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## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 10<sup>th</sup> February 2026**



**CHURCH CLOSE, ABINGTON, CAMBRIDGE, CB21**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Floor Area:** 624 ft<sup>2</sup> / 58 m<sup>2</sup>  
**Plot Area:** 0.05 acres  
**Council Tax :** Band C  
**Annual Estimate:** £2,146  
**Title Number:** CB137044

**Tenure:** Freehold

## Local Area

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

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

**8**  
 mb/s      **80**  
 mb/s      **1000**  
 mb/s



**Mobile Coverage:**  
 (based on calls indoors)



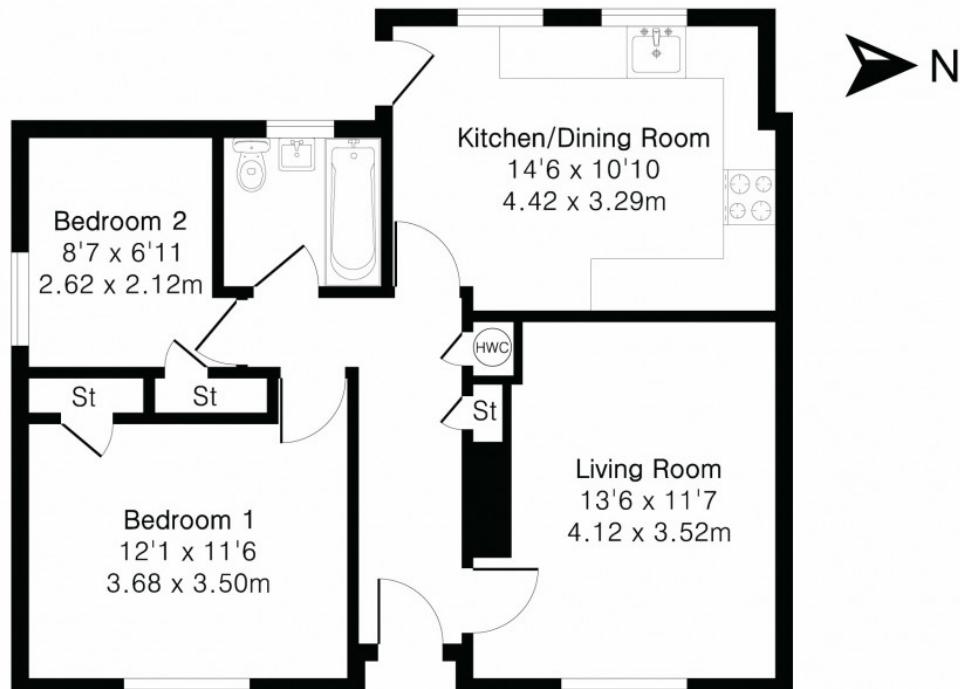
**Satellite/Fibre TV Availability:**





## CHURCH CLOSE, ABINGTON, CAMBRIDGE, CB21

Approximate Gross Internal Area 632 sq ft - 59 sq m

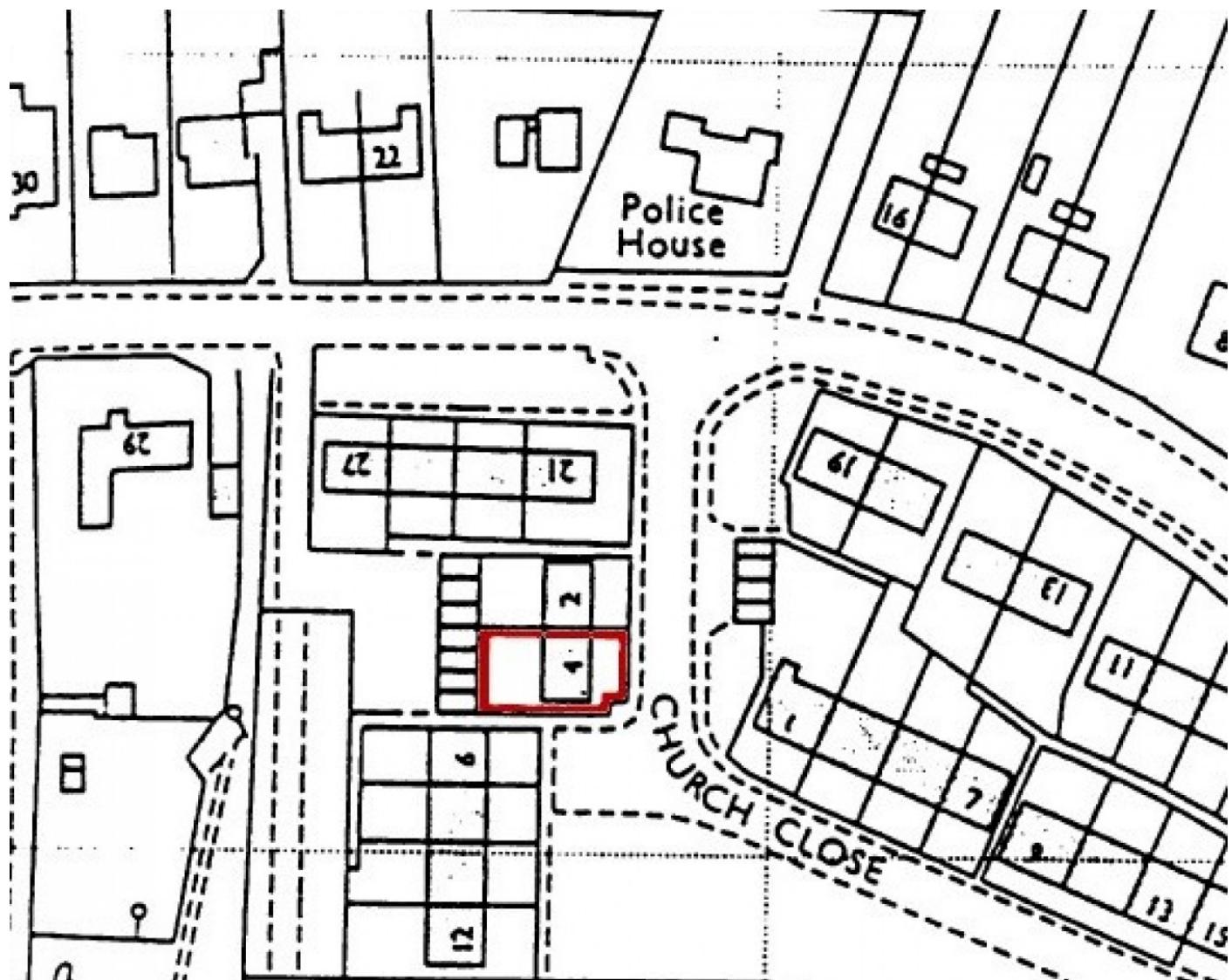


Ground Floor

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

## CHURCH CLOSE, ABINGTON, CAMBRIDGE, CB21



Abington, CAMBRIDGE, CB21

Energy rating

D

Valid until 09.02.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   C    |
| 55-68 | D             | 60   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                      |                                 |
|--------------------------------------|---------------------------------|
| <b>Property Type:</b>                | Semi-detached bungalow          |
| <b>Walls:</b>                        | Cavity wall, filled cavity      |
| <b>Walls Energy:</b>                 | Good                            |
| <b>Roof:</b>                         | Pitched, 200 mm loft insulation |
| <b>Roof Energy:</b>                  | Good                            |
| <b>Window:</b>                       | Fully double glazed             |
| <b>Window Energy:</b>                | Poor                            |
| <b>Main Heating:</b>                 | Electric storage heaters        |
| <b>Main Heating Energy:</b>          | Average                         |
| <b>Main Heating Controls:</b>        | Manual charge control           |
| <b>Main Heating Controls Energy:</b> | Poor                            |
| <b>Hot Water System:</b>             | Electric immersion, off-peak    |
| <b>Hot Water Energy Efficiency:</b>  | Average                         |
| <b>Lighting:</b>                     | Good lighting efficiency        |
| <b>Lighting Energy:</b>              | Good                            |
| <b>Floors:</b>                       | Solid, no insulation (assumed)  |
| <b>Secondary Heating:</b>            | Room heaters, electric          |
| <b>Air Tightness:</b>                | (not tested)                    |
| <b>Total Floor Area:</b>             | 58 m <sup>2</sup>               |

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## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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1960 Block

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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British Gas

## Gas Supply

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## Central Heating

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Yes

## Water Supply

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Cambridge Water

## Drainage

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# Cooke Curtis & Co

## Testimonials

CC&C

### 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

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**Important - Please read**

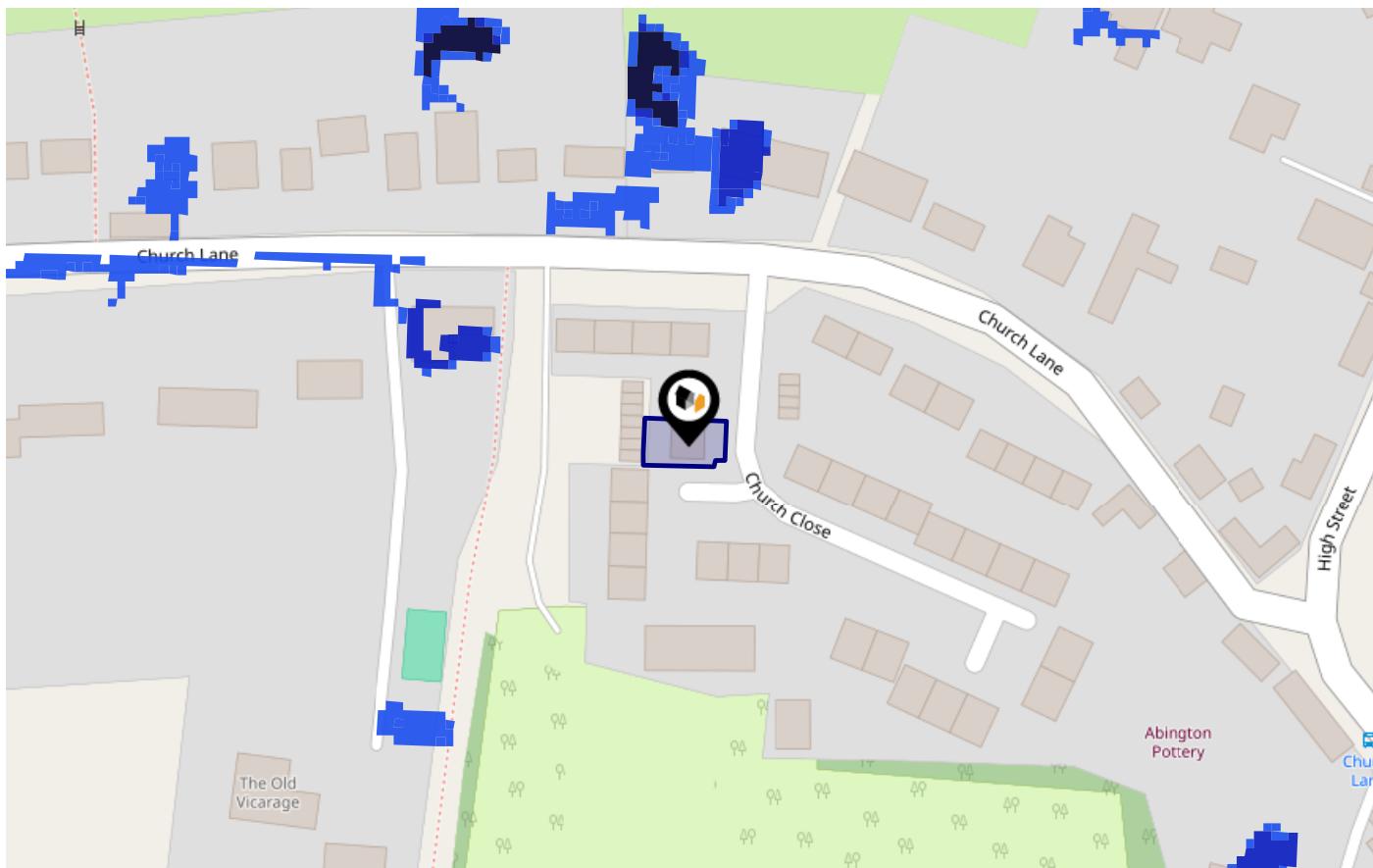
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# Flood Risk

## Surface Water - Flood Risk

CC&C

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

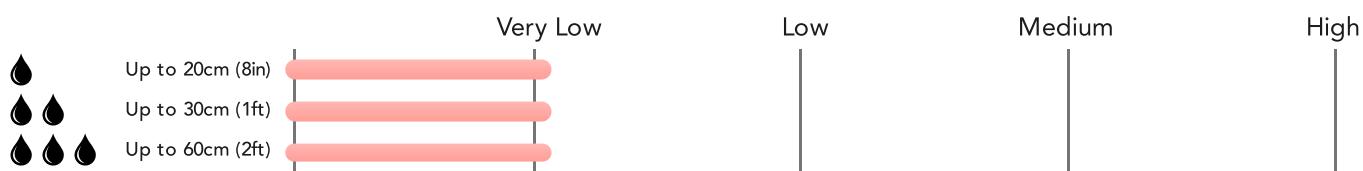


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

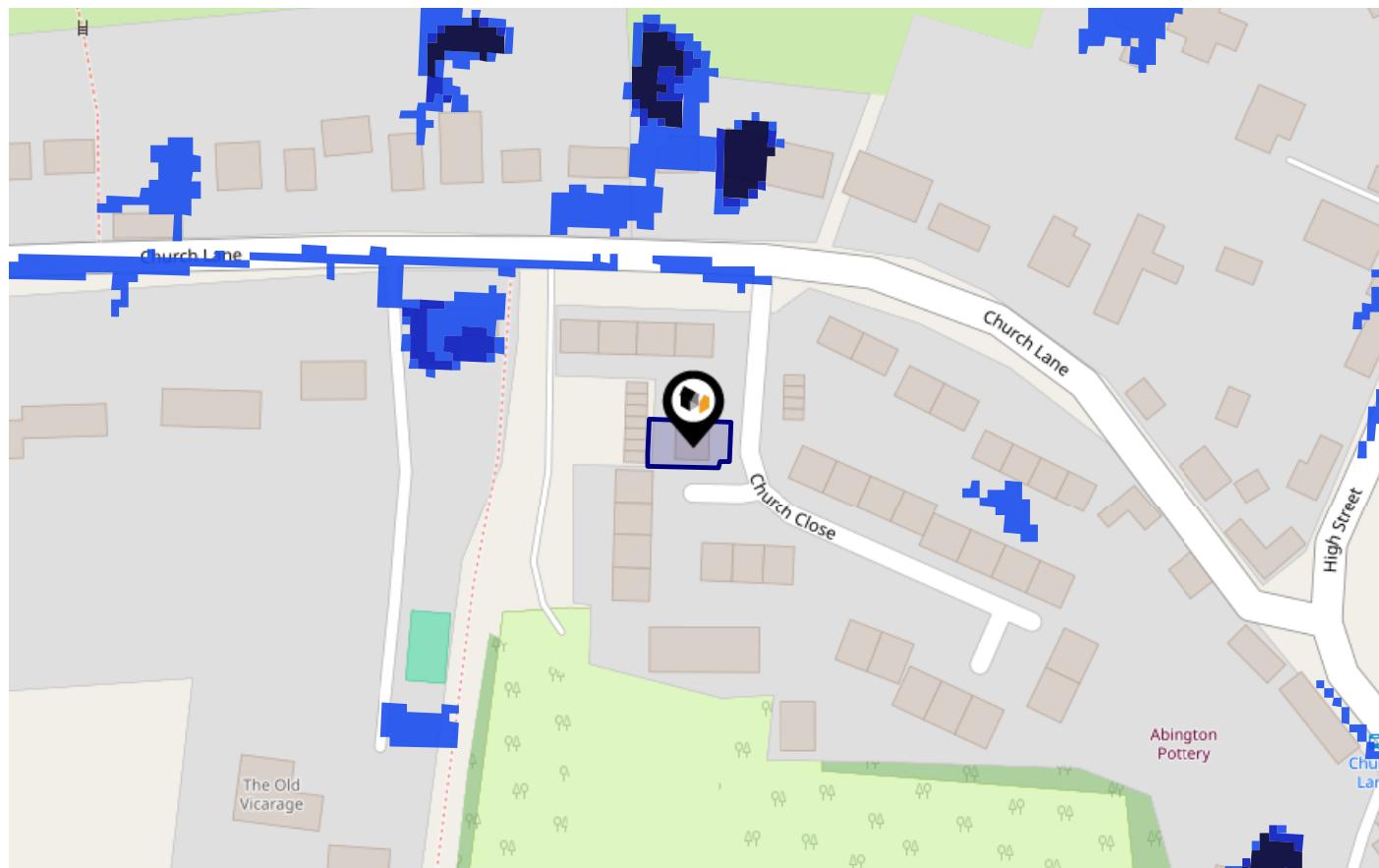
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

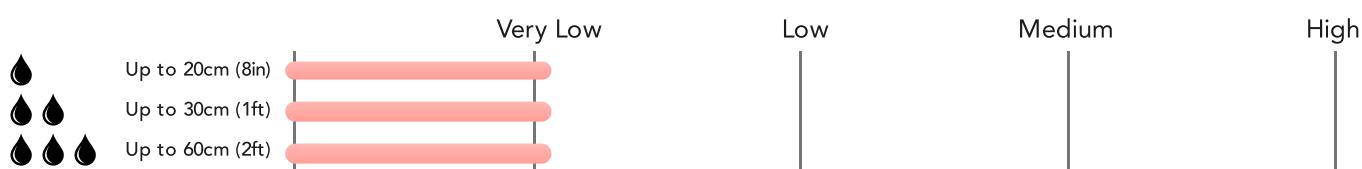


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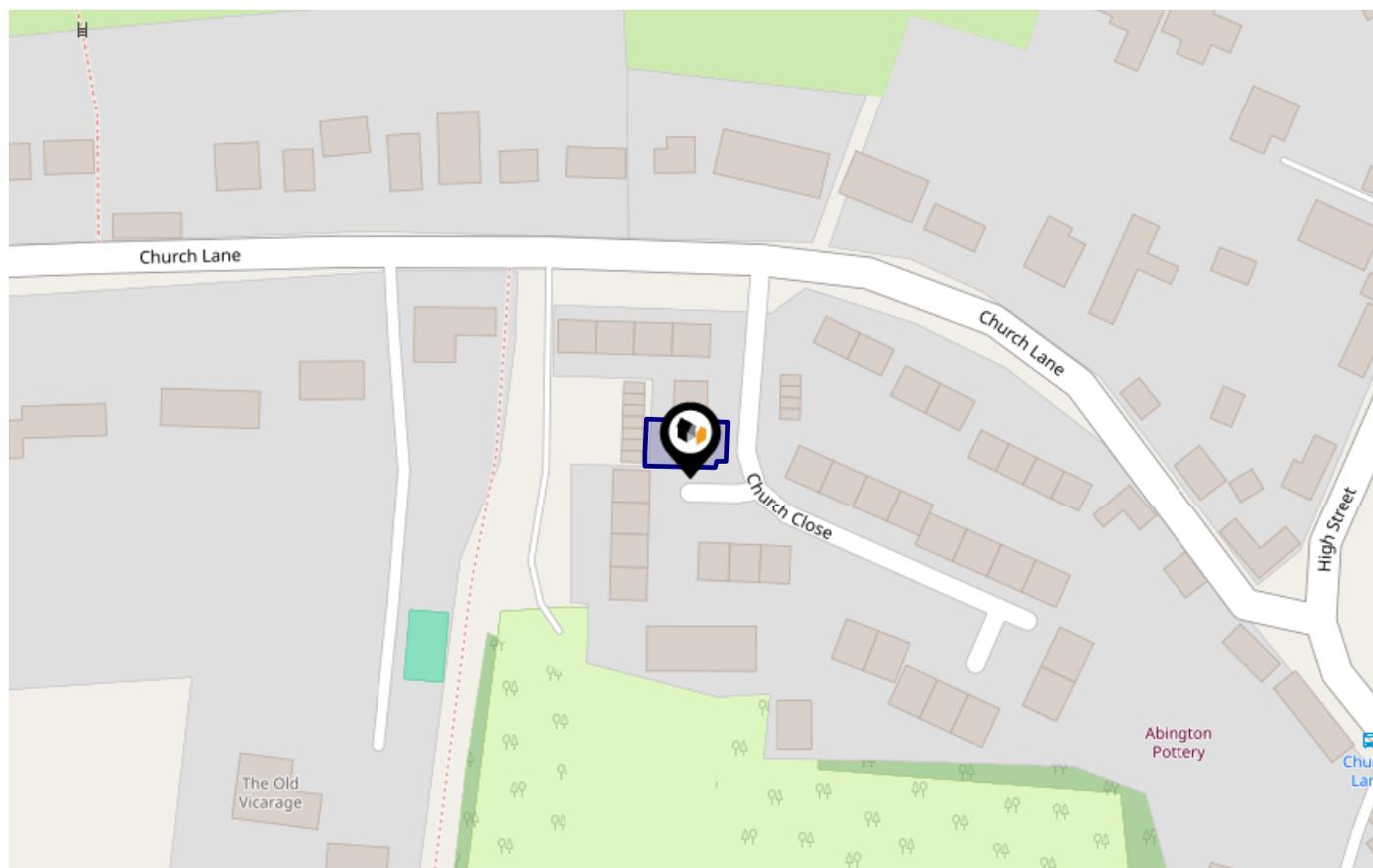
Chance of flooding to the following depths at this property:



# 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.

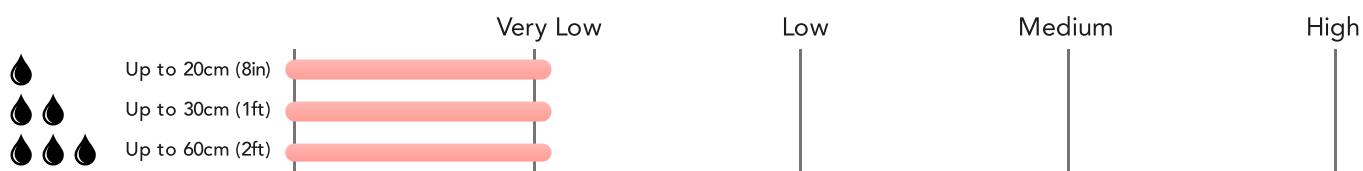


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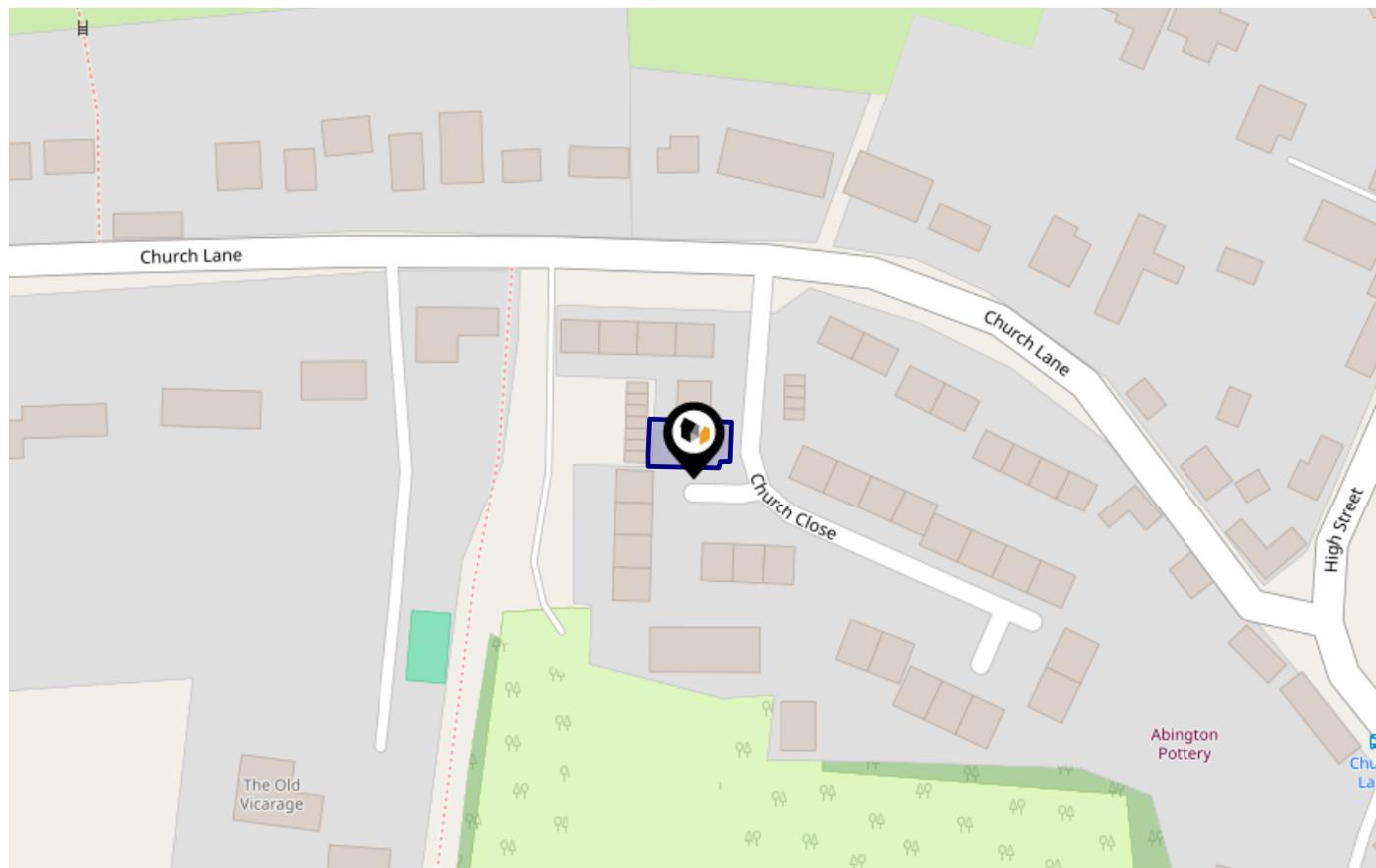
Chance of flooding to the following depths at this property:



# 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.

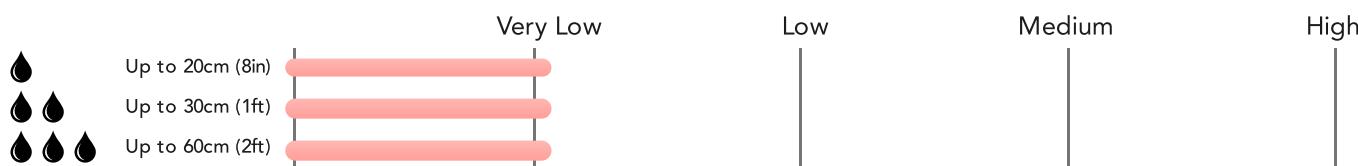


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Chance of flooding to the following depths at this property:

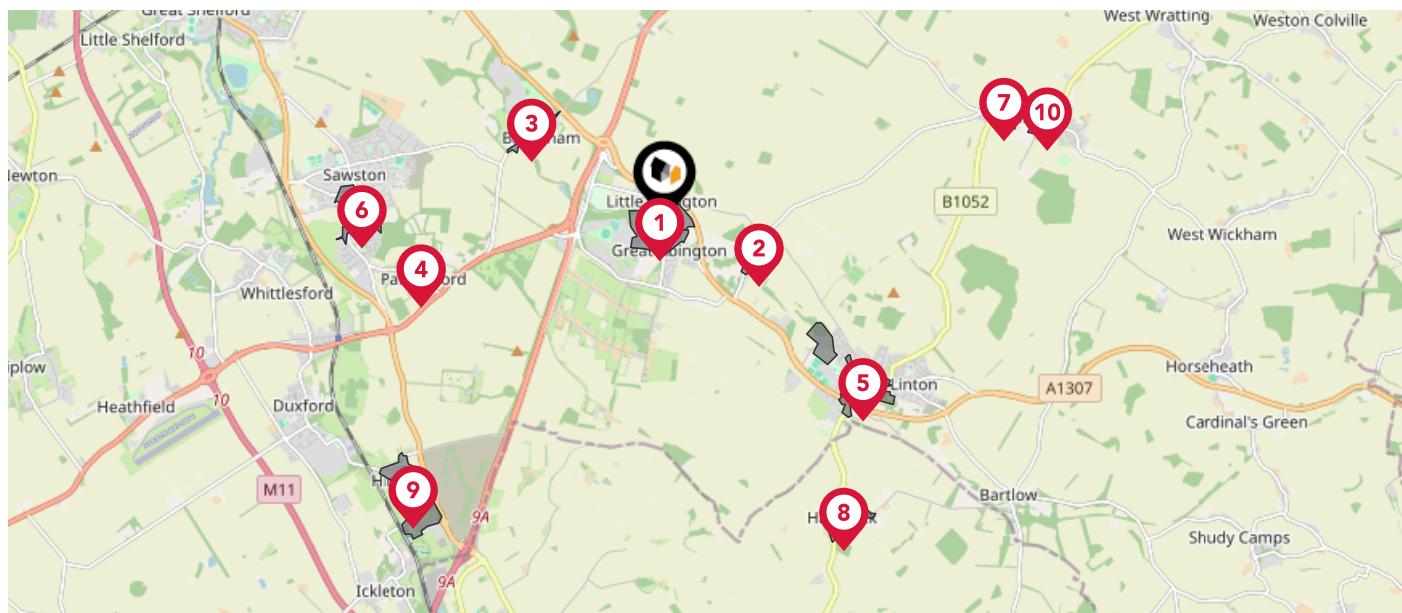


# Maps

## 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

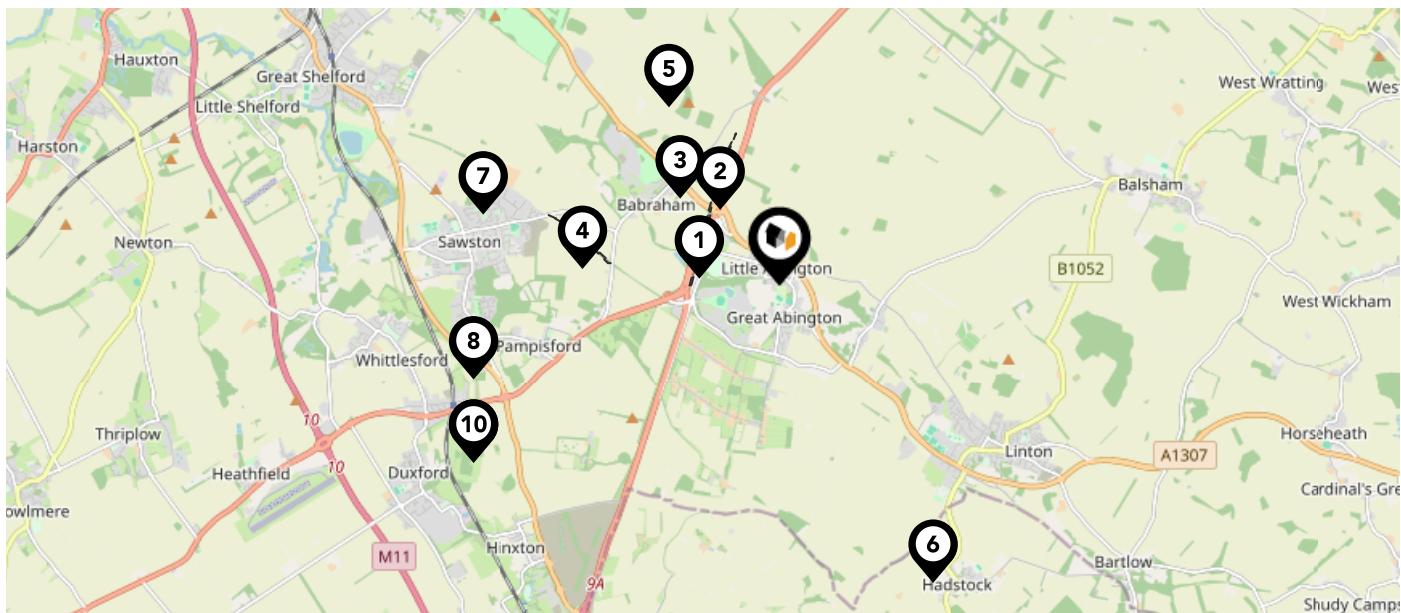
- 1 Great and Little Abington
- 2 Hildersham
- 3 Babraham
- 4 Pampisford
- 5 Linton
- 6 Sawston
- 7 Balsham West End
- 8 Hadstock
- 9 Hinxton
- 10 Balsham Village

# 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.



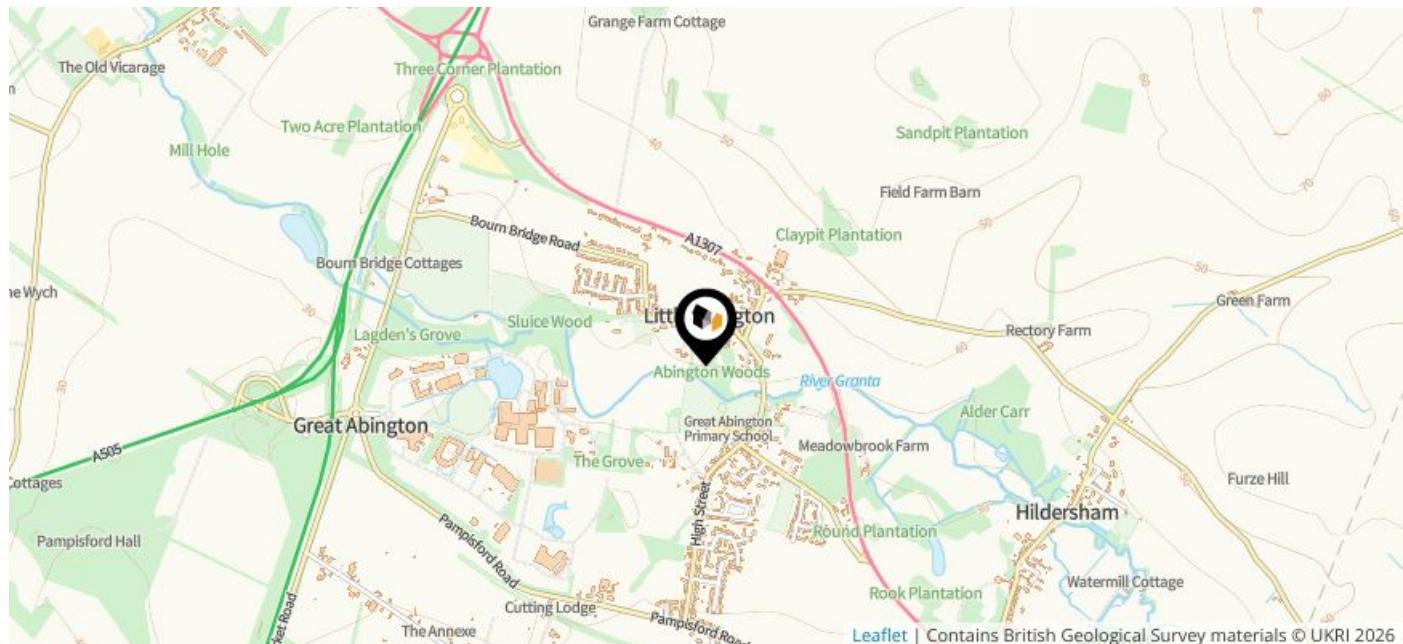
### Nearby Landfill Sites

|    |  |                   |                          |
|----|--|-------------------|--------------------------|
| 1  | Home Farm-Babraham   | Historic Landfill | <input type="checkbox"/> |
| 2  | Home Farm-Babraham   | Historic Landfill | <input type="checkbox"/> |
| 3  | Home Farm-Babraham   | Historic Landfill | <input type="checkbox"/> |
| 4  | Home Farm-Babraham, Cambridge  | Historic Landfill | <input type="checkbox"/> |
| 5  | Home Farm-Babraham   | Historic Landfill | <input type="checkbox"/> |
| 6  | Pen Farm-Hadstock  | Historic Landfill | <input type="checkbox"/> |
| 7  | Sindalls-Sawston   | Historic Landfill | <input type="checkbox"/> |
| 8  | Eastern County Leather-Sawston   | Historic Landfill | <input type="checkbox"/> |
| 9  | Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
| 10 | North Hinxton Landfill-Hinxton, 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.

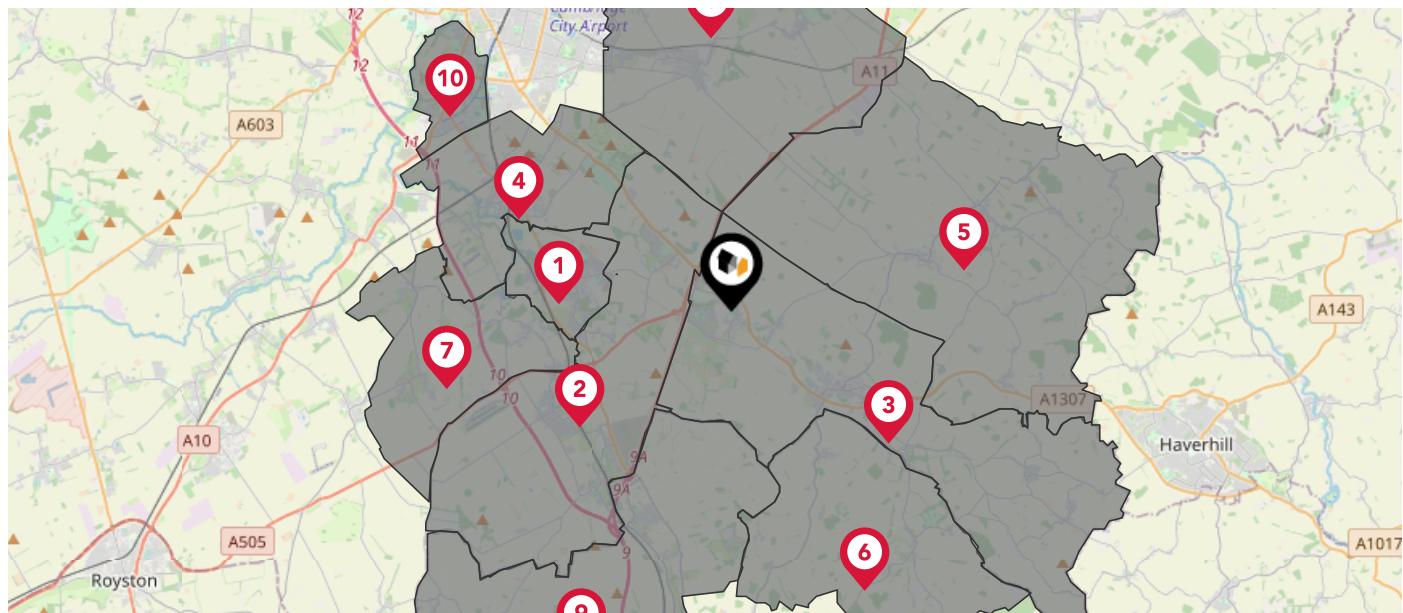
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

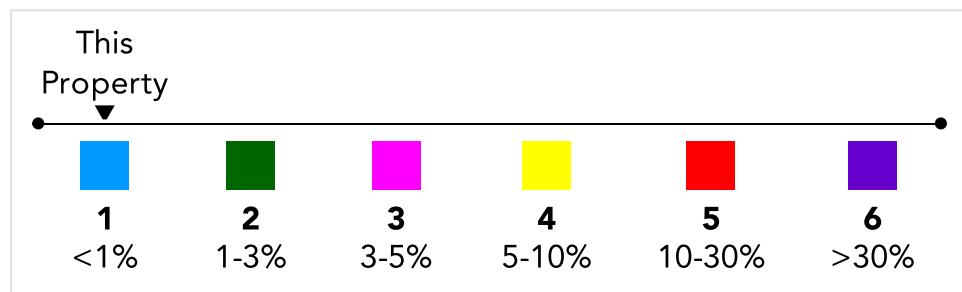
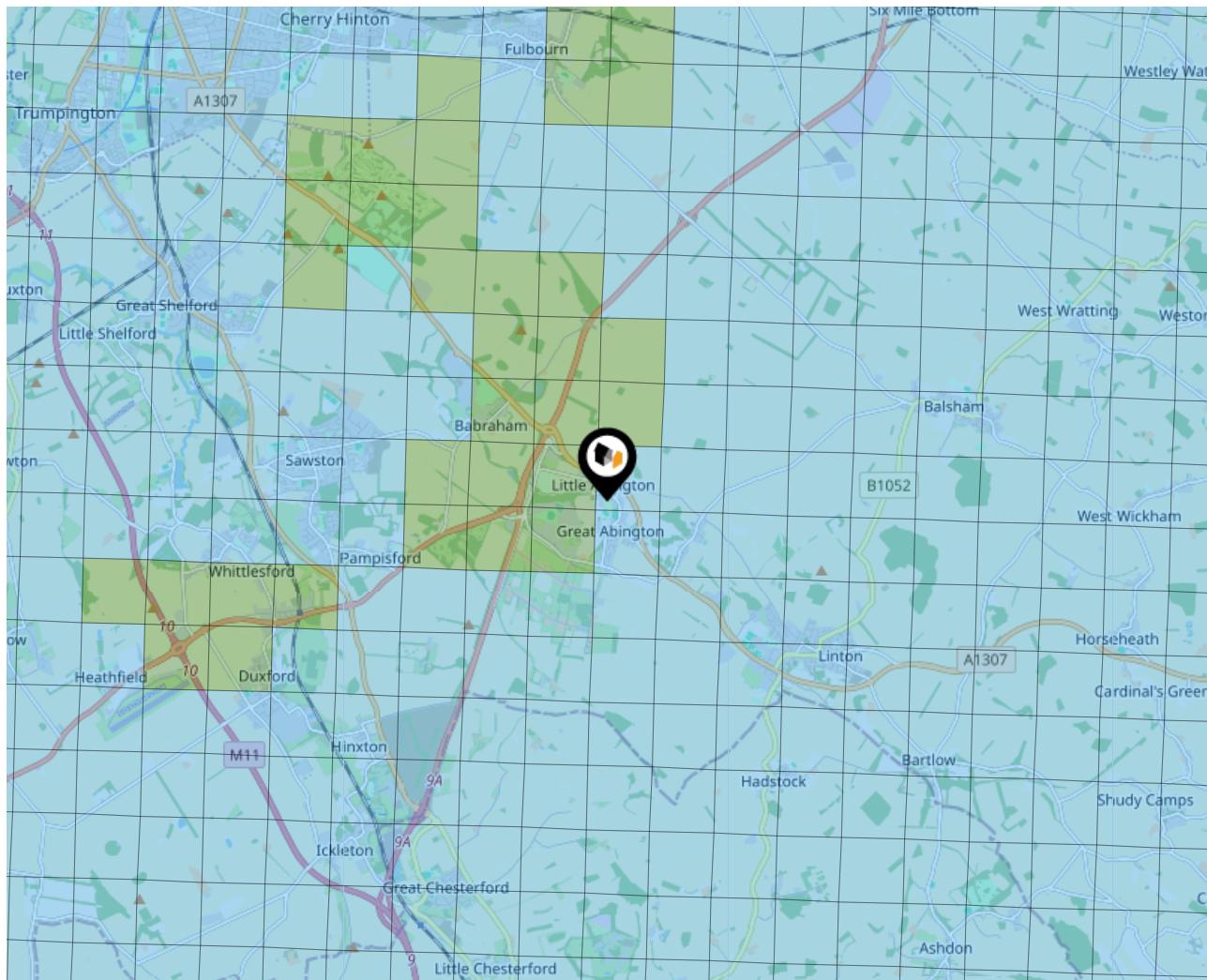


### Nearby Council Wards

|    |   |
|----|---|
| 1  | Sawston Ward                                |
| 2  | Duxford Ward                                |
| 3  | Linton Ward                                 |
| 4  | Shelford Ward                               |
| 5  | Balsham Ward                                |
| 6  | Ashdon Ward                                 |
| 7  | Whittlesford Ward                           |
| 8  | Fen Ditton & Fulbourn Ward                  |
| 9  | Littlebury, Chesterford & Wenden Lofts Ward |
| 10 | Trumpington Ward                            |

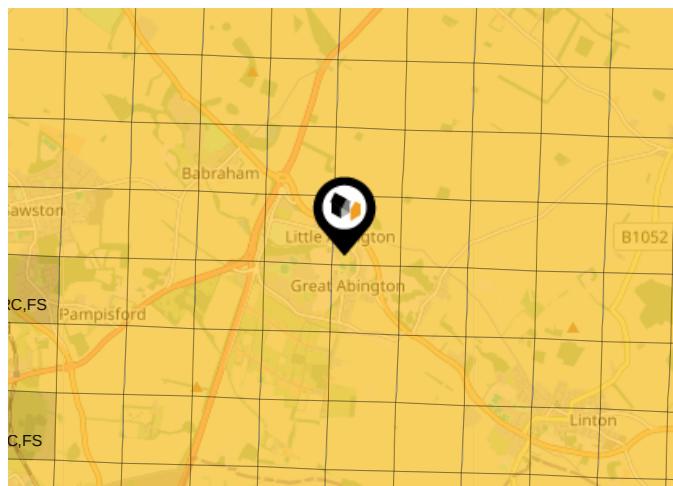
## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

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

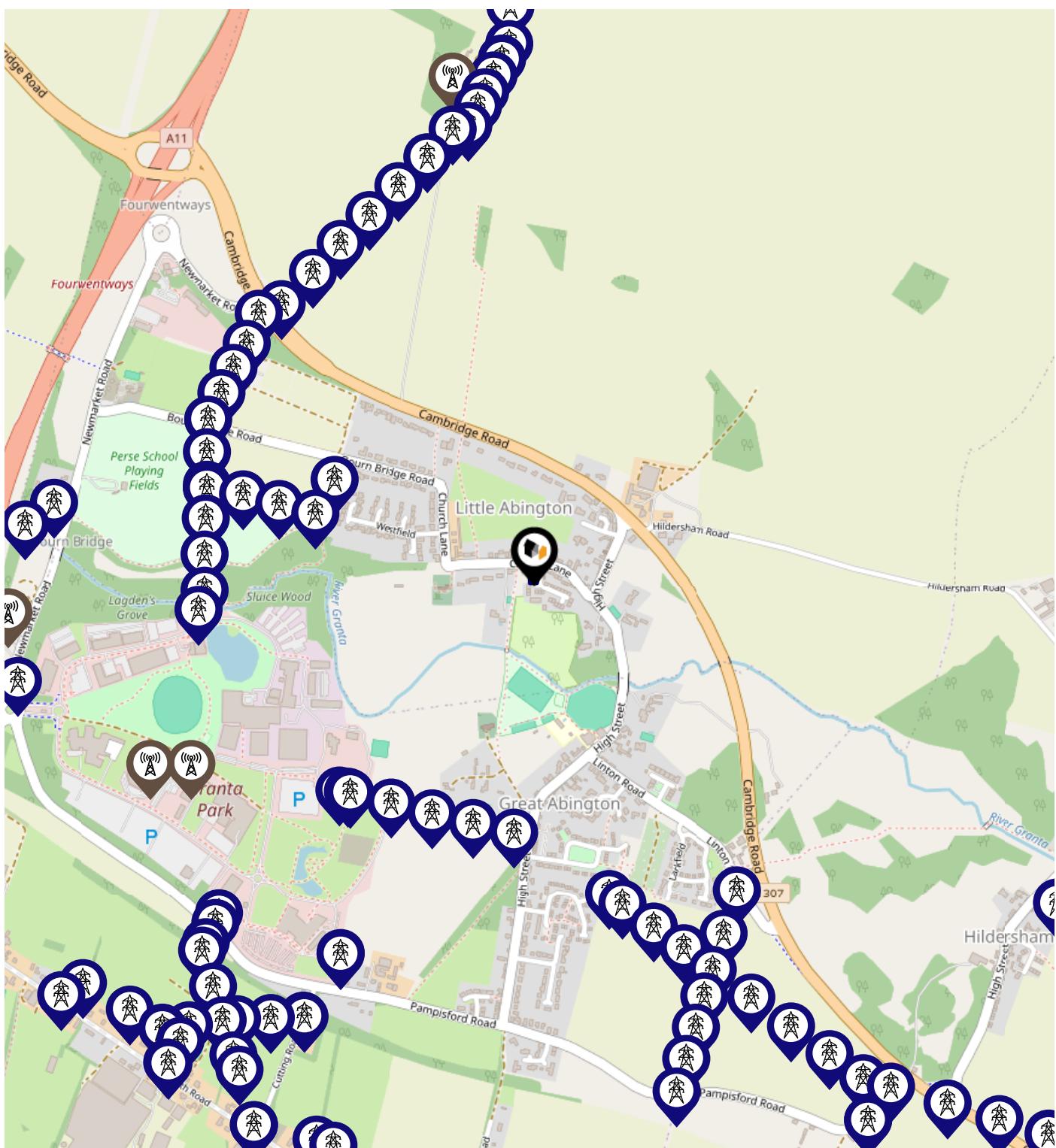


## Primary Classifications (Most Common Clay Types)

|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area Masts & Pylons

CC&C



## Key:

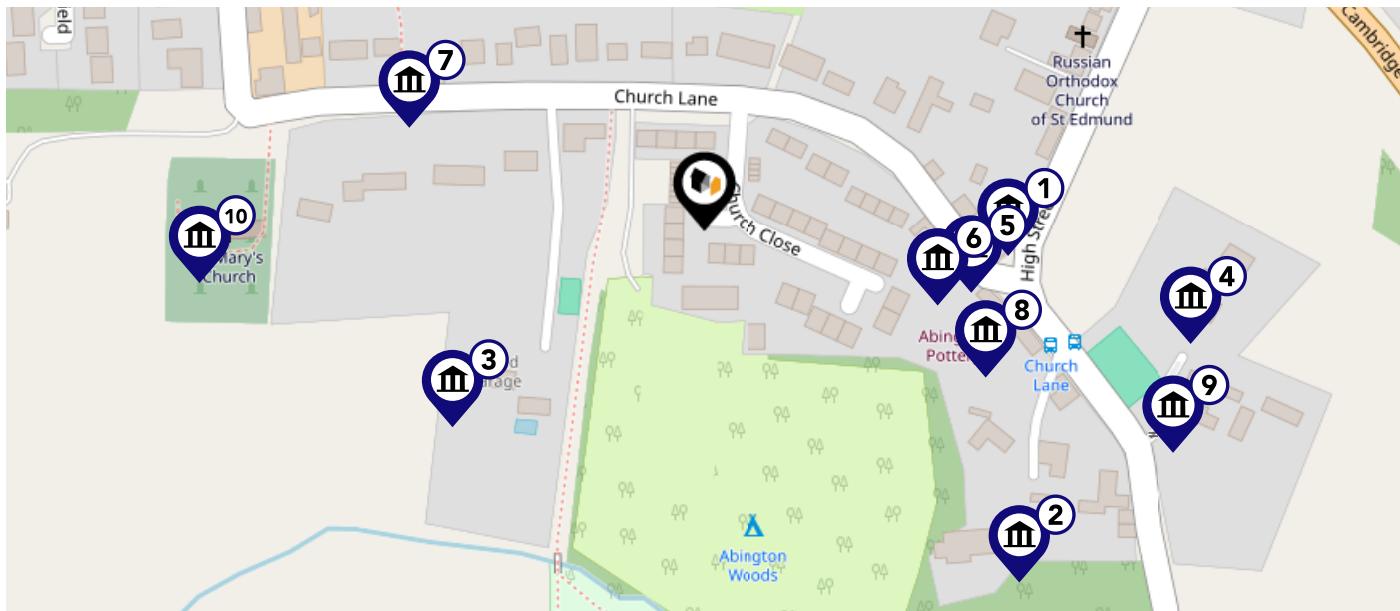
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

CC&C

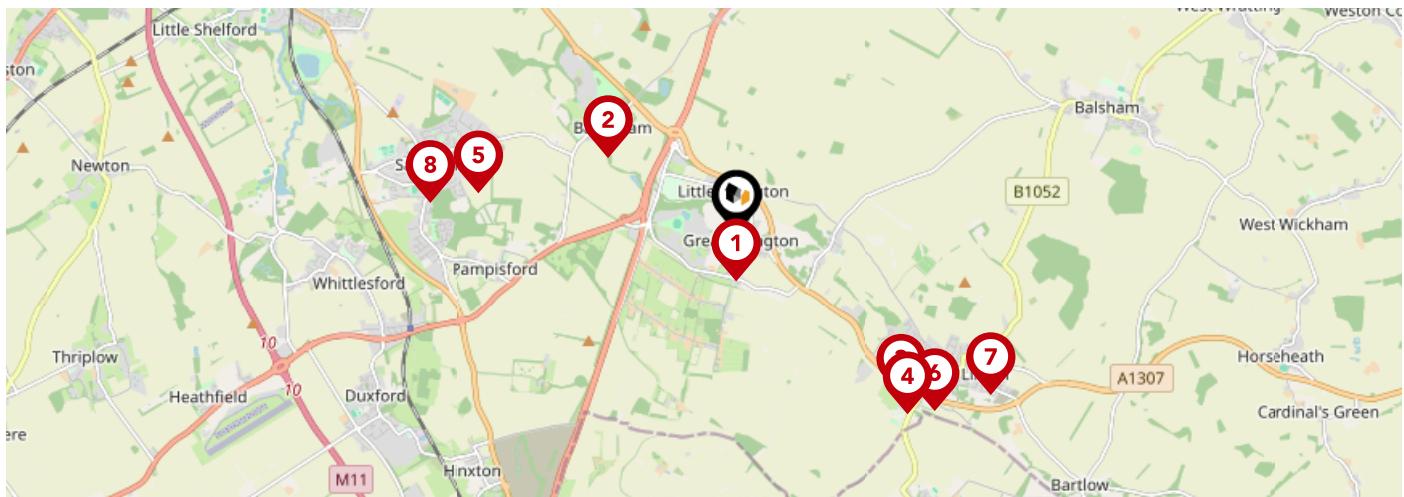
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district   | Grade    | Distance  |
|--|----------|-----------|
|  1 1331187 - Princes Cottage                      | Grade II | 0.1 miles |
|  2 1163185 - Damson Cottage                       | Grade II | 0.1 miles |
|  3 1127655 - The Old Vicarage                     | Grade II | 0.1 miles |
|  4 1127659 - 5, High Street                       | Grade II | 0.1 miles |
|  5 1163158 - Jeramiah's Cottage                   | Grade II | 0.1 miles |
|  6 1163116 - 1, Church Lane                       | Grade II | 0.1 miles |
|  7 1309297 - Churchview                           | Grade II | 0.1 miles |
|  8 1331188 - 28, 30 And 32, High Street           | Grade II | 0.1 miles |
|  9 1309285 - The Old House                        | Grade II | 0.1 miles |
|  10 1309328 - Parish Church Of St Mary The Virgin | Grade II | 0.1 miles |

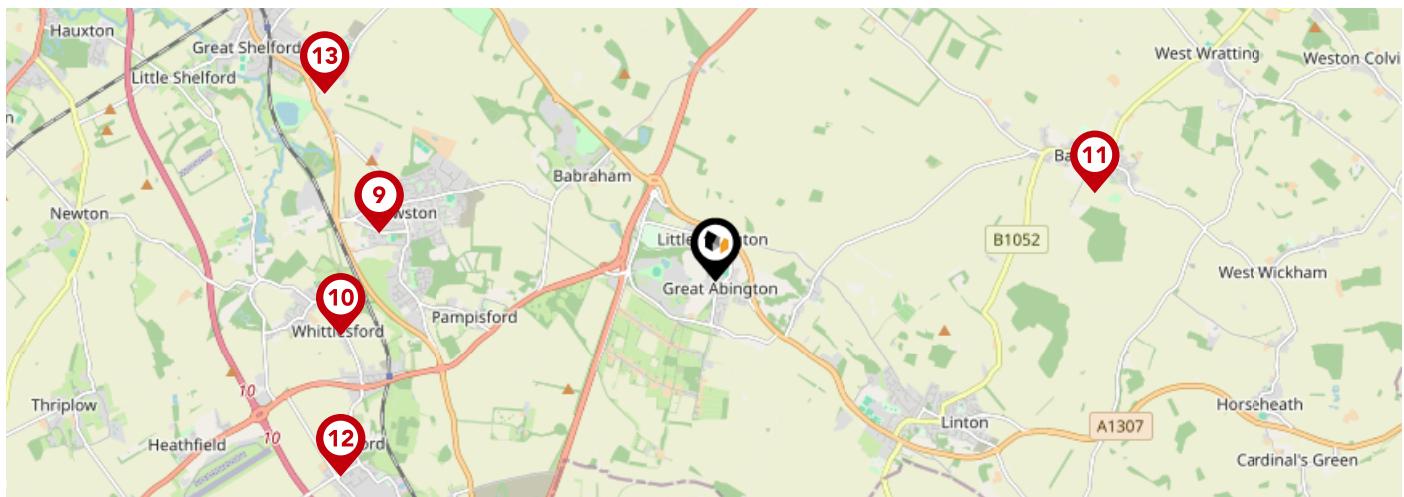
# Area Schools

CC&C



Nursery Primary Secondary College Private

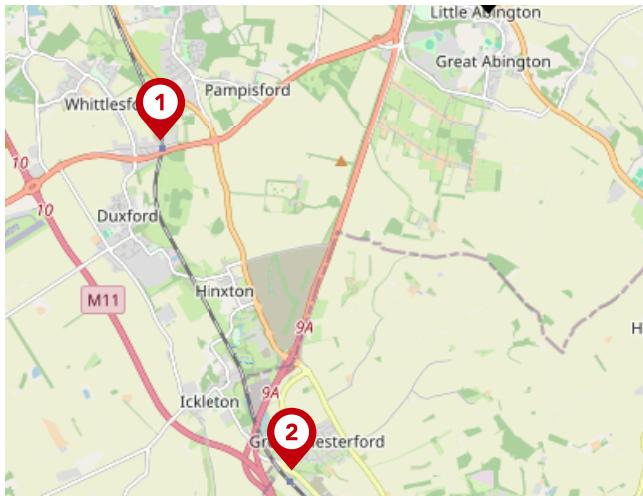
|          |  |                          |                                     |                                     |                          |                          |                          |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b> | Great Abington Primary School<br>Ofsted Rating: Good   Pupils: 133   Distance:0.44           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | Babraham CofE (VC) Primary School<br>Ofsted Rating: Outstanding   Pupils: 91   Distance:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | Linton Village College<br>Ofsted Rating: Good   Pupils: 833   Distance:2.11                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | Granta School<br>Ofsted Rating: Requires improvement   Pupils: 175   Distance:2.27           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | The Icknield Primary School<br>Ofsted Rating: Good   Pupils: 200   Distance:2.38             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | Linton CofE Infant School<br>Ofsted Rating: Good   Pupils: 149   Distance:2.42               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | Linton Heights Junior School<br>Ofsted Rating: Good   Pupils: 249   Distance:2.73            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | The Bellbird Primary School<br>Ofsted Rating: Good   Pupils: 415   Distance:2.8              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



|    |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | Sawston Village College<br>Ofsted Rating: Good   Pupils: 1162   Distance:3.1                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | William Westley Church of England VC Primary School<br>Ofsted Rating: Good   Pupils: 186   Distance:3.45 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Meadow Primary School<br>Ofsted Rating: Good   Pupils: 212   Distance:3.54                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Duxford Church of England Community Primary School<br>Ofsted Rating: Good   Pupils: 172   Distance:3.85  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Stapleford Community Primary School<br>Ofsted Rating: Good   Pupils: 215   Distance:3.94                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Great Chesterford Church of England Primary Academy<br>Ofsted Rating: Good   Pupils: 197   Distance:4.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Fulbourn Primary School<br>Ofsted Rating: Good   Pupils: 267   Distance:4.26                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Landmark International School<br>Ofsted Rating: Good   Pupils: 104   Distance:4.45                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)

CC&C



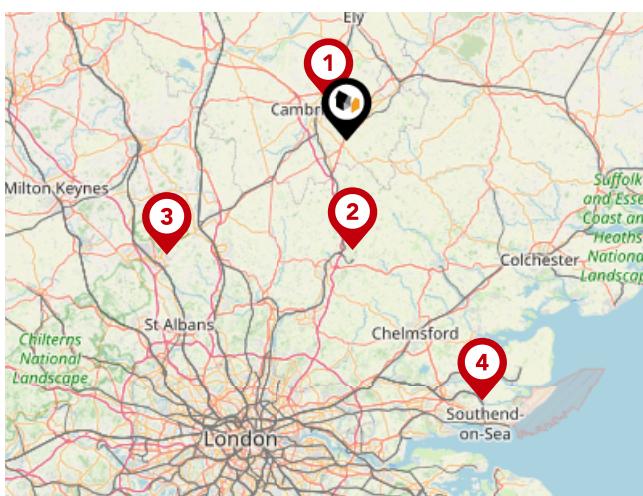
## National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Whittlesford Parkway Rail Station | 3.2 miles  |
| 2   | Great Chesterford Rail Station    | 4.53 miles |
| 3   | Shelford (Cambs) Rail Station     | 4.54 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J9  | 4.41 miles |
| 2   | M11 J10 | 4.42 miles |
| 3   | M11 J11 | 6.28 miles |
| 4   | M11 J12 | 8.37 miles |
| 5   | M11 J13 | 9.25 miles |

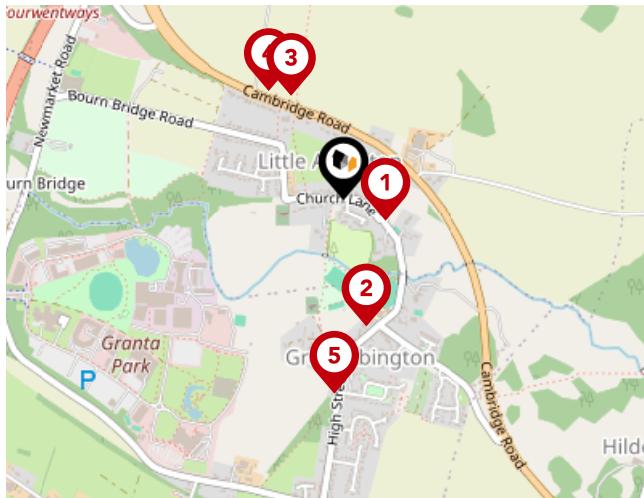


## Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 6.47 miles  |
| 2   | Stansted Airport | 15.91 miles |
| 3   | Luton Airport    | 30.96 miles |
| 4   | Southend-on-Sea  | 43.04 miles |

# Area Transport (Local)

CC&C



## Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | High Street    | 0.11 miles |
| 2   | Linton Road    | 0.29 miles |
| 3   | Cambridge Road | 0.26 miles |
| 4   | Cambridge Road | 0.3 miles  |
| 5   | Magna Close    | 0.44 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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