

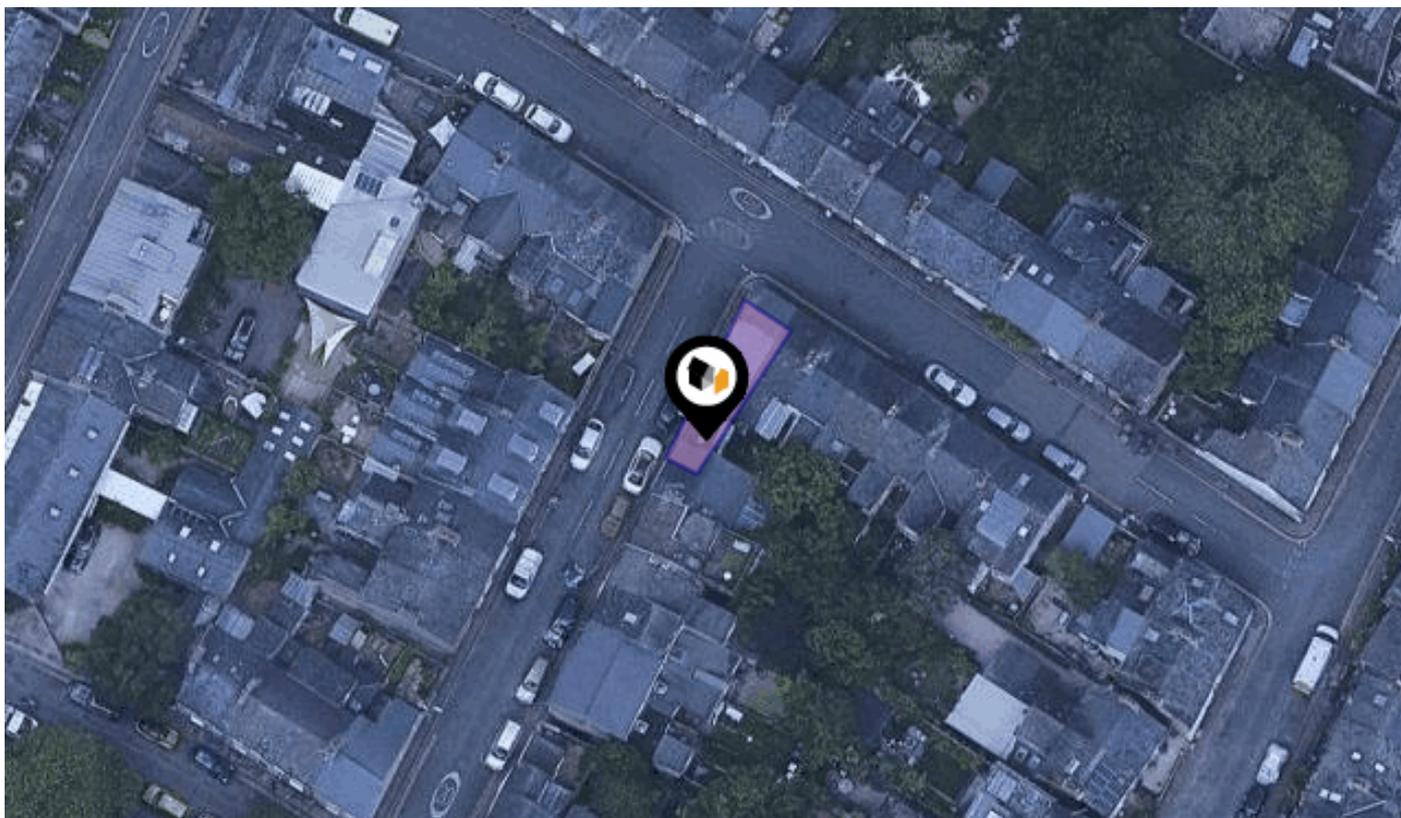


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 27th February 2026



MILL STREET, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Freehold Title Plan



CB53349

Leasehold Title Plan



CB418345

Start Date: 03/11/2016
End Date: 31/08/2141
Lease Term: 125 years from and including 1 September 2016 to and including 31 August 2141
Term Remaining: 115 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	269 ft ² / 25 m ²		
Plot Area:	0.01 acres		
Year Built :	Before 1900		
Council Tax :	Band A		
Annual Estimate:	£1,570		
Title Number:	CB418345		

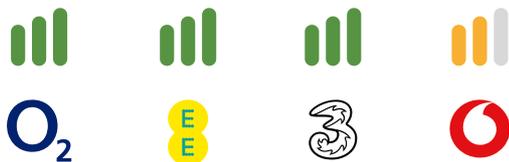
Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Mill Road
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Mill Street Cambridge Cambridgeshire CB1 2HP**

Reference - 14/1526/FUL	
Decision:	Decided
Date:	30th September 2014
Description:	Ground floor and first floor rear extensions to dwelling

Planning records for: **2 Mill Street Cambridge Cambridgeshire CB1 2HP**

Reference - 16/1206/FUL	
Decision:	Decided
Date:	30th June 2016
Description:	Rear two storey extension and rear garden studio.

Planning records for: **3 Mill Street Cambridge CB1 2HP**

Reference - C/03/0463	
Decision:	-
Date:	06th May 2003
Description:	Erection of a two storey rear extension to dwelling.

Reference - 06/0984/FUL	
Decision:	Decided
Date:	05th September 2006
Description:	Part single and part two storey rear extension.

Planning records for: **3 Mill Street Cambridge Cambridgeshire CB1 2HP**

Reference - 06/0535/FUL	
Decision:	Decided
Date:	19th May 2006
Description:	Proposed single storey rear and proposed first floor rear extensions to existing dwellinghouse.

Planning records for: **6 Mill Street Cambridge CB1 2HP**

Reference - C/04/0163	
Decision:	Decided
Date:	17th February 2004
Description:	Erection of single storey rear extension to dwelling.

Planning records for: **8 Mill Street Cambridge CB1 2HP**

Reference - C/04/0165	
Decision:	Decided
Date:	17th February 2004
Description:	Erection of single storey rear extension to dwelling.

Planning records for: **13 Mill Street Cambridge CB1 2HP**

Reference - 14/0782/FUL	
Decision:	Decided
Date:	15th May 2014
Description:	To erect a conservatory at the rear of the property

Planning records for: *13 Mill Street Cambridge Cambridgeshire CB1 2HP*

Reference - 18/418/TTCA	
Decision:	Decided
Date:	04th September 2018
Description:	Prunus - Two metre crown reduction.

Reference - C/00/0697	
Decision:	Decided
Date:	17th July 2000
Description:	Erection of two storey rear extension.

Reference - 23/0464/TTCA	
Decision:	Decided
Date:	10th May 2023
Description:	T1 Bay reduce by removing 1-2 meters T2 Cherry reduce by, removing 1-2 meters T3 Red robin reduce by 1 meter , T4 Greengage reduce by removing 1-2 meters All trees above are situated in the rear garden.

Planning records for: *18 Mill Street Cambridge CB1 2HP*

Reference - 20/04635/HFUL	
Decision:	Decided
Date:	12th November 2020
Description:	Single storey and two storey rear extensions replacing existing single and two storey rear extensions. Rear roof extension, including raising the ridge height.

Planning records for: **18 Mill Street Cambridge Cambridgeshire CB1 2HP**

Reference - 23/00075/HFUL	
Decision:	Decided
Date:	09th January 2023
Description:	Replacement part single storey, part two storey rear extension, roof extension with rear facing dormer window.

Planning records for: **21 Mill Street Cambridge Cambridgeshire CB1 2HP**

Reference - 08/0117/TREE2	
Decision:	Decided
Date:	17th January 2008
Description:	T1 - Ash: re-pollard T2 - Sycamore: re-pollard

Reference - 14/1975/FUL	
Decision:	Decided
Date:	11th December 2014
Description:	Replace existing conservatory with a brick built extension, new insulated roof and 3 new rear rooflights

Reference - 18/270/TTCA	
Decision:	Decided
Date:	29th June 2018
Description:	Sycamore - Remove lower branches by 2m

Planning records for: *22 Mill Street Cambridge Cambridgeshire CB1 2HP*

Reference - 05/1315/FUL
Decision: Decided
Date: 16th December 2005
Description: Erection of a rear dormer.
Reference - 06/0935/FUL
Decision: Decided
Date: 01st September 2006
Description: Erection of rear dormer and raising of roof ridge.
Reference - 06/0054/FUL
Decision: Decided
Date: 19th January 2006
Description: Rear dormer and raising of roof ridge.
Reference - 07/0103/FUL
Decision: Decided
Date: 08th February 2007
Description: Erection of conservatory to the rear of the property.

Planning records for: *23 Mill Street Cambridge CB1 2HP*

Reference - 20/03298/HFUL	
Decision:	Decided
Date:	30th July 2020
Description:	Single storey side return and rear extension.

Reference - 20/02530/HFUL	
Decision:	Decided
Date:	28th May 2020
Description:	Single storey side return and rear extension.

Planning records for: *Land To The Rear Of 9 Covent Garden Cambridge Cambridgeshire CB1 2HP*

Reference - 10/0813/CAC	
Decision:	Decided
Date:	04th August 2010
Description:	Demolition of existing building.

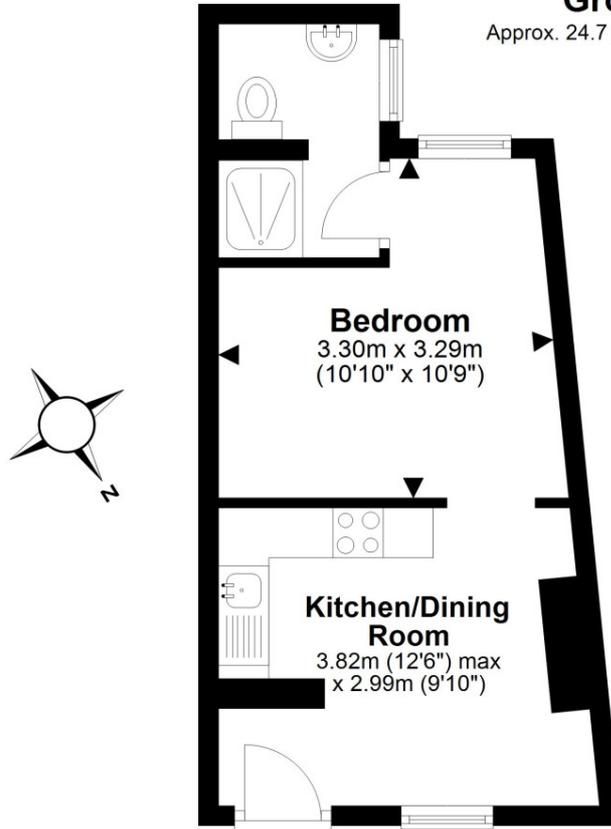
Reference - 10/0785/FUL	
Decision:	Decided
Date:	04th August 2010
Description:	Erection of 5 studio apartments with associated infrastructure (following demolition of existing building).



MILL STREET, CAMBRIDGE, CB1

Ground Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 24.7 sq. metres (265.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

MILL STREET, CAMBRIDGE, CB1



CAMBRIDGE, CB1

Energy rating

D

Valid until 16.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	(another dwelling above)
Window:	Mostly double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	25 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

No pets without consent of the landlord
Property is permitted for use "as a single private dwelling".

Other

Electricity Supply

Ovo

Gas Supply

Ovo

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



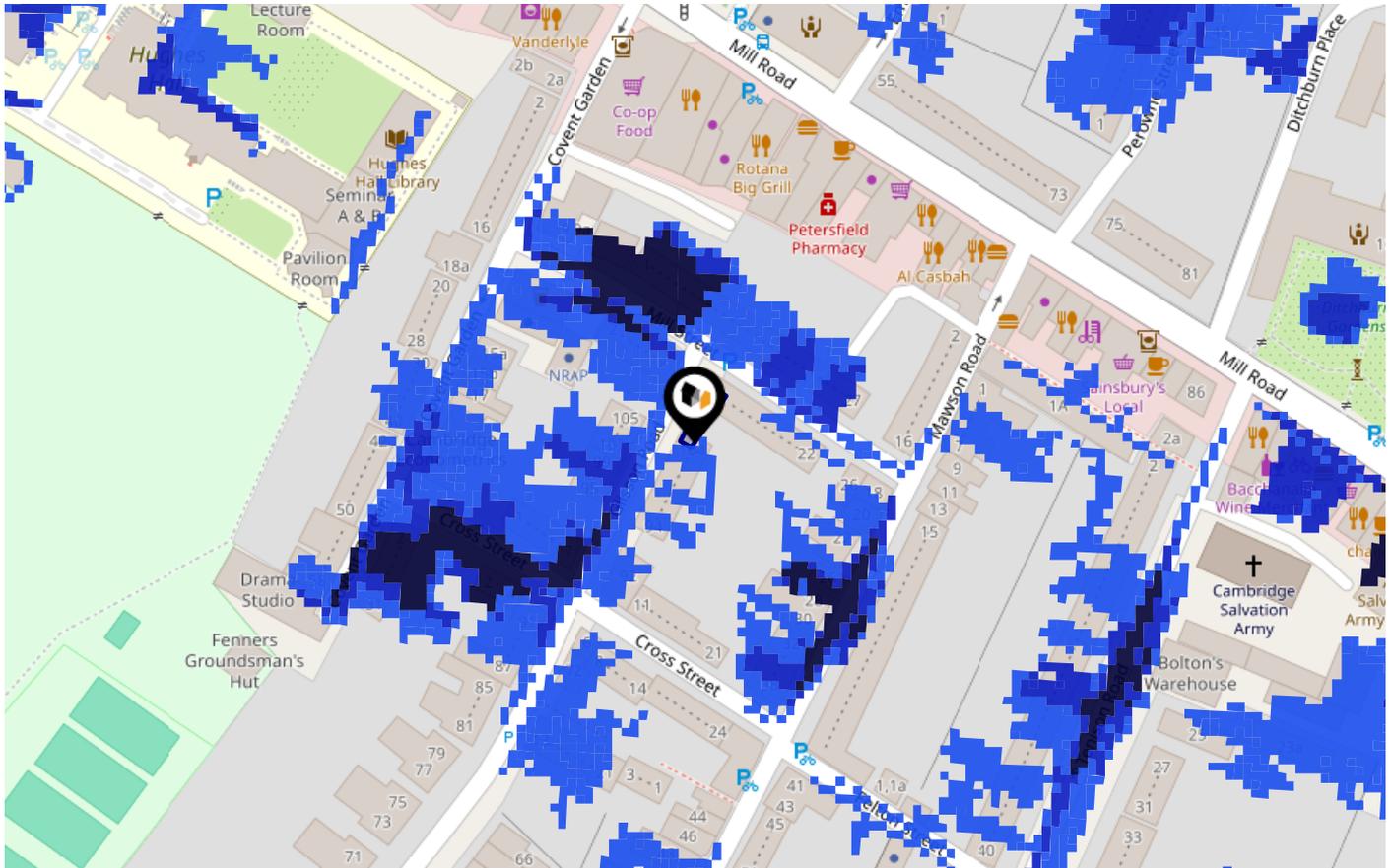
Important - Please read

Flood Risk

Surface Water - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

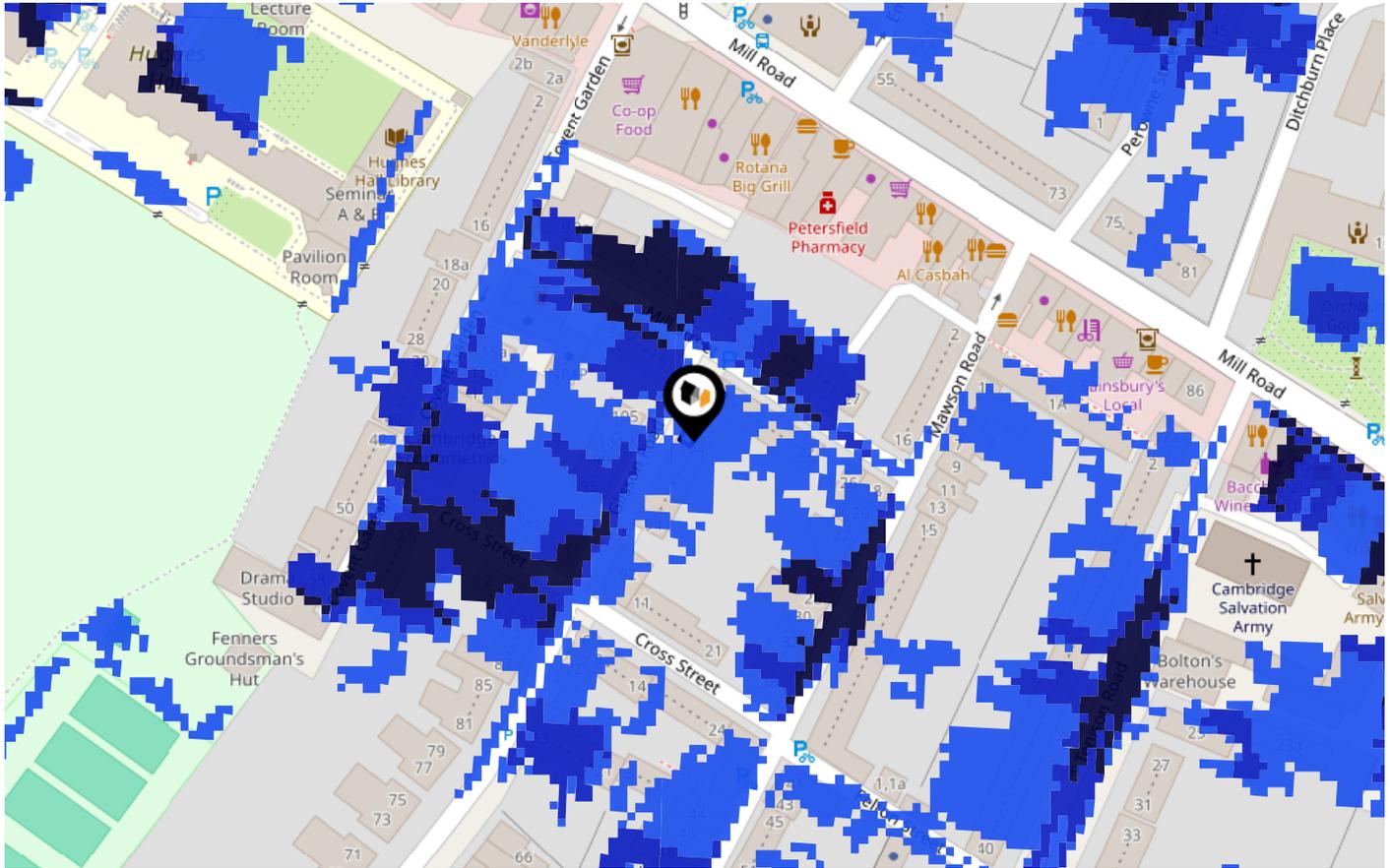


Flood Risk

Surface Water - Climate Change



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

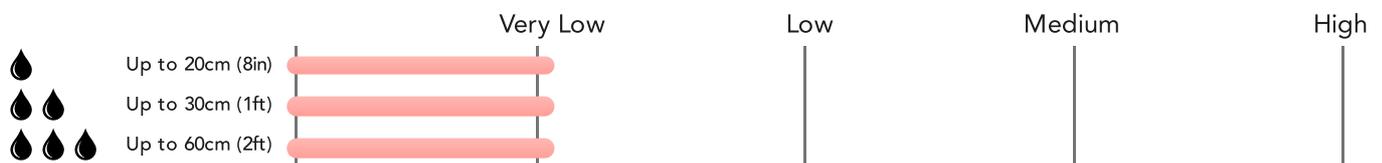


Risk Rating: Low

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:

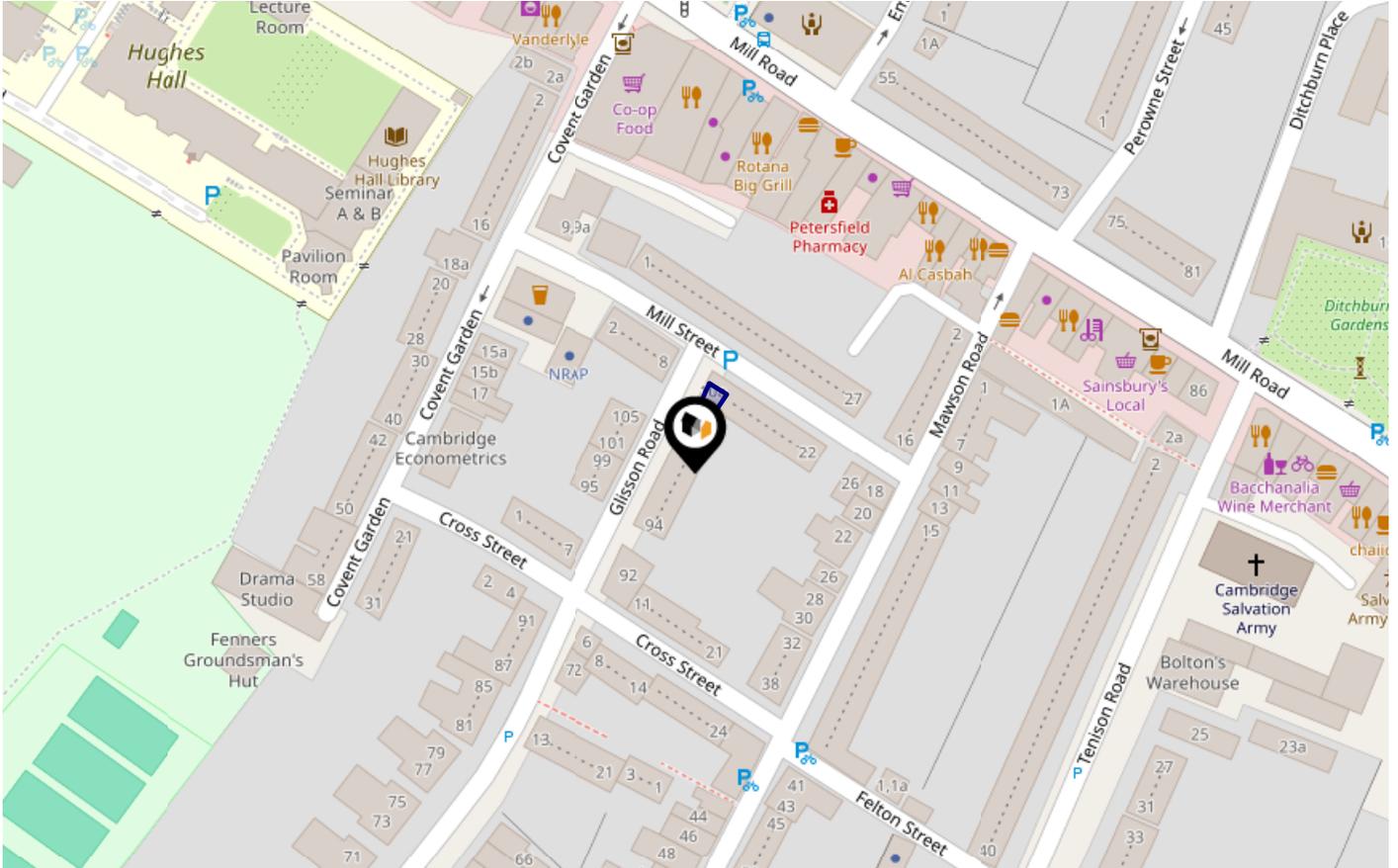


Flood Risk

Rivers & Seas - Flood Risk



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

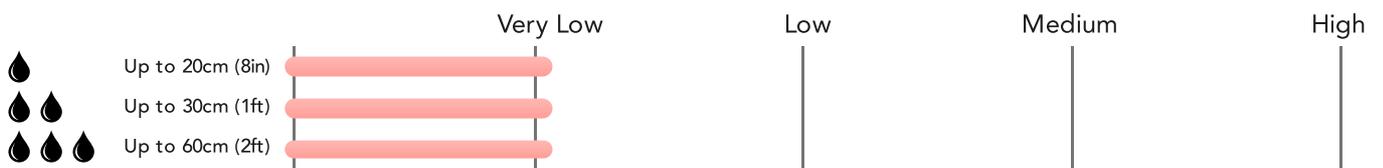


Risk Rating: Very low

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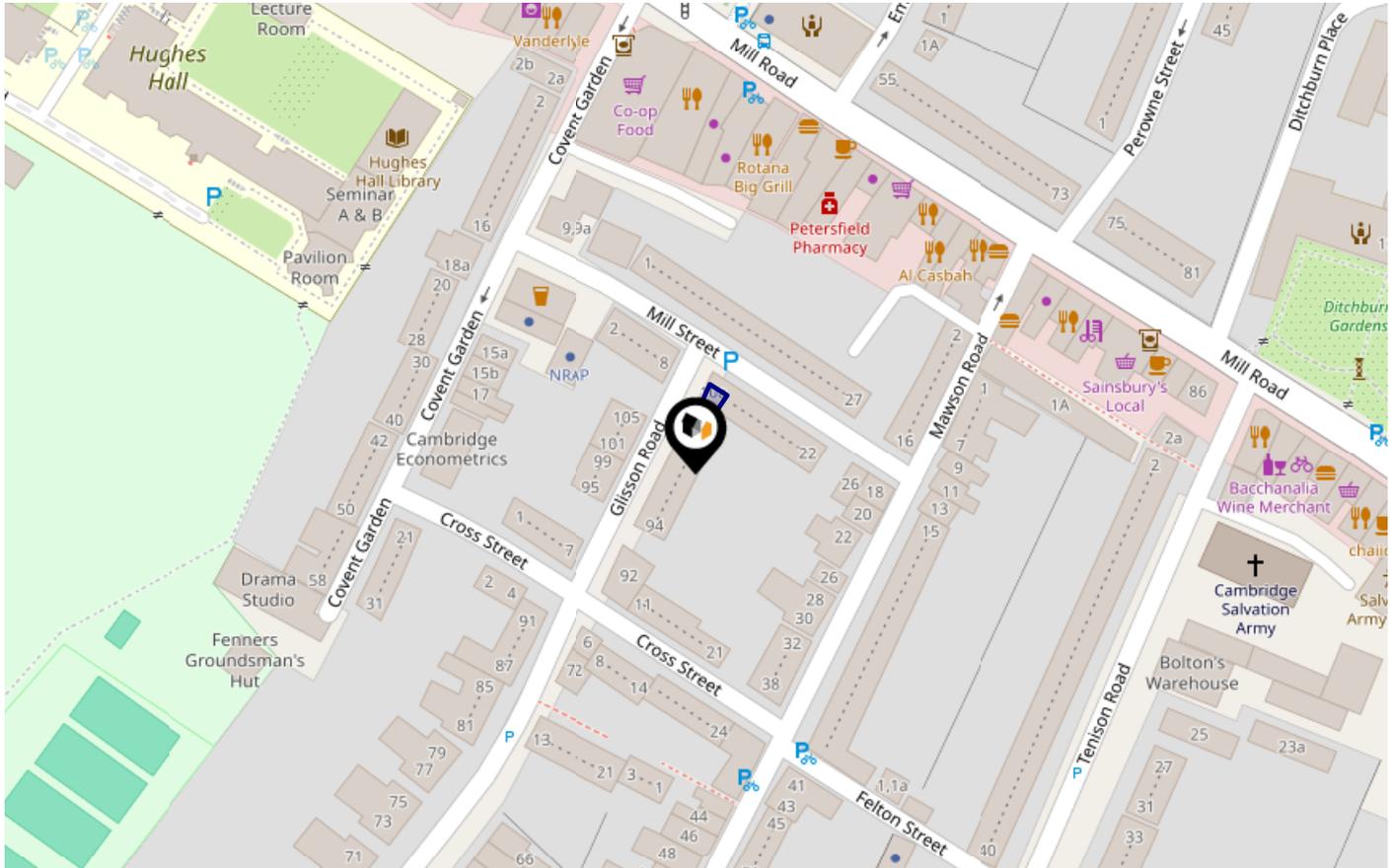


Flood Risk

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.



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.

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Chance of flooding to the following depths at this property:

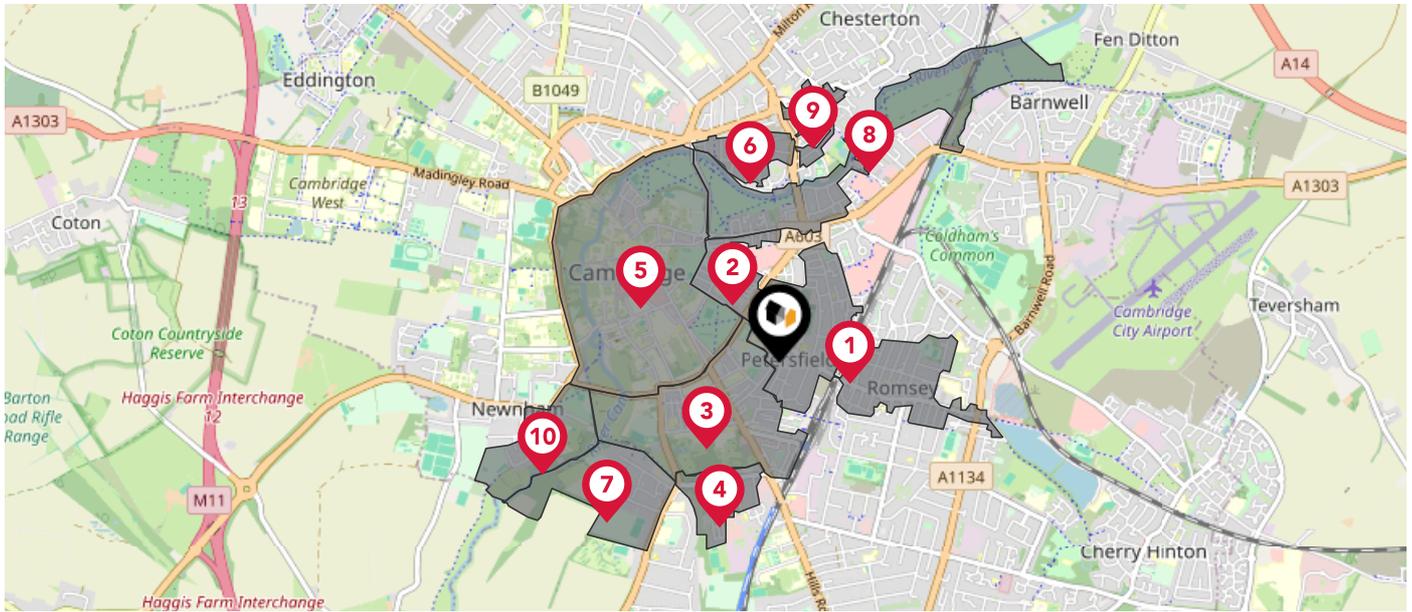


Maps

Conservation Areas



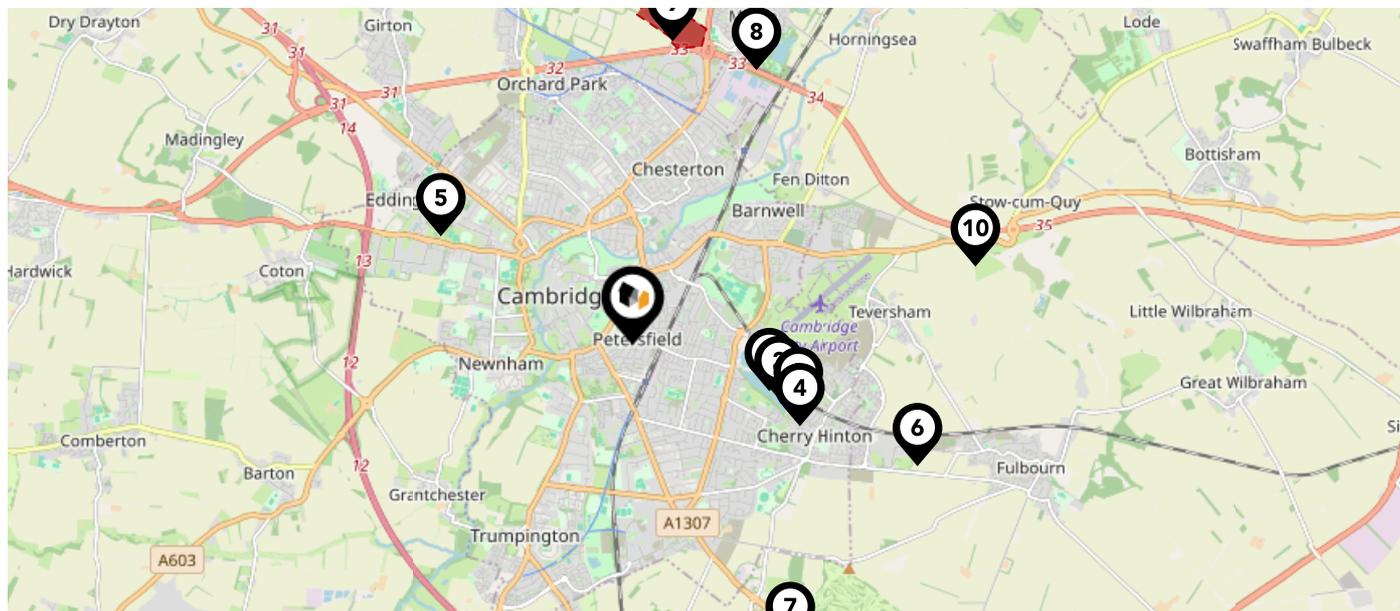
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Mill Road
- 2 The Kite
- 3 New Town and Glisson Road
- 4 Brooklands Avenue
- 5 Central
- 6 De Freville
- 7 Southacre
- 8 Riverside and Stourbridge Common
- 9 Chesterton
- 10 Newnham Croft

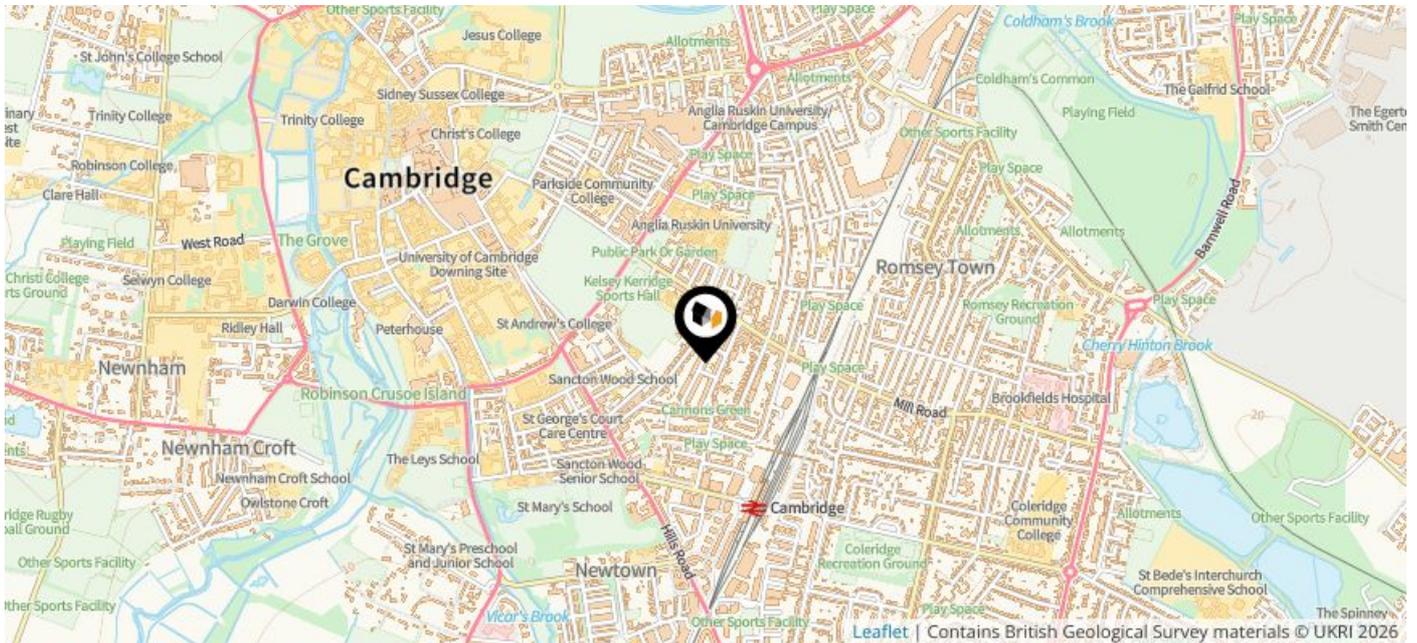
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Hill Trees-Stapleford	Historic Landfill
8	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
9	No name provided by source	Active Landfill
10	Quy Bridge-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



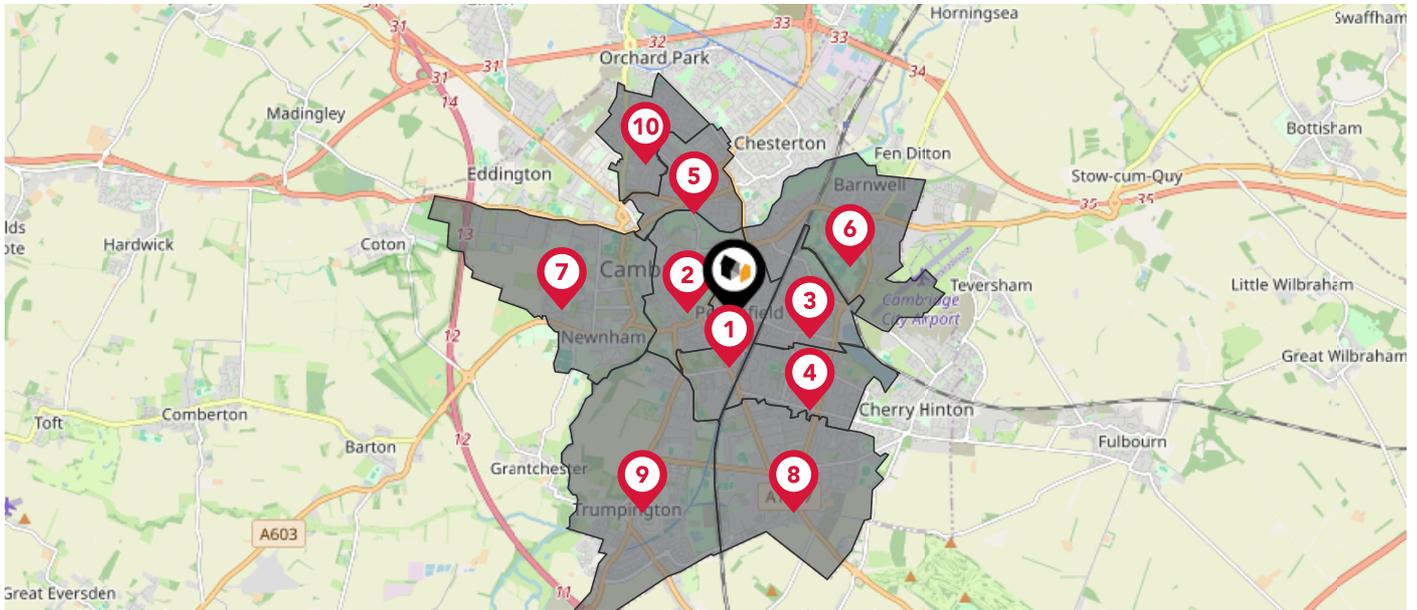
Mine Entry

- ✗ 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

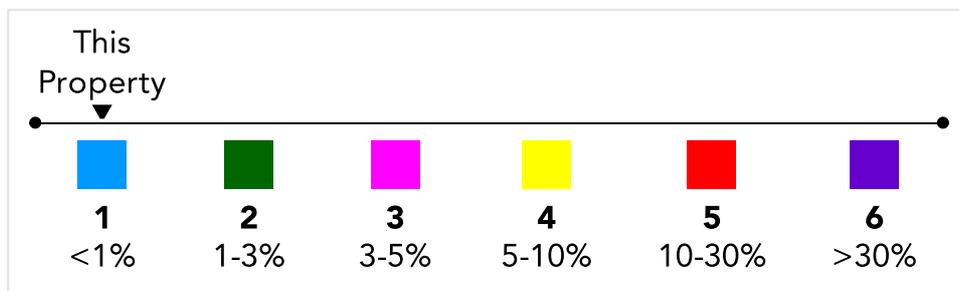
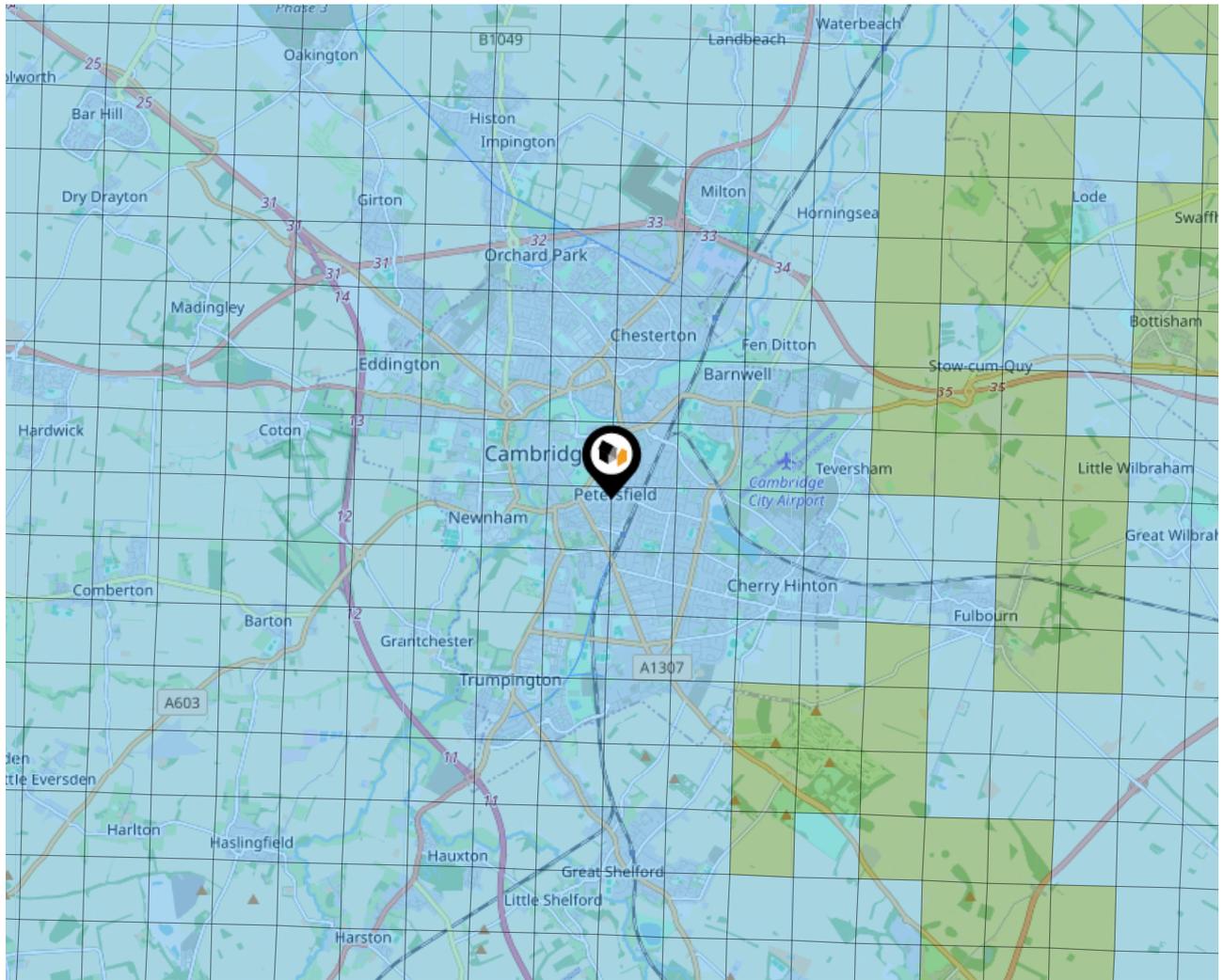


Nearby Council Wards

-  Petersfield Ward
-  Market Ward
-  Romsey Ward
-  Coleridge Ward
-  West Chesterton Ward
-  Abbey Ward
-  Newnham Ward
-  Queen Edith's Ward
-  Trumpington Ward
-  Arbury Ward

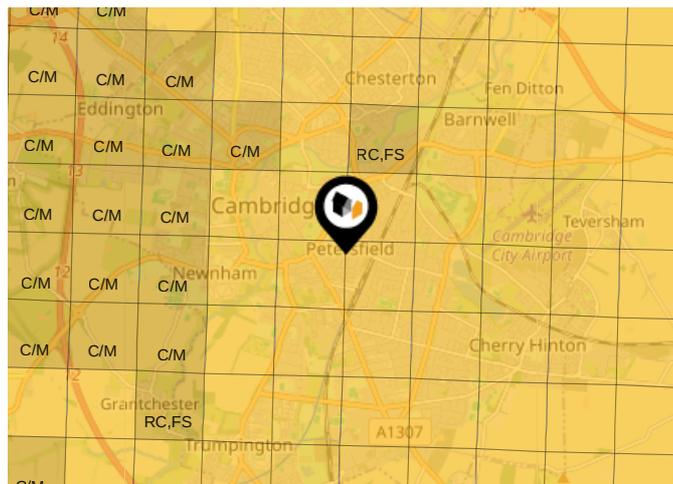
What is Radon?

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)

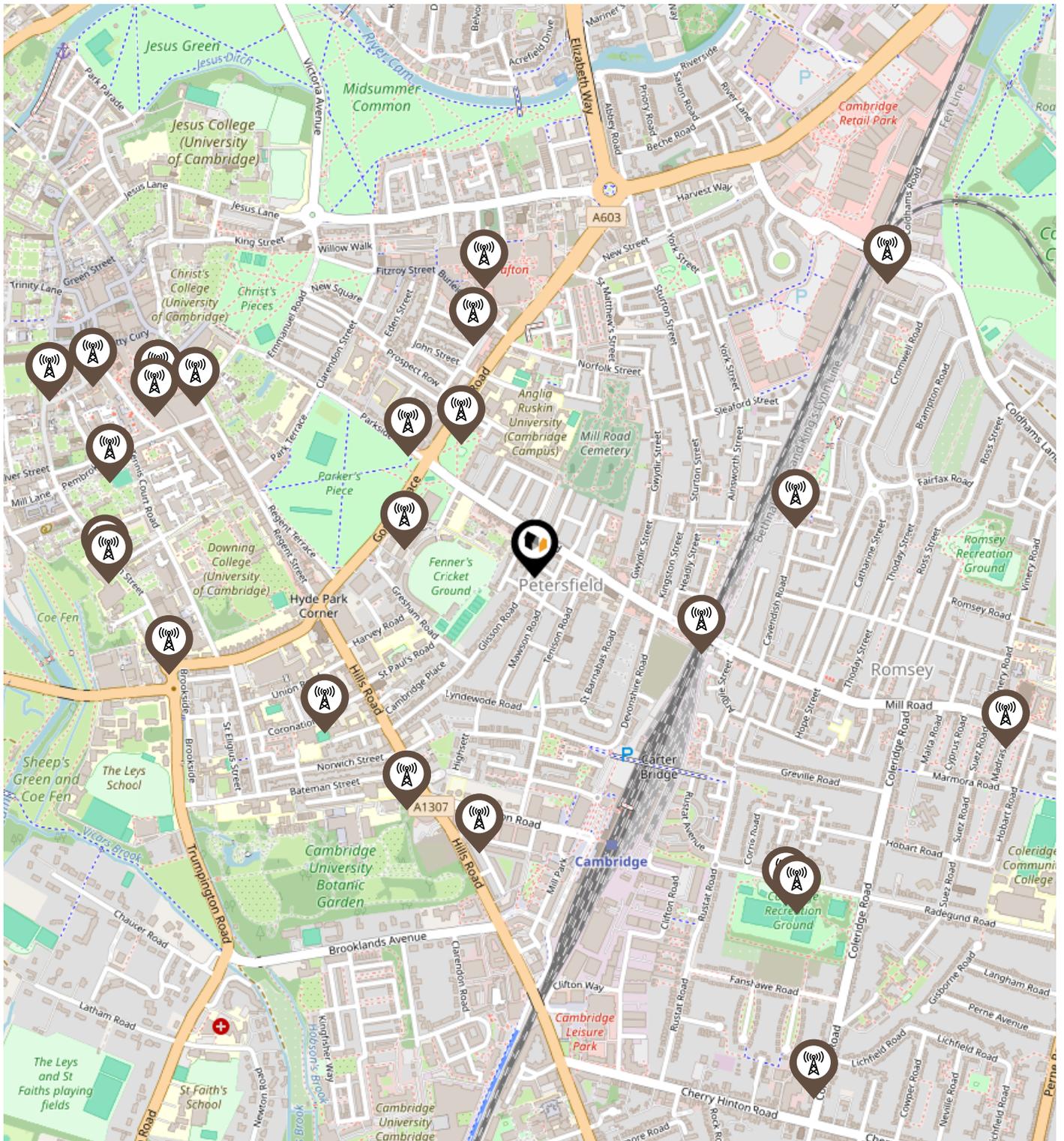
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

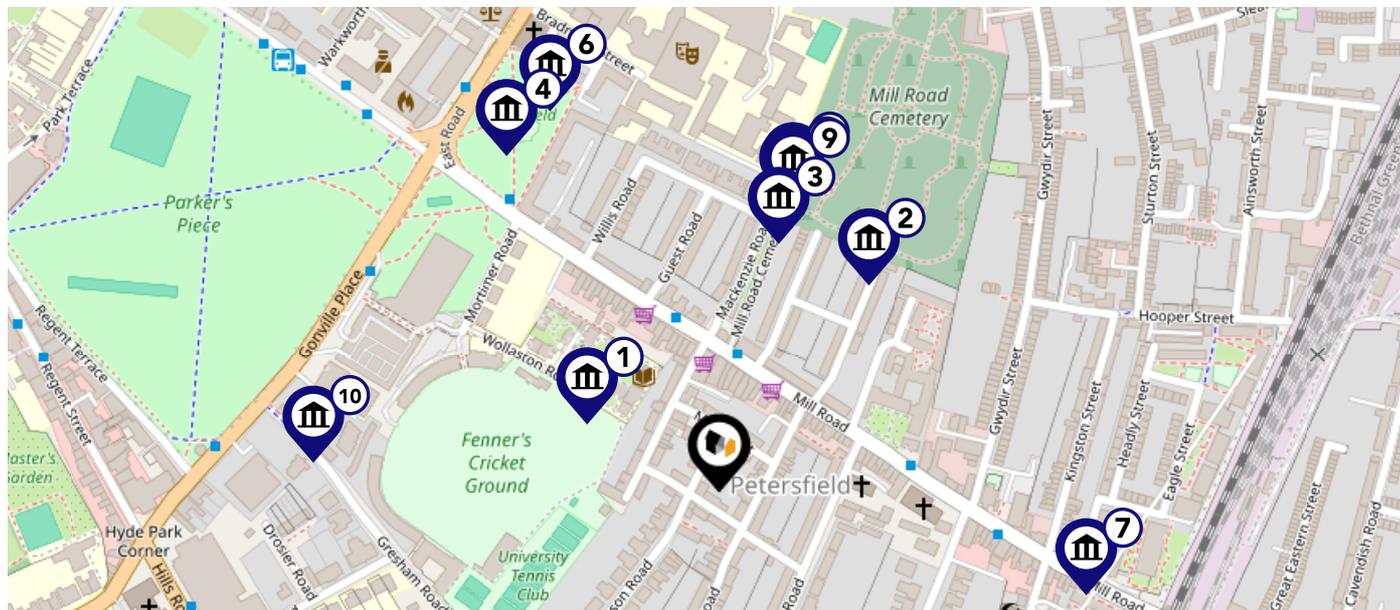
Local Area Masts & Pylons



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
	1126027 - Hughes Hall	Grade II	0.1 miles
	1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.1 miles
	1083564 - Custodian's House Mill Road Cemetery	Grade II	0.1 miles
	1268342 - Gaslamp	Grade II	0.2 miles
	1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.2 miles
	1126094 - 1-10, Petersfield	Grade II	0.2 miles
	1126141 - Cambridge City Branch Library	Grade II	0.2 miles
	1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.2 miles
	1380301 - Tomb Of Elizabeth And George Kett At Mill Road Cemetery	Grade II	0.2 miles
	1126224 - Owen Webb House	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

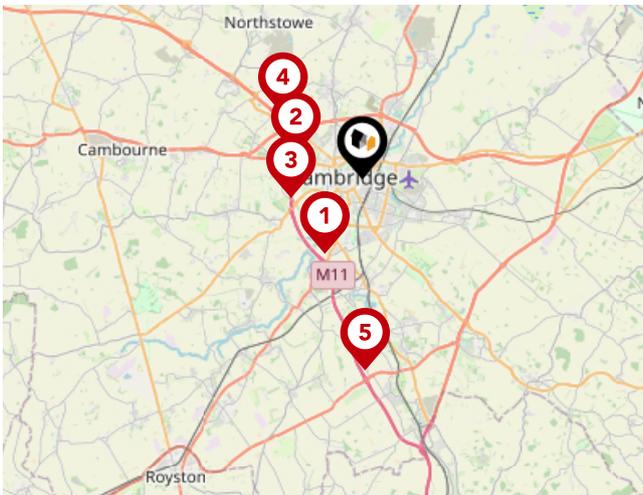


		Nursery	Primary	Secondary	College	Private
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.55	<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:0.57	<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:0.59	<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:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



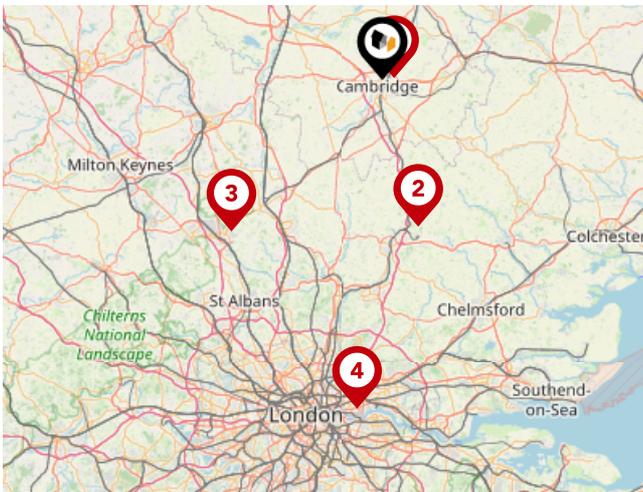
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.42 miles
2	Cambridge North Rail Station	1.96 miles
3	Shelford (Cambs) Rail Station	3.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.06 miles
2	M11 J13	2.57 miles
3	M11 J12	2.66 miles
4	M11 J14	3.68 miles
5	M11 J10	7.02 miles

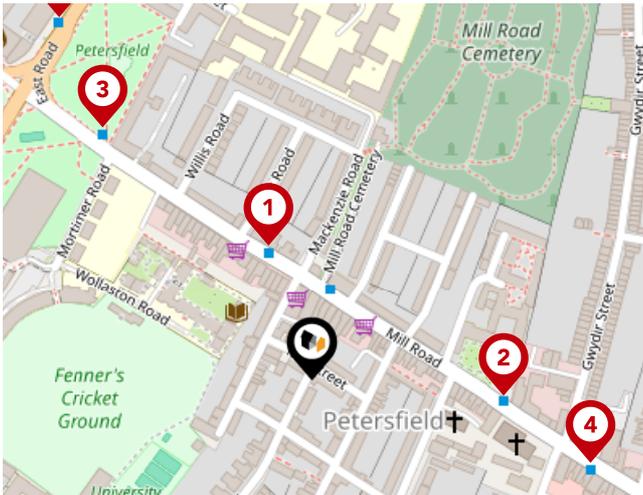


Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.74 miles
2	Stansted Airport	22.06 miles
3	Luton Airport	31.09 miles
4	Silvertown	48.33 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Covent Garden	0.08 miles
2	Gwydir Street	0.11 miles
3	Mortimer Road	0.19 miles
4	Gwydir Street	0.16 miles
5	Fire Station	0.25 miles

Cooke Curtis & Co

Data Quality

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



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