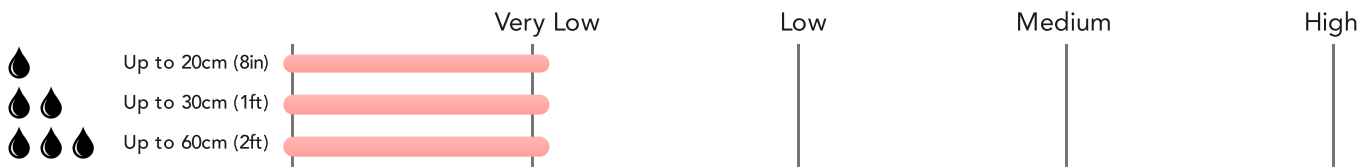


Risk Rating: Very low

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

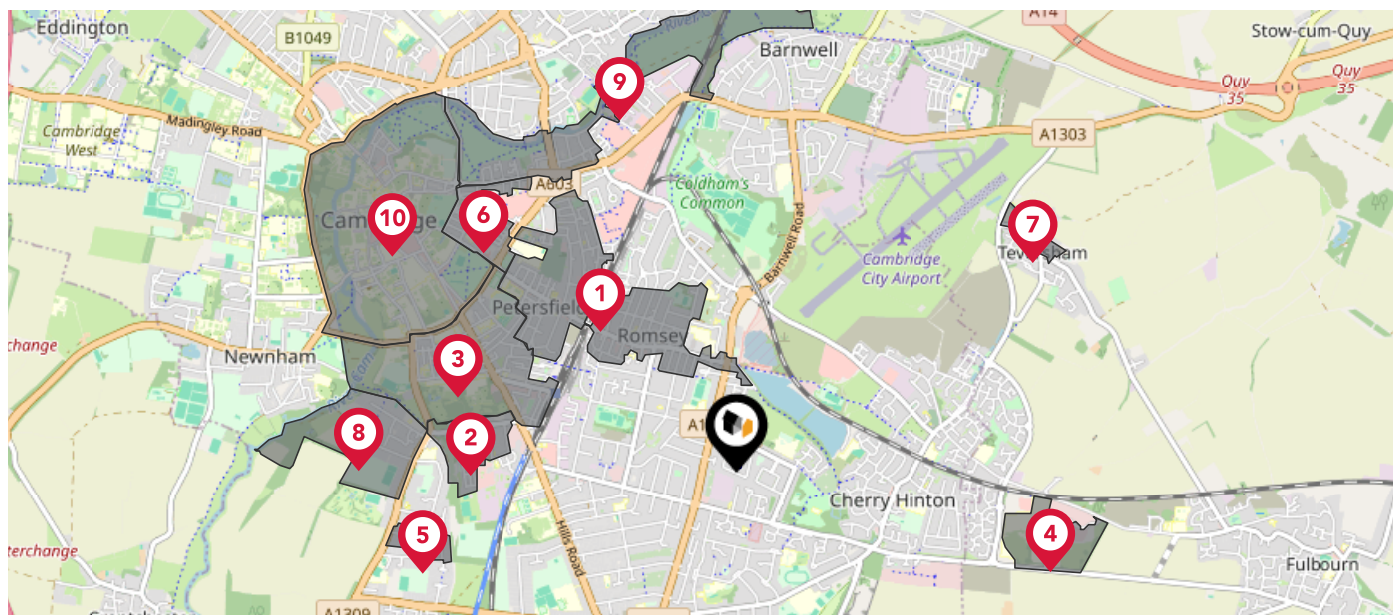


Maps

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

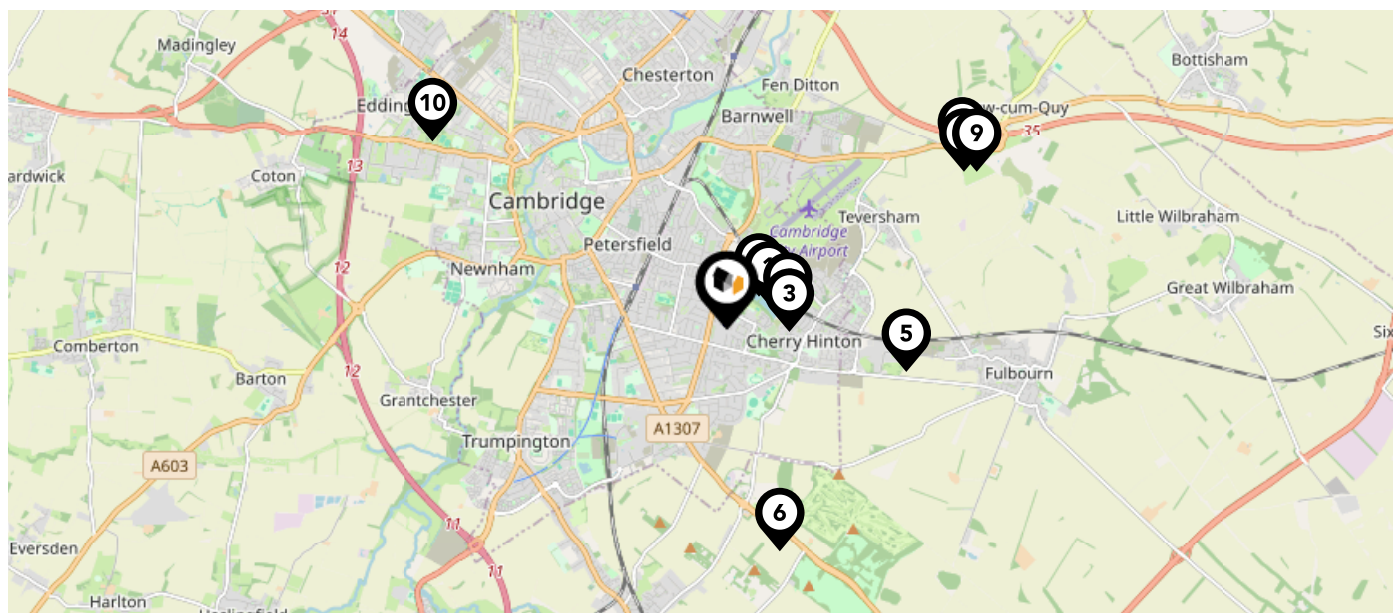
- 1 Mill Road
- 2 Brooklands Avenue
- 3 New Town and Glisson Road
- 4 Fulbourn Hospital
- 5 Barrow Road
- 6 The Kite
- 7 Teversham
- 8 Southacre
- 9 Riverside and Stourbridge Common
- 10 Central

Maps

Landfill Sites



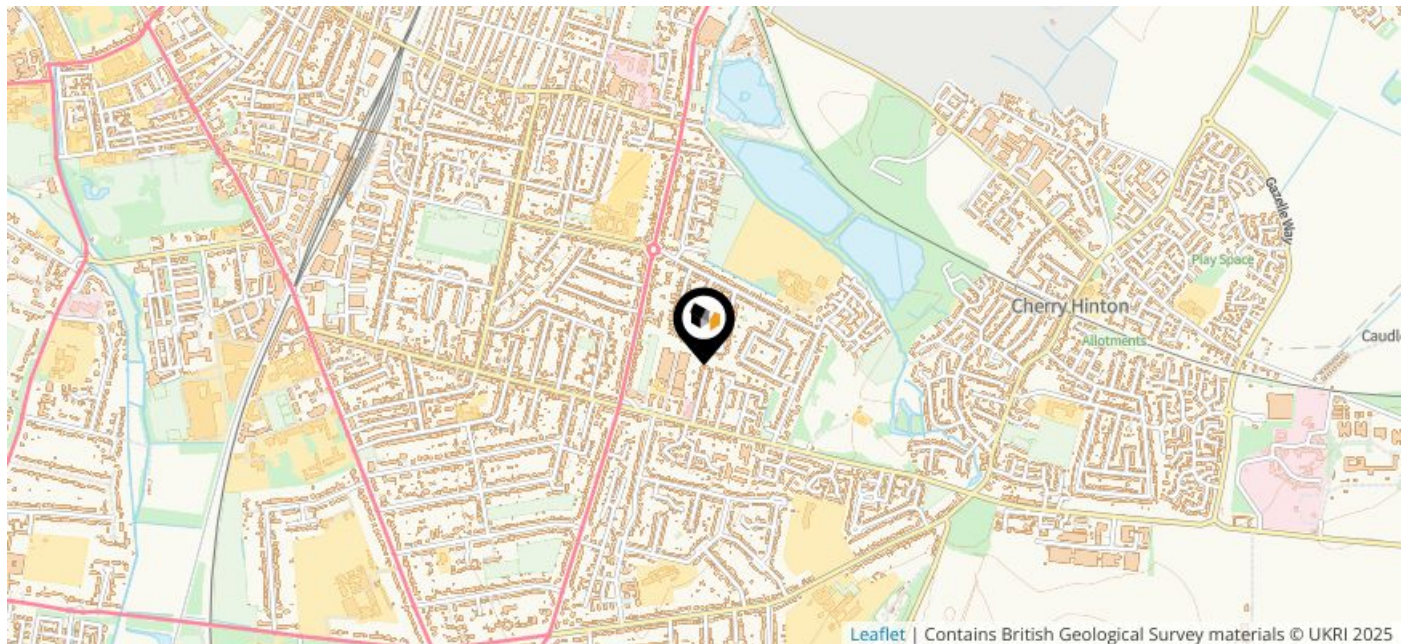
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
6	Hill Trees-Stapleford	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	Quy Mill Hotel-Quy	Historic Landfill	
9	EA/EPR/NP3790NX/A001	Active Landfill	
10	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



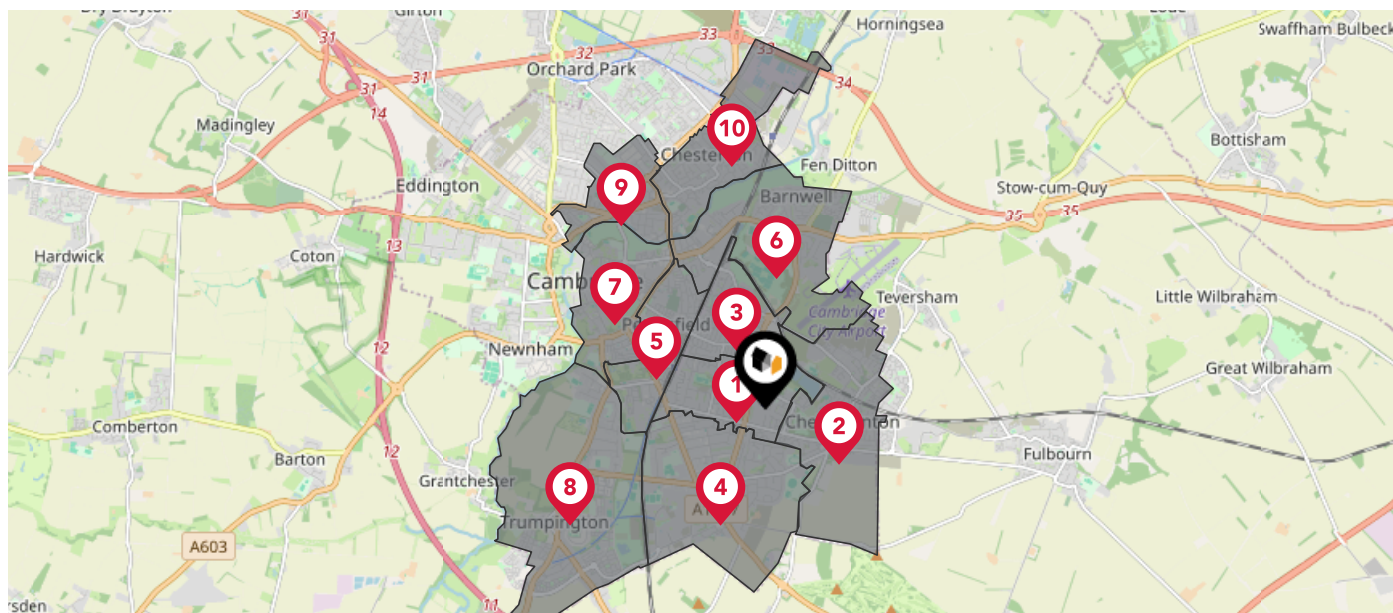
Mine Entry

- ✕ 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

1

Coleridge Ward

2

Cherry Hinton Ward

3

Romsey Ward

4

Queen Edith's Ward

5

Petersfield Ward

6

Abbey Ward

7

Market Ward

8

Trumpington Ward

9

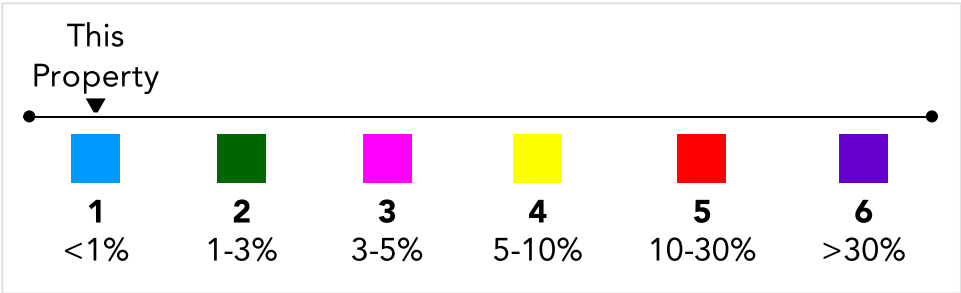
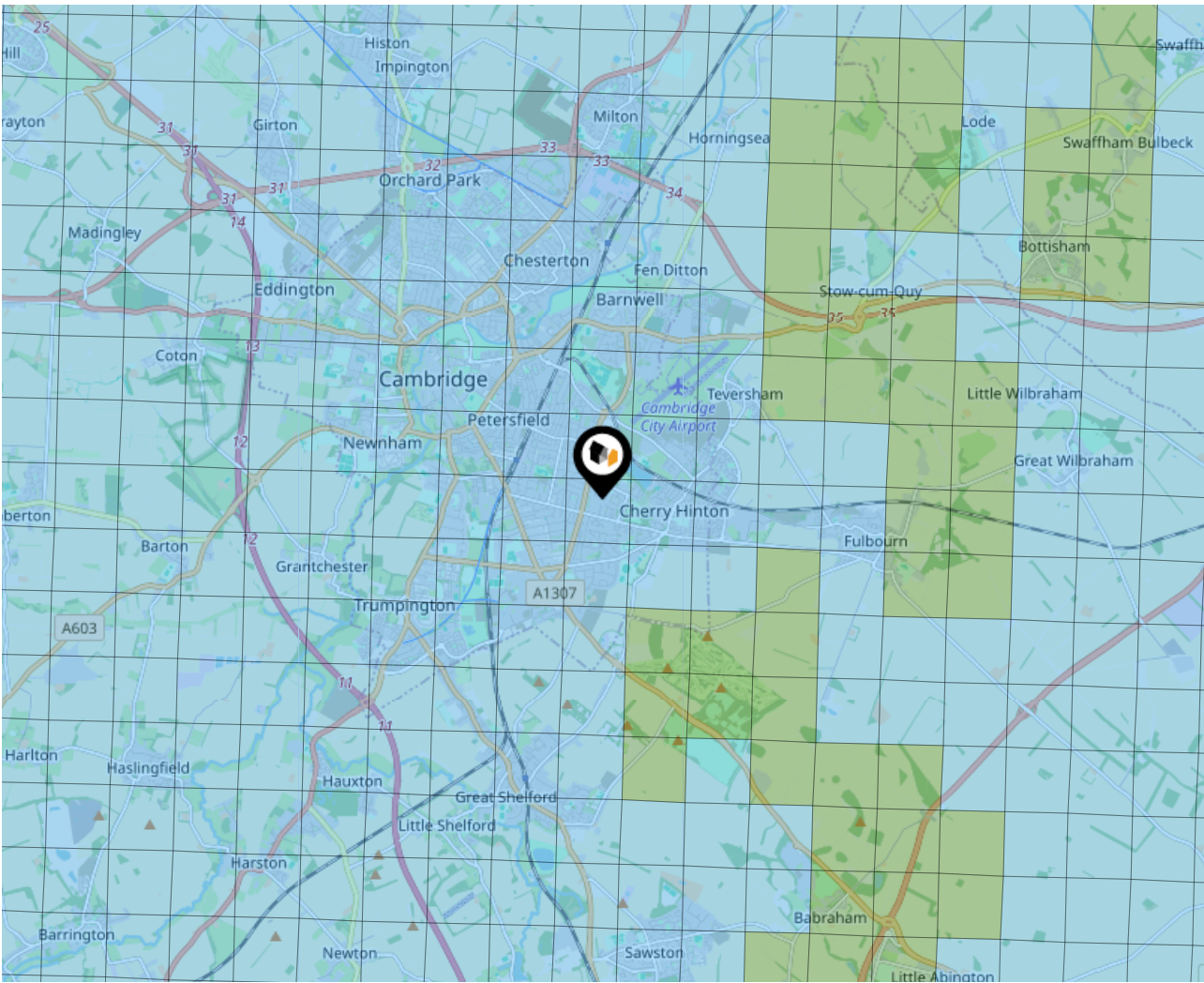
West Chesterton Ward

10

East Chesterton Ward

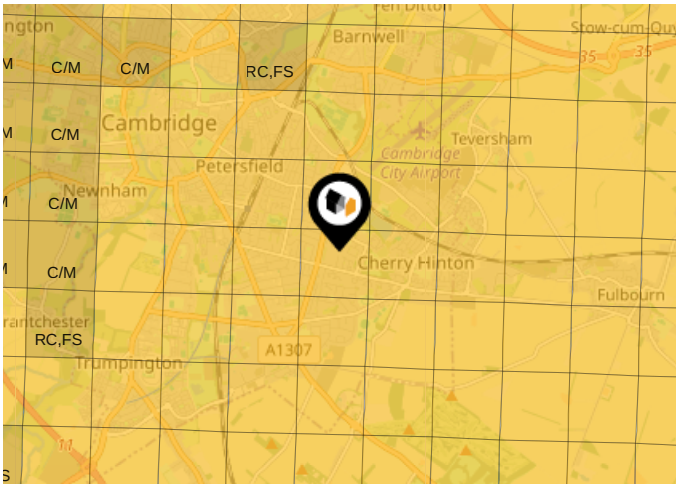
What is Radon?

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)

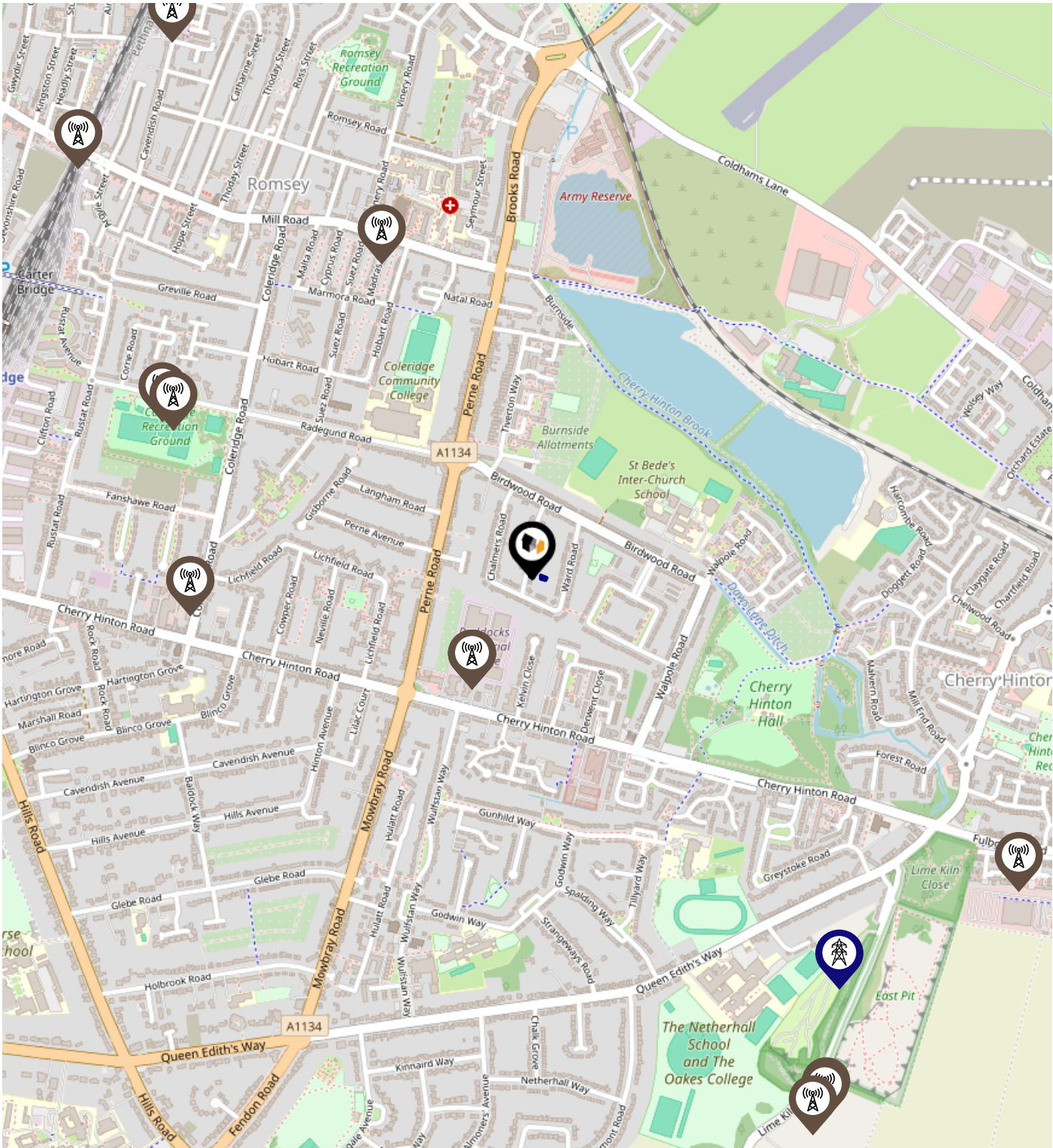
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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

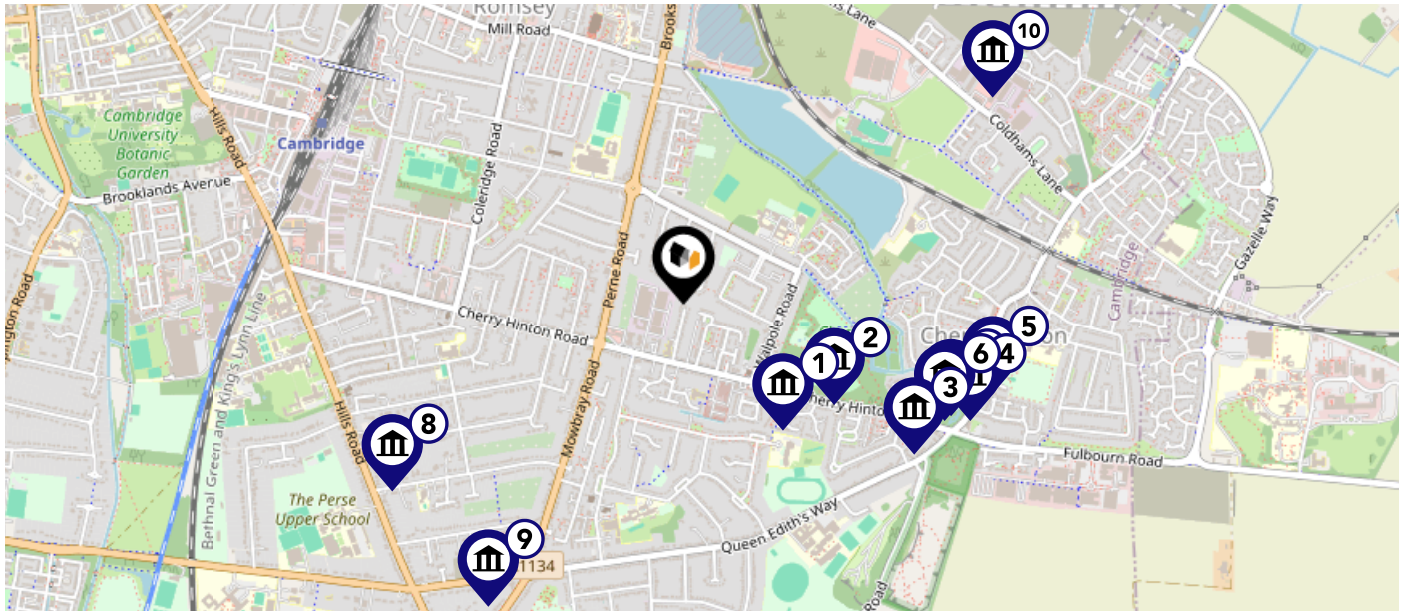
Local Area Masts & Pylons













Key:

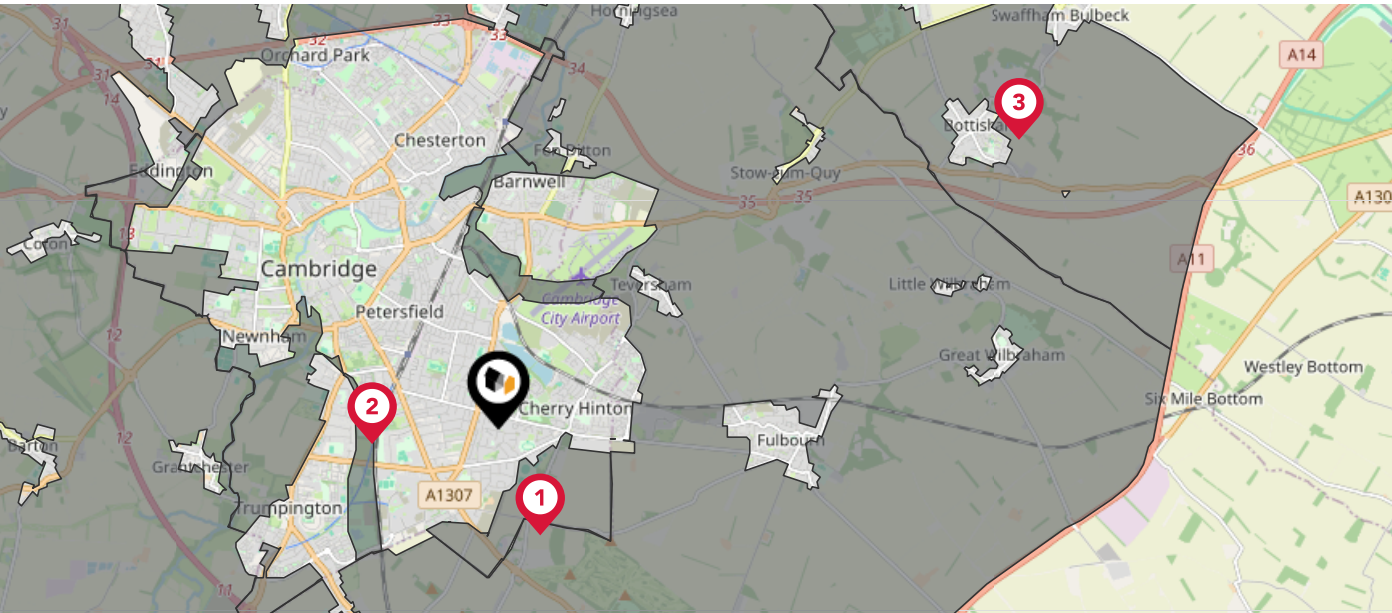
-  Power Pylons
-  Communication Masts

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
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.4 miles
	1031881 - Cherry Hinton Hall	Grade II	0.4 miles
	1126237 - Springfield	Grade II	0.6 miles
	1126002 - 50, High Street	Grade II	0.7 miles
	1126028 - 84, High Street	Grade II	0.7 miles
	1126216 - The Old Smithy	Grade II	0.7 miles
	1126139 - The Red Lion Public House	Grade II	0.7 miles
	1375672 - Keelson	Grade II	0.8 miles
	1268343 - The Sun House	Grade II	0.8 miles
	1331831 - 67, Church End	Grade II	0.9 miles

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

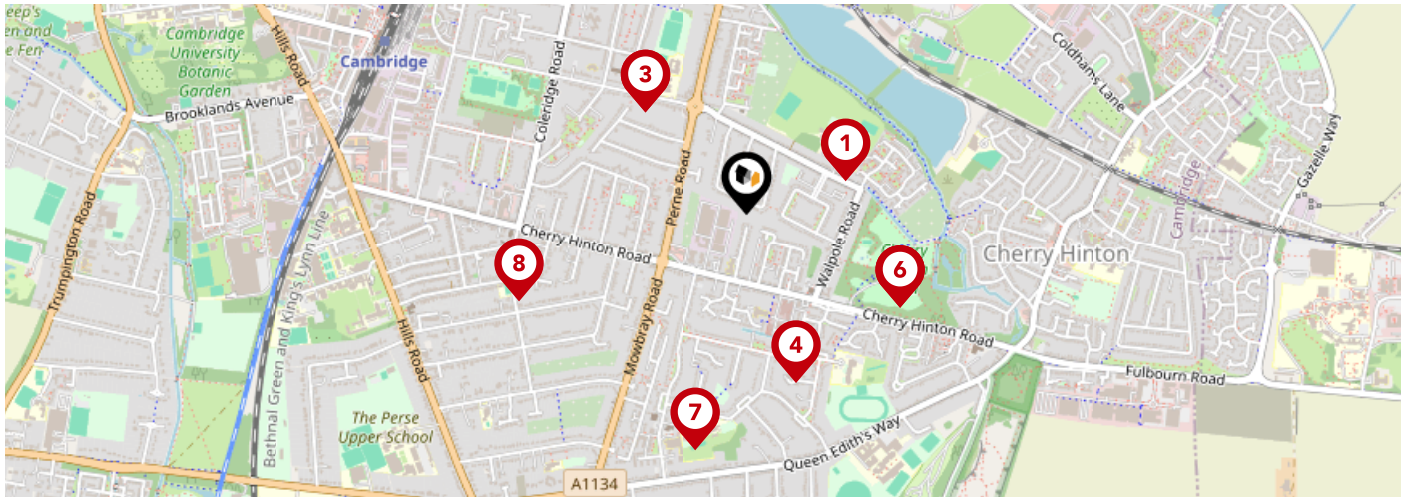


- Nearby Green Belt Land
- 1

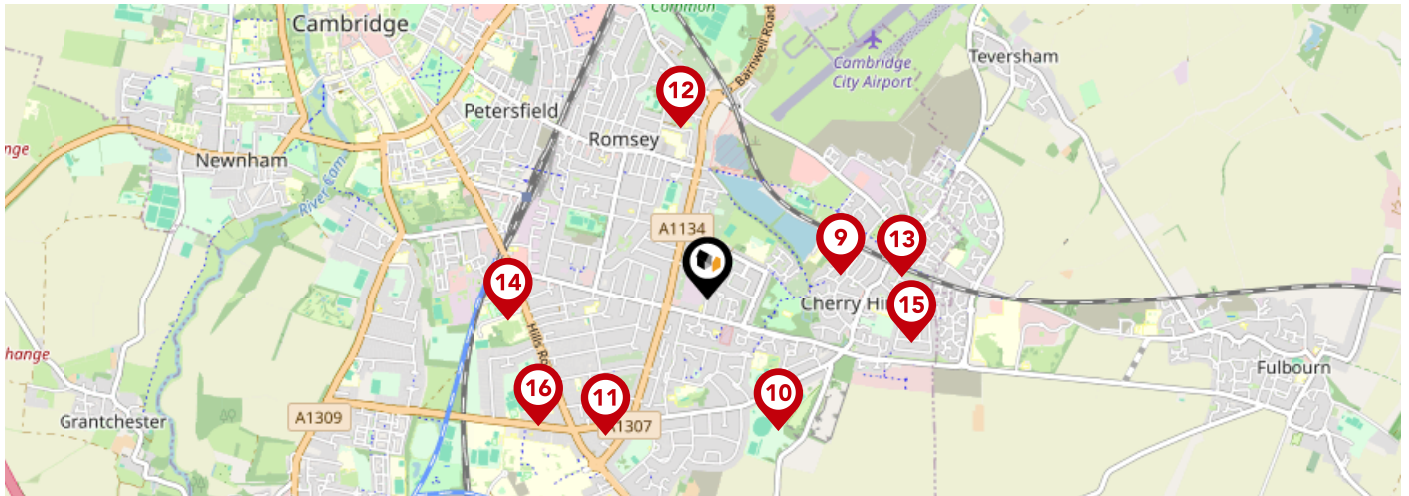
Cambridge Green Belt - Cambridge
- 2









Cambridge Green Belt - South Cambridgeshire
- 3

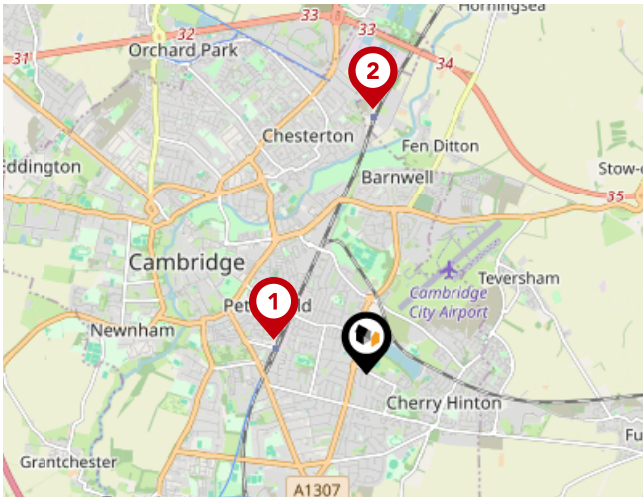
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

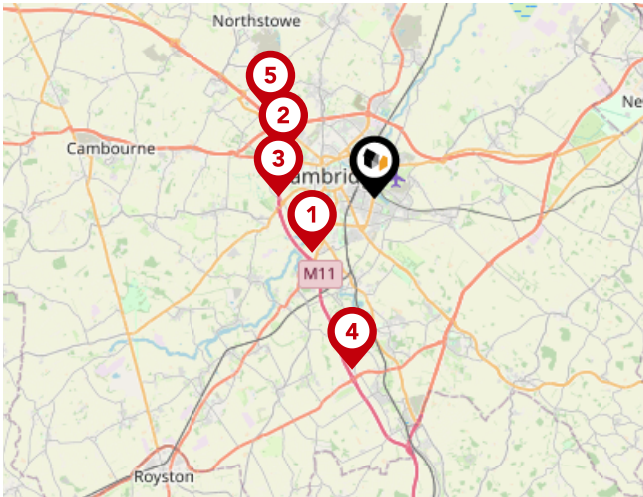


		Nursery	Primary	Secondary	College	Private
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.78	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



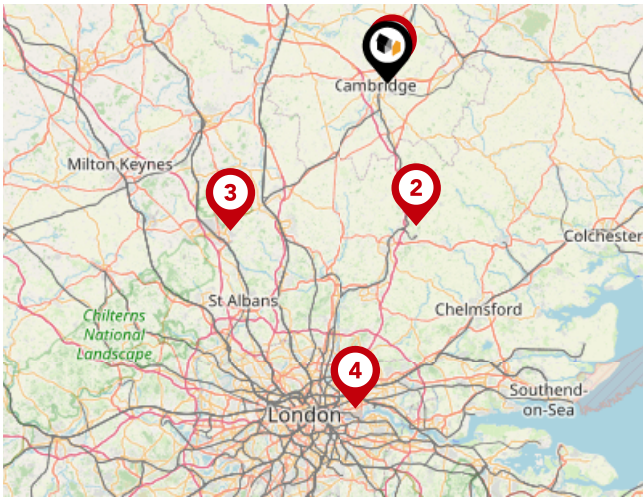
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.9 miles
2	Cambridge North Rail Station	2.43 miles
3	Shelford (Cambs) Rail Station	2.88 miles



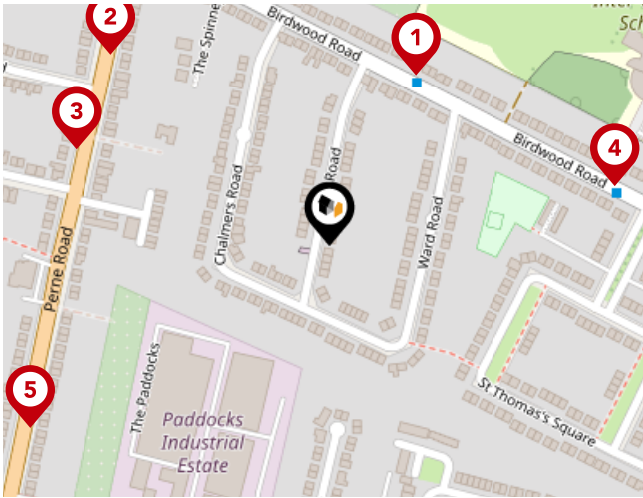
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.04 miles
2	M11 J13	3.72 miles
3	M11 J12	3.5 miles
4	M11 J10	6.33 miles
5	M11 J14	4.87 miles



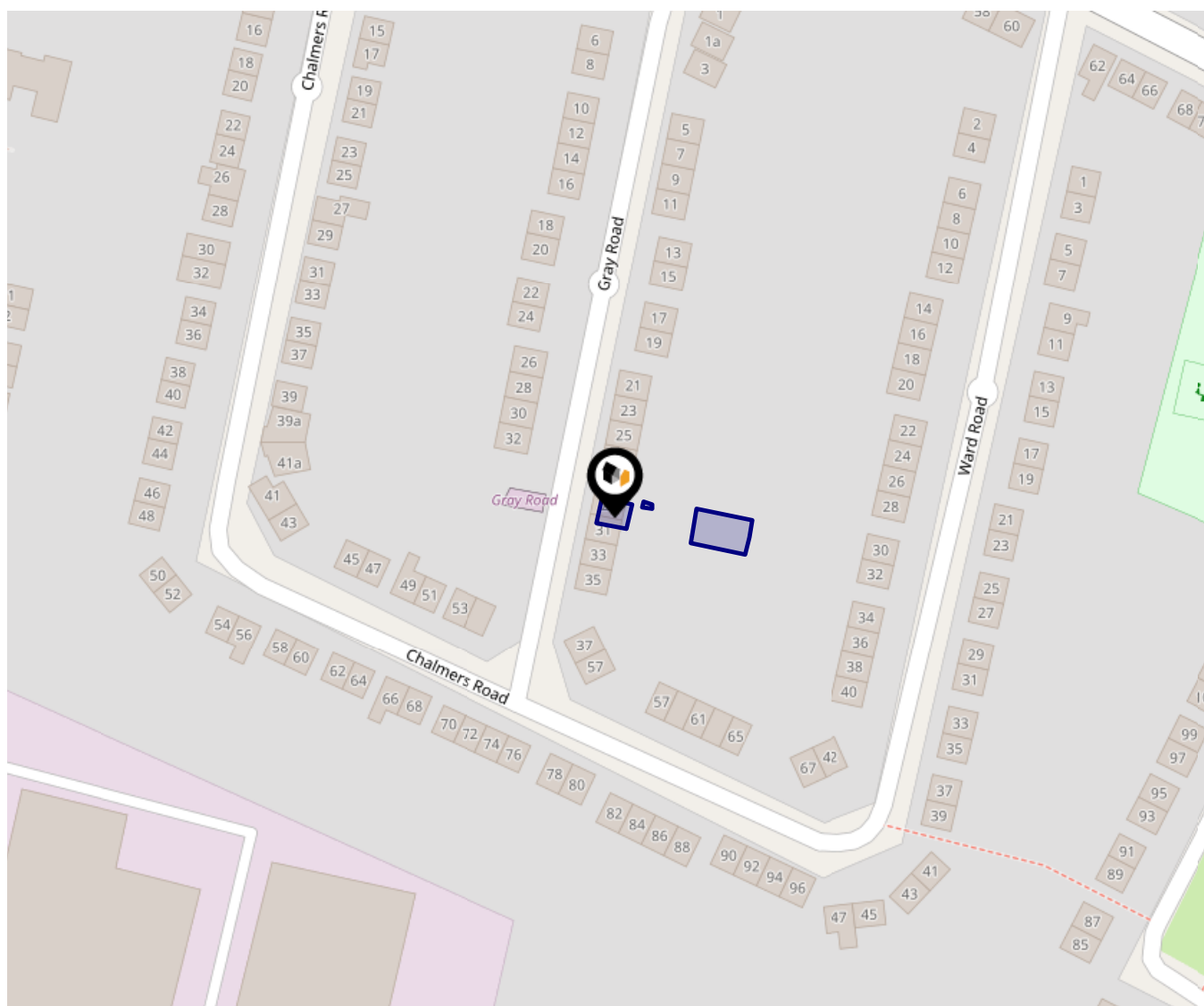
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.37 miles
2	Stansted Airport	21.13 miles
3	Luton Airport	31.24 miles
4	Silvertown	47.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Gray Road	0.11 miles
2	Langham Road	0.17 miles
3	Perne Avenue	0.15 miles
4	St Bede's School	0.17 miles
5	Perne Road	0.2 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

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

