

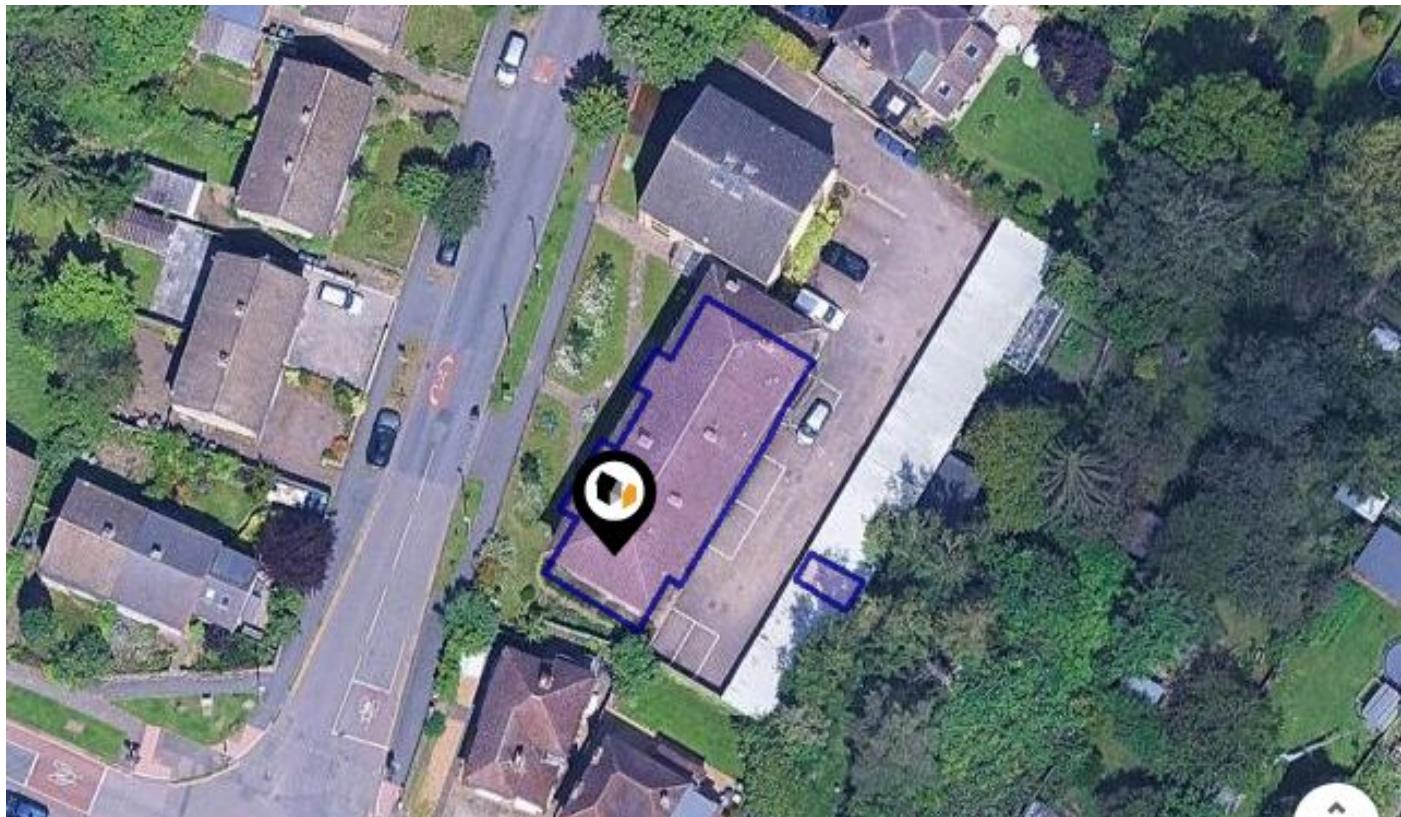


See More Online

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



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Property Multiple Title Plans

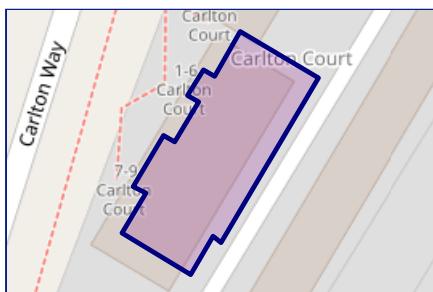
CC&C

Freehold Title Plan



CB303669

Leasehold Title Plan



CB355669

Start Date: 06/06/2010
End Date: 01/07/2008
Lease Term: 999 years from 1 July 2009
Term Remaining: 983 years



Property

| | | | |
|------------------|---|-----------------|----------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 3 | Start Date: | 06/06/2010 |
| Floor Area: | 839 ft ² / 78 m ² | End Date: | 01/07/2008 |
| Plot Area: | 0.07 acres | Lease Term: | 999 years from 1 July 2009 |
| Year Built : | 1967-1975 | Term Remaining: | 983 years |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,832 | | |
| Title Number: | CB355669 | | |

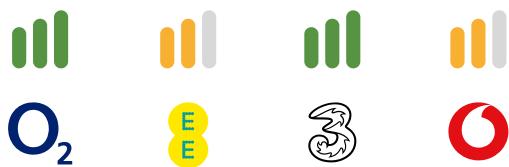
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



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

CARLTON WAY, CB4

Energy rating

C

Valid until 18.03.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 73 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



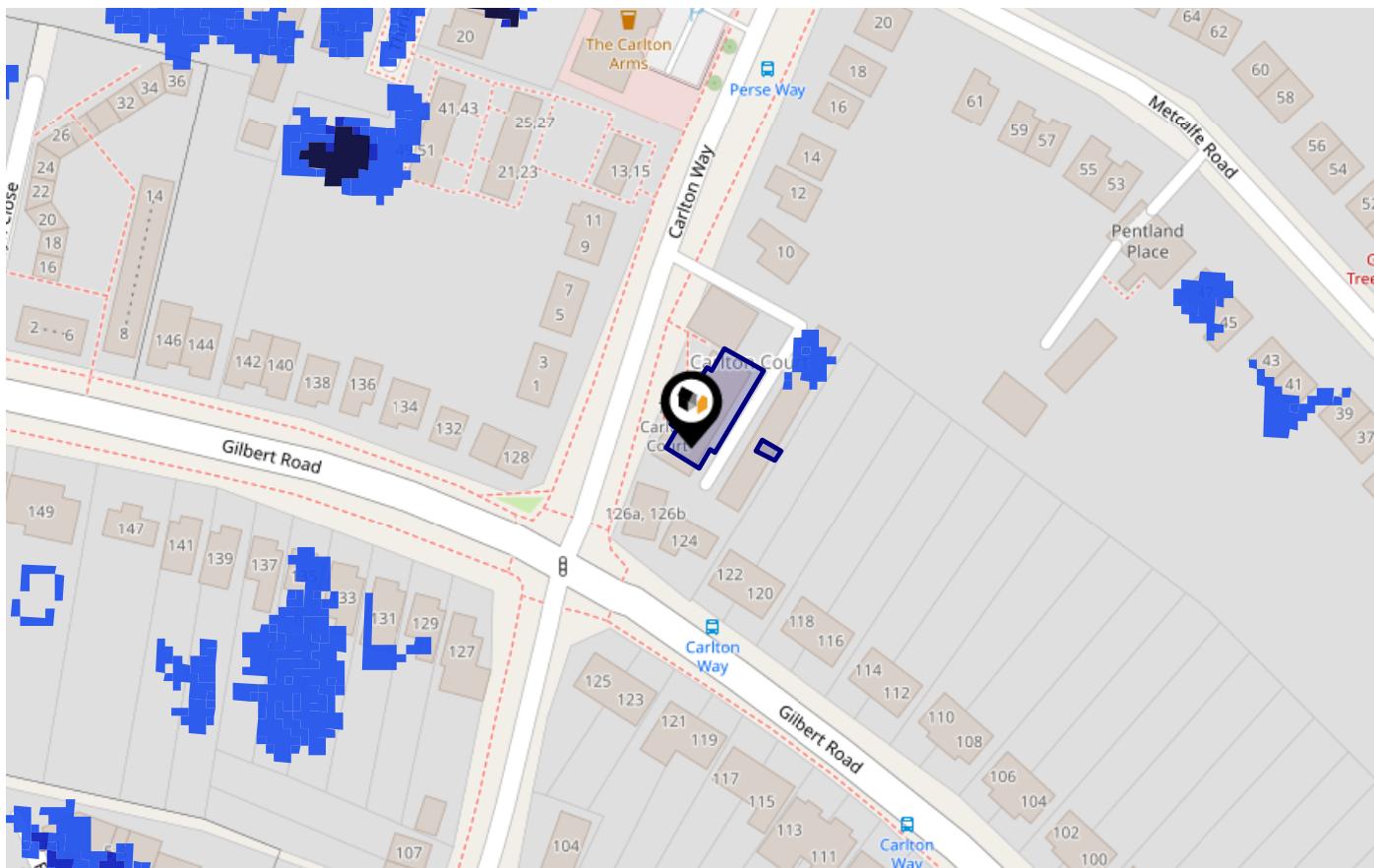
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

Flood Risk

Surface Water - Flood Risk

CC&C

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

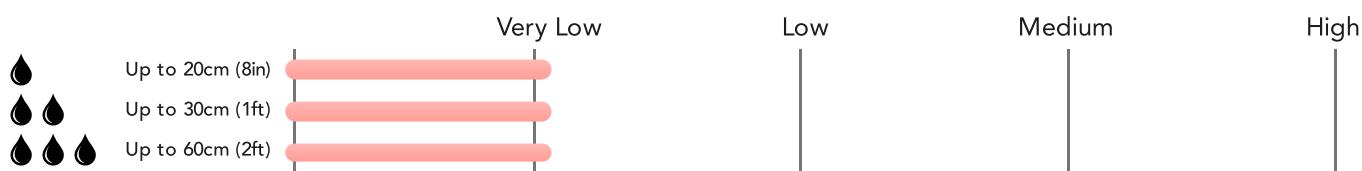


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

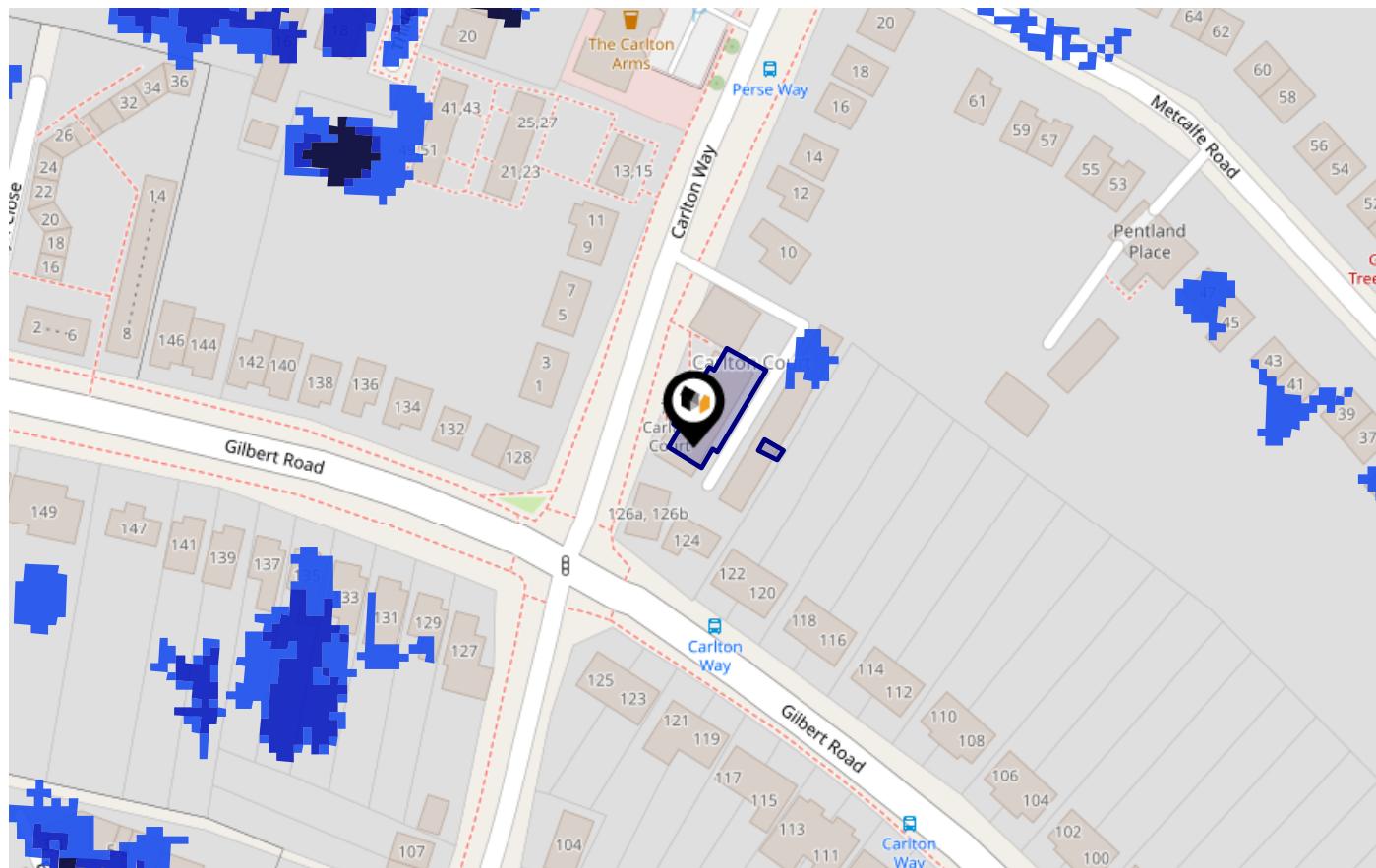
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

CC&C

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.

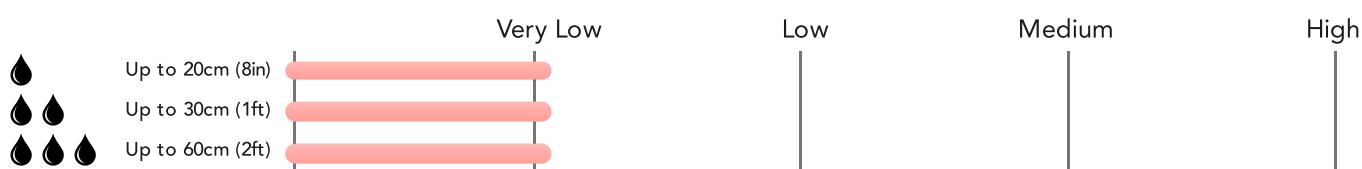


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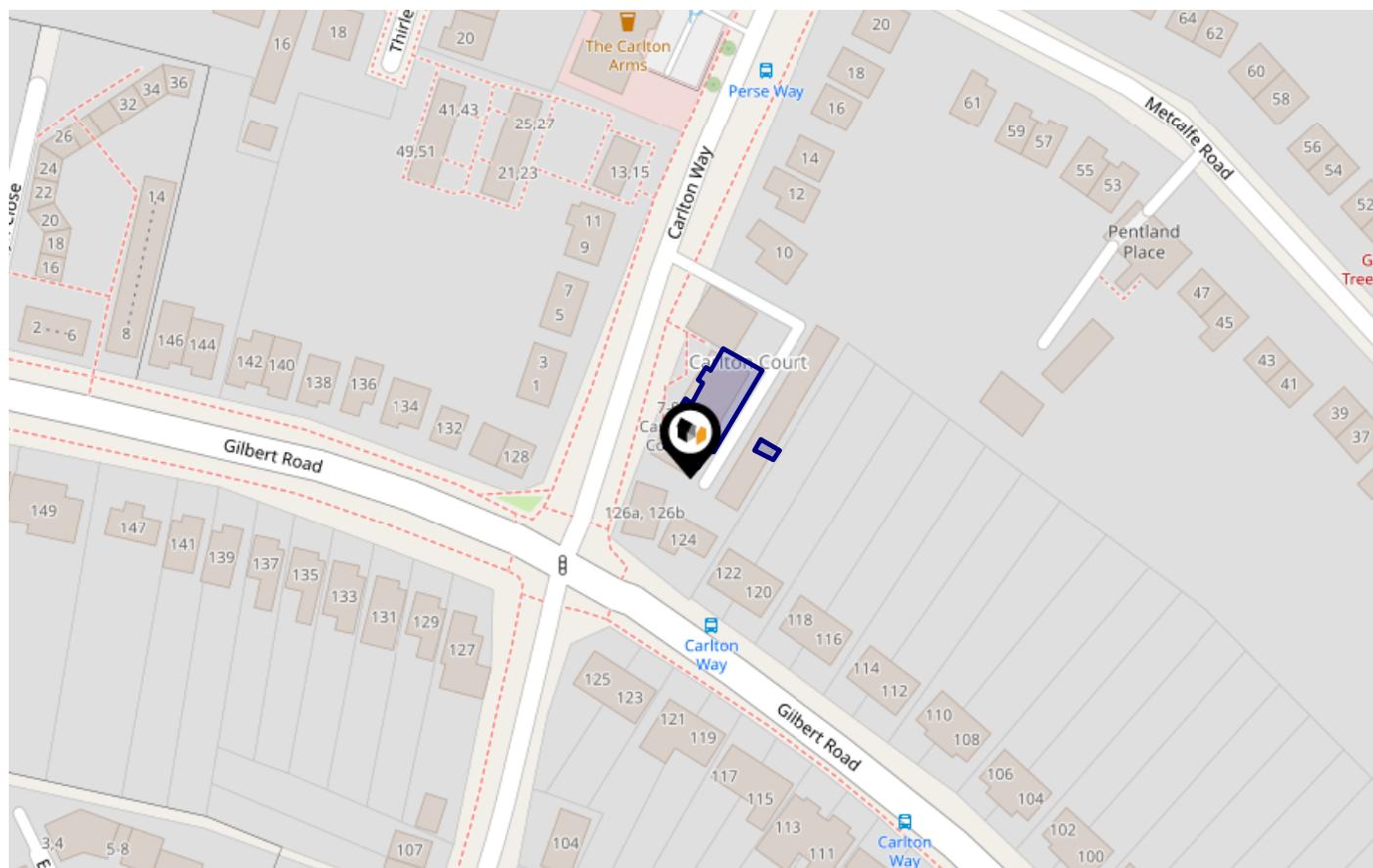
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Flood Risk

CC&C

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

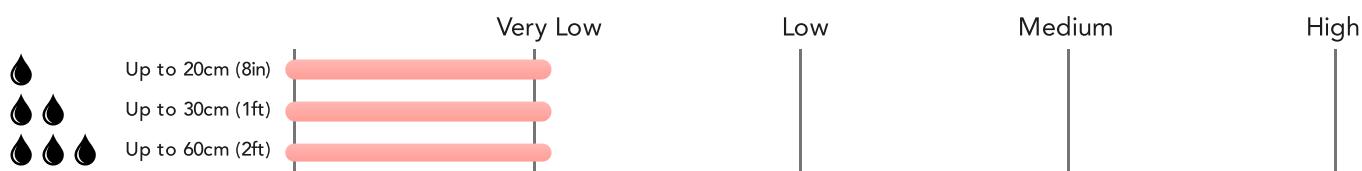


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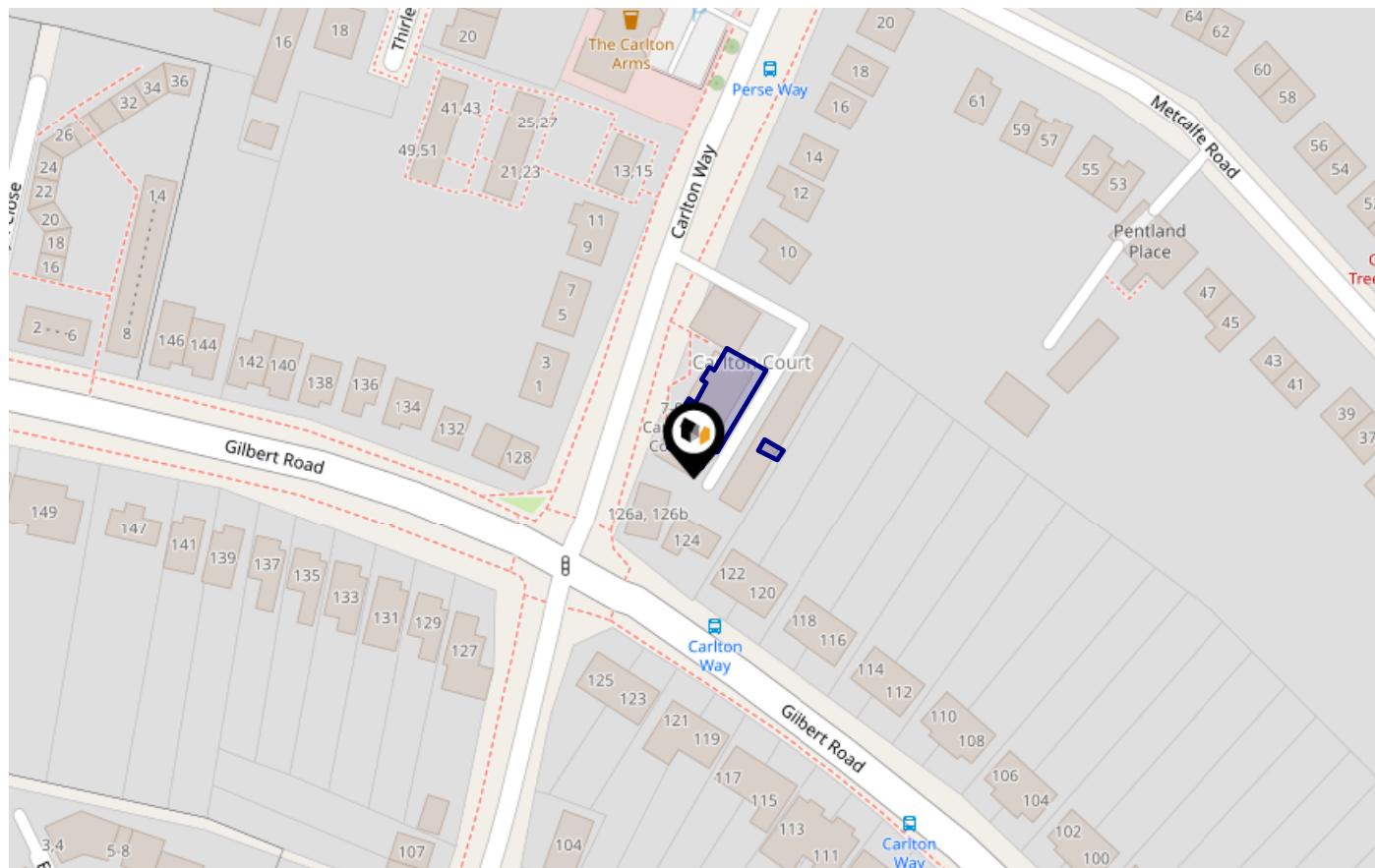
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

CC&C

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.

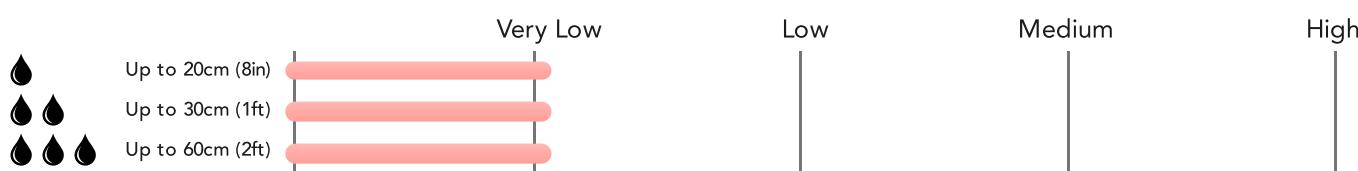


Risk Rating: Very low

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:

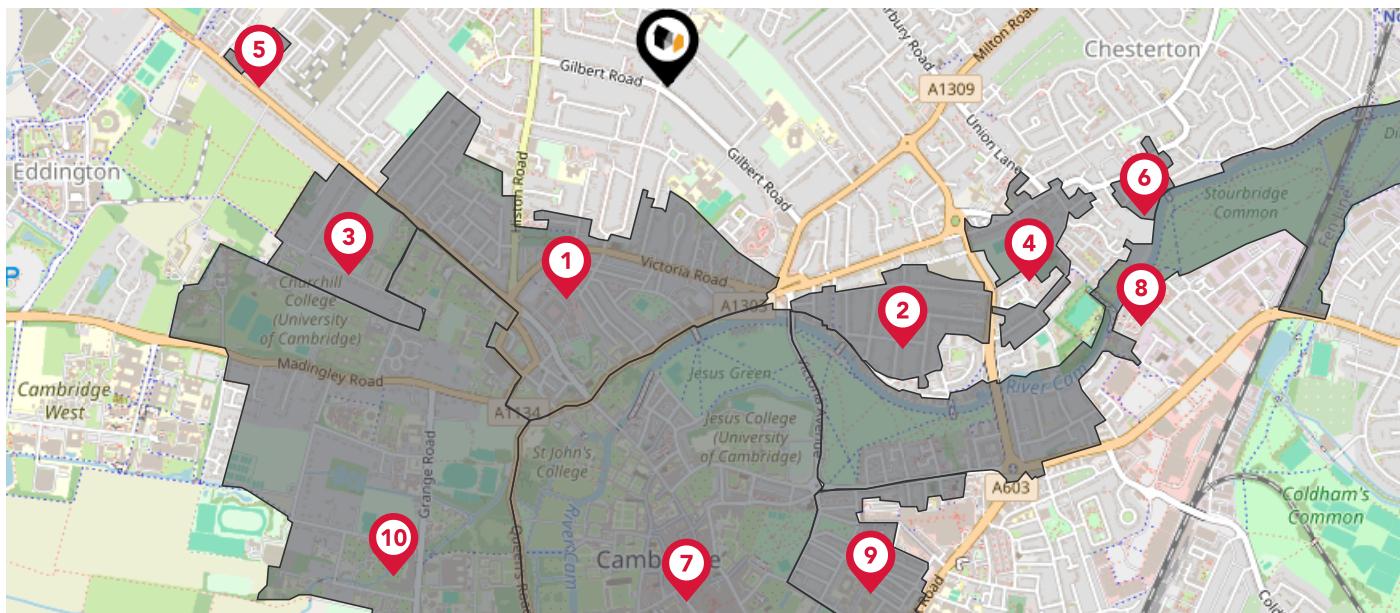


Maps

Conservation Areas

CC&C

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

Maps

Landfill Sites

CC&C

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 | <input type="checkbox"/> |
| 2 | No name provided by source | Active Landfill | <input checked="" type="checkbox"/> |
| 3 | Sludge Beds-Cadbury Park Farm, Impington | Historic Landfill | <input type="checkbox"/> |
| 4 | Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
| 5 | Coldhams Lane-Coldhams Lane, Cherry Hinton | Historic Landfill | <input type="checkbox"/> |
| 6 | Norman Works-Coldhams Lane, Cambridge | Historic Landfill | <input type="checkbox"/> |
| 7 | Coldham's Lane Tip-Cambridge, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
| 8 | Cement Works Tip-Off Coldham's Lane, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
| 9 | Quy Mill Hotel-Quy | Historic Landfill | <input type="checkbox"/> |
| 10 | Quy Bridge-Quy | Historic Landfill | <input type="checkbox"/> |

Maps Coal Mining

© C & C

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.

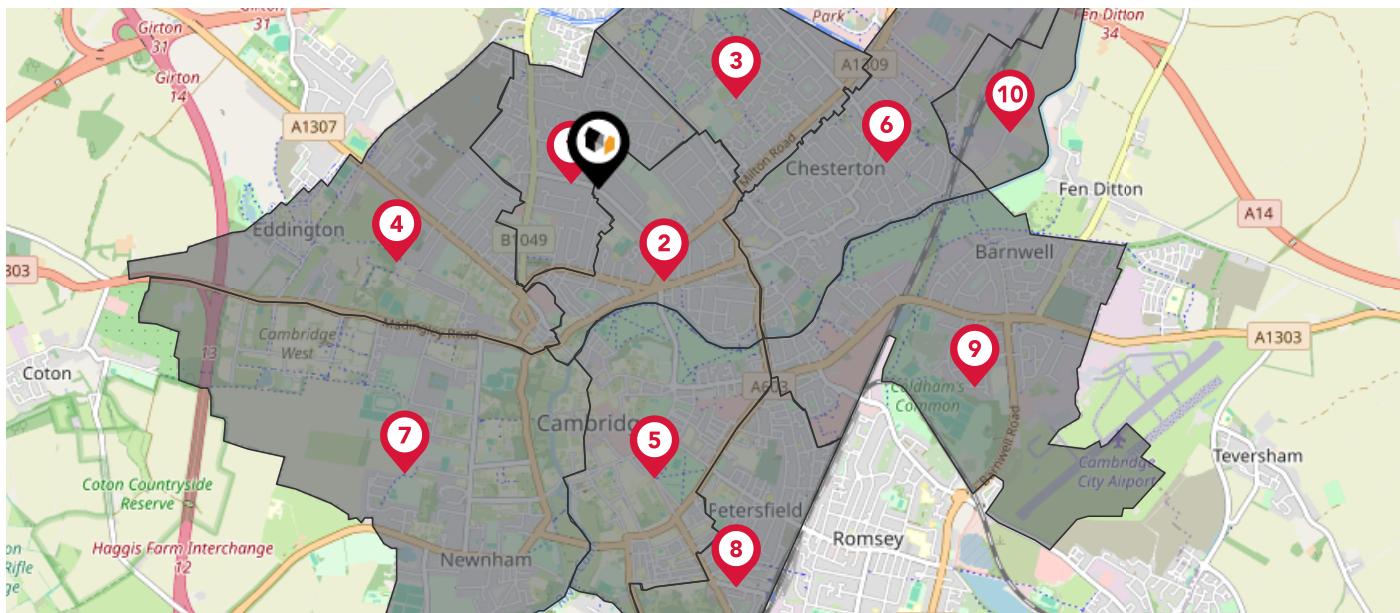
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

CC&C

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

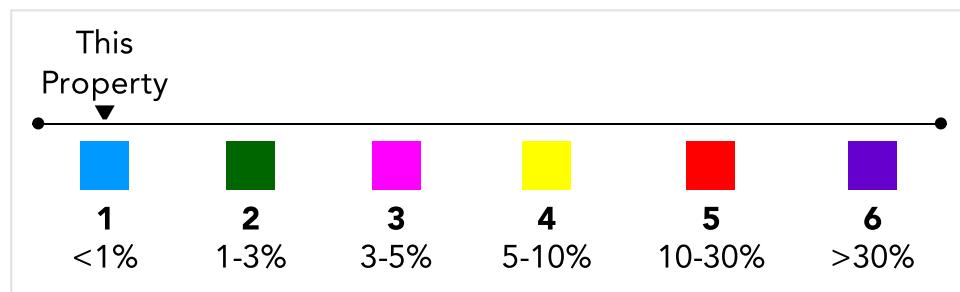
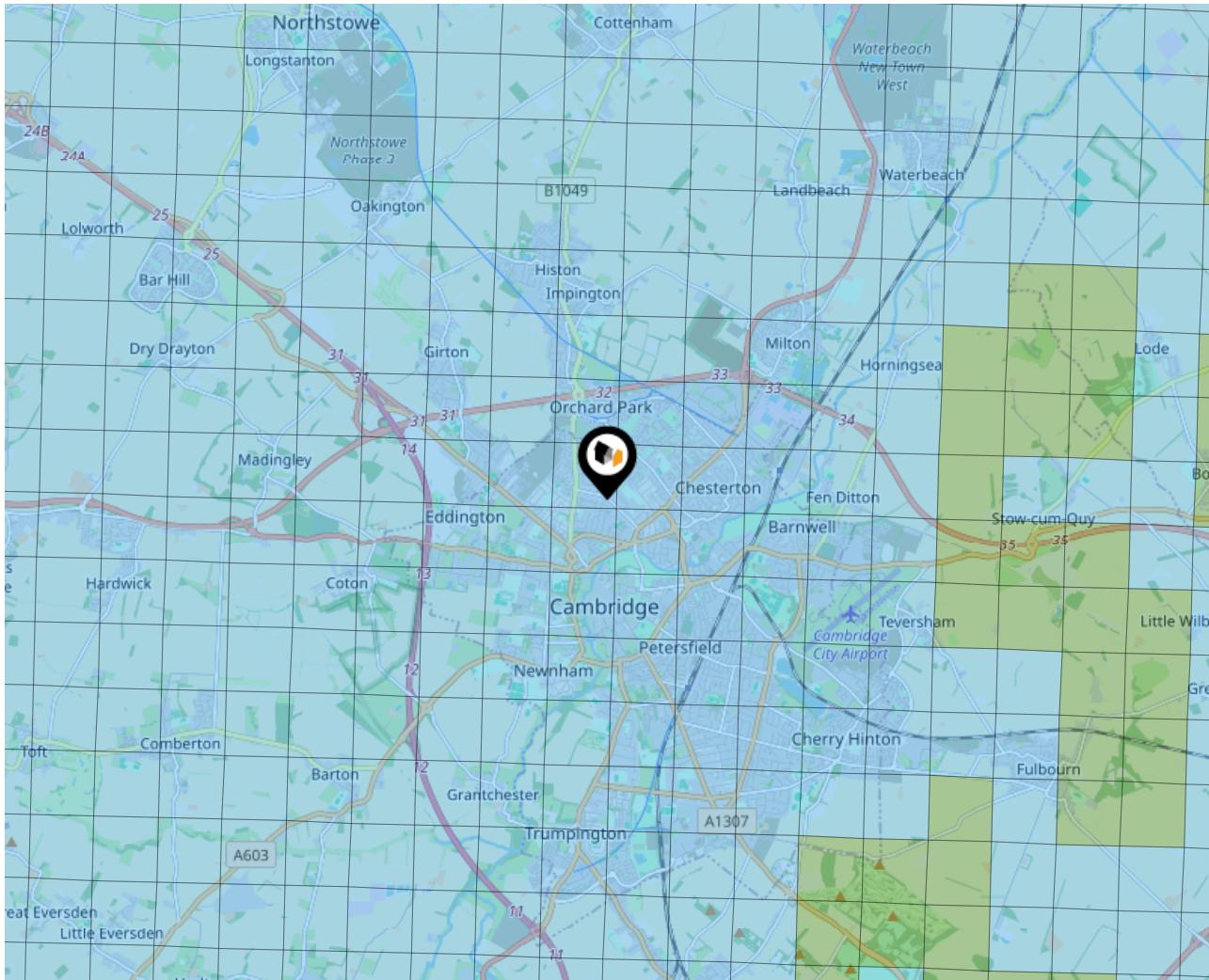


Nearby Council Wards

- | | |
|----|--------------------------|
| 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 |

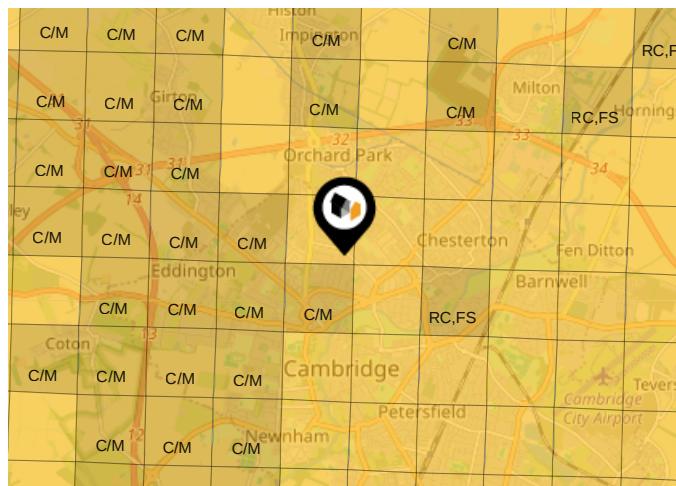
What is Radon?

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) | | |

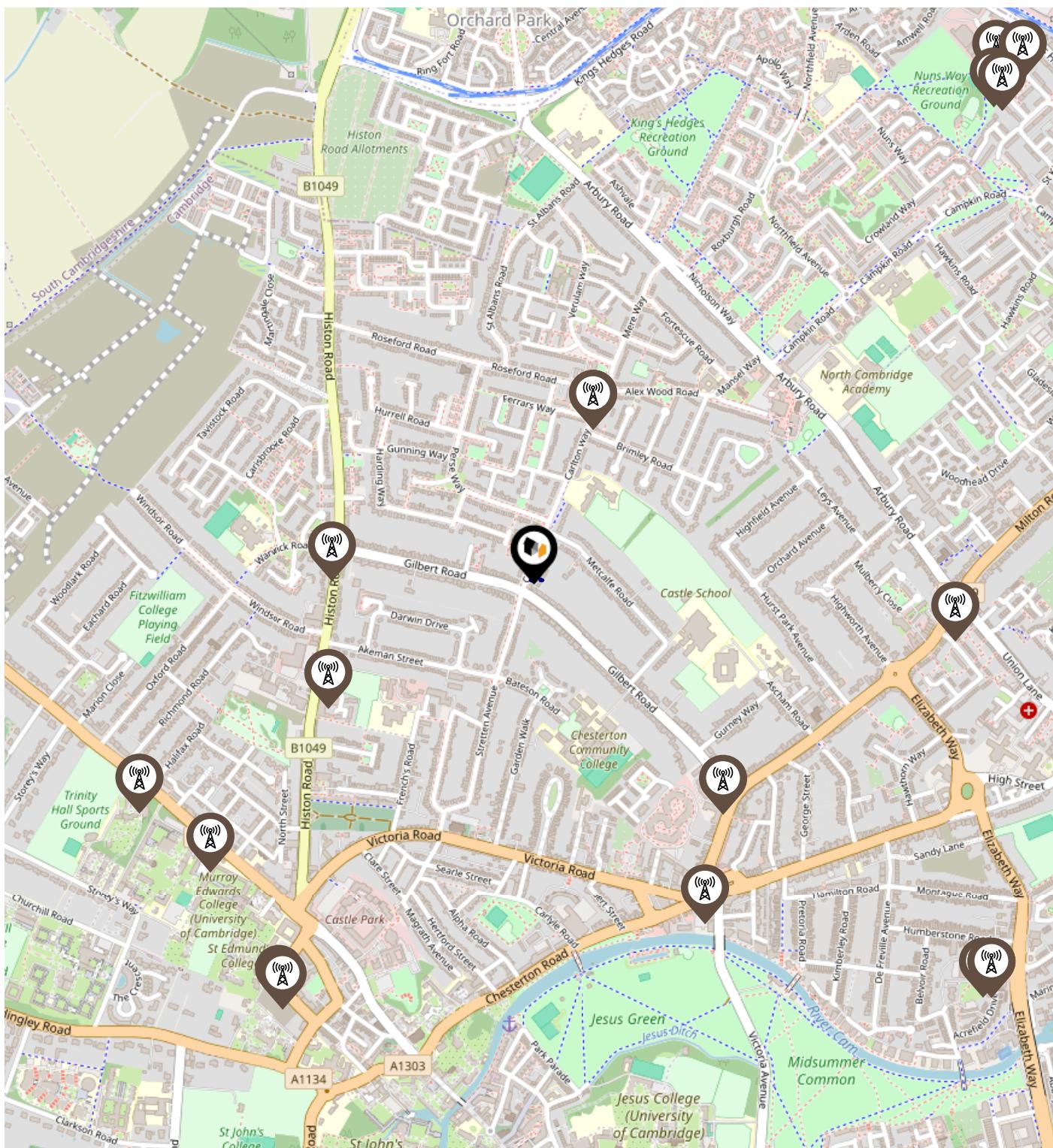


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| 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

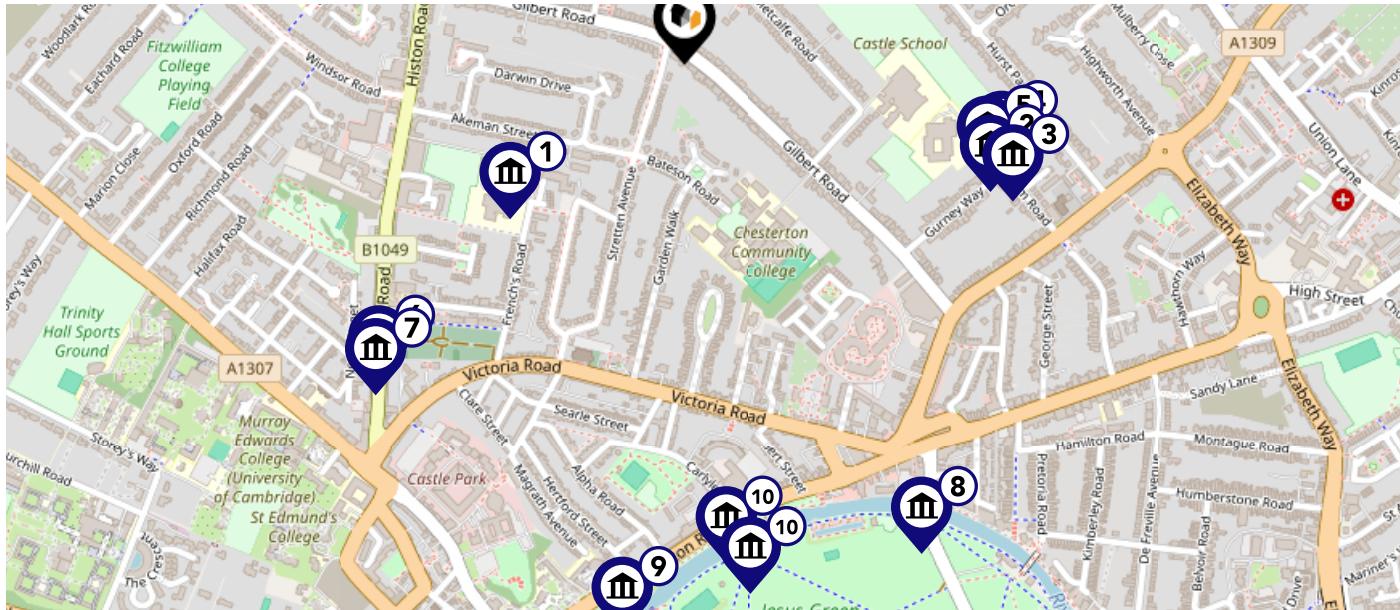
CC&C



Maps Listed Buildings

CC&C

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



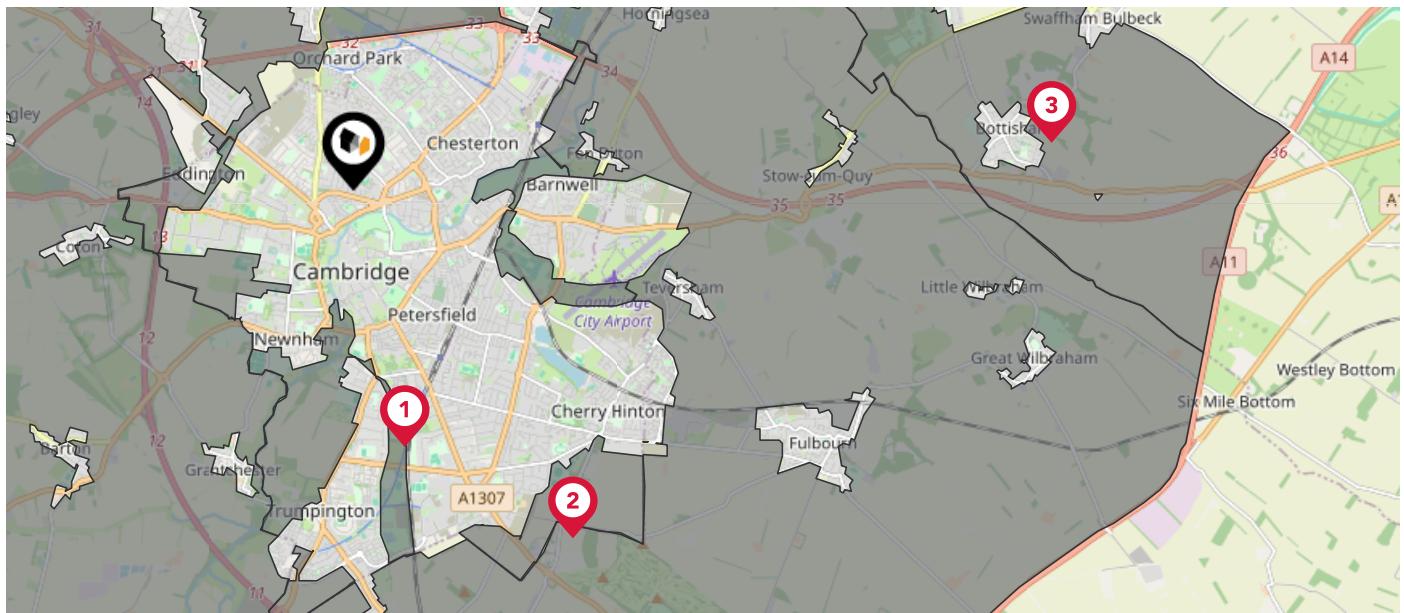
| Listed Buildings in the local district | | Grade | Distance |
|---|---|----------|-----------|
|  | 1337012 - Windmill At Chesterton Mills | Grade II | 0.3 miles |
|  | 1331937 - Roger Ascham School Administration Building And Hall | Grade II | 0.4 miles |
|  | 1126001 - Roger Ascham School Double 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 |

Maps

Green Belt

CC&C

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

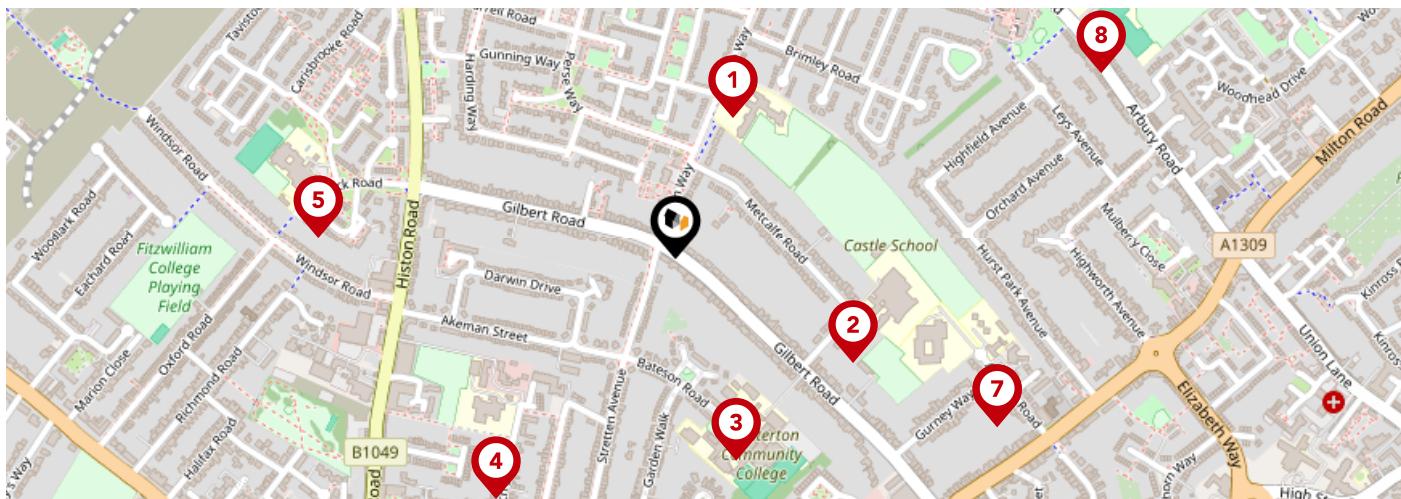


Nearby Green Belt Land

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

Area Schools

CC&C



Nursery Primary Secondary College Private

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



Nursery Primary Secondary College Private

| | Colleges Nursery School | St Laurence Catholic Primary School | The Grove Primary School | Park Street CofE Primary School | Cambridge Arts and Sciences (CATS and CSVPA) | Orchard Park Community Primary School | King's Hedges Nursery School | Kings Hedges Primary School |
|----|--|--|---|--|--|--|--|--|
| 9 | Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.53 | | | | | | | |
| 10 | | St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:0.66 | | | | | | |
| 11 | | | The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.75 | | | | | |
| 12 | | | | Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.79 | | | | |
| 13 | | | | | Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.85 | | | |
| 14 | | | | | | Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.86 | | |
| 15 | | | | | | | King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:0.89 | |
| 16 | | | | | | | | Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.89 |

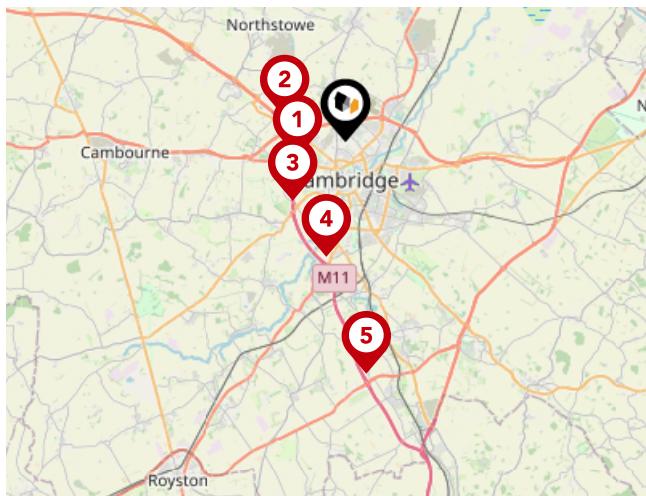
Area Transport (National)

CC&C



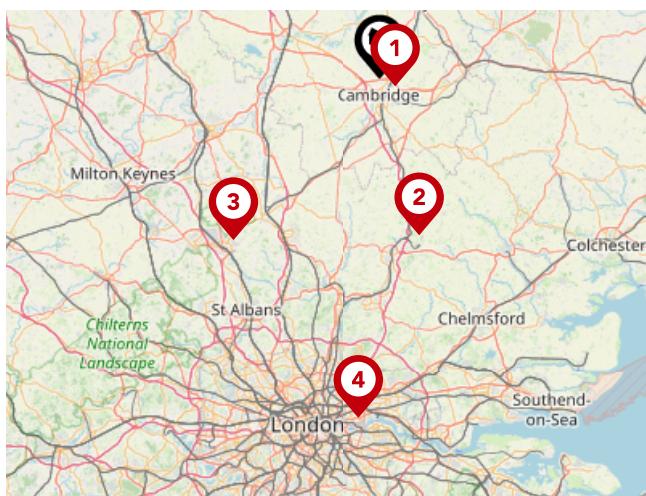
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Cambridge Rail Station | 2.02 miles |
| 2 | Cambridge North Rail Station | 1.68 miles |
| 3 | Waterbeach Rail Station | 4.36 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J13 | 1.86 miles |
| 2 | M11 J14 | 2.34 miles |
| 3 | M11 J12 | 2.89 miles |
| 4 | M11 J11 | 4.27 miles |
| 5 | M11 J10 | 8.52 miles |



Airports/Helpads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Cambridge | 2.59 miles |
| 2 | Stansted Airport | 23.65 miles |
| 3 | Luton Airport | 31.69 miles |
| 4 | Silvertown | 49.74 miles |

Area Transport (Local)

CC&C

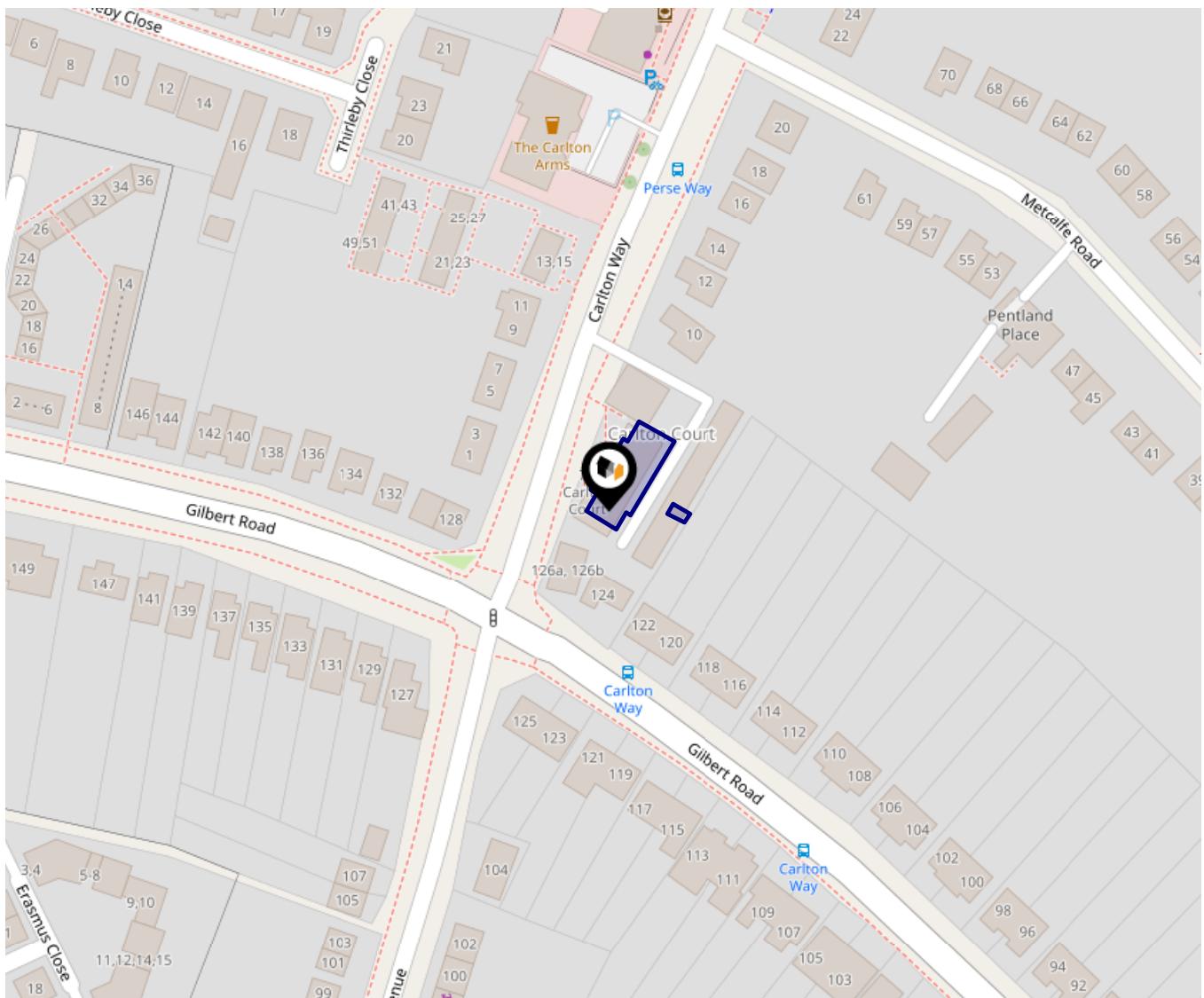


Bus Stops/Stations

| 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 |

Local Area Road Noise

CC&C



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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