

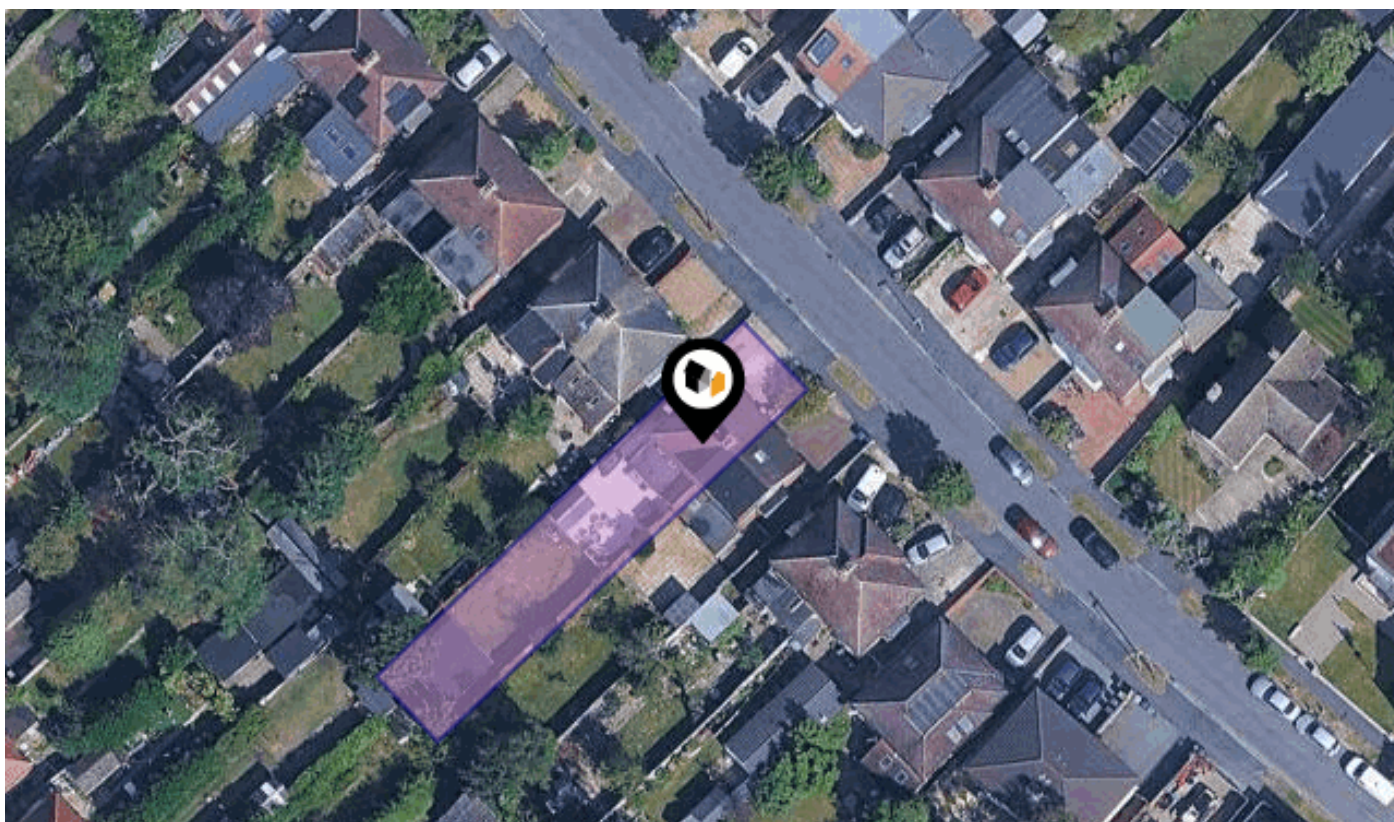


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th November 2025



LOVELL ROAD, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

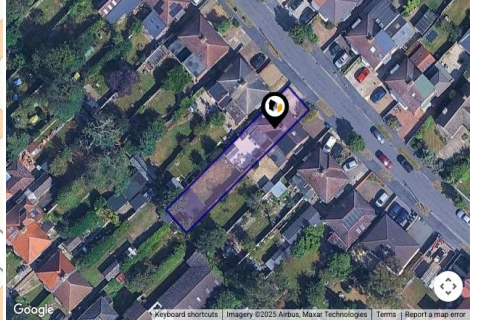
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.08 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB14413		

Local Area

Local Authority:	Cambridge	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	55 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning records for: **1 Lovell Road Cambridge CB4 2QN**

Reference - C/04/0565	
Decision:	Decided
Date:	26th May 2004
Description:	Erection of first floor side and ground floor rear extension.

Reference - 05/0427/FUL	
Decision:	Decided
Date:	18th April 2005
Description:	Alterations to single storey rear extension (Amendment to C/04/0525/FP).

Planning records for: **19 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 18/1447/GPE	
Decision:	Decided
Date:	12th September 2018
Description:	Single storey rear extension

Planning records for: **25 Lovell Road Cambridge CB4 2QN**

Reference - C/03/0768	
Decision:	Decided
Date:	17th July 2003
Description:	Erection of a single storey rear extension.

Planning records for: **27 Lovell Road Cambridge CB4 2QN**

Reference - 13/1769/FUL	
Decision:	Decided
Date:	09th December 2013
Description:	To erect a PVCu roof canopy to the side of the property.

Planning records for: **3 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 18/0176/FUL	
Decision:	Decided
Date:	01st February 2018
Description:	Annexe with ancillary use to main dwelling following demolition of existing garage.

Planning records for: **37 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 10/0604/CL2PD	
Decision:	Decided
Date:	15th July 2010
Description:	Application for a certificate of lawfulness under Section 192 for roof extension.

Planning records for: **39 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 25/03245/HFUL	
Decision:	Decided
Date:	18th August 2025
Description:	Retrospective construction of a home office/gym

Planning records for: **41 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 10/0507/FUL	
Decision:	Decided
Date:	29th June 2010
Description:	Two storey side and rear extension.

Planning records for: **45 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 23/04651/HFUL	
Decision:	Decided
Date:	05th December 2023
Description:	Single storey rear extension, hip to gable roof extension with rear facing dormer and side porch.

Planning records for: **47 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 11/0962/FUL	
Decision:	Decided
Date:	15th August 2011
Description:	Single storey side and rear extension (retrospective).

Planning records for: **55 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 22/00369/HFUL	
Decision:	Decided
Date:	31st January 2022
Description:	Part two-storey, part single-storey, part first floor rear and side extensions. Hip to gable roof extension incorporating rear dormer (with Juliet balcony), and the addition of three front roof lights.

Planning records for: **55 Lovell Road Cambridge CB4 2QN**

Reference - 16/2233/FUL	
Decision:	Withdrawn
Date:	05th January 2017
Description:	Three storey extension to side and single storey extension to front of house. Conversion of loft
Reference - 21/04411/HFUL	
Decision:	Withdrawn
Date:	05th October 2021
Description:	Part two storey, part single storey, part first floor rear and side extensions. Hip to gable roof extension incorporating rear dormer (with Juliet balcony), and the addition of three front roof lights.
Reference - 07/0633/FUL	
Decision:	Decided
Date:	11th June 2007
Description:	Erection of a single storey side and rear extension and part first floor side extension.
Reference - 07/1191/FUL	
Decision:	Decided
Date:	25th October 2007
Description:	Single storey rear and side extension.

Planning records for: **65 Lovell Road Cambridge CB4 2QN**

Reference - 19/1067/FUL	
Decision:	Decided
Date:	31st July 2019
Description:	Single storey side and rear extension and loft conversion including dormer window and roof windows

Planning records for: **67 Lovell Road Cambridge Cambridgeshire CB4 2QN**

Reference - 15/1312/FUL	
Decision:	Decided
Date:	27th July 2015
Description:	Installation of external wall insulation to the brickwork on front and side elevation.



LOVELL ROAD, CAMBRIDGE, CB4



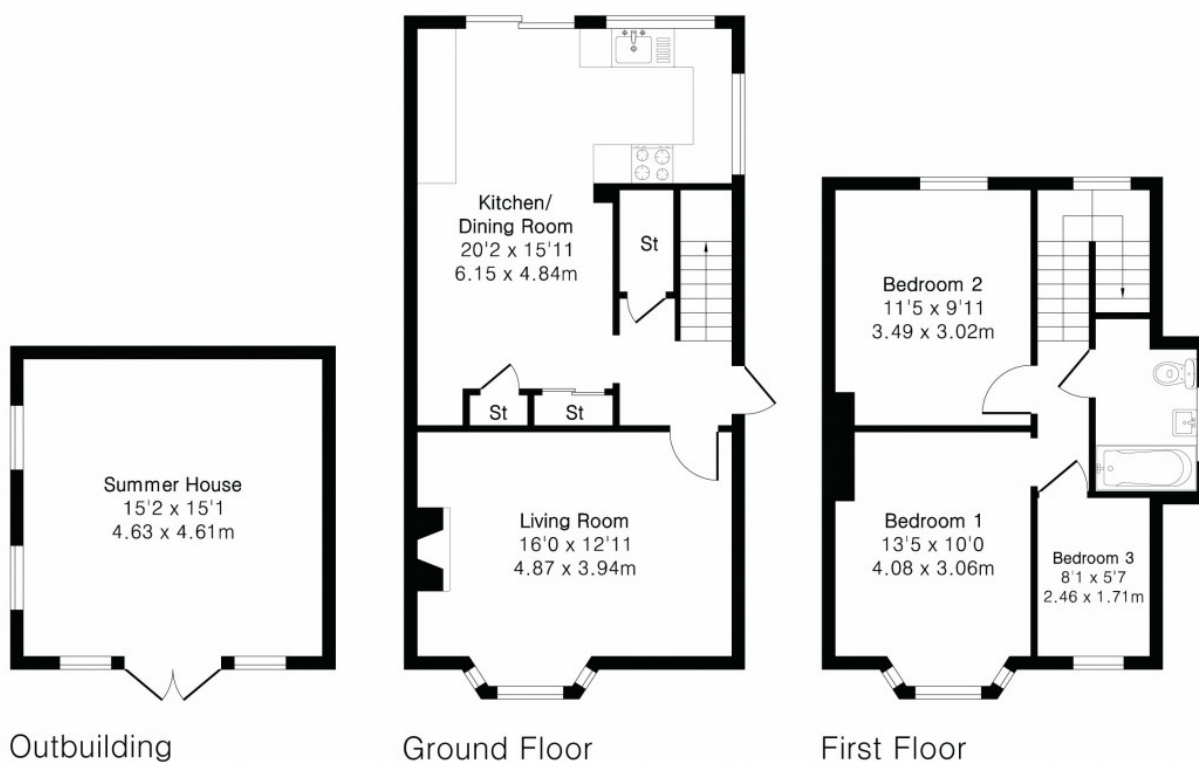
LOVELL ROAD, CAMBRIDGE, CB4

**Approximate Gross Internal Area 922 sq ft - 86 sq m
(Excluding Outbuilding)**

Ground Floor Area 518 sq ft – 48 sq m

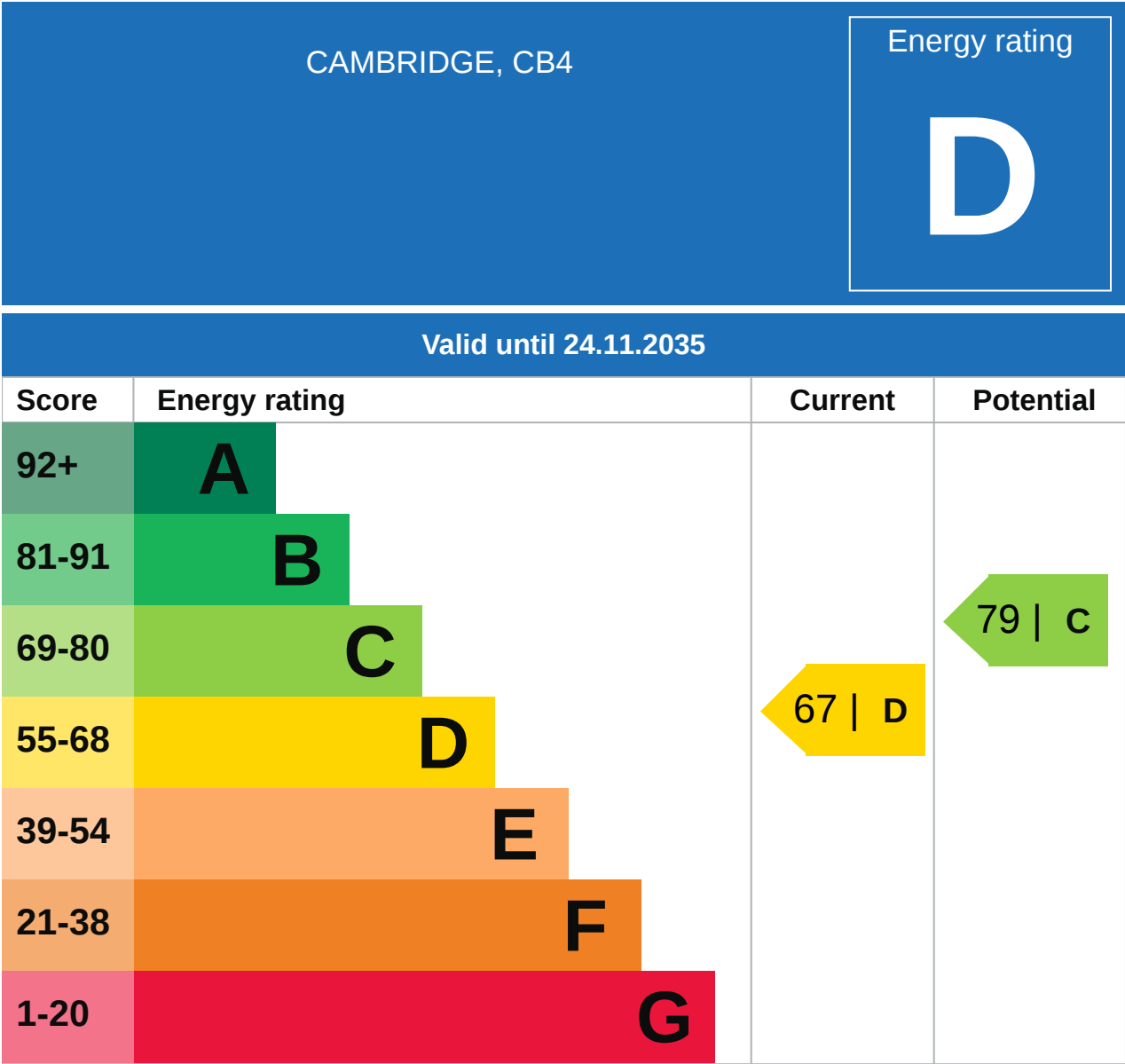
First Floor Area 404 sq ft – 38 sq m

Outbuilding Area 230 sq ft – 21 sq m



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



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

Construction Type

1930's - standard brick

Other

The neighbour over the back fence has been given permission to build an extension and annex in the garden

Central Heating

Yes



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



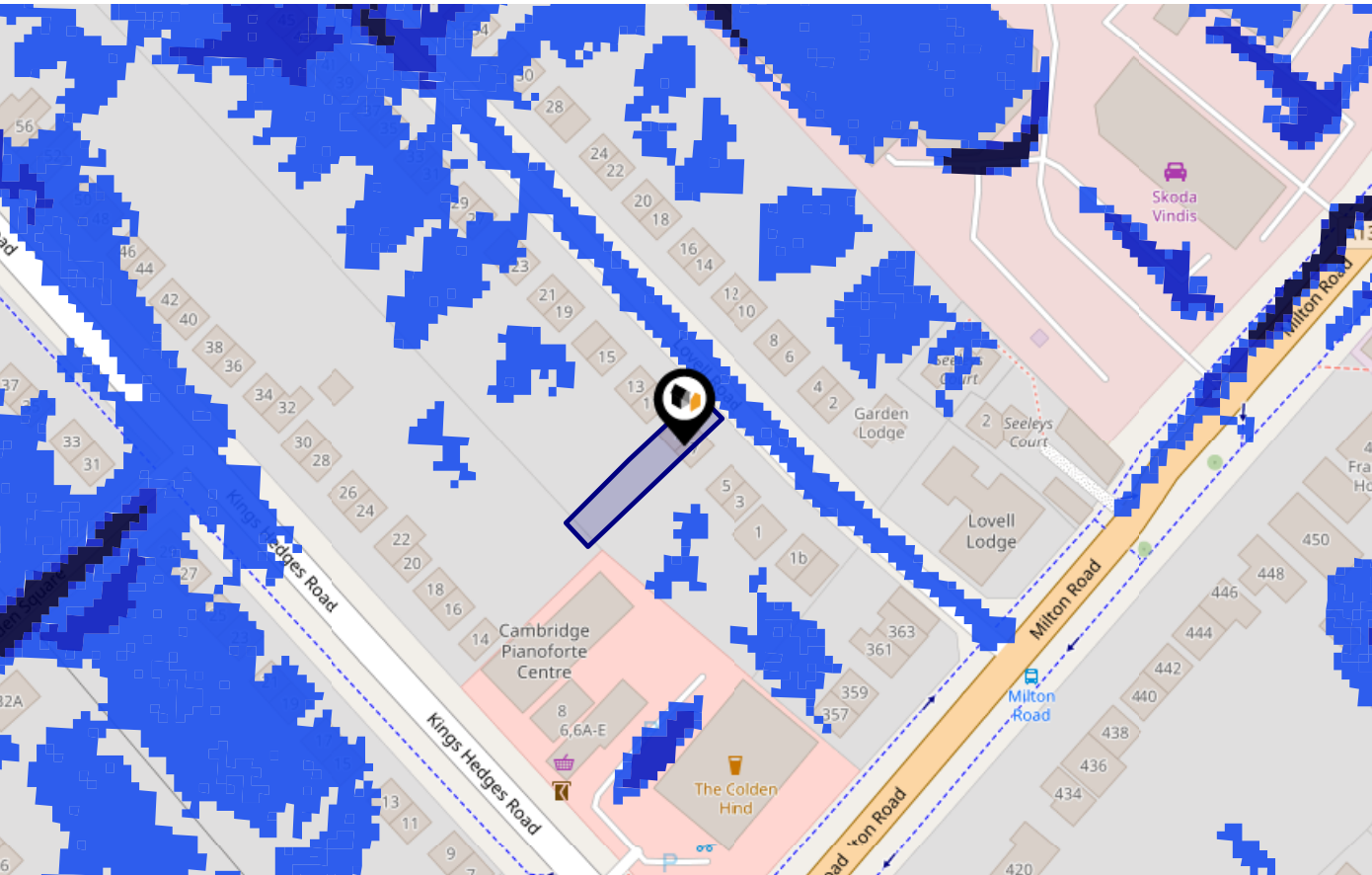
/cookecurtisco

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.

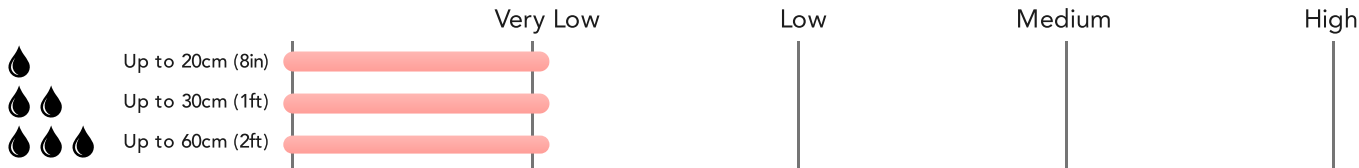


Risk Rating: Very low

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:

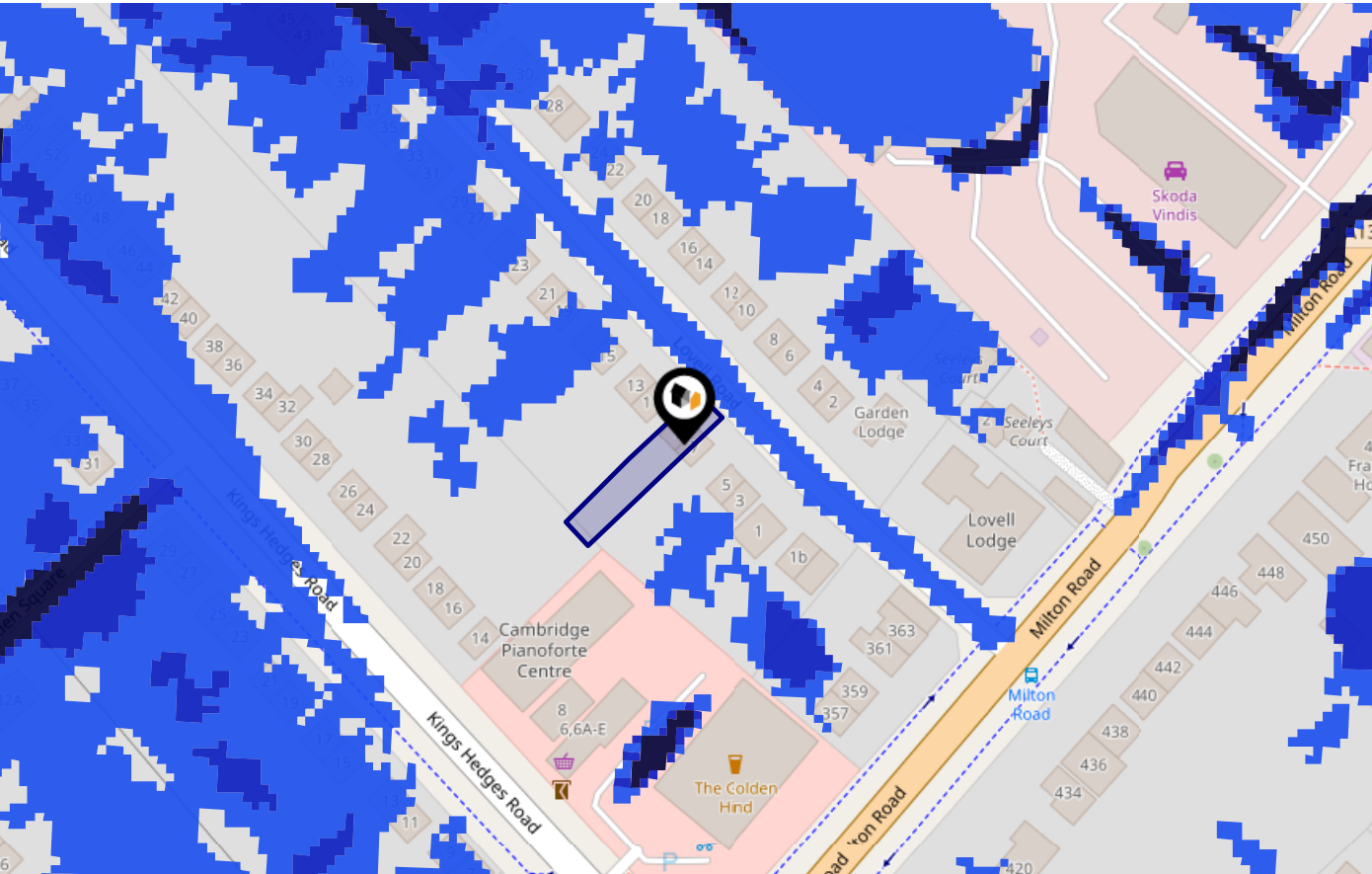


Flood Risk

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.

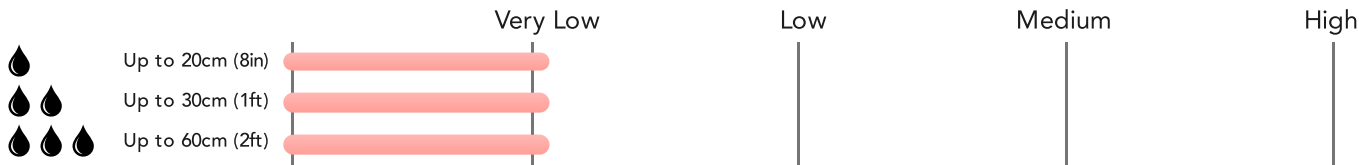


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

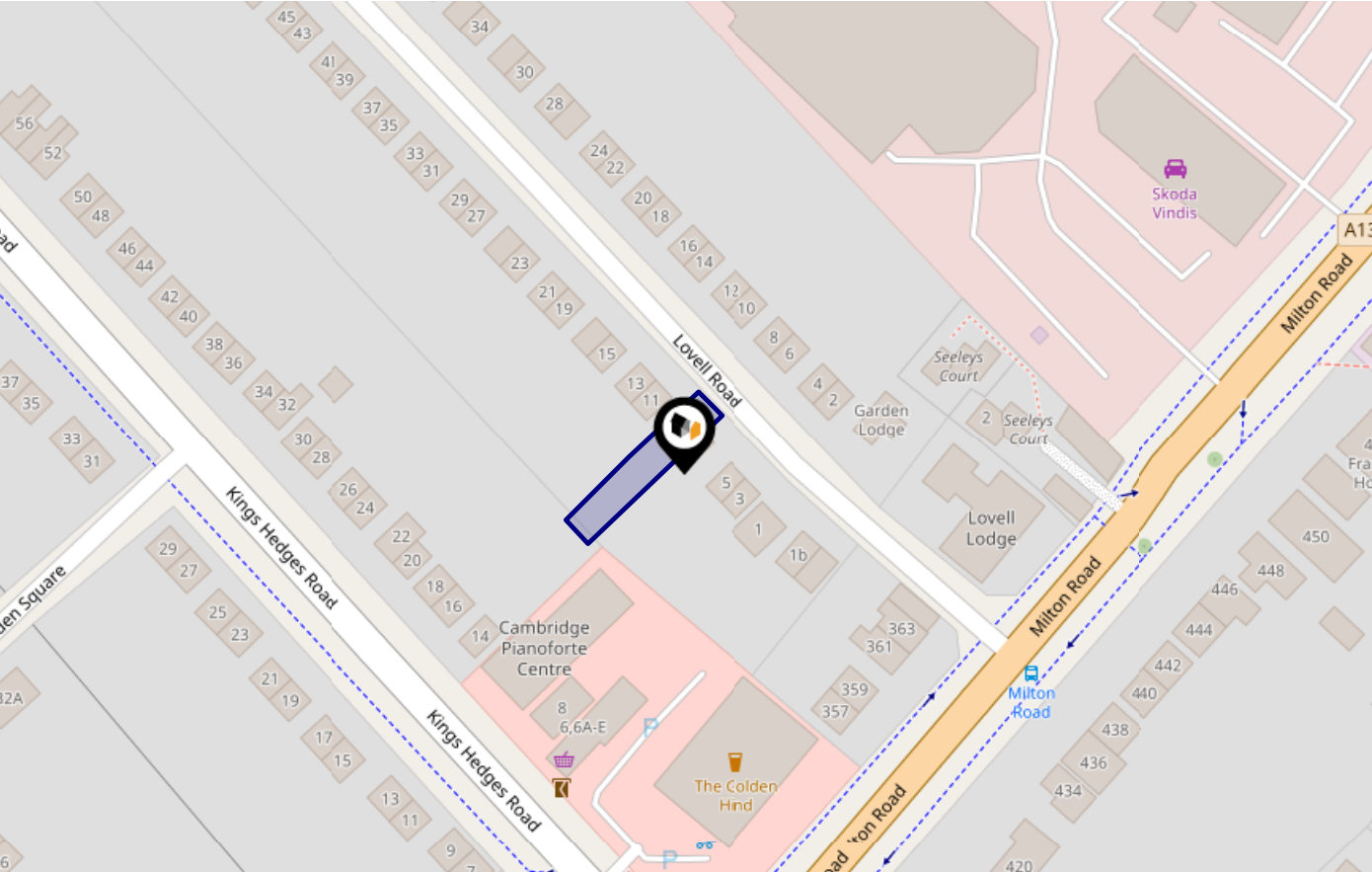


Flood Risk

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.

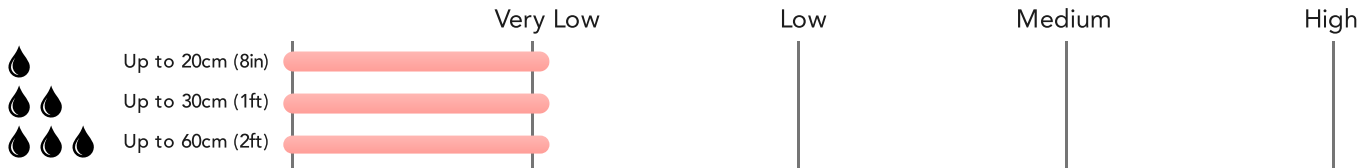


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

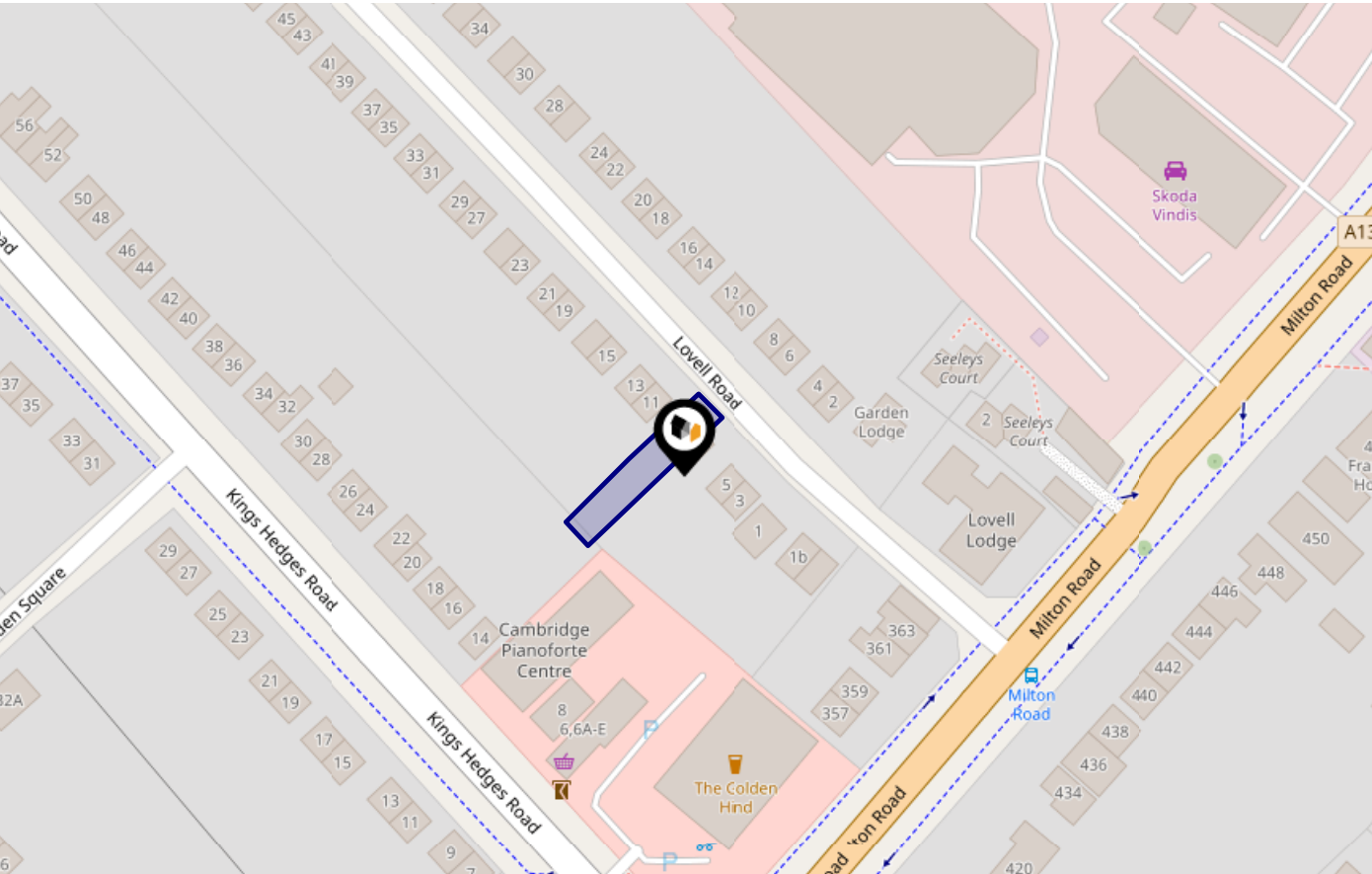


Flood Risk

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.

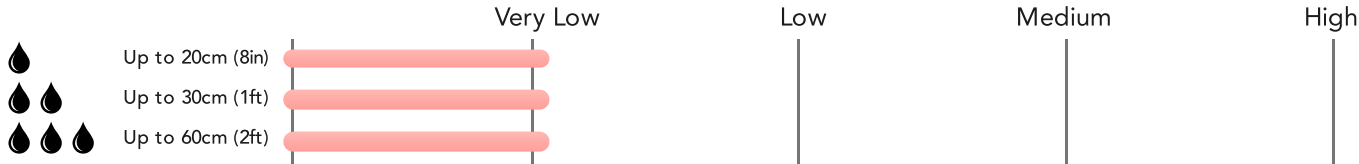


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

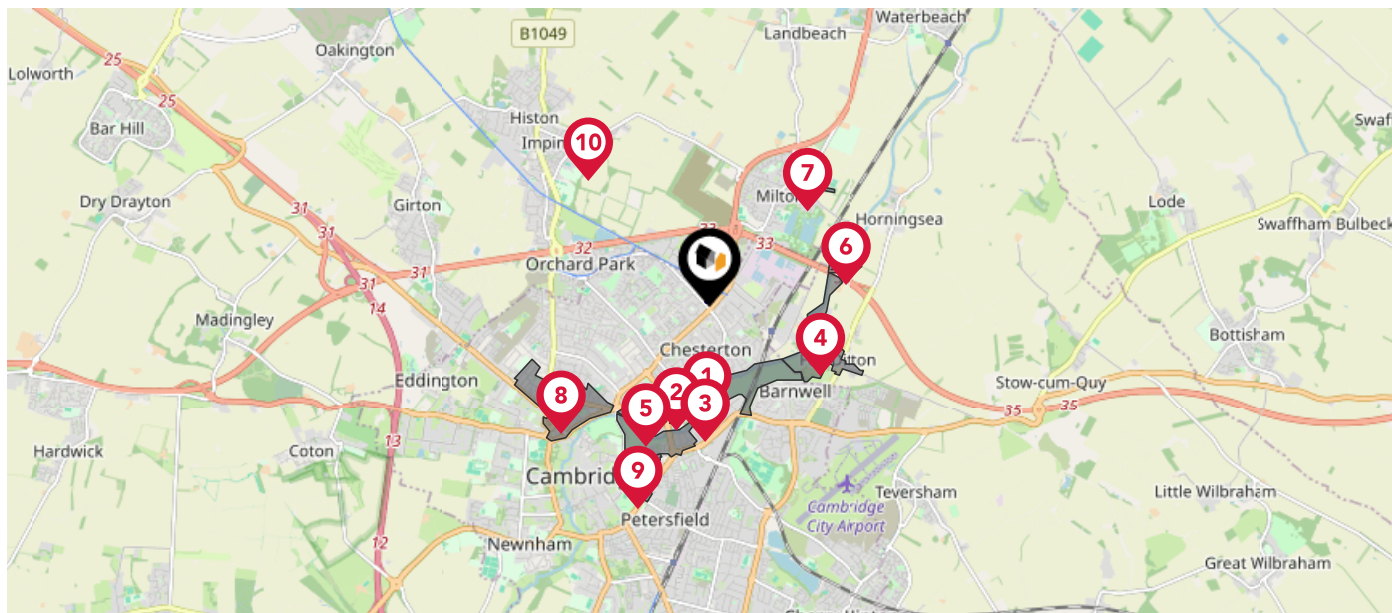


Maps

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



Ferry Lane



Chesterton



Riverside and Stourbridge Common



Fen Ditton



De Freville



Baits Bite Lock



Milton



Castle and Victoria Road

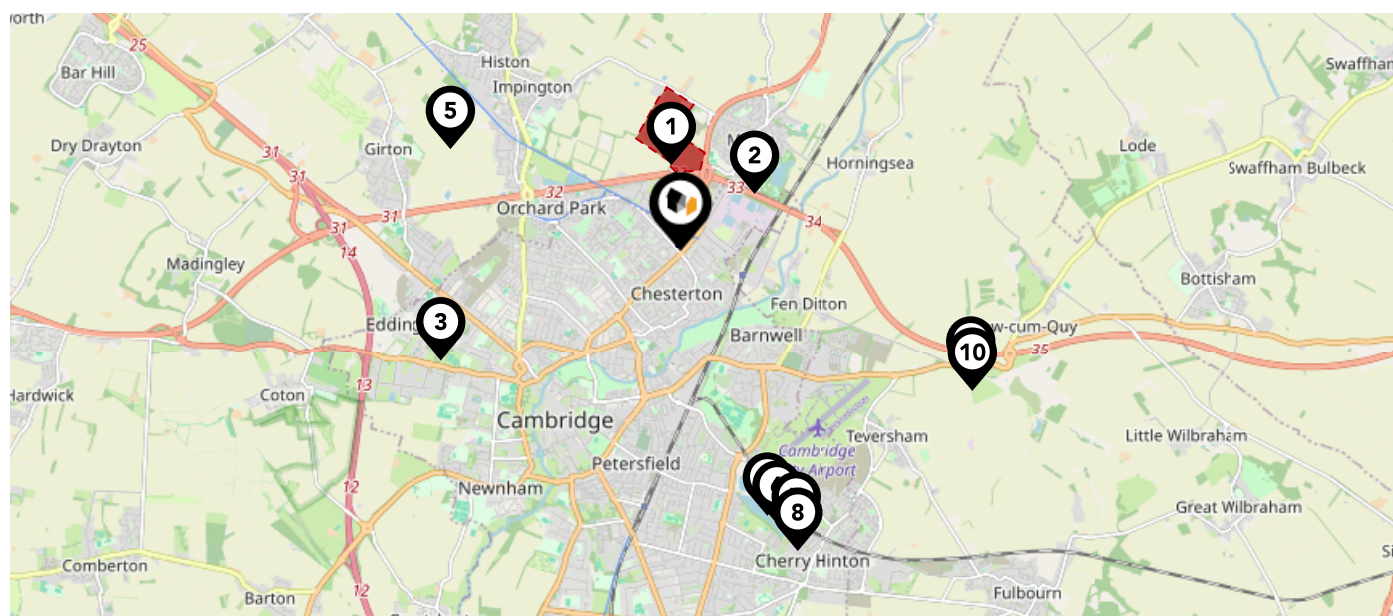


The Kite



Impington St Andrew's

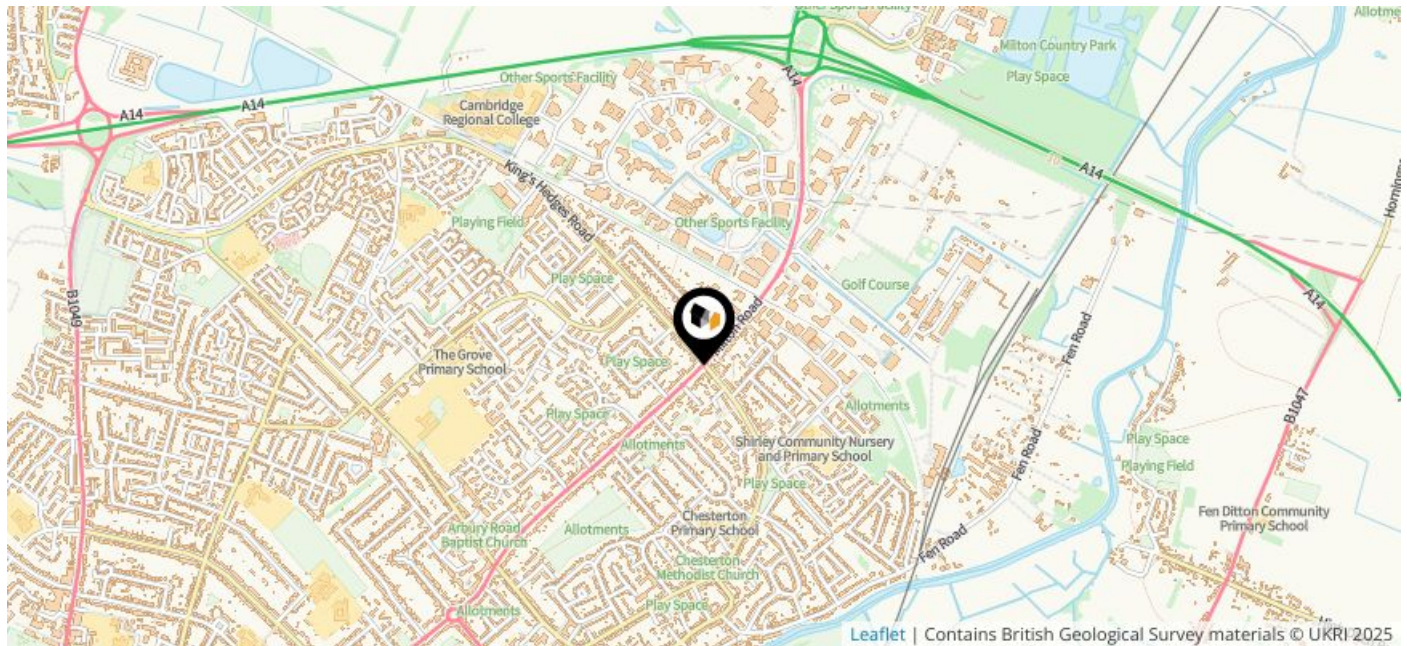
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	No name provided by source	Active Landfill
2	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
3	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
5	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	Quy Bridge-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



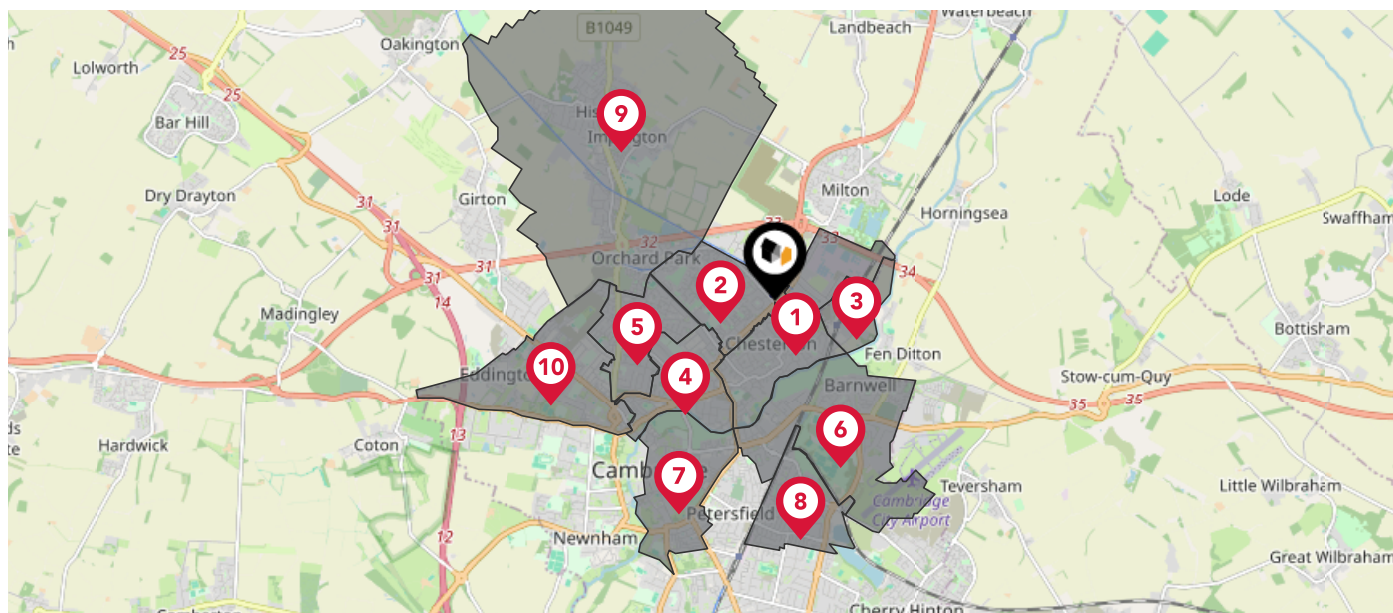
Mine Entry

- ✕ 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

East Chesterton Ward

2

King's Hedges Ward

3

Milton & Waterbeach Ward

4

West Chesterton Ward

5

Arbury Ward

6

Abbey Ward

7

Market Ward

8

Romsey Ward

9

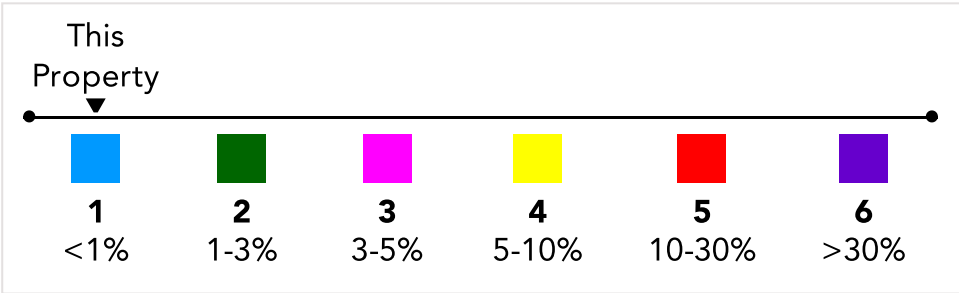
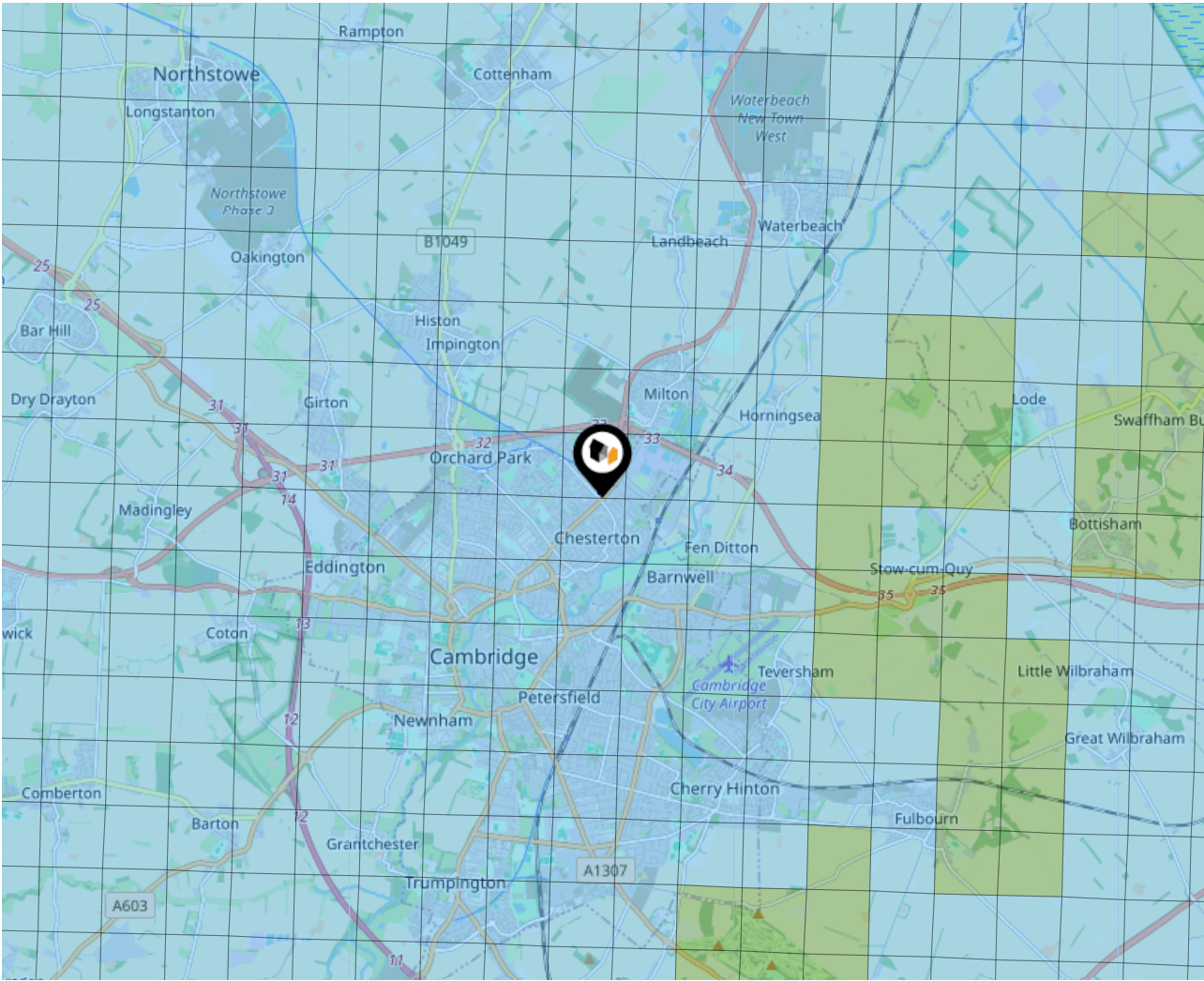
Histon & Impington Ward

10

Castle Ward

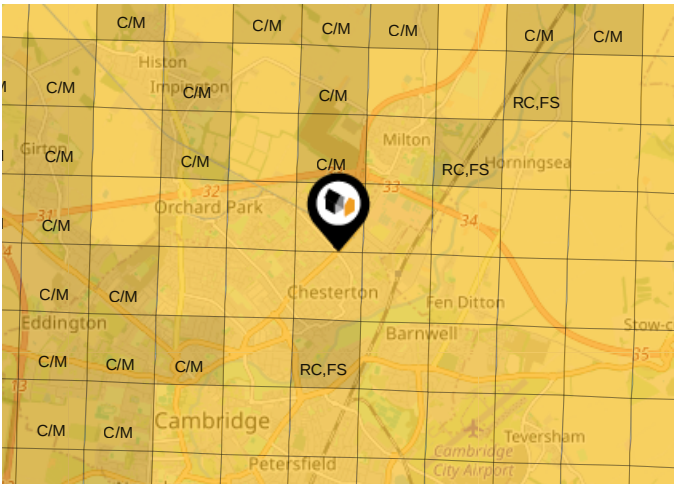
What is Radon?

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)

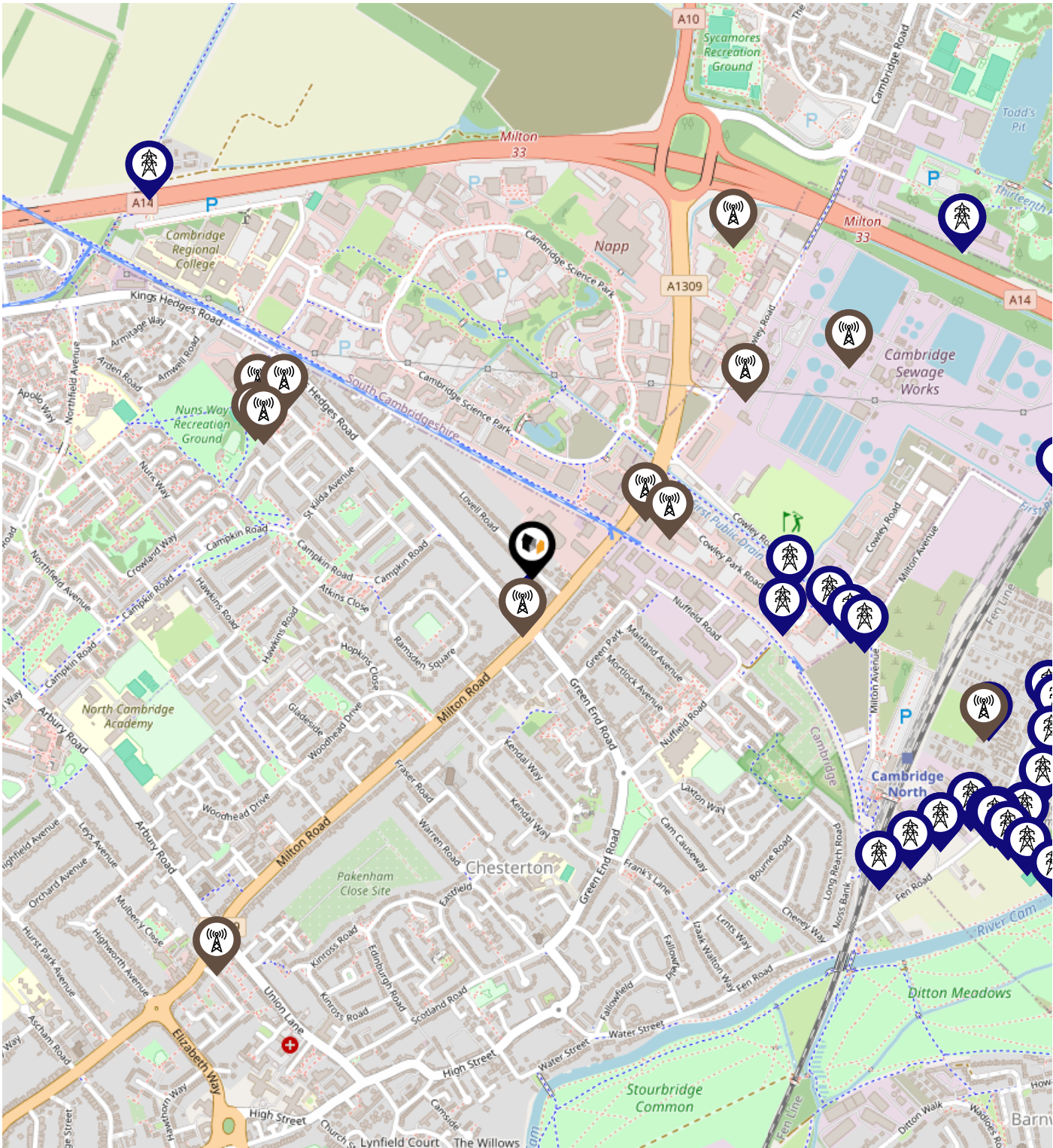
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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

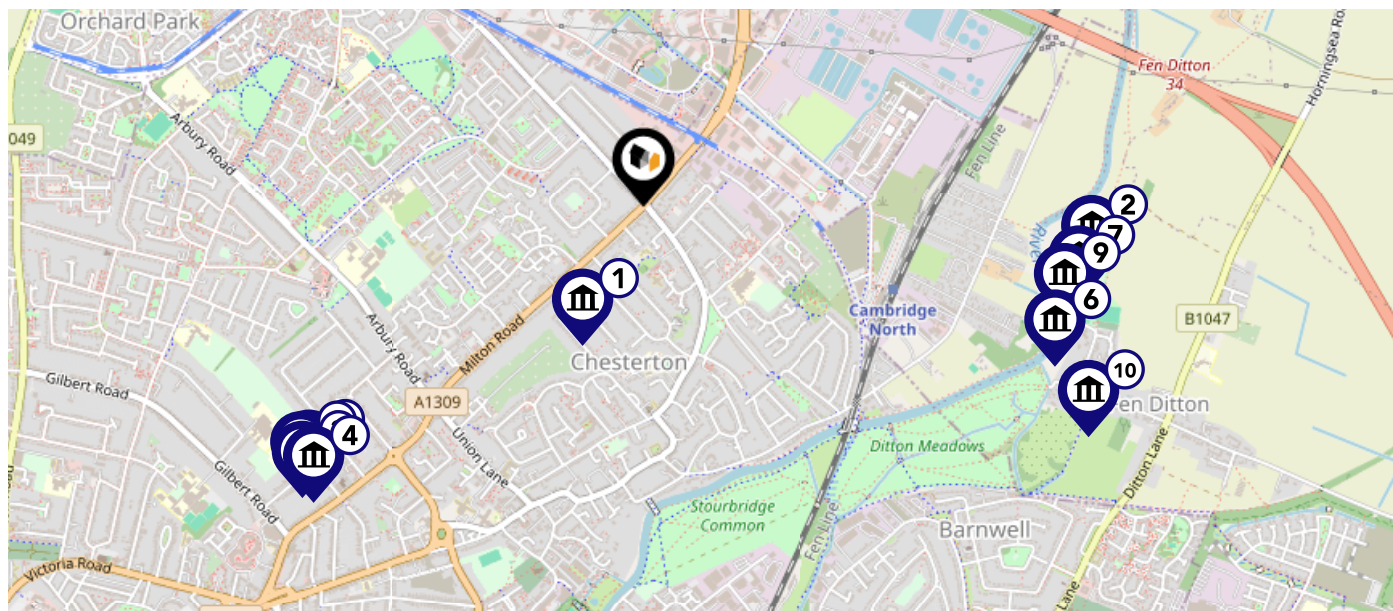
Local Area Masts & Pylons



Key:

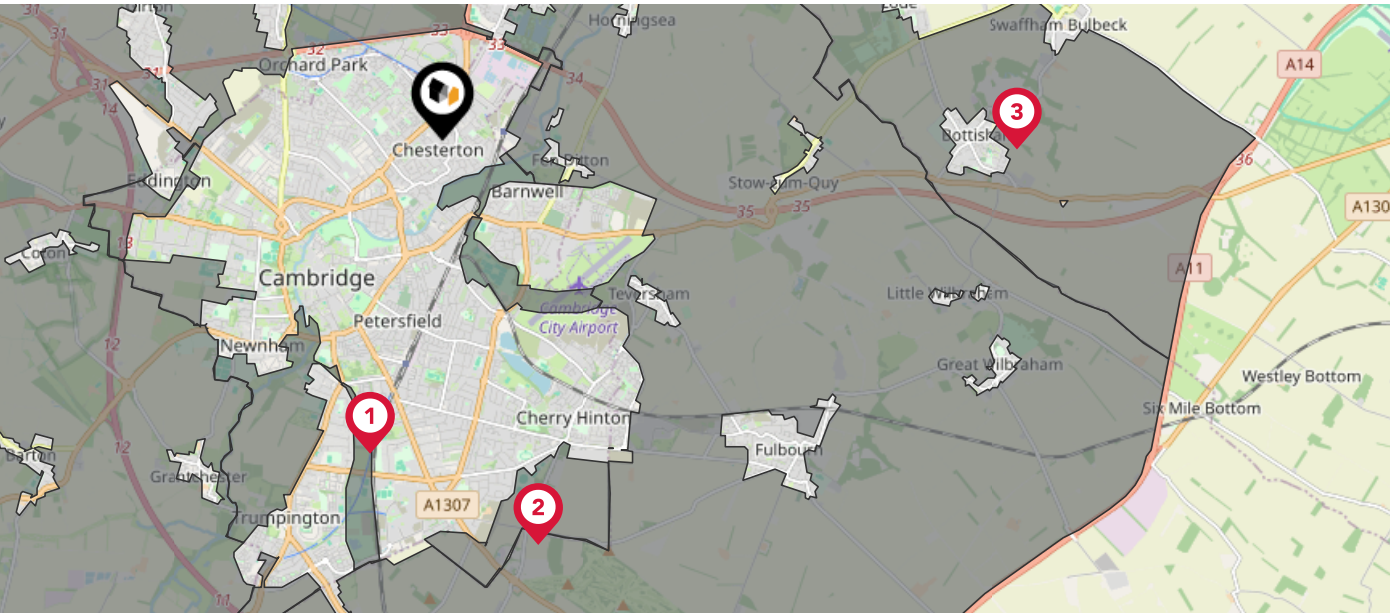
-  Power Pylons
-  Communication Masts

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
	1245573 - Church Of St George	Grade II	0.3 miles
	1331301 - Lode Cottage	Grade II	1.0 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	1.0 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	1.0 miles
	1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	1.0 miles
	1127391 - Riverside Cottage	Grade II	1.0 miles
	1127393 - 4, Green End	Grade II	1.0 miles
	1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	1.0 miles
	1127392 - Grassey Cottage	Grade II	1.0 miles
	1428633 - Fen Ditton War Memorial	Grade II	1.1 miles

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

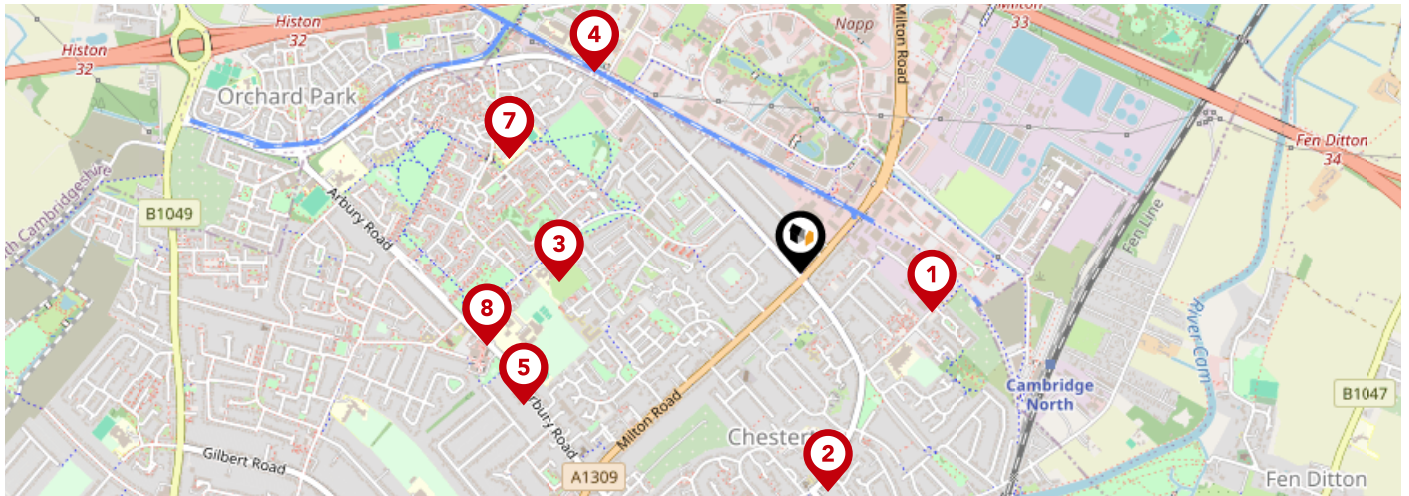


- Nearby Green Belt Land
- 1

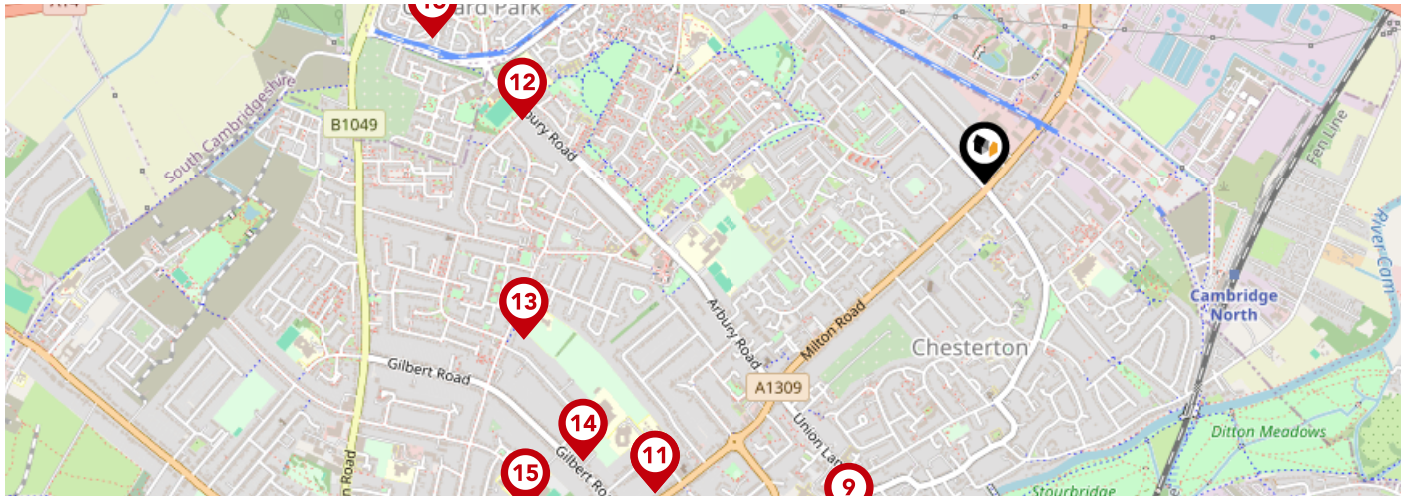
Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

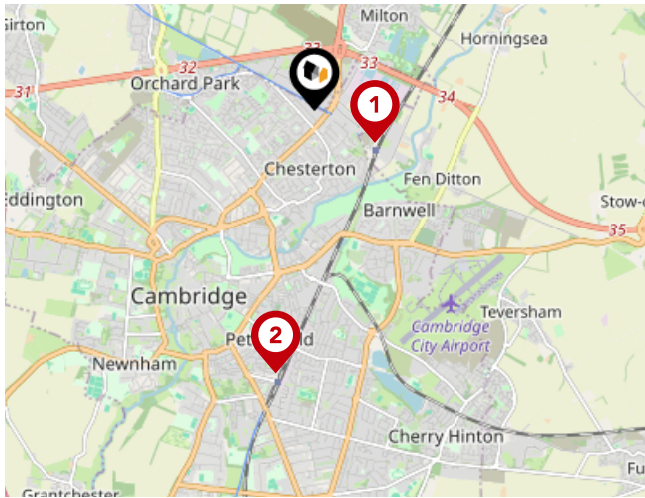
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.31	☐	☒	☐	☐	☐
2	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.5	☐	☒	☐	☐	☐
3	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.55	☐	☒	☐	☐	☐
4	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:0.66	☐	☐	☒	☐	☐
5	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.7	☐	☐	☒	☐	☐
6	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.71	☒	☐	☐	☐	☐
7	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.71	☐	☒	☐	☐	☐
8	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.73	☒	☐	☐	☐	☐

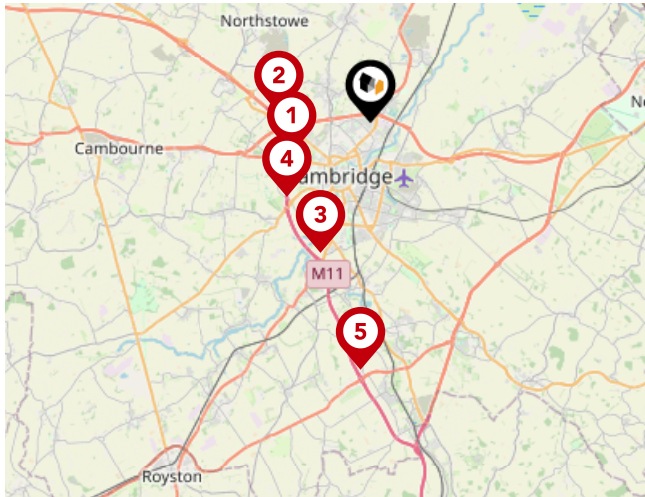


		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.83	☐	☐	☒	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.03	☐	☒	☐	☐	☐
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.03	☐	☐	☒	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.06	☐	☒	☐	☐	☐
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.11	☐	☒	☐	☐	☐
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:1.11	☐	☐	☒	☐	☐
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.28	☐	☐	☒	☐	☐
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.3	☐	☒	☐	☐	☐



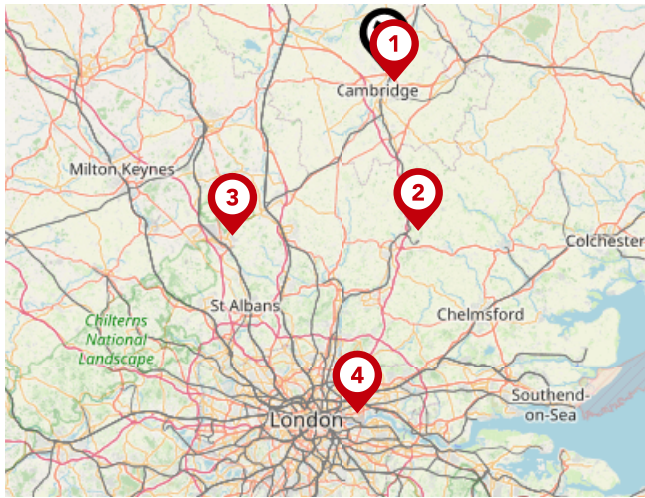
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.62 miles
2	Cambridge Rail Station	2.4 miles
3	Waterbeach Rail Station	3.2 miles



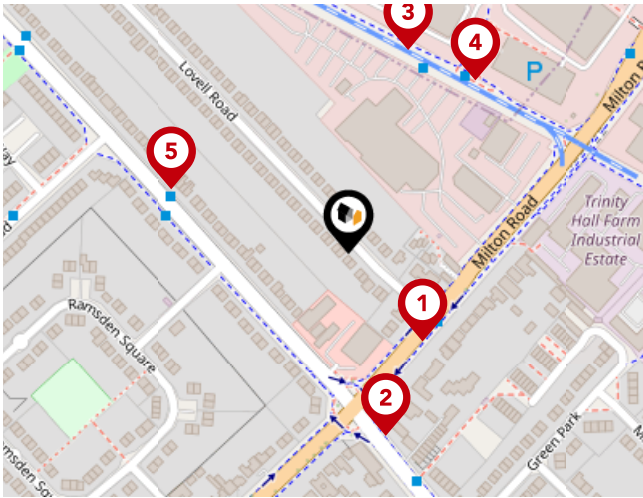
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.08 miles
2	M11 J14	3.31 miles
3	M11 J11	5.05 miles
4	M11 J12	4.03 miles
5	M11 J10	9 miles



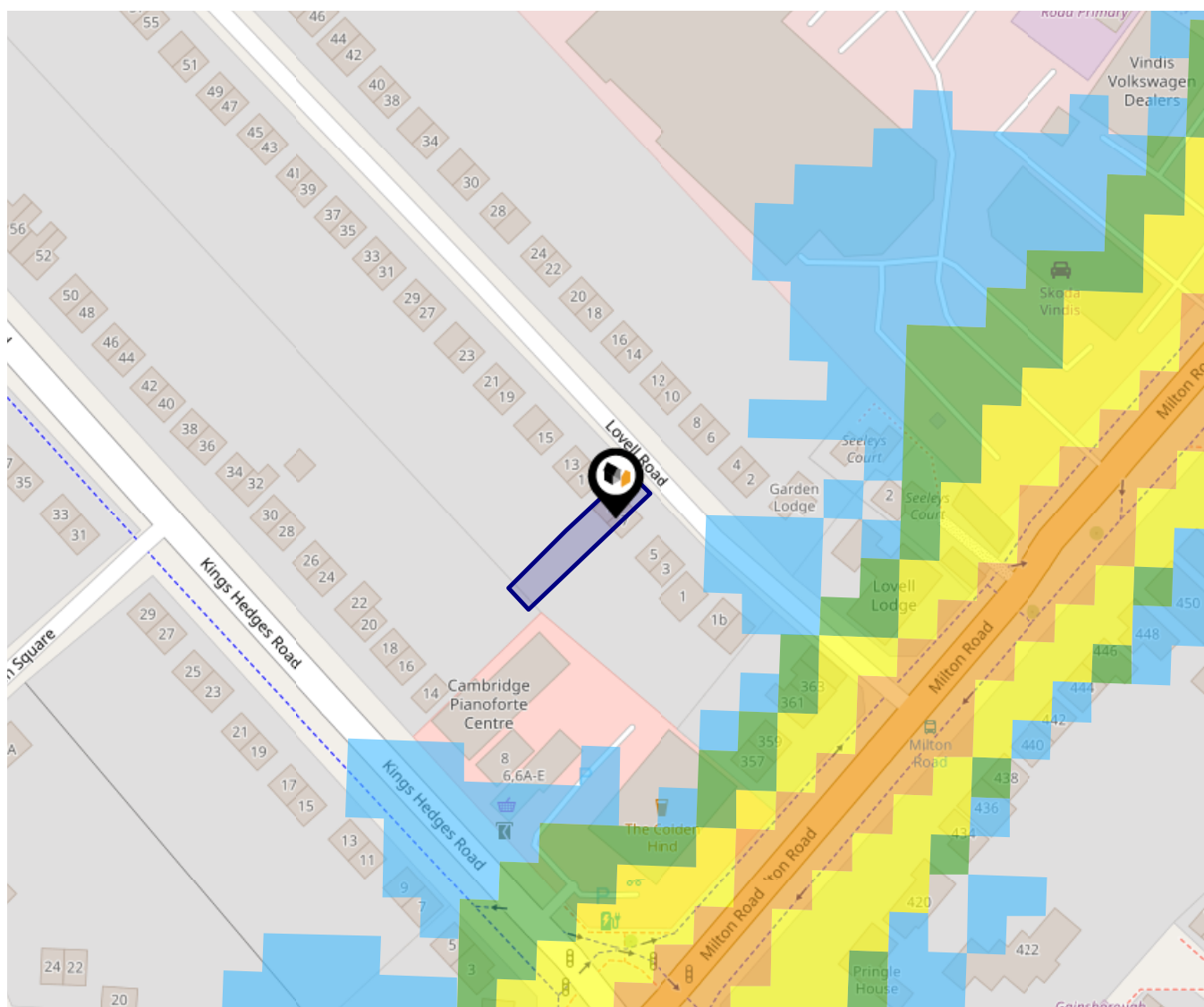
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.01 miles
2	Stansted Airport	23.89 miles
3	Luton Airport	32.82 miles
4	Silvertown	50.33 miles



Bus Stops/Stations

Pin	Name	Distance
1	Milton Road	0.07 miles
2	Scarsdale Close	0.11 miles
3	The Busway Science Park	0.12 miles
4	The Busway Science Park	0.12 miles
5	Campkin Road	0.11 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

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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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