

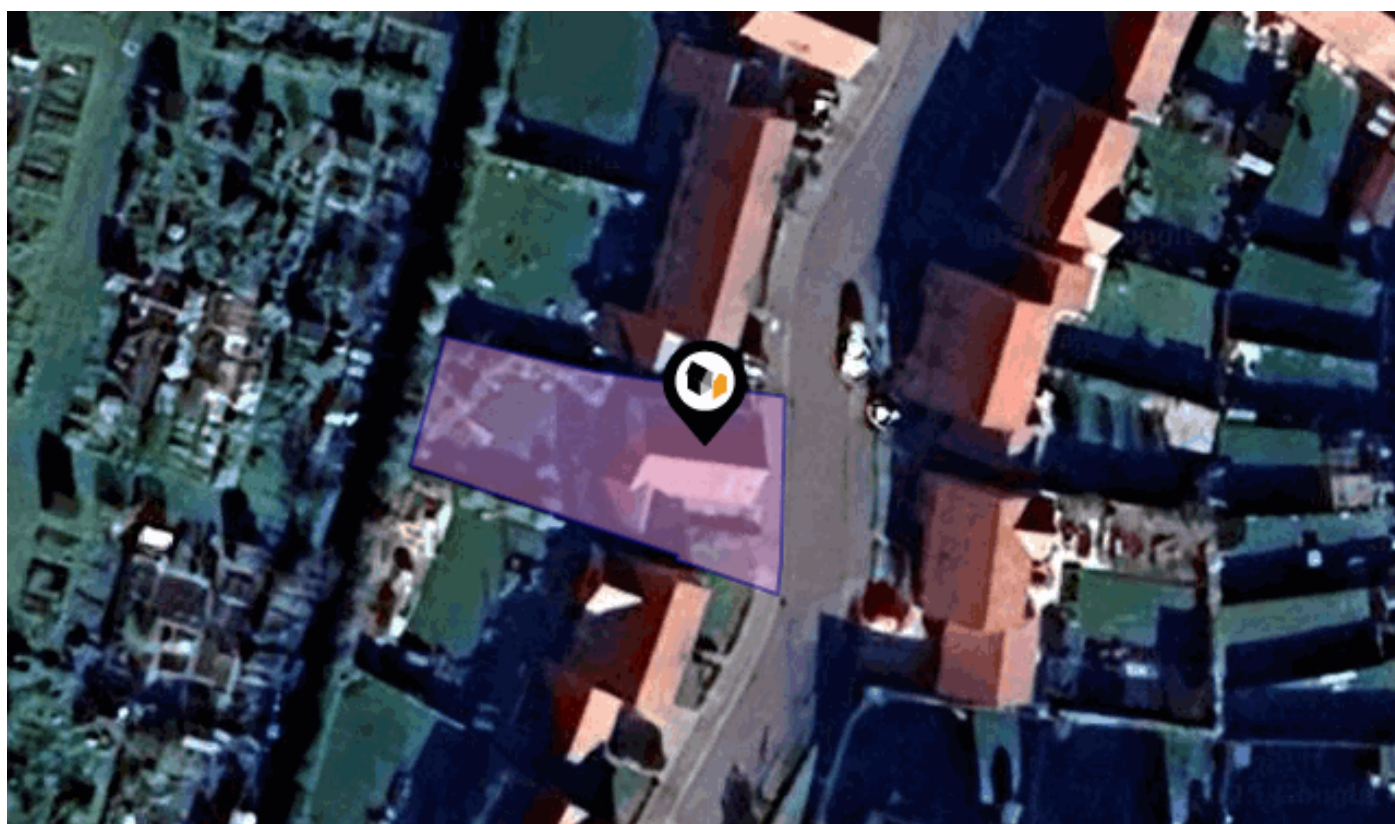


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd December 2025



LARKFIELD, GREAT ABINGTON, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,280 ft ² / 119 m ²		
Plot Area:	0.1 acres		
Year Built :	2019		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB448413		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	35 mb/s	1800 mb/s
• Surface Water	Very low			

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

Planning records for: **9 Larkfield Great Abington Cambridgeshire CB21 6DJ**

Reference - 24/00707/HFUL	
Decision:	Decided
Date:	27th February 2024
Description:	Erection of a 4 x 3m gazebo in the rear garden.

Planning records for: **22 Larkfield Great Abington Cambridgeshire CB21 6DJ**

Reference - 24/04477/HFUL	
Decision:	Decided
Date:	29th November 2024
Description:	Single storey front, side and rear extension connecting to the existing garage with part conversion of the garage to a habitable space.

Reference - 24/03483/HFUL	
Decision:	Withdrawn
Date:	17th September 2024
Description:	Part two storey, part single storey front, side and rear extension connecting to existing garage, with part conversion of garage to habitable space. Installation of new air source heat pump and relocation of existing air source heat pump.

Planning records for: **The Black Bull 27 High Street Balsham Cambridge Cambridgeshire CB21 6DJ**

Reference - S/1540/11	
Decision:	Decided
Date:	29th July 2011
Description:	Single storey rear extension and front canopy infill to detached annexe.

LARKFIELD, GREAT ABINGTON, CAMBRIDGE, CB21



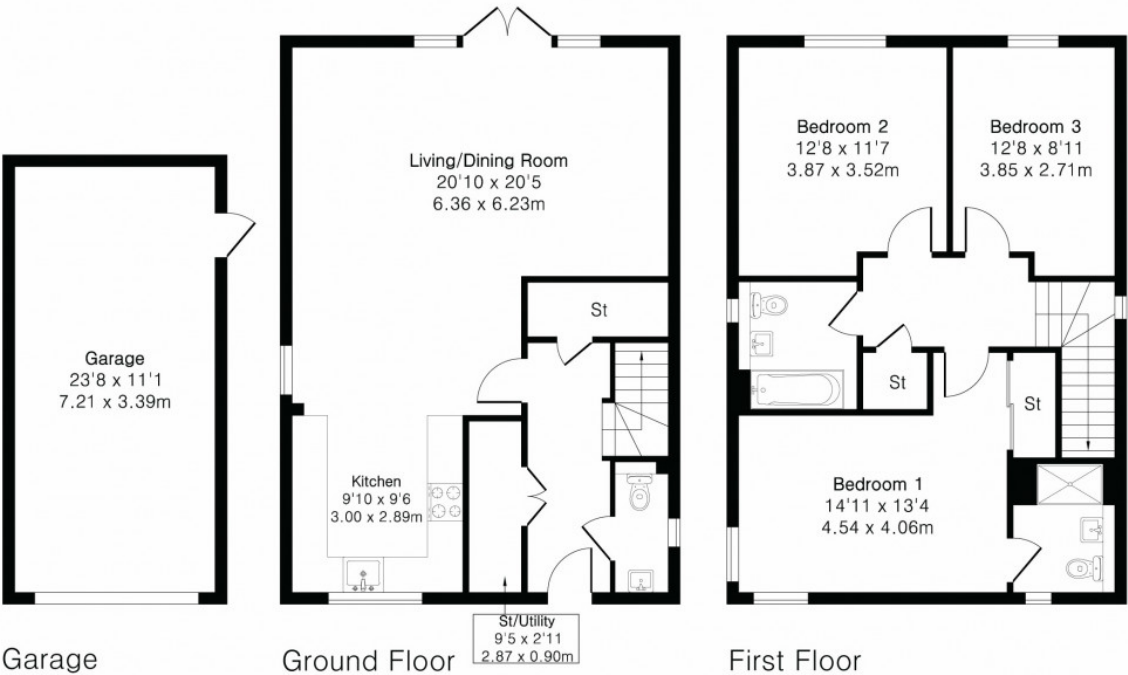
LARKFIELD, GREAT ABINGTON, CAMBRIDGE, CB21

**Approximate Gross Internal Area 1264 sq ft - 118 sq m
(Excluding Garage)**

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 632 sq ft – 59 sq m

Garage Area 263 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE CURTIS & CO

Larkfield, Great Abington, CB21

Energy rating

B

Valid until 17.07.2029

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, Underfloor heating and radiators, pipes in screed above insulation, electric
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 0.17 W/m-Â°K
Total Floor Area:	119 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Air Source Heat Pump at rear of property

Other

Electricity Supply

Octopus

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.



/cookecurtisco



/cookecurtisco

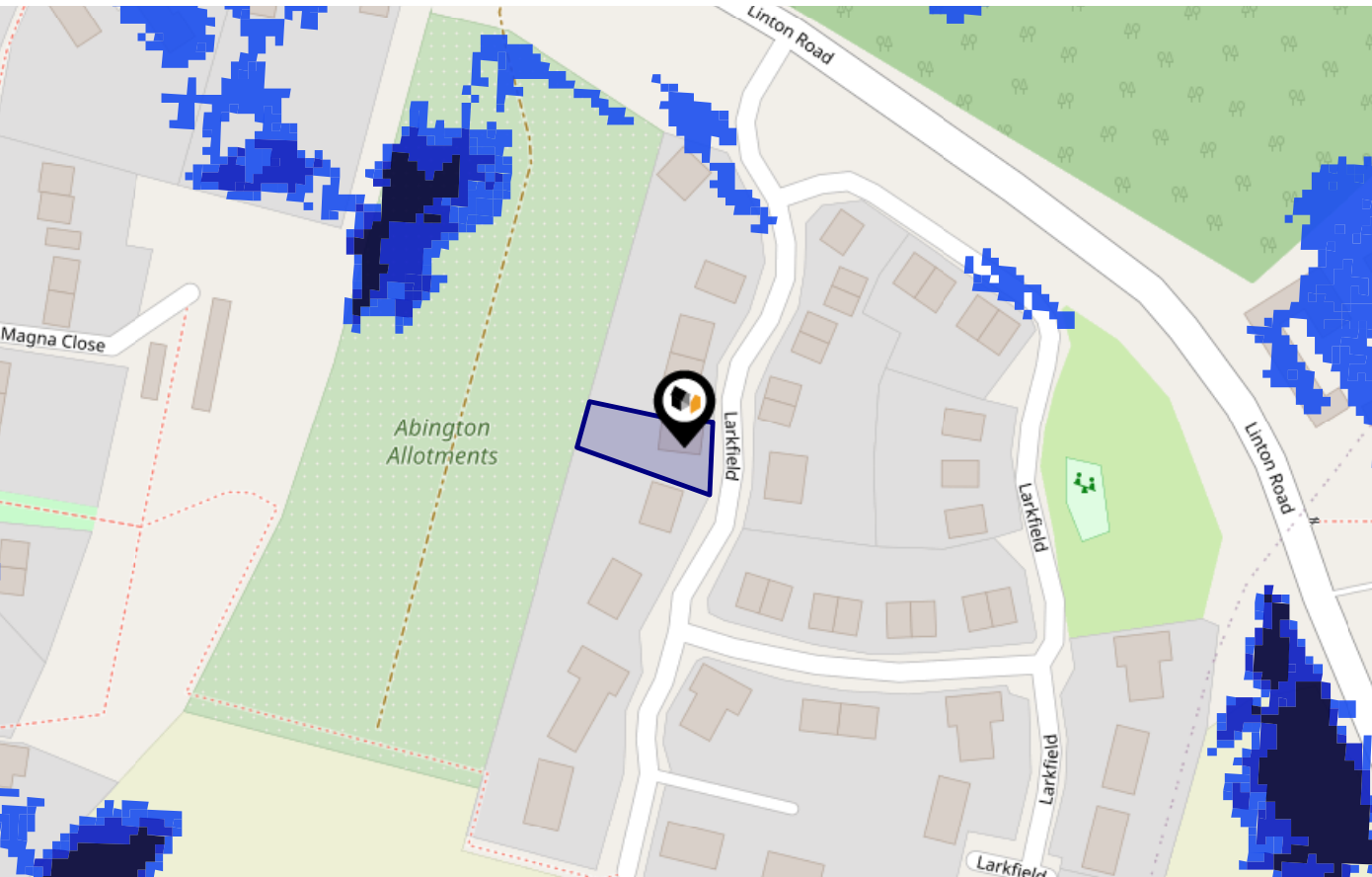
Important - Please read

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.

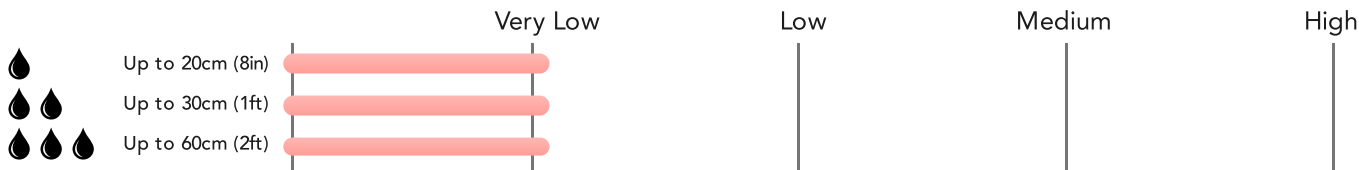


Risk Rating: Very low

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:

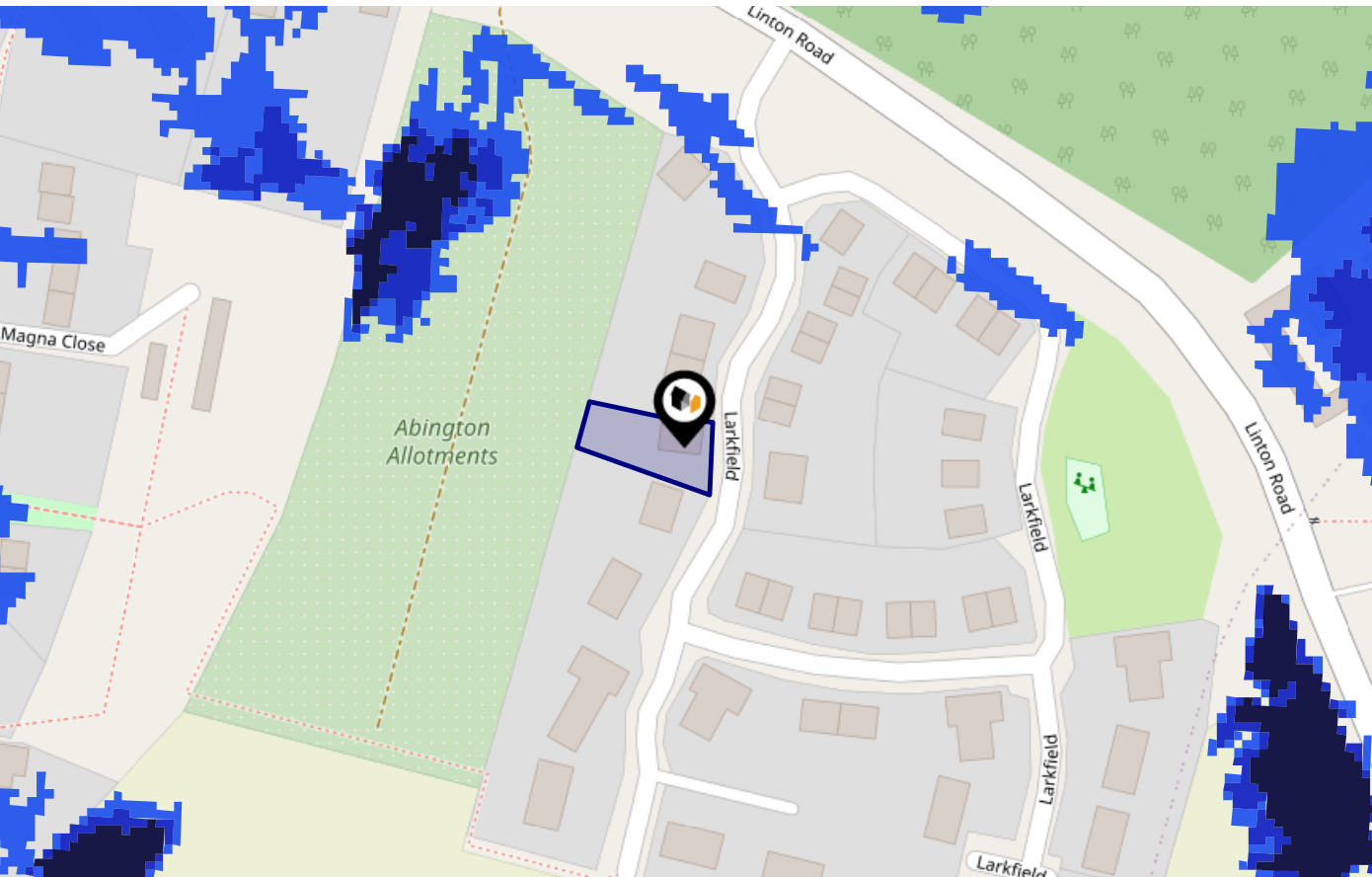


Flood Risk

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.

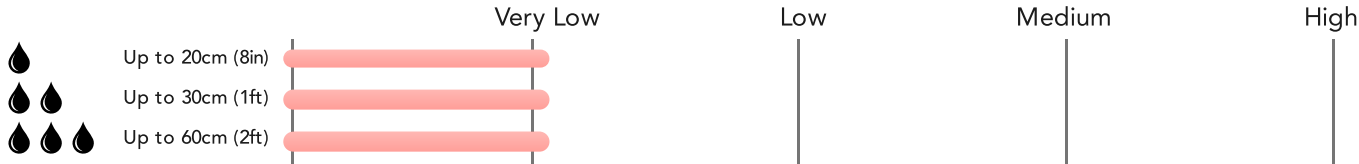


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Chance of flooding to the following depths at this property:

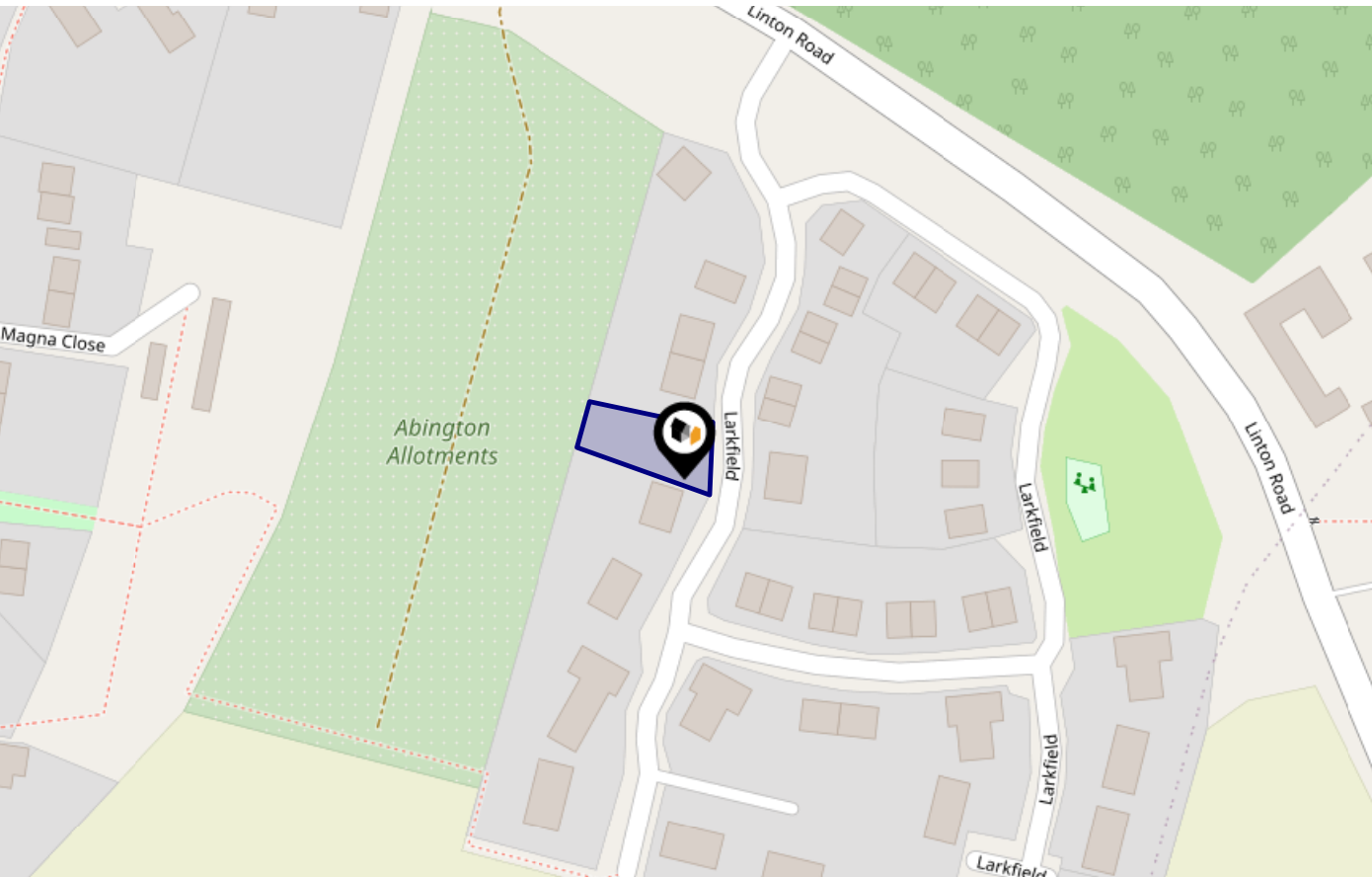


Flood Risk

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.

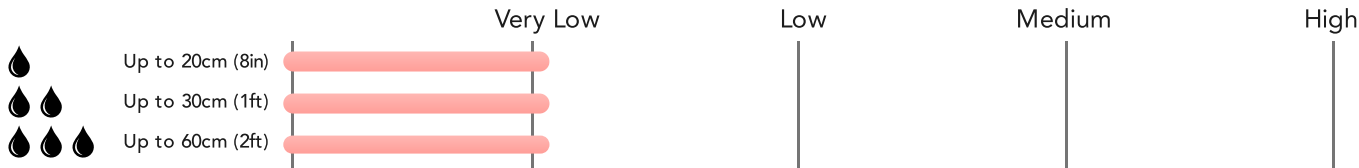


Risk Rating: Very low

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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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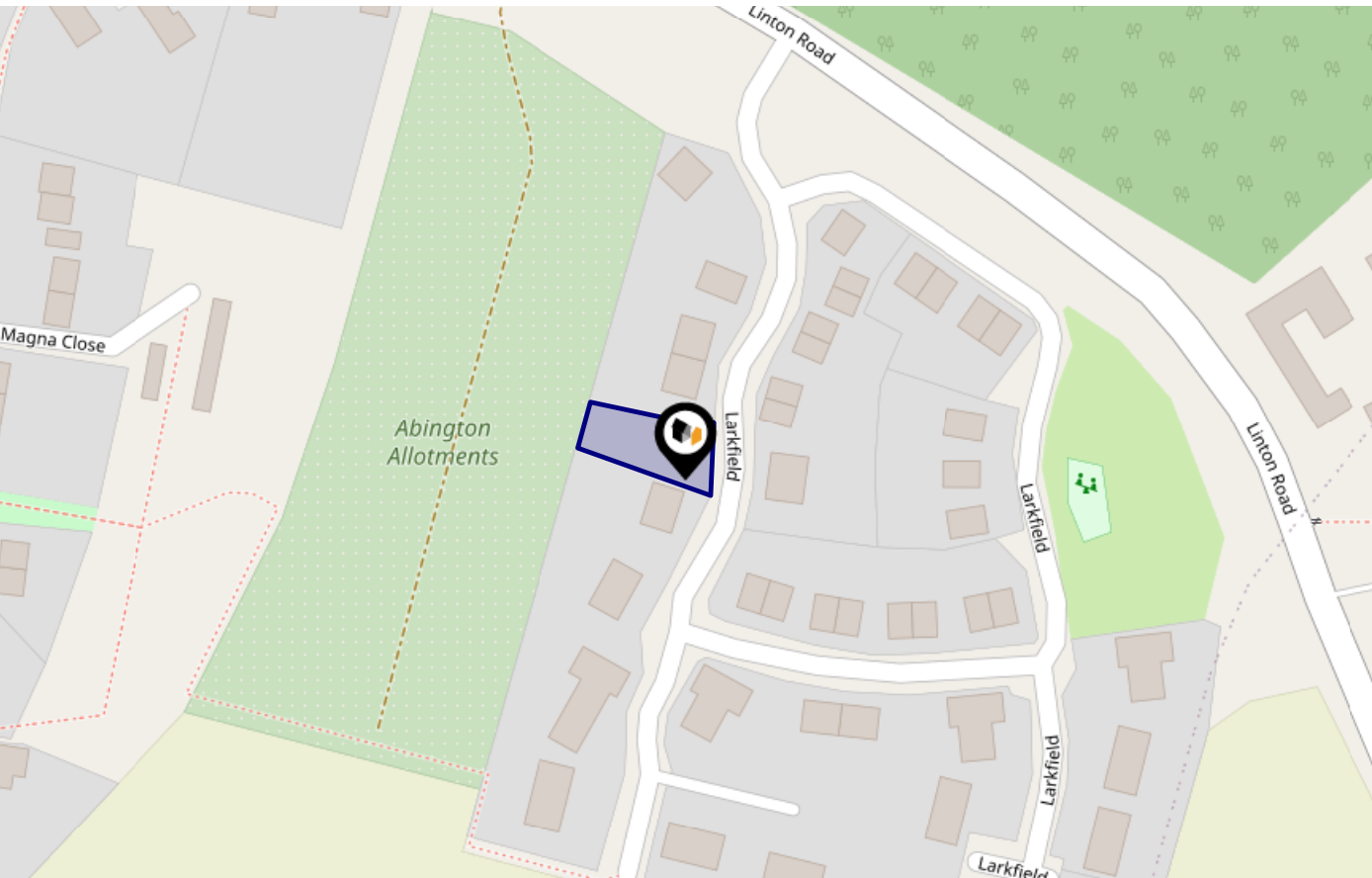


Flood Risk

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.

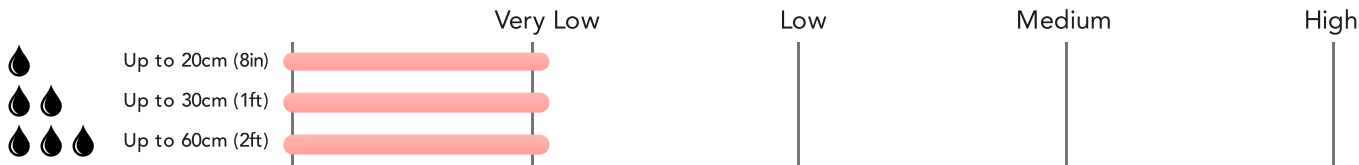


Risk Rating: Very low

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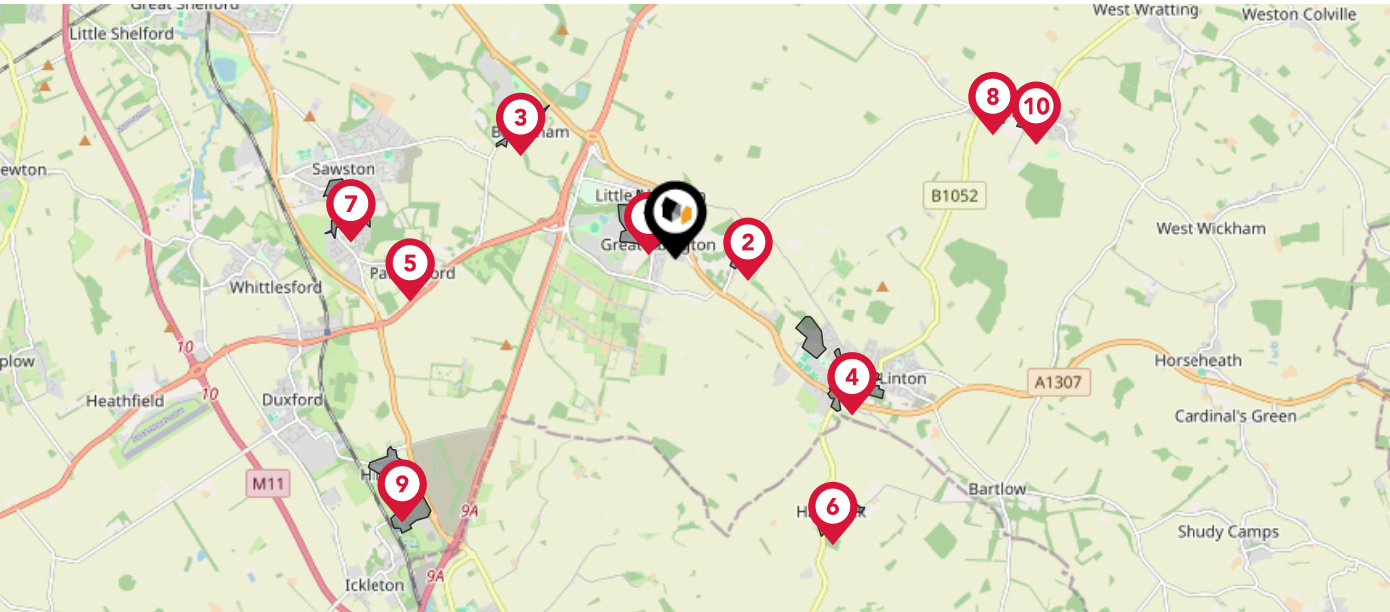


Maps

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	Great and Little Abington
2	Hildersham
3	Babraham
4	Linton
5	Pampisford
6	Hadstock
7	Sawston
8	Balsham West End
9	Hinxton
10	Balsham Village

Maps

Landfill Sites

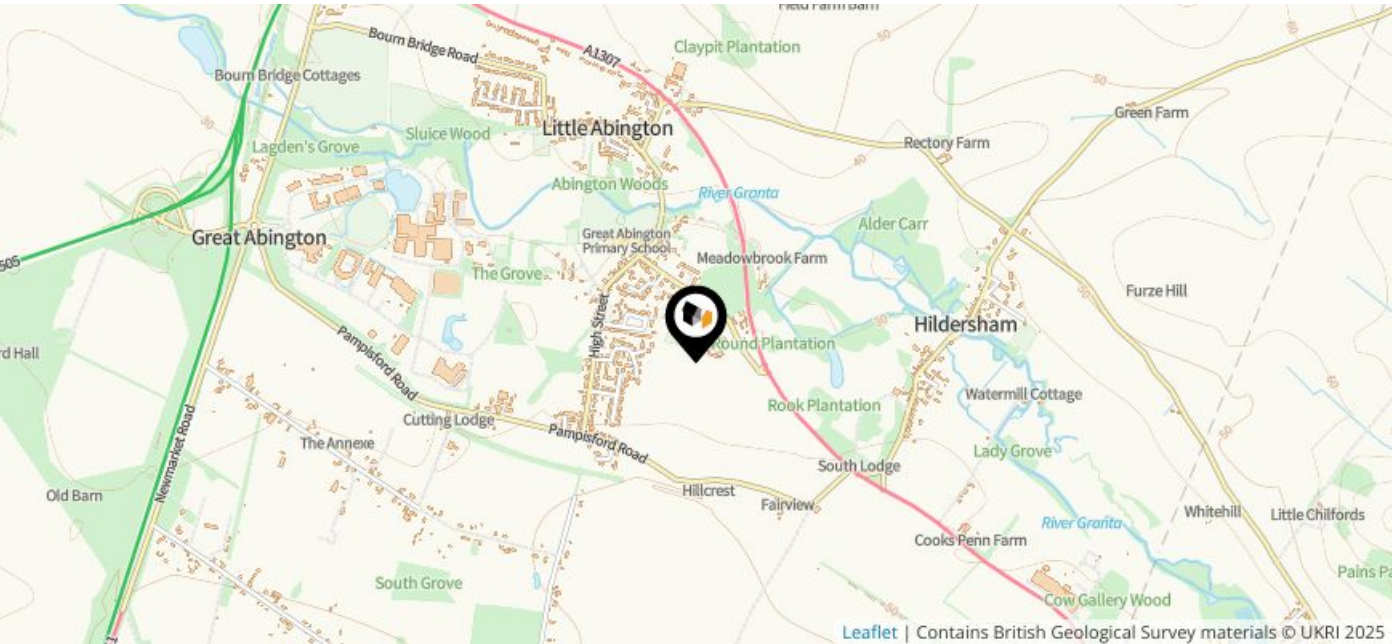


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Home Farm-Babraham	Historic Landfill
2	Home Farm-Babraham	Historic Landfill
3	Home Farm-Babraham	Historic Landfill
4	Home Farm-Babraham, Cambridge	Historic Landfill
5	Pen Farm-Hadstock	Historic Landfill
6	Home Farm-Babraham	Historic Landfill
7	Eastern County Leather-Sawston	Historic Landfill
8	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill
9	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill
10	Sindalls-Sawston	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



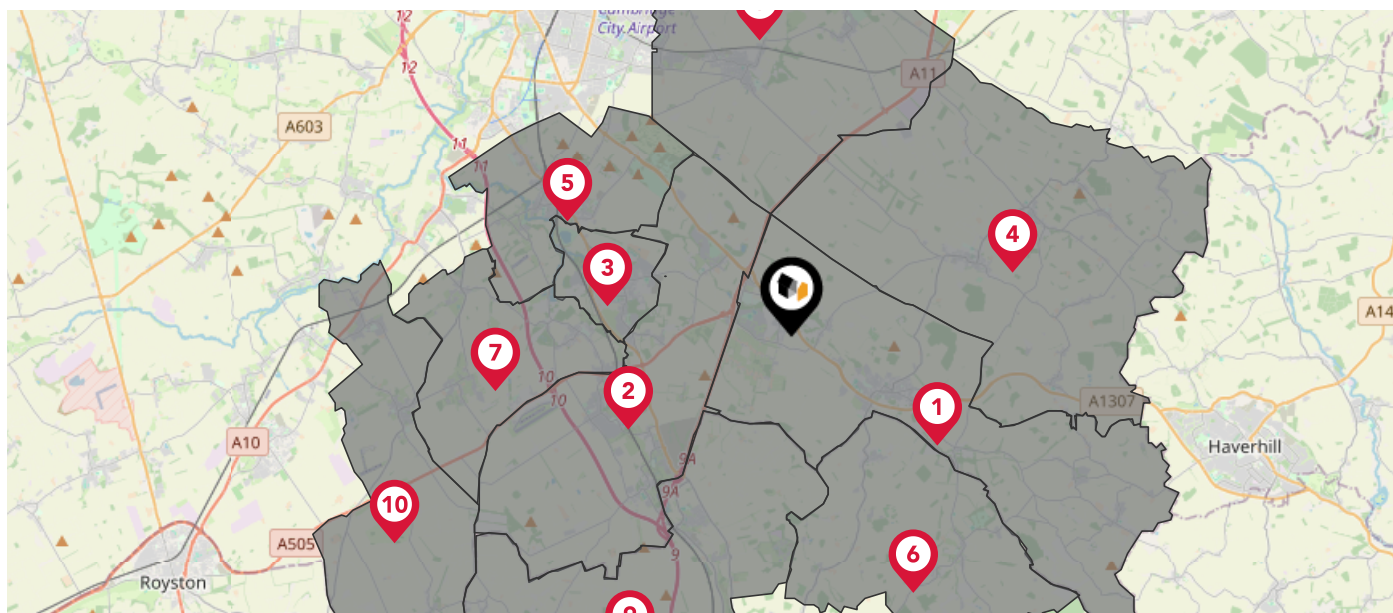
Mine Entry

- ✕ 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



Linton Ward



Duxford Ward



Sawston Ward



Balsham Ward



Shelford Ward



Ashdon Ward



Whittlesford Ward



Fen Ditton & Fulbourn Ward



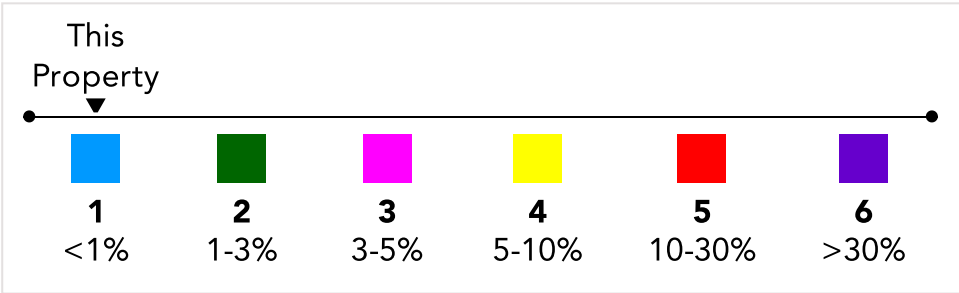
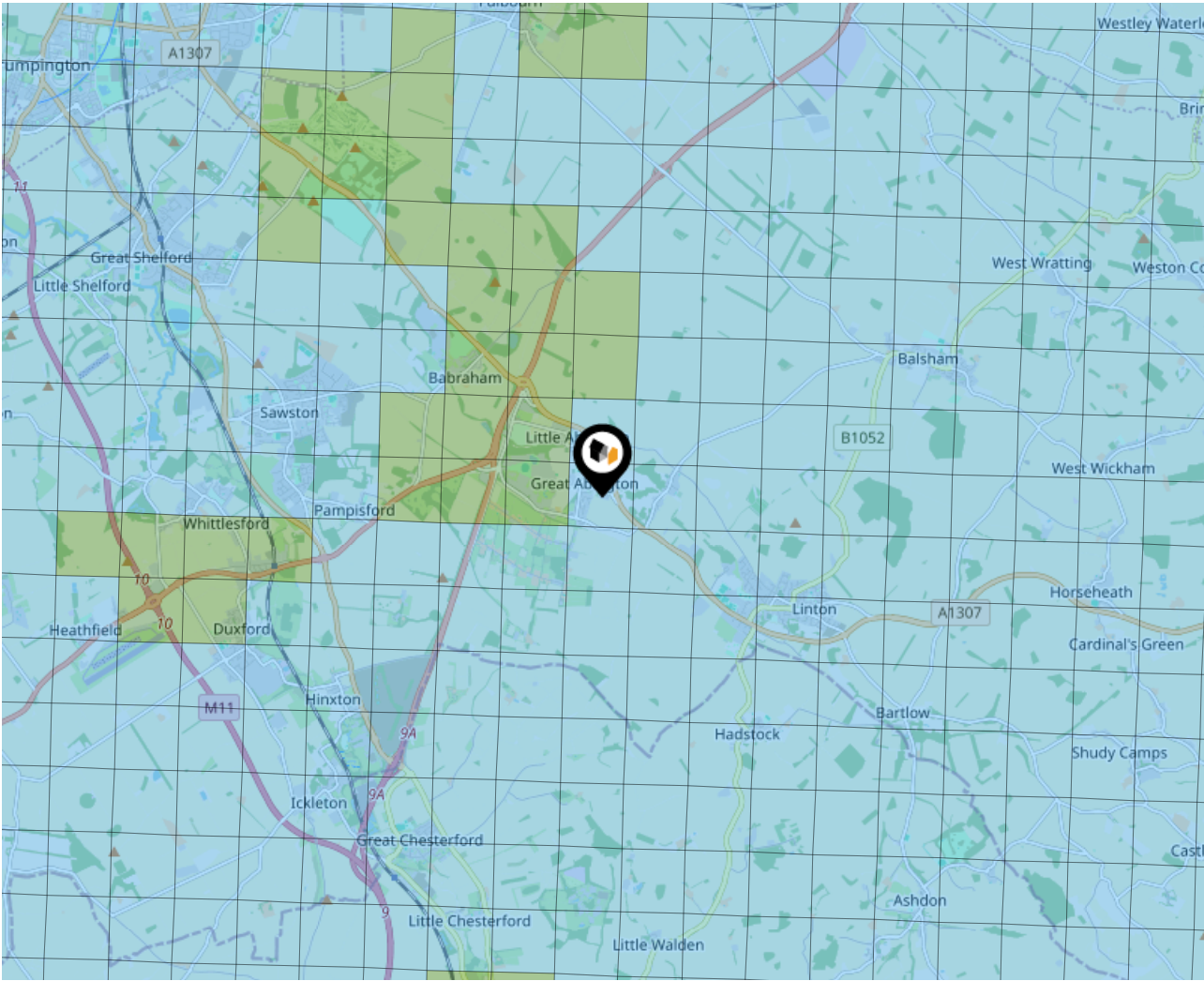
Littlebury, Chesterford & Wenden Lofts Ward



Foxton Ward

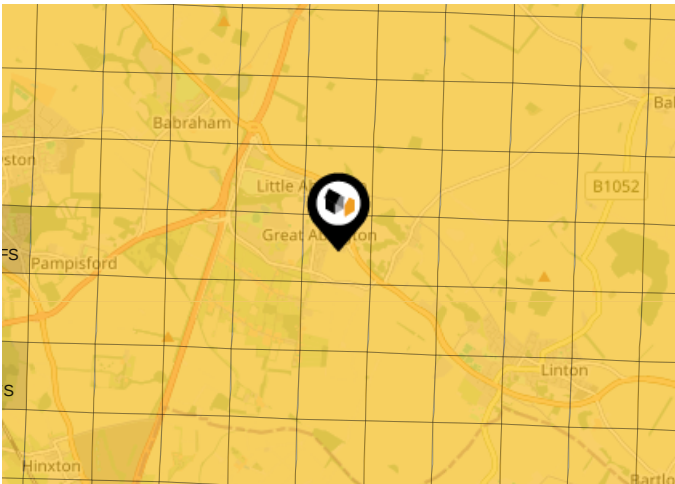
What is Radon?

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)		

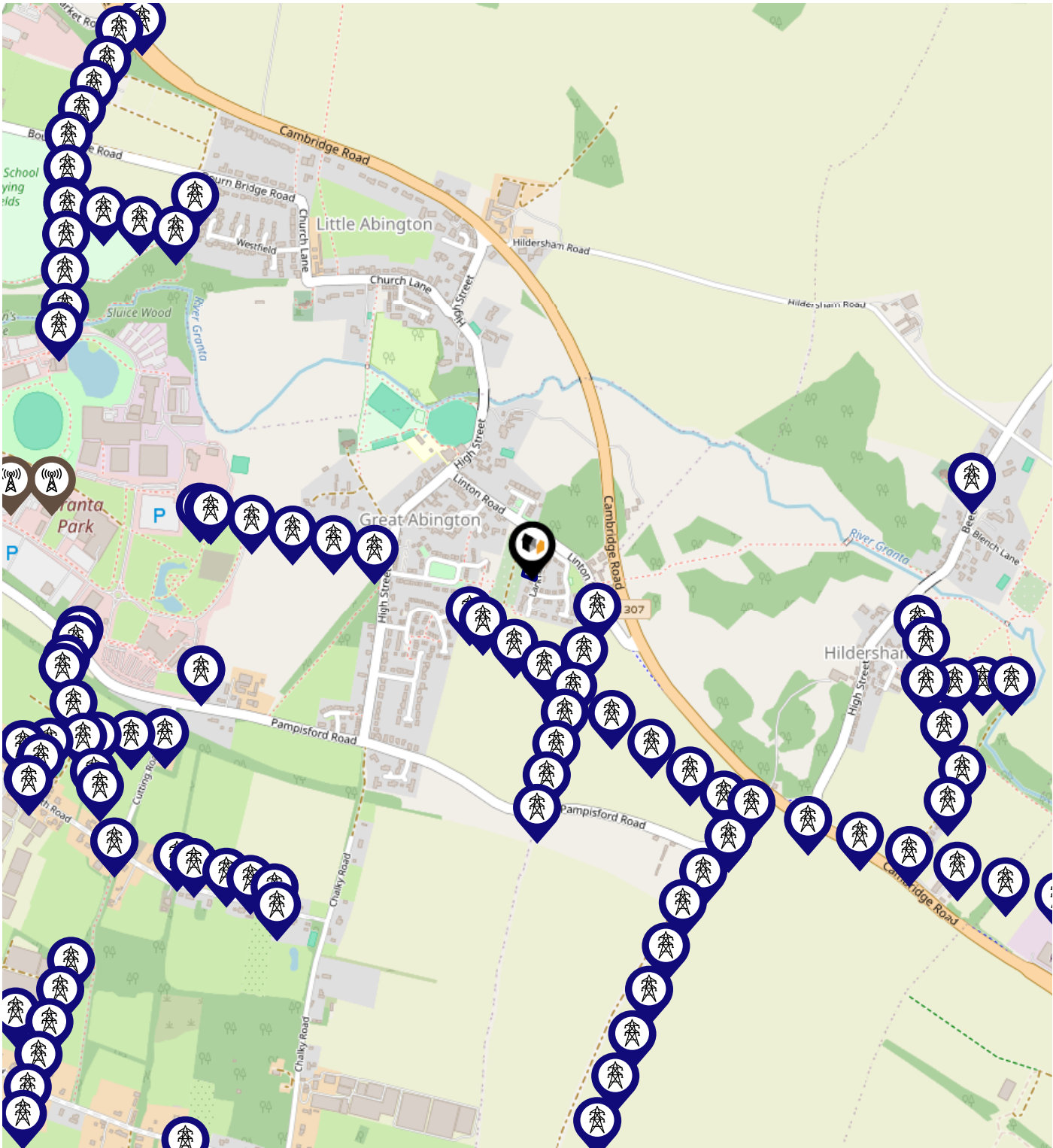


Primary Classifications (Most Common Clay Types)



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

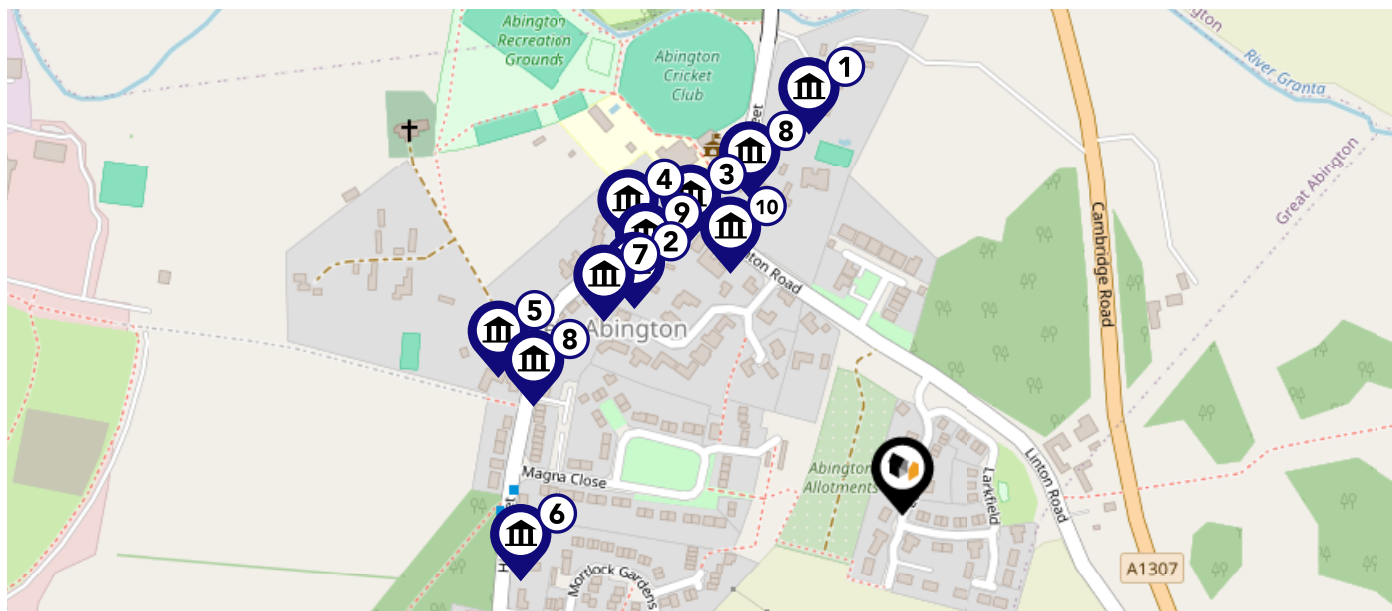
Masts & Pylons












Key:

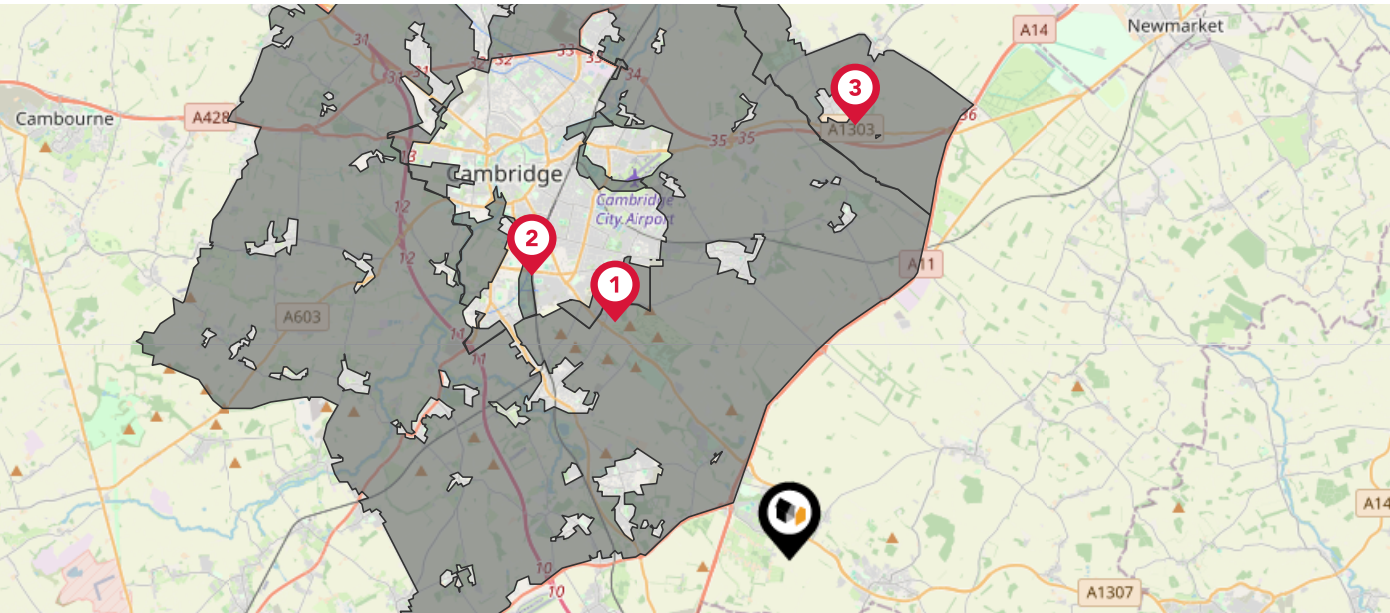
-  Power Pylons
-  Communication Masts

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
	1127710 - Abington Lodge	Grade II	0.2 miles
	1127713 - 87, High Street	Grade II	0.2 miles
	1331136 - 81, High Street	Grade II	0.2 miles
	1127718 - Long Thatch	Grade II	0.2 miles
	1309994 - The Old Guild House	Grade II	0.2 miles
	1310020 - 127, High Street	Grade II	0.2 miles
	1127715 - Pump To Rear Of Number 93	Grade II	0.2 miles
	1127717 - 109, High Street	Grade II	0.2 miles
	1127712 - The Old Forge	Grade II	0.2 miles
	1331138 - Ivy Lodge	Grade II	0.2 miles
	1127711 - Three Tuns	Grade II	0.2 miles

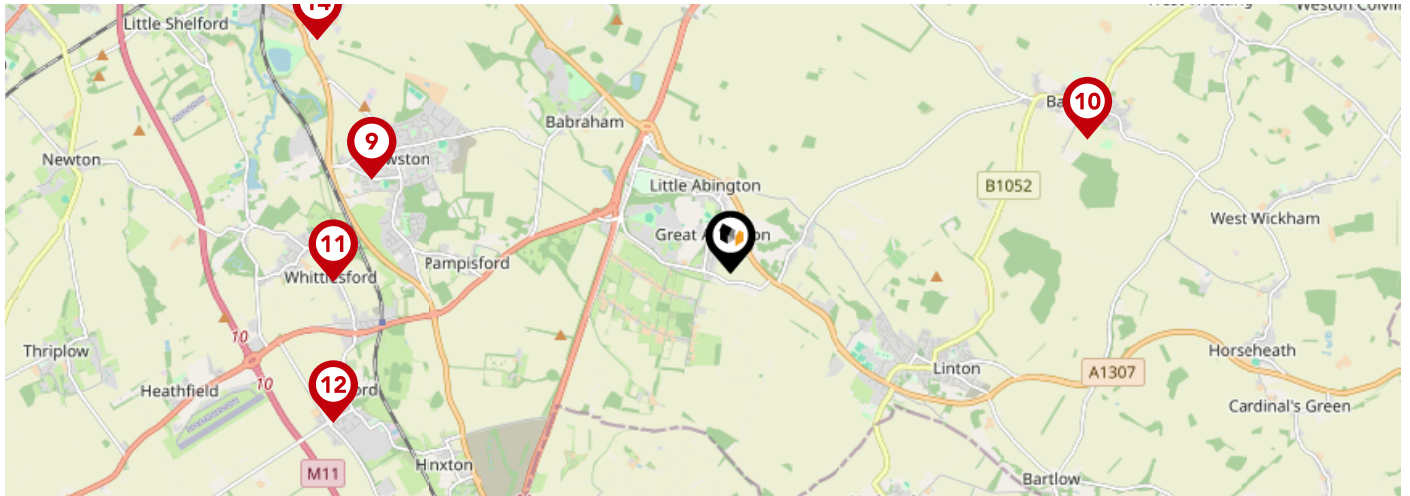
This map displays nearby areas that have been designated as Green Belt...











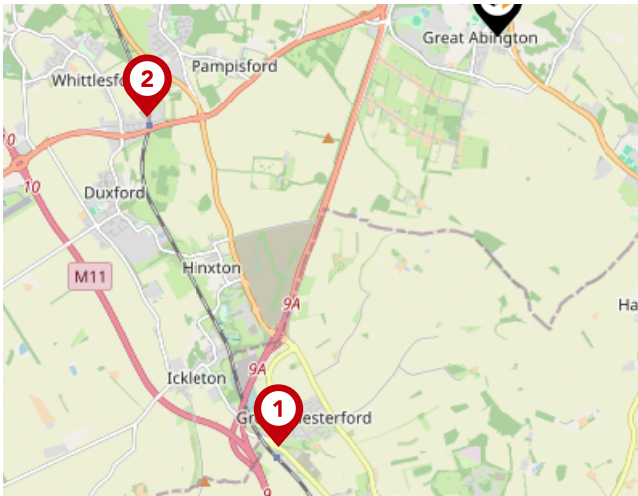
Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:1.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

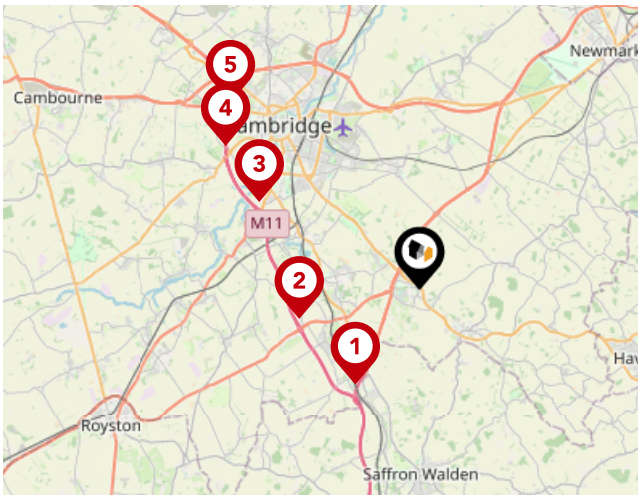


		Nursery	Primary	Secondary	College	Private
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:3.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



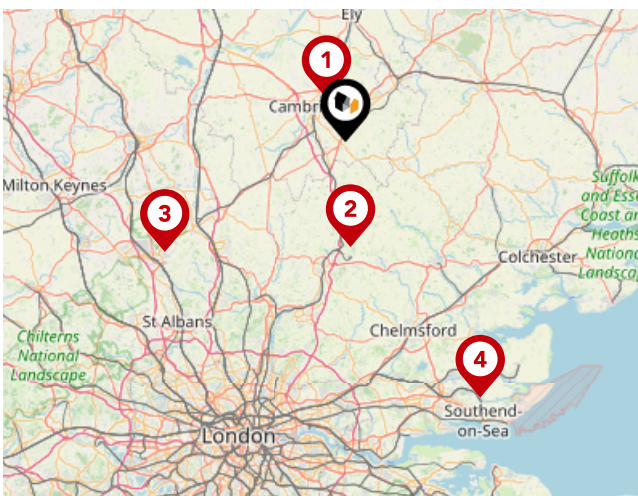
National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	4.24 miles
2	Whittlesford Parkway Rail Station	3.28 miles
3	Shelford (Cambs) Rail Station	4.92 miles



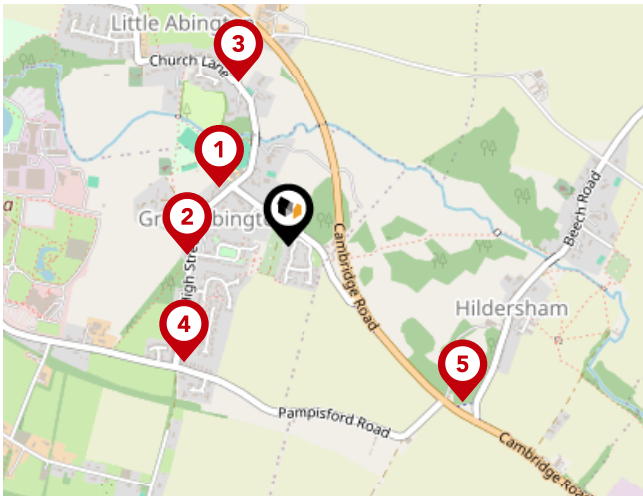
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4.16 miles
2	M11 J10	4.5 miles
3	M11 J11	6.66 miles
4	M11 J12	8.79 miles
5	M11 J13	9.7 miles



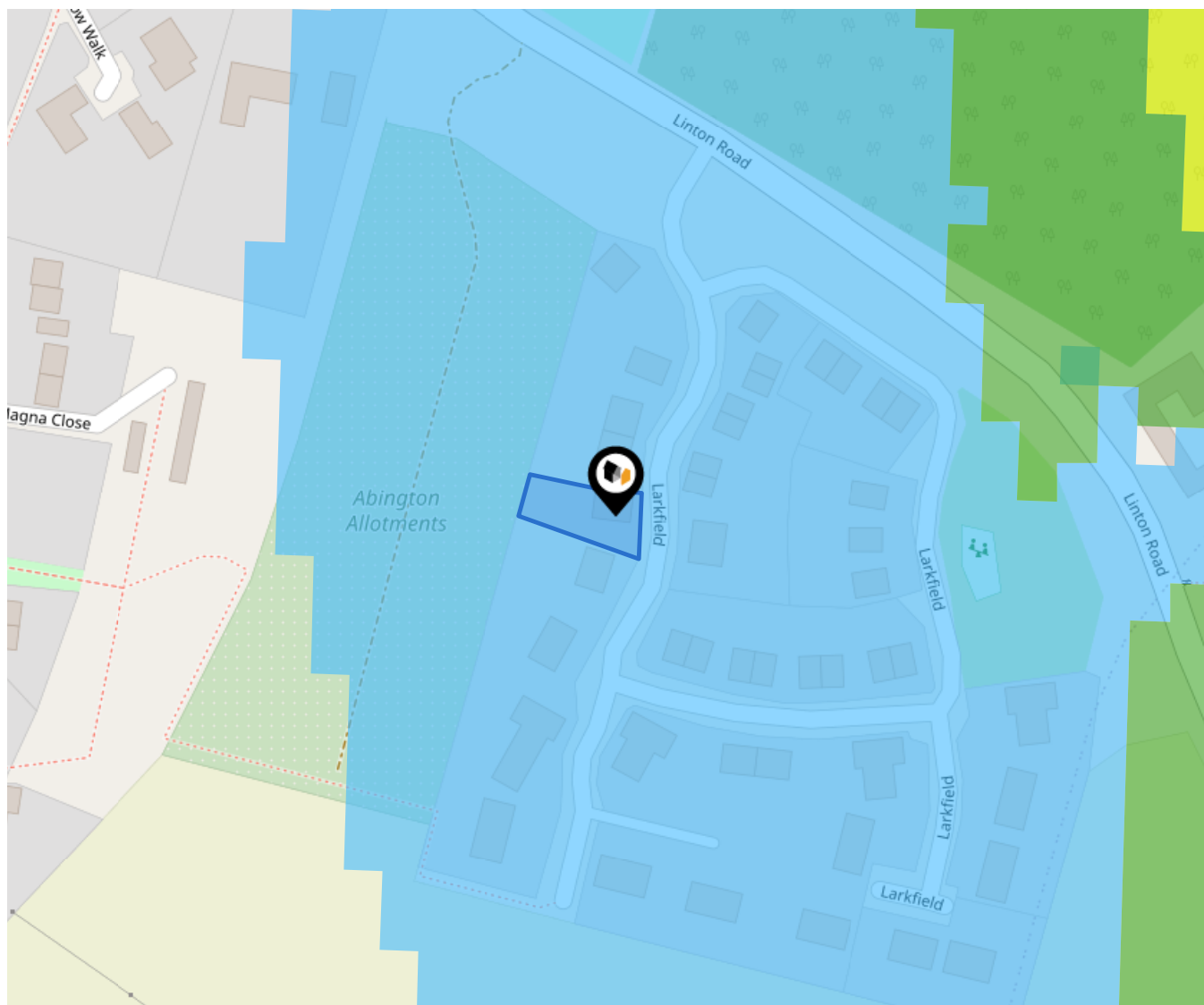
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.94 miles
2	Stansted Airport	15.48 miles
3	Luton Airport	30.92 miles
4	Southend-on-Sea	42.57 miles








Bus Stops/Stations

Pin	Name	Distance
1	Linton Road	0.21 miles
2	Magna Close	0.23 miles
3	High Street	0.39 miles
4	High Street	0.36 miles
5	High Street	0.53 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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