

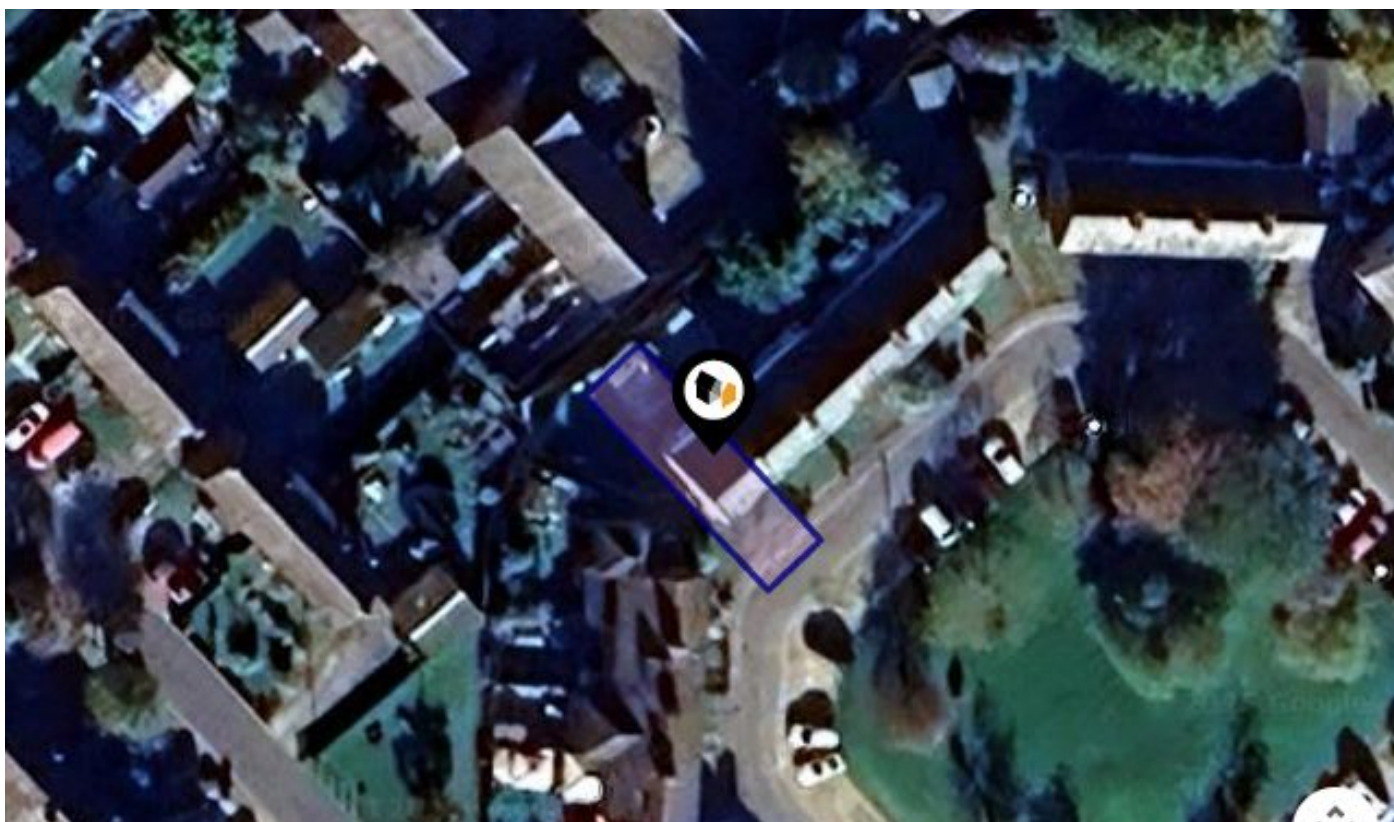


See More Online

# MIR: Material Info

The Material Information Affecting this Property

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



**WHITEHALL GARDENS, DUXFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

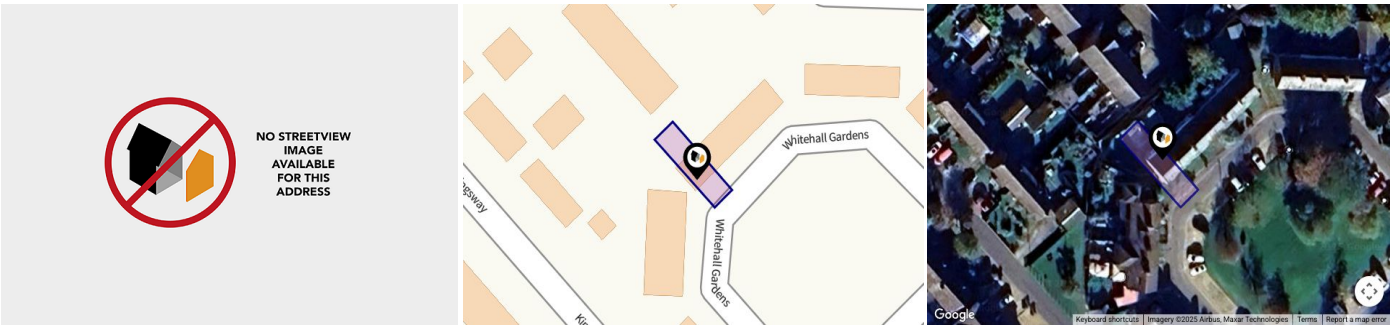
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
Plot Area:	0.03 acres		
Year Built :	1930-1949		
Council Tax :	Band B		
Annual Estimate:	£1,878		
Title Number:	CB103326		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	2	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s

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

Planning records for: **19 Whitehall Gardens Thriplow Cambridgeshire CB22 4QL**

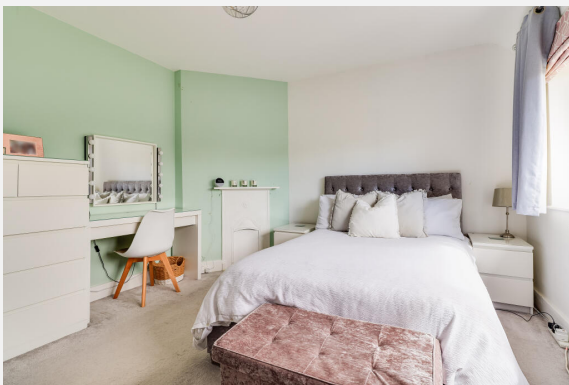
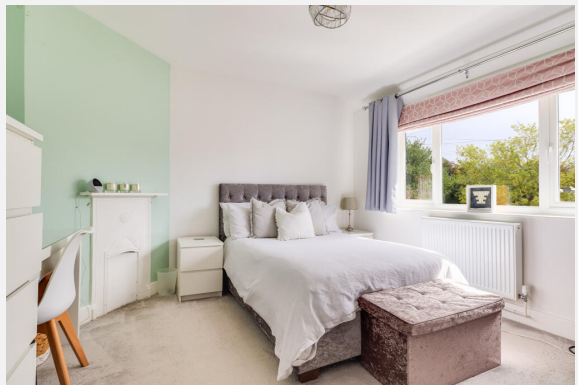
Reference - S/0869/09/F	
Decision:	Decided
Date:	16th June 2009
Description:	Conversion of House into 4 Flats (Retrospective Application)

Reference - S/1439/10	
Decision:	Decided
Date:	23rd August 2010
Description:	Conversion of House into Four Flats (Retrospective Application)

Planning records for: **36 Whitehall Gardens Thriplow Cambridge Cambridgeshire CB22 4QL**

Reference - S/1055/13/FL	
Decision:	Decided
Date:	15th May 2013
Description:	Loft conversion and dormer window to rear .





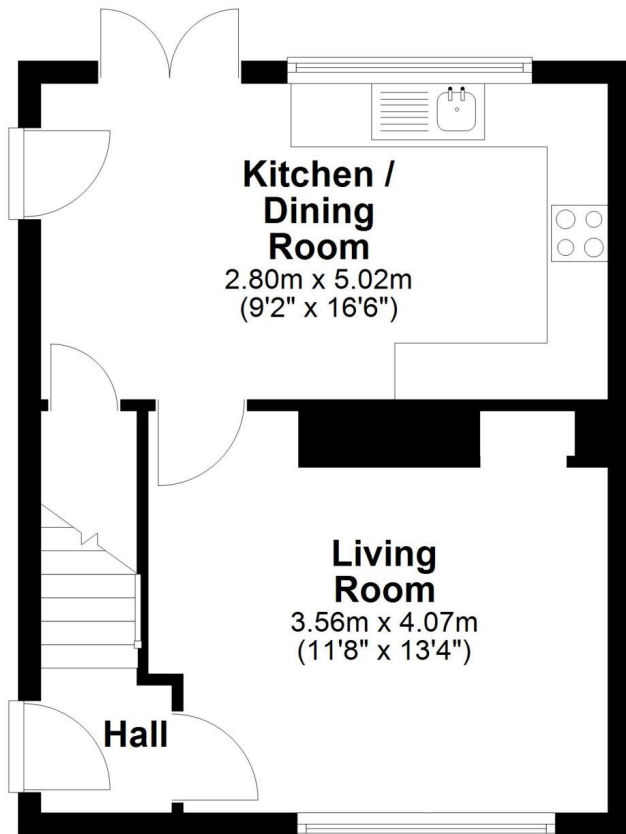




## WHITEHALL GARDENS, DUXFORD, CAMBRIDGE, CB22

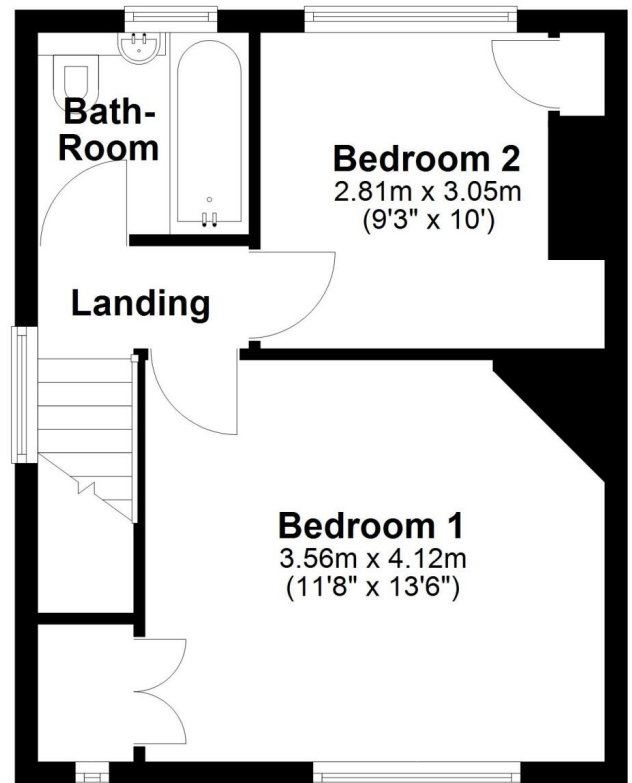
### Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



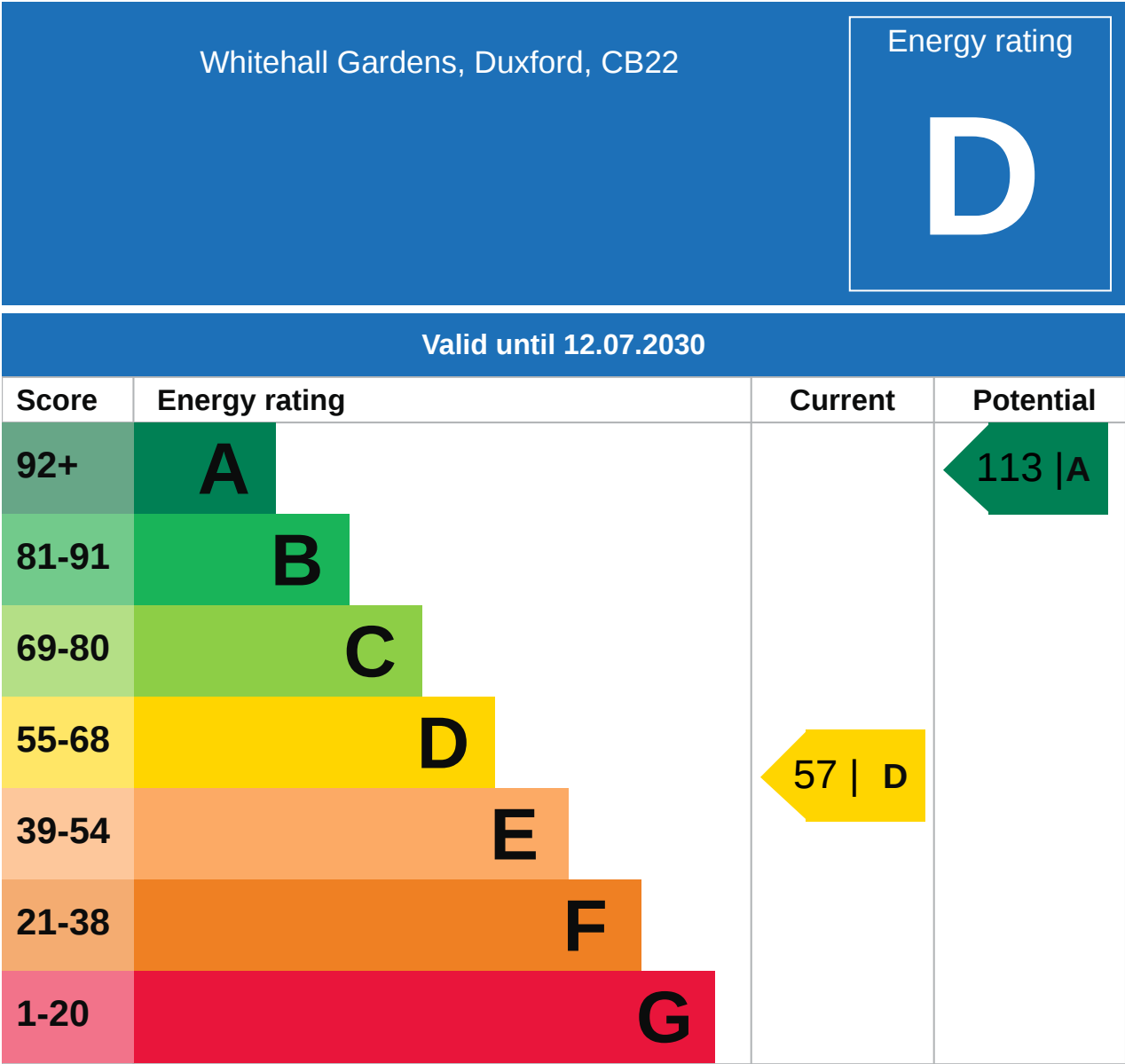
### First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<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>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>



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## Other

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£120 per year for the maintainance of the communal areas

## Electricity Supply

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Eon

## Central Heating

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Combi boiler - oil

## 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

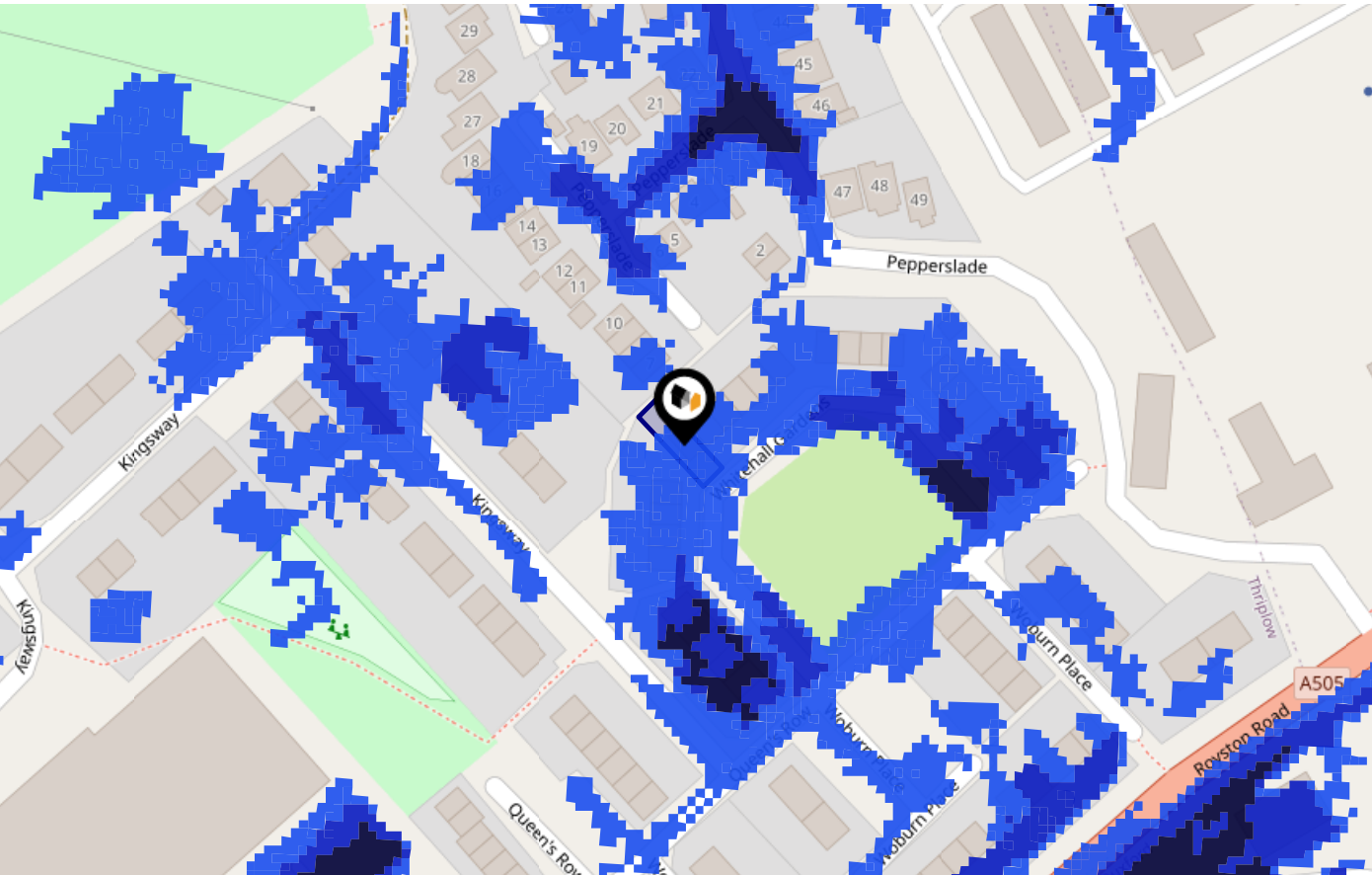


# Flood Risk

## 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.

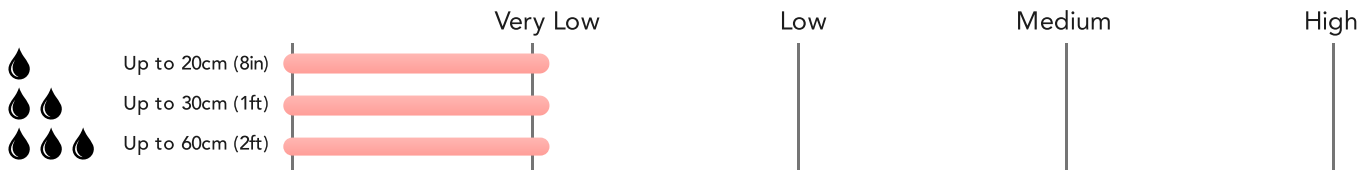


Risk Rating: Low

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:

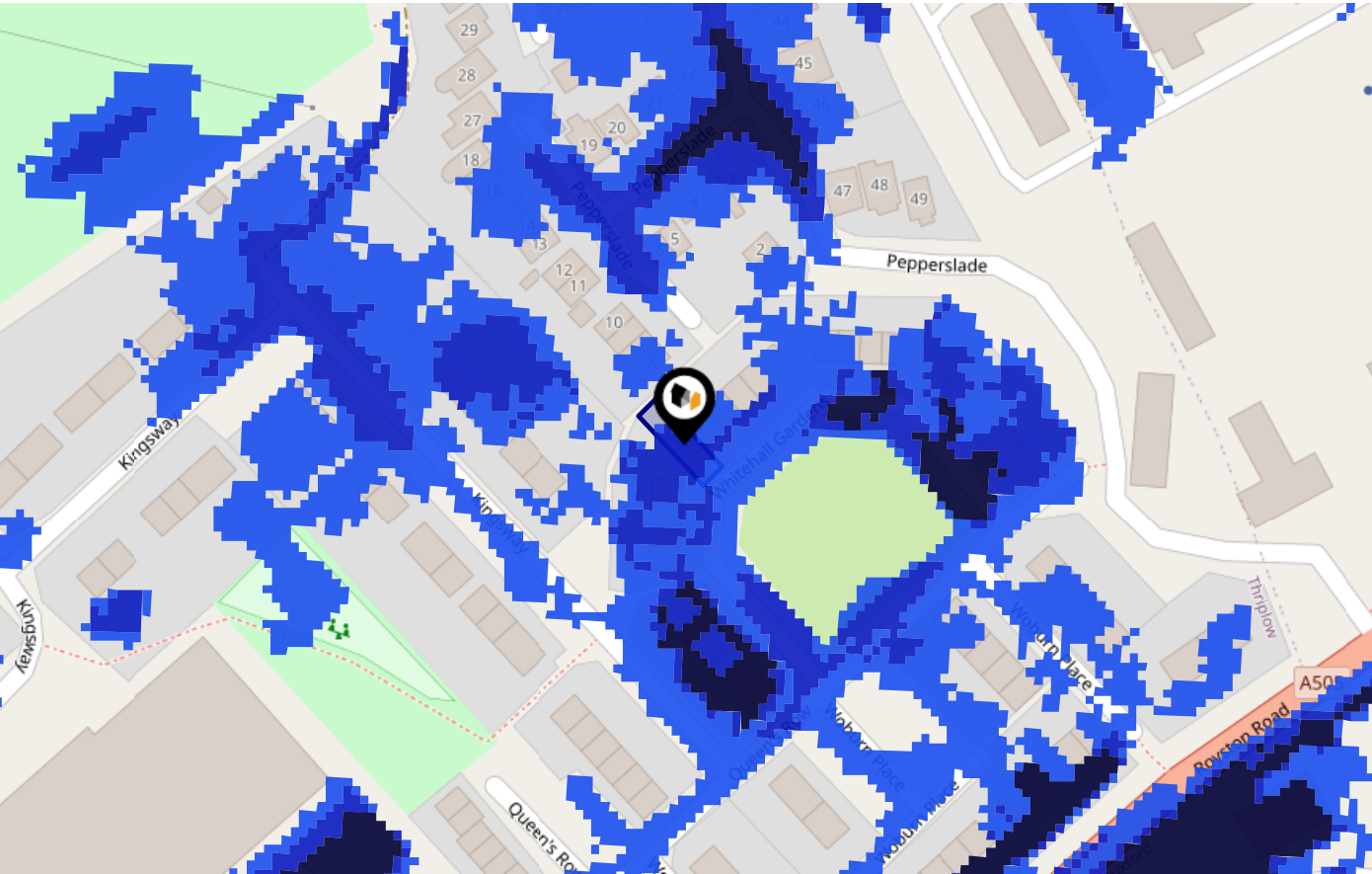


# Flood Risk

## 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.

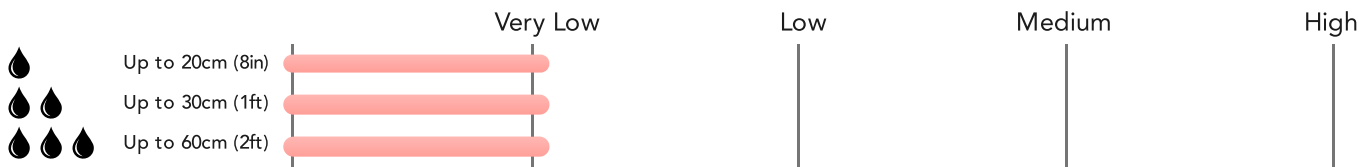


Risk Rating: Medium

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:

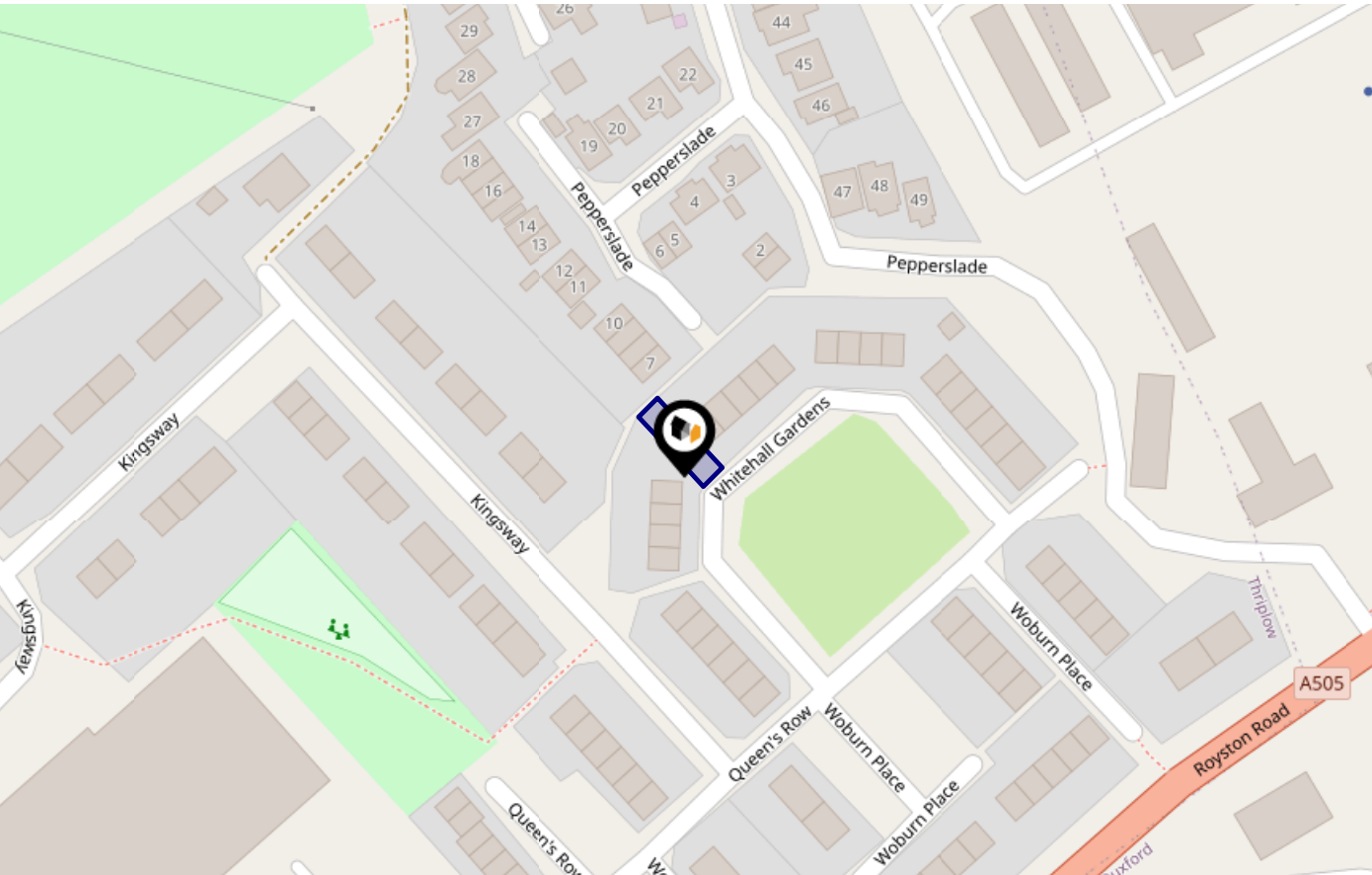


# Flood Risk

## Rivers & Seas - Flood Risk



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

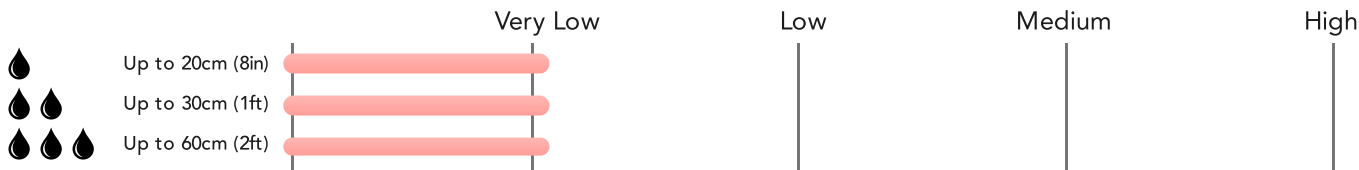


Risk Rating: Very low

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:

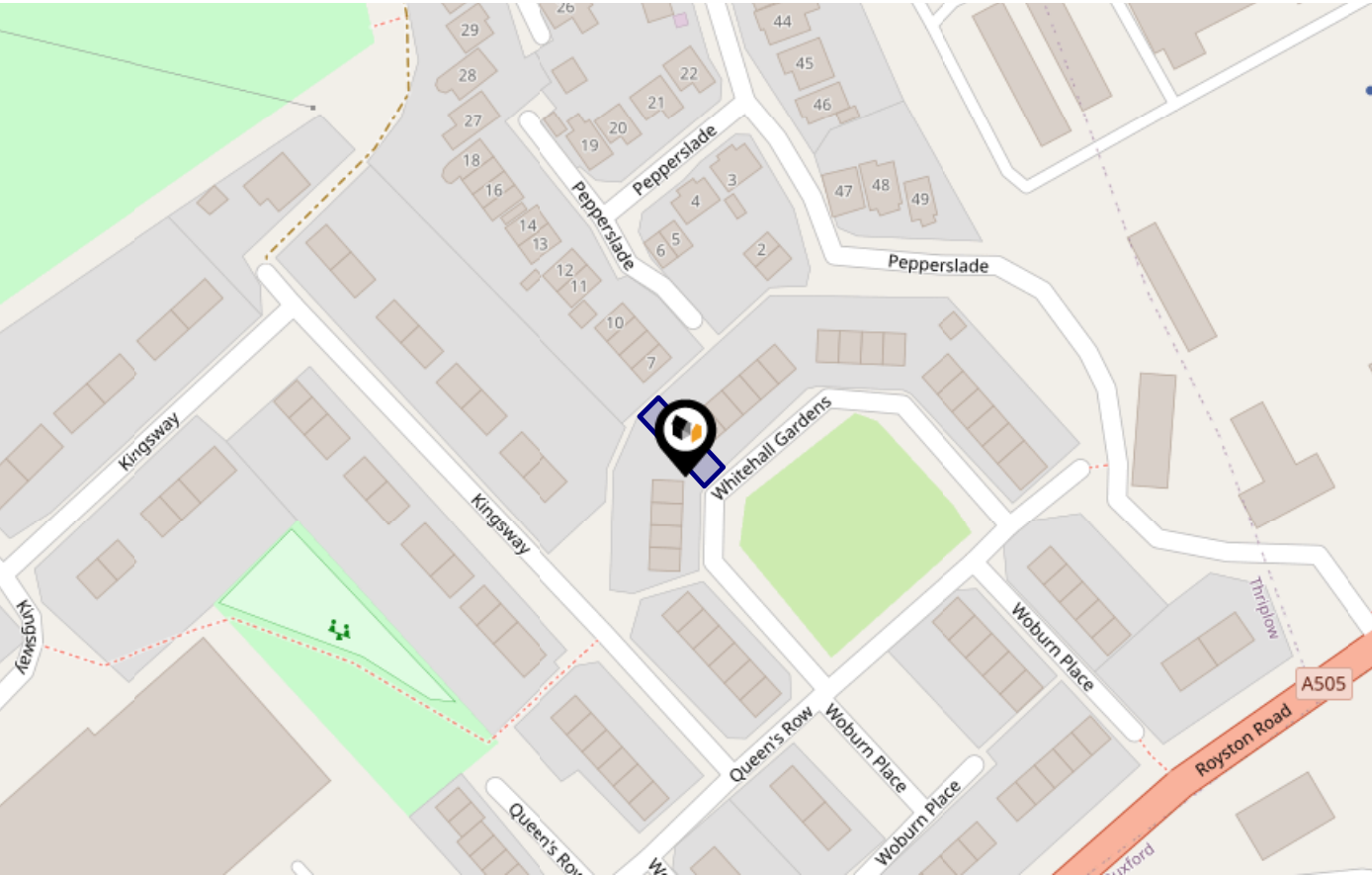


# Flood Risk

## 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.

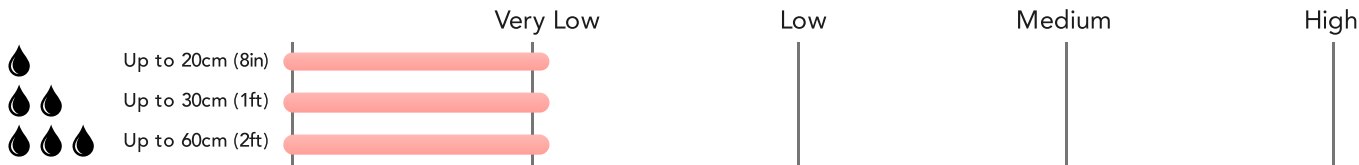


Risk Rating: Very low

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



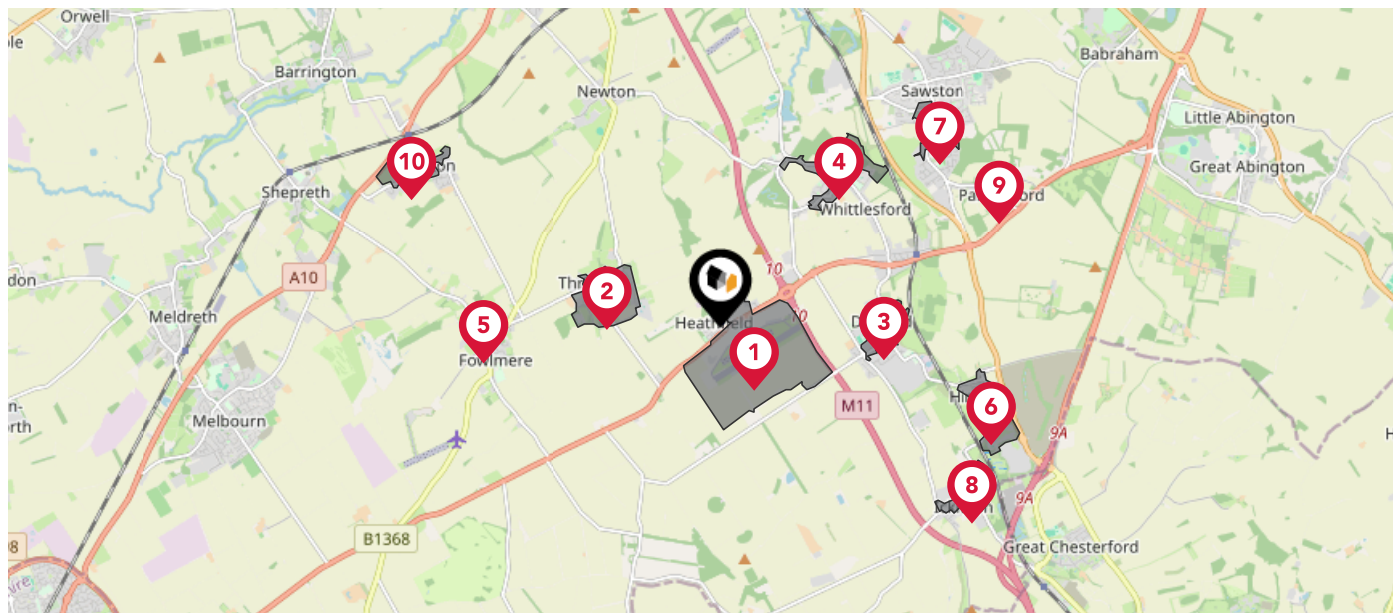


# Maps










## 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

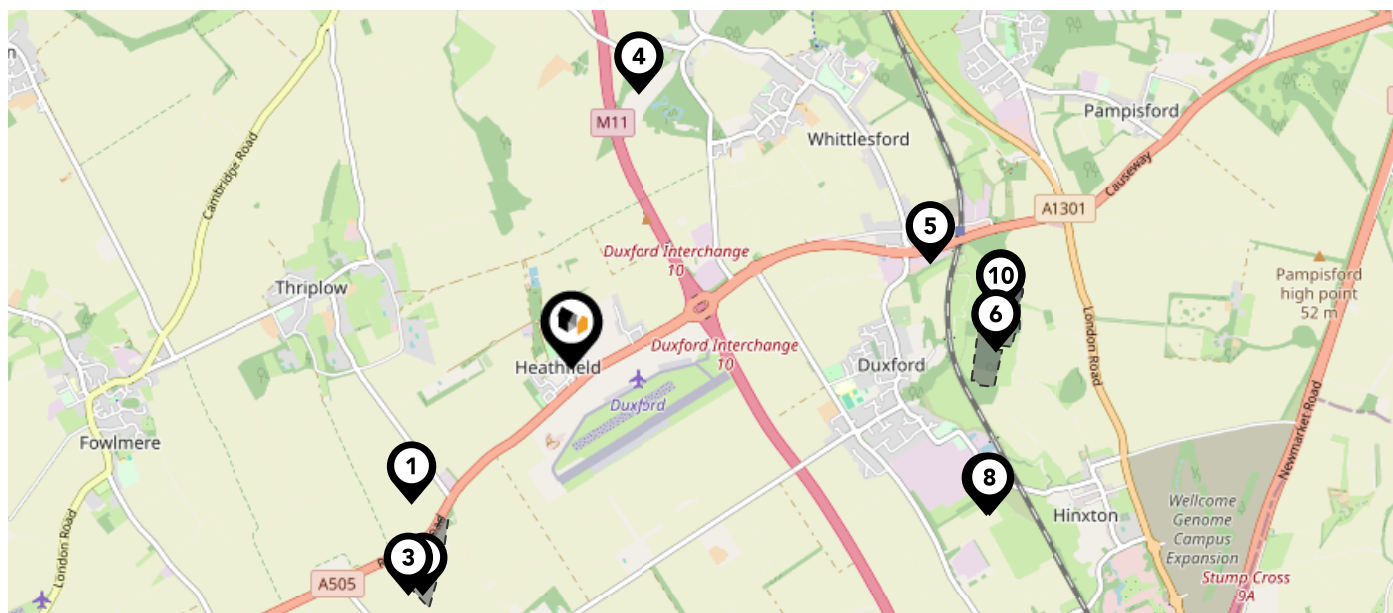
-  1 Duxford Airfield
-  2 Thriplow
-  3 Duxford
-  4 Whittlesford
-  5 Fowlmere
-  6 Hinxton
-  7 Sawston
-  8 Ickleton
-  9 Pampisford
-  10 Foxton

# Maps

## Landfill Sites



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	Spicers-Thriplow	Historic Landfill	
2	Cambridgeshire Pet Crematorium-Thriplow	Historic Landfill	
3	EA/EPR/MP3930BE/V004	Active Landfill	
4	Newton Road-Whittlesford	Historic Landfill	
5	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
6	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
7	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
8	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	
9	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
10	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



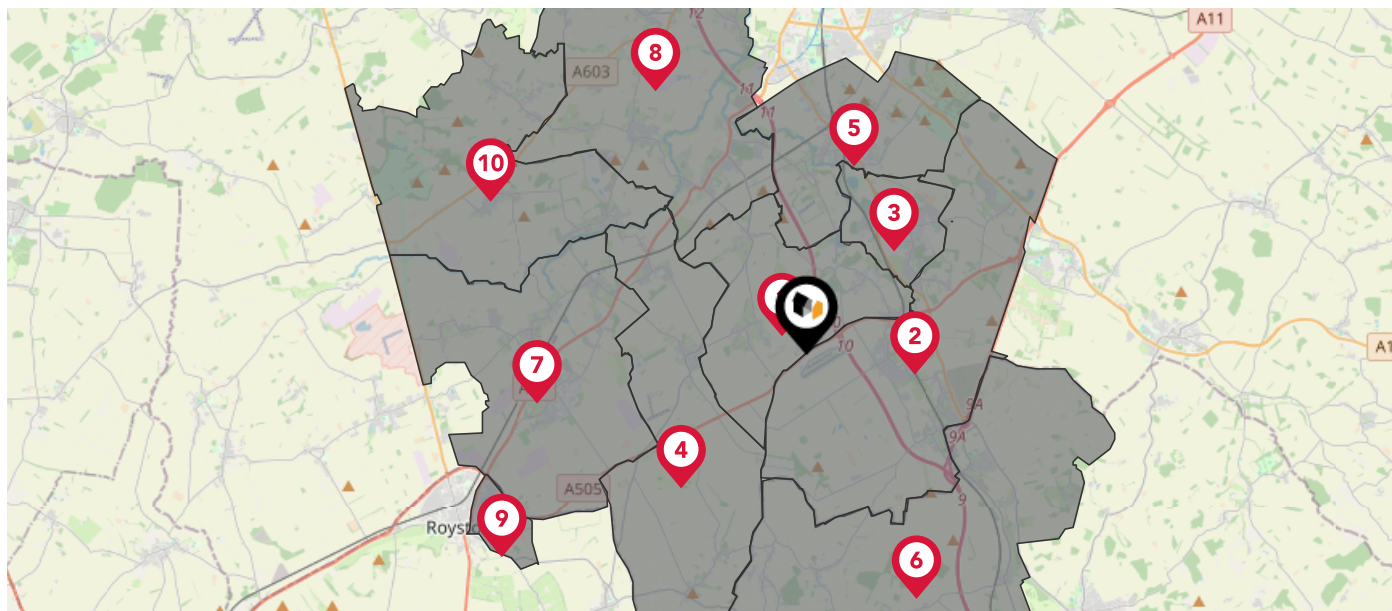
### Mine Entry

- ✕ 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



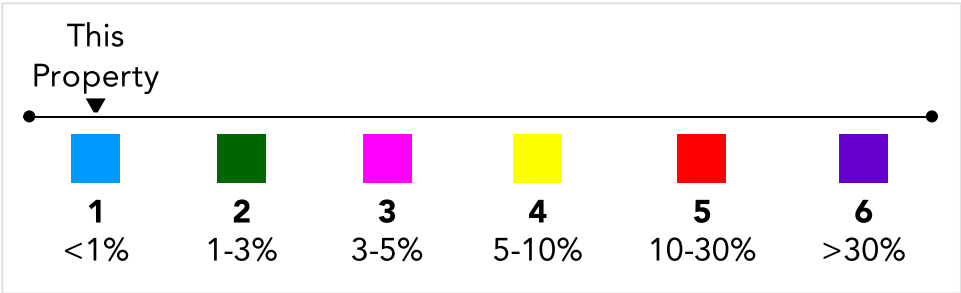
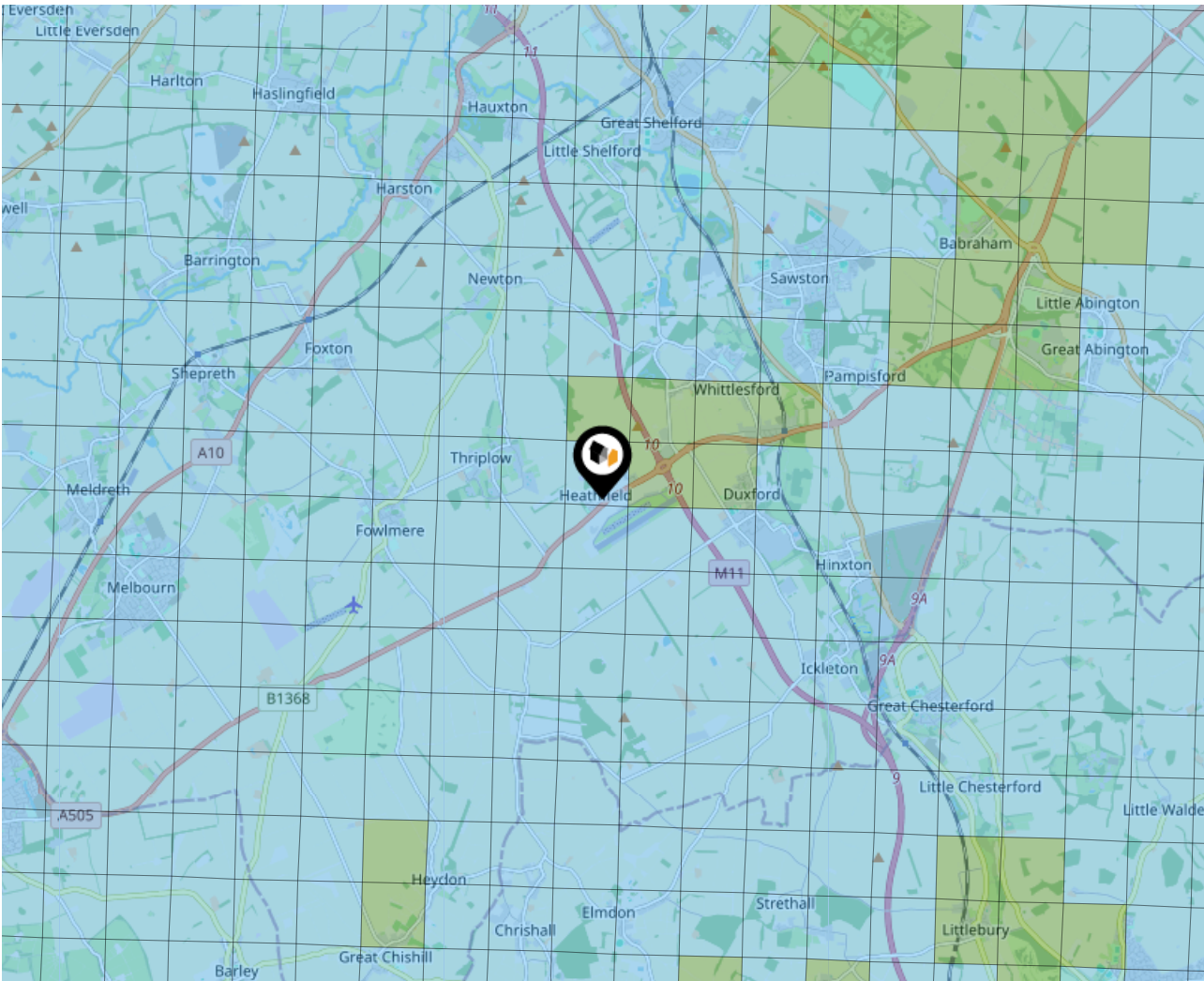
### Nearby Council Wards

- |   |   |
|---|---|
|  | Whittlesford Ward                           |
|  | Duxford Ward                                |
|  | Sawston Ward                                |
|  | Foxton Ward                                 |
|  | Shelford Ward                               |
|  | Littlebury, Chesterford & Wenden Lofts Ward |
|  | Melbourn Ward                               |
|  | Harston & Comberton Ward                    |
|  | Royston Meridian Ward                       |
|  | Barrington Ward                             |



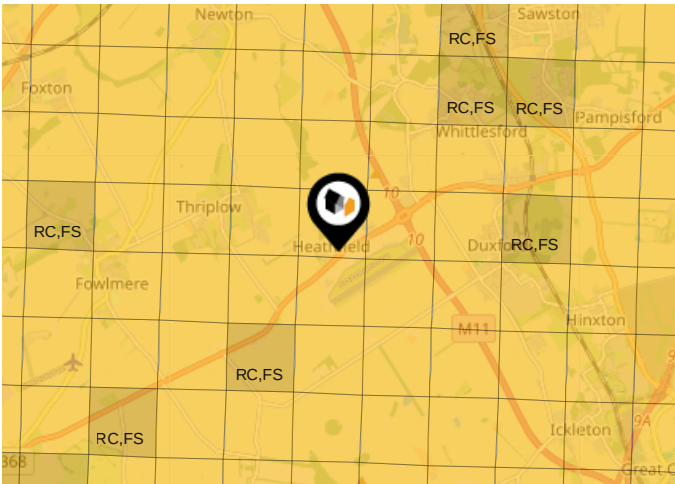
### What is Radon?

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)		

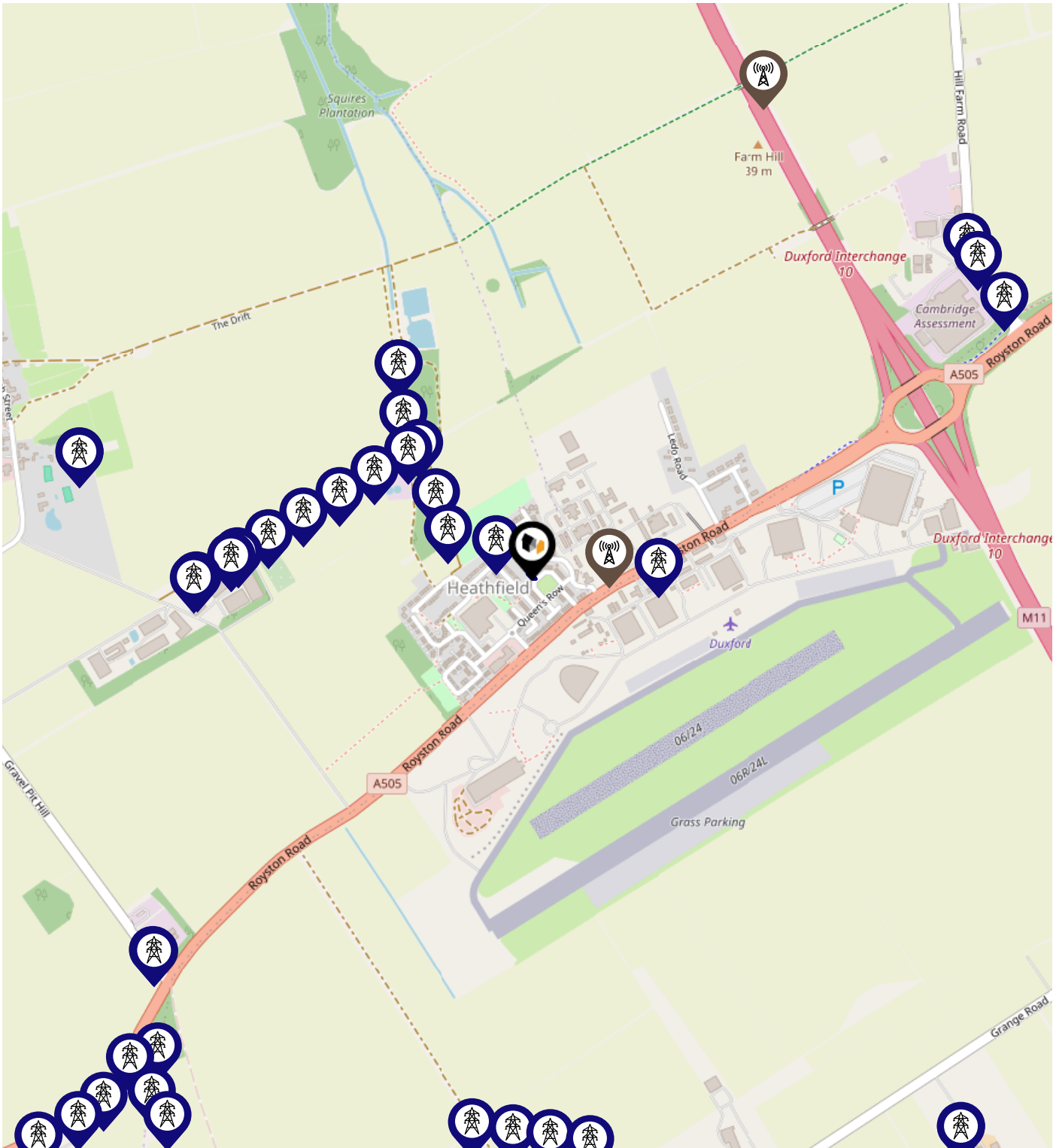


Primary Classifications (Most Common Clay Types)



<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

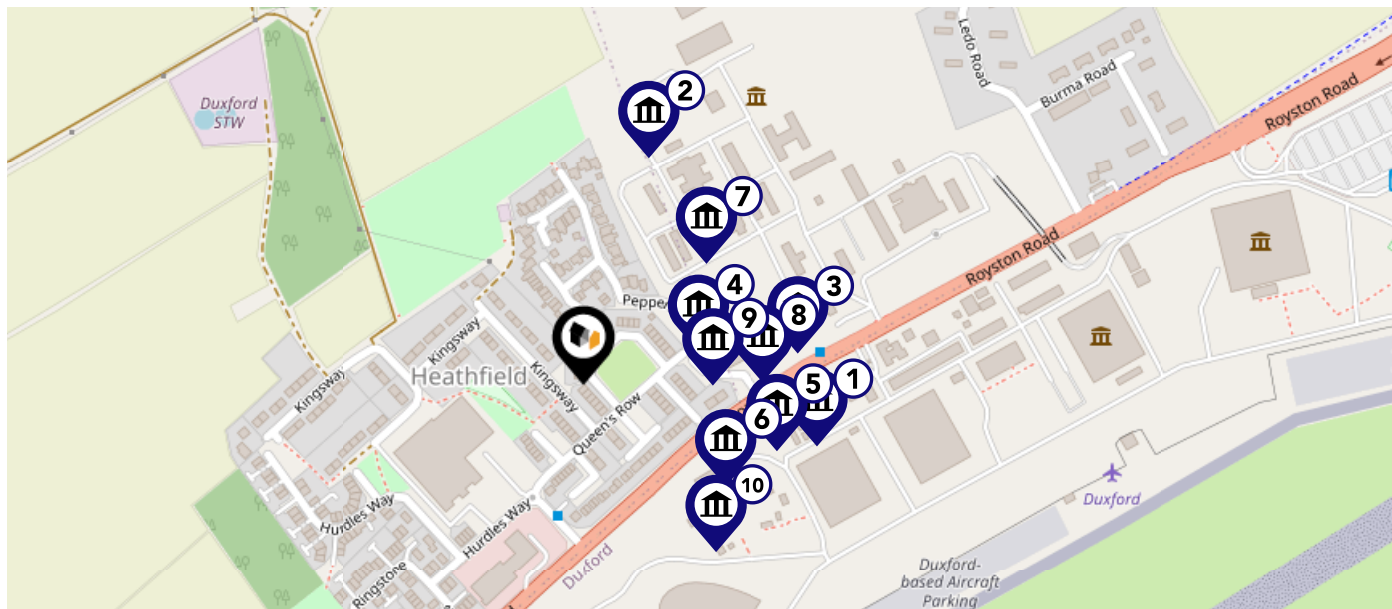
## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

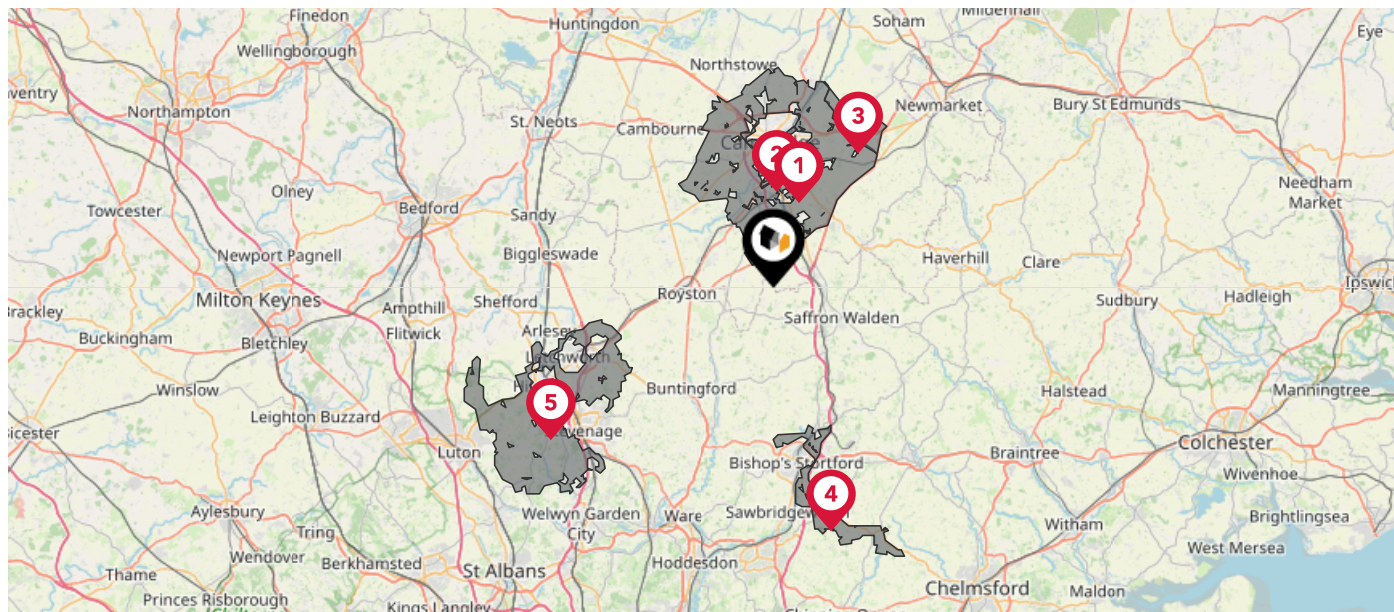
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1391608 - Duxford: Operations Block And Blast Walls (building 59)	Grade II	0.1 miles
	1392872 - Building 4 (heating Plant)	Grade II	0.1 miles
	1392882 - Building 288 (sergeants' Mess)	Grade II	0.1 miles
	1392875 - Buildings 7, 8, 9 And 13 (airmen's Barracks)	Grade II	0.1 miles
	1391607 - Buildings 53, 55, 57, 58 And 292	Grade II	0.1 miles
	1391605 - Building 48 (works Services Building)	Grade II	0.1 miles
	1392873 - Building 6 (institute And Dining Room)	Grade II	0.1 miles
	1392877 - Building 11 (airmen Pilots' Block)	Grade II	0.1 miles
	1392876 - Building 10 (station Sick Quarters) And Decontamination Annexe	Grade II	0.1 miles
	1461306 - Duxford: Machine Gun Range And Shelter Sheds	Grade II	0.1 miles



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



### Nearby Green Belt Land



Cambridge Green Belt - Cambridge



Cambridge Green Belt - South Cambridgeshire



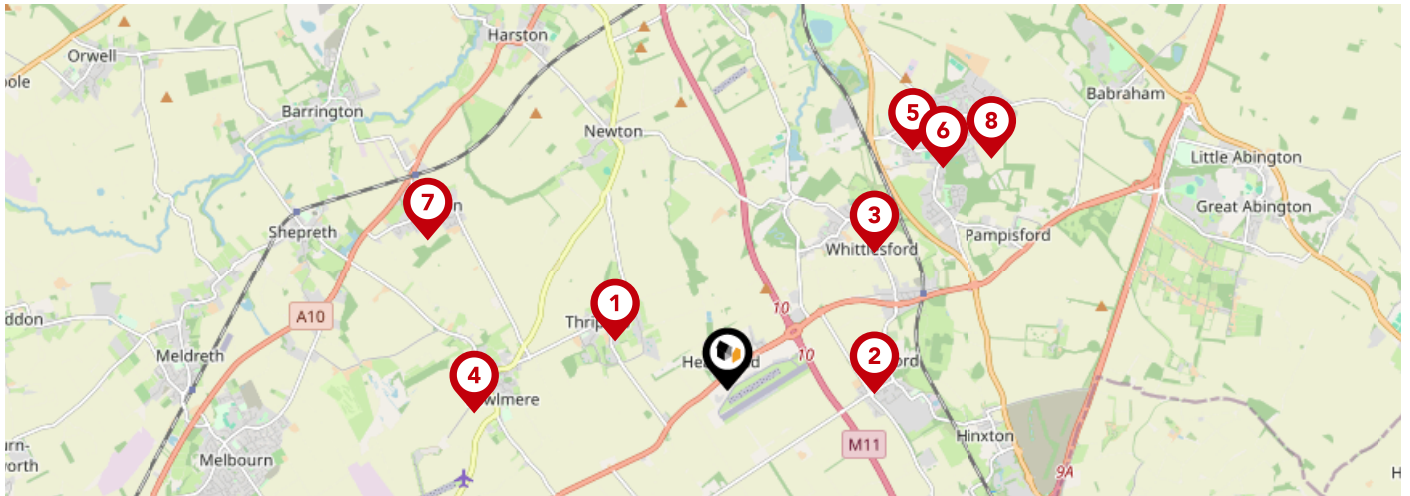
Cambridge Green Belt - East Cambridgeshire



London Green Belt - Uttlesford











London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance: 1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance: 1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance: 2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance: 2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance: 2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance: 3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance: 3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

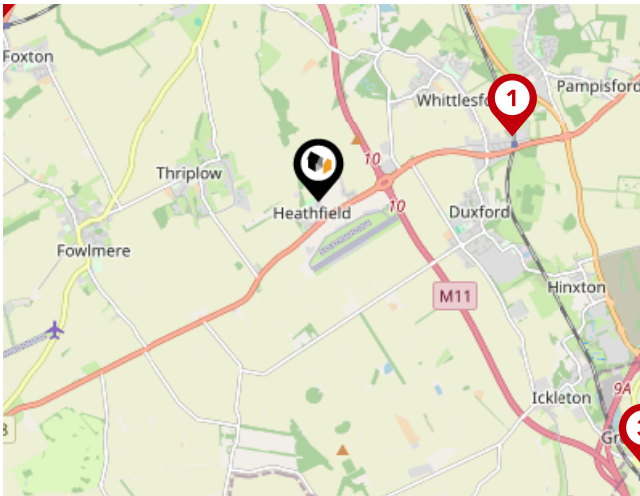


		Nursery	Primary	Secondary	College	Private
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:3.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:3.66	<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:3.66	<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:3.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School</b> Ofsted Rating: Good   Pupils: 120   Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



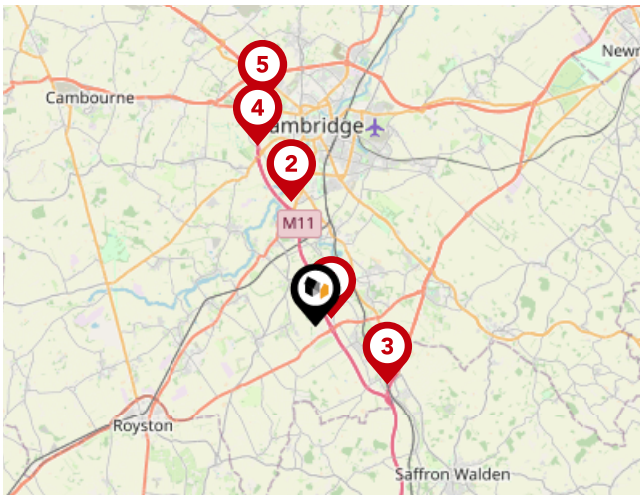
# Area

## Transport (National)



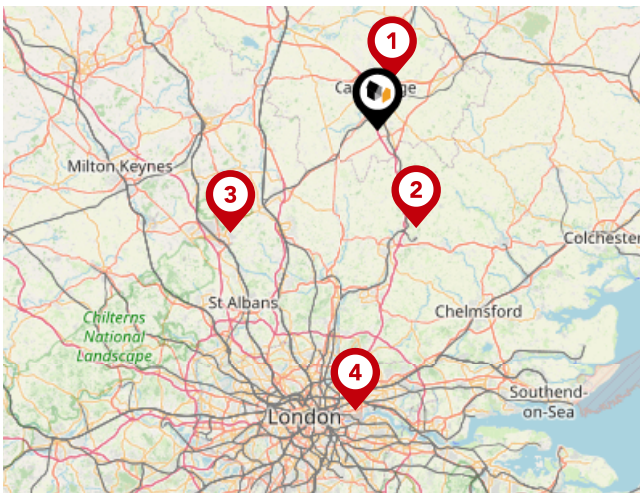
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.86 miles
2	Foxton Rail Station	3.33 miles
3	Great Chesterford Rail Station	3.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.64 miles
2	M11 J11	4.61 miles
3	M11 J9	3.37 miles
4	M11 J12	6.89 miles
5	M11 J13	8.35 miles



### Airports/Helipads

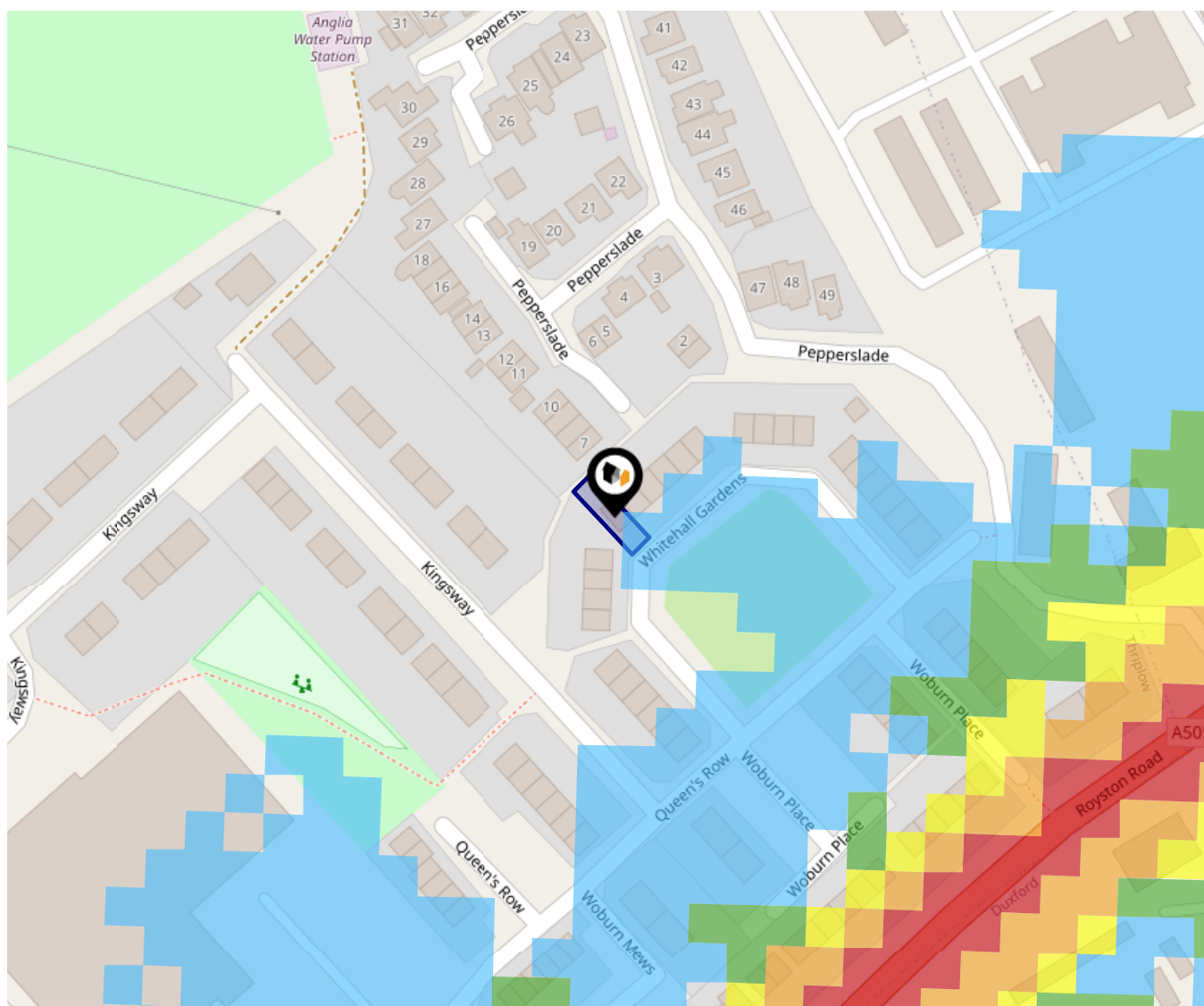
Pin	Name	Distance
1	Cambridge	7.97 miles
2	Stansted Airport	15.28 miles
3	Luton Airport	26.03 miles
4	Silvertown	41.04 miles



Bus Stops/Stations

Pin	Name	Distance
1	Garage	0.1 miles
2	Pepperslade	0.13 miles
3	Imperial War Museum Hangar 1	0.51 miles
4	Hill Farm	0.82 miles
5	St Georges Church	1.05 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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