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MIR: Material Info

The Material Information Affecting this Property

Monday 17th November 2025



GLEBE ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

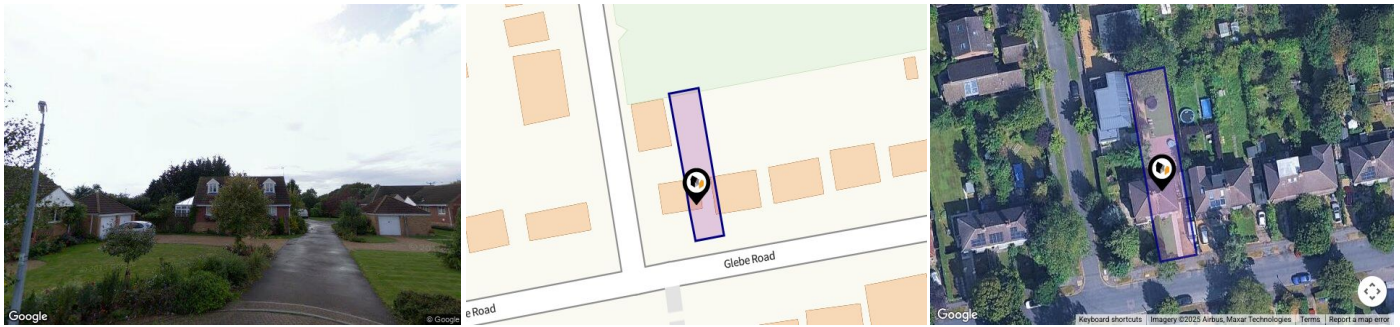
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.11 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB379781		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	61	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **25 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 11/0461/FUL
Decision: Decided
Date: 31st March 2011
Description: Two storey side, single storey rear extension and loft conversion.

Reference - 11/1025/FUL
Decision: Decided
Date: 31st August 2011
Description: Two storey side, single storey rear extension and loft conversion.

Reference - 21/00981/HFUL
Decision: Decided
Date: 03rd March 2021
Description: Single storey, part two storey rear and side extension

Reference - 21/00982/CL2PD
Decision: Decided
Date: 03rd March 2021
Description: Lawful certificate under S192 for a proposed rear dormer hip to gable side extension and velux windows to front

Planning records for: **35 Glebe Road Cambridge CB1 7TF**

Reference - 13/1111/FUL	
Decision:	Decided
Date:	31st July 2013
Description:	Single storey rear extension and first floor rear extension to existing

Planning records for: **41 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 24/01573/HFUL	
Decision:	Decided
Date:	24th April 2024
Description:	Single storey rear extension including 3 No. rooflights, roof extension including rear facing dormer and 2 No rooflights to front roof slope, installation of solar panels to front roof and erection of an outbuilding to rear garden.

Planning records for: **45 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 11/0581/FUL	
Decision:	Decided
Date:	23rd May 2011
Description:	Single storey rear extension.

Reference - 08/0650/CL2PD	
Decision:	Decided
Date:	19th May 2008
Description:	Certificate of Lawfull use S192 for loft conversion and dormer window.

Planning records for: **55 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 07/1166/FUL	
Decision:	Decided
Date:	02nd October 2007
Description:	Rear roof extension.

Reference - 07/0759/FUL	
Decision:	Decided
Date:	23rd July 2007
Description:	Rear roof extension.

Planning records for: **65 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 05/0928/FUL	
Decision:	Decided
Date:	23rd August 2005
Description:	Erection of a two storey side and single storey rear extension and other alterations to existing dwelling.

Planning records for: **69 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 08/1625/FUL	
Decision:	Decided
Date:	08th December 2008
Description:	First floor extension and loft conversion to provide two additional bedrooms, a bathroom and a study to an existing semi-detached family dwelling.

Planning records for: **69 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 09/0841/FUL	
Decision:	Decided
Date:	17th September 2009
Description:	First floor extension and loft conversion.

Planning records for: **73 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 16/411/TTPO	
Decision:	Decided
Date:	28th September 2016
Description:	Thuja - Reduce overall crown by 20% and sympathetically trim back from house, maintaining as natural shape and balance as possible.

Reference - 21/0994/TTPO	
Decision:	Decided
Date:	11th August 2021
Description:	T1: Cypress Tree - height reduced by 3 metres and lower branches to be trimmed to raise height by 3ft. Tree is very tall for a small garden and needs general maintenance to the height before it gets any taller. Lower branches are growing over the driveway making it difficult to get cars in and out.

Planning records for: **15 Glebe Road Cambridge CB1 7TF**

Reference - 16/1461/FUL	
Decision:	Decided
Date:	05th August 2016
Description:	Two storey side and rear extension with loft conversion.

Planning records for: **7 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 23/02680/LBC	
Decision:	Decided
Date:	11th July 2023
Description:	Fixing of portico banner pulley system to columns of Founders Building for 3no additional portico banners for a temporary periods between 8 September 2023 to 7 January 2024, 23 February 2024 to 19 May 2024 and 21 February 2025 to 06 June 2025

Reference - 23/02686/HFUL	
Decision:	Decided
Date:	11th July 2023
Description:	Two storey side extension, single storey rear extension, roof extension including rear dormer and front porch.

Planning records for: **9 Glebe Road Cambridge Cambridgeshire CB1 7TF**

Reference - 24/00069/TREE	
Decision:	Decided
Date:	15th January 2024
Description:	Horse Chestnut 012/79 - Crown lift to give an additional 1m clearnace from ground level. Crown reduction by 1-2 metres.Lifting of branches from the ground and shaping reduction of the Crown. To ensure that branches are not overhanging London Road. Also to ensure no future damage to house.

Reference - 24/00146/HFUL	
Decision:	Decided
Date:	15th January 2024
Description:	Side hip to gable roof extension, rear dormer, two storey side and front extension and single storey rear extension, canopy over bay window and solar panels to roof.

Planning records for: *9 Glebe Road Cambridge Cambridgeshire CB1 7TF*

Reference - 25/00743/HFUL	
Decision:	Decided
Date:	26th February 2025
Description:	Side hip to gable roof extension, rear dormer, part two and part single storey front and side extension, single storey rear extension, canopy over bay window and solar panels to roof.





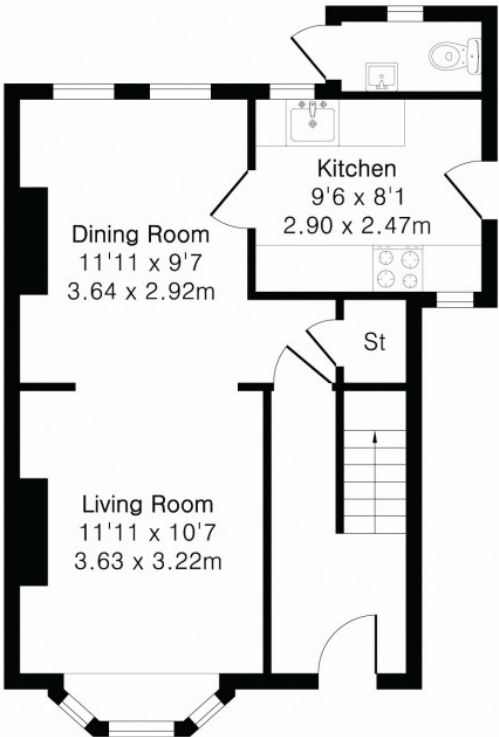


GLEBE ROAD, CAMBRIDGE, CB1

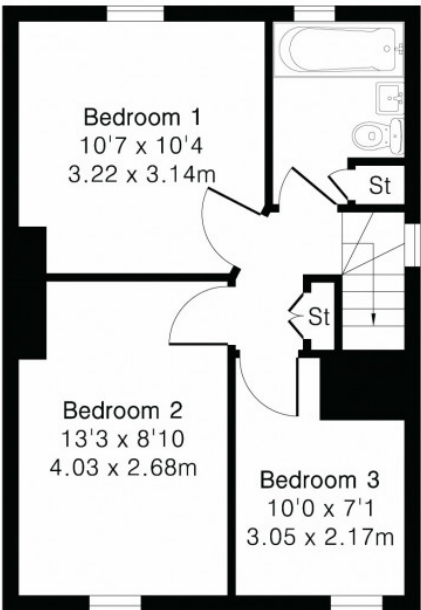
Approximate Gross Internal Area 842 sq ft - 78 sq m

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 393 sq ft – 36 sq m



Ground Floor



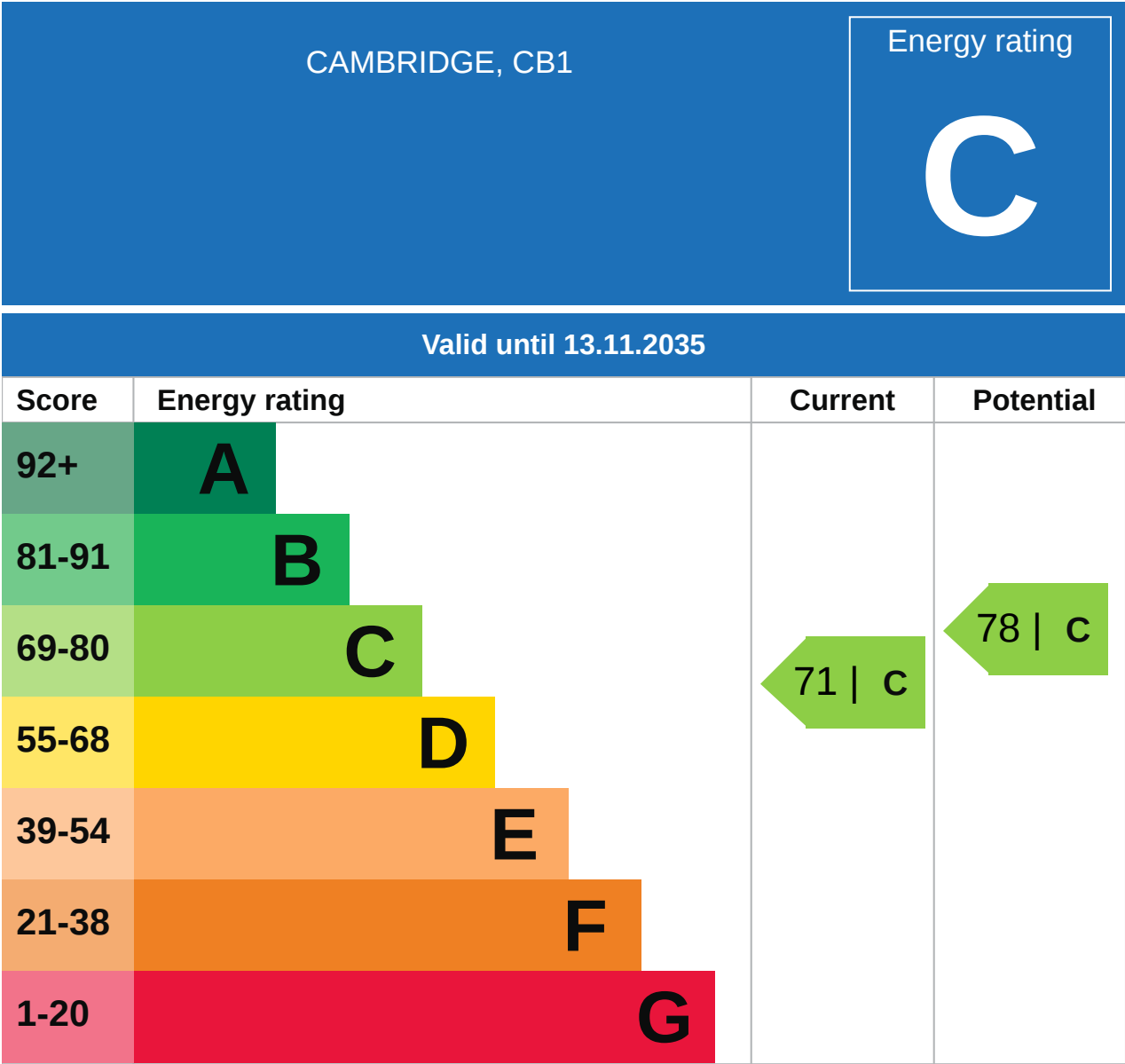
First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE CURTIS & CO

GLEBE ROAD, CAMBRIDGE, CB1





Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	78 m ²

Construction Type

1930's - brick

Electricity Supply

Mains

Gas Supply

Mains

Central Heating

Yes

Water Supply

Mains



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.

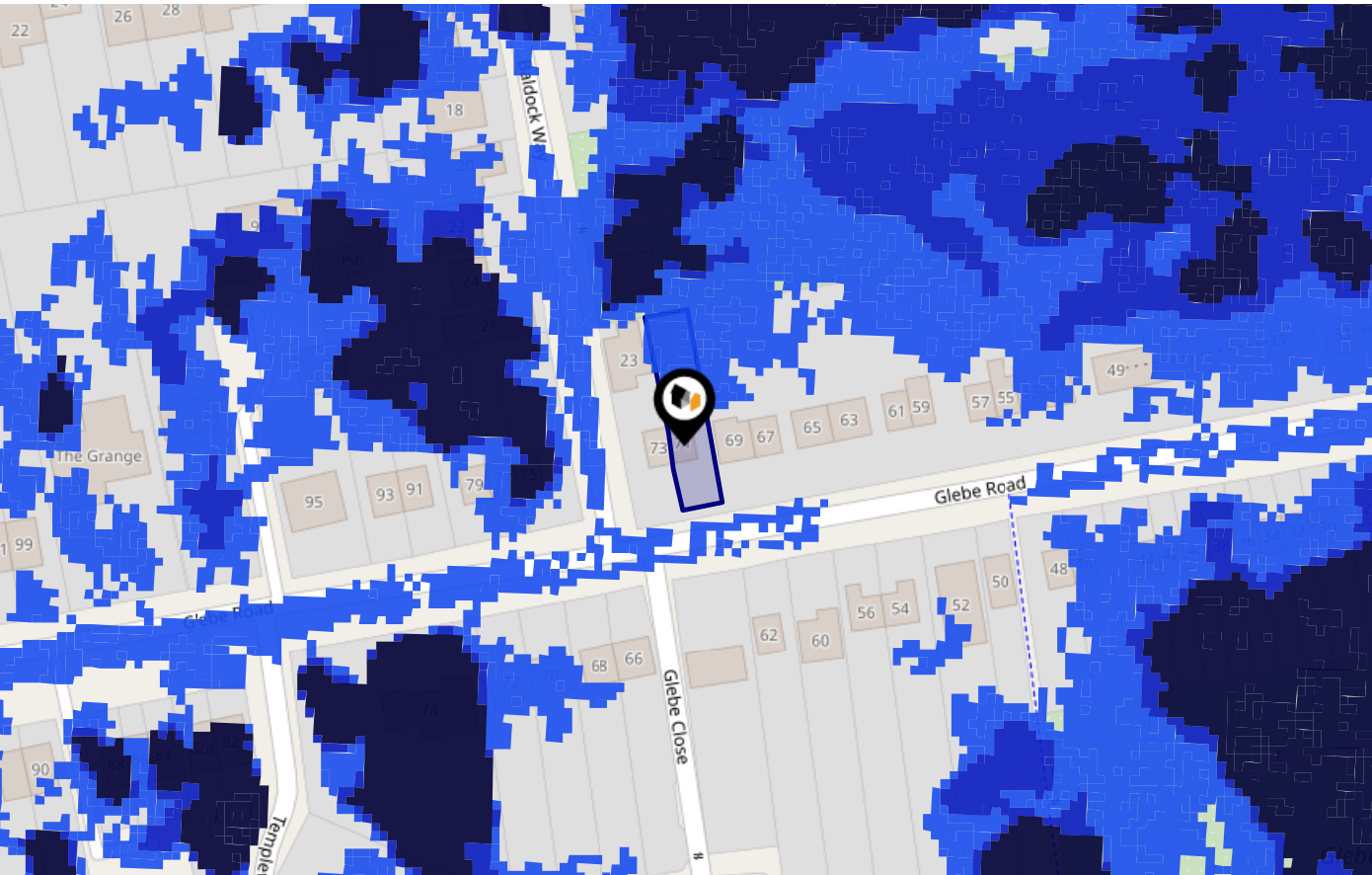


Flood Risk

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.

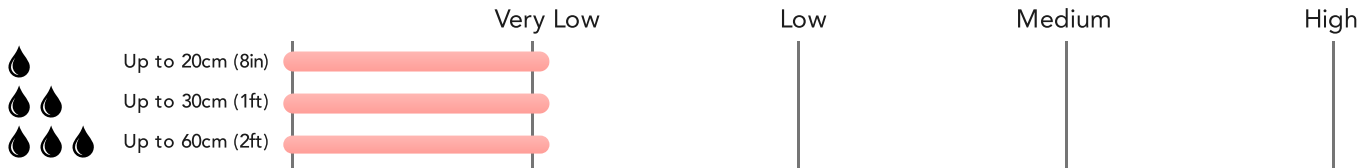


Risk Rating: Very low

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:

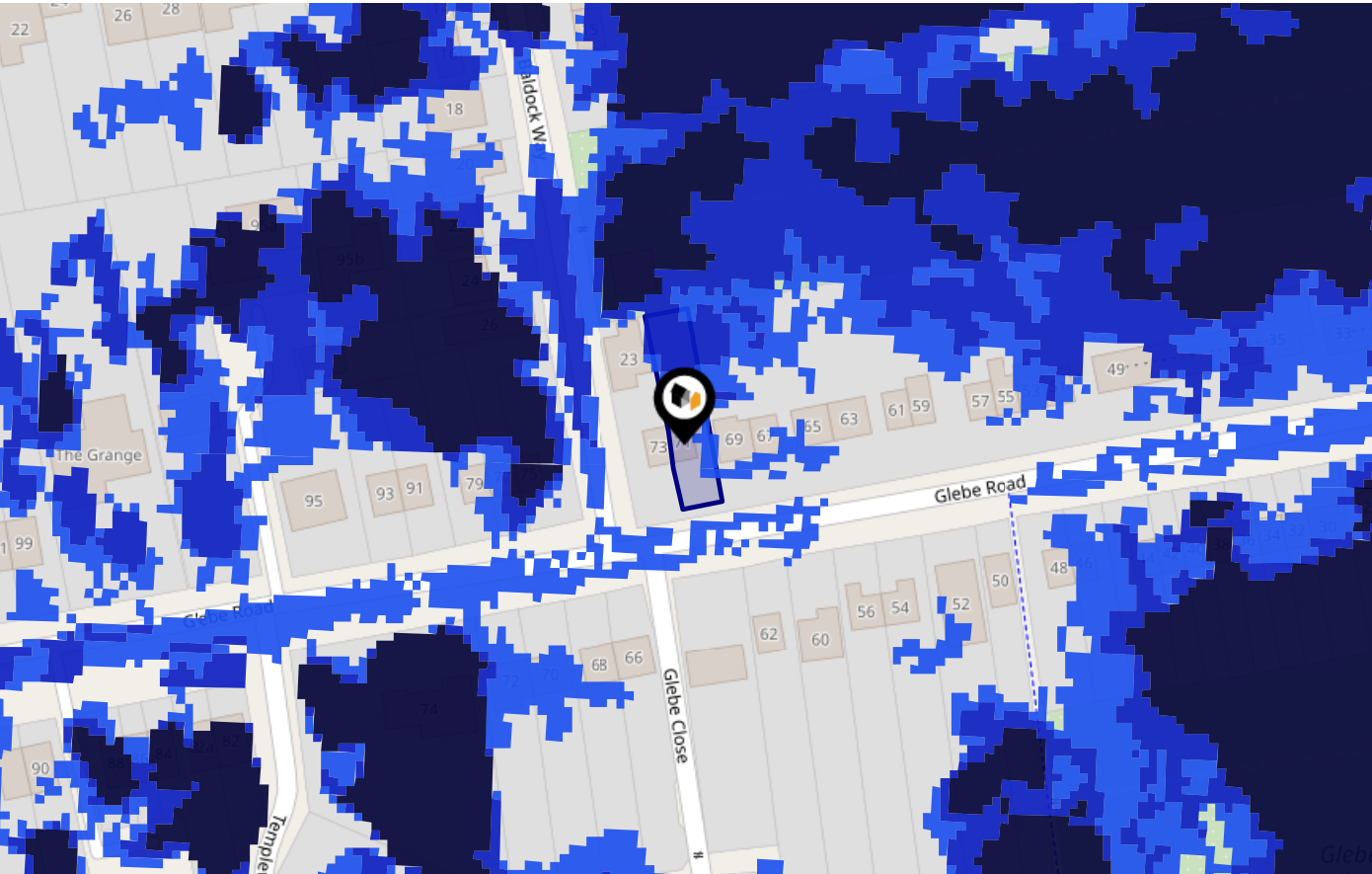


Flood Risk

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.

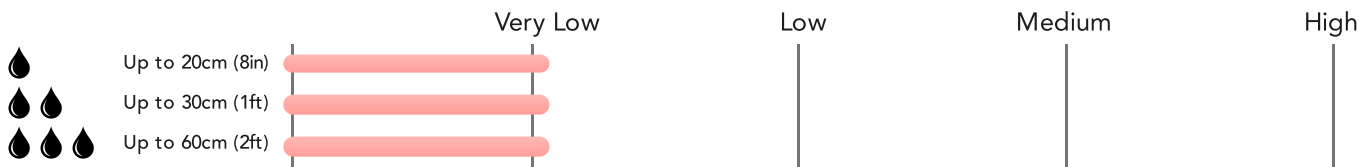


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

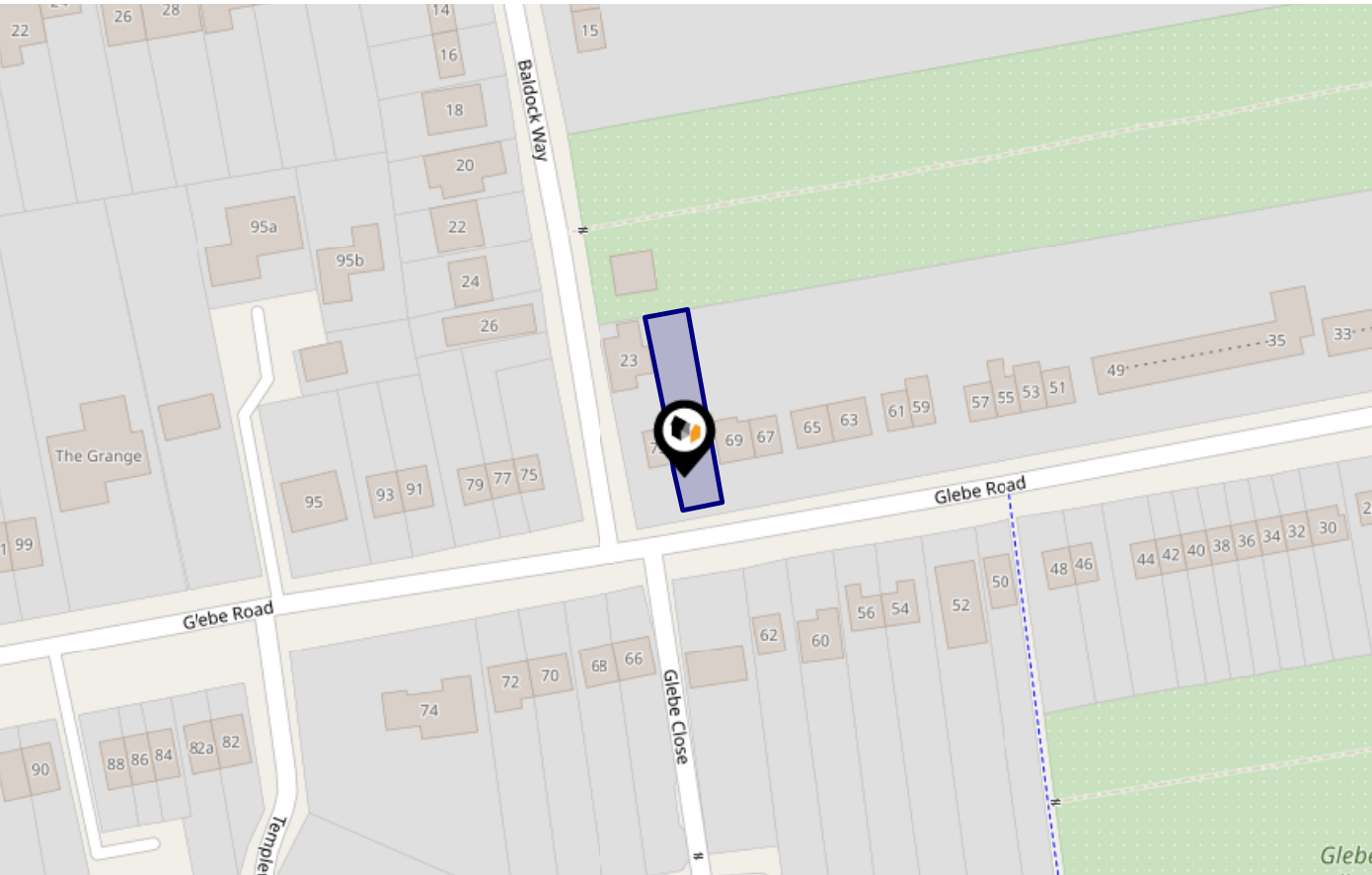


Flood Risk

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.

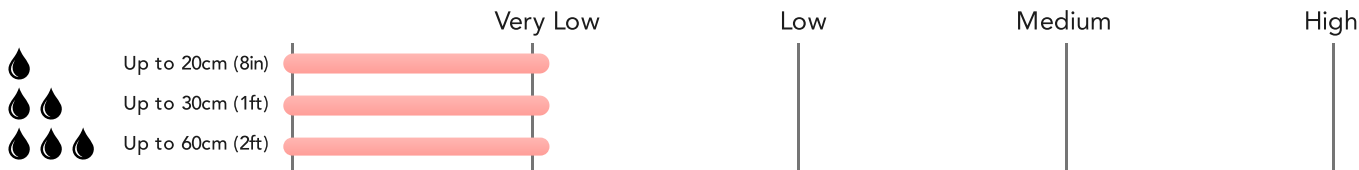


Risk Rating: Very low

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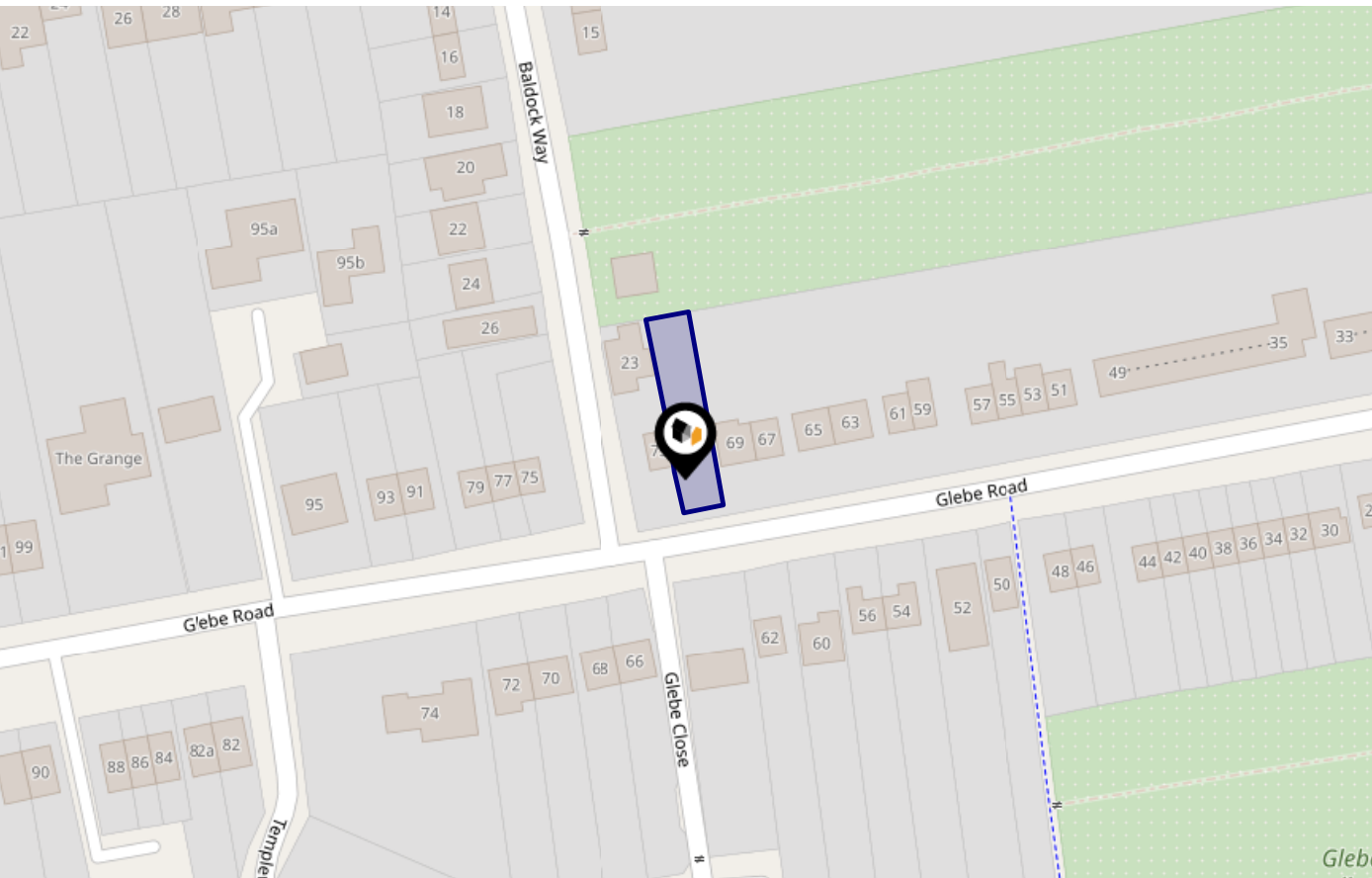


Flood Risk

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.

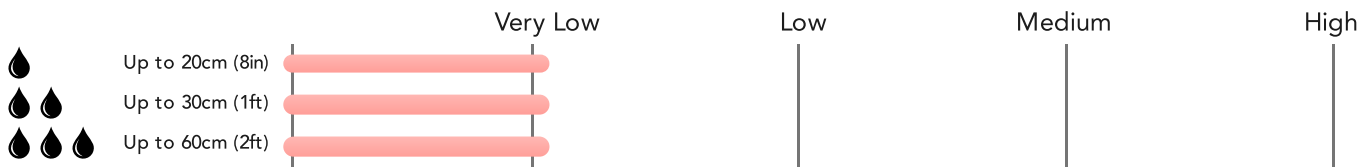


Risk Rating: Very low

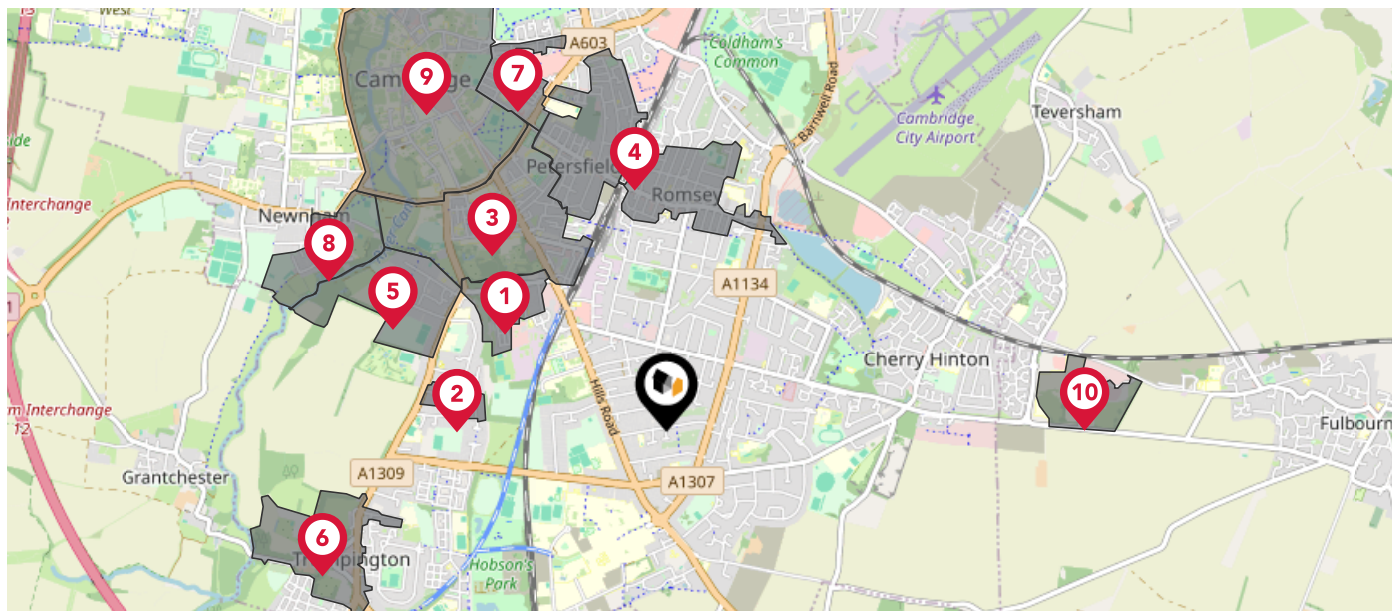
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Chance of flooding to the following depths at this property:



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

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

Maps

Landfill Sites

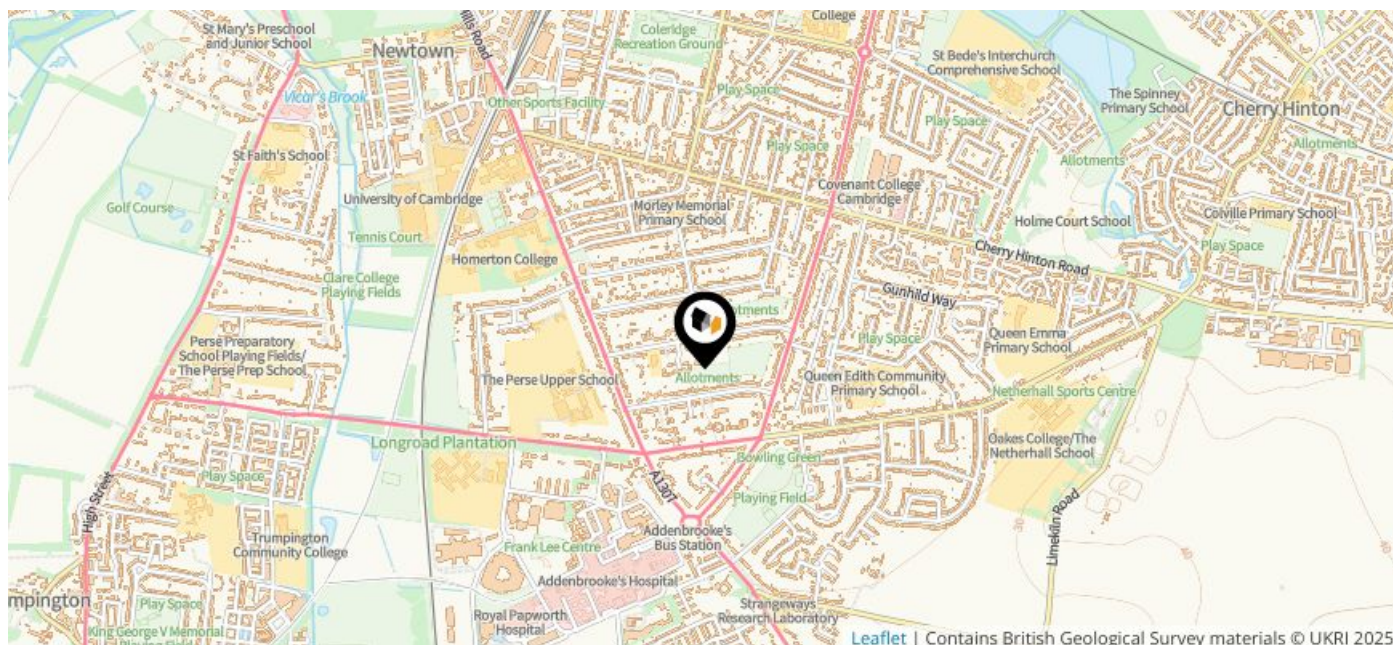


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
3	Norman Works-Coldhams Lane, Cambridge	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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
8	Quy Bridge-Quy	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.



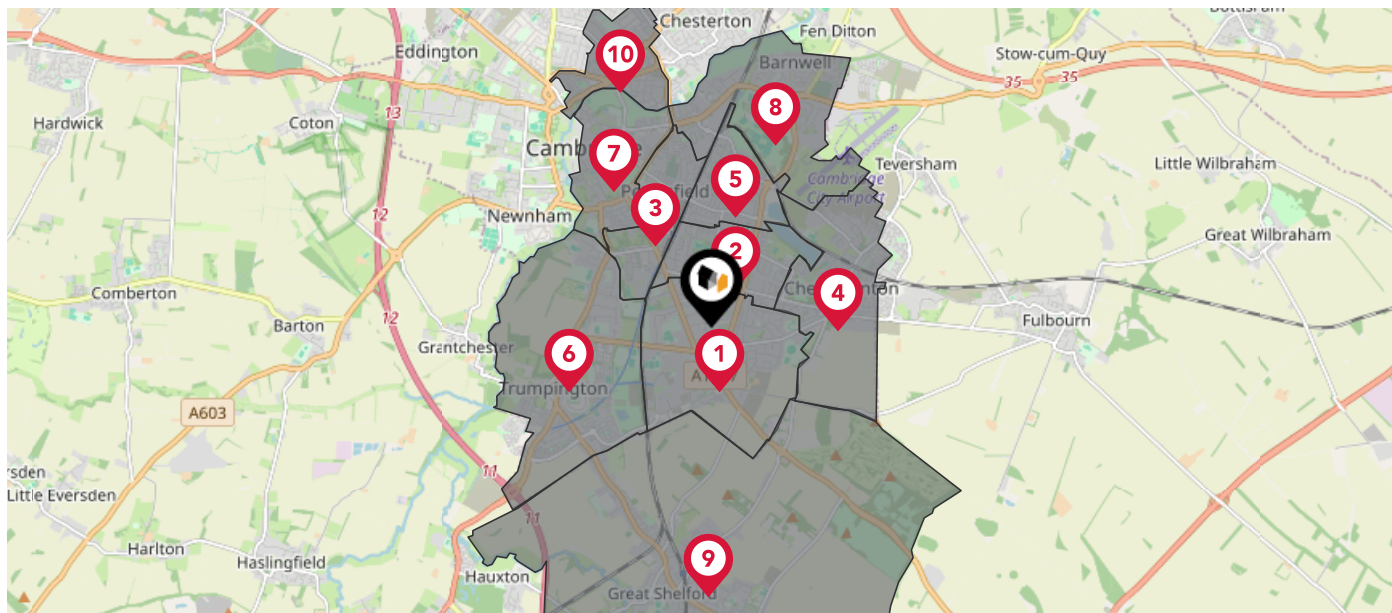
Mine Entry

- ✕ 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



Queen Edith's Ward



Coleridge Ward



Petersfield Ward



Cherry Hinton Ward



Romsey Ward



Trumpington Ward



Market Ward



Abbey Ward



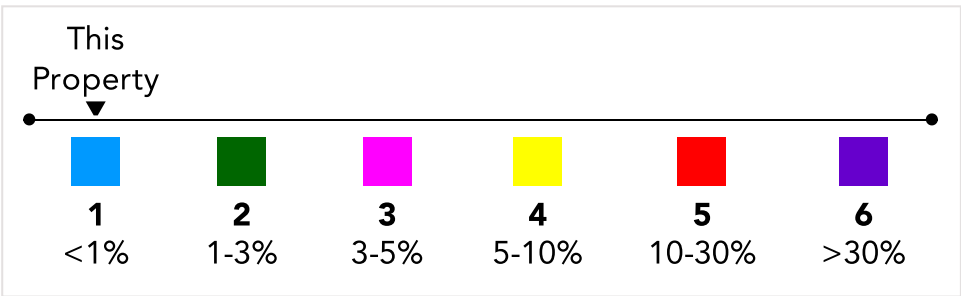
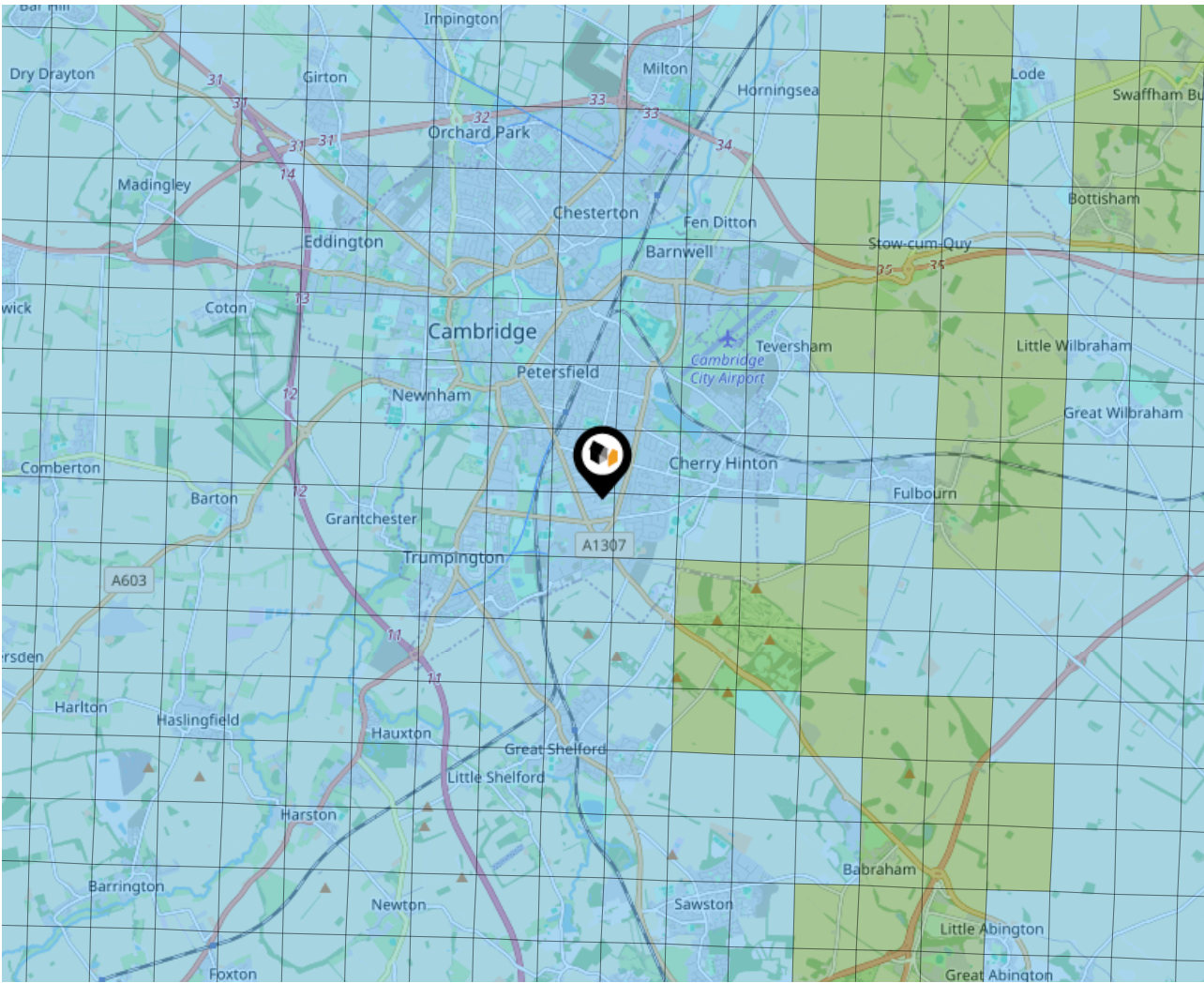
Shelford Ward



West Chesterton Ward

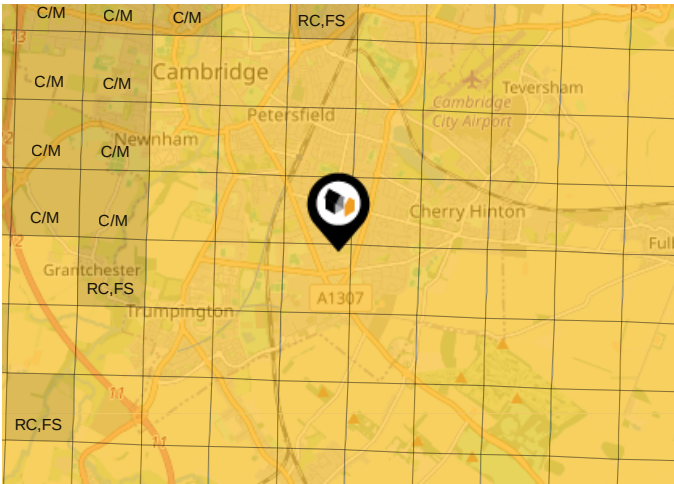
What is Radon?

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)

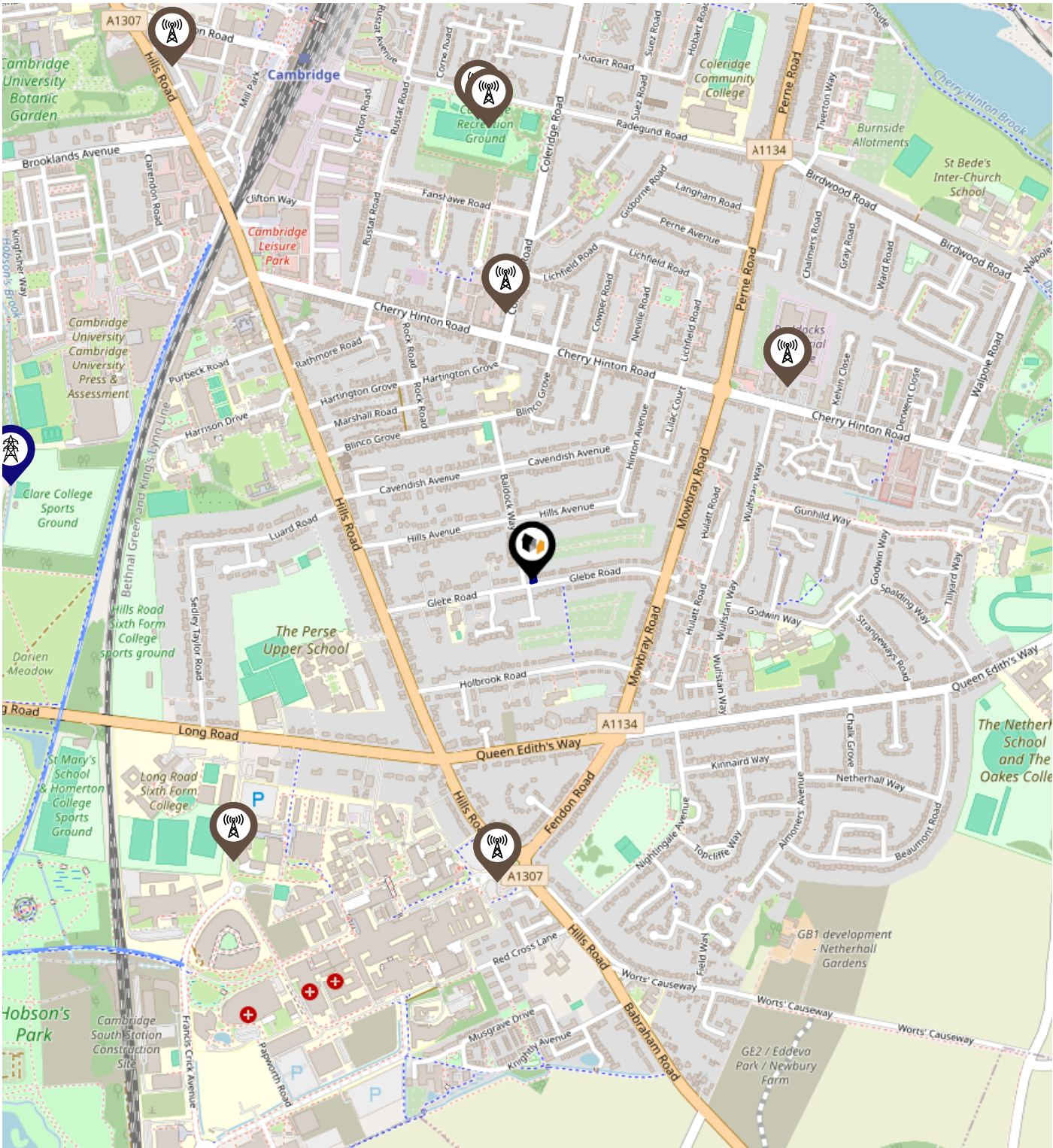
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

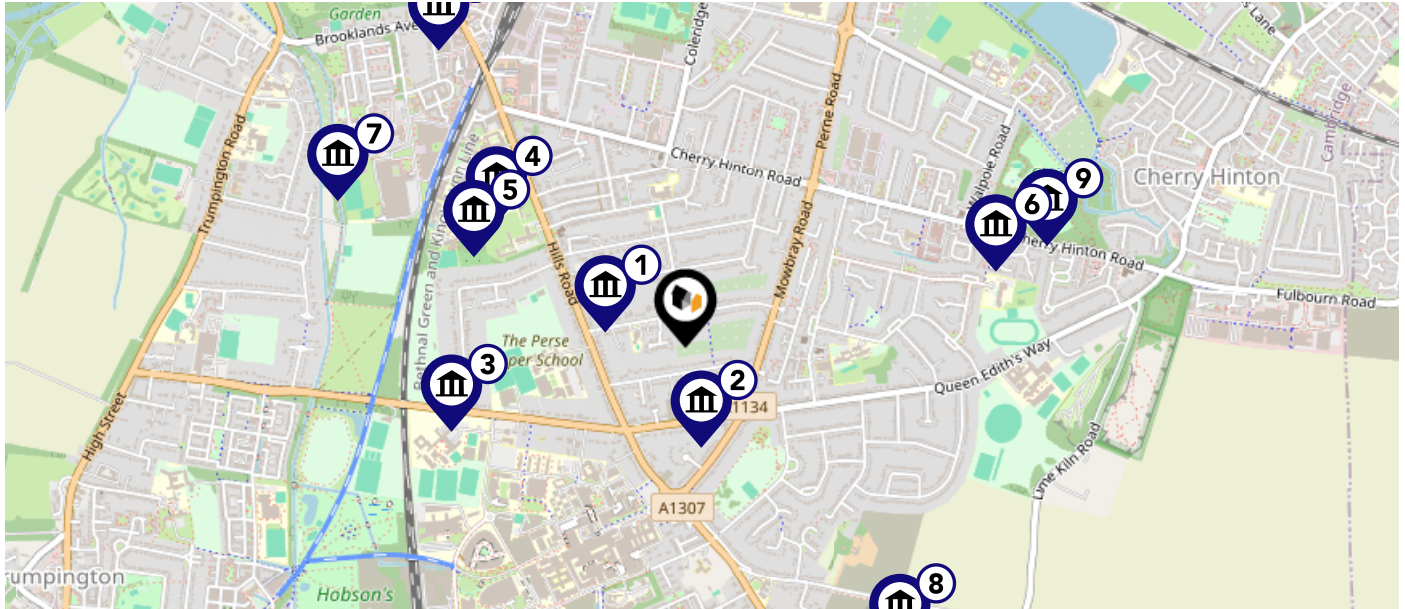
Local Area Masts & Pylons



Key:

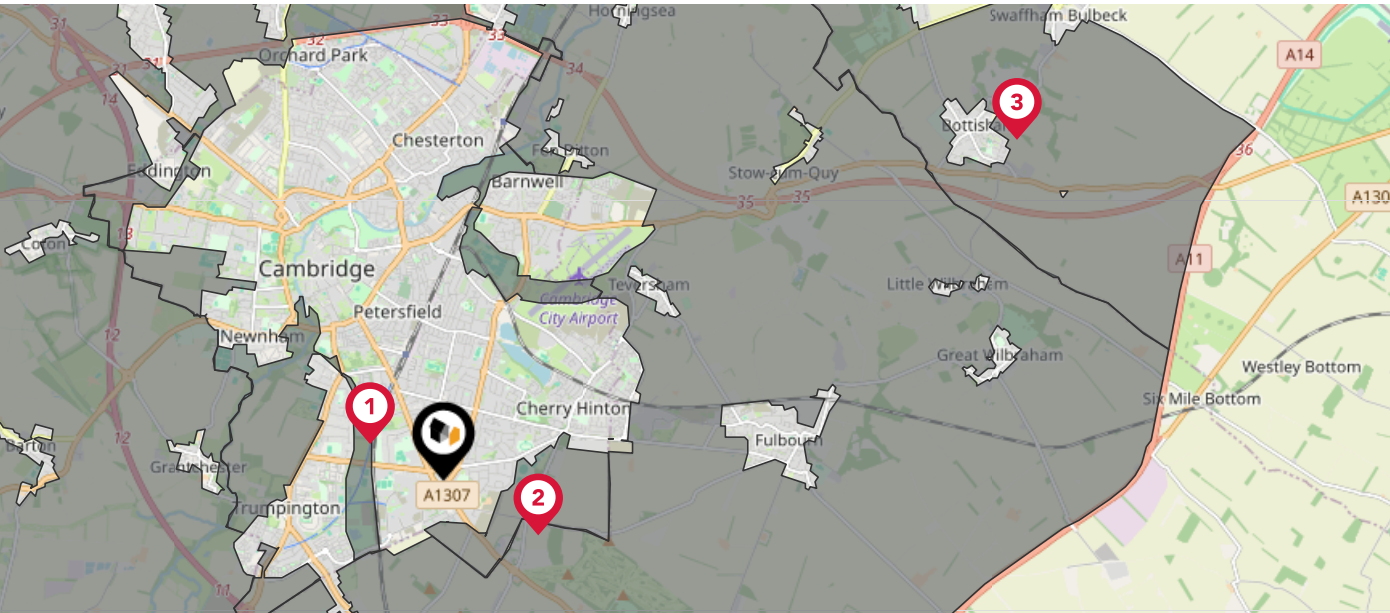
-  Power Pylons
-  Communication Masts

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

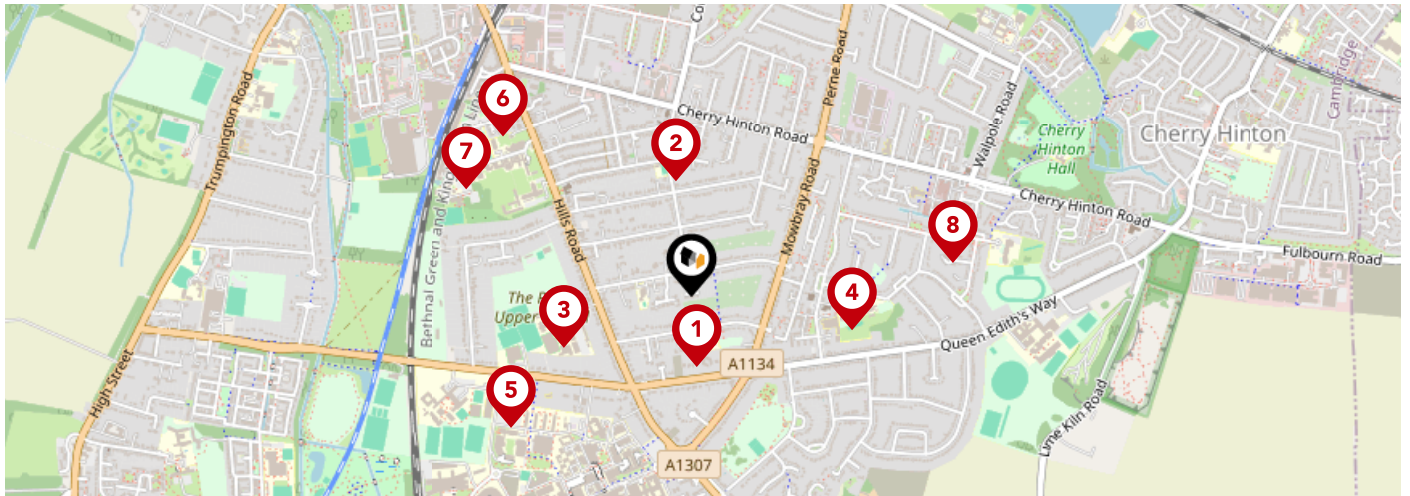


Listed Buildings in the local district		Grade	Distance
	1375672 - Keelson	Grade II	0.2 miles
	1268343 - The Sun House	Grade II	0.2 miles
	1246641 - Alcantara	Grade II	0.5 miles
	1331852 - Homerton College Trumpington House	Grade II	0.5 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.5 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.7 miles
	1390525 - Regional Seat Of Government	Grade II	0.8 miles
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.8 miles
	1031881 - Cherry Hinton Hall	Grade II	0.9 miles
	1349070 - Royal Albert Homes	Grade II	0.9 miles

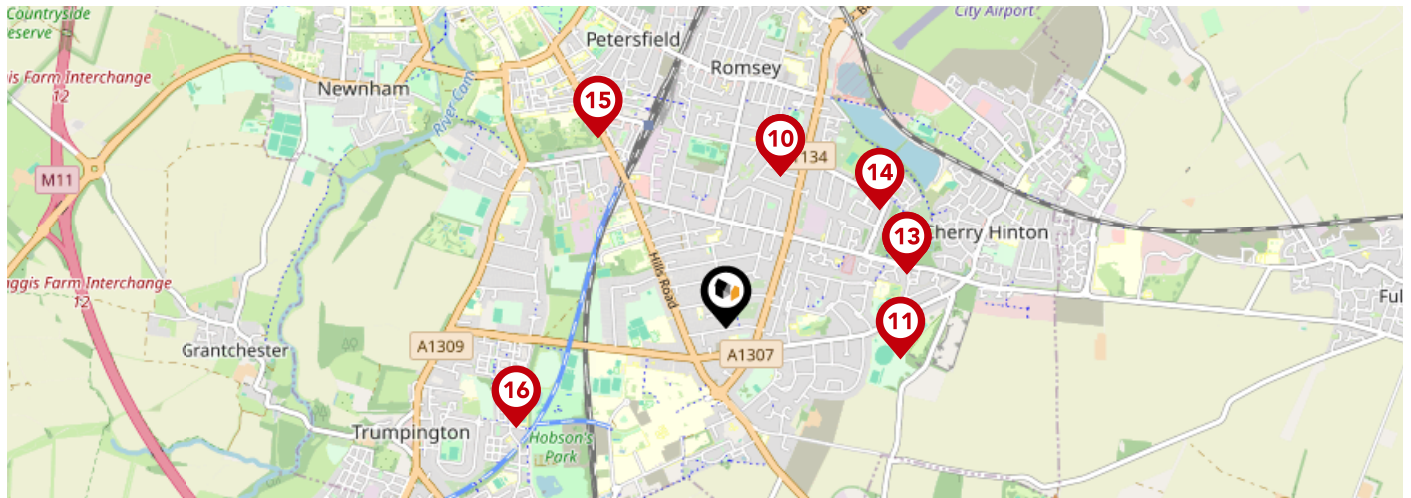
This map displays nearby areas that have been designated as Green Belt...



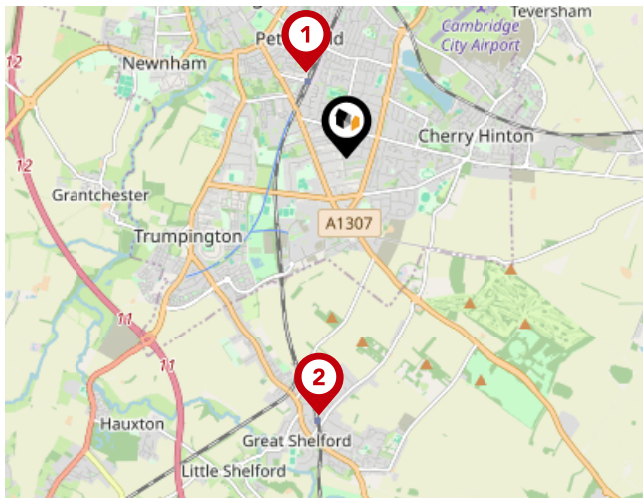
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.16	☒	☐	☐	☐	☐
2	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.26	☐	☒	☐	☐	☐
3	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.32	☐	☐	☒	☐	☐
4	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.37	☐	☒	☐	☐	☐
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.51	☐	☐	☒	☐	☐
6	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.56	☐	☐	☒	☐	☐
7	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.57	☐	☐	☒	☐	☐
8	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.6	☐	☒	☐	☐	☐

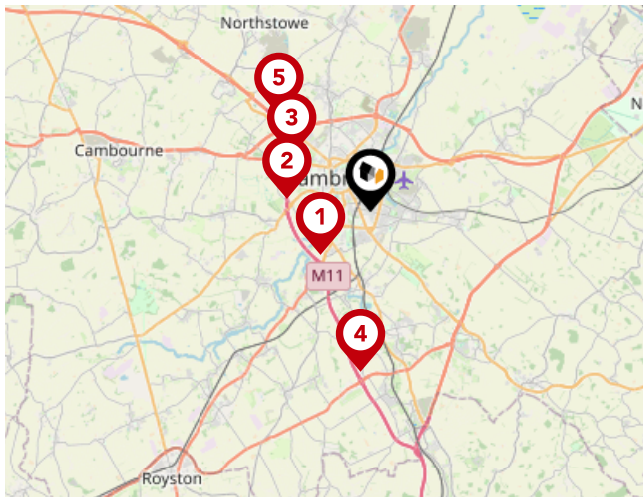


		Nursery	Primary	Secondary	College	Private
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.73	☐	☒	☐	☐	☐
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.73	☐	☐	☒	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.81	☐	☐	☒	☐	☐
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.86	☐	☒	☐	☐	☐
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.86	☐	☐	☒	☐	☐
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.88	☐	☐	☒	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.04	☐	☐	☒	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.05	☐	☐	☒	☐	☐



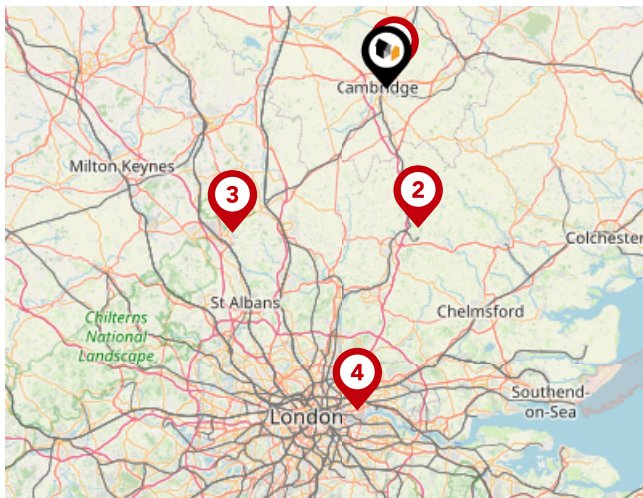
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.87 miles
2	Shelford (Cambs) Rail Station	2.34 miles
3	Cambridge North Rail Station	2.93 miles



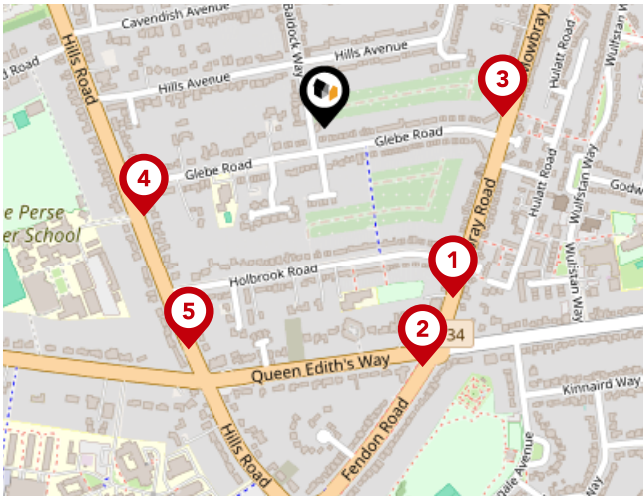
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.38 miles
2	M11 J12	3.07 miles
3	M11 J13	3.53 miles
4	M11 J10	5.83 miles
5	M11 J14	4.83 miles



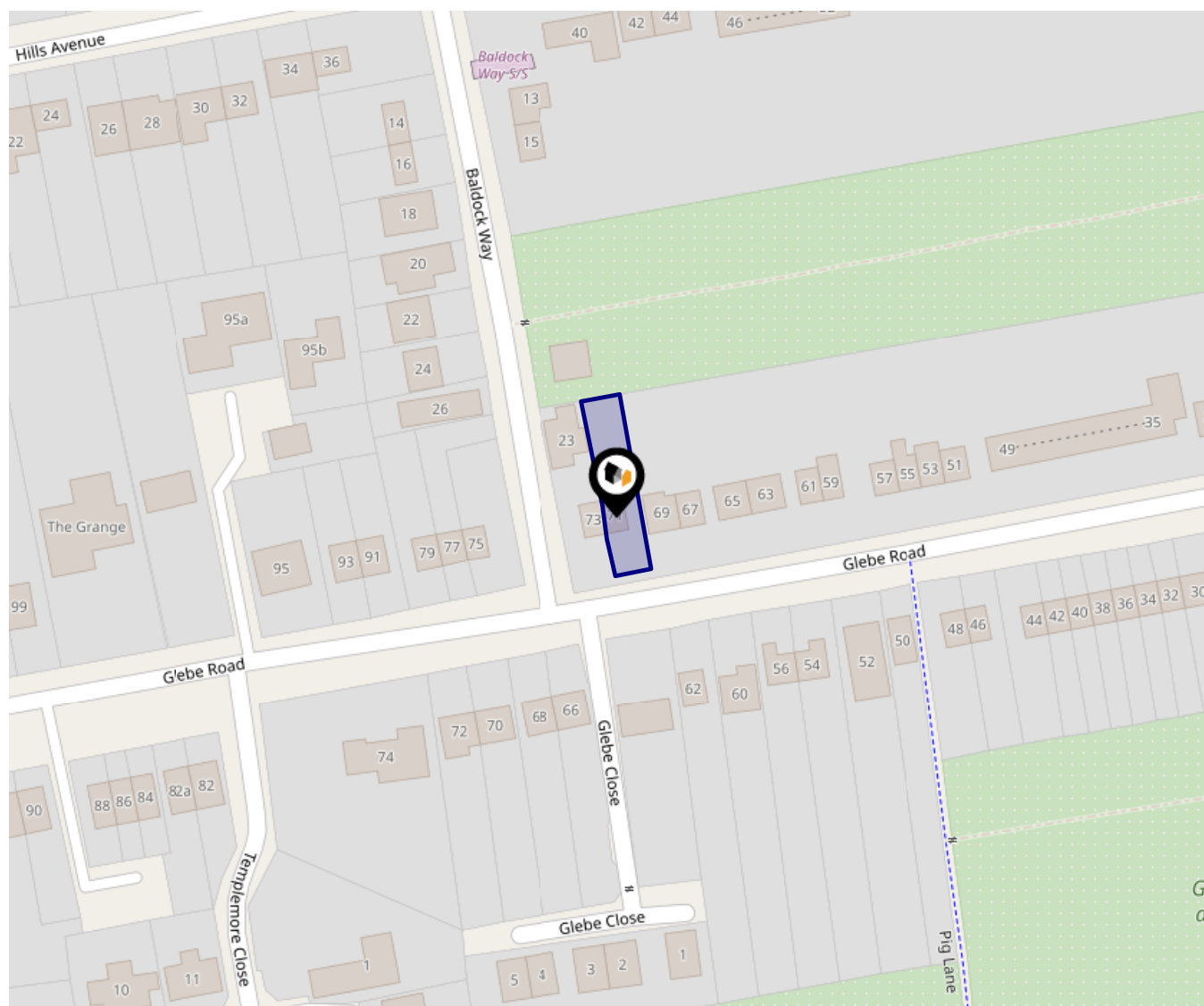
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.02 miles
2	Stansted Airport	20.79 miles
3	Luton Airport	30.58 miles
4	Silvertown	47.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	Holbrook Road	0.24 miles
2	Fendon Close	0.29 miles
3	Glebe Road	0.2 miles
4	Perse School	0.23 miles
5	Long Road	0.29 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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