

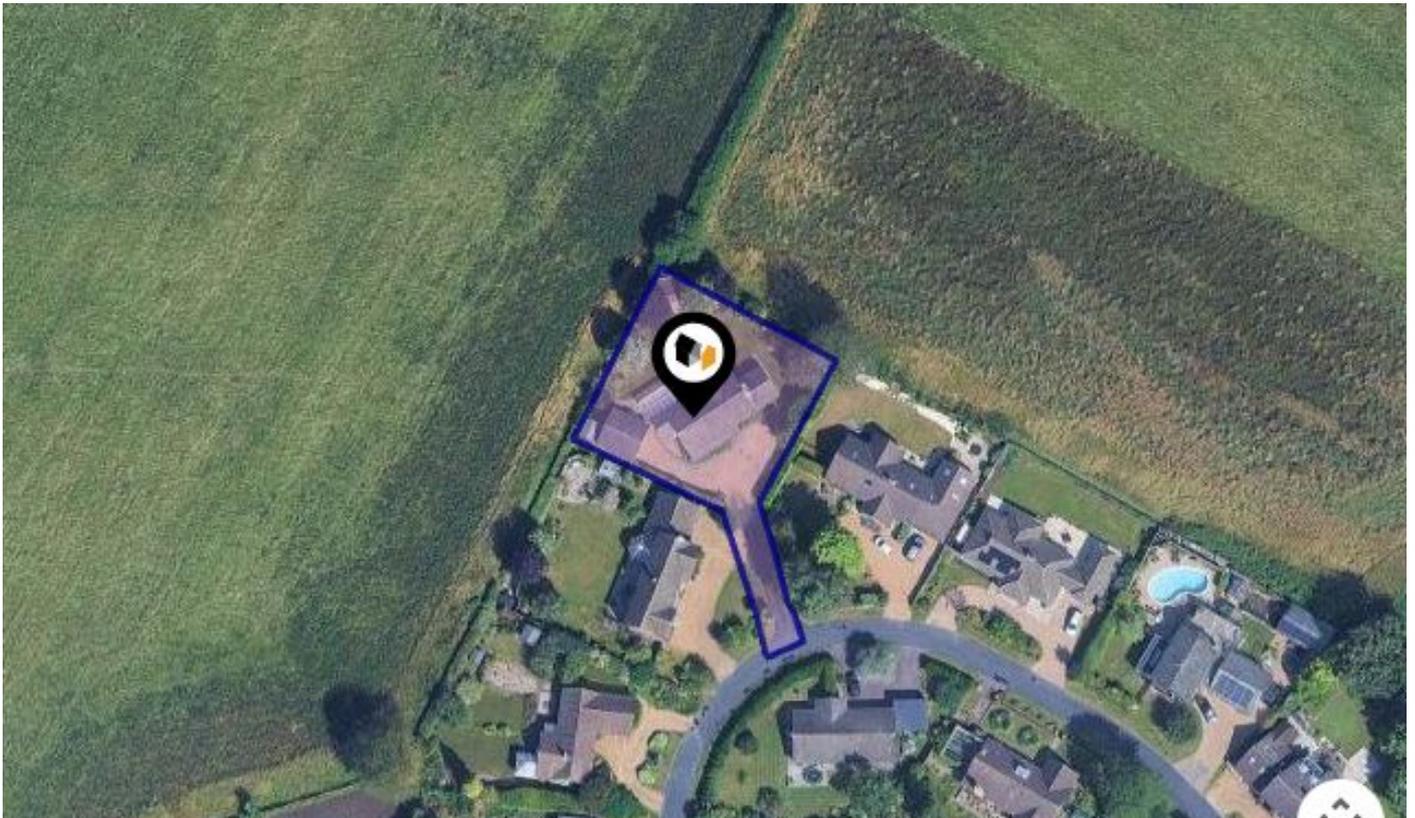


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd July 2025



DUKES MEADOW, STAPLEFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,851 ft ² / 172 m ²		
Plot Area:	0.29 acres		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB228128		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	36 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH*

Reference - S/3593/16/FL	
Decision:	Decided
Date:	22nd December 2016
Description:	Roof and dormer extension

Reference - 21/0170/TTCA	
Decision:	Decided
Date:	08th February 2021
Description:	Laburnum - remove stems touching adjacent fence Magnolia - reduce height and spread on all sides by 1m to re-shape

Reference - S/2892/16/TC	
Decision:	Decided
Date:	26th October 2016
Description:	Tree Works - see application form

Reference - S/3537/19/TP	
Decision:	Decided
Date:	11th October 2019
Description:	TPO 0010 (2002) T6&T7: T1 (lime adjacent to house) to crown reduce height and spread by 3-3.5m down to previous reduction points and T2 lime to crown reduce height by 4m crown reduce spread on all sides by 2-2.5m shape and balance.

Planning records for: *2A Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH*

Reference - S/0127/11
Decision: Decided
Date: 26th January 2011
Description: Raising of Main Ridge Height by 800mm and Installation of Rooflights Provision of Pitched Roof Over Garage and Erection of Rear Single Storey Extension

Reference - 24/0449/TTPO
Decision: Decided
Date: 18th April 2024
Description: T1 Apple within group TPO: tree is heavily suppressed by adjacent trees causing excess shading and unbalanced crown. Client to replant with several new fruit trees in more favourable positions. Recommendation to fell.

Planning records for: *2 Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH*

Reference - S/1441/16/FL
Decision: Decided
Date: 10th June 2016
Description: First Floor Side and Rear Extensions and Alterations

Reference - S/2420/16/DC
Decision: Decided
Date: 09th September 2016
Description: Discharge of condition 3 (Tree Protection) of planning consent S/1441/16/FL for first floor side and rear extensions and alterations

Planning records for: **2 Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH**

Reference - S/0088/16/FL	
Decision:	Decided
Date:	26th January 2016
Description:	Two 2 storey side extensions two storey rear extension and re-development of the roof.

Reference - S/2216/17/FL	
Decision:	Decided
Date:	08th July 2017
Description:	SIDE ROOF EXTENSIONS AND INTERNAL ASSOCIATED WORKS

Reference - S/3281/16/DC	
Decision:	Decided
Date:	17th November 2016
Description:	Discharge of condition 4 (materials) of planning consent S/1441/16/FL for First Floor Side and Rear Extensions and Alterations

Planning records for: **3 Dukes Meadow Stapleford Cambridgeshire CB22 5BH**

Reference - 22/02435/HFUL	
Decision:	Decided
Date:	24th May 2022
Description:	Single storey side extension, minor amendments to rear openings, internal alterations.

Planning records for: *3 Dukes Meadow Stapleford Cambridgeshire CB22 5BH*

Reference - 22/05444/HFUL	
Decision:	Decided
Date:	16th December 2022
Description:	Single storey side extension to bungalow, rear facing dormer extension, minor amendments to rear openings, internal alterations.

Reference - 23/04875/HFUL	
Decision:	Decided
Date:	21st December 2023
Description:	Single storey side extension.

Planning records for: *5 Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH*

Reference - S/4309/17/LD	
Decision:	Decided
Date:	28th November 2017
Description:	Lawful Development Certificate for a small single storey extension

Reference - S/0893/15/FL	
Decision:	Decided
Date:	31st March 2015
Description:	Conversion of loft to two bedrooms with en-suite involving the formation of two dormers to rear.

Planning records for: *13 Dukes Meadow Stapleford Cambridge CB22 5BH*

Reference - S/2795/18/NM	
Decision:	Decided
Date:	19th July 2018
Description:	Non Material Amendment of Planning Permission S/1731/16/FL.

Reference - S/1731/16/FL	
Decision:	Decided
Date:	26th August 2016
Description:	Rear and Front Extension Increase Roof Height above Rear Gable Loft Conversion and Dormer Windows.

Planning records for: *17 Dukes Meadow Stapleford Cambridge Cambridgeshire CB22 5BH*

Reference - S/2131/14/LD	
Decision:	Decided
Date:	02nd September 2014
Description:	Certificate of Lawful Proposed Development for single storey side extension.

Energy rating

D

Valid until 02.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	172 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Gas central heating

Water Supply

Cambridge 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.

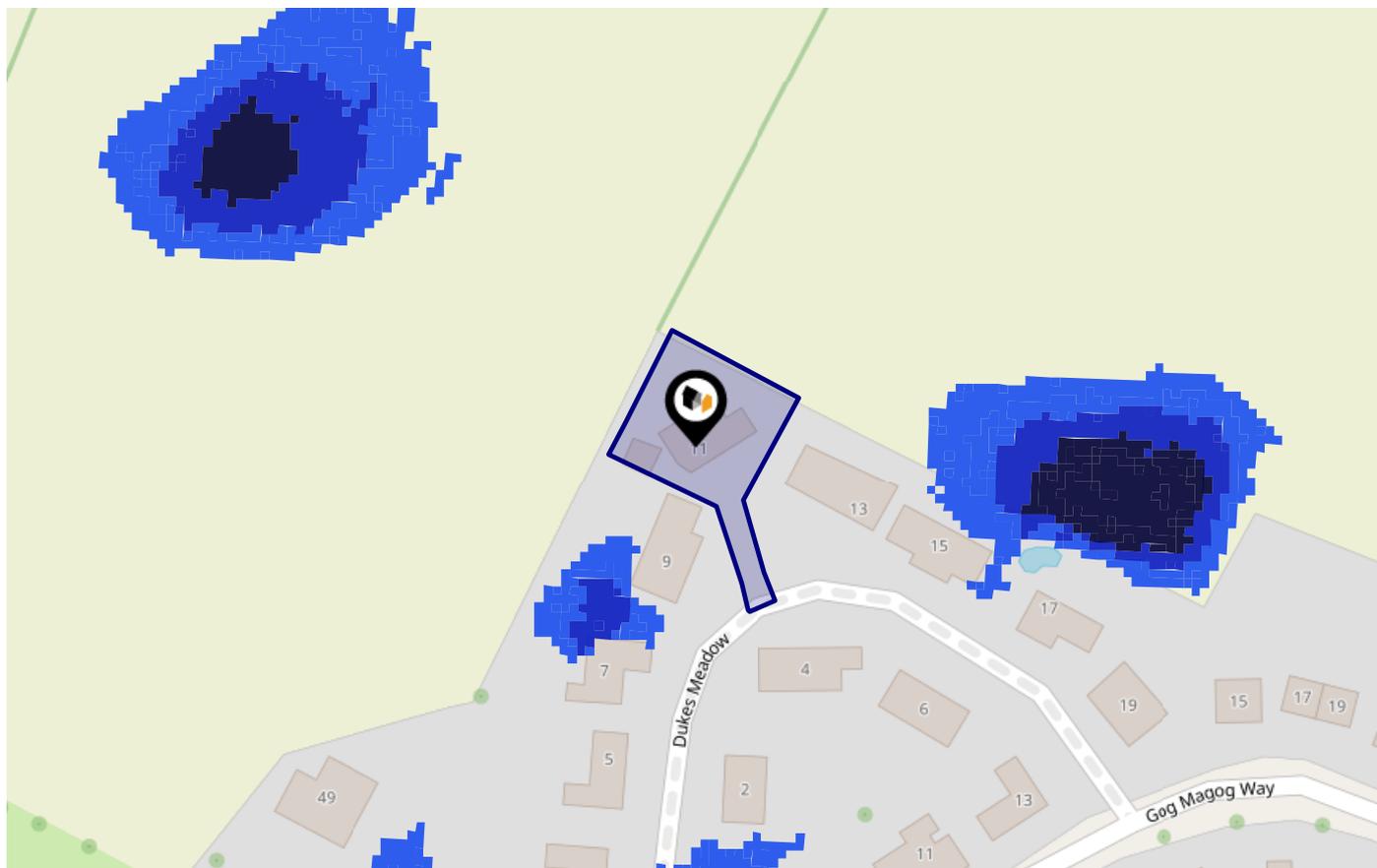


Flood Risk

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.

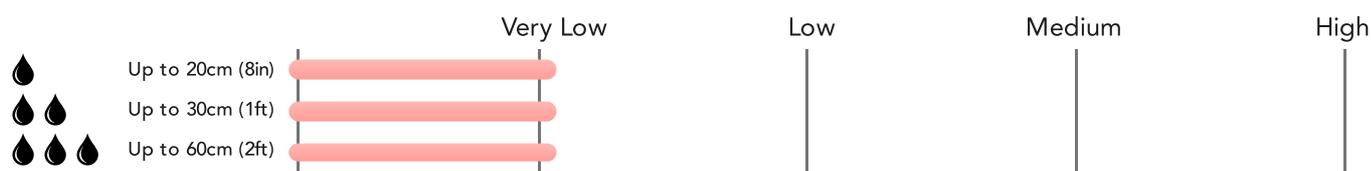


Risk Rating: Very low

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:

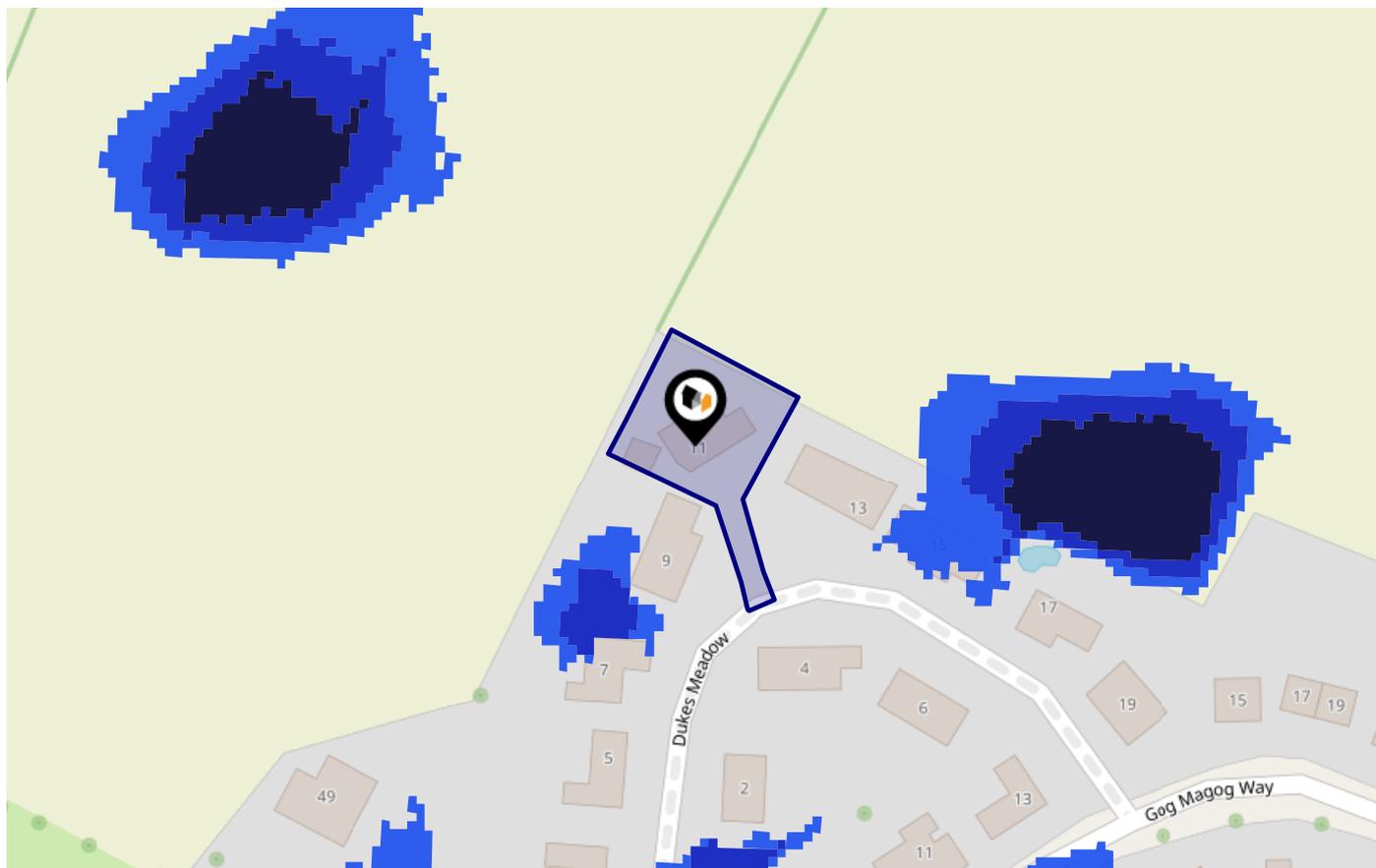


Flood Risk

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

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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- 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:

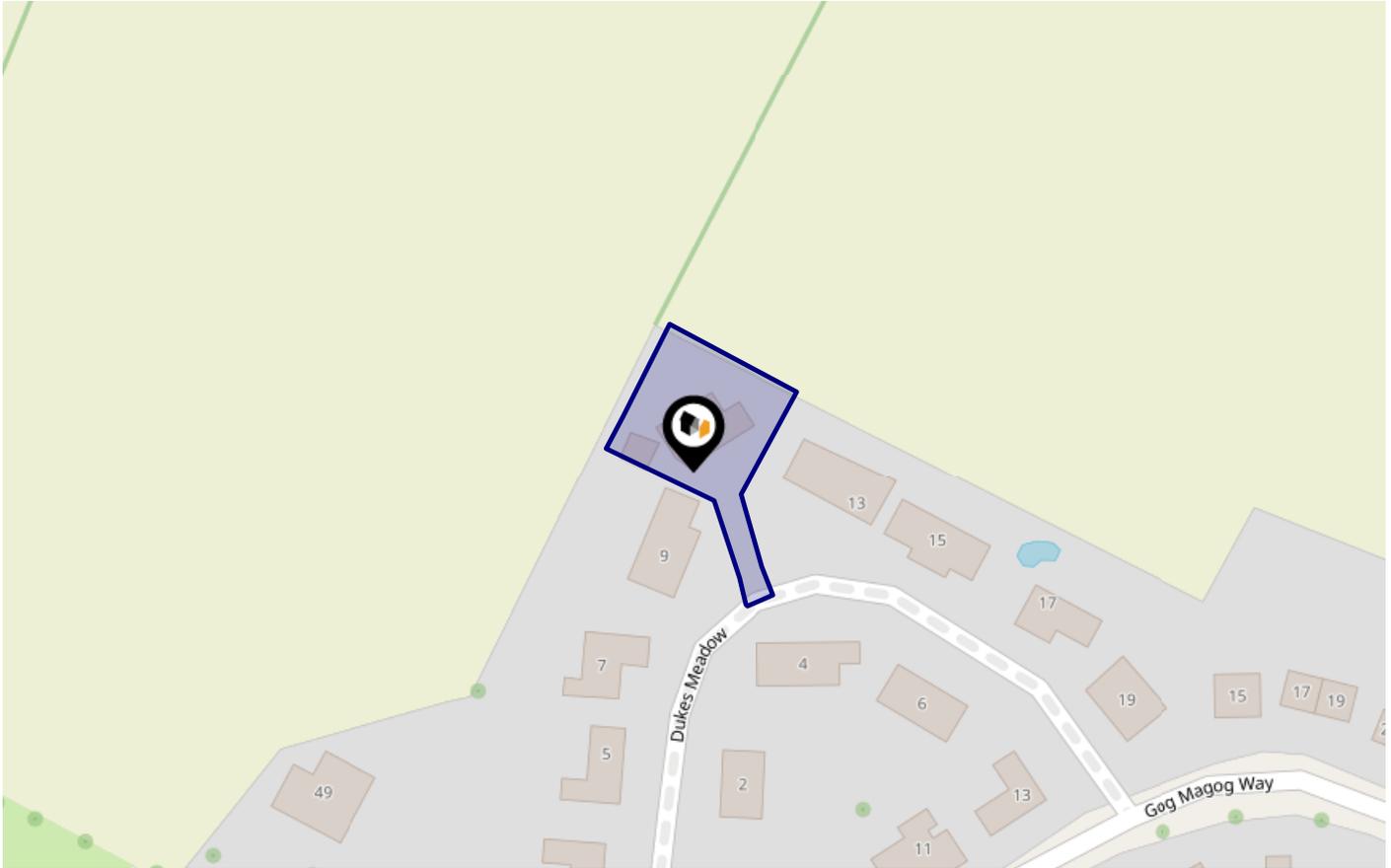


Flood Risk

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

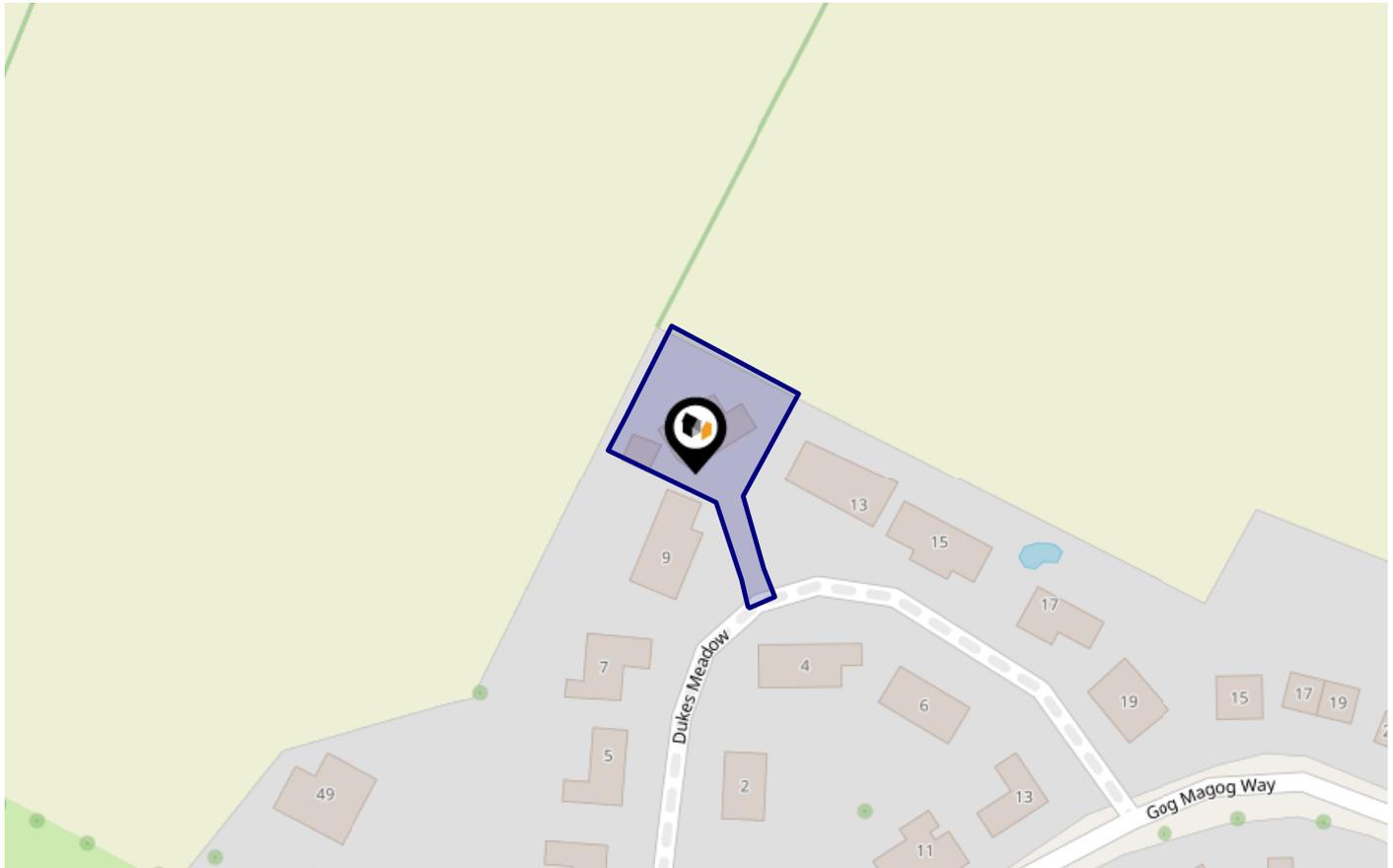


Flood Risk

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

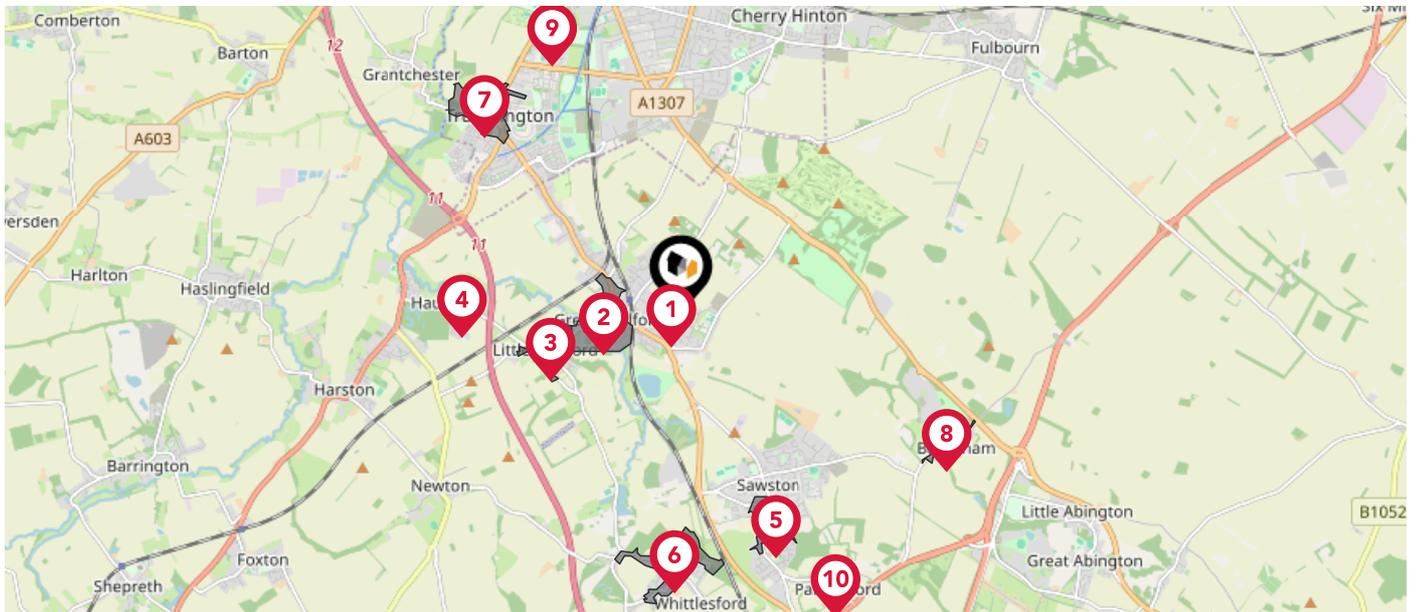


Maps

Conservation Areas



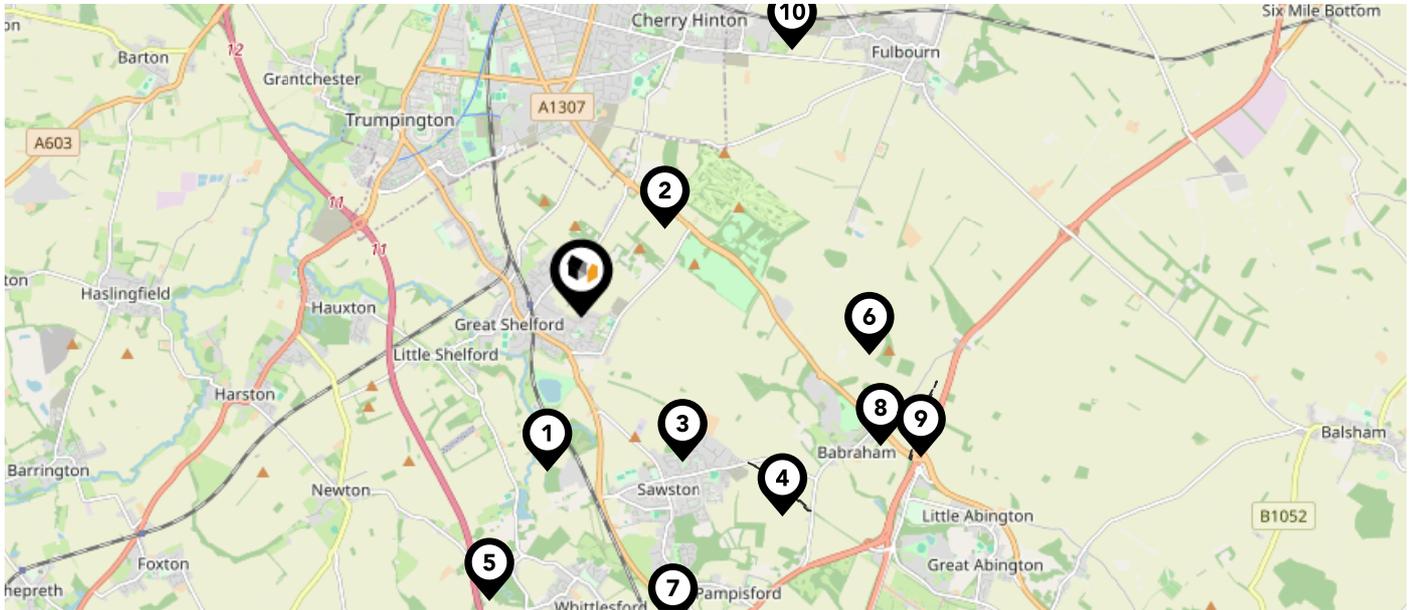
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Stapleford
- 2 Great Shelford
- 3 Little Shelford
- 4 Hauxton
- 5 Sawston
- 6 Whittlesford
- 7 Trumpington
- 8 Babraham
- 9 Barrow Road
- 10 Pampisford

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	Shelford Tip-Shelford	Historic Landfill
2	Hill Trees-Stapleford	Historic Landfill
3	Sindalls-Sawston	Historic Landfill
4	Home Farm-Babraham, Cambridge	Historic Landfill
5	Newton Road-Whittlesford	Historic Landfill
6	Home Farm-Babraham	Historic Landfill
7	Eastern County Leather-Sawston	Historic Landfill
8	Home Farm-Babraham	Historic Landfill
9	Home Farm-Babraham	Historic Landfill
10	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



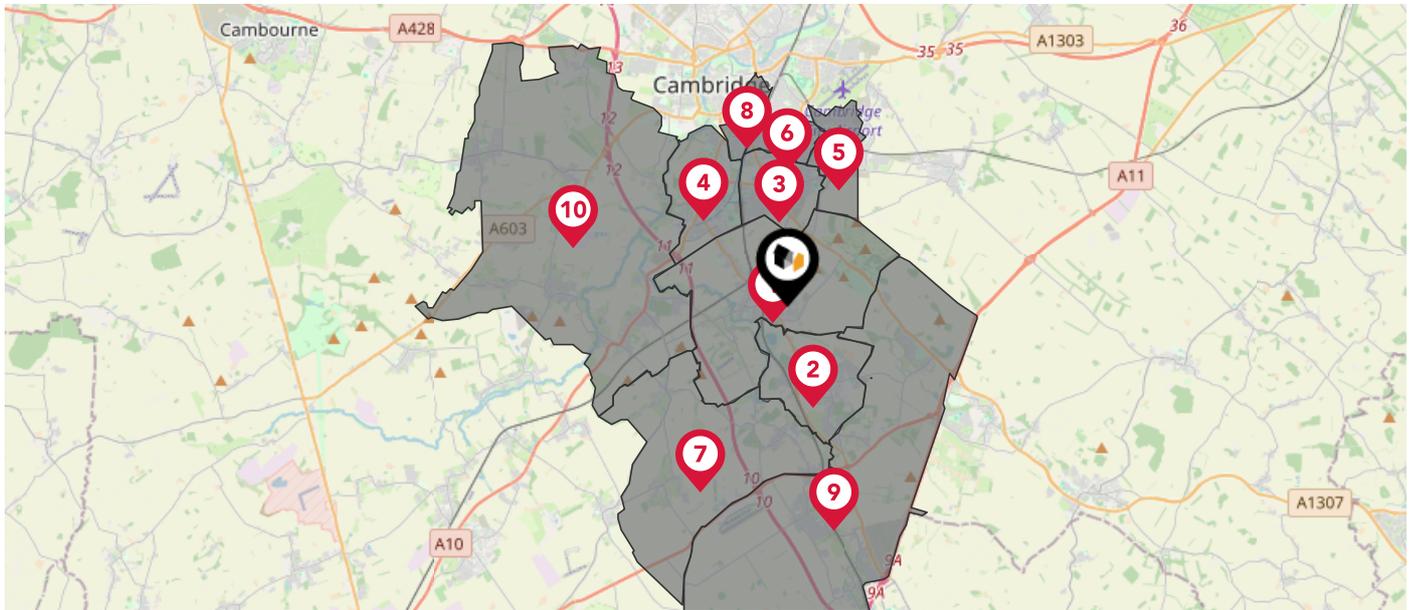
Mine Entry

- ✕ 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

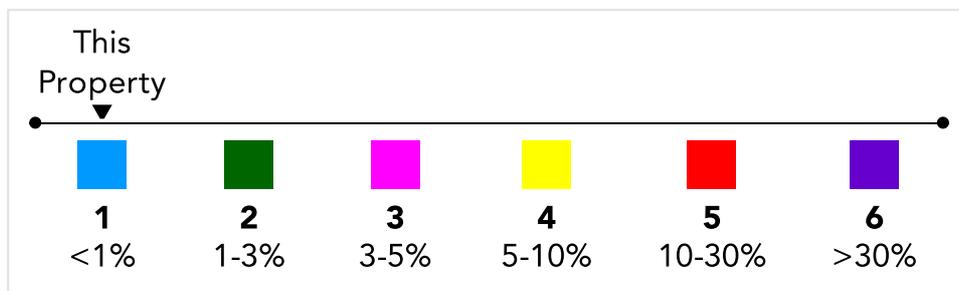
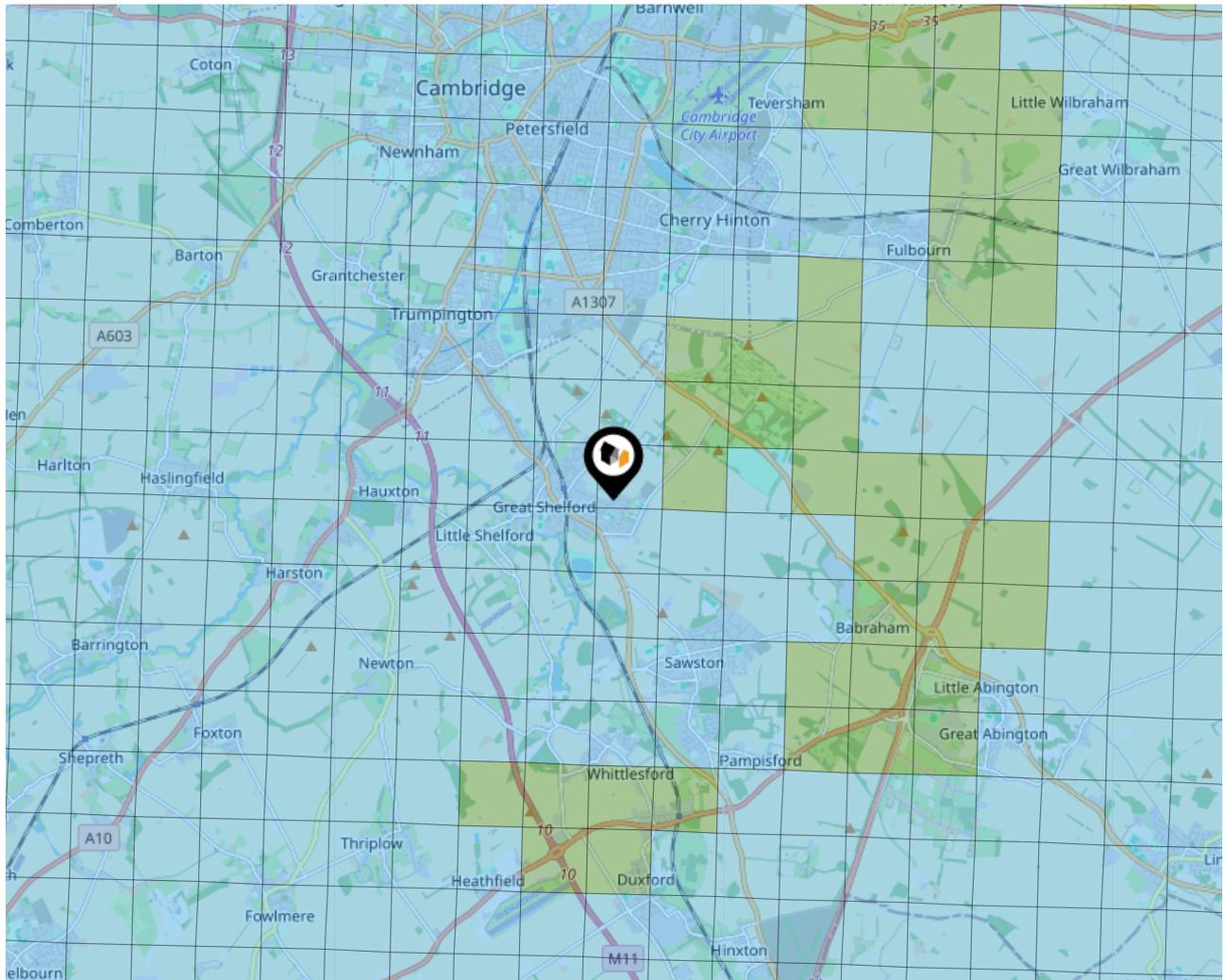


Nearby Council Wards

-  Shelford Ward
-  Sawston Ward
-  Queen Edith's Ward
-  Trumpington Ward
-  Cherry Hinton Ward
-  Coleridge Ward
-  Whittlesford Ward
-  Petersfield Ward
-  Duxford Ward
-  Harston & Comberton Ward

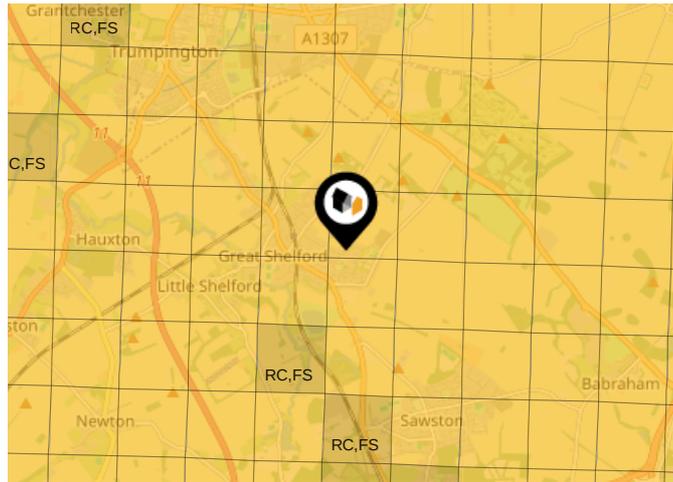
What is Radon?

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)

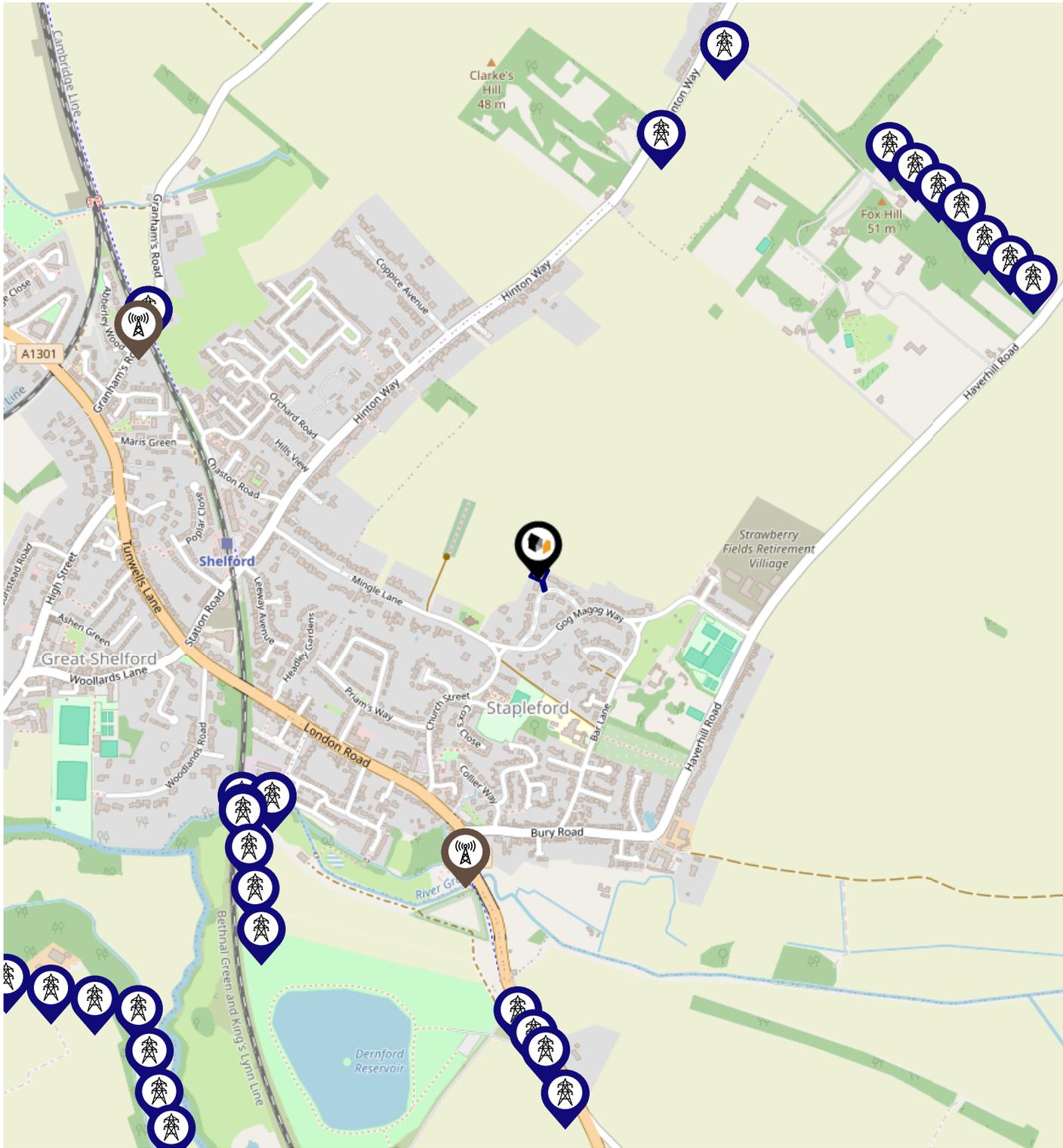
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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:

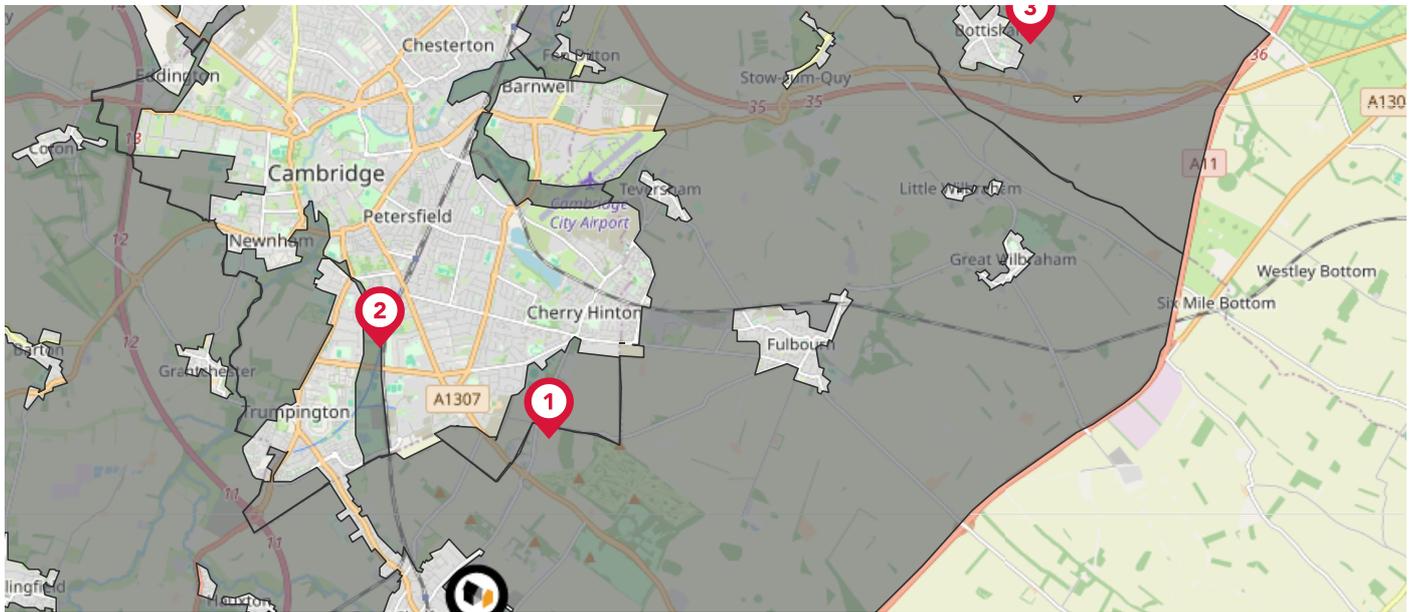
-  Power Pylons
-  Communication Masts

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



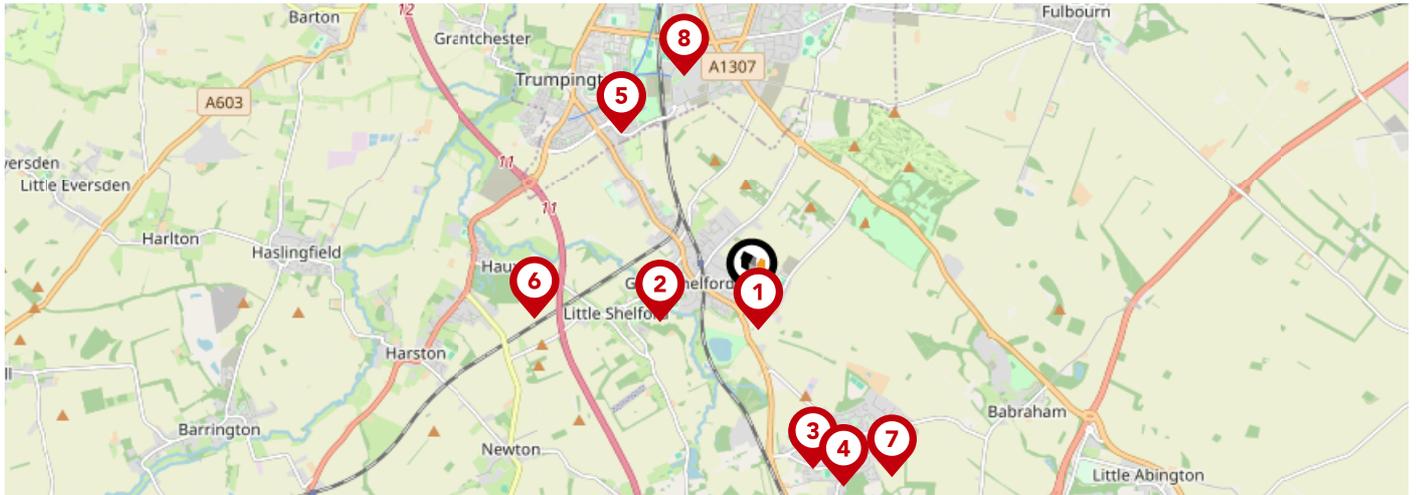
Listed Buildings in the local district		Grade	Distance
	1165349 - Church Of St Andrew	Grade II	0.1 miles
	1165205 - Dove Cottage	Grade II	0.1 miles
	1127823 - The White House	Grade II	0.1 miles
	1331071 - Stapleford Hall	Grade II	0.2 miles
	1317424 - 7, Bar Lane	Grade II	0.3 miles
	1127818 - Dormer Cottage	Grade II	0.3 miles
	1127819 - 2 And 4, Church Street	Grade II	0.3 miles
	1317428 - The Slaughter House	Grade II	0.3 miles
	1317370 - Middlefield And Garden Wall	Grade II	0.6 miles
	1317876 - 16, High Green	Grade II	0.6 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



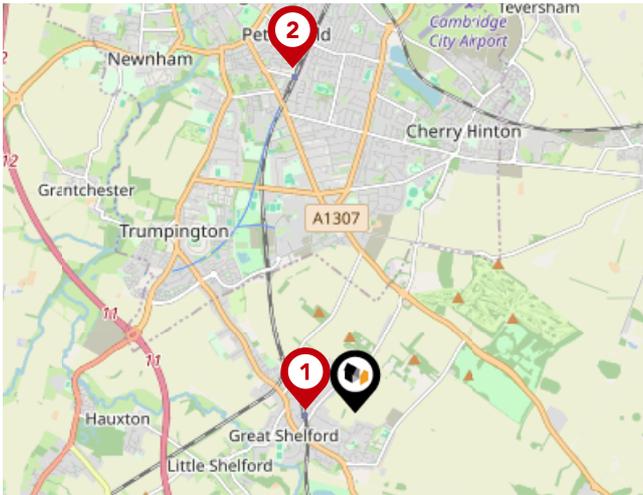
		Nursery	Primary	Secondary	College	Private
1	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.23	<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:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.46	<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	Shelford (Cambs) Rail Station	0.46 miles
2	Cambridge Rail Station	3.2 miles
3	Whittlesford Parkway Rail Station	3.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.17 miles
2	M11 J10	3.51 miles
3	M11 J12	4.31 miles
4	M11 J9	6.03 miles
5	M11 J13	5.38 miles

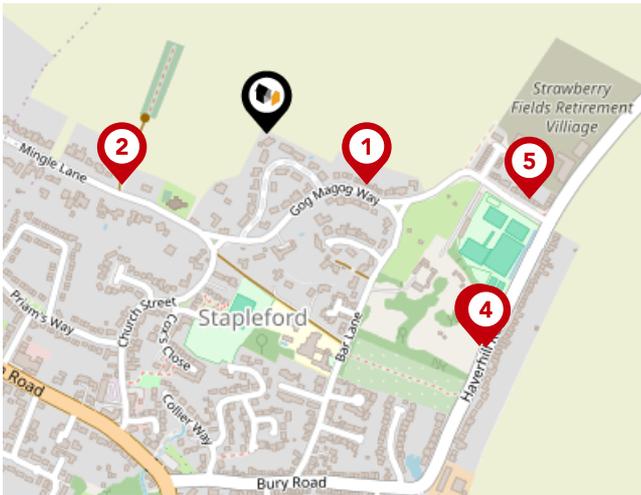


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge	4.08 miles
2	Stansted Airport	18.46 miles
3	Luton Airport	29.19 miles
4	Silvertown	44.85 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bar Lane	0.13 miles
2	St Andrew's Church	0.17 miles
3	Haverhill Road	0.34 miles
4	Haverhill Road	0.35 miles
5	Recreation Ground	0.31 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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