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MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th November 2025



HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk



Freehold Title Plan



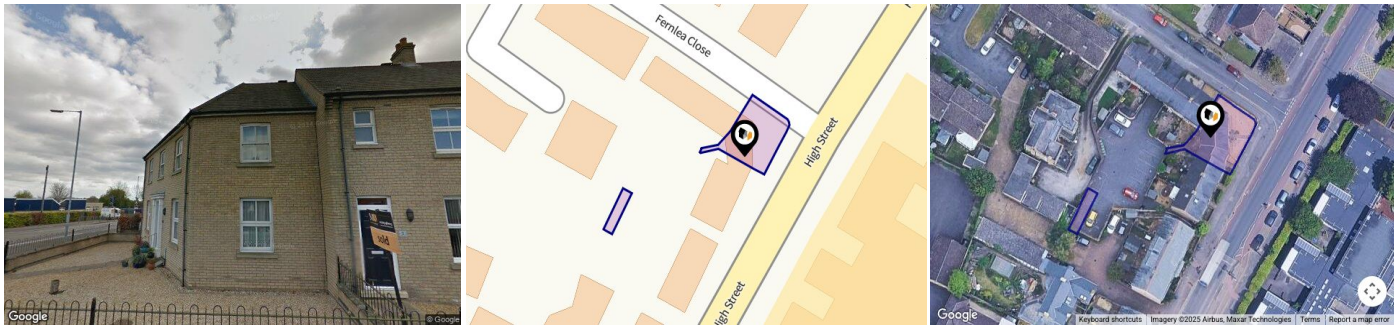
CB202806

Leasehold Title Plan



CB202368

Start Date: 20/02/1997
End Date: 21/02/2122
Lease Term: 125 years from 21 February 1997
Term Remaining: 96 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	20/02/1997
Floor Area:	624 ft ² / 58 m ²	End Date:	21/02/2122
Plot Area:	0.06 acres	Lease Term:	125 years from 21 February 1997
Year Built :	1997	Term Remaining:	96 years
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB202368		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Former Five Bells Public House 143 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9LN**

Reference - 11/0264/FUL	
Decision:	Decided
Date:	01st April 2011
Description:	Planning permission for the development of six terraced dwellings and associated works.

Planning records for: **147 High Street Cherry Hinton Cambridge CB1 9LN**

Reference - 24/00538/PRIOR	
Decision:	Awaiting decision
Date:	14th February 2024
Description:	Prior approval for the Demolition and removal of buildings and above ground level structures and the erection of fencing and hoarding and site strip.

Reference - 23/02033/FUL	
Decision:	Decided
Date:	26th May 2023
Description:	Erection of a single storey dwelling, loft and side extensions to existing building to form additional flat.

Reference - 22/05046/FUL	
Decision:	Decided
Date:	18th November 2022
Description:	Erection of 2 no. semi-detached dwellings and loft and side extensions to existing building to form additional flat.

Planning records for: *147 High Street Cherry Hinton Cambridge CB1 9LN*

Reference - 23/02033/CONDB
Decision: Decided
Date: 11th July 2024
Description: Submission of details required by conditions 3 (Biodiversity Net Gain (BNG) Plan), 4 (Foul Water Drainage Scheme), 5(Surface Water Drainage Scheme) and 16 (Hard and Soft Landscaping Scheme) of planning permission 23/02033/FUL
Reference - 12/1114/FUL
Decision: Decided
Date: 04th September 2012
Description: Provision of new timber shed in rear garden for storage of items relating to our client's business
Reference - 21/03556/FUL
Decision: Withdrawn
Date: 02nd August 2021
Description: Erection of 7 No. residential units, comprising 3 No. terraced units and 4 No. flats, following the demolition of the existing building and timber sheds.
Reference - 23/02033/CONDA
Decision: Awaiting decision
Date: 14th February 2024
Description: Submission of details required by condition 3 (Biodiversity Net Gain (BNG) Plan), 6 (Noise Insulation Scheme), 7 (Contractor's Parking Plan), 8 (Carbon Reduction Statement), 9 (Water Efficiency Specification), 10 (Ecological Enhancement Scheme), 14 (Piling Method Statement) and 16 (Hard and Soft Landscaping Scheme) of planning permission 23/02033/FUL

Planning records for: *157 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9LN*

Reference - 23/03578/HFUL	
Decision:	Decided
Date:	19th September 2023
Description:	Single storey rear annexe replacing an existing outbuilding.

Reference - 11/0805/FUL	
Decision:	Decided
Date:	08th July 2011
Description:	Single storey rear extension.

Planning records for: *175 High Street Cherry Hinton Cambridge CB1 9LN*

Reference - 21/02536/HFUL	
Decision:	Decided
Date:	01st June 2021
Description:	Single storey annexe to replace the existing rear garage.

Planning records for: *177 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9LN*

Reference - 05/0239/FUL	
Decision:	Decided
Date:	28th February 2005
Description:	Erection of 1no. 3 bed dwellinghouse to land adjacent to 177 High Street, Cherry Hinton.

Planning records for: *177 High Street Cherry Hinton Cambridge Cambridgeshire CB1 9LN*

Reference - 06/0343/FUL	
Decision:	Withdrawn
Date:	10th April 2006
Description:	Erection of 2 flats (adjoining existing dwelling at 177 High Street).

Reference - 06/0598/FUL	
Decision:	Decided
Date:	02nd June 2006
Description:	Erection of 2 flats (adjoining existing dwelling at 177 High Street).

Planning records for: *145 High Street Cherry Hinton Cambridge CB1 9LN*

Reference - 16/1802/CL2PD	
Decision:	Withdrawn
Date:	10th October 2016
Description:	Application for a Certificate of Lawfulness under section 192 for loft conversion incorporating rooflights.

Reference - 16/2086/FUL	
Decision:	Decided
Date:	28th November 2016
Description:	Loft conversion

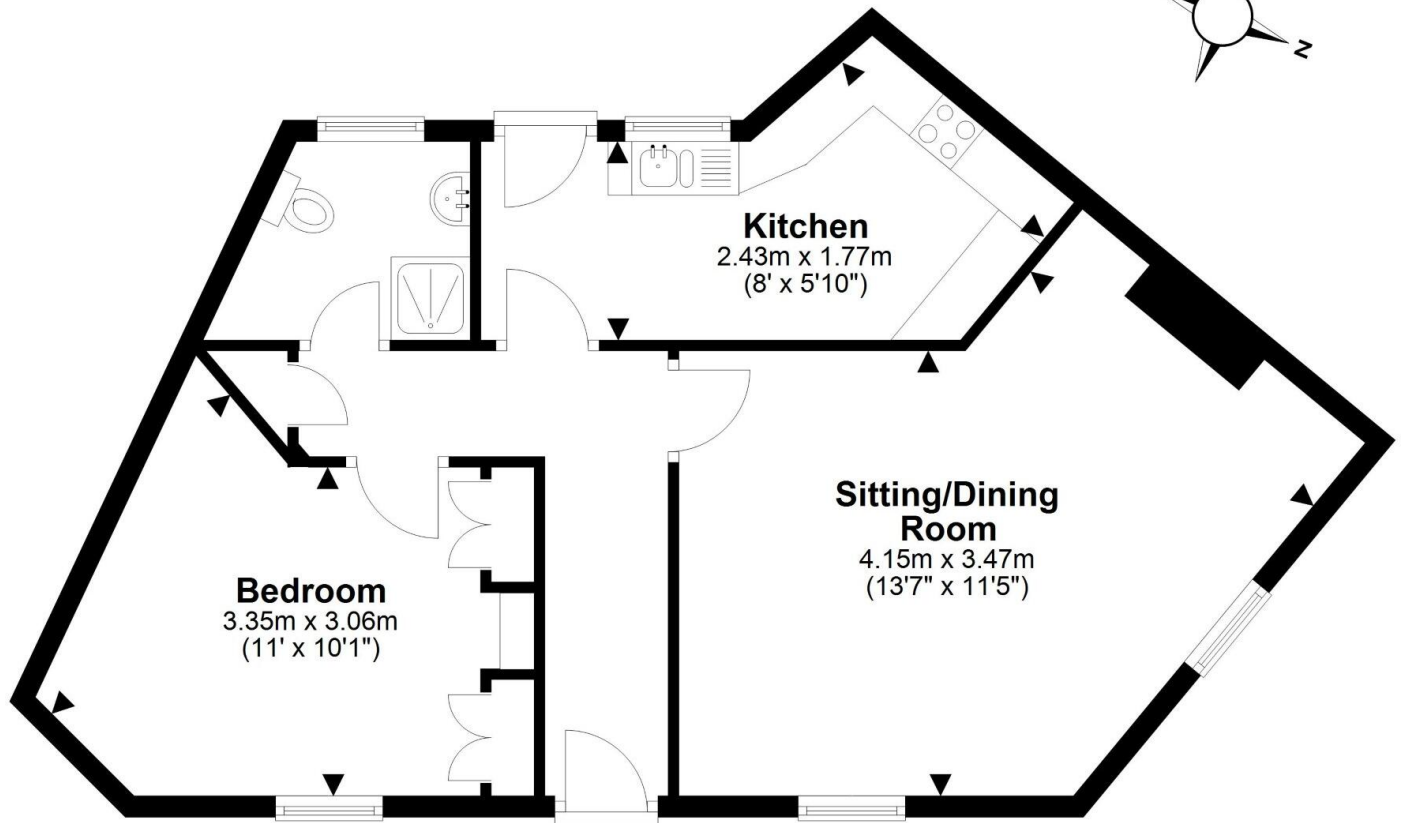
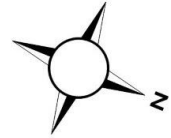




HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1

Ground Floor

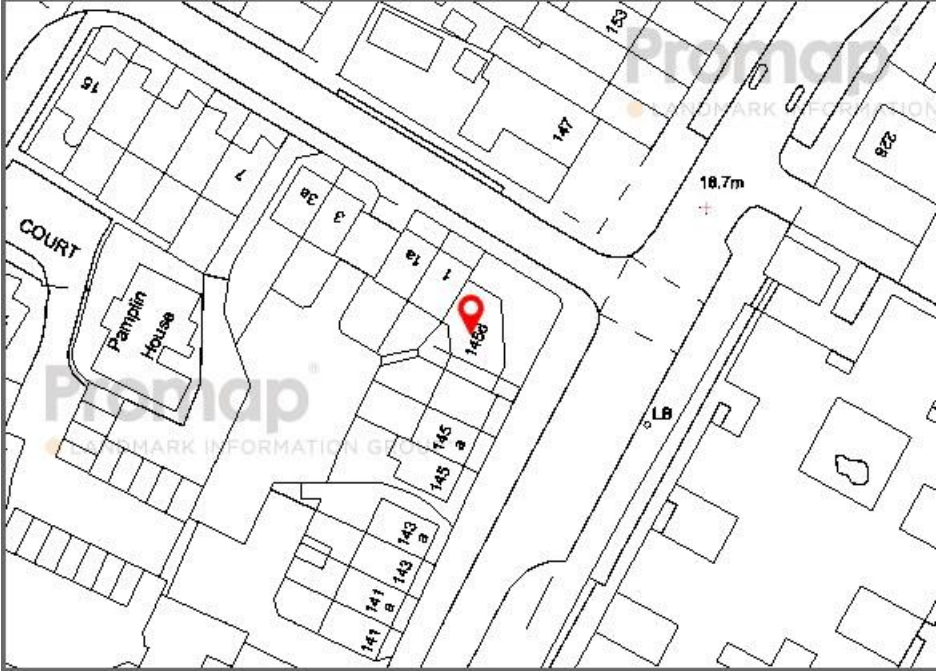
Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 60.8 sq. metres (654.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

HIGH STREET, CHERRY HINTON, CAMBRIDGE, CB1



Cherry Hinton, CAMBRIDGE, CB1

Energy rating

C

Valid until 20.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Very poor
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	58 m ²

Construction Type

Brick

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas combi boiler

Water Supply

Anglian Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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

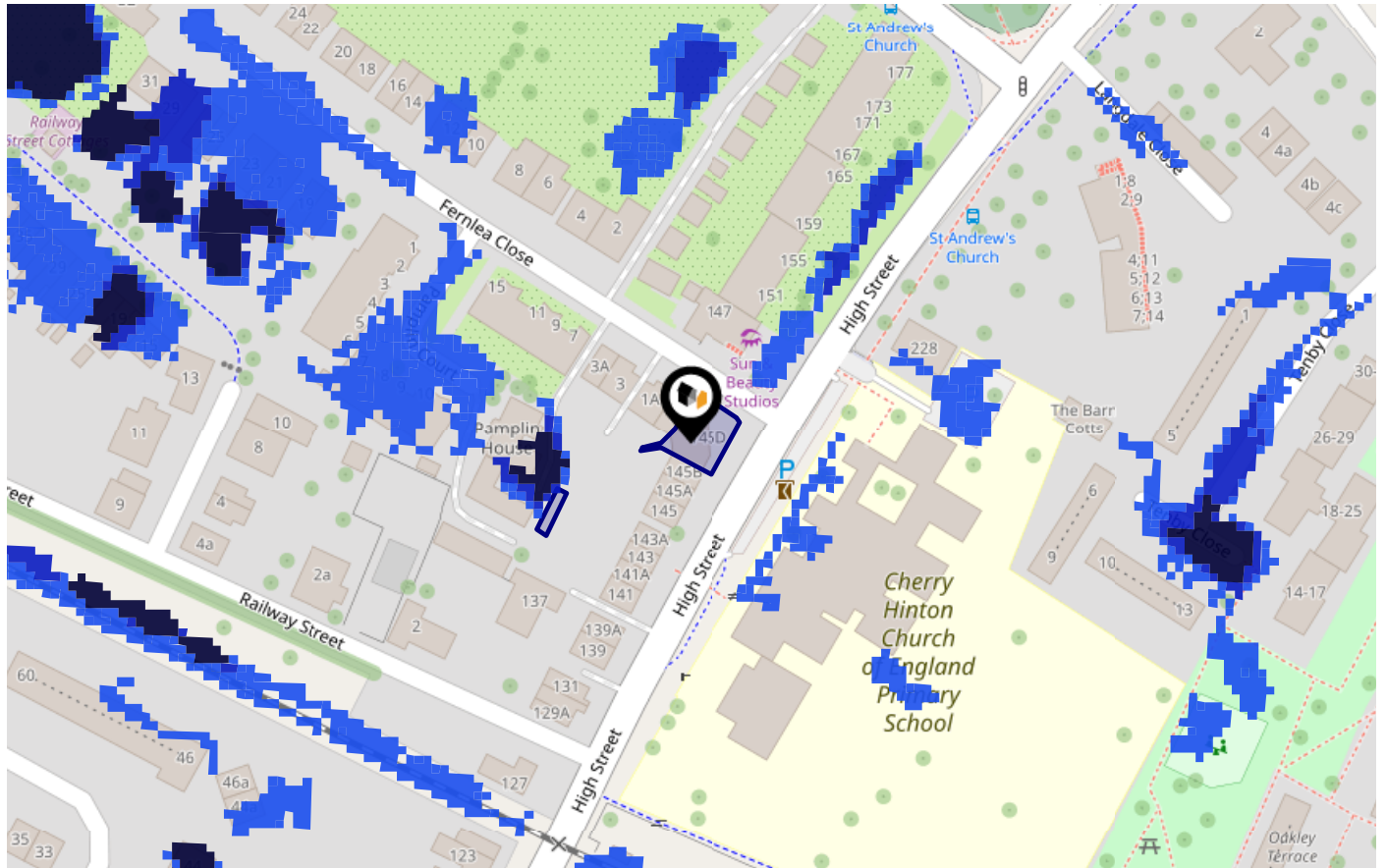


Flood Risk

Surface Water - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

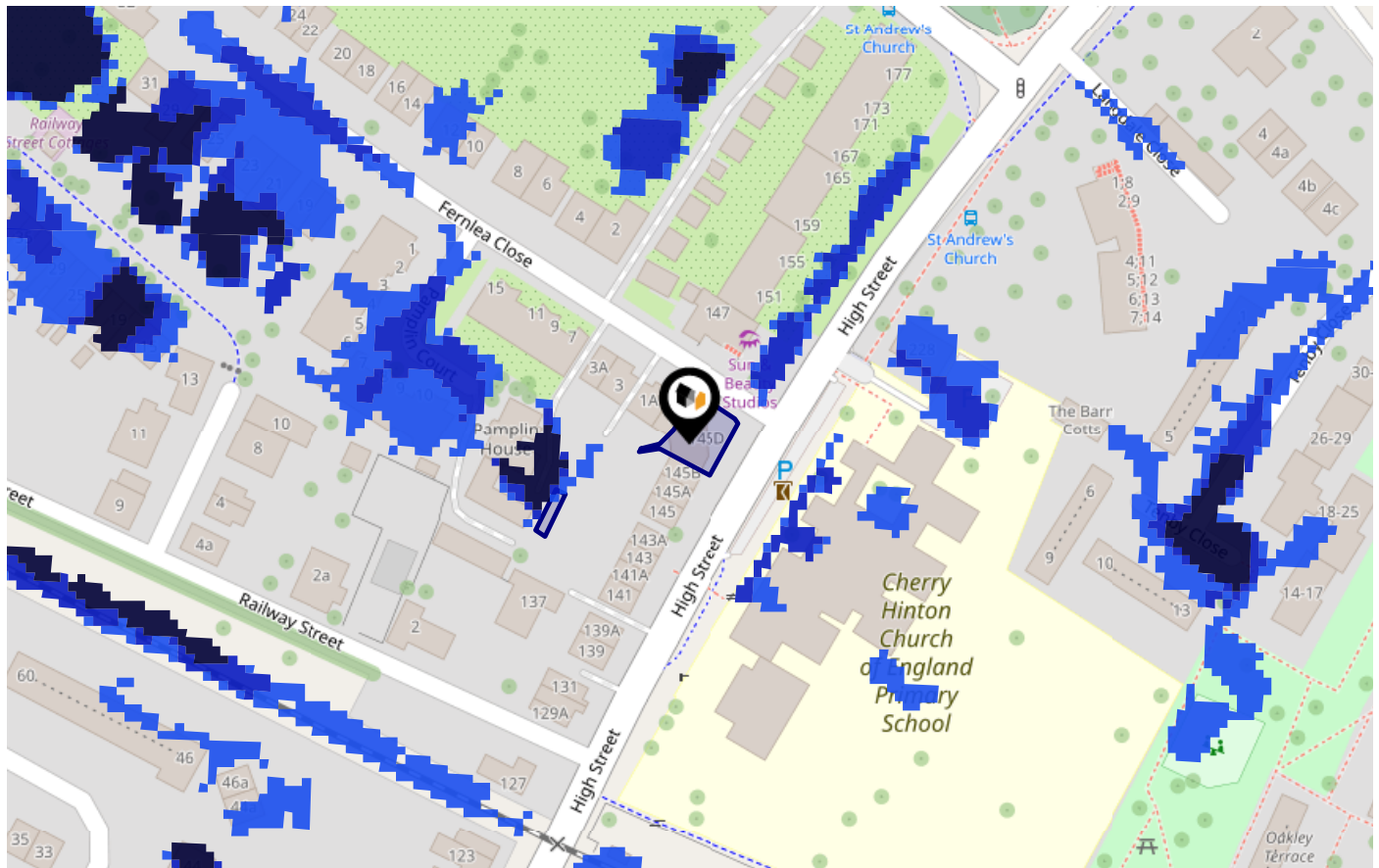


Flood Risk

Surface Water - Climate Change



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



Risk Rating: Very low

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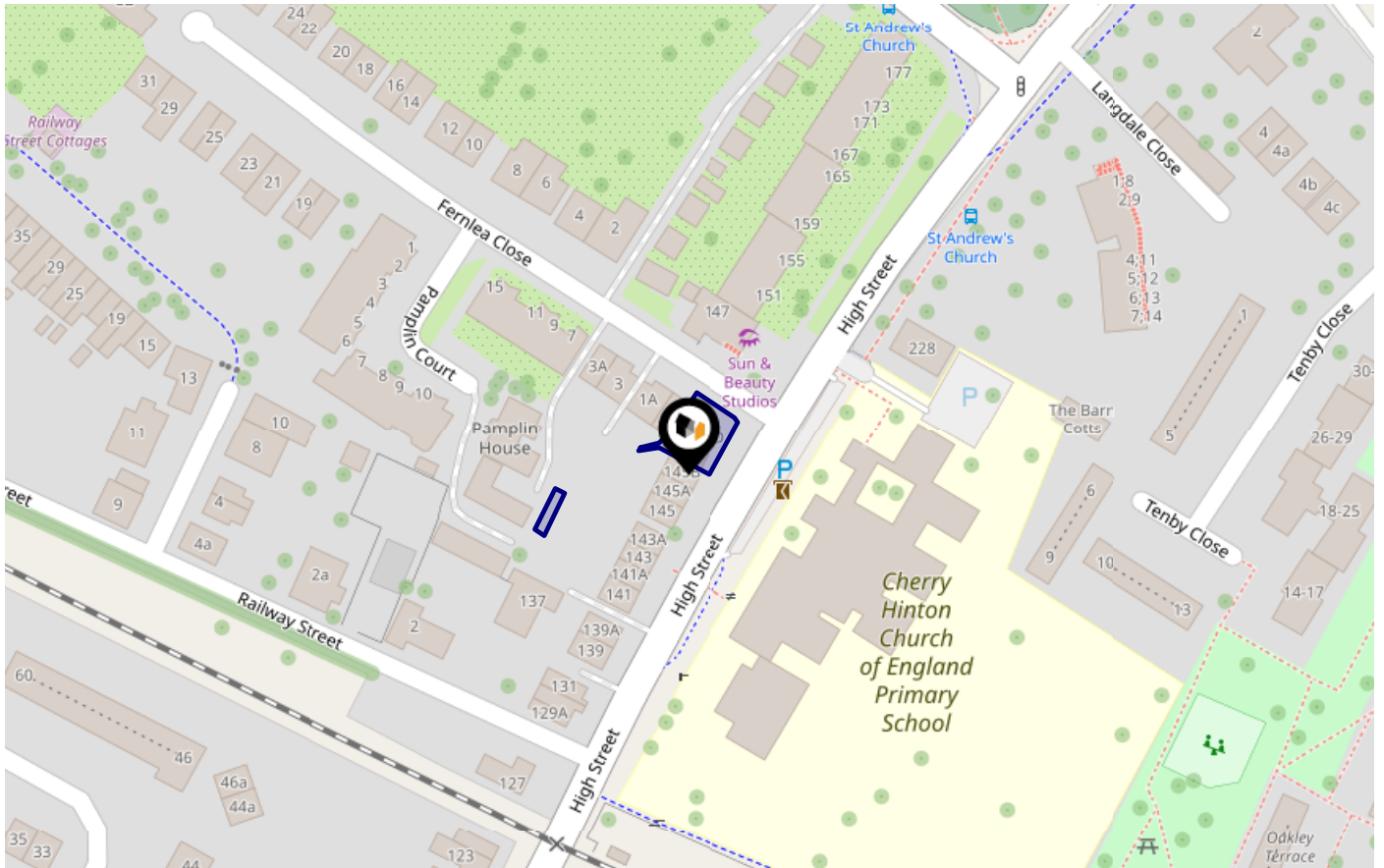


Flood Risk

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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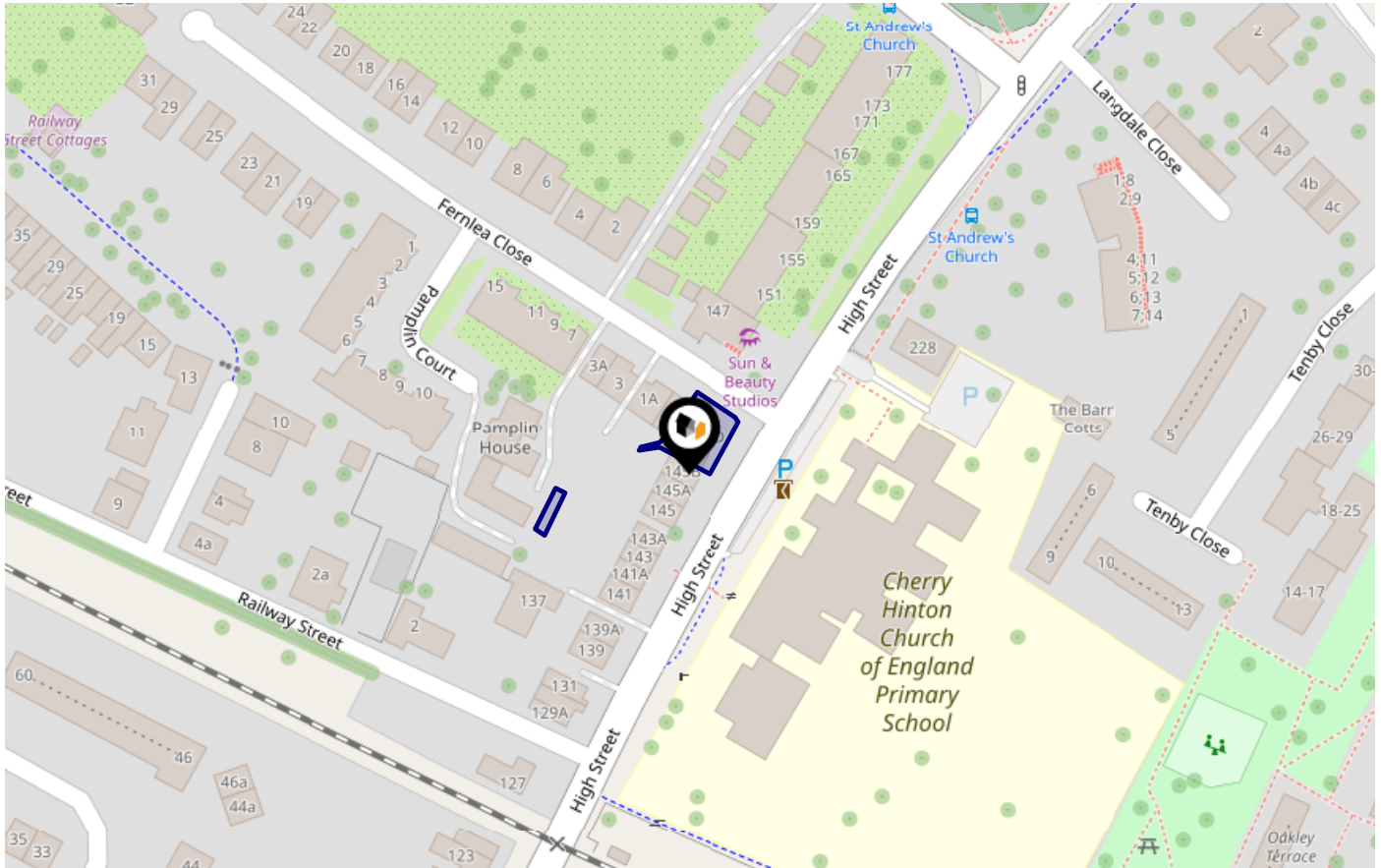


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: Very low

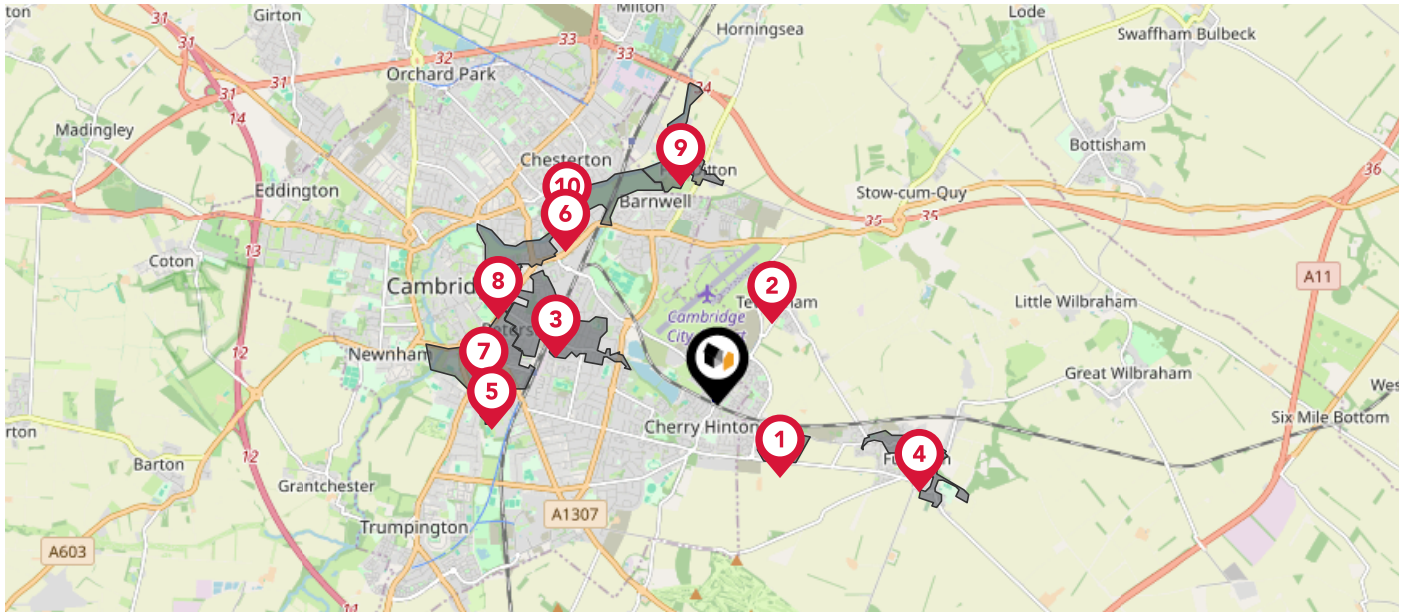
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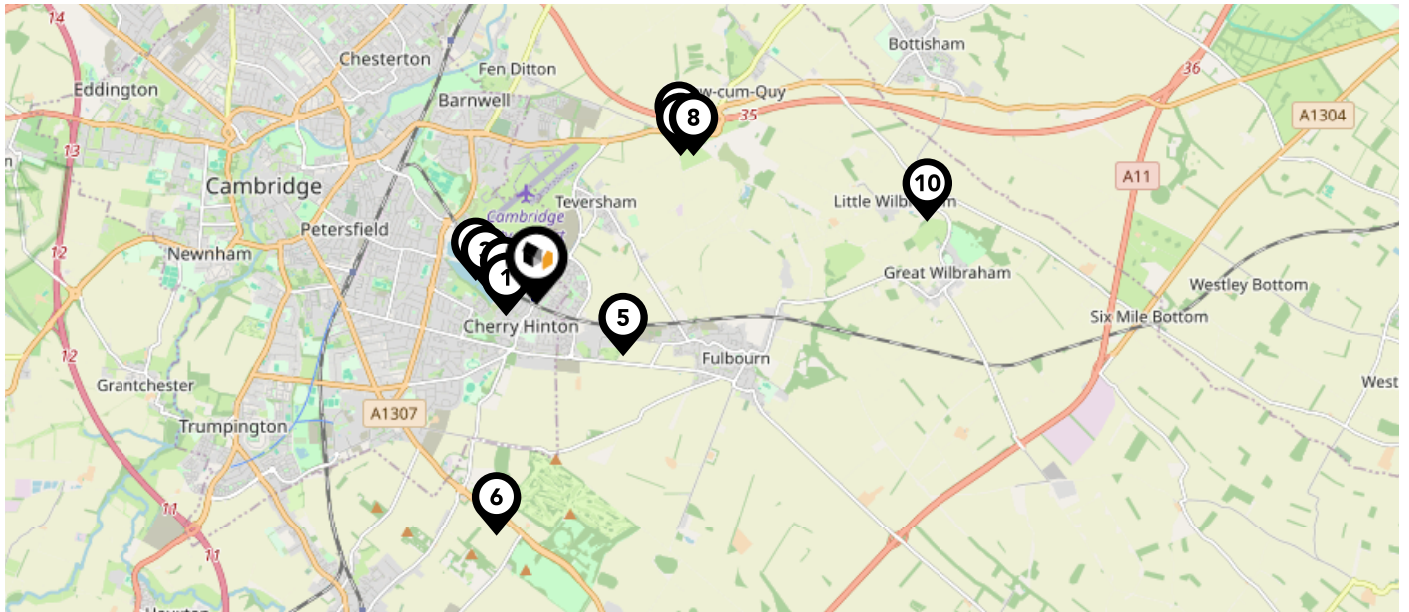
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Fulbourn Hospital
- 2 Teversham
- 3 Mill Road
- 4 Fulbourn
- 5 Brooklands Avenue
- 6 Riverside and Stourbridge Common
- 7 New Town and Glisson Road
- 8 The Kite
- 9 Fen Ditton
- 10 Ferry Lane

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	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
2	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
6	Hill Trees-Stapleford	Historic Landfill
7	Quy Bridge-Quy	Historic Landfill
8	EA/EPR/NP3790NX/A001	Active Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



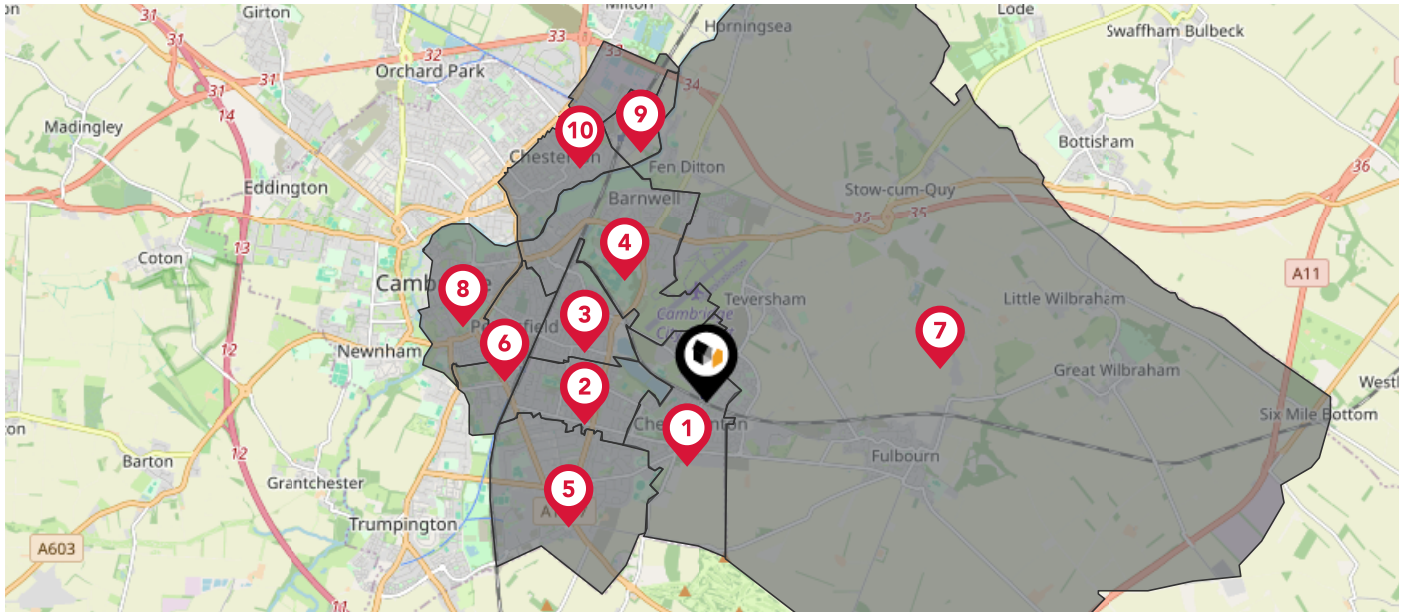
Mine Entry

- ✕ 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

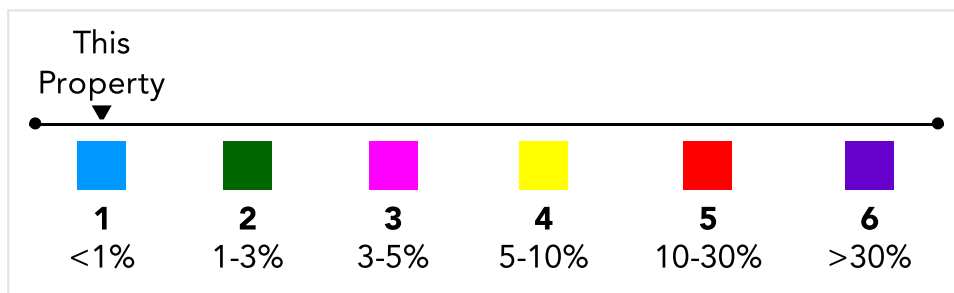
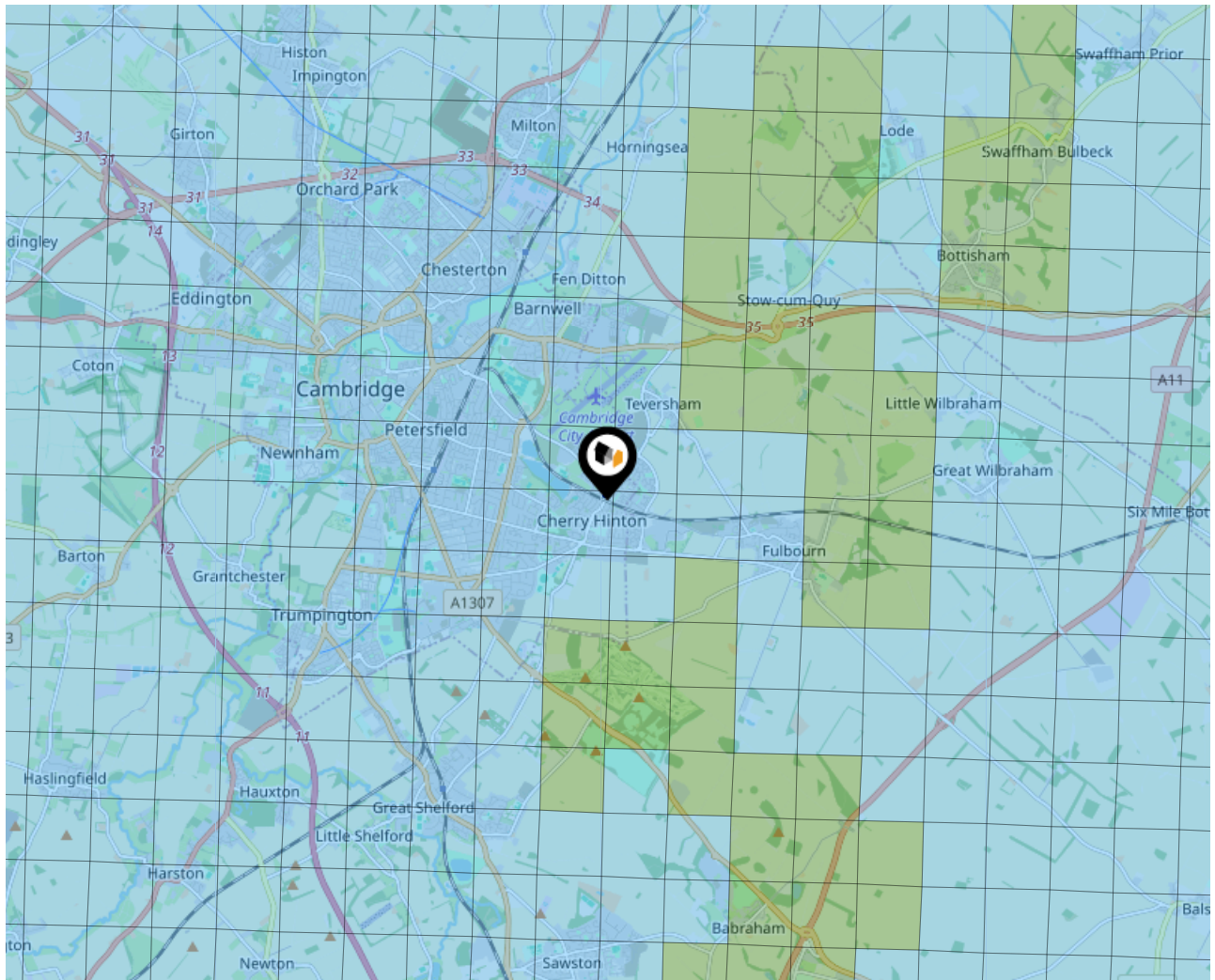


Nearby Council Wards

-  Cherry Hinton Ward
-  Coleridge Ward
-  Romsey Ward
-  Abbey Ward
-  Queen Edith's Ward
-  Petersfield Ward
-  Fen Ditton & Fulbourn Ward
-  Market Ward
-  Milton & Waterbeach Ward
-  East Chesterton Ward

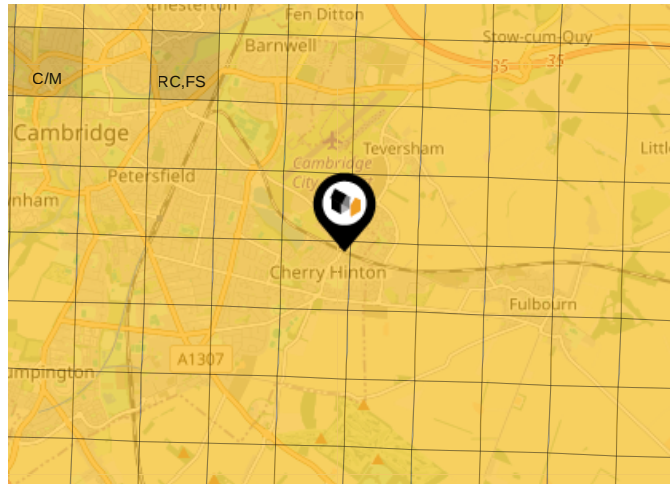
What is Radon?

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/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

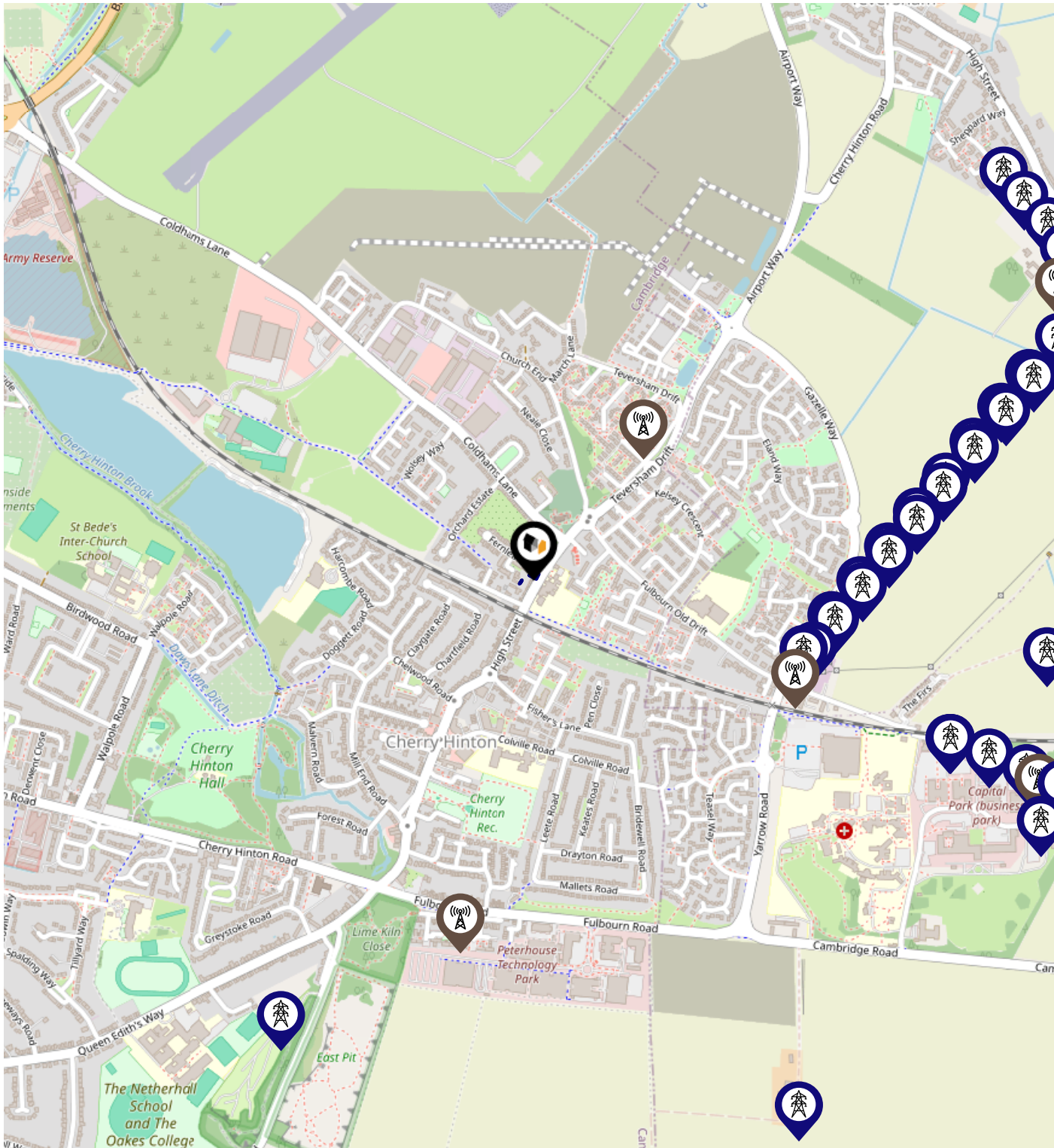
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE





Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

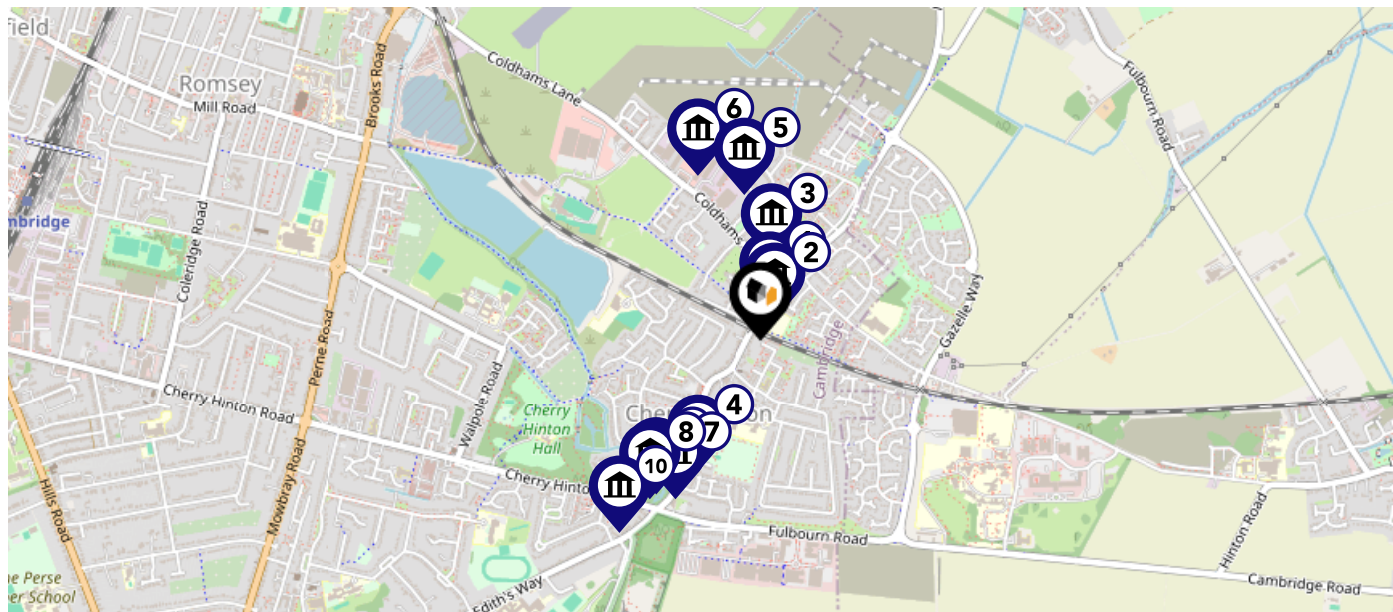
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

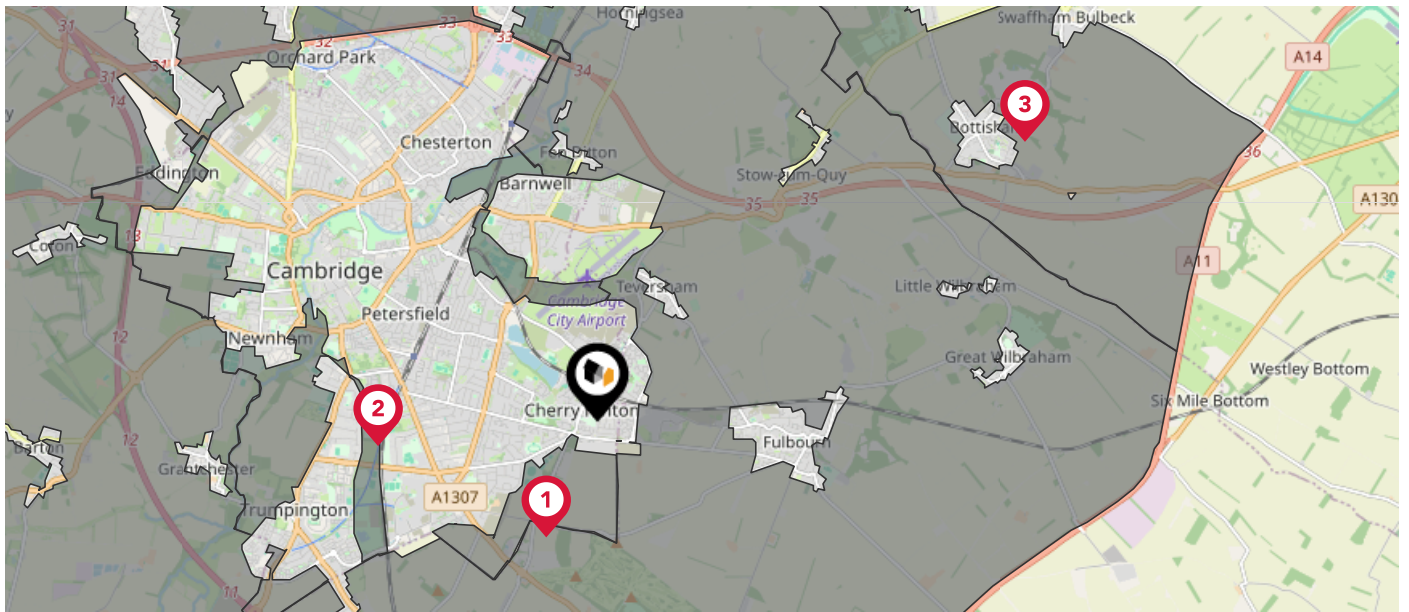


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...






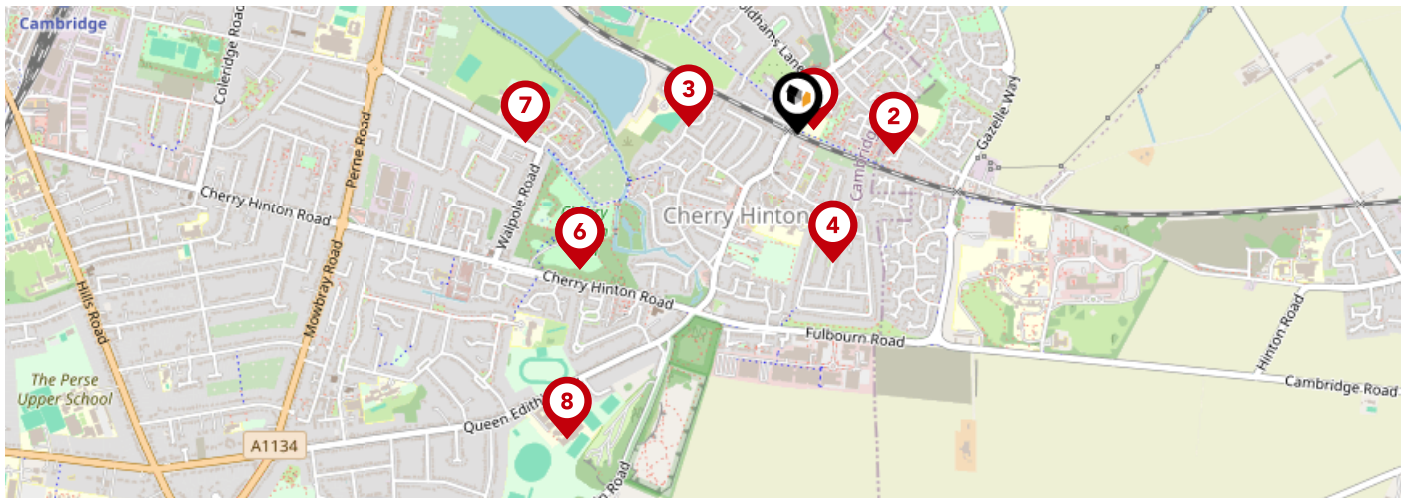
Listed Buildings in the local district	Grade	Distance
 1126191 - Church Of St Andrew	Grade I	0.1 miles
 1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.1 miles
 1126240 - Uphall	Grade II	0.2 miles
 1126028 - 84, High Street	Grade II	0.3 miles
 1111856 - Mafeking Cottage	Grade II	0.3 miles
 1331831 - 67, Church End	Grade II	0.4 miles
 1126002 - 50, High Street	Grade II	0.4 miles
 1126216 - The Old Smithy	Grade II	0.4 miles
 1126139 - The Red Lion Public House	Grade II	0.4 miles
 1126237 - Springfield	Grade II	0.5 miles

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

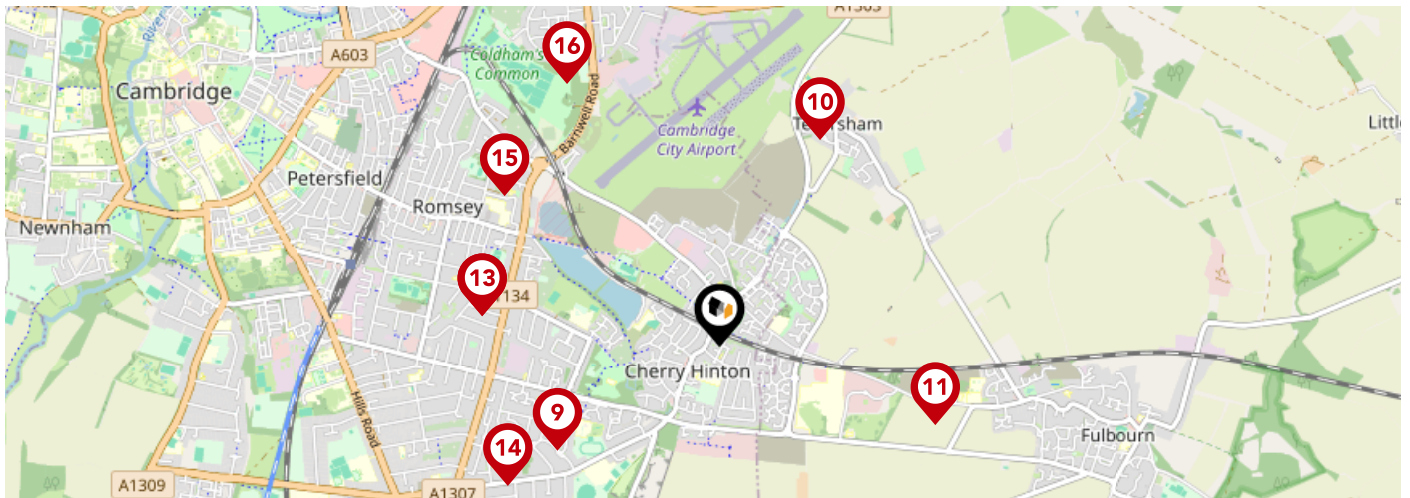


Nearby Green Belt Land

-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire



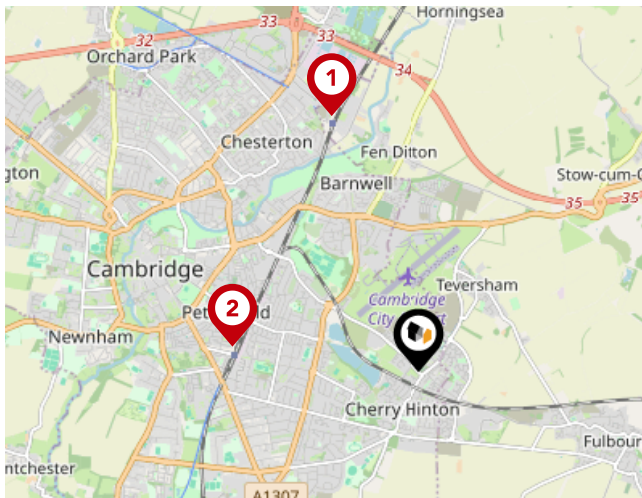
		Nursery	Primary	Secondary	College	Private
1	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

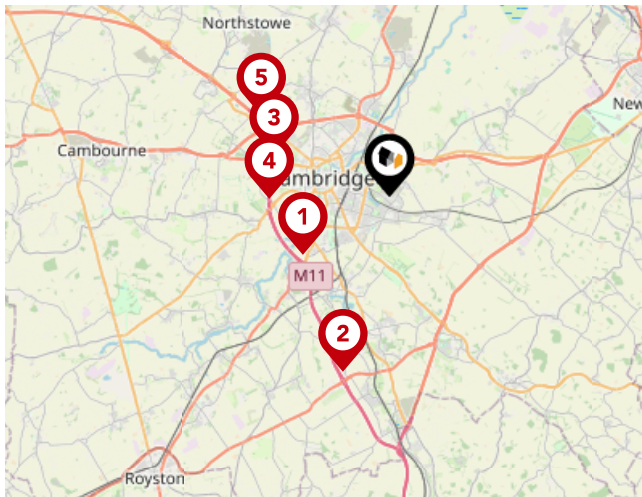
Area

Transport (National)



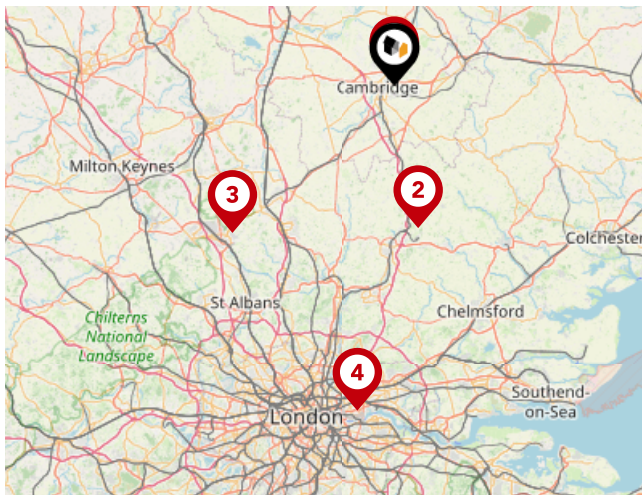
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.46 miles
2	Cambridge Rail Station	1.7 miles
3	Shelford (Cambs) Rail Station	3.28 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.77 miles
2	M11 J10	6.59 miles
3	M11 J13	4.46 miles
4	M11 J12	4.35 miles
5	M11 J14	5.5 miles

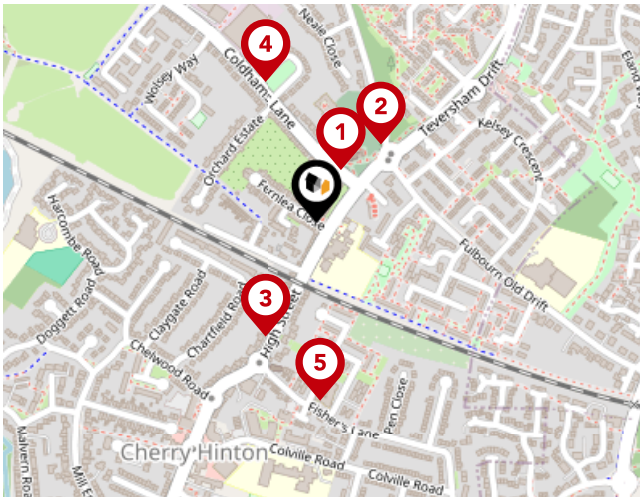


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge	1.05 miles
2	Stansted Airport	21.06 miles
3	Luton Airport	31.93 miles
4	Silvertown	47.86 miles

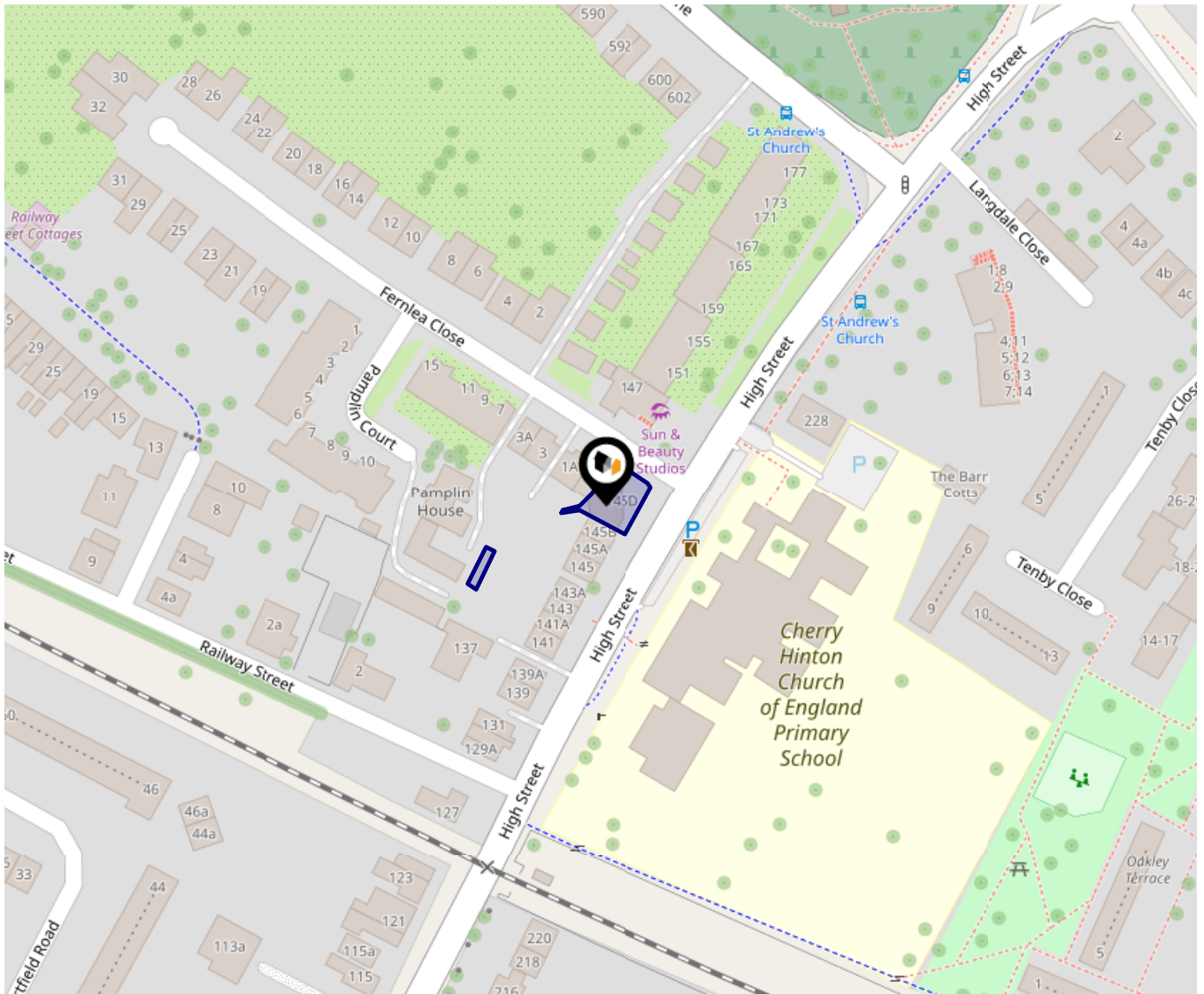
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Andrew's Church	0.07 miles
2	St Andrew's Church	0.11 miles
3	Fisher's Lane	0.14 miles
4	Queen's Meadow	0.17 miles
5	Arran Close	0.2 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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