

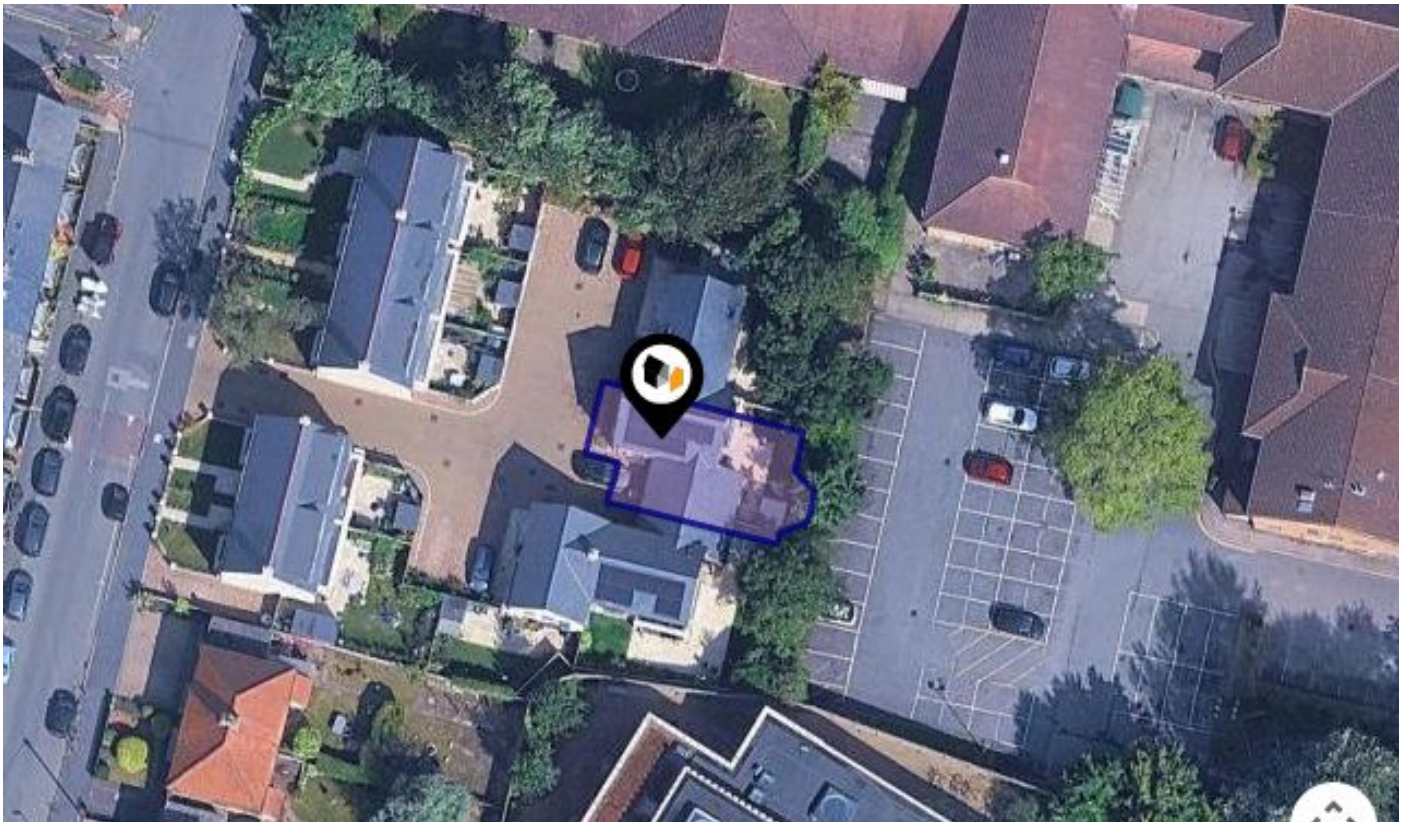


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 15th September 2025



VINERY ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

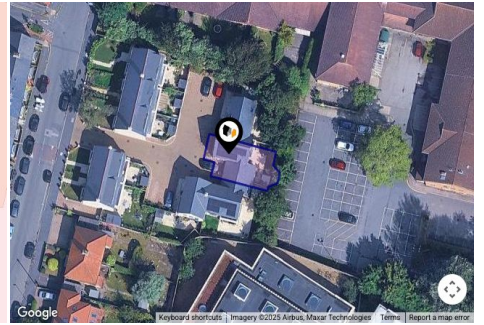
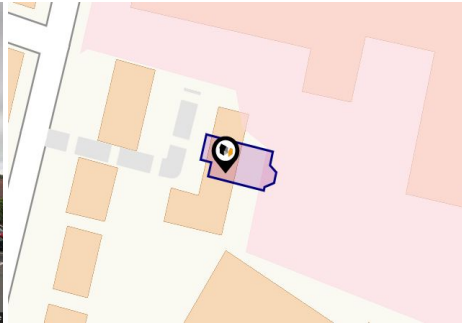
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk








Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB465227		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	14 mb/s	80 mb/s	1800 mb/s
● Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Vinery Road Cambridge CB1 3DP**

Reference - 20/01006/FUL	
Decision:	Decided
Date:	28th January 2020
Description:	Single storey side and rear extension, hip-to-gable loft conversion, rear dormer loft conversion, with Juliet balcony and new rooflights

Planning records for: **12 Vinery Road Cambridge Cambridgeshire CB1 3DP**

Reference - 15/0261/FUL	
Decision:	Decided
Date:	12th February 2015
Description:	Two storey side and single storey rear extension

Reference - 14/0448/FUL	
Decision:	Decided
Date:	24th March 2014
Description:	Ground floor extension to side and rear, first floor extension to side and rear.

Planning records for: **16 Vinery Road Cambridge Cambridgeshire CB1 3DP**

Reference - 19/1305/FUL	
Decision:	Decided
Date:	23rd September 2019
Description:	Part single storey part two storey side and rear extensions

Planning records for: **4 Vinery Way Cambridge CB1 3DP**

Reference - C/01/1092	
Decision:	Decided
Date:	28th September 2001
Description:	Variation of condition 5 of permission Ref: C/99/0772/FP to enable roof light windows to be inserted into house 4C and flat 4B.

Reference - 13/0945/CL2PD	
Decision:	Decided
Date:	04th July 2013
Description:	Application for a Certificate of Lawfulness under Section 192 for a rear dormer and velux windows.

Reference - C/02/1157	
Decision:	-
Date:	12th November 2002
Description:	Erection of a two storey side extension to existing dwelling house.

Planning records for: **6 Vinery Road Cambridge CB1 3DP**

Reference - C/03/1228	
Decision:	Decided
Date:	13th November 2003
Description:	Erection of two storey side and single storey rear extension.

Planning records for: **6 Vinery Road Cambridge Cambridgeshire CB1 3DP**

Reference - 15/1510/FUL	
Decision:	Decided
Date:	05th August 2015
Description:	Two storey side extension, following demolition of garage, single storey rear extension and roof extension incorporating rear dormer.

Planning records for: **8 Vinery Road Cambridge Cambridgeshire CB1 3DP**

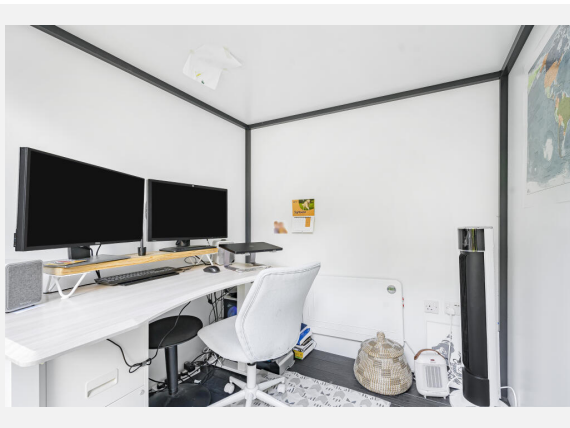
Reference - 10/0799/CL2PD	
Decision:	Decided
Date:	10th August 2010
Description:	Application for a certificate of lawfulness for construction of rear and side dormer and new garden room.

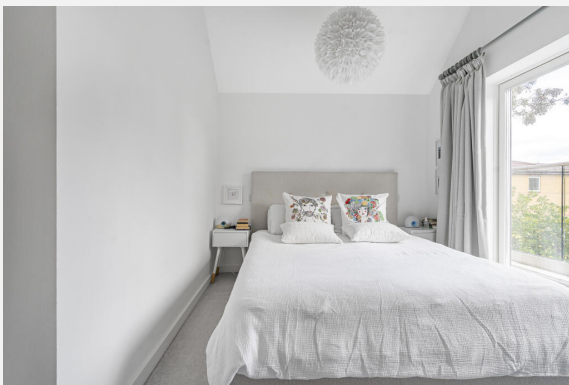
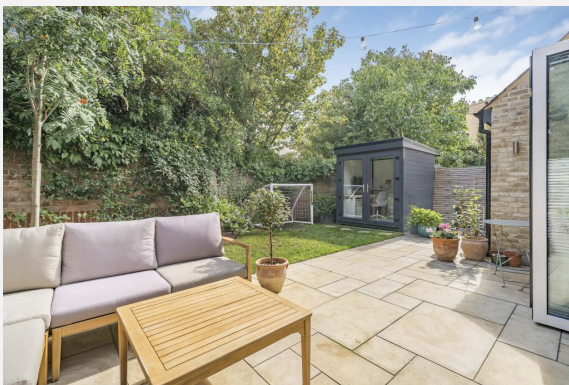
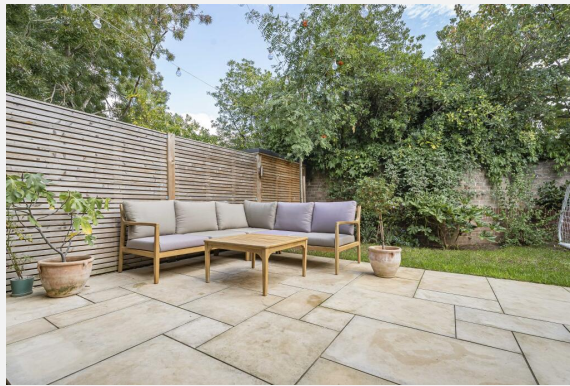
Reference - 15/1486/FUL	
Decision:	Decided
Date:	31st July 2015
Description:	Single storey rear extension

Reference - C/02/0970	
Decision:	Decided
Date:	12th September 2002
Description:	Erection of a single storey rear extension and two storey side extension to existing dwelling house.

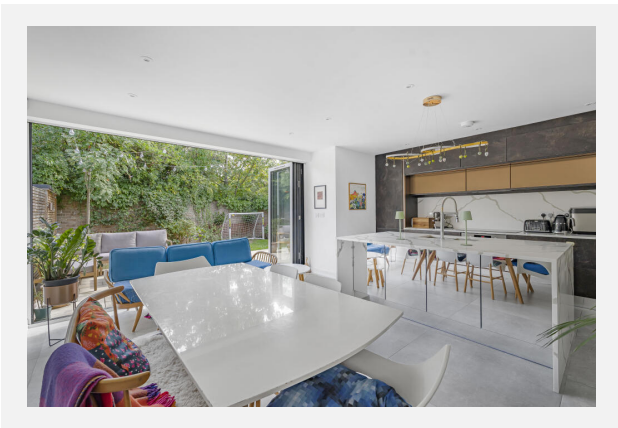
Planning records for: **62 Vinery Road Cambridge Cambridgeshire CB1 3DP**

Reference - 23/00759/CL2PD	
Decision:	Decided
Date:	28th February 2023
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension and new roof light over stairwell

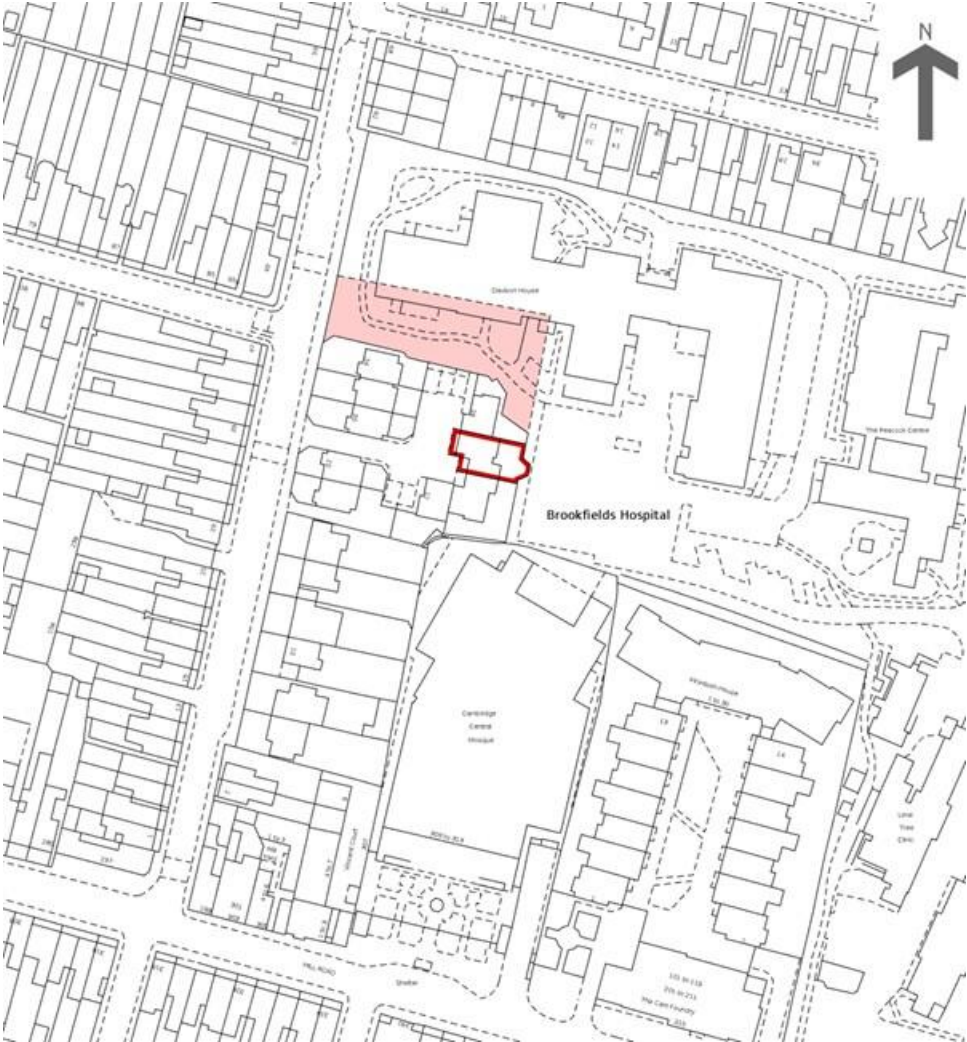








VINERY ROAD, CAMBRIDGE, CB1



VINERY ROAD, CAMBRIDGE, CB1

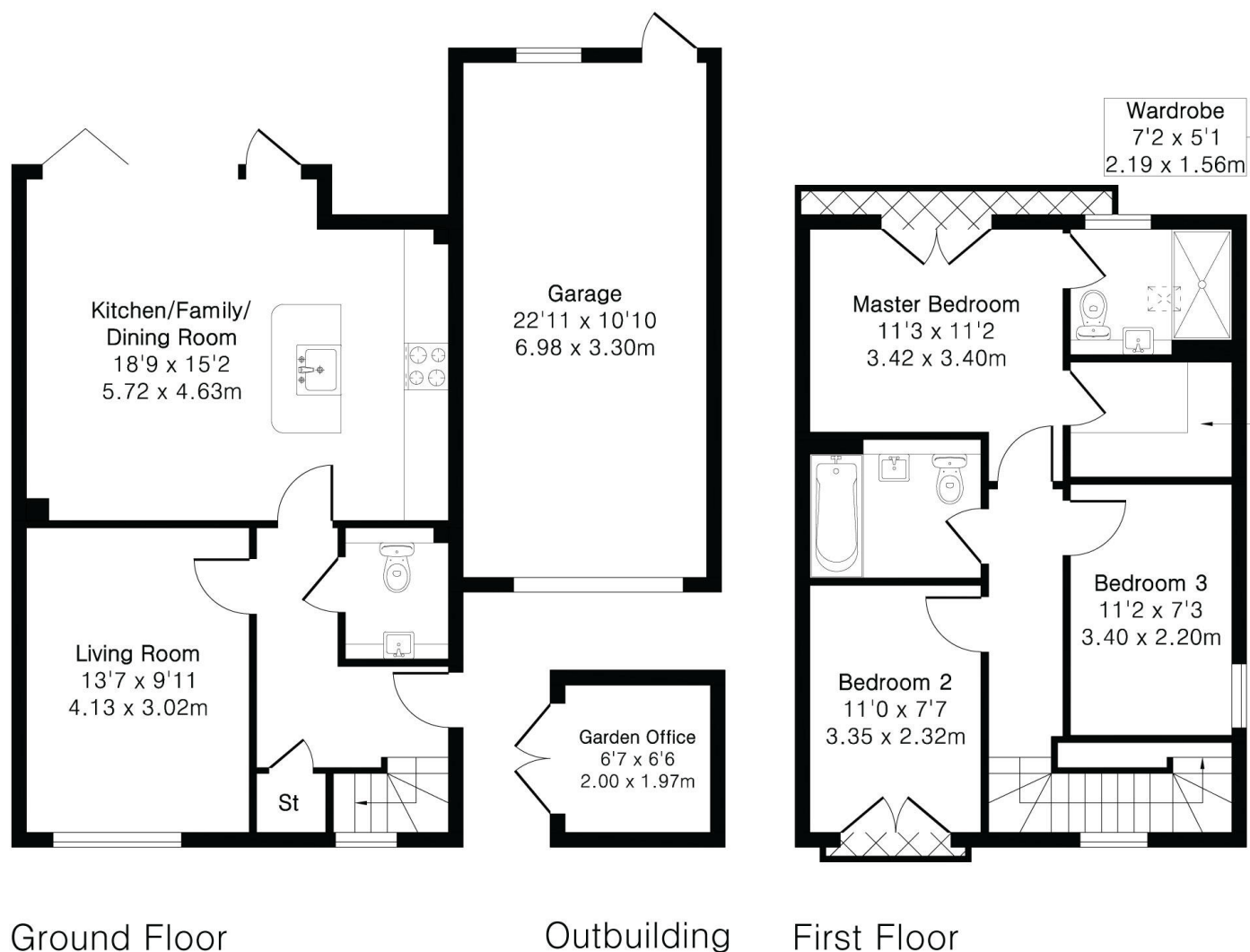
**Approximate Gross Internal Area 1036 sq ft - 96 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 504 sq ft – 47 sq m

Garage Area 248 sq ft – 23 sq m

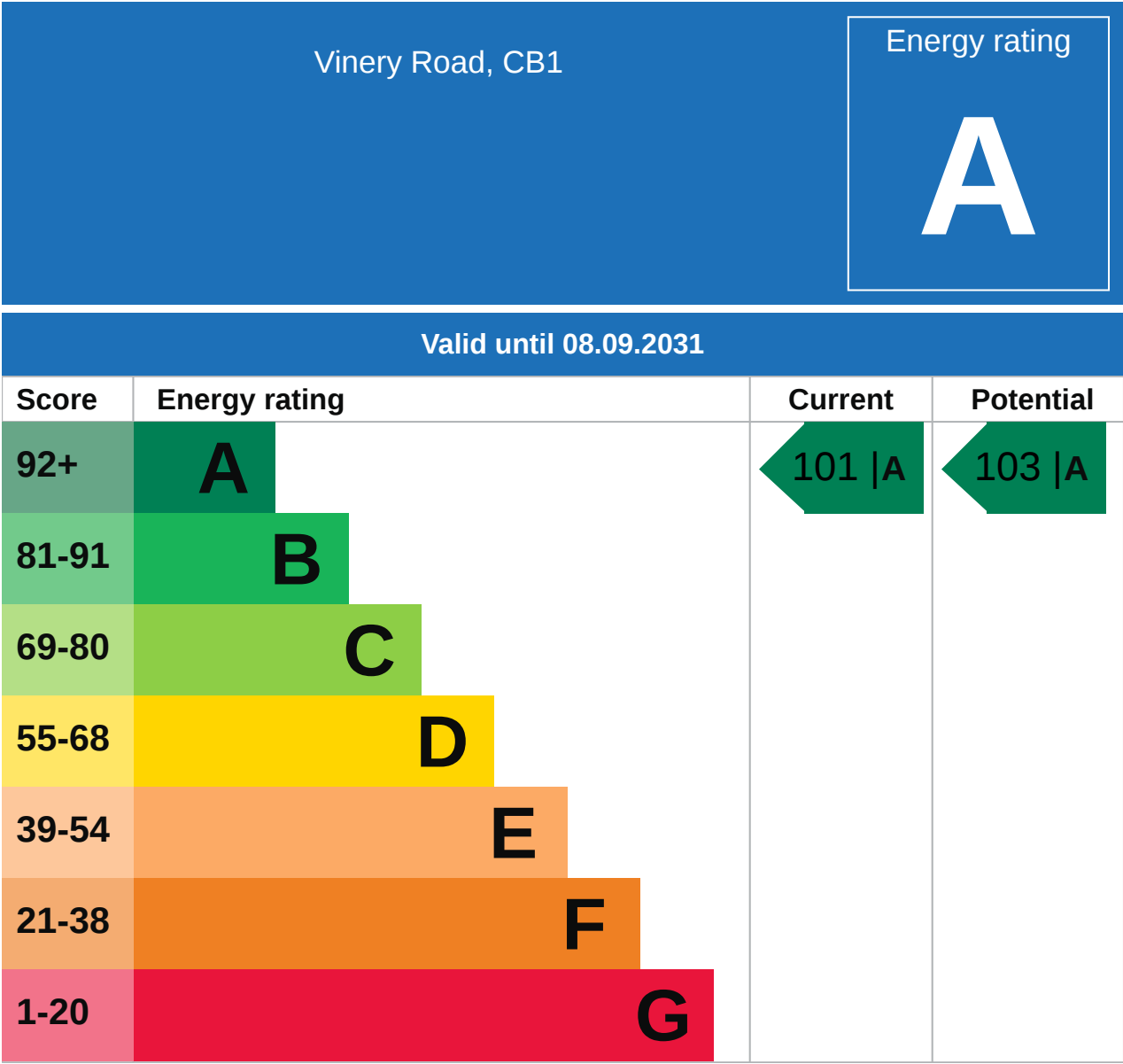
Outbuilding Area 42 sq ft – 4 sq m



Ground Floor

Outbuilding

First Floor



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	93 m ²

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Boiler
Underfloor heating downstairs

Water Supply

Anglia Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



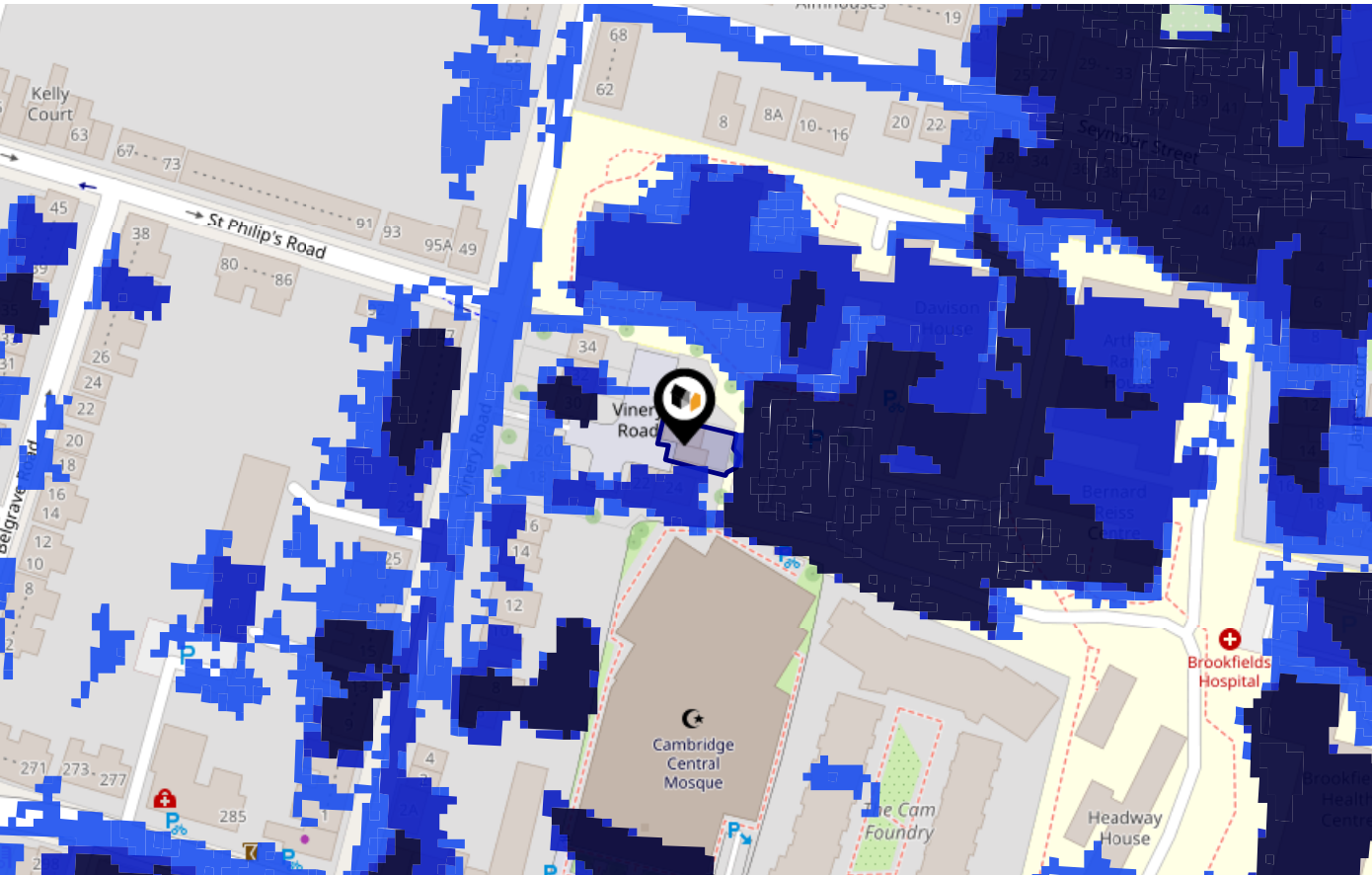
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

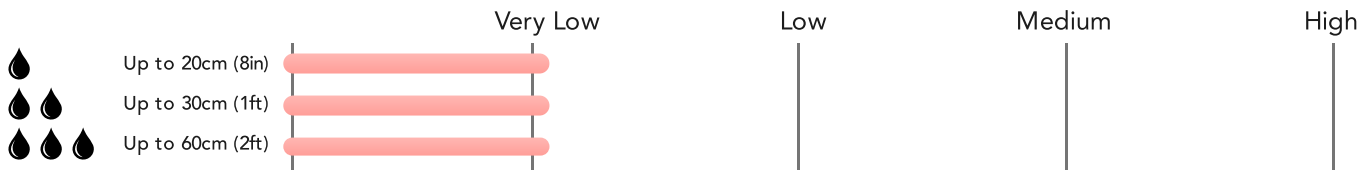


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

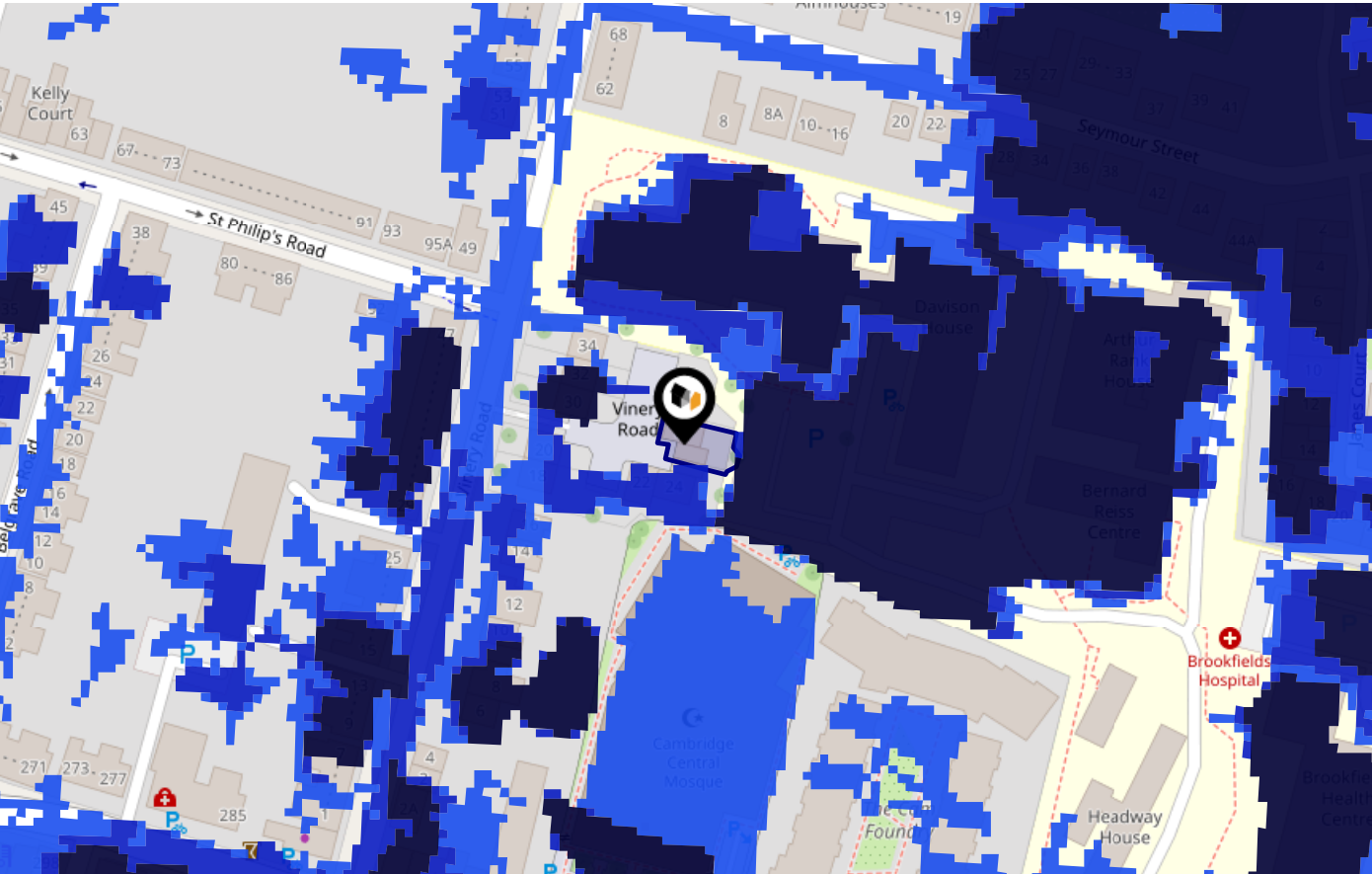


Flood Risk

Surface Water - Climate Change



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

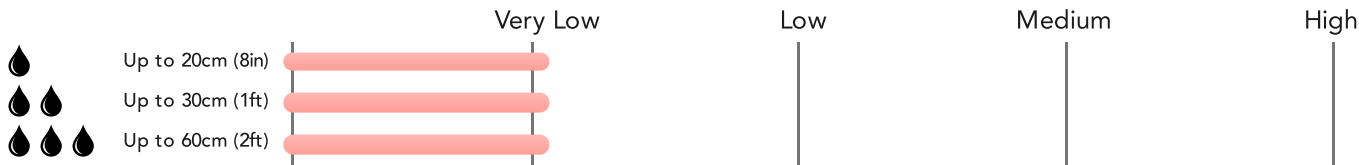


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

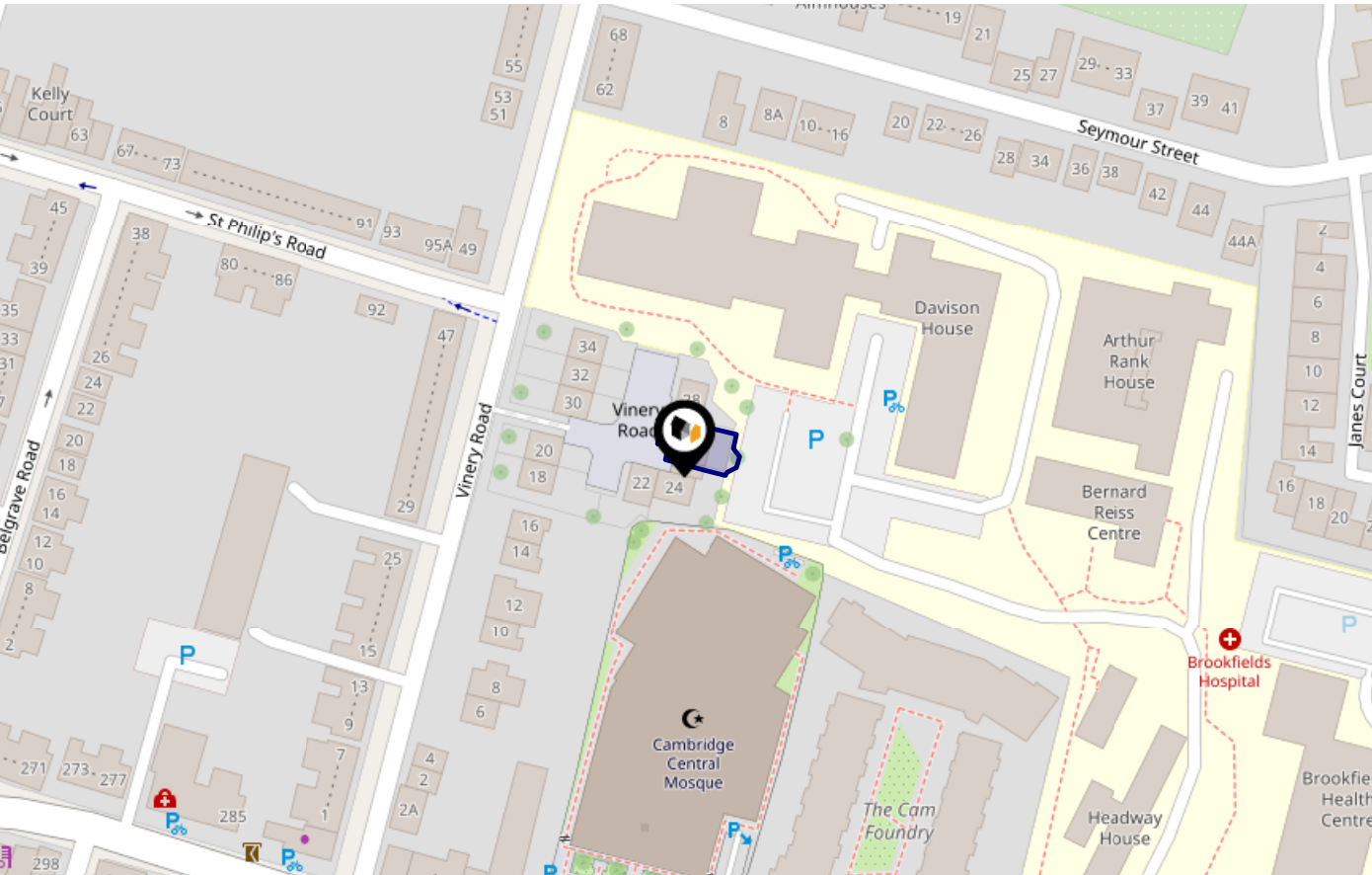


Flood Risk

Rivers & Seas - Flood Risk



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

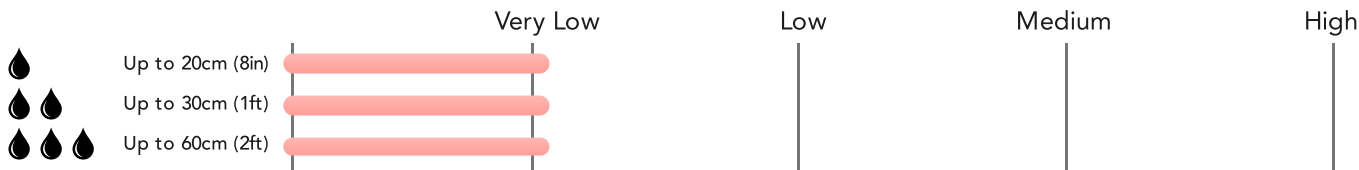


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

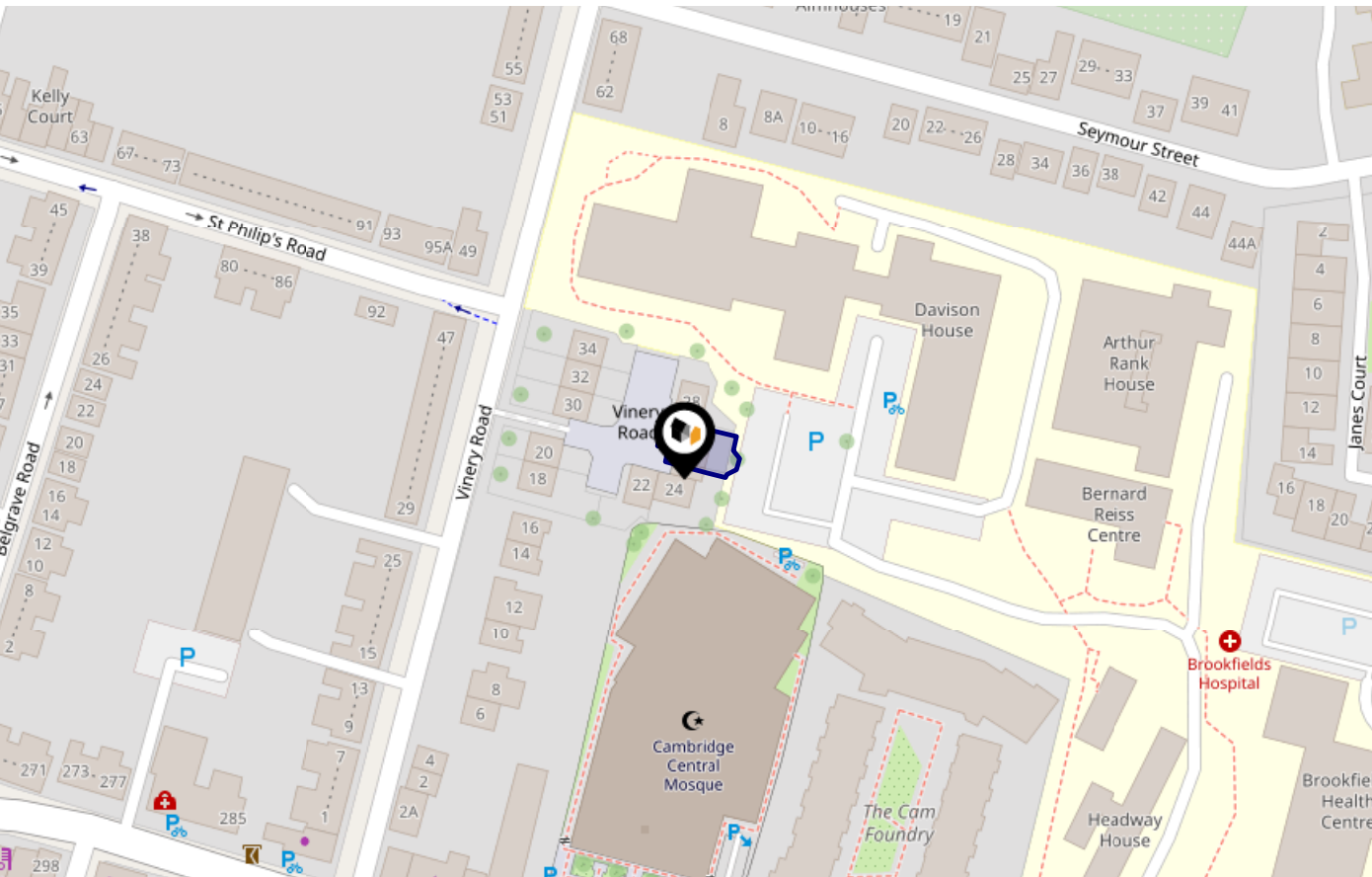


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

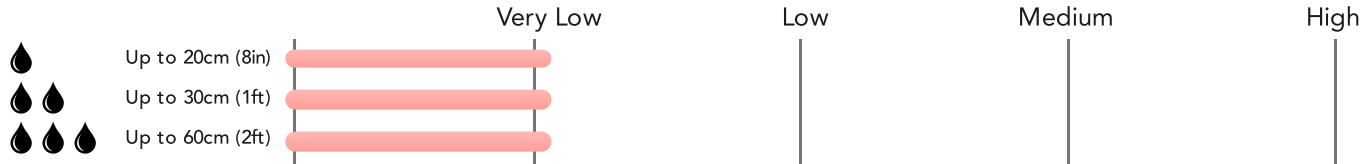


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

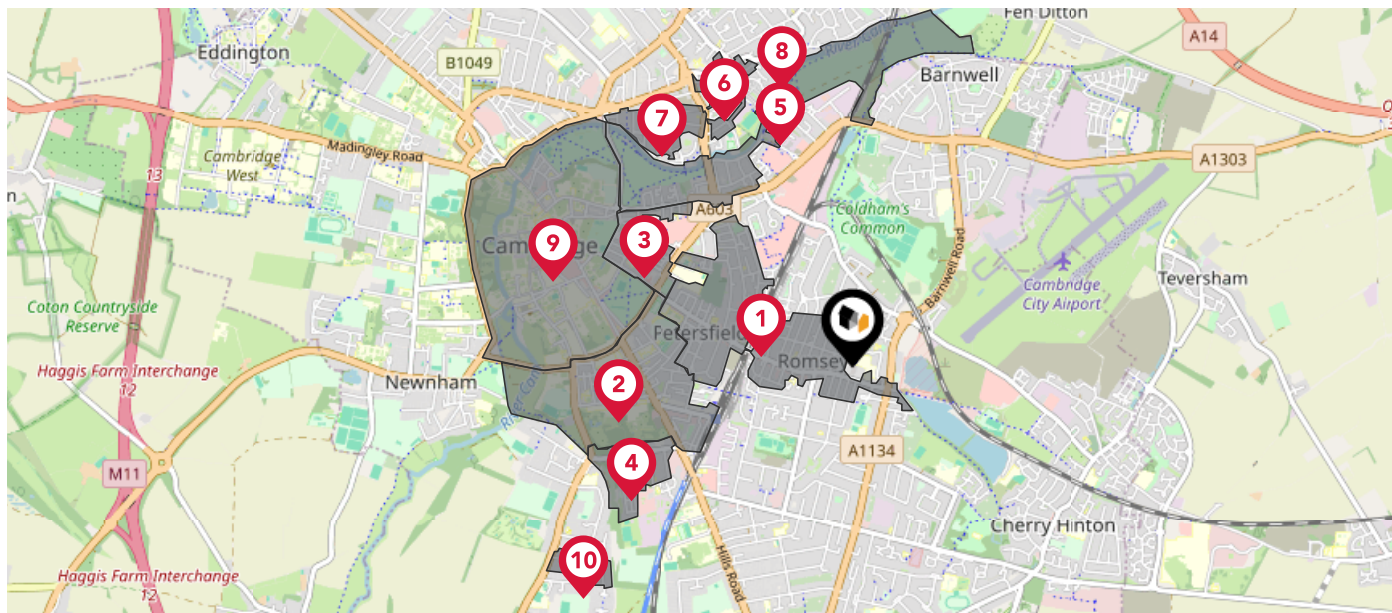


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

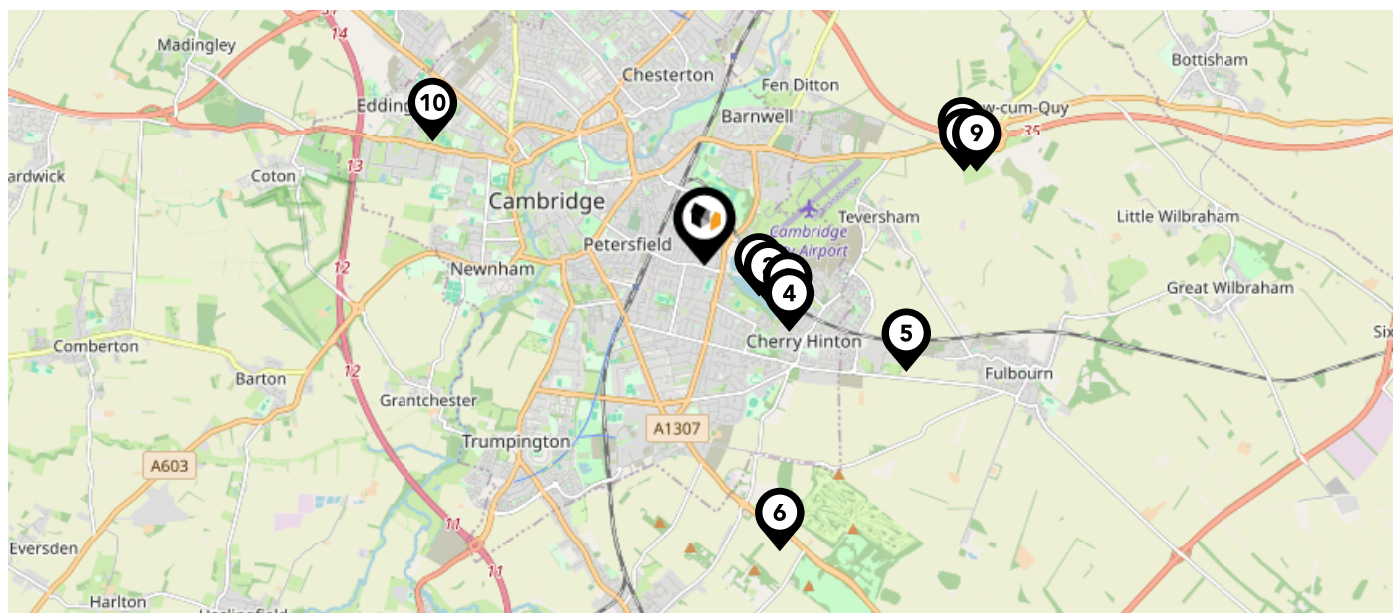
- 1 Mill Road
- 2 New Town and Glisson Road
- 3 The Kite
- 4 Brooklands Avenue
- 5 Riverside and Stourbridge Common
- 6 Chesterton
- 7 De Freville
- 8 Ferry Lane
- 9 Central
- 10 Barrow Road

Maps

Landfill Sites



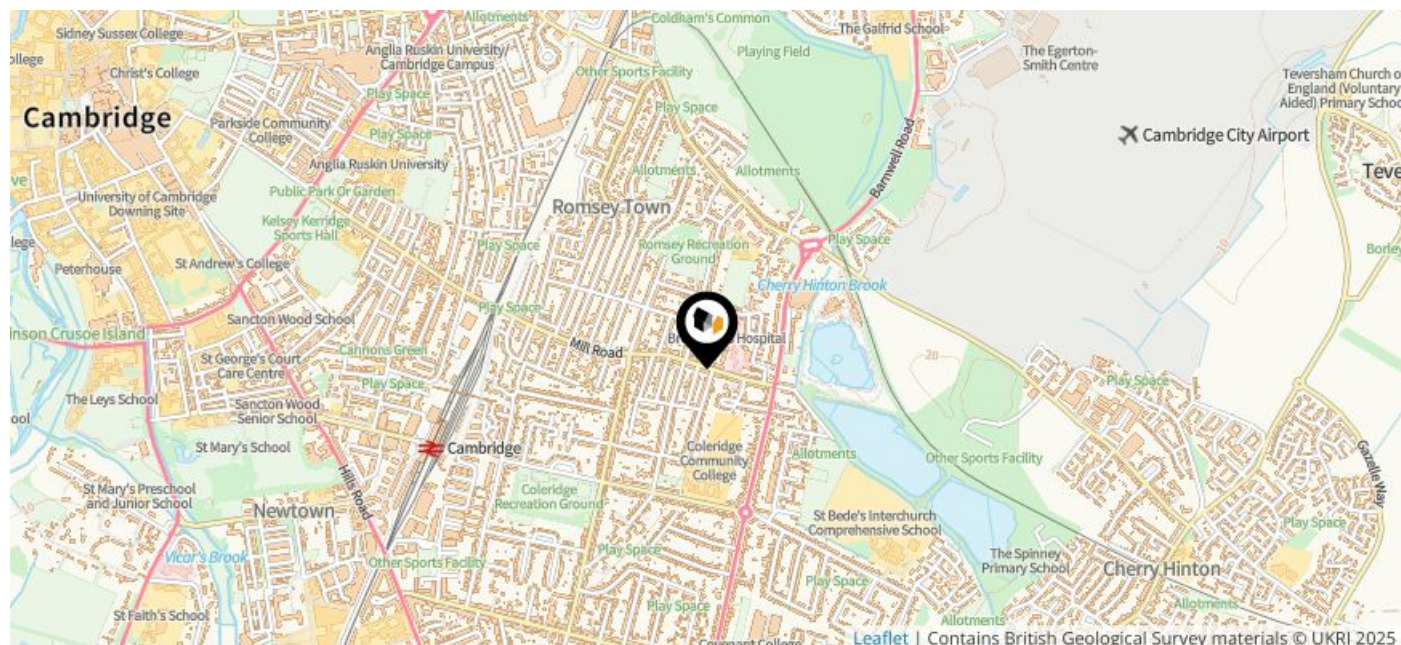
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
6	Hill Trees-Stapleford	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	Quy Mill Hotel-Quy	Historic Landfill	
9	EA/EPR/NP3790NX/A001	Active Landfill	
10	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



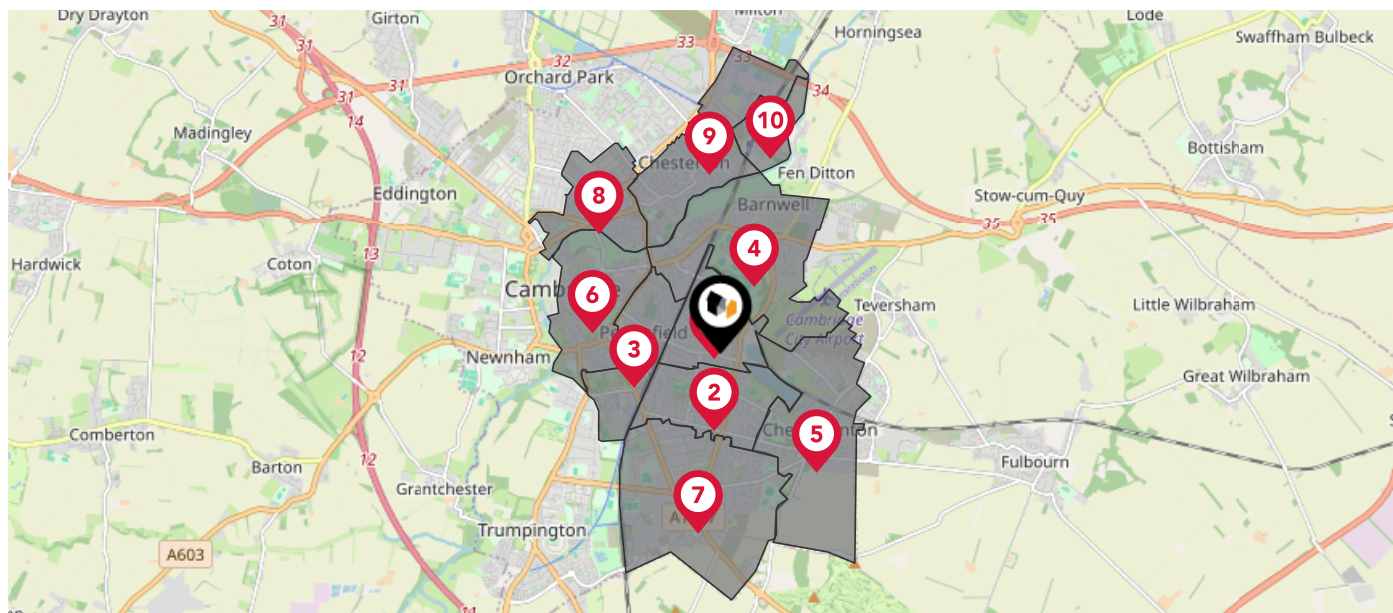
Mine Entry

- ✕ 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



Romsey Ward



Coleridge Ward



Petersfield Ward



Abbey Ward



Cherry Hinton Ward



Market Ward



Queen Edith's Ward



West Chesterton Ward



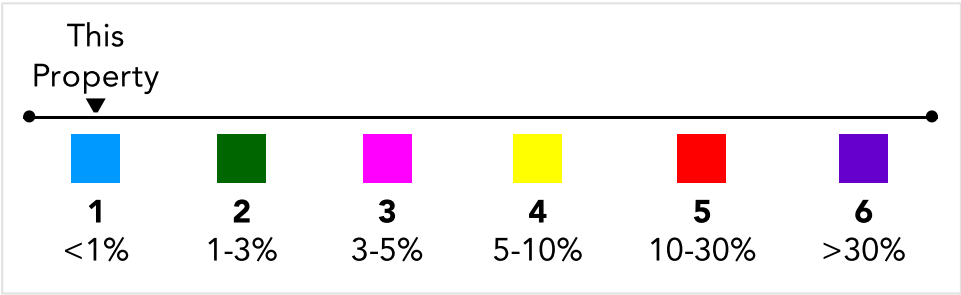
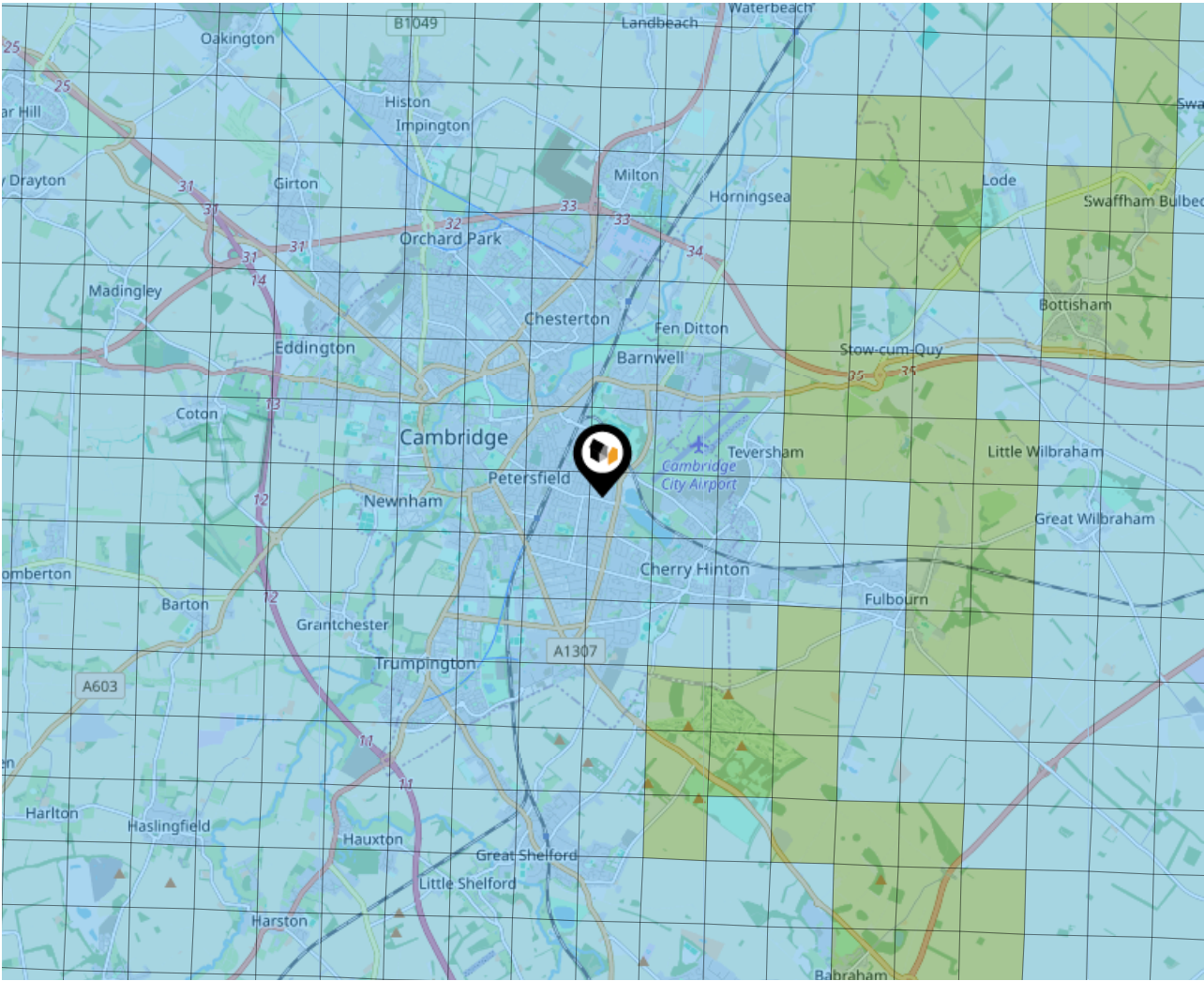
East Chesterton Ward



Milton & Waterbeach Ward

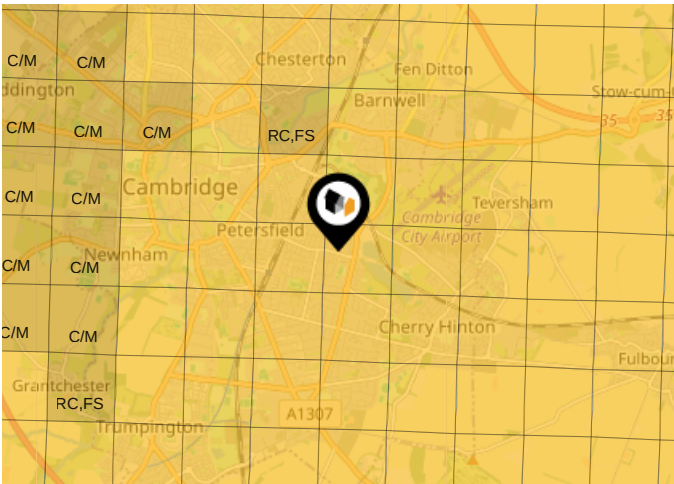
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

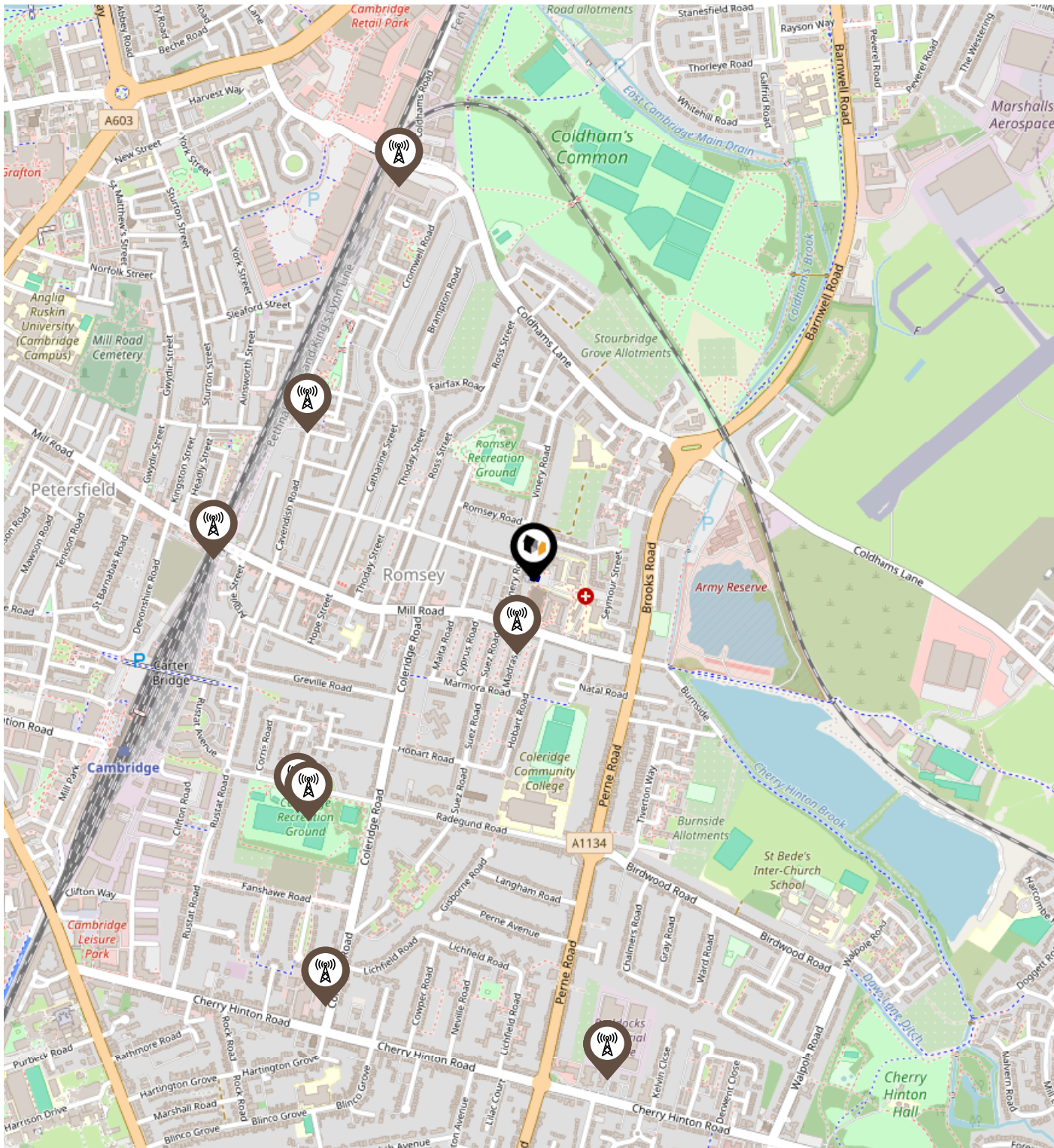
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





Primary Classifications (Most Common Clay Types)

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

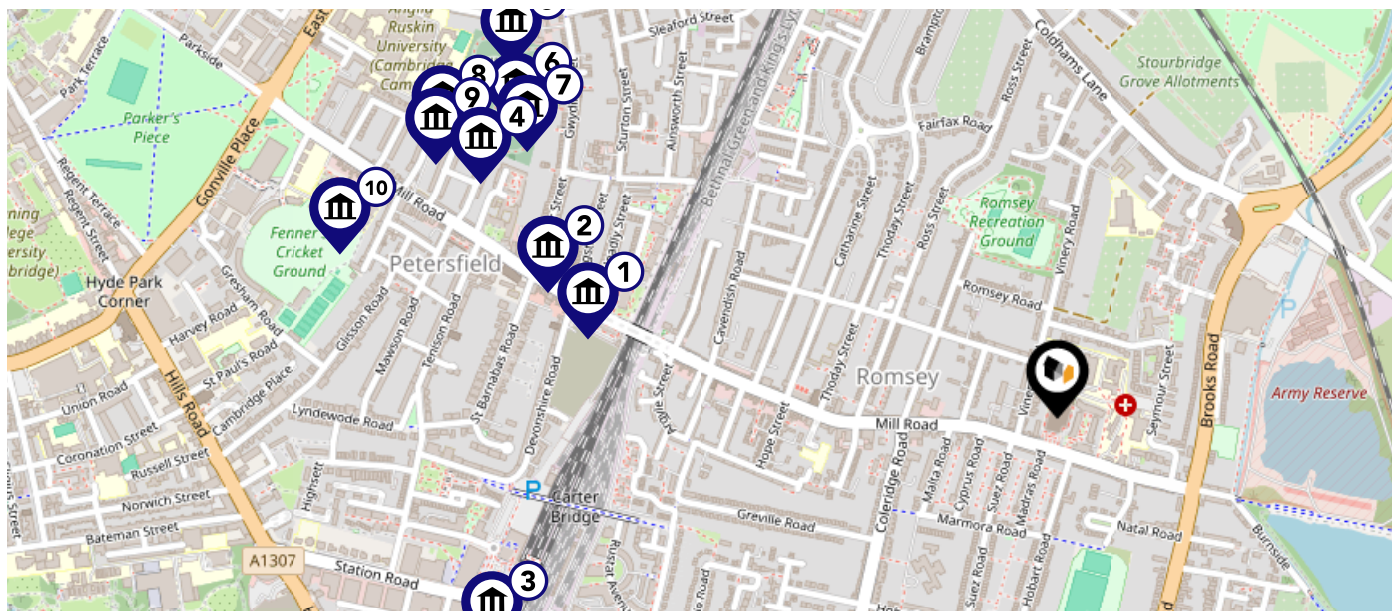
Local Area Masts & Pylons













Key:

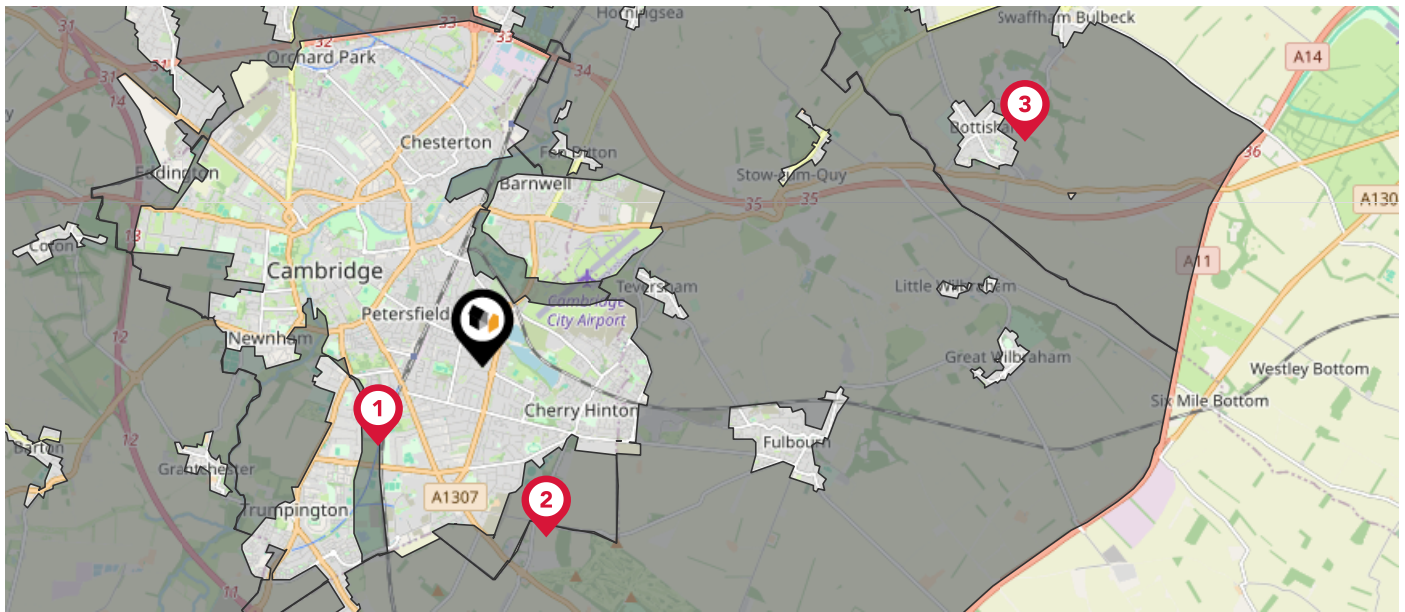
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1126141 - Cambridge City Branch Library	Grade II	0.5 miles
	1470294 - The David Parr House	Grade II	0.6 miles
	1343683 - The Railway Station	Grade II	0.7 miles
	1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.7 miles
	1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.7 miles
	1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.7 miles
	1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.7 miles
	1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.8 miles
	1083564 - Custodian's House Mill Road Cemetery	Grade II	0.8 miles
	1126027 - Hughes Hall	Grade II	0.8 miles

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



Nearby Green Belt Land



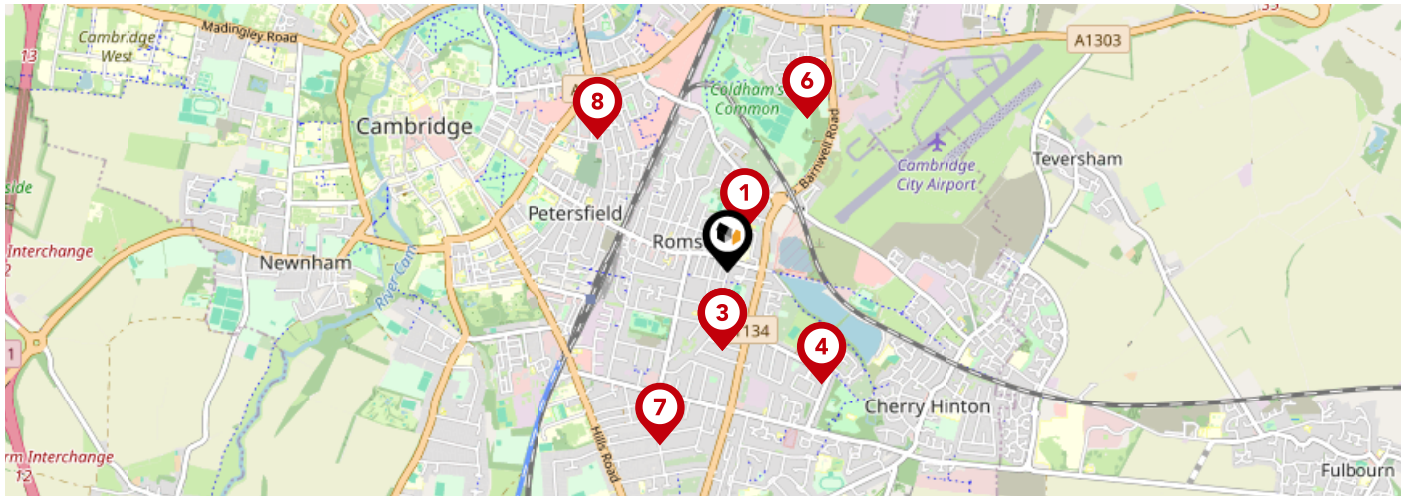
Cambridge Green Belt - South Cambridgeshire



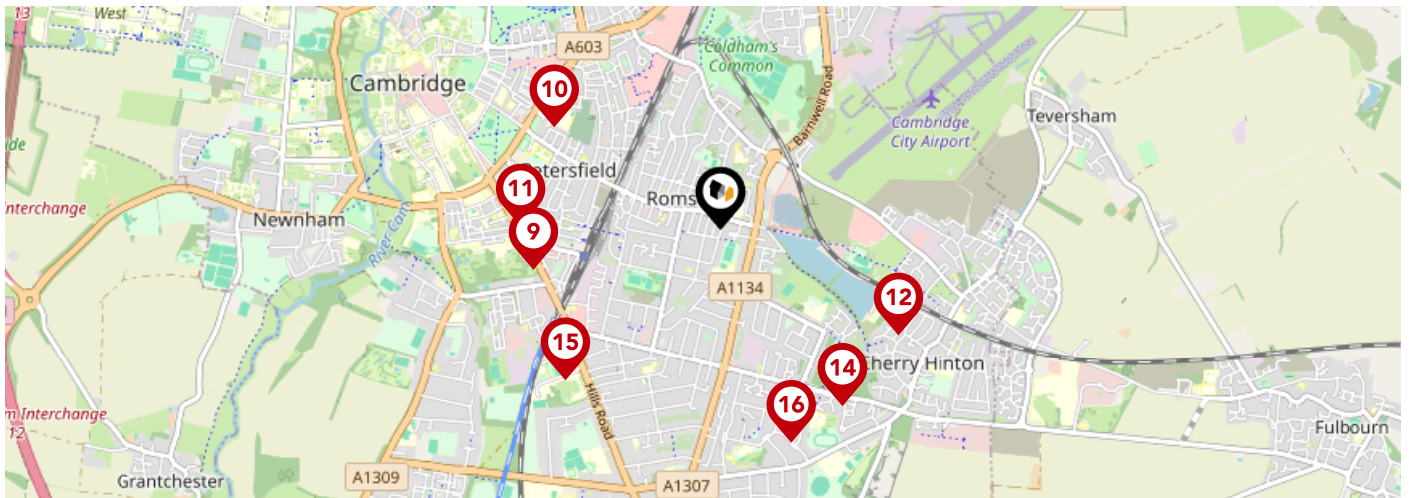
Cambridge Green Belt - Cambridge











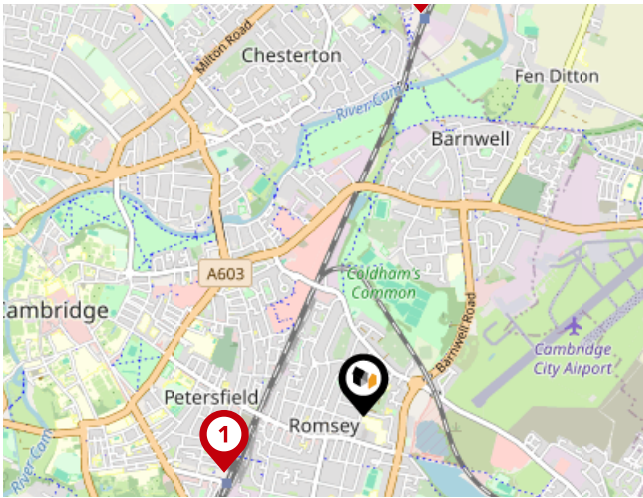
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

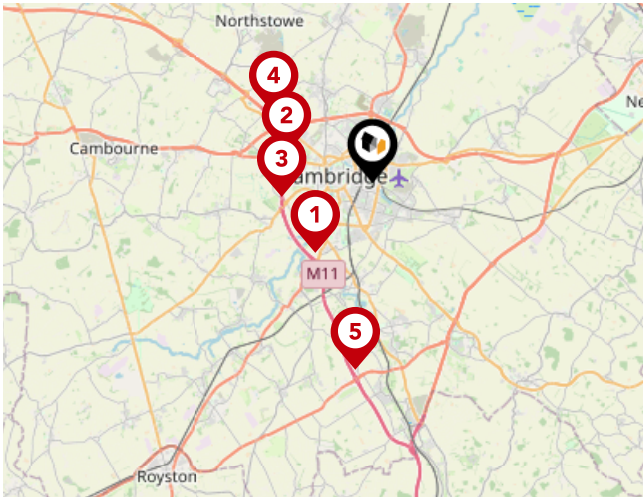


		Nursery	Primary	Secondary	College	Private
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



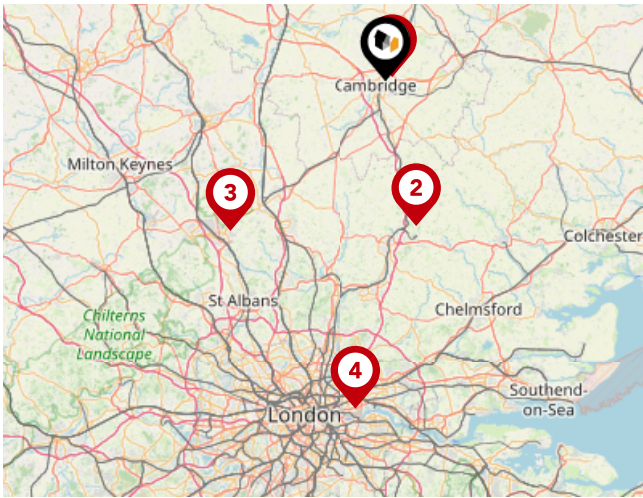
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.69 miles
2	Cambridge North Rail Station	1.86 miles
3	Shelford (Cambs) Rail Station	3.41 miles



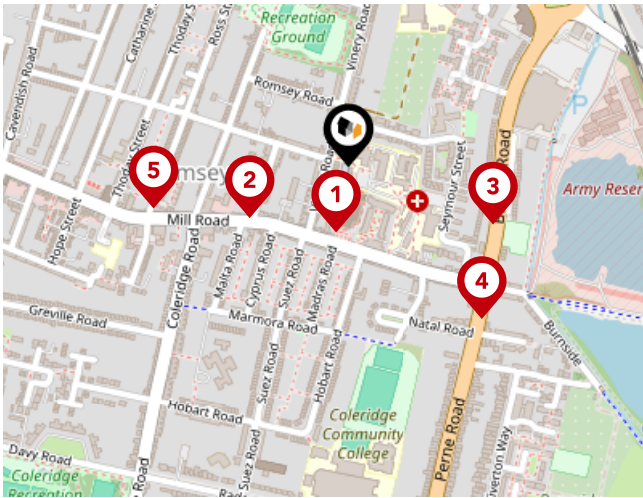
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.33 miles
2	M11 J13	3.31 miles
3	M11 J12	3.35 miles
4	M11 J14	4.36 miles
5	M11 J10	6.89 miles



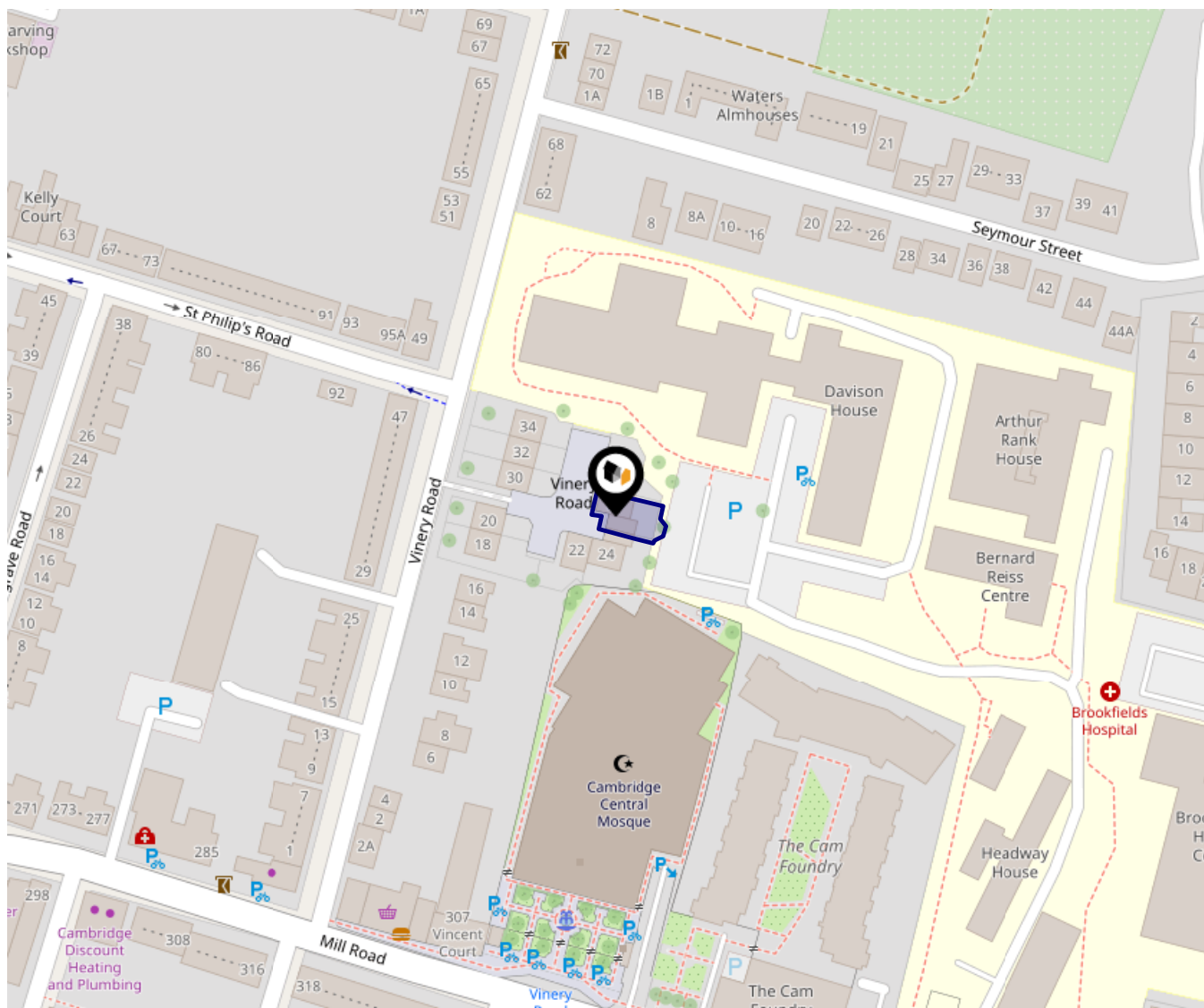
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.1 miles
2	Stansted Airport	21.75 miles
3	Luton Airport	31.5 miles
4	Silvertown	48.24 miles



Bus Stops/Stations

Pin	Name	Distance
1	Vinery Road	0.08 miles
2	Vinery Road	0.13 miles
3	Brookfields	0.18 miles
4	Brookfields	0.23 miles
5	Romsey Terrace	0.23 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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