

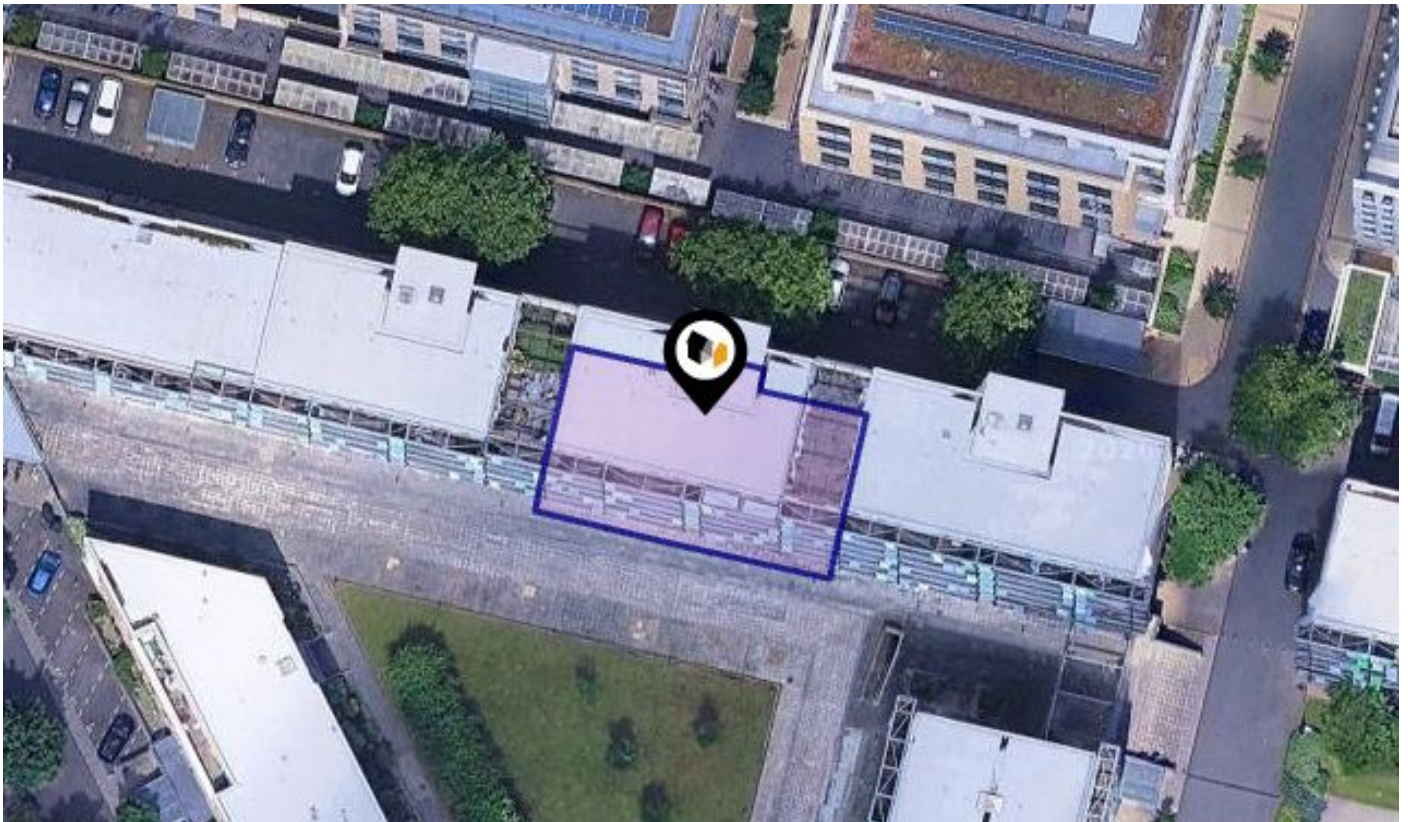


See More Online

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

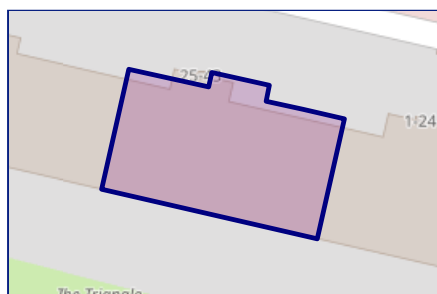
www.cookecurtis.co.uk

Freehold Title Plan



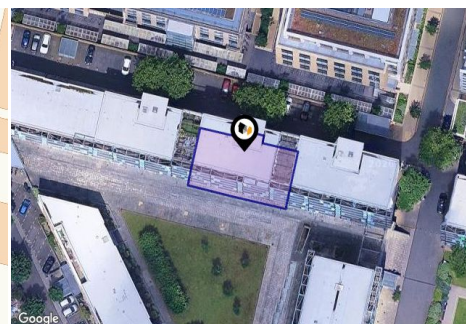
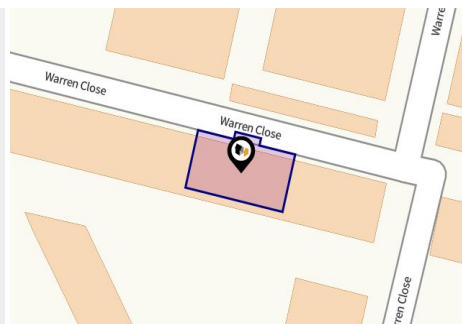
CB283500

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



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/12/2006
Floor Area:	753 ft ² / 70 m ²	End Date:	01/10/3004
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*

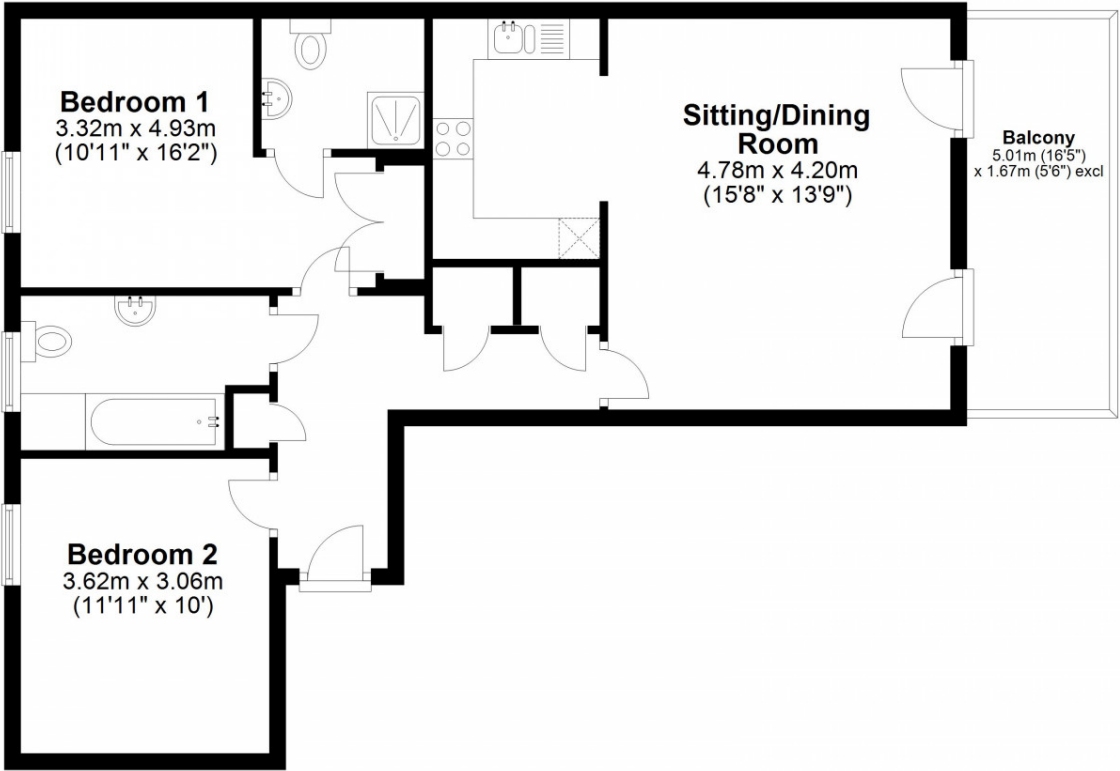
Reference - 21/05433/COND16	
Decision:	Decided
Date:	12th June 2023
Description:	Submission of details required by condition 16 (Substation Buildings) of planning permission 21/05433/REM



WARREN CLOSE, CAMBRIDGE, CB2

Fifth Floor

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

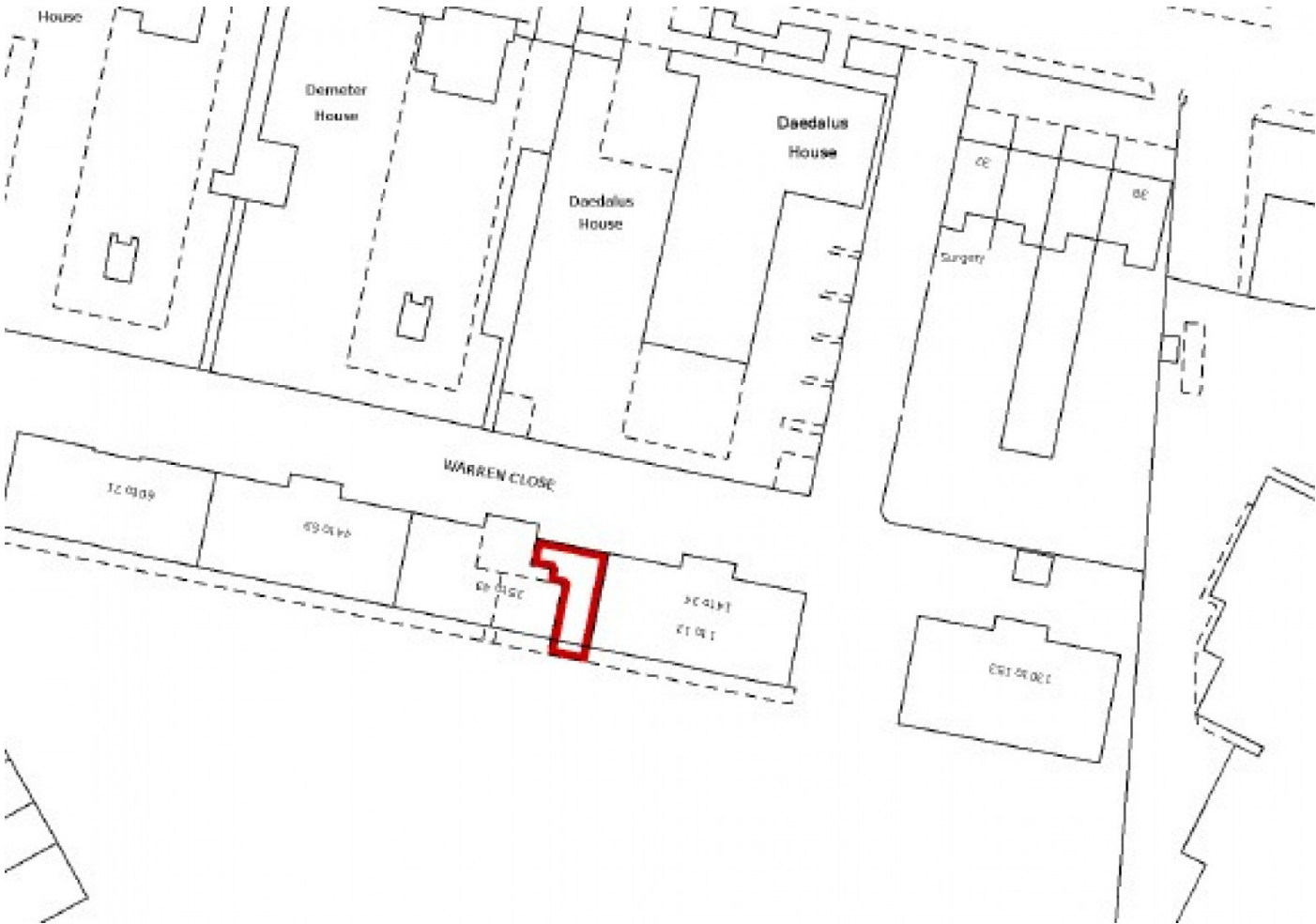


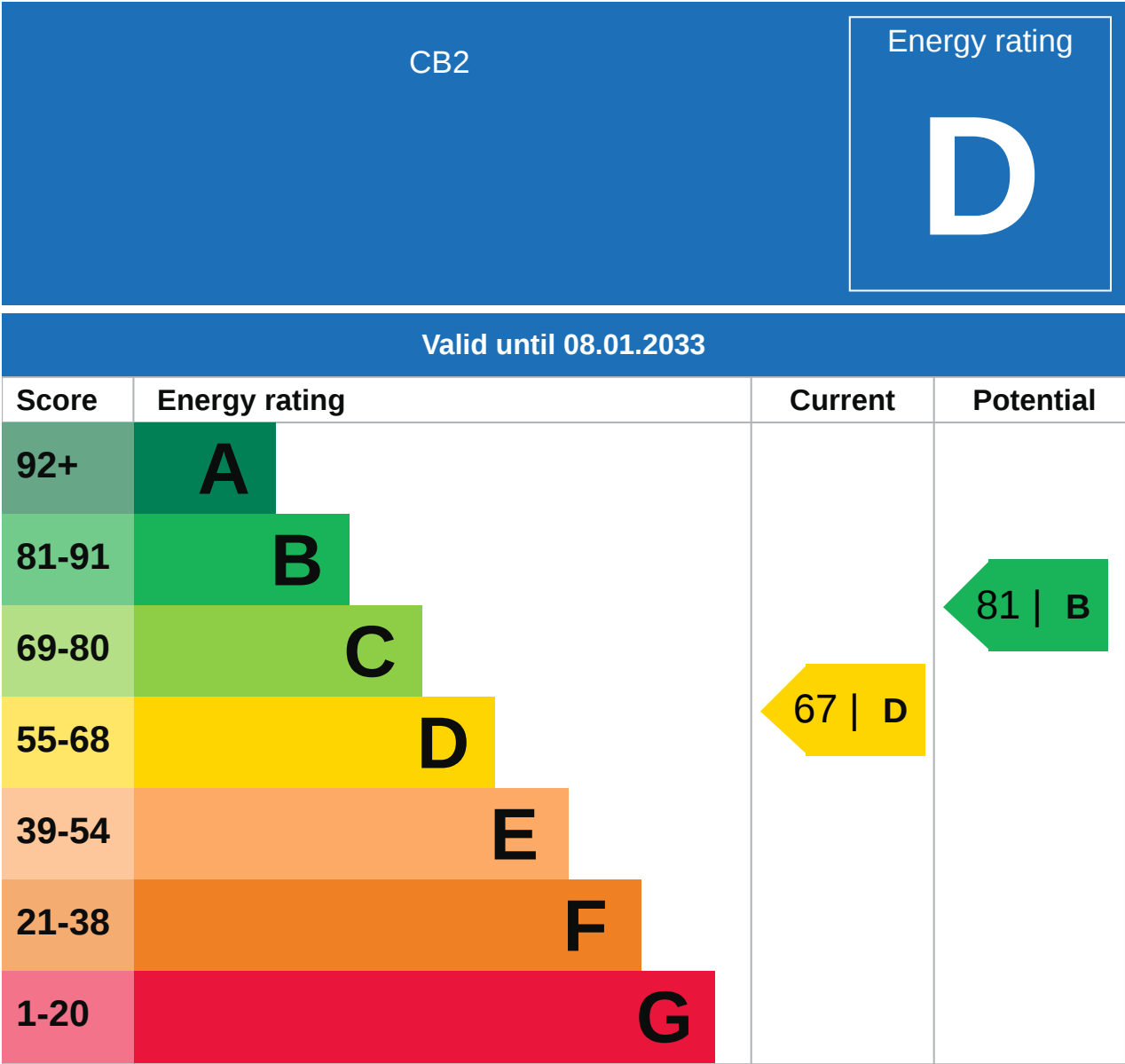
Total area: approx. 70.5 sq. metres (759.4 sq. feet)

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.



/cookecurtisco



/cookecurtisco

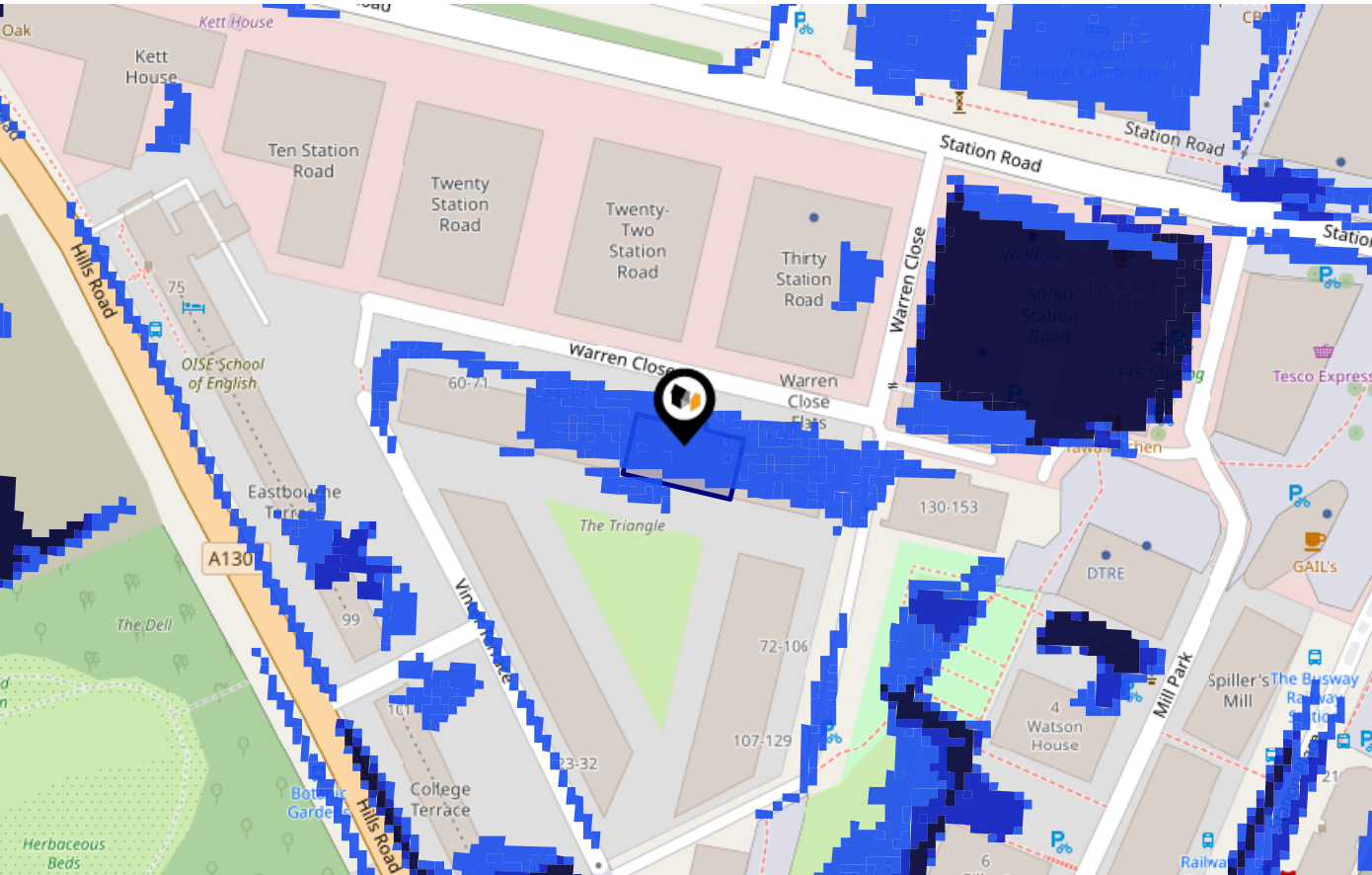
Important - Please read

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.

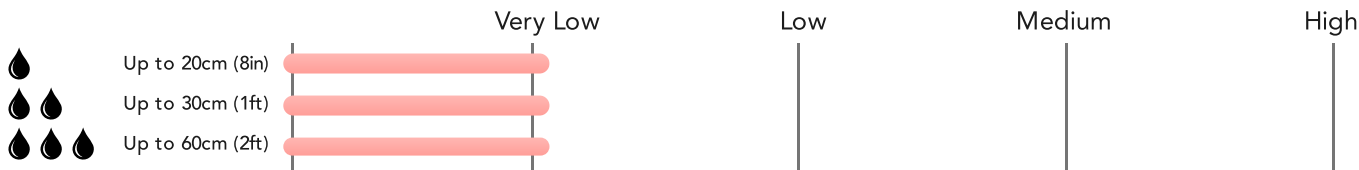


Risk Rating: Low

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:

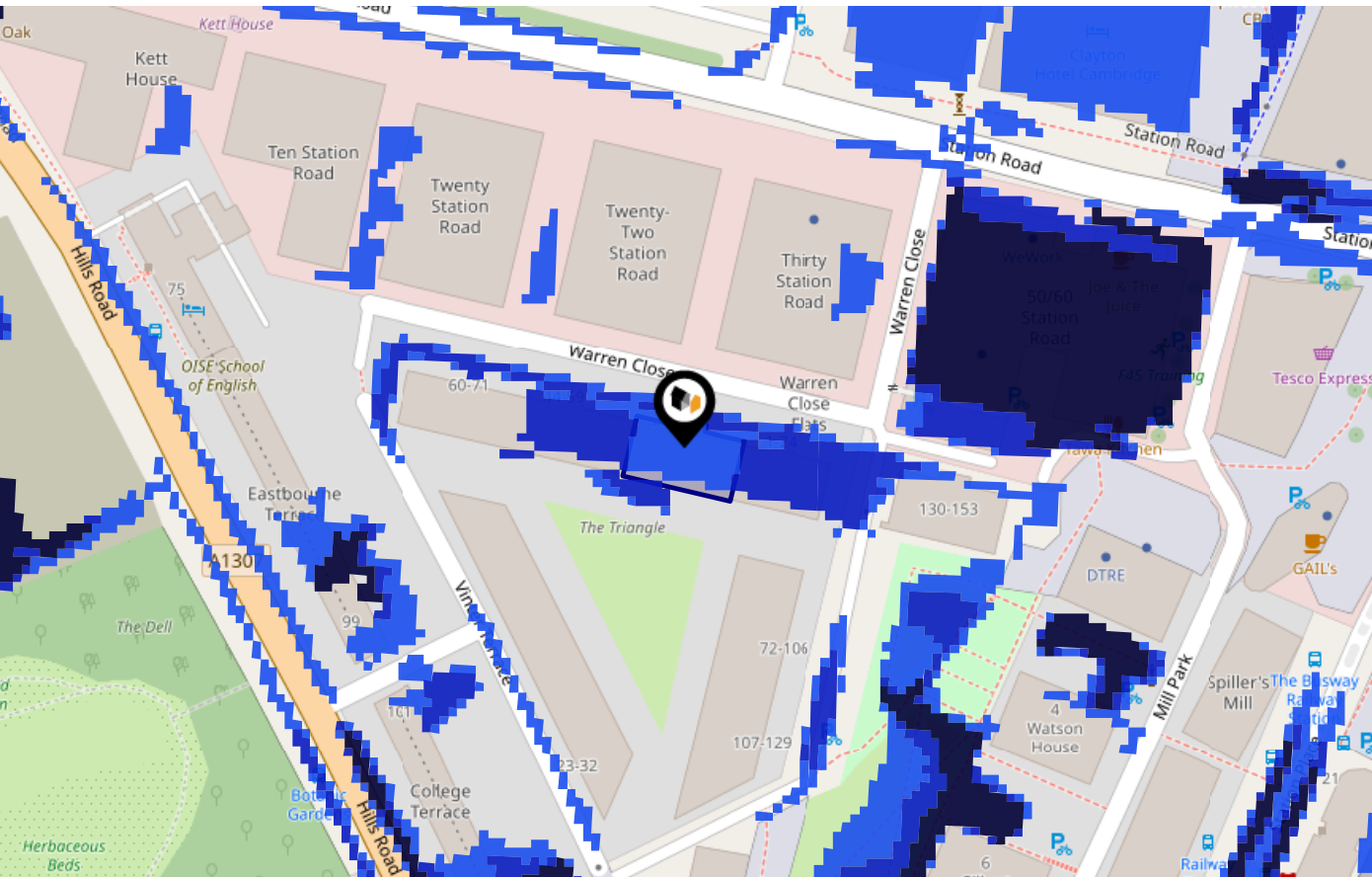


Flood Risk

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.

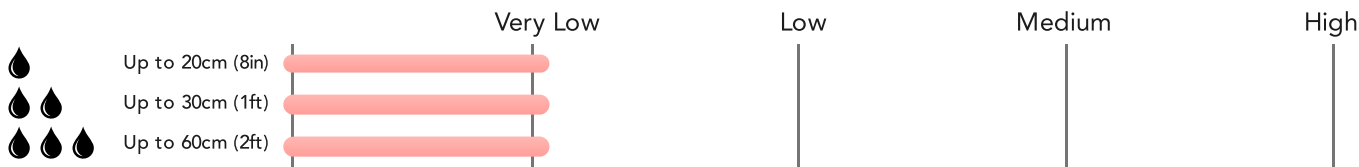


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Chance of flooding to the following depths at this property:

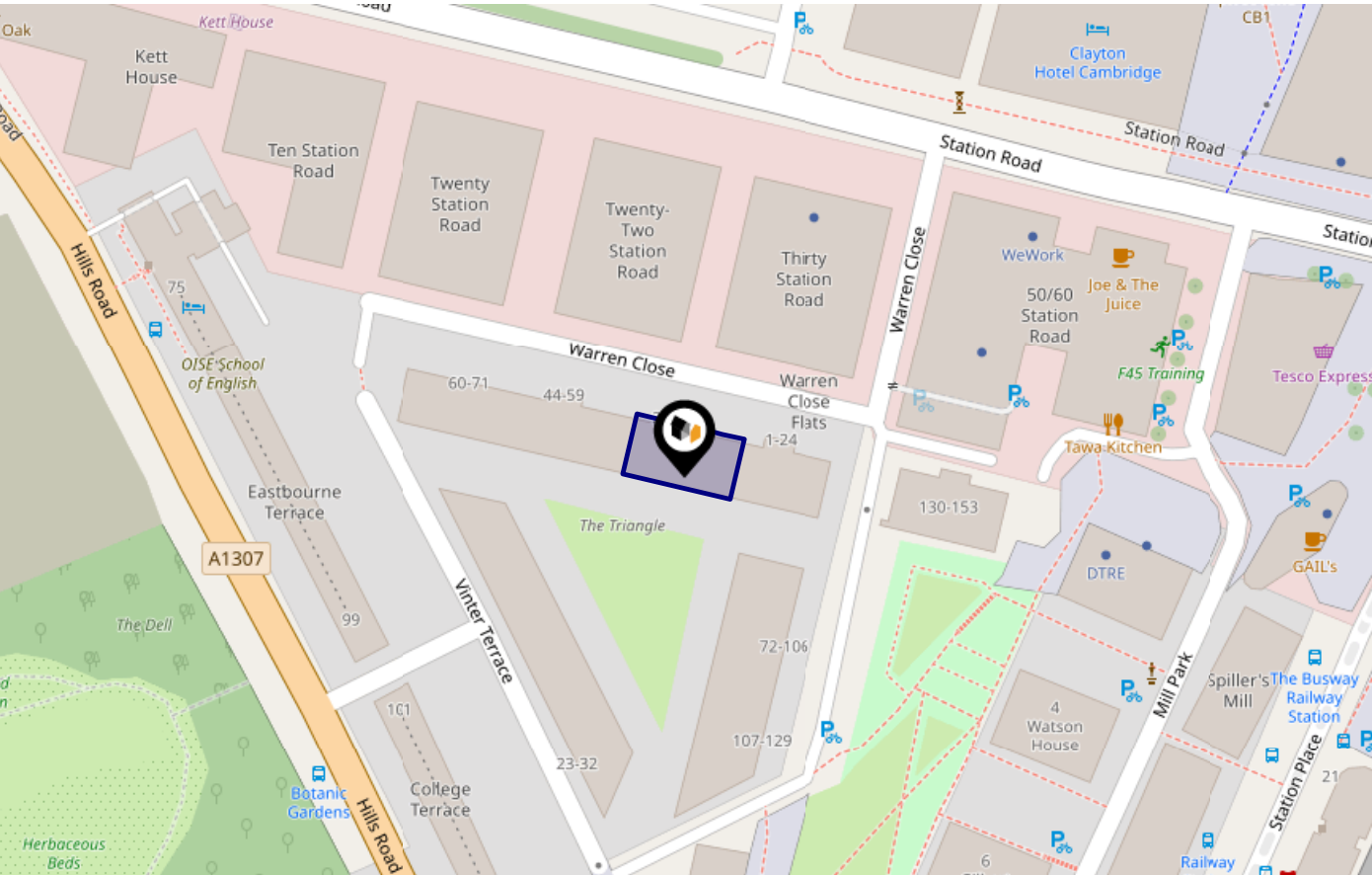


Flood Risk

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.

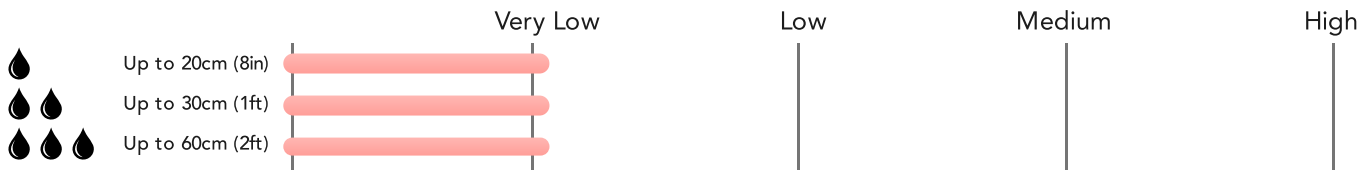


Risk Rating: Very low

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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- 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:

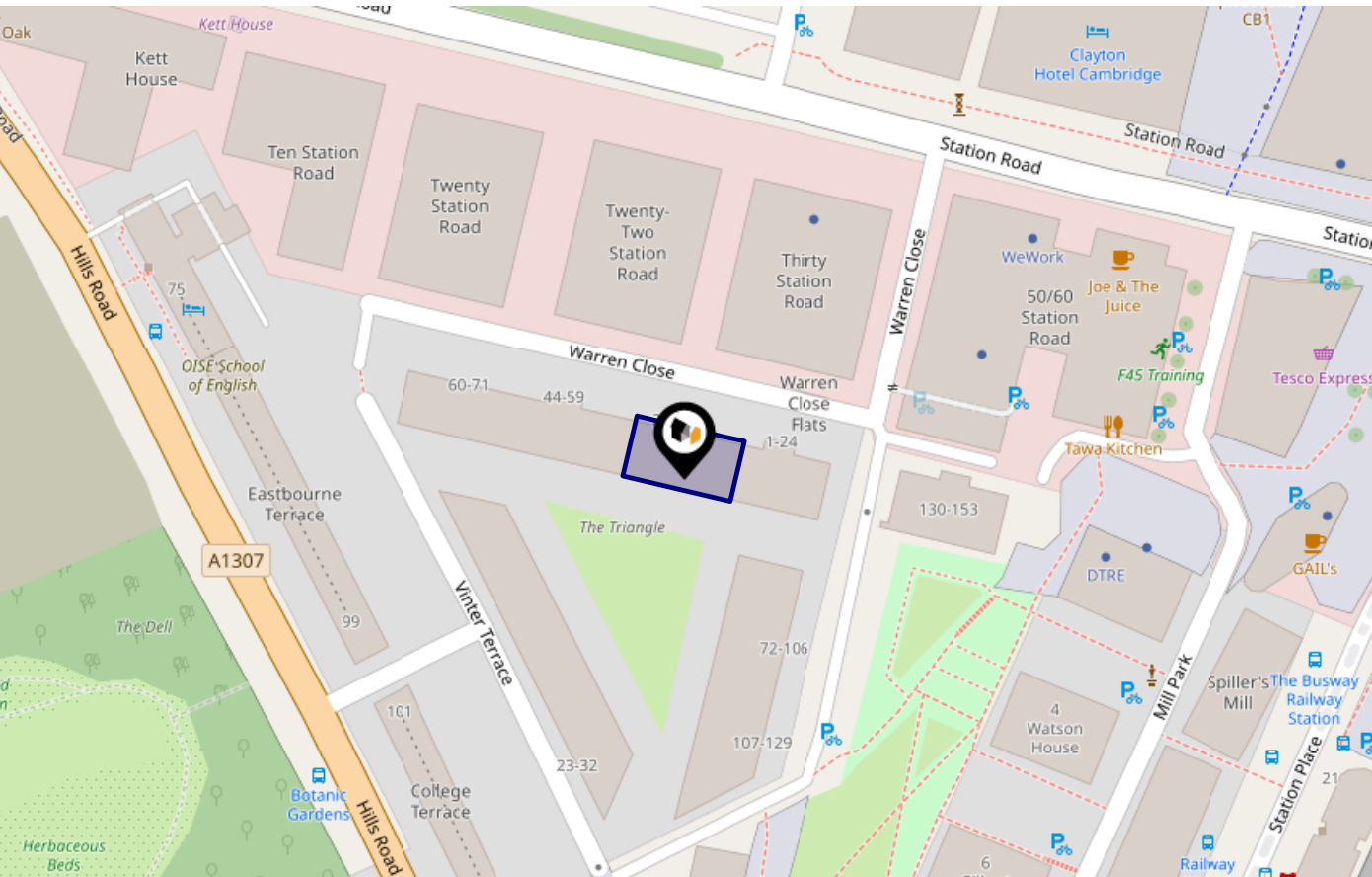


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

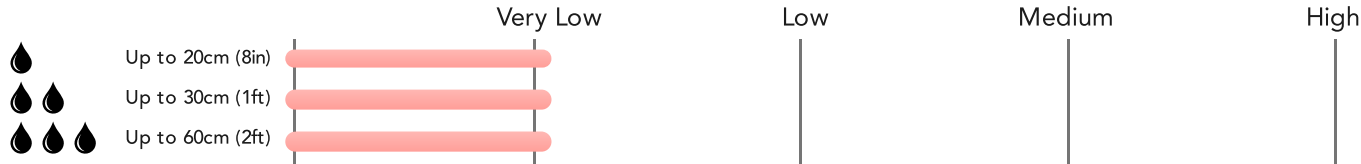


Risk Rating: Very low

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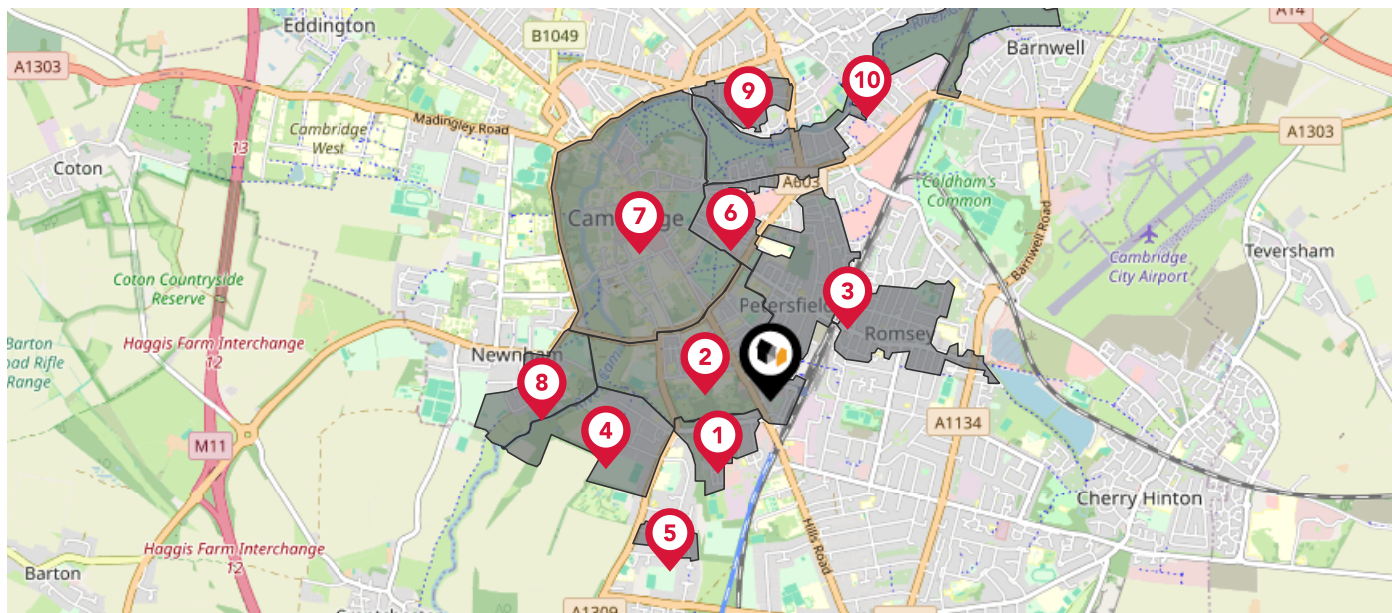


Maps

Conservation Areas



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



Nearby Conservation Areas

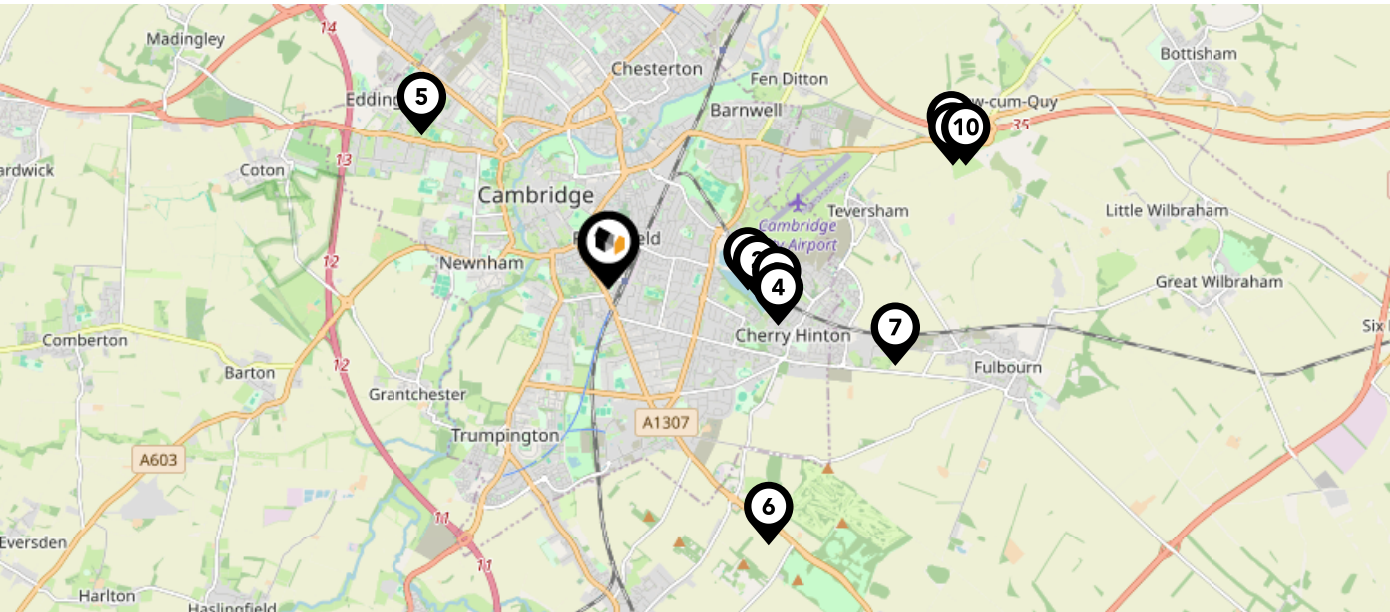
- | | |
|----|----------------------------------|
| 1 | Brooklands Avenue |
| 2 | New Town and Glisson Road |
| 3 | Mill Road |
| 4 | Southacre |
| 5 | Barrow Road |
| 6 | The Kite |
| 7 | Central |
| 8 | Newnham Croft |
| 9 | De Freville |
| 10 | Riverside and Stourbridge Common |

Maps

Landfill Sites

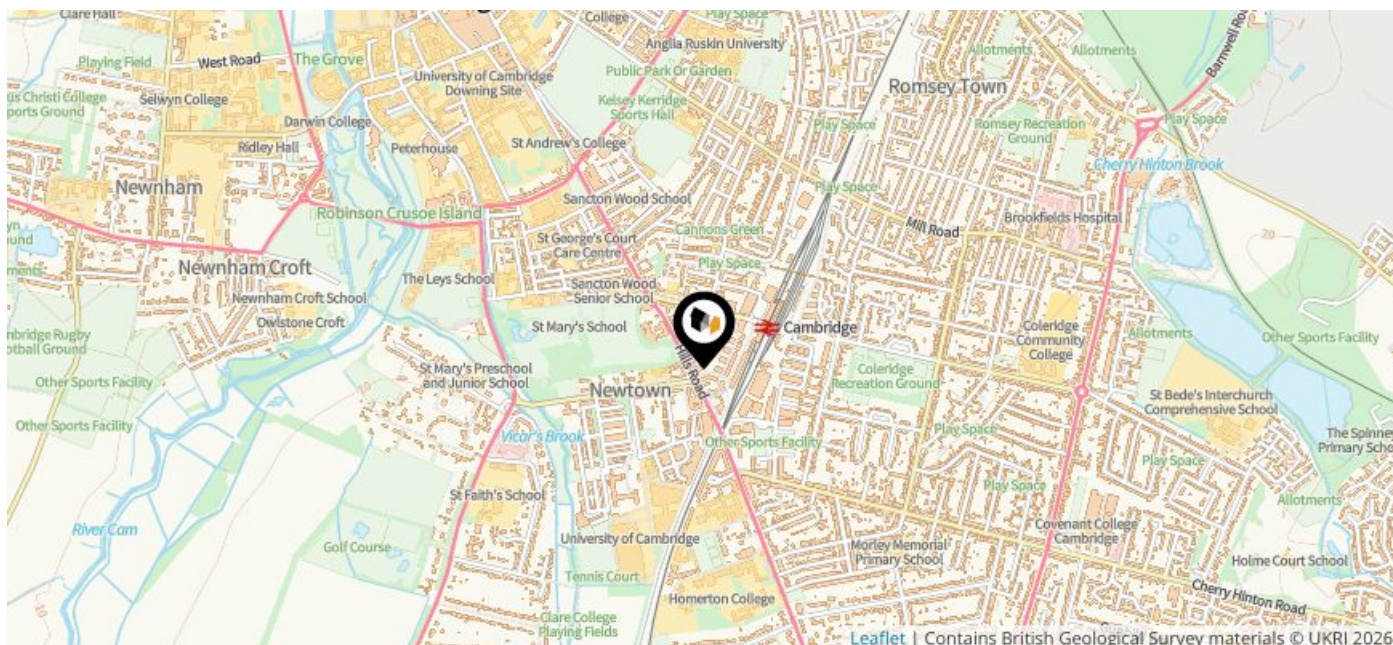


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
5	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
6	Hill Trees-Stapleford	Historic Landfill
7	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
8	Quy Bridge-Quy	Historic Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	EA/EPR/NP3790NX/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



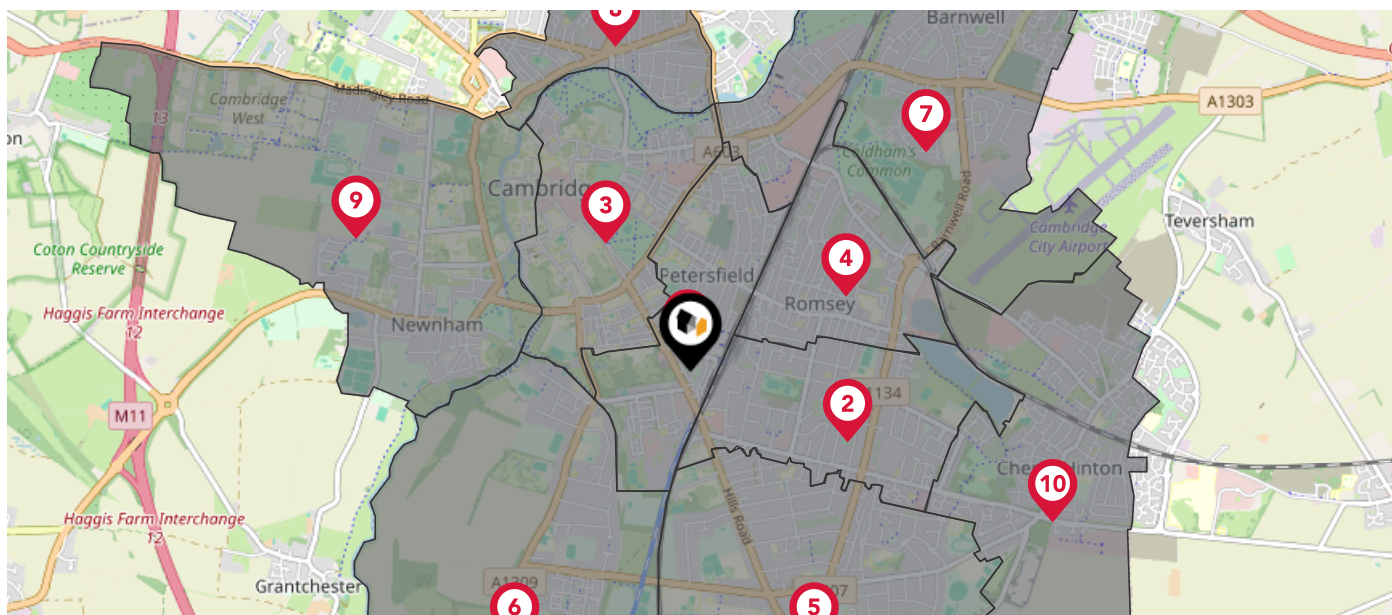
Mine Entry

- ✕ 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



Petersfield Ward



Coleridge Ward



Market Ward



Romsey Ward



Queen Edith's Ward



Trumpington Ward



Abbey Ward



West Chesterton Ward



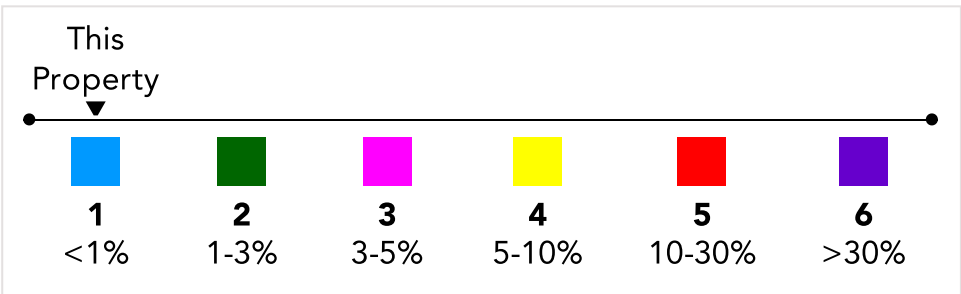
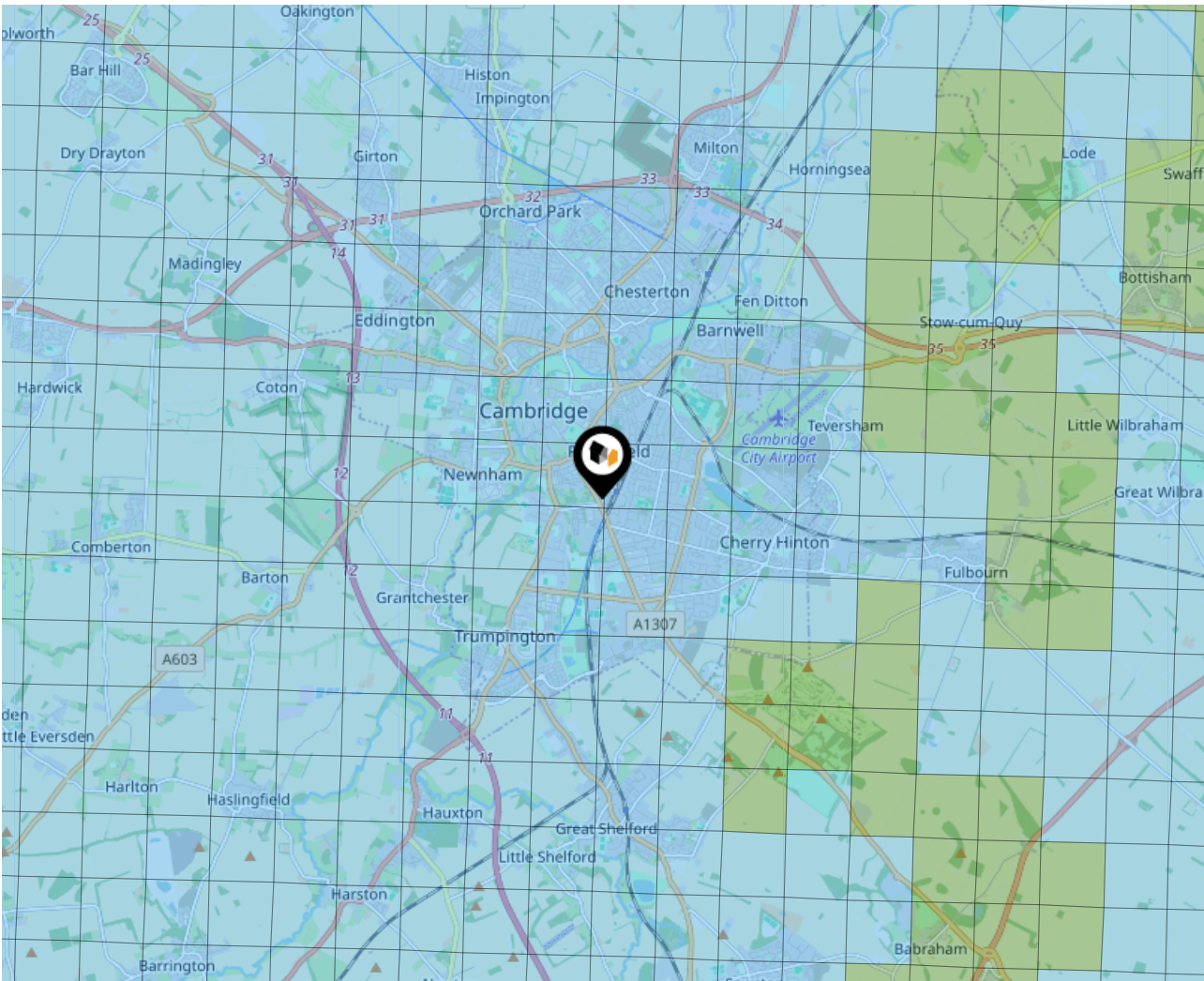
Newnham Ward



Cherry Hinton Ward

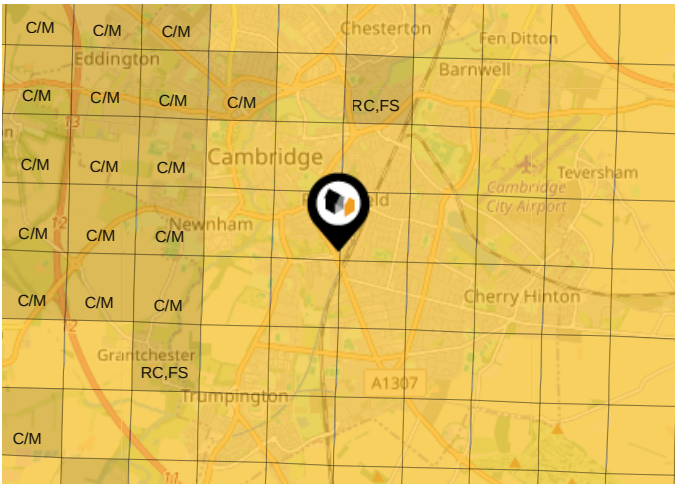
What is Radon?

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)

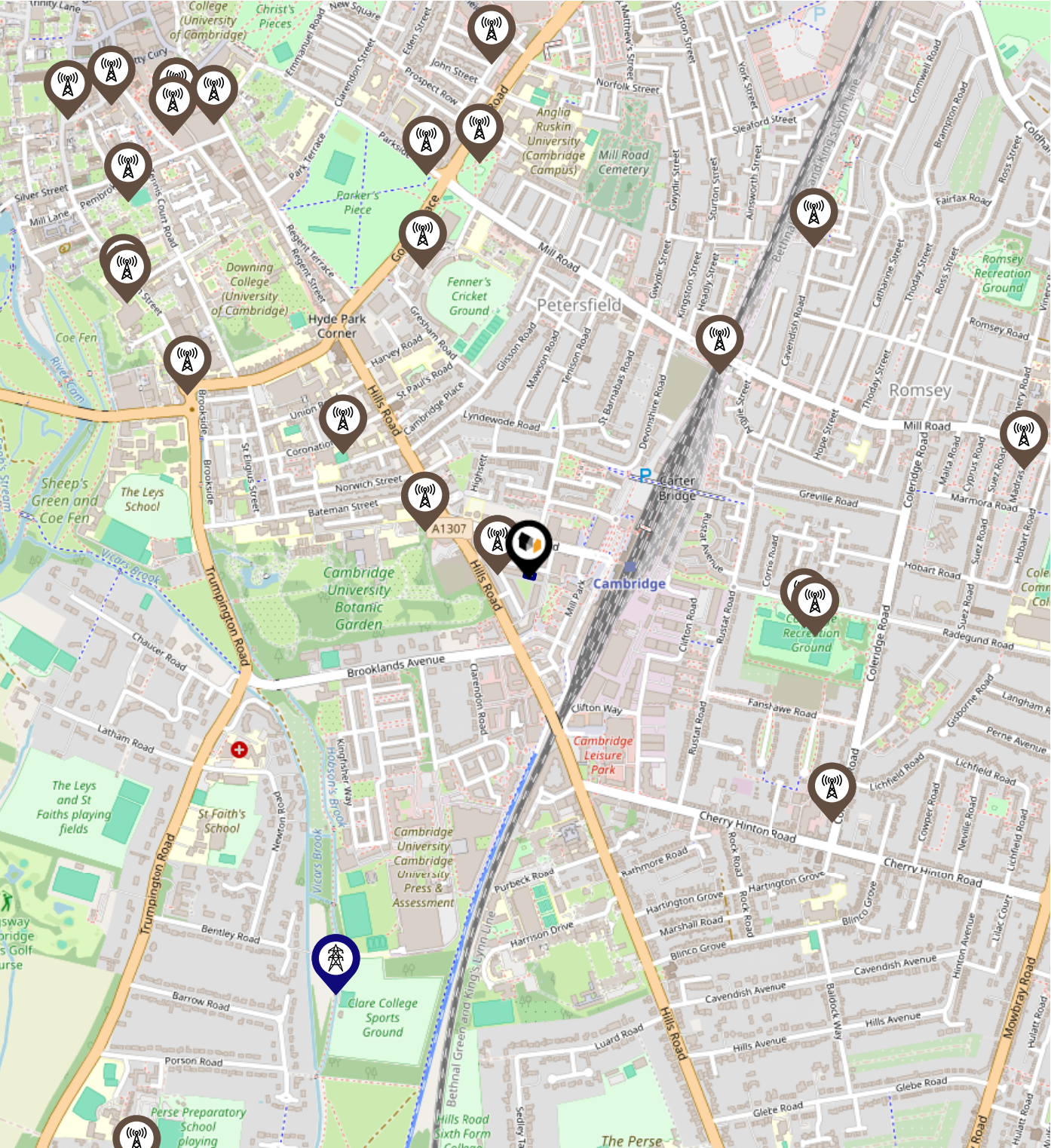
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





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

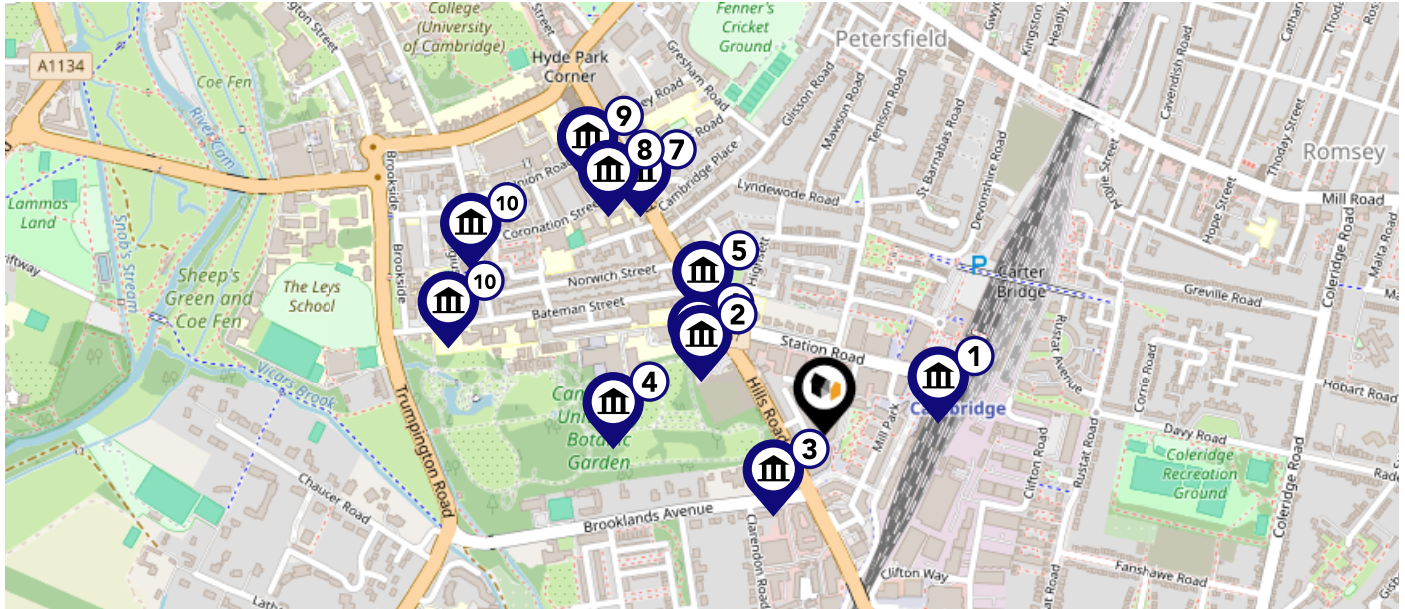
Local Area Masts & Pylons




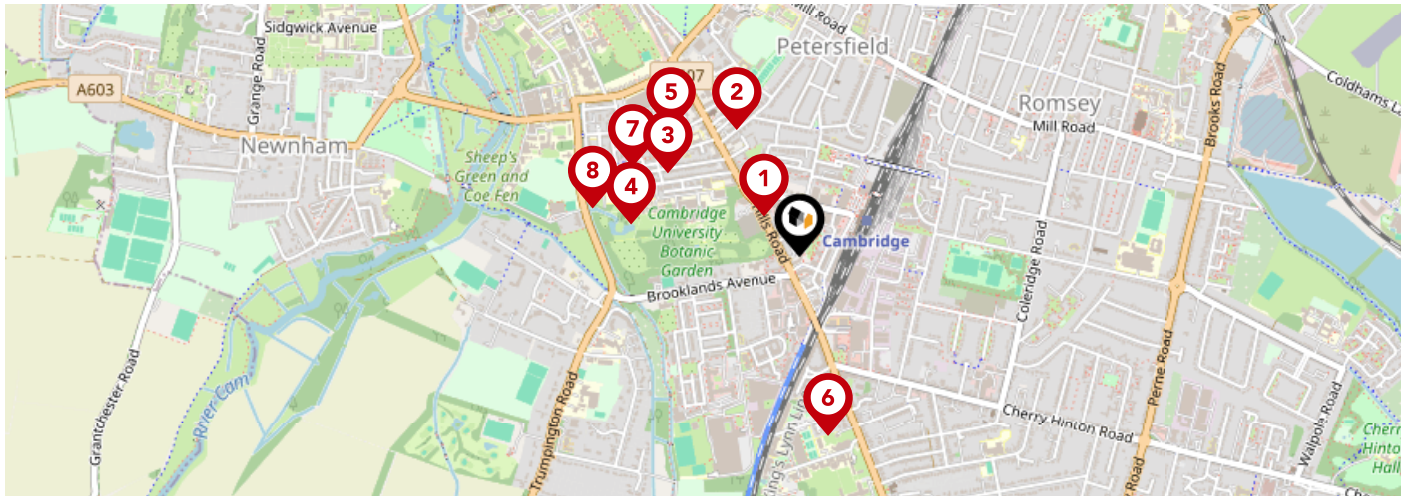
Key:

-  Power Pylons
-  Communication Masts

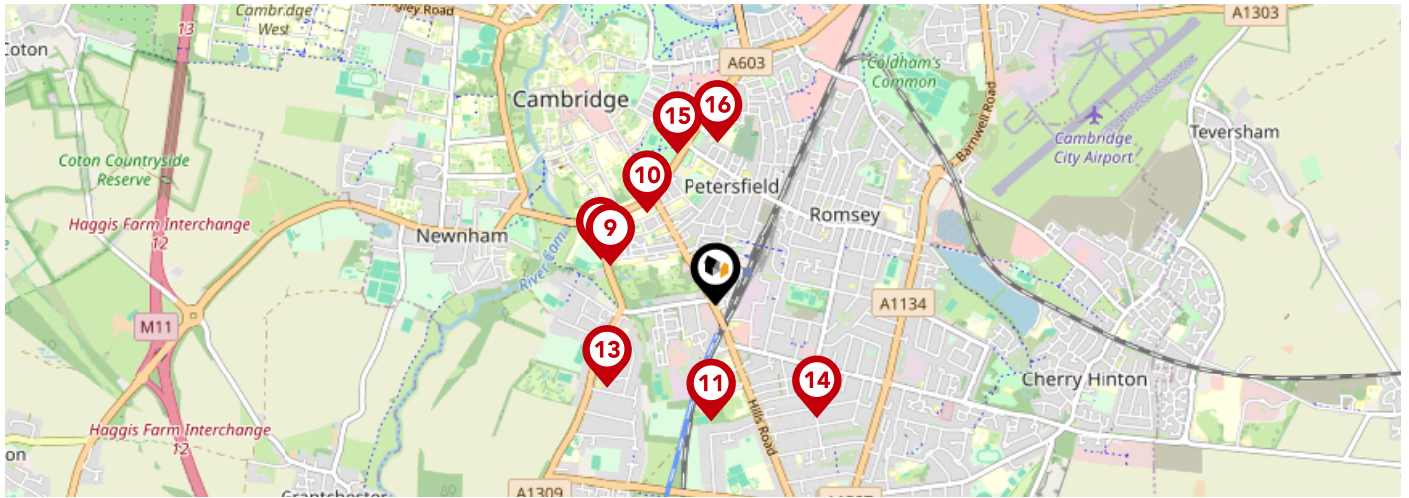
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











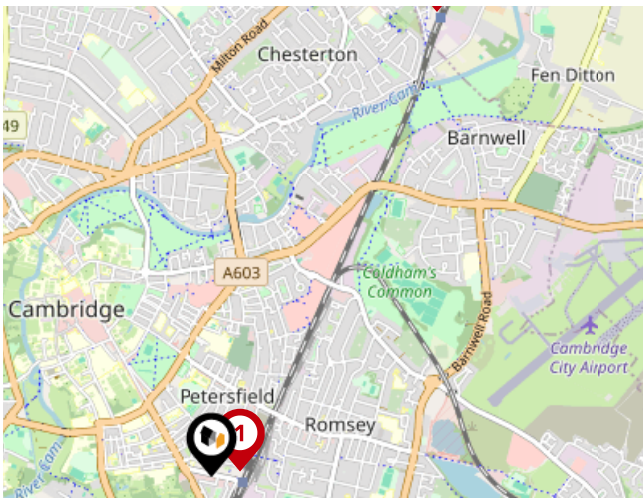
Listed Buildings in the local district	Grade	Distance
 1343683 - The Railway Station	Grade II	0.1 miles
 1391728 - Milestone Outside 100 Hills Road	Grade II	0.1 miles
 1349070 - Royal Albert Homes	Grade II	0.1 miles
 1126273 - Cory Lodge Cory Lodge, Botanic Garden	Grade II	0.2 miles
 1246829 - Highsett 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 Ofsted Rating: Not Rated Pupils: 146 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

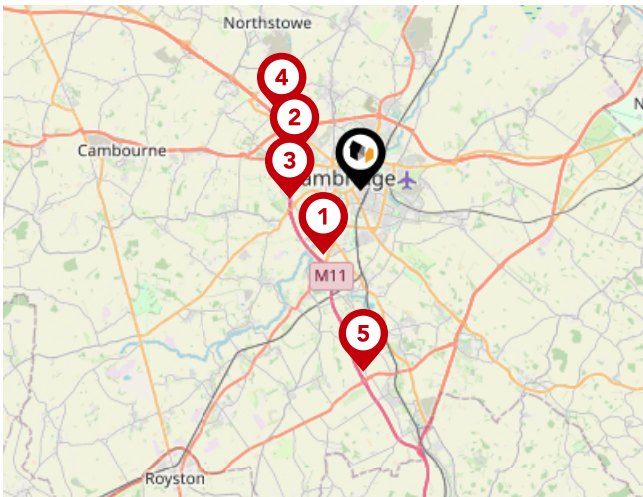


		Nursery	Primary	Secondary	College	Private
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good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



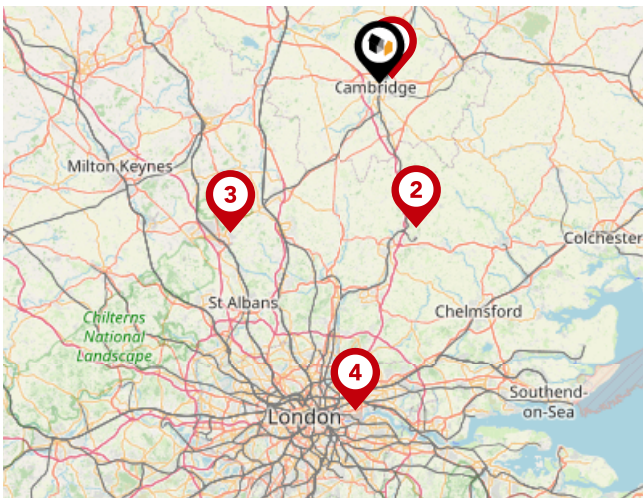
National Rail Stations

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



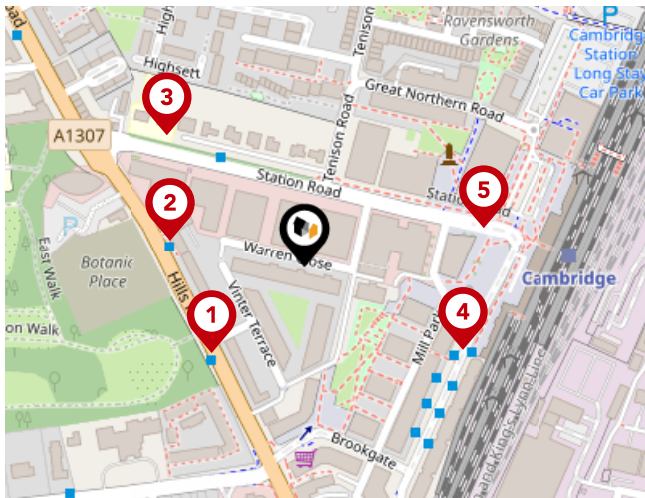
Trunk Roads/Motorways

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



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

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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