

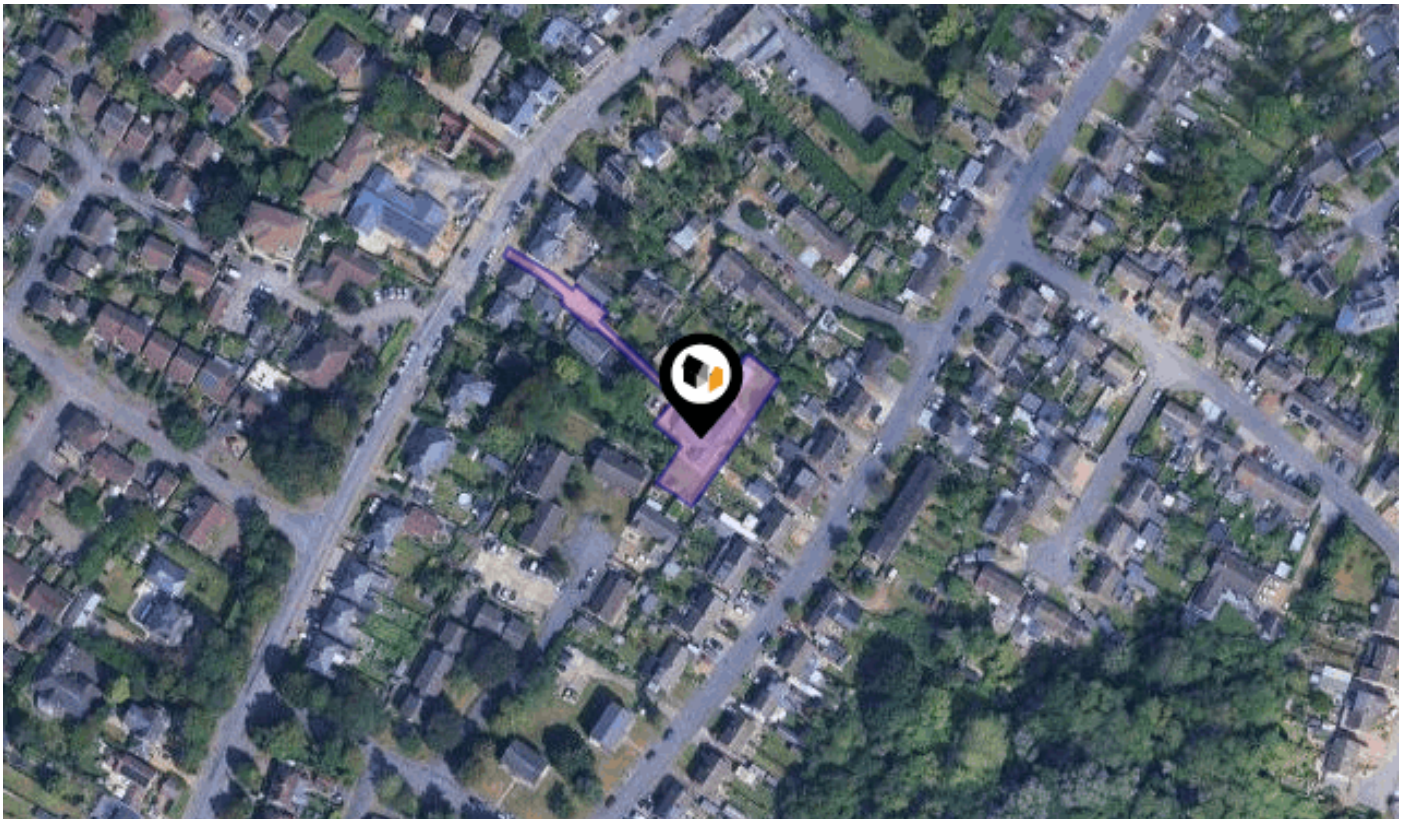


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 15th October 2025



HIGH STREET, MILTON, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

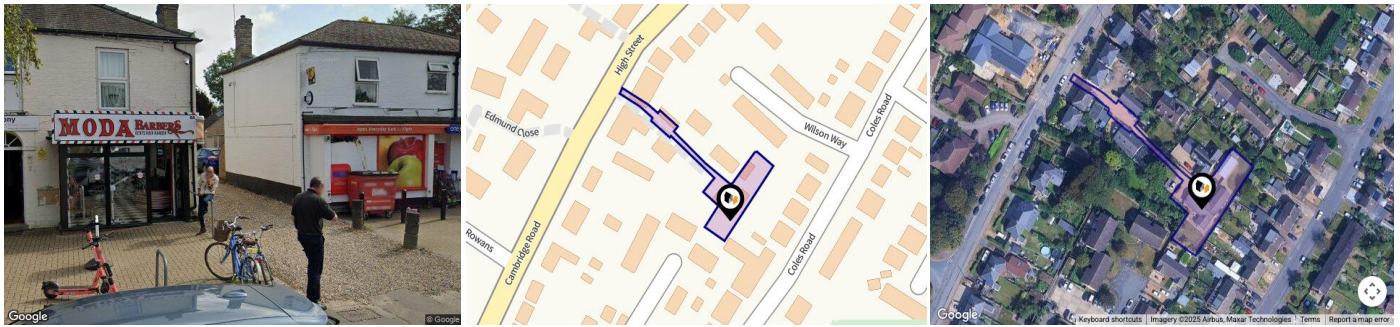
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,808 ft ² / 168 m ²		
Plot Area:	0.3 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB102713		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	2 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning records for: *High Street, Milton, Cambridge, CB24*

Reference - S/2519/12/FL	
Decision:	Decided
Date:	07th December 2012
Description:	Erection of a detached one-and-a-half-storey dwelling

Reference - S/1974/11	
Decision:	Decided
Date:	03rd October 2011
Description:	Erection of a detached one-and-a-half-storey dwelling

Planning records for: **1 High Street Milton Cambridgeshire CB24 6AJ**

Reference - 22/02094/NMA1
Decision: Decided
Date: 24th July 2023
Description: Non material amendment on application 22/02094/FUL for alterations to approved window arrangement and entrance canopy.
Reference - 22/02094/CONDA
Decision: Decided
Date: 18th August 2023
Description: Submission of details required by conditions 3(Hard and Soft Landscaping), 7(Traffic Management Plan), 8(Surface & foul Water),10(CEMP-Construction Environmental Management Plan), 11(Energy Statement) and 13(Water Efficiency) of planning permission 22/02094/FUL
Reference - 22/02088/FUL
Decision: Decided
Date: 04th May 2022
Description: Change of use of land for the siting of up 12 No. Holiday Lodges with associated ancillary development including parking, landscaping and drainage.
Reference - 22/02094/FUL
Decision: Decided
Date: 04th May 2022
Description: Creation of respite accommodation (4 bedrooms) as well as 2 x one-person units in a new building replacing existing bungalow

Planning records for: **3 High Street Milton CB24 6AJ**

Reference - S/1110/10	
Decision:	Decided
Date:	02nd July 2010
Description:	Demolish Existing Lean-to Extension & Replace with New

Reference - S/1111/10	
Decision:	Decided
Date:	02nd July 2010
Description:	Alterations - Remove rear lean-to for new entrance lobby/store

Planning records for: **5 High Street Milton CB24 6AJ**

Reference - 20/2107/TTCA	
Decision:	Decided
Date:	08th October 2020
Description:	TPO 0005 (1990) T1: Walnut on left hand side of front garden - crown lift to 8ft over drive; remove major dead wood (approximately 7 pieces) and prune to give around 10ft of clearance to side of house by removing one large secondary branch and shortening tertiary branches on remaining branch.

Planning records for: **7 High Street Milton Cambridge CB24 6AJ**

Reference - S/1565/19/DC	
Decision:	Decided
Date:	30th April 2019
Description:	Discharge of conditions 3 (Traffic Management plan) 4 (Hard and soft landscaping) 7 (Contamination) 19 (Arboricultural method statement and tree protection strategy) and 20 (Materials) pursuant to planning permission S/0700/18/FL

Planning records for: **7 High Street Milton CB24 6AJ**

Reference - S/4133/19/CONDA	
Decision:	Decided
Date:	07th September 2021
Description:	Submission of details required by condition 7 (Cycle Storage) of planning permission S/4133/19/VC

Reference - S/4133/19/COND5	
Decision:	Decided
Date:	21st April 2020
Description:	Condition 5 - Renewable Energy Statement

Reference - S/4133/19/VC	
Decision:	Decided
Date:	28th November 2019
Description:	Variation of condition 2 (Approved plans) of planning permission S/0700/18/FL

Reference - S/4133/19/COND5A	
Decision:	Decided
Date:	21st December 2020
Description:	Submission of details required by condition 5 (Renewable Energy Statement) of permission S/4133/19/VC.

Planning records for: **7 High Street Milton Cambridge CB24 6AJ**

Reference - S/3975/17/FL	
Decision:	Withdrawn
Date:	03rd November 2017
Description:	Demolish Existing Dwelling and replace with 3No. Traditional Townhouses and associated access

Reference - S/0700/18/FL	
Decision:	Decided
Date:	22nd February 2018
Description:	Demolish Existing Dwelling and replace with 3No. Dwellings at 7 High Street Milton

Planning records for: **11 High Street Milton Cambridgeshire CB24 6AJ**

Reference - S/2399/18/FL	
Decision:	Decided
Date:	22nd June 2018
Description:	Part 2-storey part single storey extension as Planning Consent S/0372/15/FL (partially implemented) with the following amendments: Eaves design to NE boundary Vary windows to NE elevation New dormer window to NW & East elevations and Amended rooflights to flat roof.

Reference - 21/00674/HFUL	
Decision:	Awaiting decision
Date:	15th February 2021
Description:	Single storey rear studio office to the rear

Planning records for: **11 High Street Milton Cambridge Cambridgeshire CB24 6AJ**

Reference - S/0372/15/FL	
Decision:	Decided
Date:	07th February 2015
Description:	Erection of part two storey part single storey extension to side and rear of dwelling.

Planning records for: **12 High Street Milton Cambridgeshire CB24 6AJ**

Reference - 24/01335/HFUL	
Decision:	Decided
Date:	09th April 2024
Description:	Single storey side and rear extension, and a new annexe in the rear garden.

Reference - 24/00230/HFUL	
Decision:	Withdrawn
Date:	22nd January 2024
Description:	Erection of a Ground floor rear extension, First floor rear extension with new flat roof and the construction of a one Bedroom annexe to rear Garden.

Reference - 24/00632/TRCA	
Decision:	Awaiting decision
Date:	09th April 2024
Description:	G1 White Poplar Group - Fell

Planning records for: **16 High Street Milton Cambridgeshire CB24 6AJ**

Reference - 23/01705/HFUL	
Decision:	Decided
Date:	03rd May 2023
Description:	Front and side extension to create new entrance and shower room

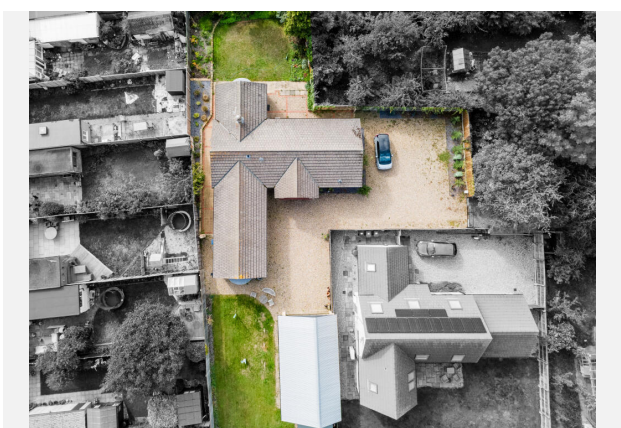
Planning records for: **18A High Street Milton Cambridge Cambridgeshire CB24 6AJ**

Reference - S/2380/19/FL	
Decision:	Decided
Date:	09th July 2019
Description:	Single storey rear extension

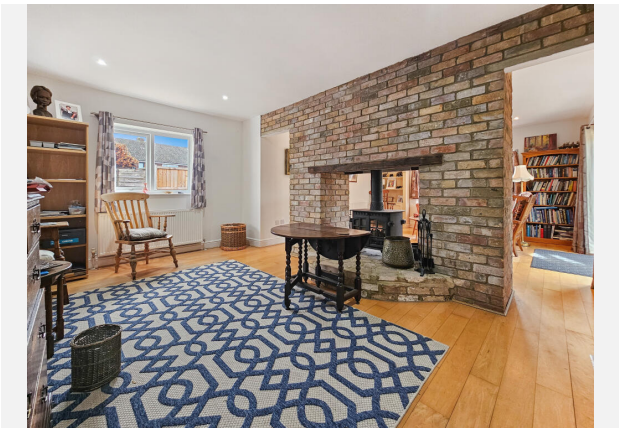
Reference - S/1763/19/LD	
Decision:	Decided
Date:	16th May 2019
Description:	Lawful Development Certificate for propose rear extension with pitch roof

Planning records for: **4 High Street Milton Cambridgeshire CB24 6AJ**

Reference - 24/03021/ADV	
Decision:	Decided
Date:	09th August 2024
Description:	Replace old Fascia with new fascia with illuminate trough LED Lighting, Replacement graphics from ACM Panels Aluminium composite panels with digitally printed image to face gloss lamination and Digitally printed window graphic applied to glazing.

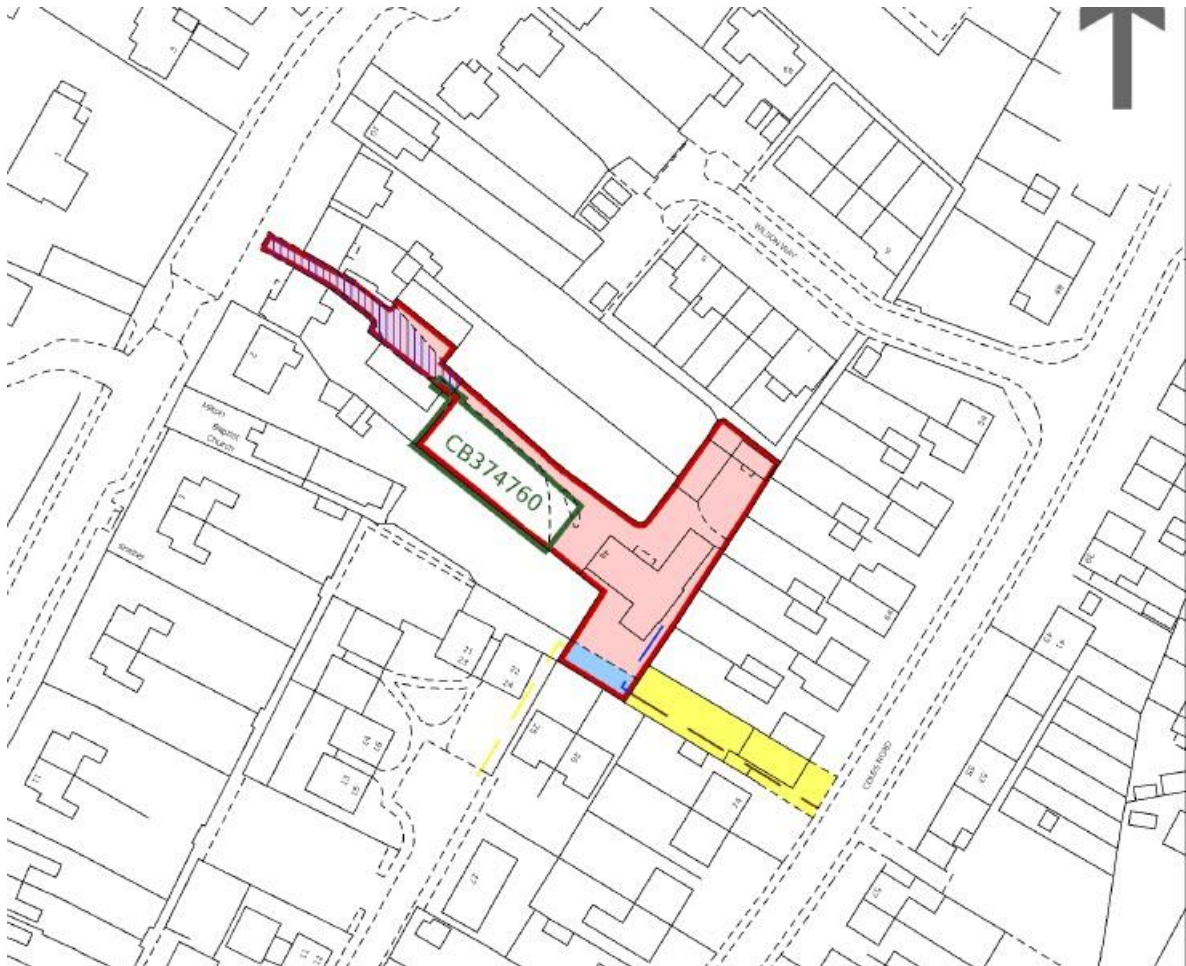






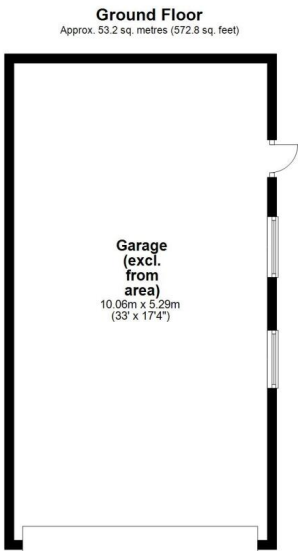


HIGH STREET, MILTON, CAMBRIDGE, CB24

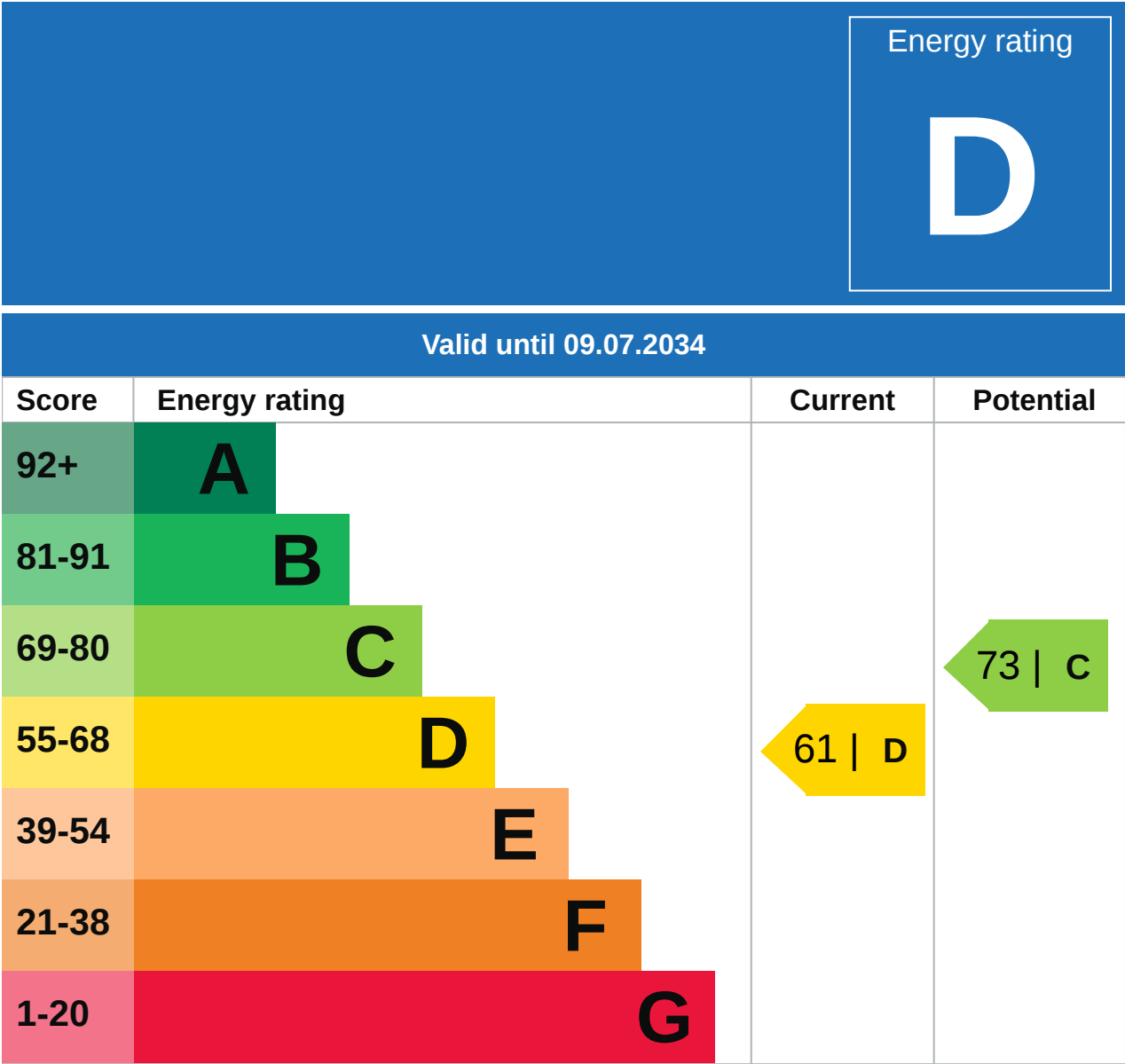


HIGH STREET, MILTON, CAMBRIDGE, CB24

Ground Floor
Approx. 168.1 sq. metres (1809.3 sq. feet)



Total area: approx. 221.3 sq. metres (2382.1 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:	Good
Roof:	Pitched 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	168 m ²

Rights of Way (Public & Private)

Road owned by property, approx £130 per annum

Central Heating

Gas



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



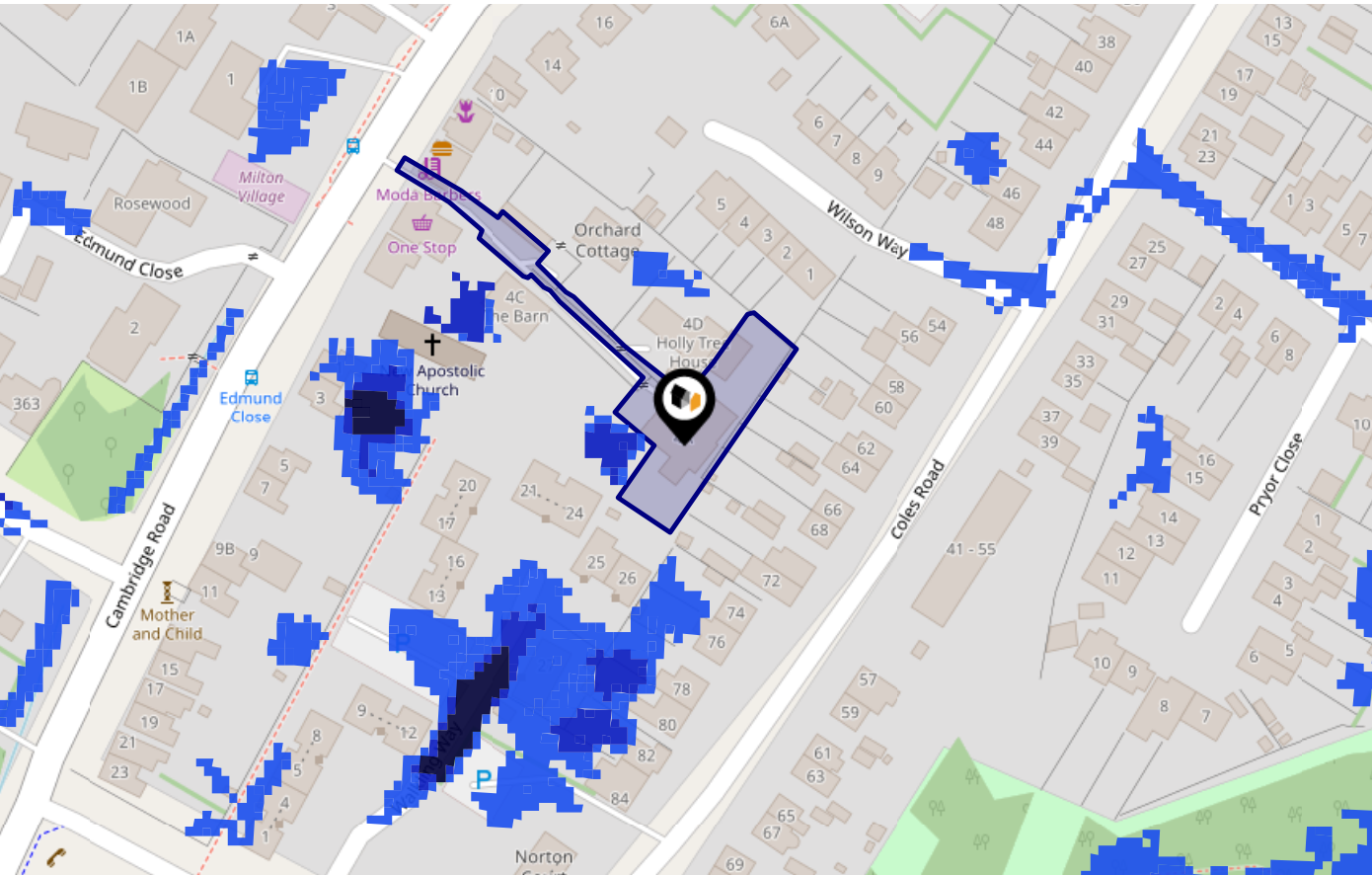
/cookecurtisco

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.

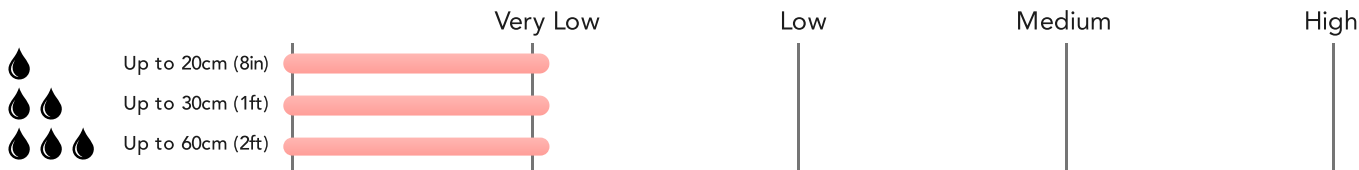


Risk Rating: Very low

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:

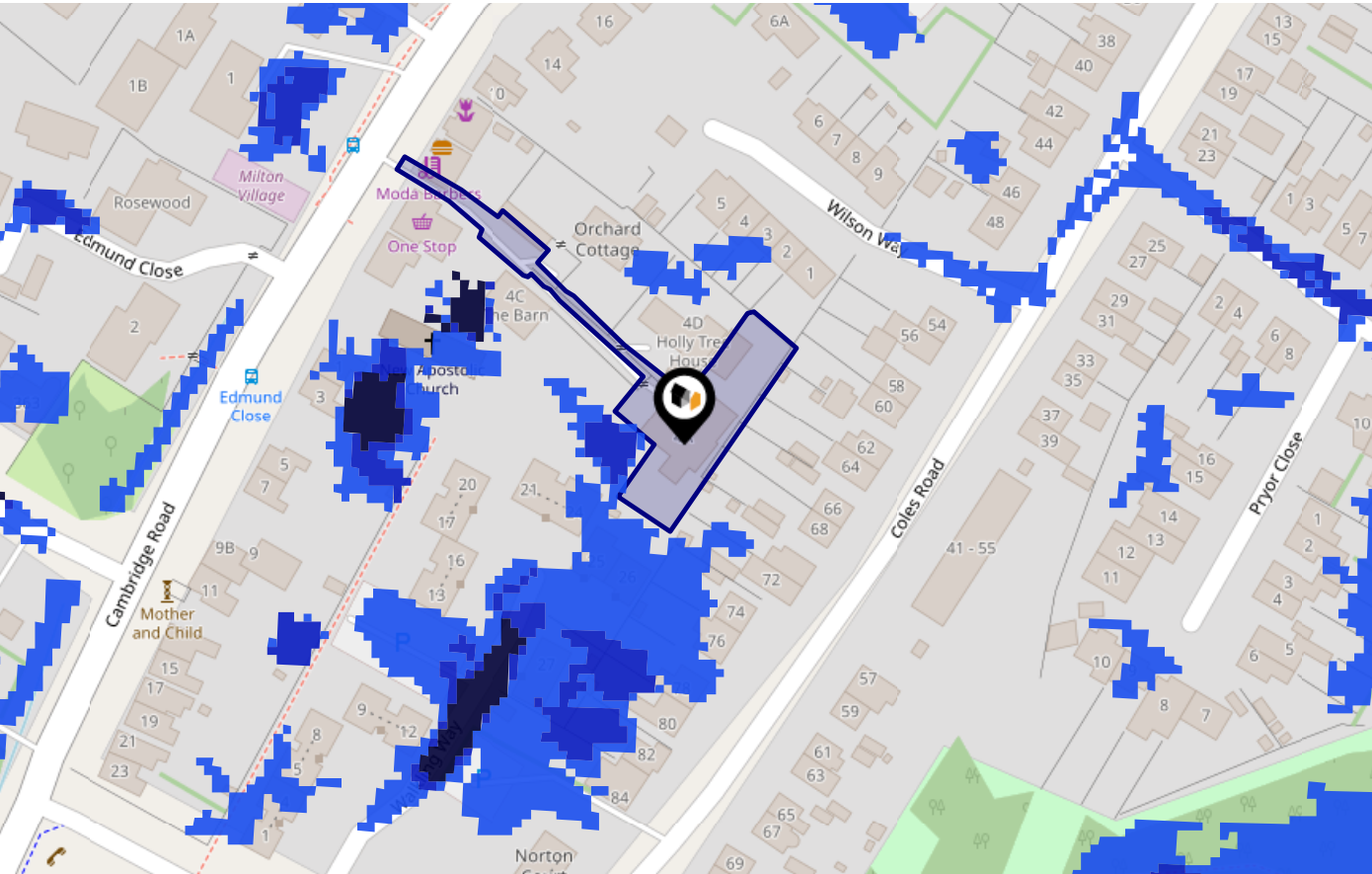


Flood Risk

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.

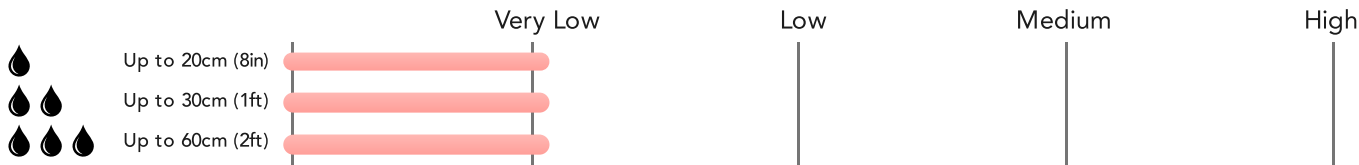


Risk Rating: Very low

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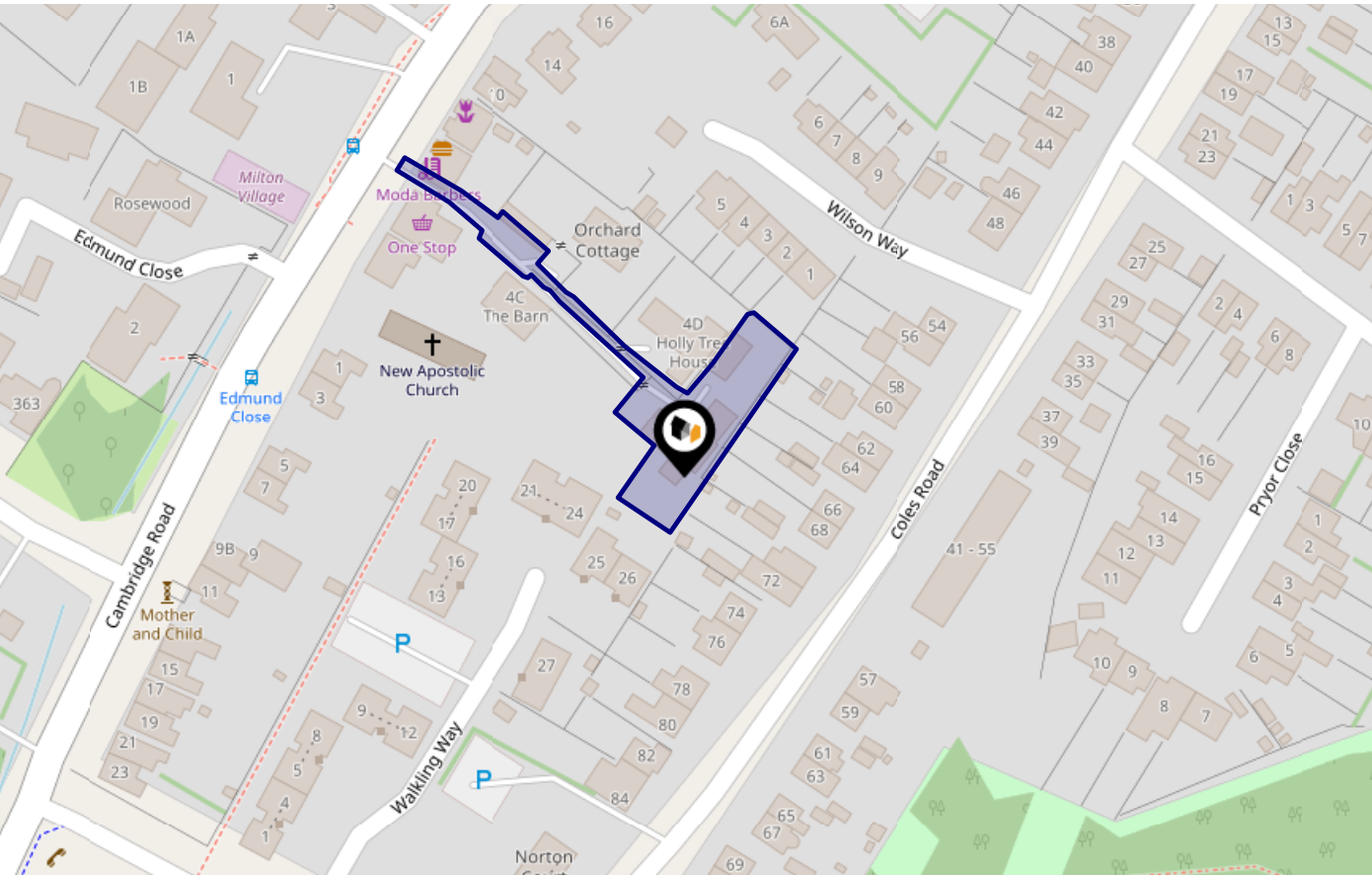


Flood Risk

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.

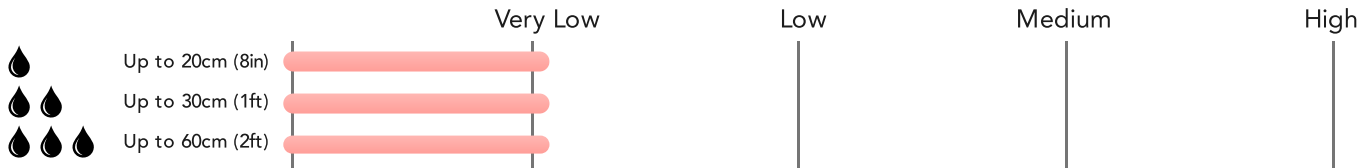


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

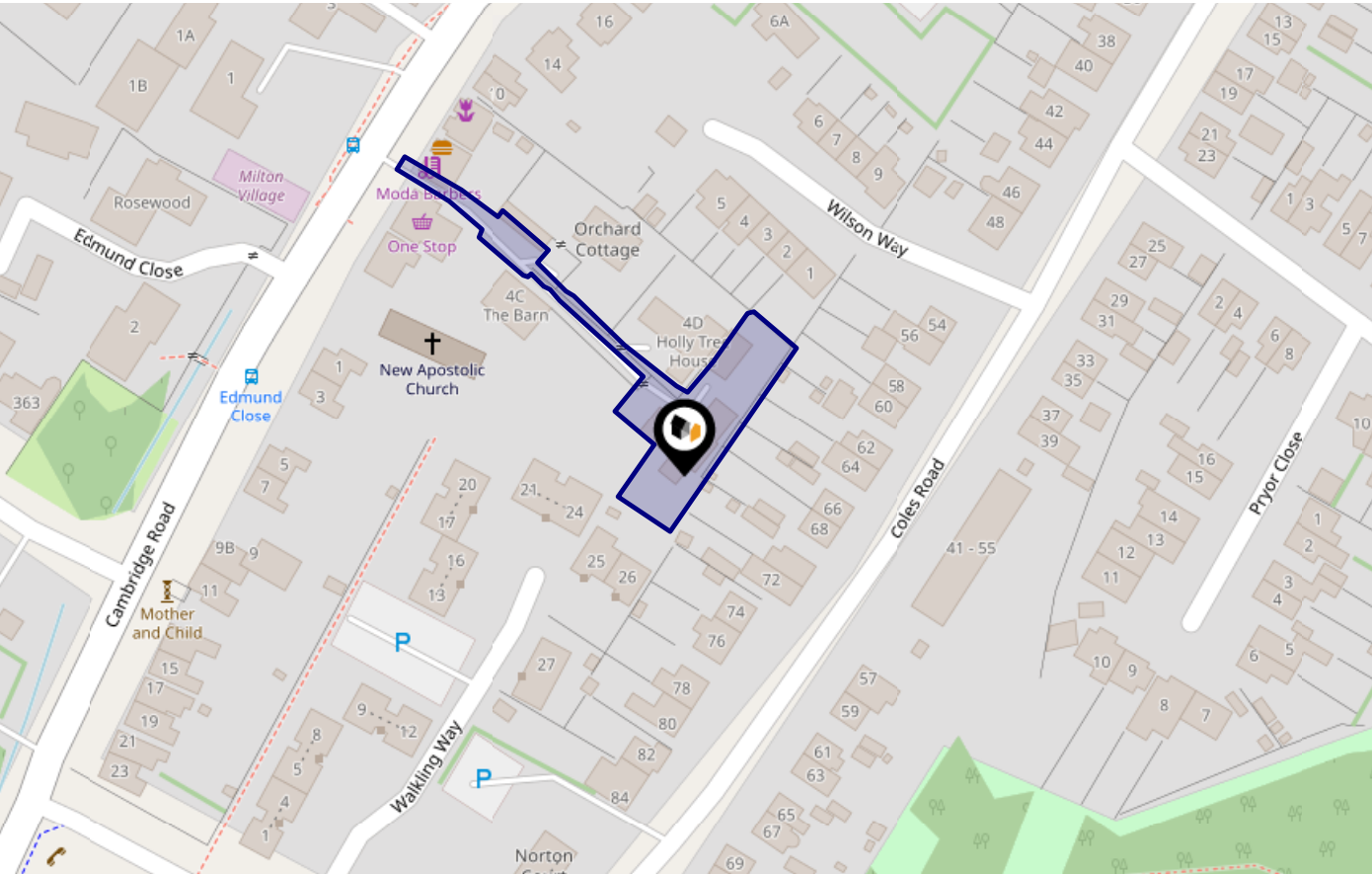


Flood Risk

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.

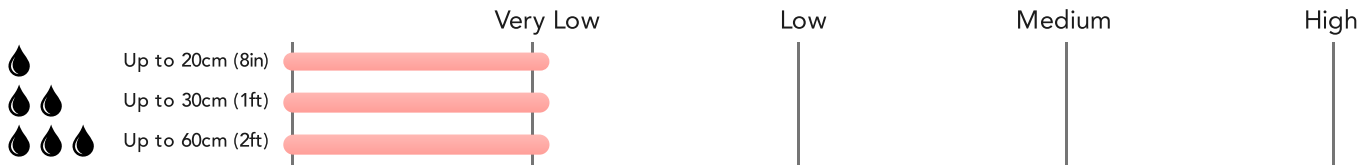


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

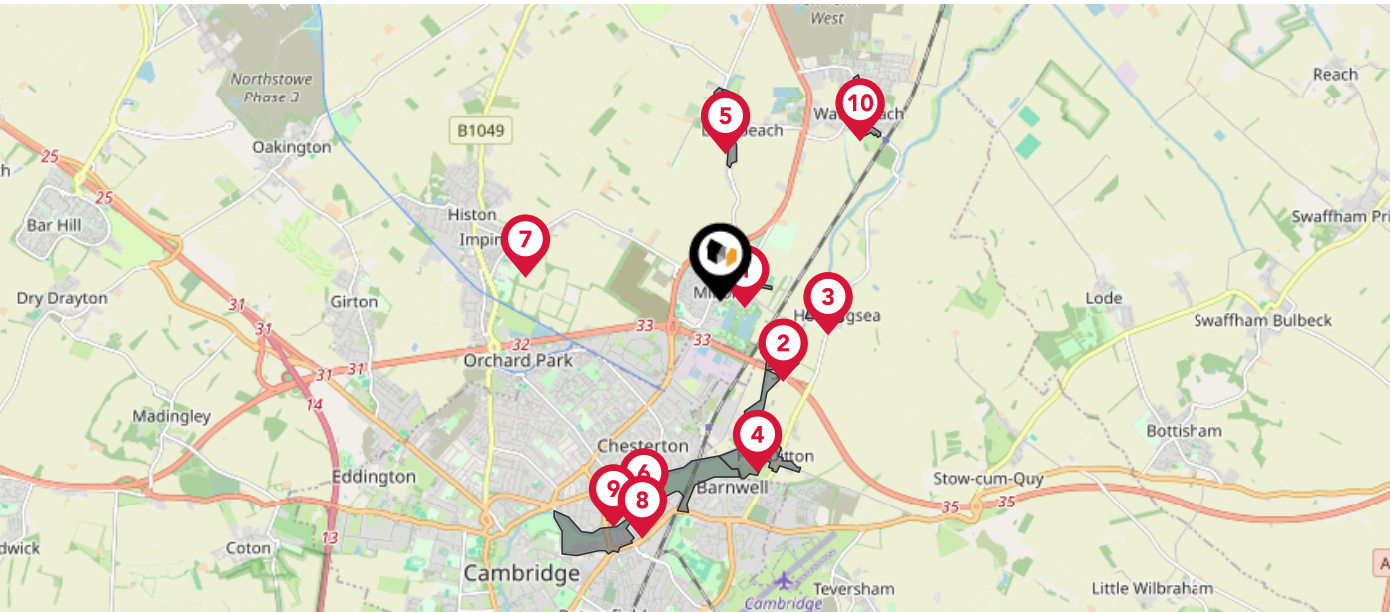


Maps

Conservation Areas

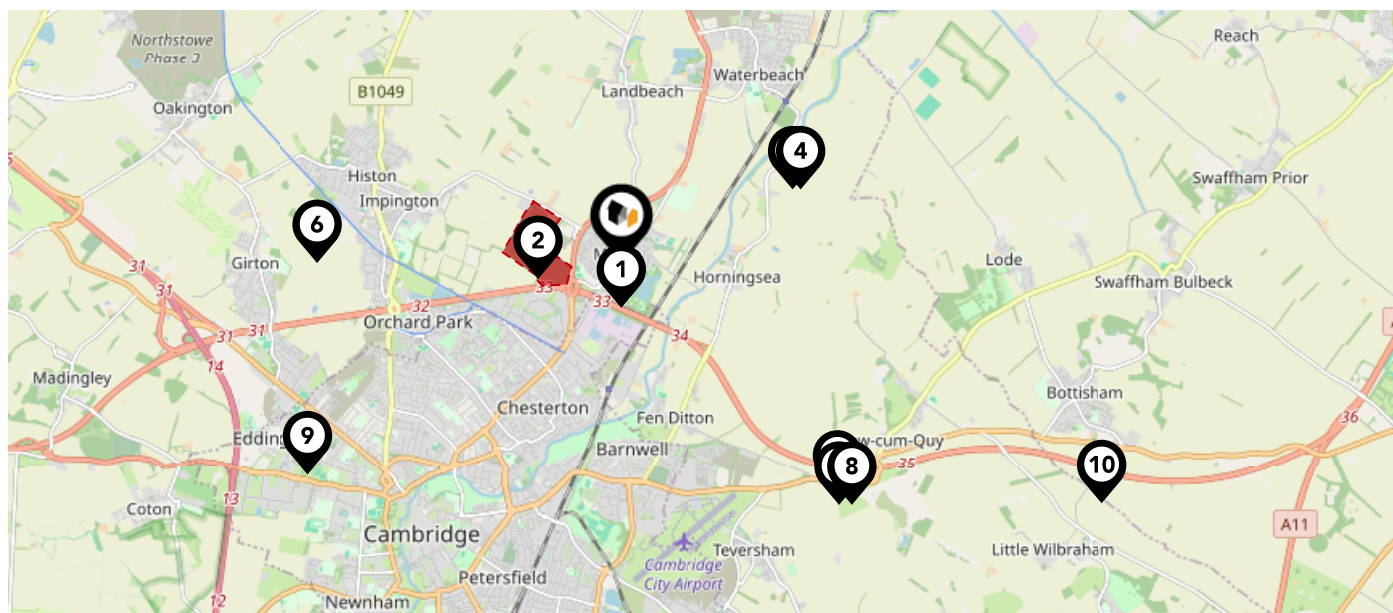


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Milton
2	Baits Bite Lock
3	Horningsea
4	Fen Ditton
5	Landbeach
6	Ferry Lane
7	Impington St Andrew's
8	Riverside and Stourbridge Common
9	Chesterton
10	Waterbeach

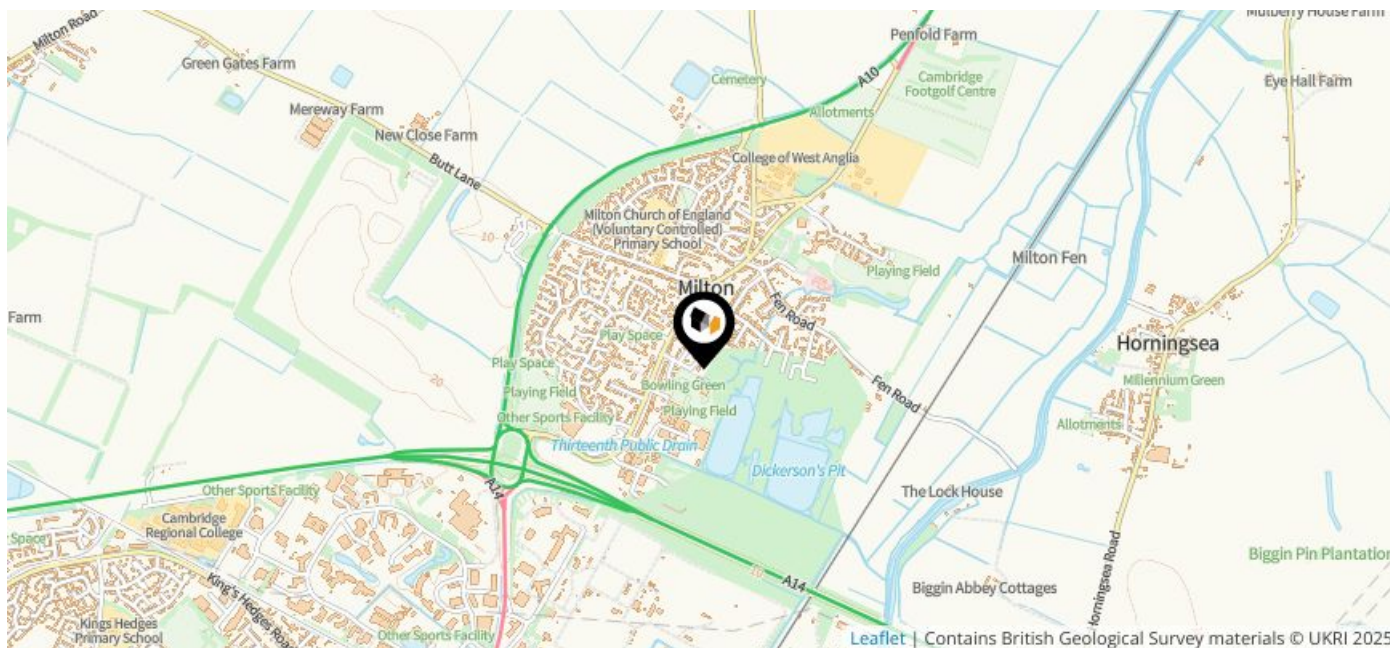
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Clayhithe Cottages-Horningsea	Historic Landfill	
4	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
5	Quy Mill Hotel-Quy	Historic Landfill	
6	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	EA/EPR/NP3790NX/A001	Active Landfill	
9	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
10	Parsonage Farm-Bottisham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



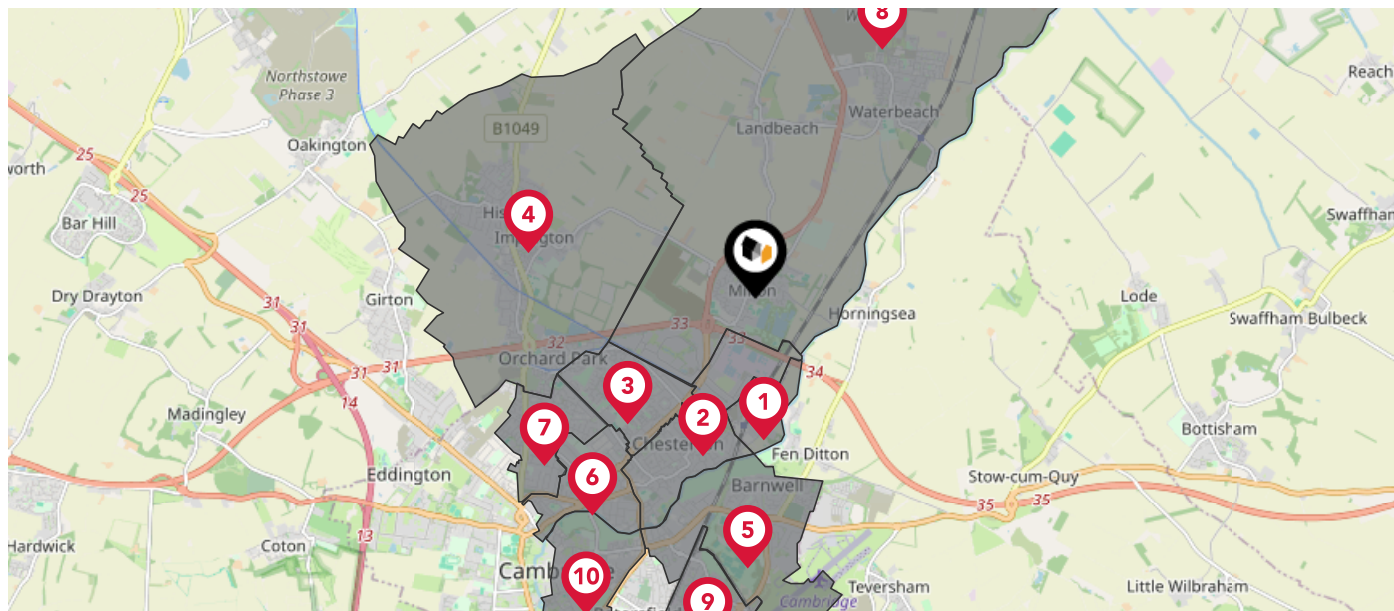
Mine Entry

- ✕ 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

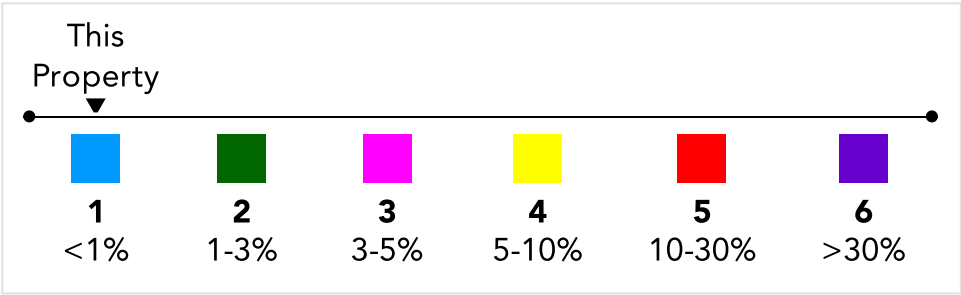
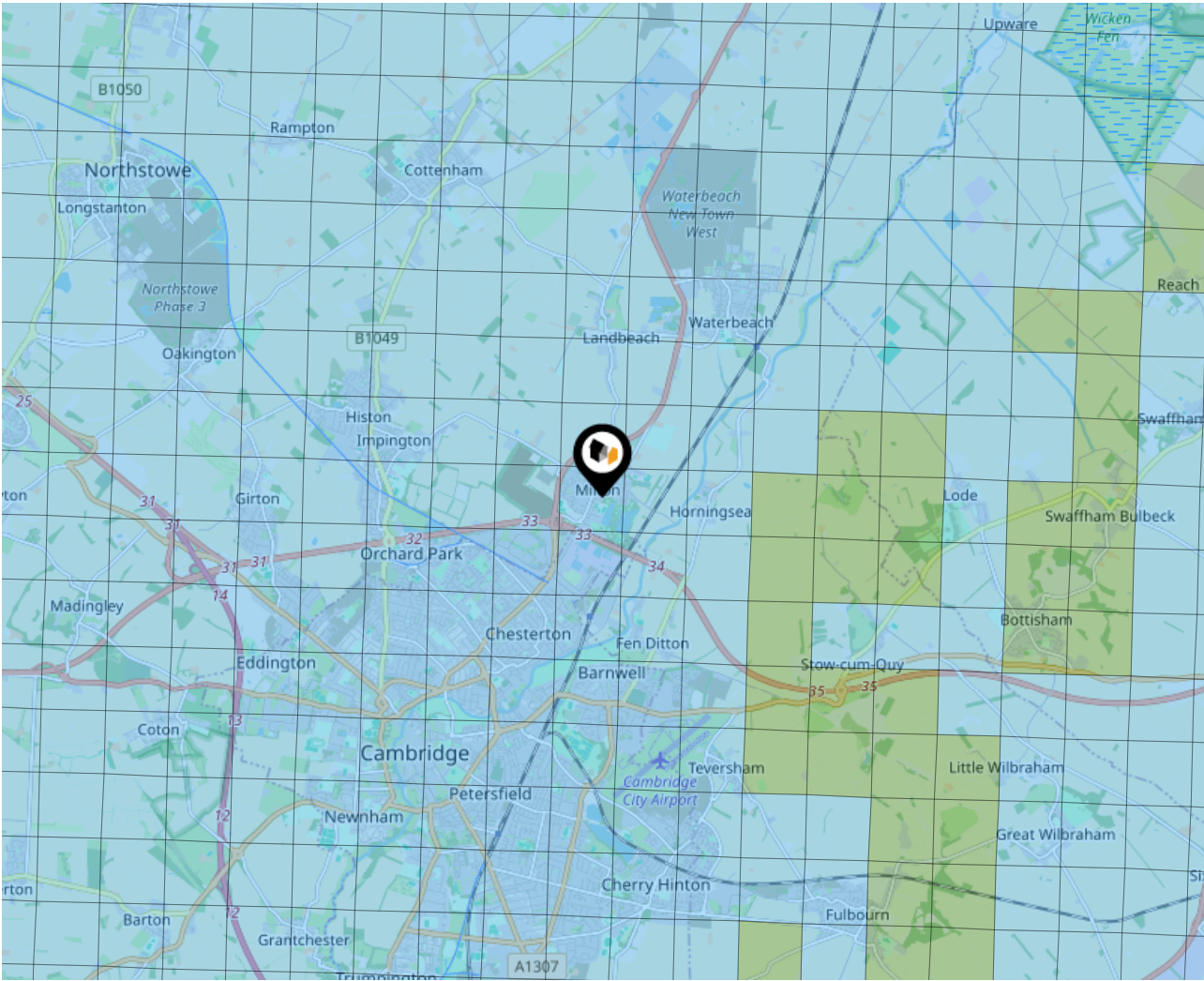


Nearby Council Wards

-  1 Milton & Waterbeach Ward
-  2 East Chesterton Ward
-  3 King's Hedges Ward
-  4 Histon & Impington Ward
-  5 Abbey Ward
-  6 West Chesterton Ward
-  7 Arbury Ward
-  8 Milton & Waterbeach Ward
-  9 Romsey Ward
-  10 Market Ward

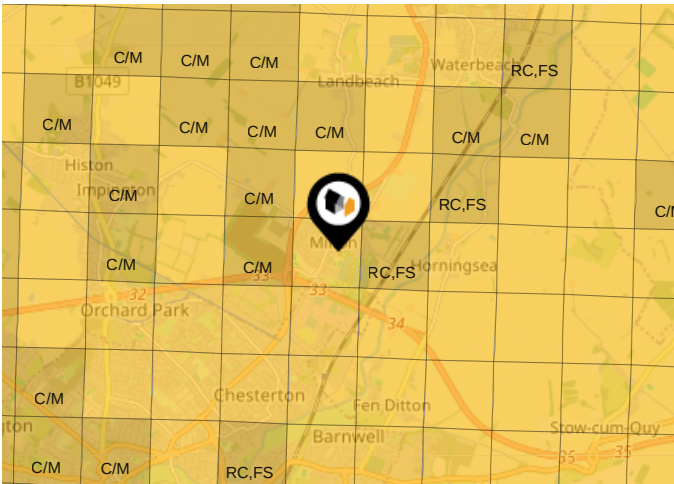
What is Radon?

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



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

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



Primary Classifications (Most Common Clay Types)

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

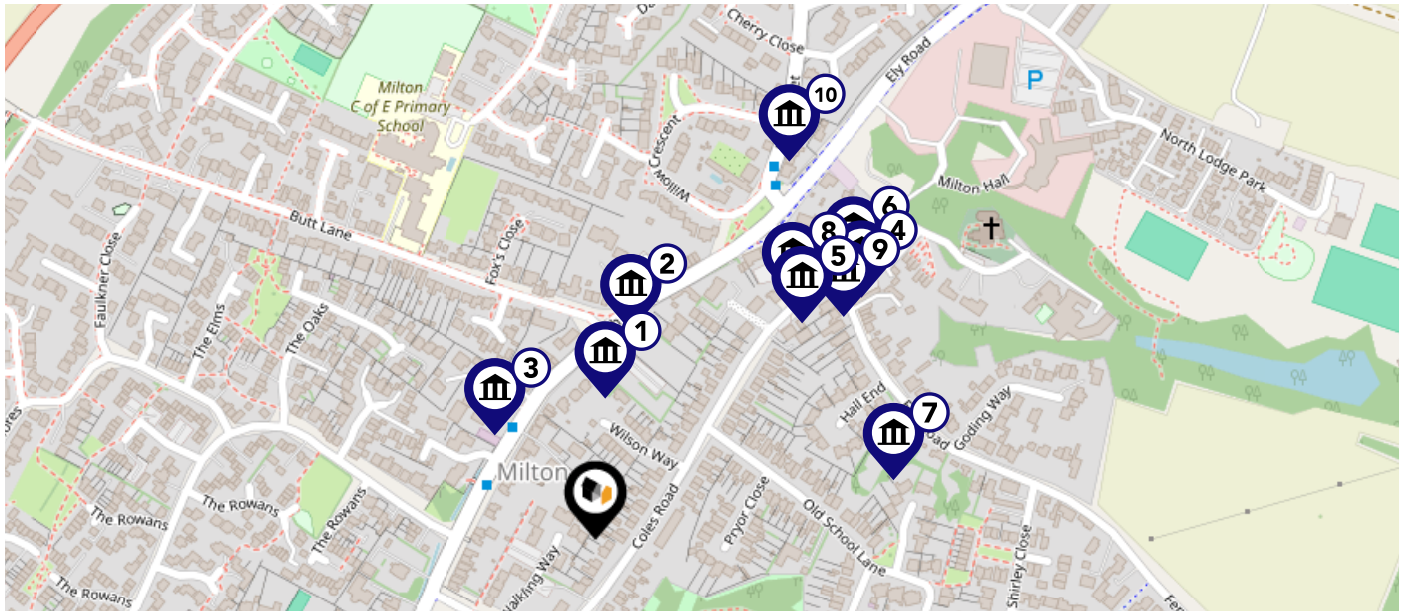
Local Area Masts & Pylons



Key:

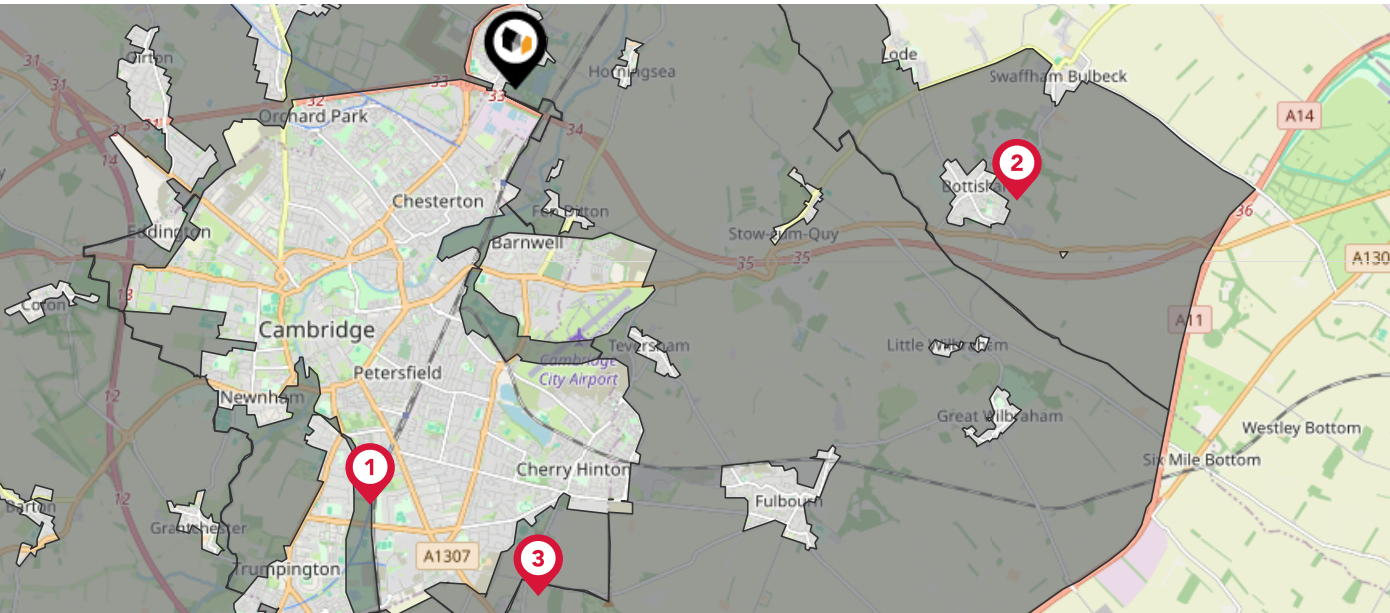
-  Power Pylons
-  Communication Masts

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



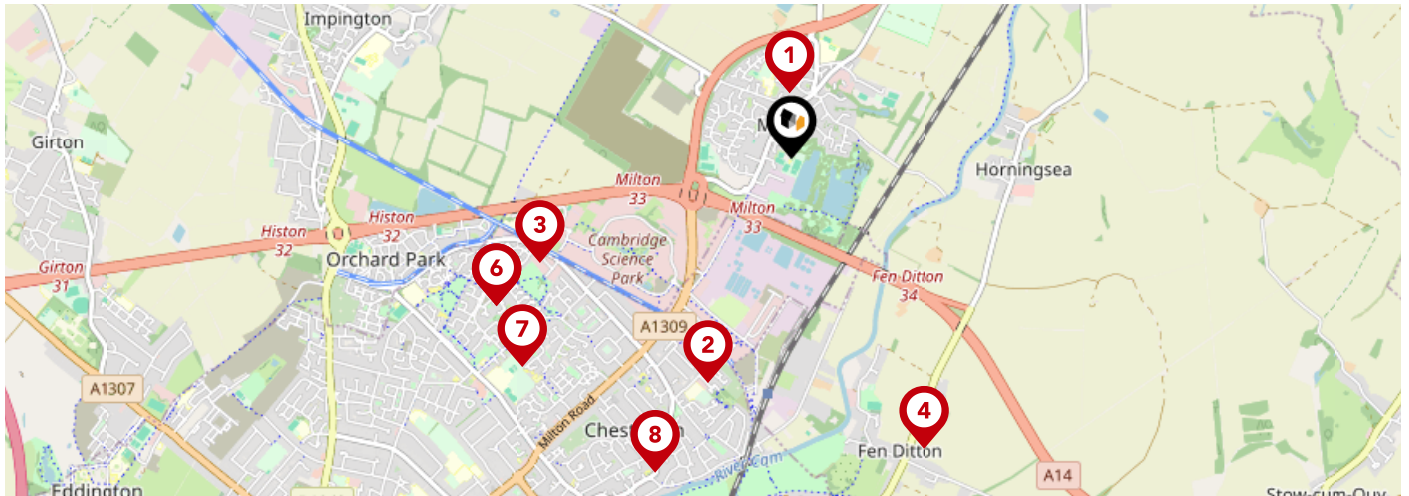
Listed Buildings in the local district		Grade	Distance
	1331323 - White Horse Public House	Grade II	0.1 miles
	1127353 - Lion And Lamb Public House	Grade II	0.1 miles
	1302033 - 3, High Street	Grade II	0.1 miles
	1331319 - 2, Church Lane	Grade II	0.2 miles
	1428634 - Milton War Memorial	Grade II	0.2 miles
	1127347 - 1, Church Lane	Grade II	0.2 miles
	1127351 - Milton House	Grade II	0.2 miles
	1127350 - Queen Anne's Lodge	Grade II	0.2 miles
	1331321 - Jolly Brewers Public House	Grade II	0.2 miles
	1179307 - Essex House	Grade II	0.2 miles

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



Nearby Green Belt Land

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



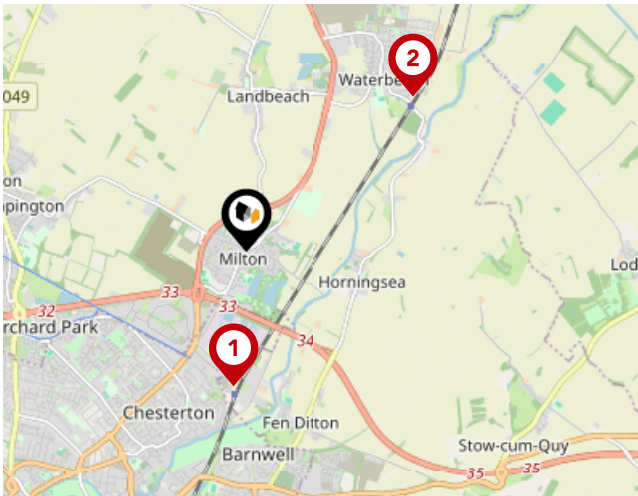
		Nursery	Primary	Secondary	College	Private
1	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:0.3	☐	☒	☐	☐	☐
2	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.08	☐	☒	☐	☐	☐
3	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:1.24	☐	☐	☒	☐	☐
4	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.45	☐	☒	☐	☐	☐
5	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.49	☒	☐	☐	☐	☐
6	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:1.49	☐	☒	☐	☐	☐
7	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.55	☐	☒	☐	☐	☐
8	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:1.55	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:1.7	☐	☐	☒	☐	☐
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.77	☒	☐	☐	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.79	☐	☐	☒	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.89	☐	☒	☐	☐	☐
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:1.92	☐	☐	☒	☐	☐
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.94	☐	☐	☒	☐	☐
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.97	☐	☐	☒	☐	☐
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:2.02	☐	☒	☐	☐	☐

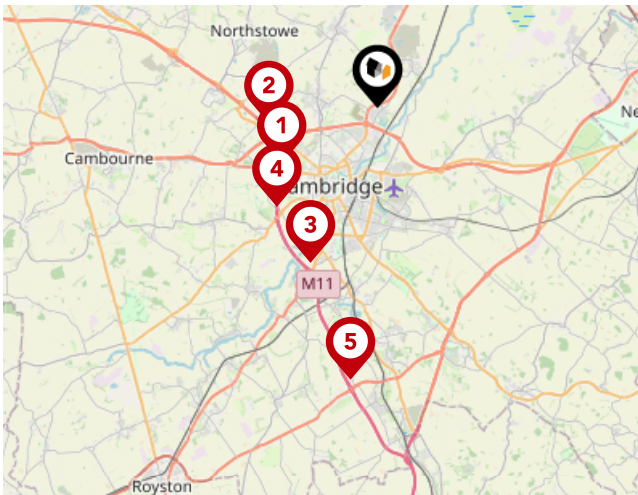
Area

Transport (National)



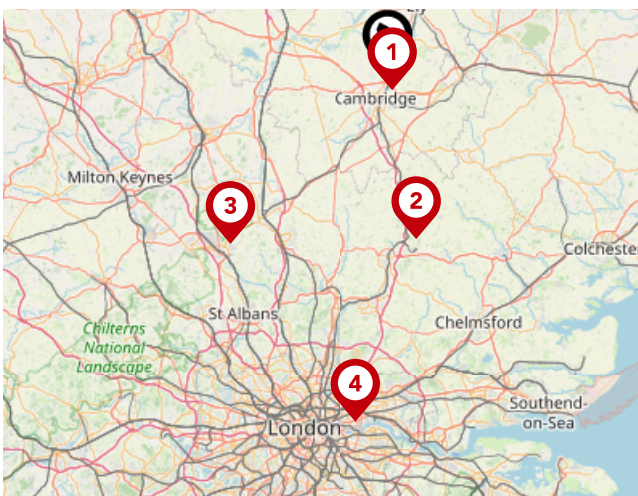
National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	1.22 miles
	Waterbeach Rail Station	2.07 miles
	Cambridge Rail Station	3.46 miles



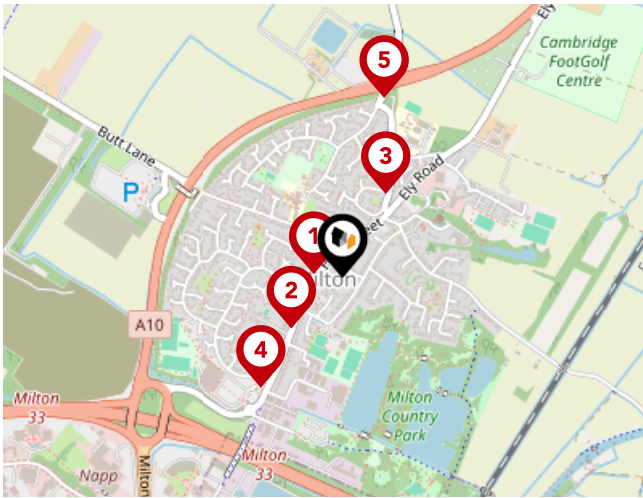
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J13	4.09 miles
	M11 J14	4.01 miles
	M11 J11	6.16 miles
	M11 J12	5.16 miles
	M11 J10	9.97 miles



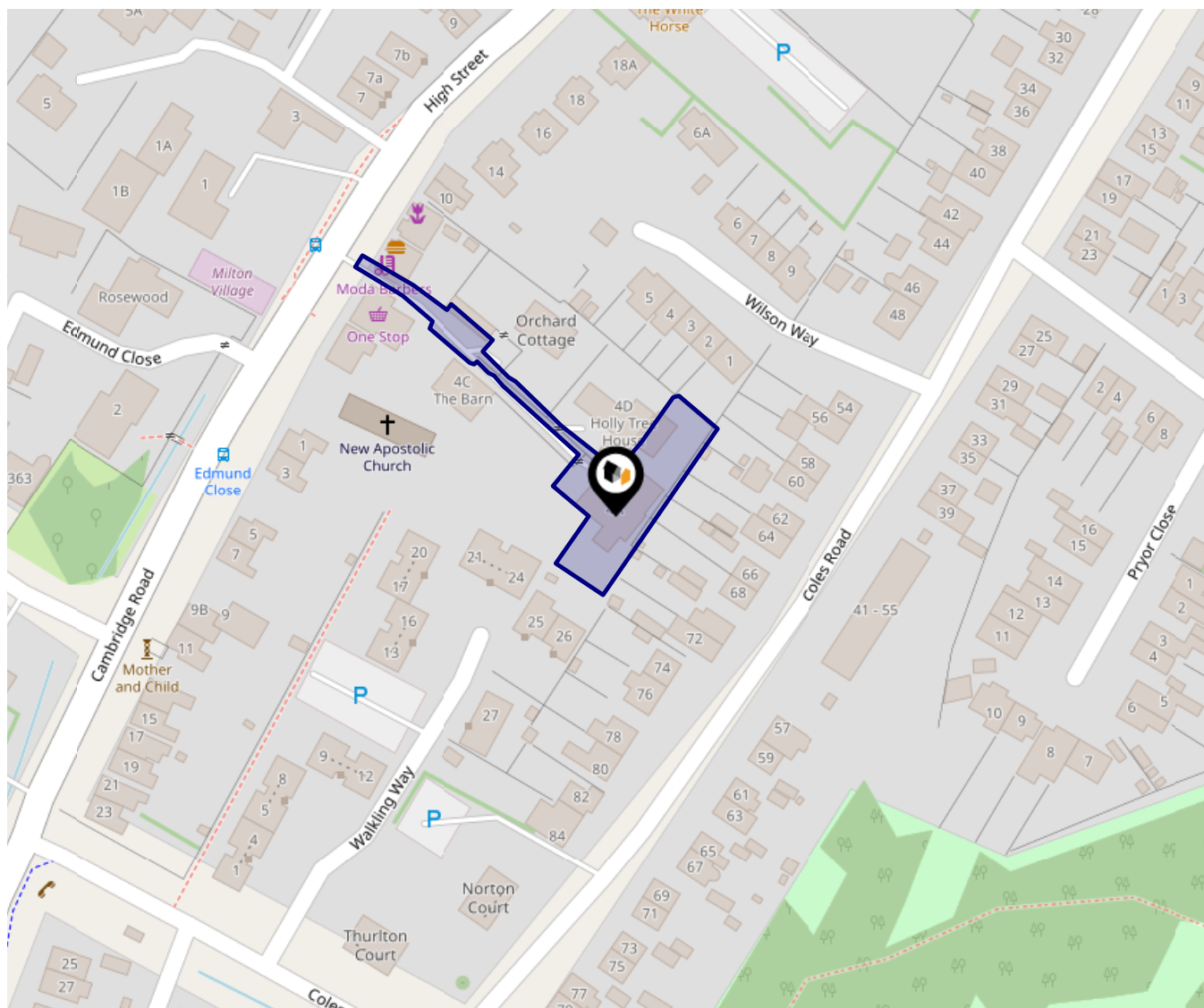
Airports/Helipads

Pin	Name	Distance
	Cambridge	2.57 miles
	Stansted Airport	24.67 miles
	Luton Airport	33.96 miles
	Silvertown	51.32 miles



Bus Stops/Stations

Pin	Name	Distance
1	Edmund Close	0.06 miles
2	Barnabas Court	0.16 miles
3	Ely Road	0.21 miles
4	Winship Road	0.31 miles
5	College of West Anglia	0.42 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

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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



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