

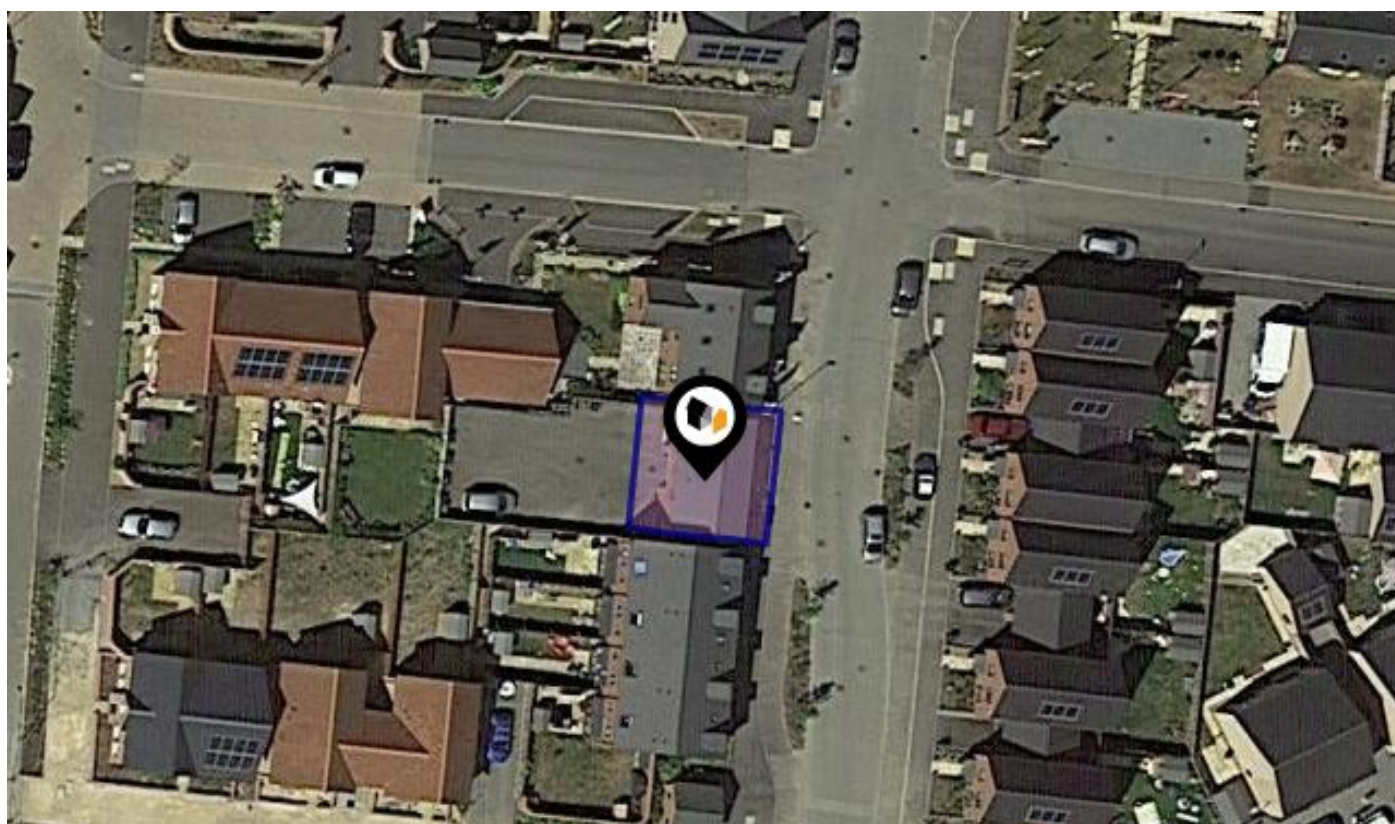


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 11th February 2026



WELLINGTON ROAD, NORTHSTOWE, CAMBRIDGE, CB24

Cooke Curtis & Co

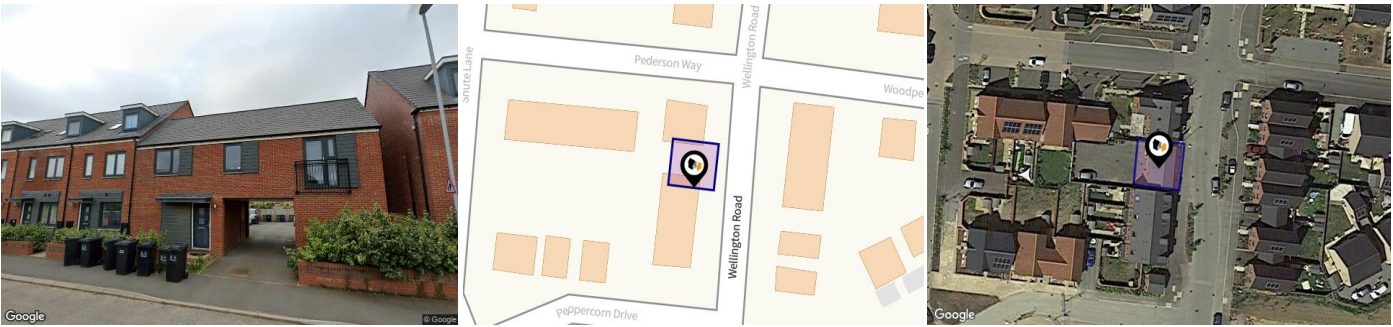
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

| | | | |
|------------------|---|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 656 ft ² / 61 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 2018 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,878 | | |
| Title Number: | CB433495 | | |

Local Area

| | | | |
|--------------------|----------------|------------------------------------|------|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | 27 | 1800 |
| • Rivers & Seas | Very low | mb/s | mb/s |
| • Surface Water | Medium | | |

| | |
|--------------------------|----------------------------------|
| Mobile Coverage: | Satellite/Fibre TV Availability: |
| (based on calls indoors) | |
| | |
| | |
| | |
| | |

Planning records for: *102 Wellington Road Northstowe Cambridgeshire CB24 1AX*

| Reference - 22/05248/HFUL | |
|---------------------------|---------------------------------|
| Decision: | Decided |
| Date: | 05th December 2022 |
| Description: | Conservatory to rear elevation. |

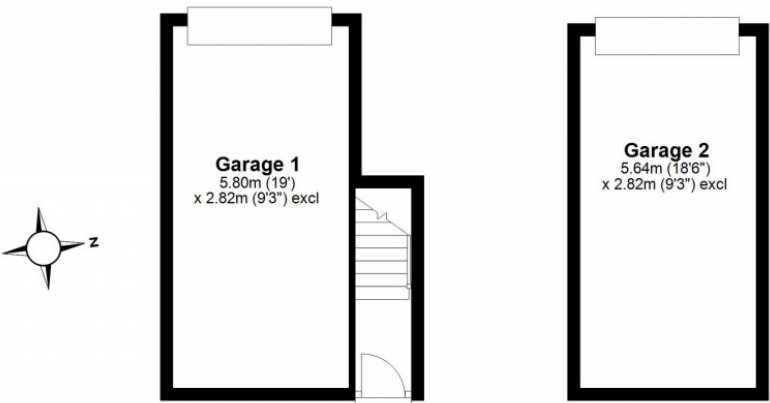
| Reference - 22/05244/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 05th December 2022 |
| Description: | Retention of temporary haul road for Darwin Green One to 31 December 2030 |



WELLINGTON ROAD, NORTHSTOWE, CAMBRIDGE, CB24

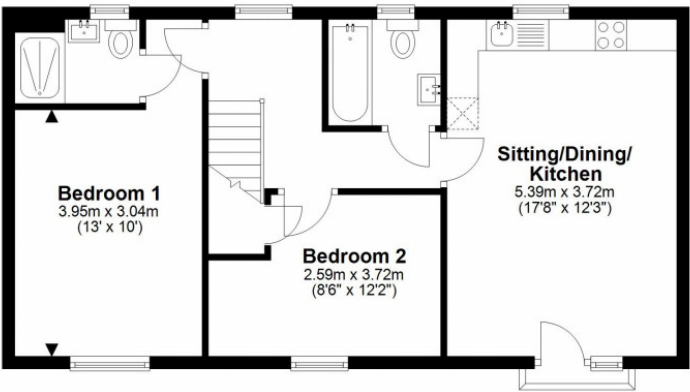
Ground Floor

Approx. 2.9 sq. metres (31.0 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.9 sq. feet)



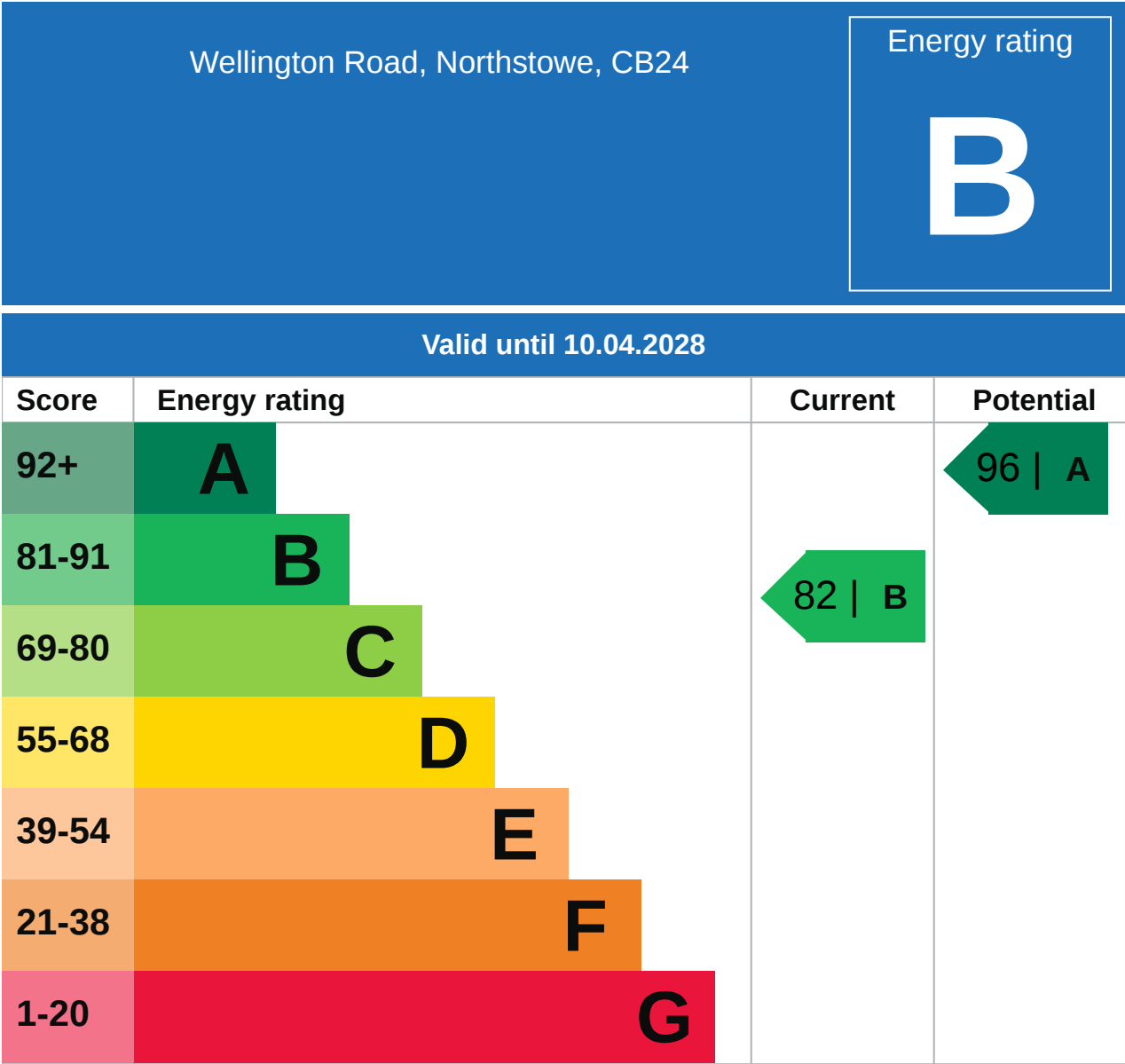
Total area: approx. 60.1 sq. metres (646.9 sq. feet)

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

Plan produced using PlanUp.

WELLINGTON ROAD, NORTHSTOWE, CAMBRIDGE, CB24





Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.27 W/m-Â°K |
| Walls Energy: | Very Good |
| Roof: | Average thermal transmittance 0.11 W/m-Â°K |
| Roof Energy: | Very Good |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Average thermal transmittance 0.18 W/m-Â°K |
| Total Floor Area: | 61 m ² |

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Two garages

Other

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Gas

Water Supply

Anglian 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

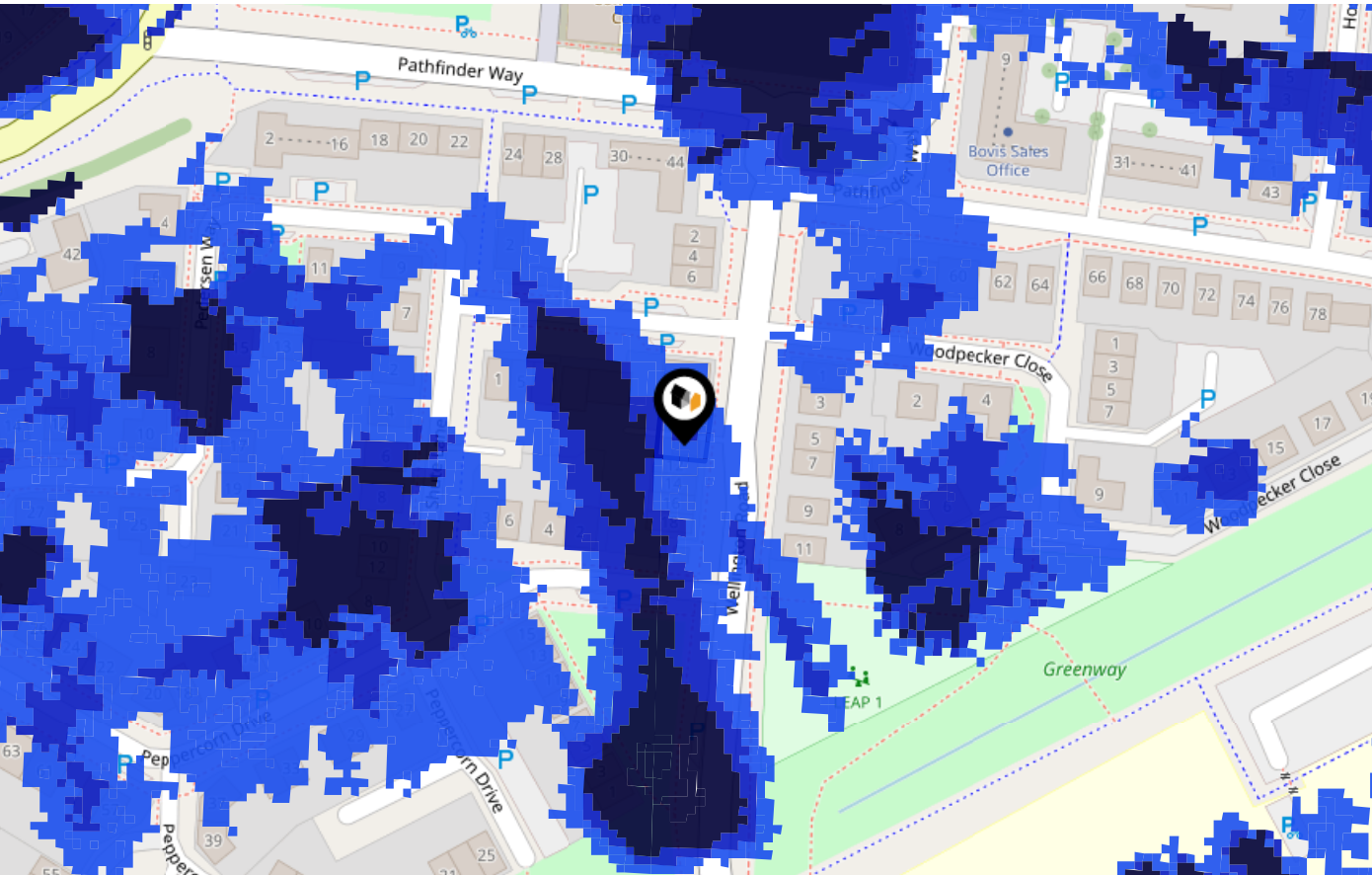
Important - Please read

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.

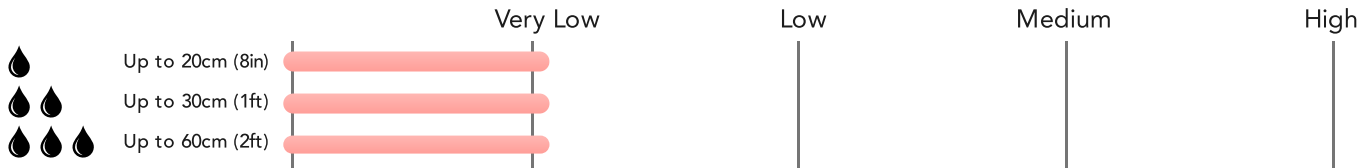


Risk Rating: Medium

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:

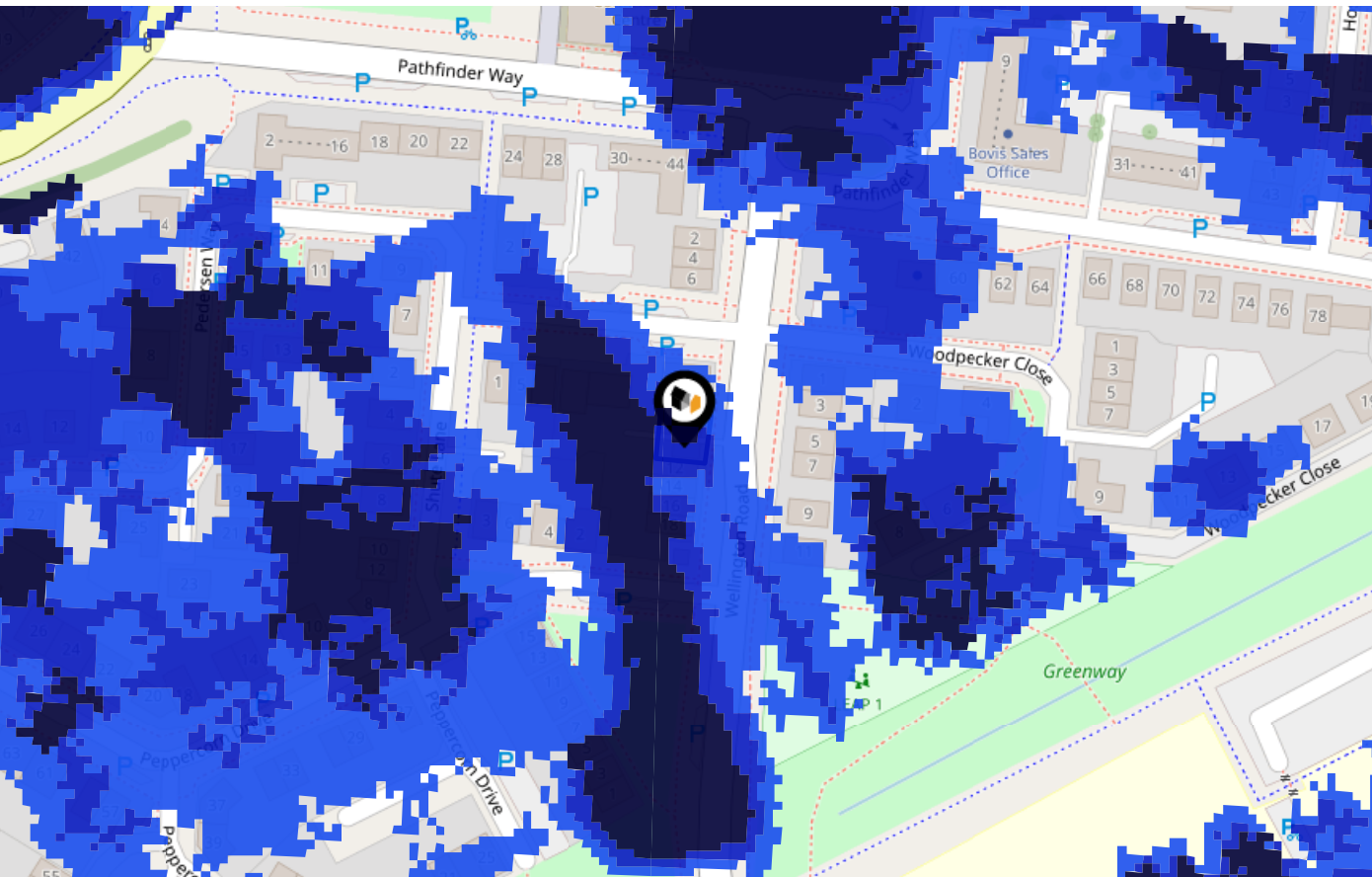


Flood Risk

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.



Risk Rating: High

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:

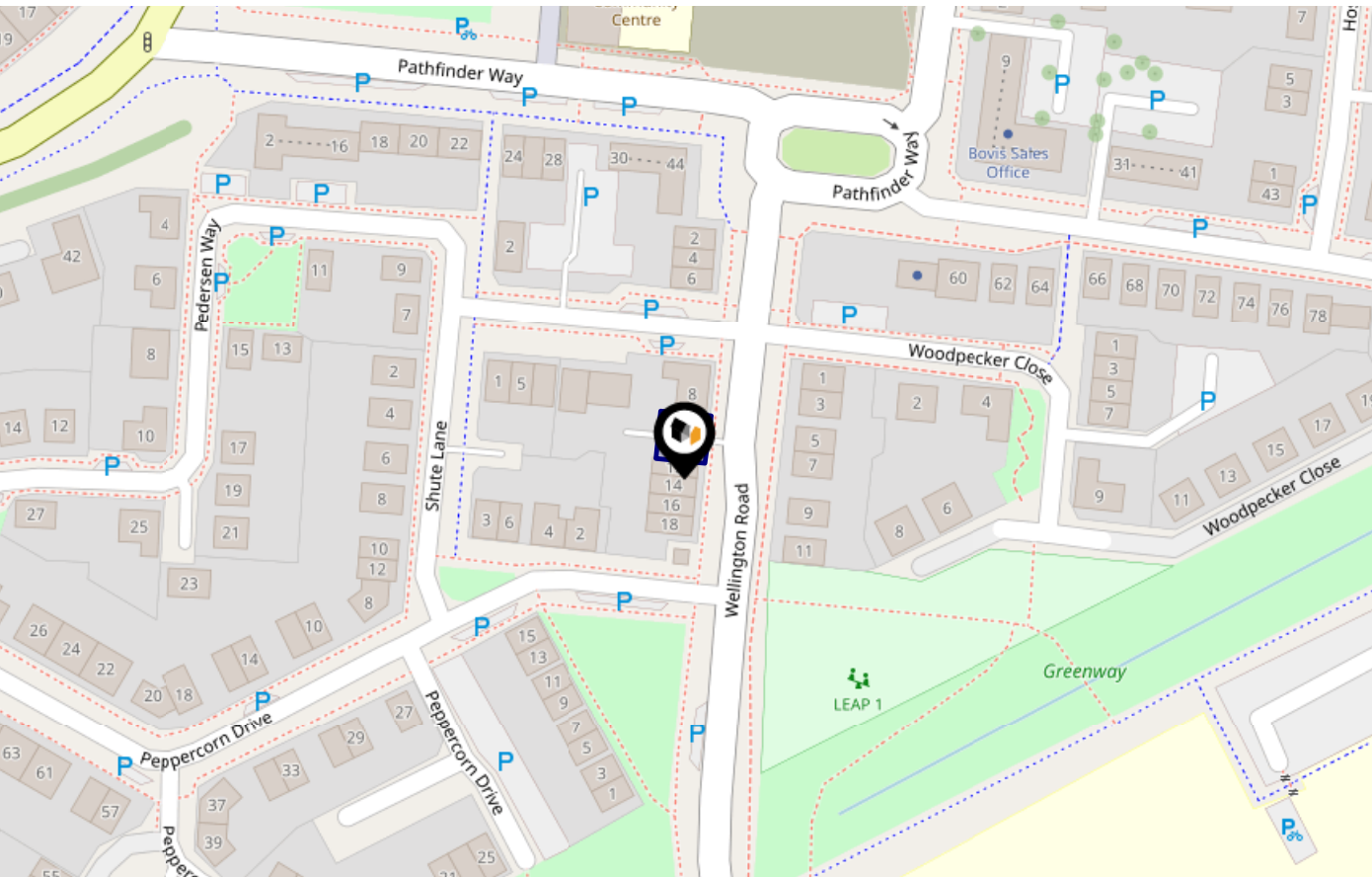


Flood Risk

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.

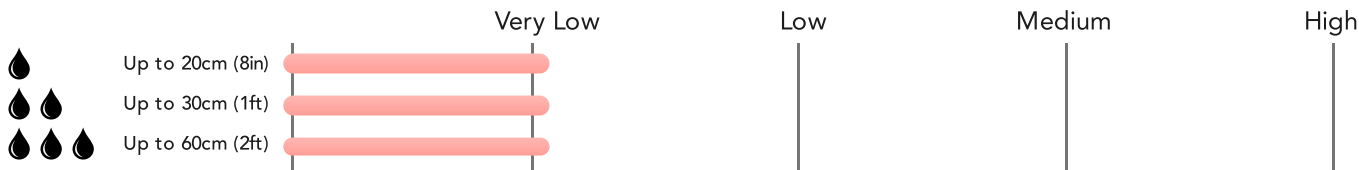


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

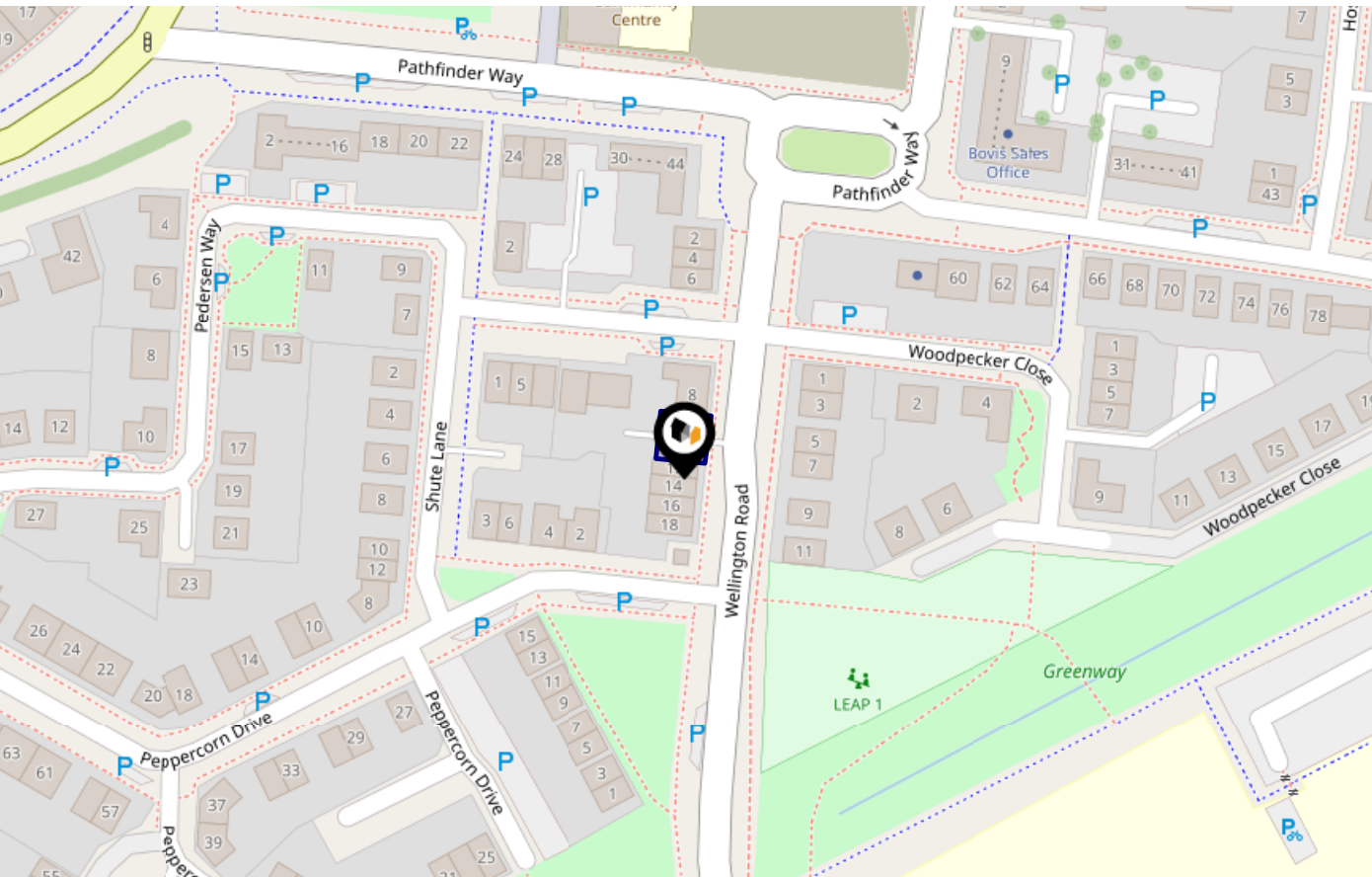


Flood Risk

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.

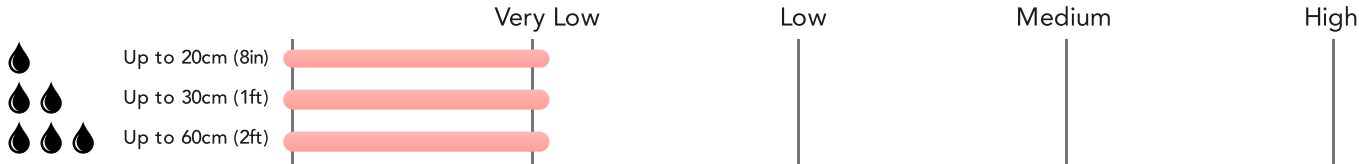


Risk Rating: Very low

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:

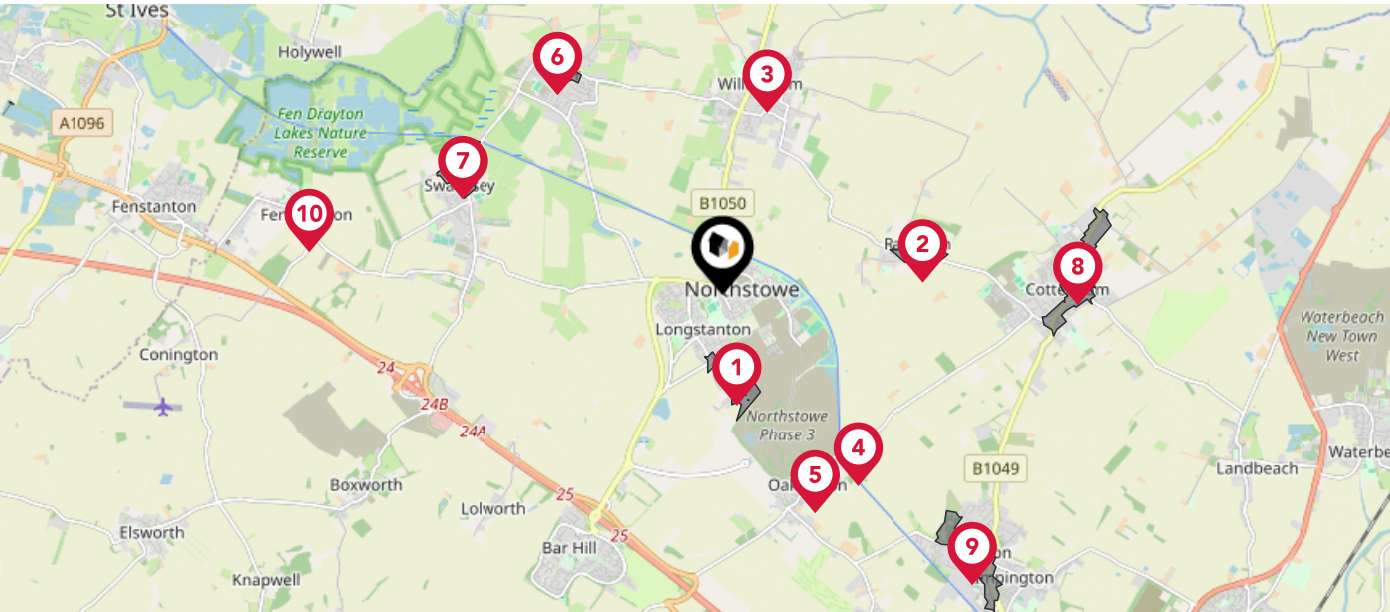


Maps

Conservation Areas

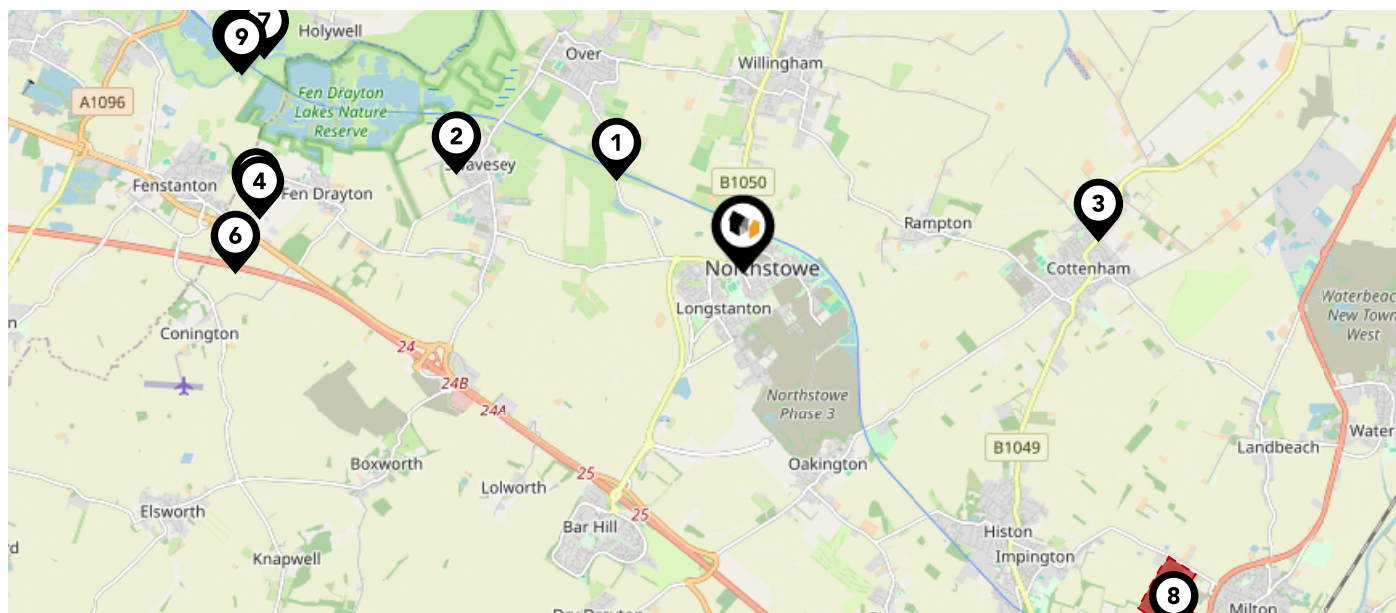


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



| Nearby Conservation Areas | |
|---------------------------|----------------------|
| 1 | Longstanton |
| 2 | Rampton |
| 3 | Willingham |
| 4 | Westwick |
| 5 | Oakington |
| 6 | Over |
| 7 | Swavesey |
| 8 | Cottenham |
| 9 | Histon and Impington |
| 10 | Fen Drayton |

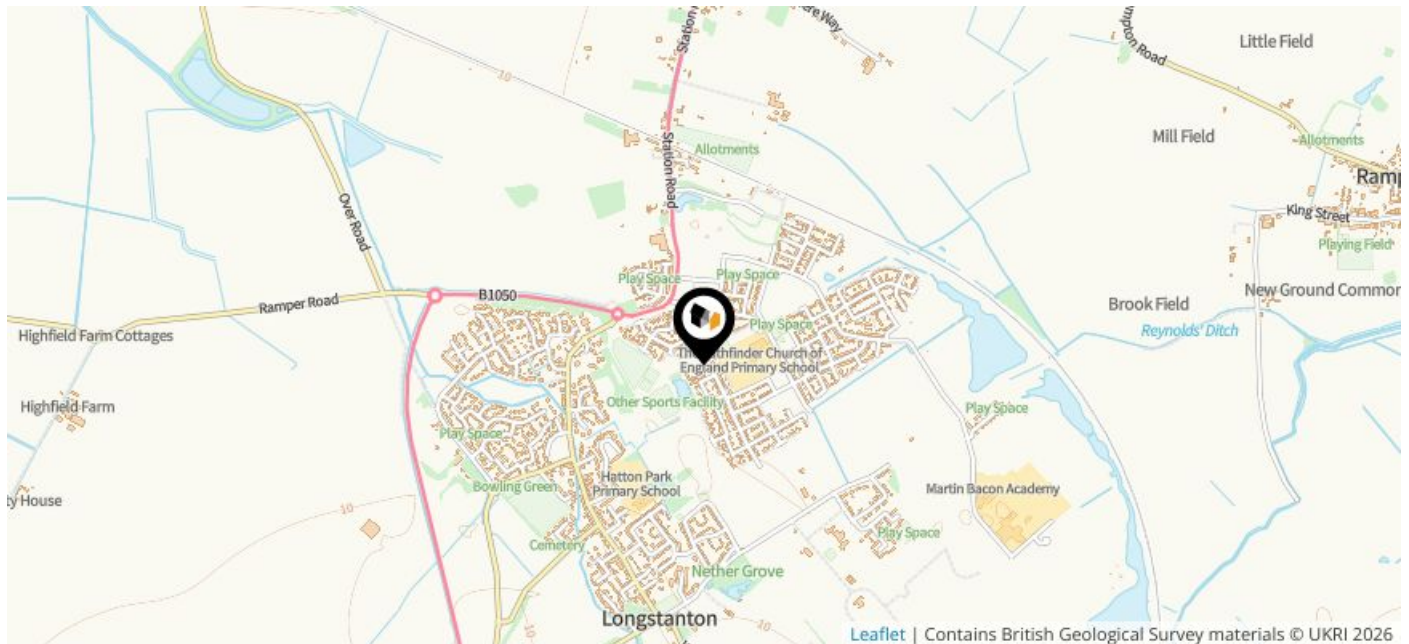
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

| | | | |
|----|--|-------------------|--|
| 1 | Hill Farm-Longstanton Road, Over | Historic Landfill | |
| 2 | Hale Road-Swavesey | Historic Landfill | |
| 3 | Ivatt Street-Cottenham, Cambridgeshire | Historic Landfill | |
| 4 | Mill Road-Fen Drayton | Historic Landfill | |
| 5 | Old Gravel Pits-Mill Road, Fen Drayton, Cambridgeshire | Historic Landfill | |
| 6 | Conington Landfill-Conington | Historic Landfill | |
| 7 | Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambs | Historic Landfill | |
| 8 | No name provided by source | Active Landfill | |
| 9 | Meadow Lane-St Ives, Cambridgeshire | Historic Landfill | |
| 10 | Meadow Lane-St Ives, Cambridgeshire | Historic Landfill | |

This map displays nearby coal mine entrances and their classifications.



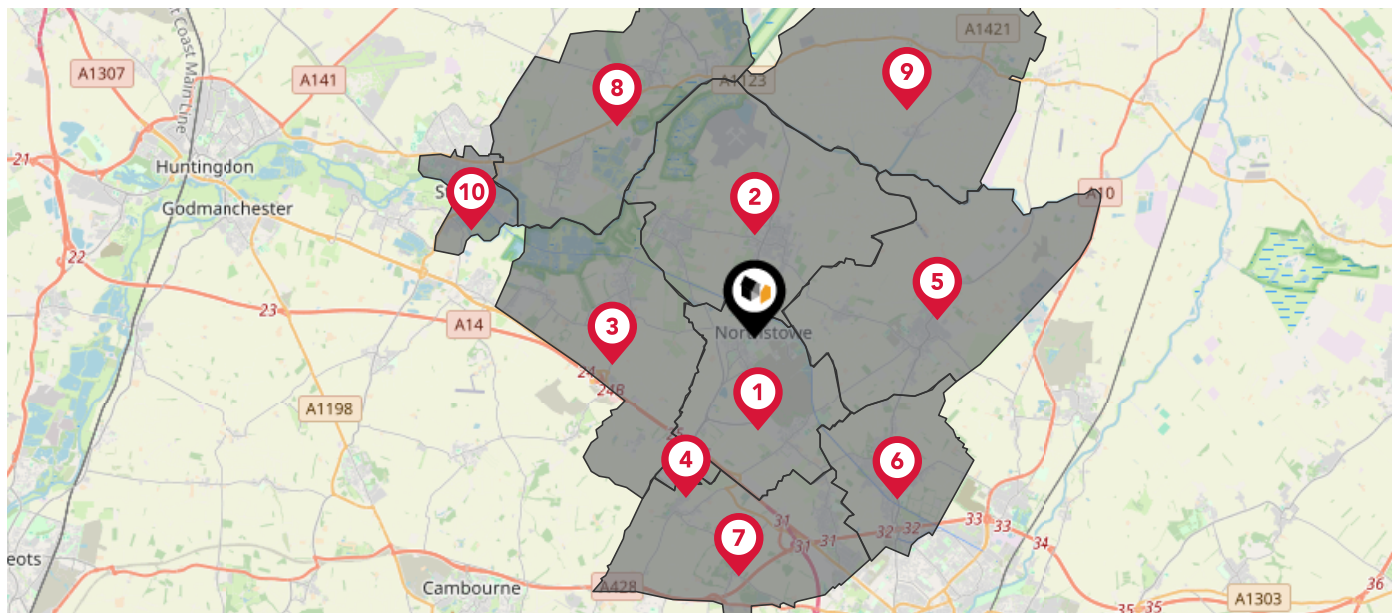
Mine Entry

- ✕ 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

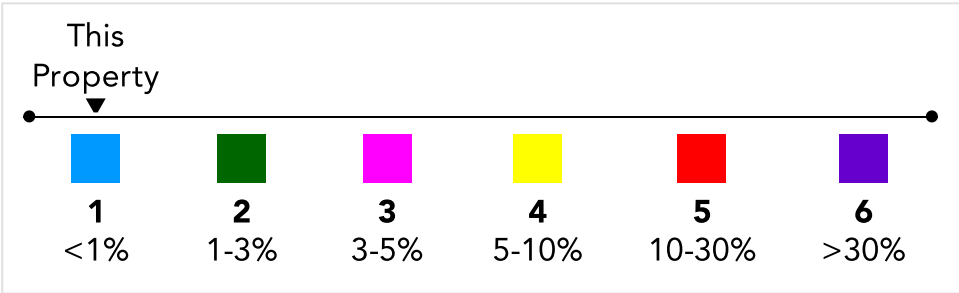
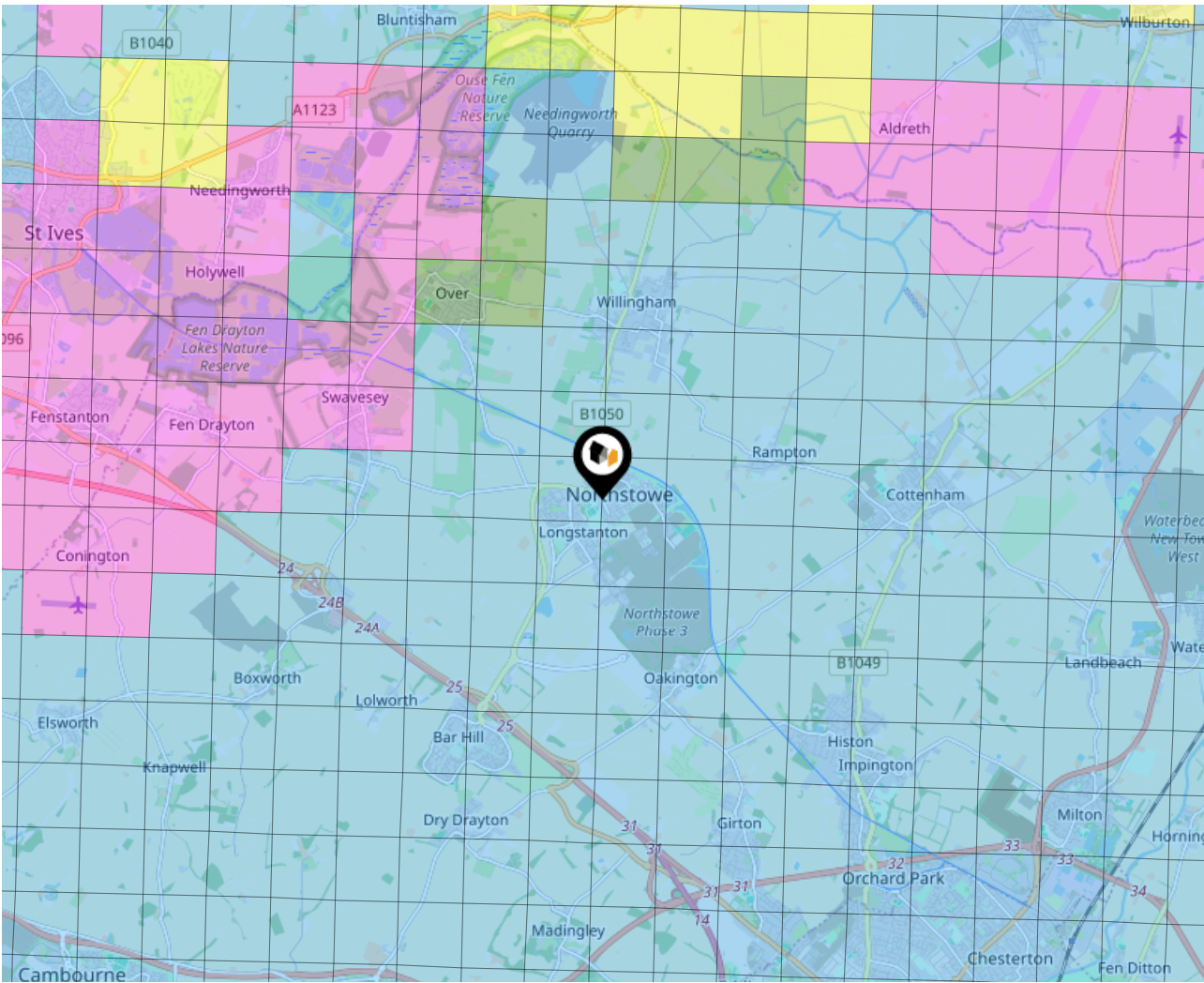


Nearby Council Wards

-  Longstanton Ward
-  Over & Willingham Ward
-  Swavesey Ward
-  Bar Hill Ward
-  Cottenham Ward
-  Histon & Impington Ward
-  Girton Ward
-  Holywell-cum-Needlingworth Ward
-  Haddenham Ward
-  St. Ives South Ward

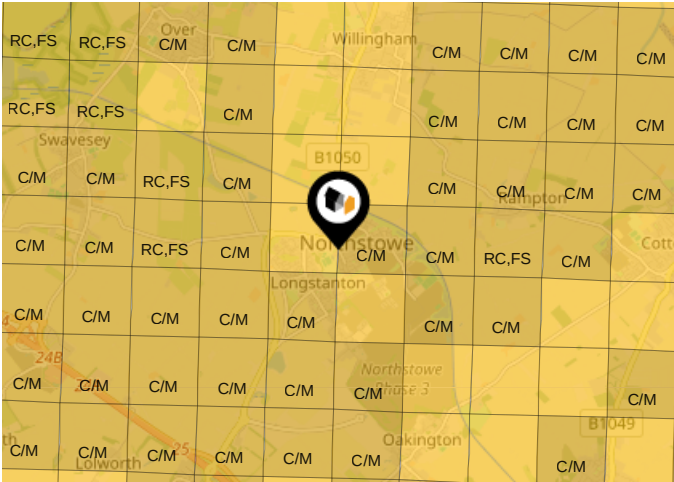
What is Radon?

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: | CLAY TO LOAM |
| Parent Material Grain: | ARGILLACEOUS | Soil Depth: | DEEP |
| Soil Group: | HEAVY TO MEDIUM | | |

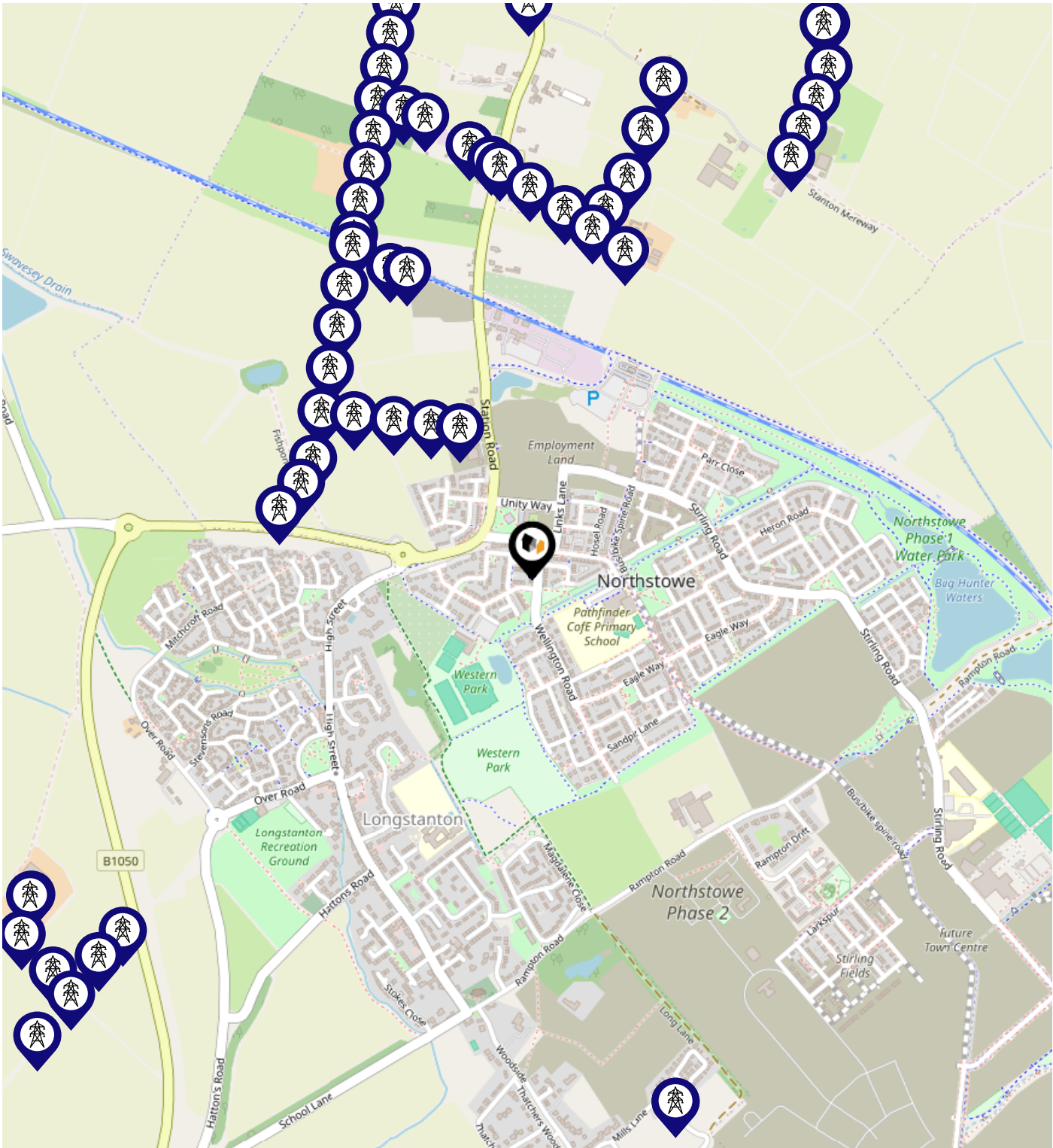


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

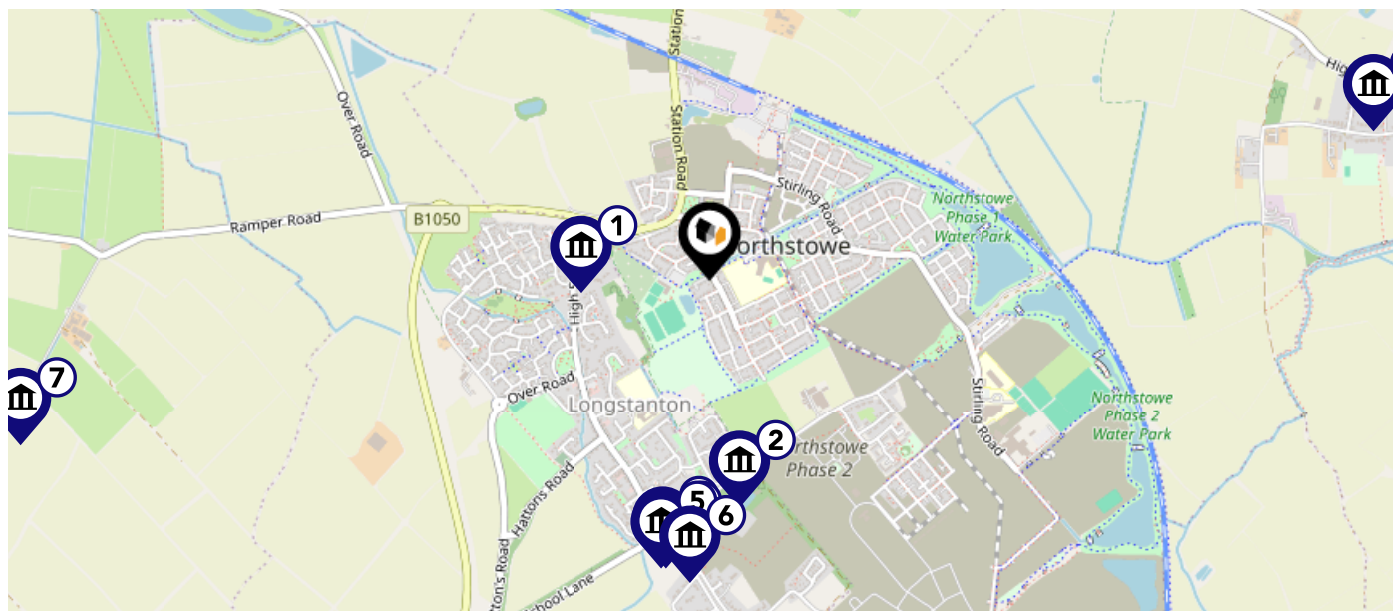
Masts & Pylons











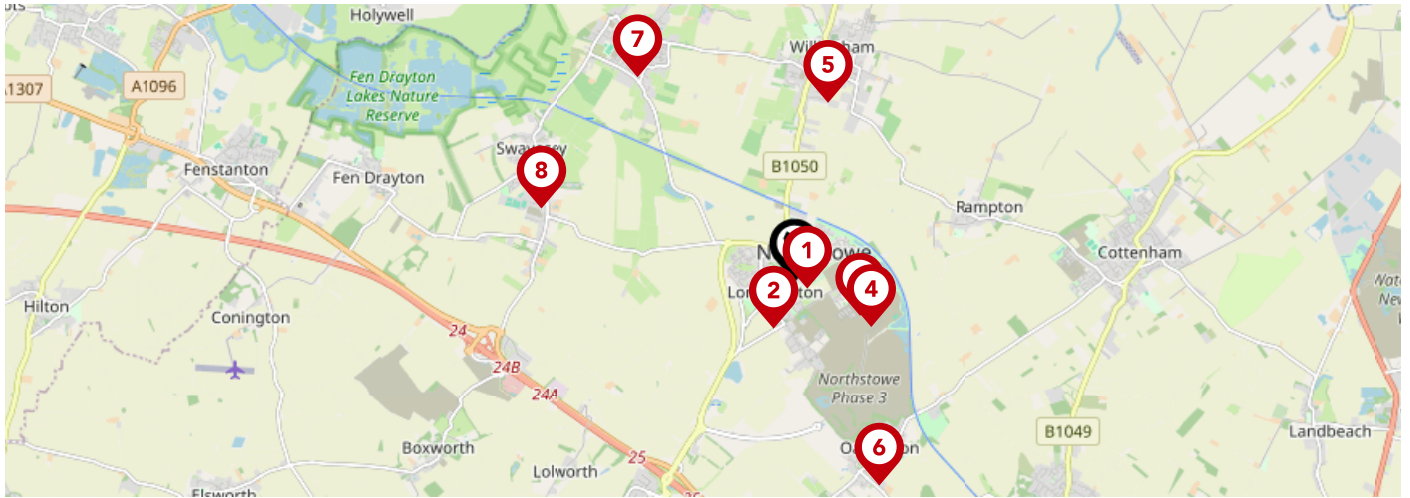
Key:

-  Power Pylons
-  Communication Masts

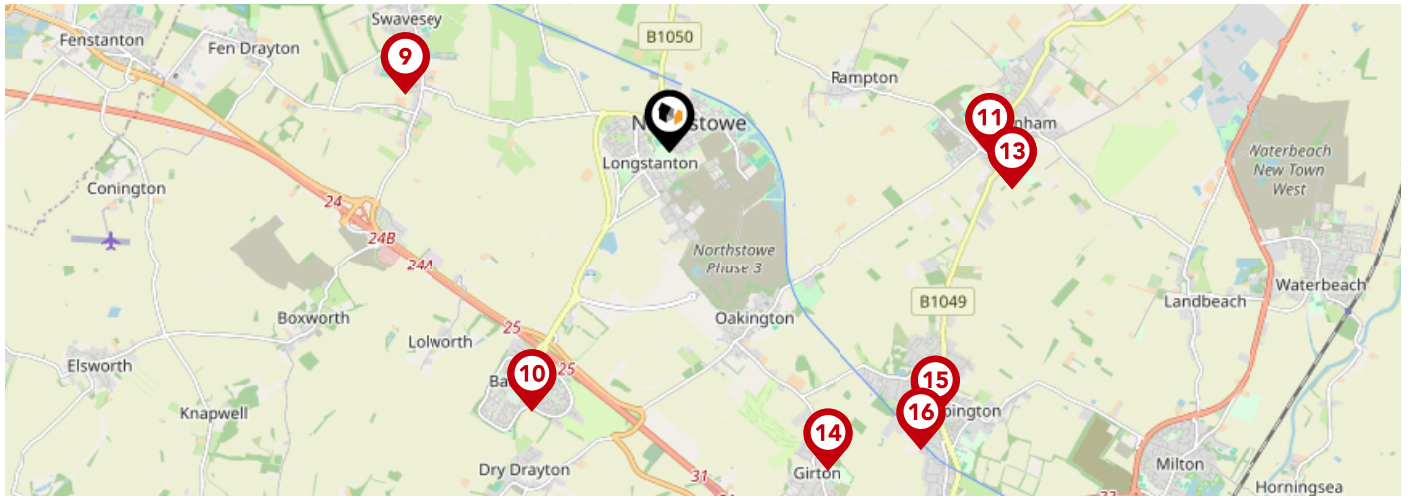
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 1127294 - Village Water Pump, On The Road Side, 20 Yards From Striplands Farmhouse | Grade II | 0.3 miles |
|  | 1404994 - Cantilevered Pillbox Beside Rampton Road, Longstanton | Grade II | 0.5 miles |
|  | 1127295 - Church Of All Saints | Grade I | 0.6 miles |
|  | 1331336 - Churchyard Cross | Grade II | 0.6 miles |
|  | 1392220 - War Memorial In All Saints Churchyard | Grade II | 0.6 miles |
|  | 1164323 - Manor Farmhouse | Grade II | 0.7 miles |
|  | 1226283 - Barn To North East Of Trinity College Farm | Grade II | 1.6 miles |
|  | 1127278 - 31, High Street | Grade II | 1.6 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:0.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:0.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:0.67 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:0.8 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:2.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:2.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:2.46 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:2.66 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:2.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:3.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Centre School Ofsted Rating: Good Pupils: 134 Distance:3.13 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.22 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:3.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:3.53 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

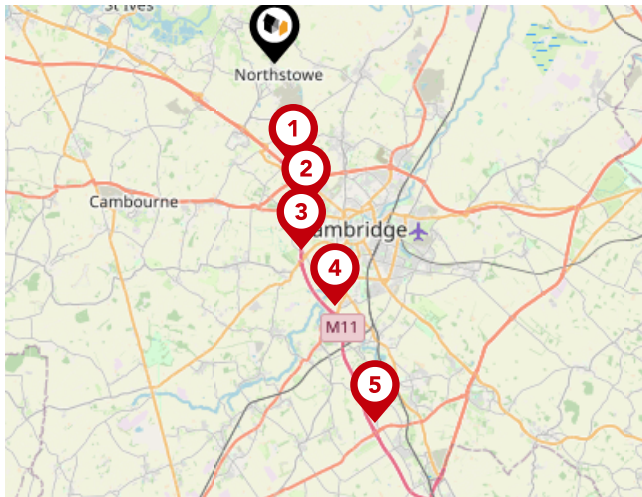
Area

Transport (National)



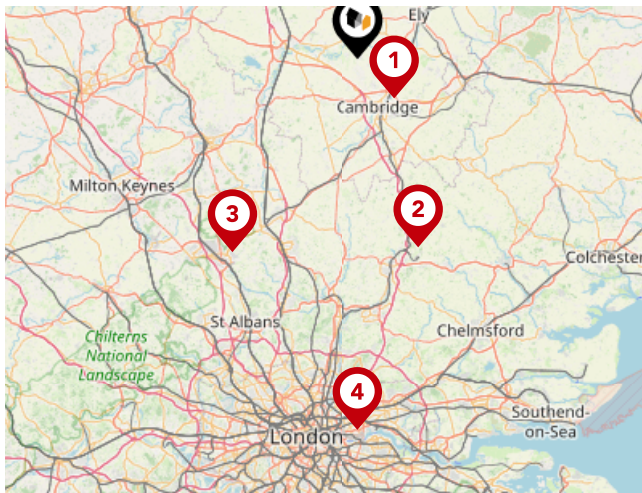
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Cambridge North Rail Station | 6.28 miles |
| 2 | Cambridge Rail Station | 7.4 miles |
| 3 | Waterbeach Rail Station | 6.41 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J14 | 3.78 miles |
| 2 | M11 J13 | 5.31 miles |
| 3 | M11 J12 | 6.81 miles |
| 4 | M11 J11 | 9.05 miles |
| 5 | M11 J10 | 13.56 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Cambridge | 7.69 miles |
| 2 | Stansted Airport | 28.84 miles |
| 3 | Luton Airport | 33.57 miles |
| 4 | Silvertown | 54.22 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|------------------------------------|------------|
| 1 | The Busway Longstanton Park & Ride | 0.35 miles |
| 2 | The Busway Longstanton Park & Ride | 0.35 miles |
| 3 | Station Road | 0.48 miles |
| 4 | Ladywalk | 0.35 miles |
| 5 | Brookside | 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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