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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 30<sup>th</sup> July 2025**



**CHELWOOD ROAD, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

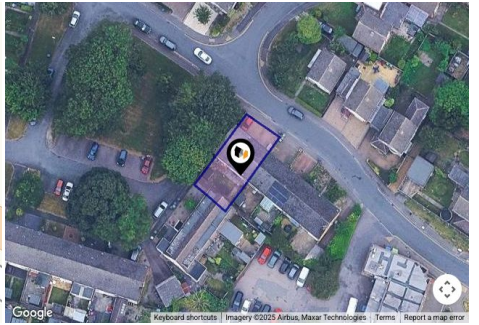
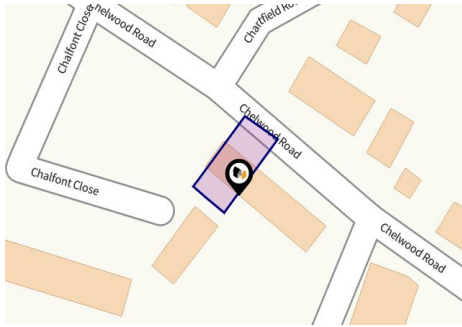
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,636 ft <sup>2</sup> / 152 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1976-1982		
Title Number:	CB32690		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	4	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s



Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **12 Chelwood Road Cambridge Cambridgeshire CB1 9LX**

Reference - 08/1690/FUL	
Decision:	Decided
Date:	21st January 2009
Description:	Conversion of existing garage into habitable room.

Planning records for: **16 Chelwood Road Cambridge Cambridgeshire CB1 9LX**

Reference - 05/1319/FUL	
Decision:	Decided
Date:	21st December 2005
Description:	Erection of a two storey side extension.

Reference - 17/600/TTCA	
Decision:	Decided
Date:	27th November 2017
Description:	(T1) Elderberry - remove to ground level and treat stump to stop regrowth. Self set which is overtaking garden. (T2) Leylandii - 'side up' both sides keeping green and reduce to approximately 3 meters in height to maintain these trees in their current location.(T3) Lilac Tree - reduce and shape by approximately 1 meter to prevent limb failure, and maintain in this small garden.(T4) Leylandii - 'side up' both sides keeping green and reduce to approximately 2 metres in height to maintain these trees in their current location.(T5) Leylandii - 'side up' tenants side only and hedge cut the top keeping green. Annual hedge cutting.

Planning records for: **20 Chelwood Road Cambridge Cambridgeshire CB1 9LX**

Reference - 23/03984/HFUL	
Decision:	Decided
Date:	19th October 2023
Description:	Part single storey, part two storey rear extension.

Planning records for: **20 Chelwood Road Cambridge Cambridgeshire CB1 9LX**

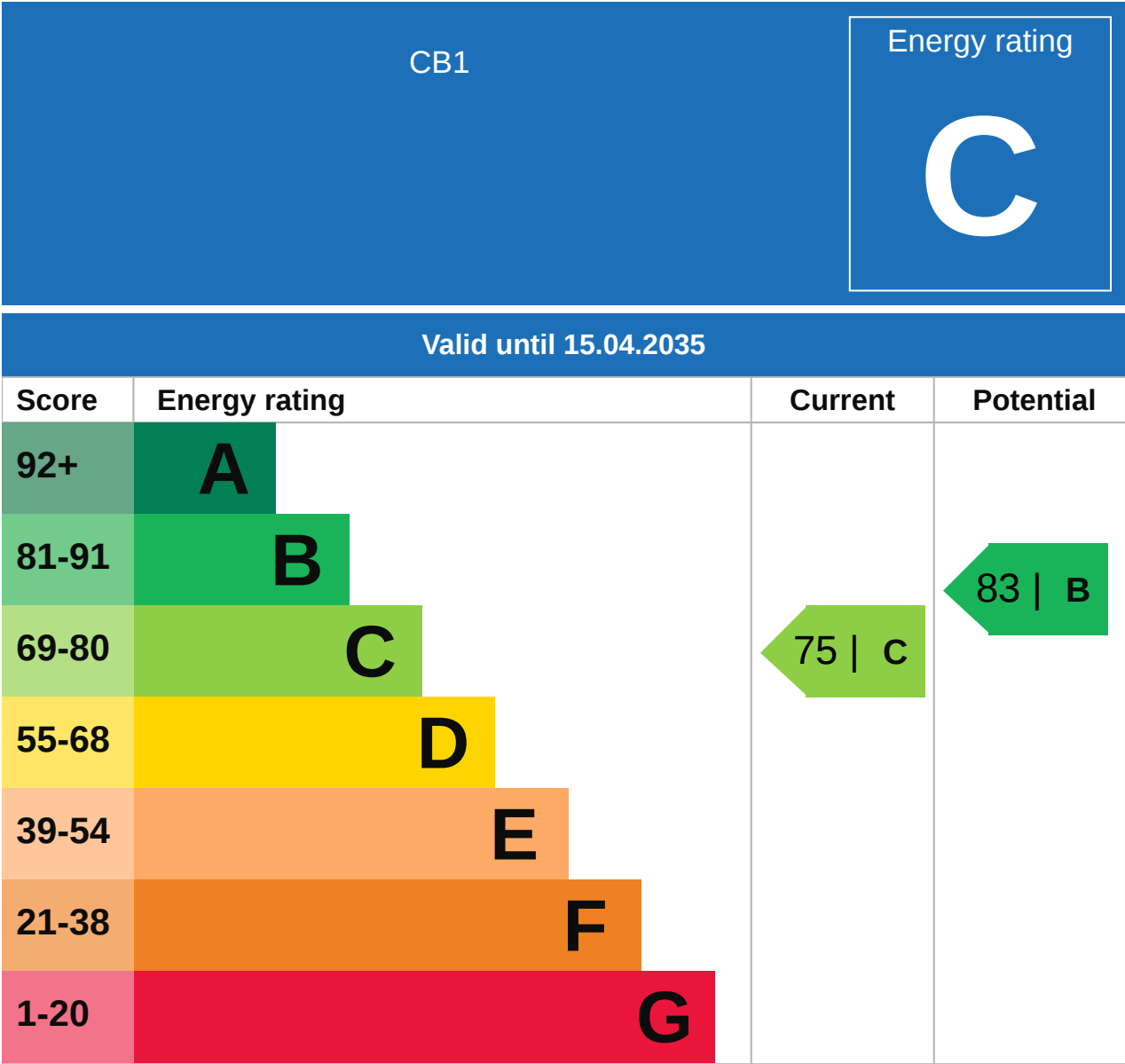
Reference - 23/04087/S19LB	
Decision:	Decided
Date:	19th October 2023
Description:	S19 to vary condition 2 (Approved plans) of Listed building consent 22/01775/LBC (Remove existing rear porch along with small brick structures to the north and south, within the curtilage along with internal alterations. Conversion of existing house to seven bedroom HMO for student accommodation and associated works) for the addition of a larger bike shelter.

Planning records for: **8 Chelwood Road Cambridge CB1 9LX**

Reference - 19/0023/FUL	
Decision:	Decided
Date:	09th January 2019
Description:	Double garage, with home office/studio above, following demolition of existing garage.

Reference - 19/0607/FUL	
Decision:	Decided
Date:	02nd May 2019
Description:	Retrospective change of use to 7-bed HMO for 8 persons (Sui Generis).

Reference - 16/1722/FUL	
Decision:	Decided
Date:	07th October 2016
Description:	Retrospective single storey rear extension, following demolition of existing small conservatory.



## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	System built, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	152 m <sup>2</sup>

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

## Drainage

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Anglian water



### 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.

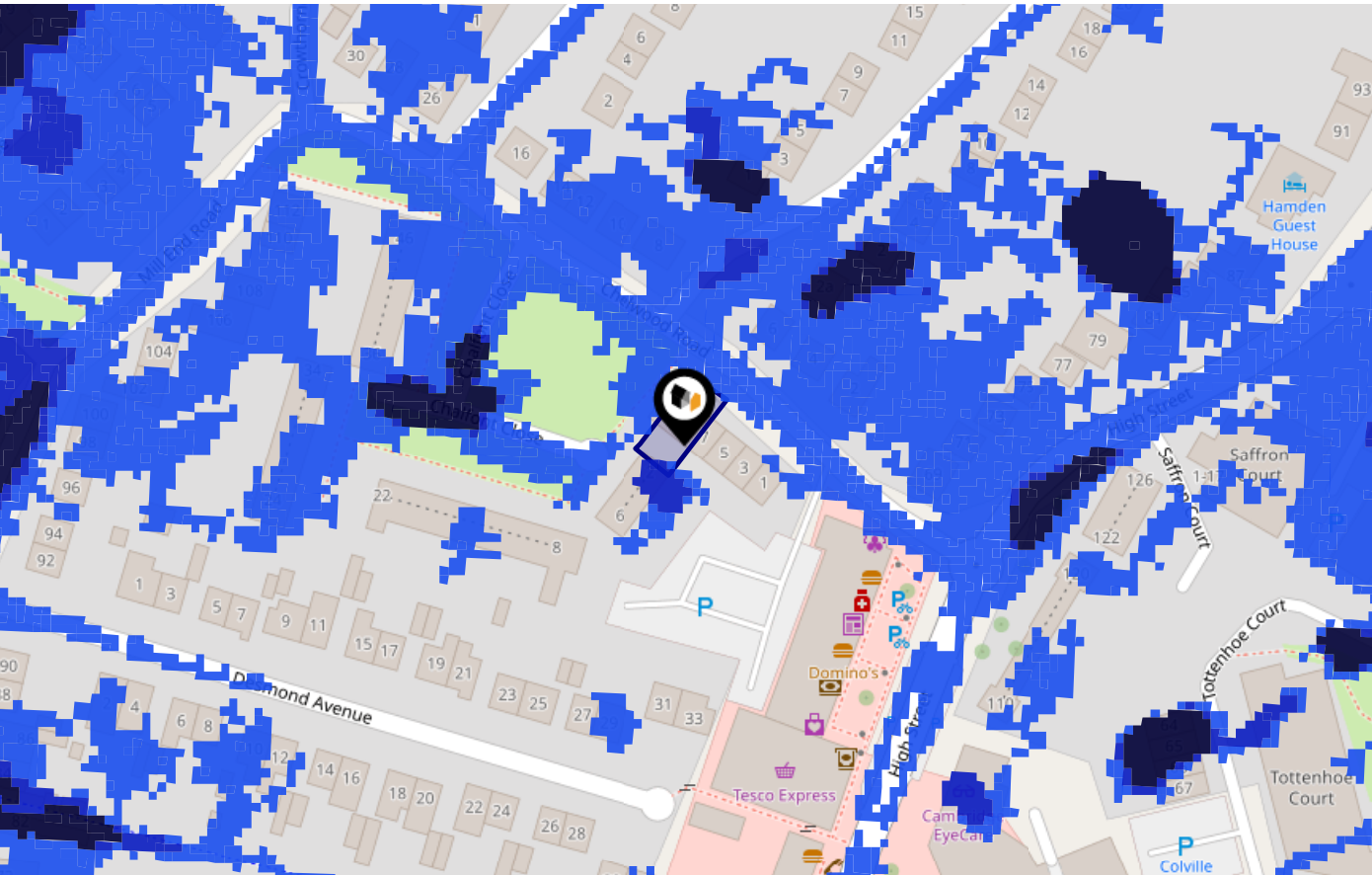


# Flood Risk

## 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:

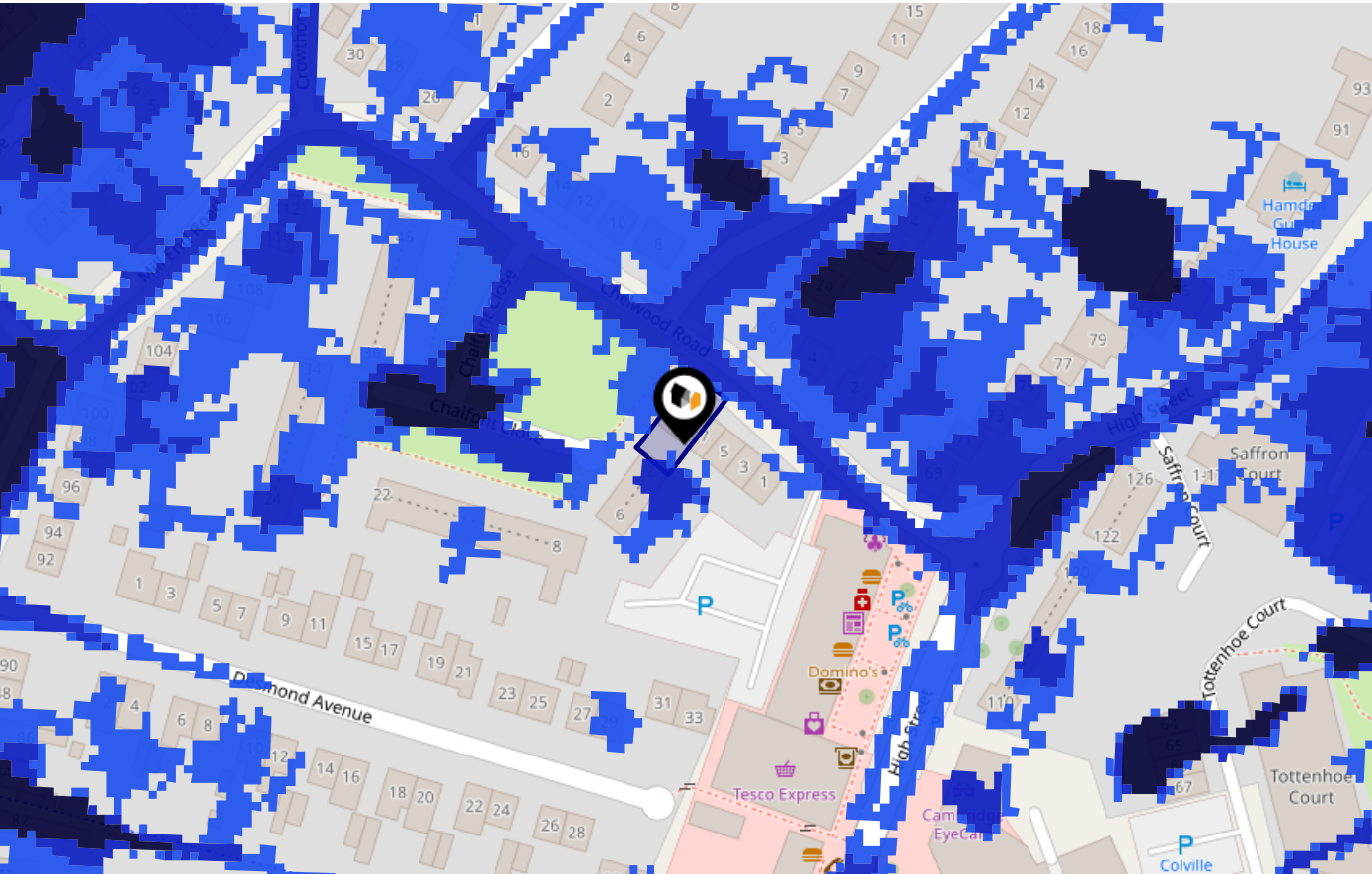


# Flood Risk

## 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.
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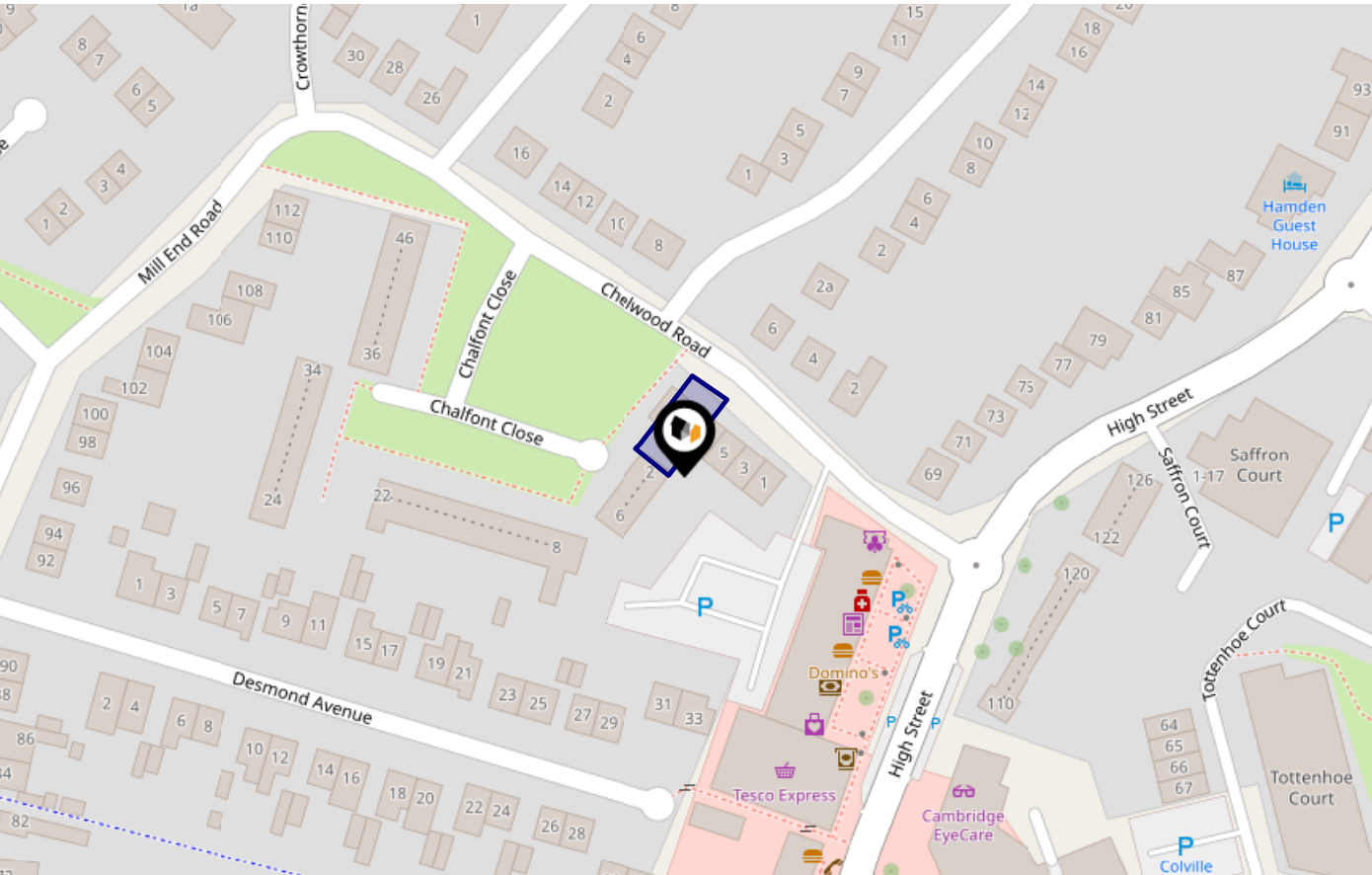


# Flood Risk

## 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.
- 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:

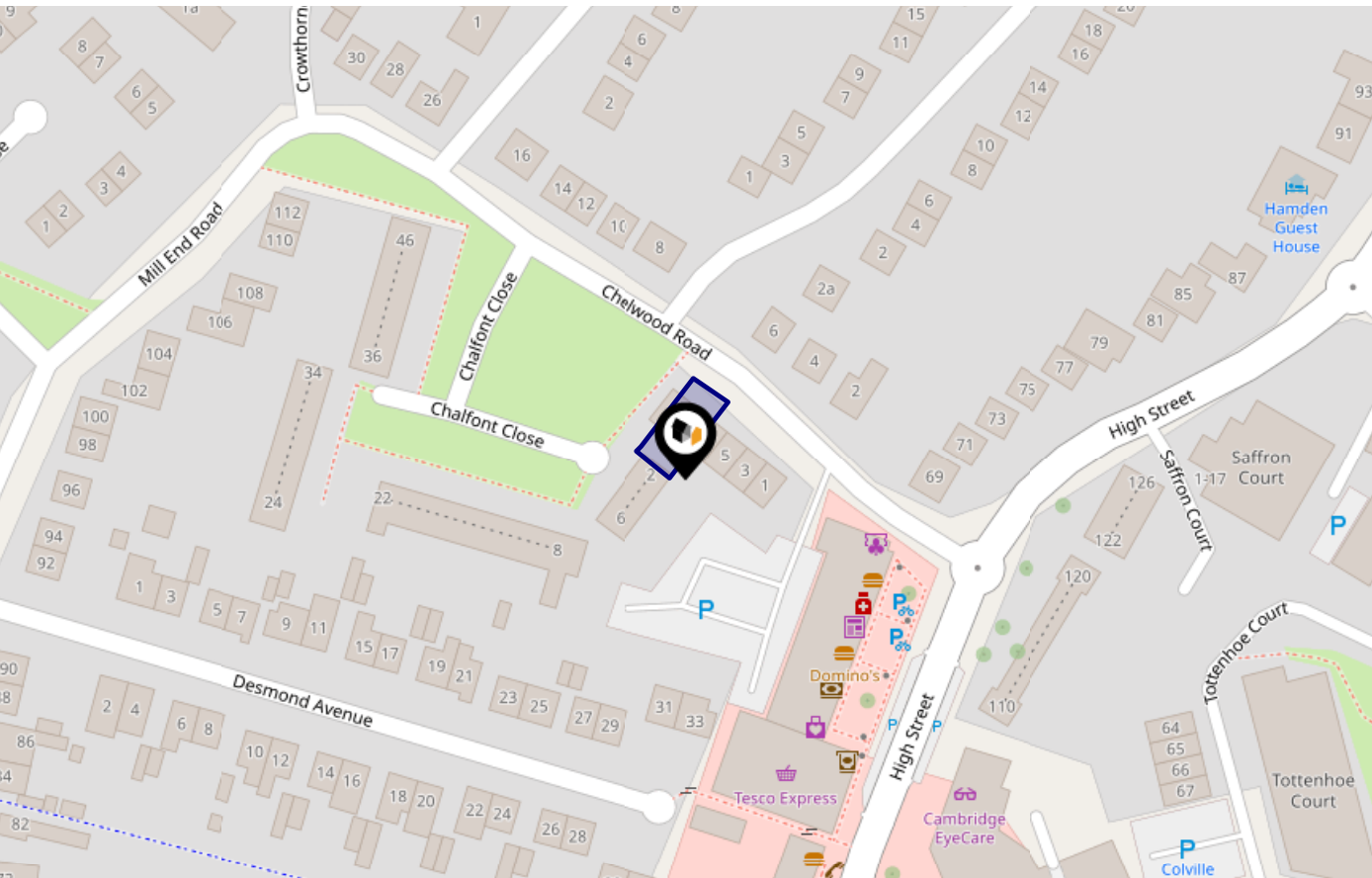


# Flood Risk

## Rivers & Seas - Climate Change



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.

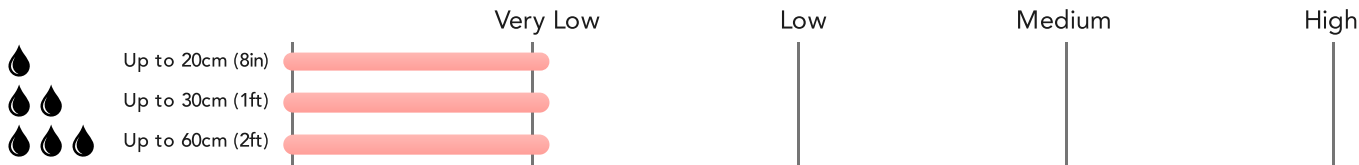


Risk Rating: Very low

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:



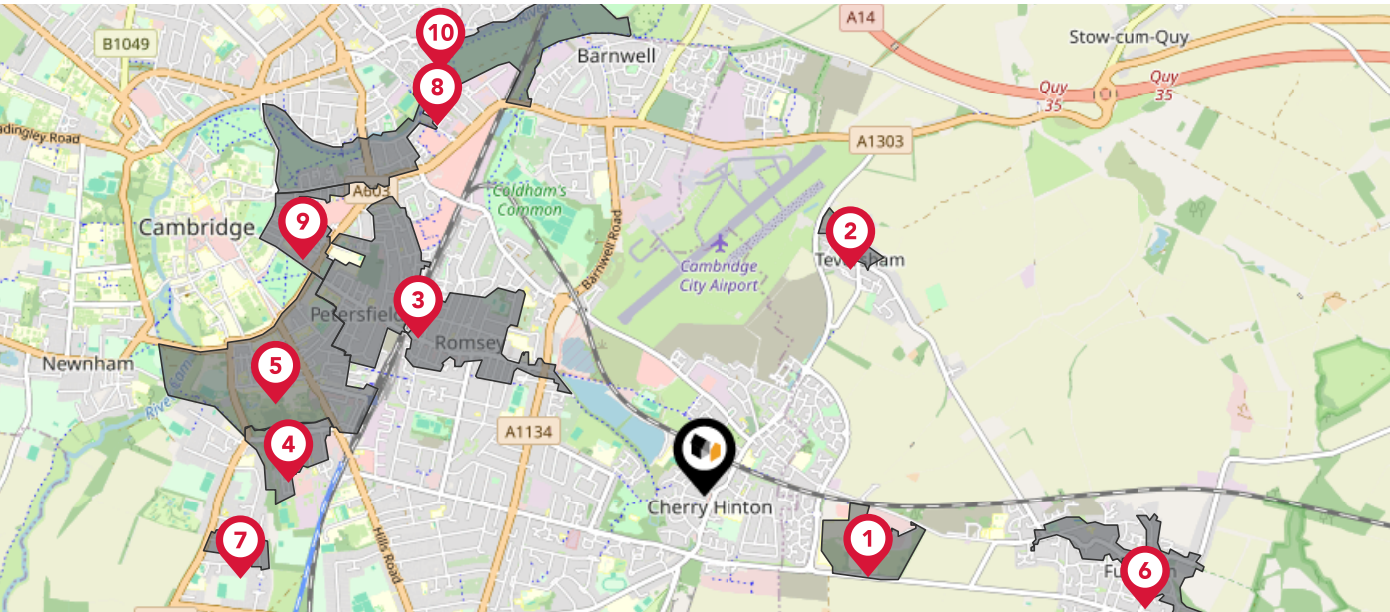


# Maps

## Conservation Areas

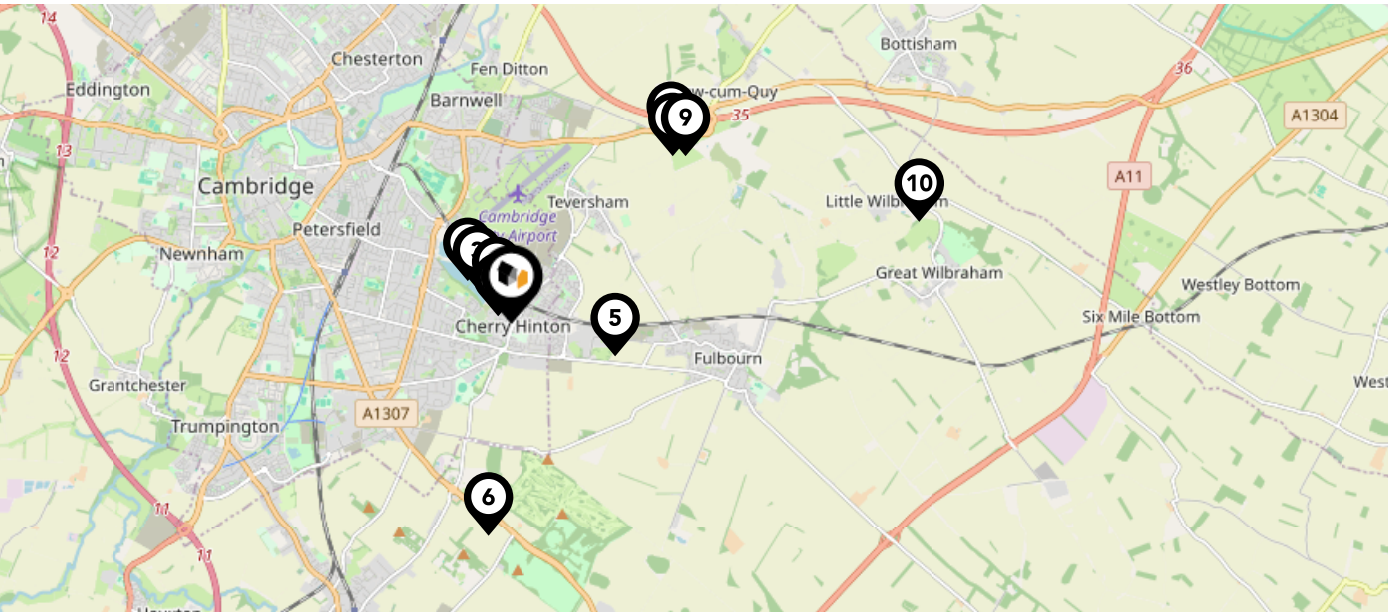


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



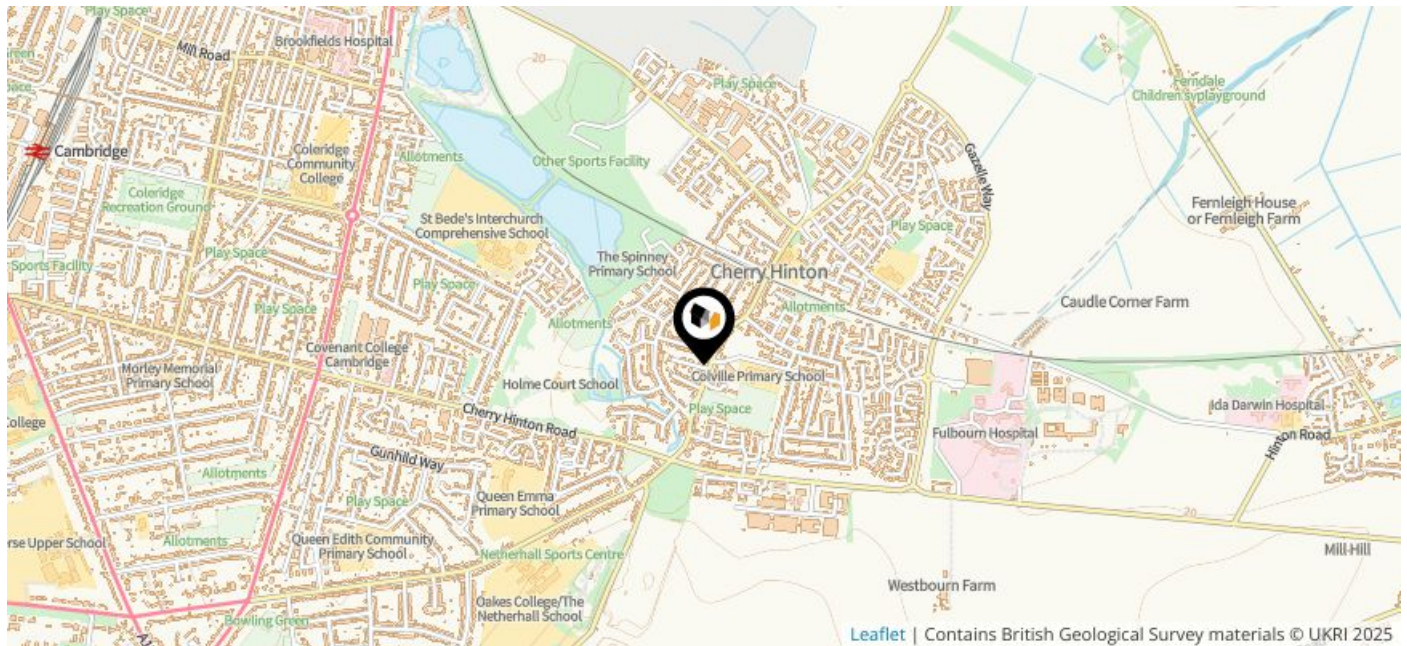
Nearby Conservation Areas	
1	Fulbourn Hospital
2	Teversham
3	Mill Road
4	Brooklands Avenue
5	New Town and Glisson Road
6	Fulbourn
7	Barrow Road
8	Riverside and Stourbridge Common
9	The Kite
10	Ferry Lane

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	Quy Mill Hotel-Quy	Historic Landfill
9	EA/EPR/NP3790NX/A001	Active Landfill
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

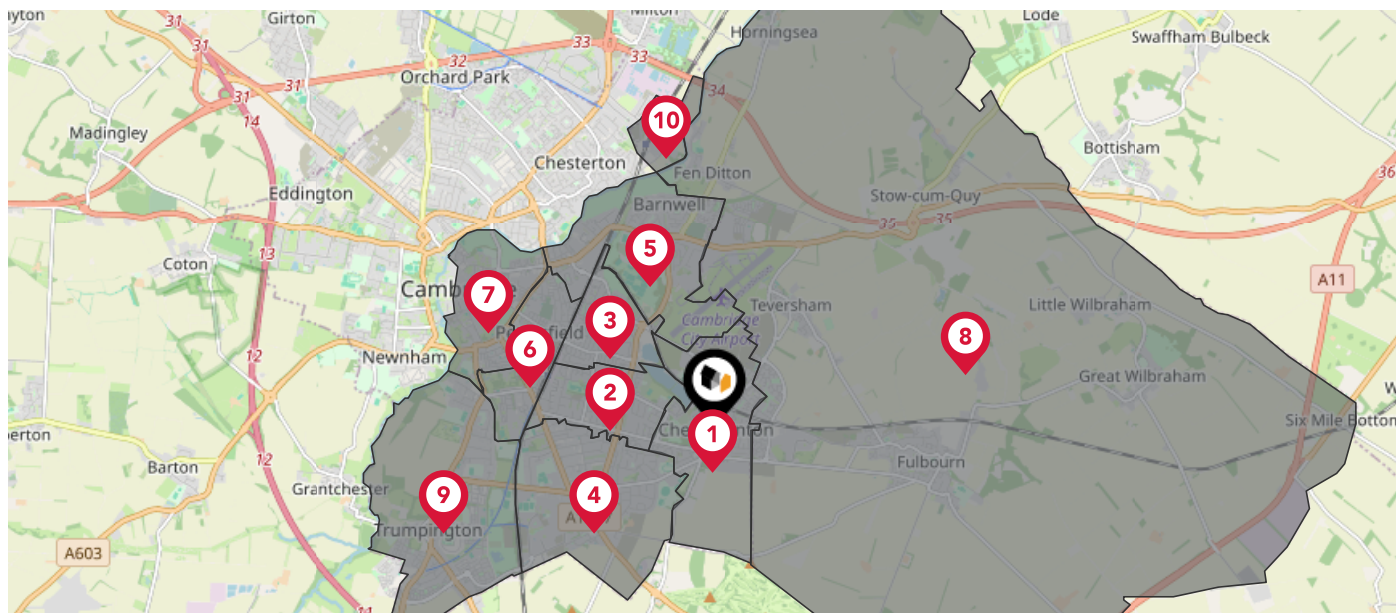
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

Cherry Hinton Ward

2

Coleridge Ward

3

Romsey Ward

4

Queen Edith's Ward

5

Abbey Ward

6

Petersfield Ward

7

Market Ward

8

Fen Ditton & Fulbourn Ward

9

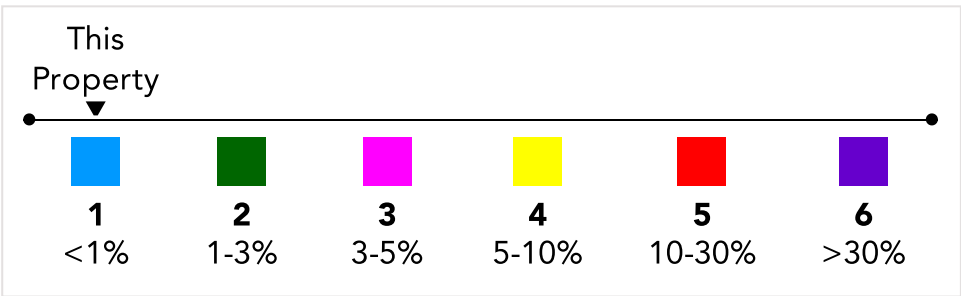
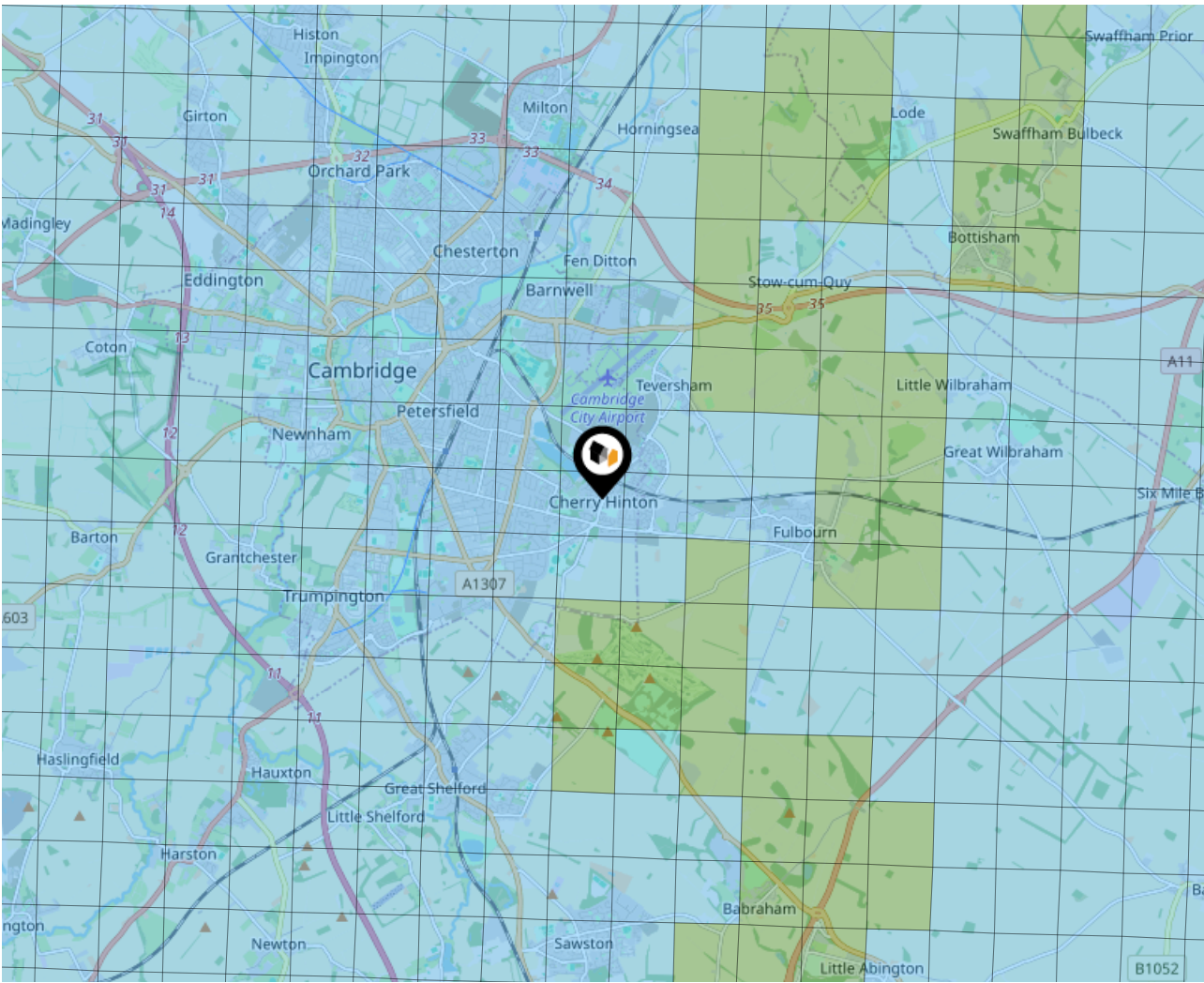
Trumpington Ward

10

Milton & Waterbeach Ward

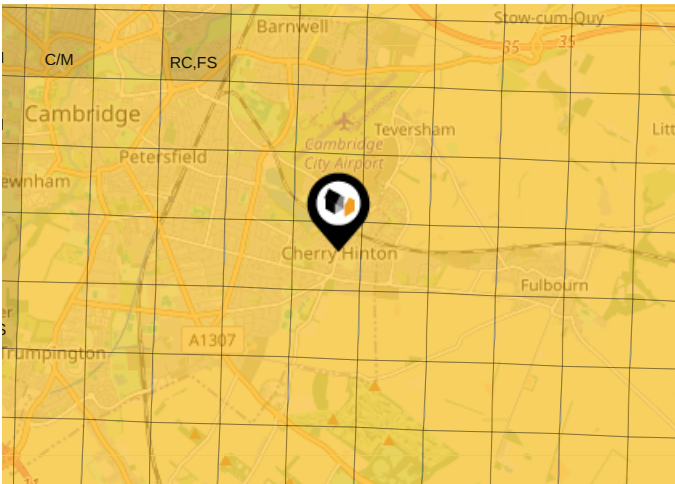
### What is Radon?

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



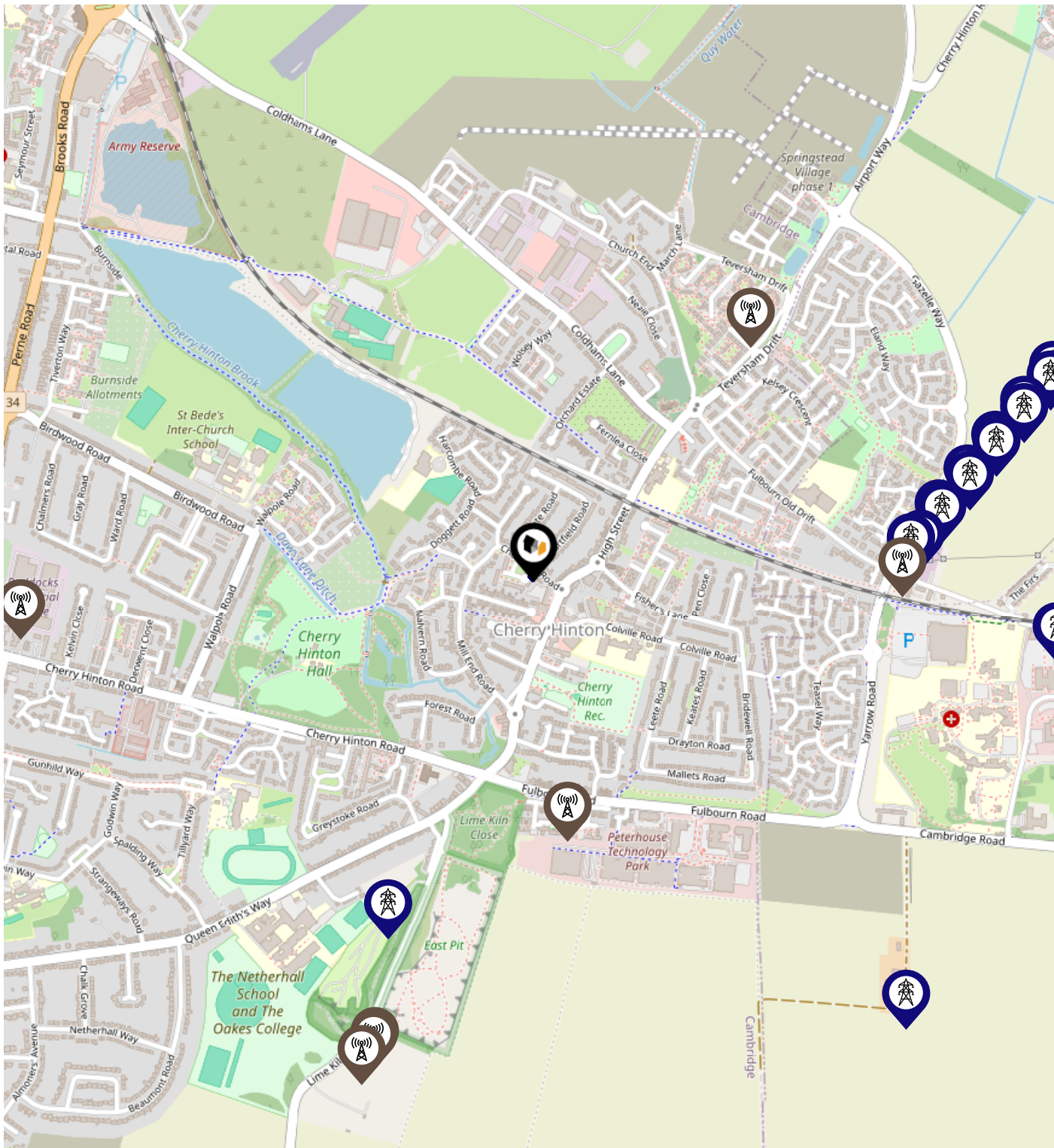
Primary Classifications (Most Common Clay Types)

<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

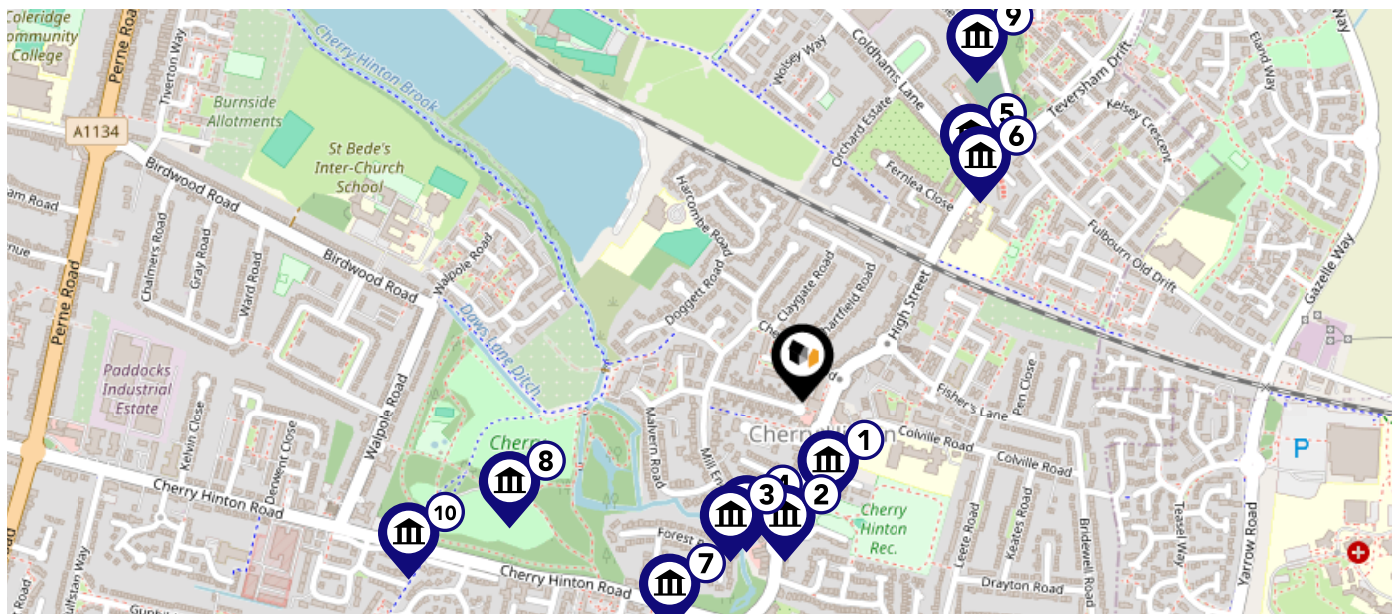


# Maps

## Listed Buildings



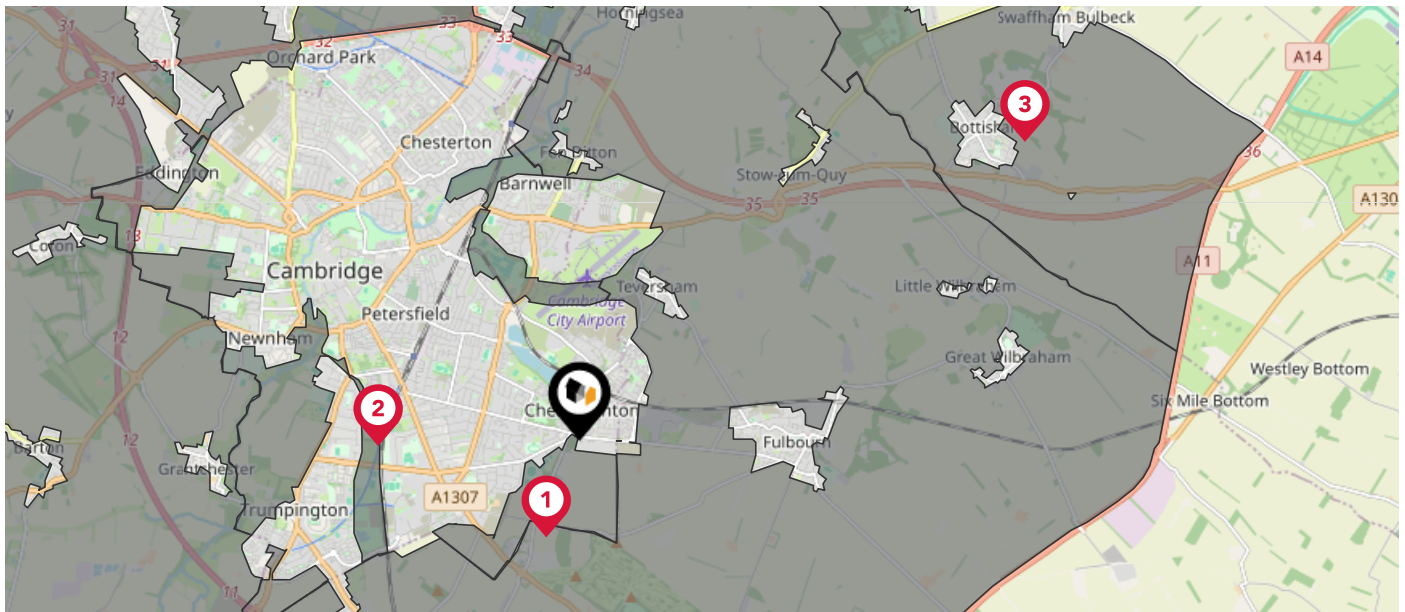
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...






Listed Buildings in the local district		Grade	Distance
	1126028 - 84, High Street	Grade II	0.1 miles
	1126002 - 50, High Street	Grade II	0.2 miles
	1126216 - The Old Smithy	Grade II	0.2 miles
	1126139 - The Red Lion Public House	Grade II	0.2 miles
	1126191 - Church Of St Andrew	Grade I	0.3 miles
	1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.3 miles
	1126237 - Springfield	Grade II	0.3 miles
	1031881 - Cherry Hinton Hall	Grade II	0.4 miles
	1126240 - Uphall	Grade II	0.4 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.5 miles

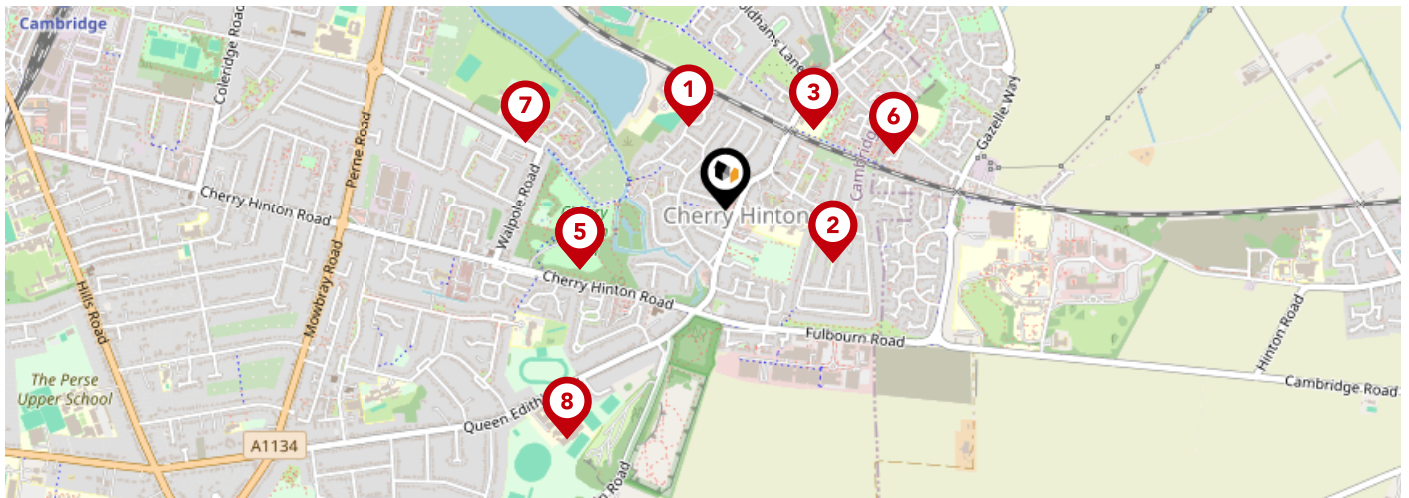


This map displays nearby areas that have been designated as Green Belt...

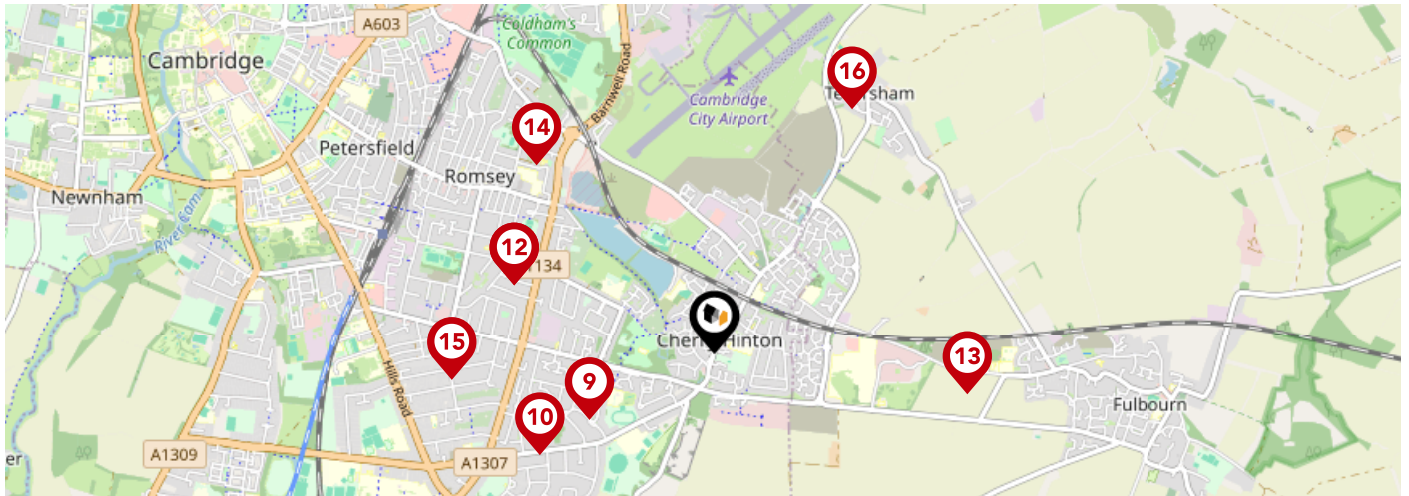










### Nearby Green Belt Land

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

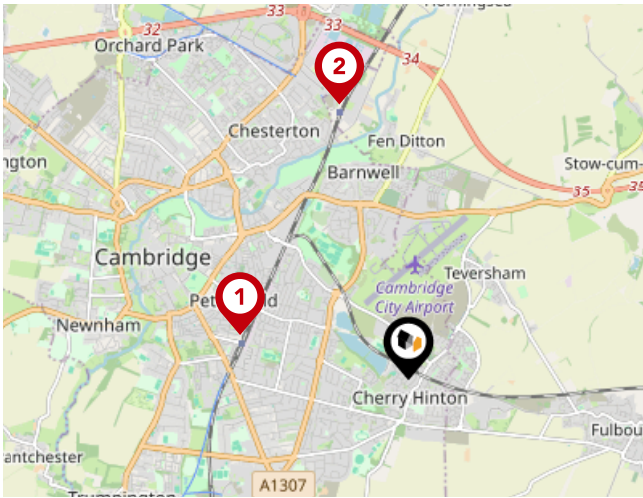


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Colville Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



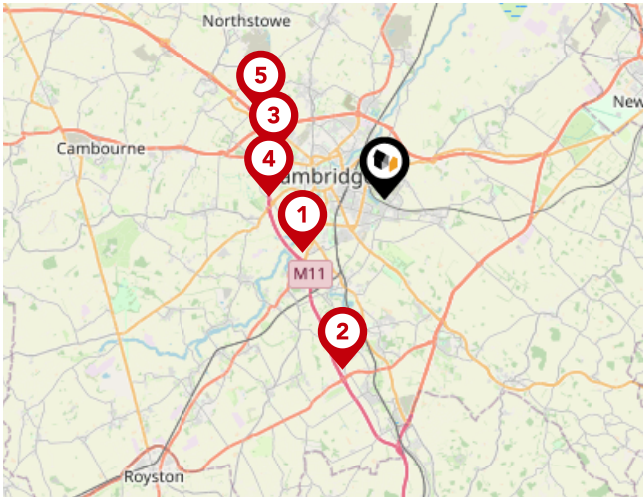
		Nursery	Primary	Secondary	College	Private
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.96	<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:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrim Pathways School</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teversham CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





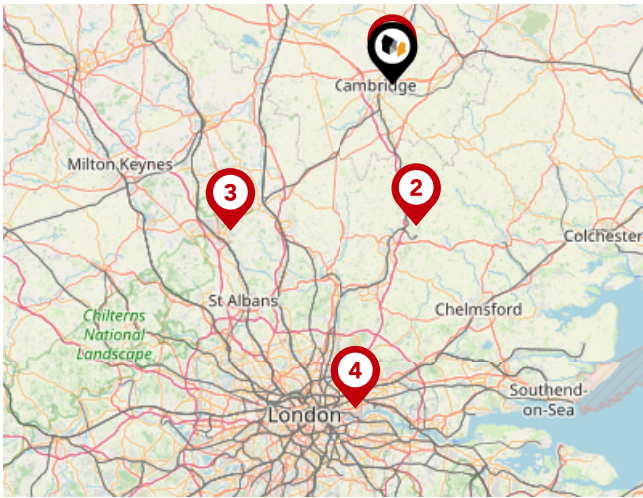
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.58 miles
2	Cambridge North Rail Station	2.58 miles
3	Shelford (Cambs) Rail Station	3.05 miles



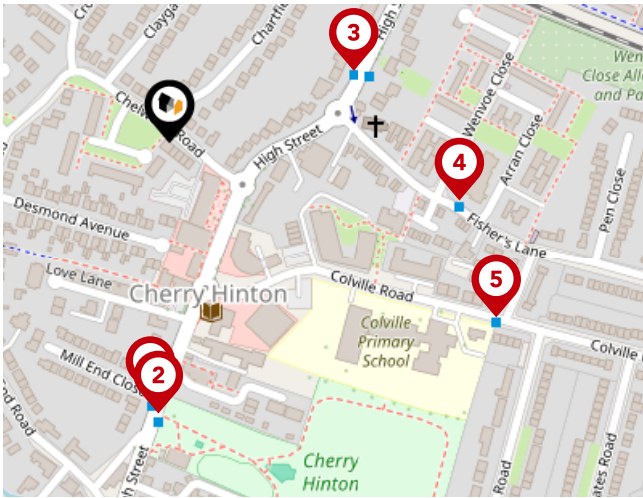
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.54 miles
2	M11 J10	6.38 miles
3	M11 J13	4.37 miles
4	M11 J12	4.19 miles
5	M11 J14	5.46 miles



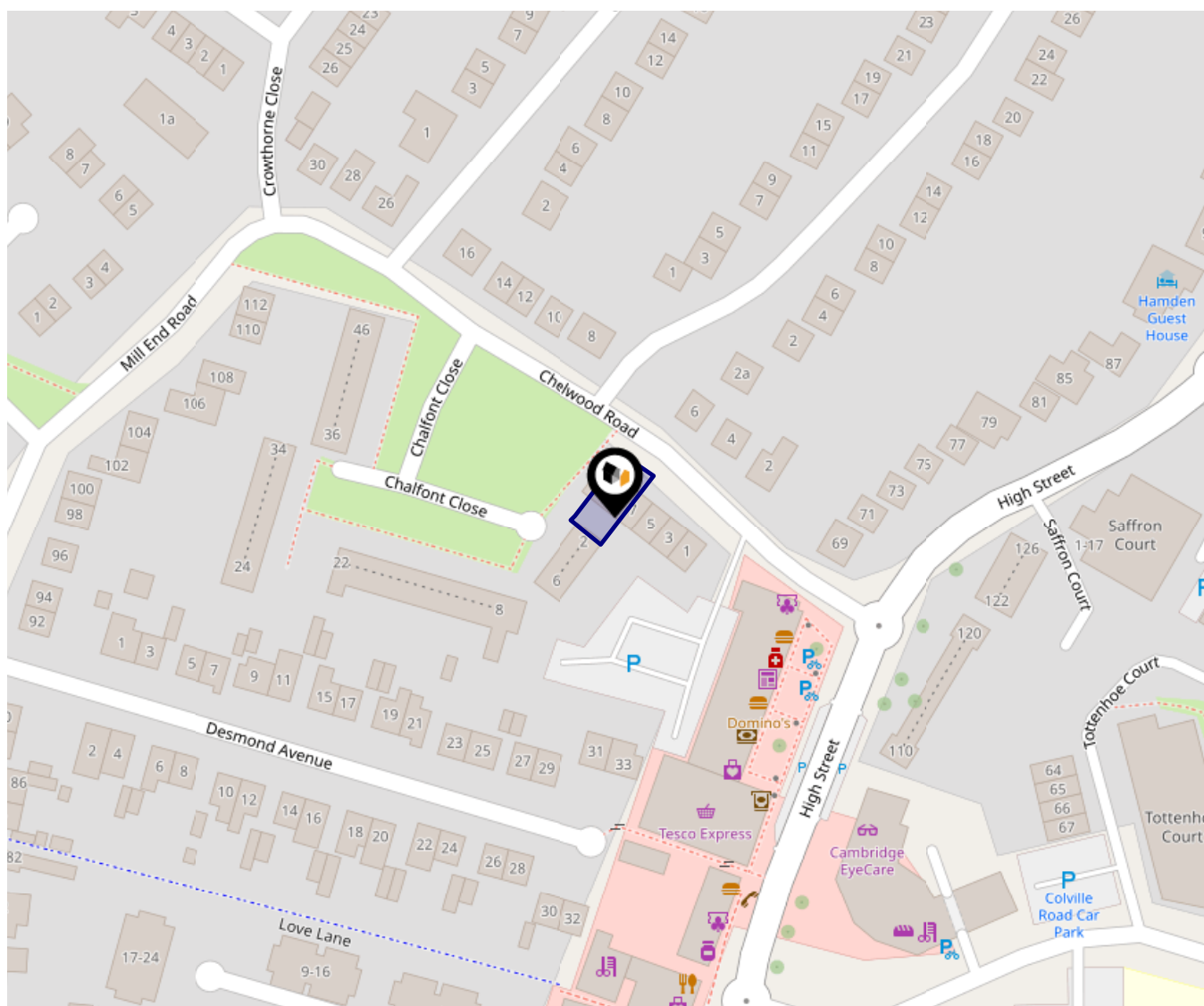
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.22 miles
2	Stansted Airport	20.92 miles
3	Luton Airport	31.69 miles
4	Silvertown	47.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mill End Close	0.15 miles
2	Mill End Close	0.15 miles
3	Fisher's Lane	0.11 miles
4	Arran Close	0.17 miles
5	Augers 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

# 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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