

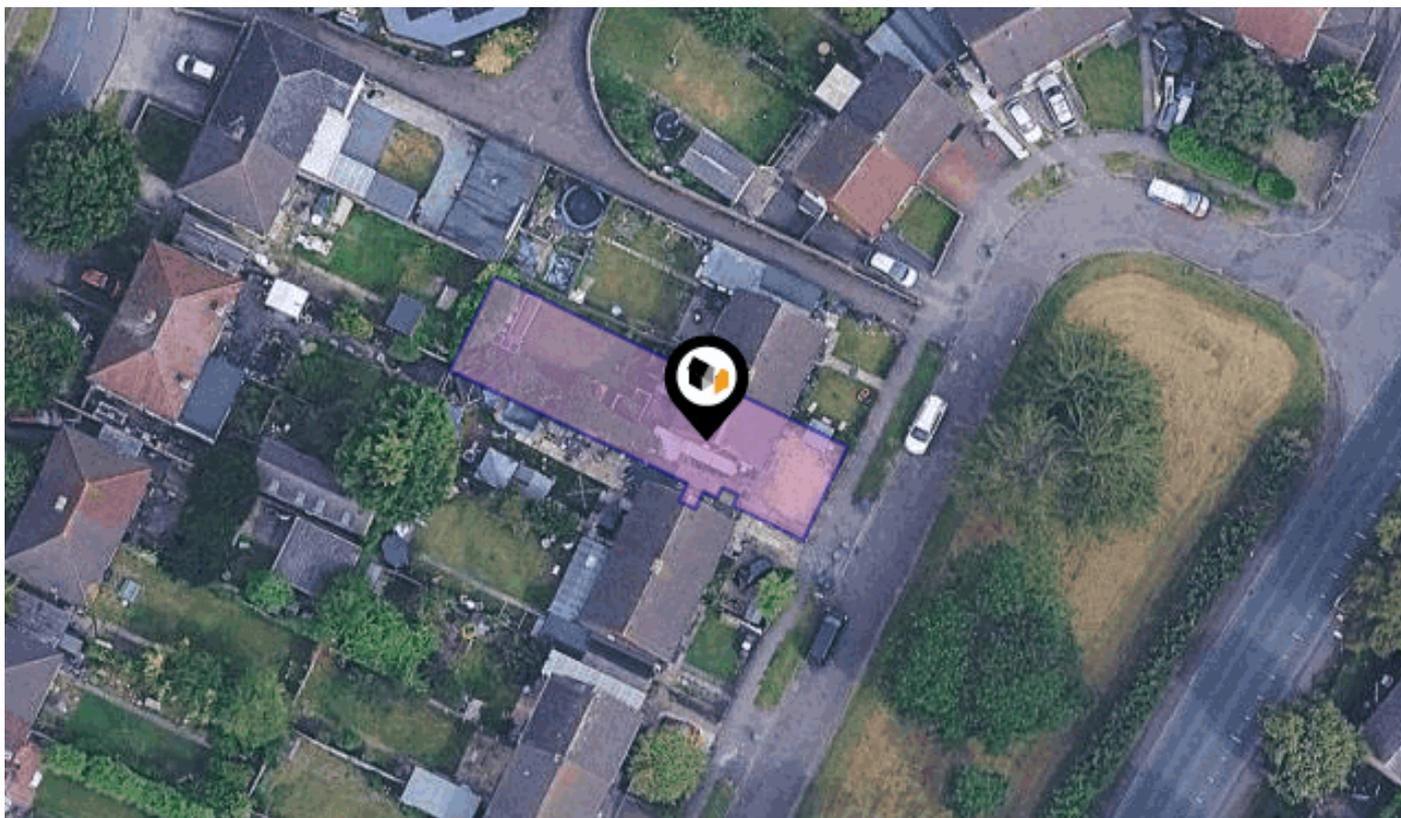


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd March 2026



DITTON LANE, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,094
Title Number:	CB211875

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

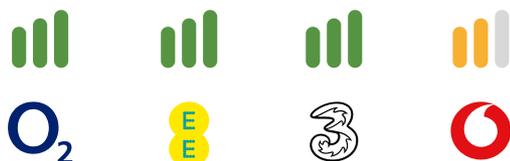
16
mb/s



1000
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **43 - 47 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 05/0947/FUL	
Decision:	Decided
Date:	13th September 2005
Description:	Installation of "through the glass" ATM complete with composite secure panel.

Reference - 05/0952/ADV	
Decision:	-
Date:	13th September 2005
Description:	Shop sign over ATM

Reference - C/00/1208	
Decision:	-
Date:	12th December 2000
Description:	Application for certificate of lawfulness - proposed installation of 10no 0.8m high security bollards to front boundary.

Planning records for: **44 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 16/1651/FUL	
Decision:	Decided
Date:	28th September 2016
Description:	Replacement of existing outbuilding with a single storey front and side extension.

Planning records for: *44 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 05/1020/FUL
Decision: Decided
Date: 16th September 2005
Description: Single storey front and side extension.
Reference - 12/0943/FUL
Decision: Decided
Date: 20th July 2012
Description: Construction of single storey front/side extension to provide entrance lobby, a secure store, a shower room/WC and a utility room.
Reference - 05/0715/FUL
Decision: Decided
Date: 29th June 2005
Description: Erection of a single storey front and side extension.
Reference - C/04/0543
Decision: -
Date: 21st May 2004
Description: Erection of a two storey side extension to house.

Planning records for: **46 Ditton Lane Cambridge CB5 8SR**

Reference - C/04/0548	
Decision:	-
Date:	19th May 2004
Description:	Erection of 2 storey side extension and single storey front extension to house.

Reference - 05/0716/FUL	
Decision:	Decided
Date:	29th June 2005
Description:	Erection of single storey front and side extension.

Planning records for: **50 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 23/02892/HFUL	
Decision:	Decided
Date:	25th July 2023
Description:	Retrospective detached single storey garden room to rear.

Reference - 19/0340/CONDH	
Decision:	Decided
Date:	16th November 2022
Description:	Submission of details required by condition 4b (partial discharge) (Remediation Strategy) of planning permission 19/0340/FUL

Planning records for: *50 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 22/04995/HFUL
Decision: Decided
Date: 16th November 2022
Description: Retrospective detached single storey garden room to rear.
Reference - 25/04806/CL2PD
Decision: Withdrawn
Date: 10th December 2025
Description: Certification of lawfulness under S192 for proposed use of an outbuilding garden room as an ancillary annexe with bed rooms / multifunction room to form the part of the existing HMO. No external works are required.
Reference - 23/02885/HFUL
Decision: Decided
Date: 25th July 2023
Description: Loft conversion, including raising ridge line and construction of rear dormer
Reference - 18/1936/CL2PD
Decision: Decided
Date: 11th December 2018
Description: Application for a Certificate of Lawfulness under Section 192 for erection of a garden room.

Planning records for: **50 Ditton Lane Cambridge CB5 8SR**

Reference - 14/1663/FUL	
Decision:	Decided
Date:	28th October 2014
Description:	Change of use to create 3 bed house and 1 bed flat

Reference - 23/04409/FUL	
Decision:	Withdrawn
Date:	20th November 2023
Description:	Change of use from 2 No. dwellings to 1 No. dwelling.

Planning records for: **52 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 11/1389/FUL	
Decision:	Decided
Date:	23rd November 2011
Description:	Erection of a recreational/storage building.

Planning records for: **60 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 05/0416/FUL	
Decision:	Decided
Date:	14th April 2005
Description:	Erection of porch to front, single storey extension to rear (with partial demolition of outbuilding).

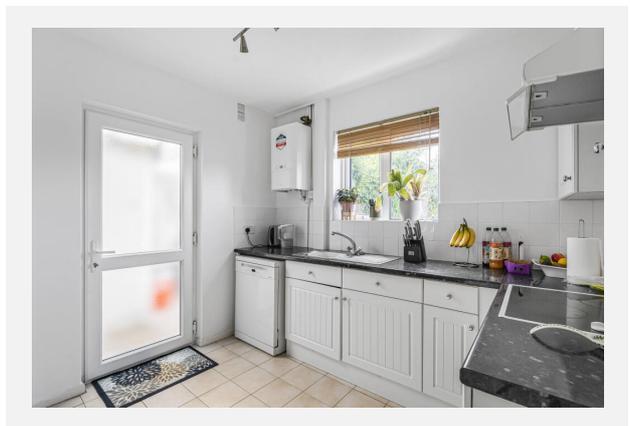
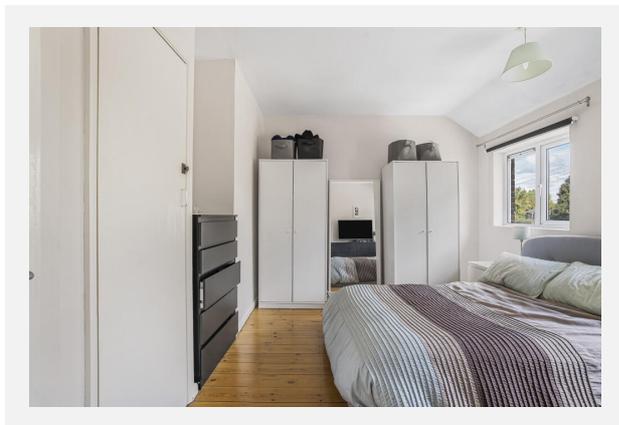
Planning records for: **84 Ditton Lane Cambridge CB5 8SR**

Reference - 19/0555/FUL	
Decision:	Decided
Date:	23rd April 2019
Description:	Sub-divide existing site to build new one and a half storey 2-bed detached dwelling to the rear, and bike store.

Planning records for: **39 Ditton Lane Cambridge CB5 8SR**

Reference - 17/1921/FUL	
Decision:	Decided
Date:	09th November 2017
Description:	Installation of a folding canopy to front elevation





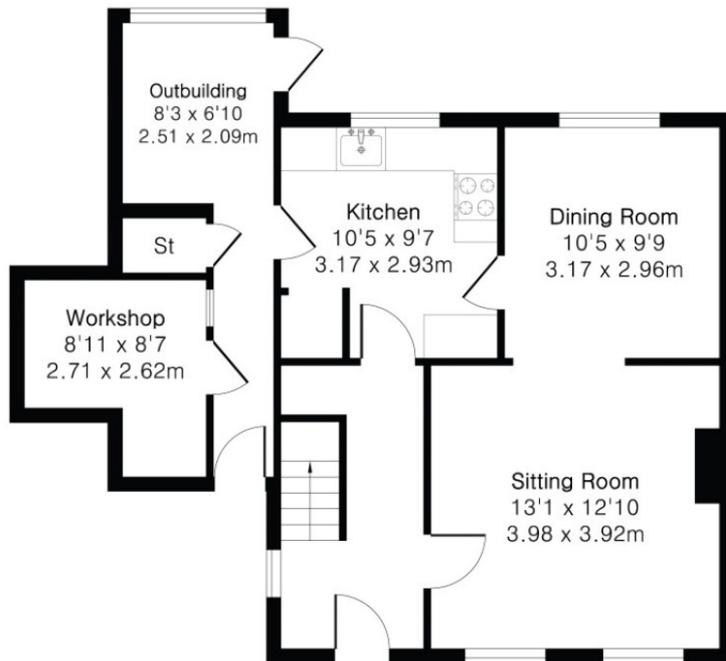


DITTON LANE, CAMBRIDGE, CB5

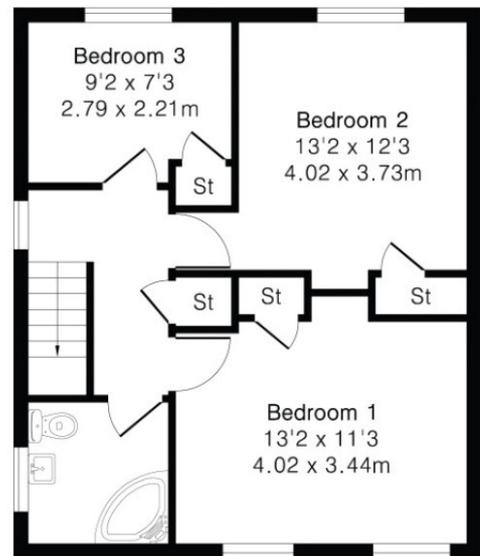
Approximate Gross Internal Area 1112 sq ft - 103 sq m

Ground Floor Area 642 sq ft – 60 sq m

First Floor Area 470 sq ft – 43 sq m



Ground Floor



First Floor

DITTON LANE, CAMBRIDGE, CB5



CB5

Energy rating

C

Valid until 26.08.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Yes - radiators

Water Supply

Cambridge Water

Drainage

Cambridge Council

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.



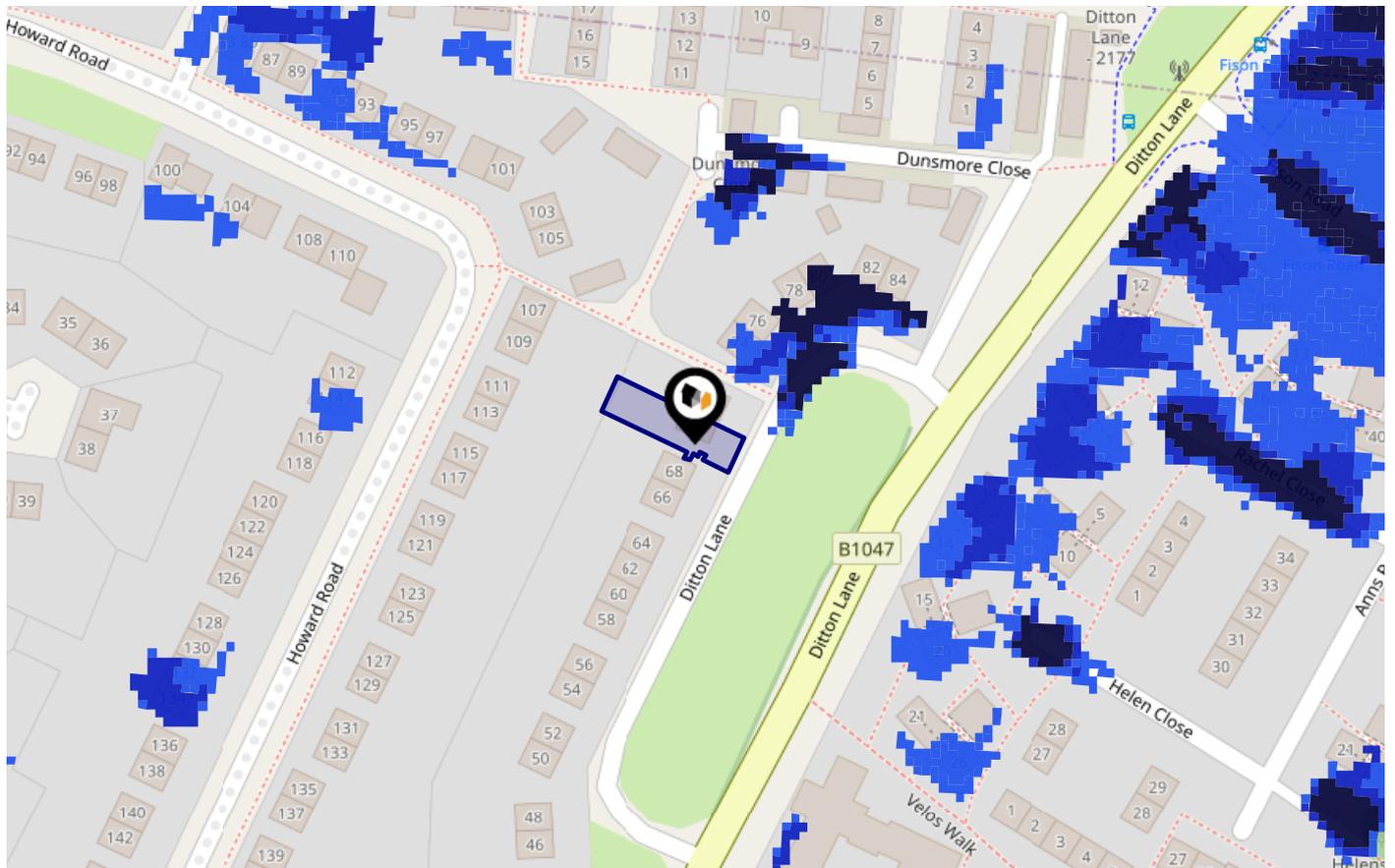
Important - Please read

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:

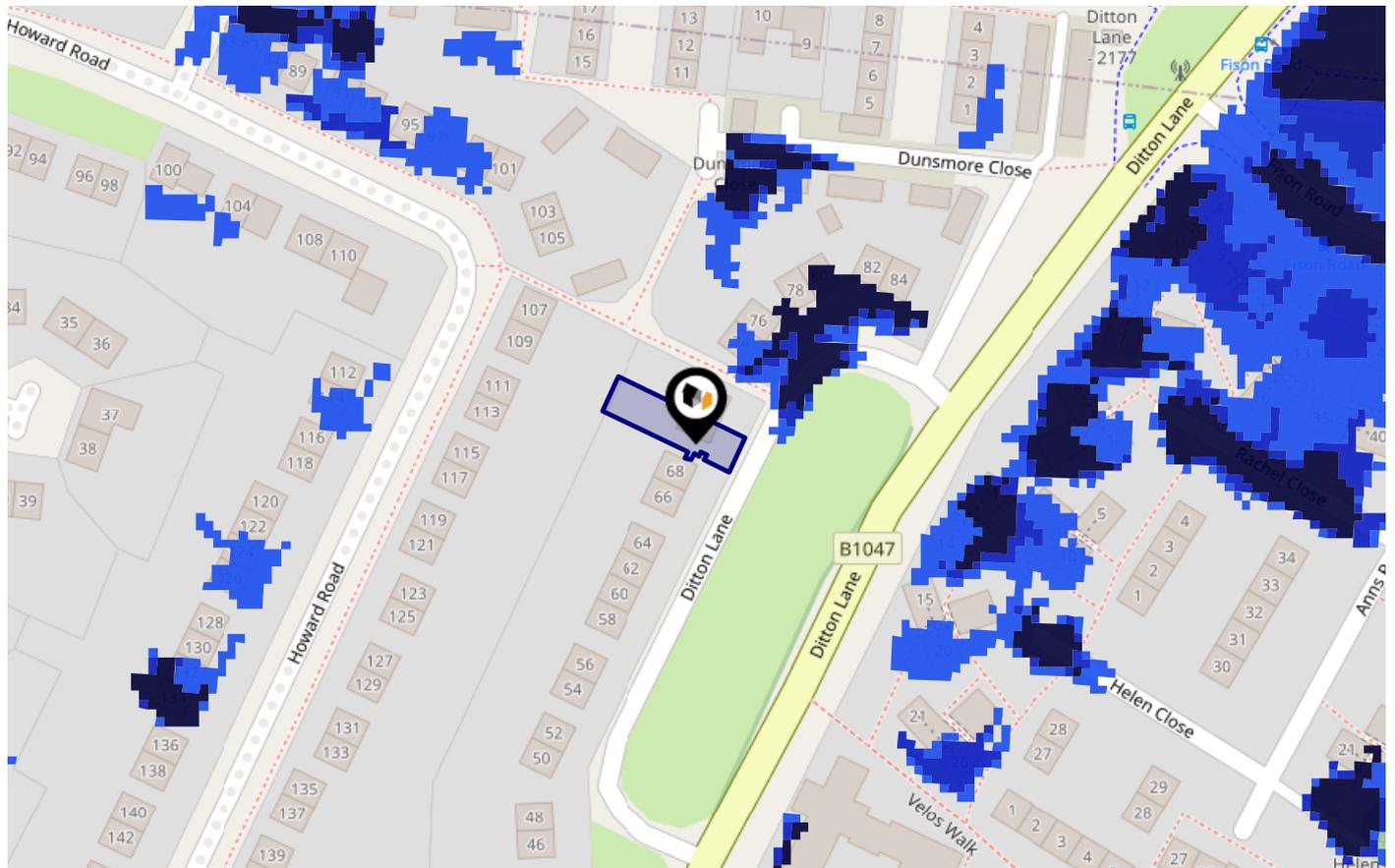


Flood Risk

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

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

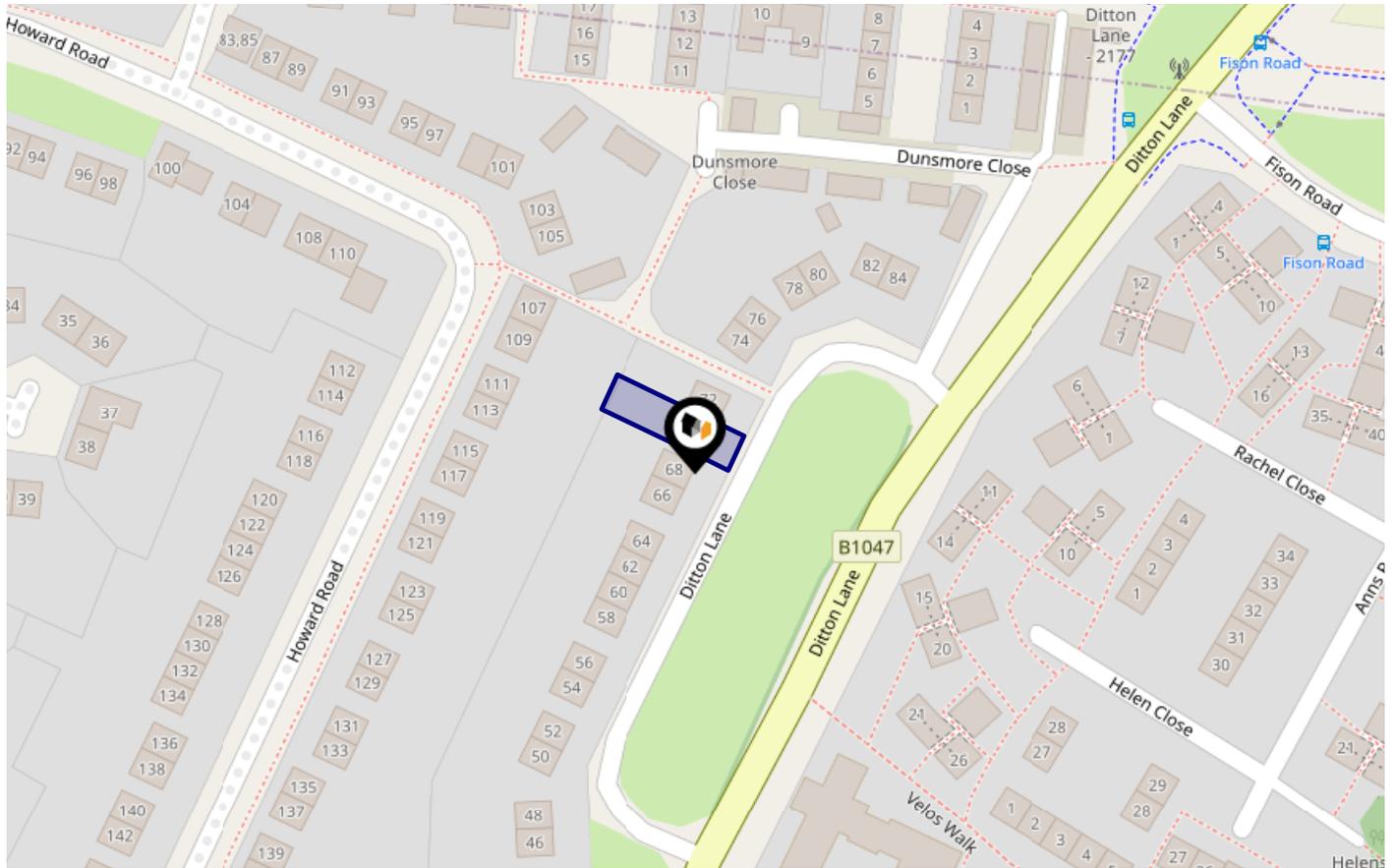


Flood Risk

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

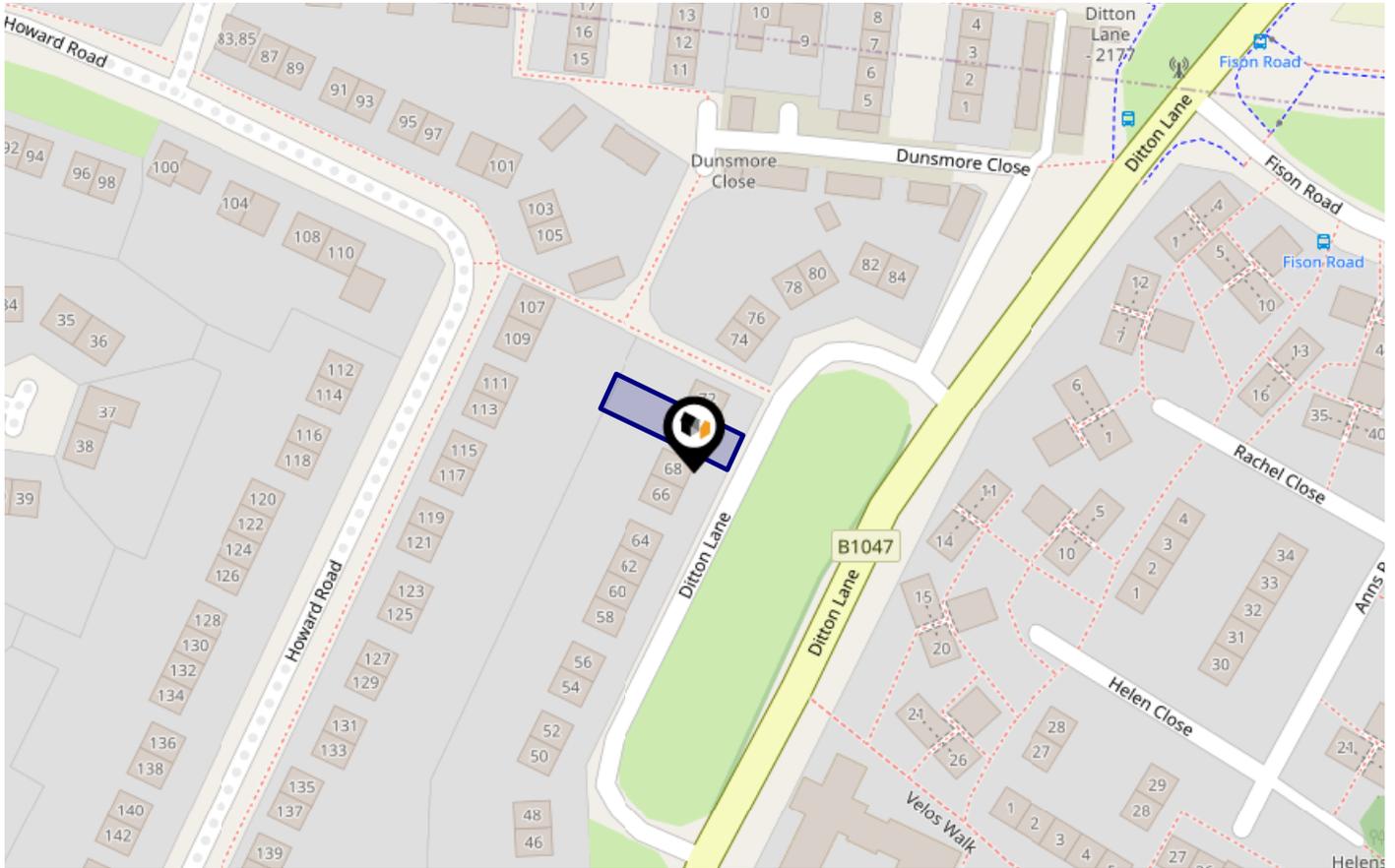


Flood Risk

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.

- 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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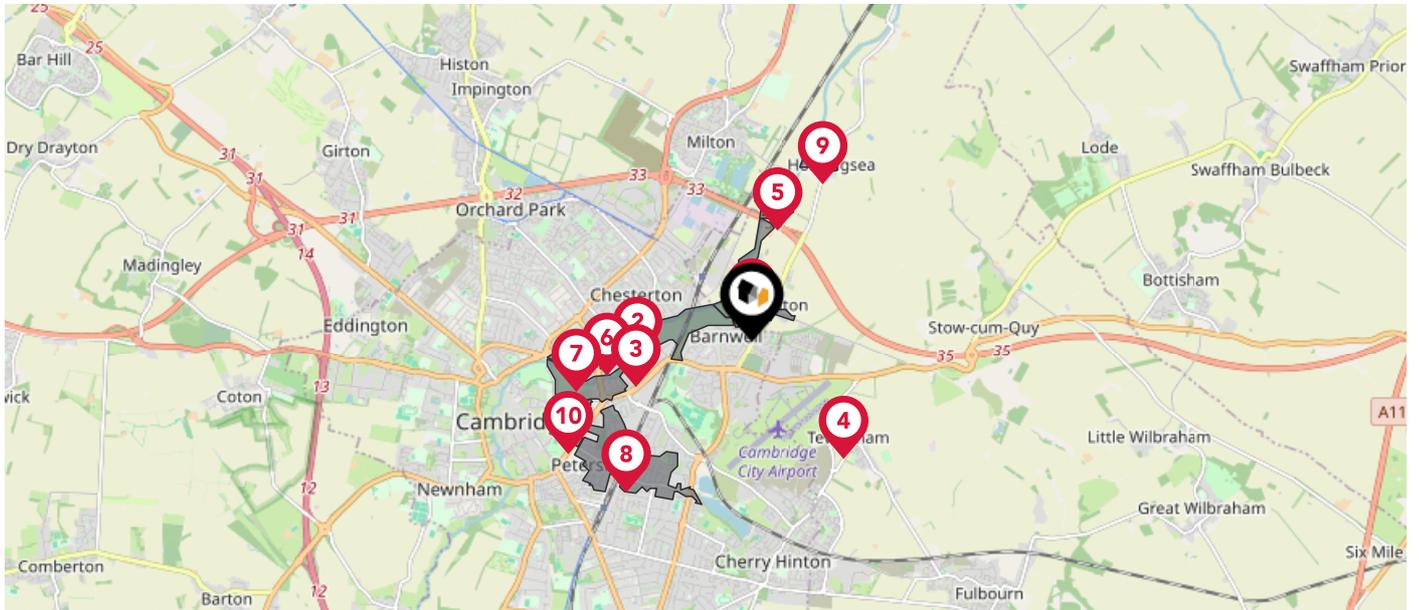


Maps

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 Ferry Lane
- 3 Riverside and Stourbridge Common
- 4 Teversham
- 5 Baits Bite Lock
- 6 Chesterton
- 7 De Freville
- 8 Mill Road
- 9 Horningsea
- 10 The Kite

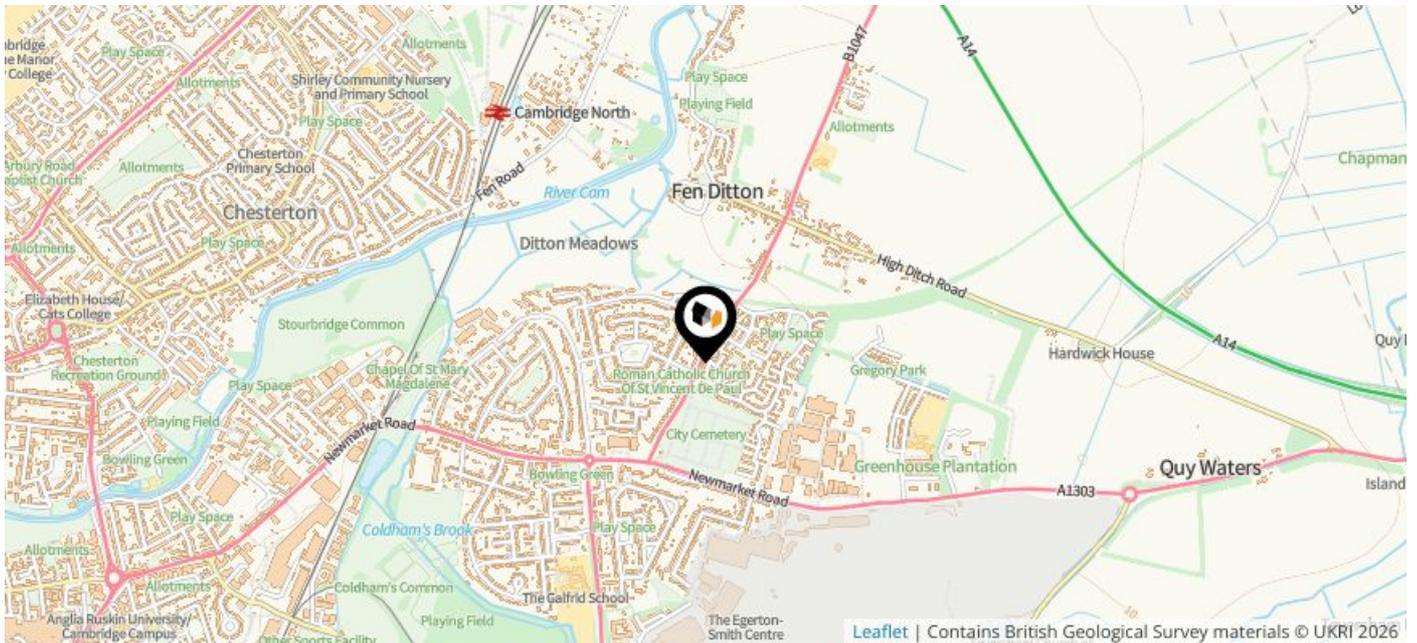
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

This map displays nearby coal mine entrances and their classifications.



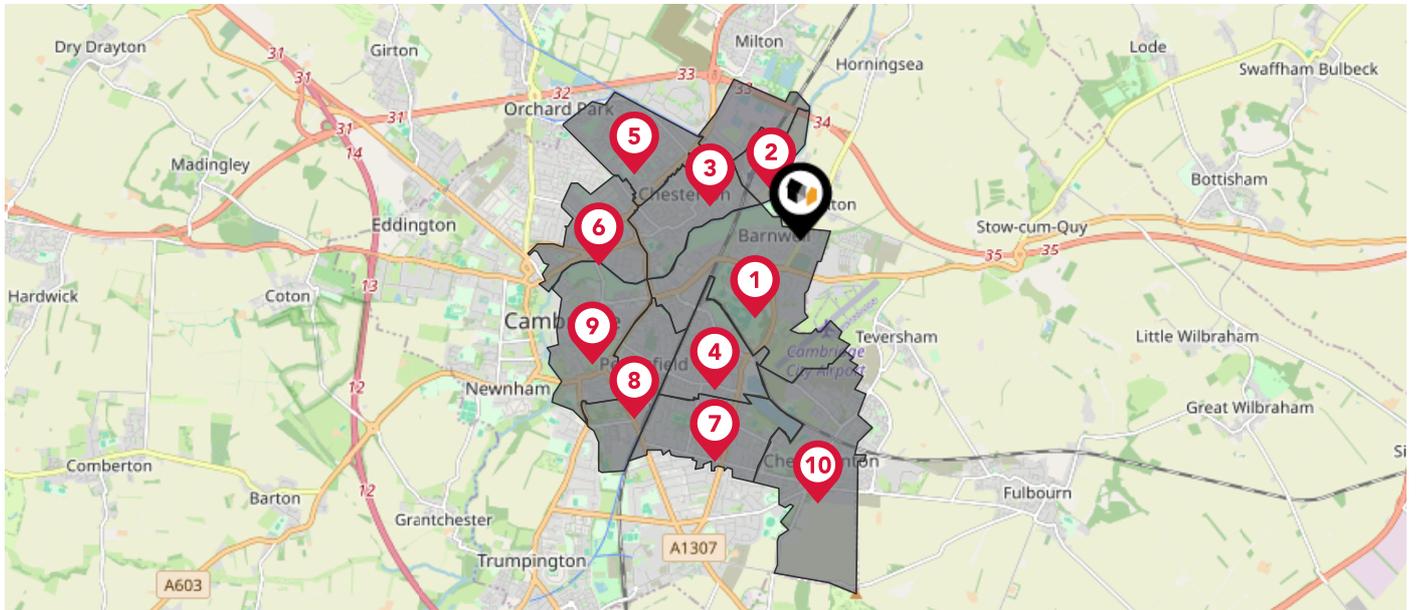
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

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

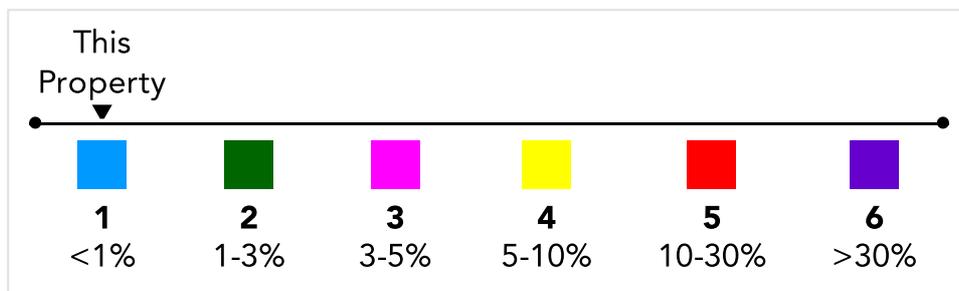
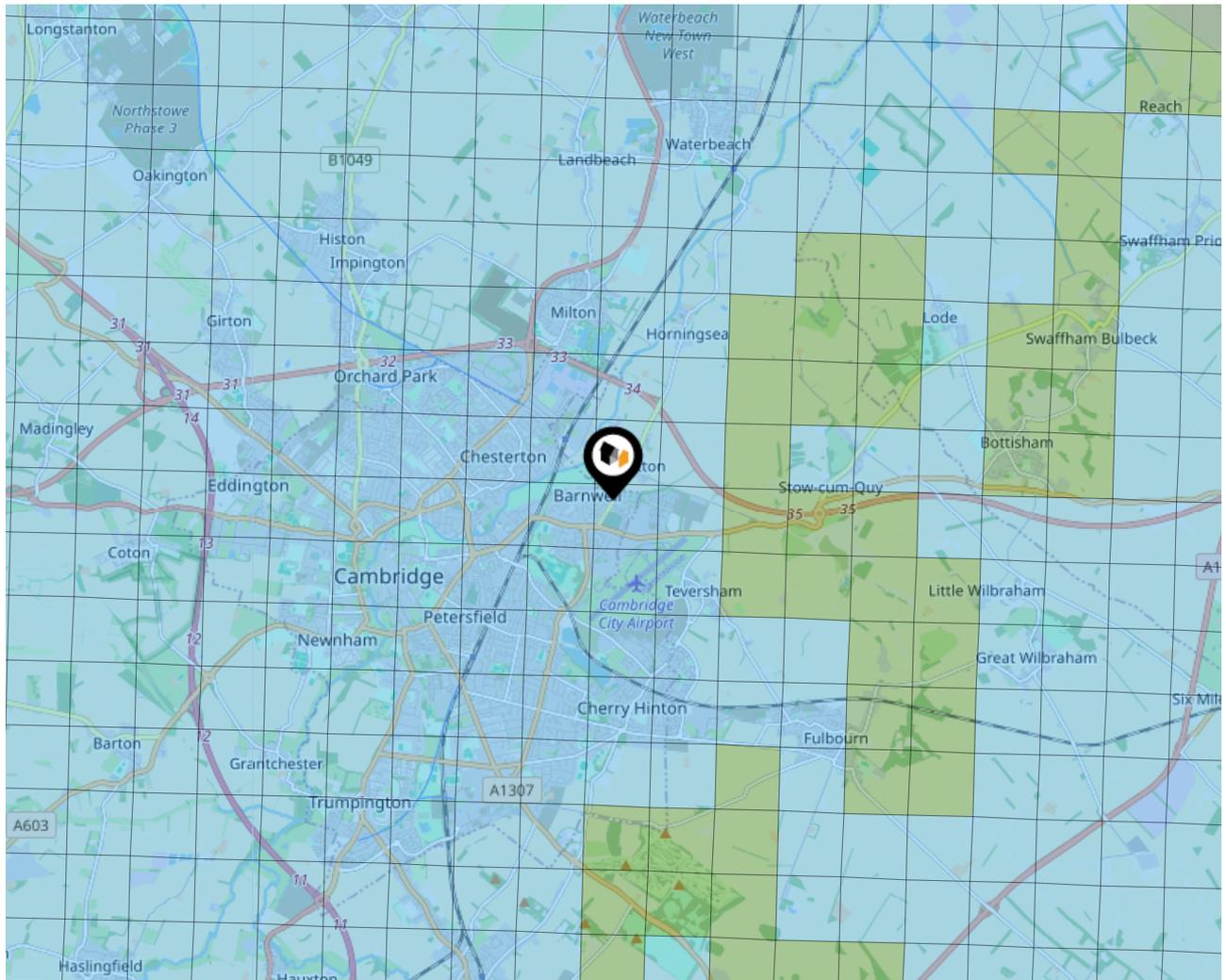


Nearby Council Wards

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

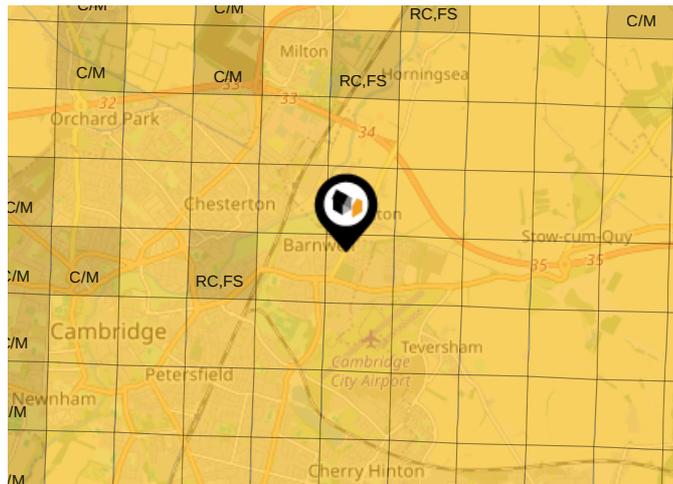
What is Radon?

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)

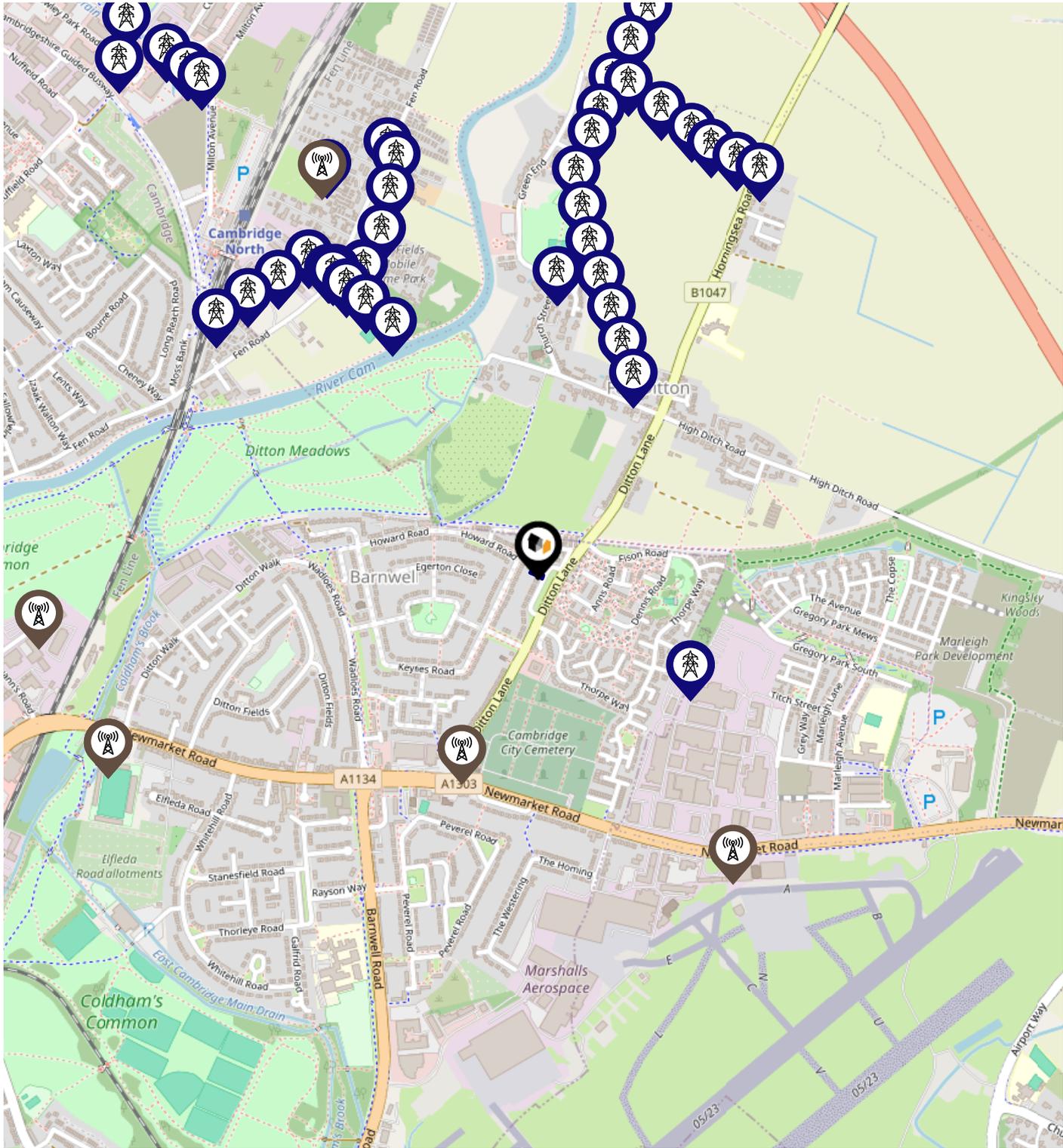
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

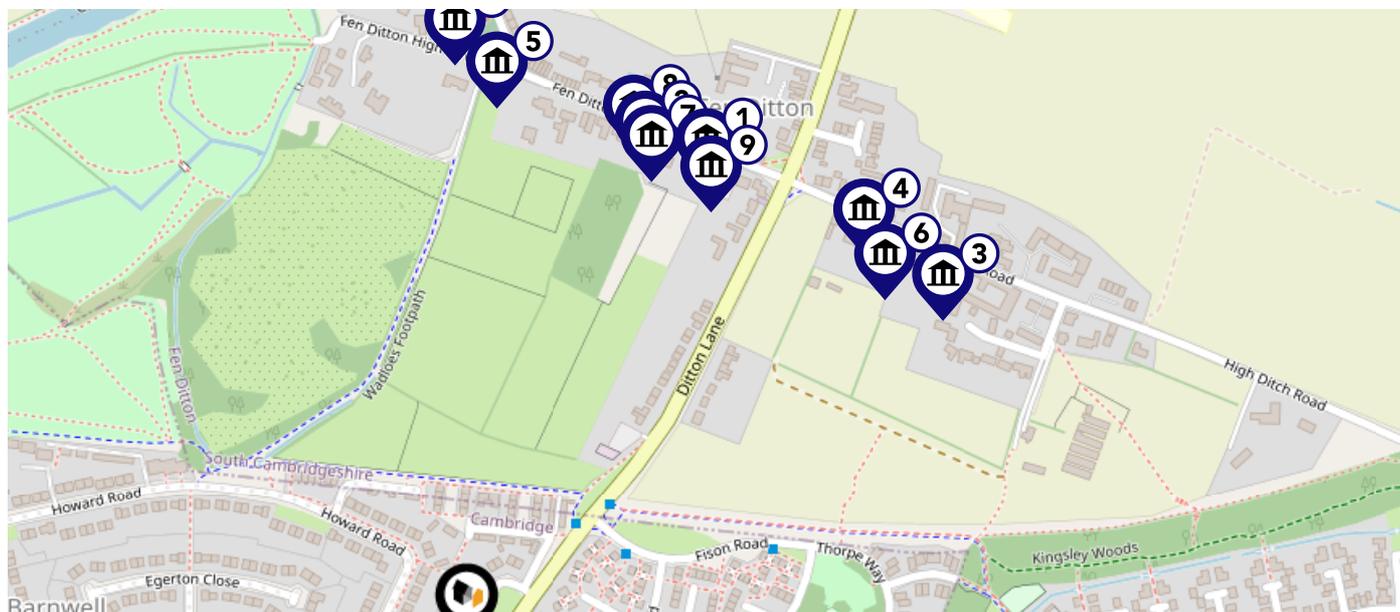
Local Area Masts & Pylons



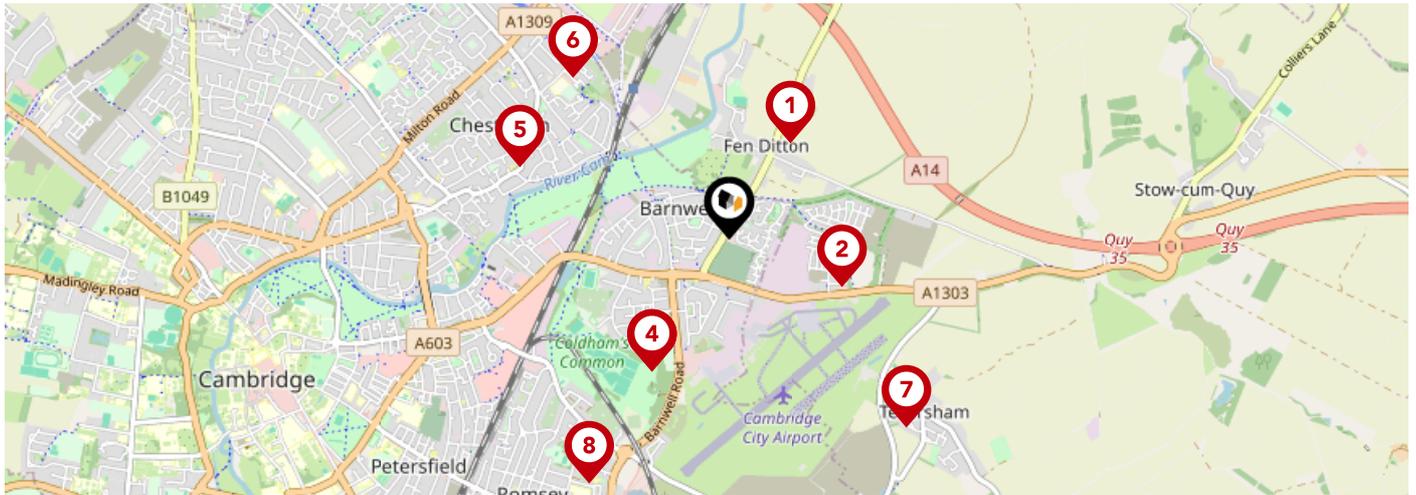
Key:

-  Power Pylons
-  Communication Masts

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
 1331305 - Musgrave Farmhouse	Grade II	0.3 miles
 1157174 - Wall To West Of Numbers 16, 20 And 22	Grade II	0.3 miles
 1331304 - Manor Farmhouse	Grade II	0.3 miles
 1331302 - 15 And 17, High Ditch Road	Grade II	0.3 miles
 1428633 - Fen Ditton War Memorial	Grade II	0.3 miles
 1157132 - 14 And 16, High Ditch Road	Grade II	0.3 miles
 1223654 - K6 Kiosk	Grade II	0.3 miles
 1127398 - The Rectory	Grade II	0.3 miles
 1157152 - The Ancient Shepherd	Grade II	0.3 miles
 1127430 - Parish Church Of St Mary Virgin	Grade II	0.3 miles



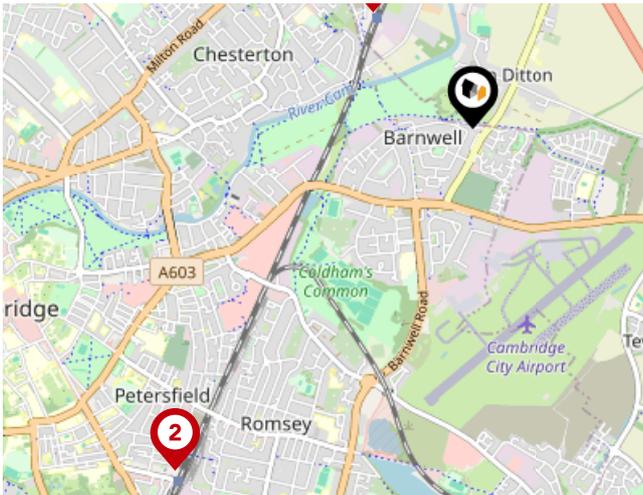
		Nursery	Primary	Secondary	College	Private
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.29	<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:1.32	<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:1.48	<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:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.76	<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:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

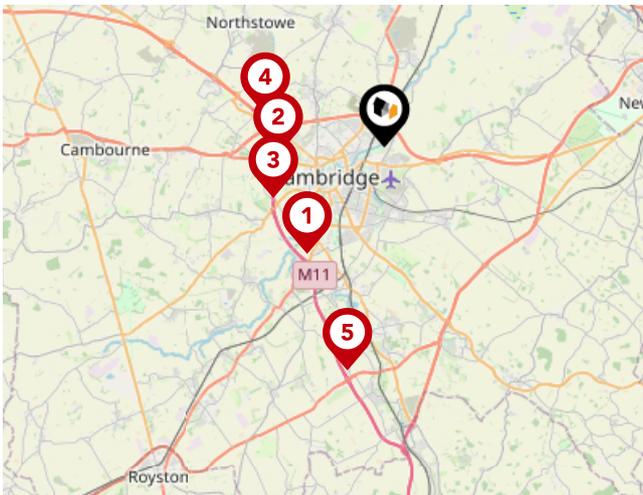
Area

Transport (National)



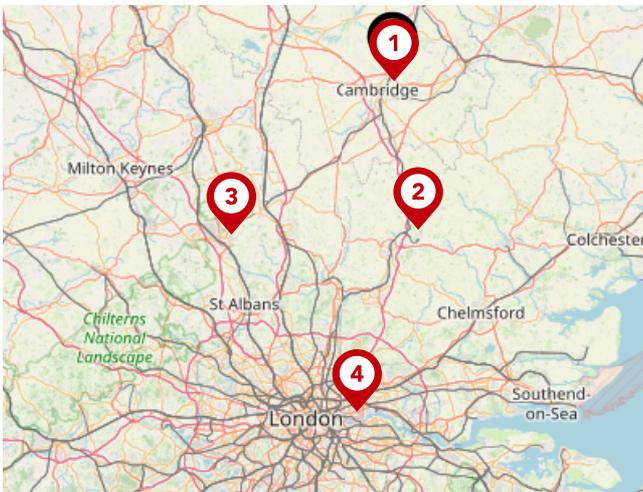
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.7 miles
2	Cambridge Rail Station	2.06 miles
3	Waterbeach Rail Station	3.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.8 miles
2	M11 J13	3.88 miles
3	M11 J12	4.43 miles
4	M11 J14	4.45 miles
5	M11 J10	8.28 miles

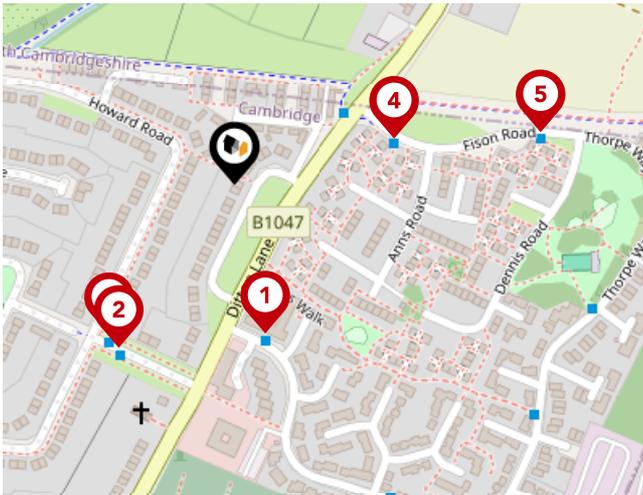


Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.8 miles
2	Stansted Airport	22.9 miles
3	Luton Airport	32.93 miles
4	Silvertown	49.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berghott Close	0.09 miles
2	Howard Road	0.11 miles
3	Howard Road	0.11 miles
4	Fison Road	0.09 miles
5	Dennis Road	0.18 miles

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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