See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025

OLD SCHOOL COURT, GREAT SHELFORD, 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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naea | propertymark PROTECTED

The Property Ombudsman

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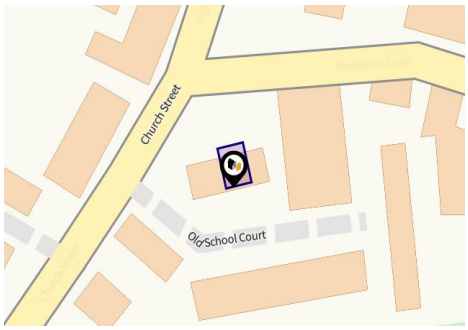
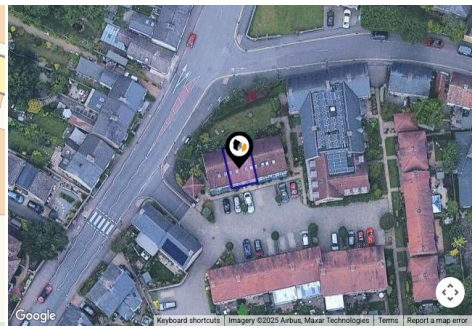
Property
Overview





Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,259 ft^2 / 117 m^2		
Plot Area:	0.02 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB376788		

Local Area

Local Authority: Cambridgeshire
Conservation Area: Great Shelford
Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: ***14 Old School Court Great Shelford Cambridgeshire CB22 5FF***

Reference - 20/1035/TTCA

Decision: Decided

Date: 05th February 2020

Description:

APPLE - reduce height and spread by 2m on all sides back to previous pruning points, reduce spread on rear side above adjacent flat roof by an additional 1m, shape and balance

Planning records for: ***15 Old School Court Great Shelford Cambridgeshire CB22 5FF***

Reference - 23/01962/HFUL

Decision: Decided

Date: 22nd May 2023

Description:

New conservatory to rear.

Reference - 21/03549/CONDA

Decision: Decided

Date: 22nd May 2023

Description:

Submission of details required by conditions 3 (Traffic Management plan), 4 (Ecological Enhancement) and 5 (Energy Statement) of planning ref, 21/03549/FUL.

Planning records for: ***20 Old School Court Great Shelford Cambridgeshire CB22 5FF***

Reference - S/00734/12FL

Decision: Decided

Date: 04th April 2012

Description:

Single storey rear conservatory

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Planning records for: ***21 Old School Court Great Shelford Cambridgeshire CB22 5FF***

Reference - S/0730/12/FL	
Decision:	Decided
Date:	04th April 2012
Description:	
Single storey rear conservatory & cycle shelter	

Planning records for: ***22 Old School Court Great Shelford Cambridgeshire CB22 5FF***

Reference - S/2454/12/FL	
Decision:	Decided
Date:	29th November 2012
Description:	
Single storey rear conservatory	

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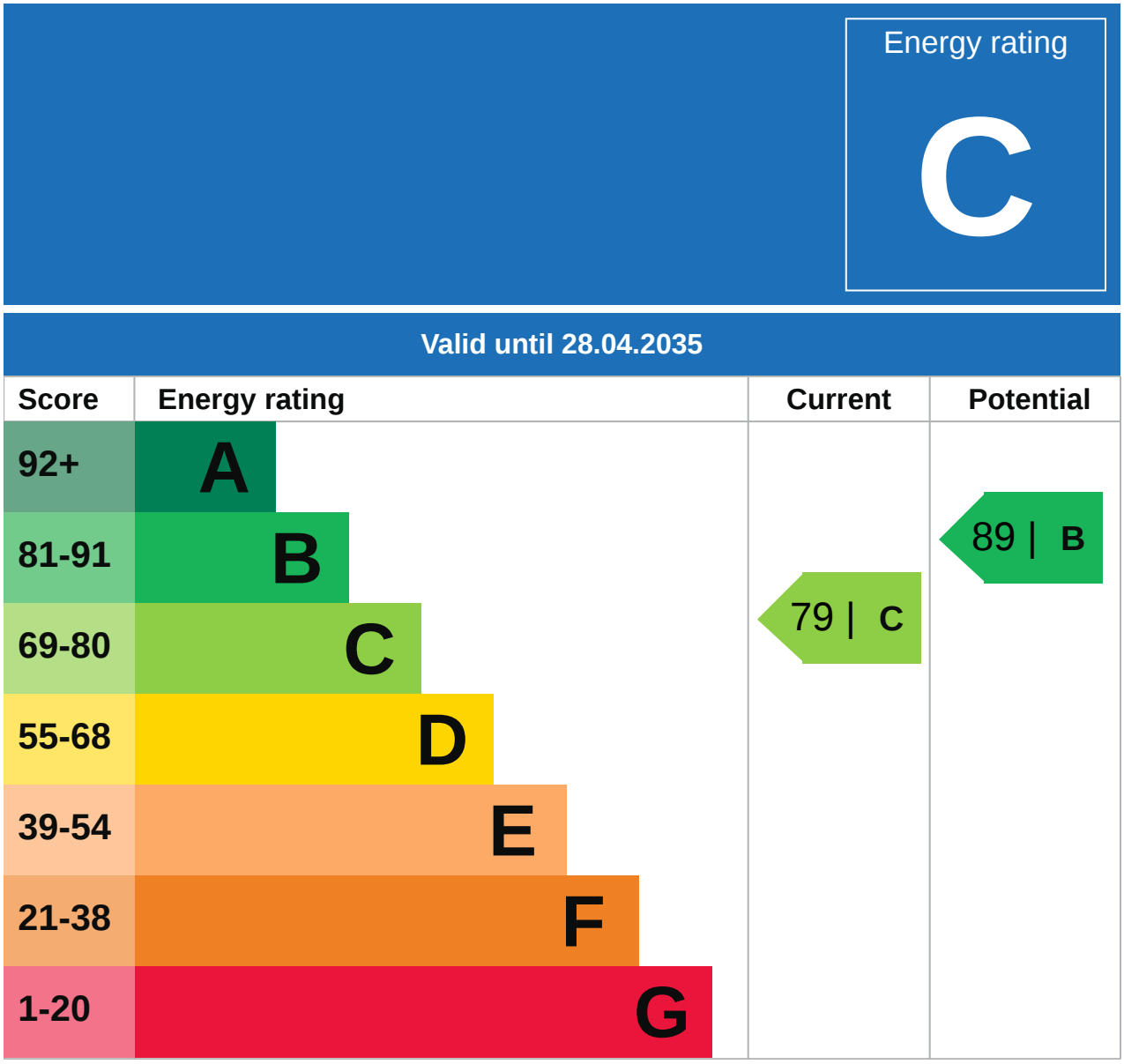
Property
EPC - Certificate



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Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Solid brick, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	117 m^2

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Material Information

Other

Service Charge on the estate - £944.90 Per Annum

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Utilities & Services

Electricity Supply

Ovo Energy

Gas Supply

Ovo Energy

Central Heating

Gas central heating - New boiler in 2022

Water Supply

Cambridge Water

Drainage

Anglian Water

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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.

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Cooke Curtis & Co
Testimonials

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

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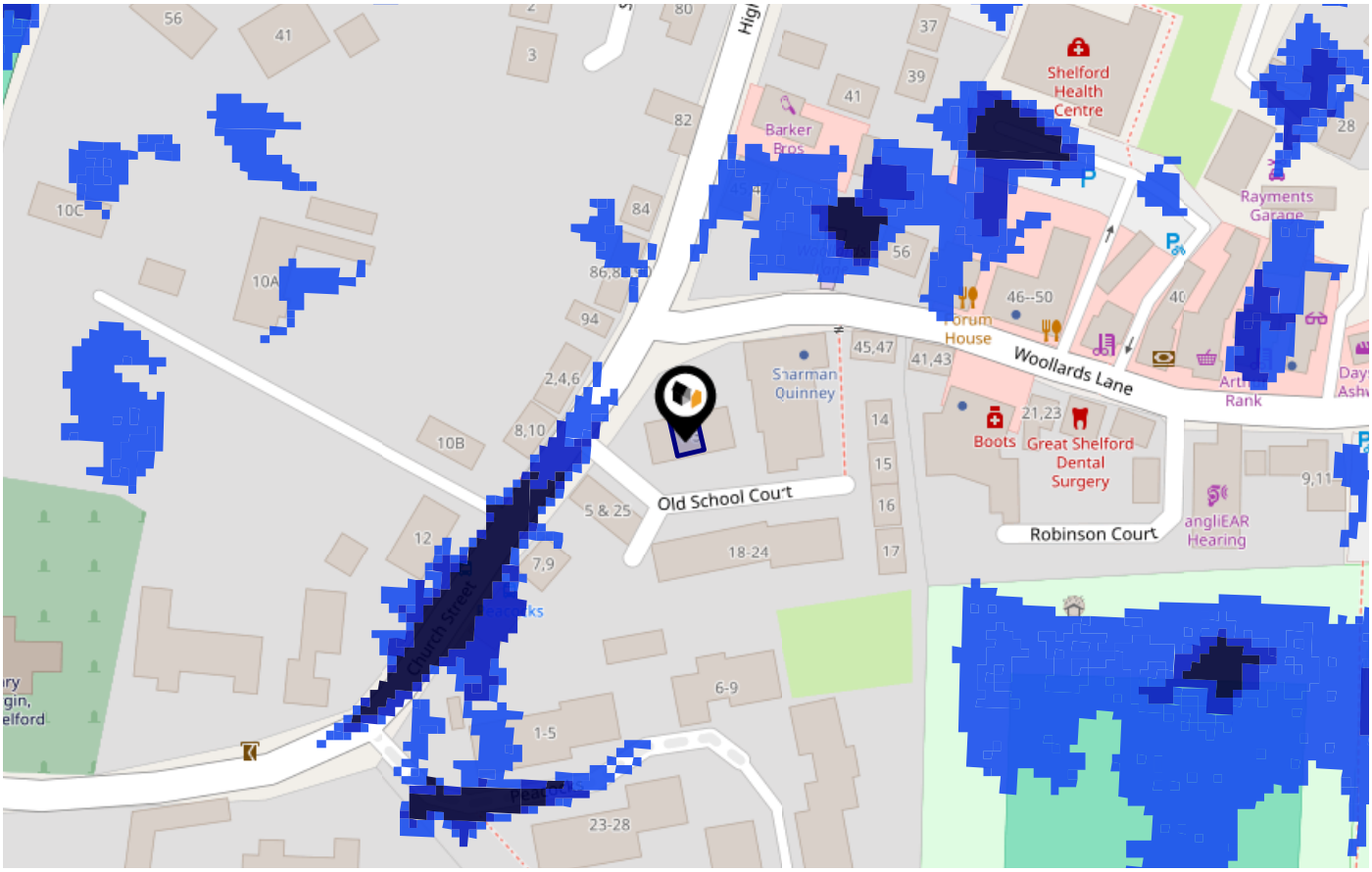
Flood Risk
Surface Water - Flood Risk

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

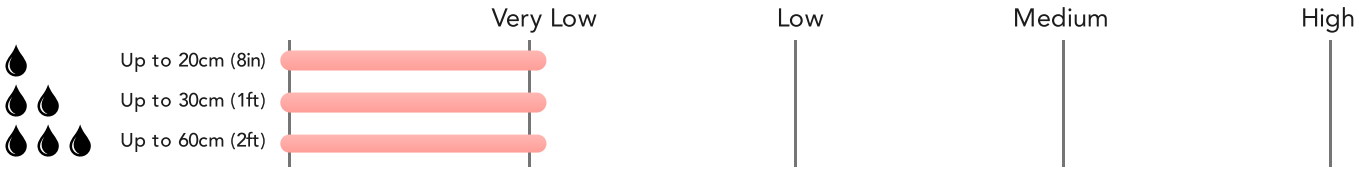


Risk Rating: Very low

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:



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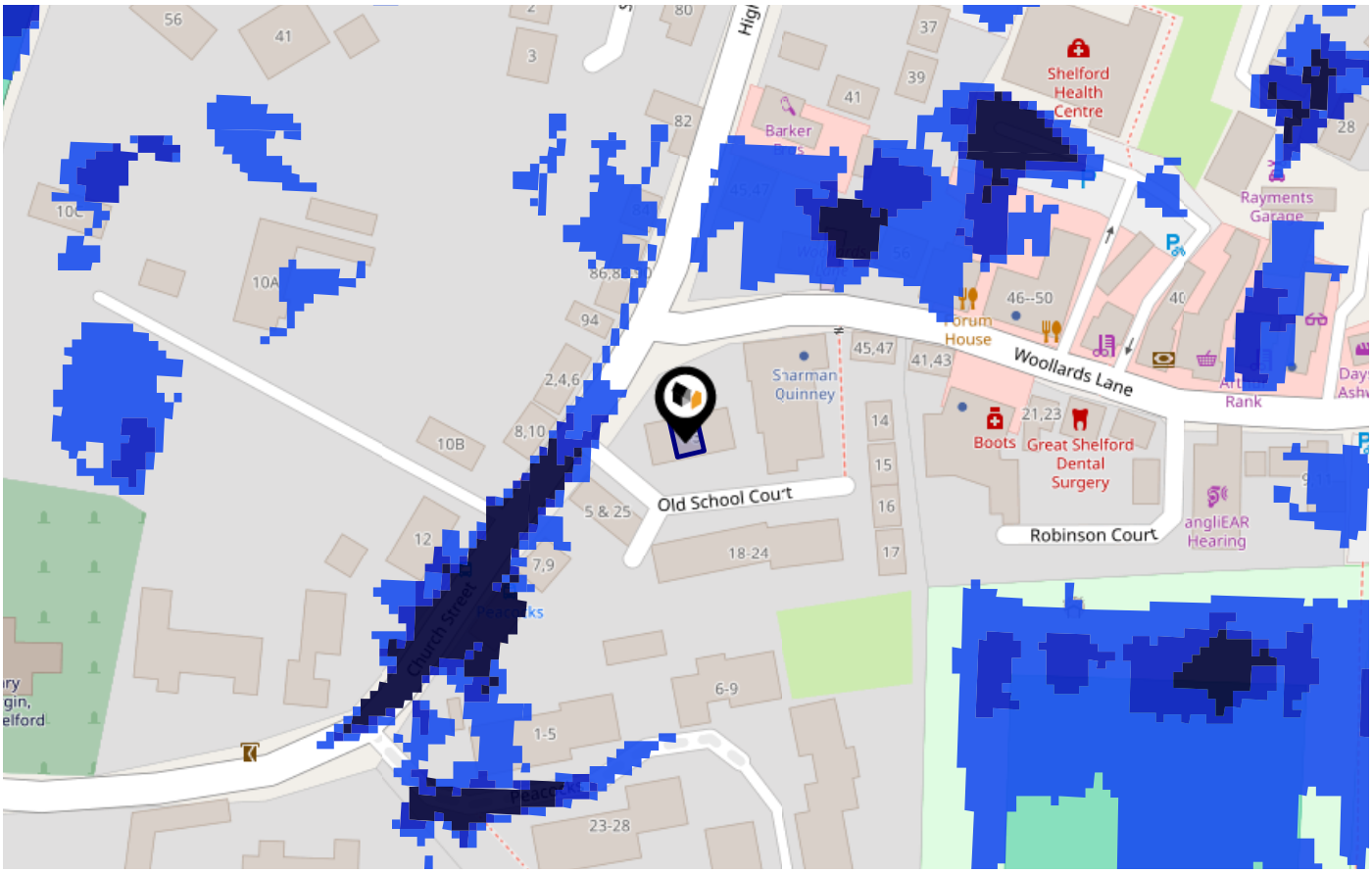
Flood Risk
Surface Water - Climate Change

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.



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Chance of flooding to the following depths at this property:

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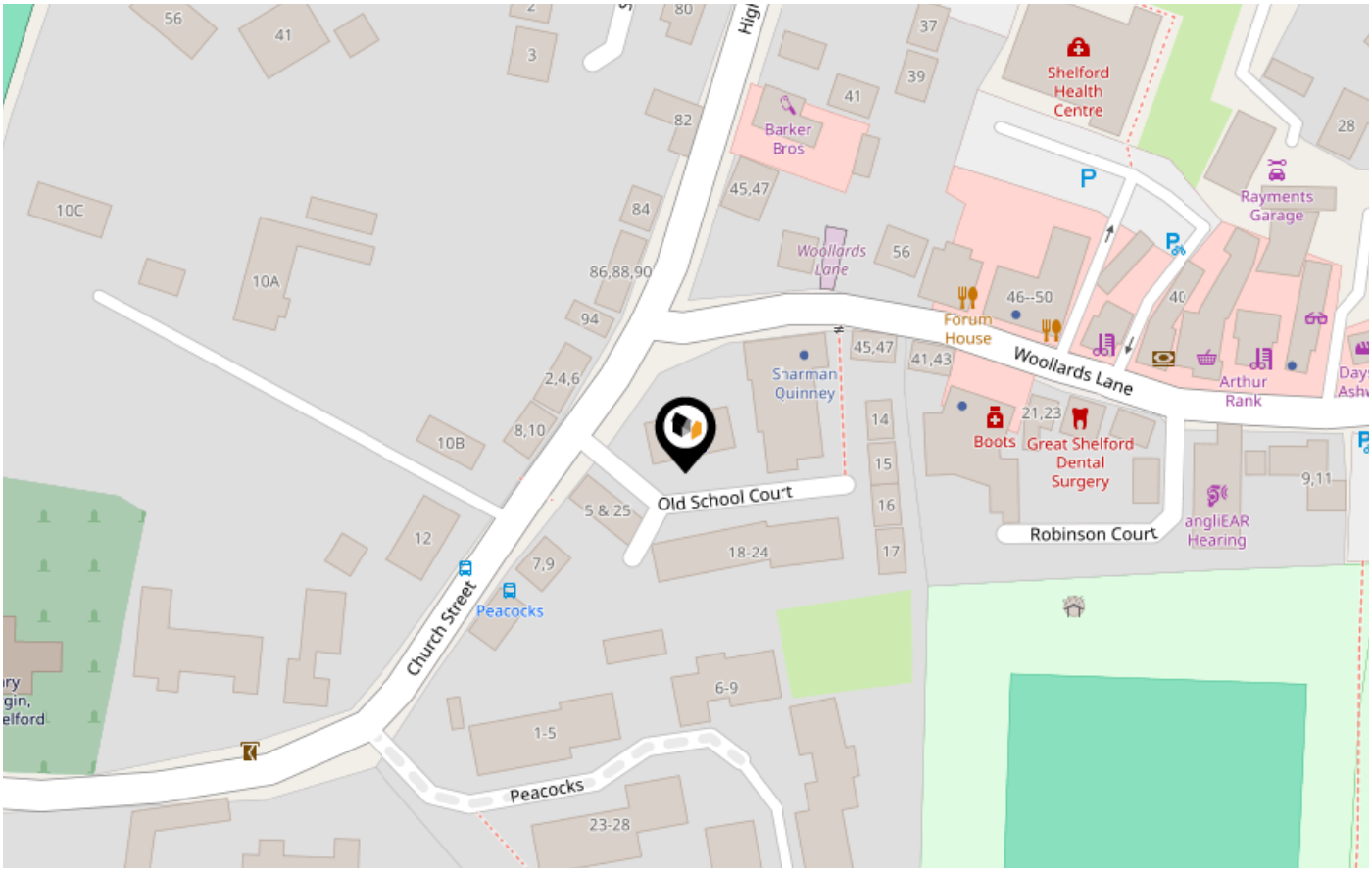
Flood Risk
Rivers & Seas - Flood Risk

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



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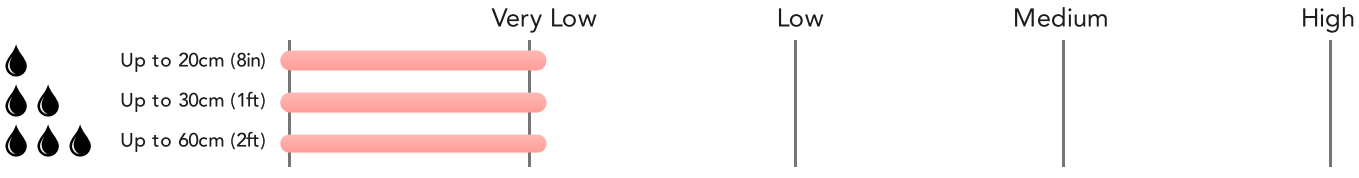

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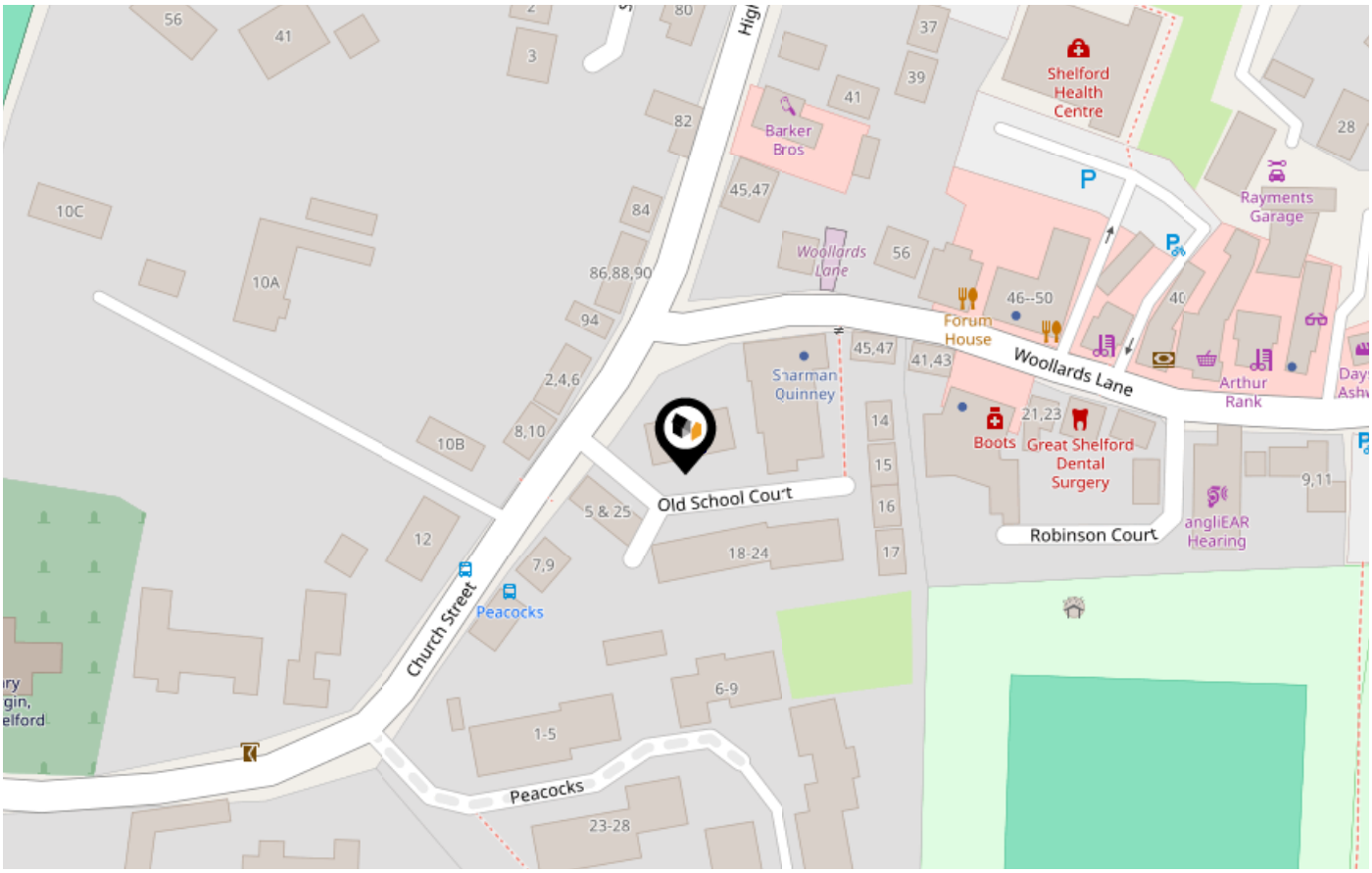
Flood Risk
Rivers & Seas - Climate Change

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.



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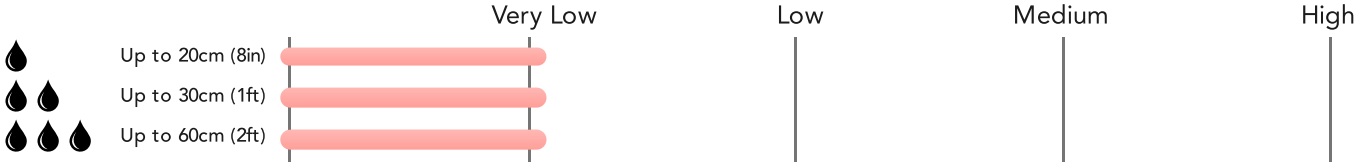

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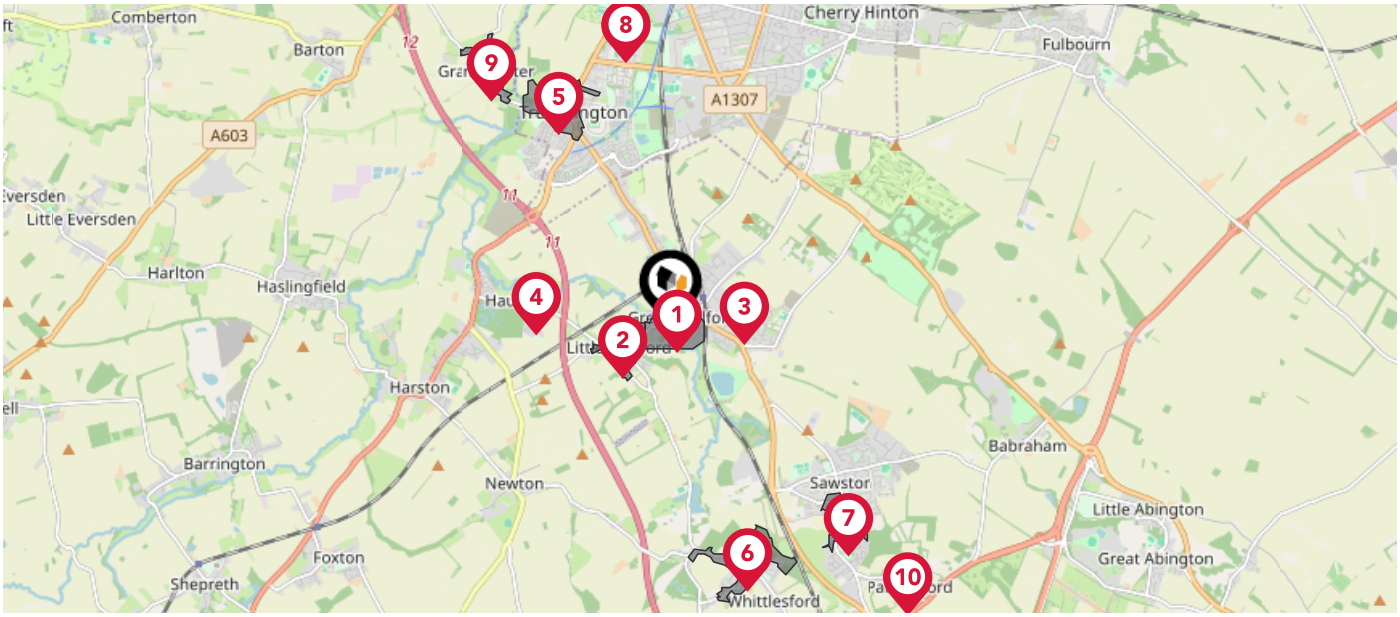
Maps
Conservation Areas

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	Great Shelford
2	Little Shelford
3	Stapleford
4	Hauxton
5	Trumpington
6	Whittlesford
7	Sawston
8	Barrow Road
9	Grantchester
10	Pampisford

Maps
Landfill Sites

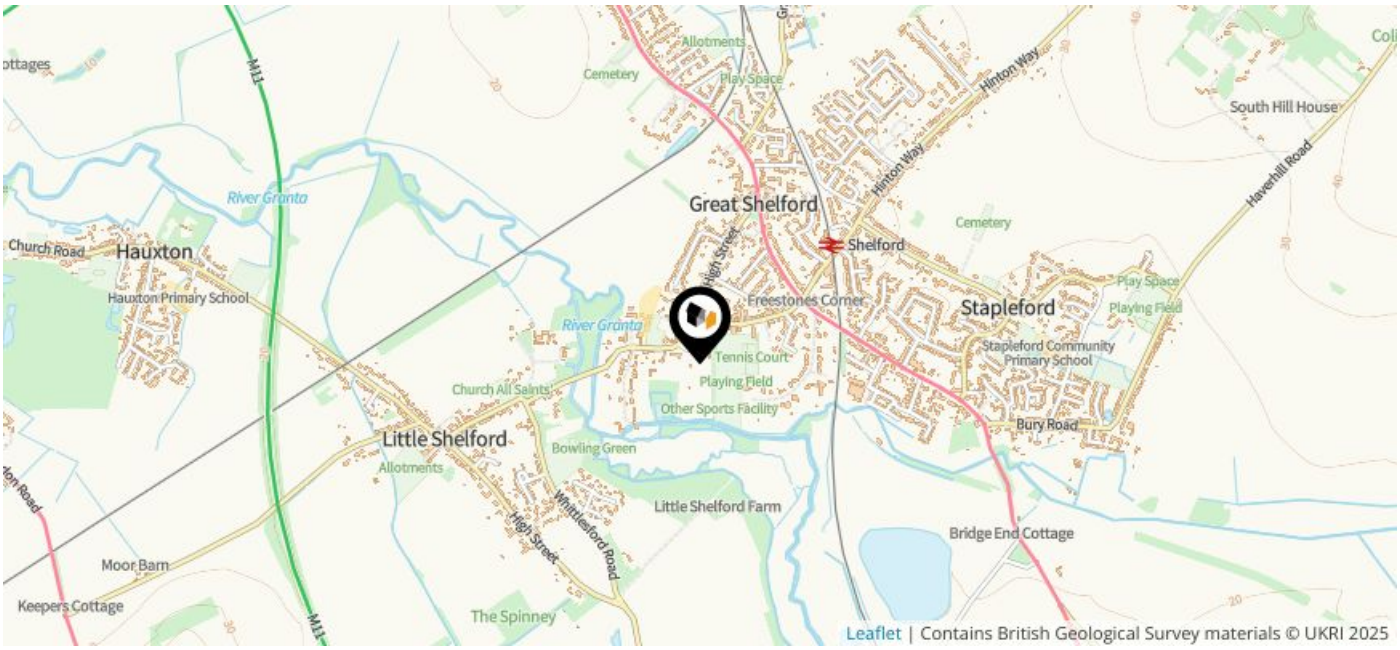
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

Nearby Landfill Sites

1	Shelford Tip-Shelford	Historic Landfill
2	Sindalls-Sawston	Historic Landfill
3	Hill Trees-Stapleford	Historic Landfill
4	Newton Road-Whittlesford	Historic Landfill
5	Eastern County Leather-Sawston	Historic Landfill
6	Home Farm-Babraham, Cambridge	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
9	Home Farm-Babraham	Historic Landfill
10	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill

Maps
Coal Mining

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.

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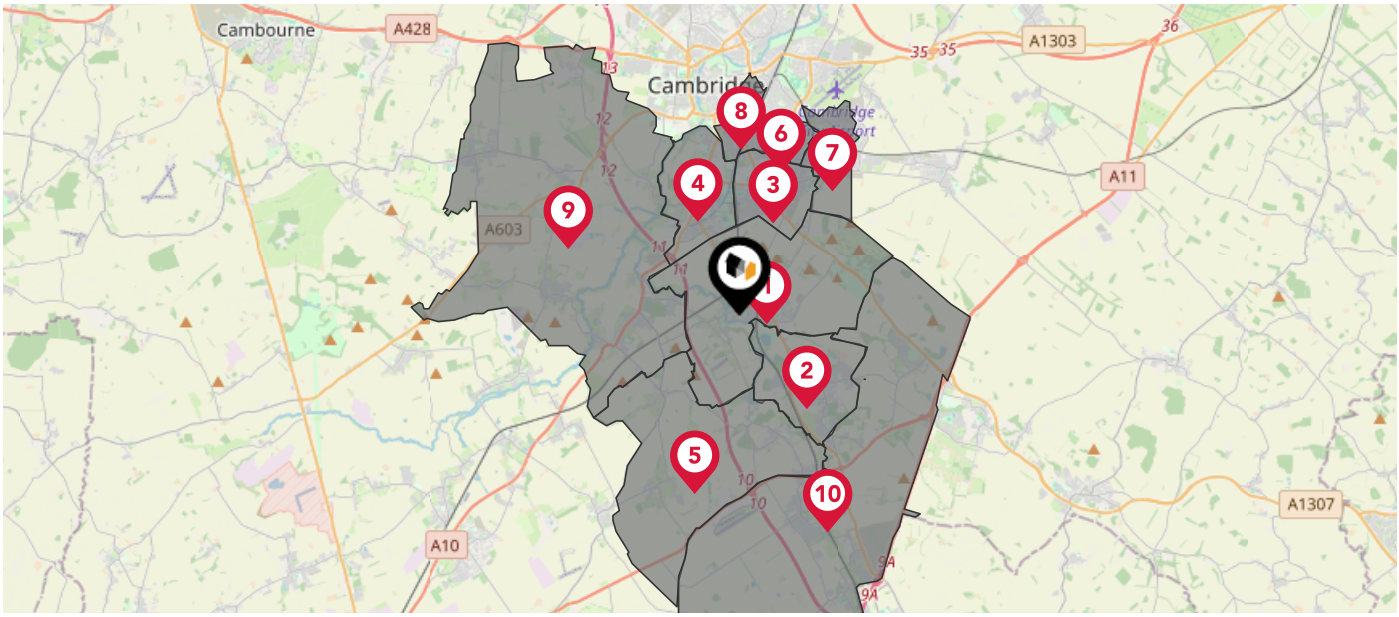
Maps
Council Wards

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



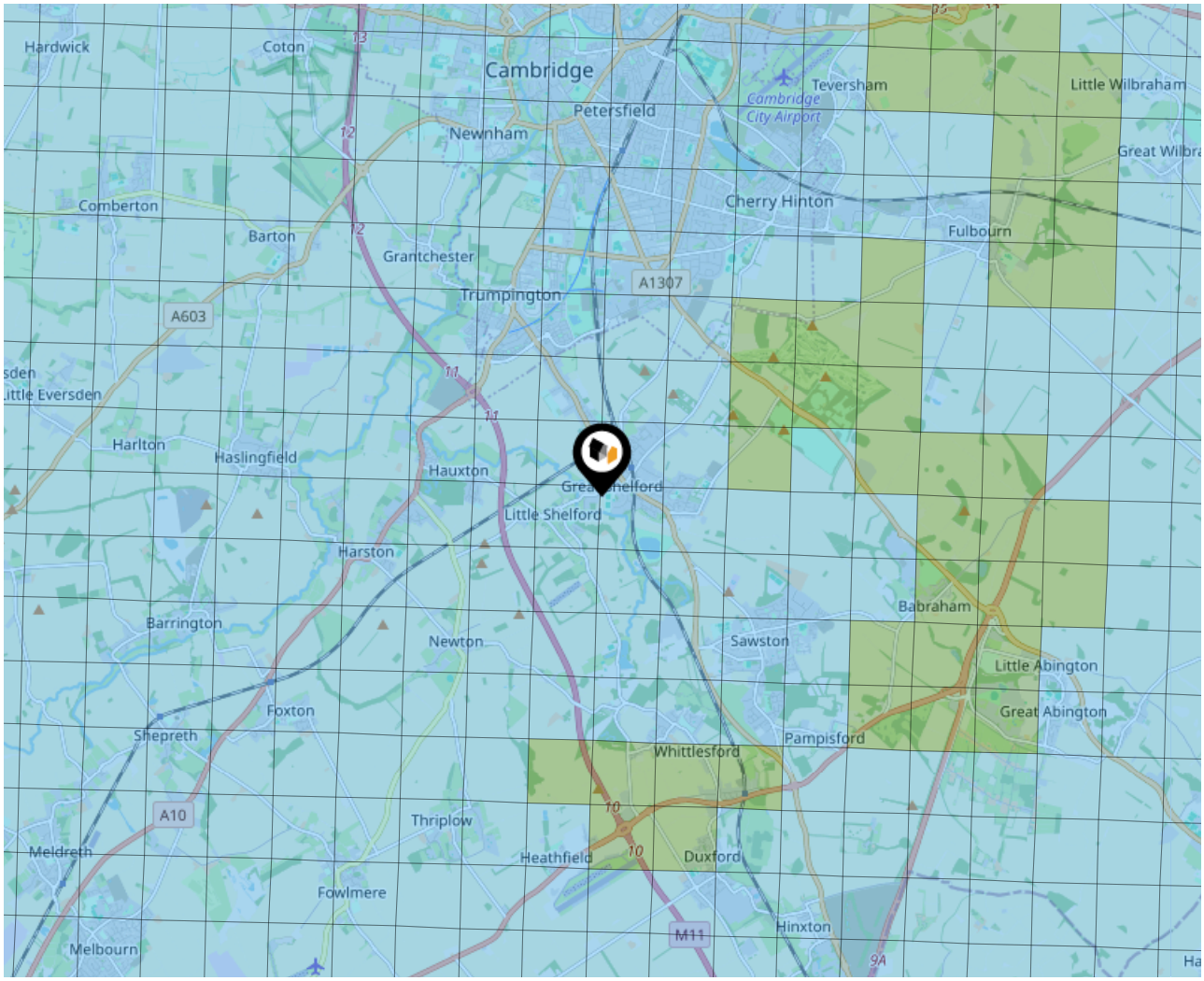
Nearby Council Wards

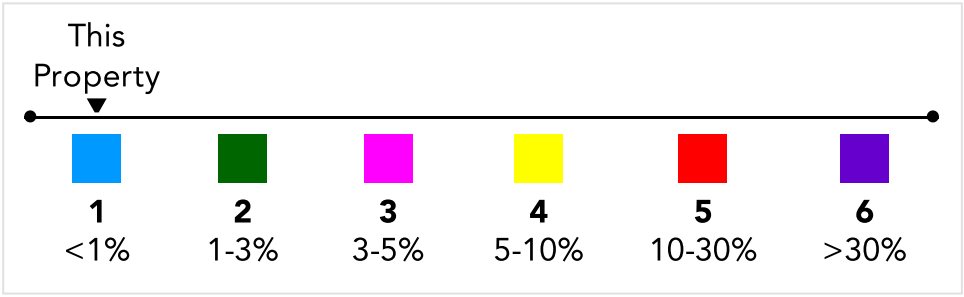
1	Shelford Ward
2	Sawston Ward
3	Queen Edith's Ward
4	Trumpington Ward
5	Whittlesford Ward
6	Coleridge Ward
7	Cherry Hinton Ward
8	Petersfield Ward
9	Harston & Comberton Ward
10	Duxford Ward

Environment
Radon Gas

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).





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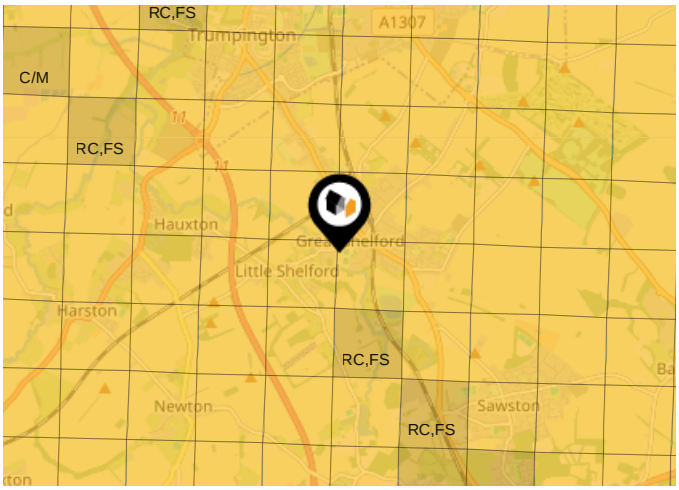
Environment
Soils & Clay

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

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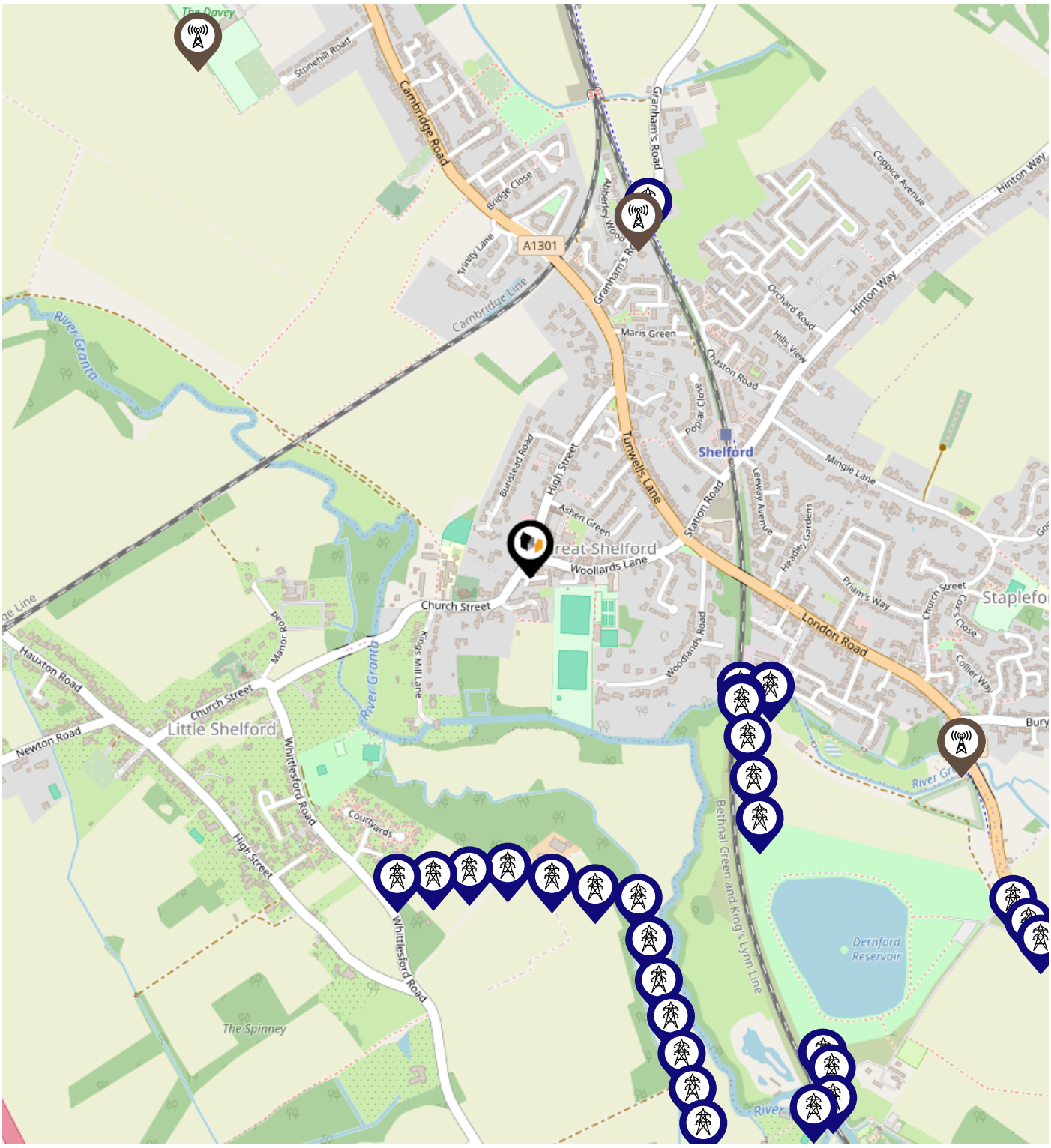
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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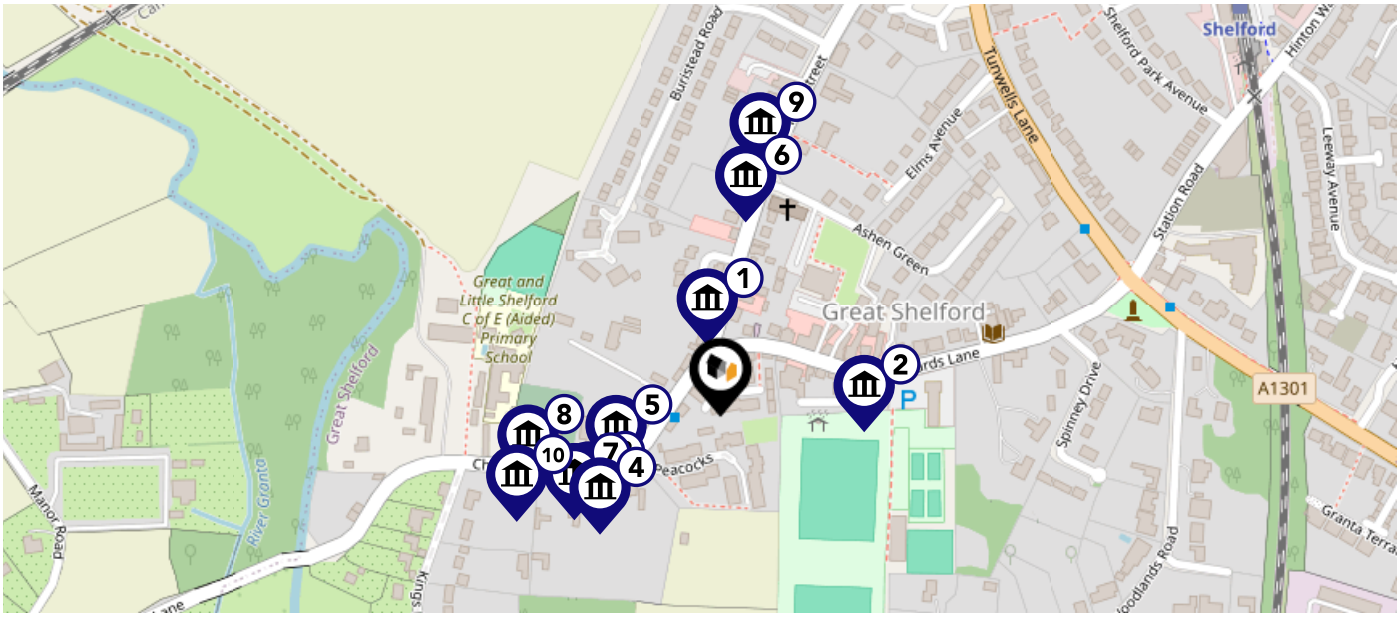
Maps
Listed Buildings

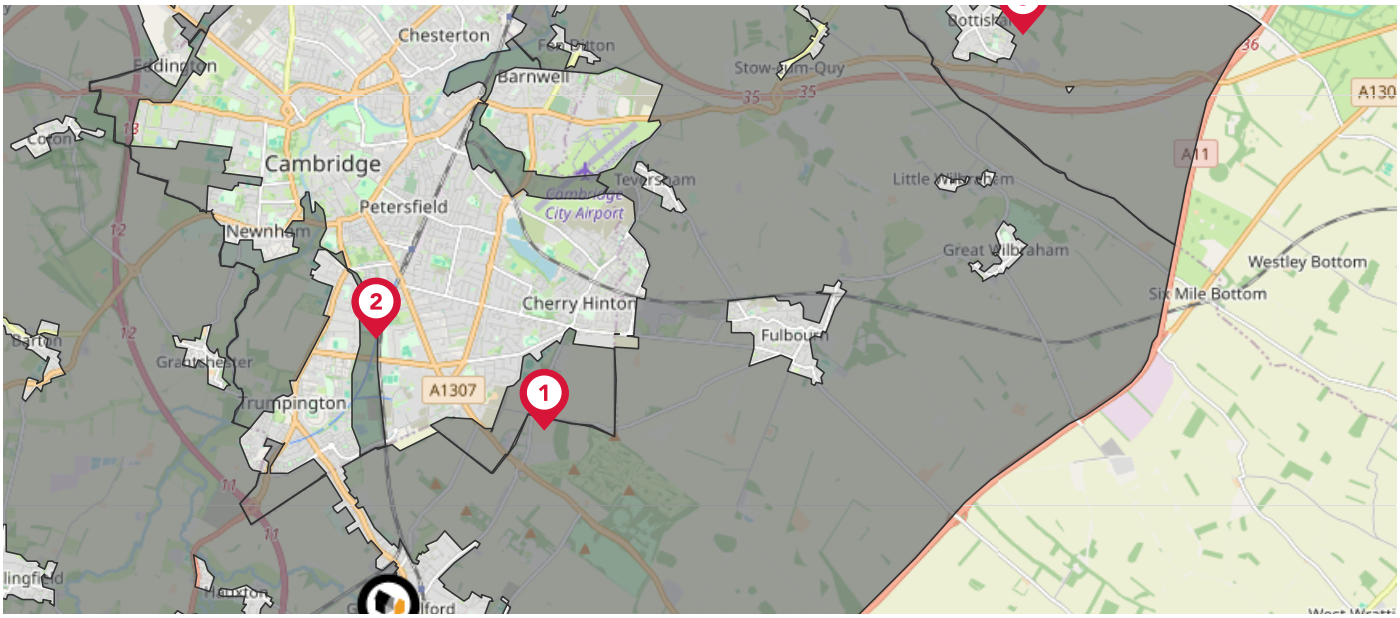
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1127858 - The Oak Cottage	Grade II	0.0 miles
2 1127861 - 11 And 13, Woollards Lane	Grade II	0.1 miles
3 1331066 - Granary At West Grange	Grade II	0.1 miles
4 1127893 - The Grange	Grade II	0.1 miles
5 1164112 - The Red House	Grade II	0.1 miles
6 1127857 - 68, High Street	Grade II	0.1 miles
7 1164072 - Brewhouse	Grade II	0.1 miles
8 1127895 - Church Of St Mary	Grade I	0.1 miles
9 1127856 - 60, High Street	Grade II	0.1 miles
10 1127894 - 15, 17 And 19, Church Street	Grade II	0.1 miles

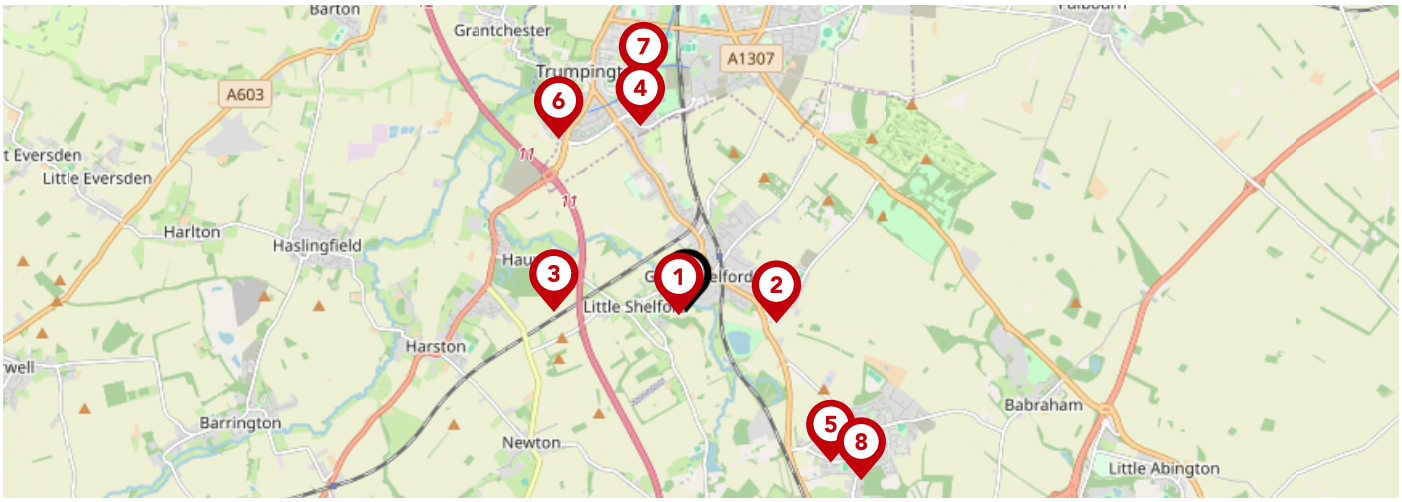
Maps
Green Belt

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



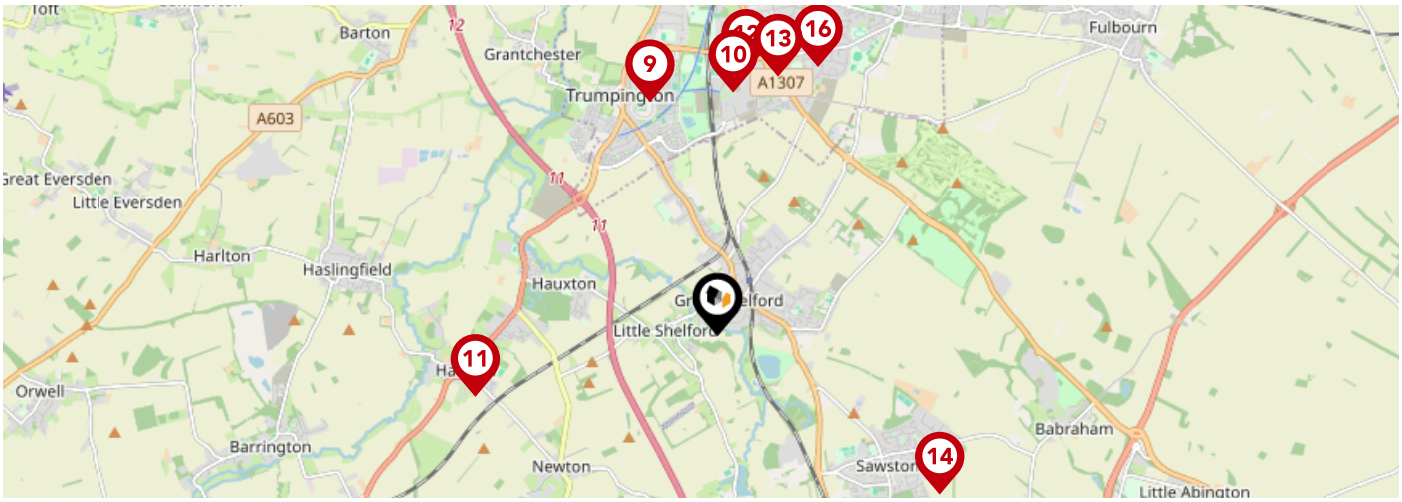
Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	Cambridge Green Belt - East Cambridgeshire

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good | Pupils: 208 | Distance:0.09	☐	☑	☐	☐	☐
2	Stapleford Community Primary School Ofsted Rating: Good | Pupils: 215 | Distance:0.83	☐	☑	☐	☐	☐
3	Hauxton Primary School Ofsted Rating: Good | Pupils: 90 | Distance:1.21	☐	☑	☐	☐	☐
4	Trumpington Park Primary School Ofsted Rating: Good | Pupils: 403 | Distance:1.75	☐	☑	☐	☐	☐
5	Sawston Village College Ofsted Rating: Good | Pupils: 1162 | Distance:1.9	☐	☐	☑	☐	☐
6	Trumpington Meadows Primary School Ofsted Rating: Good | Pupils: 260 | Distance:1.95	☐	☑	☐	☐	☐
7	Trumpington Community College Ofsted Rating: Good | Pupils: 491 | Distance:2.1	☐	☐	☑	☐	☐
8	The Bellbird Primary School Ofsted Rating: Good | Pupils: 415 | Distance:2.21	☐	☑	☐	☐	☐

Area
Schools



		Nursery	Primary	Secondary	College	Private
9	Fawcett Primary School Ofsted Rating: Good | Pupils: 423 | Distance:2.21	☐	☑	☐	☐	☐
10	Cambridge Academy for Science and Technology Ofsted Rating: Good | Pupils: 431 | Distance:2.22	☐	☐	☑	☐	☐
11	Harston and Newton Community Primary School Ofsted Rating: Good | Pupils: 110 | Distance:2.27	☐	☑	☐	☐	☐
12	The Perse School Ofsted Rating: Not Rated | Pupils: 1705 | Distance:2.41	☐	☐	☑	☐	☐
13	Homerton Early Years Centre Ofsted Rating: Outstanding | Pupils: 118 | Distance:2.42	☑	☐	☐	☐	☐
14	The Icknield Primary School Ofsted Rating: Good | Pupils: 200 | Distance:2.48	☐	☑	☐	☐	☐
15	William Westley Church of England VC Primary School Ofsted Rating: Good | Pupils: 186 | Distance:2.49	☐	☑	☐	☐	☐
16	Queen Edith Primary School Ofsted Rating: Good | Pupils: 422 | Distance:2.61	☐	☑	☐	☐	☐

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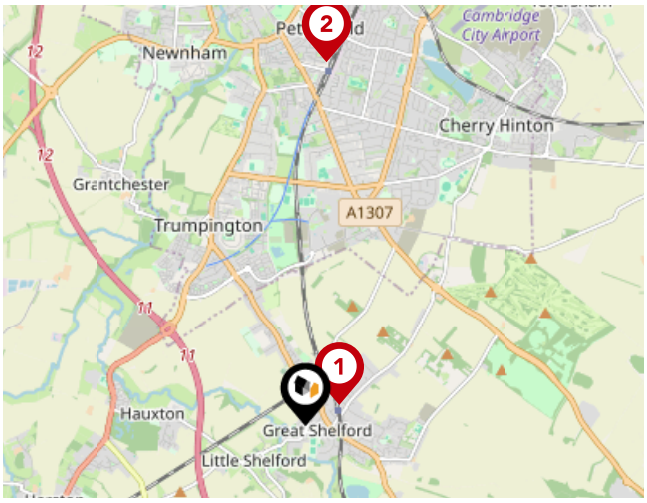
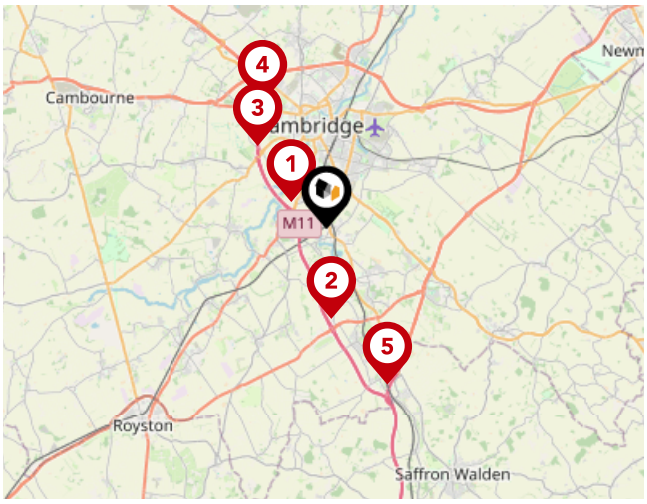
Area
Transport (National)



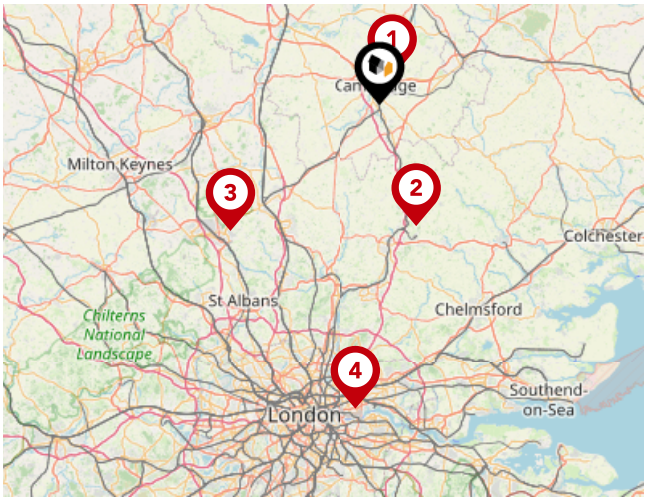
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.36 miles
2	Cambridge Rail Station	3.32 miles
3	Whittlesford Parkway Rail Station	3.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.58 miles
2	M11 J10	3.31 miles
3	M11 J12	3.89 miles
4	M11 J13	5.12 miles
5	M11 J9	6.11 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.48 miles
2	Stansted Airport	18.51 miles
3	Luton Airport	28.5 miles
4	Silvertown	44.62 miles

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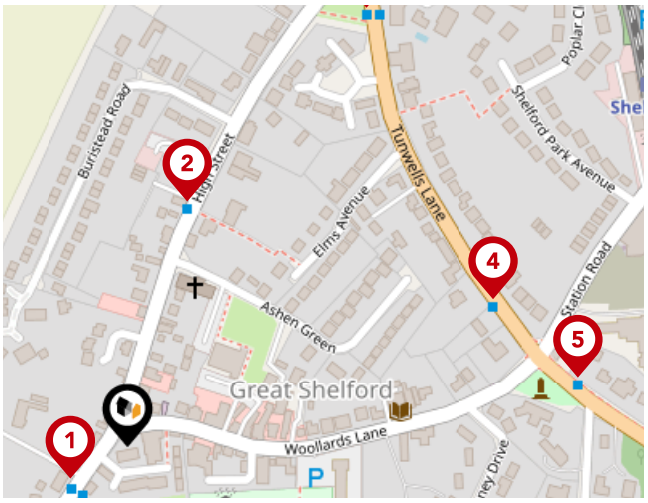
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Peacocks	0.04 miles
2	Ashen Green	0.14 miles
3	Halatte Gardens	0.28 miles
4	Woollards Lane	0.22 miles
5	Woollards Lane	0.26 miles

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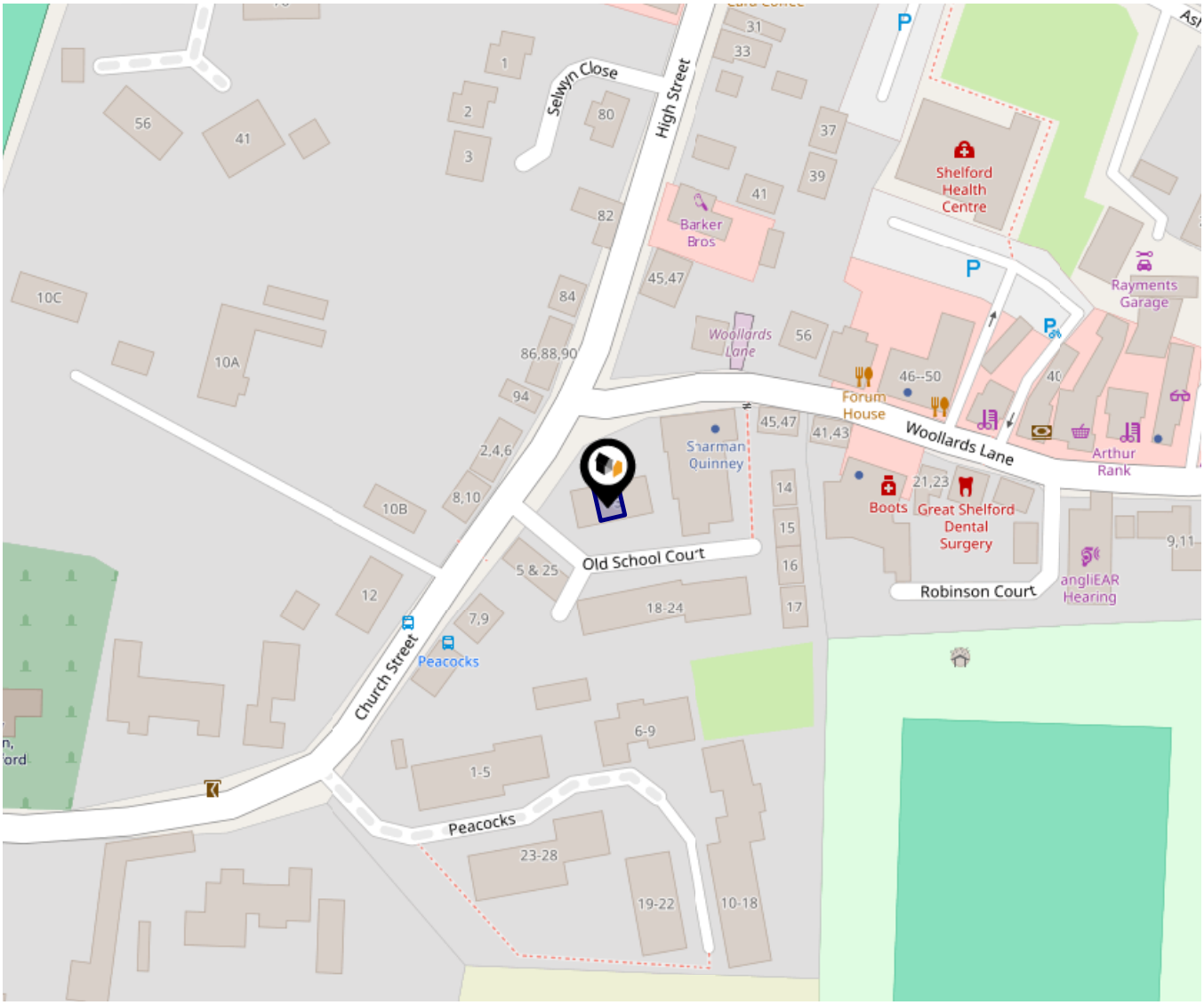
Local Area
Road Noise



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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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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