

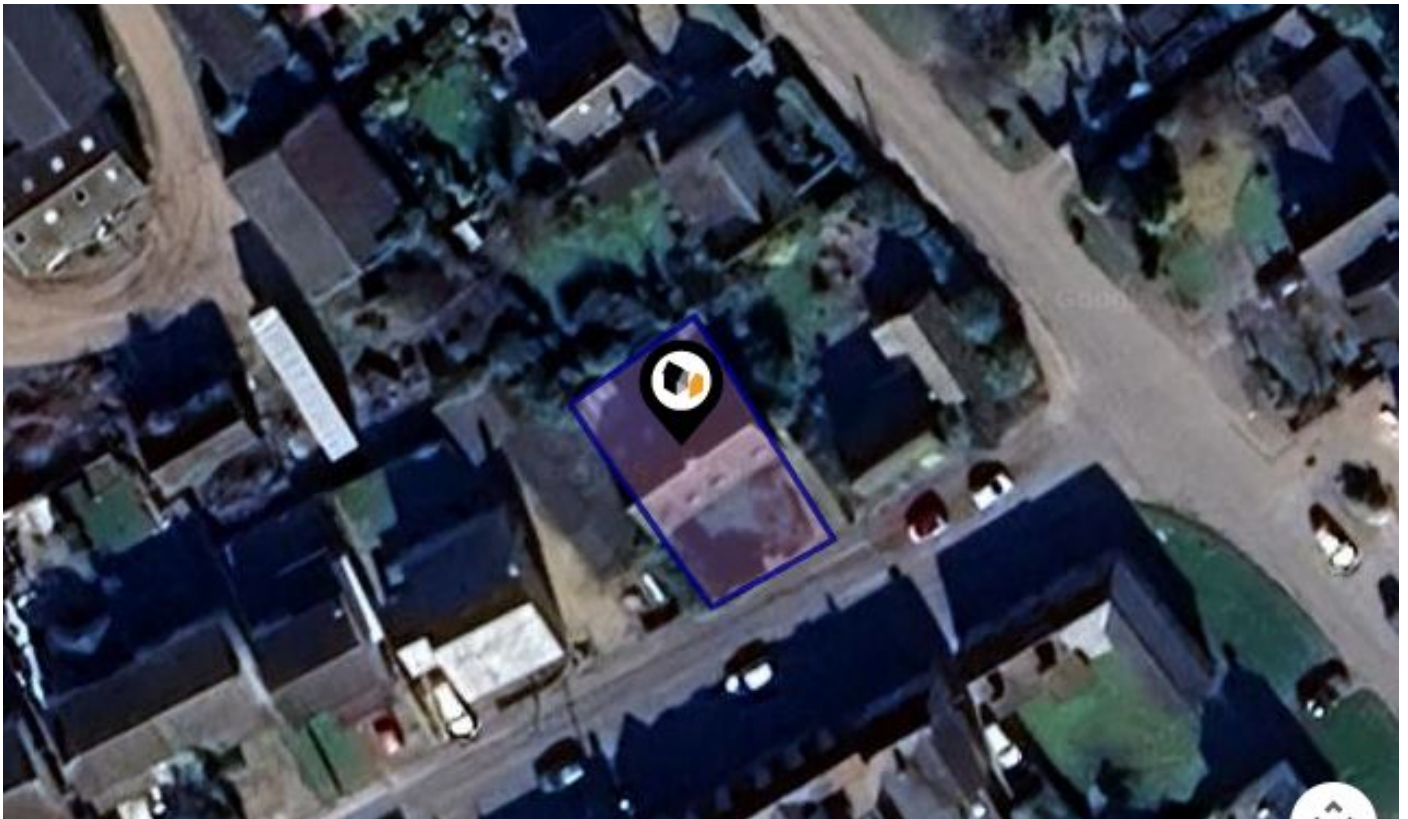


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 03rd December 2025



MILL ROAD, LODE, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

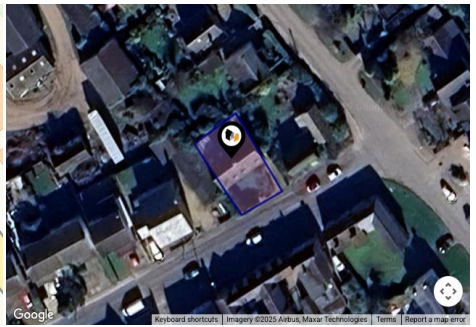
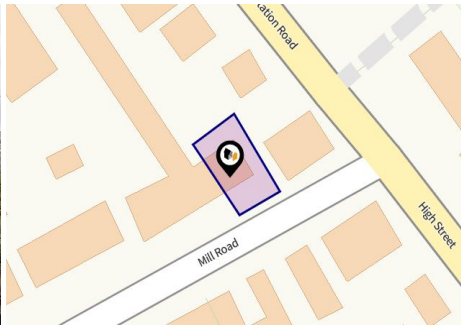
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,765 ft ² / 164 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,429		
Title Number:	CB386963		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Lode	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning History

This Address



Planning records for: *Mill Road, Lode, Cambridge, CB25*

Reference - 15/01298/FUL	
Decision:	Permitted
Date:	12th November 2015
Description:	Conversion of existing garage into a study

Reference - 15/01298/FUL	
Decision:	Permitted
Date:	27th October 2015
Description:	Conversion of existing garage into a study

Planning records for: ***Paddock To Rear Of 51-57 Mill Road Lode CB25 9EN***

Reference - 19/00449/TRE	
Decision:	Decided
Date:	01st November 2019
Description:	H1 Mixed Species - Remove T1 Silver Birch - Fell T2 Silver Birch - Fell T3 Silver Birch - Fell T4 Silver Birch - Fell T5 Holm Oak - Raise crown to 2m from ground level T6 Silver Birch - Raise crown to 2m from ground level T7 Silver Birch - Raise crown to 2m from ground level T8 Plum - Remove lowest limb T9 Silver Birch - Raise crown to 2m from ground level T10 Oak - Raise crown to 2m from ground level

Reference - 19/00449/TRE	
Decision:	Decided
Date:	01st November 2019
Description:	H1 Mixed Species - Remove T1 Silver Birch - Fell T2 Silver Birch - Fell T3 Silver Birch - Fell T4 Silver Birch - Fell T5 Holm Oak - Raise crown to 2m from ground level T6 Silver Birch - Raise crown to 2m from ground level T7 Silver Birch - Raise crown to 2m from ground level T8 Plum - Remove lowest limb T9 Silver Birch - Raise crown to 2m from ground level T10 Oak - Raise crown to 2m from ground level

Planning records for: ***2 Mill Road Lode Cambridge CB25 9EN***

Reference - 23/03837/CONDB	
Decision:	Decided
Date:	07th March 2024
Description:	Submission of details required by conditions 3 (biodiversity net gain plan), 4 (energy statement) and 14 (boundary treatments) of planning permission 23/03837/FUL

Reference - 24/00249/TRE	
Decision:	Decided
Date:	07th March 2024
Description:	T2 Apple - Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability The Rowans 5 Station Road

Planning records for: **2 Mill Road Lode Cambridge CB25 9EN**

Reference - 24/0301/TTCA	
Decision:	Decided
Date:	07th March 2024
Description:	Leaning Yew - Remove lowest lateral on north side, cutting back to single growth point to clear grave stones below by approximately 1.5m

Planning records for: **3 Mill Road Lode Cambridge CB25 9EN**

Reference - 21/00005/TRE	
Decision:	Decided
Date:	08th January 2021
Description:	T1 Ash - Reduce crown by up to 3m to increase light in their garden and the neighbours'

Reference - 21/00005/TRE	
Decision:	Decided
Date:	08th January 2021
Description:	T1 Ash - Reduce crown by up to 3m to increase light in their garden and the neighbours'

Reference - 12/00005/FUL	
Decision:	Permitted
Date:	05th January 2012
Description:	Demolition of existing single storey extension and replacement with new single storey extension on same footprint

Planning records for: **3 Mill Road Lode Cambridge CB25 9EN**

Reference - 19/00545/VAR
Decision: Permitted
Date: 11th April 2019
Description: To vary Condition 4 (Window Details) of previously approved 18/00976/FUL for Gable extension to rear with new sash, new sash to east facade first floor and new window to south facade first floor. Rendered brickwork to first floor existing flat roof extension. Re-roof and insulate flat roof first floor with heavy duty roofing felt like for like
Reference - 15/00361/TRE
Decision: Decided
Date: 19th March 2015
Description: T1 Ash - Overall crown reduction by approx 25%, lifting the canopy and lightly crown thinning, removing crossing/rubbing branches, leaving a balanced shape.
Reference - 15/00361/TRE
Decision: Decided
Date: 19th March 2015
Description: T1 Ash - Overall crown reduction by approx 25%, lifting the canopy and lightly crown thinning, removing crossing/rubbing branches, leaving a balanced shape.
Reference - 12/00005/FUL
Decision: Permitted
Date: 05th January 2012
Description: Demolition of existing single storey extension and replacement with new single storey extension on same footprint

Planning records for: **3 Mill Road Lode Cambridge CB25 9EN**

Reference - 19/00545/VAR	
Decision:	Permitted
Date:	11th April 2019
Description:	To vary Condition 4 (Window Details) of previously approved 18/00976/FUL for Gable extension to rear with new sash, new sash to east facade first floor and new window to south facade first floor. Rendered brickwork to first floor existing flat roof extension. Re-roof and insulate flat roof first floor with heavy duty roofing felt like for like
Reference - 18/00976/FUL	
Decision:	Permitted
Date:	16th July 2018
Description:	Gable extension to rear with new sash, new sash to east facade first floor and new window to south facade first floor. Rendered brickwork to first floor existing flat roof extension. Re-roof and insulate flat roof first floor with heavy duty roofing felt like for like.

Planning records for: **7 Mill Road Lode Cambridge CB25 9EN**

Reference - 25/00643/FUL	
Decision:	Permitted
Date:	18th June 2025
Description:	Construction of timber framed Cattery to the rear of the garden to be used as a commercial function

Planning records for: **10 Mill Road Lode Cambridge CB25 9EN**

Reference - 12/00687/NMAA	
Decision:	Decided
Date:	12th October 2015
Description:	Non-material amendment to previously approved application 12/00687/FUL: Demolish existing detached house and garage and construct a new replacement detached house and garage.

Planning records for: **10 Mill Road Lode Cambridge CB25 9EN**

Reference - 12/00687/DISA	
Decision:	Decided
Date:	01st October 2015
Description:	To discharge conditions 2 (Materials), 3 (details of windows & doors), 4 (details of garage doors), 5 (details of rainwater goods) and 10 (Contamination) on decision dated 8.11.12 to demolish existing detached house and garage and construct a new replacement detached house and garage.
Reference - 12/00687/DISB	
Decision:	Decided
Date:	03rd May 2016
Description:	To comply with Condition 2 (Materials) of Decision dated 05.10.2015 to demolish existing detached house and garage and construct a new replacement detached house and garage.
Reference - 12/00687/NMAA	
Decision:	Decided
Date:	06th October 2015
Description:	Non-material amendment to previously approved application 12/00687/FUL: Demolish existing detached house and garage and construct a new replacement detached house and garage.
Reference - 12/00755/CAC	
Decision:	Permitted
Date:	21st August 2012
Description:	Demolish existing detached house and garage.

Planning records for: **10 Mill Road Lode Cambridge CB25 9EN**

Reference - 12/00687/FUL	
Decision:	Permitted
Date:	10th August 2012
Description:	Demolish existing detached house and garage and construct a new replacement detached house and garage.
Reference - 12/00687/DISA	
Decision:	Decided
Date:	21st September 2015
Description:	To discharge conditions 2 (Materials), 3 (details of windows & doors), 4 (details of garage doors), 5 (details of rainwater goods) and 10 (Contamination) on decision dated 8.11.12 to demolish existing detached house and garage and construct a new replacement detached house and garage.
Reference - 12/00755/CAC	
Decision:	Permitted
Date:	21st August 2012
Description:	Demolish existing detached house and garage.
Reference - 12/00687/DISB	
Decision:	Decided
Date:	04th May 2016
Description:	To comply with Condition 2 (Materials) of Decision dated 05.10.2015 to demolish existing detached house and garage and construct a new replacement detached house and garage.

Planning records for: **14 Mill Road Lode Cambridge CB25 9EN**

Reference - 17/01819/TRE	
Decision:	Decided
Date:	10th October 2017
Description:	T1 & T2 CONIFER TREES - Fell

Reference - 17/01819/TRE	
Decision:	Decided
Date:	10th October 2017
Description:	T1 & T2 CONIFER TREES - Fell

Planning records for: **17 Mill Road Lode Cambridge CB25 9EN**

Reference - 17/01343/FUL	
Decision:	Permitted
Date:	25th July 2017
Description:	Proposed rear extension to house to form lobby.

Reference - 17/01343/FUL	
Decision:	Permitted
Date:	25th July 2017
Description:	Proposed rear extension to house to form lobby.

Planning records for: **19 Mill Road Lode Cambridge CB25 9EN**

Reference - 10/00276/FUL	
Decision:	Permitted
Date:	29th March 2010
Description:	Single storey side and rear extension

Reference - 10/00276/FUL	
Decision:	Permitted
Date:	29th March 2010
Description:	Single storey side and rear extension

Planning records for: **20 Mill Road Lode Cambridge CB25 9EN**

Reference - 17/01637/TRE	
Decision:	Decided
Date:	11th September 2017
Description:	T1 PURPLE PRUNUS TREE - Reduce height to level of adjacent Birch tree and shorten lateral branches to rebalance crown.

Reference - 17/01637/TRE	
Decision:	Decided
Date:	11th September 2017
Description:	T1 PURPLE PRUNUS TREE - Reduce height to level of adjacent Birch tree and shorten lateral branches to rebalance crown.

Planning records for: **21A Mill Road Lode Cambridge CB25 9EN**

Reference - 14/00474/TRE	
Decision:	Decided
Date:	07th April 2014
Description:	T1 Walnut - Crown lift, removing lower overhanging branches on western side of tree, to give ground clearance of approx 7 metres.

Reference - 19/00282/TRE	
Decision:	Decided
Date:	01st October 2019
Description:	T1 WALNUT - Prune back lower branches overhanging a flower border to raise canopy to no more than 7m from ground level

Reference - 14/00474/TRE	
Decision:	Decided
Date:	07th April 2014
Description:	T1 Walnut - Crown lift, removing lower overhanging branches on western side of tree, to give ground clearance of approx 7 metres.

Reference - 19/00282/TRE	
Decision:	Decided
Date:	01st October 2019
Description:	T1 WALNUT - Prune back lower branches overhanging a flower border to raise canopy to no more than 7m from ground level

Planning records for: **22 Mill Road Lode Cambridge CB25 9EN**

Reference - 08/00153/FUL	
Decision:	Permitted
Date:	12th February 2008
Description:	Single storey side extension.

Planning records for: **29 Mill Road Lode Cambridge CB25 9EN**

Reference - 18/00471/FUL	
Decision:	Permitted
Date:	11th April 2018
Description:	Single storey front extension

Reference - 11/00536/FUL	
Decision:	Permitted
Date:	15th July 2011
Description:	Demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.

Reference - 11/00537/CAC	
Decision:	Permitted
Date:	20th June 2011
Description:	Demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.

Planning records for: **29 Mill Road Lode Cambridge CB25 9EN**

Reference - 17/01096/FUL
Decision: Permitted
Date: 03rd July 2017
Description: Erection of a single storey extension to the front of bungalow . The rest of the building to be fitted with exterior insulation
Reference - 11/00536/DISA
Decision: Decided
Date: 31st March 2014
Description: To discharge condition 2 (Materials) of decision notice dated 21.10.2011 for demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.
Reference - 18/00471/FUL
Decision: Permitted
Date: 11th April 2018
Description: Single storey front extension
Reference - 17/01096/FUL
Decision: Permitted
Date: 20th June 2017
Description: Erection of a single storey extension to the front of bungalow . The rest of the building to be fitted with exterior insulation

Planning records for: **29 Mill Road Lode Cambridge CB25 9EN**

Reference - 11/00537/CAC	
Decision:	Permitted
Date:	15th July 2011
Description:	Demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.

Reference - 11/00536/FUL	
Decision:	Permitted
Date:	20th June 2011
Description:	Demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.

Reference - 11/00536/DISA	
Decision:	Decided
Date:	31st March 2014
Description:	To discharge condition 2 (Materials) of decision notice dated 21.10.2011 for demolition of single storey dwelling house, garage and sundry timber outbuildings. Construction of new one-and-a-half storey 4 bedroom dwelling house, new two bay garage and extension of existing garden shed.

Planning records for: **Jolly Millars 30 Mill Road Lode Cambridge CB25 9EN**

Reference - 20/01029/TRE	
Decision:	Decided
Date:	06th August 2020
Description:	T1 Ash - re-pollard to 1.5 meters below previous pollard points (removing 4 meters in total) to maintain this tree in its current location. G2 3x Prunus - reduce to 2.4 meters in height (removing 3 meters in total) to maintain these trees in their current location.

Planning records for: **31 Mill Road Lode Cambridge CB25 9EN**

Reference - 10/00675/DISA	
Decision:	Decided
Date:	13th May 2011
Description:	To discharge conditions 2 (Materials) and 4 (Replacement of Sole Plate details) of Decision dated the 21.09.2010 for alterations to flashings on main roof services with lead, replace timber frame sole plate on like for like basis, repairs & damp treatment. Replace like for like mid span cross timber support beam
Reference - 10/00839/LBC	
Decision:	Permitted
Date:	22nd September 2010
Description:	Remove existing cement floor, replacing with traditional floor bricks or traditional stone tiles
Reference - 10/00675/LBC	
Decision:	Permitted
Date:	28th July 2010
Description:	Alterations to flashings on main roof services with lead, replace timber frame sole plate on like for like basis, repairs & damp treatment. Replace like for like mid span cross timber support beam
Reference - 10/00839/LBC	
Decision:	Permitted
Date:	22nd September 2010
Description:	Remove existing cement floor, replacing with traditional floor bricks or traditional stone tiles

Planning records for: **31 Mill Road Lode Cambridge CB25 9EN**

Reference - 10/00675/DISA	
Decision:	Decided
Date:	13th May 2011
Description:	To discharge conditions 2 (Materials) and 4 (Replacement of Sole Plate details) of Decision dated the 21.09.2010 for alterations to flashings on main roof services with lead, replace timber frame sole plate on like for like basis, repairs & damp treatment. Replace like for like mid span cross timber support beam

Reference - 10/00675/LBC	
Decision:	Permitted
Date:	28th July 2010
Description:	Alterations to flashings on main roof services with lead, replace timber frame sole plate on like for like basis, repairs & damp treatment. Replace like for like mid span cross timber support beam

Planning records for: **33 Mill Road Lode Cambridge CB25 9EN**

Reference - 16/00757/FUL	
Decision:	Permitted
Date:	09th June 2016
Description:	Demolition of existing outbuildings and construction of new barn

Reference - 16/00757/FUL	
Decision:	Permitted
Date:	10th June 2016
Description:	Demolition of existing outbuildings and construction of new barn

Planning records for: **34 Mill Road Lode Cambridge CB25 9EN**

Reference - 15/00439/DISA	
Decision:	Decided
Date:	03rd July 2015
Description:	To discharge condition 6 (rooflight details) of Decision dated 29/06/15 for two storey extension to rear of property, to provide double bedroom and ensuite. To be built over footprint of existing conservatory.

Reference - 15/00439/DISA	
Decision:	Decided
Date:	03rd July 2015
Description:	To discharge condition 6 (rooflight details) of Decision dated 29/06/15 for two storey extension to rear of property, to provide double bedroom and ensuite. To be built over footprint of existing conservatory.

Reference - 15/00439/FUL	
Decision:	Permitted
Date:	21st April 2015
Description:	Two storey extension to rear of property, to provide double bedroom and ensuite. To be built over footprint of existing conservatory.

Planning records for: **36 Mill Road Lode Cambridgeshire CB25 9EN**

Reference - 23/00242/FUL	
Decision:	Decided
Date:	24th February 2023
Description:	Construction of 2no. three bedroom, two storey semi-detached dwellings with new access and associated works

Planning records for: **36 Mill Road Lode Cambridgeshire CB25 9EN**

Reference - 23/00240/TRE	
Decision:	Decided
Date:	24th February 2023
Description:	T1 Sycamore multi-stemmed ivy clad - Fell T2 Ash Fell T3 Ivy clad dead tree - Fell Trees are densely situated and causing deep shade to garden

Planning records for: **38 Mill Road Lode Cambridge CB25 9EN**

Reference - 10/00693/FUL	
Decision:	Refused
Date:	17th August 2010
Description:	Two Storey Rear Extension and rebuild garage following demolition

Reference - 10/00693/FUL	
Decision:	Refused
Date:	17th August 2010
Description:	Two Storey Rear Extension and rebuild garage following demolition

Planning records for: **39 Mill Road Lode Cambridge CB25 9EN**

Reference - 15/00014/FUL	
Decision:	Permitted
Date:	07th January 2015
Description:	Single storey rear extention

Planning records for: **39 Mill Road Lode Cambridge CB25 9EN**

Reference - 15/00014/FUL	
Decision:	Permitted
Date:	07th January 2015
Description:	Single storey rear extension

Planning records for: **43 Mill Road Lode Cambridge CB25 9EN**

Reference - 18/00516/TRE	
Decision:	Decided
Date:	17th April 2018
Description:	T1 Eucalyptus - Right hand side adjacent to green house - lower limb with 2 long re-growths - shorten back to leave 1m long re-growth spurs Long lateral limb adjacent - shorten back to 4m from main trunk to a suitable re-growth point. Left hand side over adjacent shed - remove 2 small pendulous branches over gate and footpath, shorten the main limb by removing the central growing points by 5m. Remove the leaning pendulous limb at 4m from the main trunk

Reference - 17/00411/FUL	
Decision:	Permitted
Date:	10th March 2017
Description:	Remove existing free standing garage and replace with a free standing garden studio.

Reference - 18/00032/TRE	
Decision:	Decided
Date:	07th February 2018
Description:	T1 Ash adjacent to studio-remove 1 limb growing 50mm from roof

Planning records for: **43 Mill Road Lode Cambridge CB25 9EN**

Reference - 18/00032/TRE
Decision: Decided
Date: 07th February 2018
Description: T1 Ash adjacent to studio-remove 1 limb growing 50mm from roof
Reference - 17/00411/FUL
Decision: Permitted
Date: 10th March 2017
Description: Remove existing free standing garage and replace with a free standing garden studio.
Reference - 16/00447/FUL
Decision: Permitted
Date: 29th April 2016
Description: Removal of existing free standing garage to be replaced with a free standing garden studio, for use by the artists who live at the property.
Reference - 18/00516/TRE
Decision: Decided
Date: 17th April 2018
Description: T1 Eucalyptus - Right hand side adjacent to green house - lower limb with 2 long re-growths - shorten back to leave 1m long re-growth spurs Long lateral limb adjacent - shorten back to 4m from main trunk to a suitable re-growth point. Left hand side over adjacent shed - remove 2 small pendulous branches over gate and footpath, shorten the main limb by removing the central growing points by 5m. Remove the leaning pendulous limb at 4m from the main trunk

Planning records for: **43 Mill Road Lode Cambridge CB25 9EN**

Reference - 11/00110/TRE	
Decision:	Decided
Date:	01st February 2011
Description:	Eucalyptus - Crown lift to give up to a maximum of 3.5m clearance from ground level including end weight reduction of laterals

Reference - 11/00110/TRE	
Decision:	Decided
Date:	01st February 2011
Description:	Eucalyptus - Crown lift to give up to a maximum of 3.5m clearance from ground level including end weight reduction of laterals

Reference - 07/00903/FUL	
Decision:	Permitted
Date:	06th August 2007
Description:	Loft conversion & rear dormer

Reference - 16/00447/FUL	
Decision:	Permitted
Date:	08th April 2016
Description:	Removal of existing free standing garage to be replaced with a free standing garden studio, for use by the artists who live at the property.

Planning records for: **43 Mill Road Lode Cambridge CB25 9EN**

Reference - 21/00696/FUL	
Decision:	Permitted
Date:	24th May 2021
Description:	Loft conversion with rear dormer window, rooflight at front and internal alterations

Planning records for: **53 Mill Road Lode Cambridge CB25 9EN**

Reference - 12/00064/TRE	
Decision:	Decided
Date:	26th January 2012
Description:	Pruning of 1 Variegated Maple and 1 Beech tree.

Reference - 13/00533/FUL	
Decision:	Permitted
Date:	23rd July 2013
Description:	Erect PVCU porch to front of property

Reference - 13/00533/FUL	
Decision:	Permitted
Date:	26th June 2013
Description:	Erect PVCU porch to front of property

Planning records for: **53 Mill Road Lode Cambridge CB25 9EN**

Reference - 13/00340/TRE
Decision: Decided
Date: 17th April 2013
Description: T1 Variegated Maple (Acer) - Fell

Reference - 21/01076/TRE
Decision: Decided
Date: 21st July 2021
Description: T1 Fruit tree - Fell to ground level

Reference - 12/00064/TRE
Decision: Decided
Date: 26th January 2012
Description: Pruning of 1 Variegated Maple and 1 Beech tree.

Reference - 25/00545/TRE
Decision: Decided
Date: 27th May 2025
Description: T1 Lilac - Reduce the crown by 20% and reshape and clear out dead and crossing branches

Planning records for: **53 Mill Road Lode Cambridge CB25 9EN**

Reference - 13/00340/TRE	
Decision:	Decided
Date:	17th April 2013
Description:	T1 Variegated Maple (Acer) - Fell

Planning records for: **54 - 56 Mill Road Lode Cambridge CB25 9EN**

Reference - 20/01508/TRE	
Decision:	Decided
Date:	12th November 2020
Description:	T1 Walnut - Fell as this tree looked poor in the summer, smaller than average leaf size and very thin crown. there is an area of quite hollow sounding bark in areas

Reference - 20/01508/TRE	
Decision:	Decided
Date:	12th November 2020
Description:	T1 Walnut - Fell as this tree looked poor in the summer, smaller than average leaf size and very thin crown. there is an area of quite hollow sounding bark in areas

Planning records for: **57 Mill Road Lode Cambridge CB25 9EN**

Reference - 16/01602/TRE	
Decision:	Decided
Date:	10th November 2016
Description:	T1 SPRUCE - Fell

Planning records for: **57 Mill Road Lode Cambridge CB25 9EN**

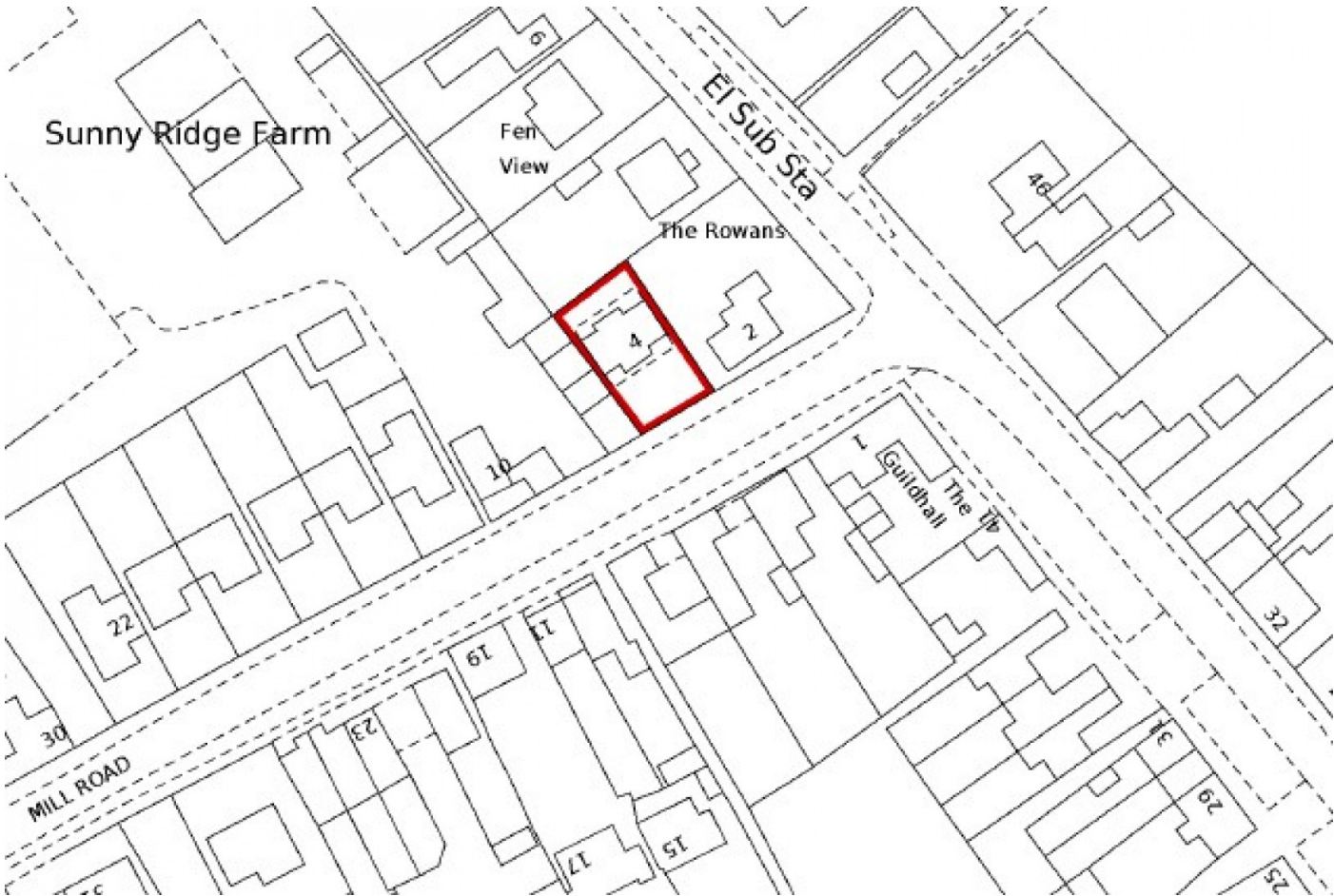
Reference - 16/01602/TRE	
Decision:	Decided
Date:	10th November 2016
Description:	T1 SPRUCE - Fell

Planning records for: **61 Mill Road Lode Cambridge CB25 9EN**

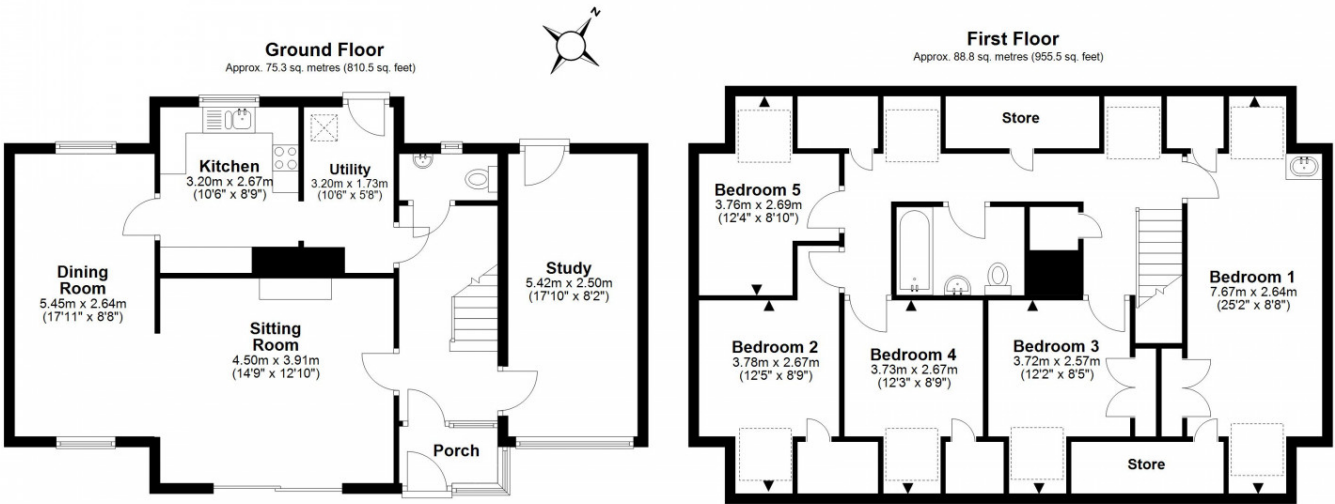
Reference - 16/01713/TRE	
Decision:	Decided
Date:	07th December 2016
Description:	G1 Row of 1 Evergreen Oak and 6 Silver Birch trees (land rear of 61 Mill Road) - reduce to previous pruning points

Reference - 16/01713/TRE	
Decision:	Decided
Date:	07th December 2016
Description:	G1 Row of 1 Evergreen Oak and 6 Silver Birch trees (land rear of 61 Mill Road) - reduce to previous pruning points

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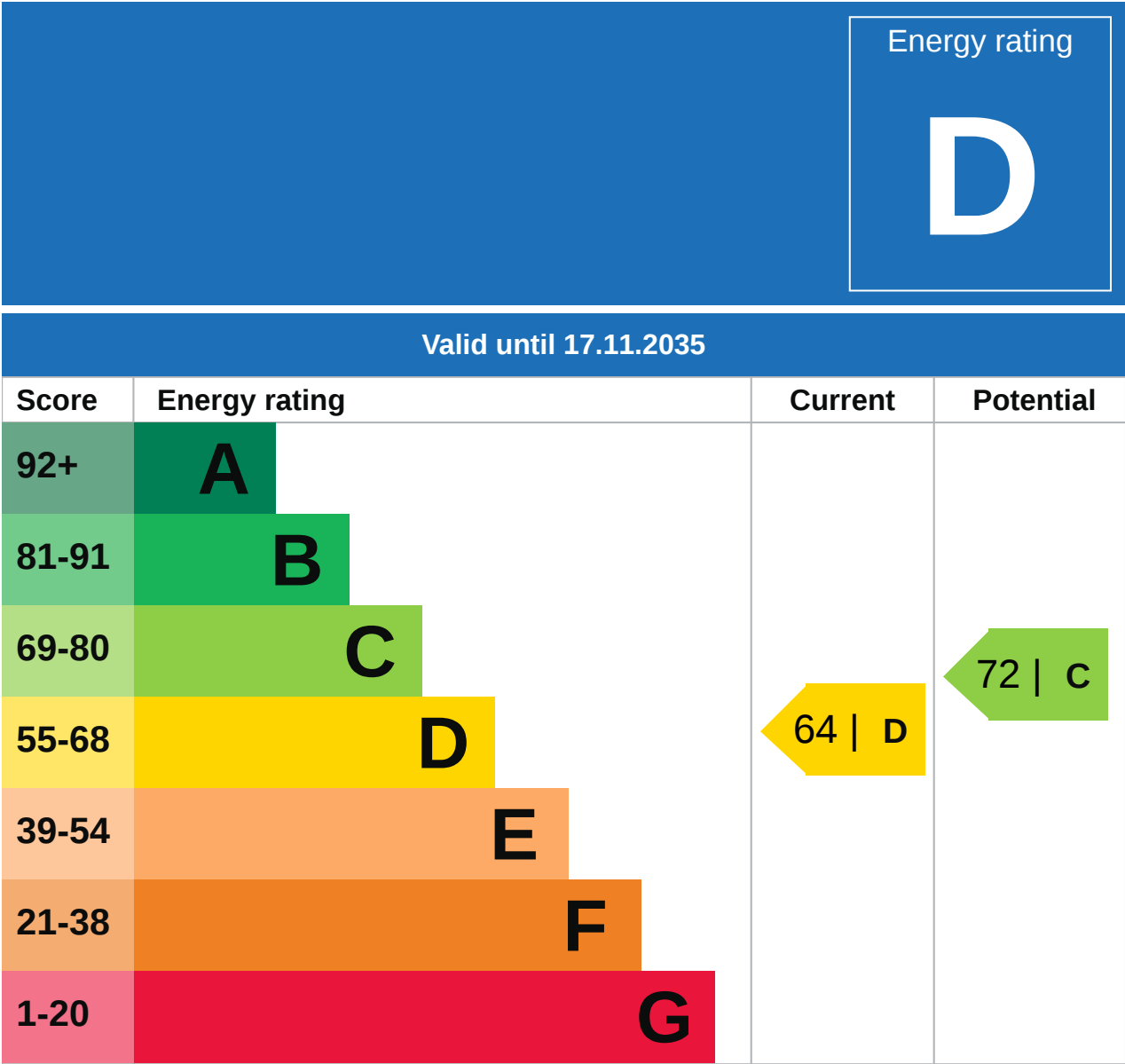


MILL ROAD, LODE, CAMBRIDGE, CB25



Total area: approx. 164.1 sq. metres (1766.0 sq. feet)

Drawings are for guidance only
www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	164 m ²

Accessibility / Adaptations

Garage conversion

Construction Type

Standard brick

Electricity Supply

Ovo

Central Heating

Navian Boiler - Oil

Water Supply

Cambridge CC



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.

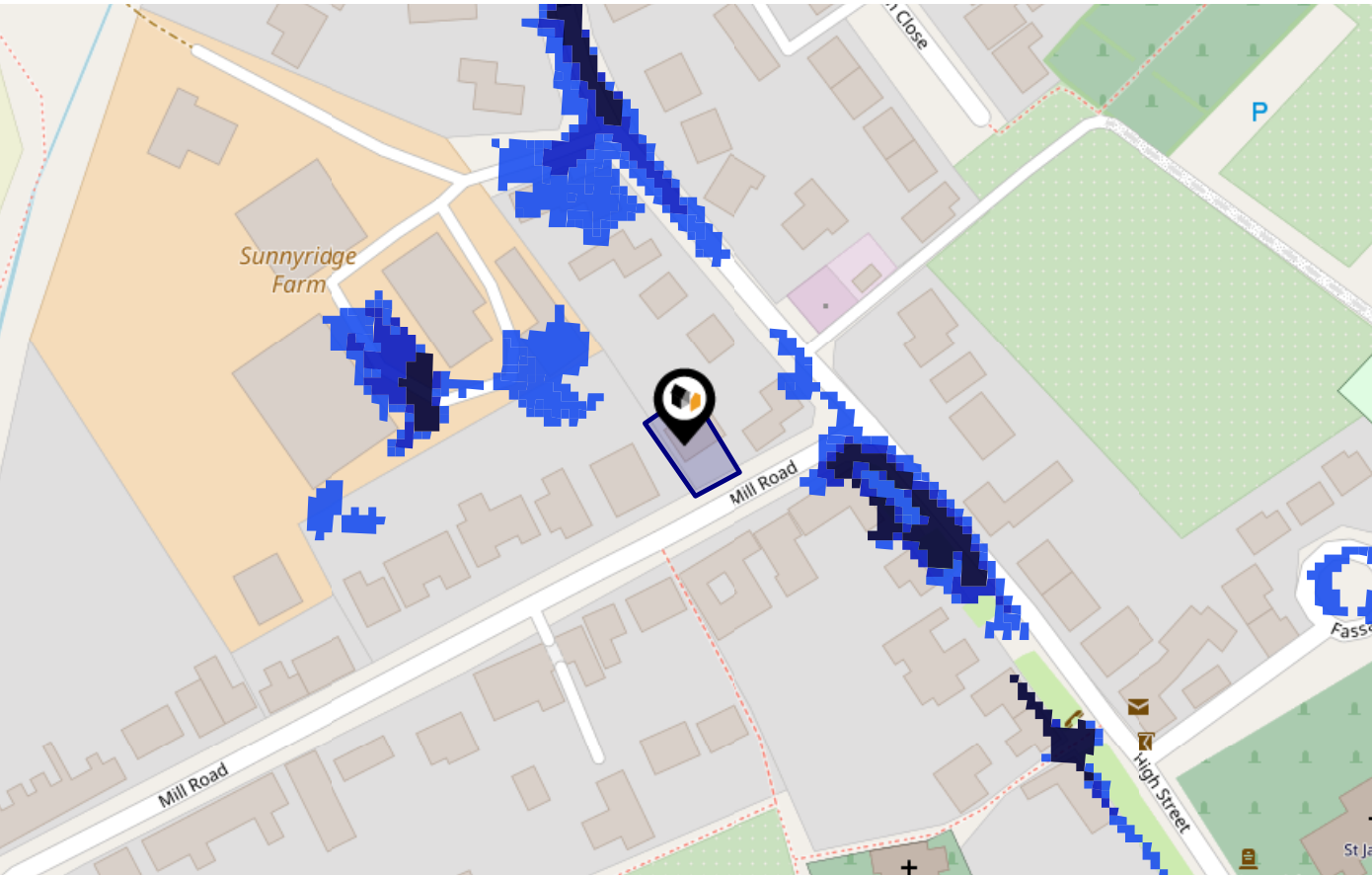


Flood Risk

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.

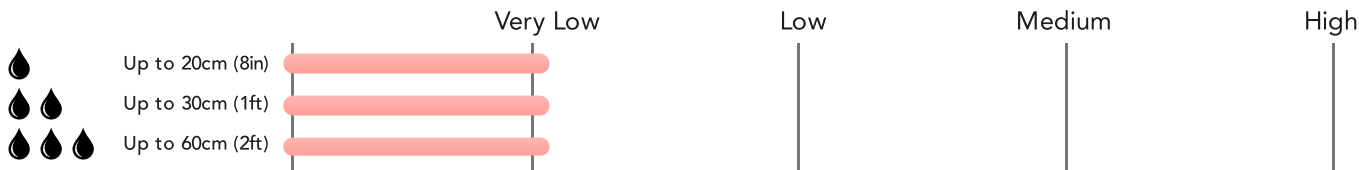


Risk Rating: Very low

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:

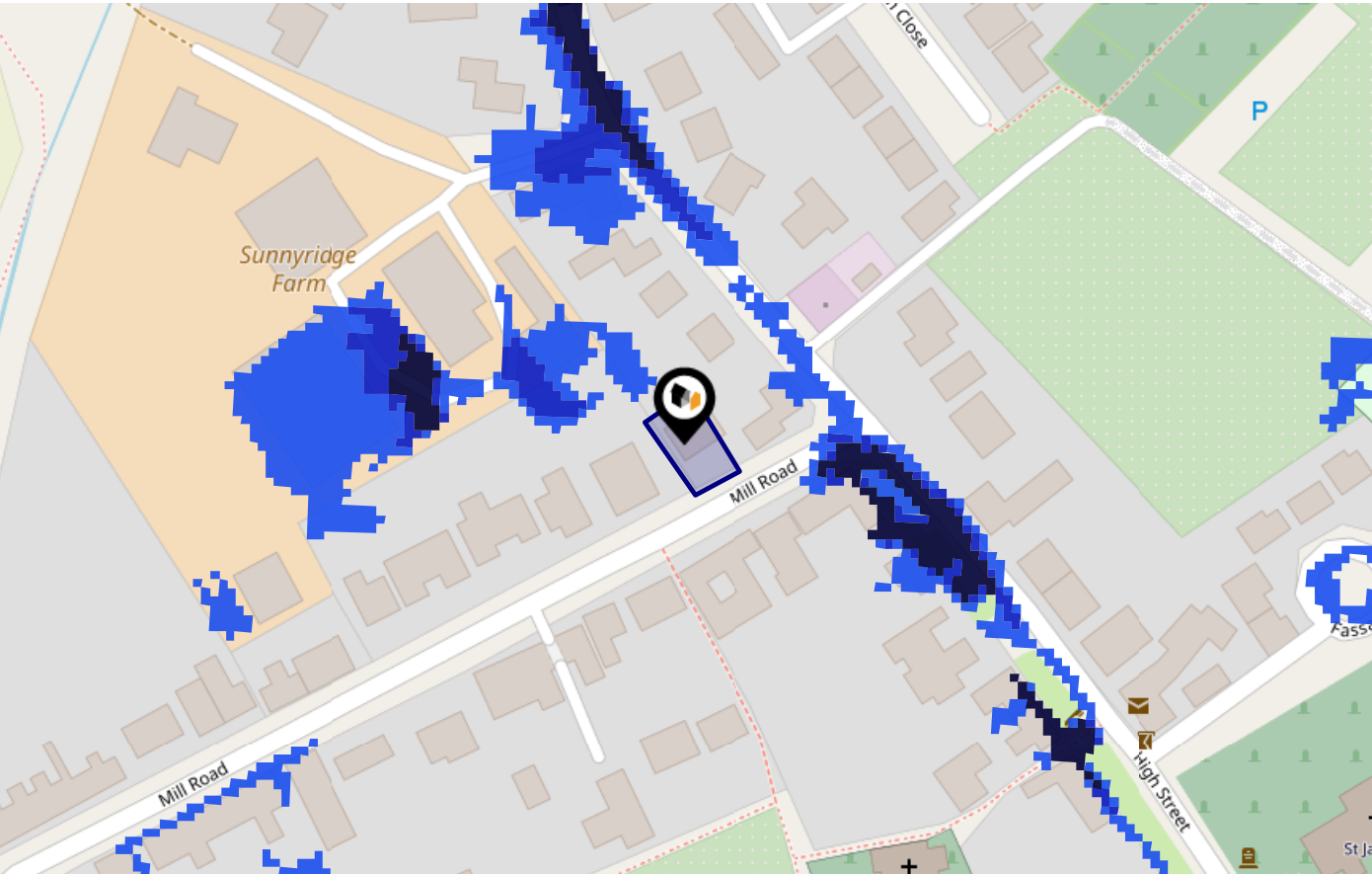


Flood Risk

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.

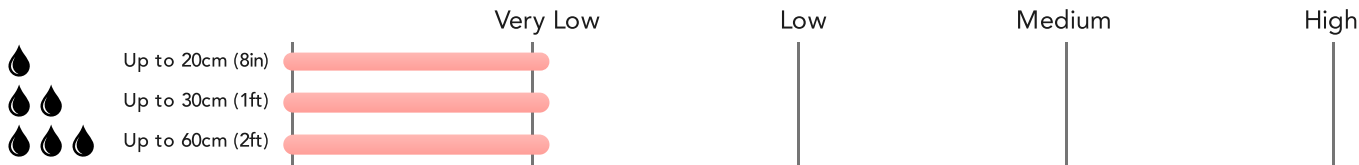


Risk Rating: Very low

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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- 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:

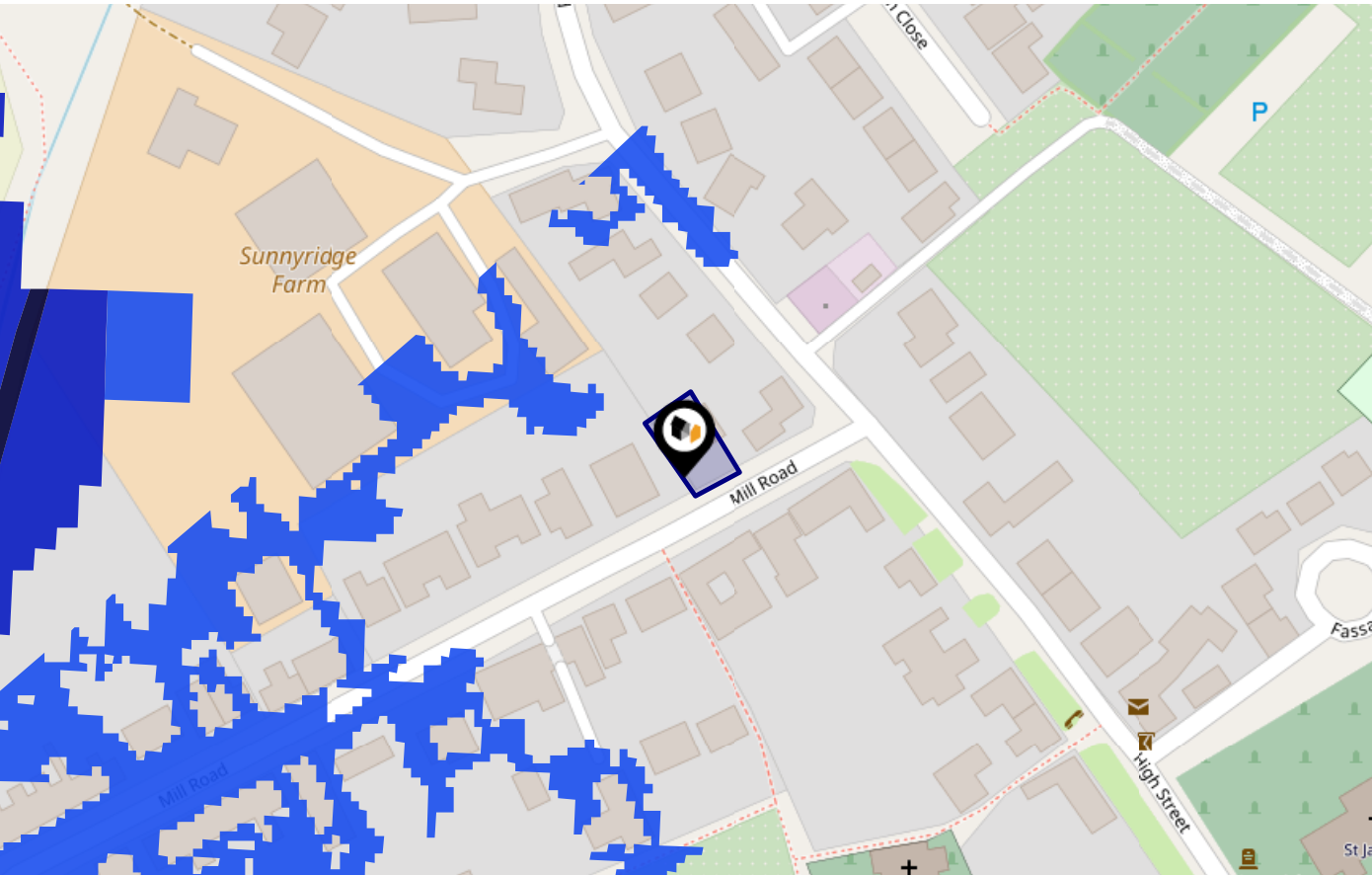


Flood Risk

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.

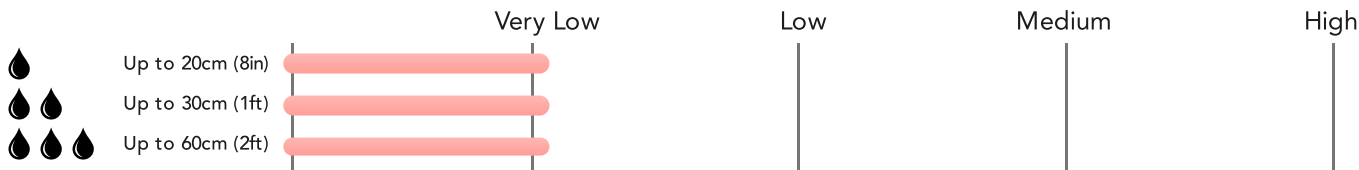


Risk Rating: Very low

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

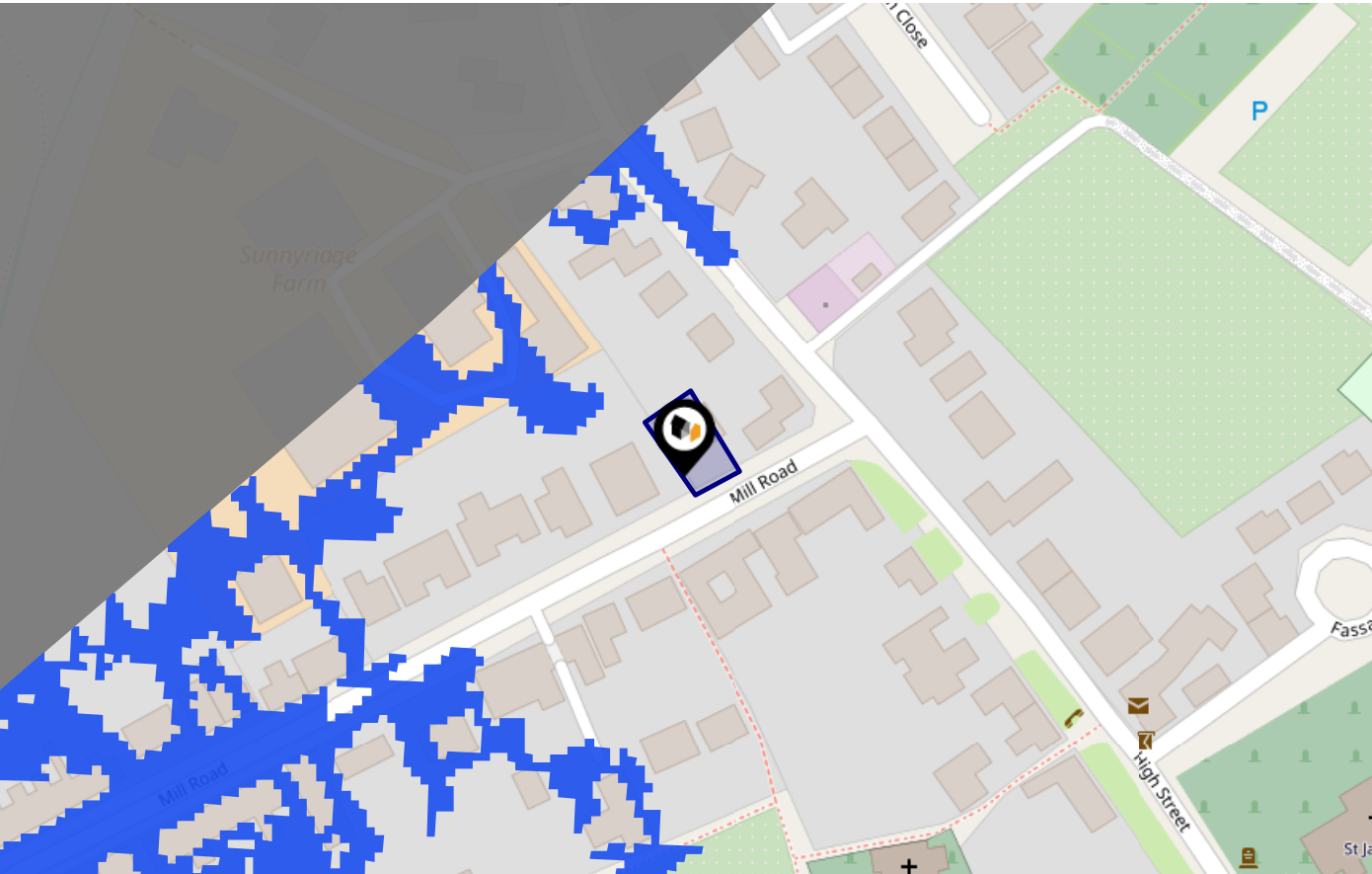


Flood Risk

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.

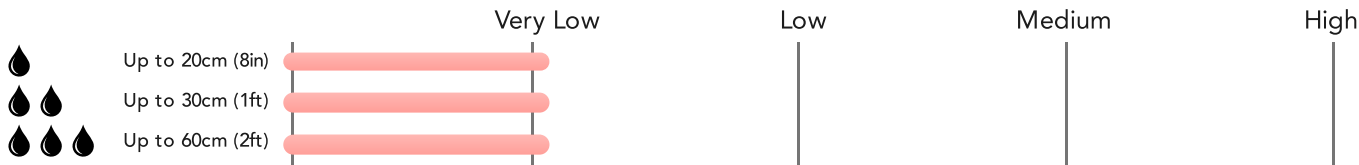


Risk Rating: Very low

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:

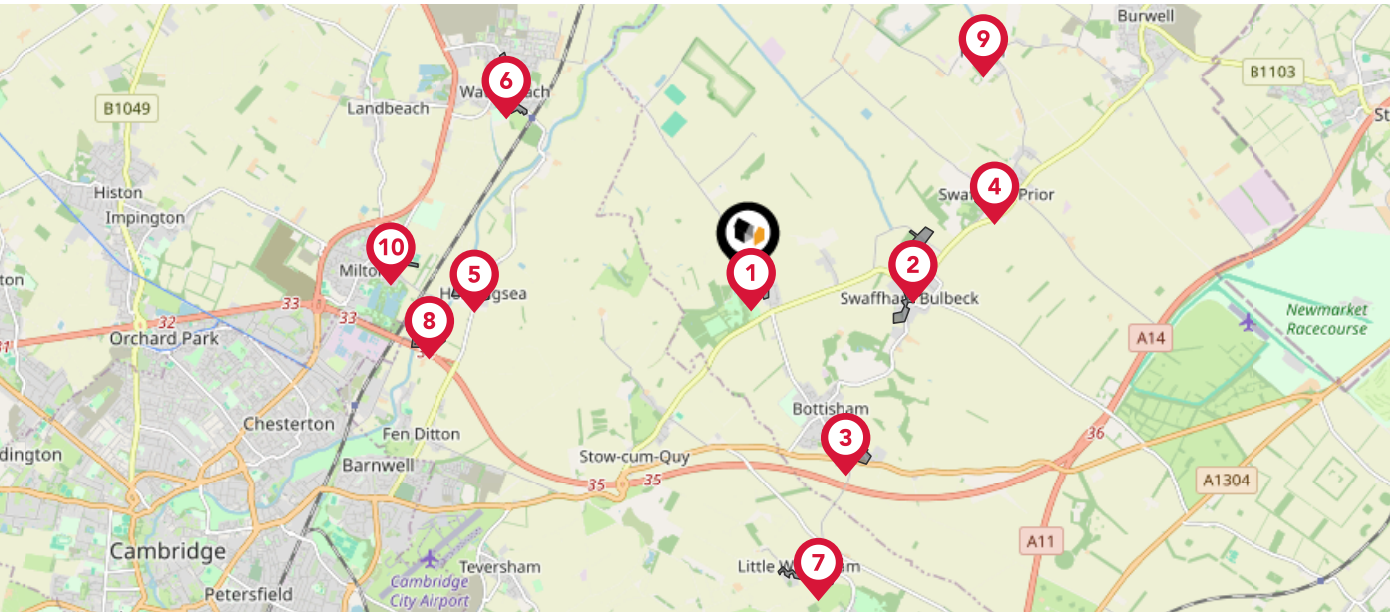


Maps

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	
1	Lode
2	Swaffham Bulbeck
3	Bottisham
4	Swaffham Prior
5	Horningsea
6	Waterbeach
7	Little Wilbraham
8	Baits Bite Lock
9	Reach
10	Milton

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	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgeshire	Historic Landfill
2	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
3	Clayhithe Cottages-Horningsea	Historic Landfill
4	Parsonage Farm-Bottisham	Historic Landfill
5	Quy Mill Hotel-Quy	Historic Landfill
6	EA/EPR/NP3790NX/A001	Active Landfill
7	Quy Bridge-Quy	Historic Landfill
8	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill
9	The Chalk Pit-Reach	Historic Landfill
10	Hill Farm-Reach	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



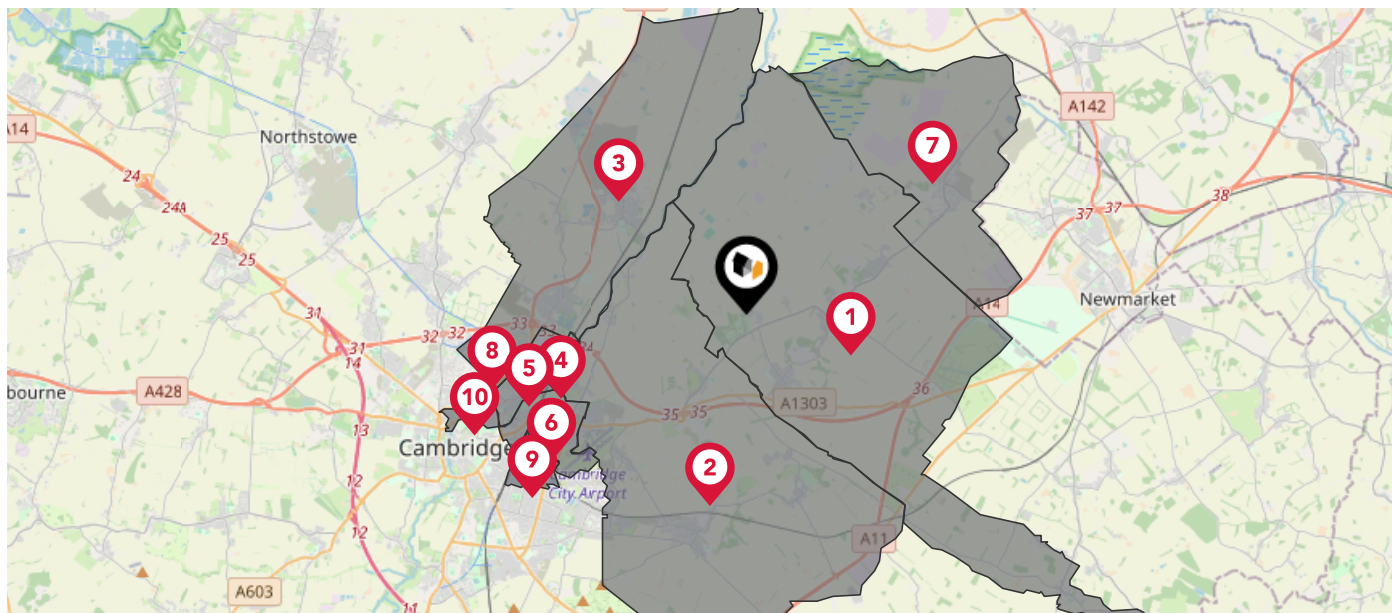
Mine Entry

- ✕ 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

Bottisham Ward

2

Fen Ditton & Fulbourn Ward

3

Milton & Waterbeach Ward

4

Milton & Waterbeach Ward

5

East Chesterton Ward

6

Abbey Ward

7

Burwell Ward

8

King's Hedges Ward

9

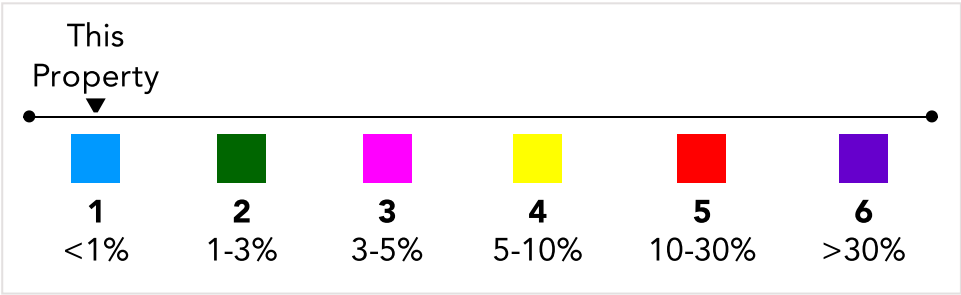
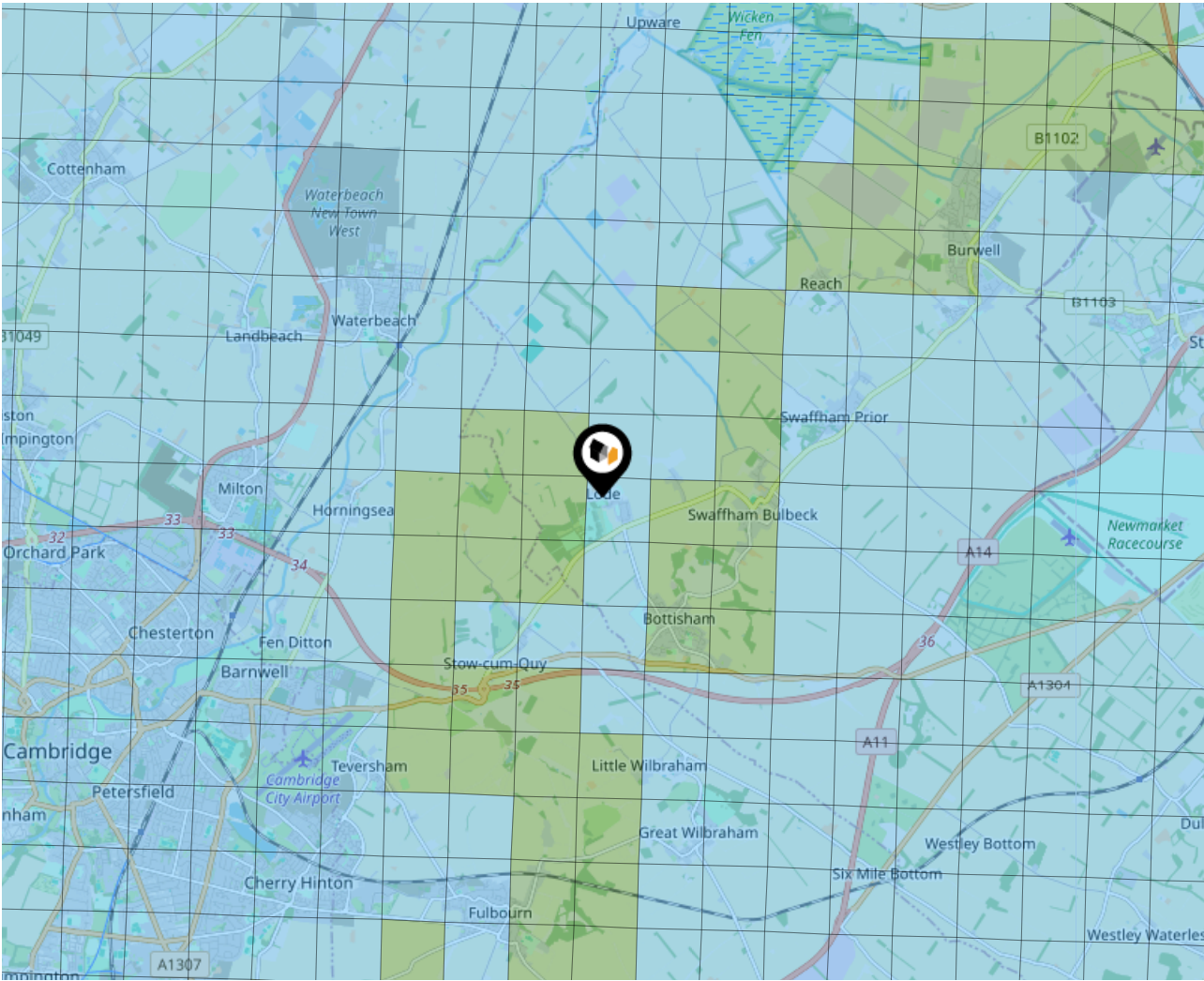
Romsey Ward

10

West Chesterton Ward

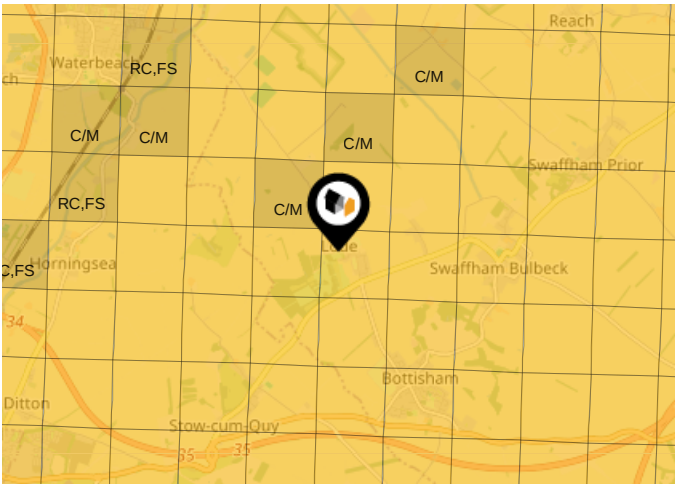
What is Radon?

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:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

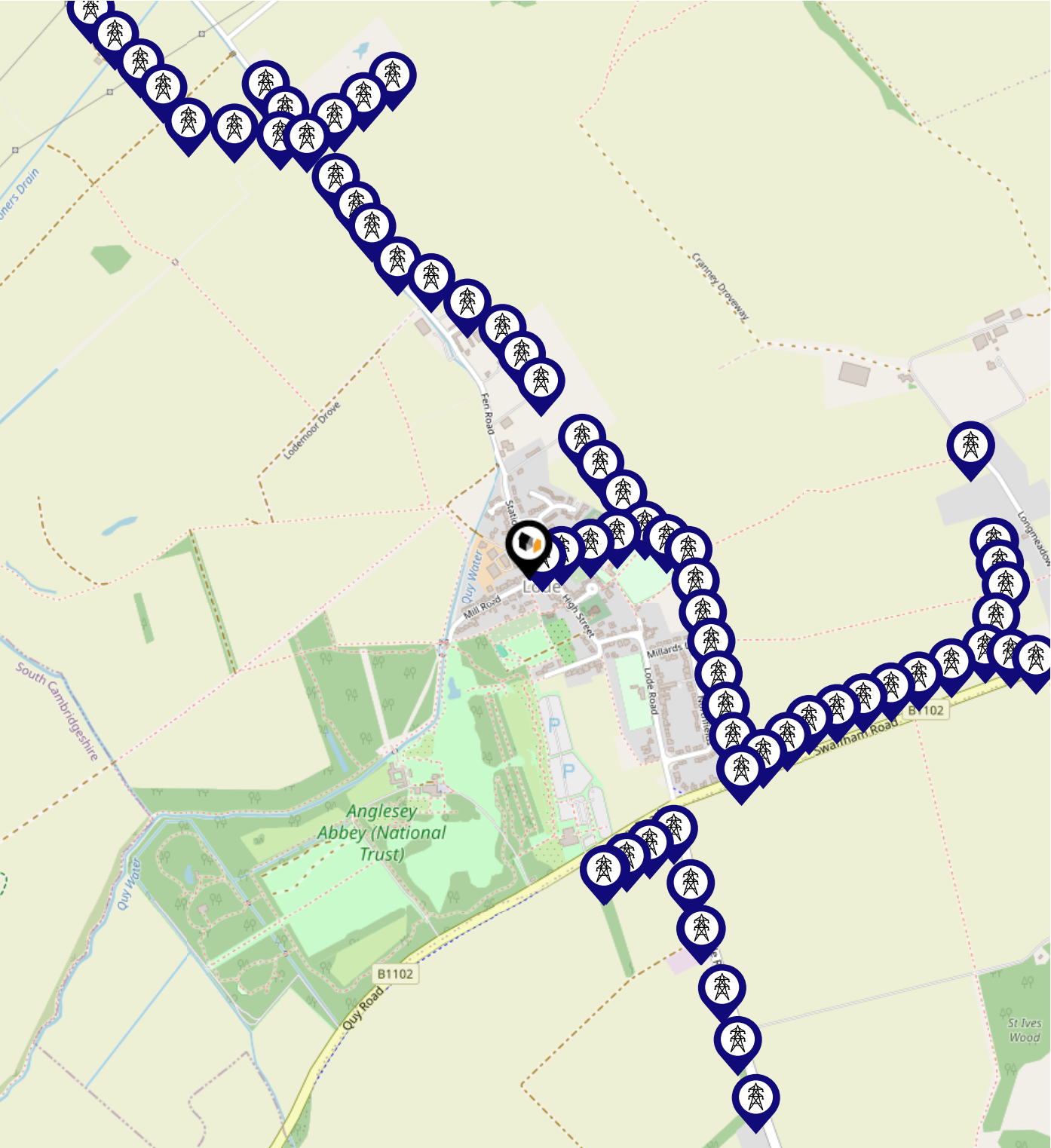


Primary Classifications (Most Common Clay Types)

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:

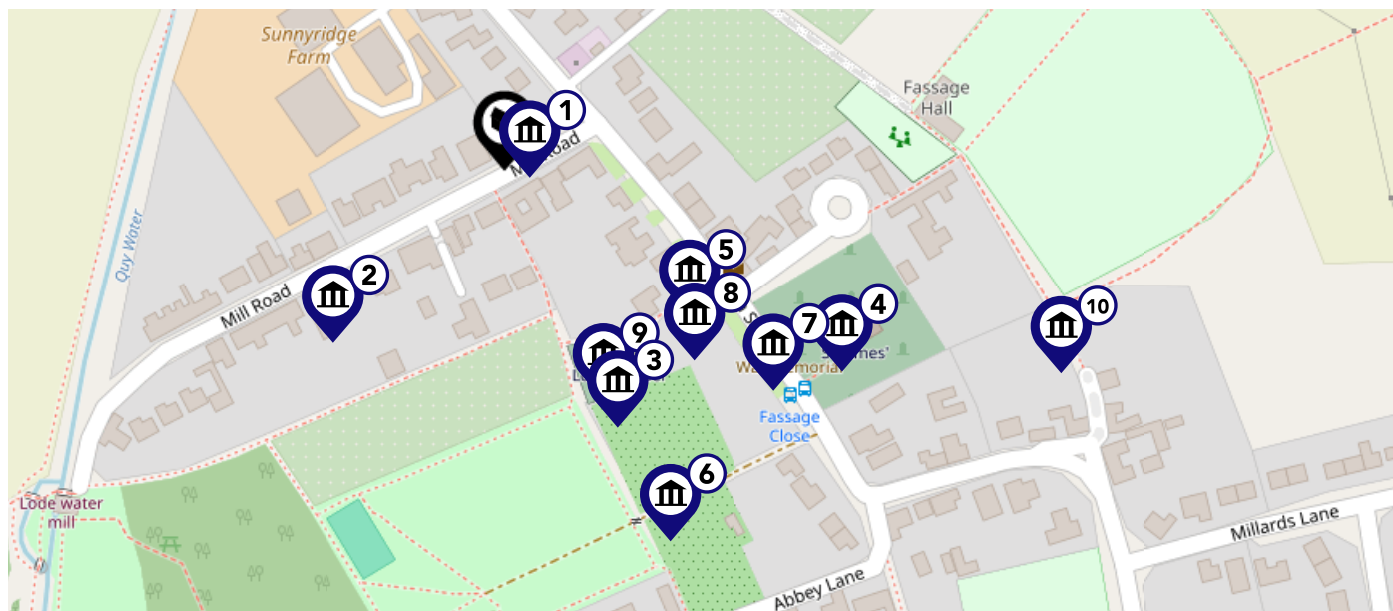
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

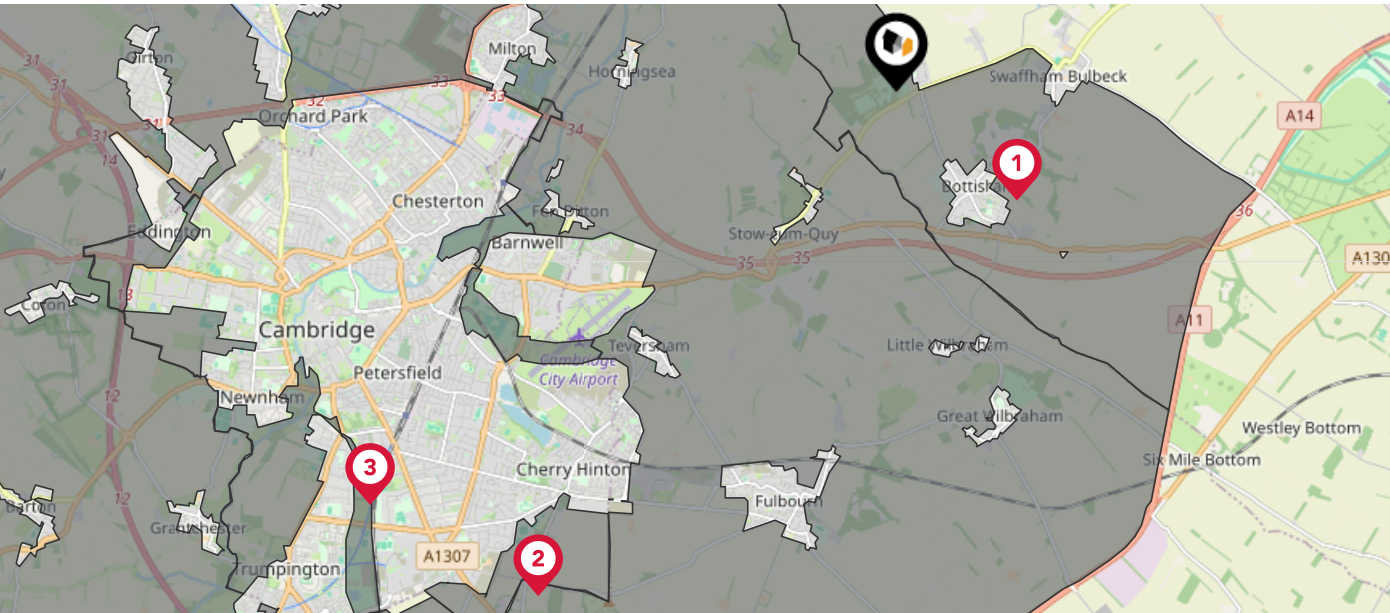


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



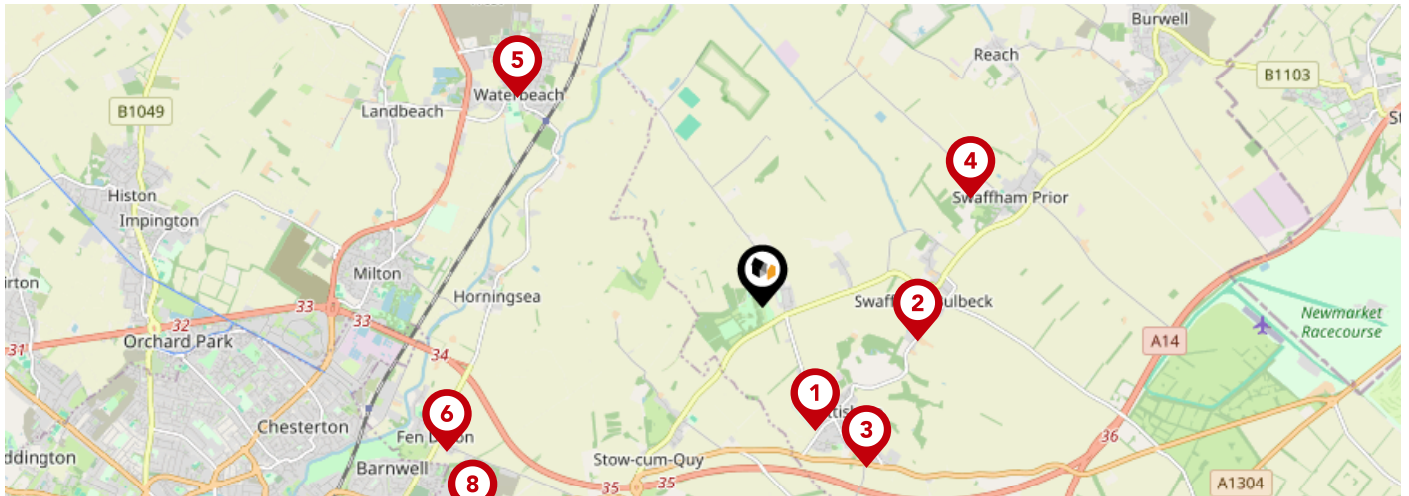
Listed Buildings in the local district		Grade	Distance
	1164532 - 2, Mill Road	Grade II	0.0 miles
	1127015 - 31, Mill Road	Grade II	0.1 miles
	1127086 - Six Piers And Urns In Kitchen Garden, At Anglesey Abbey	Grade II	0.1 miles
	1331432 - Church Of St James	Grade II	0.1 miles
	1127016 - K6 Telephone Kiosk	Grade II	0.1 miles
	1331431 - Gates And Gate Piers In Kitchen Garden At Anglesey Abbey	Grade II	0.1 miles
	1482954 - Lode War Memorial	Grade II	0.1 miles
	1317808 - 23 And 25, High Street	Grade II	0.1 miles
	1164443 - Baptist Chapel And School Room	Grade II	0.1 miles
	1127085 - Rose Cottage	Grade II	0.2 miles

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

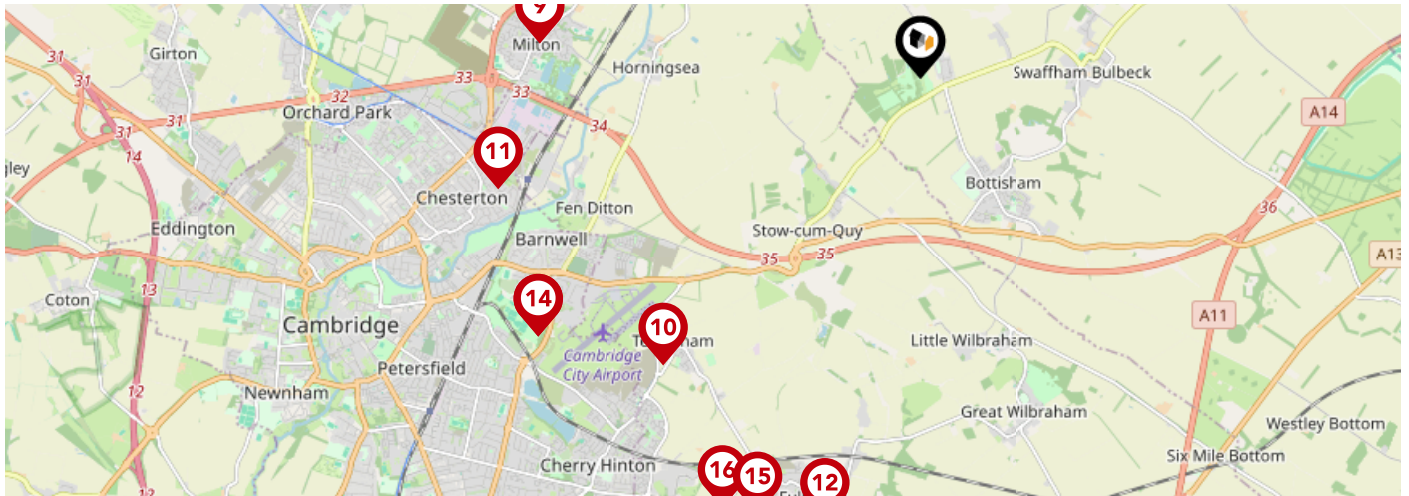


Nearby Green Belt Land

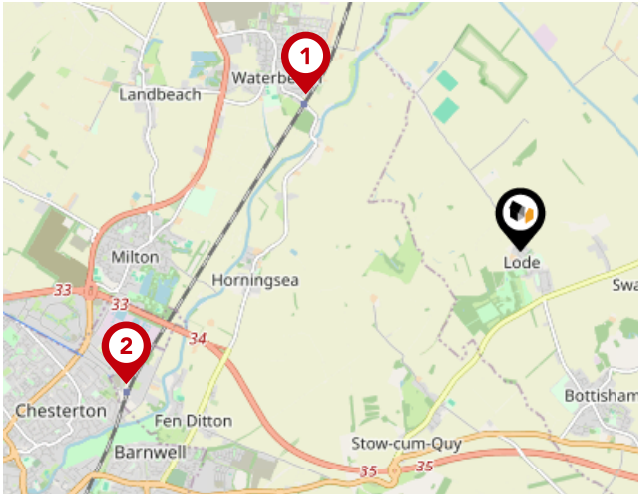
- 1 Cambridge Green Belt - East Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - South Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:1.22	☐	☐	☒	☐	☐
2	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.46	☐	☒	☐	☐	☐
3	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:1.74	☐	☒	☐	☐	☐
4	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.14	☐	☒	☐	☐	☐
5	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:2.92	☐	☒	☐	☐	☐
6	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:3.14	☐	☒	☐	☐	☐
7	Great Wilbraham CoFE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:3.22	☐	☒	☐	☐	☐
8	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:3.27	☐	☒	☐	☐	☐

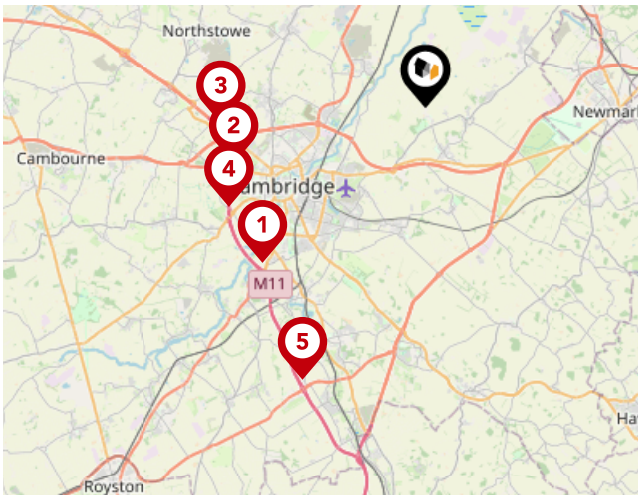


		Nursery	Primary	Secondary	College	Private
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:3.47	☐	☒	☐	☐	☐
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:3.49	☐	☒	☐	☐	☐
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:3.96	☐	☒	☐	☐	☐
	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:4.1	☐	☐	☒	☐	☐
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:4.19	☒	☐	☐	☐	☐
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:4.19	☐	☒	☐	☐	☐
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:4.22	☐	☐	☒	☐	☐
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:4.29	☐	☐	☒	☐	☐



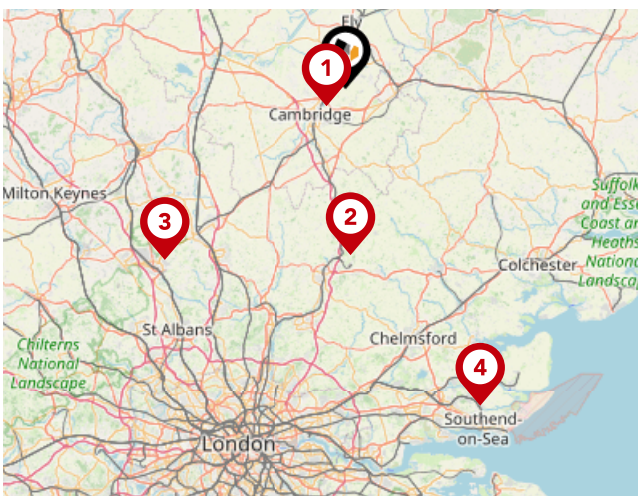
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	2.4 miles
2	Cambridge North Rail Station	3.77 miles
3	Cambridge Rail Station	5.56 miles



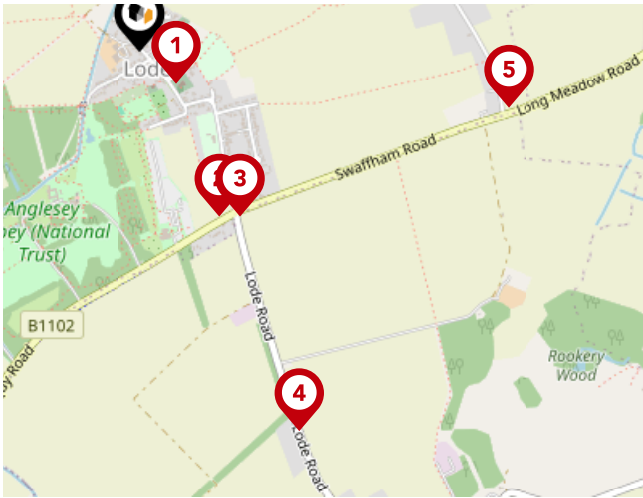
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	8.17 miles
2	M11 J13	7.29 miles
3	M11 J14	7.45 miles
4	M11 J12	8 miles
5	M11 J10	10.86 miles



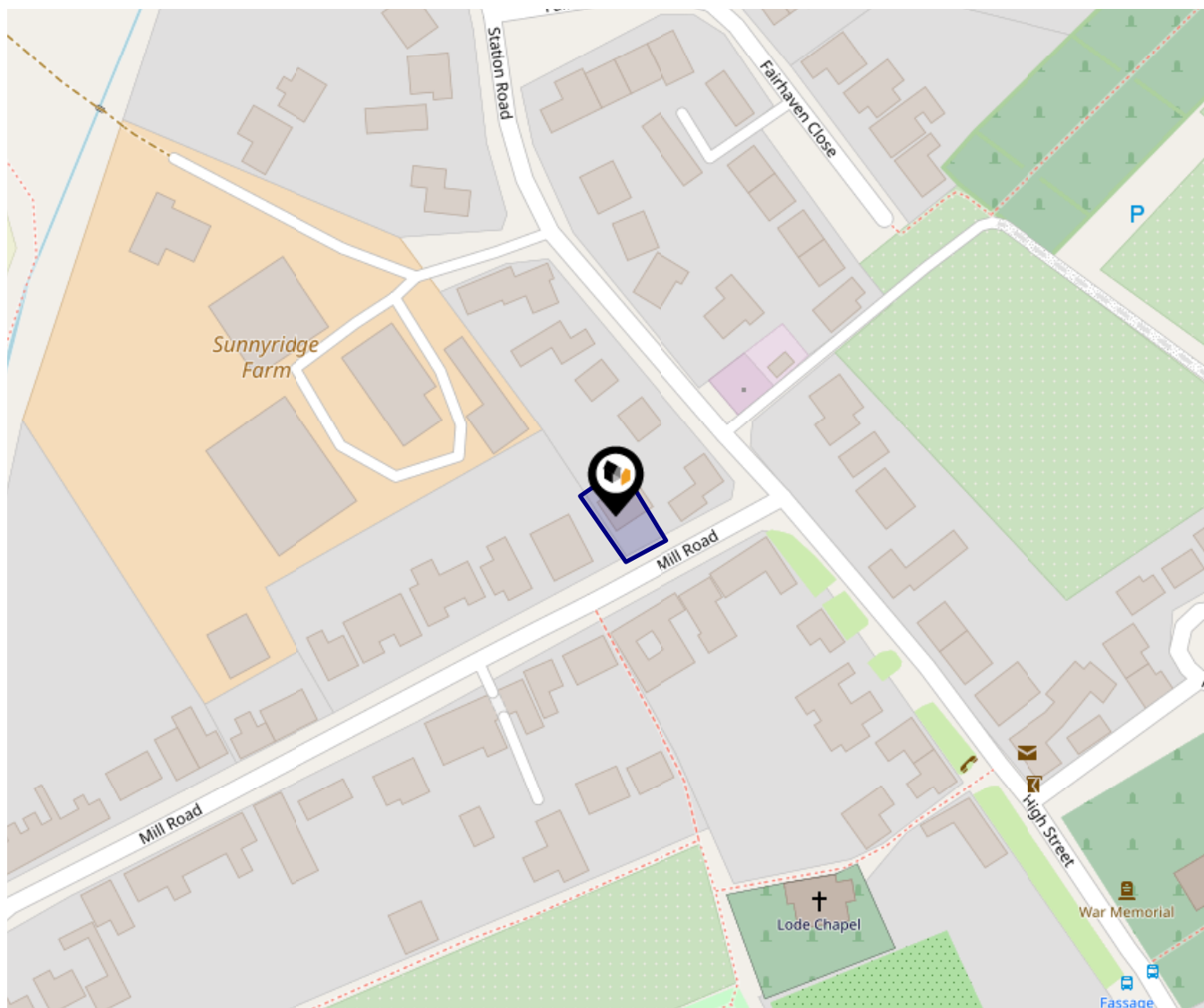
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.81 miles
2	Stansted Airport	24.31 miles
3	Luton Airport	36.38 miles
4	Southend-on-Sea	50.52 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fassage Close	0.11 miles
2	Anglesey Abbey	0.42 miles
3	Quy Road	0.44 miles
4	Lode Road	0.94 miles
5	Longmeadow	0.85 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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