

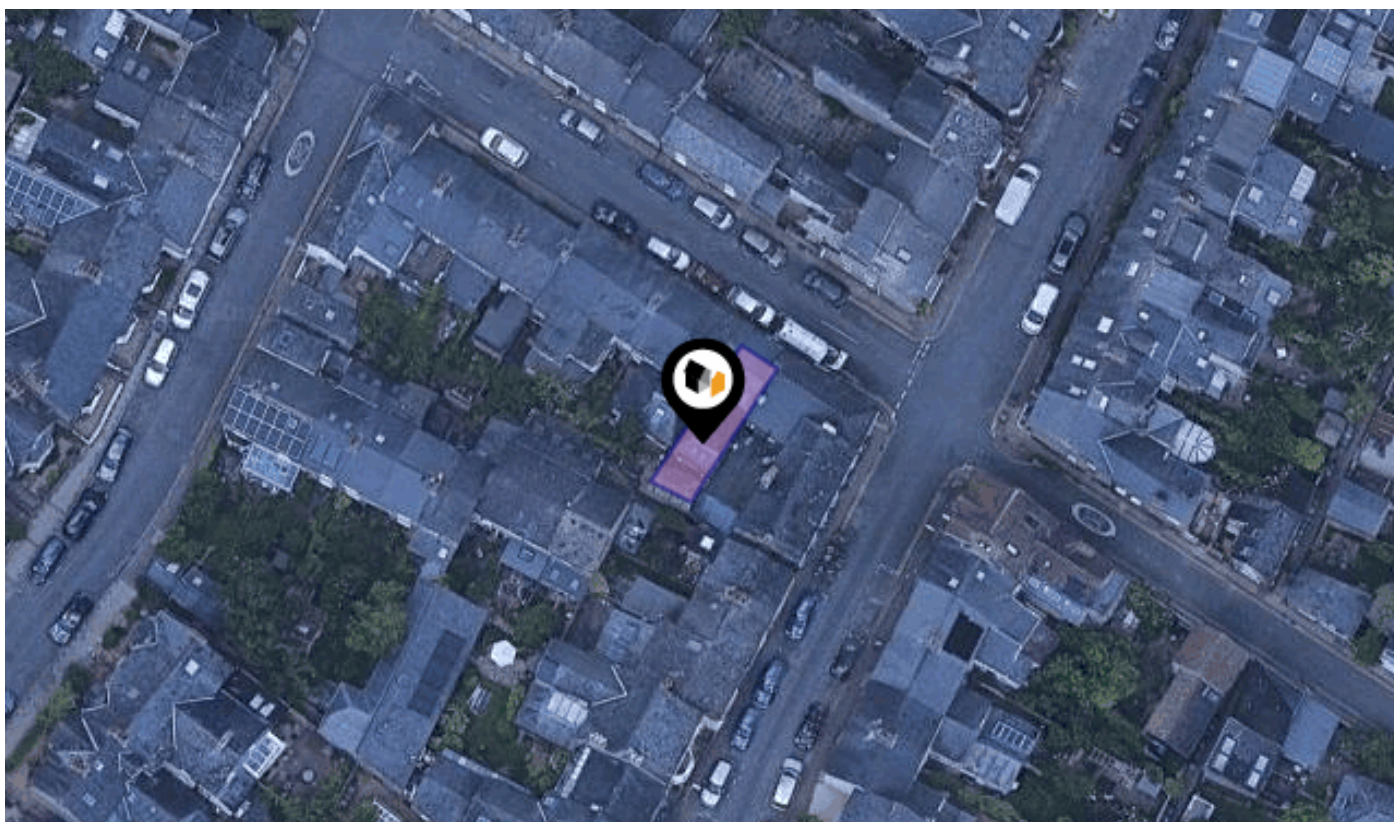


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 18th December 2025



CROSS STREET, CAMBRIDGE, CB1

Cooke Curtis & Co

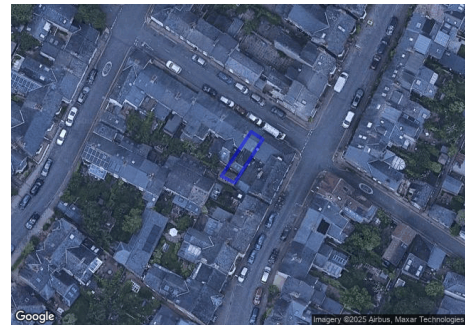
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk














Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	710 ft ² / 66 m ²		
Plot Area:	0.01 acres		
Year Built :	Before 1900		
Title Number:	CB10662		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	Very low	13 mb/s	1800 mb/s
● Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
O ₂	EE		
			
3	O ₂		

Planning records for: ***Cross Street, Cambridge, CB1***

Reference - 16/0468/FUL	
Decision:	Decided
Date:	25th May 2016
Description:	Erection of single storey rear extension to include timber bi-fold doors. Installation of velux windows to rear roof elevation. Replacement of single glazed windows with hardwood timber sash double glazed Georgian windows.

Planning records for: **1 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 09/0364/FUL	
Decision:	Decided
Date:	27th April 2009
Description:	Single storey side extension to existing dwellinghouse, painting of the front elevation and rendering of the rear elevation.

Planning records for: **10 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 05/0047/FUL	
Decision:	Decided
Date:	12th January 2005
Description:	Proposed roof lights to rear.

Planning records for: **11 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 08/0910/FUL	
Decision:	Decided
Date:	30th June 2008
Description:	Two storey rear extension.

Planning records for: **3 Cross Street Cambridge CB1 2HW**

Reference - 13/1300/FUL	
Decision:	Decided
Date:	05th September 2013
Description:	Demolition and replacement of an existing single-storey side extension.

Planning records for: **4 Cross Street Cambridge CB1 2HW**

Reference - C/01/0341	
Decision:	Decided
Date:	06th April 2001
Description:	Erection of a 2 storey side extension to 91 Glisson Road, including car port. Erection of a 2 storey side extension to 4 Cross Street and change of use to two 2 bed residential units.

Reference - C/00/1067	
Decision:	-
Date:	31st October 2000
Description:	Erection of 1 no. two bedroom dwelling, and removal of a Judas tree.

Planning records for: **5 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 13/1697/FUL	
Decision:	Decided
Date:	22nd November 2013
Description:	Proposed single storey kitchen extension and renovation of property.

Planning records for: **6 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 08/0416/FUL	
Decision:	Decided
Date:	02nd April 2008
Description:	Conversion of existing 5 bed house to create 2 two bed houses.

Planning records for: **8 Cross Street Cambridge CB1 2HW**

Reference - C/02/0939
<p>Decision: Decided</p>
<p>Date: 30th August 2002</p>
<p>Description: Erection of first floor rear extension to existing dwellinghouse (renewal of planning permission ref: C/98/0469/FP).</p>
Reference - 19/0610/NMA1
<p>Decision: Decided</p>
<p>Date: 18th February 2021</p>
<p>Description: Non-material amendment on permission 19/0610/FUL for the removal of single storey element and alterations to approved windows and external materials.</p>
Reference - 14/1966/FUL
<p>Decision: Decided</p>
<p>Date: 10th December 2014</p>
<p>Description: Ground & first floor extensions to rear of property</p>
Reference - 15/1647/FUL
<p>Decision: Decided</p>
<p>Date: 29th September 2015</p>
<p>Description: Ground & first floor extensions to rear of property</p>

Planning records for: **8 Cross Street Cambridge CB1 2HW**

Reference - 19/0610/FUL	
Decision:	Decided
Date:	10th May 2019
Description:	Erection of a two storey extension to the rear of the property, following demolition of the existing single storey structure.

Planning records for: **19 Cross Street Cambridge Cambridgeshire CB1 2HW**

Reference - 14/1396/FUL	
Decision:	Decided
Date:	24th September 2014
Description:	Part two storey, part single storey rear extension.

Reference - 17/1479/FUL	
Decision:	Decided
Date:	21st August 2017
Description:	Single storey and two storey rear extension

Reference - 13/0872/FUL	
Decision:	Decided
Date:	09th July 2013
Description:	Part two storey and part single storey rear extension.

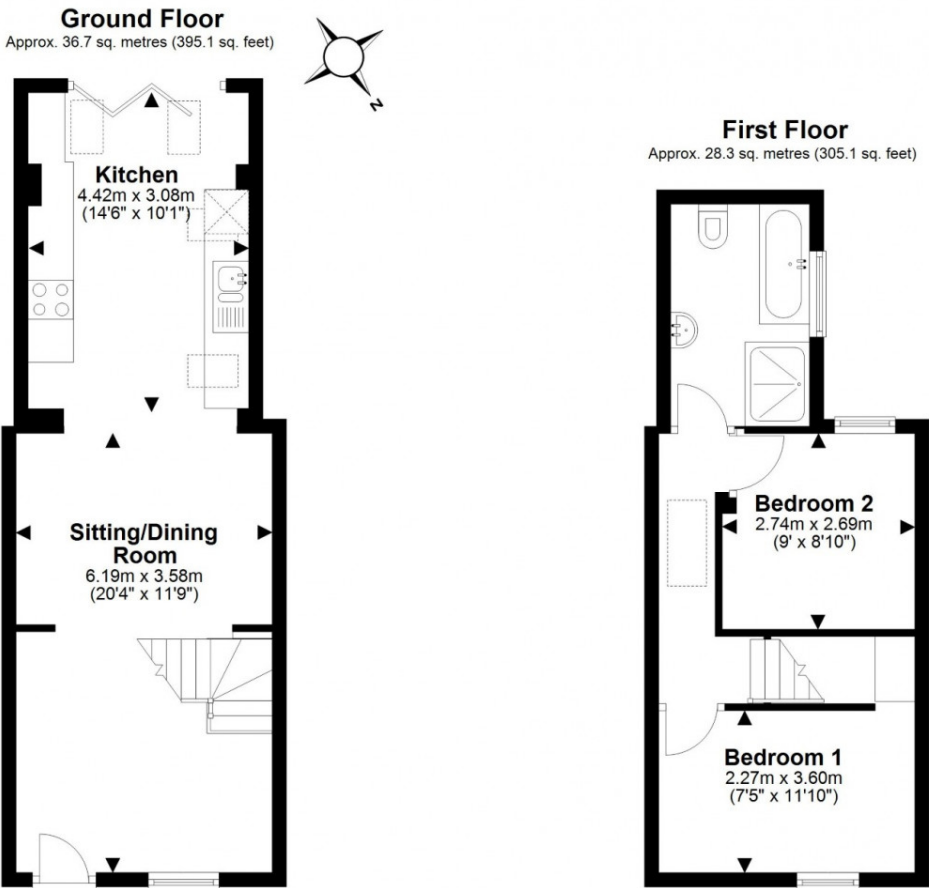
Planning records for: **22 Cross Street Cambridge CB1 2HW**

Reference - C/03/0697	
Decision:	Decided
Date:	26th June 2003
Description:	Erection of part single part two storey rear extension following demolition of existing.

Reference - C/03/0420	
Decision:	Withdrawn
Date:	17th April 2003
Description:	New two storey rear extension to replace existing single storey rear extension.



CROSS STREET, CAMBRIDGE, CB1

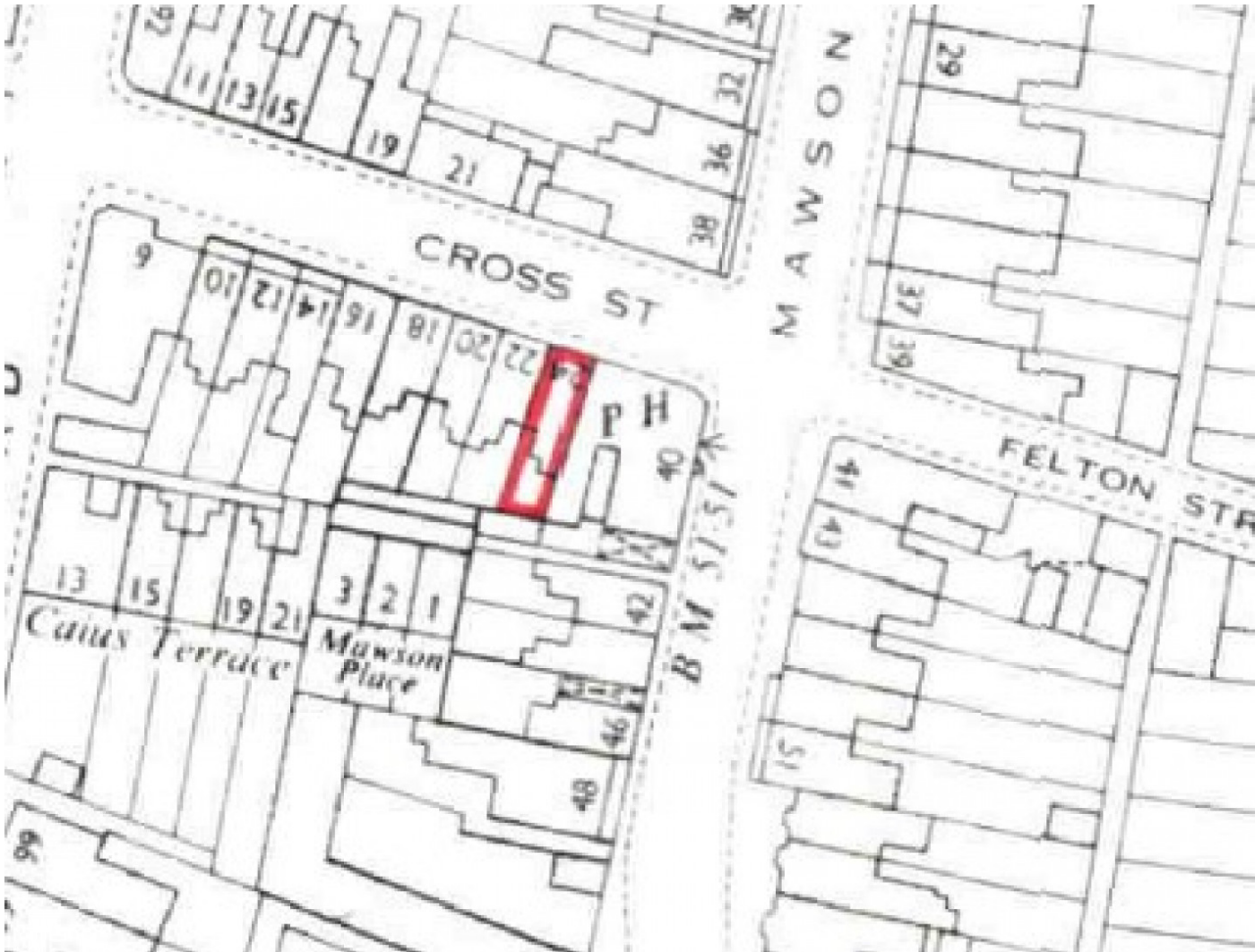


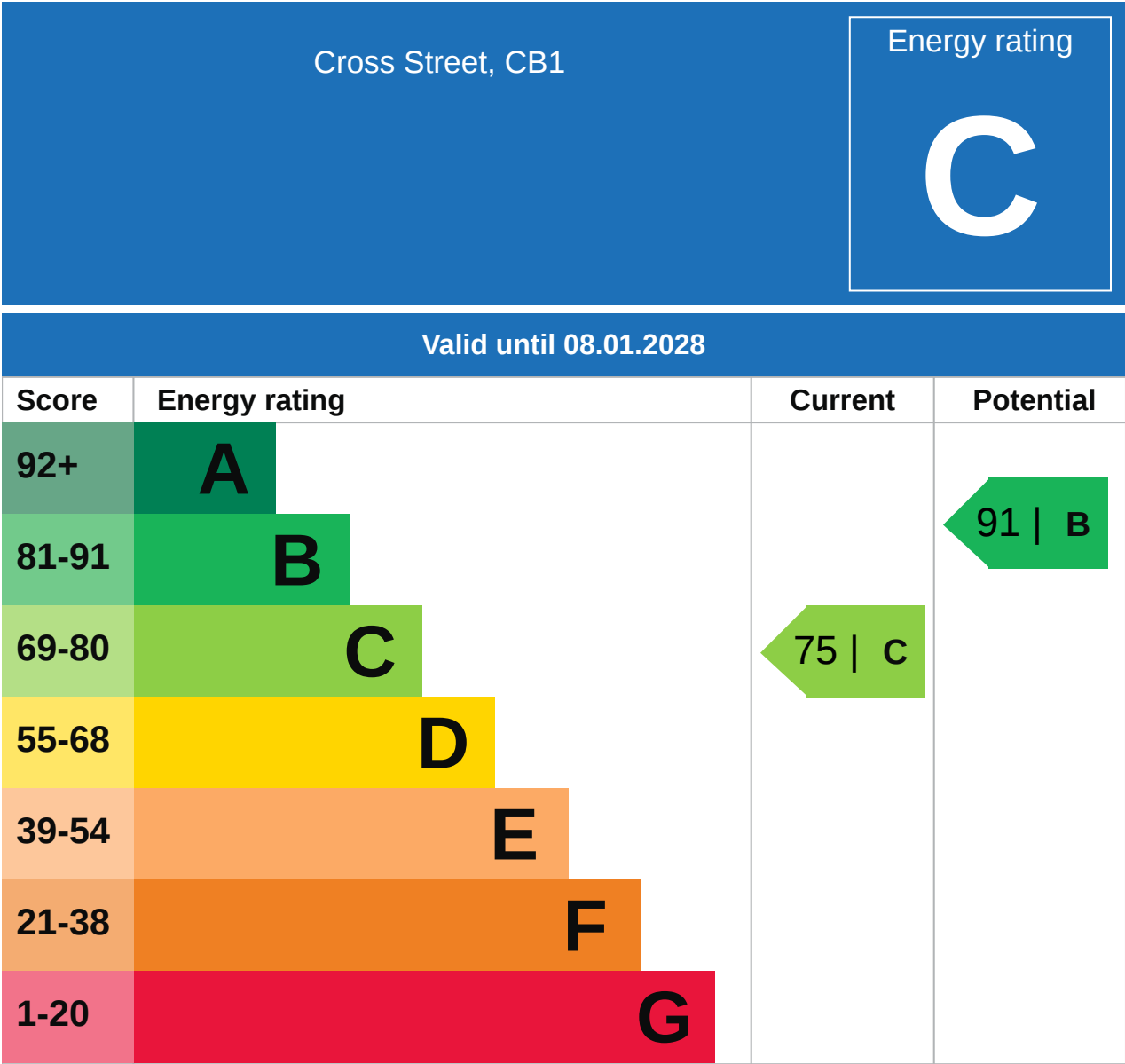
Total area: approx. 65.1 sq. metres (700.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

CROSS STREET, CAMBRIDGE, CB1





Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	66 m ²

Building Safety

Accessibility / Adaptations

full refurbishment in 2017

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

circa 1865 - Brick under welsh slate

Property Lease Information

Listed Building Information

In a designated conservation area

Stamp Duty

Other

Other

Electricity Supply

Utility Warehouse

Gas Supply

Utility Warehouse

Central Heating

No

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



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



/cookecurtisco



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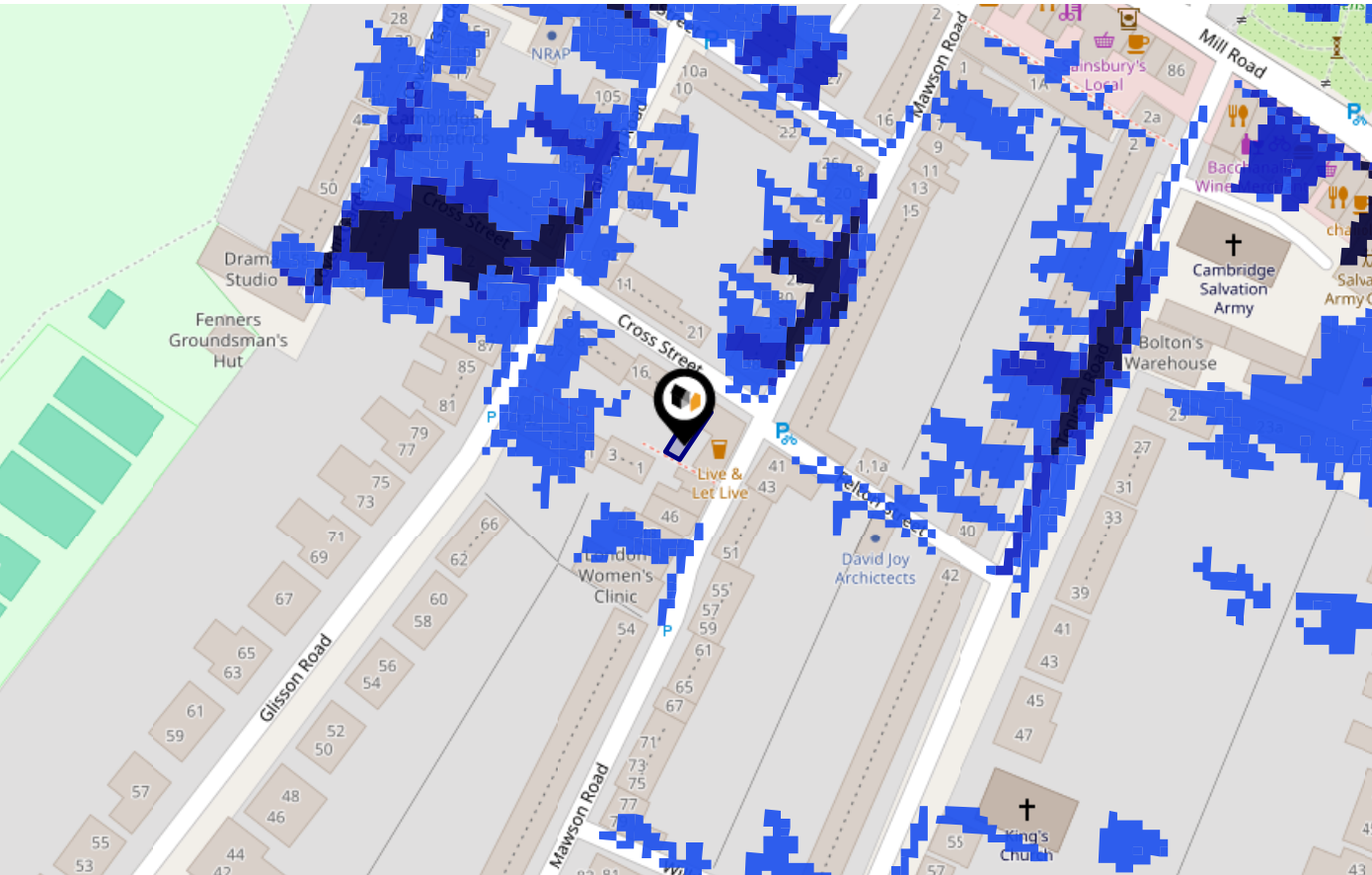
Important - Please read

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.

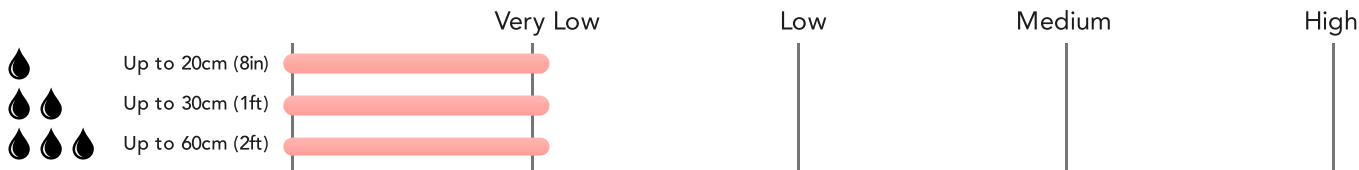


Risk Rating: Very low

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:

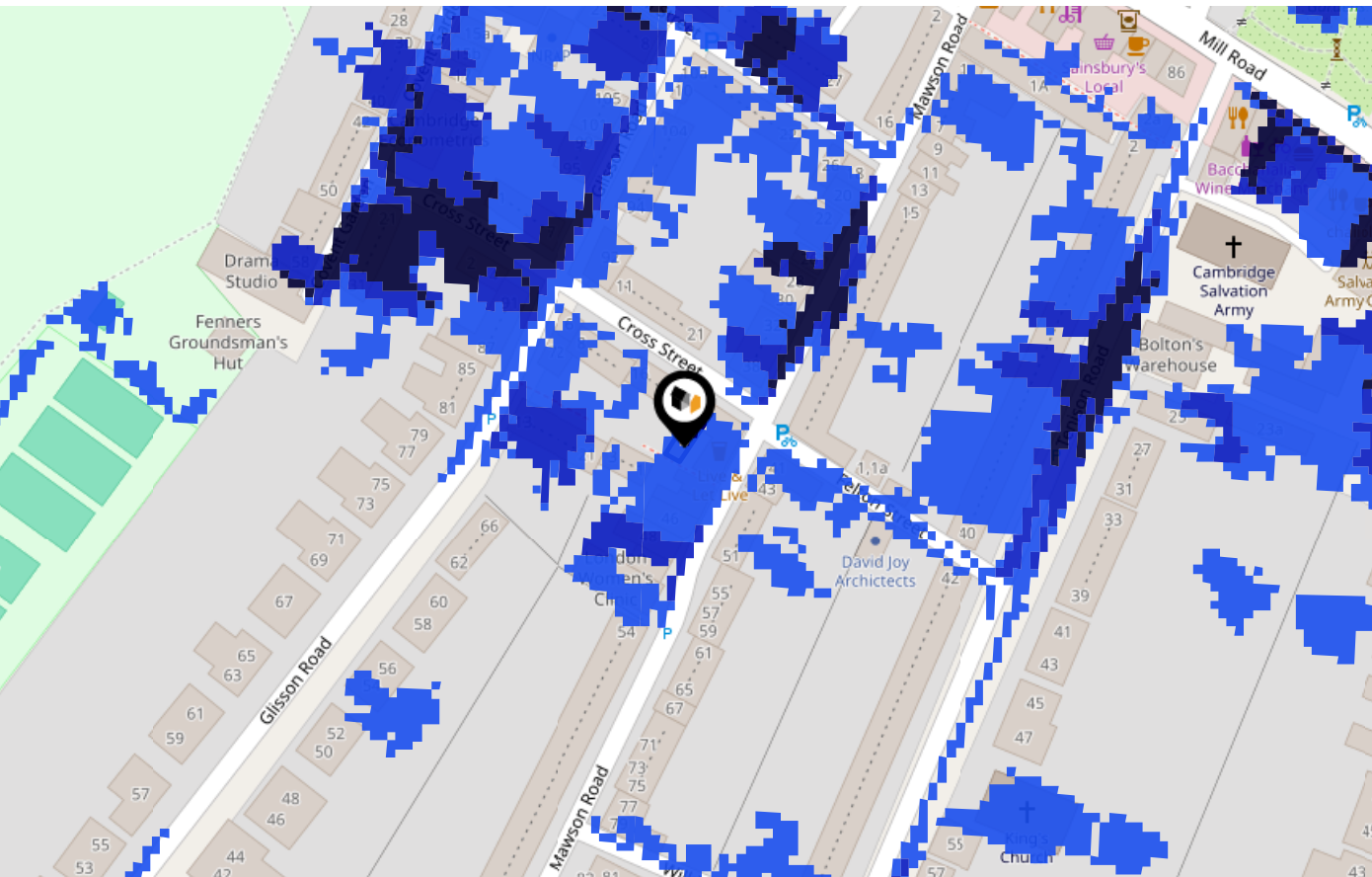


Flood Risk

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.

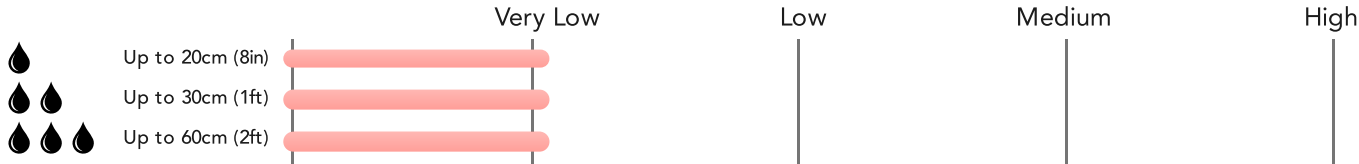


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Chance of flooding to the following depths at this property:

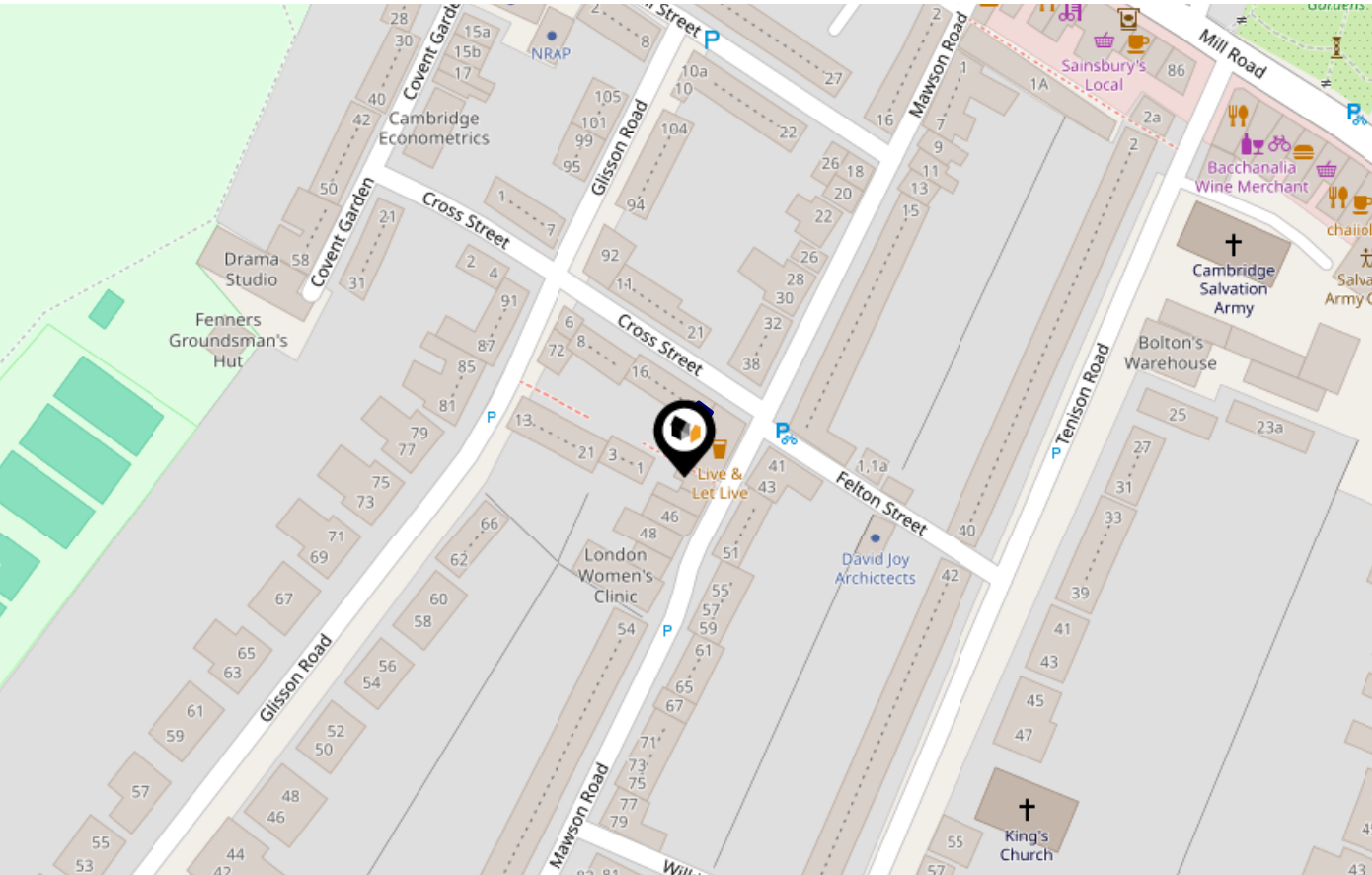


Flood Risk

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.

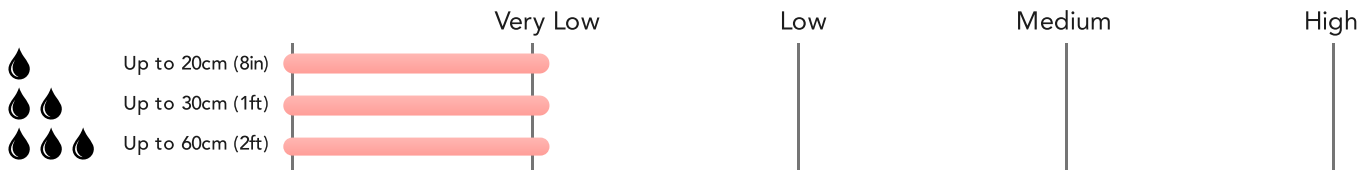


Risk Rating: Very low

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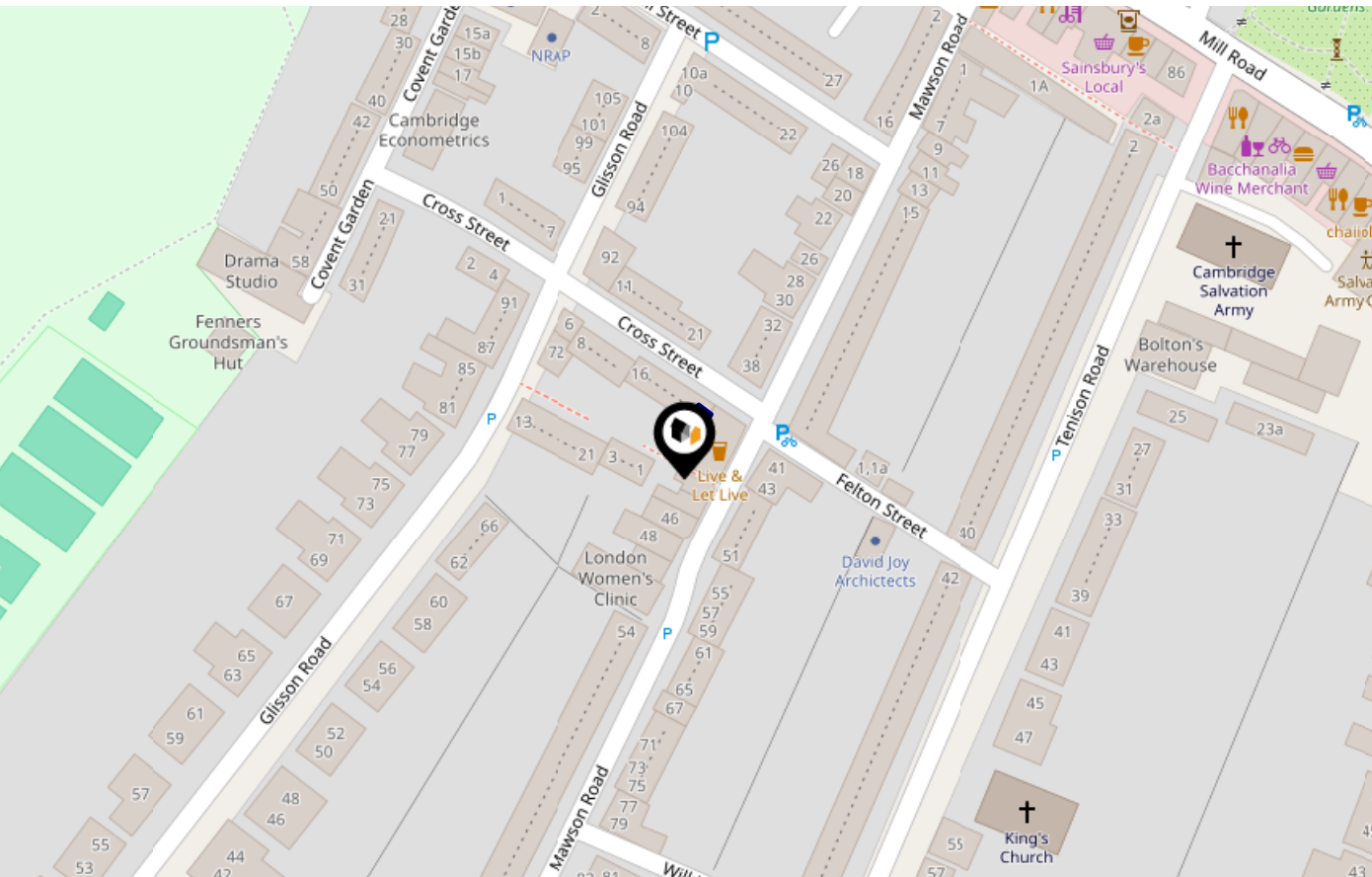


Flood Risk

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.

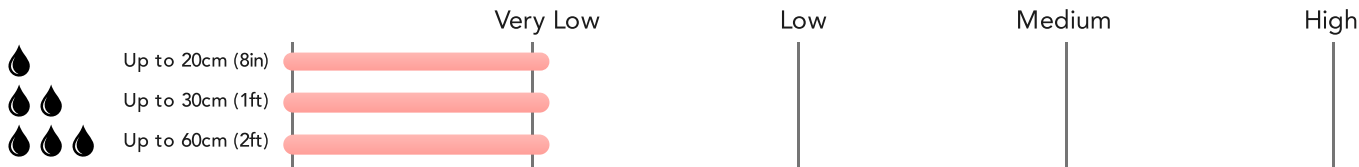


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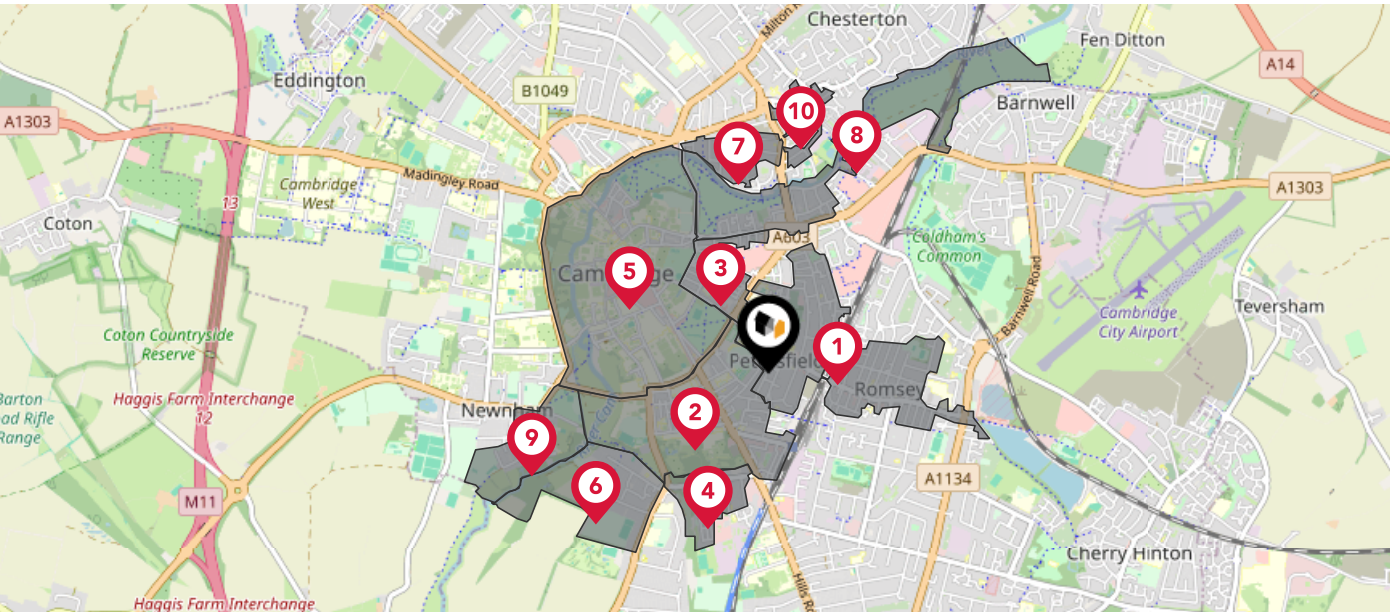


Maps

Conservation Areas

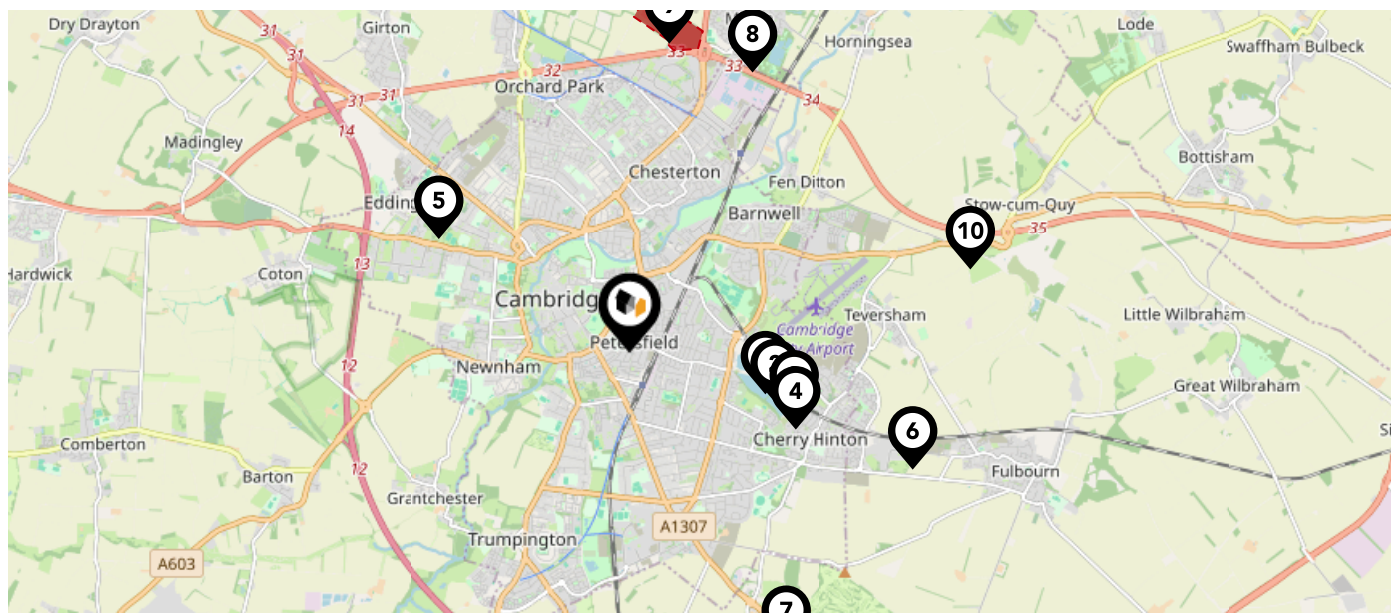


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Mill Road
2	New Town and Glisson Road
3	The Kite
4	Brooklands Avenue
5	Central
6	Southacre
7	De Freville
8	Riverside and Stourbridge Common
9	Newnham Croft
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	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	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Hill Trees-Stapleford	Historic Landfill	
8	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Quy Bridge-Quy	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.

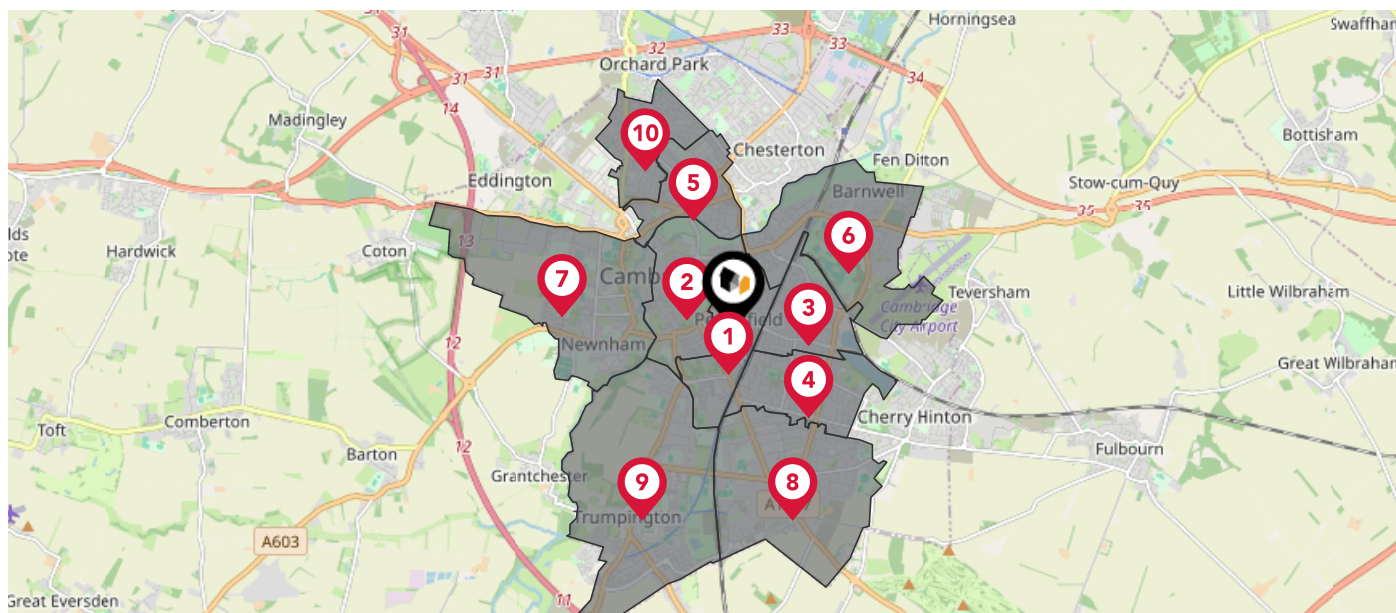
Mine Entry

- ✕ 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



Petersfield Ward



Market Ward



Romsey Ward



Coleridge Ward



West Chesterton Ward



Abbey Ward



Newnham Ward



Queen Edith's Ward



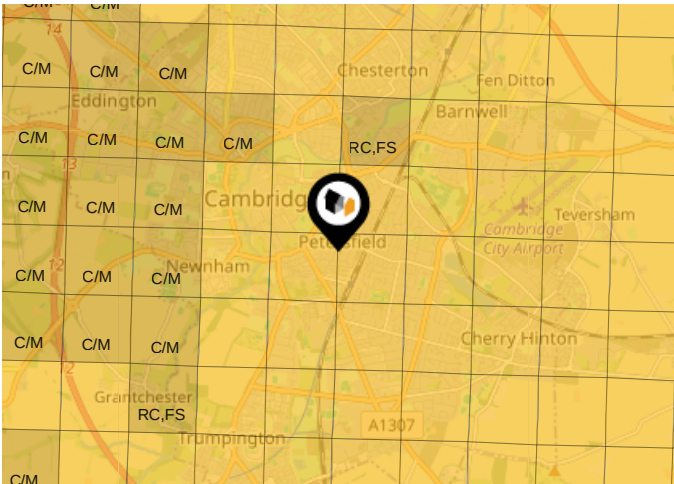
Trumpington Ward



Arbury Ward

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

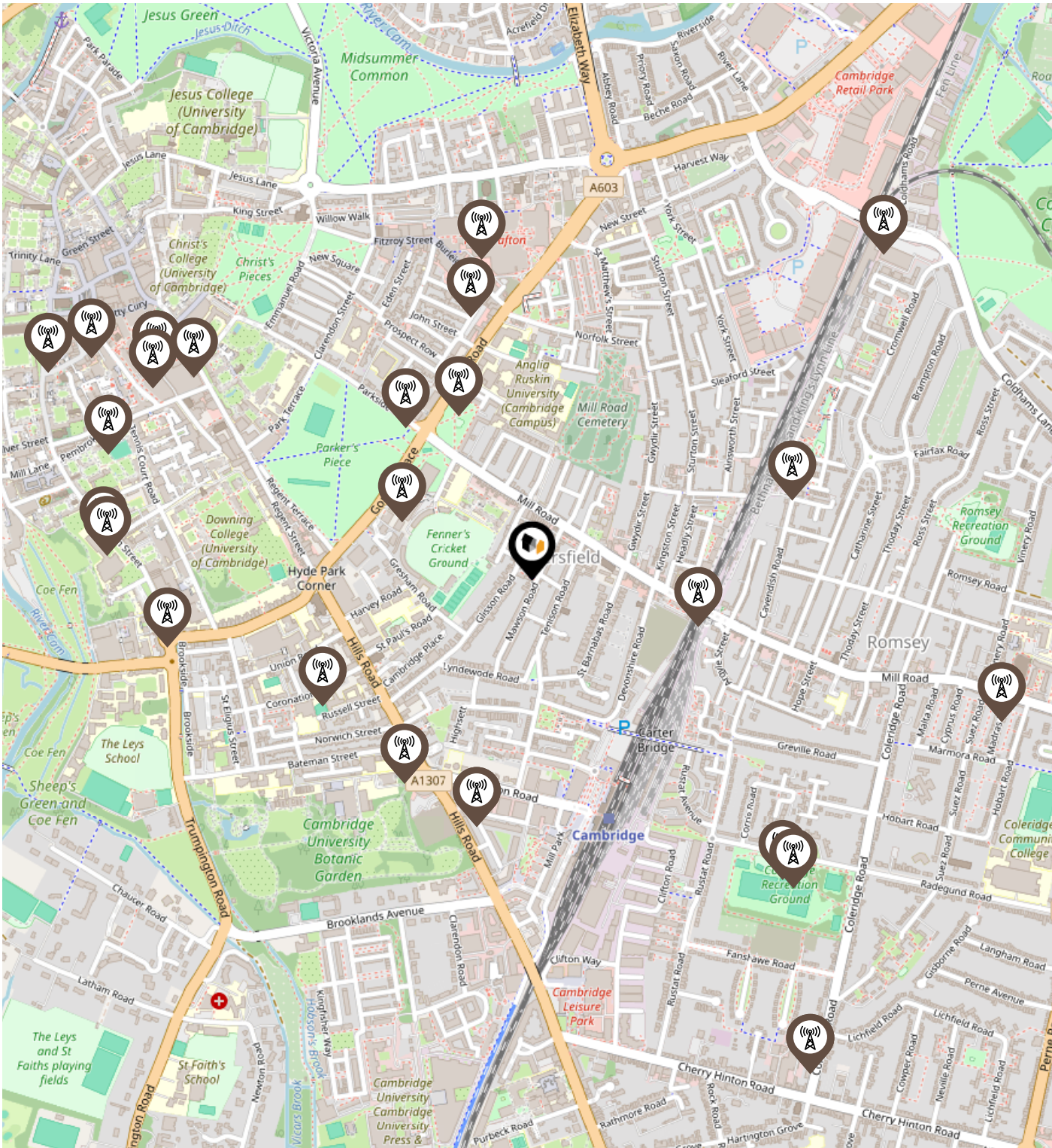
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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



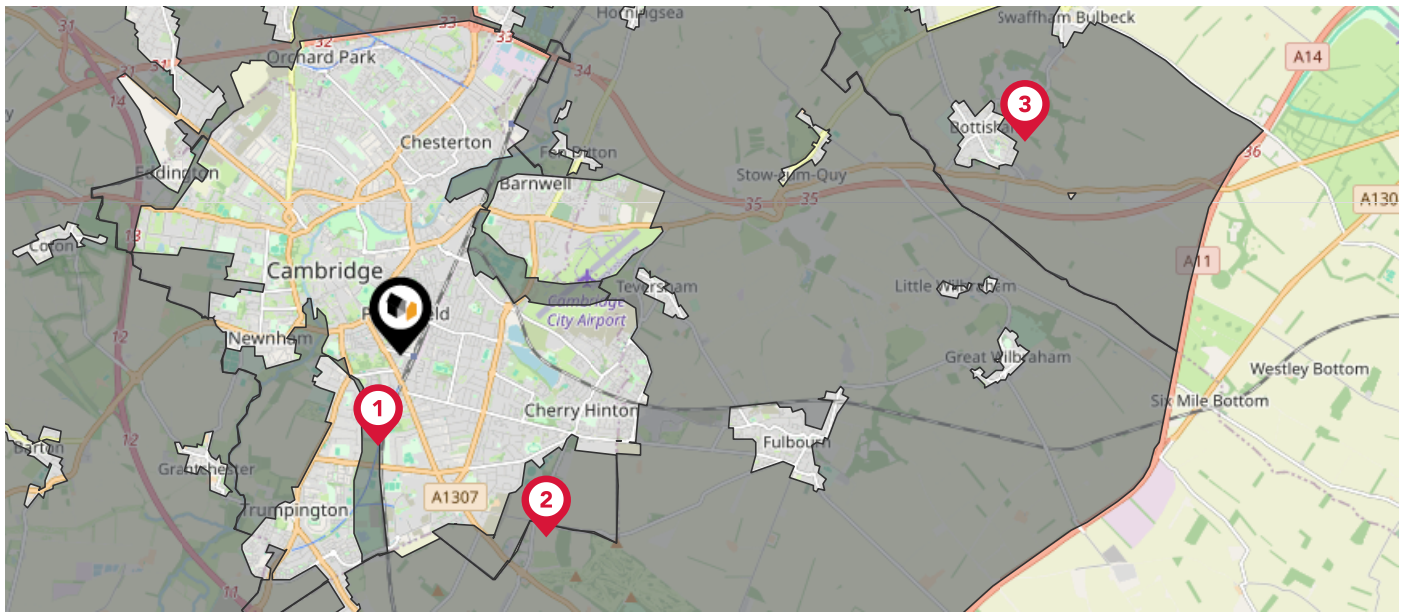
Key:

-  Power Pylons
-  Communication Masts

A detailed map of Petersfield, Hampshire, highlighting the locations of nine churches. The churches are marked with numbered blue circular icons containing a white church symbol: 1. St Andrew's Church (near Mill Street), 2. St John's Church (near Mill Road), 3. St James' Church (near Mill Road), 4. St Mary's Church (near Mill Road), 5. St Michael's Church (near Mill Road), 6. St Peter's Church (near Mill Road), 7. St Thomas' Church (near Hillside Road), 8. St Vincent's Church (near Mill Road), and 9. St George's Church (near Hillside Road). Other landmarks include Fenner's Cricket Ground, University Tennis Club, Mill Road Cemetery, and various streets like Mill Street, Mill Road, and Gresham Road. A black icon representing a pub is also visible near the center of the map.

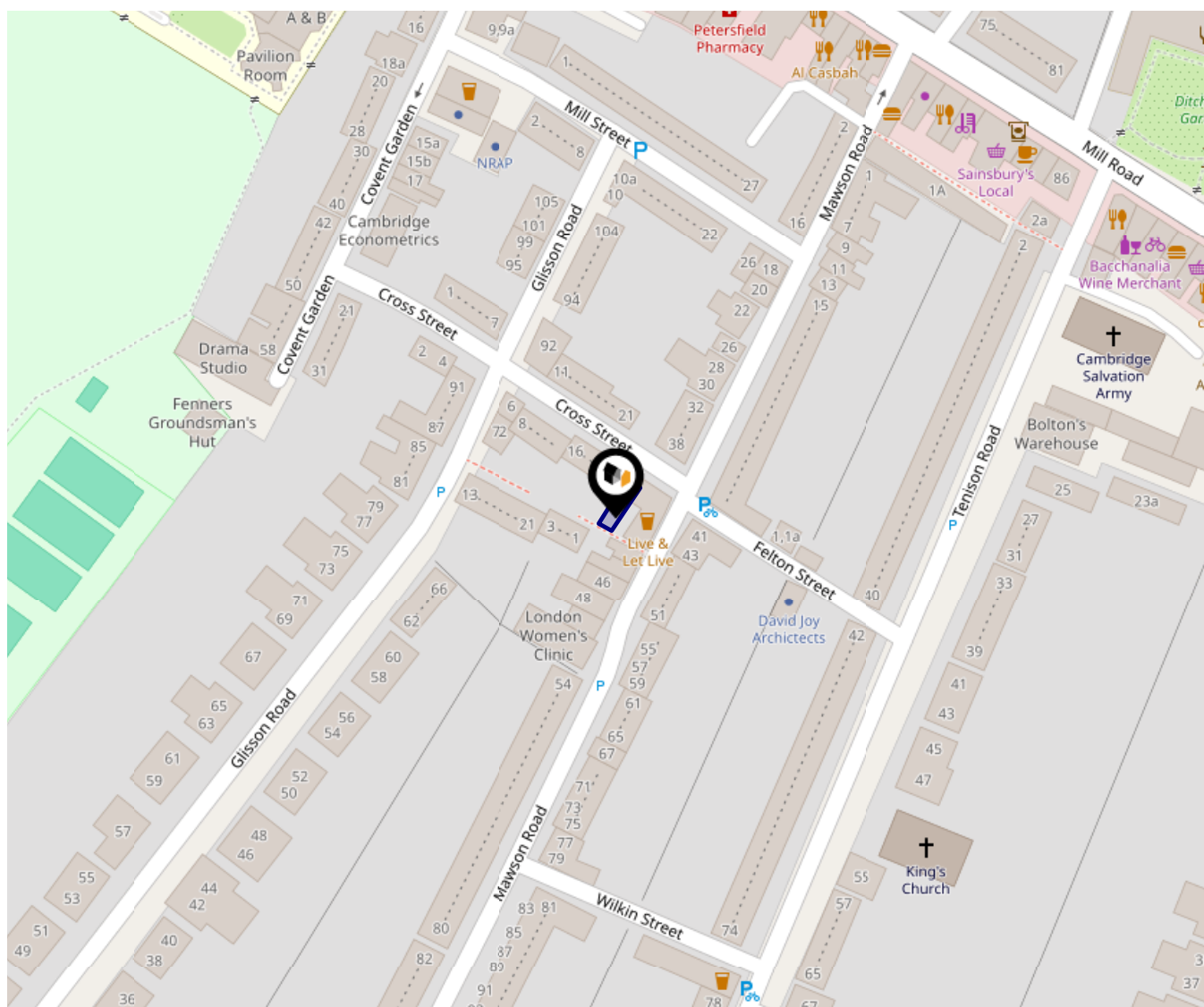
Listed Buildings in the local district	Grade	Distance
 1126027 - Hughes Hall	Grade II	0.1 miles
 1083564 - Custodian's House Mill Road Cemetery	Grade II	0.2 miles
 1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.2 miles
 1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.2 miles
 1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.2 miles
 1126141 - Cambridge City Branch Library	Grade II	0.2 miles
 1349031 - 3 And 3a, Gresham Road	Grade II	0.2 miles
 1380301 - Tomb Of Elizabeth And George Kett At Mill Road Cemetery	Grade II	0.2 miles
 1126224 - Owen Webb House	Grade II	0.2 miles
 1380307 - Tomb Of Elizabeth Moyes At Mill Road Cemetery	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 - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



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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