

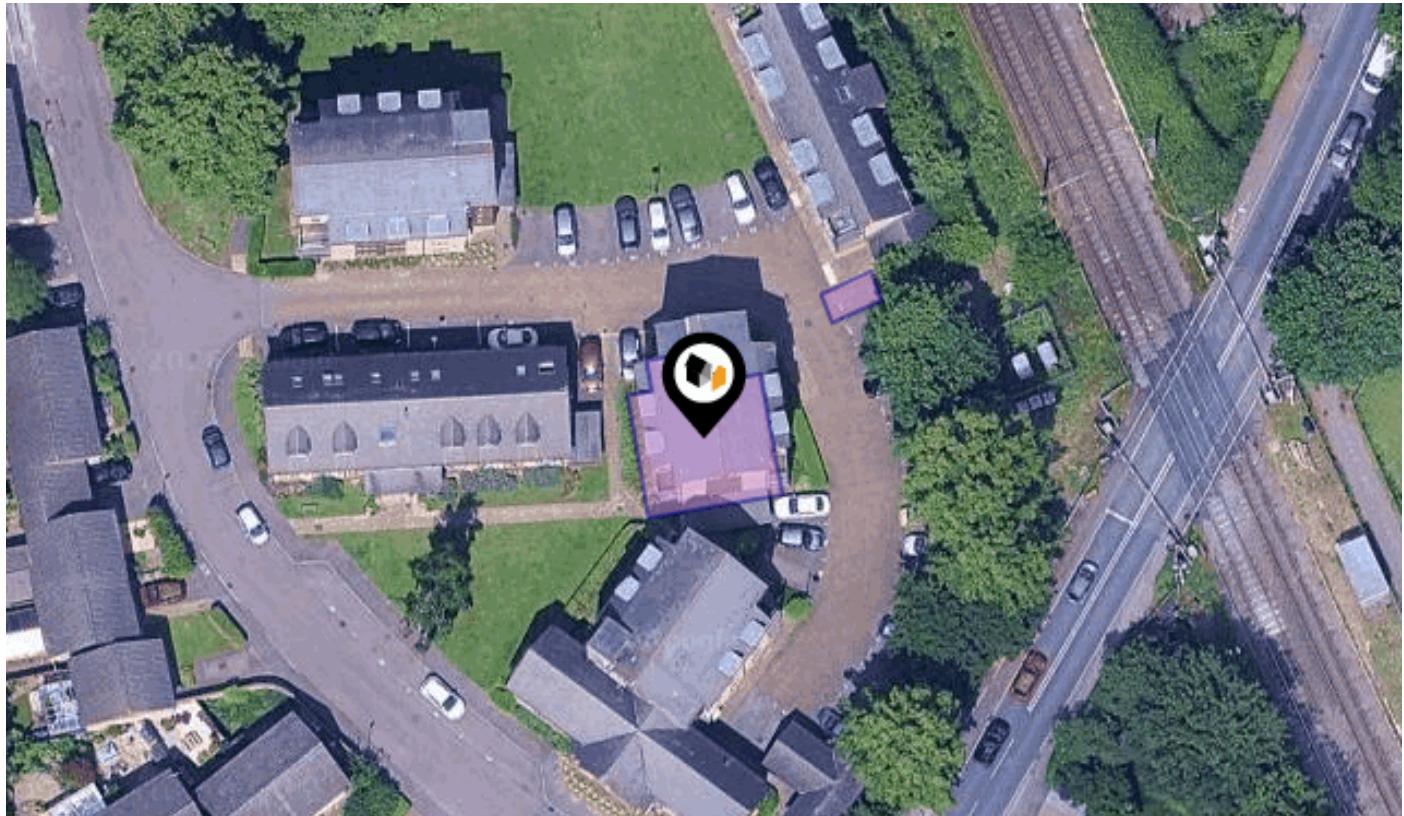


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 17th February 2026**



**ABBERLEY WOOD, GREAT SHELFORD, CAMBRIDGE, CB22**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

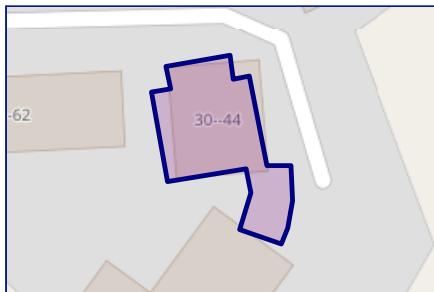
[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)



# Property Multiple Title Plans

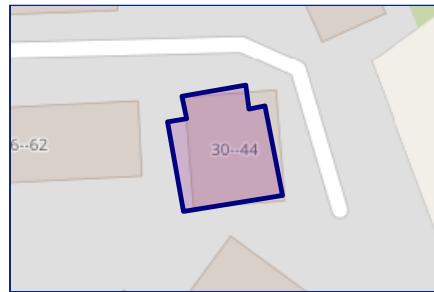
CC&C

## Freehold Title Plan



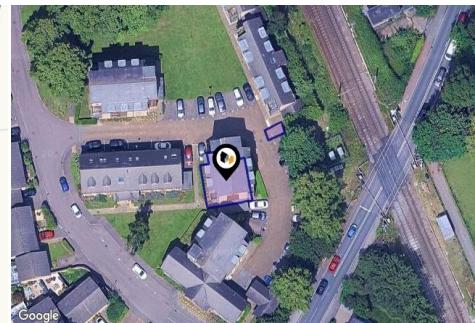
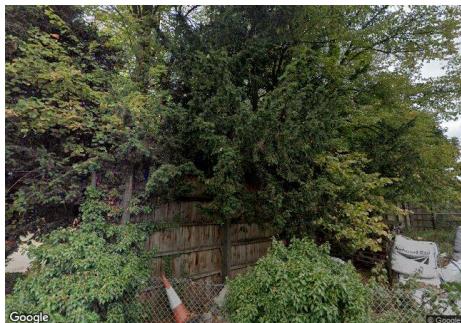
**CB316760**

## Leasehold Title Plan



**CB358502**

Start Date: 21/11/2010  
End Date: 12/06/2134  
Lease Term: 125 years from 12 June 2009  
Term Remaining: 108 years



## Property

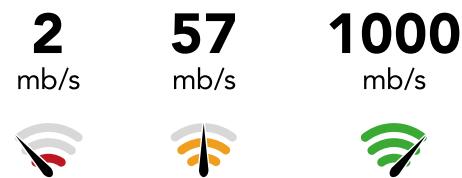
|                  |   |
|------------------|---|
| Type:            | Flat / Maisonette                       |
| Bedrooms:        | 1                                       |
| Floor Area:      | 473 ft <sup>2</sup> / 44 m <sup>2</sup> |
| Plot Area:       | 0.03 acres                              |
| Year Built :     | 2010                                    |
| Council Tax :    | Band B                                  |
| Annual Estimate: | £1,878                                  |
| Title Number:    | CB358502                                |

Tenure: Leasehold

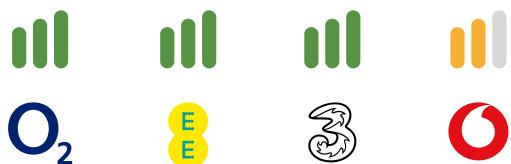
## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: ***Trees Adjacent To 28 Abberley Wood Great Shelford Cambridge CB22 5EZ***

**Reference - S/4268/19/TP**

**Decision:** Decided

**Date:** 27th November 2019

**Description:**

TPO 0007 (1981) G2: Two lime trees (T8 & T7) to crown lift to 4m three yew trees (T6 T5 & T4) to crown lift to 3m over car park only and one yew tree (T6) to trim back from lamp post and clear by 0.5m (to clear physical encroachment onto lamp post boundary fence and parking area). (Amended)

Planning records for: ***Tpo Tree In Front Of 102 Abberley Wood Great Shelford Cambridge CB22 5EZ***

**Reference - S/2397/17/TP**

**Decision:** Decided

**Date:** 06th July 2017

**Description:**

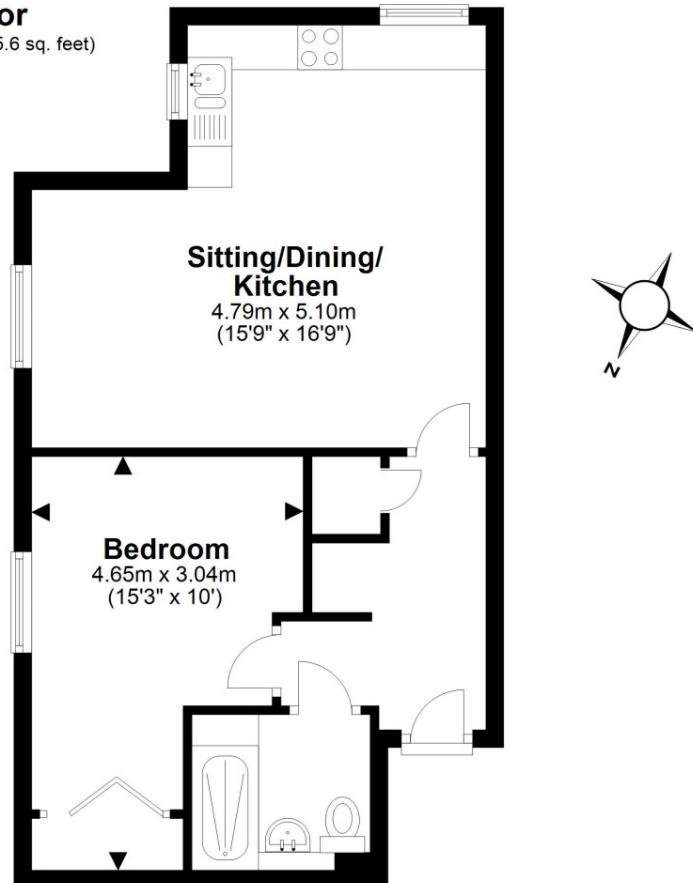
Work to TPO trees



## ABBERLEY WOOD, GREAT SHELFORD, CAMBRIDGE, CB22

### Second Floor

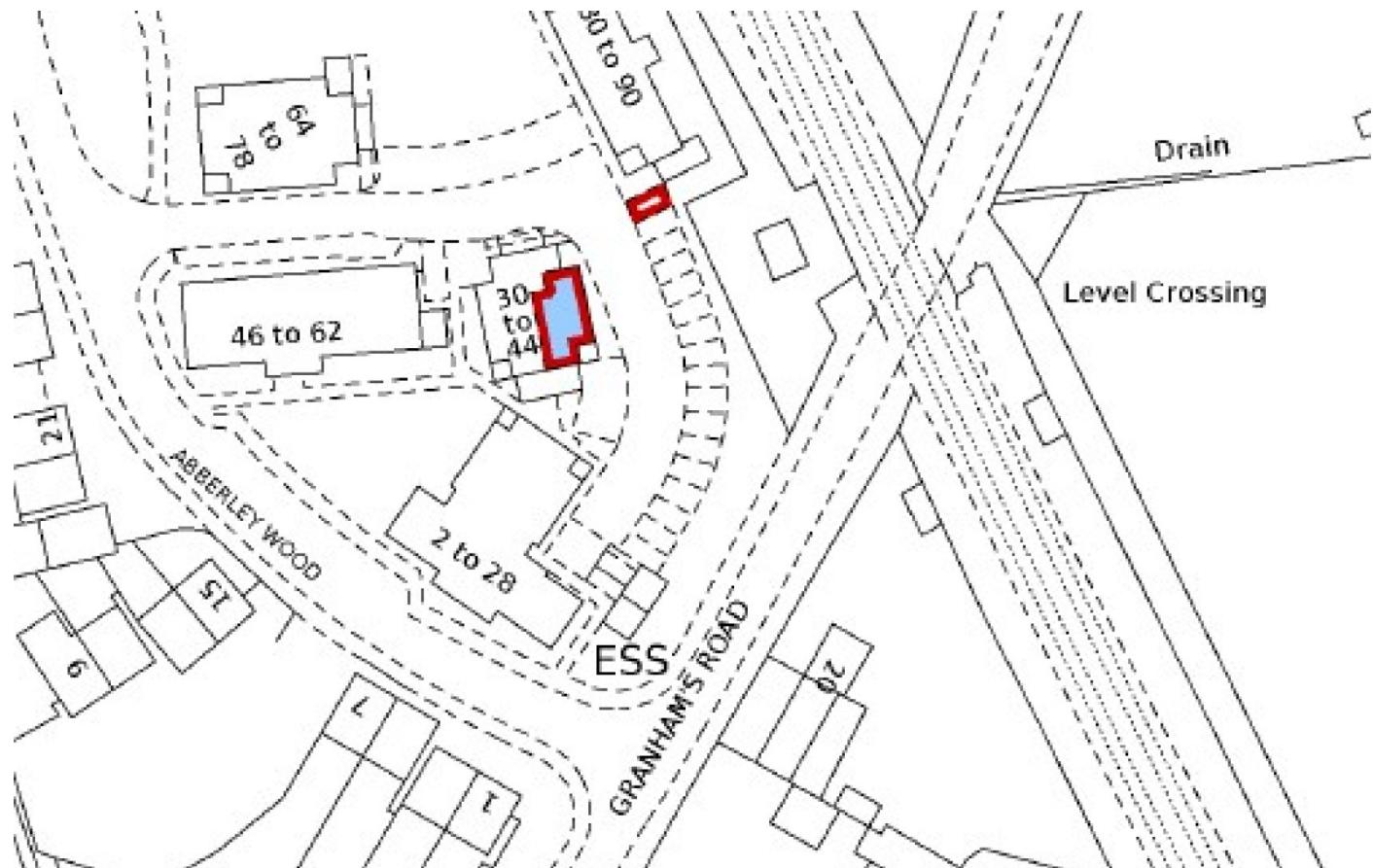
Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 43.3 sq. metres (465.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

## ABBERLEY WOOD, GREAT SHELFORD, CAMBRIDGE, CB22



Abberley Wood, Great Shelford, CB22

Energy rating

C

Valid until 12.05.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78   c  | 80   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Semi-Detached                                 |
| <b>Transaction Type:</b>            | Rental (private)                              |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 3rd   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Timber frame, as built, insulated (assumed)   |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | (another dwelling below)                      |
| <b>Total Floor Area:</b>            | 44 m <sup>2</sup>                             |

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## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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Standard Brick

## Property Lease Information

Annual Service Charge: £2,600

Annual Ground Rent: £200

Lease Term Remaining: 109 years

## Listed Building Information

## Stamp Duty

## Other

## Other

## Electricity Supply

---

Eon Next

## Gas Supply

---

Eon Next

## Central Heating

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Yes

## Water Supply

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Cambridge Water

## Drainage

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### 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.

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**Important - Please read**

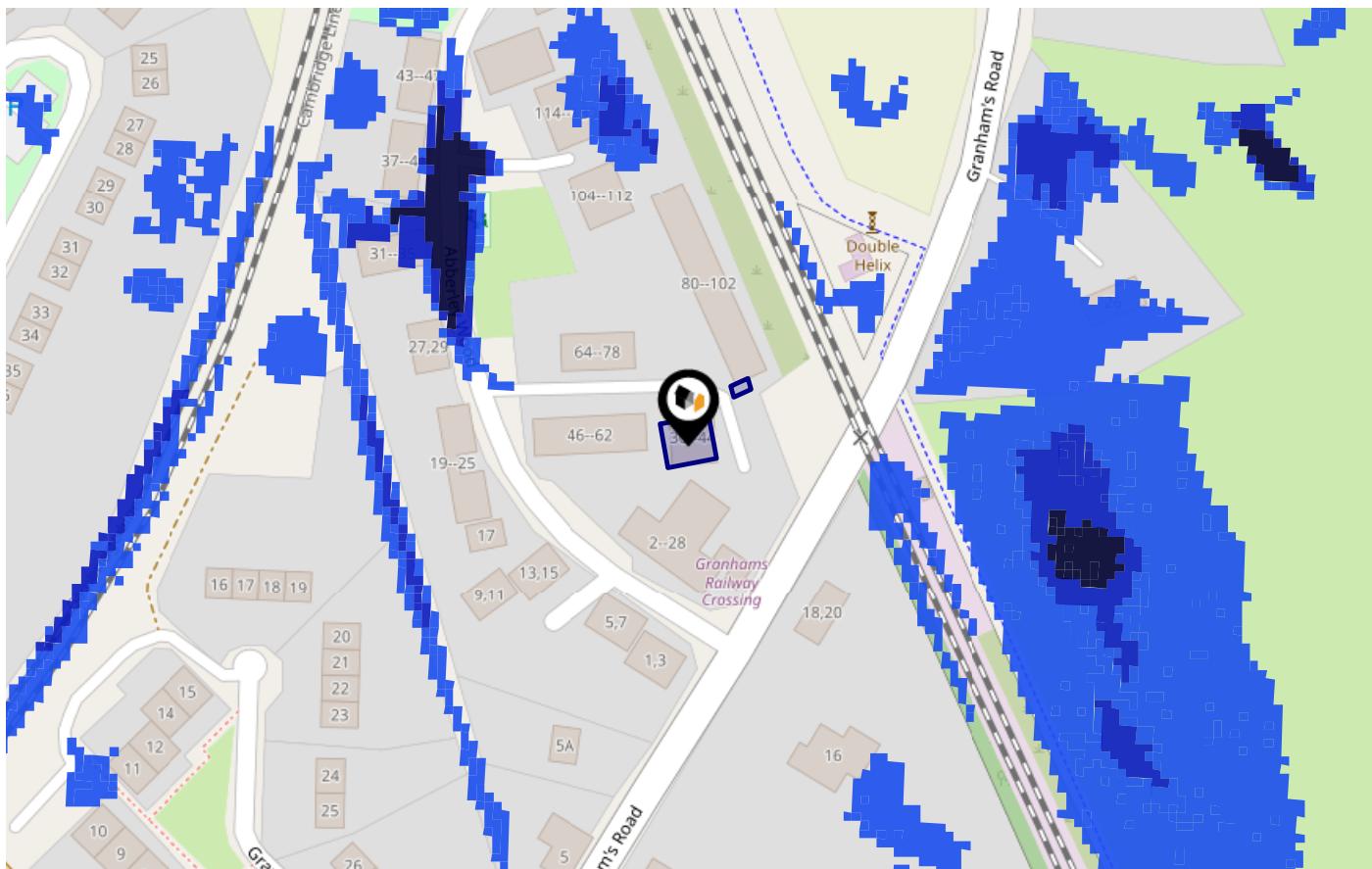
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# Flood Risk

## Surface Water - Flood Risk

CC&C

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

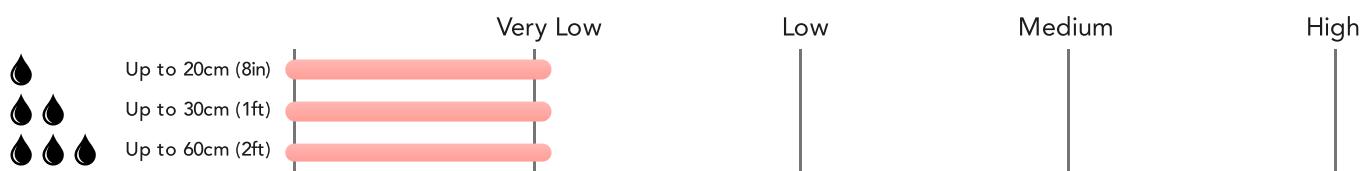


Risk Rating: Very low

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.

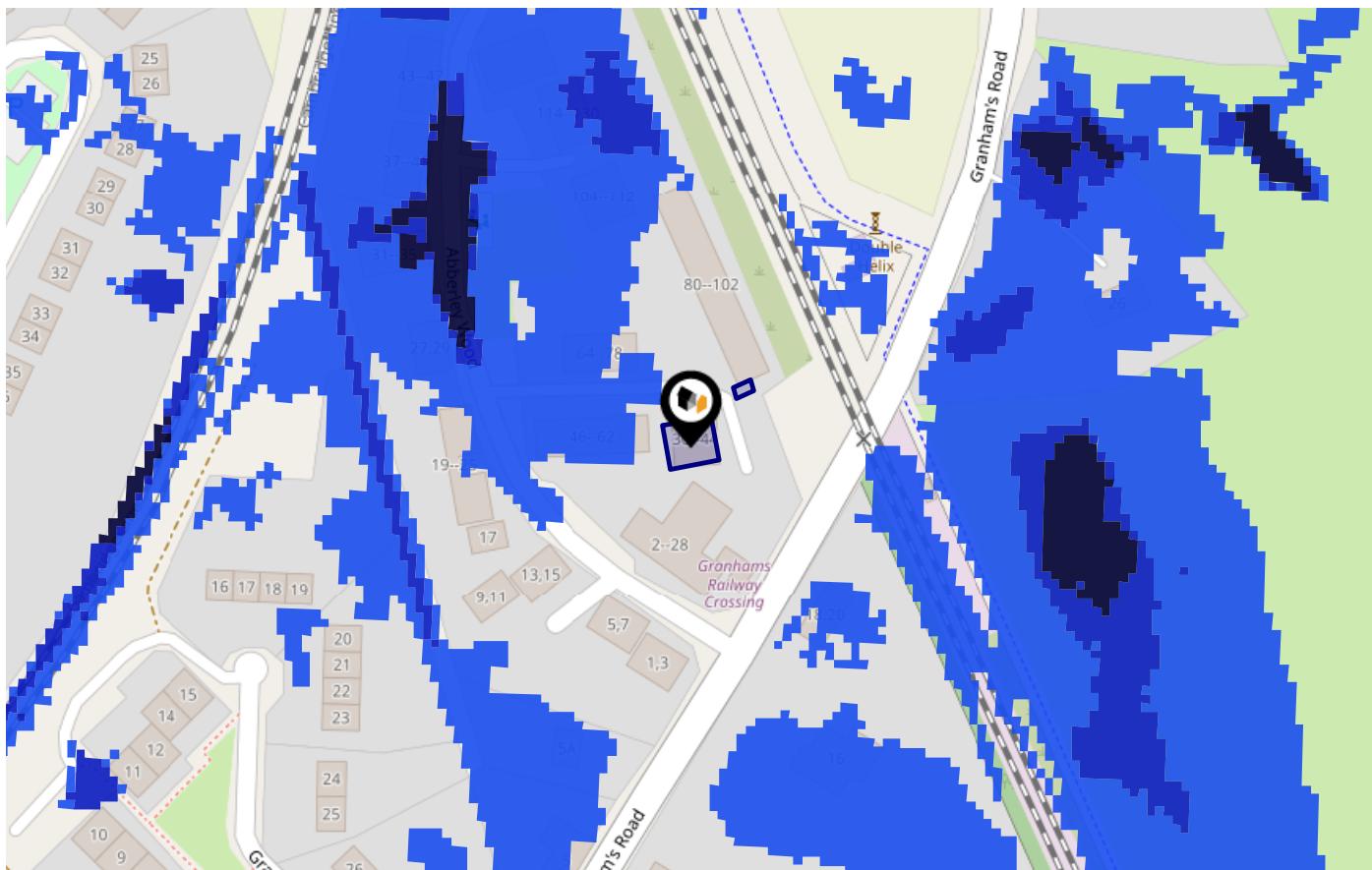
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

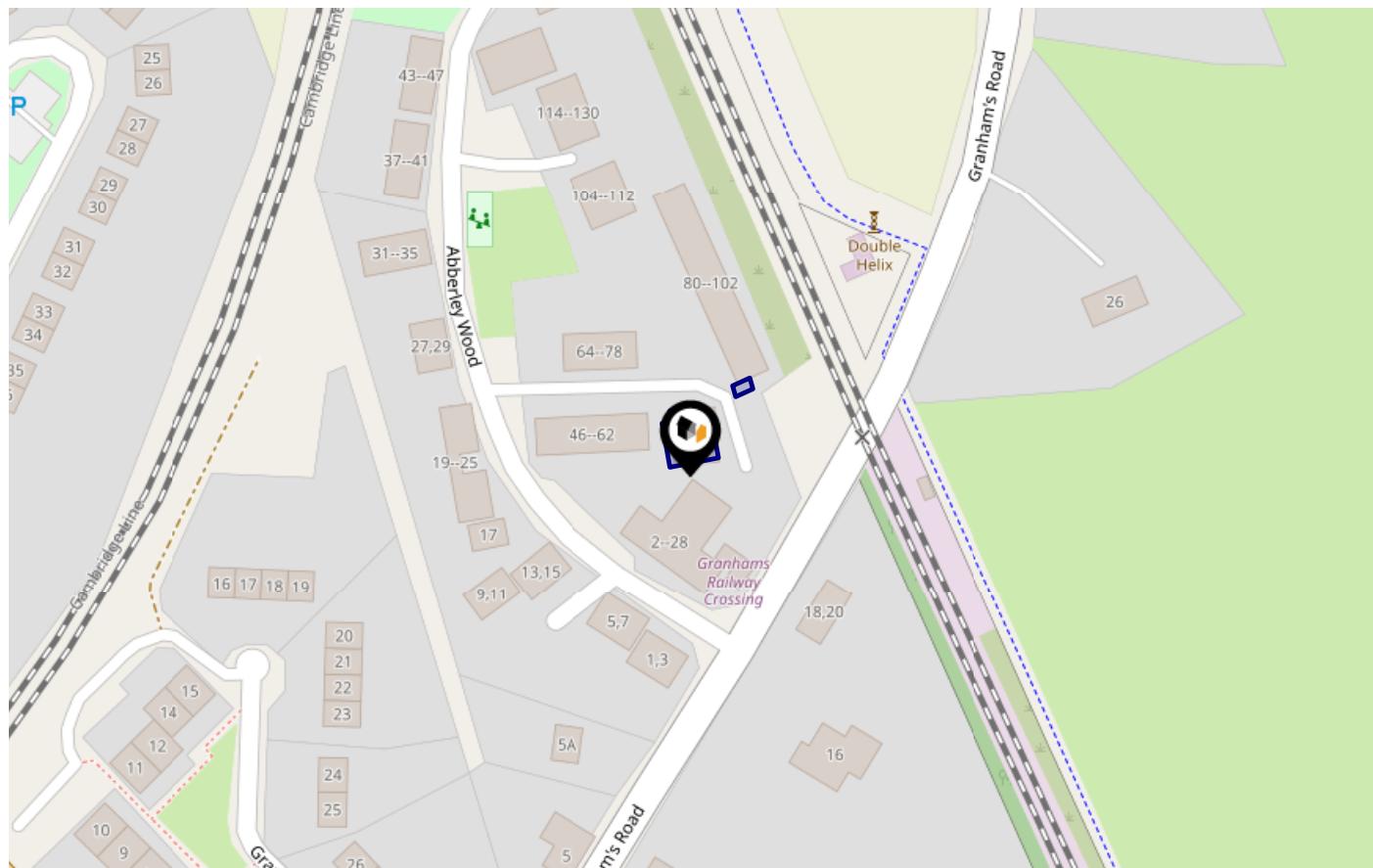
This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during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



# Flood Risk Rivers & Seas - Flood Risk

CC&C

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

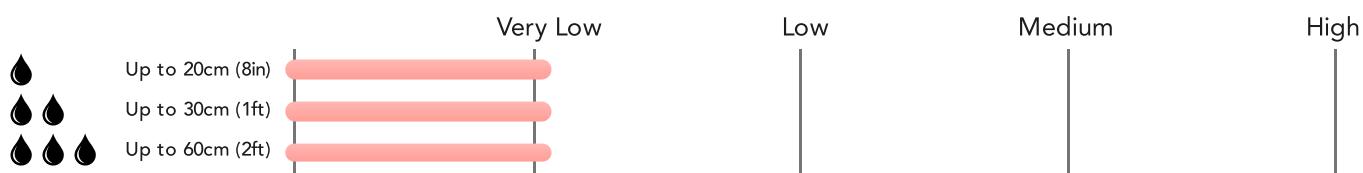


Risk Rating: Very low

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.

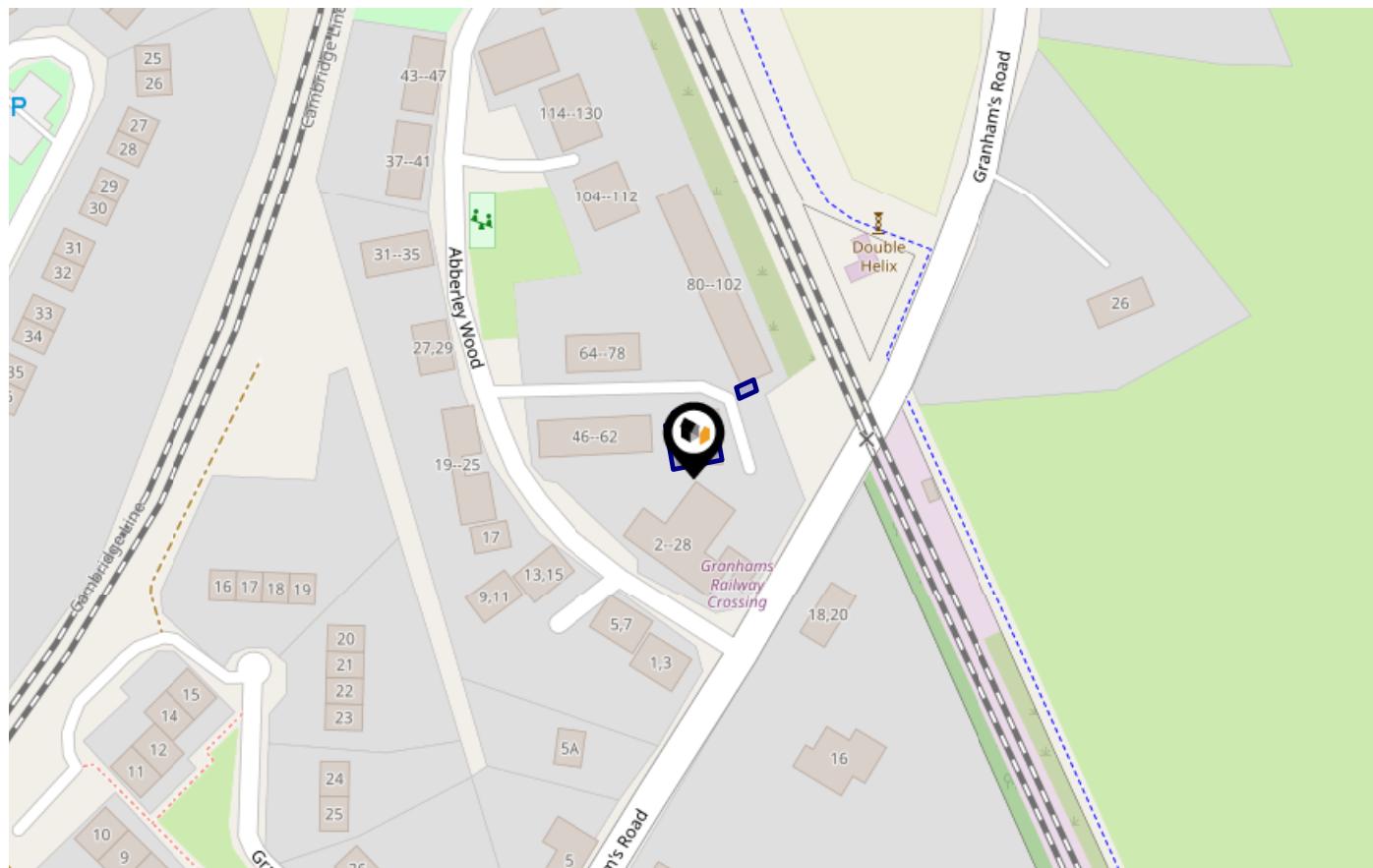
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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.

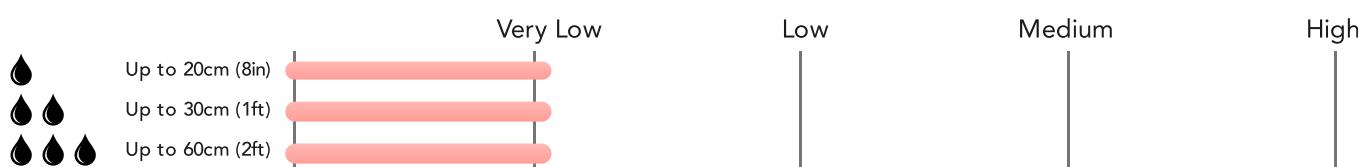


Risk Rating: Very low

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.
- 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:

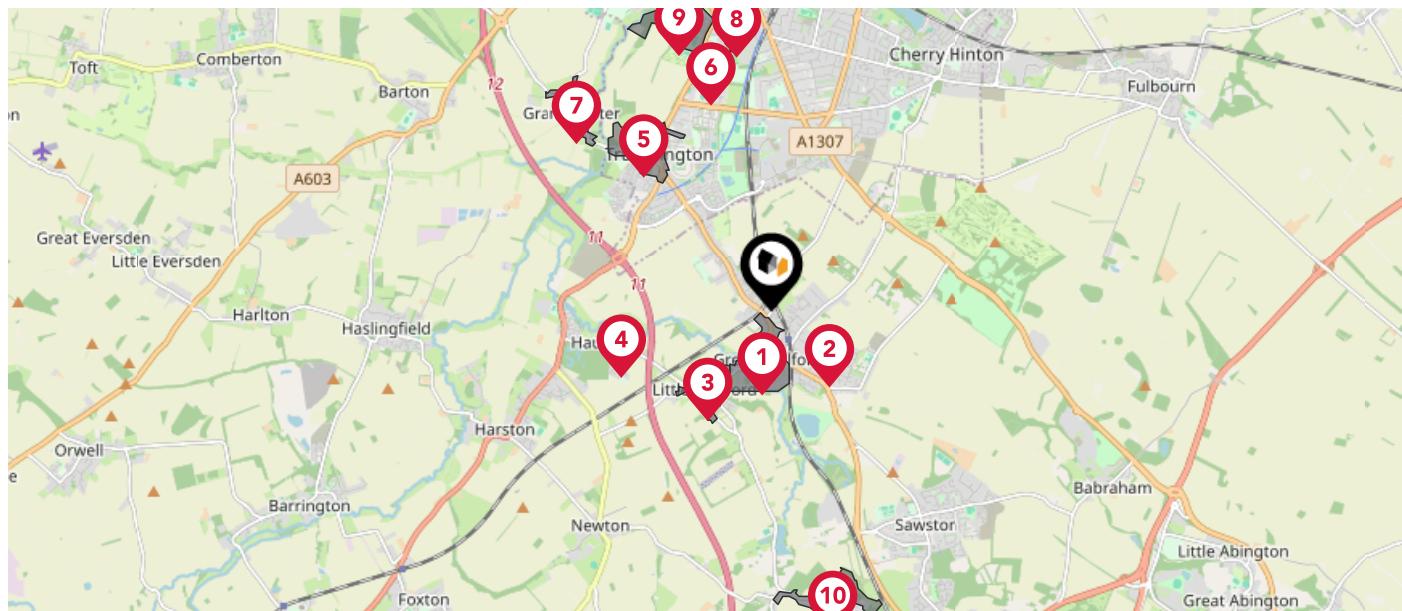


# Maps

## Conservation Areas

CC&C

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 Shelford    |
| 2  | Stapleford        |
| 3  | Little Shelford   |
| 4  | Hauxton           |
| 5  | Trumpington       |
| 6  | Barrow Road       |
| 7  | Grantchester      |
| 8  | Brooklands Avenue |
| 9  | Southacre         |
| 10 | Whittlesford      |

# Maps

## Landfill Sites

CC&C

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  | Hill Trees-Stapleford                                     | Historic Landfill | <input type="checkbox"/> |
| 2  | Shelford Tip-Shelford                                     | Historic Landfill | <input type="checkbox"/> |
| 3  | Sindalls-Sawston  | Historic Landfill | <input type="checkbox"/> |
| 4  | Newton Road-Whittlesford                                  | Historic Landfill | <input type="checkbox"/> |
| 5  | Cement Works Tip-Off Coldham's Lane, Cambridgeshire       | Historic Landfill | <input type="checkbox"/> |
| 6  | Home Farm-Babraham, Cambridge                             | Historic Landfill | <input type="checkbox"/> |
| 7  | Coldham's Lane Tip-Cambridge, Cambridgeshire              | Historic Landfill | <input type="checkbox"/> |
| 8  | Coldhams Lane-Coldhams Lane, Cherry Hinton                | Historic Landfill | <input type="checkbox"/> |
| 9  | Home Farm-Babraham  | Historic Landfill | <input type="checkbox"/> |
| 10 | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |

# Maps Coal Mining

CC&C

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.

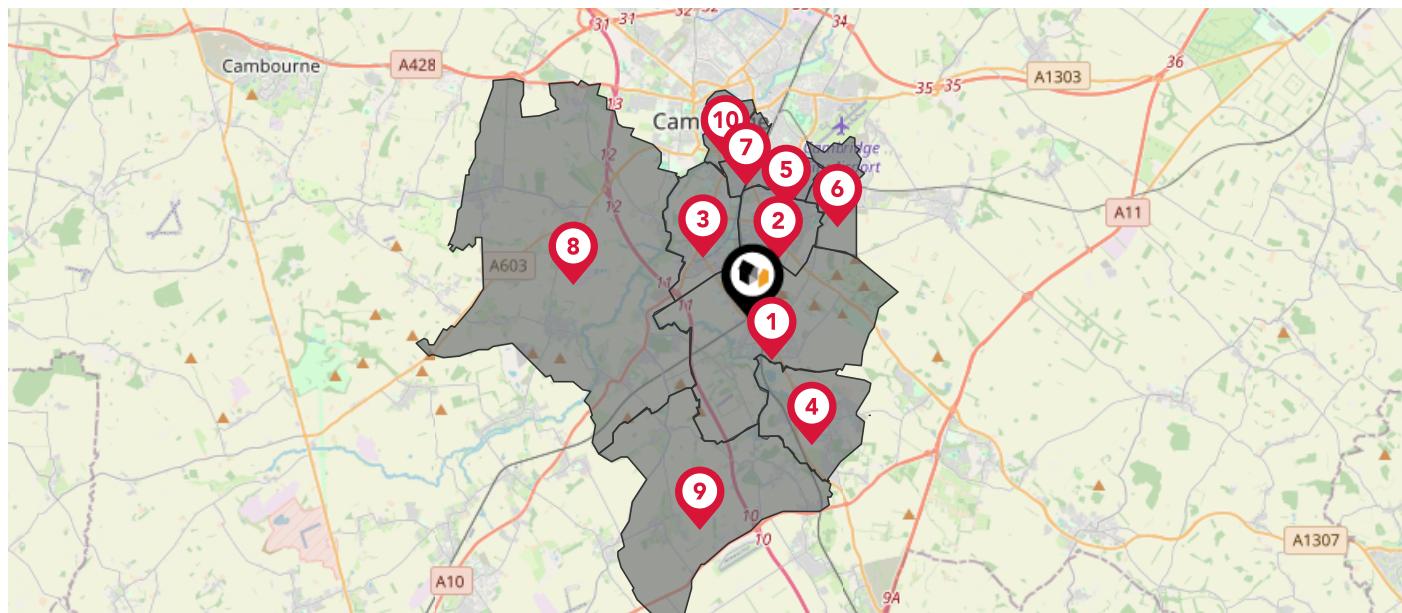
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

CC&C

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 Shelford Ward

2 Queen Edith's Ward

3 Trumpington Ward

4 Sawston Ward

5 Coleridge Ward

6 Cherry Hinton Ward

7 Petersfield Ward

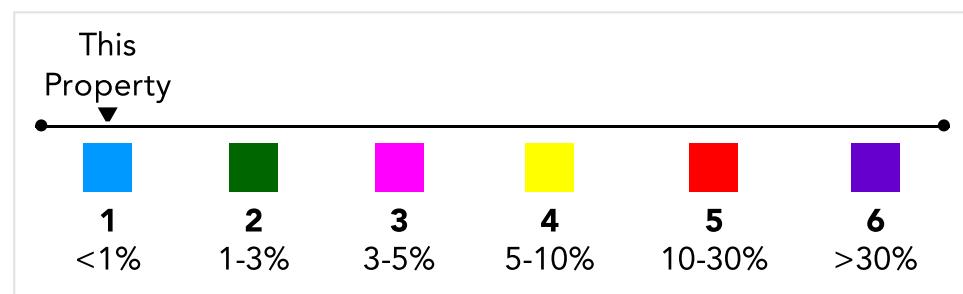
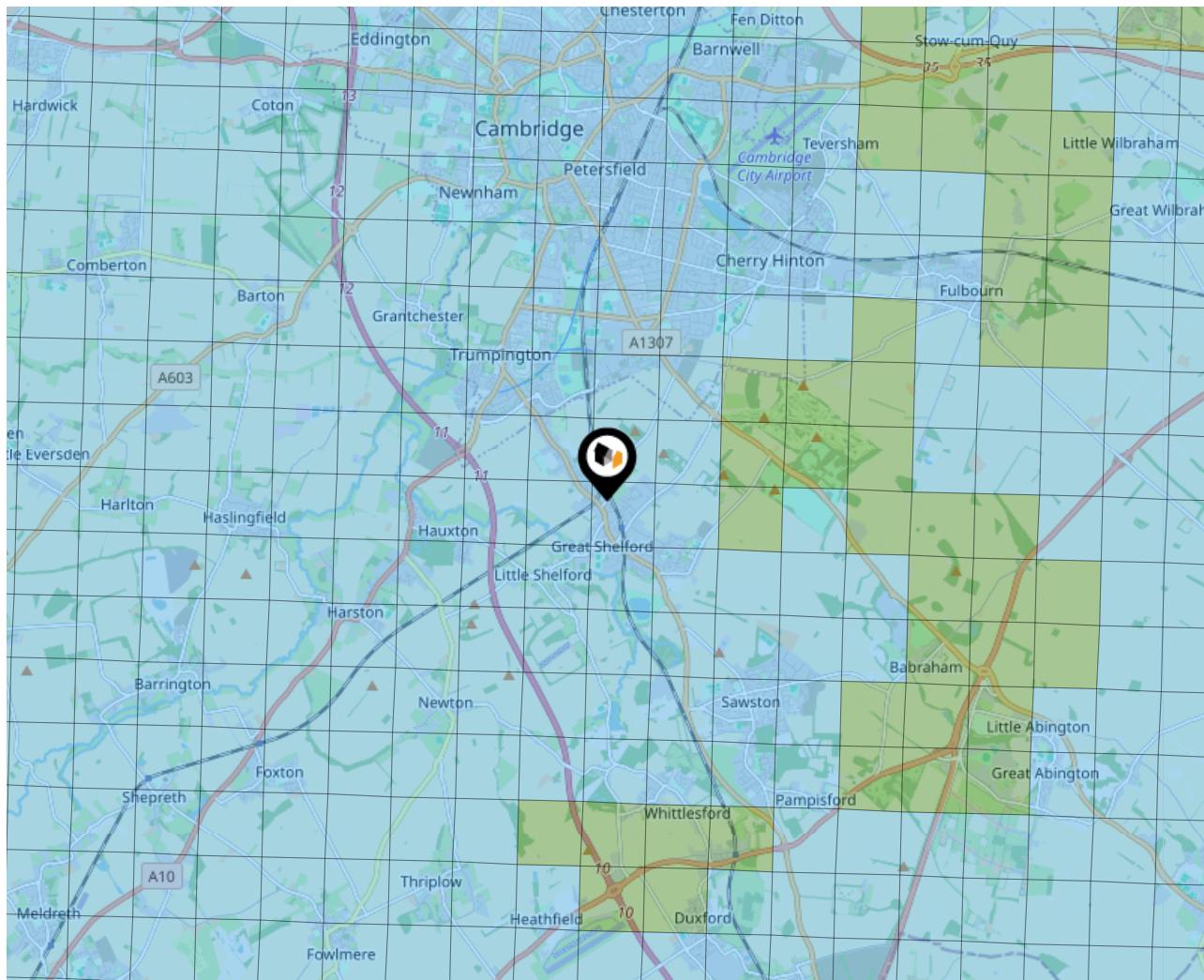
8 Harston & Comberton Ward

9 Whittlesford Ward

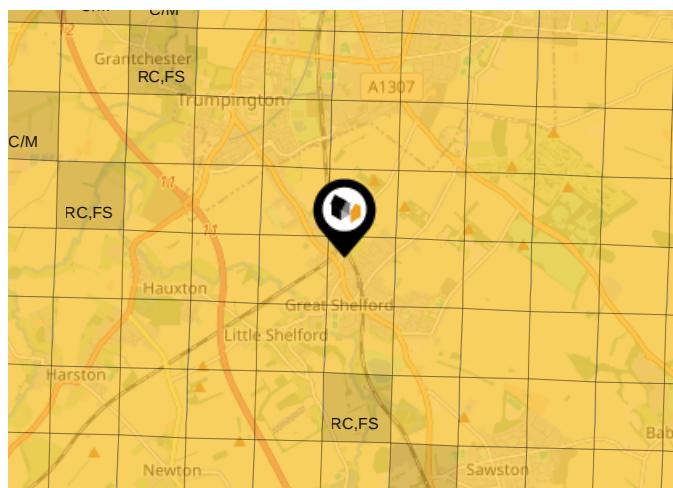
10 Market Ward

## 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/m<sup>3</sup>).



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

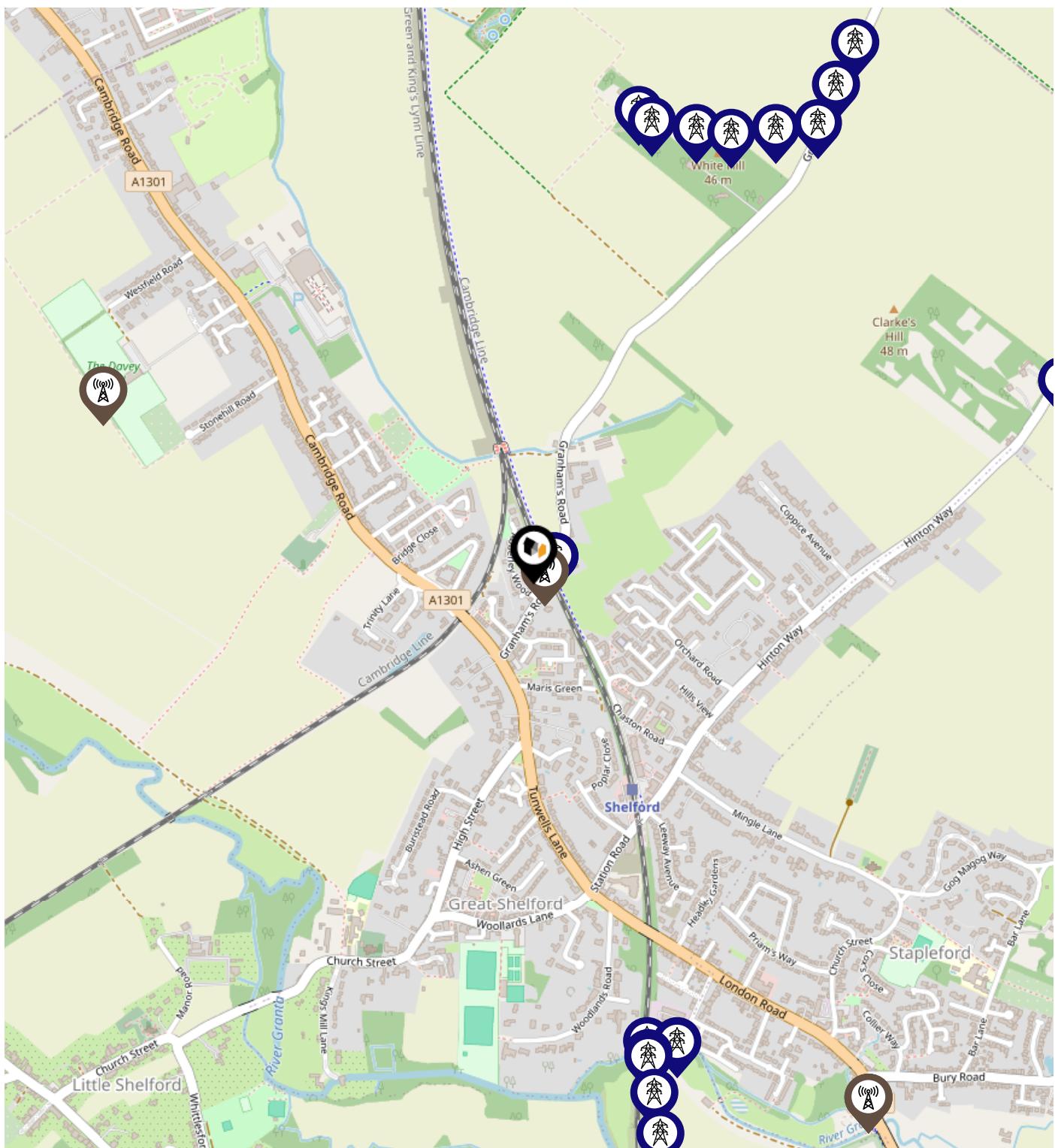


## Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons

CC&C



## Key:

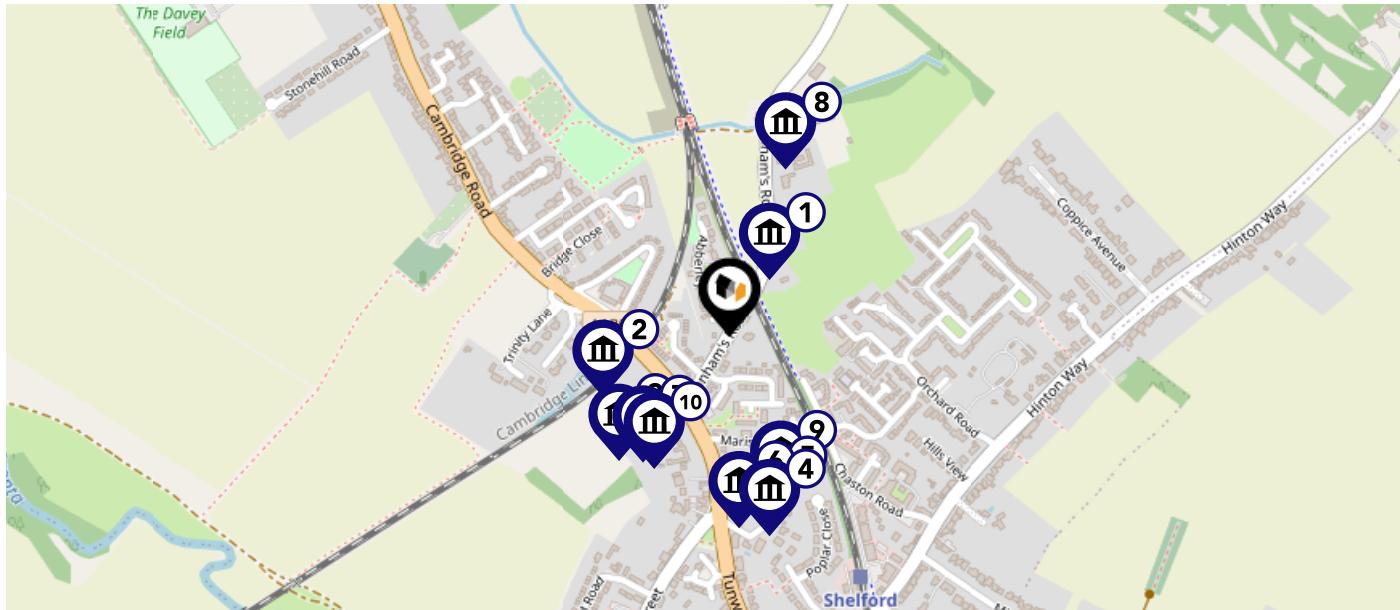
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

CC&C

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  |
|---|---|----------|-----------|
|  | 1317912 - 32-38, Granhams Road  | Grade II | 0.1 miles |
|  | 1163891 - Four Mile House   | Grade II | 0.2 miles |
|  | 1096004 - Farmbuilding Range To Rear Of Farmhouse At De Freville Farm | Grade II | 0.2 miles |
|  | 1317876 - 16, High Green  | Grade II | 0.2 miles |
|  | 1317838 - Spanyards   | Grade II | 0.2 miles |
|  | 1331030 - Wall To Rear Of Number 18 And Side Of Number 16             | Grade II | 0.2 miles |
|  | 1164190 - Barn At De Freville Farm                                    | Grade II | 0.2 miles |
|  | 1331068 - Dovecote At Granhams Farm                                   | Grade II | 0.2 miles |
|  | 1127899 - Maris Farmhouse   | Grade II | 0.2 miles |
|  | 1127897 - 21, High Green  | Grade II | 0.2 miles |

# Area Schools

CC&C



|          |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | Great and Little Shelford CofE (Aided) Primary School<br>Ofsted Rating: Good   Pupils: 208   Distance:0.61 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | Stapleford Community Primary School<br>Ofsted Rating: Good   Pupils: 215   Distance:0.93                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | Trumpington Park Primary School<br>Ofsted Rating: Good   Pupils: 403   Distance:1.3                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | Hauxton Primary School<br>Ofsted Rating: Good   Pupils: 90   Distance:1.46                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | Trumpington Community College<br>Ofsted Rating: Good   Pupils: 491   Distance:1.63                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | Trumpington Meadows Primary School<br>Ofsted Rating: Good   Pupils: 260   Distance:1.67                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | Cambridge Academy for Science and Technology<br>Ofsted Rating: Good   Pupils: 431   Distance:1.69          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | Fawcett Primary School<br>Ofsted Rating: Good   Pupils: 423   Distance:1.77                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Schools

CC&C

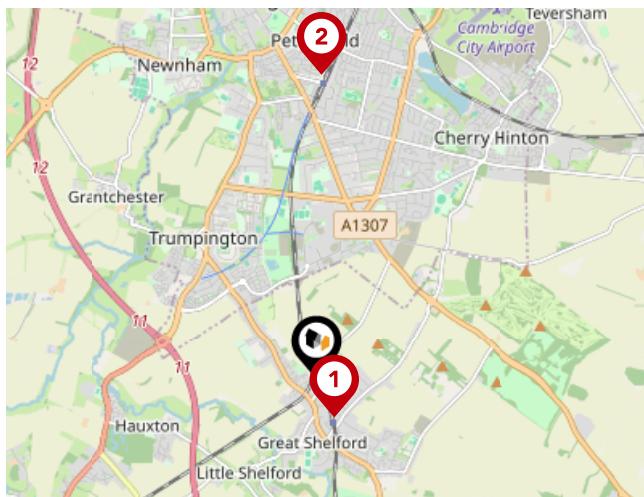


Nursery Primary Secondary College Private

|  |                                     |                                     |                                     |                          |                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b><br>The Perse School<br>Ofsted Rating: Not Rated   Pupils: 1705   Distance:1.87              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b><br>Homerton Early Years Centre<br>Ofsted Rating: Outstanding   Pupils: 118   Distance:1.87 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b><br>Queen Edith Primary School<br>Ofsted Rating: Good   Pupils: 422   Distance:2.06         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b><br>The Netherhall School<br>Ofsted Rating: Good   Pupils: 1229   Distance:2.21             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b><br>Sawston Village College<br>Ofsted Rating: Good   Pupils: 1162   Distance:2.23           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b><br>Abbey College Cambridge<br>Ofsted Rating: Not Rated   Pupils: 466   Distance:2.24       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b><br>Morley Memorial Primary School<br>Ofsted Rating: Good   Pupils: 390   Distance:2.28     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b><br>Queen Emma Primary School<br>Ofsted Rating: Good   Pupils: 429   Distance:2.29          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)

CC&C



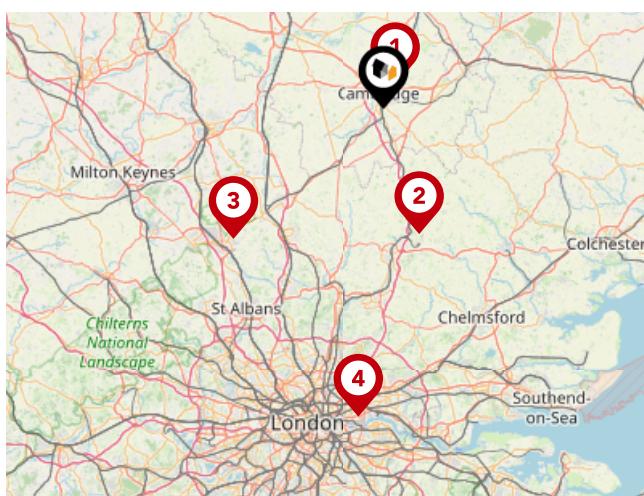
## National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Shelford (Cambs) Rail Station     | 0.37 miles |
| 2   | Cambridge Rail Station            | 2.78 miles |
| 3   | Whittlesford Parkway Rail Station | 3.7 miles  |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J11 | 1.47 miles |
| 2   | M11 J10 | 3.83 miles |
| 3   | M11 J12 | 3.61 miles |
| 4   | M11 J13 | 4.73 miles |
| 5   | M11 J9  | 6.55 miles |

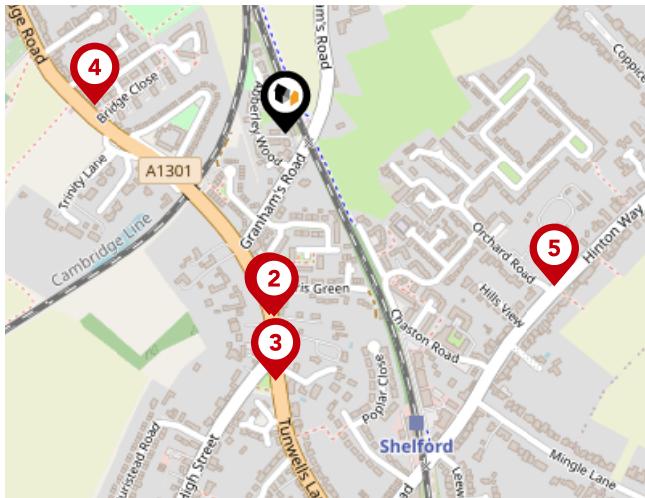


## Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 3.94 miles  |
| 2   | Stansted Airport | 18.97 miles |
| 3   | Luton Airport    | 28.95 miles |
| 4   | Silvertown       | 45.16 miles |

# Area Transport (Local)

CC&C



## Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | Maris Green     | 0.21 miles |
| 2   | Maris Green     | 0.21 miles |
| 3   | Halatte Gardens | 0.28 miles |
| 4   | Bridge Close    | 0.22 miles |
| 5   | Orchard Road    | 0.35 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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