

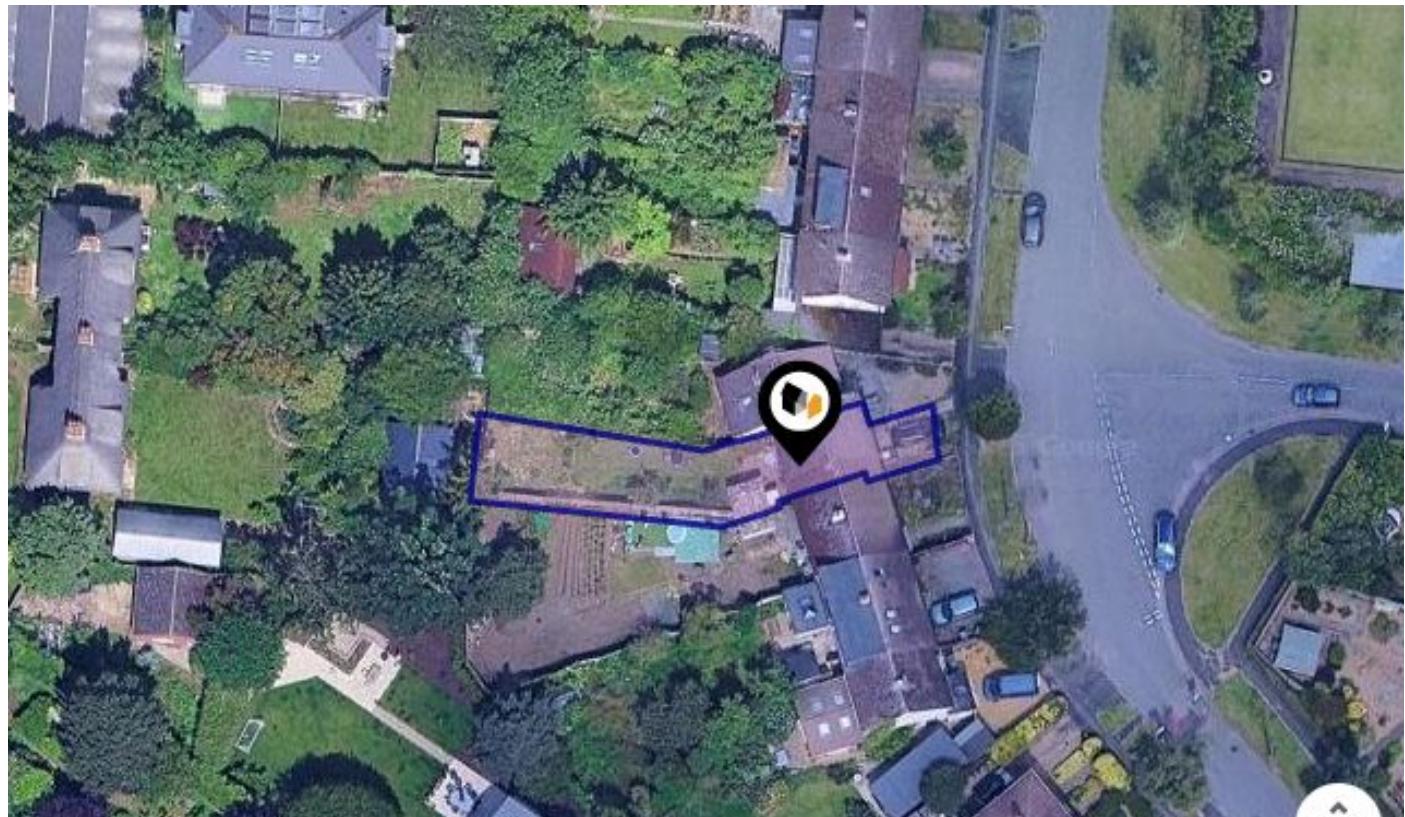


See More Online

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

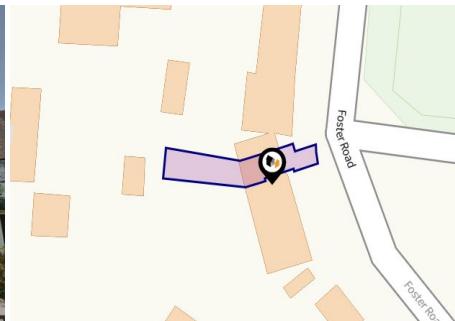
Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by





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

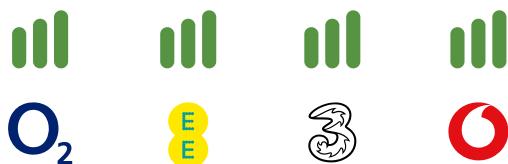
Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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.

Gallery Photos

CC&C



CAMBRIDGE, CB2

Energy rating

D

Valid until 01.03.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



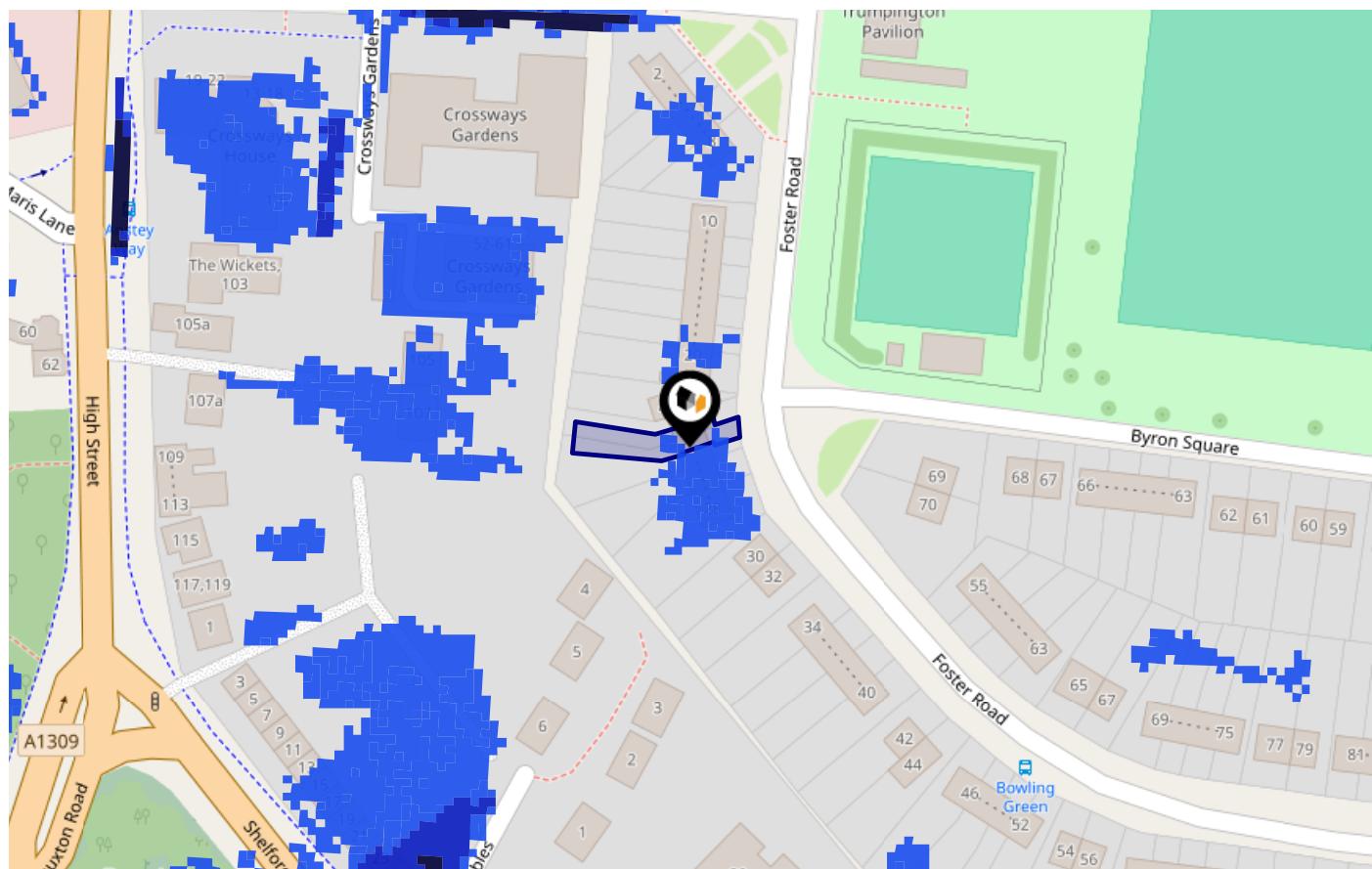
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

Flood Risk

Surface Water - Flood Risk

CC&C

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

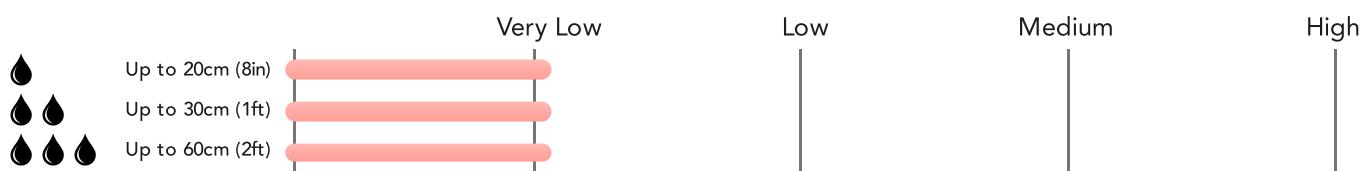


Risk Rating: Very low

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

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

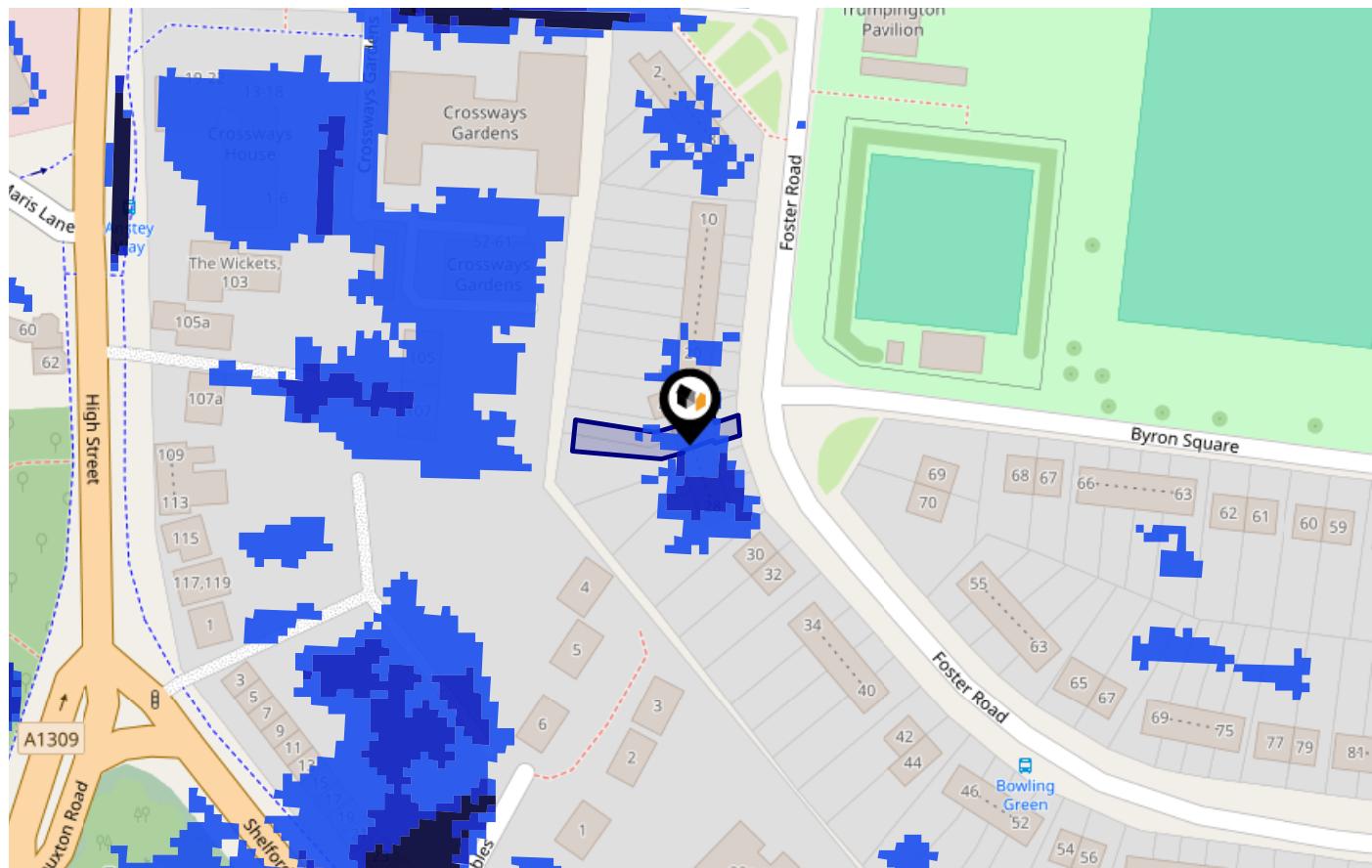
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

CC&C

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

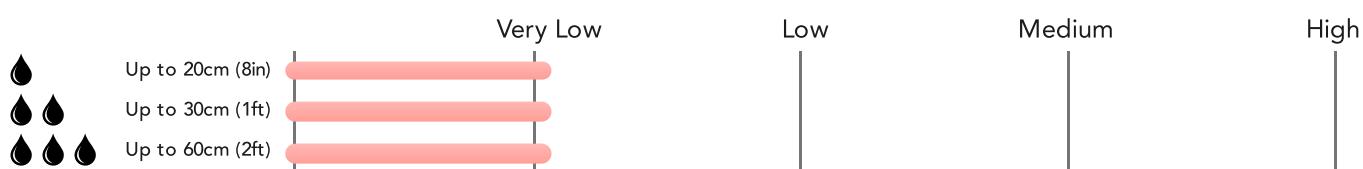


Risk Rating: Low

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.

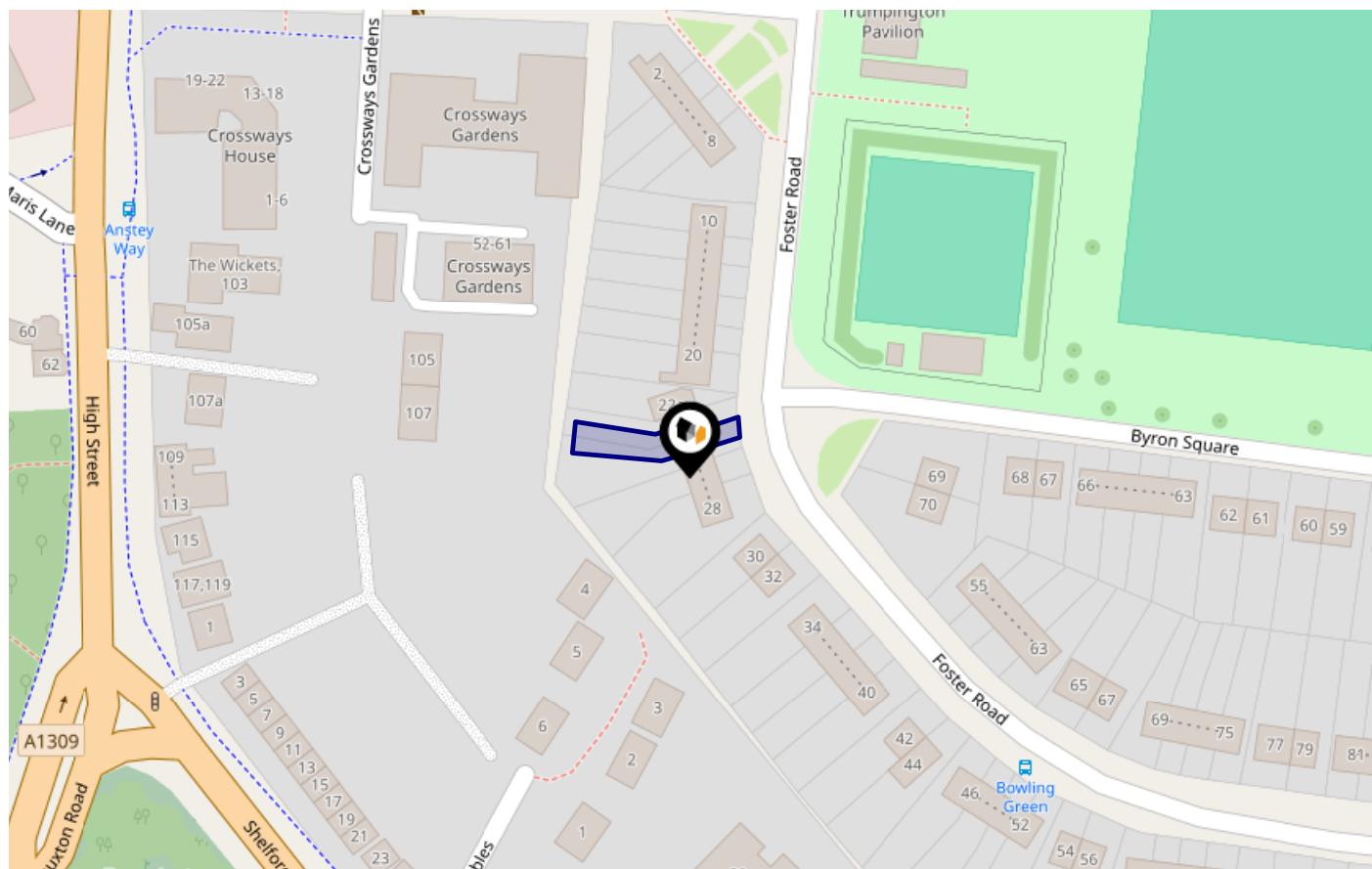
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Flood Risk

CC&C

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

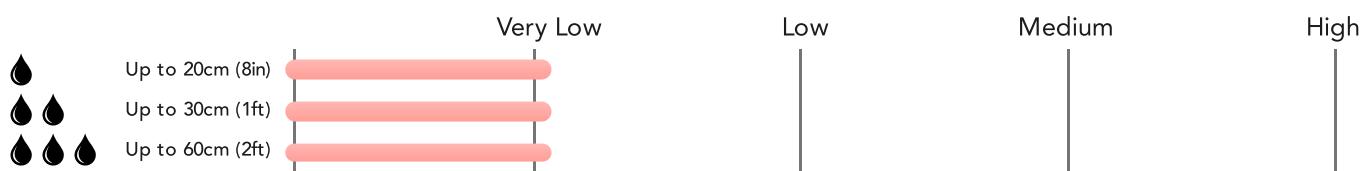


Risk Rating: Very low

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

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

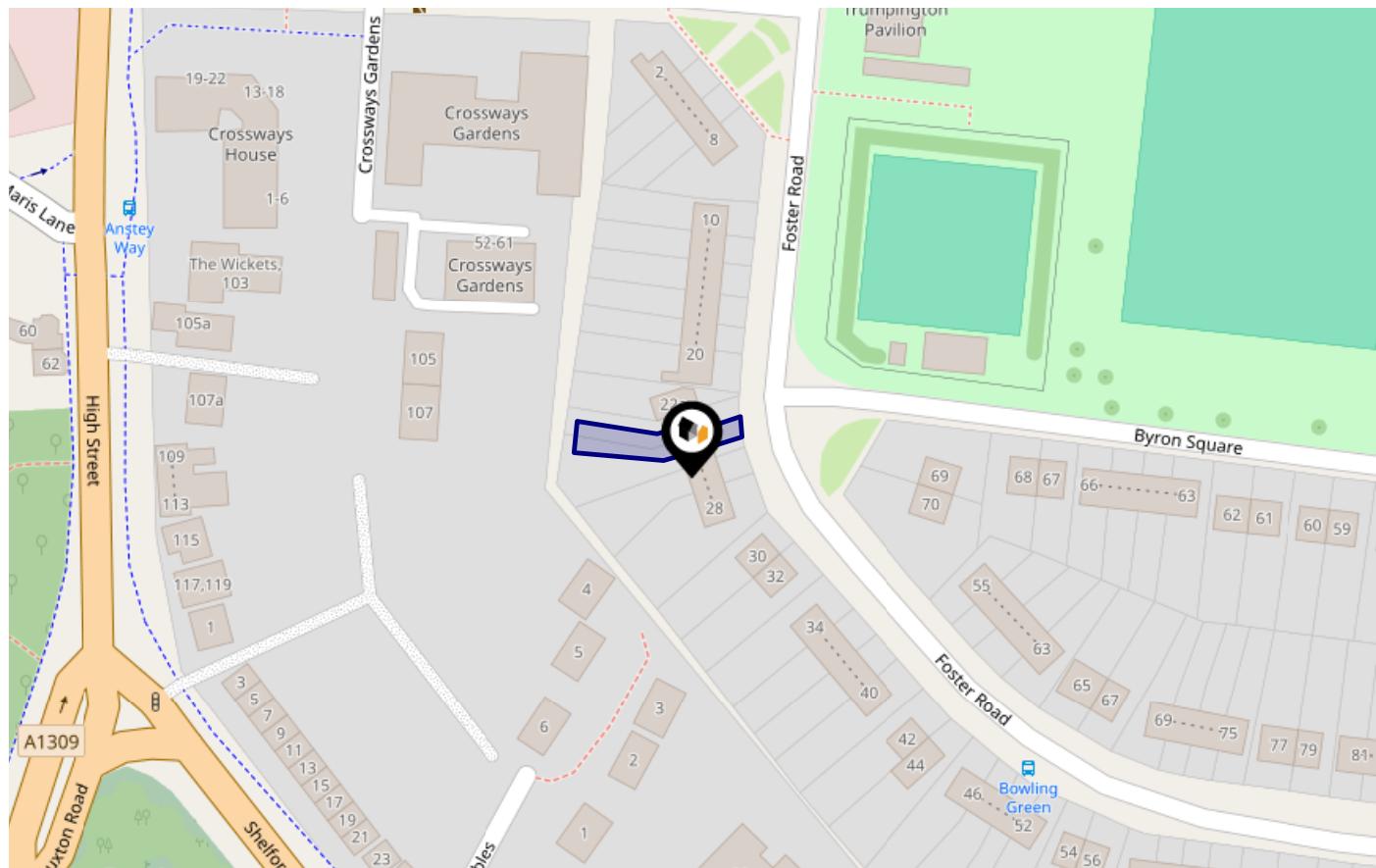
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

CC&C

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

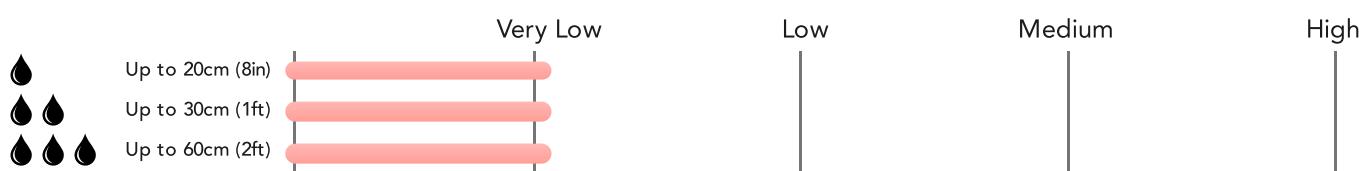


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

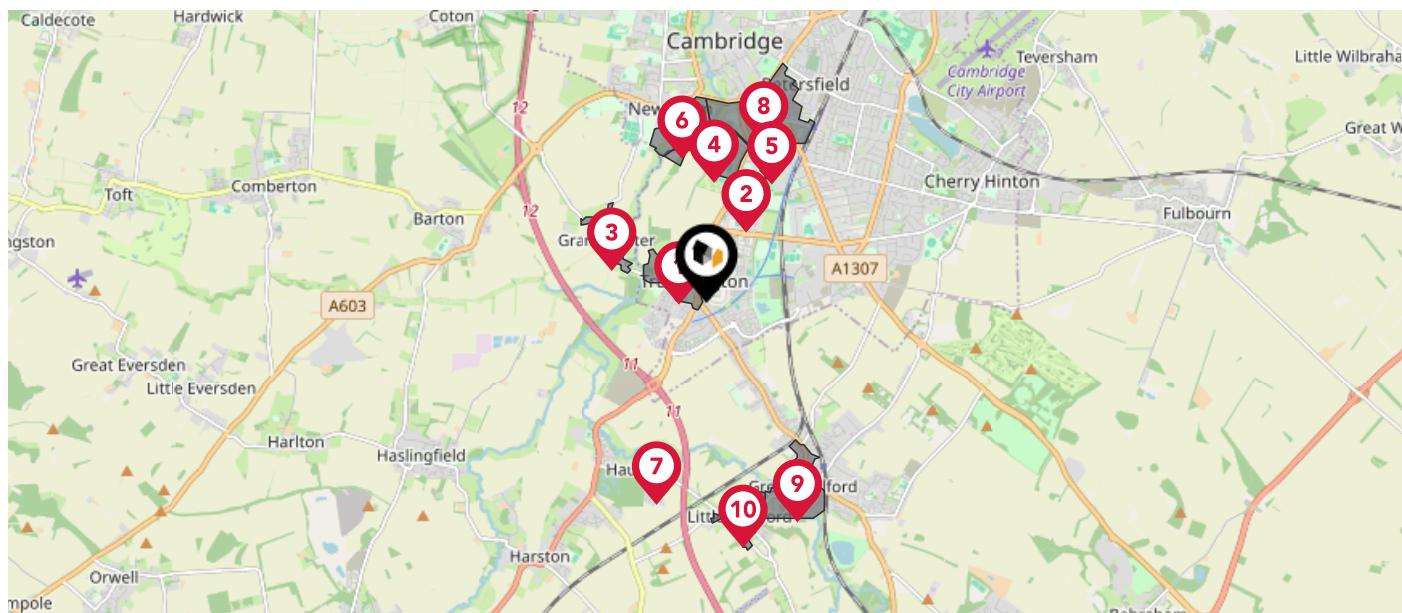


Maps

Conservation Areas

CC&C

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



Nearby Conservation Areas

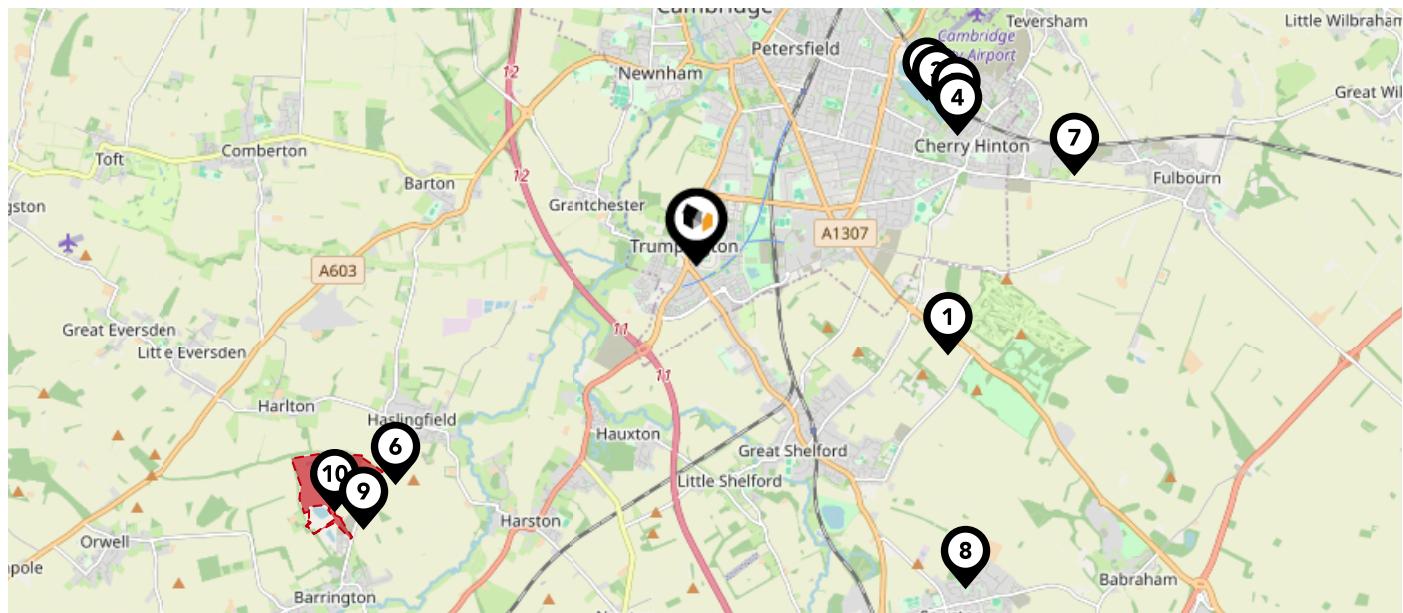
1	Trumpington
2	Barrow Road
3	Grantchester
4	Southacre
5	Brooklands Avenue
6	Newnham Croft
7	Hauxton
8	New Town and Glisson Road
9	Great Shelford
10	Little Shelford

Maps

Landfill Sites

CC&C

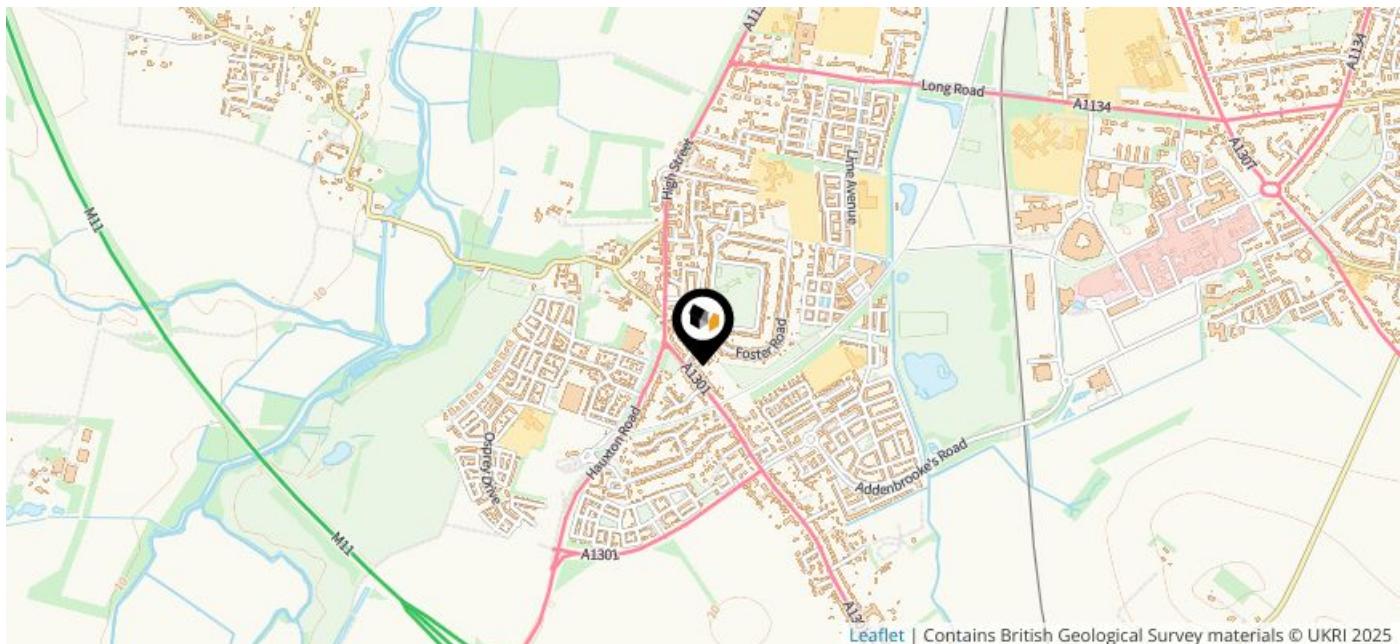
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hill Trees-Stapleford	Historic Landfill	<input type="checkbox"/>
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	<input type="checkbox"/>
7	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
8	Sindalls-Sawston	Historic Landfill	<input type="checkbox"/>
9	Chapel Hill-Barrington	Historic Landfill	<input type="checkbox"/>
10	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

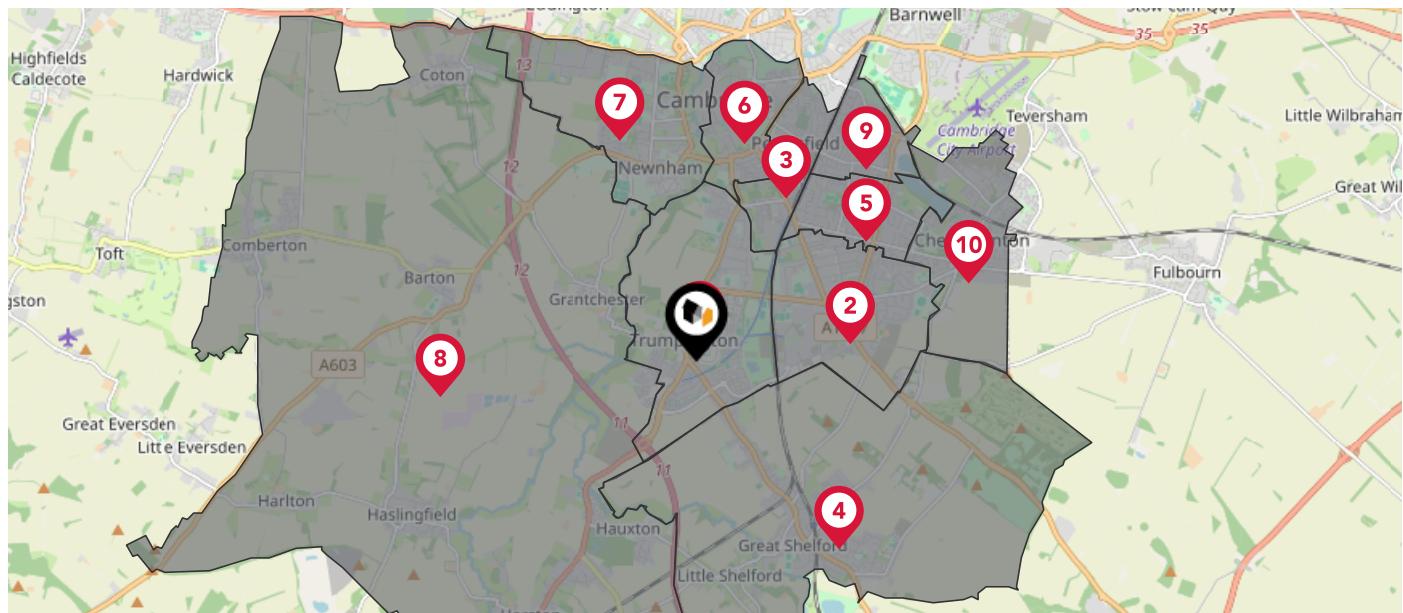
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

Maps

Council Wards

CC&C

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1 Trumpington Ward

2 Queen Edith's Ward

3 Petersfield Ward

4 Shelford Ward

5 Coleridge Ward

6 Market Ward

7 Newnham Ward

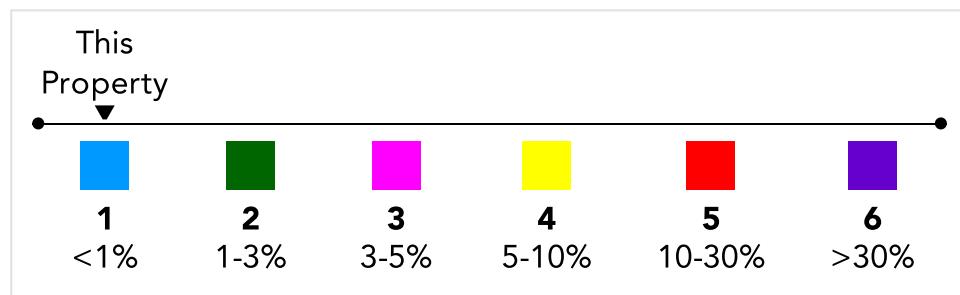
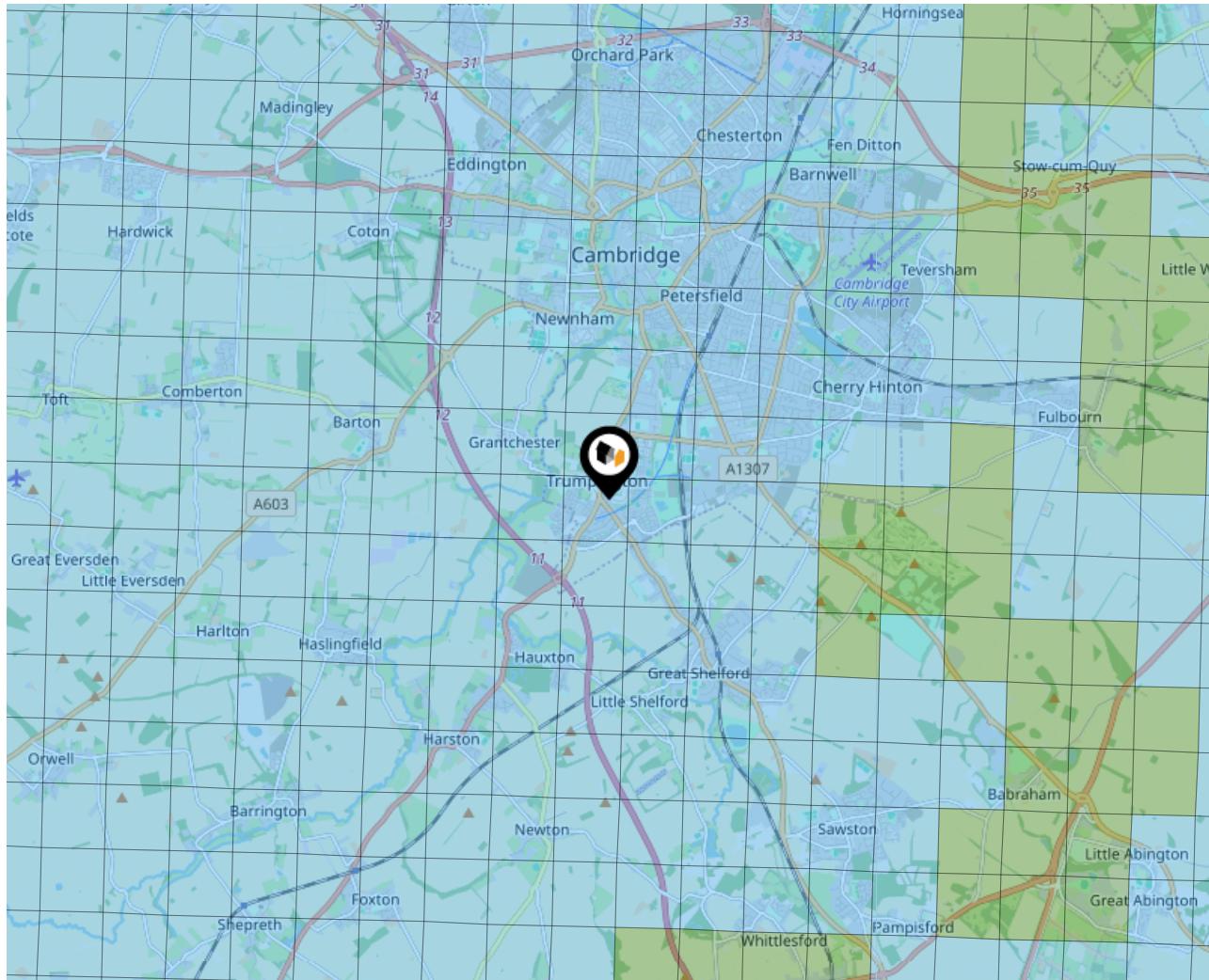
8 Harston & Comberton Ward

9 Romsey Ward

10 Cherry Hinton Ward

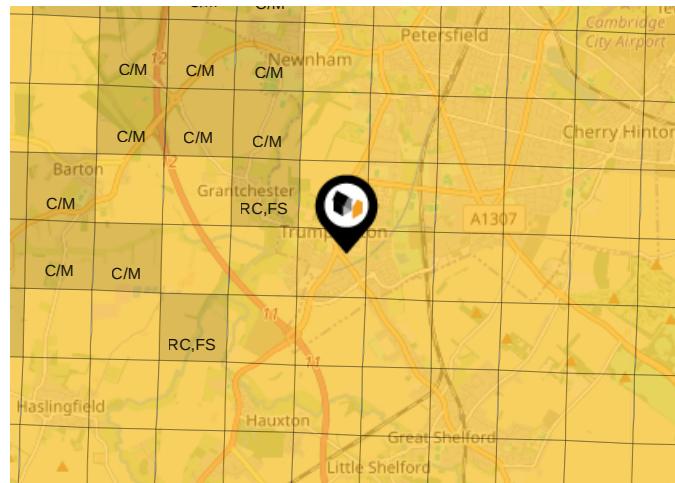
What is Radon?

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

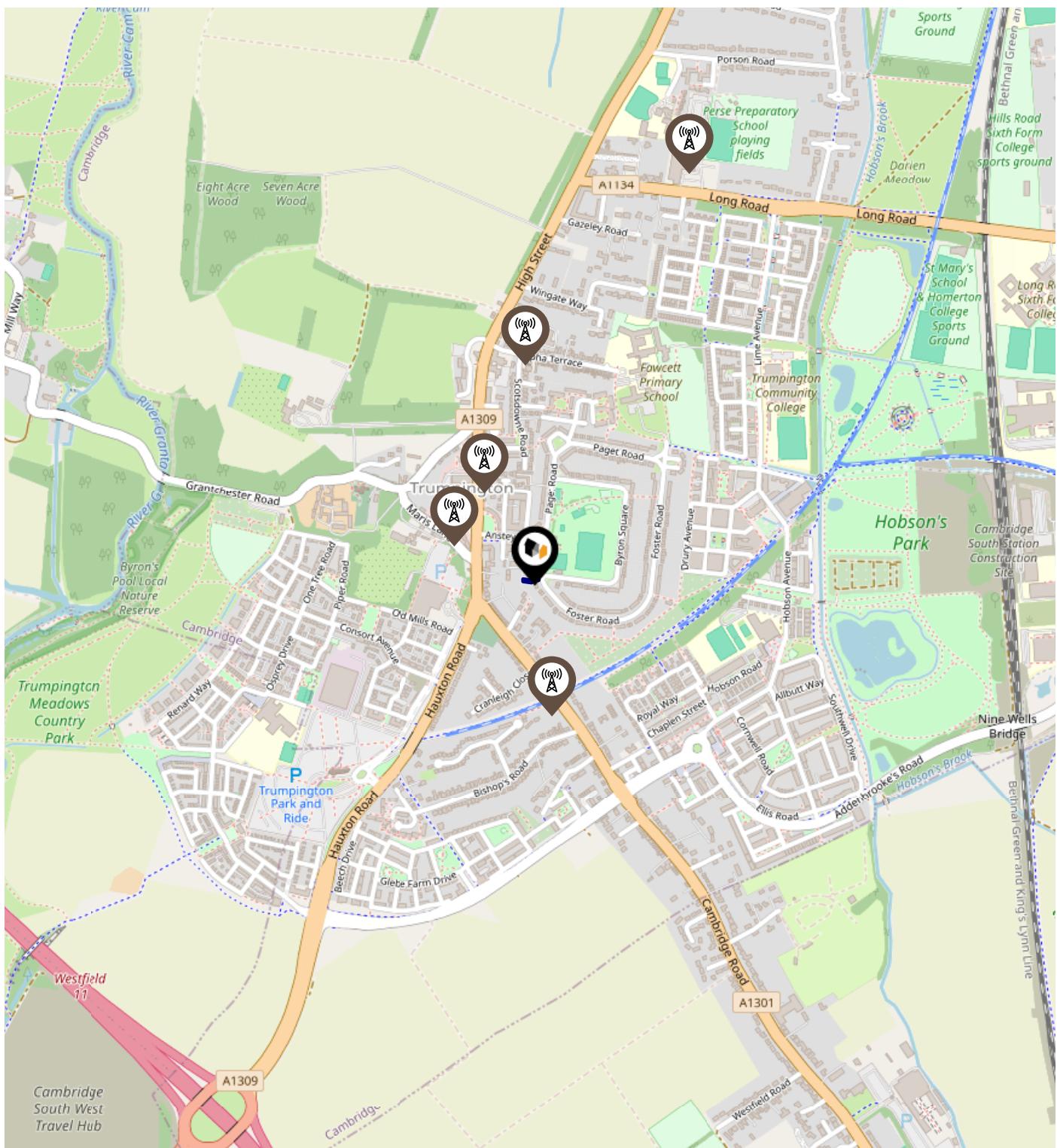


Primary Classifications (Most Common Clay Types)

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

CC&C



Key:

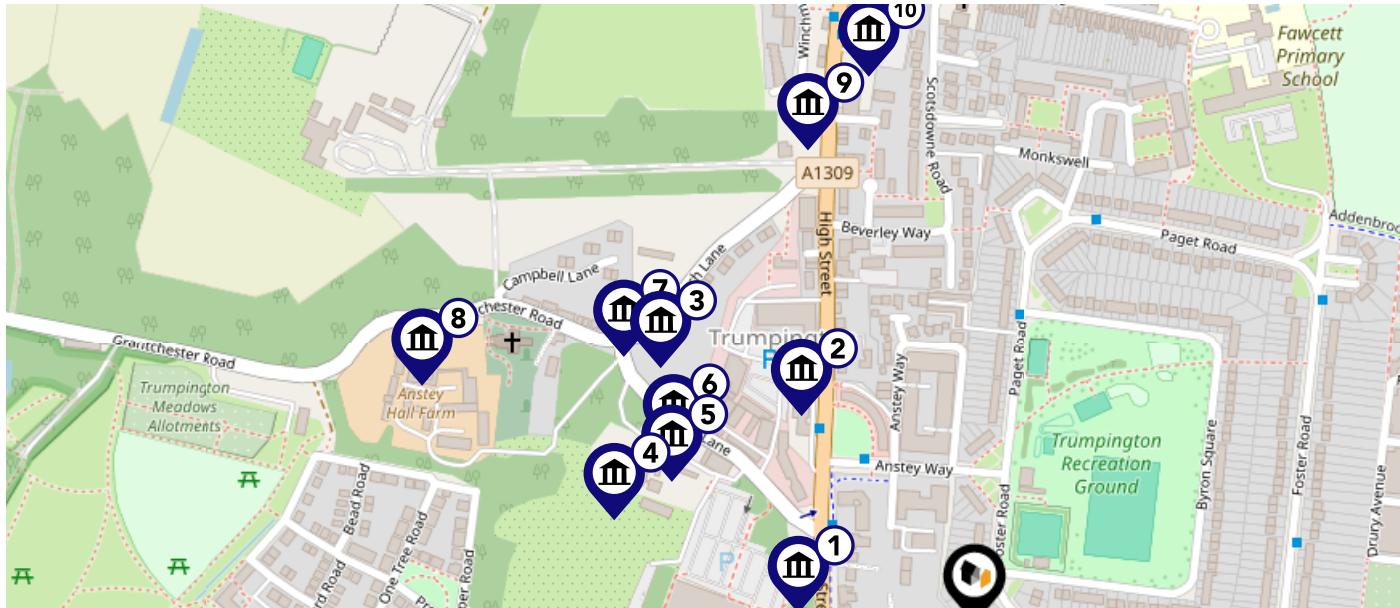
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

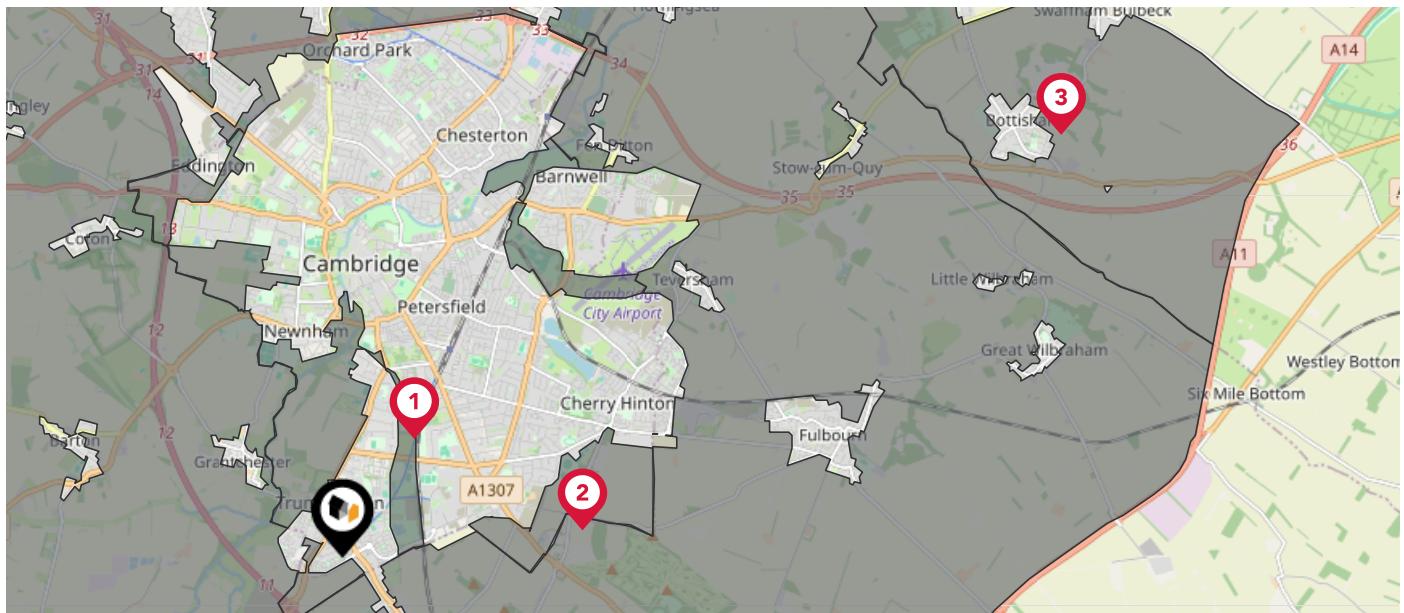
CC&C

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



Listed Buildings in the local district	Grade	Distance
 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...

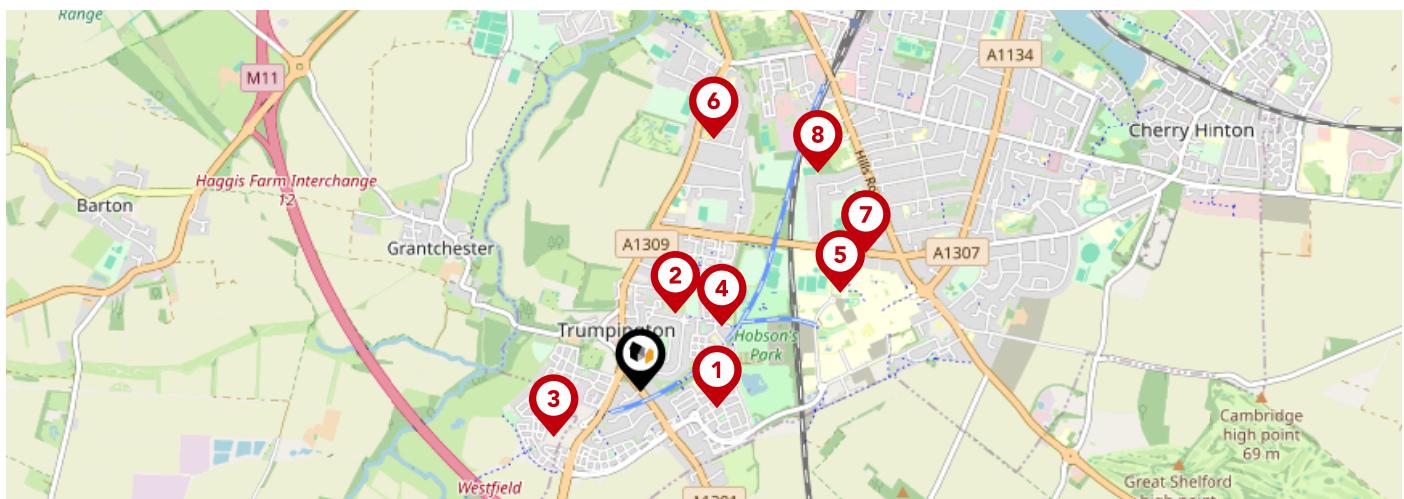


Nearby Green Belt Land

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

Area Schools

CC&C



Nursery Primary Secondary College Private

	Trumpington Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<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"/>	<input type="checkbox"/>

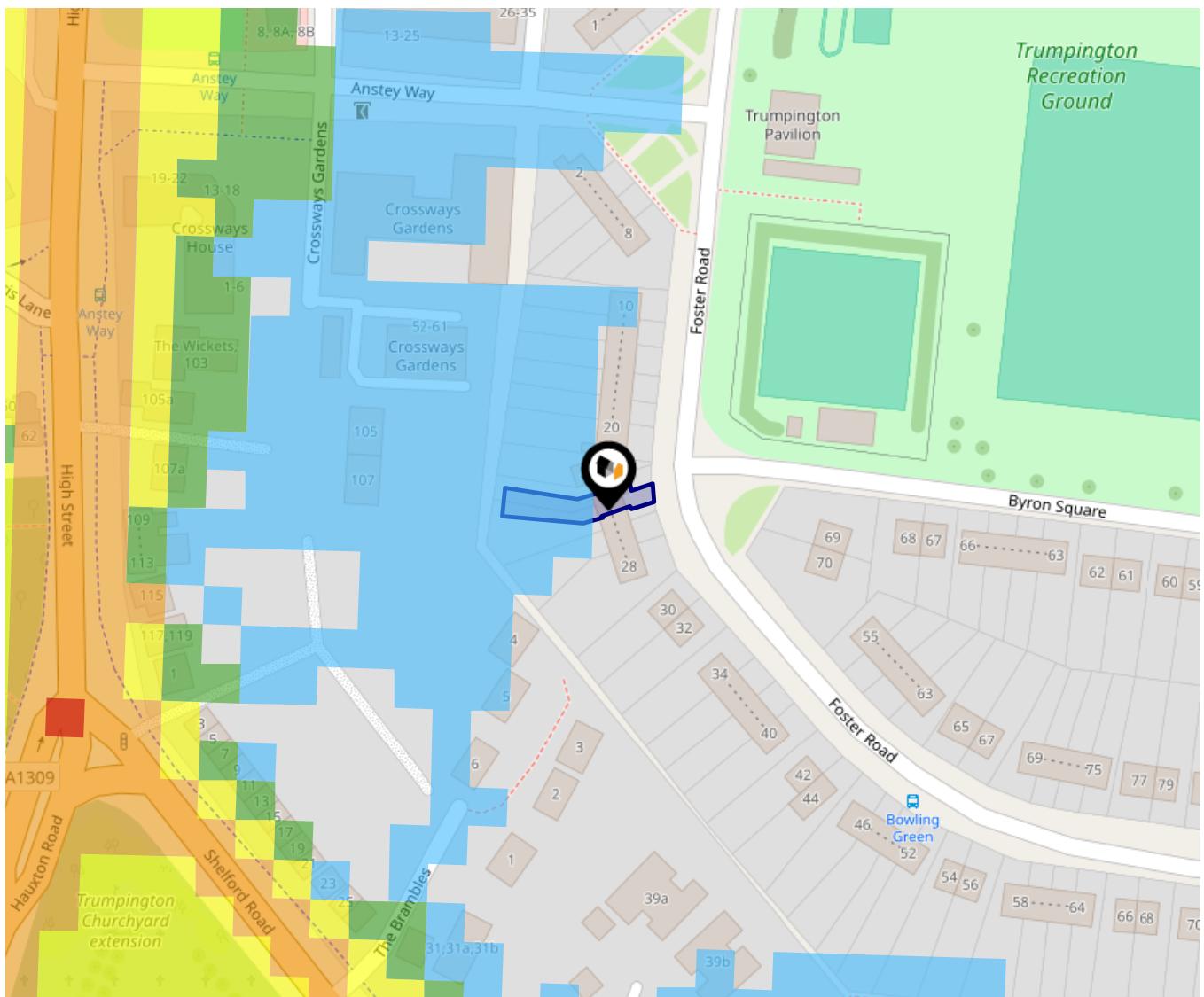


Nursery Primary Secondary College Private

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

Local Area Road Noise

CC&C



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.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



Cooke Curtis & Co

40 High Street Trumpington Cambridge
CB2 9LS
01223 508 050
Jenny@cookecurtis.co.uk
www.cookecurtis.co.uk

