

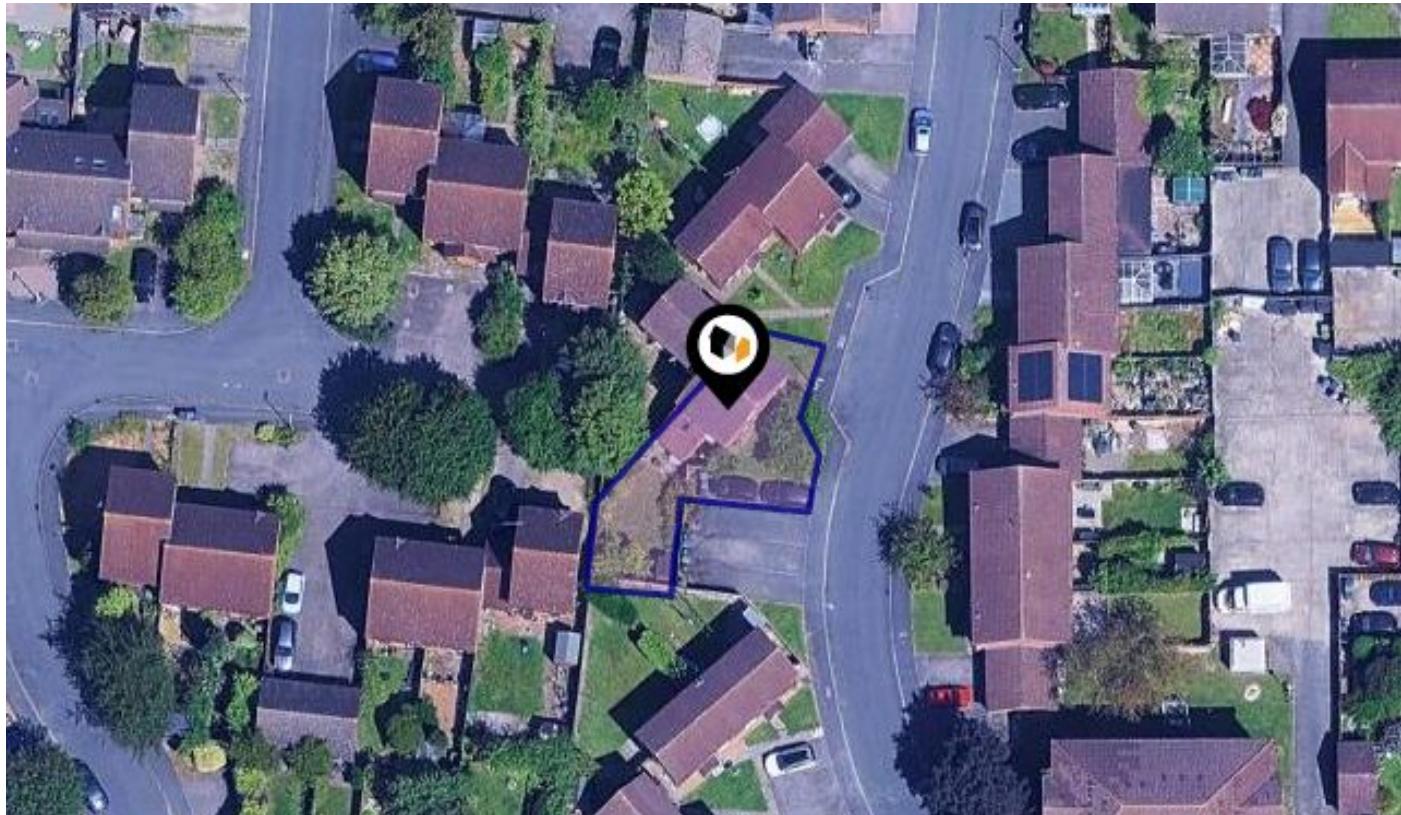


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Friday 30<sup>th</sup> 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](http://www.cookecurtis.co.uk)



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## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 968 ft<sup>2</sup> / 90 m<sup>2</sup>  
**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
- Surface Water

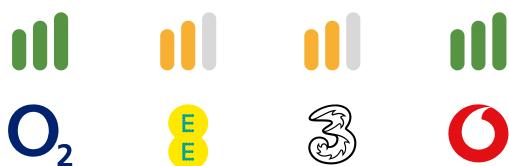
Very low  
Very low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**4**  
mb/s      **78**  
mb/s      **1800**  
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
<b>Description:</b> 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
<b>Description:</b> Conservatory	

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

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

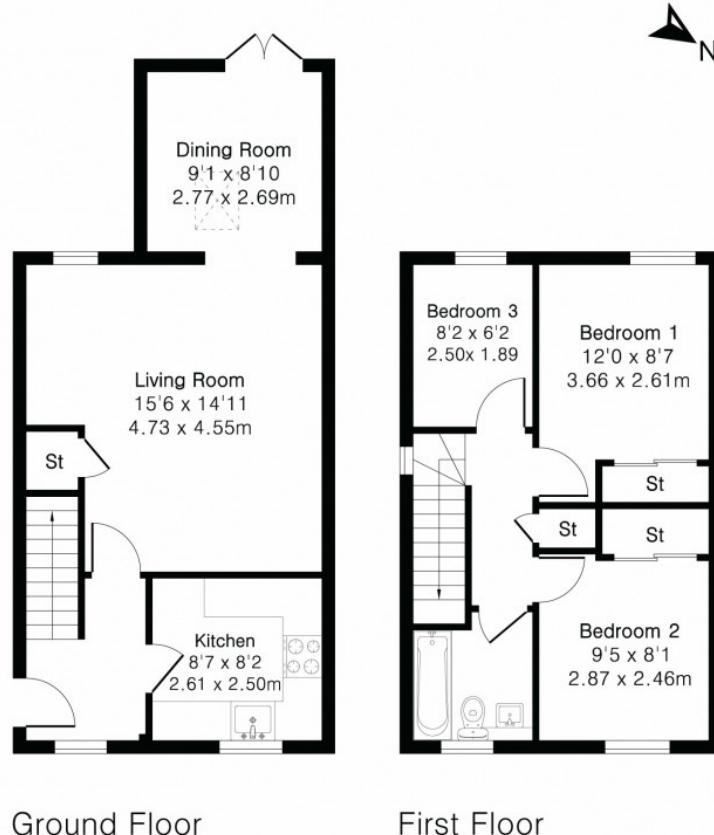


## SPEEDWELL CLOSE, CAMBRIDGE, CB1

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

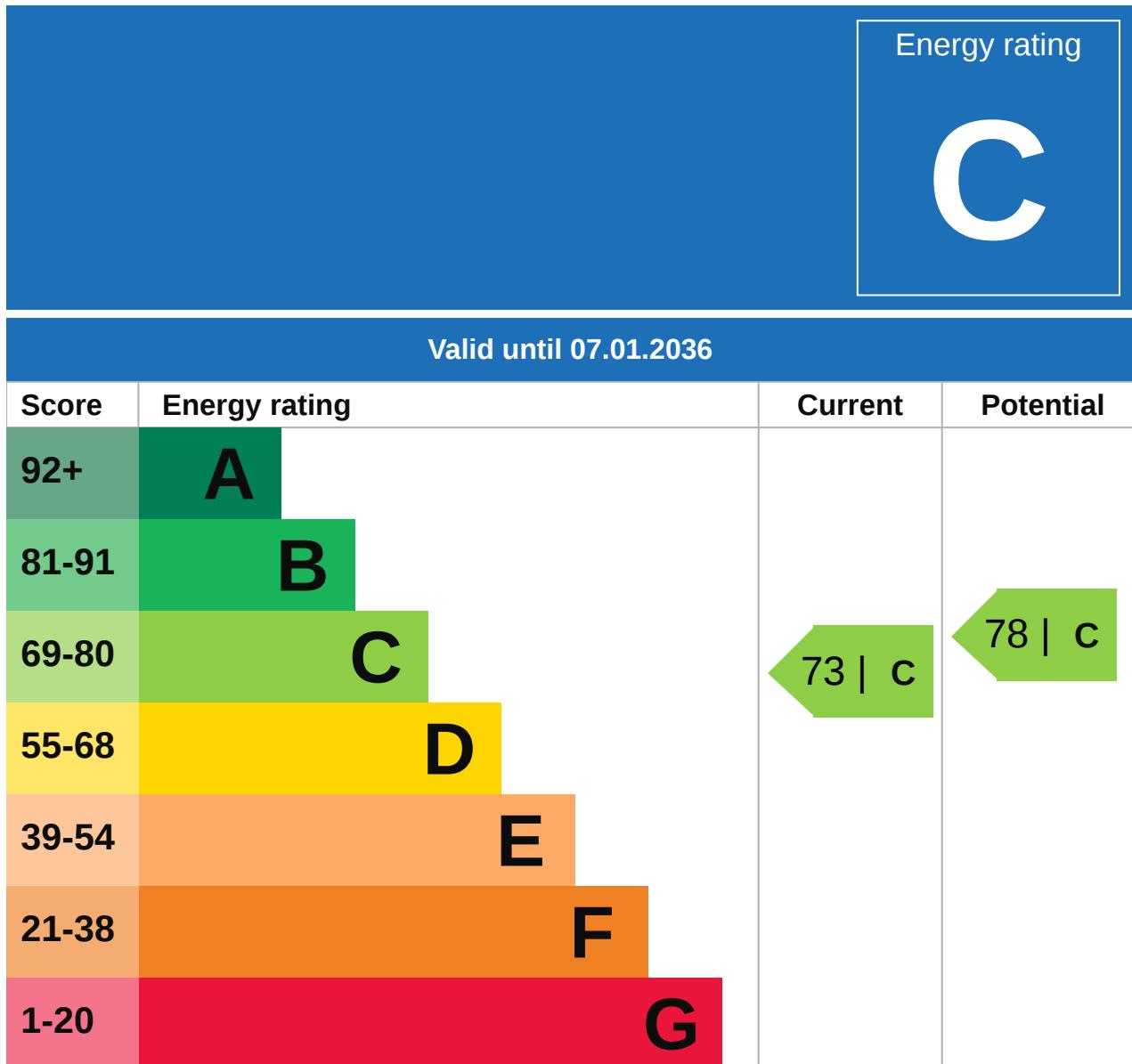


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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

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

## Building Safety

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## Accessibility / Adaptations

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

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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

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## 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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## Other

---

## Electricity Supply

---

Good Energy

## Gas Supply

---

## Central Heating

---

Yes

## Water Supply

---

Cambridge Water

## Drainage

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### 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.

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**Important - Please read**

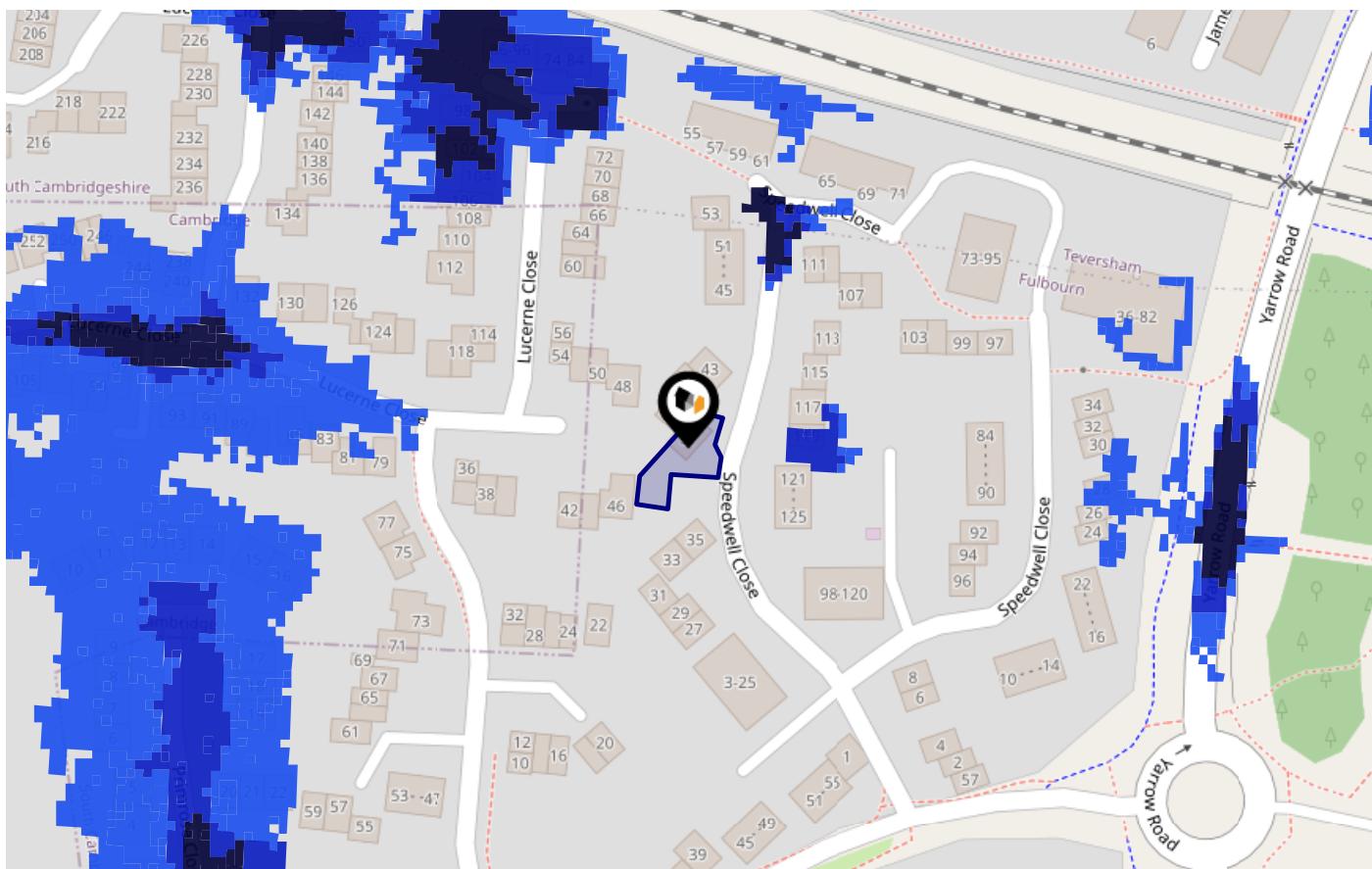
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# Flood Risk

## Surface Water - Flood Risk

CC&C

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

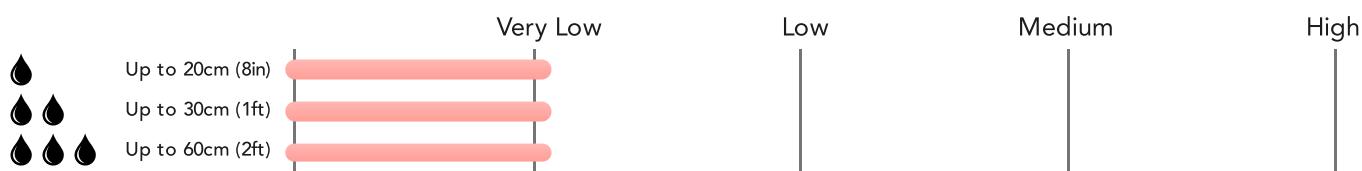


Risk Rating: Very low

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.

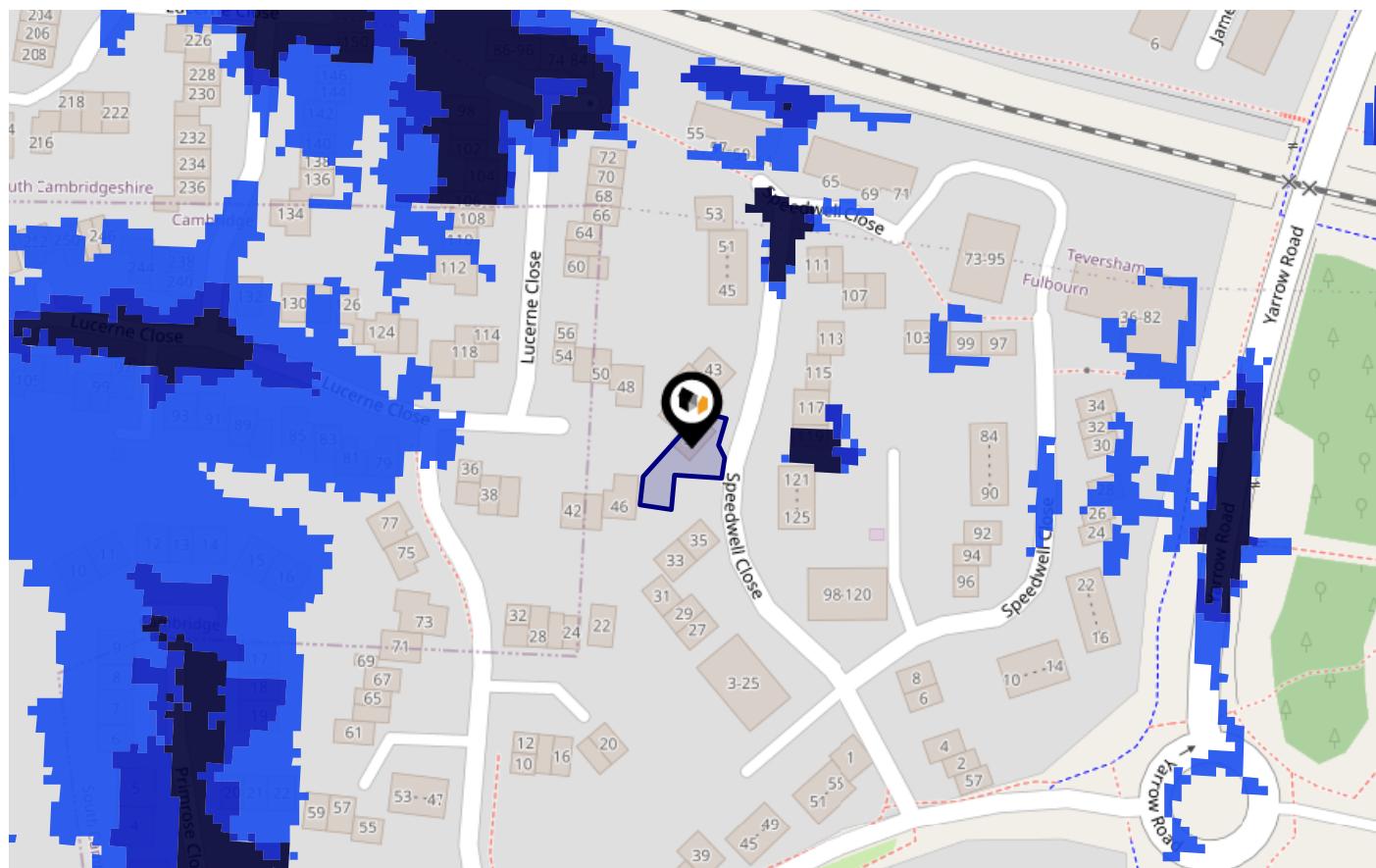
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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.

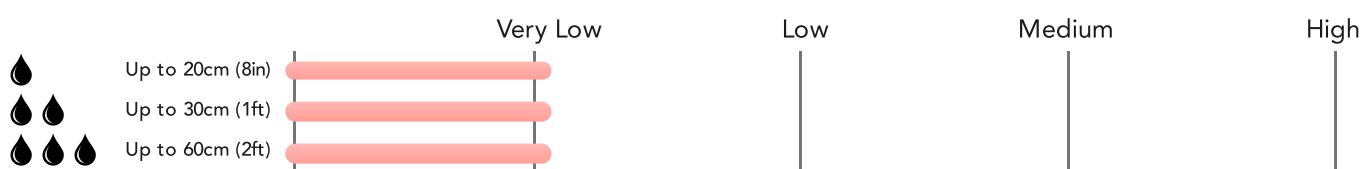


Risk Rating: Very low

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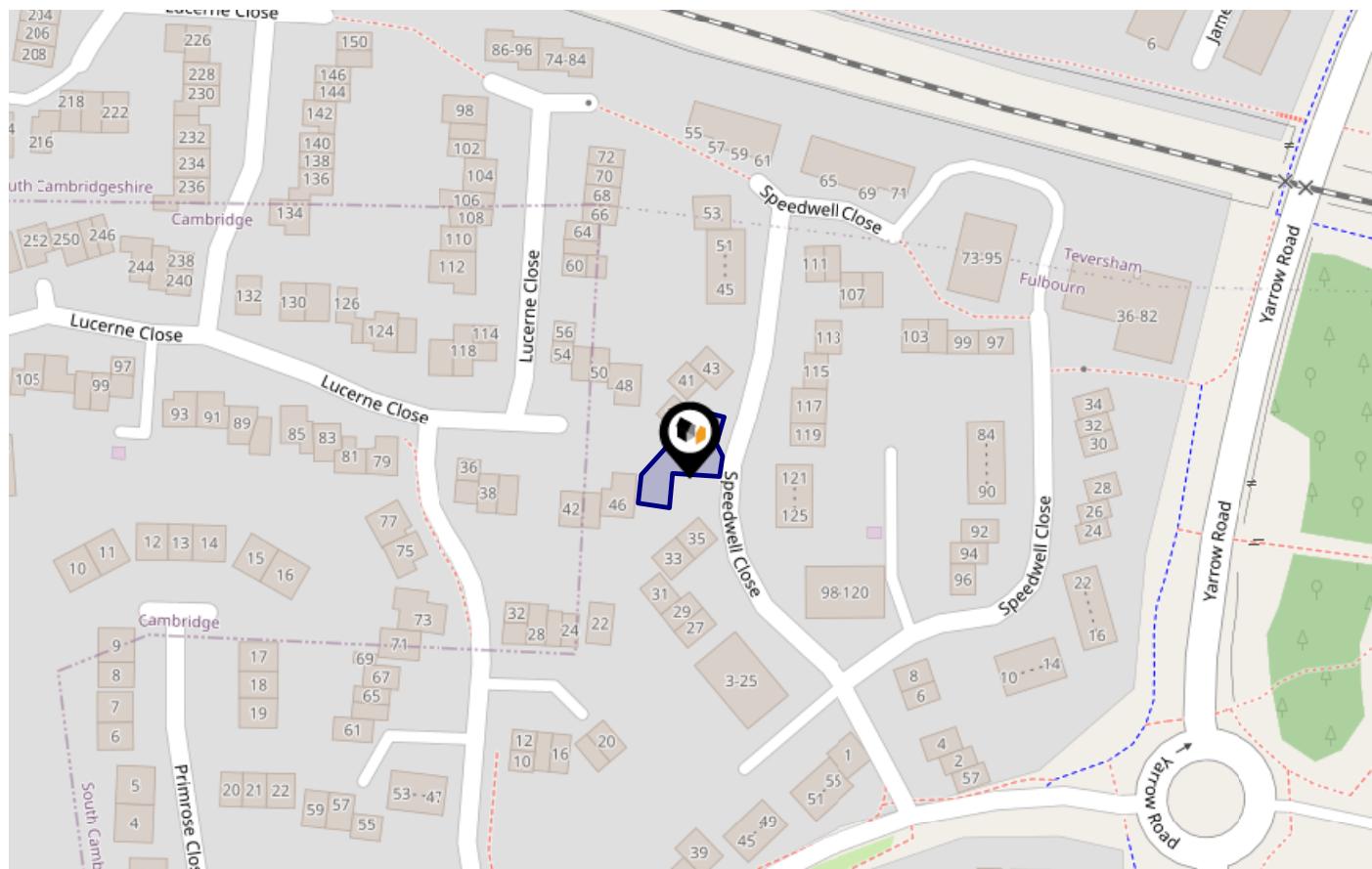
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

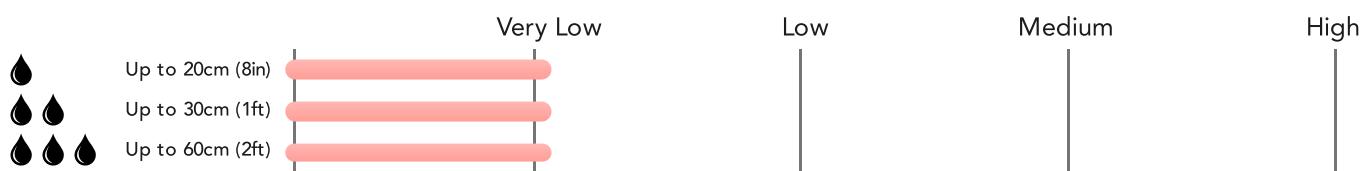


Risk Rating: Very low

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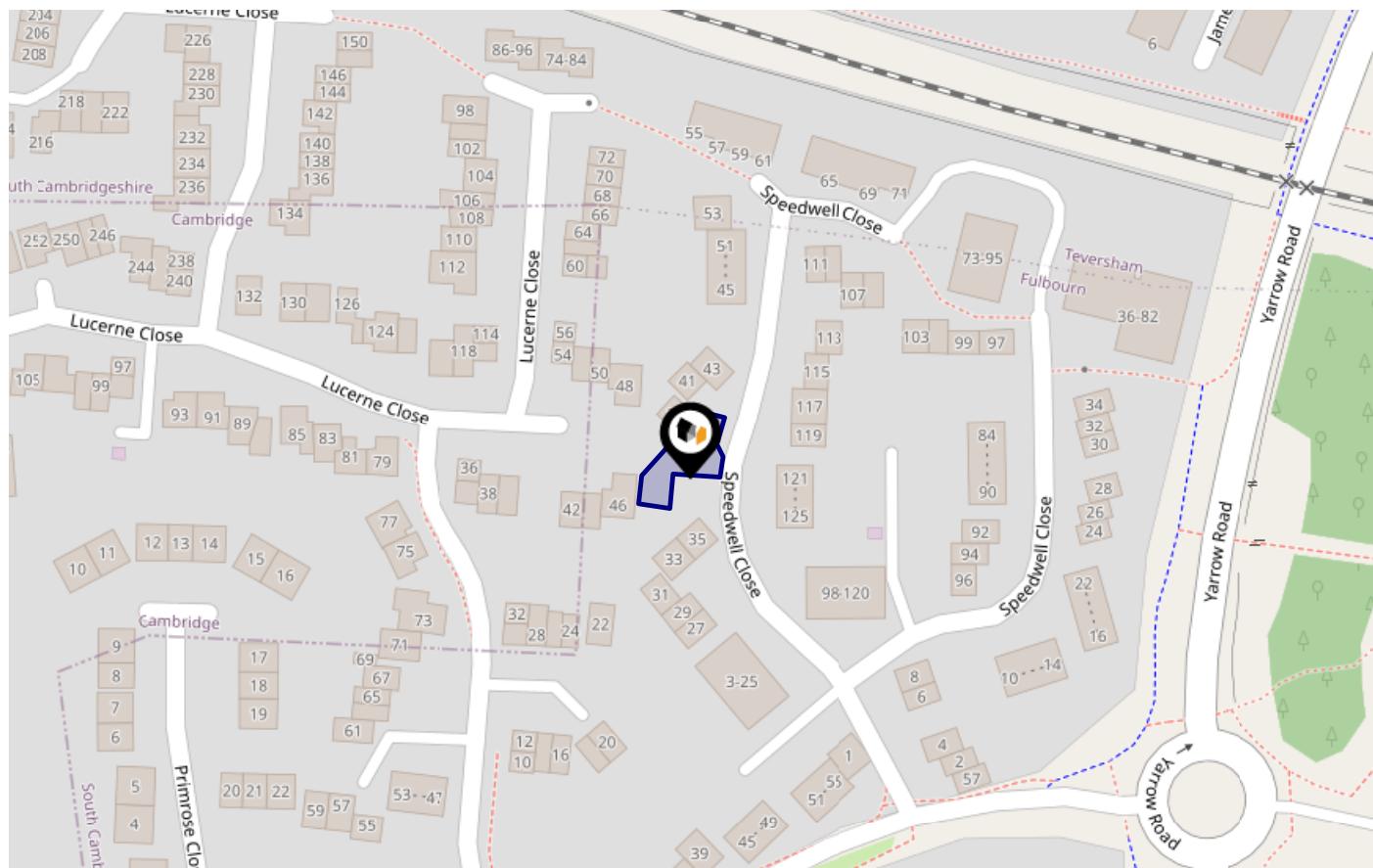
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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.

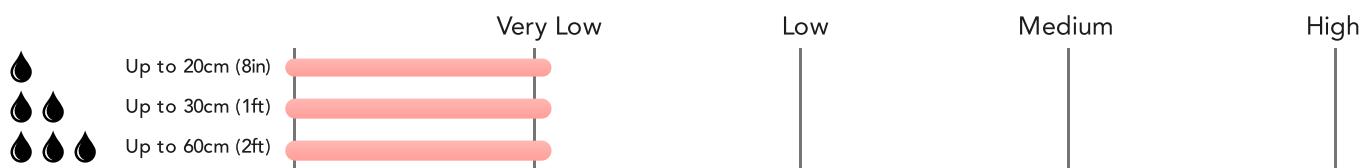


Risk Rating: Very low

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- 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:

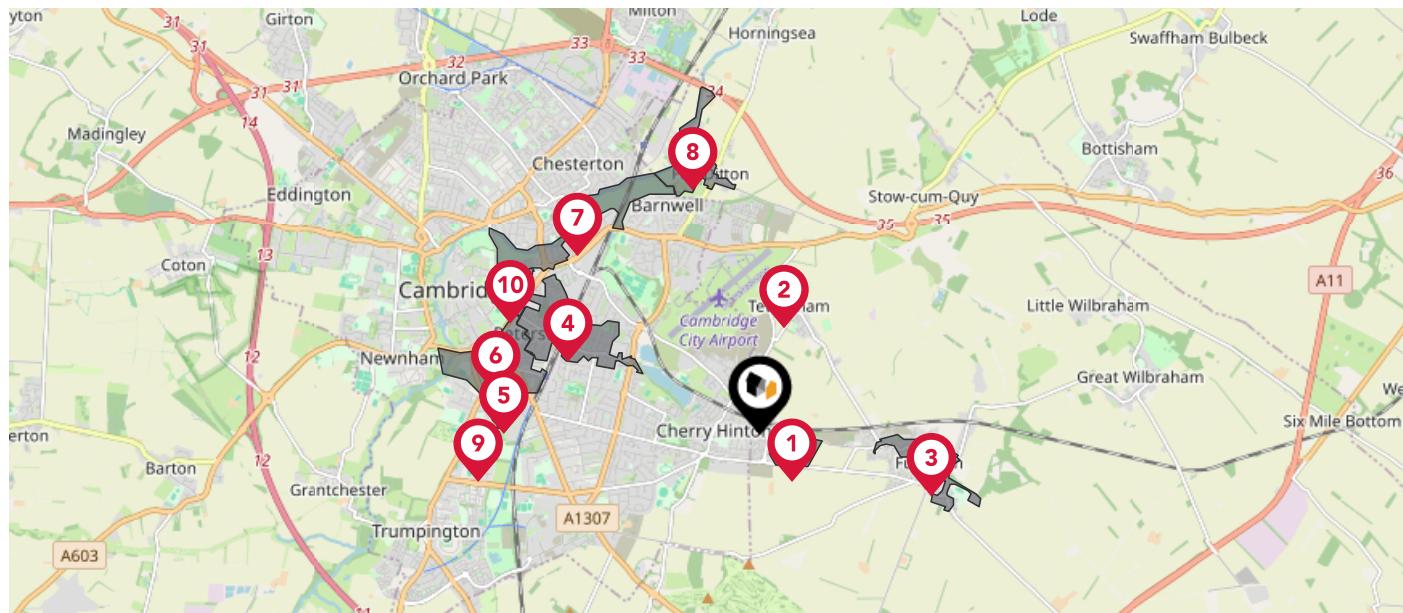


# Maps

## Conservation Areas

CC&C

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

# Maps

## Landfill Sites

CC&C

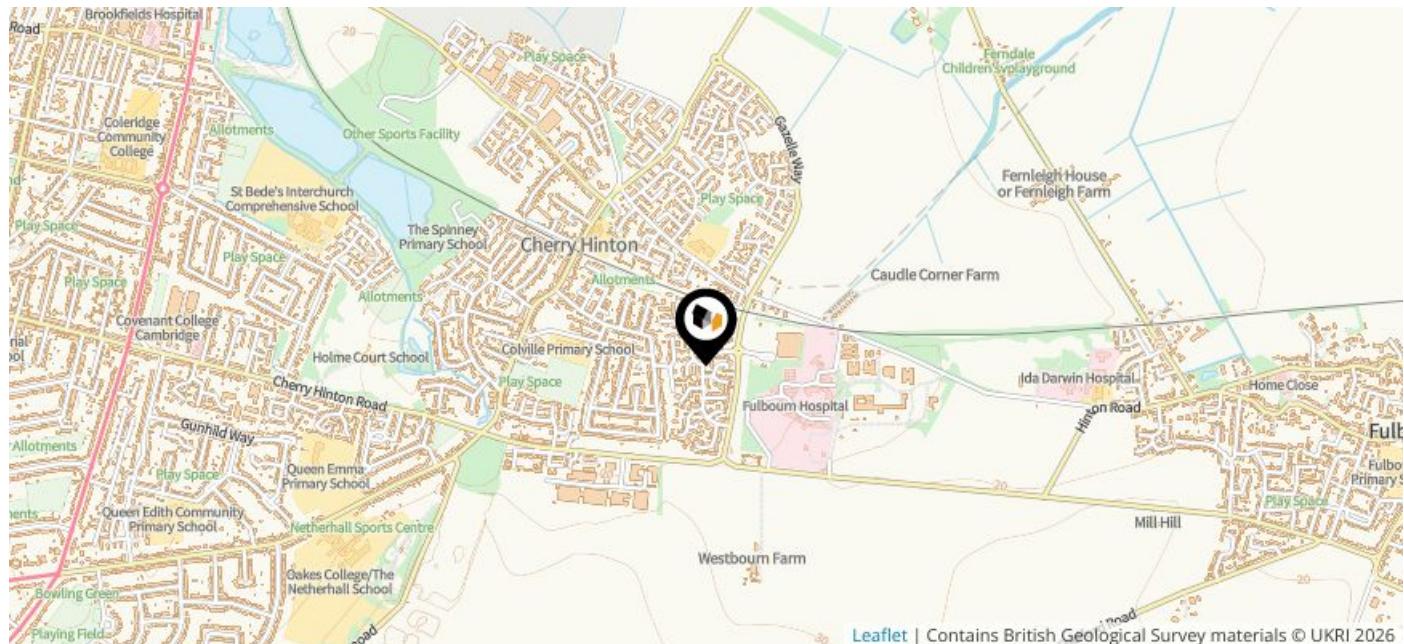
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

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.

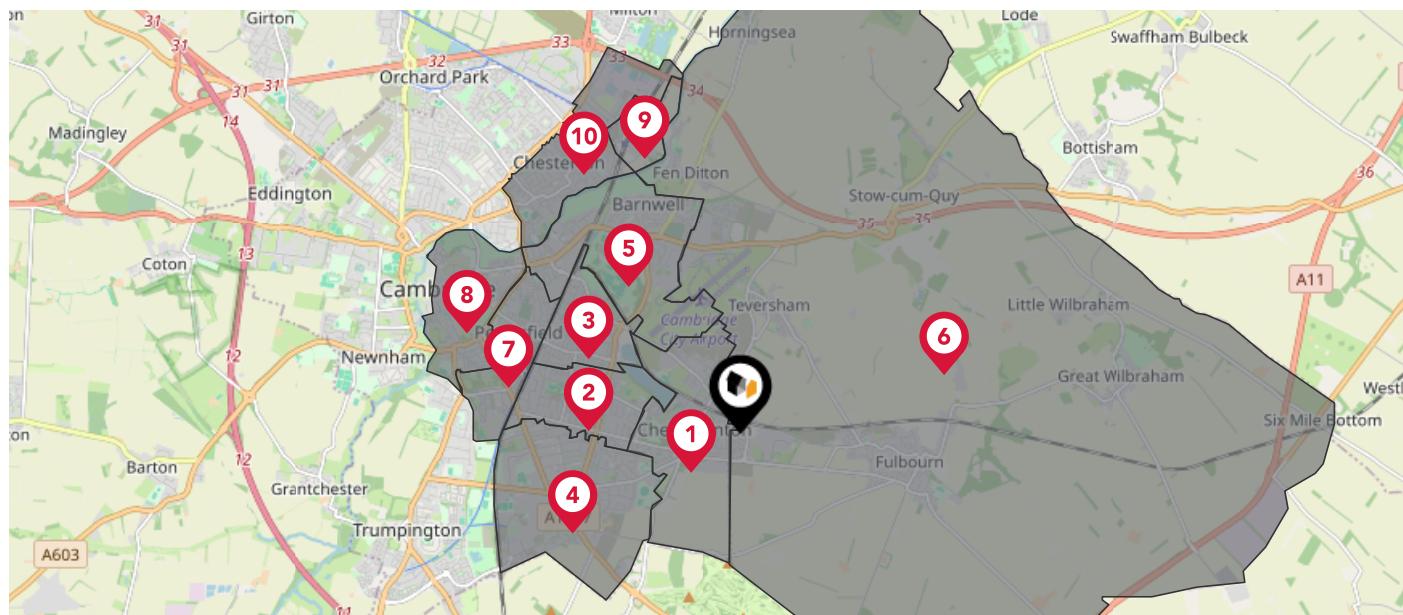
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

CC&C

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

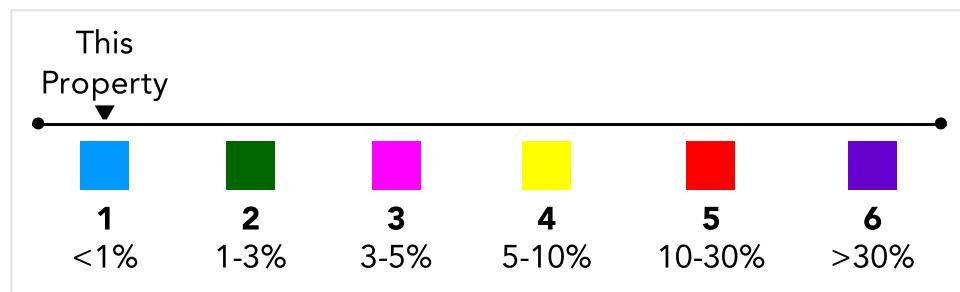
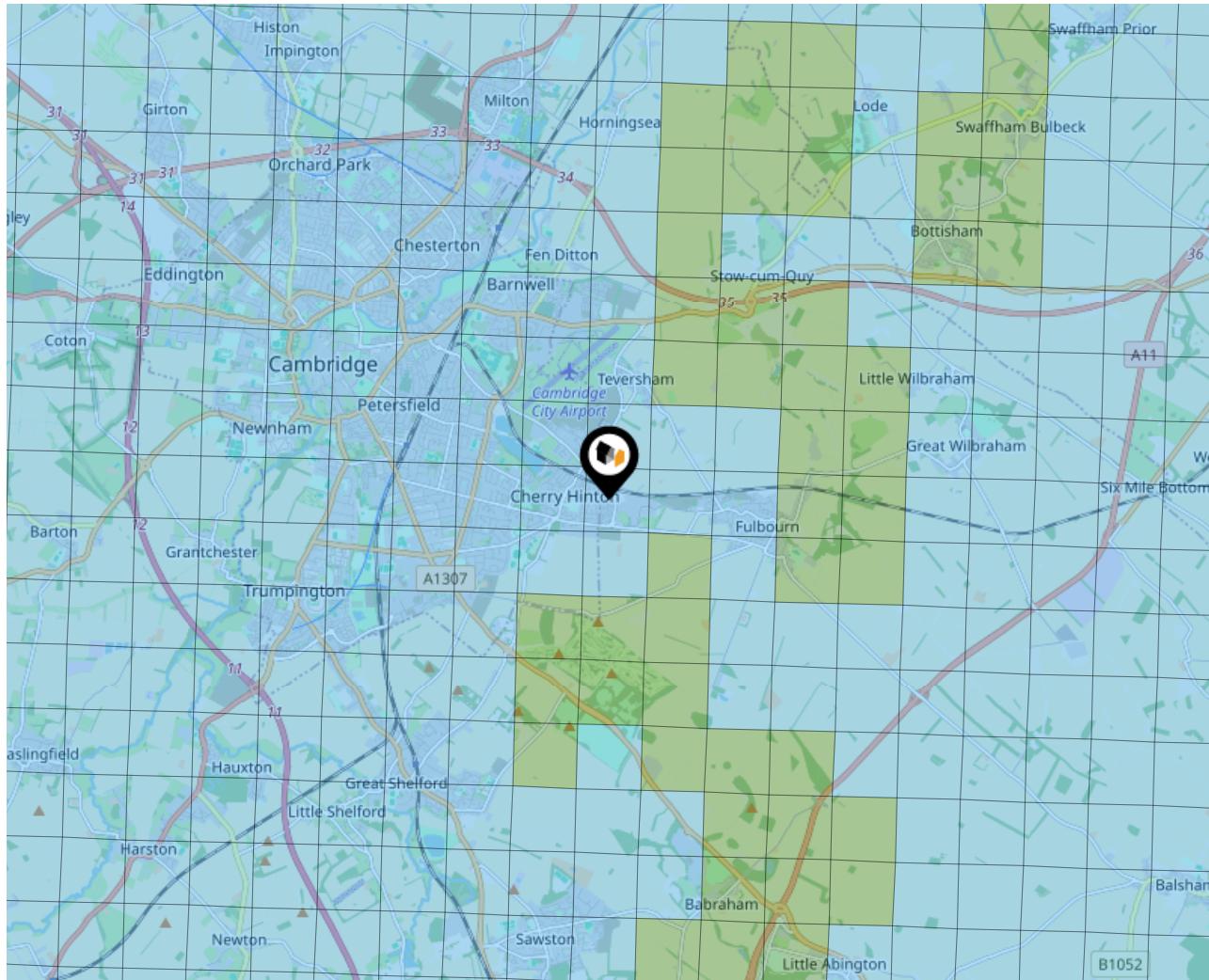


### Nearby Council Wards

- 1 Cherry Hinton Ward
- 2 Coleridge Ward
- 3 Romsey Ward
- 4 Queen Edith's Ward
- 5 Abbey Ward
- 6 Fen Ditton & Fulbourn Ward
- 7 Petersfield Ward
- 8 Market Ward
- 9 Milton & Waterbeach Ward
- 10 East Chesterton Ward

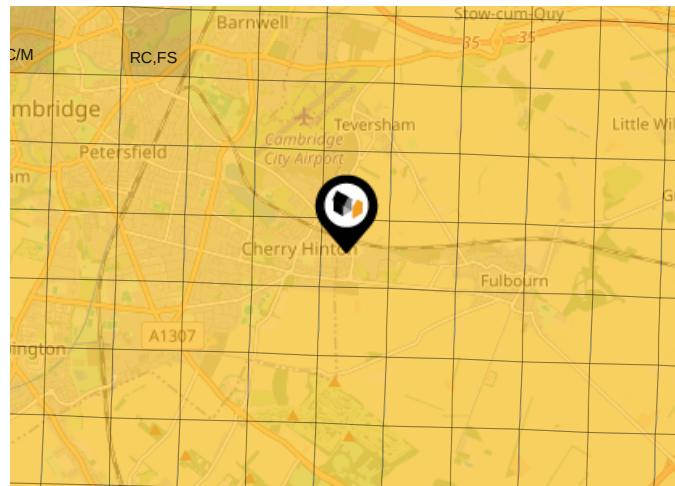
## What is Radon?

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/m<sup>3</sup>).



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

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



## 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

CC&C



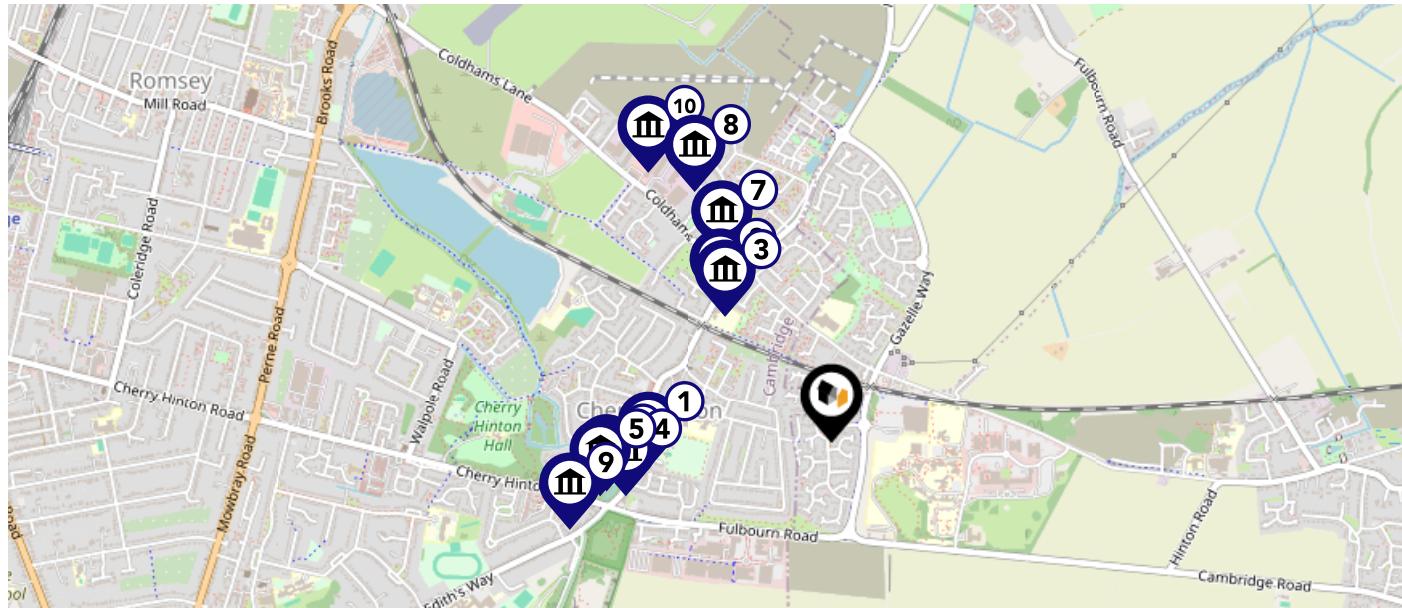
## Key:

-  Power Pylons
-  Communication Masts

# Maps Listed Buildings

CC&C

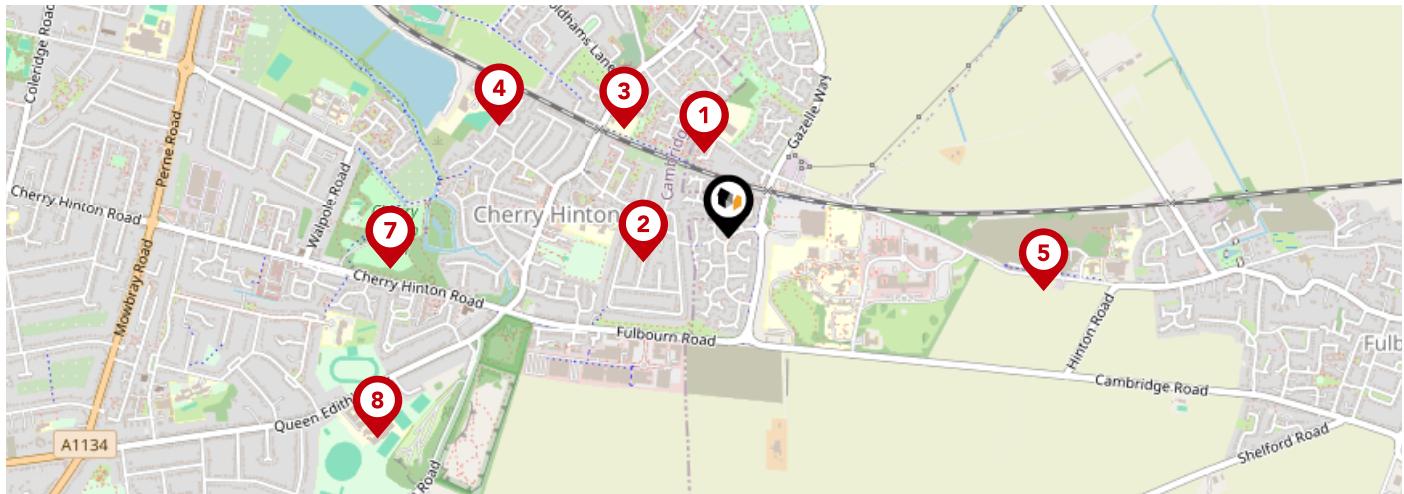
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



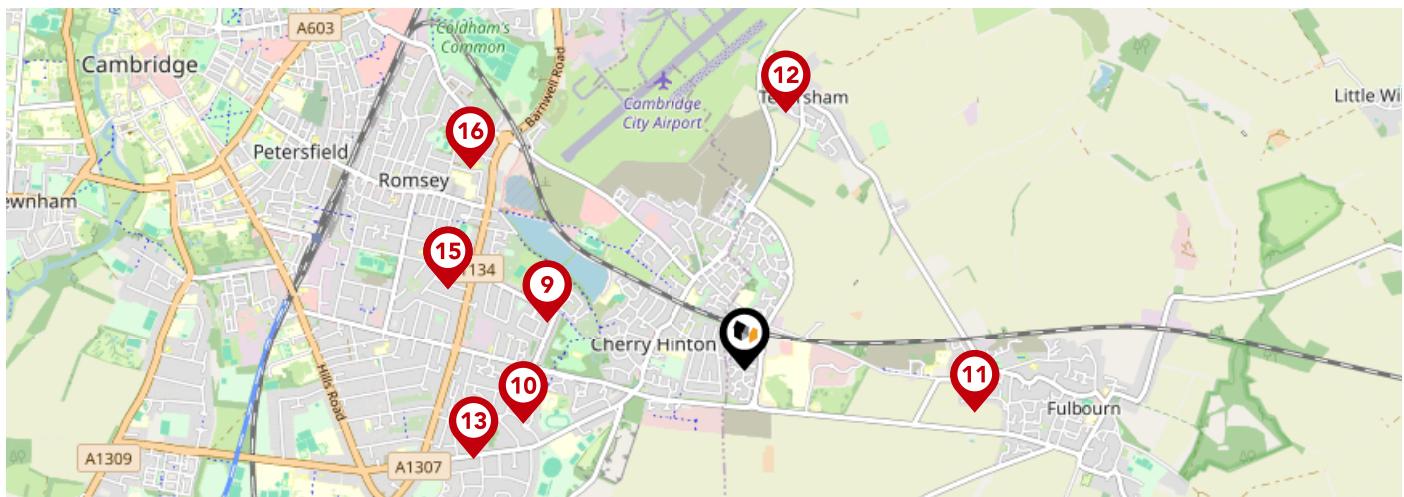
Listed Buildings in the local district	Grade	Distance
1126028 - 84, High Street	Grade II	0.4 miles
1126191 - Church Of St Andrew	Grade I	0.4 miles
1331846 - Churchyard Wall Of The Church Of St Andrew	Grade II	0.4 miles
1126002 - 50, High Street	Grade II	0.5 miles
1126216 - The Old Smithy	Grade II	0.5 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

# Area Schools

CC&C



		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"/>

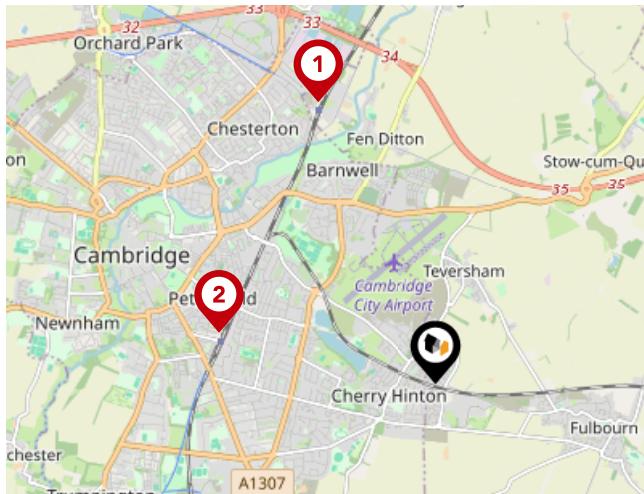


Nursery Primary Secondary College Private

<b>9</b>	St Bede's Inter-Church School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 924   Distance:0.92					
<b>10</b>	Queen Emma Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 429   Distance:1.03					
<b>11</b>	Cambridge Steiner School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 103   Distance:1.06					
<b>12</b>	Taversham CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 173   Distance:1.19					
<b>13</b>	Queen Edith Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 422   Distance:1.29					
<b>14</b>	Ridgefield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 232   Distance:1.4					
<b>15</b>	Coleridge Community College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 568   Distance:1.4					
<b>16</b>	St Philip's CofE Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 259   Distance:1.55					

# Area Transport (National)

CC&C



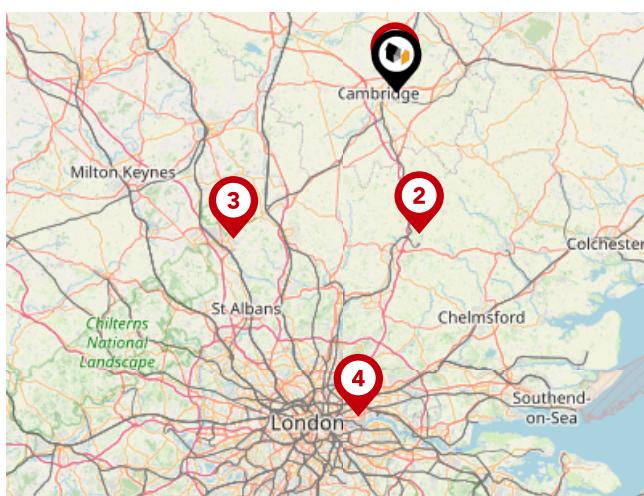
## National Rail Stations

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



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.88 miles
2	M11 J10	6.44 miles
3	M11 J13	4.8 miles
4	M11 J12	4.63 miles
5	M11 J9	8.51 miles



## Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.33 miles
2	Stansted Airport	20.79 miles
3	Luton Airport	31.98 miles
4	Silvertown	47.66 miles

# Area Transport (Local)

CC&C



## 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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**Cooke Curtis & Co**

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