

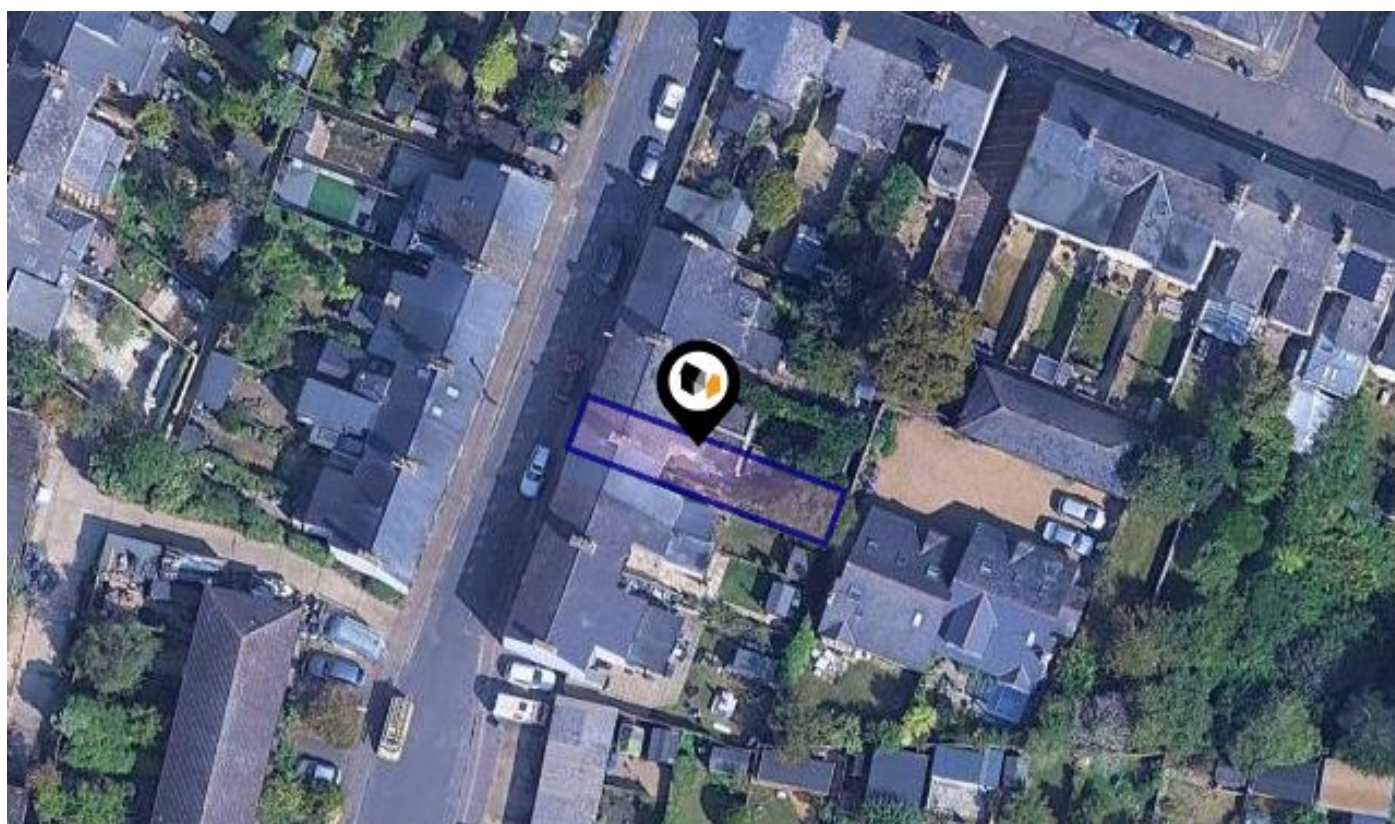


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Thursday 22<sup>nd</sup> January 2026 @ 2:19pm**



**CHARLES STREET, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB83357		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)	
Flood Risk:		18	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			



Planning records for: **10 Charles Street Cambridge CB1 3LZ**

Reference - C/03/1312	
Decision:	Decided
Date:	08th December 2003
Description:	Erection of part single, part two storey rear extension.

Planning records for: **11 Charles Street Cambridge CB1 3LZ**

Reference - 17/0776/FUL	
Decision:	Decided
Date:	03rd May 2017
Description:	Single storey extension to rear of house and replace rear bedroom window.

Planning records for: **12 Charles Street Cambridge Cambridgeshire CB1 3LZ**

Reference - 25/00423/HFUL	
Decision:	Withdrawn
Date:	05th February 2025
Description:	Two storey rear/side extension together with Juliette balcony at first floor, roof extension with rear facing box dormer and 2 No. rooflights to front elevation, rebuild outbuilding with pitched roof.

Planning records for: **16 Charles Street Cambridge CB1 3LZ**

Reference - C/04/0663	
Decision:	-
Date:	07th June 2004
Description:	Erection of 2 storey rear extension.

Planning records for: **2 Charles Street Cambridge CB1 3LZ**

Reference - 20/2287/TTCA	
Decision:	Decided
Date:	06th November 2020
Description:	T1 - Large Sycamore, remove to ground level. The tree has become too large for the garden and will be replaced with a smaller tree.

Planning records for: **4 Charles Street Cambridge CB1 3LZ**

Reference - 19/0918/FUL	
Decision:	Decided
Date:	22nd July 2019
Description:	Single storey rear extension





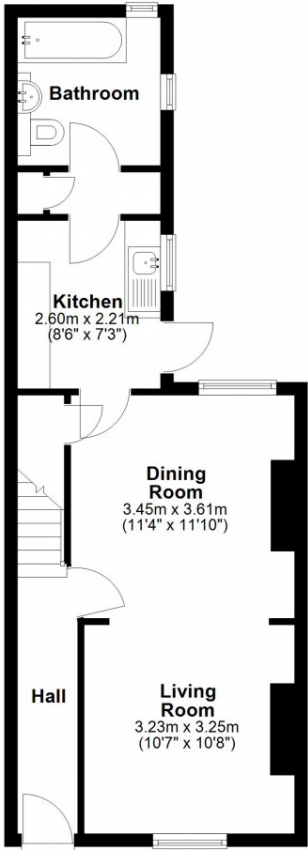
CHARLES STREET, CAMBRIDGE, CB1



CHARLES STREET, CAMBRIDGE, CB1

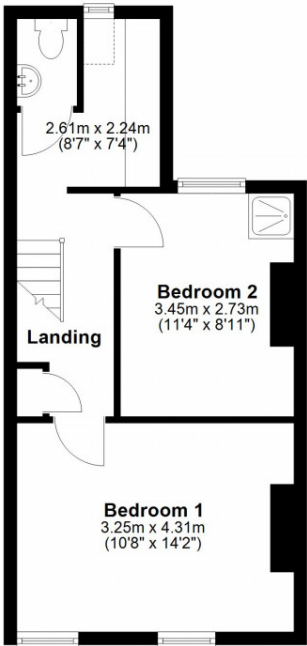
Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



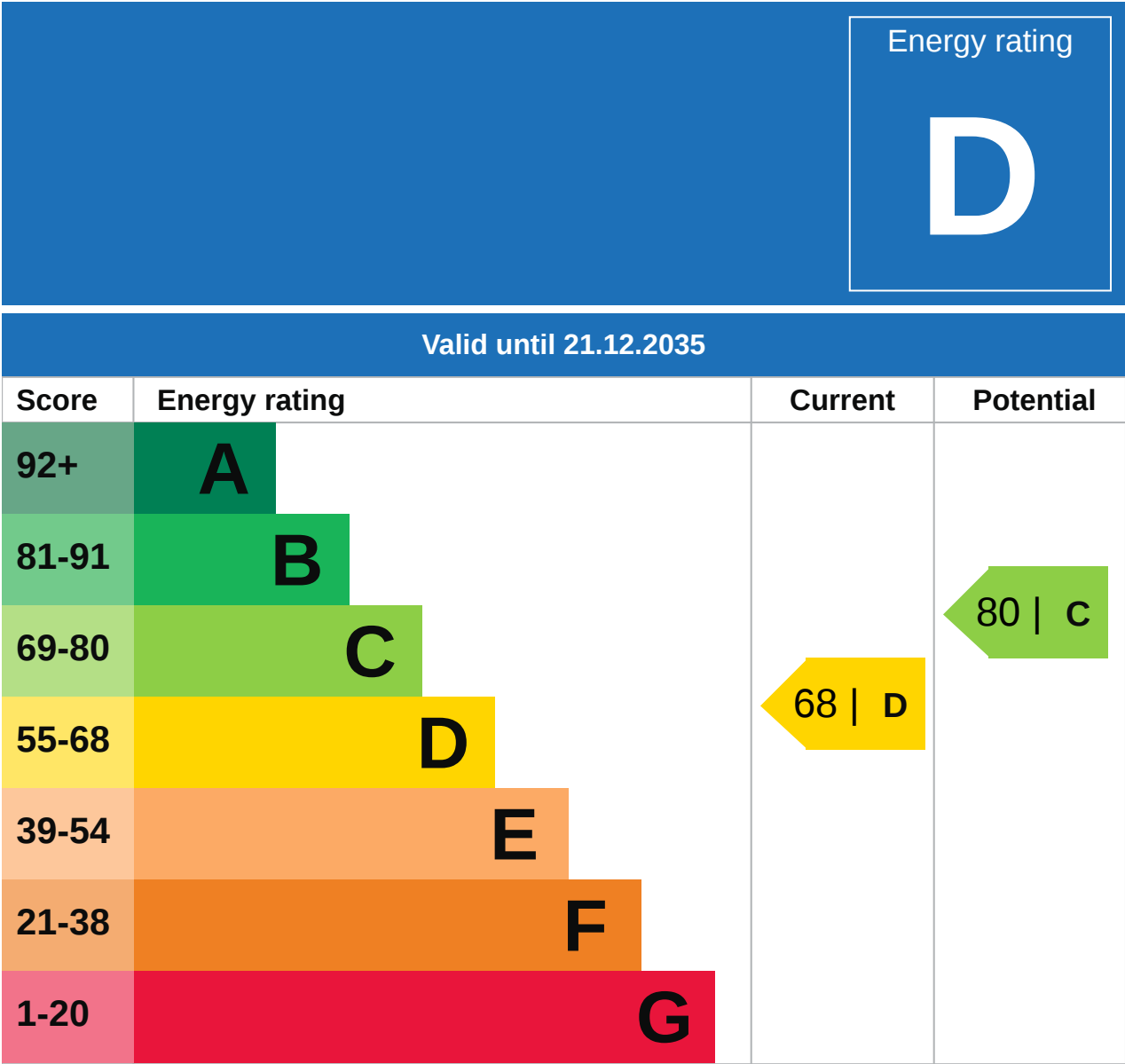
First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 77.4 sq. metres (832.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.





## Additional EPC Data

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<b>Property Type:</b>	Mid-terrace house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Pitched, 150 mm loft insulation
<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>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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In the loft a wall was extended to close gap to house No. 9  
toilet added on first floor

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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Standard brick

## 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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Damp control documents available, Anglia Property Preservation Ltd

## Other

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## Electricity Supply

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Southern Electric

## Gas Supply

---

Southern Electric

## Central Heating

---

Gas boiler

## Water Supply

---

Mains

## Drainage

---

Mains

### 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

**Important - Please read**

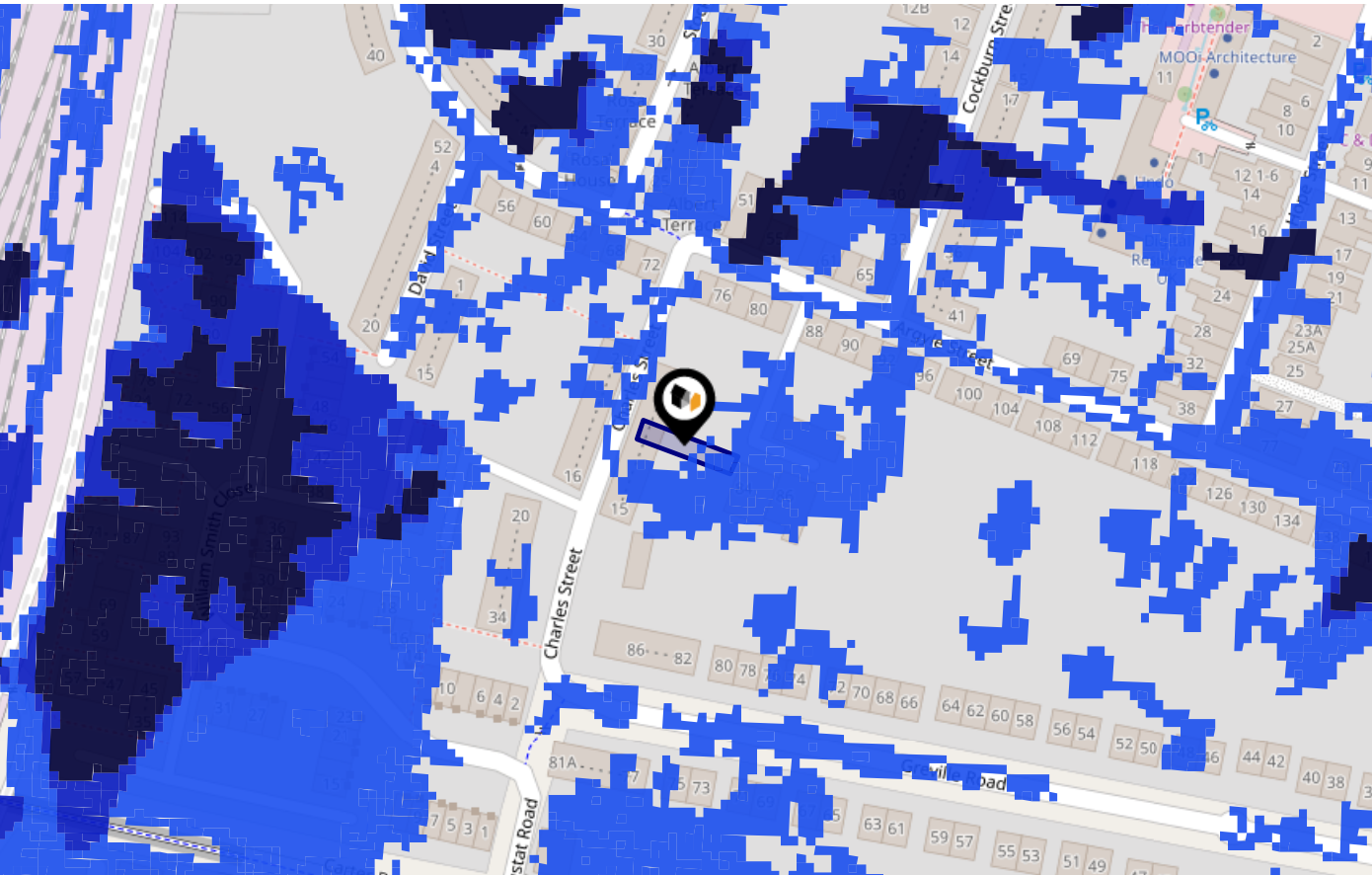


# Flood Risk

## 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.

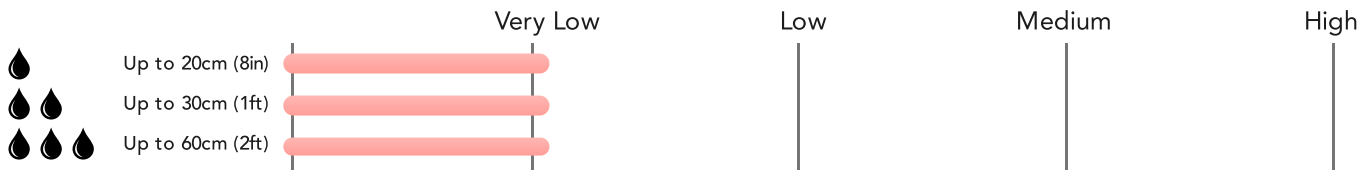


Risk Rating: Very low

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:

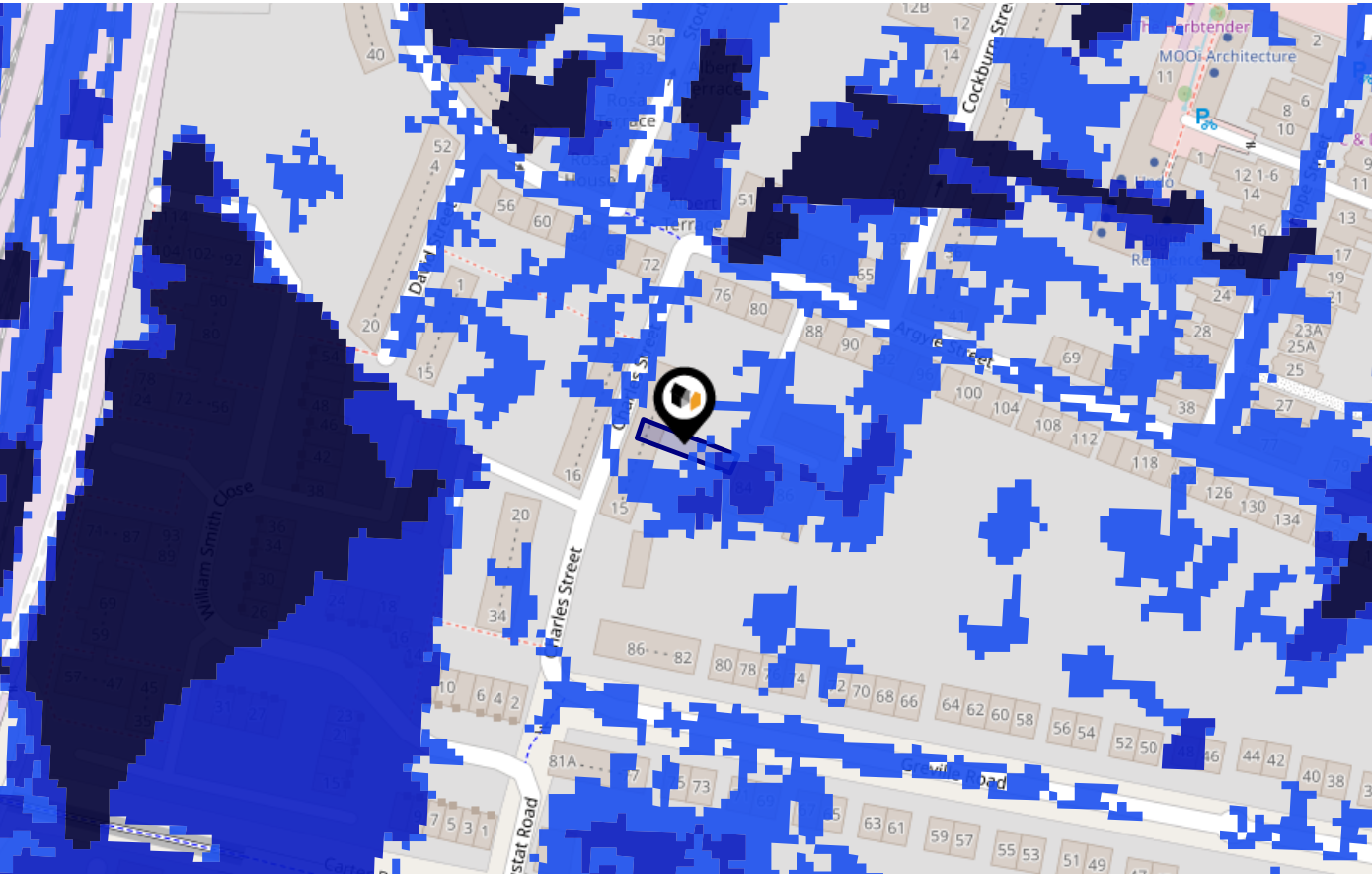


# Flood Risk

## 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.

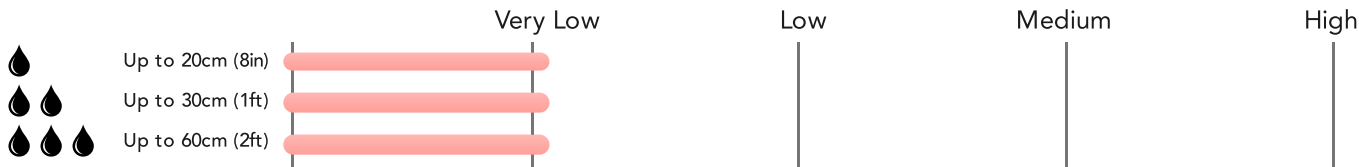


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Chance of flooding to the following depths at this property:

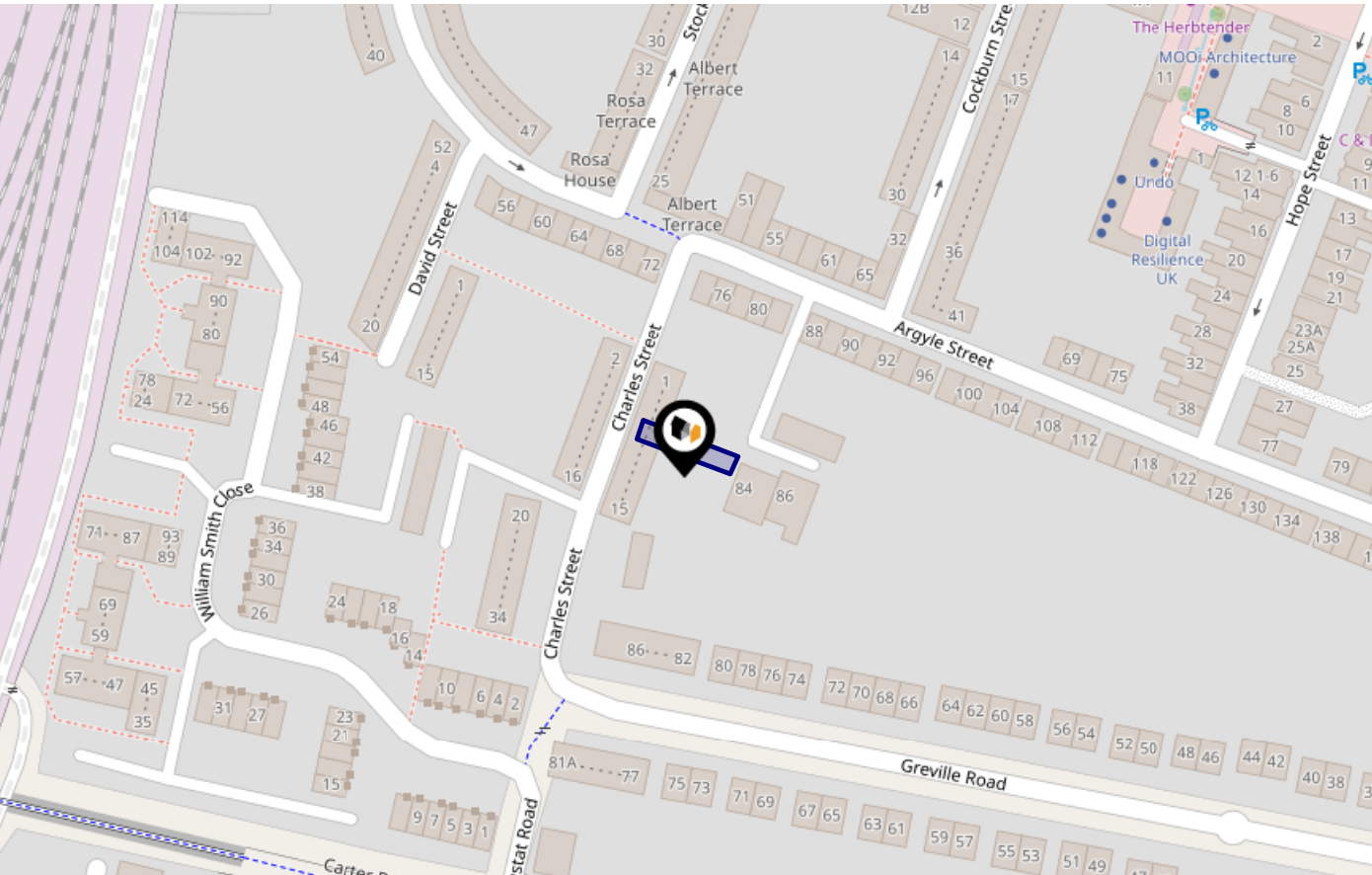


# Flood Risk

## 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.

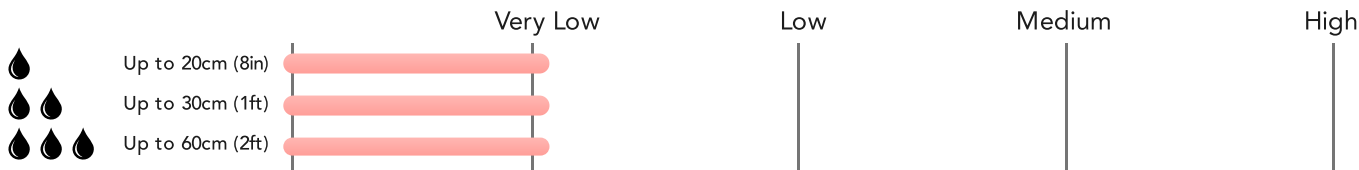


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

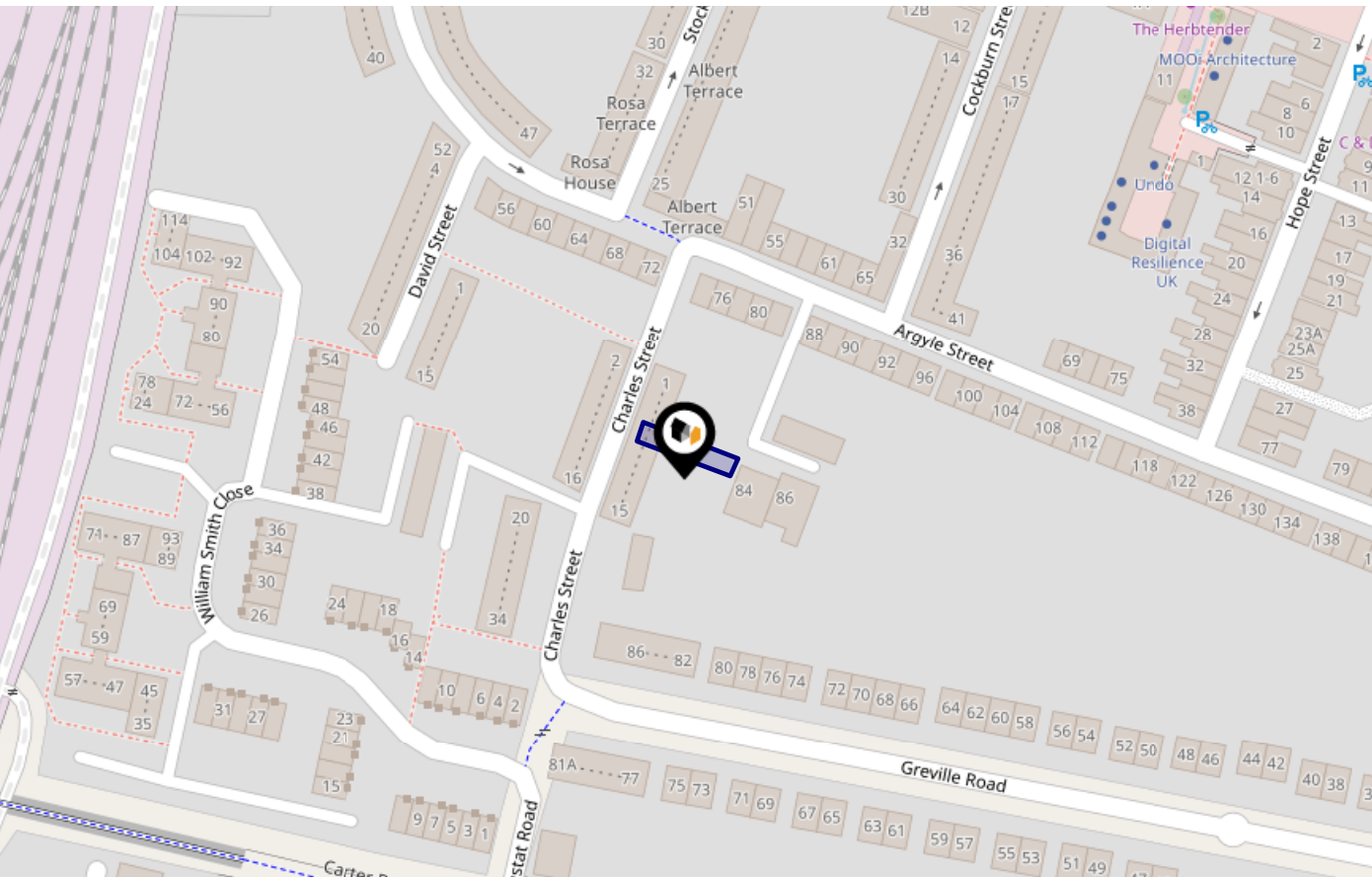


# Flood Risk

## 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.

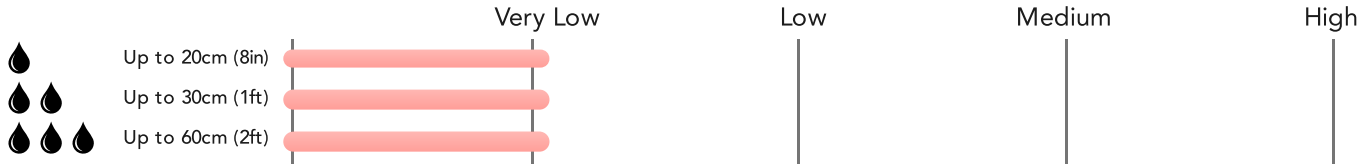


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



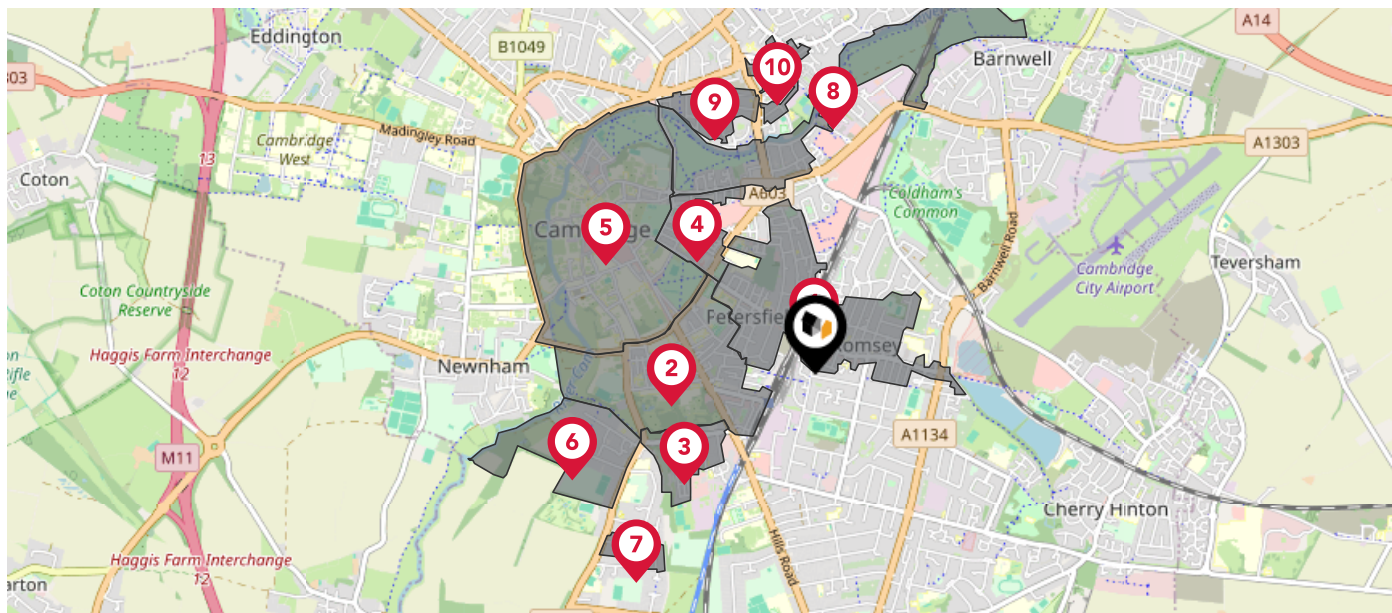


# Maps

## 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

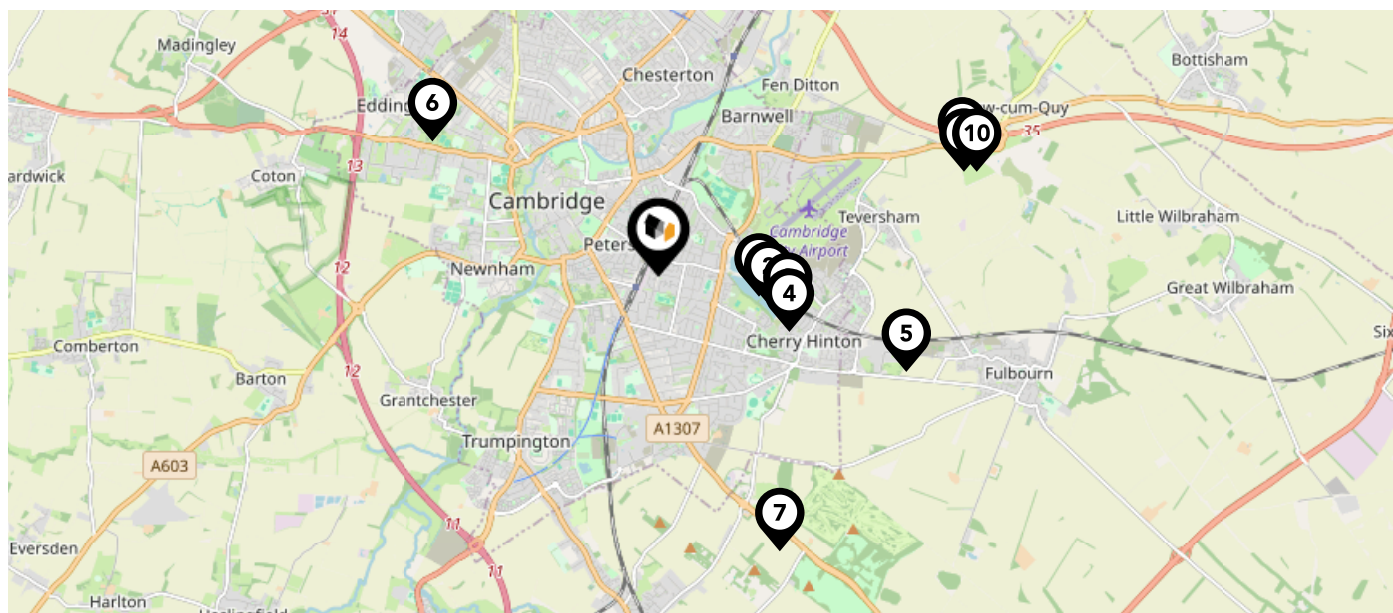
- 1 Mill Road
- 2 New Town and Glisson Road
- 3 Brooklands Avenue
- 4 The Kite
- 5 Central
- 6 Southacre
- 7 Barrow Road
- 8 Riverside and Stourbridge Common
- 9 De Freville
- 10 Chesterton

# 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.

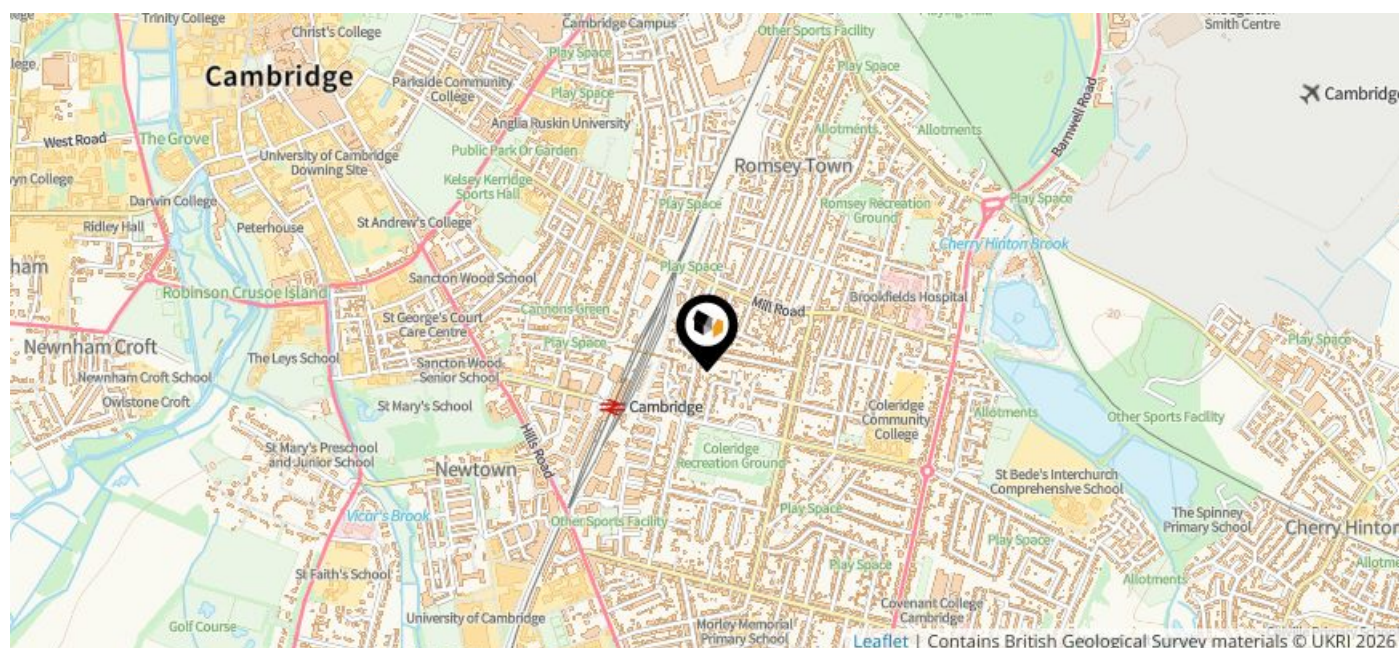


### Nearby Landfill Sites

<b>1</b>	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
<b>2</b>	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
<b>3</b>	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
<b>4</b>	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
<b>5</b>	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
<b>6</b>	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
<b>7</b>	Hill Trees-Stapleford	Historic Landfill	
<b>8</b>	Quy Bridge-Quy	Historic Landfill	
<b>9</b>	Quy Mill Hotel-Quy	Historic Landfill	
<b>10</b>	EA/EPR/NP3790NX/A001	Active Landfill	



This map displays nearby coal mine entrances and their classifications.



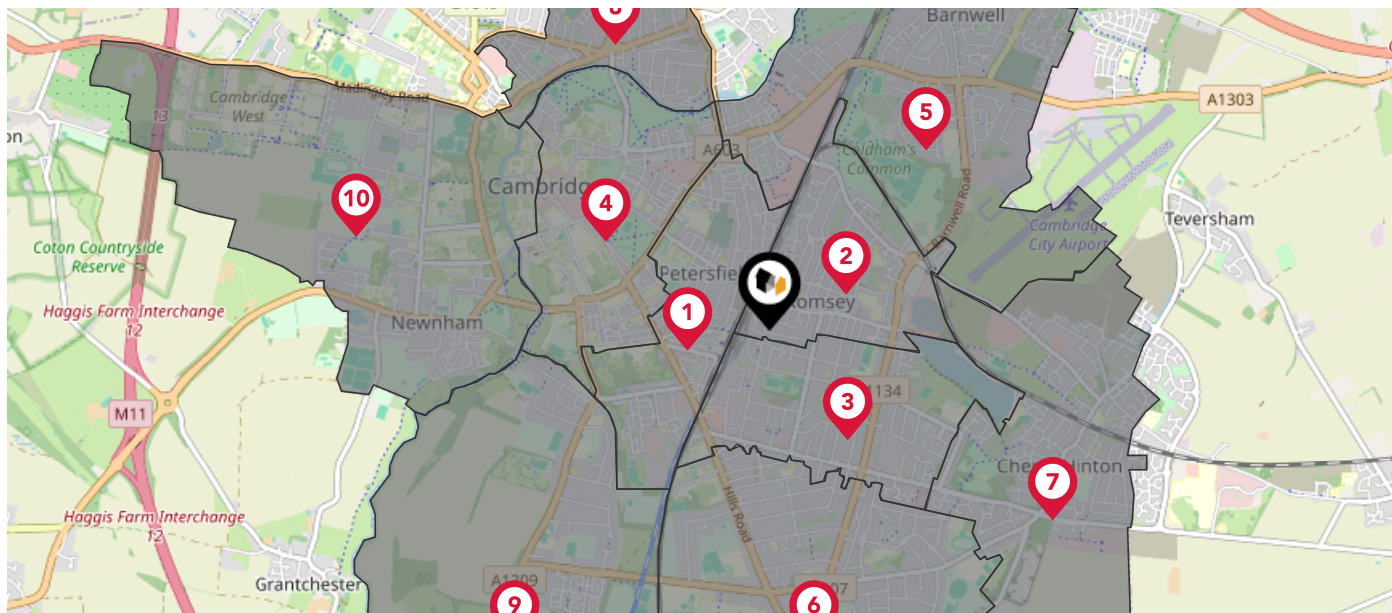
### Mine Entry

- ✕ 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



Romsey Ward



Coleridge Ward



Market Ward



Abbey Ward



Queen Edith's Ward



Cherry Hinton Ward



West Chesterton Ward



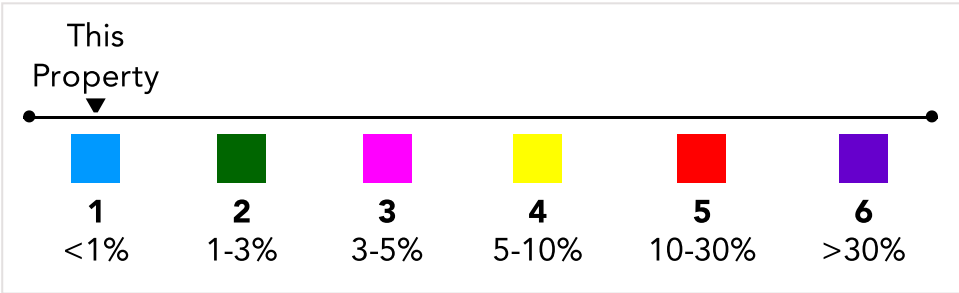
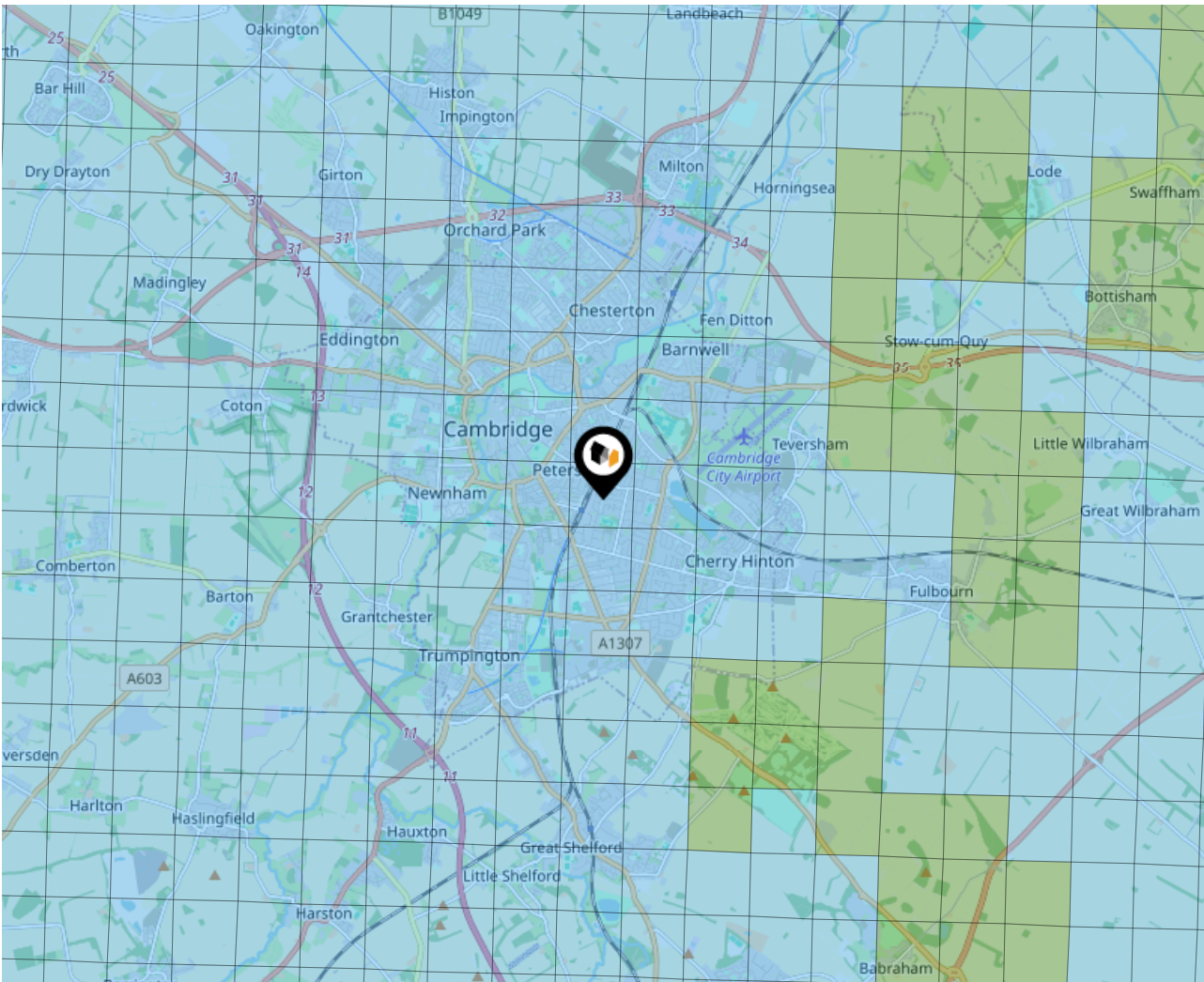
Trumpington Ward



Newnham Ward

### What is Radon?

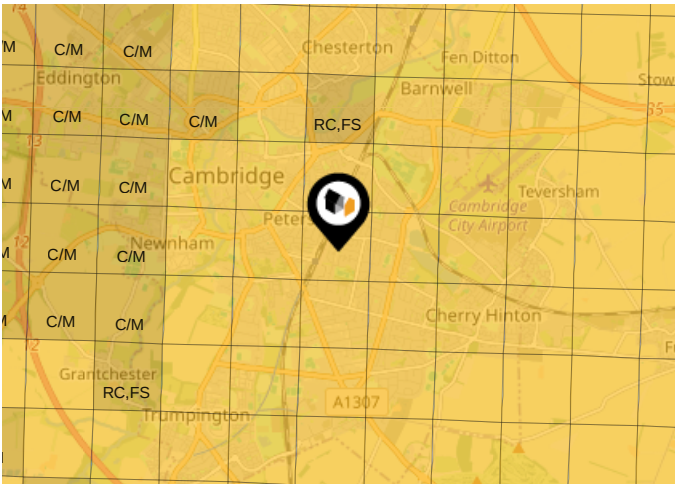
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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

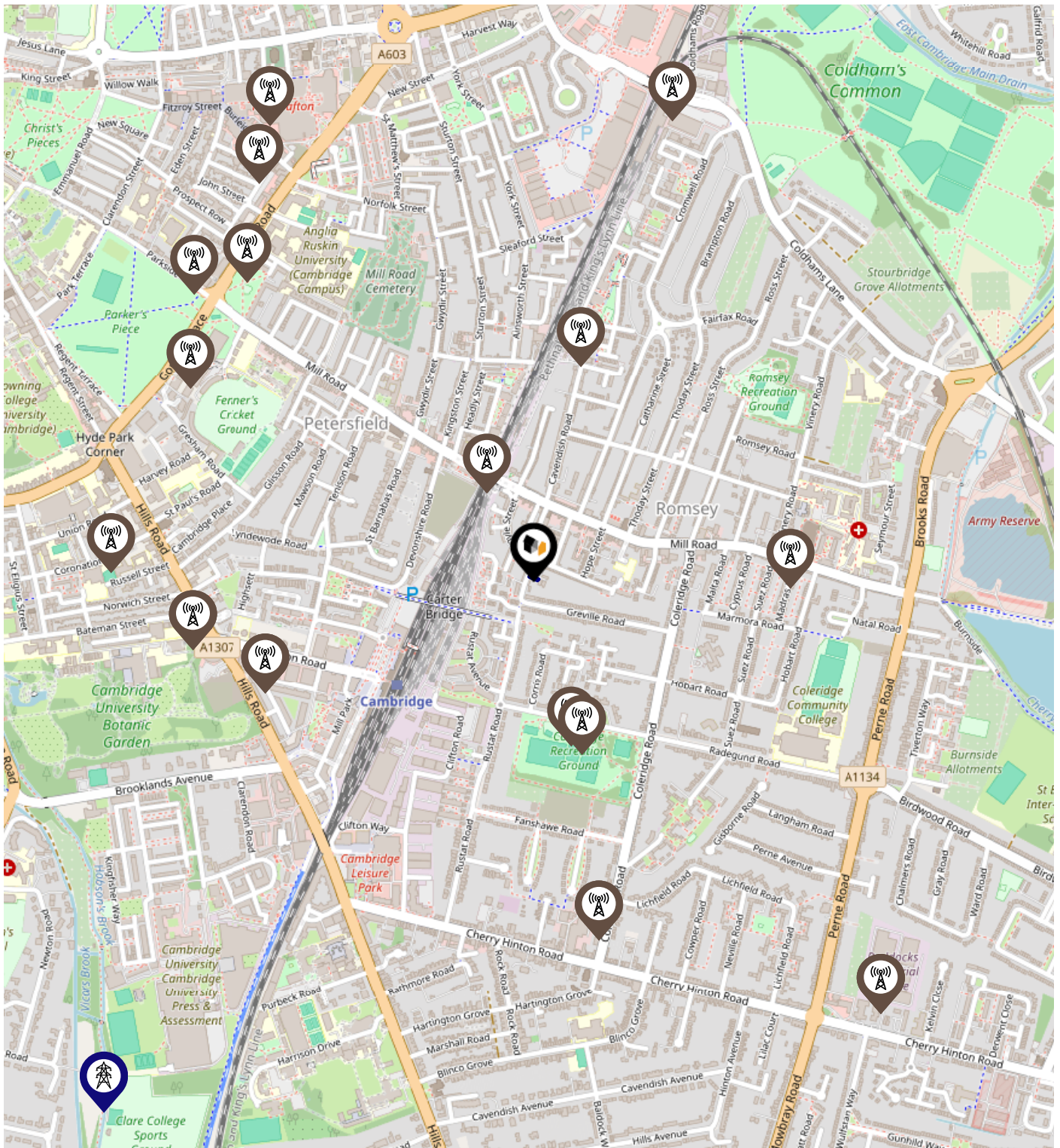
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		





### 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

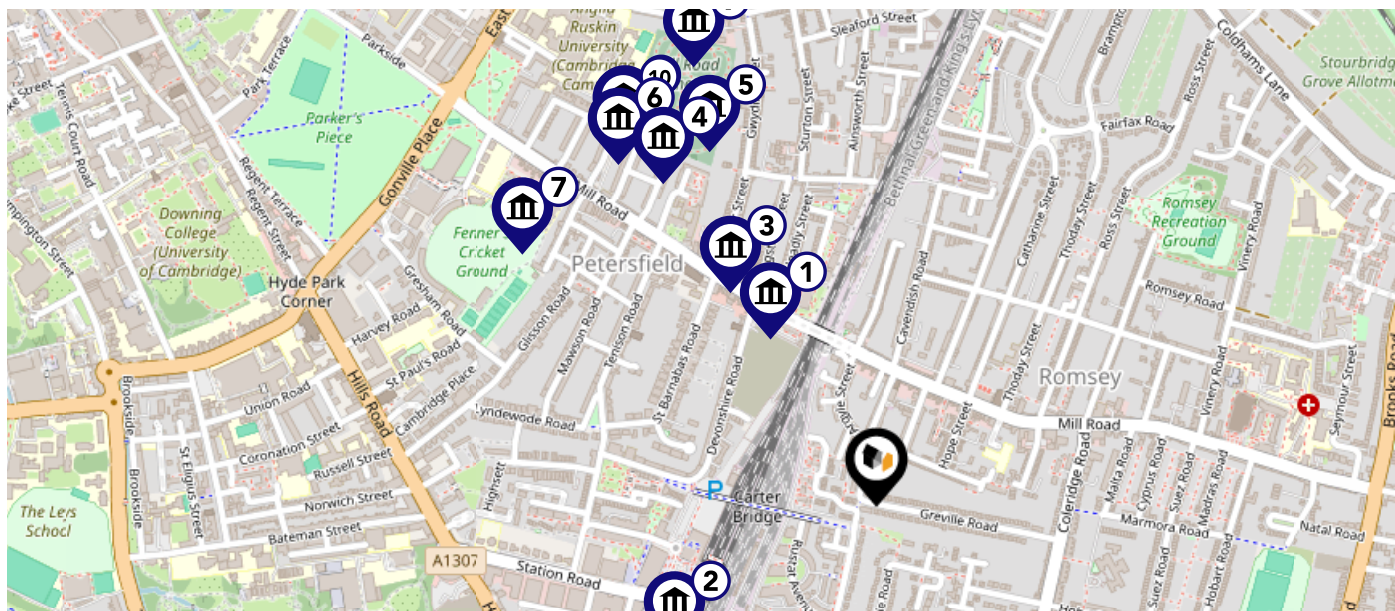


## Key:

-  Power Pylons
-  Communication Masts

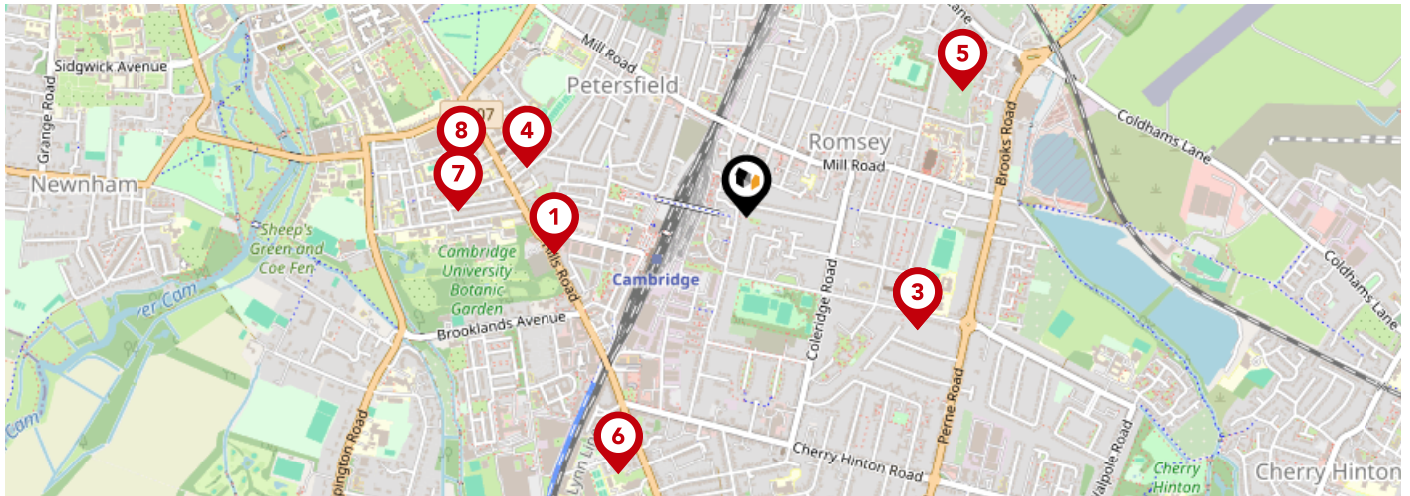


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

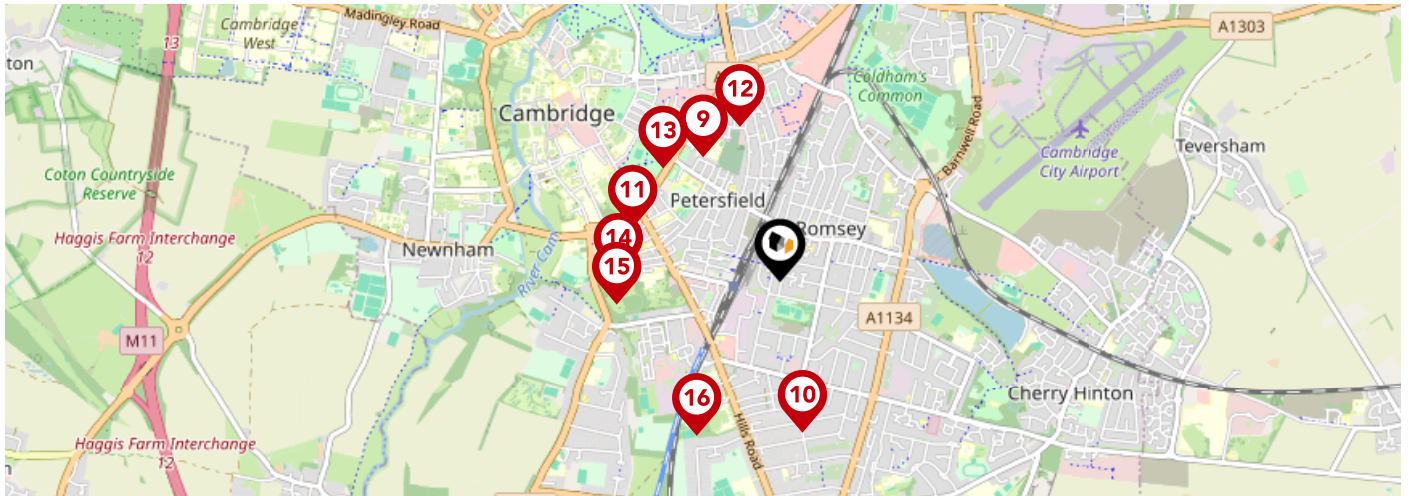










Listed Buildings in the local district		Grade	Distance
	1126141 - Cambridge City Branch Library	Grade II	0.2 miles
	1343683 - The Railway Station	Grade II	0.3 miles
	1470294 - The David Parr House	Grade II	0.3 miles
	1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.4 miles
	1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.4 miles
	1083564 - Custodian's House Mill Road Cemetery	Grade II	0.5 miles
	1126027 - Hughes Hall	Grade II	0.5 miles
	1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.5 miles
	1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.5 miles
	1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.5 miles

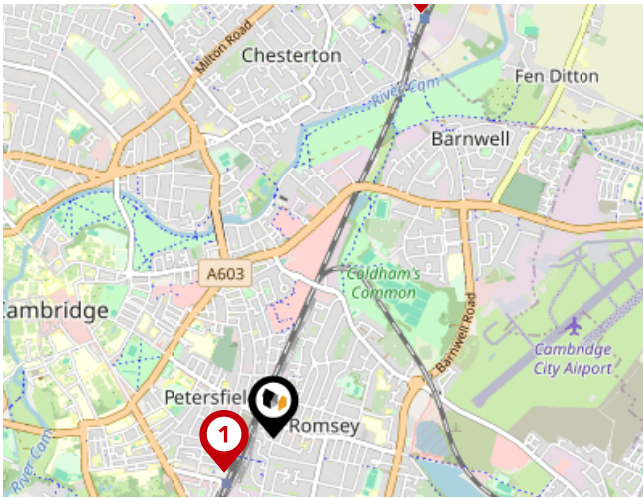




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

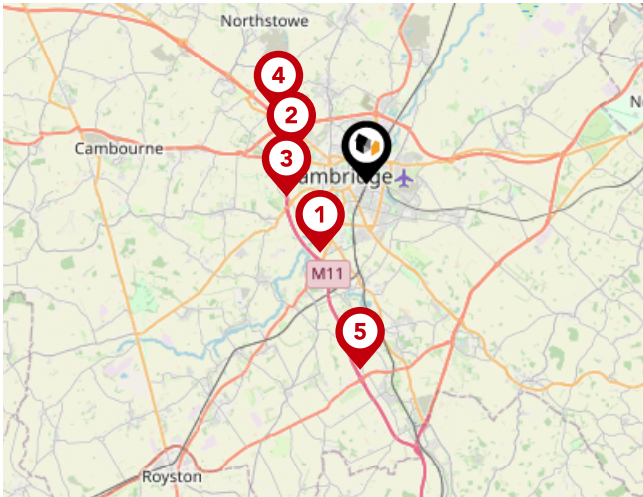


		Nursery	Primary	Secondary	College	Private
	<b>St Matthew's Primary School</b> Ofsted Rating: Good   Pupils: 664   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardiff Sixth Form College, Cambridge</b> Ofsted Rating: Good   Pupils: 74   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Balloon Learner Centre - Cambridge</b> Ofsted Rating: Not Rated   Pupils: 34   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Stephen Perse Foundation</b> Ofsted Rating: Not Rated   Pupils: 1668   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



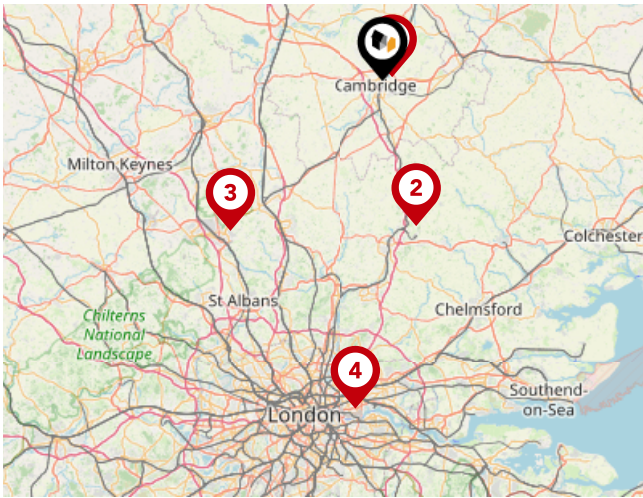
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.27 miles
2	Cambridge North Rail Station	2.05 miles
3	Shelford (Cambs) Rail Station	3.28 miles



Trunk Roads/Motorways

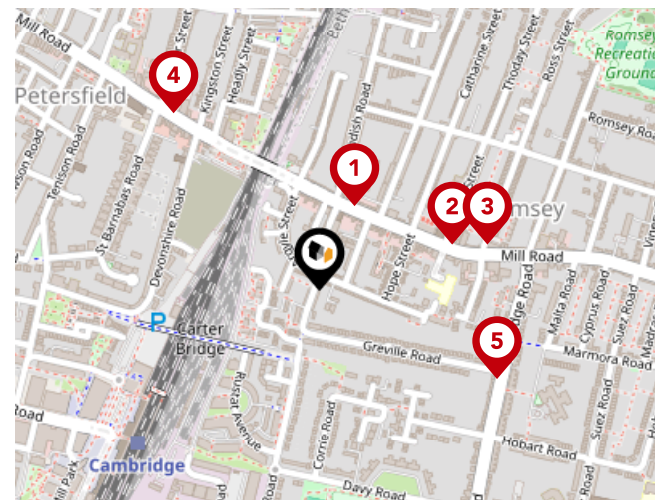
Pin	Name	Distance
1	M11 J11	3 miles
2	M11 J13	2.96 miles
3	M11 J12	2.93 miles
4	M11 J14	4.08 miles
5	M11 J10	6.77 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.52 miles
2	Stansted Airport	21.74 miles
3	Luton Airport	31.14 miles
4	Silvertown	48.1 miles





Bus Stops/Stations

Pin	Name	Distance
1	The Broadway	0.11 miles
2	Romsey Terrace	0.16 miles
3	Romsey Terrace	0.2 miles
4	Gwydir Street	0.26 miles
5	Greville Road	0.23 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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