

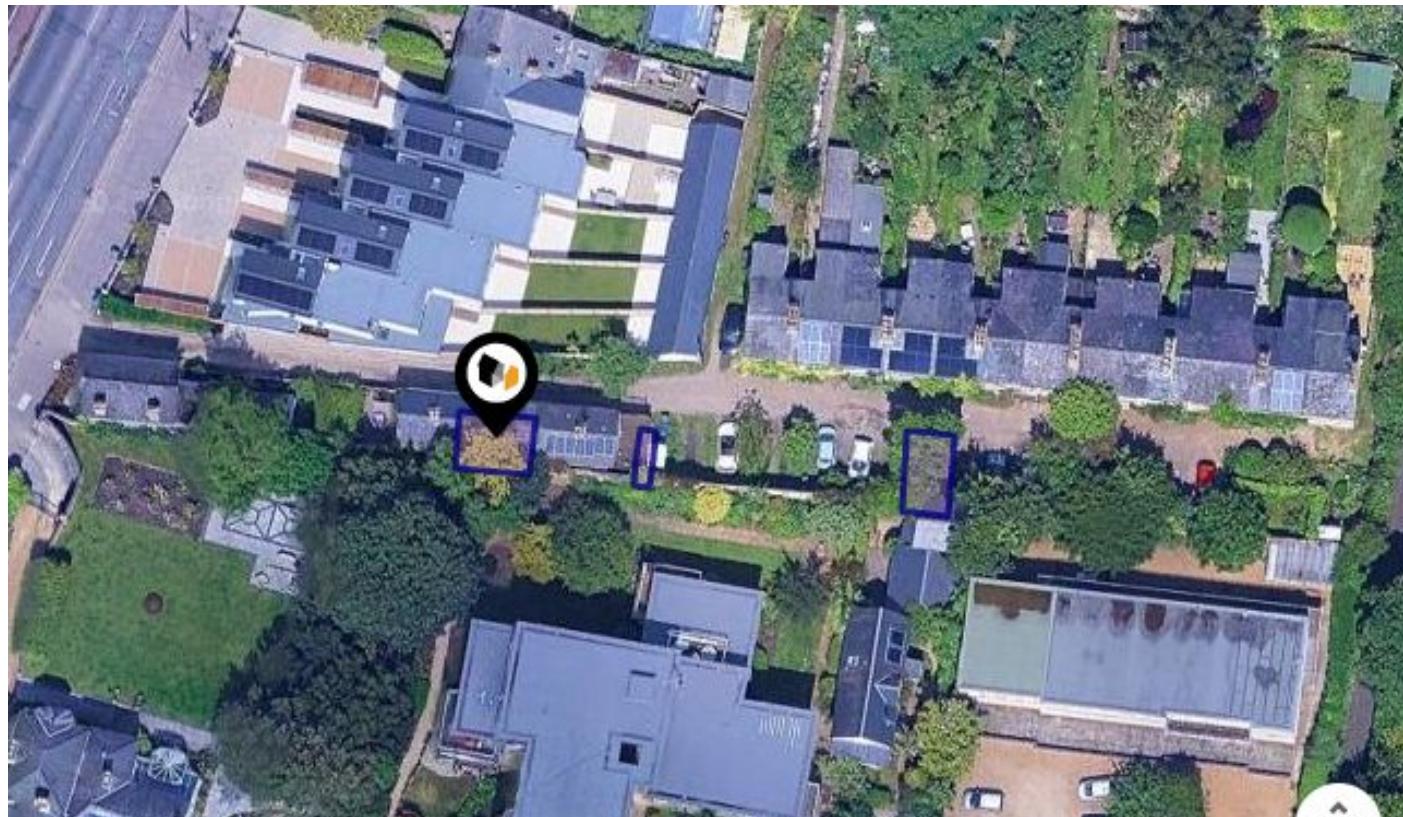


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 28<sup>th</sup> October 2025**



**TRUMPINGTON ROAD, CAMBRIDGE, CB2**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

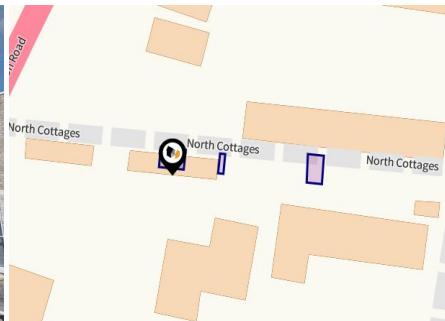
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	527 ft <sup>2</sup> / 49 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB16623		

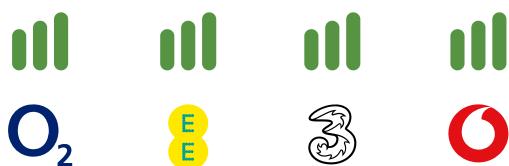
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **1 North Cottages Trumpington Road Cambridge Cambridgeshire CB2 8EZ**

**Reference - 17/0072/NMA**

**Decision:** Decided

**Date:** 17th January 2017

**Description:**

Non material amendment on application 15/1876/FUL for two additional windows to the north elevation and re-positioning of rooflights on side elevation.

**Reference - 15/0188/COND3**

**Decision:** Decided

**Date:** 05th May 2015

**Description:**

Condition 3

**Reference - 15/0188/FUL**

**Decision:** Decided

**Date:** 09th February 2015

**Description:**

Part demolition of existing single storey extensions, first floor extension and extension to side of existing dwelling including small dormer for loft access

Planning records for: **13 North Cottages Trumpington Road Cambridge Cambridgeshire CB2 8EZ**

**Reference - 25/03347/HFUL**

**Decision:** Decided

**Date:** 26th August 2025

**Description:**

Single storey side and rear extension and detached garden room

# Gallery Photos

CC&C



# Gallery Photos

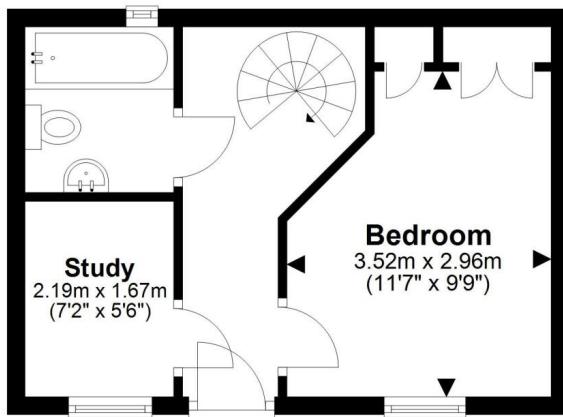
CC&C



## TRUMPINGTON ROAD, CAMBRIDGE, CB2

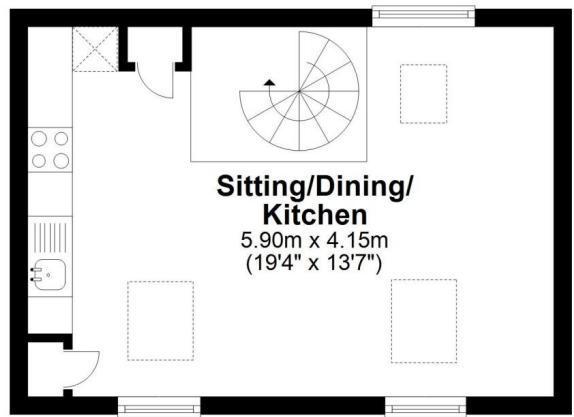
### Ground Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



### First Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 49.0 sq. metres (527.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

## TRUMPINGTON ROAD, CAMBRIDGE, CB2



Trumpington Road, CAMBRIDGE, CB2

Energy rating

D

Valid until 22.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Window:</b>	Some double glazing
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	49 m <sup>2</sup>

## Central Heating

Central Heating



### **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



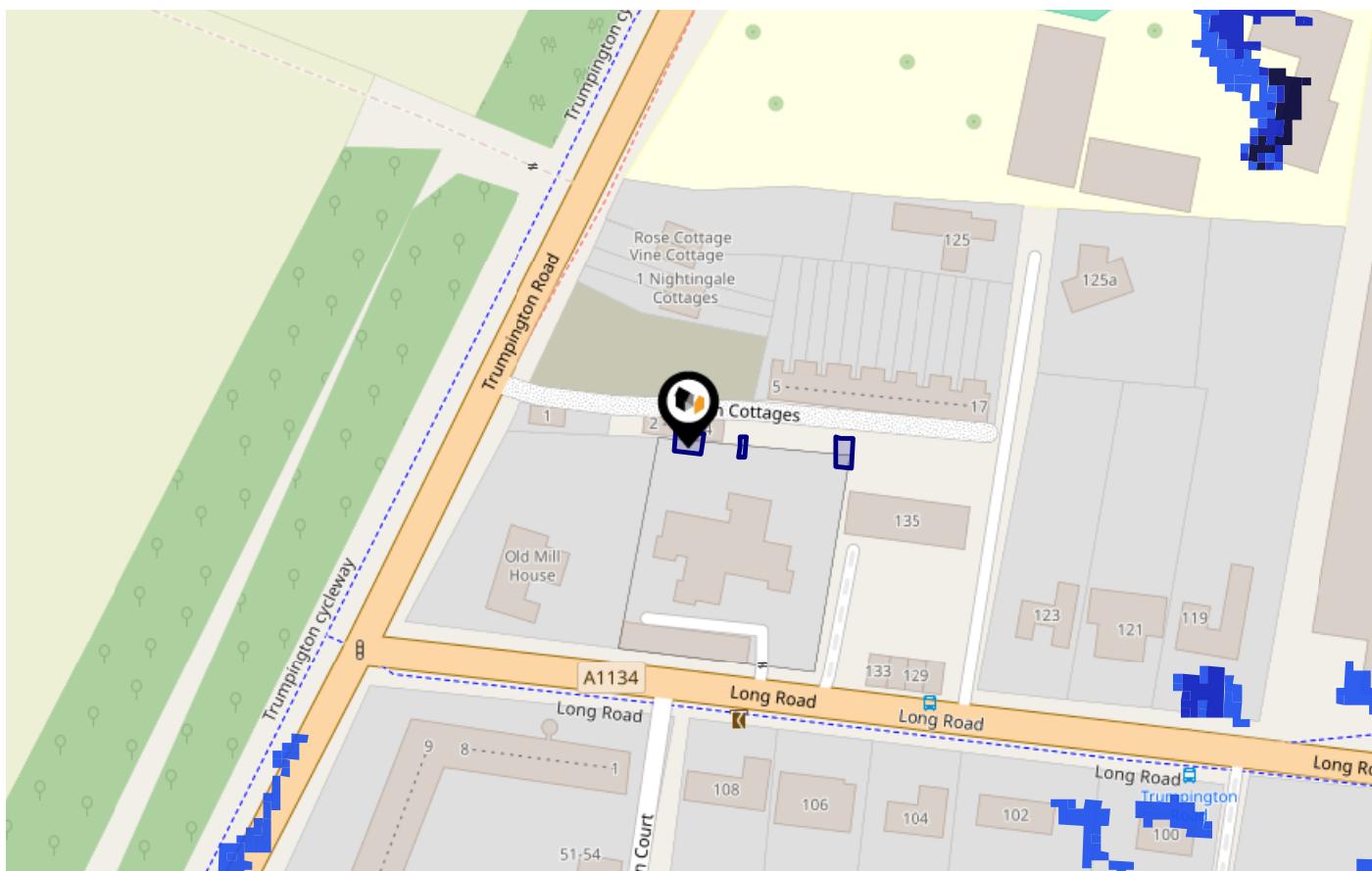
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

# 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.

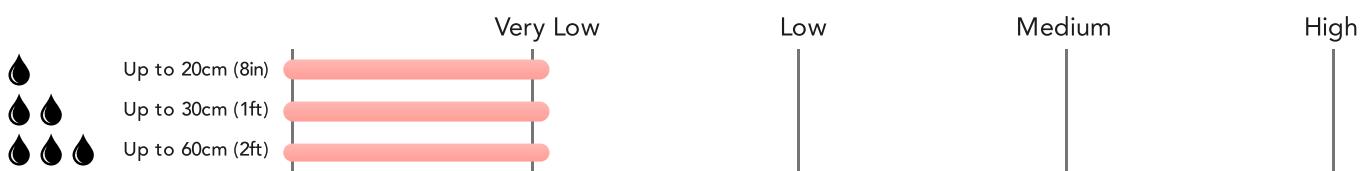


Risk Rating: Very low

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.

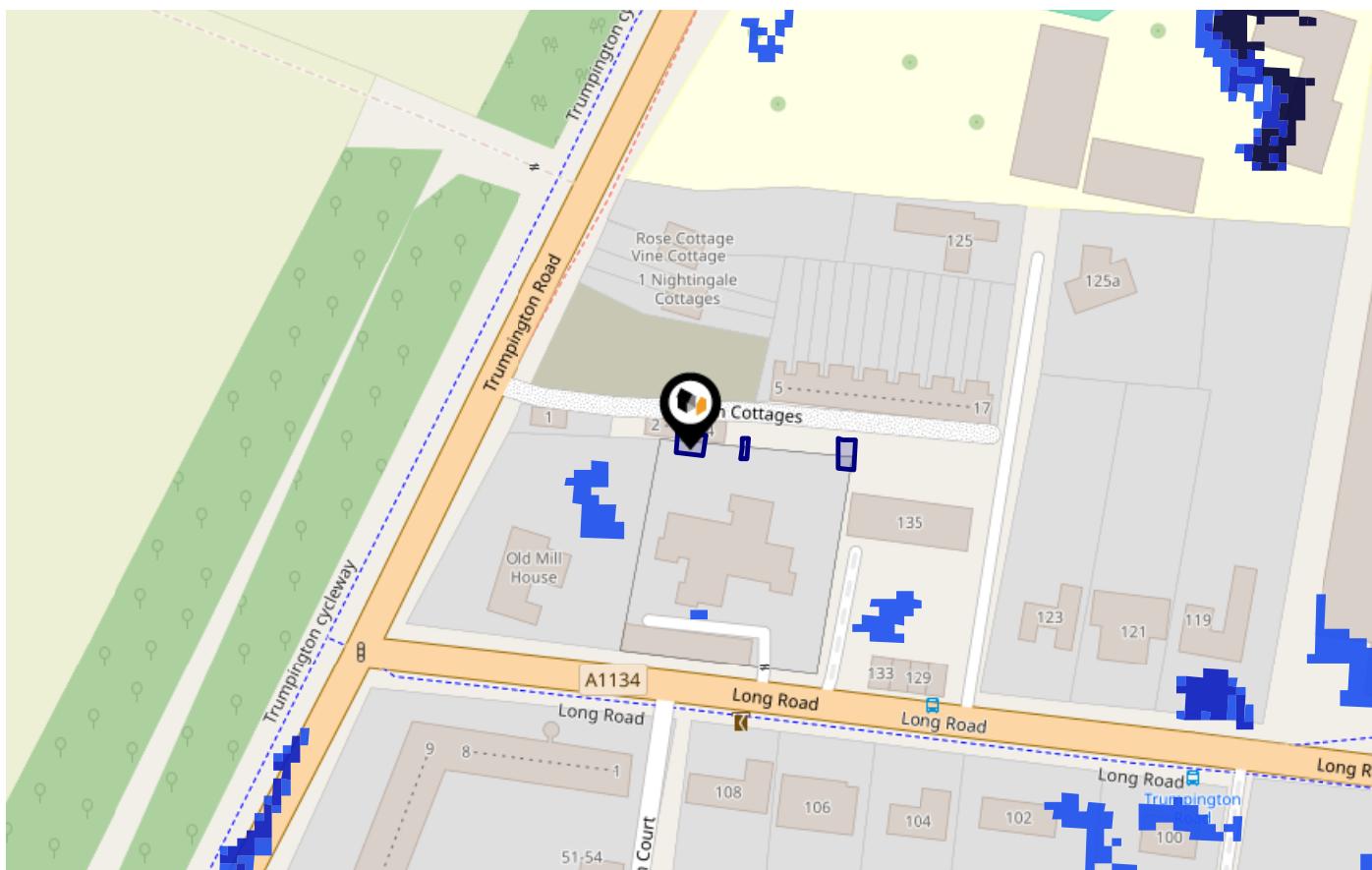
Chance of flooding to the following depths at this property:



# 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.

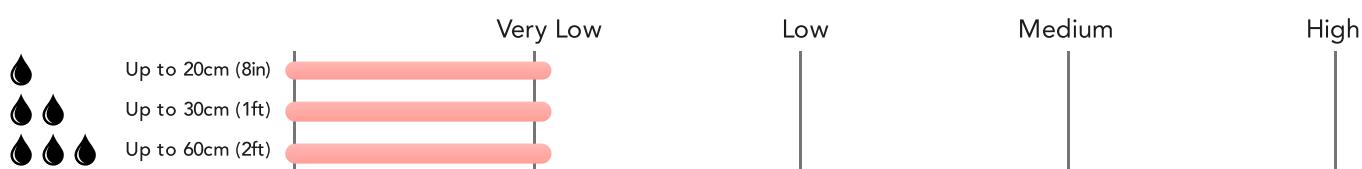


Risk Rating: Very low

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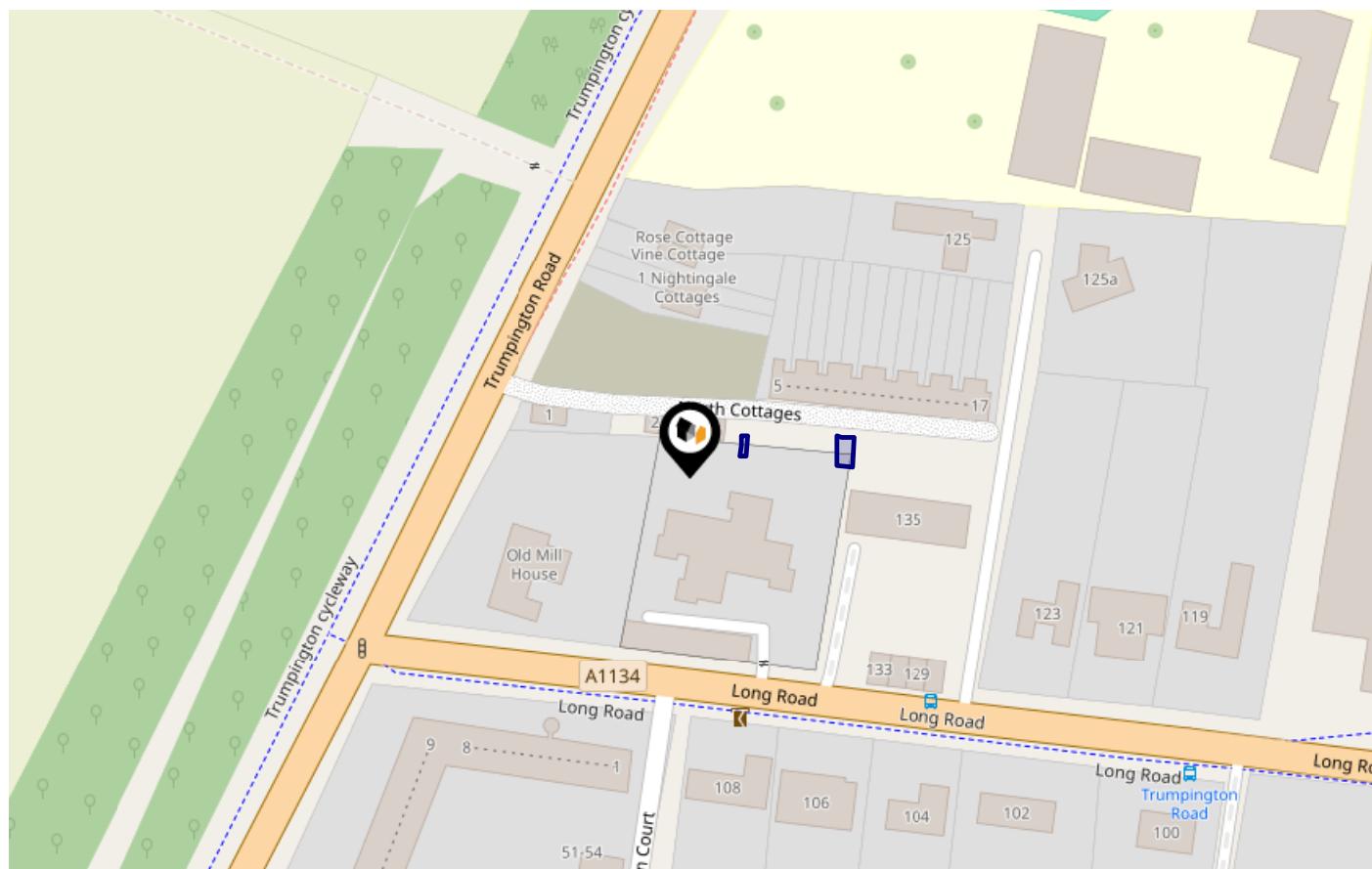
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

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

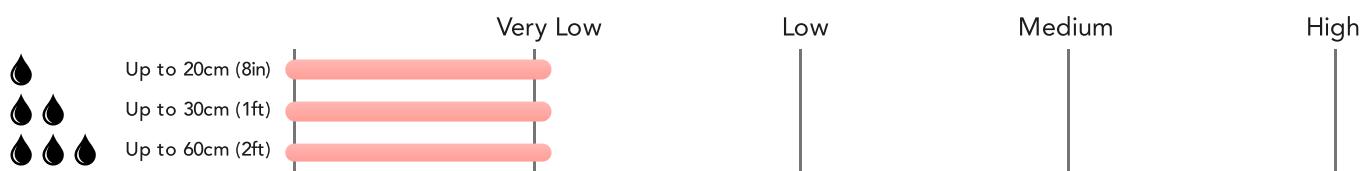


Risk Rating: Very low

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.

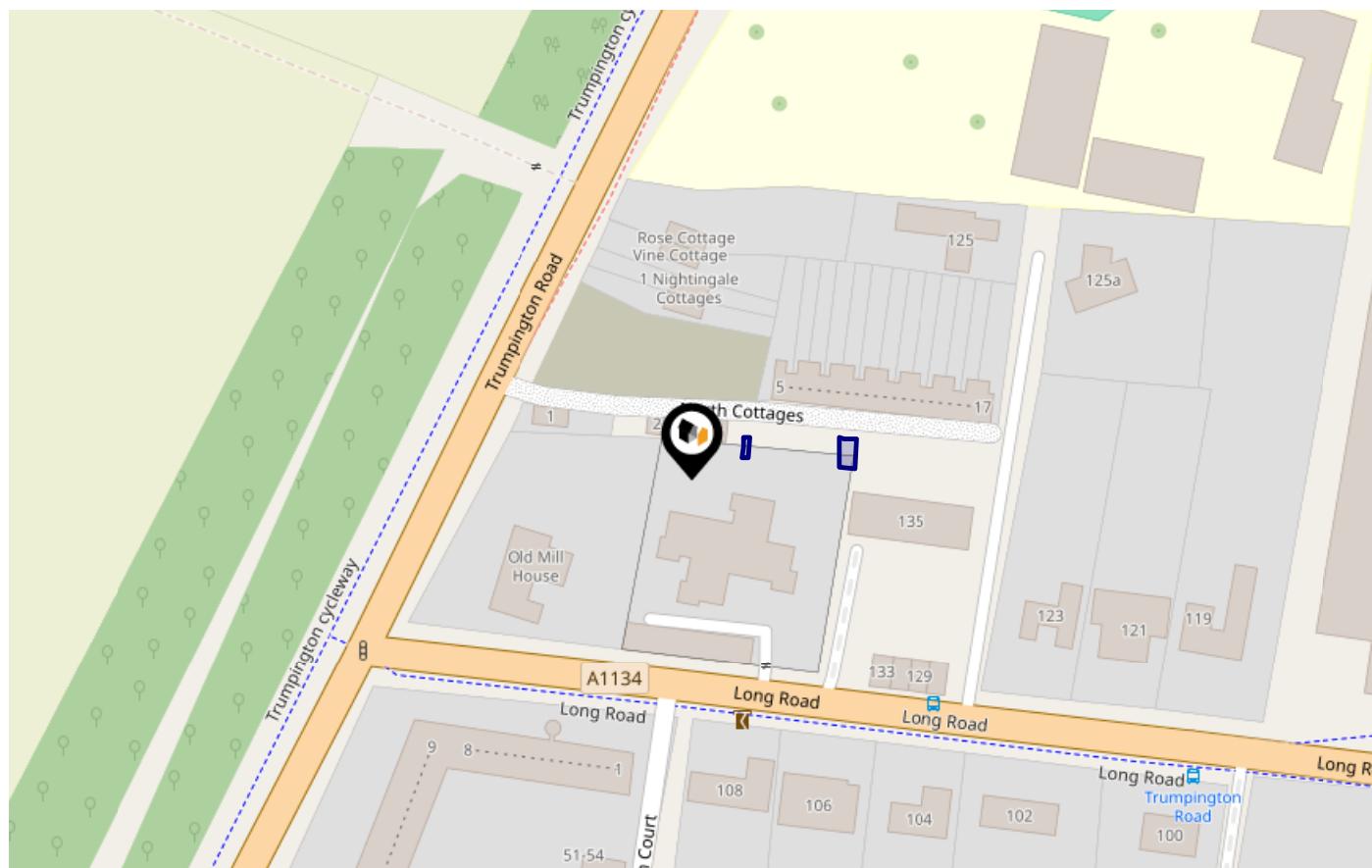
Chance of flooding to the following depths at this property:



# 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.

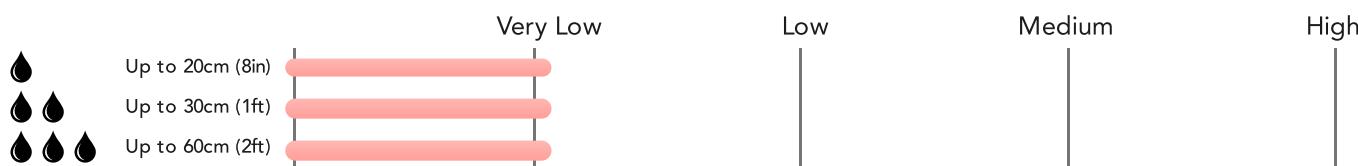


Risk Rating: Very low

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.
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- 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:

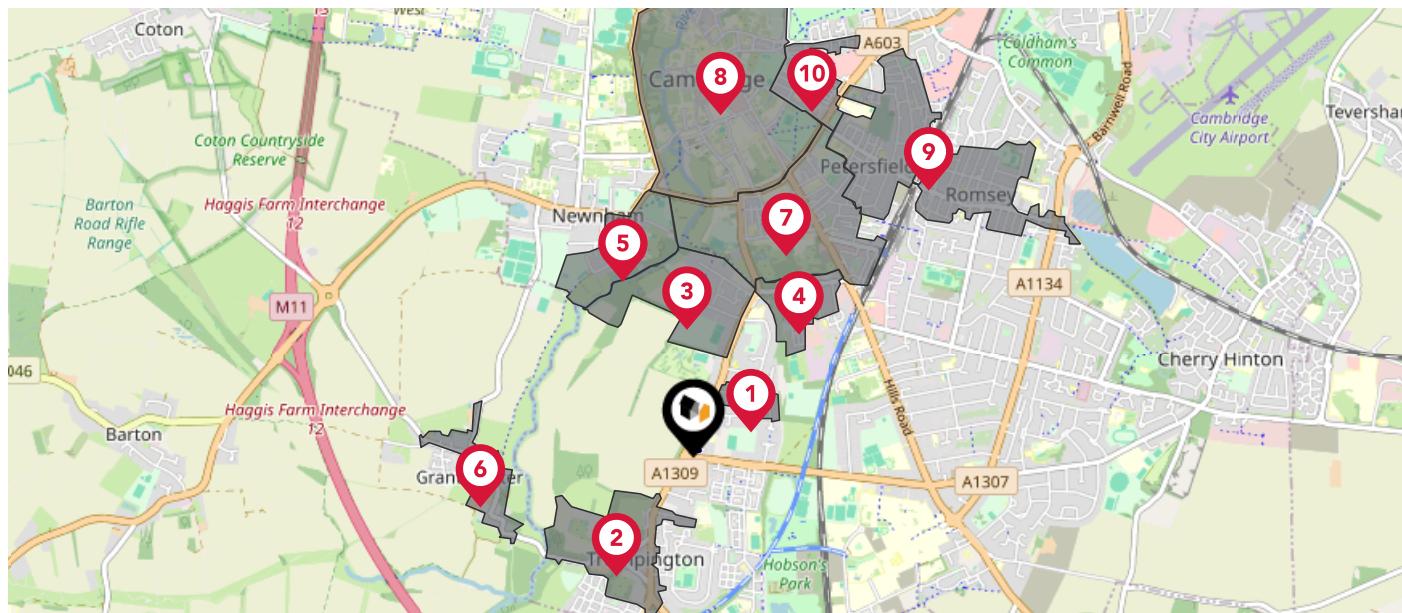


# Maps

## 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

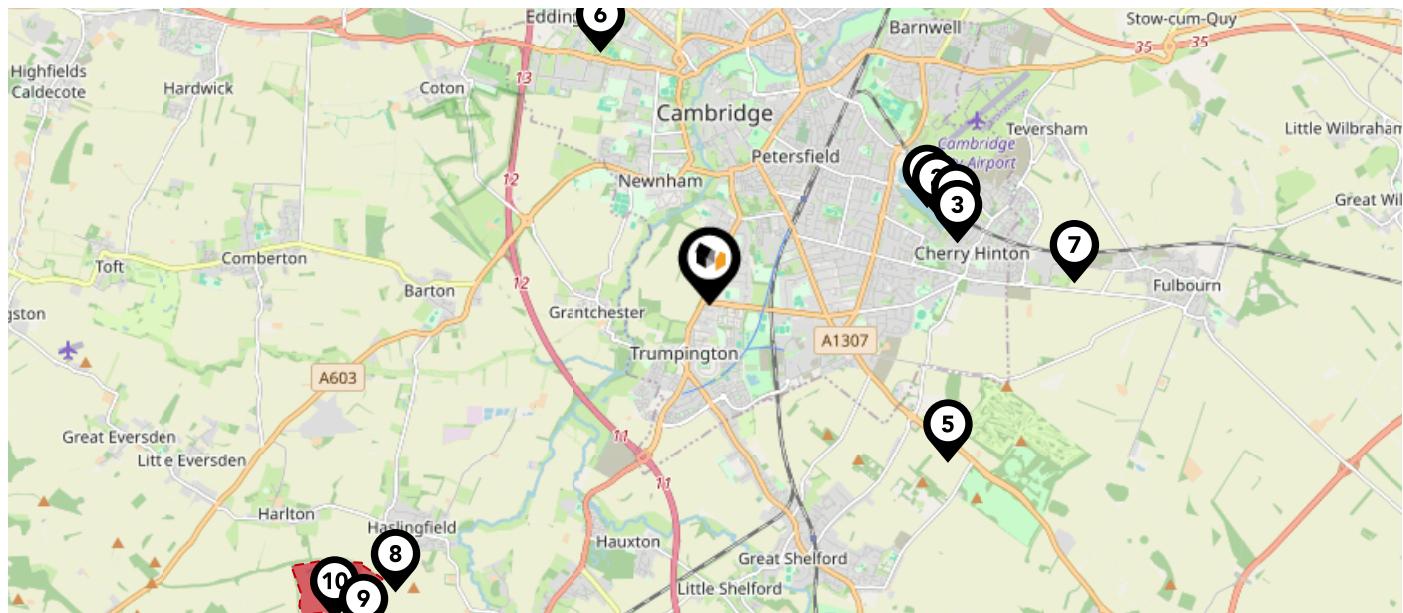
- 1 Barrow Road
- 2 Trumpington
- 3 Southacre
- 4 Brooklands Avenue
- 5 Newnham Croft
- 6 Grantchester
- 7 New Town and Glisson Road
- 8 Central
- 9 Mill Road
- 10 The Kite

# 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	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Hill Trees-Stapleford	Historic Landfill	<input type="checkbox"/>
6	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
7	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
8	Haslingfield-Chapel Hill, Haslingfield	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"/>

# Maps Coal Mining

CC&C

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.

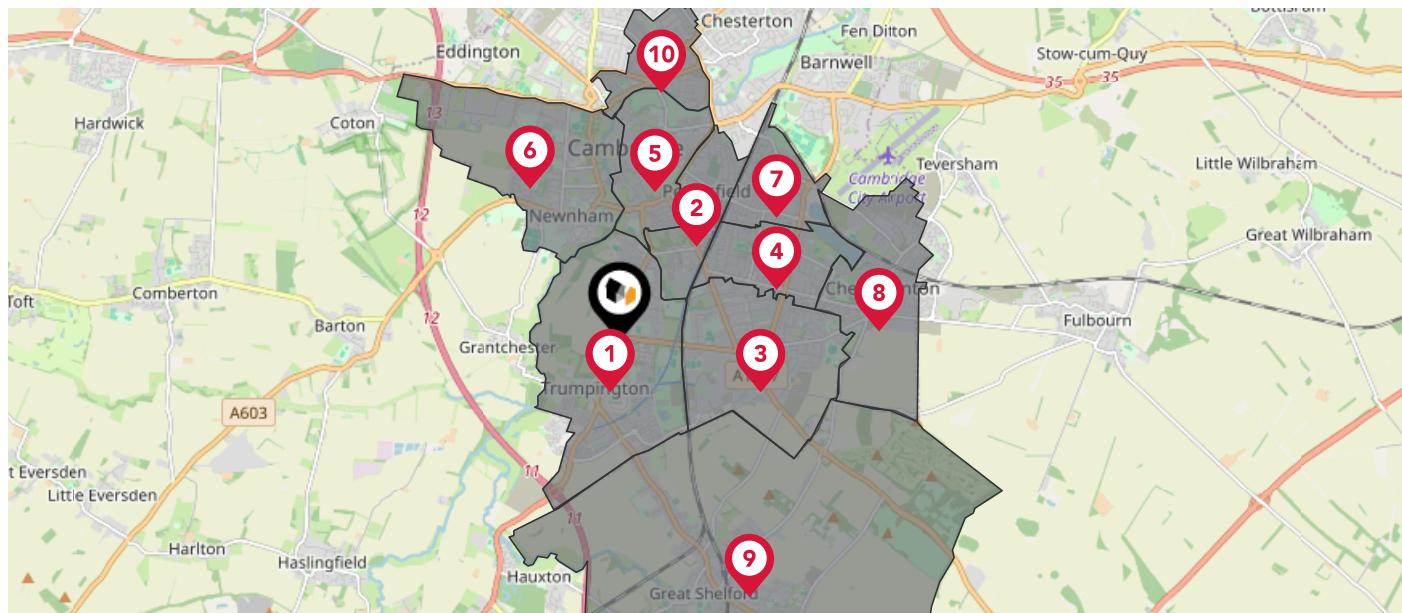
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

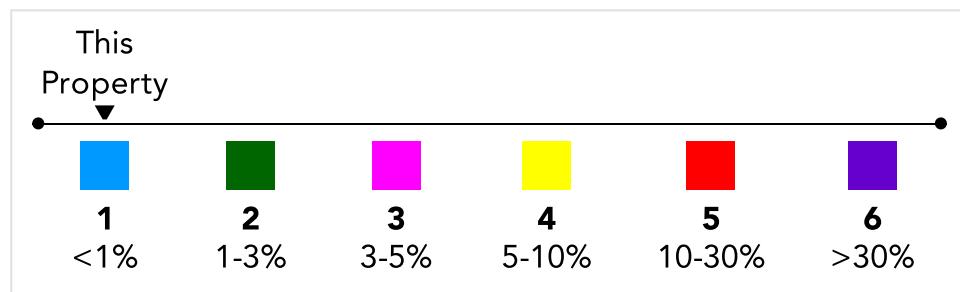
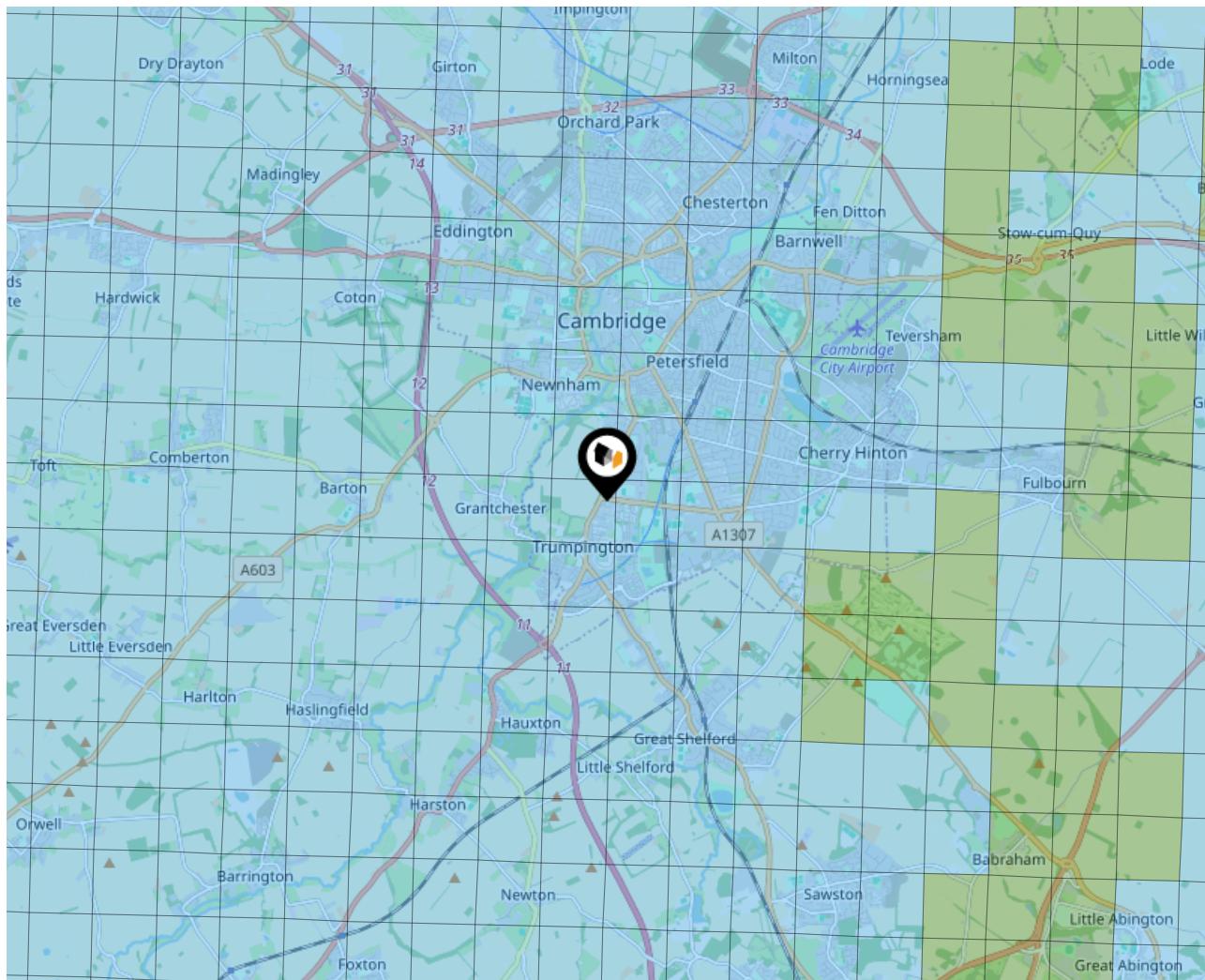


### Nearby Council Wards

1	Trumpington Ward
2	Petersfield Ward
3	Queen Edith's Ward
4	Coleridge Ward
5	Market Ward
6	Newnham Ward
7	Romsey Ward
8	Cherry Hinton Ward
9	Shelford Ward
10	West Chesterton Ward

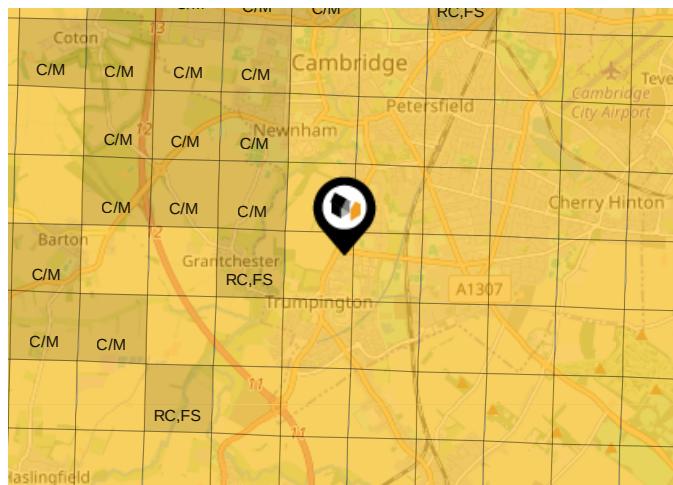
## What is Radon?

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 CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

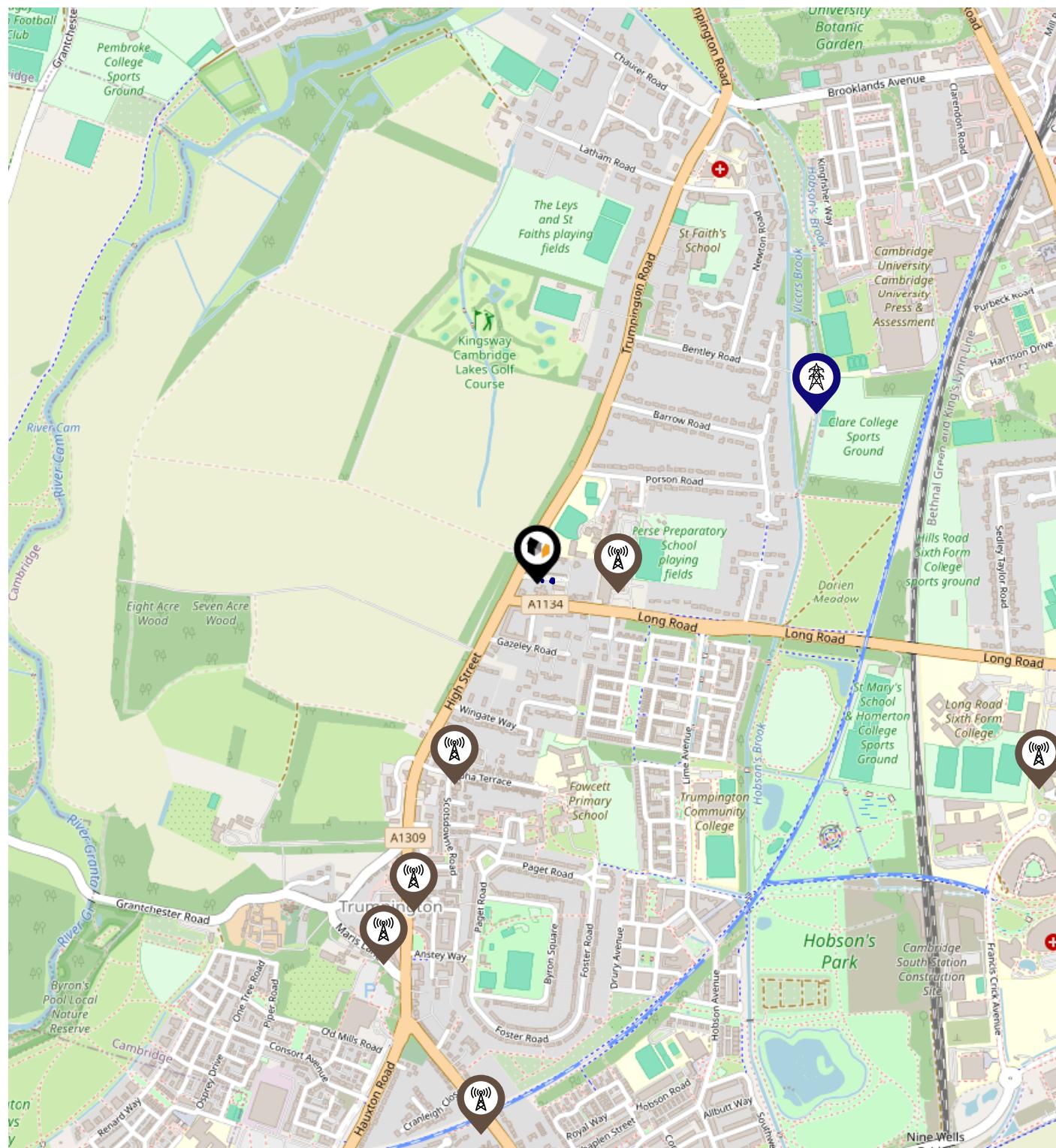


## Primary Classifications (Most Common Clay Types)

<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

CC&C



## Key:

- Power Pylons
- Communication Masts

# Maps Listed Buildings

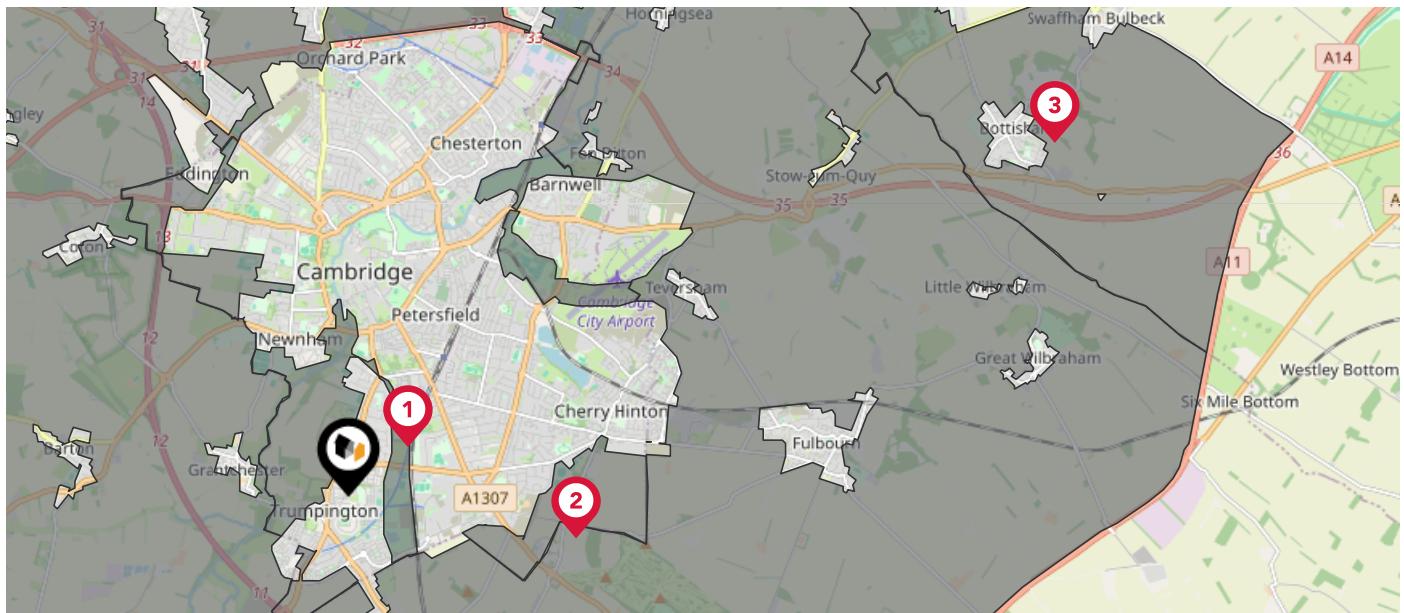
CC&C

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
1126193 - Milestone About 150 Yards South Of Cromwell House	Grade II	0.2 miles
1235122 - Clay Farmhouse	Grade II	0.2 miles
1331849 - 22, High Street	Grade II	0.4 miles
1099182 - 28 And 30, High Street	Grade II	0.4 miles
1126195 - The Green Man Inn	Grade II	0.4 miles
1331848 - The Coach And Horses Public House	Grade II	0.4 miles
1245571 - Trumpington War Memorial	Grade II	0.4 miles
1126196 - 24 And 26 High Street	Grade II	0.4 miles
1126220 - 10 And 12, Grantchester Road	Grade II	0.6 miles
1126218 - Churchyard Wall Of The Church Of St Mary And St Nicholas	Grade II	0.6 miles

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

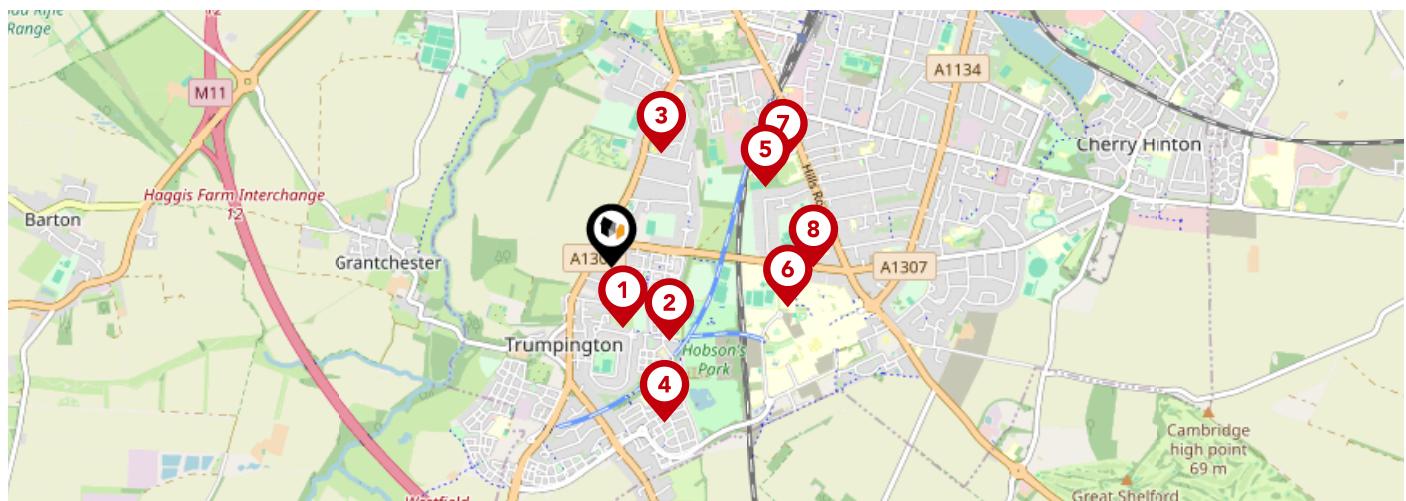


### Nearby Green Belt Land

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

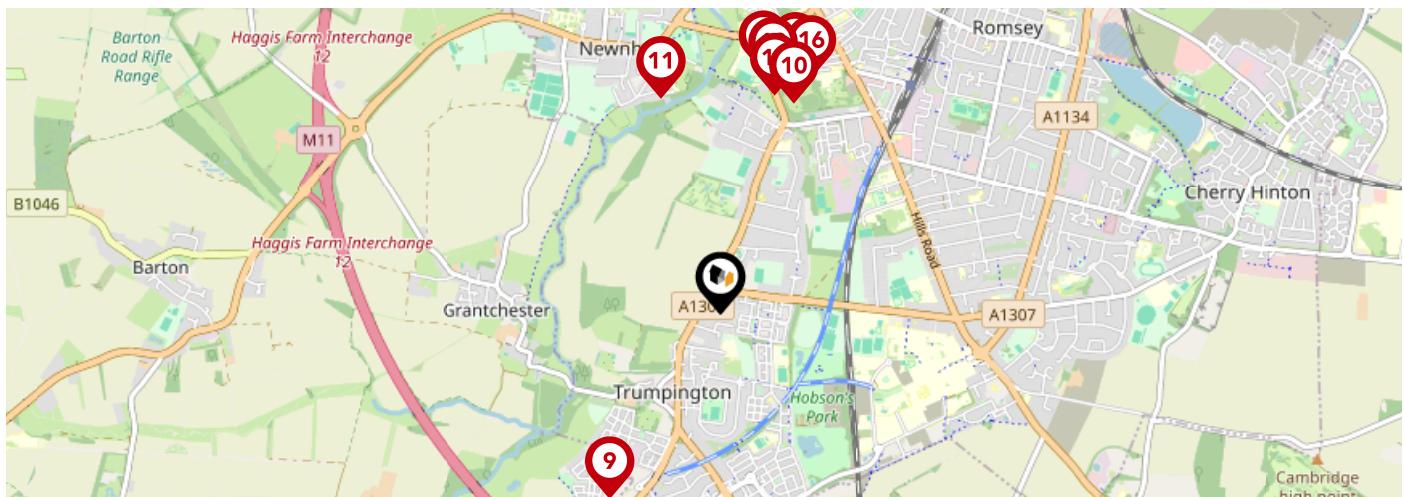
# Area Schools

CC&C



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Fawcett Primary School	Good	423	0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trumpington Community College	Good	491	0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Faith's School	Not Rated	577	0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Park Primary School	Good	403	0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Abbey College Cambridge	Not Rated	466	0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambridge Academy for Science and Technology	Good	431	0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hills Road Sixth Form College	Outstanding	0	0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Perse School	Not Rated	1705	0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

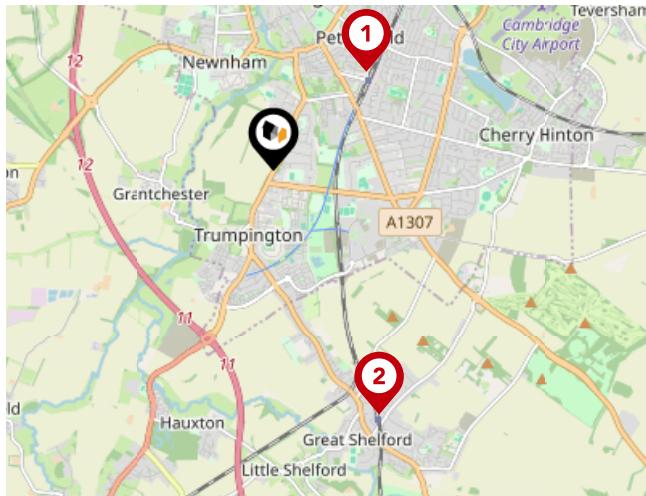


Nursery Primary Secondary College Private

	Trumpington Meadows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 260   Distance:0.98							
	St Mary's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 613   Distance:1.01							
	Newnham Croft Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 229   Distance:1.01							
	Mander Portman Woodward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 211   Distance:1.02							
	Heritage School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 194   Distance:1.1							
	The Leys School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 570   Distance:1.12							
	The Stephen Perse Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated   Pupils: 1668   Distance:1.14							
	St Pauls CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good   Pupils: 161   Distance:1.15							

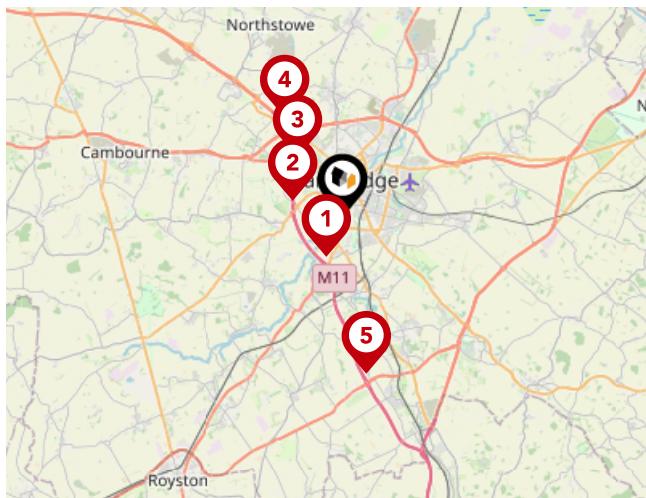
# Area Transport (National)

CC&C



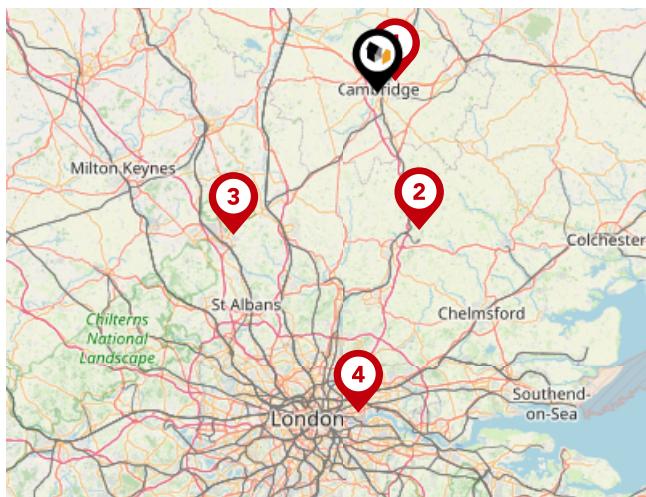
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.24 miles
2	Shelford (Cambs) Rail Station	2.42 miles
3	Cambridge North Rail Station	3.47 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.56 miles
2	M11 J12	1.91 miles
3	M11 J13	2.73 miles
4	M11 J14	4.19 miles
5	M11 J10	5.78 miles

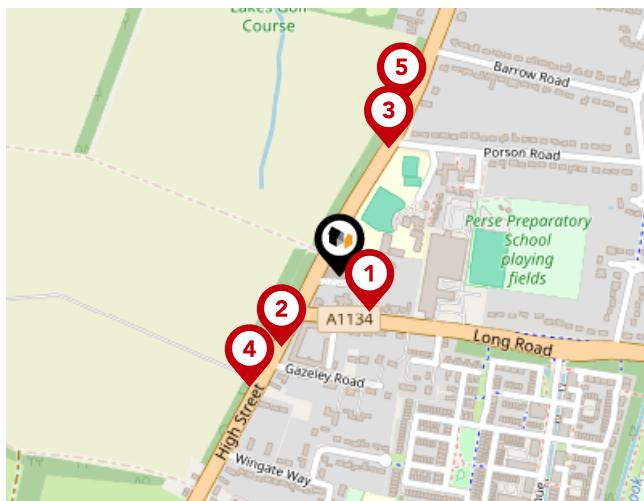


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.98 miles
2	Stansted Airport	21 miles
3	Luton Airport	29.63 miles
4	Silvertown	46.97 miles

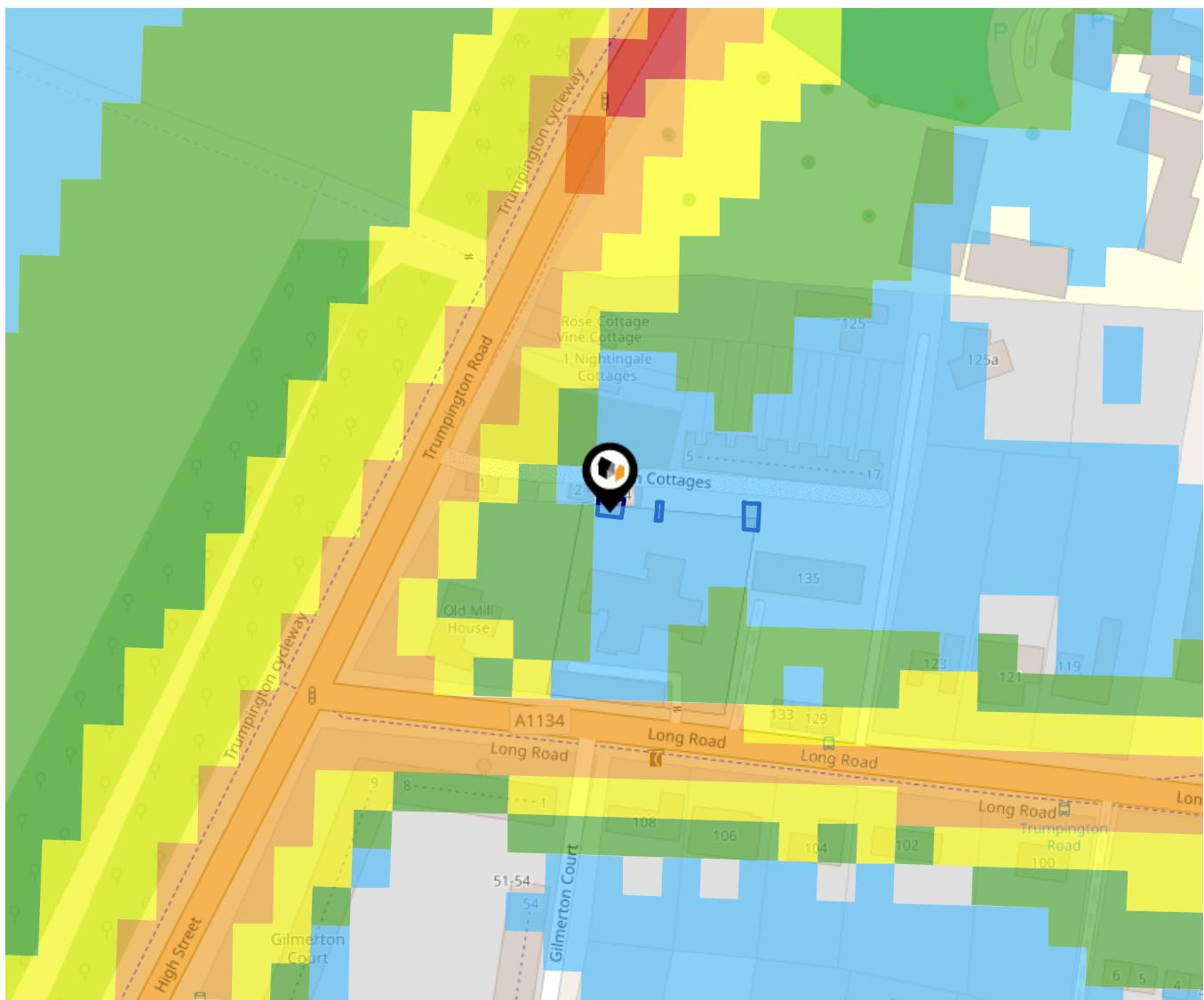
# Area Transport (Local)

CC&C



## Bus Stops/Stations

Pin	Name	Distance
1	Trumpington Road	0.05 miles
2	Gazeley Road	0.1 miles
3	Porson Road	0.16 miles
4	Gazeley Road	0.16 miles
5	Porson Road	0.21 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

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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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