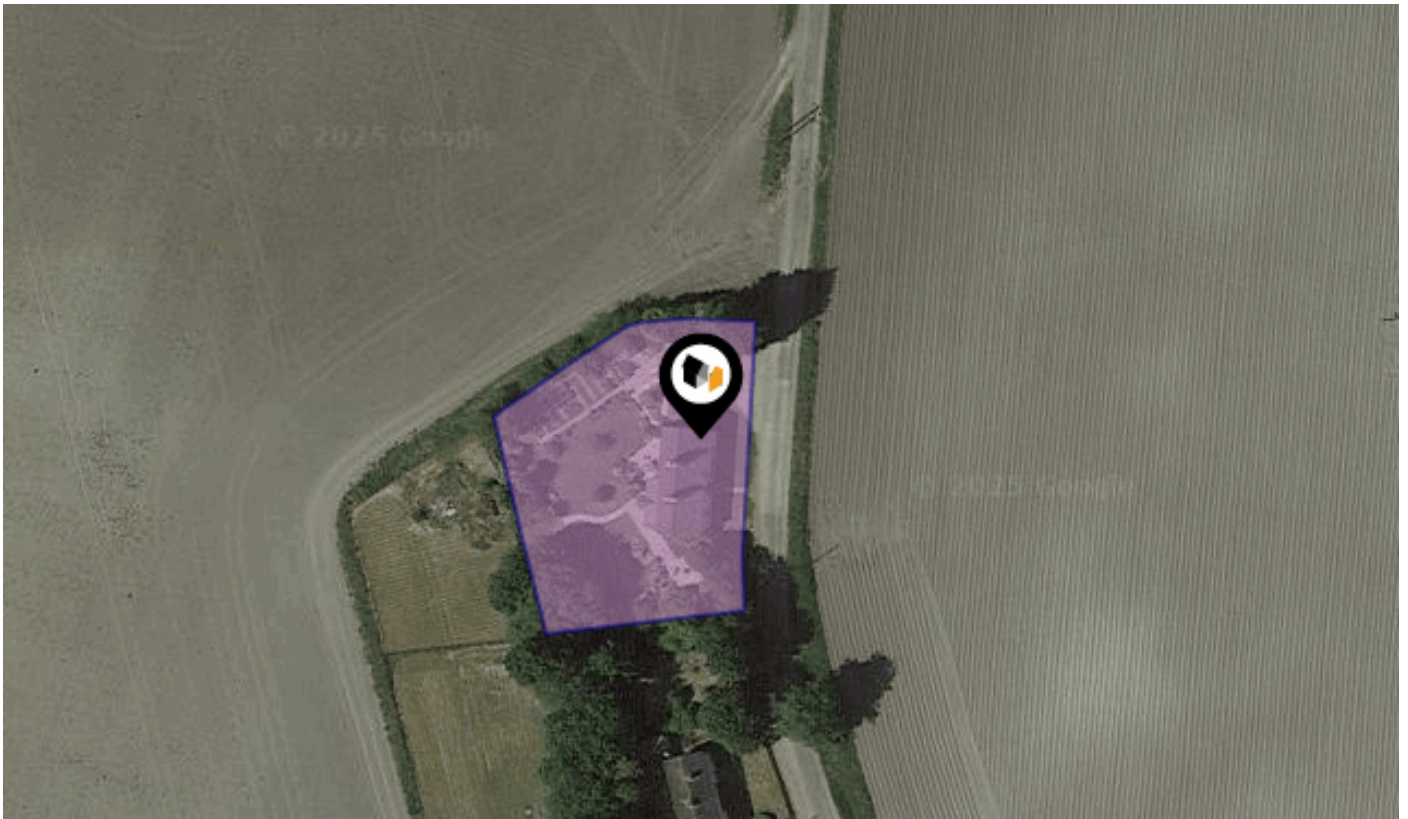# MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025

MALTON LANE, MELDRETH, ROYSTON, SG8

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:	5		
Floor Area:	3,089 ft^2 / 287 m^2		
Plot Area:	0.45 acres		
Year Built :	1900-1929		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB202590		

Local Area

Local Authority: South cambridgeshire

Conservation Area: No

Flood Risk:
- Rivers & Seas   Very low
- Surface Water   Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s   **-** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✔ BT   ✔ sky   ✘ Virgin media

Planning records for: *4 Malton Farm Cottages Malton Road Orwell Cambridgeshire SG8 6PG*

Reference - 24/02363/HFUL	
Decision:	Decided
Date:	20th June 2024
Description:	
Two storey side and rear extension, replace existing garden storage with new and create on-site car parking area.	

Planning records for: *5 Malton Farm Cottages Malton Road Orwell Cambridgeshire SG8 6PG*
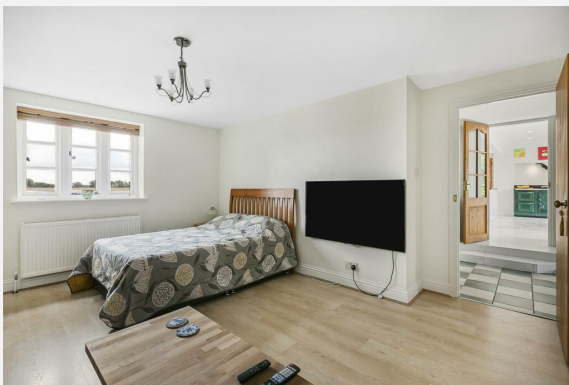
Reference - 23/01087/HFUL	
Decision:	Decided
Date:	21st March 2023
Description:	
Demolition of existing single garage, single storey extension to side and rear, detached double garage with workshop attached.	

Malton Cottage

19.1m

Area: 0.659 acres (2666.63 m²)

Promap

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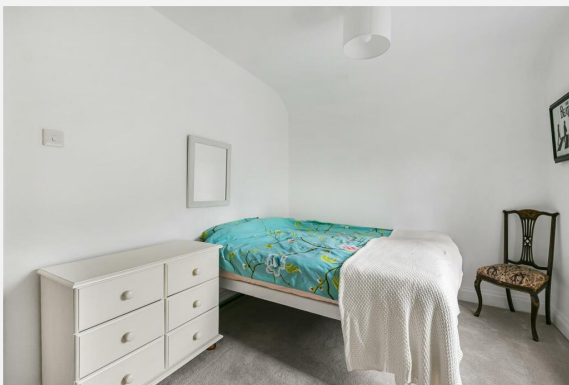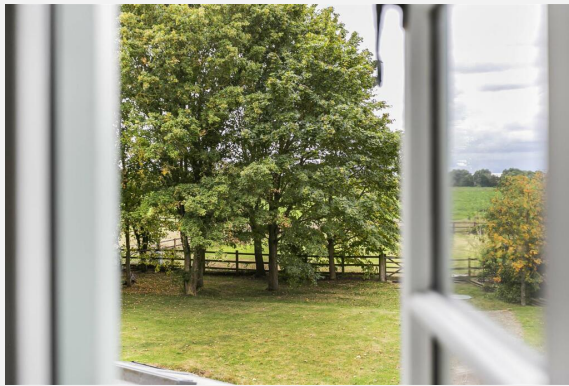
MALTON LANE, MELDRETH, ROYSTON, SG8

Approximate Gross Internal Area 3142 sq ft – 292 sq m
Ground Floor Area 1972 sq ft – 183 sq m
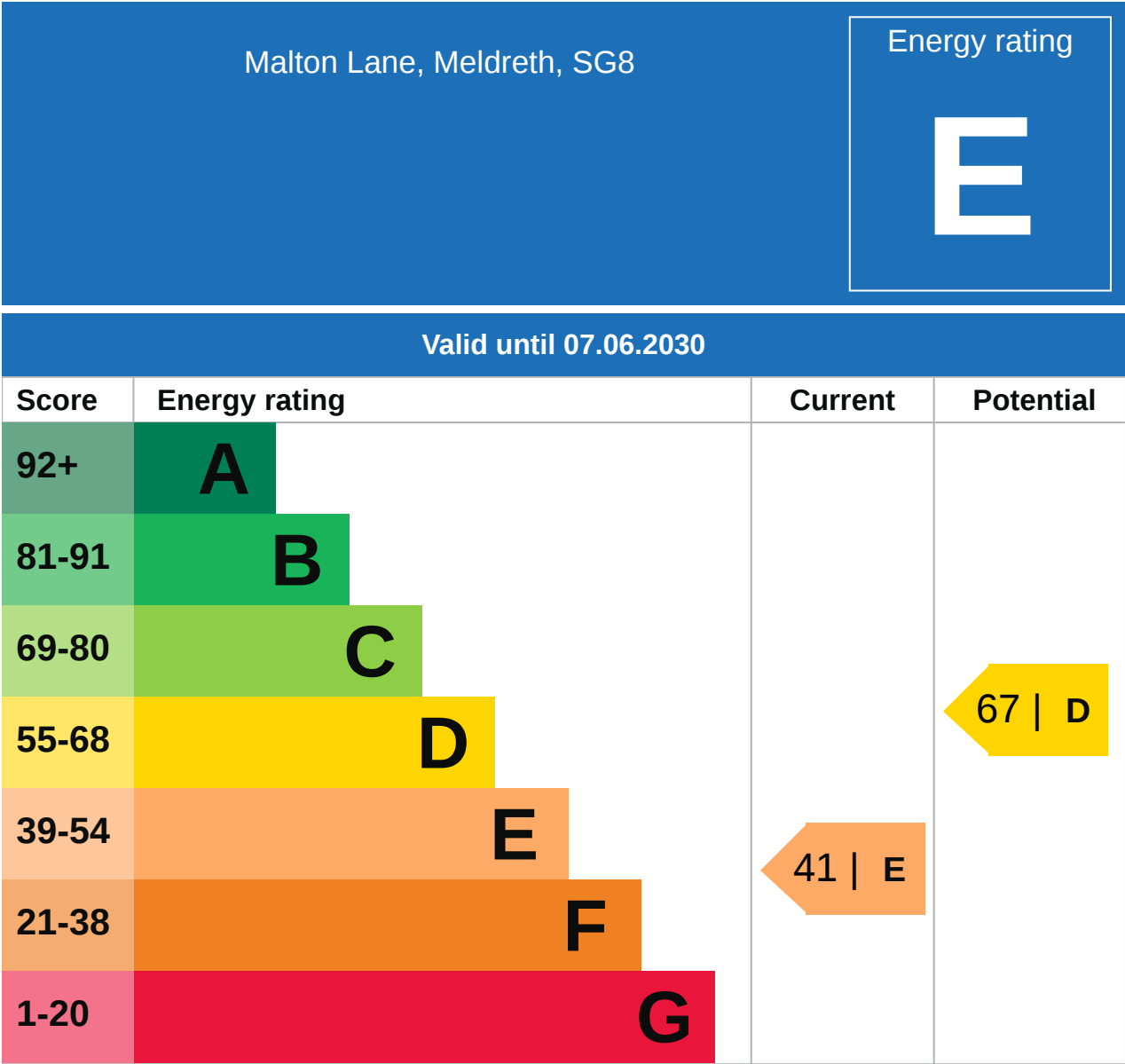First Floor Area 1170 sq ft – 109 sq m

Bedroom 2
17'9 x 8'4
5.40 x 2.54m

Bedroom 4
12'0 x 9'1
3.67 x 2.76m

St

Bedroom 1
20'8 x 17'3
6.31 x 5.26m

St

Bedroom 3
17'8 x 8'8
5.38 x 2.63m

St

First Floor

Garden Room
24'10 x 8'11
7.56 x 2.71m

Study
17'11 x 9'11
5.46 x 3.02m

Drawing Room
21'1 x 17'7
6.42 x 5.36m

St

Kitchen/Diner
20'8 x 18'1
6.31 x 5.51m

Utility
10'6 x 9'5
3.19 x 2.87m

Snug/Bedroom 5
15'7 x 12'6
4.76 x 3.80m

Ground Floor

PINK PLAN

CHEFFINS

Property
EPC - Certificate

⊤C & ⊂

Malton Lane, Meldreth, SG8

Energy rating

E

Valid until 07.06.2030

Score	Energy rating		Current	Potential
92+	**A**			
81-91	**B**			
69-80	**C**			
55-68	**D**			67 | **D**
39-54	**E**		41 | **E**	
21-38	**F**			
1-20	**G**			

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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, unknown install date
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 6% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	287 m^2

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Central Heating

Oil Central heating

Drainage

Septic Tank

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.

Cooke Curtis & Co
Testimonials

CC&C

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.
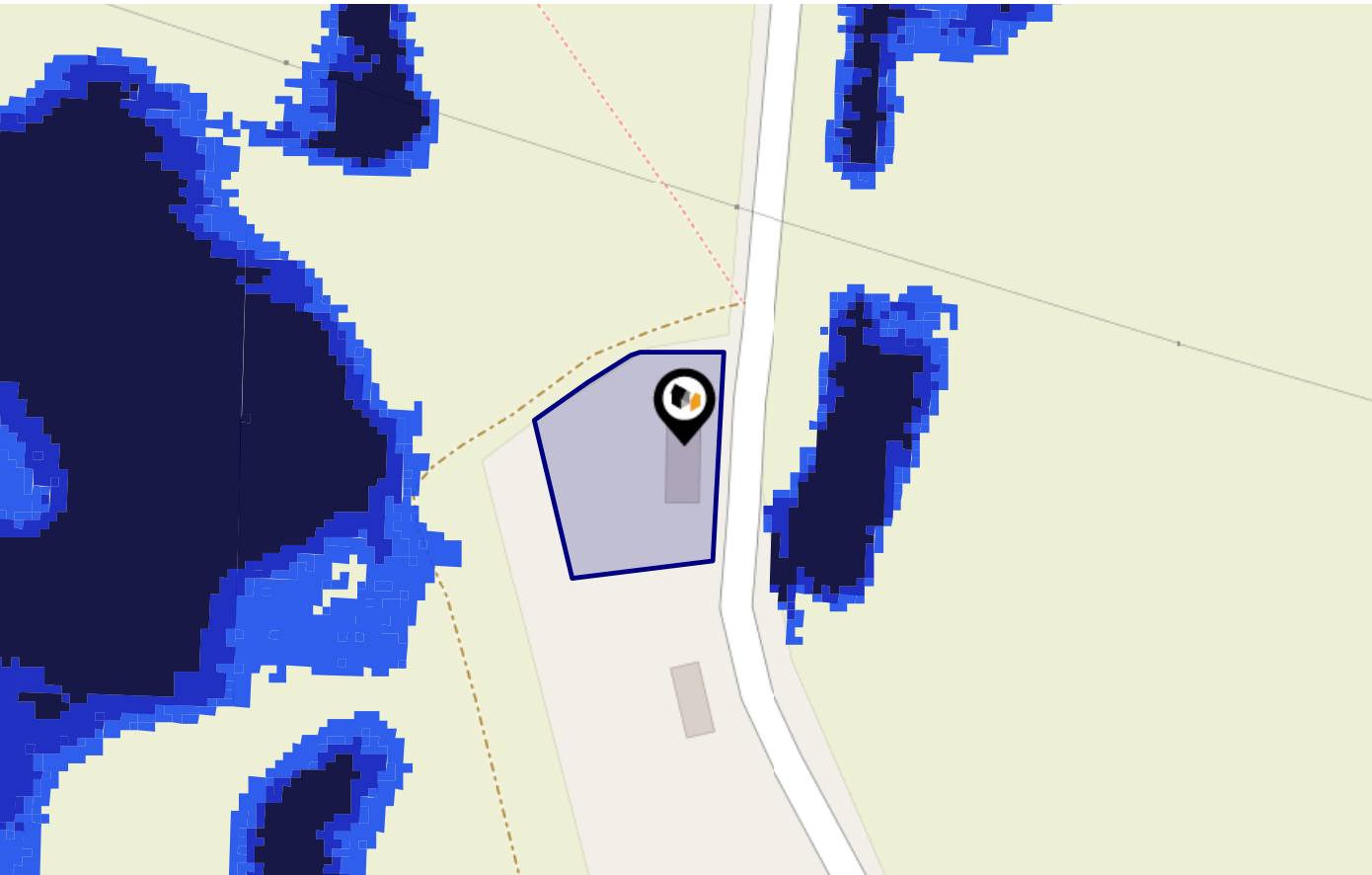
f /cookecurtisco   /cookecurtisco

MIR - Material Info

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Flood Risk
Surface Water - Flood Risk

C C & 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.
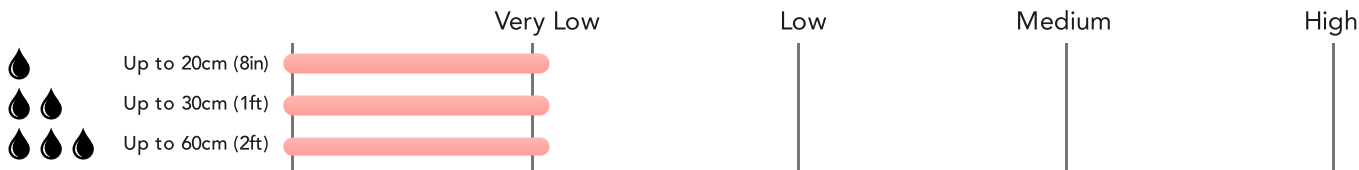

Risk Rating: Very low

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.

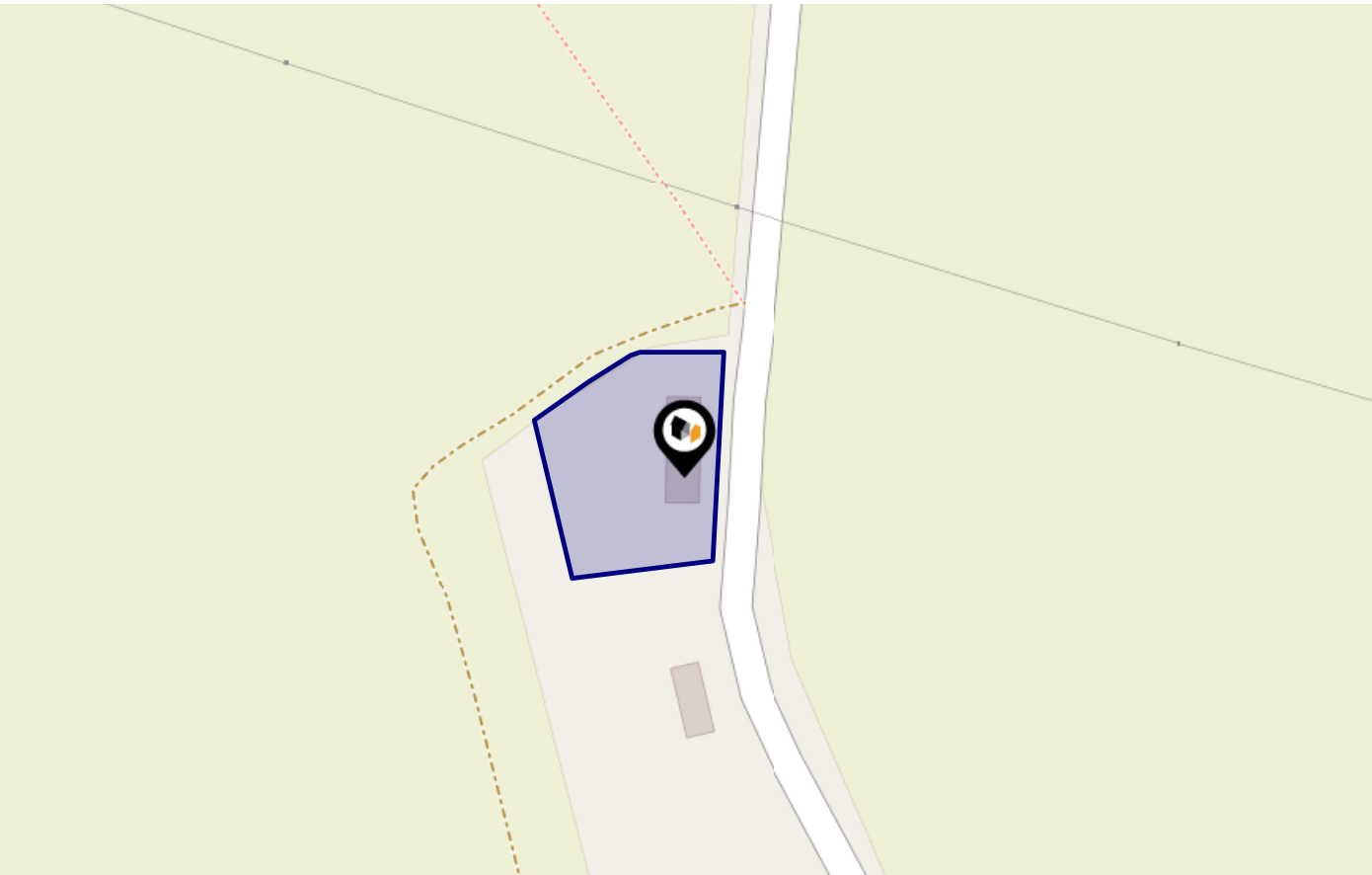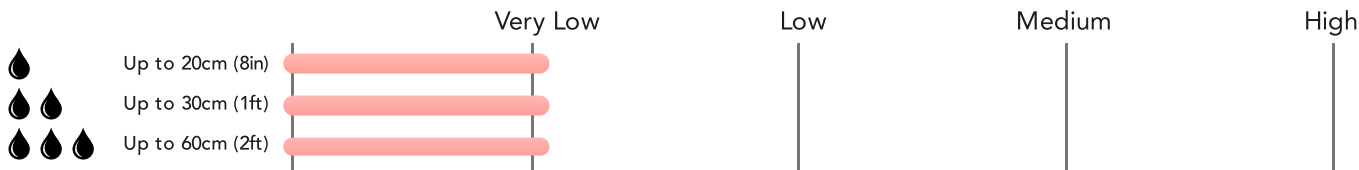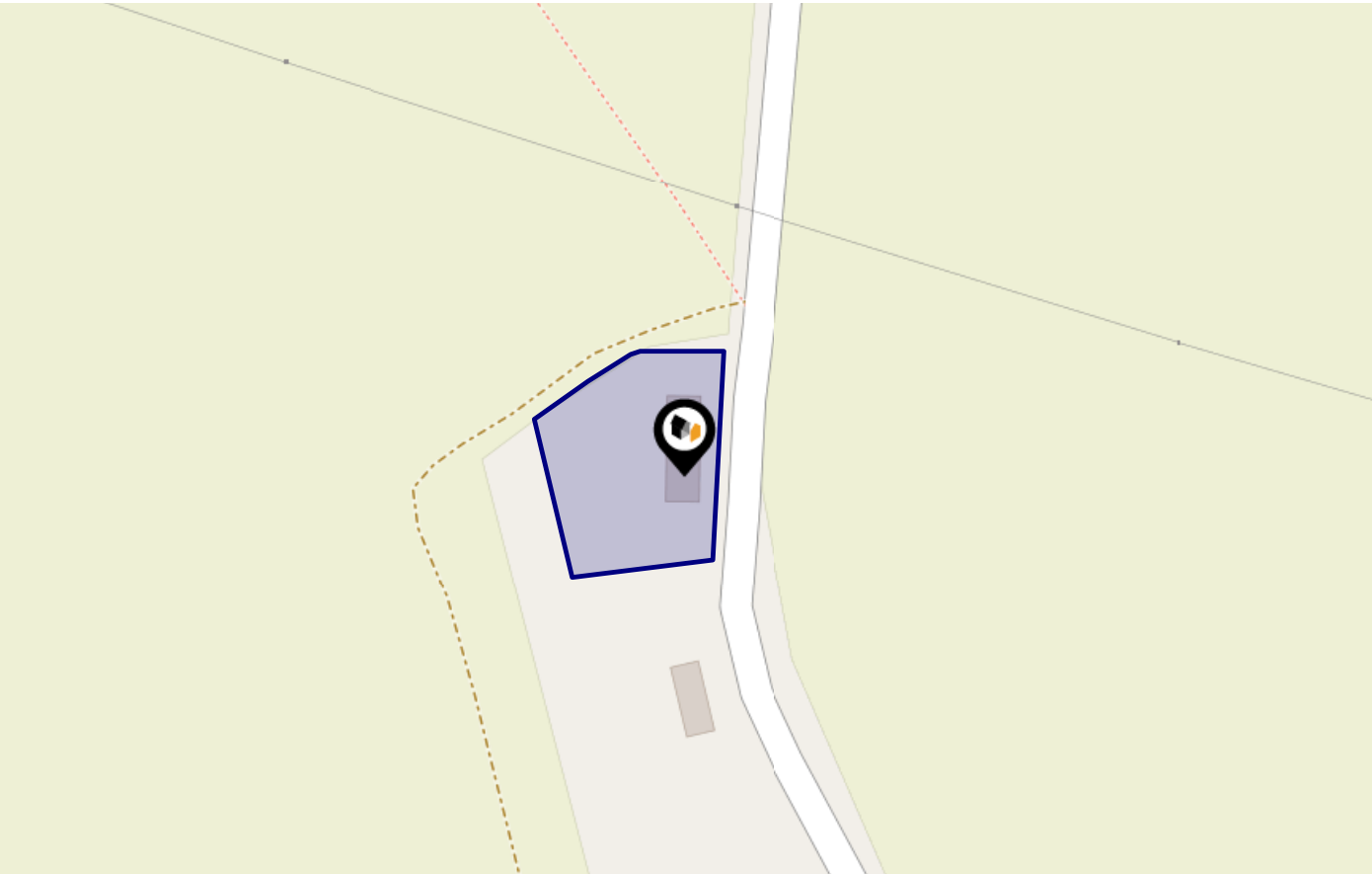Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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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.
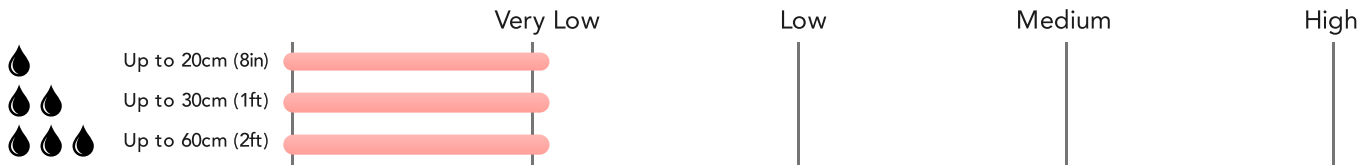

Risk Rating: Very low

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.

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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:

		Very Low	Low	Medium	High
🌢	Up to 20cm (8in)				
🌢🌢	Up to 30cm (1ft)				
🌢🌢🌢	Up to 60cm (2ft)				

MIR - Material Info

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.
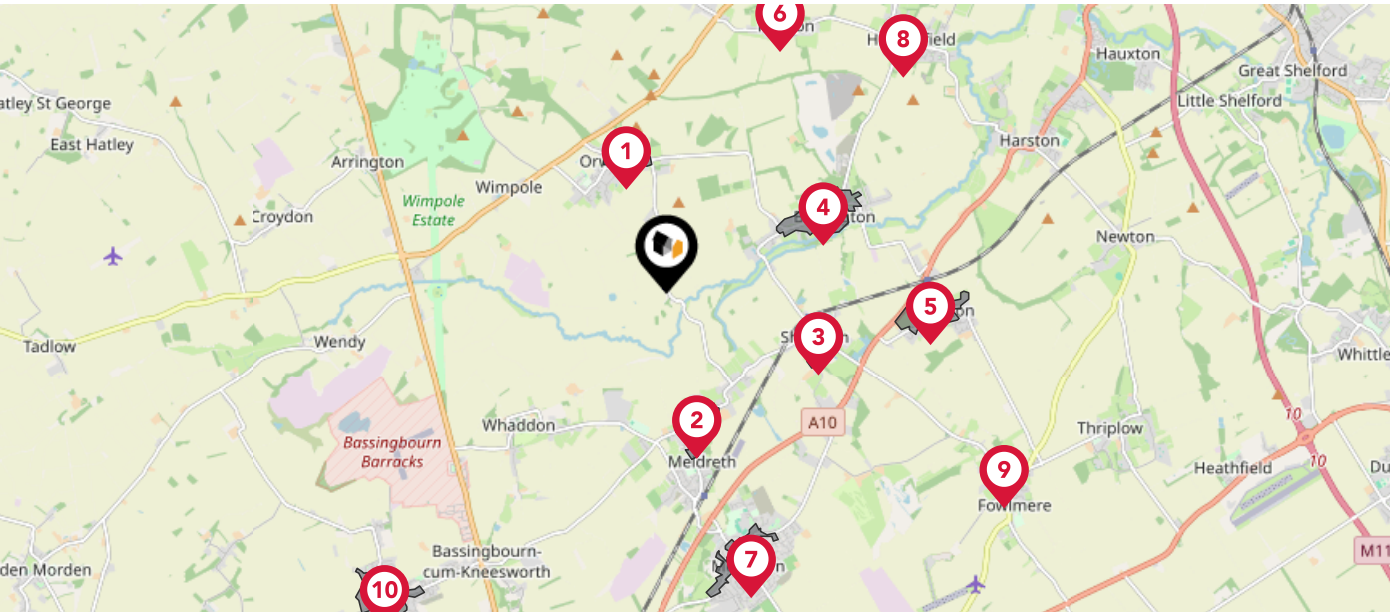
Nearby Conservation Areas	
1	Orwell
2	Meldreth
3	Shepreth
4	Barrington
5	Foxton
6	Harlton
7	Melbourn
8	Haslingfield
9	Fowlmere
10	Bassingbourn

MIR - Material Info

Maps
Landfill Sites

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.
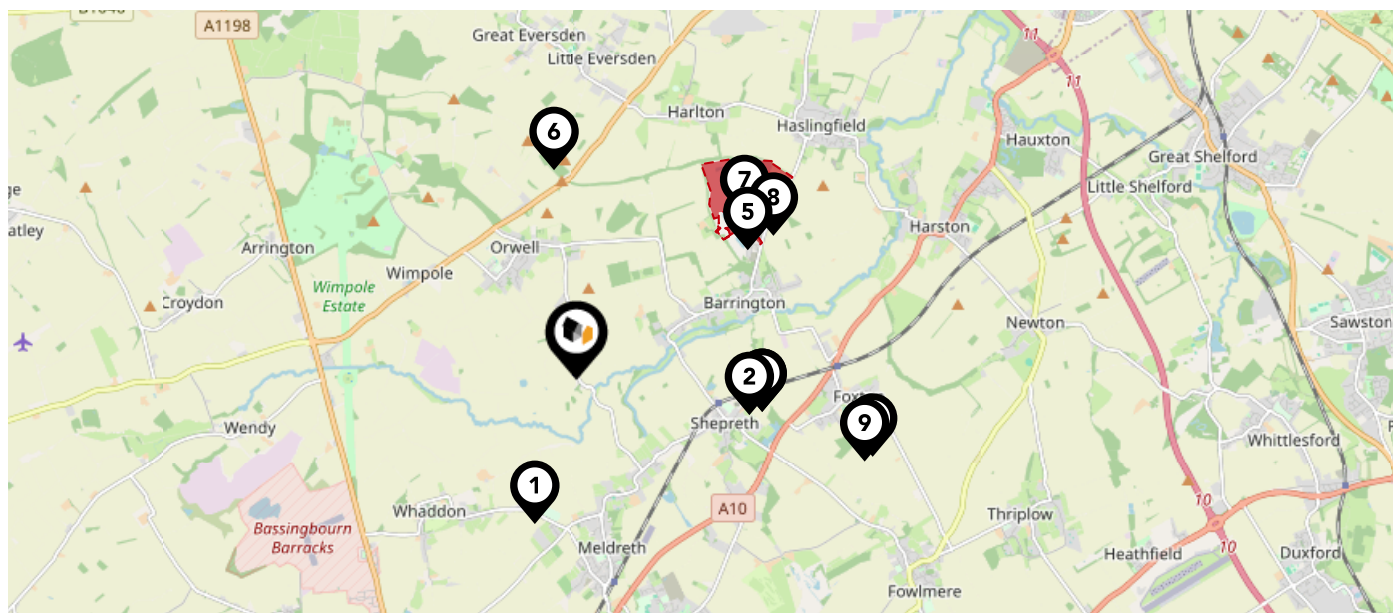
Nearby Landfill Sites		
1	EA/EPR/NP3690NM/V003	Active Landfill
2	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
3	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
4	Searro-Shepreth	Historic Landfill
5	EA/EPR/FB3105UN/V002	Active Landfill
6	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
7	No name provided by source	Active Landfill
8	Chapel Hill-Barrington	Historic Landfill
9	Old Chalk Pit-Foxton	Historic Landfill
10	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025

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

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
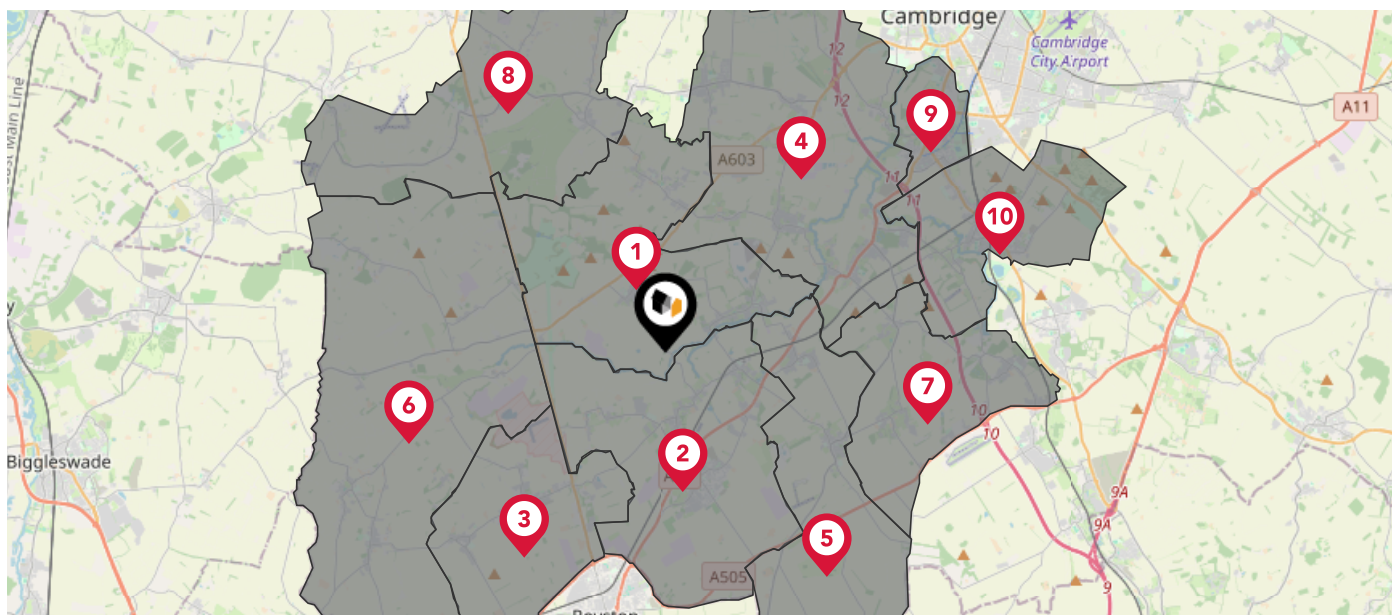
Nearby Council Wards	
1	Barrington Ward
2	Melbourn Ward
3	Bassingbourn Ward
4	Harston & Comberton Ward
5	Foxton Ward
6	The Mordens Ward
7	Whittlesford Ward
8	Caldecote Ward
9	Trumpington Ward
10	Shelford Ward

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Environment
Radon Gas

TC & C

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).

This Property ▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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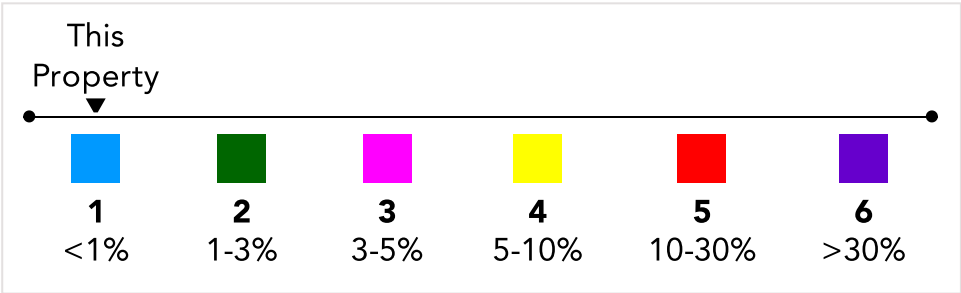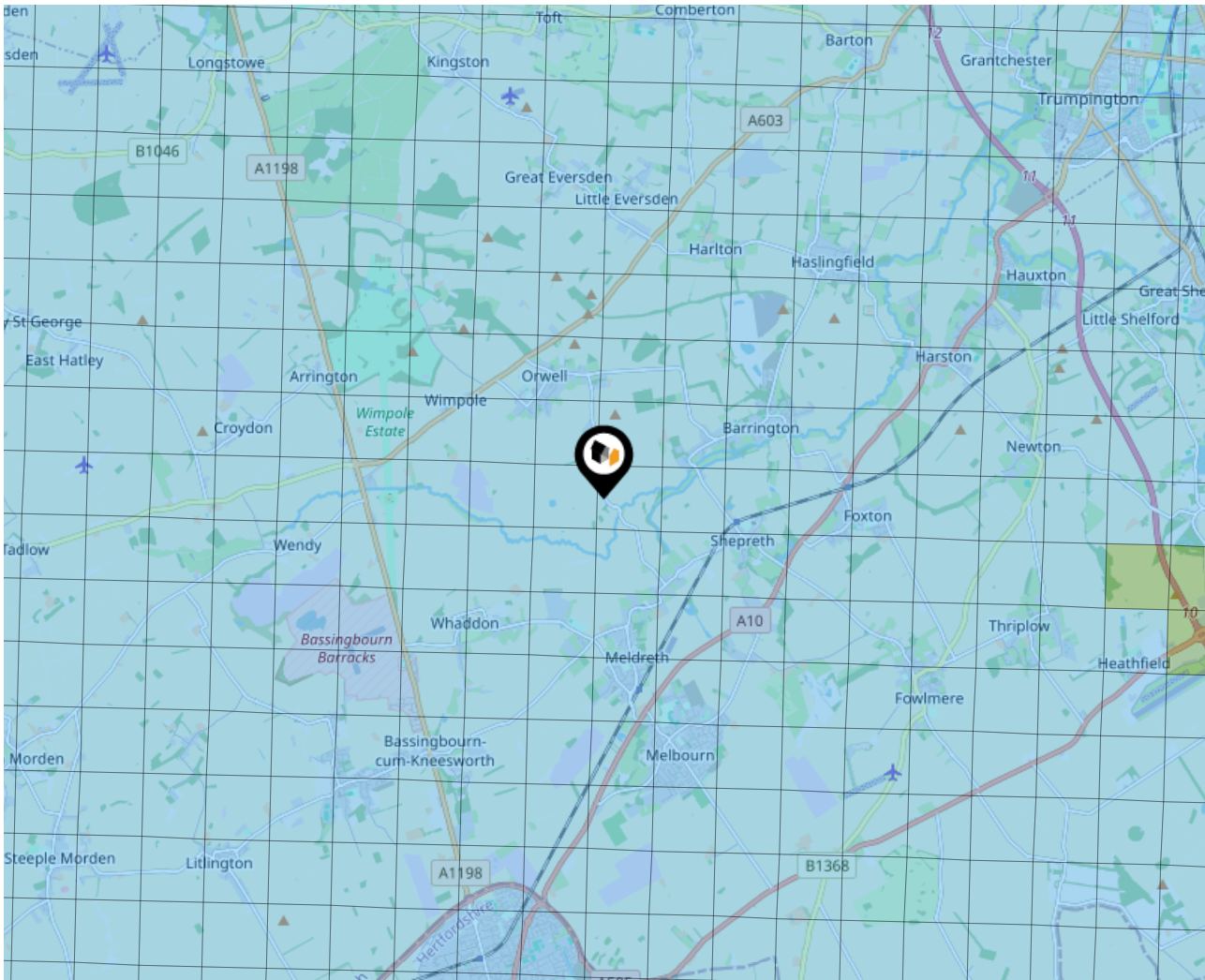
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: HIGH

Parent Material Grain: ARGILLIC

Soil Group: MEDIUM TO LIGHT(SILTY) TO HEAVY

Soil Texture: CHALKY CLAY TO CHALKY LOAM

Soil Depth: DEEP-INTERMEDIATE
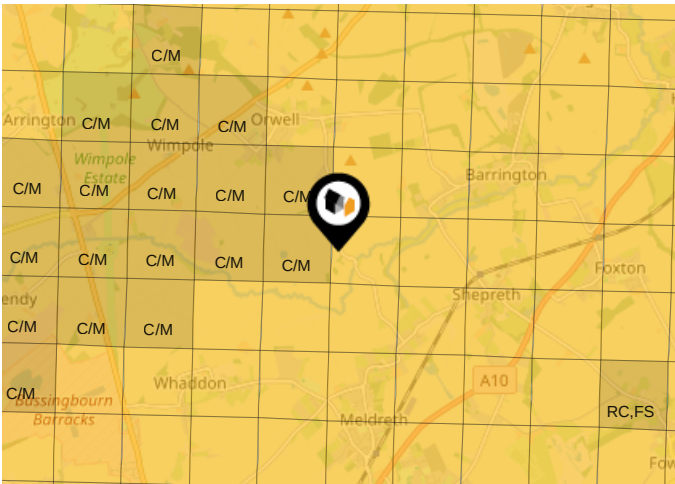
Primary Classifications (Most Common Clay Types)

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
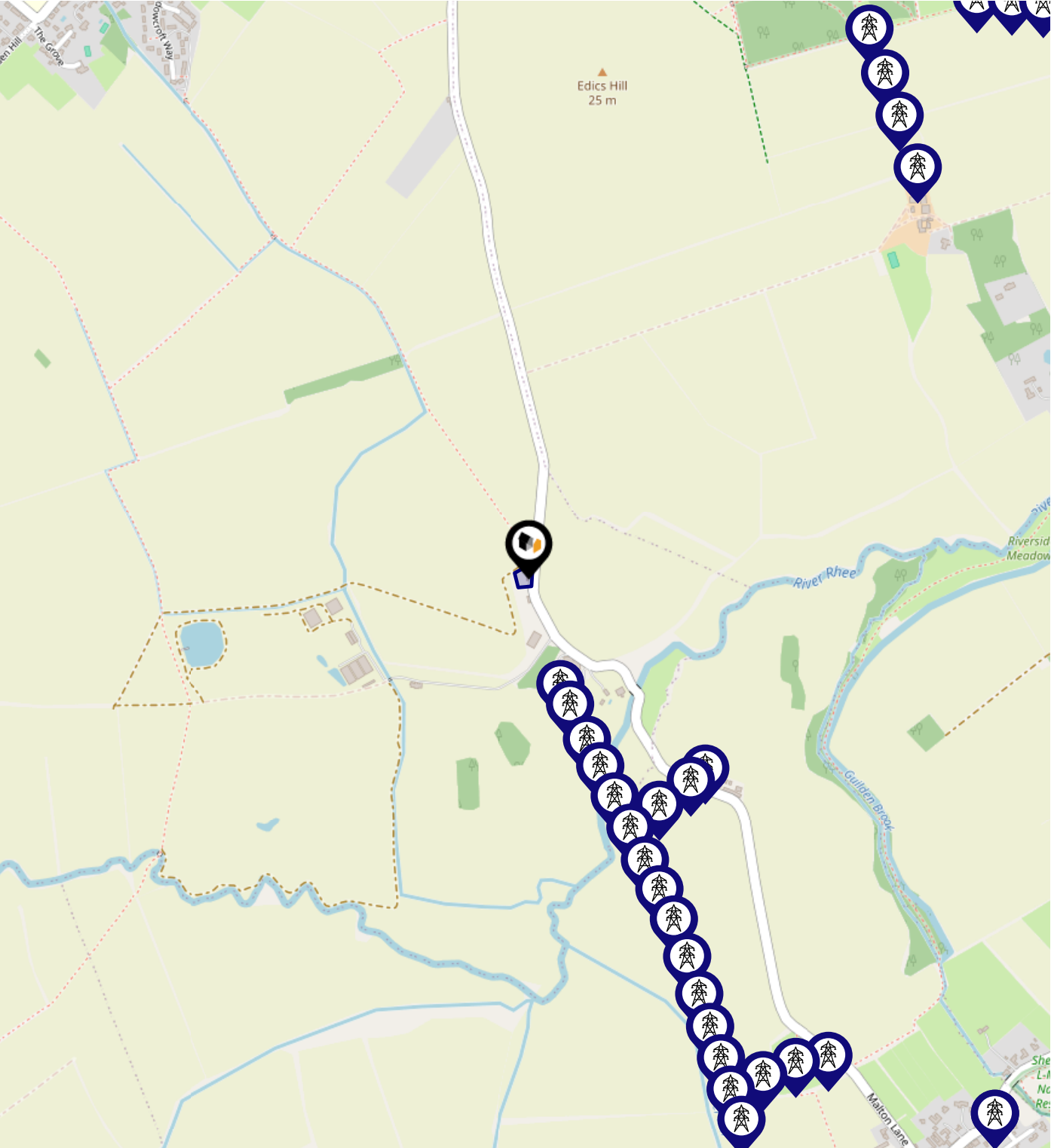
Key:

⚡ Power Pylons

📡 Communication Masts

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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
1 1128354 - Malton Farmhouse	Grade II	0.2 miles
2 1128353 - Dovecote To North East Of Malton Farmhouse	Grade II	0.2 miles
3 1127641 - Archer Bridge	Grade II	0.9 miles
4 1127607 - Westgate Farmhouse	Grade II	1.2 miles
5 1127640 - Westgate House	Grade II	1.2 miles
6 1161862 - 7, Orwell Road	Grade II	1.2 miles
7 1127608 - Outbuildings Immediately South West Of Number 43 West Green	Grade II	1.2 miles
8 1161989 - West Thatch	Grade II	1.2 miles
9 1161836 - 1, Orwell Road	Grade II	1.2 miles
10 1331183 - Old Webb's	Grade II	1.2 miles

Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...
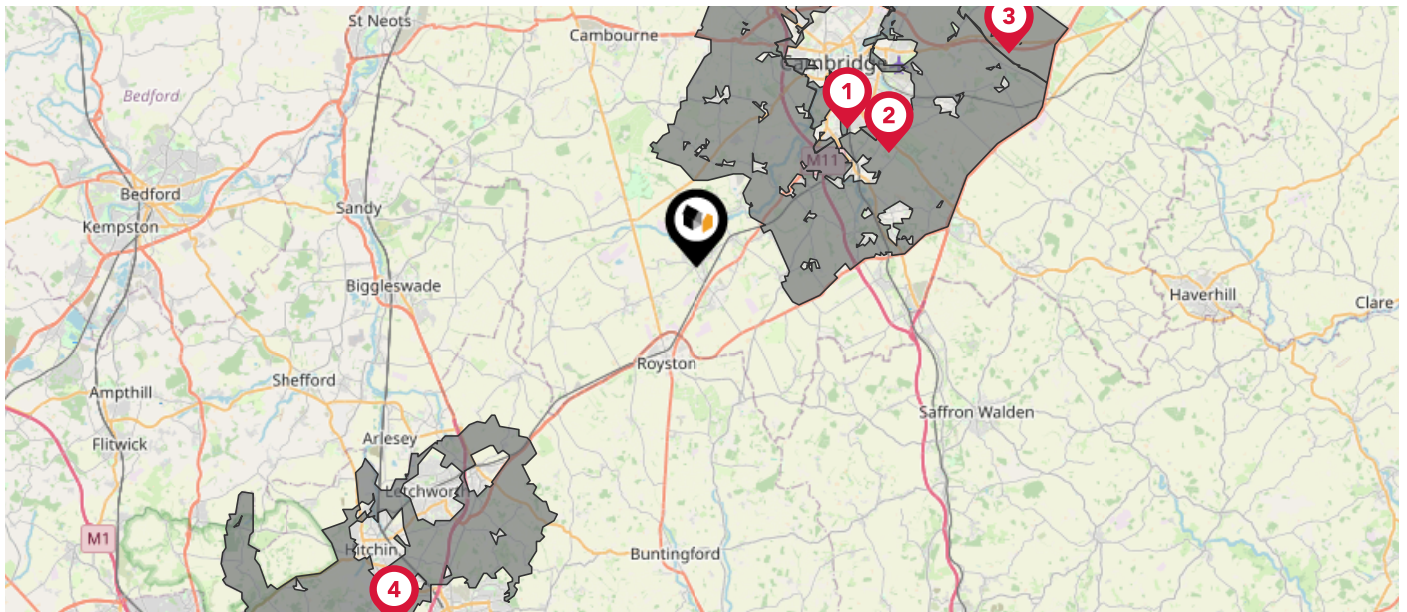
|	Nearby Green Belt Land
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire
4	London Green Belt - North Hertfordshire
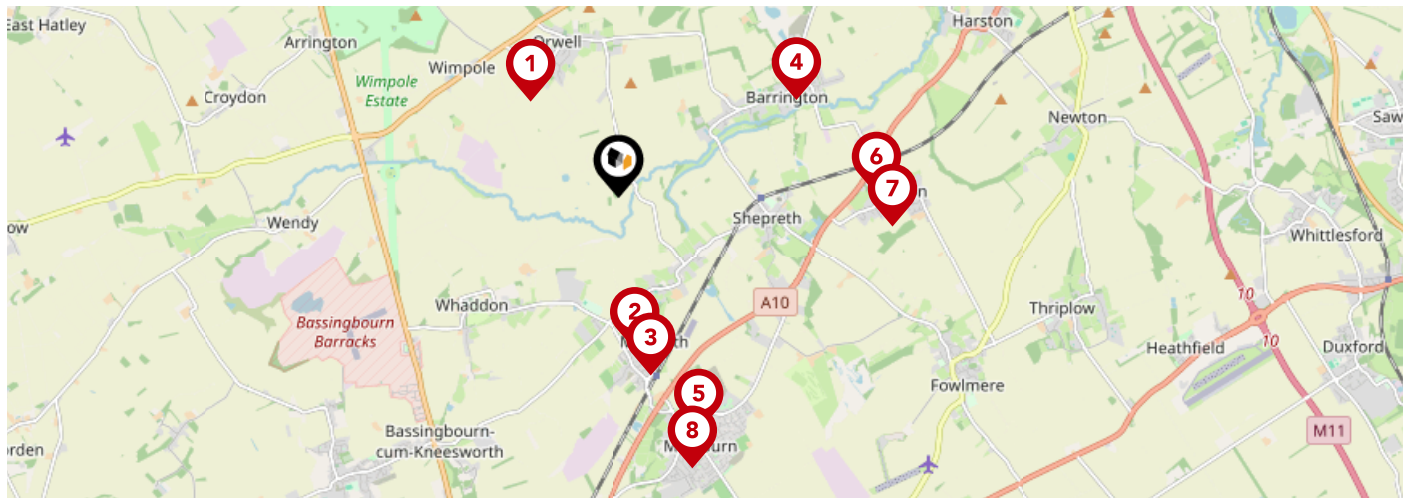
	Nursery	Primary	Secondary	College	Private
1 Petersfield CofE Aided Primary School Ofsted Rating: Good	Pupils: 121	Distance:1.18	☐	☑	☐	☐	☐
2 Aurora Meldreth Manor School Ofsted Rating: Good	Pupils: 45	Distance:1.4	☐	☐	☑	☐	☐
3 Meldreth Primary School Ofsted Rating: Good	Pupils: 208	Distance:1.65	☐	☑	☐	☐	☐
4 Barrington CofE VC Primary School Ofsted Rating: Good	Pupils: 157	Distance:1.85	☐	☑	☐	☐	☐
5 Melbourn Village College Ofsted Rating: Serious Weaknesses	Pupils: 638	Distance:2.26	☐	☐	☑	☐	☐
6 Selwyn Hall School Ofsted Rating: Good	Pupils: 10	Distance:2.34	☐	☐	☑	☐	☐
7 Foxton Primary School Ofsted Rating: Good	Pupils: 86	Distance:2.5	☐	☑	☐	☐	☐
8 Melbourn Primary School Ofsted Rating: Good	Pupils: 393	Distance:2.56	☐	☑	☐	☐	☐

Area
Schools

		Nursery	Primary	Secondary	College	Private
9	**Haslingfield Endowed Primary School** Ofsted Rating: Good | Pupils: 137 | Distance:3.11	☐	☑	☐	☐	☐
10	**Fowlmere Primary School** Ofsted Rating: Good | Pupils: 87 | Distance:3.45	☐	☑	☐	☐	☐
11	**Harston and Newton Community Primary School** Ofsted Rating: Good | Pupils: 110 | Distance:3.66	☐	☑	☐	☐	☐
12	**Bassingbourn Village College** Ofsted Rating: Good | Pupils: 666 | Distance:3.86	☐	☐	☑	☐	☐
13	**Bassingbourn Primary School** Ofsted Rating: Requires improvement | Pupils: 373 | Distance:3.89	☐	☑	☐	☐	☐
14	**Roman Way Academy** Ofsted Rating: Good | Pupils: 214 | Distance:4.22	☐	☑	☐	☐	☐
15	**Thriplow CofE Primary School** Ofsted Rating: Good | Pupils: 102 | Distance:4.37	☐	☑	☐	☐	☐
16	**King James Academy Royston** Ofsted Rating: Good | Pupils: 957 | Distance:4.46	☐	☑	☑	☐	☐

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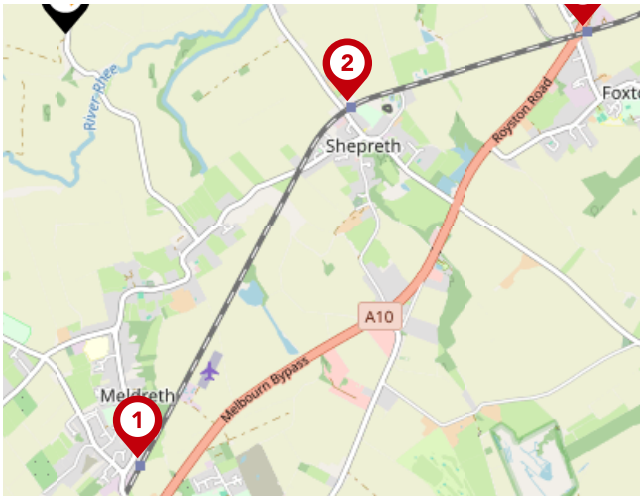
National Rail Stations

Pin	Name	Distance
1	Meldreth Rail Station	1.96 miles
2	Shepreth Rail Station	1.32 miles
3	Foxton Rail Station	2.35 miles
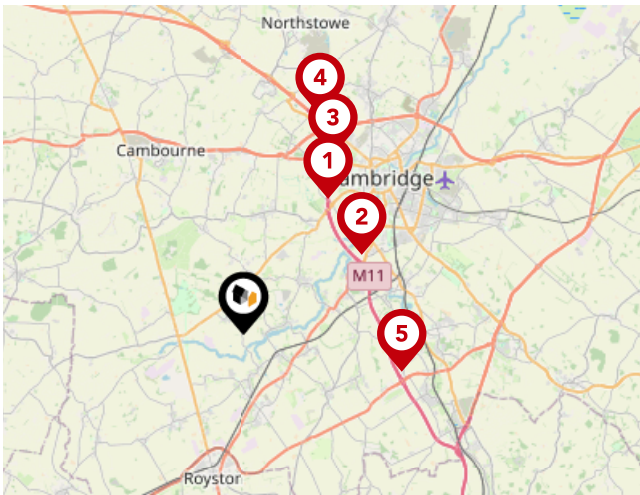
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	5.82 miles
2	M11 J11	5.21 miles
3	M11 J13	7.25 miles
4	M11 J14	8.44 miles
5	M11 J10	5.98 miles
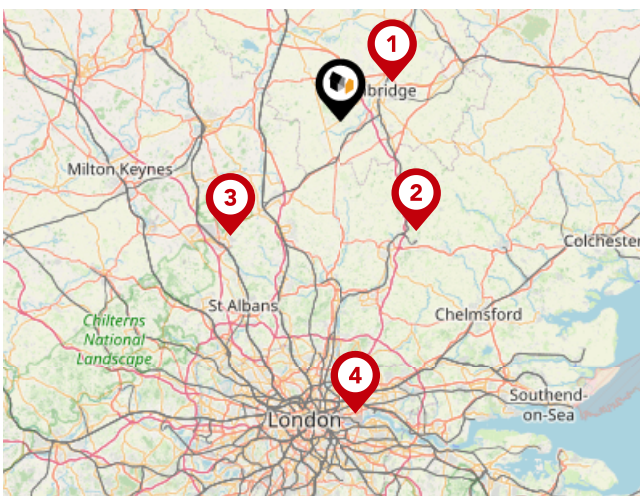
Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.53 miles
2	Stansted Airport	19.26 miles
3	Luton Airport	23.08 miles
4	Silvertown	42.61 miles

Area
Transport (Local)

CC & C
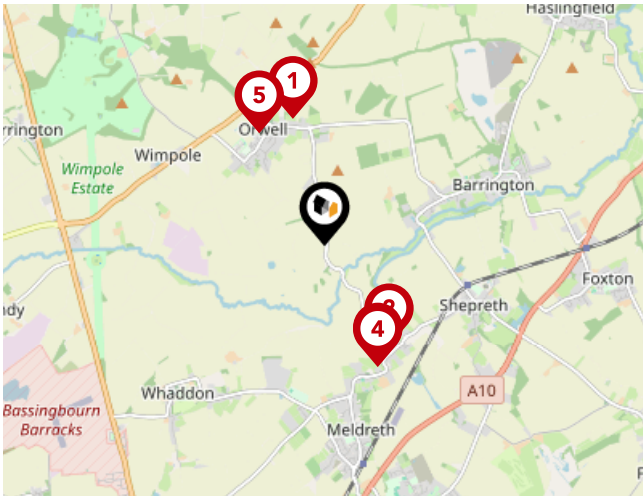
Bus Stops/Stations

Pin	Name	Distance
1	High Street	1.18 miles
2	Malton Lane	1.09 miles
3	Bury End Farm	1.21 miles
4	Bury End Farm	1.21 miles
5	Chequers Close	1.18 miles

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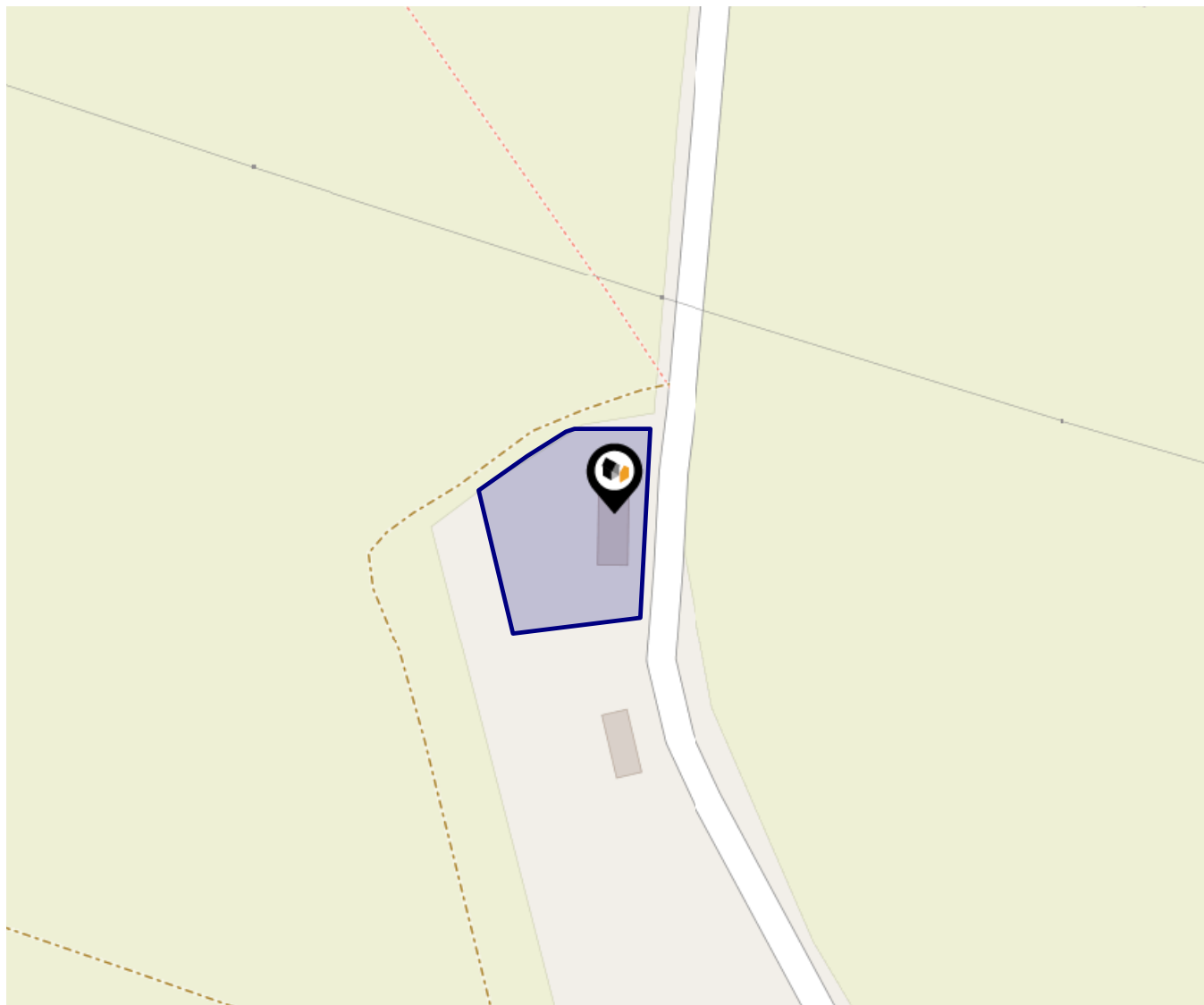
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night 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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