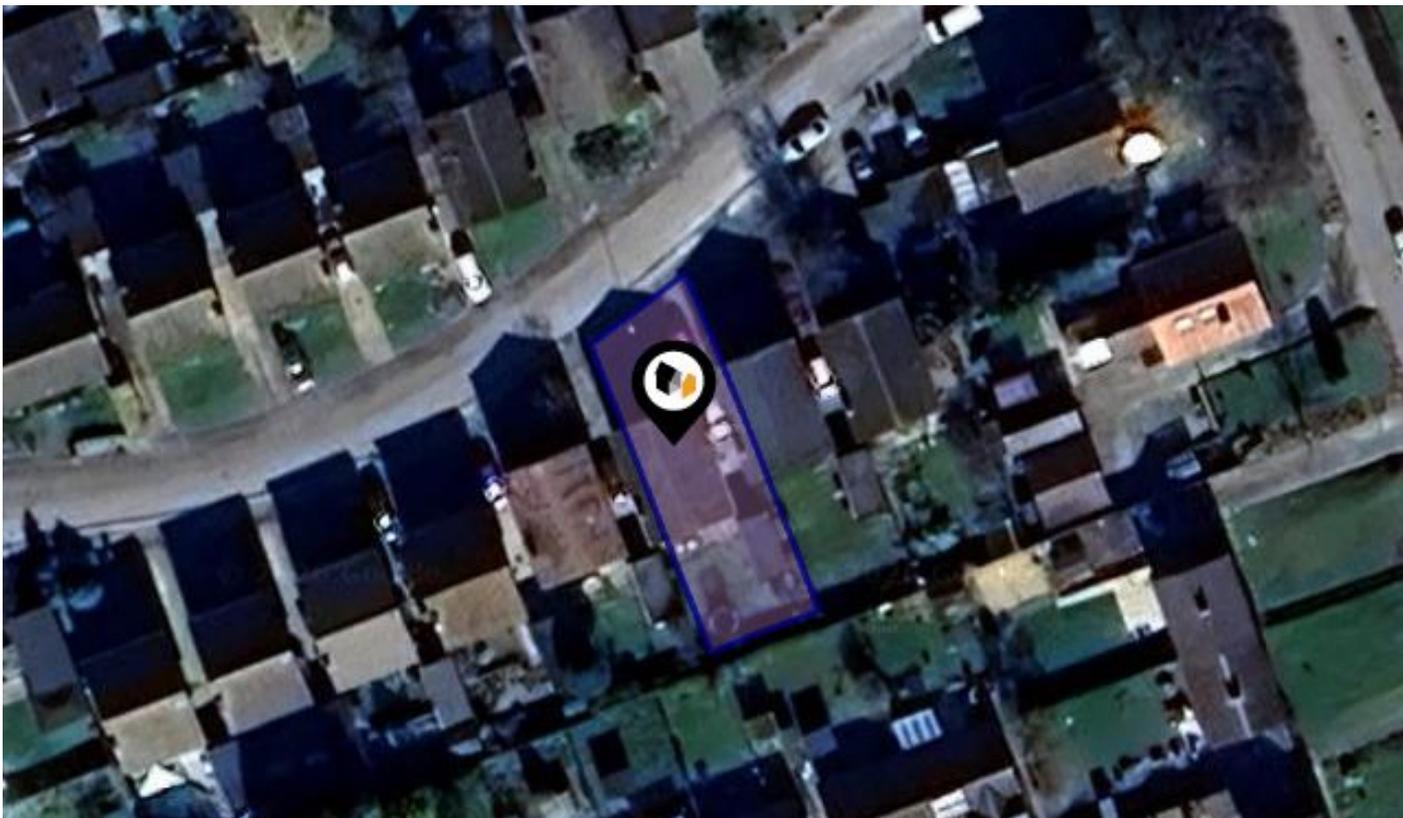




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 05th March 2026



ILLINGWORTH WAY, FOXTON, 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
Bedrooms:	4
Floor Area:	1,259 ft ² / 117 m ²
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band E
Annual Estimate:	£2,951
Title Number:	CB13759

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	35 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Illingworth Way Foxton Cambridge Cambridgeshire CB22 6RY*

Reference - S/2686/17/NM	
Decision:	Decided
Date:	28th July 2017
Description:	Additional change of replacing existing house front elevation white upvc windows with - grey aluminium windows by Kloeber in Aluminium Grey (RAK 9007) to match new extension. .Timber cladding to match main house to original application. Amendment = Marley Eternit Cedral Lap Weatherboard in Forrest Grey. Additional change of replacing the existing house timber cladding with Marley Eternit Cedral Lap Weatherboard in Forrest Grey to match new extension.

Reference - S/3064/17/FL	
Decision:	Decided
Date:	31st August 2017
Description:	Replace existing house front elevation white upvc windows with aluminium grey RAL 9007 windows. Change windows on house extension currently in construction (planning application S/1248/16/FL) from white upvc to aluminium grey RAL 9007 windows. Construct a new 1.8m high boundary wall and fence.

Reference - S/1248/16/FL	
Decision:	Decided
Date:	11th May 2016
Description:	Removal of existing double garage and replacing with a two storey side extension on same footprint.

Planning records for: *12 Illingworth Way Foxton CB22 6RY*

Reference - 20/04997/CL2PD	
Decision:	Decided
Date:	04th December 2020
Description:	Lawful development certificate for a proposed rear single storey extension with lean to roof

Planning records for: **18 Illingworth Way Foxton Cambridgeshire CB22 6RY**

Reference - S/3185/17/LD	
Decision:	Decided
Date:	04th September 2017
Description:	Lawful Development Certificate - for proposed single storey rear extension

Planning records for: **25 Illingworth Way Foxton Cambridge Cambridgeshire CB22 6RY**

Reference - S/1015/08/F	
Decision:	Decided
Date:	06th June 2008
Description:	Conservatory

Planning records for: **29 Illingworth Way Foxton Cambridgeshire CB22 6RY**

Reference - 25/02546/HFUL	
Decision:	Decided
Date:	30th June 2025
Description:	Demolition of existing conservatory. Single storey side extension including new pitched roof over garage.

Planning records for: **36 Illingworth Way Foxton Cambridge Cambridgeshire CB22 6RY**

Reference - S/4683/18/FL	
Decision:	Decided
Date:	11th December 2018
Description:	First floor side extension

Planning records for: *40 Illingworth Way Foxton CB22 6RY*

Reference - S/1442/18/FL	
Decision:	Decided
Date:	13th April 2018
Description:	Erection of single storey extension to side and rear of dwelling installation of first floor window in side elevation alteration of first floor rear window and removal of chimney.



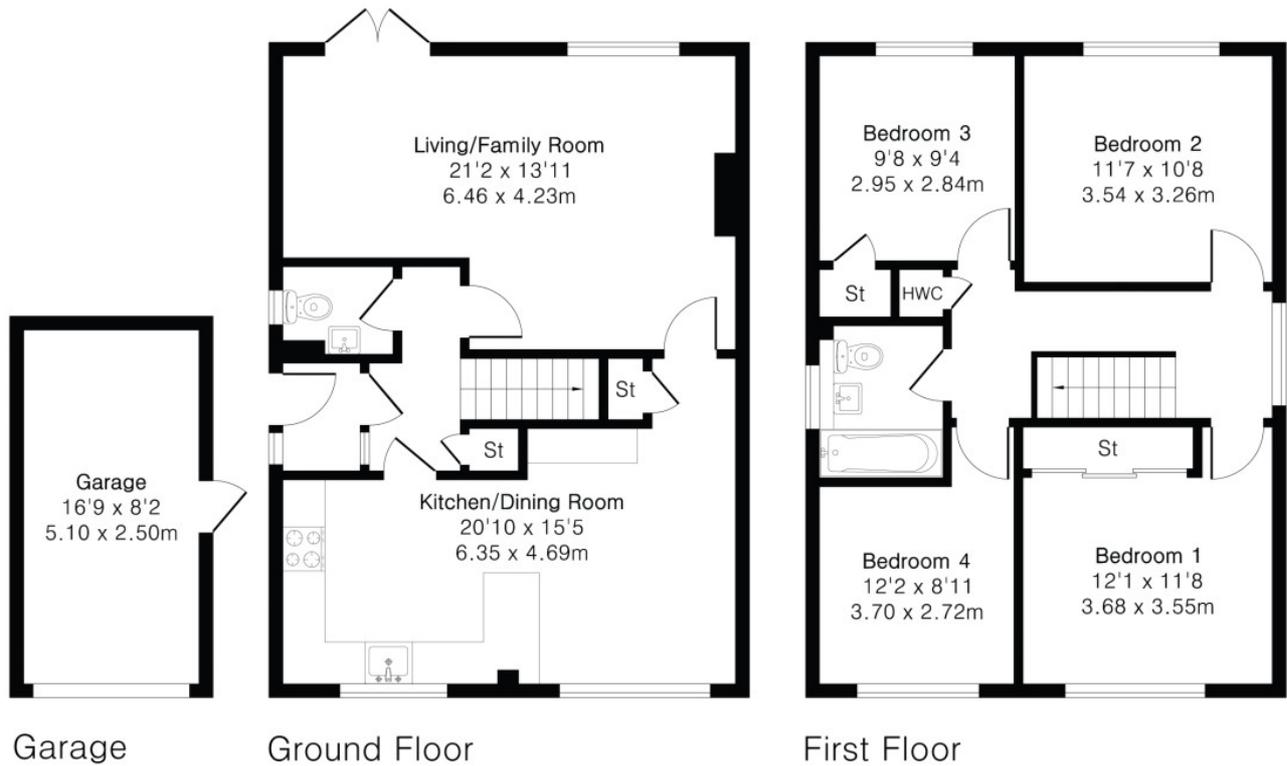
ILLINGWORTH WAY, FOXTON, CAMBRIDGE, CB22

**Approximate Gross Internal Area 1258 sq ft - 116 sq m
(Excluding Garage)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 629 sq ft – 58 sq m

Garage Area 137 sq ft – 13 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

ILLINGWORTH WAY, FOXTON, CAMBRIDGE, CB22



Foxton, CAMBRIDGE, CB22

Energy rating

C

Valid until 25.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	117 m ²

Building Safety

Accessibility / Adaptations

Removal of non-load bearing wall between kitchen and dining room.

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Octopus

Gas Supply

Octopus

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.



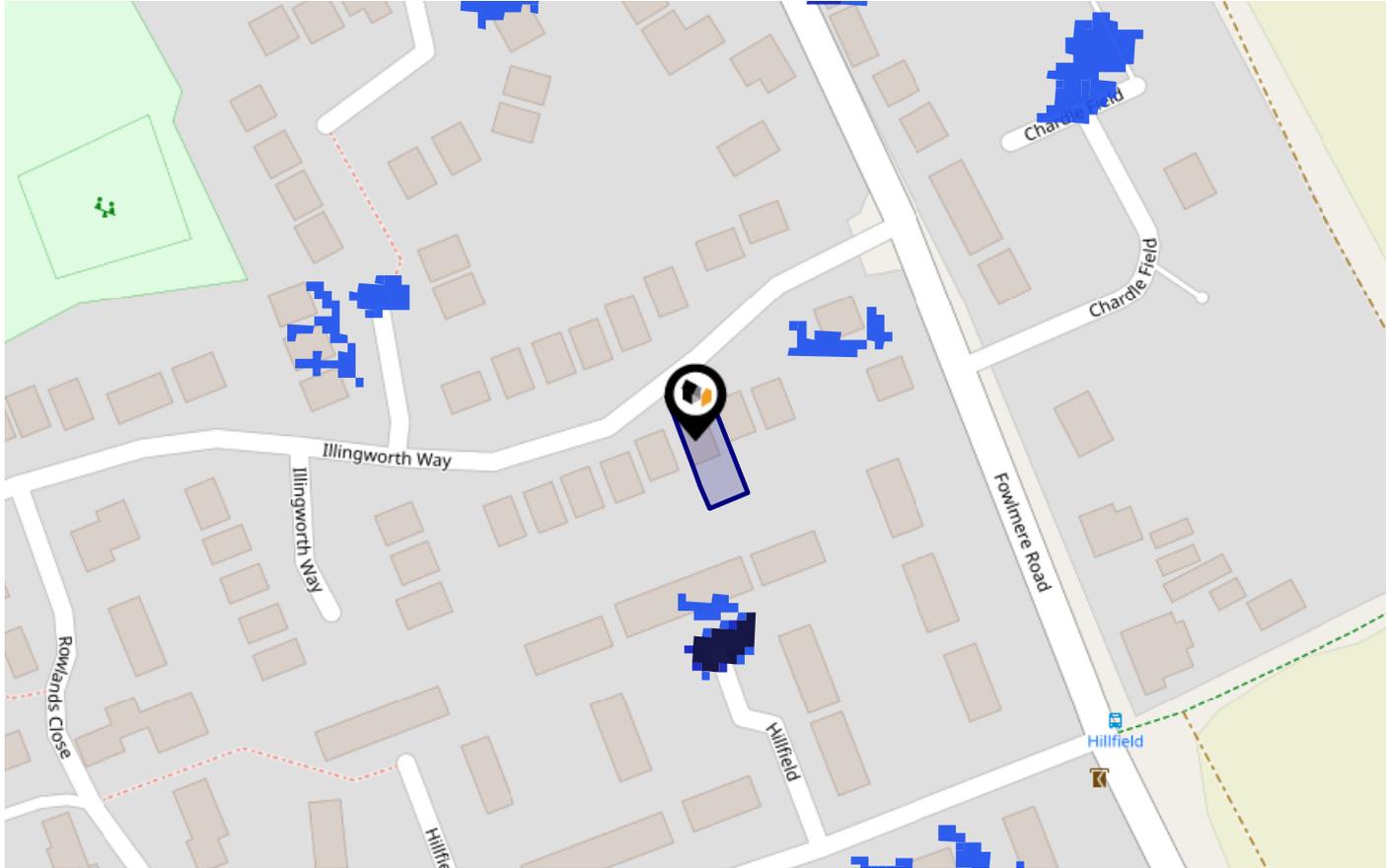
Important - Please read

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:

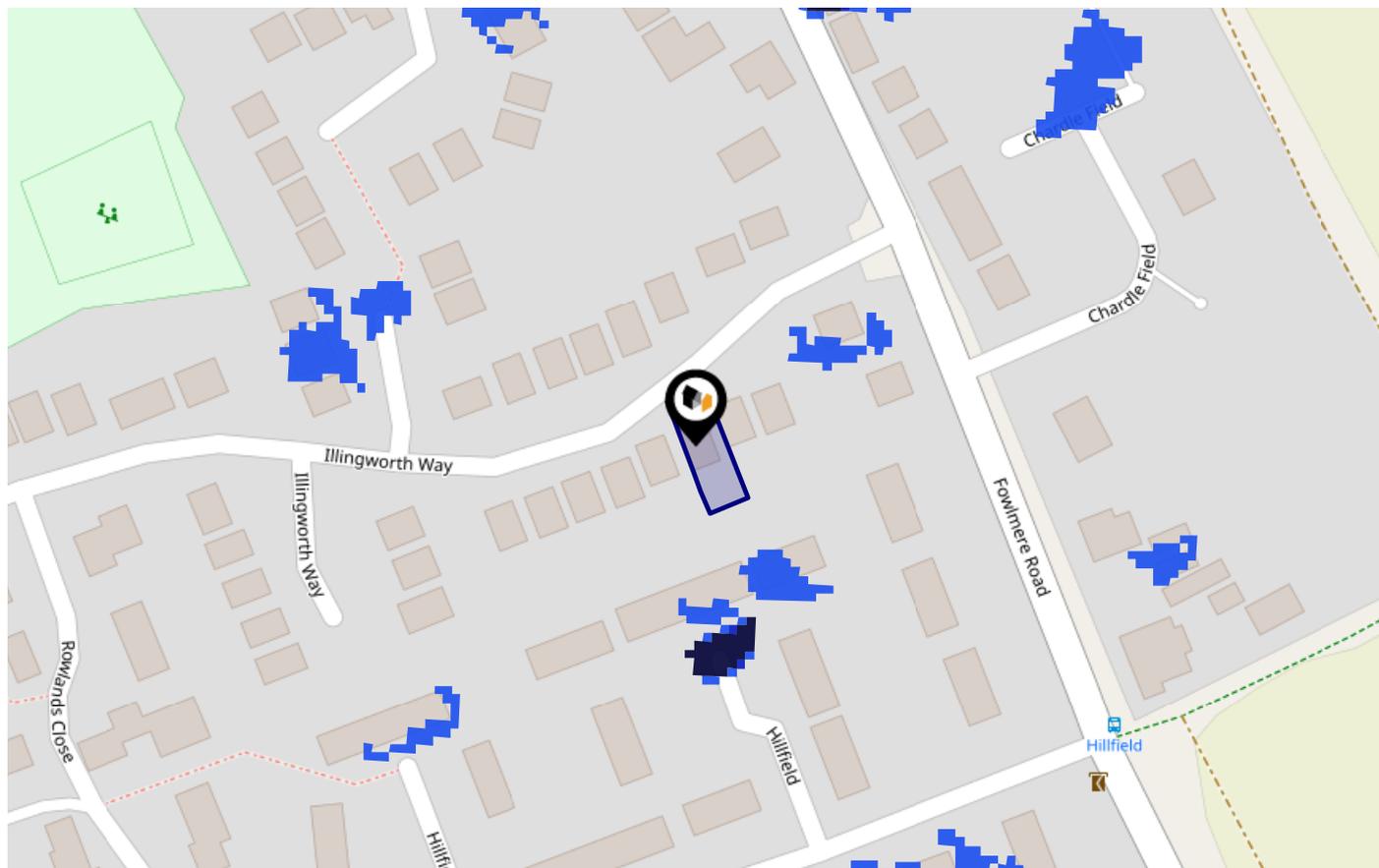


Flood Risk

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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- 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:

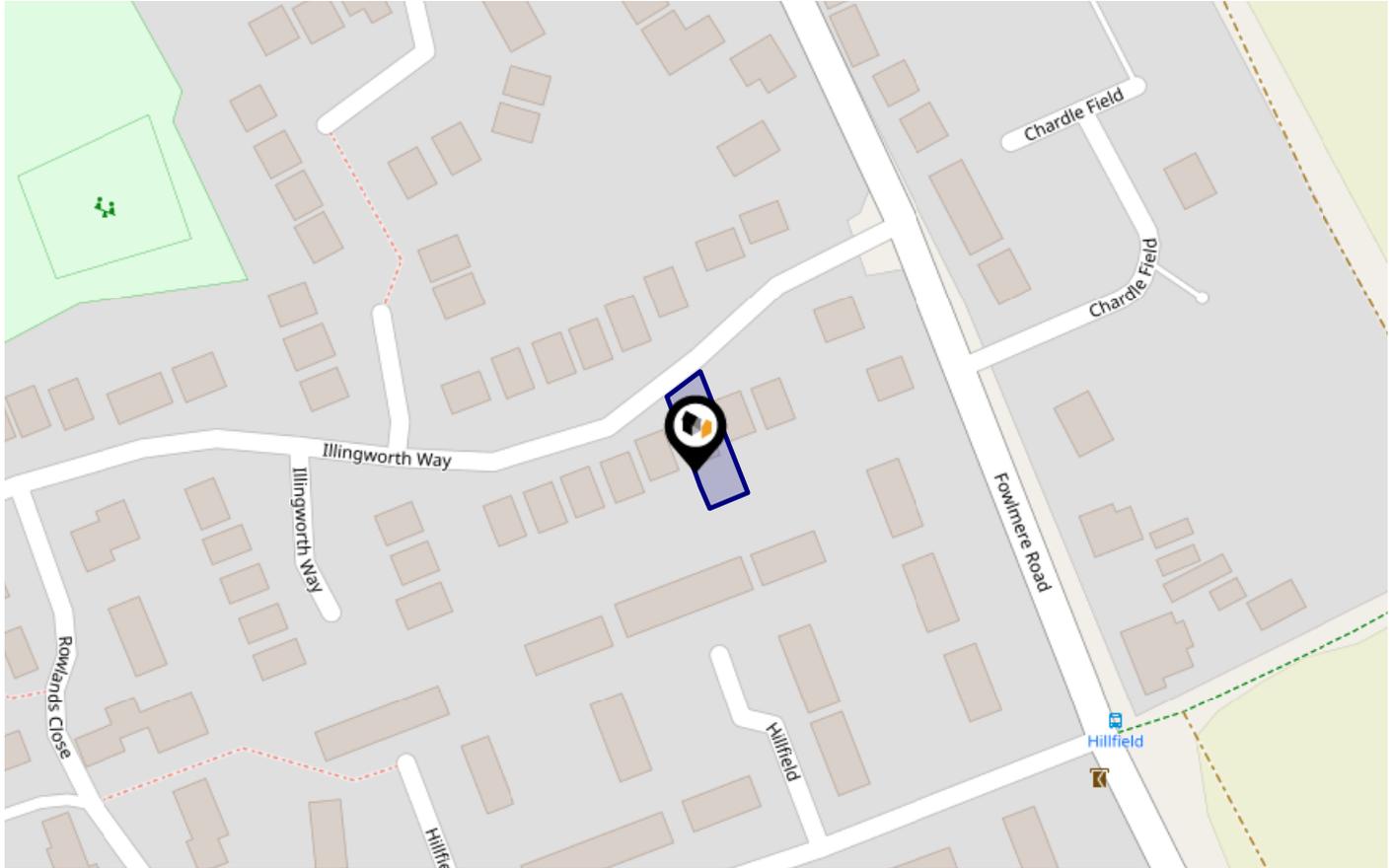


Flood Risk

Rivers & Seas - Flood Risk



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

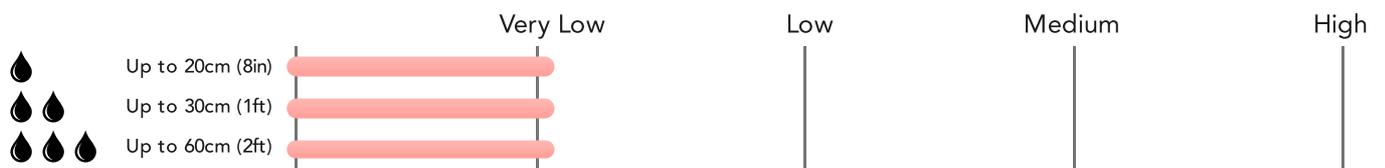


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

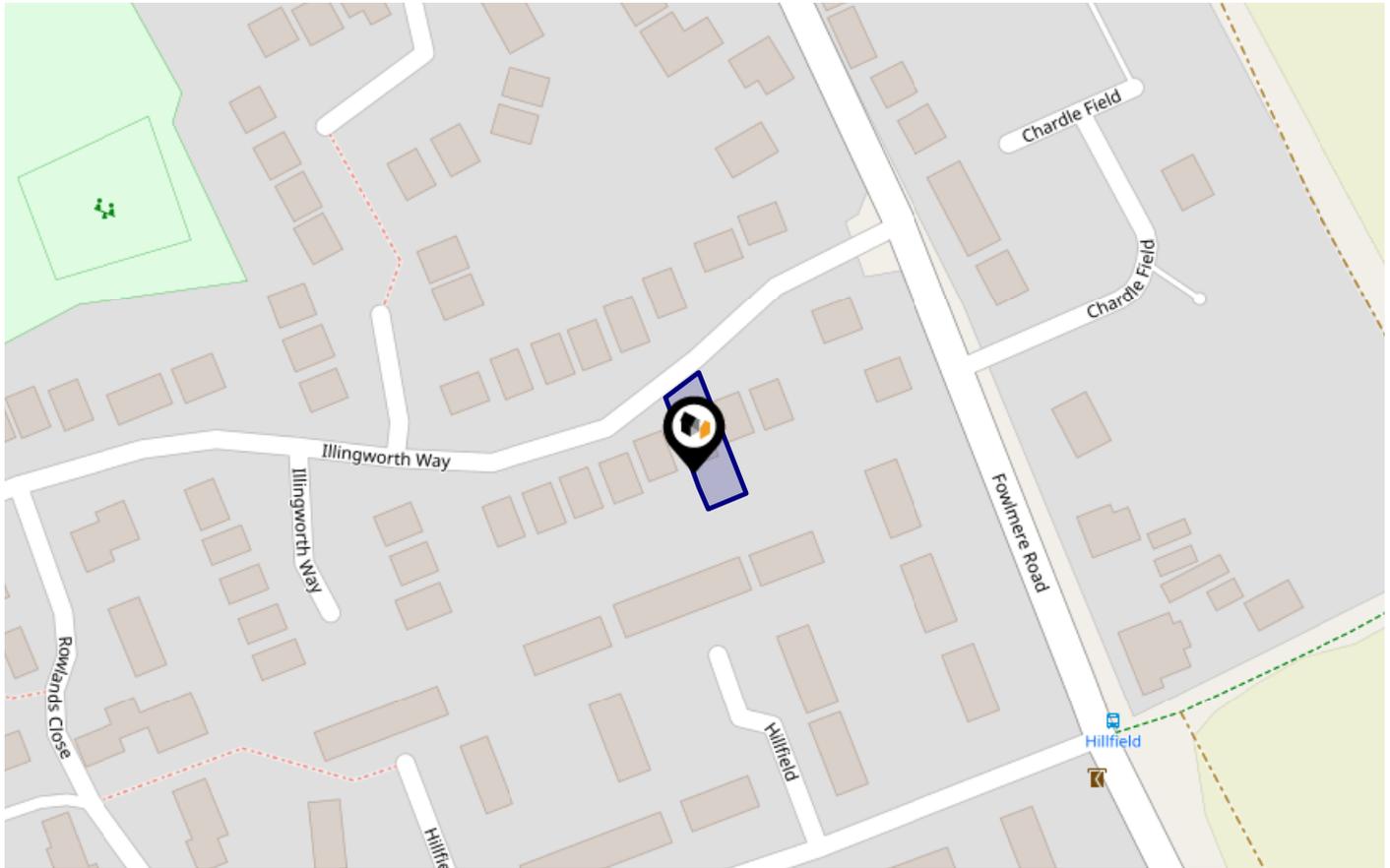


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: Very low

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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- **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:

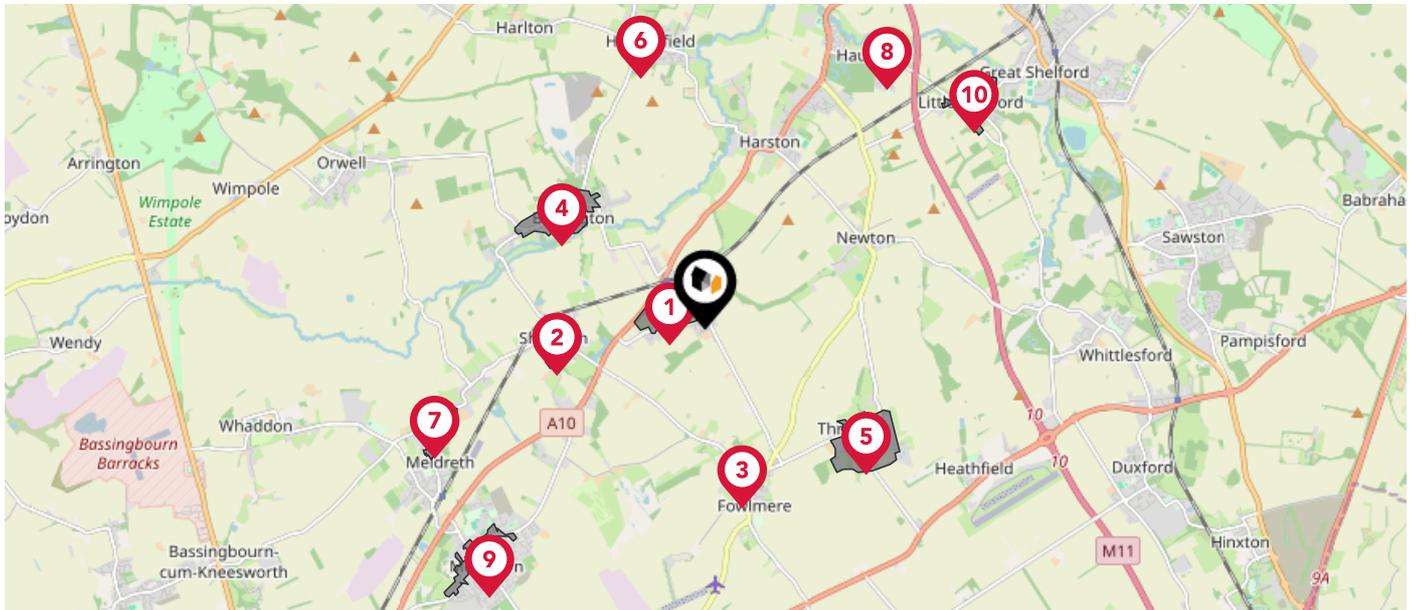


Maps

Conservation Areas



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 Foxton
-  2 Shepreth
-  3 Fowlmere
-  4 Barrington
-  5 Thriplow
-  6 Haslingfield
-  7 Meldreth
-  8 Hauxton
-  9 Melbourn
-  10 Little Shelford

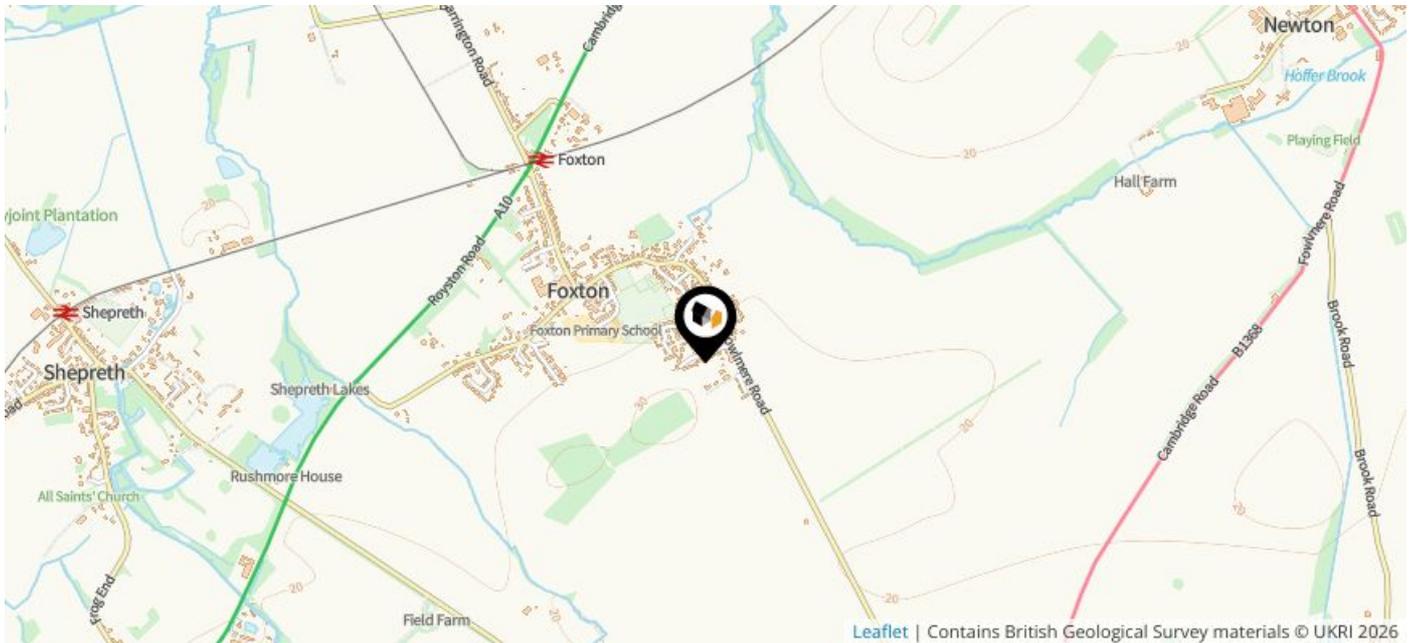
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
	Old Chalk Pit-Foxton	Historic Landfill
	Searro-Shepreth	Historic Landfill
	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill
	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
	EA/EPR/FB3105UN/V002	Active Landfill
	Chapel Hill-Barrington	Historic Landfill
	No name provided by source	Active Landfill
	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
	Spicers-Thriplow	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



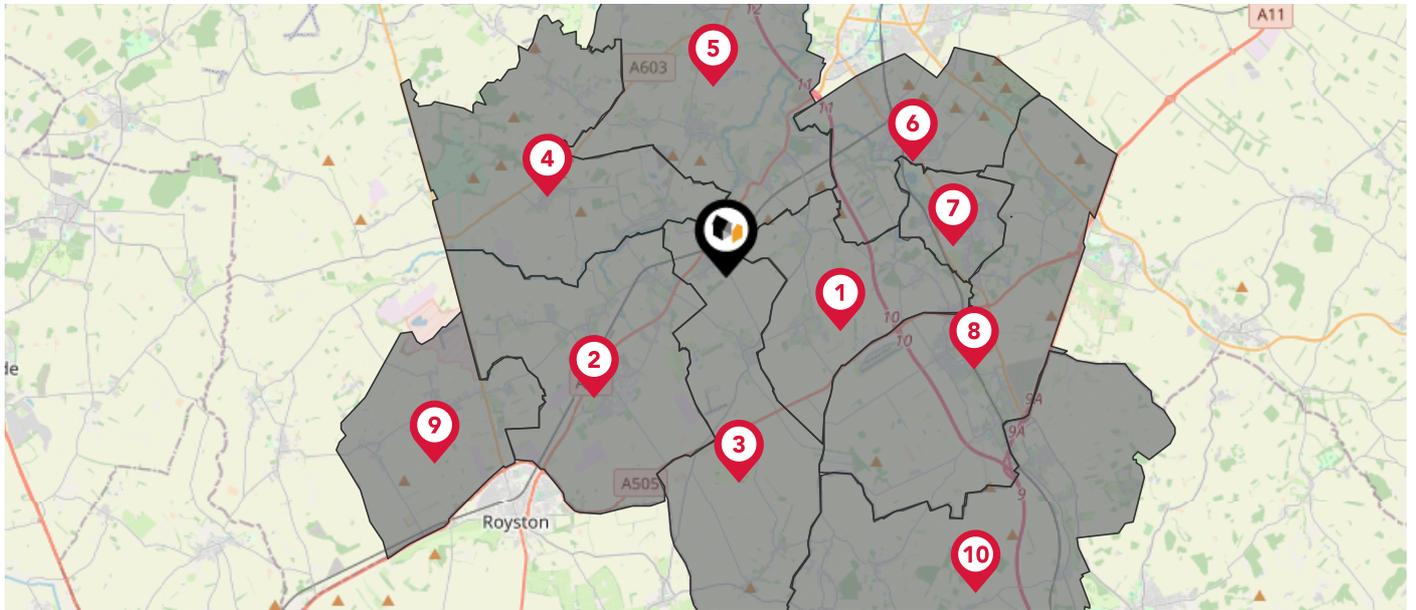
Mine Entry

- ✕ 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

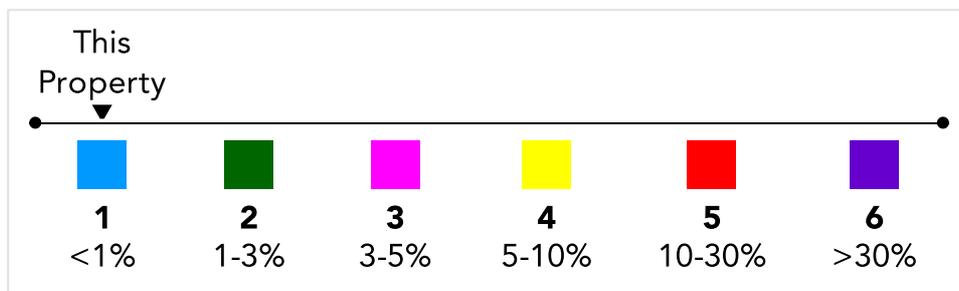
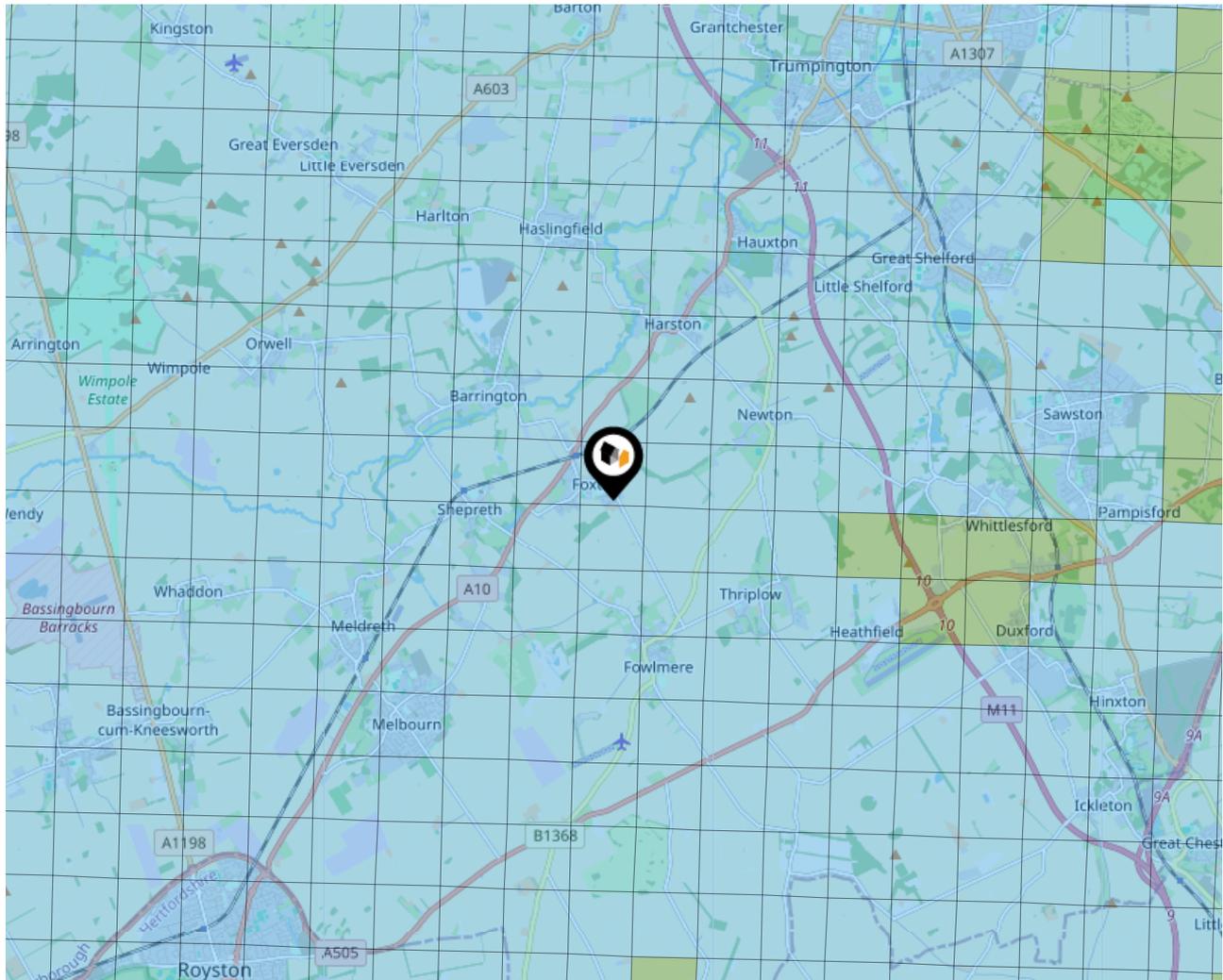


Nearby Council Wards

-  Whittlesford Ward
-  Melbourn Ward
-  Foxtan Ward
-  Barrington Ward
-  Harston & Comberton Ward
-  Shelford Ward
-  Sawston Ward
-  Duxford Ward
-  Bassingbourn Ward
-  Littlebury, Chesterford & Wenden Lofts Ward

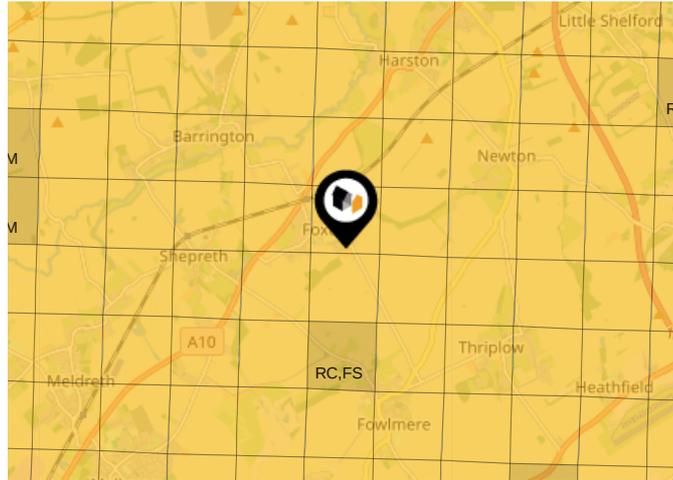
What is Radon?

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)

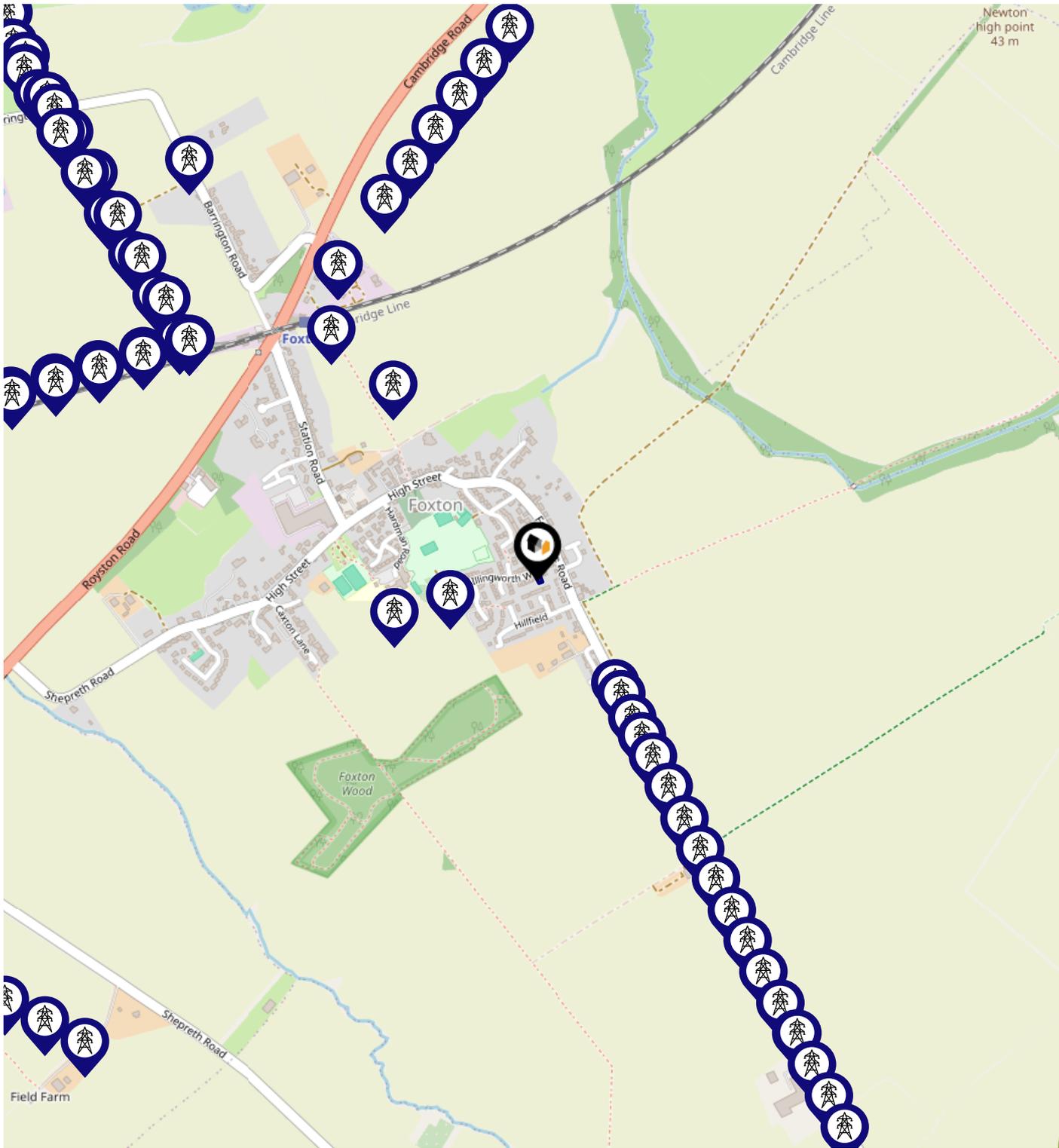
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

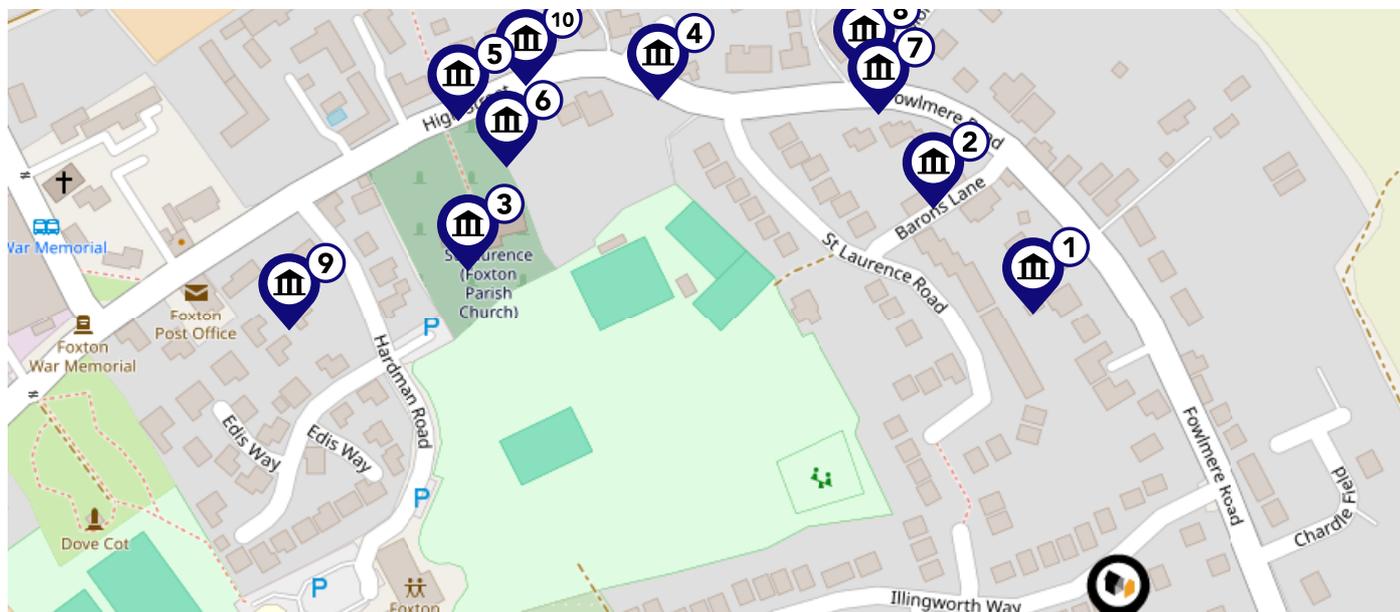
-  Power Pylons
-  Communication Masts

Maps

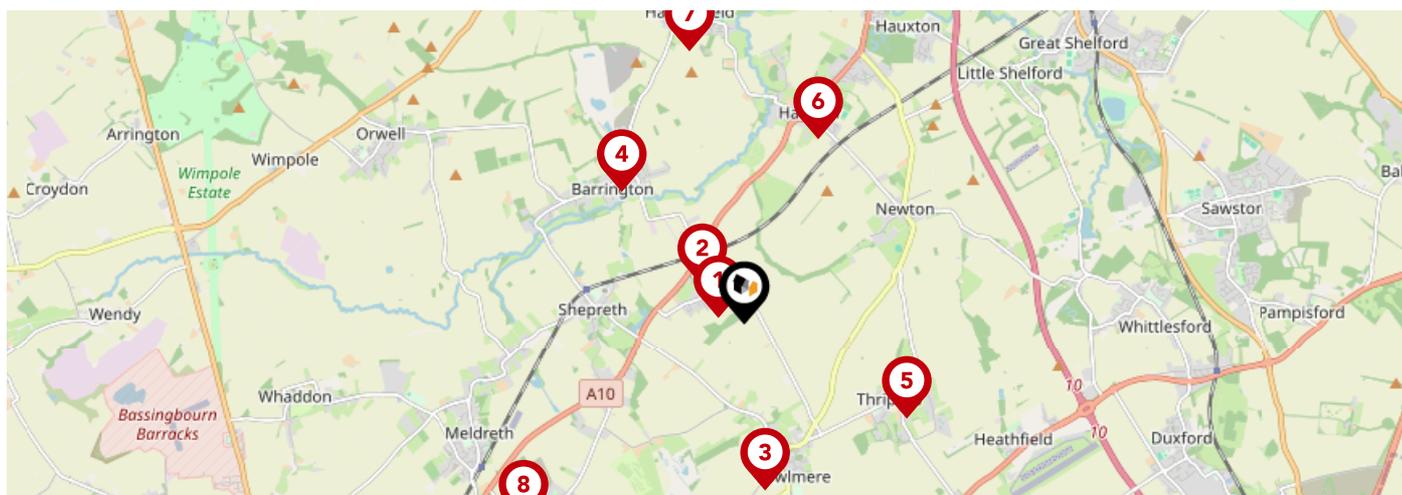
Listed Buildings



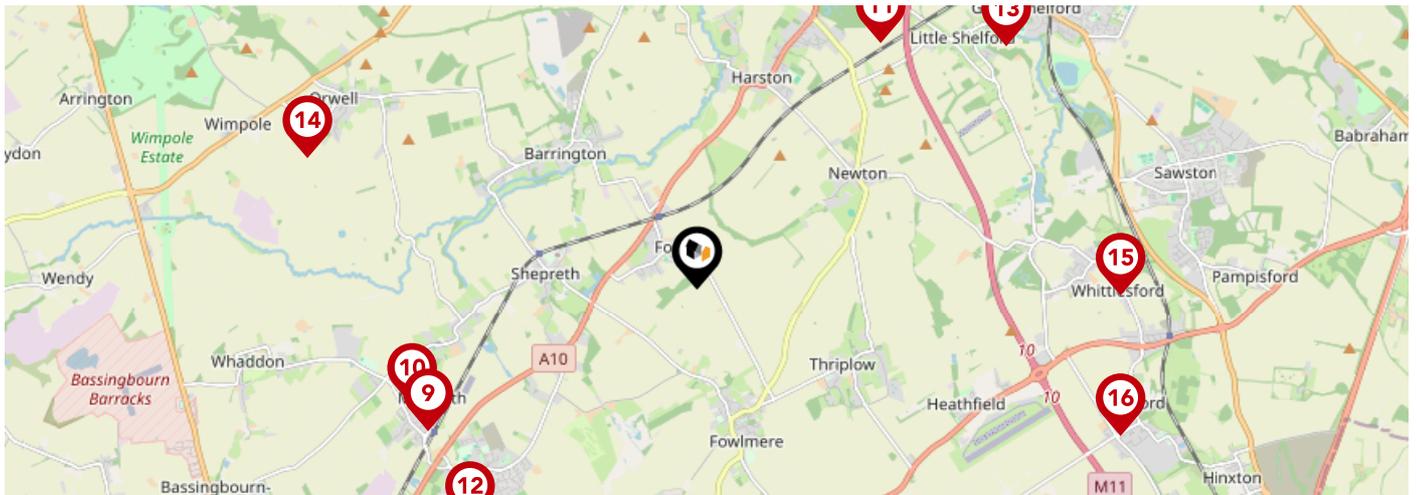
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



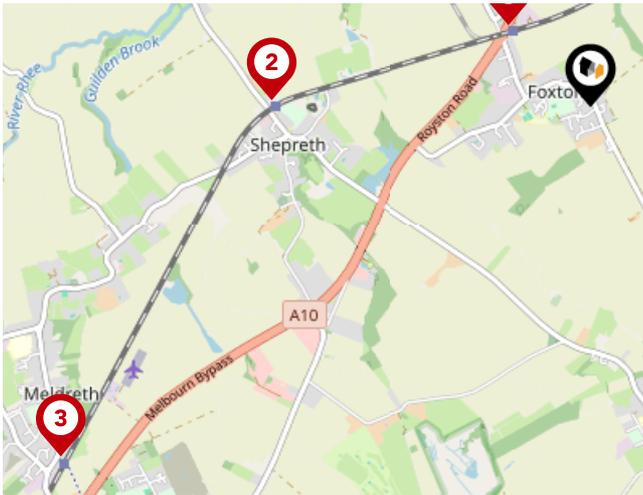
Listed Buildings in the local district	Grade	Distance
 1127611 - 20, Fowlmere Road	Grade II	0.1 miles
 1127609 - Baron's Farmhouse	Grade II	0.1 miles
 1162382 - Church Of St Laurence	Grade I	0.2 miles
 1309702 - 73 And 75, High Street	Grade II	0.2 miles
 1309693 - Pound Cottage	Grade II	0.2 miles
 1331169 - Severalls	Grade II	0.2 miles
 1309655 - Water Pump	Grade II	0.2 miles
 1127619 - 1 And 3, Mortimers Lane	Grade II	0.2 miles
 1127618 - 44, 46, High Street	Grade II	0.2 miles
 1331208 - Orchard Cottage	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.64	<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:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:2.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

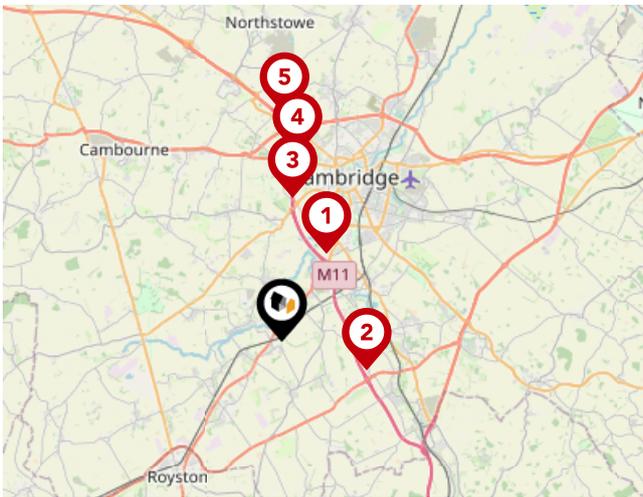


		Nursery	Primary	Secondary	College	Private
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:2.96	<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:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.73	<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:3.84	<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:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



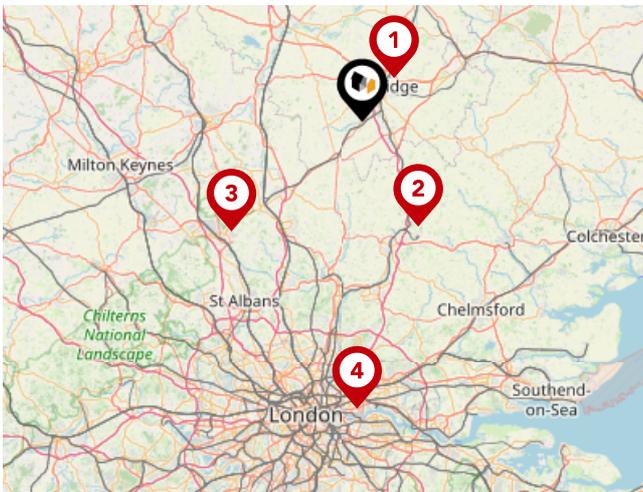
National Rail Stations

Pin	Name	Distance
	Foxtton Rail Station	0.53 miles
	Shepreth Rail Station	1.44 miles
	Meldreth Rail Station	2.88 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	3.6 miles
	M11 J10	3.27 miles
	M11 J12	5.27 miles
	M11 J13	6.83 miles
	M11 J14	8.29 miles

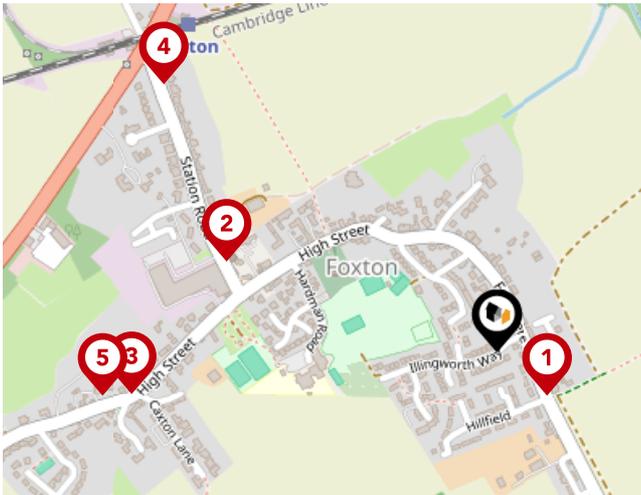


Airports/Helipads

Pin	Name	Distance
	Cambridge	7.89 miles
	Stansted Airport	17.54 miles
	Luton Airport	24.85 miles
	Silvertown	42.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Hillfield	0.08 miles
2	War Memorial	0.32 miles
3	The Green	0.42 miles
4	Hall Close	0.48 miles
5	The Green	0.45 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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