

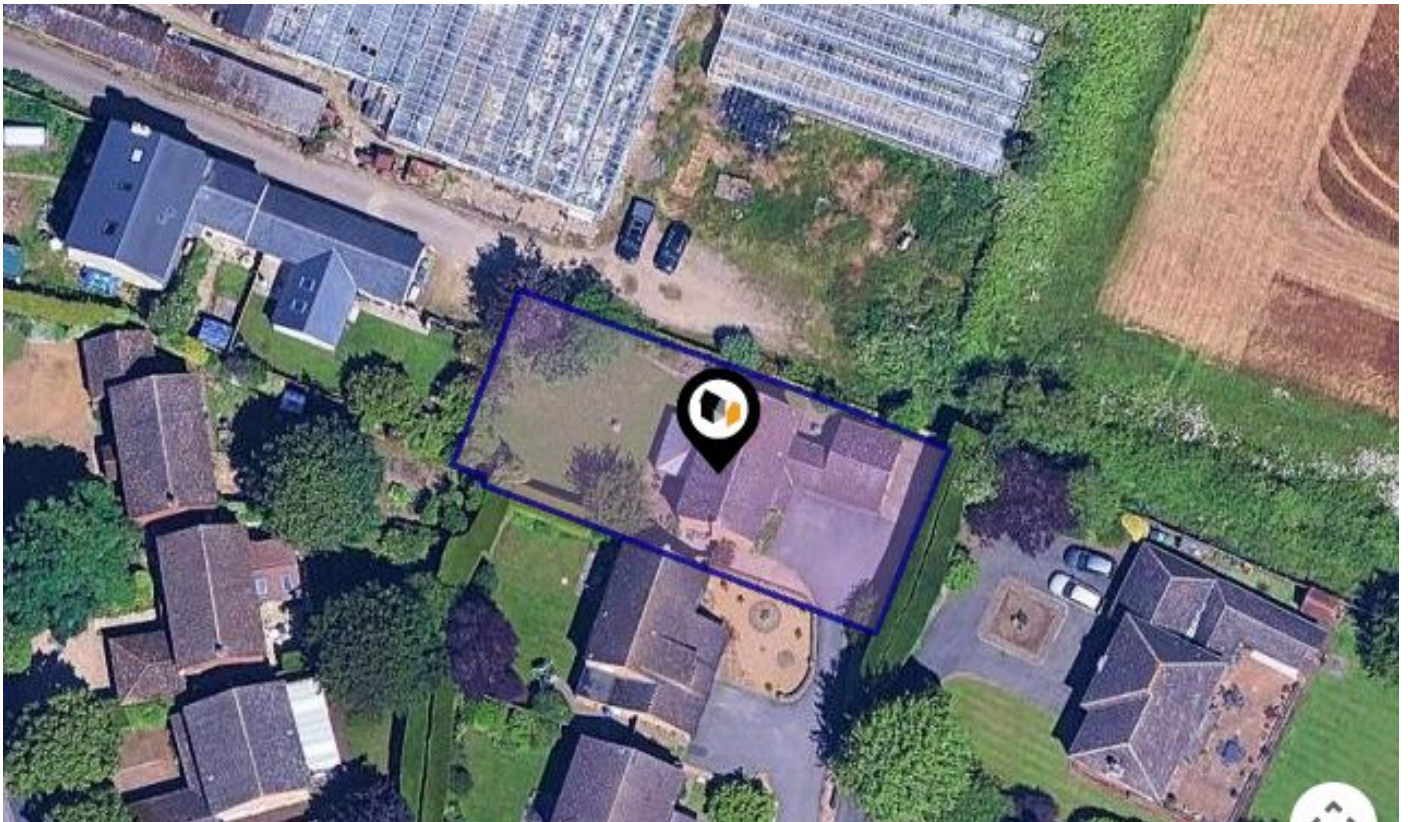


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 03rd October 2025



MAYFIELD ROAD, GIRTON, CAMBRIDGE, CB3

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

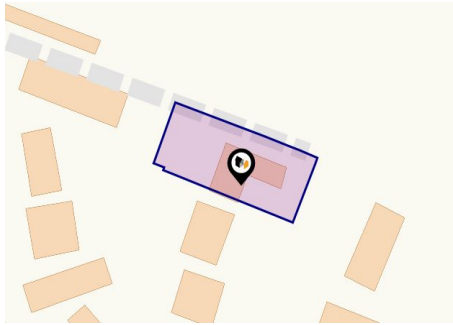
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.16 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB188085		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: **8 Mayfield Road Girton Cambridge Cambridgeshire CB3 0PH**

Reference - S/2738/19/FL	
Decision:	Decided
Date:	07th August 2019
Description:	Single storey side extension and front porch extension

Planning records for: **9 Mayfield Road Girton Cambridge Cambridgeshire CB3 0PH**

Reference - S/3589/19/FL	
Decision:	Decided
Date:	16th October 2019
Description:	Two storey rear extension minor alterations to street elevation (Resubmission of S/2425/19)

Reference - S/2425/19/FL	
Decision:	Withdrawn
Date:	12th July 2019
Description:	Two storey rear extension single storey 'bay' extension and internal alterations

Planning records for: **11 Mayfield Road Girton Cambridge Cambridgeshire CB3 0PH**

Reference - S/1921/12/FL	
Decision:	Decided
Date:	09th September 2012
Description:	Proposed 2 storey side extension & single storey rear extension to a dwelling house

Planning records for: **11 Mayfield Road Girton Cambridge Cambridgeshire CB3 0PH**

Reference - S/2155/10
Decision: -
Date: 02nd December 2010
Description: Erection of Building to Provide Five Flats Following Demolition of Existing Dwelling

Reference - S/0987/18/FL
Decision: Decided
Date: 14th March 2018
Description: Erection of 1no. dwelling following the demolition of existing dwelling

Reference - S/0289/19/DC
Decision: Decided
Date: 22nd January 2019
Description: Discharge of Conditions 4 (Traffic Management) & 5 (Arboricultural Method Statement) of Planning Application S/0987/18/FL

Reference - S/0468/08/F
Decision: Decided
Date: 06th May 2008
Description: Erection of One House Subdivided to Provide 5 Apartments following Demolition of Existing Dwelling

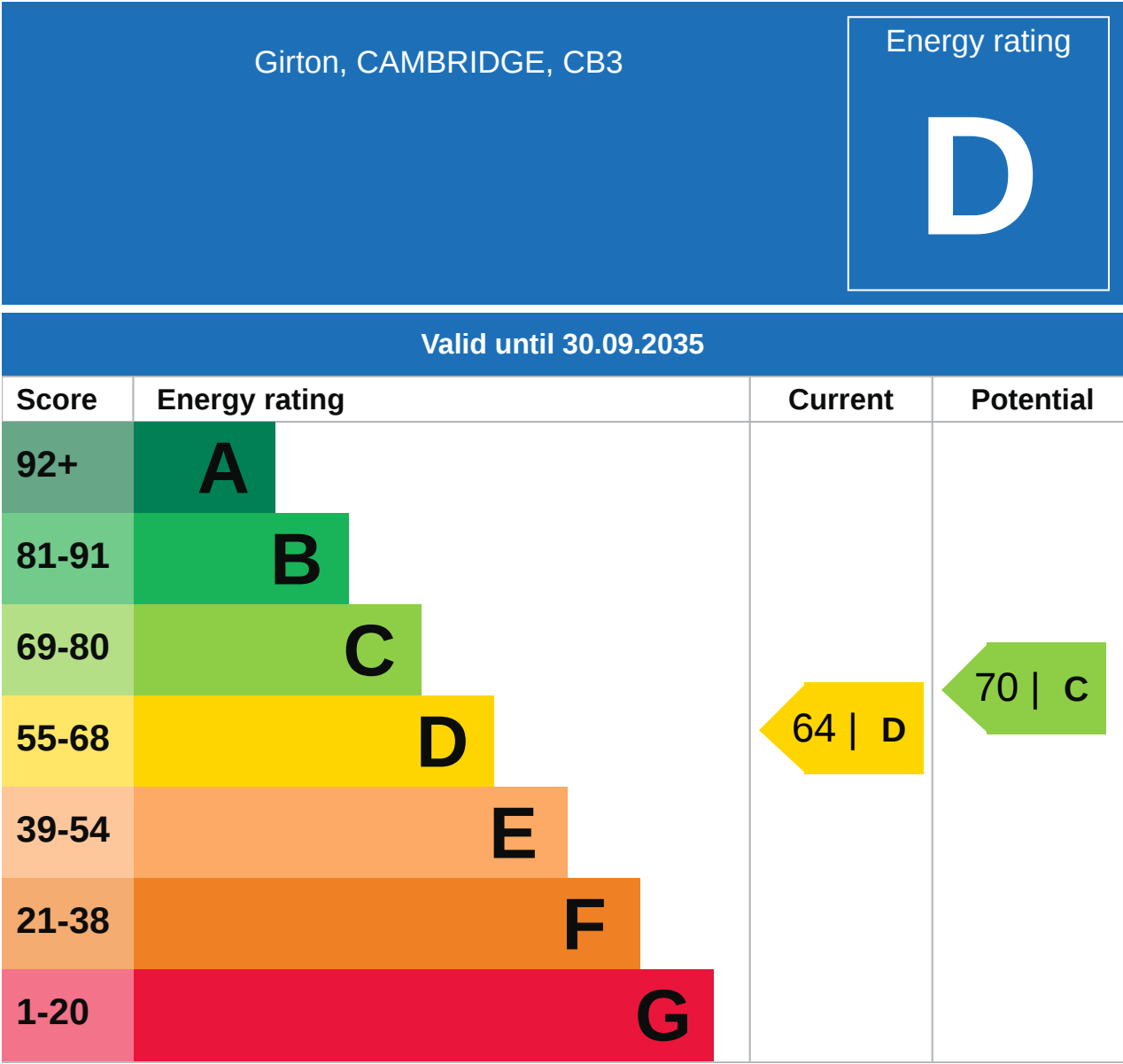
Planning records for: **11 Mayfield Road Girton Cambridge Cambridgeshire CB3 0PH**

Reference - S/2270/18/NM	
Decision:	Decided
Date:	12th June 2018
Description:	Non Material Amendment of Planning Permission S/0987/18/FL

Reference - S/2008/18/DC	
Decision:	Decided
Date:	23rd May 2018
Description:	Discharge of Conditions 4 (Traffic Management Plan) & 5 (Arboricultural Method Statement) of Planning Permission S/0987/18/FL

Planning records for: **Land To The South-East Of 12 Mayfield Road Girton Cambridge CB3 0PH**

Reference - S/0751/10/LDC	
Decision:	Decided
Date:	12th May 2010
Description:	Lawful Development Certificate for existing use of land as garden land



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	140 m ²

Accessibility / Adaptations

conservatory added 1998

pitch roof conversion in 2011 to improve energy efficiency

Other

Shared driveway with neighboring properties

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Gas 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.



/cookecurtisco



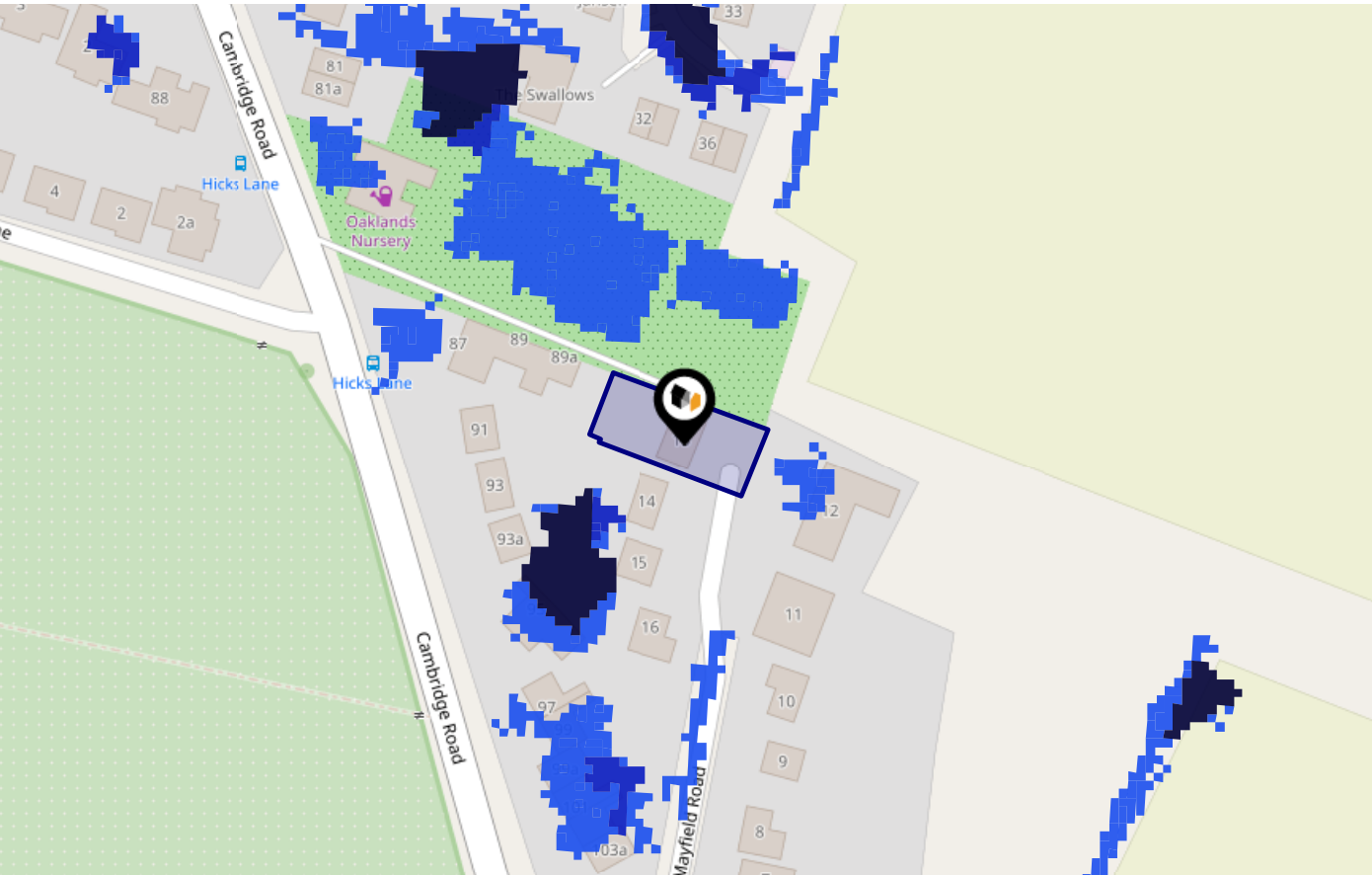
/cookecurtisco

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:

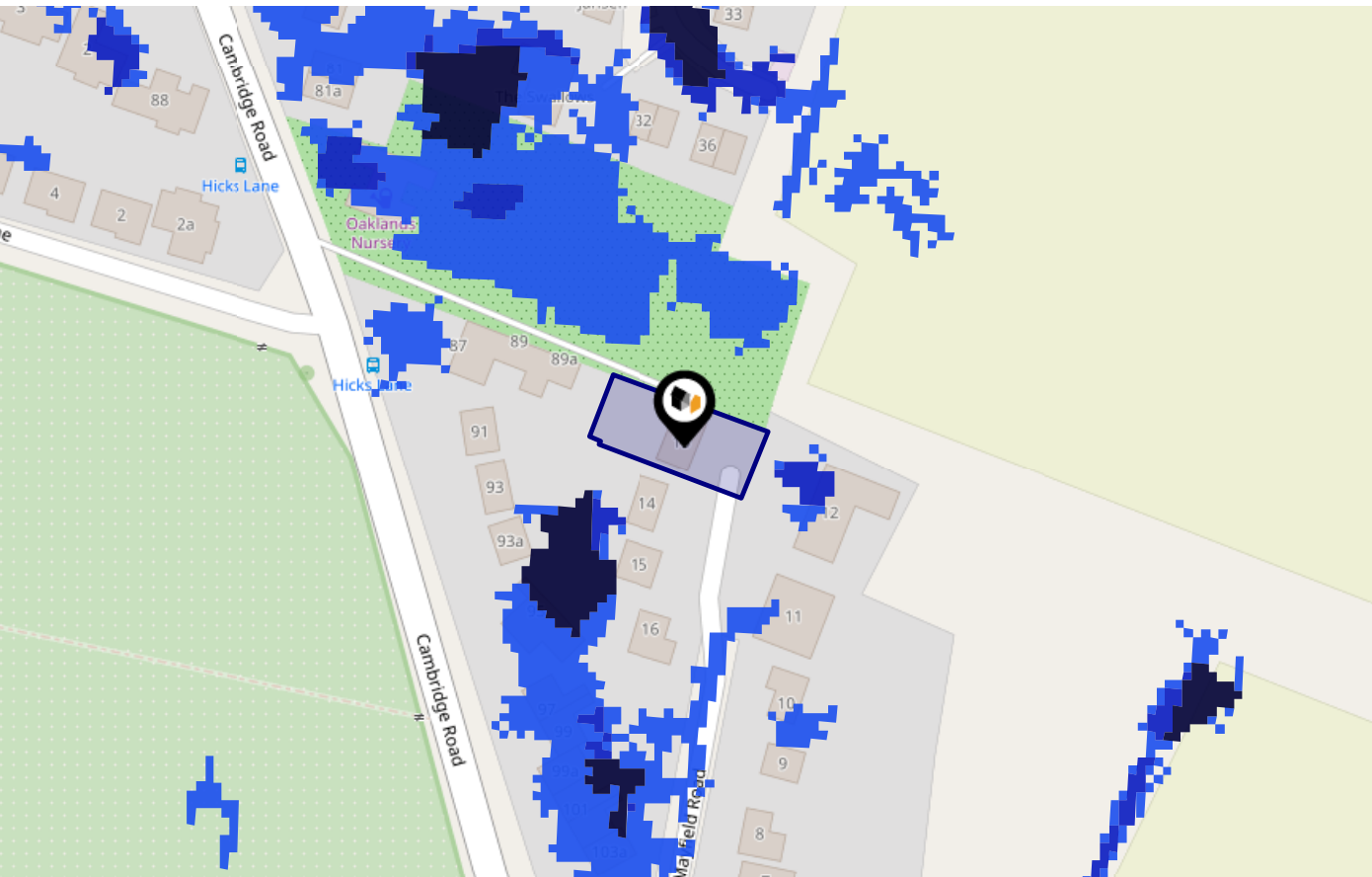


Flood Risk

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.

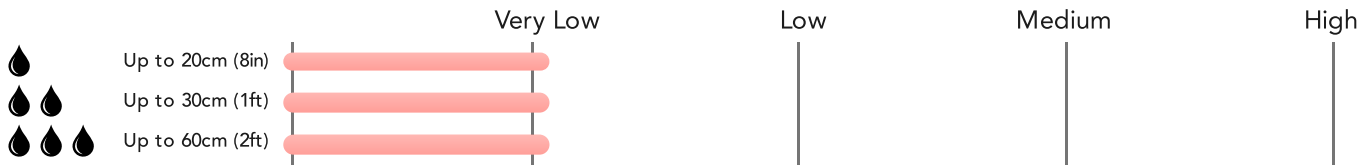


Risk Rating: Very low

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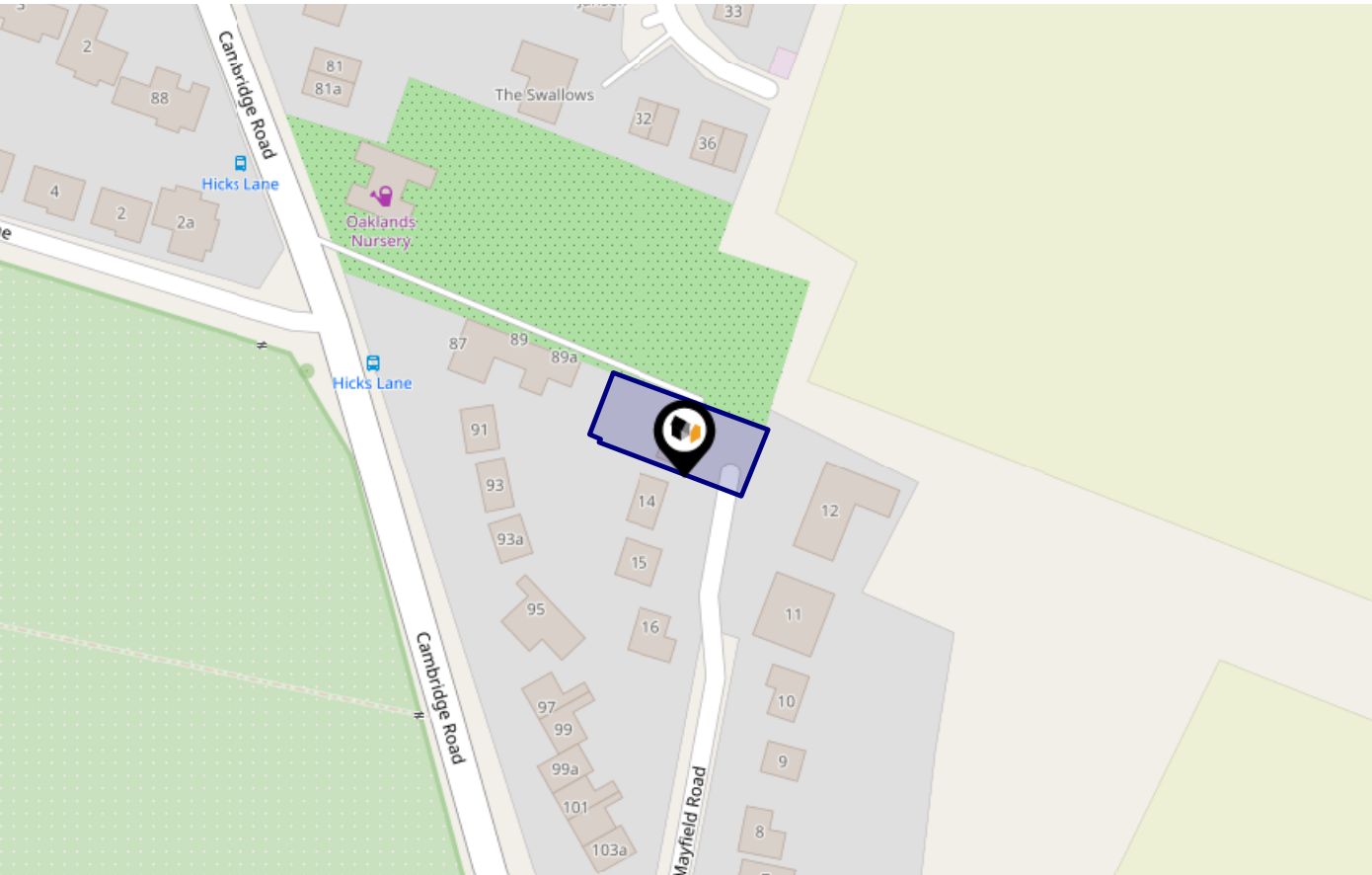


Flood Risk

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.

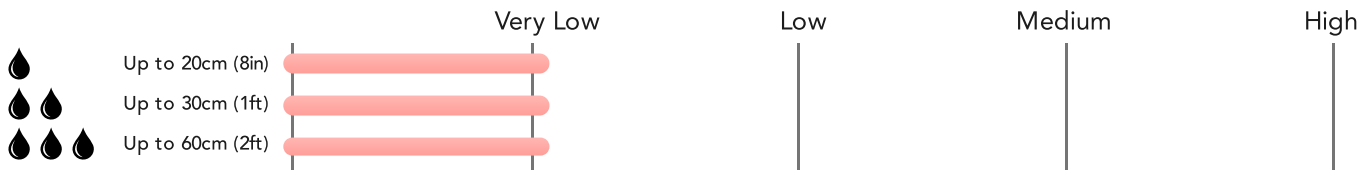


Risk Rating: Very low

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

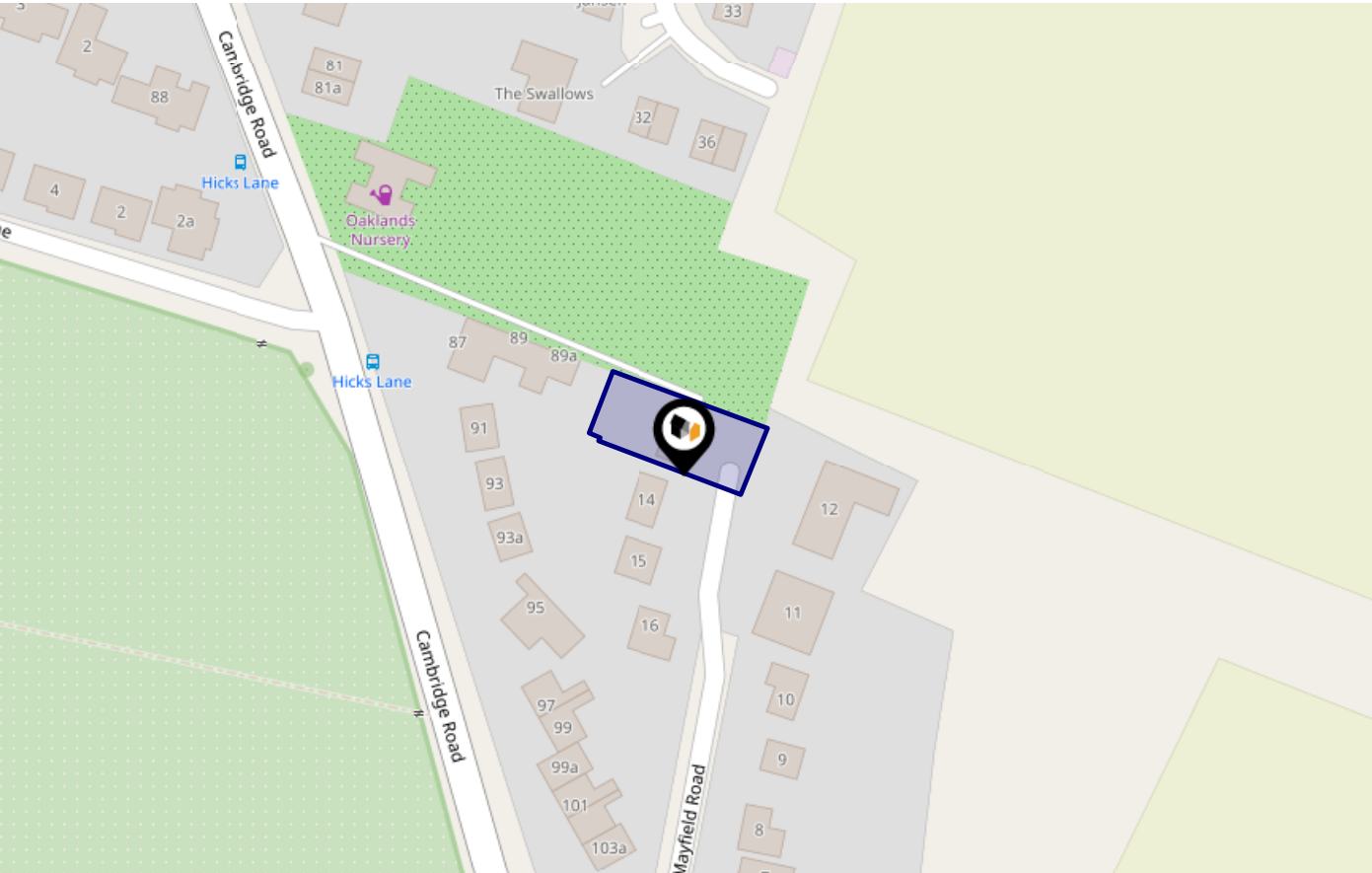


Flood Risk

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.

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Chance of flooding to the following depths at this property:

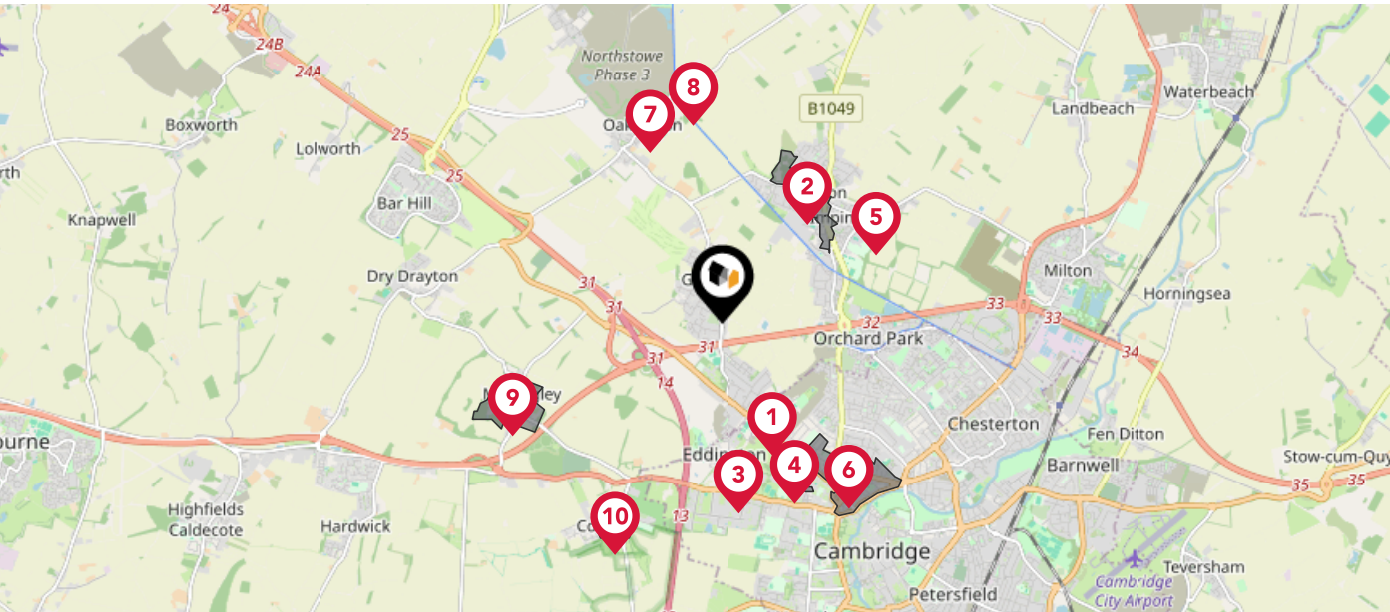


Maps

Conservation Areas

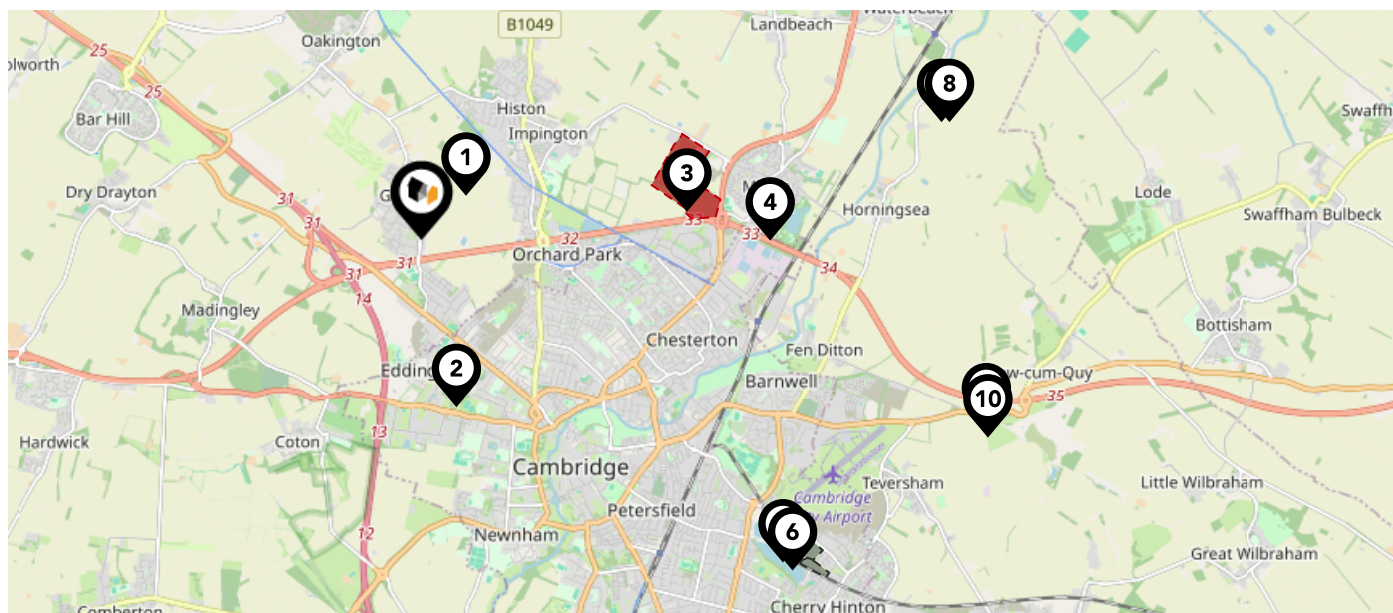


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Howes Place
2	Histon and Impington
3	Conduit Head Road
4	Storey's Way
5	Impington St Andrew's
6	Castle and Victoria Road
7	Oakington
8	Westwick
9	Madingley
10	Coton

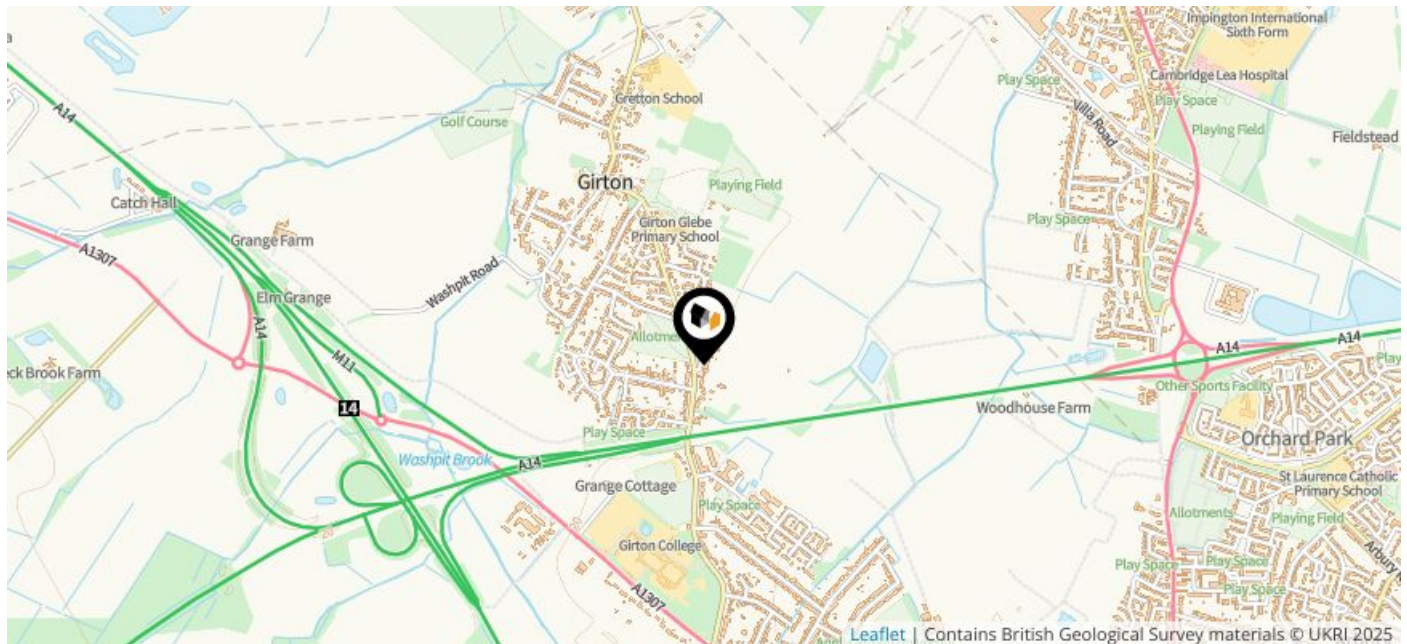
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
7	Clayhithe Cottages-Horningsea	Historic Landfill	
8	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
9	Quy Mill Hotel-Quy	Historic Landfill	
10	Quy Bridge-Quy	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



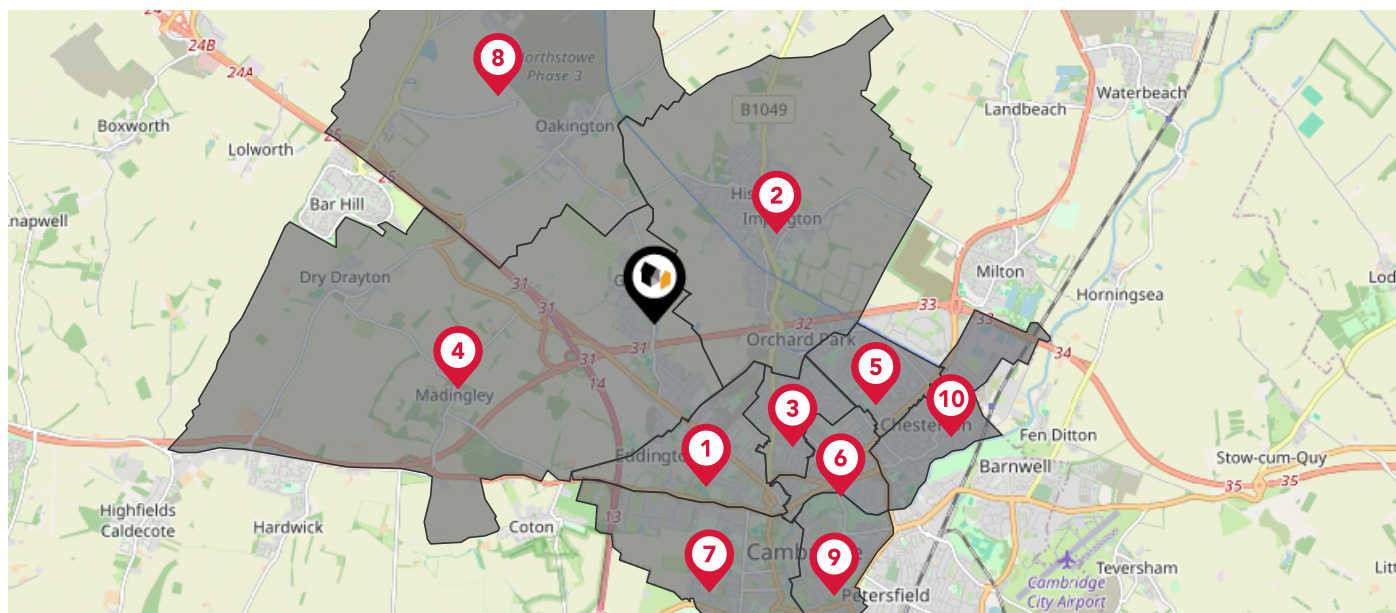
Mine Entry

- ✕ 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



Castle Ward



Histon & Impington Ward



Arbury Ward



Girton Ward



King's Hedges Ward



West Chesterton Ward



Newnham Ward



Longstanton Ward



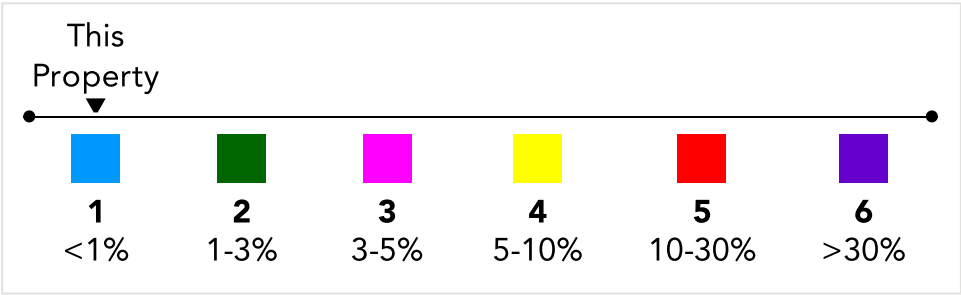
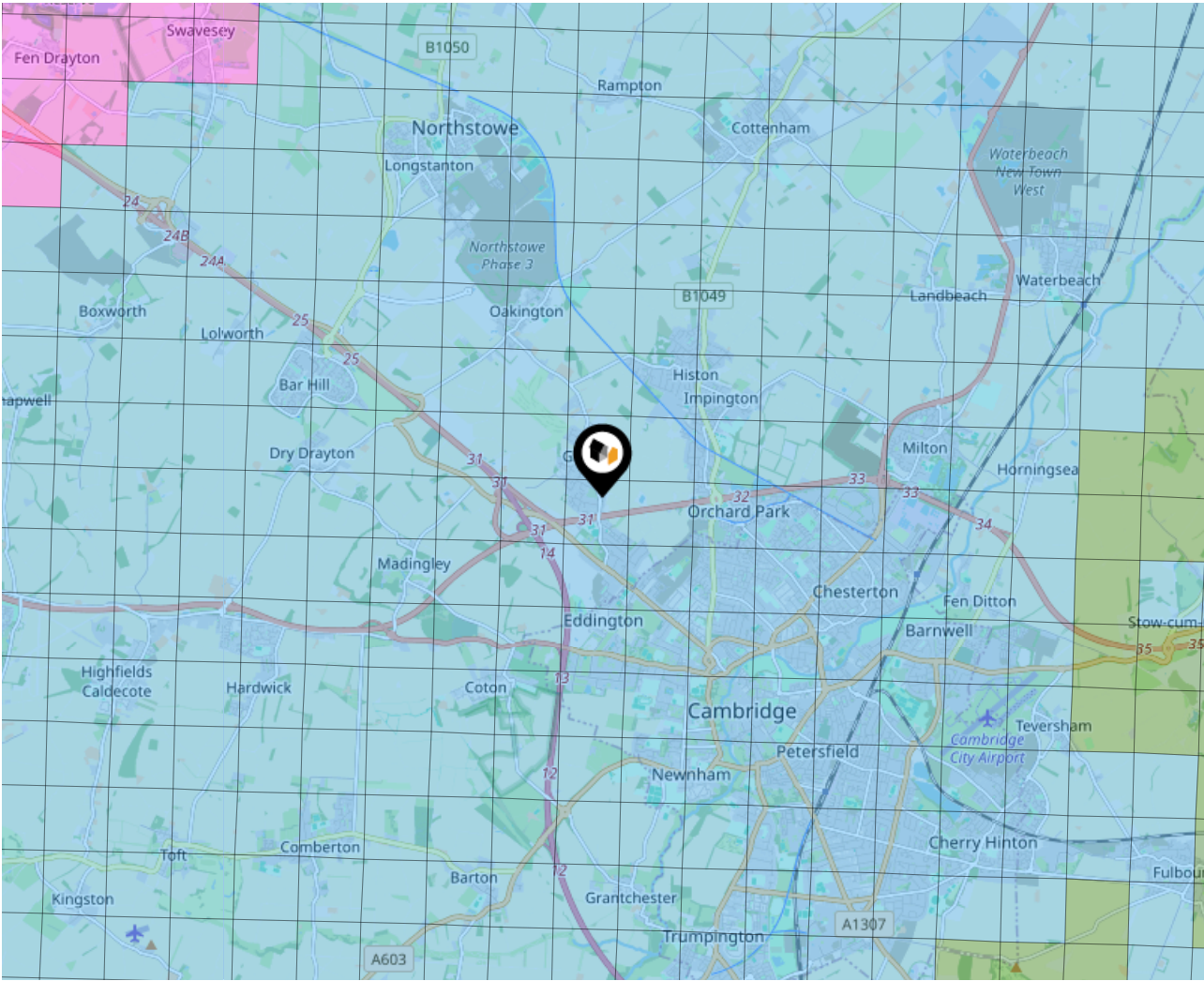
Market Ward



East Chesterton Ward

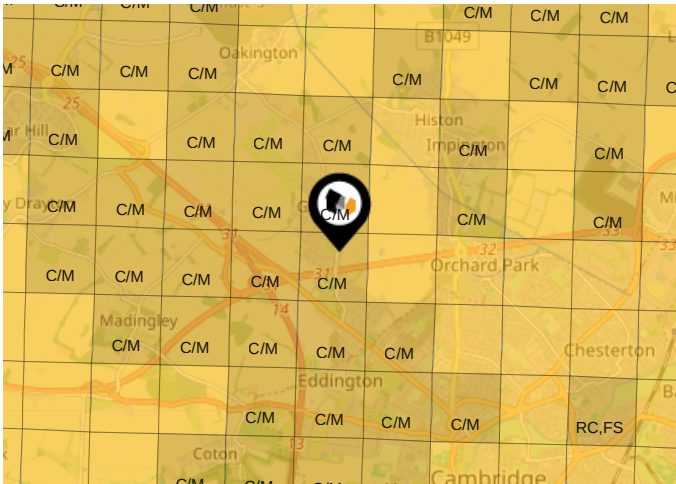
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

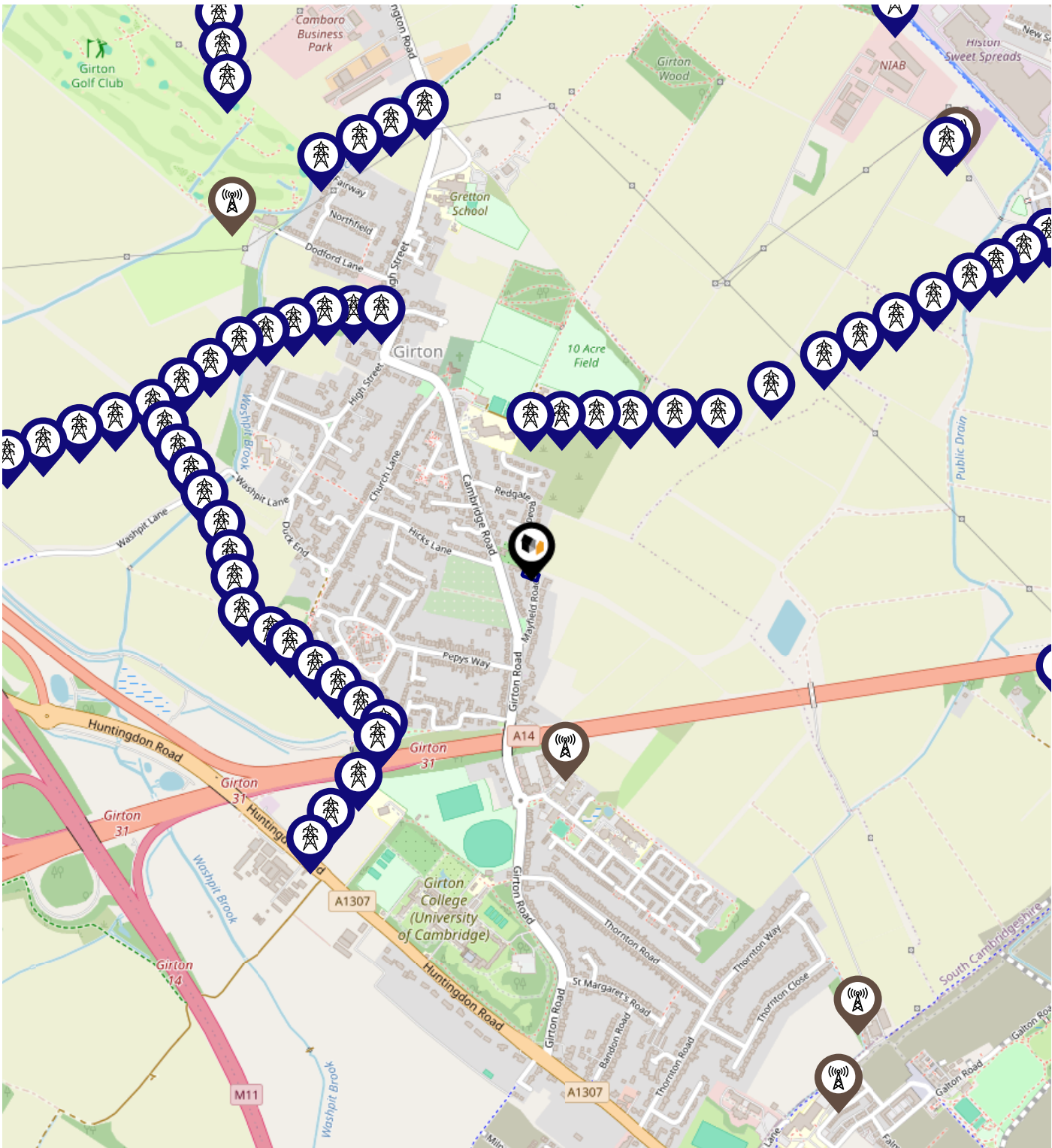


Primary Classifications (Most Common Clay Types)



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

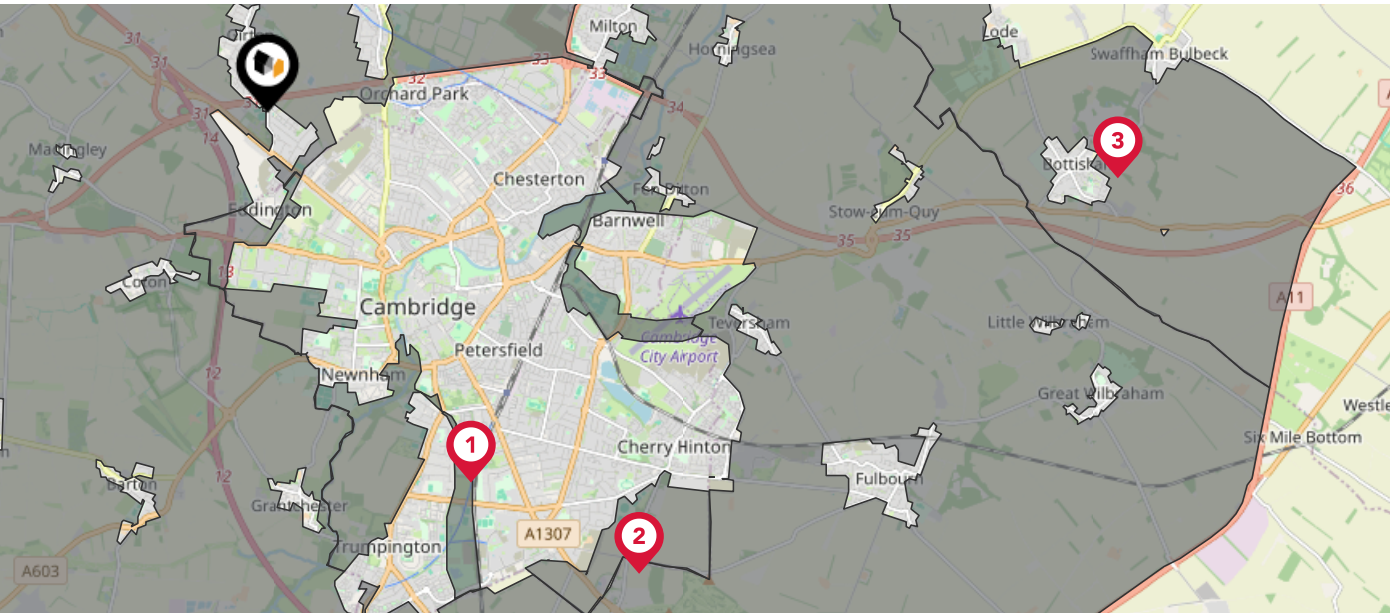


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1164101 - Church Of St Andrew	Grade II	0.3 miles
	1428622 - Girton War Memorial	Grade II	0.3 miles
	1127334 - 8, Duck End	Grade II	0.3 miles
	1317929 - 3,5 And 7, Duck End	Grade II	0.3 miles
	1331314 - Water Pump	Grade II	0.3 miles
	1164144 - Jesters	Grade II	0.3 miles
	1331333 - Binfield	Grade II	0.4 miles
	1127335 - Cambridge Academy Of English	Grade II	0.4 miles
	1331313 - 21 And 23, Cambridge Road	Grade II	0.4 miles
	1127293 - Lodge, Girton College	Grade II	0.6 miles

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

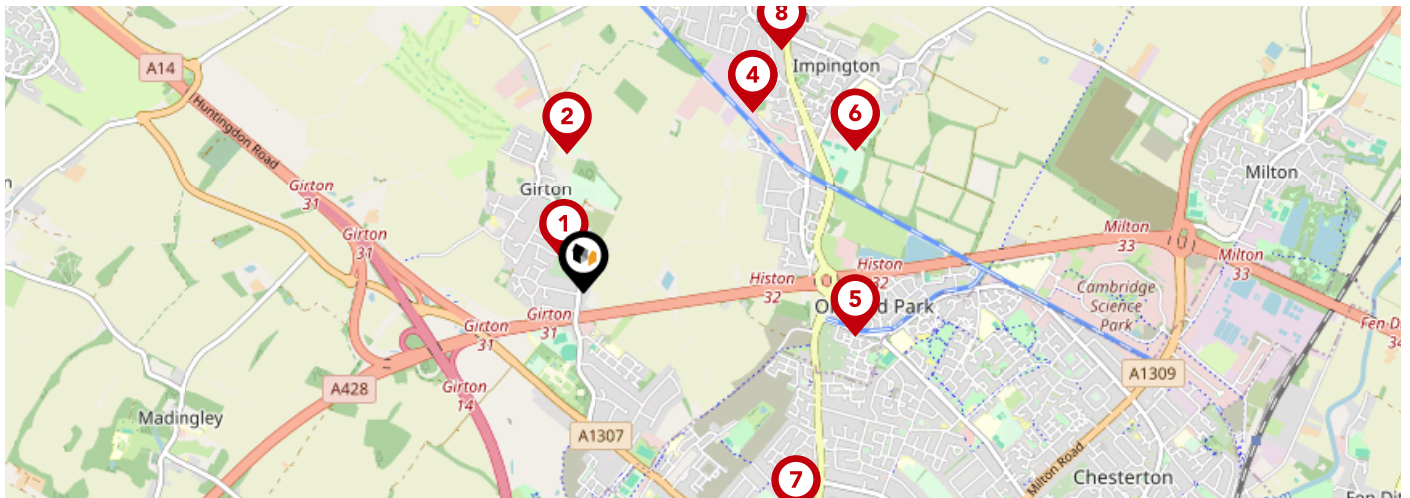


- Nearby Green Belt Land
- 1

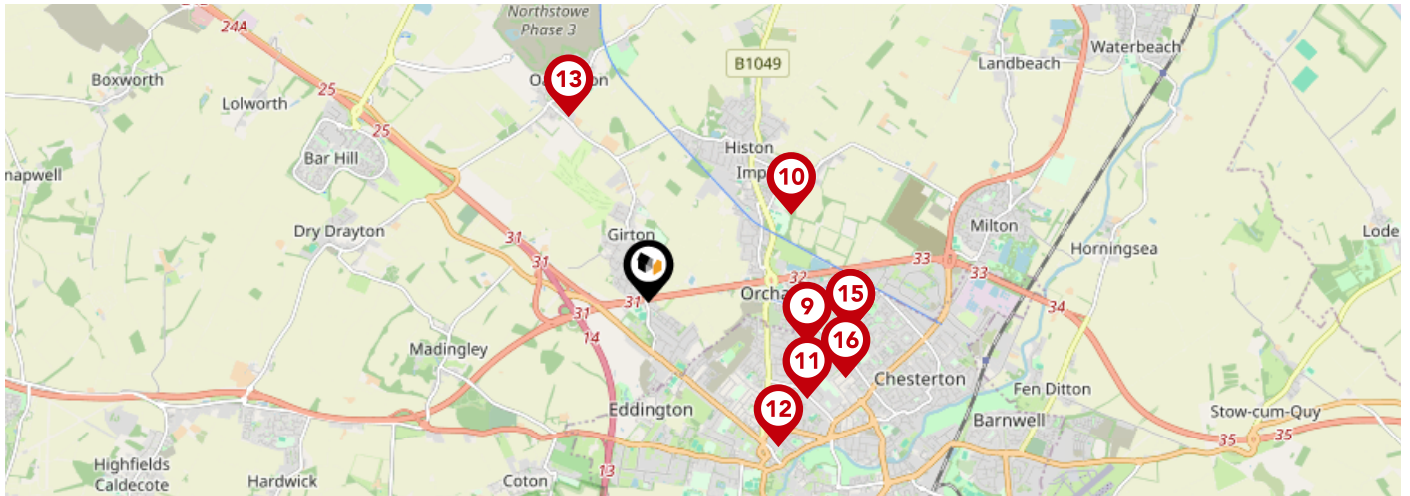
Cambridge Green Belt - South Cambridgeshire
- 2









Cambridge Green Belt - Cambridge
- 3

Cambridge Green Belt - East Cambridgeshire



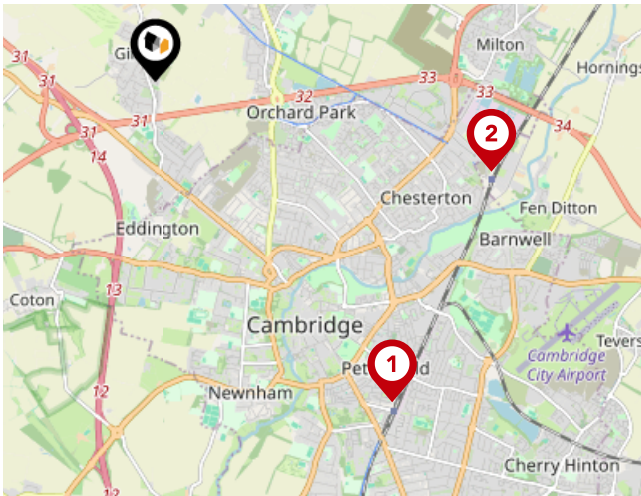
		Nursery	Primary	Secondary	College	Private
1	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:1.13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance: 1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance: 1.51	<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: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance: 1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance: 1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance: 1.85	<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: 1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance: 1.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

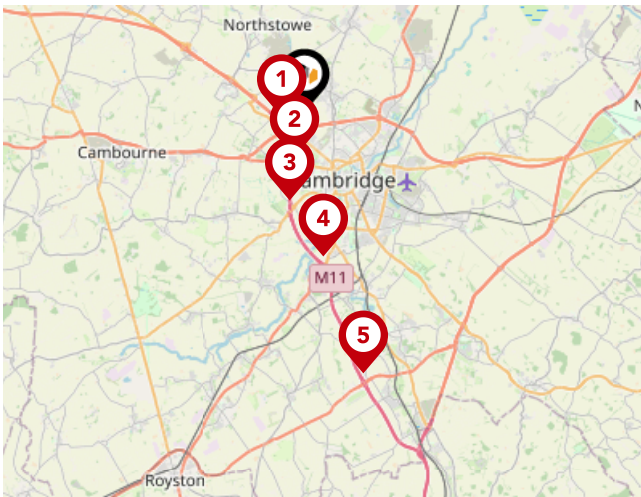
Area

Transport (National)



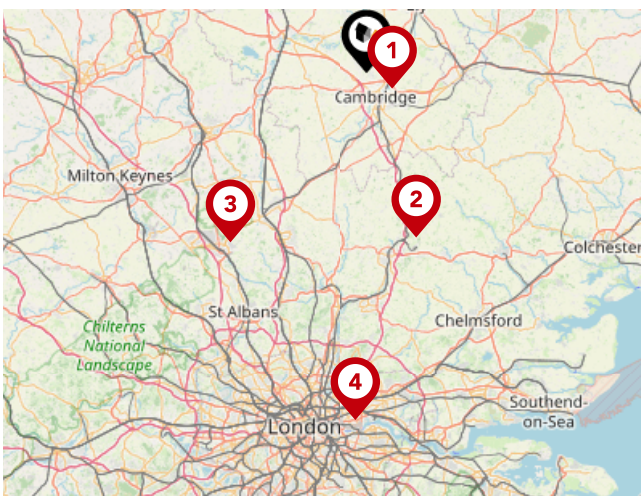
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	3.61 miles
	Cambridge North Rail Station	3.15 miles
	Waterbeach Rail Station	5.01 miles



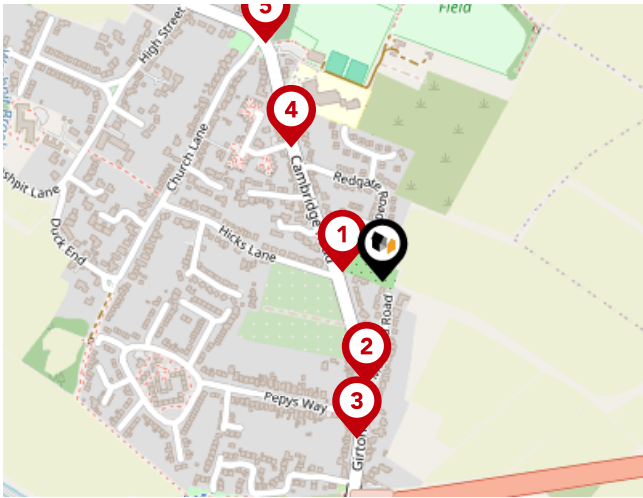
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	0.83 miles
	M11 J13	1.7 miles
	M11 J12	3.26 miles
	M11 J11	5.3 miles
	M11 J10	9.77 miles



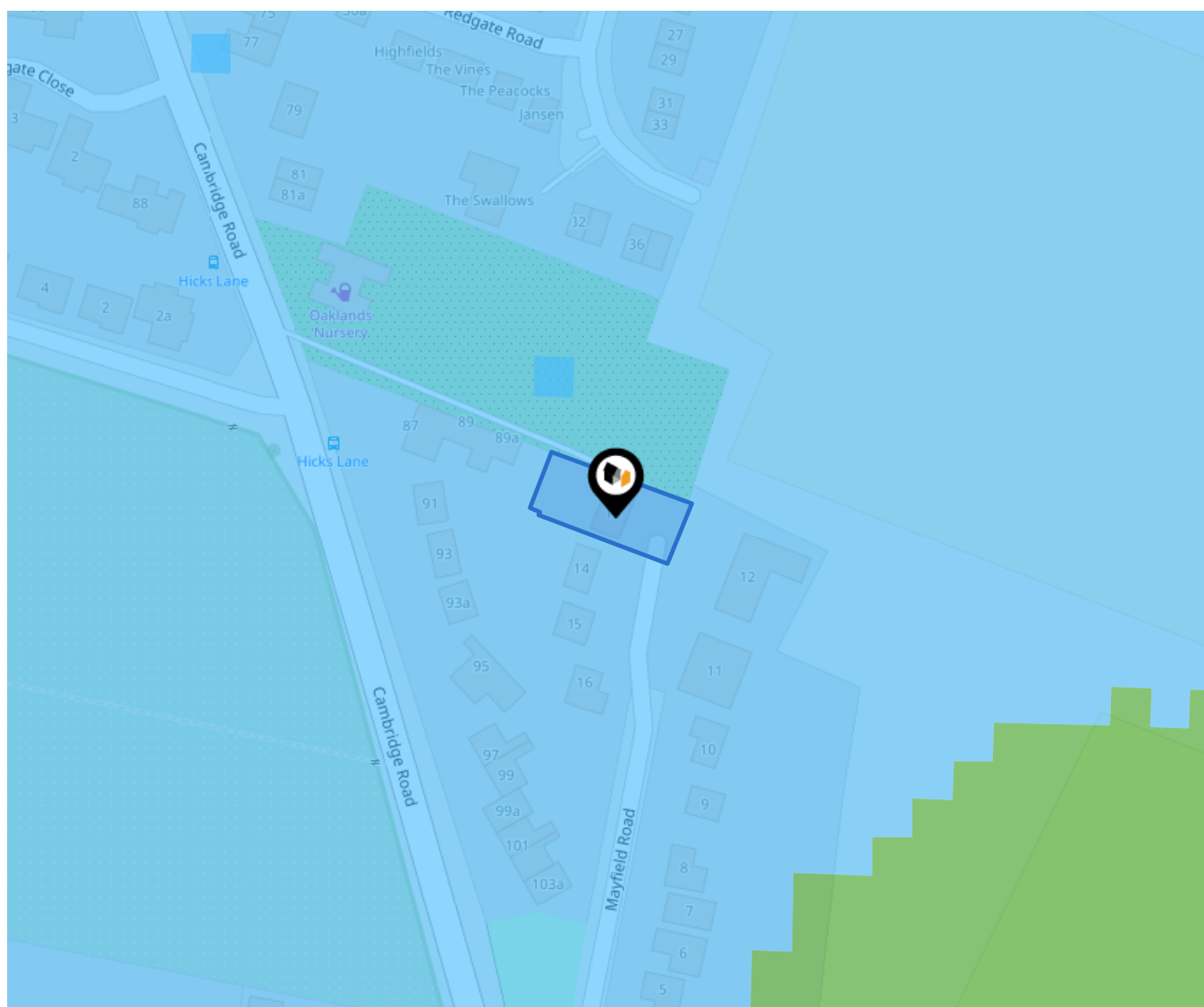
Airports/Helipads

Pin	Name	Distance
	Cambridge	4.29 miles
	Stansted Airport	25.03 miles
	Luton Airport	31.59 miles
	Silvertown	50.72 miles








Bus Stops/Stations

Pin	Name	Distance
1	Hicks Lane	0.05 miles
2	Pepys Way	0.12 miles
3	Pepys Way	0.18 miles
4	Orchard Close	0.18 miles
5	Church Lane	0.3 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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