

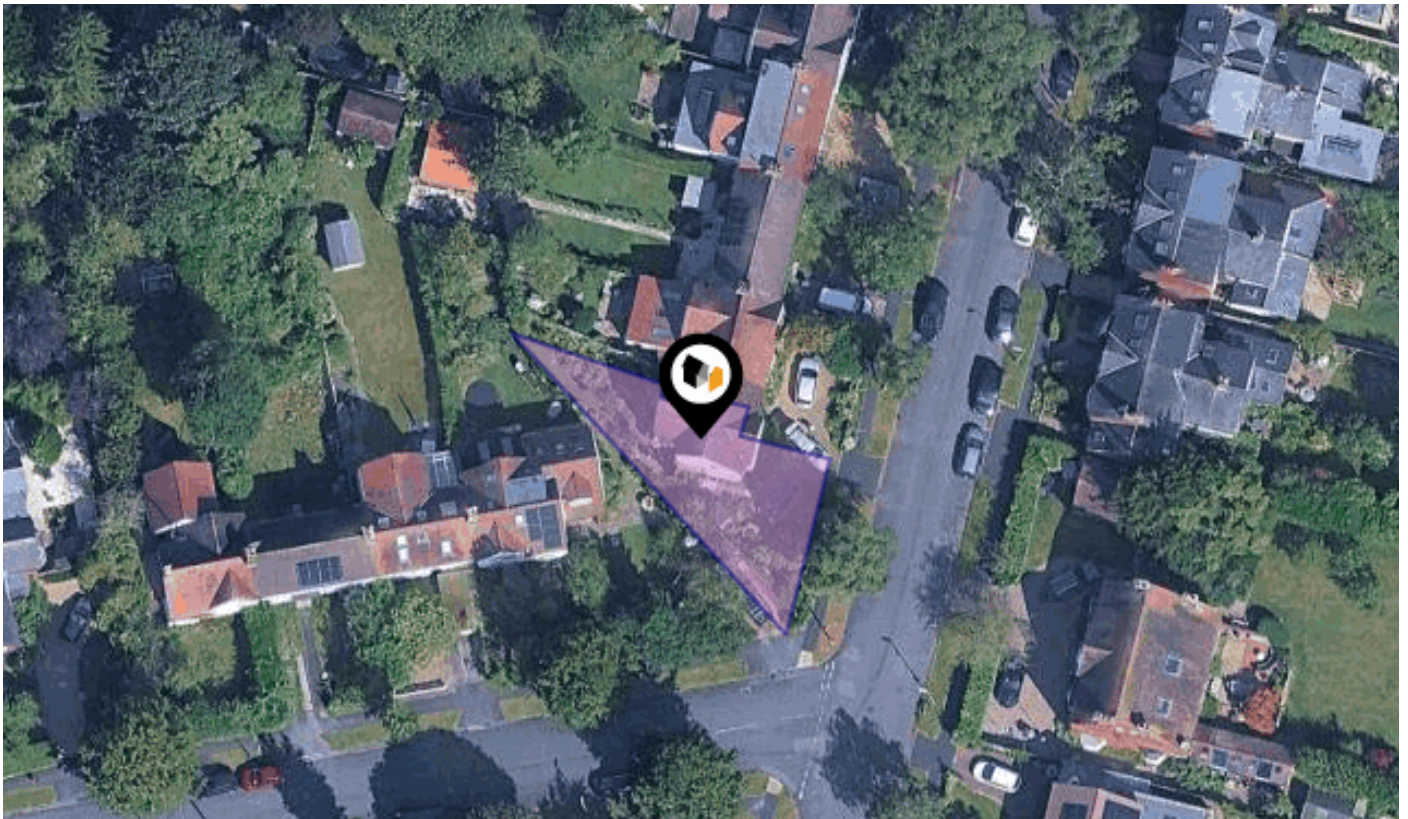


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 13th November 2025



HINTON AVENUE, 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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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB137438		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	66 mb/s	1000 mb/s
• Surface Water	High			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: **10 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 15/2210/FUL	
Decision:	Decided
Date:	01st December 2015
Description:	Demolition of an existing external toilet and erection of a single storey side and rear extension.

Planning records for: **12 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 25/02197/HFUL	
Decision:	Decided
Date:	04th June 2025
Description:	Pitched roof to existing rear extension to be changed to a flat green roof with eaves lifted, external insulation, new facade added and alterations to doors and windows.

Reference - 20/04999/HFUL	
Decision:	Decided
Date:	04th December 2020
Description:	Extension and renovation works to existing rear single storey extension

Planning records for: **16 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 13/1246/FUL	
Decision:	Decided
Date:	09th September 2013
Description:	Re-roofing and installing insulation (raising ridge height by 120mm)

Planning records for: **26 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 16/1373/FUL	
Decision:	Decided
Date:	22nd July 2016
Description:	Part two and part single storey rear extension and 50mm external insulation with smooth render to finish to all existing walls.

Planning records for: **30 Hinton Avenue Cambridge CB1 7AS**

Reference - 18/0081/NMA1	
Decision:	Decided
Date:	07th October 2019
Description:	Non material amendment on application 18/0081/FUL for change to design of fenestration on rear and side (south) elevations of single-storey rear extension to include: Rear elevation- Change from full height window to smaller rectangular window; Side (south) elevation- Change from round window to rectangular window.

Reference - 18/0081/FUL	
Decision:	Decided
Date:	16th January 2018
Description:	Single-storey rear extension and loft conversion incorporating rear dormer with roof light.

Planning records for: **34 Hinton Avenue Cambridge CB1 7AS**

Reference - 16/2266/FUL	
Decision:	Decided
Date:	03rd January 2017
Description:	Loft conversion to include a new bedroom overlooking the rear garden, a new rear extension, front porch and side extension.

Planning records for: **36 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 19/1319/FUL	
Decision:	Decided
Date:	08th October 2019
Description:	Two storey side and rear, and single storey rear extensions, following demolition of existing garage and conservatory. New front porch

Reference - 19/0309/FUL	
Decision:	Decided
Date:	12th March 2019
Description:	Two storey and single storey extensions and alterations to form additional living accommodation, following demolition of existing garage and conservatory.

Planning records for: **4 Hinton Avenue Cambridge CB1 7AS**

Reference - 17/0022/FUL	
Decision:	Decided
Date:	11th January 2017
Description:	Rear roof extension, including three new velux windows to front elevation and replacement of roof to existing single storey rear extension to include a light lantern. New first floor balcony to the rear.

Reference - 17/0022/COND5	
Decision:	Decided
Date:	04th August 2017
Description:	Condition 5 - Balcony screens

Planning records for: **4 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 17/1859/NMA1	
Decision:	Decided
Date:	01st March 2018
Description:	Non-material amendment on application 17/1859/S73 to remove the 3 month timeframe for the erection of the balcony screens, as specified in Condition 3.

Reference - 17/1859/S73	
Decision:	Decided
Date:	15th December 2017
Description:	Section 73 application to vary condition 2 of permission 17/0022/FUL (rear roof extension, including three new velux windows to front elevation and replacement of roof to existing single storey rear extension to include a light lantern and new first floor balcony to the rear of the dwelling) to allow changes to extend the pitched roof of the infill side extension.

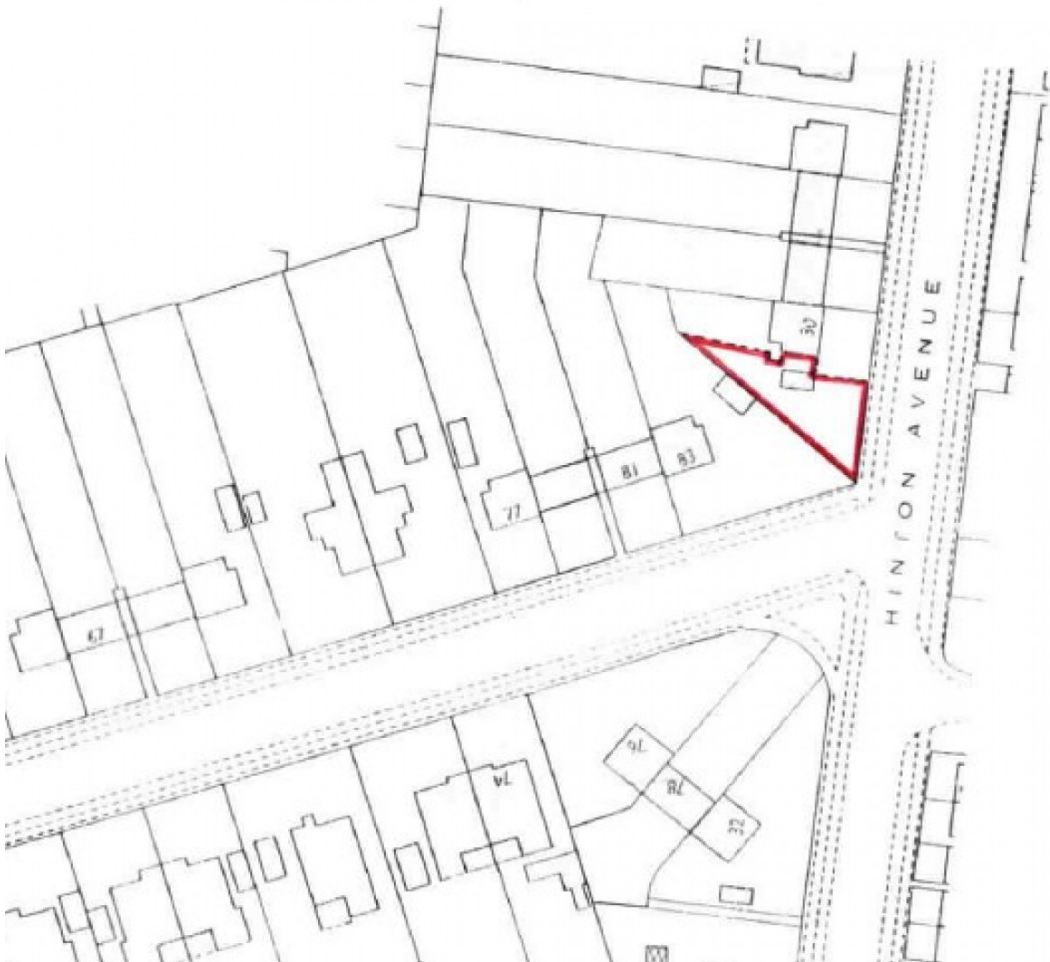
Planning records for: **8 Hinton Avenue Cambridge Cambridgeshire CB1 7AS**

Reference - 09/0414/CL2PD	
Decision:	Decided
Date:	08th May 2009
Description:	Certificate of Lawfulness under Section 192 for dormers.

Reference - 09/0275/CL2PD	
Decision:	Decided
Date:	30th March 2009
Description:	Application for Lawful Development Certificate S192 for erection of rear dormers to main and rear projection roofs and installation of two roof lights in existing roof fronting Hinton Road



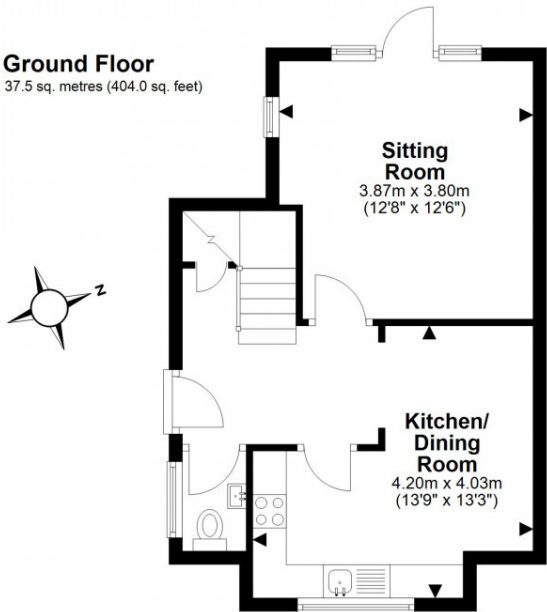
HINTON AVENUE, CAMBRIDGE, CB1



HINTON AVENUE, CAMBRIDGE, CB1

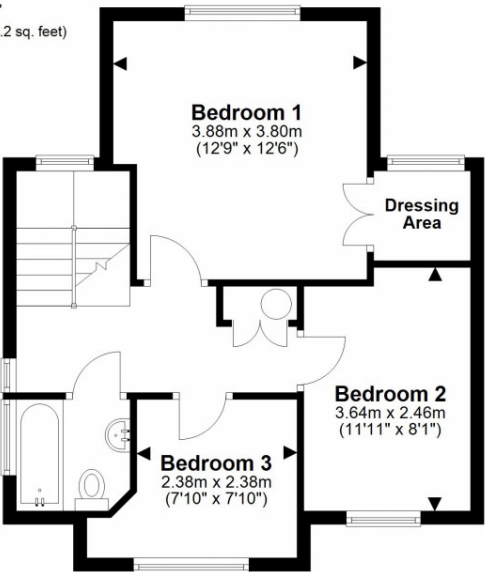
Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

Rights of Way (Public & Private)

Shared access to driveway with neighboring property

Construction Type

Standard brick

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Yes

Water Supply

Cambridge 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.



/cookecurtisco



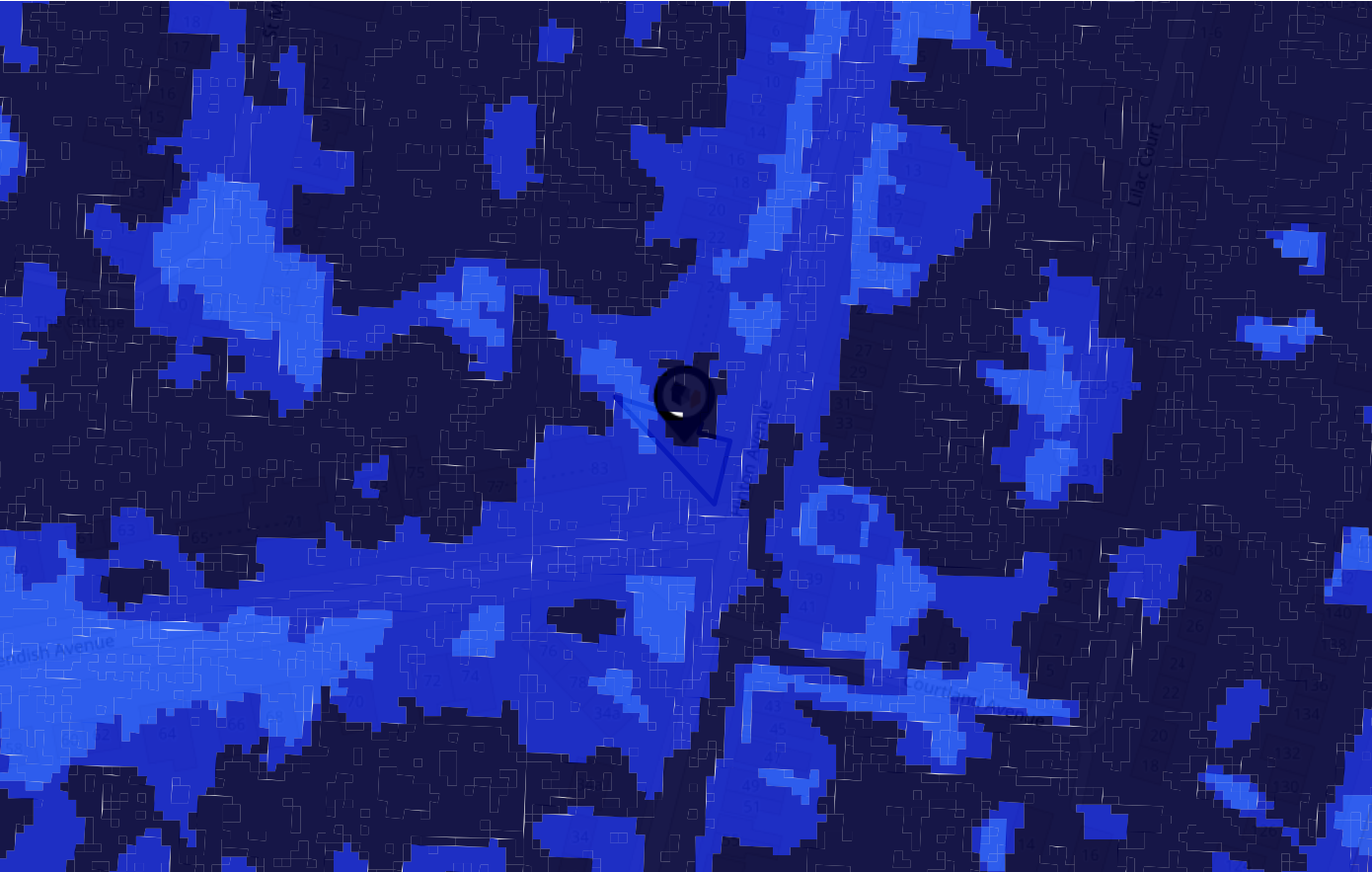
/cookecurtisco

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:

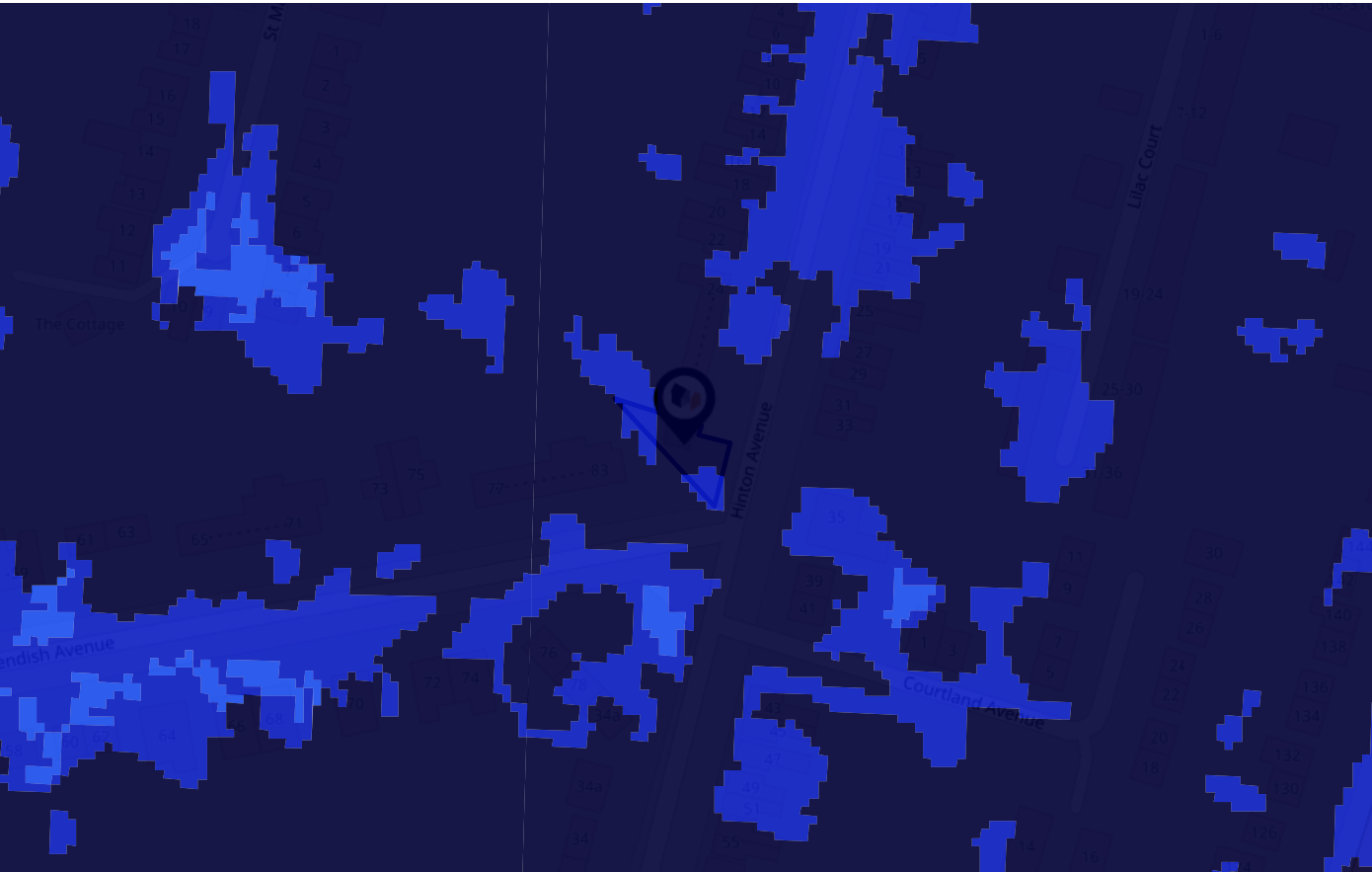


Flood Risk

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.

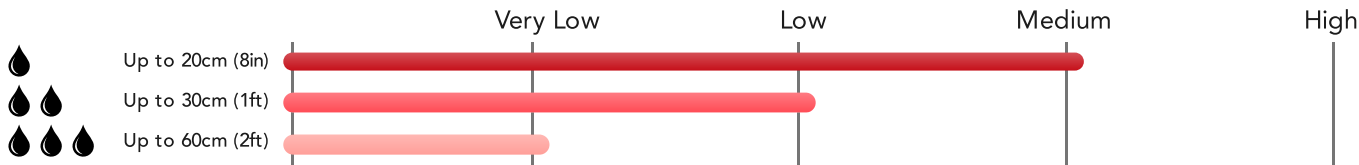


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Chance of flooding to the following depths at this property:

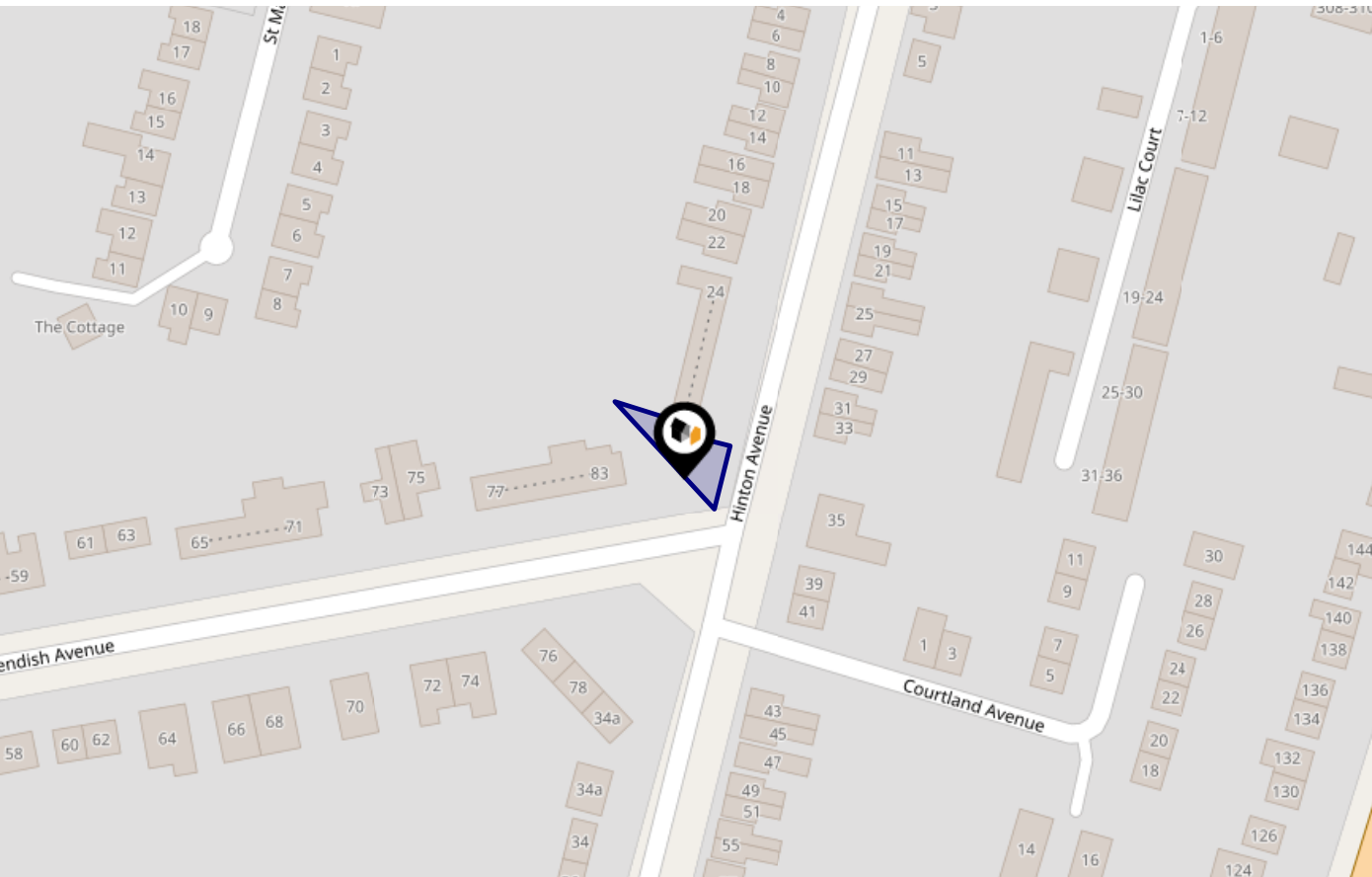


Flood Risk

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.

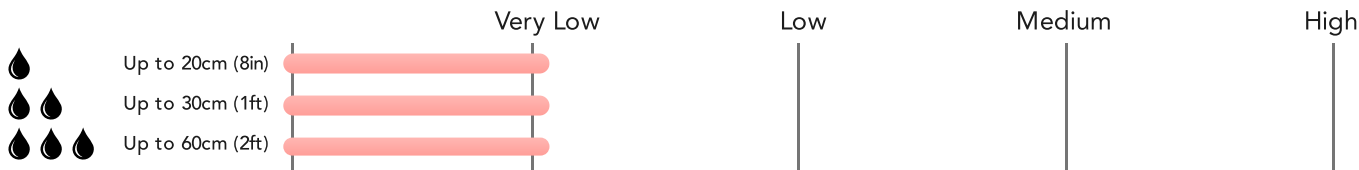


Risk Rating: Very low

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:

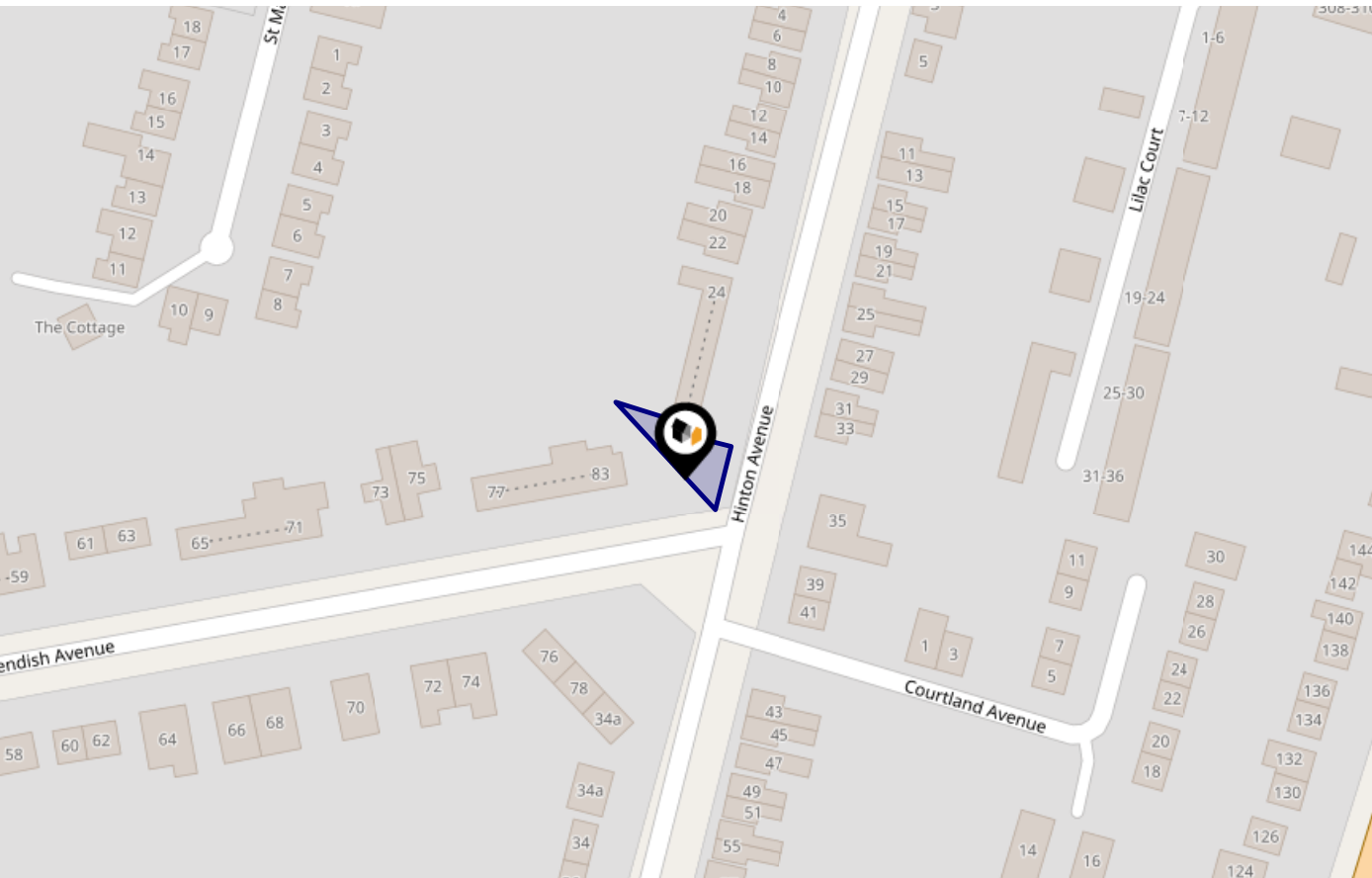


Flood Risk

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.

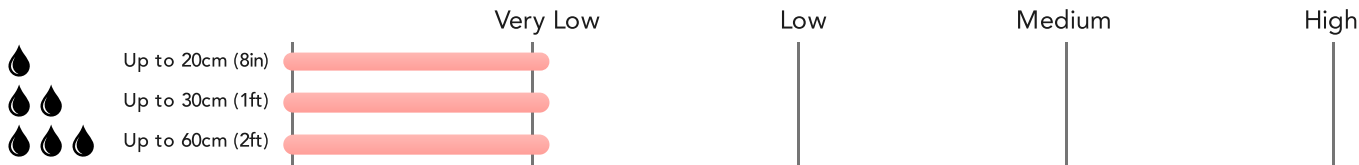


Risk Rating: Very low

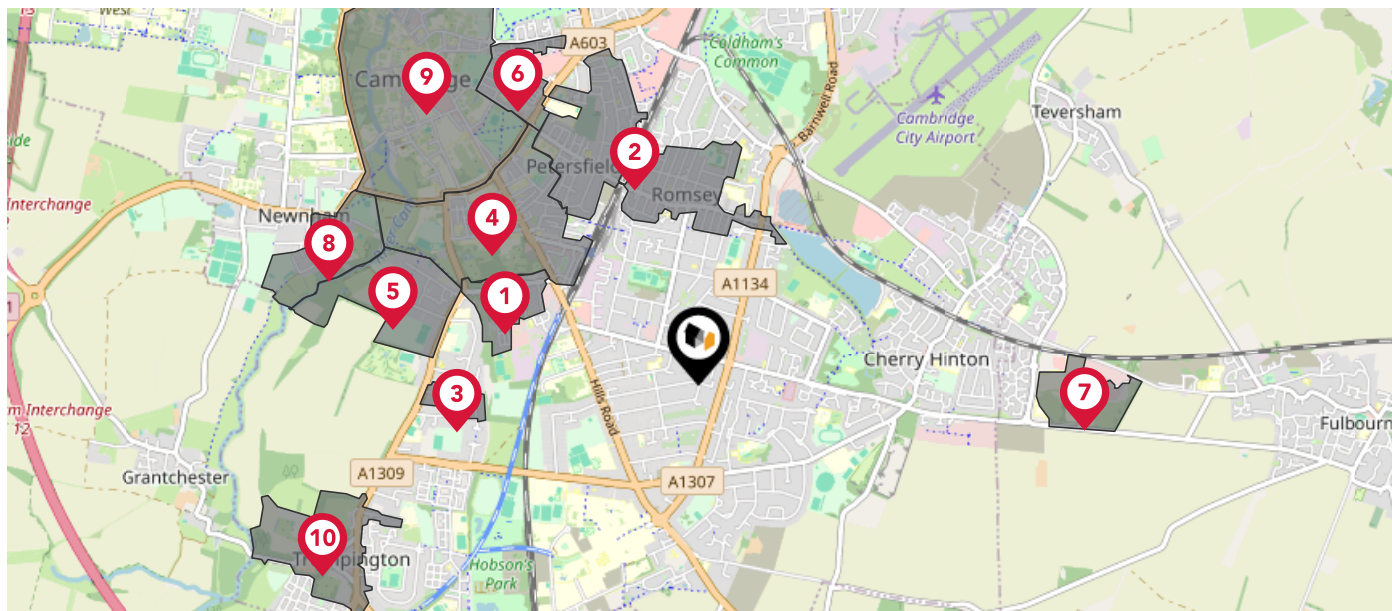
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Chance of flooding to the following depths at this property:



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

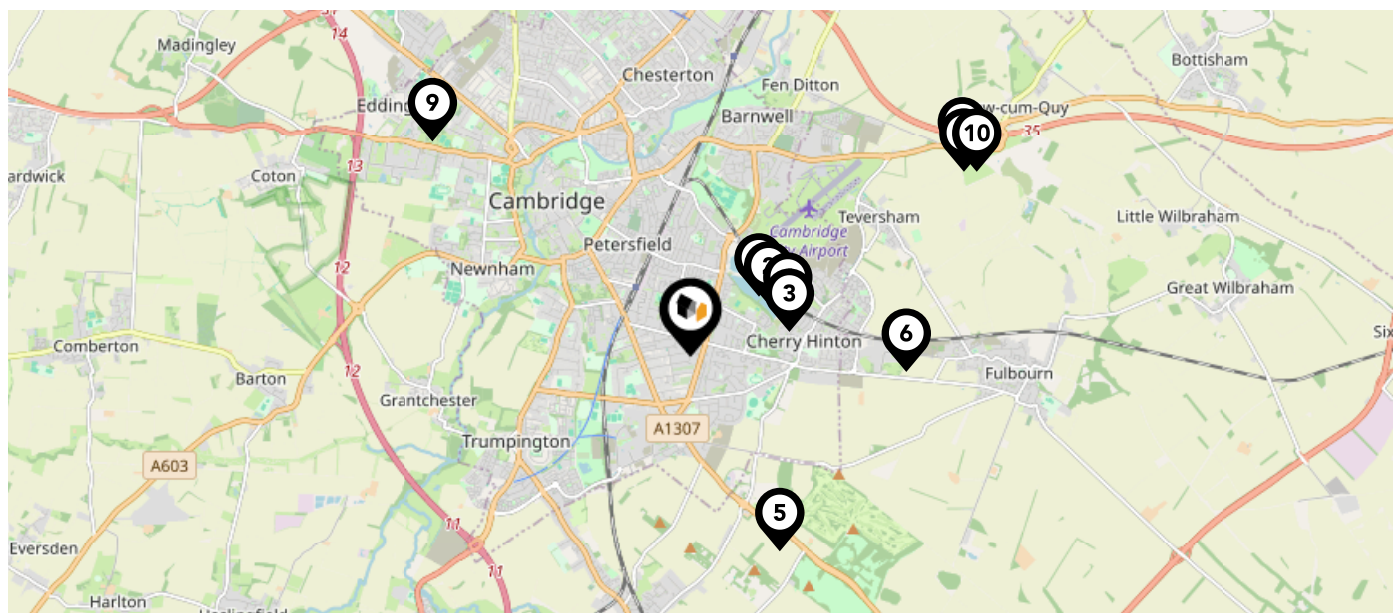
-  Brooklands Avenue
-  Mill Road
-  Barrow Road
-  New Town and Glisson Road
-  Southacre
-  The Kite
-  Fulbourn Hospital
-  Newnham Croft
-  Central
-  Trumpington

Maps

Landfill Sites



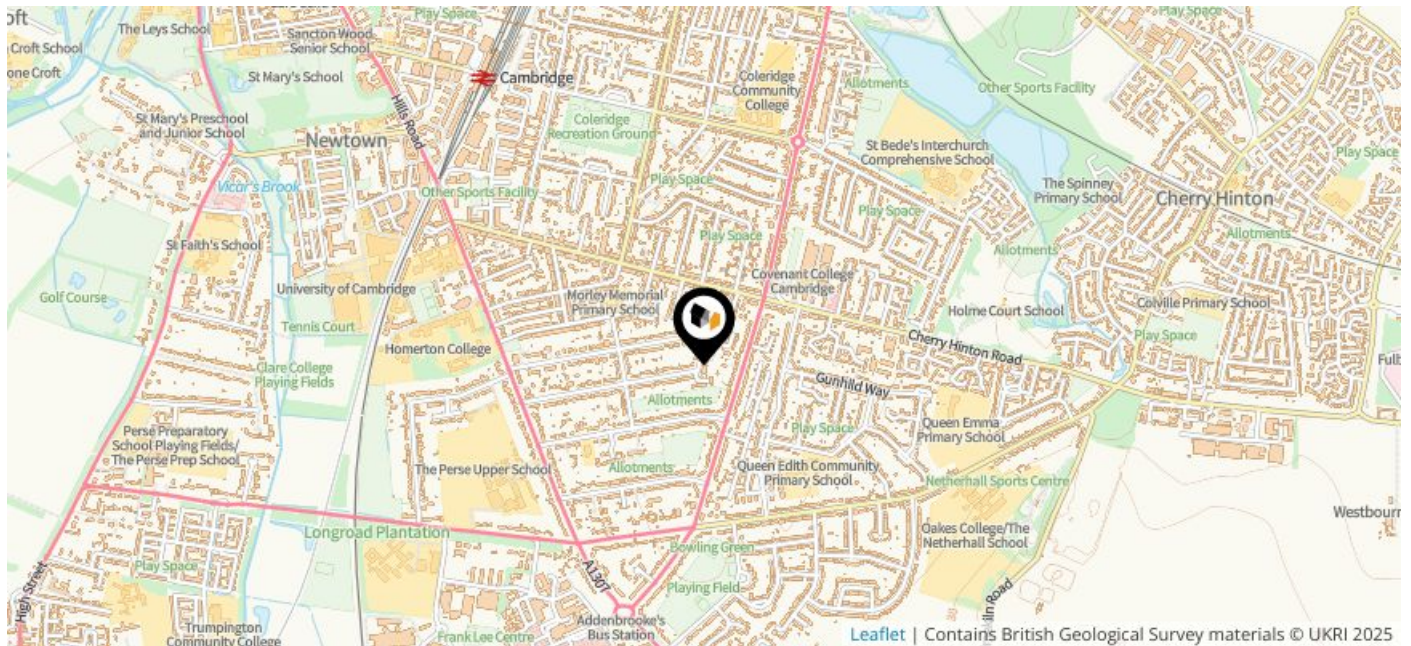
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	Quy Mill Hotel-Quy	Historic Landfill	
9	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
10	EA/EPR/NP3790NX/A001	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



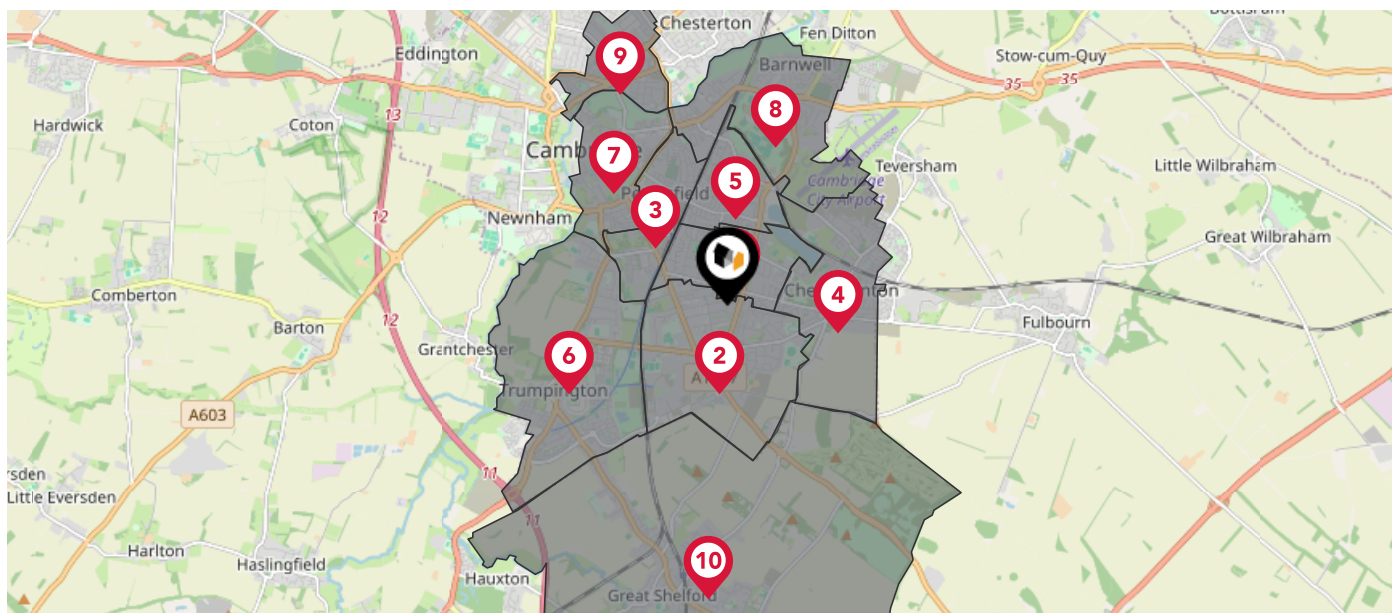
Mine Entry

- ✕ 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

Coleridge Ward

2

Queen Edith's Ward

3

Petersfield Ward

4

Cherry Hinton Ward

5

Romsey Ward

6

Trumpington Ward

7

Market Ward

8

Abbey Ward

9

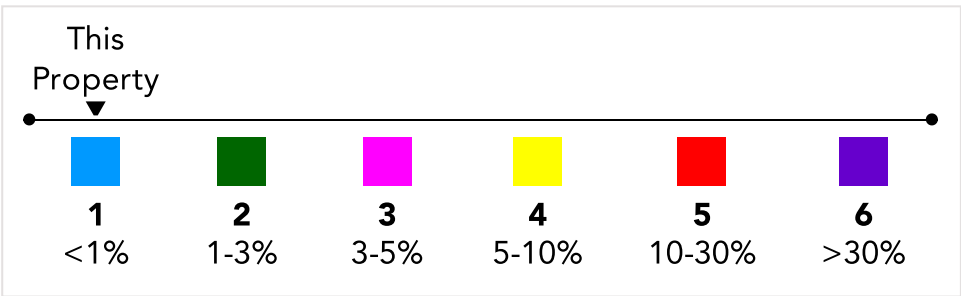
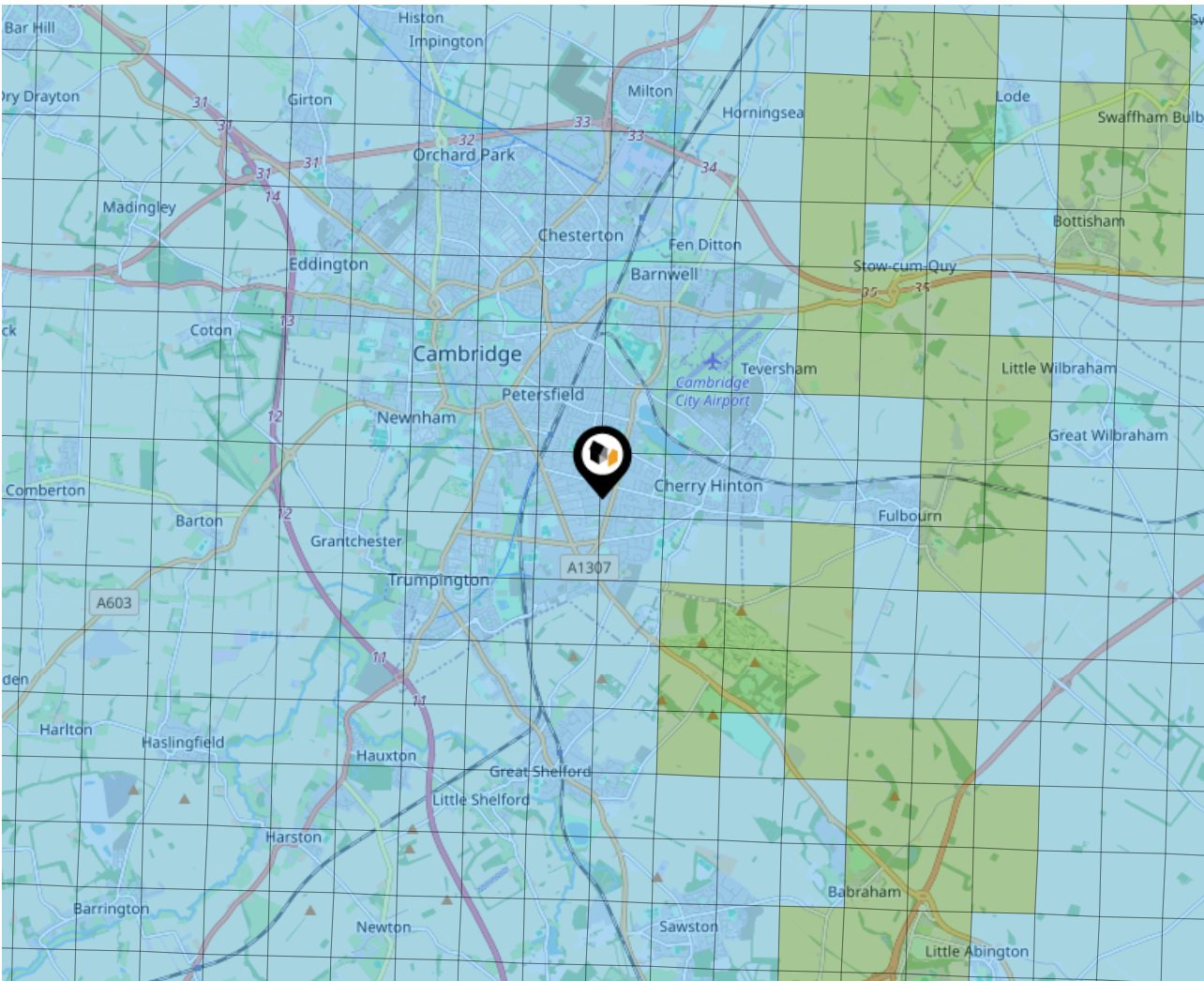
West Chesterton Ward

10

Shelford Ward

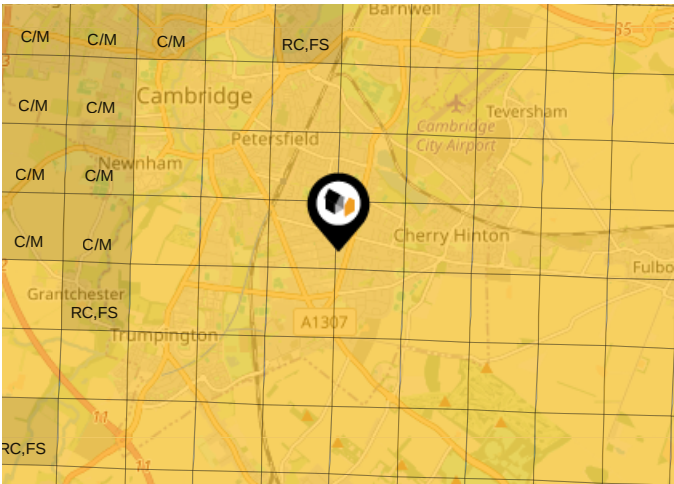
What is Radon?

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)

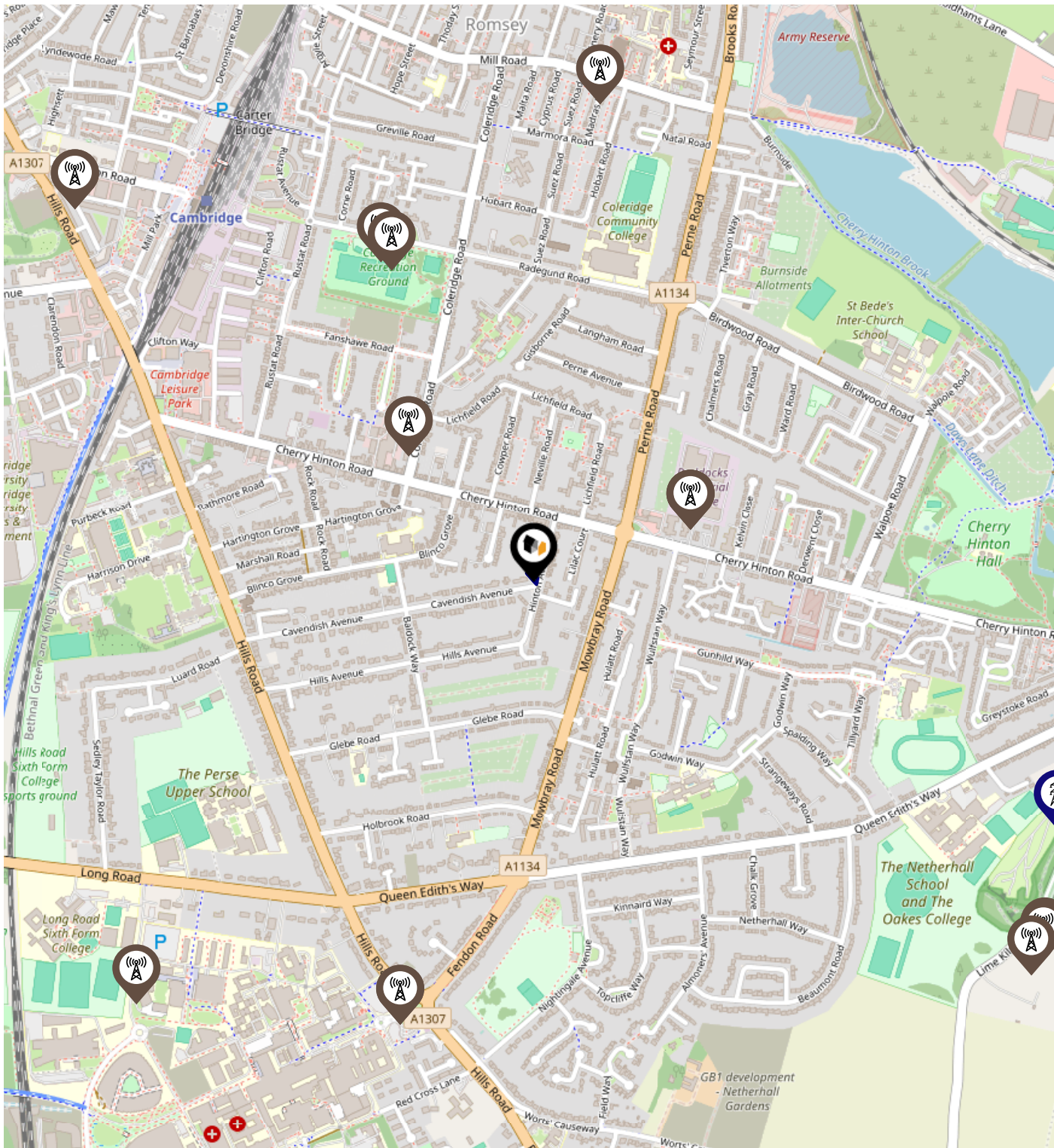
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

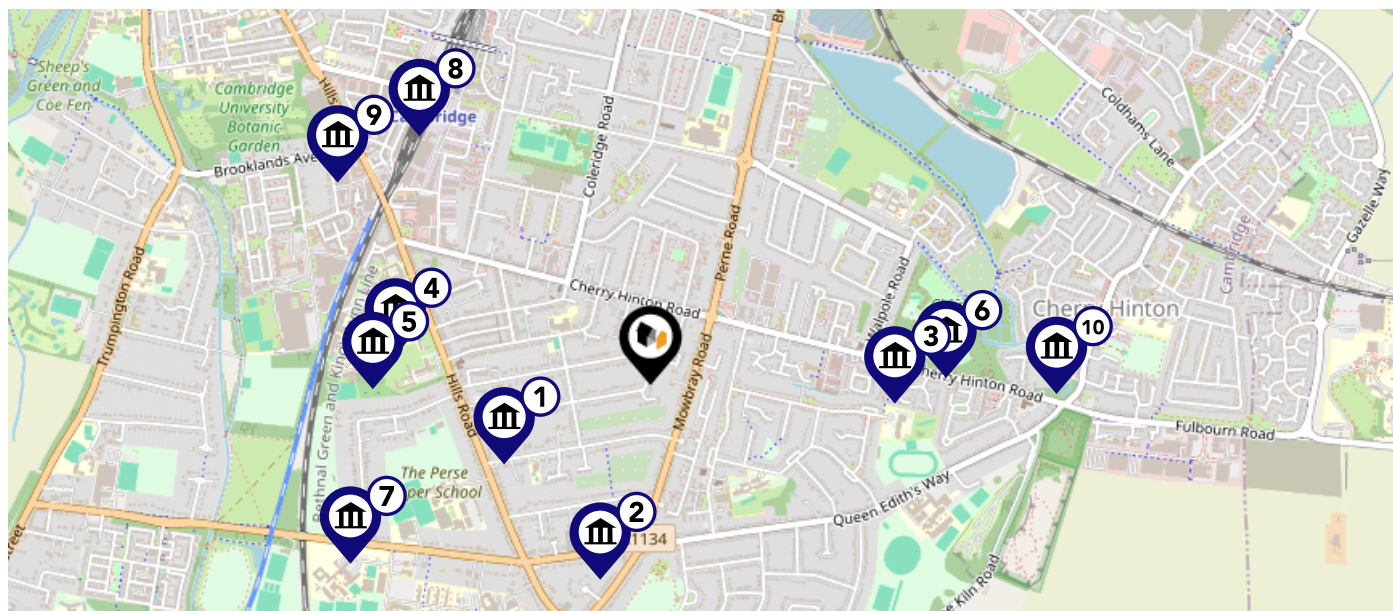
Local Area Masts & Pylons



Key:

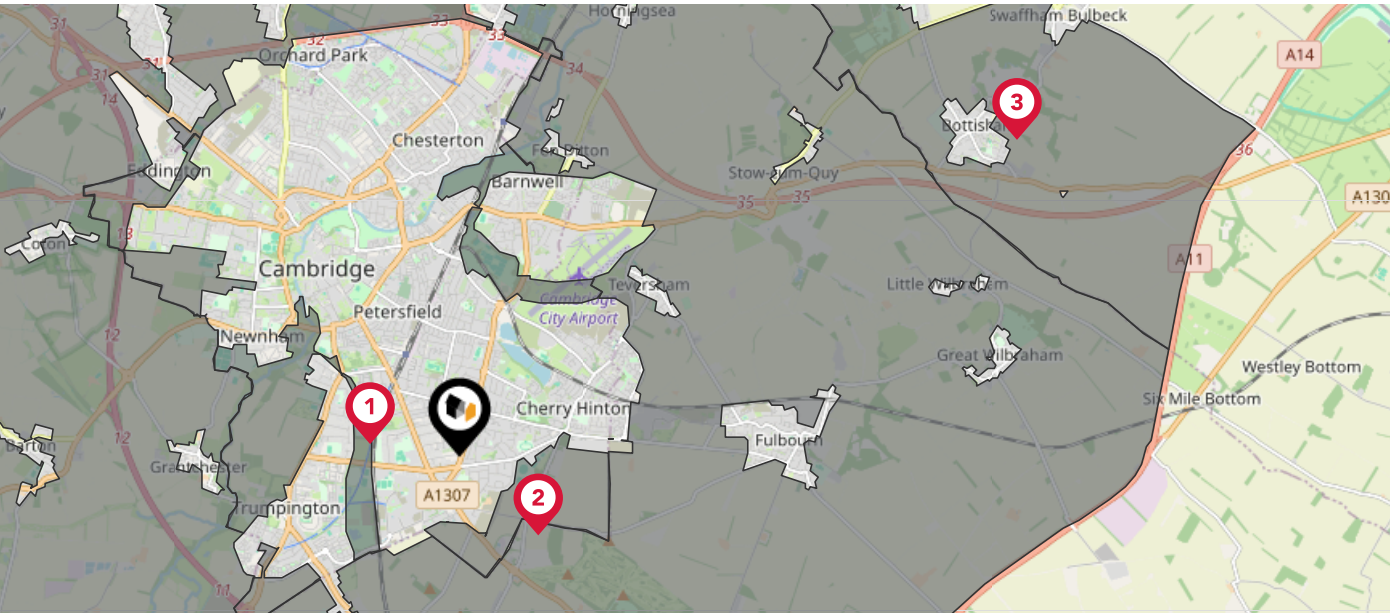
-  Power Pylons
-  Communication Masts

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

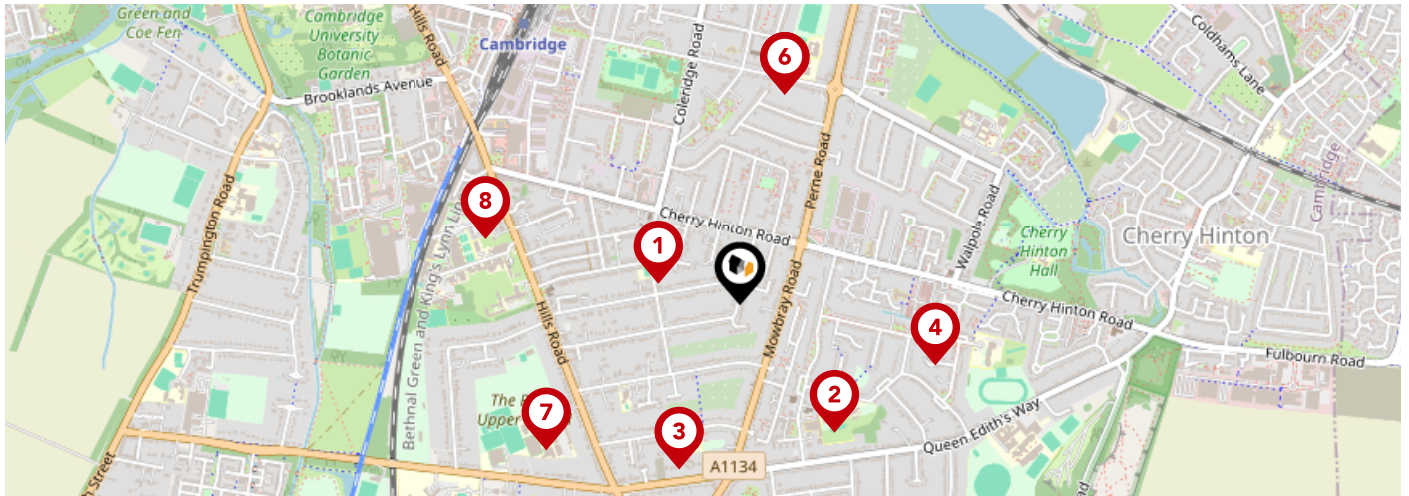


Listed Buildings in the local district		Grade	Distance
	1375672 - Keelson	Grade II	0.4 miles
	1268343 - The Sun House	Grade II	0.4 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.6 miles
	1331852 - Homerton College Trumpington House	Grade II	0.6 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.6 miles
	1031881 - Cherry Hinton Hall	Grade II	0.7 miles
	1246641 - Alcantara	Grade II	0.8 miles
	1343683 - The Railway Station	Grade II	0.8 miles
	1349070 - Royal Albert Homes	Grade II	0.8 miles
	1126216 - The Old Smithy	Grade II	0.9 miles

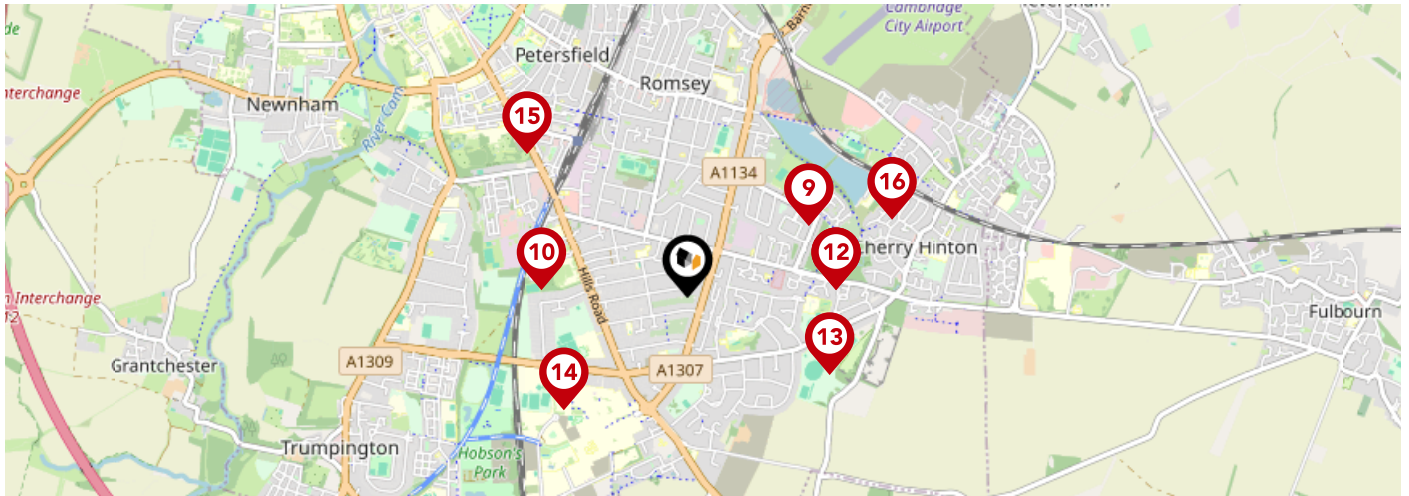
This map displays nearby areas that have been designated as Green Belt...



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



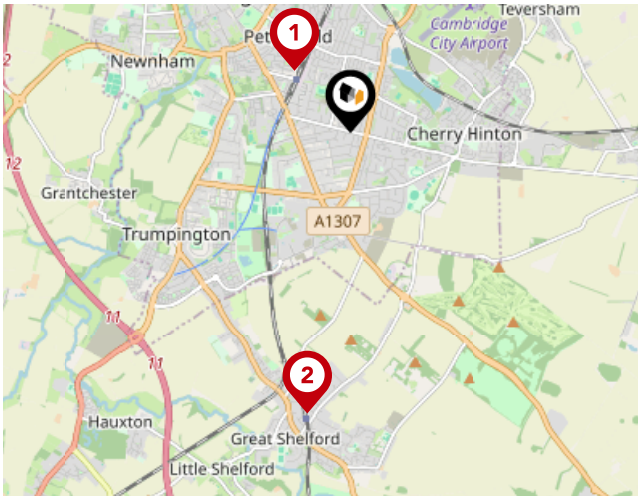
		Nursery	Primary	Secondary	College	Private
1	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.19	☐	☒	☐	☐	☐
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.36	☐	☒	☐	☐	☐
3	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.4	☒	☐	☐	☐	☐
4	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.46	☐	☒	☐	☐	☐
5	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.49	☐	☒	☐	☐	☐
6	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.49	☐	☐	☒	☐	☐
7	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.55	☐	☐	☒	☐	☐
8	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.6	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.64	☐	☐	☒	☐	☐
10	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.66	☐	☐	☒	☐	☐
11	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.68	☐	☒	☐	☐	☐
12	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.68	☐	☐	☒	☐	☐
13	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.74	☐	☐	☒	☐	☐
14	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.76	☐	☐	☒	☐	☐
15	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.97	☐	☐	☒	☐	☐
16	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.99	☐	☒	☐	☐	☐

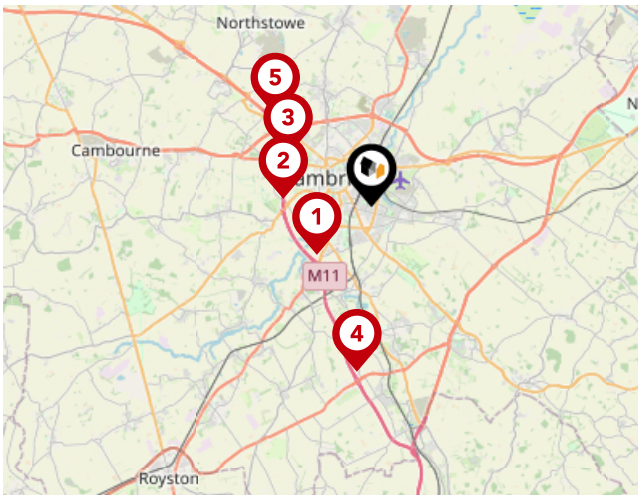
Area

Transport (National)



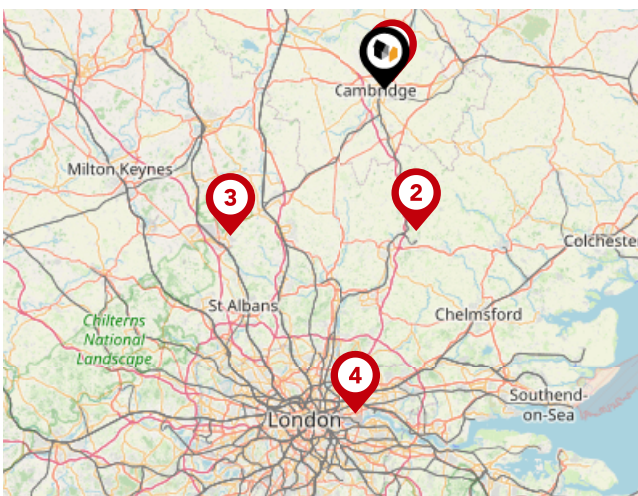
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.77 miles
2	Shelford (Cambs) Rail Station	2.57 miles
3	Cambridge North Rail Station	2.7 miles



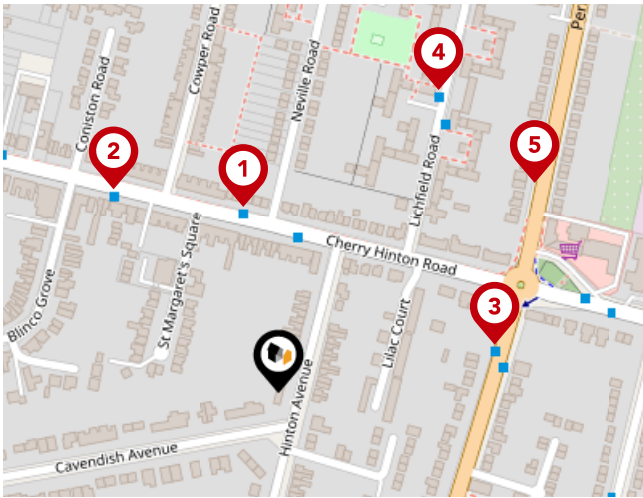
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.63 miles
2	M11 J12	3.19 miles
3	M11 J13	3.54 miles
4	M11 J10	6.06 miles
5	M11 J14	4.78 miles



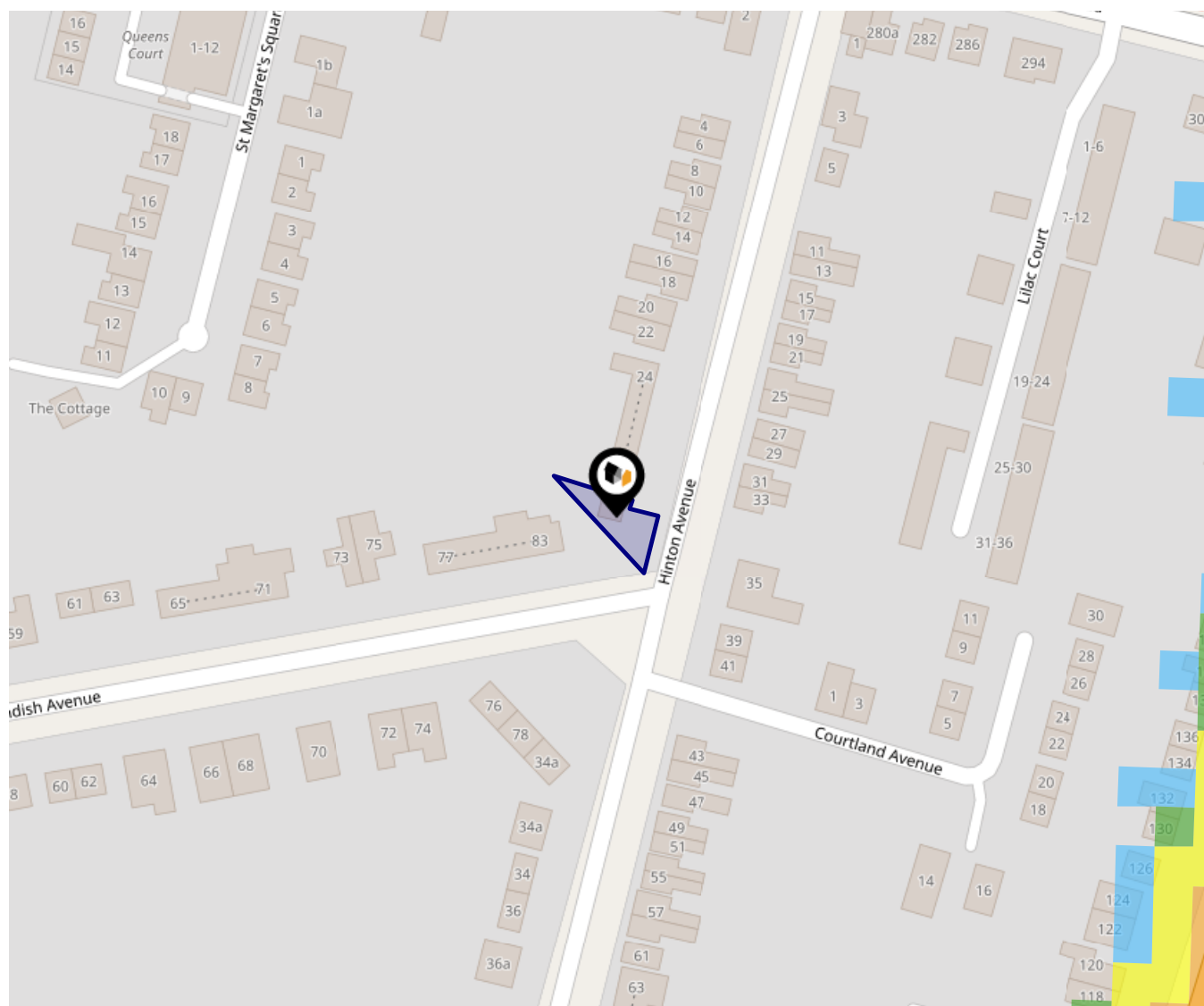
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.76 miles
2	Stansted Airport	20.97 miles
3	Luton Airport	30.84 miles
4	Silvertown	47.4 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hinton Avenue	0.11 miles
2	Coniston Road	0.15 miles
3	Mander Way	0.12 miles
4	Lichfield Road	0.19 miles
5	Perne Road	0.19 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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