

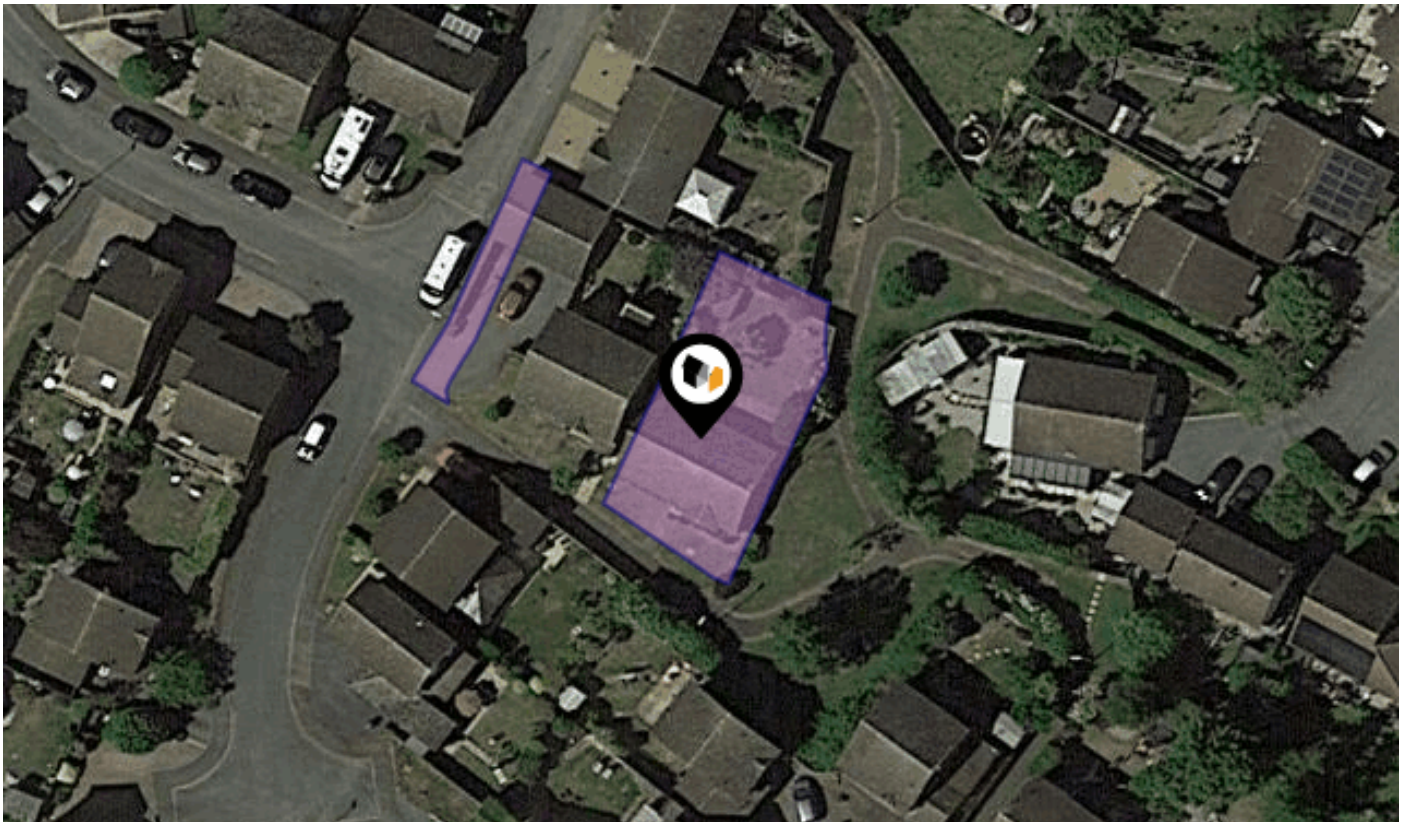


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 09<sup>th</sup> February 2026**



**THE SPINNEY, BAR HILL, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

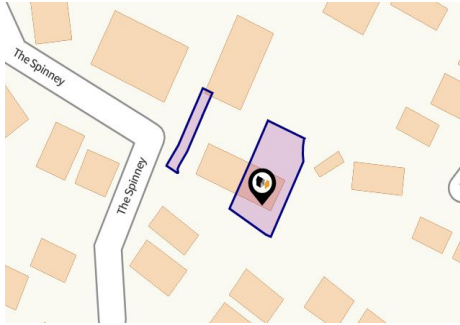
01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)



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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft <sup>2</sup> / 69 m <sup>2</sup>		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB68848		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		20	-
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **86 The Spinney Bar Hill CB23 8SU**

Reference - S/1618/18/FL	
Decision:	Decided
Date:	26th April 2018
Description:	ERECTION OF CONSERVATORY TO THE REAR

Planning records for: **98 The Spinney Bar Hill Cambridgeshire CB23 8SU**

Reference - 23/02309/HFUL	
Decision:	Decided
Date:	19th June 2023
Description:	Dormer window extension to front.

Reference - 23/02299/CL2PD	
Decision:	Decided
Date:	19th June 2023
Description:	Certificate Of Lawfulness Under S192 For installation of 3 rooflights to the front and rear elevations of existing roof.

Planning records for: **99 The Spinney Bar Hill Cambridge Cambridgeshire CB23 8SU**

Reference - S/1759/13/FL	
Decision:	Decided
Date:	09th August 2013
Description:	Two storey extension to side and single storey extension to rear

Planning records for: *102 The Spinney Bar Hill Cambridgeshire CB23 8SU*

Reference - 22/01091/REM	
Decision:	Decided
Date:	07th March 2022
Description:	Reserved matters application for access, appearance, landscaping, layout and scale pursuant to outline application ref 21/00488/OUT (Re-submission of 21/05680/REM).

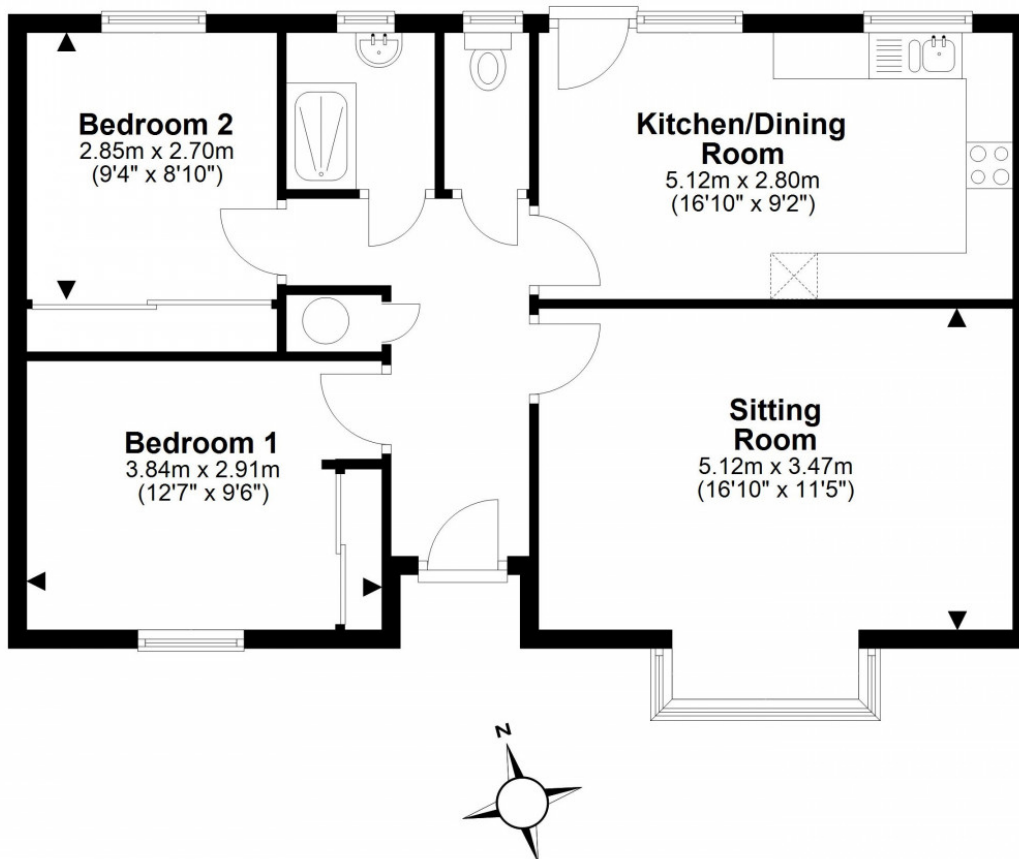
Reference - 22/01090/HFUL	
Decision:	Decided
Date:	07th March 2022
Description:	Garage conversion, single storey extension above garage and loft conversion



## THE SPINNEY, BAR HILL, CAMBRIDGE, CB23

### Ground Floor

Approx. 68.9 sq. metres (741.5 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

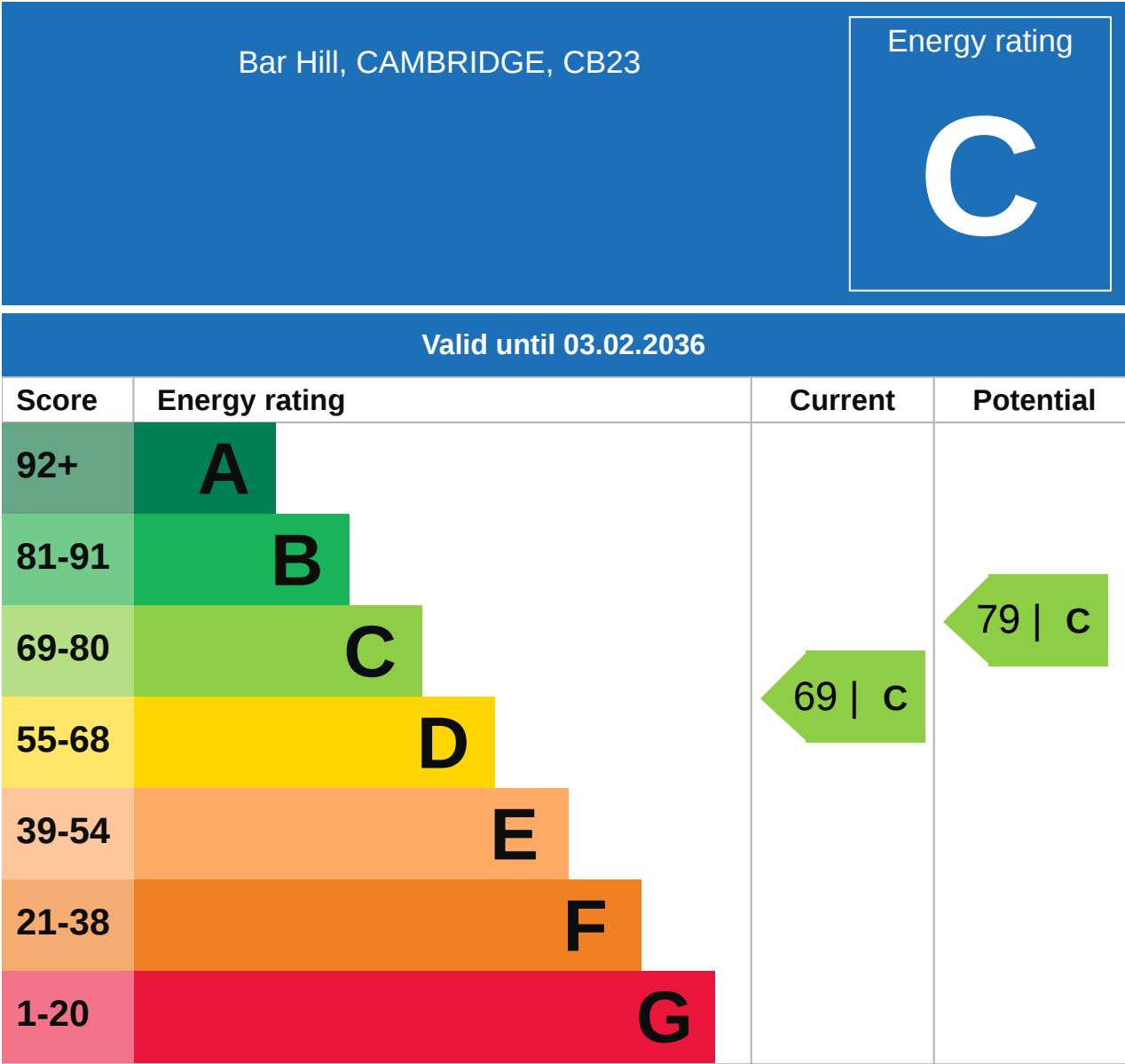
Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2

Plan produced using PlanUp.



THE SPINNEY, BAR HILL, CAMBRIDGE, CB23







### Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	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>	Below average lighting efficiency
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	69 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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Shared access to block of garages

## Construction Type

---

Brick

**Property Lease Information**

---

**Listed Building Information**

---

**Stamp Duty**

---

**Other**

---

**Other**

---

## Electricity Supply

---

## Gas Supply

---

## Central Heating

---

Yes

## Water Supply

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## Drainage

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### 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

**Important - Please read**

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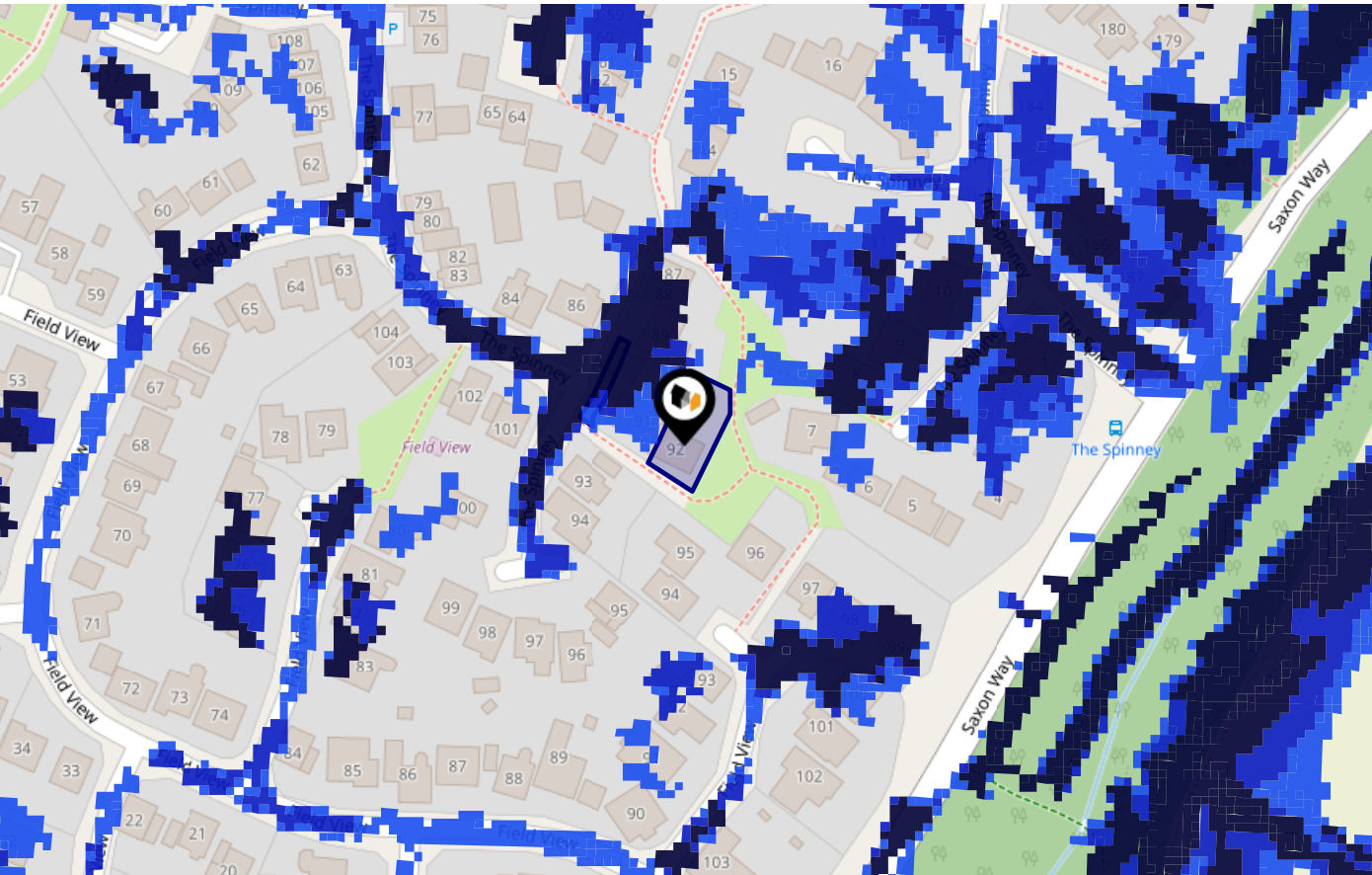


# Flood Risk

## 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.

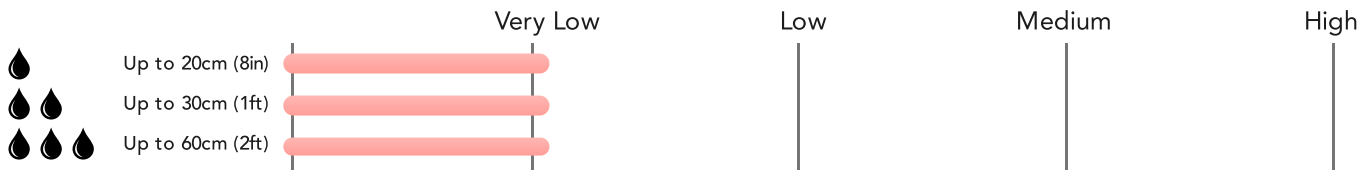


Risk Rating: Very low

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:

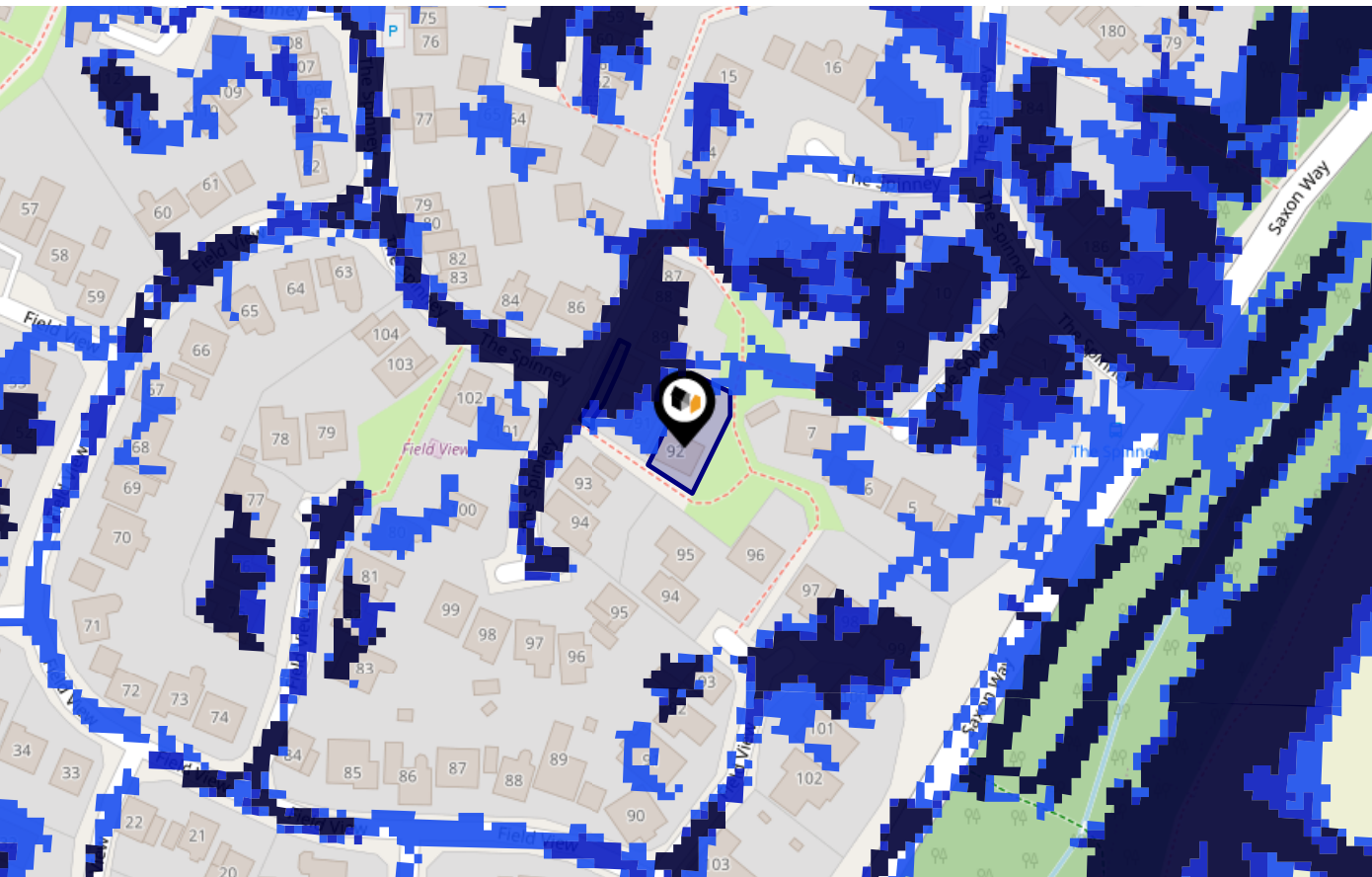


# Flood Risk

## 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.

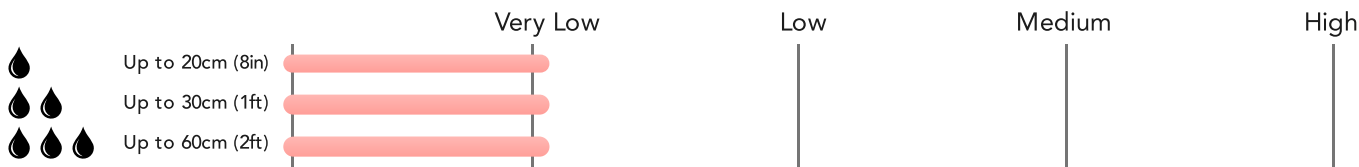


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

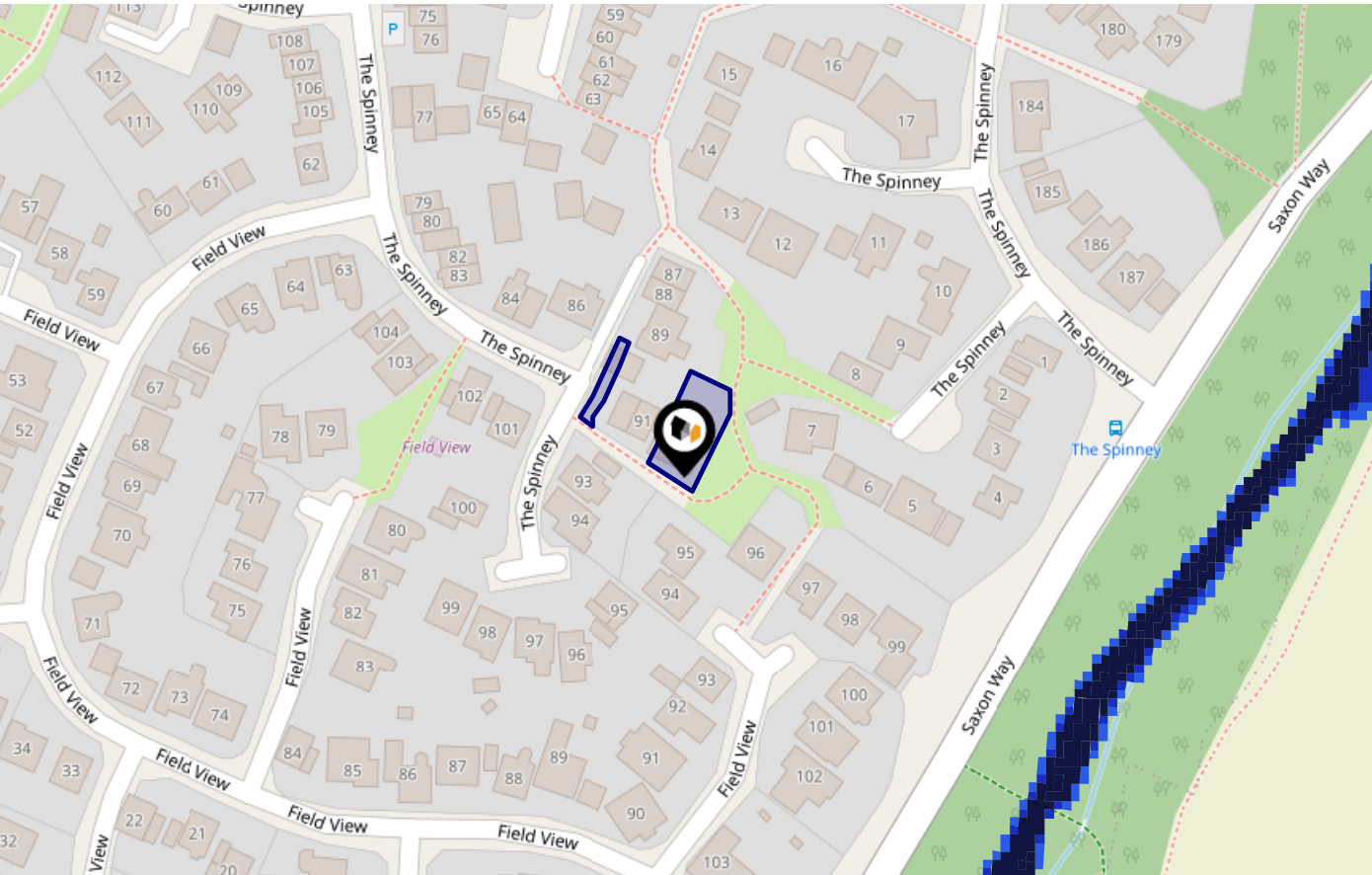


# Flood Risk

## Rivers & Seas - Flood Risk



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

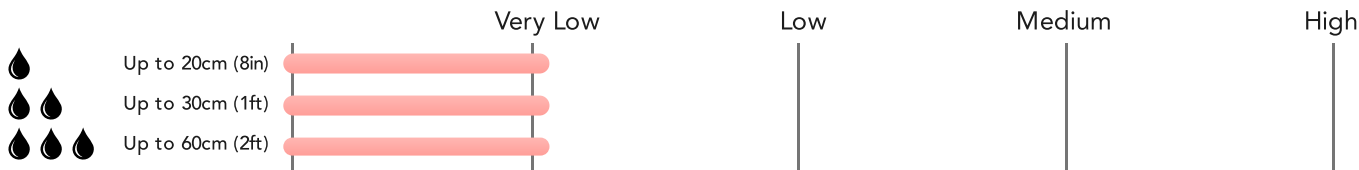


Risk Rating: Very low

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

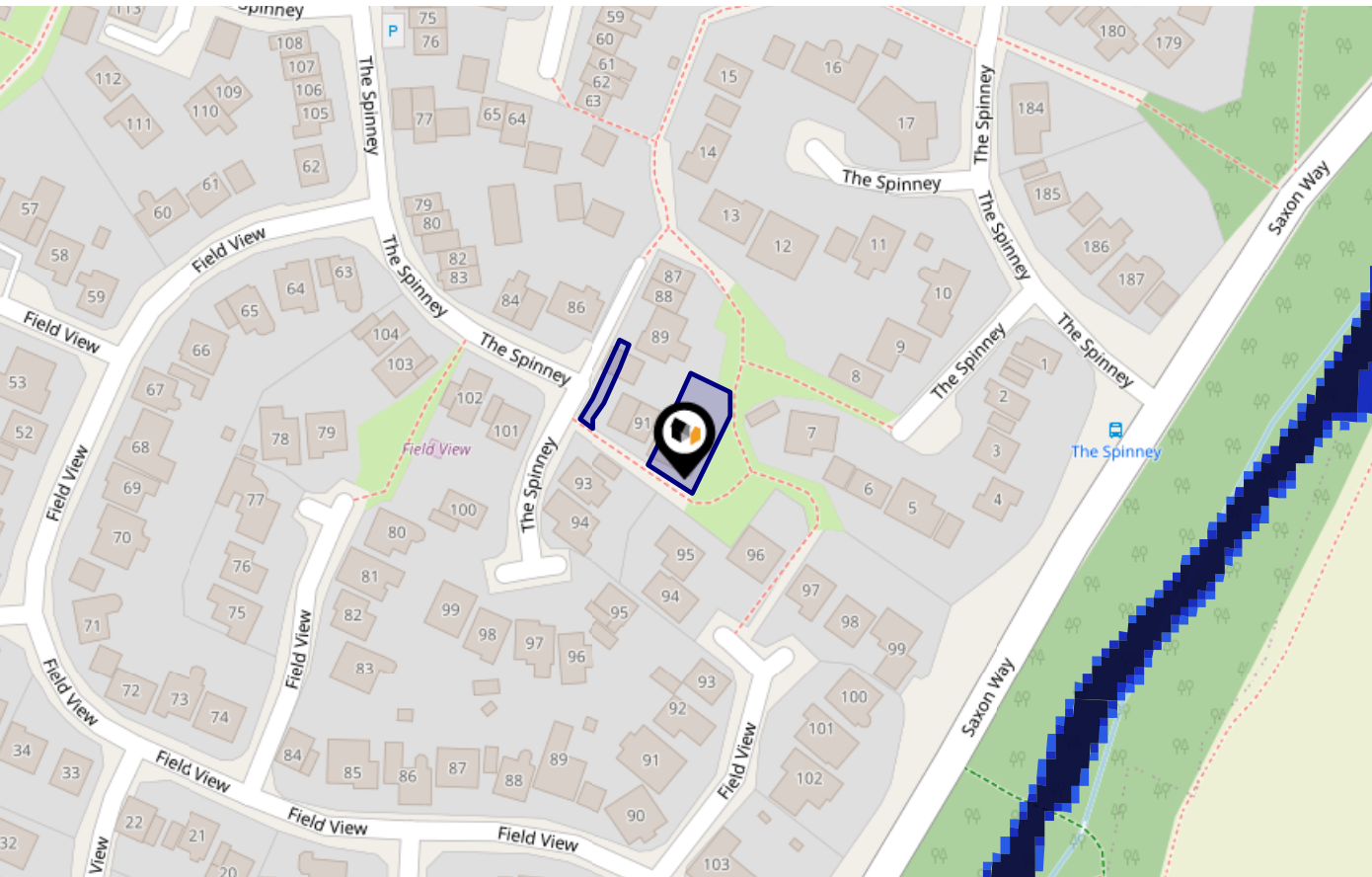


# Flood Risk

## 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.

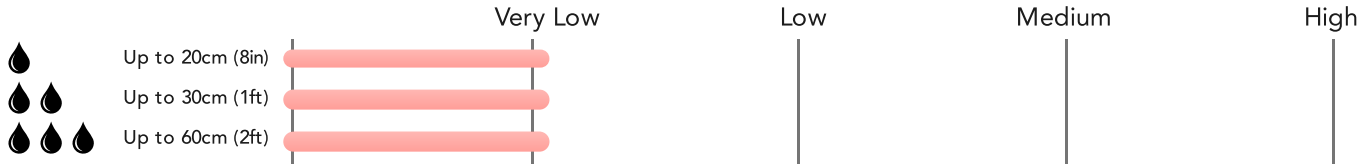


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:



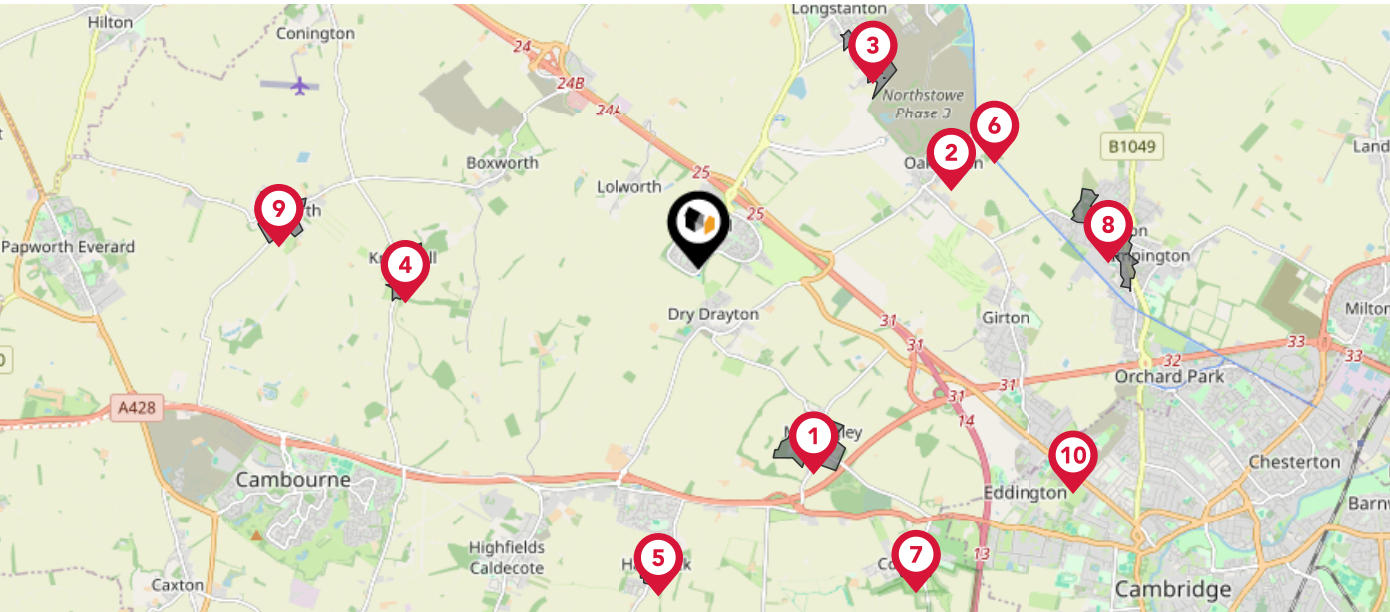


# Maps

## Conservation Areas

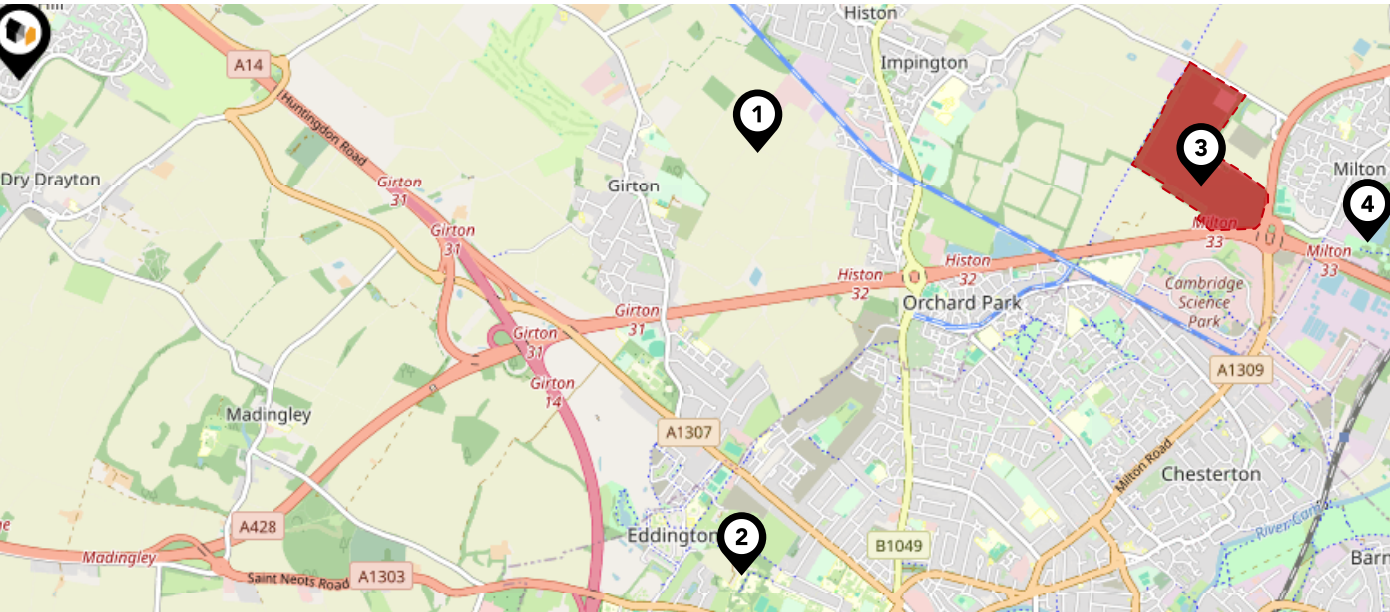


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Madingley
2	Oakington
3	Longstanton
4	Knapwell
5	Hardwick
6	Westwick
7	Coton
8	Histon and Impington
9	Elsworth
10	Howes Place

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	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



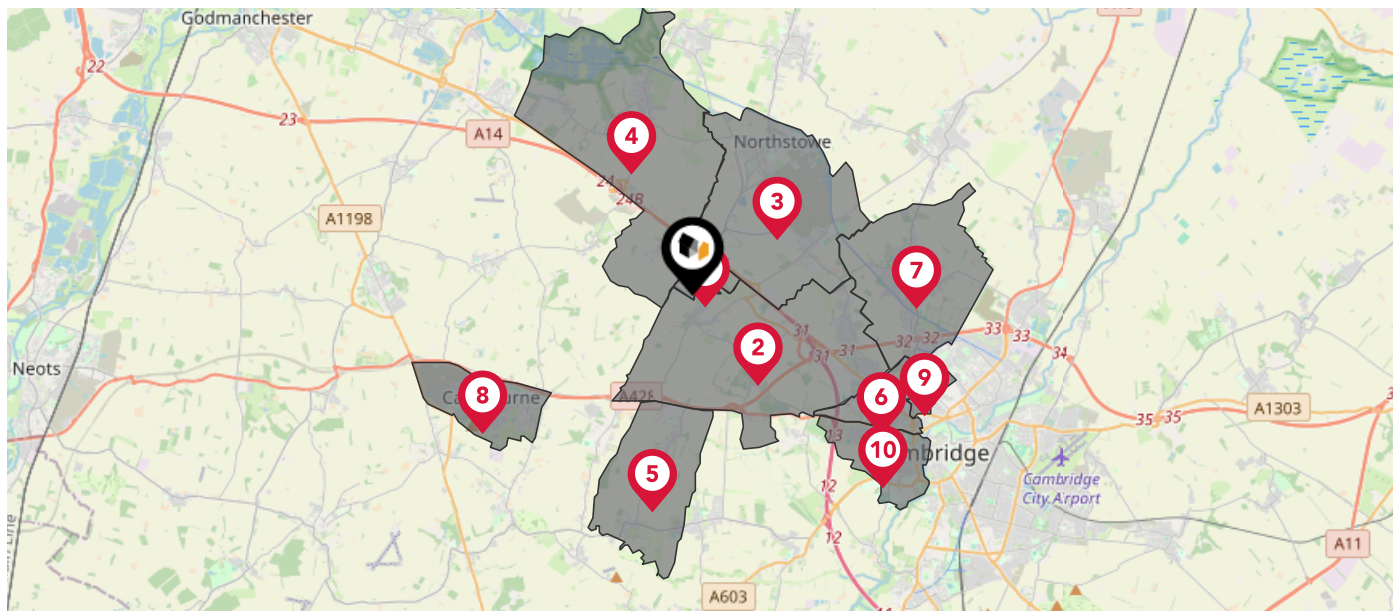
### Mine Entry

- ✕ 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

Bar Hill Ward

2

Girton Ward

3

Longstanton Ward

4

Swavesey Ward

5

Hardwick Ward

6

Castle Ward

7

Histon & Impington Ward

8

Cambourne Ward

9

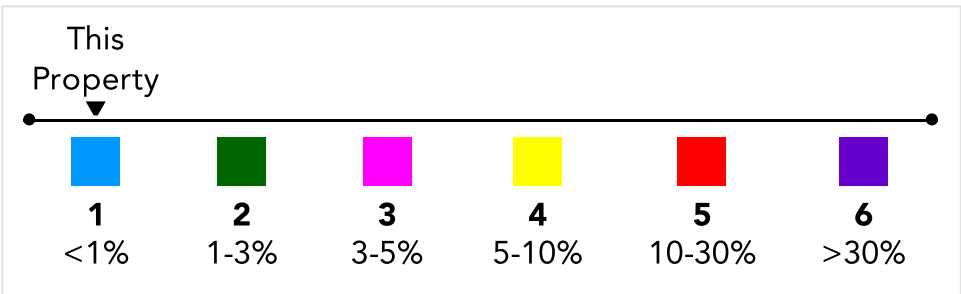
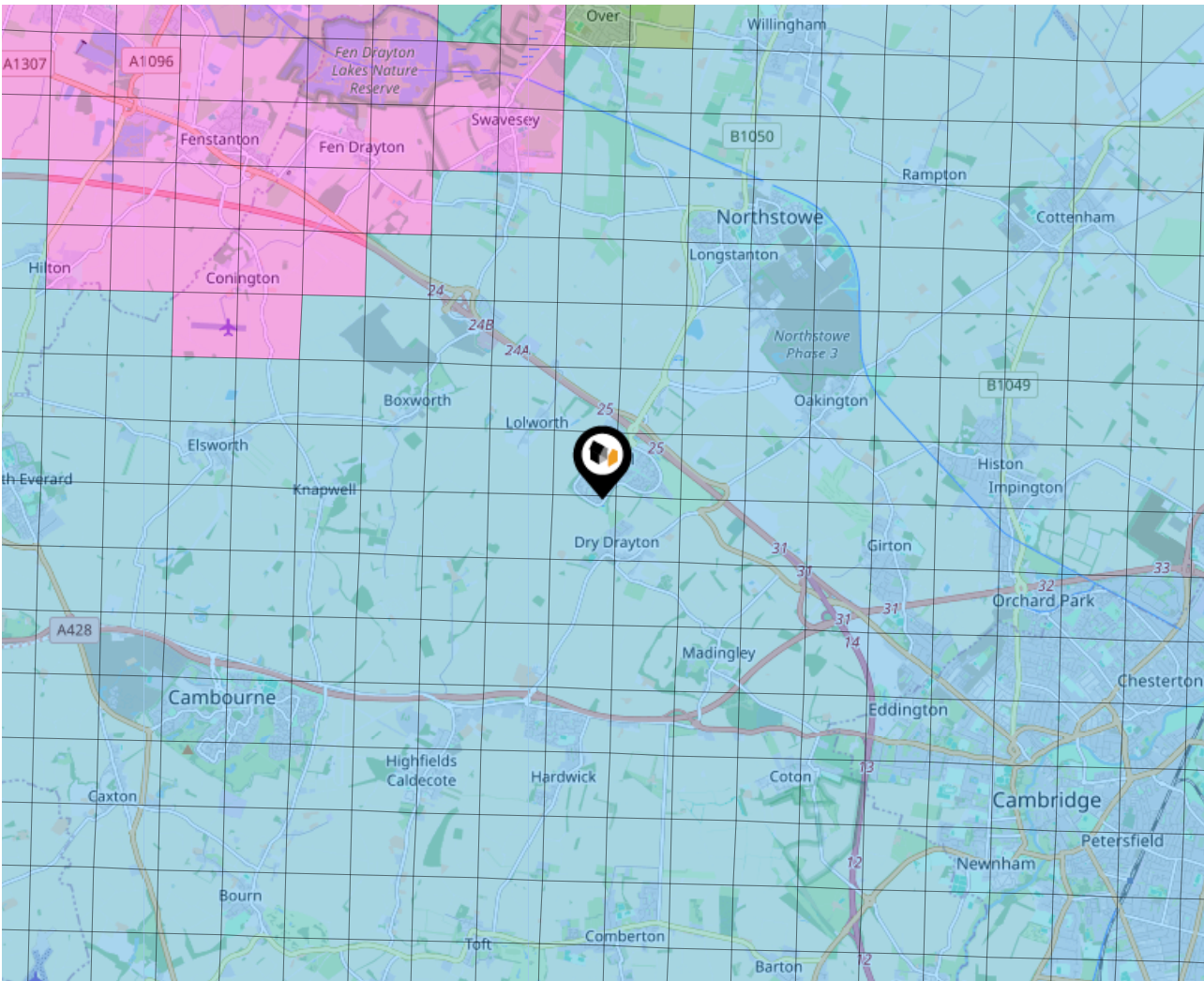
Arbury Ward

10

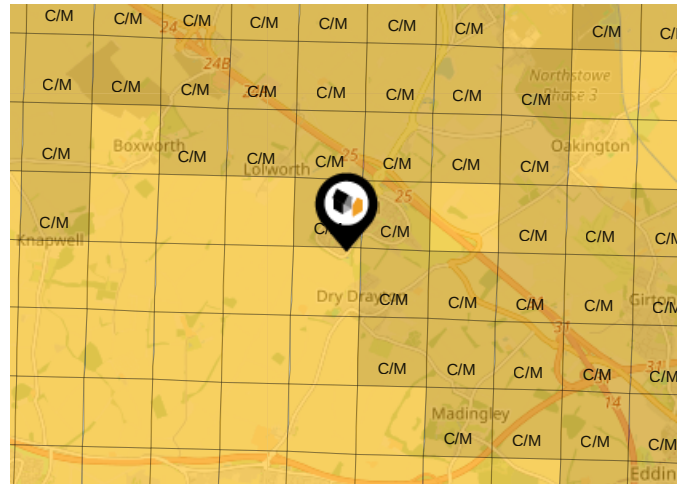
Newnham Ward

### 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>).



<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

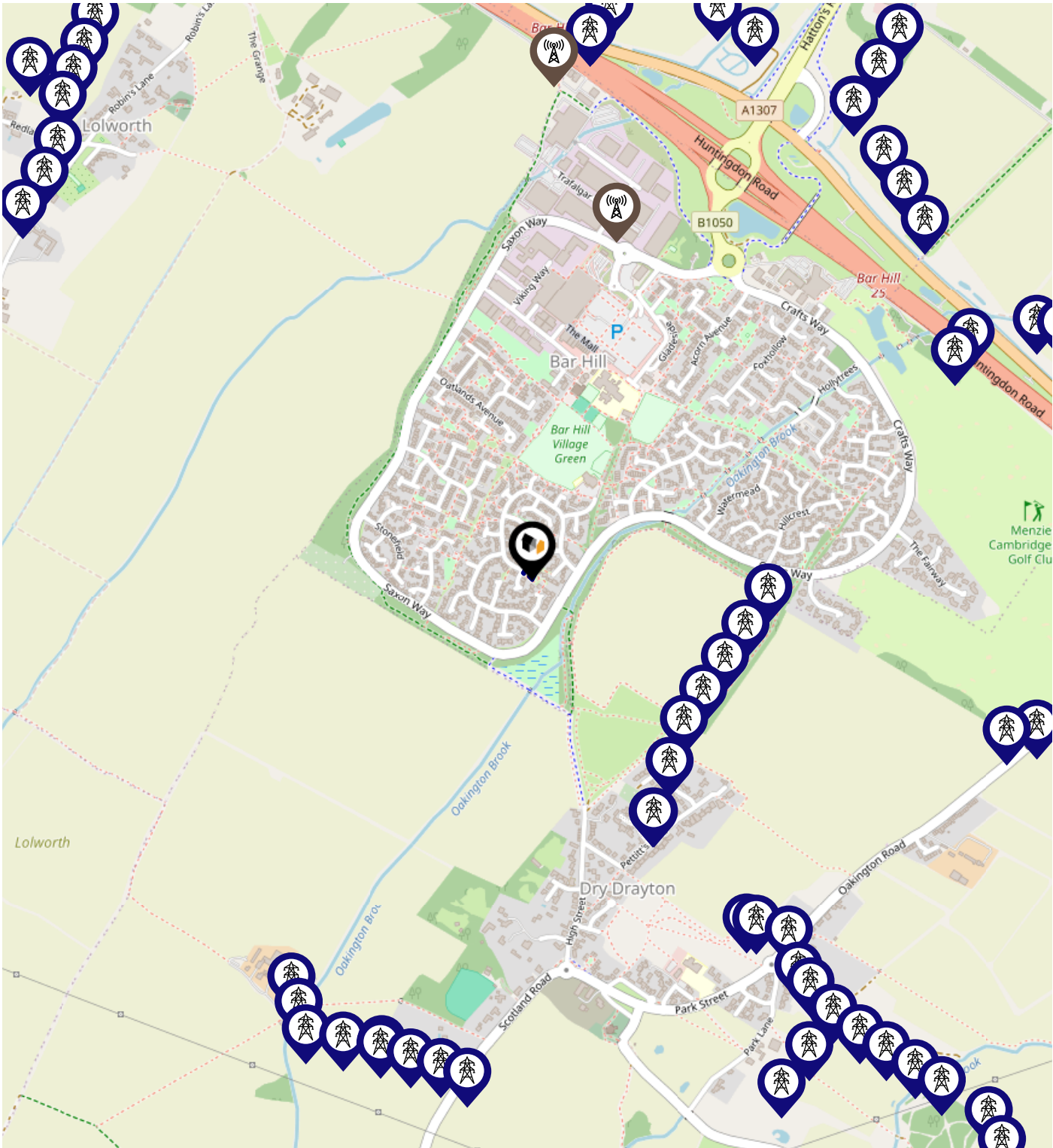


<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</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

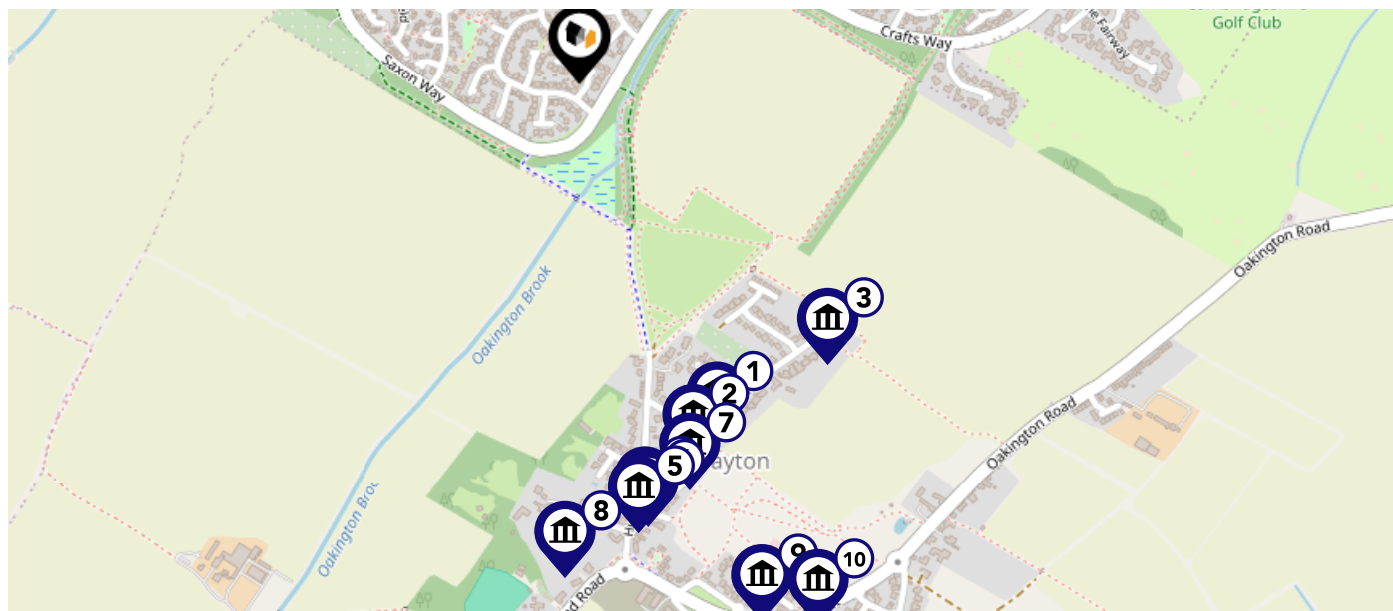
## Masts & Pylons













**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
	1162735 - 15 And 17, Pettits Lane	Grade II	0.4 miles
	1127781 - 9 And 11, Pettits Lane	Grade II	0.4 miles
	1127782 - Honey Hill Cottage	Grade II	0.4 miles
	1162673 - Icehouse, At Rear Of Country Kennels	Grade II	0.5 miles
	1127775 - Village Water Pump	Grade II	0.5 miles
	1331090 - Post Office Cottages	Grade II	0.5 miles
	1162747 - The Spinney	Grade II	0.5 miles
	1127777 - The Old Rectory	Grade II	0.6 miles
	1127779 - Black Horse Public House	Grade II	0.6 miles
	1309499 - Warrington Farm	Grade II	0.7 miles





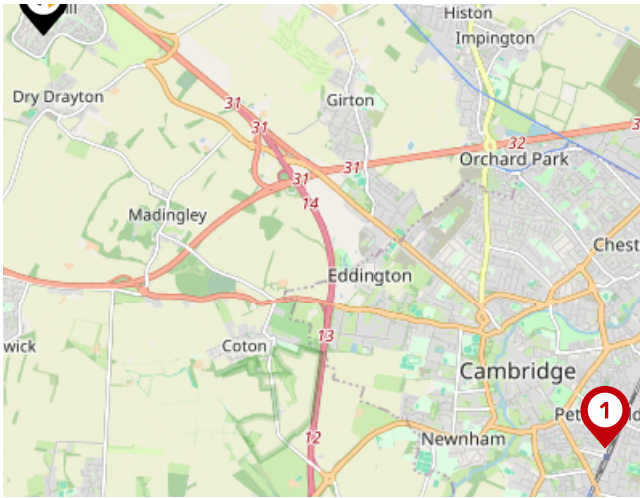
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:3.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1253   Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:3.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

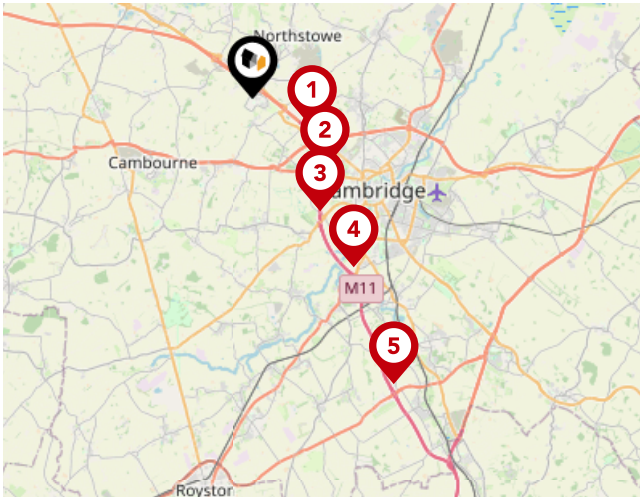
# Area

## Transport (National)



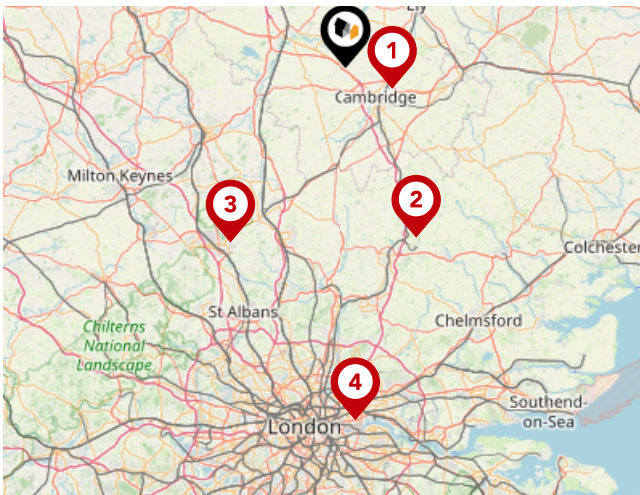
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	6.34 miles
2	Cambridge North Rail Station	6.23 miles
3	Waterbeach Rail Station	7.69 miles



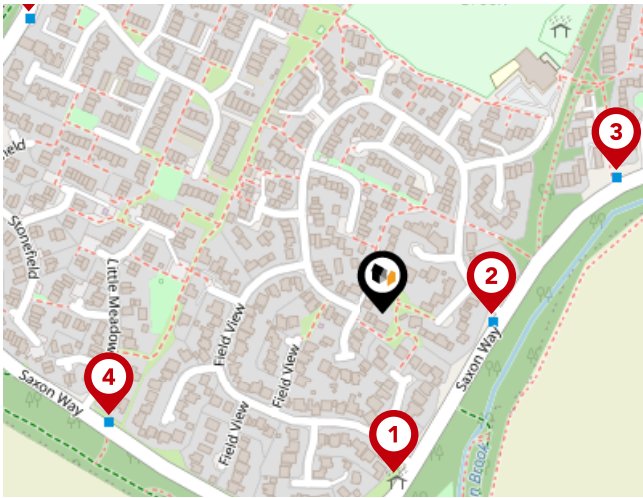
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	2.39 miles
2	M11 J13	3.6 miles
3	M11 J12	4.74 miles
4	M11 J11	7.12 miles
5	M11 J10	11.57 miles



### Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.32 miles
2	Stansted Airport	26.84 miles
3	Luton Airport	30.52 miles
4	Silvertown	51.56 miles



Bus Stops/Stations

Pin	Name	Distance
1	Field View	0.09 miles
2	The Spinney	0.06 miles
3	Apple Trees	0.16 miles
4	Little Meadow	0.17 miles
5	Pheasant Rise	0.26 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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