

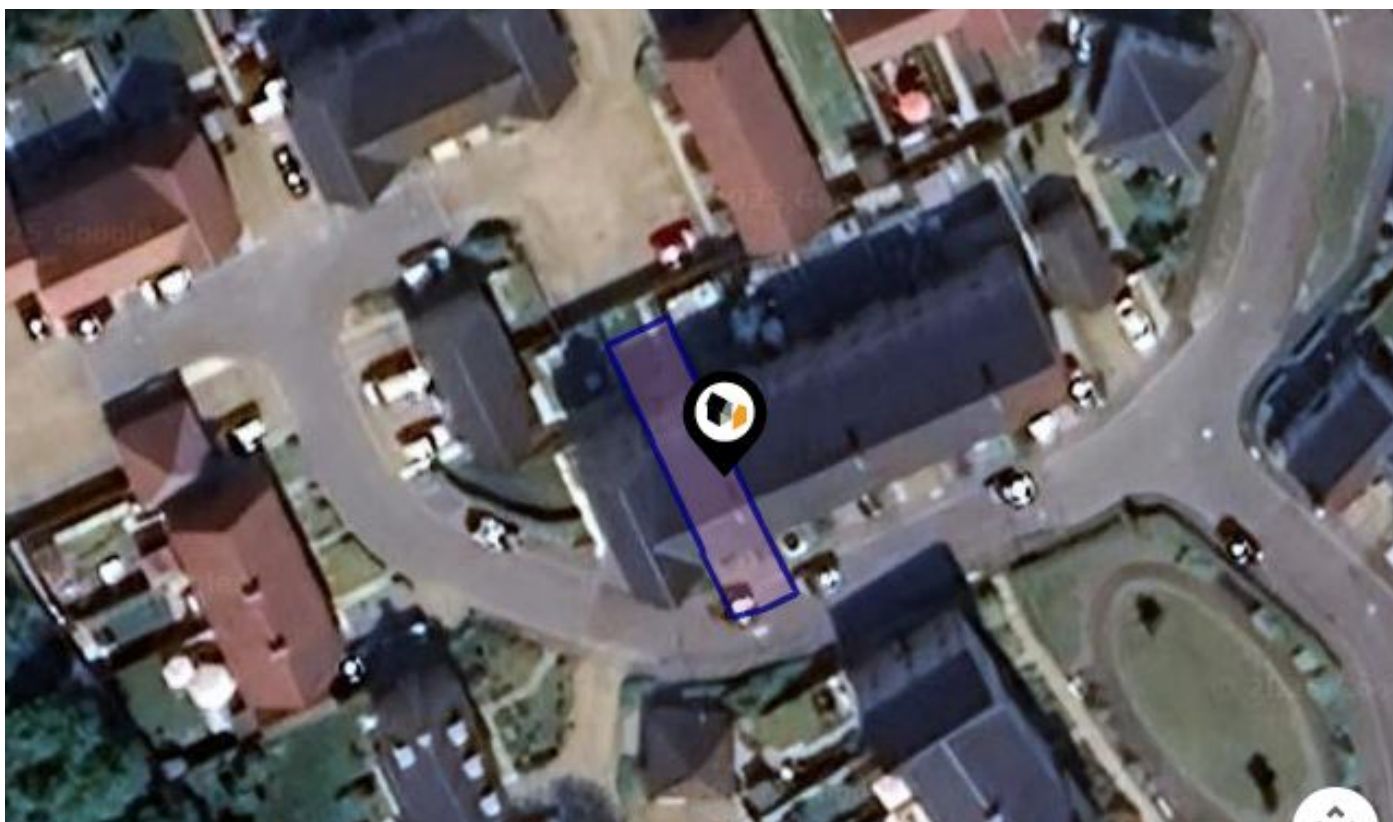


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 10th November 2025



BURLING WAY, BURWELL, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

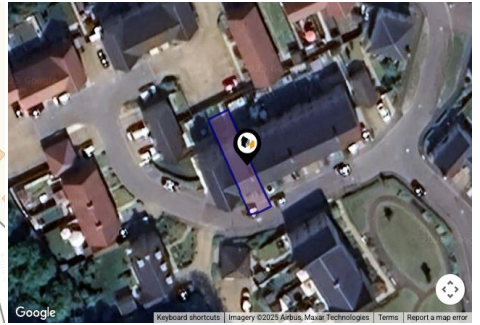
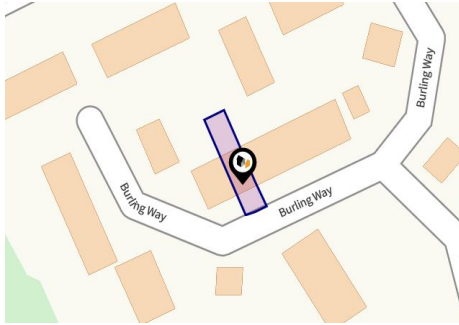
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,334 ft ² / 124 m ²		
Plot Area:	0.03 acres		
Year Built :	2018		
Council Tax :	Band D		
Annual Estimate:	£2,374		
Title Number:	CB432945		

Local Area

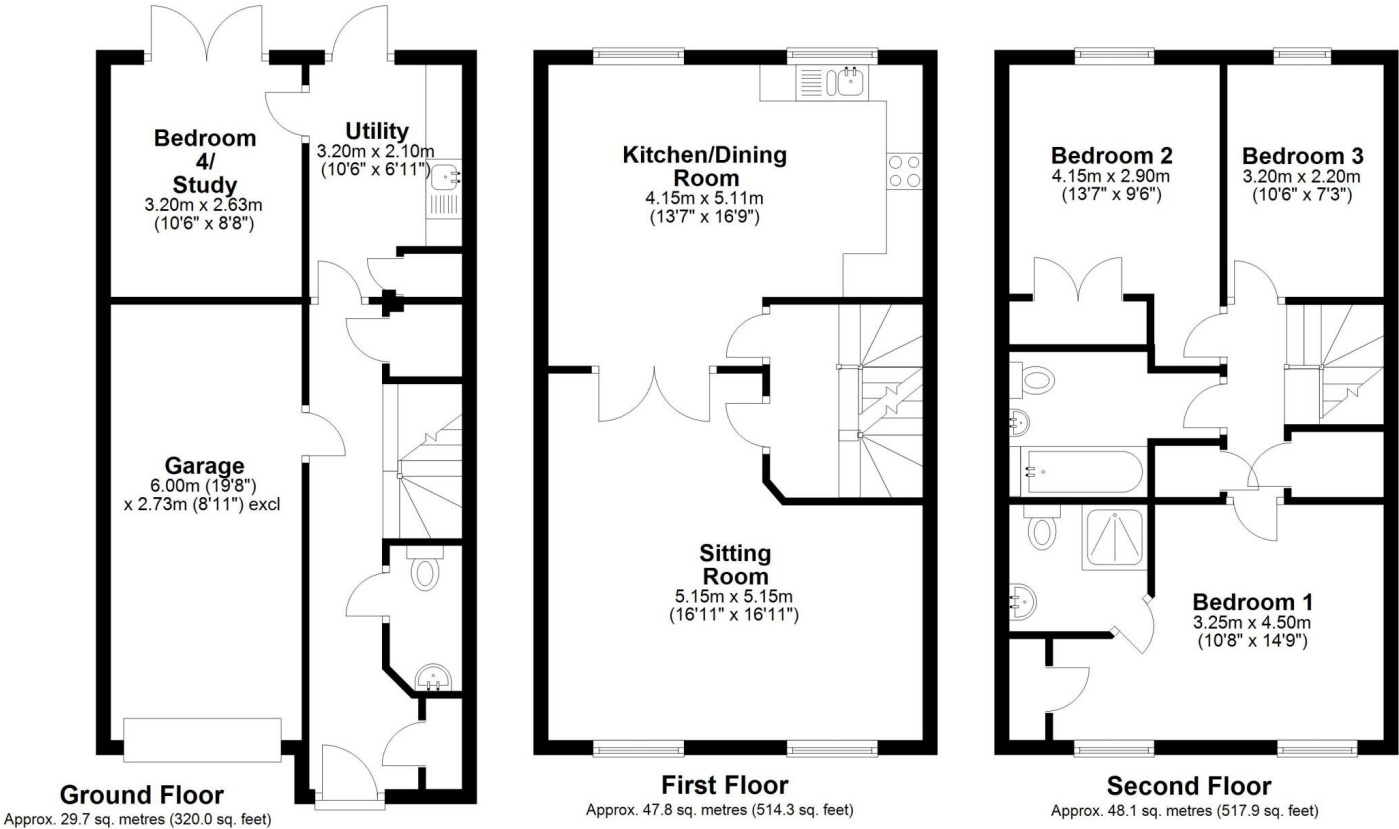
Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s

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





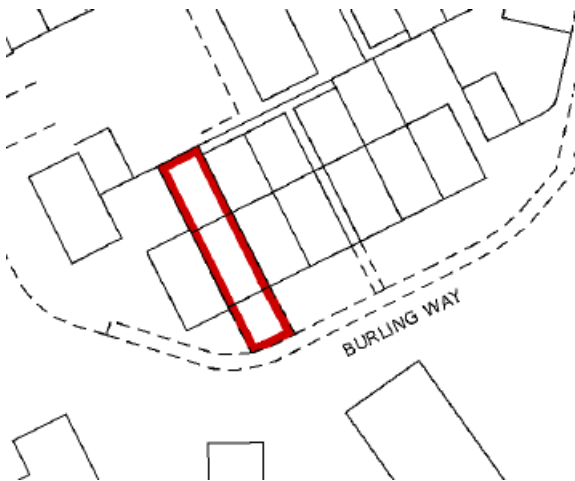
BURLING WAY, BURWELL, CAMBRIDGE, CB25

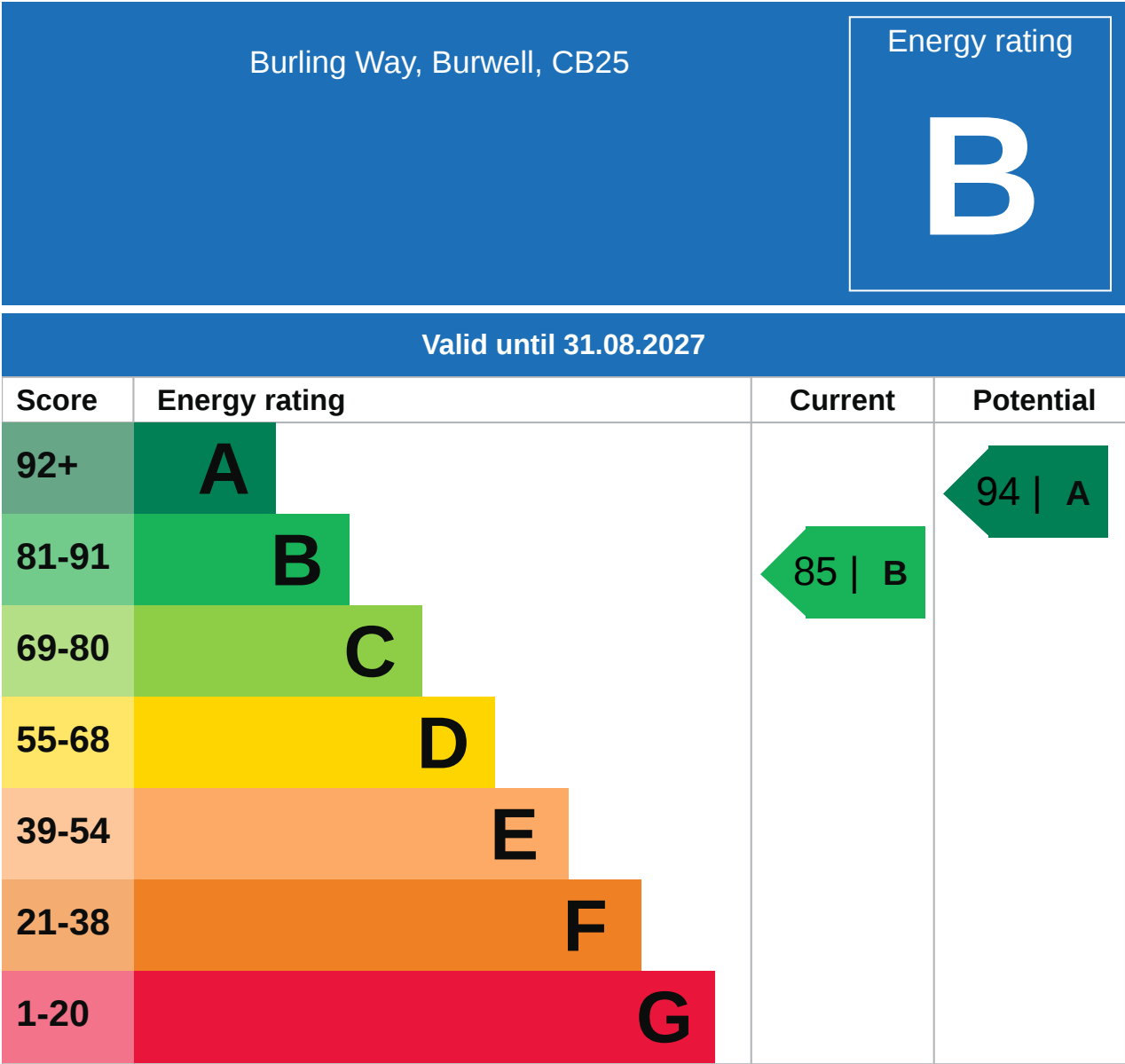


Total area: approx. 125.6 sq. metres (1352.2 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

BURLING WAY, BURWELL, CAMBRIDGE, CB25





Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.09 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 0.15 W/m-Â°K
Total Floor Area:	124 m ²

Construction Type

Standard brick

Electricity Supply

Octopus

Gas Supply

Octopus

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.

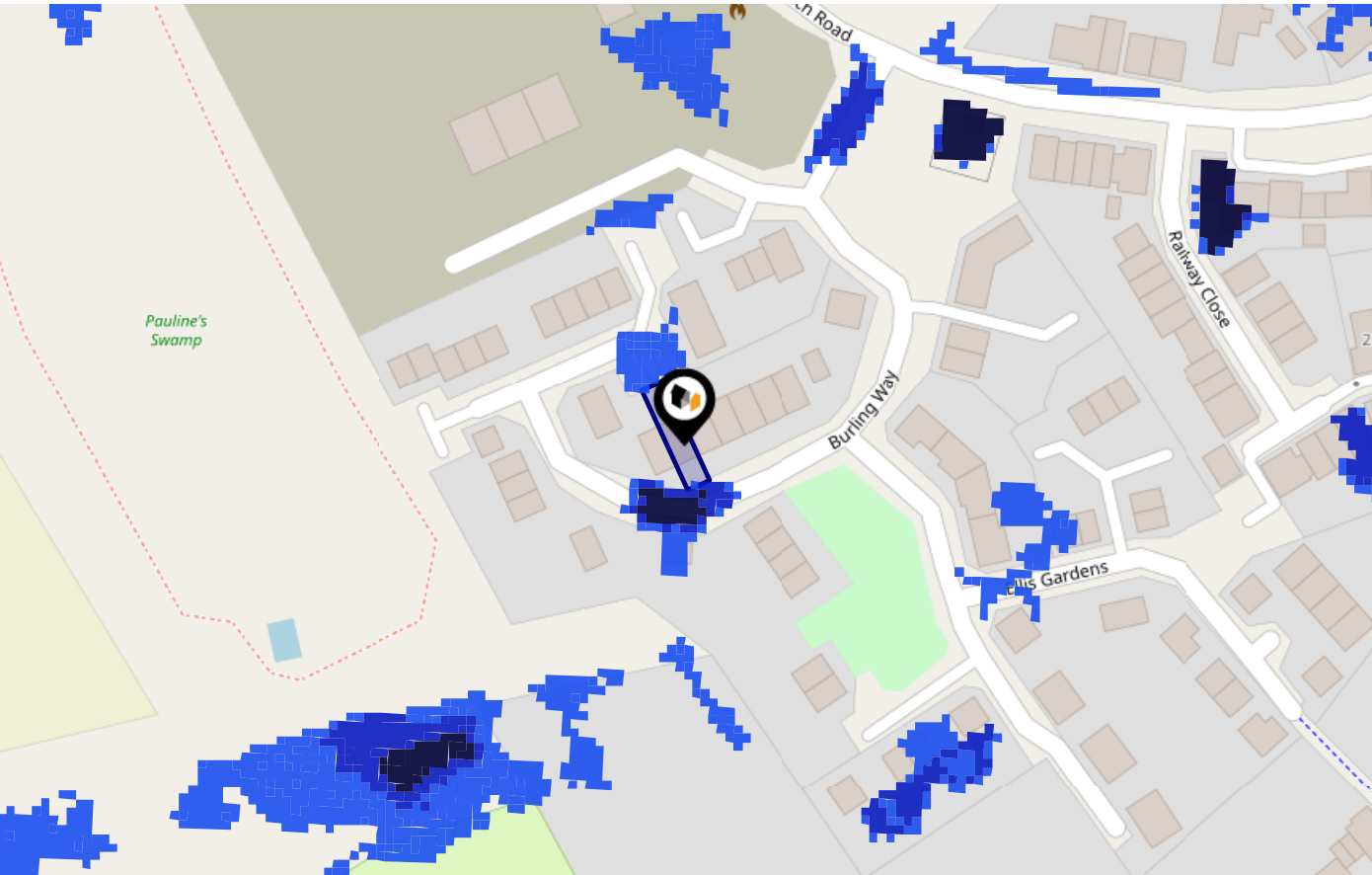


Flood Risk

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:

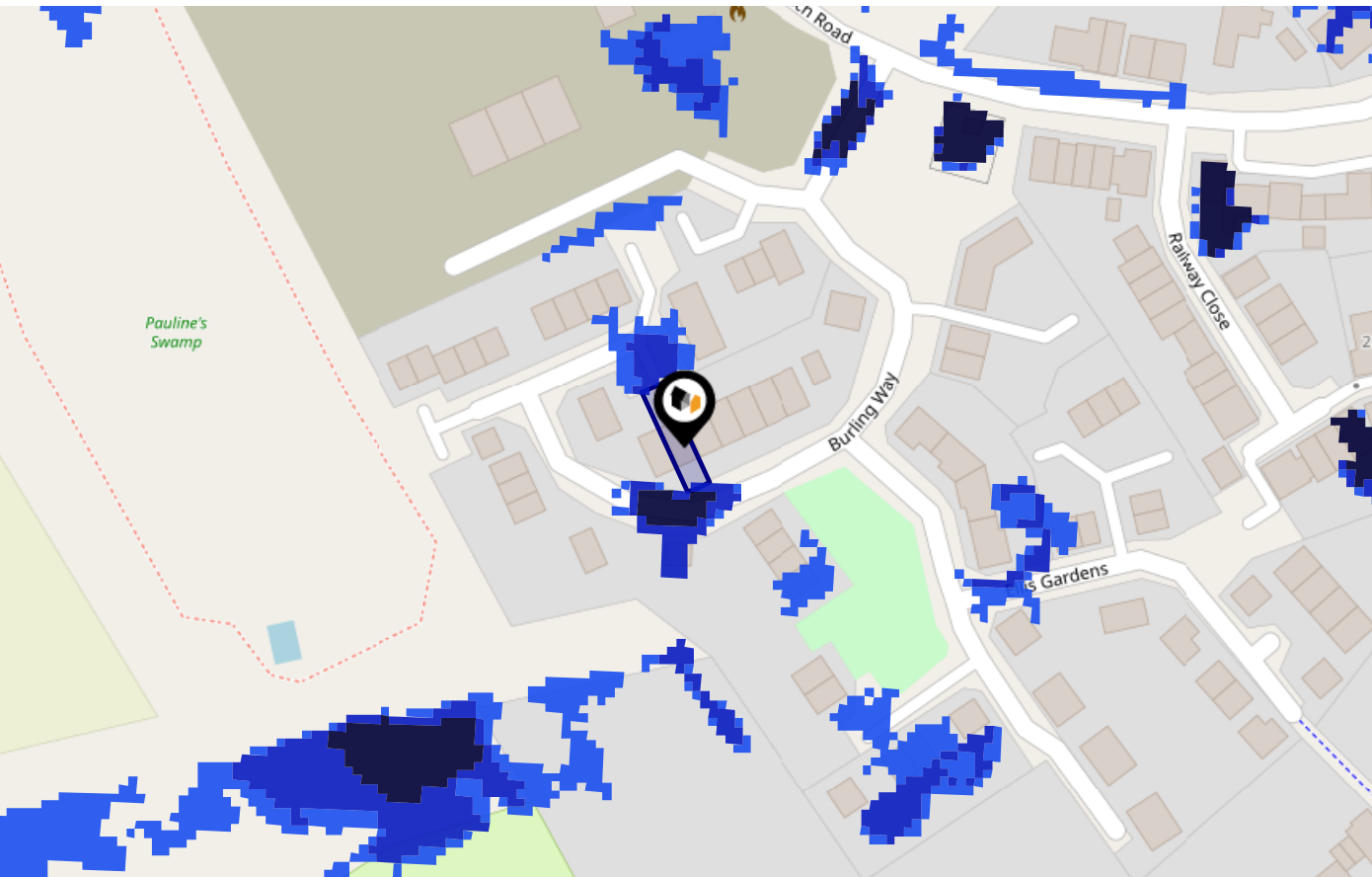


Flood Risk

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.

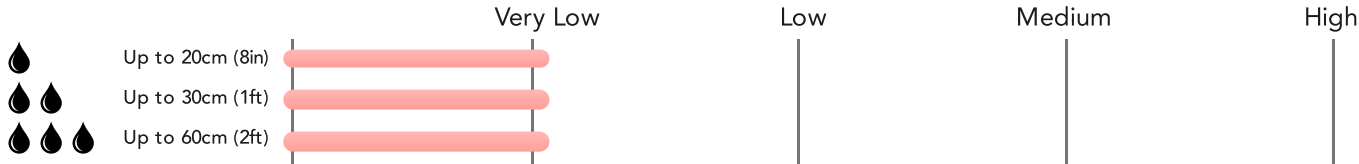


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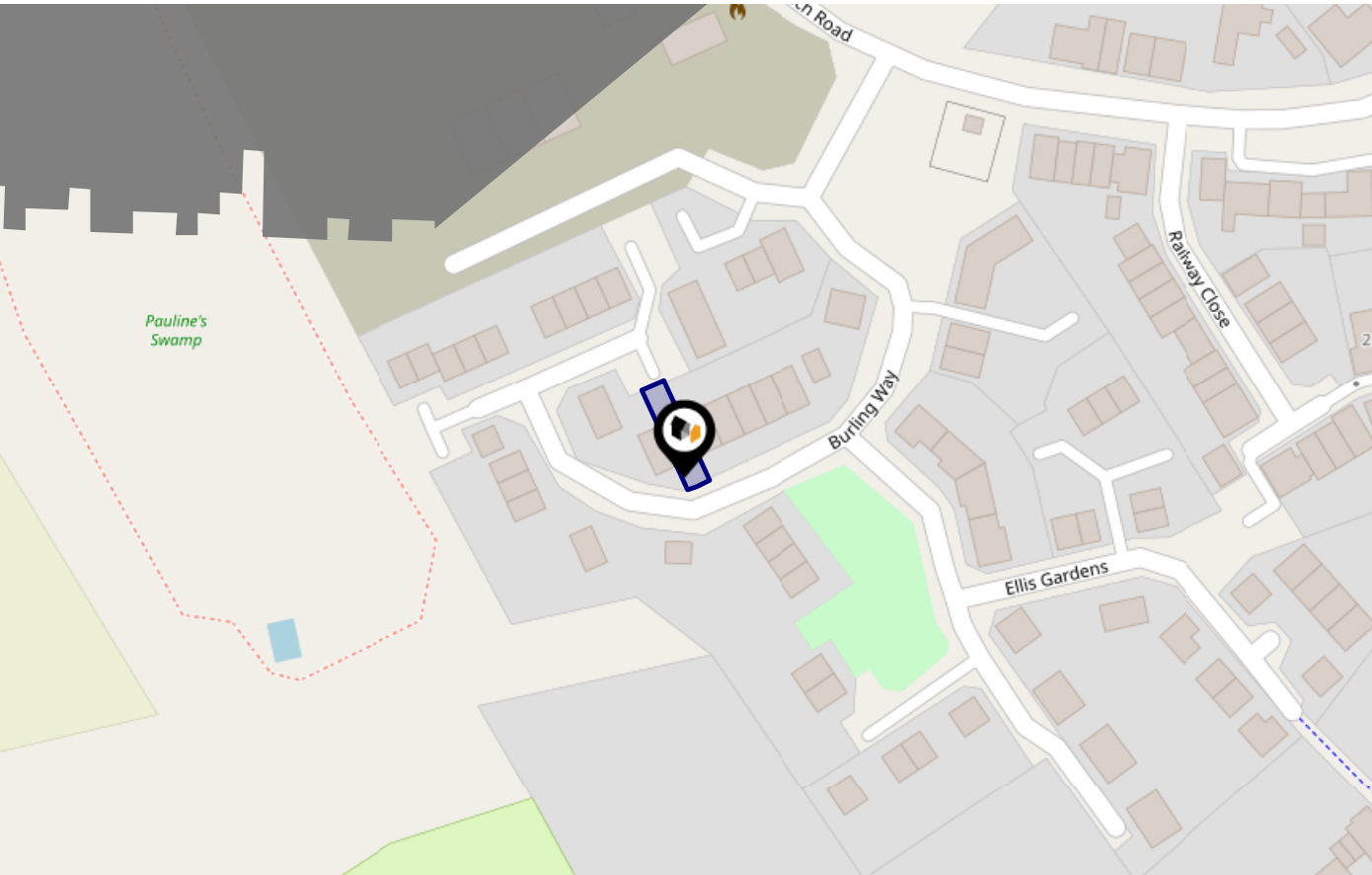


Flood Risk

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.

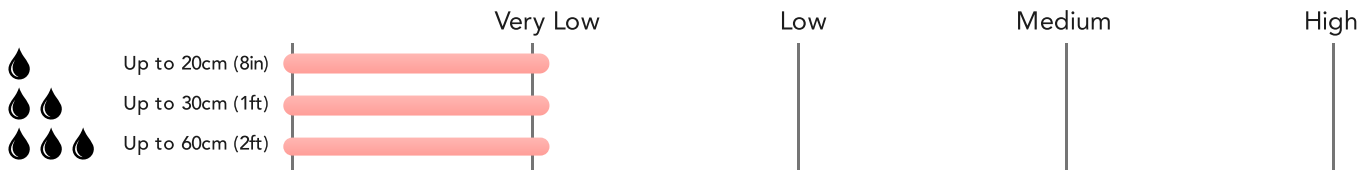


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

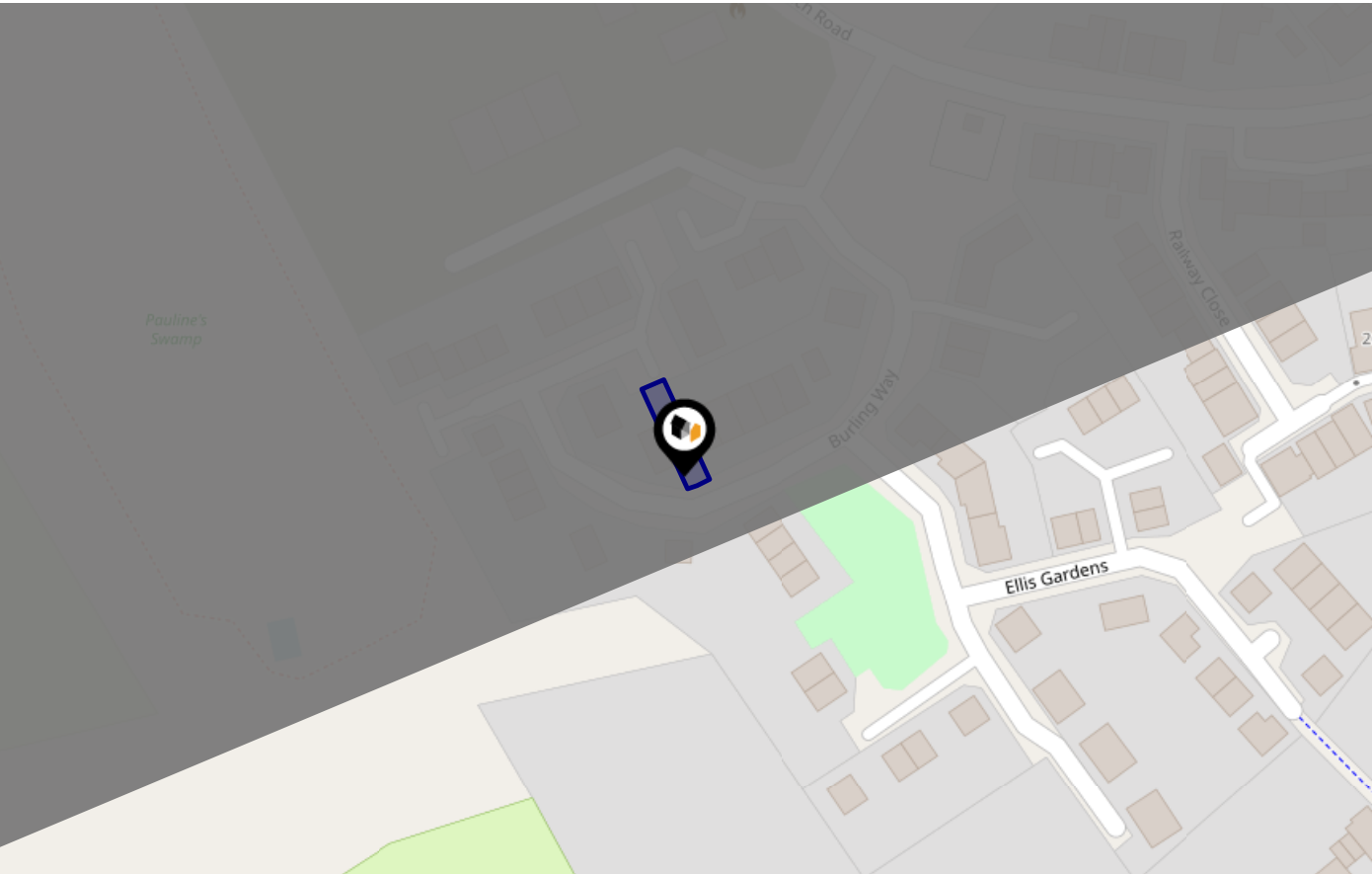


Flood Risk

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.

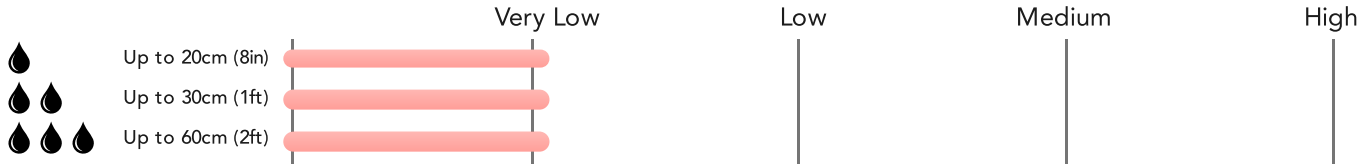


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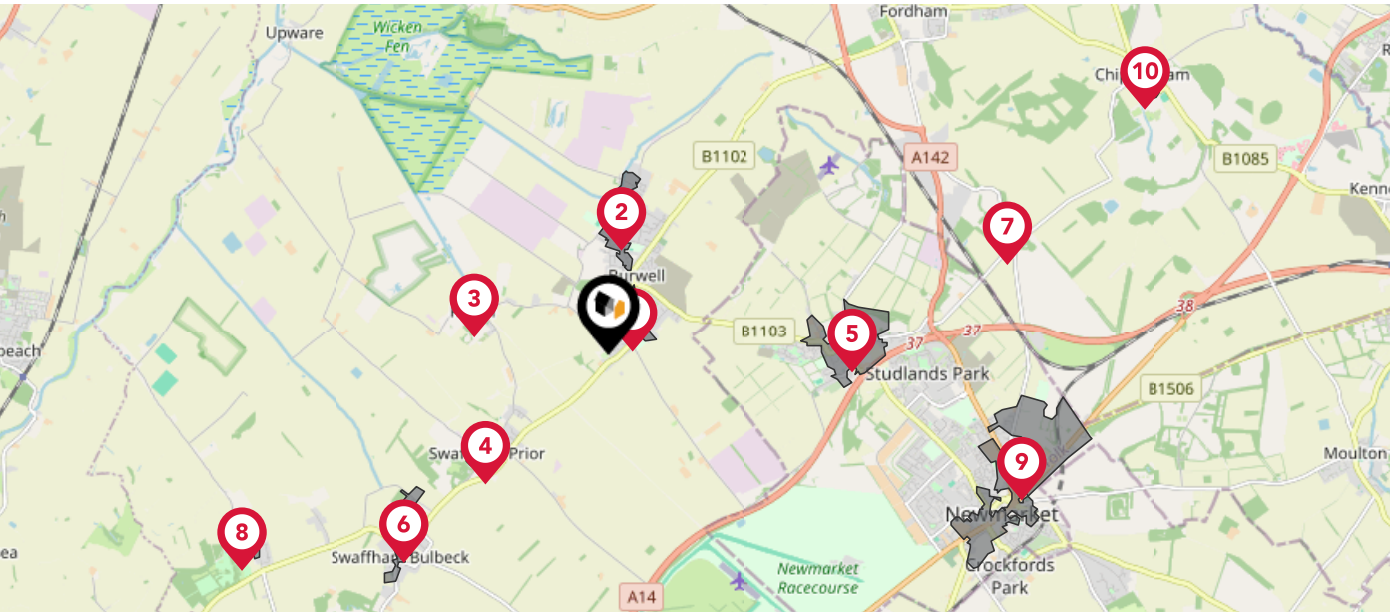


Maps

Conservation Areas

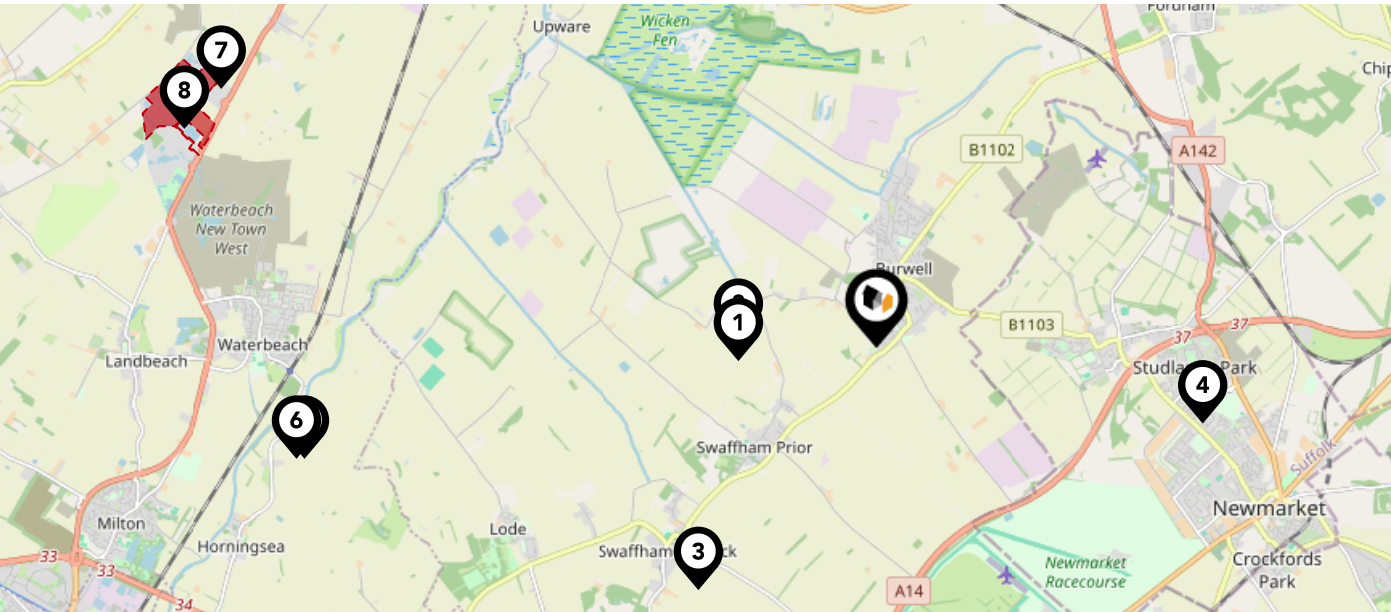


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Burwell High Town
2	Burwell North Street
3	Reach
4	Swaffham Prior
5	Exning
6	Swaffham Bulbeck
7	Snailwell
8	Lode
9	Newmarket
10	Chippenham

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	The Chalk Pit-Reach	Historic Landfill
2	Hill Farm-Reach	Historic Landfill
3	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgeshire	Historic Landfill
4	CI caravans, Car Park-Newmarket, Suffolk	Historic Landfill
5	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
6	Clayhithe Cottages-Horningsea	Historic Landfill
7	No name provided by source	Active Landfill
8	EA/EPR/FP3190NH/V002	Active Landfill

This map displays nearby coal mine entrances and their classifications.



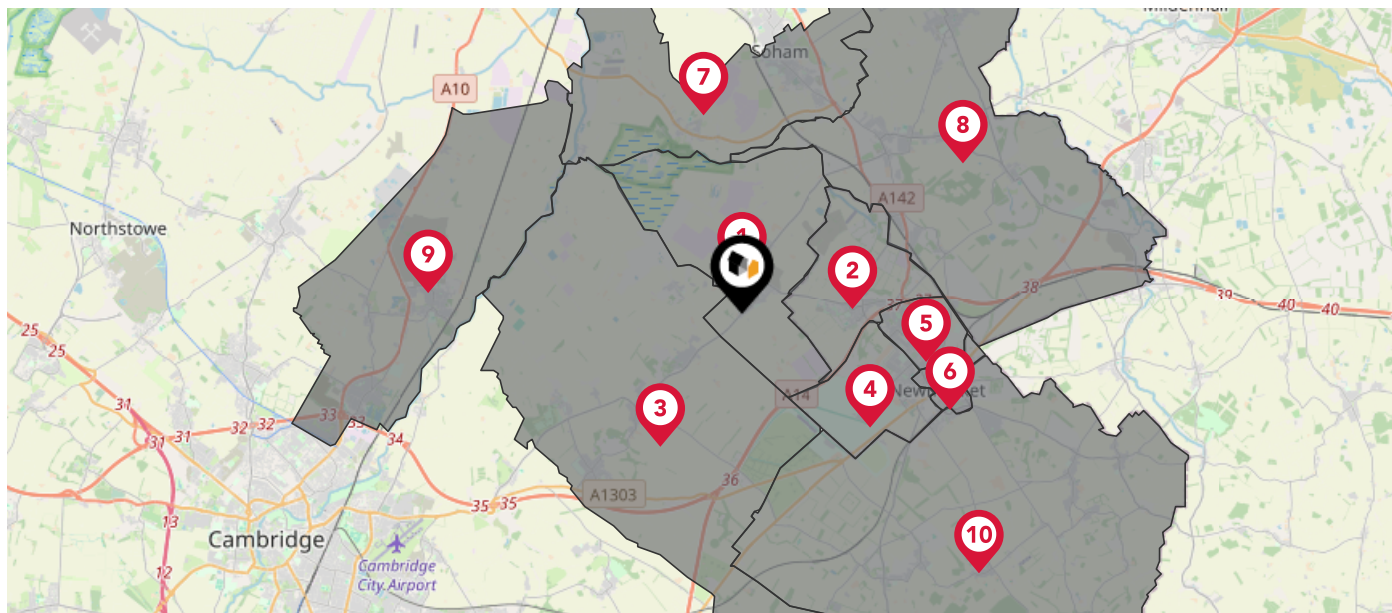
Mine Entry

- ✕ 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



Burwell Ward



Exning Ward



Bottisham Ward



Newmarket West Ward



Newmarket North Ward



Newmarket East Ward



Soham South Ward



Fordham & Isleham Ward



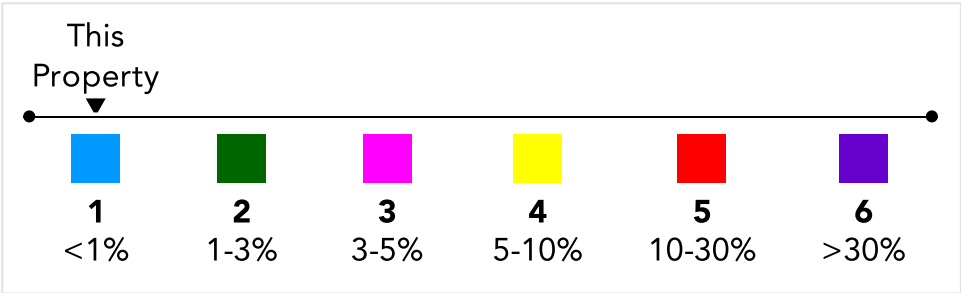
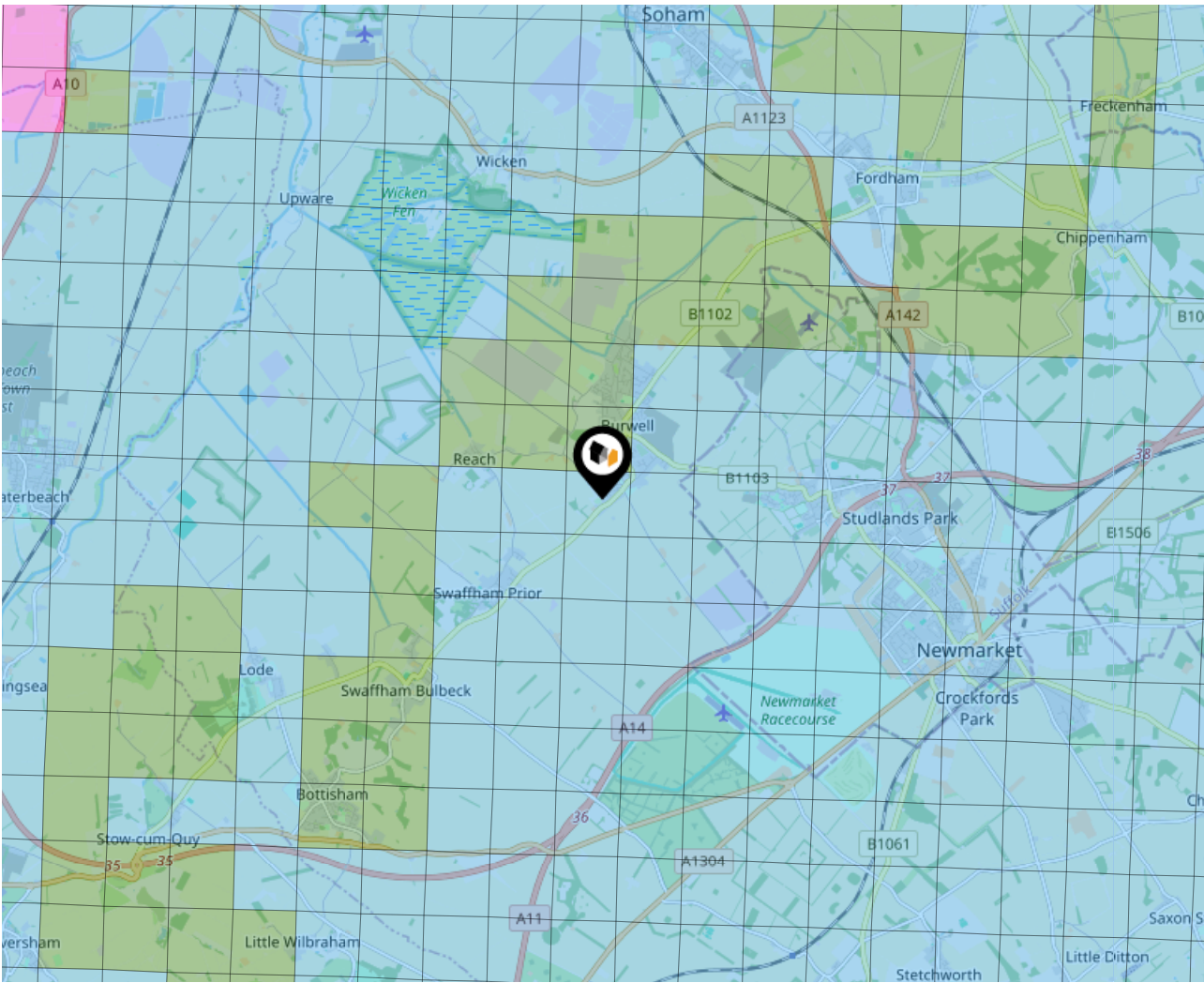
Milton & Waterbeach Ward



Woodditton Ward

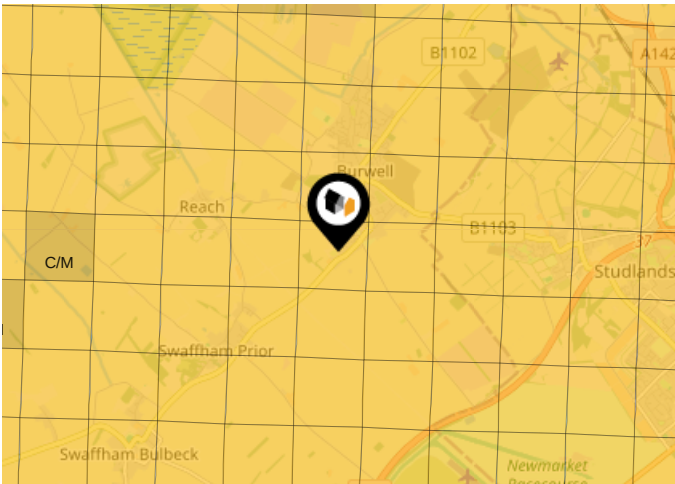
What is Radon?

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

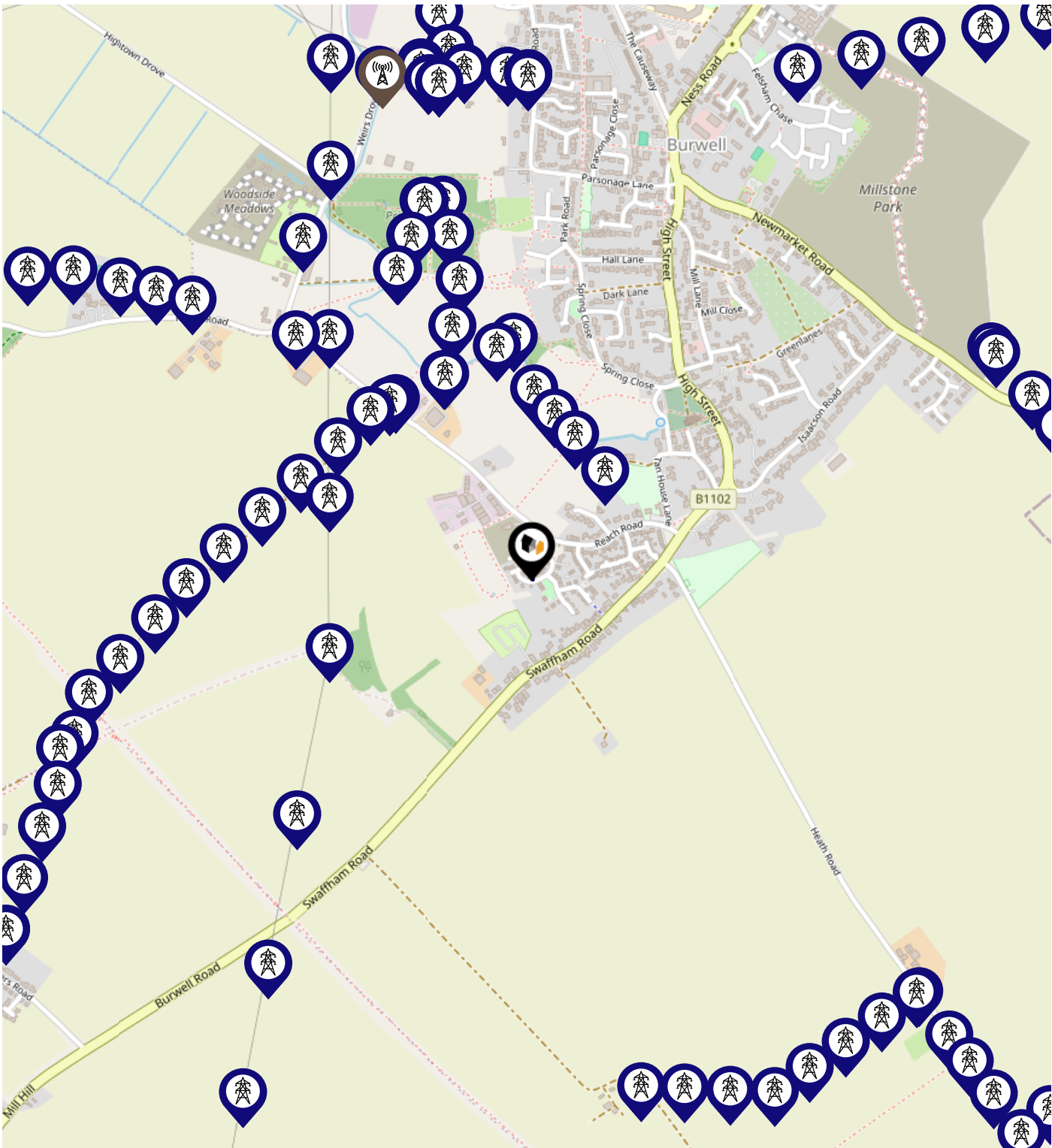


Primary Classifications (Most Common Clay Types)

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

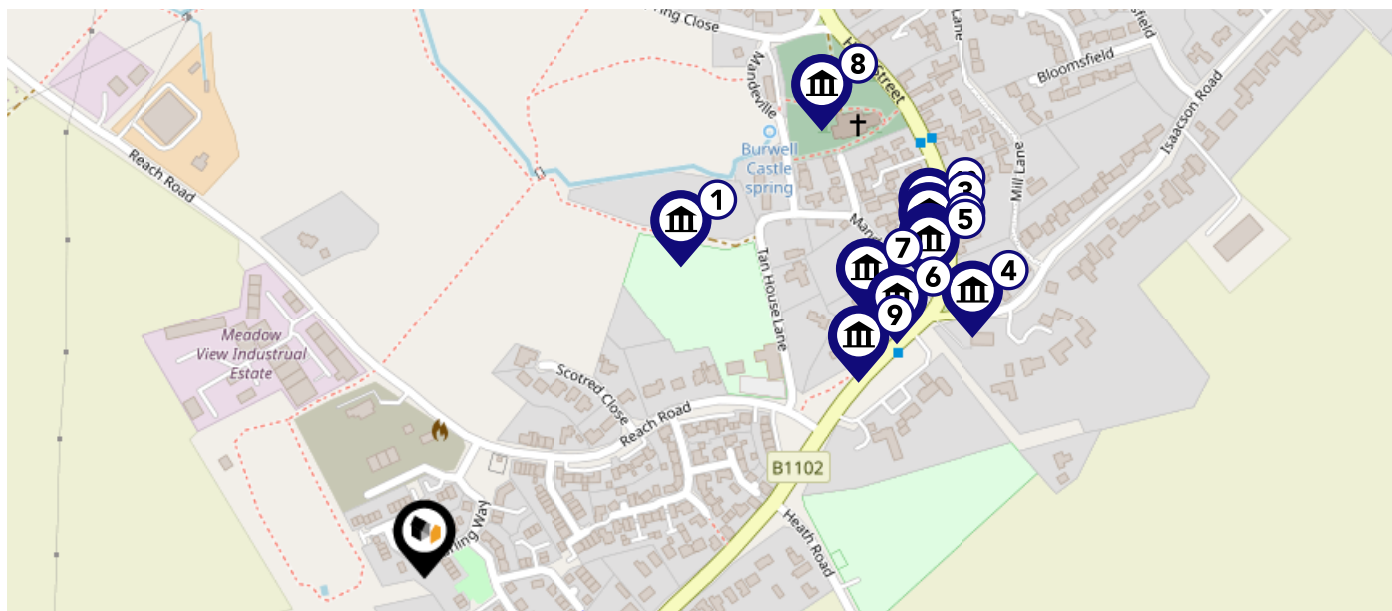
Masts & Pylons



Key:

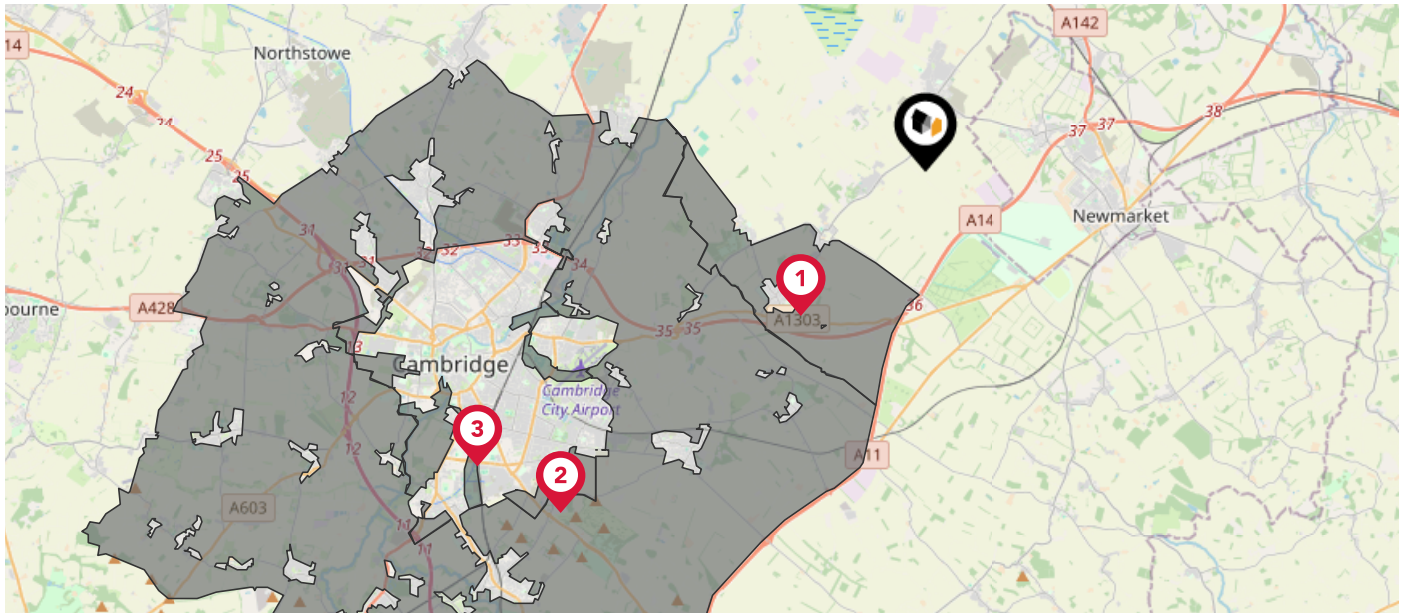
-  Power Pylons
-  Communication Masts

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
	1161098 - Tan House	Grade II	0.2 miles
	1331748 - 11, High Street	Grade II	0.3 miles
	1126395 - 15, High Street	Grade II	0.3 miles
	1160982 - Isacsons	Grade II	0.3 miles
	1126394 - 7 And 9, High Street	Grade II	0.3 miles
	1126404 - Granary And Maltings To Manor House	Grade II	0.3 miles
	1126403 - The Manor House	Grade II	0.3 miles
	1331750 - Tombstones South Of South Porch	Grade II	0.3 miles
	1126405 - Barn To South West Of The Manor House	Grade II	0.3 miles
	1331749 - 17 And 19, High Street	Grade II	0.3 miles

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

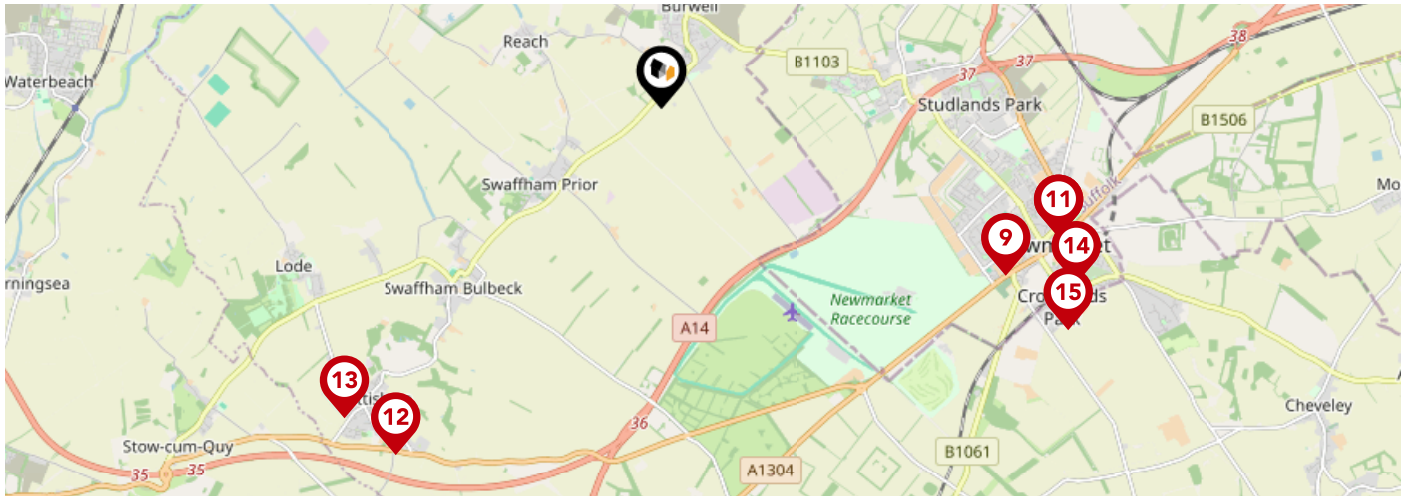


Nearby Green Belt Land

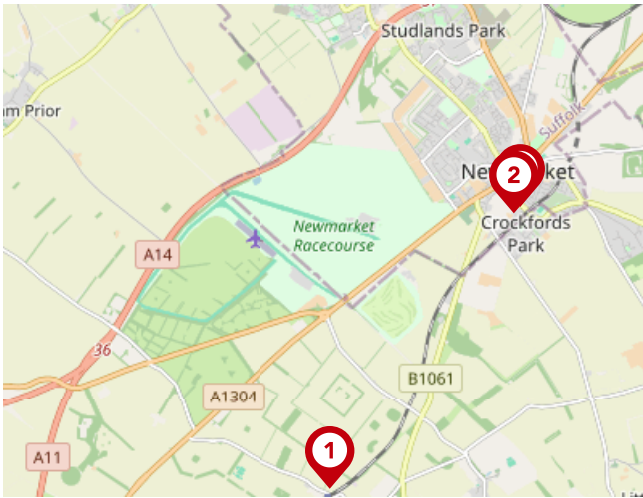
- 1 Cambridge Green Belt - East Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - South Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Burwell Village College (Primary) Ofsted Rating: Good Pupils: 379 Distance:0.81	☐	☒	☐	☐	☐
2	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:1.63	☐	☒	☐	☐	☐
3	Exning Primary School Ofsted Rating: Outstanding Pupils: 225 Distance:1.97	☐	☒	☐	☐	☐
4	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:2.79	☐	☒	☐	☐	☐
5	Cambian Dunbroch School Ofsted Rating: Requires improvement Pupils: 4 Distance:2.93	☐	☐	☒	☐	☐
6	Laureate Community Academy Ofsted Rating: Good Pupils: 248 Distance:2.97	☐	☒	☐	☐	☐
7	Paddocks Primary School Ofsted Rating: Good Pupils: 194 Distance:3	☐	☒	☐	☐	☐
8	Newmarket Academy Ofsted Rating: Good Pupils: 831 Distance:3.32	☐	☐	☒	☐	☐

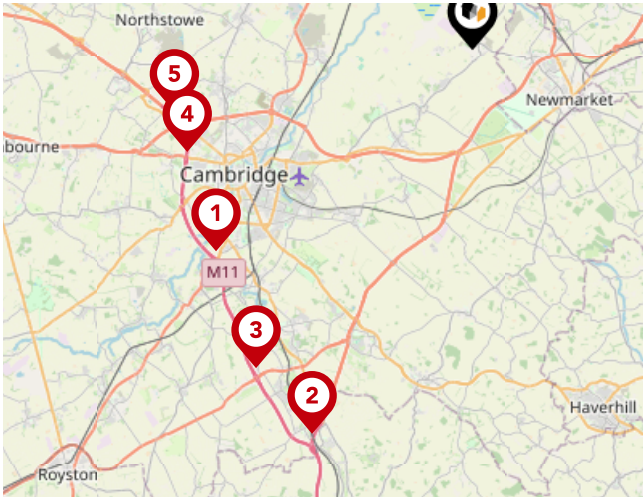


		Nursery	Primary	Secondary	College	Private
	Houldsworth Valley Primary Academy Ofsted Rating: Good Pupils: 354 Distance:3.47	☐	☒	☐	☐	☐
	Fairstead House Ofsted Rating: Not Rated Pupils: 209 Distance:3.79	☐	☒	☐	☐	☐
	St Louis Catholic Academy Ofsted Rating: Good Pupils: 321 Distance:3.79	☐	☒	☐	☐	☐
	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:3.96	☐	☒	☐	☐	☐
	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:4.03	☐	☐	☒	☐	☐
	All Saints Church of England Primary School, Newmarket Ofsted Rating: Good Pupils: 195 Distance:4.08	☐	☒	☐	☐	☐
	Ditton Lodge Primary School Ofsted Rating: Good Pupils: 203 Distance:4.2	☐	☒	☐	☐	☐
	Fordham CofE Primary School Ofsted Rating: Good Pupils: 414 Distance:4.43	☐	☒	☐	☐	☐



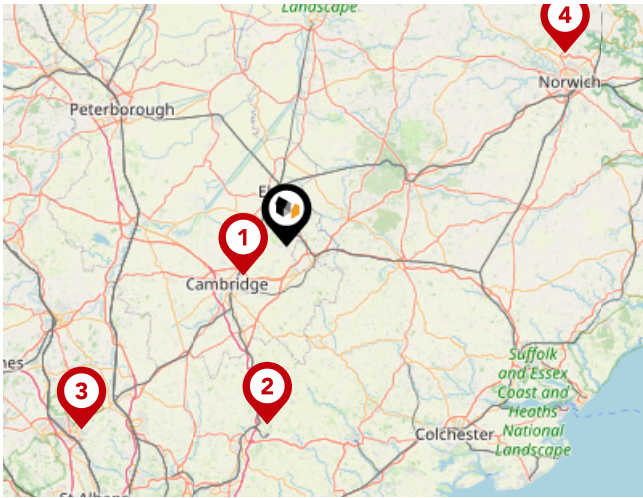
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	4.85 miles
2	Entrance1	4.05 miles
3	Entrance2	4.08 miles



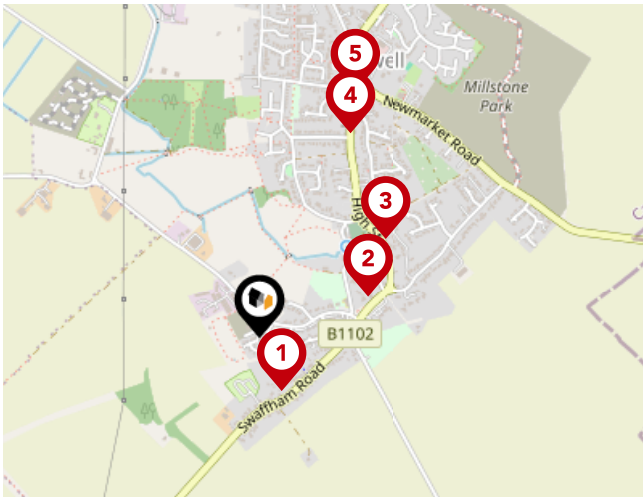
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	11.83 miles
2	M11 J9	15.13 miles
3	M11 J10	13.99 miles
4	M11 J13	11.02 miles
5	M11 J14	11.02 miles



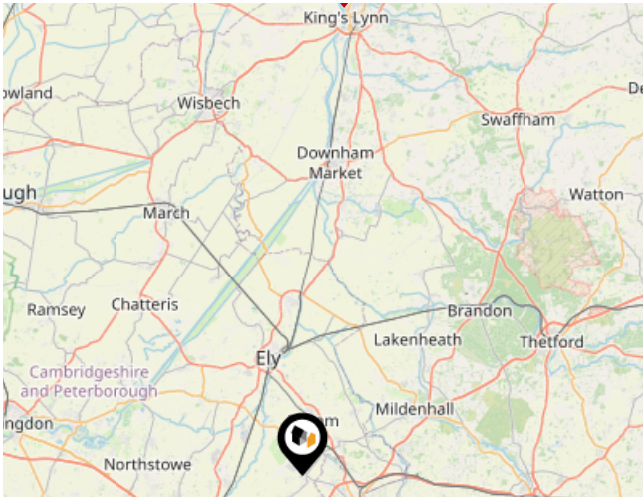
Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.52 miles
2	Stansted Airport	26.13 miles
3	Luton Airport	40 miles
4	Norwich International Airport	49 miles



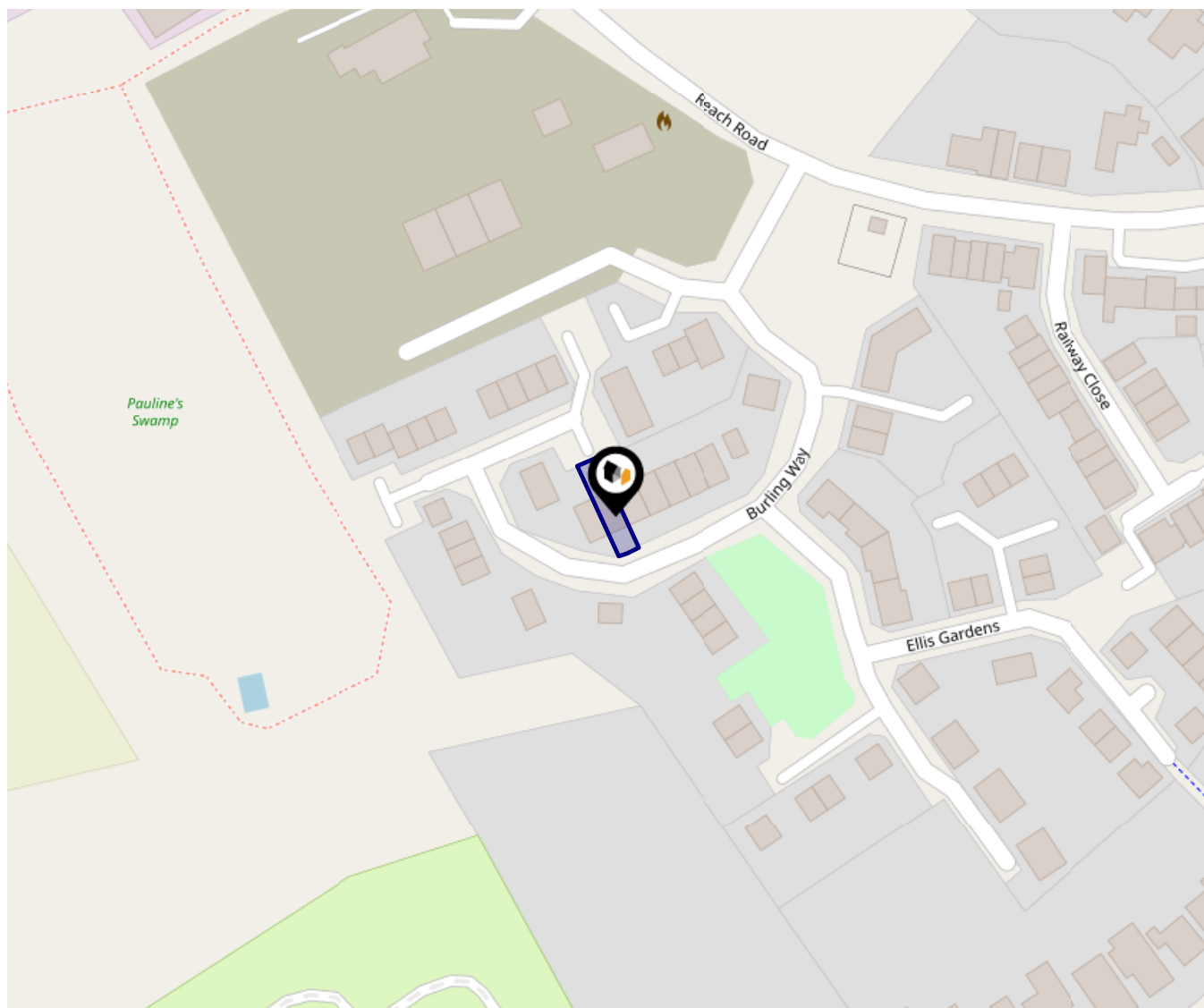
Bus Stops/Stations

Pin	Name	Distance
1	Swaffham Road	0.13 miles
2	Mandeville	0.27 miles
3	St Mary's Church	0.36 miles
4	Hall Lane	0.51 miles
5	Newmarket Road	0.6 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	33.94 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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