

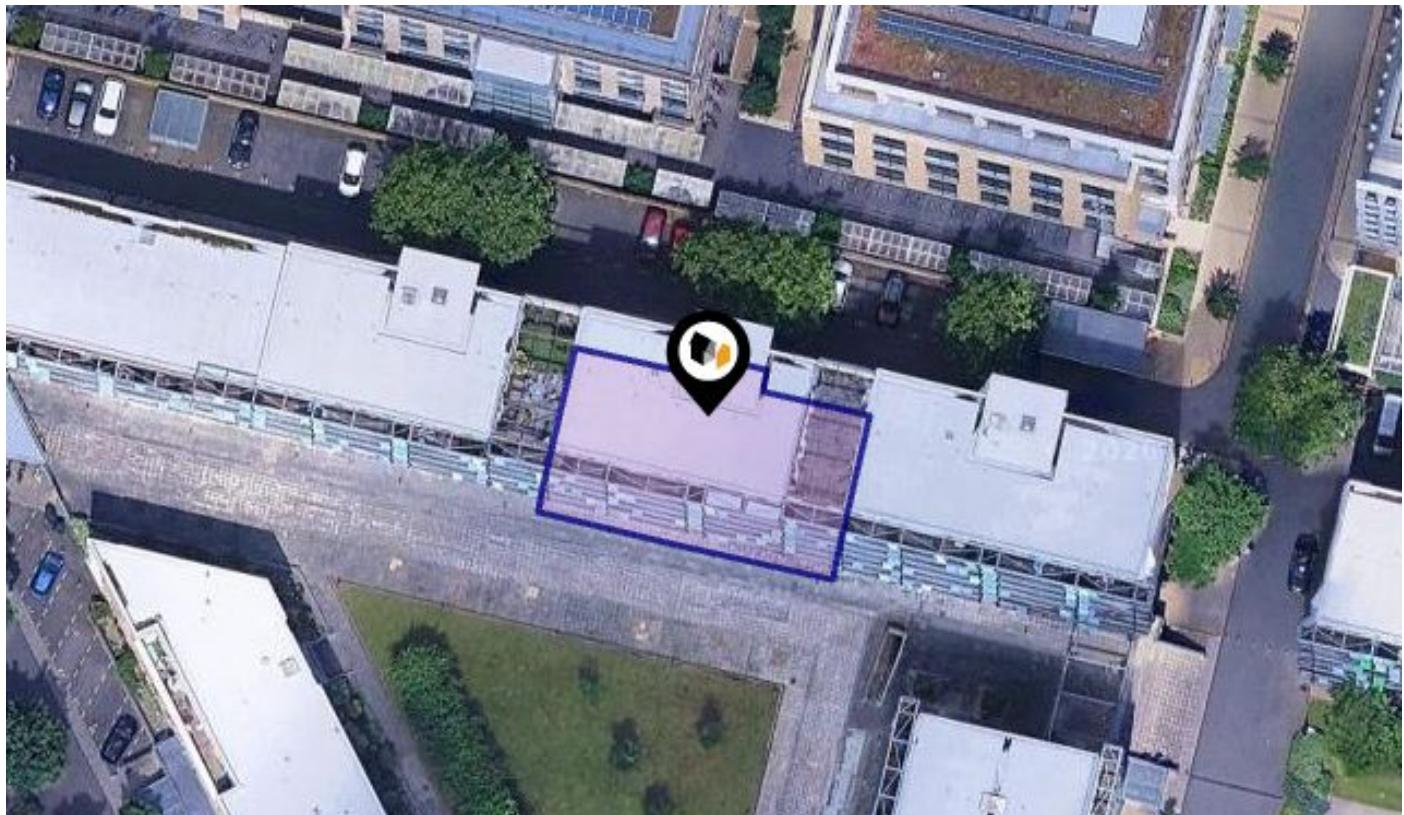


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 03rd February 2026



WARREN CLOSE, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



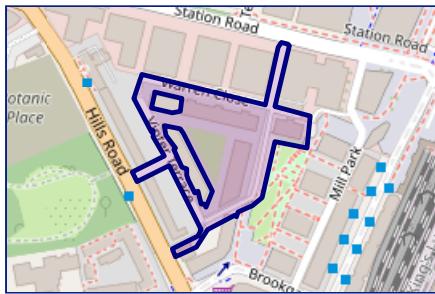
Powered by



Property Multiple Title Plans

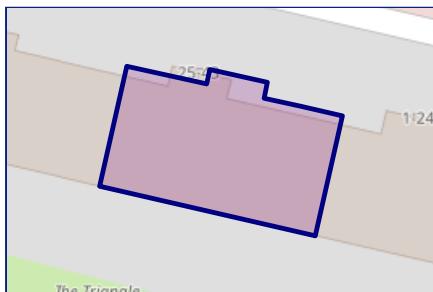
CC&C

Freehold Title Plan



CB283500

Leasehold Title Plan

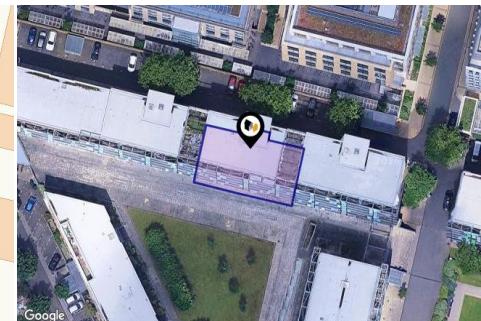


CB322892

Start Date: 14/12/2006
End Date: 01/10/3004
Lease Term: 999 years from 1 October 2005
Term Remaining: 979 years



NO STREETVIEW
IMAGE
AVAILABLE
FOR THIS
ADDRESS



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/12/2006
Floor Area:	753 ft ² / 70 m ²	End Date:	01/10/2004
Plot Area:	0.09 acres	Lease Term:	999 years from 1 October 2005
Year Built :	2006	Term Remaining:	979 years
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB322892		

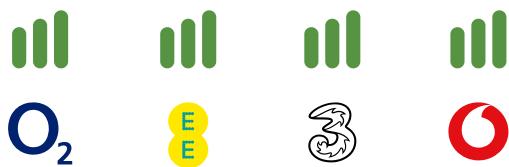
Local Area

Local Authority:	Cambridge
Conservation Area:	New Town and Glisson Road
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	140 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Warren Close Cambridge Cambridgeshire CB2 1LB**

Reference - 21/1130/TTPO

Decision: Decided

Date: 06th September 2021

Description:

T1 and T2 - Maple - trim to give approximately 1.5m clearance of building. G2 - Maples - lift to give ground clearance of approximately 2m. G3 - Group of x 5 Acacias - lift to give approximately 2m ground clearance. Cut back to give 1.5m clearance of buildings. G4 - London Planes - lift to give approximately 3.5 to 4m ground clearance.

Reference - 21/1155/TTCA

Decision: Decided

Date: 16th September 2021

Description:

G1 Limes - repollard to previous points, approximately 2m.

Reference - 22/0033/TTPO

Decision: Decided

Date: 10th January 2022

Description:

G1 - Group of 4x Robinia. Fell as roots have caused paving/pathways to lift and become a serious trip hazard to pedestrians. Replace with Tilia Mongolica 16-18cm girth. Plant in tree pits to contain roots.

Reference - 23/0577/TTCA

Decision: Decided

Date: 12th June 2023

Description:

T1 - Maple - Remove infected limbs and reduce by 1.5m all round T2 - Maple - Lift the third Maple tree along over gardens by 2m G1 -1x Maple, 1x Fig and 1x Horse Chestnut by parking bays 27. Lift to give 2.5m ground clearance T3 - London Plane by bay 15 - Fell - Lifting all the slabs around area and bin stores. Unable to root prune as too large

Planning records for: **1 Warren Close Cambridge Cambridgeshire CB2 1LB**

Reference - 21/05433/COND16

Decision: Decided

Date: 12th June 2023

Description:

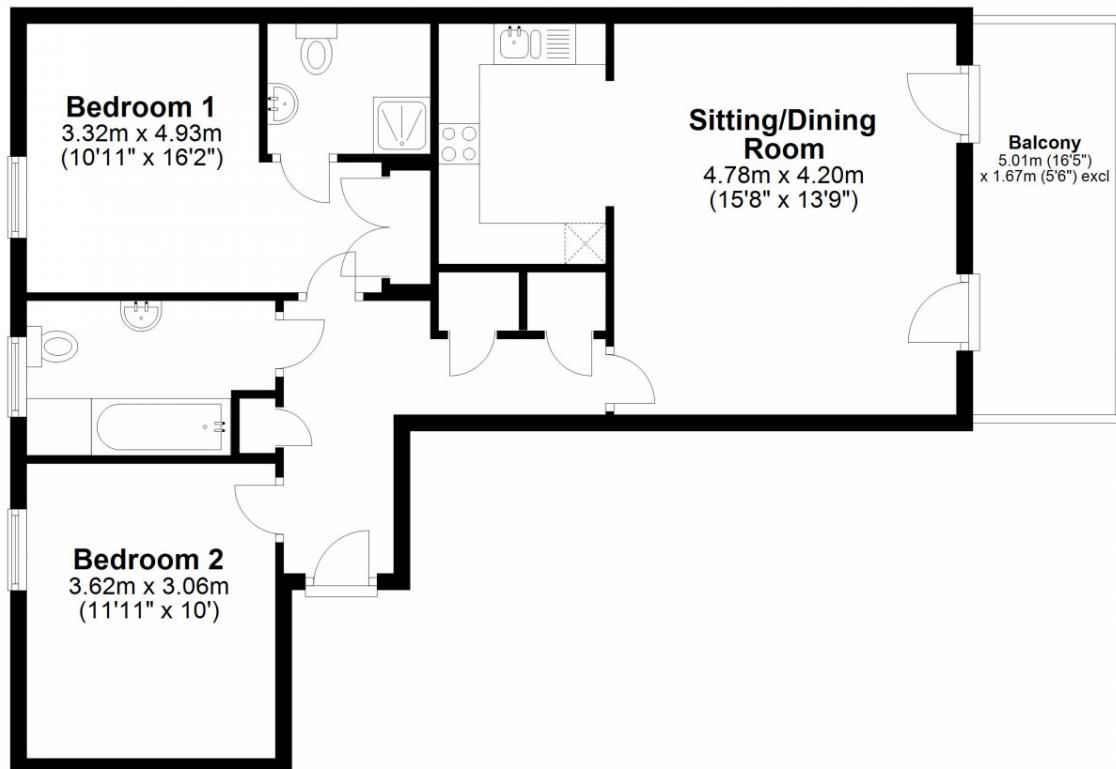
Submission of details required by condition 16 (Substation Buildings) of planning permission 21/05433/REM



WARREN CLOSE, CAMBRIDGE, CB2

Fifth Floor

Approx. 70.5 sq. metres (759.4 sq. feet)

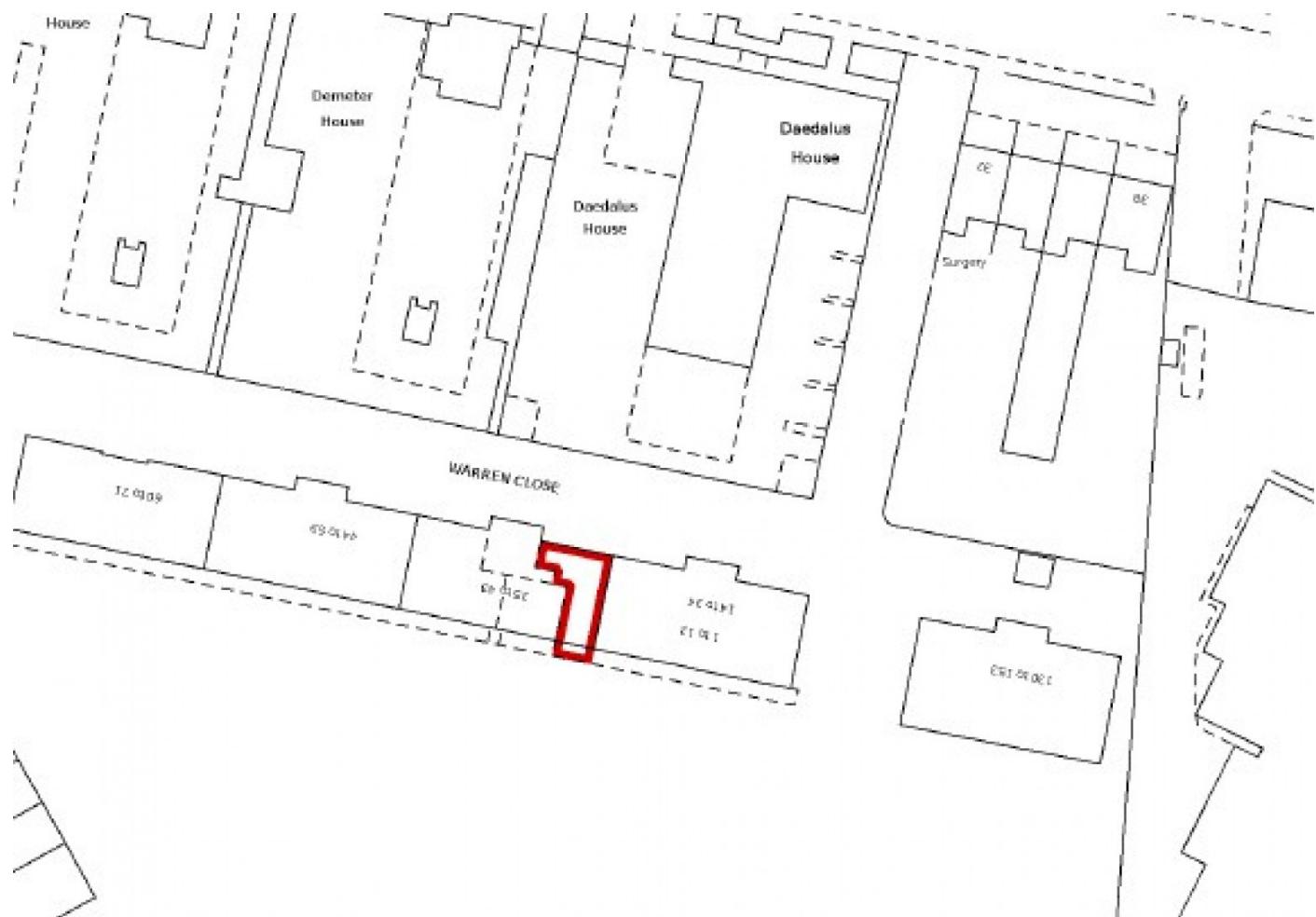


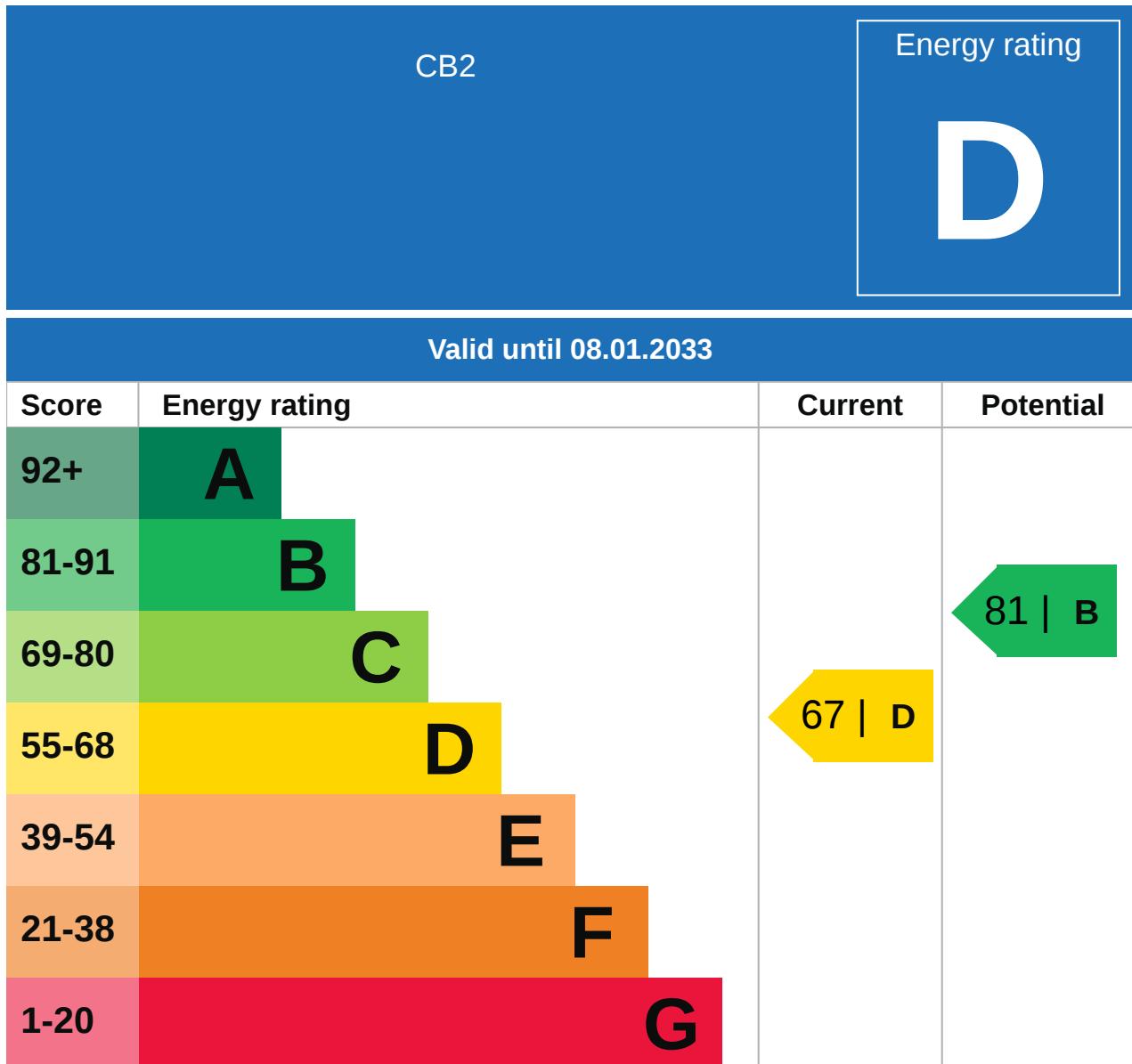
Total area: approx. 70.5 sq. metres (759.4 sq. feet)

Drawings are for guidance only.

Plan produced using PlanUp.

WARREN CLOSE, CAMBRIDGE, CB2





Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	05
Flat Top Storey:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Flat, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and appliance thermostats
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	70 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

2005 - Standard brick

Property Lease Information

Annual Service Charge: £3,313.70

Ground Rent: £250

Lease expiry: 01/10/3004

Listed Building Information

Stamp Duty

Other

Gated green space on the ground floor

Other

Electricity Supply

Scottish Power

Gas Supply

No gas to unit

Central Heating

Water Supply

Provided by the building manager, water charges included in the annual service charge

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.

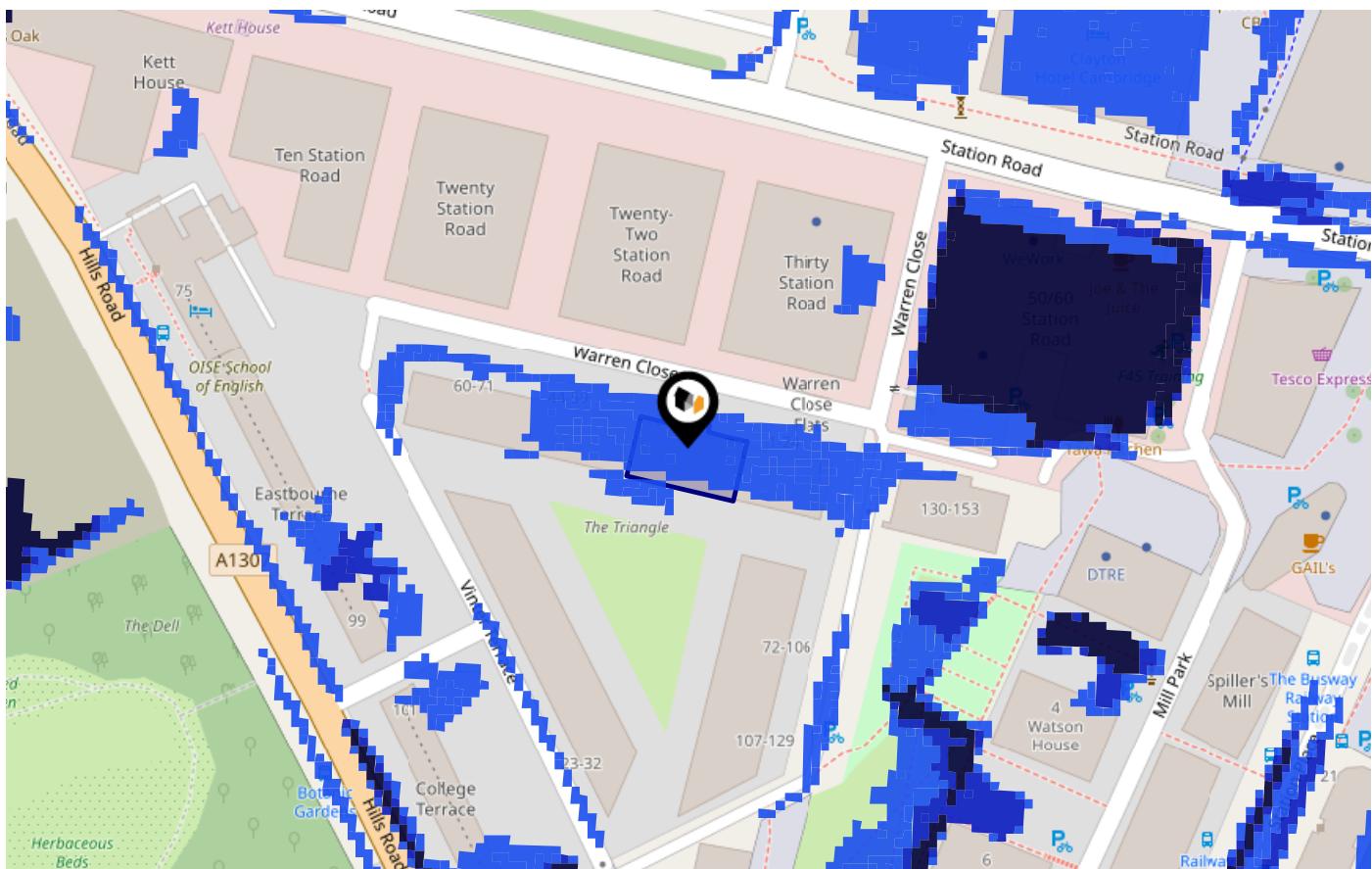
Important - Please read

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.

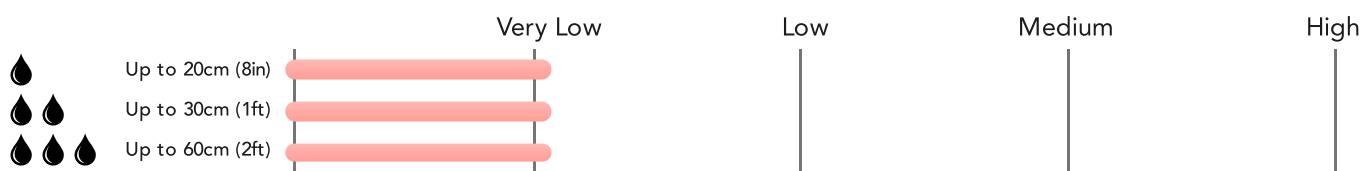


Risk Rating: Low

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.

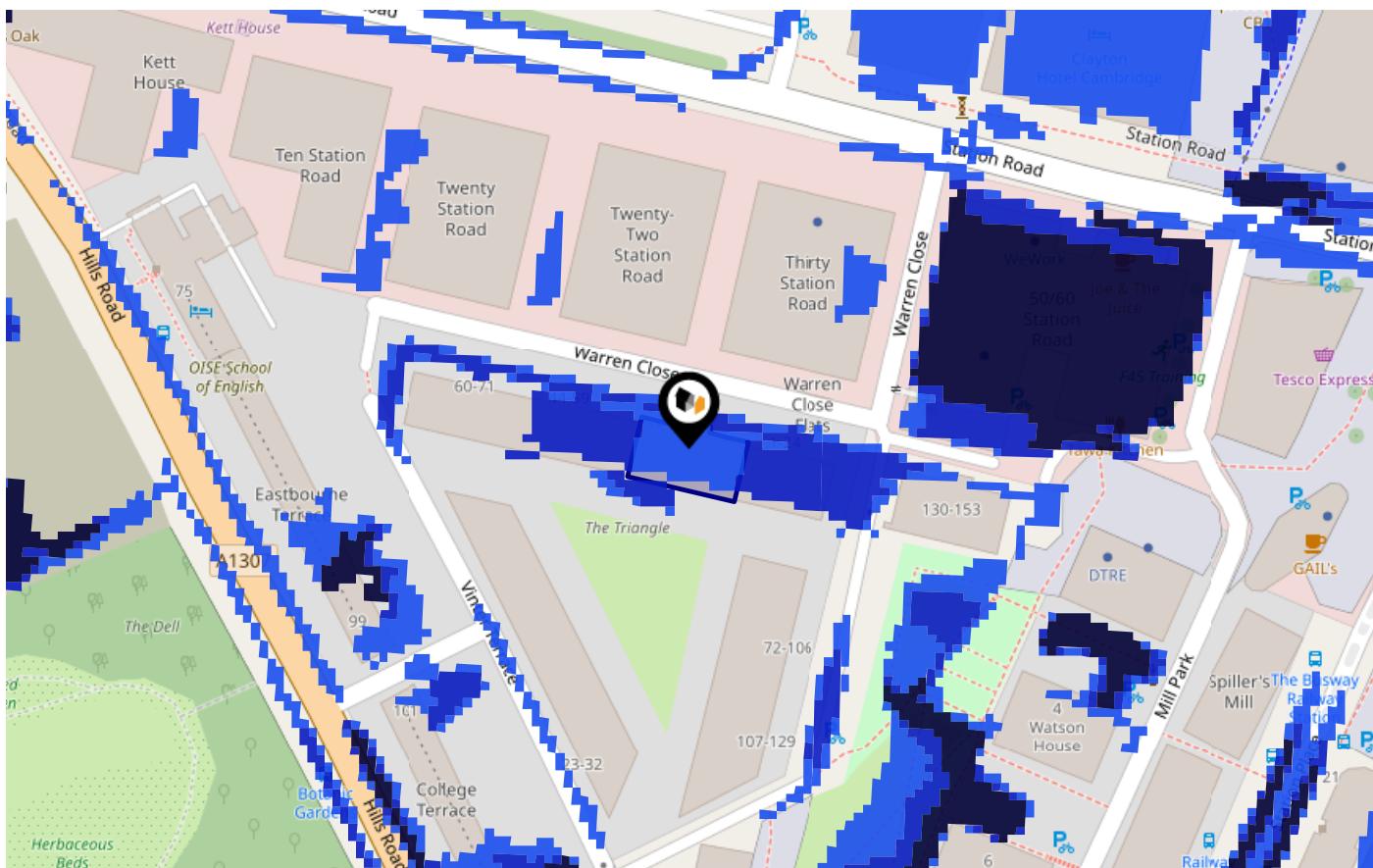
Chance of flooding to the following depths at this property:



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.

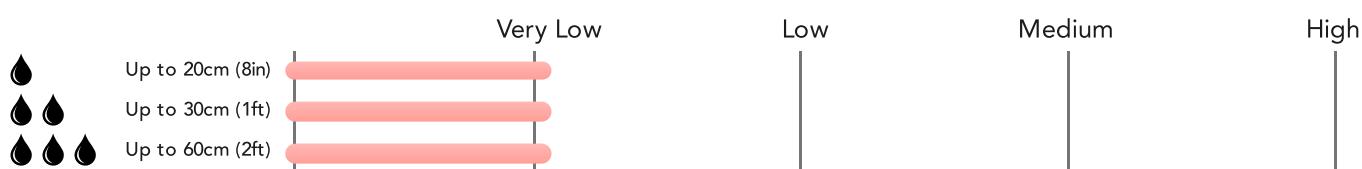


Risk Rating: Low

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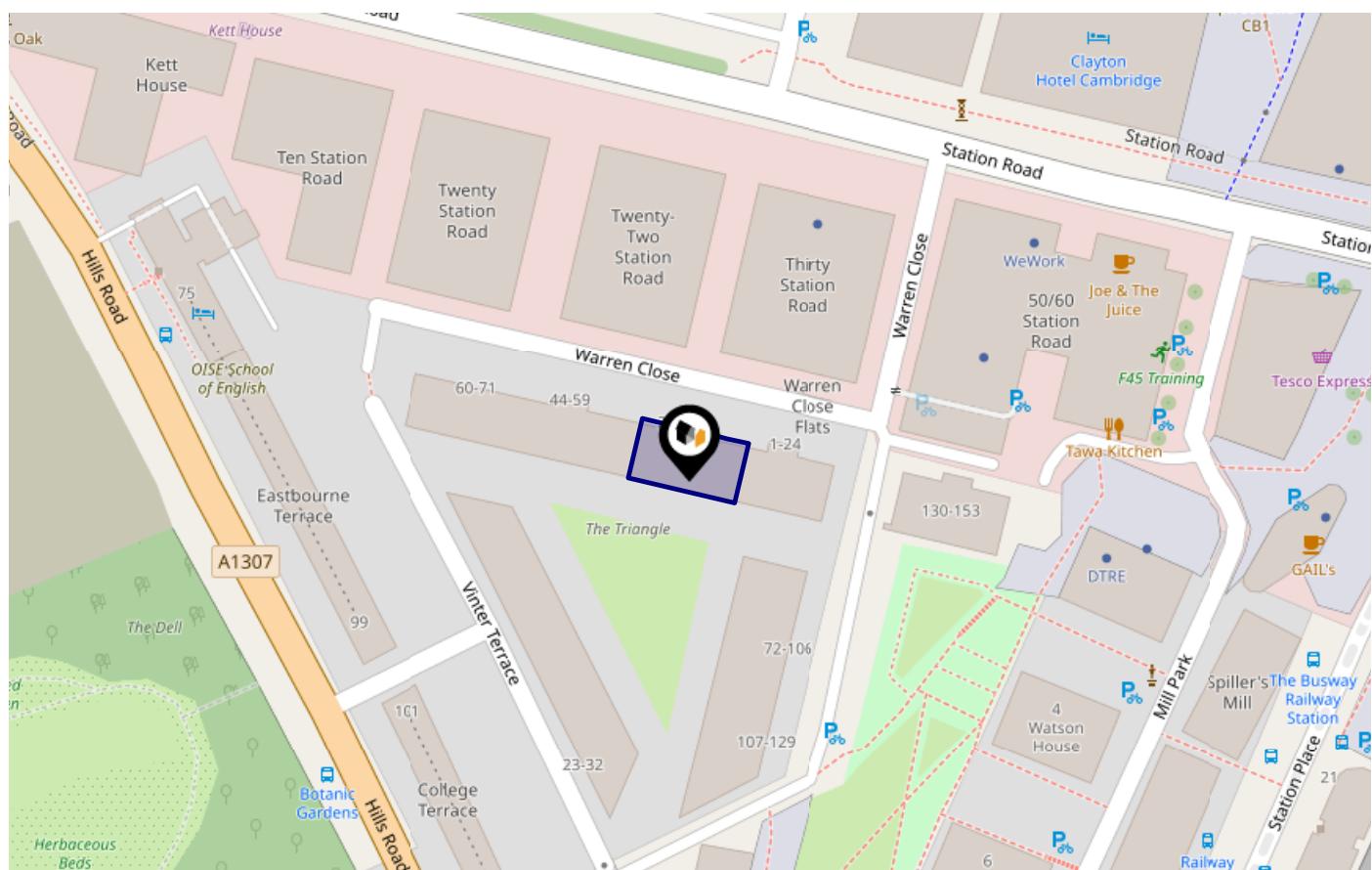
Chance of flooding to the following depths at this property:



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.

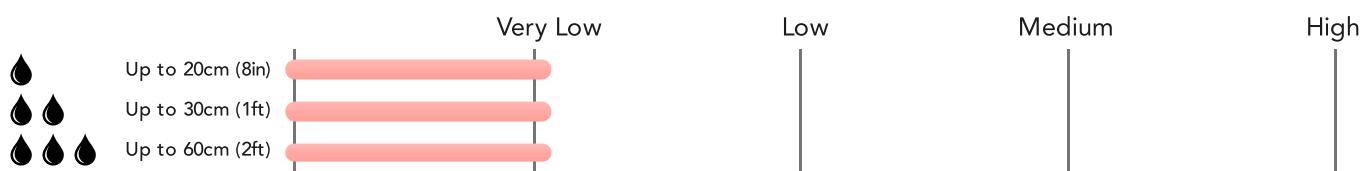


Risk Rating: Very low

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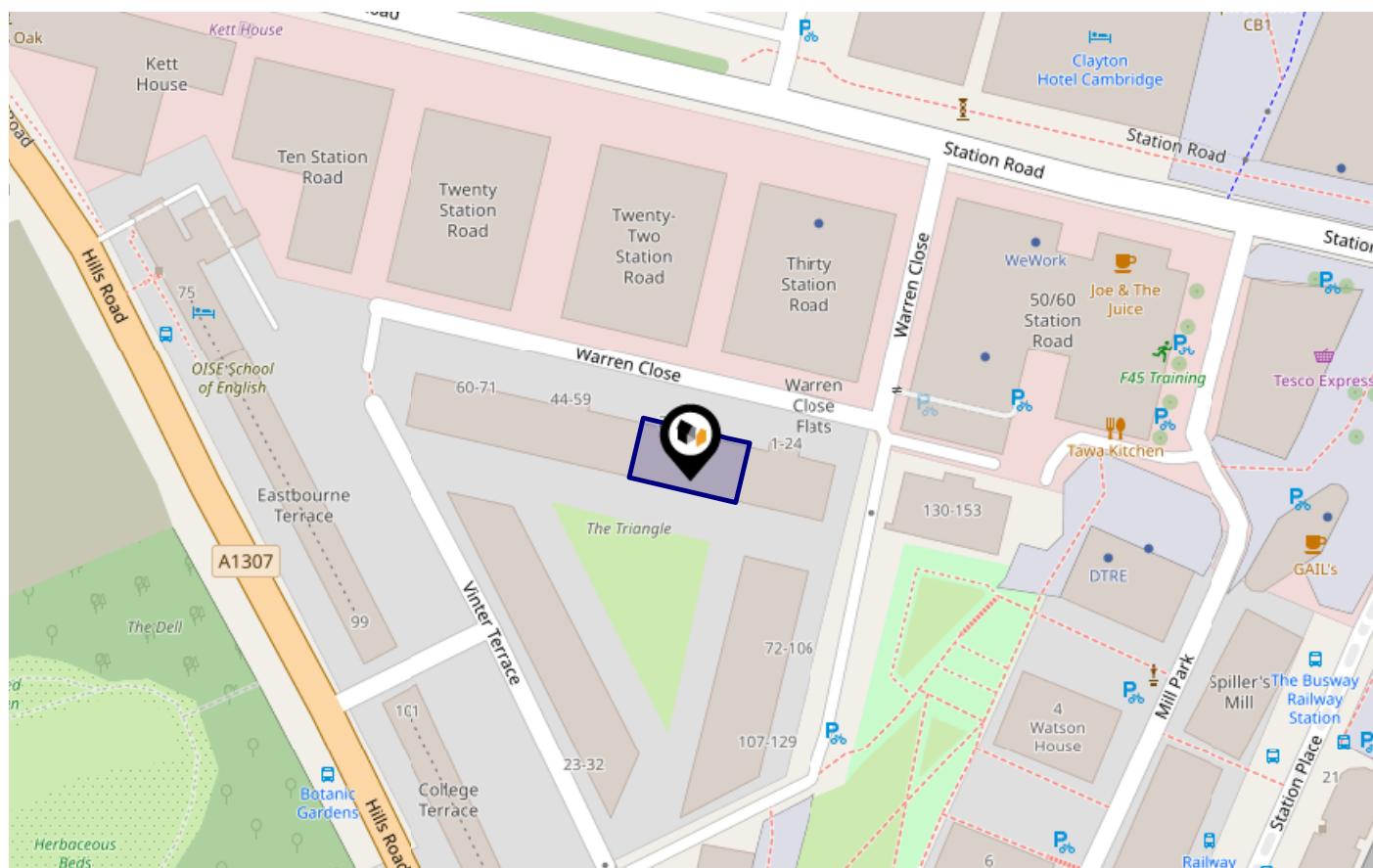
Chance of flooding to the following depths at this property:



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.

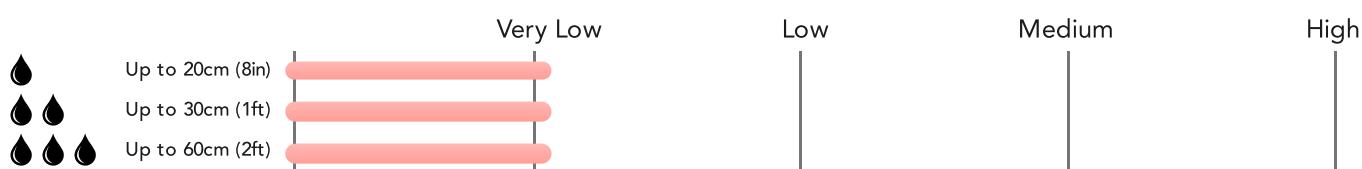


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

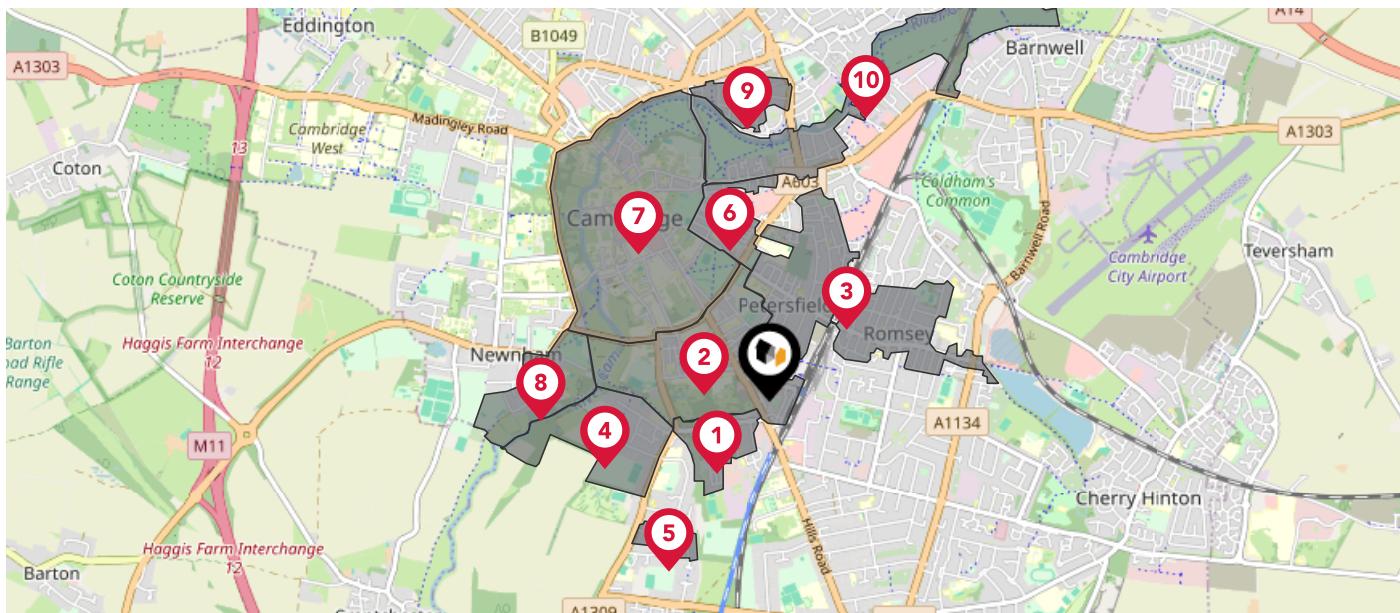


Maps

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

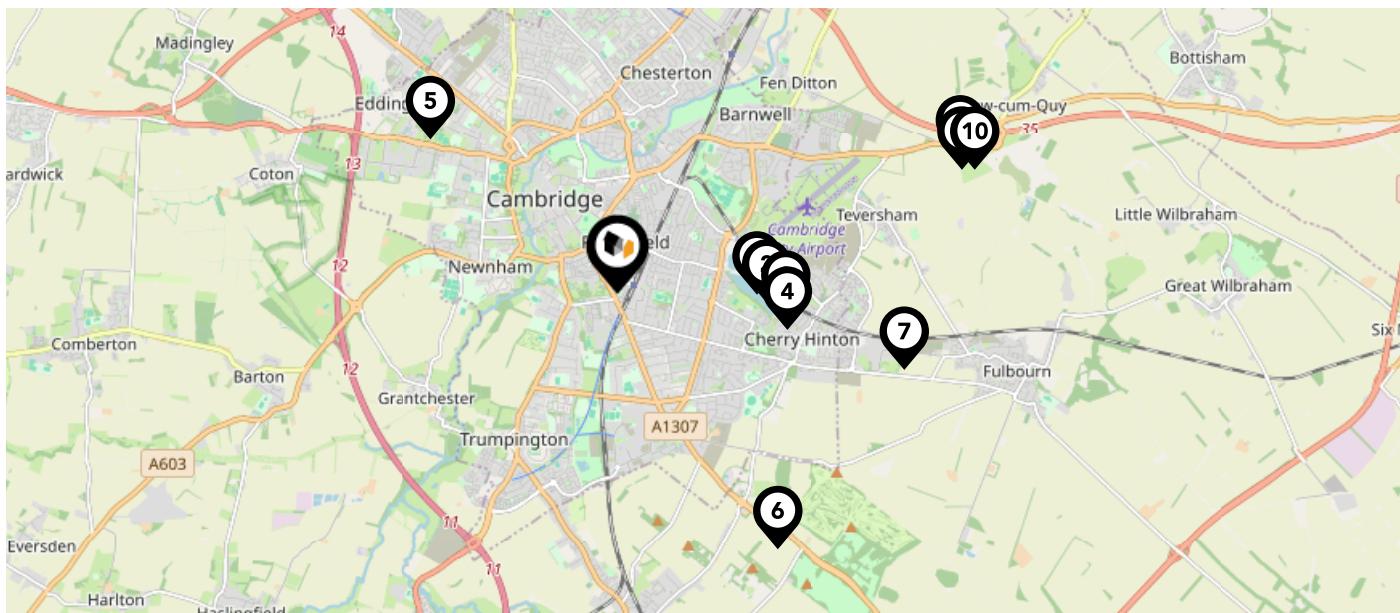
1	Brooklands Avenue
2	New Town and Glisson Road
3	Mill Road
4	Southacre
5	Barrow Road
6	The Kite
7	Central
8	Newnham Croft
9	De Freville
10	Riverside and Stourbridge Common

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.



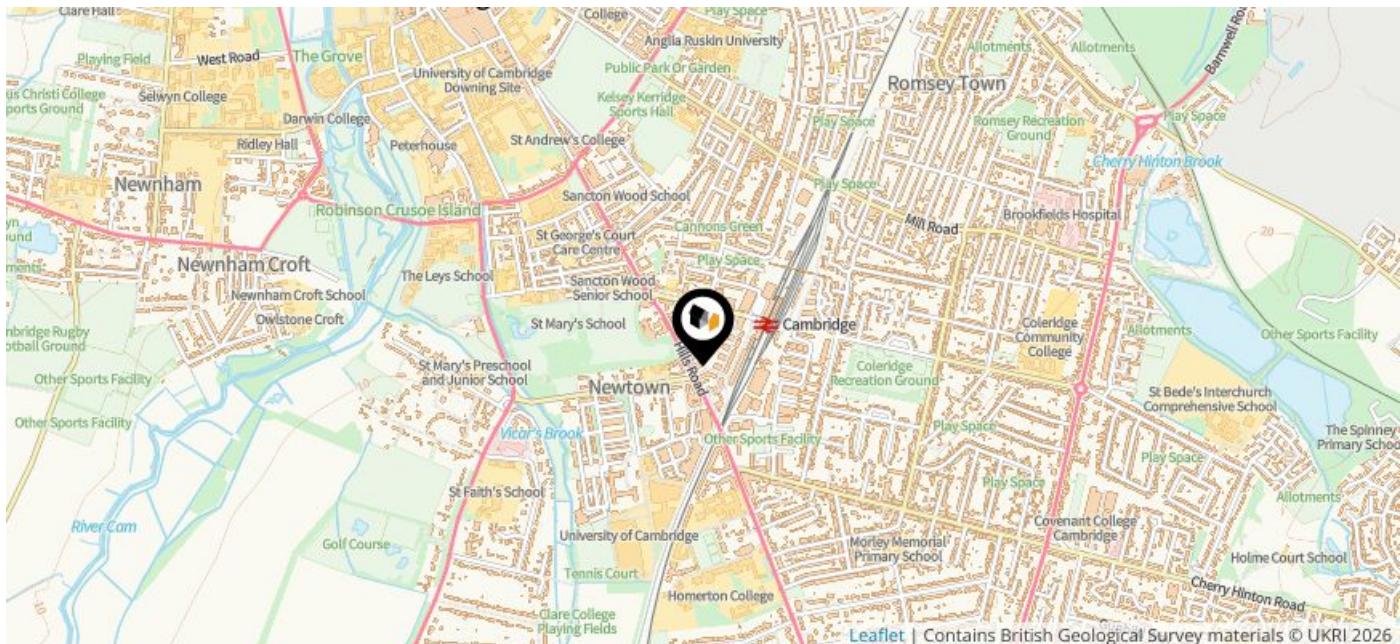
Nearby Landfill Sites

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

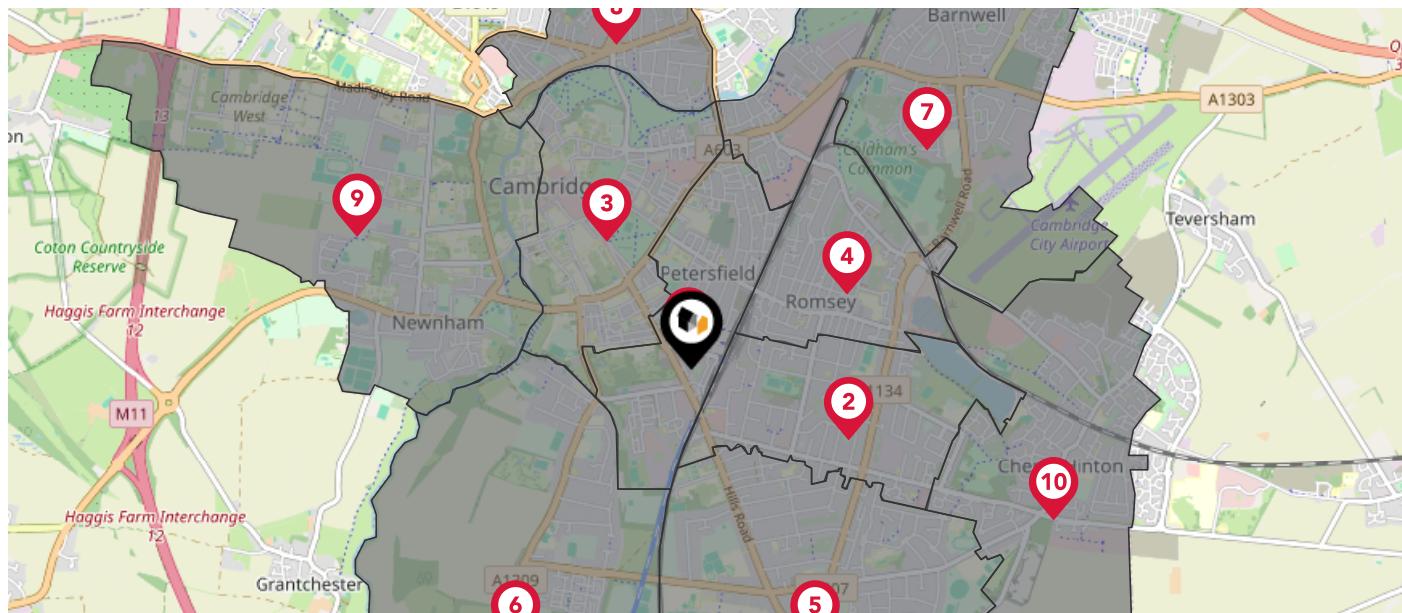
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

2 Coleridge Ward

3 Market Ward

4 Romsey Ward

5 Queen Edith's Ward

6 Trumpington Ward

7 Abbey Ward

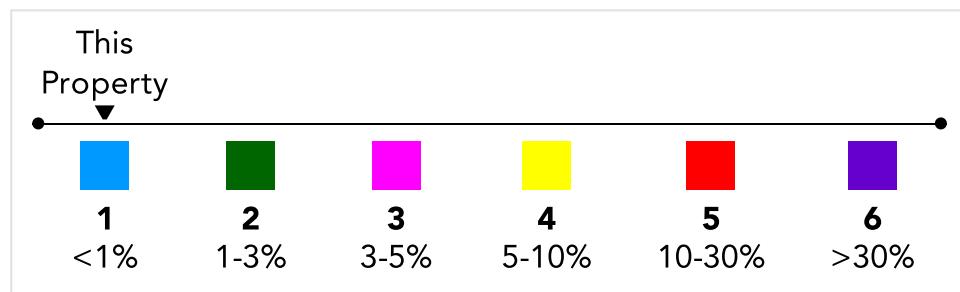
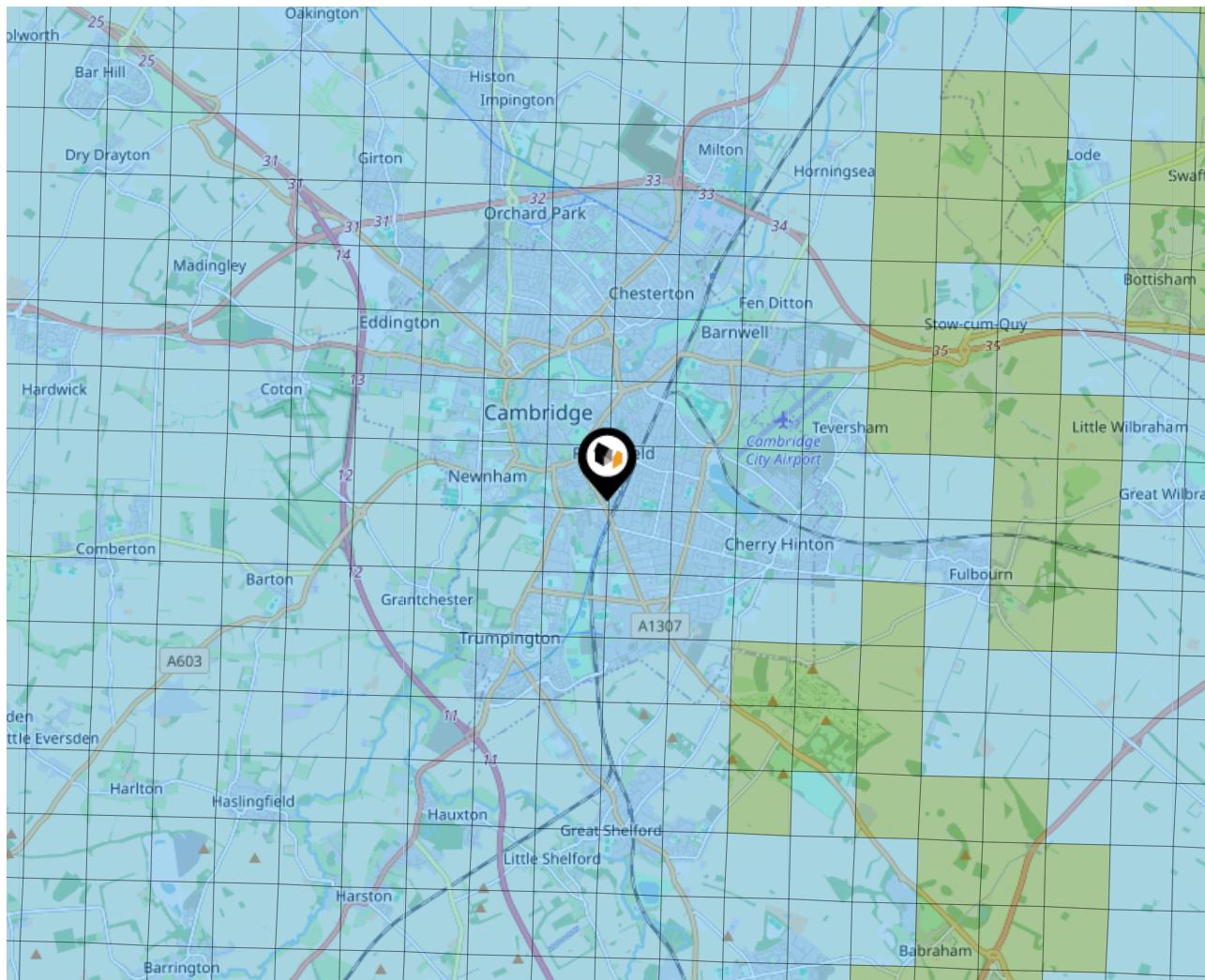
8 West Chesterton Ward

9 Newnham Ward

10 Cherry Hinton Ward

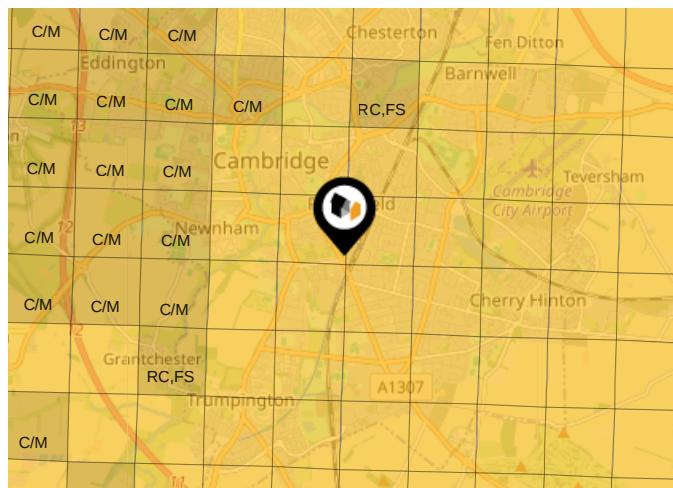
What is Radon?

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)		

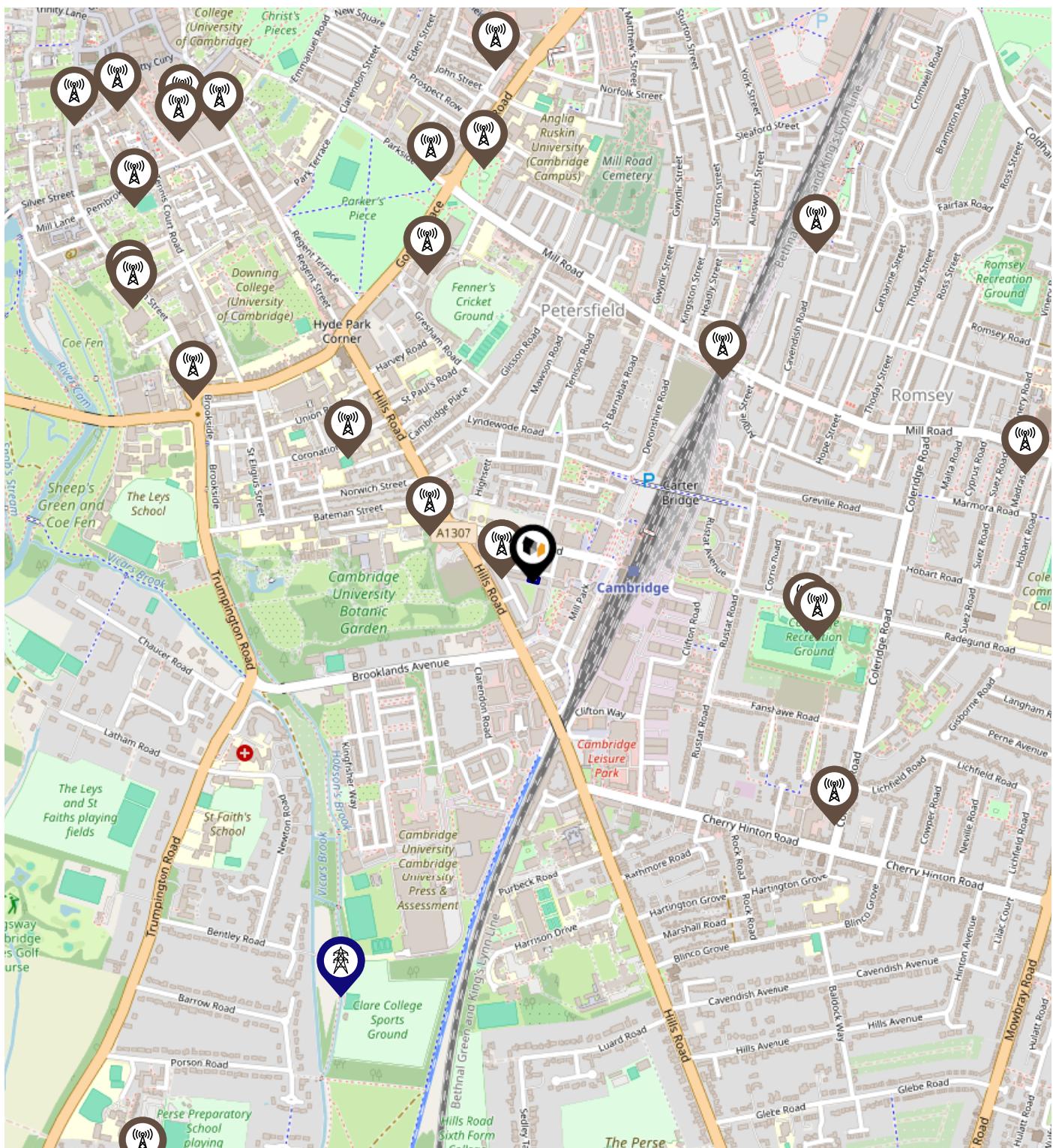


Primary Classifications (Most Common Clay Types)

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**

— C & C —



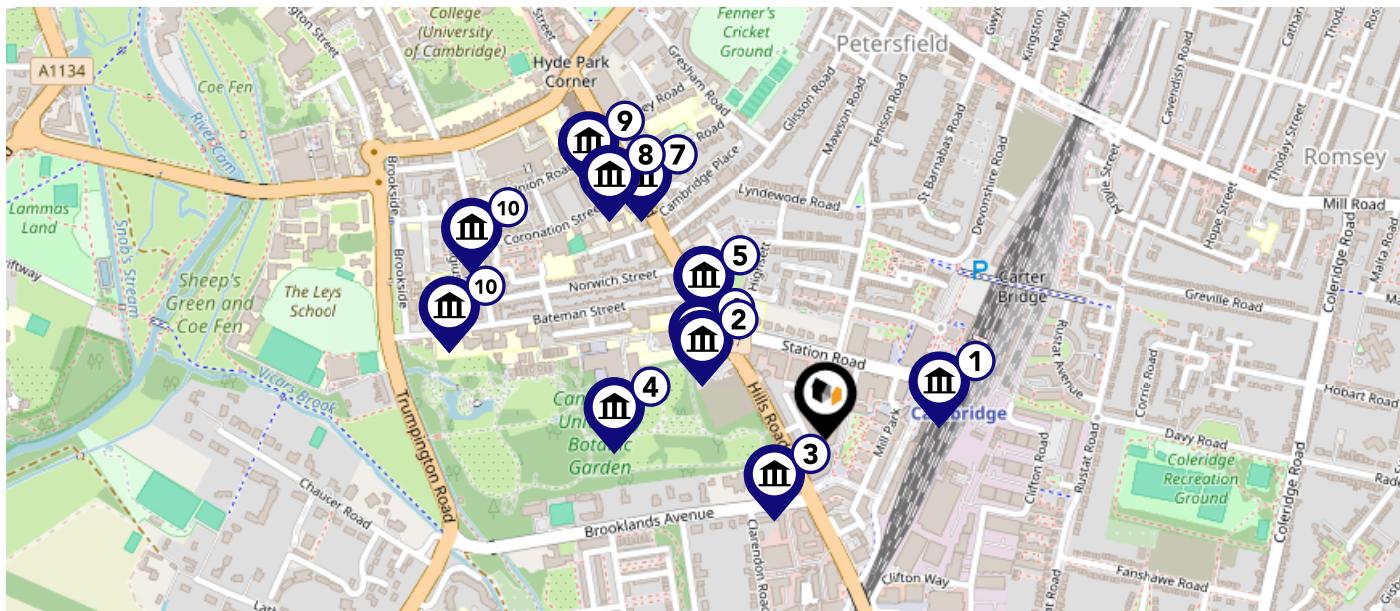
Key:

-  Power Pylons
-  Communication Masts

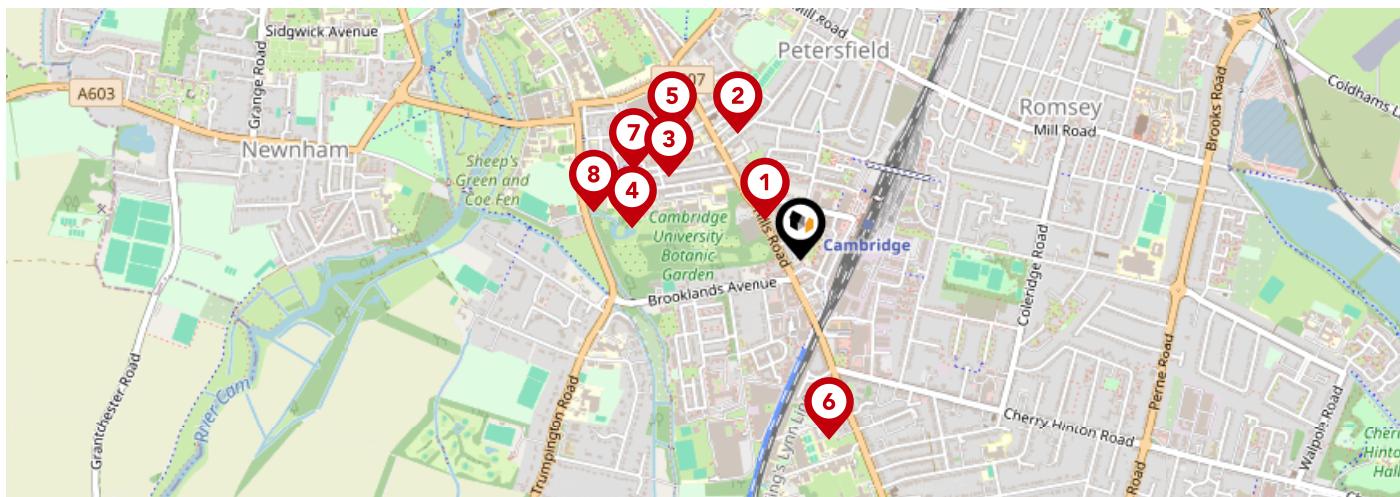
Maps Listed Buildings

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
1343683 - The Railway Station	Grade II	0.1 miles
1391728 - Milestone Outside 100 Hills Road	Grade II	0.1 miles
1349070 - Royal Albert Homes	Grade II	0.1 miles
1126273 - Cory Lodge Cory Lodge, Botanic Garden	Grade II	0.2 miles
1246829 - Highsett And Front Retaining Wall	Grade II	0.2 miles
1268368 - War Memorial	Grade II	0.2 miles
1349075 - Church Of St Paul	Grade II	0.3 miles
1126199 - 20 And 22, Hills Road	Grade II	0.3 miles
1099114 - Wanstead House	Grade II	0.4 miles
1126117 - 27-41, Panton Street	Grade II	0.4 miles
1126082 - Freemasons Hall The Careers Research And Advisory Centre	Grade II	0.4 miles



Nursery Primary Secondary College Private

1	St. Andrew's College Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 146 Distance:0.12					
2	Sancton Wood School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 397 Distance:0.32					
3	St Pauls CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 161 Distance:0.36					
4	St Mary's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 613 Distance:0.39					
5	St Alban's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils:0 Distance:0.41					
6	Hills Road Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils:0 Distance:0.41					
7	The Stephen Perse Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 1668 Distance:0.43					
8	Mander Portman Woodward	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 211 Distance:0.48					

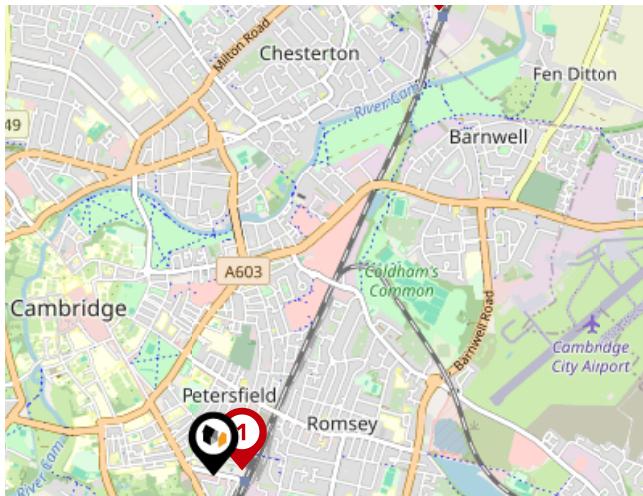


Nursery Primary Secondary College Private

9	Heritage School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 194 Distance:0.52					
10	Cardiff Sixth Form College, Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 74 Distance:0.52					
11	Abbey College Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 466 Distance:0.53					
12	The Leys School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 570 Distance:0.56					
13	St Faith's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 577 Distance:0.62					
14	Morley Memorial Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 390 Distance:0.69					
15	Red Balloon Learner Centre - Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 34 Distance:0.71					
16	St Matthew's Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 664 Distance:0.75					

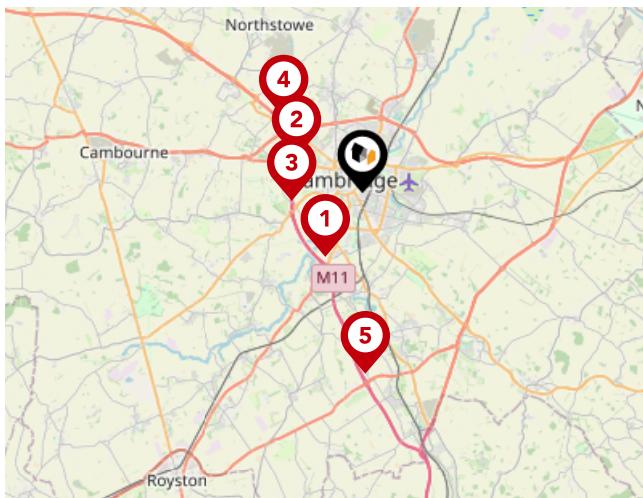
Area Transport (National)

CC&C



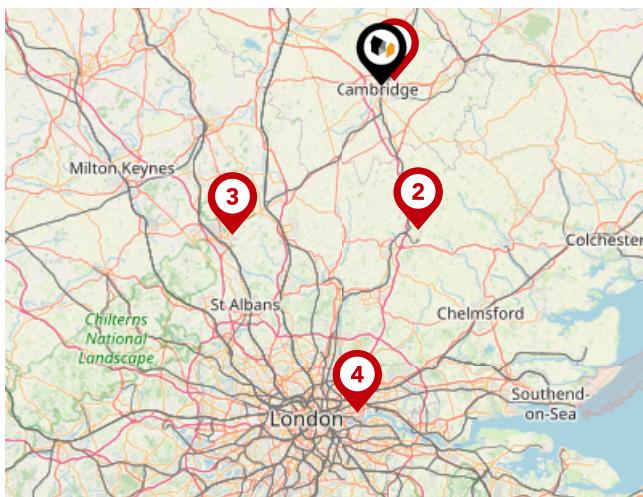
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.14 miles
2	Cambridge North Rail Station	2.35 miles
3	Shelford (Cambs) Rail Station	3.11 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.67 miles
2	M11 J13	2.71 miles
3	M11 J12	2.55 miles
4	M11 J14	3.93 miles
5	M11 J10	6.6 miles

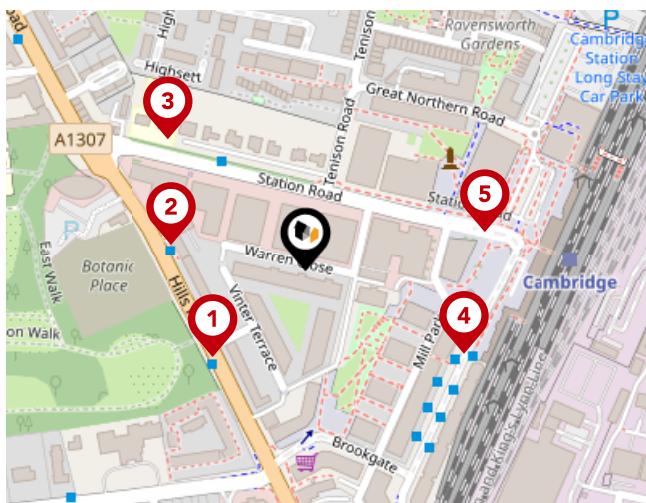


Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.91 miles
2	Stansted Airport	21.66 miles
3	Luton Airport	30.76 miles
4	Silvertown	47.9 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Botanic Gardens	0.07 miles
2	Botanic Gardens	0.08 miles
3	Hills Road	0.11 miles
4	The Busway Railway Station	0.1 miles
5	Station Place	0.11 miles

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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

40 High Street Trumpington Cambridge
CB2 9LS
01223 508 050
jessica@cookecurtis.co.uk
www.cookecurtis.co.uk

