

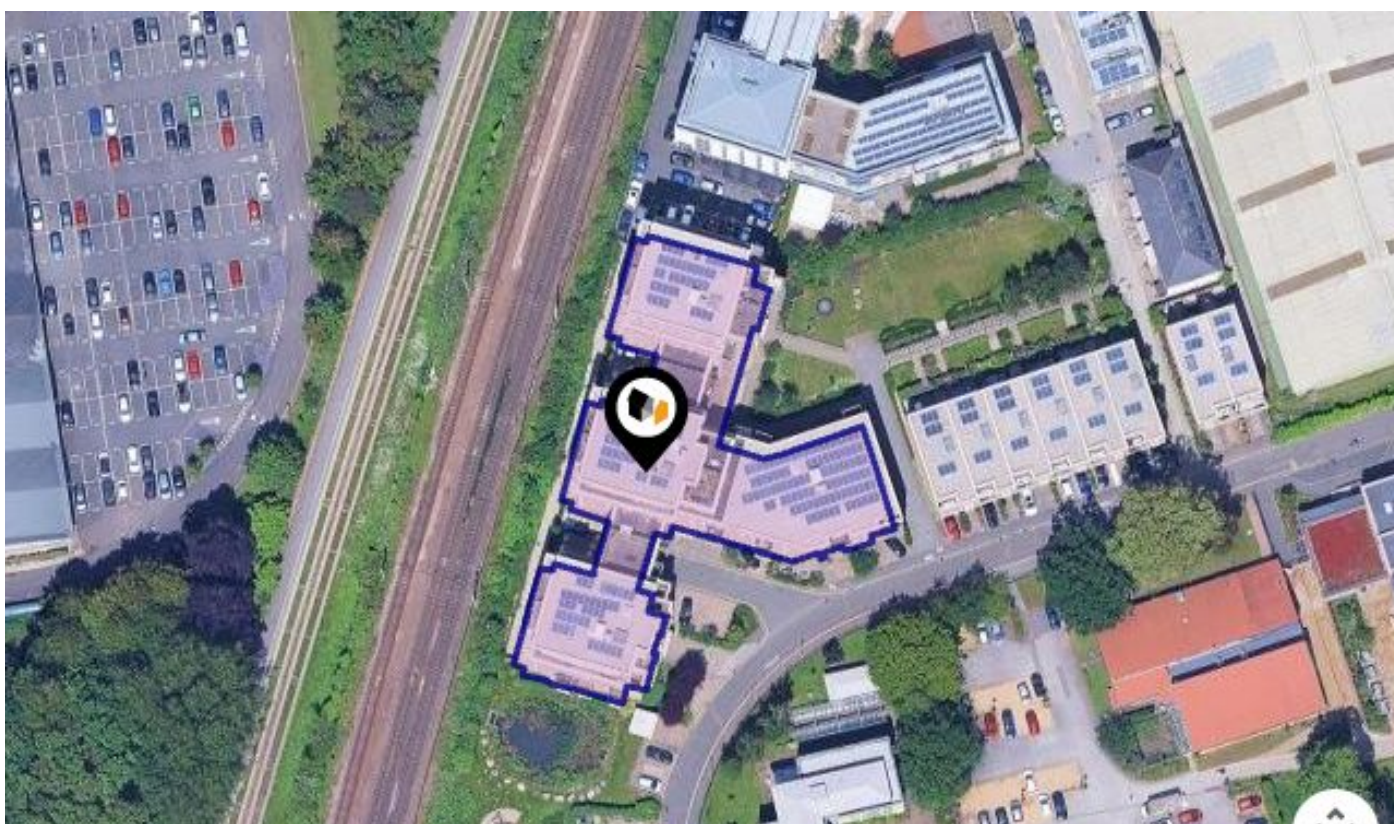


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025



HARRISON DRIVE, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

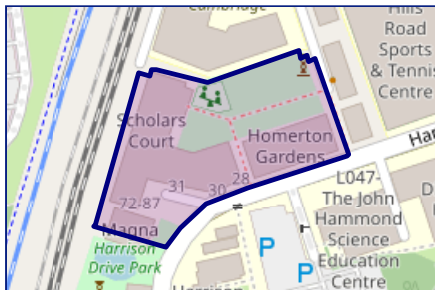
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

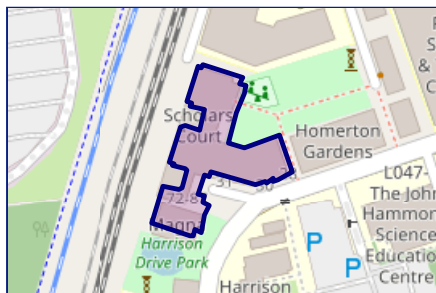


Freehold Title Plan



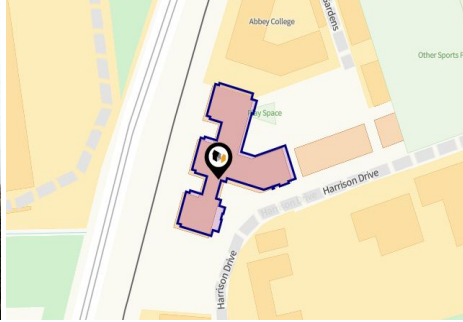
CB384667

Leasehold Title Plan



CB419961

Start Date:	14/12/2016
End Date:	29/09/2141
Lease Term:	125 years from 29 September 2016
Term Remaining:	116 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	3	Start Date:	14/12/2016
Floor Area:	1,022 ft ² / 95 m ²	End Date:	29/09/2141
Plot Area:	0.49 acres	Lease Term:	125 years from 29 September 2016
Year Built :	2016	Term Remaining:	116 years
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB419961		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	16 mb/s	45 mb/s	1000 mb/s
Flood Risk:				
- Rivers & Seas - Surface Water	- Very low - Medium			

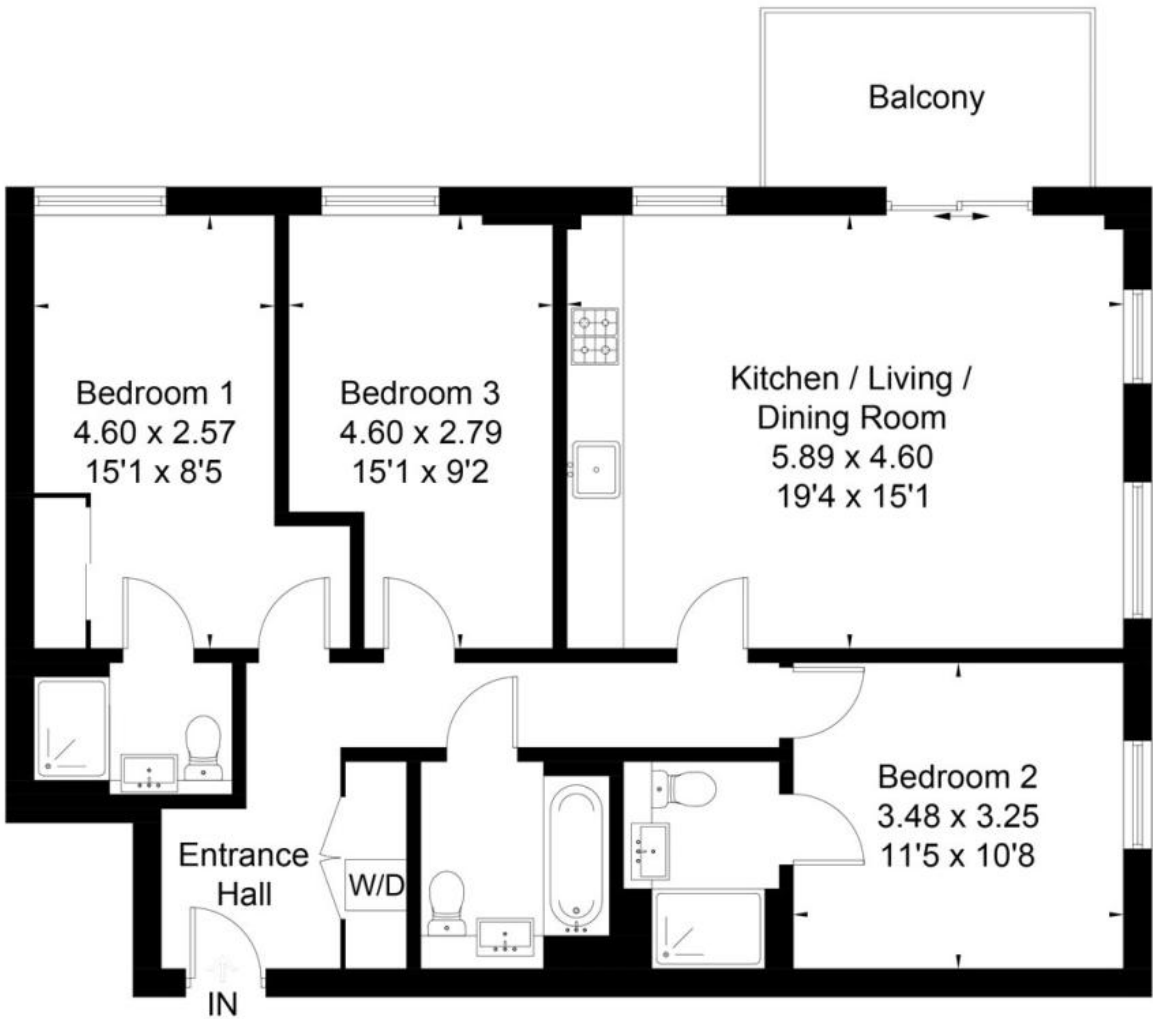
Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						



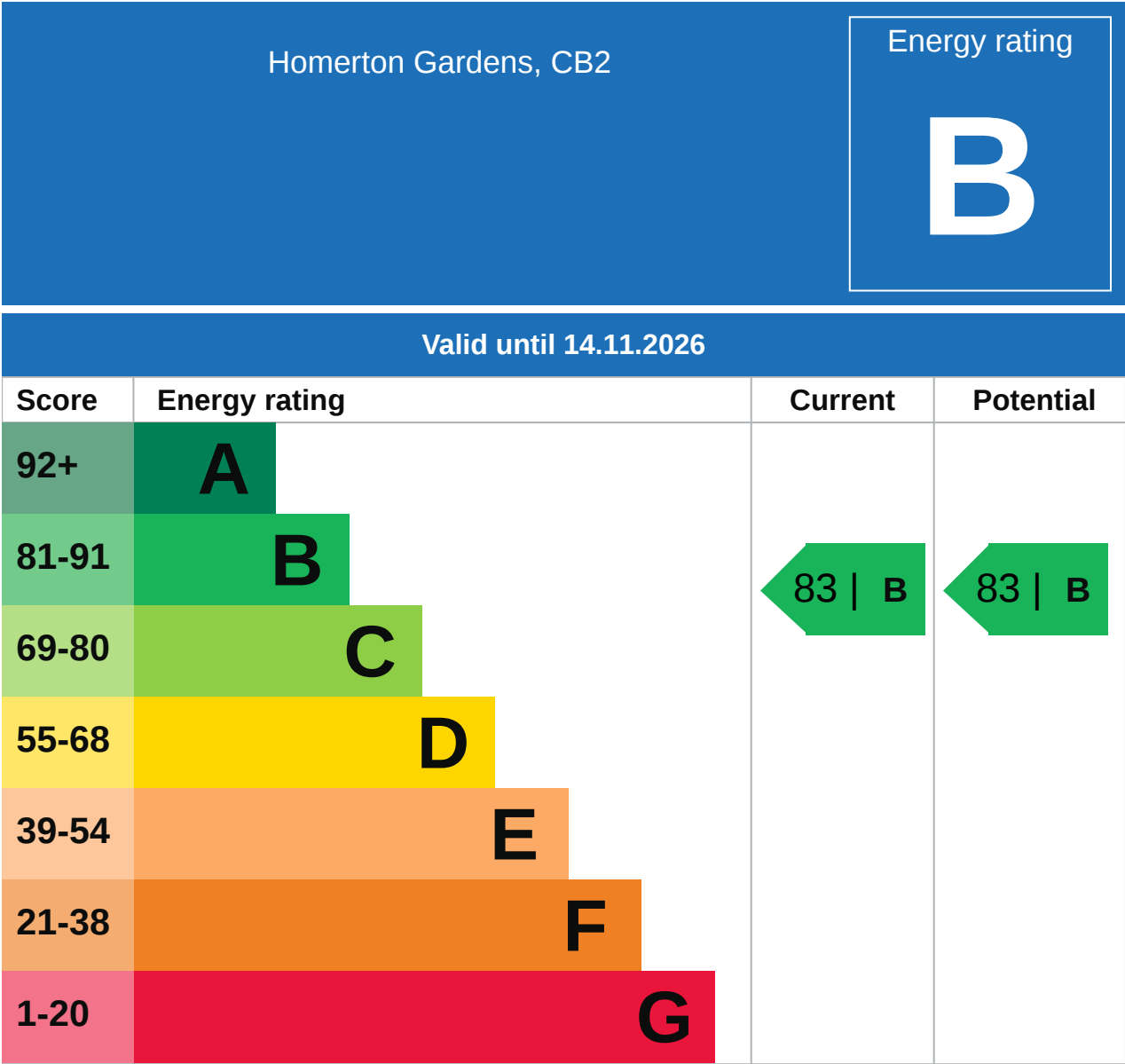


HARRISON DRIVE, CAMBRIDGE, CB2

Approximate Floor Area = 90.1 sq m / 970 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 231671



Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.18 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	95 m ²

Electricity Supply

Octopus

Central Heating

Underfloor heating



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



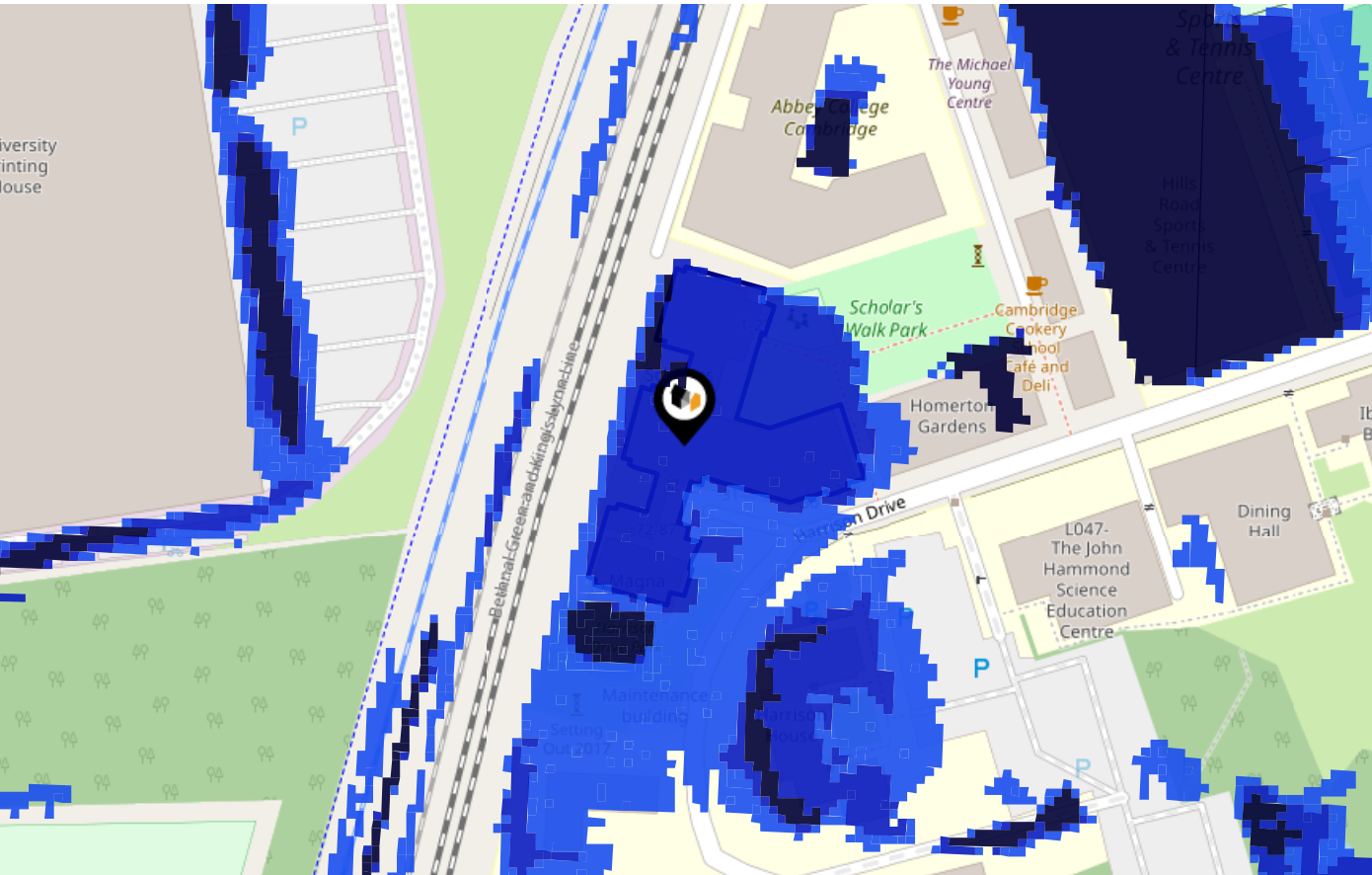
/cookecurtisco

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: Medium

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:

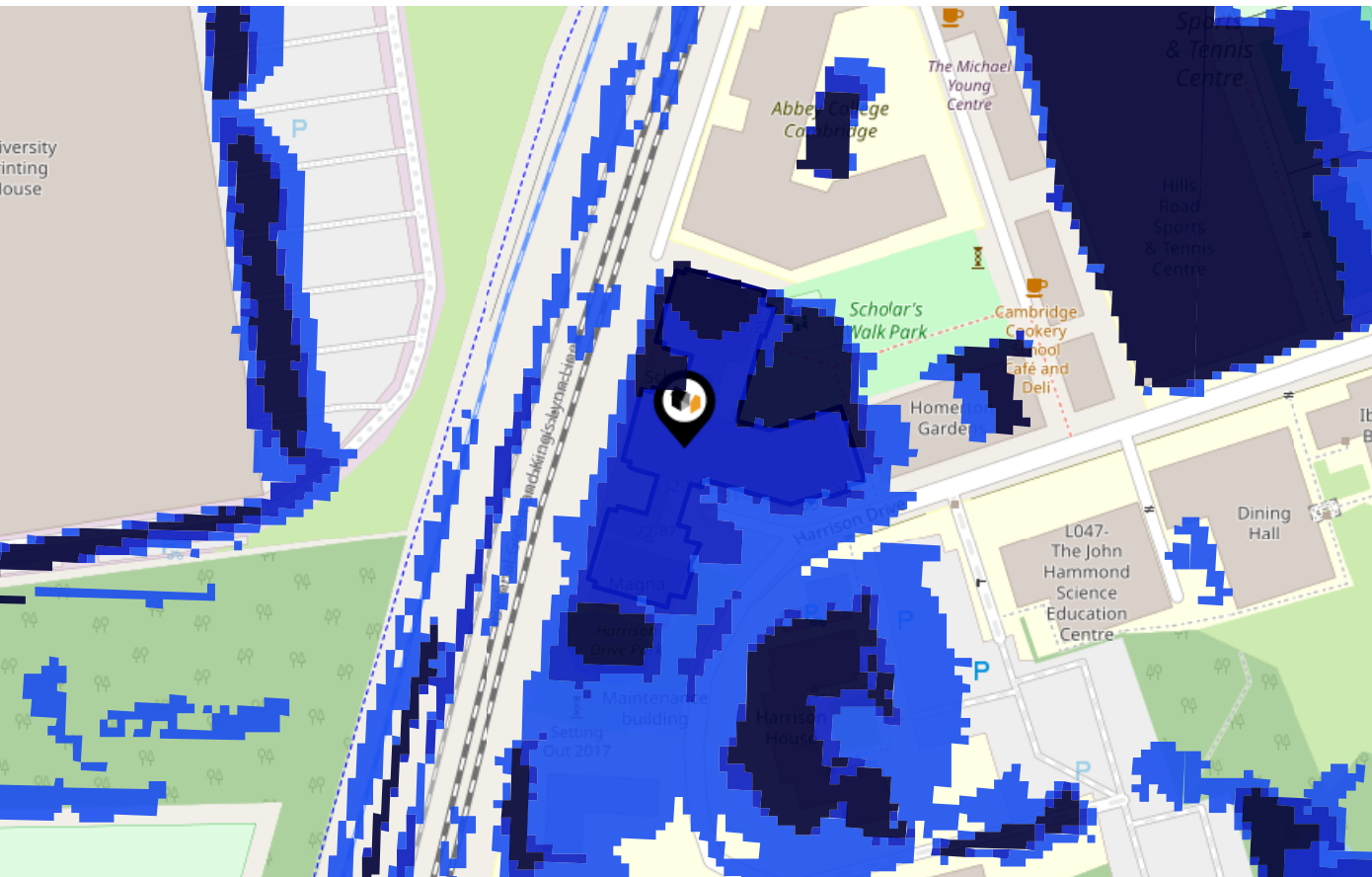


Flood Risk

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: Medium

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:

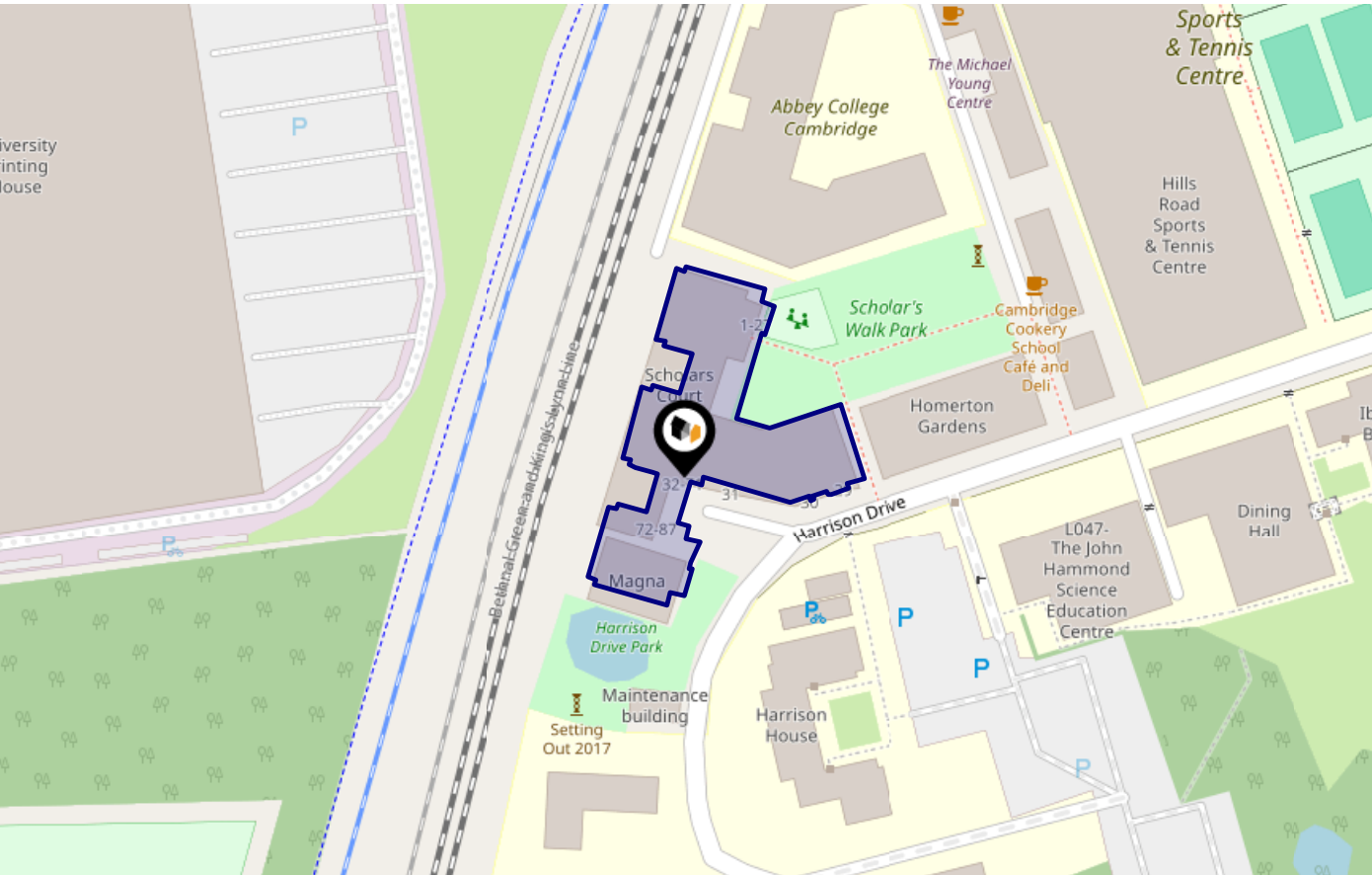


Flood Risk

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.

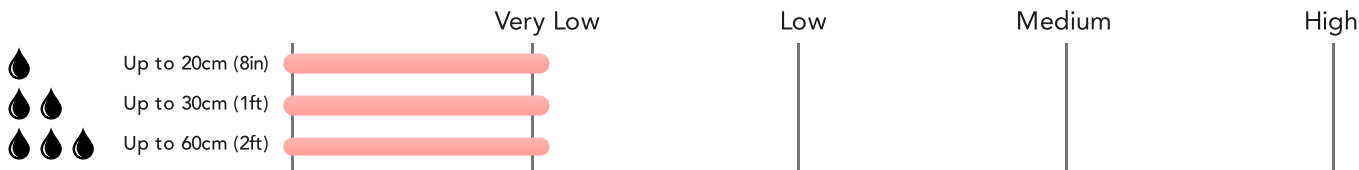


Risk Rating: Very low

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

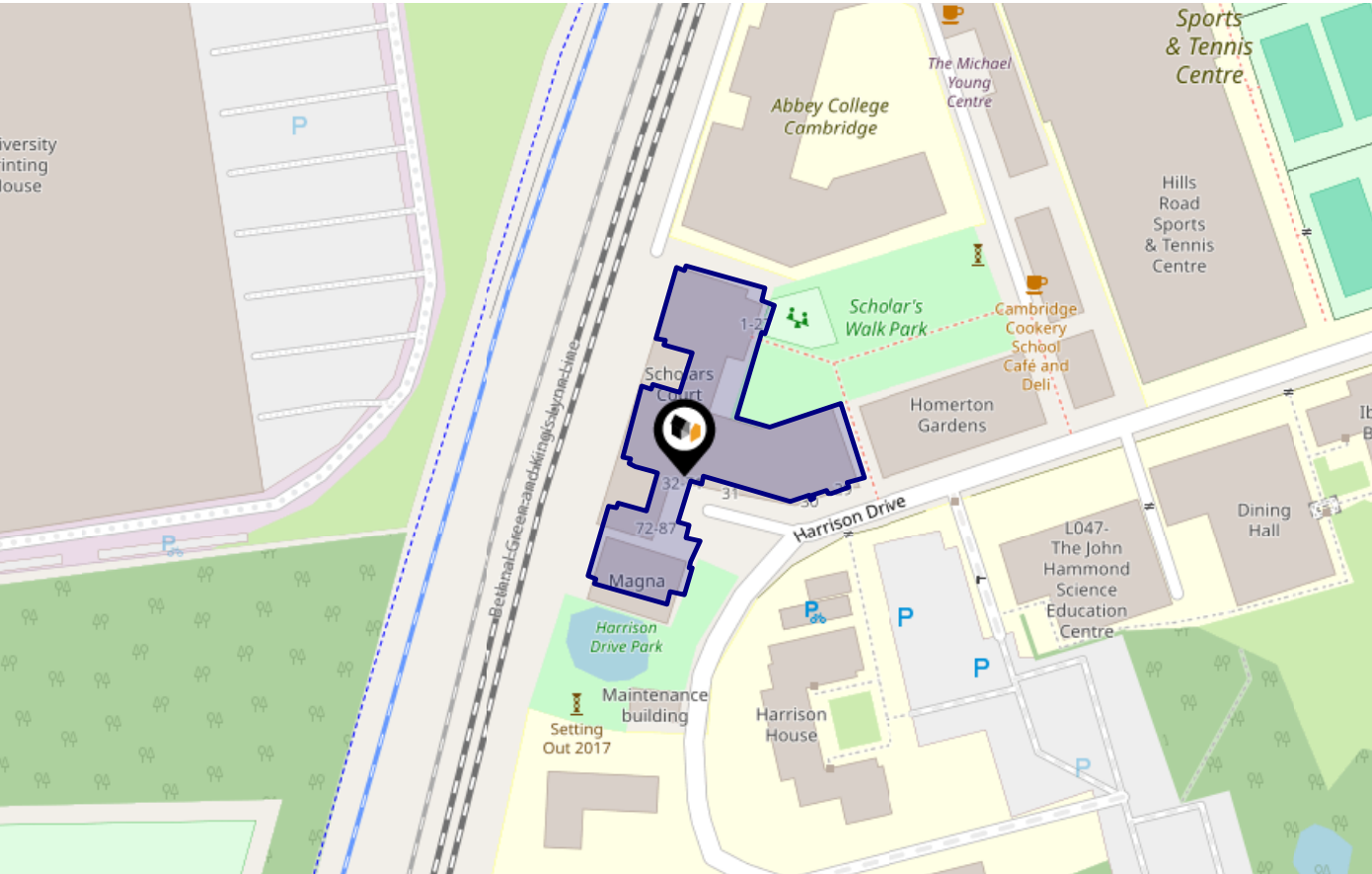


Flood Risk

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.

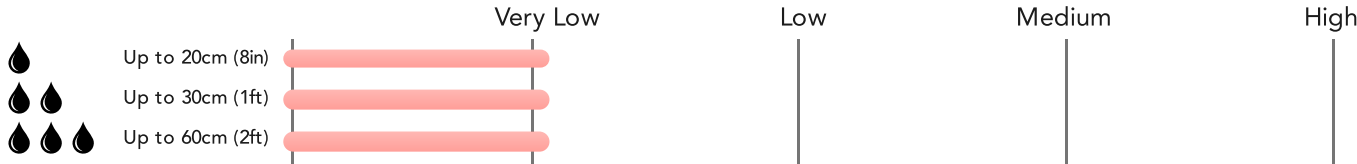


Risk Rating: Very low

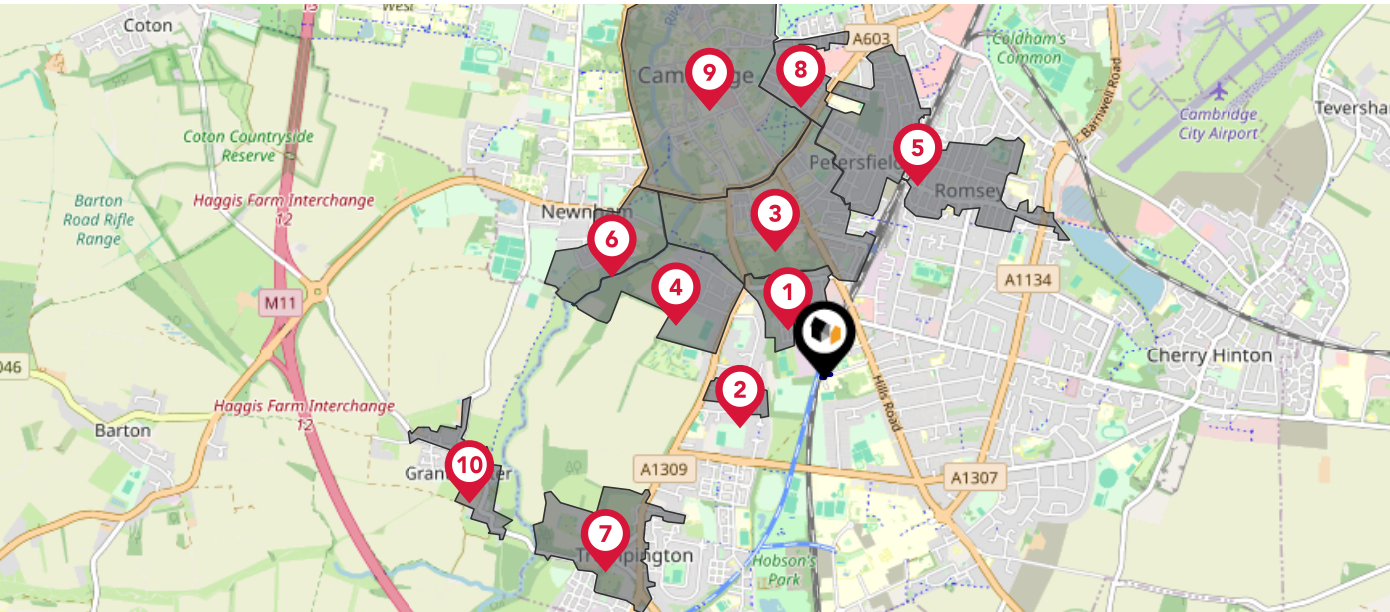
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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.



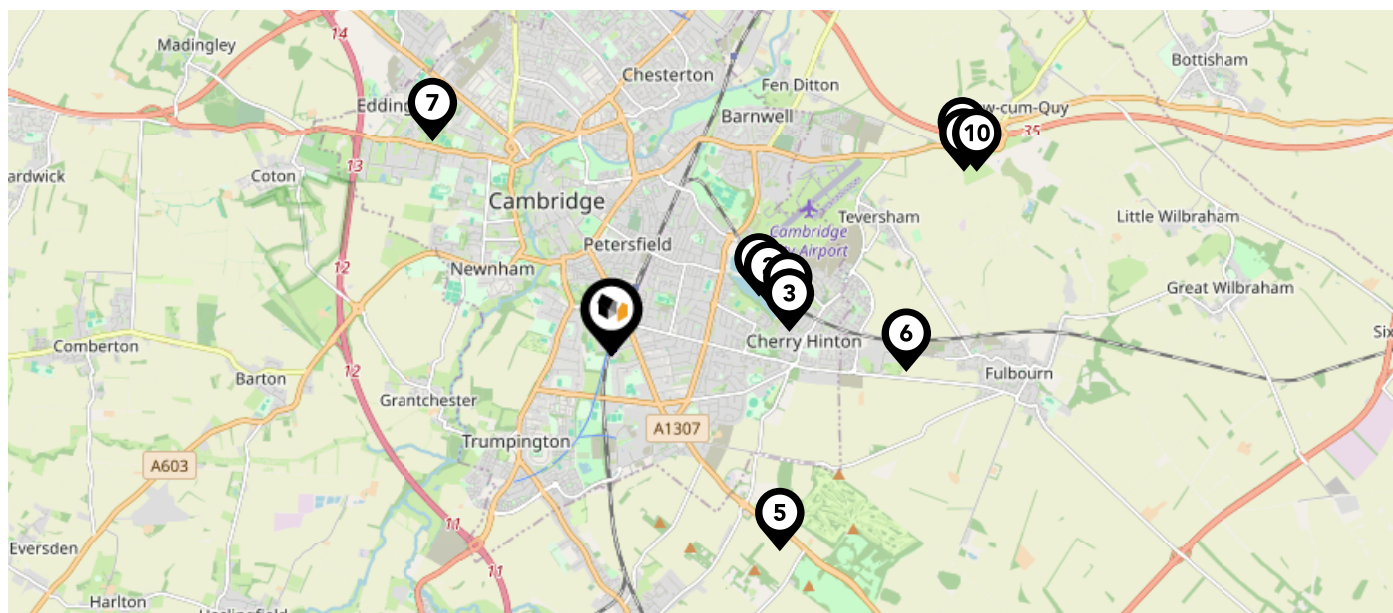
Nearby Conservation Areas	
1	Brooklands Avenue
2	Barrow Road
3	New Town and Glisson Road
4	Southacre
5	Mill Road
6	Newnham Croft
7	Trumpington
8	The Kite
9	Central
10	Grantchester

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

This map displays nearby coal mine entrances and their classifications.



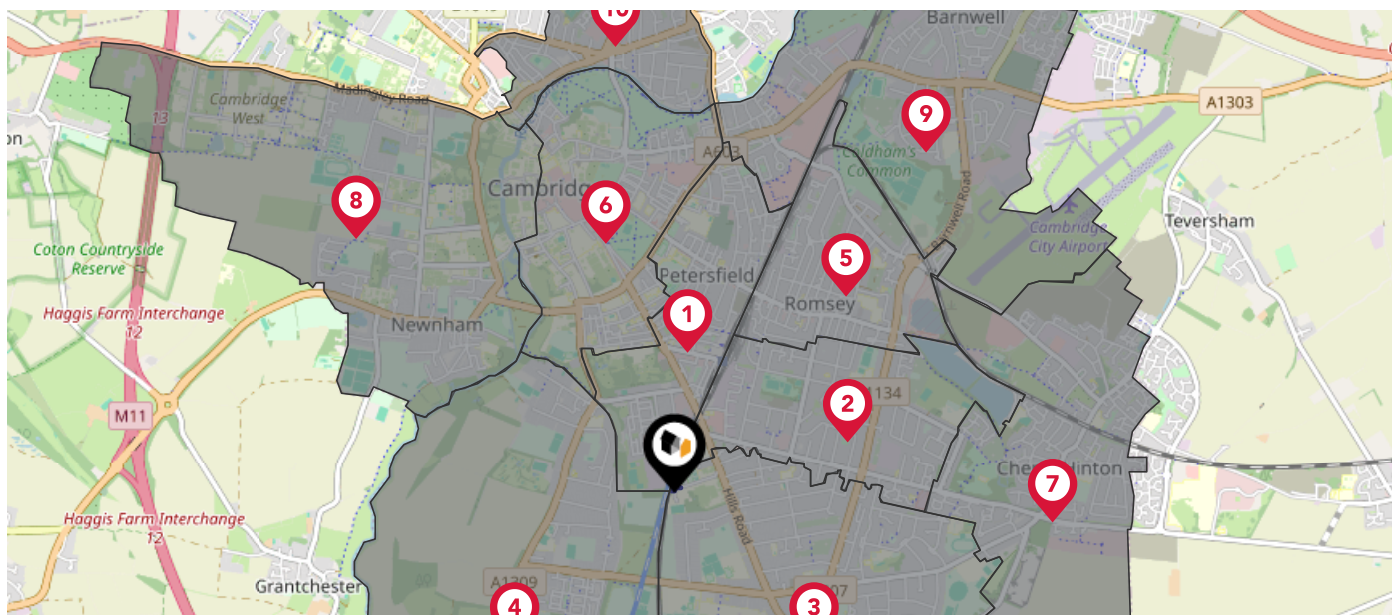
Mine Entry

- ✕ 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

Petersfield Ward

2

Coleridge Ward

3

Queen Edith's Ward

4

Trumpington Ward

5

Romsey Ward

6

Market Ward

7

Cherry Hinton Ward

8

Newnham Ward

9

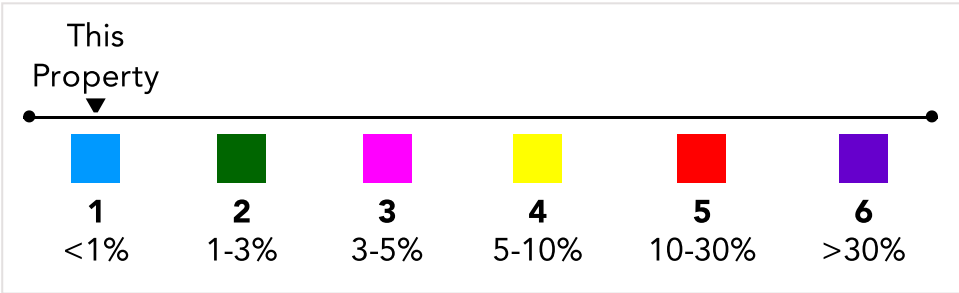
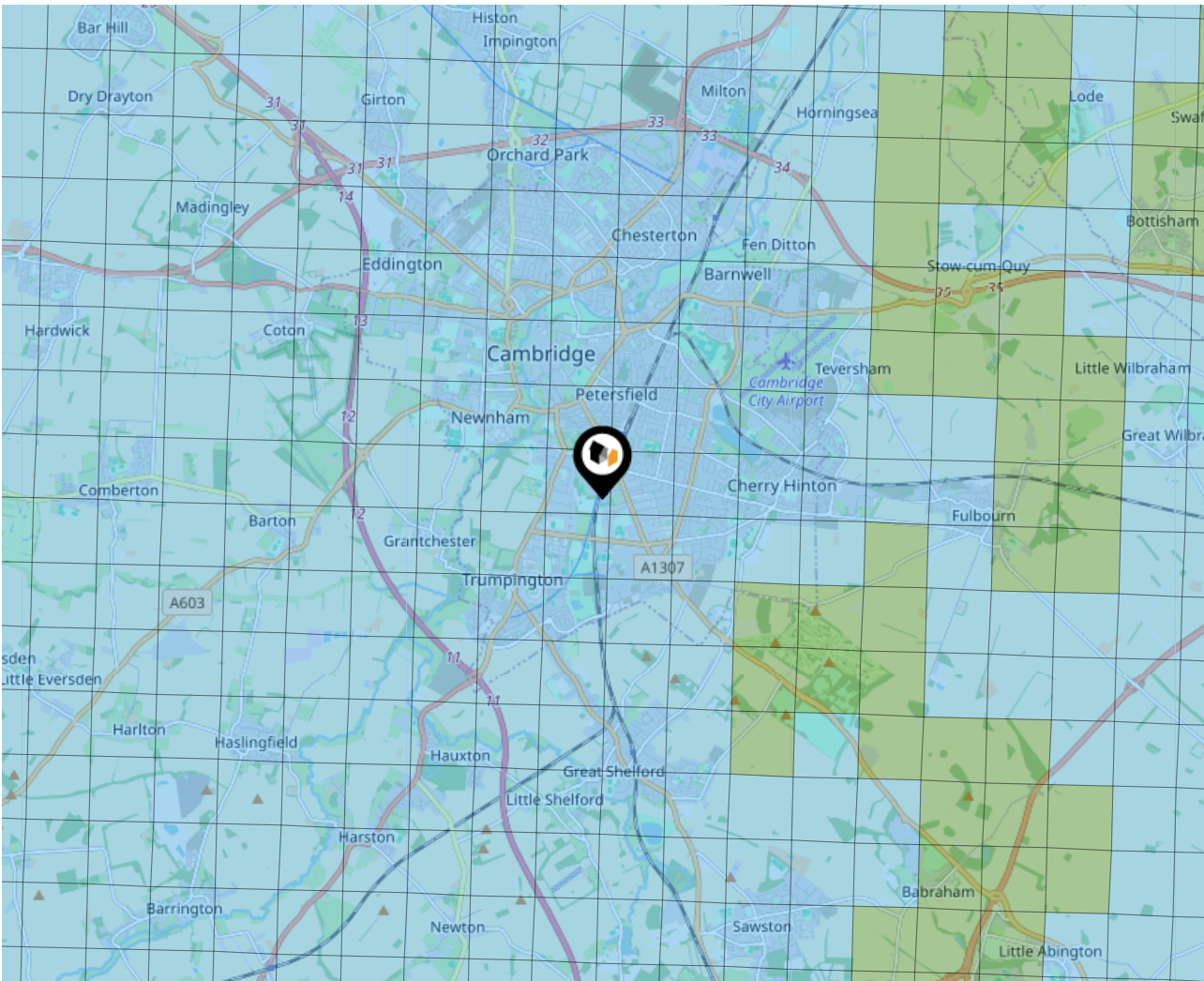
Abbey Ward

10

West Chesterton Ward

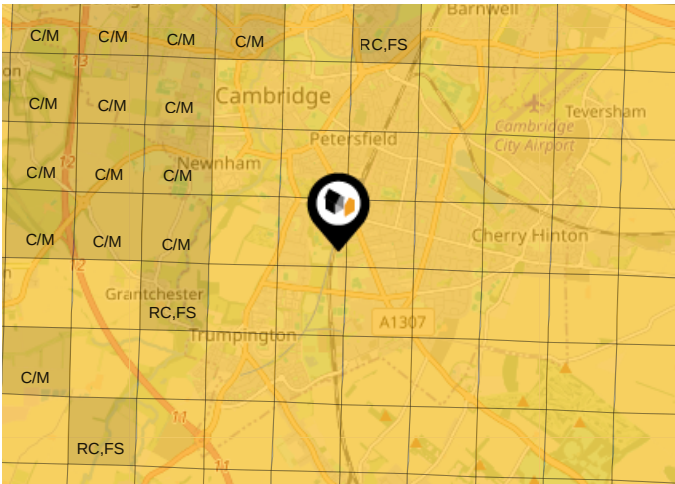
What is Radon?

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)

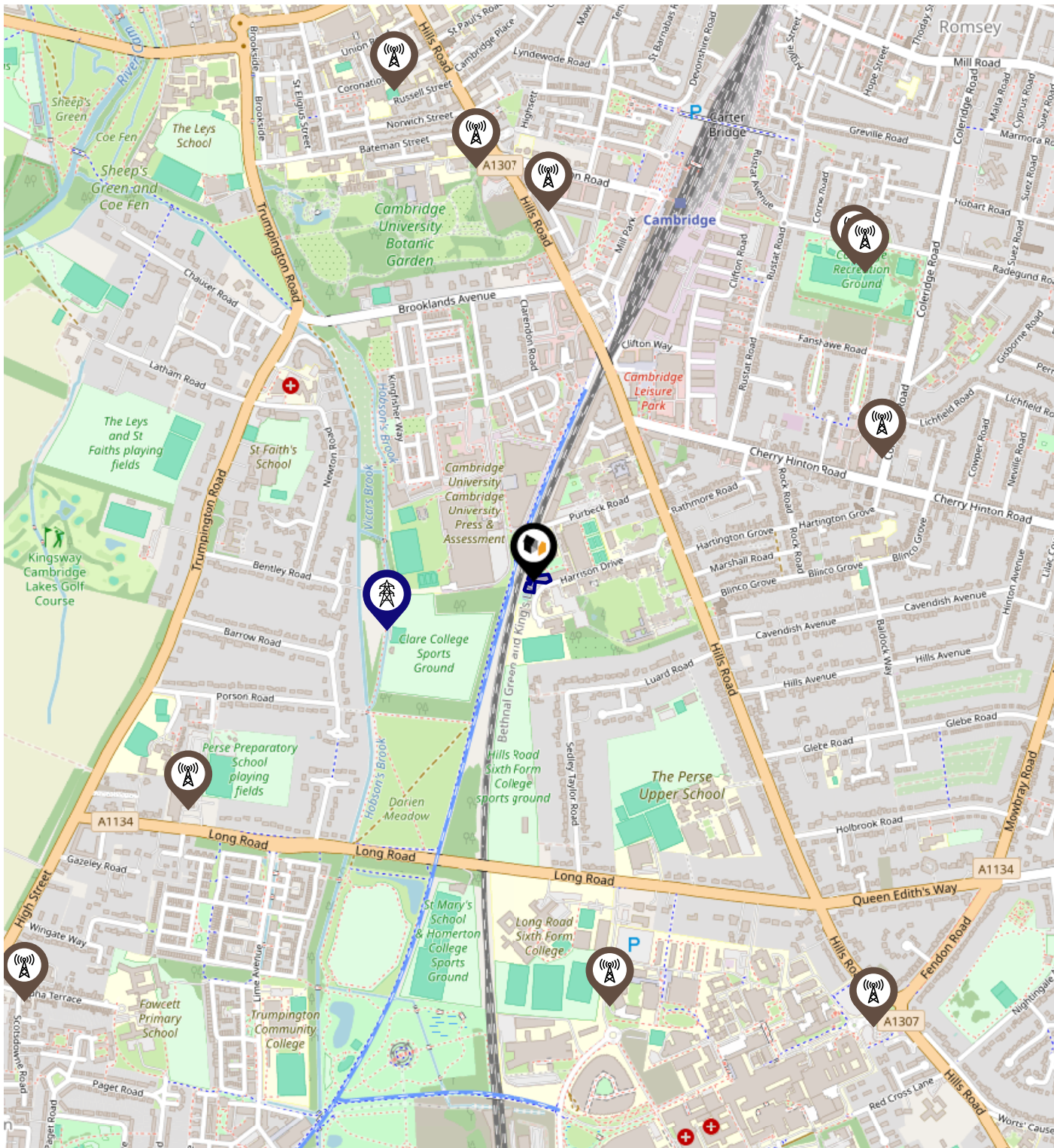
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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:

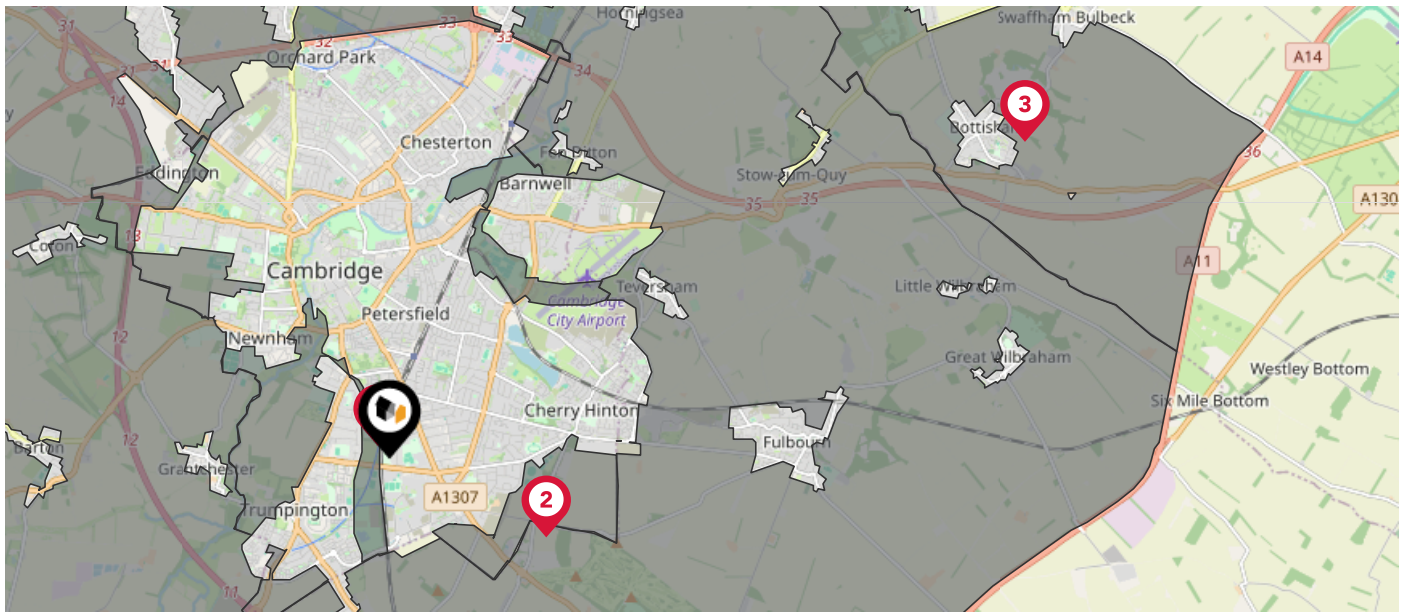
-  Power Pylons
-  Communication Masts

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



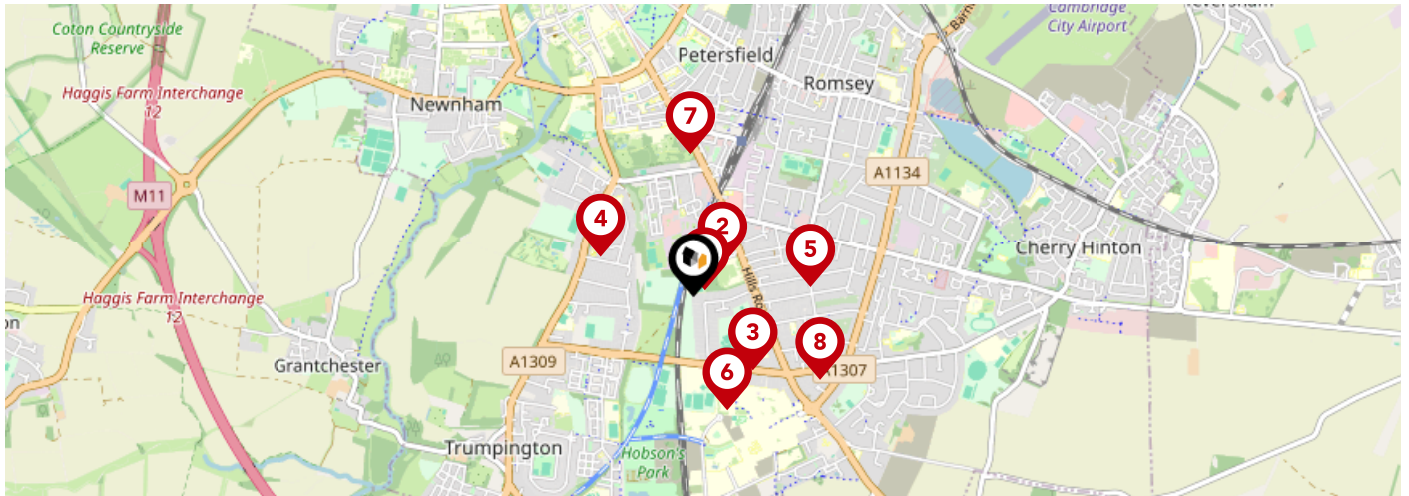
Listed Buildings in the local district		Grade	Distance
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.1 miles
	1331852 - Homerton College Trumpington House	Grade II	0.2 miles
	1390525 - Regional Seat Of Government	Grade II	0.2 miles
	1246641 - Alcantara	Grade II	0.4 miles
	1126232 - Brooklands	Grade II	0.4 miles
	1375672 - Keelson	Grade II	0.4 miles
	1348547 - The Old Nurseries	Grade II	0.5 miles
	1331915 - Milestone Beside The Road Opposite Brookland Avenue	Grade II	0.5 miles
	1349070 - Royal Albert Homes	Grade II	0.5 miles
	1126273 - Cory Lodge Cory Lodge, Botanic Garden	Grade II	0.6 miles

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

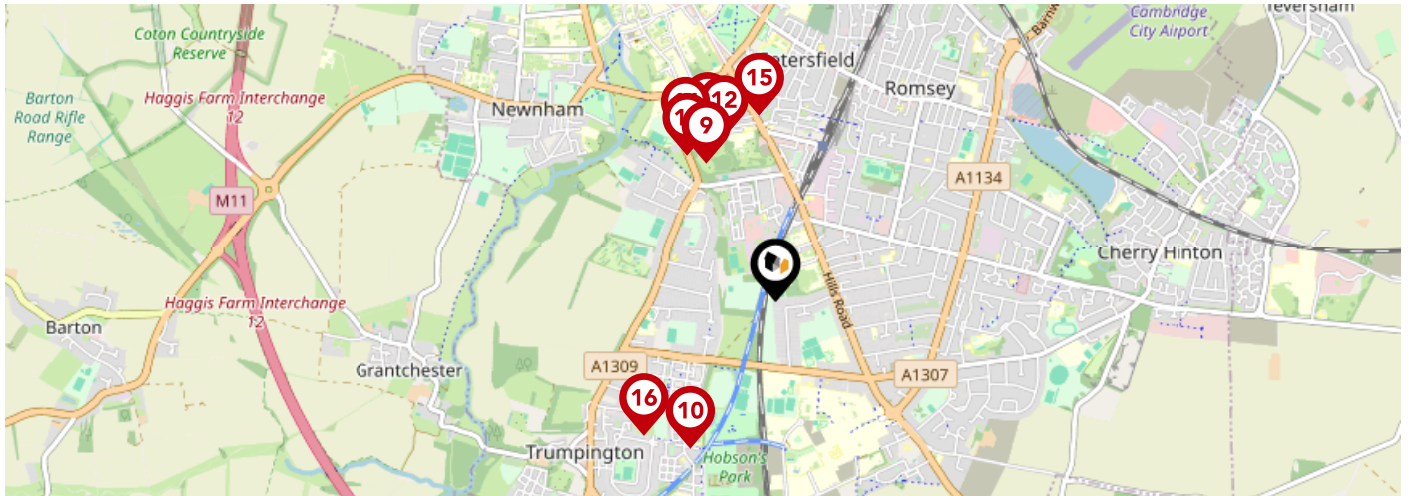


Nearby Green Belt Land

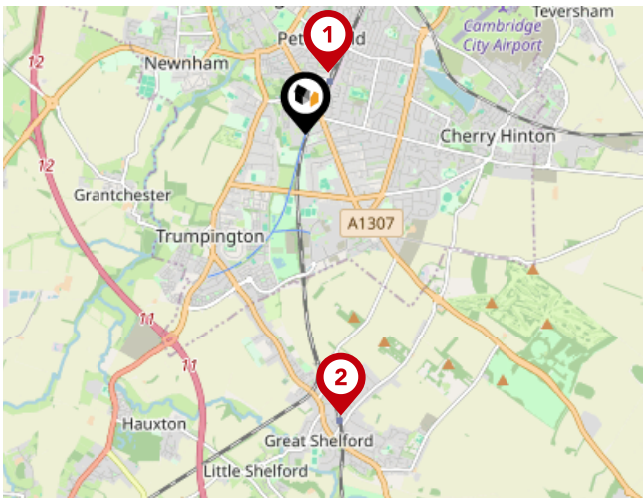
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.06	☐	☐	☒	☐	☐
2	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.2	☐	☐	☒	☐	☐
3	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.43	☐	☐	☒	☐	☐
4	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.46	☐	☐	☒	☐	☐
5	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.53	☐	☒	☐	☐	☐
6	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.54	☐	☐	☒	☐	☐
7	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.64	☐	☐	☒	☐	☐
8	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.69	☒	☐	☐	☐	☐

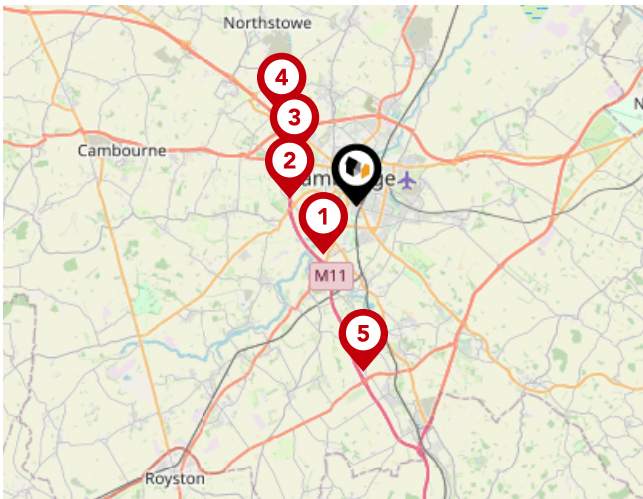


		Nursery	Primary	Secondary	College	Private
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.7	☐	☐	☒	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.77	☐	☐	☒	☐	☐
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.77	☐	☐	☒	☐	☐
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.78	☐	☒	☐	☐	☐
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.82	☐	☐	☒	☐	☐
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.85	☐	☐	☒	☐	☐
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.85	☐	☐	☒	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.86	☐	☒	☐	☐	☐



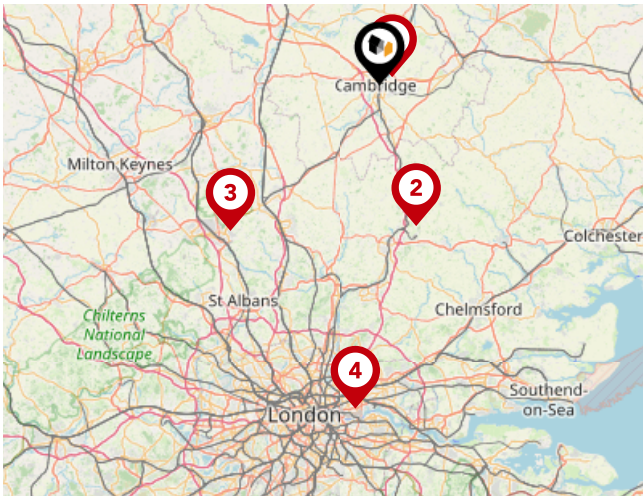
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.61 miles
2	Shelford (Cambs) Rail Station	2.57 miles
3	Cambridge North Rail Station	2.89 miles



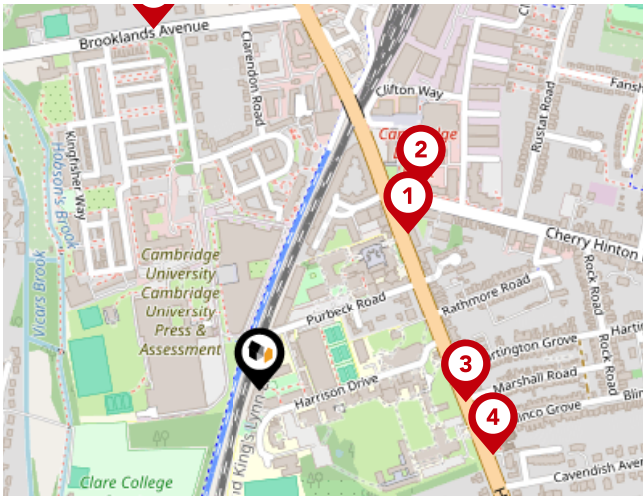
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.16 miles
2	M11 J12	2.48 miles
3	M11 J13	2.95 miles
4	M11 J14	4.29 miles
5	M11 J10	6.04 miles



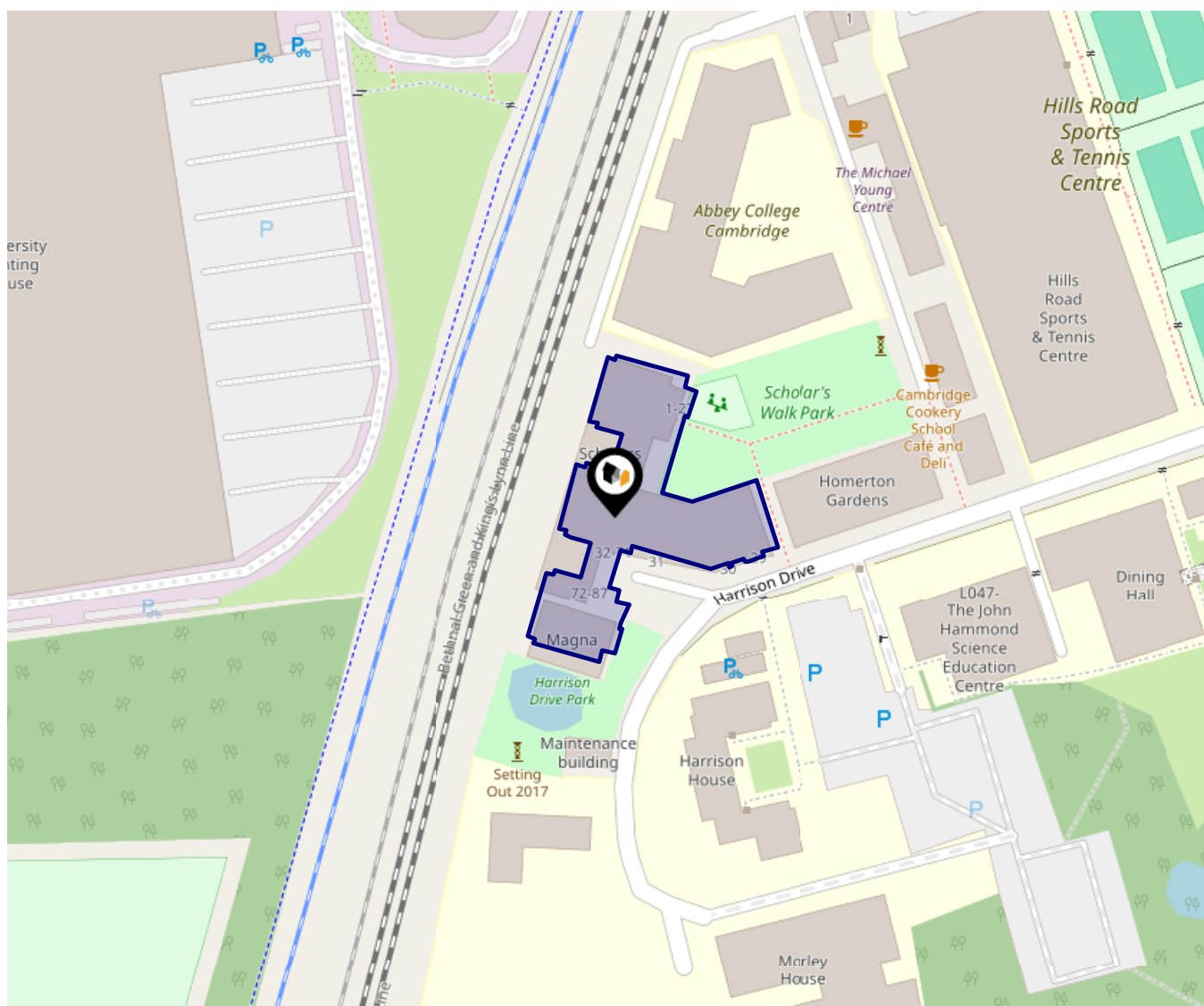
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.26 miles
2	Stansted Airport	21.14 miles
3	Luton Airport	30.32 miles
4	Silvertown	47.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hills Rd 6th Form Col	0.25 miles
2	Clifton Road	0.3 miles
3	Blinco Grove	0.24 miles
4	Blinco Grove	0.28 miles
5	Shaftesbury Road	0.43 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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