

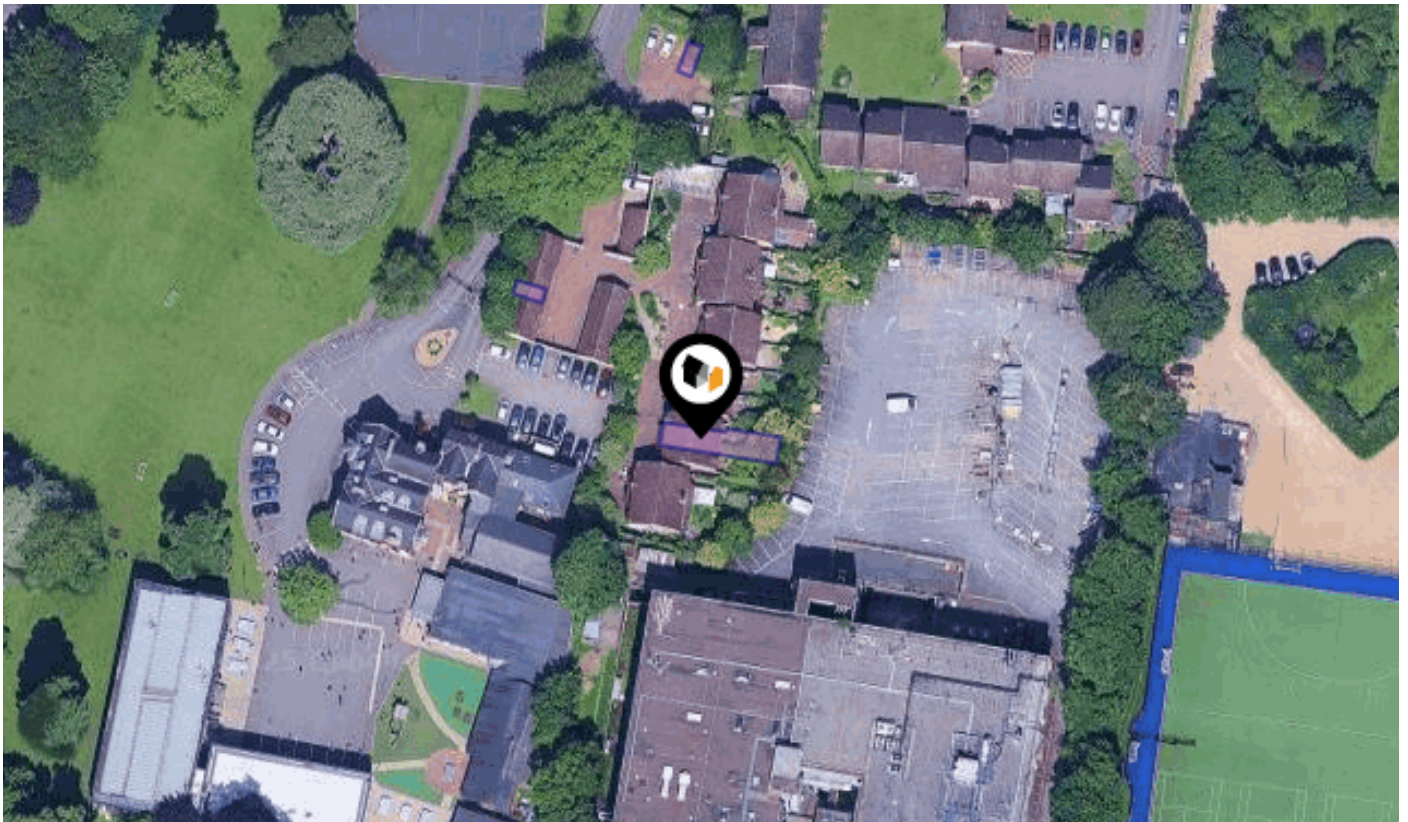


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



PORSON COURT, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

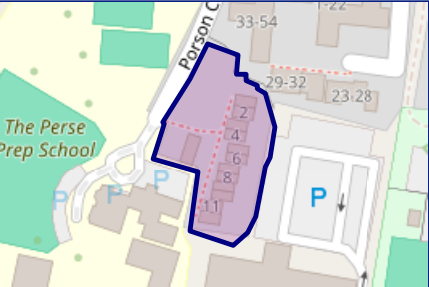
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



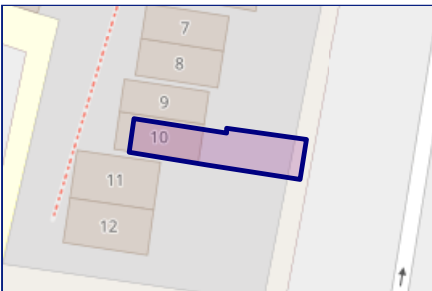
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aprift
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Freehold Title Plan



CB55035

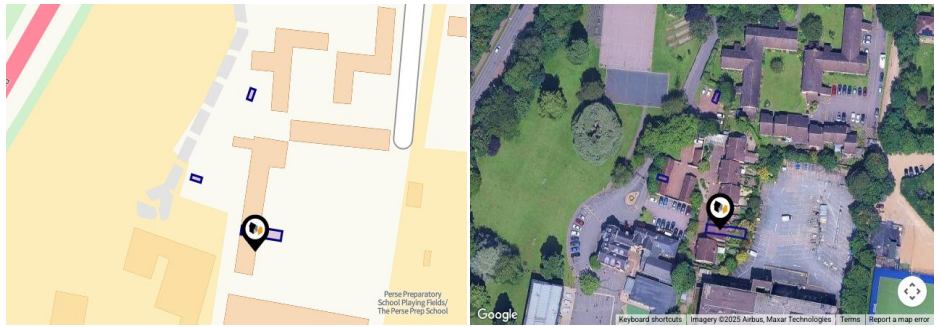
Leasehold Title Plan



CB471088

Start Date: 12/06/2022
End Date: 29/09/3020
Lease Term: 999 years from 29 September 2021
Term Remaining: 995 years

street-view-image

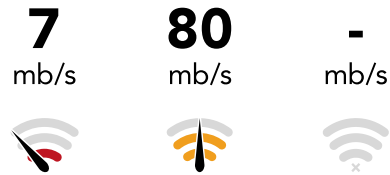


Property

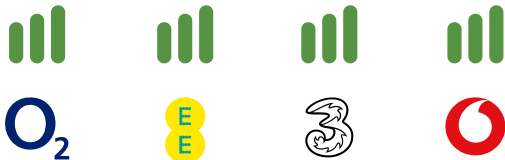
Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	2	Start Date:	12/06/2022
Floor Area:	710 ft ² / 66 m ²	End Date:	29/09/3020
Plot Area:	0.02 acres	Lease Term:	999 years from 29 September 2021
Year Built :	1983-1990	Term Remaining:	995 years
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB471088		

Local Area

Local Authority:	Cambridge	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:		
• Rivers & Seas	Very low	7 mb/s
• Surface Water	Very low	80 mb/s
		- mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Porson Court Cambridge CB2 8ER**

Reference - 17/595/TTPO	
Decision:	Decided
Date:	24th November 2017
Description:	2 x Taxus (Yew)- To cut back to the wall and level over the greenhouse- To reduce height to approximately 1.5- 2m above the wall- To dome the rest of the crown approximately 1m wider on parking side to retain foliage- To apply for bi-annual consent to maintain dome shapes

Reference - 18/043/TTPO	
Decision:	Decided
Date:	23rd January 2018
Description:	2 x Taxus (Yew)Height Reduction approximately 2mWesternmost tree -Lateral reduction of up to 1.5mEasternmost tree - Lateral reduction of approximately 1m, Plus extra reduction of rogue branches to bring them back in line with the general conopy.

Planning records for: **2 Porson Court Cambridge CB2 8ER**

Reference - 16/2019/FUL	
Decision:	Decided
Date:	18th November 2016
Description:	Single storey rear extension

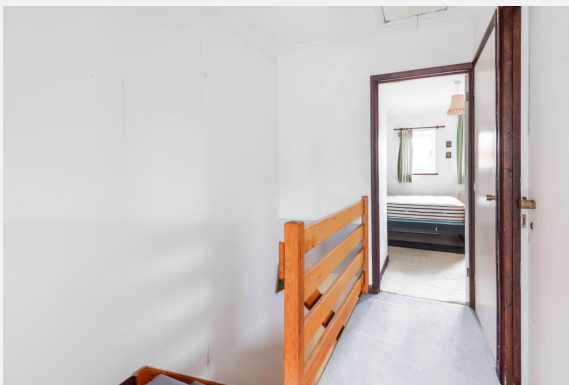
Planning records for: **3 Porson Court Cambridge Cambridgeshire CB2 8ER**

Reference - 23/0192/TTPO	
Decision:	Decided
Date:	17th February 2023
Description:	T1 Lime and T2 Lime trees at back of garden, as shown on plan. Reduce 2 lime trees by 15ft (3 meters) to previous cut points. leaving lower growth and just neatening up. leaving looking as natural as possible.

Planning records for: *3 Porson Court Cambridge Cambridgeshire CB2 8ER*

Reference - 23/00603/HFUL	
Decision:	Decided
Date:	17th February 2023
Description:	Single storey rear extension and associated works.

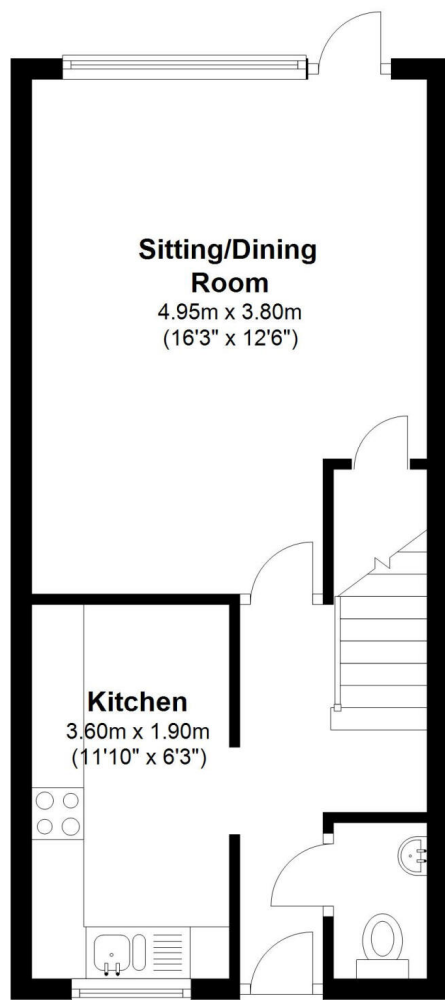




PORSON COURT, CAMBRIDGE, CB2

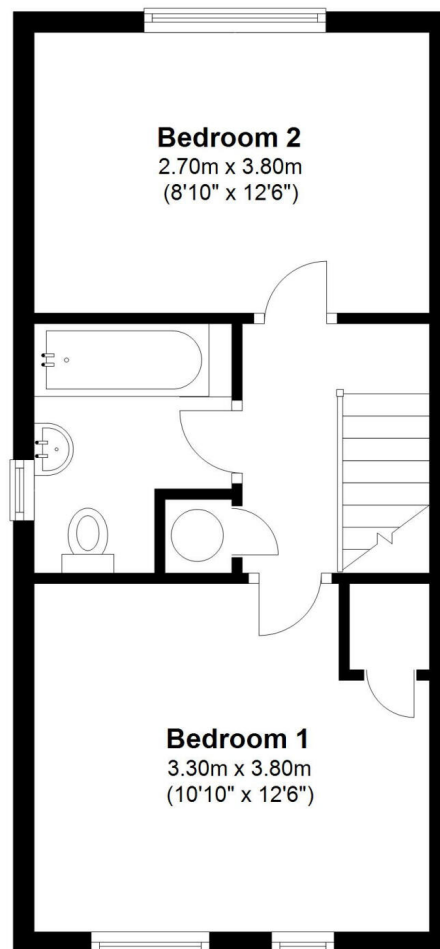
Ground Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)

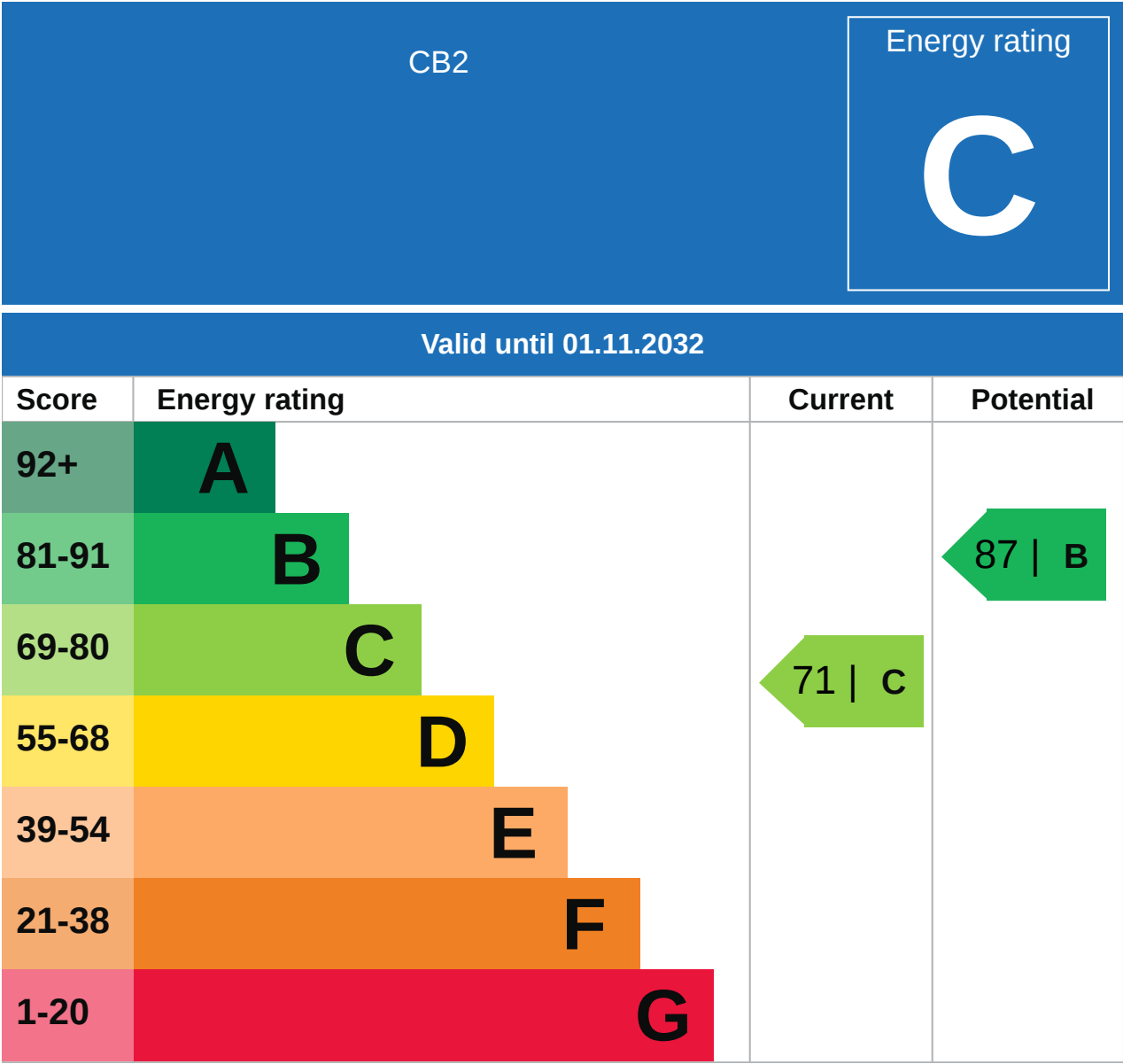


Total area: approx. 65.7 sq. metres (707.5 sq. feet)

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

PORSON COURT, CAMBRIDGE, CB2





Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²



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



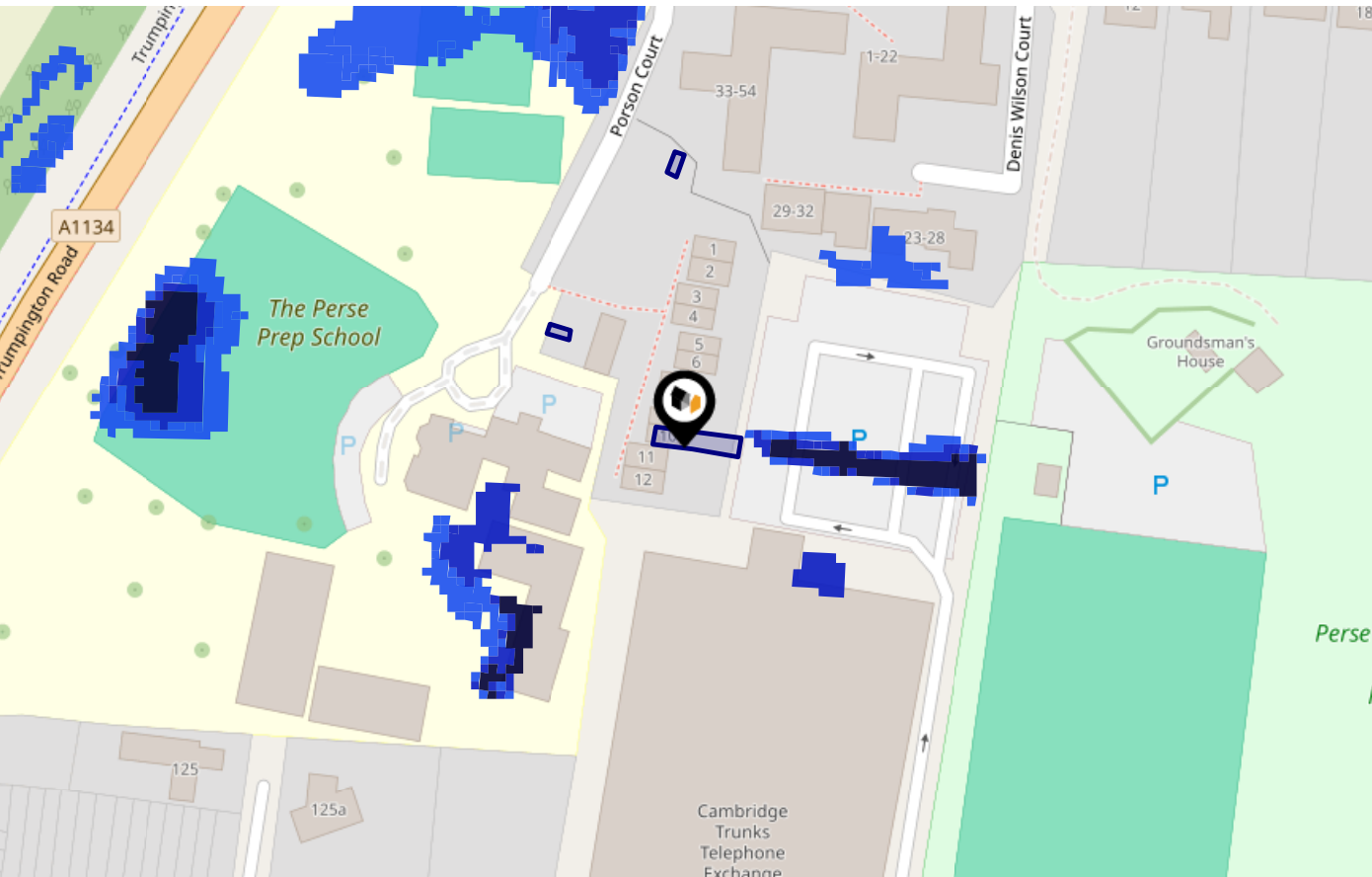
/cookecurtisco

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.

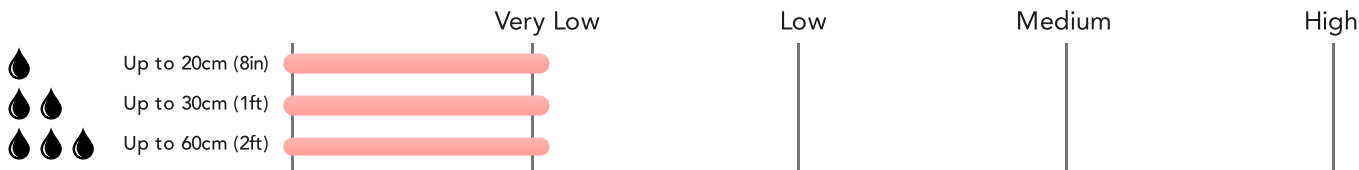


Risk Rating: Very low

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:

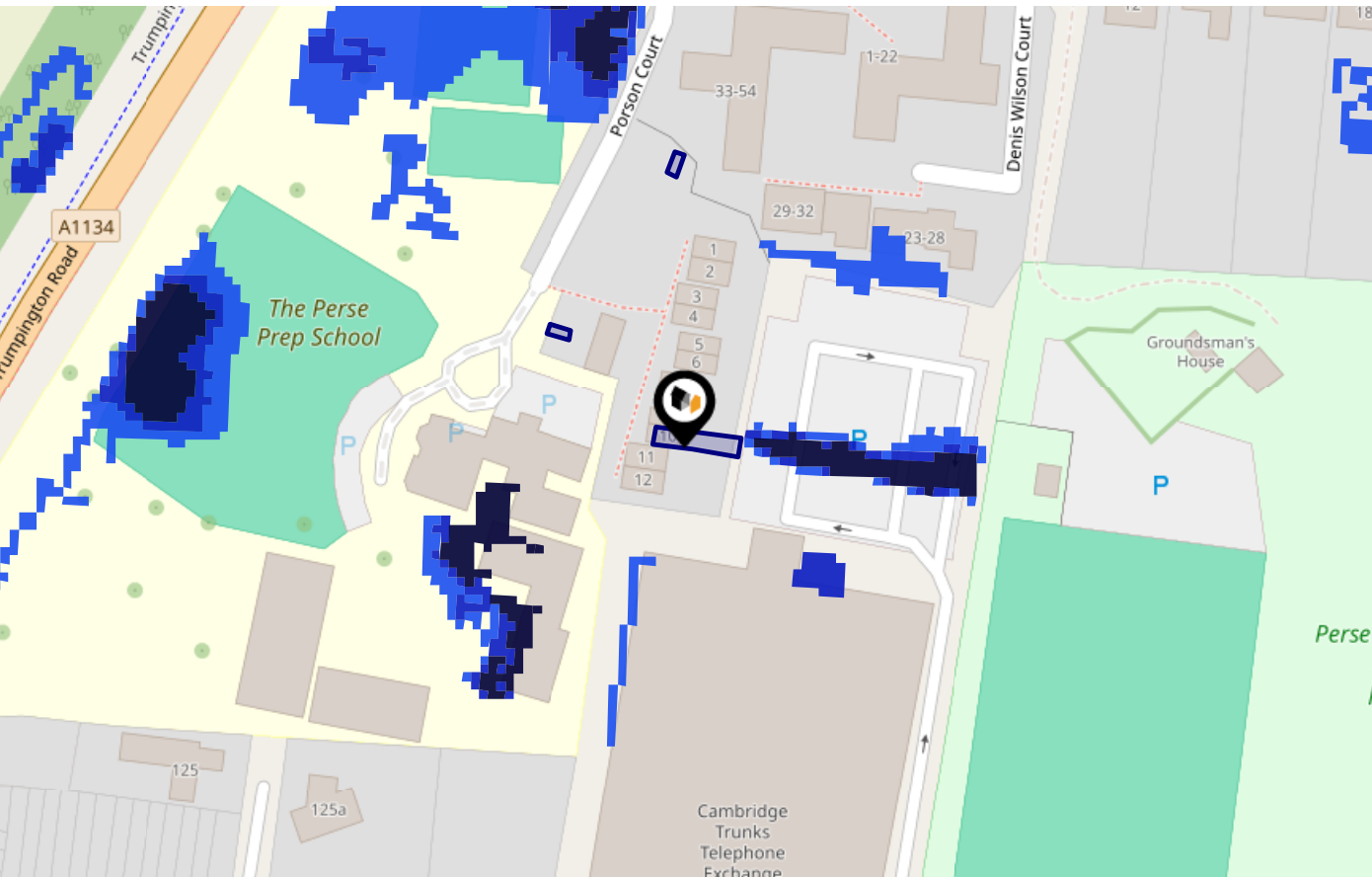


Flood Risk

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.

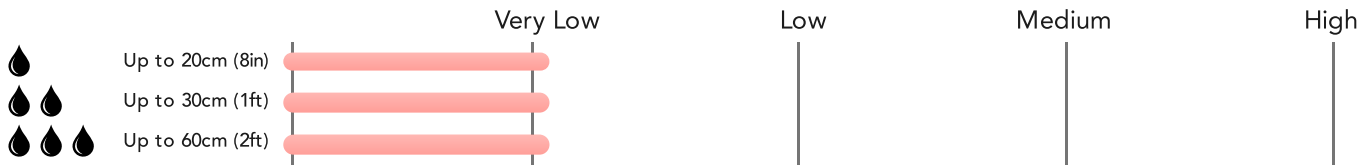


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

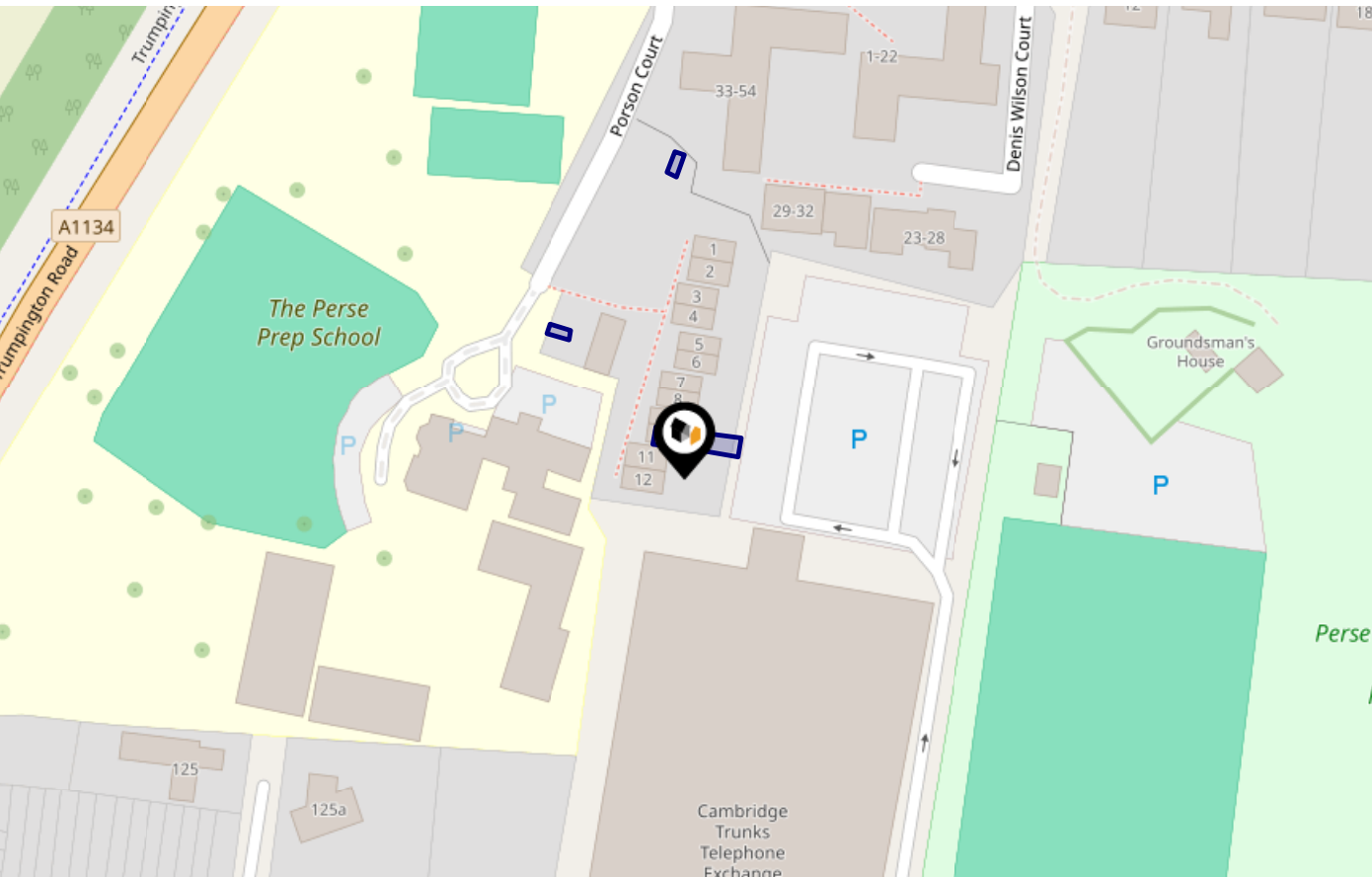


Flood Risk

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.

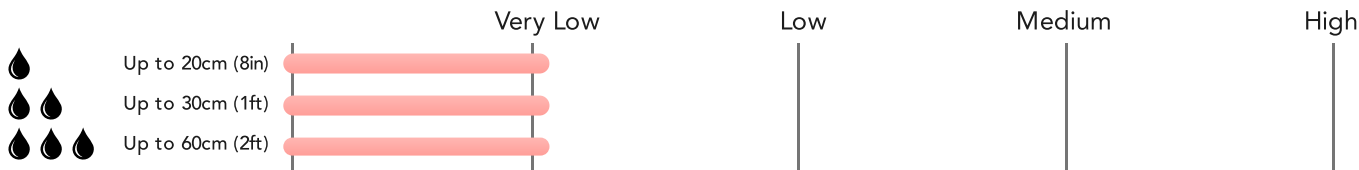


Risk Rating: Very low

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- 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:

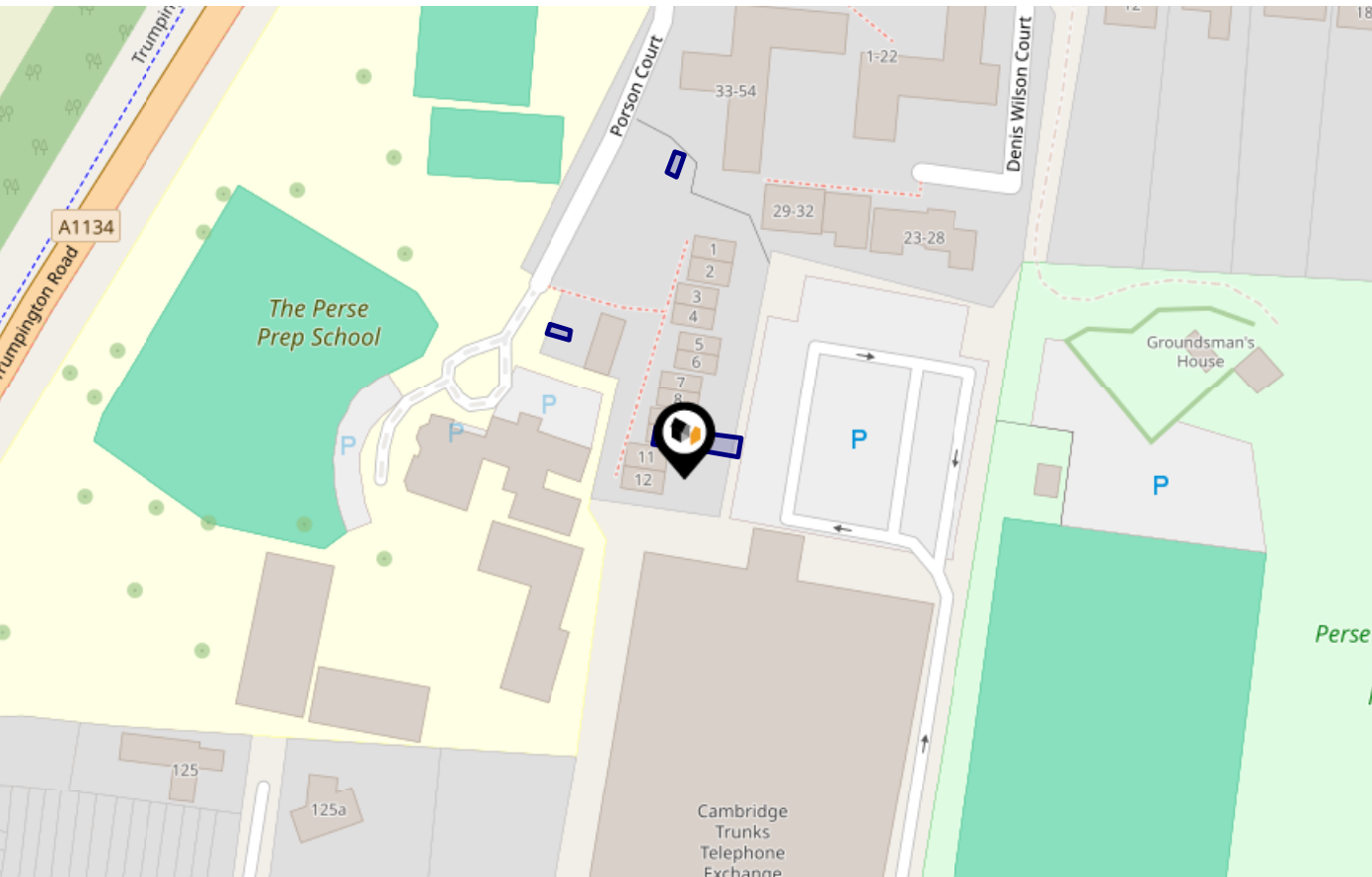


Flood Risk

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.

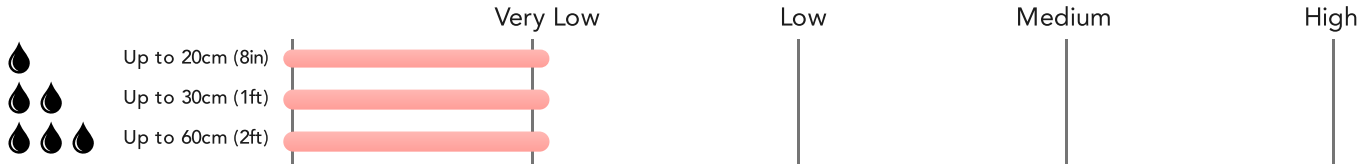


Risk Rating: Very low

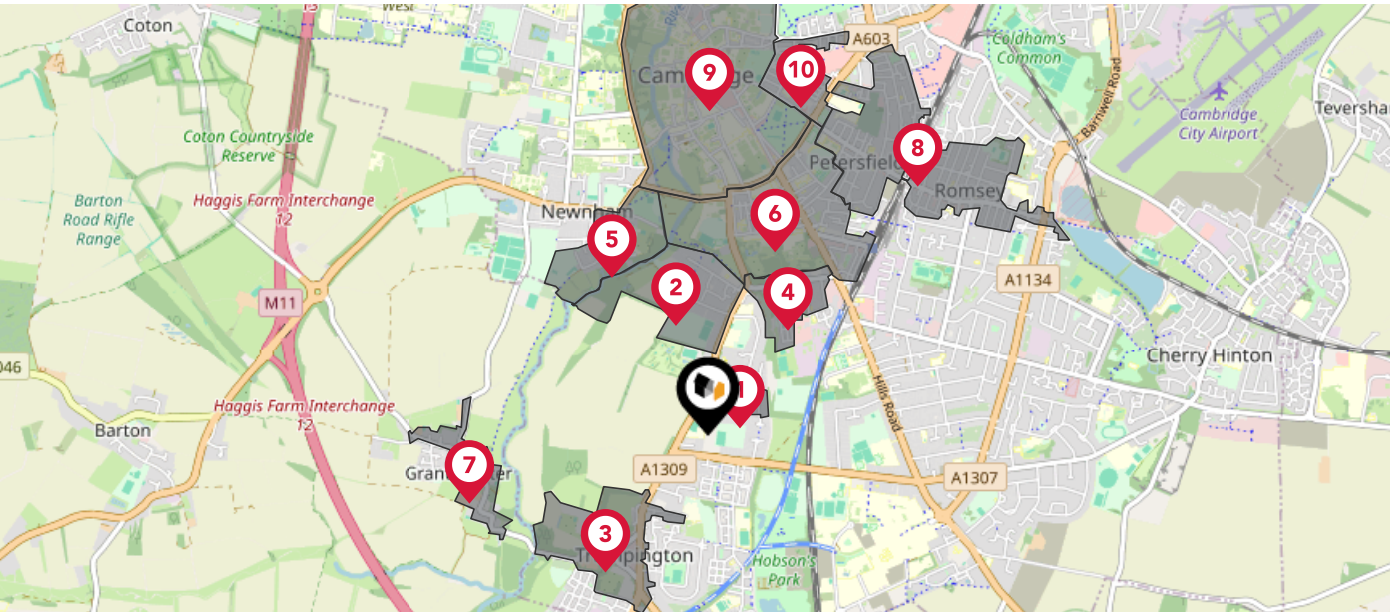
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



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.



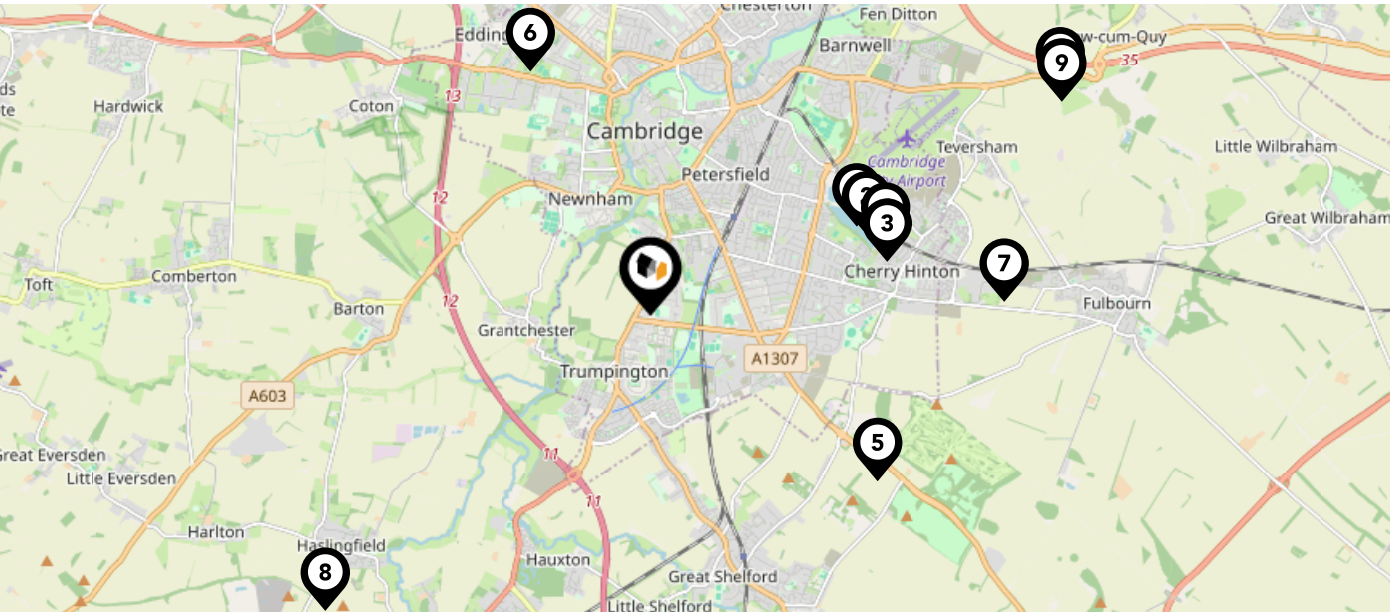
Nearby Conservation Areas	
1	Barrow Road
2	Southacre
3	Trumpington
4	Brooklands Avenue
5	Newnham Croft
6	New Town and Glisson Road
7	Grantchester
8	Mill Road
9	Central
10	The Kite

Maps

Landfill Sites

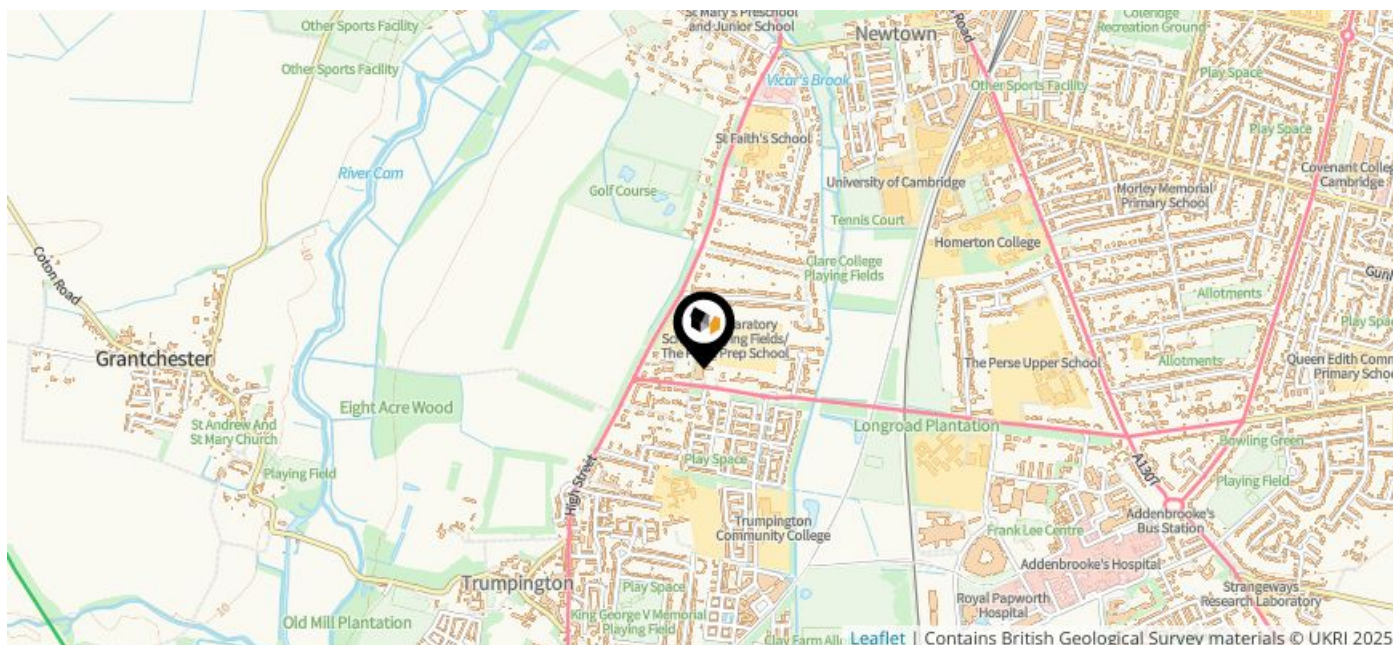


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
7	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
8	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
9	Quy Bridge-Quy	Historic Landfill
10	Quy Mill Hotel-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



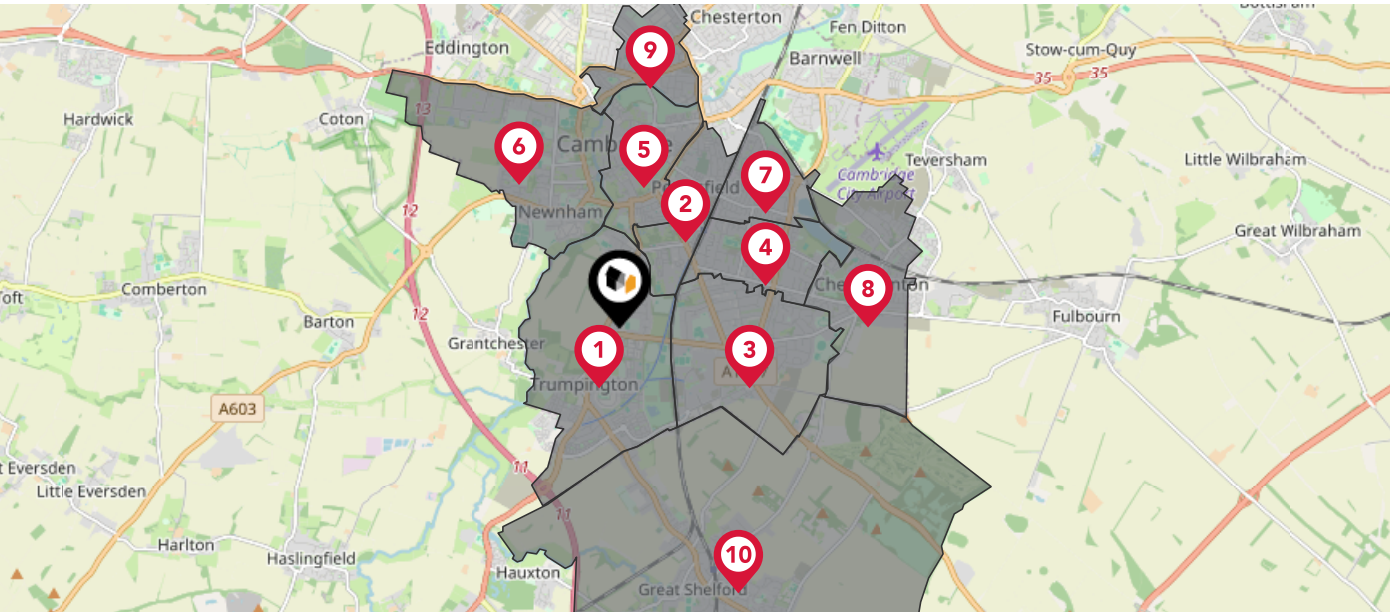
Mine Entry

- ✕ 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

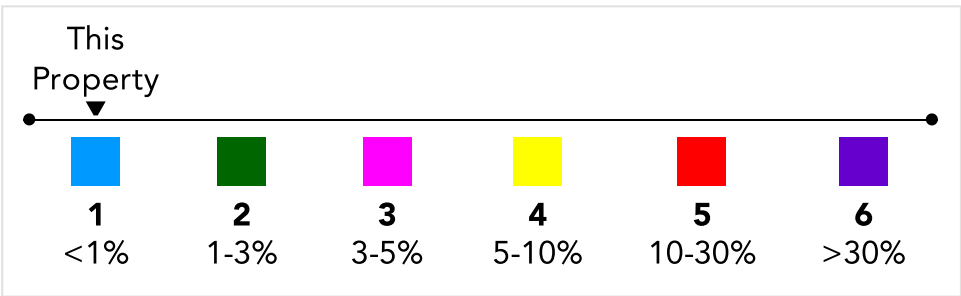
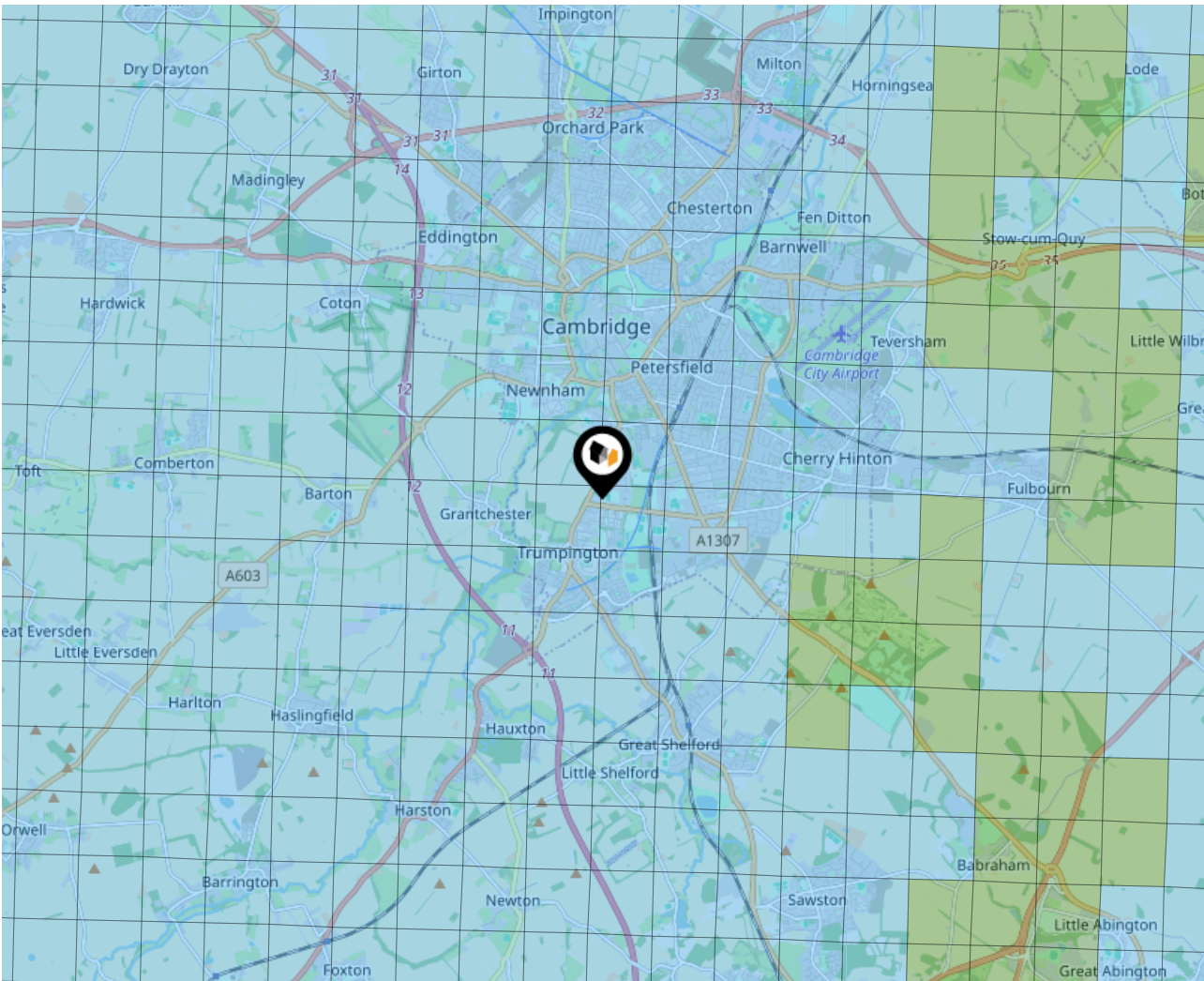


Nearby Council Wards

1	Trumpington Ward
2	Petersfield Ward
3	Queen Edith's Ward
4	Coleridge Ward
5	Market Ward
6	Newnham Ward
7	Romsey Ward
8	Cherry Hinton Ward
9	West Chesterton Ward
10	Shelford Ward

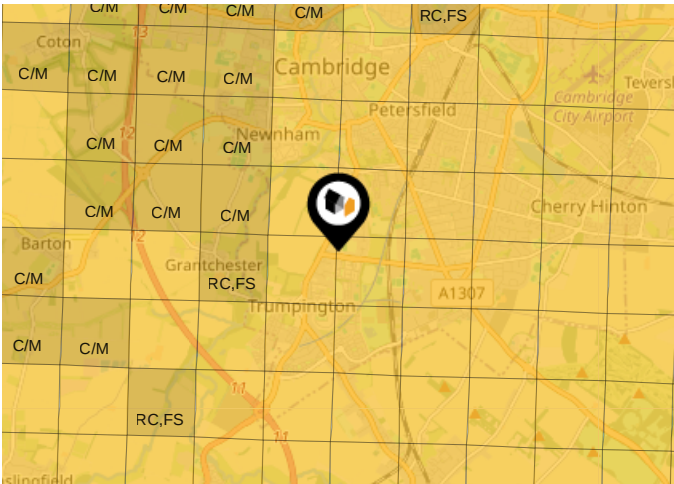
What is Radon?

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

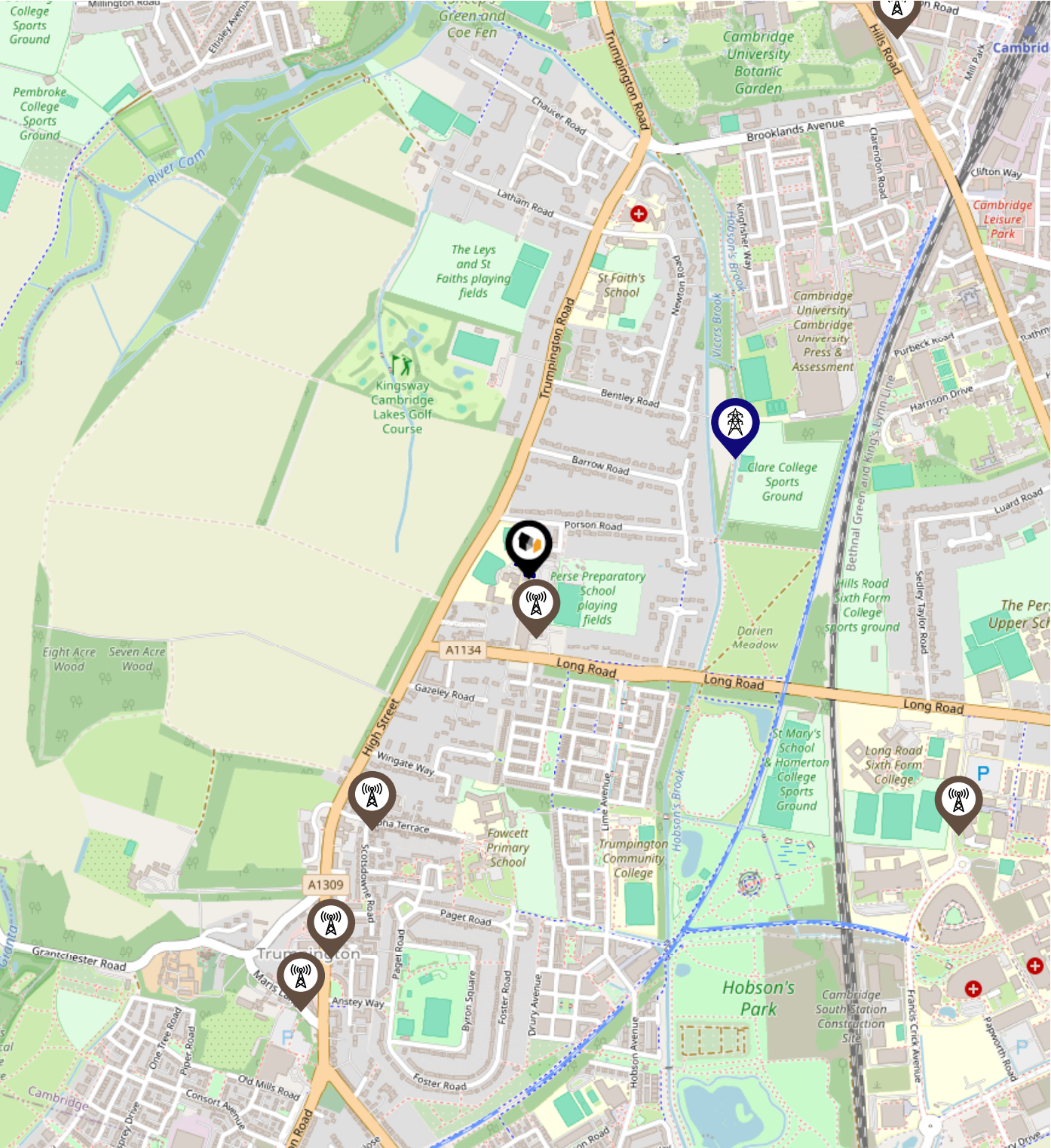


Primary Classifications (Most Common Clay Types)

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:

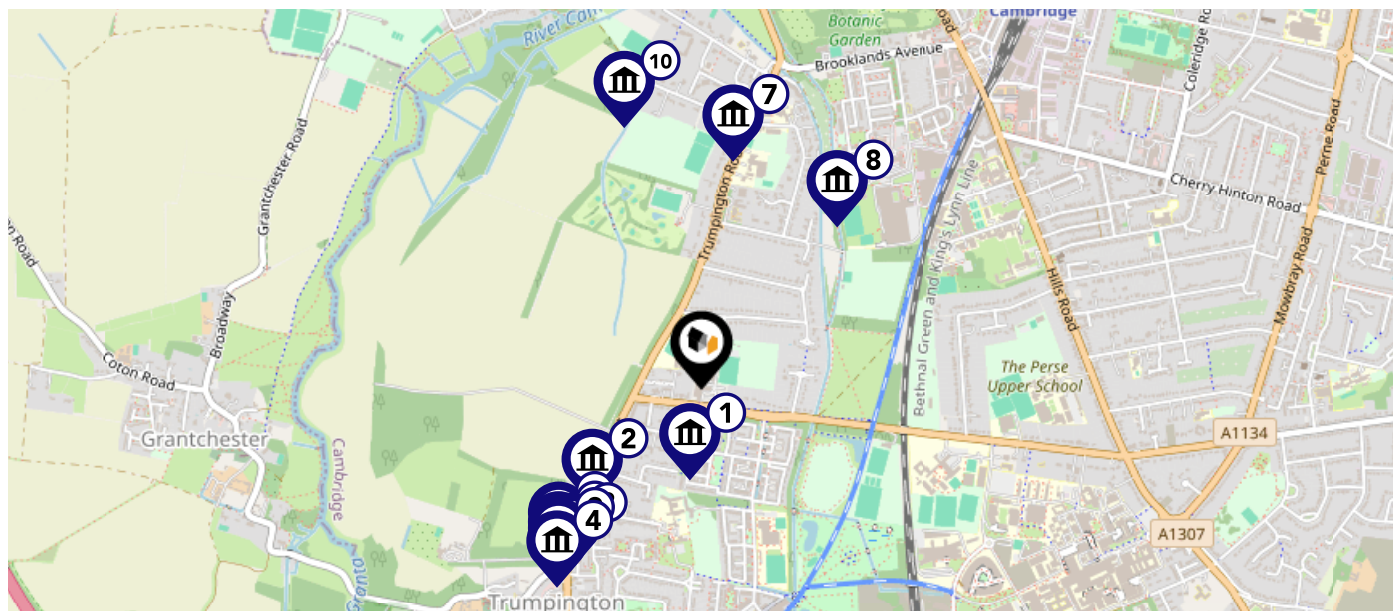
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

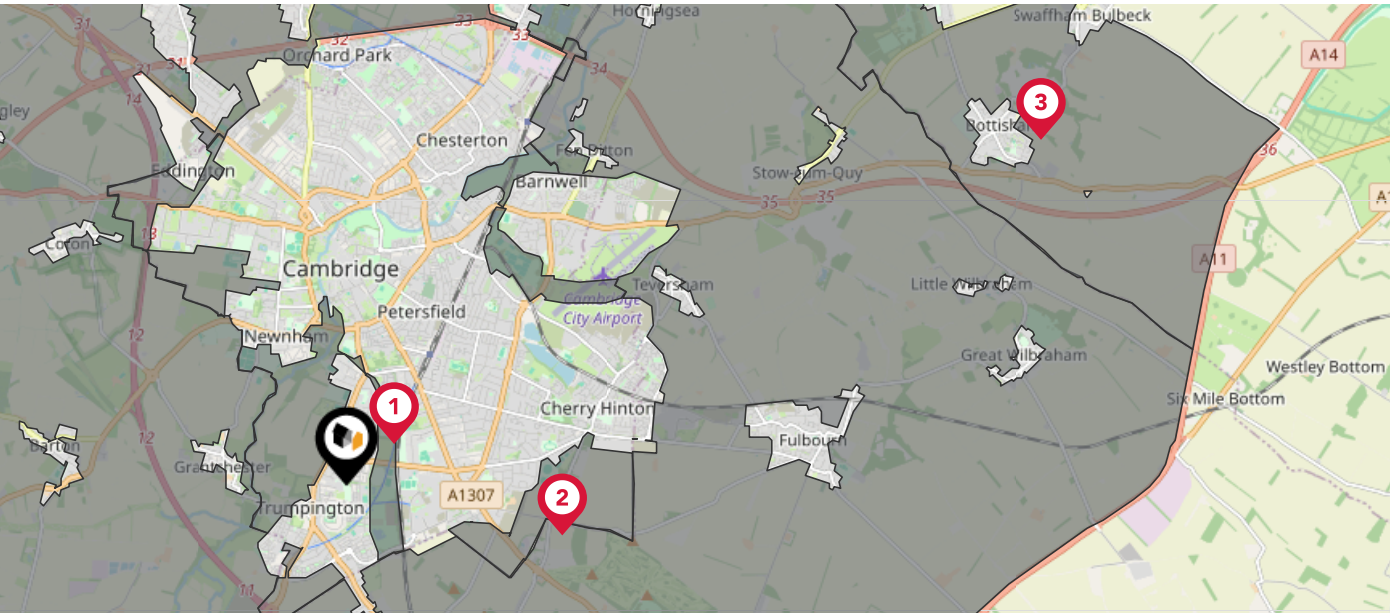


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1235122 - Clay Farmhouse	Grade II	0.2 miles
	1126193 - Milestone About 150 Yards South Of Cromwell House	Grade II	0.3 miles
	1126195 - The Green Man Inn	Grade II	0.5 miles
	1099182 - 28 And 30, High Street	Grade II	0.5 miles
	1331849 - 22, High Street	Grade II	0.5 miles
	1331848 - The Coach And Horses Public House	Grade II	0.5 miles
	1348547 - The Old Nurseries	Grade II	0.5 miles
	1390525 - Regional Seat Of Government	Grade II	0.5 miles
	1126196 - 24 And 26 High Street	Grade II	0.5 miles
	1126030 - River Farmhouse	Grade II	0.6 miles

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

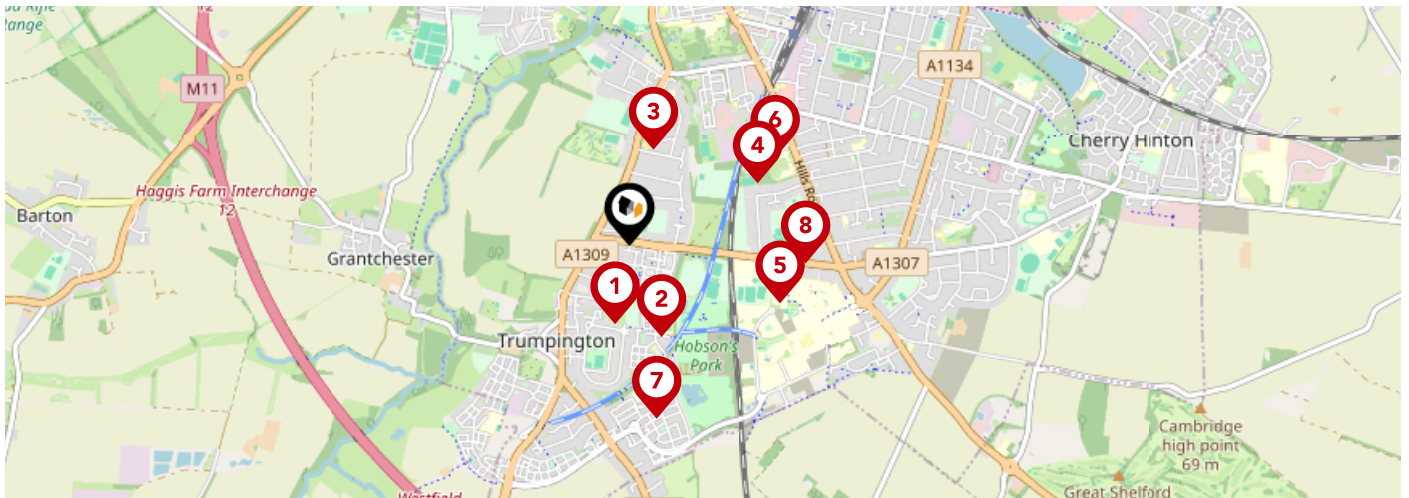


- Nearby Green Belt Land
- 1

Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

Cambridge Green Belt - East Cambridgeshire



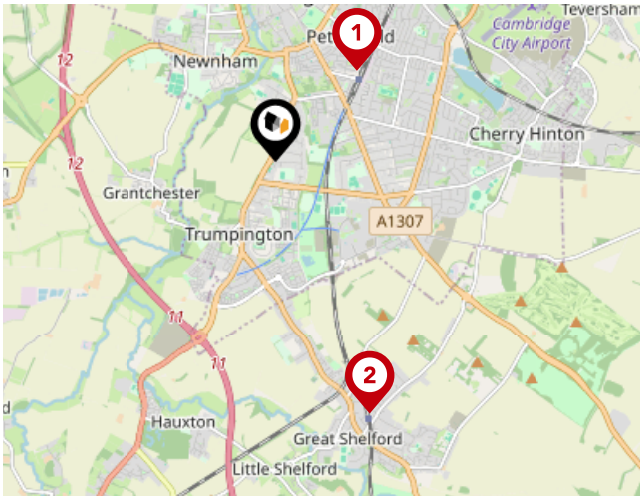
		Nursery	Primary	Secondary	College	Private
1	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.36	☐	☒	☐	☐	☐
2	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.44	☐	☐	☒	☐	☐
3	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.45	☐	☐	☒	☐	☐
4	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.65	☐	☐	☒	☐	☐
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.74	☐	☐	☒	☐	☐
6	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.78	☐	☐	☒	☐	☐
7	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.48	☐	☒	☐	☐	☐
8	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.81	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.91	☐	☐	☒	☐	☐
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.93	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:0.98	☐	☒	☐	☐	☐
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1	☐	☐	☒	☐	☐
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1.03	☐	☐	☒	☐	☐
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:1.04	☐	☐	☒	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.04	☐	☐	☒	☐	☐
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:1.04	☐	☒	☐	☐	☐

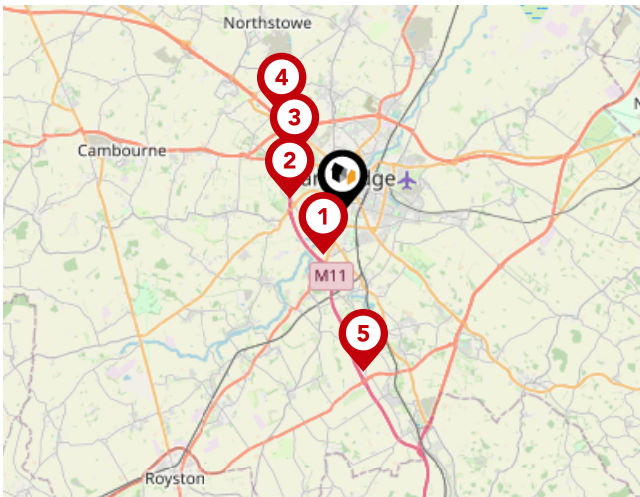
Area

Transport (National)



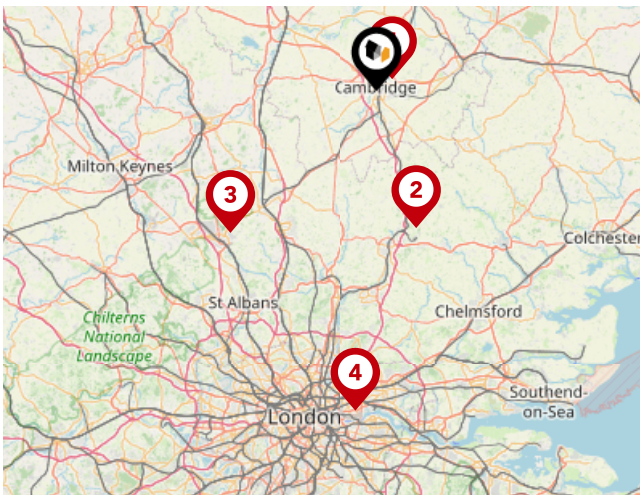
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.11 miles
2	Shelford (Cambs) Rail Station	2.45 miles
3	Cambridge North Rail Station	3.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.67 miles
2	M11 J12	2 miles
3	M11 J13	2.74 miles
4	M11 J14	4.19 miles
5	M11 J10	5.84 miles



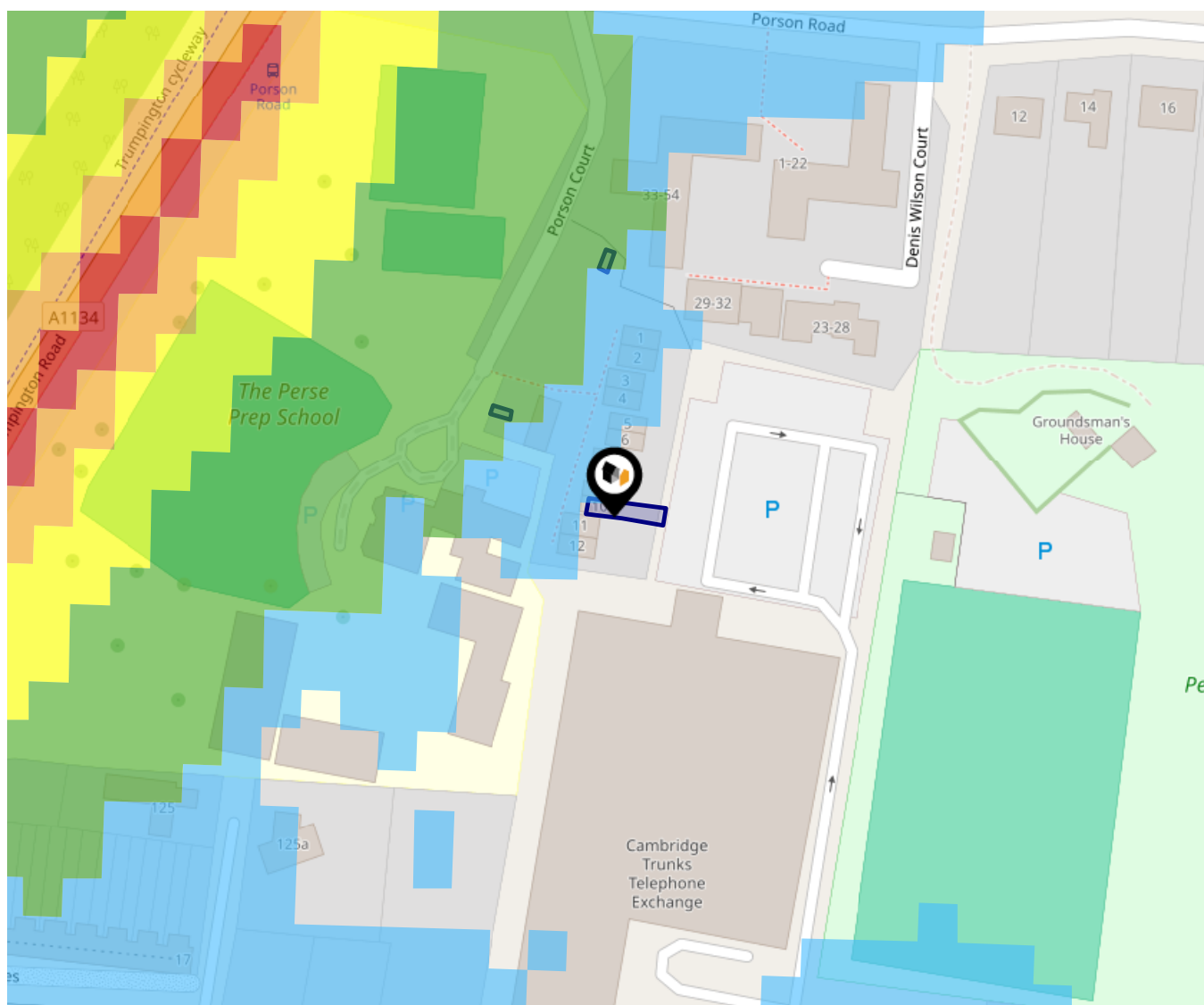
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.85 miles
2	Stansted Airport	21.04 miles
3	Luton Airport	29.76 miles
4	Silvertown	47.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	Porson Road	0.09 miles
2	Porson Road	0.13 miles
3	Trumpington Road	0.14 miles
4	Bentley Road	0.27 miles
5	Gazeley Road	0.24 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

