



See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 09<sup>th</sup> September 2025**



**GOLDFINCH DRIVE, COTTONHAM, CAMBRIDGE, CB24**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



# Property Overview

CC&C



## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	2002		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB257685		

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**14**  
mb/s



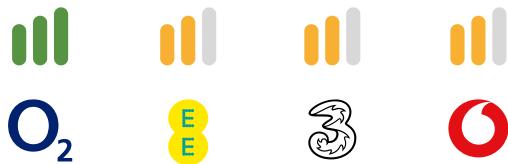
**70**  
mb/s



**1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **9 Goldfinch Drive Cottenham Cambridge Cambridgeshire CB24 8XY**

## Reference - 22/02027/PRIOR

**Decision:** Decided

**Date:** 28th April 2022

**Description:**

Single storey rear extension

## Reference - 21/01873/CONDA

**Decision:** Decided

**Date:** 28th April 2022

**Description:**

Submission of details required by conditions 4 (Site Contamination), 5 (Drainage) and 8 (Carbon Emissions) of planning permission 21/01873/FUL

## Reference - 22/02011/FUL

**Decision:** Awaiting decision

**Date:** 28th April 2022

**Description:**

Change of use of former public house to dwelling and erection of 3no. dwellings with associated development.

Planning records for: **5 Goldfinch Drive Cottenham CB24 8XY**

## Reference - 21/04555/HFUL

**Decision:** Decided

**Date:** 14th October 2021

**Description:**

TWO STOREY EXTENSION TO THE SIDE, CONVERSION OF THE GARAGE, AND EXTENDING THE EXISTING SINGLE STOREY EXTENSION TO THE REAR

Planning records for: **7 Goldfinch Drive Cottenham Cambridge Cambridgeshire CB24 8XY**

<b>Reference - S/1348/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd May 2016
<b>Description:</b> Second storey side extension over existing garage

<b>Reference - S/3796/18/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th October 2018
<b>Description:</b> First floor rear extension

Planning records for: **11 Goldfinch Drive Cottenham Cambridge Cambridgeshire CB24 8XY**

<b>Reference - S/0457/12/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th February 2012
<b>Description:</b> Proposed loft conversion and insertion of 2 No. front dormer windows

Planning records for: **25 Goldfinch Drive Cottenham Cambridge Cambridgeshire CB24 8XY**

<b>Reference - S/0325/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th February 2011
<b>Description:</b> Conversion of garage to home office.

Planning records for: **6 Goldfinch Drive Cottenham CB24 8XY**

Reference - S/1718/17/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	10th May 2017
<b>Description:</b>	Rear single storey extension to dwellinghouse

Planning records for: **8 Goldfinch Drive Cottenham Cambridge CB24 8XY**

Reference - S/3072/17/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	31st August 2017
<b>Description:</b>	Single Storey Extension to rear of Property plus 2 Storey Side Extension.

Planning records for: **14 Goldfinch Drive Cottenham Cambridgeshire CB24 8XY**

Reference - 23/03726/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd October 2023
<b>Description:</b>	Single storey rear extension and construction of new brick built shed.

# Gallery Photos

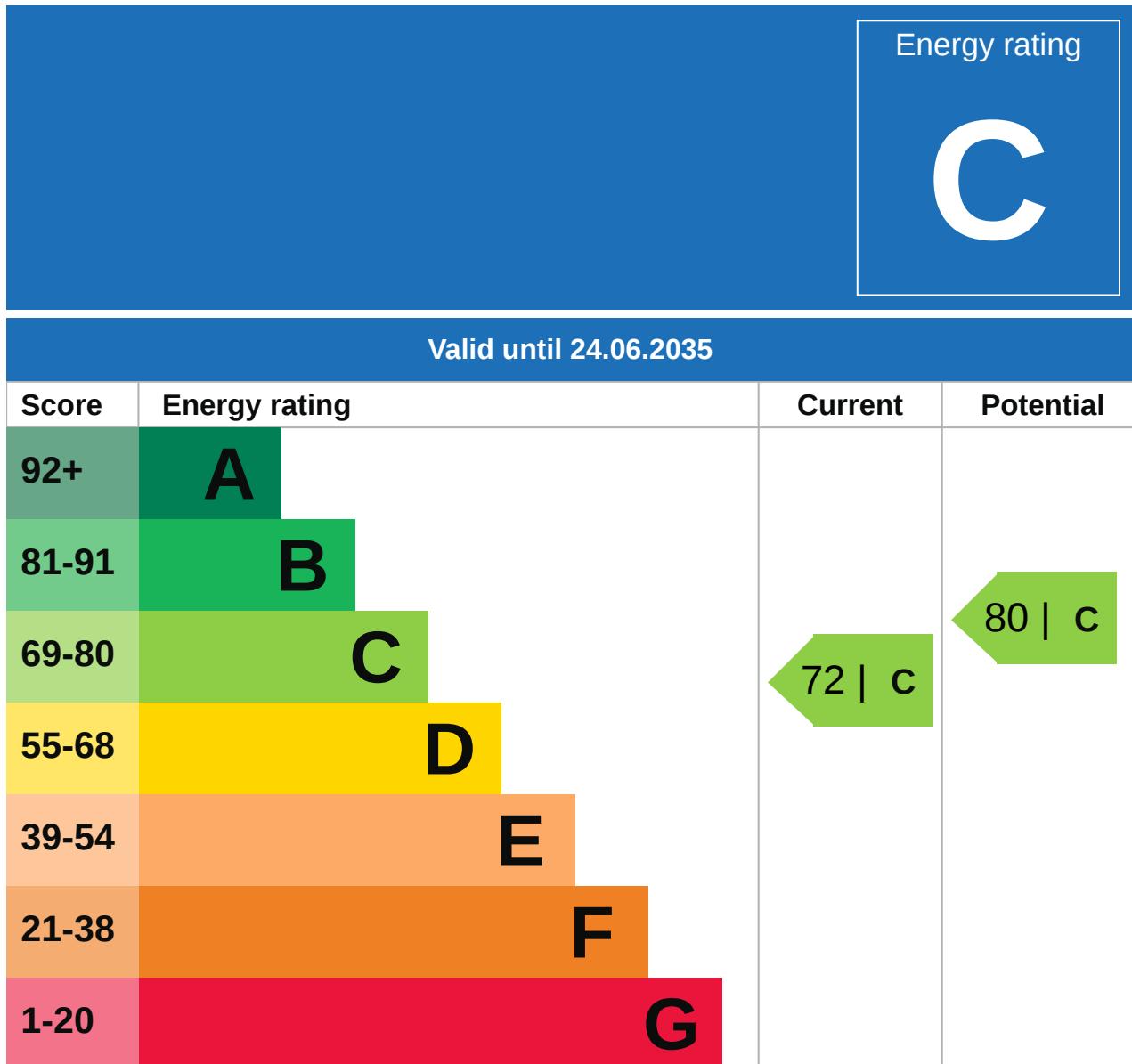
CC&C



# Gallery Photos

CC&C





## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Pitched, 150 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	61 m <sup>2</sup>

## Electricity Supply

Octopus Energy

## Gas Supply

Octopus Energy

## Central Heating

Gas

## Water Supply

Cambridge Water

## Drainage

Cambridge 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



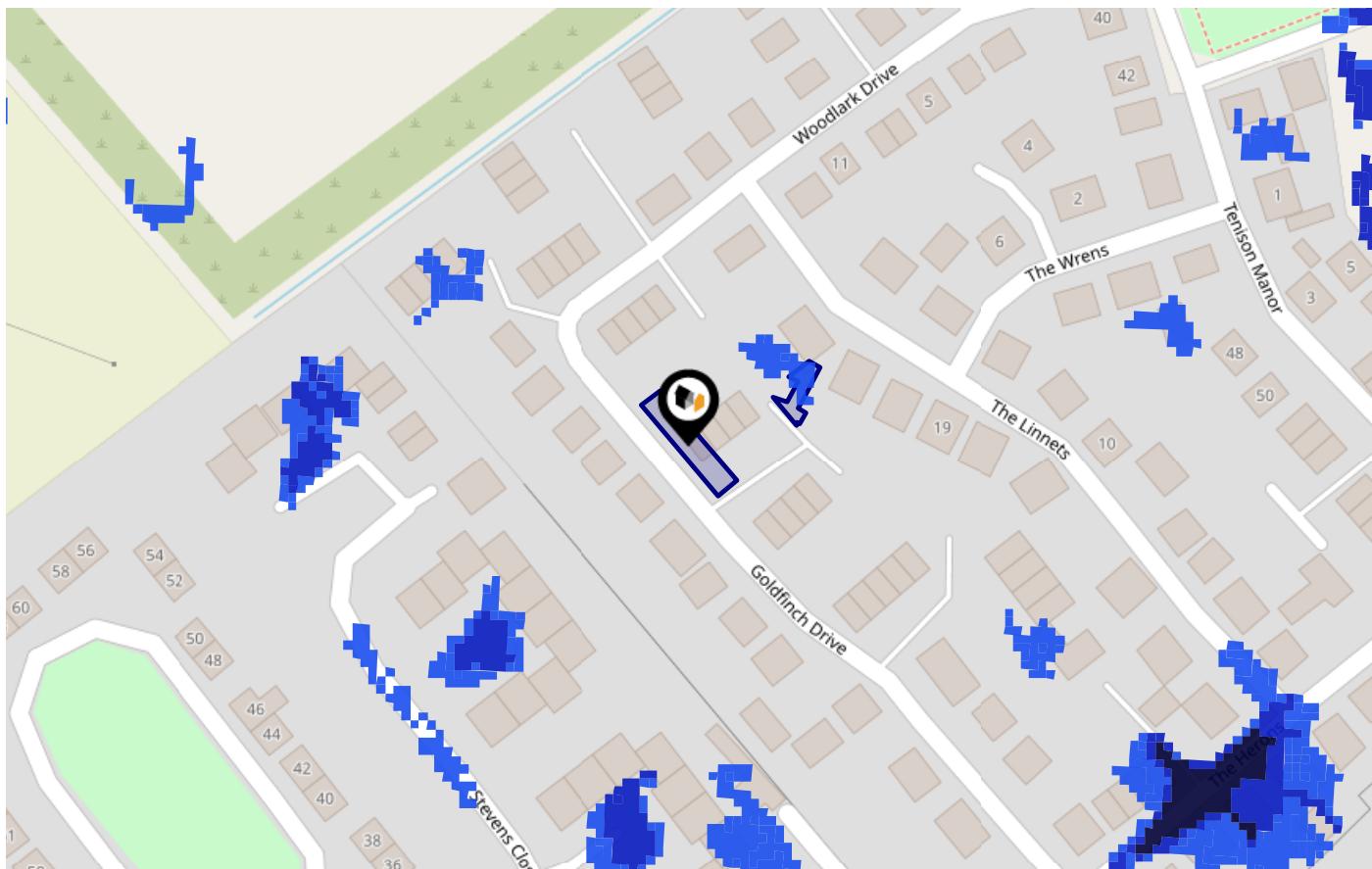
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

# Flood Risk

## Surface Water - Flood Risk

CC&C

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

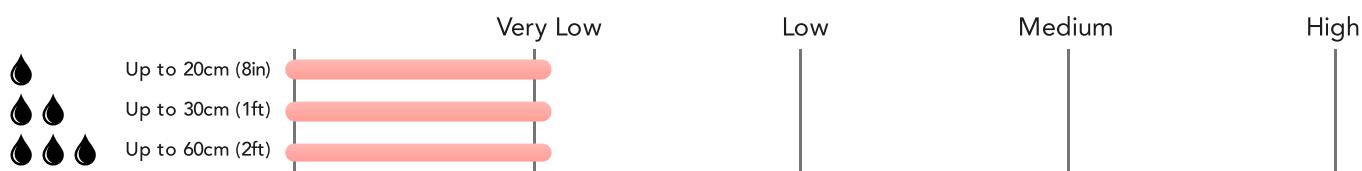


Risk Rating: Very low

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.

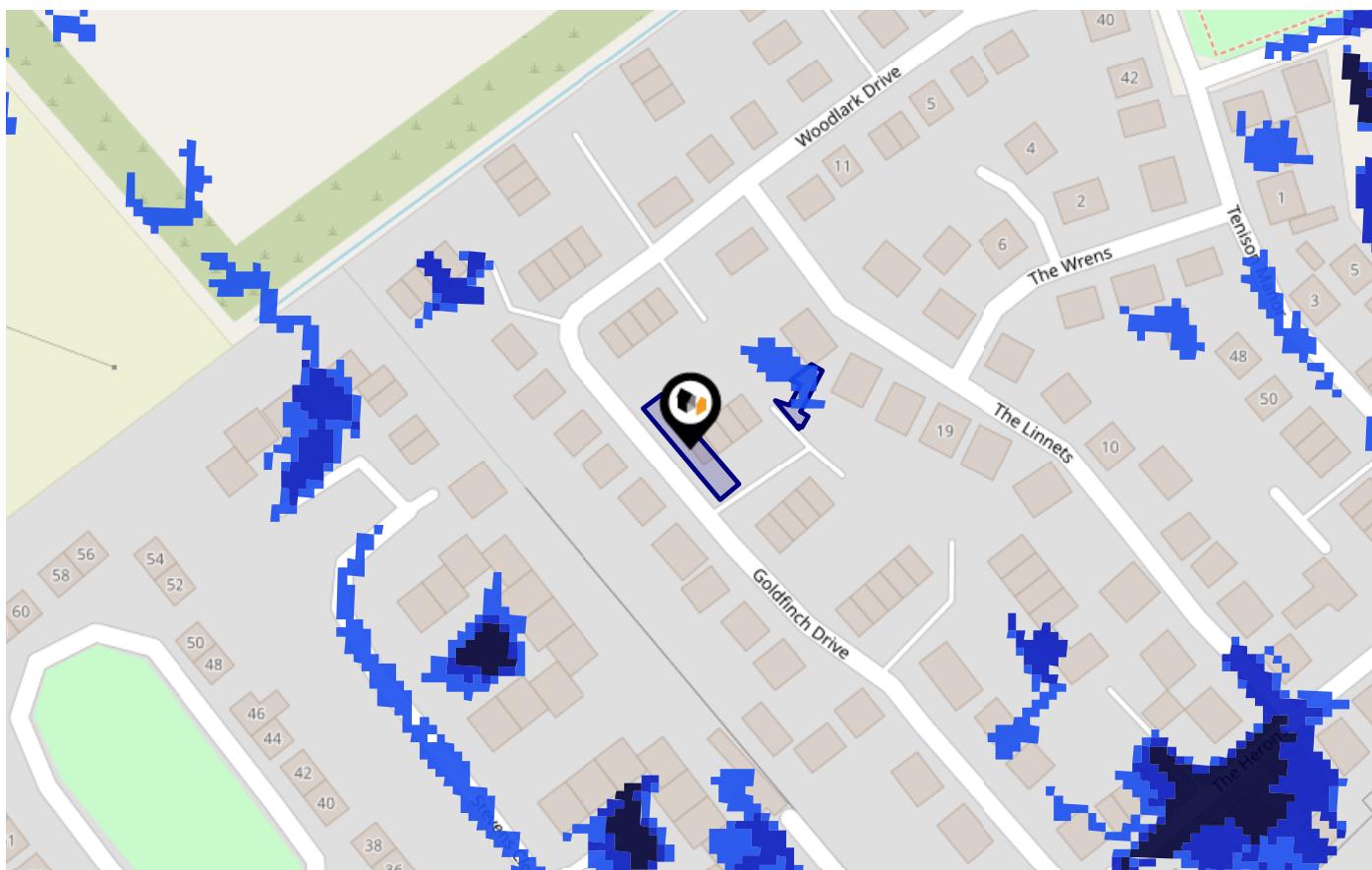
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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.

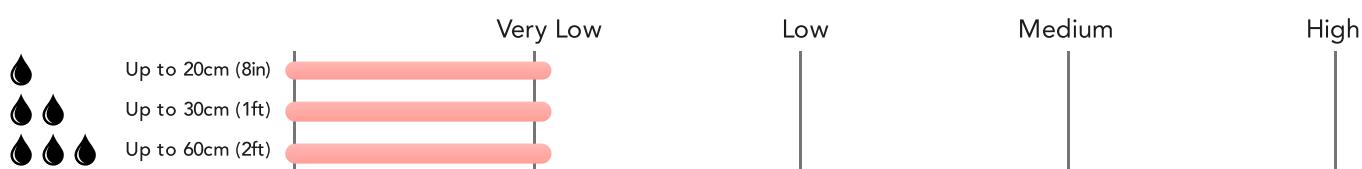


Risk Rating: Very low

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:

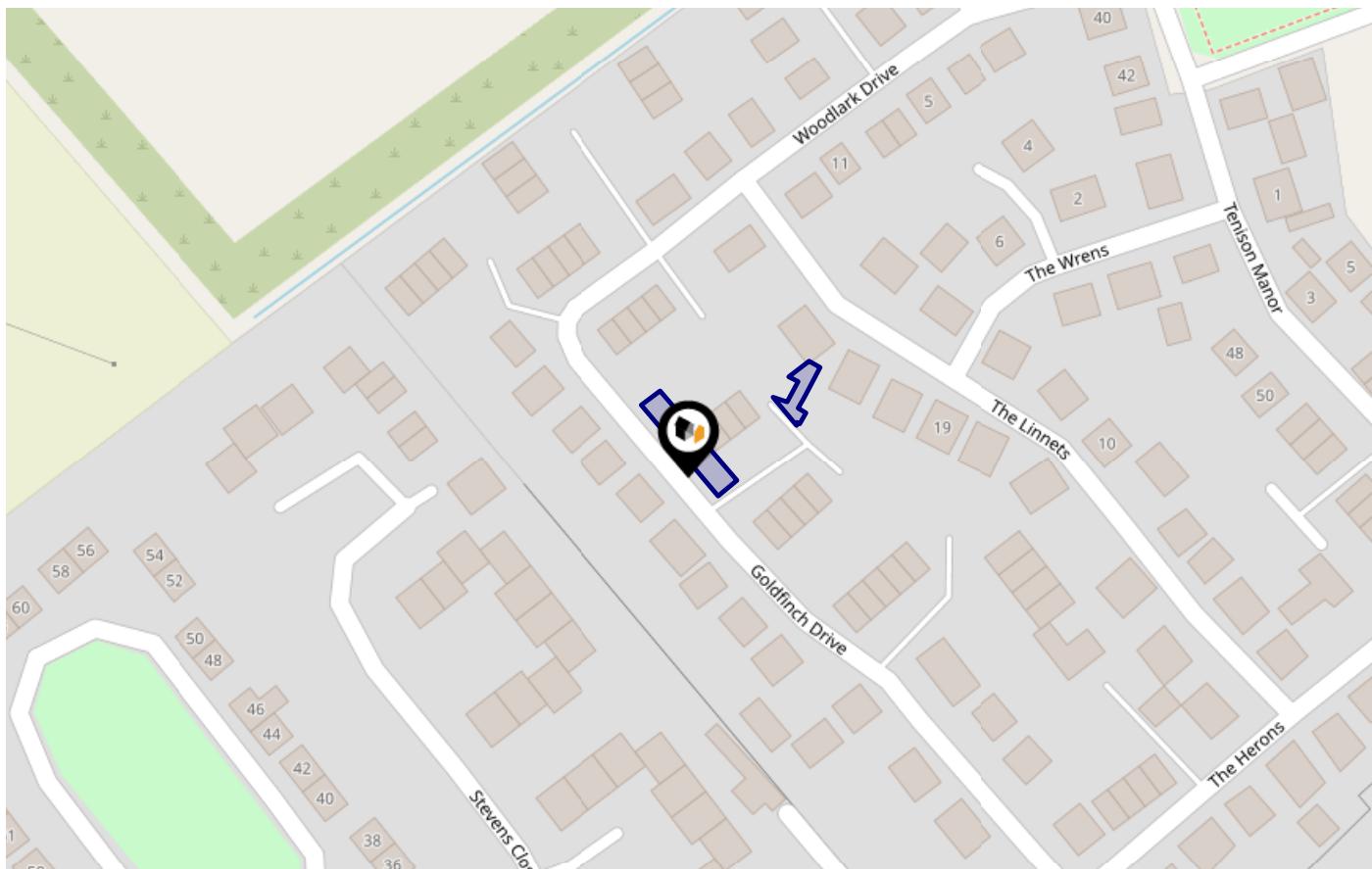


# Flood Risk

## Rivers & Seas - Flood Risk

CC&C

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

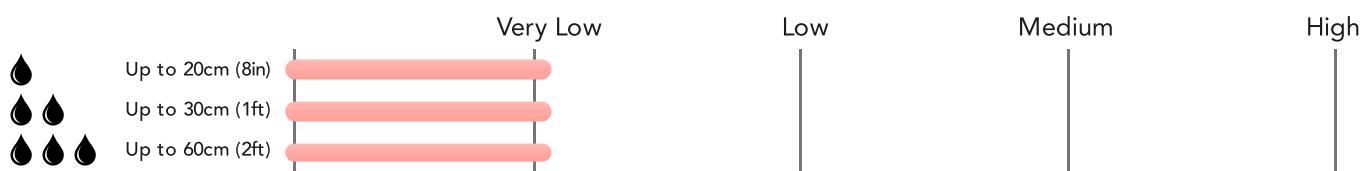


Risk Rating: Very low

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.

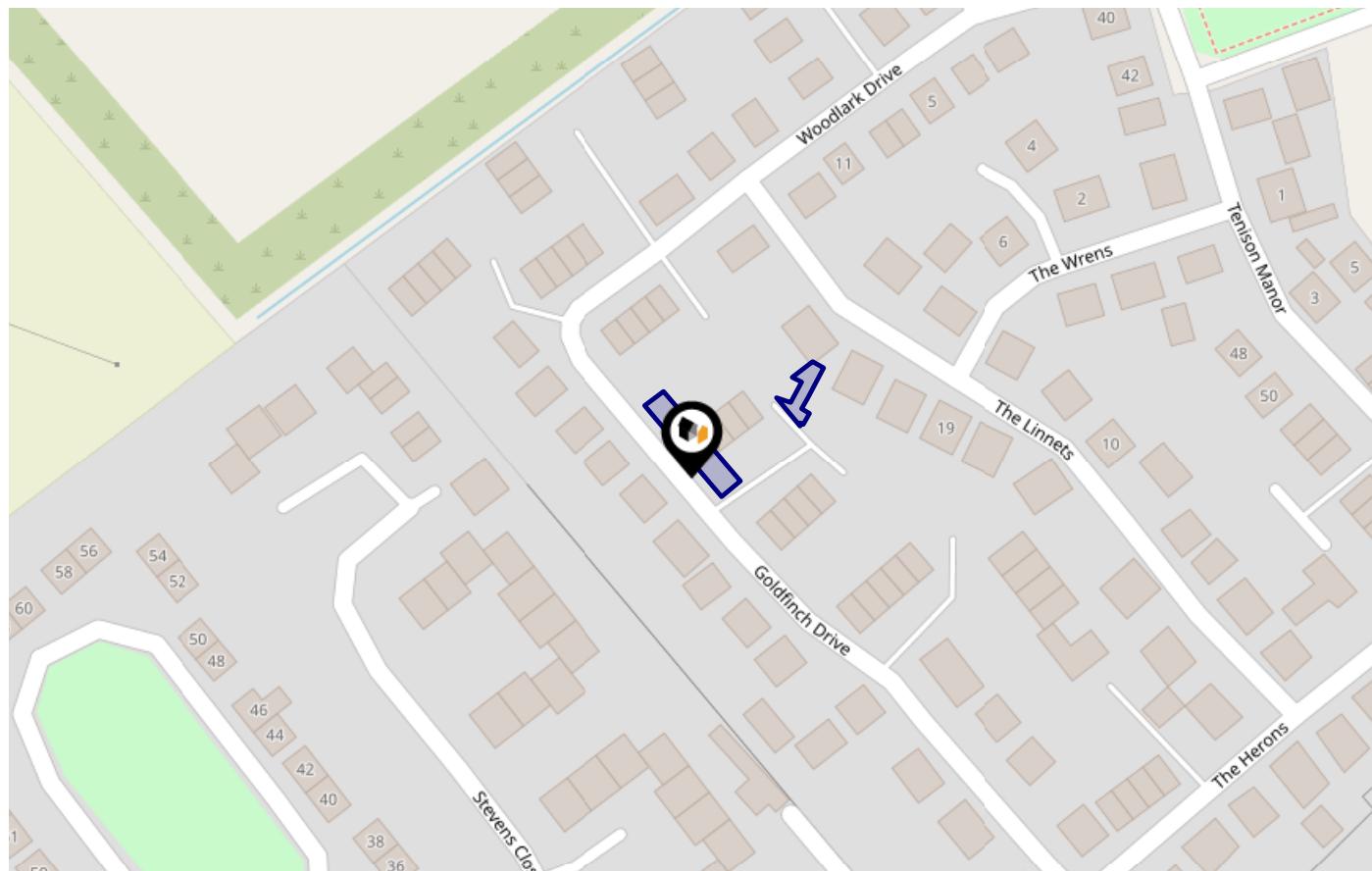
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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.

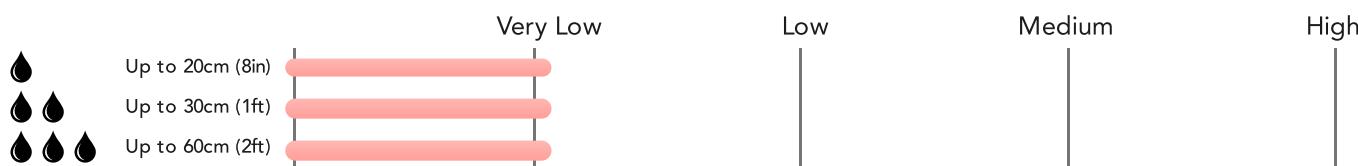


Risk Rating: Very low

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:

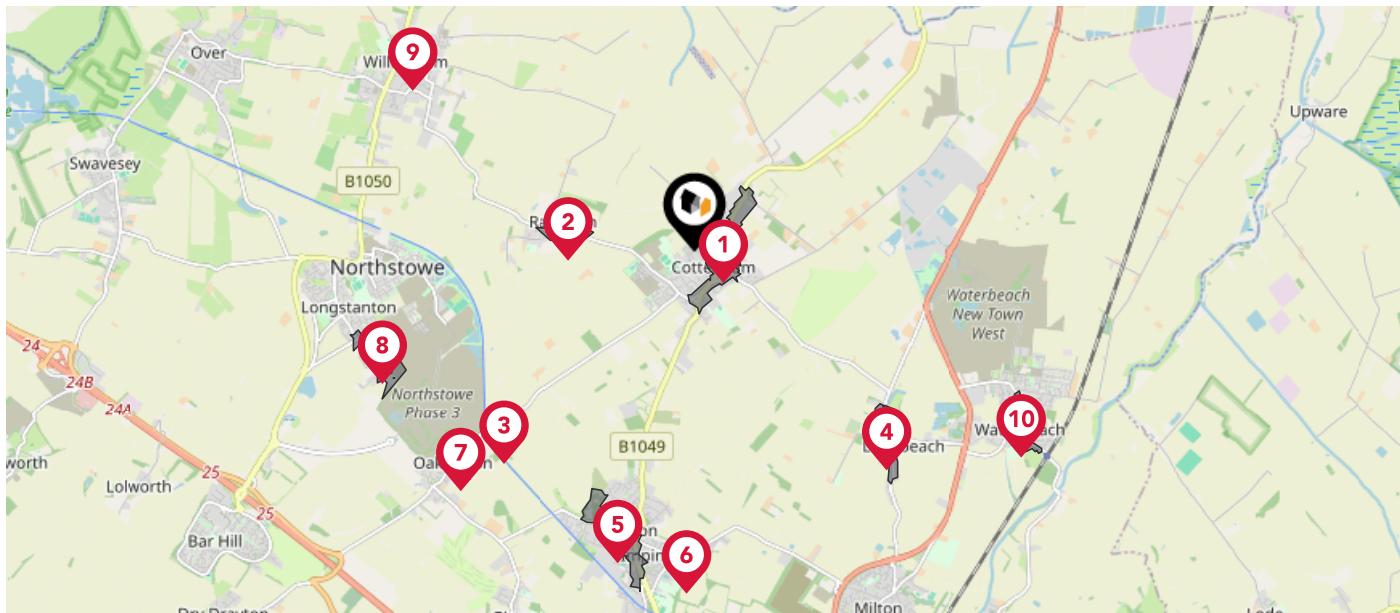


# Maps

## Conservation Areas

CC&C

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

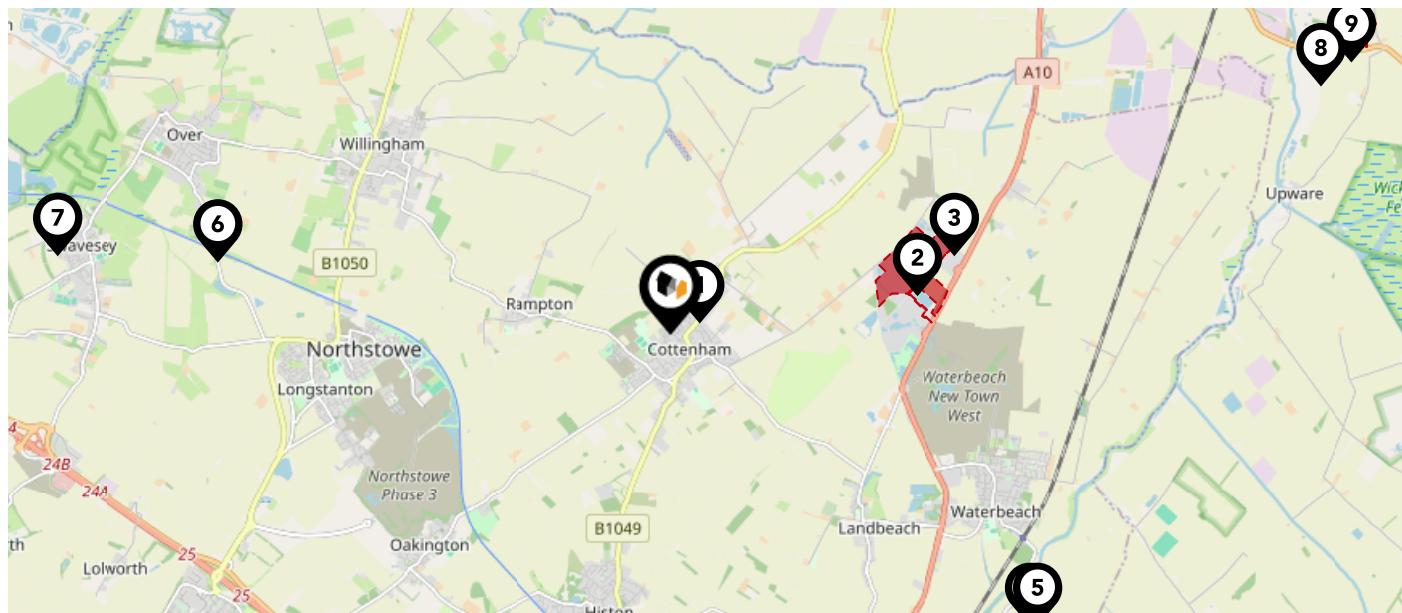
1	Cottenham
2	Rampton
3	Westwick
4	Landbeach
5	Histon and Impington
6	Impington St Andrew's
7	Oakington
8	Longstanton
9	Willingham
10	Waterbeach

# Maps

## Landfill Sites

CC&C

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	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
2	EA/EPR/FP3190NH/V002	Active Landfill	<input checked="" type="checkbox"/>
3	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
4	Clayhithe Cottages-Horningsea	Historic Landfill	<input type="checkbox"/>
5	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Hill Farm-Longstanton Road, Over	Historic Landfill	<input type="checkbox"/>
7	Hale Road-Swavesey	Historic Landfill	<input type="checkbox"/>
8	South of Dimmock's Cote Road-Dimmocks Cote, East Cambridgeshire	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/JB3001FW/T001	Active Landfill	<input checked="" type="checkbox"/>

# Maps Coal Mining

© C & C

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.

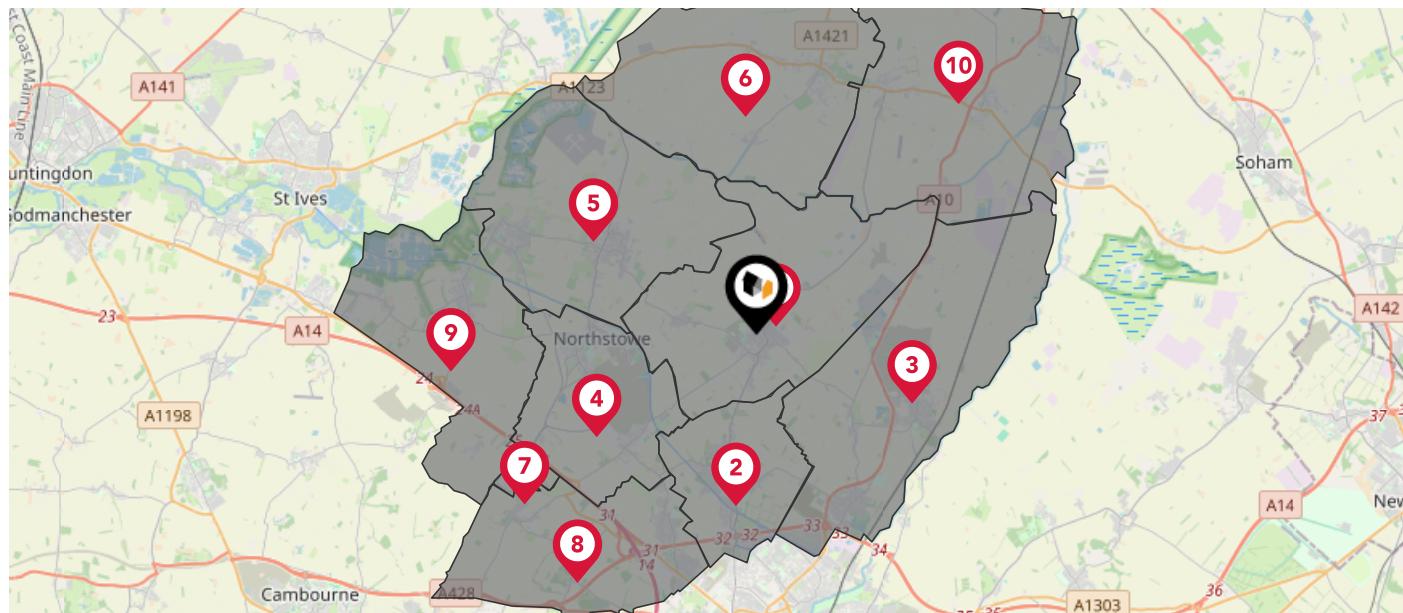
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

CC&C

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 Cottenham Ward

2 Histon & Impington Ward

3 Milton & Waterbeach Ward

4 Longstanton Ward

5 Over & Willingham Ward

6 Haddenham Ward

7 Bar Hill Ward

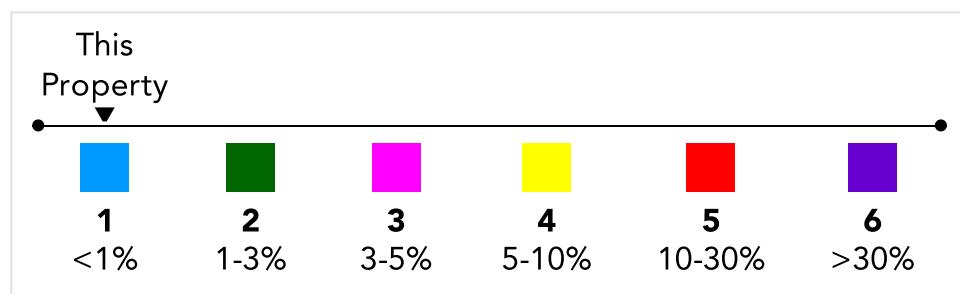
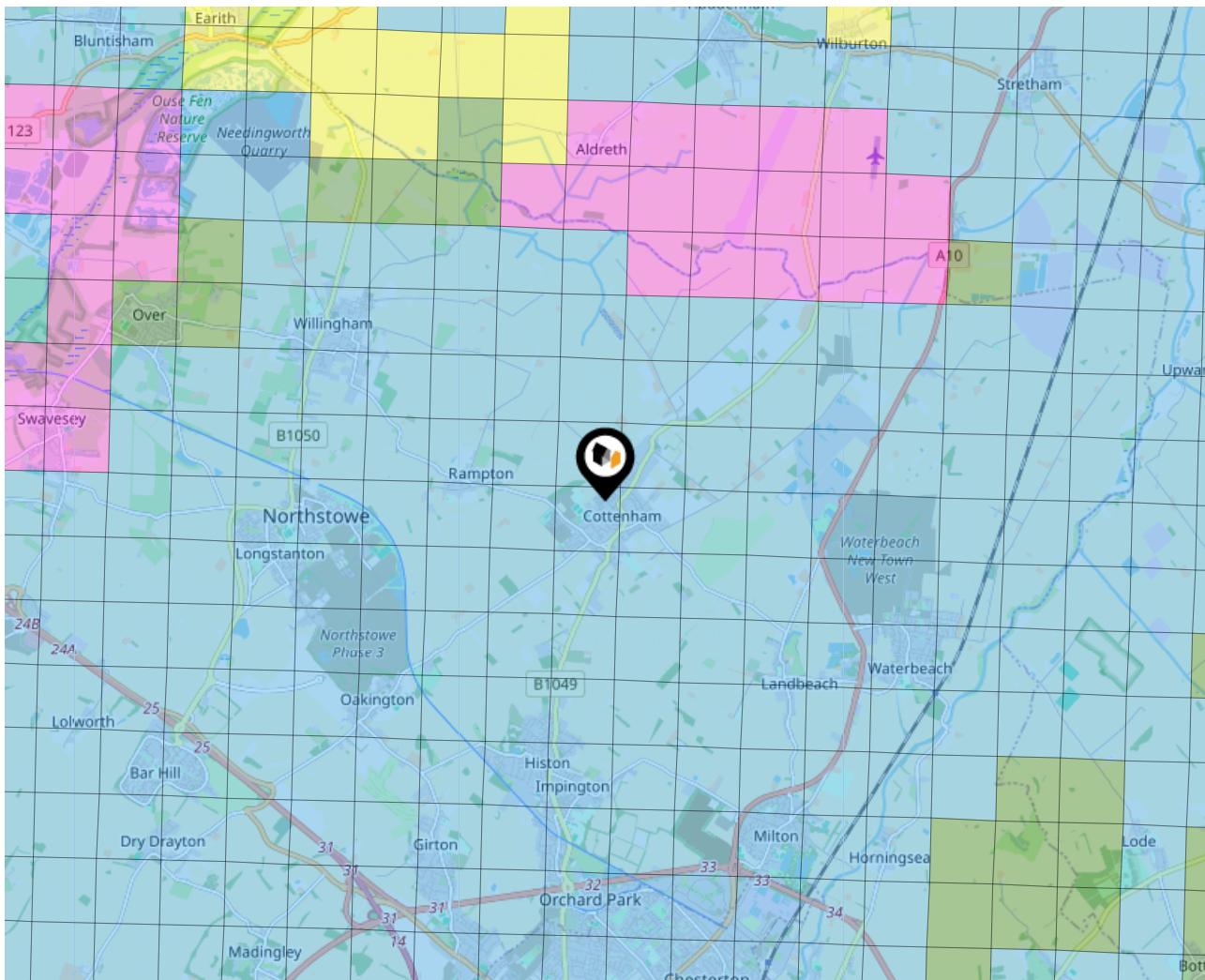
8 Girton Ward

9 Swavesey Ward

10 Stretham Ward

### What is Radon?

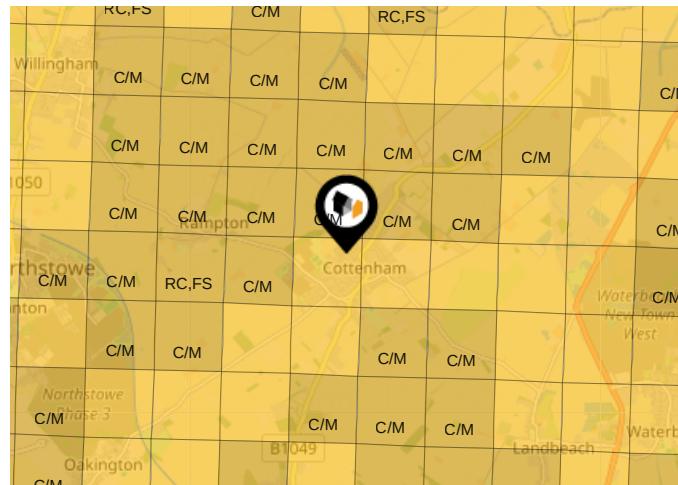
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

**Carbon Content:** VARIABLE(LOW)  
**Parent Material Grain:** ARGILLACEOUS  
**Soil Group:** HEAVY TO MEDIUM

**Soil Texture:** CLAY TO LOAM  
**Soil Depth:** DEEP

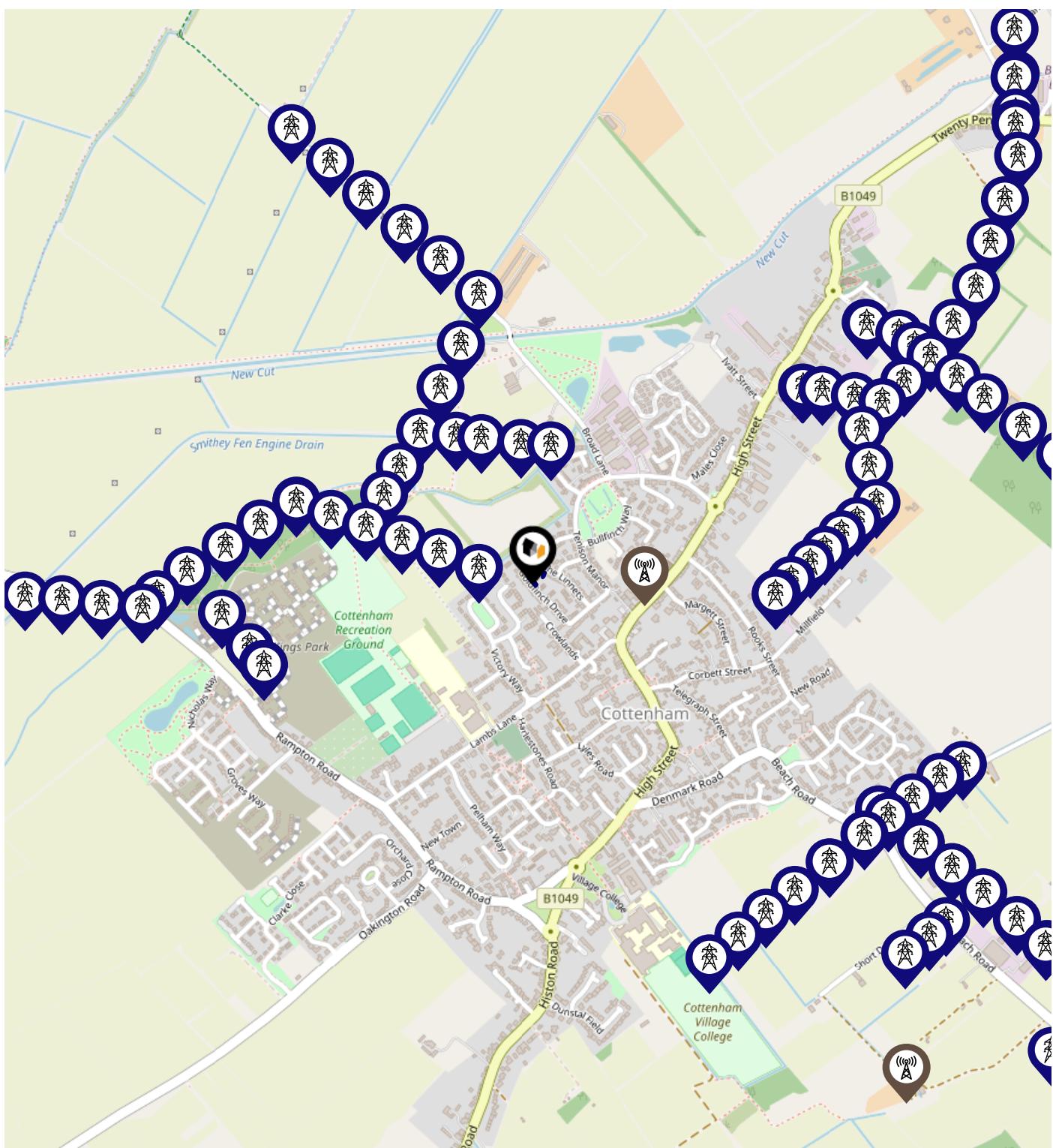


## Primary Classifications (Most Common Clay Types)

<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

CC&C



## Key:

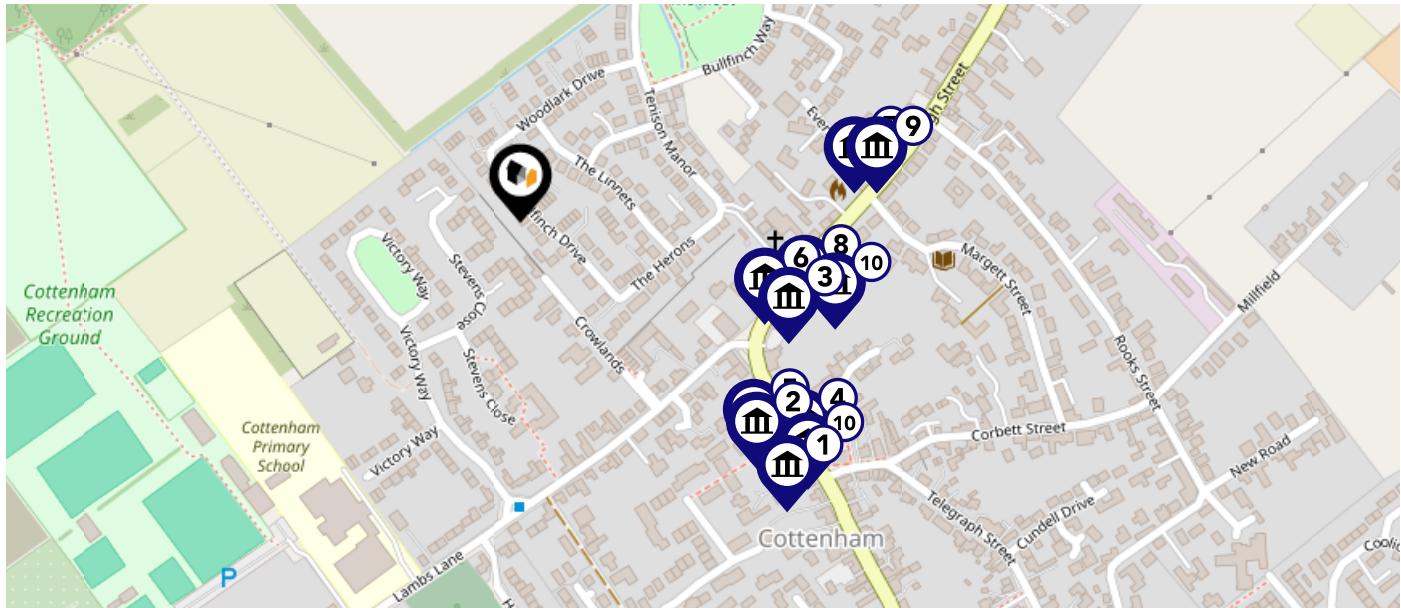
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

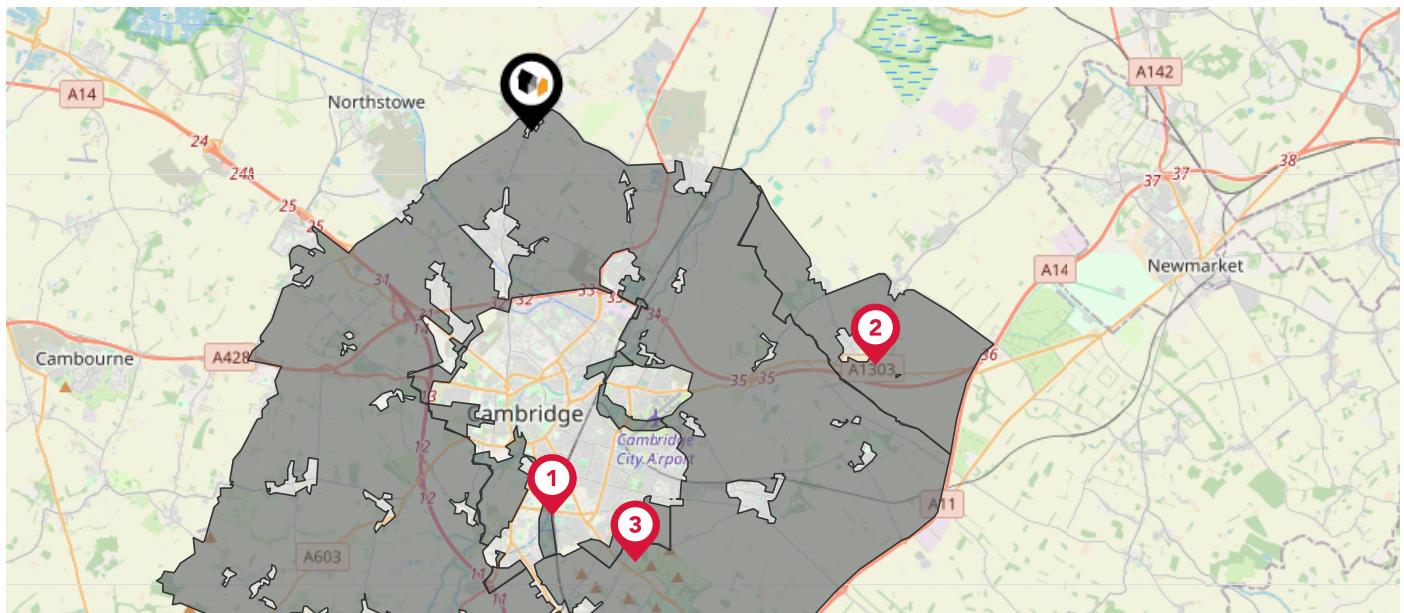
CC&C

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
1127330 - Gothic House	Grade II	0.2 miles
1317992 - Pelham House	Grade II	0.2 miles
1127315 - 191 And 193, High Street	Grade II	0.2 miles
1331345 - 219 And 221, High Street	Grade II	0.2 miles
1127329 - 214, High Street	Grade II	0.2 miles
1317984 - 188, High Street	Grade II	0.2 miles
1127328 - 160, High Street	Grade II	0.2 miles
1127314 - Wall, Gates And Gatepiers Number 185	Grade II	0.2 miles
1331309 - Old Meeting Baptist Church	Grade II	0.2 miles
1331344 - Mitchell House	Grade II	0.2 miles
1127316 - Rose Villa	Grade II	0.2 miles

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



### Nearby Green Belt Land

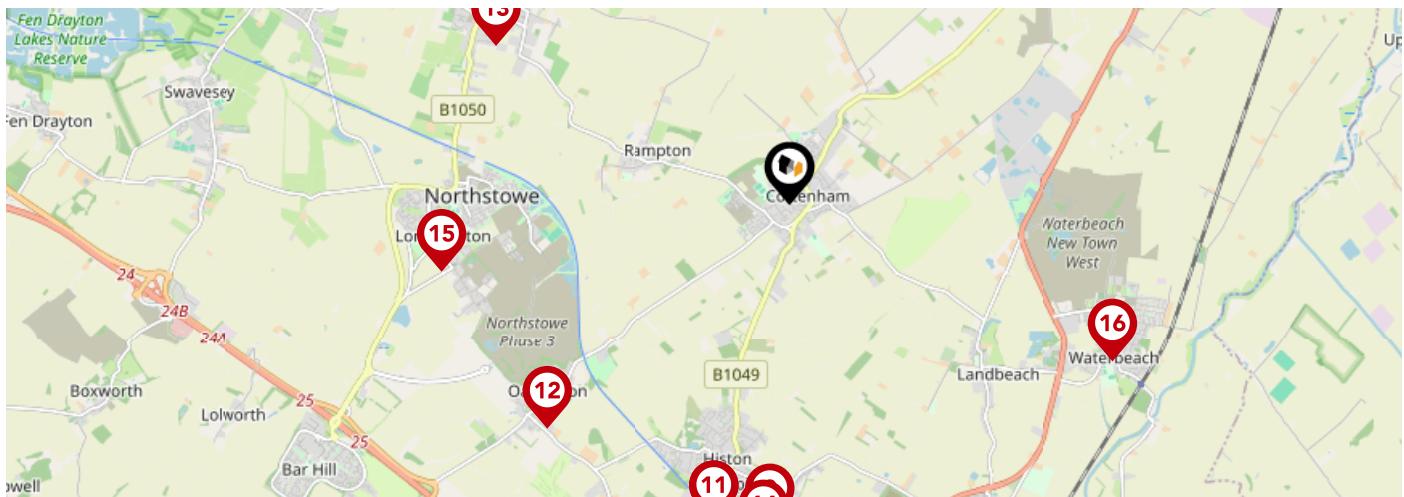
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - East Cambridgeshire
- 3 Cambridge Green Belt - Cambridge



		Nursery	Primary	Secondary	College	Private
1	Cottenham Primary School Ofsted Rating: Good   Pupils: 481   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Cottenham Village College Ofsted Rating: Good   Pupils: 877   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Centre School Ofsted Rating: Good   Pupils: 134   Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Martin Bacon Academy Ofsted Rating: Not Rated   Pupils: 127   Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Northstowe Secondary College Ofsted Rating: Good   Pupils: 622   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hope Tree School Ofsted Rating: Requires improvement   Pupils: 17   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Histon and Impington Brook Primary School Ofsted Rating: Outstanding   Pupils: 434   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pathfinder CofE Primary School Ofsted Rating: Not Rated   Pupils: 452   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

CC&C

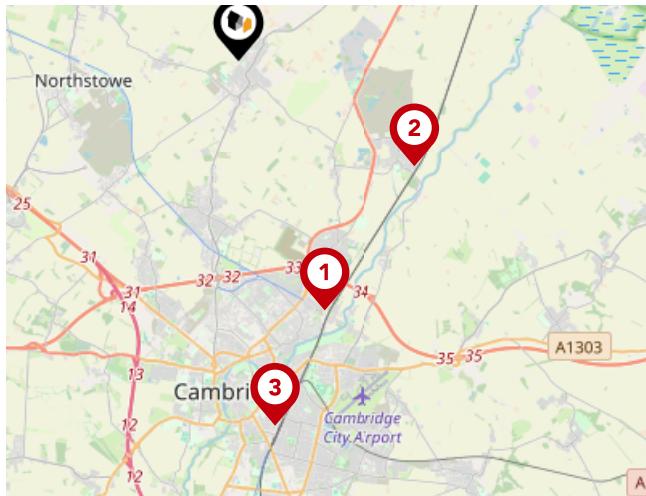


Nursery Primary Secondary College Private

<b>9</b>	Impington Village College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 1432   Distance:2.93					
<b>10</b>	Histon Early Years Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 102   Distance:2.97					
<b>11</b>	Histon and Impington Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 344   Distance:2.97					
<b>12</b>	Oakington CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 102   Distance:3					
<b>13</b>	Willingham Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 344   Distance:3.02					
<b>14</b>	The Cavendish School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 99   Distance:3.08					
<b>15</b>	Hatton Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 415   Distance:3.22					
<b>16</b>	Waterbeach Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 516   Distance:3.26					

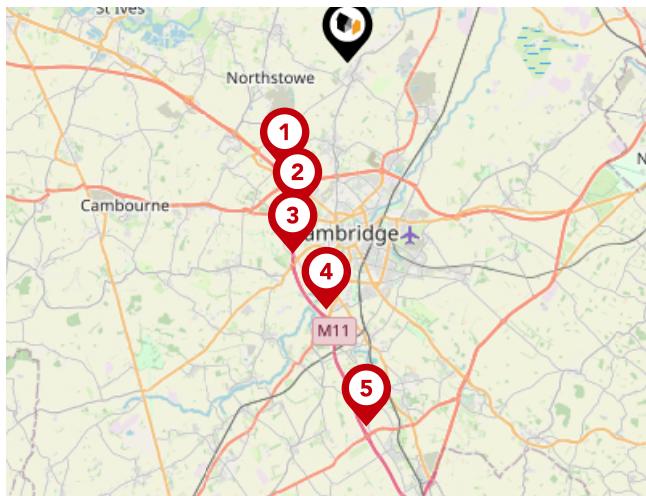
# Area Transport (National)

CC&C



## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	4.8 miles
2	Waterbeach Rail Station	3.74 miles
3	Cambridge Rail Station	6.66 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.52 miles
2	M11 J13	5.69 miles
3	M11 J12	7.21 miles
4	M11 J11	9 miles
5	M11 J10	13.26 miles

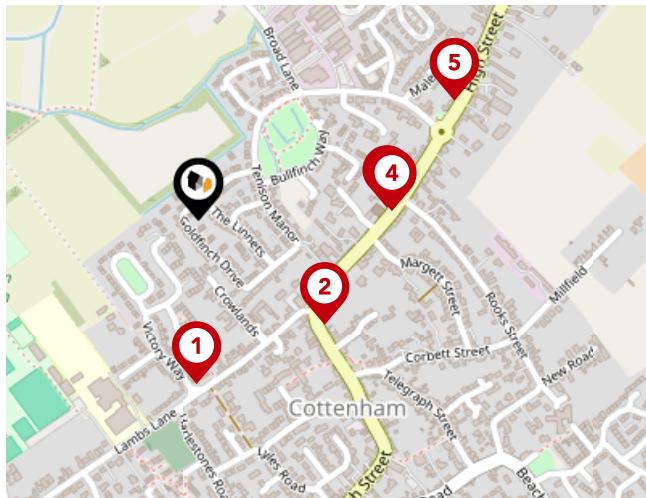


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.25 miles
2	Stansted Airport	28.26 miles
3	Luton Airport	35.42 miles
4	Silvertown	54.5 miles

# Area Transport (Local)

CC&C

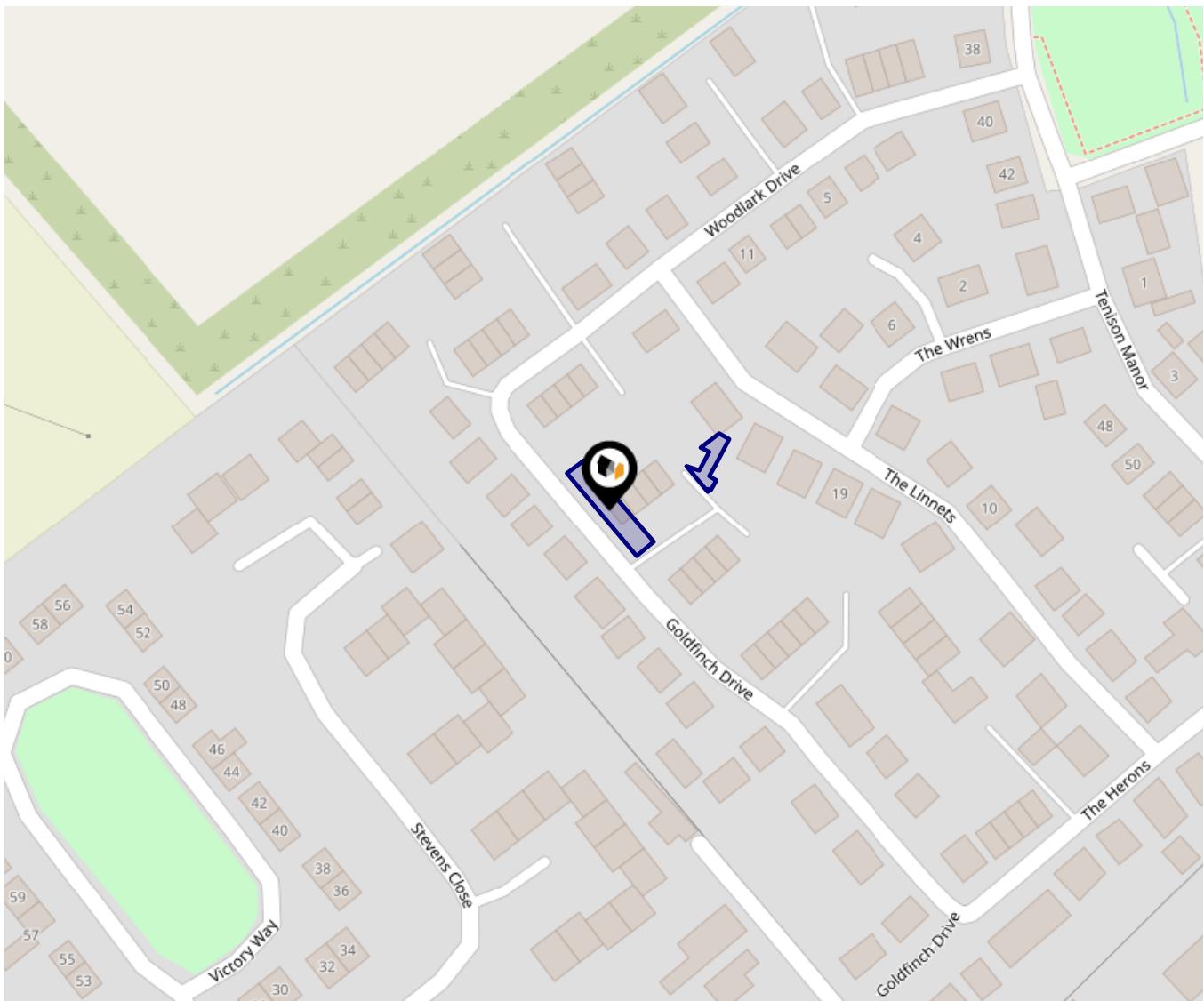


## Bus Stops/Stations

Pin	Name	Distance
1	Victory Way	0.19 miles
2	Lambs Lane	0.19 miles
3	Rooks Street	0.22 miles
4	Rooks Street	0.22 miles
5	Broad Lane	0.32 miles

# Local Area Road Noise

CC&C



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.

Powered by



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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.



**Cooke Curtis & Co**

40 High Street Trumpington Cambridge  
CB2 9LS  
01223 508 050  
jessica@cookecurtis.co.uk  
www.cookecurtis.co.uk

