

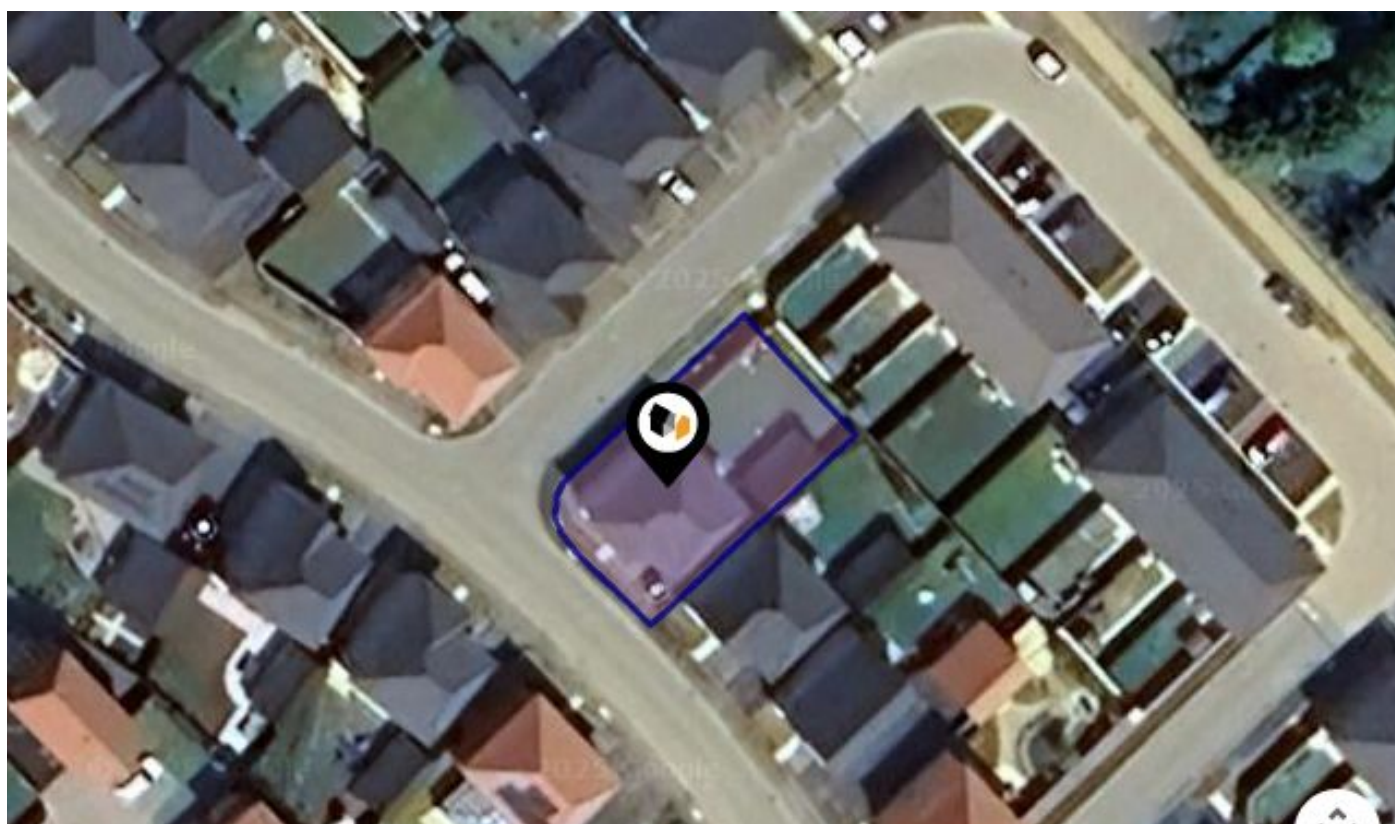


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 10th November 2025



GROVES WAY, COTTENHAM, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

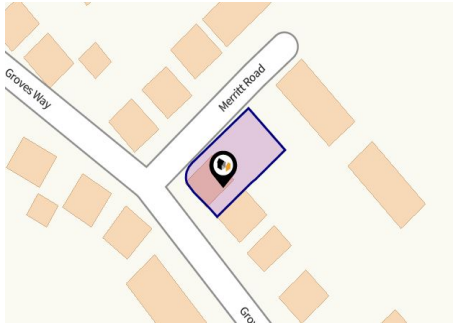
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by
aprift
Know any property instantly

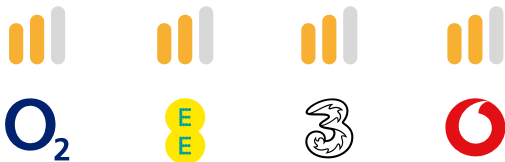


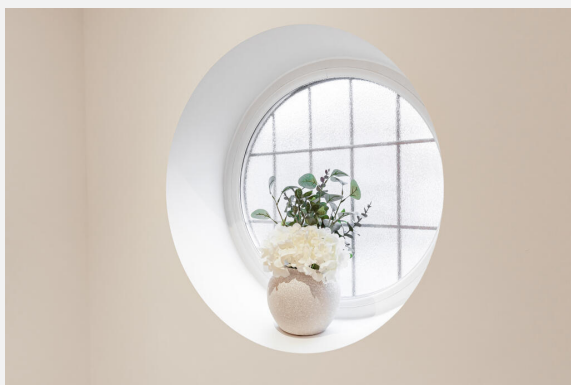
Property

Type:	Detached	Tenure:	Freehold
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.08 acres		
Year Built :	2021		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB472287		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	74	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				









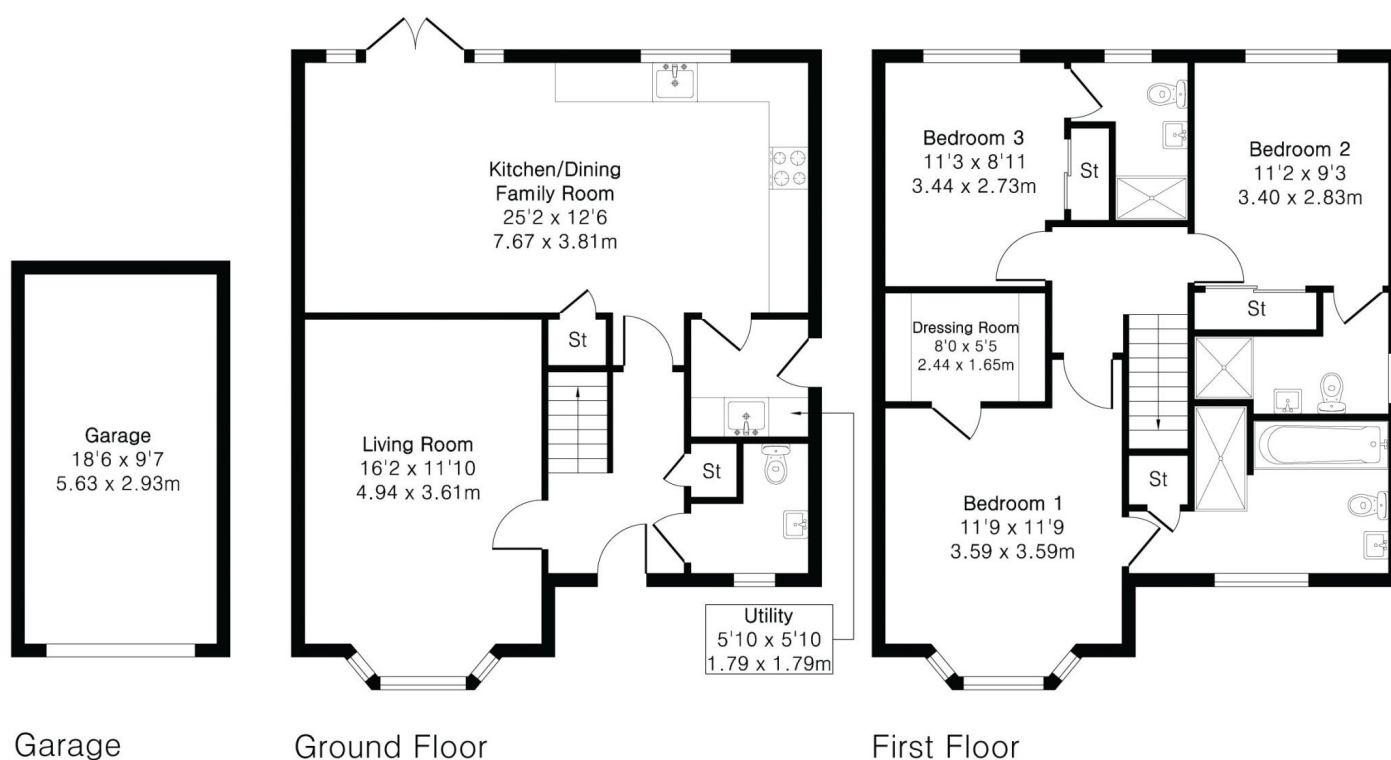
GROVES WAY, COTTENHAM, CAMBRIDGE, CB24

**Approximate Gross Internal Area 1388 sq ft - 128 sq m
(Excluding Garage)**

Ground Floor Area 694 sq ft – 64 sq m

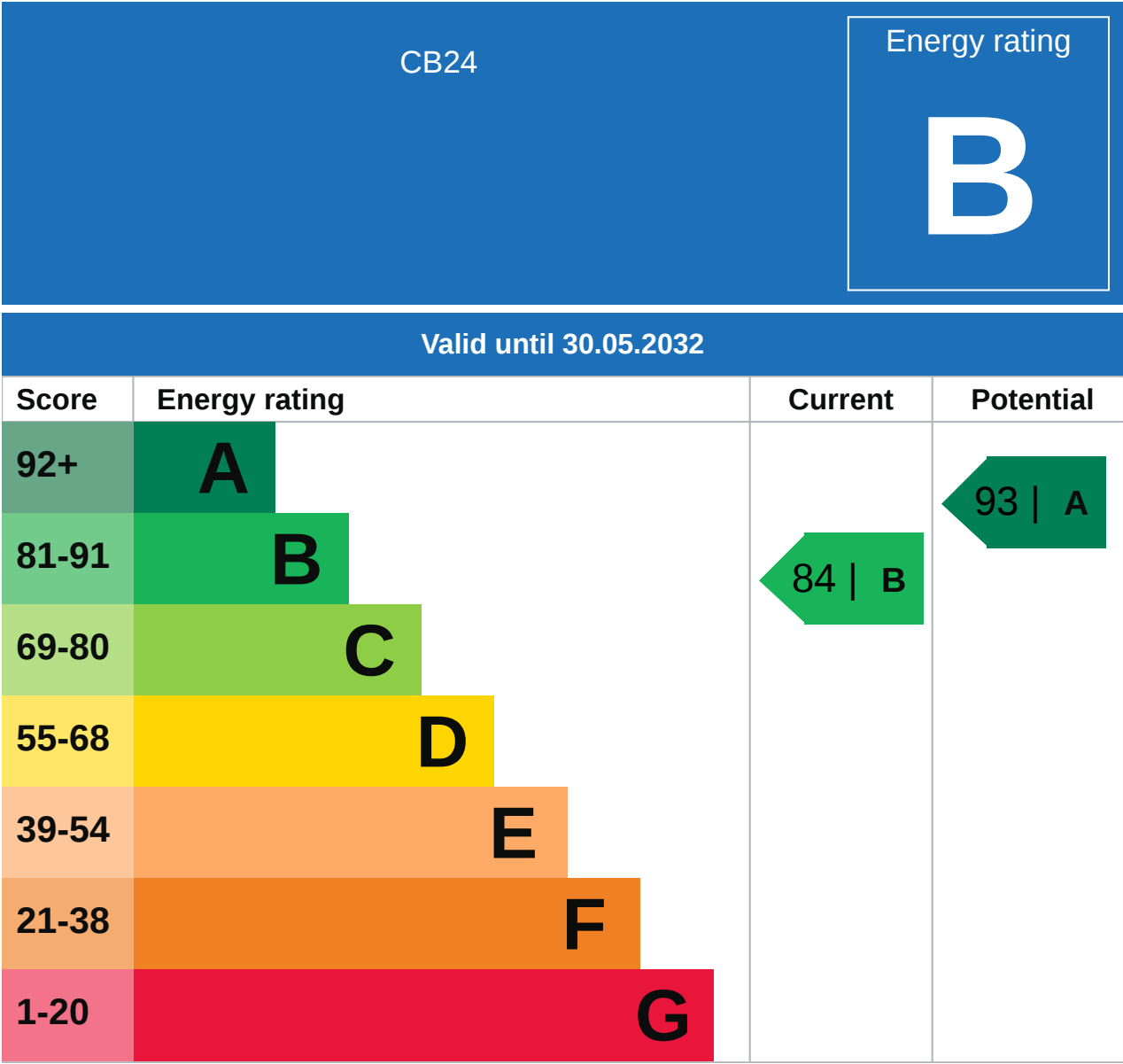
First Floor Area 694 sq ft – 64 sq m

Garage Area 178 sq ft – 16 sq m



GROVES WAY, COTTENHAM, CAMBRIDGE, CB24





Additional EPC Data

Property Type:	House
Build Form:	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 0.27 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 0.16 W/m-Â°K
Total Floor Area:	130 m ²

Construction Type

2022 - Standard brick

Other

Yearly fee of up to £300 to maintain the grounds on the estate

Central Heating

Central



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



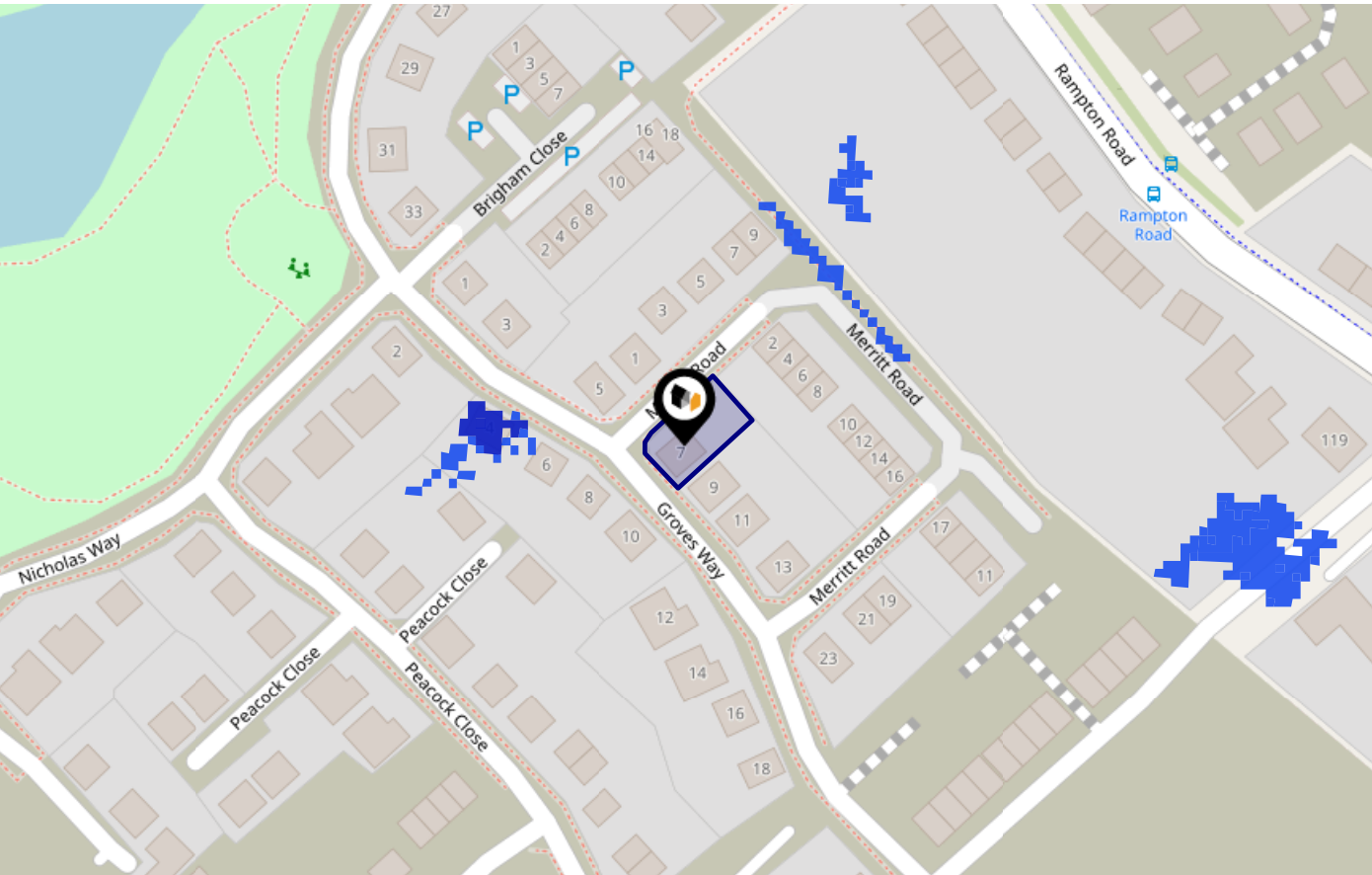
/cookecurtisco

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.

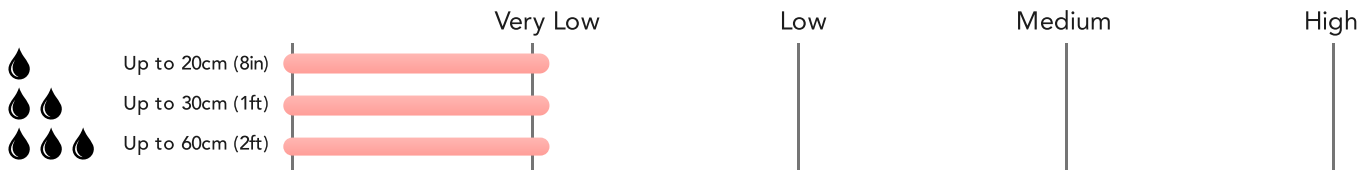


Risk Rating: Very low

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:

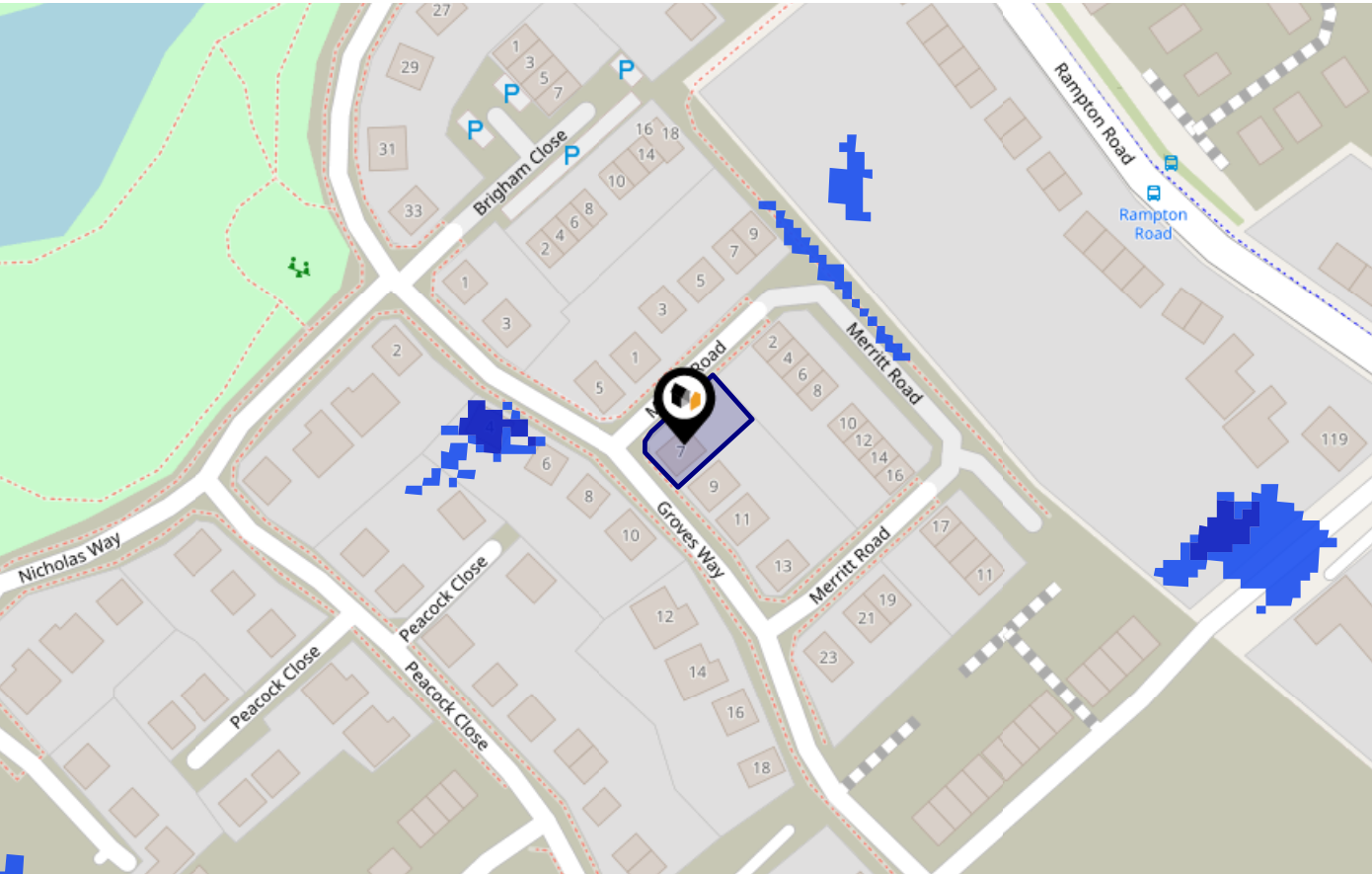


Flood Risk

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.

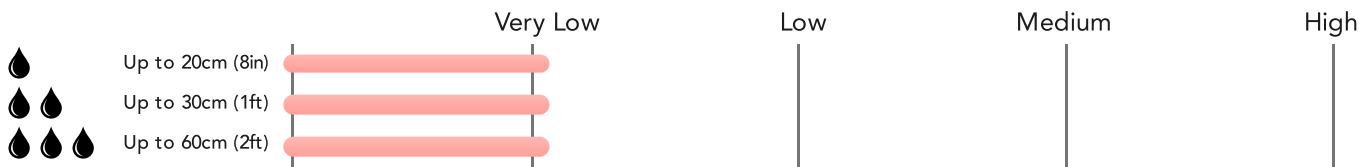


Risk Rating: Very low

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:

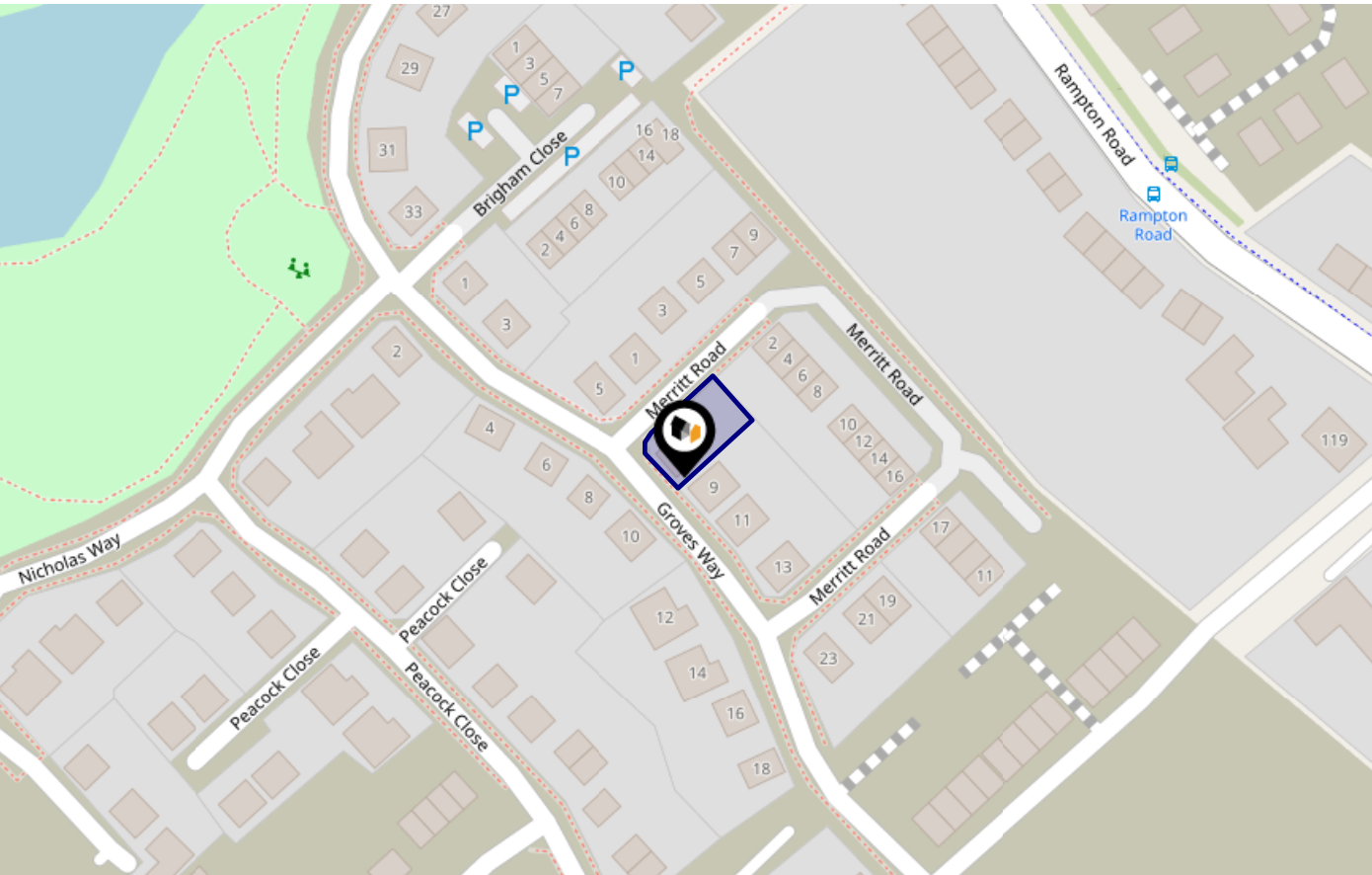


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

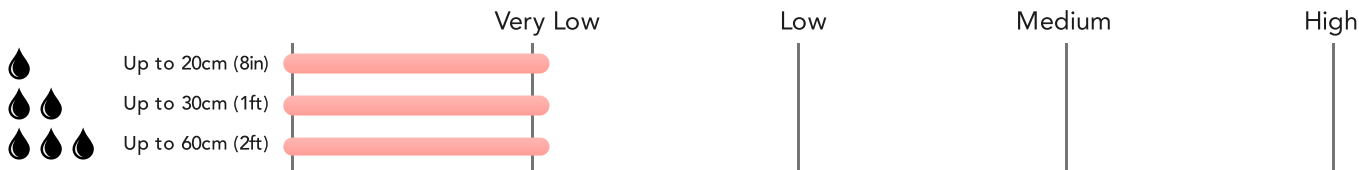


Risk Rating: Very low

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:

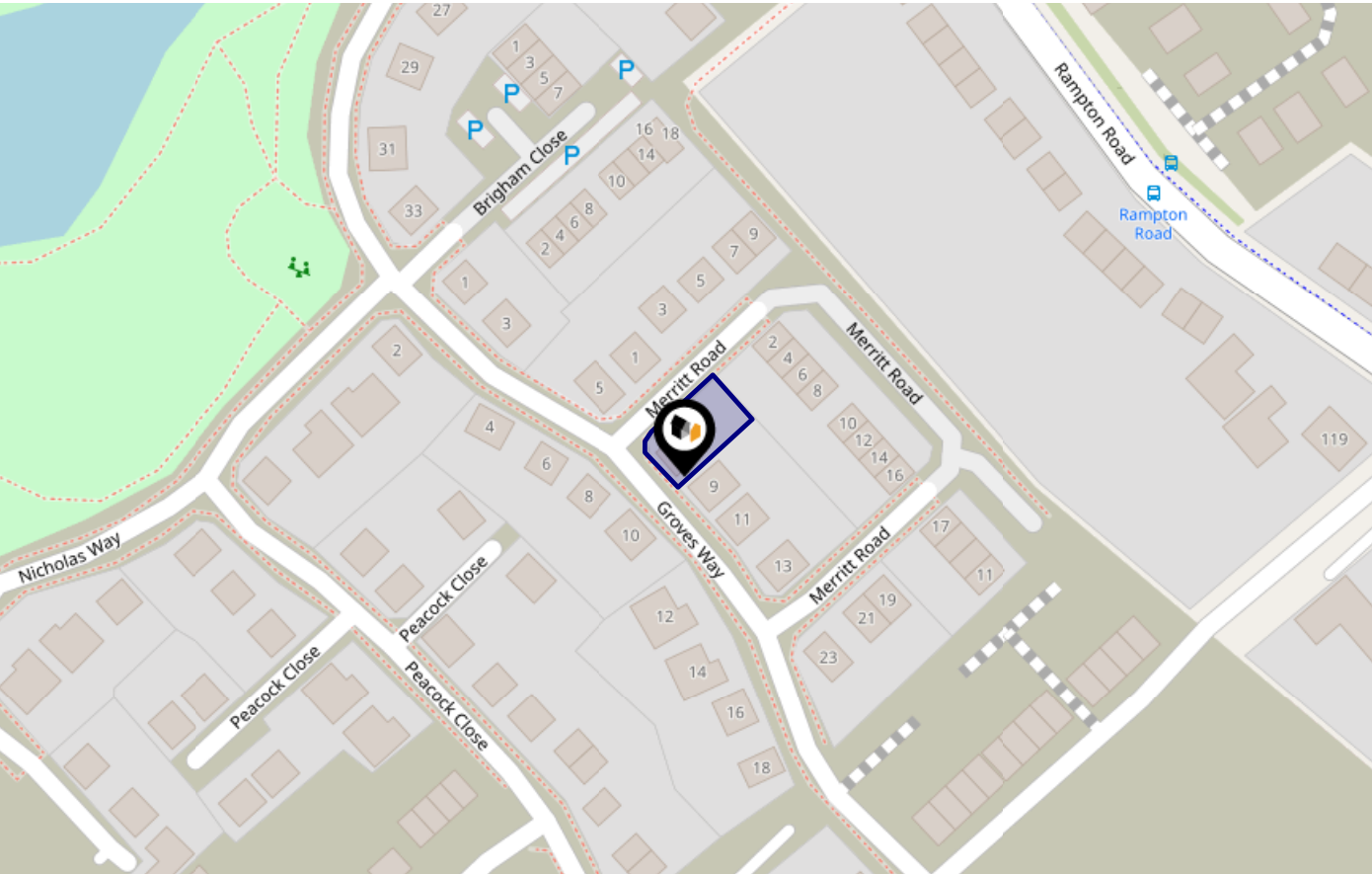


Flood Risk

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.

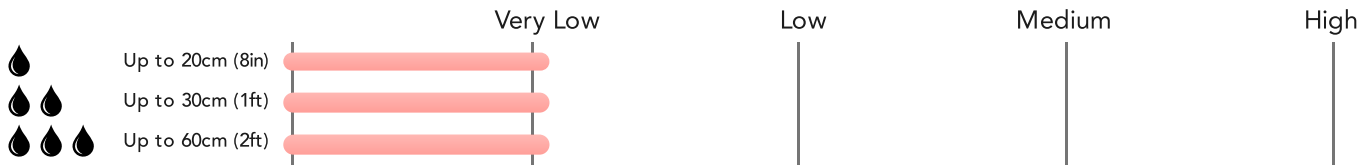


Risk Rating: Very low

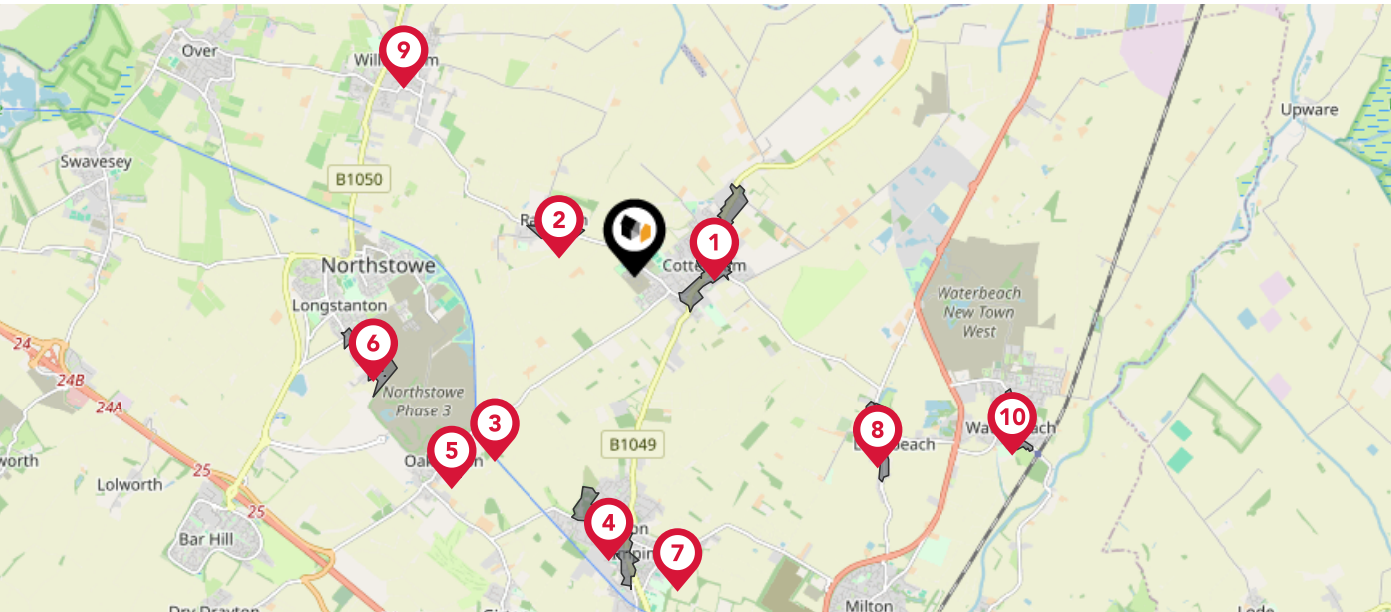
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.



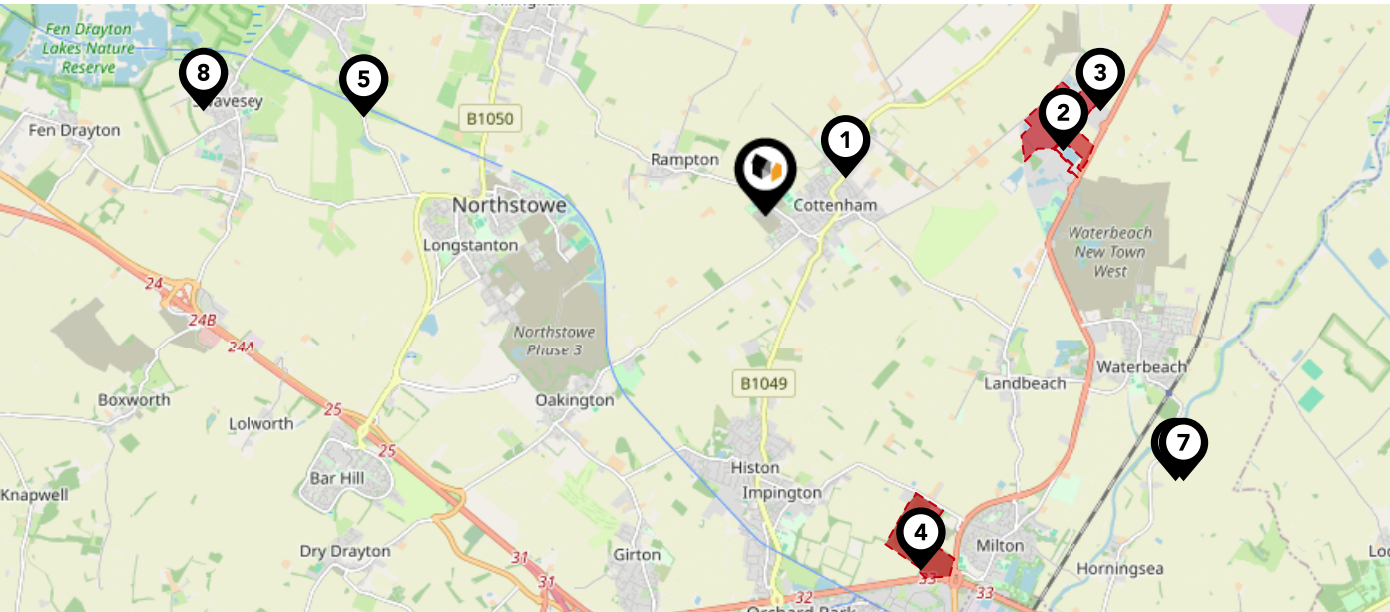
Nearby Conservation Areas	
1	Cottenham
2	Rampton
3	Westwick
4	Histon and Impington
5	Oakington
6	Longstanton
7	Impington St Andrew's
8	Landbeach
9	Willingham
10	Waterbeach

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	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill
2	EA/EPR/FP3190NH/V002	Active Landfill
3	No name provided by source	Active Landfill
4	No name provided by source	Active Landfill
5	Hill Farm-Longstanton Road, Over	Historic Landfill
6	Clayhithe Cottages-Horningsea	Historic Landfill
7	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
8	Hale Road-Swavesey	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



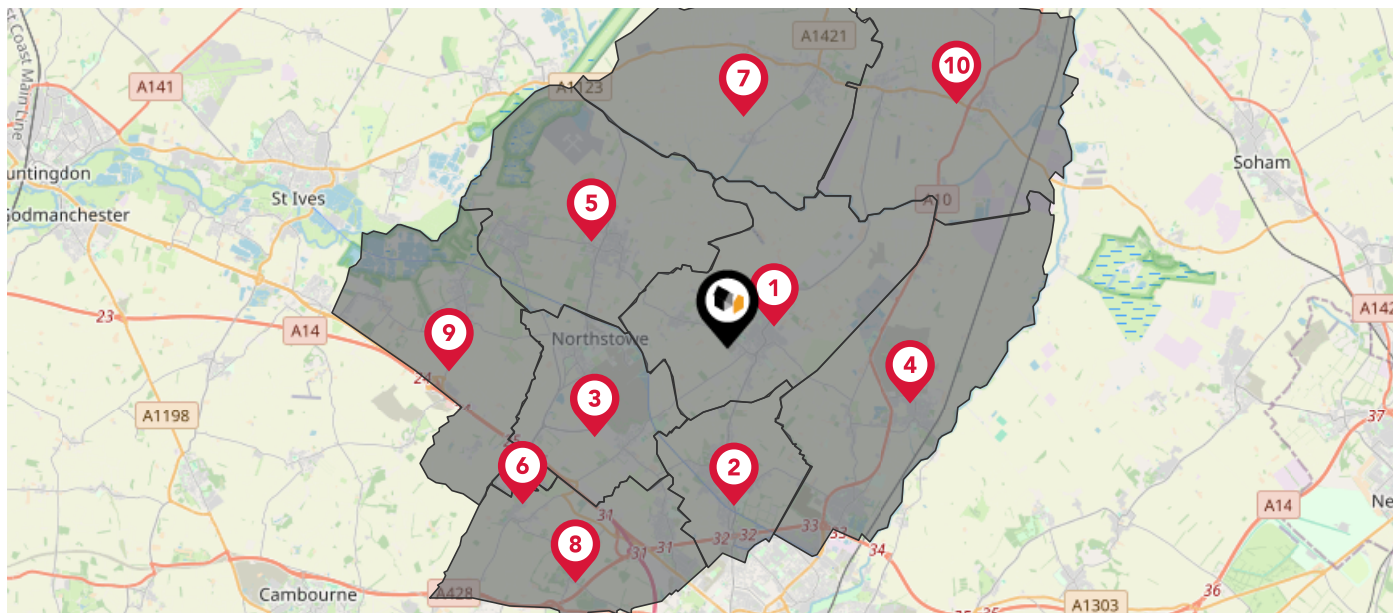
Mine Entry

- ✕ 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



Cottenham Ward



Histon & Impington Ward



Longstanton Ward



Milton & Waterbeach Ward



Over & Willingham Ward



Bar Hill Ward



Haddenham Ward



Girton Ward



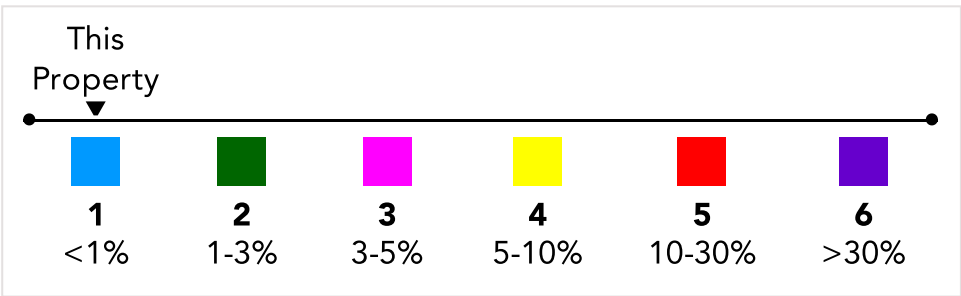
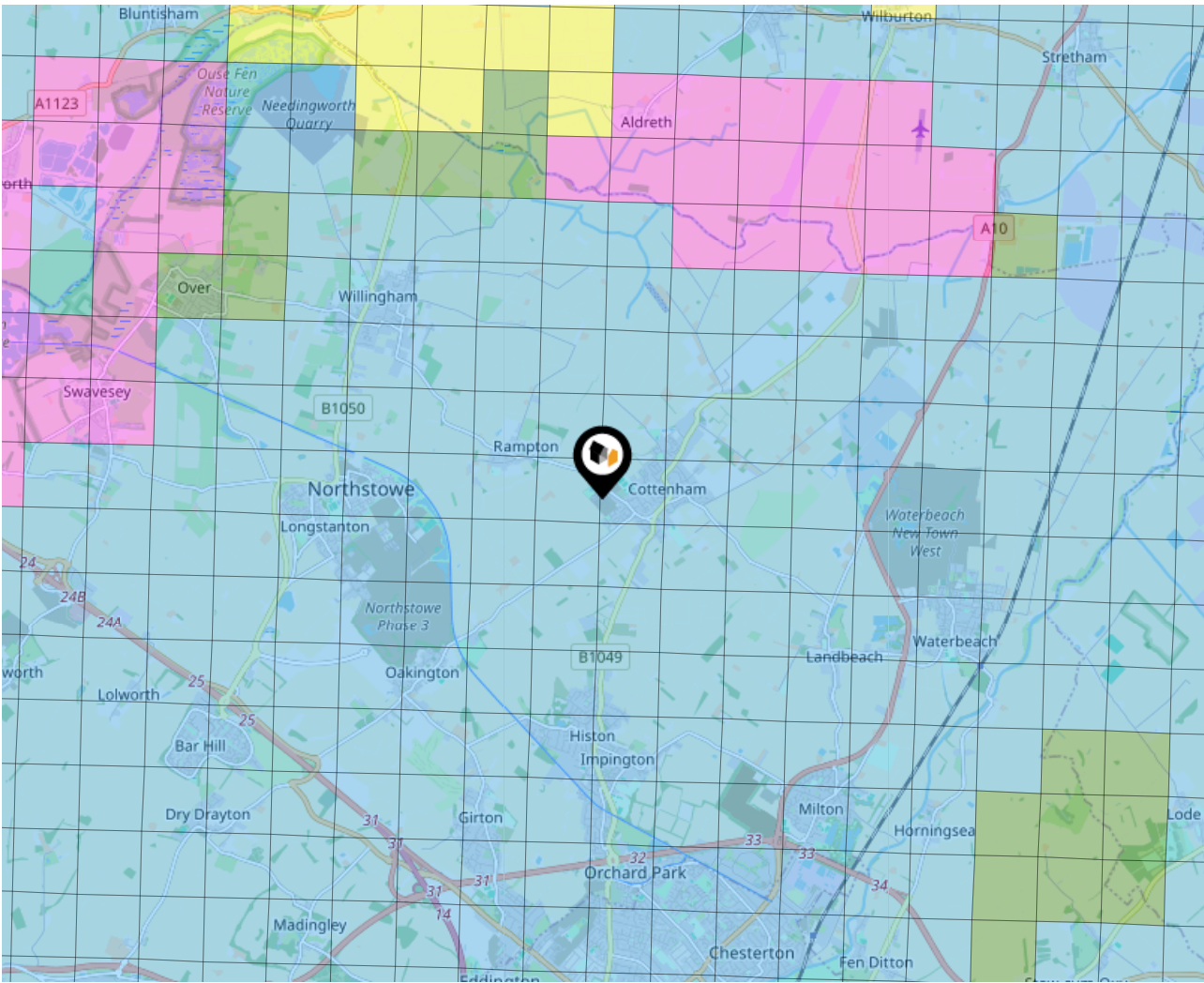
Swavesey Ward



Stretham 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:	CLAY TO LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	HEAVY TO MEDIUM		

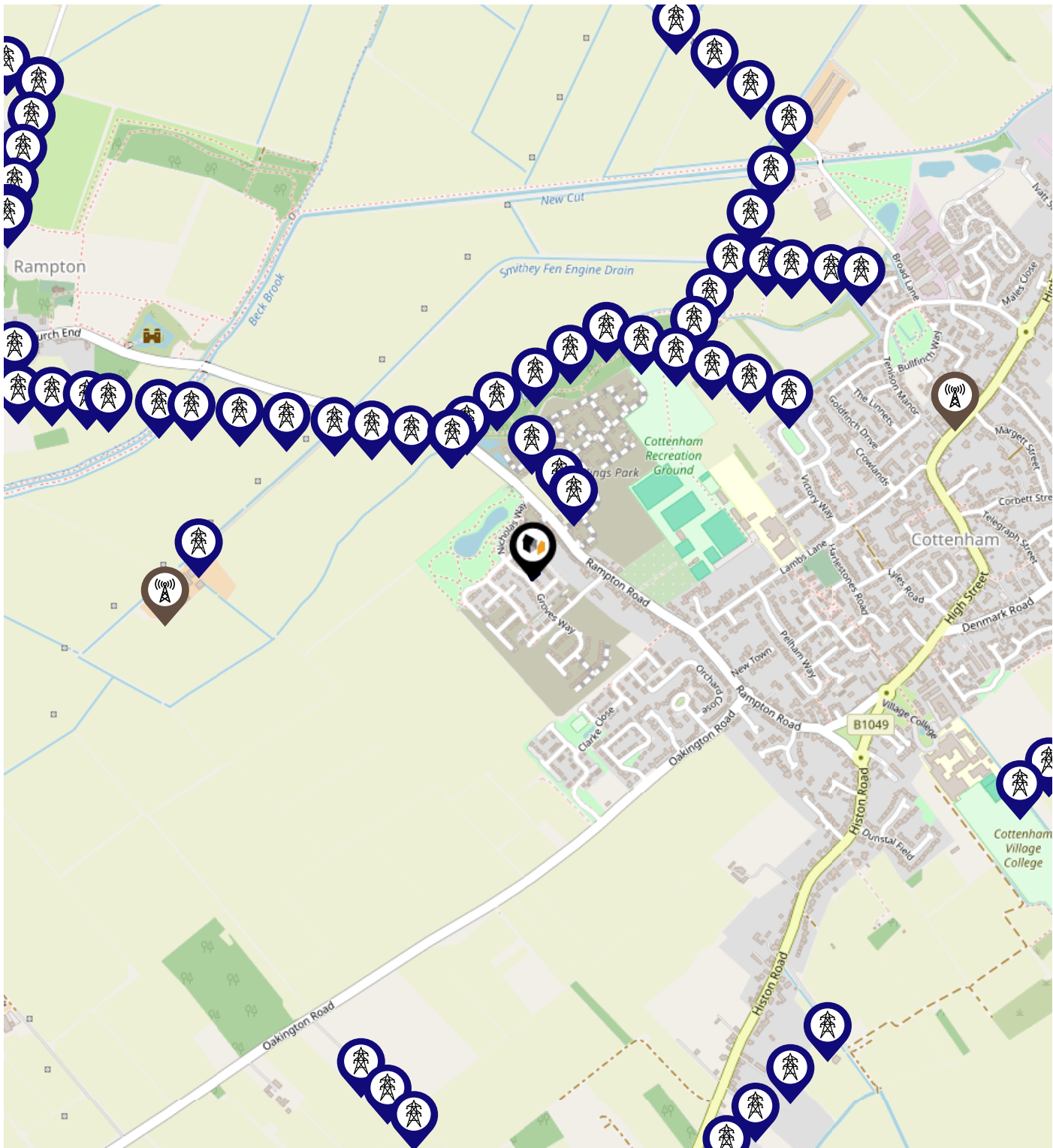


Primary Classifications (Most Common Clay Types)

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

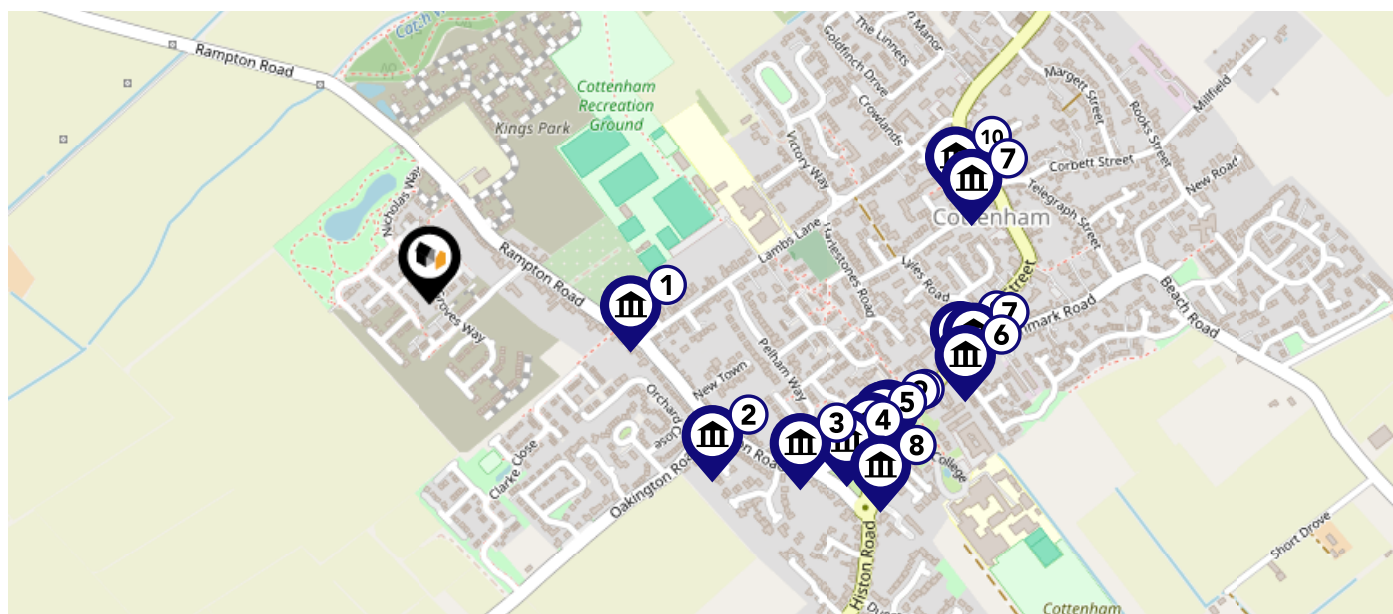
Masts & Pylons



Key:

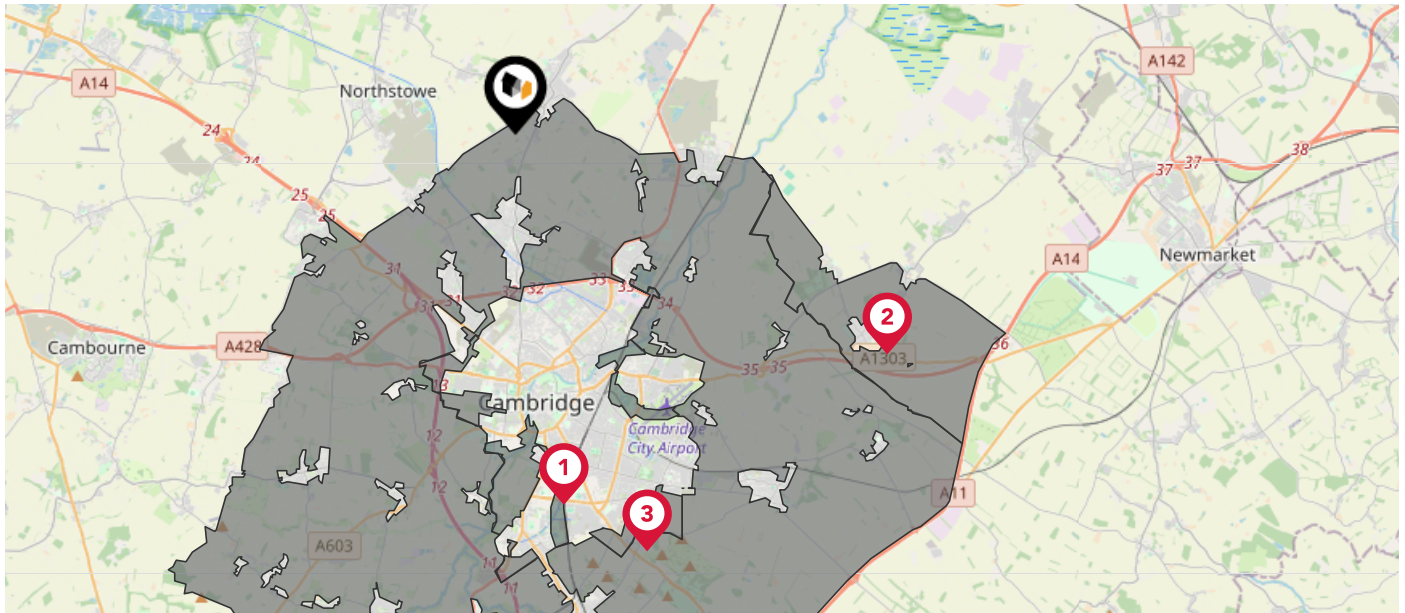
-  Power Pylons
-  Communication Masts

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
	1164084 - Tower Mill	Grade II	0.2 miles
	1127333 - Moretons Charity Almshouses	Grade II	0.4 miles
	1331312 - Barn, Rear Of Number 344 (manor Farmhouse)	Grade II	0.5 miles
	1164073 - 332, High Street	Grade II	0.5 miles
	1127332 - 324, High Street	Grade II	0.5 miles
	1127319 - 309, High Street	Grade II	0.6 miles
	1127318 - War Memorial	Grade II	0.6 miles
	1163905 - The Limes	Grade II	0.6 miles
	1127331 - 316, High Street	Grade II	0.6 miles
	1317992 - Pelham House	Grade II	0.6 miles
	1127330 - Gothic House	Grade II	0.6 miles
	1331311 - 284, High Street	Grade II	0.6 miles
	MIR - Material Info 1164065 - 318, High Street	Grade II	0.6 miles

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



Nearby Green Belt Land

1

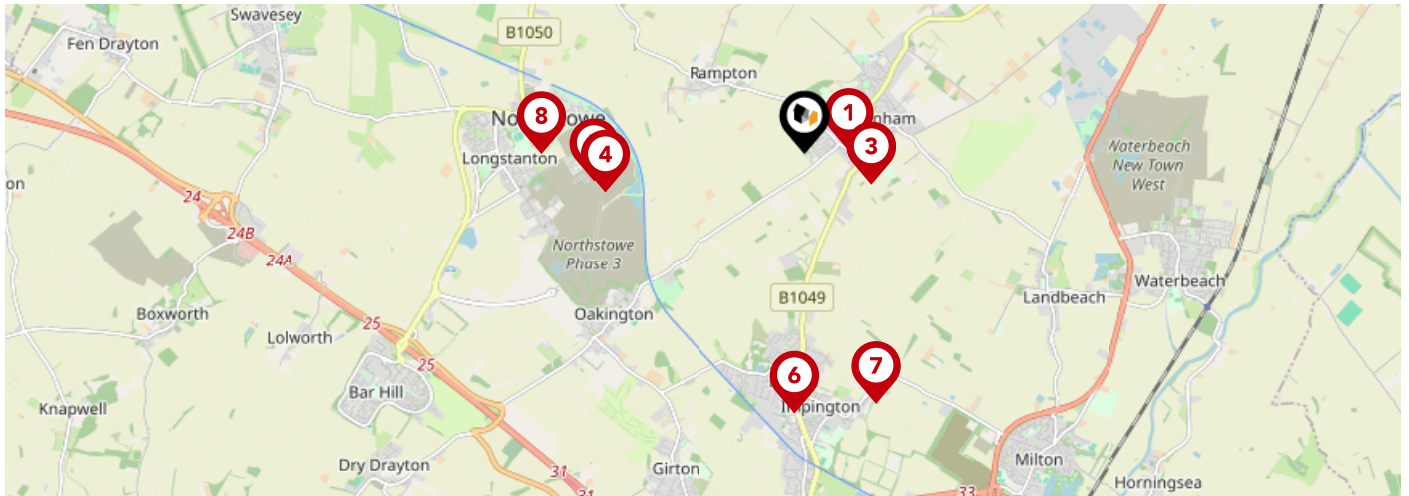
Cambridge Green Belt - South Cambridgeshire

2

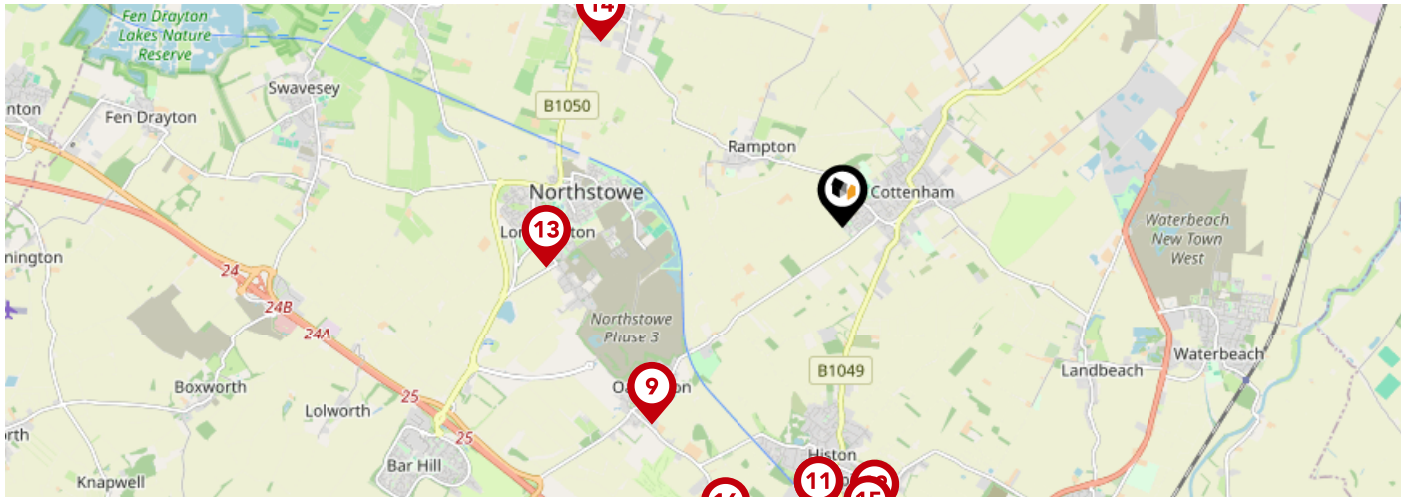
Cambridge Green Belt - East Cambridgeshire

3

Cambridge Green Belt - Cambridge



		Nursery	Primary	Secondary	College	Private
1	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:0.41	☐	☒	☐	☐	☐
2	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:0.67	☐	☐	☒	☐	☐
3	The Centre School Ofsted Rating: Good Pupils: 134 Distance:0.67	☐	☐	☒	☐	☐
4	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:1.83	☐	☐	☒	☐	☐
5	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:1.91	☐	☐	☒	☐	☐
6	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.35	☐	☒	☐	☐	☐
7	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:2.36	☐	☐	☒	☐	☐
8	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.38	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.48	☐	☒	☐	☐	☐
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:2.65	☒	☐	☐	☐	☐
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:2.65	☐	☒	☐	☐	☐
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:2.69	☐	☐	☒	☐	☐
	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.72	☐	☒	☐	☐	☐
	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:2.77	☐	☒	☐	☐	☐
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:2.82	☐	☐	☒	☐	☐
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.02	☐	☐	☒	☐	☐

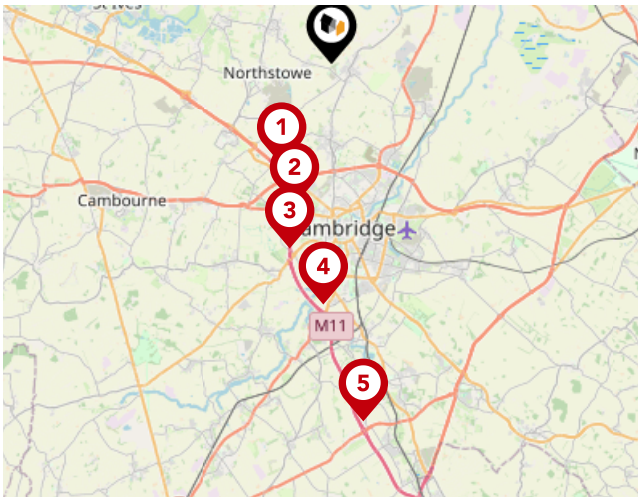
Area

Transport (National)



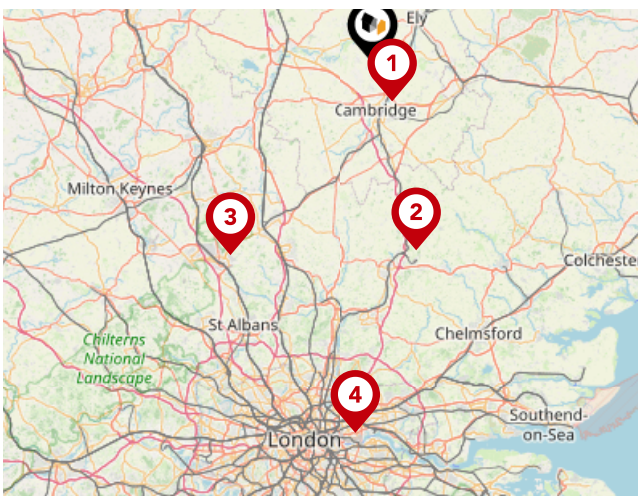
National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	4.74 miles
	Waterbeach Rail Station	4.03 miles
	Cambridge Rail Station	6.47 miles



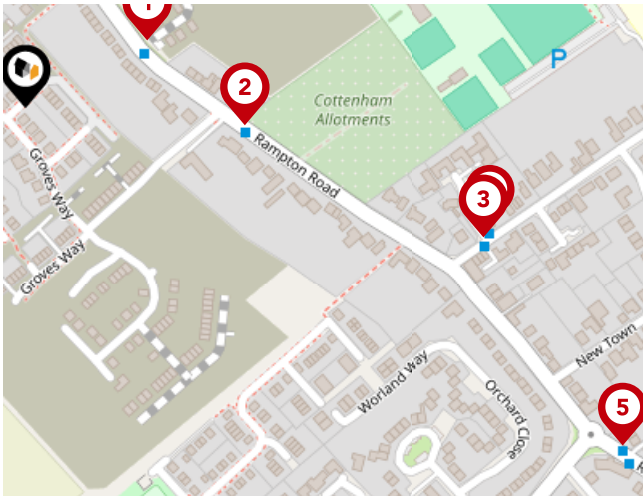
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	4.07 miles
	M11 J13	5.3 miles
	M11 J12	6.85 miles
	M11 J11	8.72 miles
	M11 J10	13.04 miles



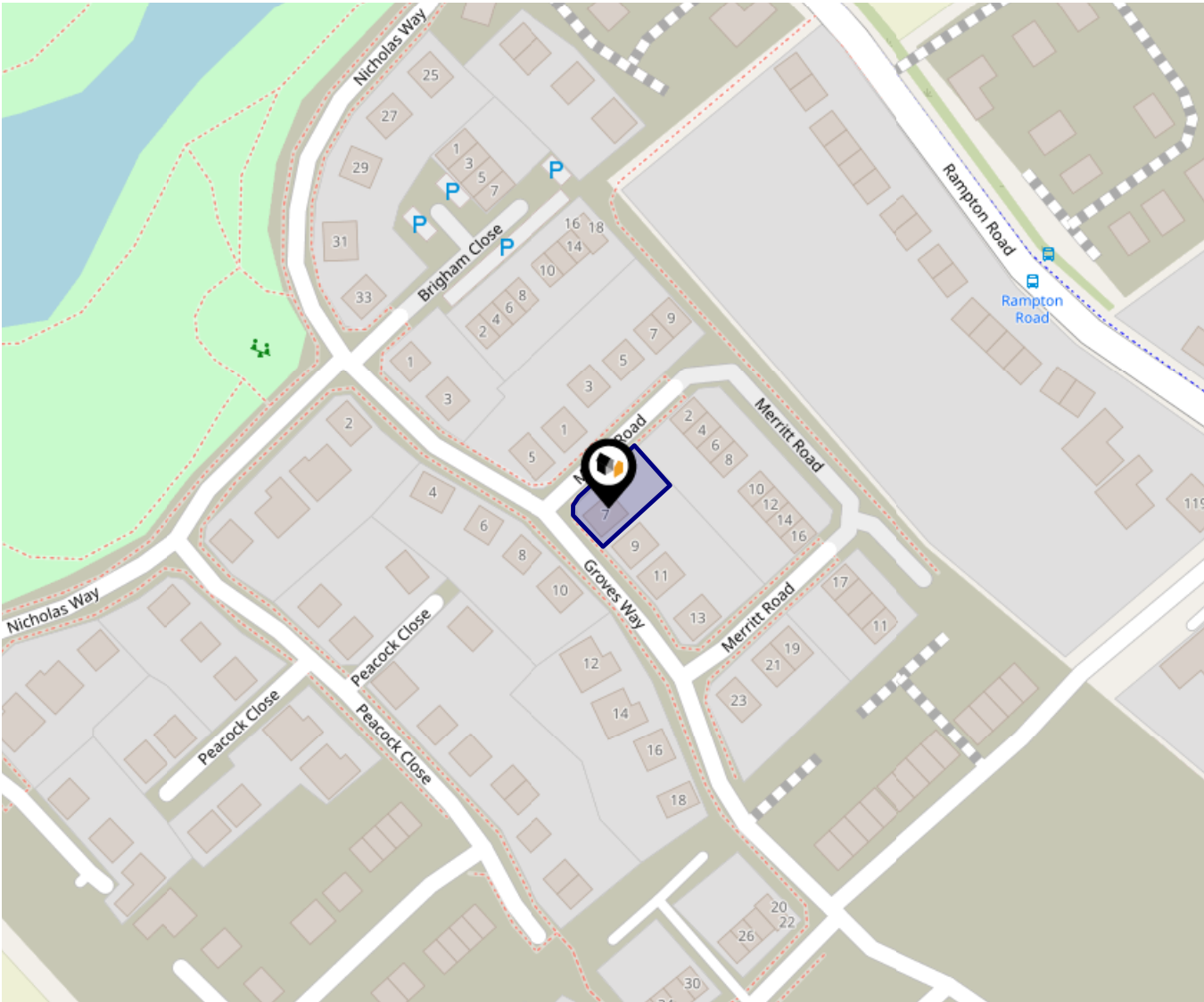
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.21 miles
	Stansted Airport	28.11 miles
	Luton Airport	34.94 miles
	Silvertown	54.22 miles



Bus Stops/Stations

Pin	Name	Distance
1	Rampton Road	0.08 miles
2	Allotment Gardens	0.13 miles
3	Manse Drive	0.27 miles
4	Manse Drive	0.27 miles
5	Oakington Road	0.39 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

