

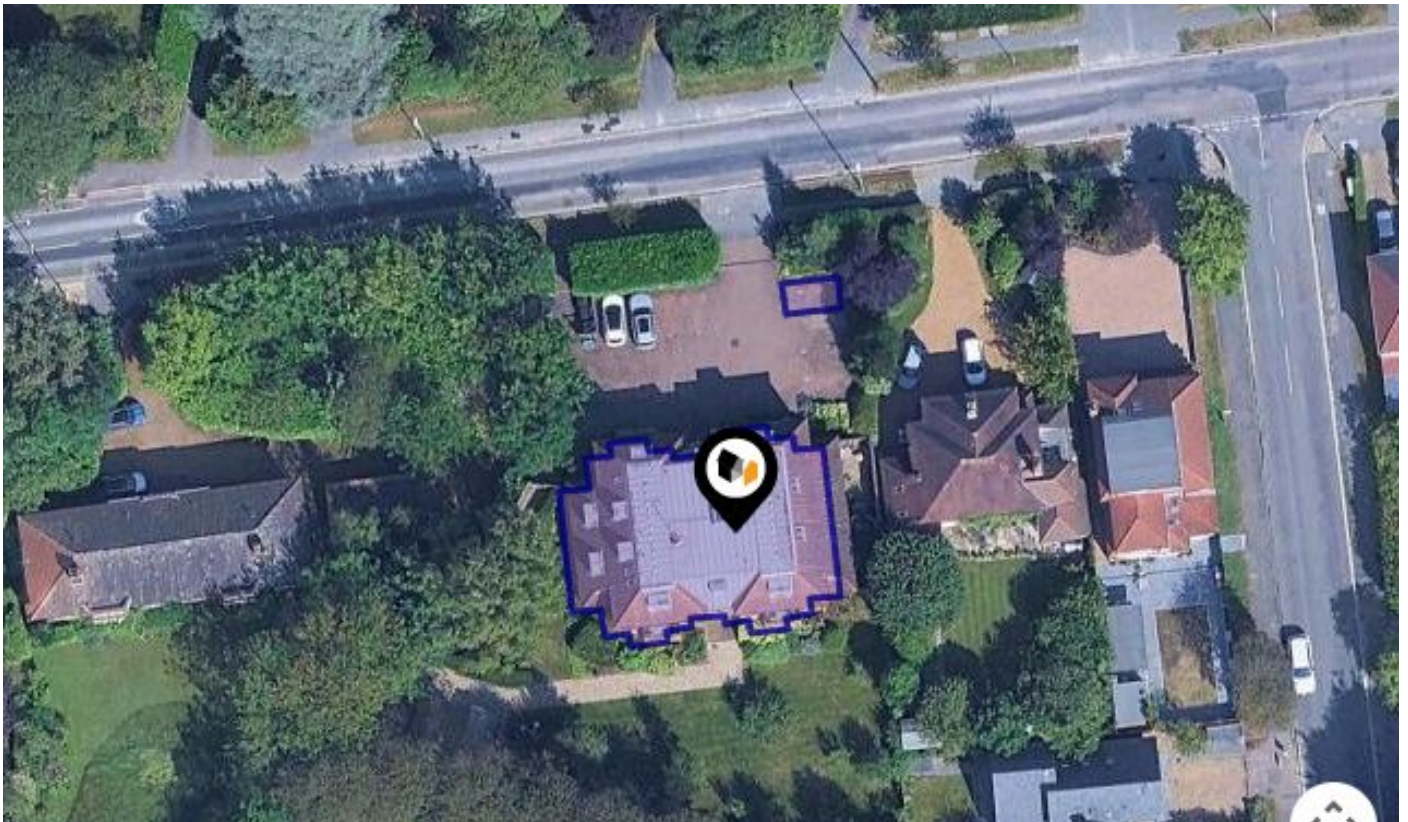


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd October 2025



PARKHOUSE, 40, QUEEN EDITHS WAY, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

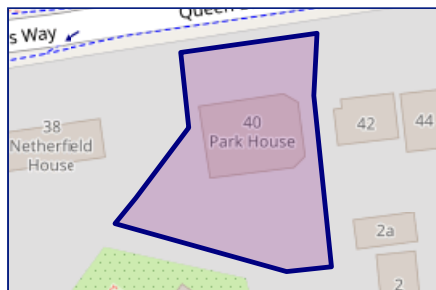
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



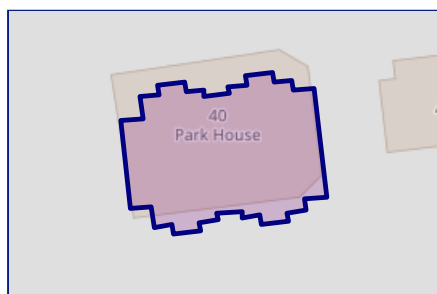
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aprift
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Freehold Title Plan



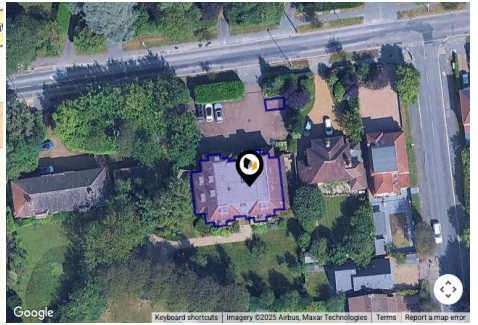
CB162814

Leasehold Title Plan



CB350413

Start Date: 26/11/2009
End Date: 01/01/3008
Lease Term: 999 years from 1 January 2009
Term Remaining: 982 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/11/2009
Floor Area:	699 ft ² / 65 m ²	End Date:	01/01/3008
Plot Area:	0.08 acres	Lease Term:	999 years from 1 January 2009
Year Built :	2009	Term Remaining:	982 years
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB350413		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		13	80	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	High			

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

Planning records for: **44 Queen Ediths Way Cambridge CB1 8PW**

Reference - 15/0134/FUL	
Decision:	Decided
Date:	03rd February 2015
Description:	Part two storey, part single storey, front, side and rear extensions including conversion of the garage to living space (retrospective).

Reference - 12/0820/FUL	
Decision:	Decided
Date:	11th July 2012
Description:	Part single storey, part two storey extension side and rear extensions and single storey front extension.

Planning records for: **48 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 19/1203/FUL	
Decision:	Decided
Date:	09th September 2019
Description:	Single storey rear extension.

Reference - 10/0824/FUL	
Decision:	Decided
Date:	11th August 2010
Description:	Two storey side extension (following demolition of existing garage) and single storey rear extension

Planning records for: **50 Queen Ediths Way Cambridge CB1 8PW**

Reference - 21/02320/HFUL	
Decision:	Decided
Date:	19th May 2021
Description:	Demolition of existing garage to construct a two storey side and single storey rear extension and single storey extension to the front garage

Planning records for: **56 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 22/01821/HFUL	
Decision:	Decided
Date:	19th April 2022
Description:	Single storey rear extension and demolition of existing garage

Planning records for: **60 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 10/1118/FUL	
Decision:	Decided
Date:	03rd November 2010
Description:	Part two storey, part single storey side and rear extensions.

Planning records for: **64 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 21/00579/PRI01A	
Decision:	Decided
Date:	09th February 2021
Description:	Single storey rear extension

Planning records for: **64 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 20/02989/HFUL	
Decision:	Decided
Date:	04th June 2020
Description:	Two storey side extension (including Juliet balcony to front at first floor), following demolition of existing garage.

Planning records for: **72 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 16/1261/FUL	
Decision:	Decided
Date:	07th July 2016
Description:	Two storey side and single storey rear extensions and front porch.

Reference - 16/2194/FUL	
Decision:	Decided
Date:	28th December 2016
Description:	Two storey side and two storey rear extensions and front porch - amendments to planning permission 16/1261/FUL.

Planning records for: **74 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 04/1250/FUL	
Decision:	Decided
Date:	18th November 2004
Description:	Erection of a single storey rear extension.

Planning records for: **76 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 18/0928/FUL	
Decision:	Decided
Date:	08th June 2018
Description:	Single storey rear extension, part garage conversion and alterations to openings in east elevation following demolition of previous rear extension and conservatory.

Reference - 18/0054/FUL	
Decision:	Decided
Date:	10th January 2018
Description:	Single storey rear extension, part garage conversion and alterations to openings in east elevation following demolition of previous rear extension and conservatory.

Planning records for: **84 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 11/0086/FUL	
Decision:	Decided
Date:	03rd February 2011
Description:	Single storey rear extension to house and garage and alterations to rear windows.

Planning records for: **86 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 18/0684/FUL	
Decision:	Decided
Date:	30th April 2018
Description:	Two storey front extension and new ground floor bay window to existing front elevation.

Planning records for: **86 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

Reference - 24/00563/HFUL
Decision: Decided
Date: 15th February 2024
Description: Single storey outbuilding to the rear with ancillary use to main dwelling.
Reference - 09/0505/FUL
Decision: Decided
Date: 05th June 2009
Description: Part two storey rear and single storey side and rear extensions.
Reference - 17/1997/FUL
Decision: Decided
Date: 21st November 2017
Description: Two storey front extension.
Reference - 09/0190/FUL
Decision: Decided
Date: 02nd March 2009
Description: Two storey rear and single storey side and rear extension.

Planning records for: **92 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

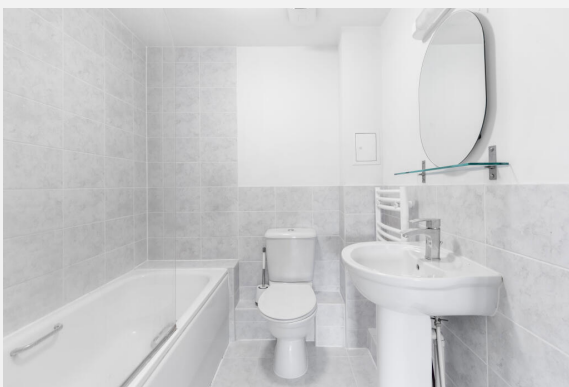
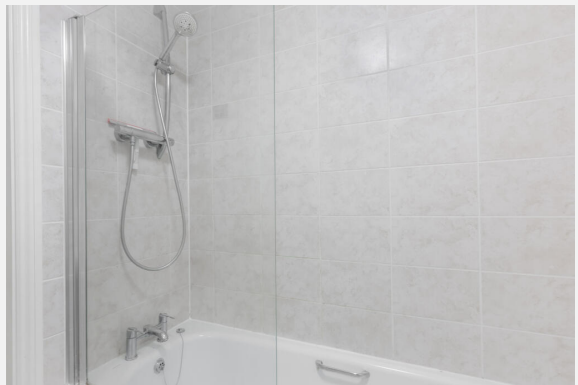
Reference - 16/0308/NMA	
Decision:	Awaiting decision
Date:	08th February 2016
Description:	Non-material amendment on application 15/1038/FUL for the inclusion of a full width main electric gate, with integrated pedestrian door, revised bay window to include side slot glazing facing a new planted feature boarder, a stove and steel flue in the living room, a new slot window at ground floor facing west looking against the side fence / the removal of the opaque window into the previous main bathroom, within the double height entrance hallway

Reference - 15/1038/FUL	
Decision:	Decided
Date:	09th June 2015
Description:	Two storey dwelling to the rear of 92 Queen Edith's Way

Reference - 18/1140/CONDA	
Decision:	Decided
Date:	11th May 2021
Description:	Submission of details required by condition 11 (Surface water drainage) of planning permission 18/1140/FUL

Planning records for: **42 Queen Ediths Way Cambridge Cambridgeshire CB1 8PW**

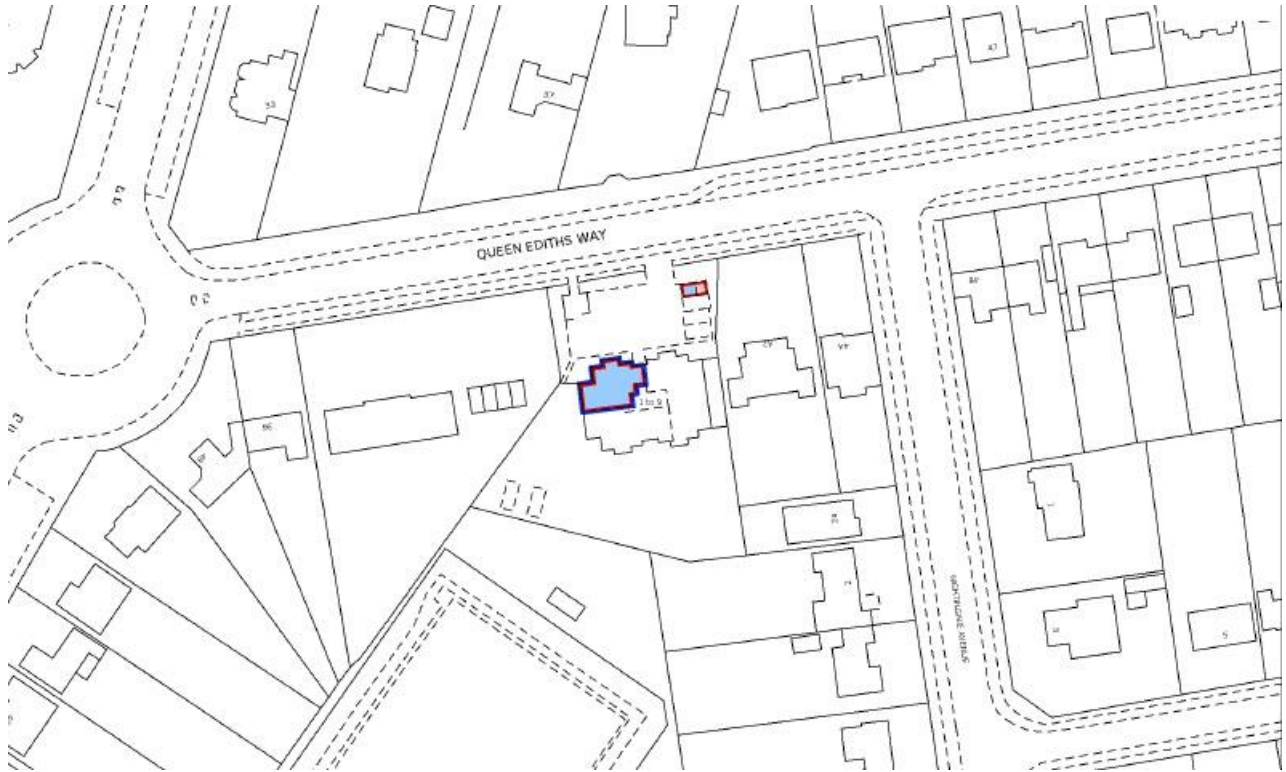
Reference - 11/0909/FUL	
Decision:	Decided
Date:	02nd August 2011
Description:	Single storey side extension, single and double storey side/rear/front extension.







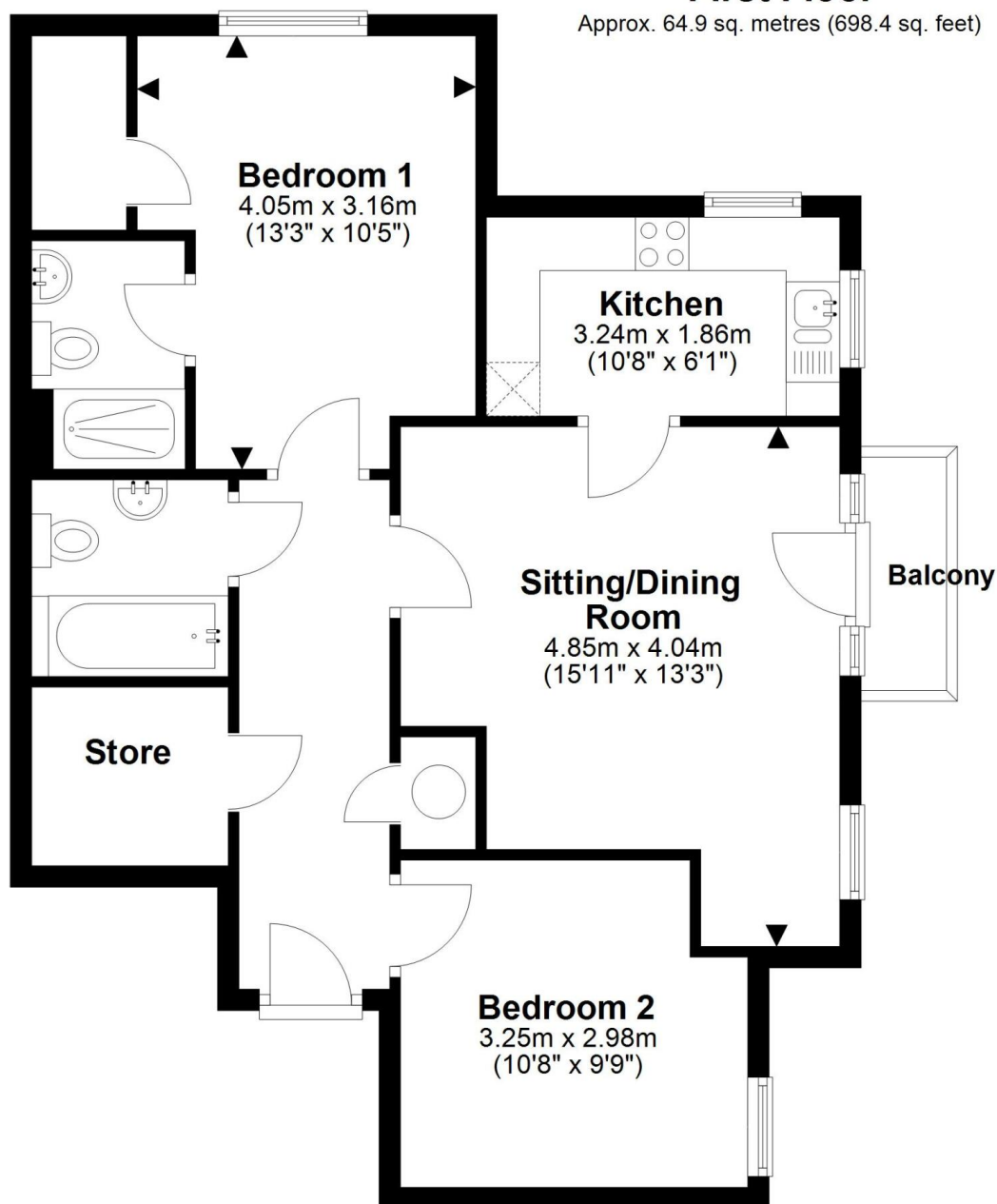
PARKHOUSE, 40, QUEEN EDITHS WAY, CAMBRIDGE, CB1



PARKHOUSE, 40, QUEEN EDITHS WAY, CAMBRIDGE, CB1

First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Parkhouse, 40 Queen Ediths Way, CAMBRIDGE, CB1

Energy rating

C

Valid until 16.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, electric
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	65 m ²

Construction Type

Brick

Other

Not to keep any animal at the property, without the written consent of the Landlord

Other

1 leak from pipes in the ceiling which have been fully repaired professionally with repainting and re plastering of ceiling

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



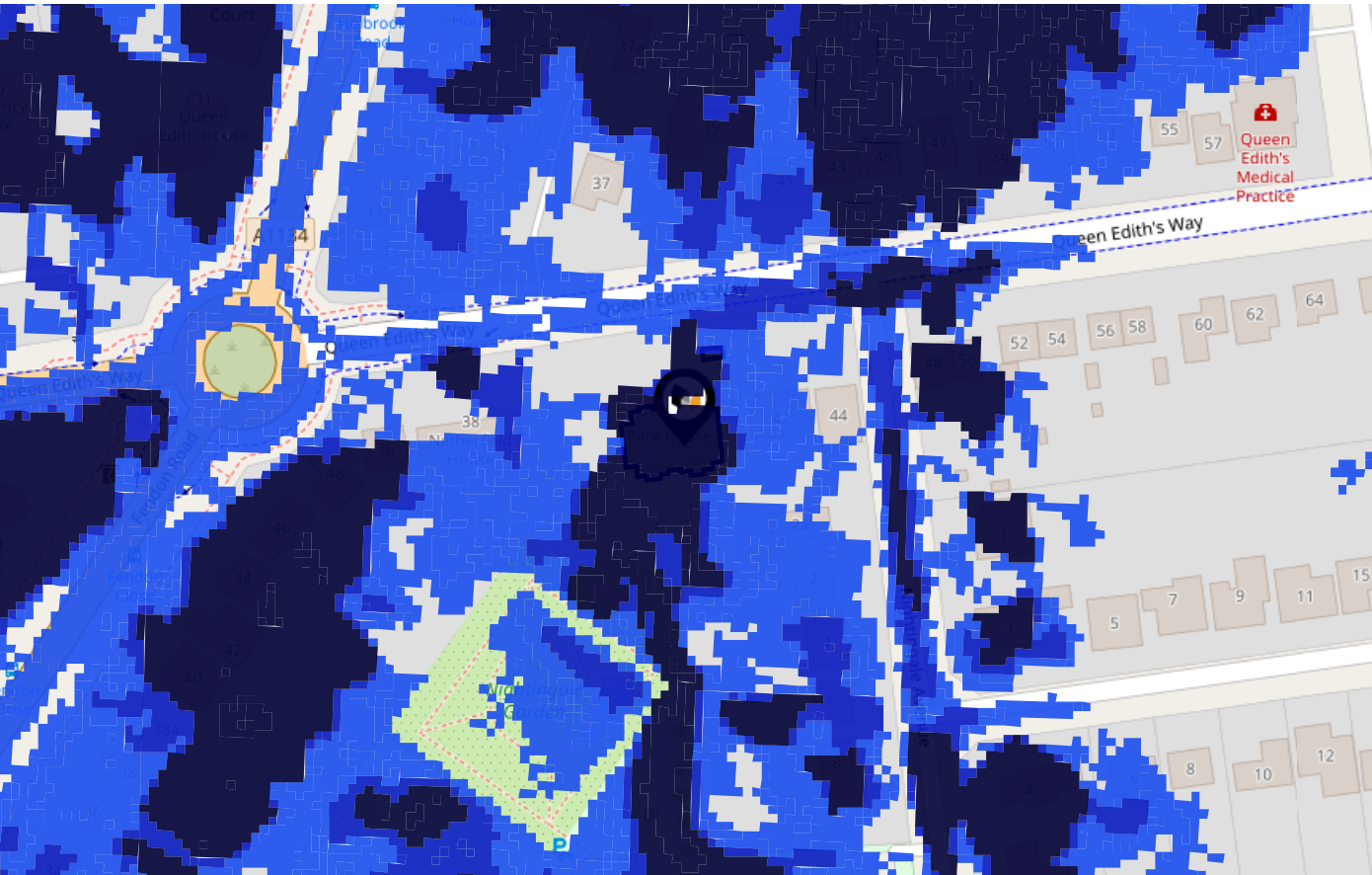
/cookecurtisco

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: 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:

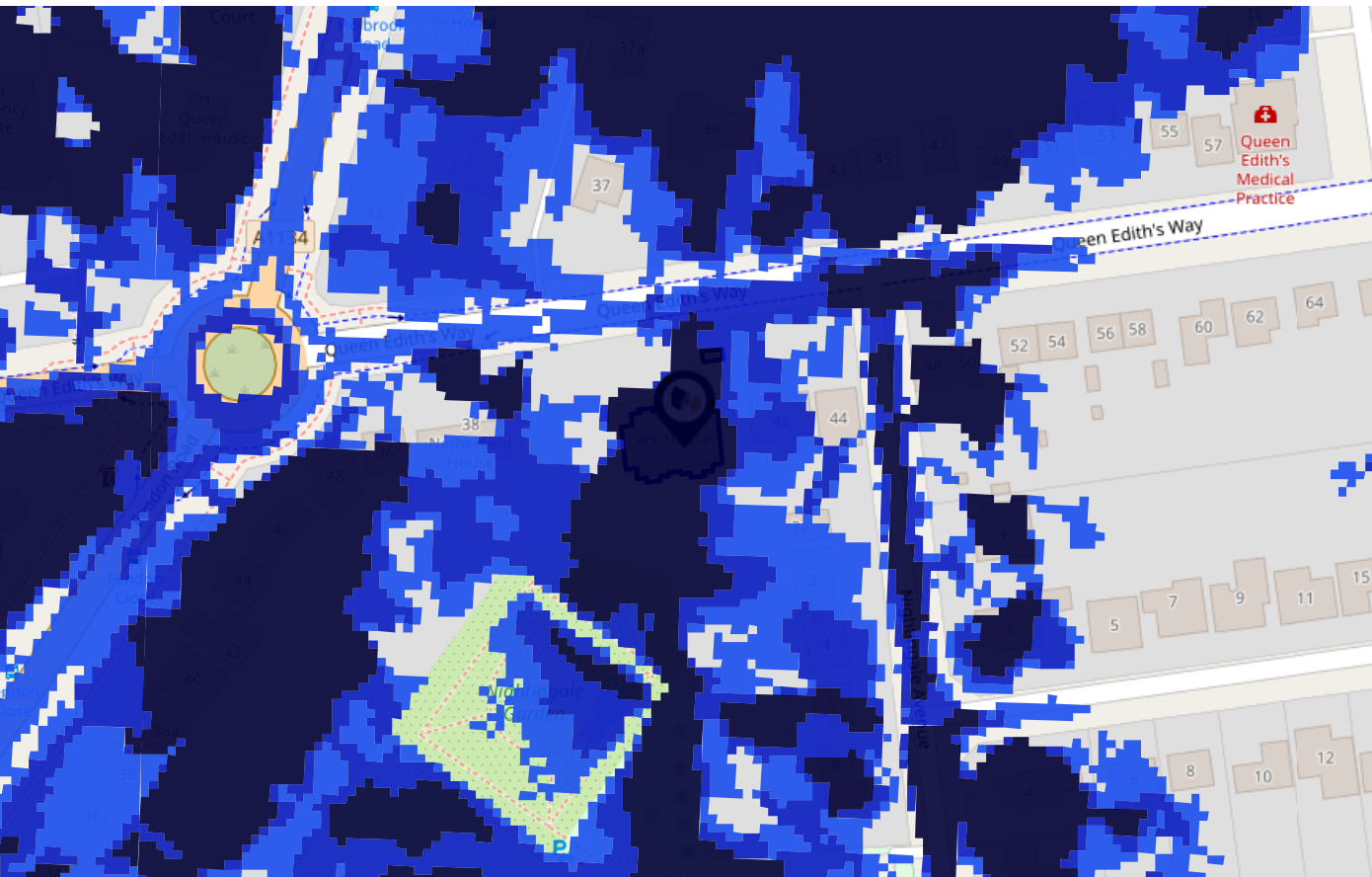


Flood Risk

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.

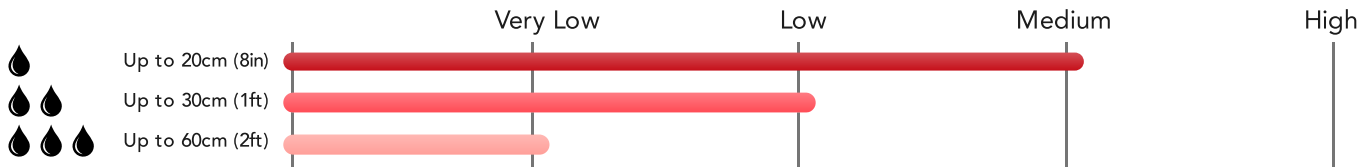


Risk Rating: High

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Chance of flooding to the following depths at this property:

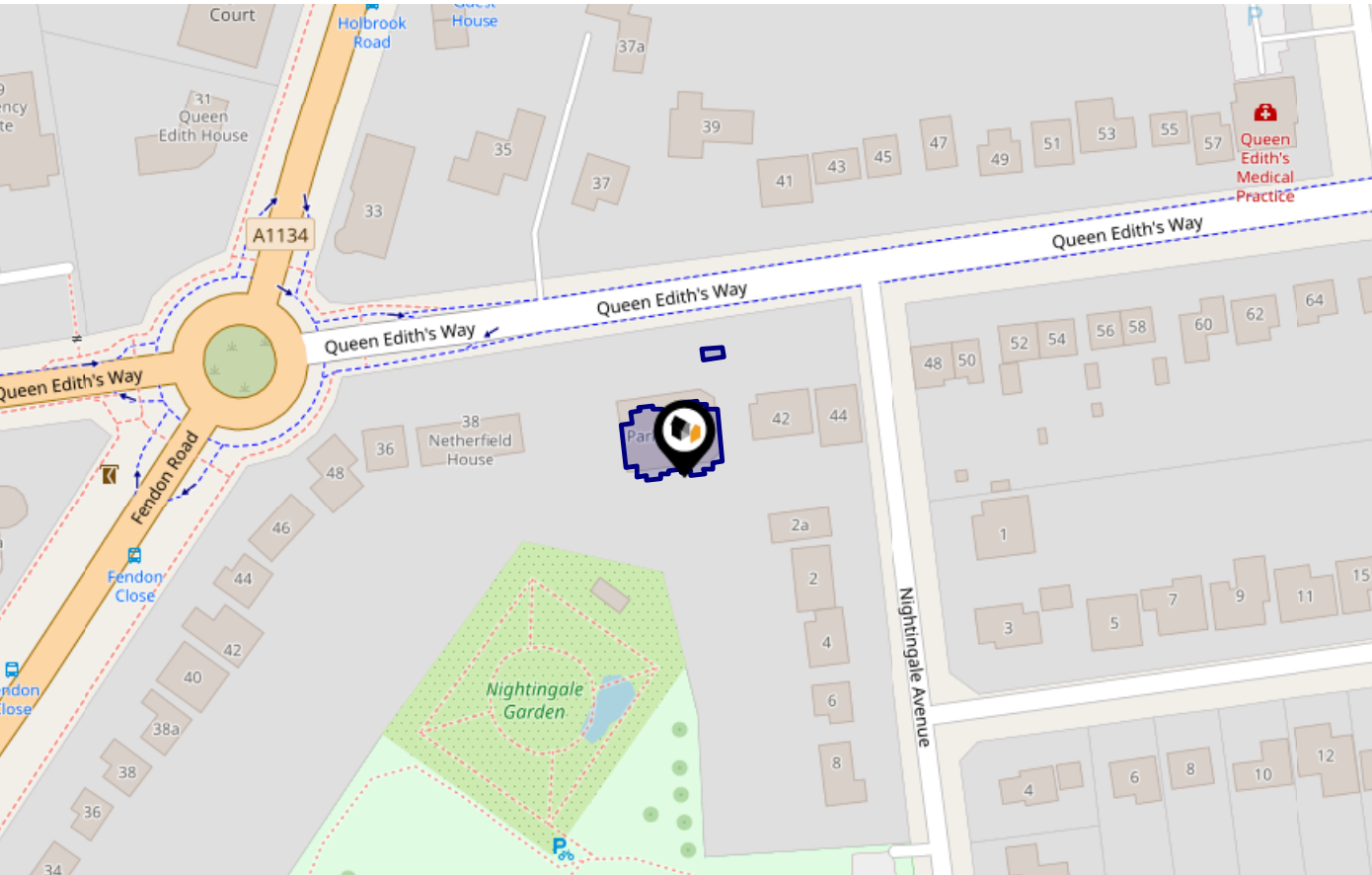


Flood Risk

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.

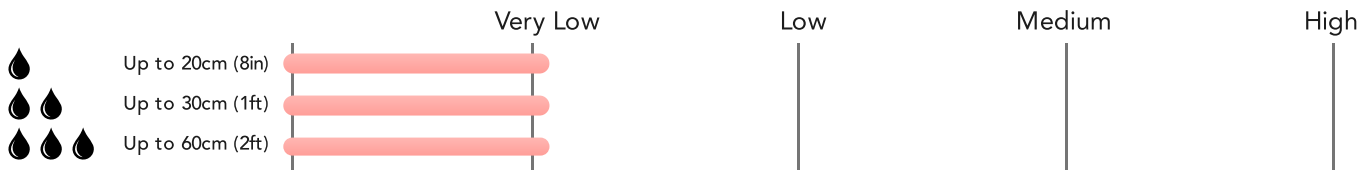


Risk Rating: Very low

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:

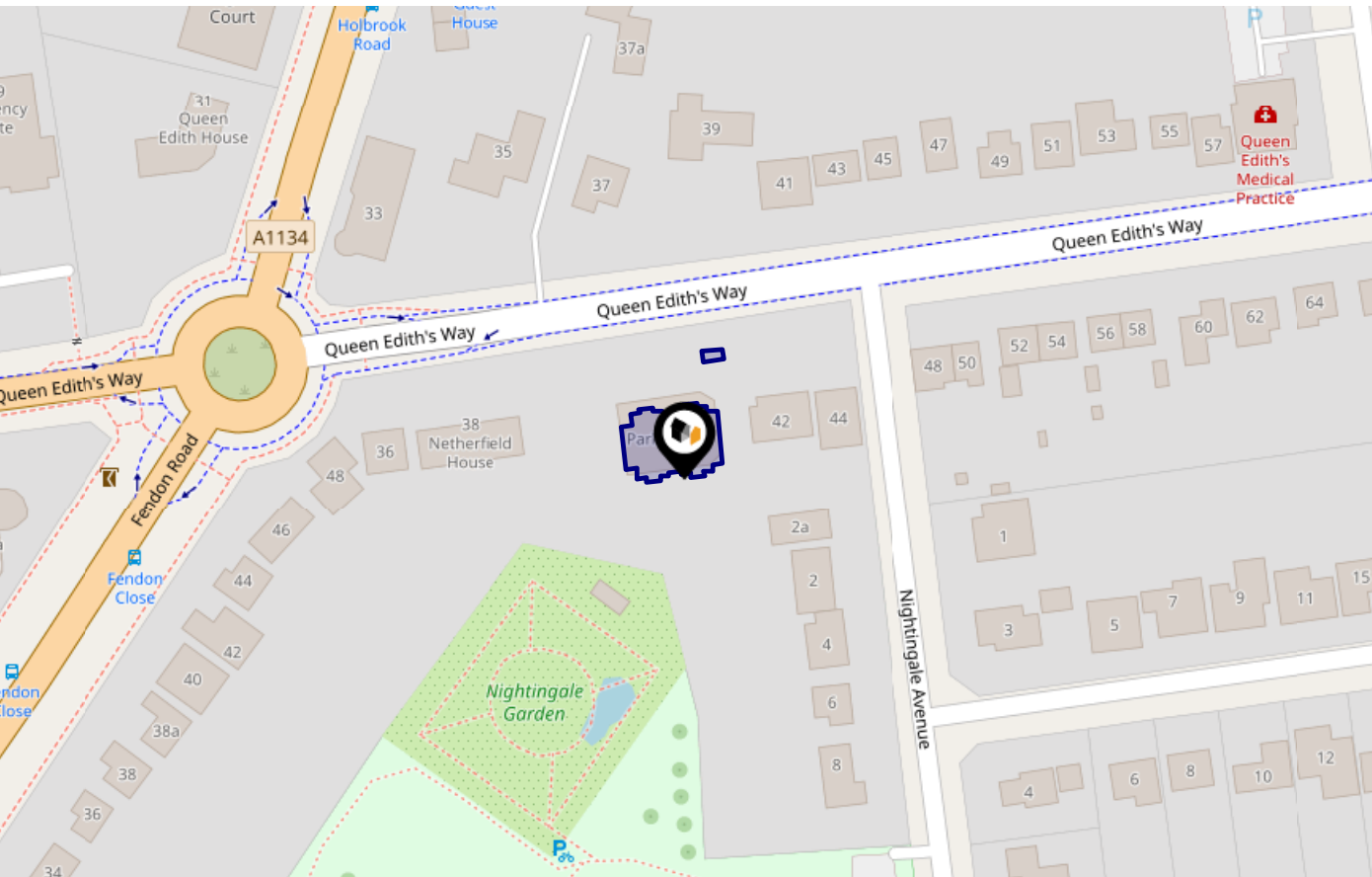


Flood Risk

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.

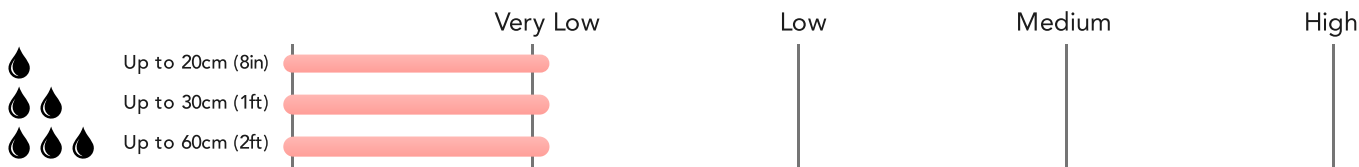


Risk Rating: Very low

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:

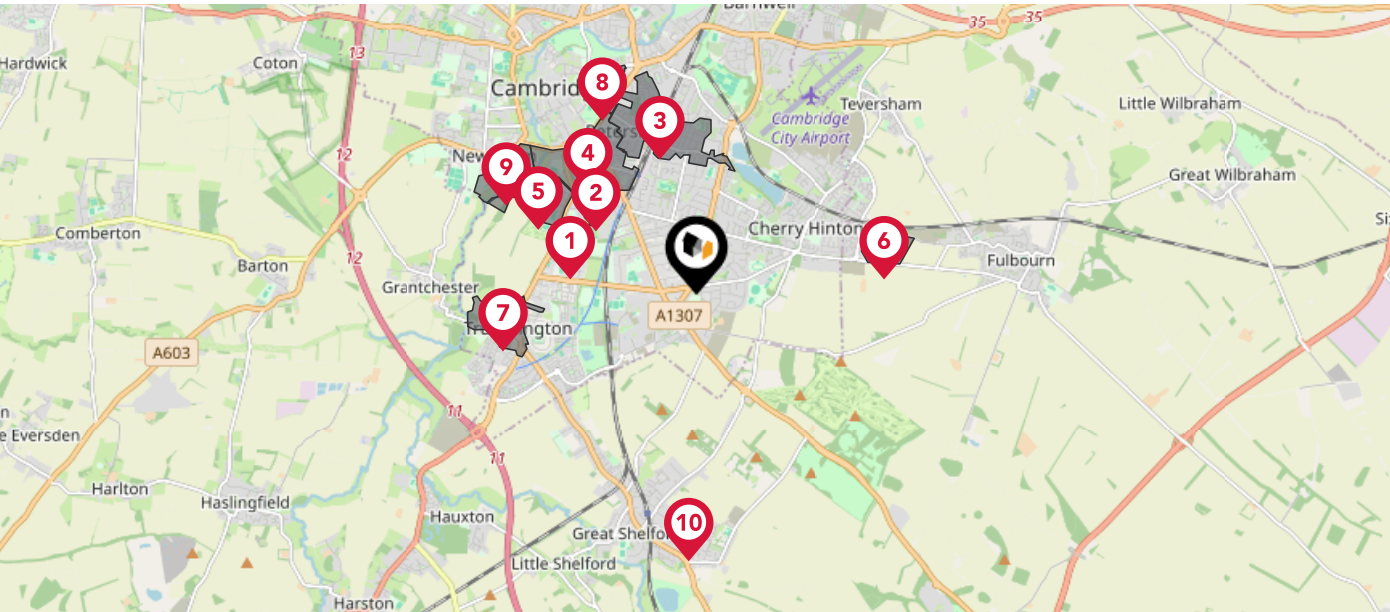


Maps

Conservation Areas

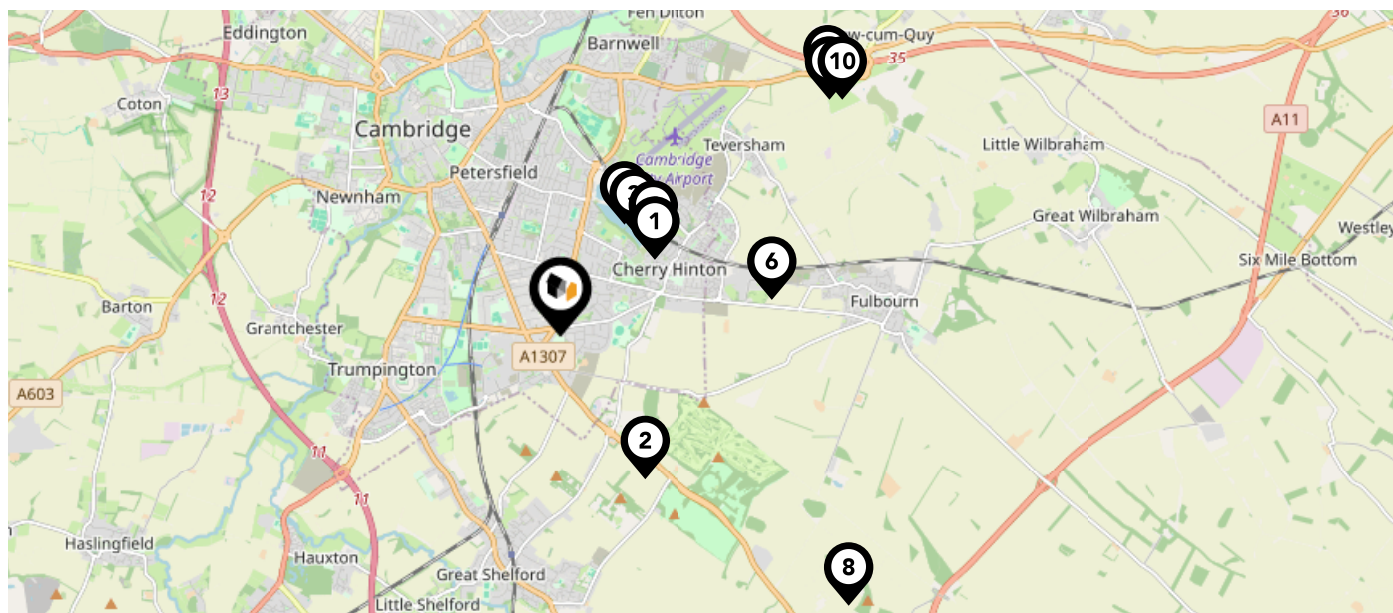


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

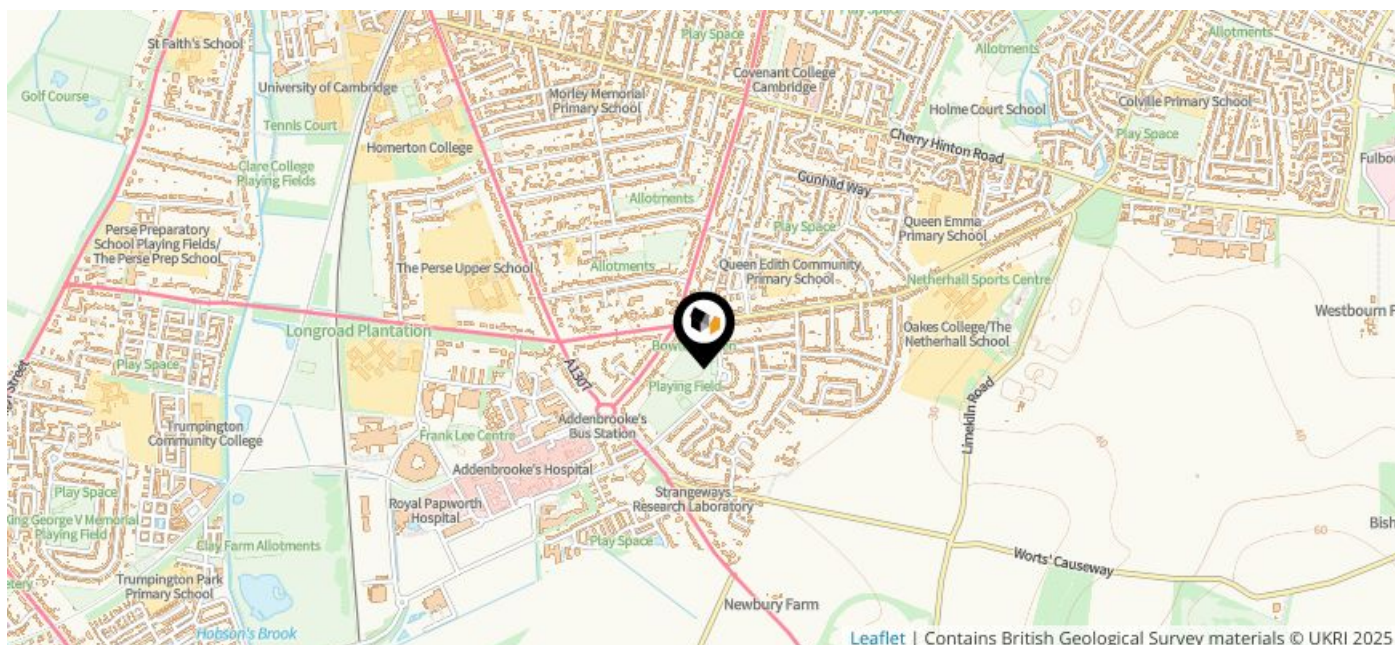
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
2	Hill Trees-Stapleford	Historic Landfill	
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	Home Farm-Babraham	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.



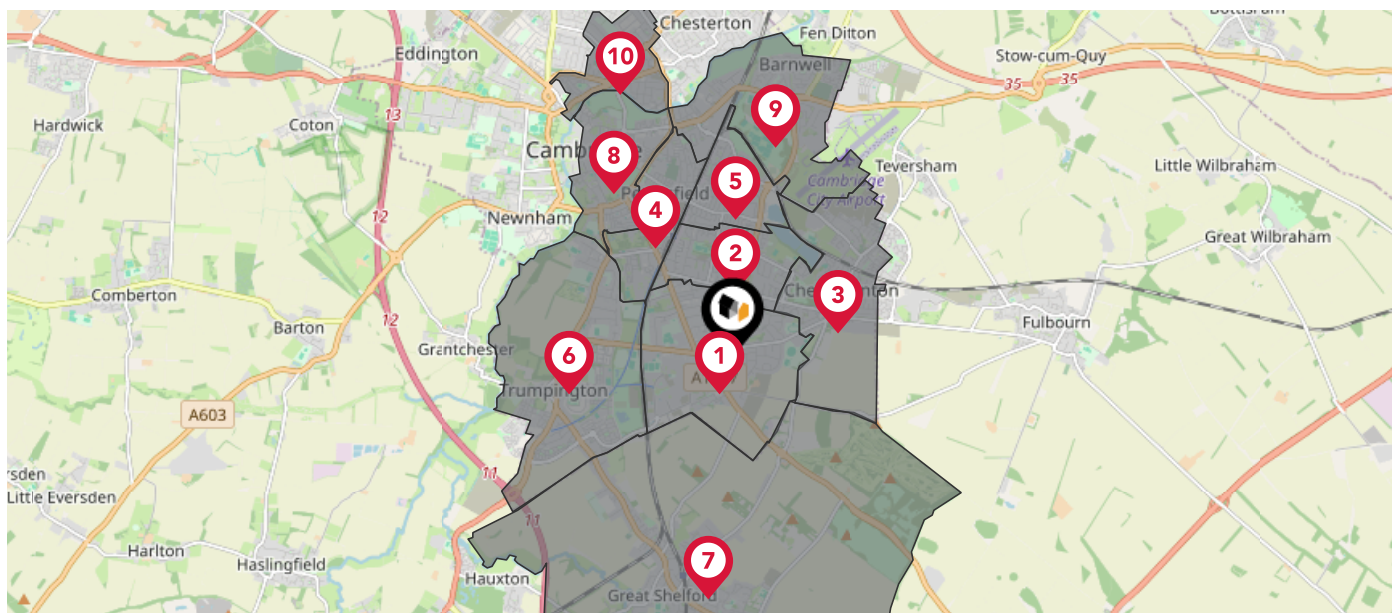
Mine Entry

- ✕ 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

Queen Edith's Ward

2

Coleridge Ward

3

Cherry Hinton Ward

4

Petersfield Ward

5

Romsey Ward

6

Trumpington Ward

7

Shelford Ward

8

Market Ward

9

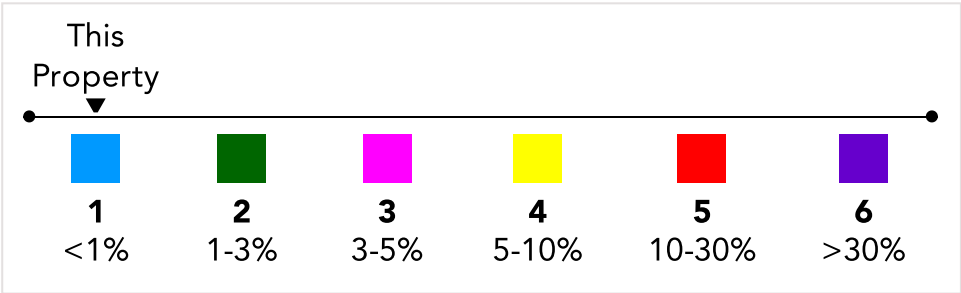
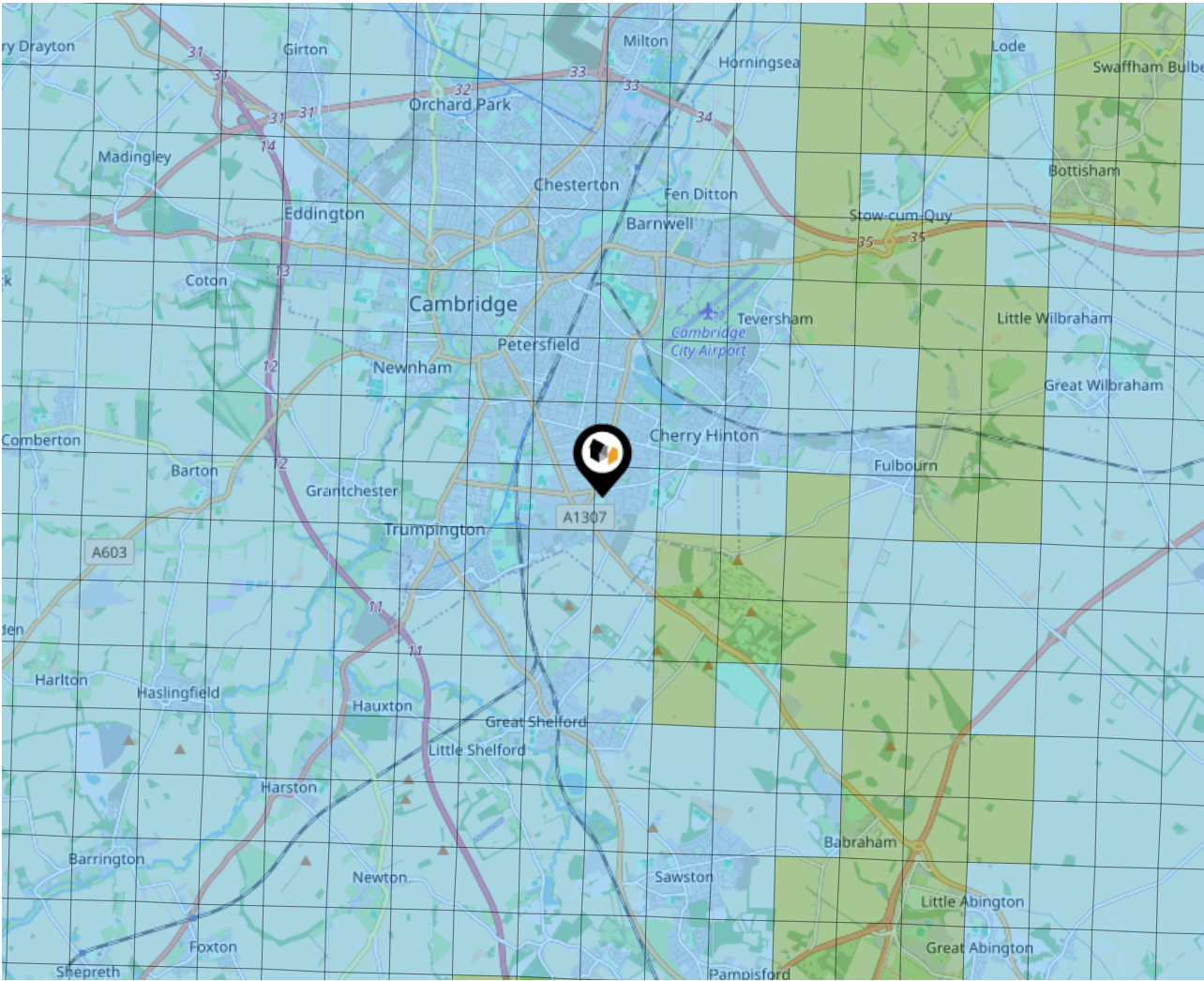
Abbey Ward

10

West Chesterton Ward

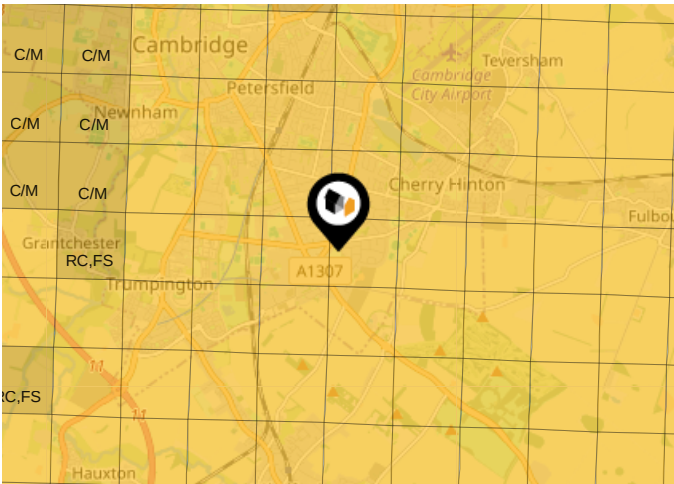
What is Radon?

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)		

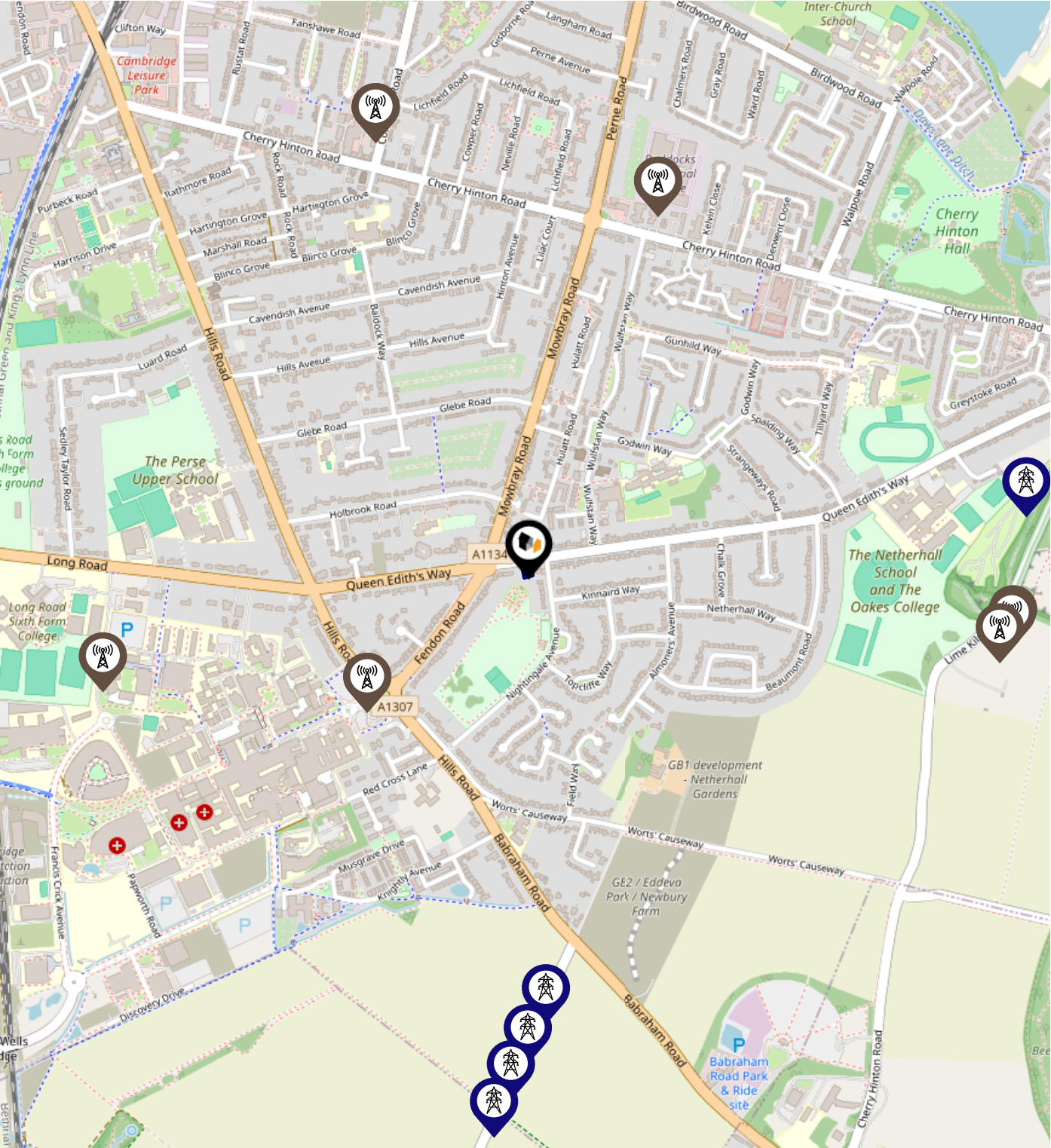


Primary Classifications (Most Common Clay Types)

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

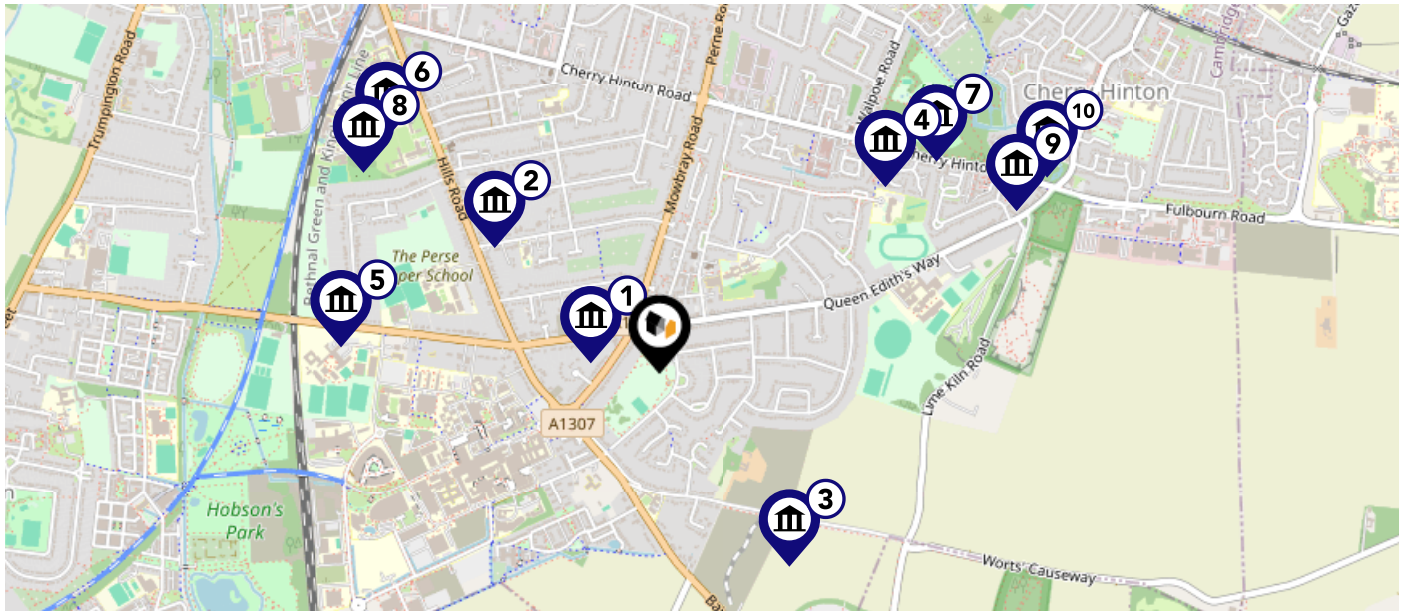
Masts & Pylons



Key:

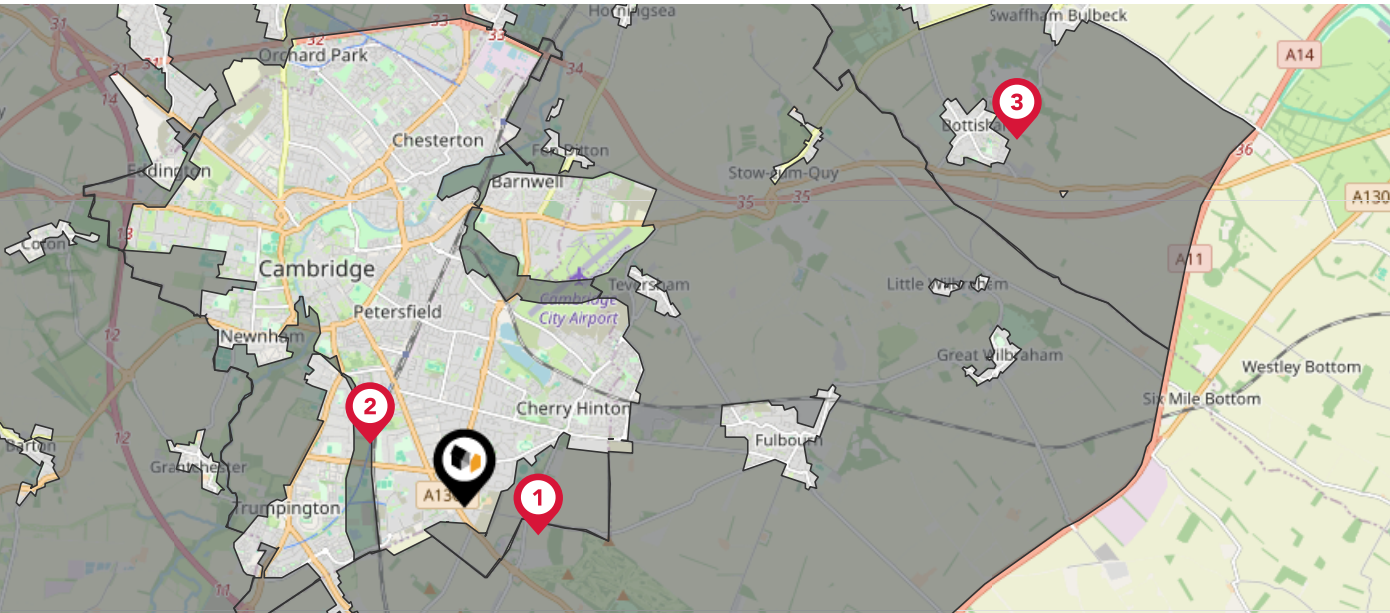
- Power Pylons
- Communication Masts

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

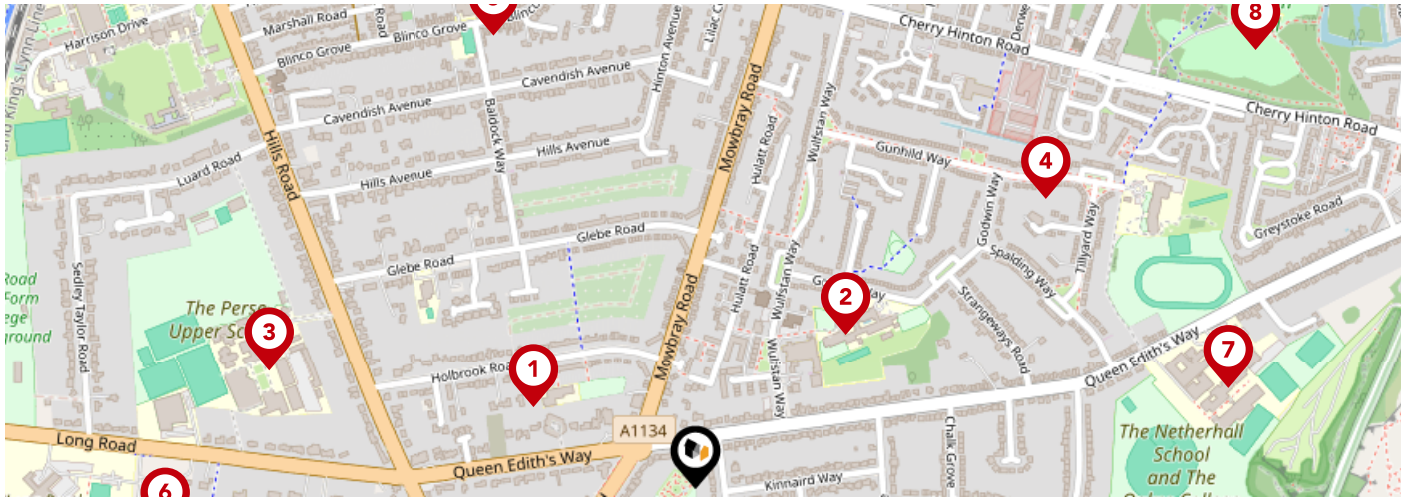


Listed Buildings in the local district		Grade	Distance
	1268343 - The Sun House	Grade II	0.1 miles
	1375672 - Keelson	Grade II	0.5 miles
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.5 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.7 miles
	1246641 - Alcantara	Grade II	0.7 miles
	1331852 - Homerton College Trumpington House	Grade II	0.8 miles
	1031881 - Cherry Hinton Hall	Grade II	0.8 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.8 miles
	1126237 - Springfield	Grade II	0.9 miles
	1126216 - The Old Smithy	Grade II	1.0 miles

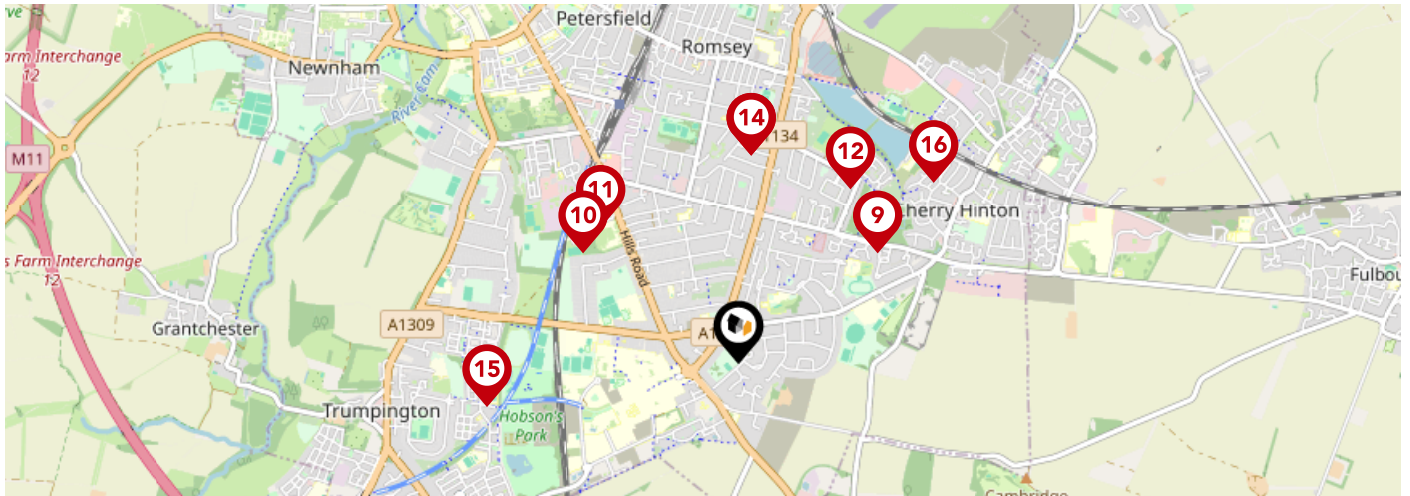
This map displays nearby areas that have been designated as Green Belt...



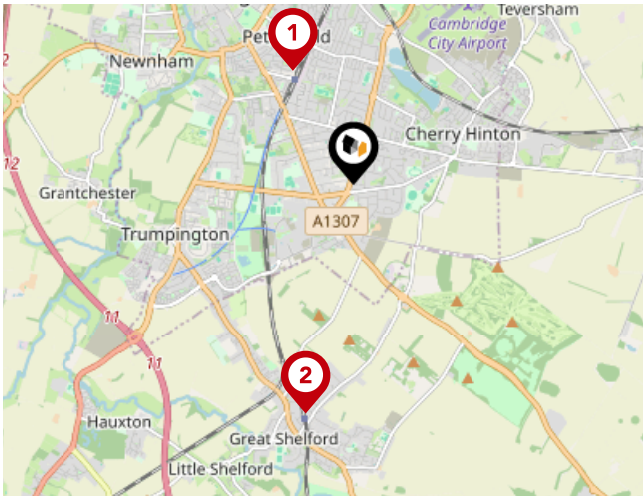
- Nearby Green Belt Land
- 1 Cambridge Green Belt - Cambridge
 - 2 Cambridge Green Belt - South Cambridgeshire
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.21	☒	☐	☐	☐	☐
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.25	☐	☒	☐	☐	☐
3	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.5	☐	☐	☒	☐	☐
4	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.52	☐	☒	☐	☐	☐
5	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.56	☐	☒	☐	☐	☐
6	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.6	☐	☐	☒	☐	☐
7	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.62	☐	☐	☒	☐	☐
8	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.81	☐	☒	☐	☐	☐

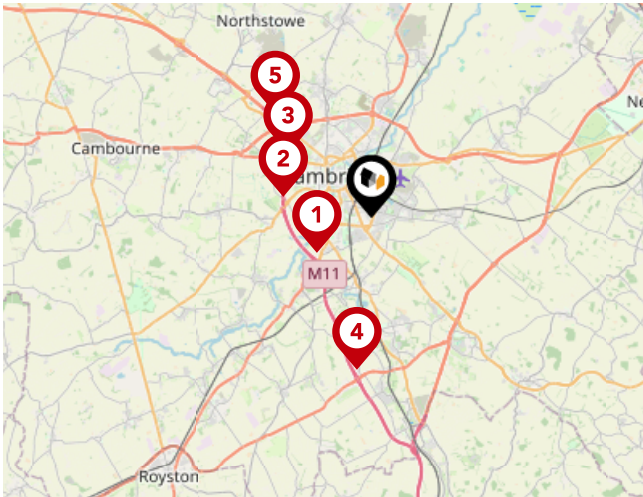


		Nursery	Primary	Secondary	College	Private
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.81	☐	☐	☒	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.86	☐	☐	☒	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.88	☐	☐	☒	☐	☐
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.94	☐	☐	☒	☐	☐
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.94	☐	☒	☐	☐	☐
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.94	☐	☐	☒	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.16	☐	☐	☒	☐	☐
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.21	☐	☒	☐	☐	☐



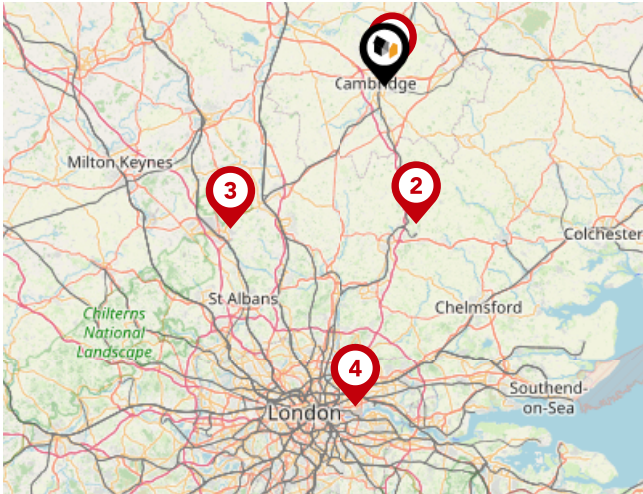
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.18 miles
2	Shelford (Cambs) Rail Station	2.12 miles
3	Cambridge North Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.38 miles
2	M11 J12	3.3 miles
3	M11 J13	3.84 miles
4	M11 J10	5.59 miles
5	M11 J14	5.15 miles



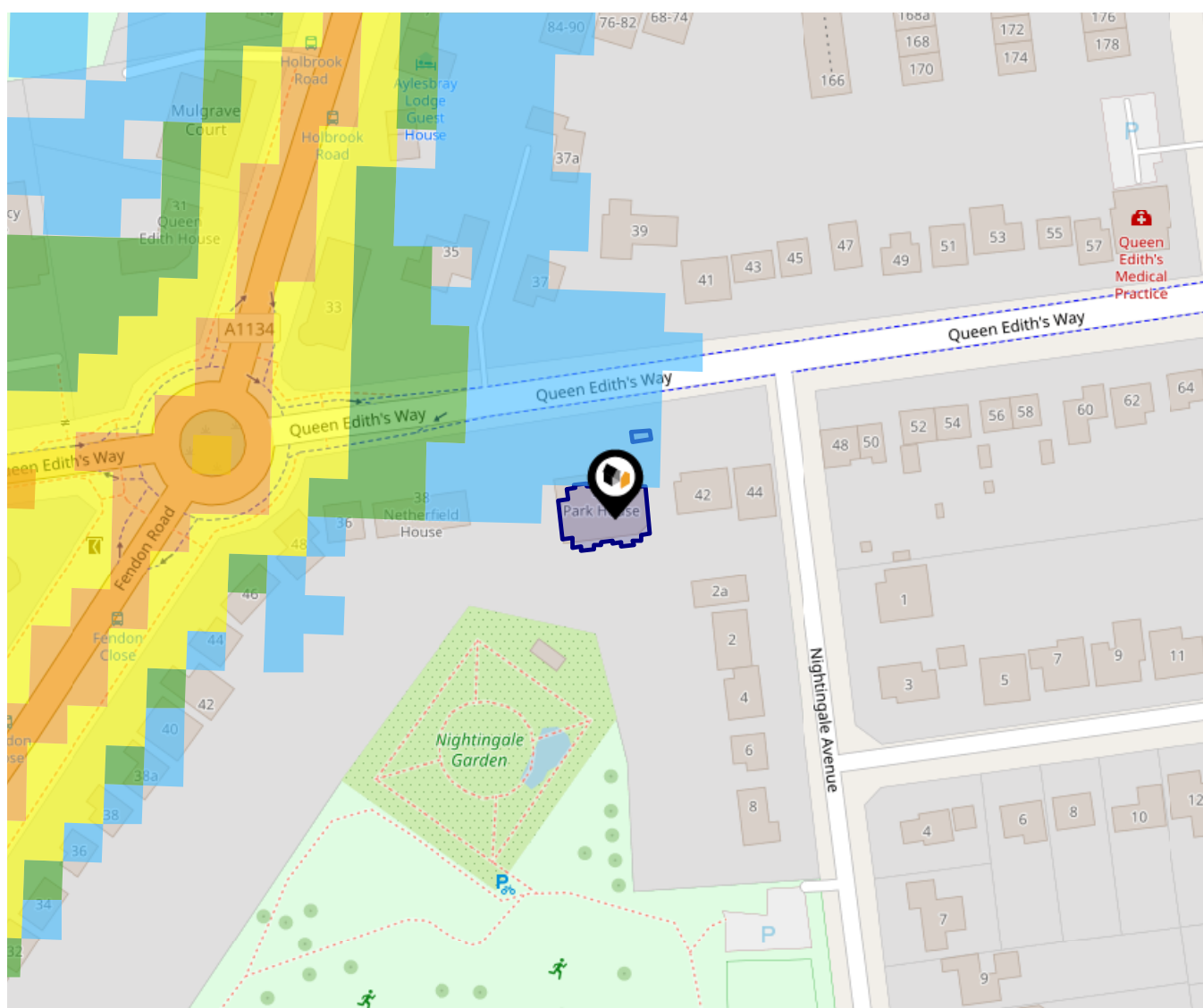
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.12 miles
2	Stansted Airport	20.5 miles
3	Luton Airport	30.55 miles
4	Silvertown	46.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Holbrook Road	0.08 miles
2	Fendon Close	0.08 miles
3	Fendon Close	0.1 miles
4	Queen Edith Chapel	0.15 miles
5	Almoners' Avenue	0.17 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

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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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