

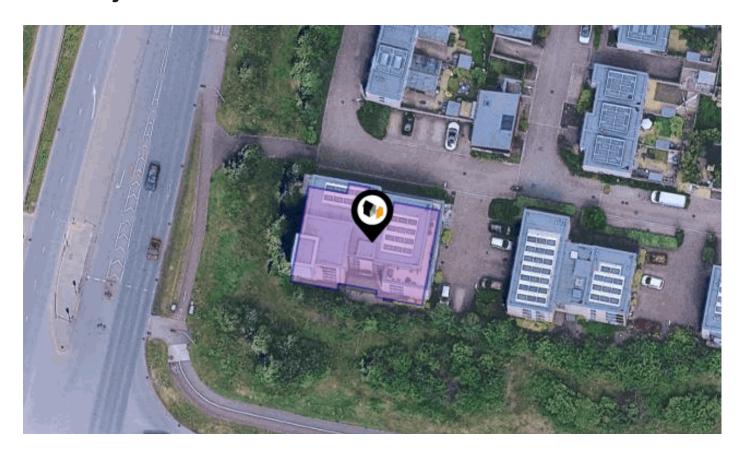


See More Online

## MIR: Material Info

The Material Information Affecting this Property

Monday 20<sup>th</sup> October 2025



## DAKINS HOUSE, BEECH DRIVE, TRUMPINGTON, CAMBRIDGE, CB2

#### **Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS 01223 508 050 jessica@cookecurtis.co.uk www.cookecurtis.co.uk





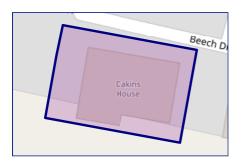




# Property Multiple Title Plans



### Freehold Title Plan



### CB386800

### **Leasehold Title Plan**



### CB382936

Start Date: 26/09/2013 End Date: 01/01/2263

Lease Term: 250 years from 1 January 2013

Term Remaining: 237 years

## Property **Overview**





### **Property**

Type: Flat / Maisonette

**Bedrooms:** 

Floor Area:  $495 \text{ ft}^2 / 46 \text{ m}^2$ 

Plot Area: 0.09 acres Year Built: 2013 **Council Tax:** Band B **Annual Estimate:** £1,832

**Title Number:** CB382936

Leasehold Tenure: Start Date: 26/09/2013 **End Date:** 01/01/2263

**Lease Term:** 250 years from 1 January 2013

Term Remaining: 237 years

### **Local Area**

**Local Authority:** 

**Conservation Area:** 

Flood Risk:

Rivers & Seas

Surface Water

Cambridgeshire

No

Very low

Very low

### **Estimated Broadband Speeds**

(Standard - Superfast - Ultrafast)

13

41

1800

mb/s

mb/s

mb/s







### **Mobile Coverage:**

(based on calls indoors)













### Satellite/Fibre TV Availability:































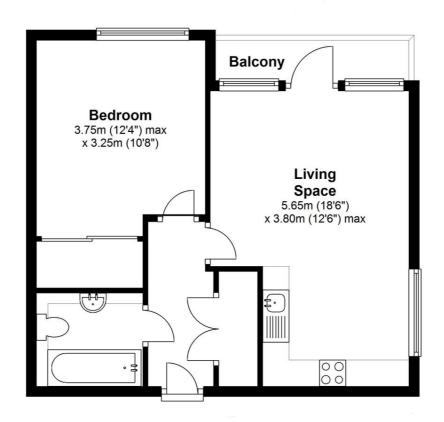




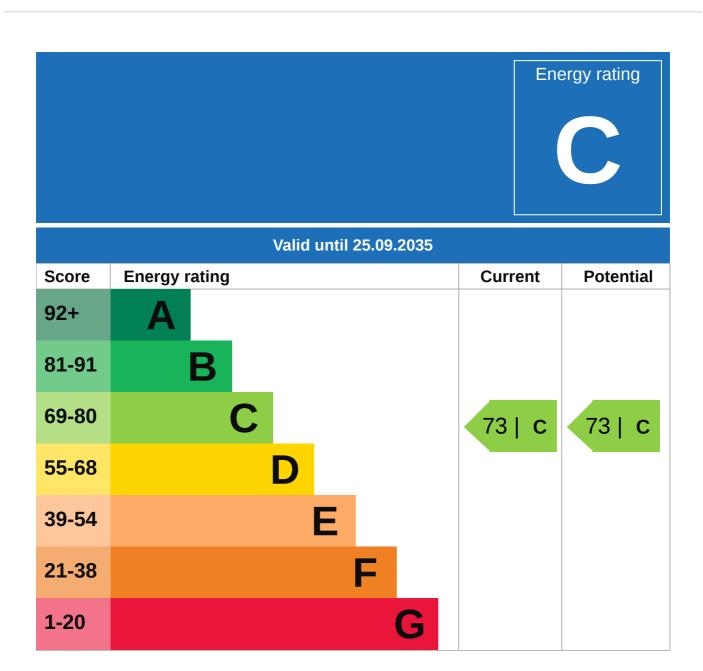




# DAKINS HOUSE, BEECH DRIVE, TRUMPINGTON, CAMBRIDGE, CB2







## Property **EPC - Additional Data**



### **Additional EPC Data**

Mid-floor flat **Property Type:** 

Flat Top Storey: No

**Top Storey:** 0

**Previous Extension:** 0

**Open Fireplace:** 0

Walls: System built, as built, insulated (assumed)

Walls Energy: System built, as built, insulated (assumed)

Flat, insulated **Roof:** 

**Roof Energy:** Flat, insulated

Main Heating: Boiler and radiators, mains gas

**Main Heating** 

Programmer, room thermostat and TRVs **Controls:** 

**Hot Water System:** From main system

**Hot Water Energy** 

**Efficiency:** 

From main system

Good lighting efficiency Lighting:

Floors: (another dwelling below)

**Total Floor Area:**  $46 \text{ m}^2$ 

## Material Information



### **Accessibility / Adaptations**

Replacement of external wall panels covering part of the building. Work completed in June 2025. EWS1 Certificate

## Utilities & Services



Electricity Supply
Octopus
Gas Supply
Octopus
Central Heating
Radiators
Water Supply
Cambridge Water Co
Drainage
Anglian Water



## Cooke Curtis & Co About Us





### 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.



## 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



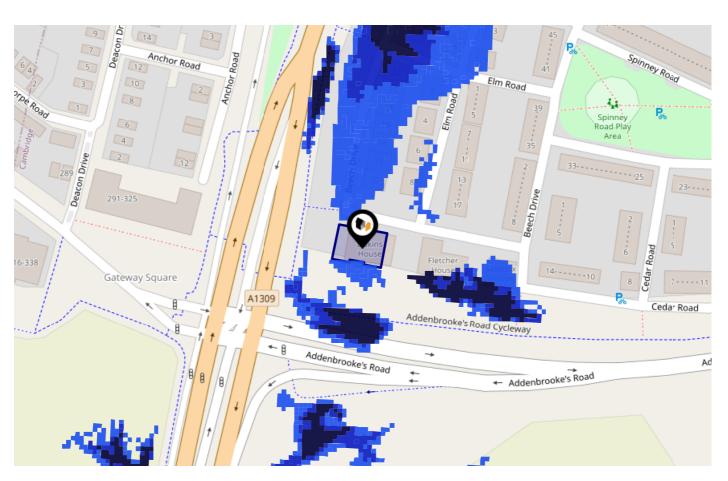
/cookecurtisco



## 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.

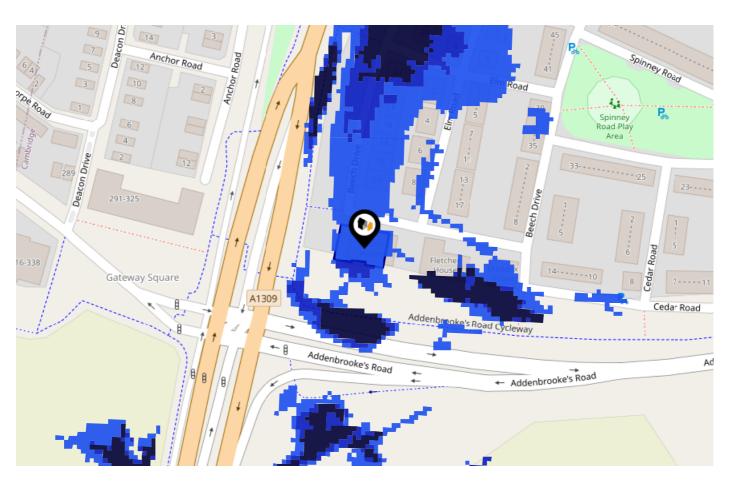




# Flood Risk **Surface Water - Climate Change**



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: 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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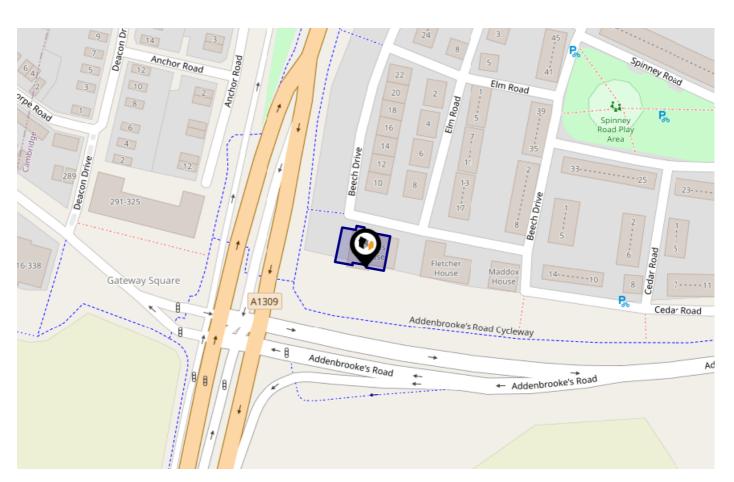




## Flood Risk Rivers & Seas - Flood Risk



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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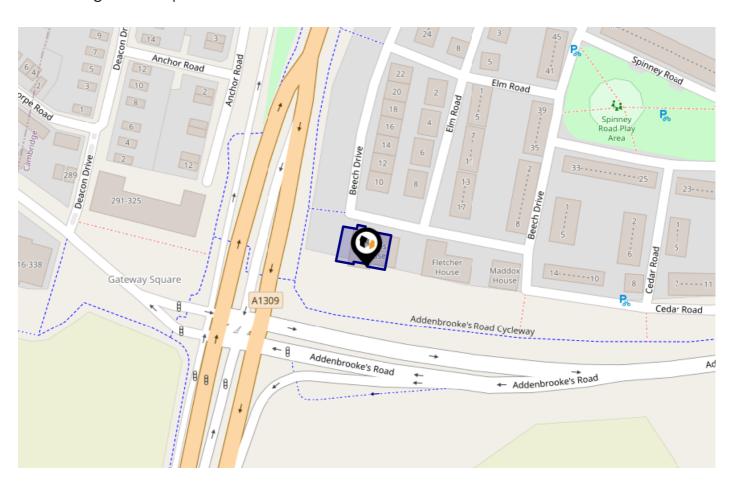


## Flood Risk

## **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.
- 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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## 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	Trumpington			
2	Hauxton			
3	Grantchester			
4	Barrow Road			
5	Little Shelford			
6	Great Shelford			
7	Southacre			
8	Brooklands Avenue			
9	Newnham Croft			
10	Stapleford			

## 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.



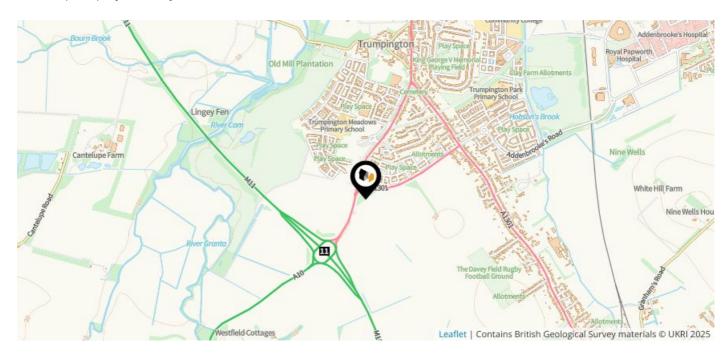
Nearby Landfill Sites				
Hill Trees-Stapleford	Historic Landfill			
Haslingfield-Chapel Hill, Haslingfield	Historic Landfill			
3 Shelford Tip-Shelford	Historic Landfill			
Chapel Hill-Barrington	Historic Landfill			
Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill			
Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill			
Norman Works-Coldhams Lane, Cambridge	Historic Landfill			
Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill			
No name provided by source	Active Landfill			
EA/EPR/FB3105UN/V002	Active Landfill			



# Maps Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- × Adit
- X 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**



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



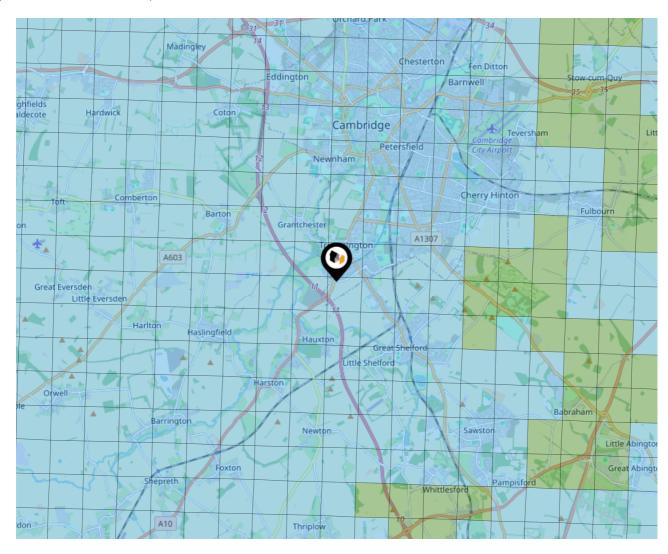
Nearby Council Wards				
1	Trumpington Ward			
2	Shelford Ward			
3	Queen Edith's Ward			
4	Harston & Comberton Ward			
5	Petersfield Ward			
6	Coleridge Ward			
7	Newnham Ward			
8	Market Ward			
9	Romsey Ward			
10	Cherry Hinton Ward			

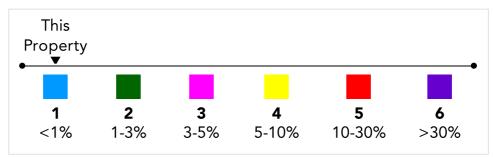
## Environment Radon Gas



### 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).







# Environment **Soils & Clay**



## Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE Soil Texture: CLAY TO SANDY LOAM

Parent Material Grain: ARGILLIC - Soil Depth: DEEP

ARENACEOUS

Soil Group: ALL



### 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

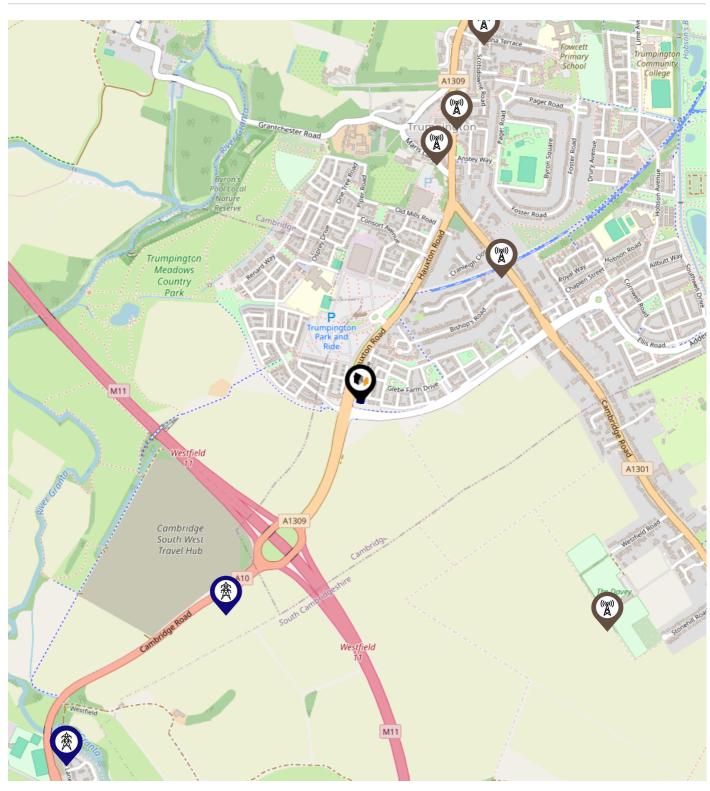
RC,FS Riverine Clay & Floodplain Sands and Gravel
RC,FL Riverine Clay & Fluvial Sands and Gravel

TC Terrace Clay

TC/LL Terrace Clay & Loamy Loess

# Local Area Masts & Pylons





### Key:



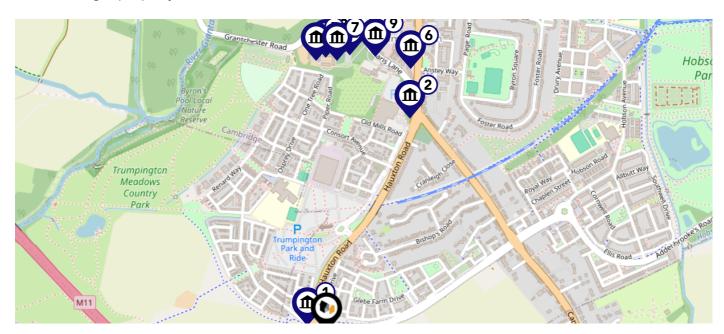
Communication Masts



# Maps **Listed Buildings**



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

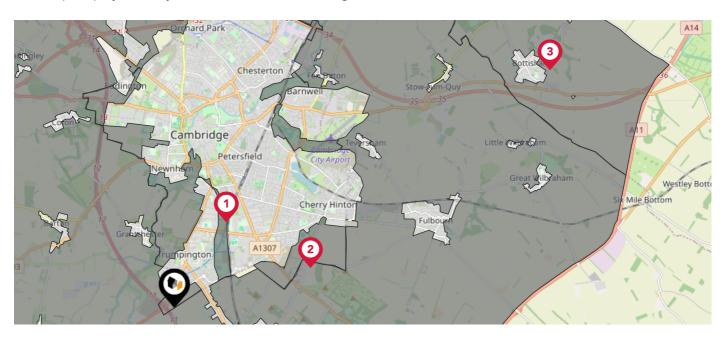


Listed B	uildings in the local district	Grade	Distance
	1126190 - Milestone About Half A Mile South Of The Junction With Shelford Road	Grade II	0.0 miles
<b>m</b> <sup>2</sup>	1331850 - 60 And 62, High Street	Grade II	0.5 miles
<b>m</b> <sup>3</sup>	1126220 - 10 And 12, Grantchester Road	Grade II	0.6 miles
<b>m</b> 4	1126218 - Churchyard Wall Of The Church Of St Mary And St Nicholas	Grade II	0.6 miles
<b>m</b> <sup>5</sup>	1081493 - Anstey Hall Farmhouse	Grade II	0.6 miles
<b>6</b>	1099185 - 52, High Street	Grade II	0.6 miles
<b>(m</b> ) <sup>7)</sup>	1081526 - Church Of St Mary And St Michael	Grade I	0.6 miles
<b>6</b> 8	1331860 - Garden Wall Of Anstey Hall Farmhouse	Grade II	0.6 miles
<b>(m)</b> 9	1111864 - The Old House	Grade II	0.6 miles
<b>(m</b> )10	1081504 - 16 And 18, Grantchester Road	Grade II	0.6 miles

## Maps **Green Belt**



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



## Nearby Green Belt Land

- Cambridge Green Belt South Cambridgeshire
- Cambridge Green Belt Cambridge
- Cambridge Green Belt East Cambridgeshire

# Area **Schools**





		Nursery	Primary	Secondary	College	Private
1	Trumpington Meadows Primary School Ofsted Rating: Good   Pupils: 260   Distance:0.29		$\checkmark$			
2	Trumpington Park Primary School Ofsted Rating: Good   Pupils: 403   Distance:0.76		$\checkmark$			
3	Fawcett Primary School Ofsted Rating: Good   Pupils: 423   Distance:0.95		<b>▽</b>			
4	Trumpington Community College Ofsted Rating: Good   Pupils: 491   Distance:1.02			$\checkmark$		
5	Hauxton Primary School Ofsted Rating: Good   Pupils: 90   Distance:1.3		<b>✓</b>			
<b>6</b>	Cambridge Academy for Science and Technology Ofsted Rating: Good   Pupils: 431   Distance:1.52			$\checkmark$		
7	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good   Pupils: 208   Distance:1.65		<b>V</b>			
8	The Perse School Ofsted Rating: Not Rated   Pupils: 1705   Distance:1.73			$\checkmark$		

# Area **Schools**



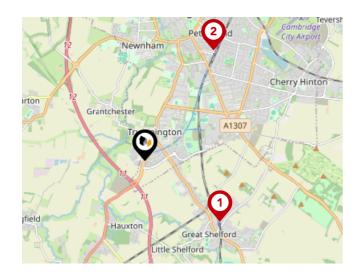


		Nursery	Primary	Secondary	College	Private
9	St Faith's School Ofsted Rating: Not Rated   Pupils: 577   Distance:1.74			<b>✓</b>		
10	Abbey College Cambridge Ofsted Rating: Not Rated   Pupils: 466   Distance:1.84			$\checkmark$		
<b>11</b>	Homerton Early Years Centre Ofsted Rating: Outstanding   Pupils: 118   Distance:1.94	$\checkmark$				
12	Hills Road Sixth Form College Ofsted Rating: Outstanding   Pupils:0   Distance:1.98			$\checkmark$		
13	Newnham Croft Primary School Ofsted Rating: Good   Pupils: 229   Distance:2.1		<b>✓</b>			
14	Harston and Newton Community Primary School Ofsted Rating: Good   Pupils: 110   Distance: 2.17		✓			
15)	Morley Memorial Primary School Ofsted Rating: Good   Pupils: 390   Distance: 2.17		<b>✓</b>			
16)	St Mary's School Ofsted Rating: Not Rated   Pupils: 613   Distance:2.2			$\checkmark$		

## Area

## **Transport (National)**





### National Rail Stations

Pin	Name	Distance
•	Shelford (Cambs) Rail Station	1.76 miles
2	Cambridge Rail Station	2.38 miles
3	Foxton Rail Station	3.85 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.37 miles
2	M11 J12	2.22 miles
3	M11 J13	3.51 miles
4	M11 J10	4.77 miles
5	M11 J14	5.04 miles



## Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.01 miles
2	Stansted Airport	20.06 miles
3	Luton Airport	28.56 miles
4	Silvertown	45.83 miles



## Area

## **Transport (Local)**



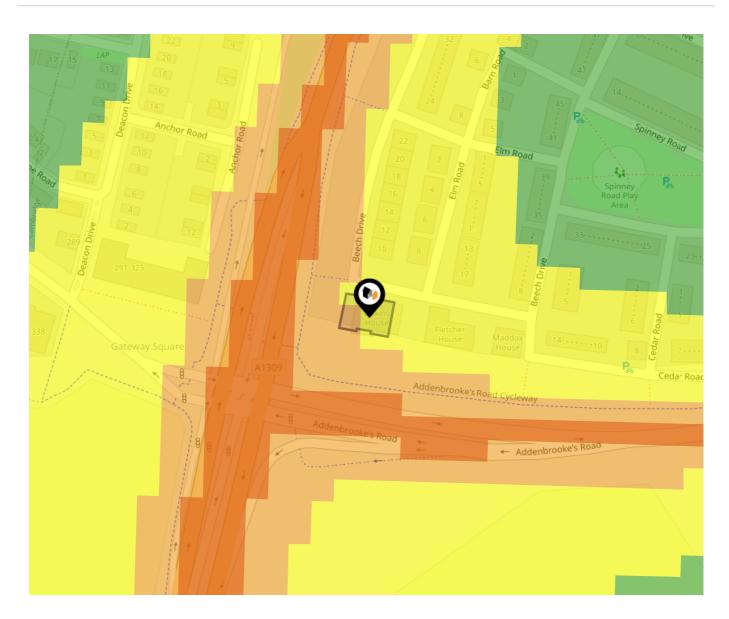


## Bus Stops/Stations

Pin	Name	Distance
<b>1</b>	The Busway Trumpington Park-and-Ride	0.19 miles
2	Glebe Farm Drive	0.18 miles
3	Glebe Farm Drive	0.24 miles
4	Bishop's Road	0.44 miles
5	Bishop's Road	0.45 miles

## 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

# 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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