

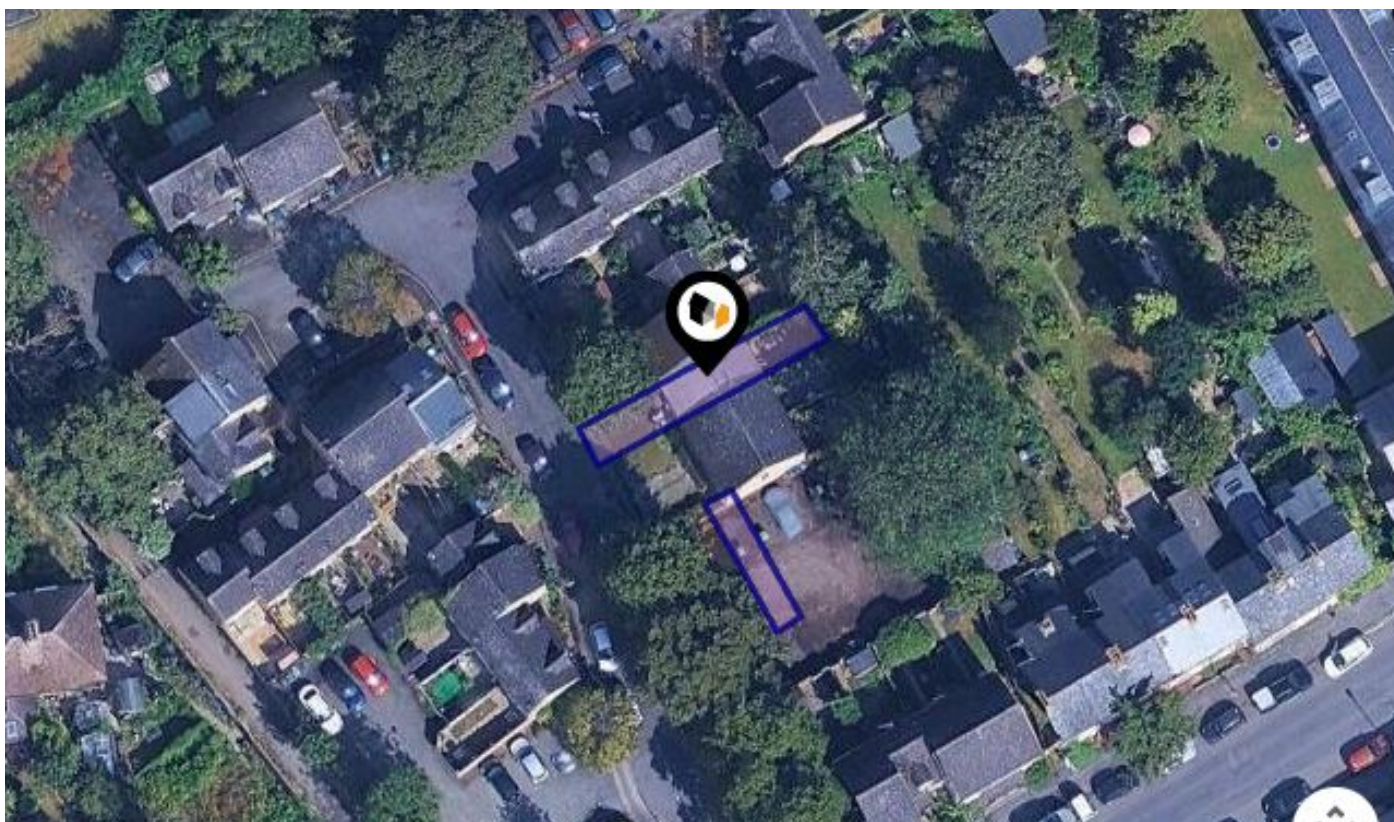


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 27th November 2025



PRIMARY COURT, CAMBRIDGE, CB4

Cooke Curtis & Co

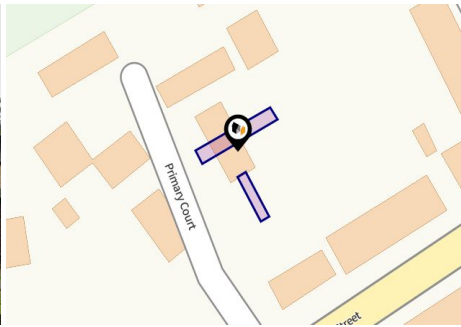
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.03 acres		
Year Built :	1991-1995		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB58679		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	121 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
 O ₂	 EE	 3	 O ₂	 	 	 

Planning records for: **25 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 23/02727/CL2PD	
Decision:	Decided
Date:	13th July 2023
Description:	Certificate Of Lawfulness Under S192 for Single storey rear extension, roof extension including rear dormer and front facing rooflights.

Planning records for: **28 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 09/0600/FUL	
Decision:	Decided
Date:	06th July 2009
Description:	Replacement of existing porch.

Planning records for: **30 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 09/0580/FUL	
Decision:	Decided
Date:	30th June 2009
Description:	Replacement of existing porch.

Planning records for: **36 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 24/04145/CL2PD	
Decision:	Decided
Date:	04th November 2024
Description:	Certificate of lawfulness under S192 for a single storey rear extension, roof extension together with rear facing dormer and insertion of 2 No. rooflights to front roof slope.

Planning records for: **37 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 24/0691/TTPO	
Decision:	Decided
Date:	28th June 2024
Description:	T1 - Lime tree - Reduce branches overhanging the house by 4-4.5 meters to give clearance from property. Remove epicormic growth and crown raise to 2.5 meters. T2 - Lime tree - Reduce branches overhanging property by 4-4.5 meters to give clearance from property. Crown raise to 2.5 meters and remove epicormic growth.

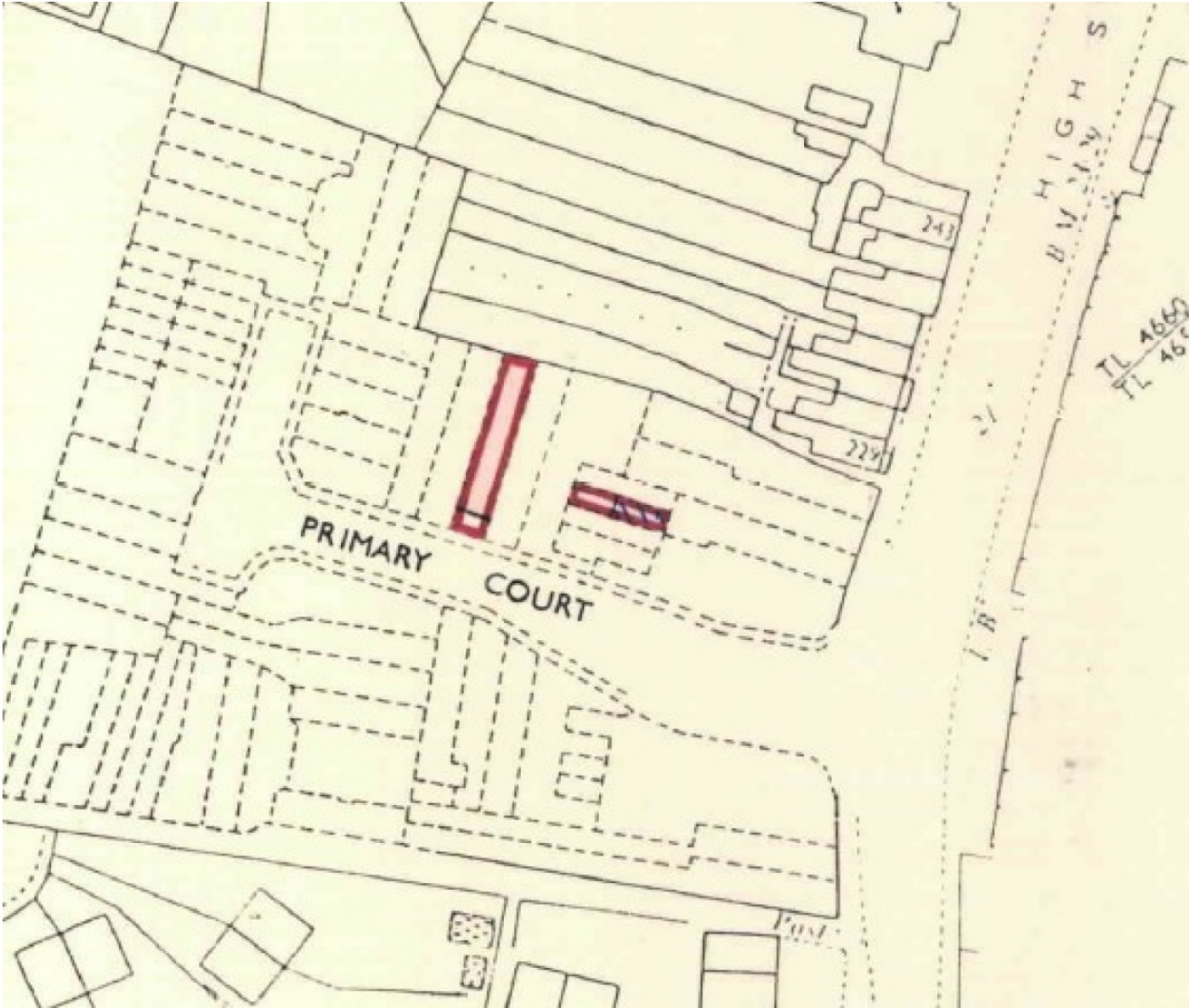
Planning records for: **8 Primary Court Cambridge Cambridgeshire CB4 1NB**

Reference - 08/1609/TREE1	
Decision:	Decided
Date:	25th November 2008
Description:	T6 - Lime: crown thin by 30%, crown reduce by 5m and half the distance between the tree and property

Reference - 09/392/TREE1	
Decision:	Decided
Date:	14th December 2009
Description:	T6 - Lime: clean main trunk to approx 5m high; crown lift any branches over the house to give approx 1.5m clearance; remove epicormic growths from main limbs and remove large deadwood

Reference - 19/143/TTPO	
Decision:	Decided
Date:	22nd March 2019
Description:	Lime: Remove all epicormic growths up to 6m high, remove deadwood throughout crown and crown reduce height and spread by up to 2m by selective reduction of longest branches back to suitable growth points or forks.

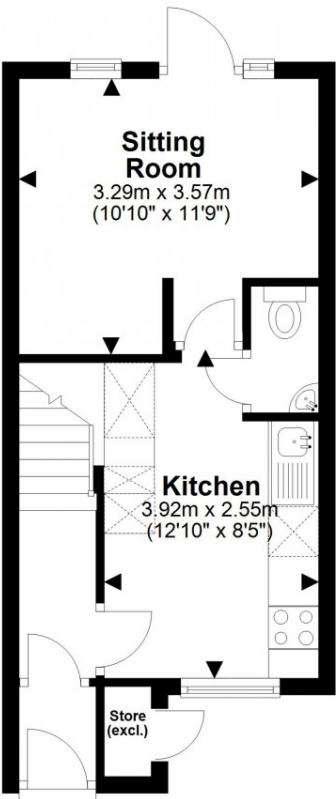
PRIMARY COURT, CAMBRIDGE, CB4



PRIMARY COURT, CAMBRIDGE, CB4

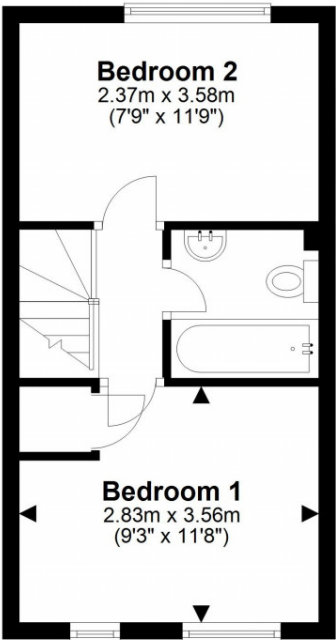
Ground Floor

Approx. 26.6 sq. metres (286.2 sq. feet)



First Floor

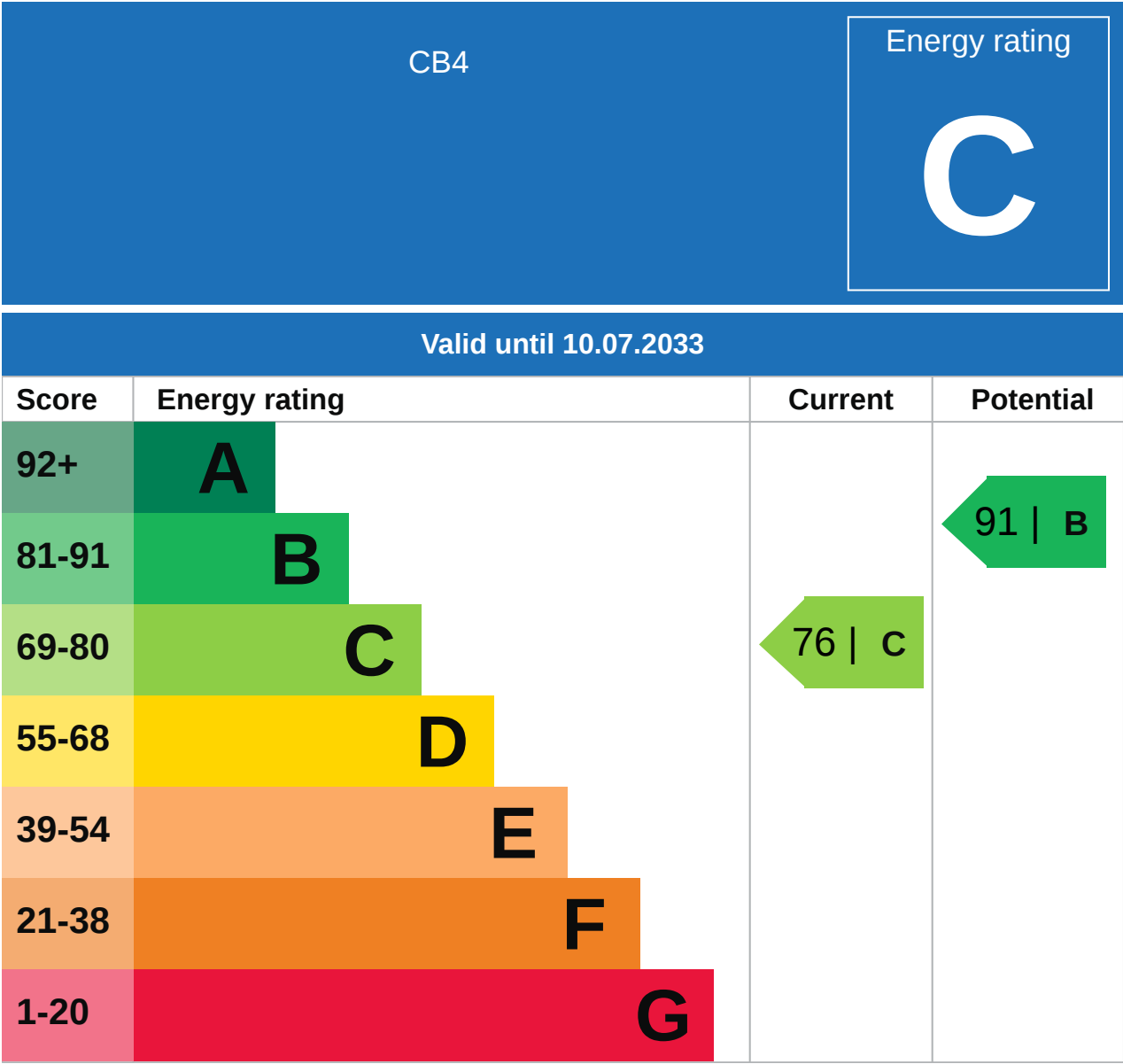
Approx. 25.6 sq. metres (275.5 sq. feet)



Total area: approx. 52.2 sq. metres (561.8 sq. feet)

Drawings are for guidance only.

Plan produced using PlanUp.



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²

Construction Type

Standard brick

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



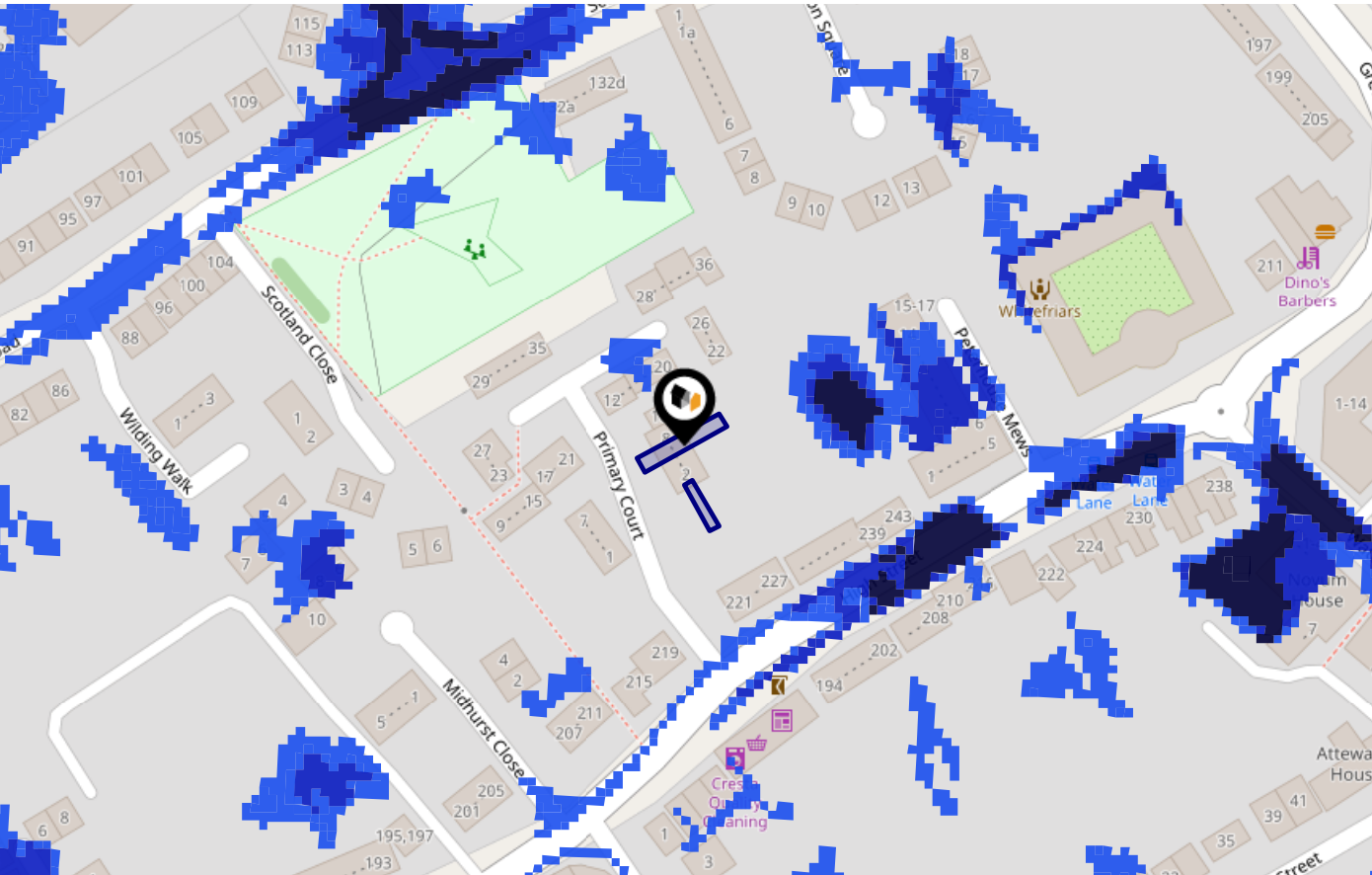
/cookecurtisco

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:

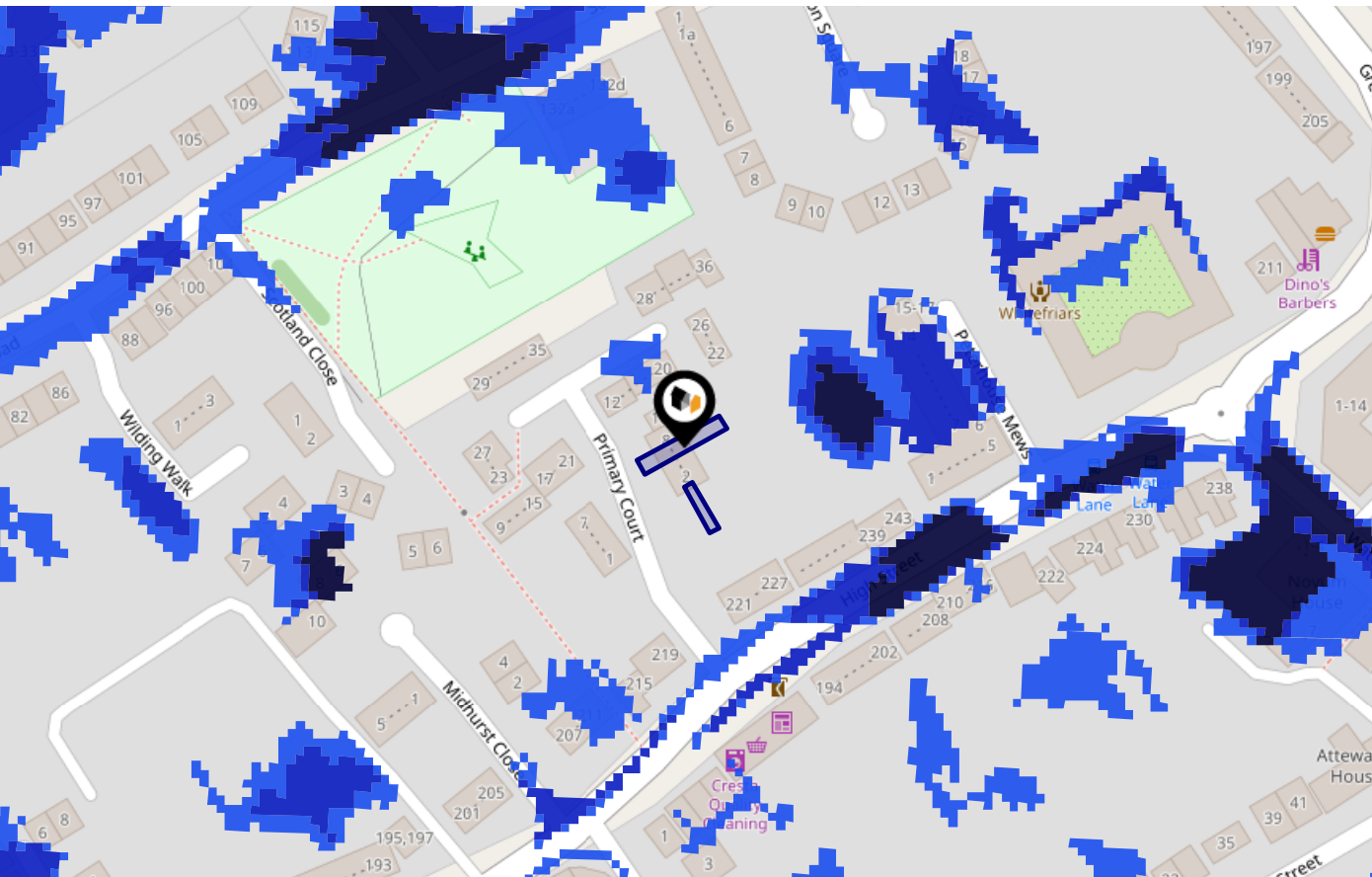


Flood Risk

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.

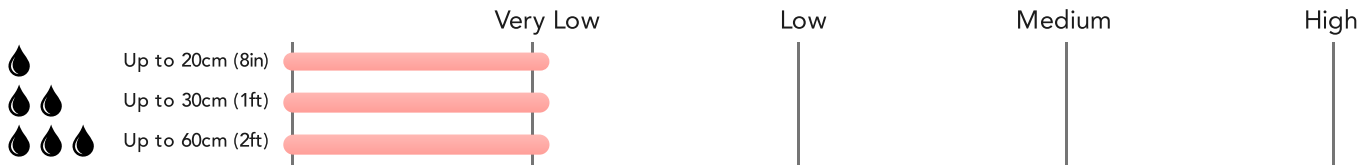


Risk Rating: Very low

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:

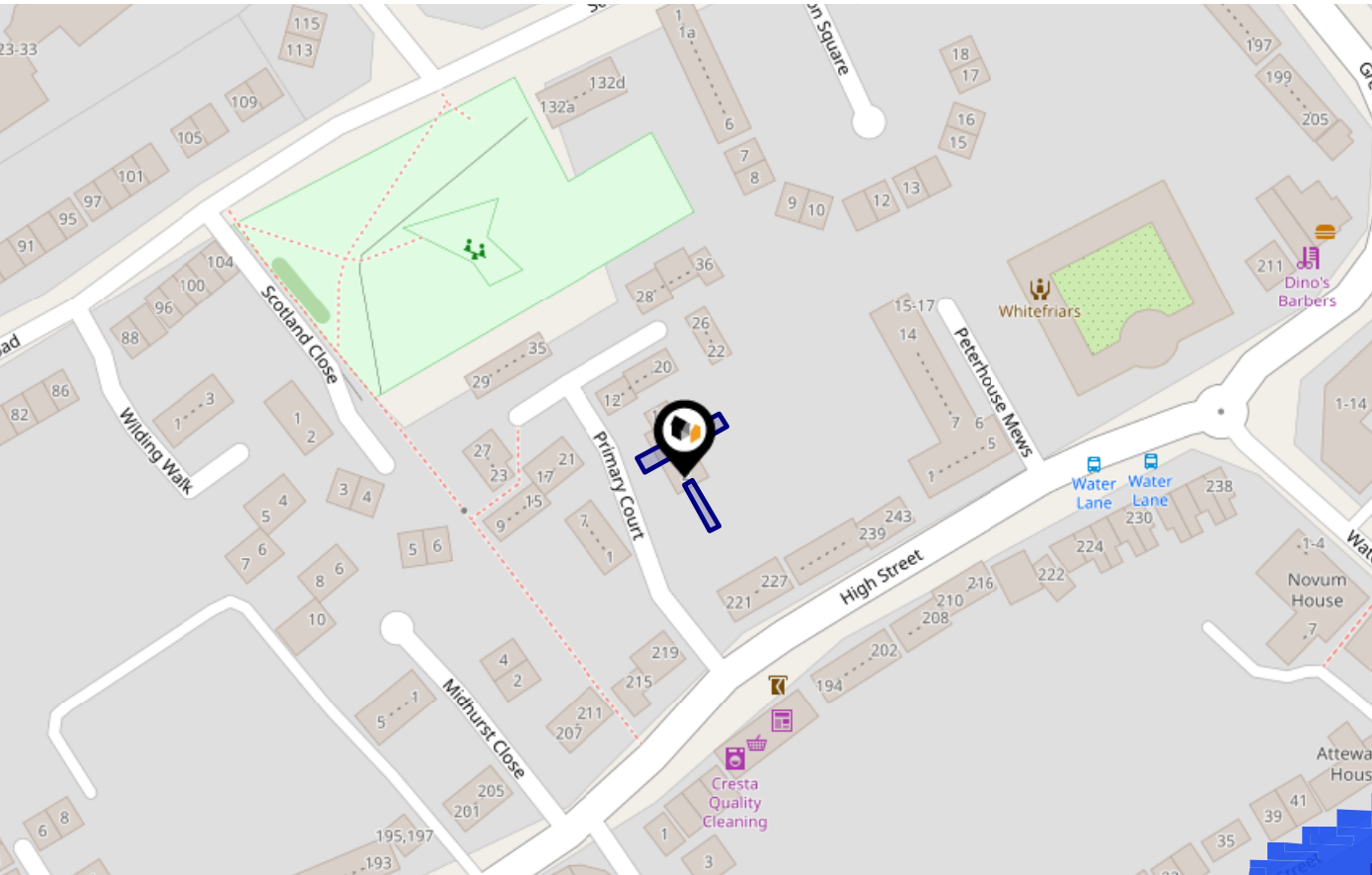


Flood Risk

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.

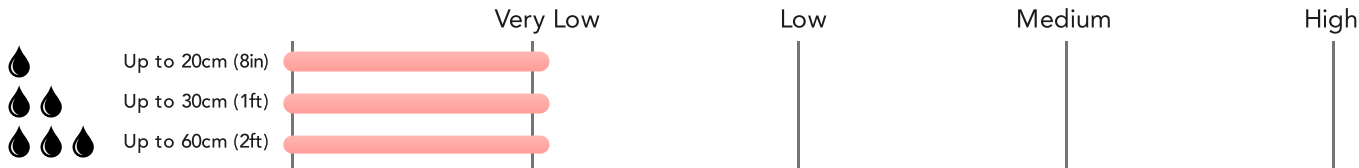


Risk Rating: Very low

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:

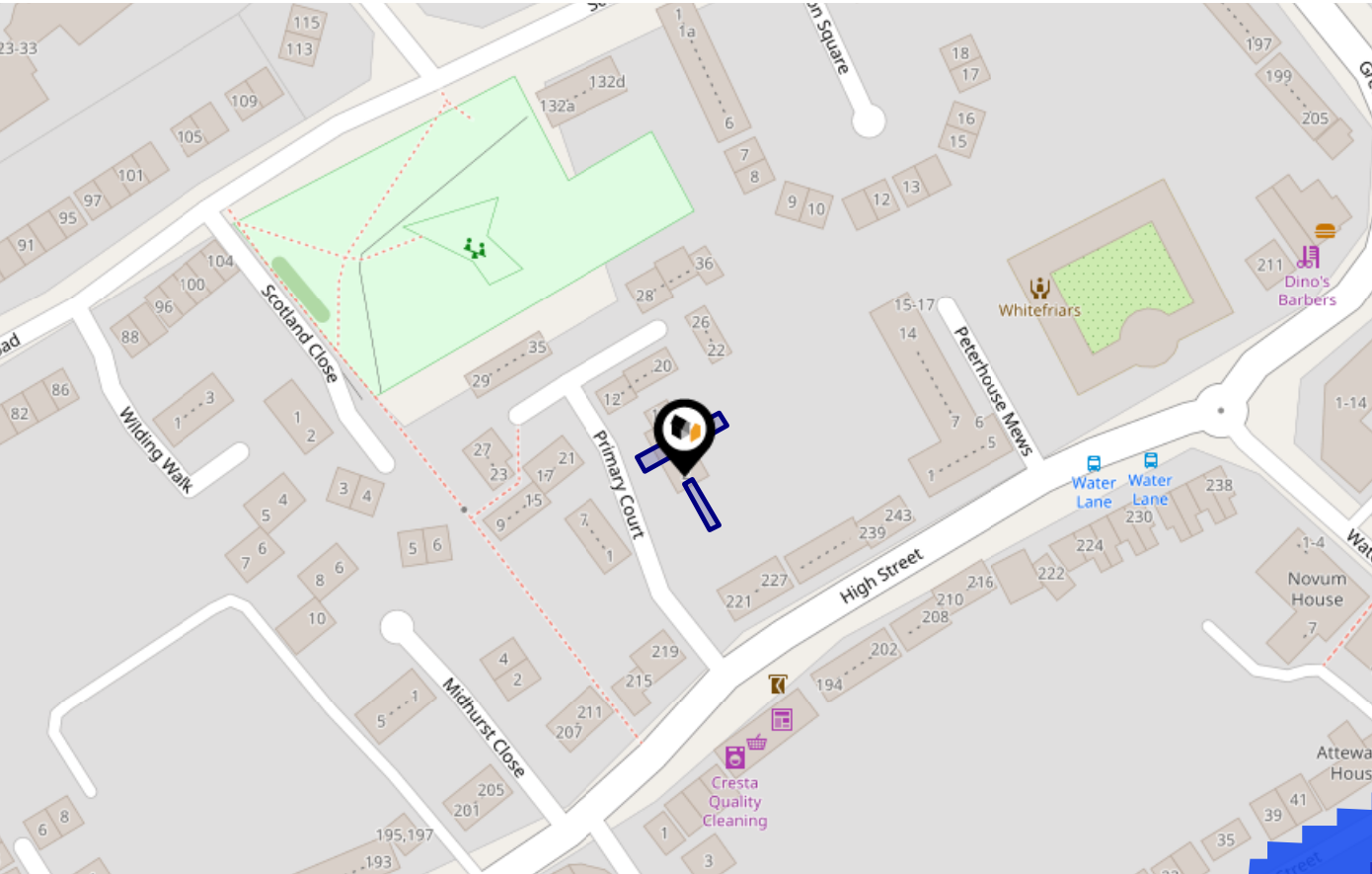


Flood Risk

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.

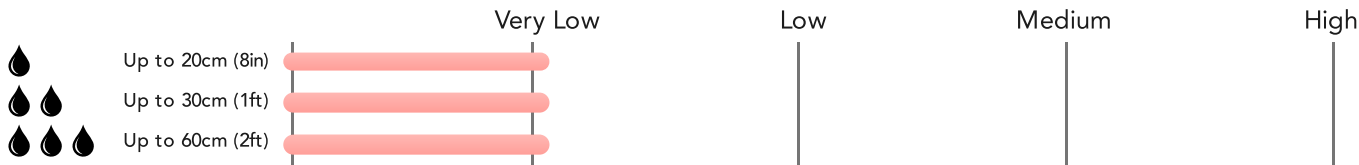


Risk Rating: Very low

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:

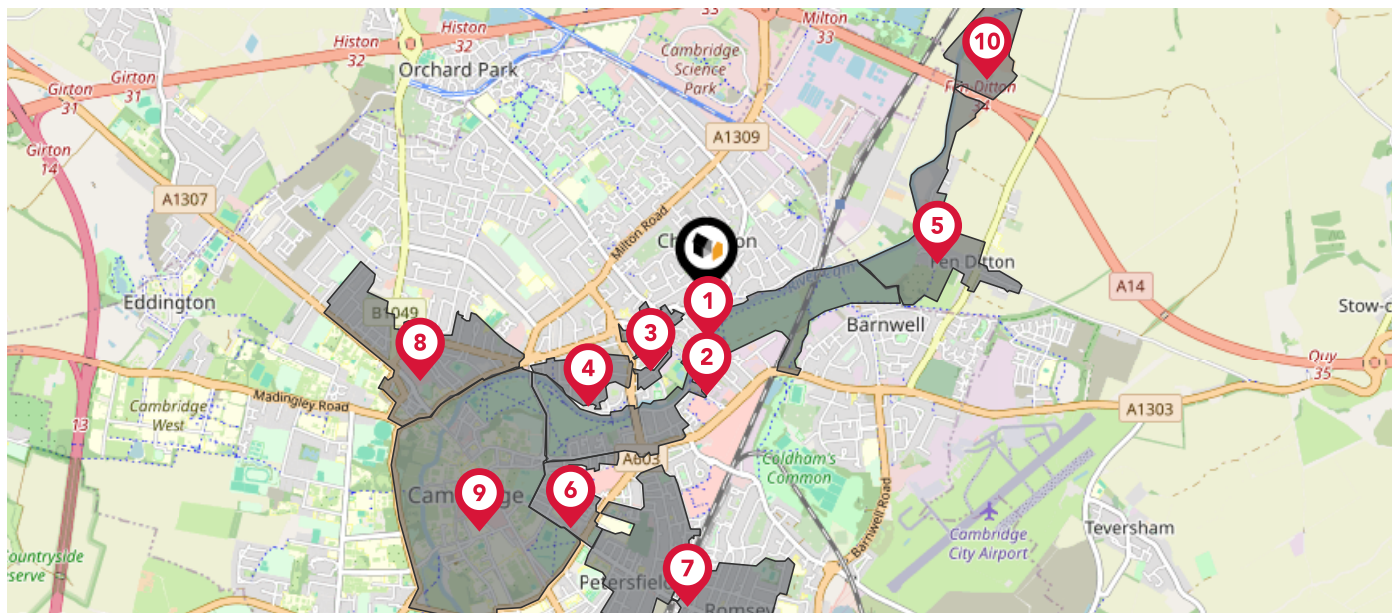


Maps

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



Riverside and Stourbridge Common



Chesterton



De Freville



Fen Ditton



The Kite



Mill Road



Castle and Victoria Road

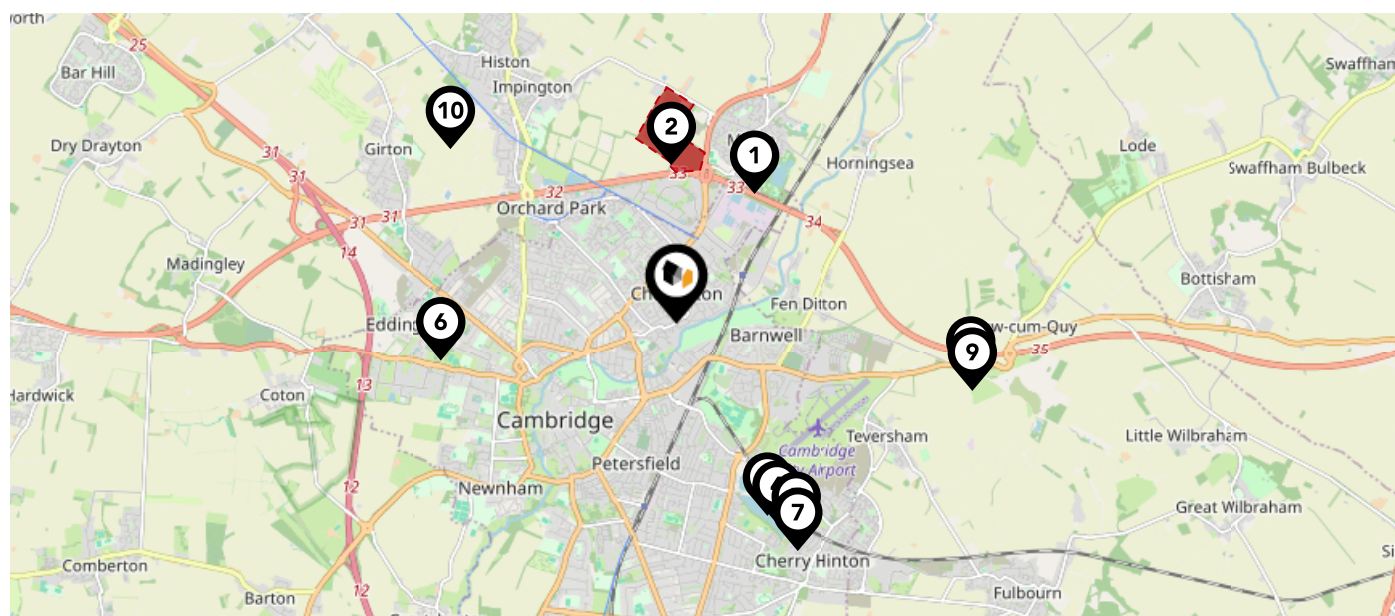


Central



Baits Bite Lock

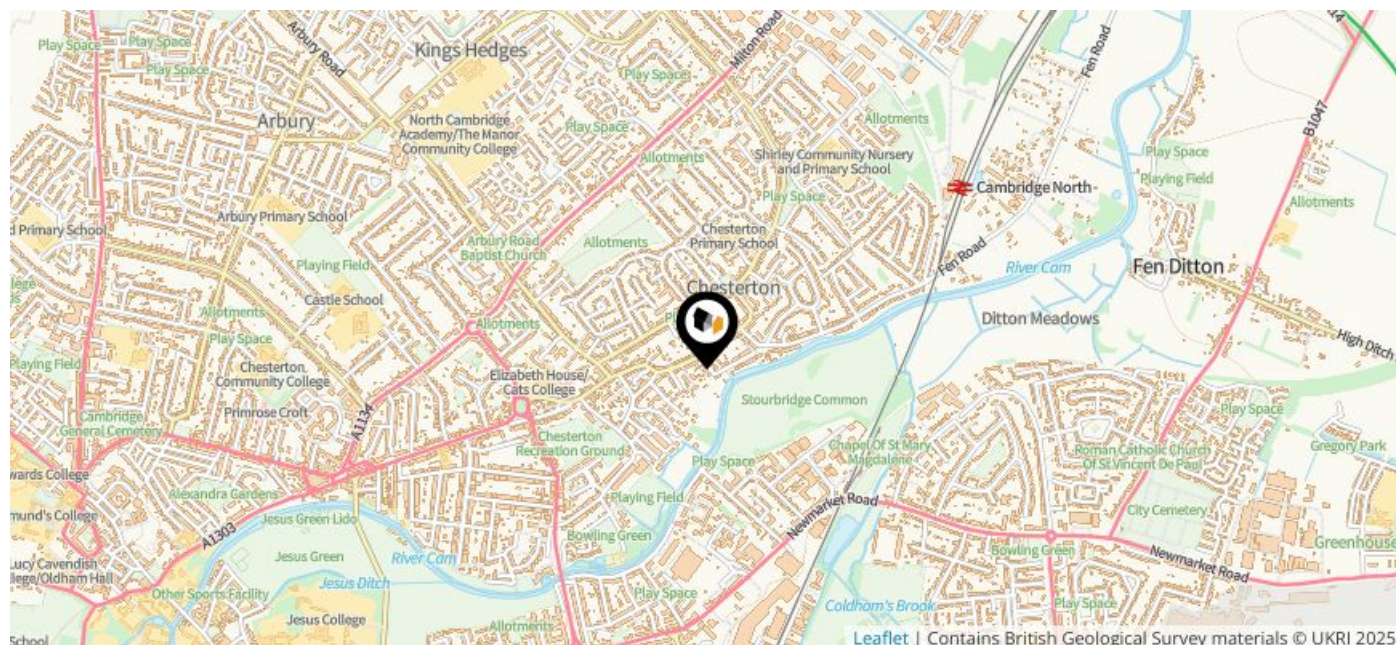
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



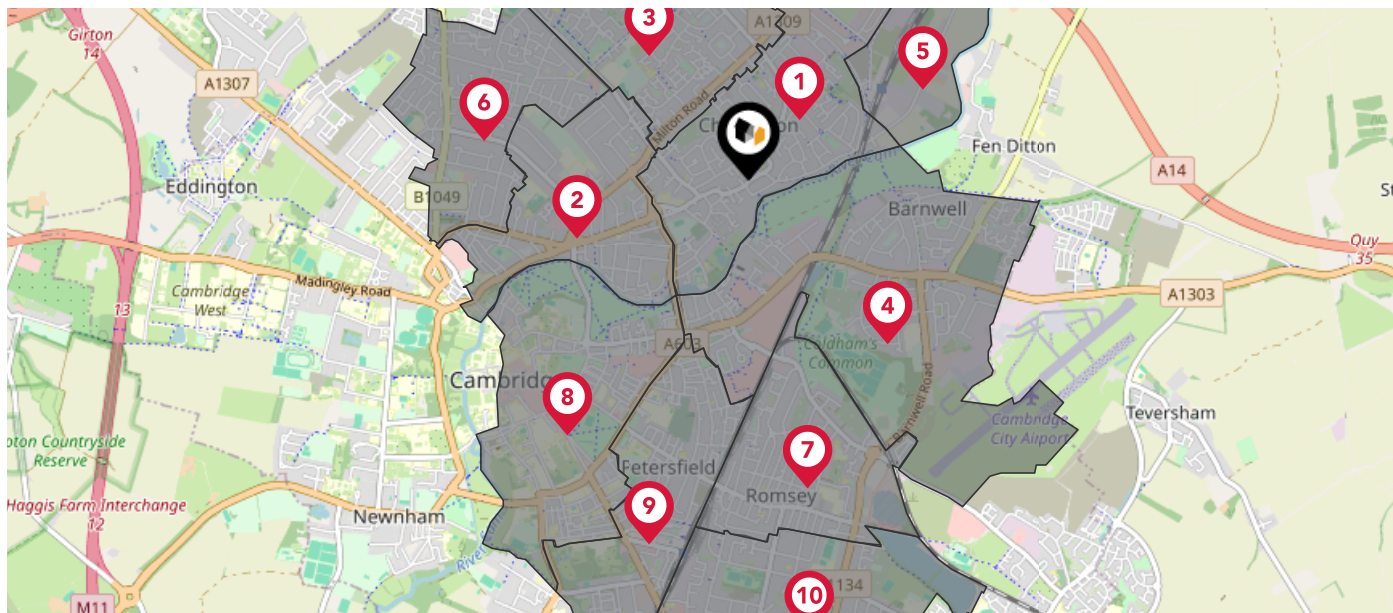
Mine Entry

- ✕ 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

West Chesterton Ward

3

King's Hedges Ward

4

Abbey Ward

5

Milton & Waterbeach Ward

6

Arbury Ward

7

Romsey Ward

8

Market Ward

9

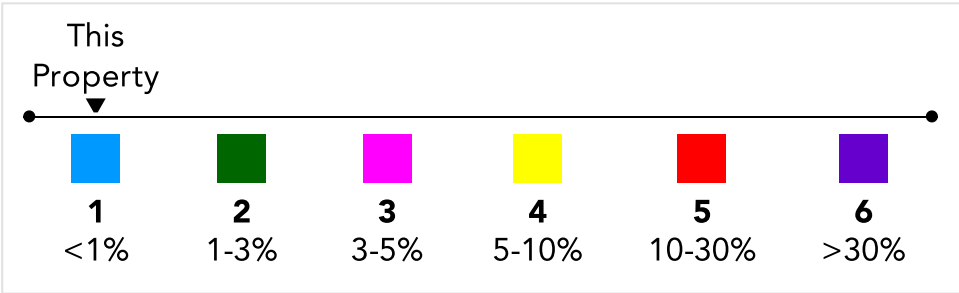
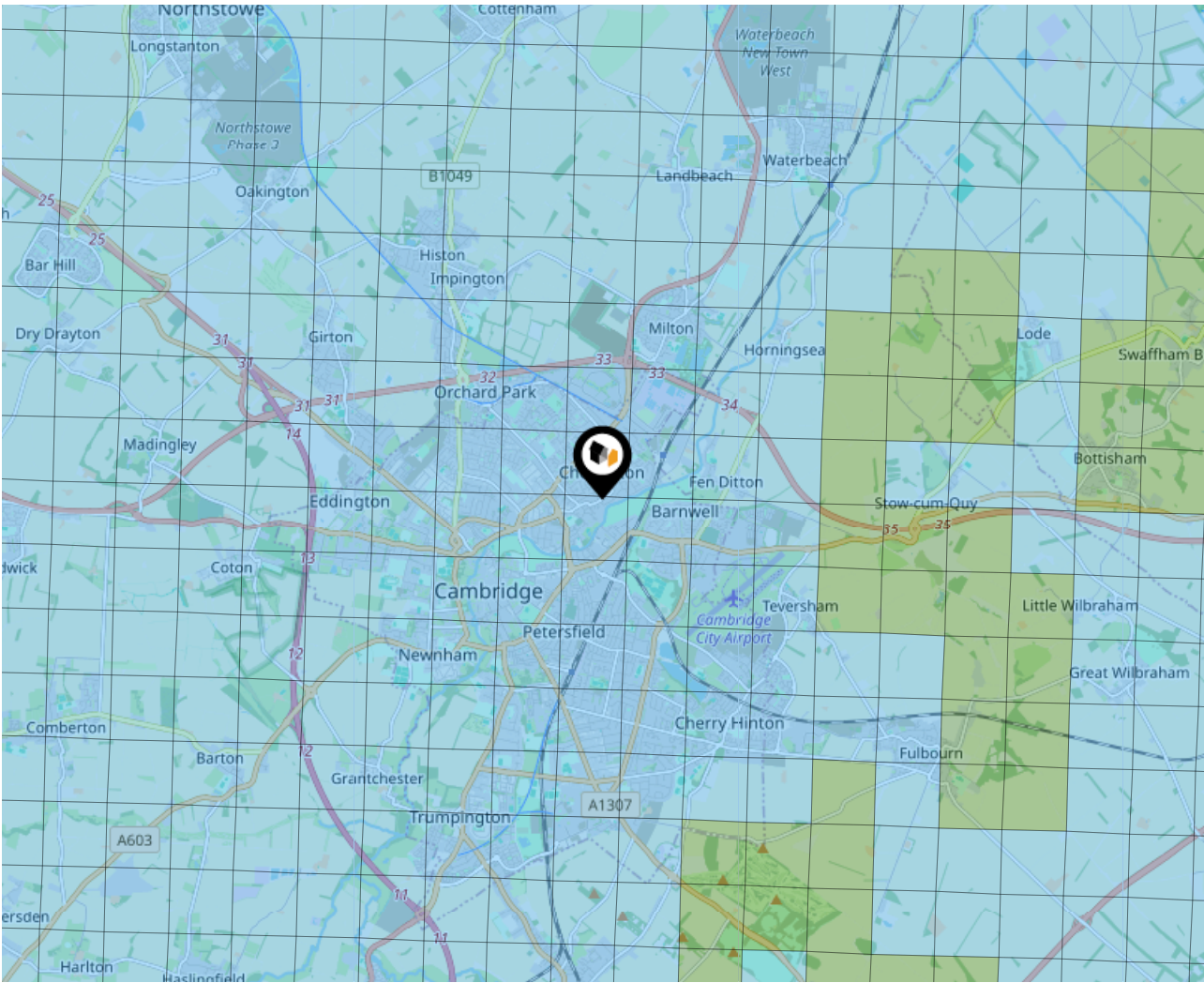
Petersfield Ward

10

Coleridge Ward

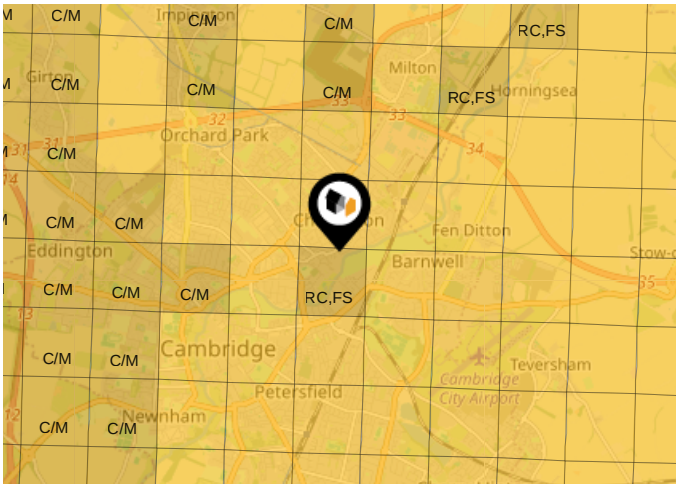
What is Radon?

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)

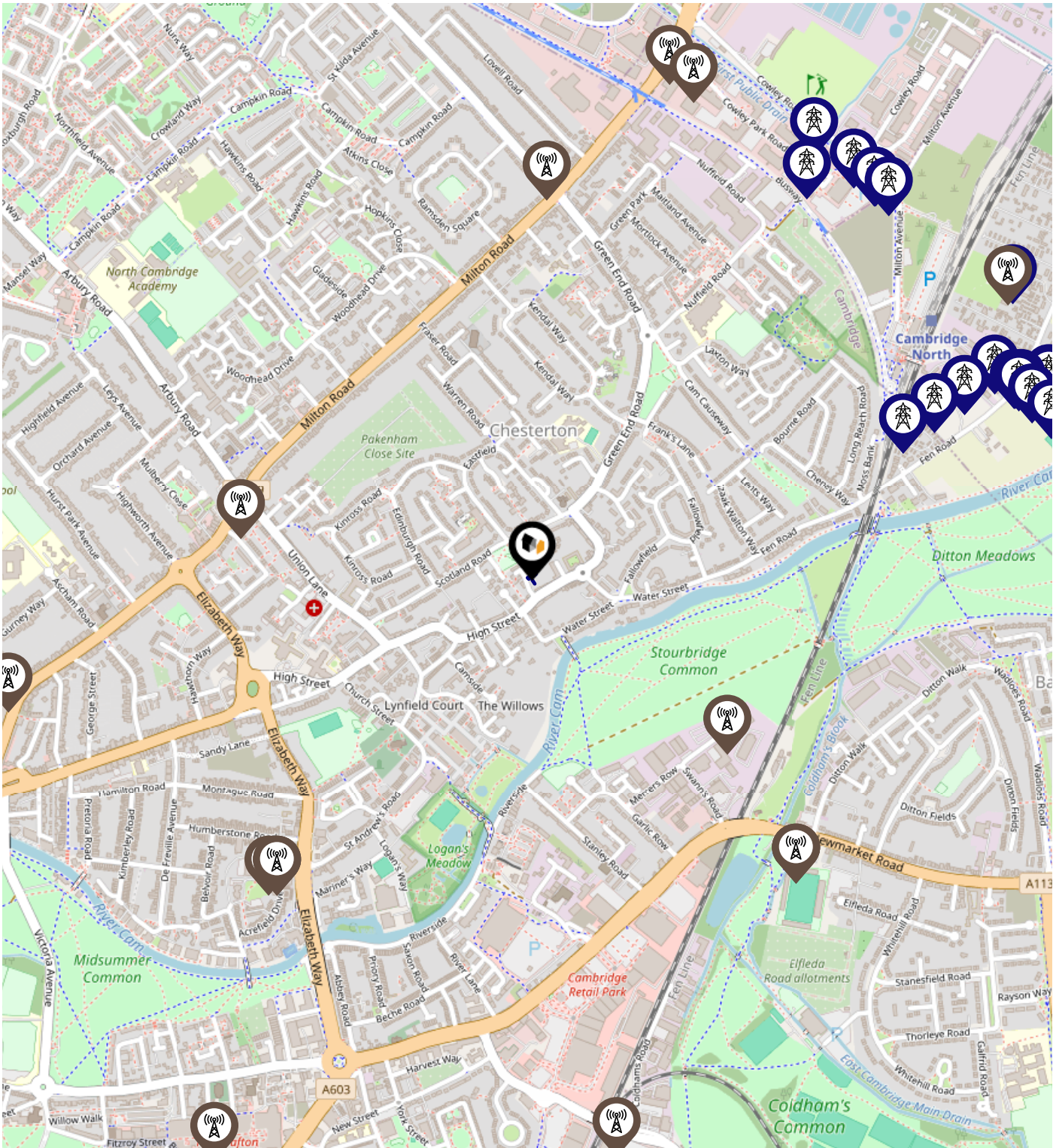
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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:

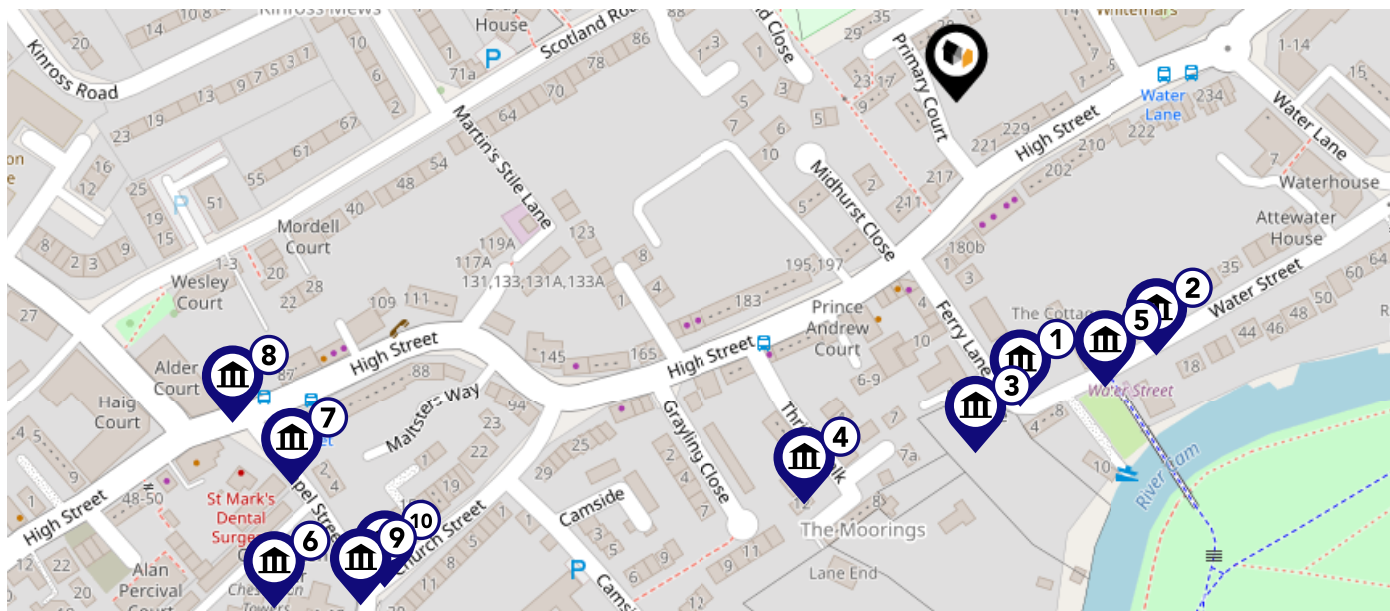
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

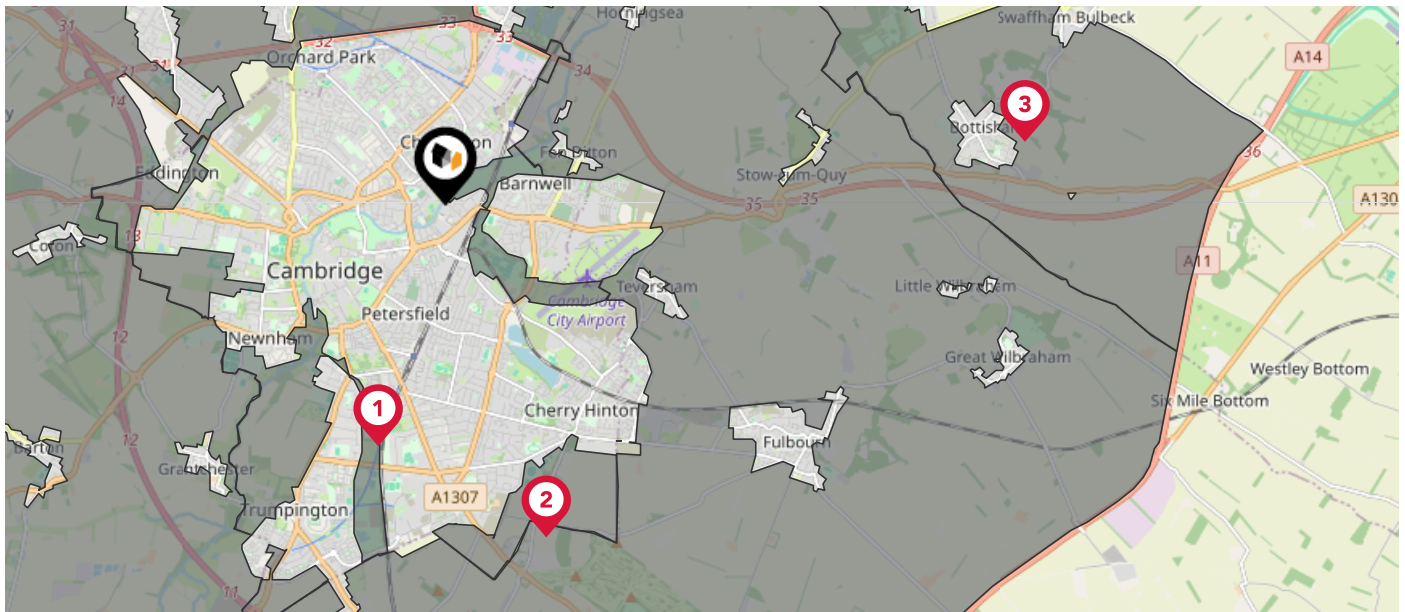


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



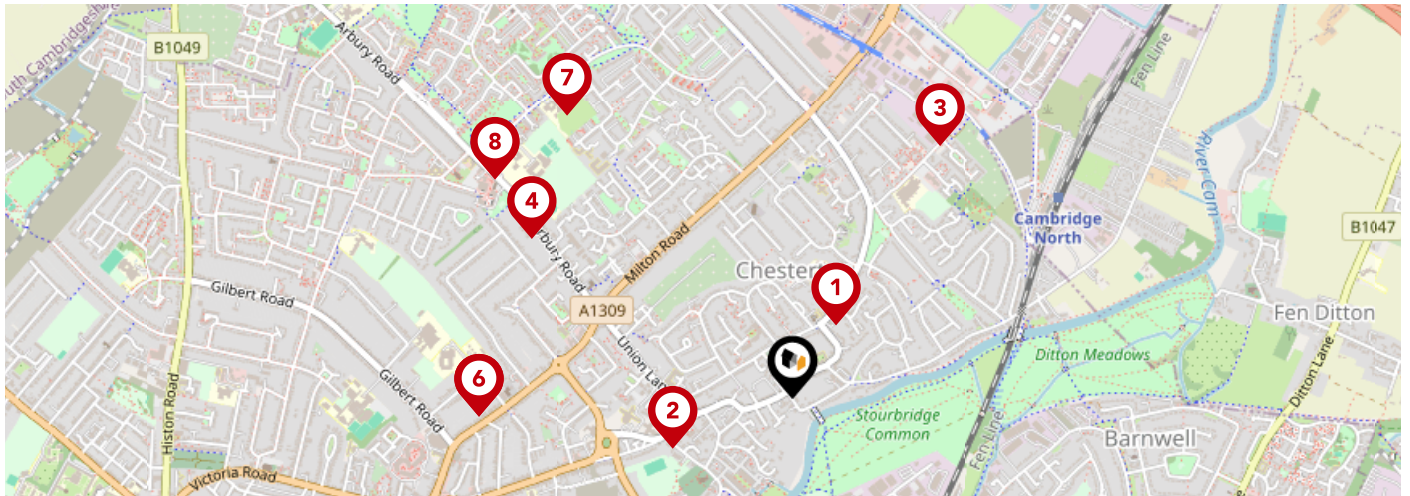
Listed Buildings in the local district		Grade	Distance
	1126023 - Water Street (see Details For Further Address Information)	Grade II	0.1 miles
	1268351 - 17, Water Street	Grade II	0.1 miles
	1331857 - Roebuck House	Grade II	0.1 miles
	1390990 - Gas Lamp	Grade II	0.1 miles
	1126024 - 5 (green Dragon Inn) And 7-11 Water Street	Grade II	0.1 miles
	1331829 - Chesterton Tower	Grade I	0.2 miles
	1126236 - 1, Chapel Street	Grade II	0.2 miles
	1331847 - 81, High Street	Grade II	0.2 miles
	1111881 - 5, Chapel Street	Grade II	0.2 miles
	1126209 - The Elms Westcroft	Grade II	0.2 miles

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

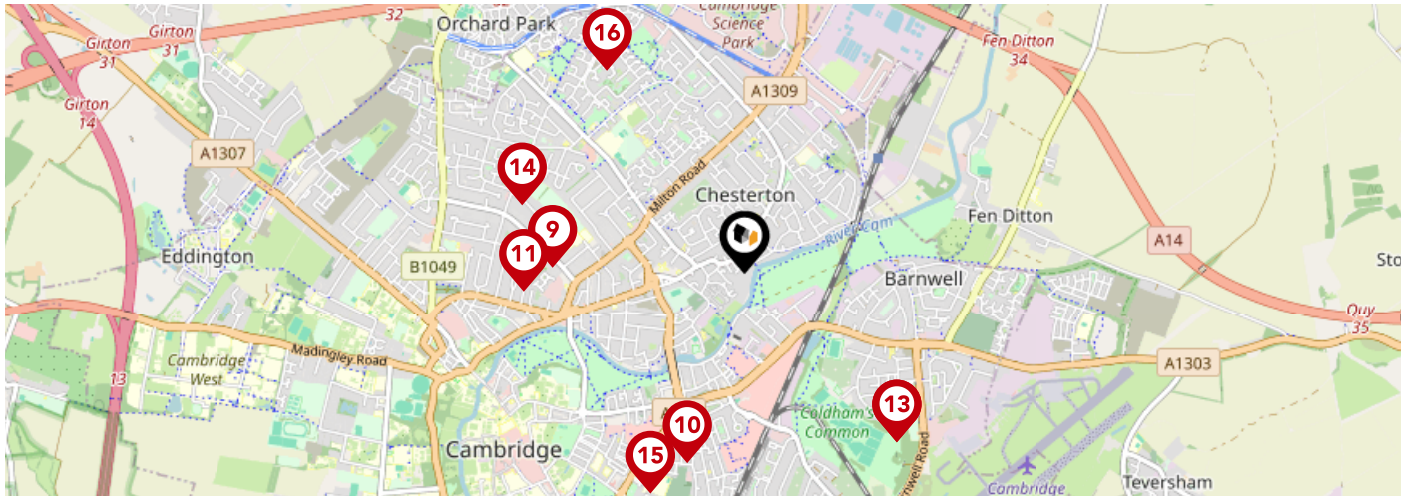


Nearby Green Belt Land

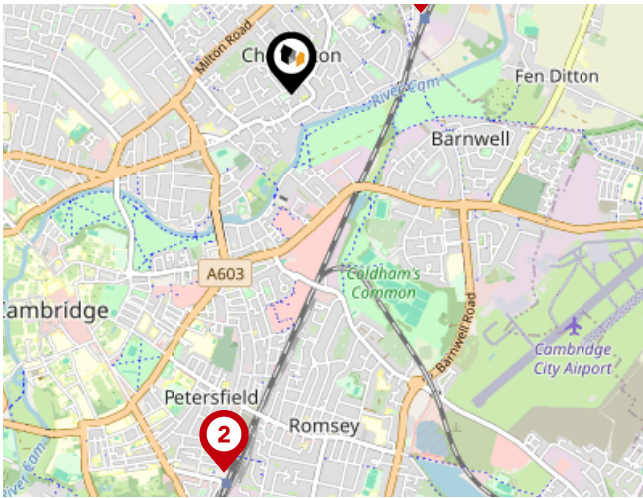
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.19	☐	☒	☐	☐	☐
2	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.3	☐	☐	☒	☐	☐
3	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.67	☐	☒	☐	☐	☐
4	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.69	☐	☐	☒	☐	☐
5	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.71	☐	☒	☐	☐	☐
6	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.71	☐	☐	☒	☐	☐
7	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.82	☐	☒	☐	☐	☐
8	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.84	☒	☐	☐	☐	☐

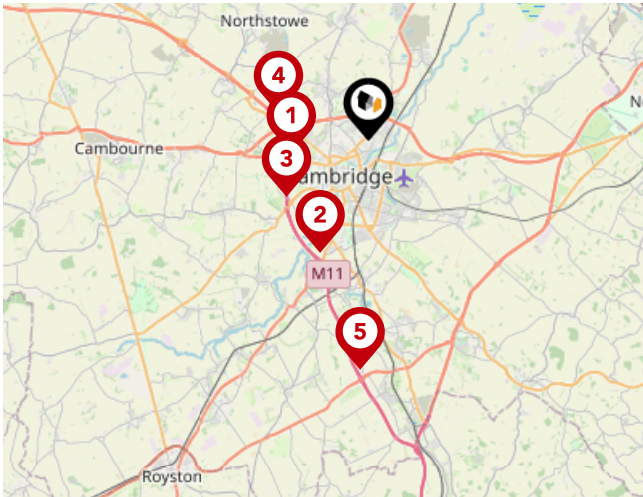


		Nursery	Primary	Secondary	College	Private
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.87	☐	☐	☒	☐	☐
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.9	☒	☐	☐	☐	☐
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.01	☐	☐	☒	☐	☐
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1.03	☒	☐	☐	☐	☐
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:1.03	☐	☒	☐	☐	☐
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.06	☐	☒	☐	☐	☐
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.08	☐	☒	☐	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.11	☒	☐	☐	☐	☐



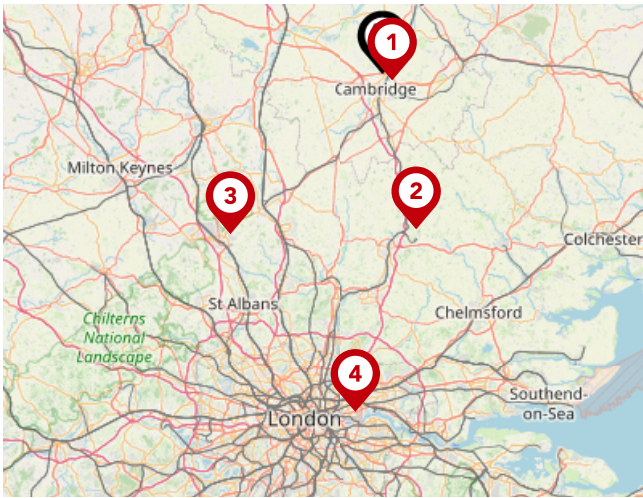
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.7 miles
2	Cambridge Rail Station	1.75 miles
3	Waterbeach Rail Station	3.73 miles



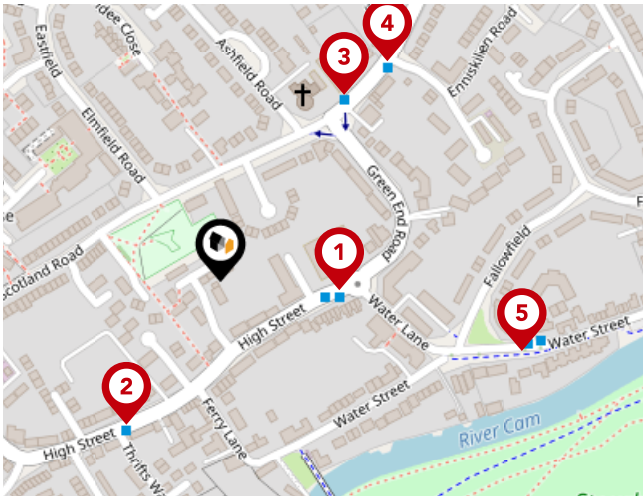
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.87 miles
2	M11 J11	4.42 miles
3	M11 J12	3.6 miles
4	M11 J14	3.41 miles
5	M11 J10	8.34 miles



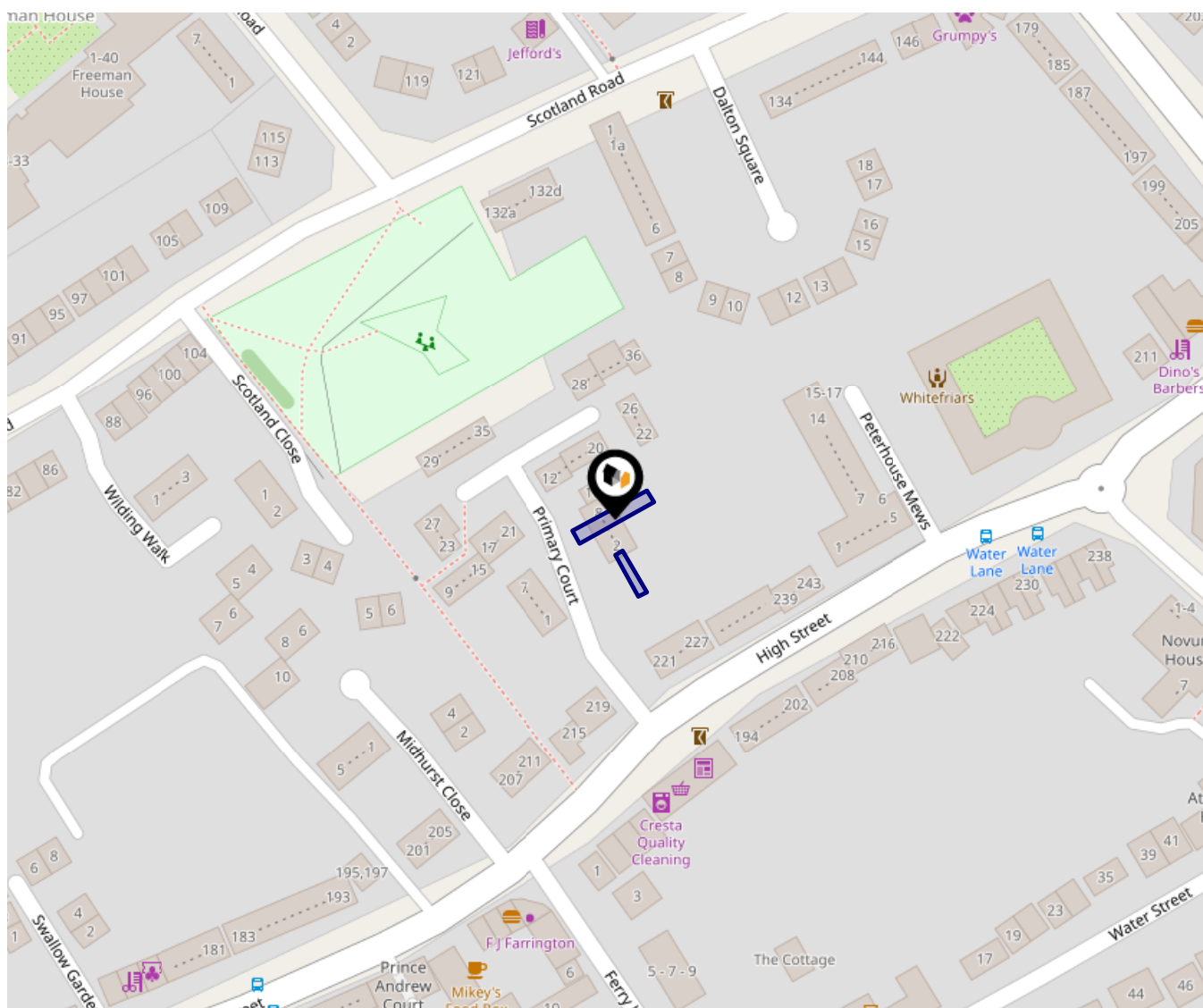
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.58 miles
2	Stansted Airport	23.25 miles
3	Luton Airport	32.31 miles
4	Silvertown	49.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Water Lane	0.07 miles
2	Thrift's Walk	0.1 miles
3	Ashfield Road	0.13 miles
4	Ashfield Road	0.16 miles
5	Lilley Close	0.18 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

