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# MIR: Material Info

The Material Information Affecting this Property

**Monday 08<sup>th</sup> September 2025**



**SOUTH TERRACE, SAWSTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

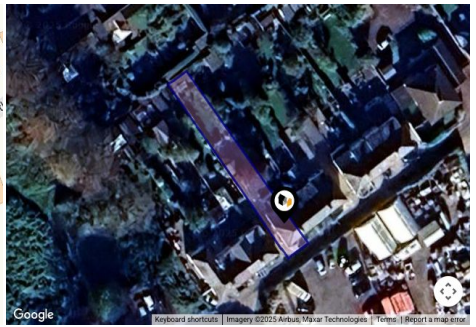
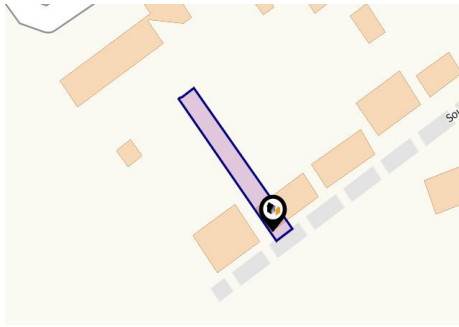
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






















## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	818 ft <sup>2</sup> / 76 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB106711		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		16	80	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

# Planning History

## This Address



Planning records for: *South Terrace, Sawston, Cambridge, CB22*

Reference - 23/00705/PRIOR	
Decision:	Decided
Date:	23rd February 2023
Description:	Single storey rear extension

Planning records for: **1 South Terrace Sawston Cambridgeshire CB22 3EL**

Reference - 22/0661/TTPO	
Decision:	Decided
Date:	13th June 2022
Description:	House Chestnut (T1) - fell as mostly dead, only one low limb still alive.

Reference - 19/1082/CONDI	
Decision:	Decided
Date:	13th June 2022
Description:	Submission of details required by condition 36 (Water Efficiency) of planning permission 19/1082/S73

Planning records for: **2 South Terrace Sawston Cambridgeshire CB22 3EL**

Reference - 23/02744/HFUL	
Decision:	Decided
Date:	17th July 2023
Description:	First-floor rear extension incorporating the existing extension.

Reference - S/1240/16/FL	
Decision:	Decided
Date:	09th May 2016
Description:	Two storey extension

Planning records for: **3 South Terrace Sawston Cambridgeshire CB22 3EL**

Reference - 23/02217/HFUL	
Decision:	Decided
Date:	12th June 2023
Description:	Enlargement of part single storey, part two storey rear extension including the addition of a pitched roof.

Reference - 23/0574/TTCA	
Decision:	Decided
Date:	12th June 2023
Description:	To crown lift to 5.5 metres above road 7 lime trees. To reduce crown by 2 metres and reshape crown of Bay Tree.All trees belong to the client at The Limes Castle Camps.

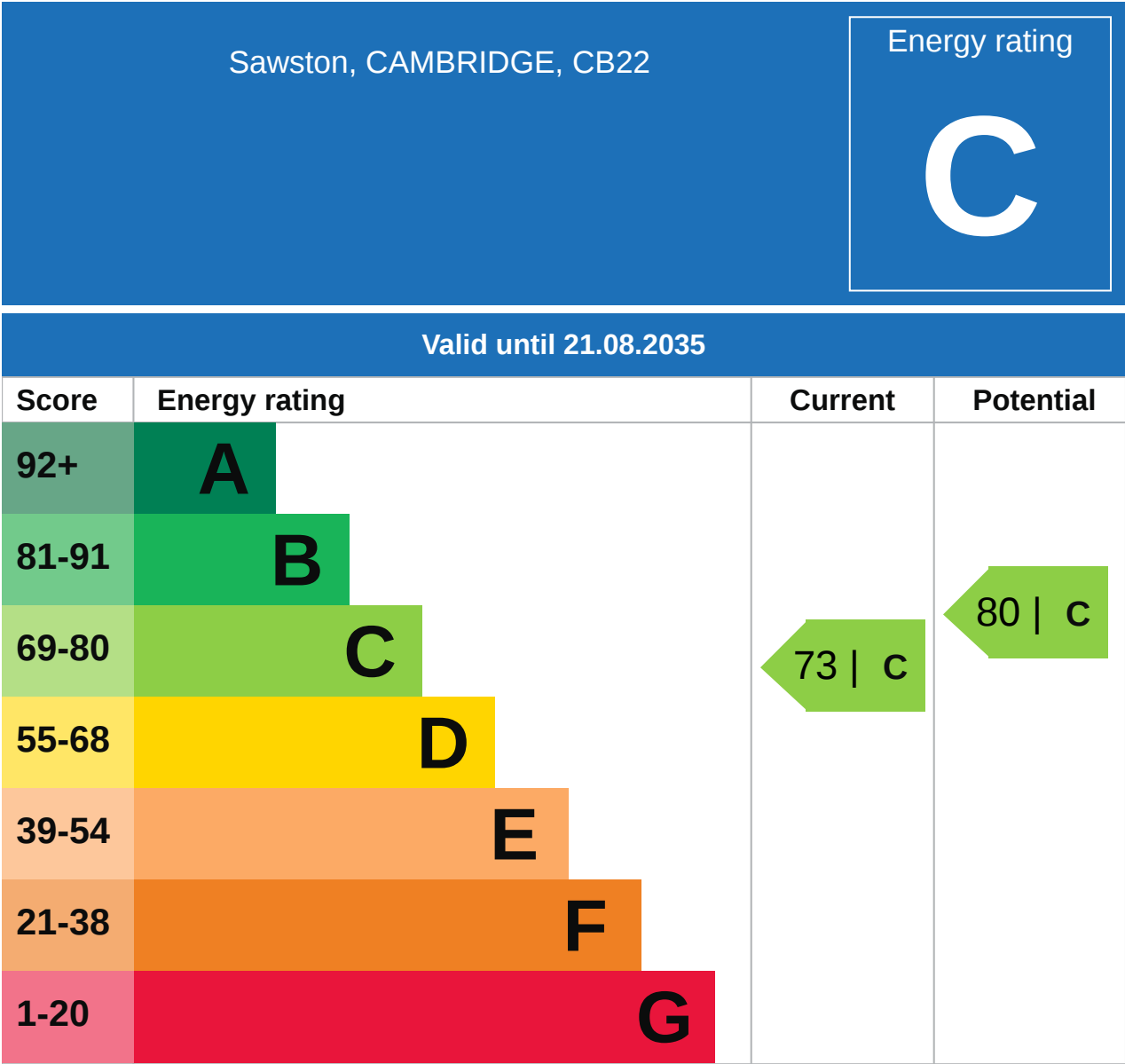
Reference - S/1112/13/FL	
Decision:	Decided
Date:	22nd May 2013
Description:	Single Storey Rear Extension

Planning records for: **7 South Terrace Sawston Cambridge Cambridgeshire CB22 3EL**

Reference - S/1383/19/FL	
Decision:	Decided
Date:	15th April 2019
Description:	Single storey rear extension







### Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	High performance glazing
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, coal
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	76 m <sup>2</sup>



## Accessibility / Adaptations

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Rear extension completed 2024

## Rights of Way (Public & Private)

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Access is required to number 6 via the back garden gate

## Construction Type

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Clunch

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Combi boiler

## Water Supply

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Cambridge Water



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



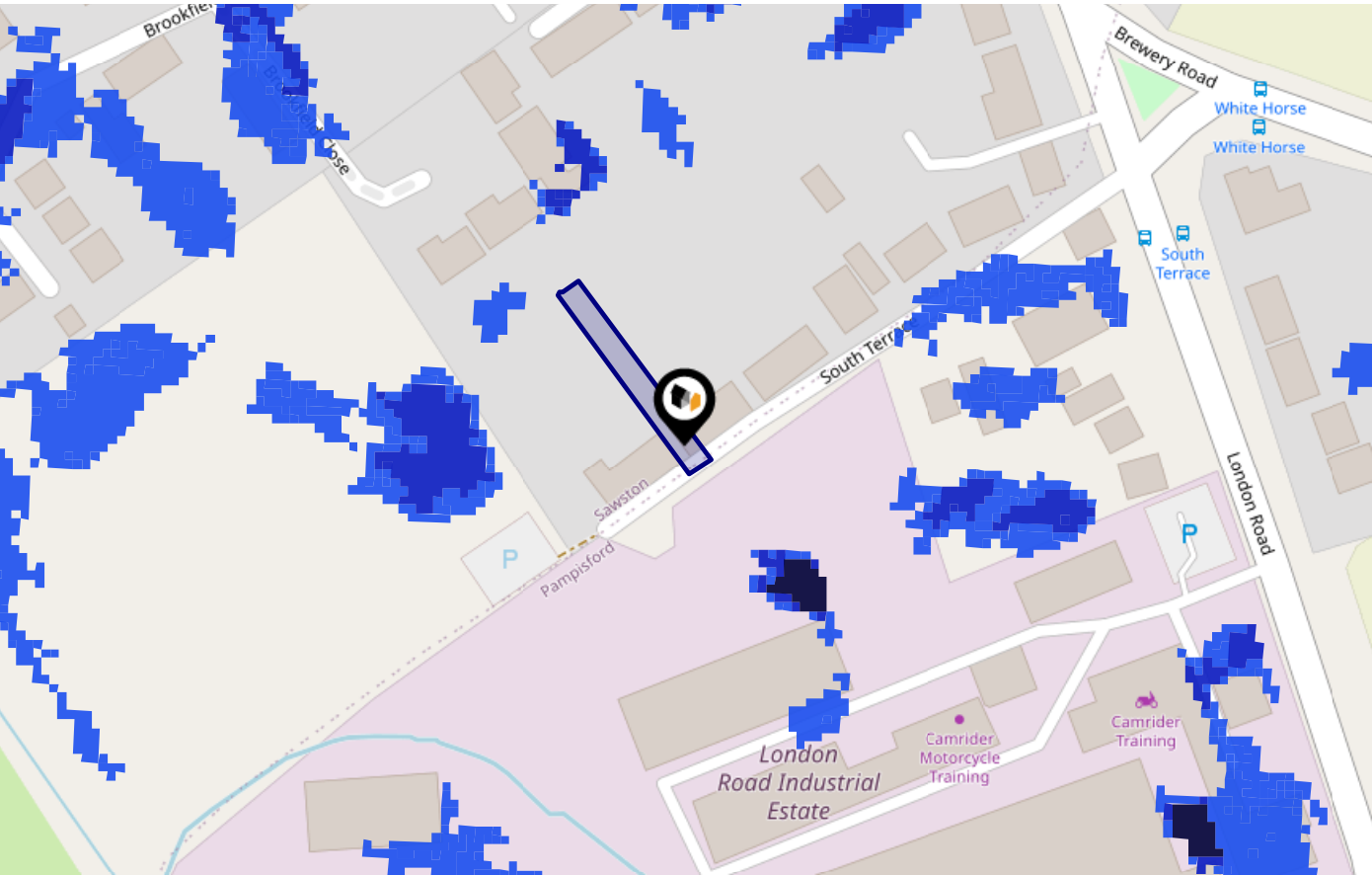
/cookecurtisco

# Flood Risk

## Surface Water - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



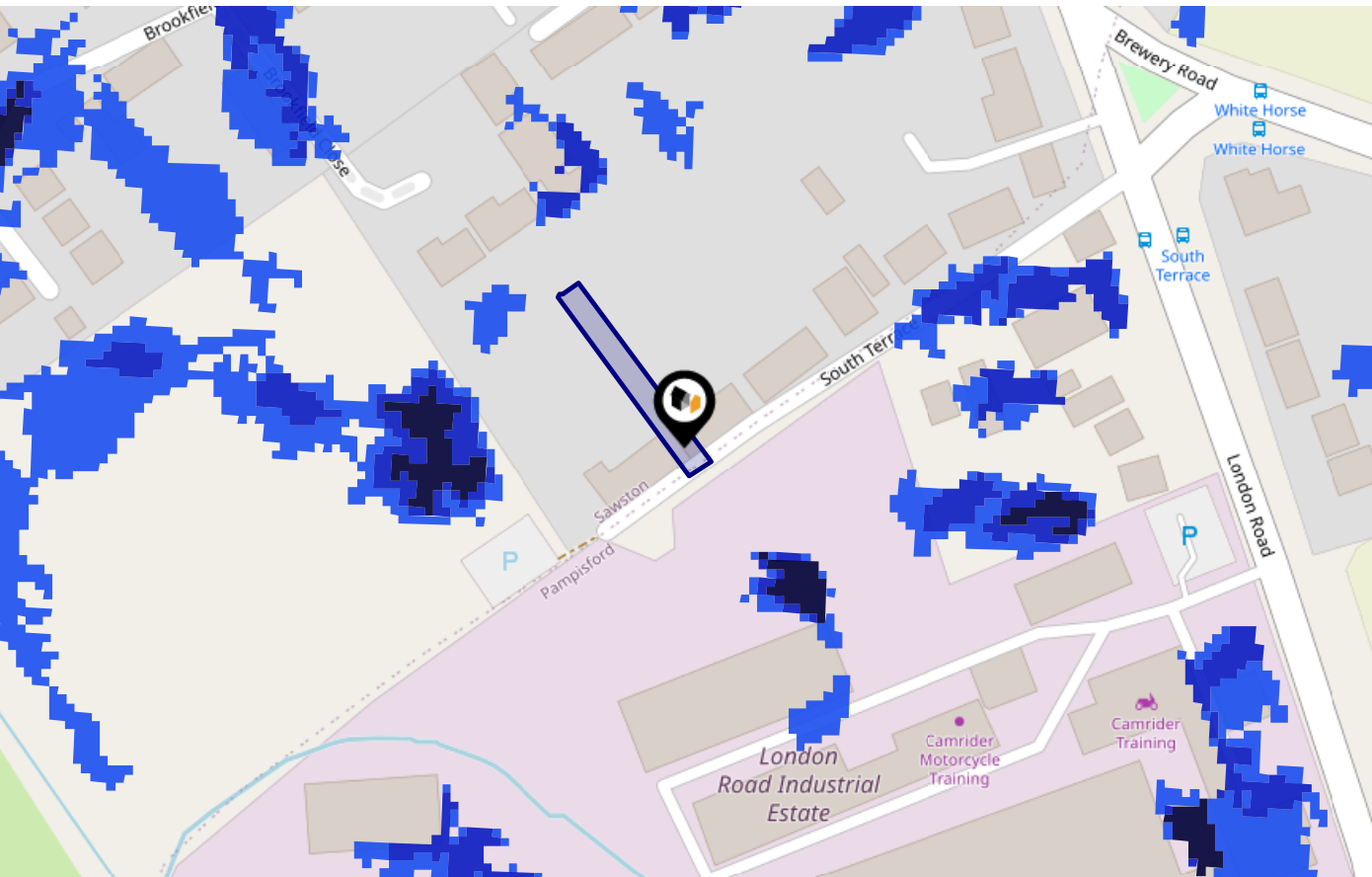


# Flood Risk

## Surface Water - Climate Change



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

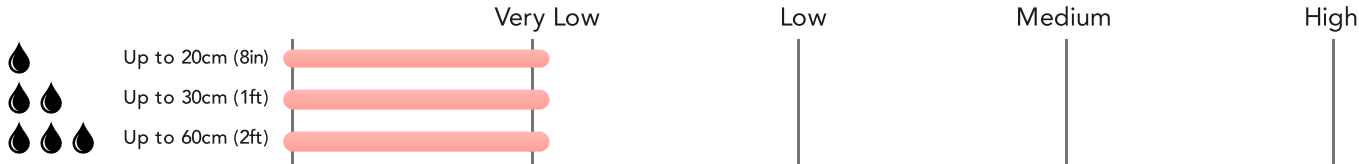


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Chance of flooding to the following depths at this property:

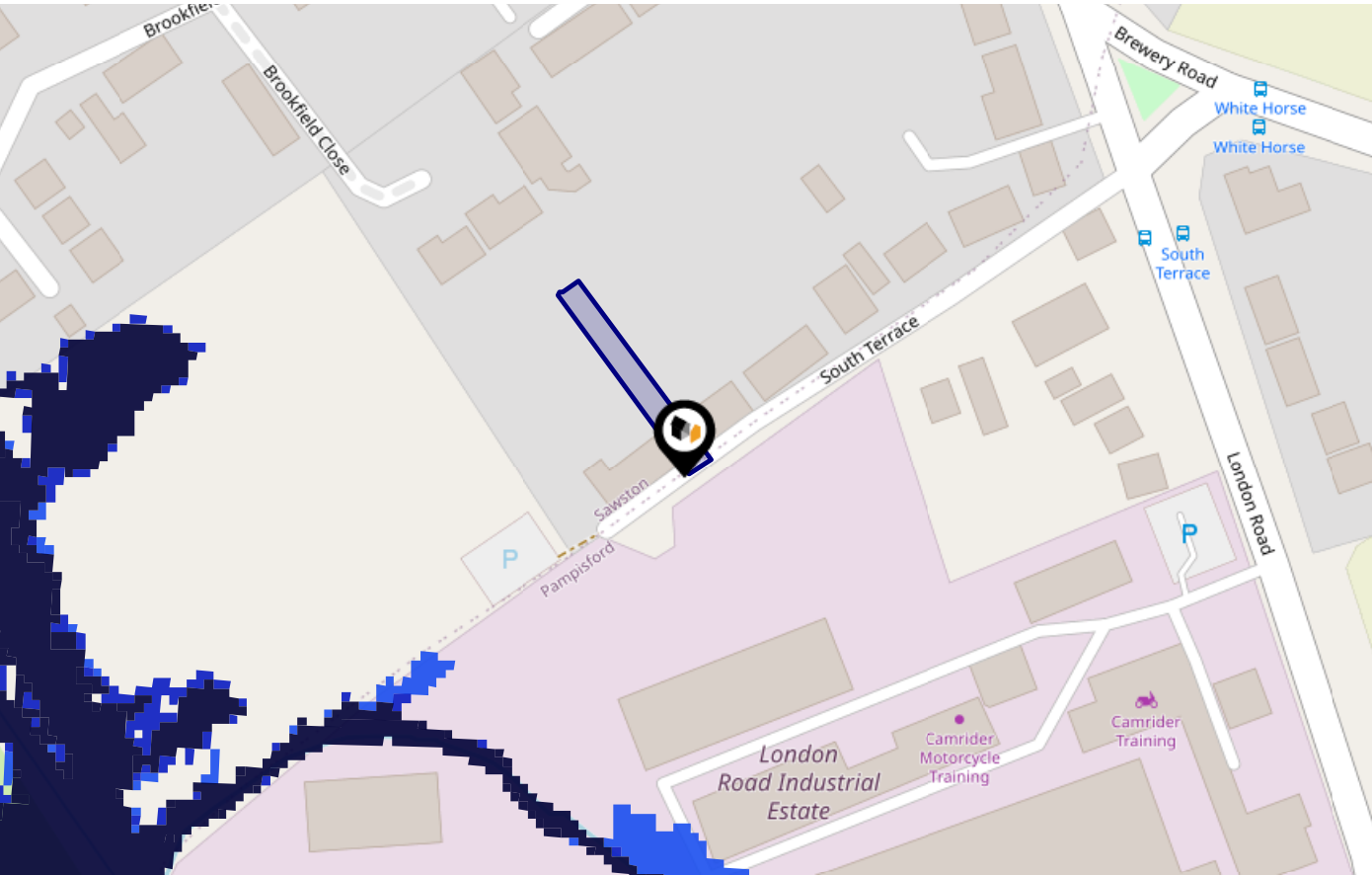


# Flood Risk

## Rivers & Seas - Flood Risk



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

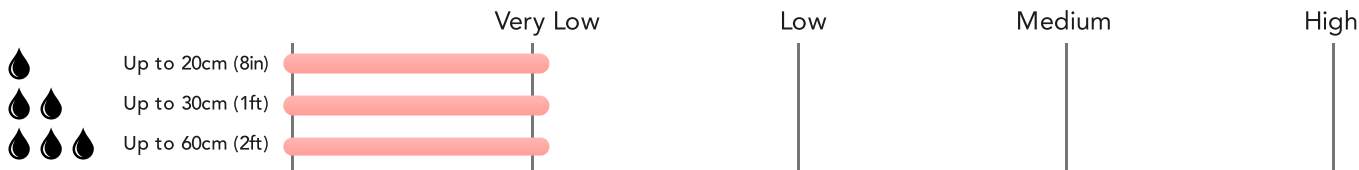


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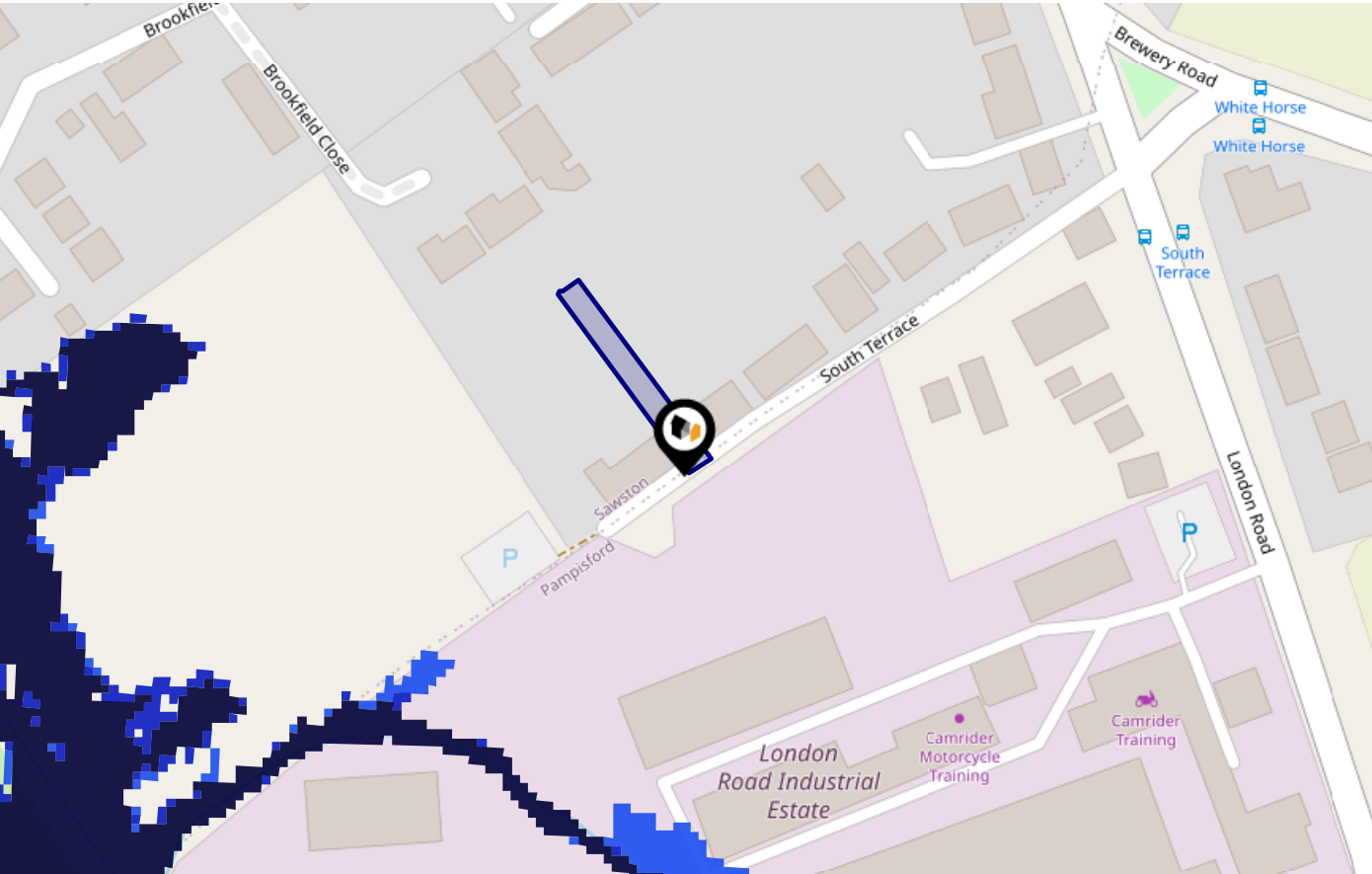


# Flood Risk

## 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.

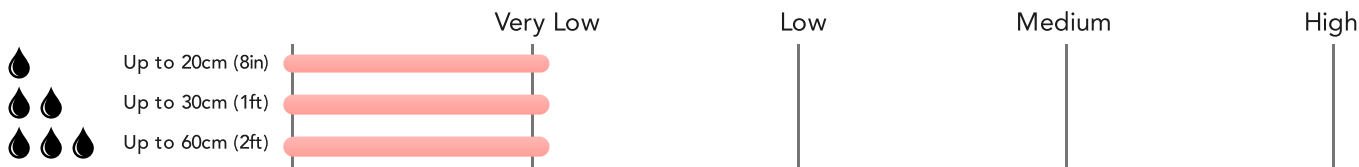


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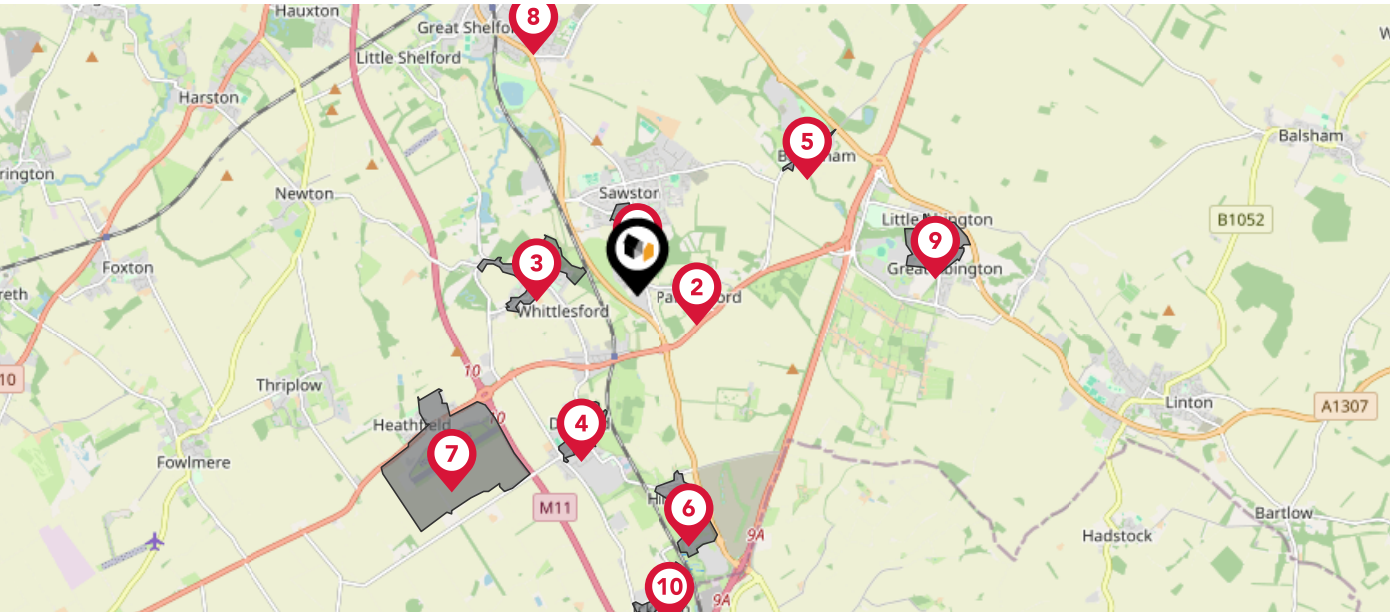


# Maps

## Conservation Areas



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



Nearby Conservation Areas	
1	Sawston
2	Pampisford
3	Whittlesford
4	Duxford
5	Babraham
6	Hinxton
7	Duxford Airfield
8	Stapleford
9	Great and Little Abington
10	Ickleton

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	Eastern County Leather-Sawston	Historic Landfill	
2	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
6	Home Farm-Babraham, Cambridge	Historic Landfill	
7	Sindalls-Sawston	Historic Landfill	
8	Newton Road-Whittlesford	Historic Landfill	
9	Shelford Tip-Shelford	Historic Landfill	
10	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



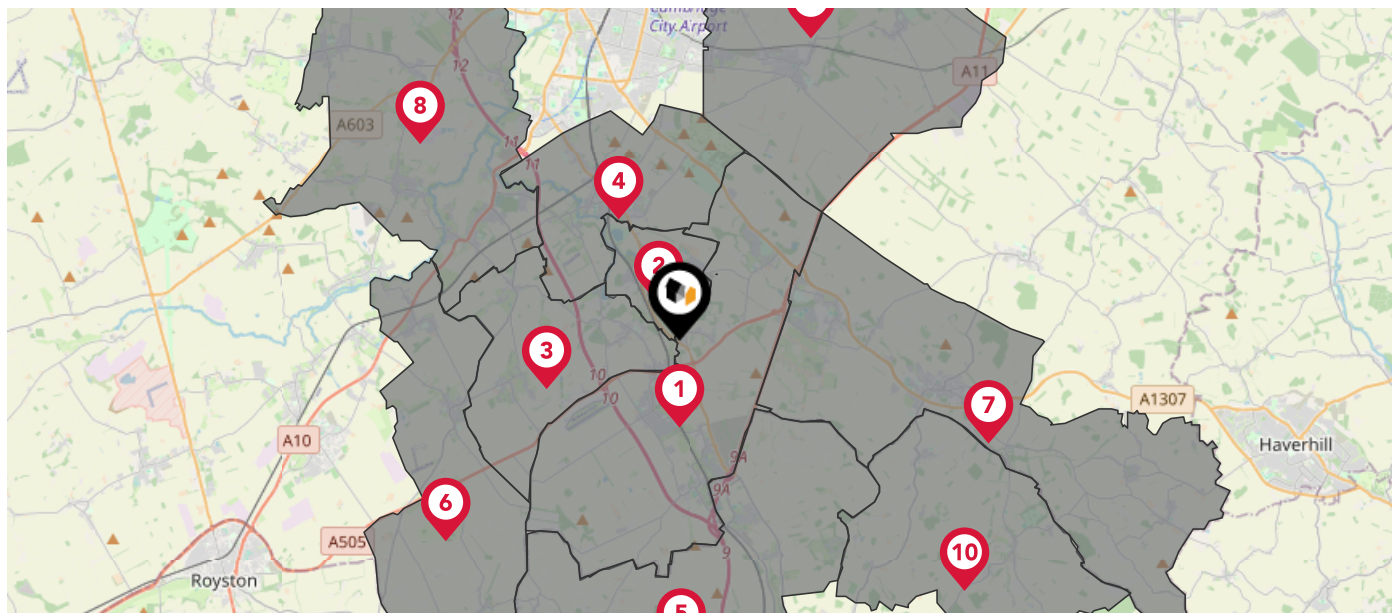
### Mine Entry

- ✕ 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

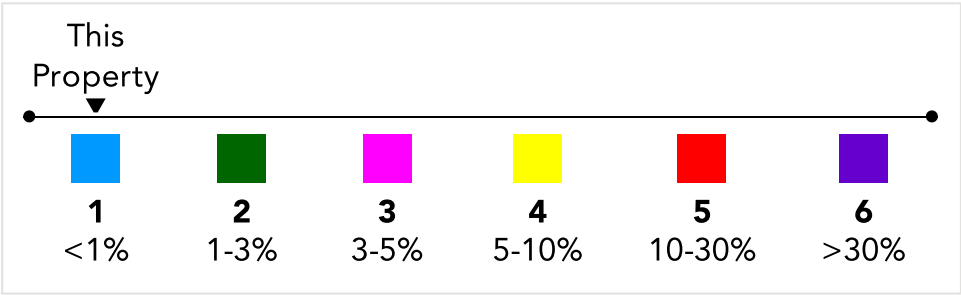
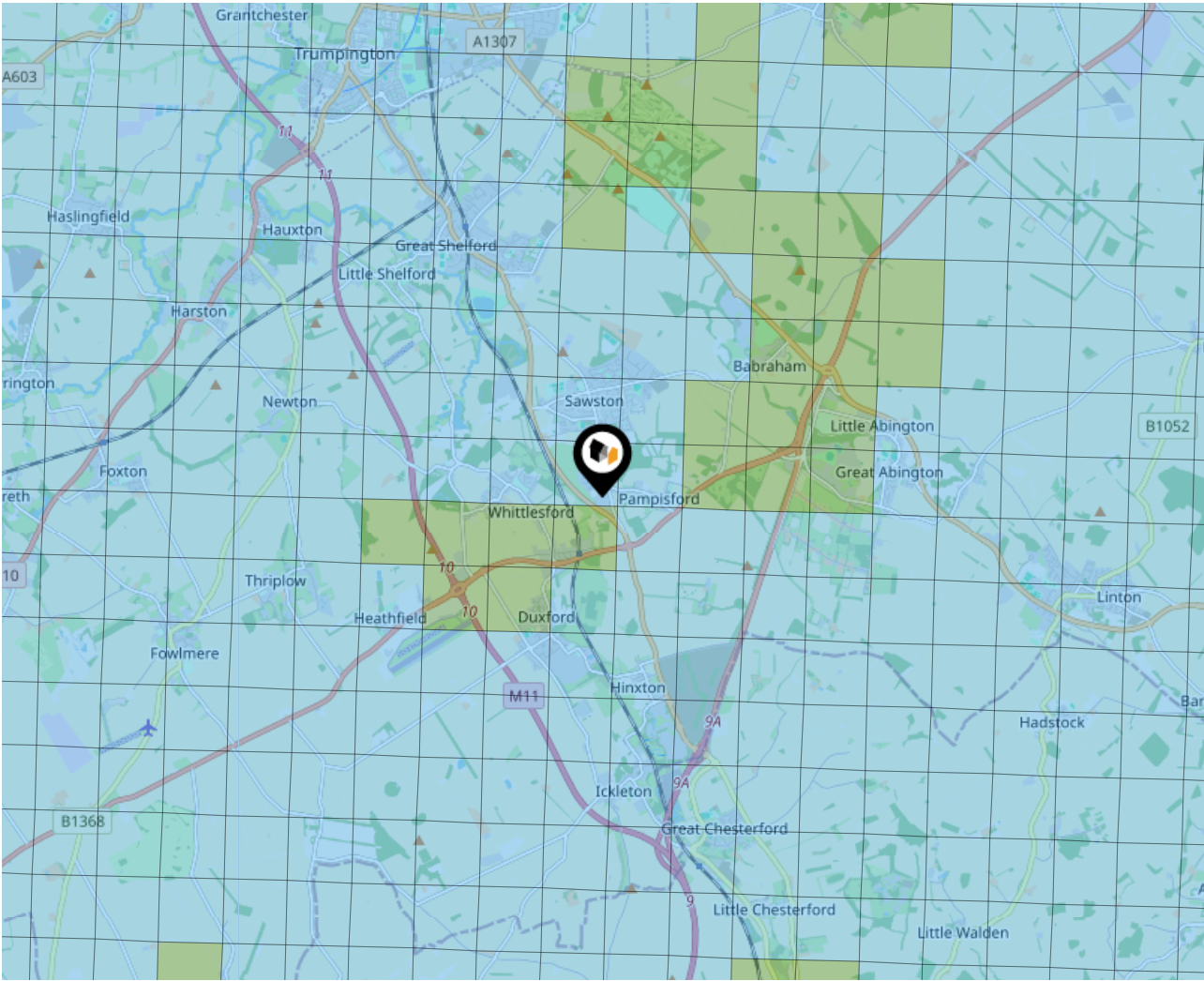


### Nearby Council Wards

- |    |   |
|----|---|
| 1  | Duxford Ward                                |
| 2  | Sawston Ward                                |
| 3  | Whittlesford Ward                           |
| 4  | Shelford Ward                               |
| 5  | Littlebury, Chesterford & Wenden Lofts Ward |
| 6  | Foxton Ward                                 |
| 7  | Linton Ward                                 |
| 8  | Harston & Comberton Ward                    |
| 9  | Fen Ditton & Fulbourn Ward                  |
| 10 | Ashdon Ward                                 |

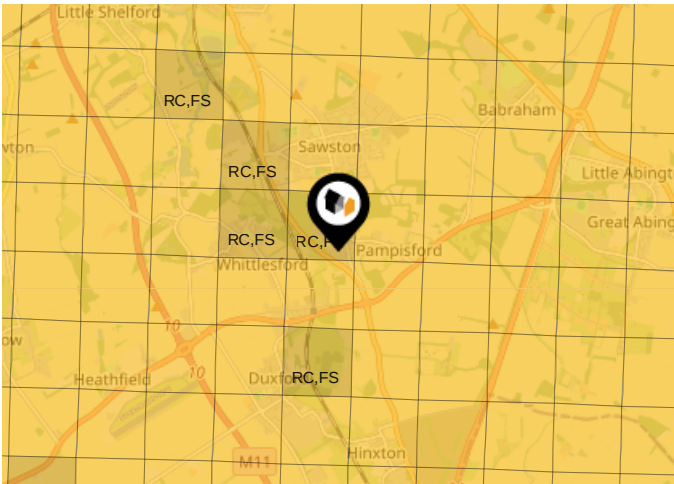
### What is Radon?

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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY)		



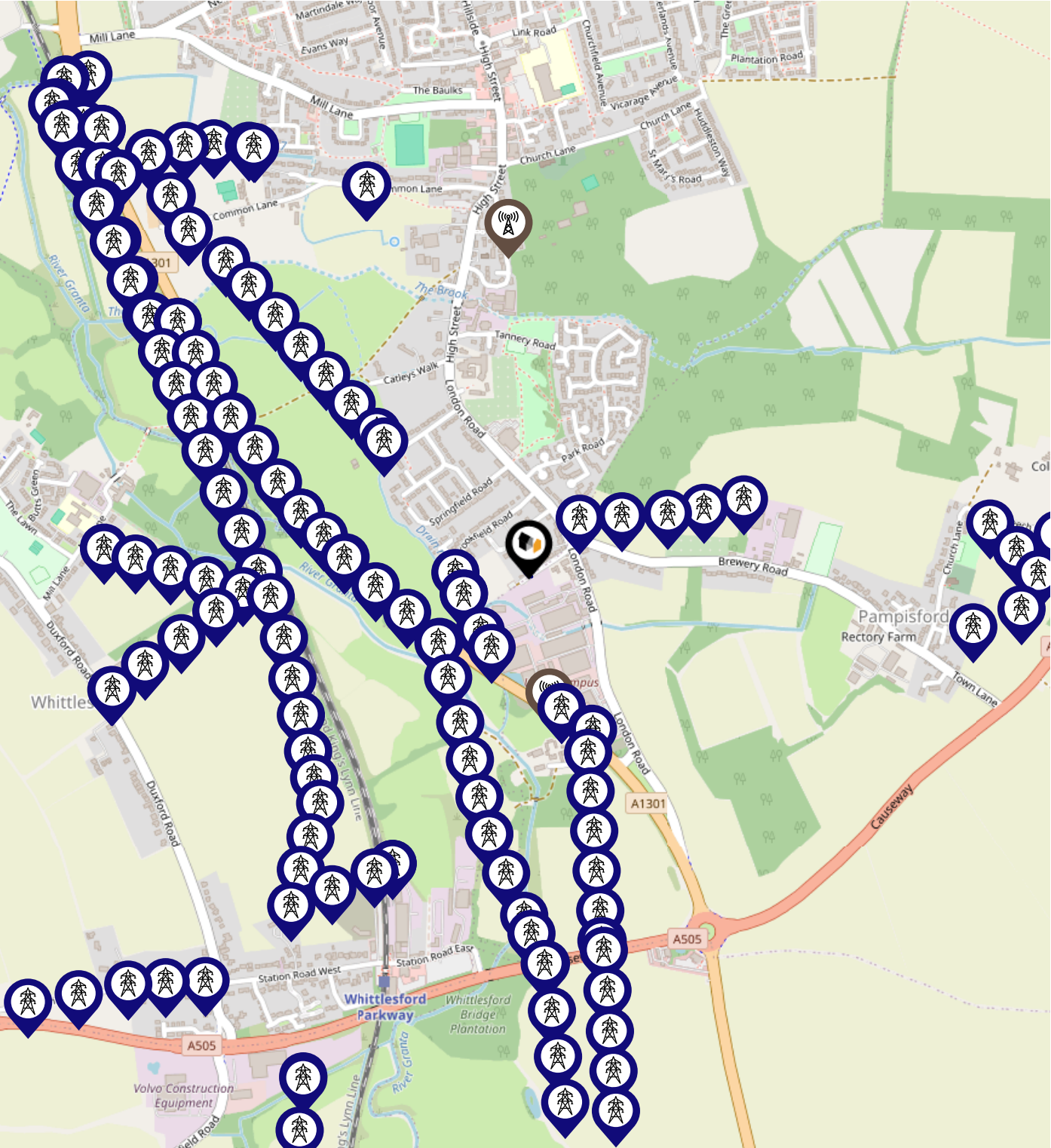
Primary Classifications (Most Common Clay Types)

<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

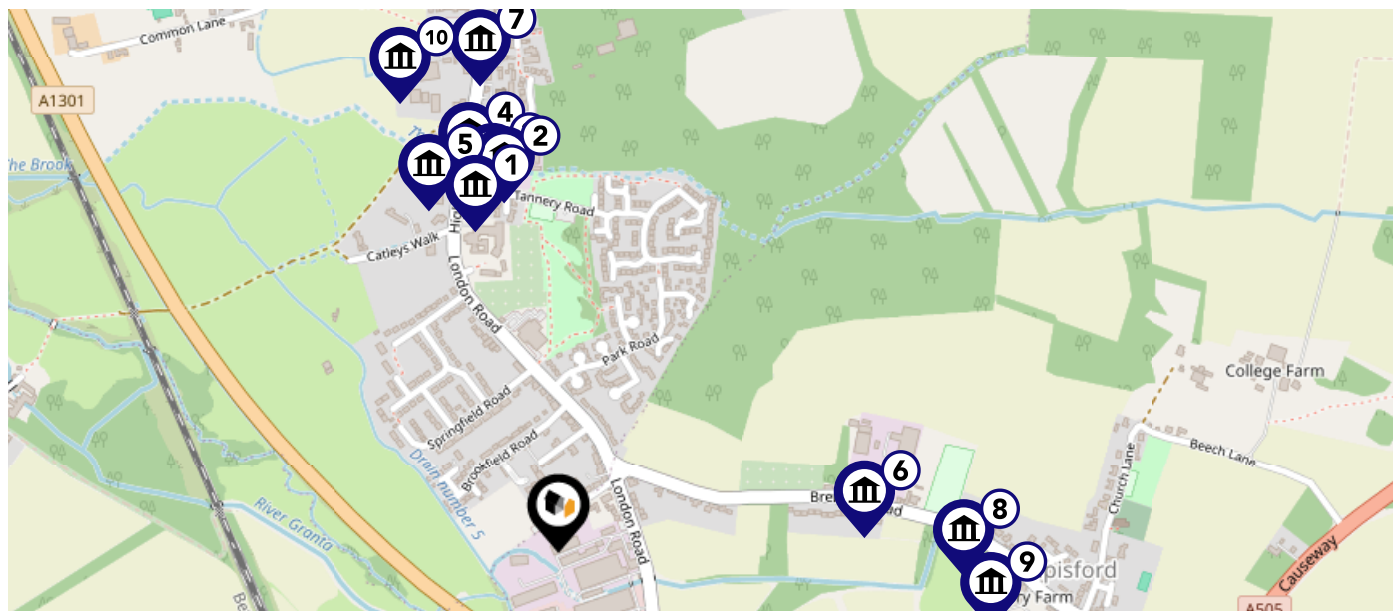












### Key:

-  Power Pylons
-  Communication Masts

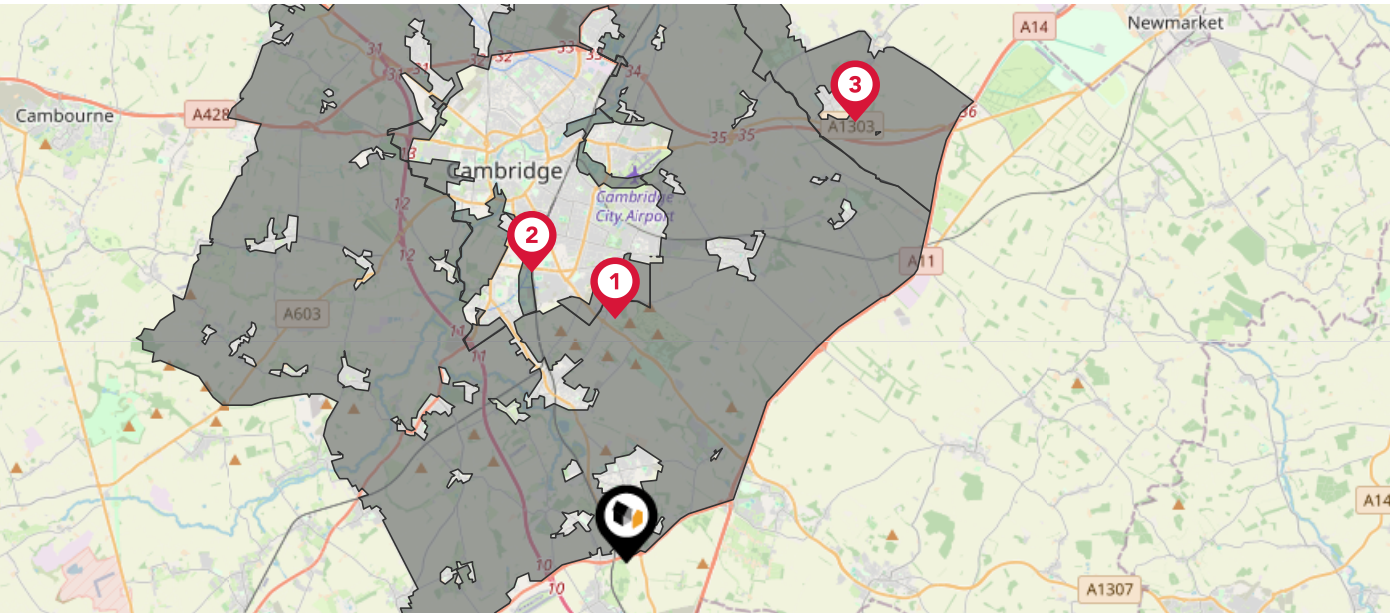


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1330984 - Brooklands	Grade II	0.4 miles
	1264942 - Former Engine House At Hutchings And Harding Ltd	Grade II	0.4 miles
	1165831 - The Crust Warehouse At Hutchings And Hardings Ltd	Grade II	0.4 miles
	1165242 - Goslings Farmhouse	Grade II	0.4 miles
	1330987 - The Brook	Grade II	0.4 miles
	1127661 - Blenheim Cottage	Grade II	0.4 miles
	1128031 - Manor Cottage	Grade II	0.5 miles
	1163224 - Pump To West Of Number 18 (pipers)	Grade II	0.5 miles
	1309234 - Rectory Farmhouse	Grade II	0.5 miles
	1128036 - Huntingdon Farmhouse	Grade II	0.5 miles

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

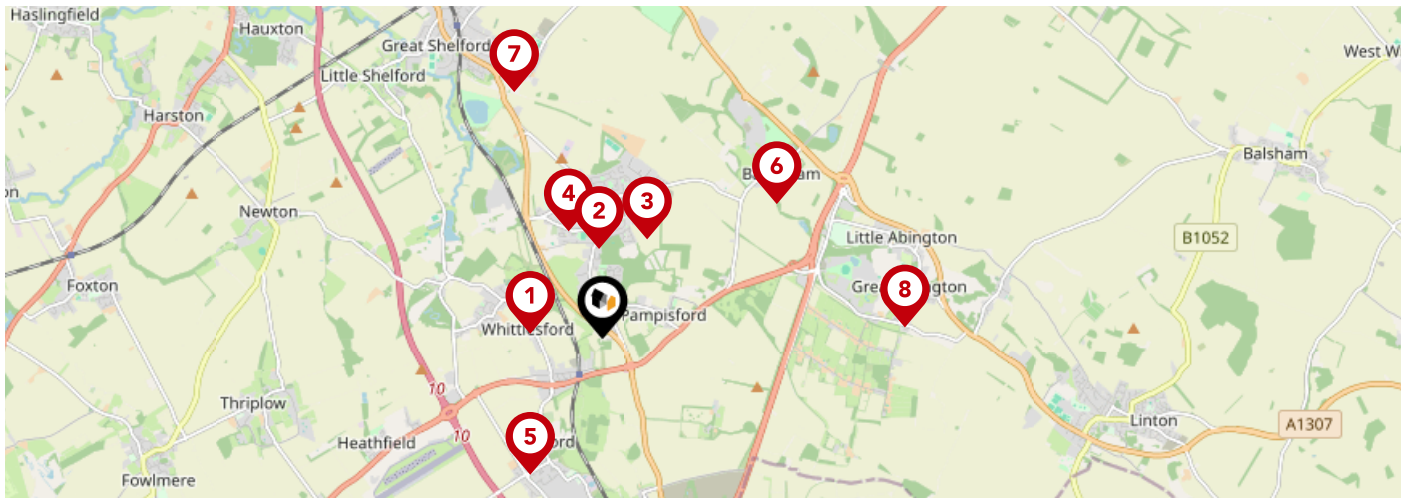


- Nearby Green Belt Land
- 1

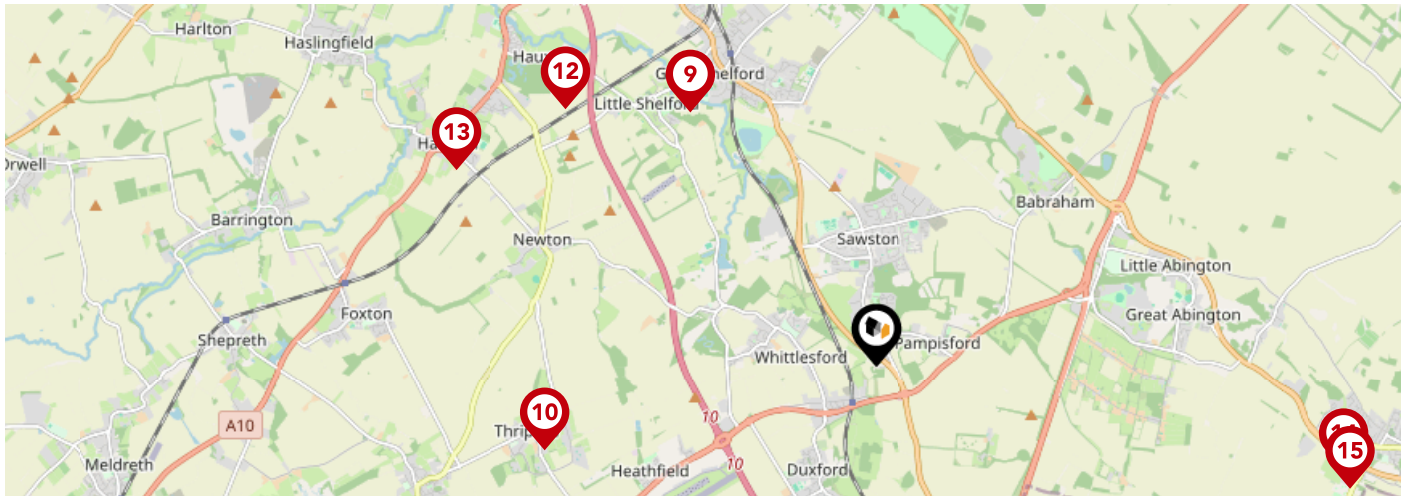
Cambridge Green Belt - Cambridge
- 2

Cambridge Green Belt - South Cambridgeshire
- 3

Cambridge Green Belt - East Cambridgeshire

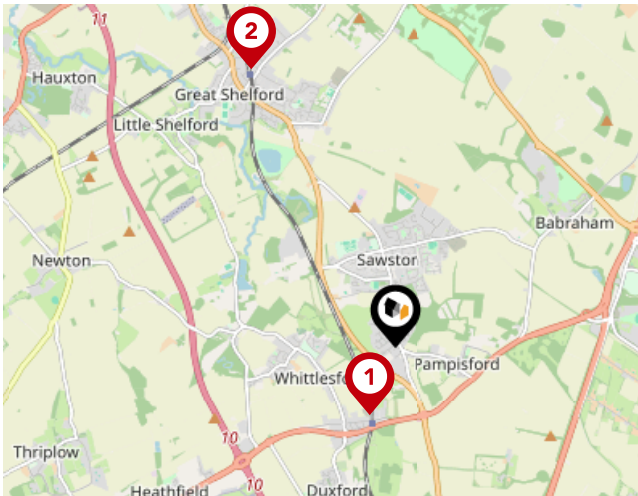


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>




		Nursery	Primary	Secondary	College	Private
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Chesterford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:4.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance:4.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Granta School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:4.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










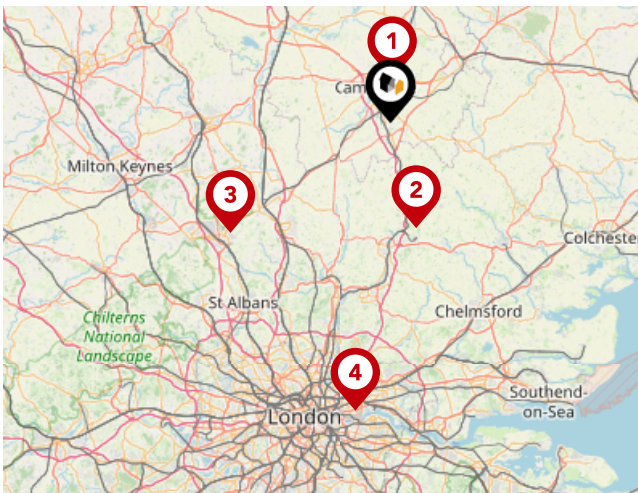
### National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	0.65 miles
	Shelford (Cambs) Rail Station	2.85 miles
	Great Chesterford Rail Station	3.75 miles







### Trunk Roads/Motorways

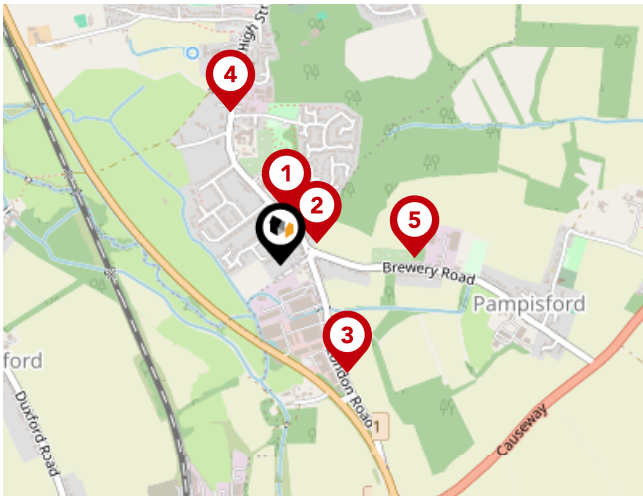
Pin	Name	Distance
	M11 J10	1.69 miles
	M11 J9	3.39 miles
	M11 J11	4.38 miles
	M11 J12	6.73 miles
	M11 J13	7.95 miles



### Airports/Helipads

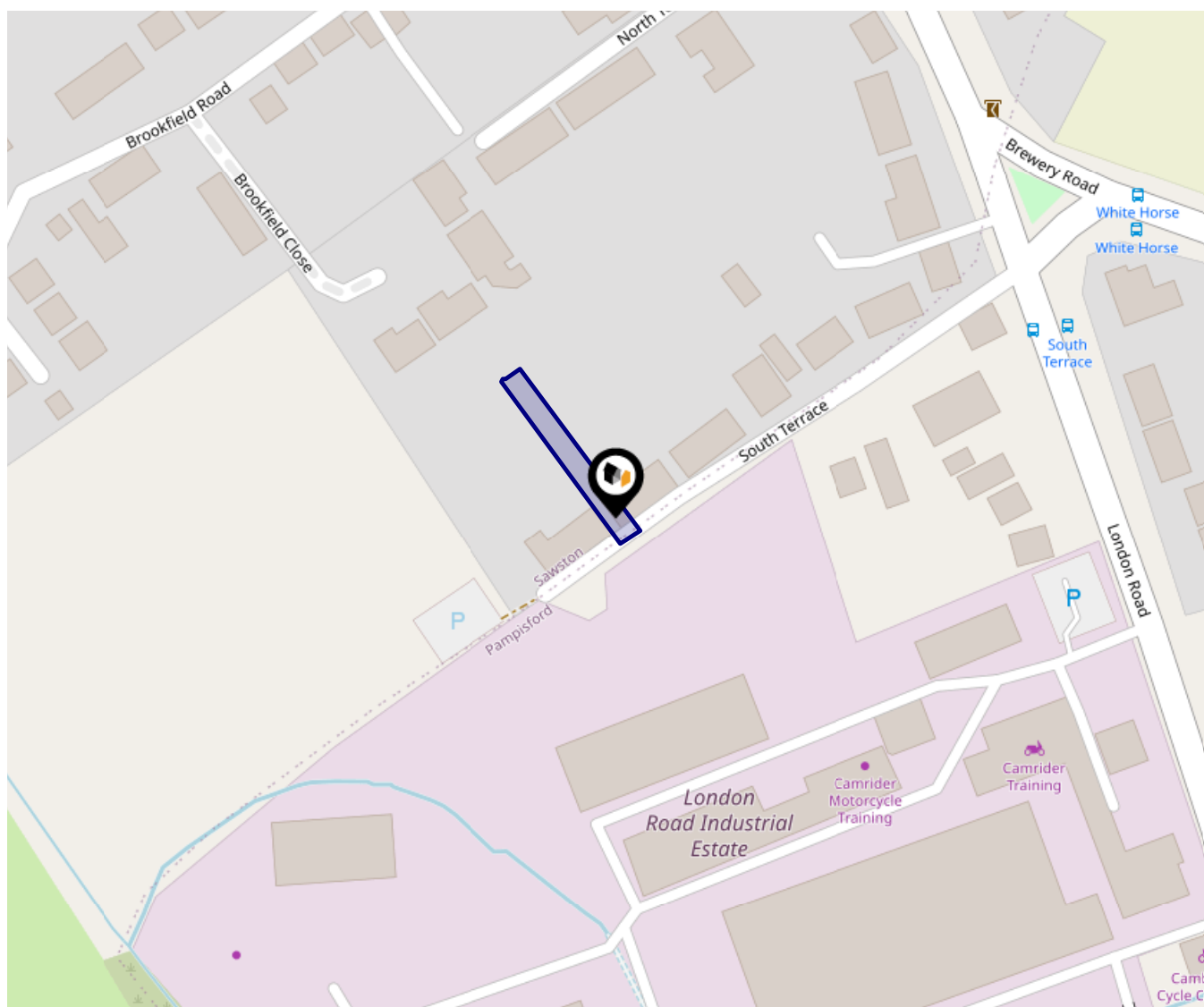
Pin	Name	Distance
	Cambridge	6.46 miles
	Stansted Airport	15.82 miles
	Luton Airport	28.36 miles
	Silvertown	42.45 miles










Bus Stops/Stations

Pin	Name	Distance
1	Park Road	0.13 miles
2	White Horse	0.1 miles
3	Sawston Bypass	0.29 miles
4	Tannery Road	0.37 miles
5	Brewery Road	0.31 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

# Cooke Curtis & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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