

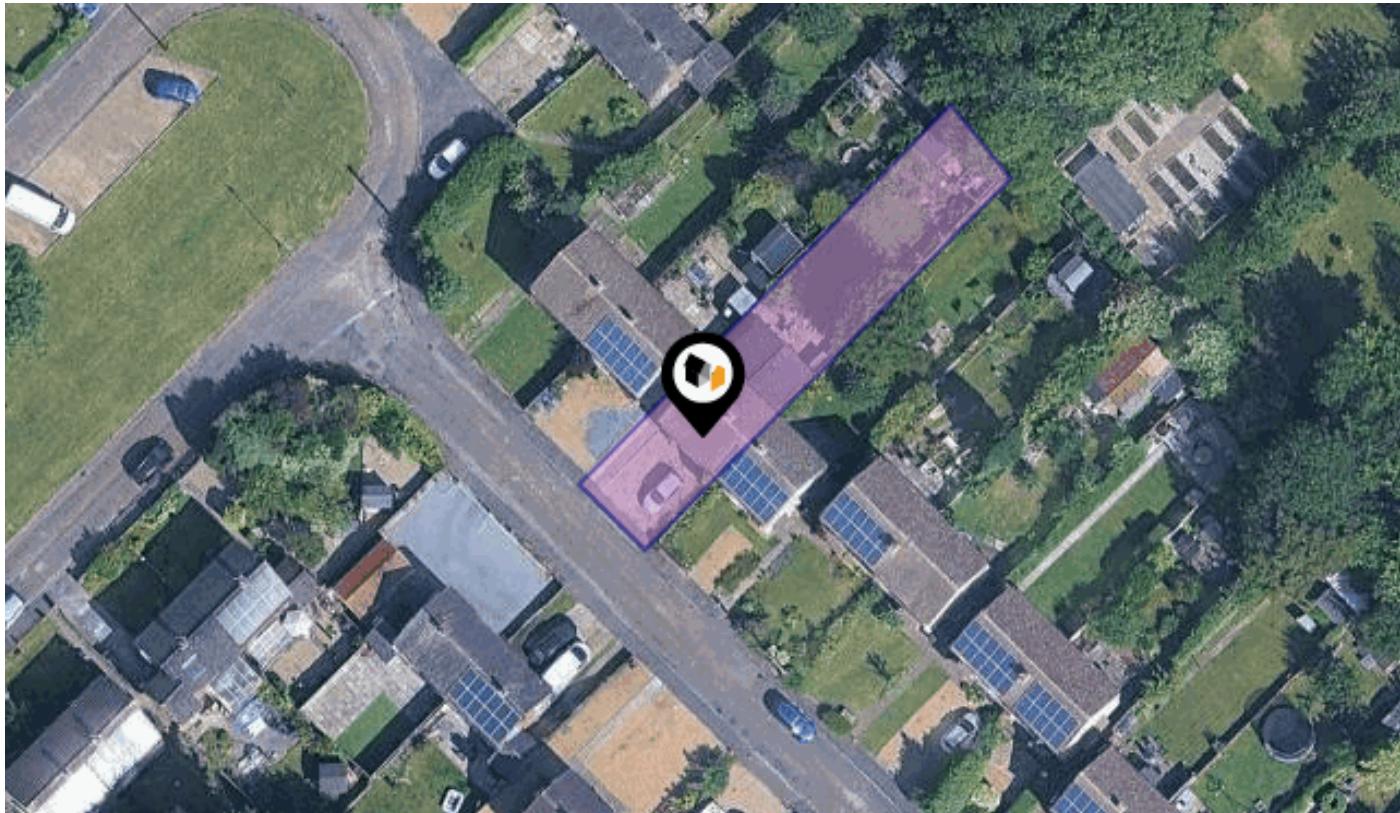


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 19th February 2026



MACAULAY AVENUE, GREAT SHELFORD, CAMBRIDGE, CB22

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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Property

| | | | |
|------------------|--|---------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Floor Area: | 1,076 ft ² / 100 m ² | | |
| Plot Area: | 0.09 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band B | | |
| Annual Estimate: | £1,878 | | |
| Title Number: | CB41215 | | |

Local Area

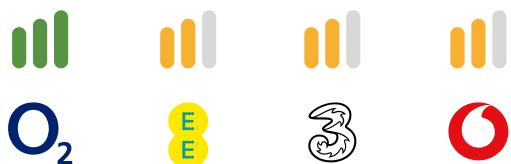
| | |
|--------------------|----------------|
| Local Authority: | Cambridgeshire |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s **80**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **112 Macaulay Avenue Great Shelford Cambridge Cambridgeshire CB22 5AF**

Reference - S/4035/18/FL

Decision: Decided

Date: 24th October 2018

Description:

Front porch single storey lean too extension and a rear single storey flat roof extension.

Planning records for: **123 Macaulay Avenue Great Shelford Cambridge Cambridgeshire CB22 5AF**

Reference - 23/01031/HFUL

Decision: Withdrawn

Date: 17th March 2023

Description:

Single-storey front and rear extensions.

Planning records for: **125 Macaulay Avenue Great Shelford CB22 5AF**

Reference - 21/00054/HFUL

Decision: Decided

Date: 07th January 2021

Description:

Part single storey, part two storey rear extension to replace the existing conservatory - Resubmission of 20/03871/HFUL

Reference - 20/03871/HFUL

Decision: Decided

Date: 17th September 2020

Description:

Part single storey, part two storey rear extension to replace the existing conservatory

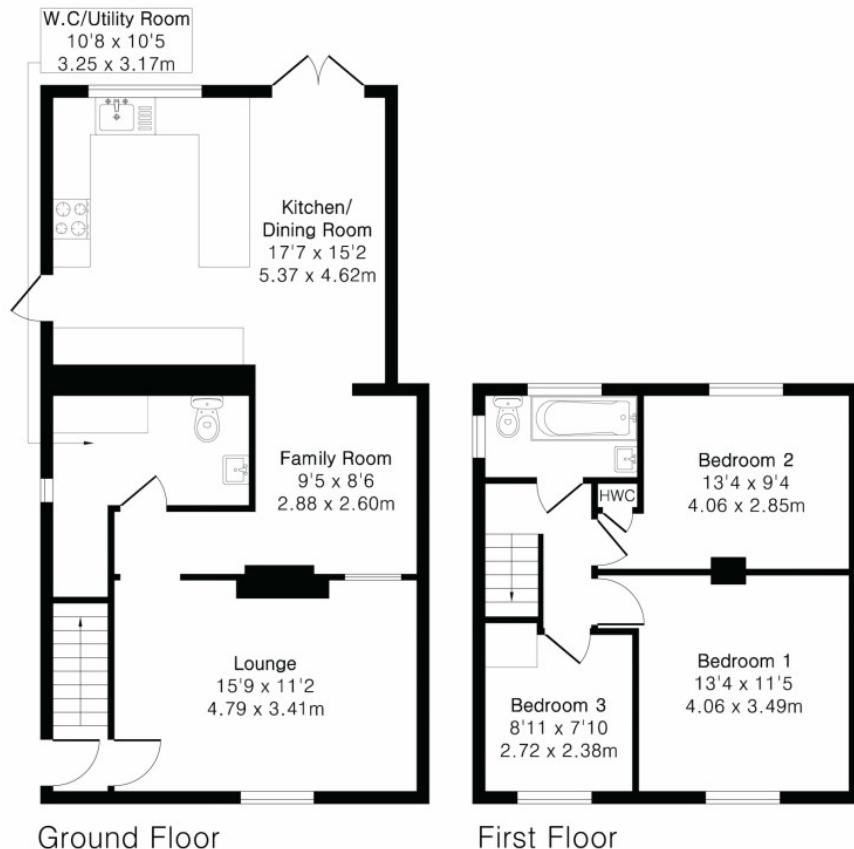


MACAULAY AVENUE, GREAT SHELFORD, CAMBRIDGE, CB22

Approximate Gross Internal Area 1089 sq ft - 101 sq m

Ground Floor Area 682 sq ft – 63 sq m

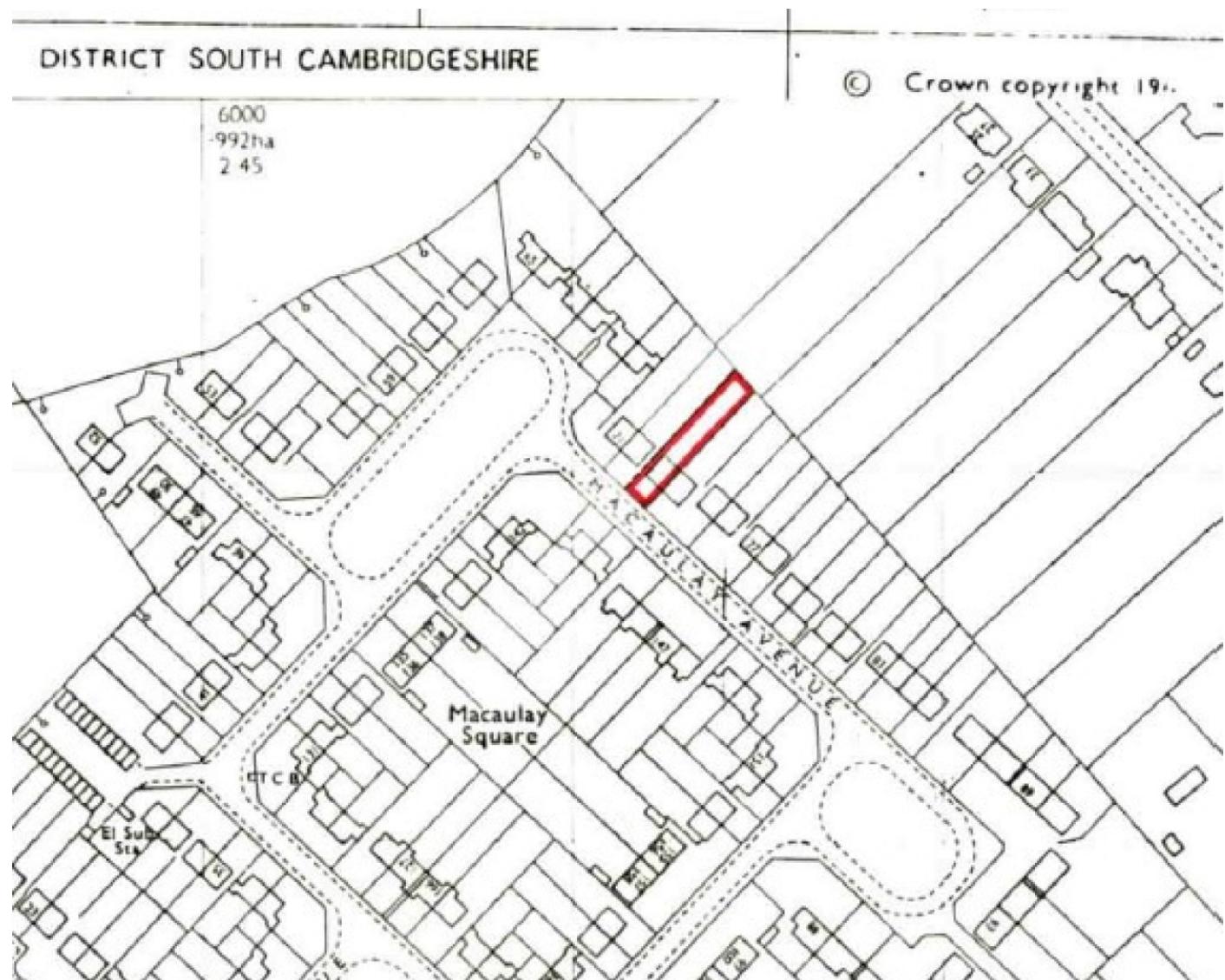
First Floor Area 407 sq ft – 38 sq m

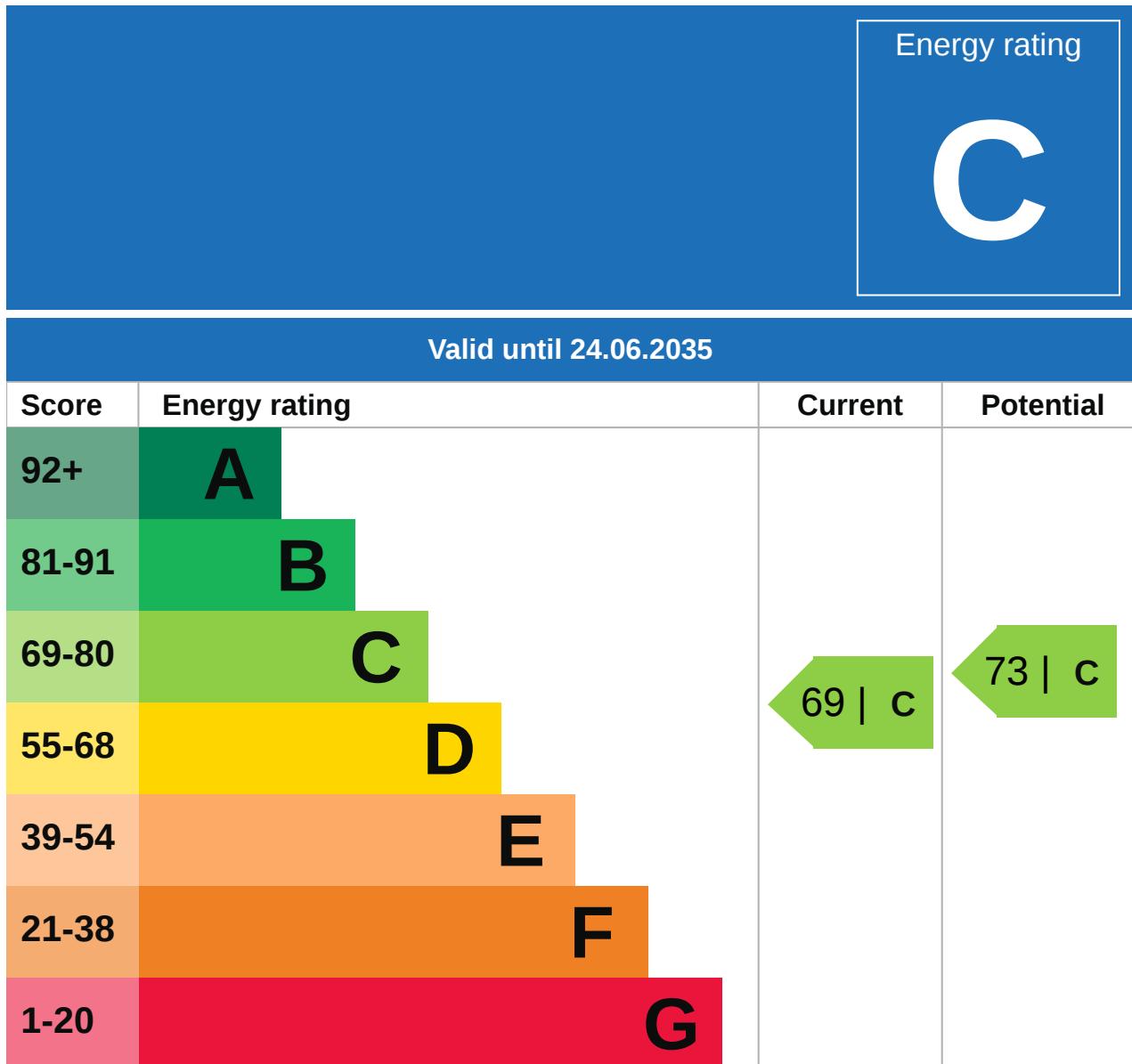


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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

**MACAULAY AVENUE, GREAT SHELFORD, CAMBRIDGE,
CB22**





Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Semi-detached house |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Cavity wall, as built, no insulation (assumed) |
| Roof: | Pitched, 250 mm loft insulation |
| Roof Energy: | Pitched, 250 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: | Good lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 100 m ² |

Building Safety

Accessibility / Adaptations

Extension built circa 2006

Most windows were replaced circa 2022

Front door replaced circa 2023

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Gas

Water Supply

Cambridge 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.

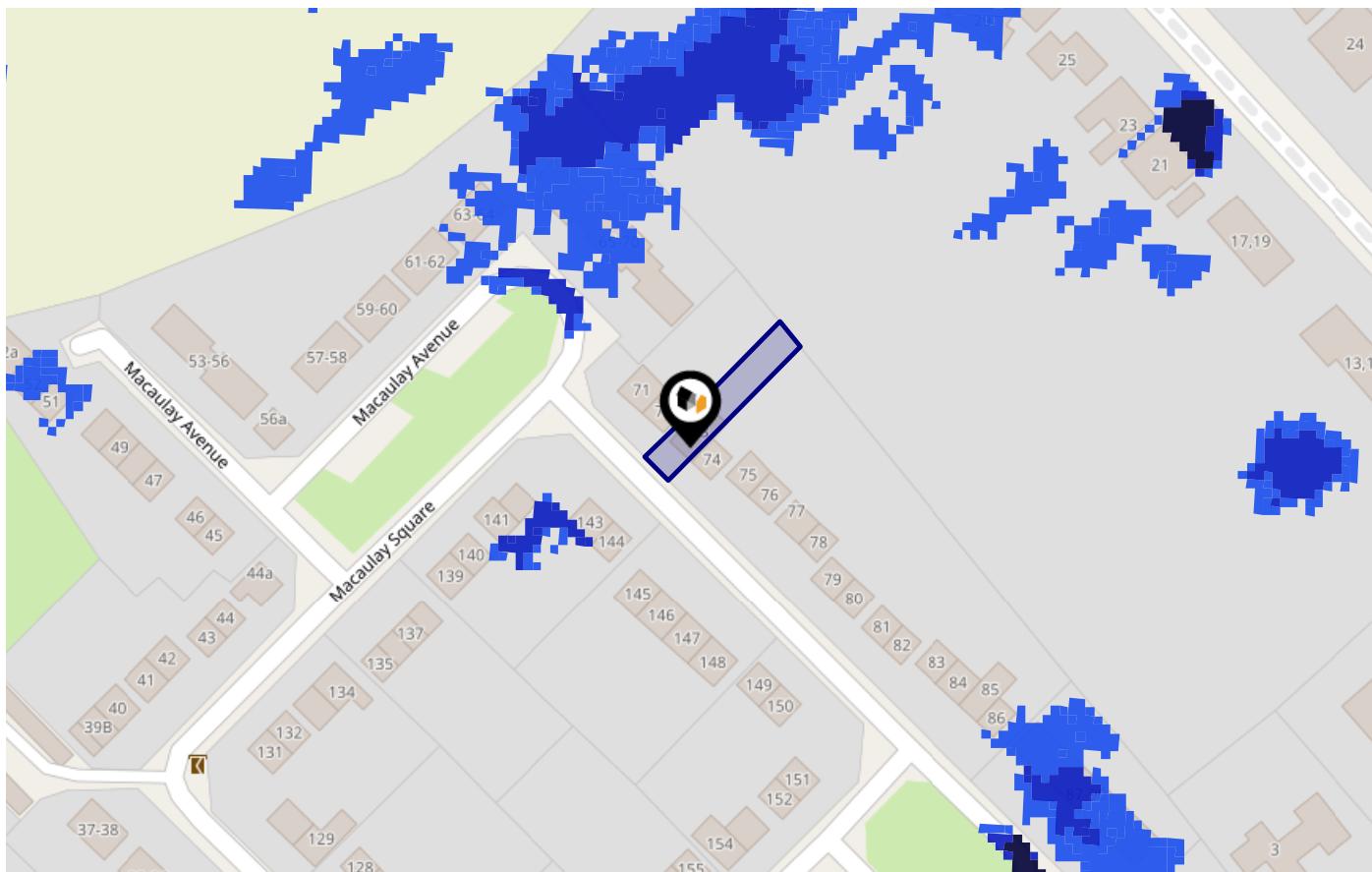
Important - Please read

Flood Risk

Surface Water - Flood Risk

CC&C

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

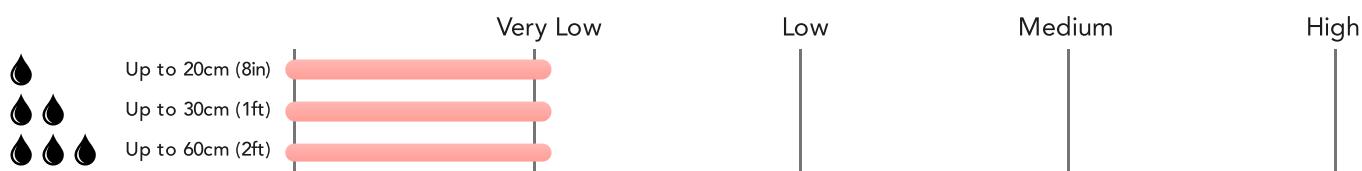


Risk Rating: Very low

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.

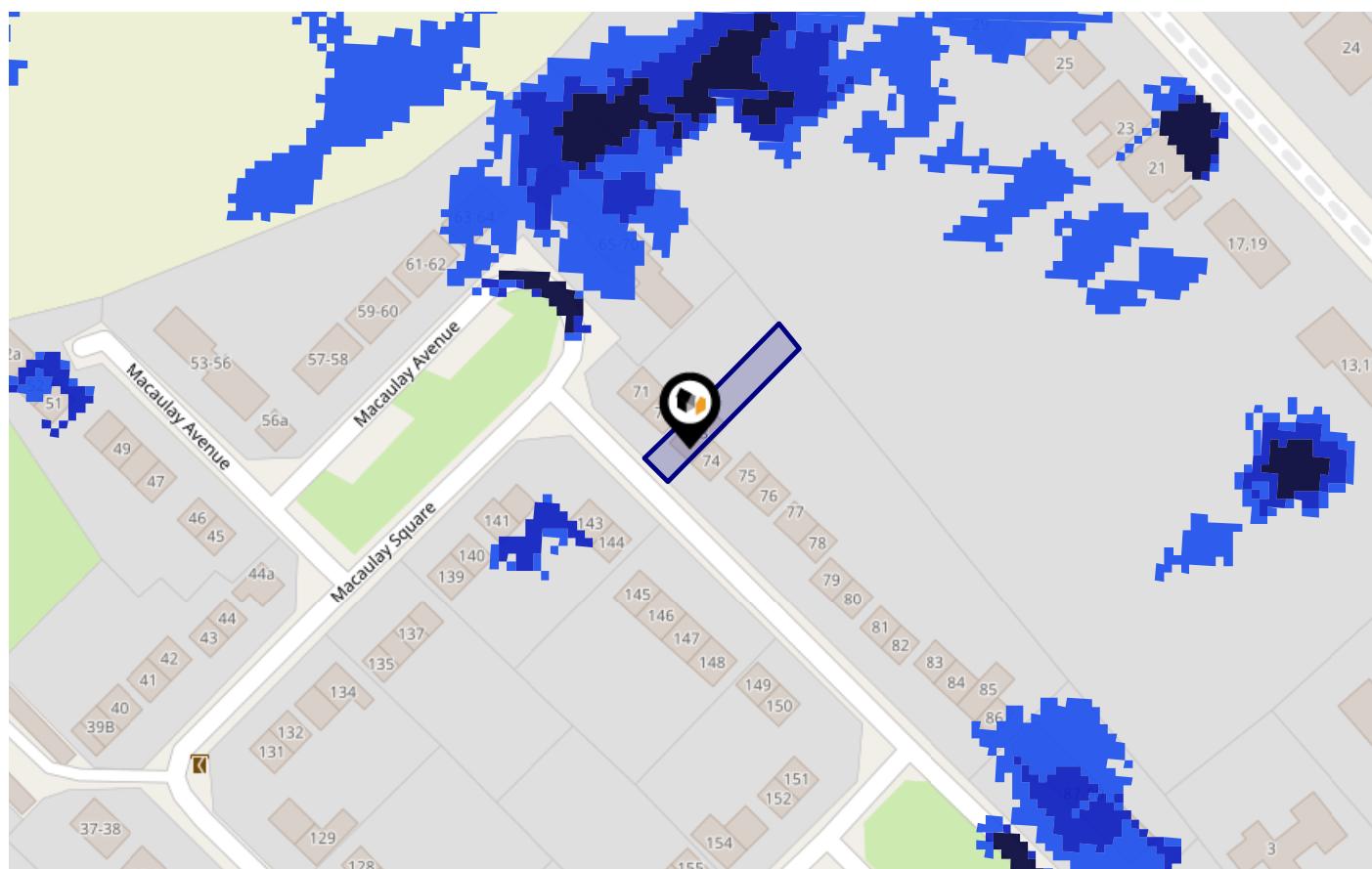
Chance of flooding to the following depths at this property:



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.

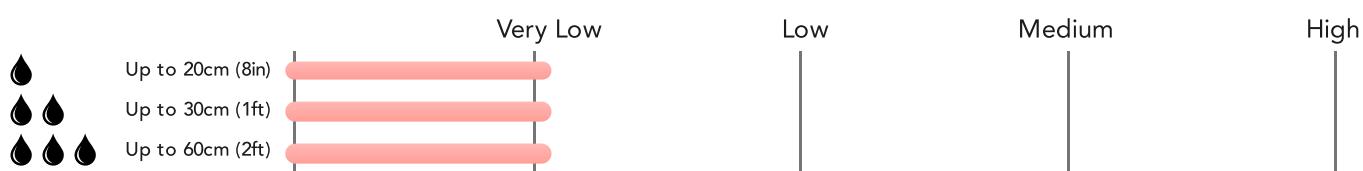


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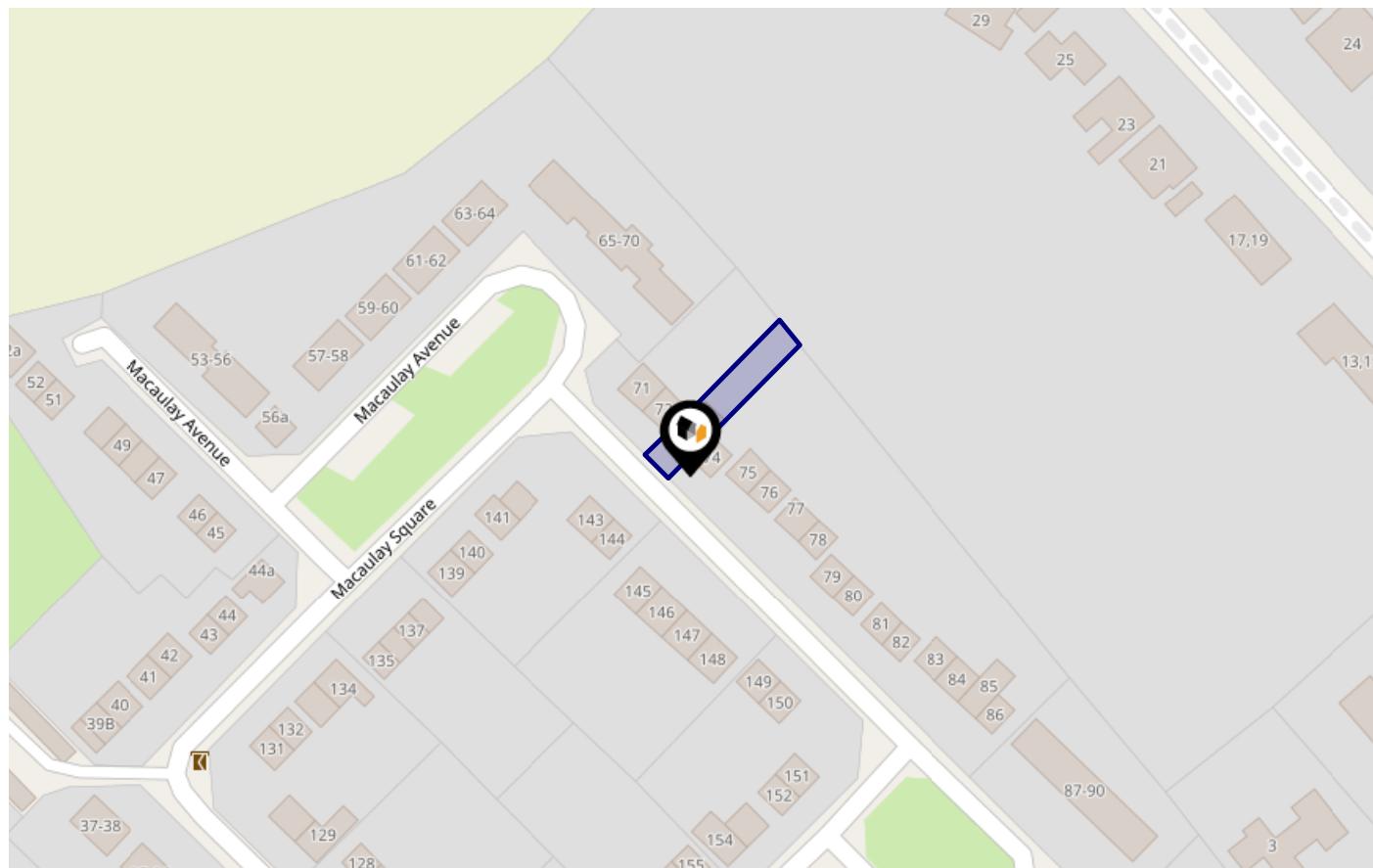
Chance of flooding to the following depths at this property:



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.

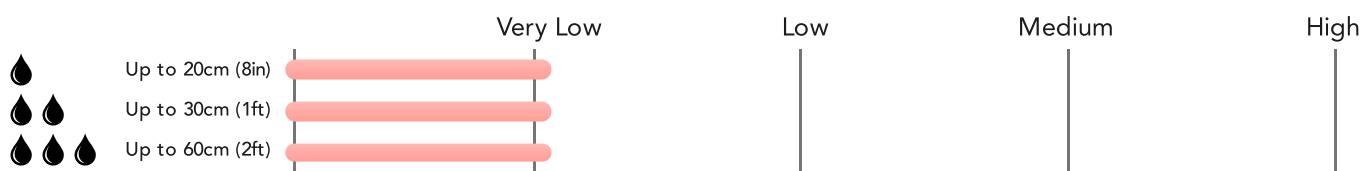


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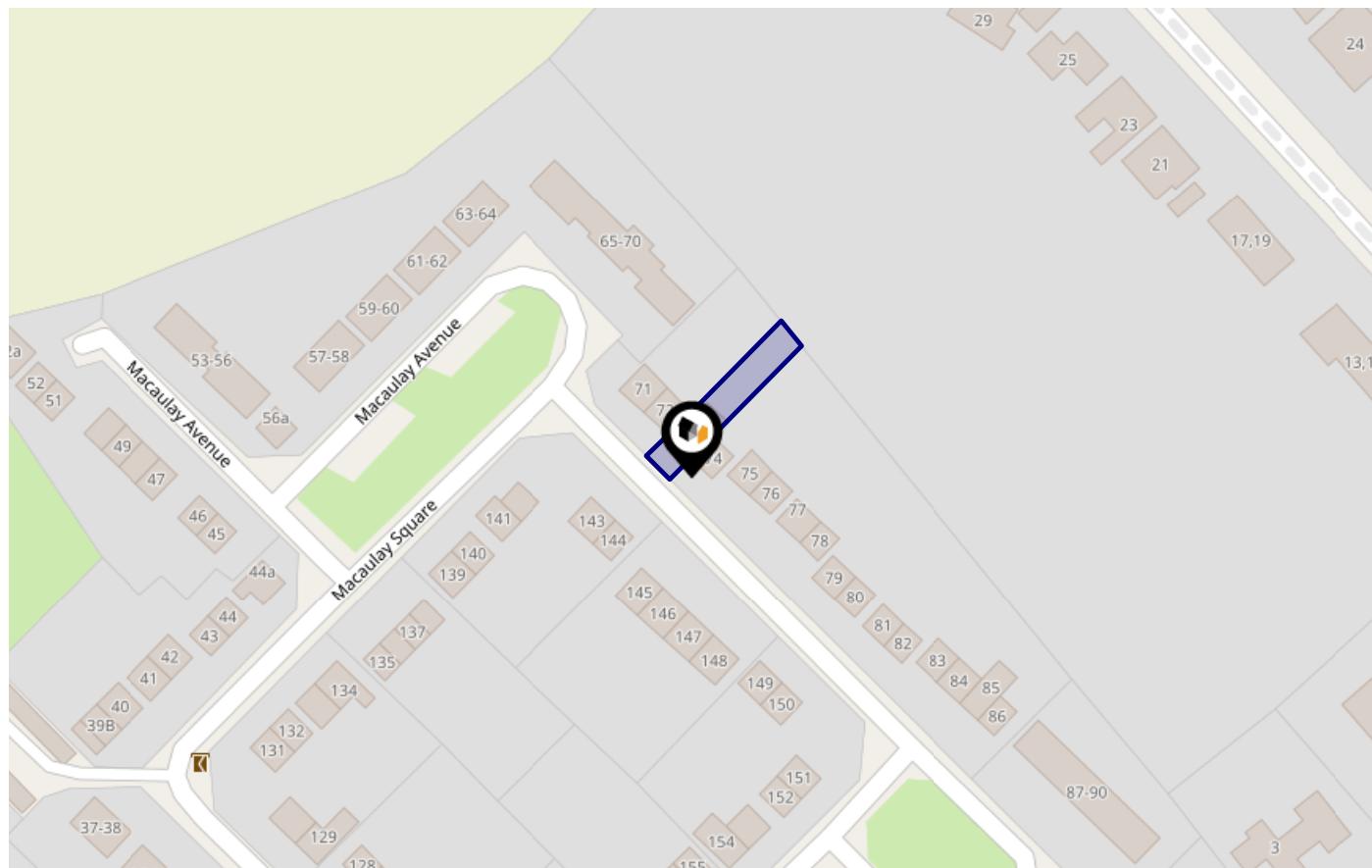
Chance of flooding to the following depths at this property:



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.

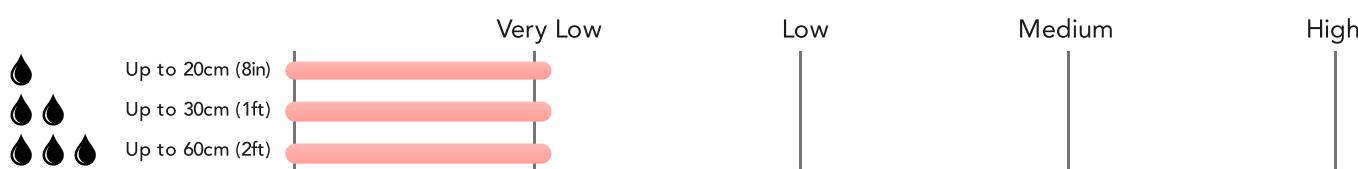


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

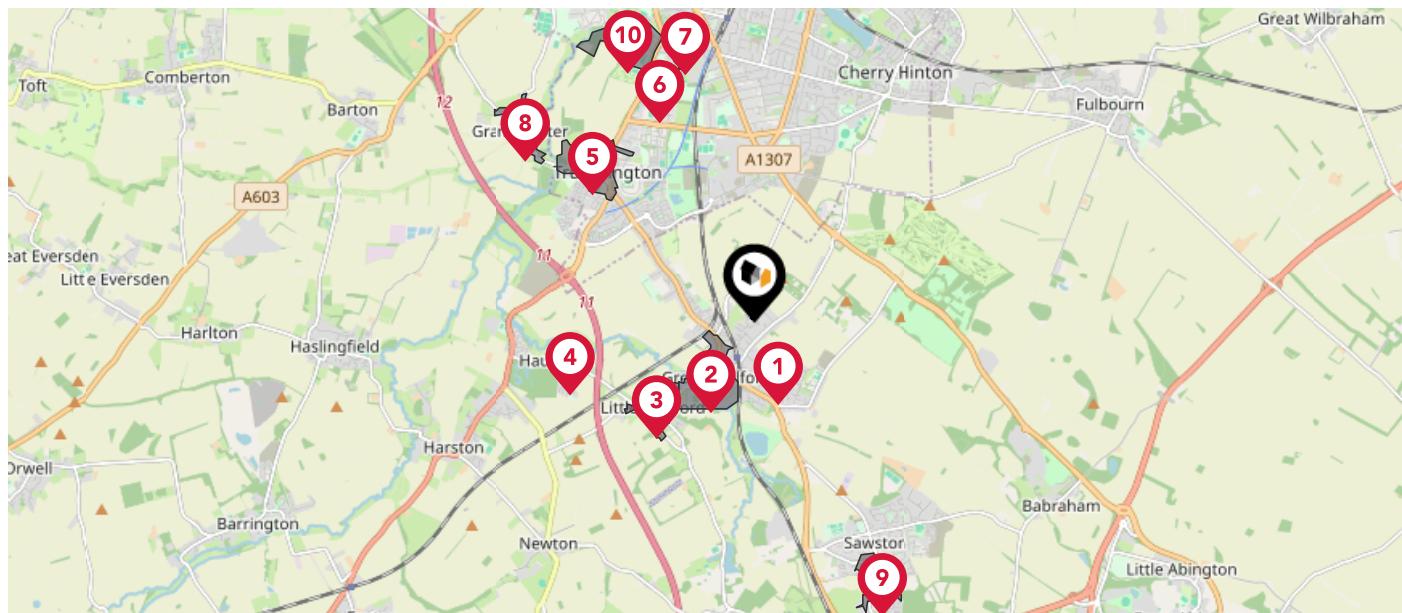


Maps

Conservation Areas

CC&C

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



Nearby Conservation Areas

1 Stapleford

2 Great Shelford

3 Little Shelford

4 Hauxton

5 Trumpington

6 Barrow Road

7 Brooklands Avenue

8 Grantchester

9 Sawston

10 Southacre

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 | Hill Trees-Stapleford | Historic Landfill | <input type="checkbox"/> |
|  2 | Shelford Tip-Shelford | Historic Landfill | <input type="checkbox"/> |
|  3 | Sindalls-Sawston | Historic Landfill | <input type="checkbox"/> |
|  4 | Cement Works Tip-Off Coldham's Lane, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
|  5 | Home Farm-Babraham, Cambridge | Historic Landfill | <input type="checkbox"/> |
|  6 | Coldham's Lane Tip-Cambridge, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
|  7 | Home Farm-Babraham | Historic Landfill | <input type="checkbox"/> |
|  8 | Norman Works-Coldhams Lane, Cambridge | Historic Landfill | <input type="checkbox"/> |
|  9 | Coldhams Lane-Coldhams Lane, Cherry Hinton | Historic Landfill | <input type="checkbox"/> |
|  10 | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, 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.

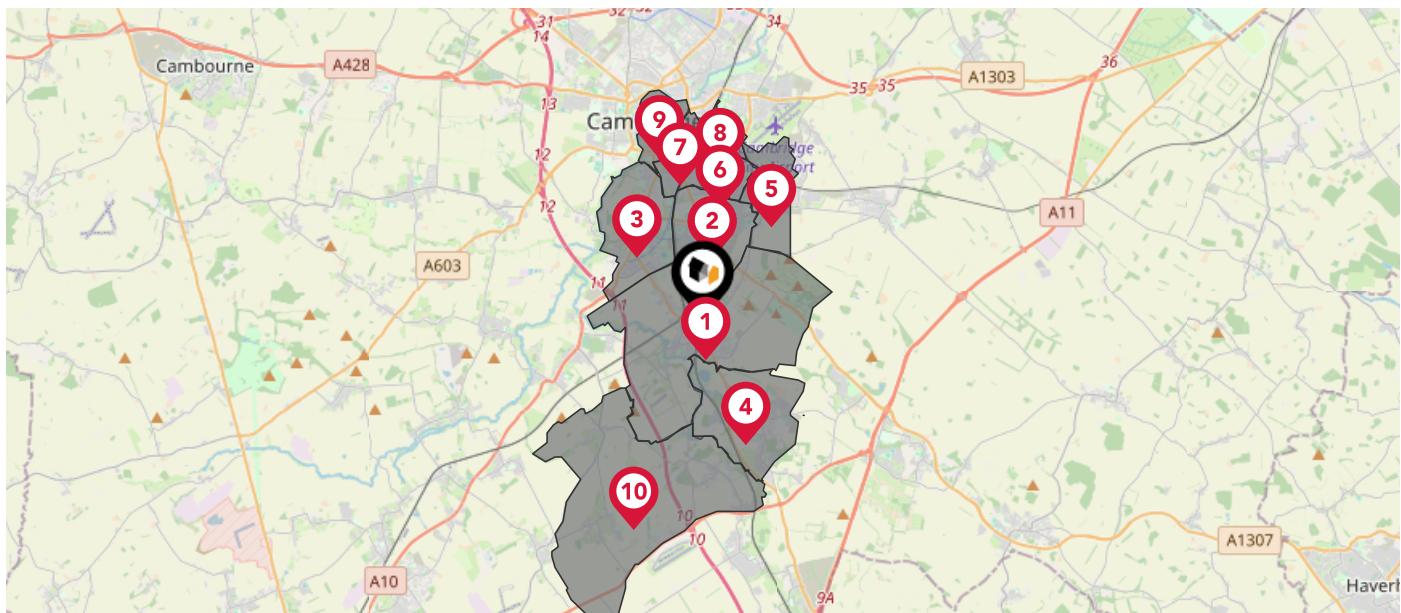
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

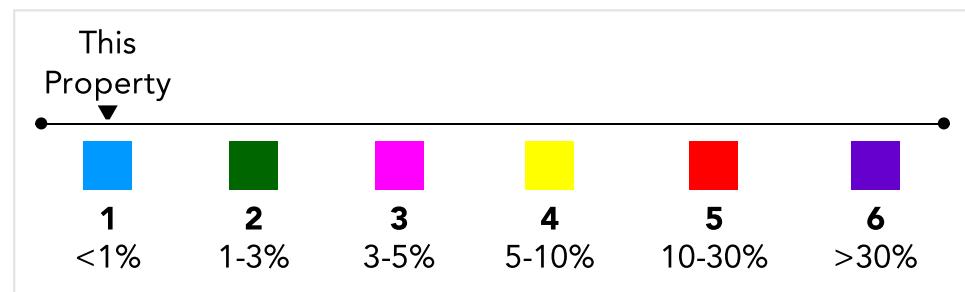
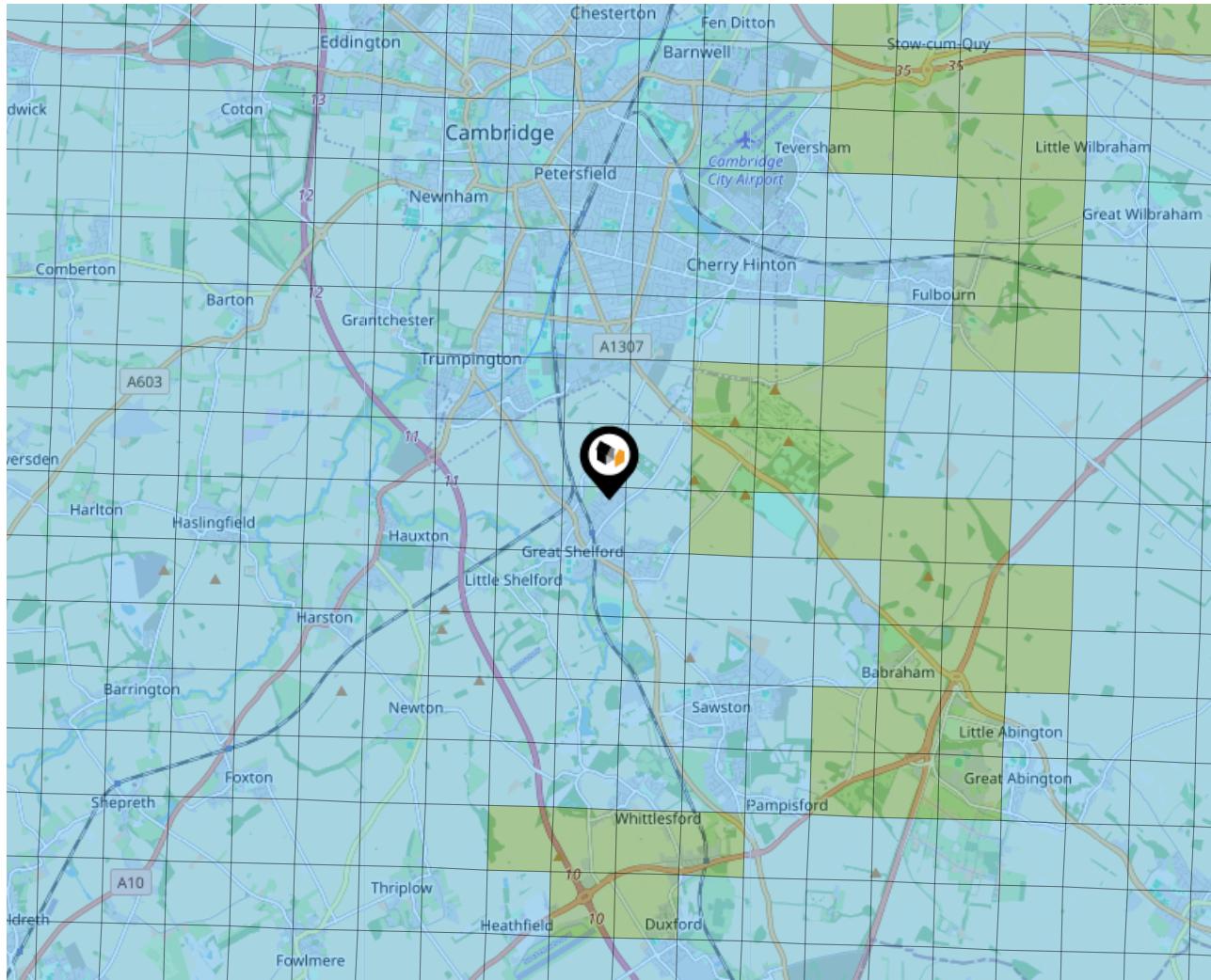


Nearby Council Wards

- 1 Shelford Ward
- 2 Queen Edith's Ward
- 3 Trumpington Ward
- 4 Sawston Ward
- 5 Cherry Hinton Ward
- 6 Coleridge Ward
- 7 Petersfield Ward
- 8 Romsey Ward
- 9 Market Ward
- 10 Whittlesford Ward

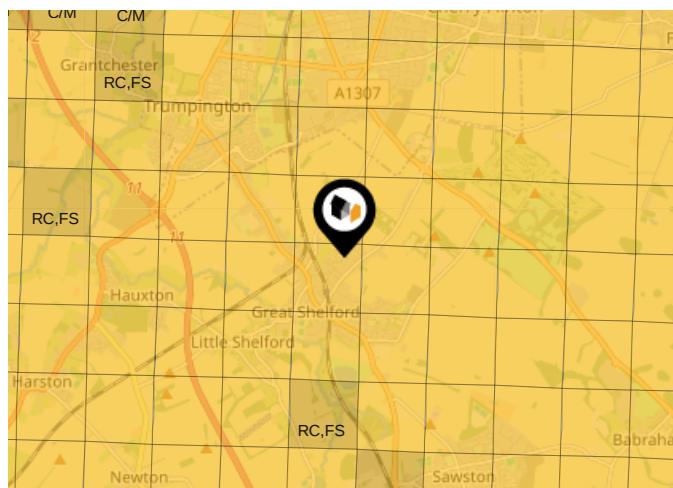
What is Radon?

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) | | |

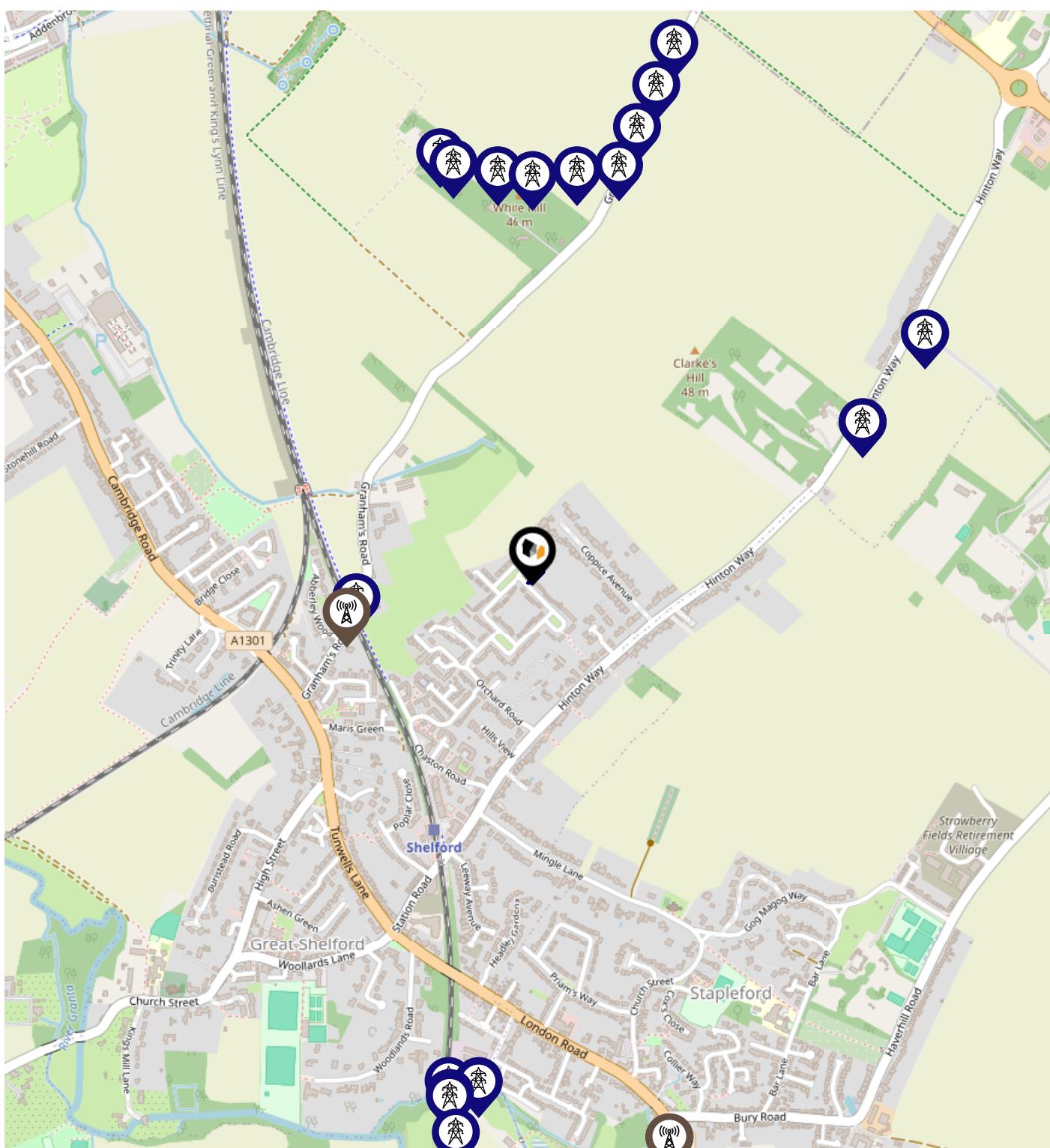


Primary Classifications (Most Common Clay Types)

| | |
|----------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,FL | 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

CC&C



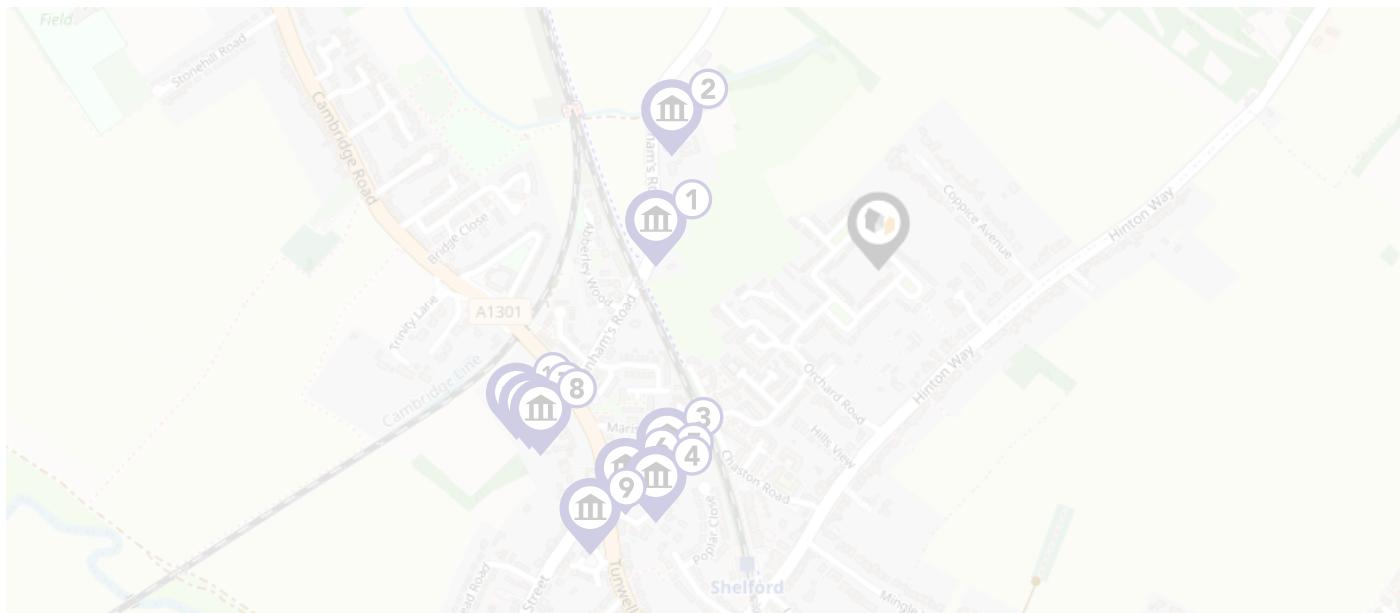
Key:

- Power Pylons
- Communication Masts

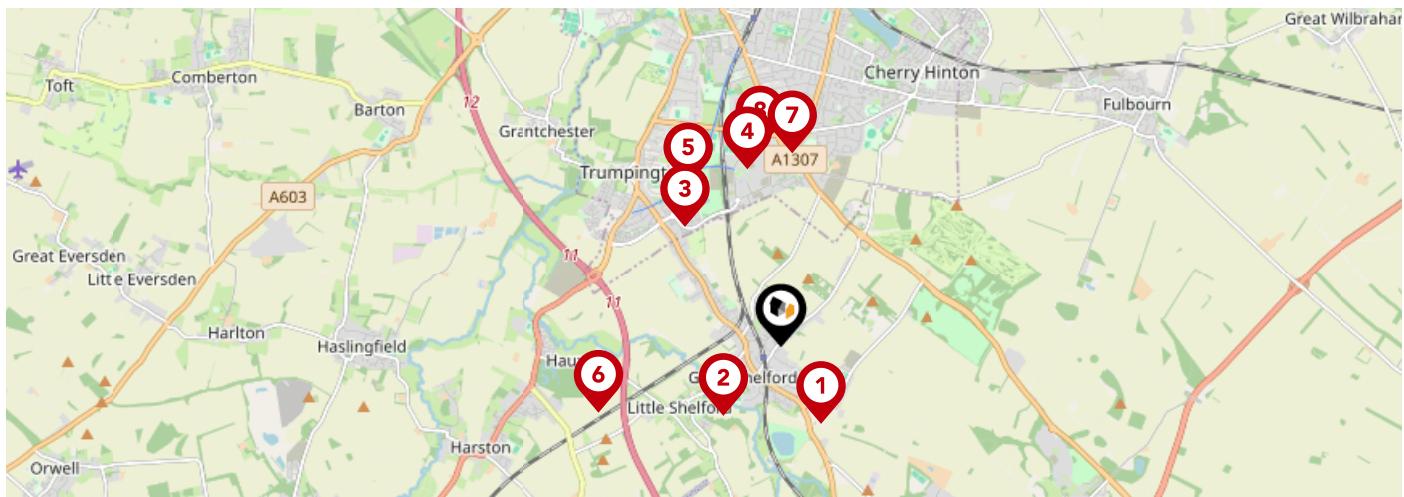
Maps Listed Buildings

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 |
|---|---|----------|-----------|
|  | 1317912 - 32-38, Granhams Road | Grade II | 0.2 miles |
|  | 1331068 - Dovecote At Granhams Farm | Grade II | 0.3 miles |
|  | 1127899 - Maris Farmhouse | Grade II | 0.3 miles |
|  | 1317876 - 16, High Green | Grade II | 0.4 miles |
|  | 1317838 - Spanyards | Grade II | 0.4 miles |
|  | 1331030 - Wall To Rear Of Number 18 And Side Of Number 16 | Grade II | 0.4 miles |
|  | 1164190 - Barn At De Freville Farm | Grade II | 0.4 miles |
|  | 1127897 - 21, High Green | Grade II | 0.4 miles |
|  | 1425398 - Great Shelford War Memorial | Grade II | 0.4 miles |
|  | 1127898 - De Freville Farmhouse | Grade II | 0.4 miles |



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.77 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools

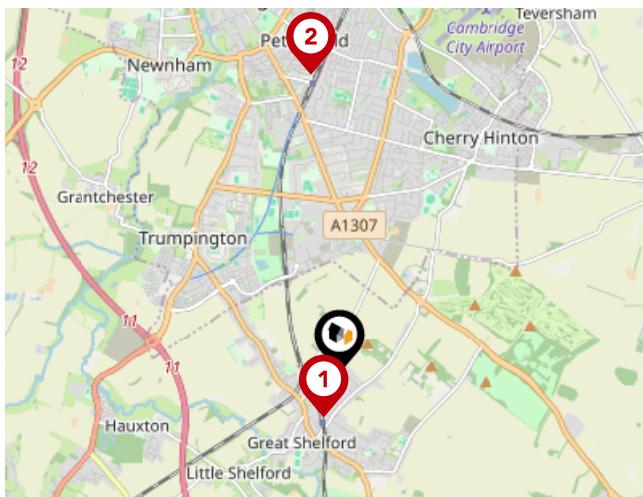
CC&C



| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance: 1.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance: 1.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance: 1.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance: 2.01 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance: 2.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance: 2.15 | <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: 2.19 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance: 2.21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Transport (National)

CC&C



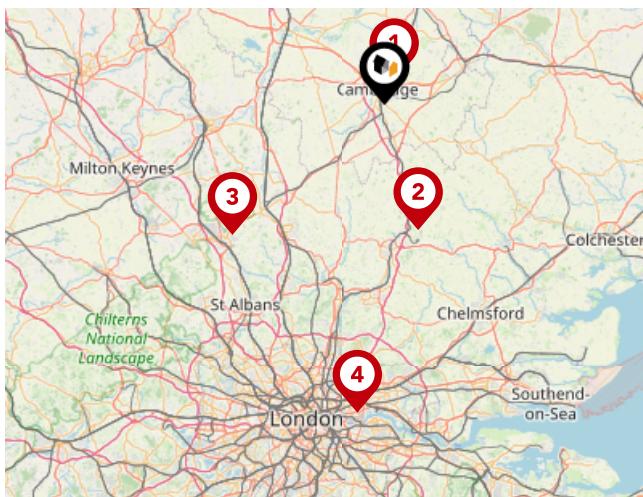
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Shelford (Cambs) Rail Station | 0.42 miles |
| 2 | Cambridge Rail Station | 2.73 miles |
| 3 | Whittlesford Parkway Rail Station | 3.67 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J11 | 1.74 miles |
| 2 | M11 J10 | 3.9 miles |
| 3 | M11 J12 | 3.79 miles |
| 4 | M11 J13 | 4.85 miles |
| 5 | M11 J9 | 6.52 miles |

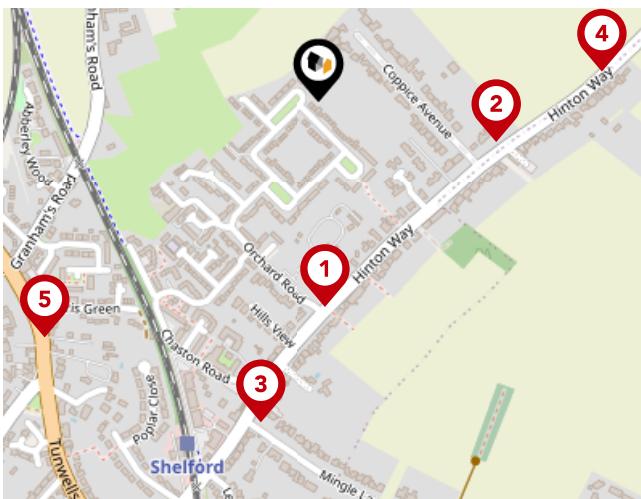


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Cambridge | 3.77 miles |
| 2 | Stansted Airport | 18.95 miles |
| 3 | Luton Airport | 29.22 miles |
| 4 | Silvertown | 45.24 miles |

Area Transport (Local)

CC&C



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Orchard Road | 0.23 miles |
| 2 | Coppice Avenue | 0.21 miles |
| 3 | The Limes | 0.37 miles |
| 4 | Hinton Way | 0.32 miles |
| 5 | Maris Green | 0.41 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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