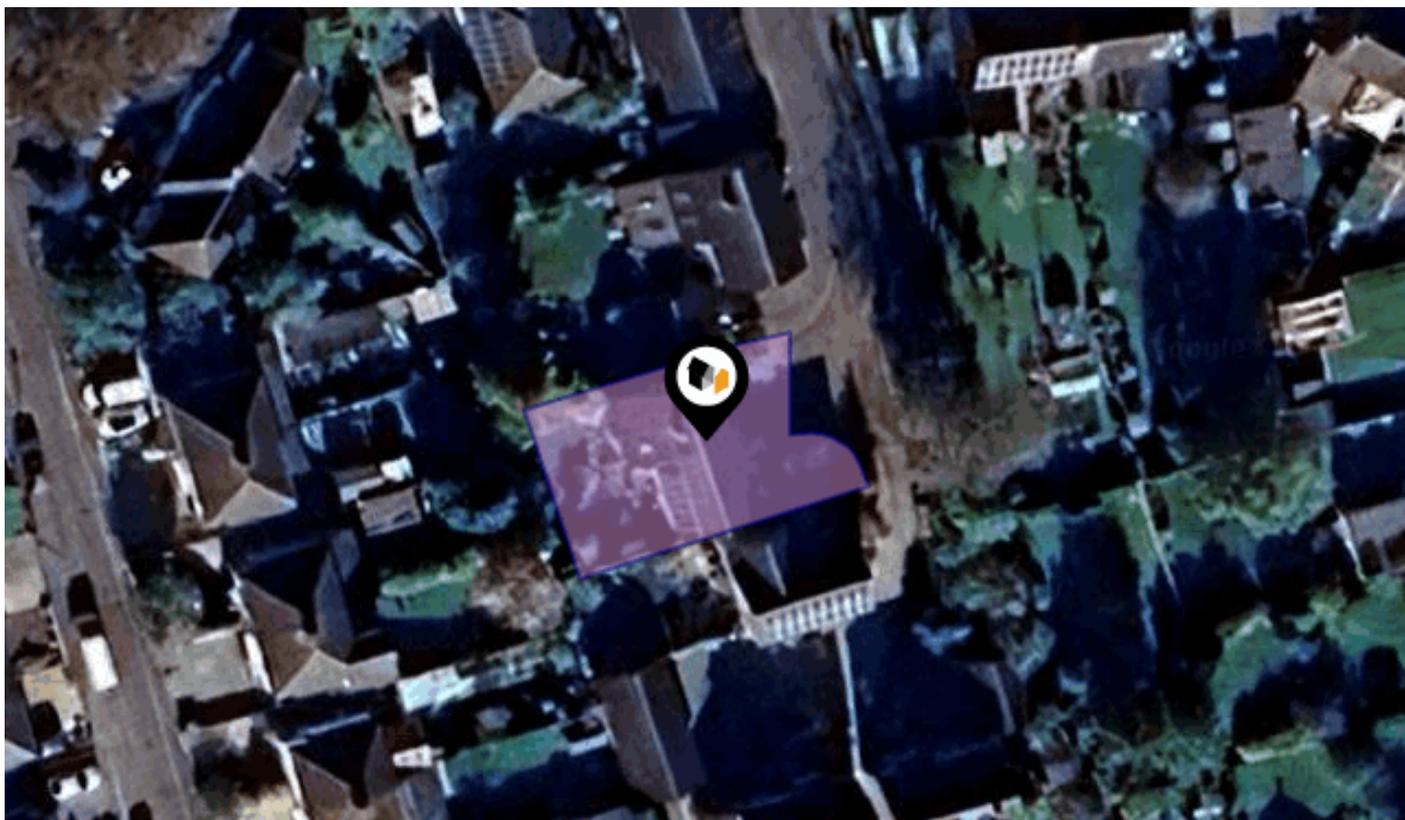




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 10th March 2026



ROES CLOSE, SAWSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

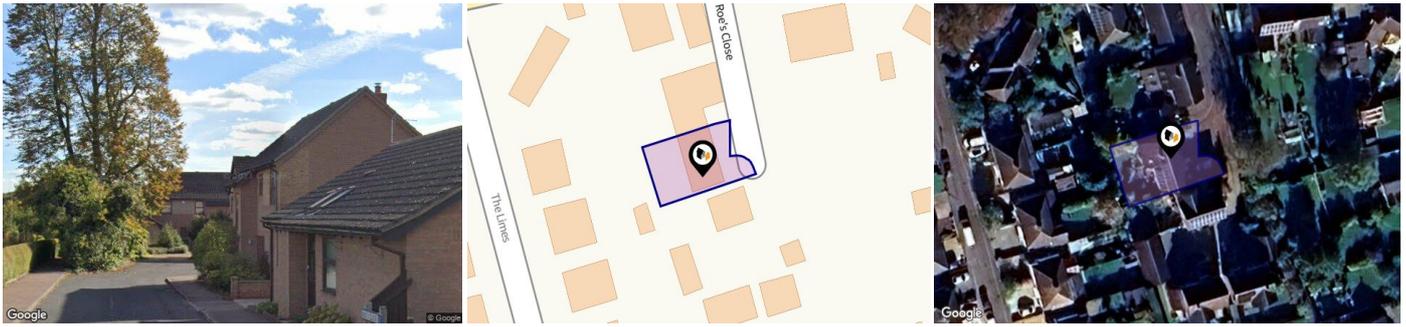
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB150898		

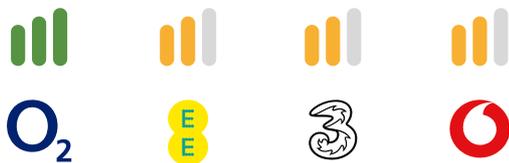
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





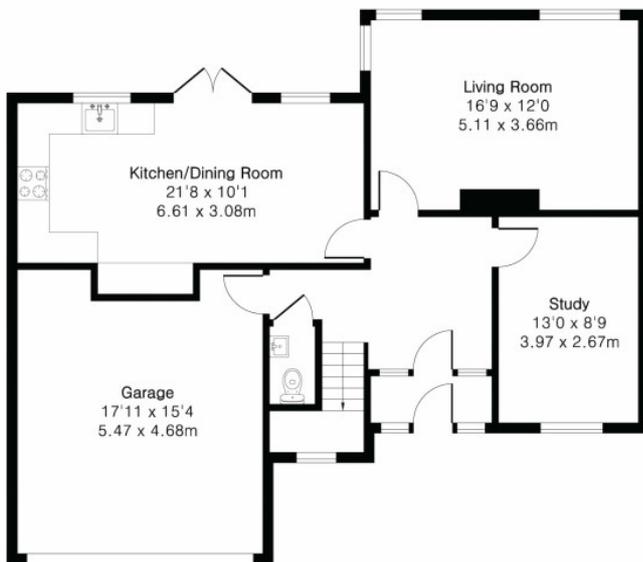
ROES CLOSE, SAWSTON, CAMBRIDGE, CB22

**Approximate Gross Internal Area 1705 sq ft - 158 sq m
(Excluding Garage)**

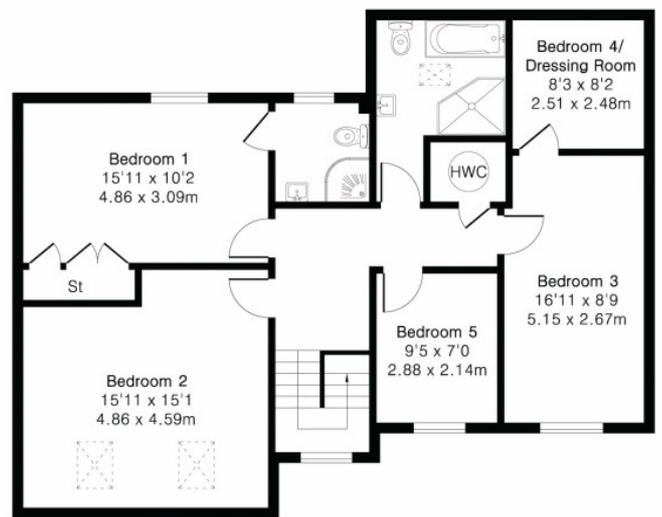
Ground Floor Area 737 sq ft – 68 sq m

First Floor Area 968 sq ft – 90 sq m

Garage Area 262 sq ft – 24 sq m



Ground Floor

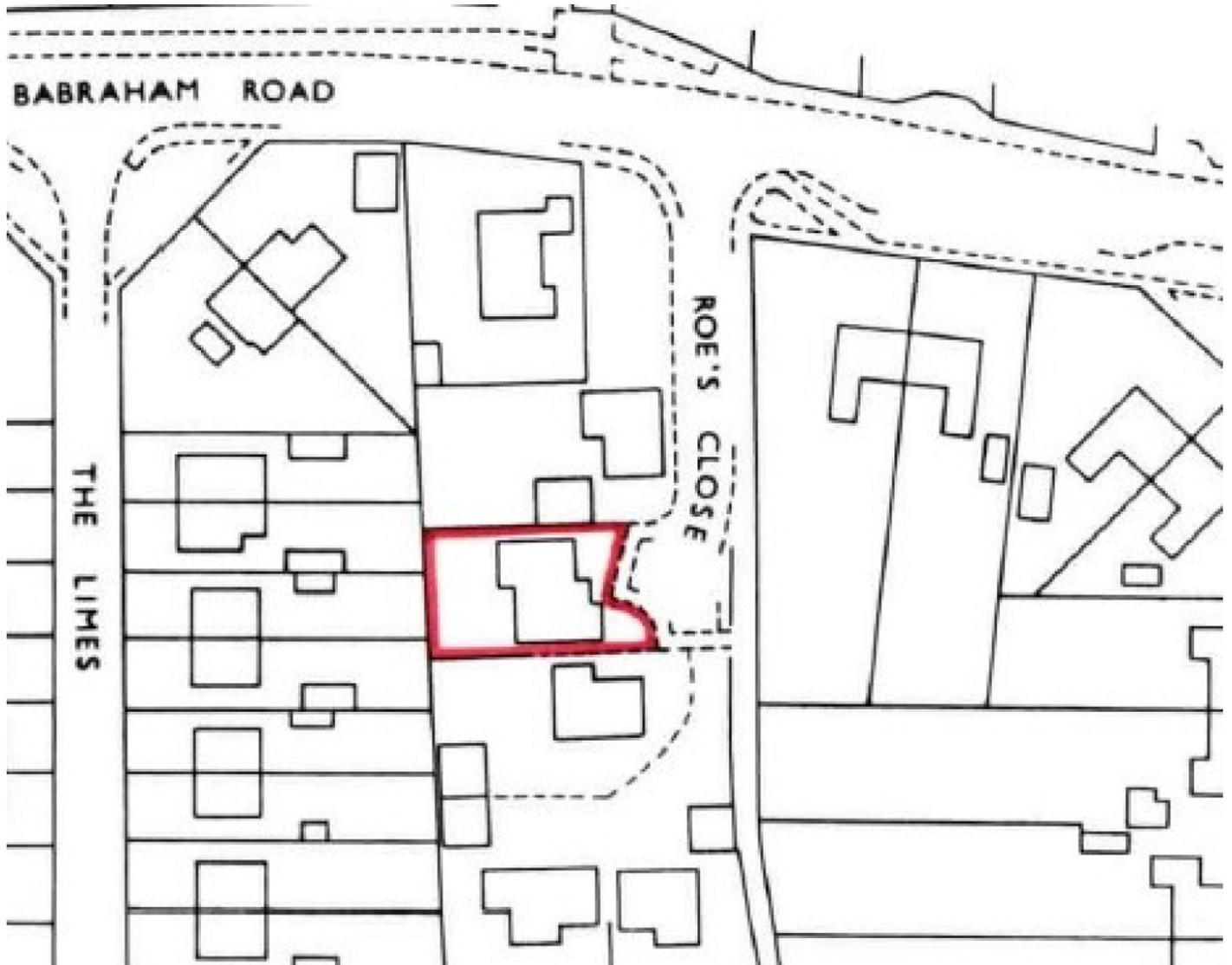


First Floor

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

ROES CLOSE, SAWSTON, CAMBRIDGE, CB22



Sawston, CAMBRIDGE, CB22

Energy rating

C

Valid until 02.03.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	High performance glazing
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	157 m ²

Building Safety

Accessibility / Adaptations

windows, front and porch door 2023 guarantee; 10 yrs.
Kitchen and utility room combined

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Scottish Power
Solar panels

Gas Supply

Scottish Power

Central Heating

Gas

Water Supply

Cambridge Water

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.



/cookecurtisco



/cookecurtisco

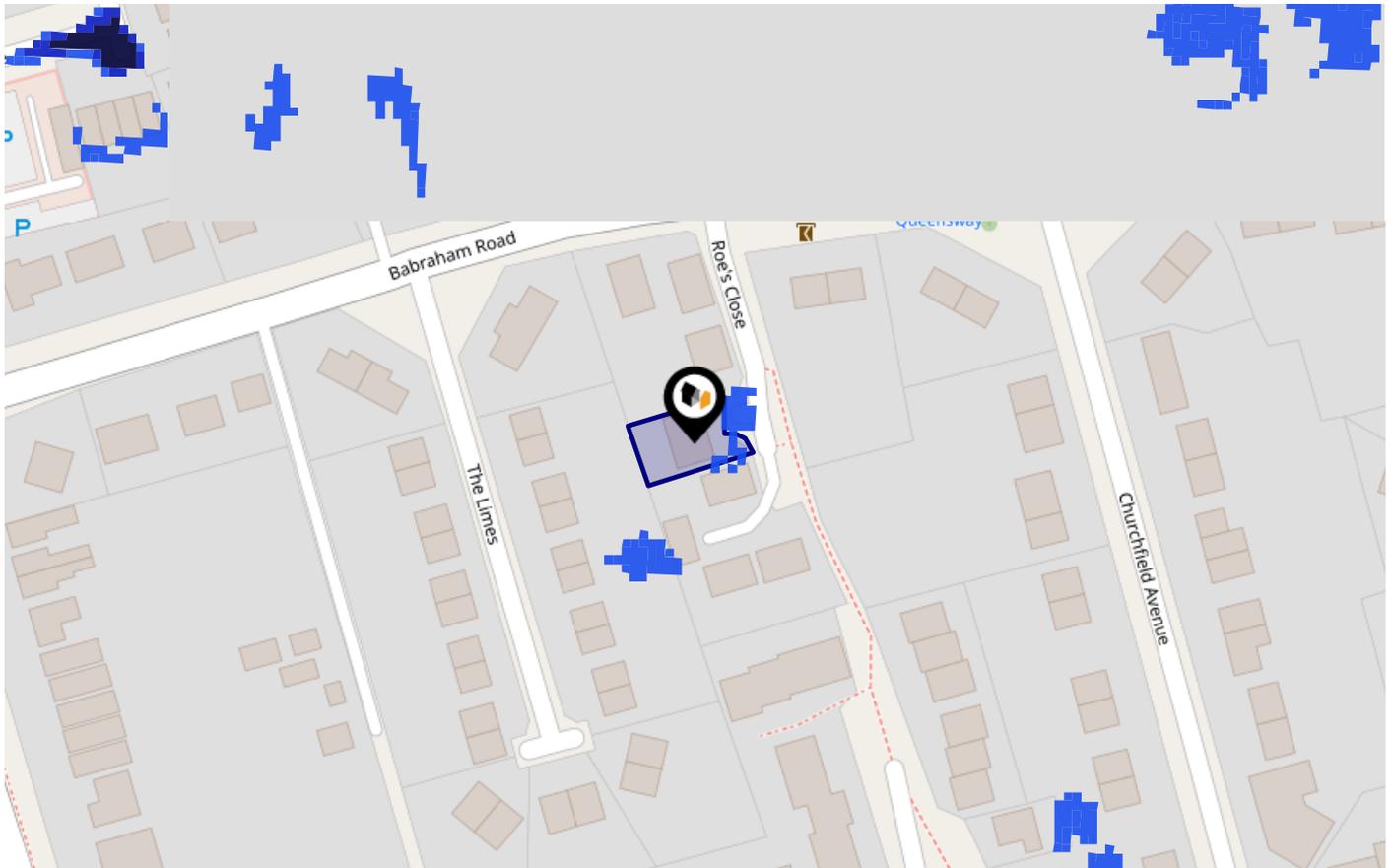
Important - Please read

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:

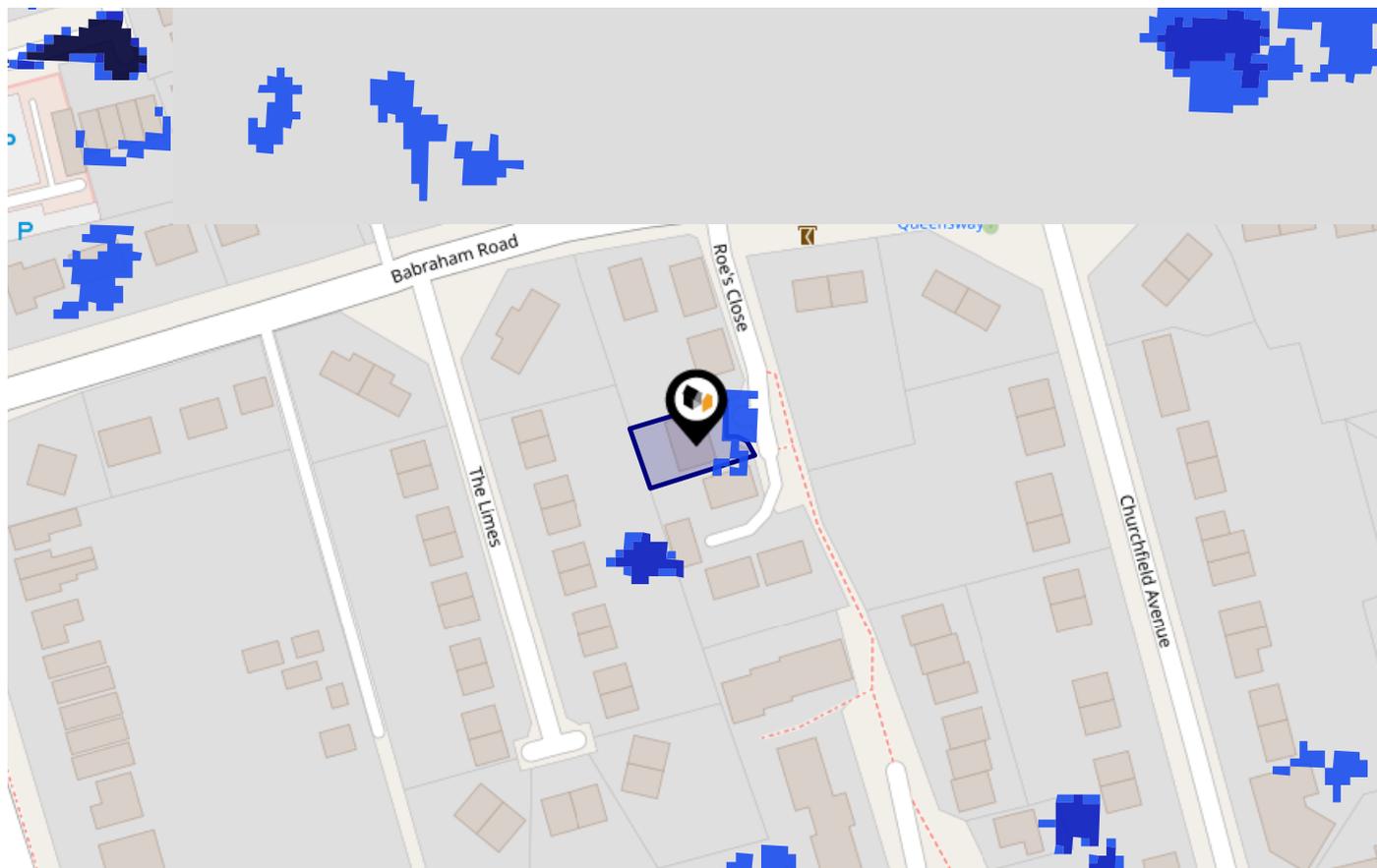


Flood Risk

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.

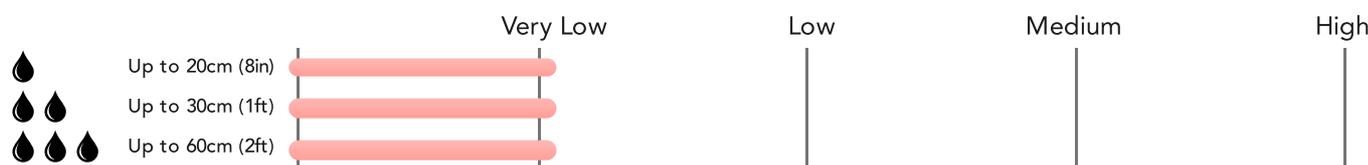


Risk Rating: Very low

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:

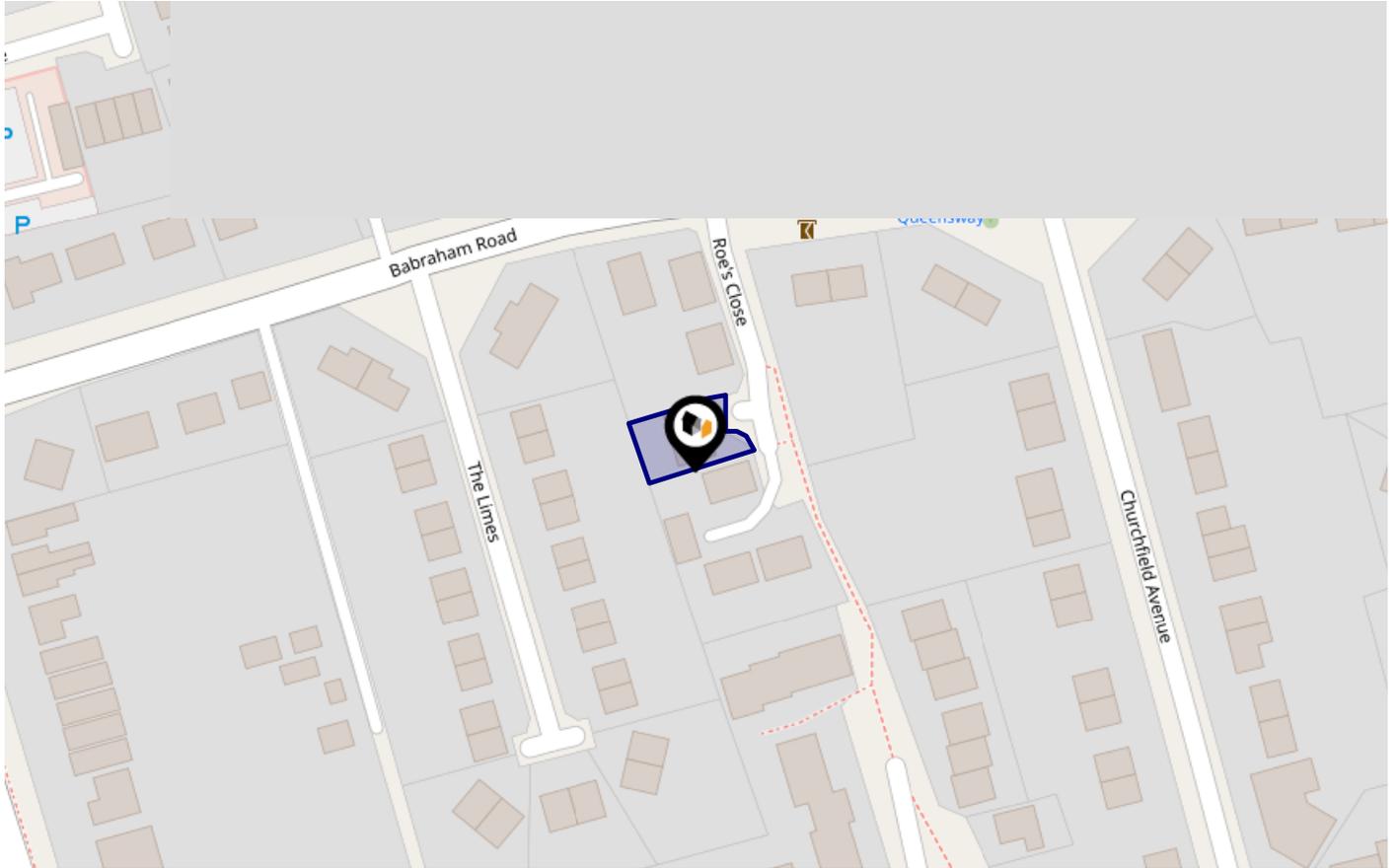


Flood Risk

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

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:

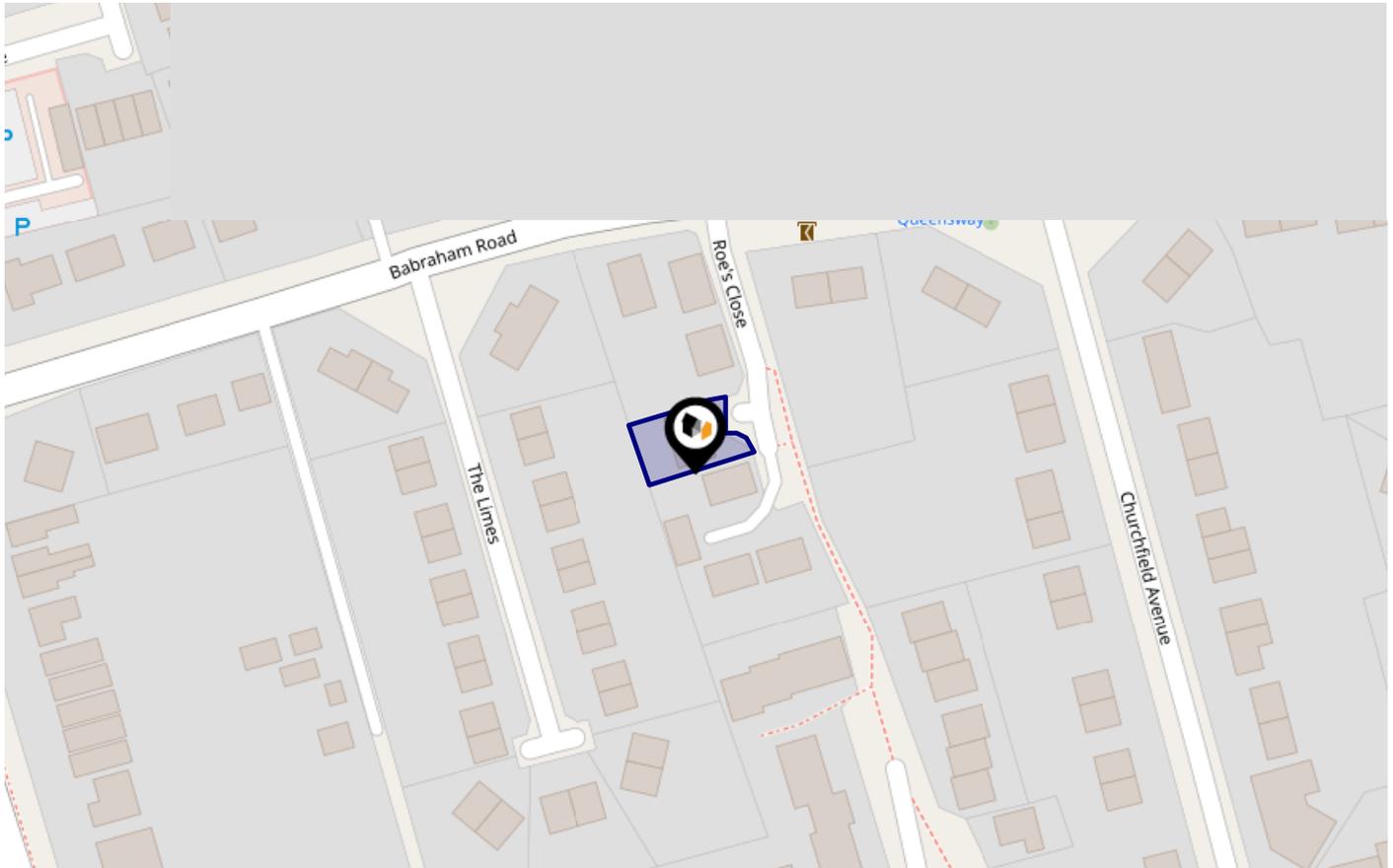


Flood Risk

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:

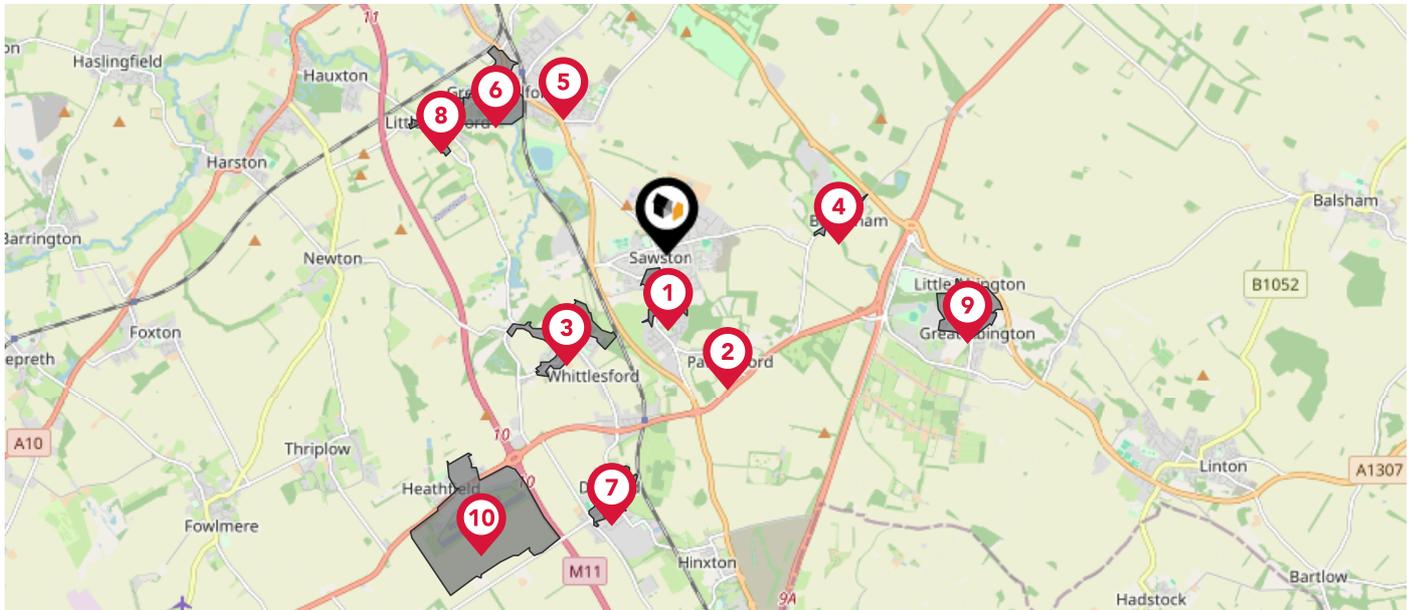


Maps

Conservation Areas



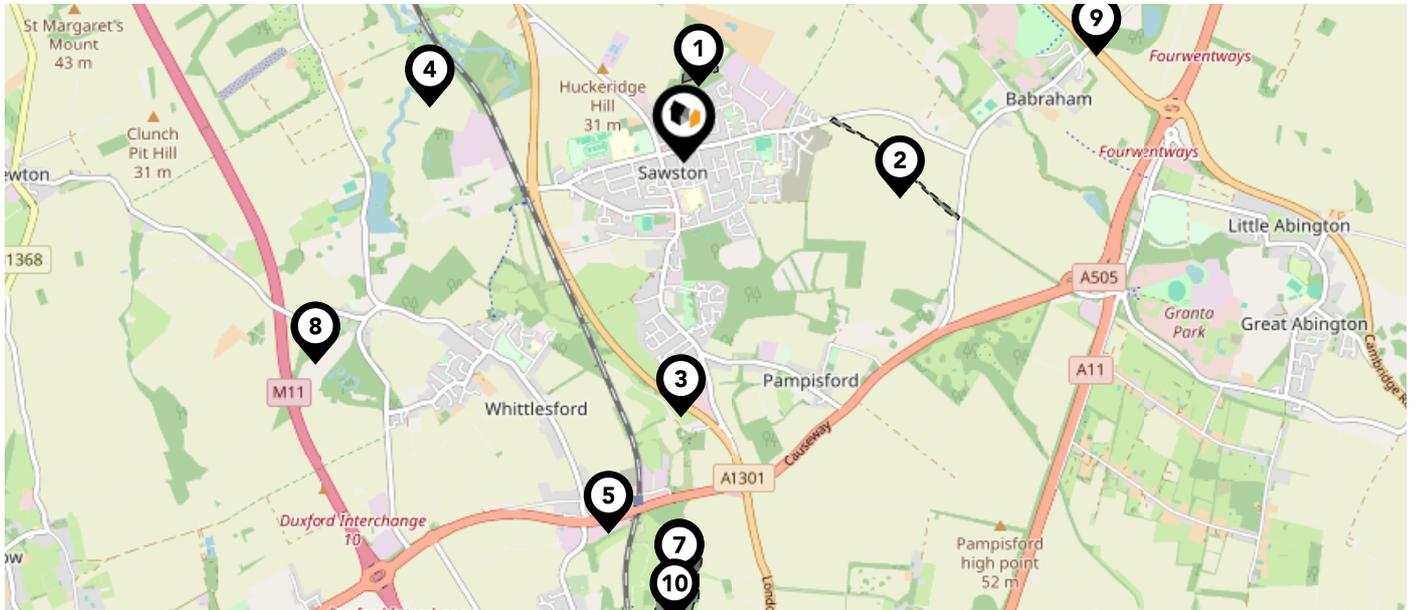
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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

	Sindalls-Sawston	Historic Landfill	
	Home Farm-Babraham, Cambridge	Historic Landfill	
	Eastern County Leather-Sawston	Historic Landfill	
	Shelford Tip-Shelford	Historic Landfill	
	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
	Newton Road-Whittlesford	Historic Landfill	
	Home Farm-Babraham	Historic Landfill	
	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



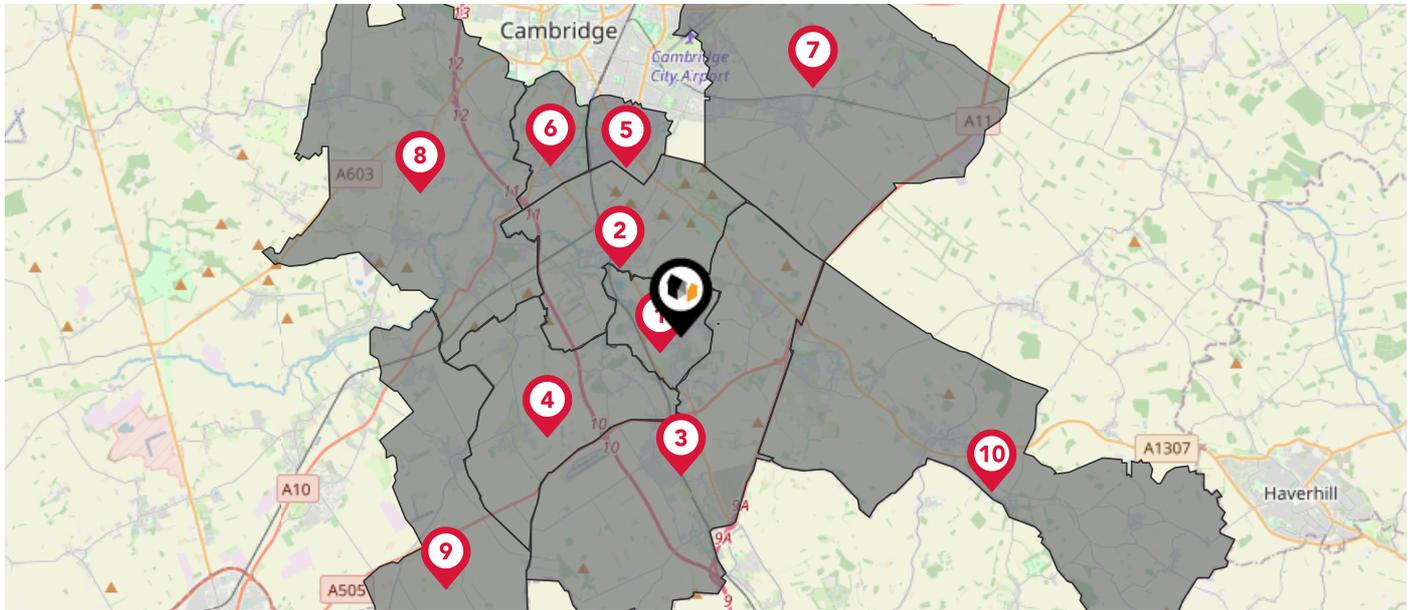
Mine Entry

- ✕ 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

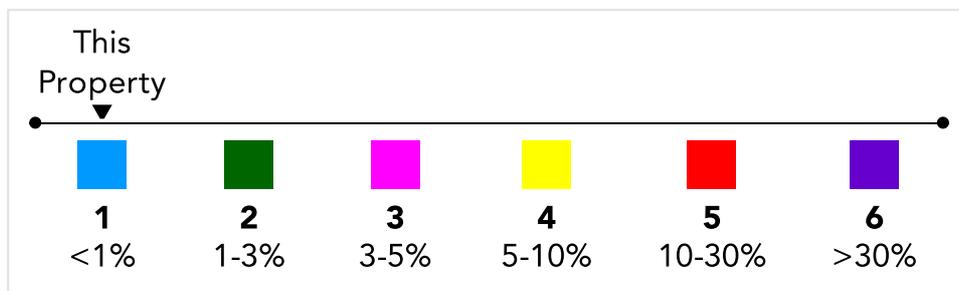
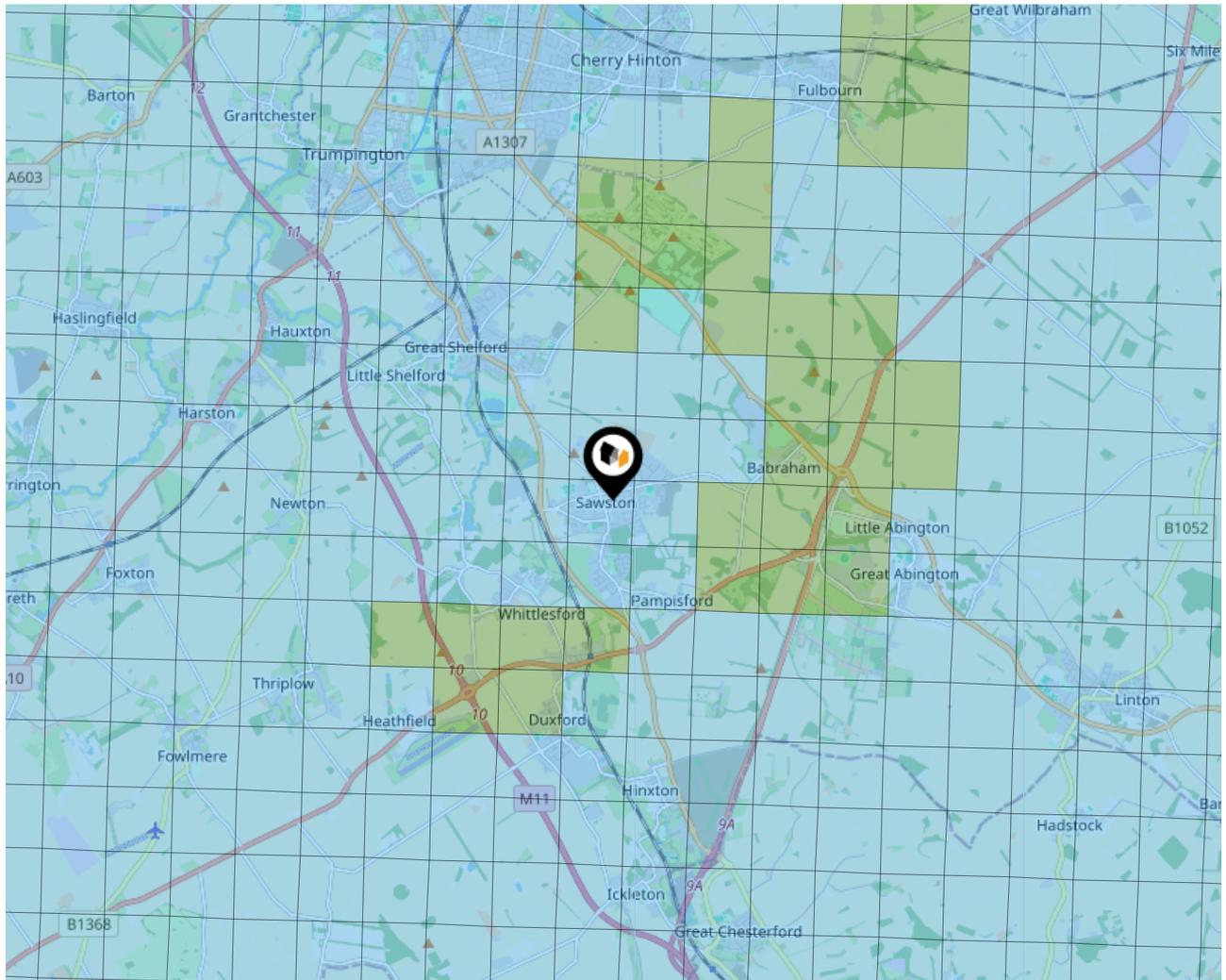


Nearby Council Wards

-  1 Sawston Ward
-  2 Shelford Ward
-  3 Duxford Ward
-  4 Whittlesford Ward
-  5 Queen Edith's Ward
-  6 Trumpington Ward
-  7 Fen Ditton & Fulbourn Ward
-  8 Harston & Comberton Ward
-  9 Foxton Ward
-  10 Linton Ward

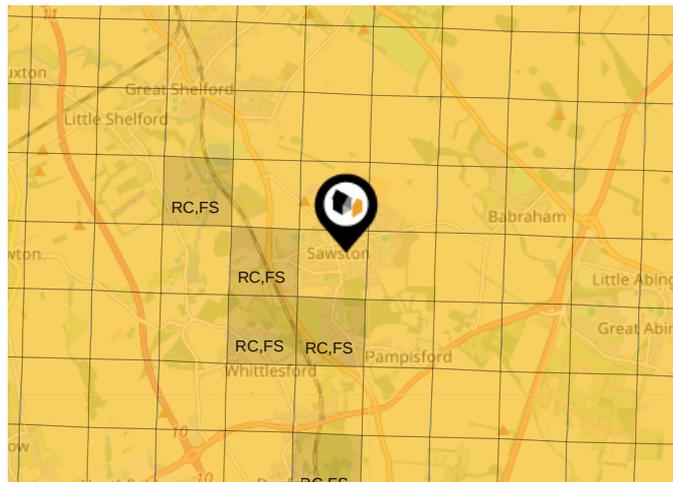
What is Radon?

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)

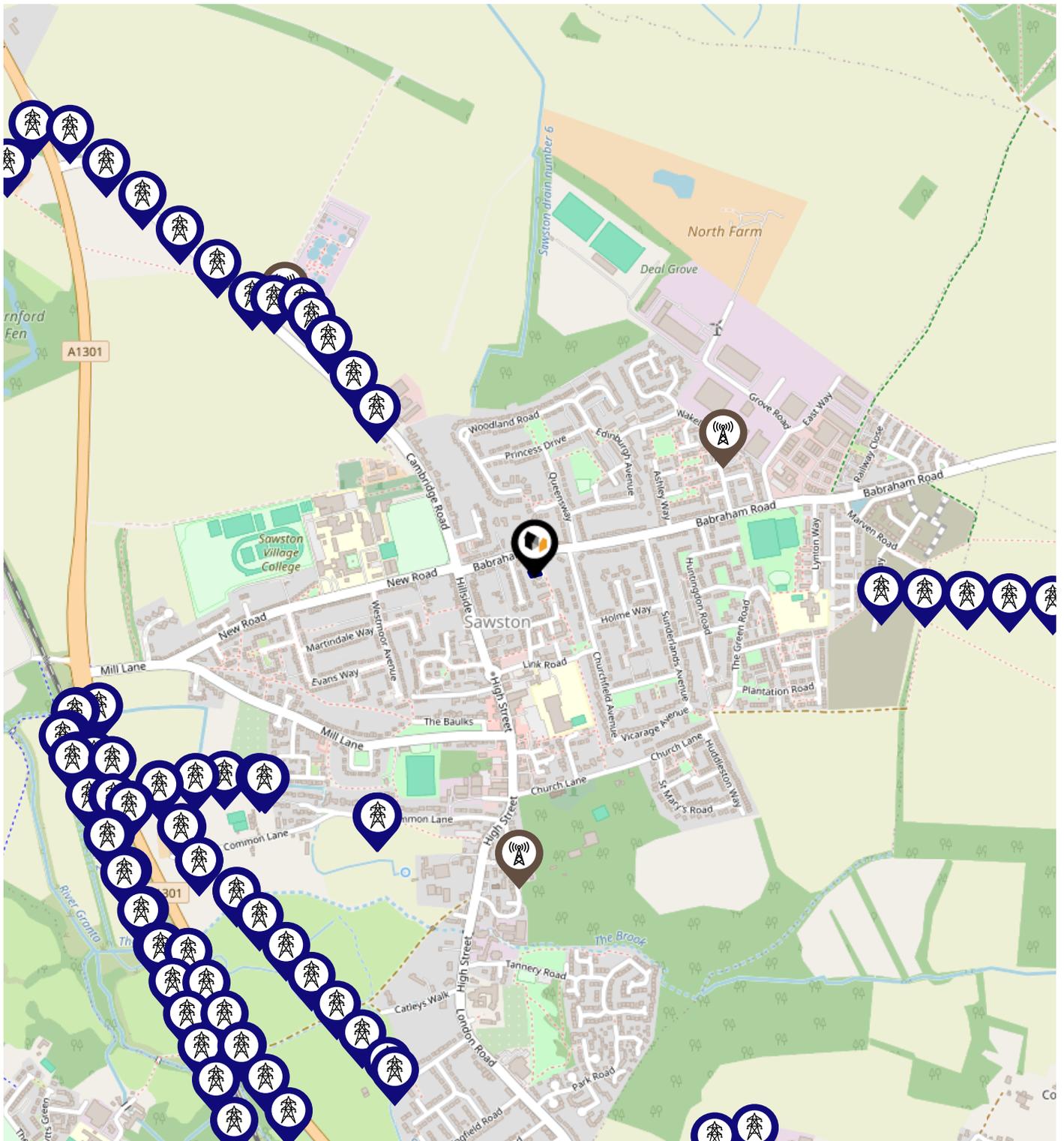
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



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



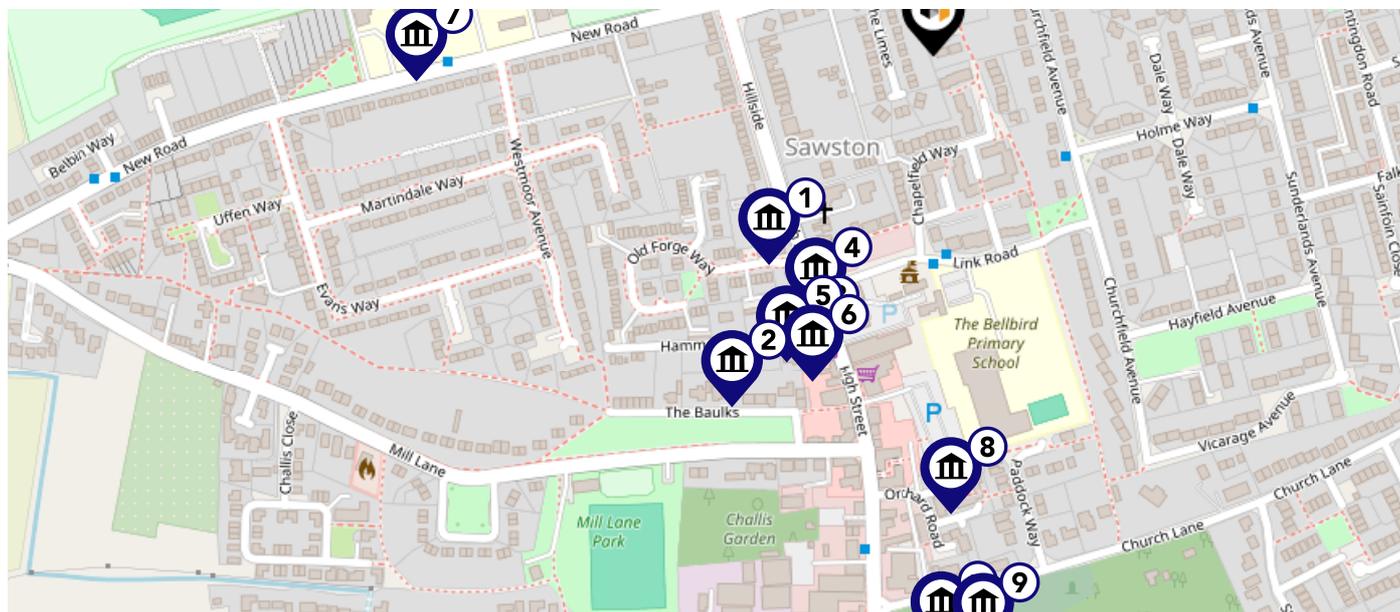
- Key:**
- Power Pylons
 - Communication Masts

Maps

Listed Buildings



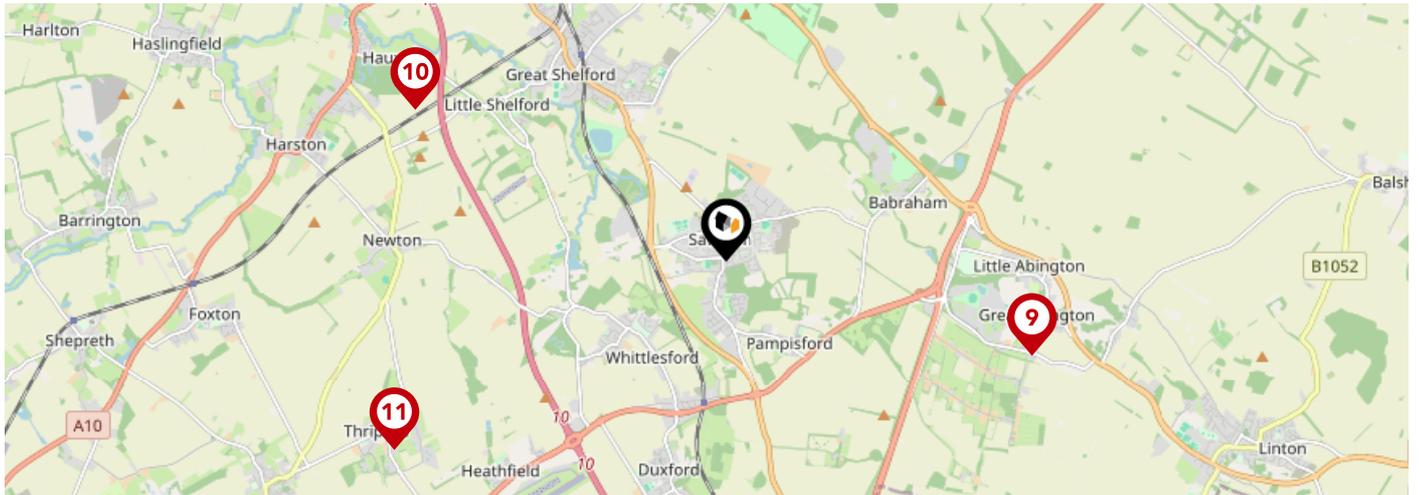
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1128032 - The Greyhound Public House	Grade II	0.1 miles
	1165362 - Dovecot John Faulker Primary School	Grade II	0.2 miles
	1165287 - 26, High Street	Grade II	0.2 miles
	1330981 - Kings Head Public House	Grade II	0.2 miles
	1128027 - Sunnyside And Vine Cottage	Grade II	0.2 miles
	1128033 - Ivy House	Grade II	0.2 miles
	1128039 - College House To West Of Village College	Grade II	0.3 miles
	1128041 - 1, 3 And 5, Orchard Lane	Grade II	0.3 miles
	1128065 - Parish Church Of St Mary	Grade I	0.3 miles
	1128025 - Gate Piers To Sawston Hall	Grade II	0.3 miles



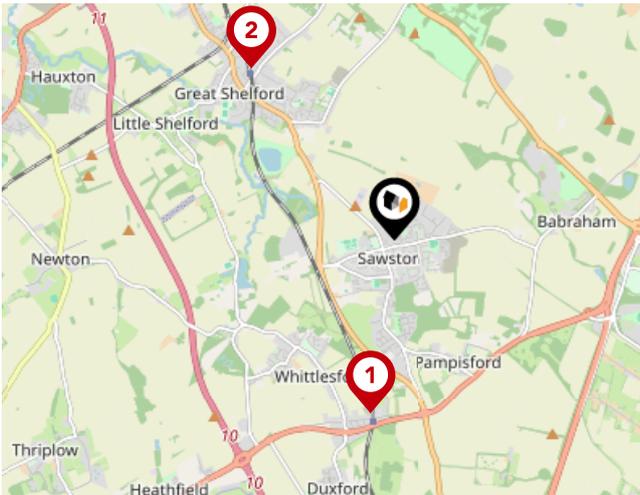
		Nursery	Primary	Secondary	College	Private
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.42	<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:1.11	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Babraham CoFE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.16	<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:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:3.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



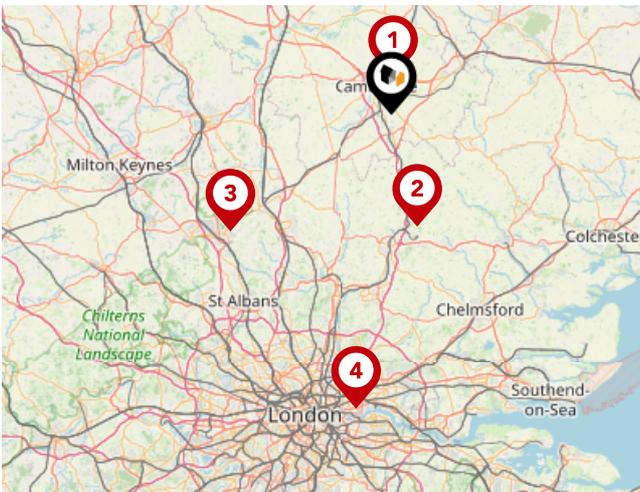
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.59 miles
2	Shelford (Cambs) Rail Station	2.05 miles
3	Great Chesterford Rail Station	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	2.36 miles
2	M11 J9	4.33 miles
3	M11 J11	3.7 miles
4	M11 J12	6 miles
5	M11 J13	7.13 miles

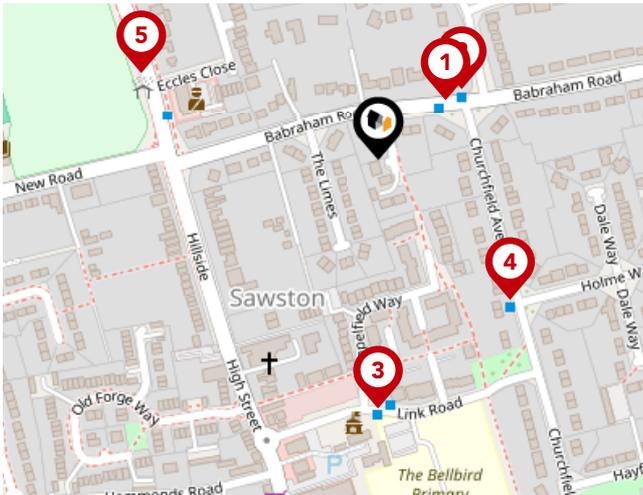


Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.51 miles
2	Stansted Airport	16.75 miles
3	Luton Airport	28.9 miles
4	Silverton	43.4 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Churchfield Avenue	0.05 miles
2	Churchfield Avenue	0.06 miles
3	Chapelfield Way	0.14 miles
4	Holme Way	0.11 miles
5	Babraham Road	0.14 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

