

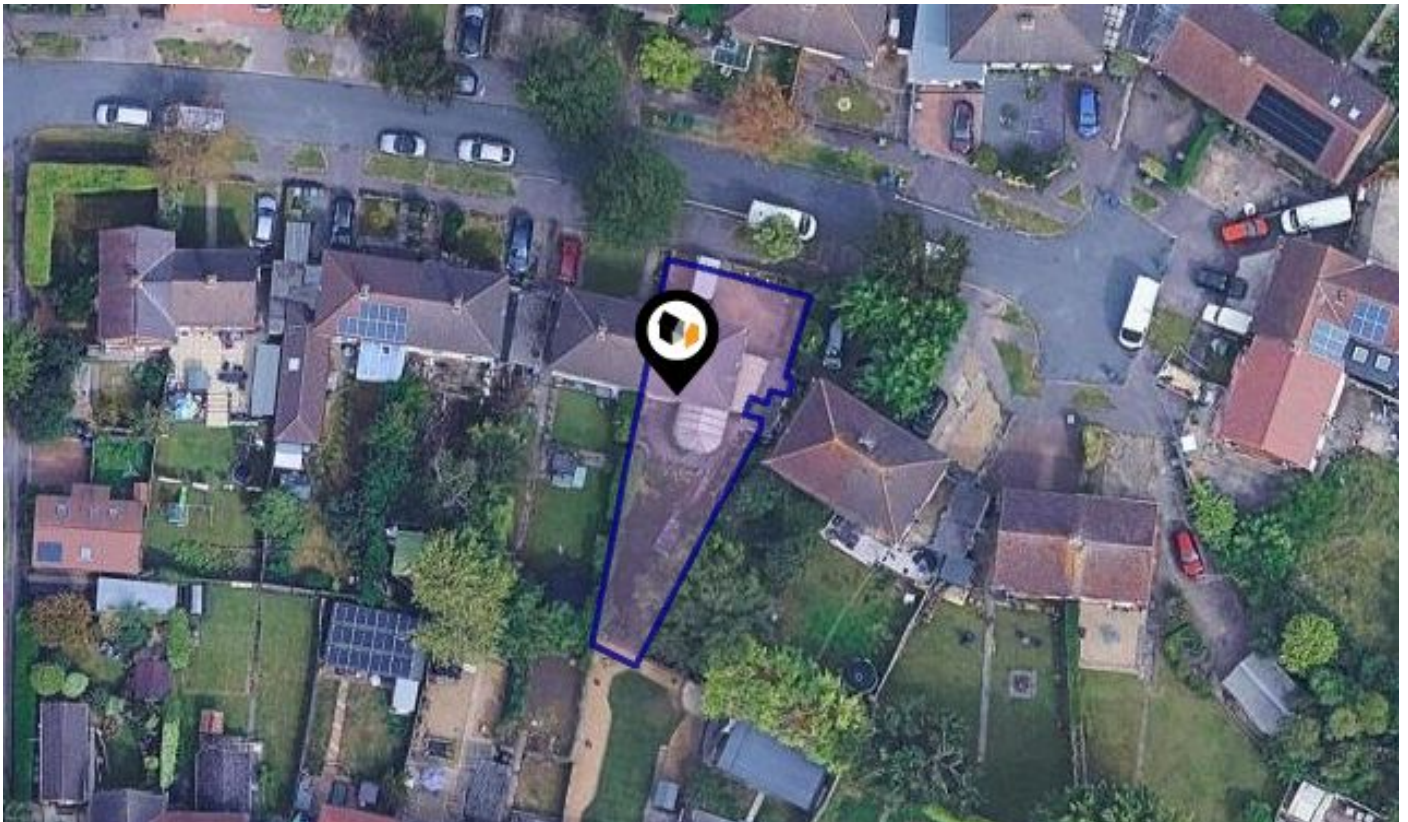


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd February 2026



EGERTON CLOSE, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

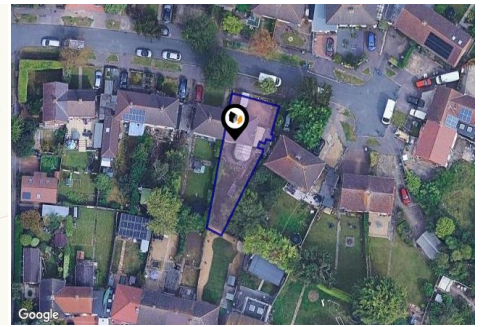
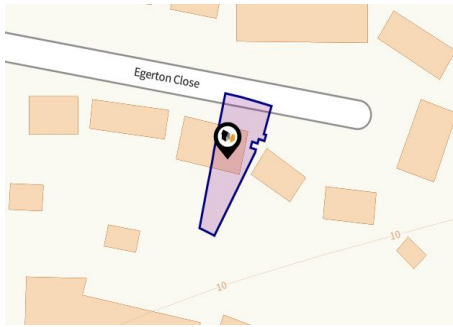
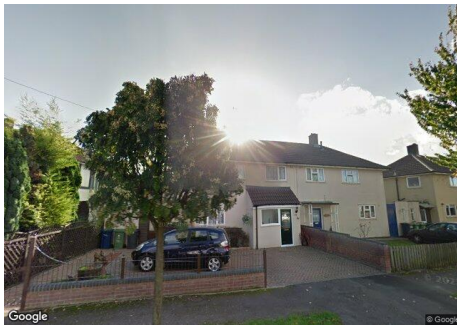
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB106169		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	16	1800
• Surface Water	Low	mb/s	mb/s

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O	BT	sky	Virgin media

Planning records for: **25 Egerton Close Cambridge CB5 8PW**

Reference - C/00/1231	
Decision:	Decided
Date:	18th December 2000
Description:	Erection of a single storey front extension to original dwelling house

Planning records for: **26 Egerton Close Cambridge CB5 8PW**

Reference - 13/1763/FUL	
Decision:	Decided
Date:	12th December 2013
Description:	Part single storey, two storey rear extension and single storey front extension.

Reference - 21/00969/HFUL	
Decision:	Decided
Date:	03rd March 2021
Description:	Single storey rear extension

Reference - 13/1762/CL2PD	
Decision:	Decided
Date:	16th December 2013
Description:	Application for a Certificate of Lawfulness under section 192 for loft conversion with rear dormer and velux windows

Planning records for: **26 Egerton Close Cambridge CB5 8PW**

Reference - 16/1854/FUL	
Decision:	Decided
Date:	18th October 2016
Description:	Part single storey, part two storey extension to rear and part single storey, part two storey extension to front.

Reference - 18/0724/FUL	
Decision:	Decided
Date:	04th May 2018
Description:	Retrospective part single storey, part two storey rear extension, and part single storey, part two storey front extension.

Planning records for: **36 Egerton Close Cambridge CB5 8PW**

Reference - C/01/0221	
Decision:	Decided
Date:	20th February 2001
Description:	Extension to house (first floor side extension).

Planning records for: **37 Egerton Close Cambridge CB5 8PW**

Reference - C/04/0590	
Decision:	Decided
Date:	03rd June 2004
Description:	Erection of a first floor rear extension to existing dwelling house.

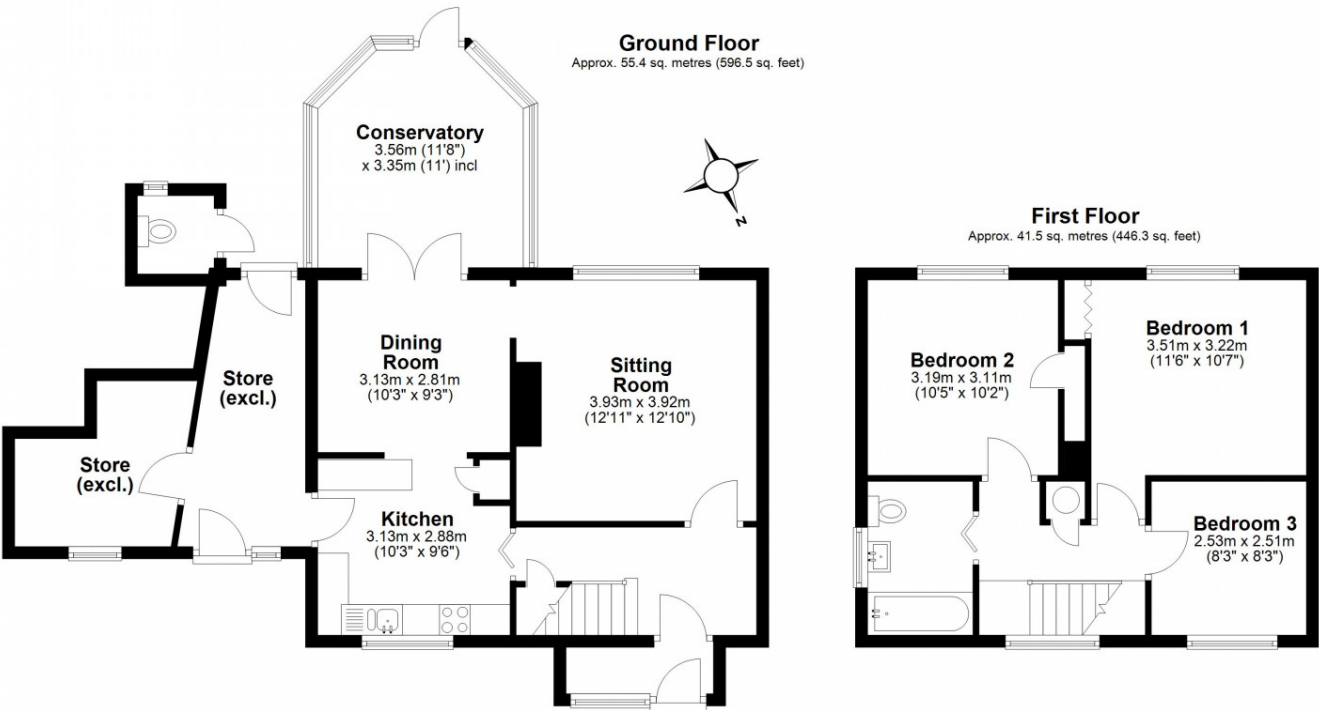
Planning records for: **37 Egerton Close Cambridge Cambridgeshire CB5 8PW**

Reference - 04/1369/FUL	
Decision:	Decided
Date:	17th December 2004
Description:	Erection of rear 2-storey and first floor rear extension to dwelling.

Reference - C/04/0322	
Decision:	-
Date:	31st March 2004
Description:	Erection of a first floor rear extension including external staircase to existing dwelling house.



EGERTON CLOSE, CAMBRIDGE, CB5



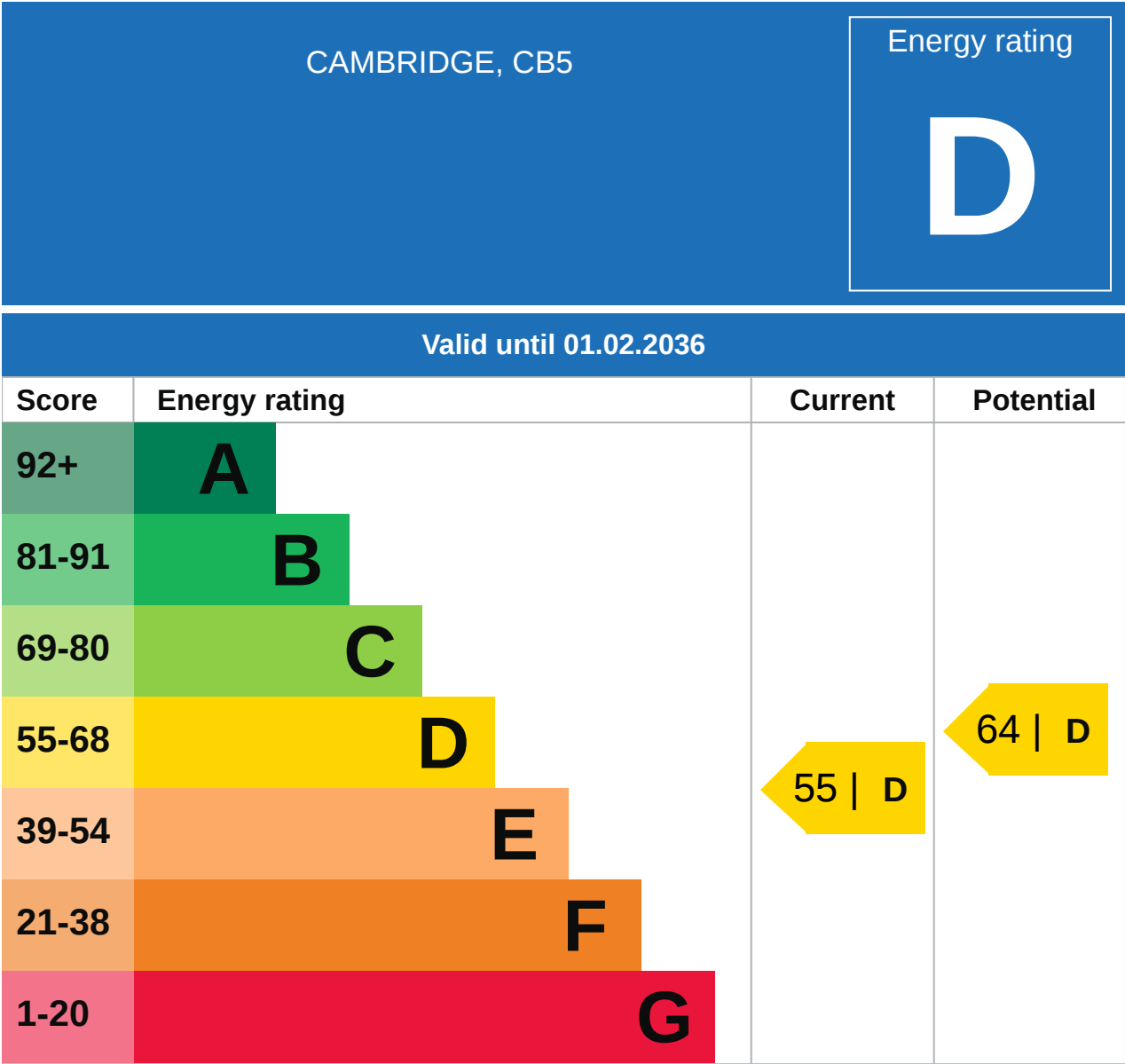
Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

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

Plan produced using PlanUp.

EGERTON CLOSE, CAMBRIDGE, CB5





Additional EPC Data

Property Type:	Semi-detached house
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very poor
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 and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Very poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	96 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Concrete

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Ovo

Gas Supply

Ovo

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

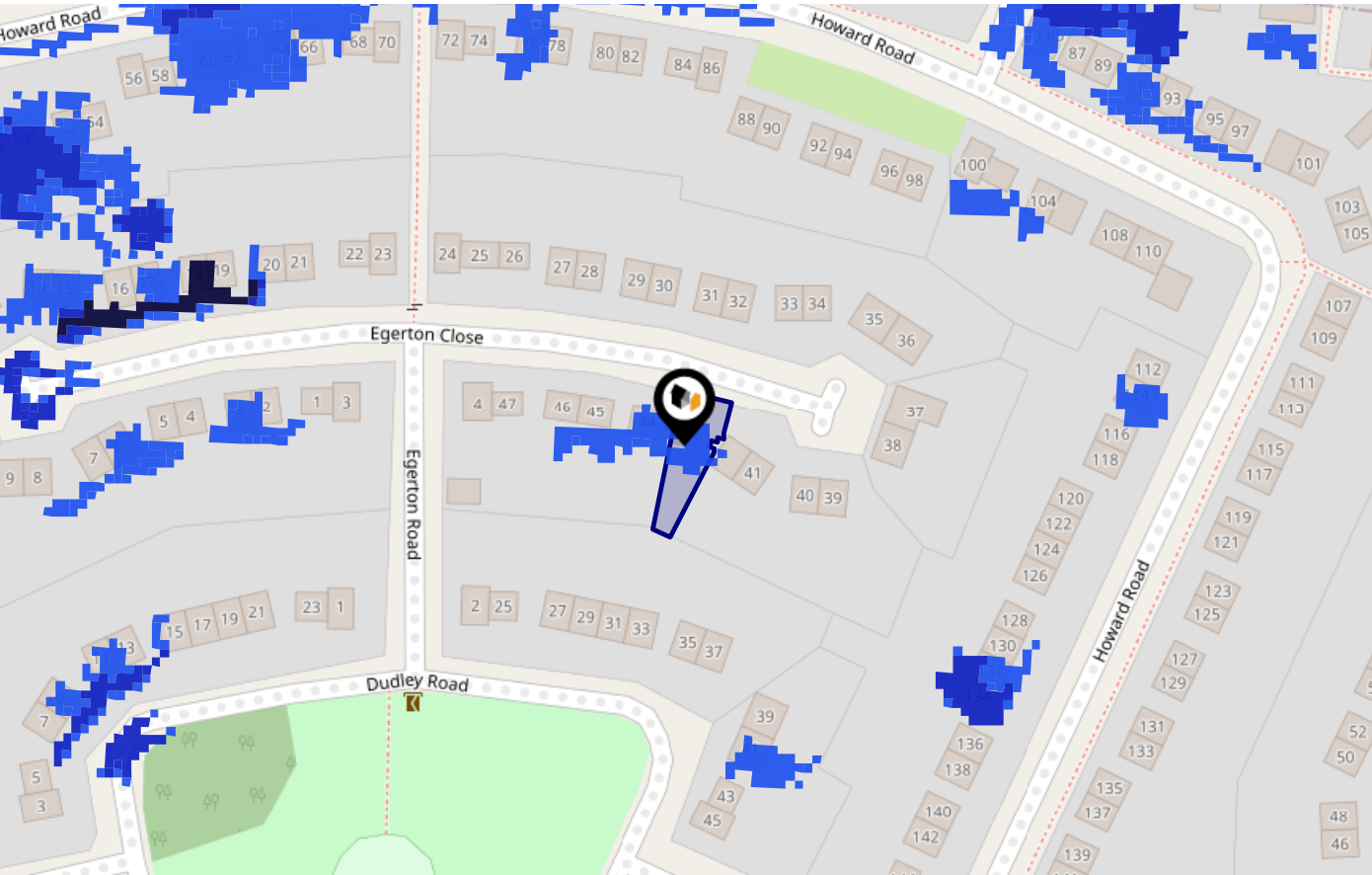
Important - Please read

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.

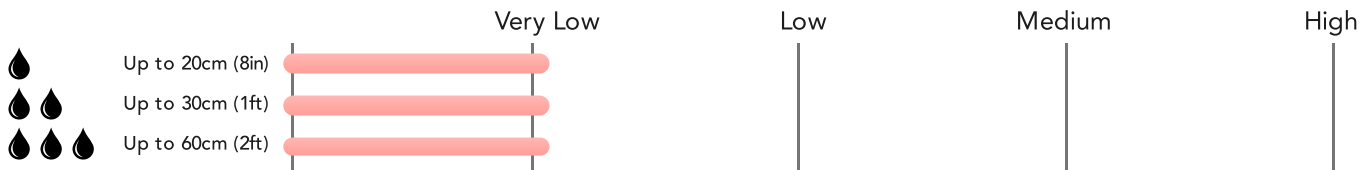


Risk Rating: Low

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:

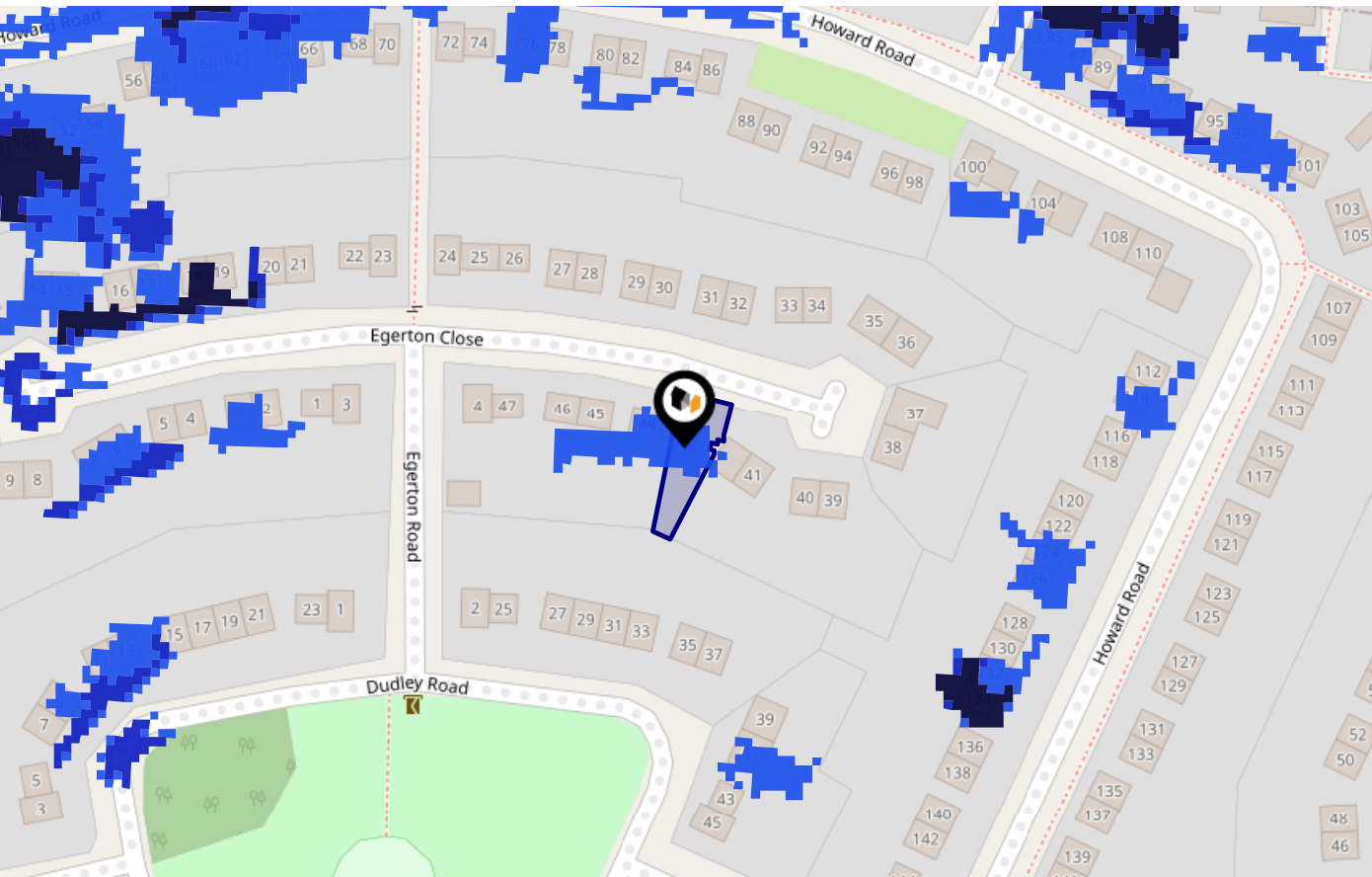


Flood Risk

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.

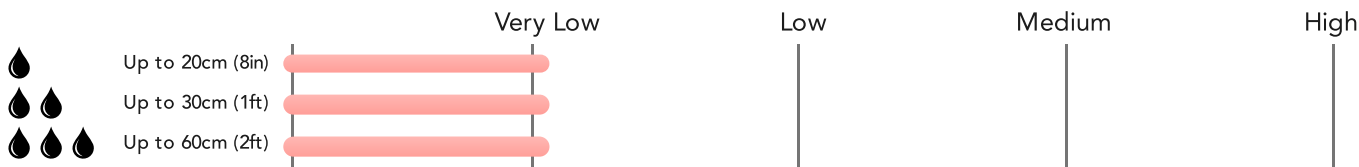


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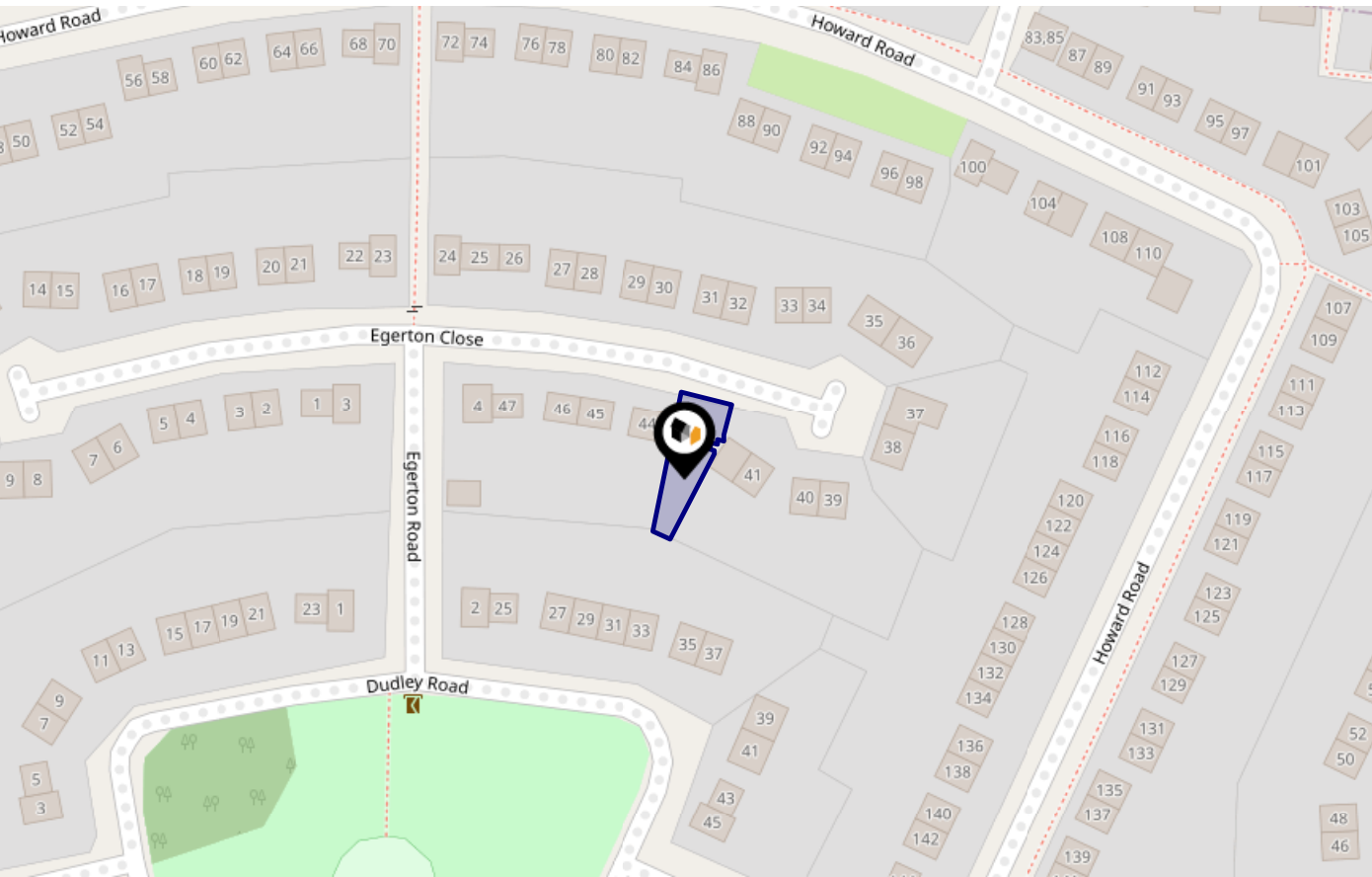


Flood Risk

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.

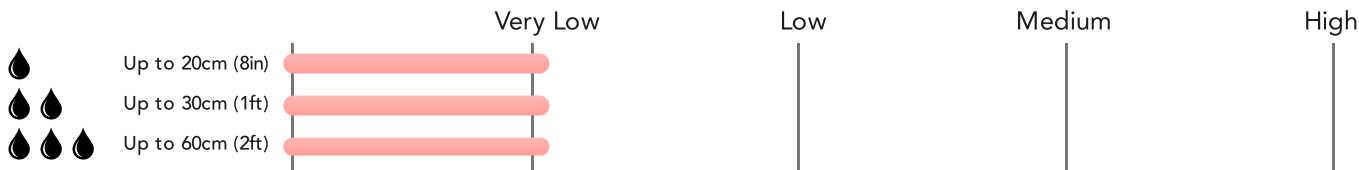


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

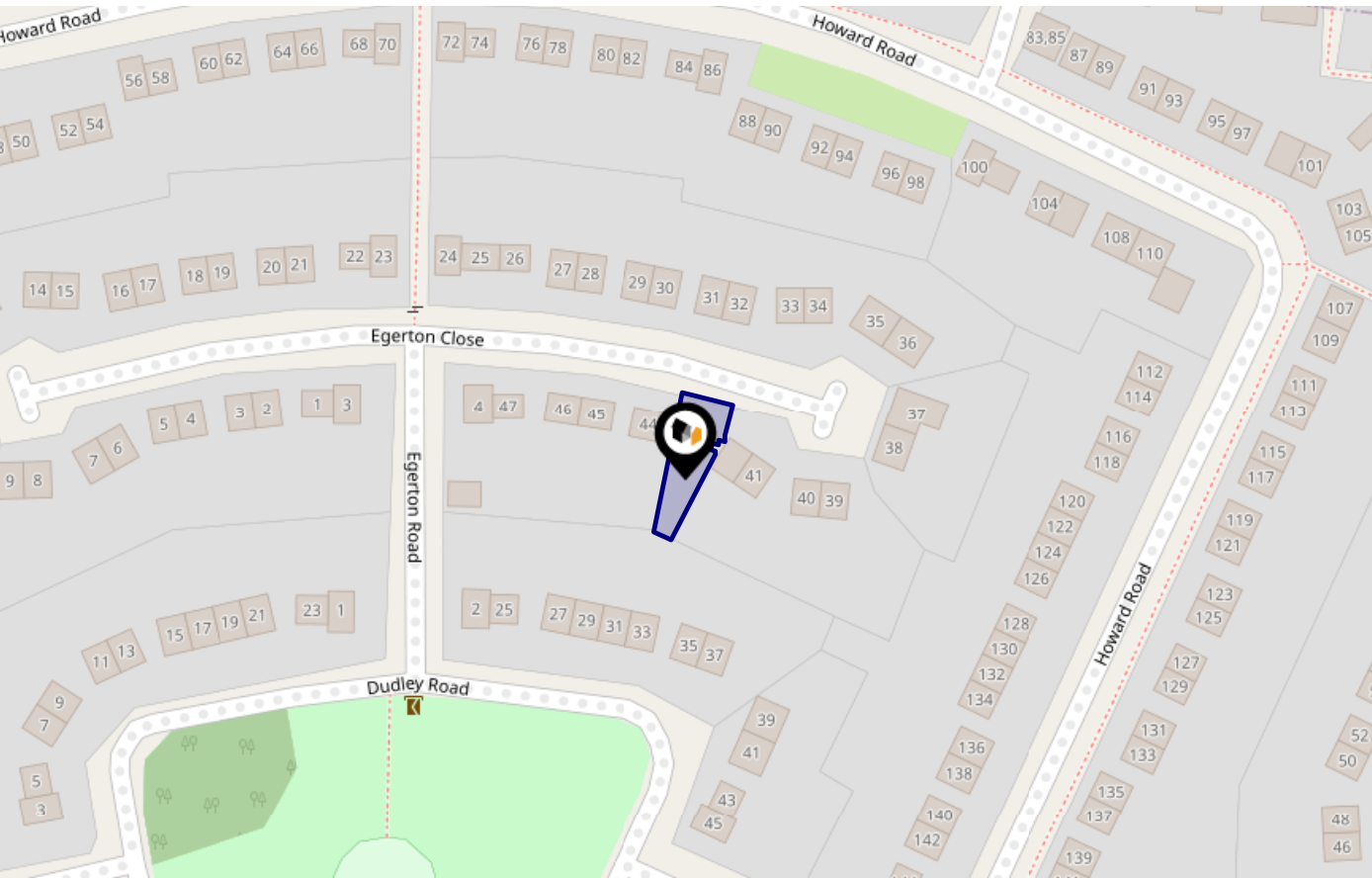


Flood Risk

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.

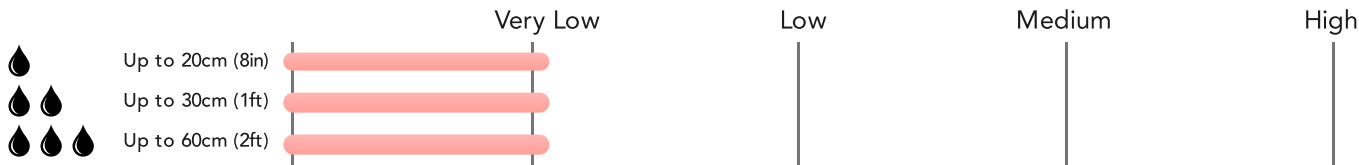


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

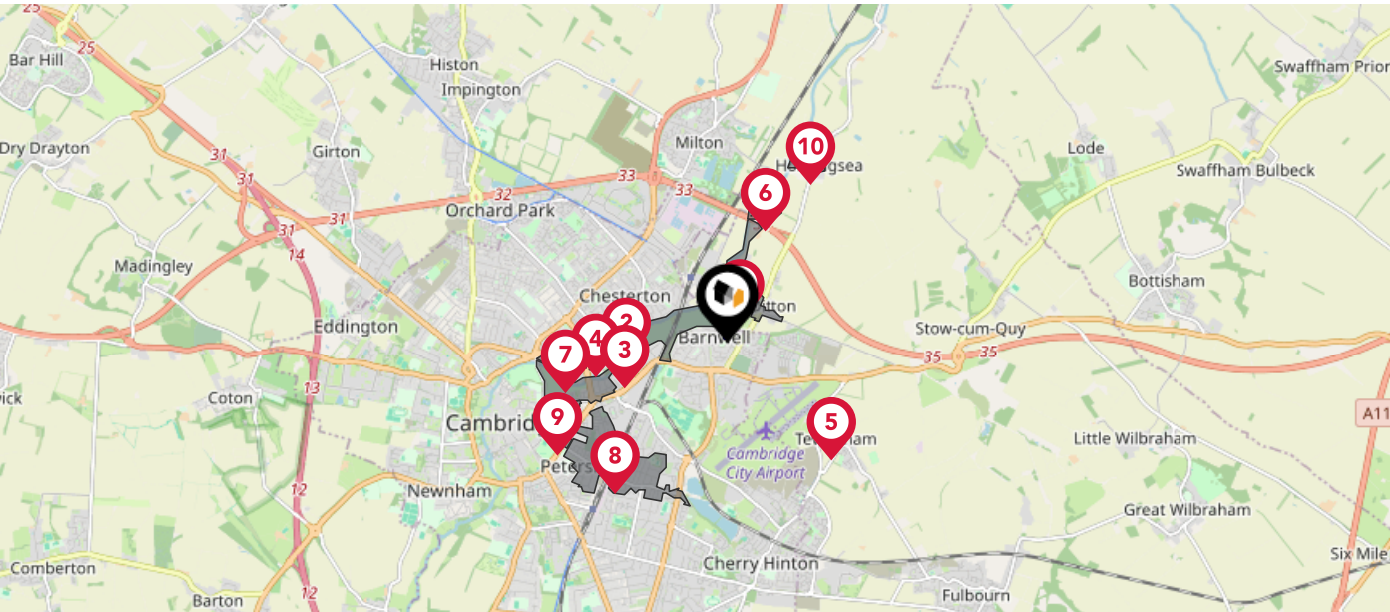


Maps

Conservation Areas

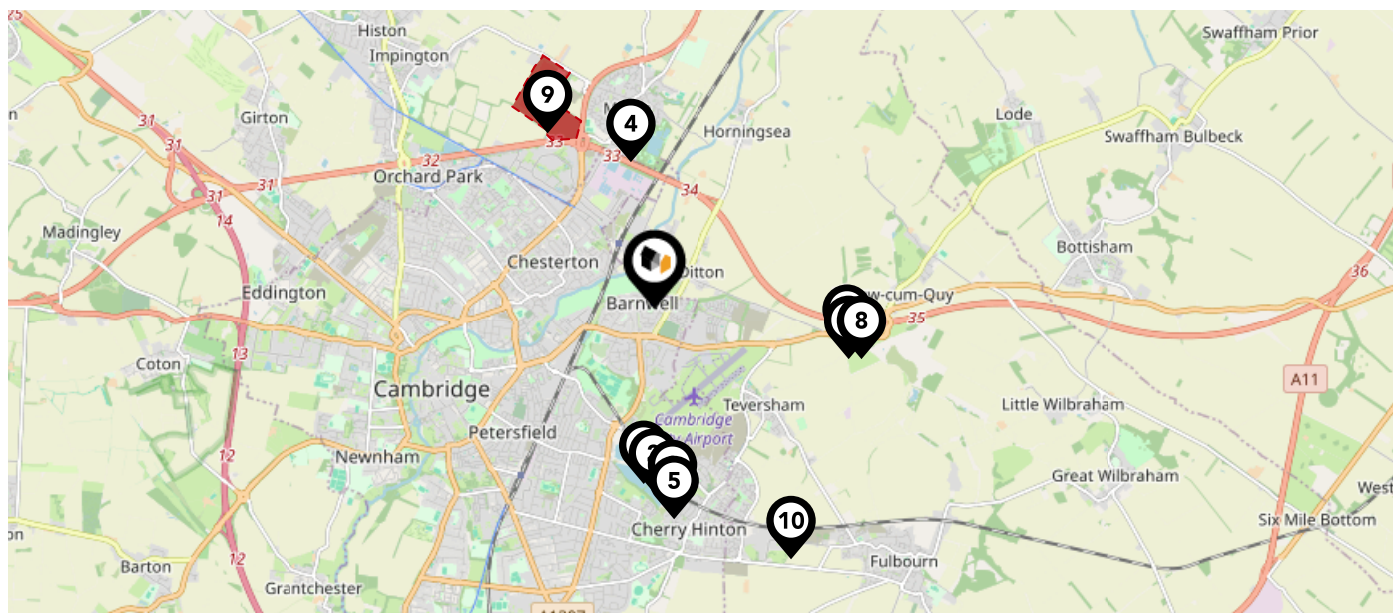


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Fen Ditton
2	Ferry Lane
3	Riverside and Stourbridge Common
4	Chesterton
5	Teversham
6	Baits Bite Lock
7	De Freville
8	Mill Road
9	The Kite
10	Horningsea

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	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
5	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
6	Quy Mill Hotel-Quy	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	EA/EPR/NP3790NX/A001	Active Landfill	
9	No name provided by source	Active Landfill	
10	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



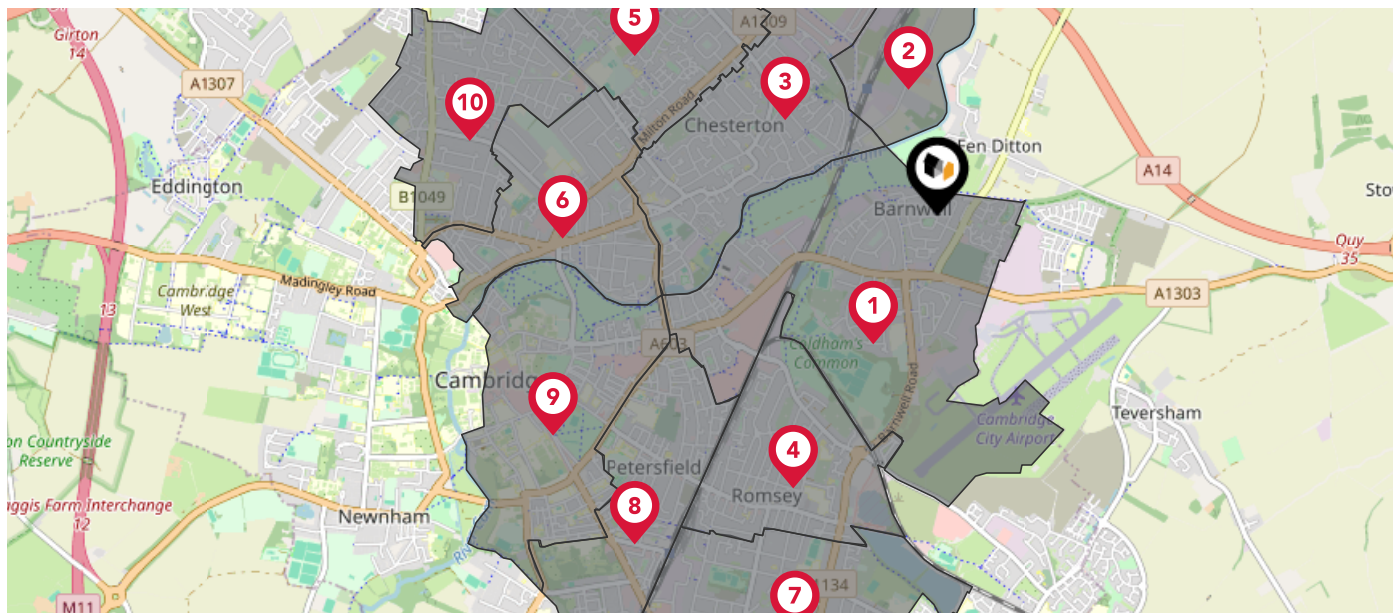
Mine Entry

- ✗ 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

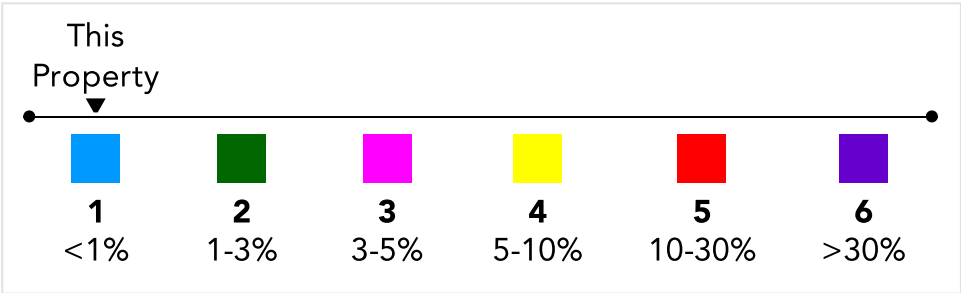
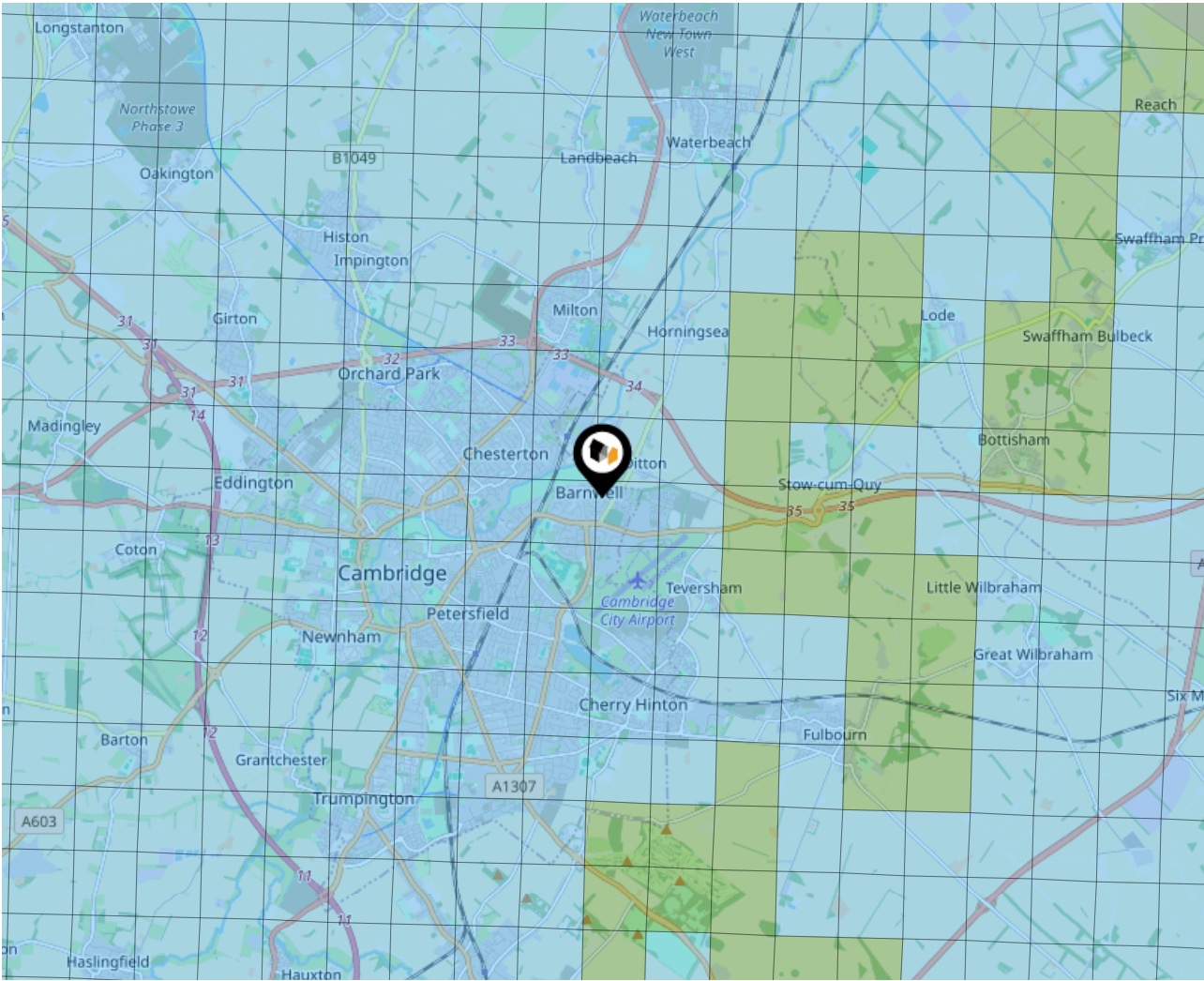


Nearby Council Wards

-  1 Abbey Ward
-  2 Milton & Waterbeach Ward
-  3 East Chesterton Ward
-  4 Romsey Ward
-  5 King's Hedges Ward
-  6 West Chesterton Ward
-  7 Coleridge Ward
-  8 Petersfield Ward
-  9 Market Ward
-  10 Arbury Ward

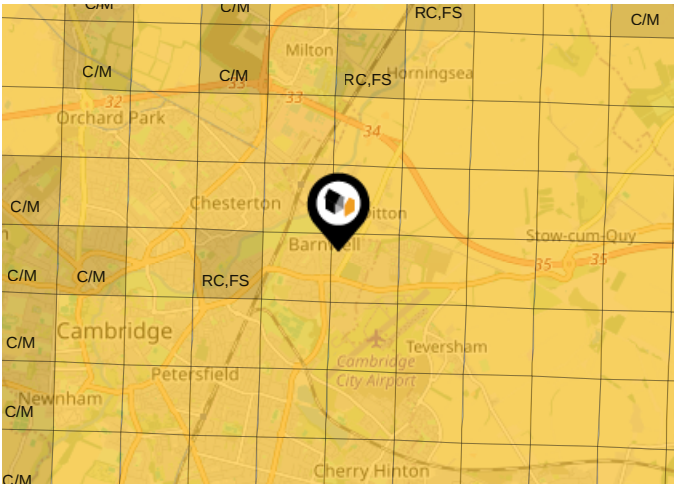
What is Radon?

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)

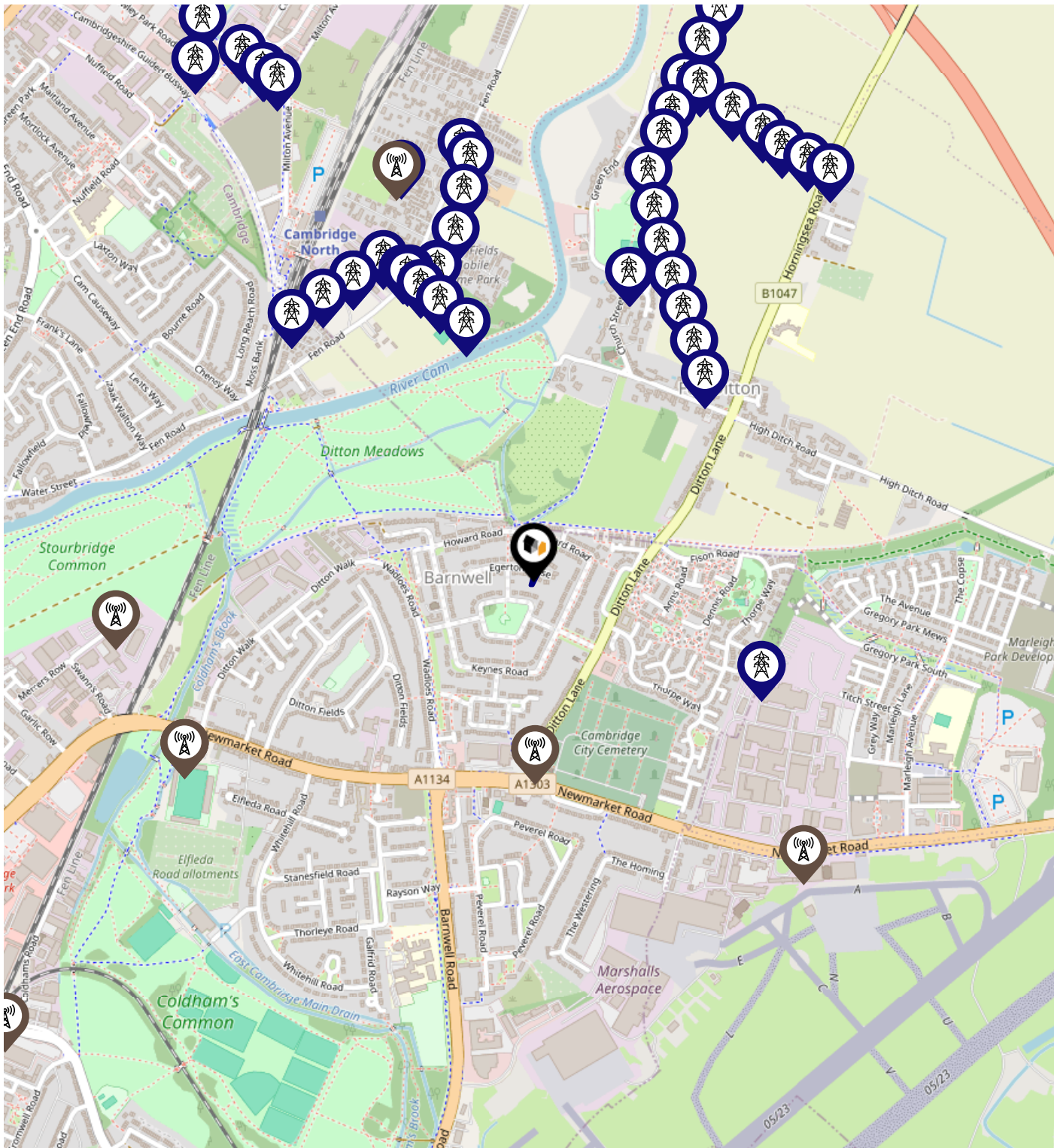
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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



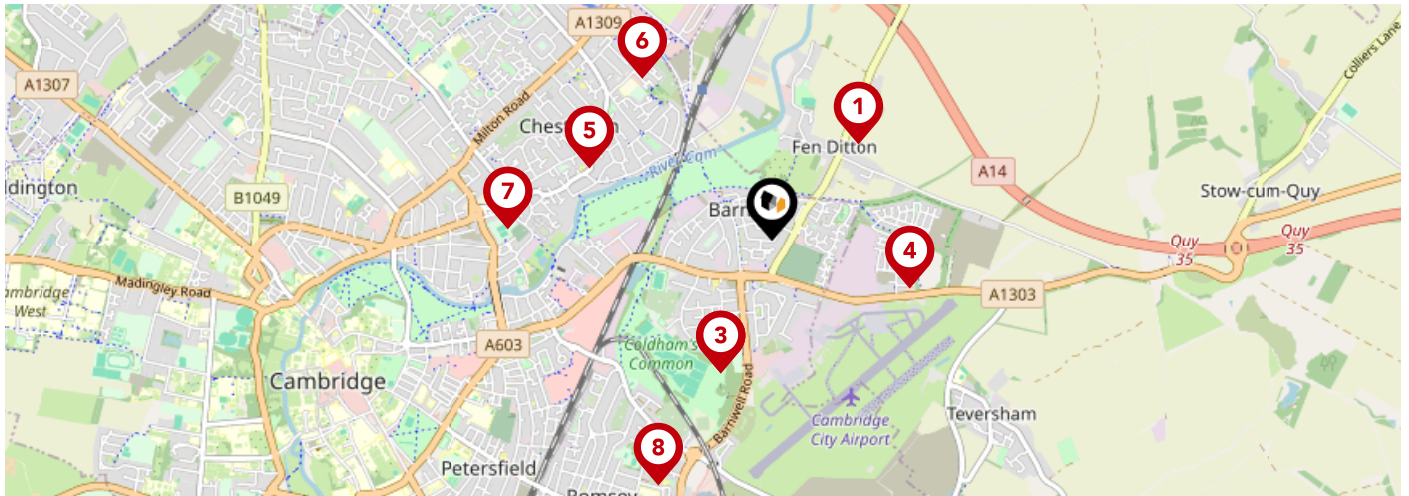
Key:

-  Power Pylons
-  Communication Masts

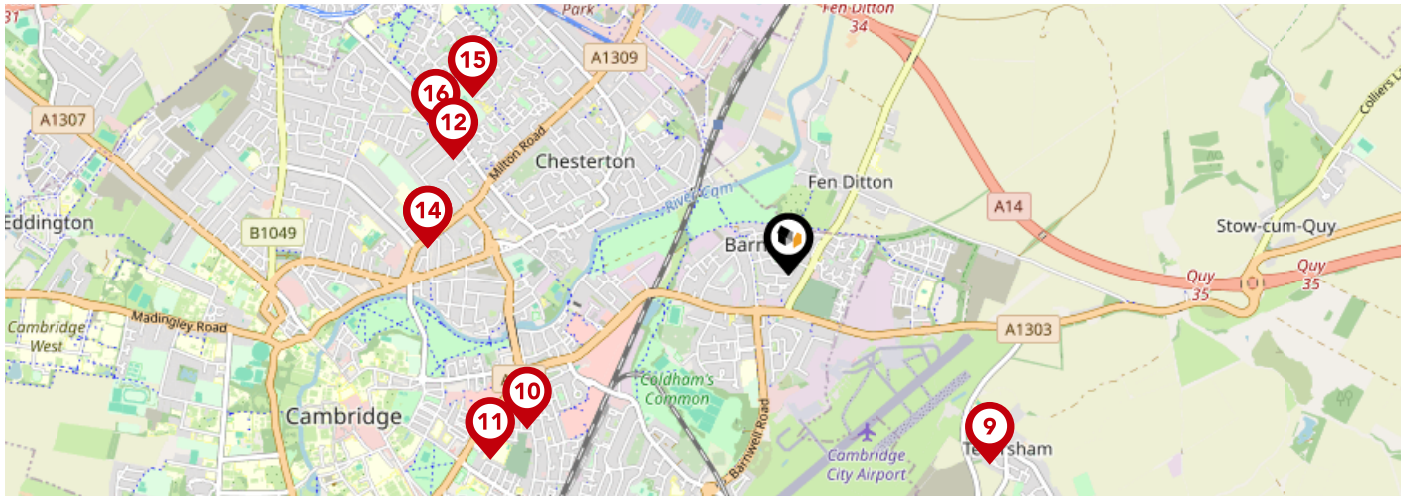
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











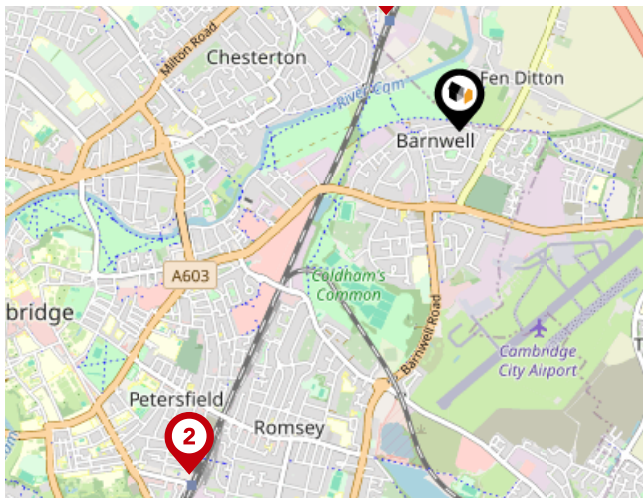
Listed Buildings in the local district		Grade	Distance
	1127399 - Ditton Hall	Grade II	0.3 miles
	1223654 - K6 Kiosk	Grade II	0.3 miles
	1428633 - Fen Ditton War Memorial	Grade II	0.3 miles
	1157197 - Wall To East Of Number 16 (the Rectory)	Grade II	0.3 miles
	1331306 - Barn To North West Of Ditton Hall	Grade II	0.3 miles
	1157255 - Garden And Boundary Wall To Ditton Hall	Grade II	0.3 miles
	1178378 - King's Head Public House	Grade II	0.3 miles
	1127397 - 19 And 21, High Street	Grade II	0.3 miles
	1157174 - Wall To West Of Numbers 16, 20 And 22	Grade II	0.4 miles
	1331305 - Musgrave Farmhouse	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

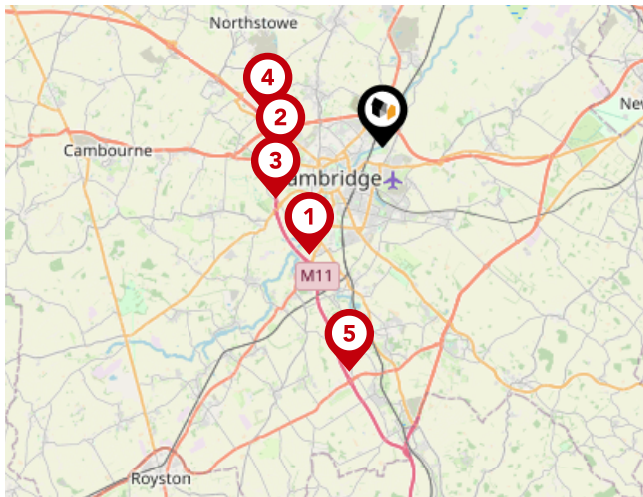


		Nursery	Primary	Secondary	College	Private
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance: 1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance: 1.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance: 1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance: 1.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance: 1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance: 1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance: 1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance: 1.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



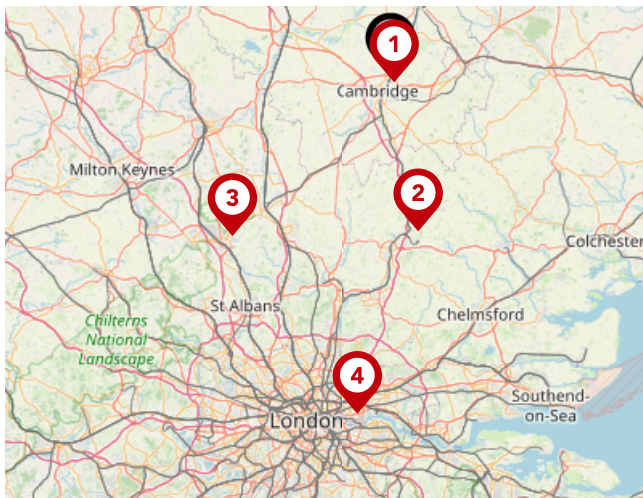
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.63 miles
2	Cambridge Rail Station	1.99 miles
3	Waterbeach Rail Station	3.41 miles



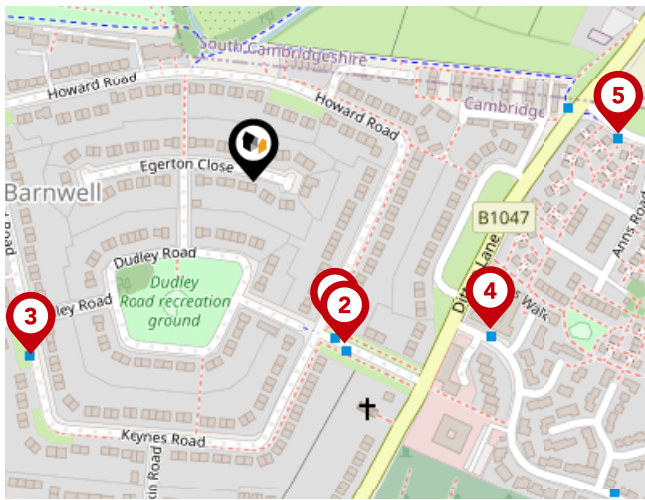
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.73 miles
2	M11 J13	3.77 miles
3	M11 J12	4.32 miles
4	M11 J14	4.34 miles
5	M11 J10	8.26 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	0.84 miles
2	Stansted Airport	22.92 miles
3	Luton Airport	32.84 miles
4	Silvertown	49.6 miles



Bus Stops/Stations

Pin	Name	Distance
1	Howard Road	0.1 miles
2	Howard Road	0.11 miles
3	Dudley Road	0.16 miles
4	Berghott Close	0.16 miles
5	Fison Road	0.21 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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