

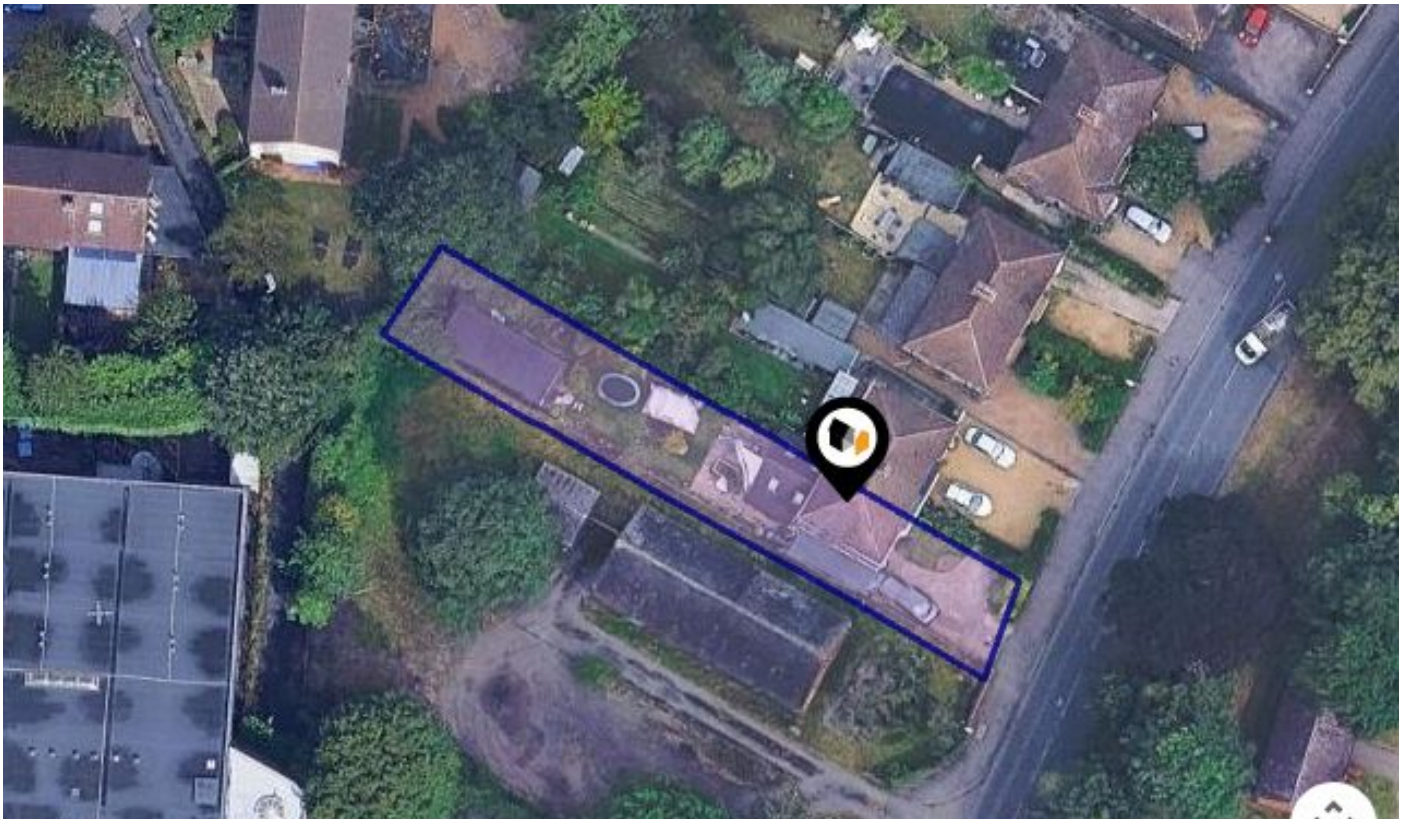


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



DITTON LANE, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

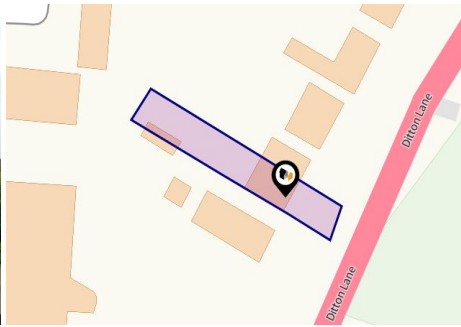
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB83745		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	20	1000
• Surface Water	Very low	mb/s	mb/s

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

Planning History

This Address



Planning records for: *Ditton Lane, Cambridge, CB5*

Reference - 14/0407/FUL	
Decision:	Decided
Date:	17th March 2014
Description:	Proposed Single Storey Rear Extension to existing dwelling

Planning records for: **14 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 15/1702/FUL	
Decision:	Decided
Date:	08th September 2015
Description:	Erection of a white pvcu framed conservatory to the rear of the property.

Reference - 16/1946/CL2PD	
Decision:	Decided
Date:	05th November 2016
Description:	Hip to gable with flat roof dormer loft conversion to rear

Planning records for: **16 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 07/0587/FUL	
Decision:	Decided
Date:	14th June 2007
Description:	Conservatory to rear of property

Reference - 16/0422/CL2PD	
Decision:	Decided
Date:	08th March 2016
Description:	Roof extension

Planning records for: **18 Ditton Lane Cambridge CB5 8SP**

Reference - C/02/0857	
Decision:	Decided
Date:	13th August 2002
Description:	Erection of a single storey conservatory to rear of existing dwelling house.

Reference - 10/0391/FUL	
Decision:	Decided
Date:	17th May 2010
Description:	To erect a stand-alone building of timber construction for the purpose of a garden room.

Planning records for: **21 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 11/0494/FUL	
Decision:	Decided
Date:	27th May 2011
Description:	Loft conversion, extension to roof to bay window over front door and two velux windows to front elevation.

Planning records for: **24 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 15/0026/FUL	
Decision:	Decided
Date:	07th January 2015
Description:	Erection of single storey rear extension following demolition of existing conservatory, outbuilding and shed.

Planning records for: **24 Ditton Lane Cambridge CB5 8SP**

Reference - C/01/0137	
Decision:	-
Date:	12th February 2001
Description:	Erection of side and rear dormer.

Planning records for: **26 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 16/0679/GPE	
Decision:	Decided
Date:	12th April 2016
Description:	Construction of single storey rear extension 6.0m deep, following demolition of existing outbuilding.

Planning records for: **East Barnwell Health Centre 28 Ditton Lane Cambridge CB5 8SP**

Reference - C/02/0406	
Decision:	Decided
Date:	04th April 2002
Description:	3 columns with CCTV (renewal).

Reference - 08/1522/FUL	
Decision:	Decided
Date:	11th November 2008
Description:	Loft conversion and single storey rear extension.

Planning records for: **28 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 09/0243/FUL	
Decision:	Decided
Date:	23rd March 2009
Description:	Single storey rear extension and roof extension.

Planning records for: **5 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 16/1295/FUL	
Decision:	Decided
Date:	12th July 2016
Description:	First floor front extension and single storey rear extension following demolition of existing playroom

Planning records for: **8 Ditton Lane Cambridge CB5 8SP**

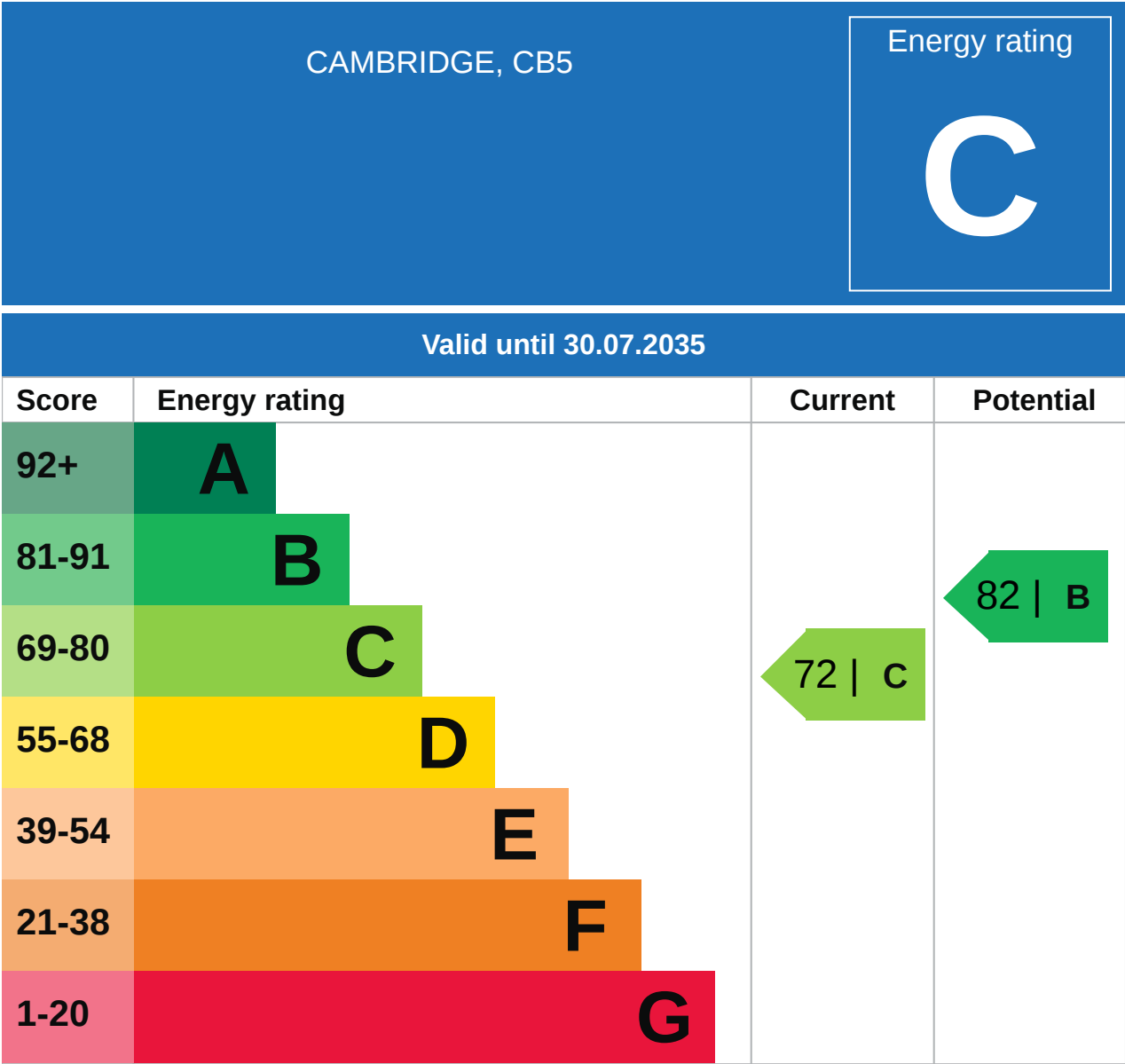
Reference - C/01/1362	
Decision:	Decided
Date:	20th December 2001
Description:	Erection of a single storey rear extension and rear roof extension to existing dwellinghouse.

Planning records for: **9 Ditton Lane Cambridge Cambridgeshire CB5 8SP**

Reference - 23/03823/HFUL	
Decision:	Decided
Date:	09th October 2023
Description:	Demolition of existing rear single storey extension followed by new single storey flat roofed rear extension.

Planning records for: *9 Ditton Lane Cambridge Cambridgeshire CB5 8SP*

Reference - 25/01294/CL2PD	
Decision:	Decided
Date:	31st March 2025
Description:	Certificate of lawfulness under S192 for the erection of a garden room to the rear for use incidental to the main dwelling.



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	111 m ²

Accessibility / Adaptations

2008- Removal of Chimney

2015-2016 Kitchen extension to rear - Existing thermal element was not brought upto current building regs during kitchen extension (external render to original property)

2020- Car port

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas central heating to radiators, Zoned underfloor heating in kitchen.

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



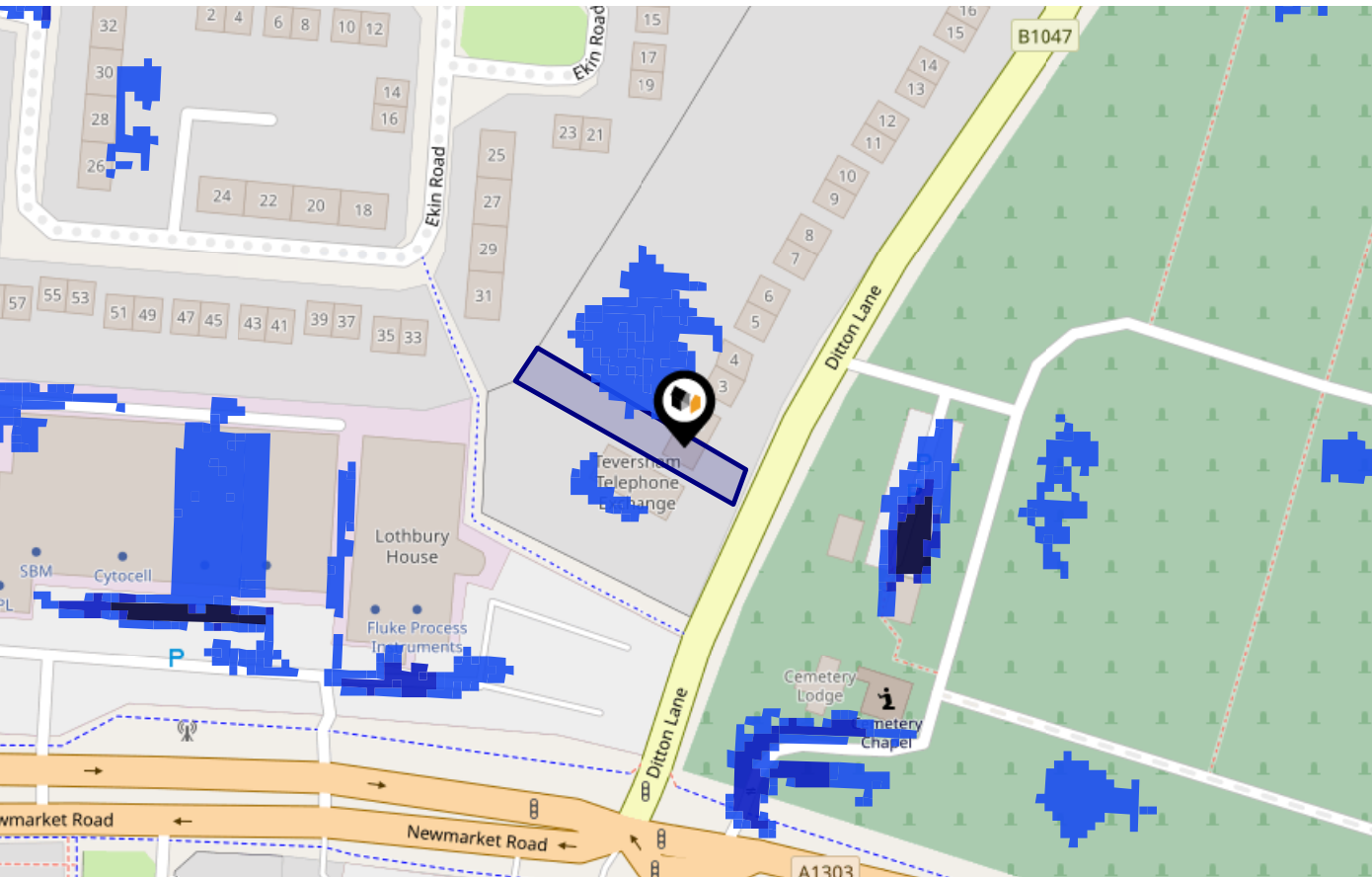
/cookecurtisco

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.

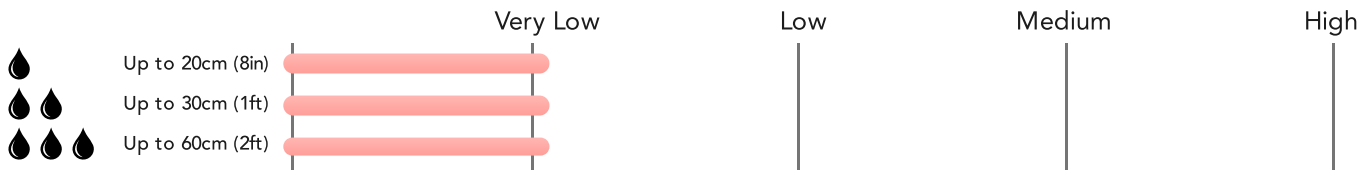


Risk Rating: Very low

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:

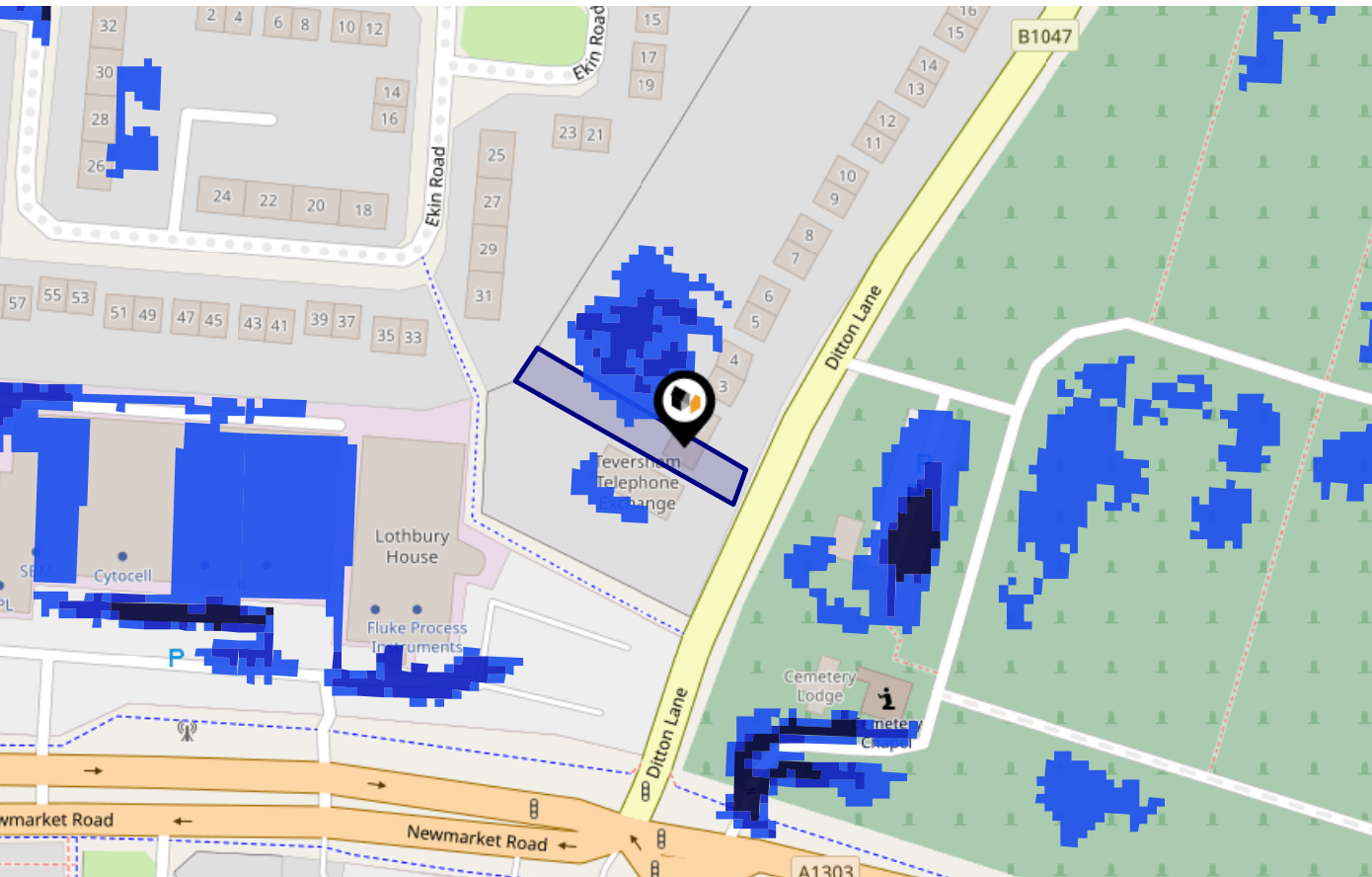


Flood Risk

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.

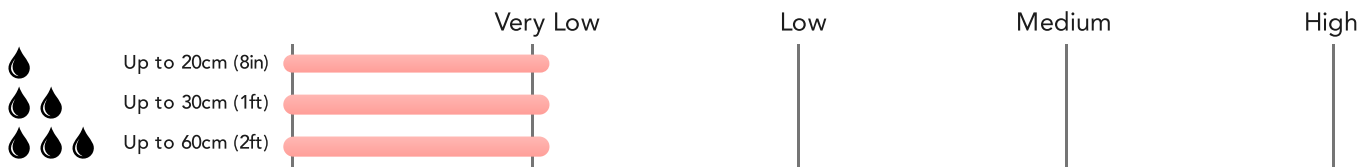


Risk Rating: Very low

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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:

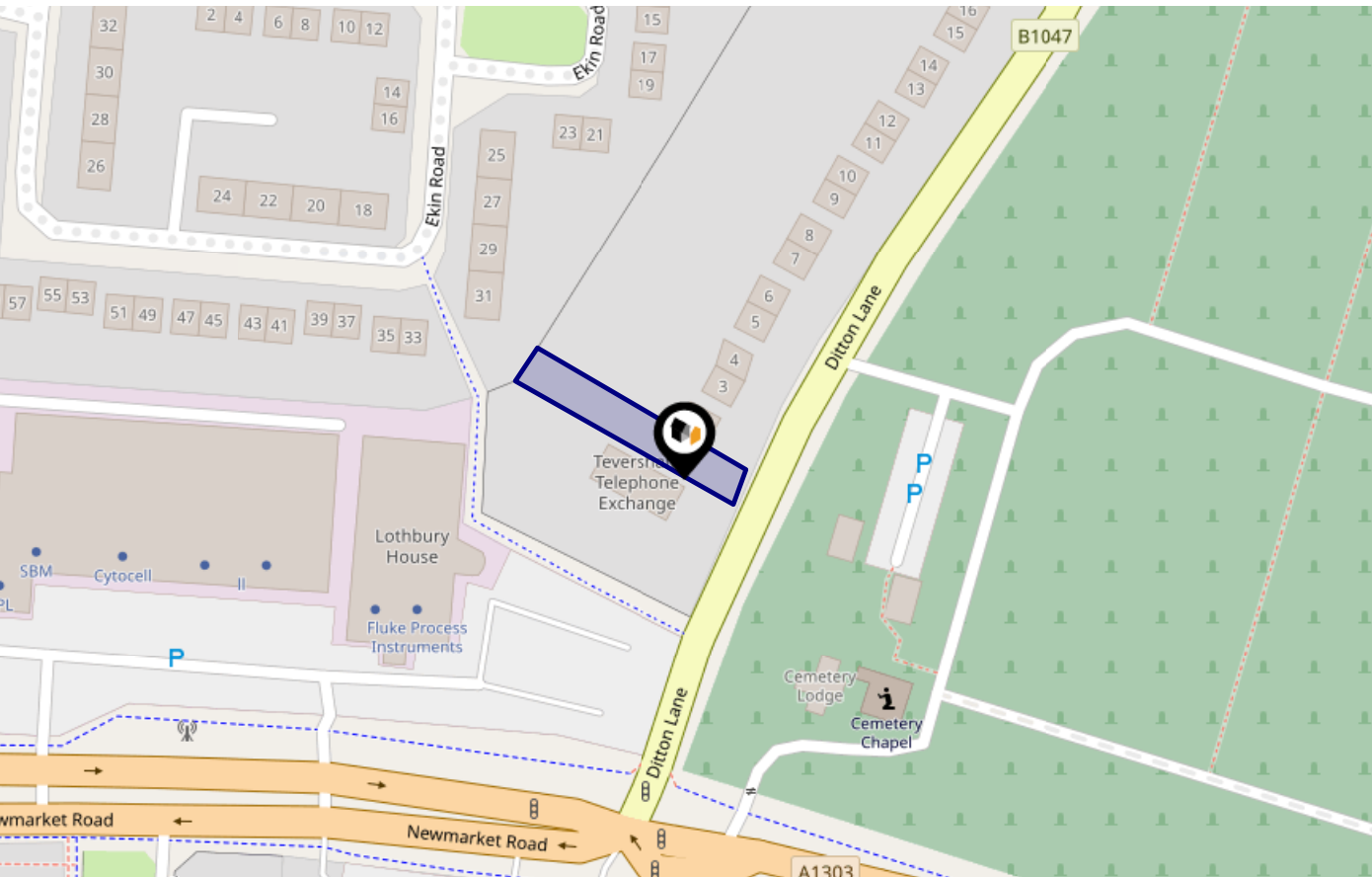


Flood Risk

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.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- 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:

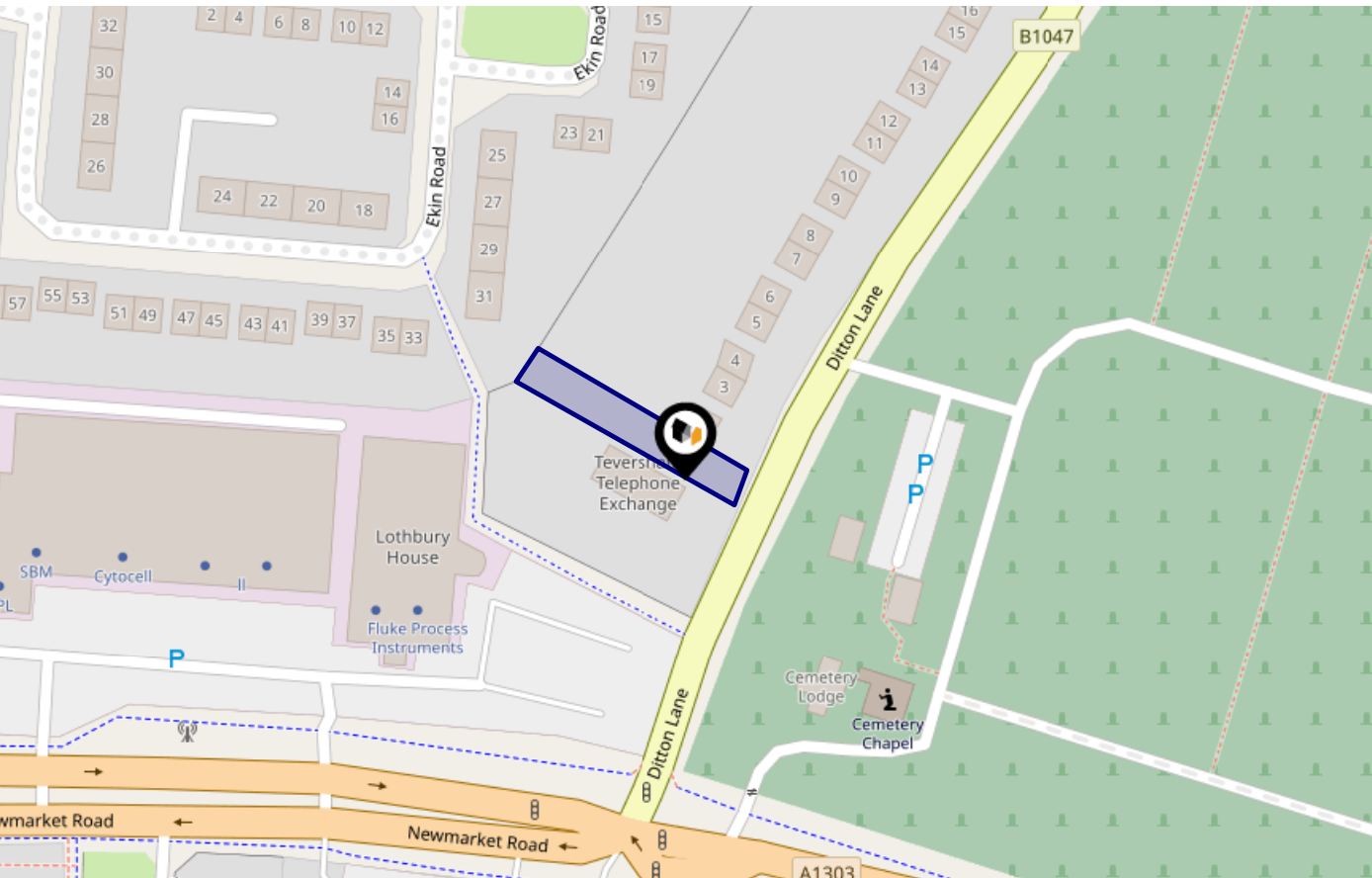


Flood Risk

Rivers & Seas - Climate Change



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.

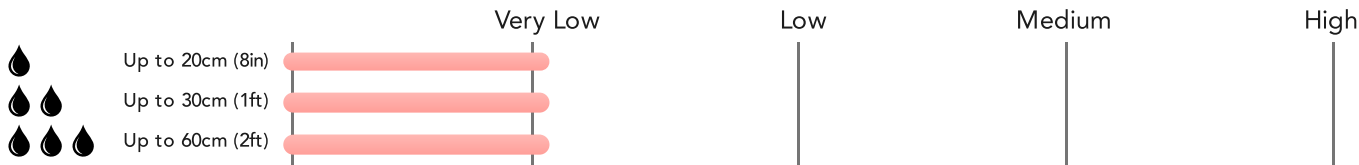


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

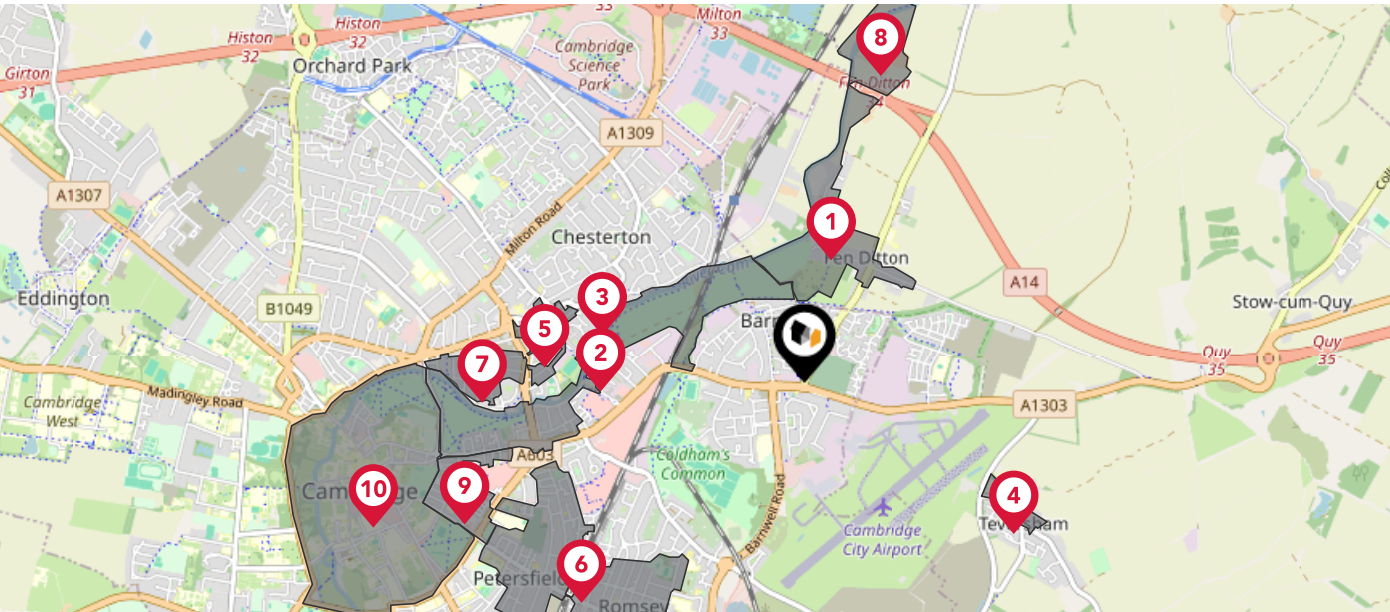


Maps

Conservation Areas



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



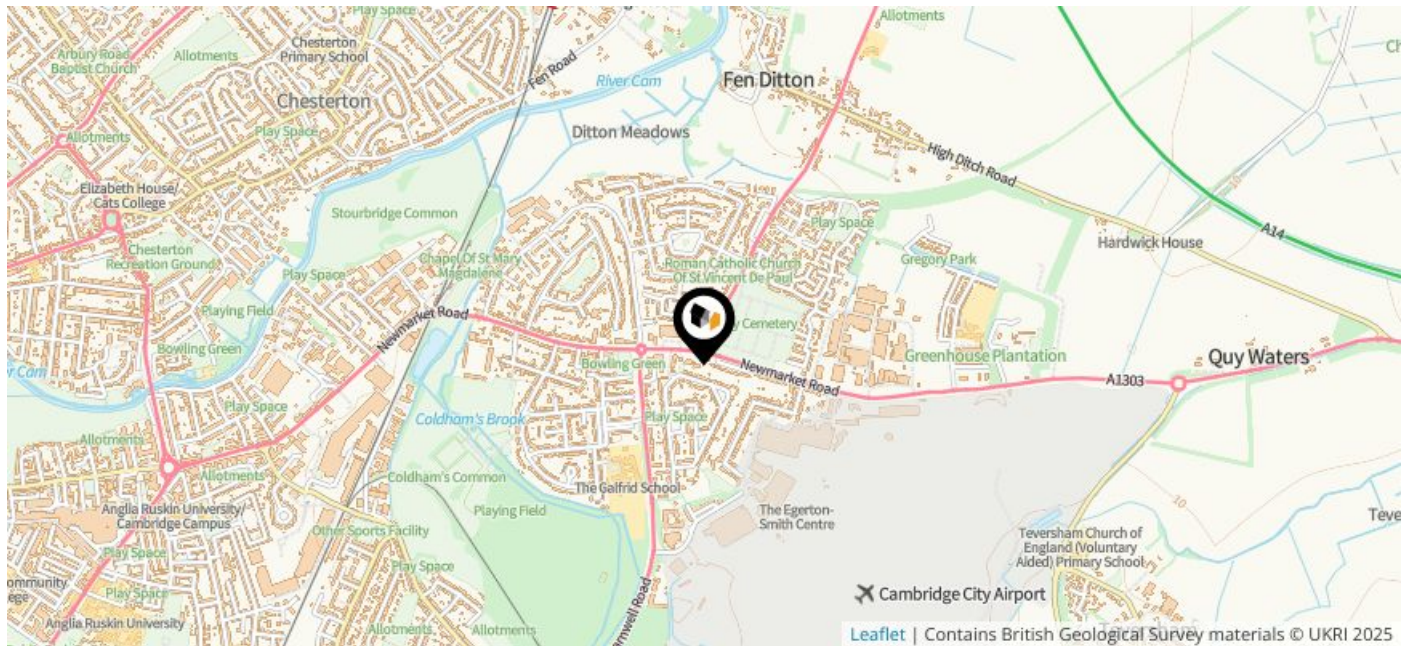
Nearby Conservation Areas	
1	Fen Ditton
2	Riverside and Stourbridge Common
3	Ferry Lane
4	Teversham
5	Chesterton
6	Mill Road
7	De Freville
8	Baits Bite Lock
9	The Kite
10	Central

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	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Quy Mill Hotel-Quy	Historic Landfill
6	Quy Bridge-Quy	Historic Landfill
7	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
8	EA/EPR/NP3790NX/A001	Active Landfill
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
10	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



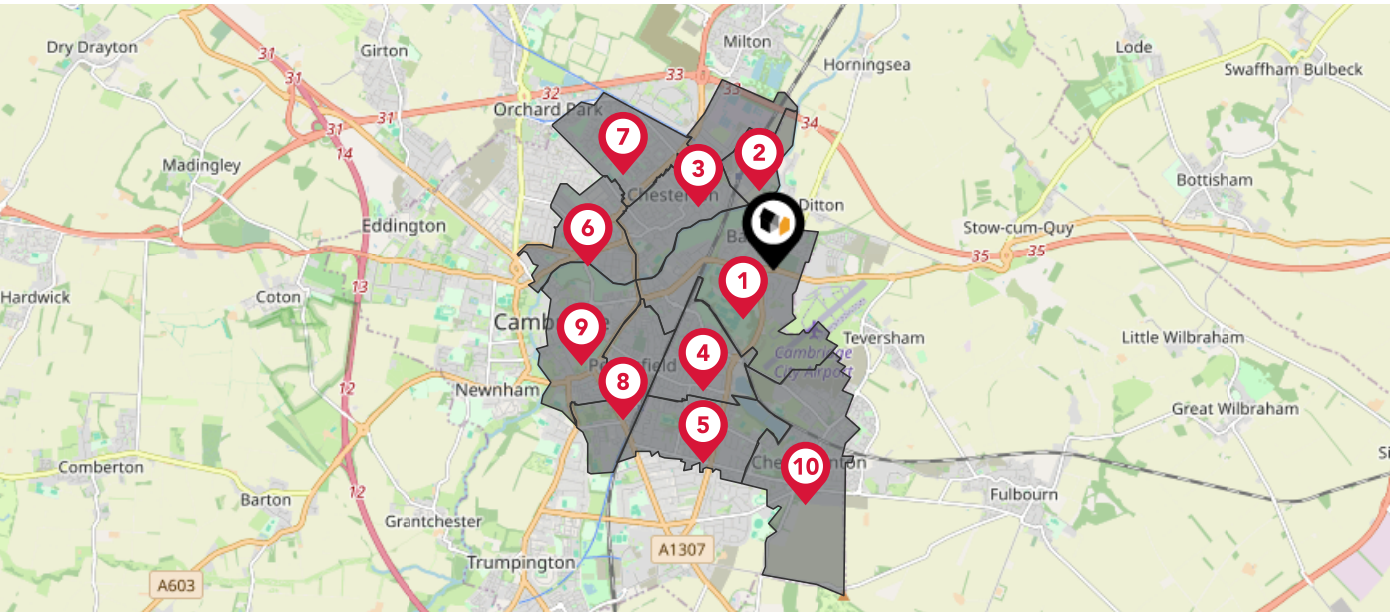
Mine Entry

- ✕ 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.

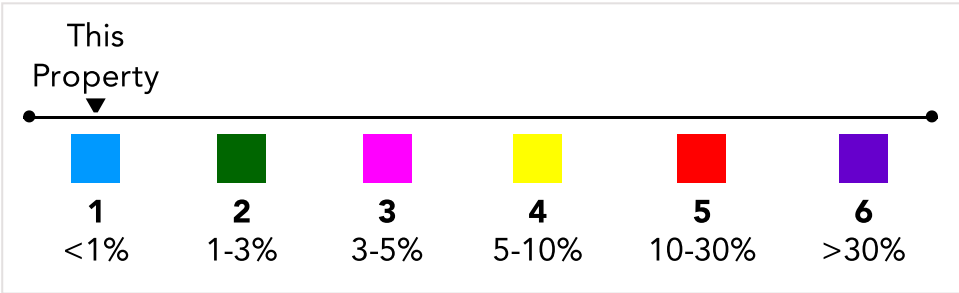
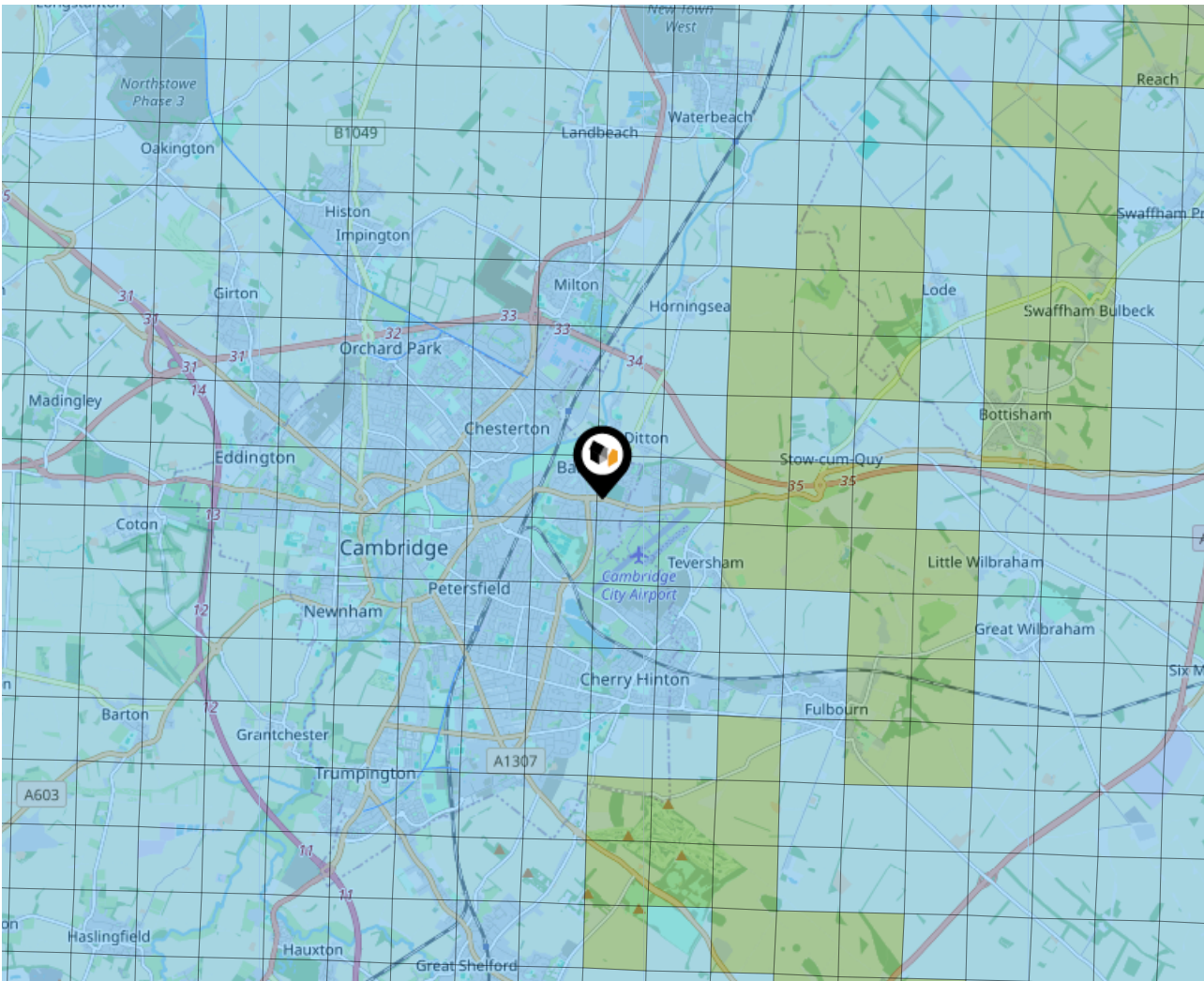
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Abbey Ward
2	Milton & Waterbeach Ward
3	East Chesterton Ward
4	Romsey Ward
5	Coleridge Ward
6	West Chesterton Ward
7	King's Hedges Ward
8	Petersfield Ward
9	Market Ward
10	Cherry Hinton Ward

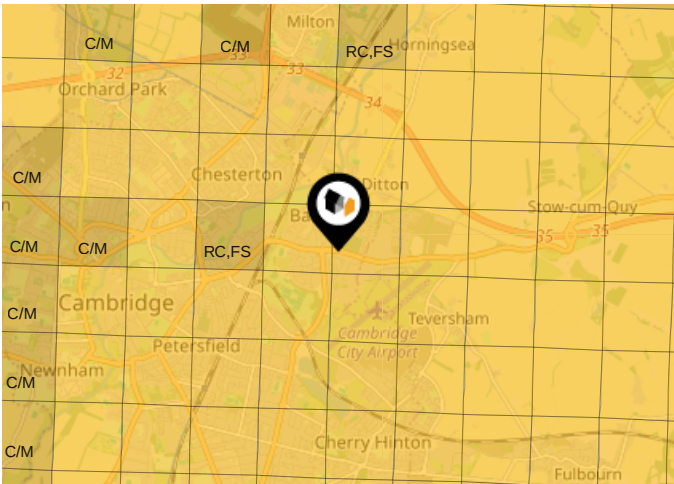
What is Radon?

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)

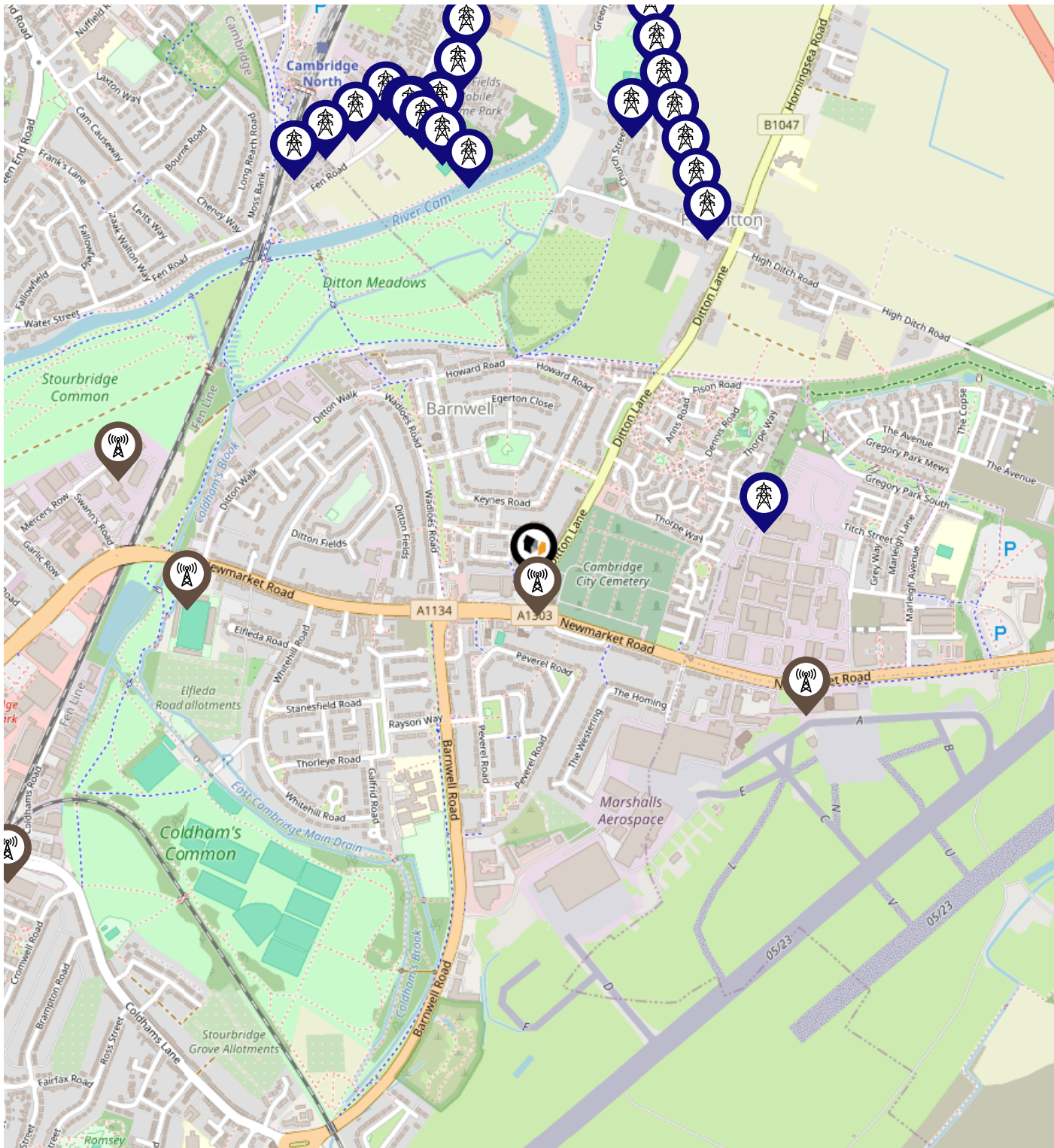
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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:

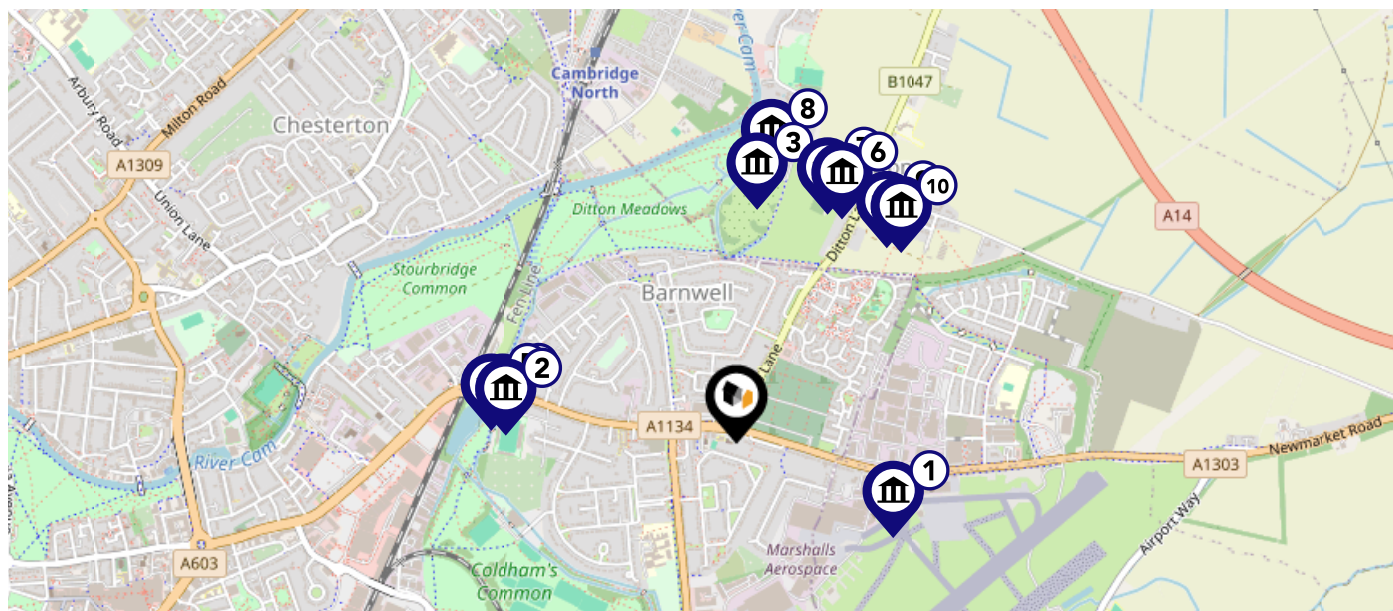
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

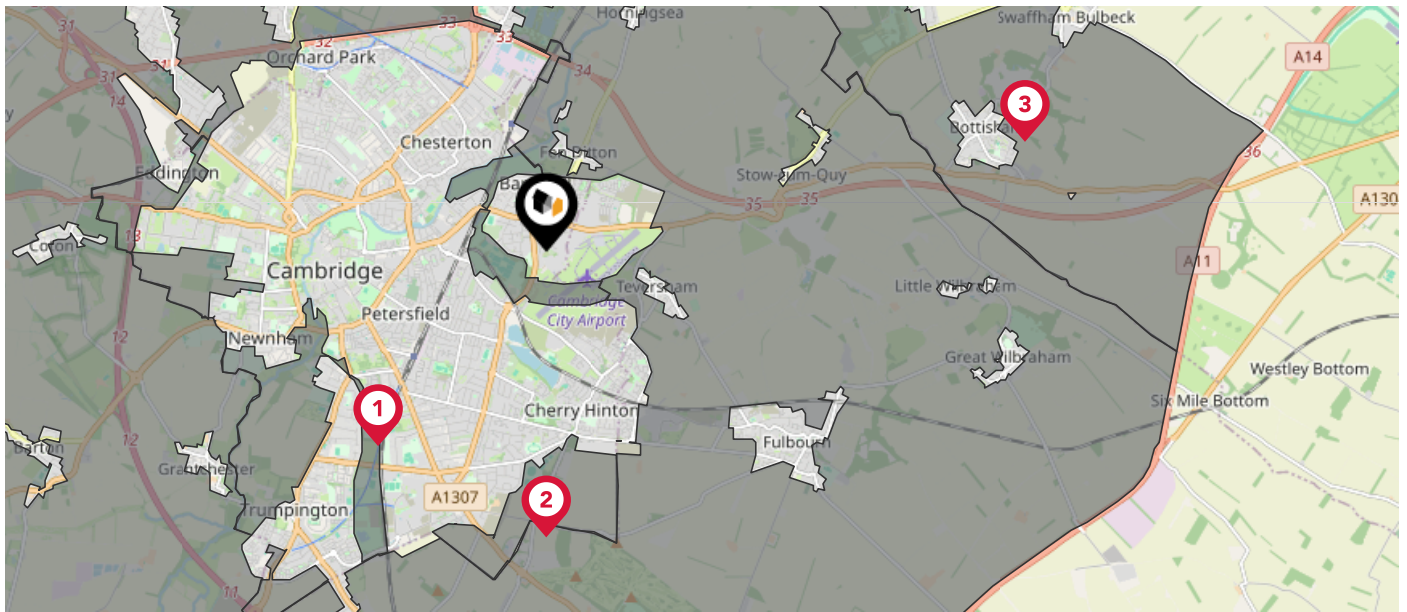


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1271814 - Marshalls Cambridge Airport Control And Office Building	Grade II	0.4 miles
	1126146 - The Globe Public House	Grade II	0.5 miles
	1127399 - Ditton Hall	Grade II	0.5 miles
	1126145 - Papermills	Grade II	0.5 miles
	1084402 - The Round House	Grade II	0.5 miles
	1331305 - Musgrave Farmhouse	Grade II	0.6 miles
	1157174 - Wall To West Of Numbers 16, 20 And 22	Grade II	0.6 miles
	1127431 - The Old Rectory	Grade II	0.6 miles
	1157132 - 14 And 16, High Ditch Road	Grade II	0.6 miles
	1331304 - Manor Farmhouse	Grade II	0.6 miles

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



Nearby Green Belt Land



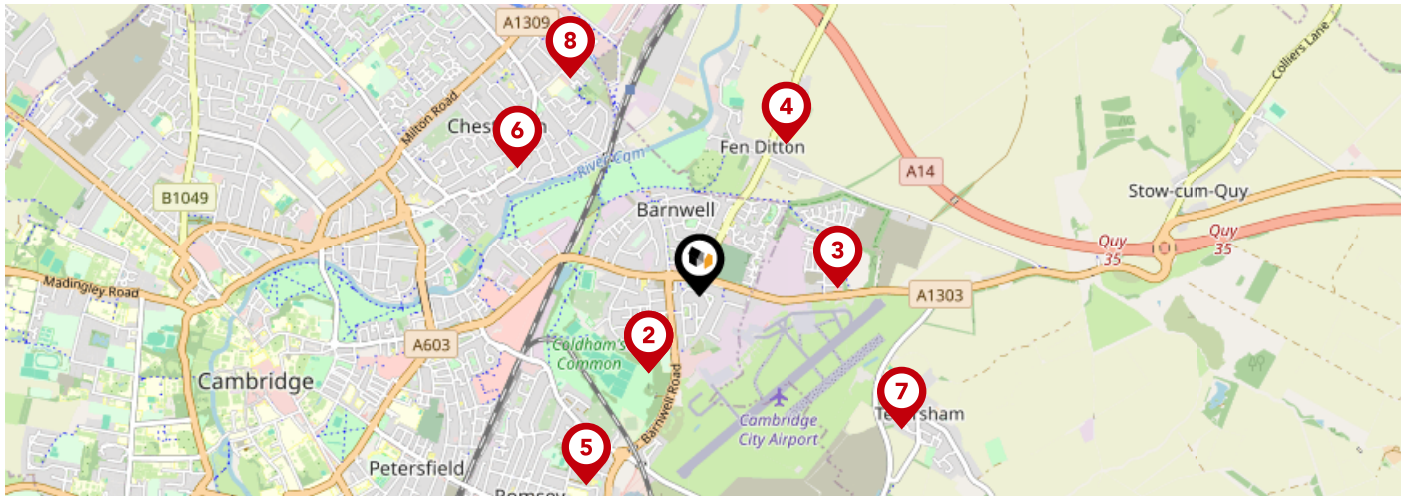
Cambridge Green Belt - South Cambridgeshire



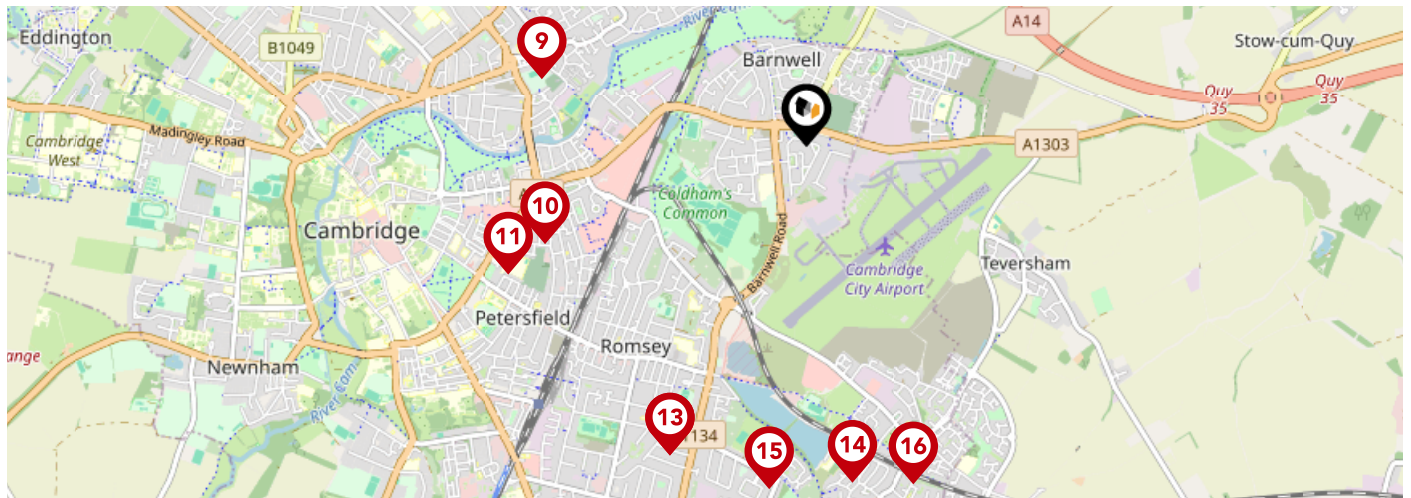
Cambridge Green Belt - Cambridge











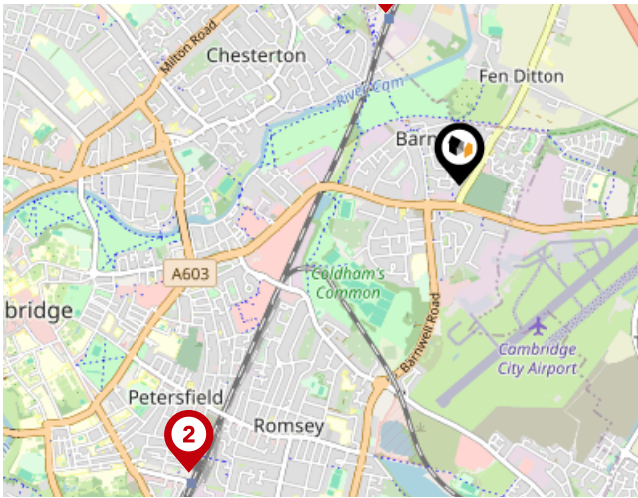
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

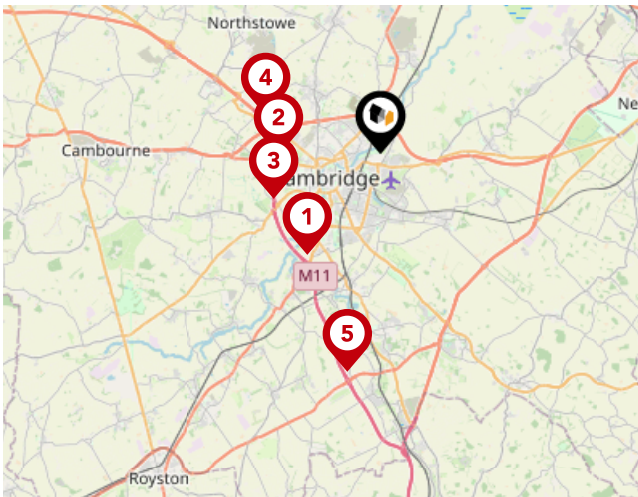


		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:1.27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



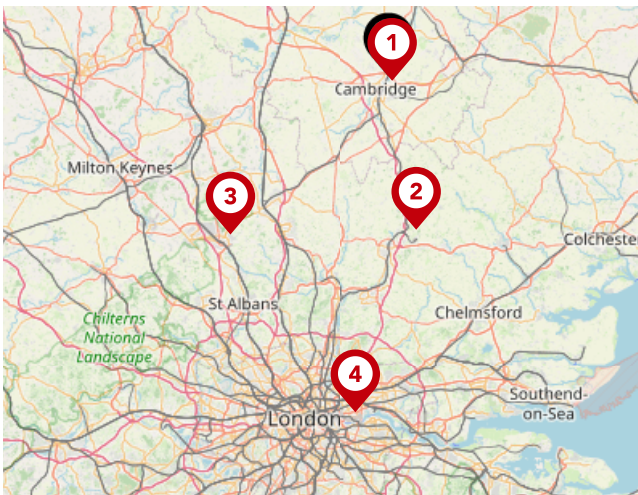
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.85 miles
2	Cambridge Rail Station	1.79 miles
3	Waterbeach Rail Station	3.65 miles



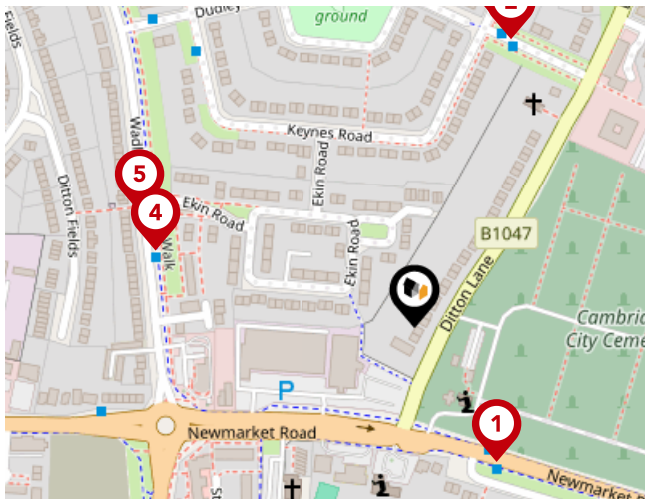
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.52 miles
2	M11 J13	3.75 miles
3	M11 J12	4.21 miles
4	M11 J14	4.41 miles
5	M11 J10	8.01 miles



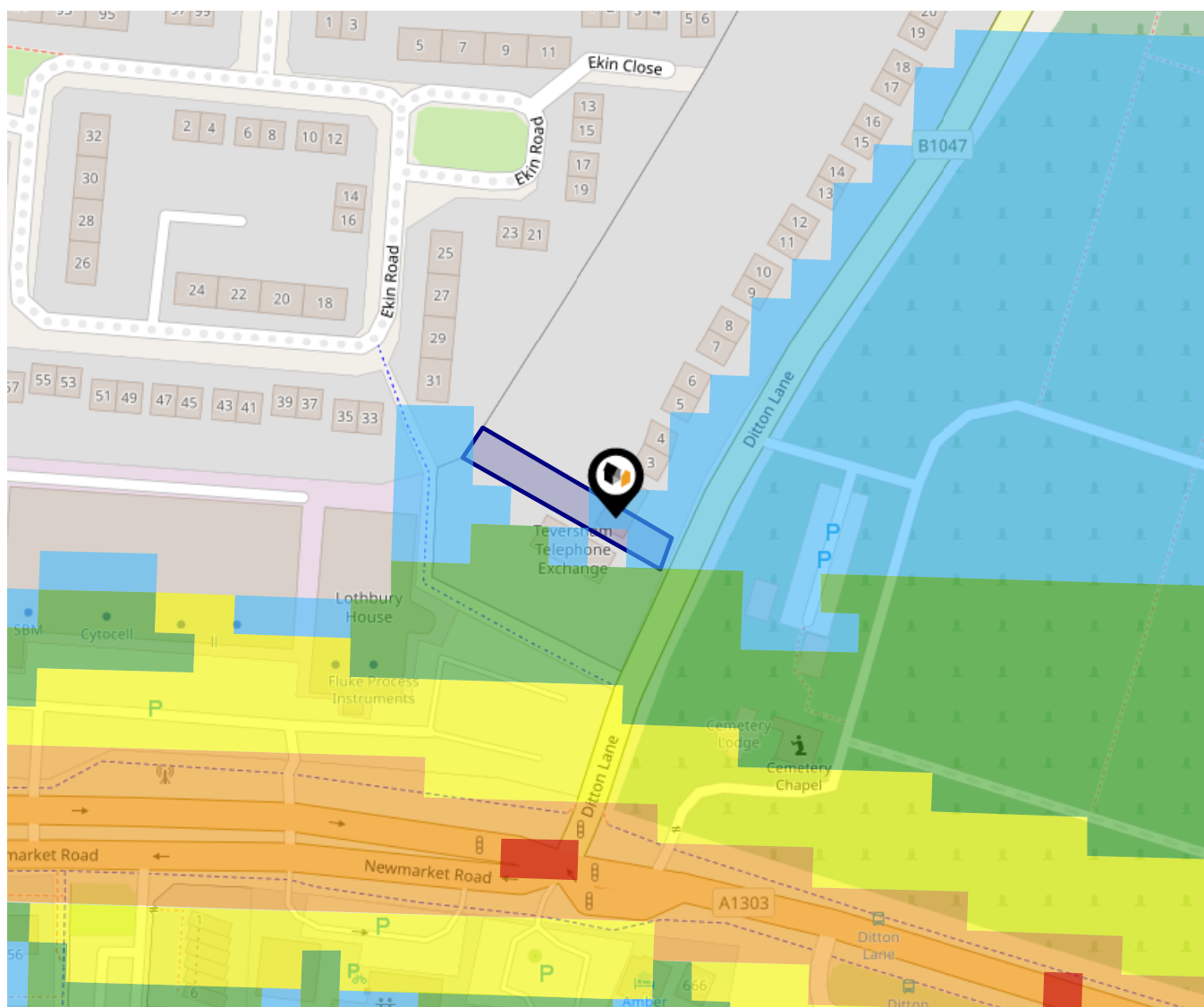
Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.62 miles
2	Stansted Airport	22.67 miles
3	Luton Airport	32.66 miles
4	Silvertown	49.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ditton Lane	0.09 miles
2	Howard Road	0.17 miles
3	Howard Road	0.18 miles
4	Ekin Road	0.15 miles
5	Ekin Road	0.17 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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