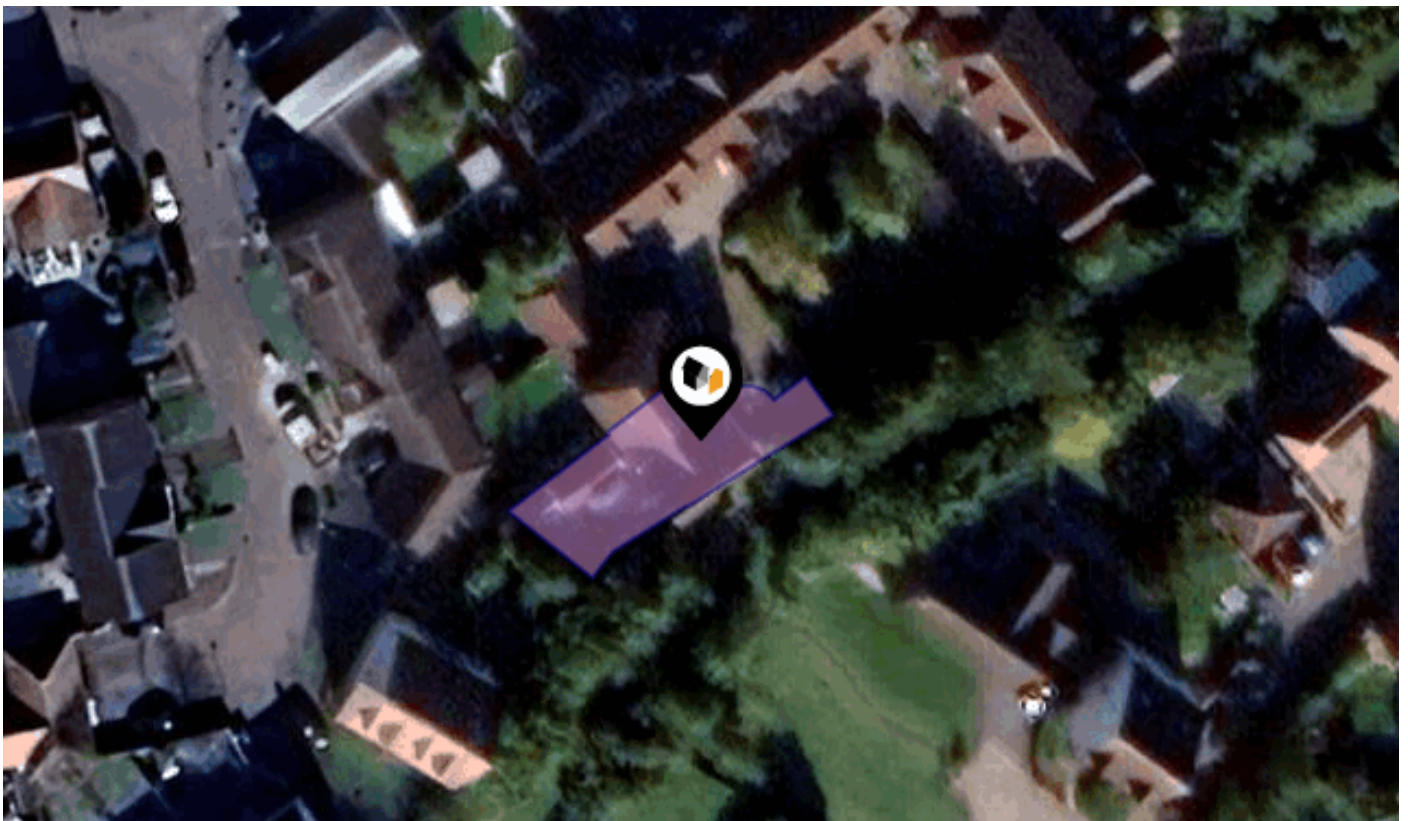




See More Online

MIR: Material Info

The Material Information Affecting this Property
Monday 16th February 2026



CHERRY COURT, LOWER CAMBOURNE, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





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aprift
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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.05 acres		
Year Built :	2003		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB278881		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	7	1800
• Surface Water	Very low	mb/s	mb/s
			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
O ₂	EE	3	O2			

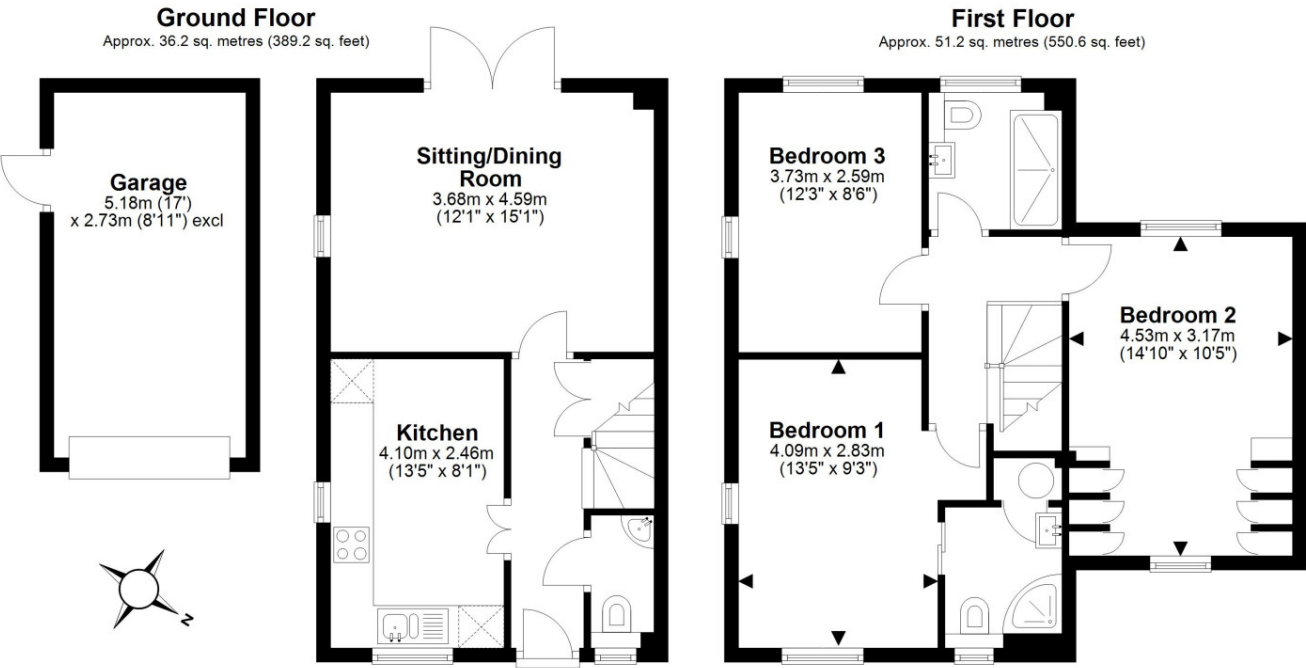
Planning records for: **2 Cherry Court Cambourne Cambridgeshire CB23 6EW**

Reference - 23/00401/HFUL	
Decision:	Decided
Date:	03rd February 2023
Description:	Garage conversion (part retrospective).

Reference - 22/04305/CL2PD	
Decision:	Withdrawn
Date:	29th September 2022
Description:	Certificate of lawfulness under S192 for Conversion of the existing garage



CHERRY COURT, LOWER CAMBOURNE, CAMBRIDGE,
CB23

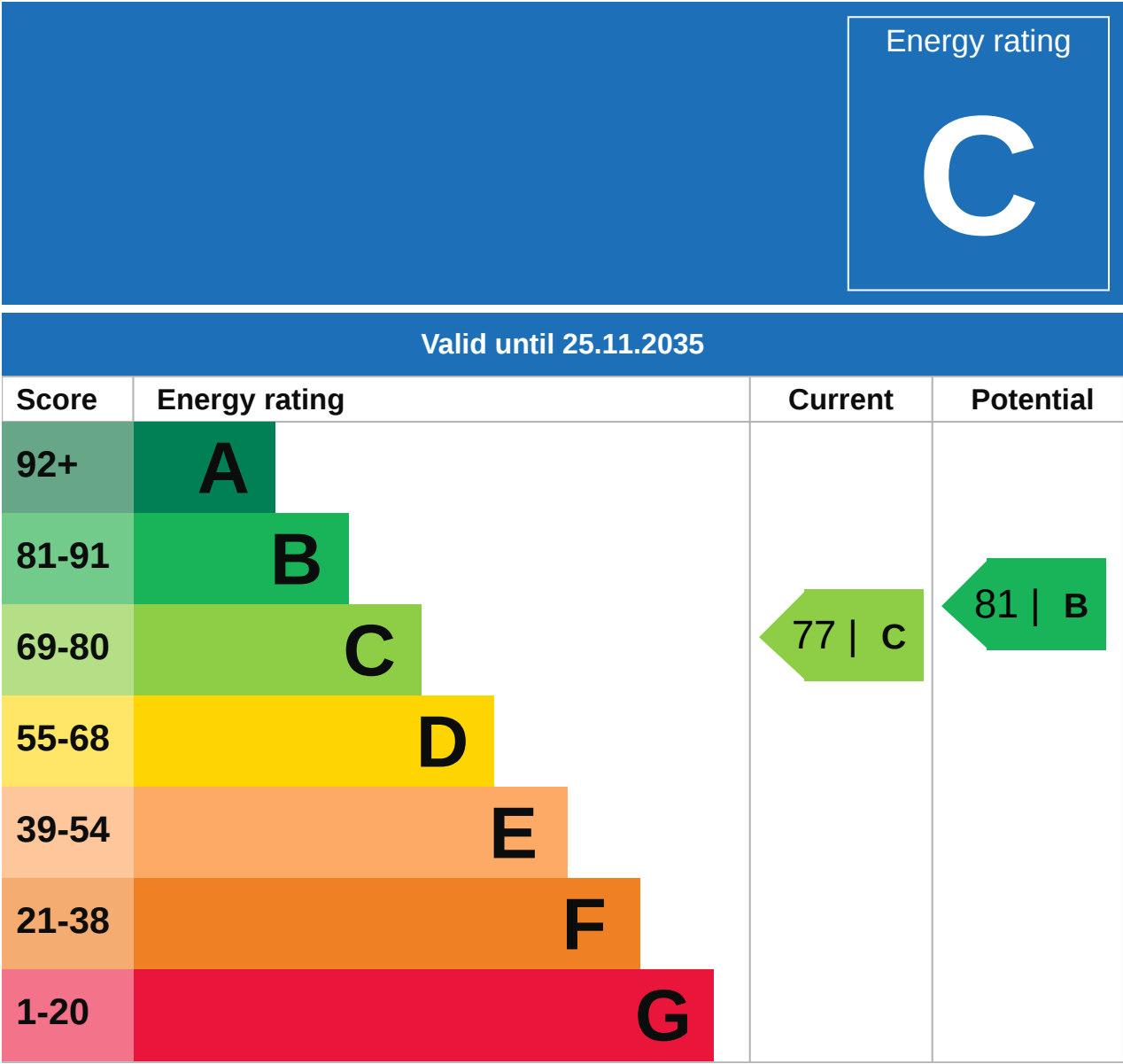


Total area: approx. 87.3 sq. metres (939.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

**CHERRY COURT, LOWER CAMBOURNE, CAMBRIDGE,
CB23**





Additional EPC Data

Property Type:	Semi-detached house
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Pitched, 300 mm loft insulation
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Excellent lighting efficiency
Floors:	Suspended, insulated (assumed)
Total Floor Area:	84 m ²

Building Safety

Accessibility / Adaptations

All windows and external doors upgraded to triple glazed, front door is Everest Composite Door

Restrictive Covenants

Rights of Way (Public & Private)

Shared access road/drive

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Property is part of a shared maintenance company arrangement with bi-annual charges and annual charge review.

Other

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Gas central heating. New boiler fitted April 2025

Water Supply

Cambridge Water

Drainage

Anglia Water

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

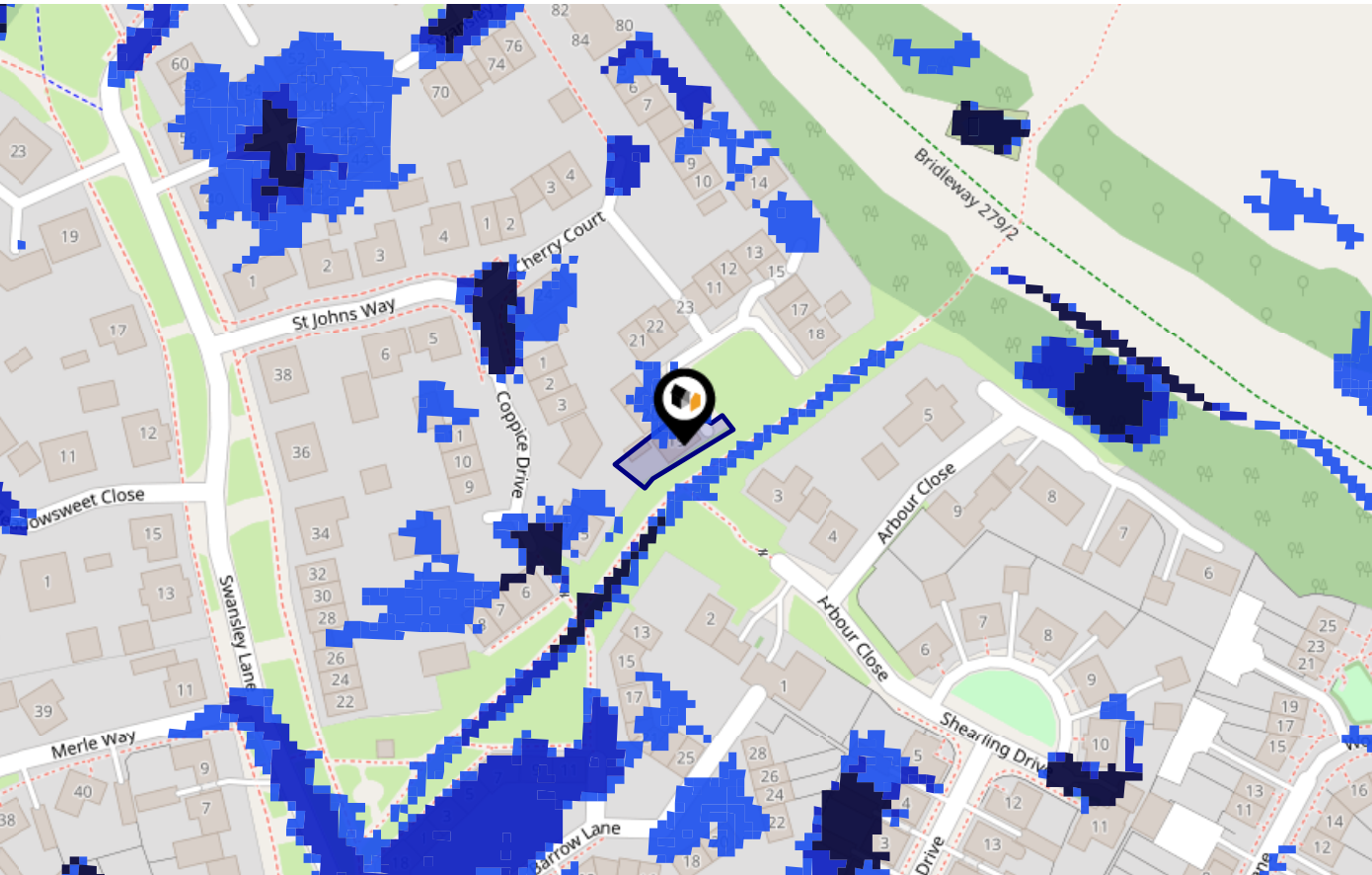
Important - Please read

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.

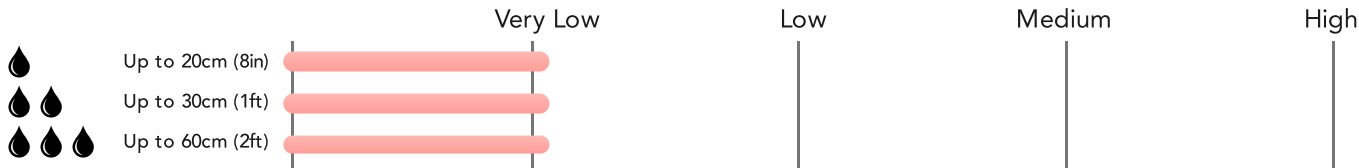


Risk Rating: Very low

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:

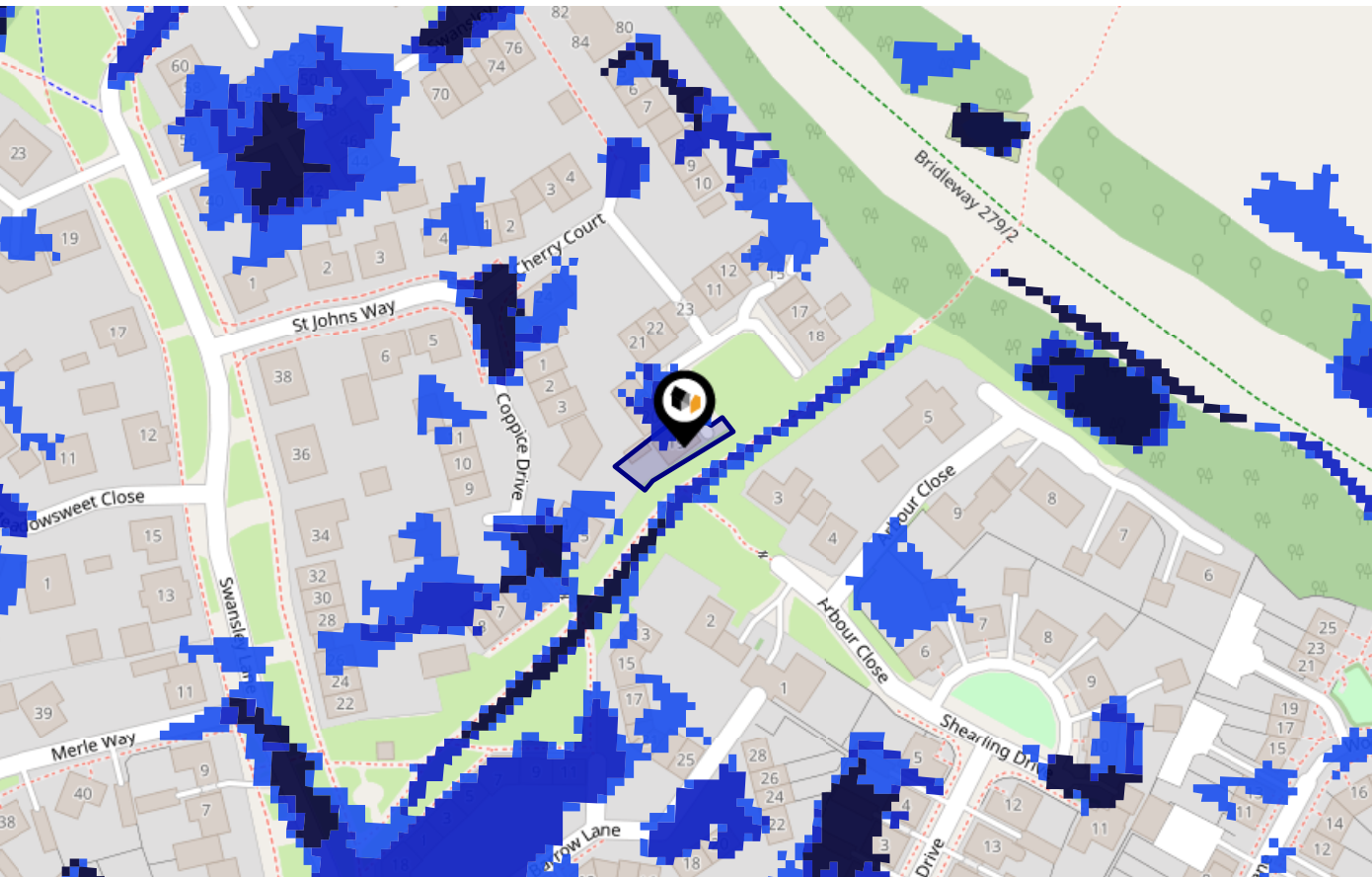


Flood Risk

Surface Water - Climate Change



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.

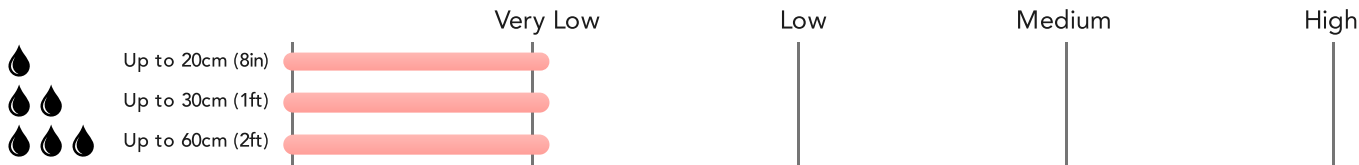


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

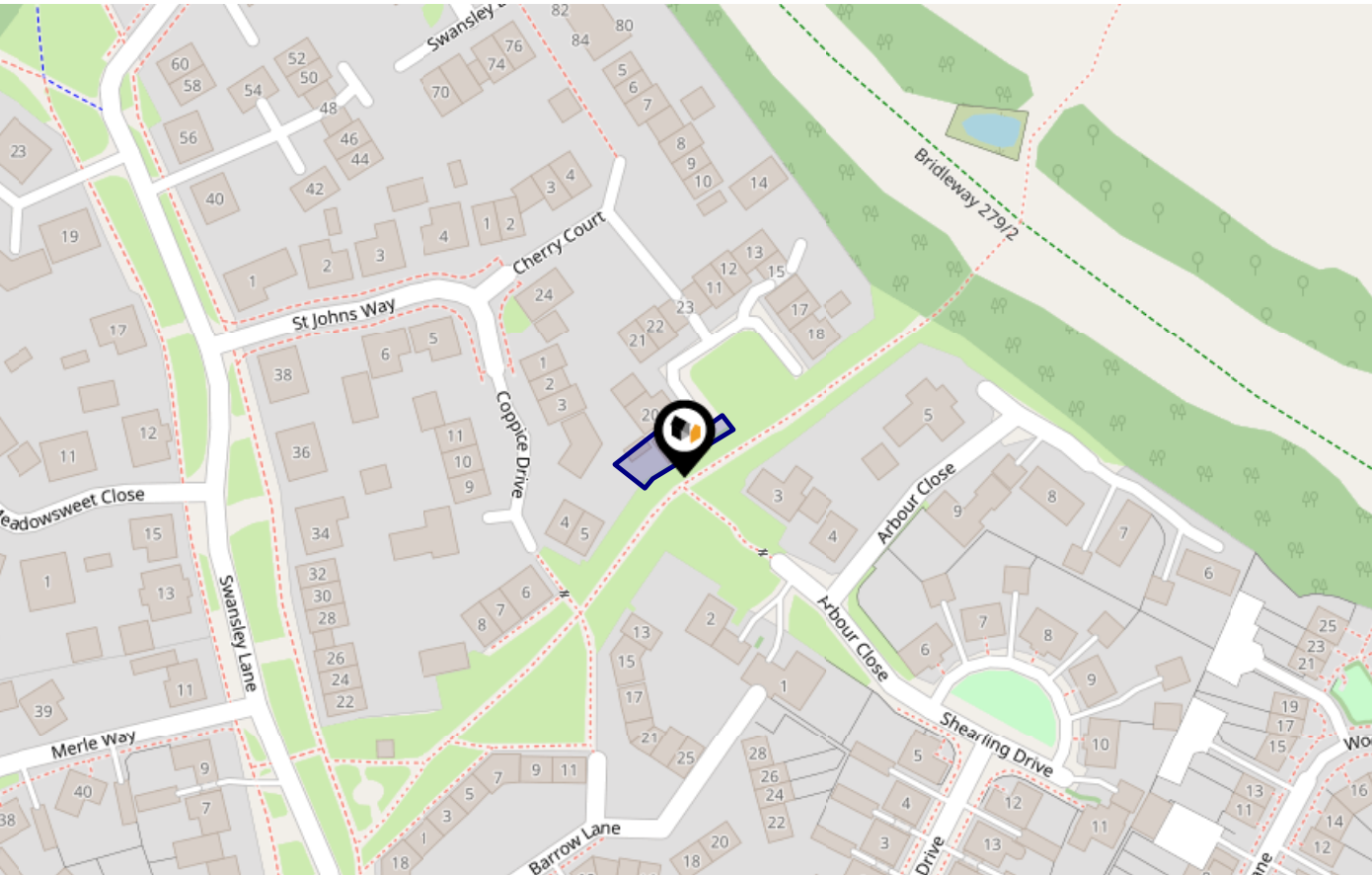


Flood Risk

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.

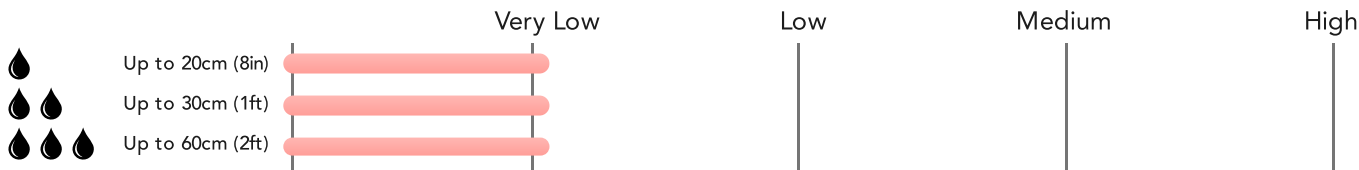


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

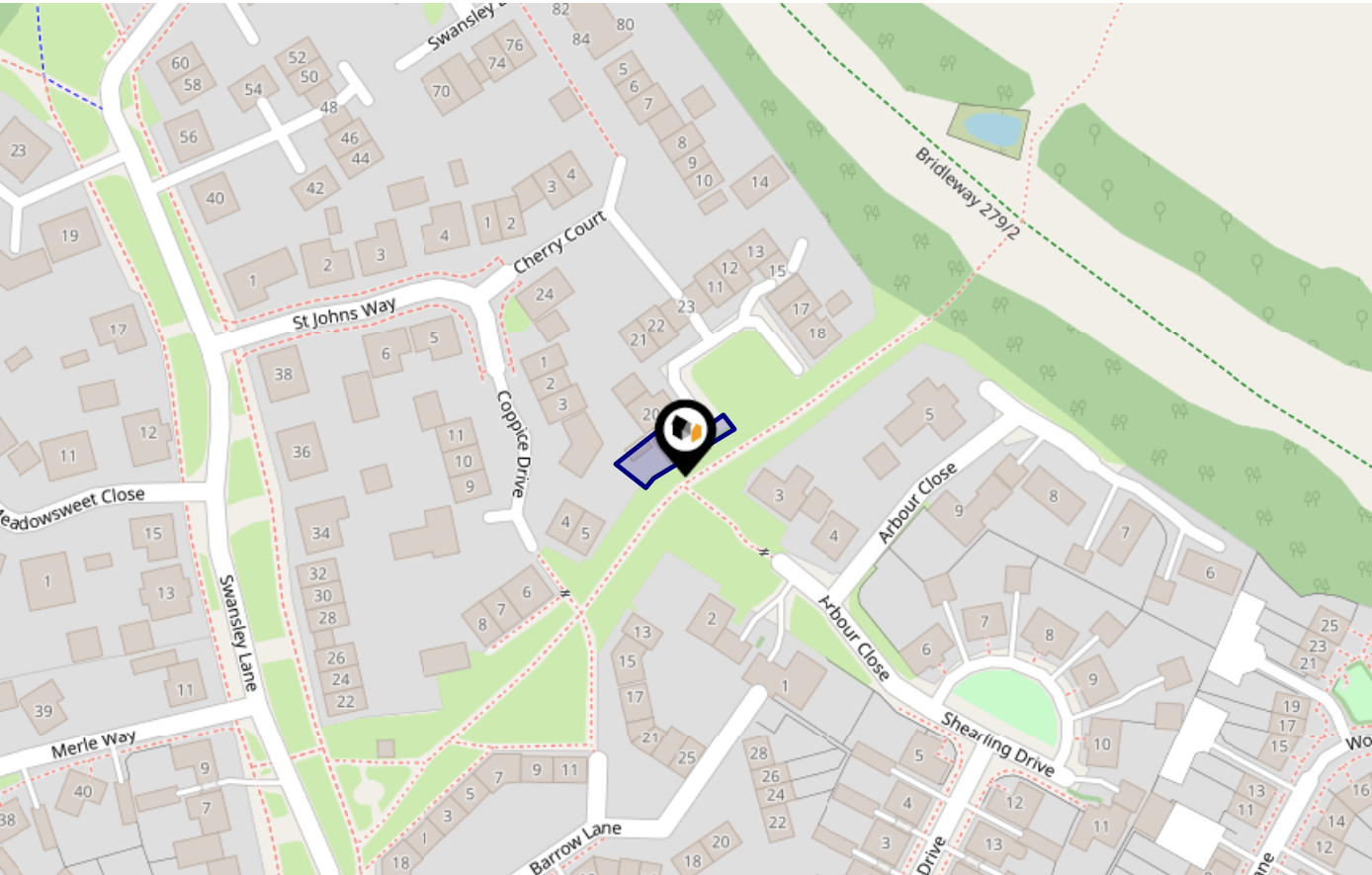


Flood Risk

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.

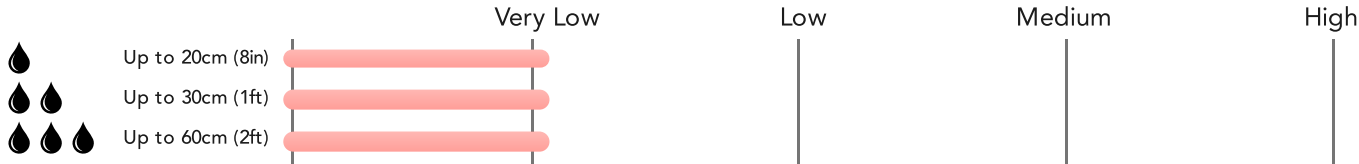


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

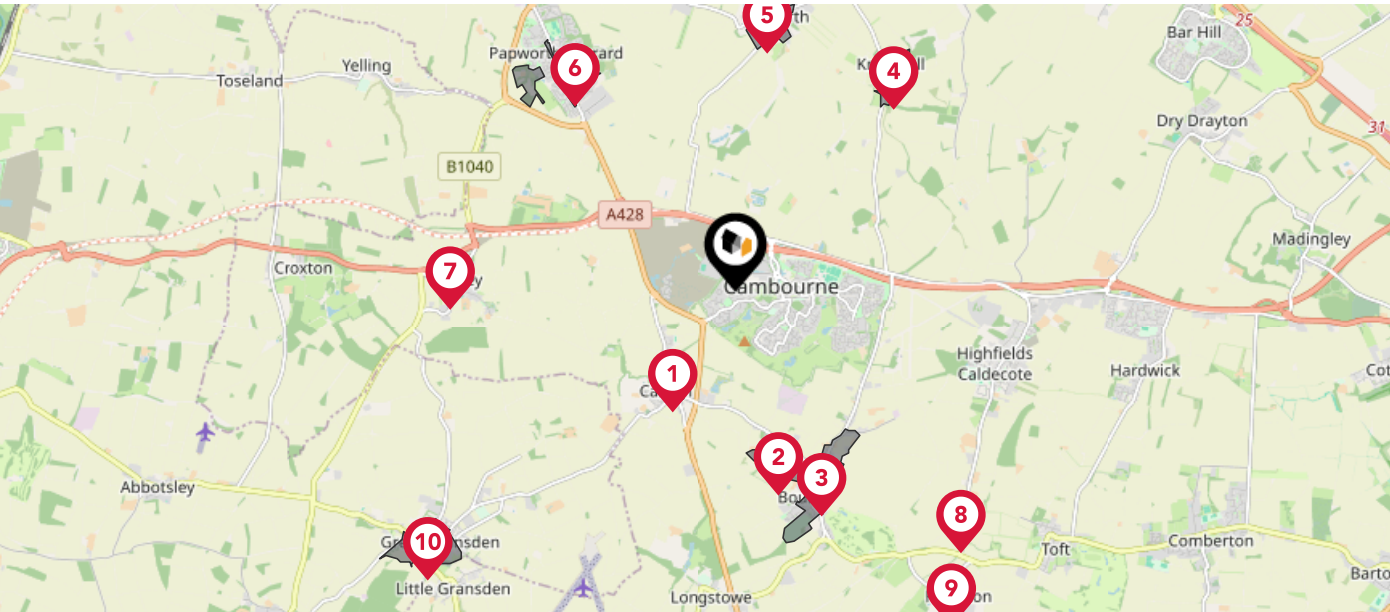


Maps

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	Caxton
2	Bourn Caxton End
3	Bourn Village and Hall
4	Knapwell
5	Elsworth
6	Papworth Everard
7	Eltisley
8	Caldecote
9	Kingston
10	Great Gransden

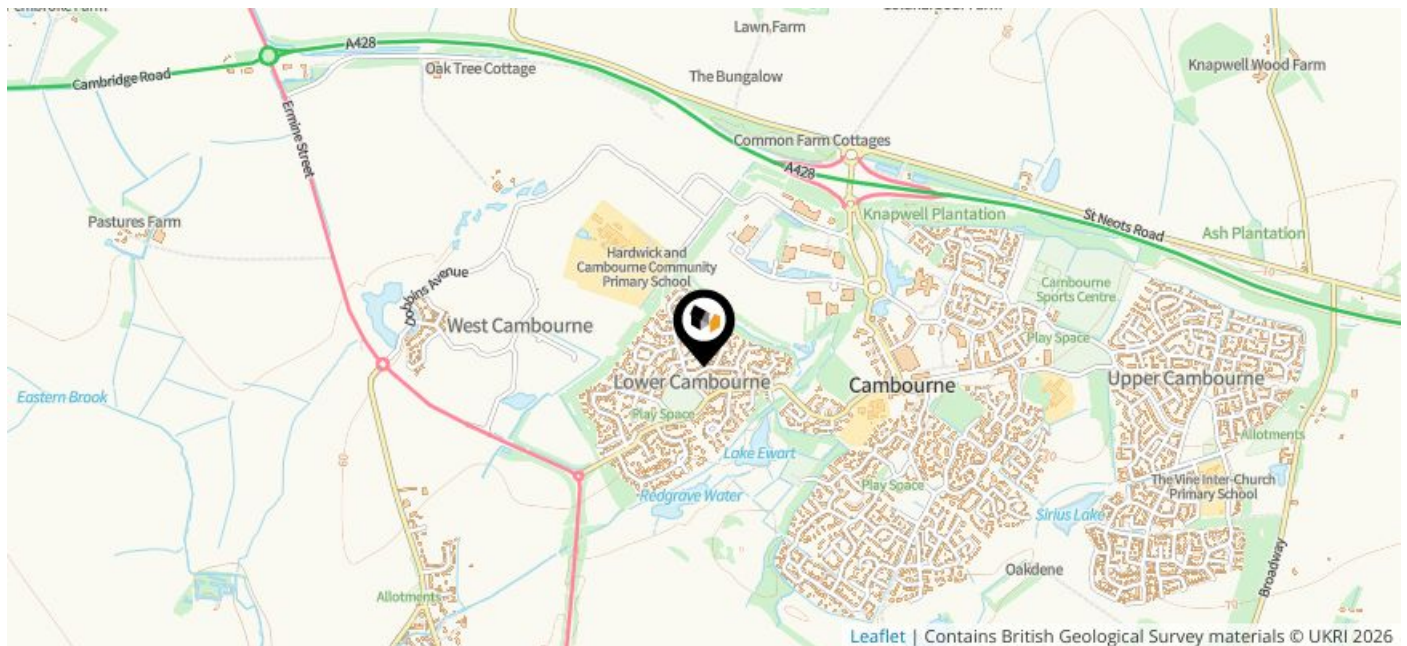
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/NP3290ND/A001	Active Landfill
---	----------------------	-----------------

This map displays nearby coal mine entrances and their classifications.



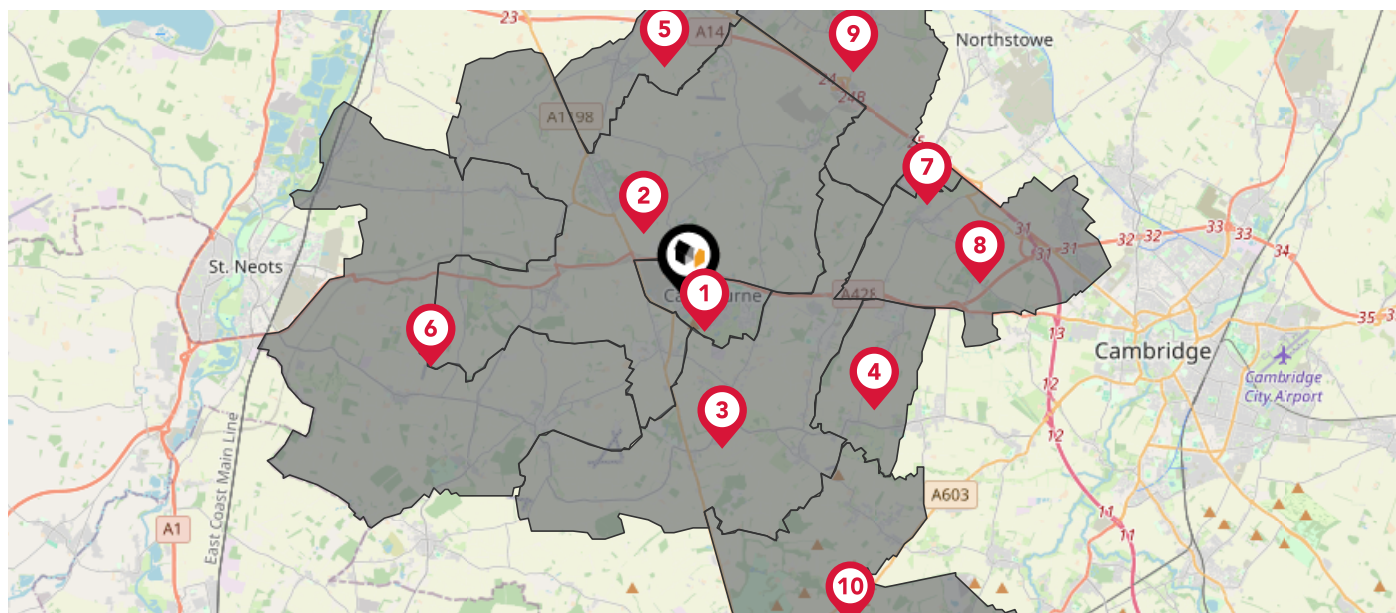
Mine Entry

- ✕ 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

1

Cambourne Ward

2

Caxton & Papworth Ward

3

Caldecote Ward

4

Hardwick Ward

5

Fenstanton Ward

6

Great Paxton Ward

7

Bar Hill Ward

8

Girton Ward

9

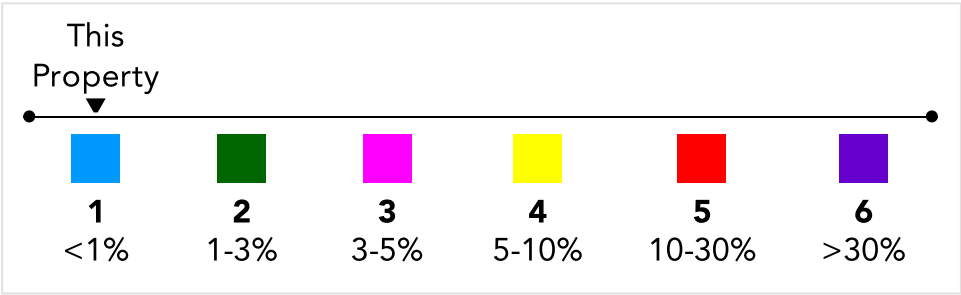
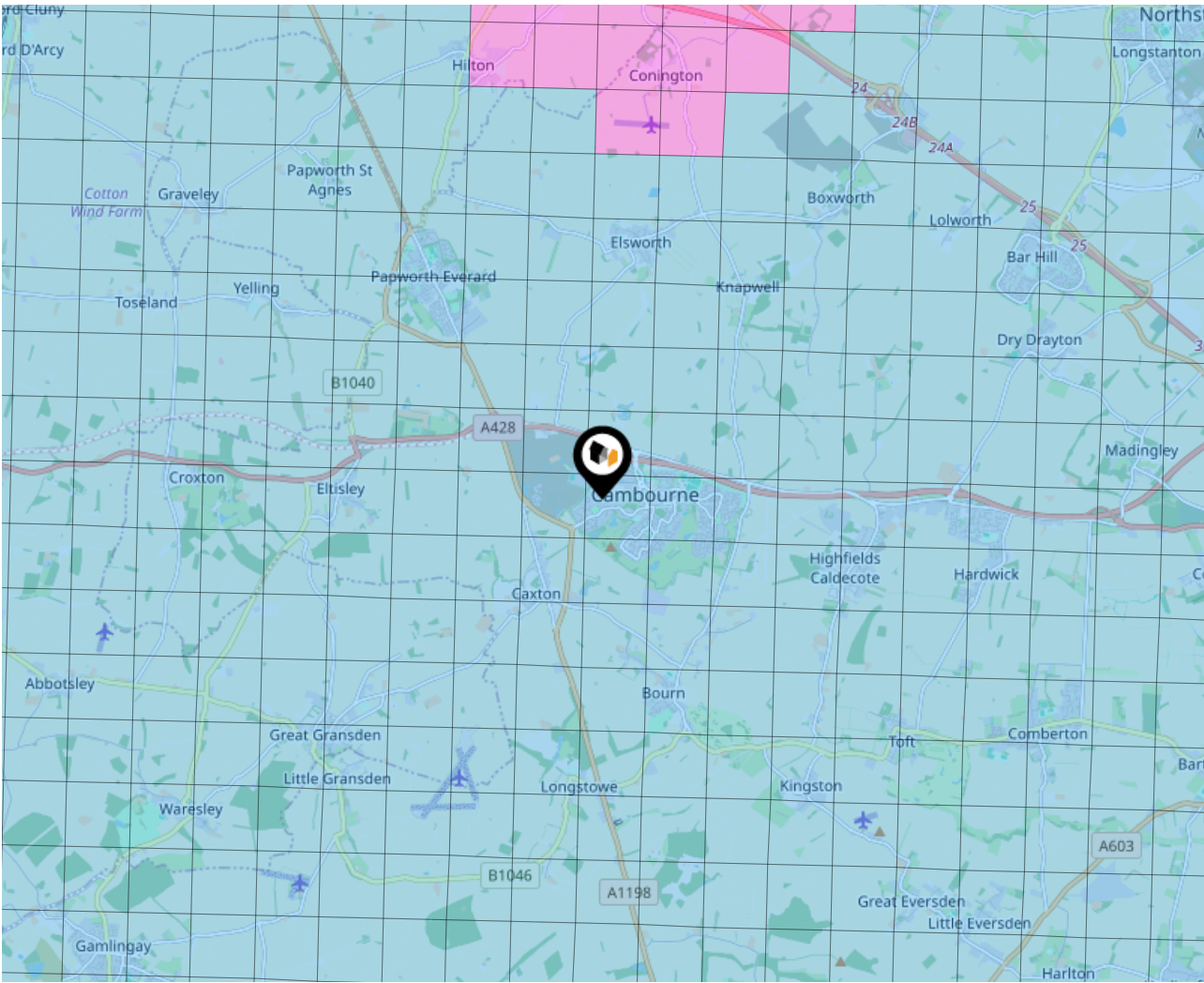
Swavesey Ward

10

Barrington Ward

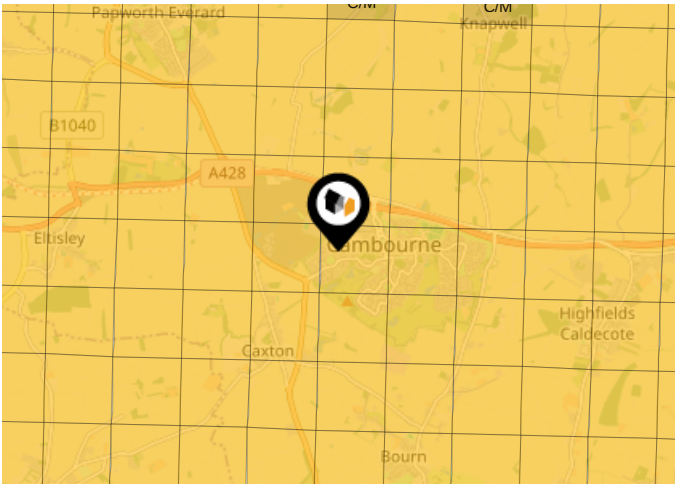
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

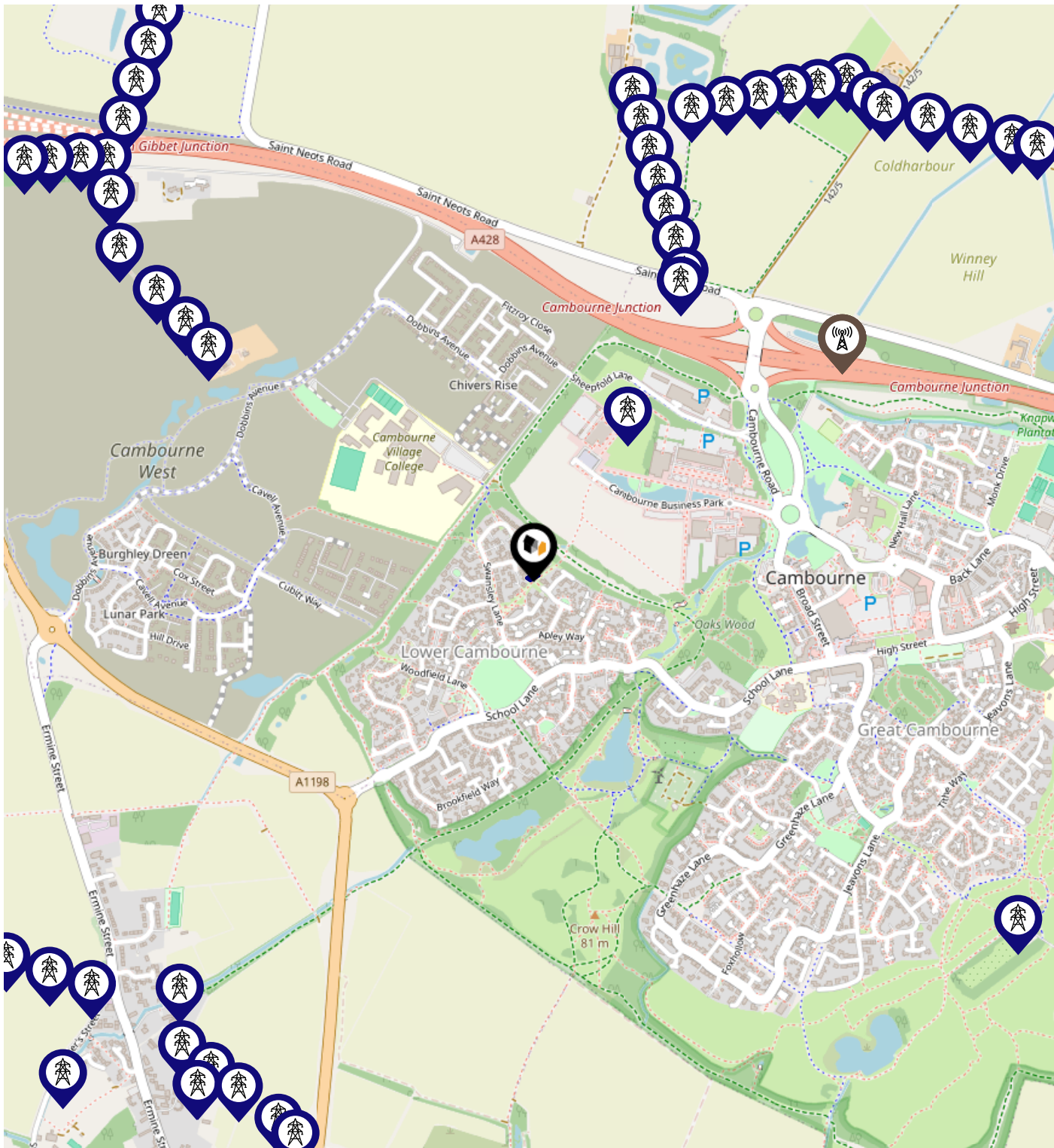


Primary Classifications (Most Common Clay Types)



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

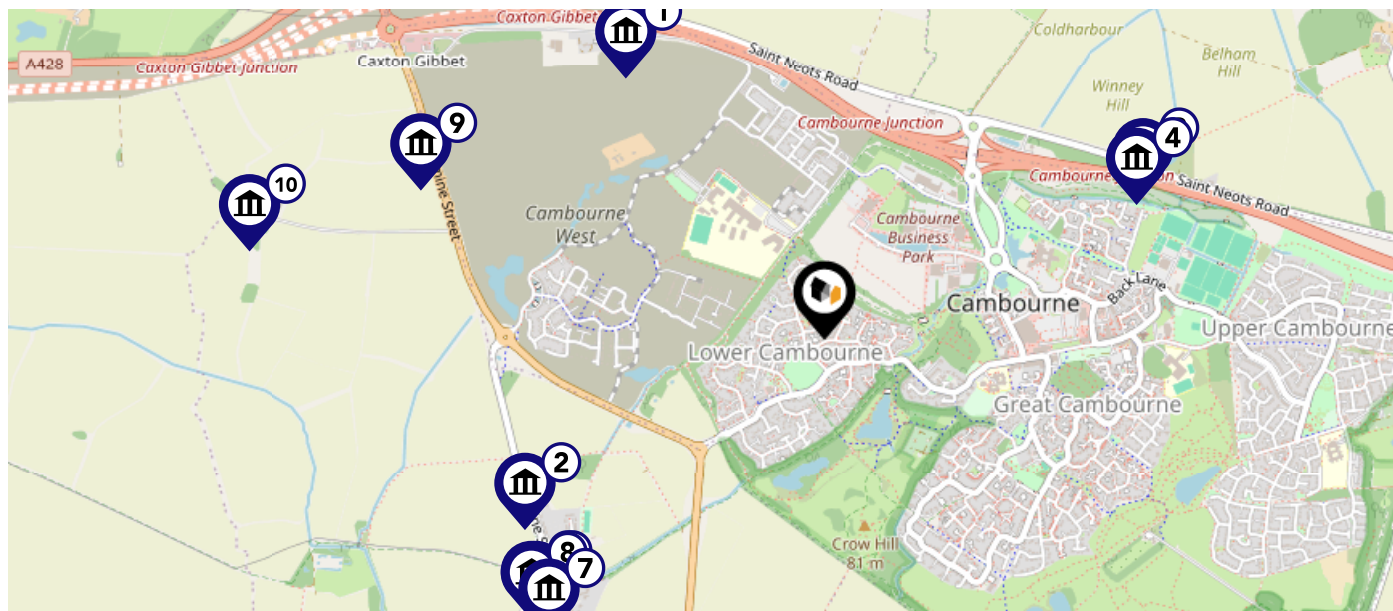
Masts & Pylons













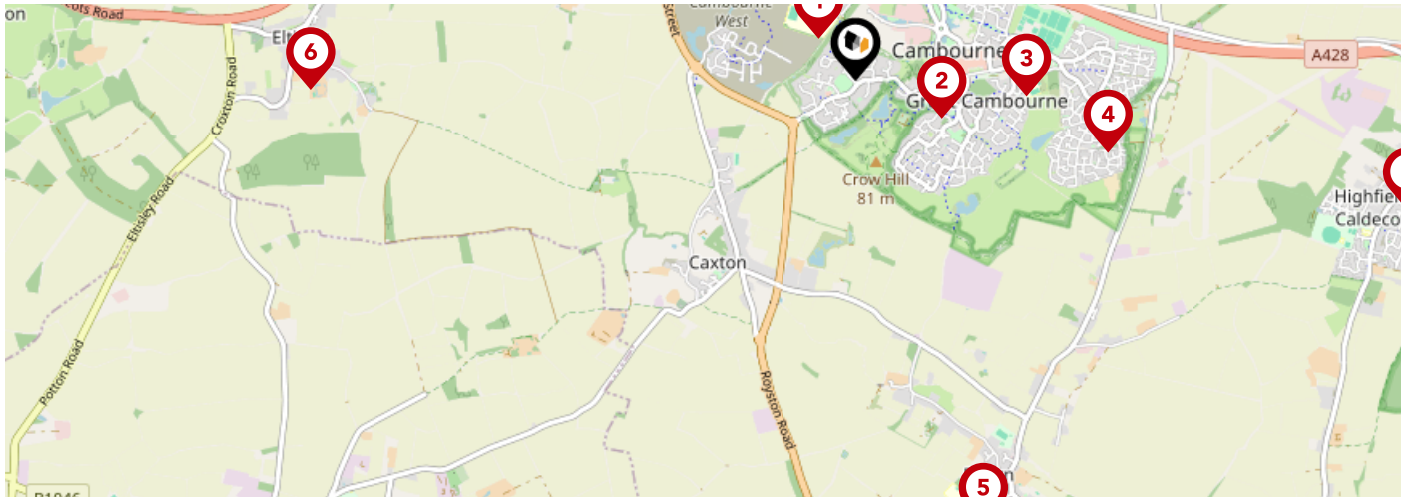
Key:

-  Power Pylons
-  Communication Masts

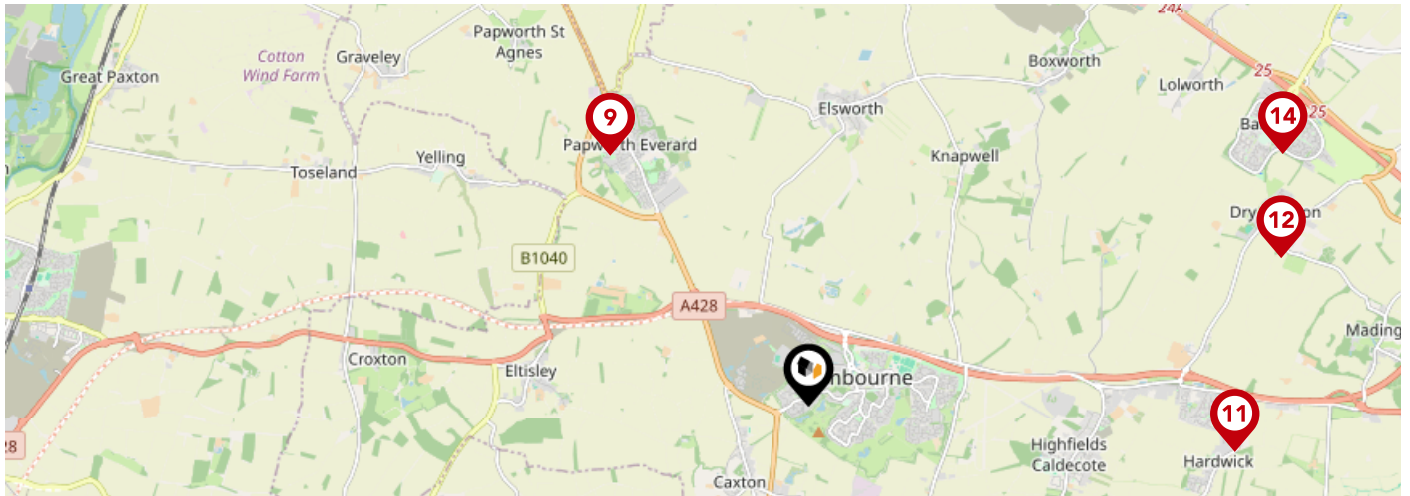
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1331369 - Mile Post Near Junction With Elsworth Road	Grade II	0.7 miles
	1162843 - The Old Court House	Grade II	0.8 miles
	1331400 - Barns To North Of New Inn Farmhouse	Grade II	0.8 miles
	1127144 - New Inn Farmhouse	Grade II	0.8 miles
	1309384 - Milestone Cottage	Grade II	0.9 miles
	1331407 - Milestone To East Of Number 119	Grade II	0.9 miles
	1331405 - St Agnes Cottage	Grade II	0.9 miles
	1127201 - 119, Ermine Street	Grade II	0.9 miles
	1127202 - Milestone To South Of Caxton Gibbet Inn	Grade II	1.0 miles
	1163004 - Dovecote To North East Of Caxton Pastures Farmhouse	Grade II	1.3 miles



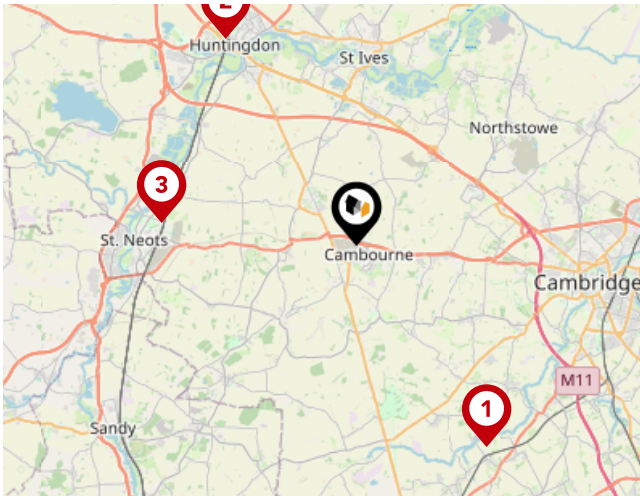
		Nursery	Primary	Secondary	College	Private
1	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Newton Community Primary School Ofsted Rating: Good Pupils: 52 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






		Nursery	Primary	Secondary	College	Private
	Pendragon Community Primary School Ofsted Rating: Good Pupils: 341 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 142 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:4.55	<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:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:5.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

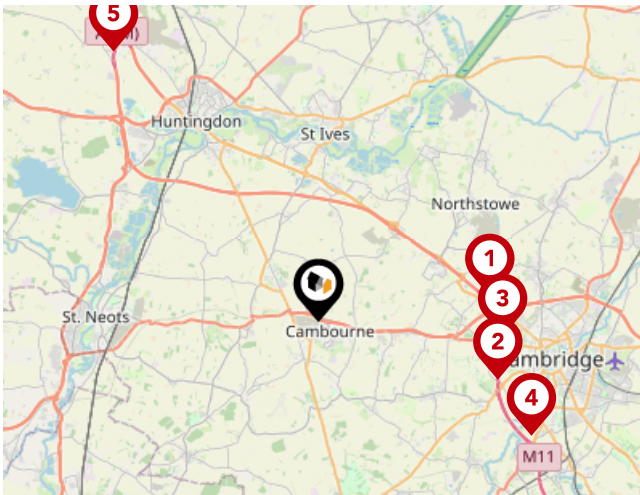
Area

Transport (National)








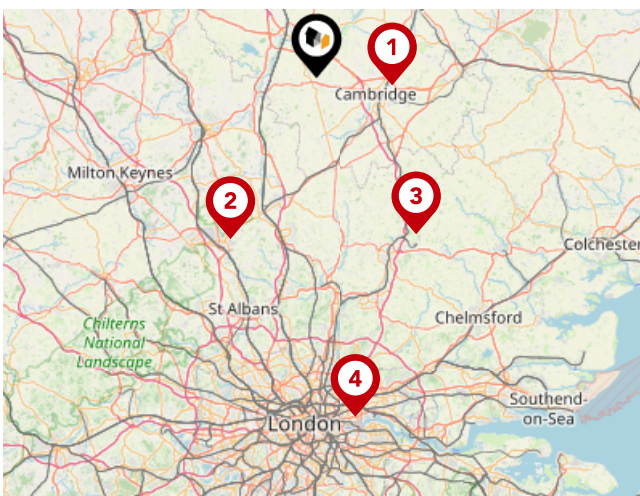
National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	8.71 miles
	Huntingdon Rail Station	8.89 miles
	St Neots Rail Station	7.14 miles







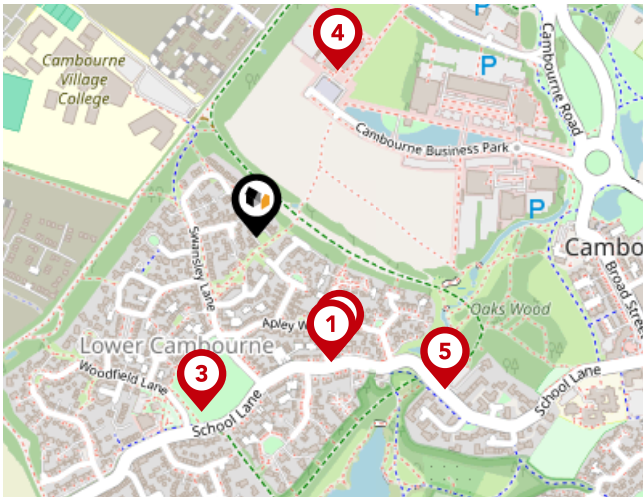
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J14	6.33 miles
	M11 J12	6.88 miles
	M11 J13	6.71 miles
	M11 J11	8.81 miles
	A1(M) J13	12.31 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge	10.85 miles
	Luton Airport	26.72 miles
	Stansted Airport	27 miles
	Silvertown	49.88 miles



Bus Stops/Stations

Pin	Name	Distance
1	Apley Way	0.17 miles
2	Apley Way	0.16 miles
3	Woodfield Lane	0.21 miles
4	South Cambs Hall	0.21 miles
5	Oaks Wood	0.28 miles

Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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