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MIR: Material Info

The Material Information Affecting this Property

Thursday 09th October 2025



HOWELLS WAY, HARDWICK, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



Property

Type:	Semi-Detached	Tenure:	Freehold
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB475869		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)	
Conservation Area:	No	17 mb/s	1800 mb/s
Flood Risk:			
● Rivers & Seas	Very low		
● Surface Water	High		
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:	

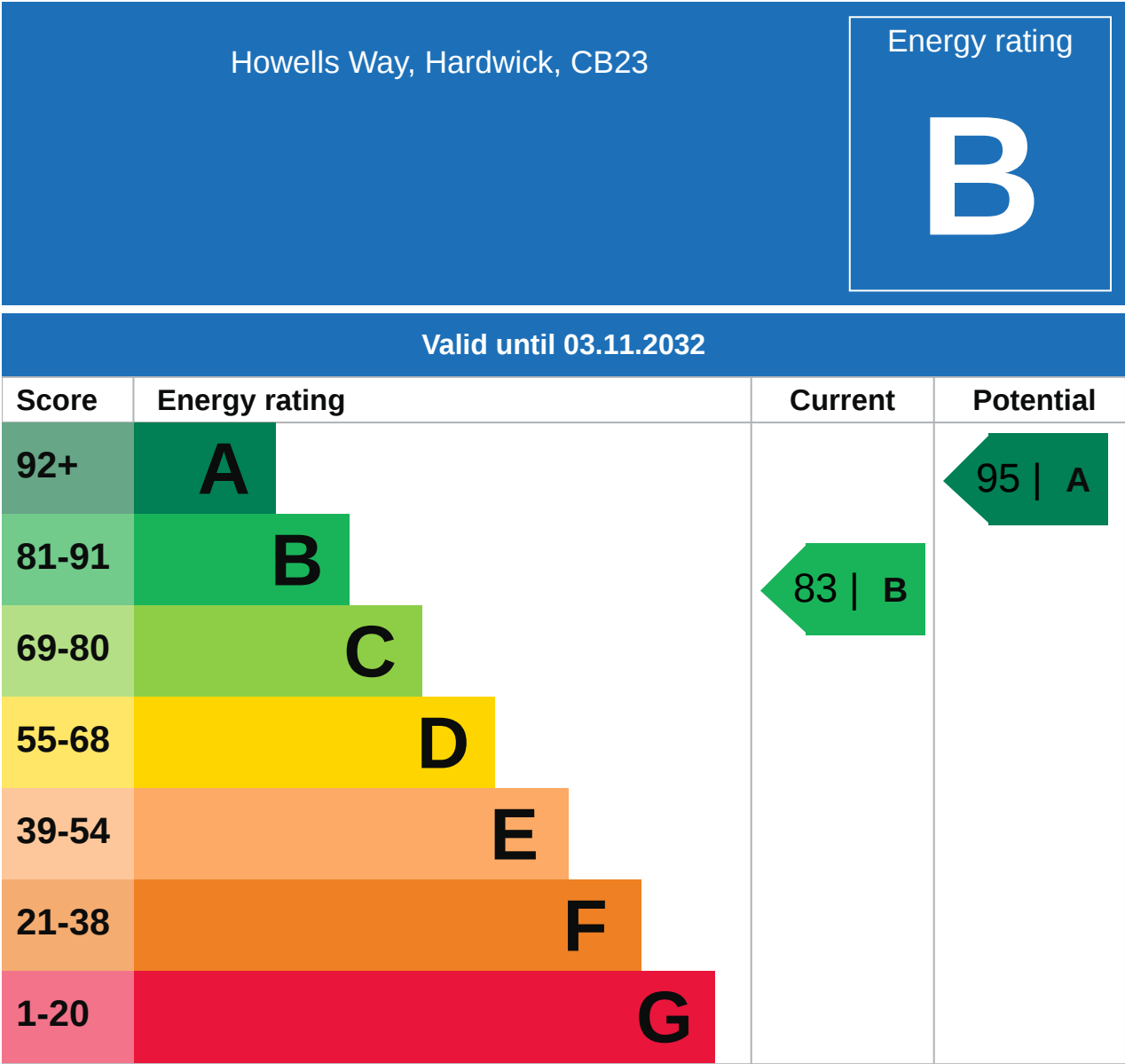
Planning records for: **63 Howells Way Hardwick Cambridgeshire CB23 7FP**

Reference - 25/03350/CL2PD	
Decision:	Awaiting decision
Date:	26th August 2025
Description:	Certificate of lawfulness under S192 for a proposed single storey side and rear extension.

Planning records for: **19A Howells Way Hardwick Cambridgeshire CB23 7FP**

Reference - 24/00046/HFUL	
Decision:	Decided
Date:	04th January 2024
Description:	Erect a double garage.

Reference - 24/00012/TRE	
Decision:	Decided
Date:	04th January 2024
Description:	T1 Walnut - Reduce to form pollard at 8m high due to evidence of major limb failure within central crown, Broken limb still lodged in crown. Decay visible within remaining wound at centre of crown and risk of further significant failures. Adjacent to neighbouring property and public footpath



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.20 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.12 W/m-Â°K
Total Floor Area:	80 m ²

Electricity Supply

British Energy

Gas Supply

British Energy

Central Heating

Yes

Water Supply

Anglian 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



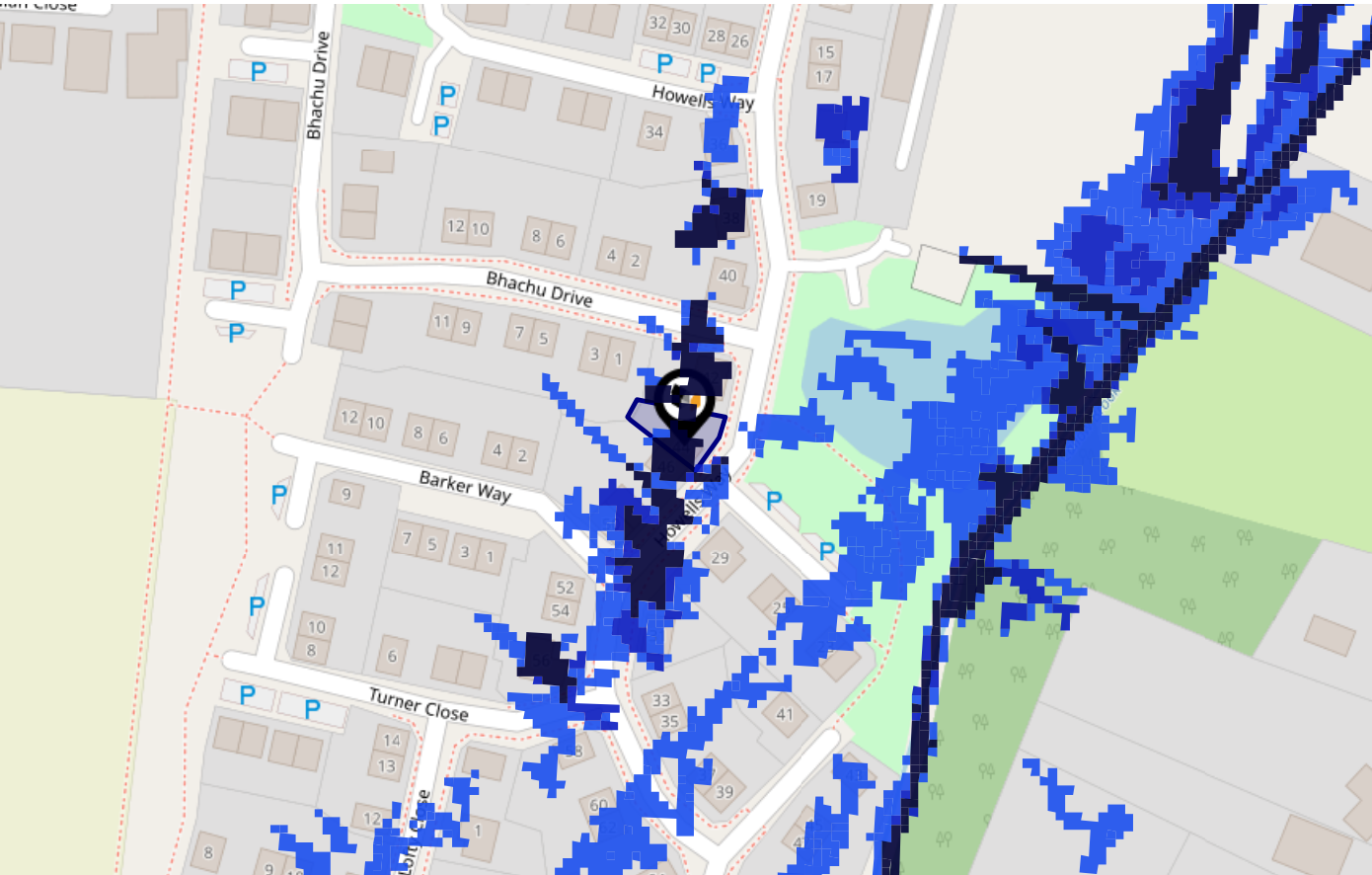
/cookecurtisco

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.

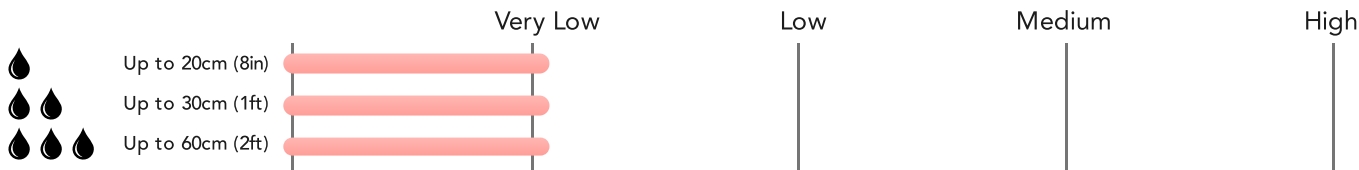


Risk Rating: High

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:

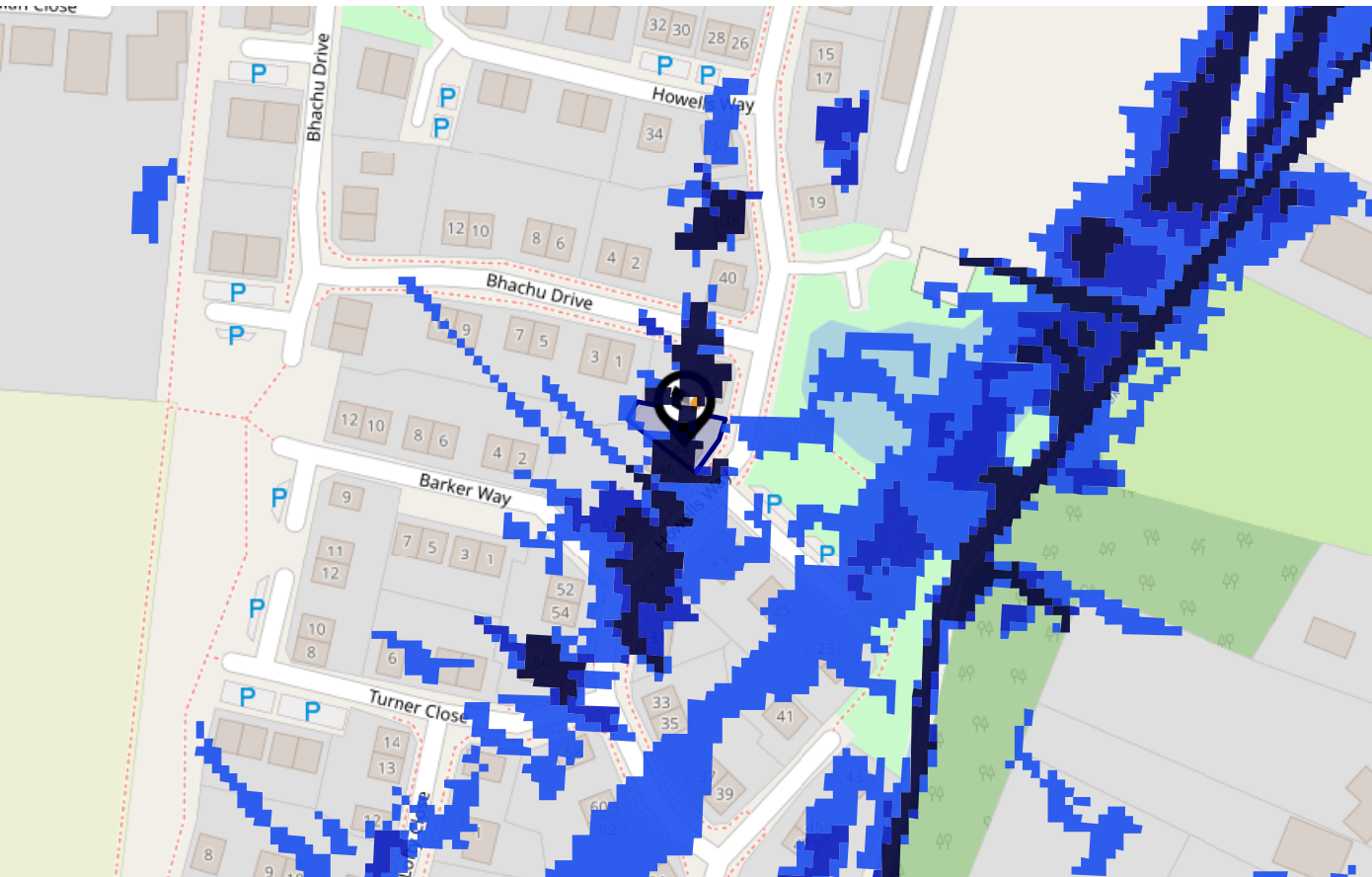


Flood Risk

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.

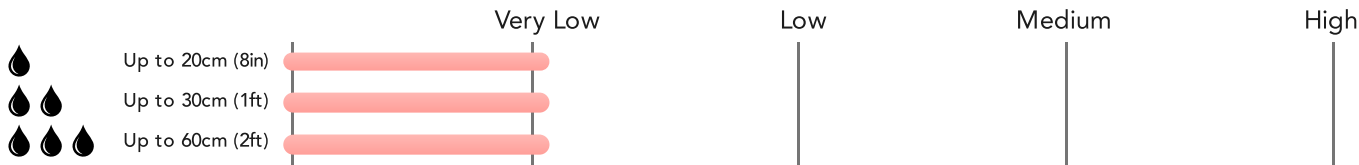


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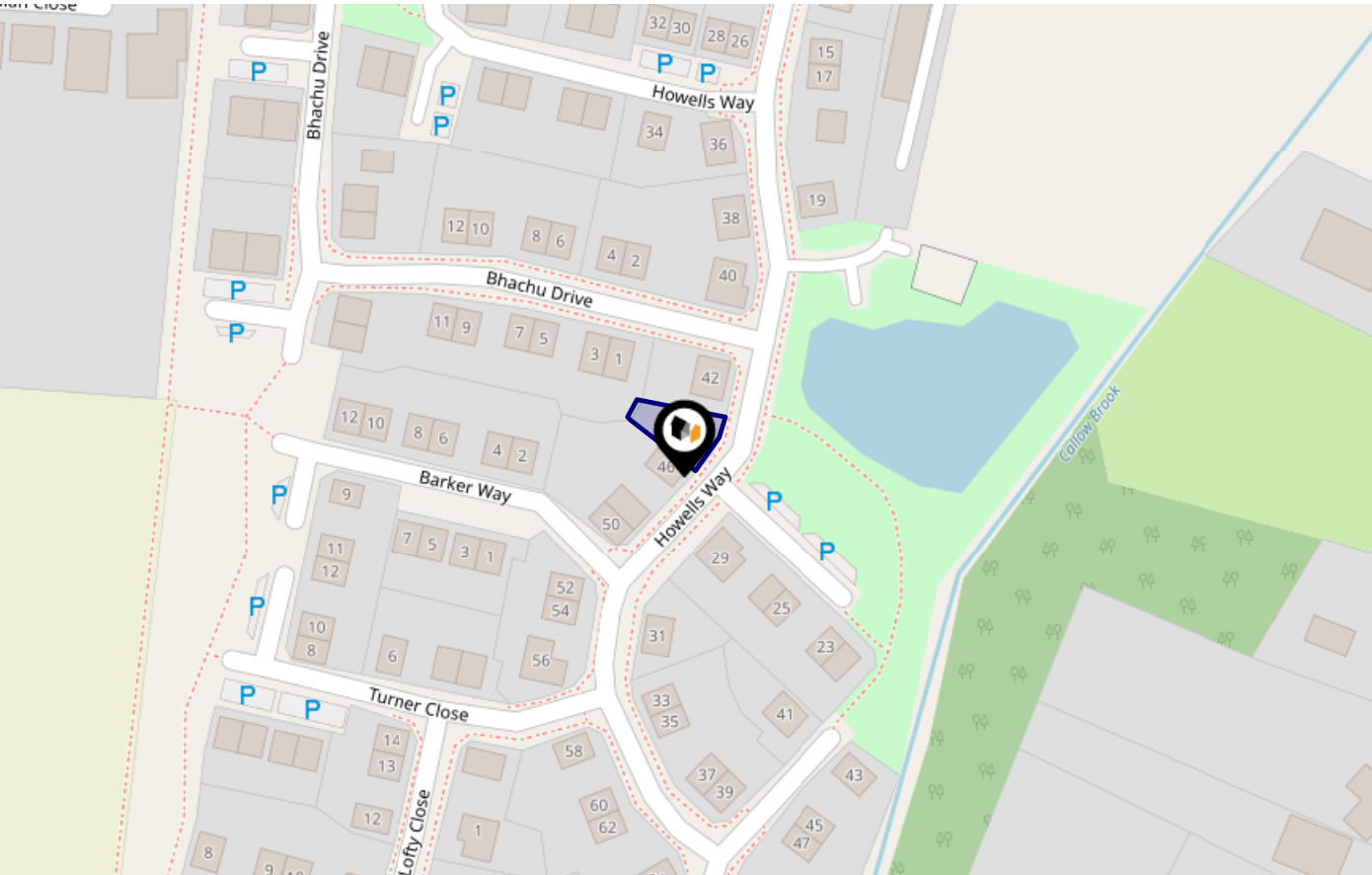


Flood Risk

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

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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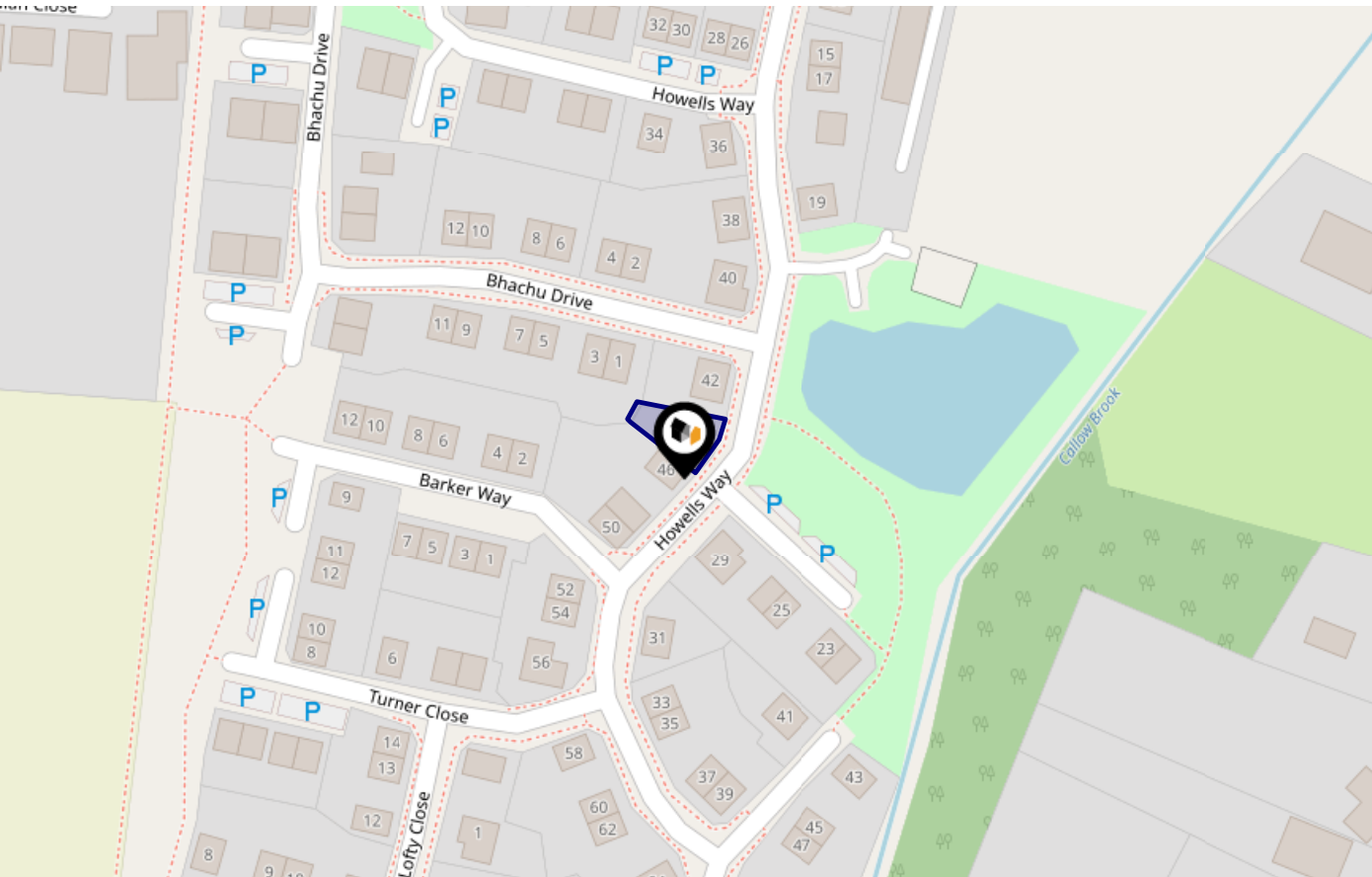


Flood Risk

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.

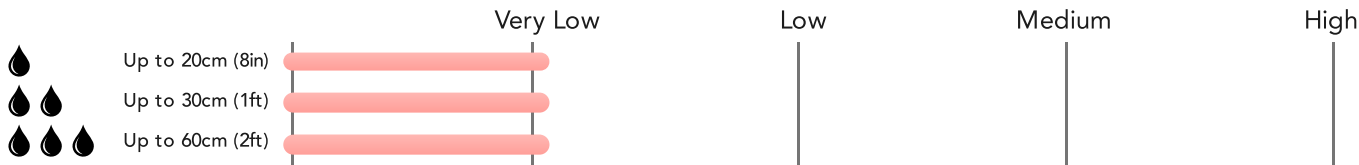


Risk Rating: Very low

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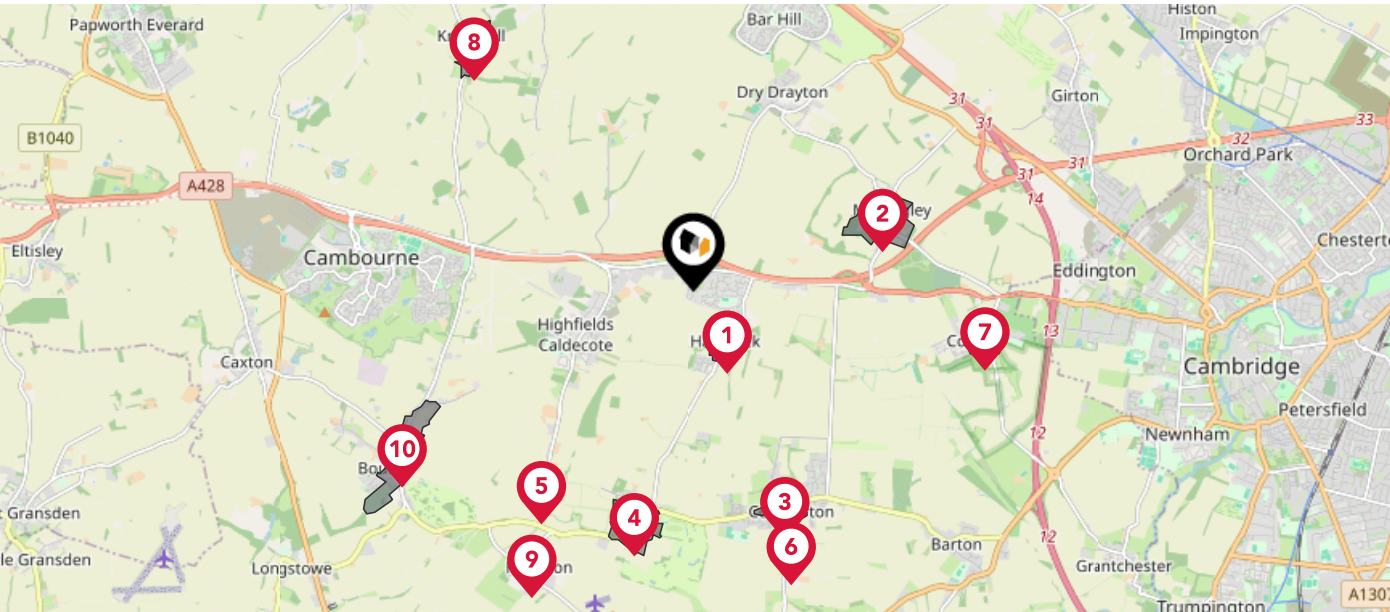


Maps

Conservation Areas

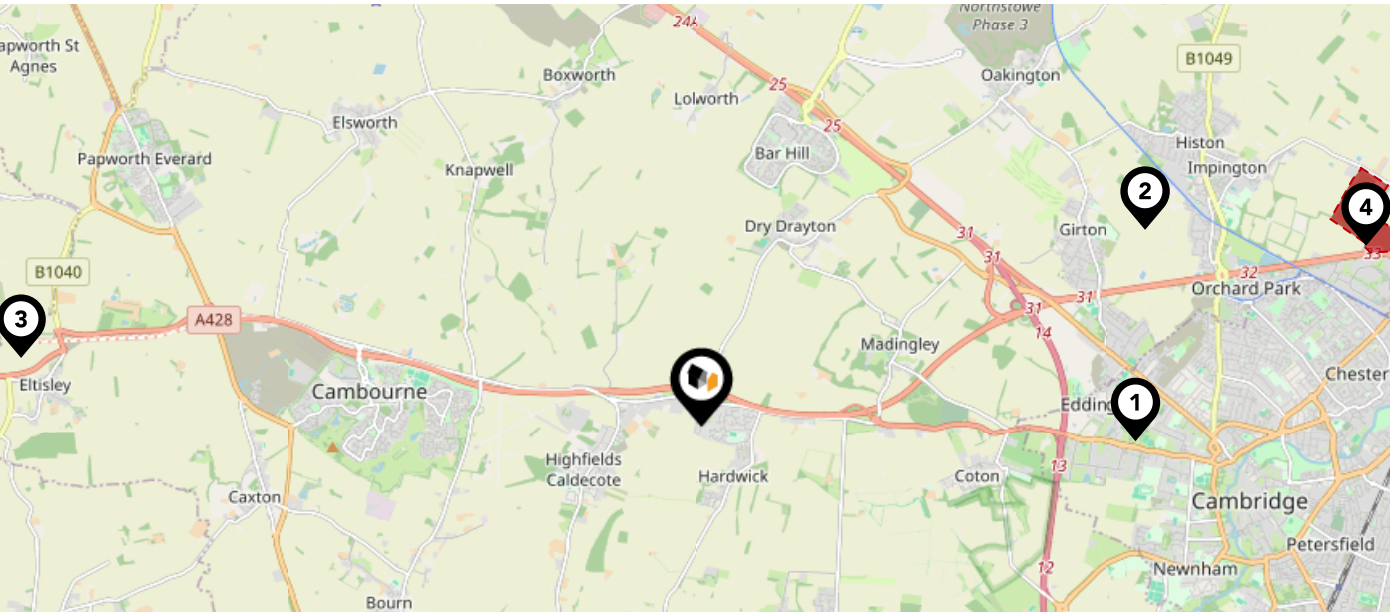


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



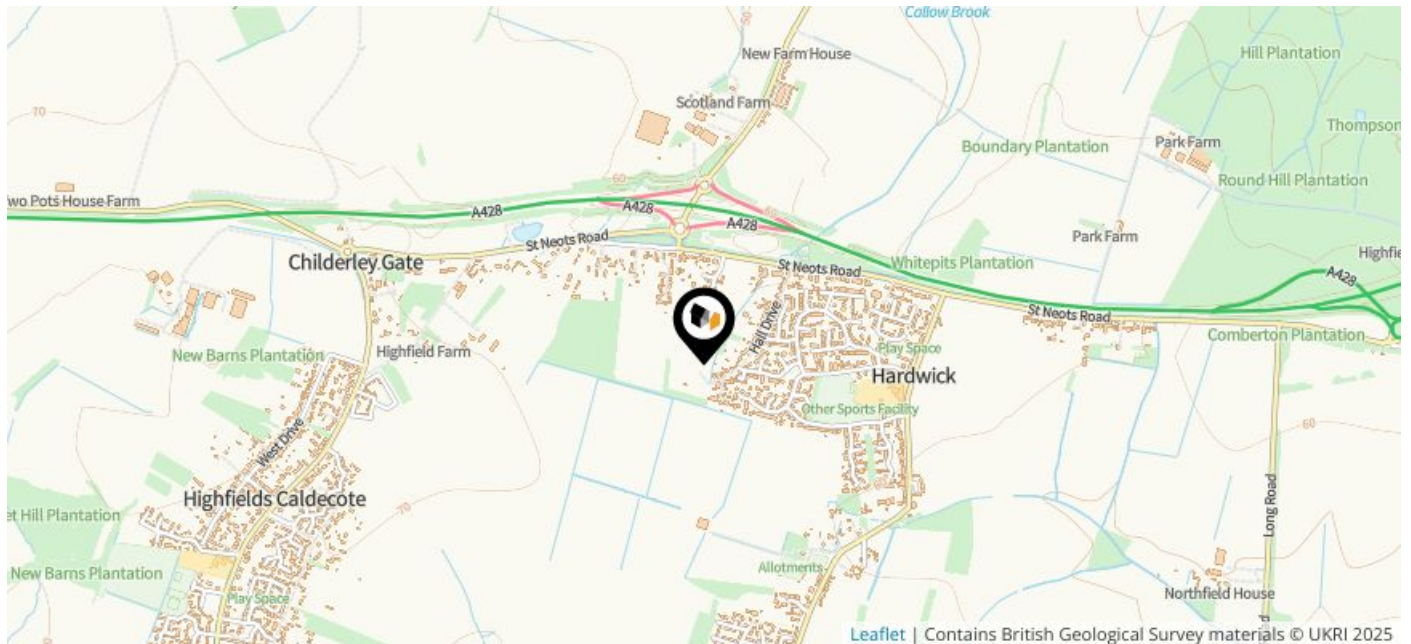
Nearby Conservation Areas	
1	Hardwick
2	Madingley
3	Comberton Village
4	Toft
5	Caldecote
6	Comberton St Mary's
7	Coton
8	Knapwell
9	Kingston
10	Bourn Village and Hall

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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill 
2	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill 
3	EA/EPR/NP3290ND/A001	Active Landfill 
4	No name provided by source	Active Landfill 

This map displays nearby coal mine entrances and their classifications.



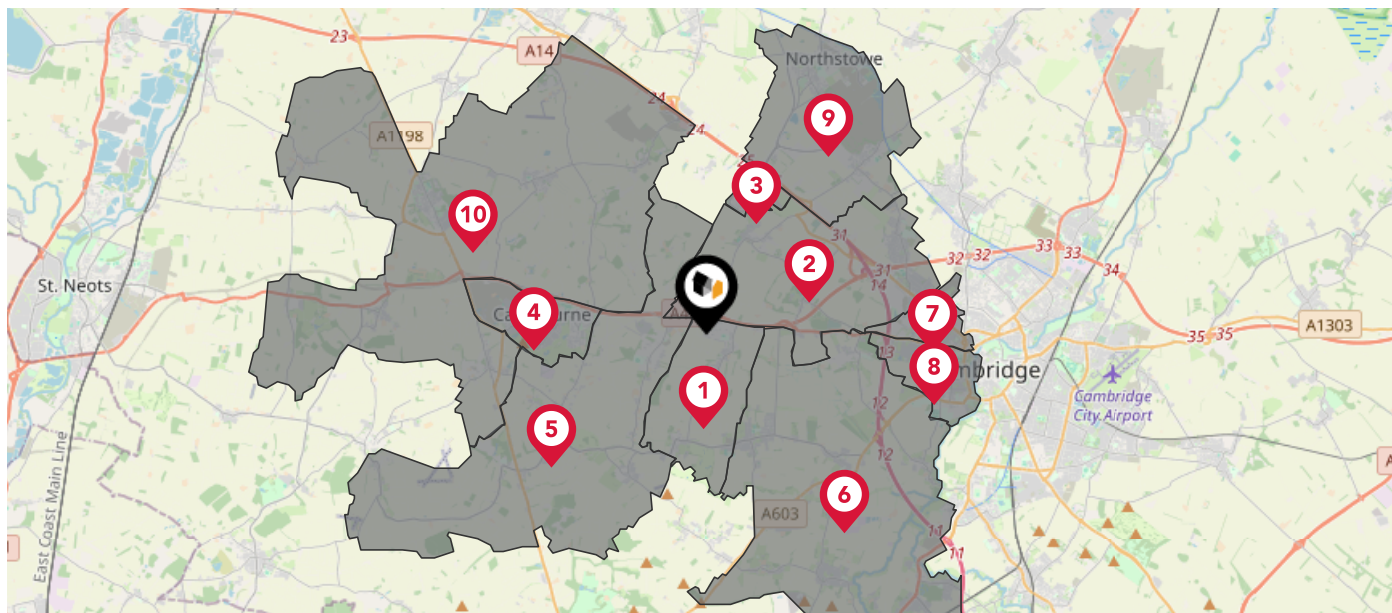
Mine Entry

- ✕ 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



Hardwick Ward



Girton Ward



Bar Hill Ward



Cambourne Ward



Caldecote Ward



Harston & Comberton Ward



Castle Ward



Newnham Ward



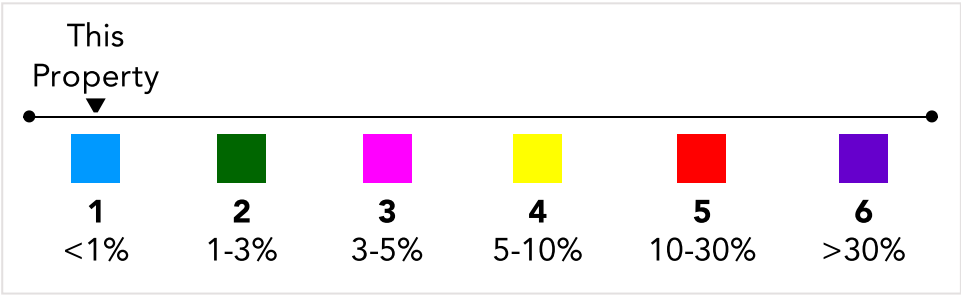
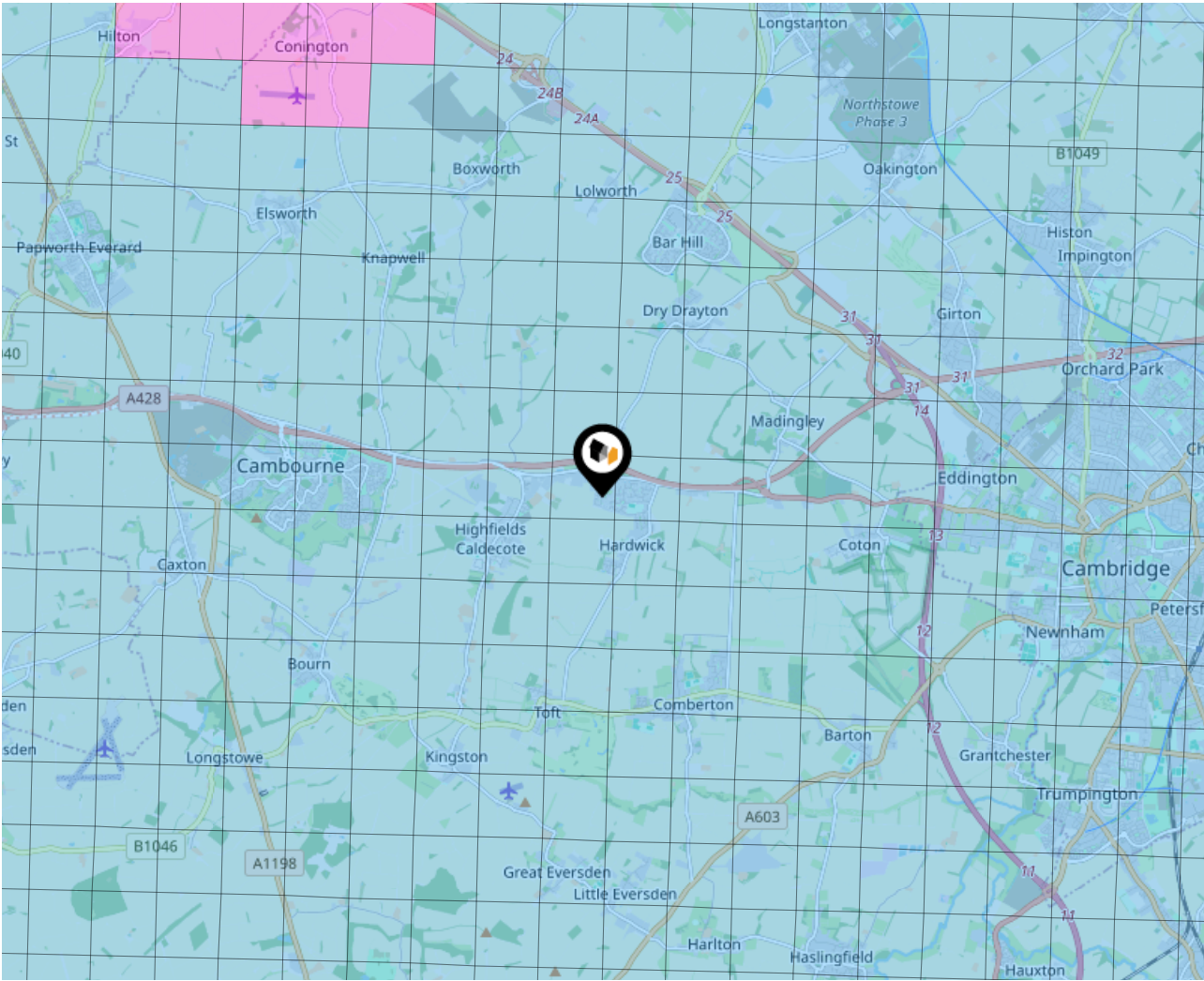
Longstanton Ward



Caxton & Papworth Ward

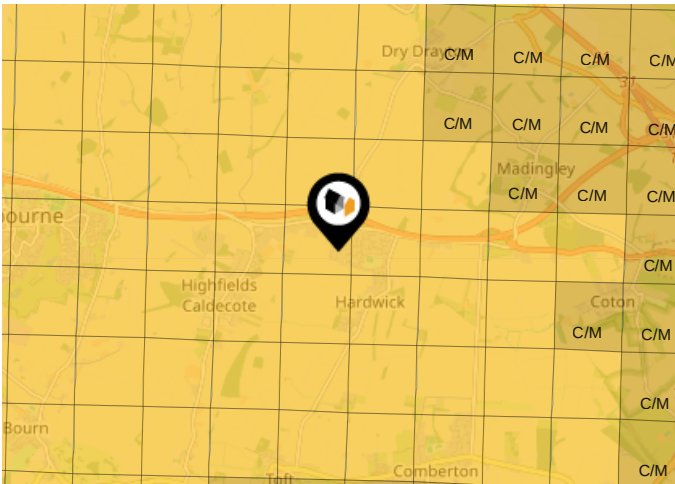
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

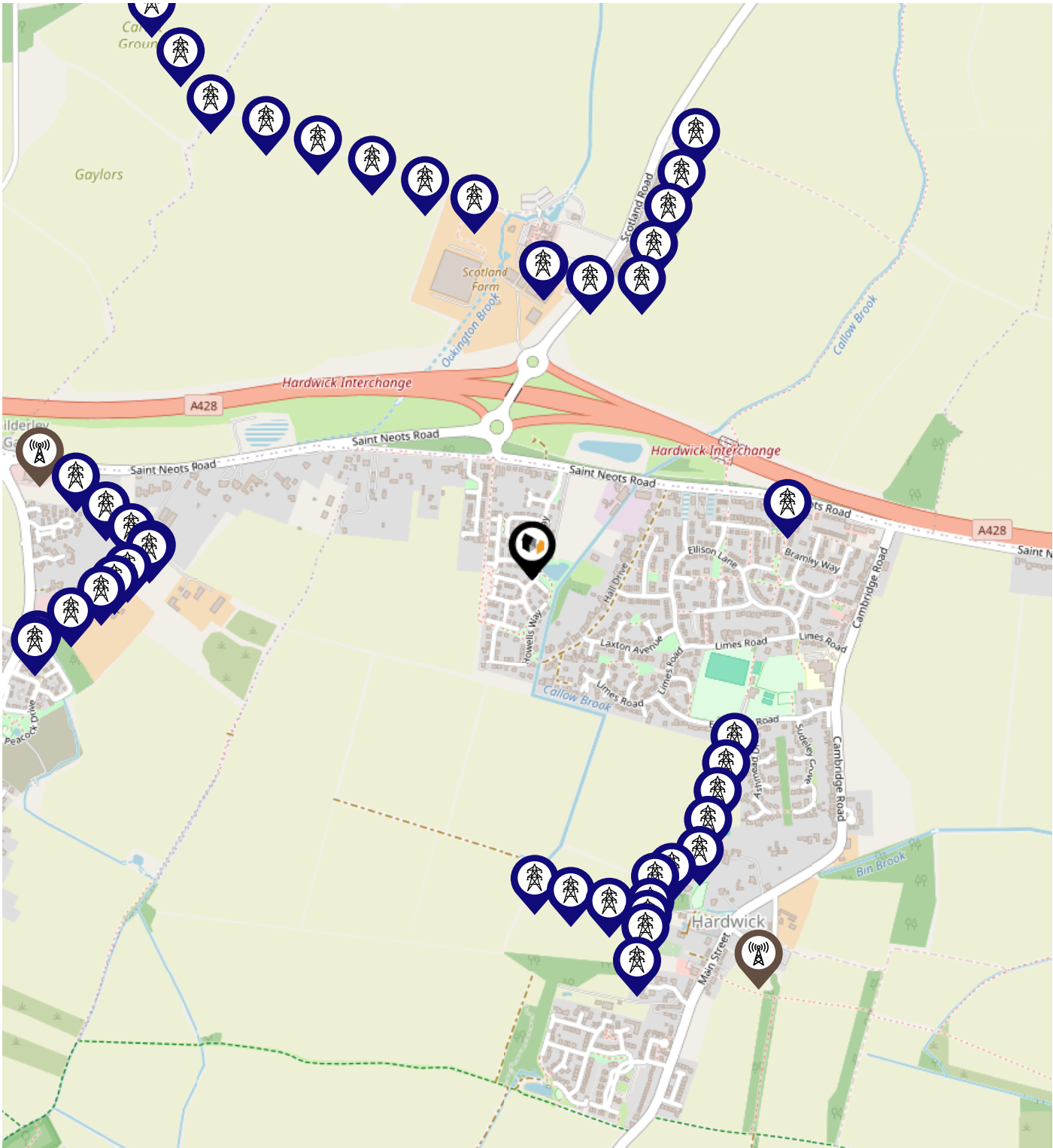


Primary Classifications (Most Common Clay Types)

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

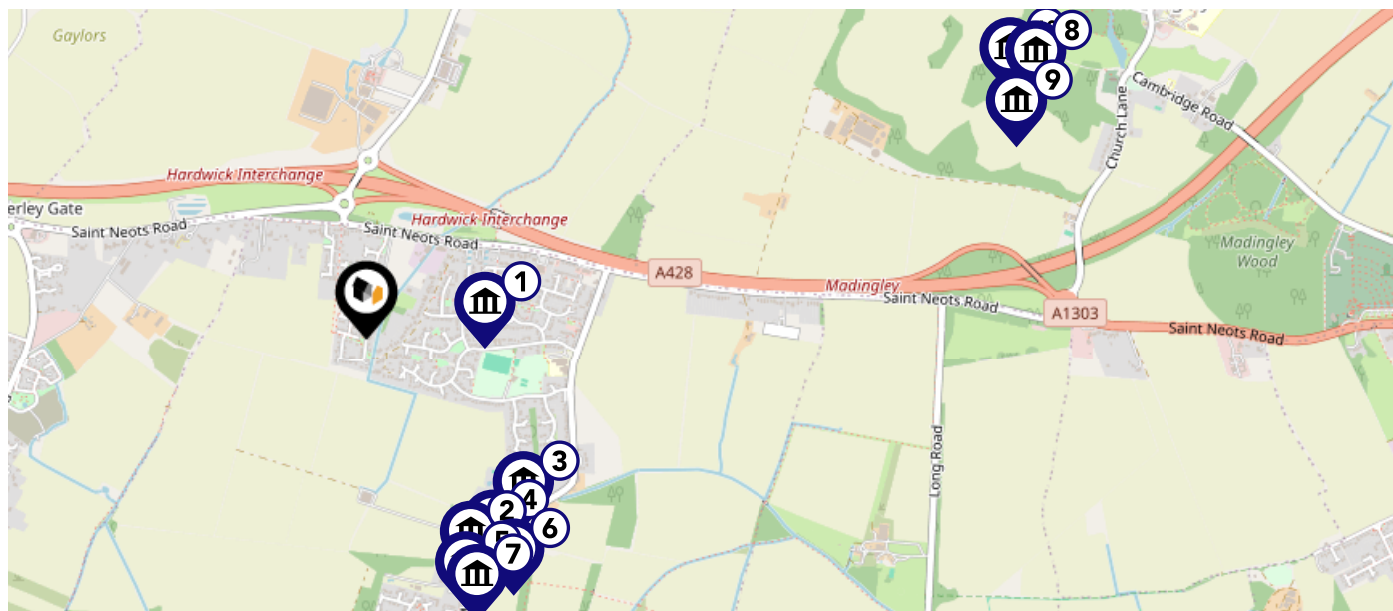
Masts & Pylons



Key:

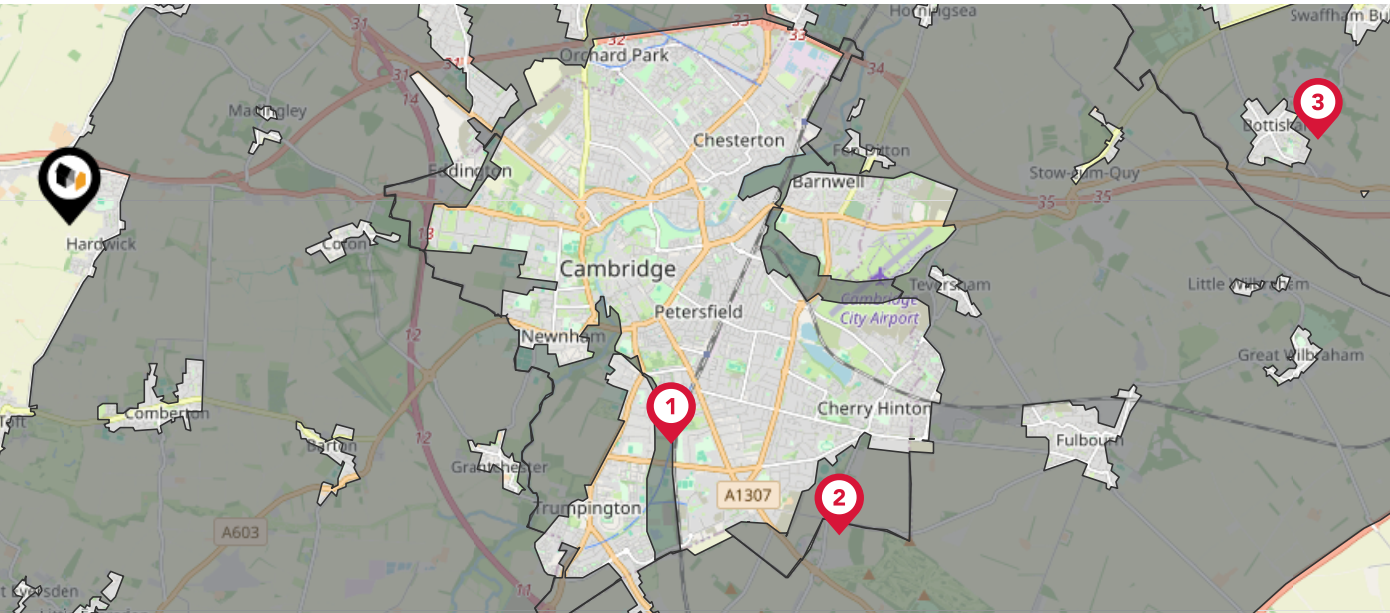
-  Power Pylons
-  Communication Masts

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
	1163604 - Pump On South East Corner Of Small Green	Grade II	0.3 miles
	1163557 - Parish Church Of St Mary	Grade II	0.6 miles
	1127183 - Old Victoria Farmhouse	Grade II	0.6 miles
	1331399 - Village Pump South East Of Parish Church	Grade II	0.6 miles
	1127182 - The Blue Lion	Grade II	0.6 miles
	1127184 - Victoria Farm Cottage	Grade II	0.7 miles
	1163577 - Chequers	Grade II	0.7 miles
	1331109 - Kitchen Garden Wall, At Madingley Hall	Grade II	1.6 miles
	1331148 - Statue Of Albert, Prince Consort, At Madingley Hall	Grade II	1.6 miles
	1127743 - Icehouse, At Madingley Hall	Grade II	1.6 miles

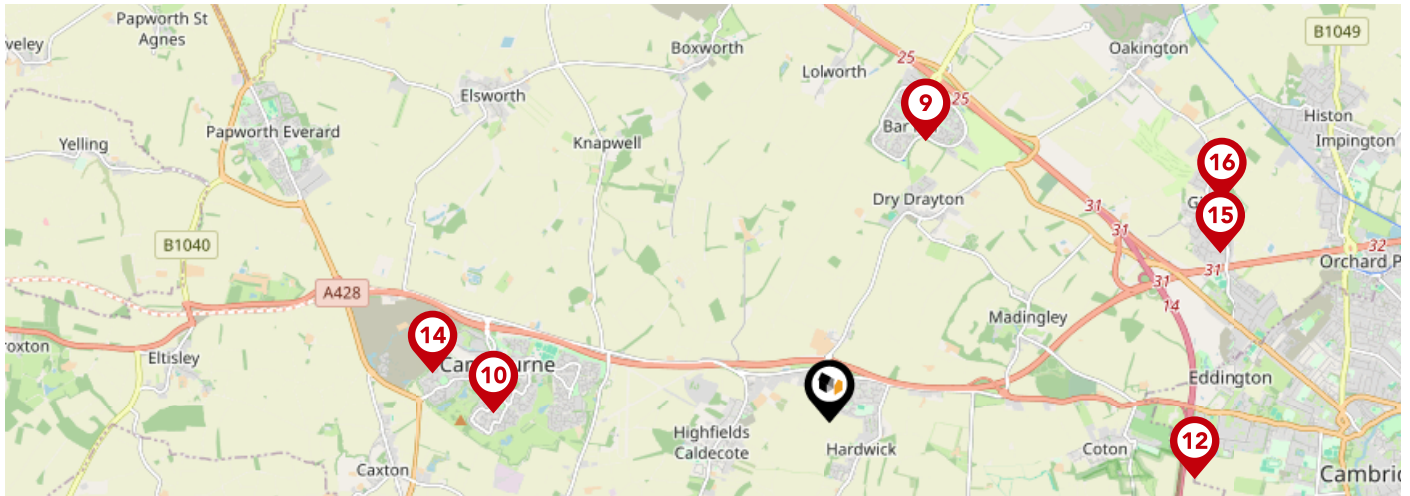
This map displays nearby areas that have been designated as Green Belt...



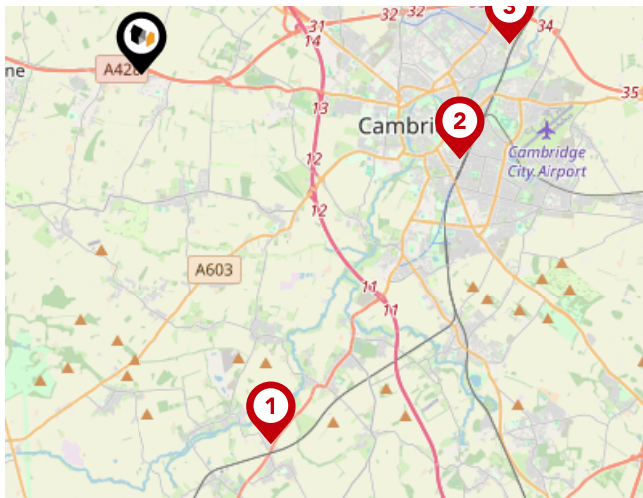
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:0.46	☐	☒	☐	☐	☐
2	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:0.98	☐	☒	☐	☐	☐
3	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:1.83	☐	☒	☐	☐	☐
4	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.14	☐	☒	☐	☐	☐
5	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.22	☐	☐	☒	☐	☐
6	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:2.29	☐	☒	☐	☐	☐
7	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.35	☐	☒	☐	☐	☐
8	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:2.66	☐	☒	☐	☐	☐

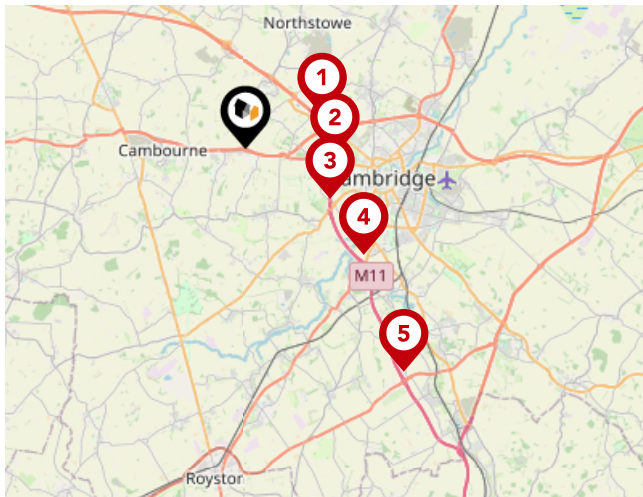


		Nursery	Primary	Secondary	College	Private
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:2.71	☐	☒	☐	☐	☐
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:3.05	☐	☒	☐	☐	☐
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.35	☐	☒	☐	☐	☐
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:3.36	☐	☒	☐	☐	☐
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.36	☐	☒	☐	☐	☐
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:3.63	☐	☐	☒	☐	☐
	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:3.86	☐	☒	☐	☐	☐
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:4.09	☐	☐	☒	☐	☐



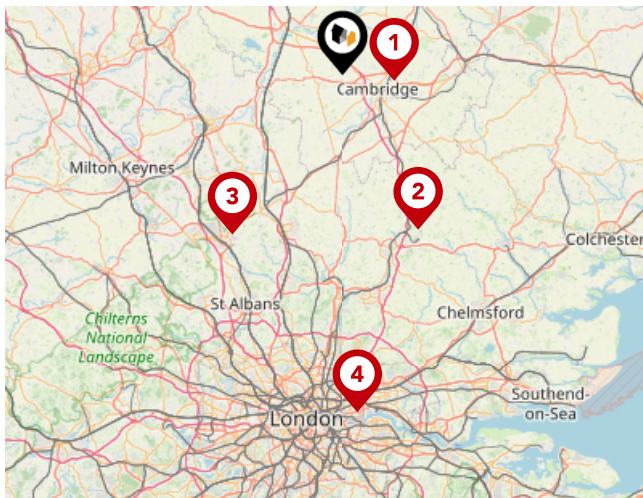
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	7.11 miles
2	Cambridge Rail Station	5.98 miles
3	Cambridge North Rail Station	6.7 miles



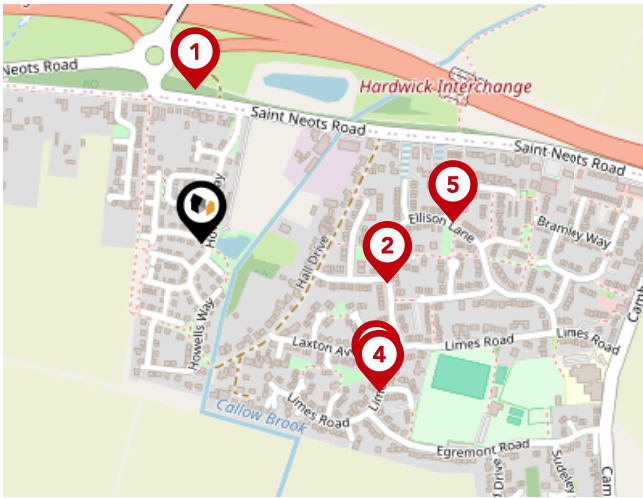
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	3.07 miles
2	M11 J13	3.27 miles
3	M11 J12	3.61 miles
4	M11 J11	5.82 miles
5	M11 J10	10 miles



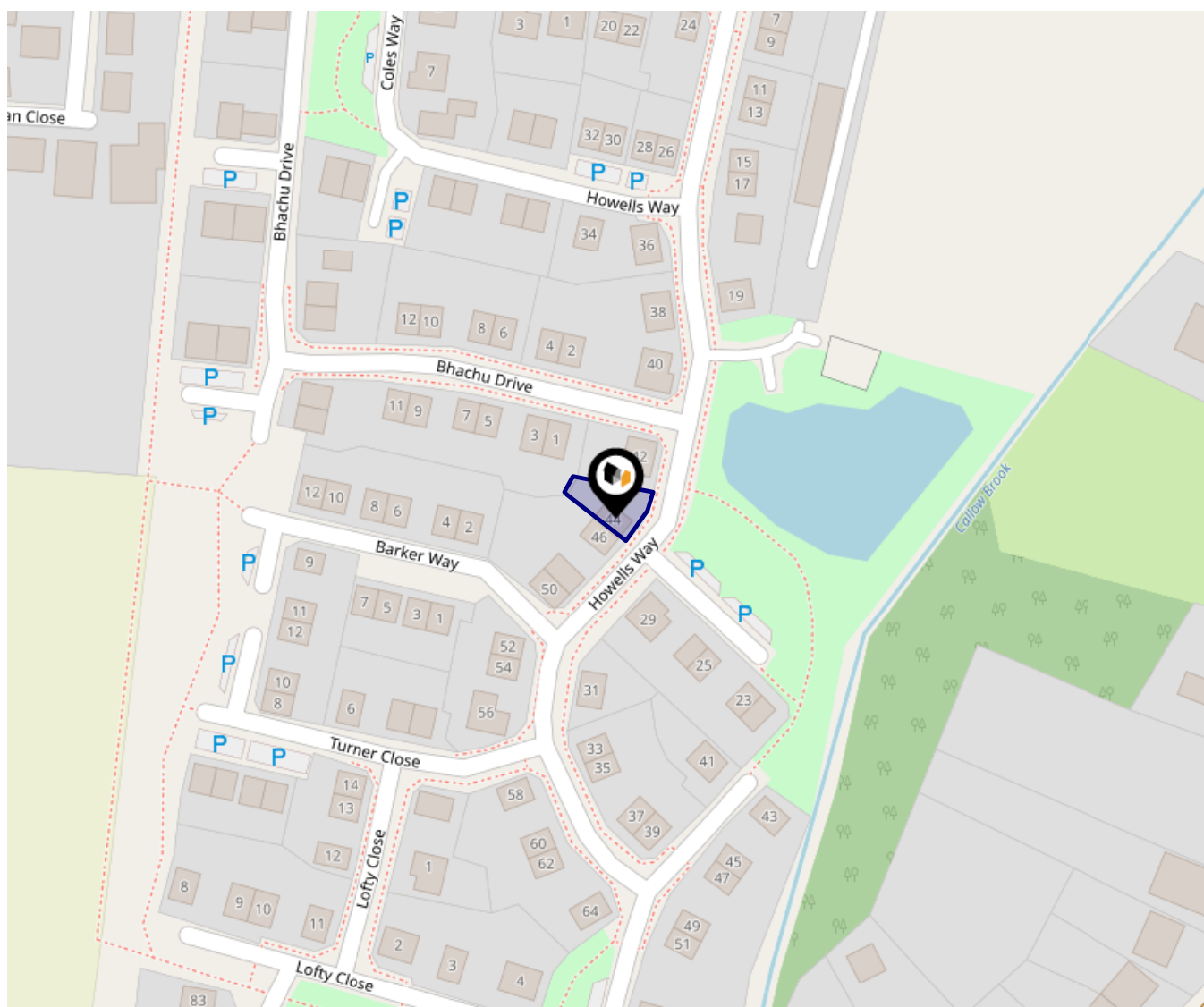
Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.41 miles
2	Stansted Airport	25.09 miles
3	Luton Airport	28.3 miles
4	Silvertown	49.36 miles



Bus Stops/Stations

Pin	Name	Distance
1	Scotland Road	0.18 miles
2	Quince Road	0.22 miles
3	Egremont Road	0.25 miles
4	Egremont Road	0.26 miles
5	Worcester Avenue	0.29 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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