

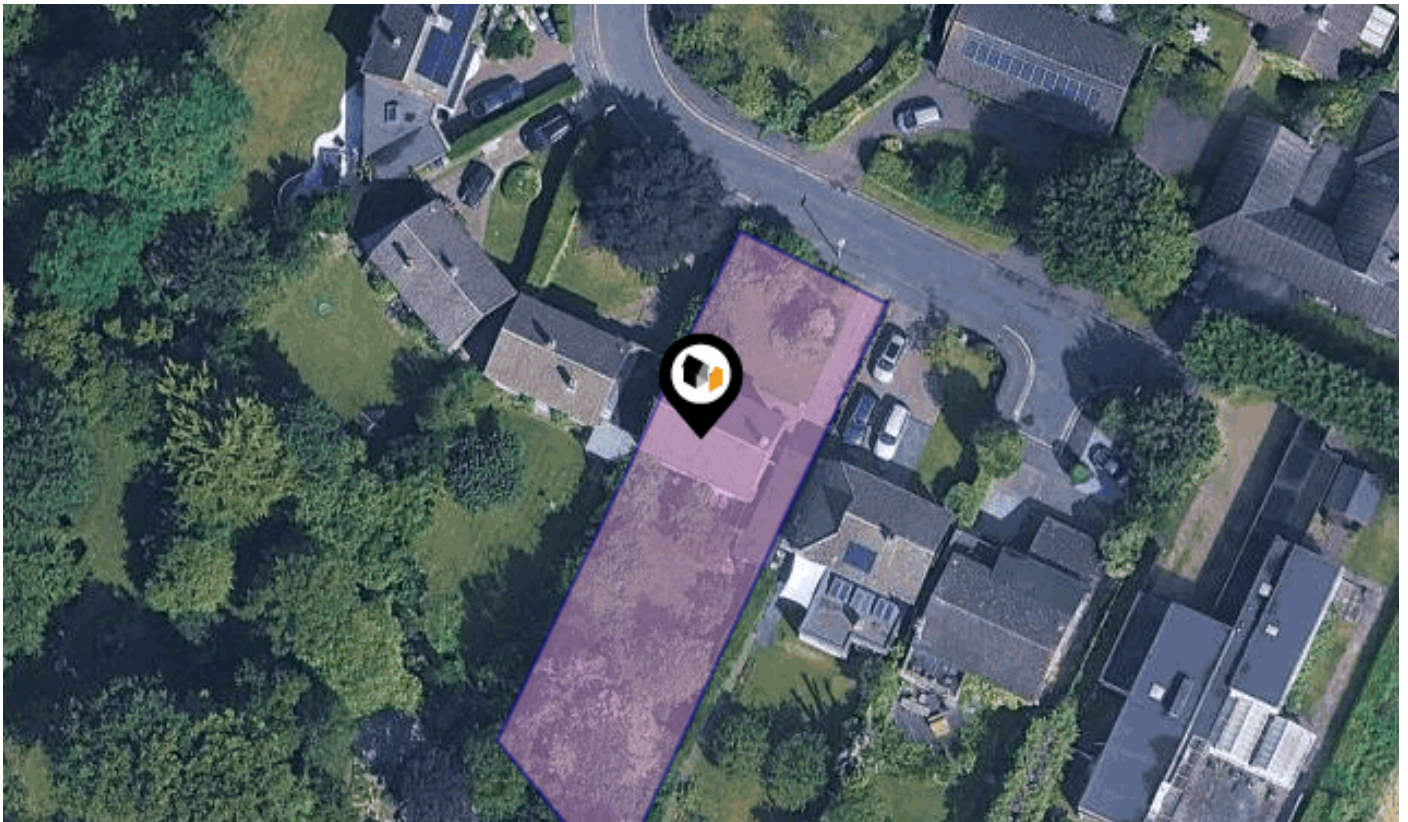


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 06<sup>th</sup> August 2025**



**ALWYNE ROAD, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.17 acres		
Council Tax :	Band F		
Annual Estimate:	£3,402		
Title Number:	CB449909		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	6	48	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: **14 Alwyne Road Cambridge Cambridgeshire CB1 8RR**

Reference - 07/1416/FUL	
Decision:	Decided
Date:	03rd December 2007
Description:	Two storey side extension and single storey front and rear extensions.

Reference - 08/1371/FUL	
Decision:	Decided
Date:	02nd October 2008
Description:	Single storey side and rear extension.

Reference - 08/0420/FUL	
Decision:	Decided
Date:	25th March 2008
Description:	Two storey side & rear extension and single storey side extension to dwelling house.

Planning records for: **3 Alwyne Road Cambridge Cambridgeshire CB1 8RR**

Reference - 12/1185/NMA	
Decision:	Decided
Date:	17th September 2012
Description:	Non material amendment on application 12/0617/FUL for changes to external materials.

Planning records for: **3 Alwyne Road Cambridge CB1 8RR**

Reference - 12/0617/FUL	
Decision:	Decided
Date:	21st May 2012
Description:	First floor side extension and additional driveway

Reference - 13/0897/FUL	
Decision:	Decided
Date:	02nd July 2013
Description:	Additional pitch roof to the approved balcony (12/0617/FUL), repositioning of two windows to front and side, first floor side extension and additional driveway.

Planning records for: **4 Alwyne Road Cambridge Cambridgeshire CB1 8RR**

Reference - 10/0148/CL2PD	
Decision:	-
Date:	04th March 2010
Description:	Certificate of Lawful Development (Section 192) - Proposed ground floor side extension and dormer window to rear elevation.

Reference - 11/0386/FUL	
Decision:	Decided
Date:	27th April 2011
Description:	Raise roof pitch to allow loft conversion.

Planning records for: **8 Alwyne Road Cambridge Cambridgeshire CB1 8RR**

Reference - 14/0940/FUL	
Decision:	Decided
Date:	10th June 2014
Description:	New single storey rear extension, new windows, wider door opening and insulated render to front elevation.

Planning records for: **11 Alwyne Road Cambridge CB1 8RR**

Reference - 21/01112/HFUL	
Decision:	Decided
Date:	11th March 2021
Description:	Single storey side extension



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



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

### Testimonial 2



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

### Testimonial 3



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

### Testimonial 4



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



/cookecurtisco



/cookecurtisco

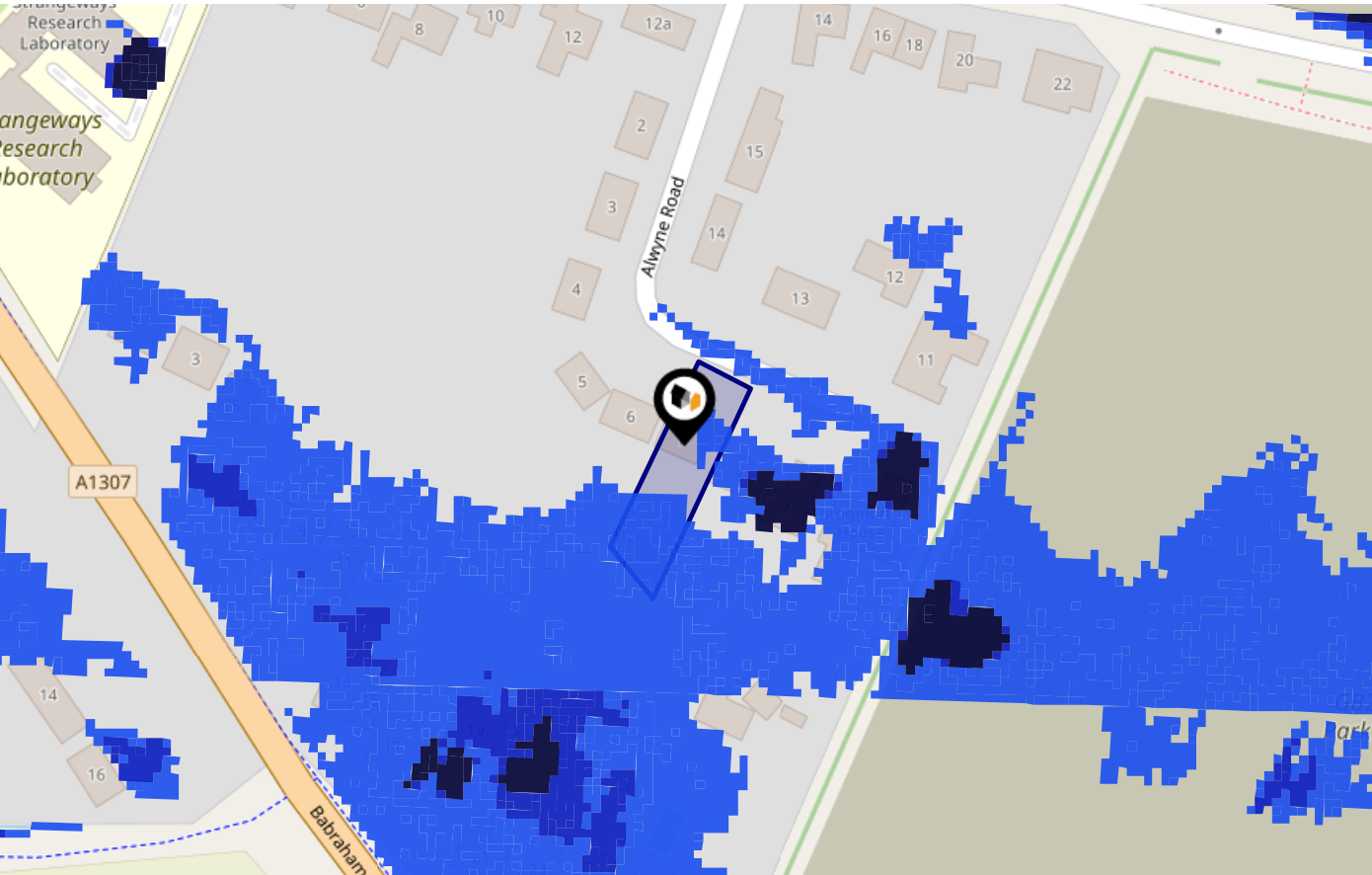


# Flood Risk

## Surface Water - Flood Risk



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

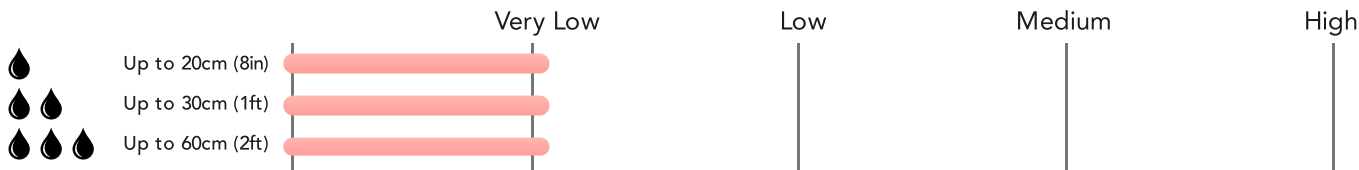


Risk Rating: Very low

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:



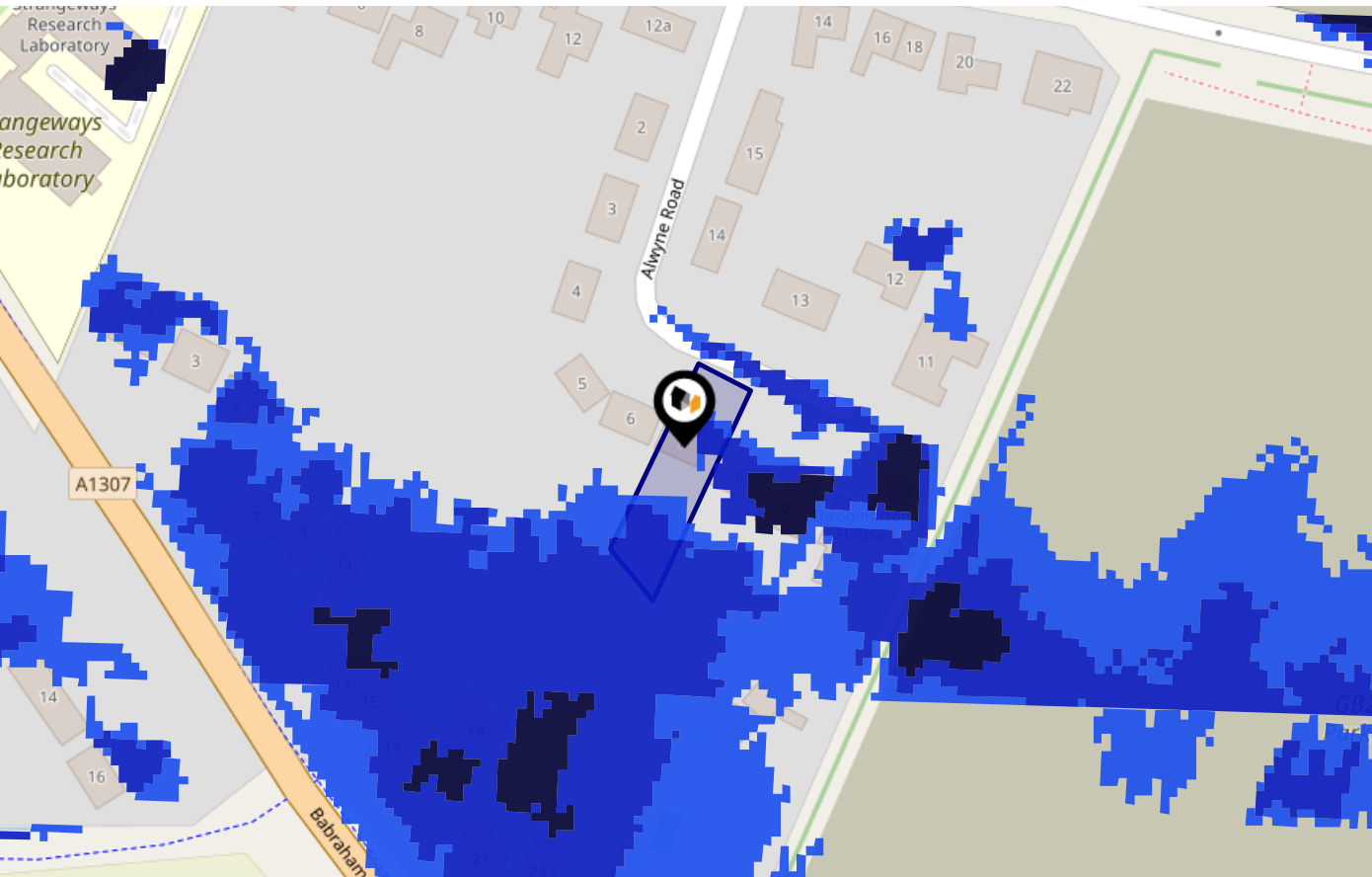


# Flood Risk

## 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.

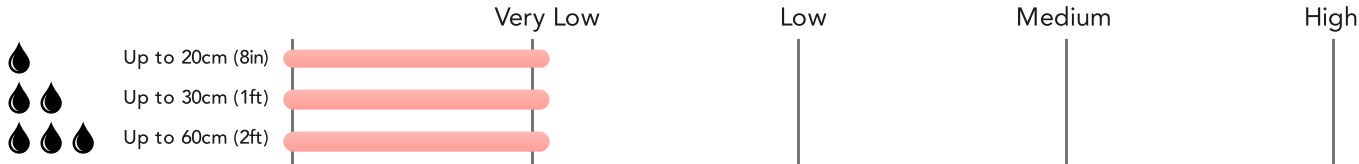


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

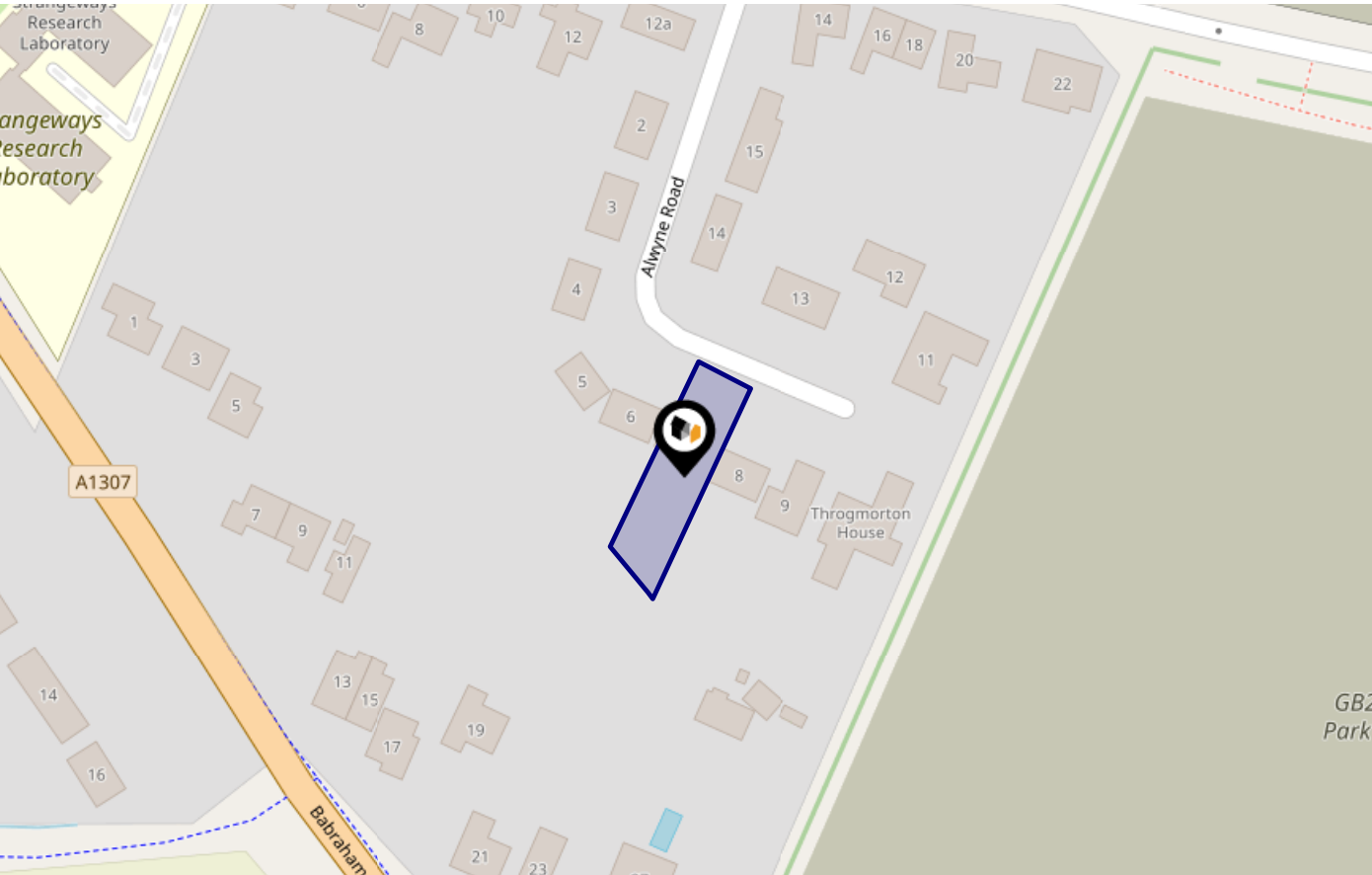


# Flood Risk

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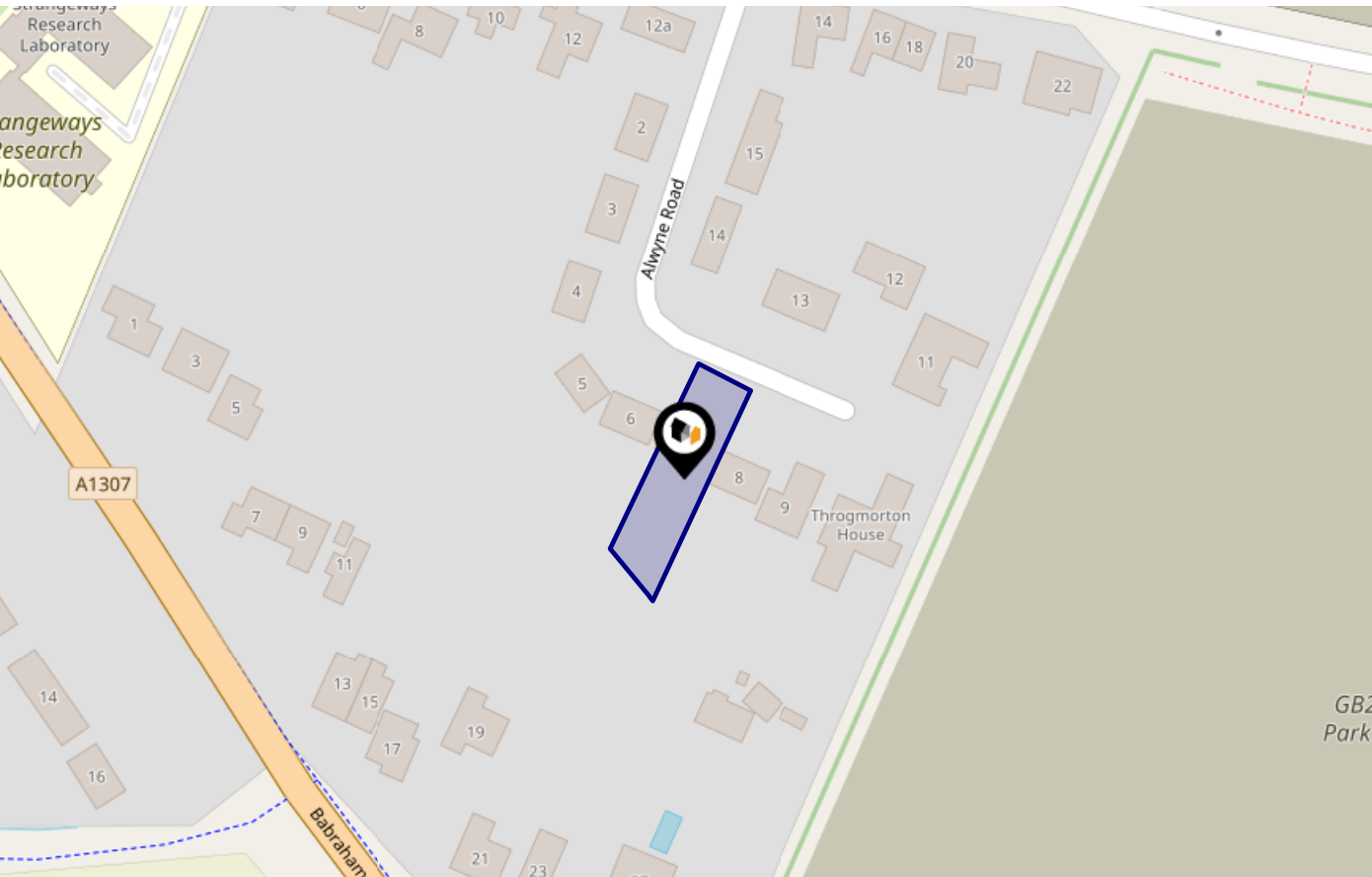
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

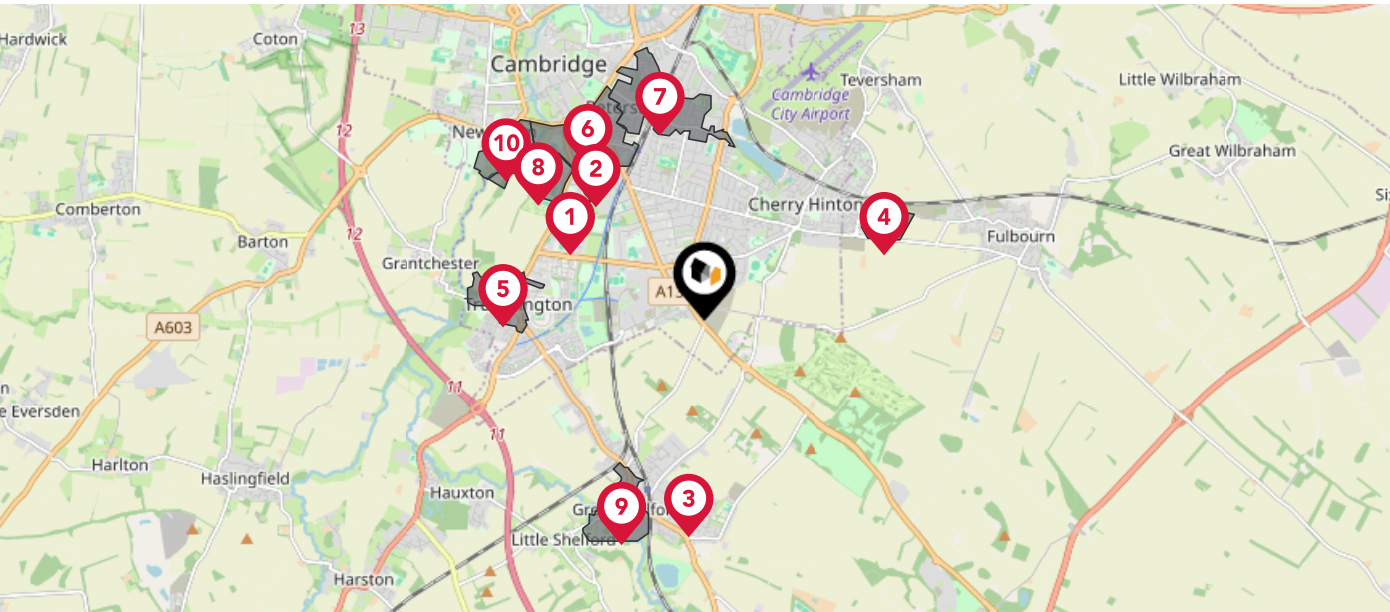


# Maps

## Conservation Areas



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



Nearby Conservation Areas	
1	Barrow Road
2	Brooklands Avenue
3	Stapleford
4	Fulbourn Hospital
5	Trumpington
6	New Town and Glisson Road
7	Mill Road
8	Southacre
9	Great Shelford
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.

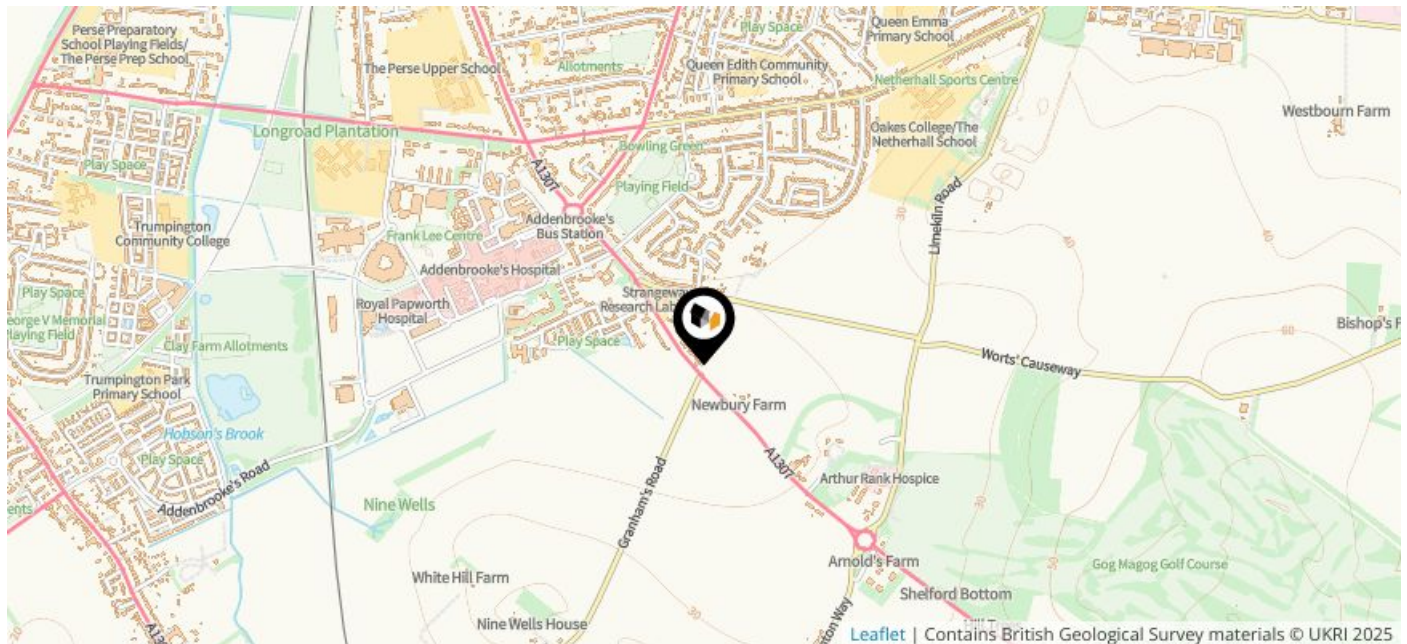


### Nearby Landfill Sites

1	Hill Trees-Stapleford	Historic Landfill	
2	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Sindalls-Sawston	Historic Landfill	
8	Home Farm-Babraham	Historic Landfill	
9	Home Farm-Babraham	Historic Landfill	
10	Home Farm-Babraham	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



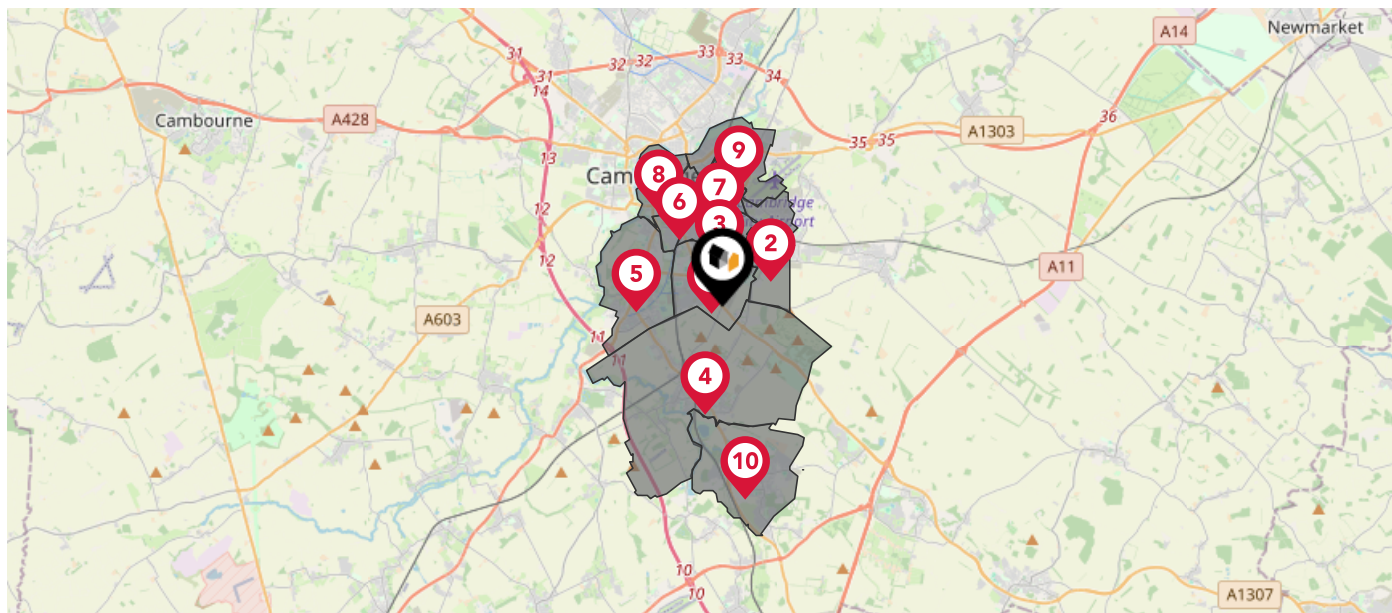
## Mine Entry

- ✕ 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

1

Queen Edith's Ward

2

Cherry Hinton Ward

3

Coleridge Ward

4

Shelford Ward

5

Trumpington Ward

6

Petersfield Ward

7

Romsey Ward

8

Market Ward

9

Abbey Ward

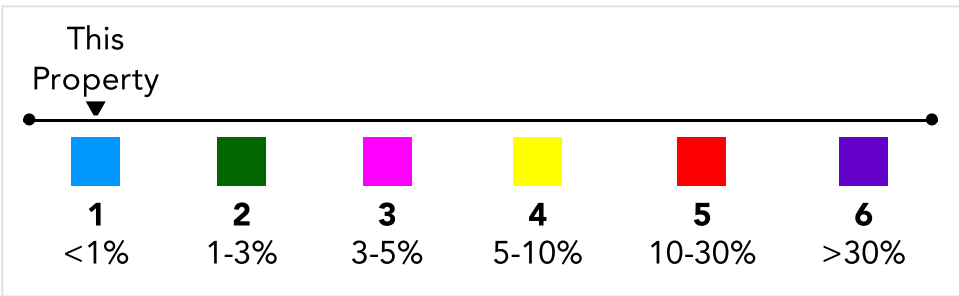
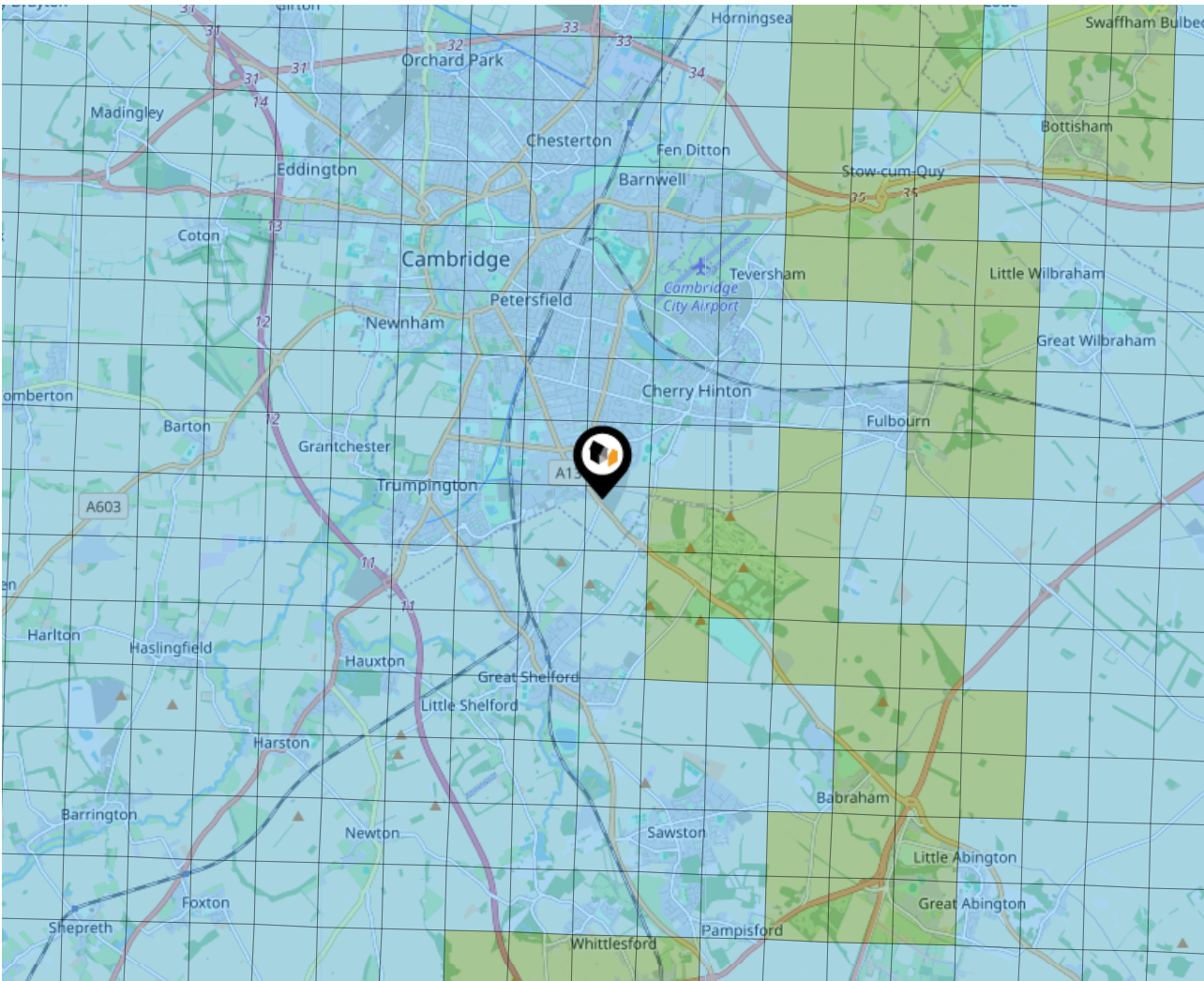
10

Sawston Ward



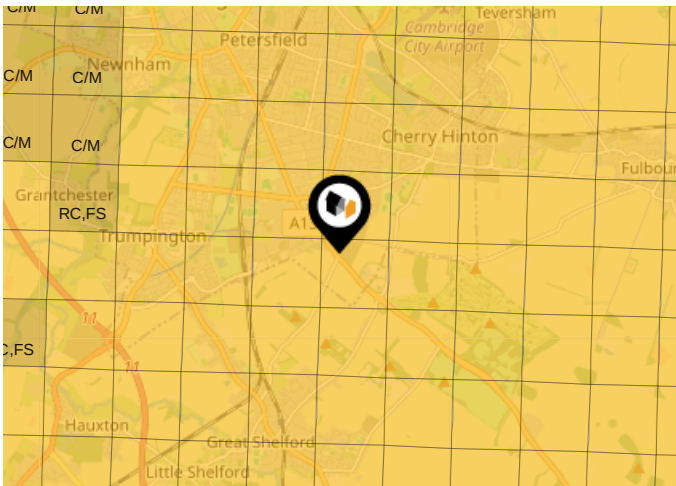
### What is Radon?

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)

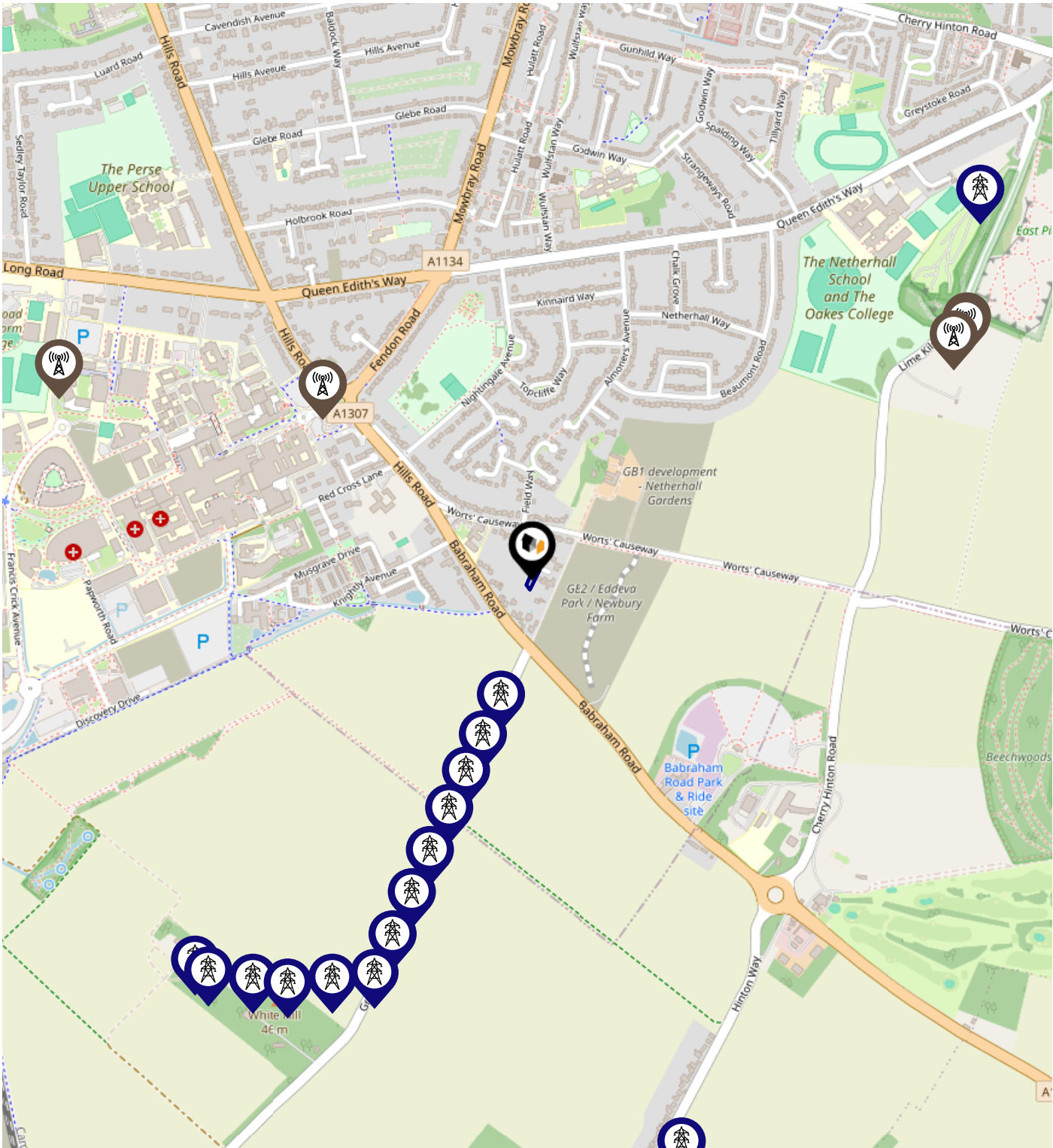
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		





## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area Masts & Pylons

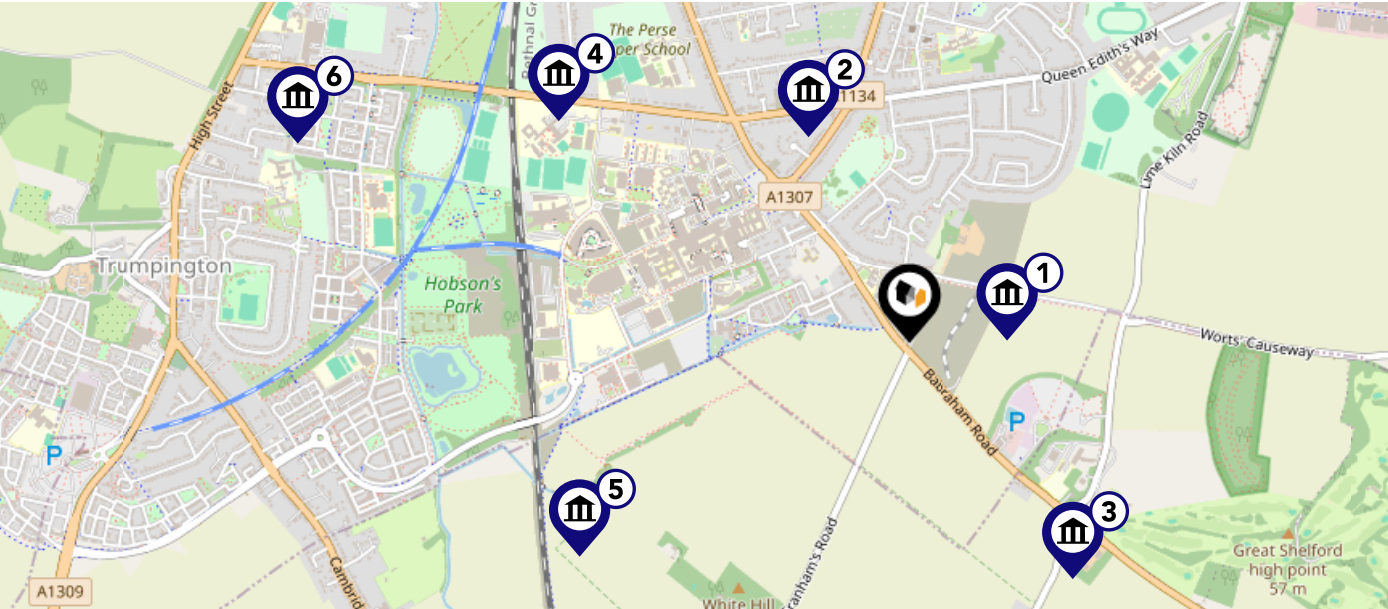








**Key:**

-  Power Pylons
-  Communication Masts

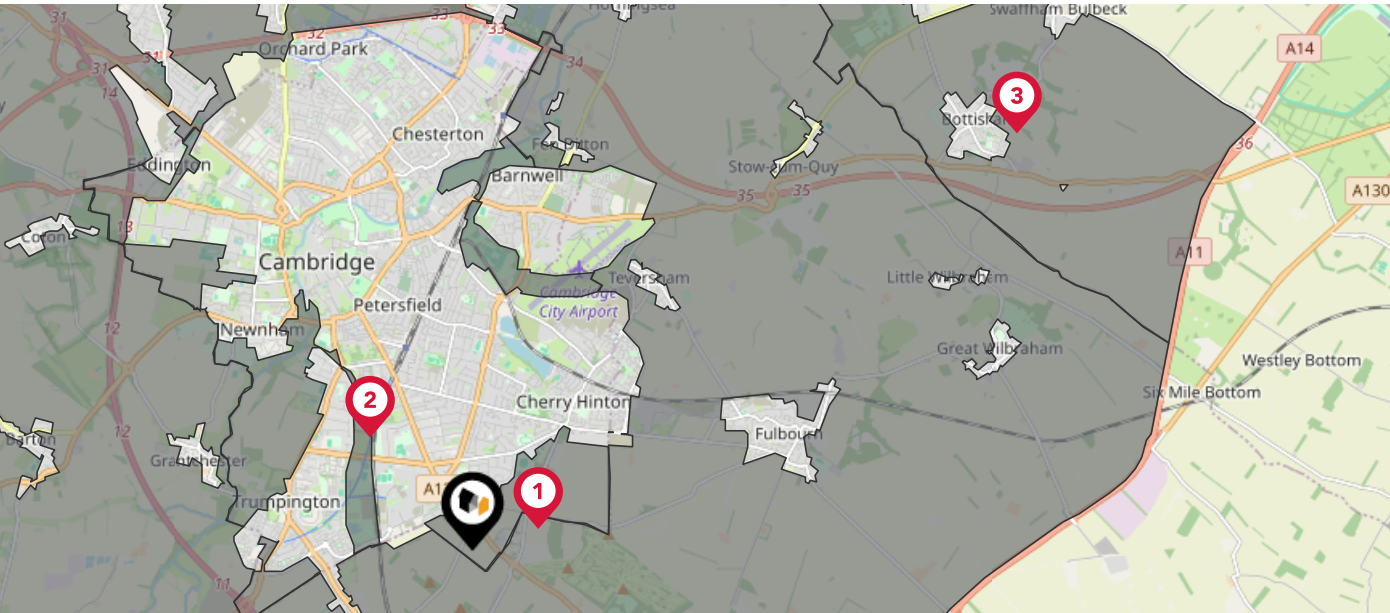


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

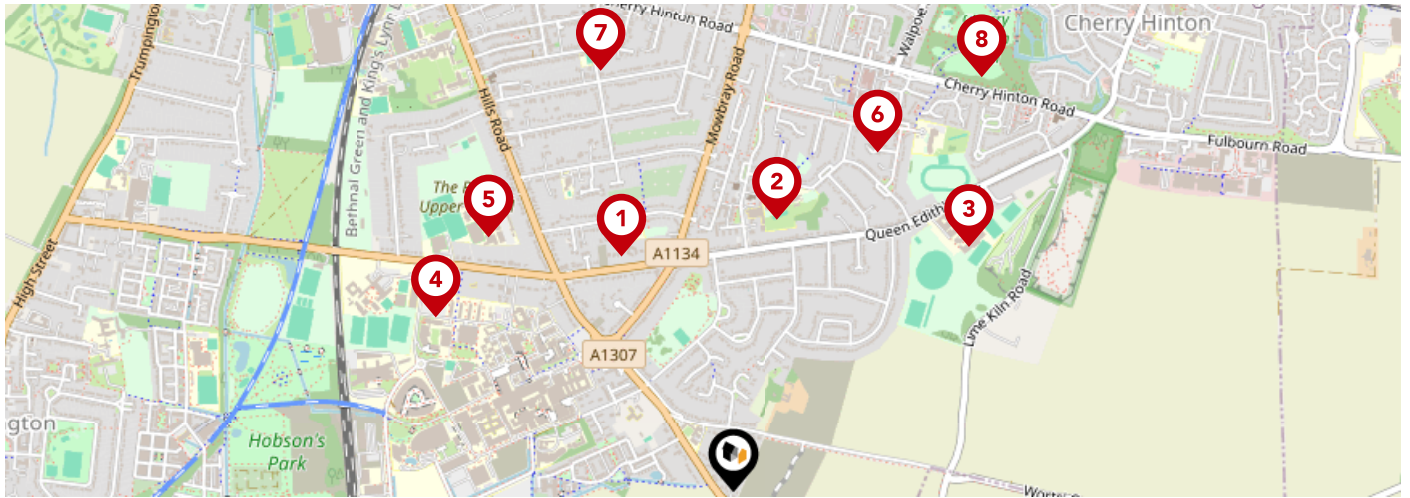


Listed Buildings in the local district		Grade	Distance
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.2 miles
	1268343 - The Sun House	Grade II	0.5 miles
	1331051 - Thatched Cottage	Grade II	0.7 miles
	1246641 - Alcantara	Grade II	0.9 miles
	1127825 - Nine Wells Monument	Grade II	0.9 miles
	1235122 - Clay Farmhouse	Grade II	1.4 miles

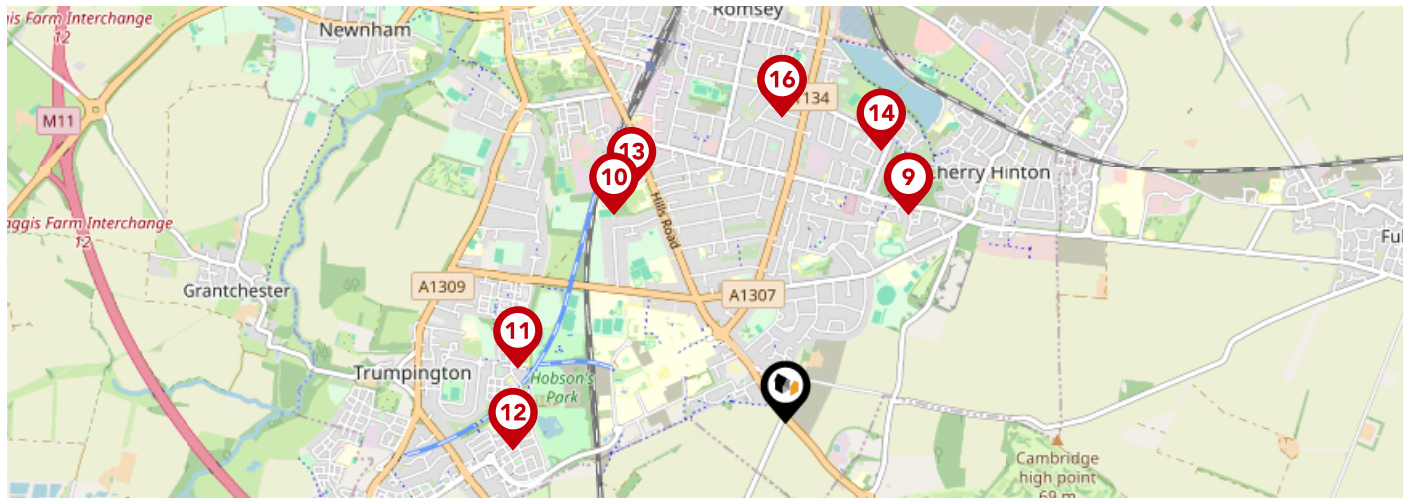
This map displays nearby areas that have been designated as Green Belt...











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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

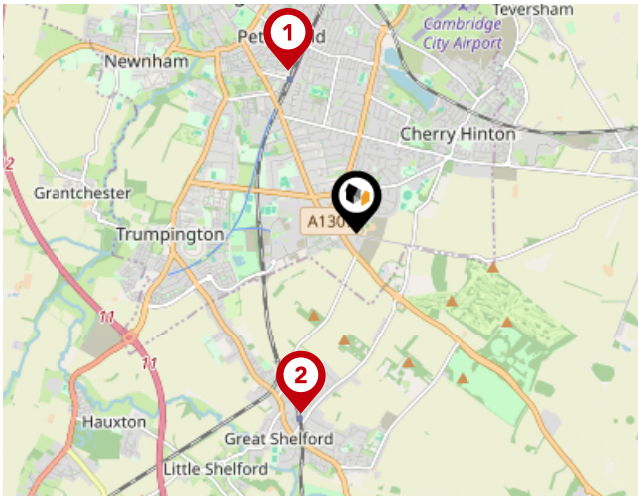


		Nursery	Primary	Secondary	College	Private
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



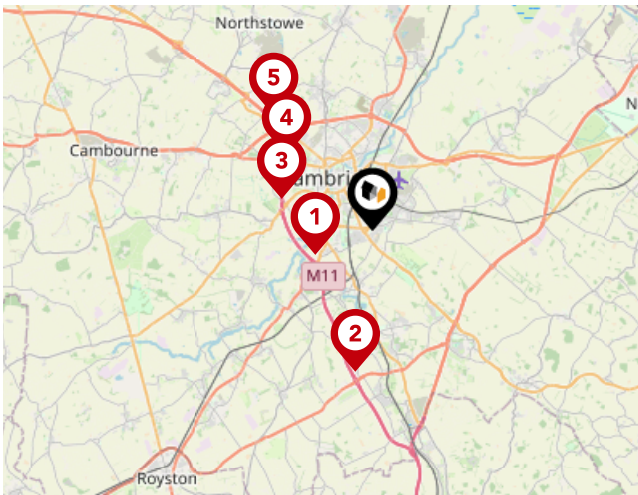
# Area

## Transport (National)



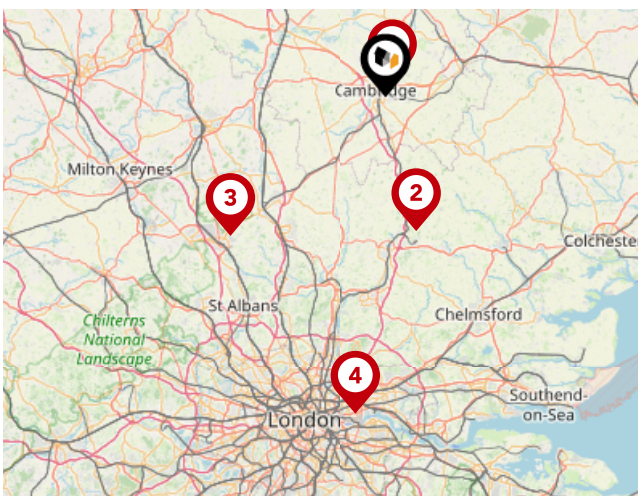
### National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	1.62 miles
	Shelford (Cambs) Rail Station	1.71 miles
	Cambridge North Rail Station	3.59 miles



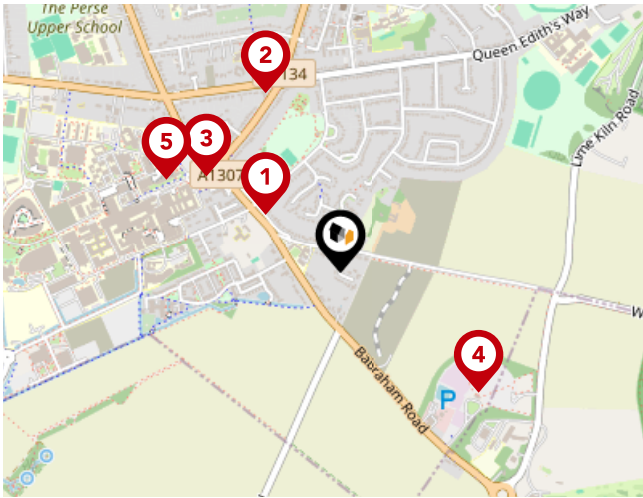
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	2.24 miles
	M11 J10	5.16 miles
	M11 J12	3.5 miles
	M11 J13	4.17 miles
	M11 J14	5.53 miles



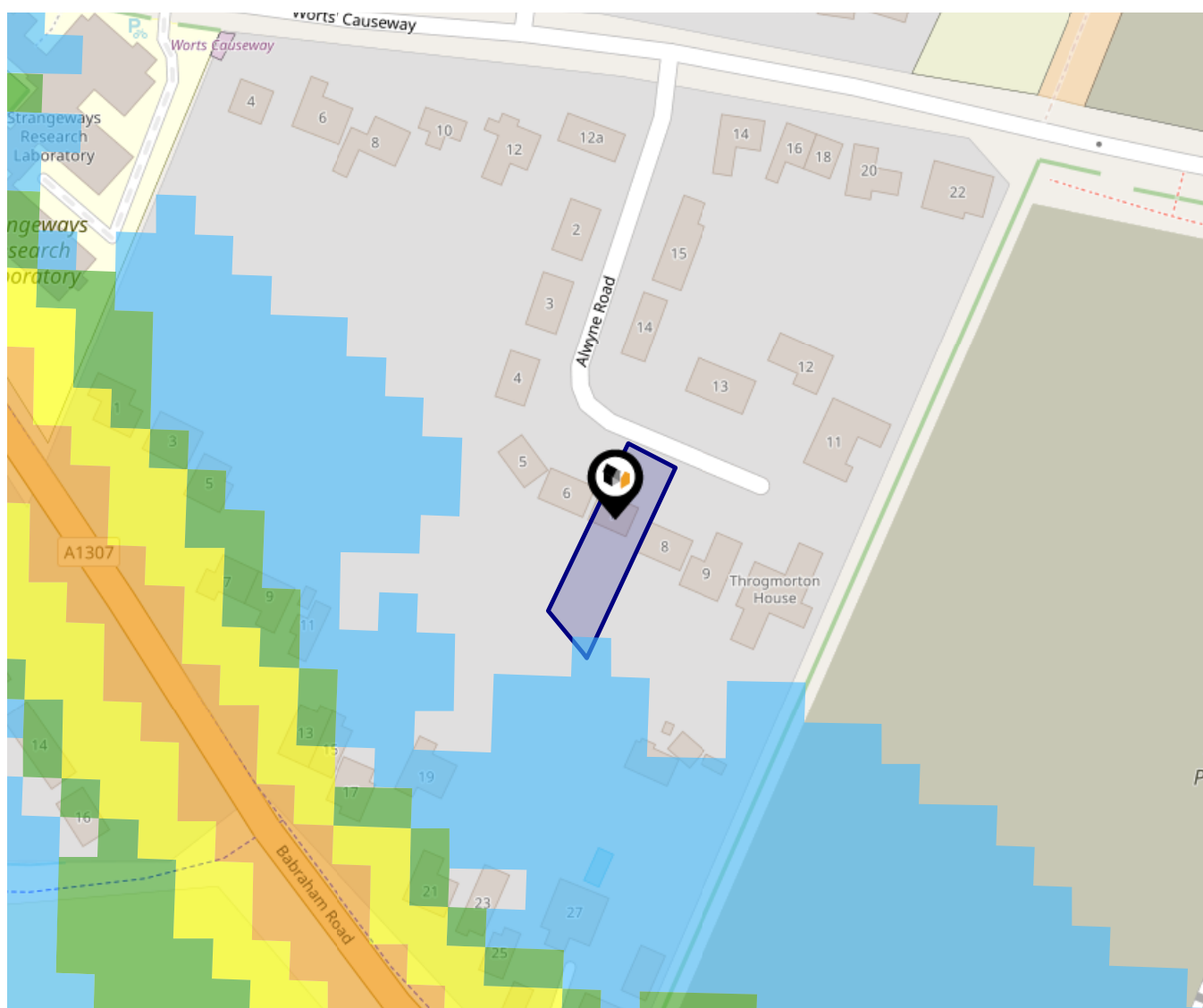
### Airports/Helipads

Pin	Name	Distance
	Cambridge	2.49 miles
	Stansted Airport	20.05 miles
	Luton Airport	30.31 miles
	Silvertown	46.5 miles



Bus Stops/Stations

Pin	Name	Distance
1	Red Cross Lane	0.22 miles
2	Fendon Close	0.44 miles
3	Hospital Bus Station	0.38 miles
4	Babraham Road Park-and-Ride	0.41 miles
5	Hospital Outpatients	0.45 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Cooke Curtis & Co

## Data Quality

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



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