



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd July 2025



CARDINALS GREEN, HORSEHEATH, CAMBRIDGE, CB21

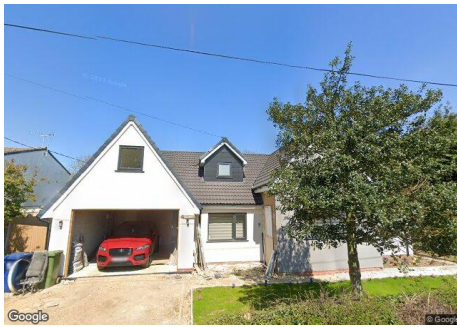
Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk



www.cookecurtis.co.uk












Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	2,572 ft ² / 239 m ²		
Plot Area:	0.25 acres		
Year Built :	1967-1975		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB405269		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		26	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	High		

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

Planning History

This Address



Planning records for: *Cardinals Green, Horseheath, Cambridge, CB21*

Reference - 22/01176/S73	
Decision:	Decided
Date:	10th March 2022
Description:	S73 to remove condition 3 (The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Oak Barn, Thriplow Heath, Newmarket Road of ref S/1348/17/FL.

Reference - 22/01187/HFUL	
Decision:	Decided
Date:	10th March 2022
Description:	Single storey side and rear extension, loft conversion to include raising the ridge level, projecting front and rear gables, dormer windows to front and rear roofslope.

Planning records for: ***Mount Farm Howard's Lane Cardinals Green Horseheath Cambridge Cambridgeshire CB21 4QX***

Reference - S/1142/12/FL	
Decision:	Decided
Date:	13th June 2012
Description:	Replacement Boundary Treatment (brick)

Planning records for: ***Thistledown Cardinals Green Horseheath Cambridge CB21 4QX***

Reference - S/1075/16/FL	
Decision:	Decided
Date:	12th July 2016
Description:	Wooden lodge in rear garden for use as an annexe

Planning records for: ***Cottage Nursery Bungalow Cottage Nursery Cardinals Green Horseheath Cambridge Cambridgeshire CB21 4QX***

Reference - S/4388/17/LD	
Decision:	Decided
Date:	05th December 2017
Description:	Certificate of Lawful Development for an Existing Use or Operation or Activity including buildings - Occupation of dwellinghouse not limited to persons employed in agriculture horticulture or forestry

Planning records for: ***Mount Farm House Mount Farm Cardinals Green Horseheath Cambridgeshire CB21 4QX***

Reference - S/0139/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Conversion of double garage to studio

Planning records for: ***Meadow Barn Cardinals Green Horseheath Cambridgeshire CB21 4QX***

Reference - 21/05240/FUL	
Decision:	Withdrawn
Date:	29th November 2021
Description:	Erection of new garage and driveway.

Planning records for: ***Arbour House Cardinals Green Horseheath Cambridge Cambridgeshire CB21 4QX***

Reference - S/2888/15/FL	
Decision:	Decided
Date:	11th November 2015
Description:	Proposed ground & first floor side extension with first floor rear balcony

Reference - S/1736/15/FL	
Decision:	Decided
Date:	10th July 2015
Description:	Ground & First Floor Side Extension

Planning records for: ***Firtrees Cardinals Green Horseheath Cambridge CB21 4QX***

Reference - S/2296/17/FL	
Decision:	Decided
Date:	29th June 2017
Description:	Side extension to bungalow

Planning records for: ***Lower Cardinals Cottage Cardinals Green Horseheath Cambridgeshire CB21 4QX***

Reference - S/0174/16/FL	
Decision:	Decided
Date:	24th January 2016
Description:	Conversion of ground floor of existing garage to residential annex and external alterations (first floor remains office and store)

Planning records for: ***Rumwood Cardinals Green Horseheath Cambridge Cambridgeshire CB21 4QX***

Reference - S/3079/17/FL	
Decision:	Decided
Date:	29th September 2017
Description:	Demolition and removal of swimming pool pool house greenhouse and hard landscaping and replacement with two-bedroom single-storey detached house with new access and landscaping all within residential curtilage of existing house.

Reference - S/0924/17/LD	
Decision:	Decided
Date:	14th March 2017
Description:	Lawful development certificate for the existing use and development of land for extension to residential garden and curtilage of dwelling known as 'Rumwood' including construction of swimming pool summer house greenhouse and paved areas.

Planning records for: ***White Chimneys Cardinals Green Horseheath Cambridgeshire CB21 4QX***

Reference - 22/03877/LBC	
Decision:	Decided
Date:	30th August 2022
Description:	Conversion of a Timber-Framed Barn into dwelling (Re-submission of 22/02091/LBC)

Planning records for: *White Chimneys Cardinals Green Horseheath Cambridgeshire CB21 4QX*

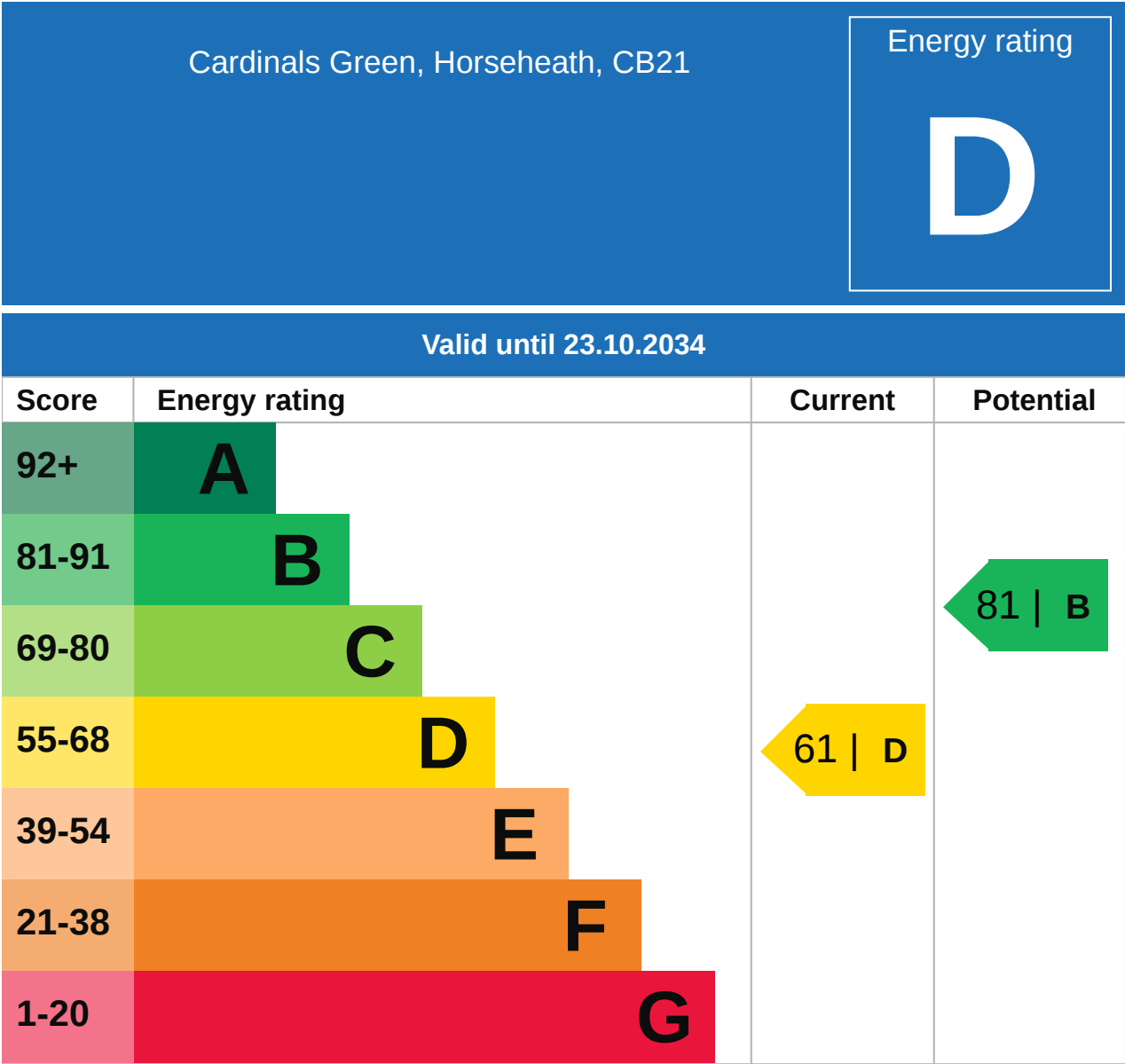
Reference - 22/03867/FUL	
Decision:	Decided
Date:	30th August 2022
Description:	Installation of solar PV panels on the roof of the modern Studio in the curtilage of White Chimneys and the installation of an air source heat pump and battery storage.

Reference - S/0619/09/LB	
Decision:	Decided
Date:	20th May 2009
Description:	Restore drawing room hearth and install s/steel liner in dining room chimney. Replace rear lean-to shed extension with shower room and pantiled garden room.

Reference - S/0618/09/F	
Decision:	Decided
Date:	20th May 2009
Description:	Extensions

Planning records for: *Devana Cardinals Green Horseheath Cambridge Cambridgeshire CB21 4QX*

Reference - S/3447/17/FL	
Decision:	Decided
Date:	29th September 2017
Description:	PROPOSED ROOF EXTENSION FEATURE GABLE FRONT PORCH & SINGLE STOREY REAR EXTENSION



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	239 m ²

Accessibility / Adaptations

Large extension outward and upward. Needed building control can be found on the website

Electricity Supply

Eon

Central Heating

Oil 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.



/cookecurtisco



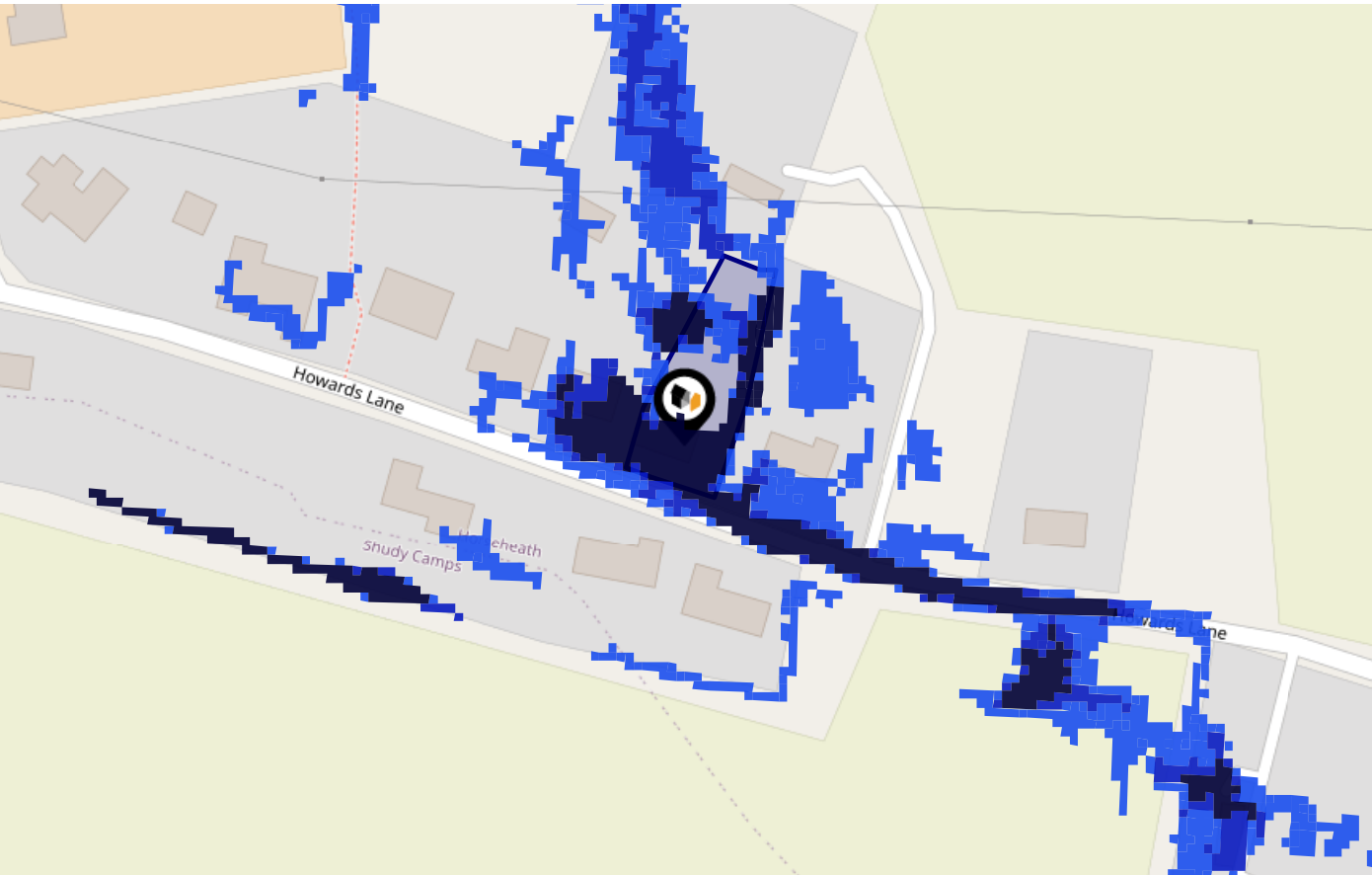
/cookecurtisco

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: High

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:

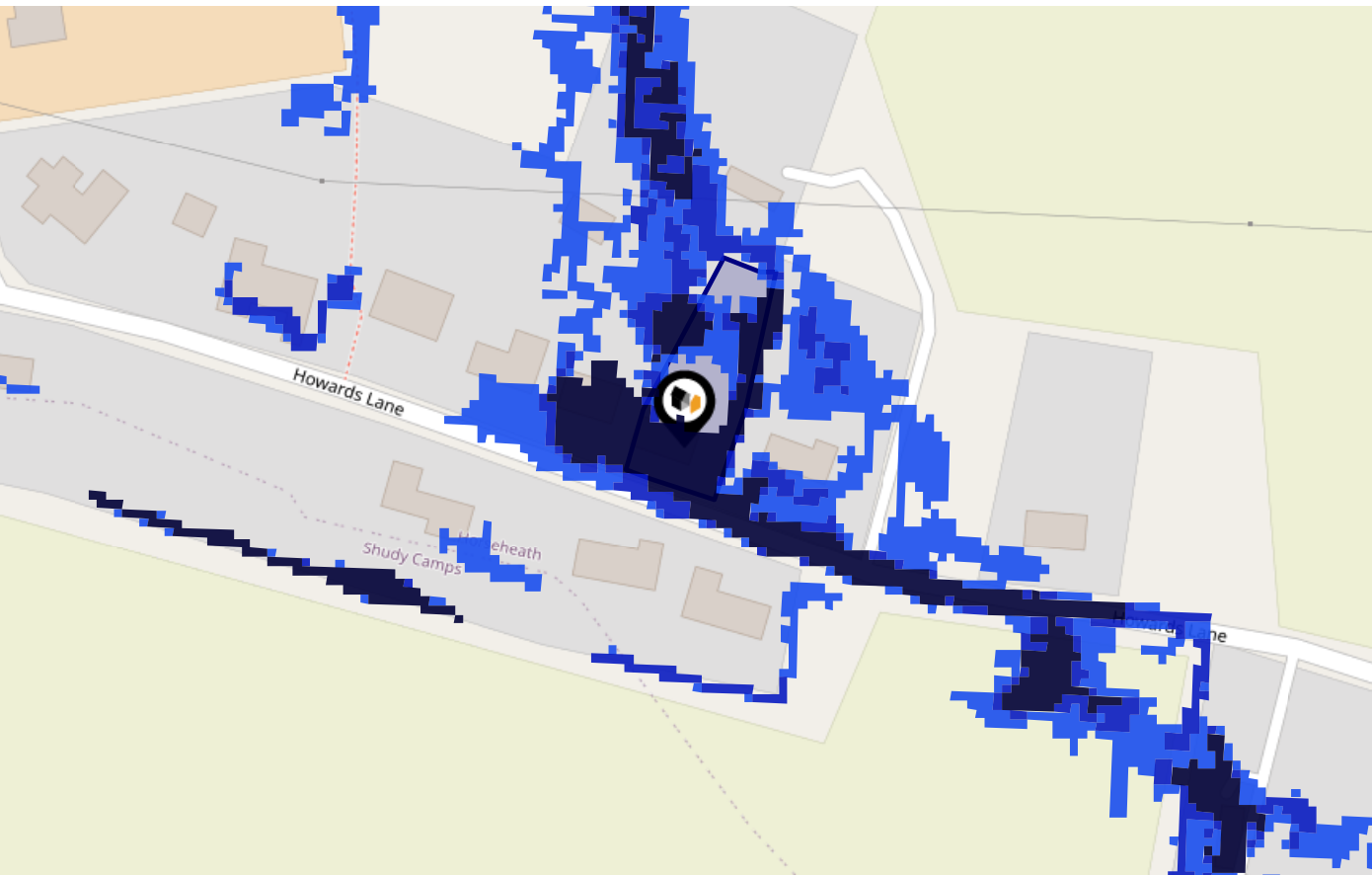


Flood Risk

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.

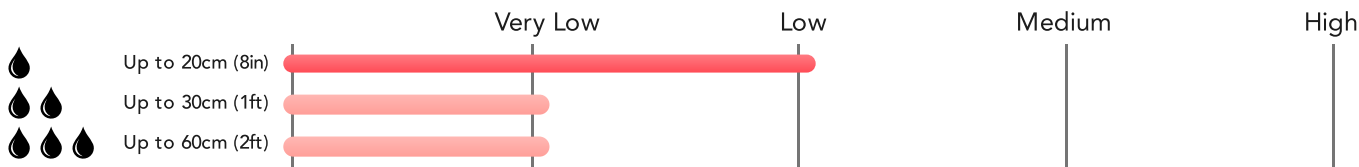


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Chance of flooding to the following depths at this property:

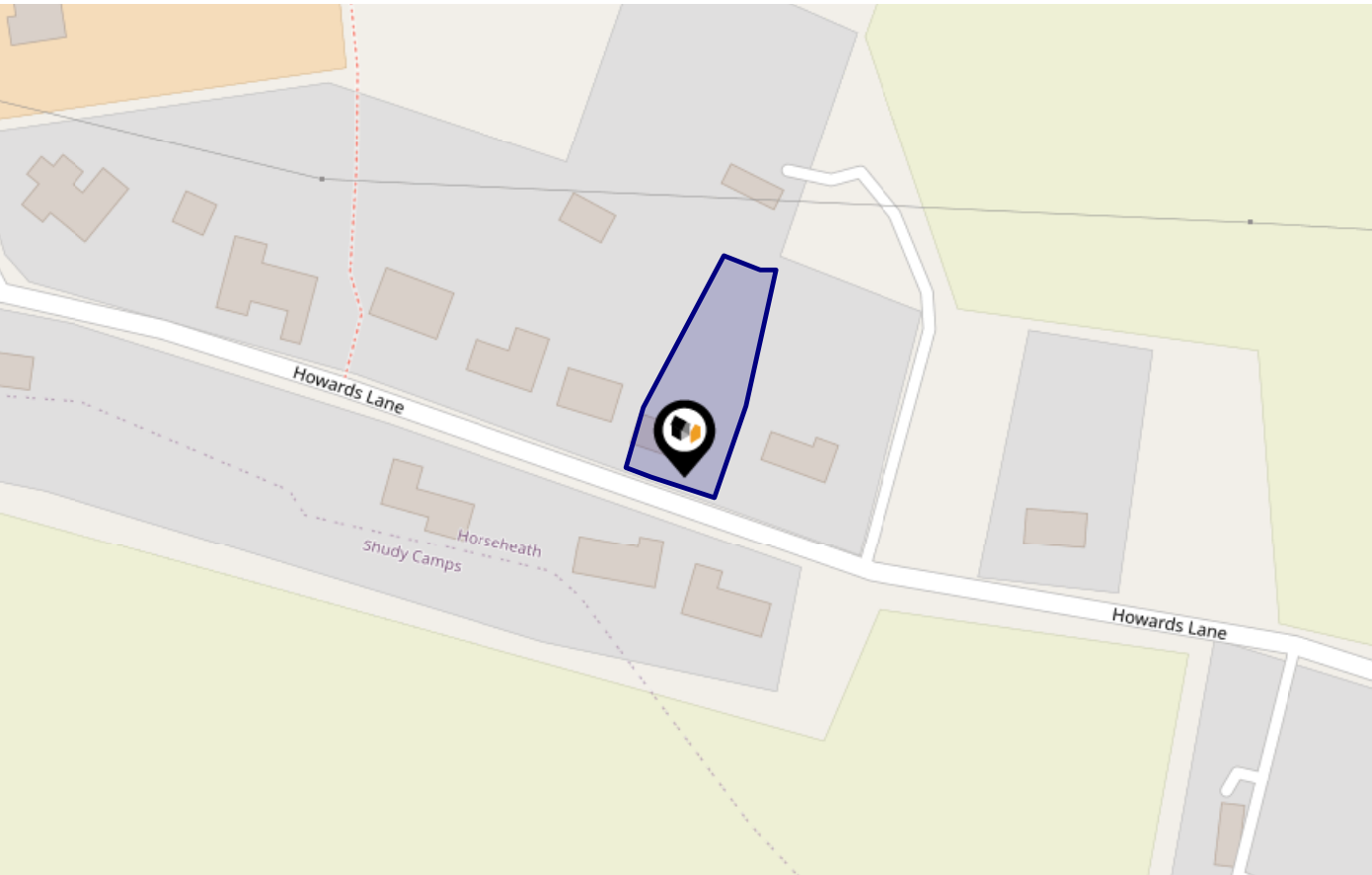


Flood Risk

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.

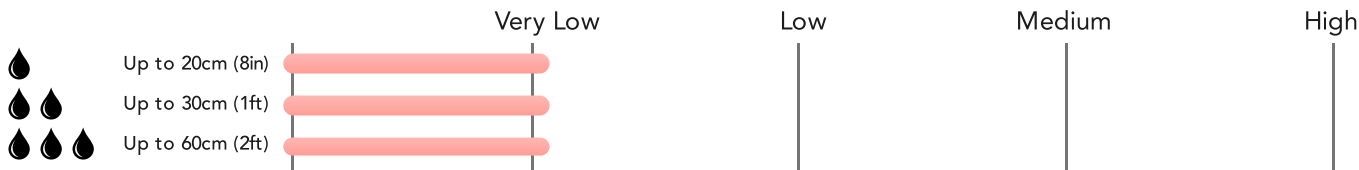


Risk Rating: Very low

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:

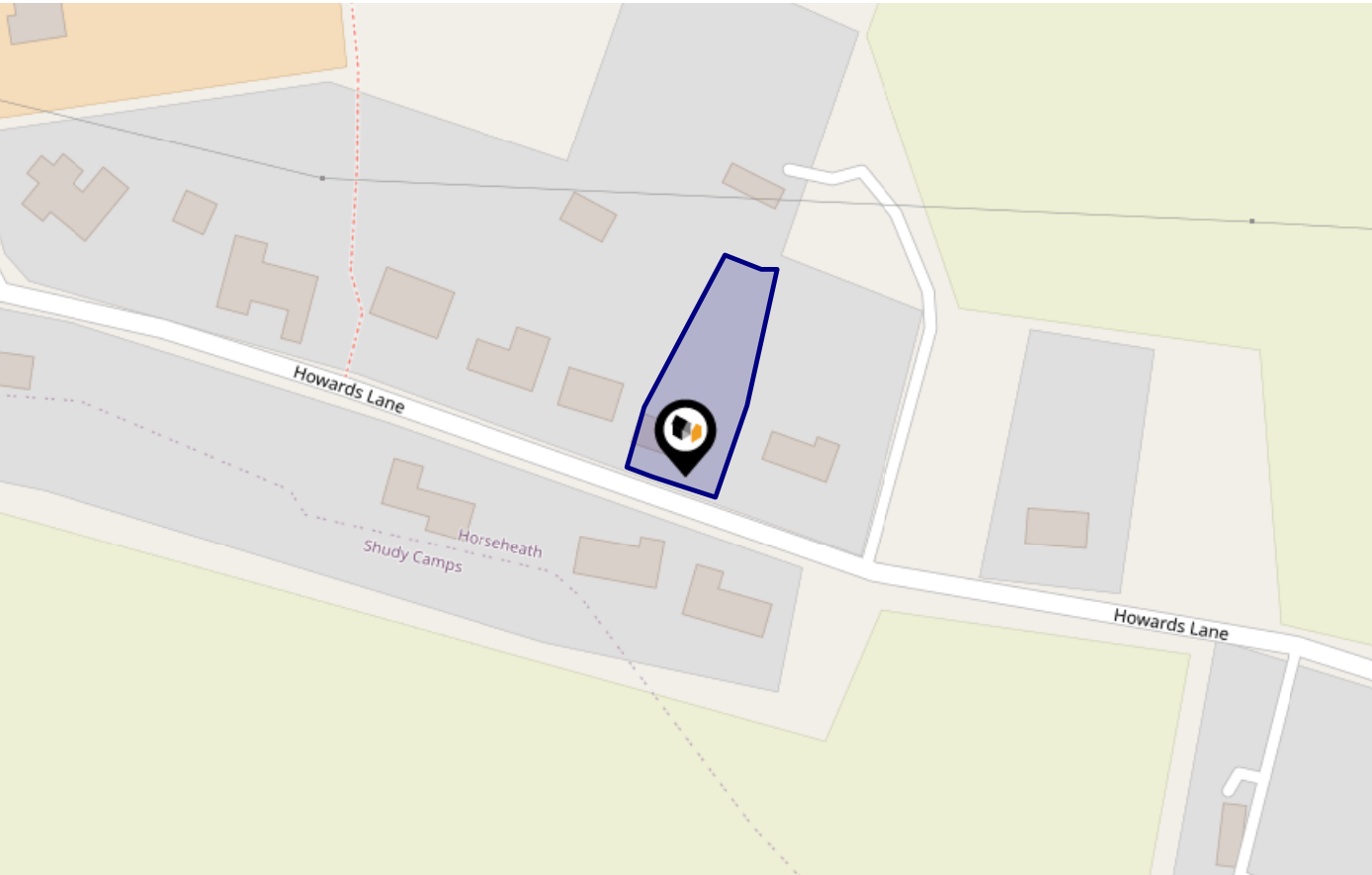


Flood Risk

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.
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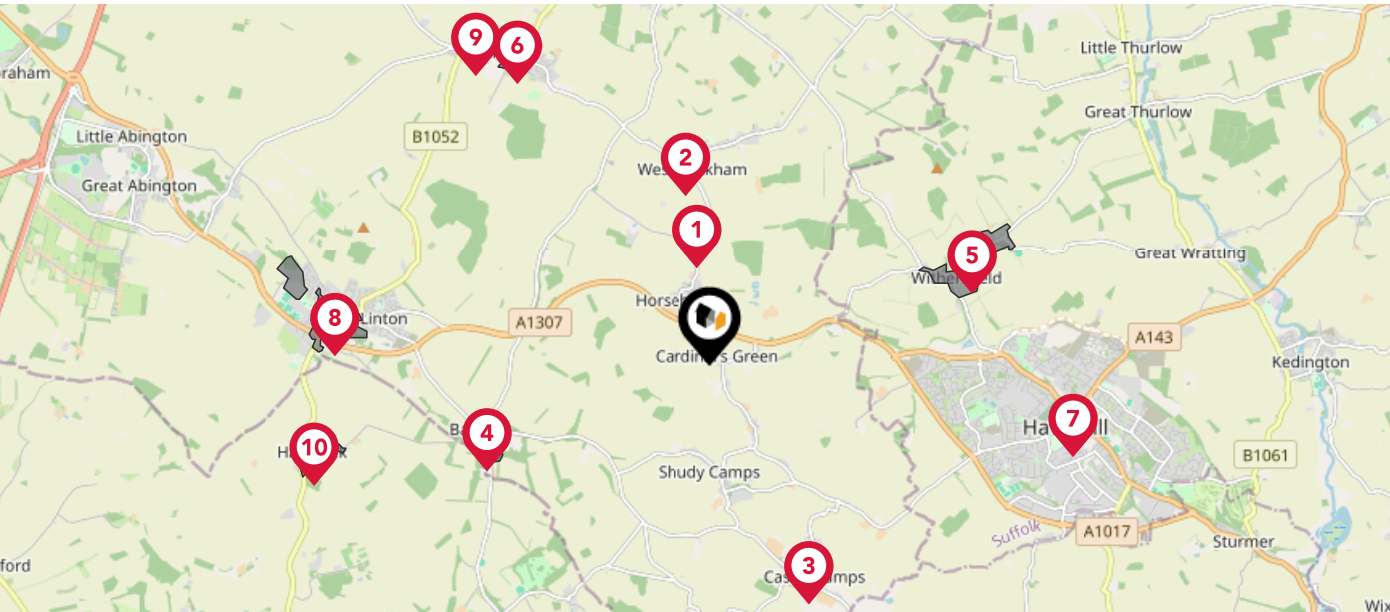


Maps

Conservation Areas

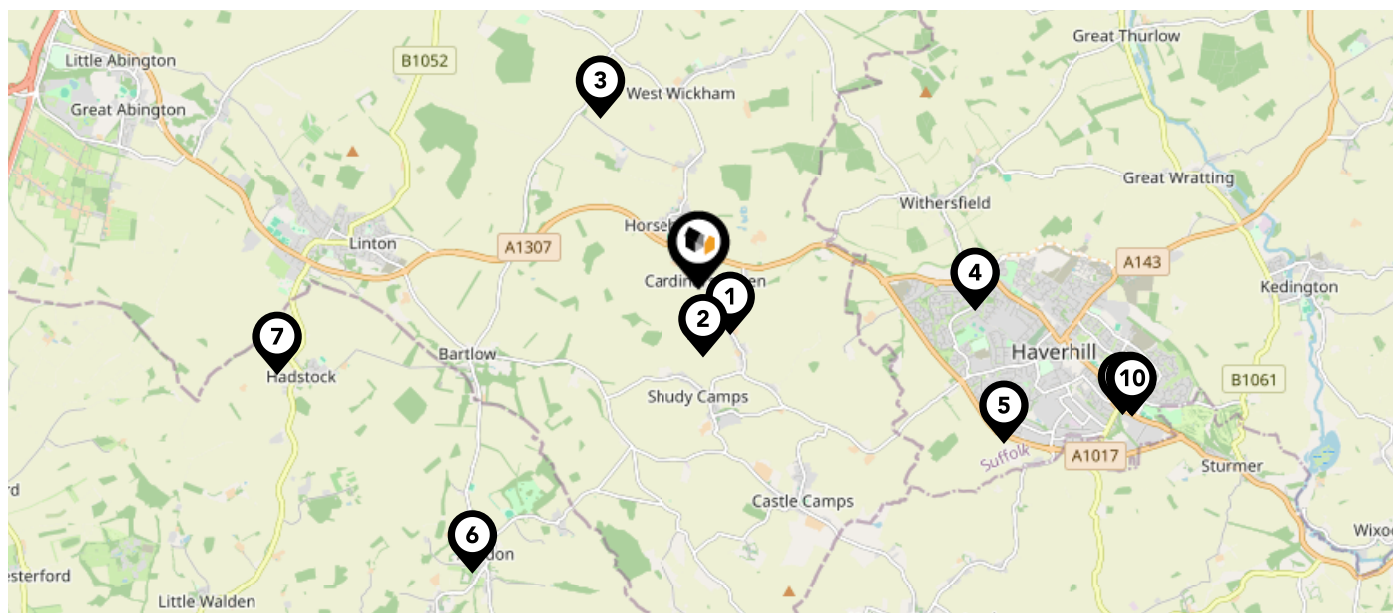


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Streetly End
2	West Wickham
3	Castle Camps
4	Bartlow
5	Withersfield
6	Balsham Village
7	Haverhill Queen Street
8	Linton
9	Balsham West End
10	Hadstock

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	Cardinals Green East-Cardinals Green, Horseheath, Cambridge	Historic Landfill	
2	Cardinals Green West-Cardinals Green, South Cambridgeshire	Historic Landfill	
3	Notley Chalk Pit West-Notley	Historic Landfill	
4	Old Meldham Bridge Brickyard-Old Meldham Bridge Brickyard, Withersfield	Historic Landfill	
5	Puddle Brook Tip-Norton Road, Haverhill, Suffolk	Historic Landfill	
6	Hadstock Road-Ashdon	Historic Landfill	
7	Pen Farm-Hadstock	Historic Landfill	
8	Railway Cutting-Relief Road, Haverhill, Suffolk	Historic Landfill	
9	Millfields Way-Millfields Way, Haverhill	Historic Landfill	
10	Junction Hole-Relief Road, Haverhill, Suffolk	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



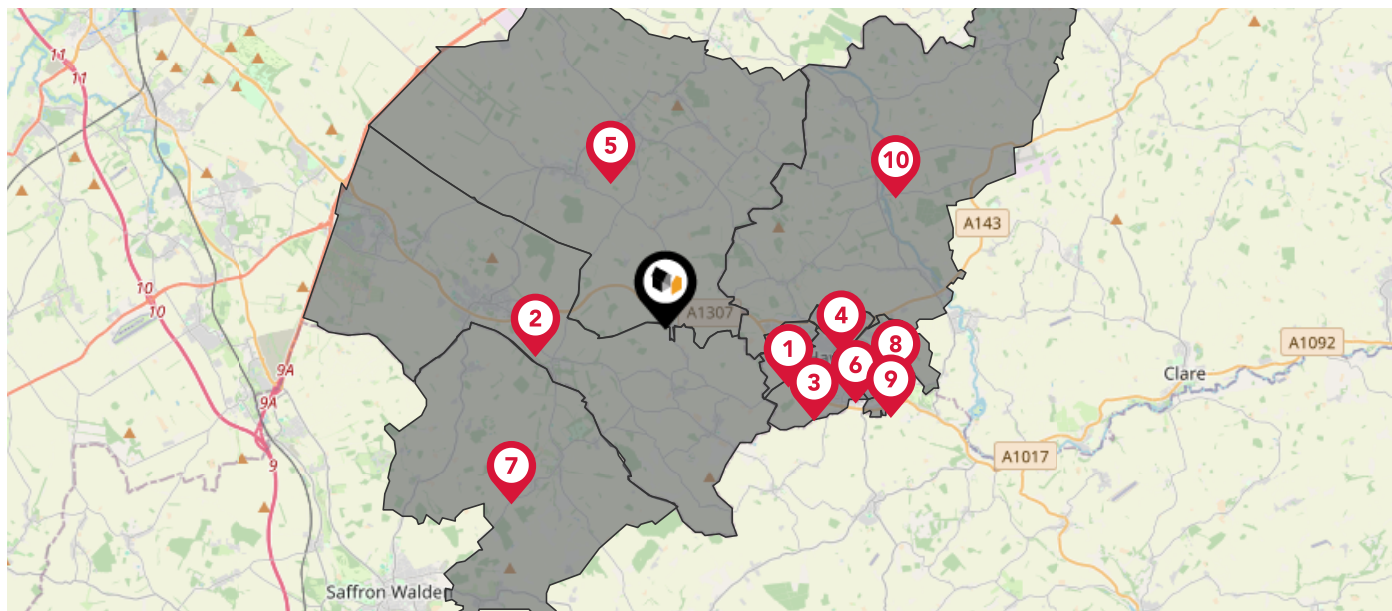
Mine Entry

- ✕ 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

Haverhill West Ward

2

Linton Ward

3

Haverhill South Ward

4

Haverhill North Ward

5

Balsham Ward

6

Haverhill Central Ward

7

Ashdon Ward

8

Haverhill East Ward

9

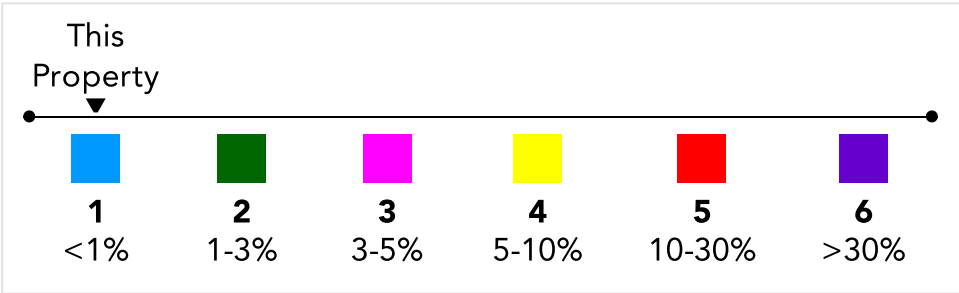
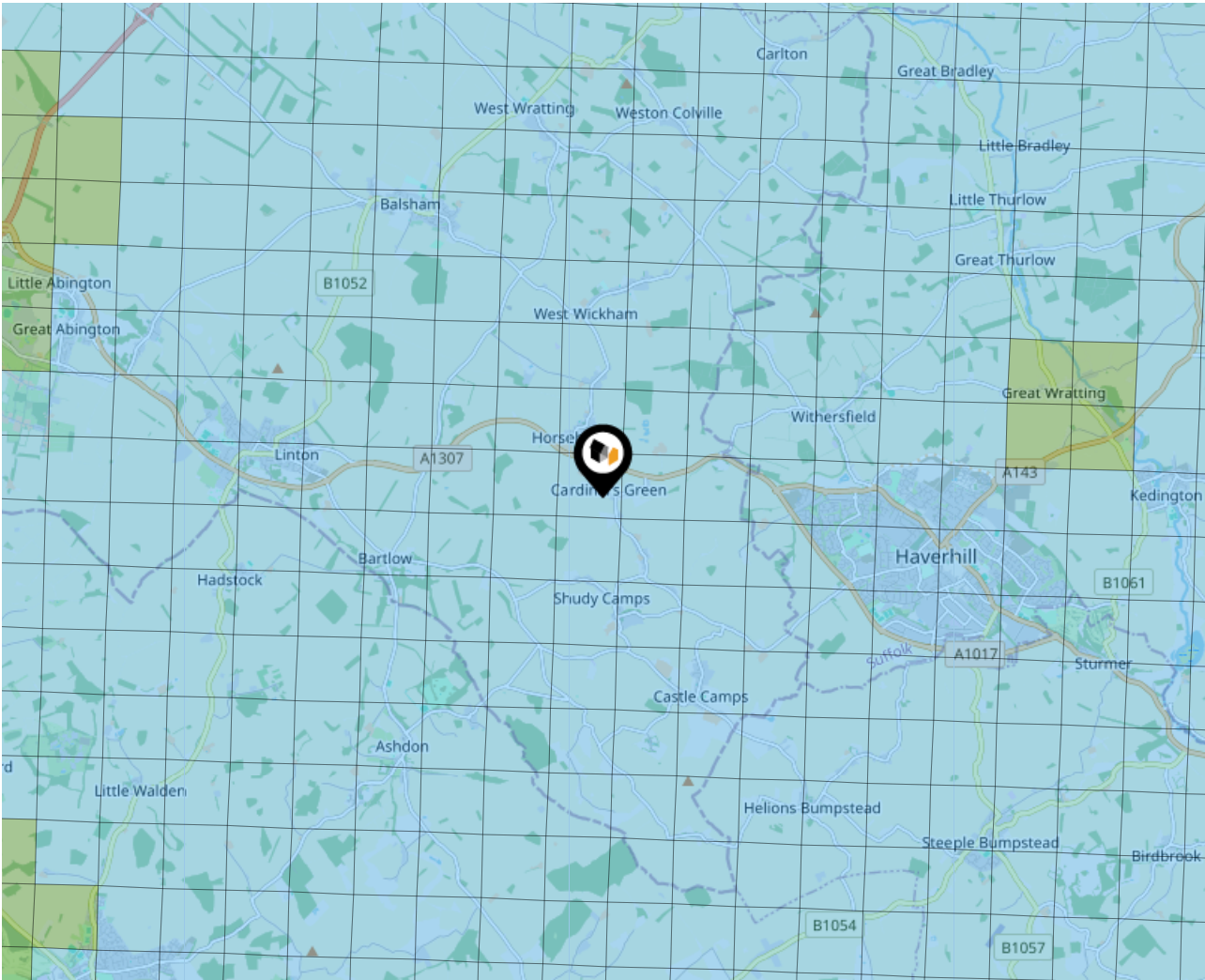
Haverhill South East Ward

10

Withersfield Ward

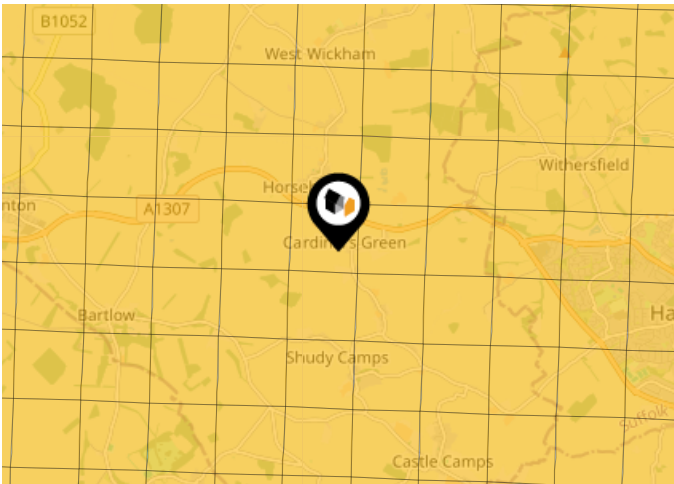
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		

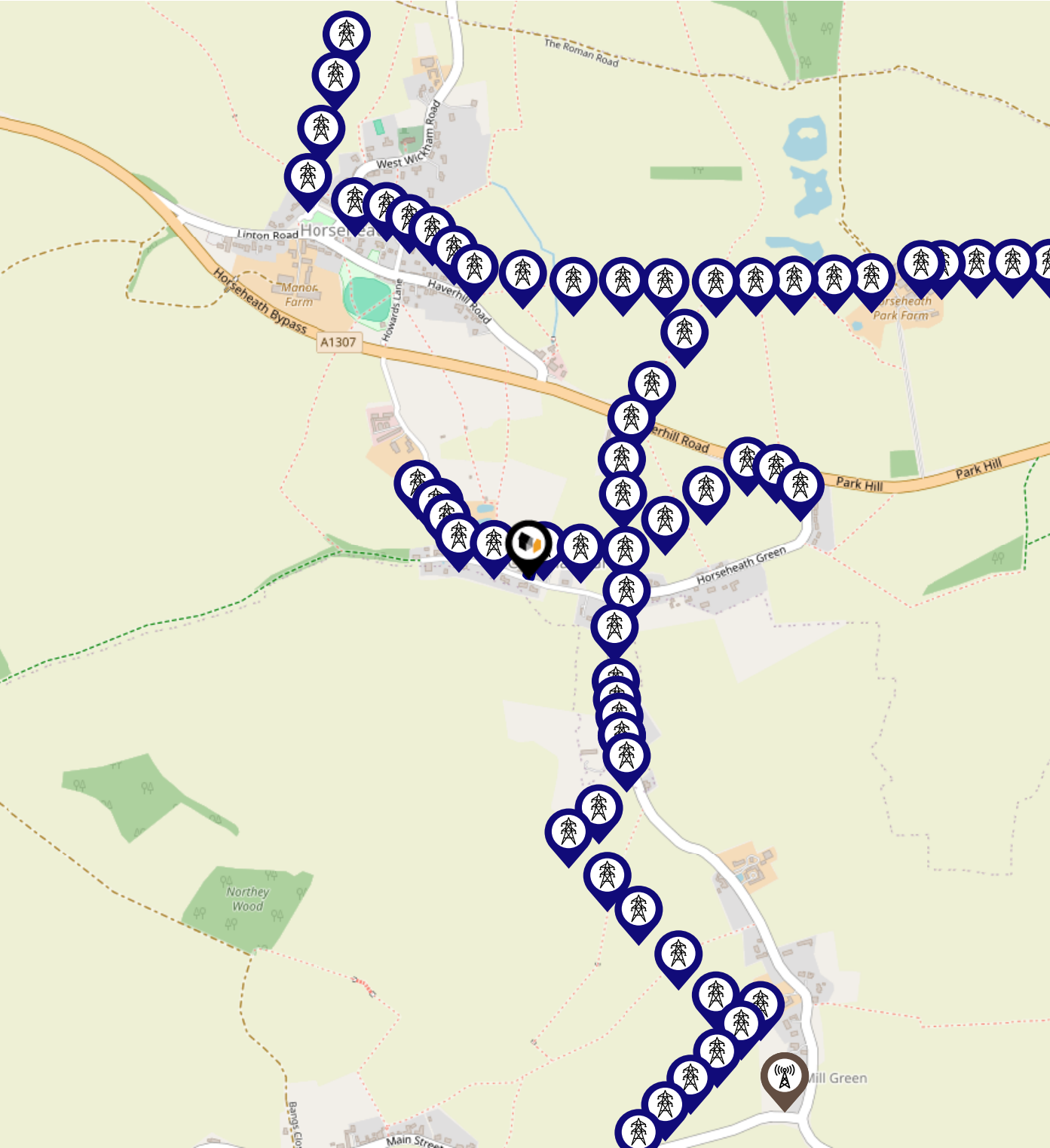


Primary Classifications (Most Common Clay Types)



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:

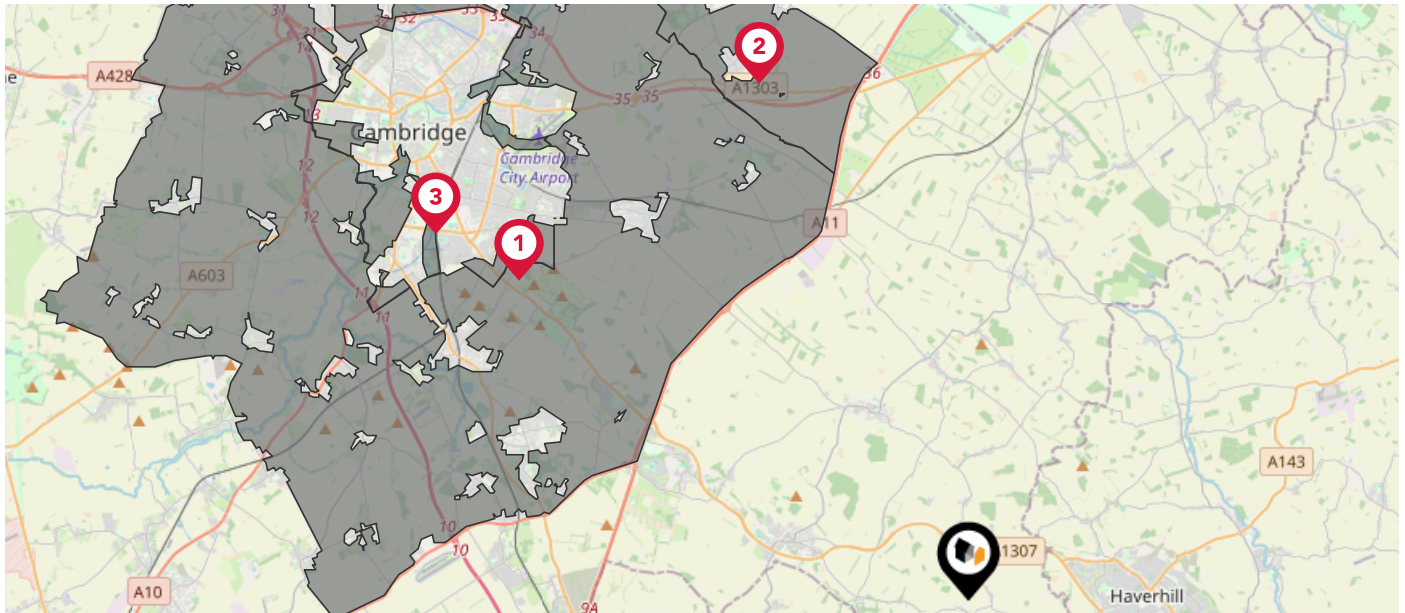
-  Power Pylons
-  Communication Masts

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
 1164054 - White Chimneys	Grade II	0.1 miles
 1127141 - The Thatched Cottage	Grade II	0.1 miles
 1331420 - Apple Trees Rowley Cottage	Grade II	0.2 miles
 1331016 - Cardinal's Pen	Grade II	0.3 miles
 1127903 - Cardinal's Yard	Grade II	0.3 miles
 1317793 - Shardelows Farmhouse	Grade II	0.5 miles
 1127940 - Lyndale Cottage	Grade II	0.6 miles
 1127945 - Chapel View	Grade II	0.6 miles
 1127941 - Norfolk House	Grade II	0.6 miles
 1127942 - Barn At Manor Farm	Grade II	0.6 miles

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



Nearby Green Belt Land



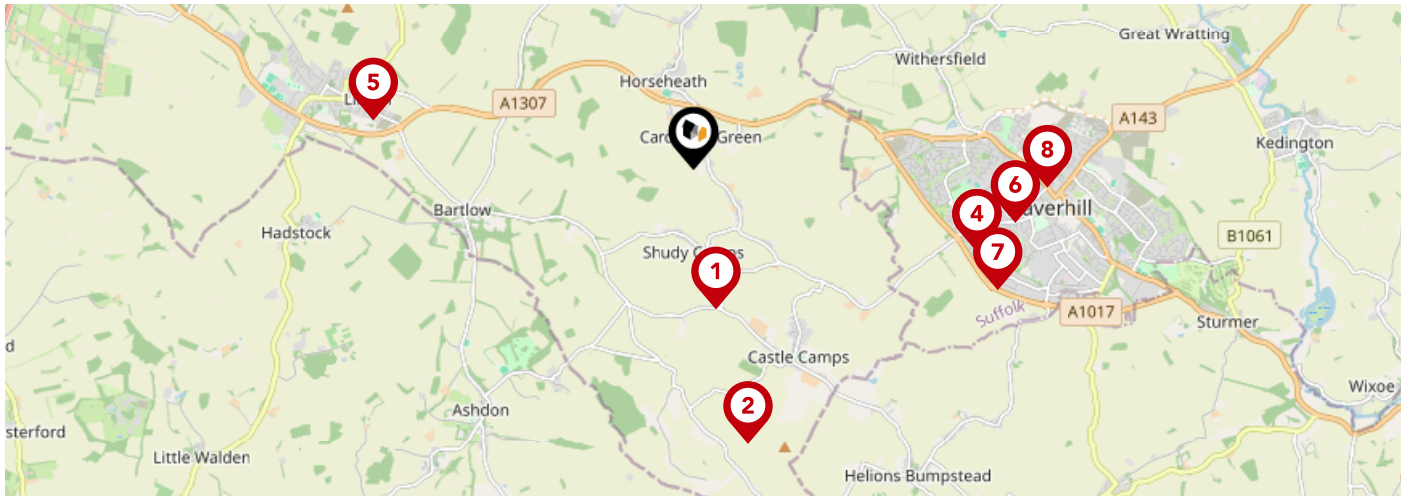
Cambridge Green Belt - Cambridge



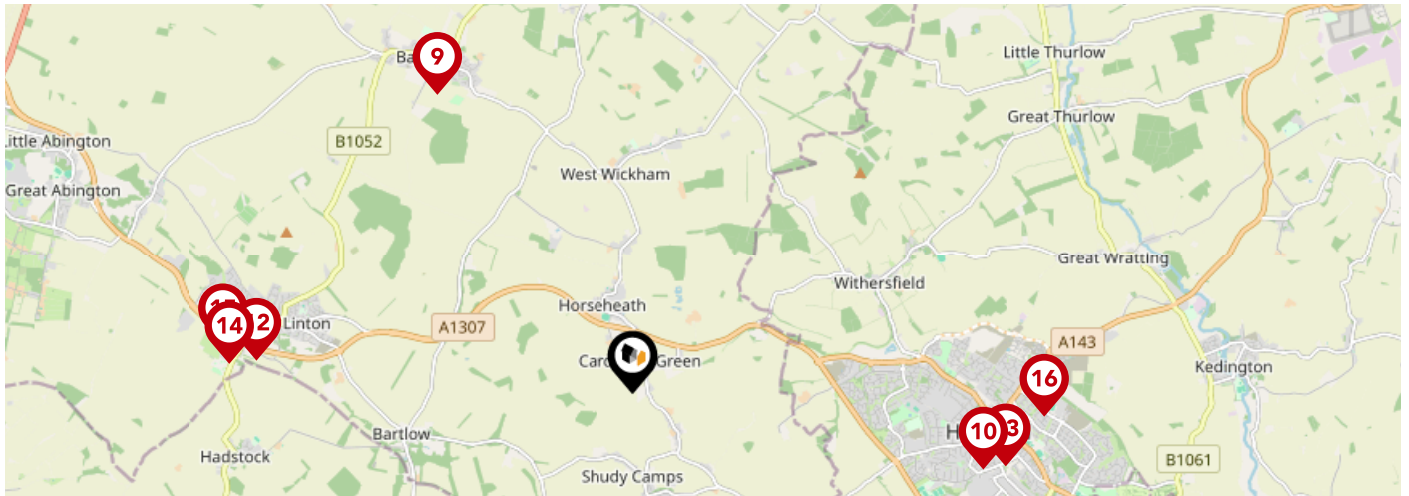
Cambridge Green Belt - East Cambridgeshire











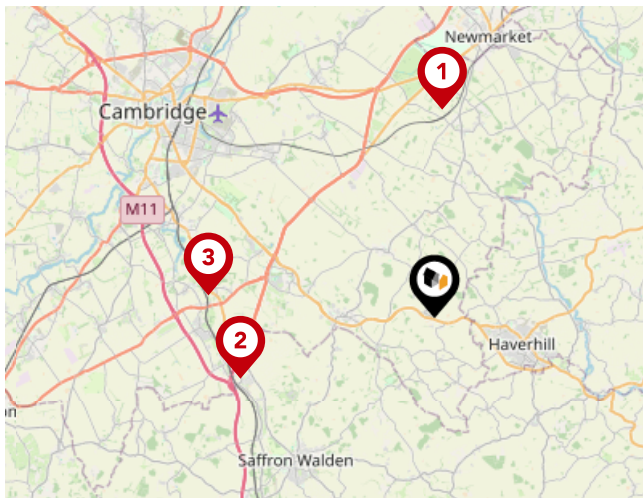
Cambridge Green Belt - South Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Glebe House Ofsted Rating: Good Pupils:0 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Castle Camps Church of England (Controlled) Primary School Ofsted Rating: Good Pupils: 137 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Felix Roman Catholic Primary School, Haverhill Ofsted Rating: Good Pupils: 236 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castle Manor Academy Ofsted Rating: Good Pupils: 751 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Clements Primary Academy Ofsted Rating: Good Pupils: 263 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	New Cangle Community Primary School Ofsted Rating: Good Pupils: 207 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

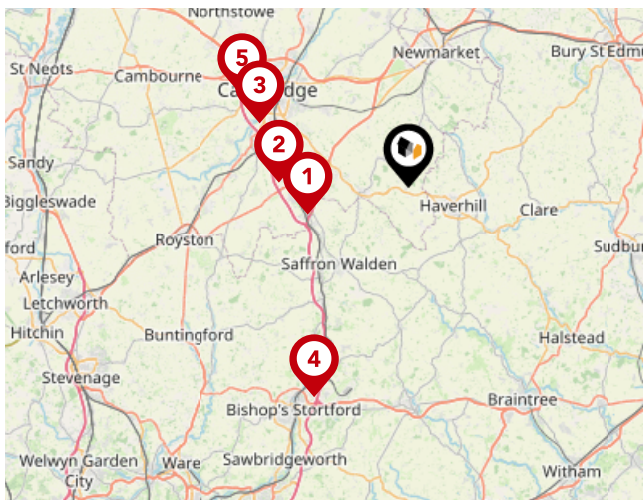


		Nursery	Primary	Secondary	College	Private
	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Place Farm Primary Academy Ofsted Rating: Good Pupils: 410 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashdon Primary School Ofsted Rating: Good Pupils: 58 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadlands Hall Ofsted Rating: Good Pupils: 37 Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Ward Academy Ofsted Rating: Good Pupils: 1176 Distance:3.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



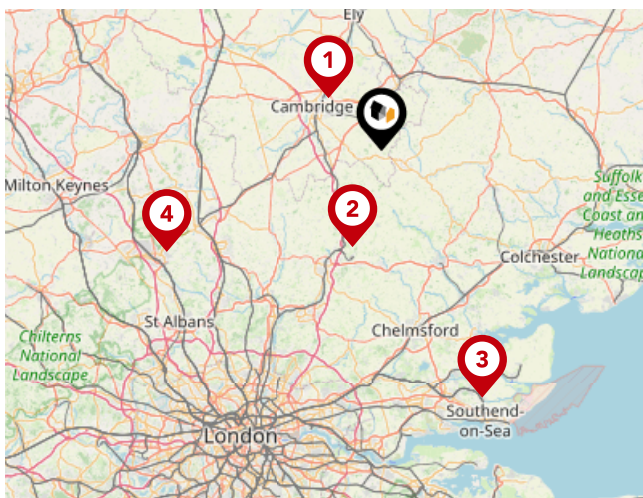
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	7.56 miles
2	Great Chesterford Rail Station	7.38 miles
3	Whittlesford Parkway Rail Station	8.26 miles



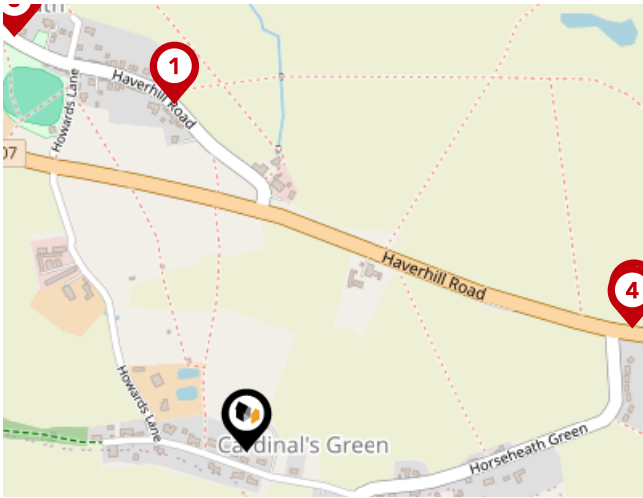
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	7.61 miles
2	M11 J10	9.41 miles
3	M11 J11	11.83 miles
4	M11 J8	16.78 miles
5	M11 J12	13.83 miles



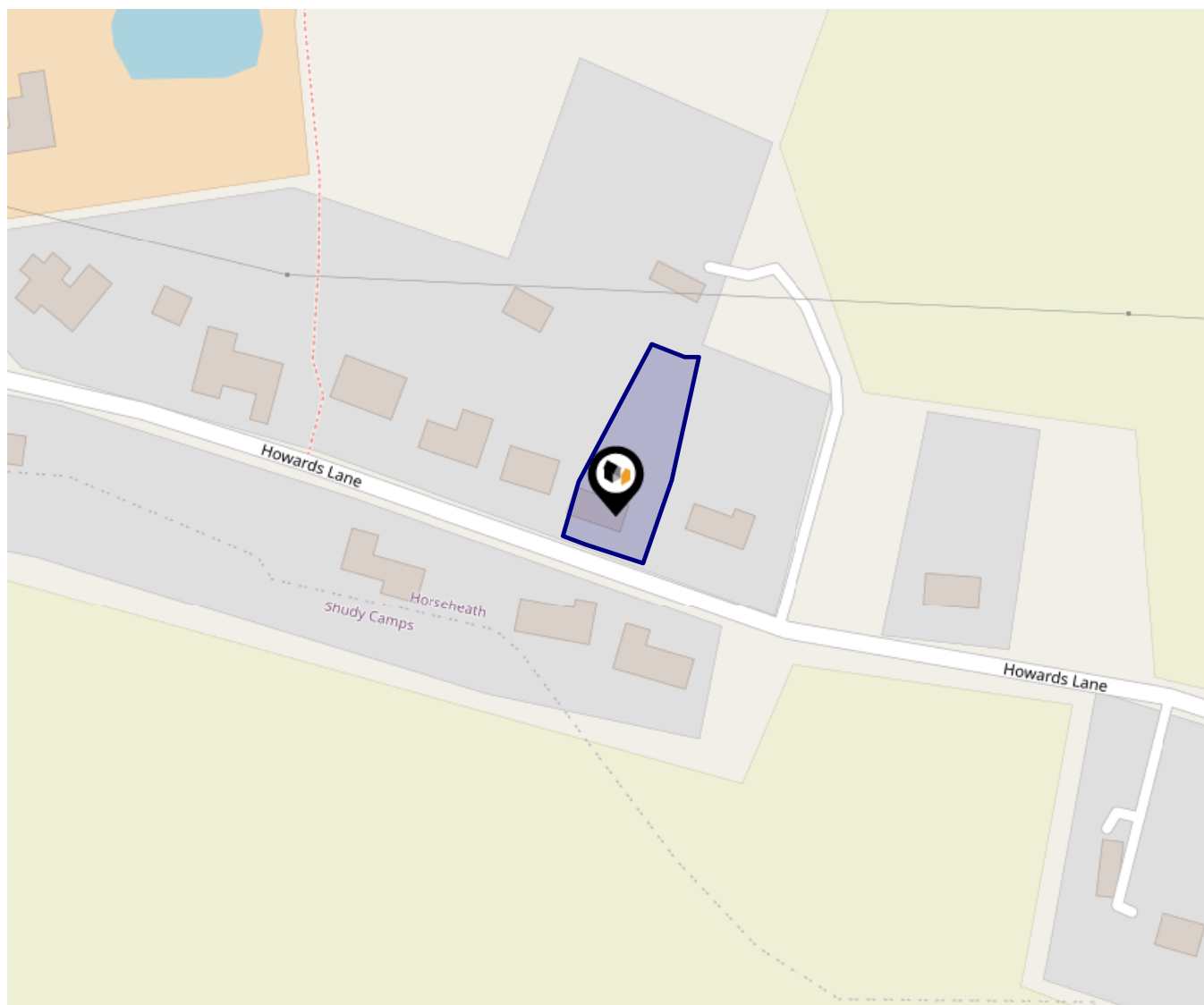
Airports/Helipads

Pin	Name	Distance
1	Cambridge	11.08 miles
2	Stansted Airport	14.58 miles
3	Southend-on-Sea	39.08 miles
4	Luton Airport	34.65 miles








Bus Stops/Stations

Pin	Name	Distance
1	The Old Nursery	0.4 miles
2	Cricket Ground	0.54 miles
3	Cricket Ground	0.54 miles
4	Horseheath Green	0.46 miles
5	Horseheath Green	0.47 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

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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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