



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 09<sup>th</sup> December 2025**



**BANGS CLOSE, SHUDY CAMPS, CAMBRIDGE, CB21**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,239 ft <sup>2</sup> / 301 m <sup>2</sup>		
Plot Area:	0.31 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB300005		

## Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	34	-
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



# Planning History

## This Address



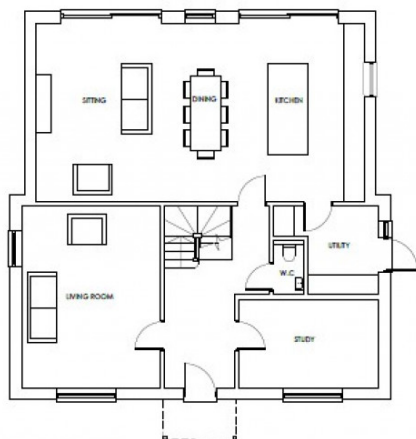
Planning records for: *Bangs Close, Shudy Camps, Cambridge, CB21*

Reference - S/1191/19/LD	
Decision:	Decided
Date:	03rd April 2019
Description:	Lawful Development Certificate for retention and change of use land for domestic garden

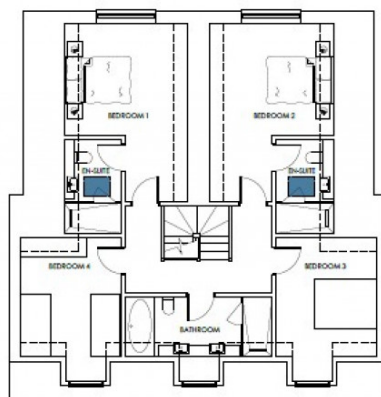
BANGS CLOSE, SHUDY CAMPS, CAMBRIDGE, CB21



BANGS CLOSE, SHUDY CAMPS, CAMBRIDGE, CB21



PROPOSED GROUND FLOOR PLAN  
1:50



PROPOSED FIRST FLOOR PLAN  
1:50

GIA:  
Ground - 113sqm  
First - 53sqm  
Total - 166sqm



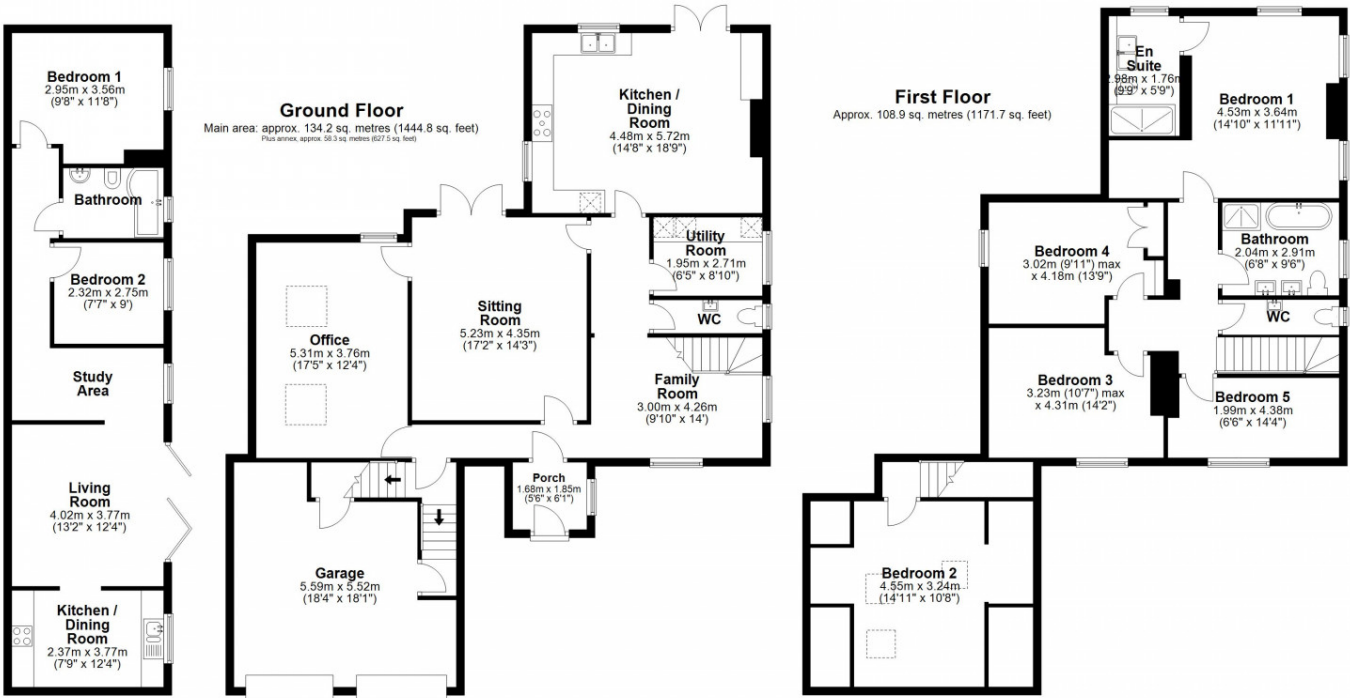
MATERIALS PALETTE



PROJECT	PROPOSED NEW BUILDING LARGE AT BANGS CLOSE SHUDY CAMPS
CLIENT	MR & MRS J
DATE	FEB 2024
DRAWN	AS
CHECKED	DS
SCALE	1:50 (A1)
DATE	2024-02
REVISIONS	1



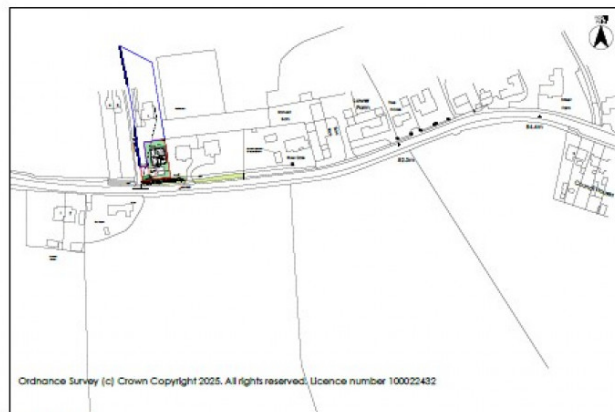
BANGS CLOSE, SHUDY CAMPS, CAMBRIDGE, CB21

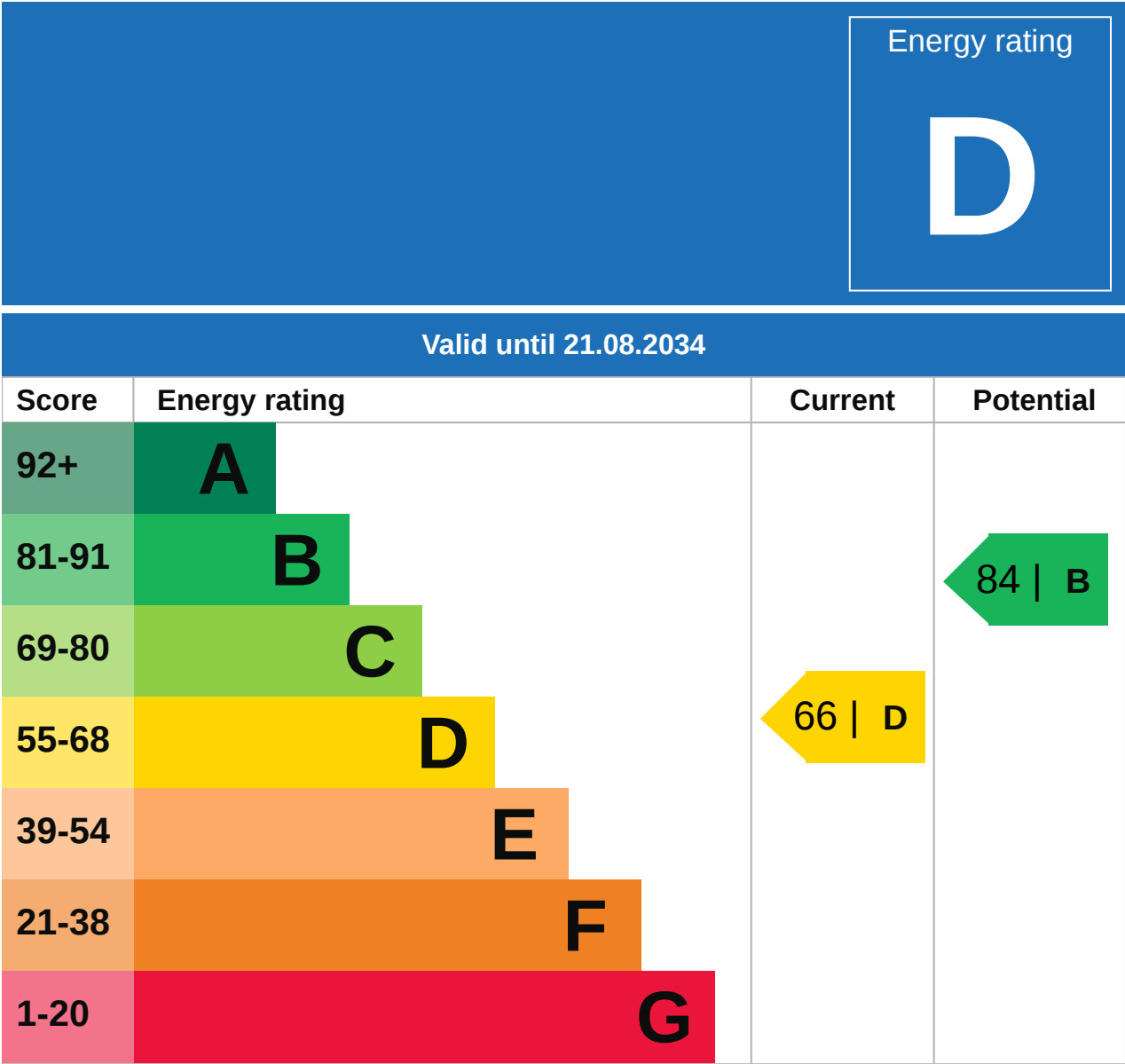


Main area: Approx. 243.1 sq. metres (2616.4 sq. feet)  
Plus annex, approx. 59.3 sq. metres (637.9 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUp.



## BANGS CLOSE, SHUDY CAMPS, CAMBRIDGE, CB21







## Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick with internal insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators oil
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 94% of fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	222 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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2 bedroom annexe added

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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Standard

## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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The land in front of the house benefits from planning consent for a new detached home of approx. 203 sq m / 2,185 sq ft. (REF: 25/02110/FUL)

## Other

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## Electricity Supply

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Mains

## Gas Supply

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## Central Heating

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Yes

## Water Supply

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Mains

## Drainage

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Mains



### 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

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**Important - Please read**

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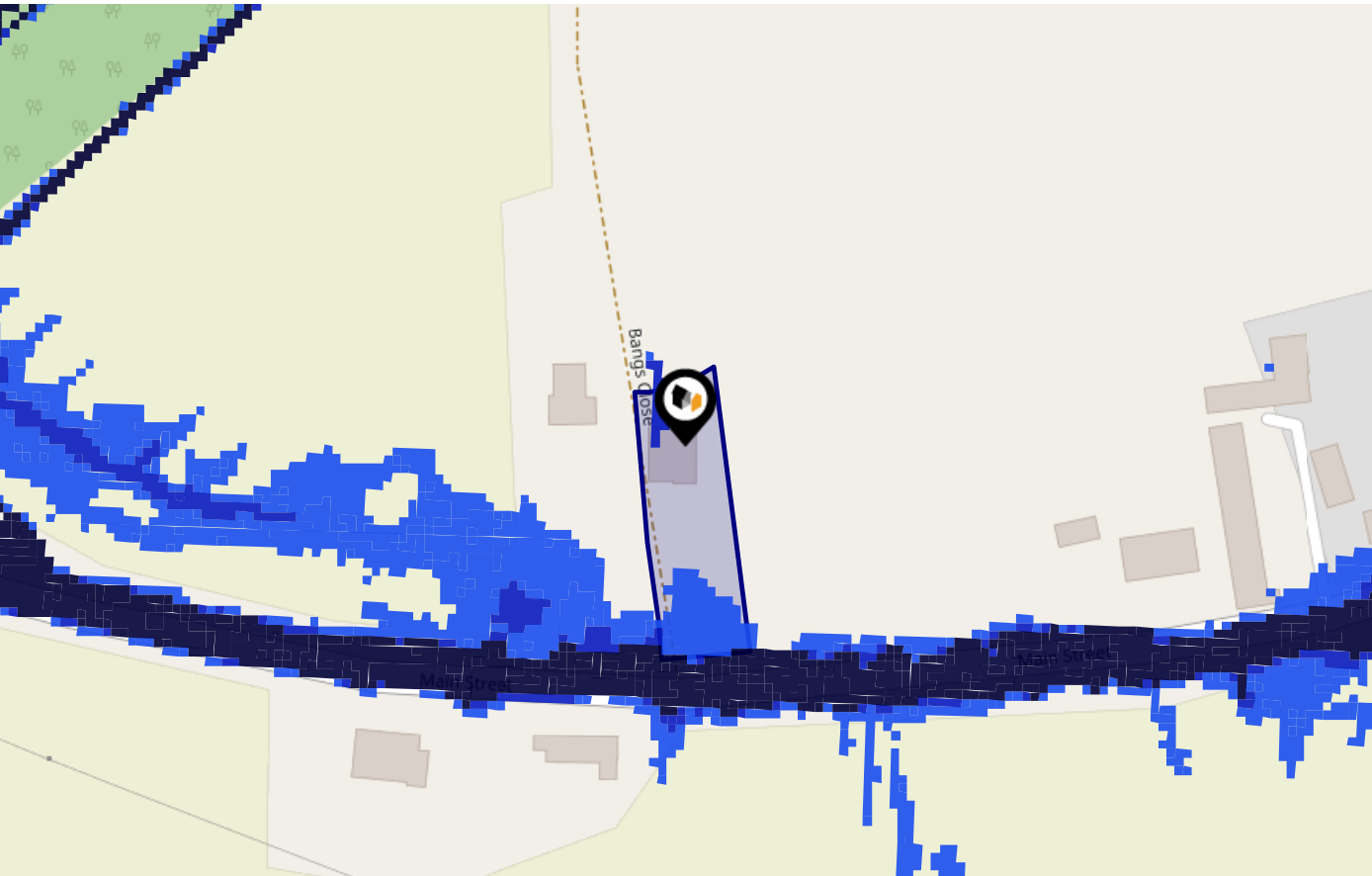


# Flood Risk

## Surface Water - Flood Risk



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

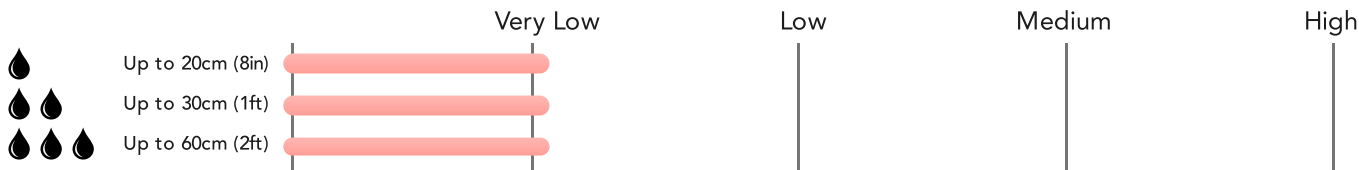


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

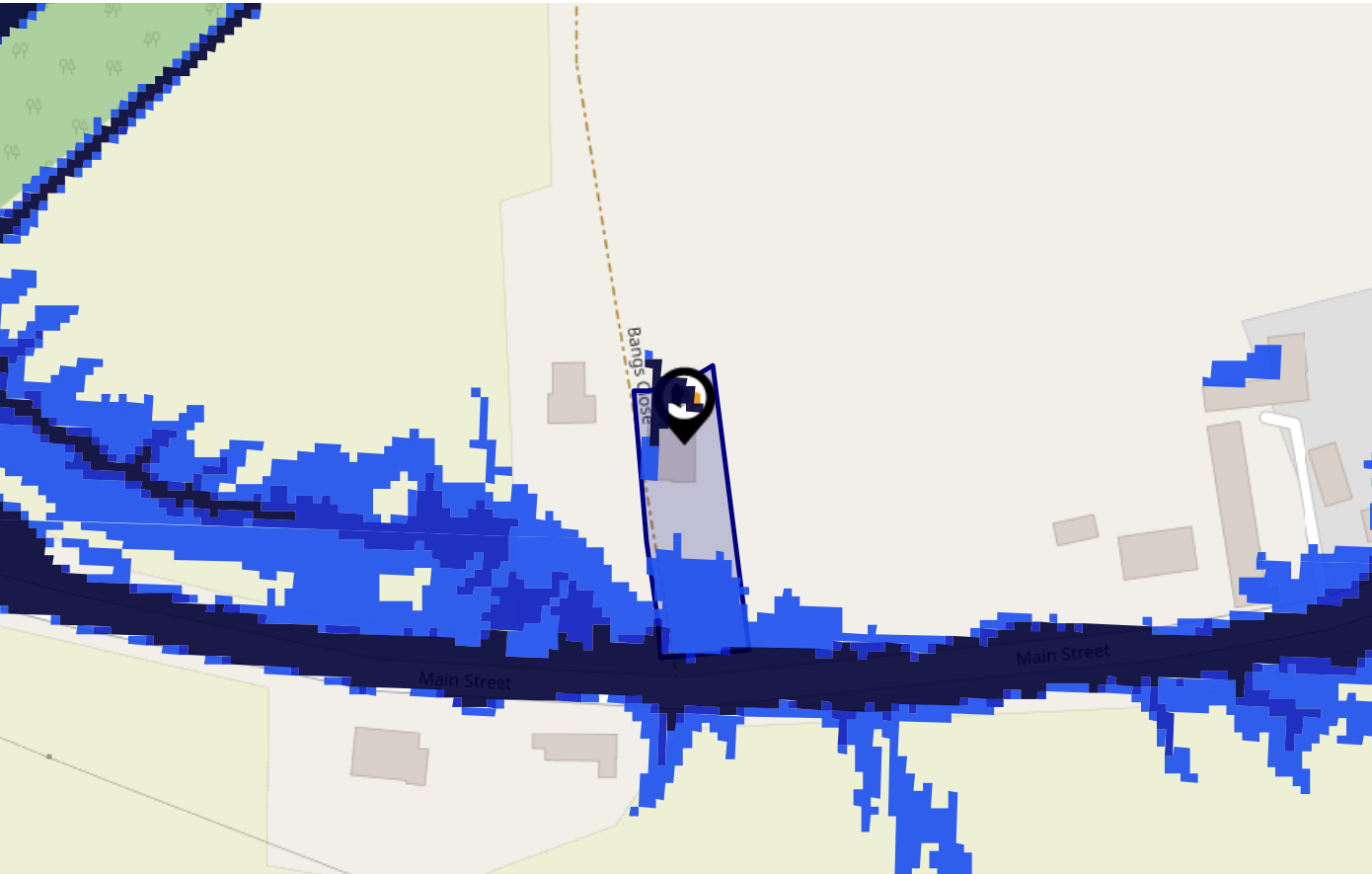


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

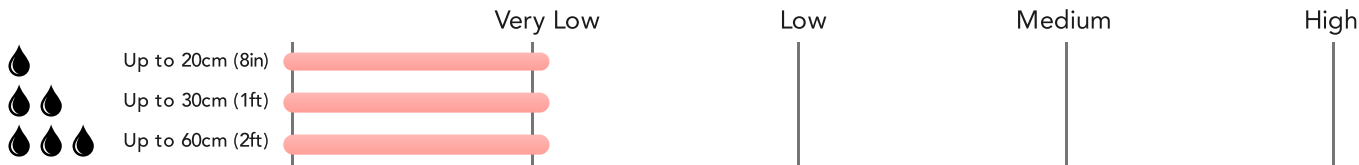


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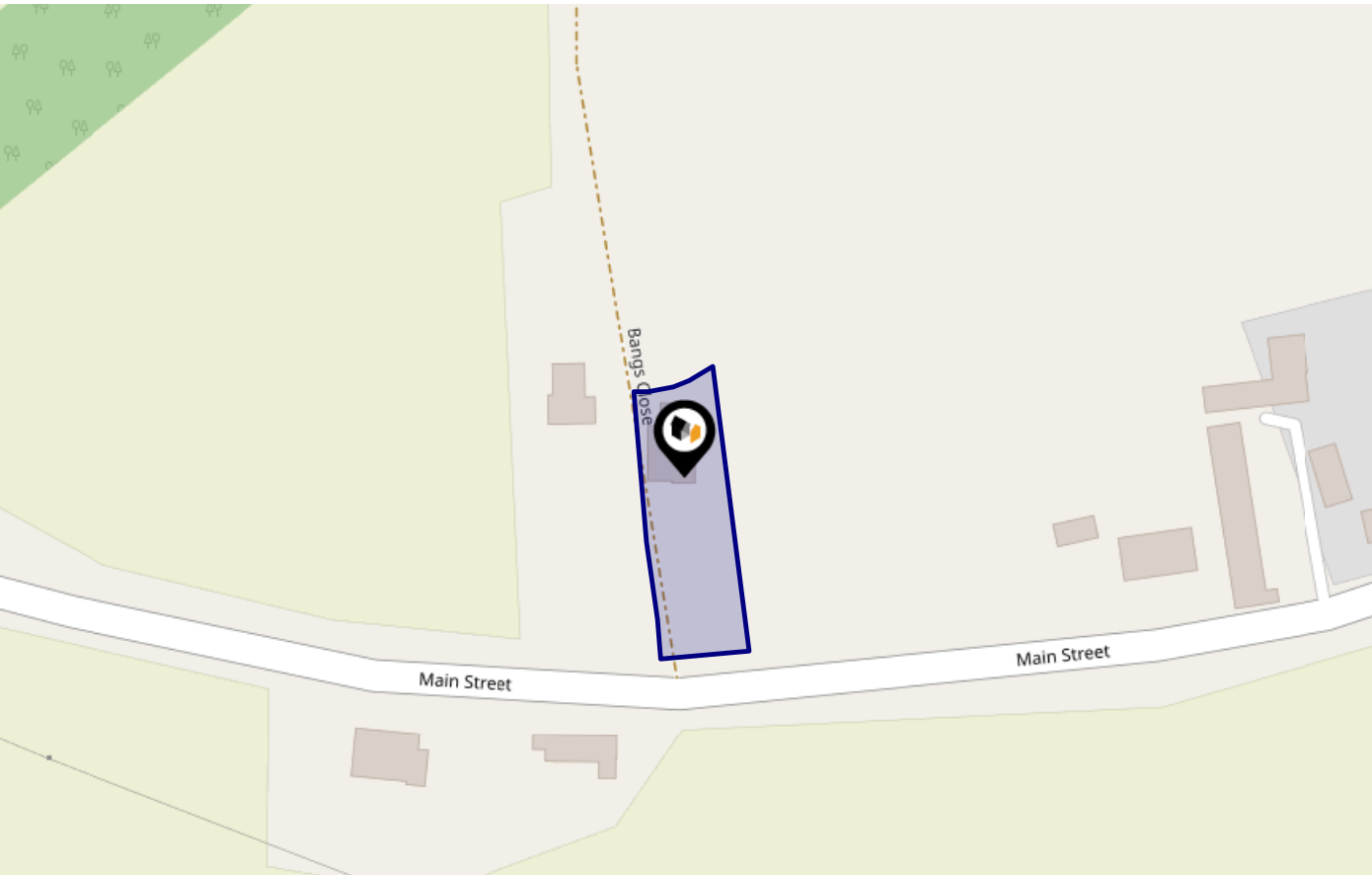


# Flood Risk

## 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.

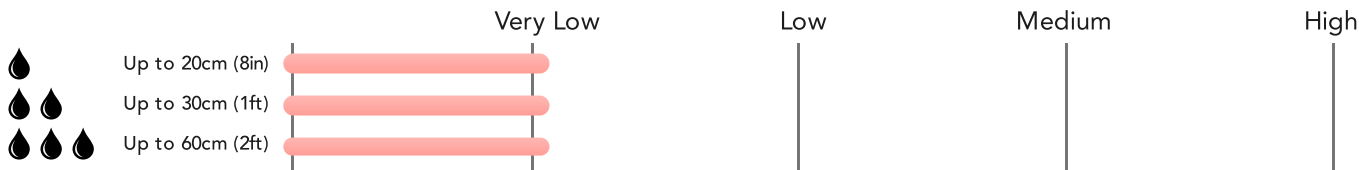


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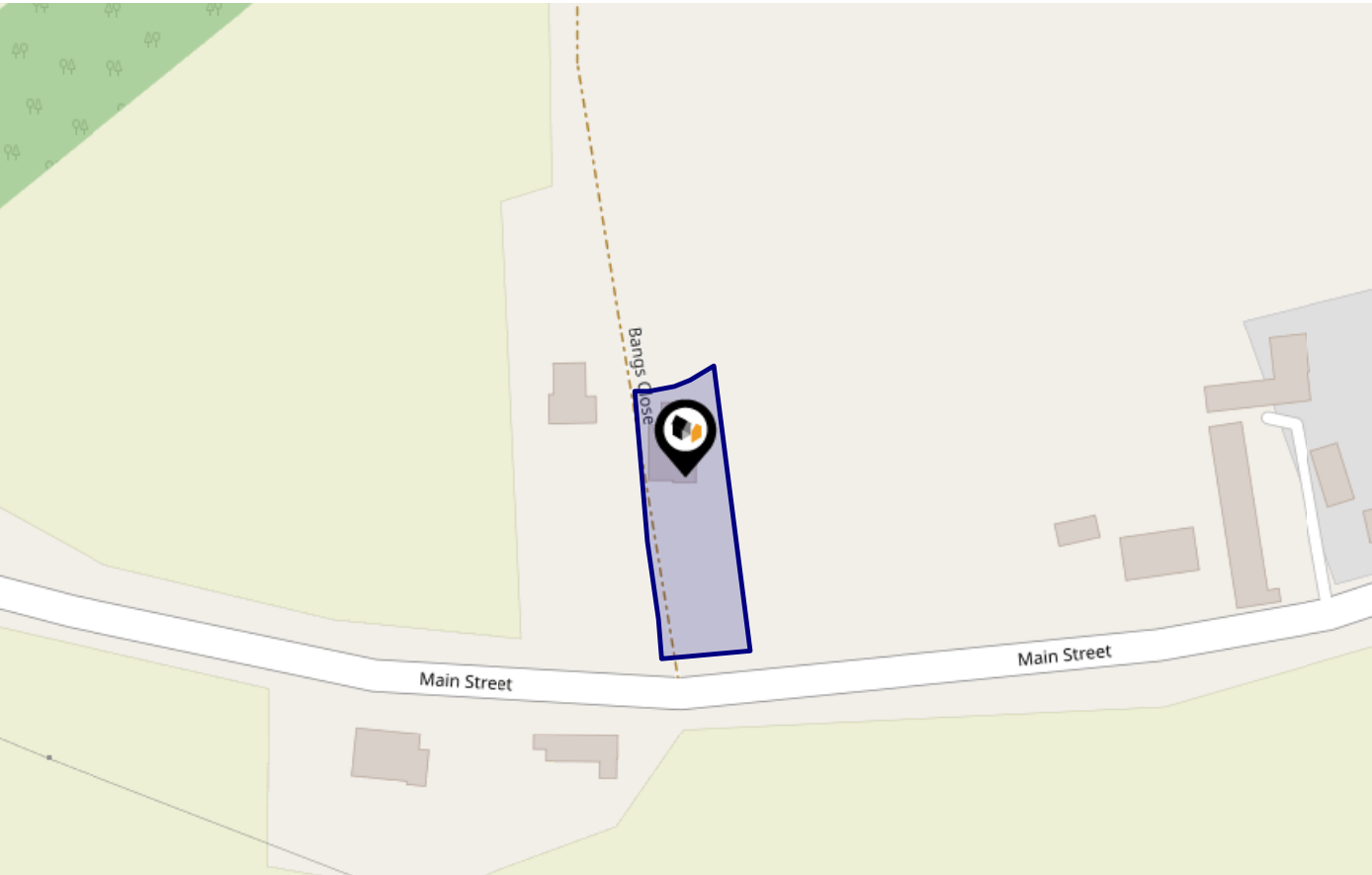


# Flood Risk

## 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.

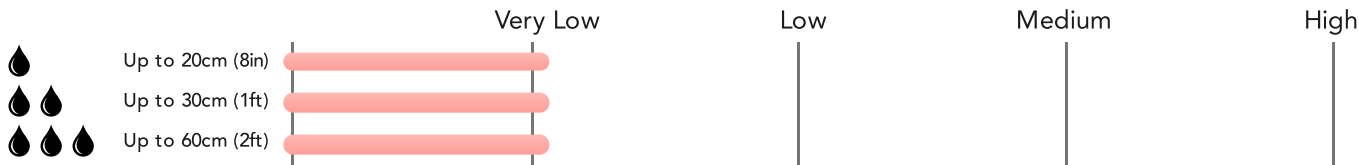


Risk Rating: Very low

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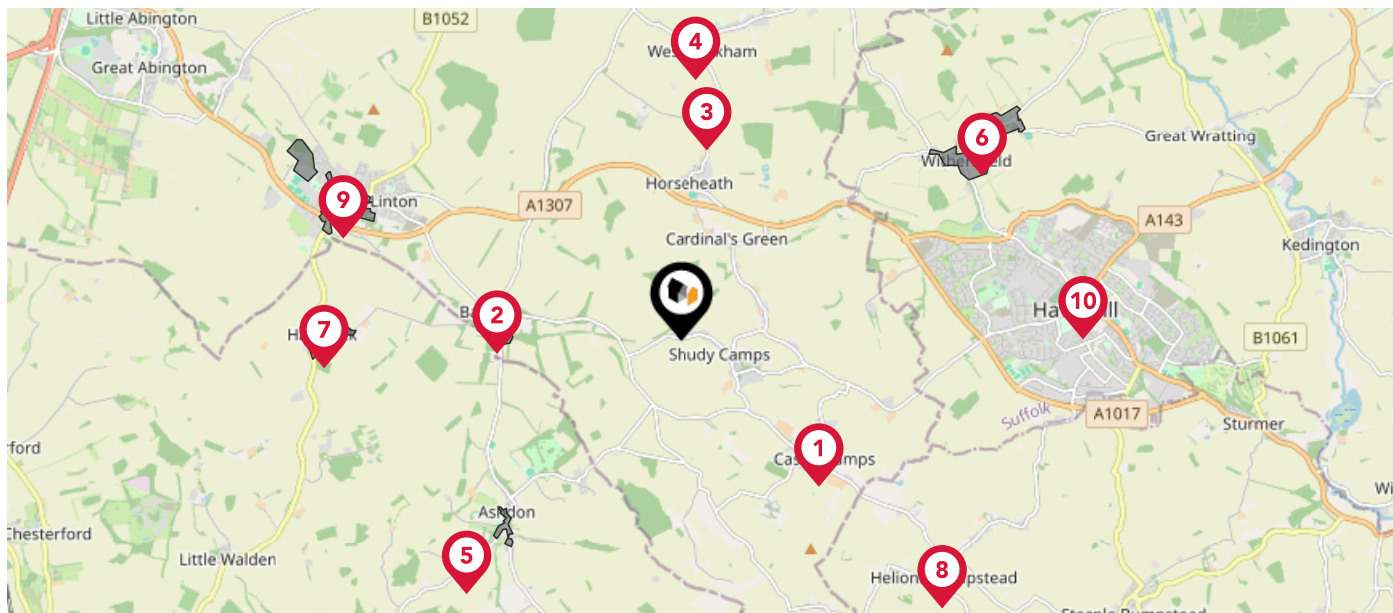
Chance of flooding to the following depths at this property:



# Maps

## Conservation Areas

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



### Nearby Conservation Areas



Castle Camps



Bartlow



Streetly End



West Wickham



Ashdon



Withersfield



Hadstock



Helions Bumpstead

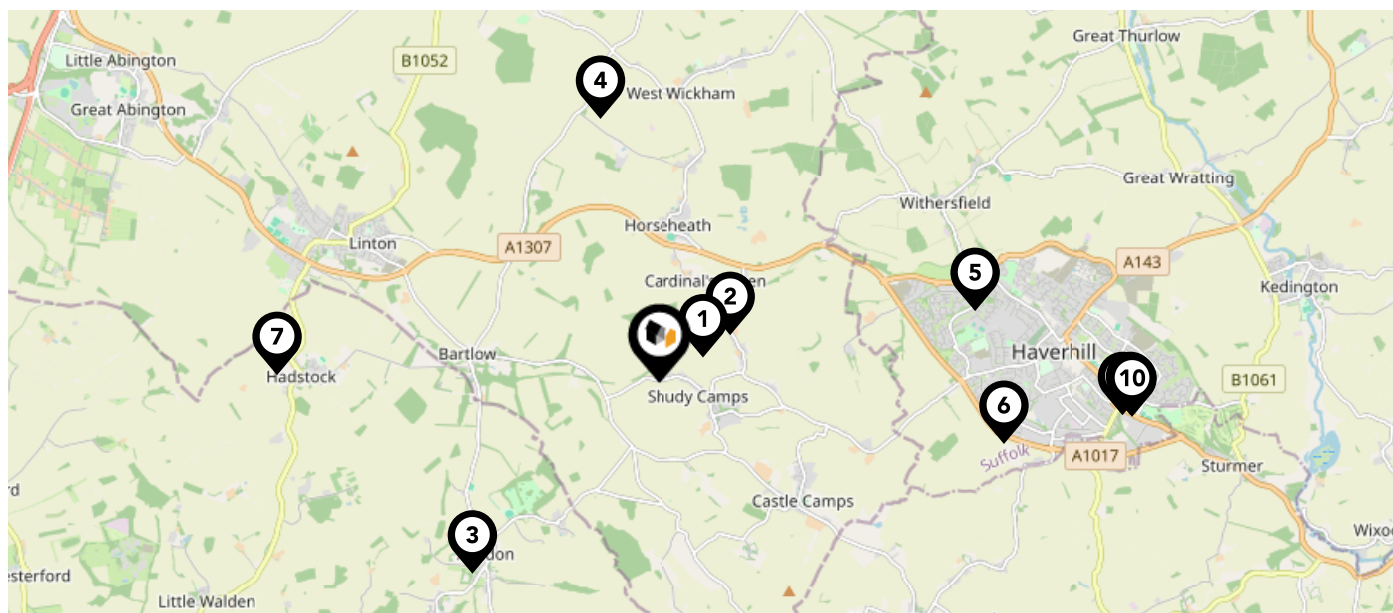


Linton



Haverhill Queen Street

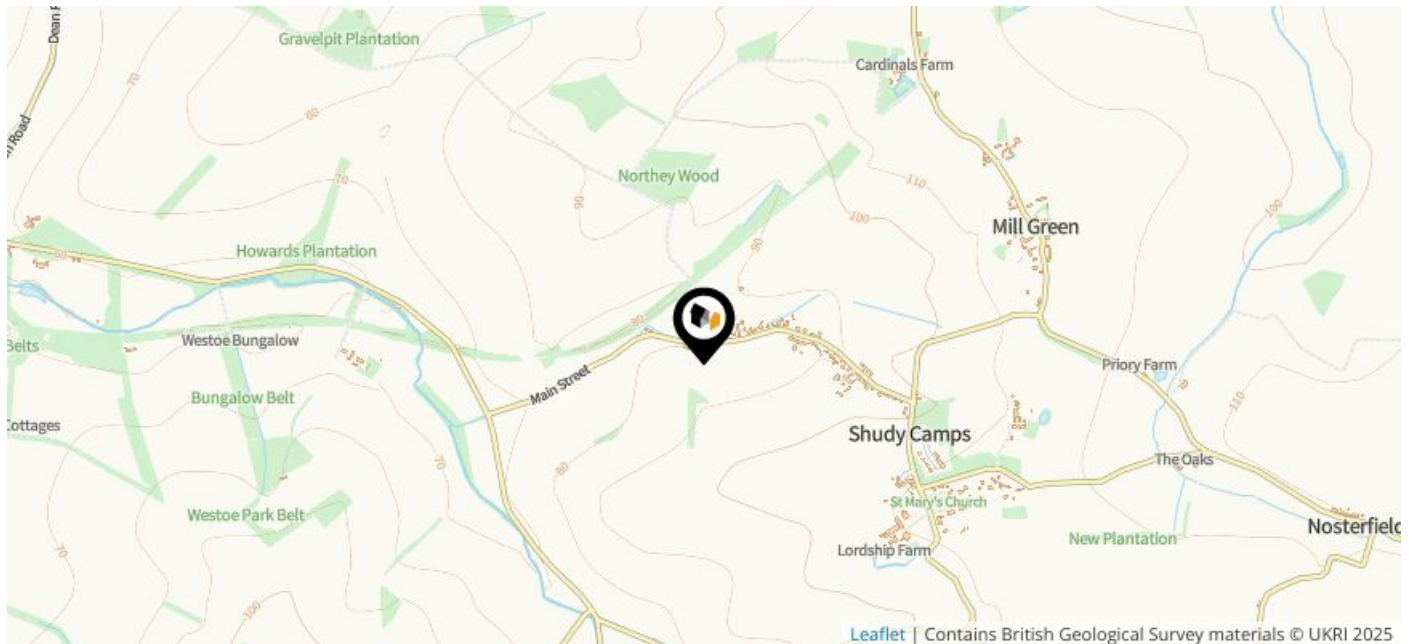
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Cardinals Green West-Cardinals Green, South Cambridgeshire	Historic Landfill	
<b>2</b>	Cardinals Green East-Cardinals Green, Horseheath, Cambridge	Historic Landfill	
<b>3</b>	Hadstock Road-Ashdon	Historic Landfill	
<b>4</b>	Notley Chalk Pit West-Notley	Historic Landfill	
<b>5</b>	Old Meldham Bridge Brickyard-Old Meldham Bridge Brickyard, Withersfield	Historic Landfill	
<b>6</b>	Puddle Brook Tip-Norton Road, Haverhill, Suffolk	Historic Landfill	
<b>7</b>	Pen Farm-Hadstock	Historic Landfill	
<b>8</b>	Railway Cutting-Relief Road, Haverhill, Suffolk	Historic Landfill	
<b>9</b>	Millfields Way-Millfields Way, Haverhill	Historic Landfill	
<b>10</b>	Junction Hole-Relief Road, Haverhill, Suffolk	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

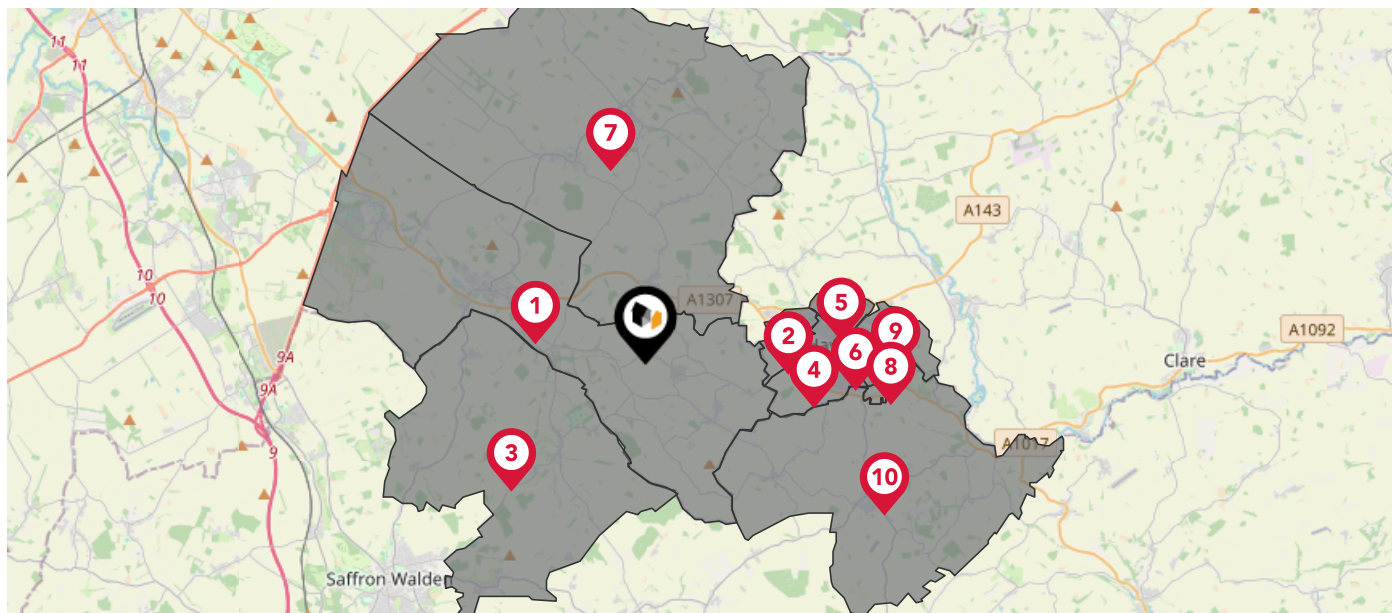
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



Linton Ward



Haverhill West Ward



Ashdon Ward



Haverhill South Ward



Haverhill North Ward



Haverhill Central Ward



Balsham Ward



Haverhill South East Ward



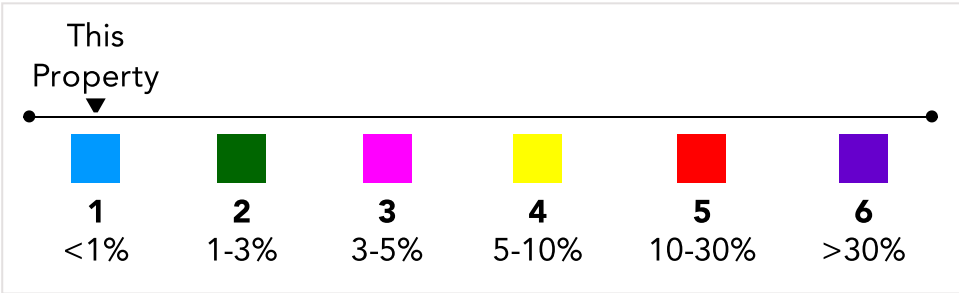
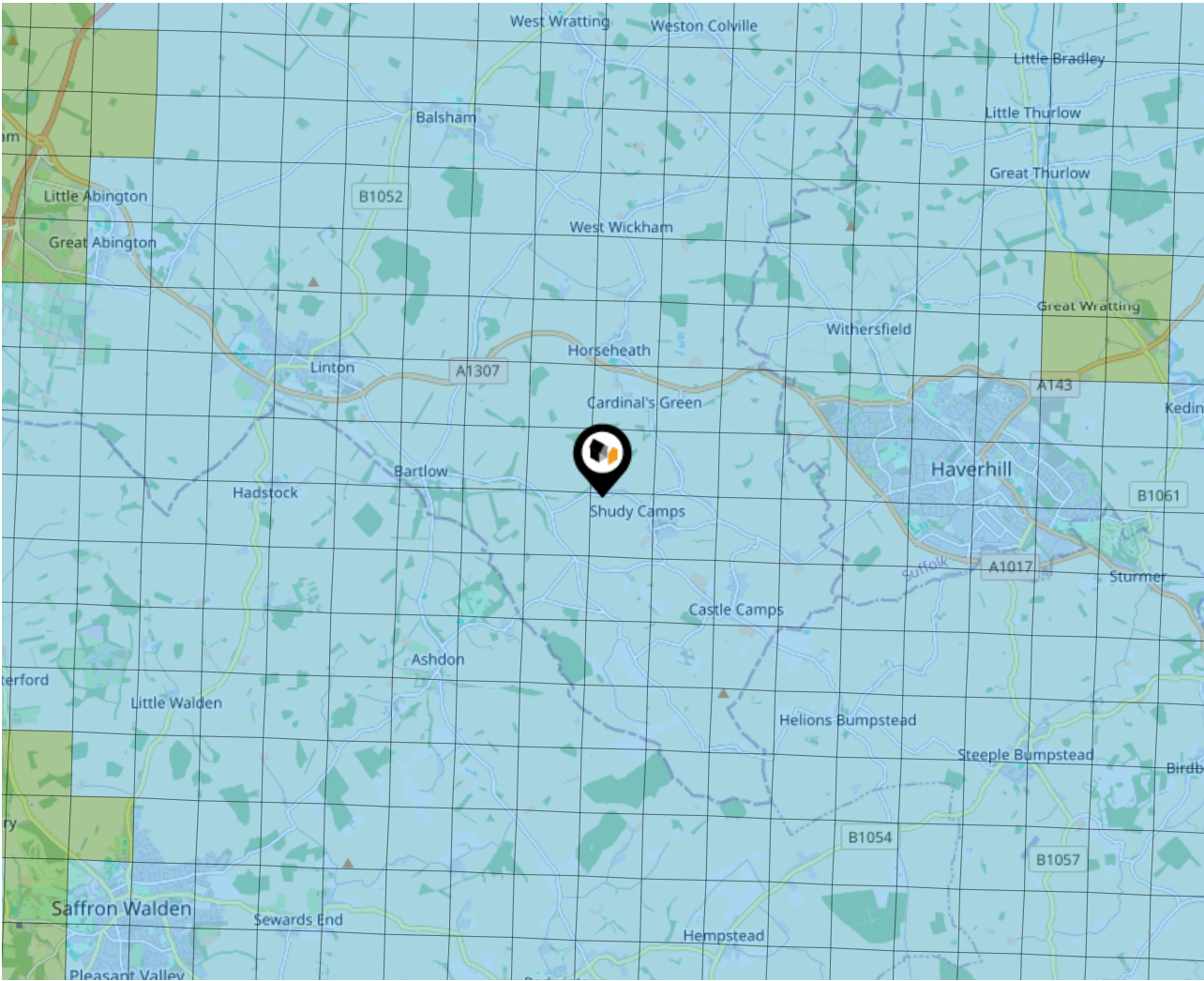
Haverhill East Ward



Bumpstead Ward

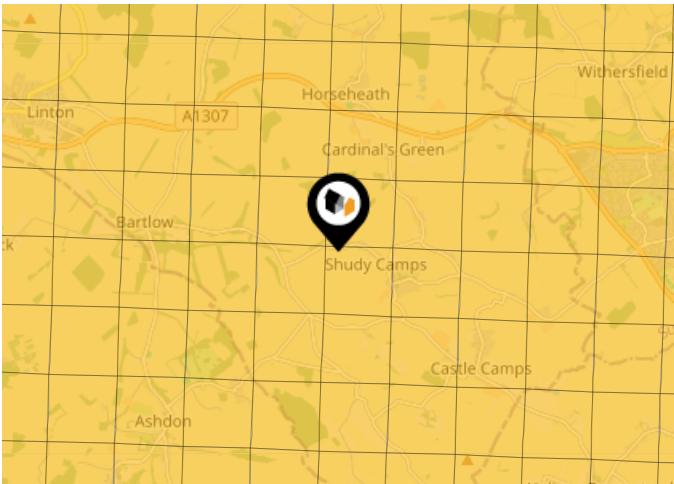
### What is Radon?

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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		

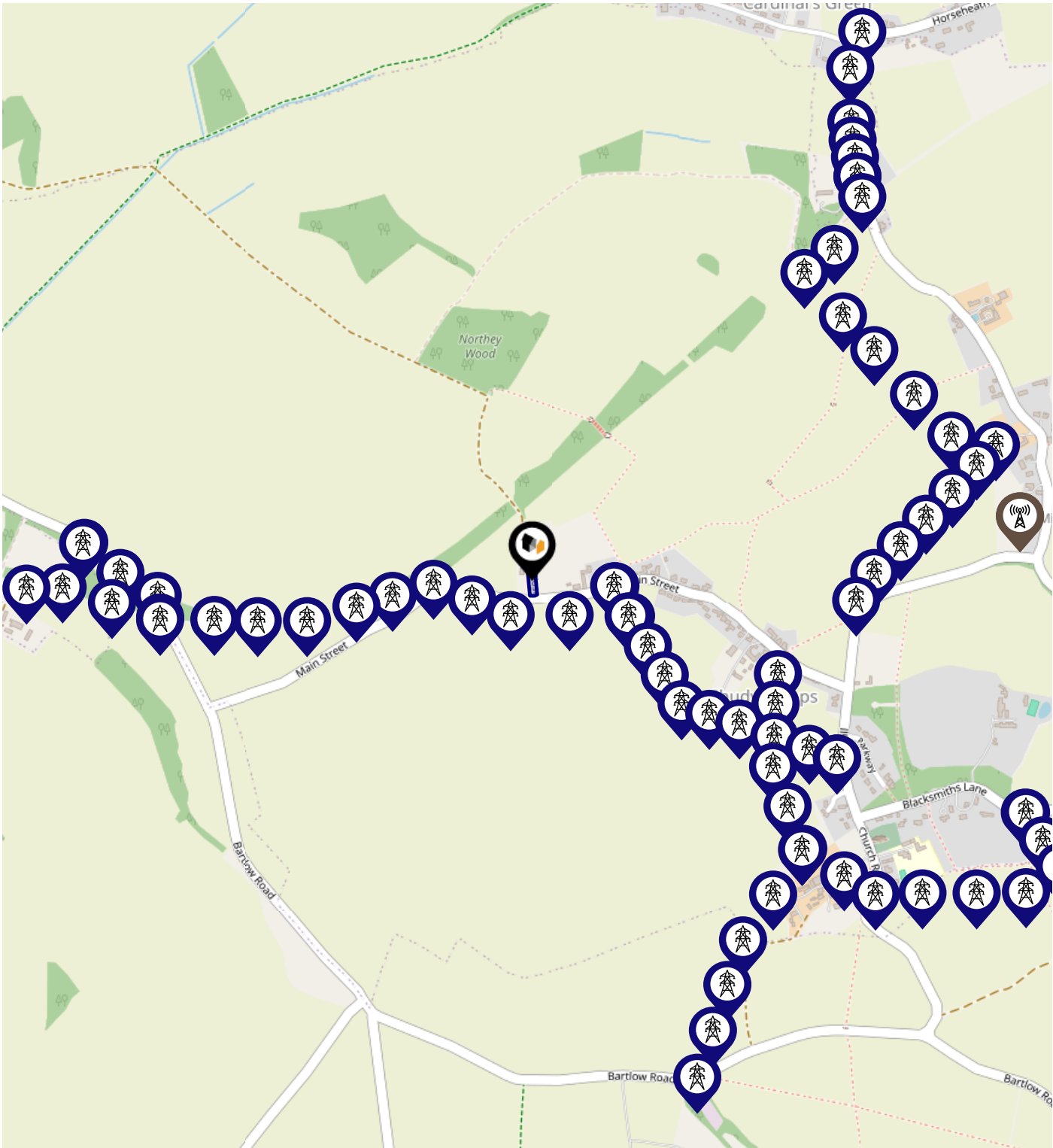


Primary Classifications (Most Common Clay Types)



<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

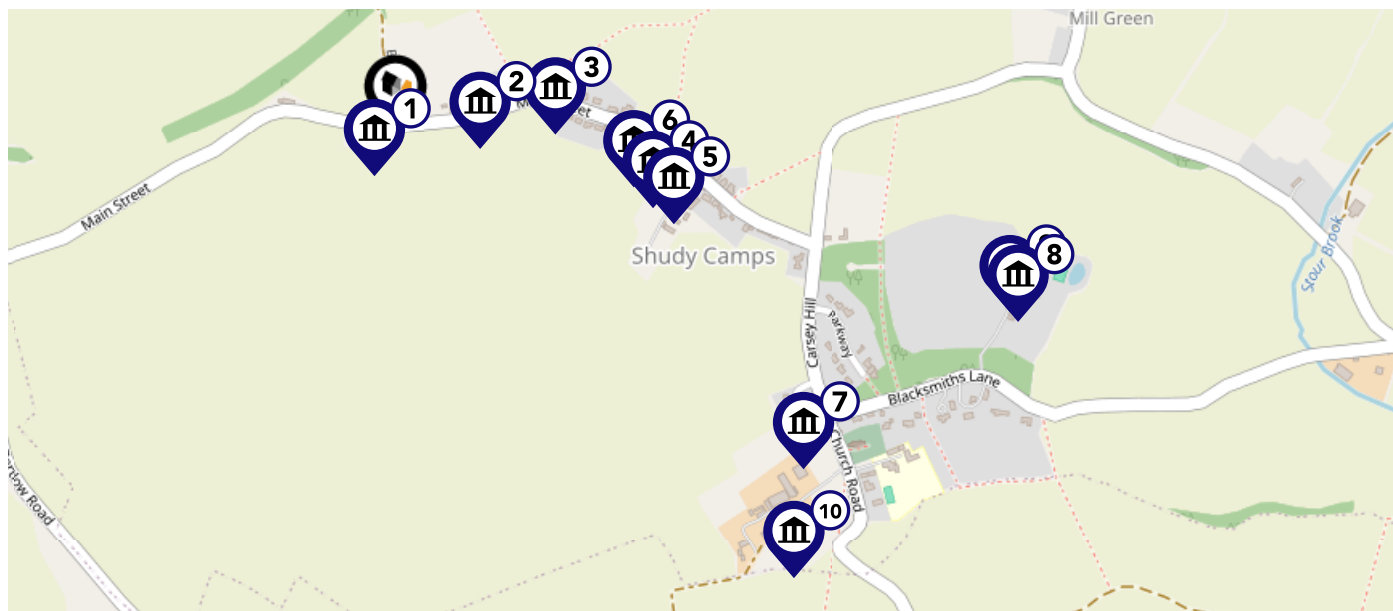
## Masts & Pylons













**Key:**

-  Power Pylons
-  Communication Masts

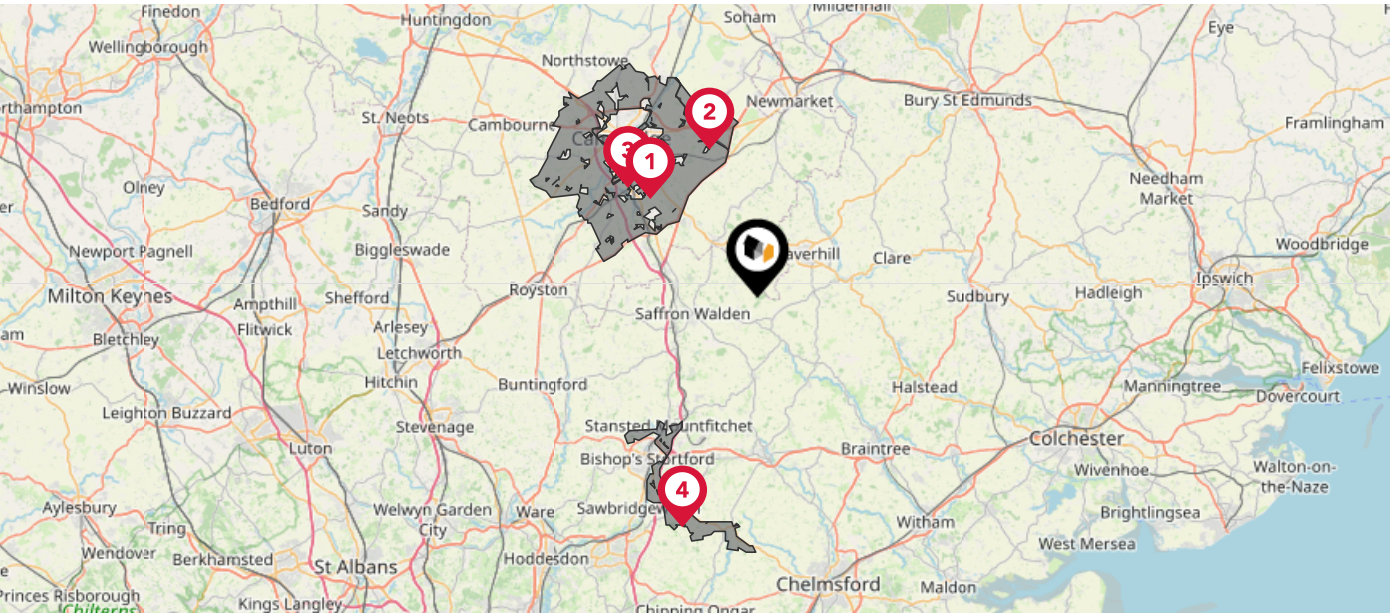
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



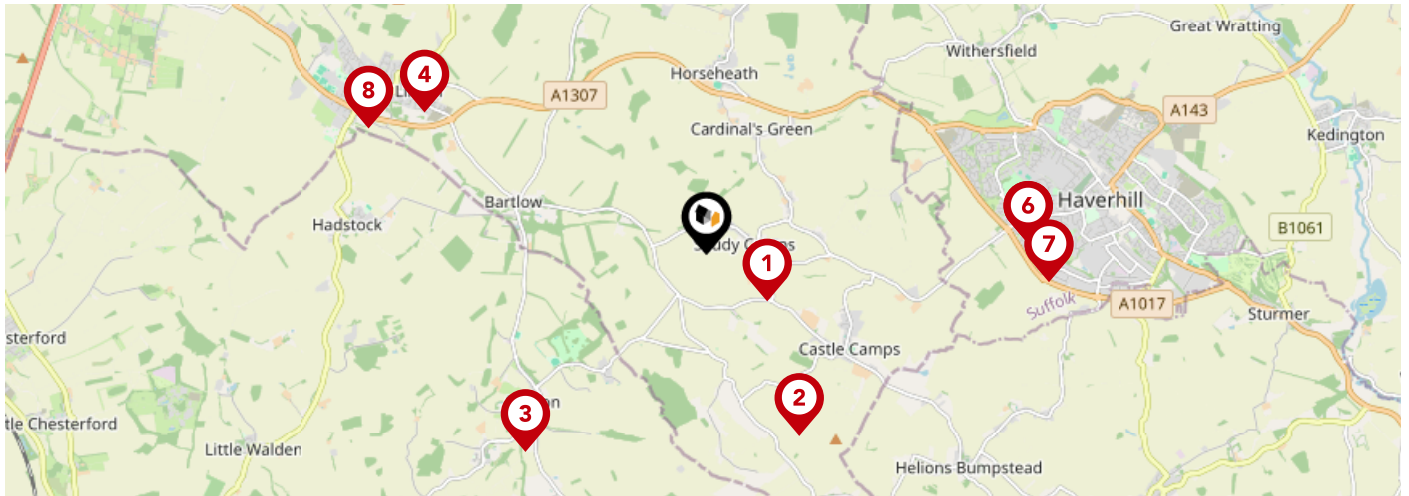
Listed Buildings in the local district		Grade	Distance
	1127949 - The Thatch	Grade II	0.0 miles
	1127950 - Lower House Farmhouse	Grade II	0.1 miles
	1164410 - Street Farmhouse	Grade II	0.2 miles
	1331018 - Bramleys	Grade II	0.3 miles
	1164353 - Carters Farmhouse	Grade II	0.3 miles
	1164393 - Three Horseshoes	Grade II	0.3 miles
	1331017 - Broadview	Grade II	0.6 miles
	1061406 - Elizabethan House	Grade II	0.7 miles
	1331020 - The Hall	Grade II	0.7 miles
	1164327 - Lordship Farmhouse	Grade II	0.7 miles



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











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

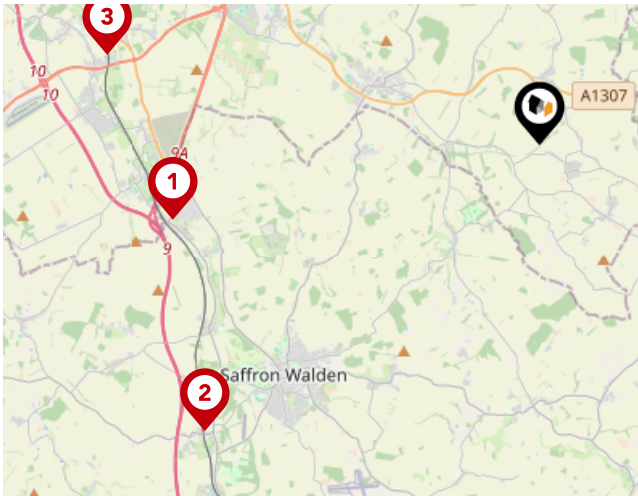


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Glebe House</b> Ofsted Rating: Good   Pupils:0   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Castle Camps Church of England (Controlled) Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Ashdon Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Linton Heights Junior School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Burton End Primary Academy</b> Ofsted Rating: Good   Pupils: 454   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Felix Roman Catholic Primary School, Haverhill</b> Ofsted Rating: Good   Pupils: 236   Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Clements Primary Academy</b> Ofsted Rating: Good   Pupils: 263   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Linton CofE Infant School</b> Ofsted Rating: Good   Pupils: 149   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



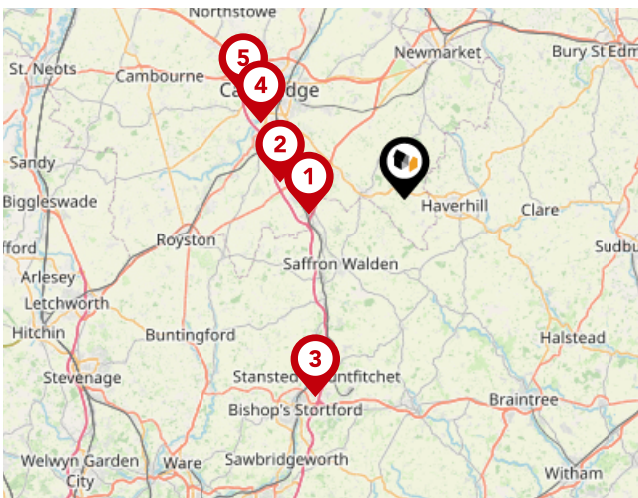


		Nursery	Primary	Secondary	College	Private
	<b>Castle Manor Academy</b> Ofsted Rating: Good   Pupils: 751   Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Granta School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:3.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Place Farm Primary Academy</b> Ofsted Rating: Good   Pupils: 410   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance:3.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Cangle Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadlands Hall</b> Ofsted Rating: Good   Pupils: 37   Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samuel Ward Academy</b> Ofsted Rating: Good   Pupils: 1176   Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



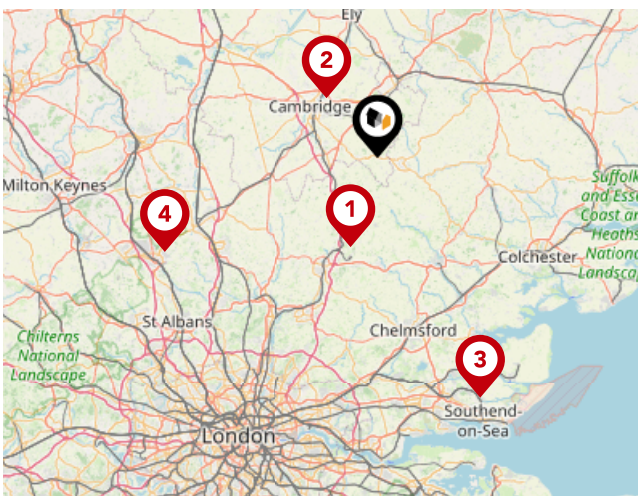
### National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	6.83 miles
2	Audley End Rail Station	8.04 miles
3	Whittlesford Parkway Rail Station	8.04 miles



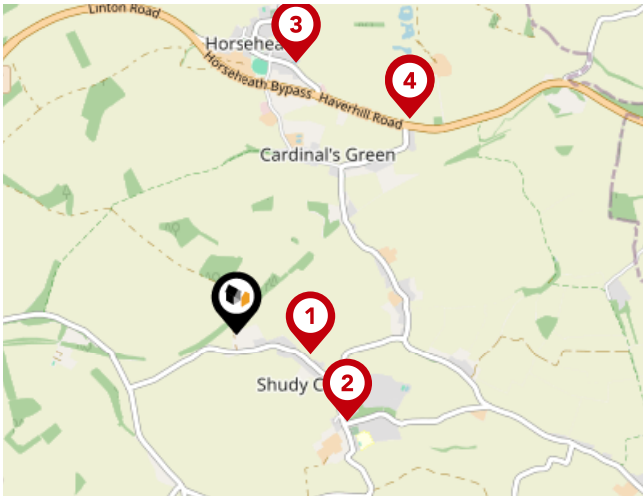
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	7.1 miles
2	M11 J10	9.14 miles
3	M11 J8	15.86 miles
4	M11 J11	11.88 miles
5	M11 J12	13.97 miles



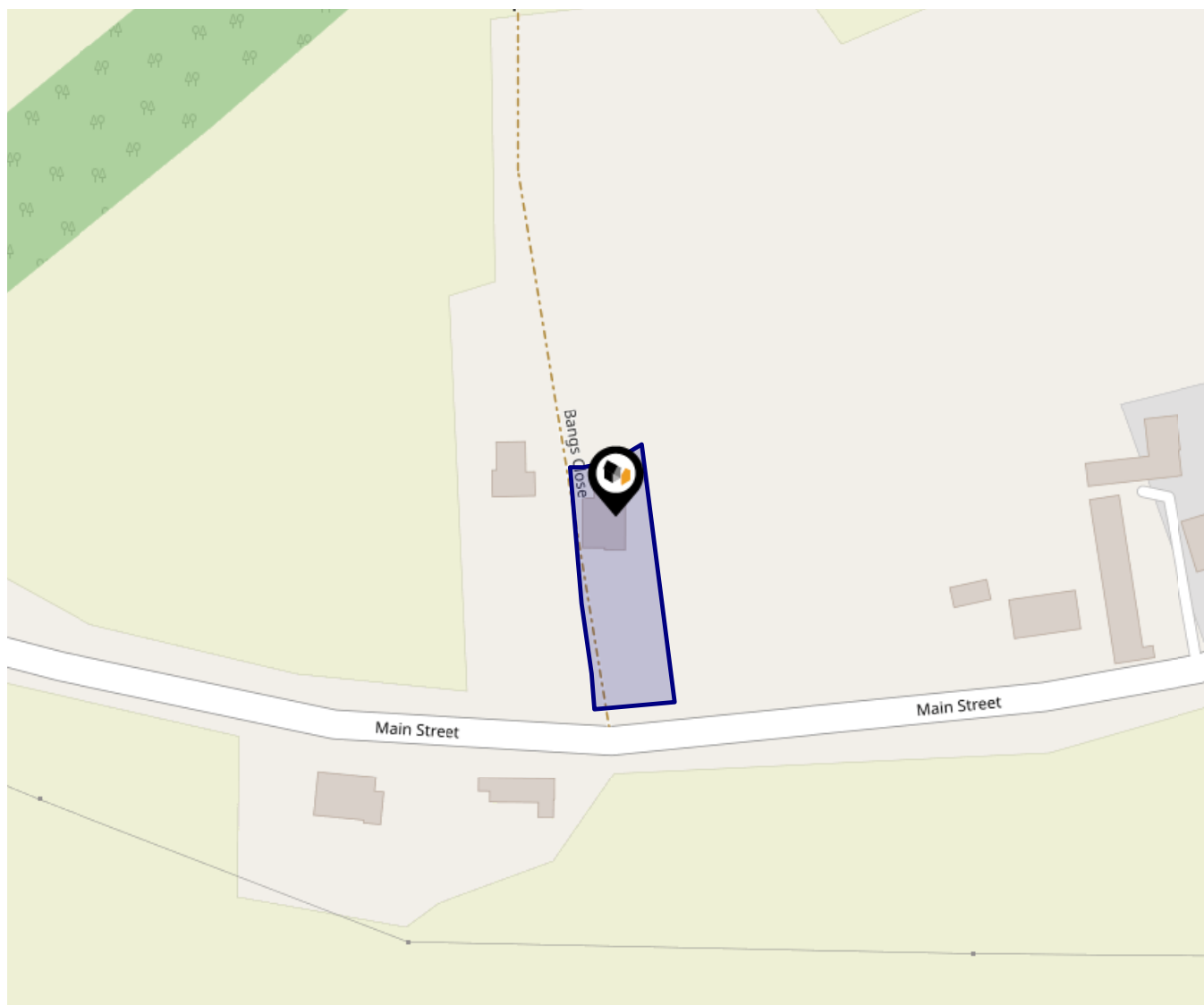
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	13.66 miles
2	Cambridge	11.46 miles
3	Southend-on-Sea	38.43 miles
4	Luton Airport	33.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	Carter's Farm	0.34 miles
2	St Mary's Church	0.64 miles
3	The Old Nursery	1.27 miles
4	Horseheath Green	1.27 miles
5	Horseheath Green	1.27 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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