

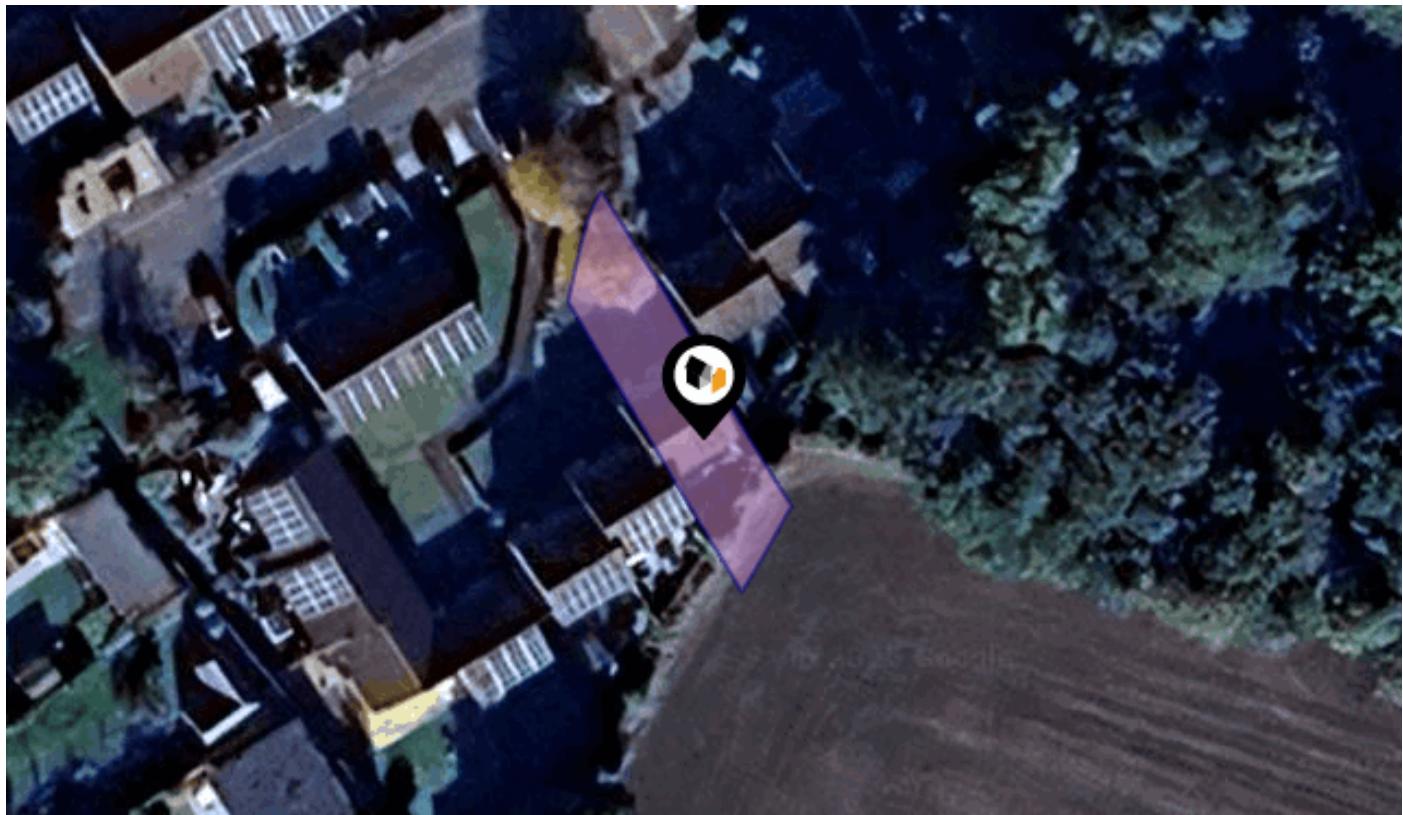


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 05th January 2026



MAPLE AVENUE, SAWSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

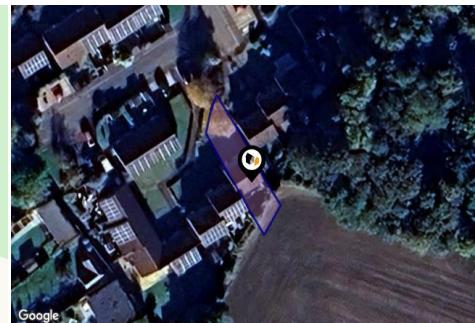
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.05 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB150819		

Local Area

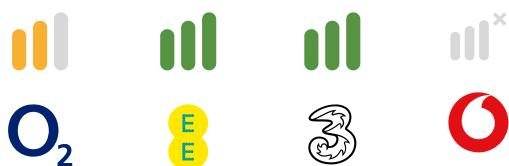
Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **17 Maple Avenue Sawston Cambridge Cambridgeshire CB22 3TB**

Reference - S/0255/08/F	
Decision:	Decided
Date:	12th February 2008
Description:	Extension

Planning records for: **27 Maple Avenue Sawston Cambridge Cambridgeshire CB22 3TB**

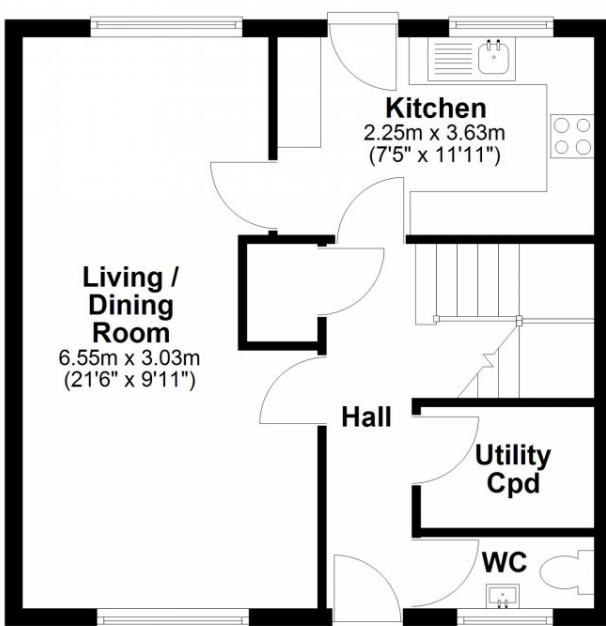
Reference - S/0796/14/PH	
Decision:	-
Date:	03rd April 2014
Description:	Single Storey Rear Extension



MAPLE AVENUE, SAWSTON, CAMBRIDGE, CB22

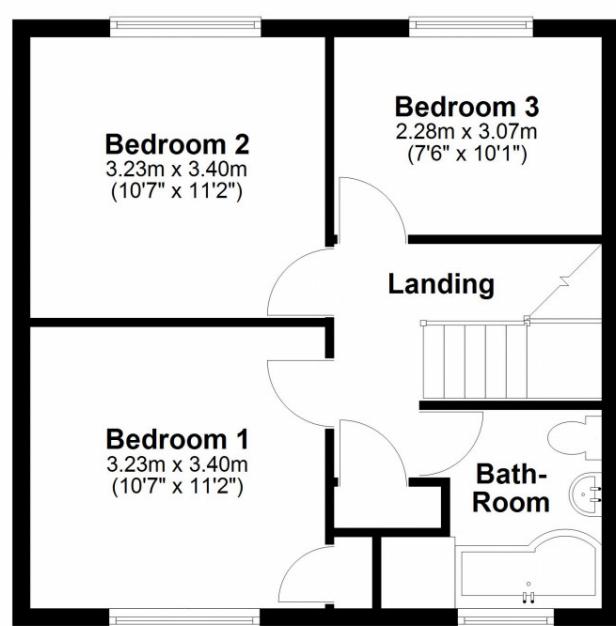
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



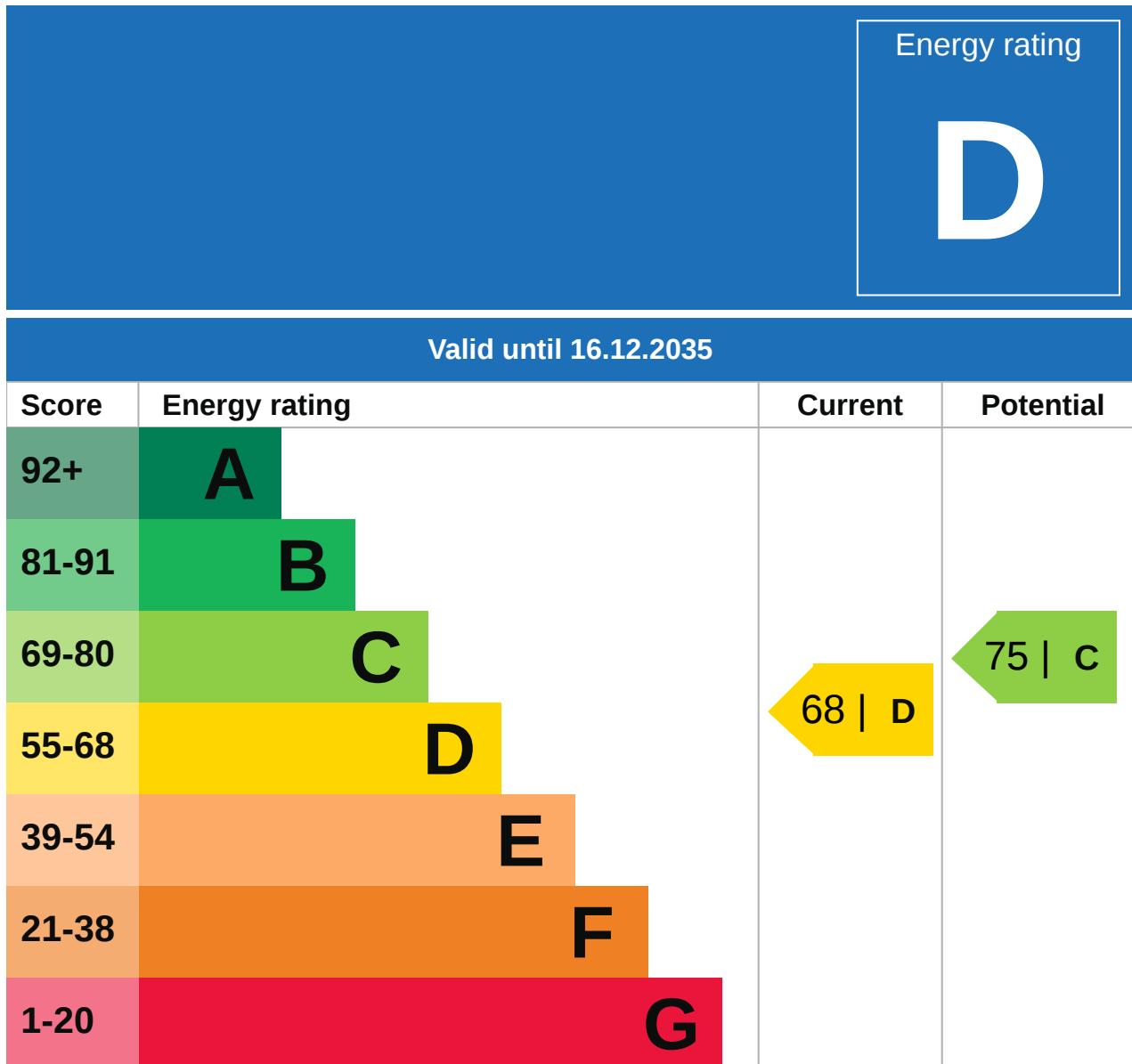
First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 83.5 sq. metres (898.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Pitched, 100 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Building Safety

Accessibility / Adaptations

Windows refitted throughout Feb 2022.
Back door replaced May 2019.
Frontdoor replaced early 2013.

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Ecotricity

Gas Supply

Central Heating

Yes

Water Supply

Cambridge Water

Drainage



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.

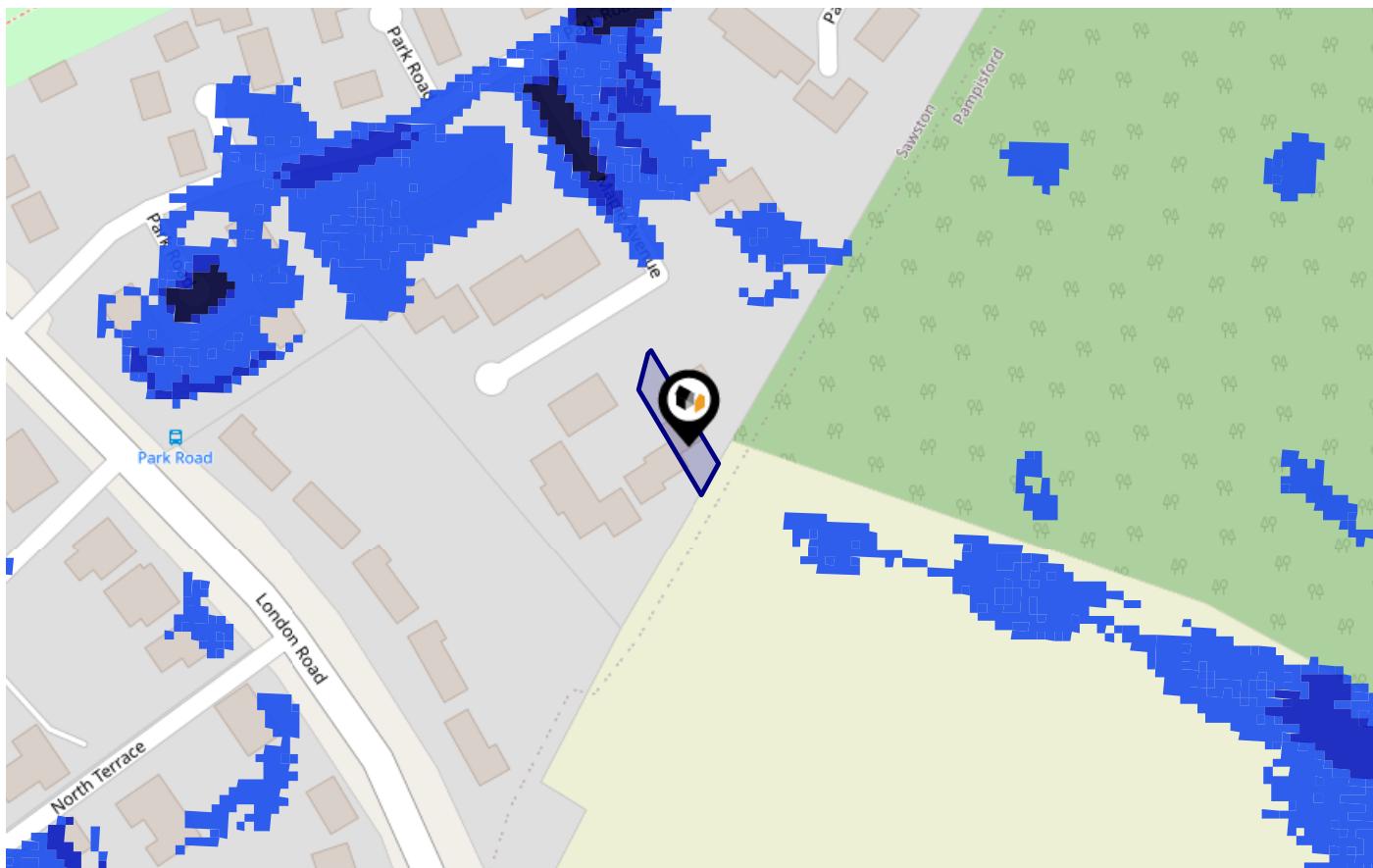
Important - Please read

Flood Risk

Surface Water - Flood Risk

CC&C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

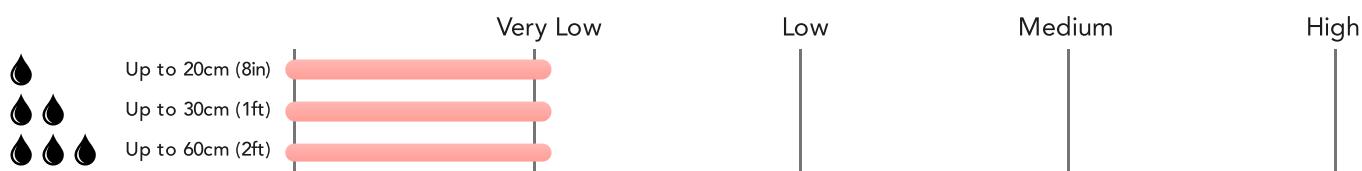


Risk Rating: Very low

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.

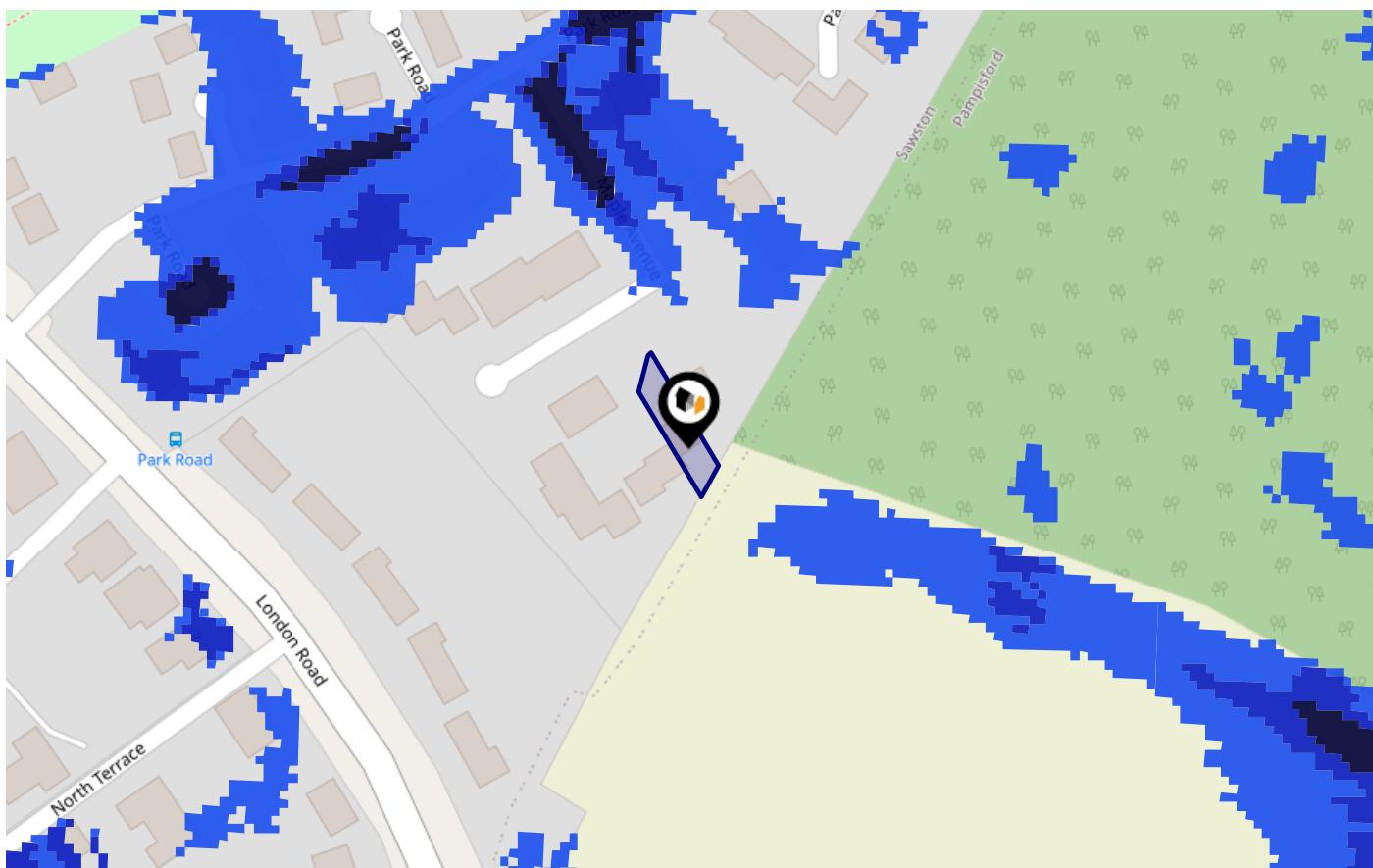
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

CC&C

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

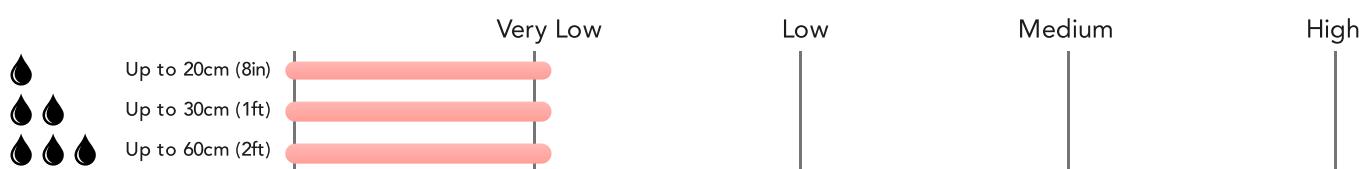


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

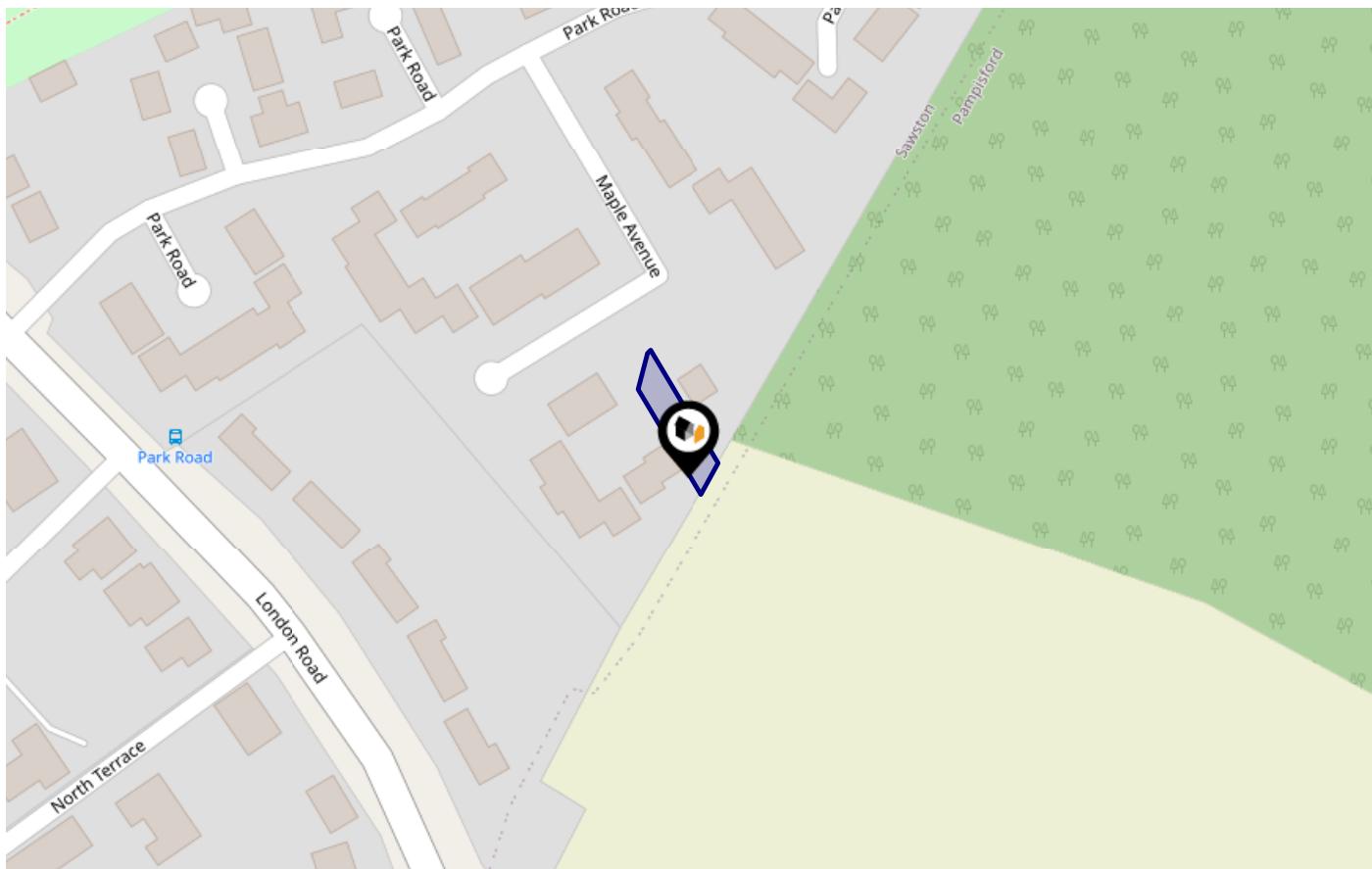


Flood Risk

Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

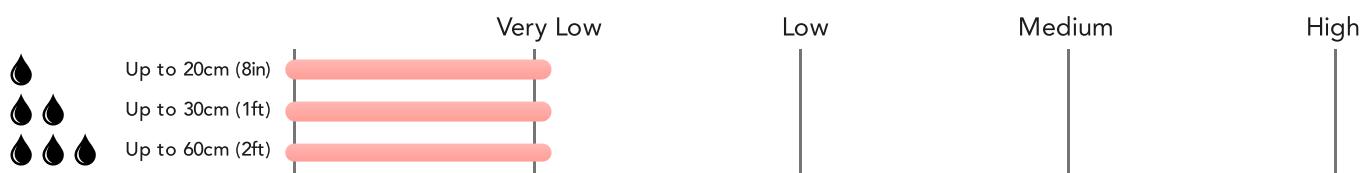


Risk Rating: Very low

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- **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.

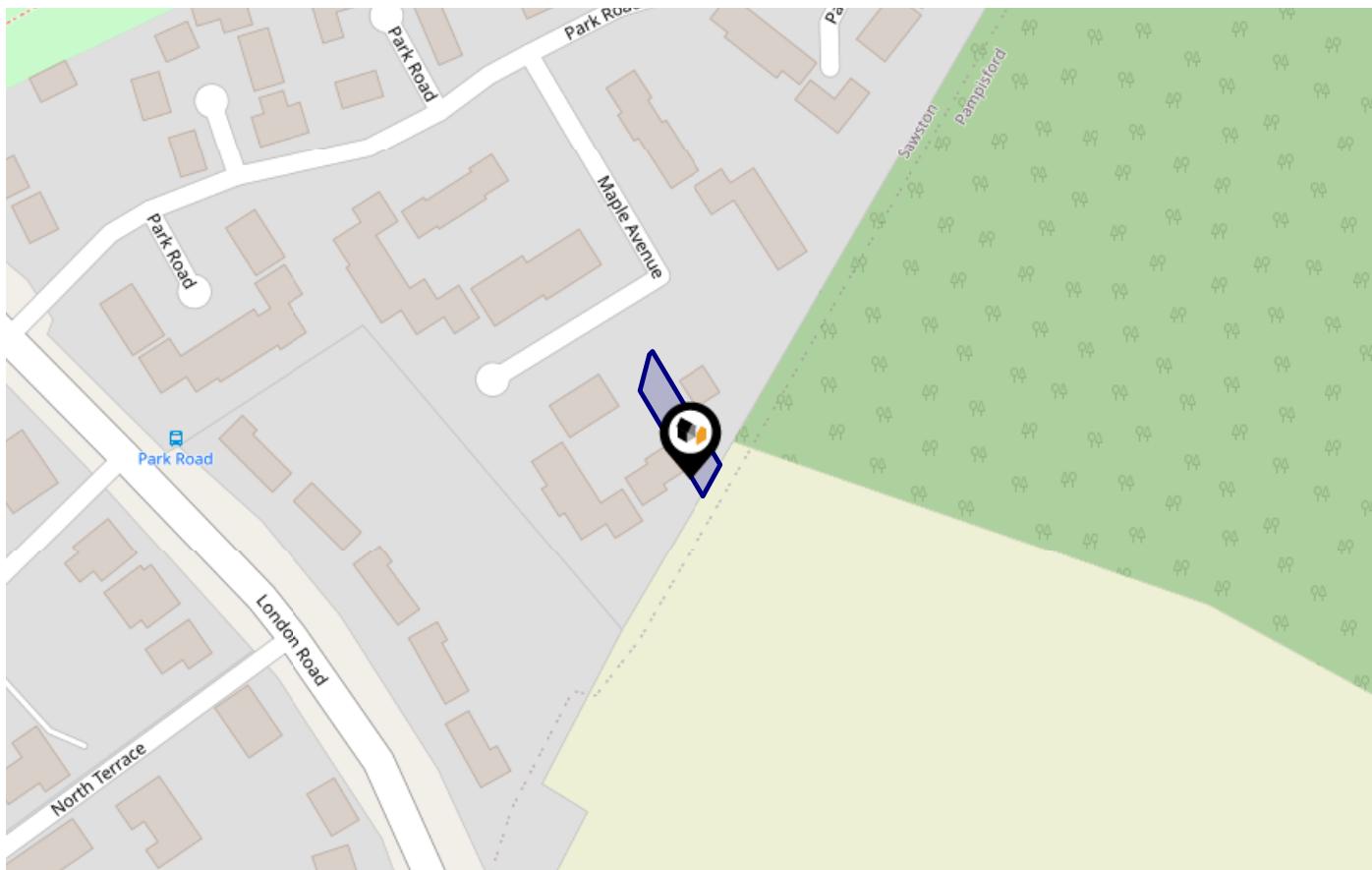
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

CC&C

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.

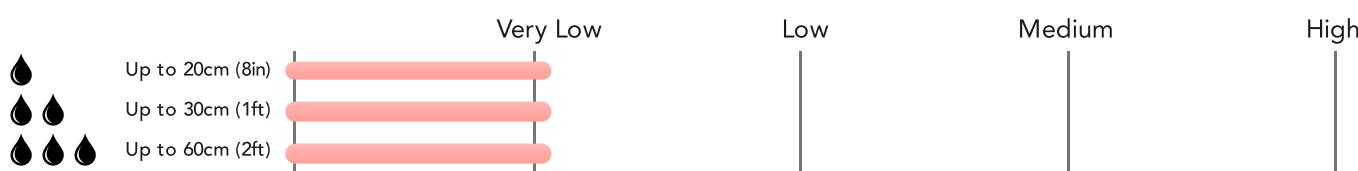


Risk Rating: Very low

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

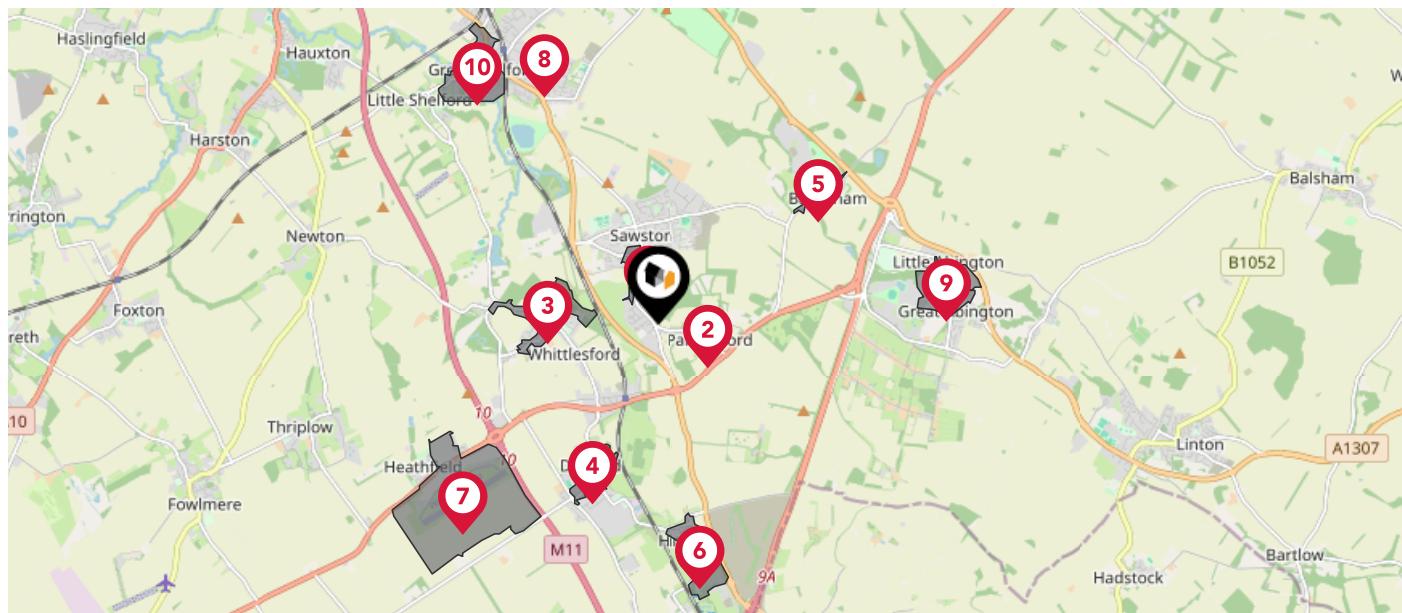


Maps

Conservation Areas

CC&C

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

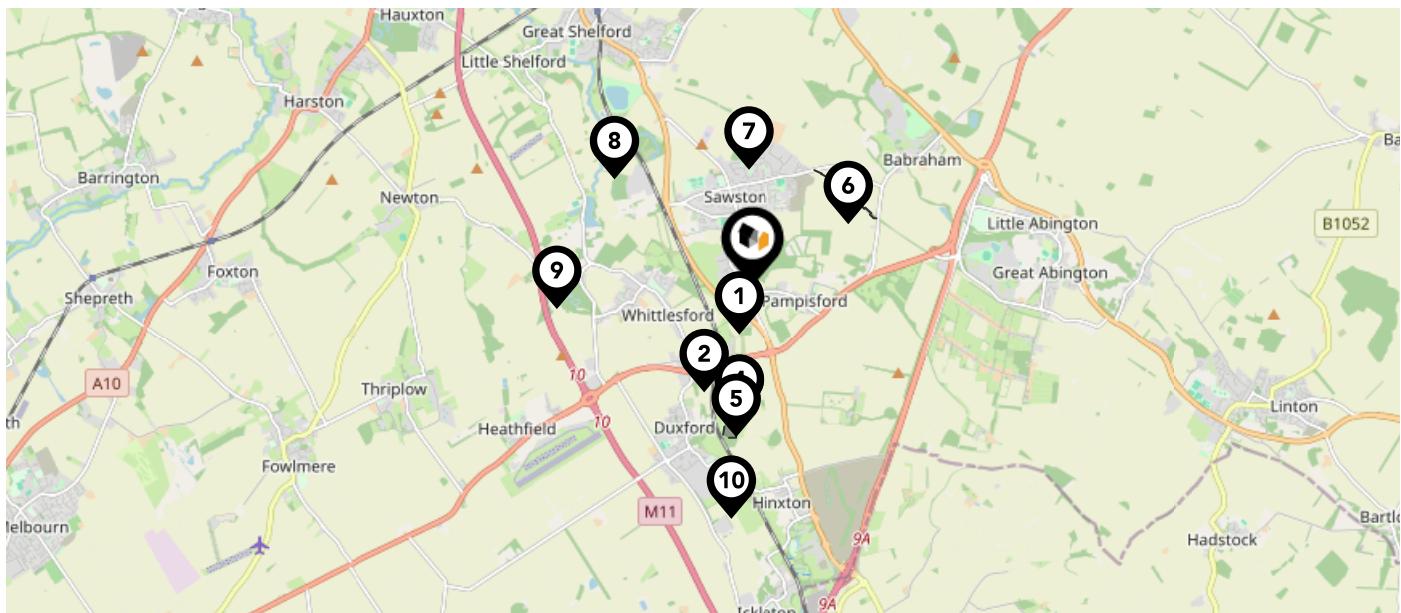
1	Sawston
2	Pampisford
3	Whittlesford
4	Duxford
5	Babraham
6	Hinxton
7	Duxford Airfield
8	Stapleford
9	Great and Little Abington
10	Great Shelford

Maps

Landfill Sites

CC&C

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.



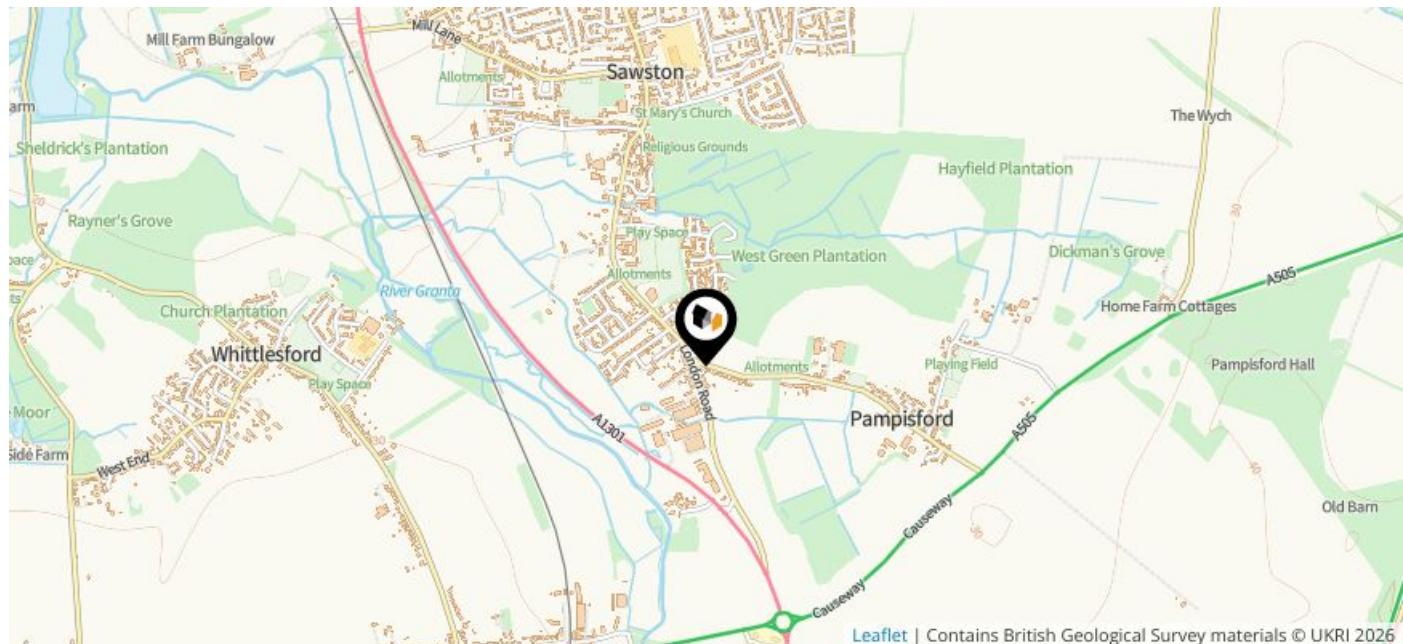
Nearby Landfill Sites

1	Eastern County Leather-Sawston	Historic Landfill	<input type="checkbox"/>
2	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	<input type="checkbox"/>
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Home Farm-Babraham, Cambridge	Historic Landfill	<input type="checkbox"/>
7	Sindalls-Sawston	Historic Landfill	<input type="checkbox"/>
8	Shelford Tip-Shelford	Historic Landfill	<input type="checkbox"/>
9	Newton Road-Whittlesford	Historic Landfill	<input type="checkbox"/>
10	Abbey Farm-Duxford Road, Irkleton	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

CC&C

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.

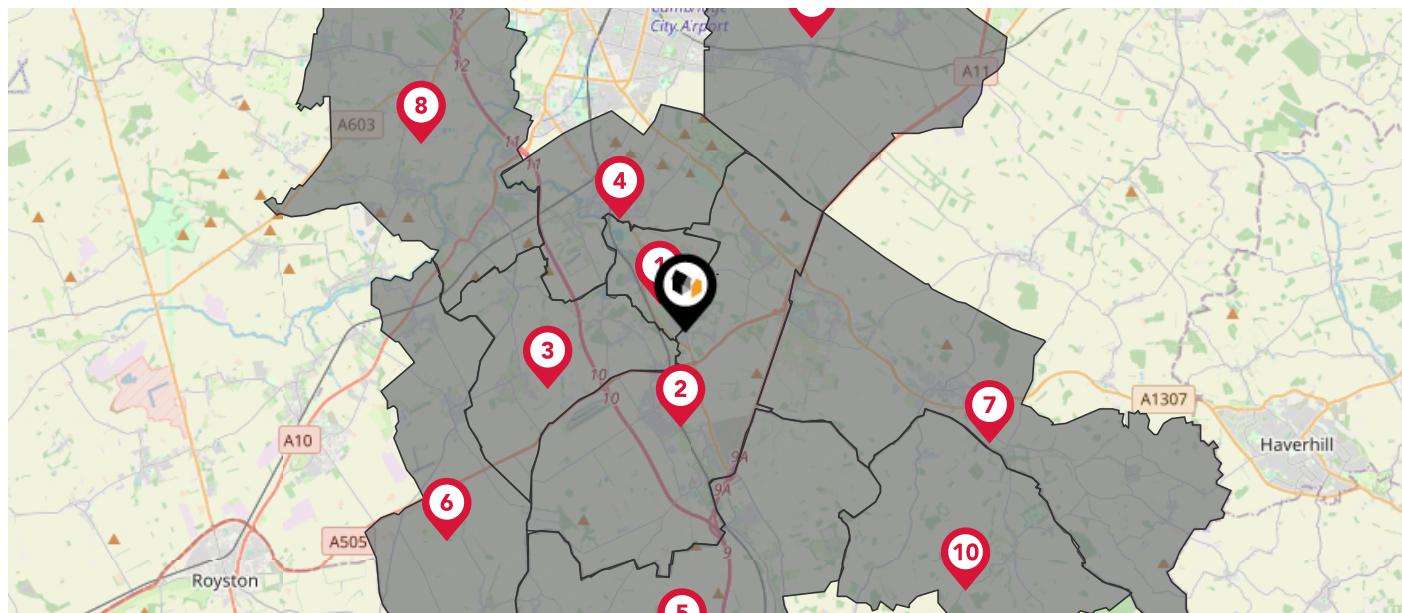
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

CC&C

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

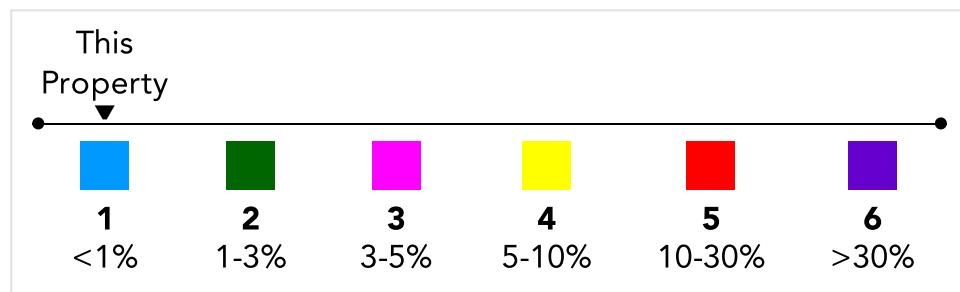
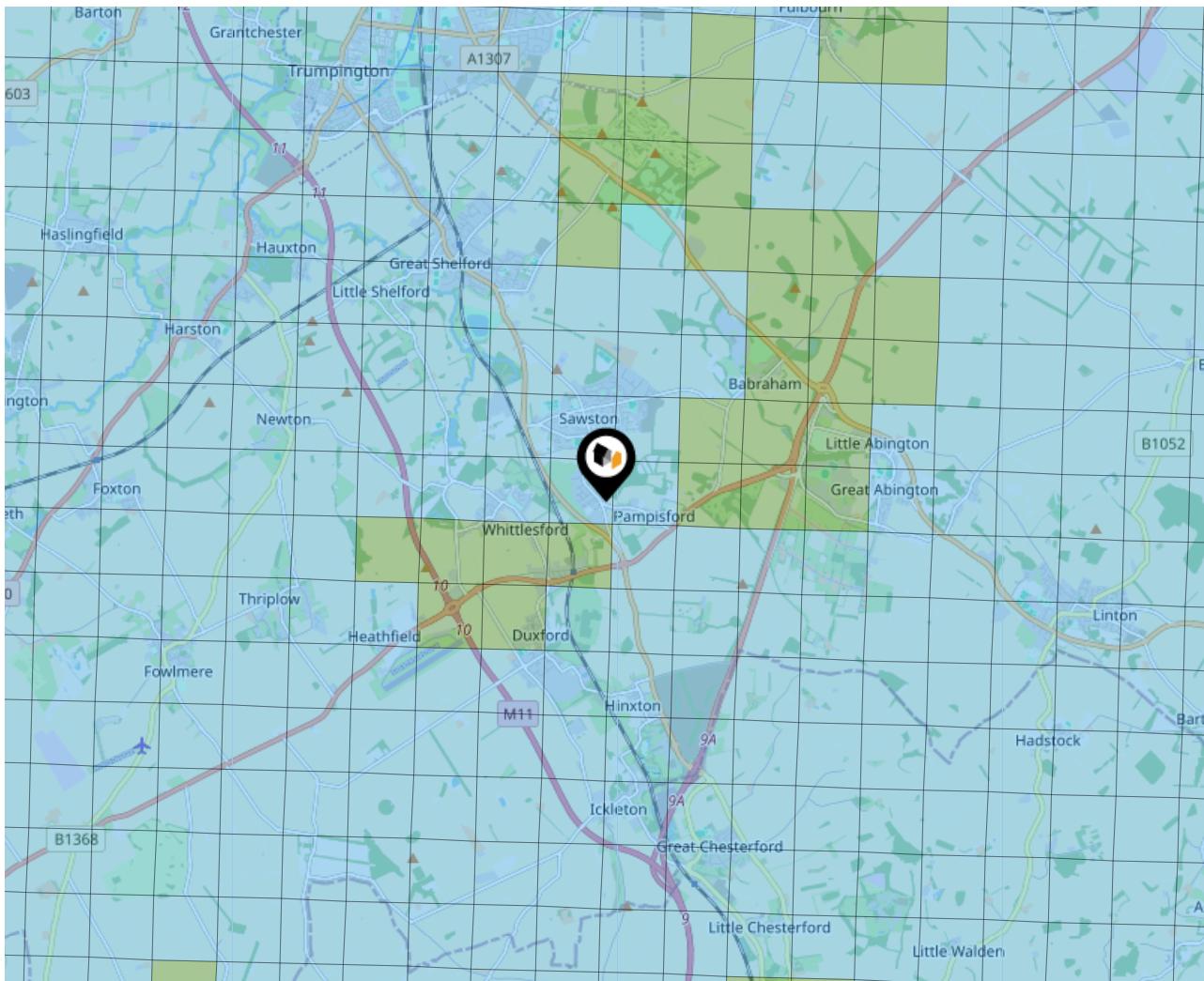


Nearby Council Wards

1	Sawston Ward
2	Duxford Ward
3	Whittlesford Ward
4	Shelford Ward
5	Littlebury, Chesterford & Wenden Lofts Ward
6	Foxton Ward
7	Linton Ward
8	Harston & Comberton Ward
9	Fen Ditton & Fulbourn Ward
10	Ashdon Ward

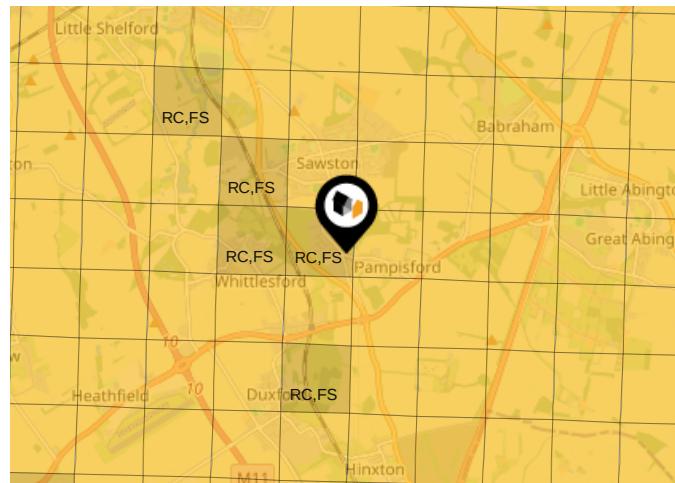
What is Radon?

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, SILTY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** SHALLOW
ARENACEOUS
Soil Group: MEDIUM TO LIGHT(SILTY)

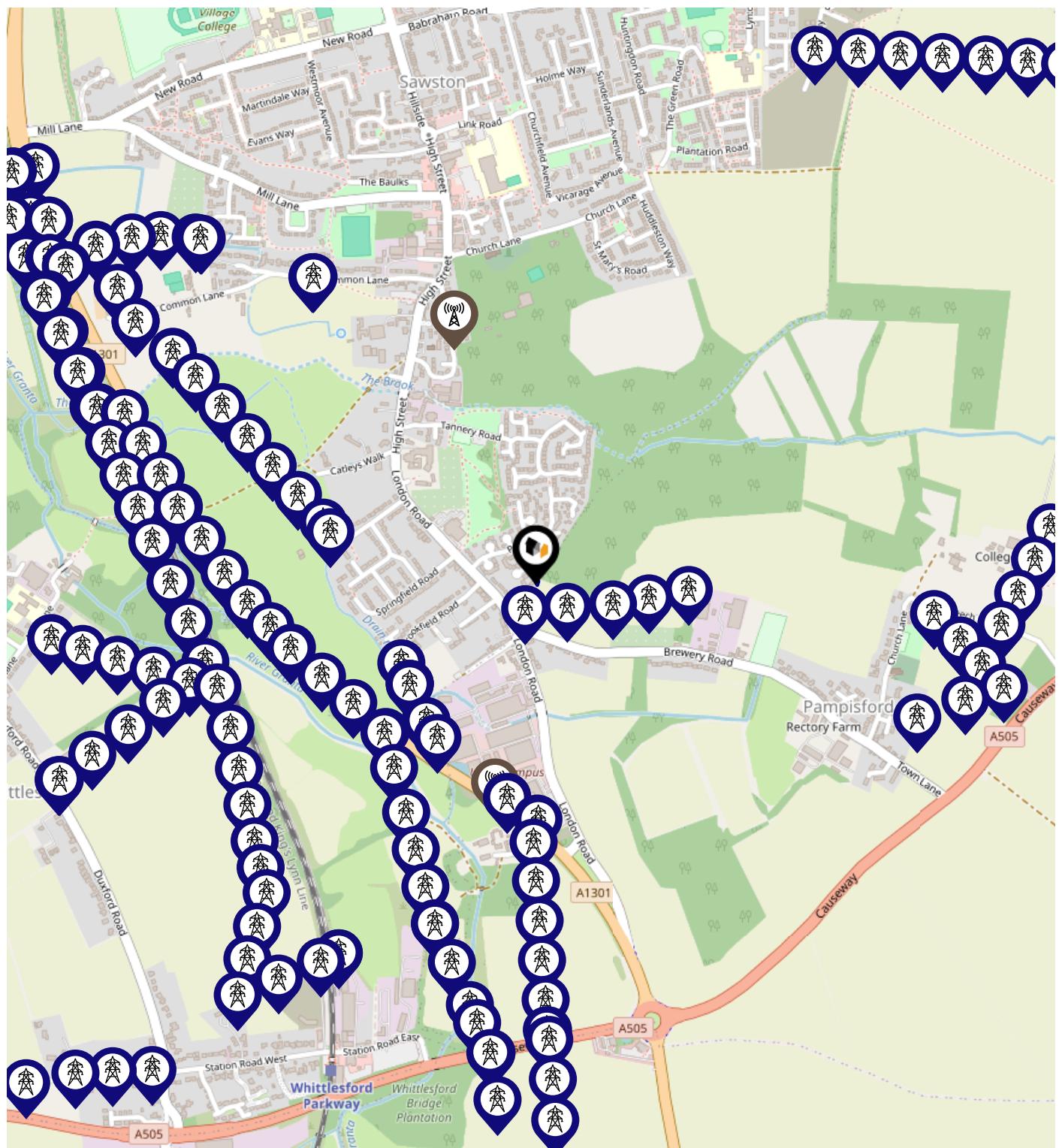


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area **Masts & Pylons**

© Cengage Learning 2015



Key:

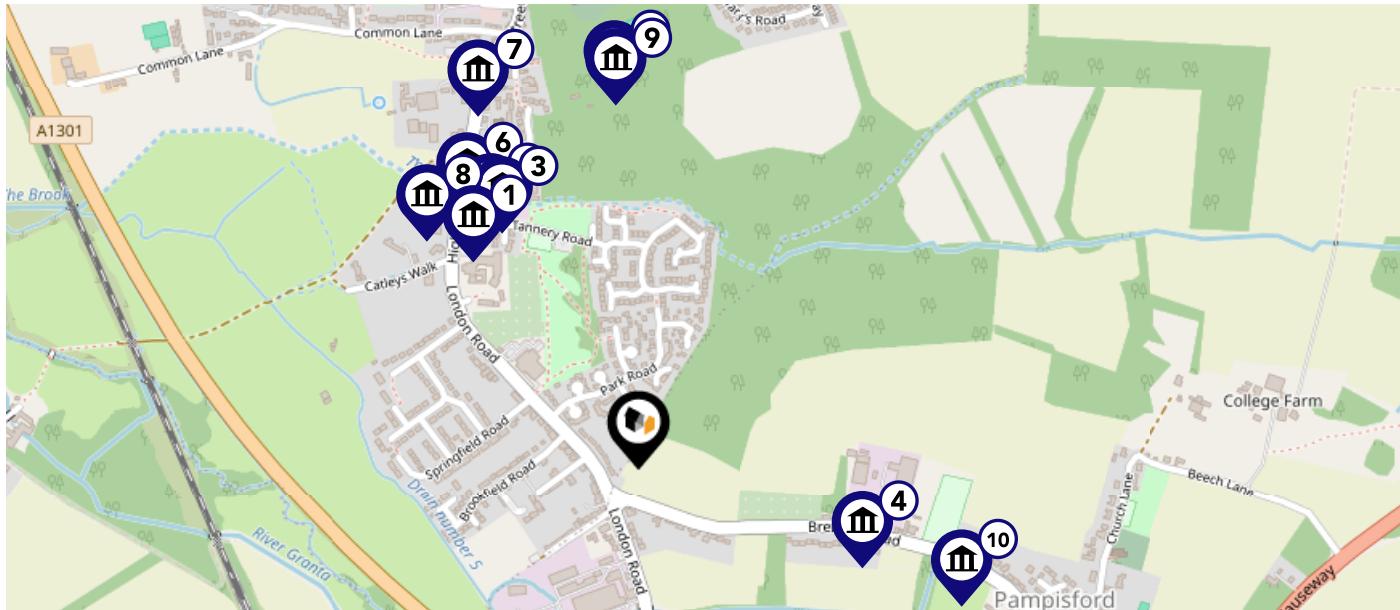
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

CC&C

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



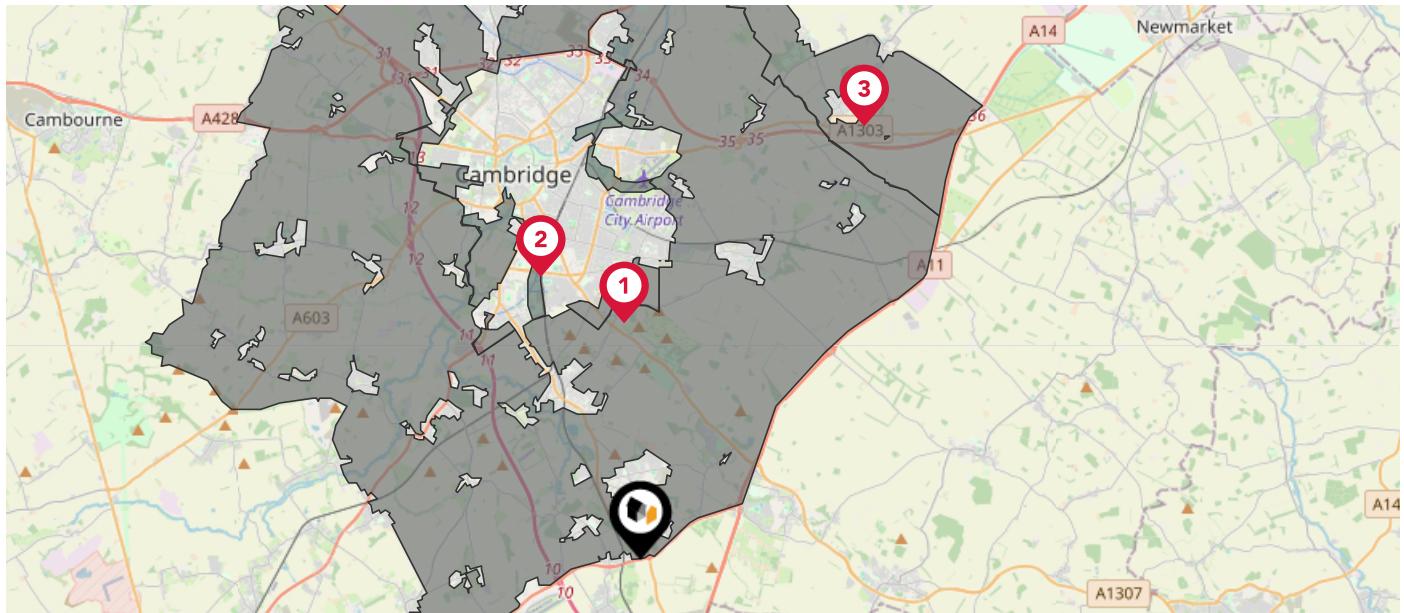
Listed Buildings in the local district	Grade	Distance
 1330984 - Brooklands	Grade II	0.3 miles
 1165831 - The Crust Warehouse At Hutchings And Hardings Ltd	Grade II	0.3 miles
 1264942 - Former Engine House At Hutchings And Harding Ltd	Grade II	0.3 miles
 1127661 - Blenheim Cottage	Grade II	0.3 miles
 1330979 - Sawston Hall	Grade I	0.4 miles
 1165242 - Goslings Farmhouse	Grade II	0.4 miles
 1128031 - Manor Cottage	Grade II	0.4 miles
 1330987 - The Brook	Grade II	0.4 miles
 1128026 - Garden Ornament In Courtyard Of Sawston Hall	Grade II	0.4 miles
 1163224 - Pump To West Of Number 18 (pipers)	Grade II	0.4 miles

Maps

Green Belt

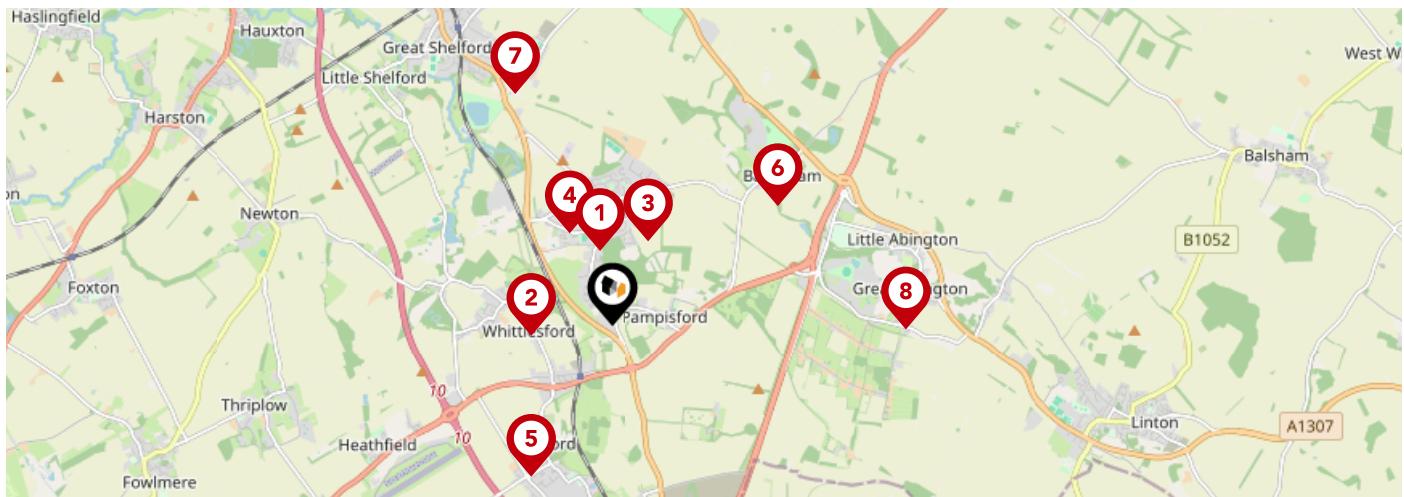
CC&C

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

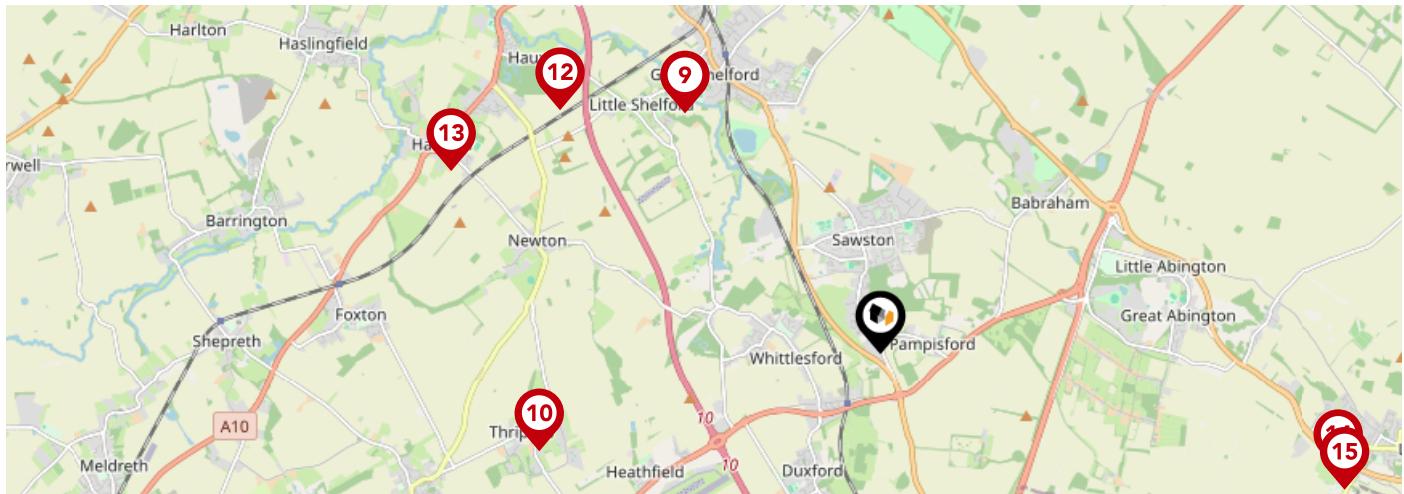


Nearby Green Belt Land

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



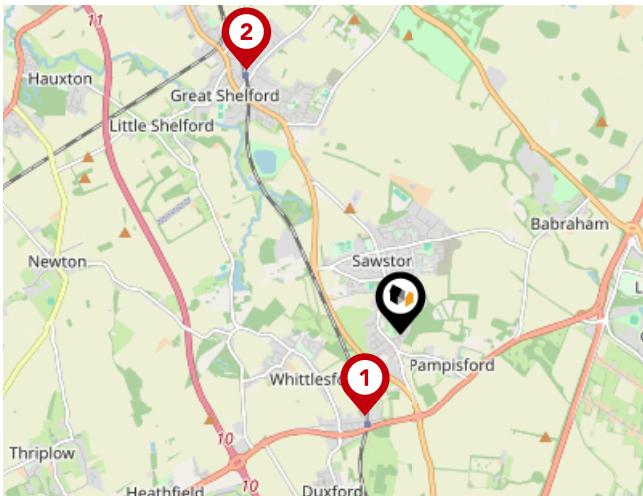
		Nursery	Primary	Secondary	College	Private
1	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:4.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:4.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

CC&C



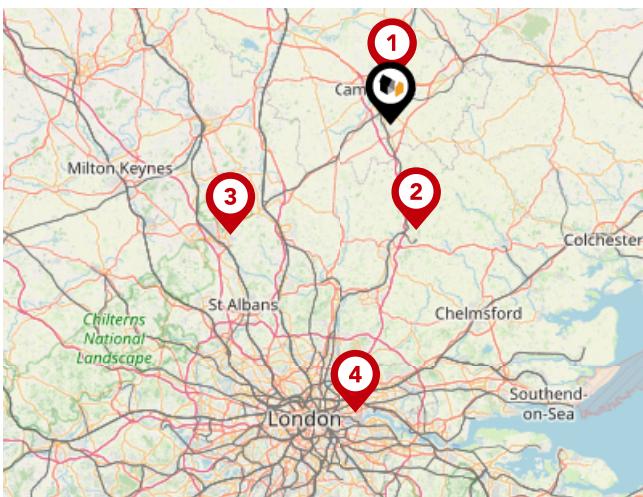
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.81 miles
2	Shelford (Cambs) Rail Station	2.78 miles
3	Great Chesterford Rail Station	3.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.84 miles
2	M11 J9	3.5 miles
3	M11 J11	4.34 miles
4	M11 J12	6.69 miles
5	M11 J13	7.89 miles

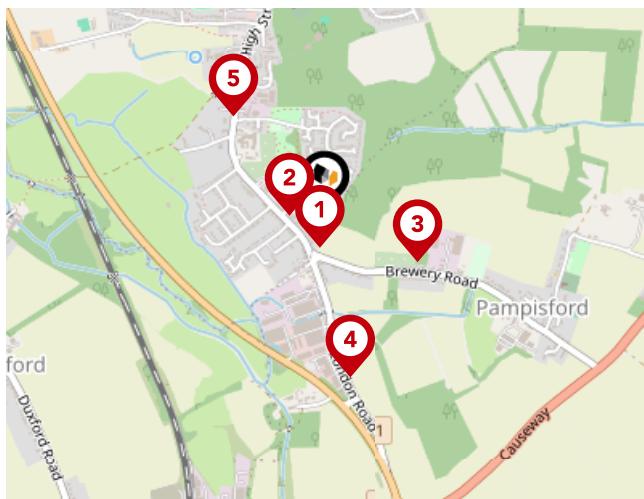


Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.33 miles
2	Stansted Airport	15.92 miles
3	Luton Airport	28.51 miles
4	Silvertown	42.59 miles

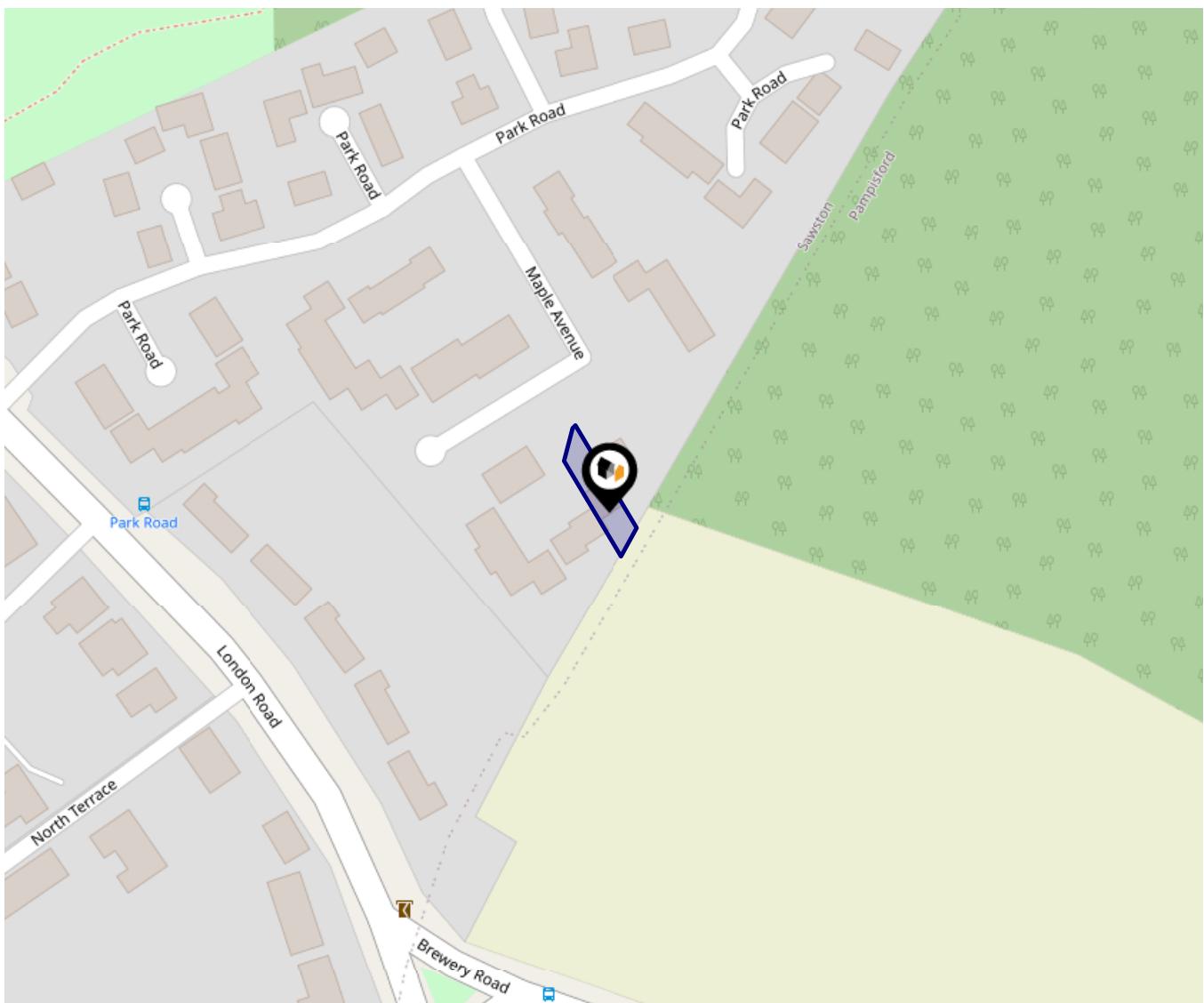
Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	White Horse	0.08 miles
2	Park Road	0.08 miles
3	Brewery Road	0.24 miles
4	Sawston Bypass	0.38 miles
5	Tannery Road	0.3 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge
CB2 9LS
01223 508 050
jessica@cookecurtis.co.uk
www.cookecurtis.co.uk

