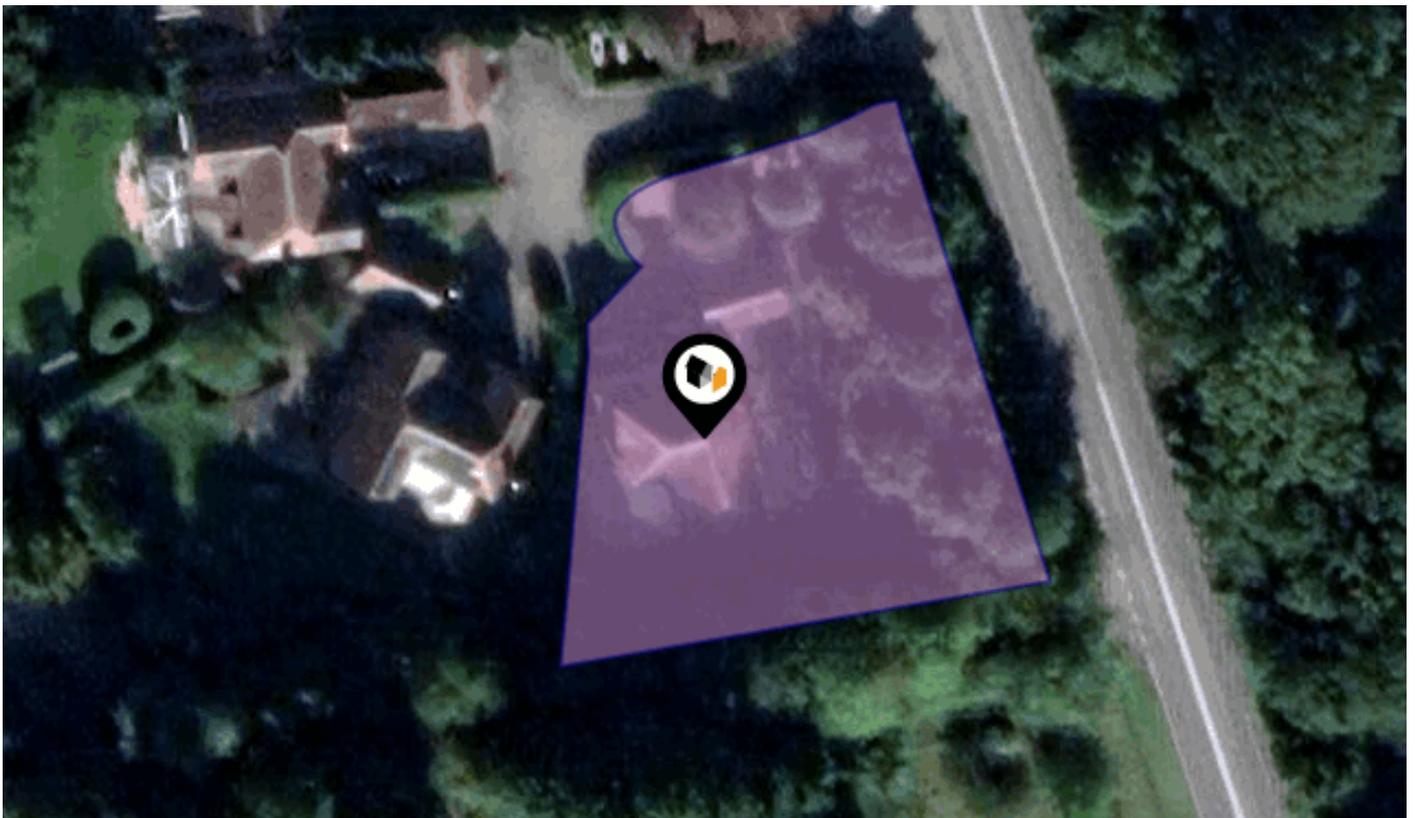




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 20th February 2026



ERMINE WAY, ARRINGTON, ROYSTON, SG8

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:	5		
Floor Area:	2,507 ft ² / 233 m ²		
Plot Area:	0.32 acres		
Year Built :	2004		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB287721		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Sundown 197 Ermine Way Arrington Royston Cambridgeshire SG8 0AY*

Reference - S/2106/08/F	
Decision:	Decided
Date:	10th December 2008
Description:	Extensions

Reference - S/1833/09/F	
Decision:	Decided
Date:	07th December 2009
Description:	Extension to Form Annexe

Reference - S/0045/08/F	
Decision:	Decided
Date:	09th January 2008
Description:	Extension to form self contained annexe

Planning records for: *197A Ermine Way Arrington Royston Cambridgeshire SG8 0AY*

Reference - S/4178/18/FL	
Decision:	Decided
Date:	01st November 2018
Description:	Single storey rear extension and single storey annexe to the rear linked by a new walkway with timber pergola above.

Planning records for: *197A Ermine Way Arrington Royston Cambridgeshire SG8 0AY*

Reference - S/2251/17/FL
Decision: Decided
Date: 21st June 2017
Description: Single storey rear extension to replace a plastic conservatory first floor roof alterations/extension.
Reference - 20/02281/HFUL
Decision: Decided
Date: 05th May 2020
Description: Proposed new Dropped Kerb for vehicular access to existing off road parking area to the front of 197A Ermine Way.
Reference - S/0685/10/F
Decision: Decided
Date: 27th April 2010
Description: Extensions
Reference - S/0728/09/F
Decision: Decided
Date: 26th May 2009
Description: Boundary Fencing

Planning records for: *197A Ermine Way Arrington Royston Cambridgeshire SG8 0AY*

Reference - S/3066/17/FL	
Decision:	Decided
Date:	31st August 2017
Description:	Single storey rear extension and first floor roof alterations/extension.

Planning records for: *Hillcrest 199 Ermine Way Arrington Cambridgeshire SG8 0AY*

Reference - 23/03296/HFUL	
Decision:	Decided
Date:	28th August 2023
Description:	Erection of detached garage, single storey rear extension, garage conversion and first floor roof extension with front and rear facing dormer windows.

Planning records for: *201 Ermine Way Arrington Cambridgeshire SG8 0AY*

Reference - 26/00035/HFUL	
Decision:	Awaiting decision
Date:	06th January 2026
Description:	Construction of detached outbuilding consisting of garage, workshop, home office and home gym.



ERMINE WAY, ARRINGTON, ROYSTON, SG8

Approximate Gross Internal Area 2699 sq ft - 251 sq m
(Excluding Garage)

Ground Floor Area 1471 sq ft - 137 sq m

First Floor Area 1228 sq ft - 114 sq m

Garage Area 365 sq ft - 34 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

ERMINE WAY, ARRINGTON, ROYSTON, SG8



Arrington, SG8

Energy rating

E

Valid until 05.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	54 E	63 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Previous Extension:	1
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Below average lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	233 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Shared driveway to 3 houses, each with own parking for 3 cars and double garage

Construction Type

2004 - Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Utility Warehouse

Gas Supply

Liquid Petroleum Gas (LPG)

Central Heating

Gas boiler

Water Supply

Cambridge Water

Drainage

Has on-site treatment, not connect to mains drainage

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.



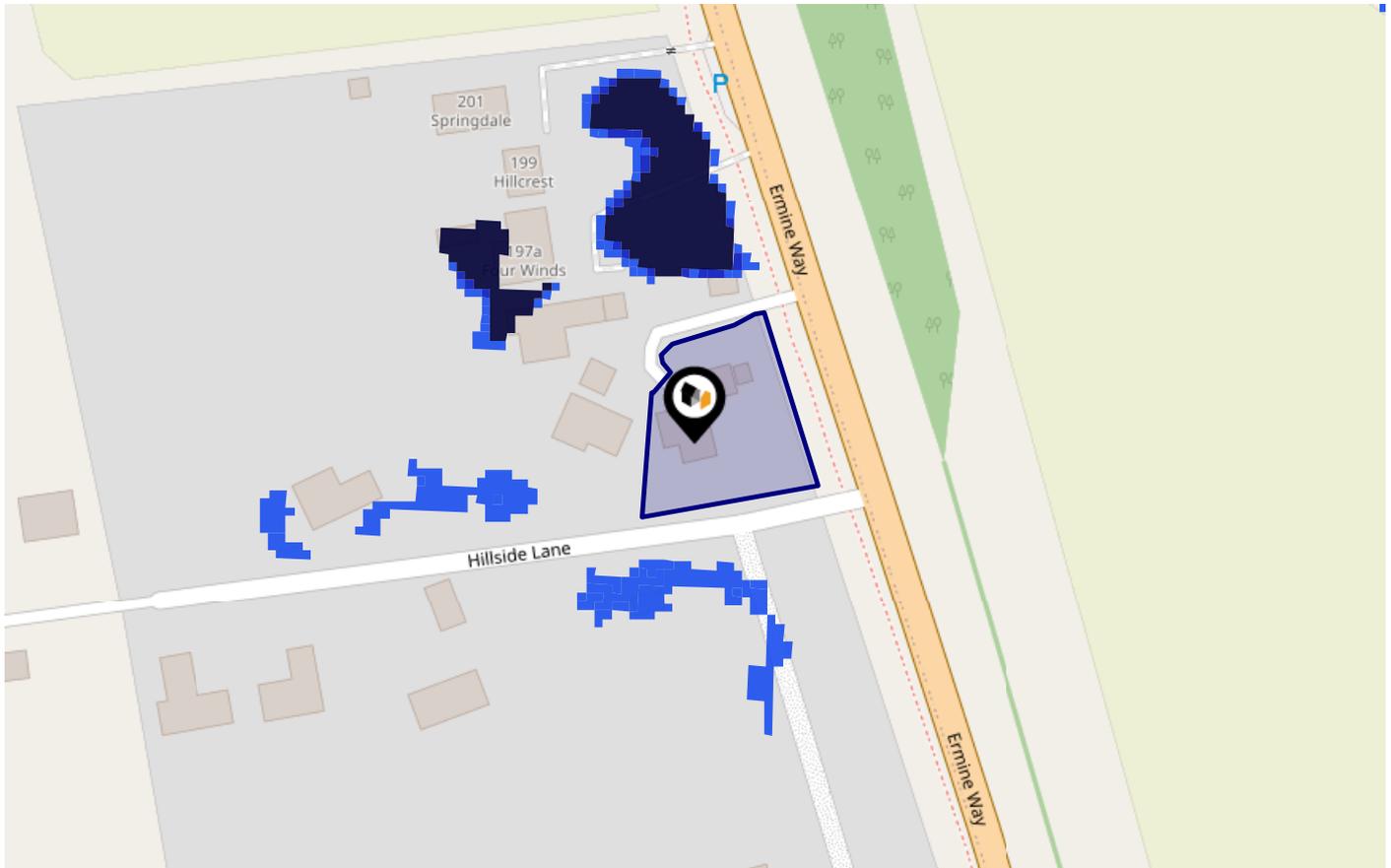
Important - Please read

Flood Risk

Surface Water - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

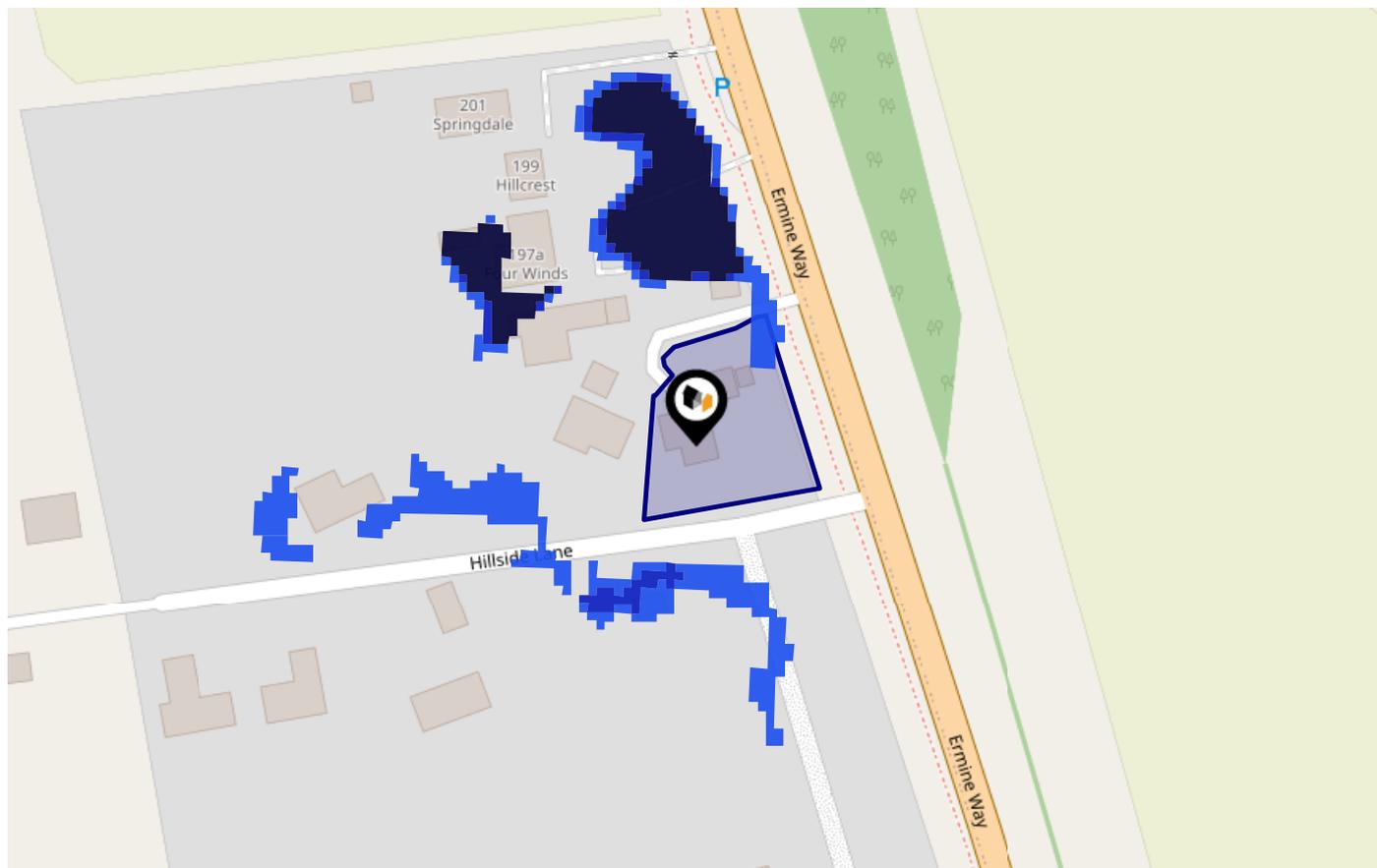


Flood Risk

Surface Water - Climate Change



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



Risk Rating: **Very low**

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

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

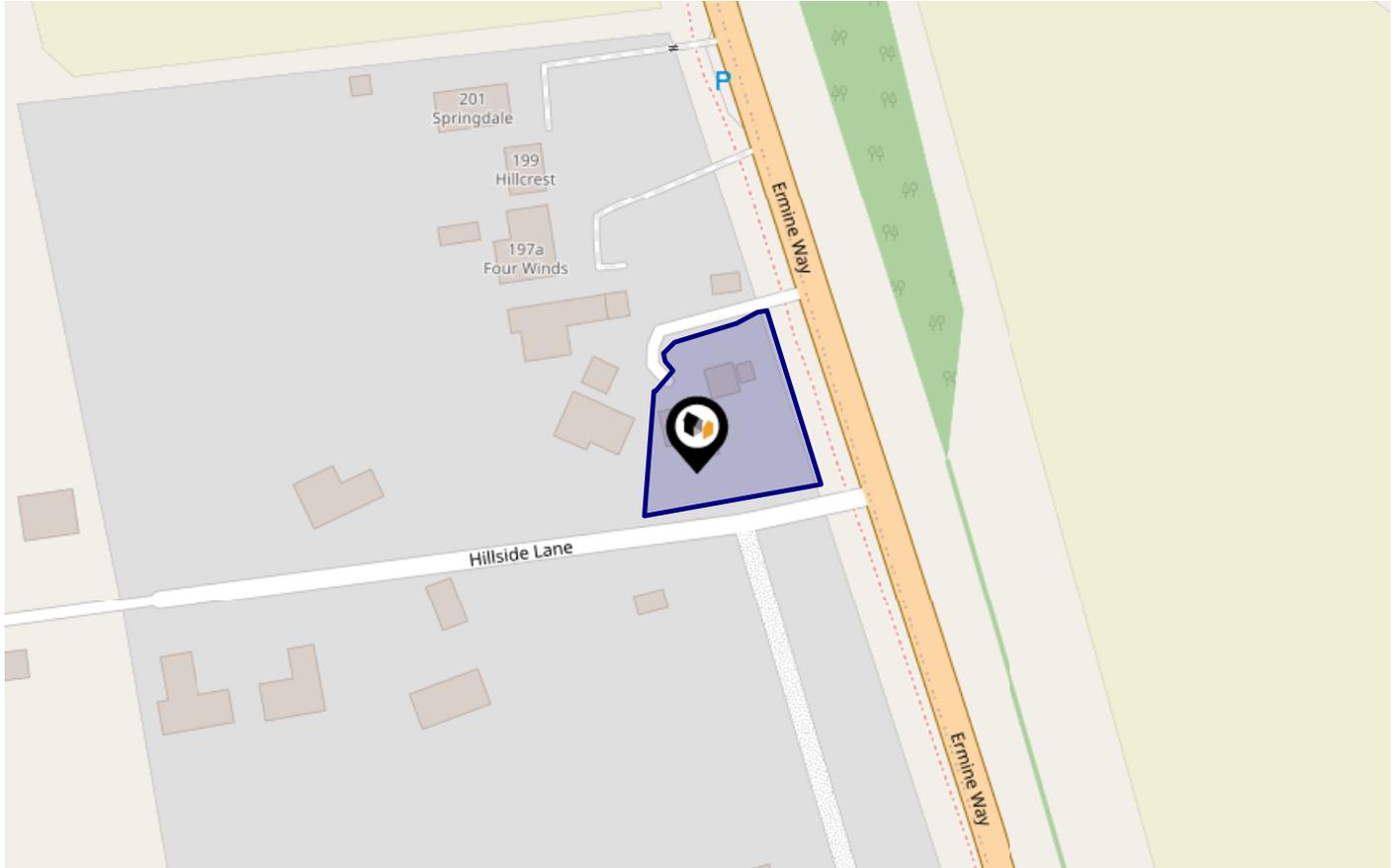


Flood Risk

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.

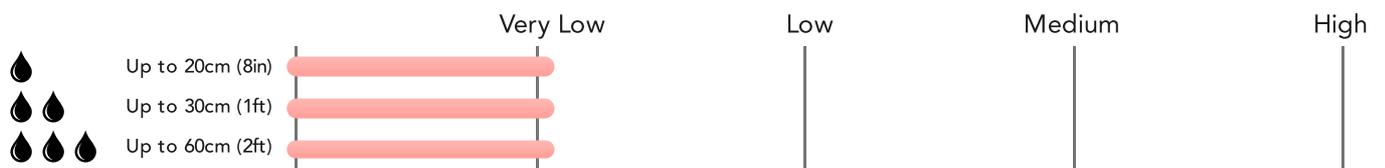


Risk Rating: Very low

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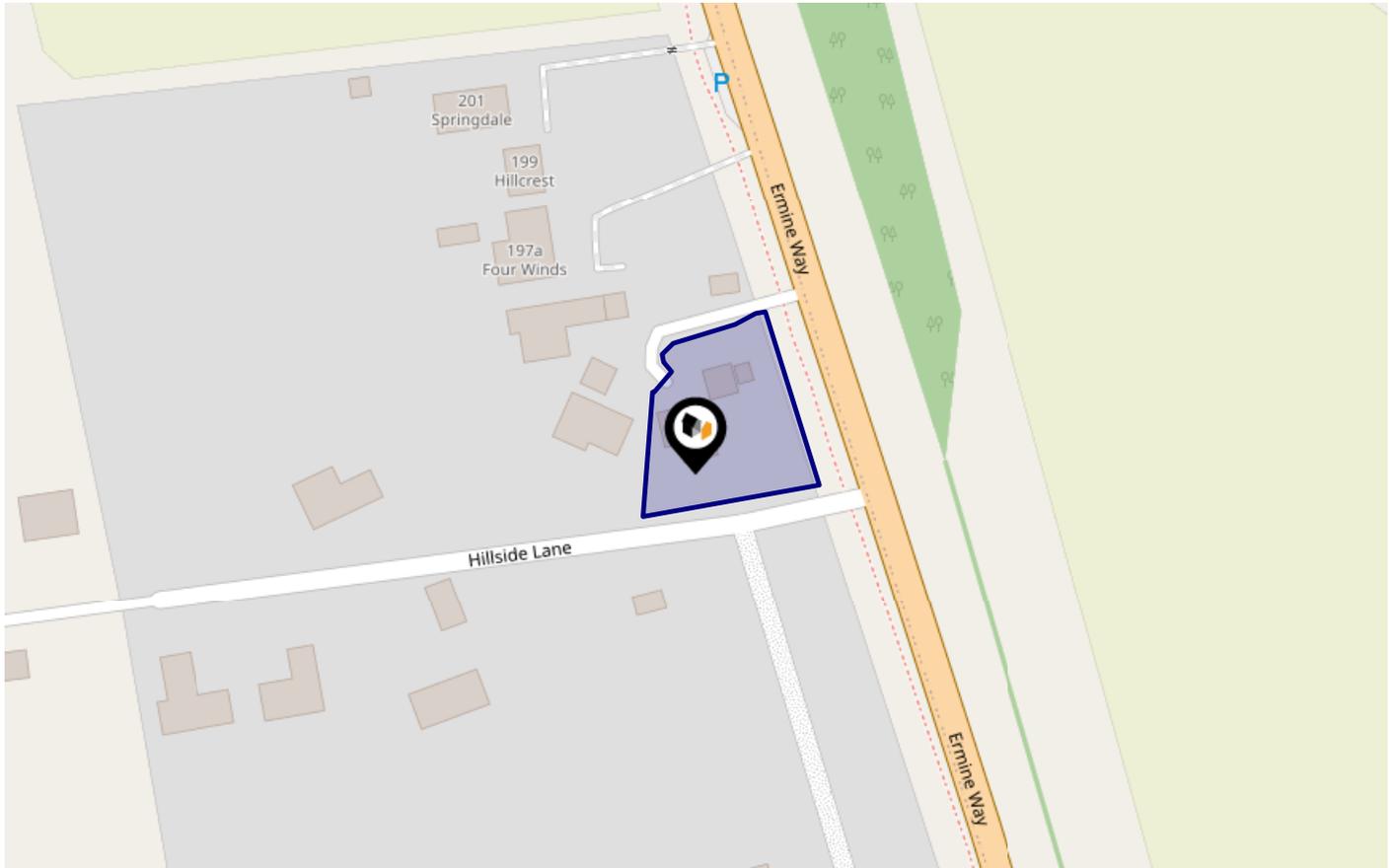


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: **Very low**

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

- **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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Chance of flooding to the following depths at this property:

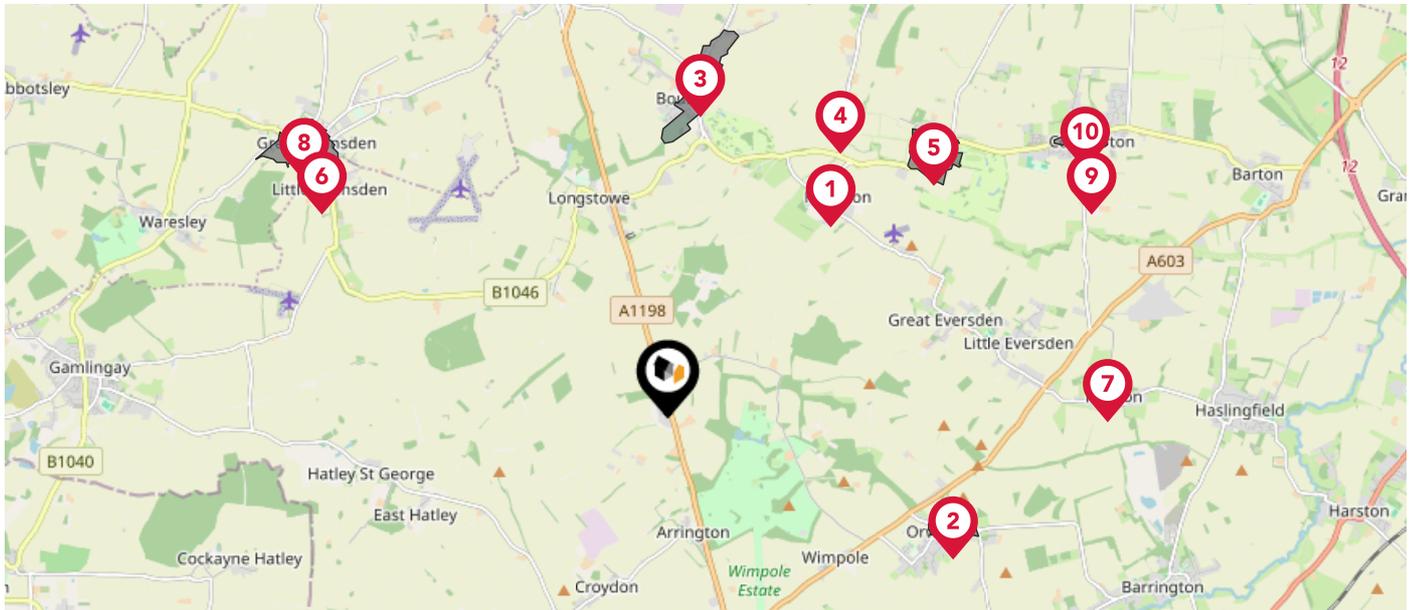


Maps

Conservation Areas



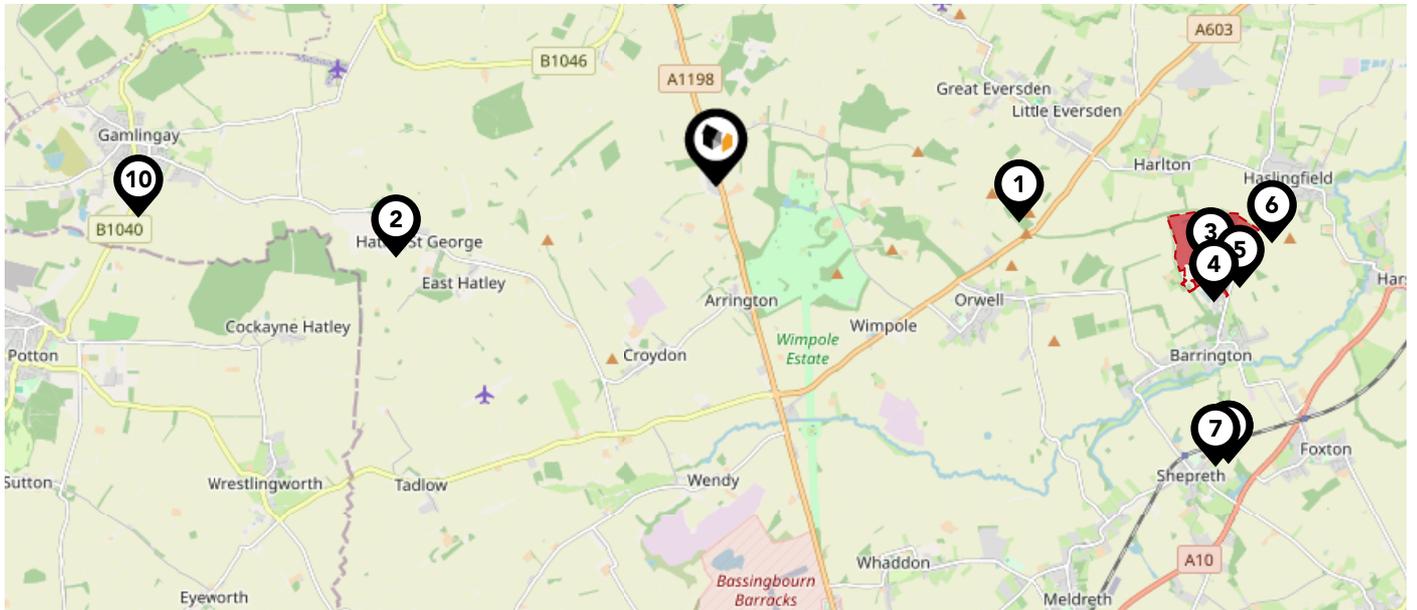
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Kingsthorpe
- 2 Orwell
- 3 Bourn Village and Hall
- 4 Caldecote
- 5 Toft
- 6 Little Gransden
- 7 Harlton
- 8 Great Gransden
- 9 Comberton St Mary's
- 10 Comberton Village

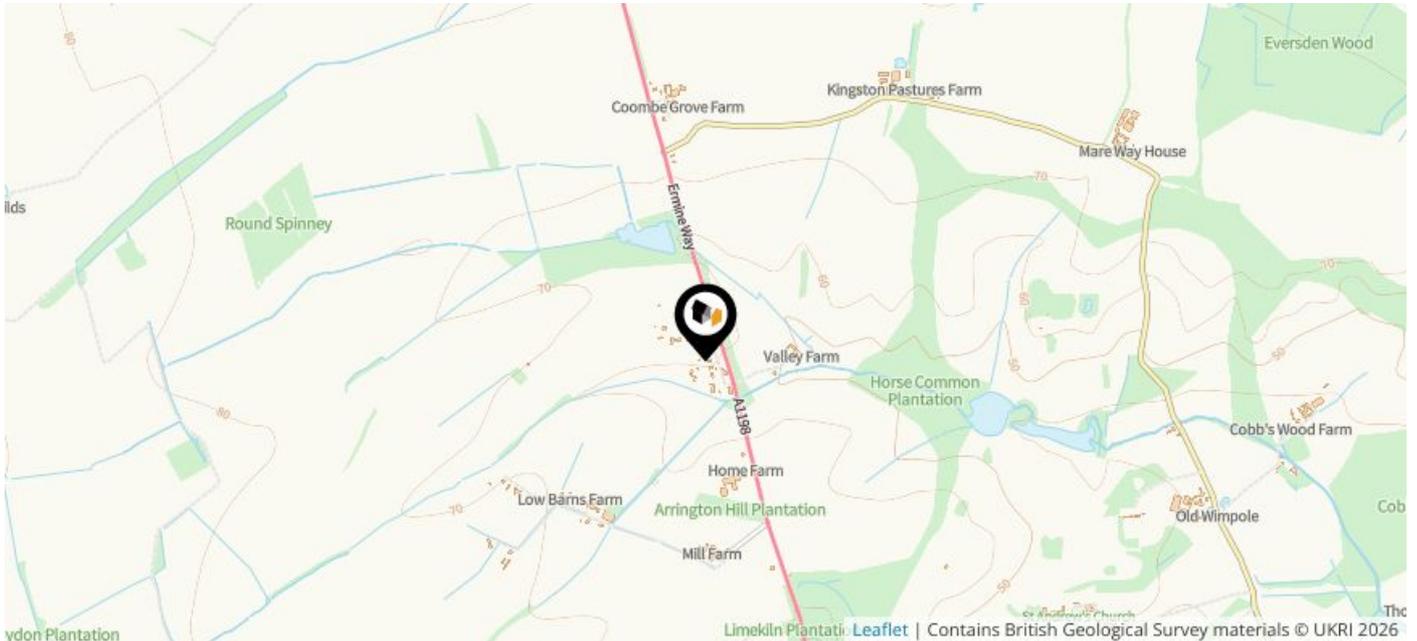
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	Hatley Park-Gamlingay Road, Hatley St George	Historic Landfill
3	No name provided by source	Active Landfill
4	EA/EPR/FB3105UN/V002	Active Landfill
5	Chapel Hill-Barrington	Historic Landfill
6	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
7	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
8	Searro Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
9	Searro-Shepreth	Historic Landfill
10	Potton Road-Gamlingay	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



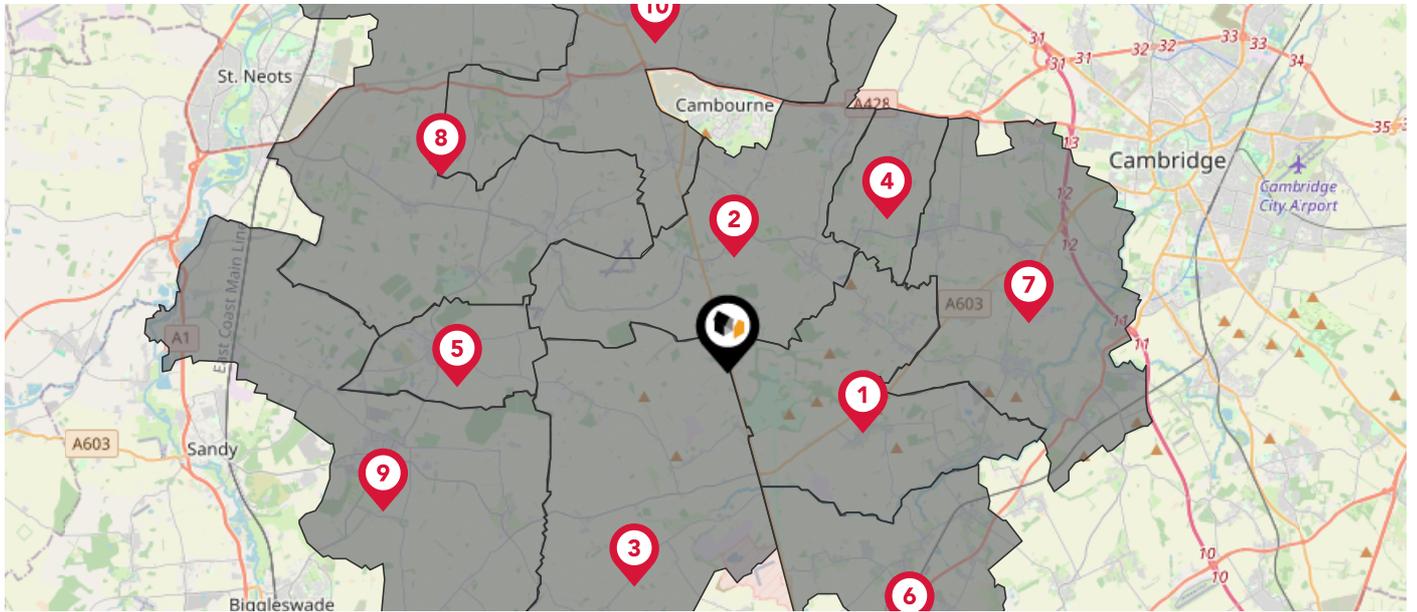
Mine Entry

- ✕ 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

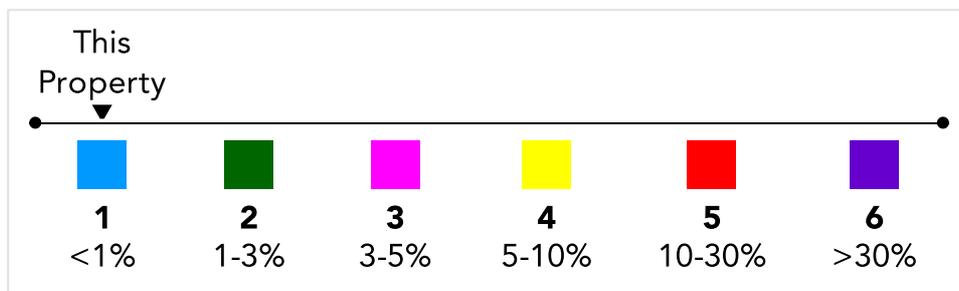
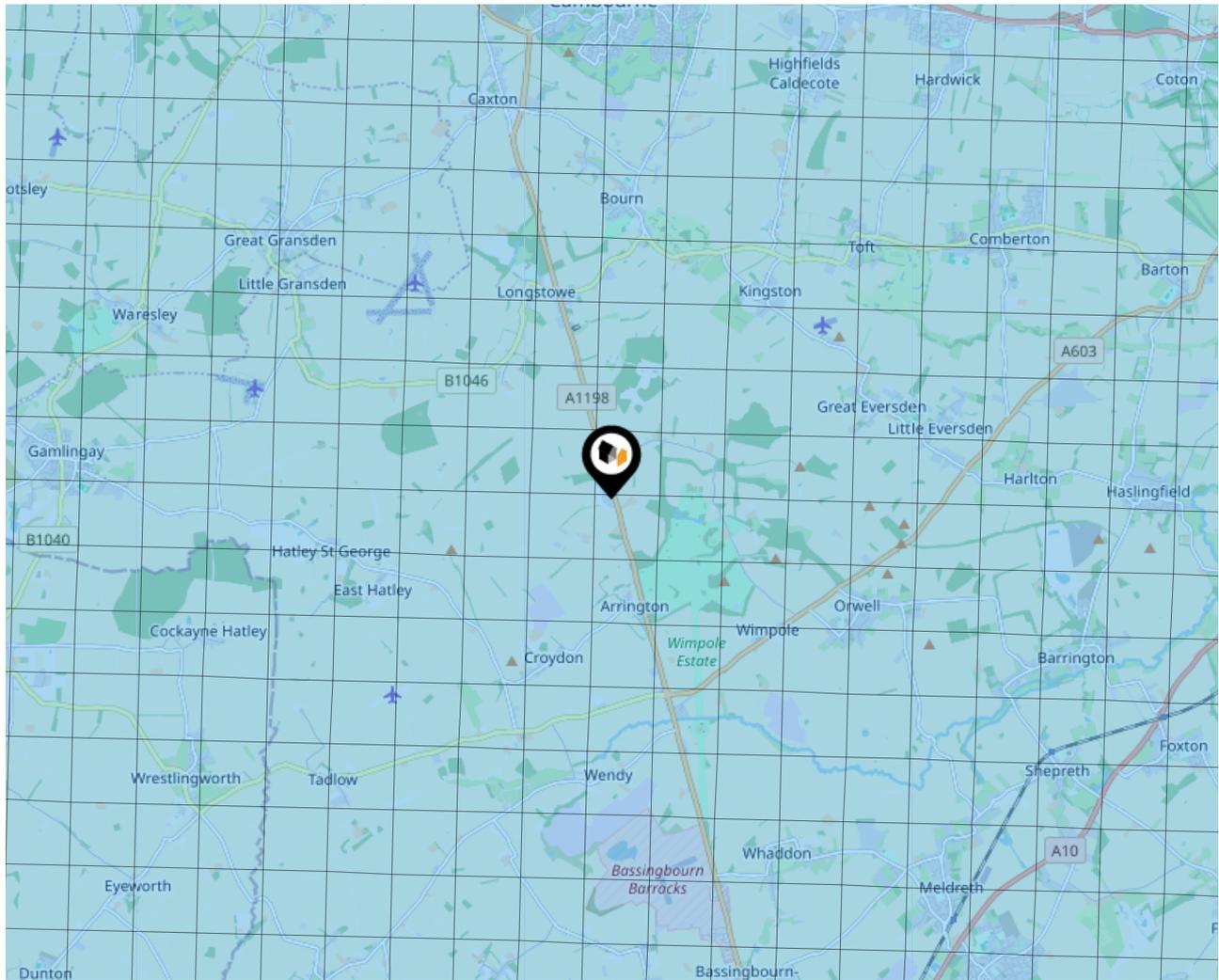


Nearby Council Wards

-  Barrington Ward
-  Caldecote Ward
-  The Mordens Ward
-  Hardwick Ward
-  Gamlingay Ward
-  Melbourn Ward
-  Harston & Comberton Ward
-  Great Paxton Ward
-  Potton Ward
-  Caxton & Papworth Ward

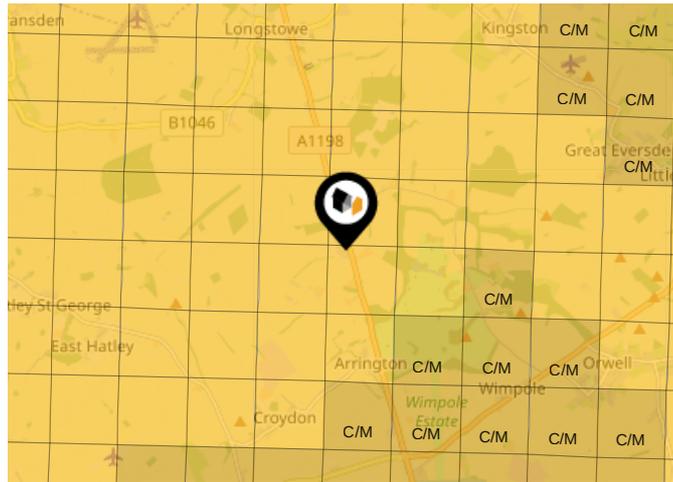
What is Radon?

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)

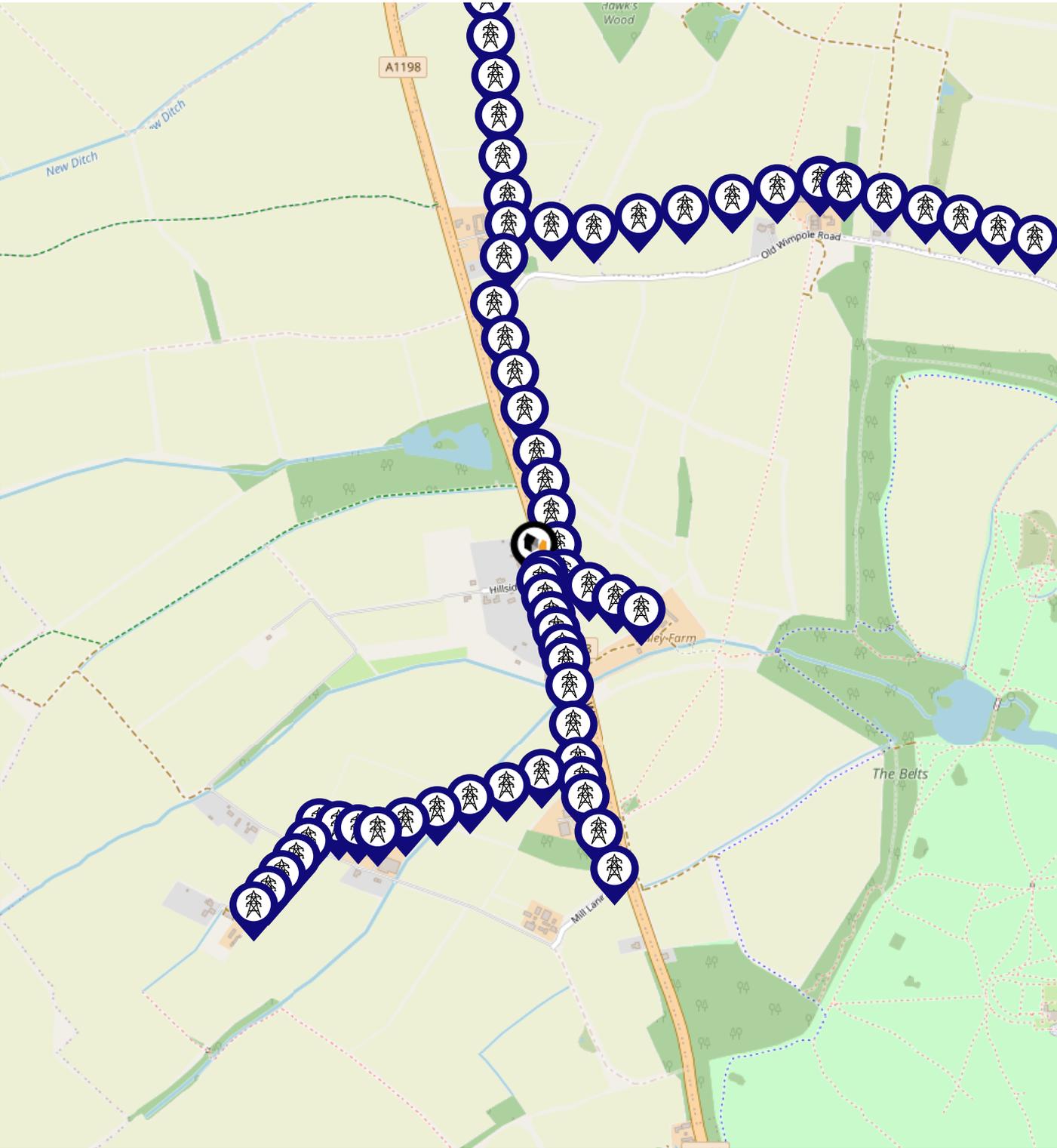
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Maps

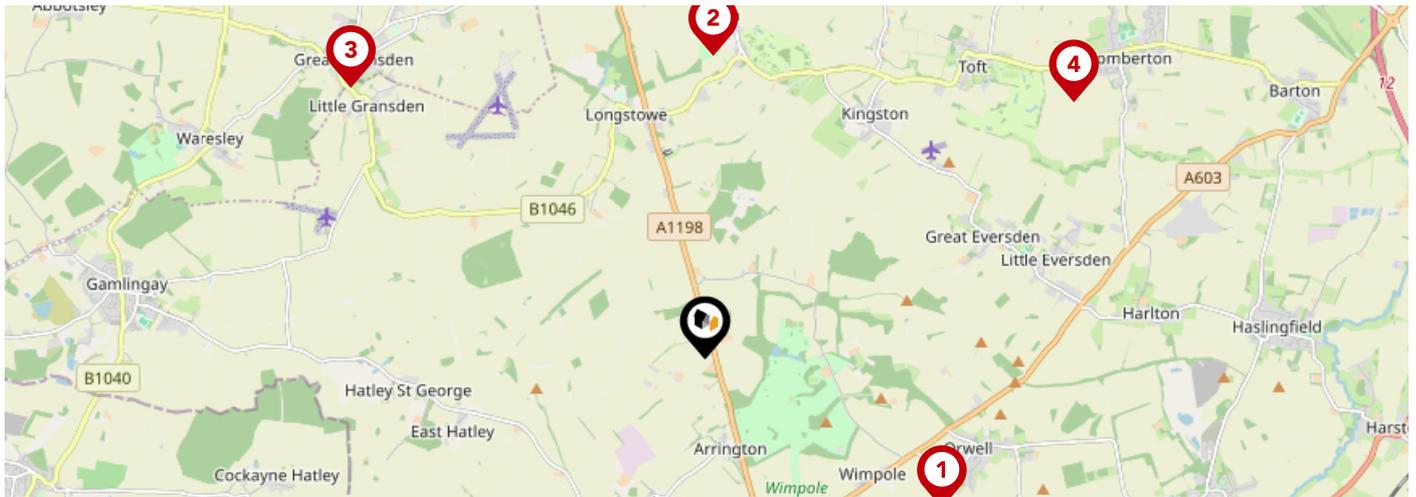
Listed Buildings



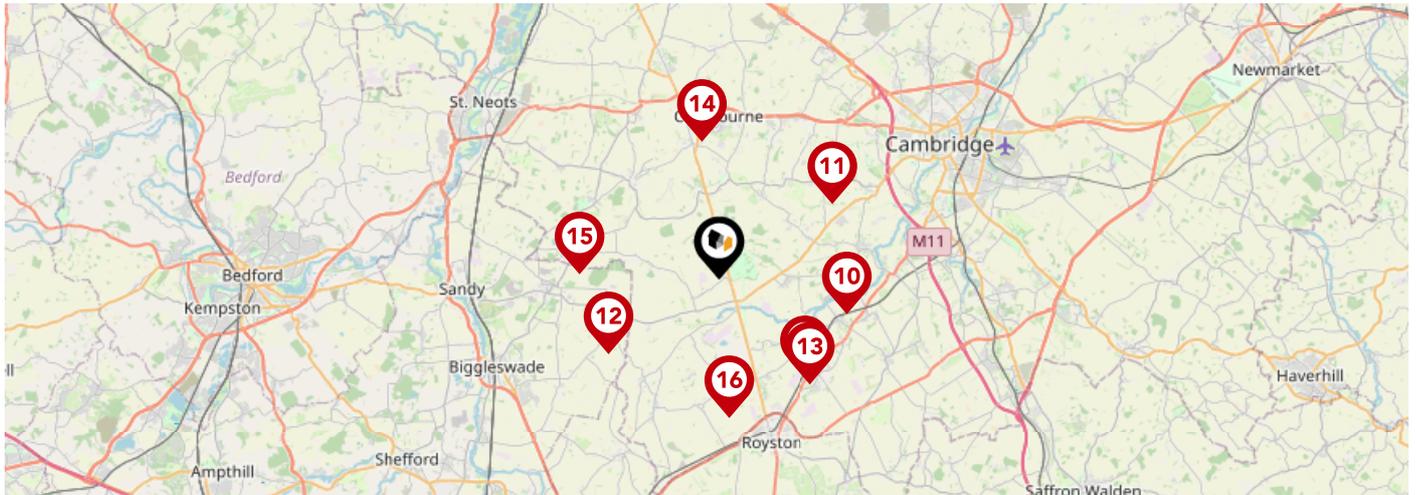
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1268255 - Valley Farmhouse	Grade II	0.2 miles
 1128133 - The Round House	Grade II	0.4 miles
 1309216 - Milestone Near Turn To Mill Lane	Grade II	0.5 miles
 1164437 - Coombe Grove Farmhouse	Grade II	0.5 miles
 1330880 - Milestone Opposite Coomb Grove Farmhouse	Grade II	0.6 miles
 1330919 - Chinese Bridge 300 Yards North Of Wimpole Hall	Grade II	0.7 miles
 1331195 - Kingston Pastures Farmhouse	Grade II	0.7 miles
 1317807 - Folly Castle About 3/4 Mile North Of Wimpole Hall	Grade II	0.7 miles
 1164249 - Ha Ha, About 200 Yards North Of Wimpole Hall	Grade II	0.9 miles
 1317820 - Ha Ha And Piers 250 Yards North West Of Wimpole Hall	Grade II	0.9 miles



	Nursery	Primary	Secondary	College	Private
1 Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 142 Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

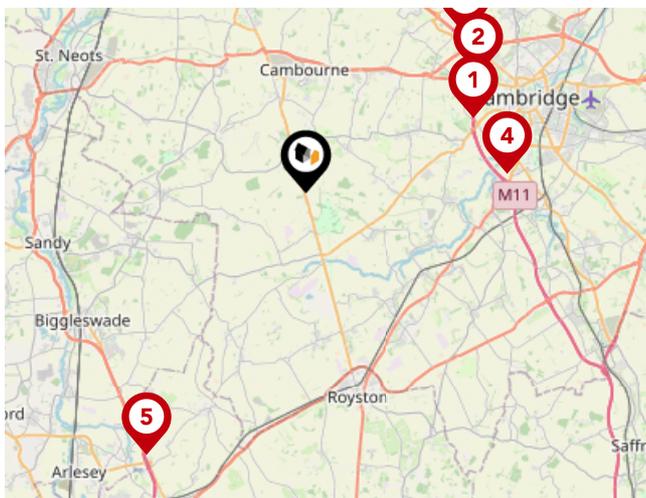


		Nursery	Primary	Secondary	College	Private
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:4.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wrestlingworth CofE VC Lower School Ofsted Rating: Good Pupils: 42 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:5.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gamlingay Village Primary Ofsted Rating: Good Pupils: 400 Distance:5.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bassingbourn Primary School Ofsted Rating: Requires improvement Pupils: 373 Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Meldreth Rail Station	5.29 miles
2	Shepreth Rail Station	4.92 miles
3	Foxtton Rail Station	5.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	6.63 miles
2	M11 J13	7.52 miles
3	M11 J14	8.13 miles
4	M11 J11	7.32 miles
5	A1(M) J10	11.2 miles

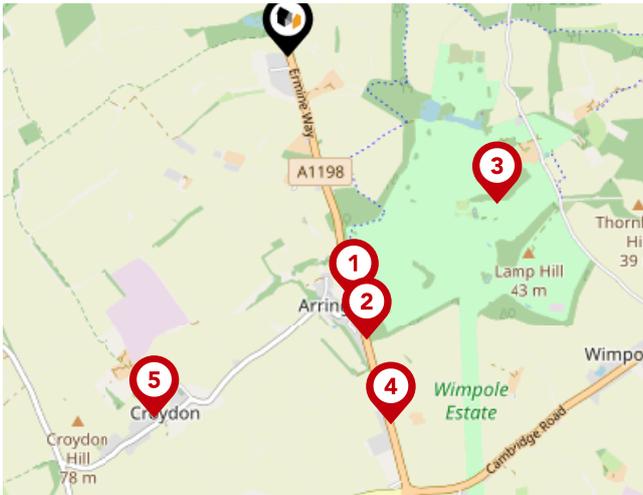


Airports/Helipads

Pin	Name	Distance
1	Cambridge	11 miles
2	Luton Airport	22.9 miles
3	Stansted Airport	22.79 miles
4	Silvertown	45.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Lane	1.15 miles
2	Ermine Way	1.34 miles
3	Wimpole Estate car park	1.16 miles
4	Whitehall Farm	1.74 miles
5	The Queen Adelaide	1.75 miles

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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