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MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th November 2025



NORMANDY CLOSE, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

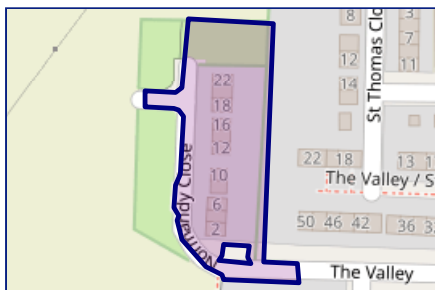
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



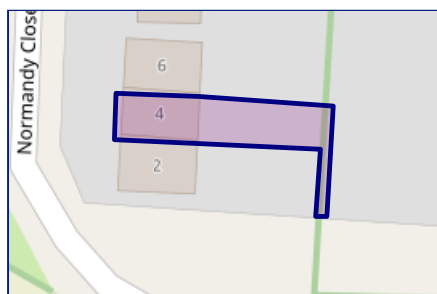
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Freehold Title Plan



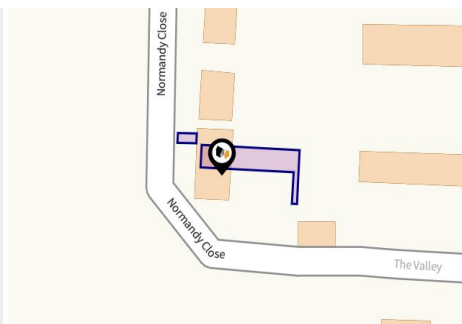
CB361142

Leasehold Title Plan



CB375988

Start Date: 06/12/2012
End Date: 01/06/2137
Lease Term: 125 years from and including 1 June 2012
Term Remaining: 111 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	2	Start Date:	06/12/2012
Floor Area:	850 ft ² / 79 m ²	End Date:	01/06/2137
Plot Area:	0.04 acres	Lease Term:	125 years from and including 1 June 2012
Year Built :	2007-2011	Term Remaining:	111 years
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB375988		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	34 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





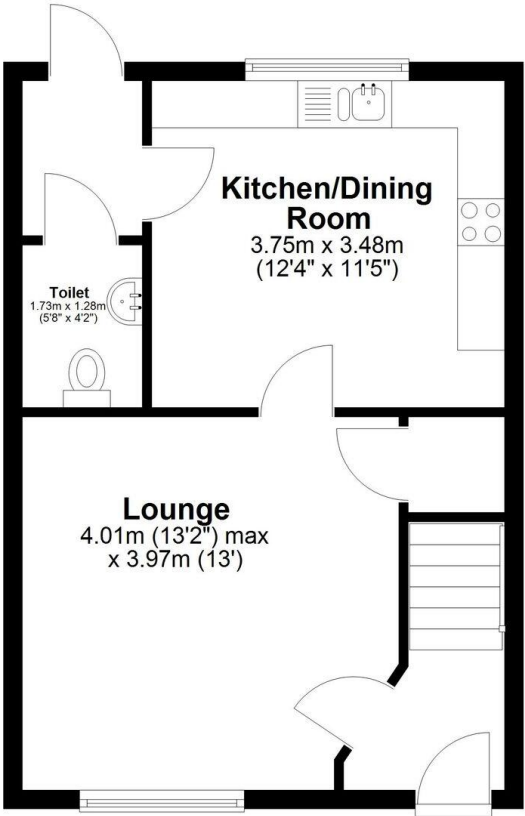




NORMANDY CLOSE, COMBERTON, CAMBRIDGE, CB23

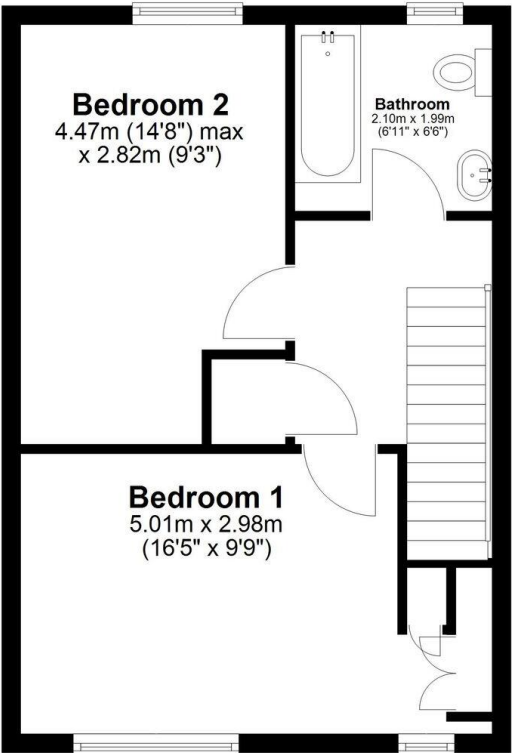
Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)

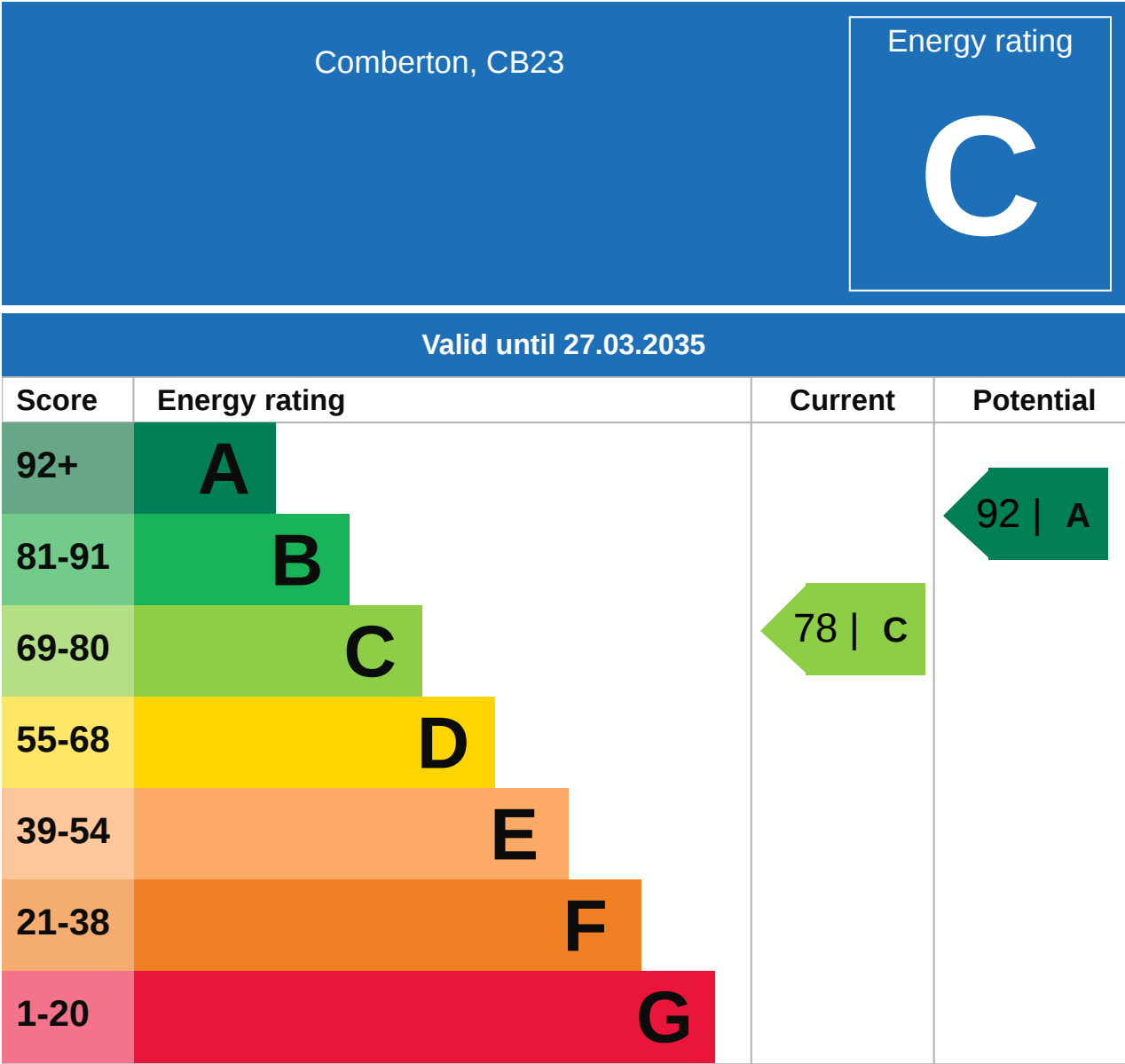


First Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 76.6 sq. metres (824.0 sq. feet)



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Air source heat pump, radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	79 m ²

Construction Type

2012 - Brick/Render/Timber internal

Property Lease Information

Service charge is 60.63 per month which is included in rent. (729.96) £6743.12 with Service Charge per year

Central Heating

Central heating



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



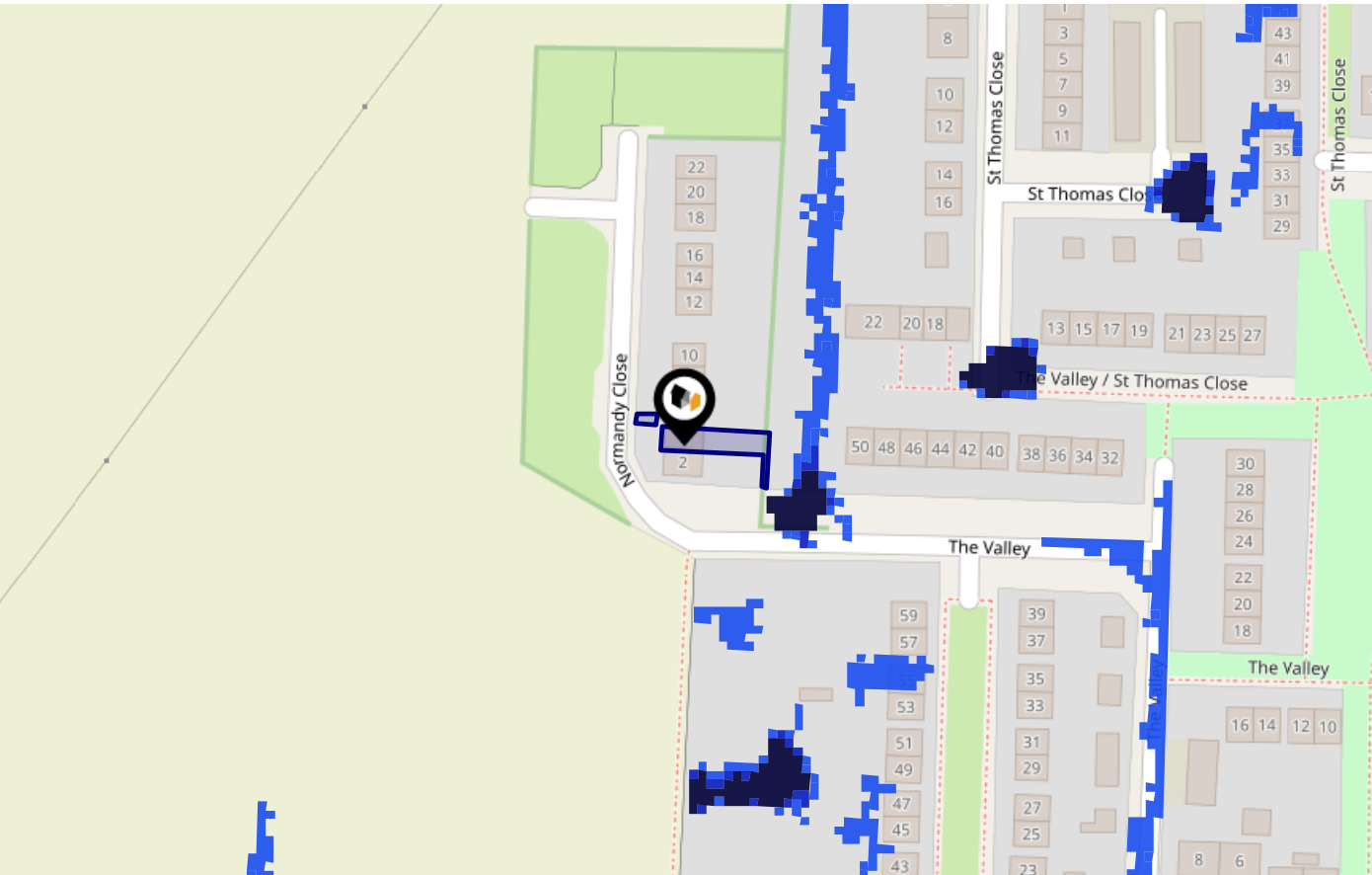
/cookecurtisco

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.

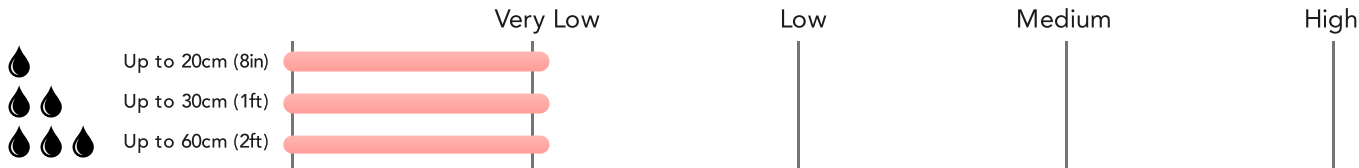


Risk Rating: Very low

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:

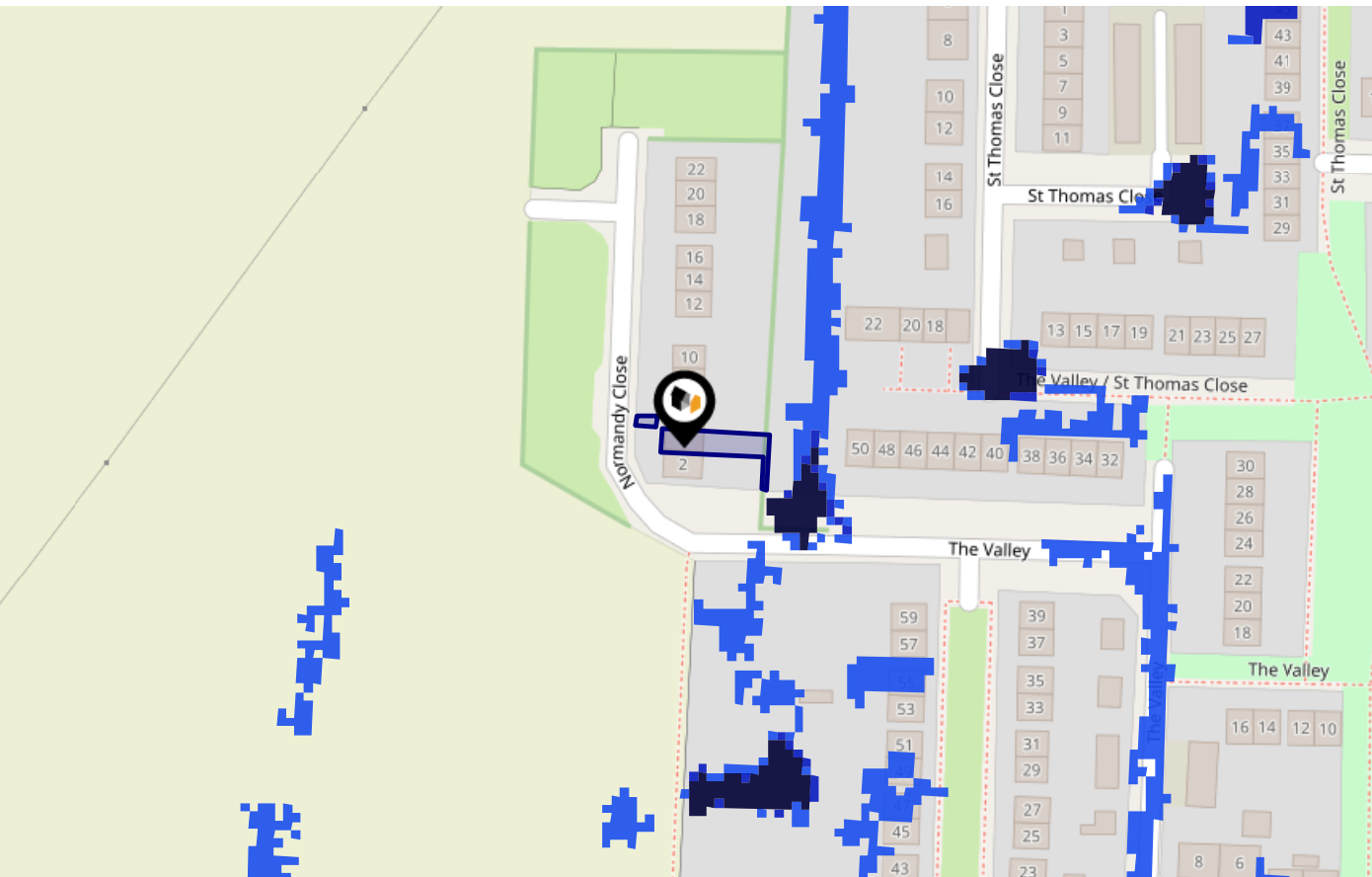


Flood Risk

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.

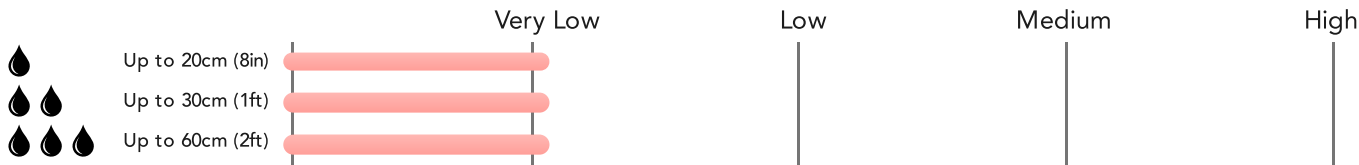


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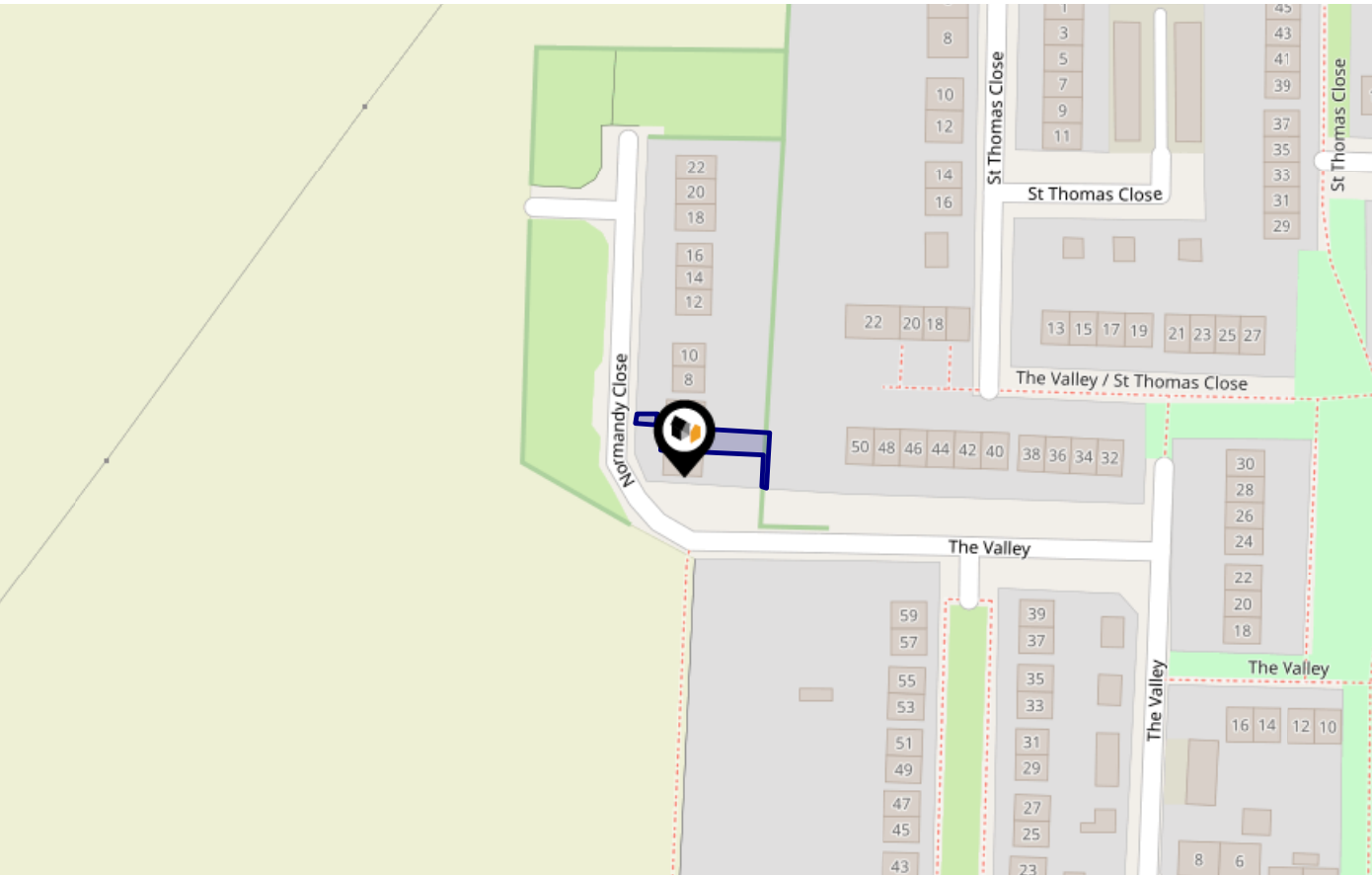


Flood Risk

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.

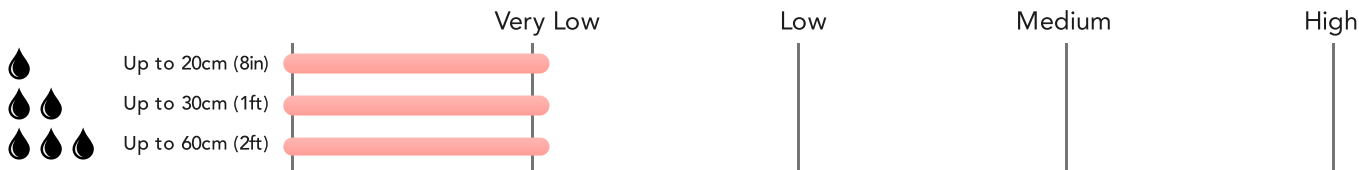


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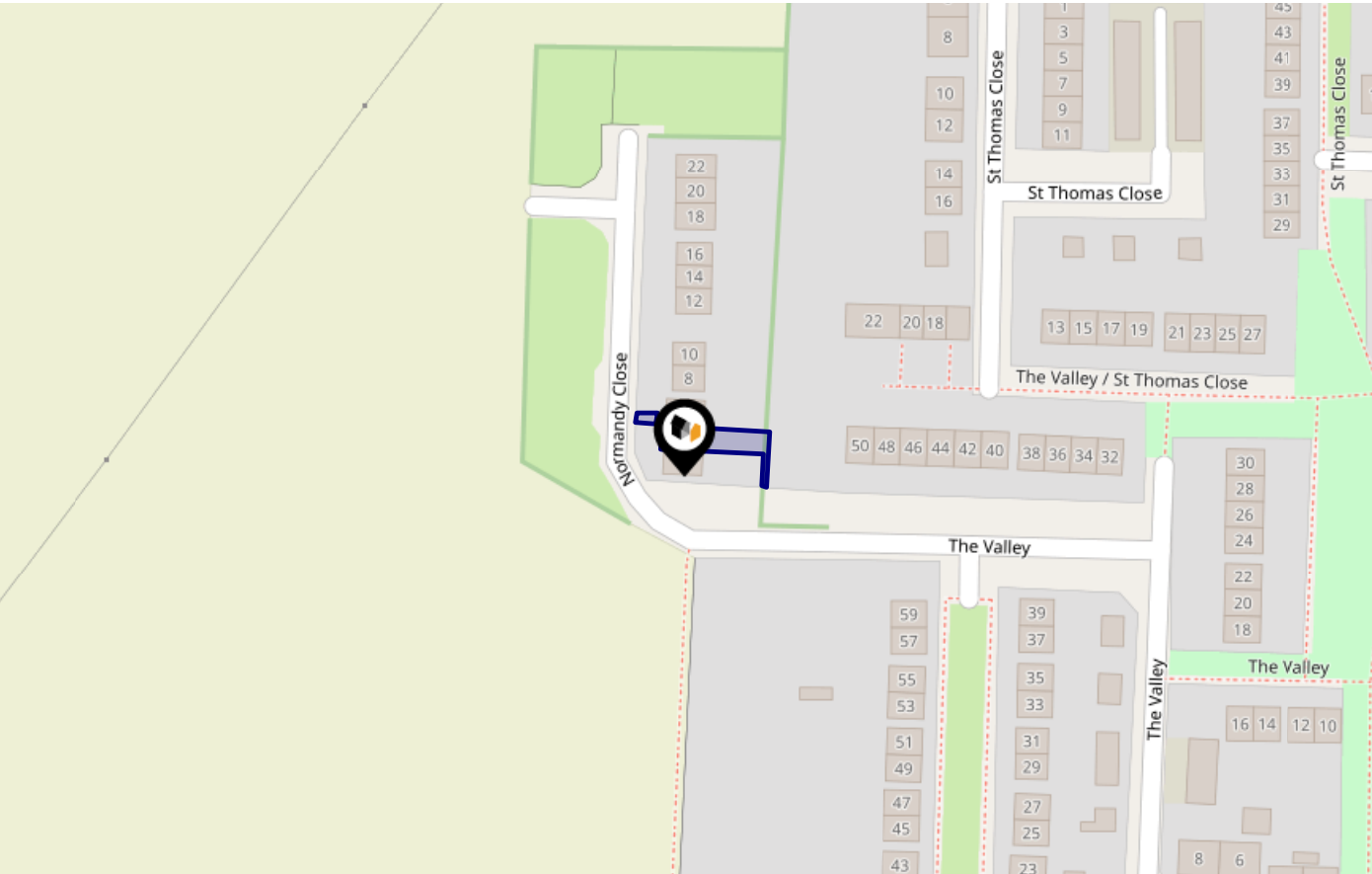


Flood Risk

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.

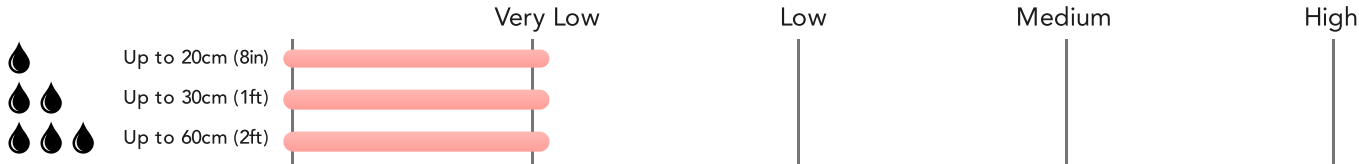


Risk Rating: Very low

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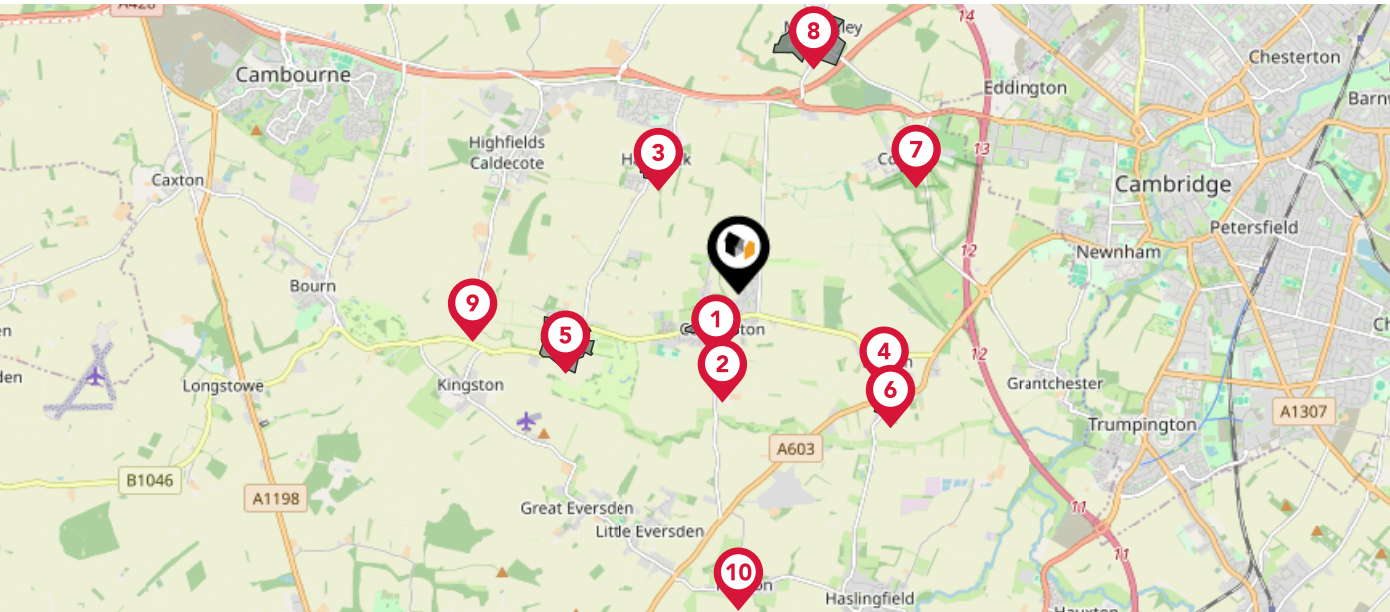


Maps

Conservation Areas

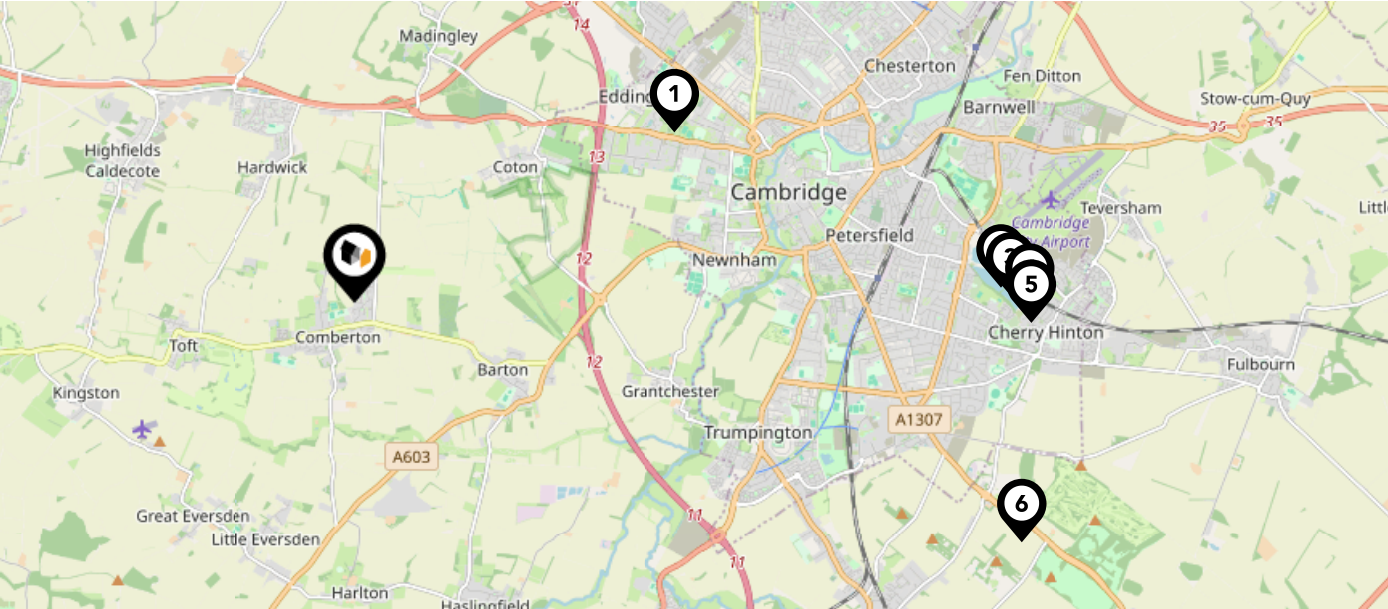


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Comberton Village
2	Comberton St Mary's
3	Hardwick
4	Barton St Peter's
5	Toft
6	Barton Wimpole Road
7	Coton
8	Madingley
9	Caldecote
10	Harlton

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	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
5	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
6	Hill Trees-Stapleford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



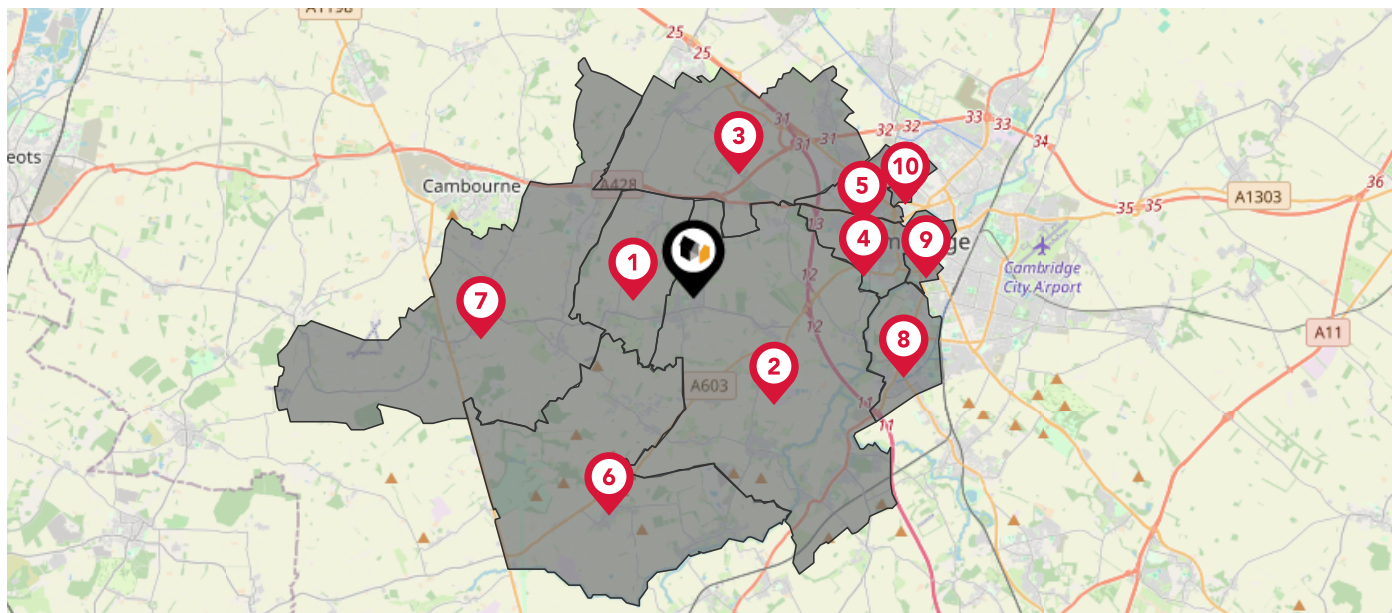
Mine Entry

- ✕ 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



Hardwick Ward



Harston & Comberton Ward



Girton Ward



Newnham Ward



Castle Ward



Barrington Ward



Caldecote Ward



Trumpington Ward



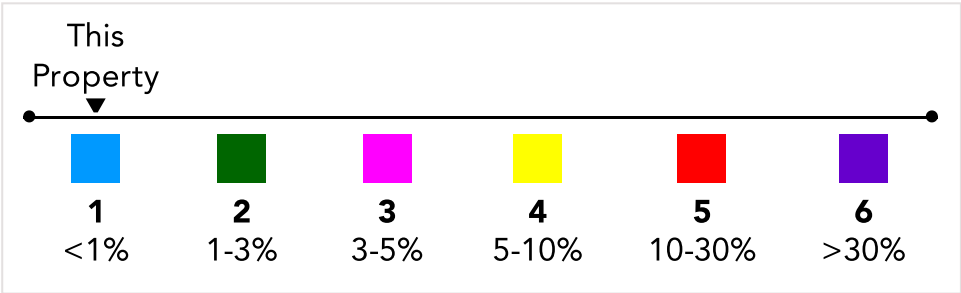
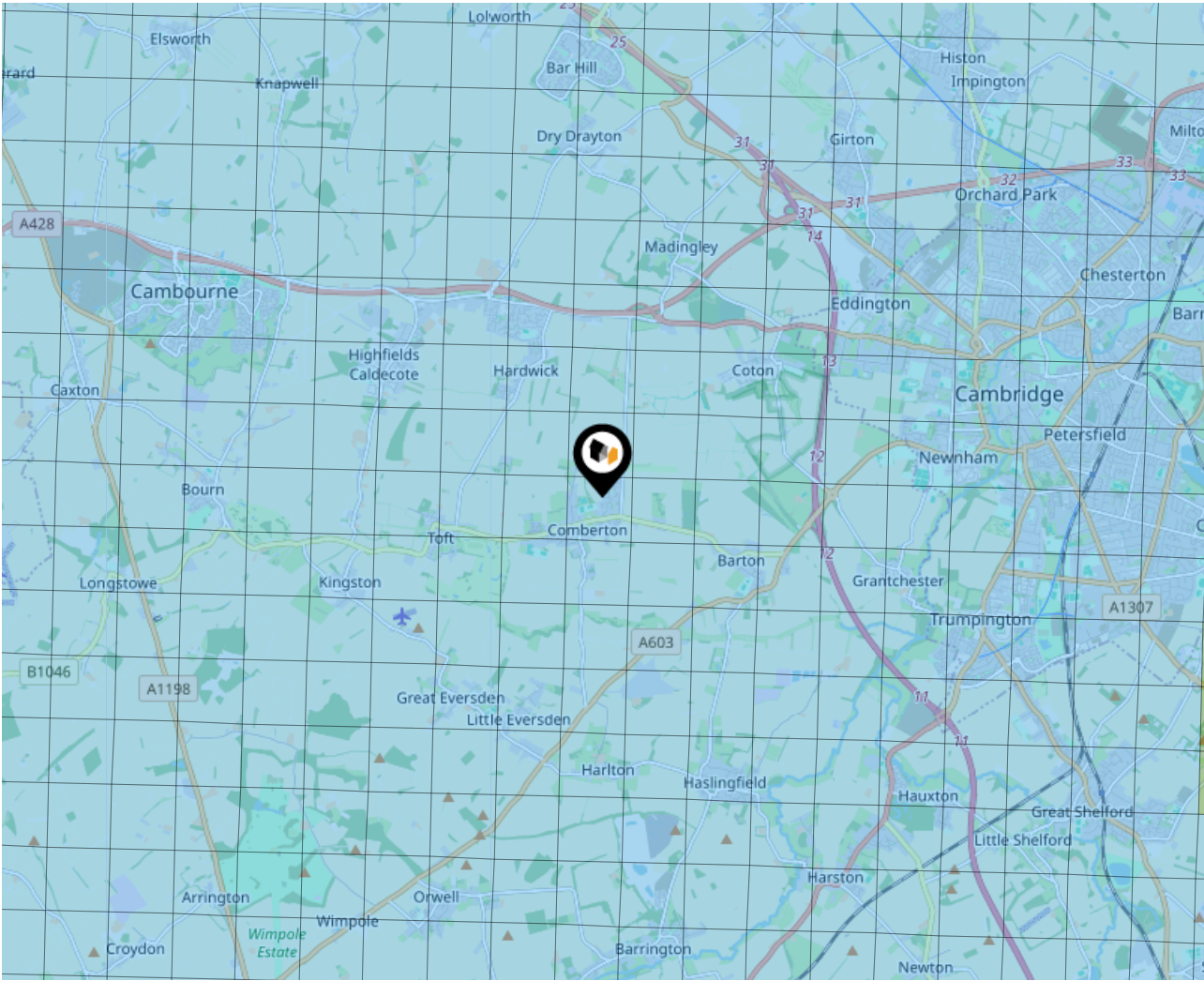
Market Ward



Arbury Ward

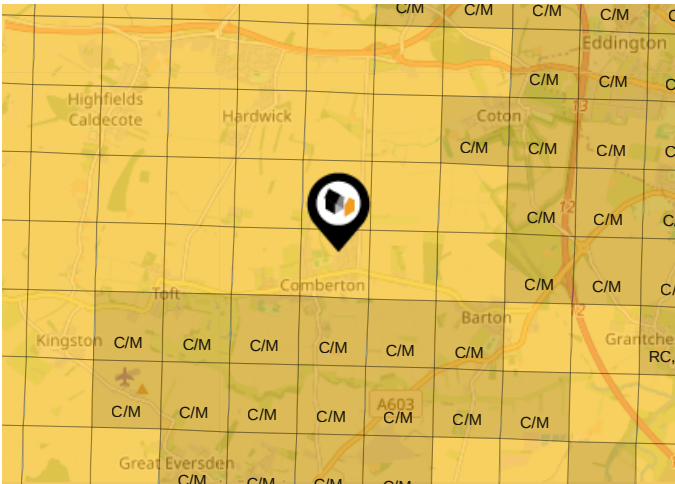
What is Radon?

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		

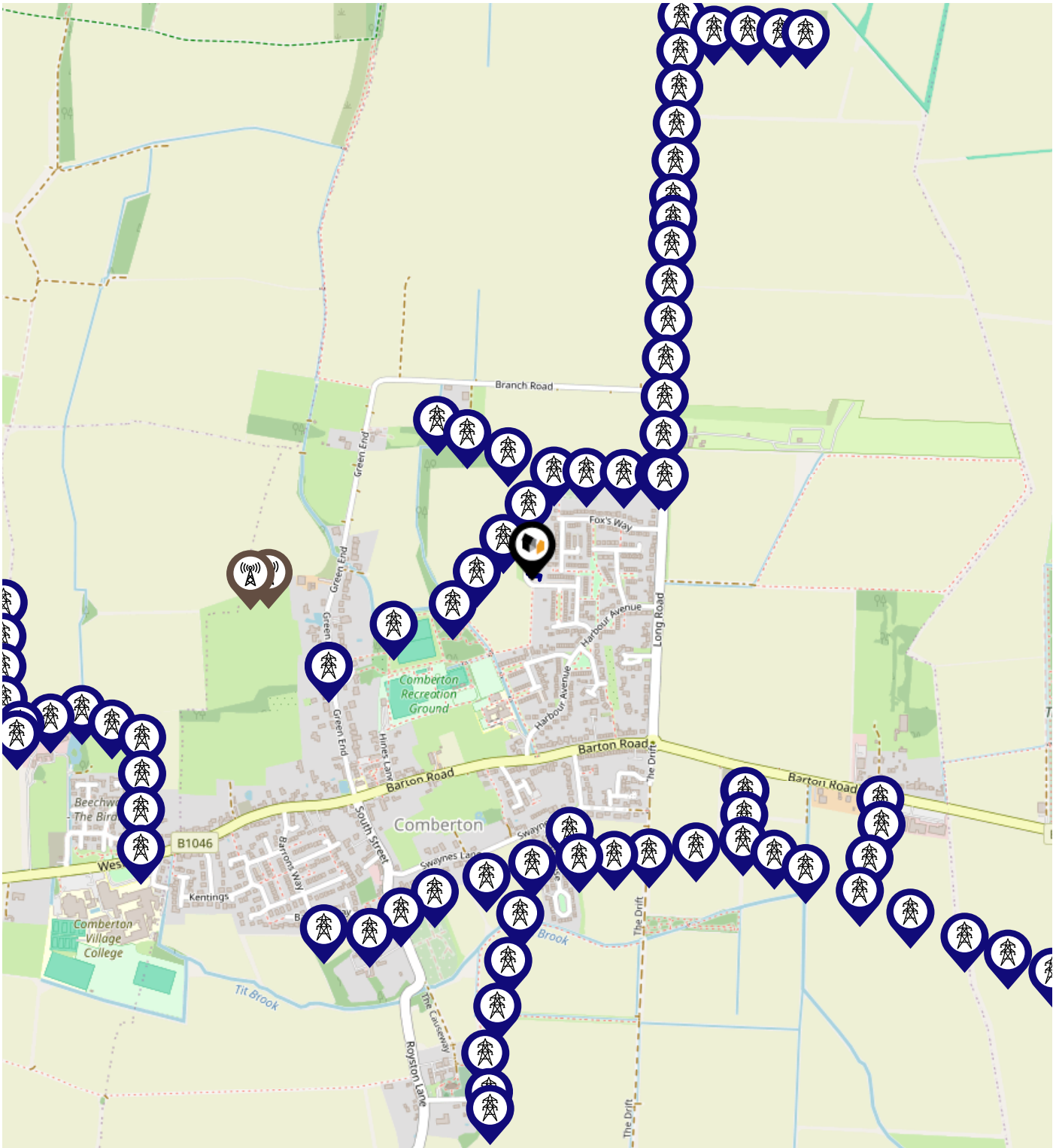


Primary Classifications (Most Common Clay Types)

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

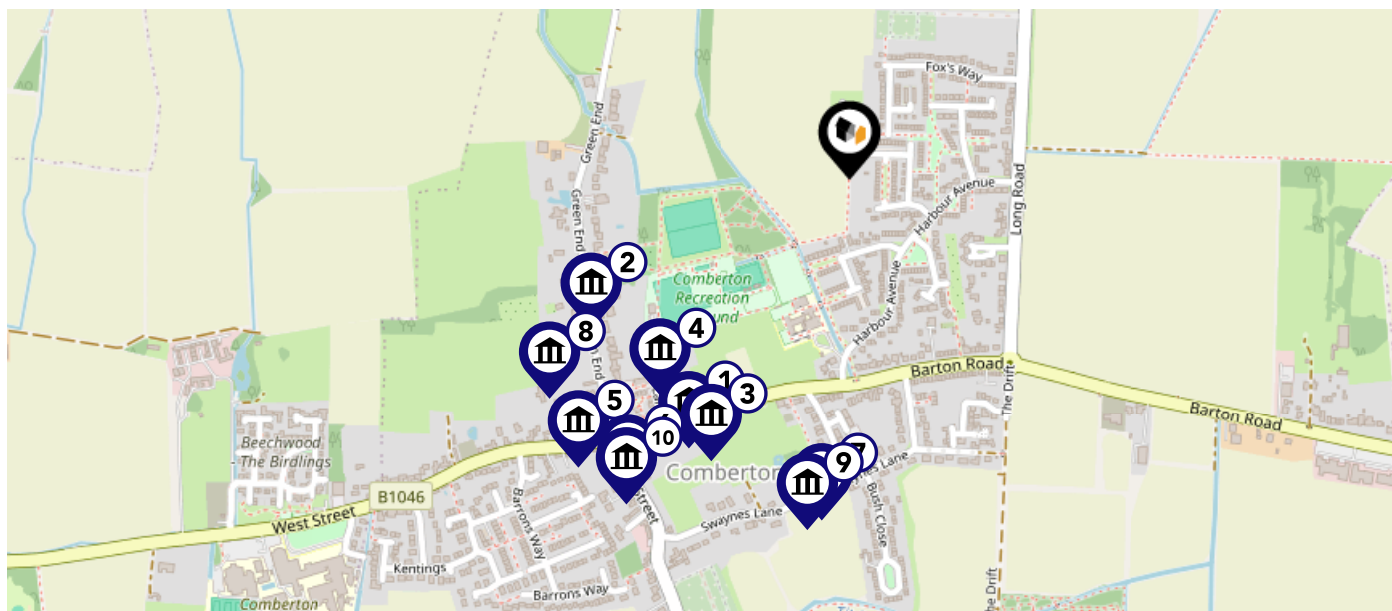
Masts & Pylons



Key:

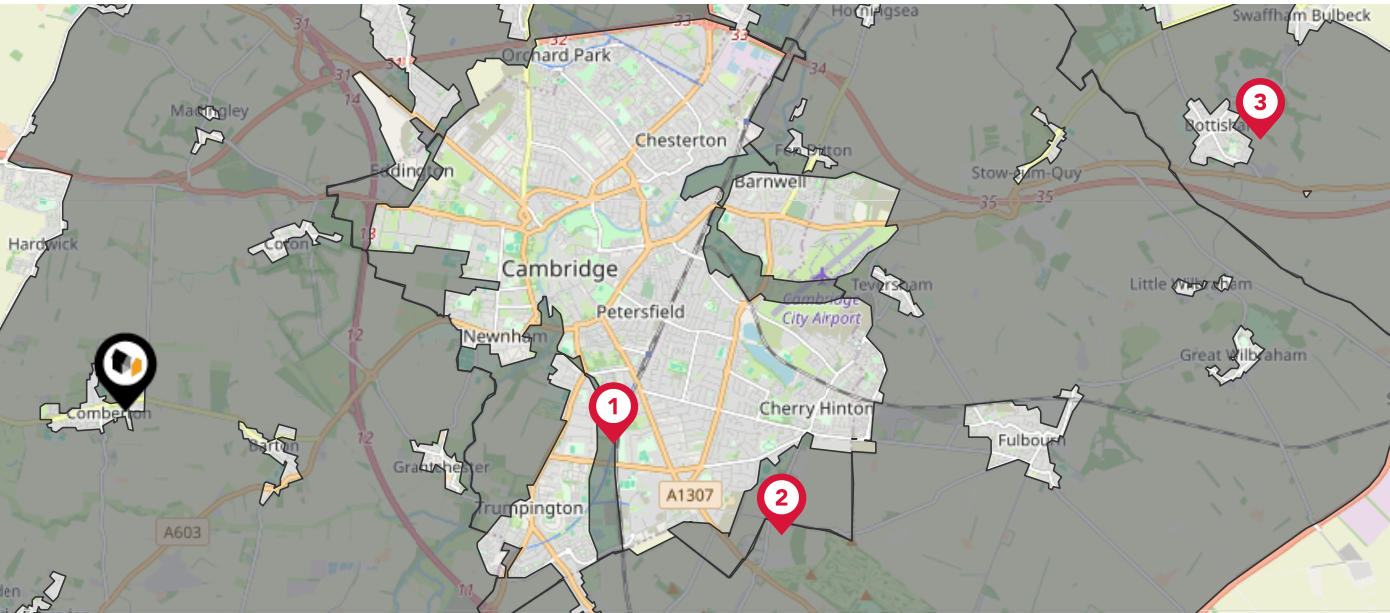
-  Power Pylons
-  Communication Masts

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
	1331100 - Cambridge Lane Farmhouse	Grade II	0.3 miles
	1127800 - Apple Cottage	Grade II	0.3 miles
	1127796 - Woottens Farmhouse	Grade II	0.3 miles
	1127801 - 12, Hines Lane	Grade II	0.3 miles
	1331104 - 2, West Street	Grade II	0.4 miles
	1127804 - Cross Farmhouse	Grade II	0.4 miles
	1310078 - Sunnyside	Grade II	0.4 miles
	1127799 - The Manor House	Grade II	0.4 miles
	1331103 - Brocks Close	Grade II	0.4 miles
	1127805 - Stables	Grade II	0.4 miles

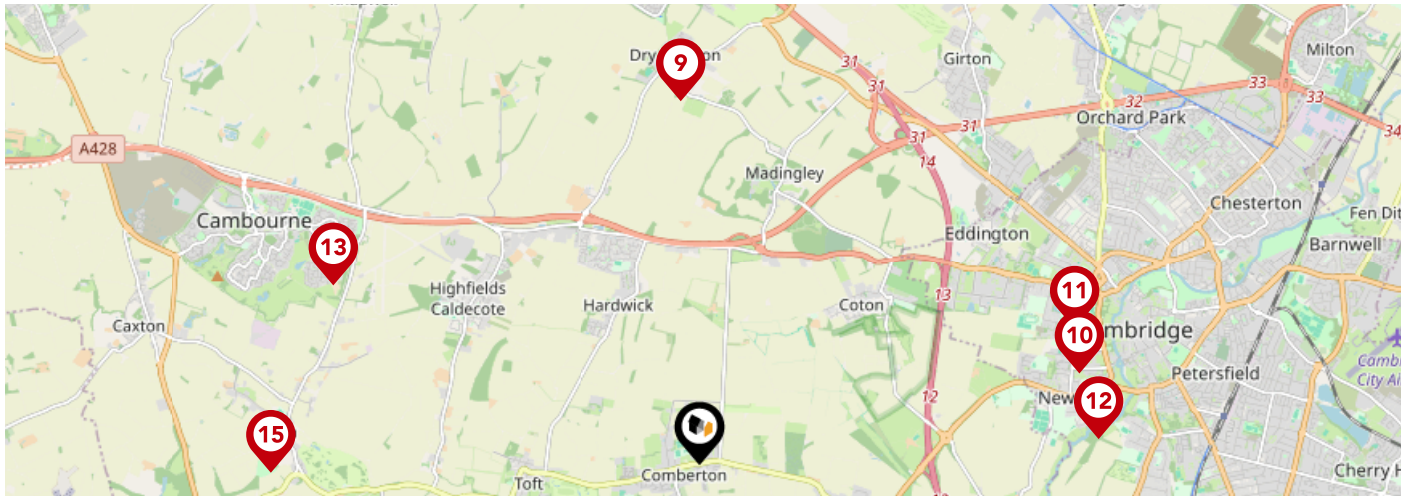
This map displays nearby areas that have been designated as Green Belt...



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



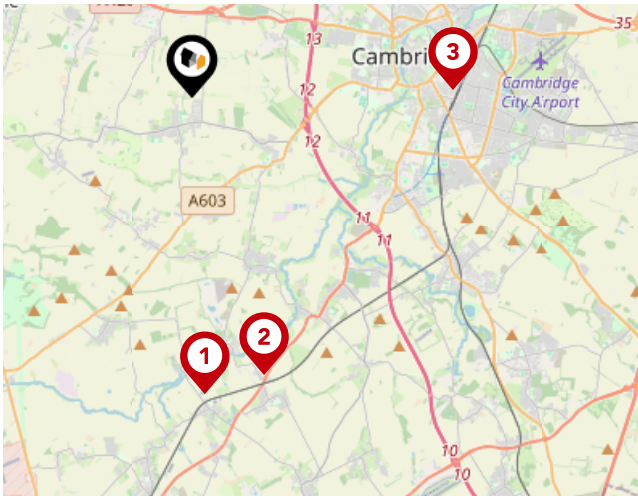
		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.16	☐	☒	☐	☐	☐
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.81	☐	☐	☒	☐	☐
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.51	☐	☒	☐	☐	☐
4	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.65	☐	☒	☐	☐	☐
5	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.71	☐	☒	☐	☐	☐
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.39	☐	☒	☐	☐	☐
7	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.57	☐	☒	☐	☐	☐
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.14	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.3	☐	☒	☐	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.55	☐	☐	☒	☐	☐
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.62	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.63	☐	☒	☐	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.7	☐	☒	☐	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.74	☐	☒	☐	☐	☐
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.9	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:4.07	☐	☒	☐	☐	☐

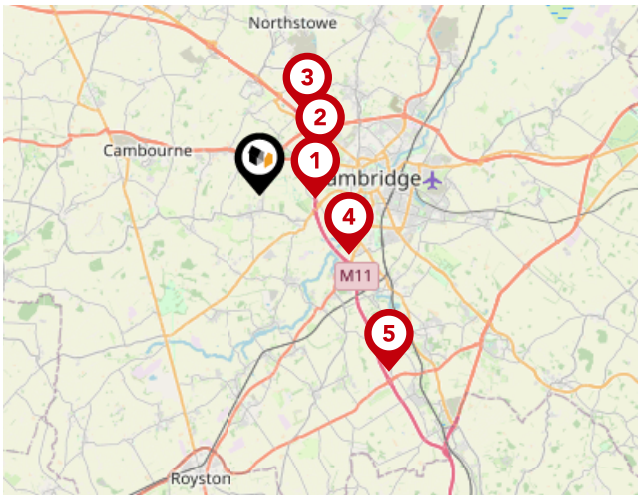
Area

Transport (National)



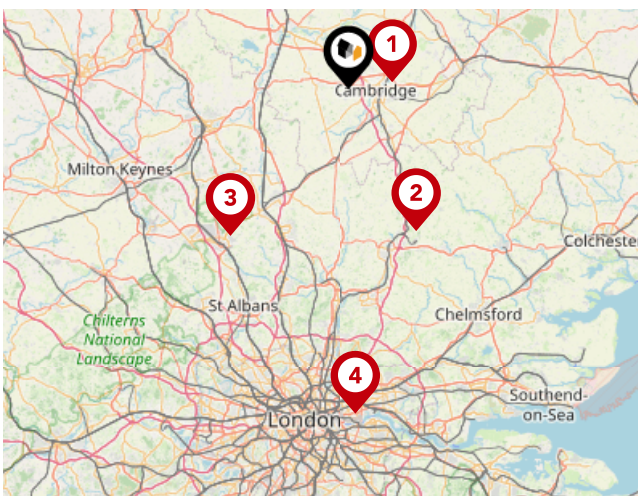
National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	5.38 miles
	Foxton Rail Station	5.2 miles
	Cambridge Rail Station	4.75 miles



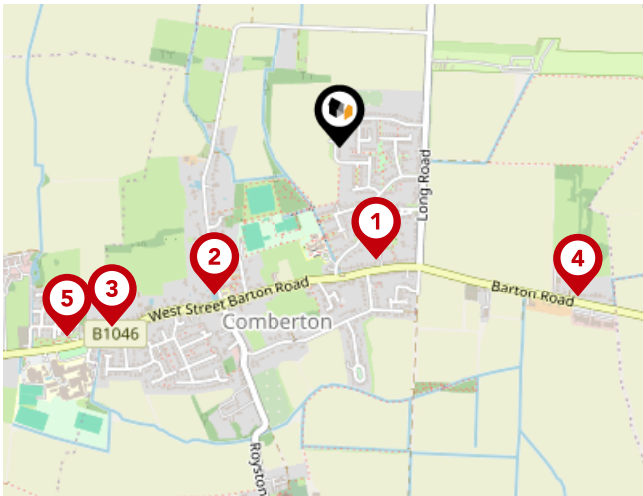
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	2.09 miles
	M11 J13	2.63 miles
	M11 J14	3.39 miles
	M11 J11	3.96 miles
	M11 J10	8.03 miles



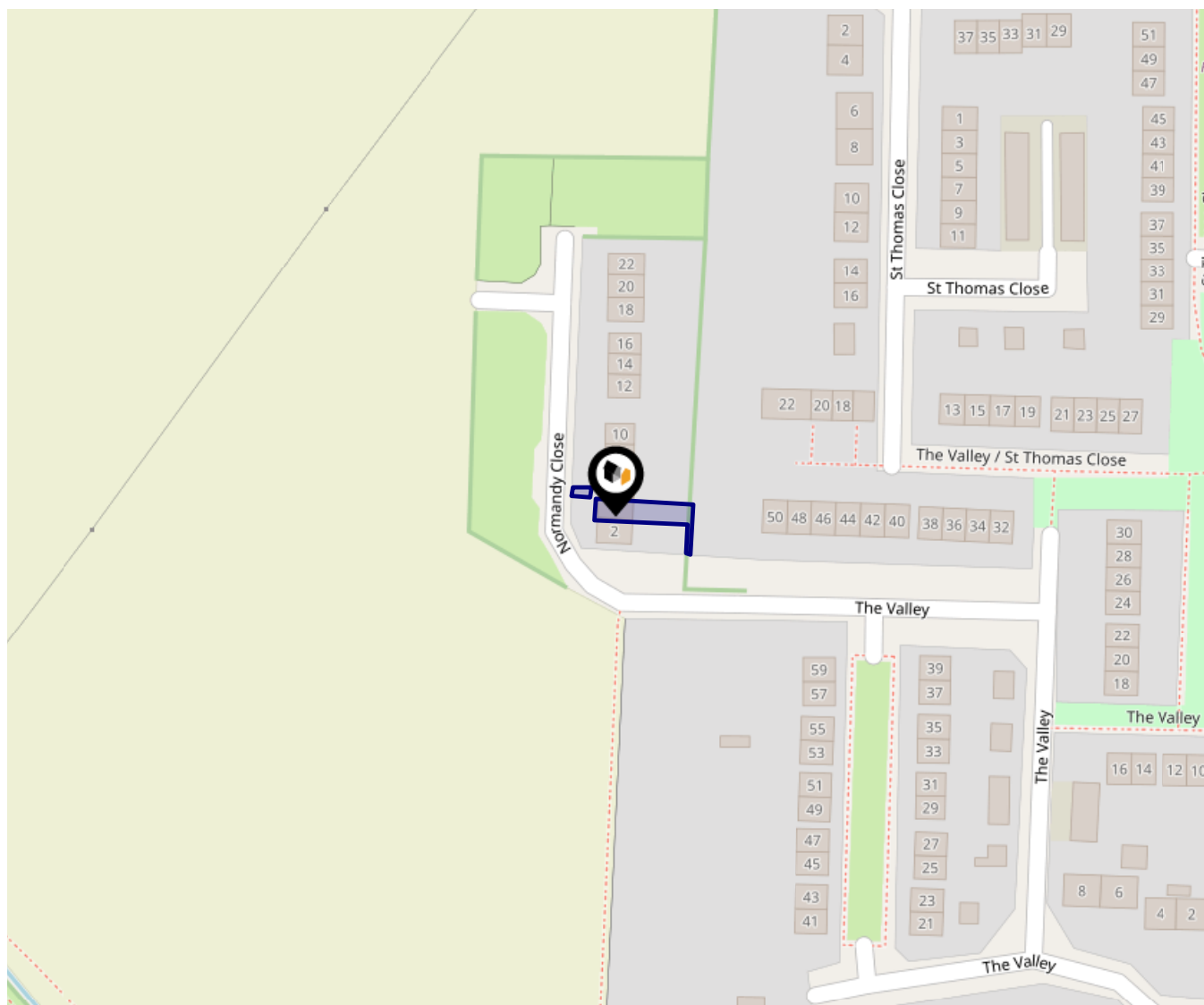
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.41 miles
	Stansted Airport	23.12 miles
	Luton Airport	27.57 miles
	Silvertown	47.64 miles



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.27 miles
2	South Street	0.44 miles
3	Kentings	0.66 miles
4	Horizon Park	0.64 miles
5	Village College	0.75 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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