

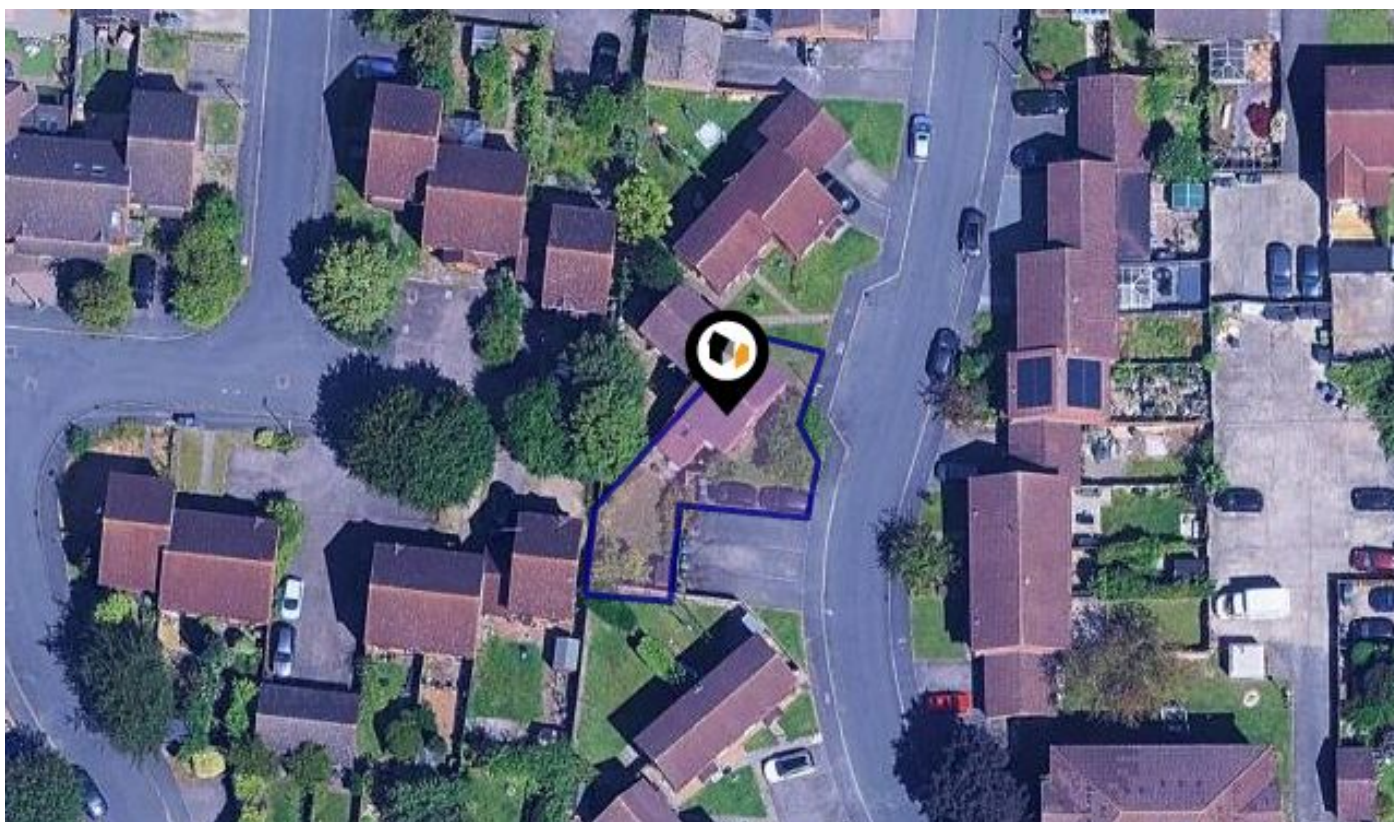


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 30th January 2026



SPEEDWELL CLOSE, CAMBRIDGE, CB1

Cooke Curtis & Co

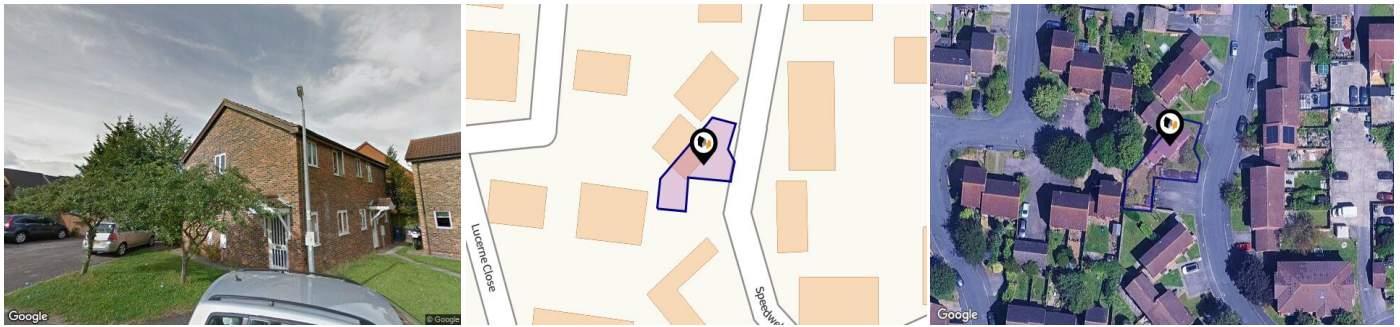
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Plot Area:	0.05 acres
Year Built :	1976-1982
Council Tax :	Band C
Annual Estimate:	£2,146
Title Number:	CB91374

Tenure: Freehold

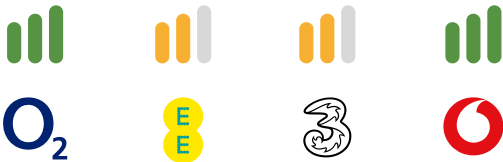
Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	78	1800
mb/s	mb/s	mb/s
		

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **67 Speedwell Close Fulbourn Cambridge Cambridgeshire CB1 9YS**

Reference - S/0574/15/PH	
Decision:	-
Date:	06th March 2015
Description:	Flat roofed single storey rear extension

Planning records for: **45 Speedwell Close Fulbourn Cambridgeshire CB1 9YS**

Reference - 25/03397/PRIOR	
Decision:	Decided
Date:	29th August 2025
Description:	Single storey rear extension.

Planning records for: **53 Speedwell Close Fulbourn CB1 9YS**

Reference - 21/03334/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Ground floor front extension and garage conversion.

Planning records for: **97 Speedwell Close Fulbourn Cambridgeshire CB1 9YS**

Reference - 23/00945/HFUL	
Decision:	Decided
Date:	13th March 2023
Description:	Move the garden fence towards the pavement to align with property boundaries.

Planning records for: **103 Speedwell Close Fulbourn Cambridge South Cambridgeshire CB1 9YS**

Reference - S/1886/14/FL	
Decision:	Decided
Date:	05th August 2014
Description:	Erection of Part Two Storey and Part Single Storey Extension to the Rear of the Dwelling.

Planning records for: **111 Speedwell Close Fulbourn Cambridge South Cambridgeshire CB1 9YS**

Reference - S/0846/09/F	
Decision:	Decided
Date:	12th June 2009
Description:	Conservatory

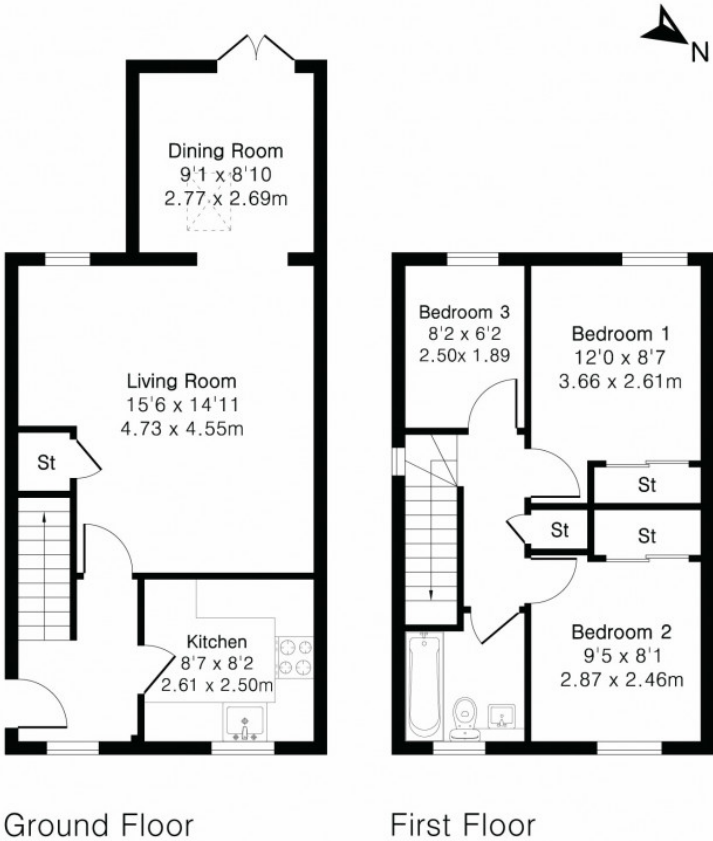
Planning records for: **119 Speedwell Close Fulbourn Cambridge South Cambridgeshire CB1 9YS**

Reference - S/0980/17/FL	
Decision:	Decided
Date:	20th March 2017
Description:	Conversion of garage to kitchen first floor bedroom above kitchen & associated alterations



SPEEDWELL CLOSE, CAMBRIDGE, CB1

Approximate Gross Internal Area 806 sq ft - 75 sq m
Ground Floor Area 447 sq ft – 42 sq m
First Floor Area 359 sq ft – 33 sq m

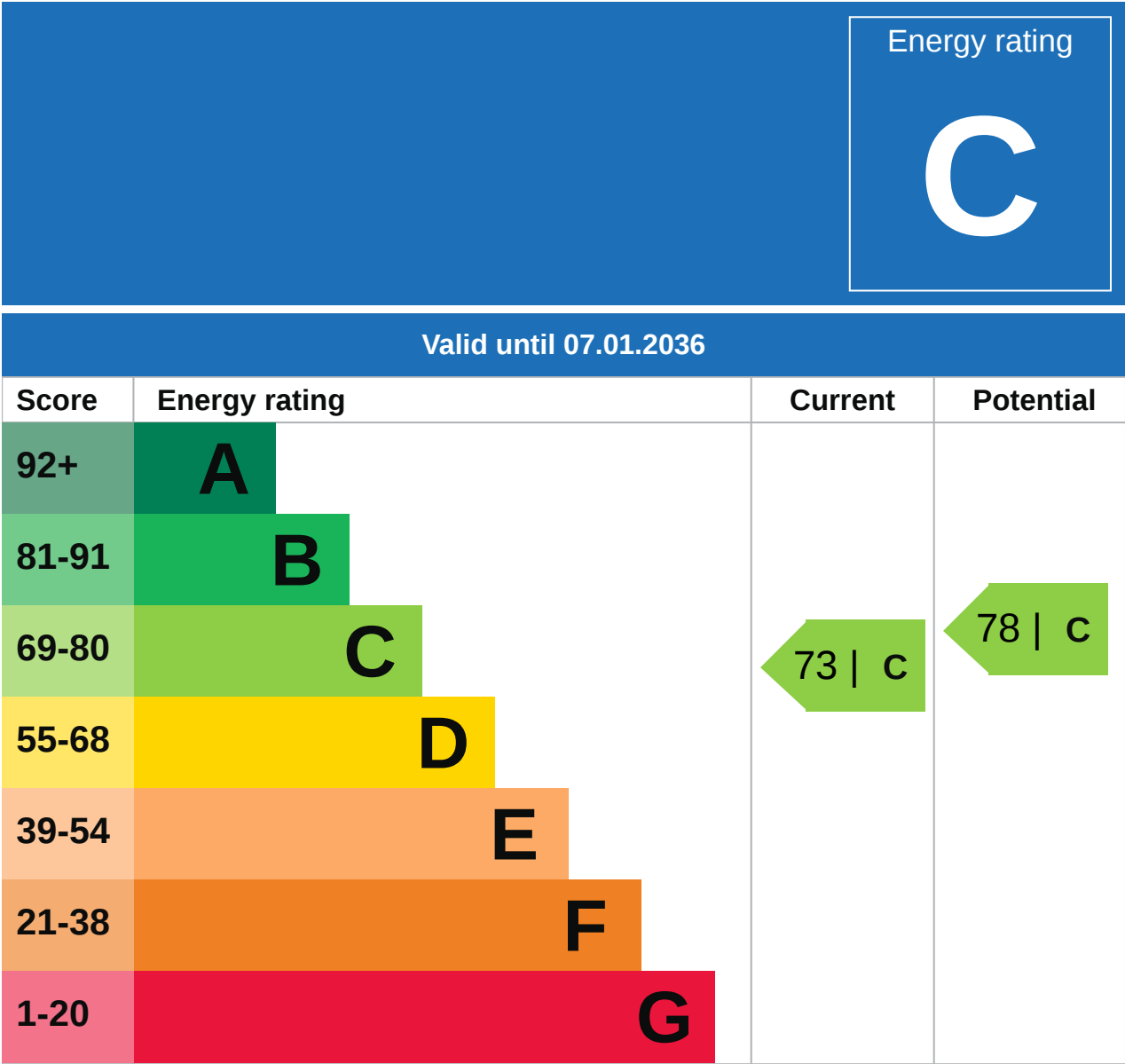


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE CURTIS & CO

SPEEDWELL CLOSE, CAMBRIDGE, CB1





Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 m ²

Building Safety

Accessibility / Adaptations

Dining room extension erected in 1997. Buildings regs approval wasn't requested, there is (perpetual) building regs indemnity insurance for the property

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

The external walls are of cavity brick construction. The main roof is pitched and covered with concrete tiles

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Good Energy

Gas Supply

Central Heating

Yes

Water Supply

Cambridge Water

Drainage

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

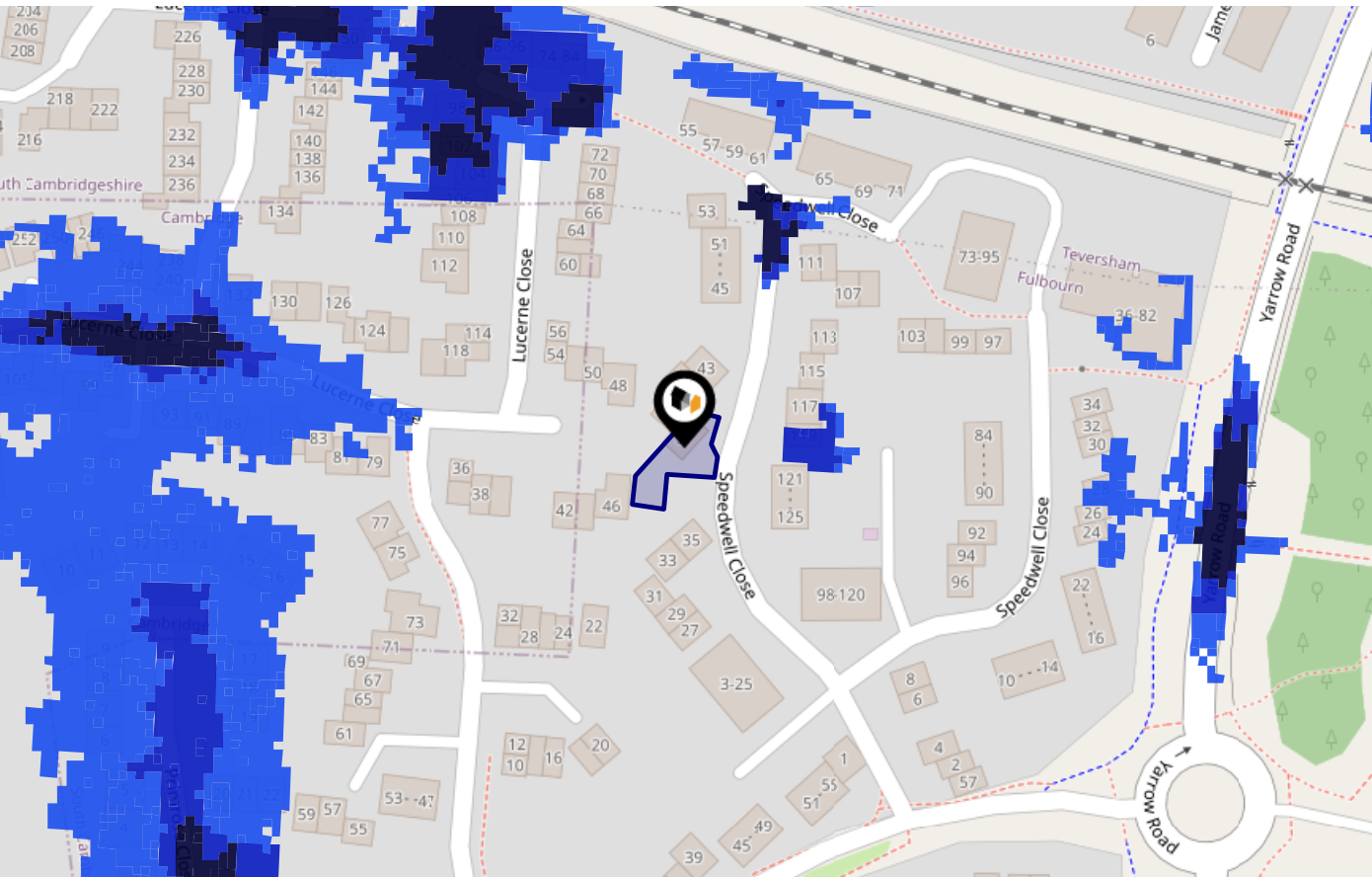
Important - Please read

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.

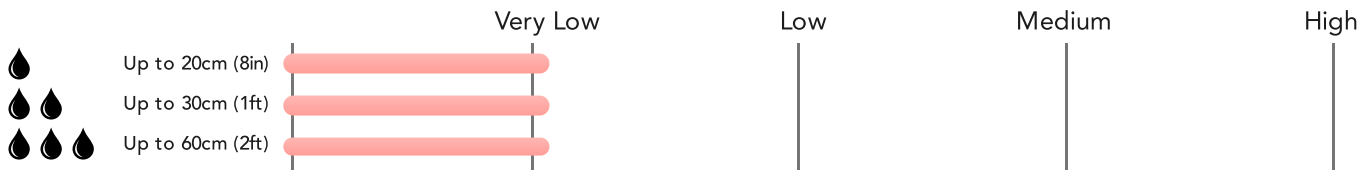


Risk Rating: Very low

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:

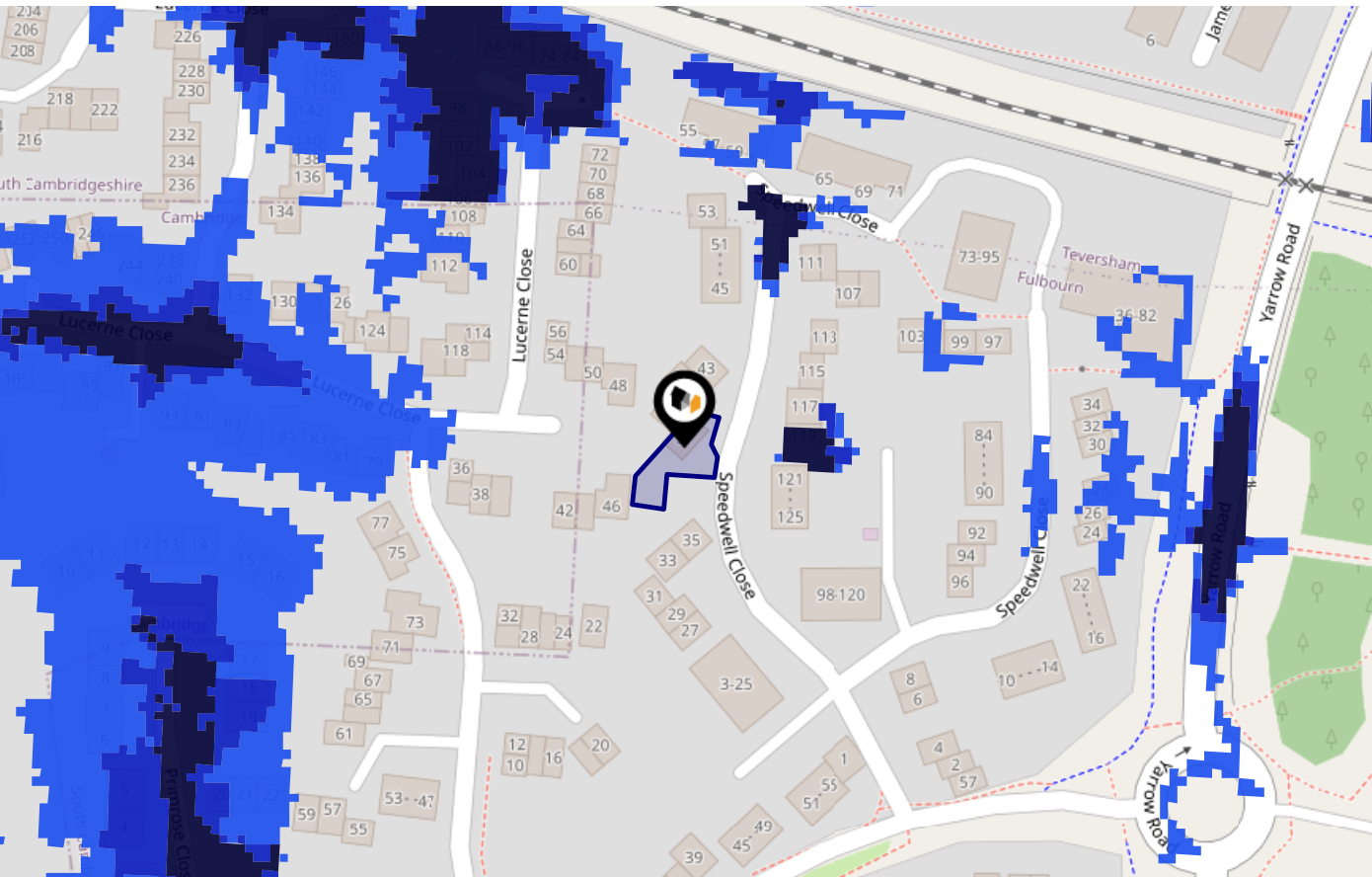


Flood Risk

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.

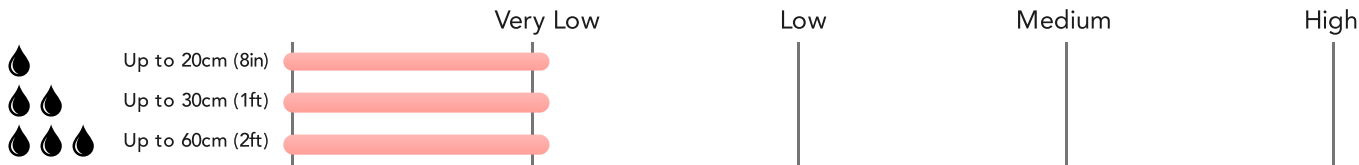


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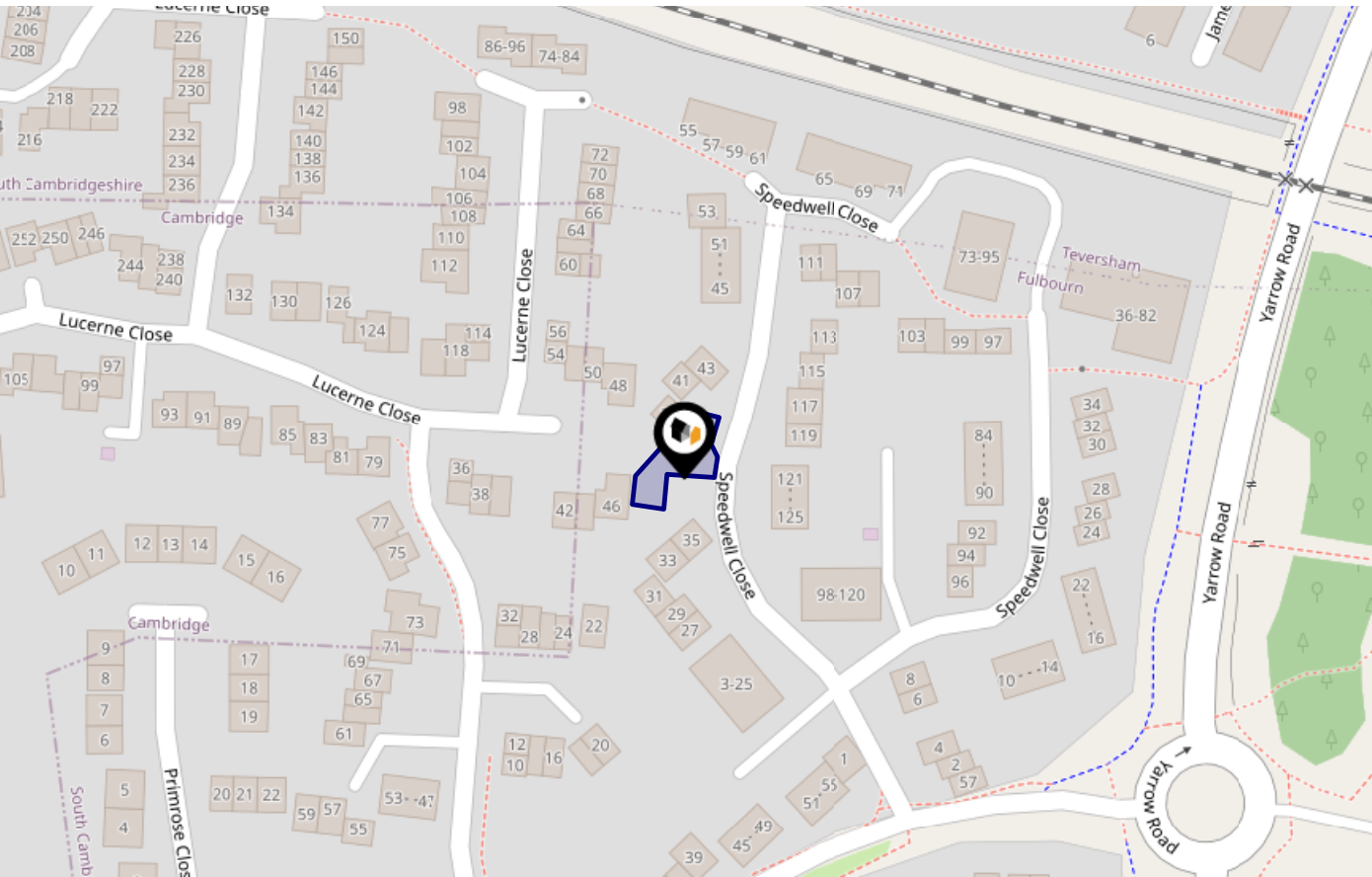


Flood Risk

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.

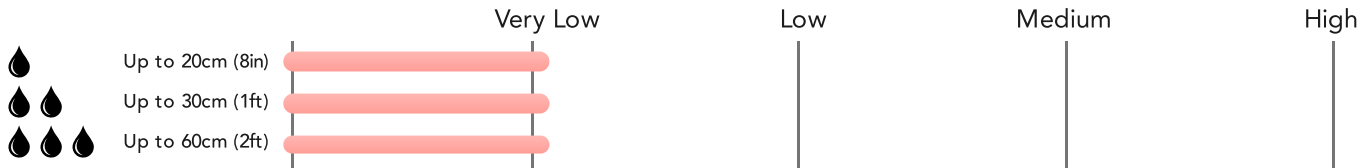


Risk Rating: Very low

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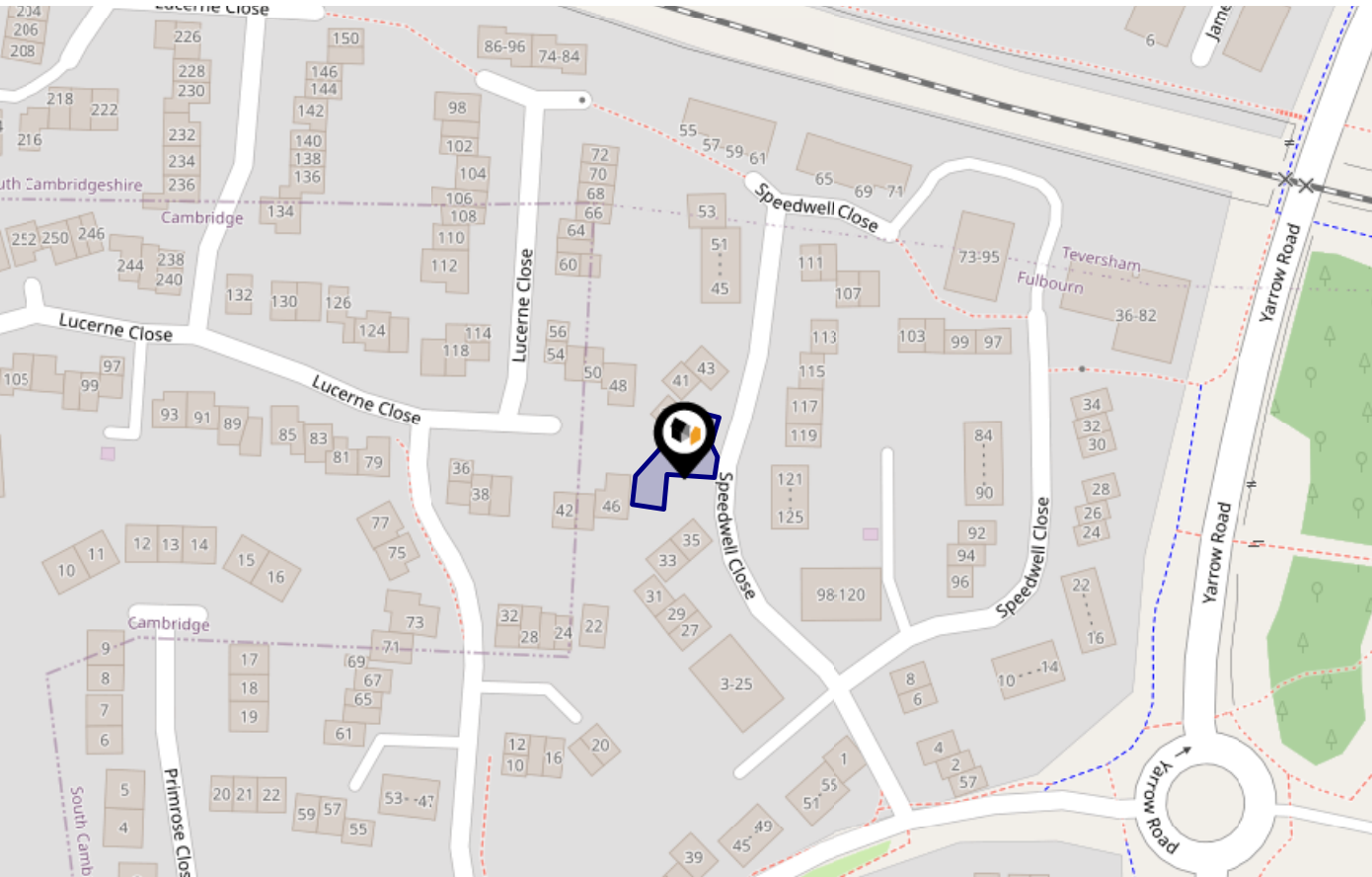


Flood Risk

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.

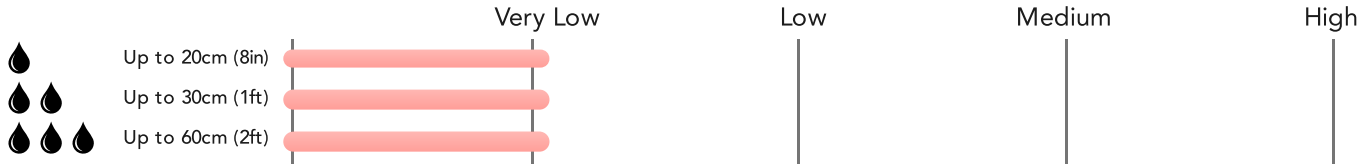


Risk Rating: Very low

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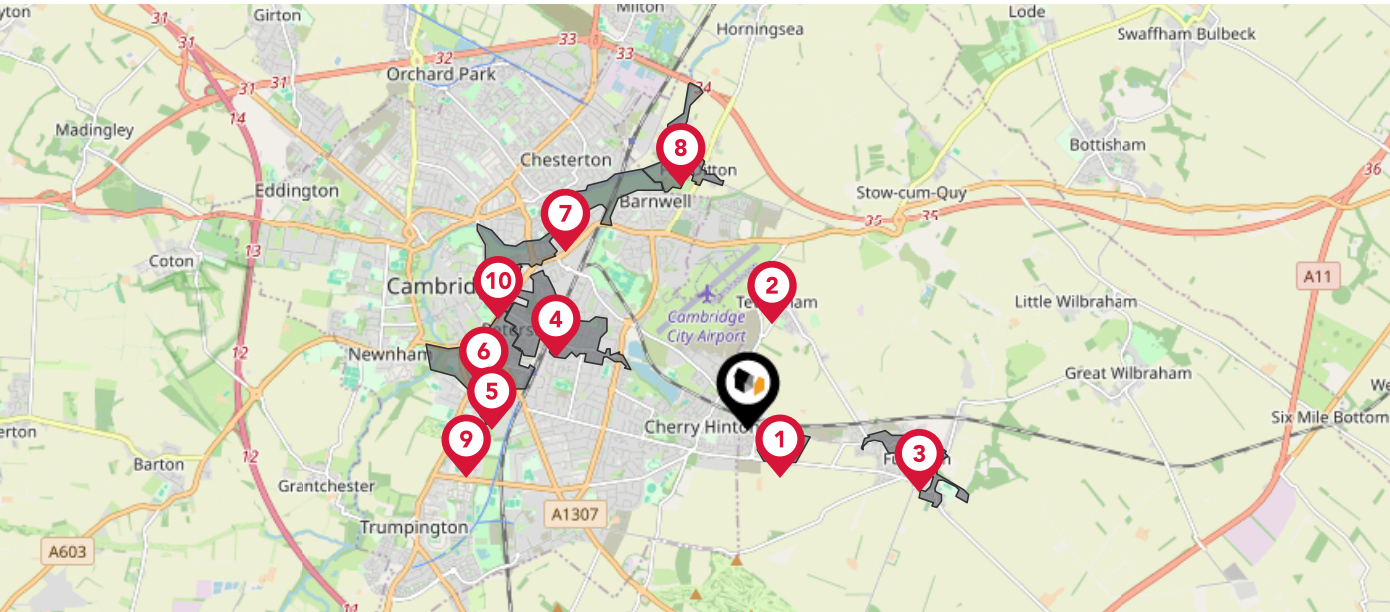


Maps

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.



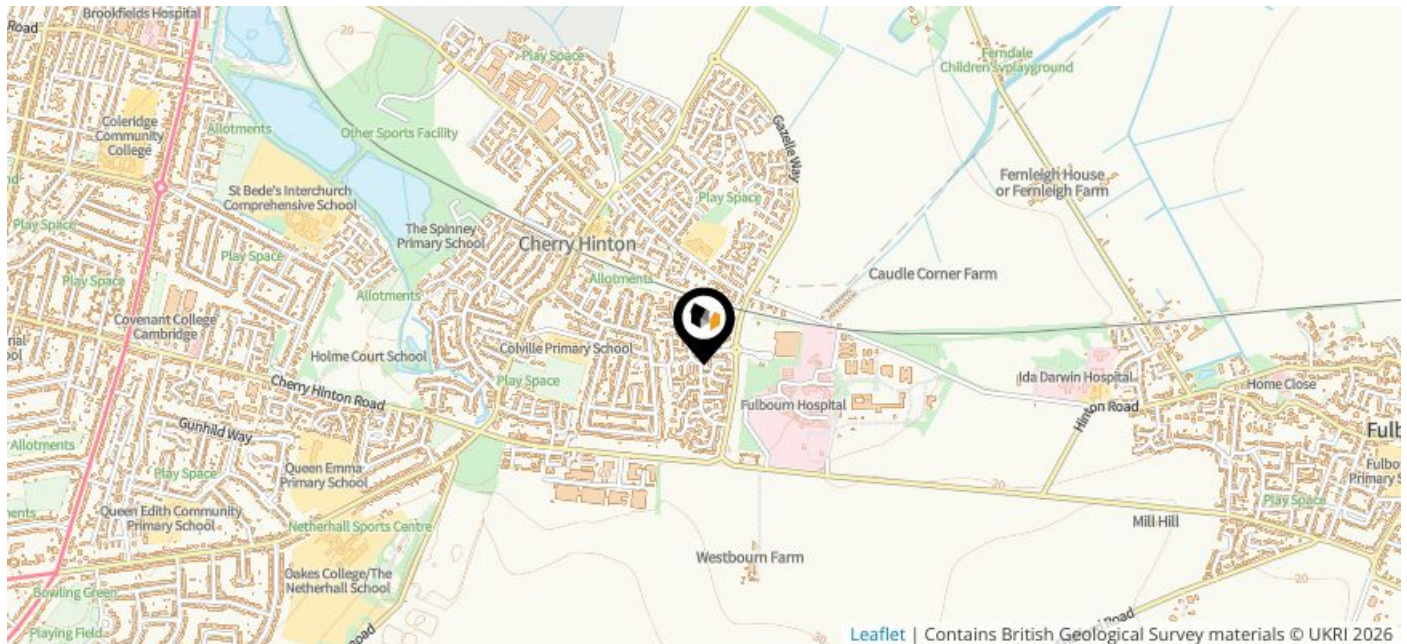
Nearby Conservation Areas	
1	Fulbourn Hospital
2	Teversham
3	Fulbourn
4	Mill Road
5	Brooklands Avenue
6	New Town and Glisson Road
7	Riverside and Stourbridge Common
8	Fen Ditton
9	Barrow Road
10	The Kite

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	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
2	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Hill Trees-Stapleford	Historic Landfill
7	Quy Bridge-Quy	Historic Landfill
8	EA/EPR/NP3790NX/A001	Active Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



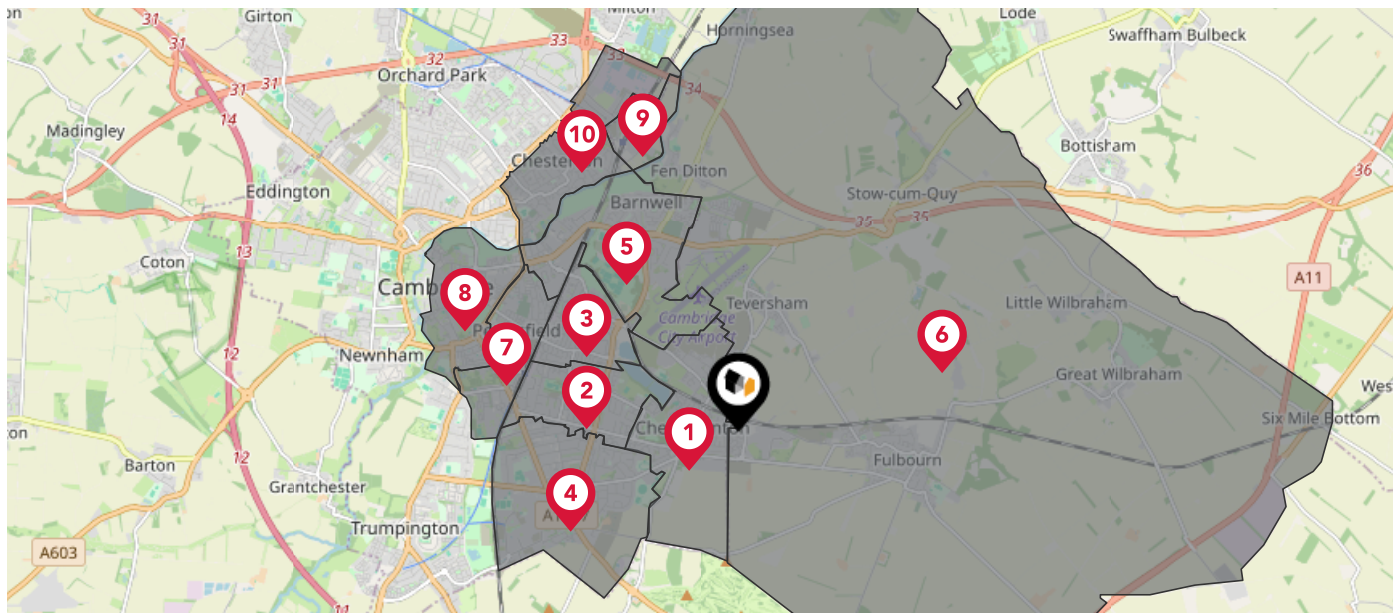
Mine Entry

- ✕ 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



Cherry Hinton Ward



Coleridge Ward



Romsey Ward



Queen Edith's Ward



Abbey Ward



Fen Ditton & Fulbourn Ward



Petersfield Ward



Market Ward



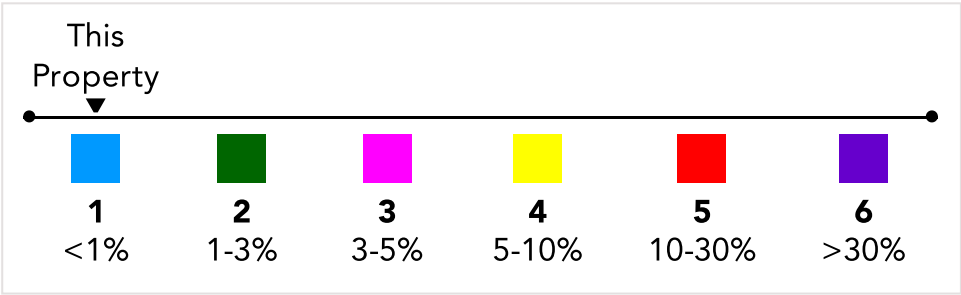
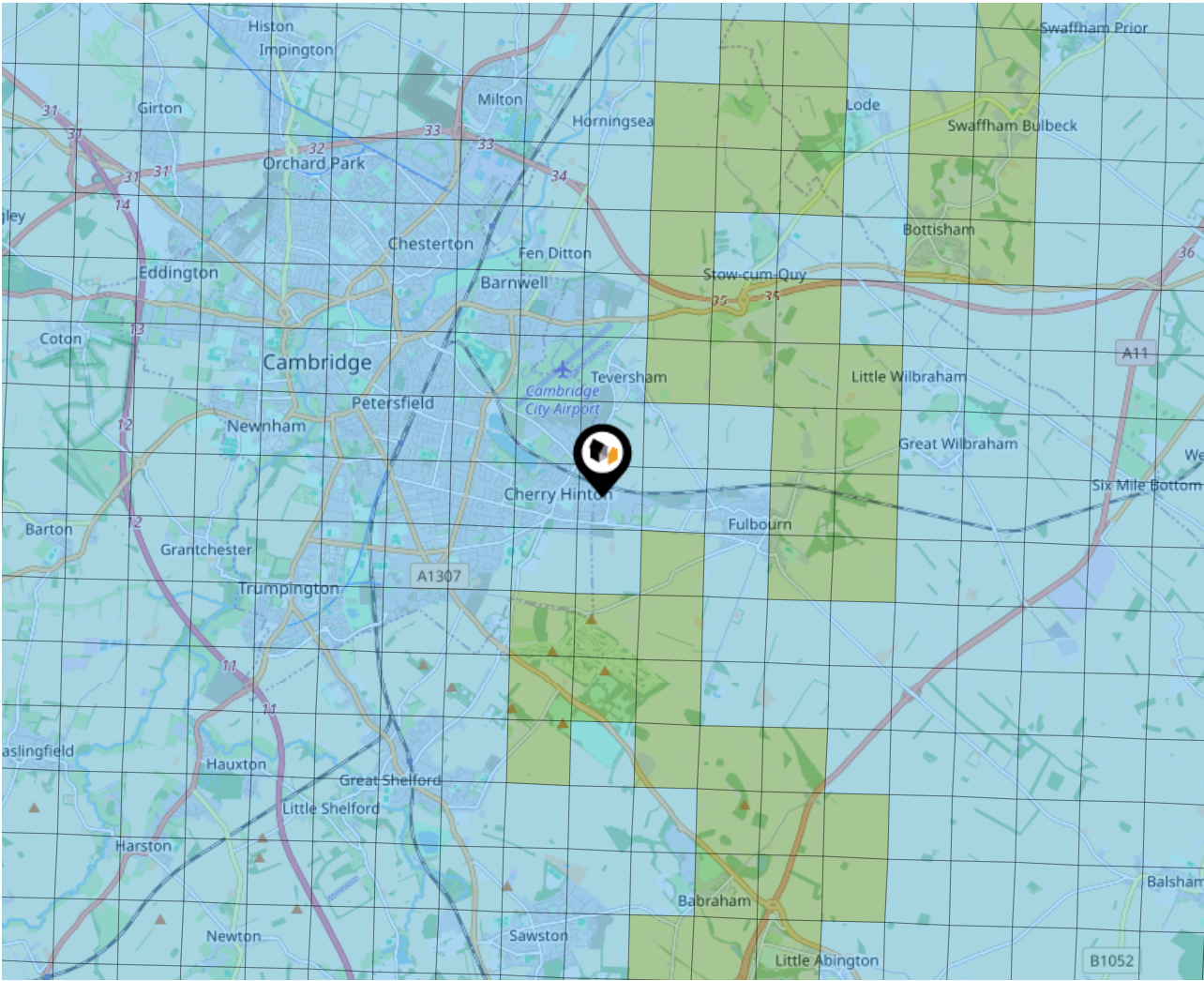
Milton & Waterbeach Ward



East Chesterton Ward

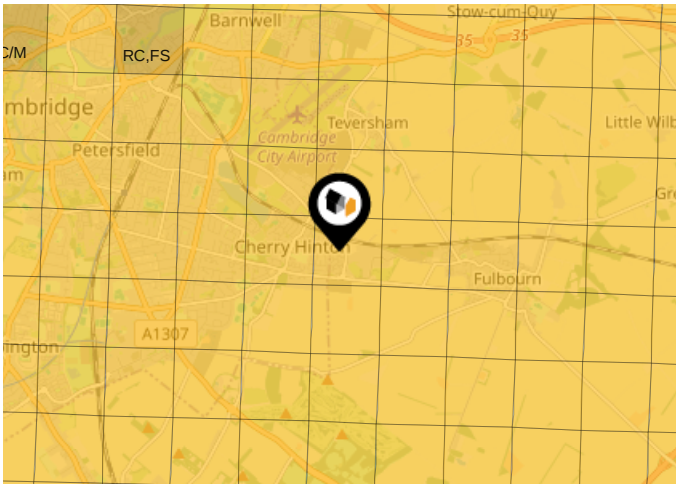
What is Radon?

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)

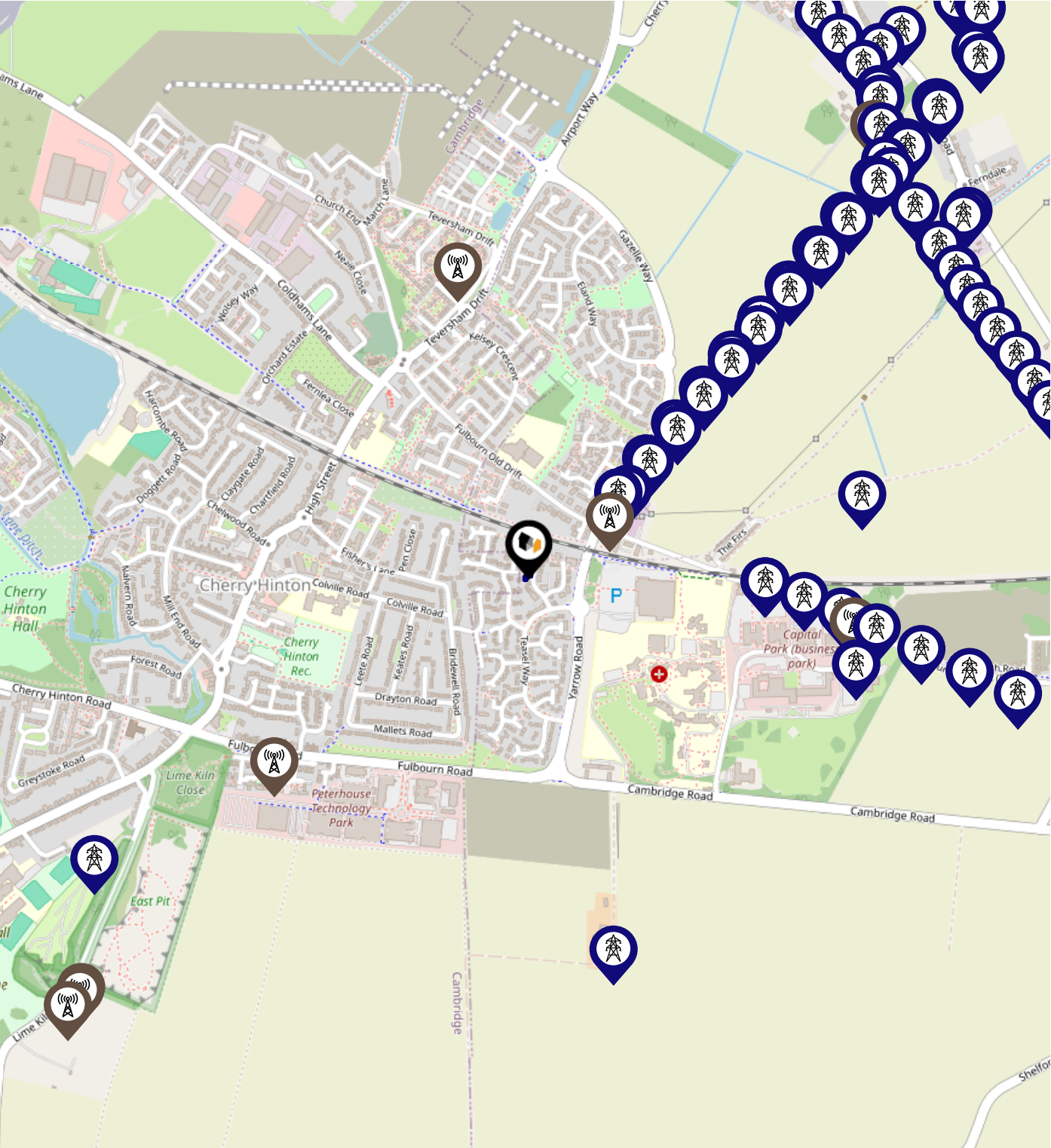
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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

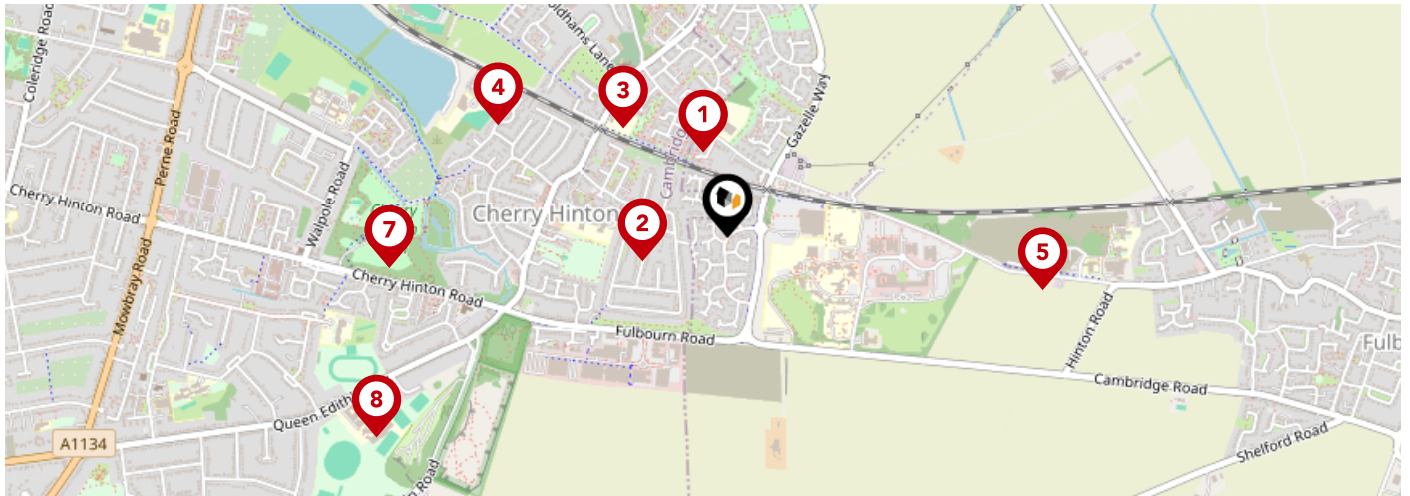


- Key:**
-  Power Pylons
 -  Communication Masts

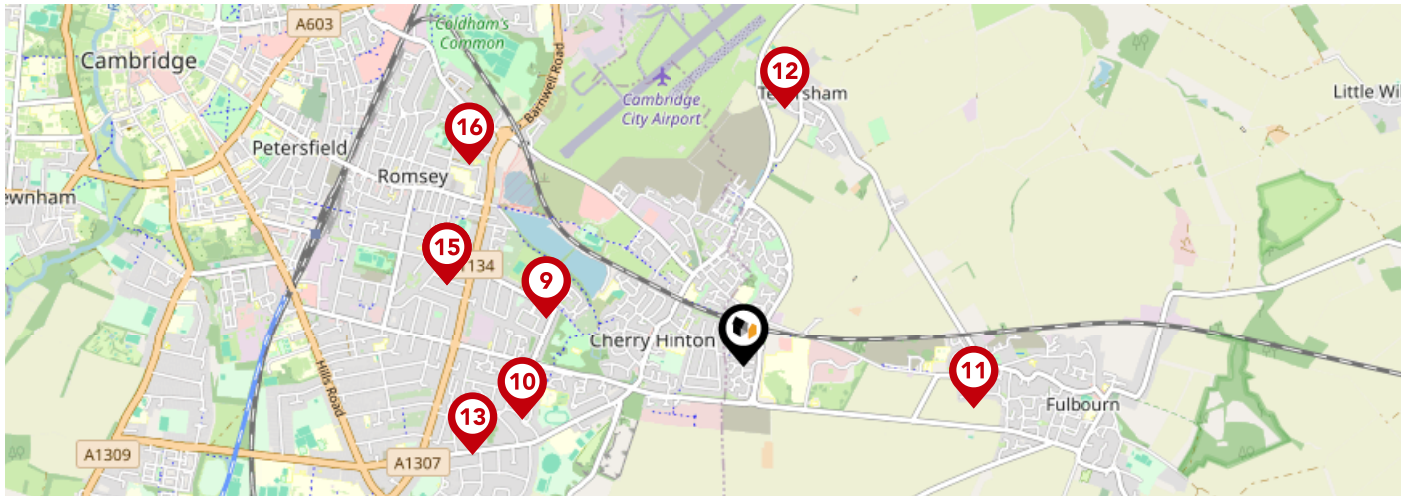
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1126028 - 84, High Street	Grade II	0.4 miles
	1126191 - Church Of St Andrew	Grade I	0.4 miles
	1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.4 miles
	1126002 - 50, High Street	Grade II	0.5 miles
	1126216 - The Old Smithy	Grade II	0.5 miles
	1126139 - The Red Lion Public House	Grade II	0.5 miles
	1126240 - Uphall	Grade II	0.5 miles
	1111856 - Mafeking Cottage	Grade II	0.6 miles
	1126237 - Springfield	Grade II	0.6 miles
	1331831 - 67, Church End	Grade II	0.7 miles



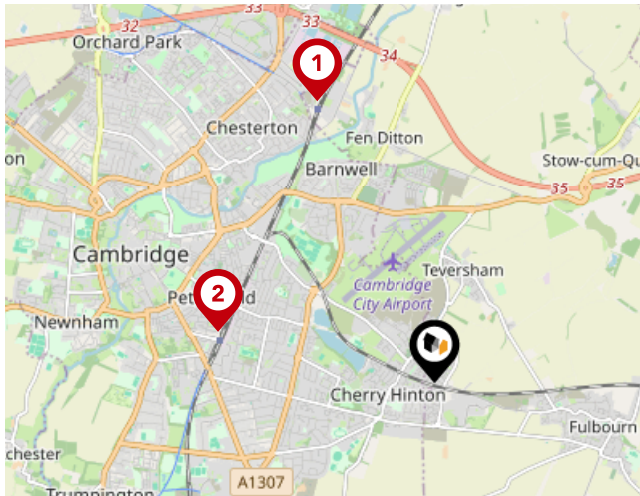
		Nursery	Primary	Secondary	College	Private
1	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

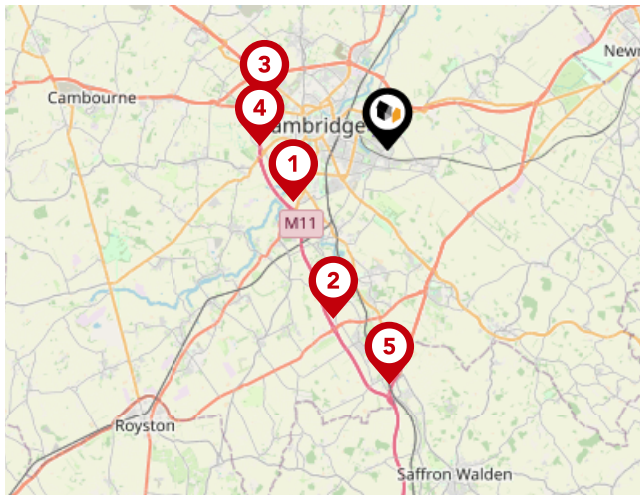
Area

Transport (National)



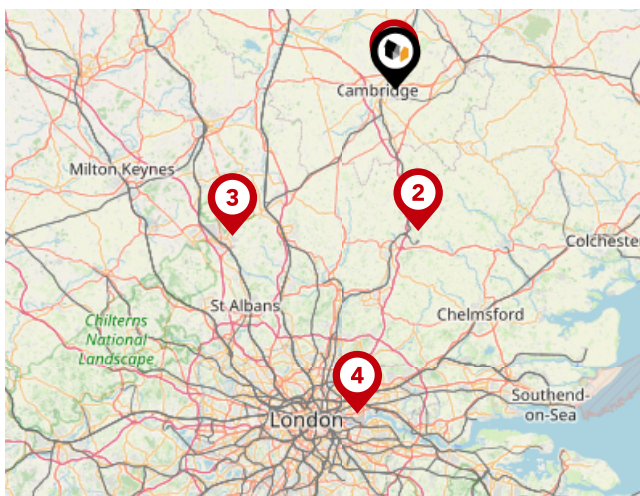
National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	2.78 miles
	Cambridge Rail Station	2.02 miles
	Shelford (Cambs) Rail Station	3.22 miles



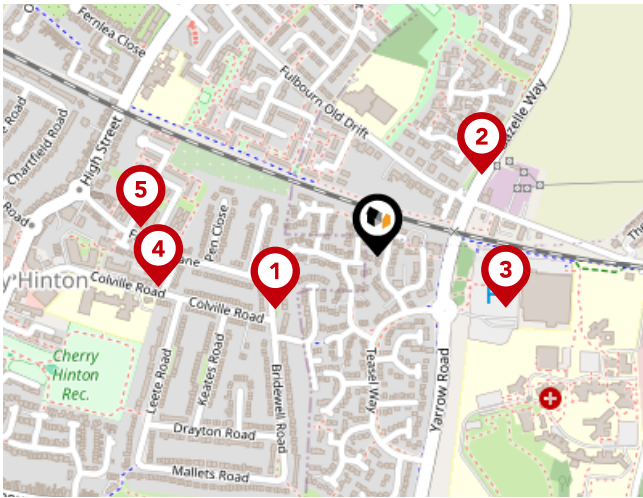
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	3.88 miles
	M11 J10	6.44 miles
	M11 J13	4.8 miles
	M11 J12	4.63 miles
	M11 J9	8.51 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge	1.33 miles
	Stansted Airport	20.79 miles
	Luton Airport	31.98 miles
	Silvertown	47.66 miles



Bus Stops/Stations

Pin	Name	Distance
1	Colville Road	0.13 miles
2	Tamarin Gardens	0.15 miles
3	Superstore	0.16 miles
4	Augers Road	0.25 miles
5	Arran Close	0.27 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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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