

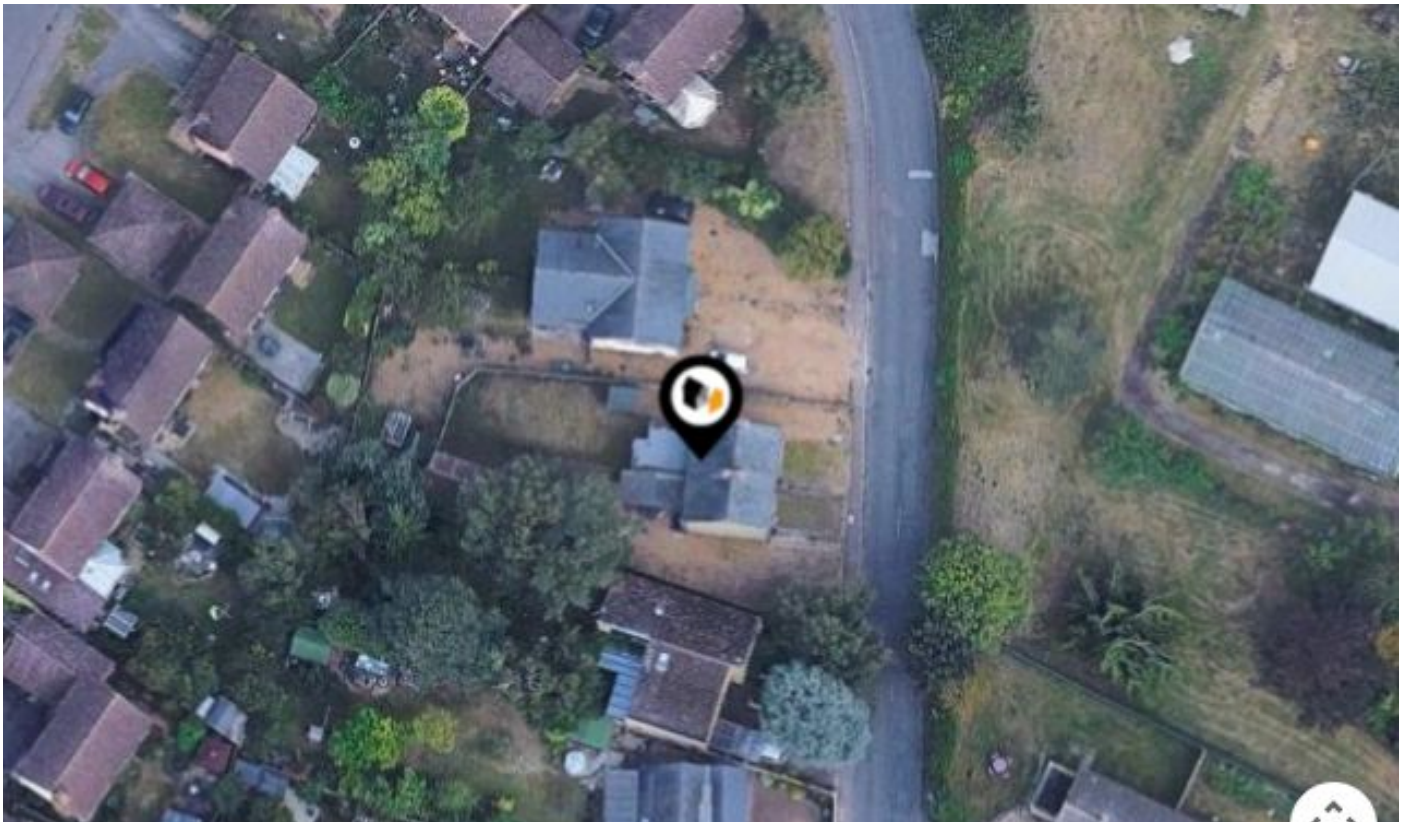


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 04<sup>th</sup> November 2025**



**LANDBEACH ROAD, MILTON, CAMBRIDGE, CB24**

## Cooke Curtis & Co

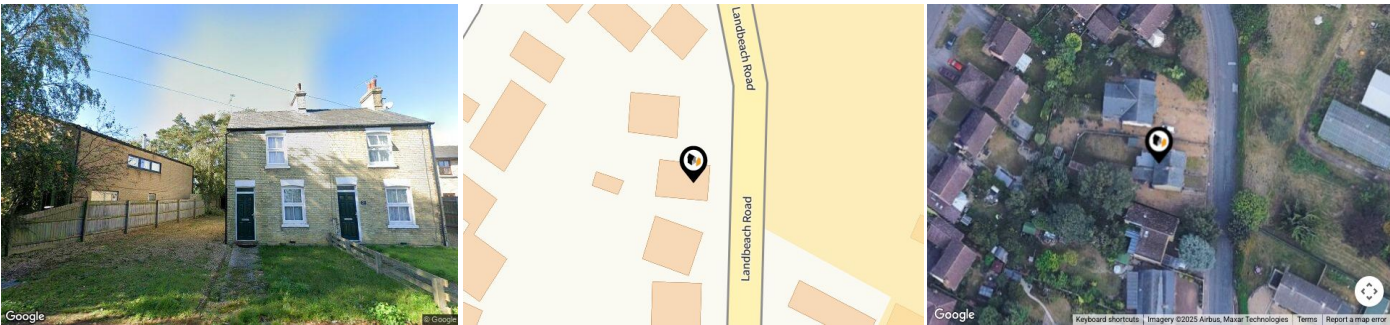
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk













Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	753 ft <sup>2</sup> / 70 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band C
Annual Estimate:	£2,146

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		4	80	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O <sub>2</sub>	sky
				Virgin media

Planning records for: **13 Landbeach Road Milton Cambridge Cambridgeshire CB24 6DA**

Reference - S/0906/12/FL	
Decision:	Decided
Date:	24th April 2012
Description:	Replacment rear conservatory

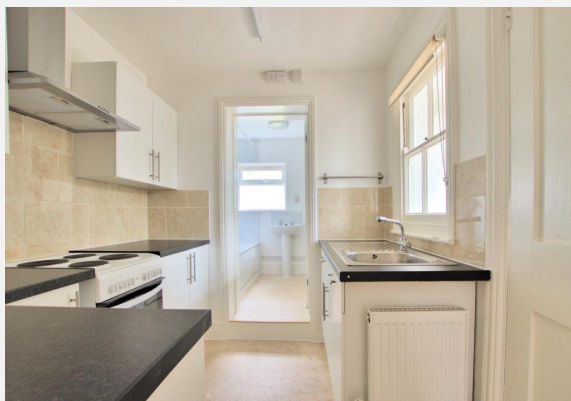
Planning records for: **19 Landbeach Road Milton Cambridge Cambridgeshire CB24 6DA**

Reference - S/2500/12/FL	
Decision:	-
Date:	06th December 2012
Description:	Dwelling

Planning records for: **29 Landbeach Road Milton Cambridge Cambridgeshire CB24 6DA**

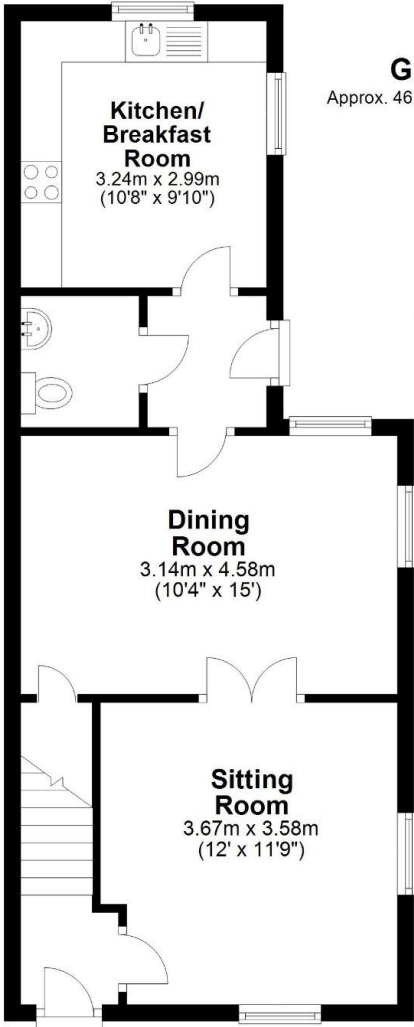
Reference - S/2404/12/FL	
Decision:	Decided
Date:	19th November 2012
Description:	Extension to form new garage and alterations.







LANDBEACH ROAD, MILTON, CAMBRIDGE, CB24



**Ground Floor**  
Approx. 46.6 sq. metres (502.0 sq. feet)



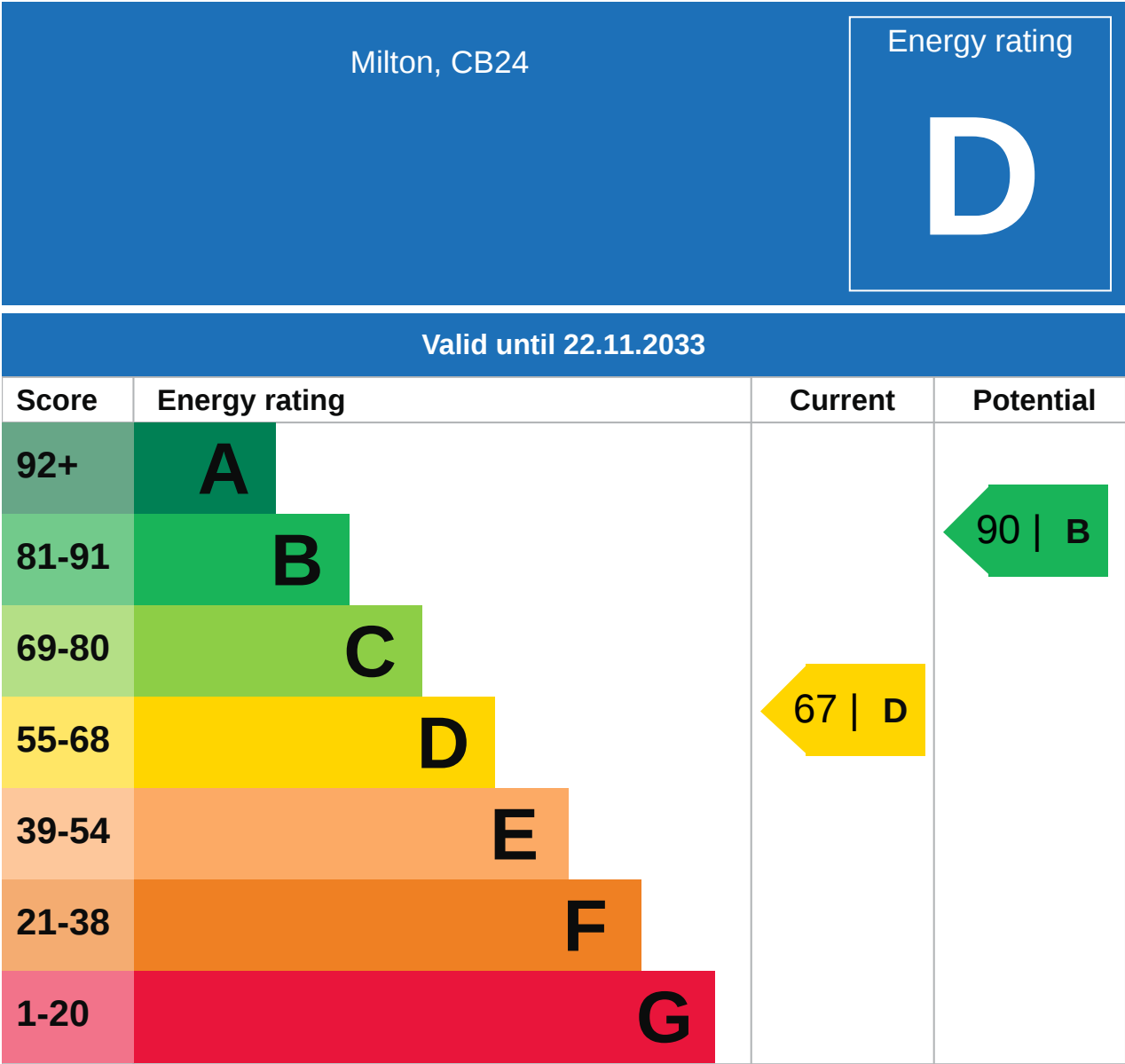
**First Floor**  
Approx. 46.7 sq. metres (502.7 sq. feet)

Total area: approx. 93.3 sq. metres (1004.7 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

LANDBEACH ROAD, MILTON, CAMBRIDGE, CB24







## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>

## Construction Type

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Brick

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## Other

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December 2013 Propotec Ltd. Treated Timber Infestation (Woodworm). 30year guarantee from December 2013

Central Heating

Yes



### Cooke Curtis & Co

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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.



/cookecurtisco



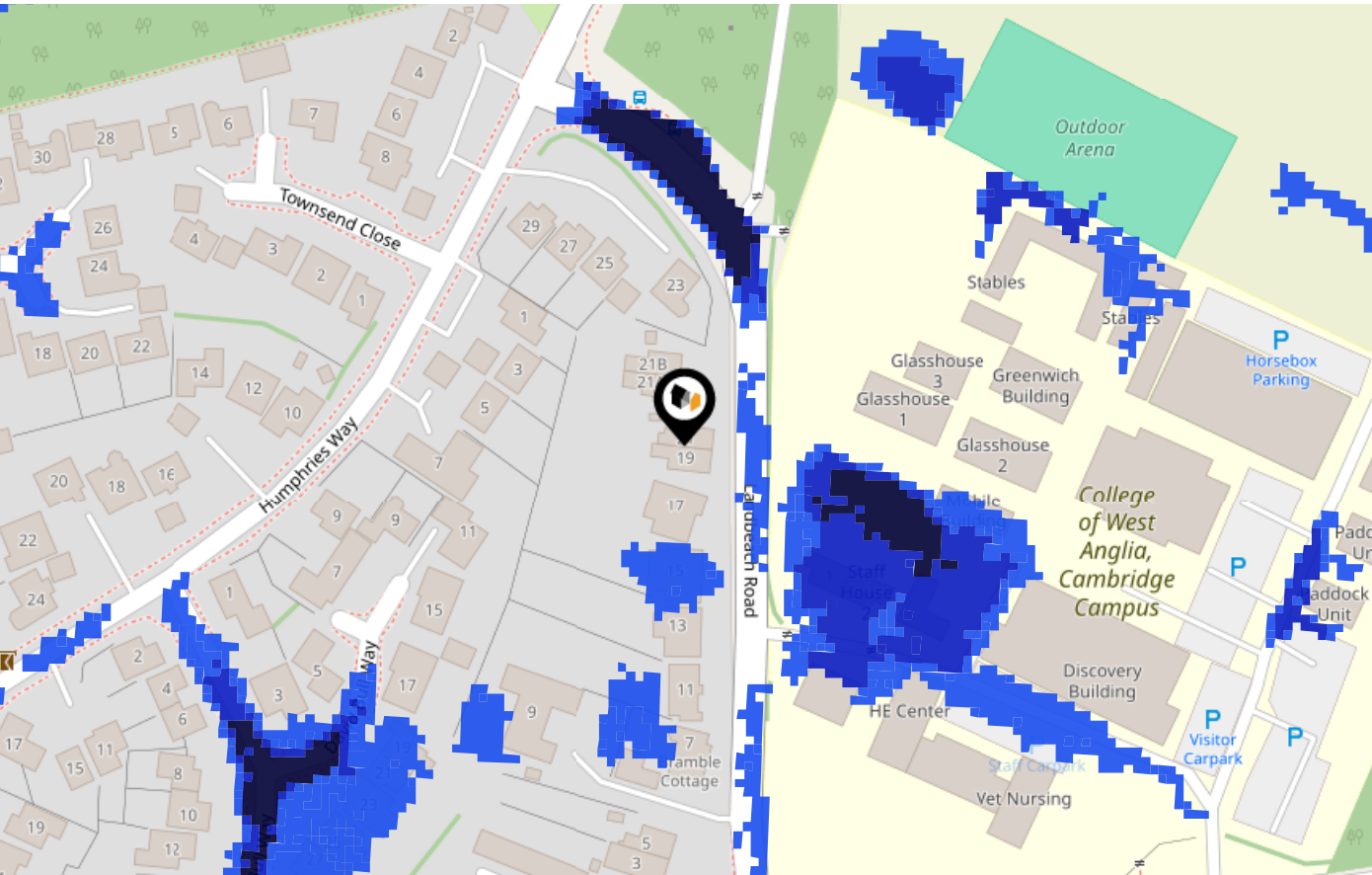
/cookecurtisco

# 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.

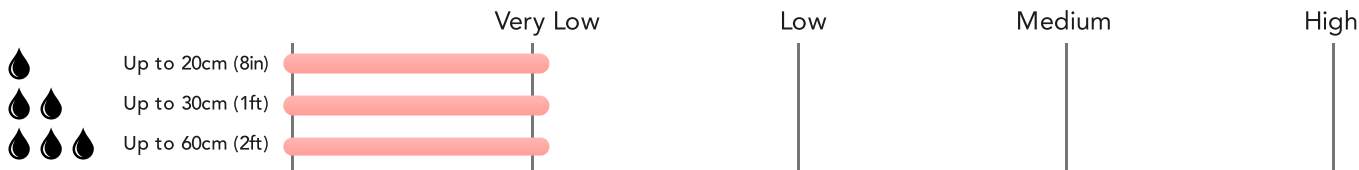


Risk Rating: Very low

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.

Chance of flooding to the following depths at this property:

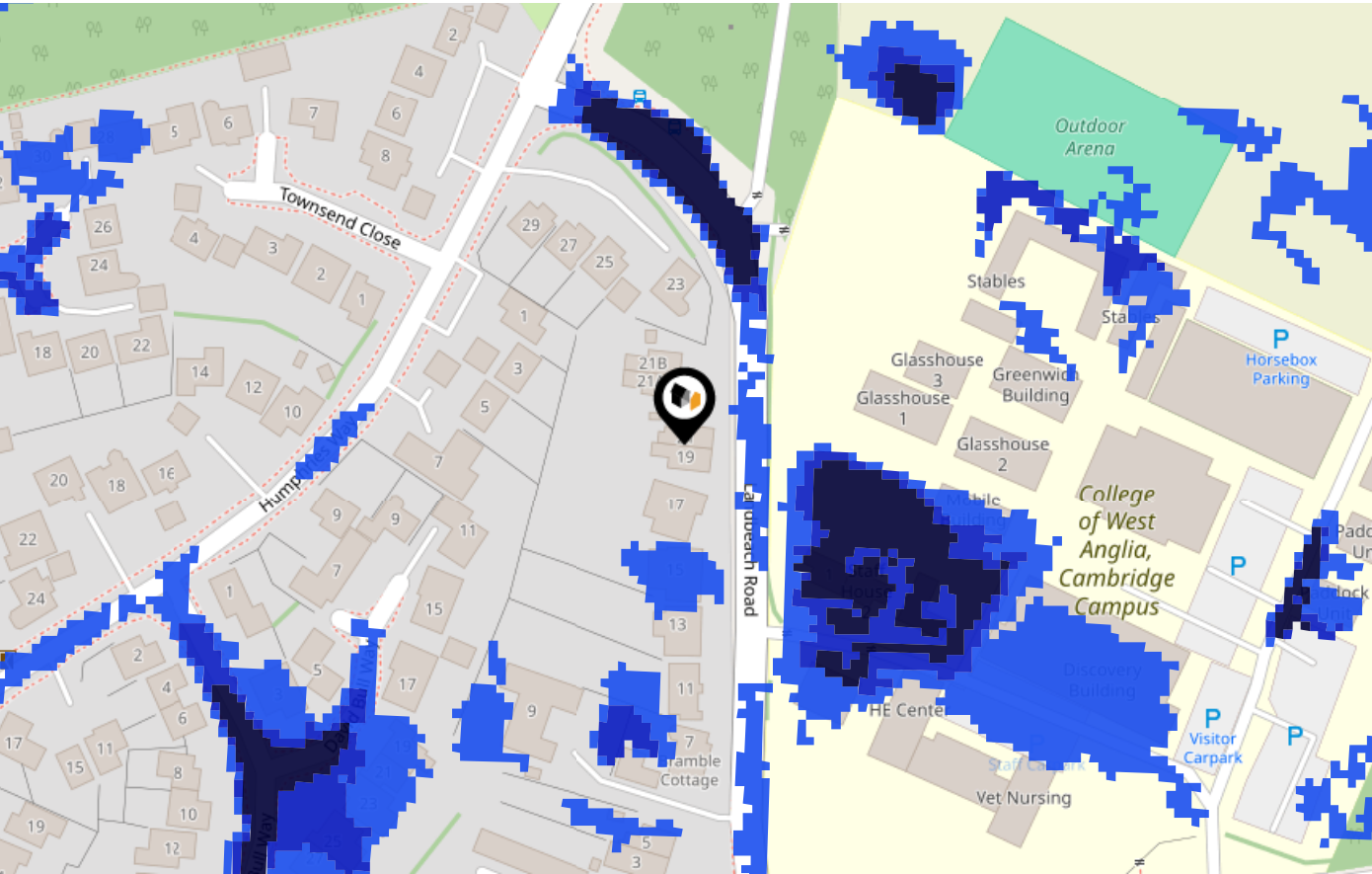


# Flood Risk

## 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.

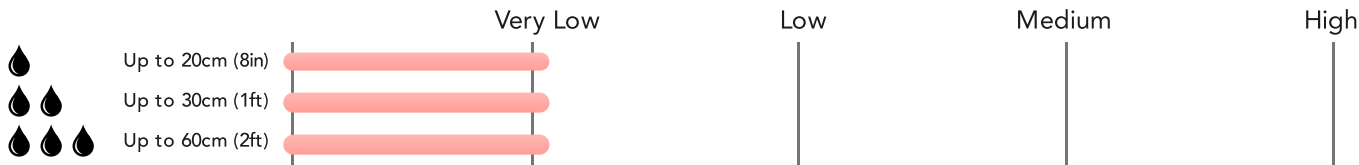


Risk Rating: Very low

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- 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:

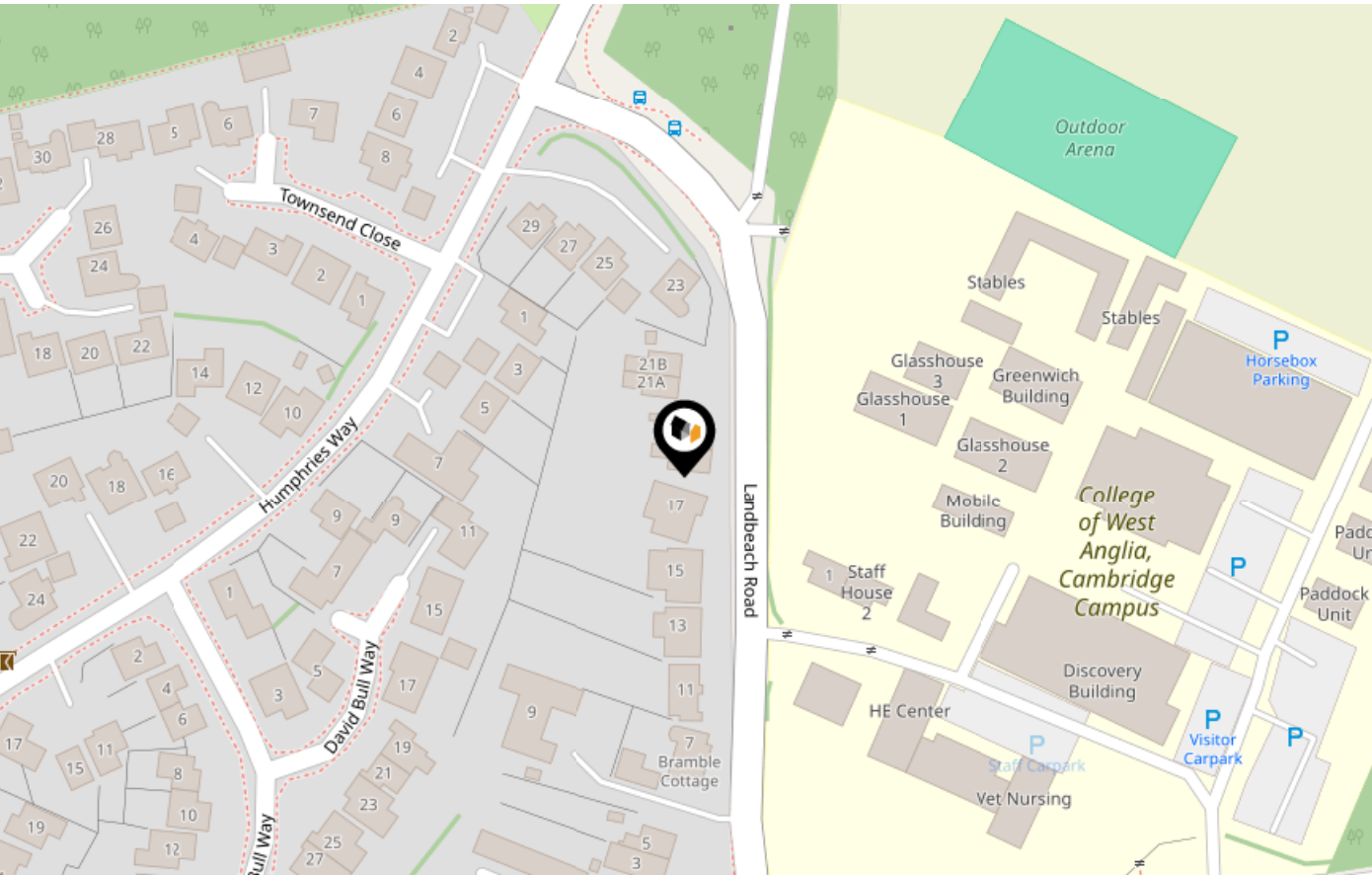


# Flood Risk

## 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.

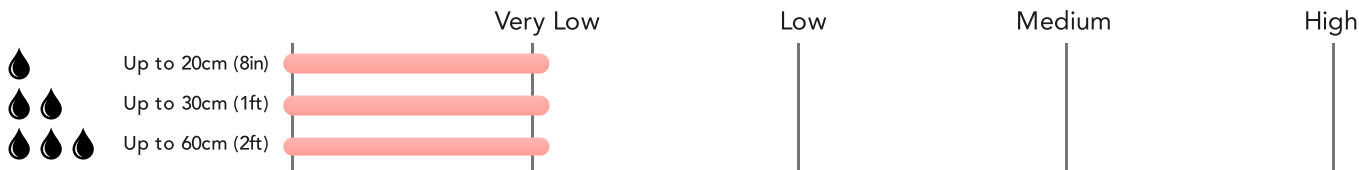


Risk Rating: Very low

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- 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:

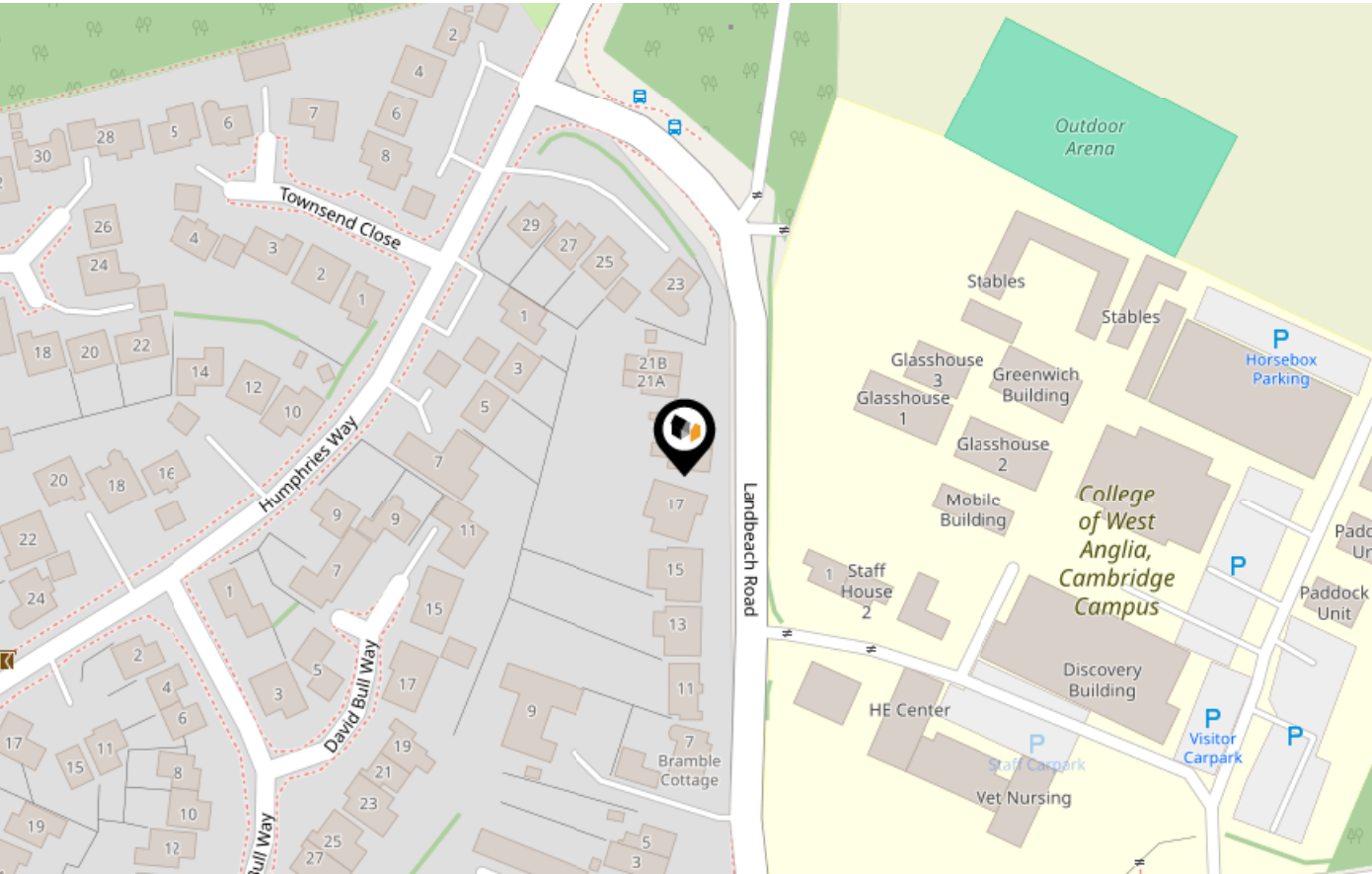


# Flood Risk

## 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.

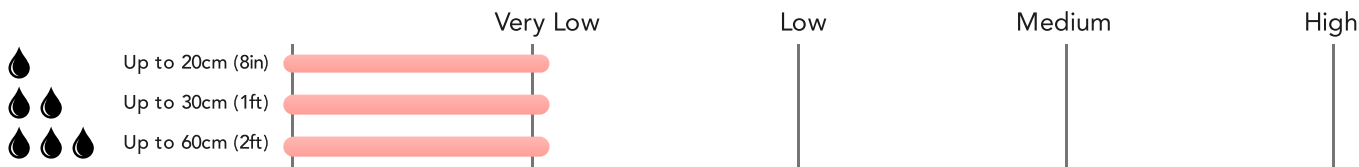


Risk Rating: Very low

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- 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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- 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:



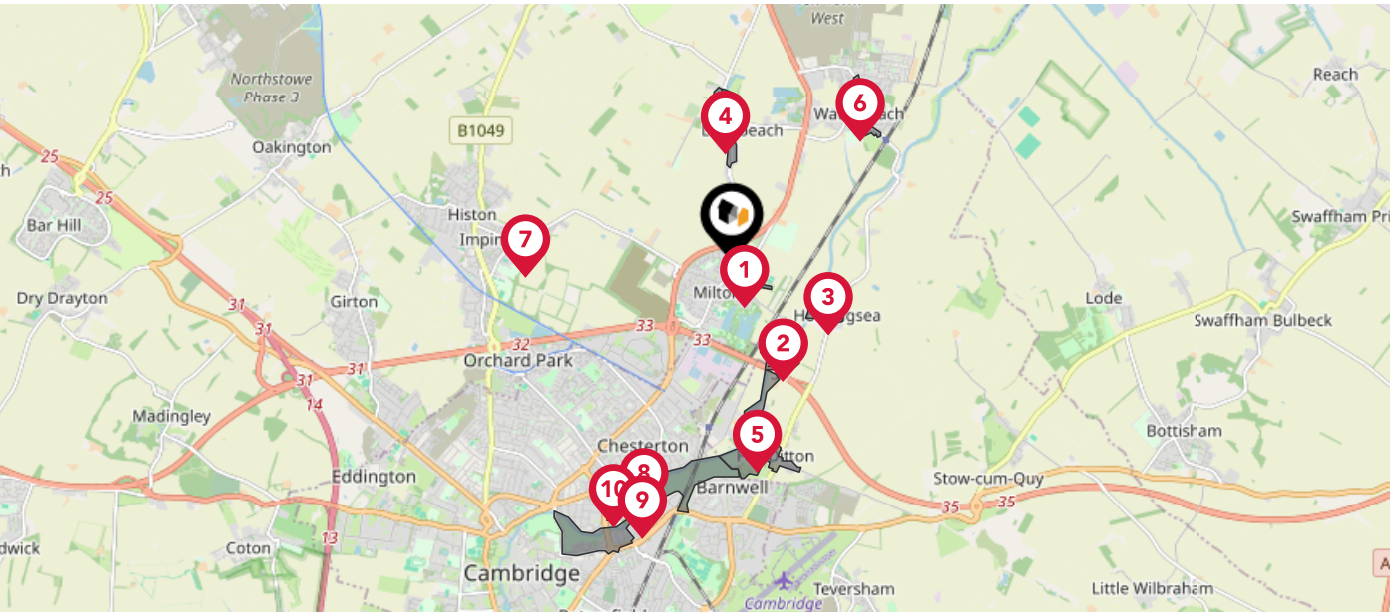


# Maps

## Conservation Areas

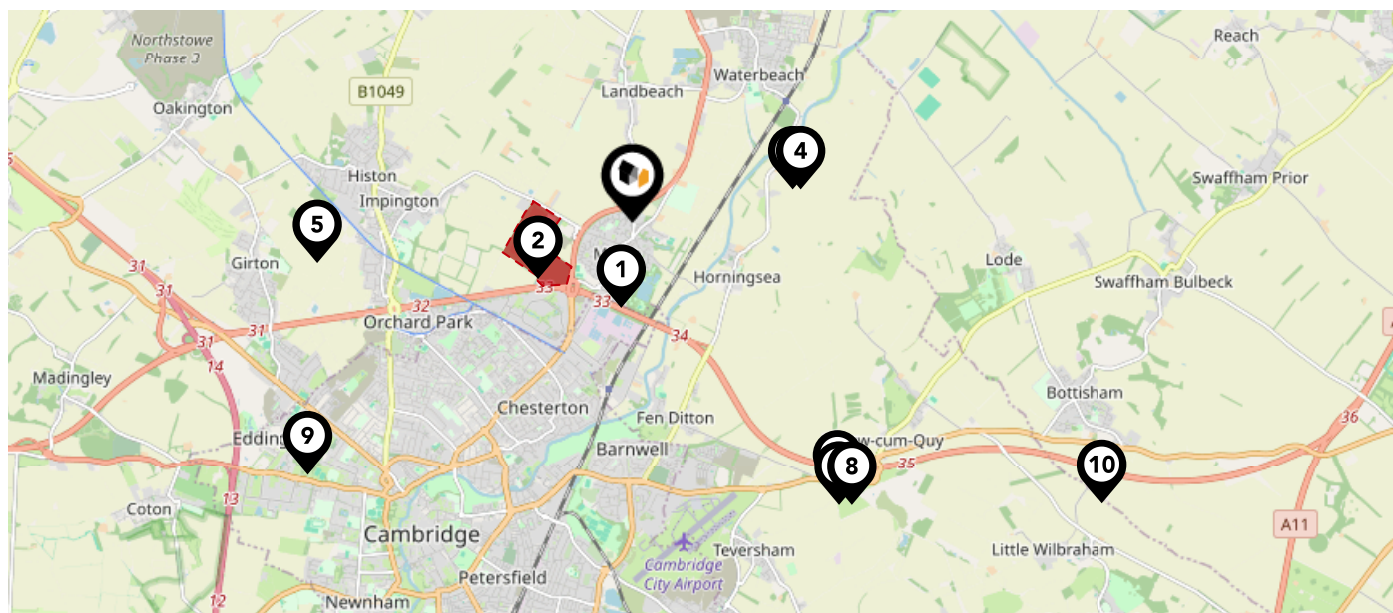


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Milton
2	Baits Bite Lock
3	Horningsea
4	Landbeach
5	Fen Ditton
6	Waterbeach
7	Impington St Andrew's
8	Ferry Lane
9	Riverside and Stourbridge Common
10	Chesterton

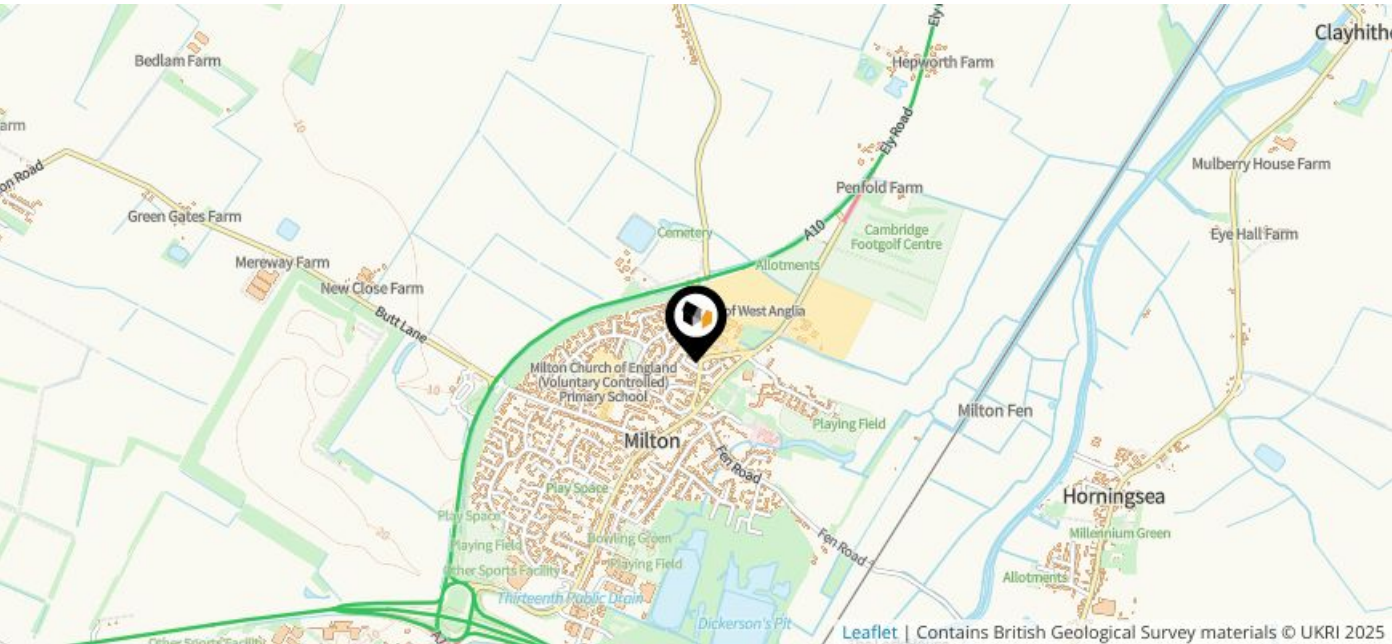
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Clayhithe Cottages-Horningsea	Historic Landfill	
4	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
5	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
6	Quy Mill Hotel-Quy	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	EA/EPR/NP3790NX/A001	Active Landfill	
9	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
10	Parsonage Farm-Bottisham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



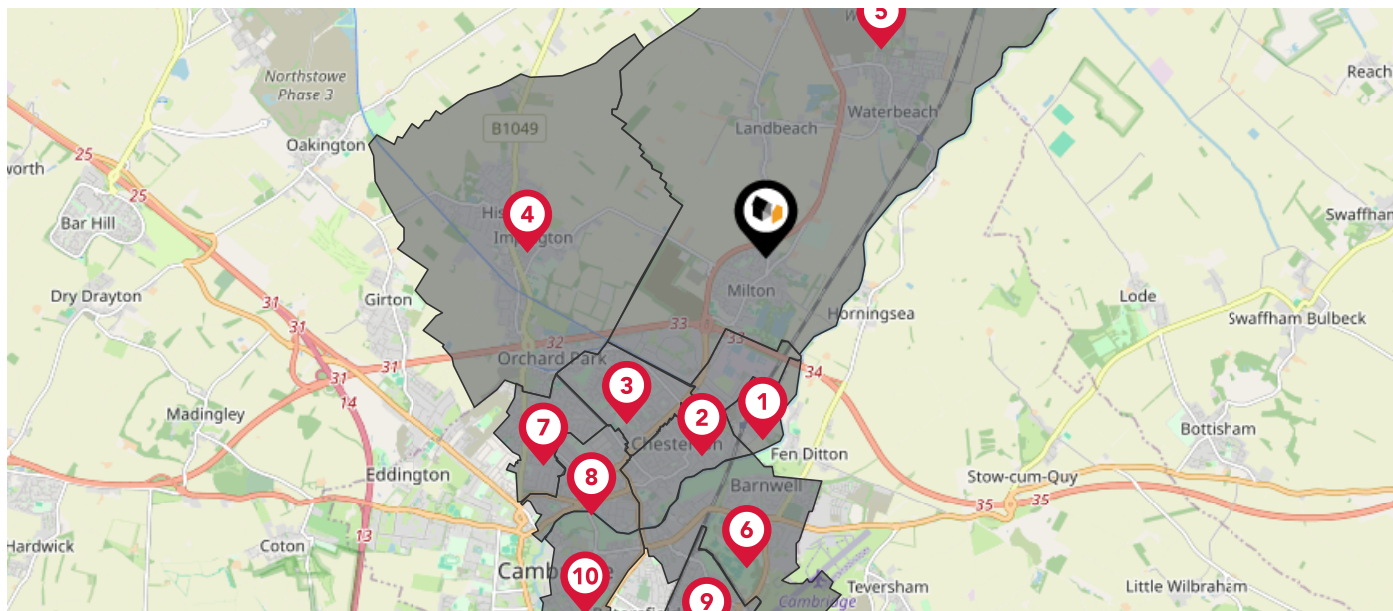
### Mine Entry

- ✕ 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



Milton & Waterbeach Ward



East Chesterton Ward



King's Hedges Ward



Histon & Impington Ward



Milton & Waterbeach Ward



Abbey Ward



Arbury Ward



West Chesterton Ward



Romsey Ward

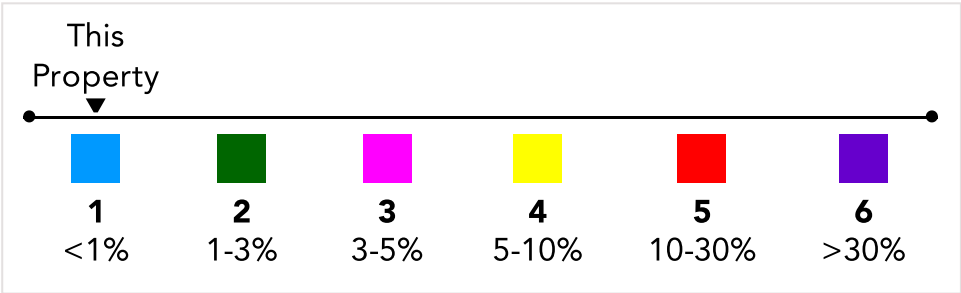
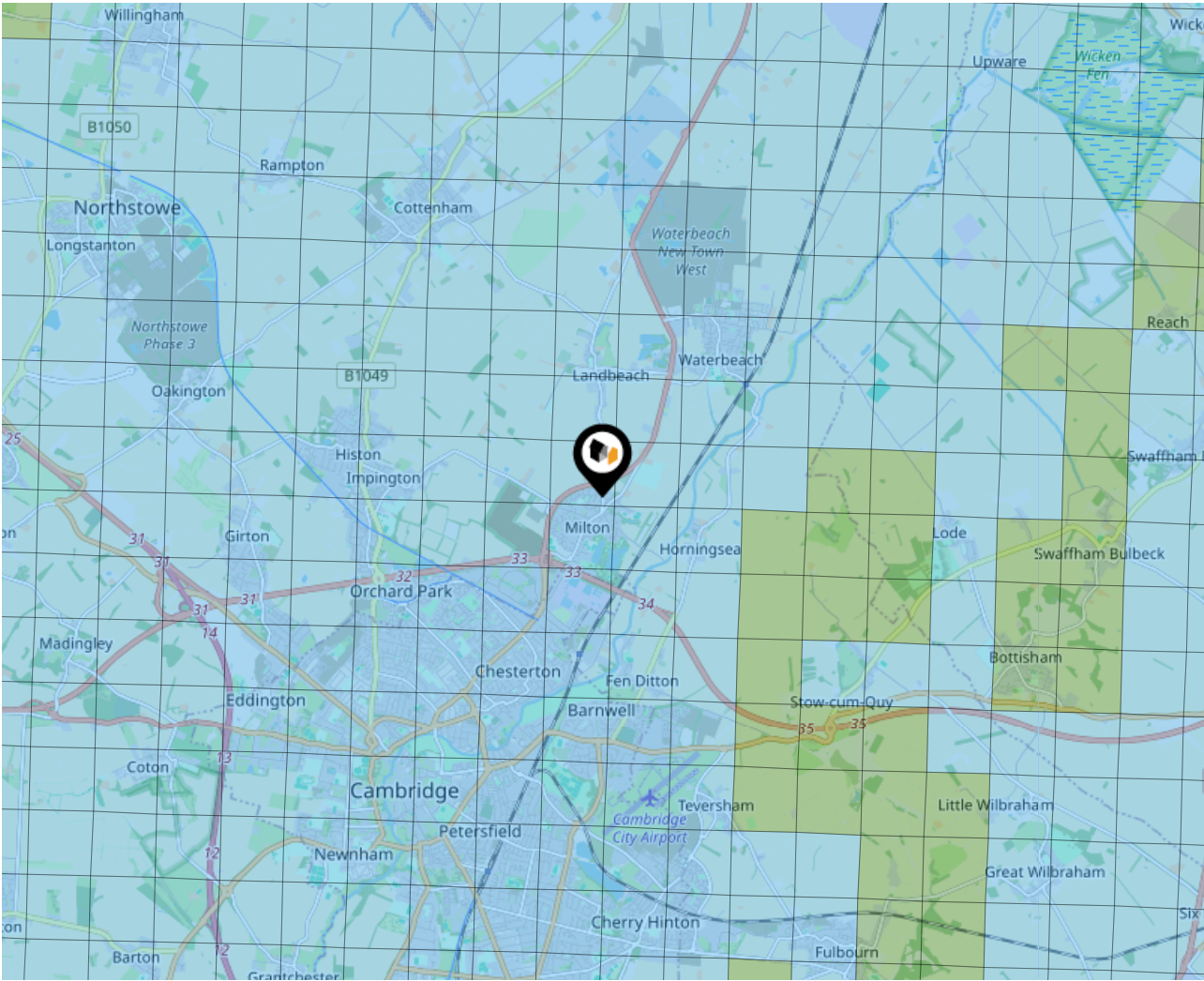


Market Ward



### What is Radon?

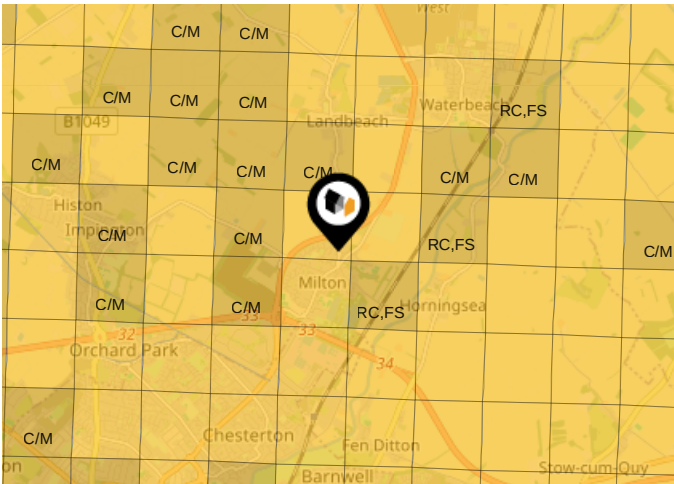
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

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

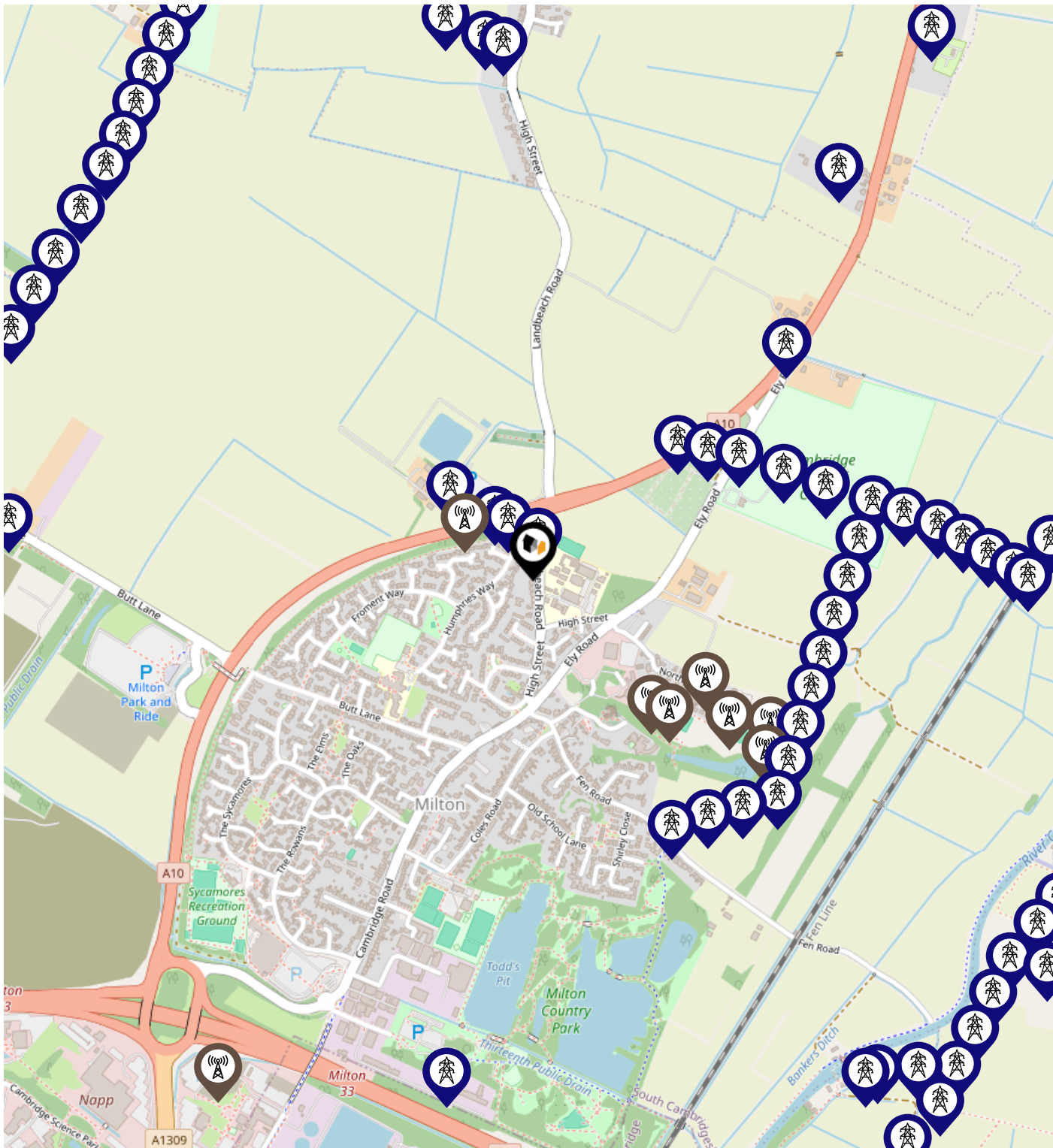


### Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area

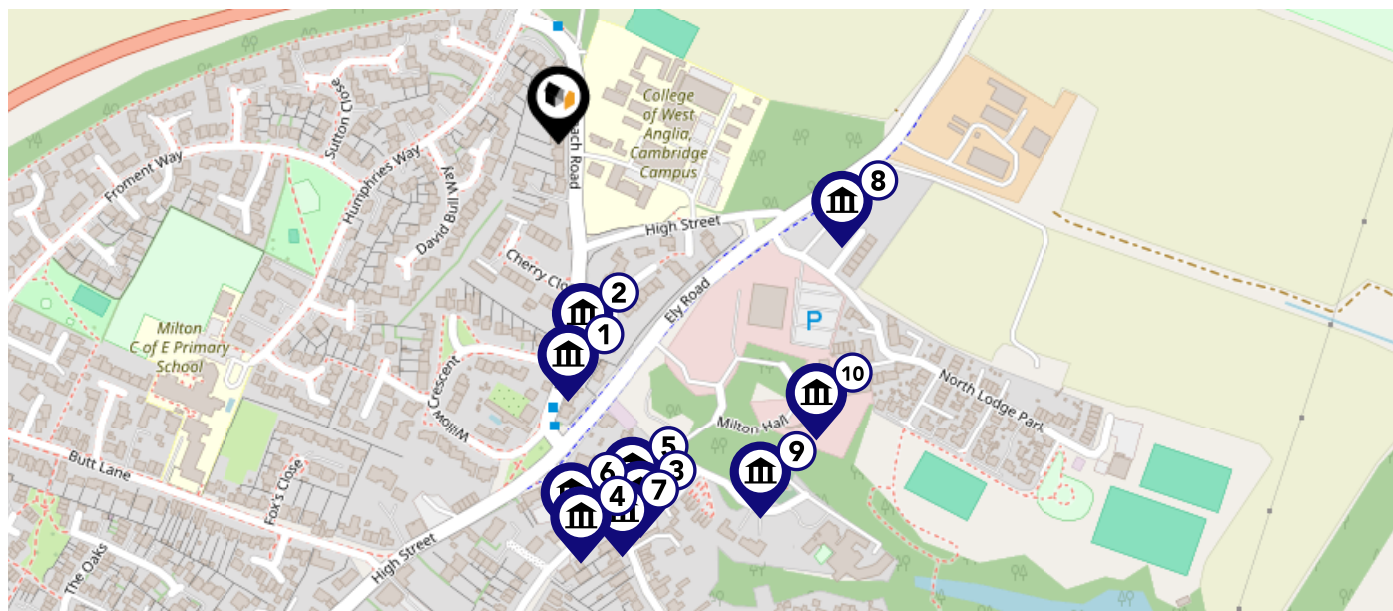
## Masts & Pylons



**Key:**

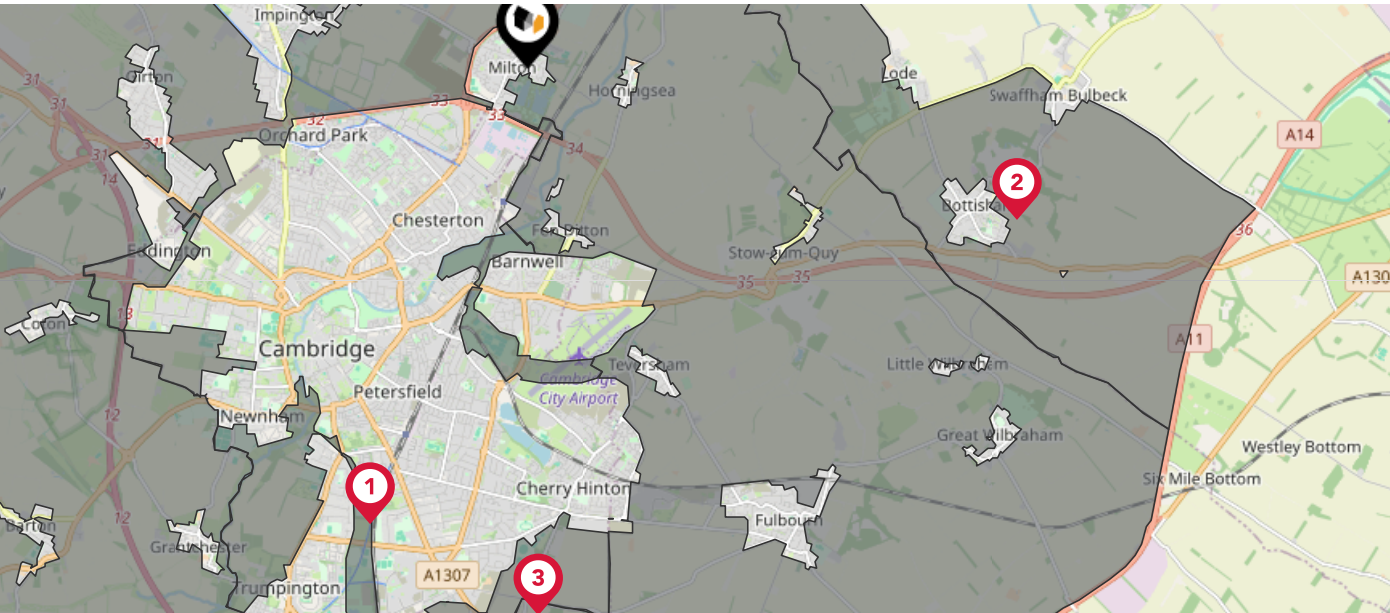
-  Power Pylons
-  Communication Masts

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



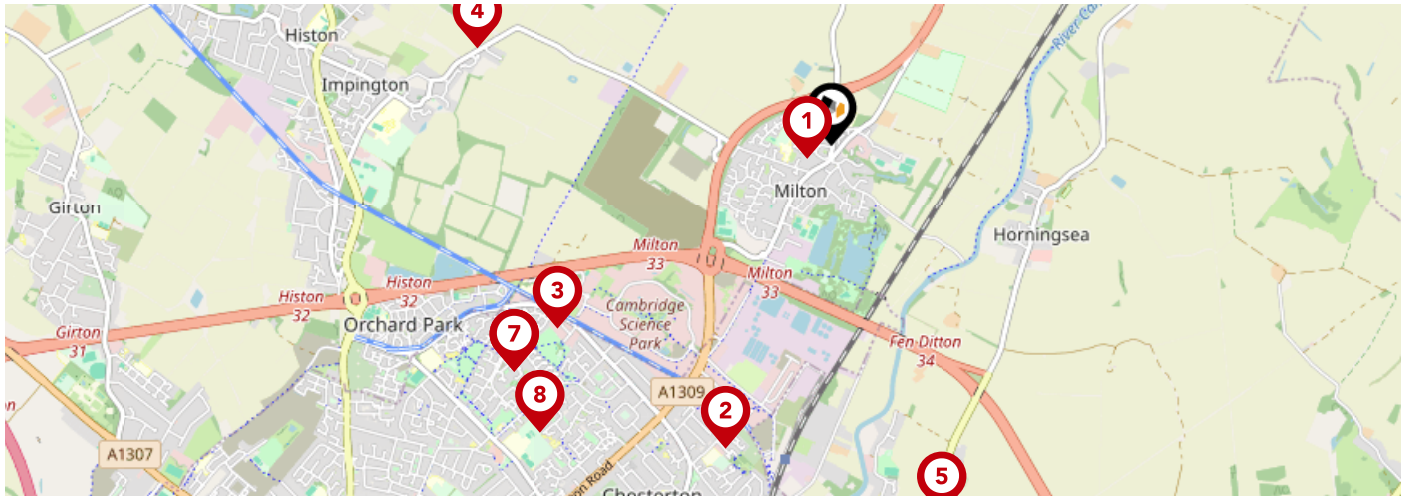
Listed Buildings in the local district		Grade	Distance
	1179307 - Essex House	Grade II	0.1 miles
	1127354 - Lodge, Wall And Gate Piers At Number 17	Grade II	0.1 miles
	1331319 - 2, Church Lane	Grade II	0.2 miles
	1428634 - Milton War Memorial	Grade II	0.2 miles
	1127347 - 1, Church Lane	Grade II	0.2 miles
	1127350 - Queen Anne's Lodge	Grade II	0.2 miles
	1331321 - Jolly Brewers Public House	Grade II	0.2 miles
	1331320 - Lodge To Milton Hall	Grade II	0.2 miles
	1127349 - Parish Church Of All Saints	Grade II	0.2 miles
	1127348 - Milton Hall	Grade II	0.2 miles

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



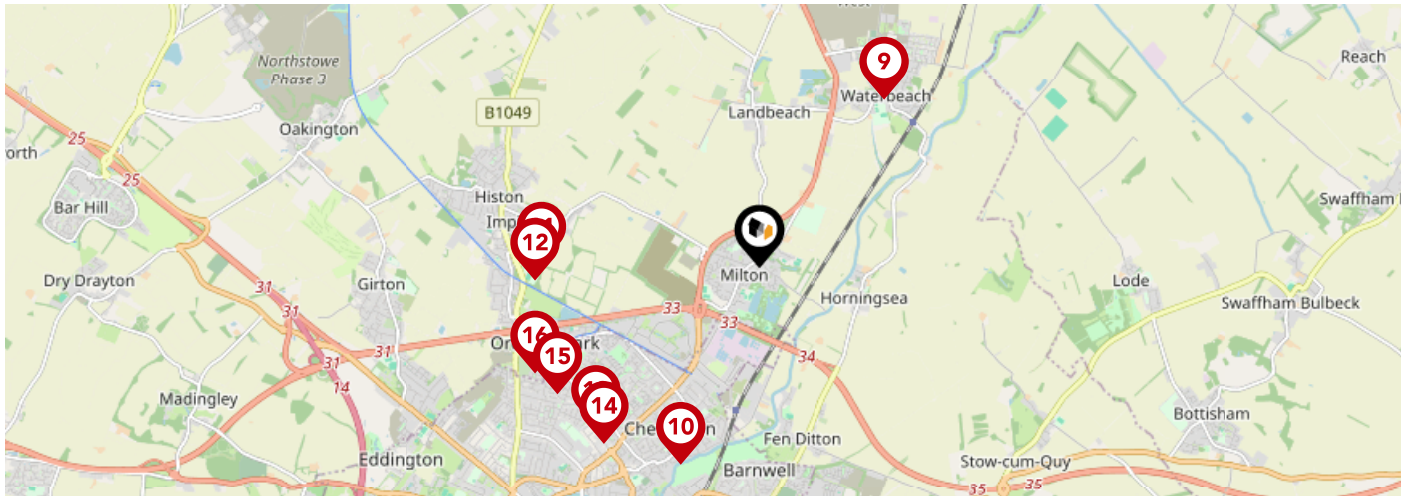
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
  - 2 Cambridge Green Belt - East Cambridgeshire
  - 3 Cambridge Green Belt - Cambridge













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Milton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

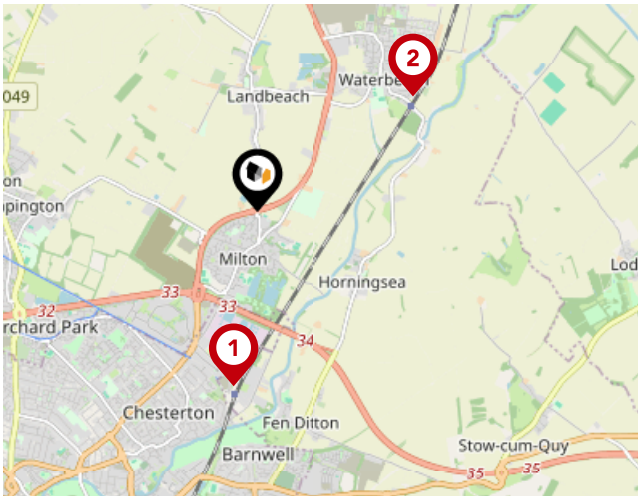




		Nursery	Primary	Secondary	College	Private
	<b>Waterbeach Community Primary School</b> Ofsted Rating: Good   Pupils: 516   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:1.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:2.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:2.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

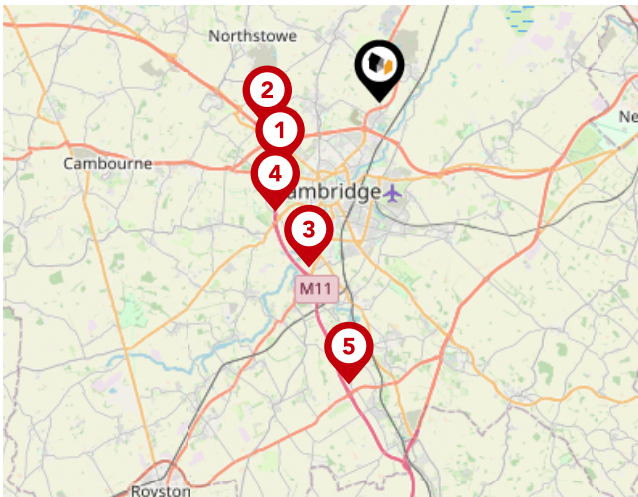
# Area

## Transport (National)



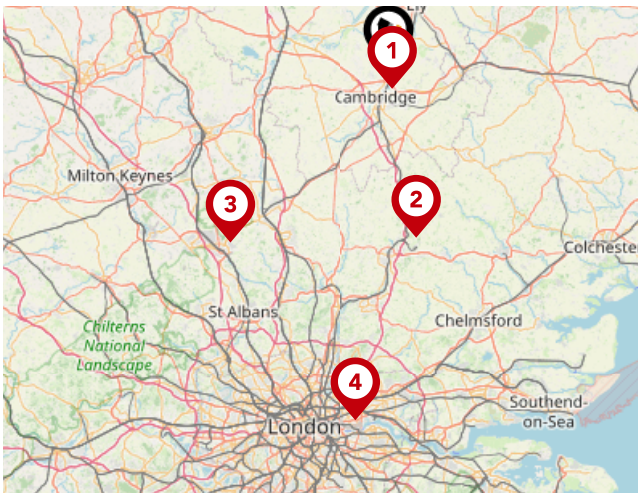
### National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.59 miles
2	Waterbeach Rail Station	1.75 miles
3	Cambridge Rail Station	3.84 miles



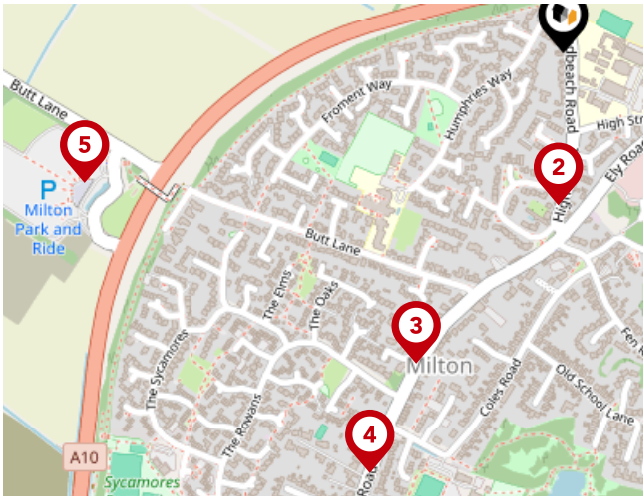
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	4.37 miles
2	M11 J14	4.18 miles
3	M11 J11	6.54 miles
4	M11 J12	5.49 miles
5	M11 J10	10.34 miles



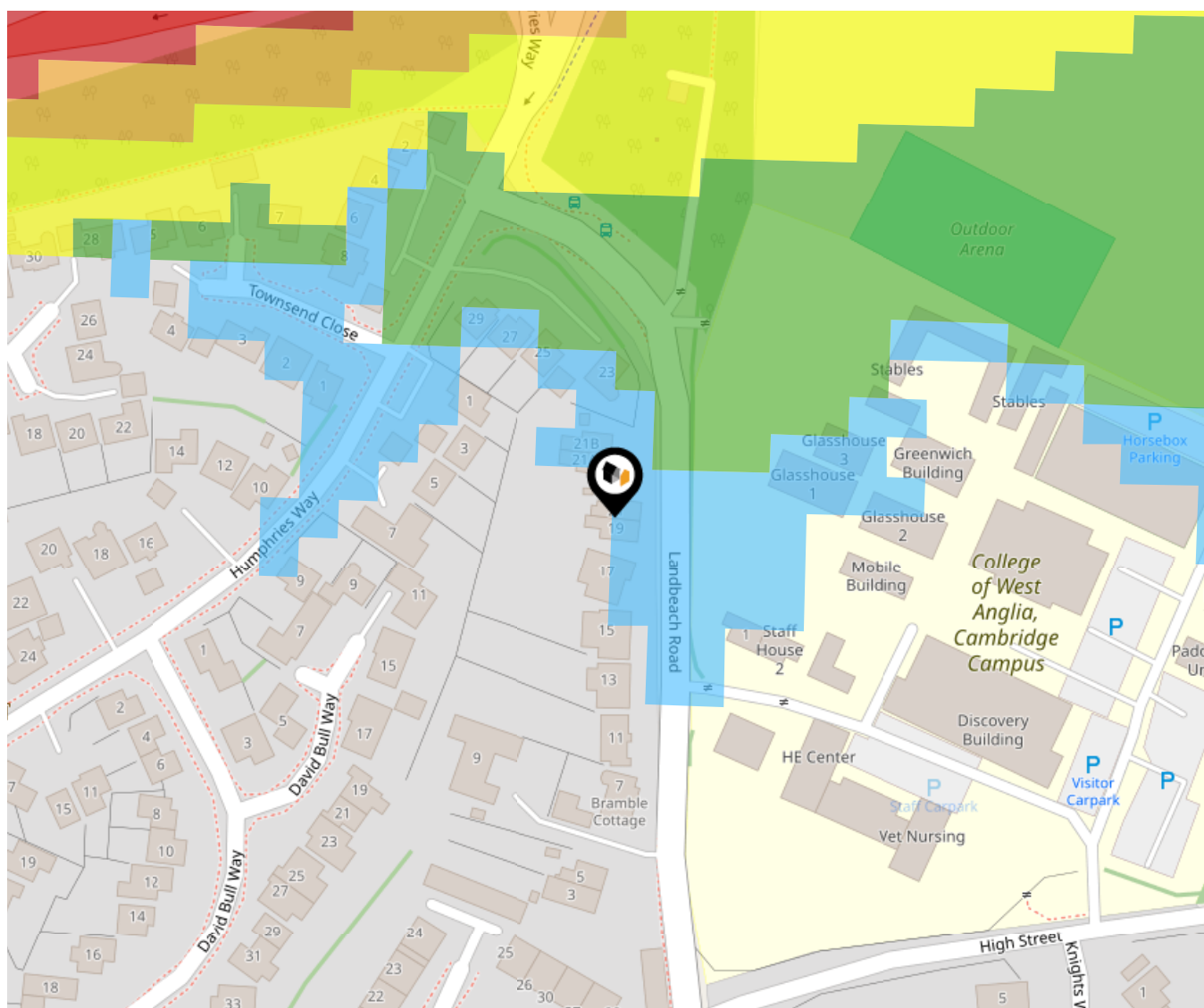
### Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.9 miles
2	Stansted Airport	25.01 miles
3	Luton Airport	34.29 miles
4	Silvertown	51.69 miles



Bus Stops/Stations

Pin	Name	Distance
1	College of West Anglia	0.05 miles
2	Ely Road	0.17 miles
3	Edmund Close	0.39 miles
4	Barnabas Court	0.52 miles
5	Milton Park-and-Ride	0.56 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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