

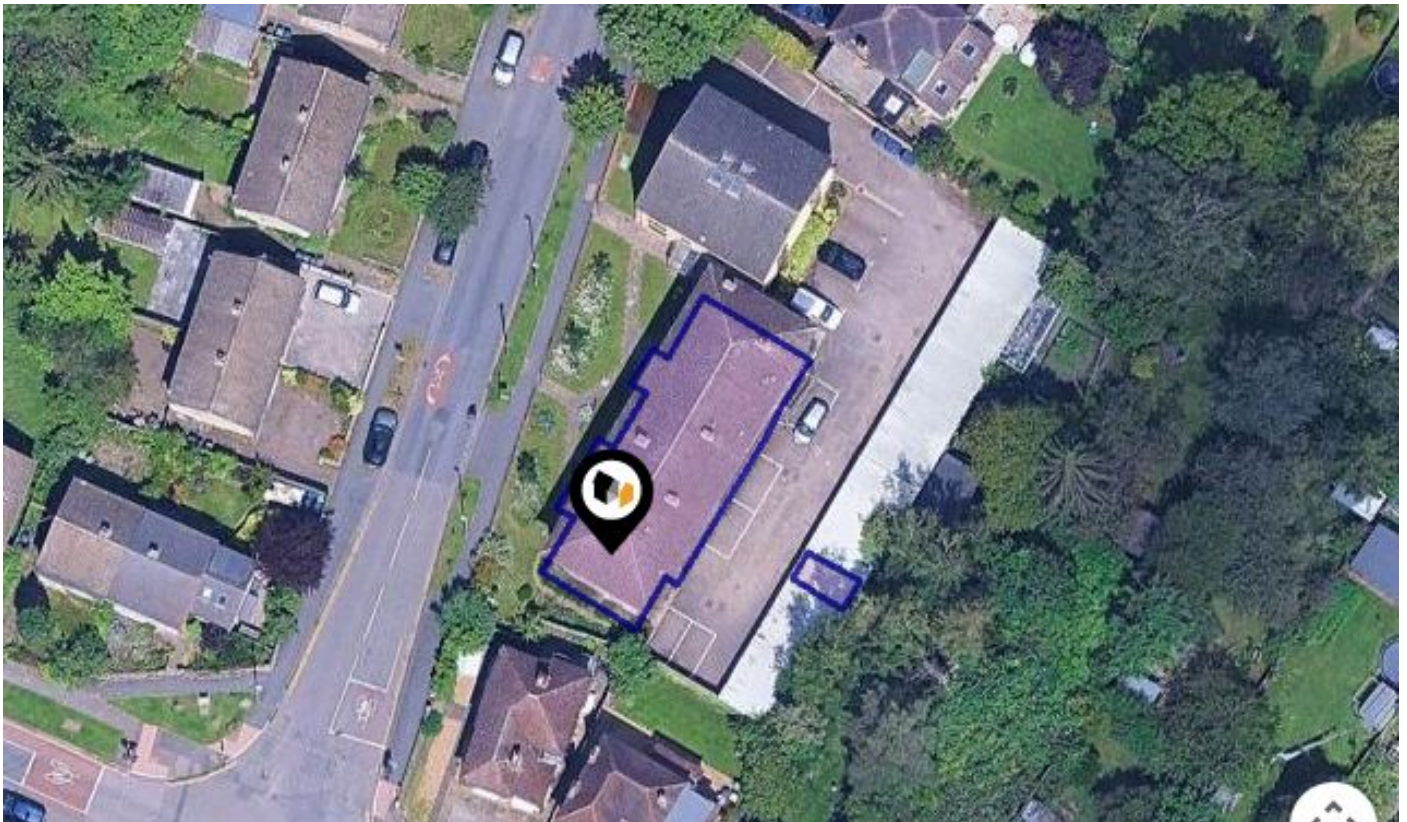


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th August 2025



CARLTON WAY, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

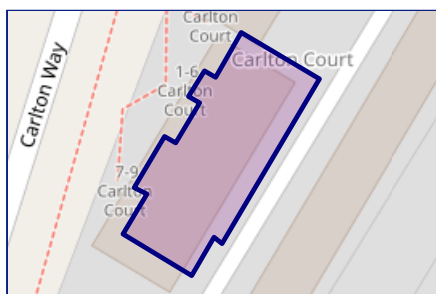
www.cookecurtis.co.uk

Freehold Title Plan



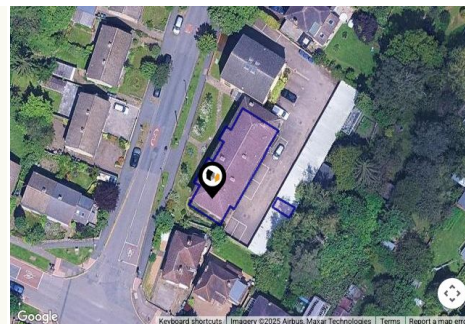
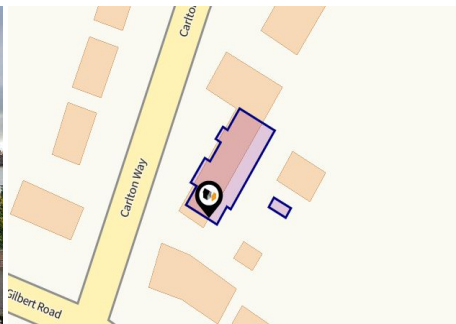
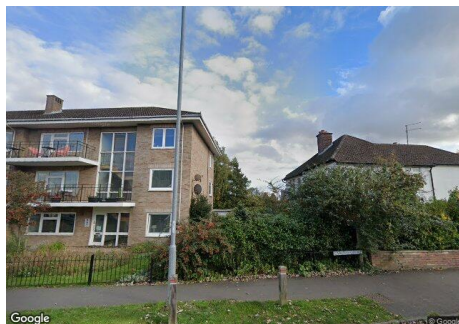
CB303669

Leasehold Title Plan



CB355669

Start Date: 06/06/2010
End Date: 01/07/3008
Lease Term: 999 years from 1 July 2009
Term Remaining: 983 years



Property

Type:	Flat / Maisonette
Bedrooms:	3
Floor Area:	839 ft ² / 78 m ²
Plot Area:	0.07 acres
Year Built :	1967-1975
Council Tax :	Band B
Annual Estimate:	£1,832
Title Number:	CB355669

Tenure:	Leasehold
Start Date:	06/06/2010
End Date:	01/07/3008
Lease Term:	999 years from 1 July 2009
Term Remaining:	983 years

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7	80	1000
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)

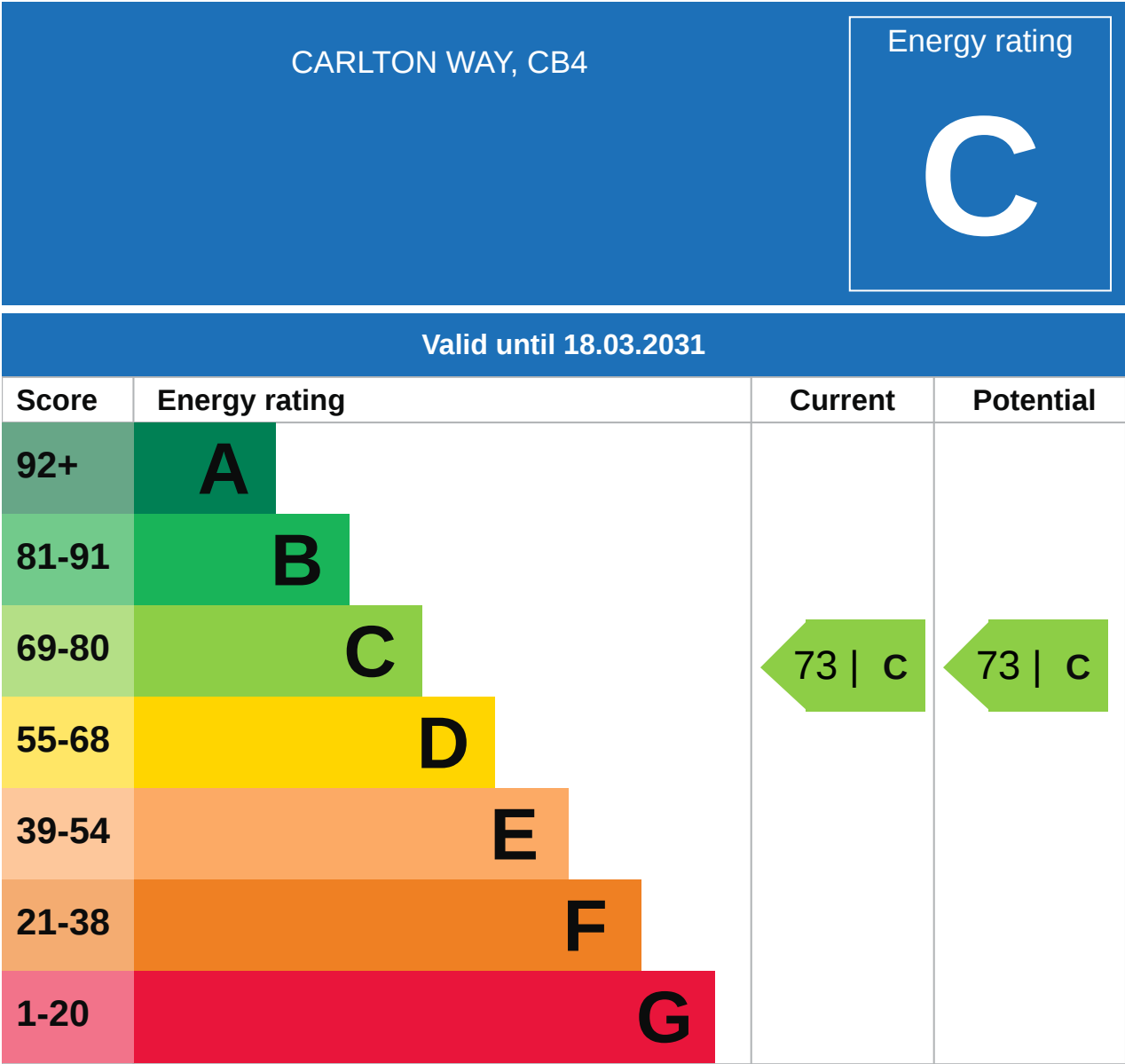


Satellite/Fibre TV Availability:



Planning records for: **14 Carlton Court Carlton Way Cambridge Cambridgeshire CB4 2BX**

Reference - 08/0323/TREE1	
Decision:	Decided
Date:	06th March 2008
Description:	T1 - Silver Birch: crown reduce by not more than 5% and remove snags and spurs and deadwood



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 10 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
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:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Property Lease Information

The property is sold with a share of the freehold and has 984 years remaining on the lease. There is no ground rent, and the annual service charge is £1,500, reviewed each year and adjusted based on the upcoming year's budget



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.

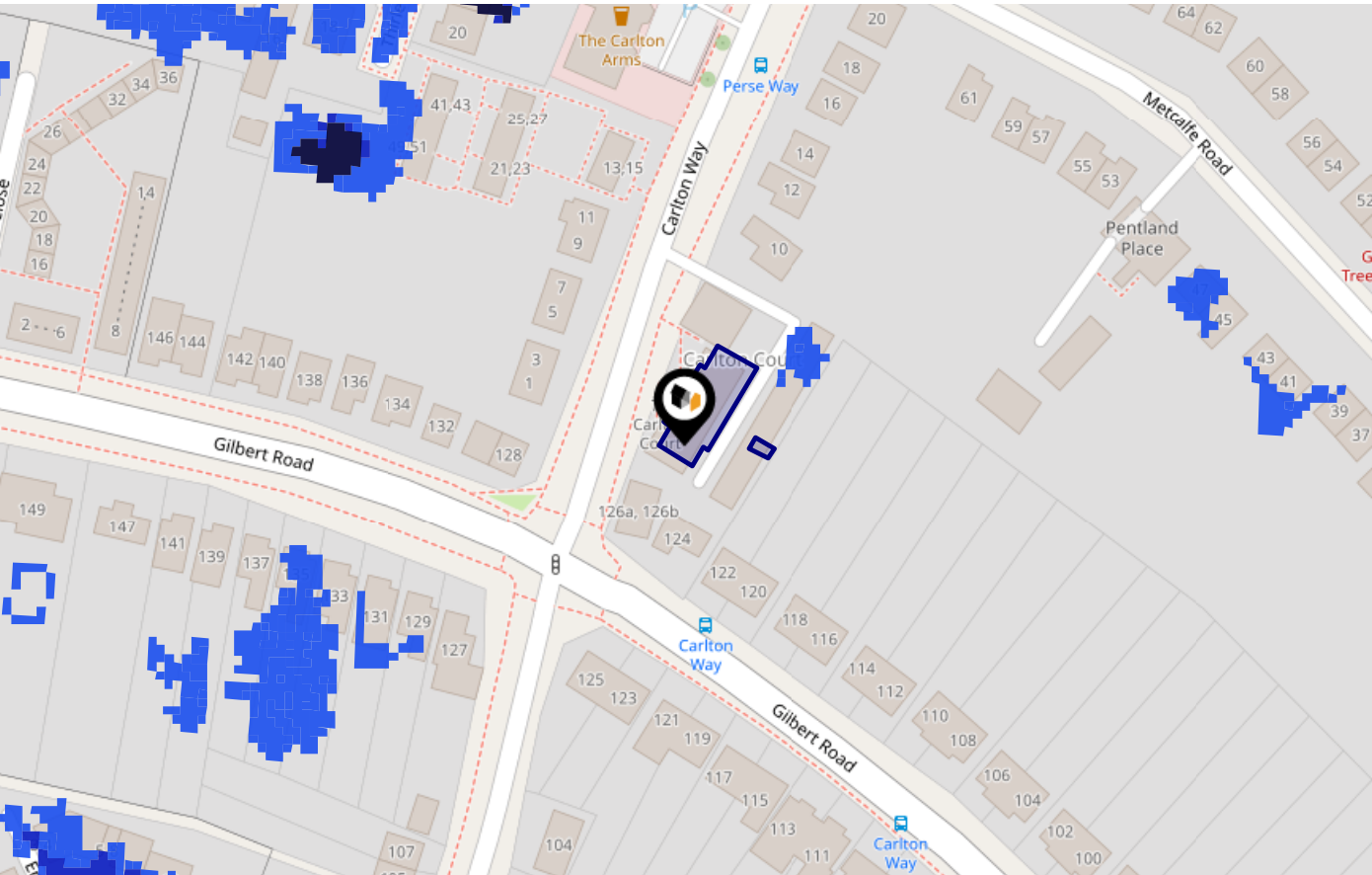


Flood Risk

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:

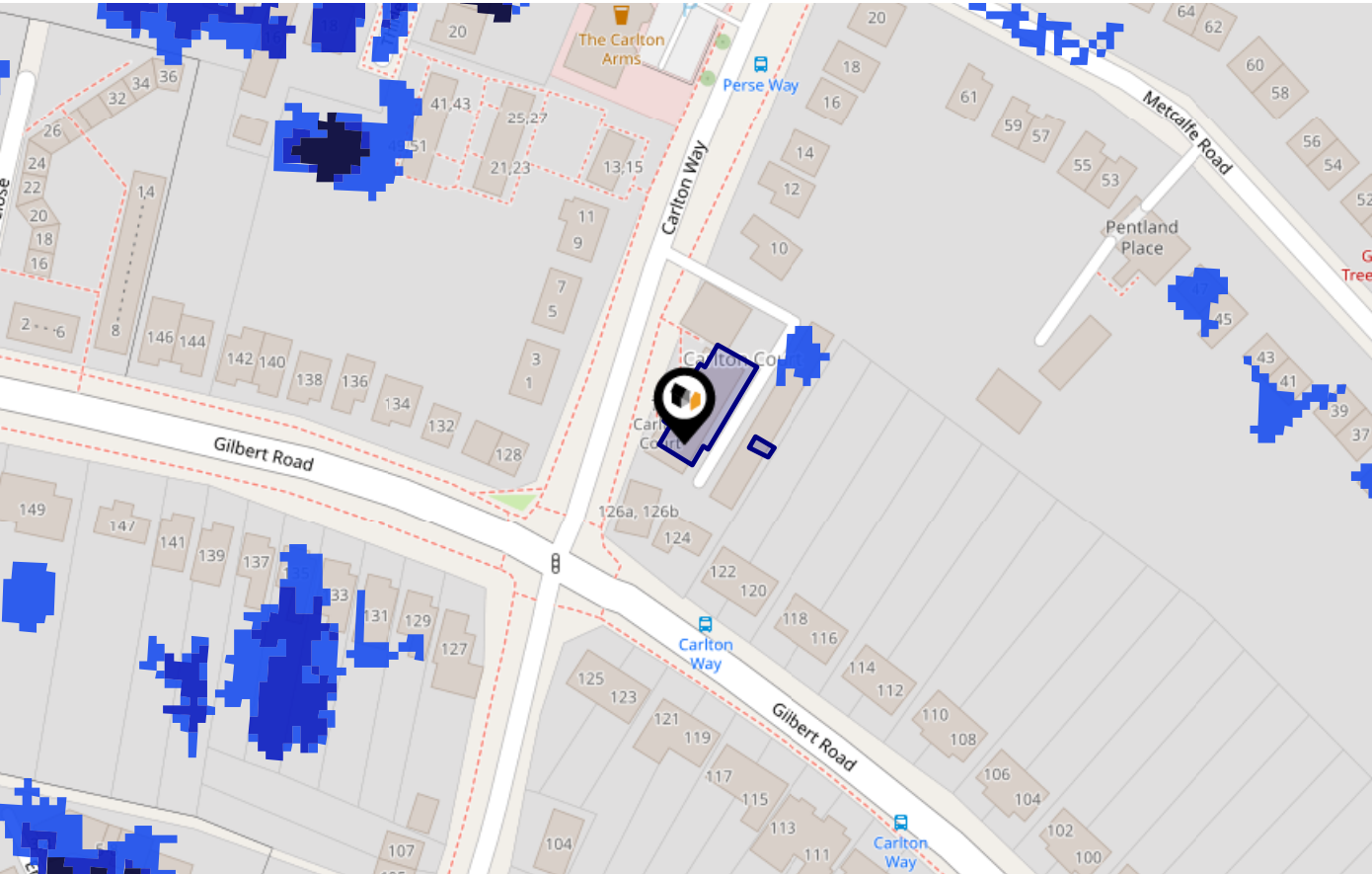


Flood Risk

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.

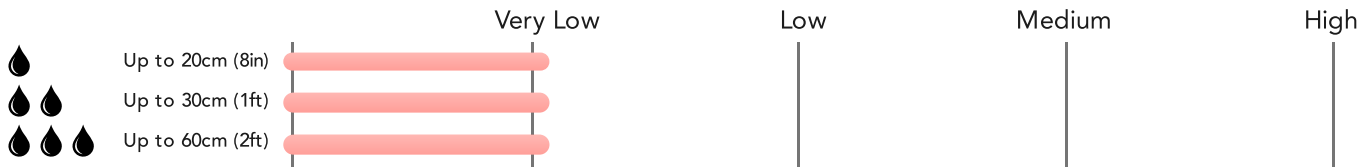


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Chance of flooding to the following depths at this property:

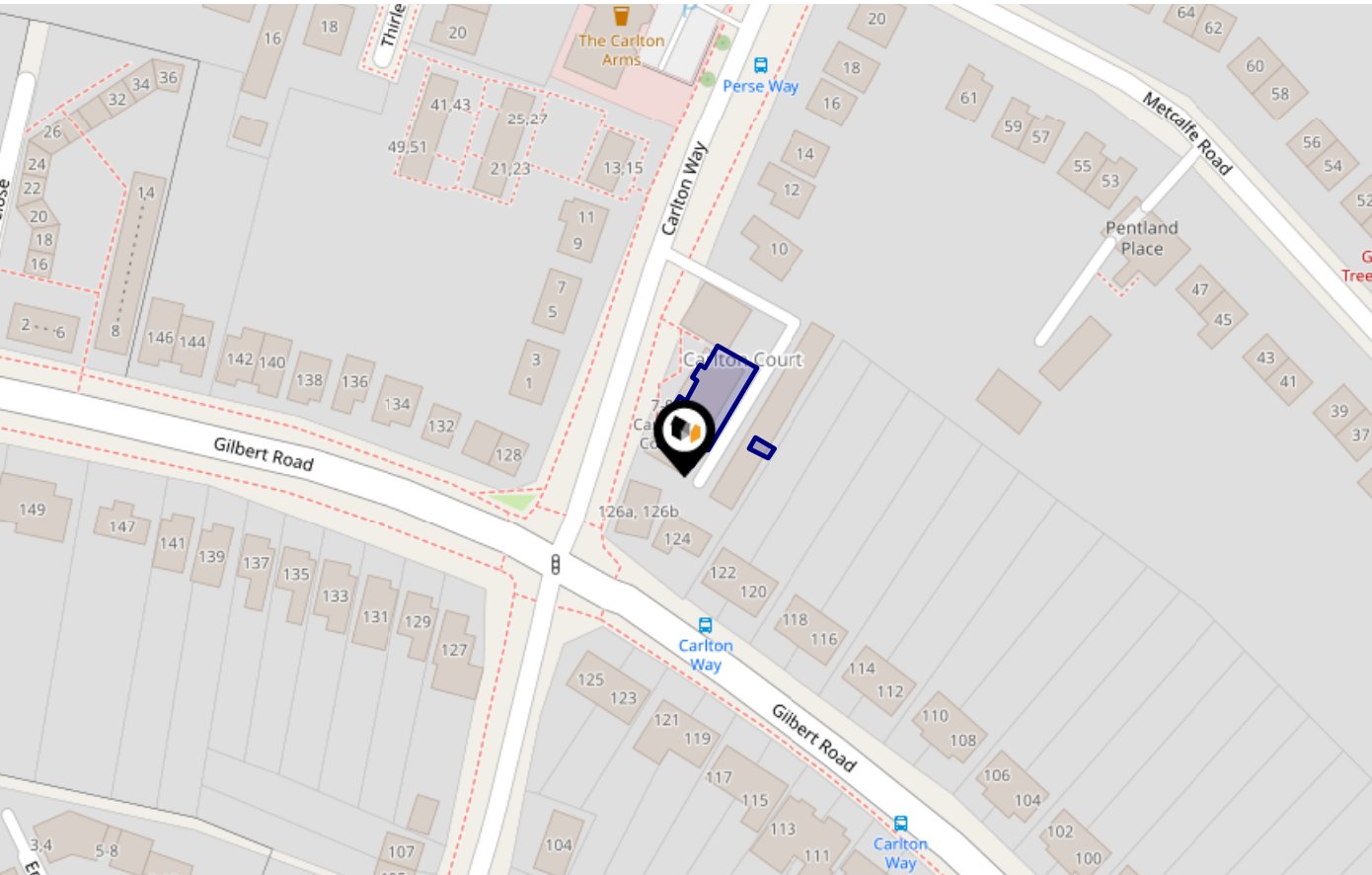


Flood Risk

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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Chance of flooding to the following depths at this property:

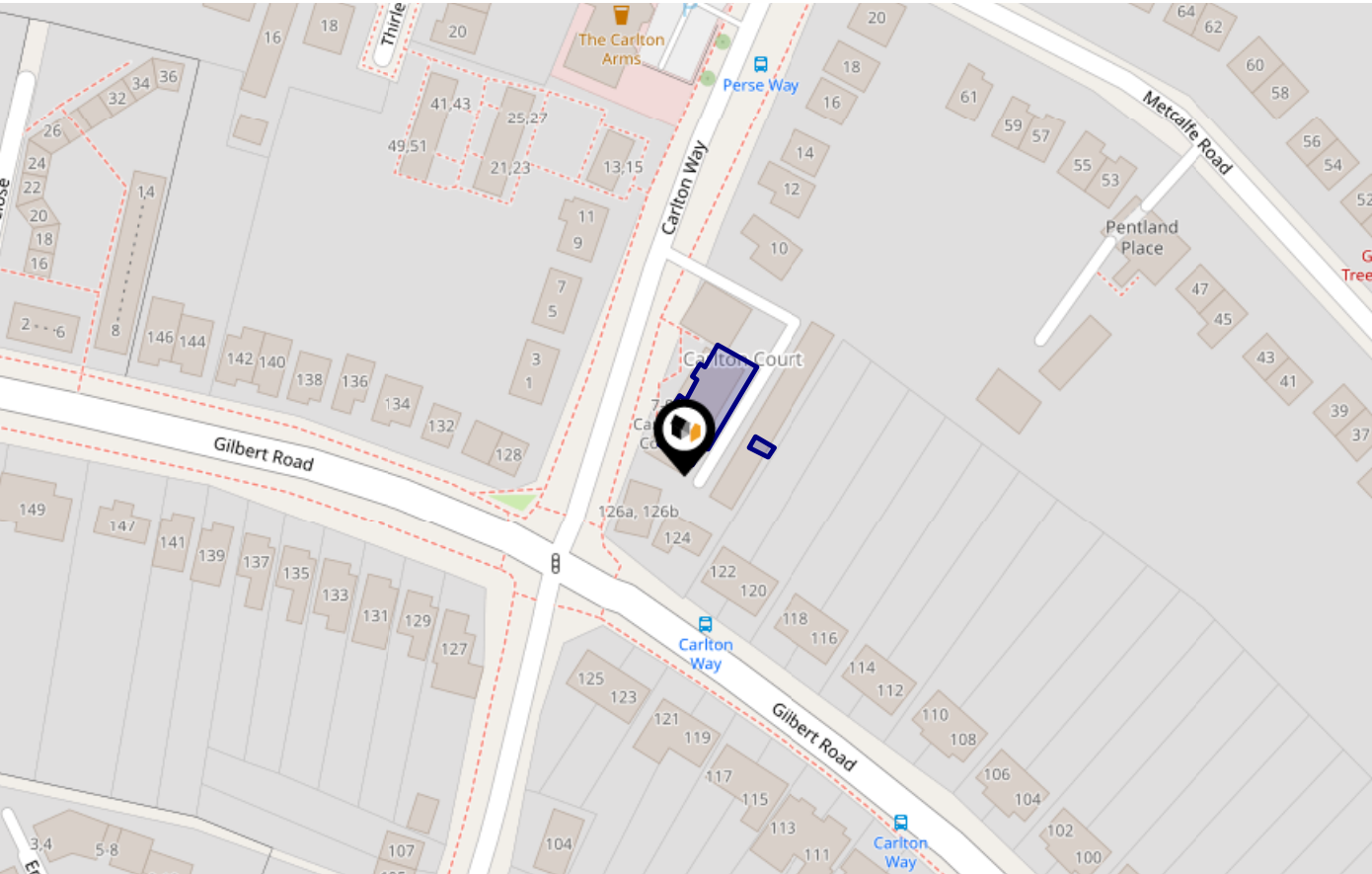


Flood Risk

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.

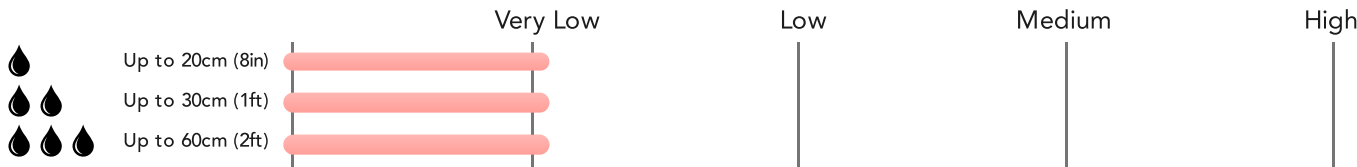


Risk Rating: Very low

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:

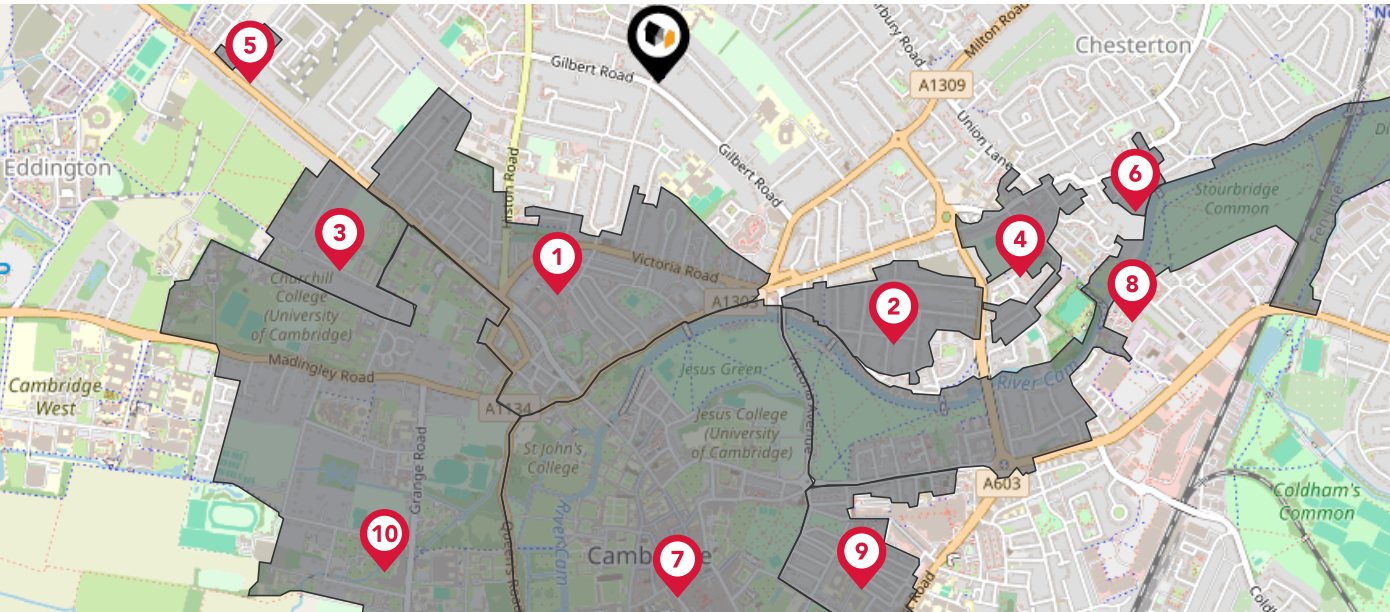


Maps

Conservation Areas

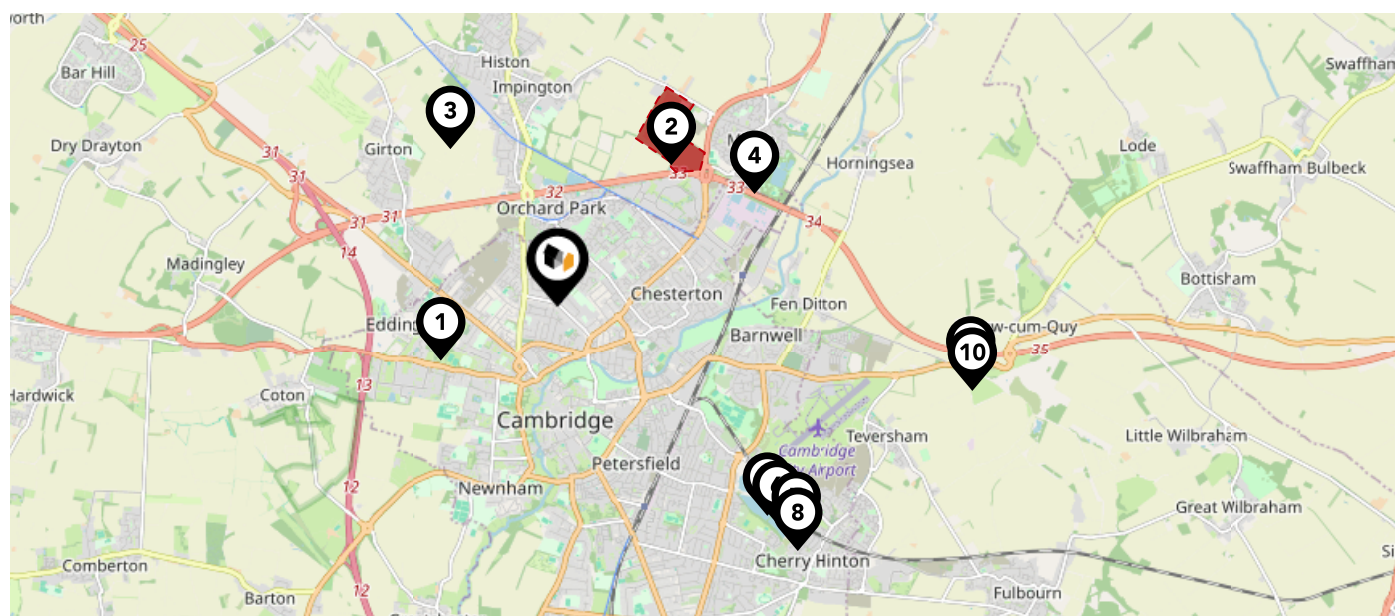


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Castle and Victoria Road
2	De Freville
3	Storey's Way
4	Chesterton
5	Howes Place
6	Ferry Lane
7	Central
8	Riverside and Stourbridge Common
9	The Kite
10	West Cambridge

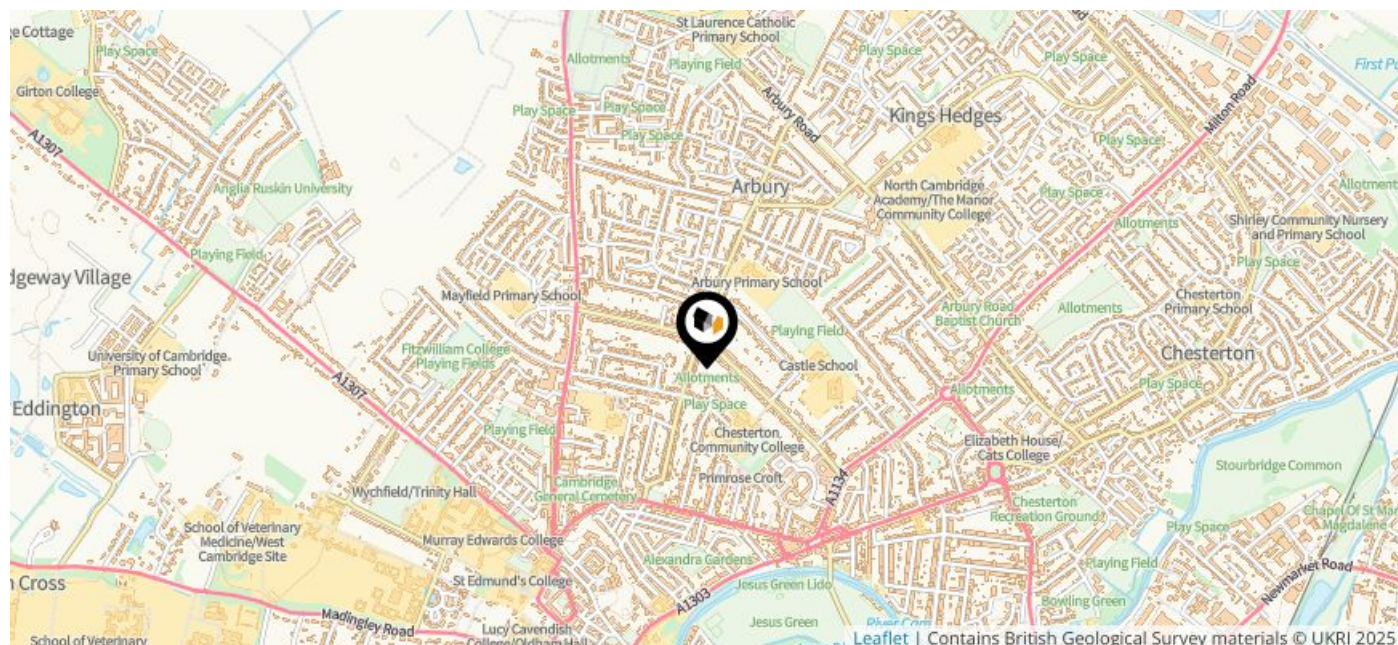
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
2	No name provided by source	Active Landfill
3	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	Quy Bridge-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



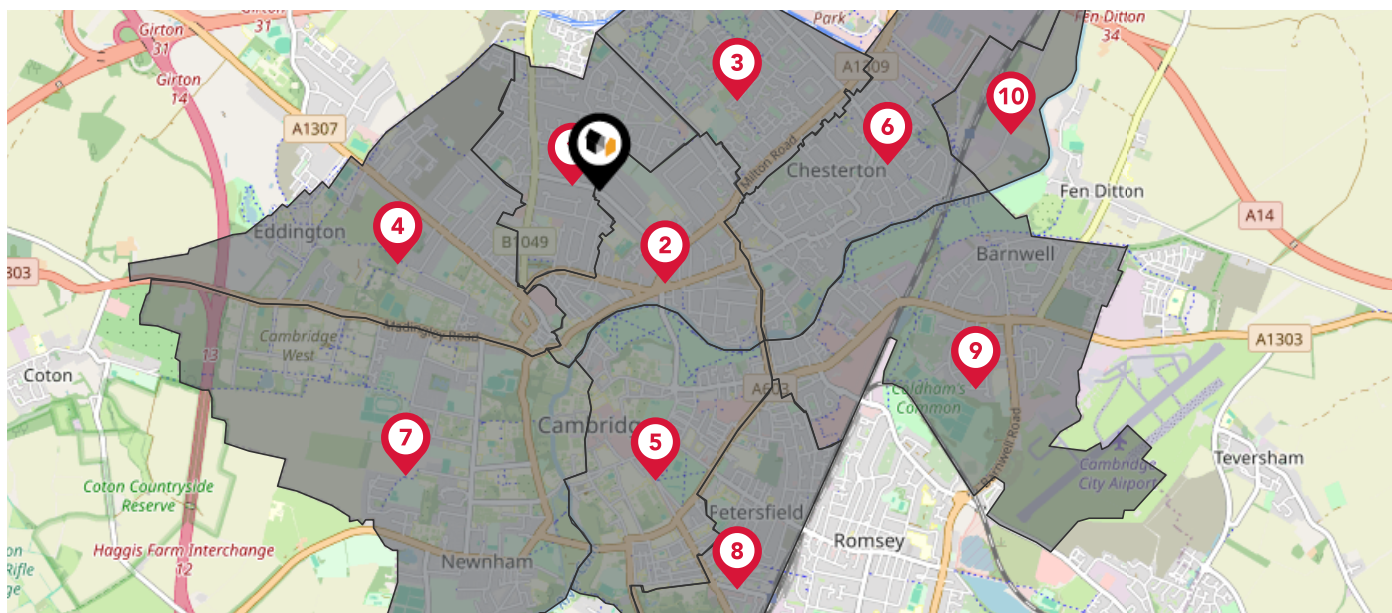
Mine Entry

- ✕ 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

Arbury Ward

2

West Chesterton Ward

3

King's Hedges Ward

4

Castle Ward

5

Market Ward

6

East Chesterton Ward

7

Newnham Ward

8

Petersfield Ward

9

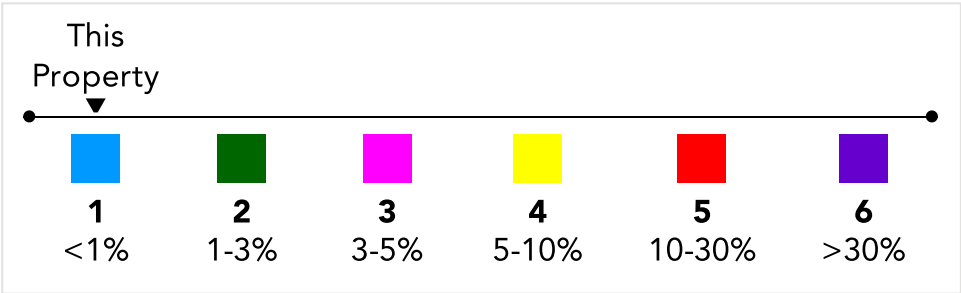
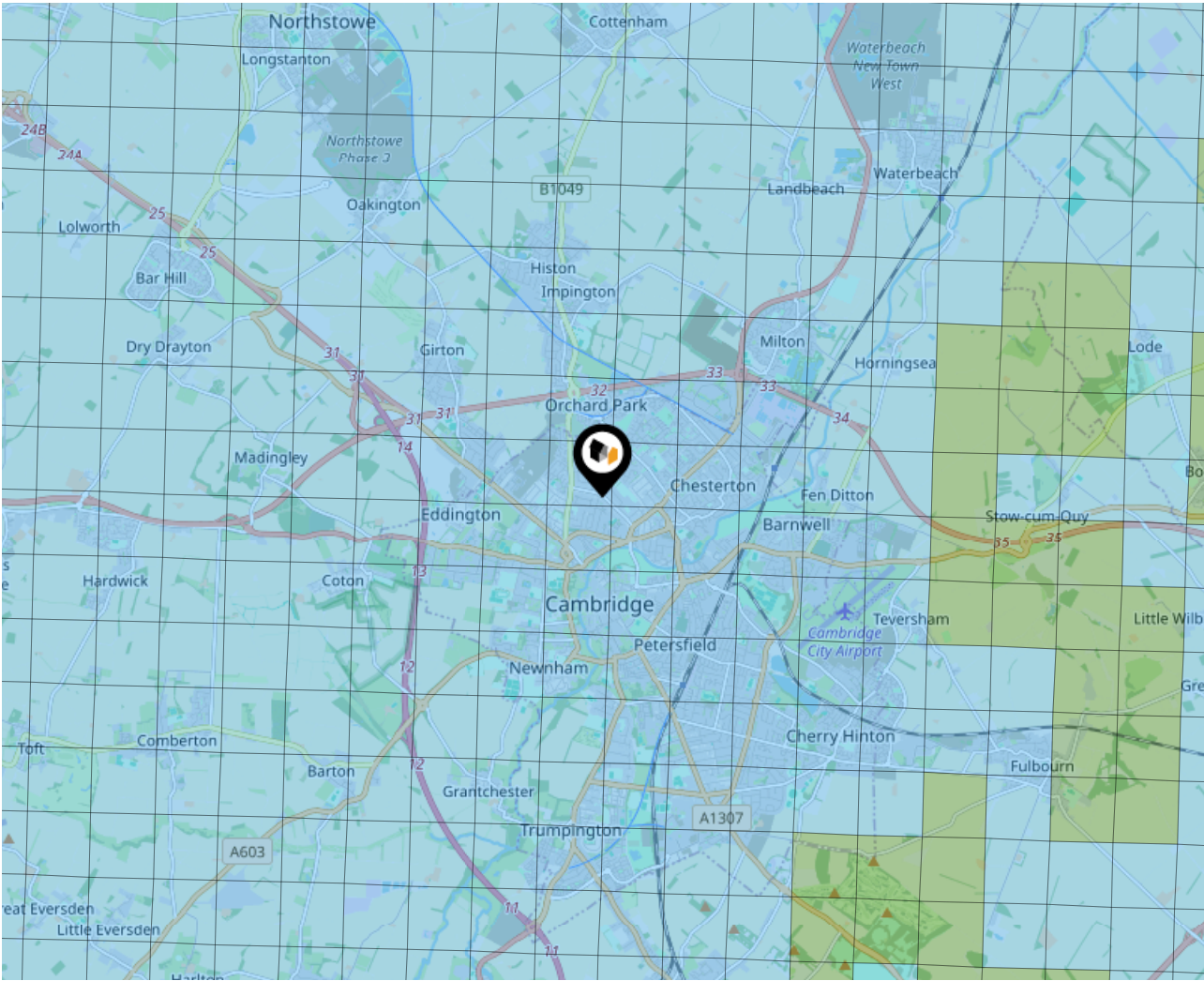
Abbey Ward

10

Milton & Waterbeach Ward

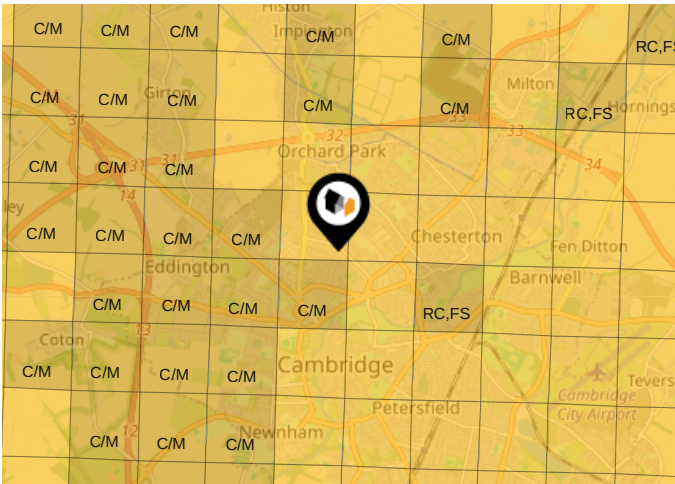
What is Radon?

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)

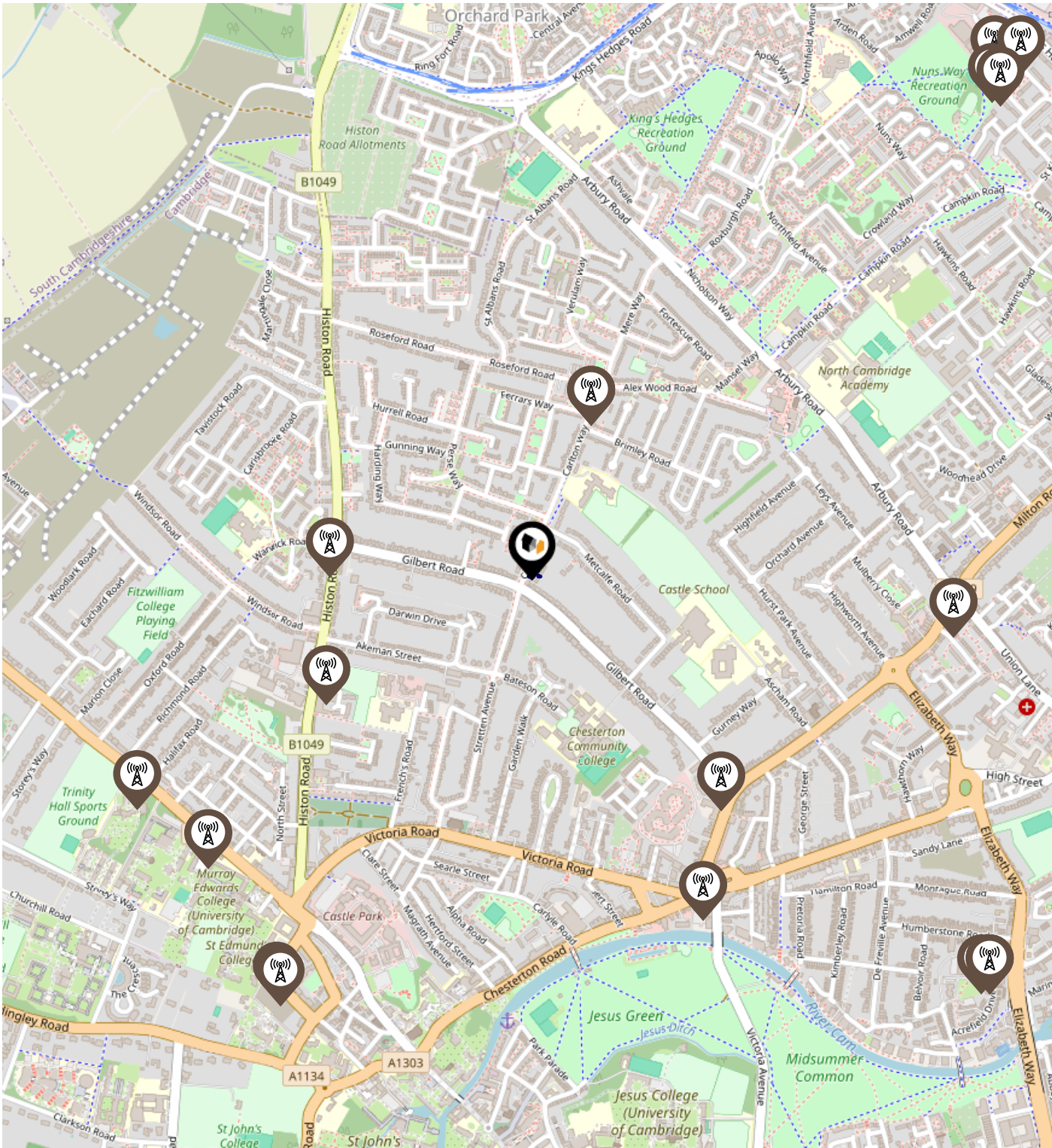
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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

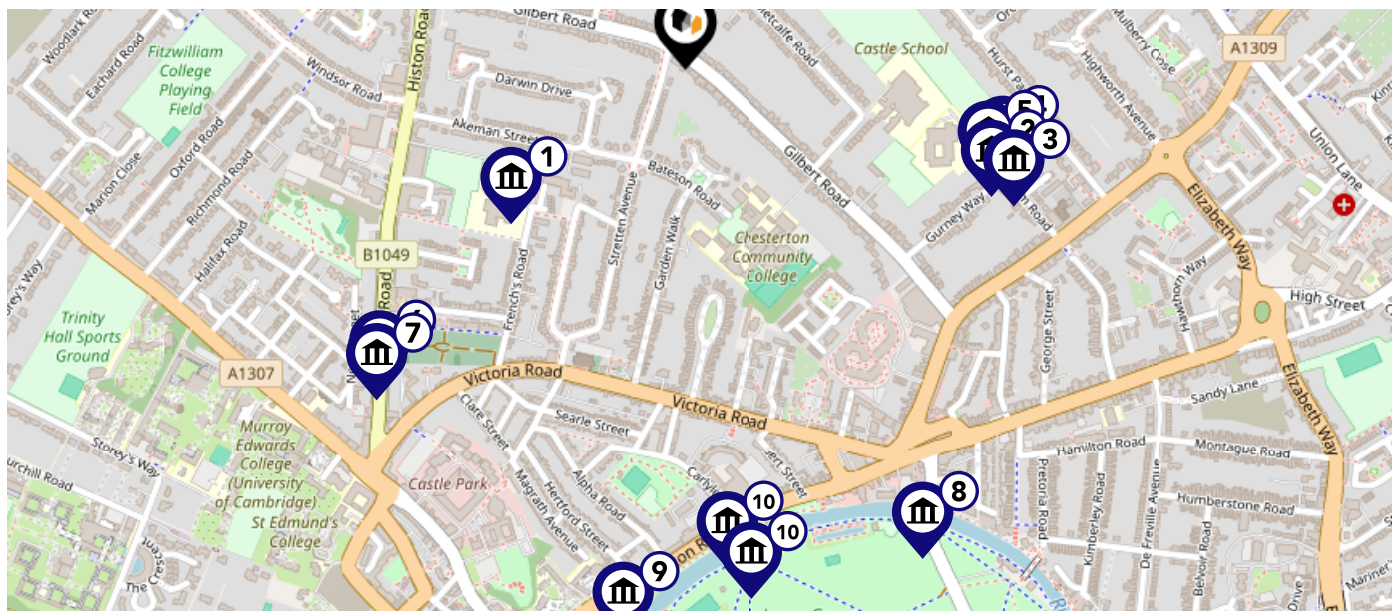
Local Area Masts & Pylons



Key:

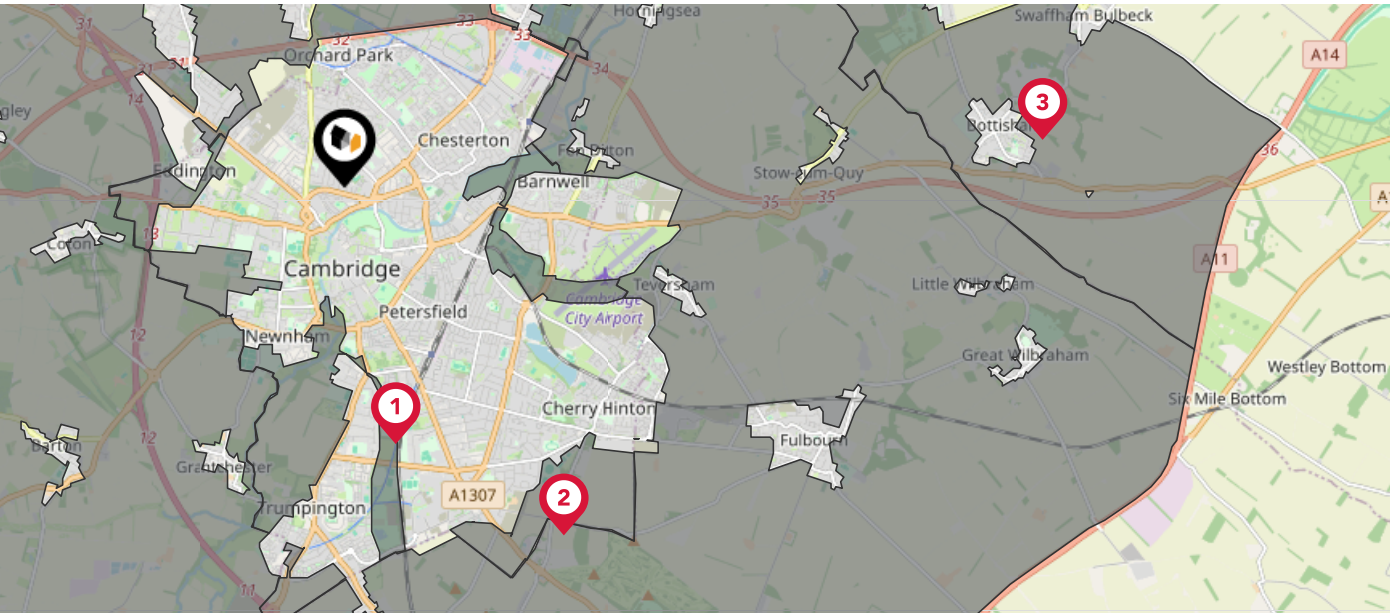
-  Power Pylons
-  Communication Masts

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

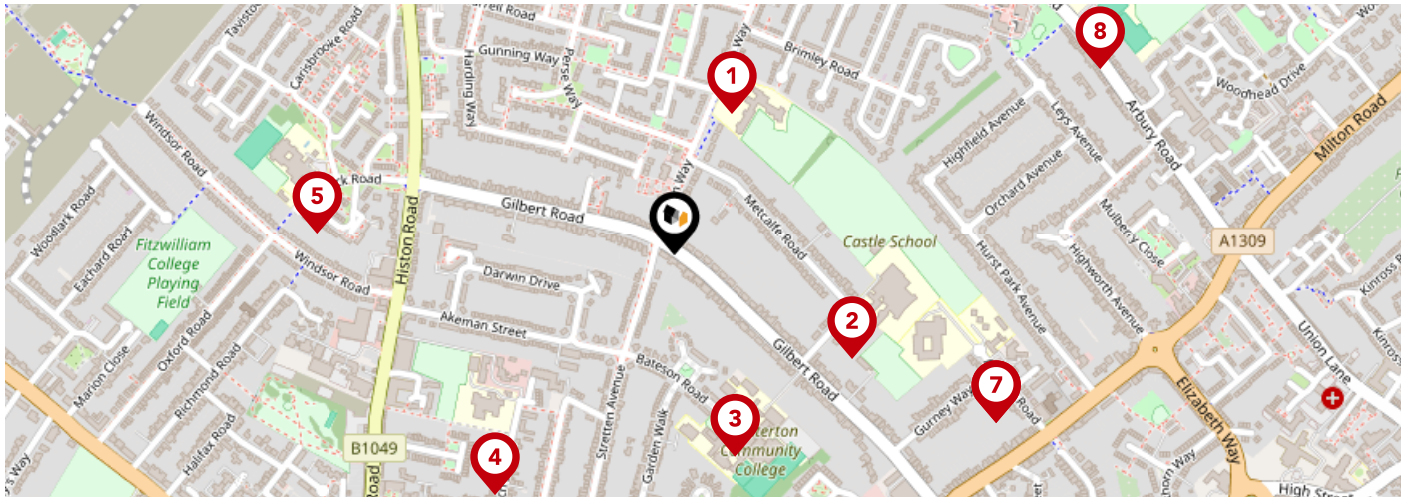


Listed Buildings in the local district		Grade	Distance
	1337012 - Windmill At Chesterton Mills	Grade II	0.3 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	0.4 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.4 miles
	1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.4 miles
	1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.4 miles
	1126200 - Lodge Of Cambridge General Cemetery	Grade II	0.5 miles
	1099097 - Gates And Railings Of Cambridge General Cemetery Flanking Histon Road	Grade II	0.5 miles
	1126056 - Victoria Bridge	Grade II	0.6 miles
	1126238 - 4-10, Chesterton Road	Grade II	0.6 miles
	1111846 - Jesus Green Lock House	Grade II	0.6 miles
	1395880 - Pair Of K6 Telephone Kiosks By Jesus Lock Bridge	Grade II	0.6 miles

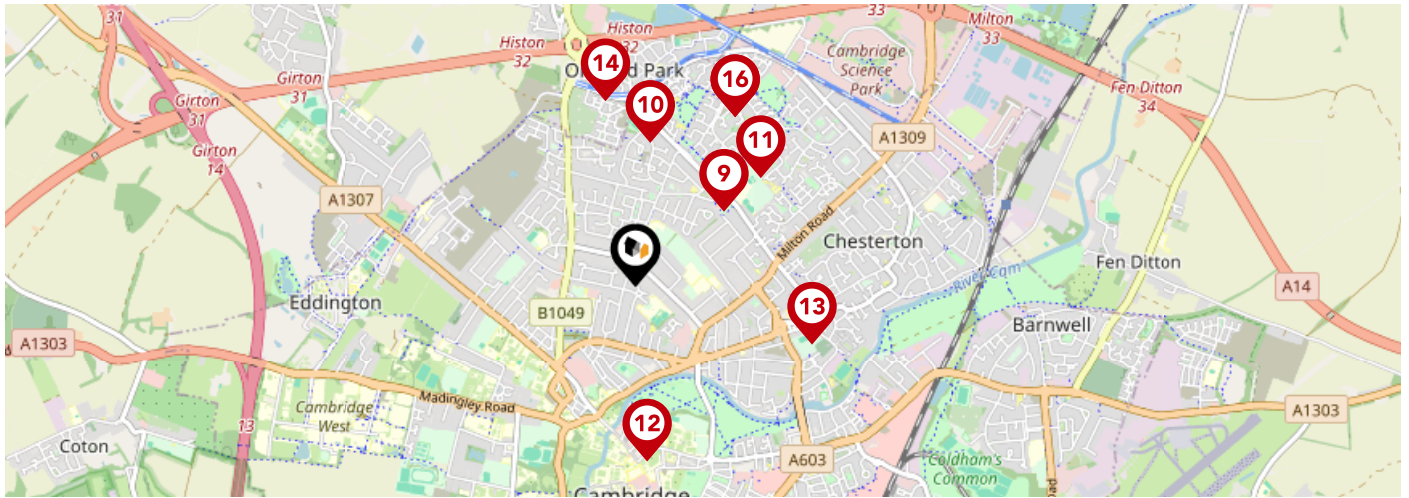
This map displays nearby areas that have been designated as Green Belt...











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



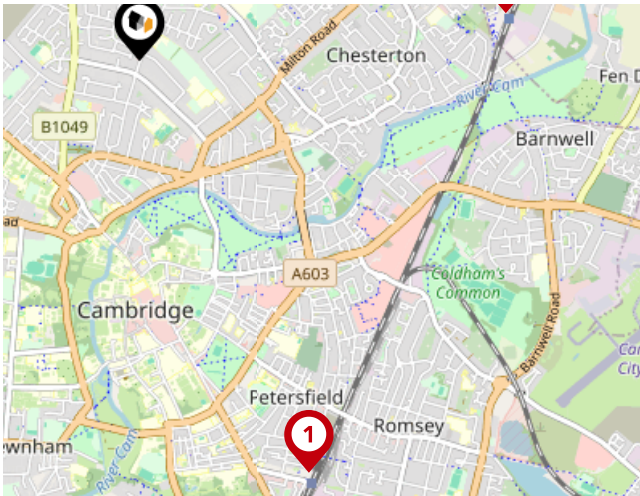
		Nursery	Primary	Secondary	College	Private
1	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

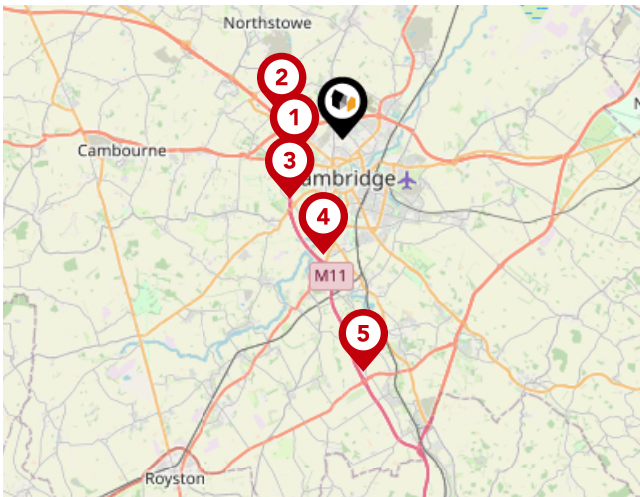
Area

Transport (National)



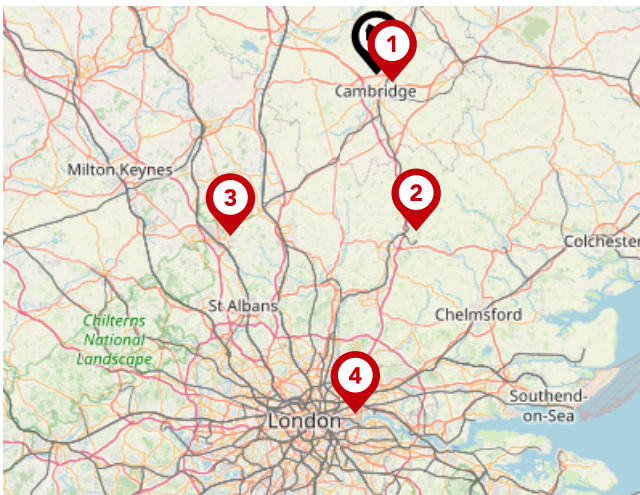
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	2.02 miles
	Cambridge North Rail Station	1.68 miles
	Waterbeach Rail Station	4.36 miles



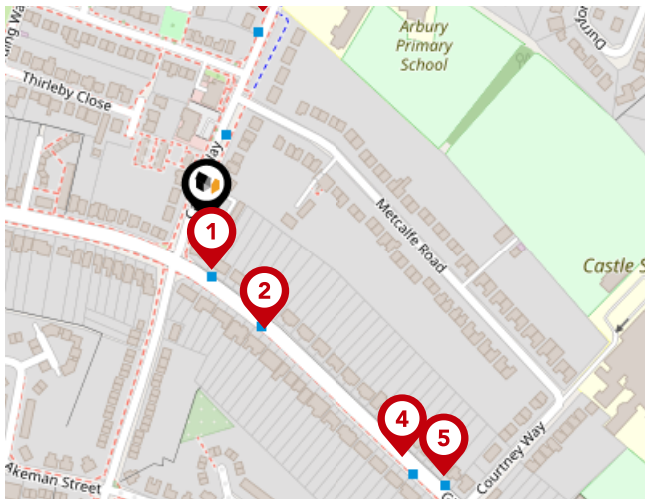
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J13	1.86 miles
	M11 J14	2.34 miles
	M11 J12	2.89 miles
	M11 J11	4.27 miles
	M11 J10	8.52 miles



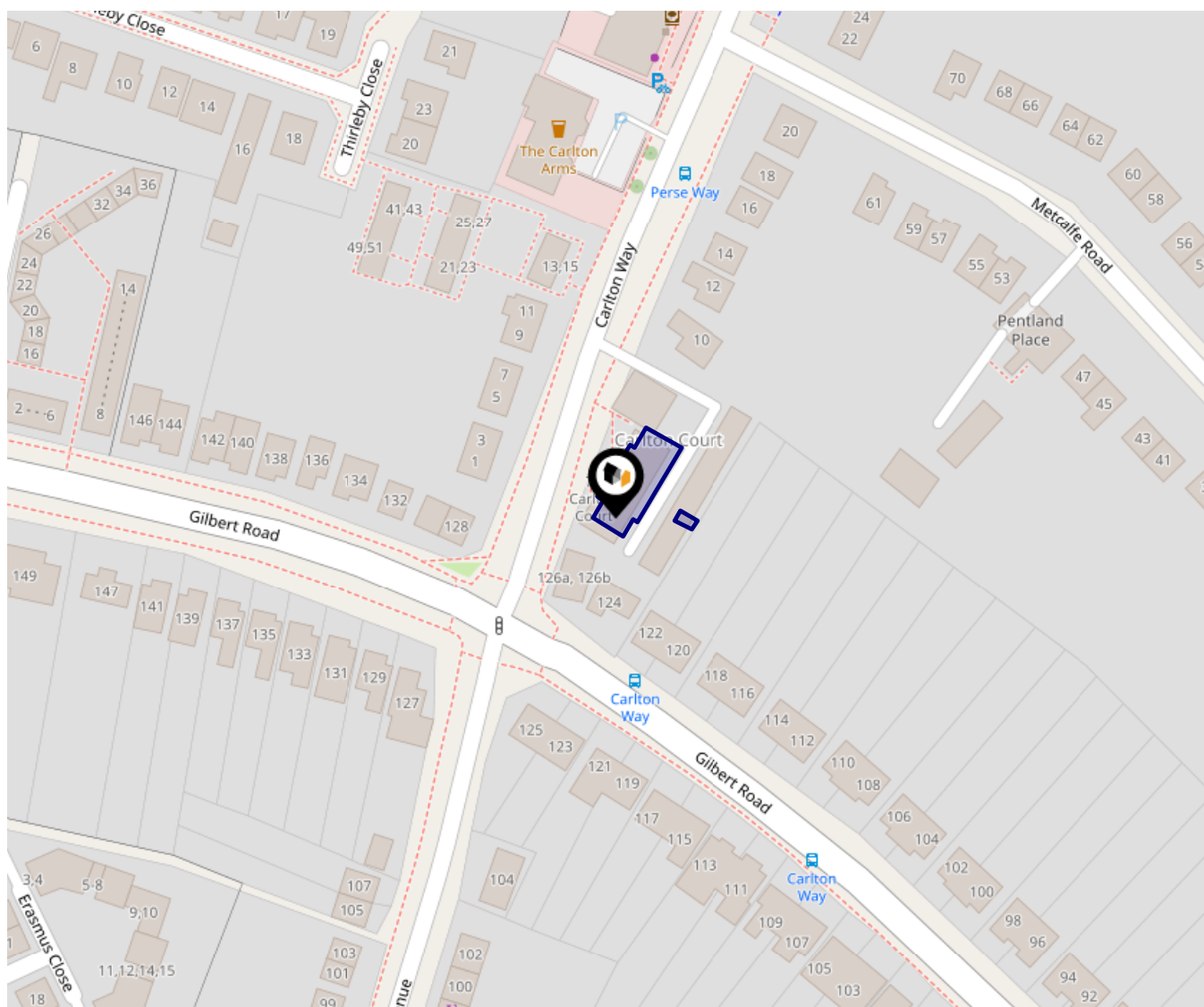
Airports/Helipads

Pin	Name	Distance
	Cambridge	2.59 miles
	Stansted Airport	23.65 miles
	Luton Airport	31.69 miles
	Silvertown	49.74 miles



Bus Stops/Stations

Pin	Name	Distance
1	Carlton Way	0.03 miles
2	Carlton Way	0.07 miles
3	Perse Way	0.12 miles
4	Courtney Way	0.17 miles
5	Courtney Way	0.2 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

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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Valuation Office
Agency

