

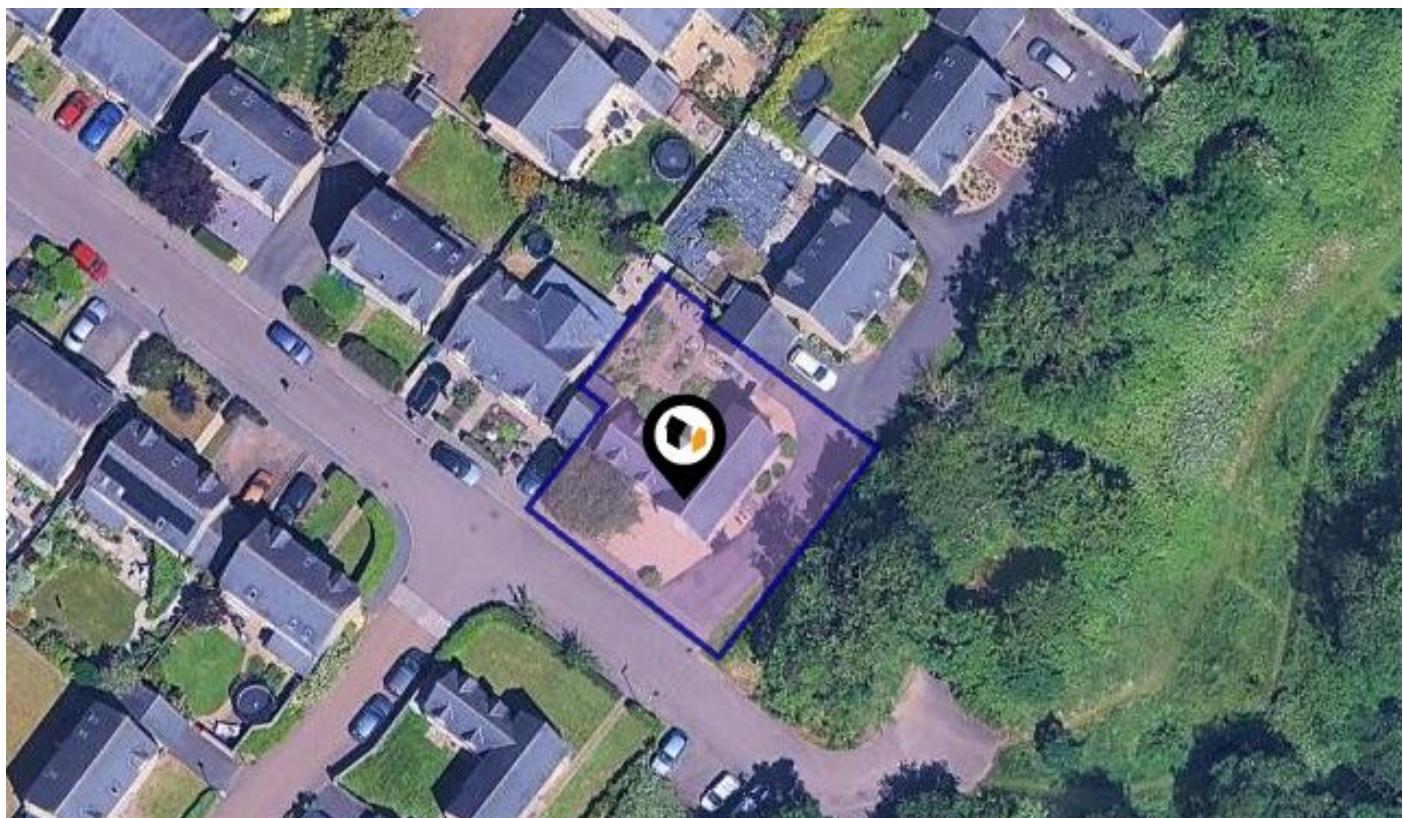


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 30th January 2026



WELLBROOK WAY, GIRTON, CAMBRIDGE, CB3

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

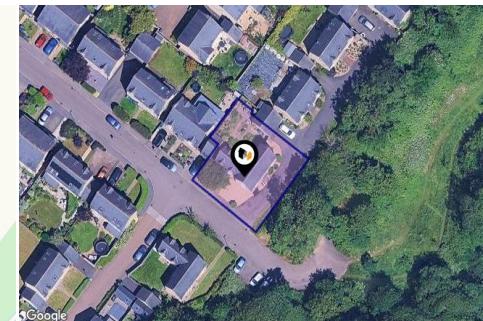
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,474 ft ² / 137 m ²		
Plot Area:	0.12 acres		
Year Built :	2006		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB317712		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	77 mb/s	1800 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **271 Wellbrook Way Girton CB3 0GL**

Reference - S/3639/18/FL

Decision: Decided

Date: 24th September 2018

Description:

Proposed two storey rear extension and additional access with dropped kerb.



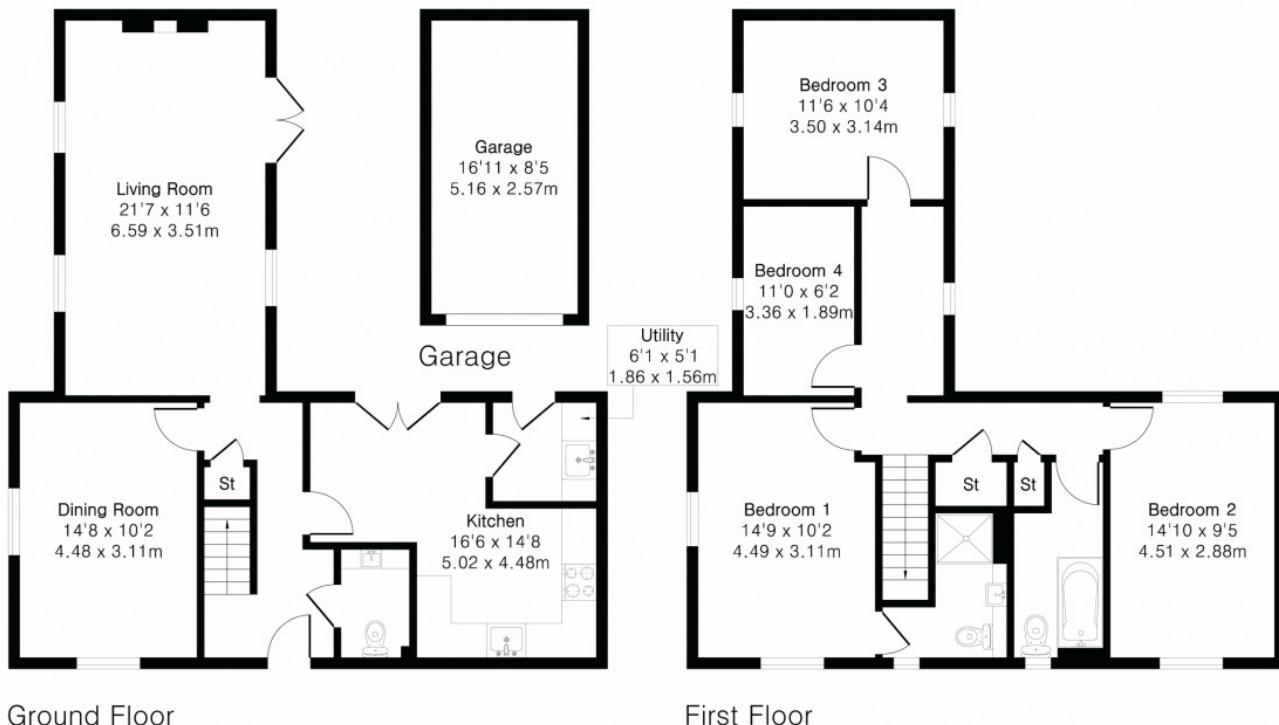
WELLBROOK WAY, GIRTON, CAMBRIDGE, CB3

**Approximate Gross Internal Area 1484 sq ft - 138 sq m
(Excluding Garage)**

Ground Floor Area 742 sq ft - 69 sq m

First Floor Area 742 sq ft - 69 sq m

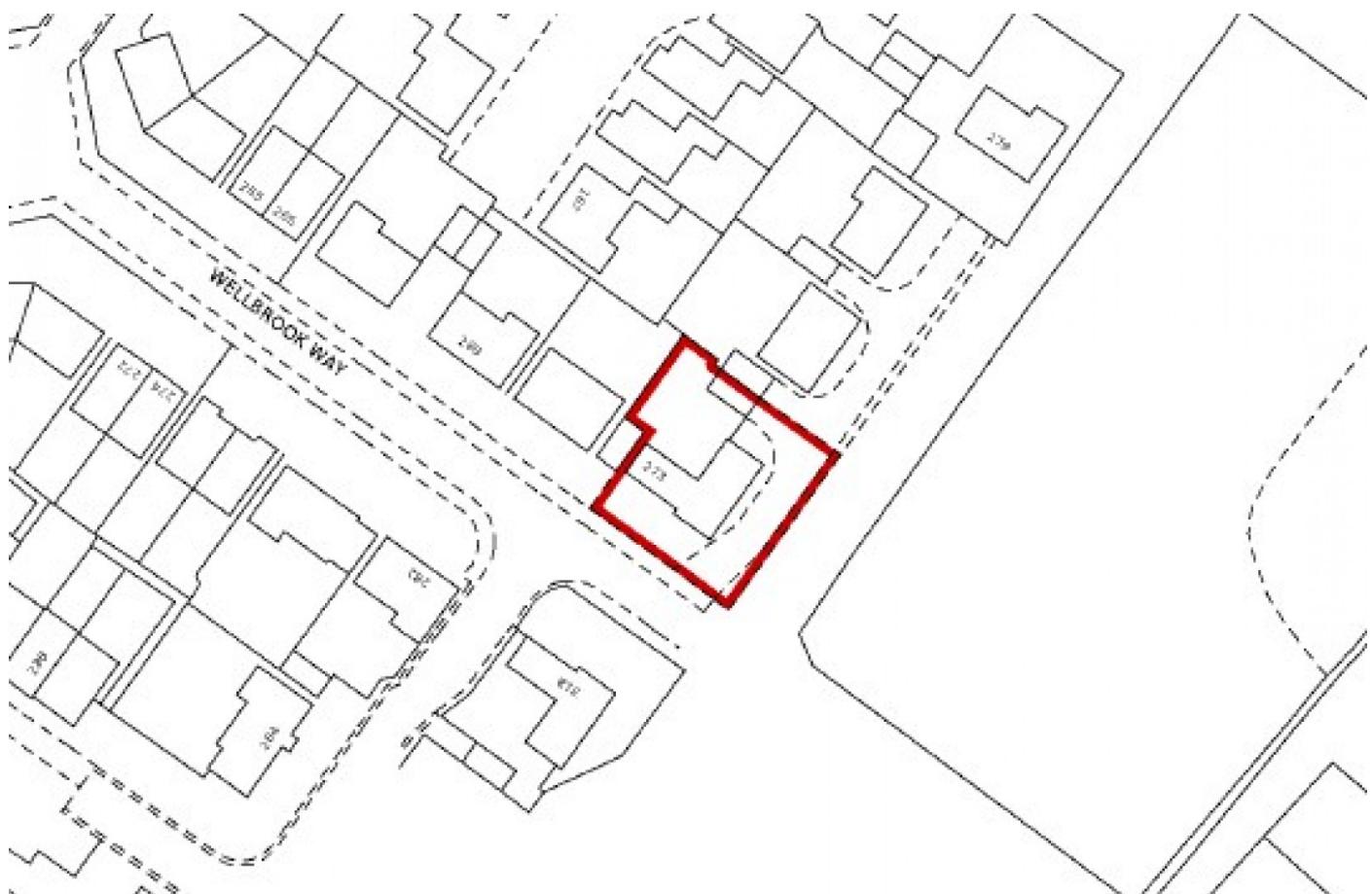
Garage Area 143 sq ft - 13 sq m



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

WELLBROOK WAY, GIRTON, CAMBRIDGE, CB3



Girton, CAMBRIDGE, CB3

Energy rating

C

Valid until 26.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	137 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Eon

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.

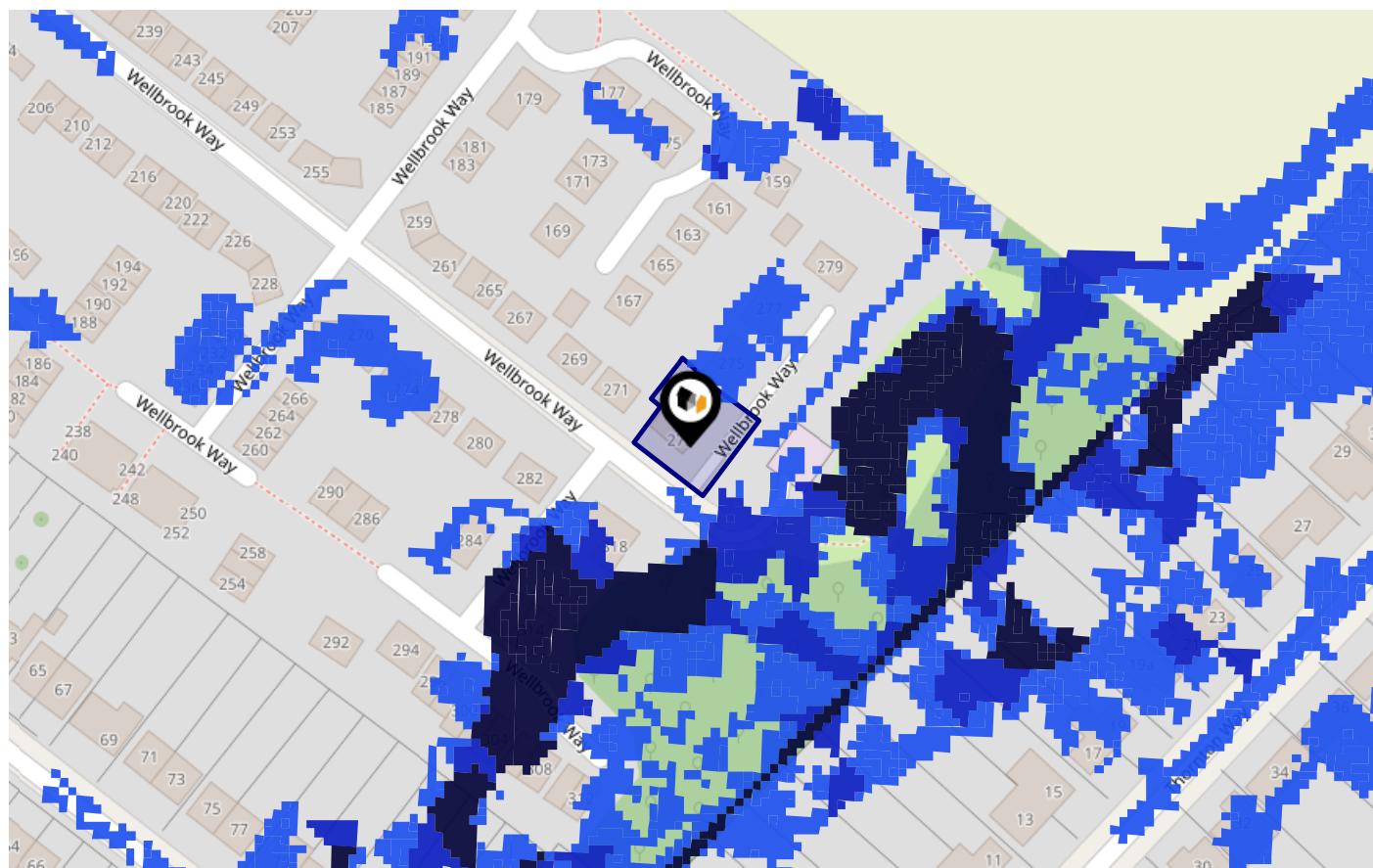
Important - Please read

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.

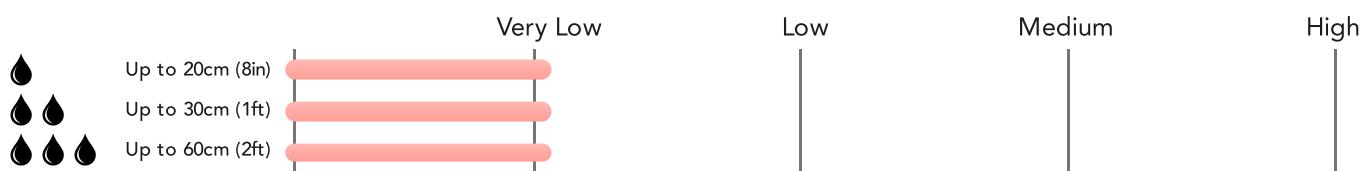


Risk Rating: Very low

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.

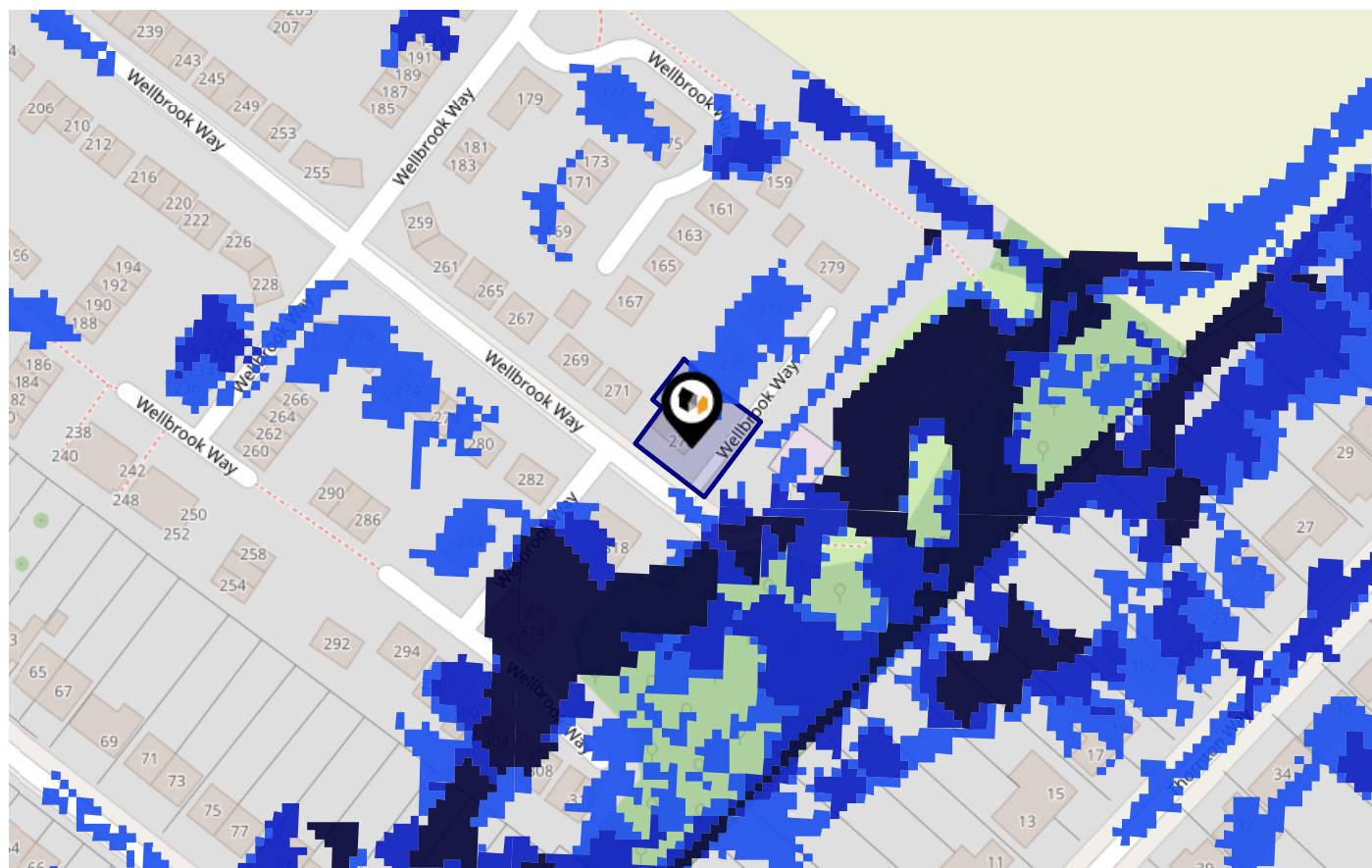
Chance of flooding to the following depths at this property:



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.

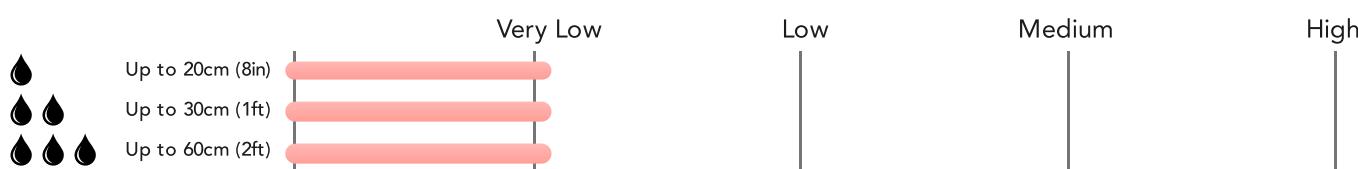


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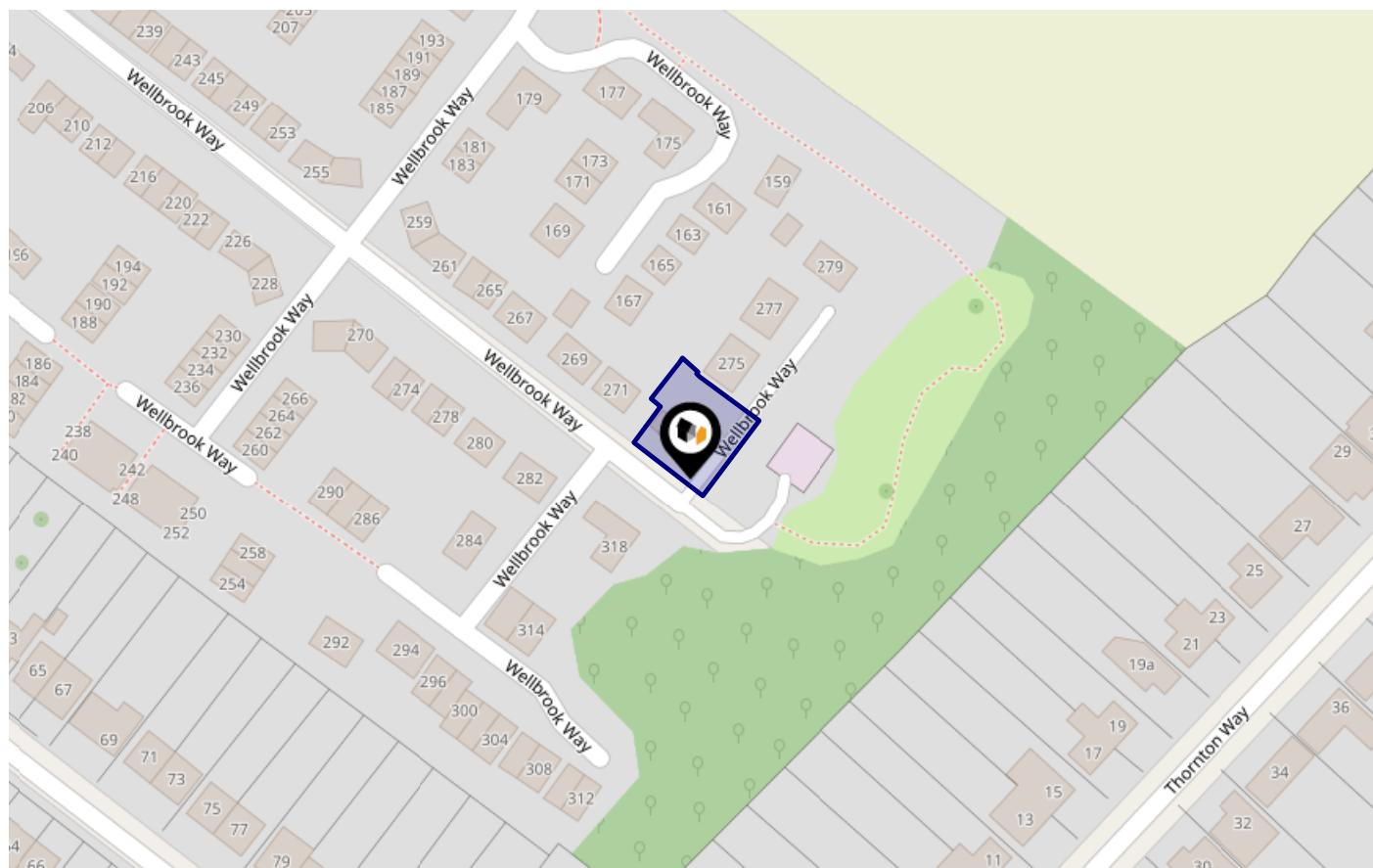
Chance of flooding to the following depths at this property:



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.

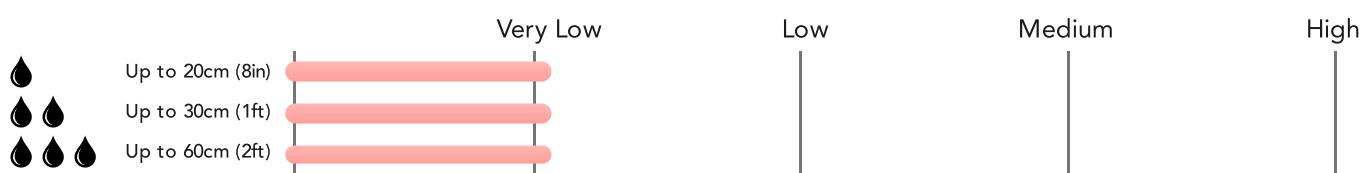


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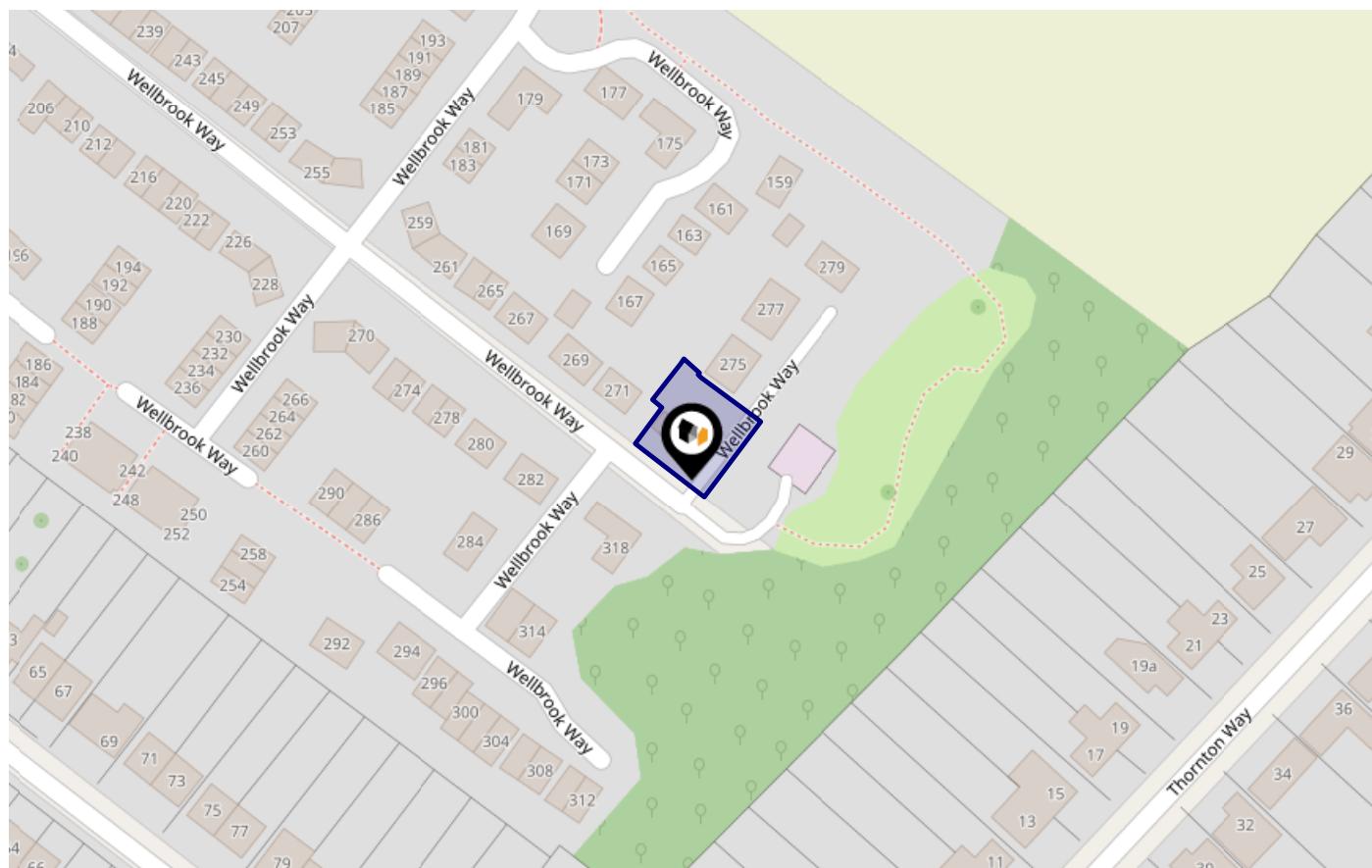
Chance of flooding to the following depths at this property:



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.

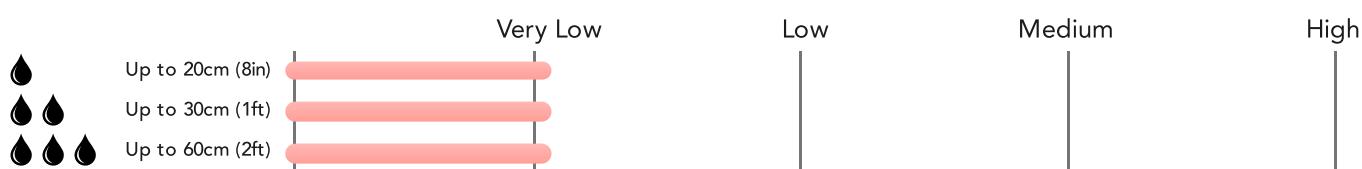


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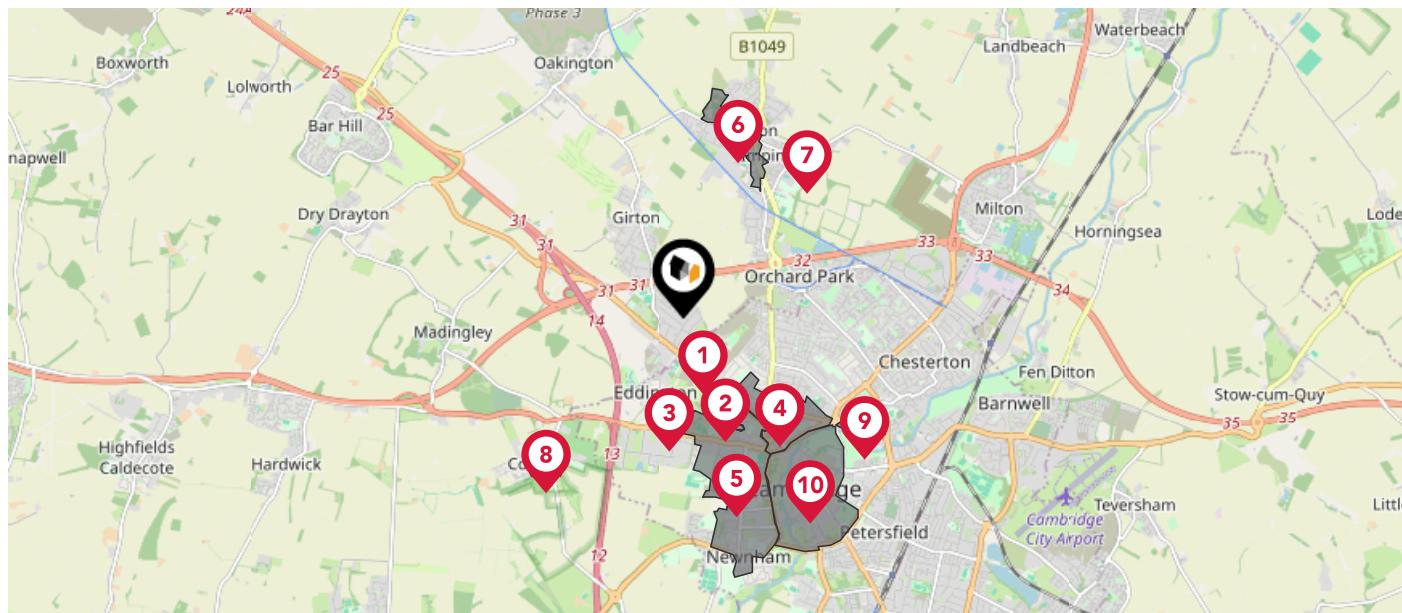


Maps

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 Howes Place
- 2 Storey's Way
- 3 Conduit Head Road
- 4 Castle and Victoria Road
- 5 West Cambridge
- 6 Histon and Impington
- 7 Impington St Andrew's
- 8 Coton
- 9 De Freville
- 10 Central

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.



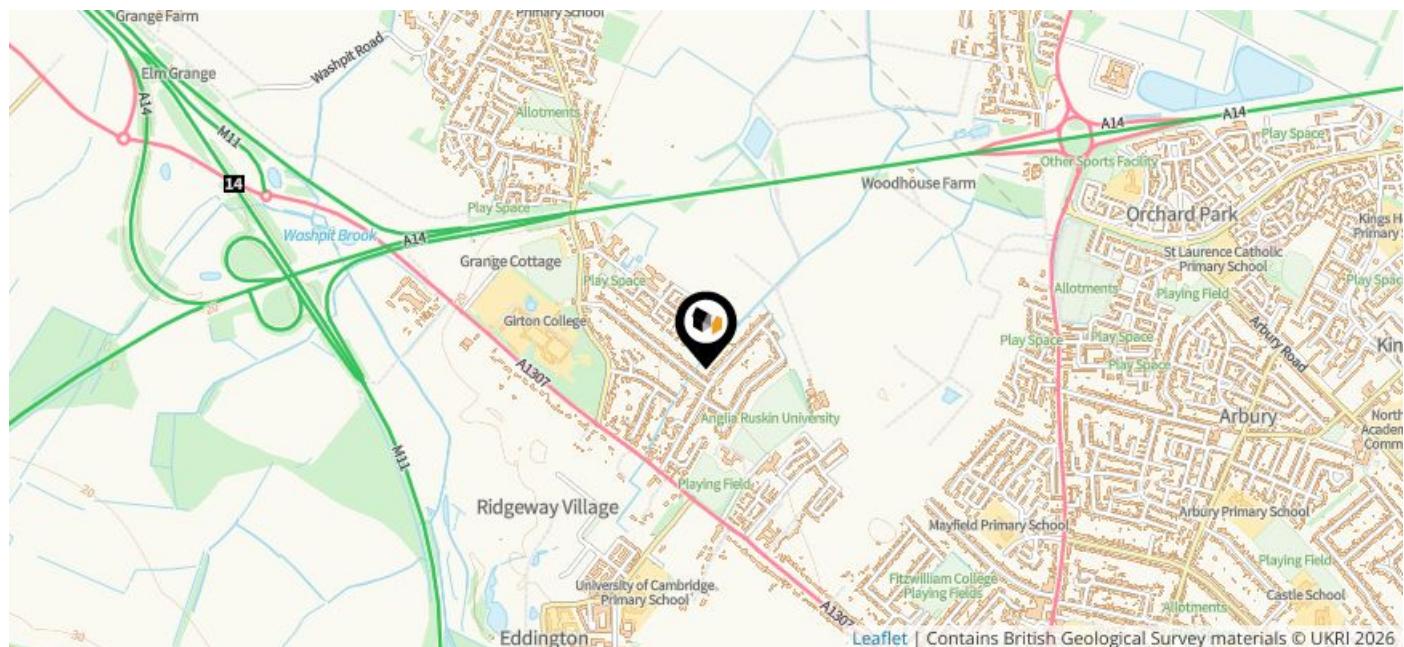
Nearby Landfill Sites

1	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
2	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	<input type="checkbox"/>
3	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
9	Clayhithe Cottages-Horningsea	Historic Landfill	<input type="checkbox"/>
10	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

CC&C

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.

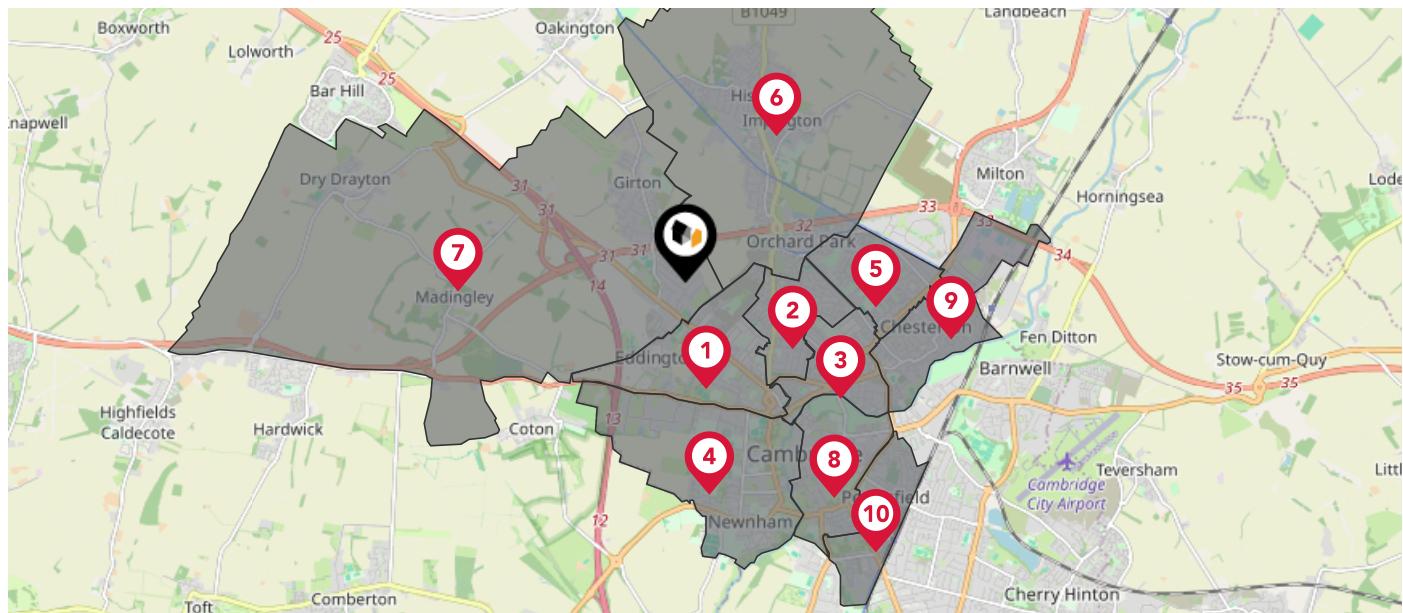
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

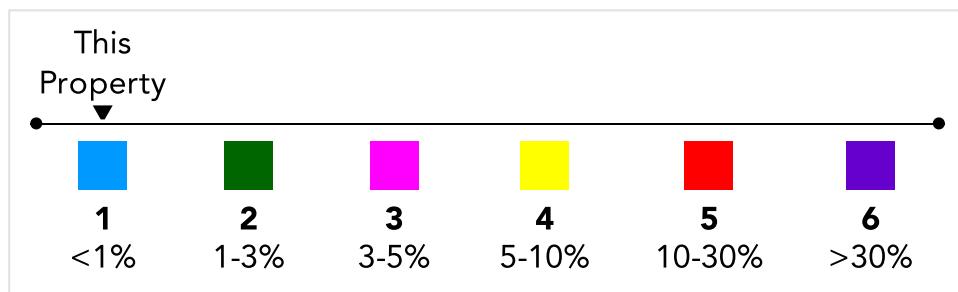
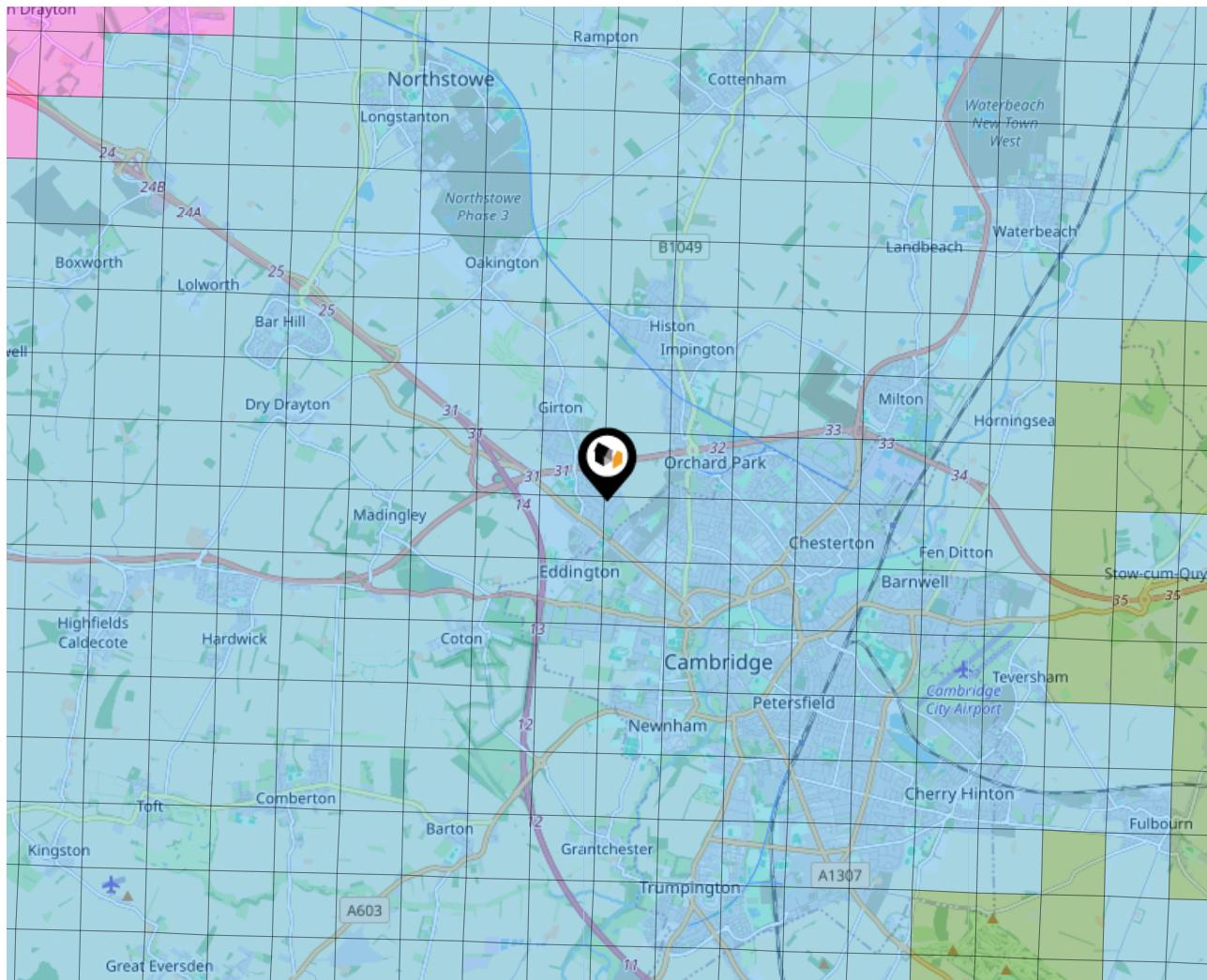


Nearby Council Wards

- 1 Castle Ward
- 2 Arbury Ward
- 3 West Chesterton Ward
- 4 Newnham Ward
- 5 King's Hedges Ward
- 6 Histon & Impington Ward
- 7 Girton Ward
- 8 Market Ward
- 9 East Chesterton Ward
- 10 Petersfield Ward

What is Radon?

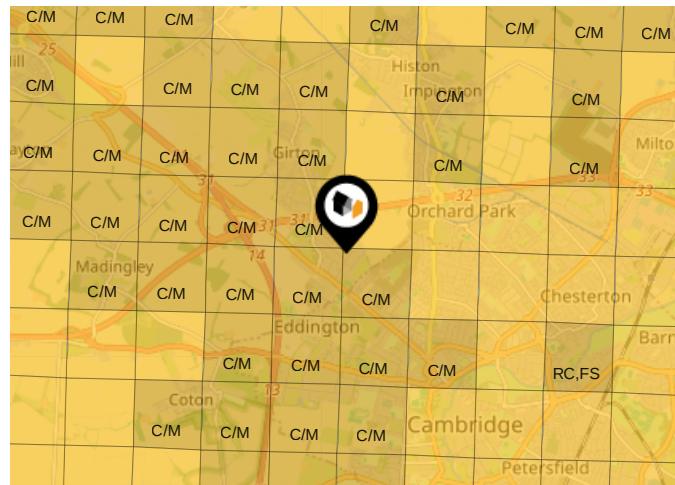
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content: VARIABLE(LOW)
Parent Material Grain: ARGILLACEOUS
Soil Group: MEDIUM TO HEAVY

Soil Texture: LOAM TO CLAY
Soil Depth: DEEP

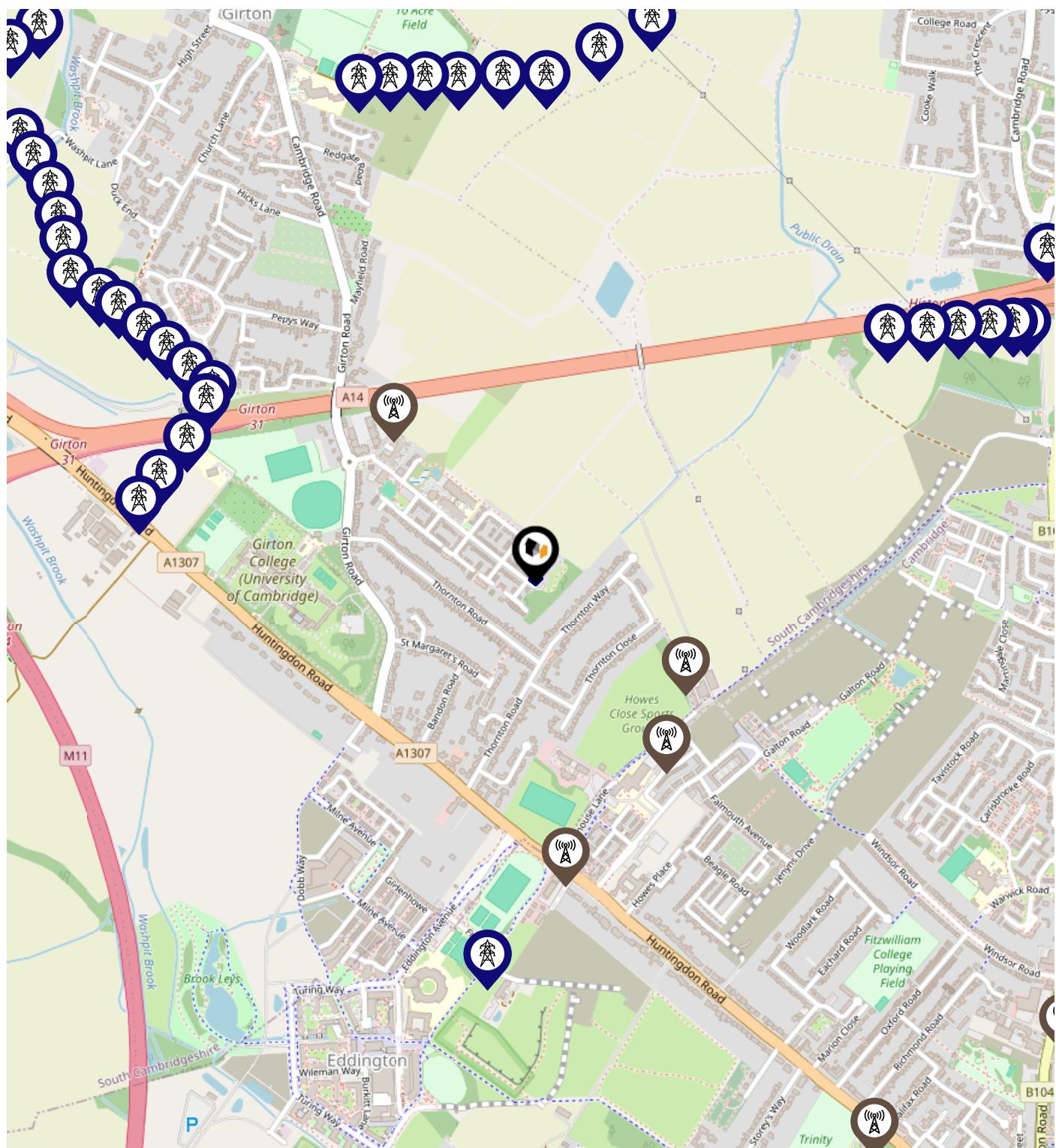


Primary Classifications (Most Common Clay Types)

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

CC&C



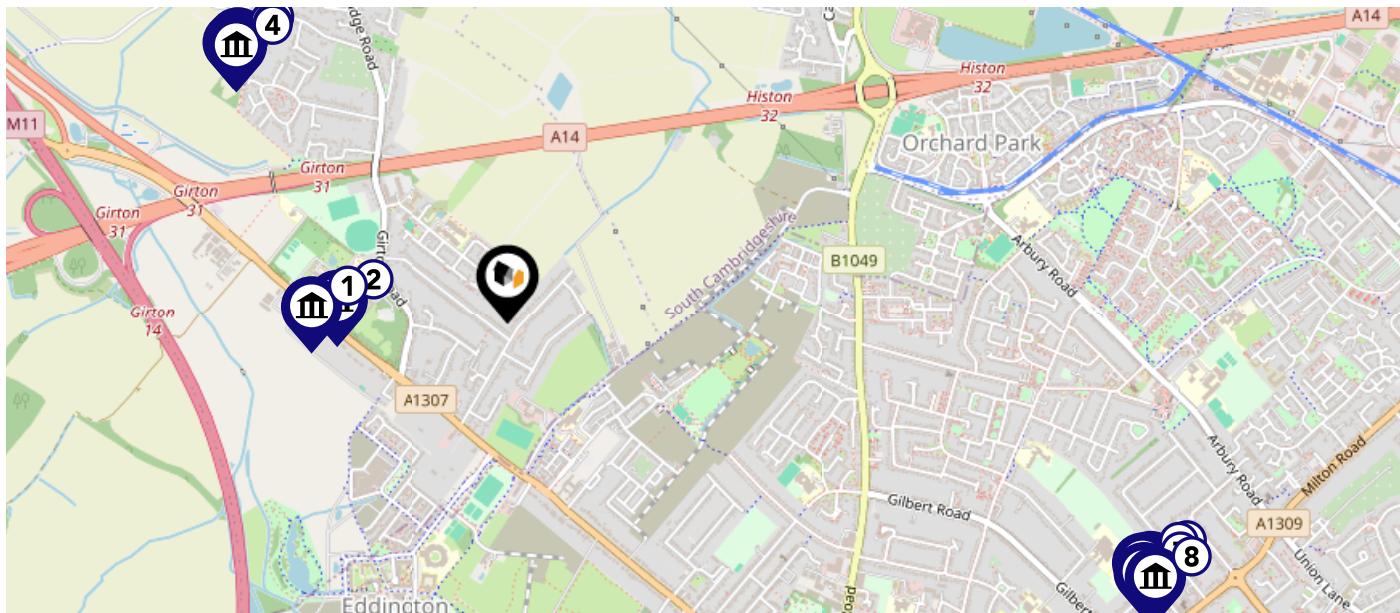
Key:

- Power Pylons
- Communication Masts

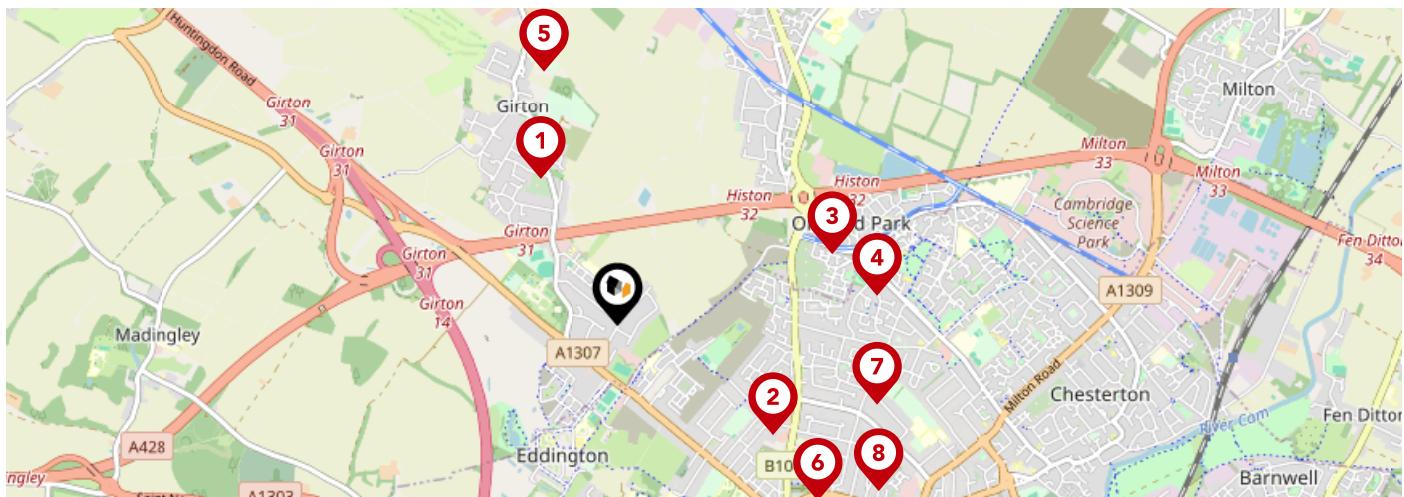
Maps Listed Buildings

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
① 1127293 - Lodge, Girton College	Grade II	0.4 miles
② 1331334 - Girton College	Grade II	0.4 miles
③ 1127334 - 8, Duck End	Grade II	0.8 miles
④ 1317929 - 3,5 And 7, Duck End	Grade II	0.8 miles
⑤ 1331314 - Water Pump	Grade II	0.8 miles
⑥ 1164144 - Jesters	Grade II	0.8 miles
⑦ 1331937 - Roger Ascham School Administration Building And Hall	Grade II	1.6 miles
⑧ 1126001 - Roger Ascham School Double Classroom	Grade II	1.6 miles
⑨ 1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	1.6 miles
⑩ 1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
1	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

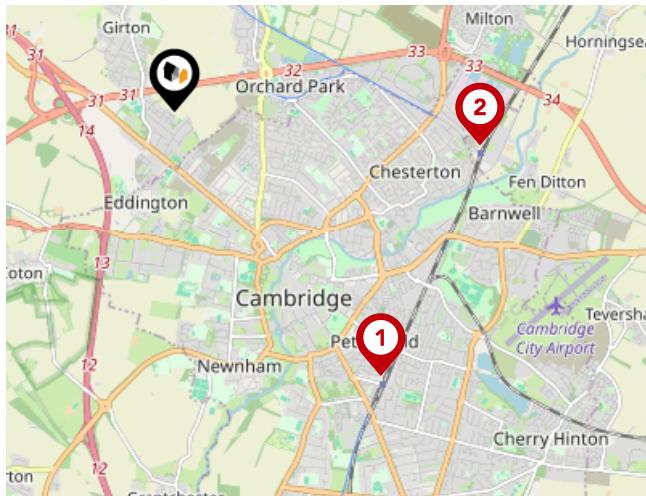


Nursery Primary Secondary College Private

9	St John's College School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 435 Distance:1.43					
10	Histon Early Years Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 102 Distance:1.44					
11	Histon and Impington Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 344 Distance:1.44					
12	Castle School, Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 238 Distance:1.46					
13	University of Cambridge Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 668 Distance:1.49					
14	The Cavendish School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 99 Distance:1.52					
15	Colleges Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 85 Distance:1.52					
16	King's Hedges Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 68 Distance:1.58					

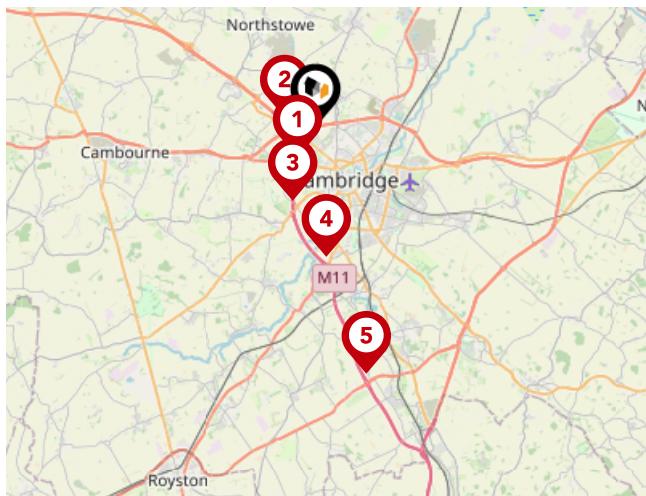
Area Transport (National)

CC&C



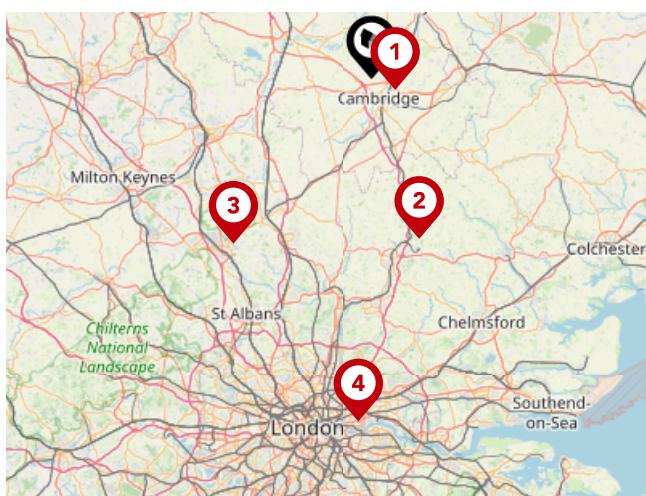
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.04 miles
2	Cambridge North Rail Station	2.79 miles
3	Waterbeach Rail Station	4.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.31 miles
2	M11 J14	1.12 miles
3	M11 J12	2.81 miles
4	M11 J11	4.76 miles
5	M11 J10	9.2 miles

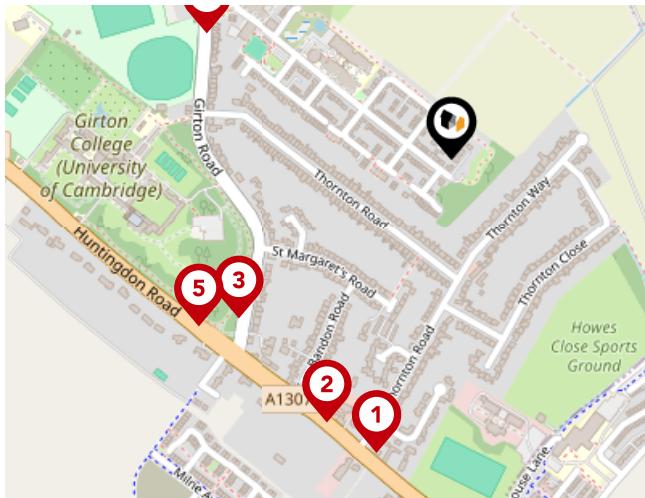


Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.82 miles
2	Stansted Airport	24.45 miles
3	Luton Airport	31.36 miles
4	Silvertown	50.21 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Thornton Road	0.34 miles
2	Thornton Road	0.33 miles
3	Girton Road	0.3 miles
4	Wellbrook Way	0.31 miles
5	Girton Road	0.34 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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