

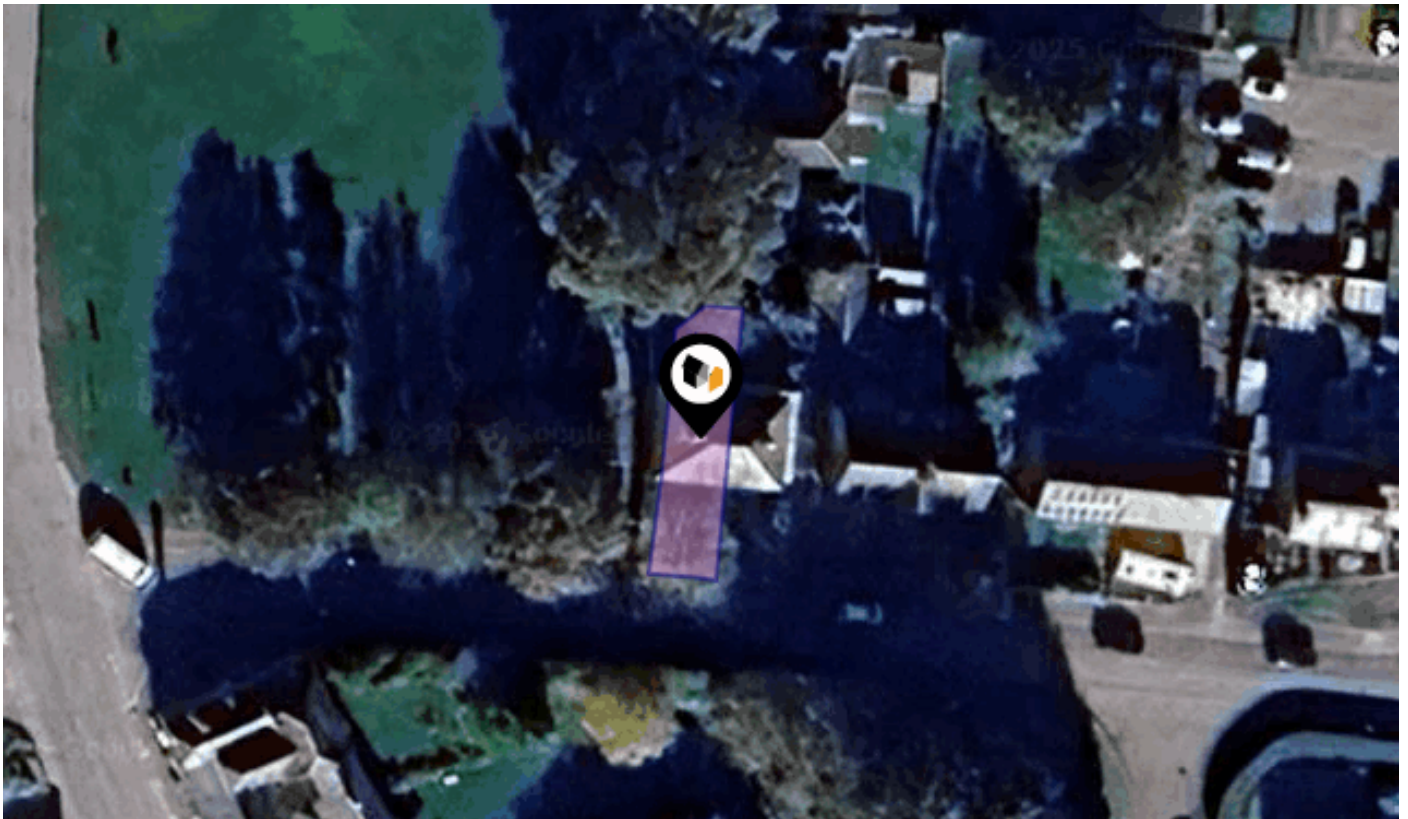


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



WHITTLESFORD ROAD, NEWTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





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aprift
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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB107801		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	3	1000
• Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2			

Planning records for: **15 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/3244/17/FL	
Decision:	Decided
Date:	11th September 2017
Description:	Single storey front and rear extension

Planning records for: **25 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/3852/18/LD	
Decision:	Decided
Date:	10th October 2018
Description:	Certificate of Lawful Development for proposed loft conversion and velux windows

Planning records for: **27 Whittlesford Road Newton Cambridge CB22 7PH**

Reference - S/2510/16/LD	
Decision:	Decided
Date:	19th September 2016
Description:	Certificate of lawful development for the erection of two pillars and a pair of electric gates

Planning records for: **30 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/1486/08/F	
Decision:	Decided
Date:	27th August 2008
Description:	Extensions

Planning records for: **32 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/3218/15/PA	
Decision:	Decided
Date:	18th December 2015
Description:	Single storey rear and side extension New front entrance Canopy

Reference - S/0331/16/FL	
Decision:	Decided
Date:	05th February 2016
Description:	Proposed single storey rear and side extension new entrance canopy

Reference - S/1216/12/FL	
Decision:	Decided
Date:	07th June 2012
Description:	Single storey rear extension

Planning records for: **34 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/0050/15/FL	
Decision:	-
Date:	06th January 2015
Description:	Extensions and Alterations

Planning records for: **34 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/1142/15/FL	
Decision:	Decided
Date:	30th April 2015
Description:	Extensions and Alterations

Planning records for: **36 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/0322/19/FL	
Decision:	Decided
Date:	28th January 2019
Description:	Side extension and one and two storey rear extension front porch loft extension with front dormers

Reference - S/3376/19/FL	
Decision:	Decided
Date:	30th September 2019
Description:	One and two storey rear extension and single storey front extension as resubmission of S/0322/19/FL

Reference - 20/04193/HFUL	
Decision:	Awaiting decision
Date:	08th October 2020
Description:	Single storey front and rear extensions and rear dormer to loft

Planning records for: **38 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - 21/03658/HFUL	
Decision:	Decided
Date:	10th August 2021
Description:	Single storey rear, side and front extension and conversion of loft with box dormer

Planning records for: **76 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/1166/15/FL	
Decision:	Decided
Date:	08th May 2015
Description:	Replacement conservatory (revised scheme to planning consent S/2508/12/FL)

Reference - S/0741/16/NM	
Decision:	Decided
Date:	17th March 2016
Description:	Non material amendment to planning application S/2418/15/FL for a Replacement conservatory (revised scheme to planning consent S/2508/12/FL) to increase width of the replacement conservatory by 200mm on the side elevation (west)

Reference - S/2418/15/FL	
Decision:	Decided
Date:	21st September 2015
Description:	Replacement conservatory (revised scheme to planning consent S/2508/12/FL)

Planning records for: **76 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/0713/13/FL	
Decision:	Decided
Date:	05th April 2013
Description:	Extension to garage
Reference - S/0949/15/DC	
Decision:	Decided
Date:	09th April 2015
Description:	Discharge of conditions 3 (Roof materials) and 4 (Boundary Details) of application S/0713/13/FL.
Reference - 24/03193/HFUL	
Decision:	Decided
Date:	23rd August 2024
Description:	Erection of a garden room to rear
Reference - S/2508/12/FL	
Decision:	Decided
Date:	07th December 2012
Description:	Replacement Conservatory

Planning records for: **83 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/4284/18/PO	
Decision:	Awaiting decision
Date:	12th November 2018
Description:	Modifications of planning obligations contained within S106 agreement dated 15 March 2007

Planning records for: **Brookside. 176 Whittlesford Road Newton Cambridge Cambridgeshire CB22 7PH**

Reference - S/1953/15/FL	
Decision:	Decided
Date:	03rd August 2015
Description:	Erection of car port and garden store

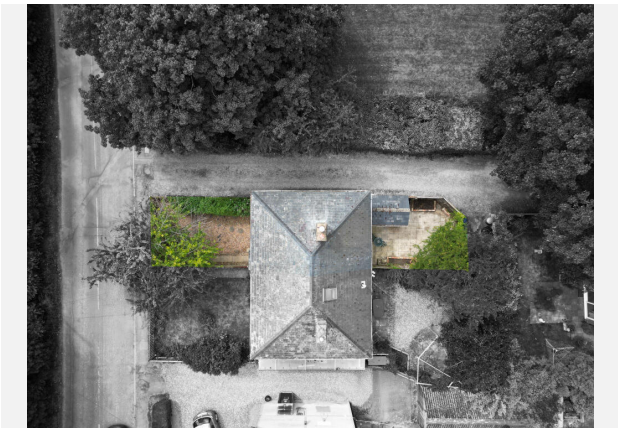
Reference - S/3201/15/FL	
Decision:	Decided
Date:	17th December 2015
Description:	Front porch two single storey rear extensions and garage conversion

Reference - S/2140/15/FL	
Decision:	Decided
Date:	19th August 2015
Description:	Front porch two single storey rear extensions and garage conversion

Planning records for: **206 Whittlesford Road Newton Cambridgeshire CB22 7PH**

Reference - 25/00224/HFUL	
Decision:	Decided
Date:	22nd January 2025
Description:	Single storey side extension with associated alterations to existing elevations, including changes to fenestration and materials together with alterations highway access

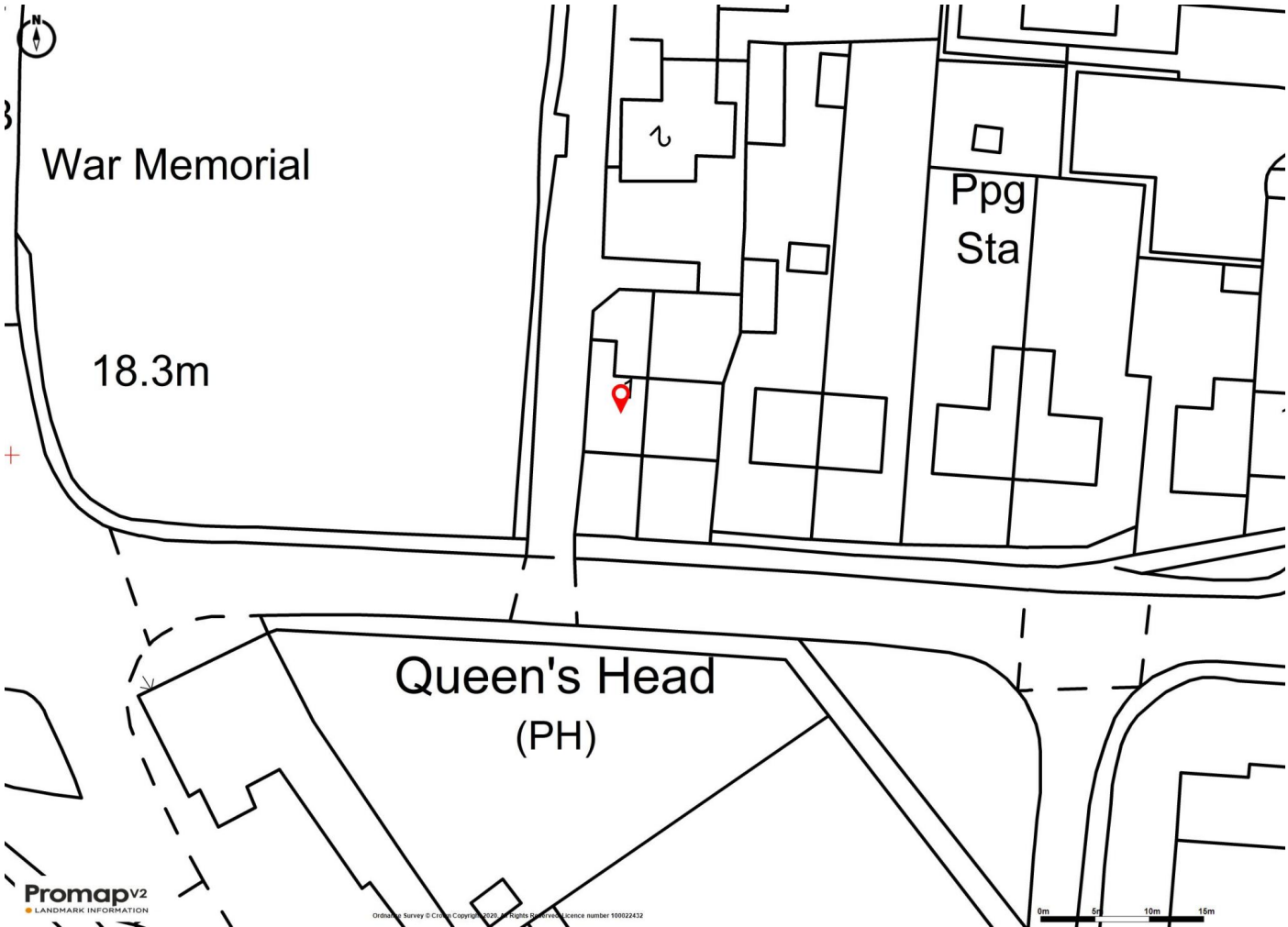
Reference - 25/02125/HFUL	
Decision:	Awaiting decision
Date:	30th May 2025
Description:	Front, side and rear extension with the addition of new first-floor, increase of ridge height, front and rear dormers. Changes to existing elevations, fenestration and materials together with alterations highway access. (Revised design to application 25/00224/HFUL).







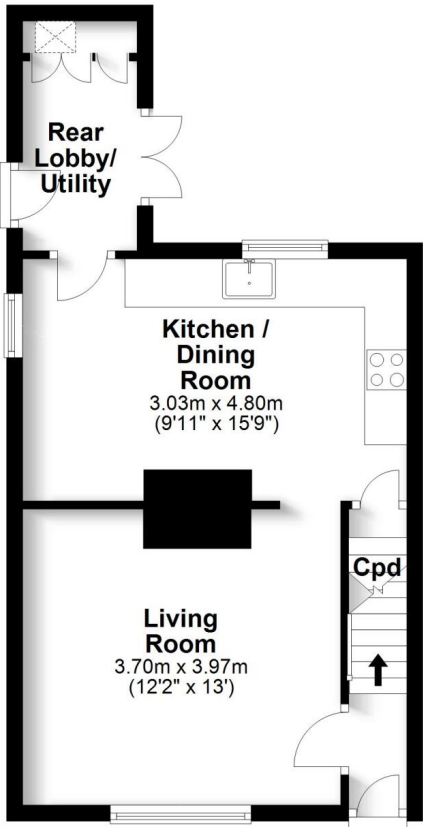
WHITTLESFORD ROAD, NEWTON, CAMBRIDGE, CB22



WHITTLESFORD ROAD, NEWTON, CAMBRIDGE, CB22

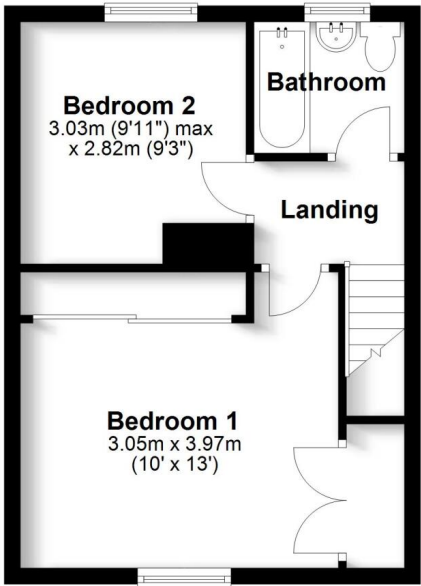
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



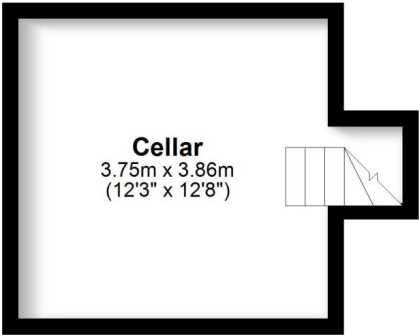
First Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



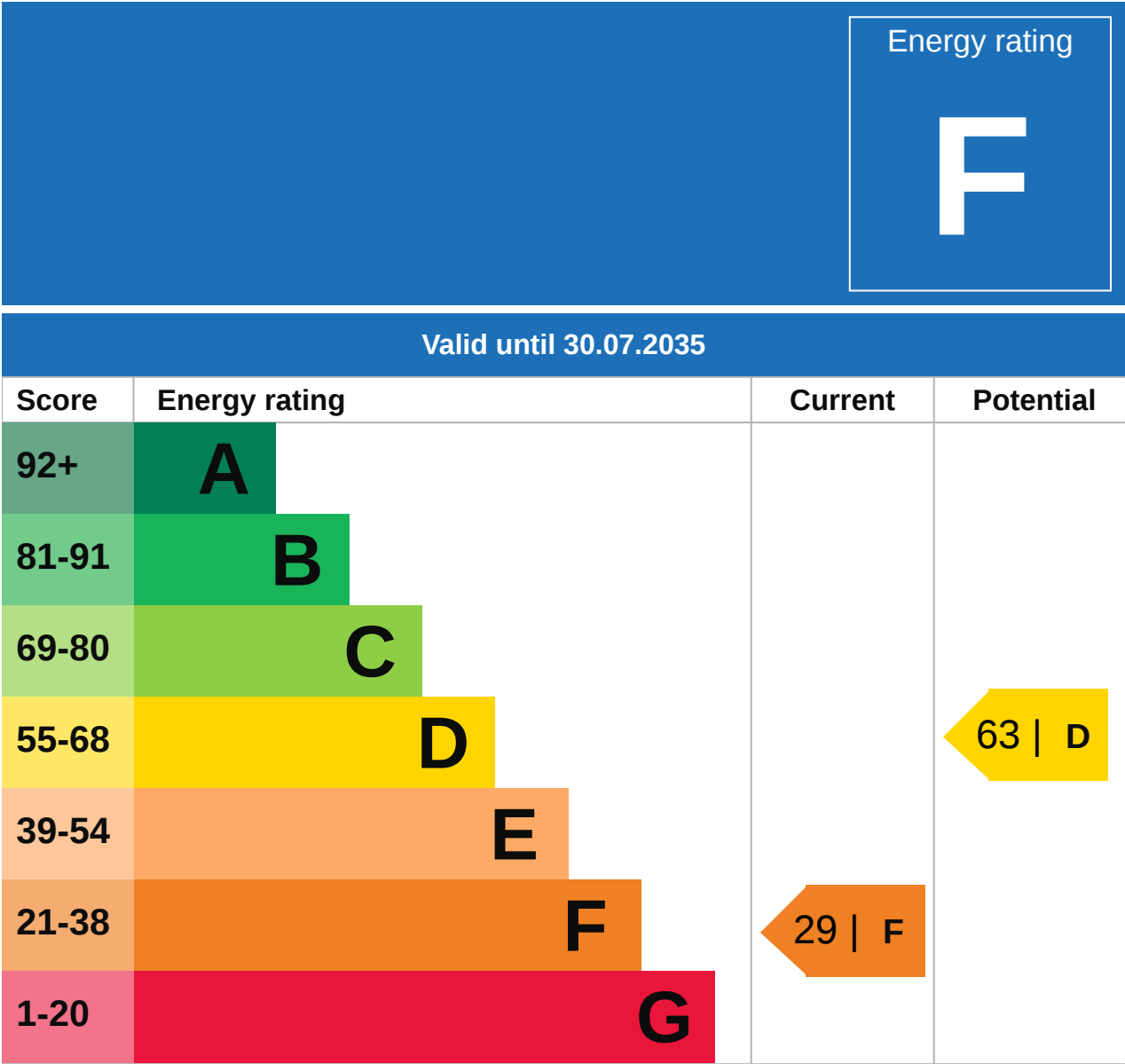
Cellar

Approx. 15.4 sq. metres (165.4 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Pitched, 75 mm loft insulation
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	70 m ²

Other

Basement "coal chute" is below the private road adjacent.

Electricity Supply

Octopus

Central Heating

Electric Boiler

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.

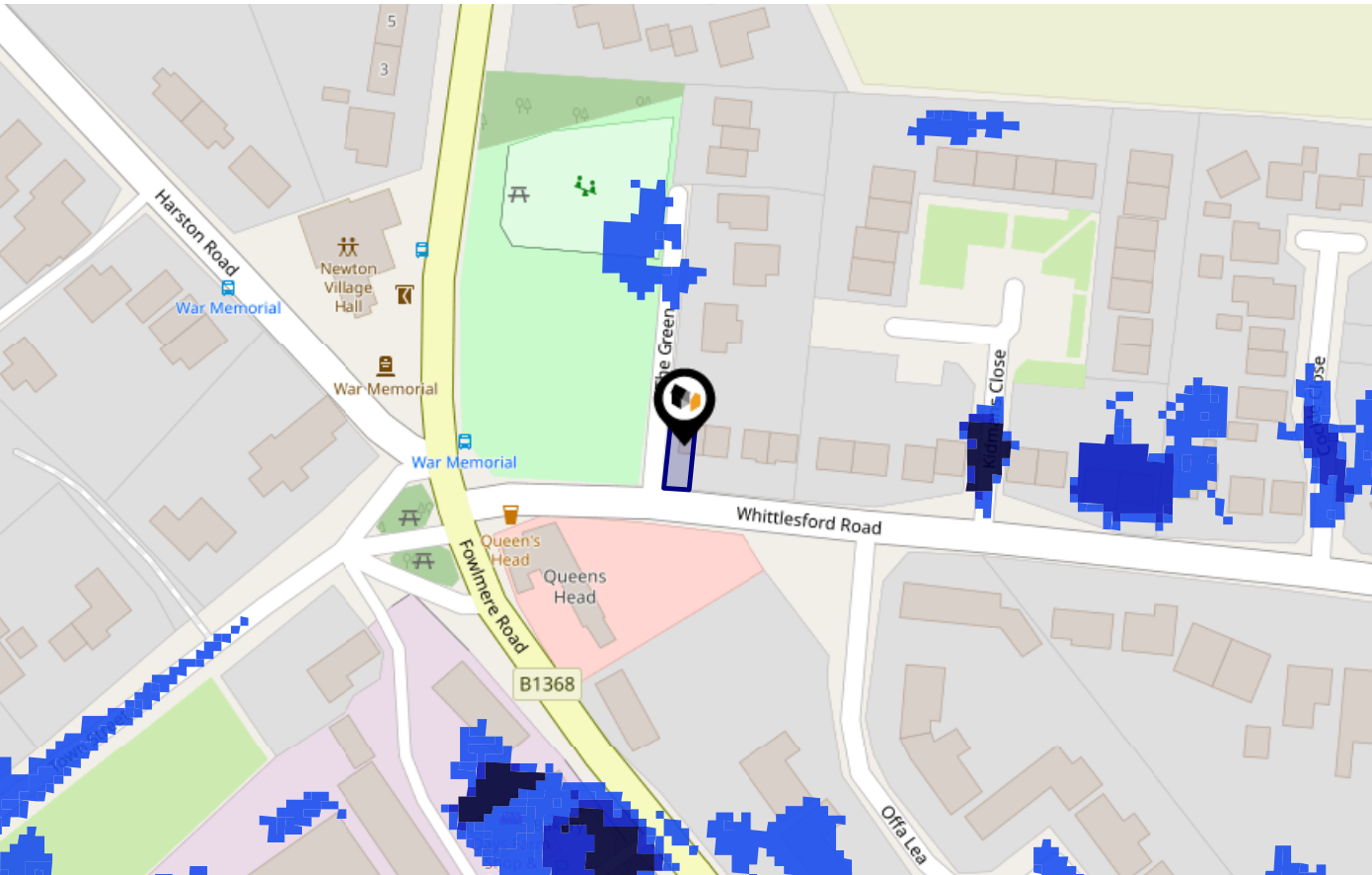


Flood Risk

Surface Water - Flood Risk



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

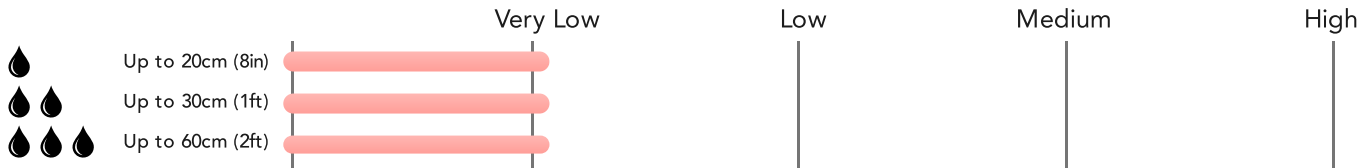


Risk Rating: Very low

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:

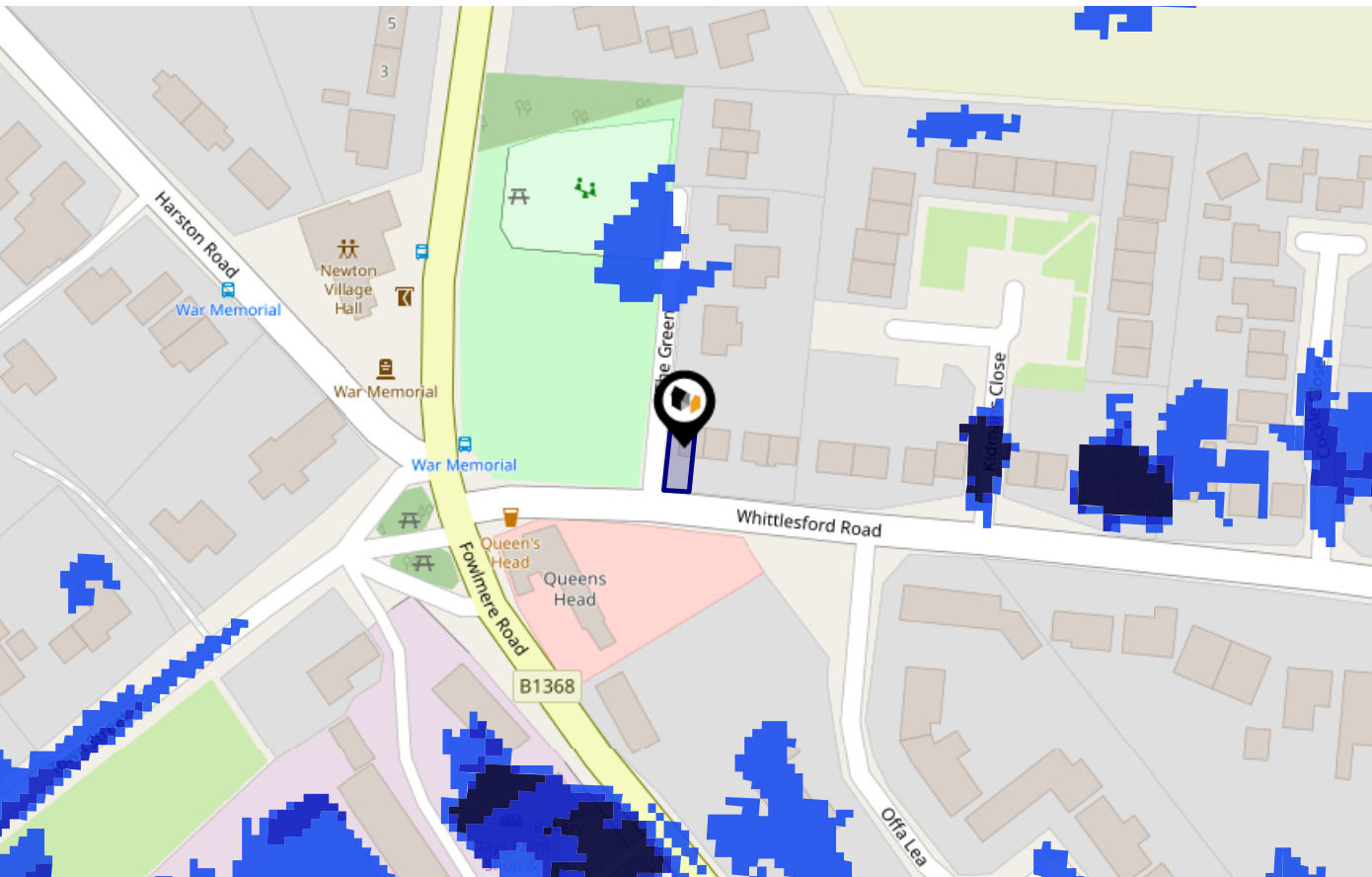


Flood Risk

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.

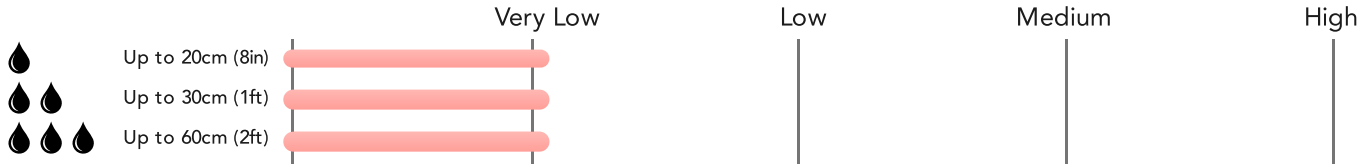


Risk Rating: Very low

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

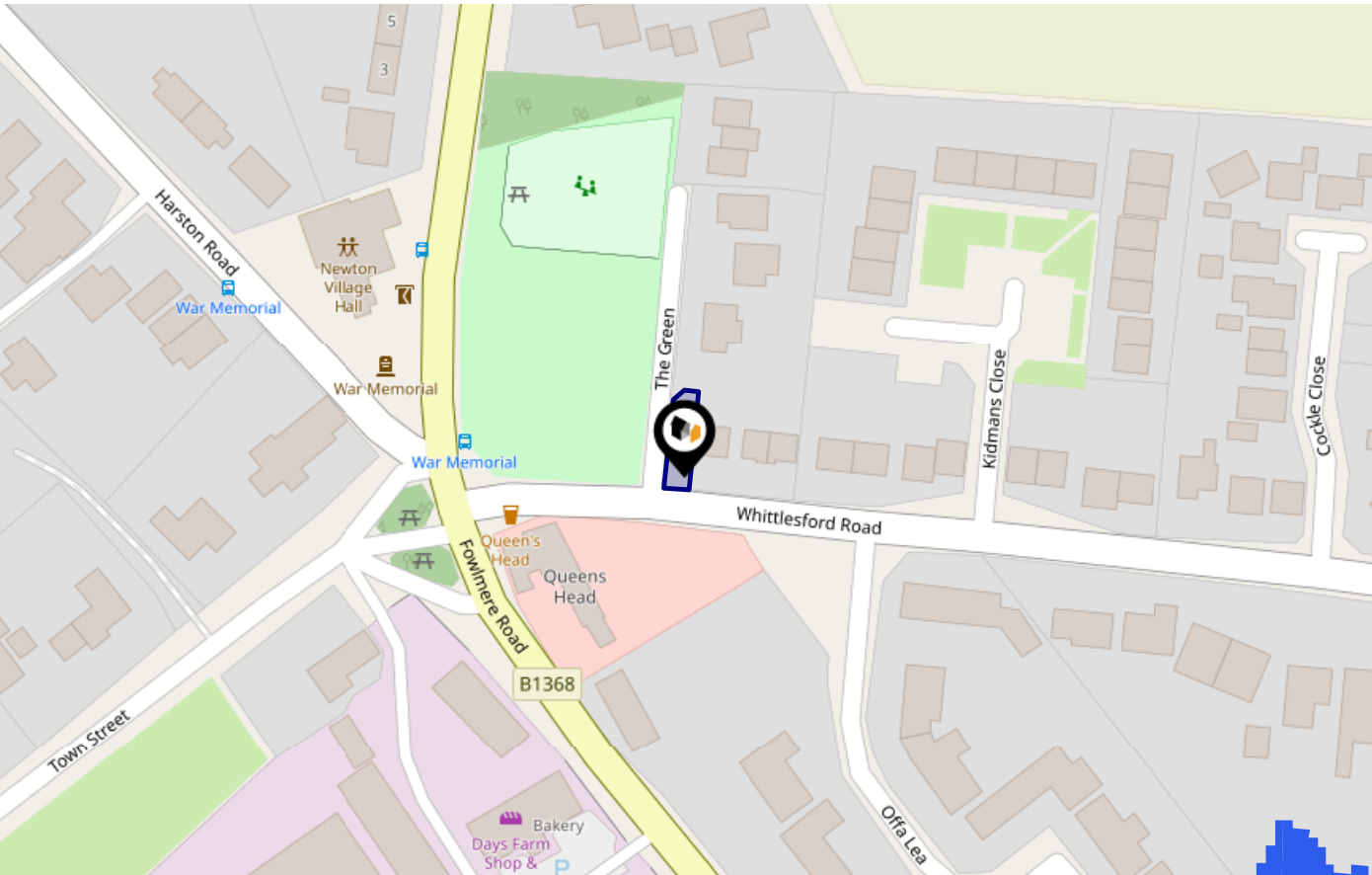


Flood Risk

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.

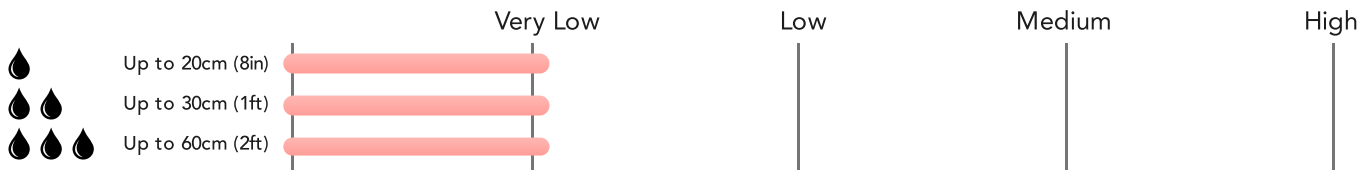


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

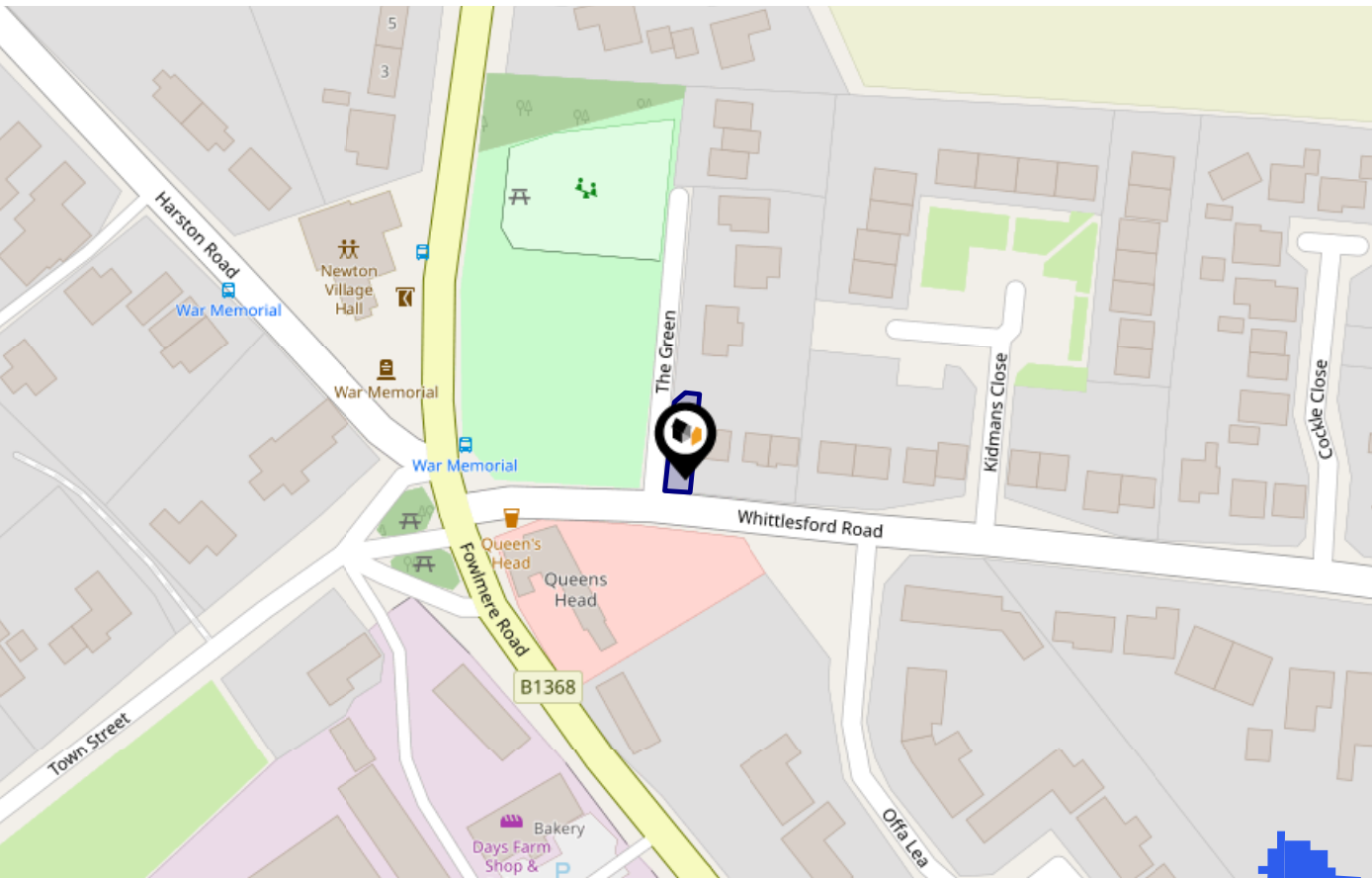


Flood Risk

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.

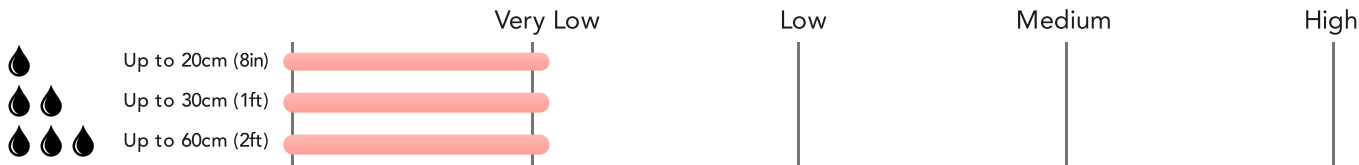


Risk Rating: Very low

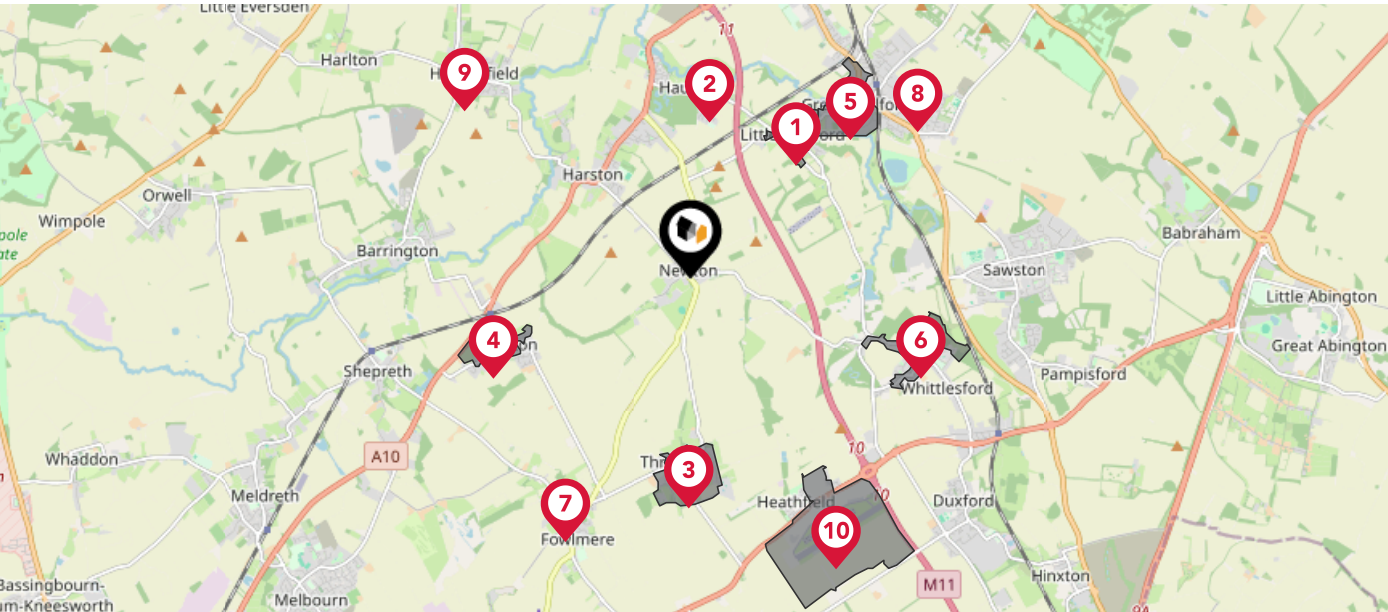
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Chance of flooding to the following depths at this property:



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	Little Shelford
2	Hauxton
3	Thriplow
4	Foxton
5	Great Shelford
6	Whittlesford
7	Fowlmere
8	Stapleford
9	Haslingfield
10	Duxford Airfield

Maps

Landfill Sites

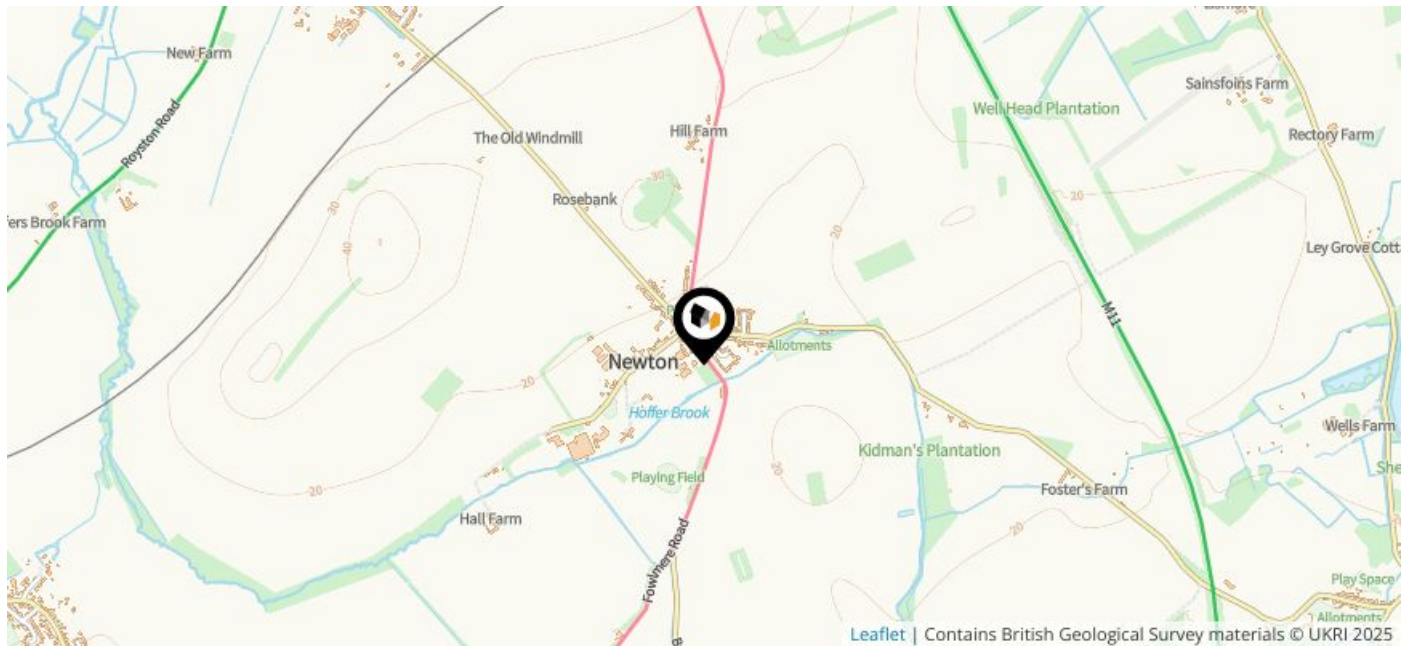


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Newton Road-Whittlesford	Historic Landfill
2	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
3	Old Chalk Pit-Foxton	Historic Landfill
4	Shelford Tip-Shelford	Historic Landfill
5	Searro-Shepreth	Historic Landfill
6	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
7	Spicers-Thriplow	Historic Landfill
8	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
9	Chapel Hill-Barrington	Historic Landfill
10	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



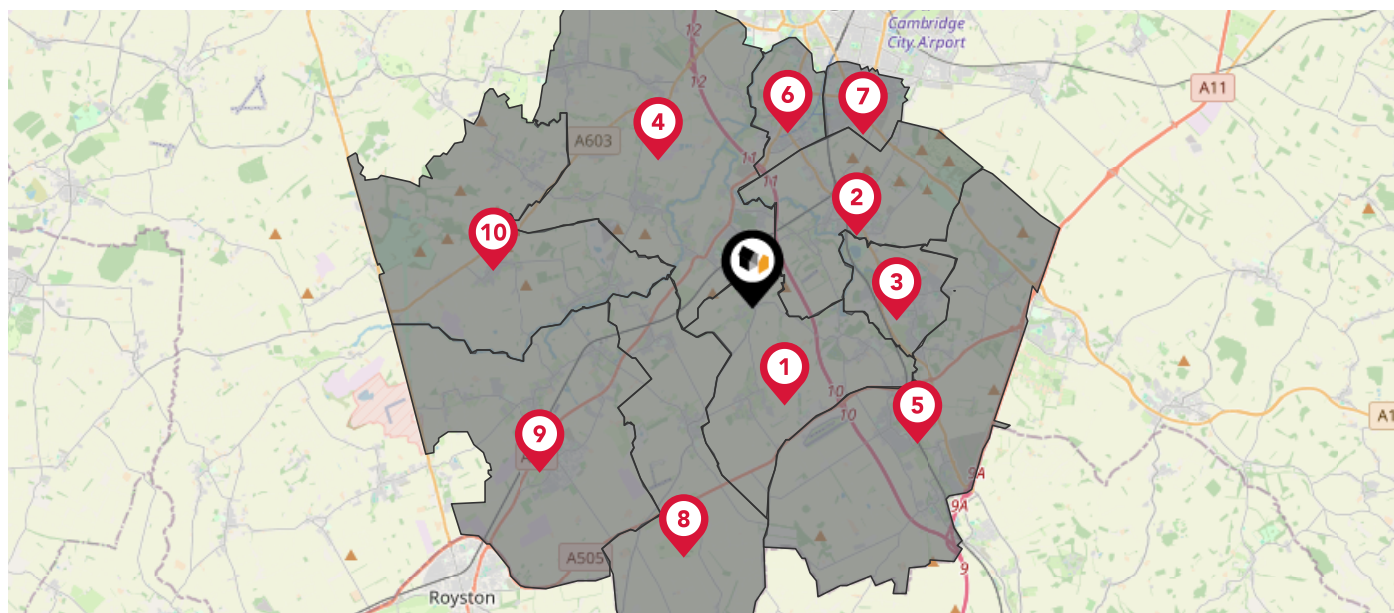
Mine Entry

- ✕ 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

1

Whittlesford Ward

2

Shelford Ward

3

Sawston Ward

4

Harston & Comberton Ward

5

Duxford Ward

6

Trumpington Ward

7

Queen Edith's Ward

8

Foxton Ward

9

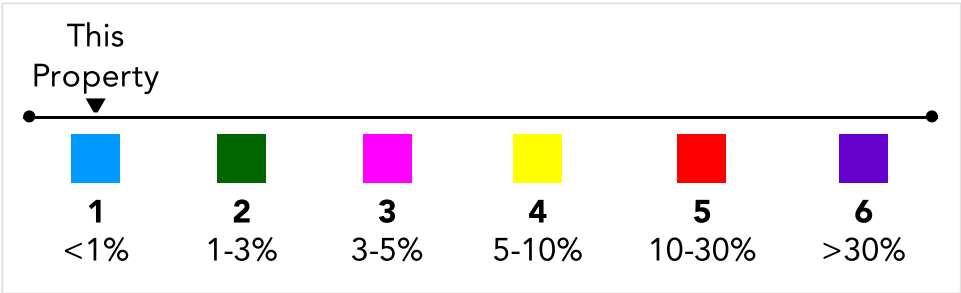
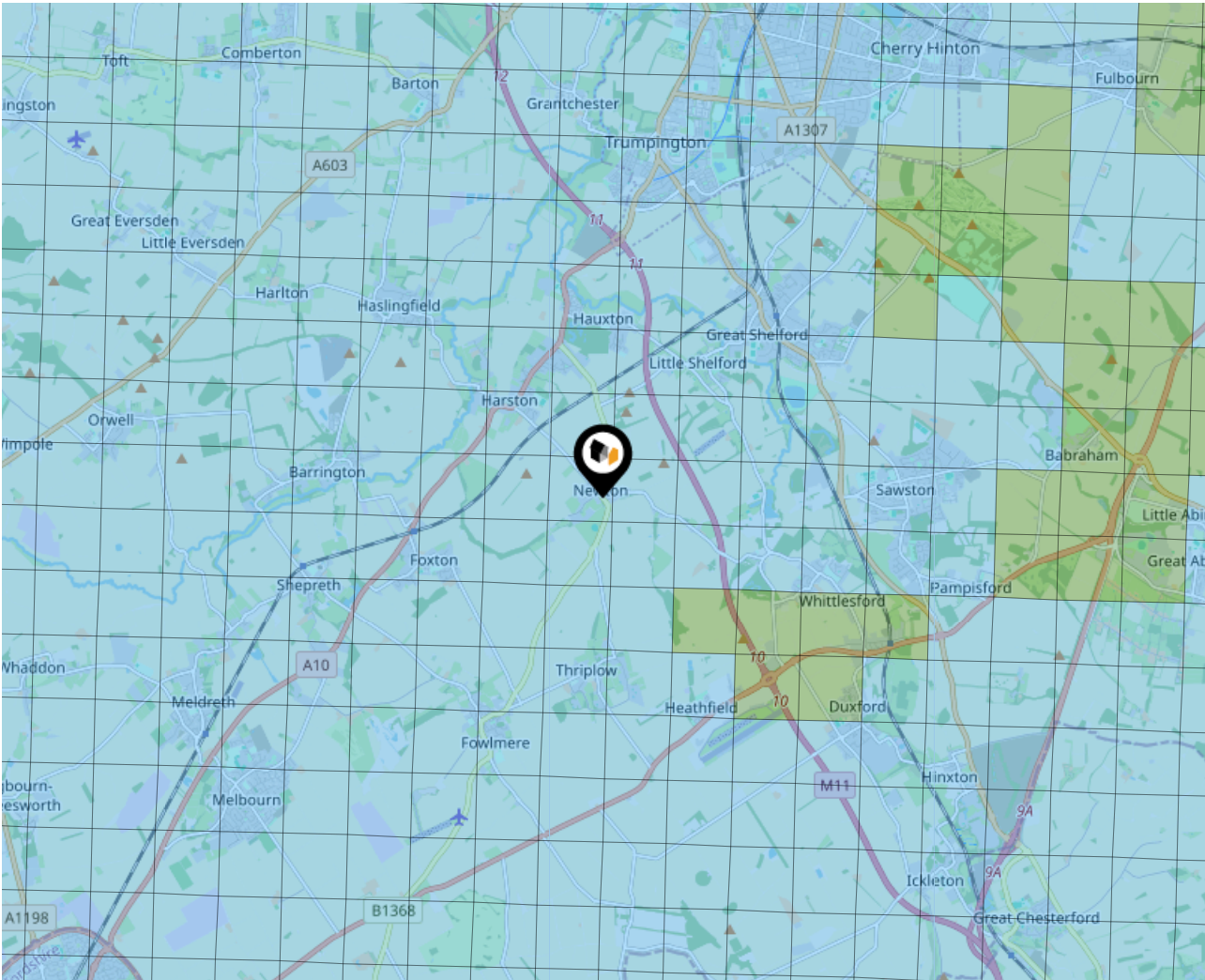
Melbourn Ward

10

Barrington Ward

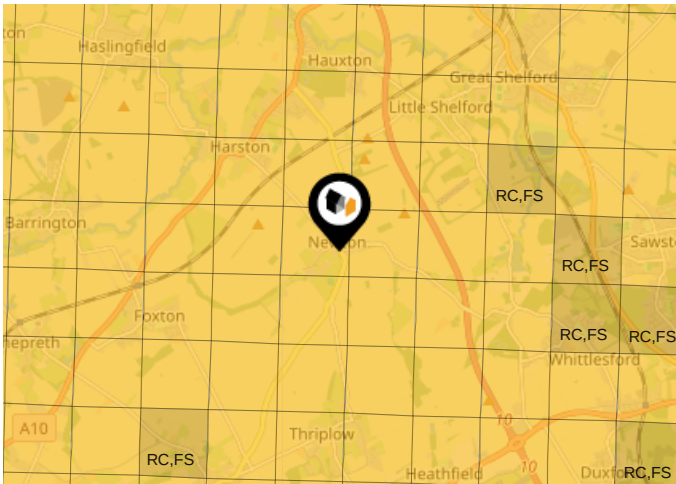
What is Radon?

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

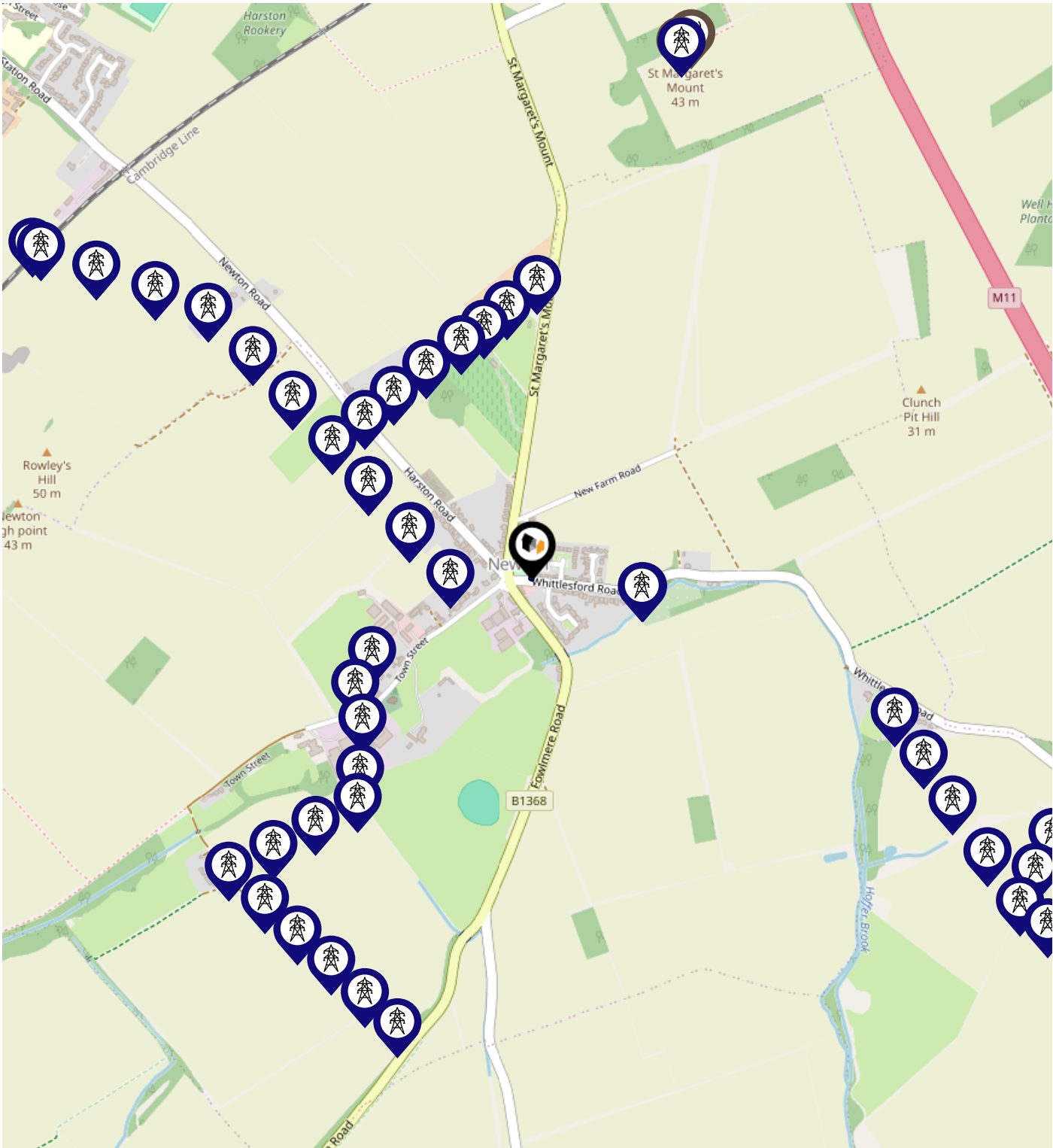


Primary Classifications (Most Common Clay Types)



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

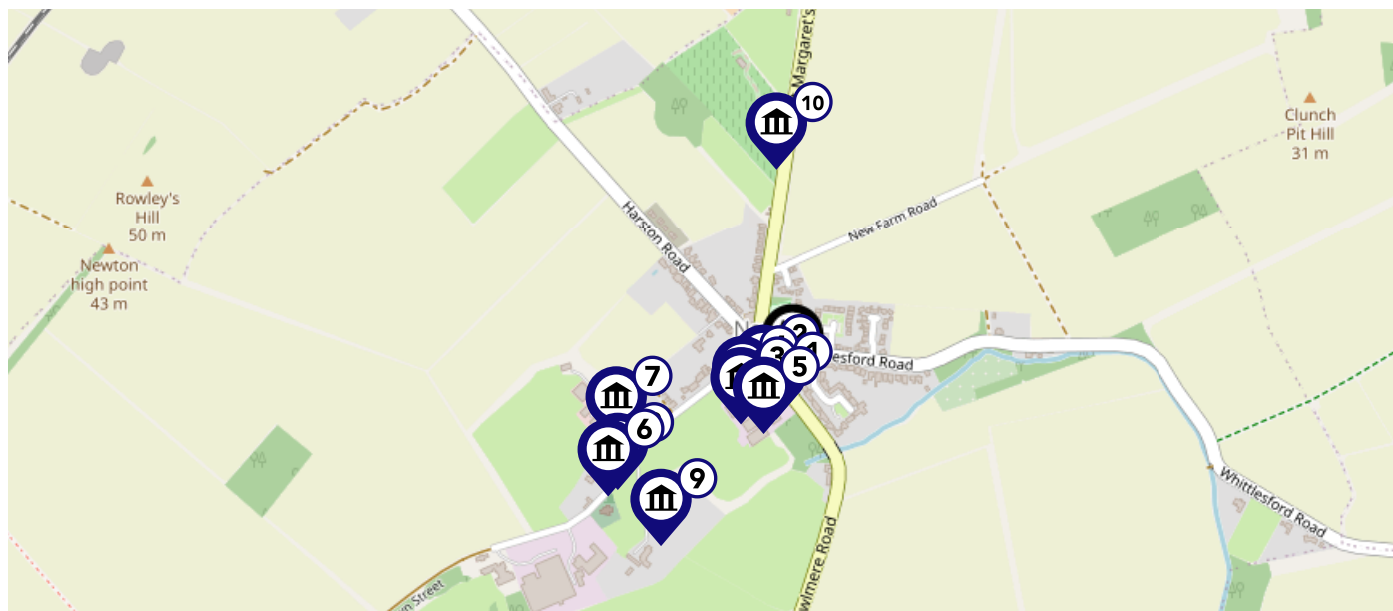
Masts & Pylons










Key:

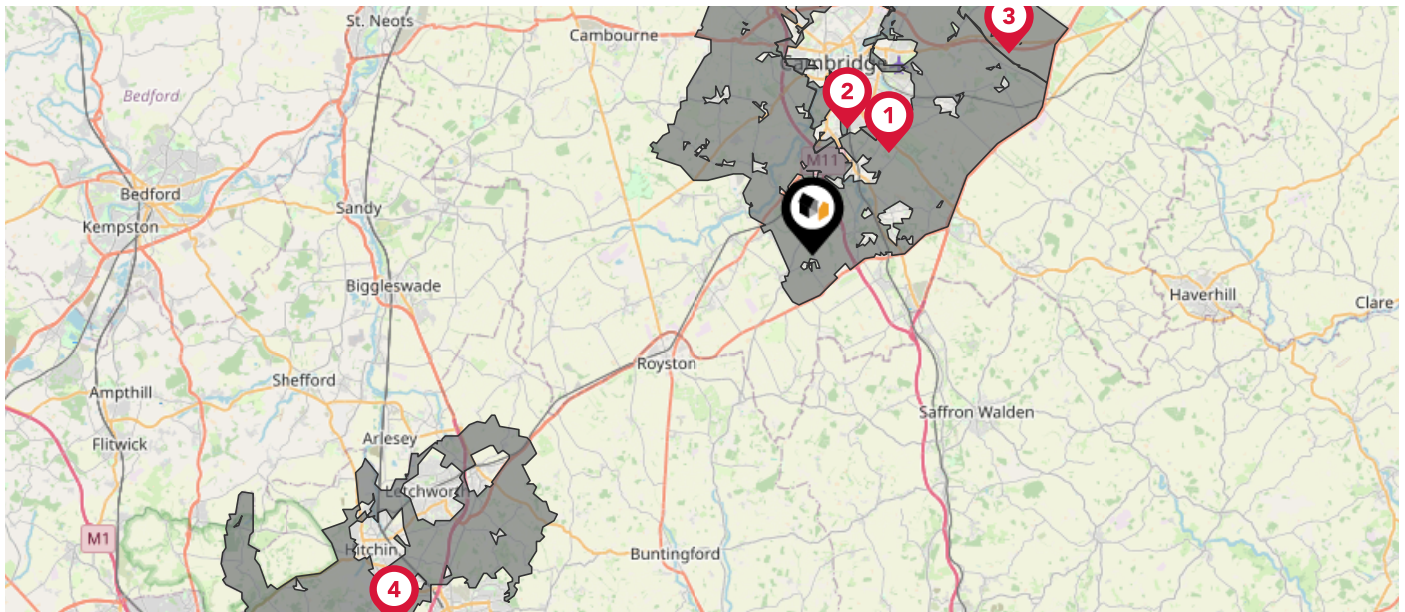
-  Power Pylons
-  Communication Masts

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



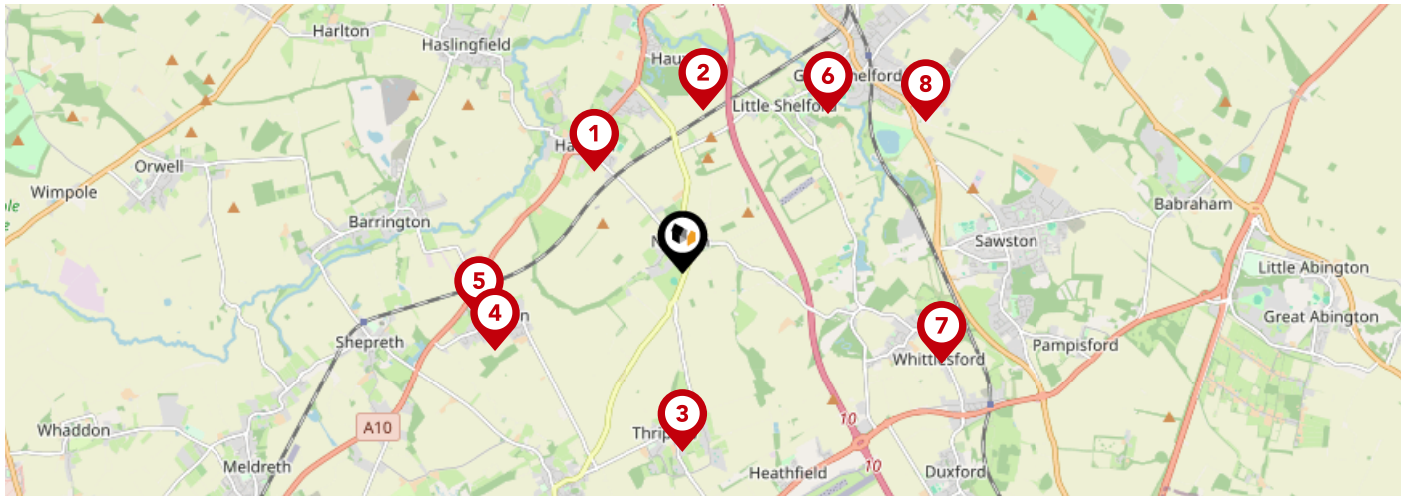
Listed Buildings in the local district		Grade	Distance
	1127855 - Deep Thatch	Grade II	0.0 miles
	1165055 - The Queens Head Public House	Grade II	0.0 miles
	1317458 - Outhouse At Top Farm	Grade II	0.1 miles
	1165092 - Top Farmhouse	Grade II	0.1 miles
	1127814 - Barn At Top Farm	Grade II	0.1 miles
	1127817 - 56 And 58, Town Street	Grade II	0.2 miles
	1331069 - Dovecote At Home Farm	Grade II	0.2 miles
	1317416 - Wall At Home Farm At Numbers 56 And 58	Grade II	0.2 miles
	1266092 - Ice House At Newton Manor	Grade II	0.2 miles
	1127854 - Milestone About 400 Yards North Of Crossroads	Grade II	0.2 miles

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

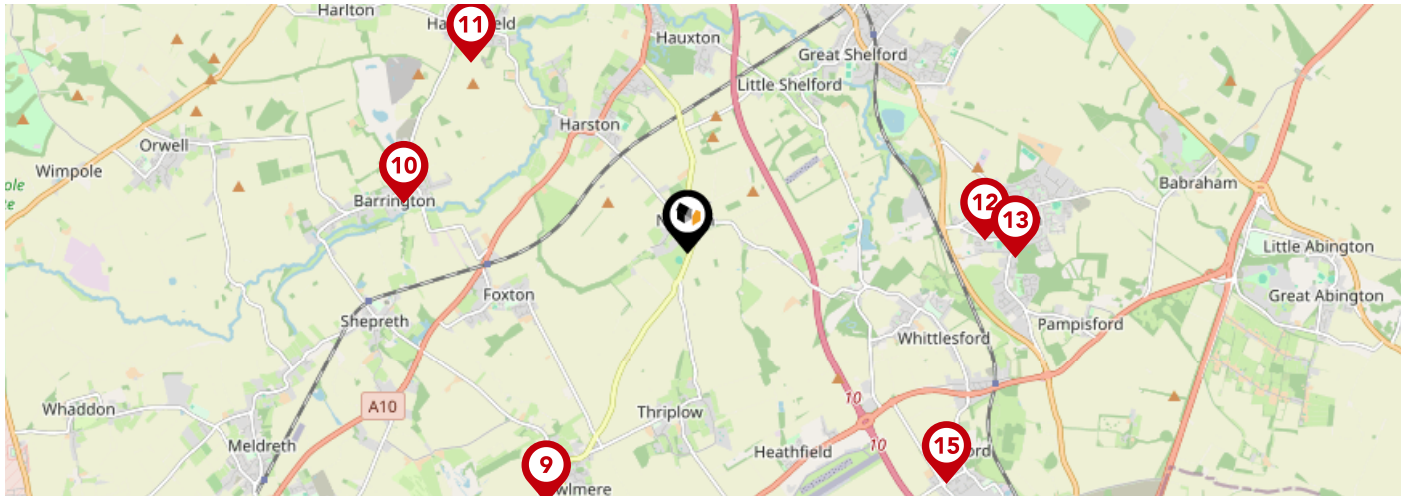










Nearby Green Belt Land

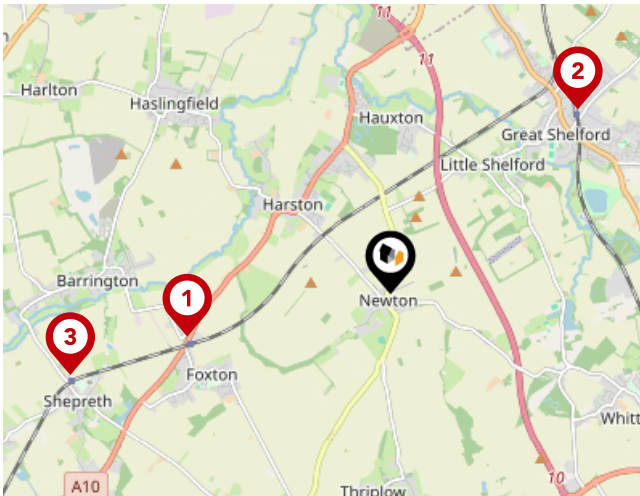
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



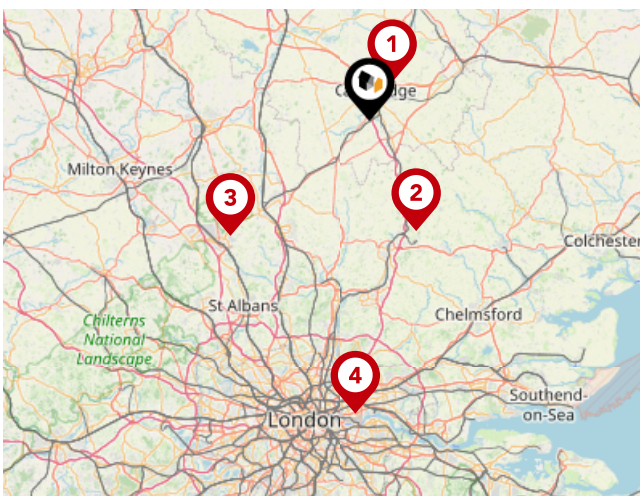
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.89 miles
2	Shelford (Cambs) Rail Station	2.39 miles
3	Shepreth Rail Station	3.02 miles



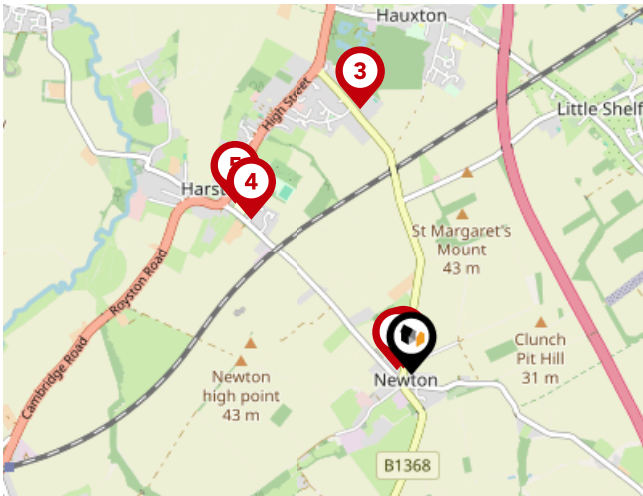
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.46 miles
2	M11 J10	2.43 miles
3	M11 J12	4.62 miles
4	M11 J13	6.12 miles
5	M11 J9	5.56 miles



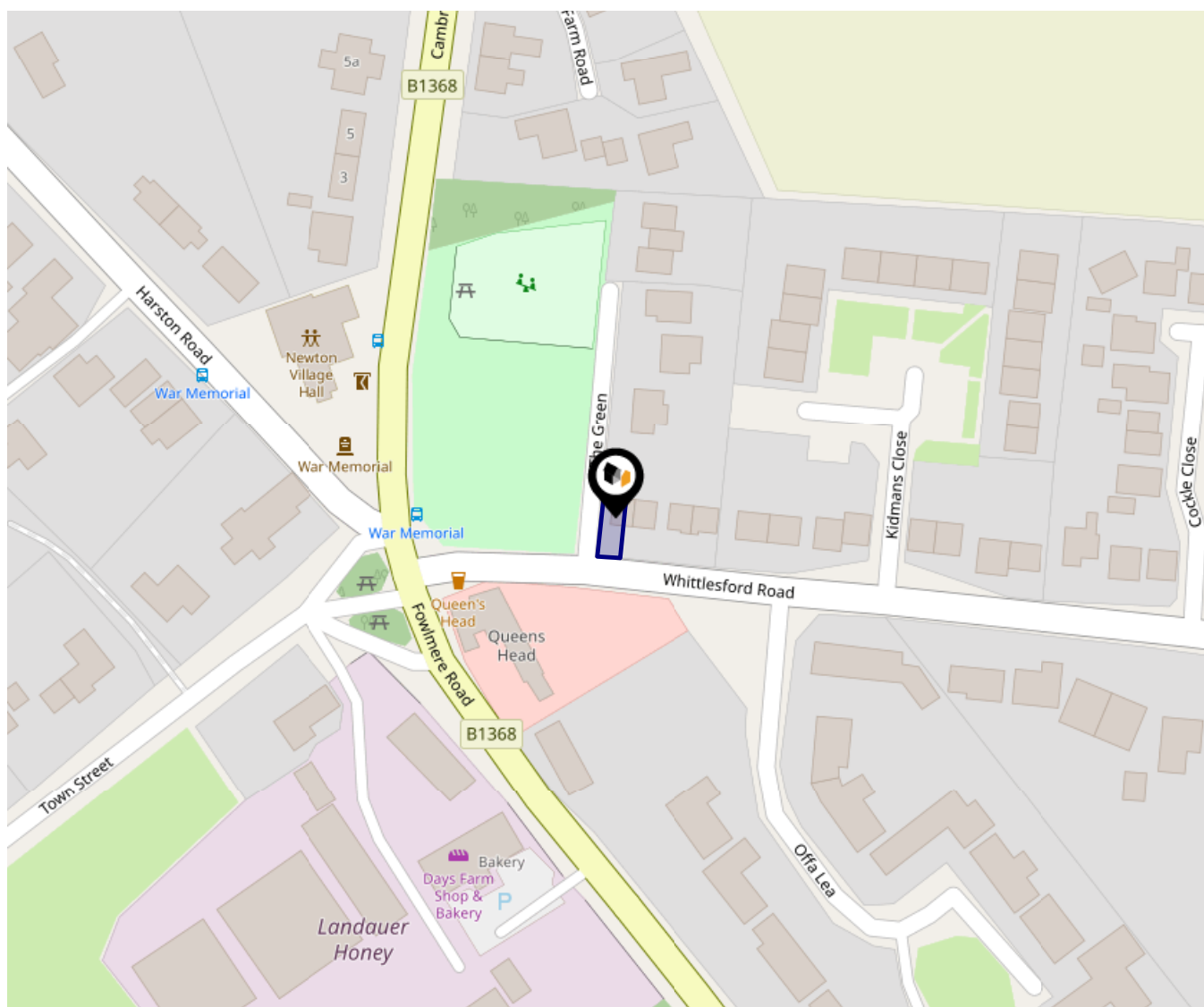
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.44 miles
2	Stansted Airport	17.59 miles
3	Luton Airport	26.47 miles
4	Silvertown	43.04 miles



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.05 miles
2	War Memorial	0.07 miles
3	Queens Close	1.23 miles
4	The Paddock	1.02 miles
5	Primary School	1.11 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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Valuation Office
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