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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



THE SQUARE, HORNINGSEA, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.1 acres
Council Tax : Band E
Annual Estimate: £2,951
Title Number: CB308999

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	61 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *1 The Square Horningsea Cambridgeshire CB25 9JJ*

Reference - 22/0989/TTCA	
Decision:	Decided
Date:	01st September 2022
Description:	Birch - To raise canopy to clear chimney and roof by approximately 1.5m, shorten damaged branches above highway back to damaged areas. Trim to clear street lamp and gutters, street lights and highway by approximately 1.5m.

Planning records for: *3 The Square Horningsea Cambridge CB25 9JJ*

Reference - S/3469/19/TC	
Decision:	Decided
Date:	04th October 2019
Description:	T1 Multi-stemmed Cypress Fell to ground level. T2 Cypress Remove weak right hand stem and reduce left hand limb by 2.0 metres.

Planning records for: *4 The Square Horningsea Cambridgeshire CB25 9JJ*

Reference - F/YR24/0050/TRTPO	
Decision:	Decided
Date:	09th January 2024
Description:	Works to 1 x Oak tree covered by TPO 06/1978

Reference - F/YR24/3014/COND	
Decision:	Decided
Date:	09th January 2024
Description:	Details reserved by condition 7 (CEMP) of planning permission F/YR23/0342/F (Erect a pavilion with function room involving the demolition of existing pavilion and toilet block, and the formation of car park extension)

Planning records for: *4 The Square Horningsea Cambridgeshire CB25 9JJ*

Reference - 24/00085/HFUL	
Decision:	Decided
Date:	09th January 2024
Description:	Installation of 14 solar photovoltaic panels to the front and rear roof elevations and associated works.

Planning records for: *The Sycamores 7 The Square Horningsea Cambridge CB25 9JJ*

Reference - S/3348/17/FL	
Decision:	Decided
Date:	25th September 2017
Description:	Re-roofing of existing car port new dormer to South elevation of car port and new door and stair to North elevation of car port



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.

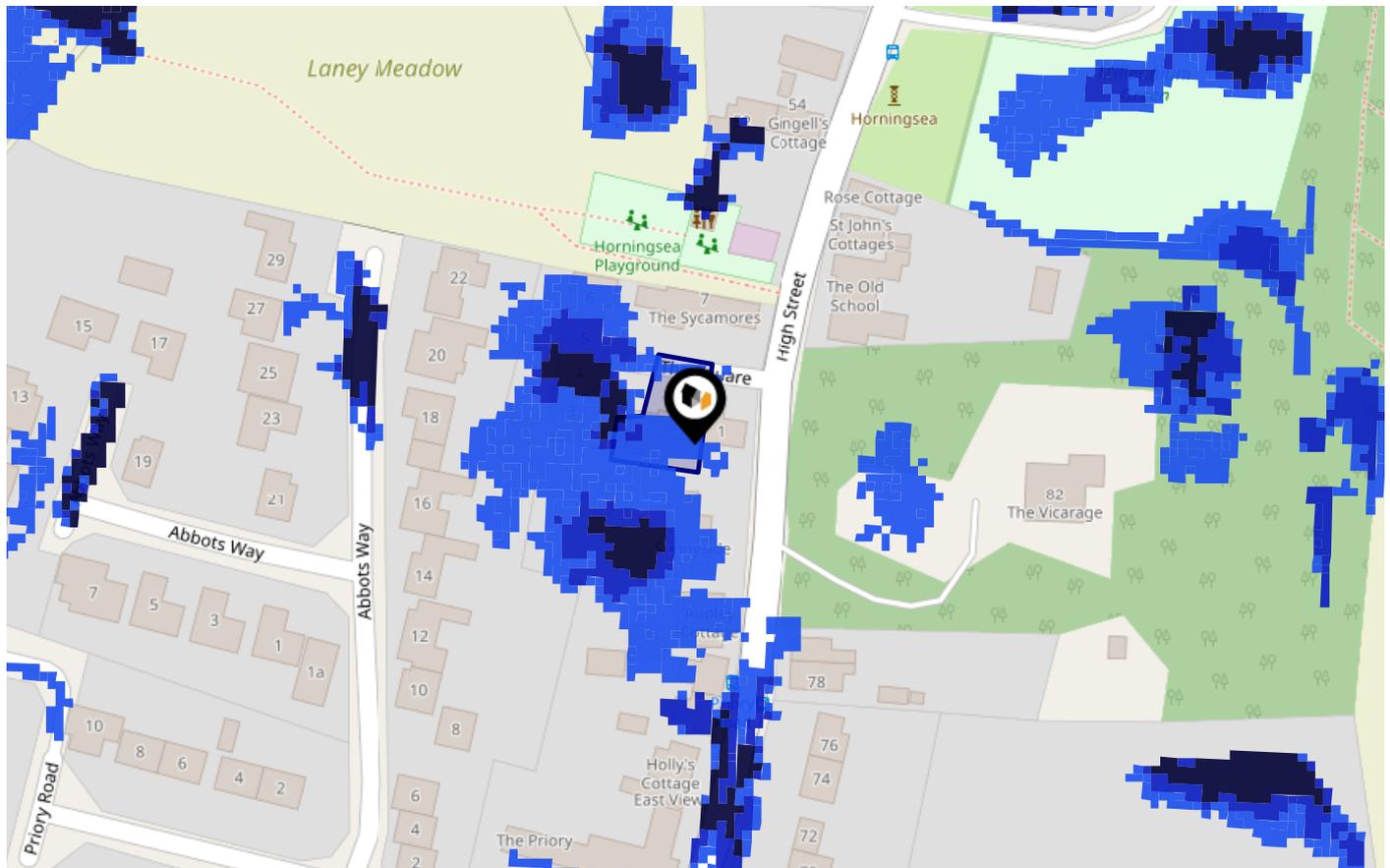


Flood Risk

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: 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

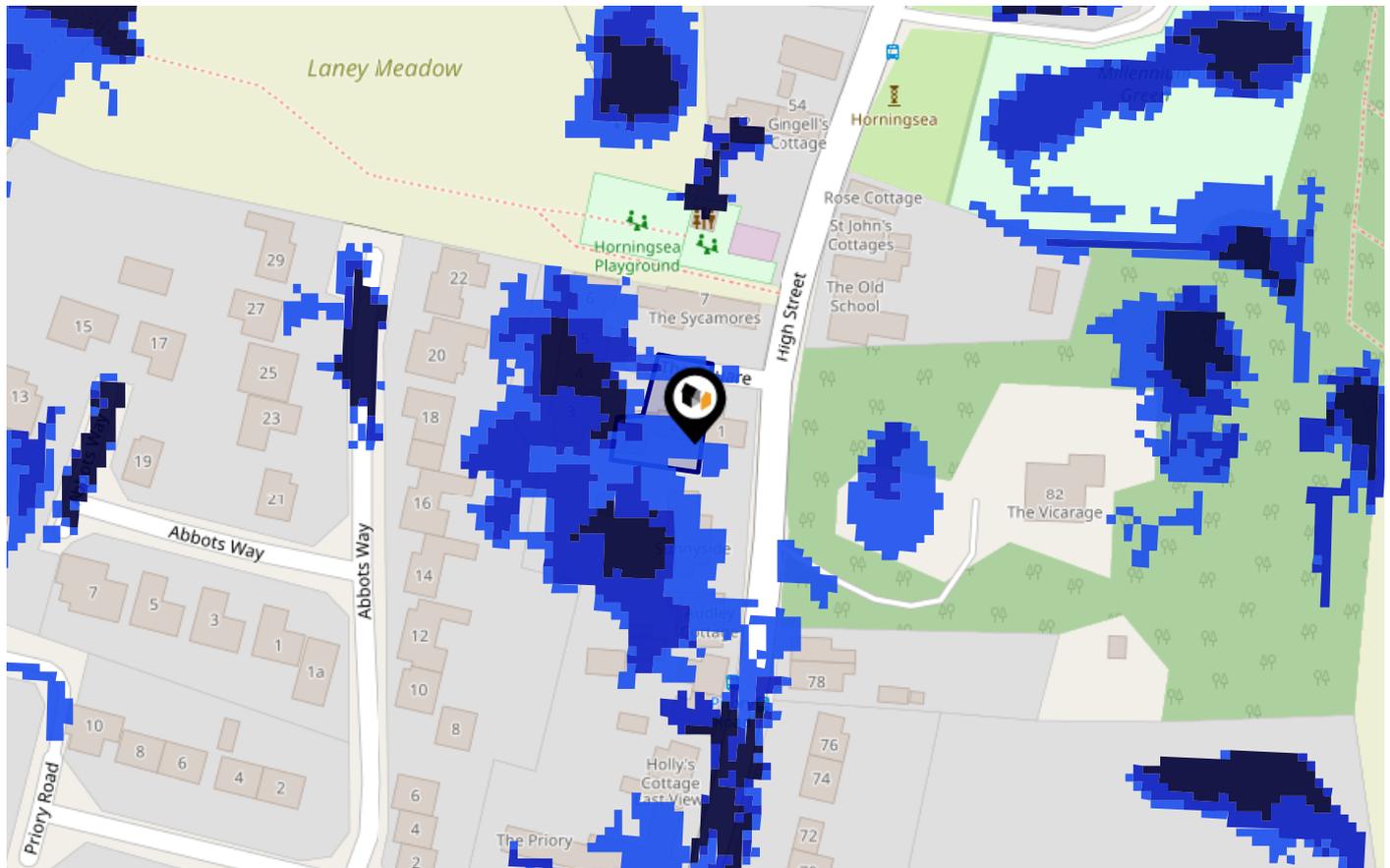


Flood Risk

Surface Water - Climate Change



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



Risk Rating: Low

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

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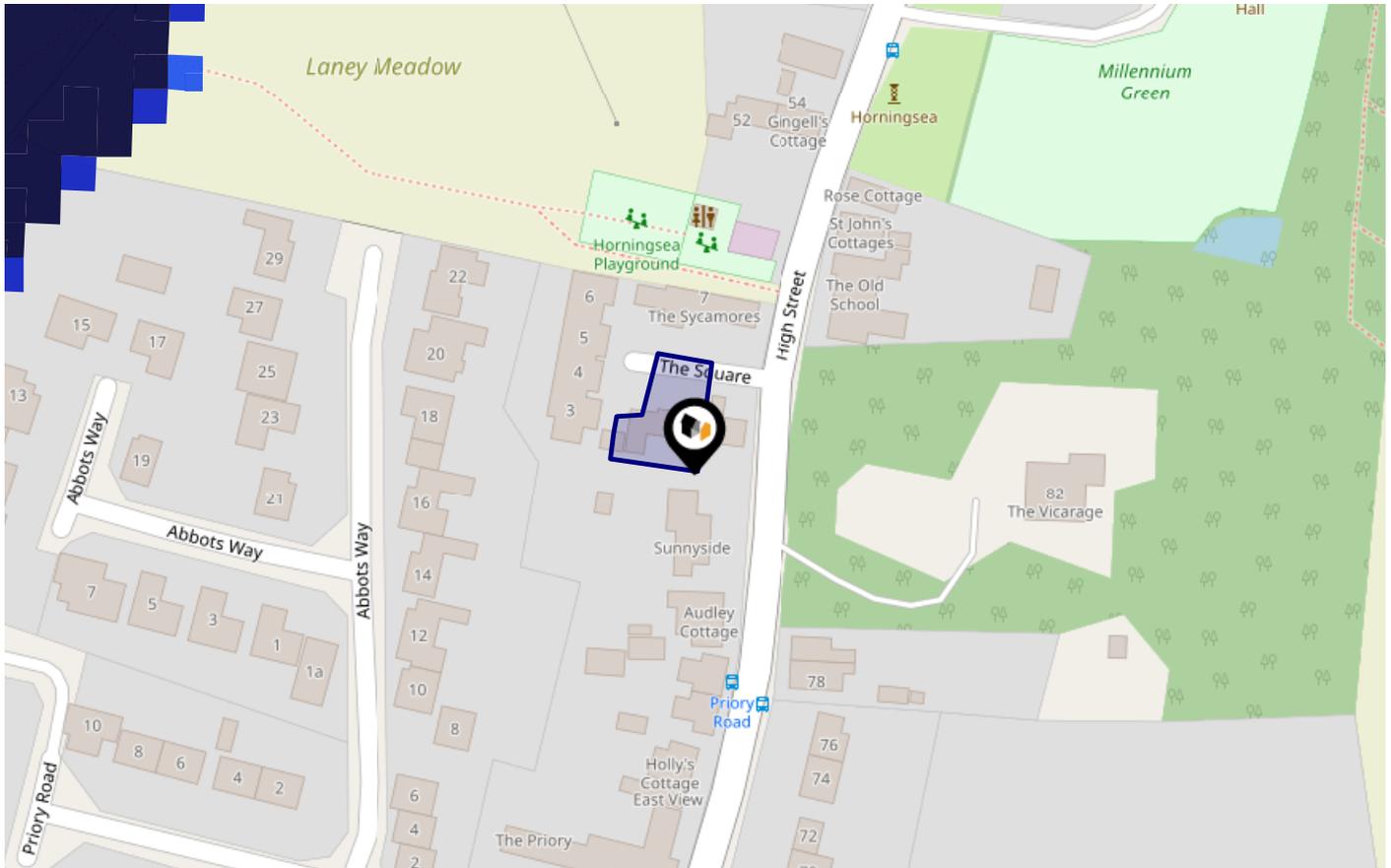


Flood Risk

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

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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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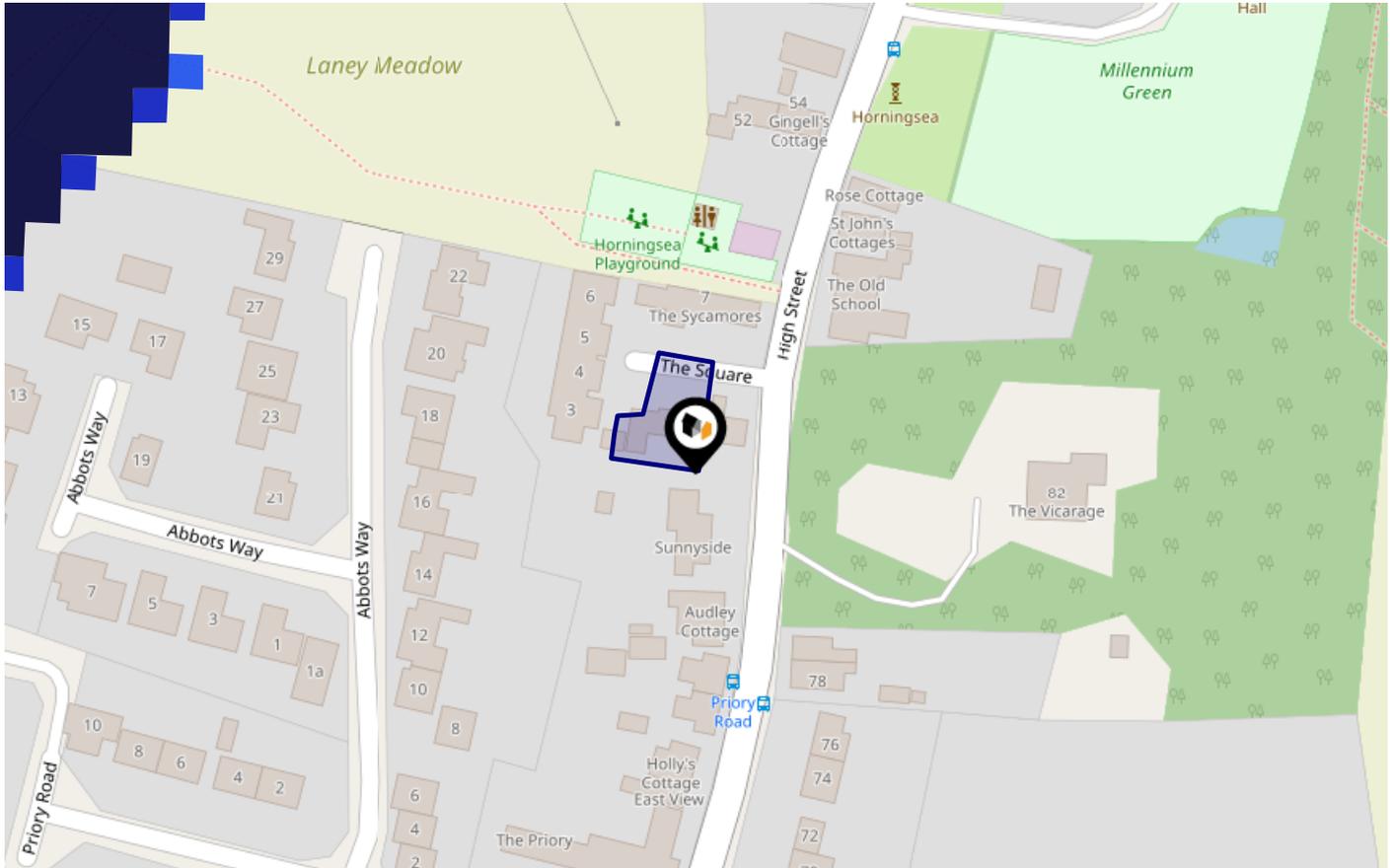


Flood Risk

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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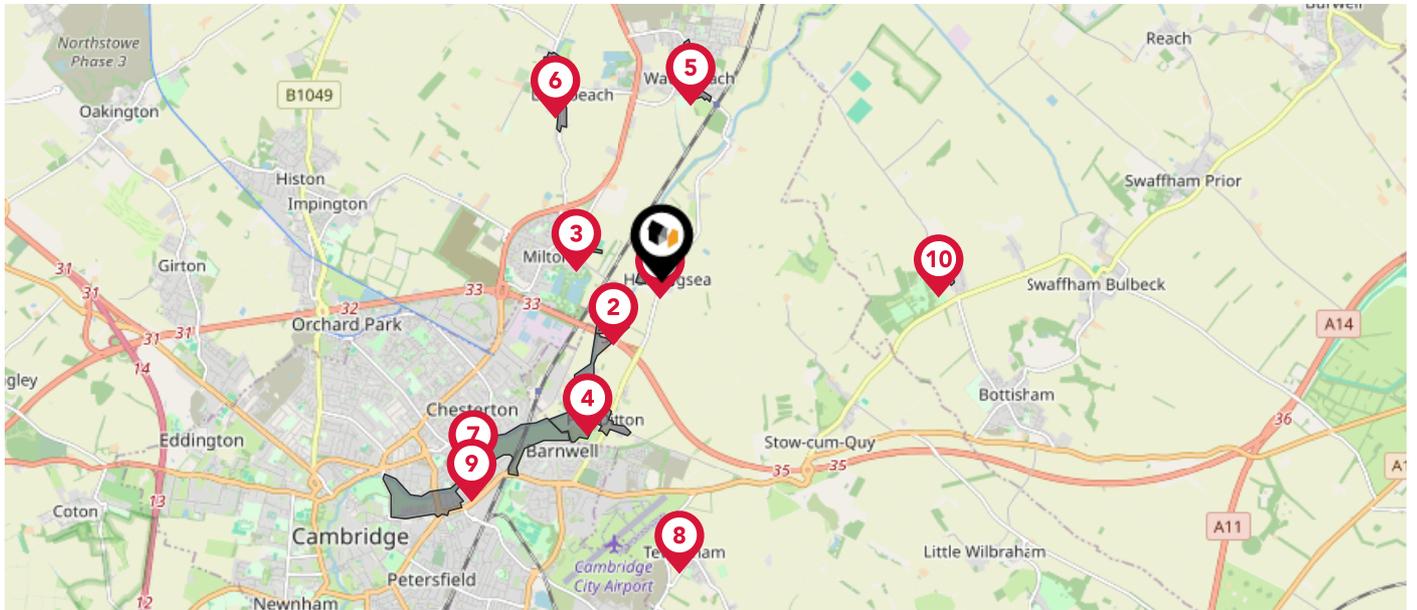


Maps

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 Horningsea
- 2 Baits Bite Lock
- 3 Milton
- 4 Fen Ditton
- 5 Waterbeach
- 6 Landbeach
- 7 Ferry Lane
- 8 Teversham
- 9 Riverside and Stourbridge Common
- 10 Lode

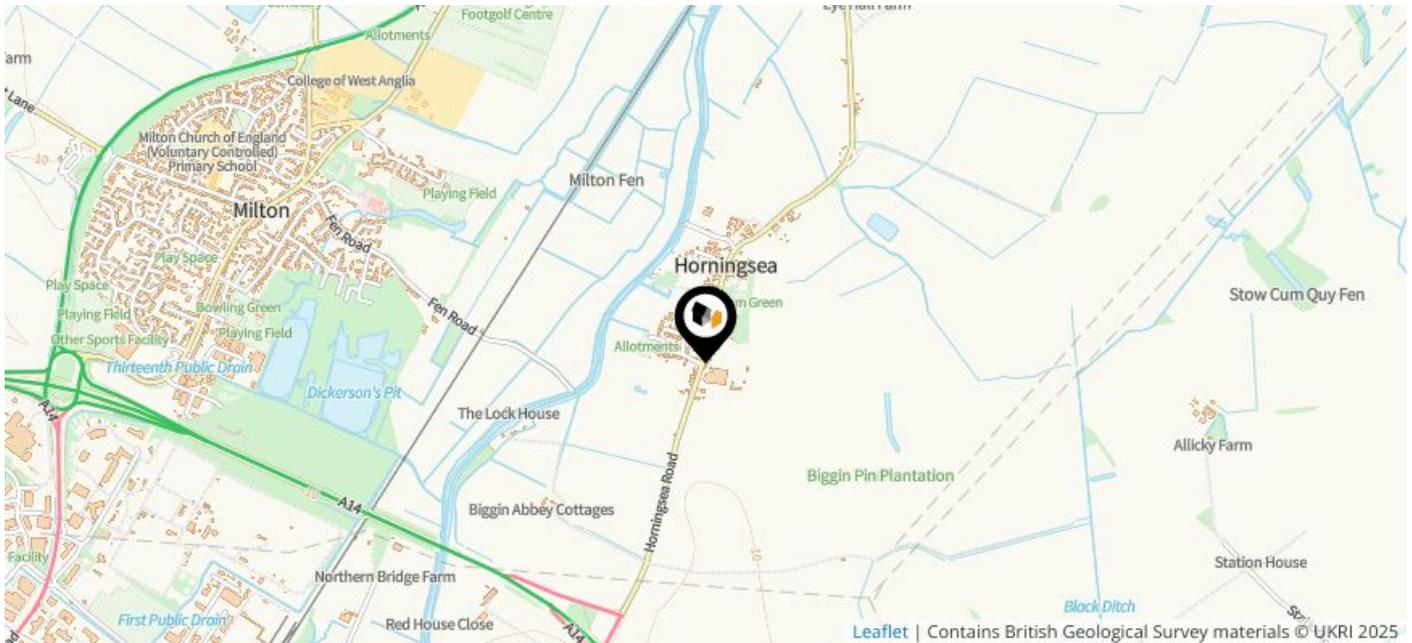
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
2	Clayhithe Cottages-Horningsea	Historic Landfill
3	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
4	No name provided by source	Active Landfill
5	Quy Mill Hotel-Quy	Historic Landfill
6	Quy Bridge-Quy	Historic Landfill
7	EA/EPR/NP3790NX/A001	Active Landfill
8	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
9	Parsonage Farm-Bottisham	Historic Landfill
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



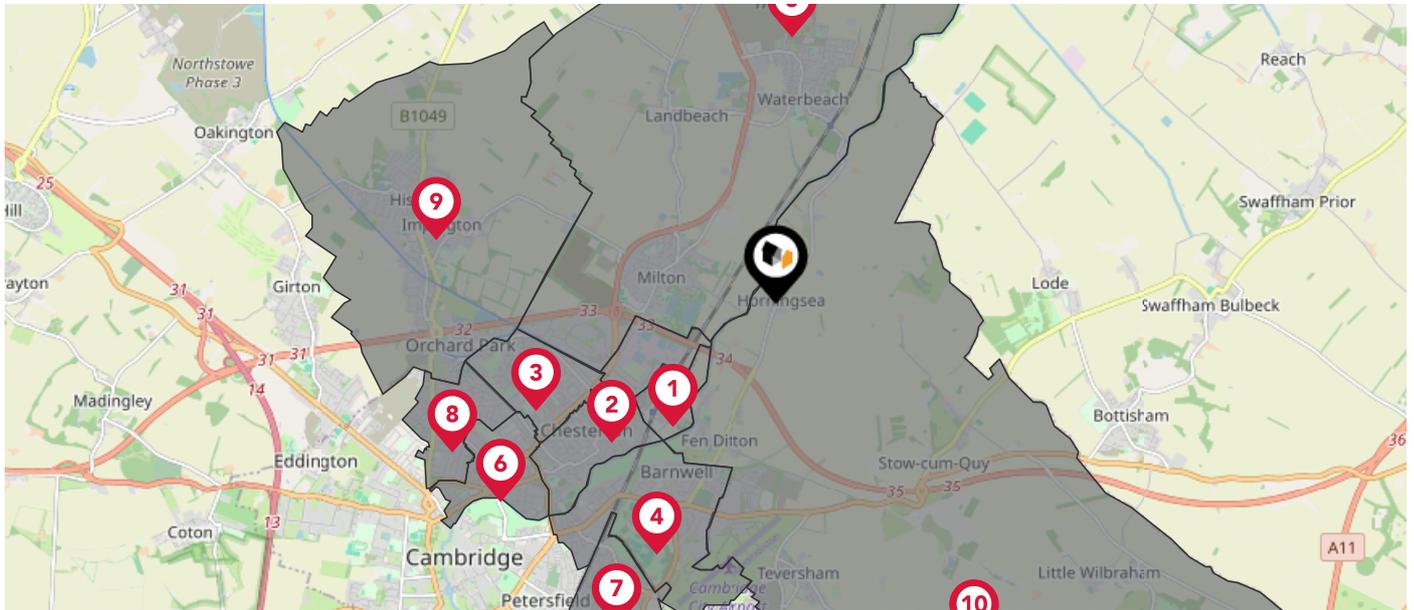
Mine Entry

- ✕ 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

1 Milton & Waterbeach Ward

2 East Chesterton Ward

3 King's Hedges Ward

4 Abbey Ward

5 Milton & Waterbeach Ward

6 West Chesterton Ward

7 Romsey Ward

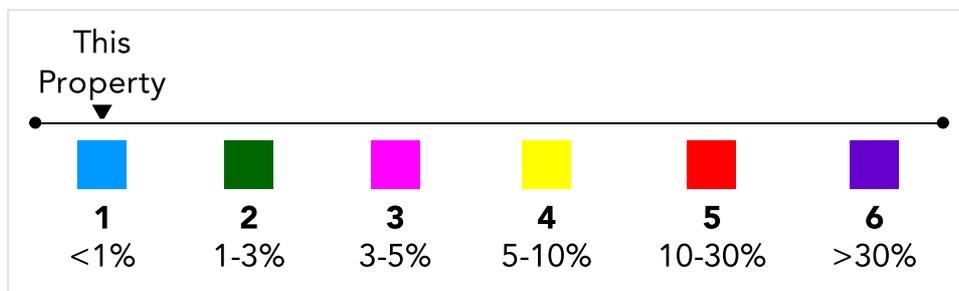
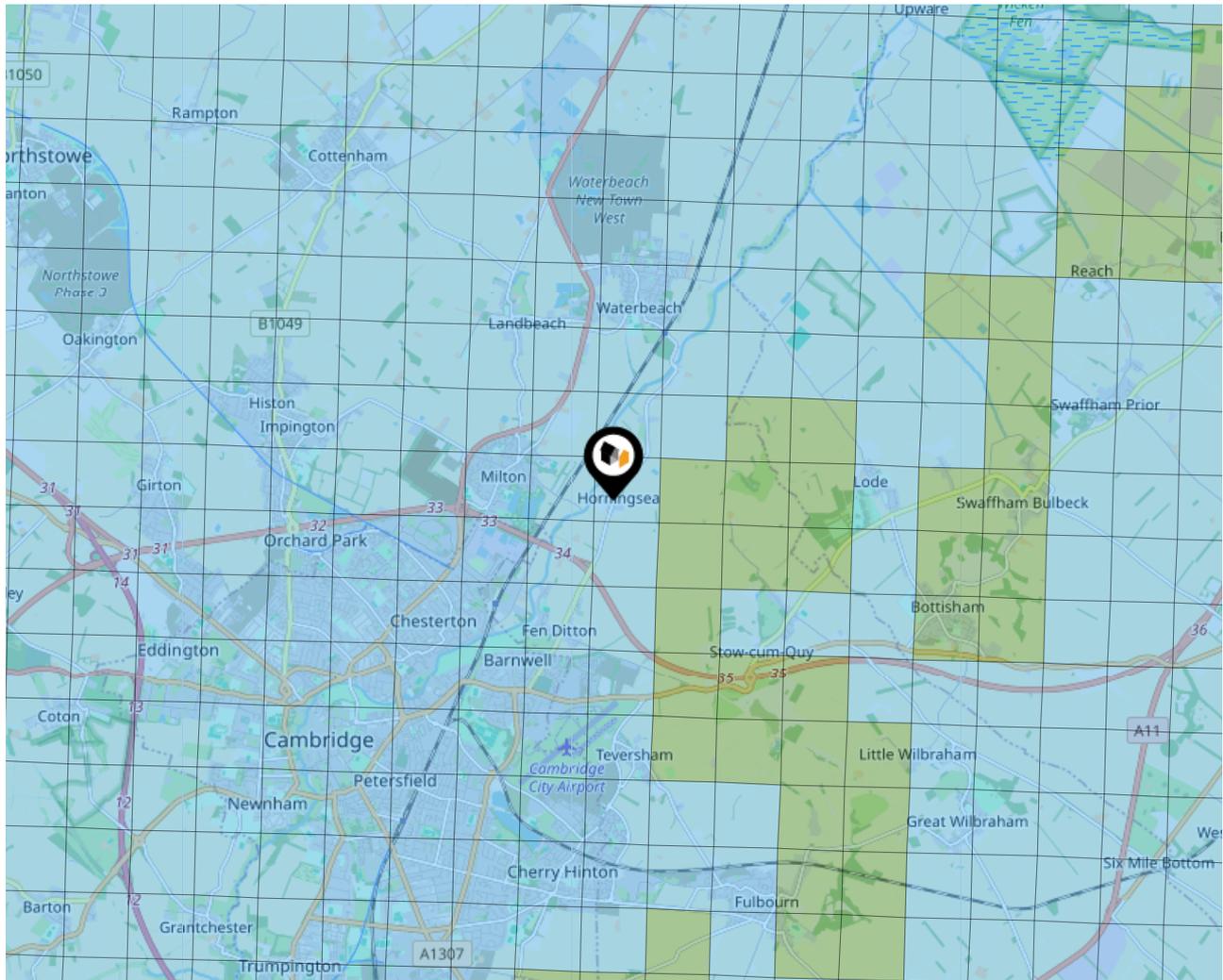
8 Arbury Ward

9 Histon & Impington Ward

10 Fen Ditton & Fulbourn Ward

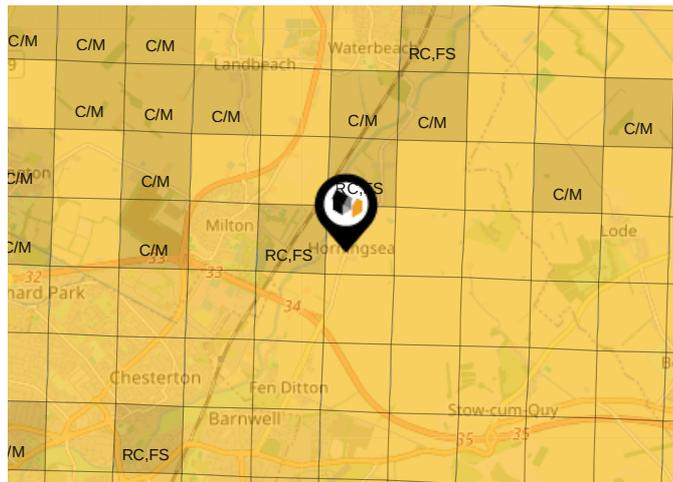
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

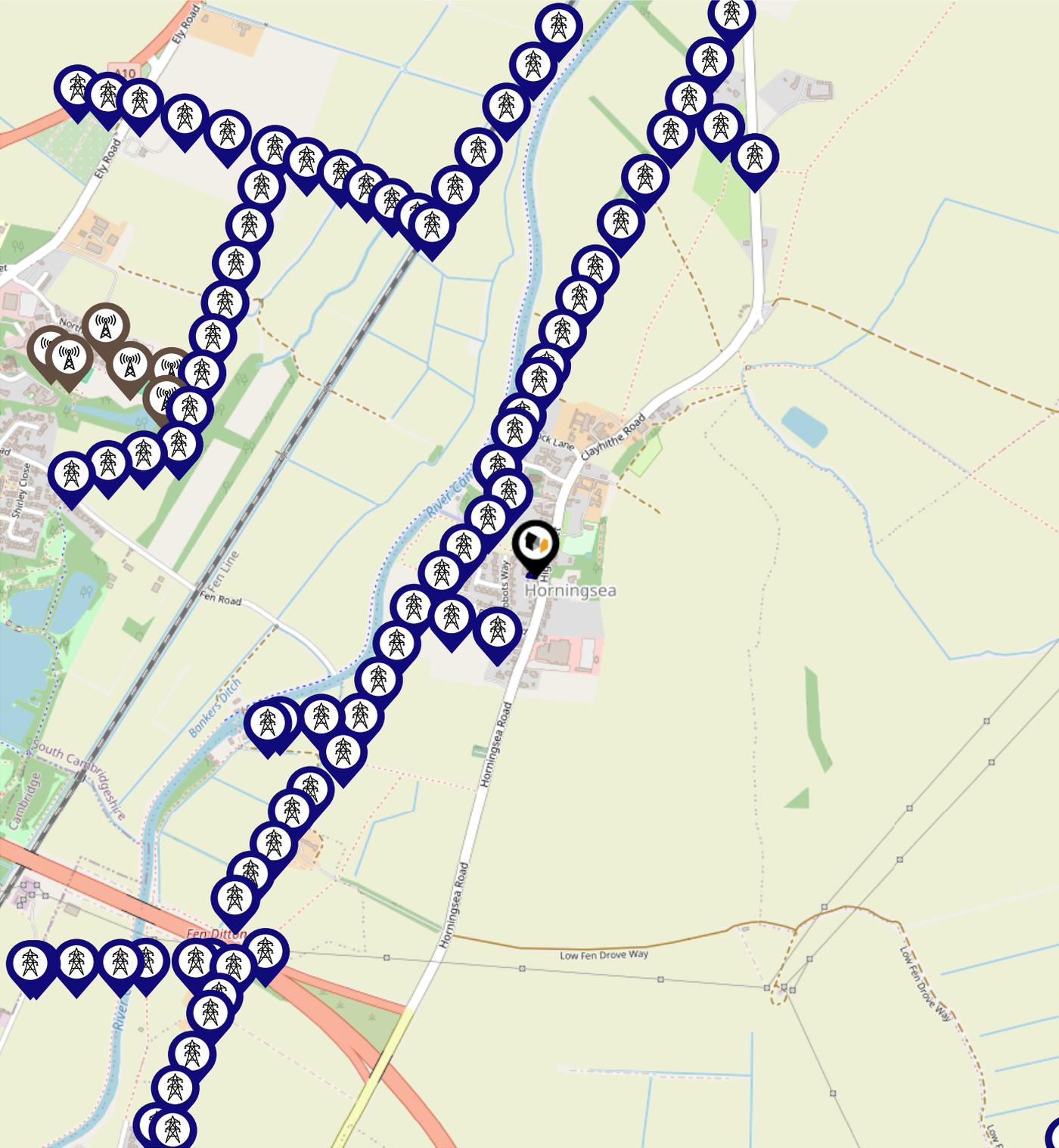
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

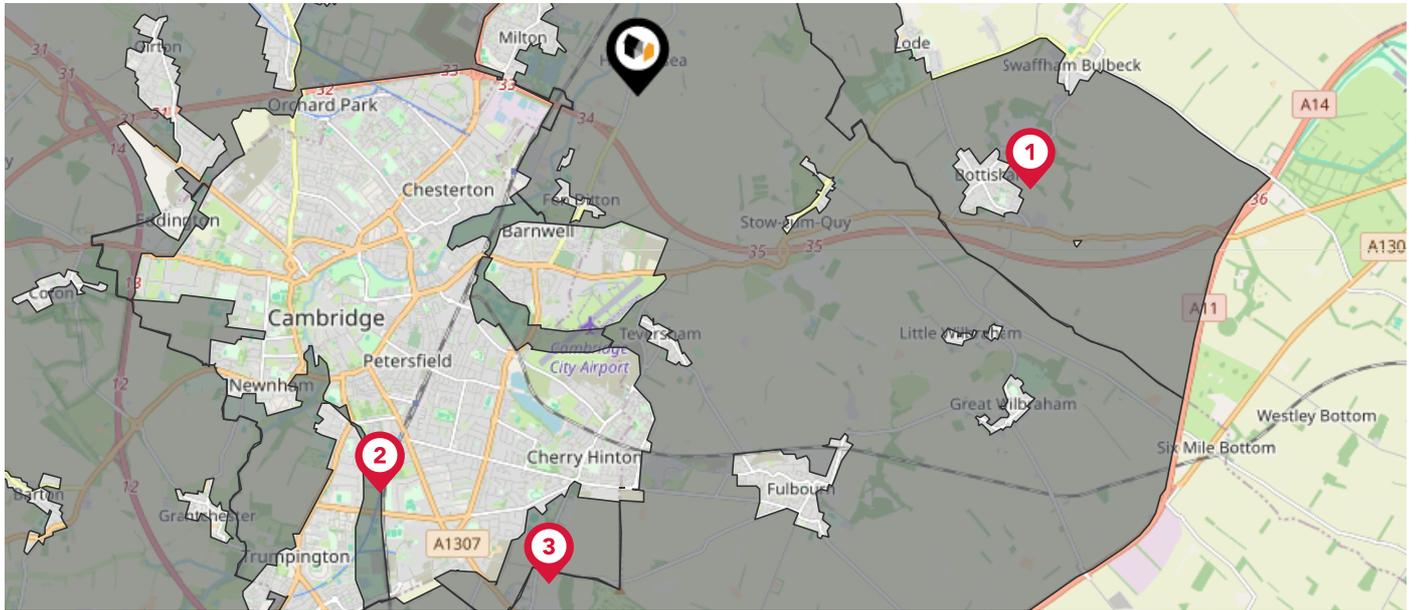


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



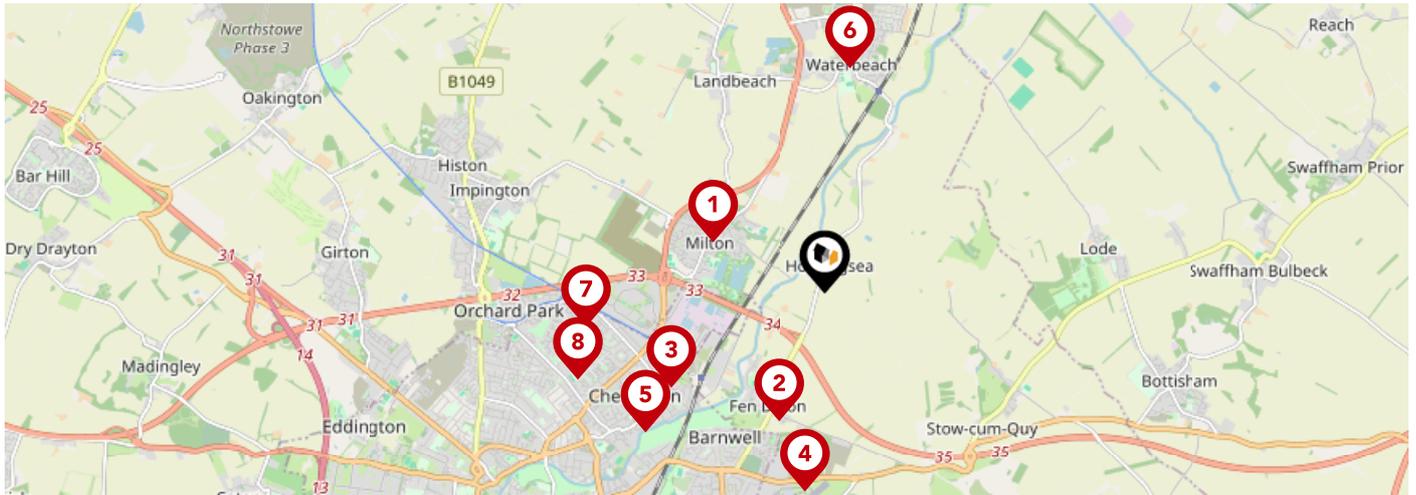
Listed Buildings in the local district	Grade	Distance
 1178724 - Numbers 1 And 2 The Square	Grade II	0.0 miles
 1331293 - 86 And 88, High Street	Grade II	0.0 miles
 1127375 - 52 And 54, High Street	Grade II	0.0 miles
 1127372 - Village Pump To West Of Number 74 High Street	Grade II	0.0 miles
 1331291 - Kings Acre	Grade II	0.1 miles
 1178705 - Number 90 (Post Office), Number 92 And Number 94 (east View)	Grade II	0.1 miles
 1127374 - The Priory	Grade II	0.1 miles
 1331295 - Church Of St Peter	Grade I	0.1 miles
 1223639 - K6 Telephone Kiosk	Grade II	0.1 miles
 1127377 - The Old Rectory	Grade II	0.1 miles

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



Nearby Green Belt Land

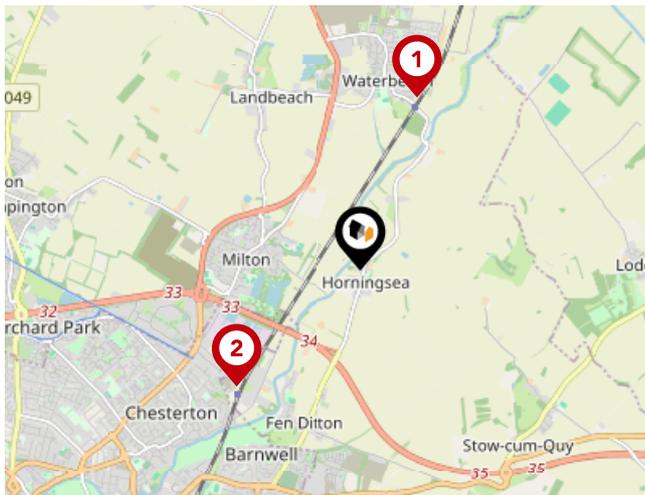
-  Cambridge Green Belt - East Cambridgeshire
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge



		Nursery	Primary	Secondary	College	Private
1	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

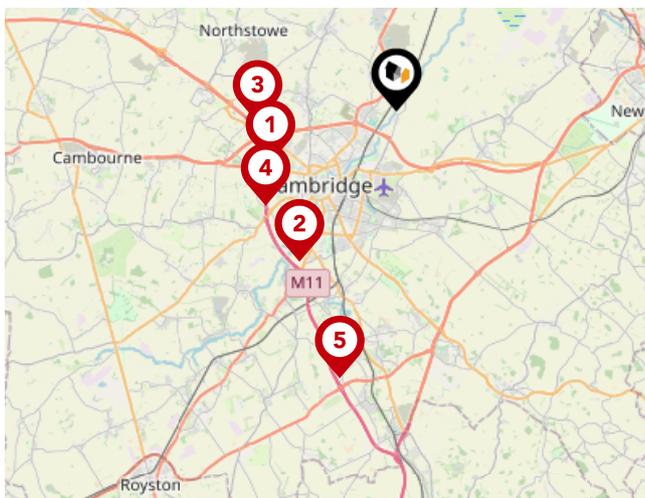


		Nursery	Primary	Secondary	College	Private
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:2.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:2.4	<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:2.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:2.42	<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:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:2.57	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	1.65 miles
2	Cambridge North Rail Station	1.54 miles
3	Cambridge Rail Station	3.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	4.93 miles
2	M11 J11	6.49 miles
3	M11 J14	4.99 miles
4	M11 J12	5.82 miles
5	M11 J10	9.96 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	24.46 miles
2	Luton Airport	34.48 miles
3	Silvertown	51.26 miles
4	Southend-on-Sea	51.41 miles

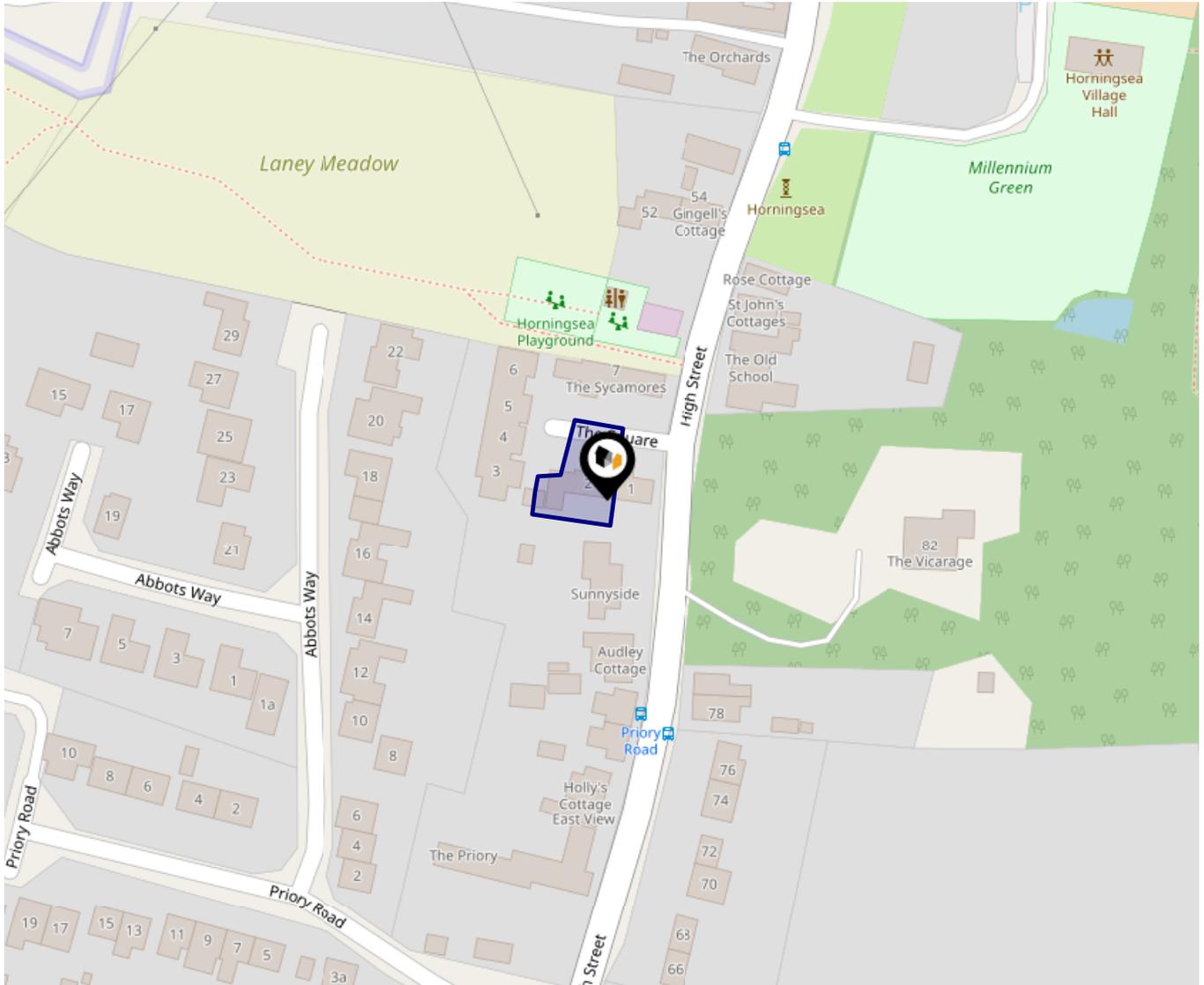
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Priory Road	0.04 miles
2	St. John's Lane	0.06 miles
3	Enterprise Nurseries	1.09 miles
4	Ely Road	0.97 miles
5	College of West Anglia	1.07 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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