



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



FOSTER ROAD, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

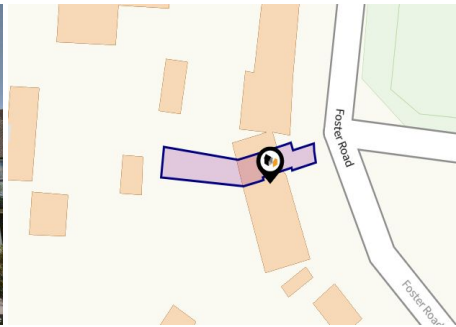
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





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aprift
Know any property instantly














Property

| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 764 ft ² / 71 m ² | | |
| Plot Area: | 0.06 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,832 | | |
| Title Number: | CB318250 | | |

Local Area

| | | | |
|--------------------|----------------|---|---|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | 15 | 1800 |
| • Rivers & Seas | Very low | mb/s | mb/s |
| • Surface Water | Very low |  |  |

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

Planning records for: **102 Foster Road Cambridge CB2 9JR**

| Reference - 16/2152/FUL | |
|-------------------------|---------------------------|
| Decision: | Decided |
| Date: | 09th December 2016 |
| Description: | Two storey side extension |

Planning records for: **18 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 15/1554/CL2PD | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 14th August 2015 |
| Description: | Application for a certificate of lawfulness under Section 192 for a proposed rear dormer |

Planning records for: **2 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - F/YR22/0570/TRTPO | |
|-------------------------------|--|
| Decision: | Decided |
| Date: | 25th April 2022 |
| Description: | Fell 4 x Elm trees covered by TPO 1/1967 |

| Reference - 22/01922/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 25th April 2022 |
| Description: | Two storey side extension and roof extension |

Planning records for: **2 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 22/00941/HHFUL | |
|----------------------------|--|
| Decision: | Decided |
| Date: | 25th April 2022 |
| Description: | Single storey rear extension and first floor extension over garage, internal conversion of part domestic garage to Utility area. |

Planning records for: **26 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 24/02836/FUL | |
|--------------------------|--|
| Decision: | Awaiting decision |
| Date: | 29th July 2024 |
| Description: | Extension to existing garden room conservatory and change of use from C4 (small HMO) to Sui Generis (Large HMO), including cycle parking to front garden |

| Reference - 24/01420/FUL | |
|--------------------------|---|
| Decision: | Withdrawn |
| Date: | 16th April 2024 |
| Description: | Change of use to large HMO (8 persons). |

Planning records for: **28 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 10/0643/FUL | |
|-------------------------|--------------------------------|
| Decision: | Decided |
| Date: | 04th July 2010 |
| Description: | Single storey front extension. |

Planning records for: **28 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 16/2143/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 12th December 2016 |
| Description: | Erection of single storey rear extension. |

Planning records for: **46 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 07/1353/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 15th November 2007 |
| Description: | Two storey side extension and part single part two storey rear extension to dwelling. |

Planning records for: **58 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 08/0619/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 27th May 2008 |
| Description: | Part single part two storey side extension. |

Planning records for: **64 Foster Road Cambridge CB2 9JR**

| Reference - 17/0983/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 05th June 2017 |
| Description: | Part two storey, part single storey extension to side and rear. |

Planning records for: **72 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 20/02841/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 05th June 2020 |
| Description: | Single storey rear extension to numbers 72 and 74 Foster Road. Boundary between numbers 72 and 74 Foster Road straightened. |

Planning records for: **74 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 20/02598/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 05th June 2020 |
| Description: | Single storey rear extension to numbers 72 and 74 Foster Road. Boundary between numbers 72 and 74 Foster Road straightened. Single front porch extension |

Planning records for: **82 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 18/0703/FUL | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 02nd May 2018 |
| Description: | Single storey rear/side extension. Single storey front extension to house and extension of dropped kerb. |

Planning records for: **84 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 25/01634/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 28th April 2025 |
| Description: | Single storey front and rear extensions and erection of annex ancillary to main dwelling. |

Planning records for: **84 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 25/01634/HFUL | |
|---------------------------|--|
| Decision: | Awaiting decision |
| Date: | 28th April 2025 |
| Description: | Single storey front and rear extensions, single storey annexe to rear garden and associated works. |

Planning records for: **88 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 17/2129/FUL | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 07th December 2017 |
| Description: | Single storey front, side and rear extensions. |

| Reference - 15/1597/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 19th August 2015 |
| Description: | Single storey side extension to form bathroom |

| Reference - 18/1450/FUL | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 13th September 2018 |
| Description: | Single storey front, side and rear extensions. |

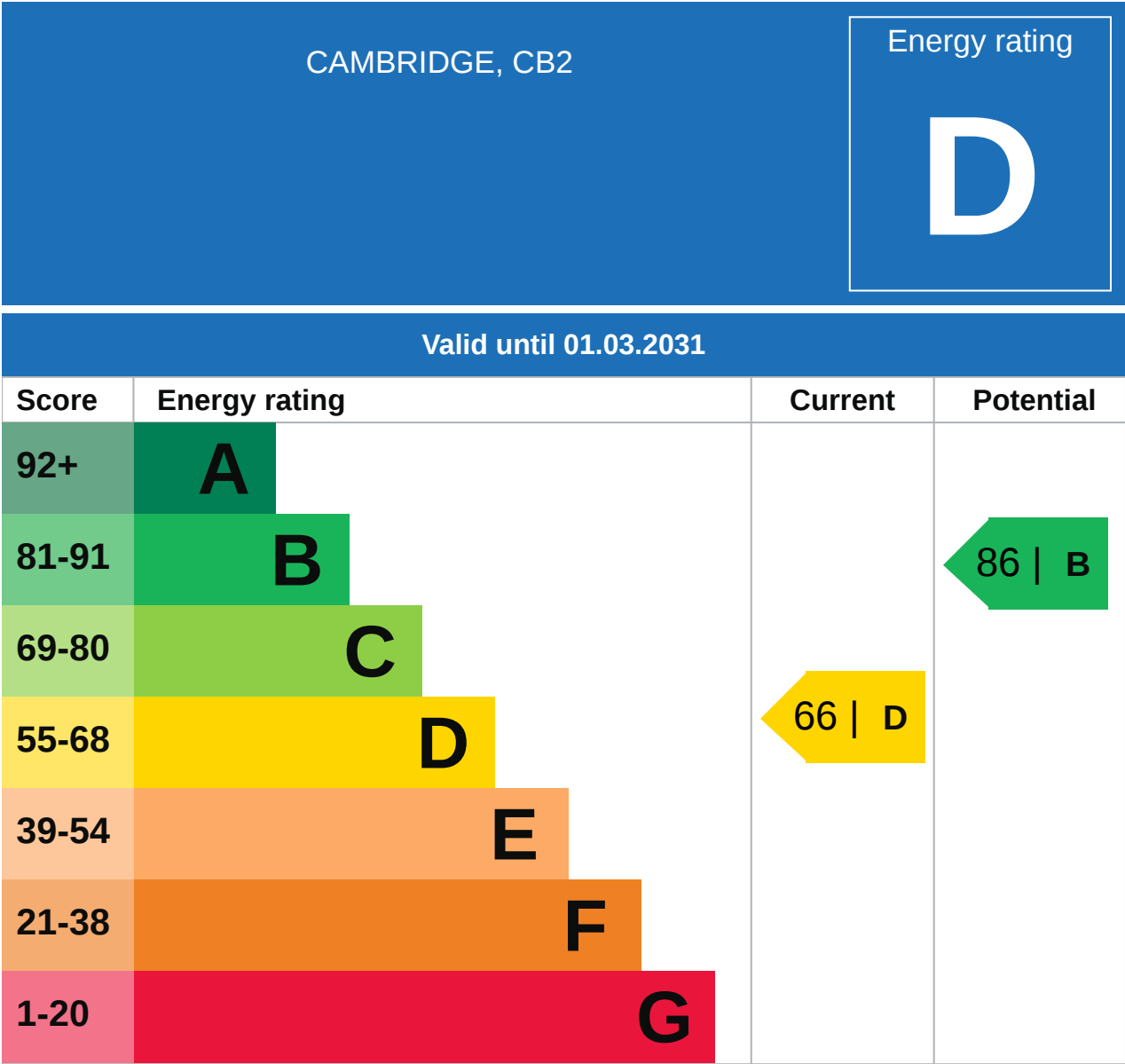
Planning records for: **88 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 17/2129/NMA1 | |
|--------------------------|---|
| Decision: | Withdrawn |
| Date: | 28th June 2018 |
| Description: | Non-material amendment on permission 17/2129/FUL to change the side extensions flat roof to a pitched roof. |

Planning records for: **112 Foster Road Cambridge Cambridgeshire CB2 9JR**

| Reference - 15/1808/FUL | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 28th September 2015 |
| Description: | Single storey porch to front, loft conversion, two storey side, and single storey rear extensions to the property. |





Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Off-peak 7 hour |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, 75 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 71 m ² |



Cooke Curtis & Co

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.

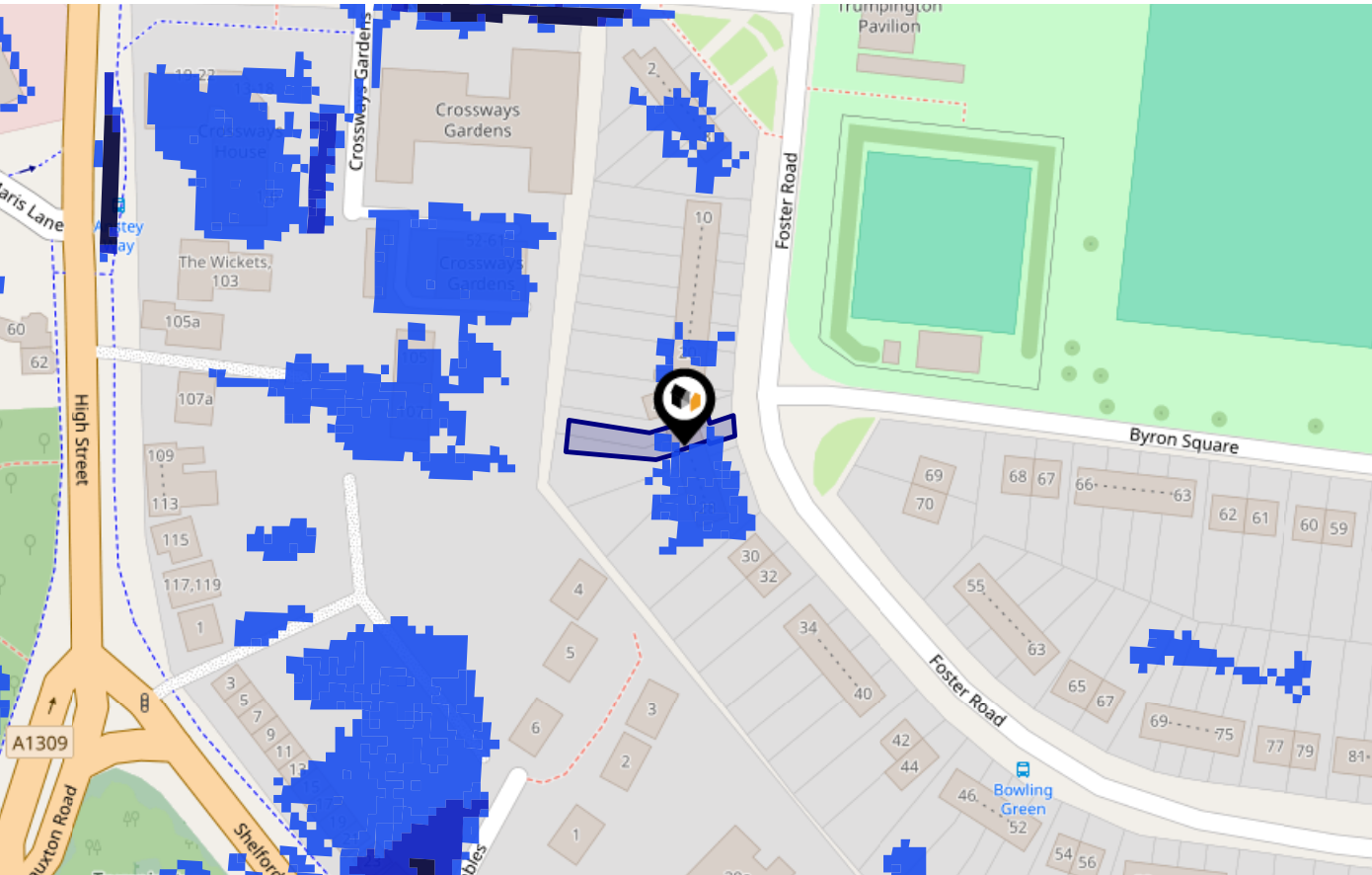


Flood Risk

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:

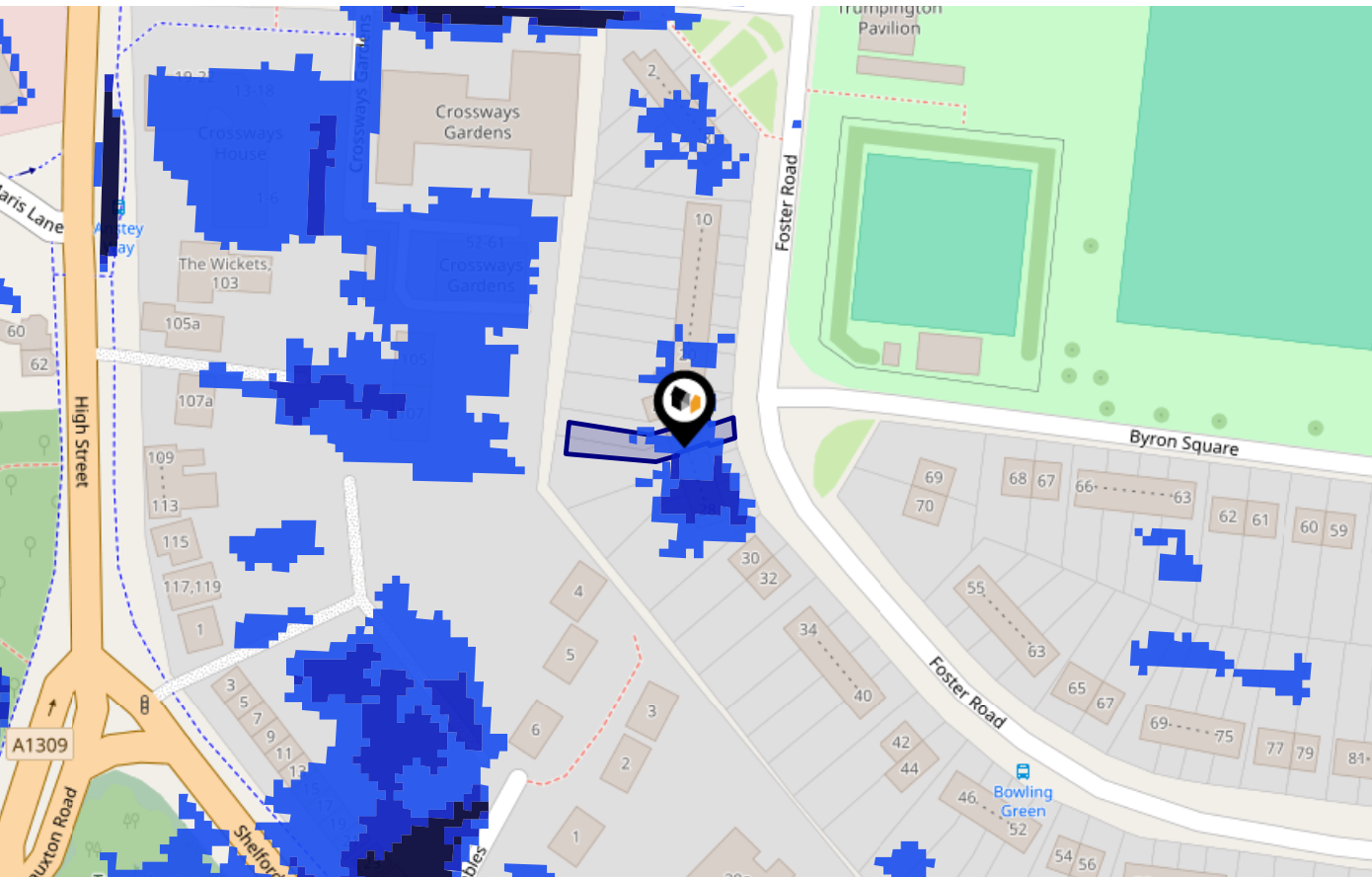


Flood Risk

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.

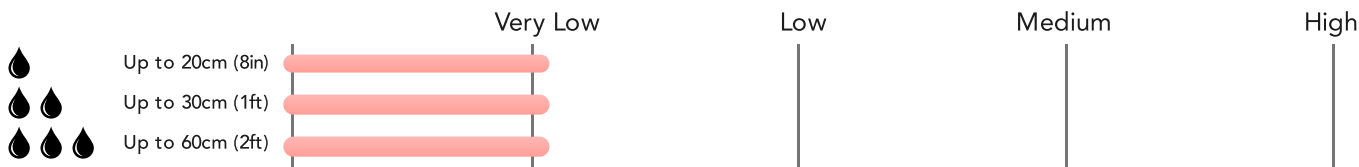


Risk Rating: Low

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:

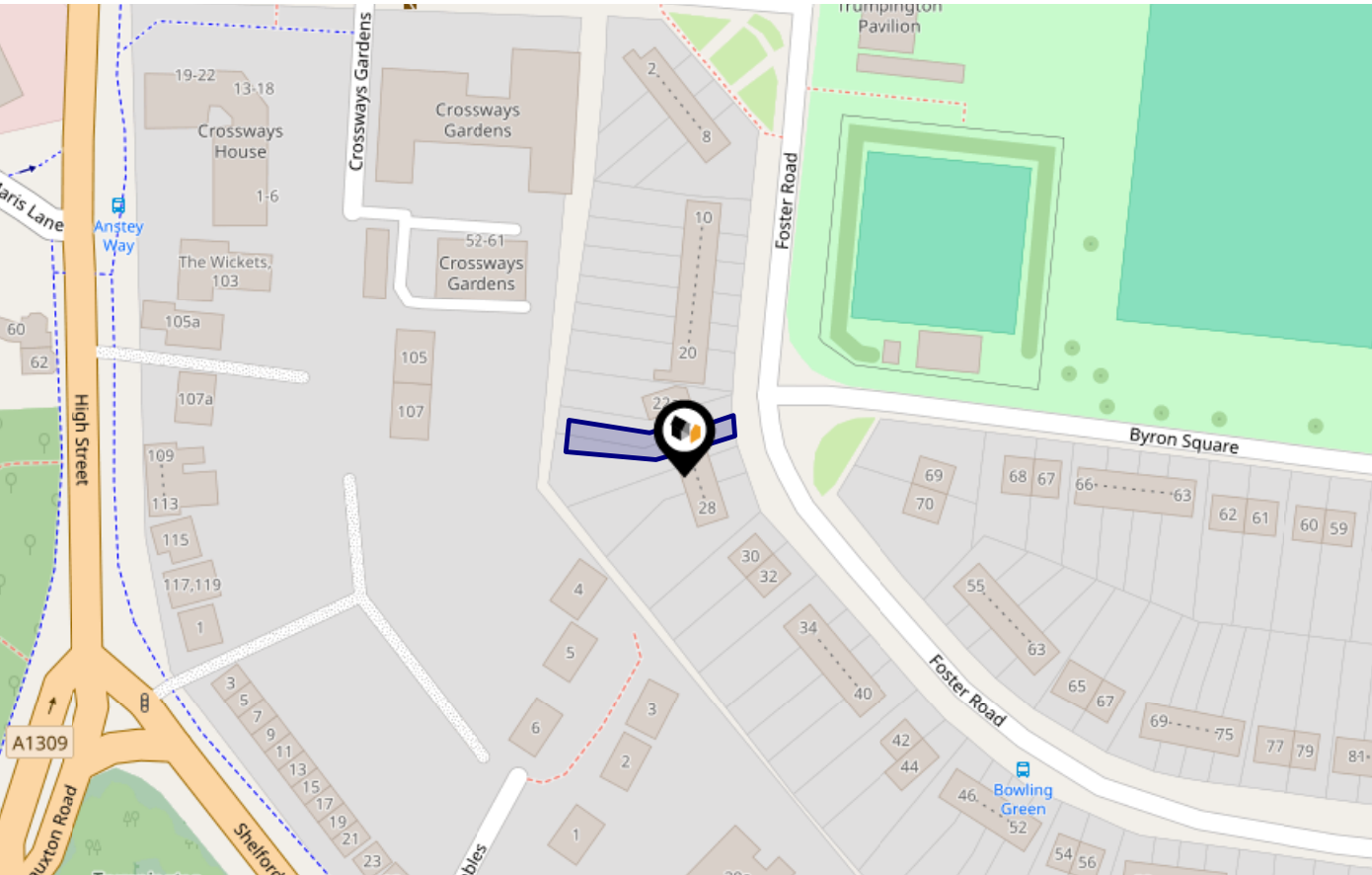


Flood Risk

Rivers & Seas - Flood Risk



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

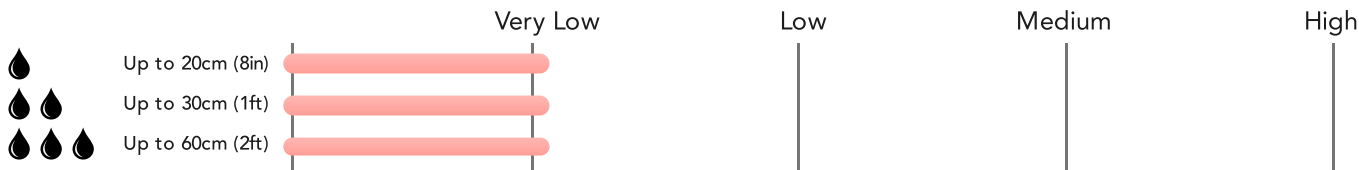


Risk Rating: Very low

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

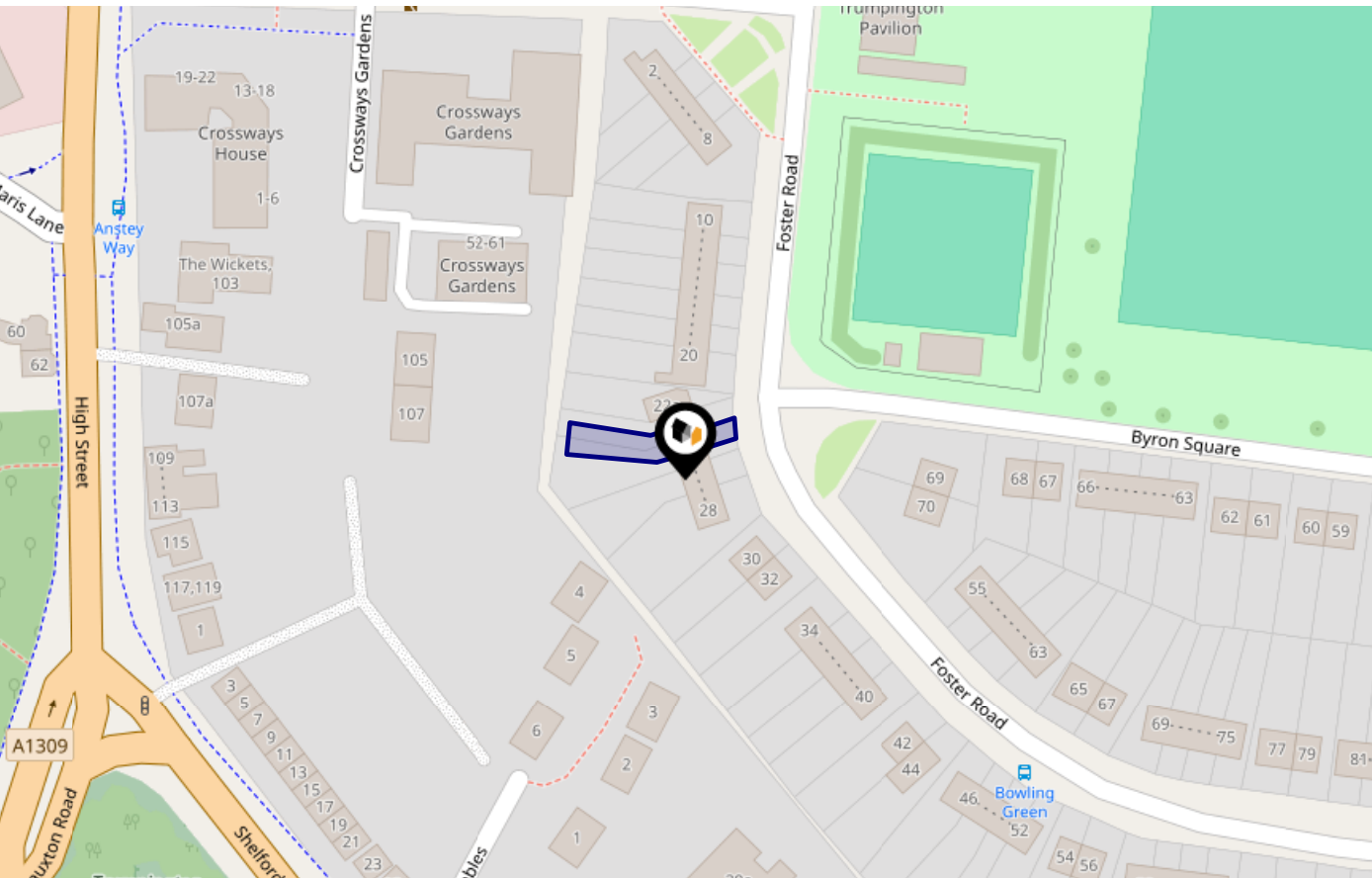


Flood Risk

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.

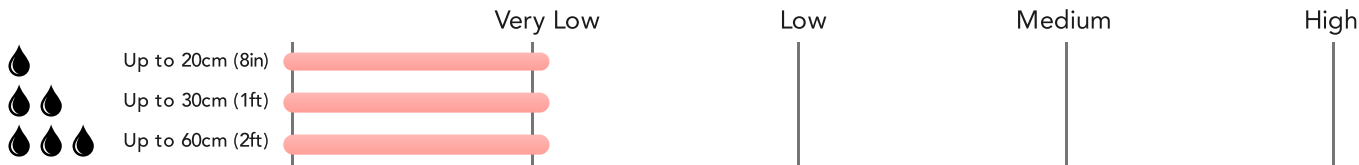


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

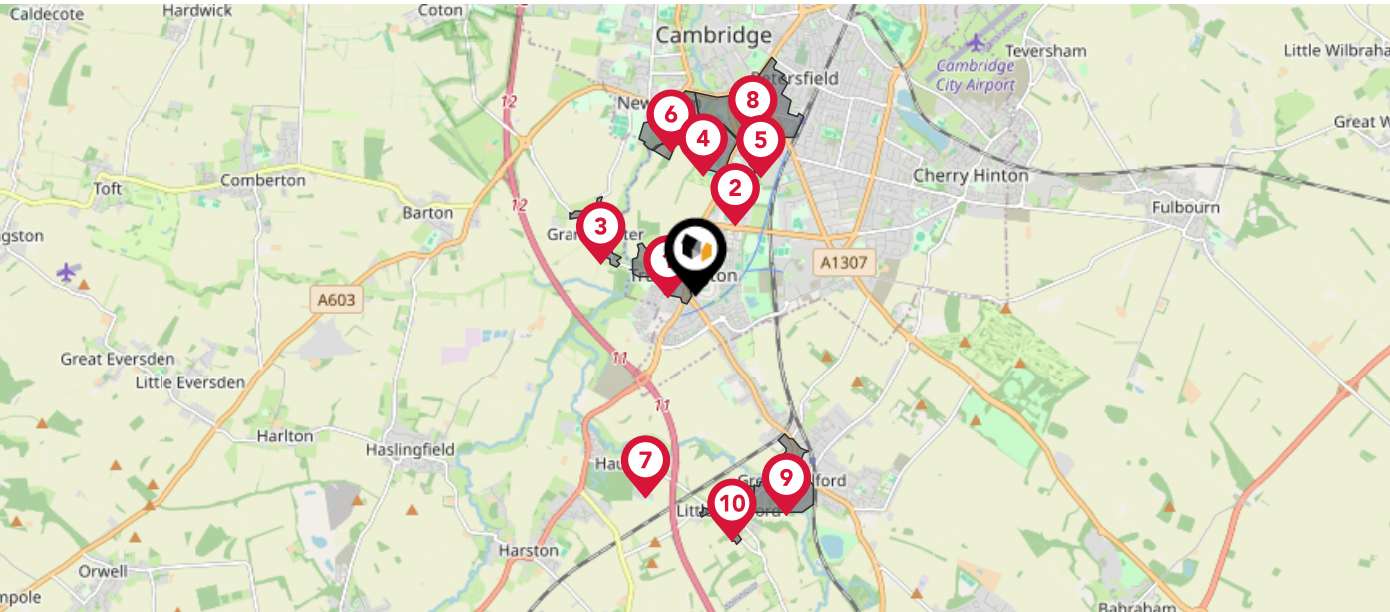


Maps

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.



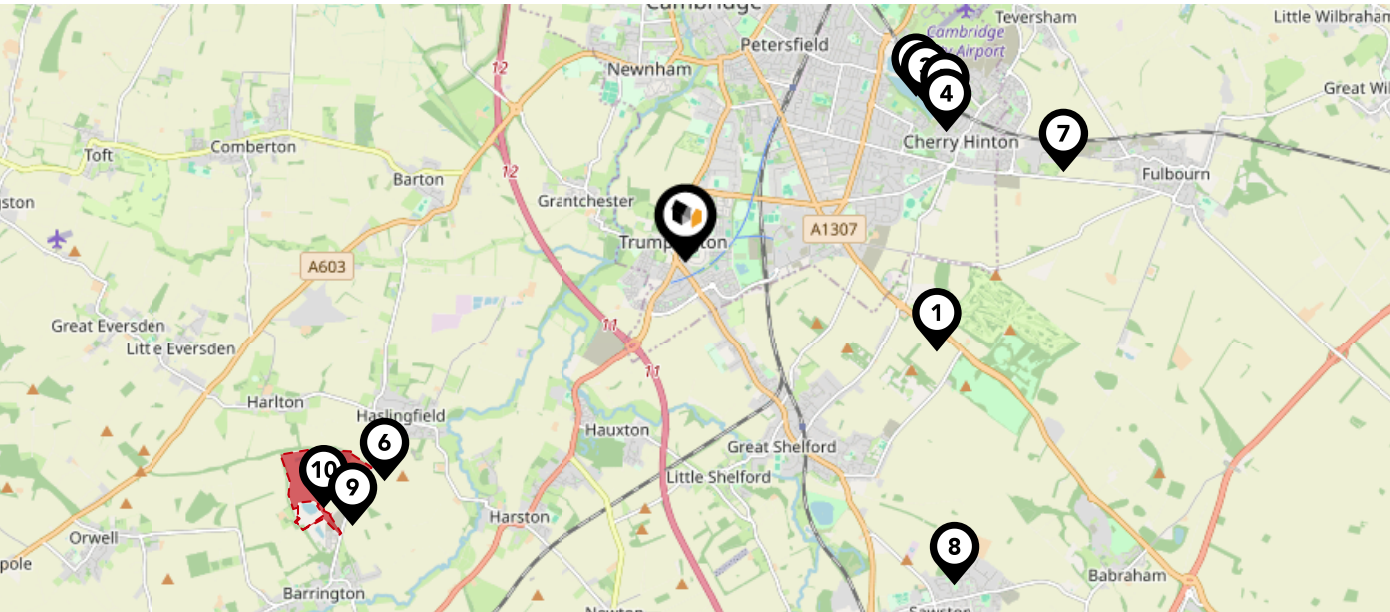
| Nearby Conservation Areas | |
|---------------------------|---------------------------|
| 1 | Trumpington |
| 2 | Barrow Road |
| 3 | Grantchester |
| 4 | Southacre |
| 5 | Brooklands Avenue |
| 6 | Newnham Croft |
| 7 | Hauxton |
| 8 | New Town and Glisson Road |
| 9 | Great Shelford |
| 10 | Little Shelford |

Maps

Landfill Sites

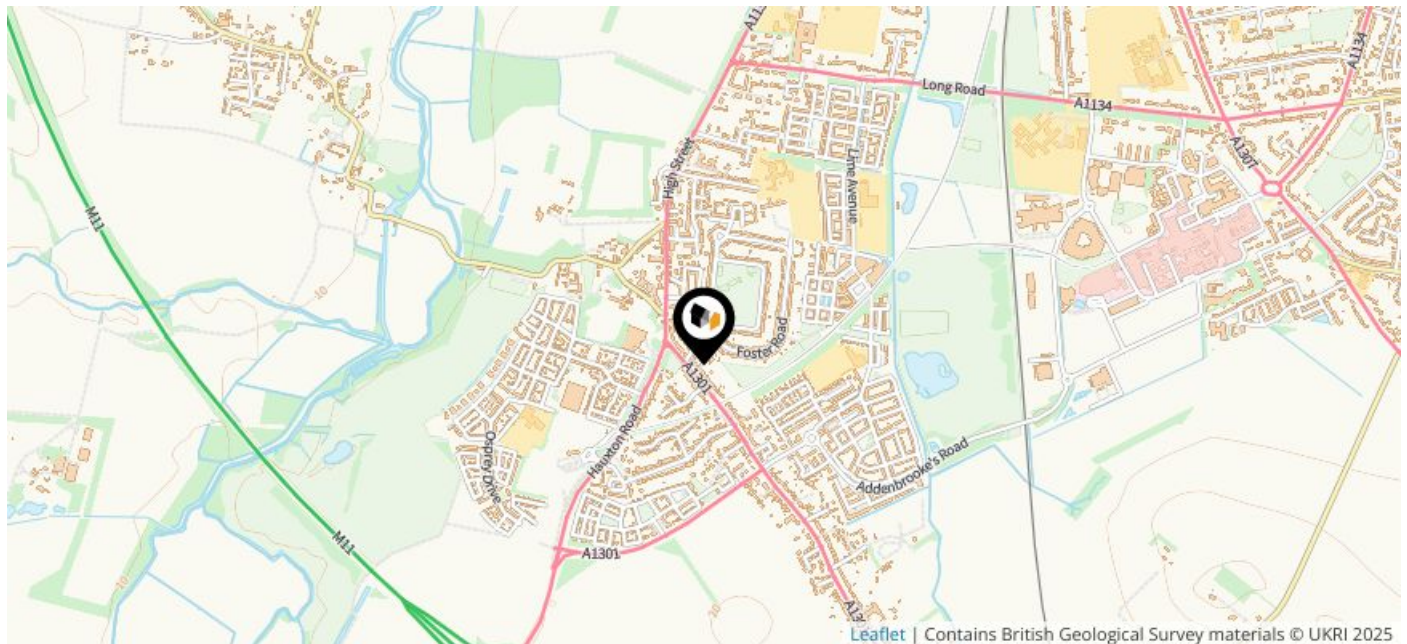


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



| Nearby Landfill Sites | | |
|-----------------------|---|-------------------|
| 1 | Hill Trees-Stapleford | Historic Landfill |
| 2 | Coldhams Lane-Coldhams Lane, Cherry Hinton | Historic Landfill |
| 3 | Norman Works-Coldhams Lane, Cambridge | Historic Landfill |
| 4 | Cement Works Tip-Off Coldham's Lane, Cambridgeshire | Historic Landfill |
| 5 | Coldham's Lane Tip-Cambridge, Cambridgeshire | Historic Landfill |
| 6 | Haslingfield-Chapel Hill, Haslingfield | Historic Landfill |
| 7 | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire | Historic Landfill |
| 8 | Sindalls-Sawston | Historic Landfill |
| 9 | Chapel Hill-Barrington | Historic Landfill |
| 10 | No name provided by source | Active Landfill |

This map displays nearby coal mine entrances and their classifications.



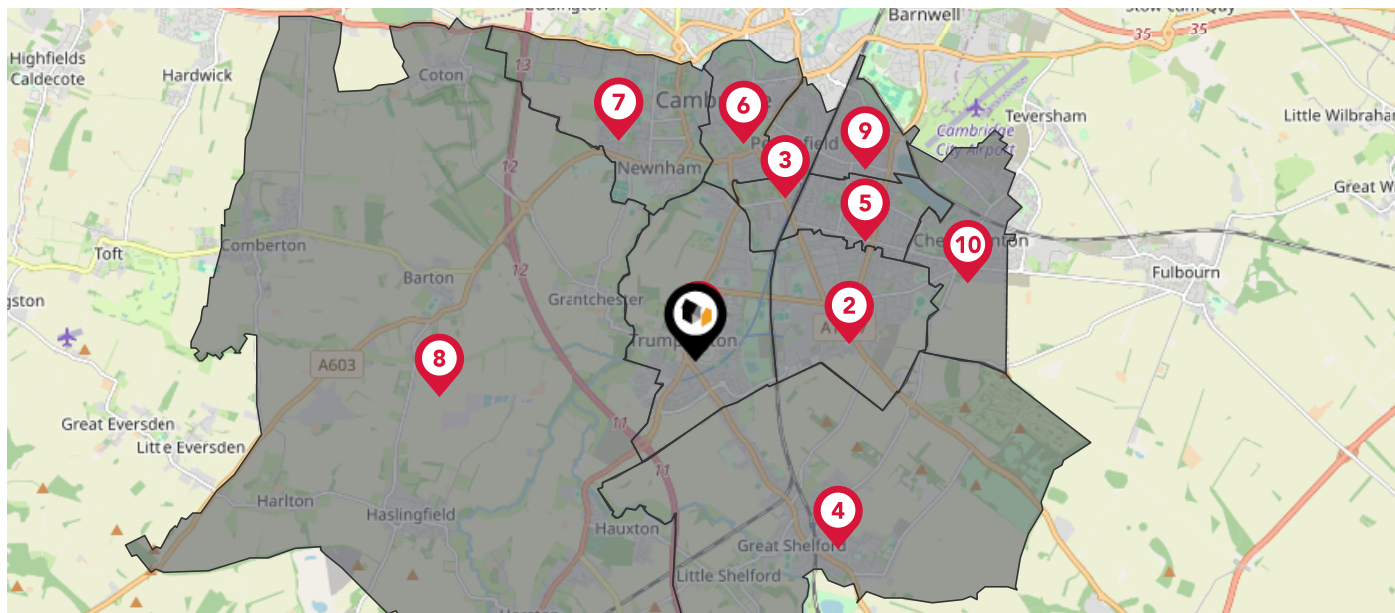
Mine Entry

- ✕ 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

Trumpington Ward

2

Queen Edith's Ward

3

Petersfield Ward

4

Shelford Ward

5

Coleridge Ward

6

Market Ward

7

Newnham Ward

8

Harston & Comberton Ward

9

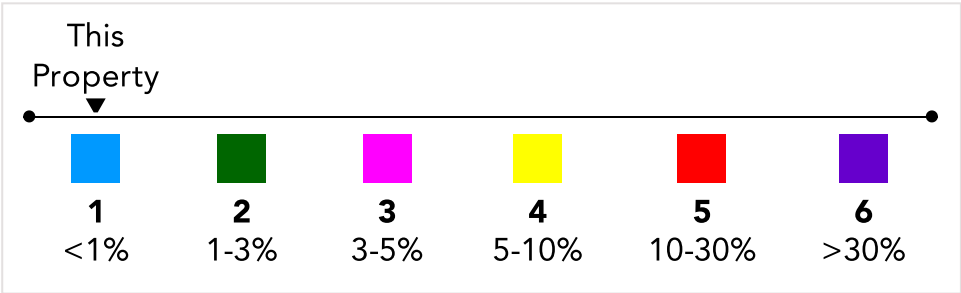
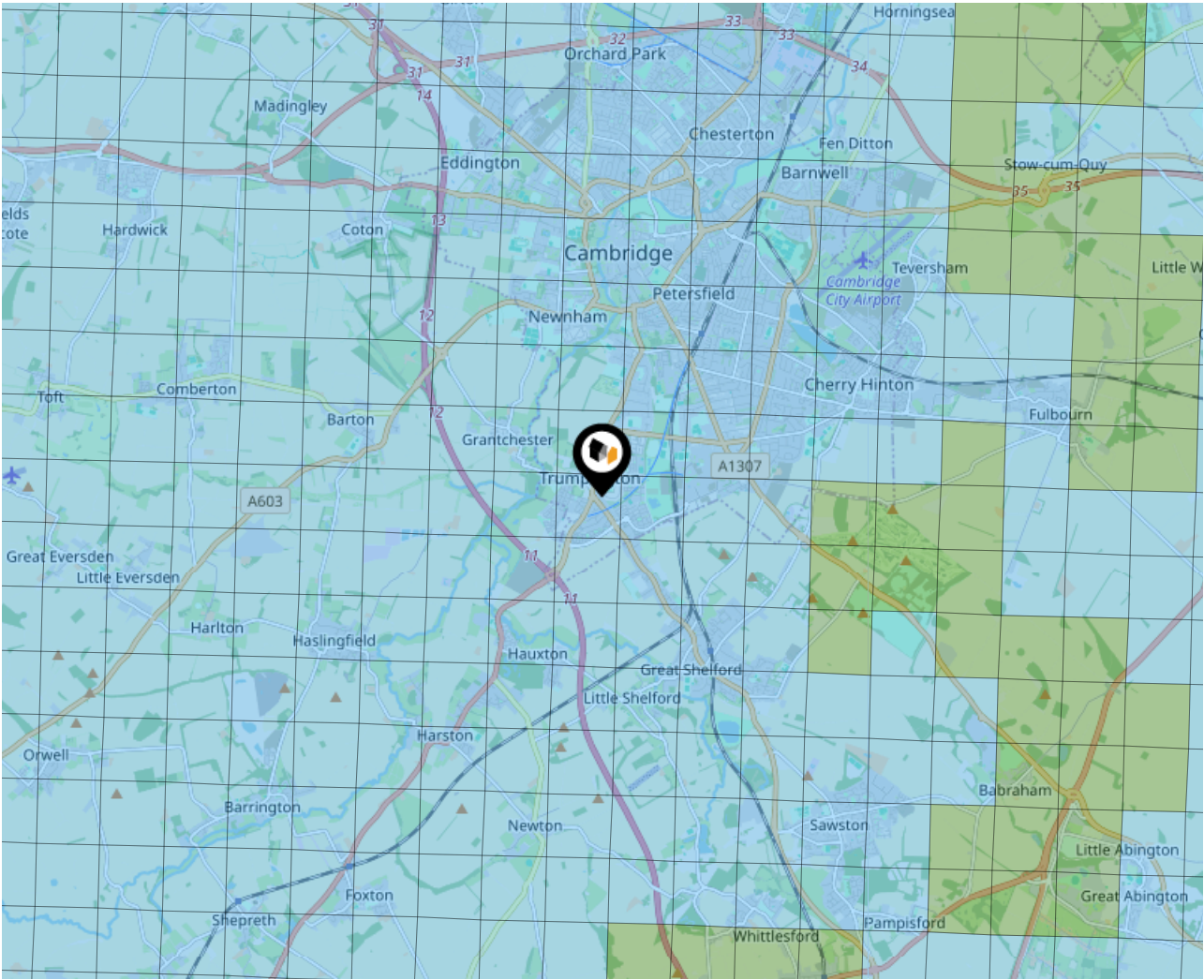
Romsey Ward

10

Cherry Hinton Ward

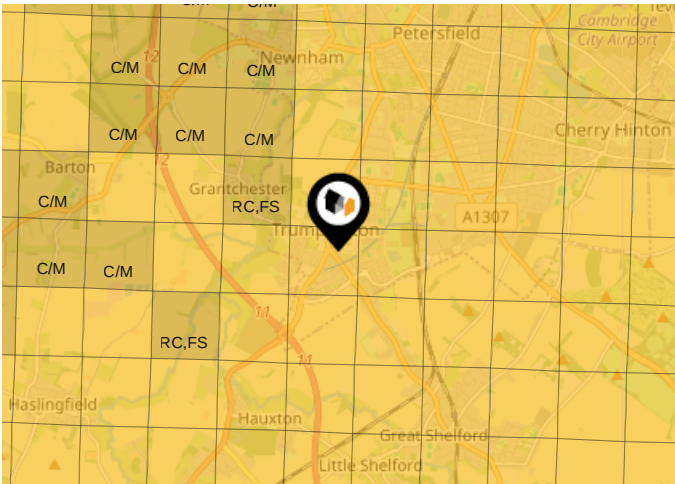
What is Radon?

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)

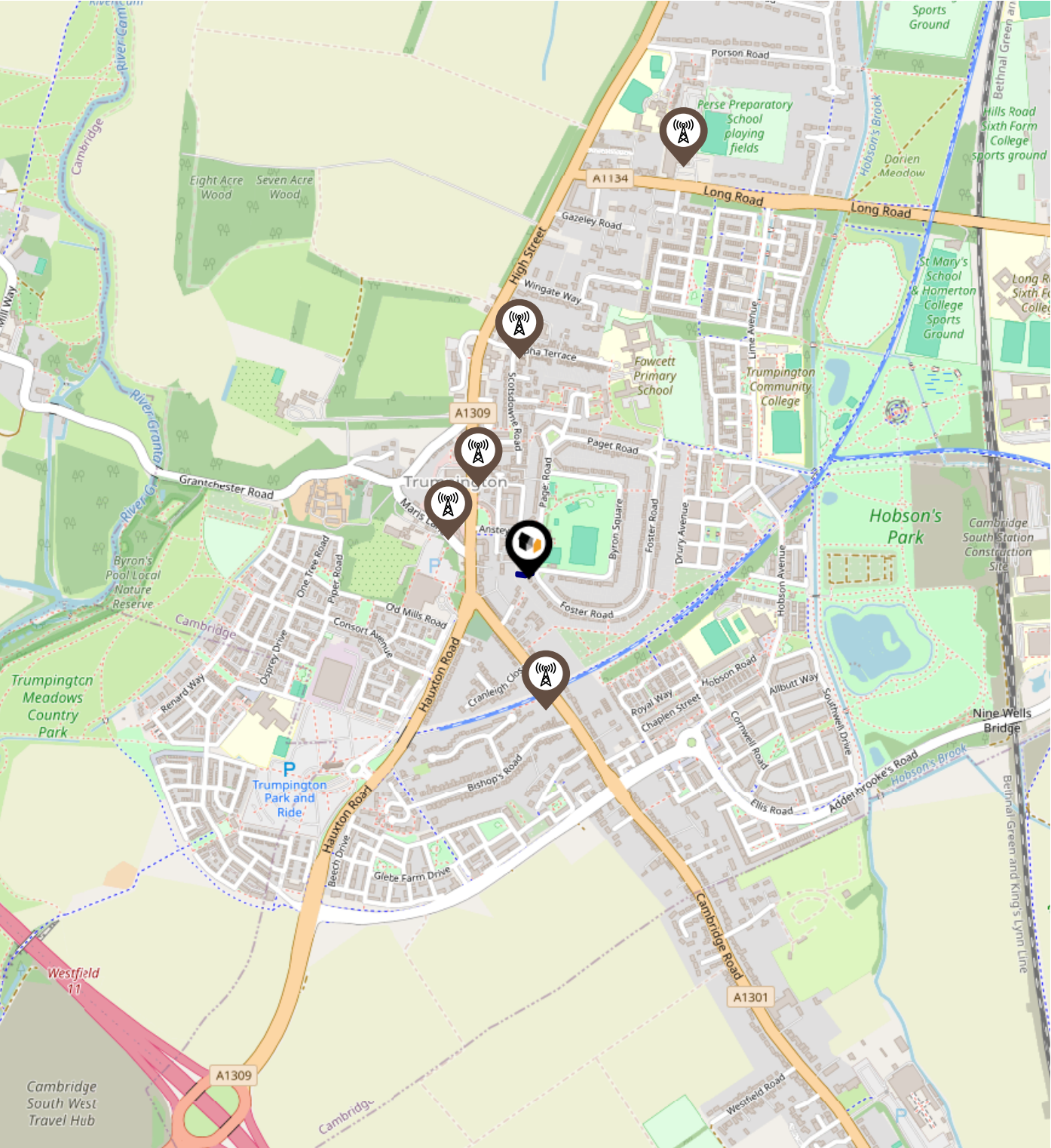
| | | | |
|-------------------------------|------------------------------------|----------------------|-----------------------|
| Carbon Content: | HIGH | Soil Texture: | CHALKY CLAY TO CHALKY |
| Parent Material Grain: | ARGILLIC | | LOAM |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | Soil Depth: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

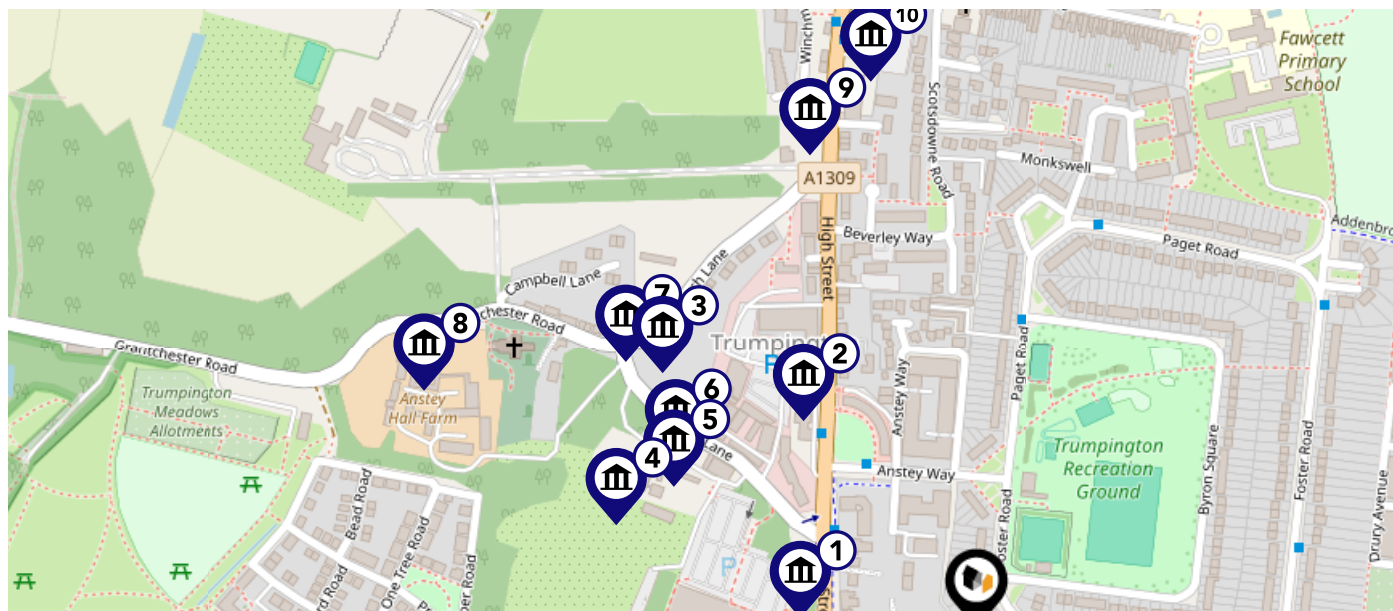
Local Area Masts & Pylons













Key:

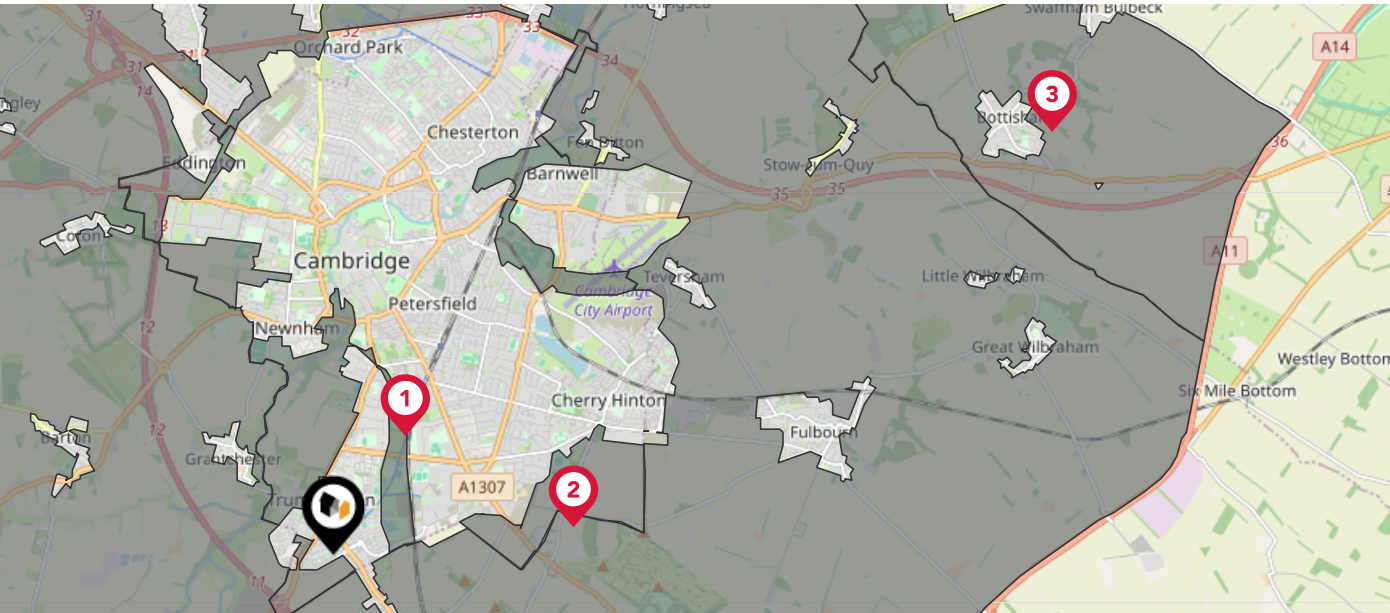
-  Power Pylons
-  Communication Masts

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

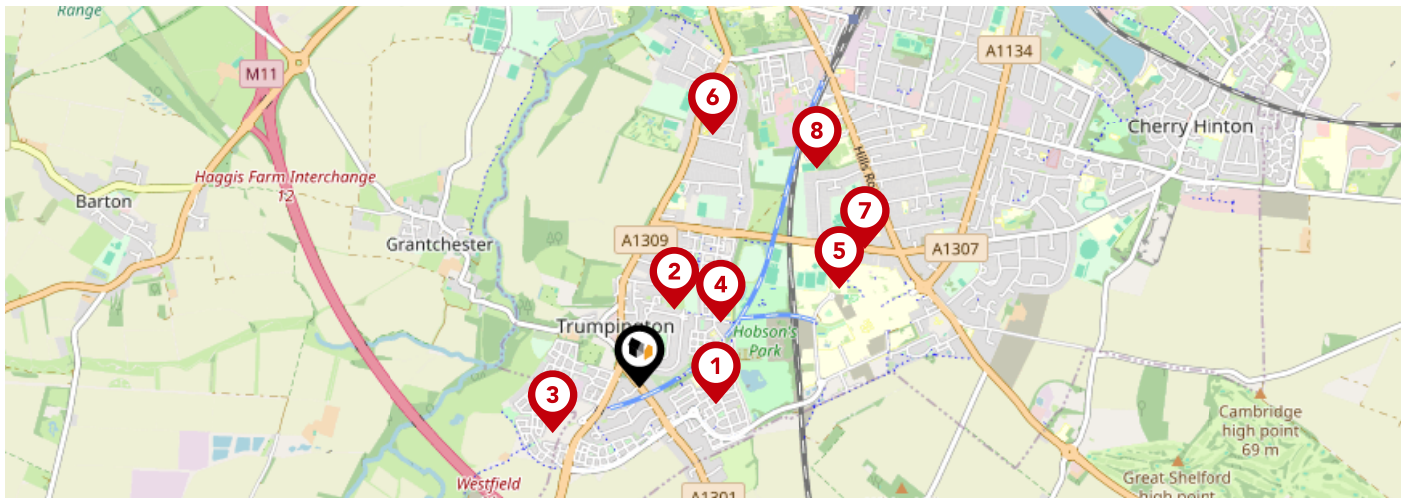


| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1331850 - 60 And 62, High Street | Grade II | 0.1 miles |
|  | 1099185 - 52, High Street | Grade II | 0.2 miles |
|  | 1111864 - The Old House | Grade II | 0.2 miles |
|  | 1331876 - Anstey Hall | Grade II | 0.2 miles |
|  | 1478099 - Lodge And Gate Piers At Anstey Hall | Grade II | 0.2 miles |
|  | 1101728 - Maris House | Grade II | 0.2 miles |
|  | 1126241 - The School House | Grade II | 0.2 miles |
|  | 1081493 - Anstey Hall Farmhouse | Grade II | 0.3 miles |
|  | 1099182 - 28 And 30, High Street | Grade II | 0.3 miles |
|  | 1126195 - The Green Man Inn | Grade II | 0.3 miles |

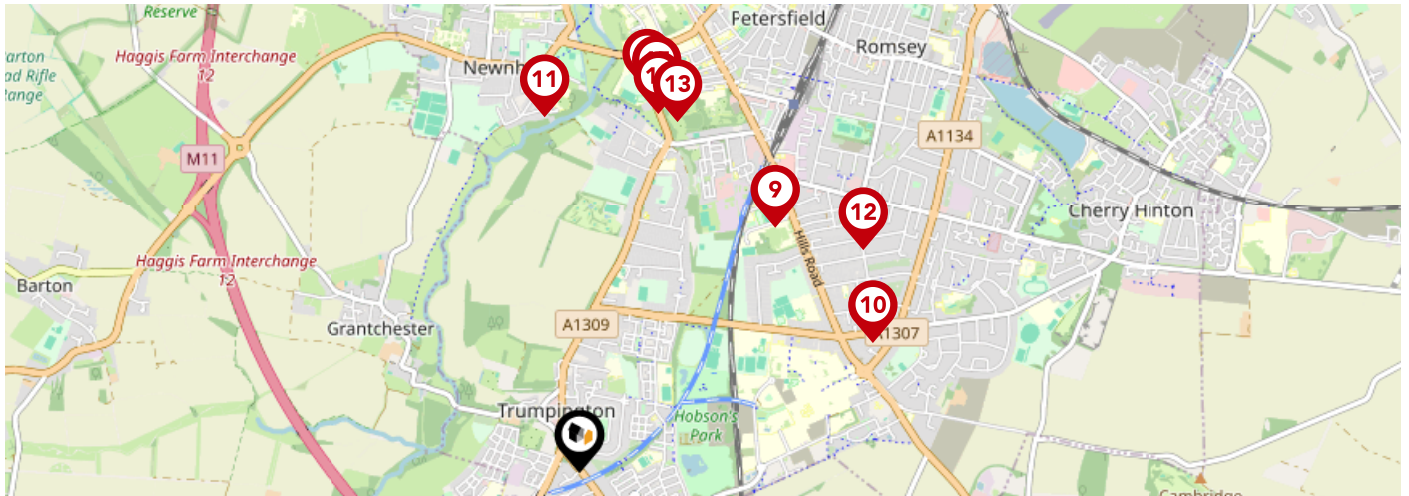
This map displays nearby areas that have been designated as Green Belt...











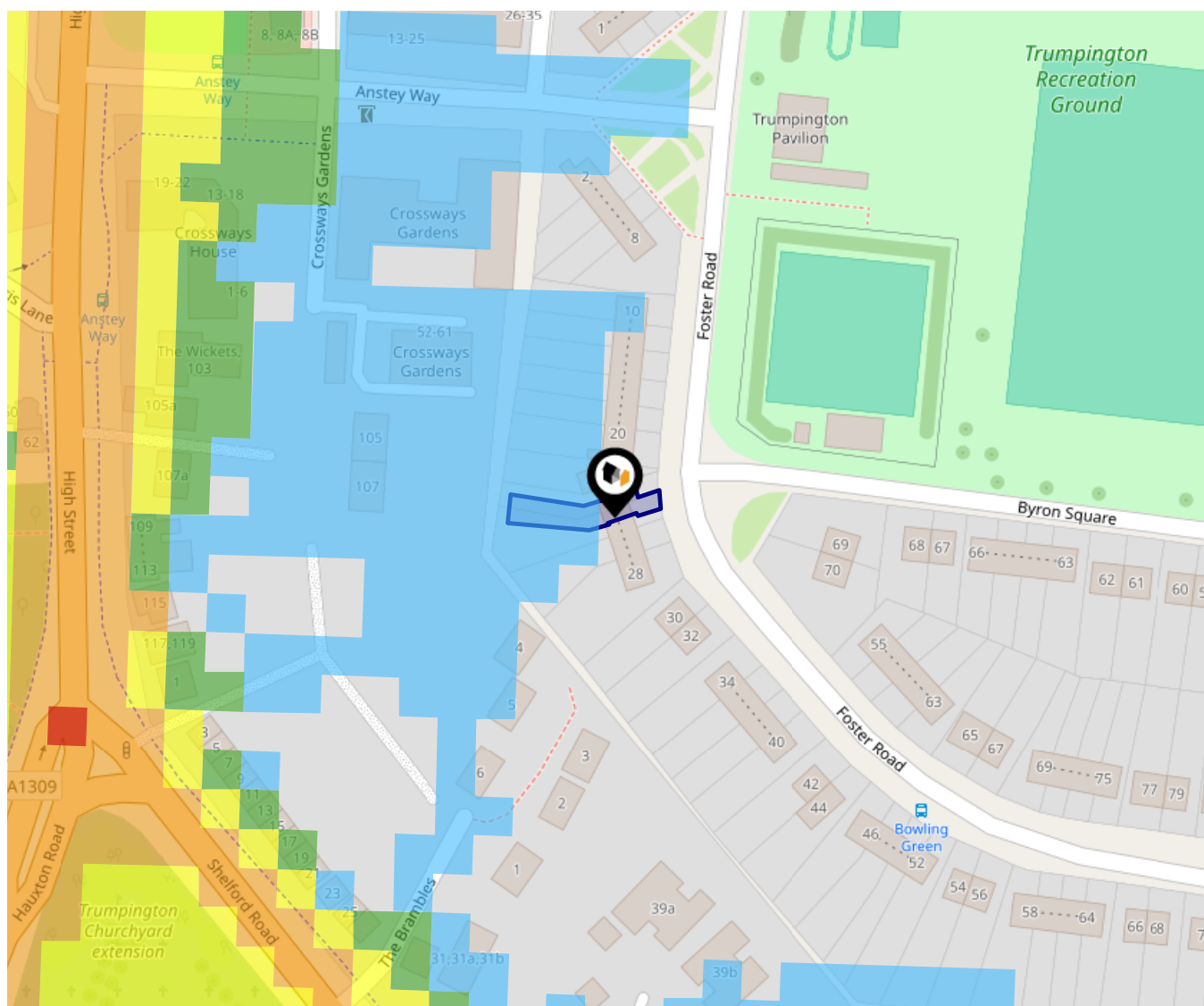
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.01 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.19 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.28 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.45 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.65 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.67 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1.76 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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

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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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