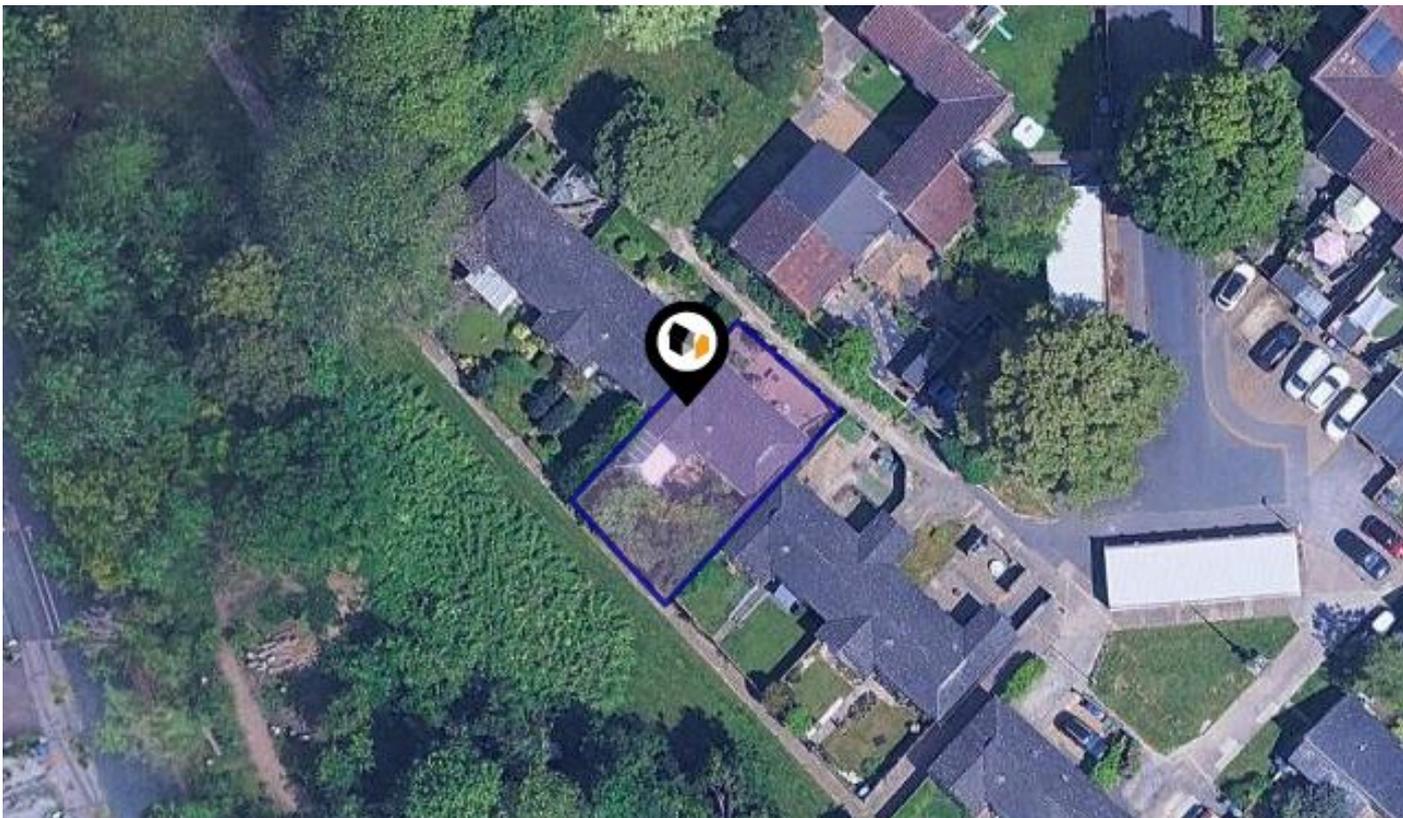




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 20th February 2026



TEVERSHAM DRIFT, CAMBRIDGE, CB1

Cooke Curtis & Co

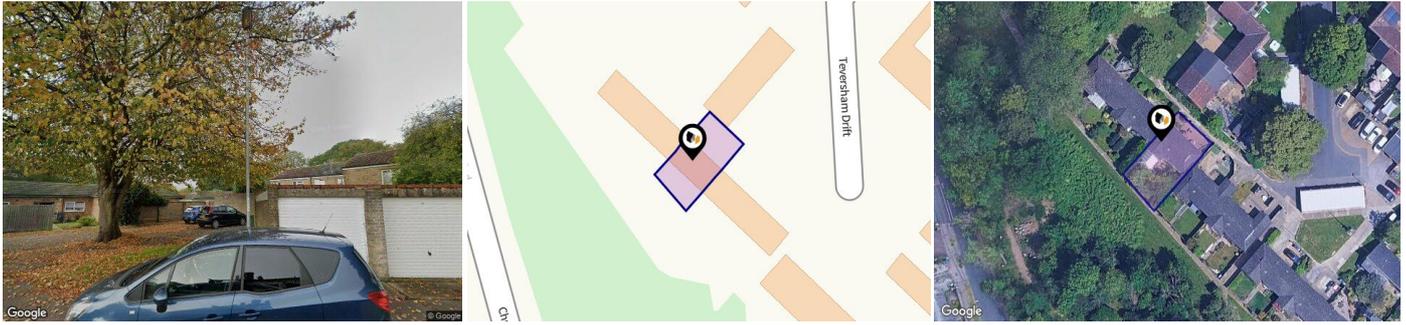
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

| | | | |
|-------------------------|-----------------------------------------|----------------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 710 ft ² / 66 m ² | | |
| Plot Area: | 0.06 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,094 | | |
| Title Number: | CB58972 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|---------------------|
| 4 mb/s | 60 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Teversham Drift, Cambridge, CB1*

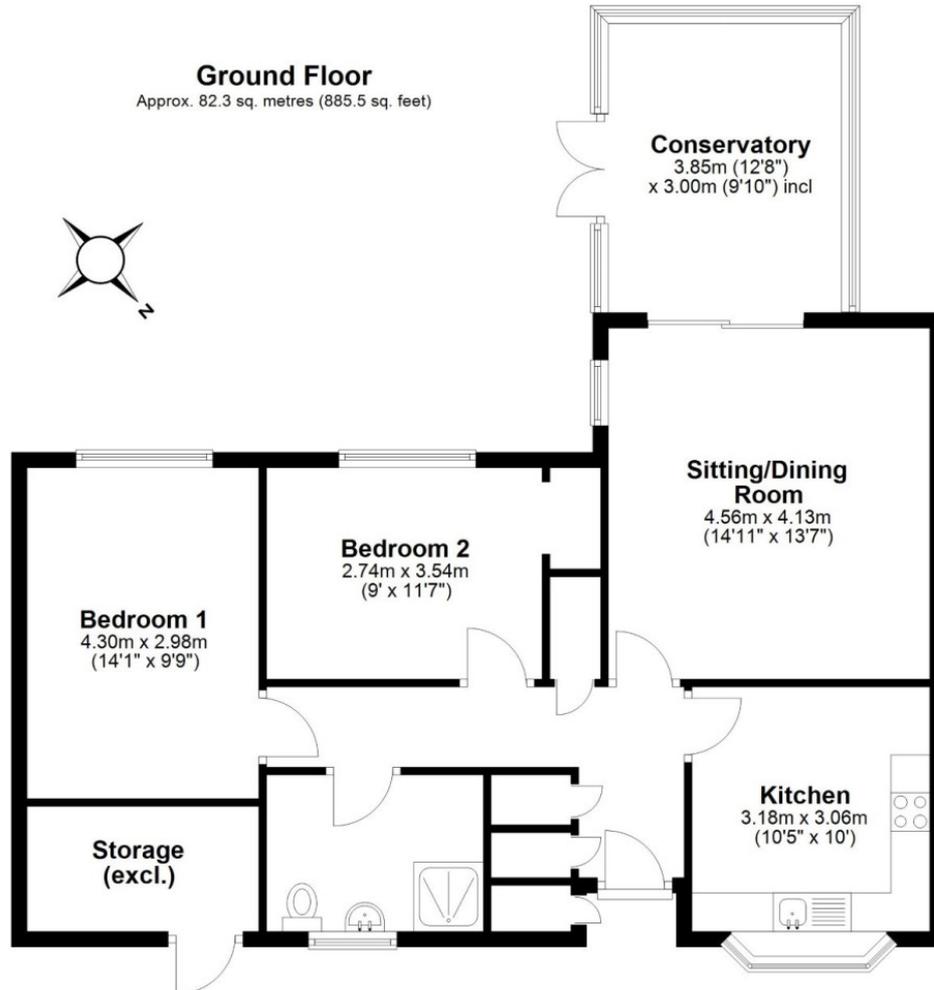
| | |
|--------------------------------|----------------------------------|
| Reference - 10/0874/FUL | |
| Decision: | Decided |
| Date: | 27th September 2010 |
| Description: | Single storey rear conservatory. |

Planning records for: *119 Teversham Drift Cambridge Cambridgeshire CB1 3JY*

| | |
|--------------------------------|----------------------------------------------------------|
| Reference - 08/0834/FUL | |
| Decision: | Decided |
| Date: | 10th June 2008 |
| Description: | Replacing existing conservatory with a new conservatory. |



TEVERSHAM DRIFT, CAMBRIDGE, CB1



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

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

Plan produced using PlanUp.

TEVERSHAM DRIFT, CAMBRIDGE, CB1



CAMBRIDGE, CB1

Energy rating

C

Valid until 17.02.2036

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--------------------------------------|
| Property Type: | Mid-terrace bungalow |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Good |
| Roof: | Pitched, 175 mm loft insulation |
| Roof Energy: | Good |
| Window: | Fully double glazed |
| Window Energy: | Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Below average lighting efficiency |
| Lighting Energy: | Poor |
| Floors: | Solid, no insulation (assumed) |
| Secondary Heating: | None |
| Air Tightness: | (not tested) |
| Total Floor Area: | 66 m ² |

Building Safety

Accessibility / Adaptations

Conservatory added

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Ovo

Gas Supply

Central Heating

Yes

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.



/cookecurtisco



/cookecurtisco

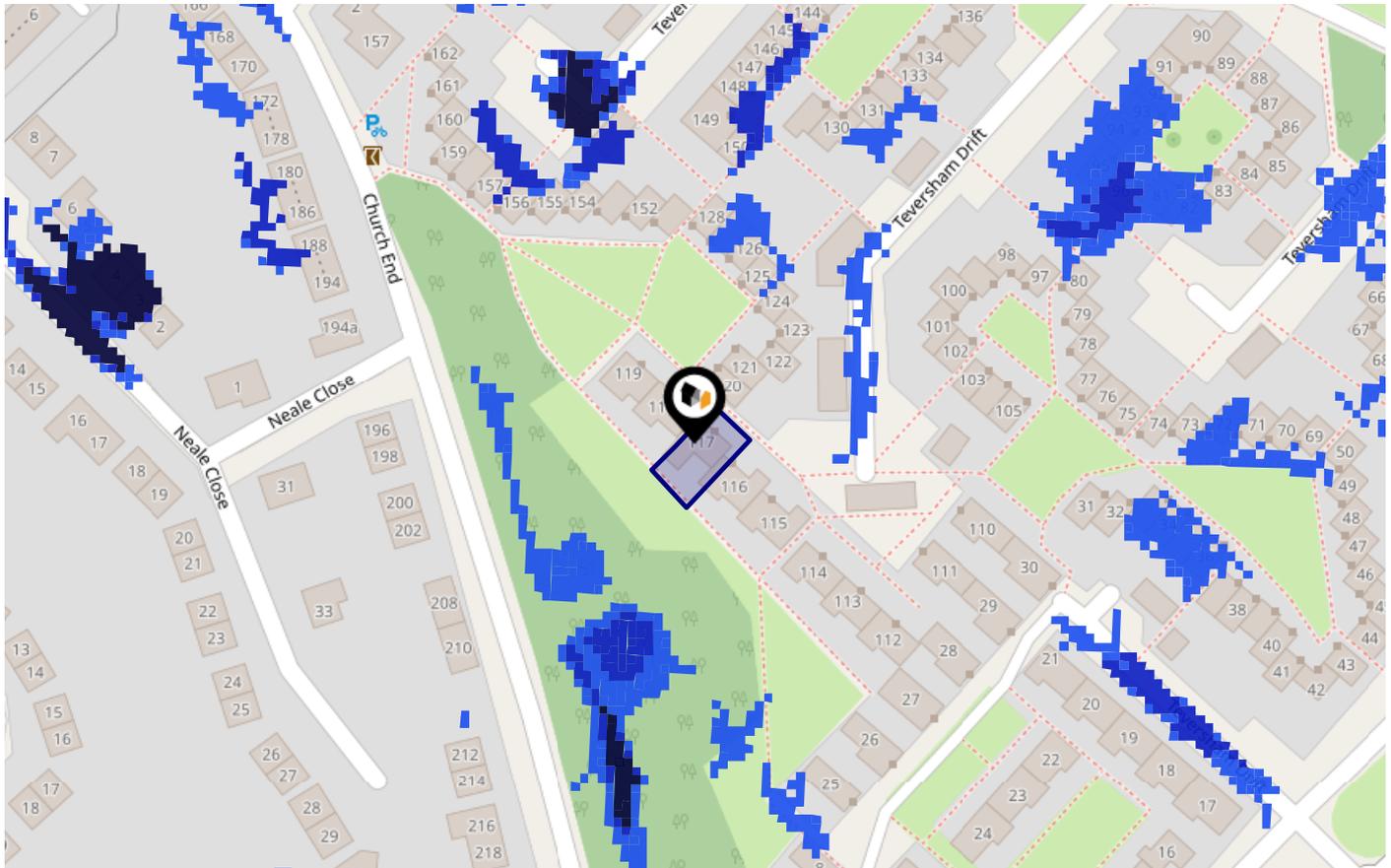
Important - Please read

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:

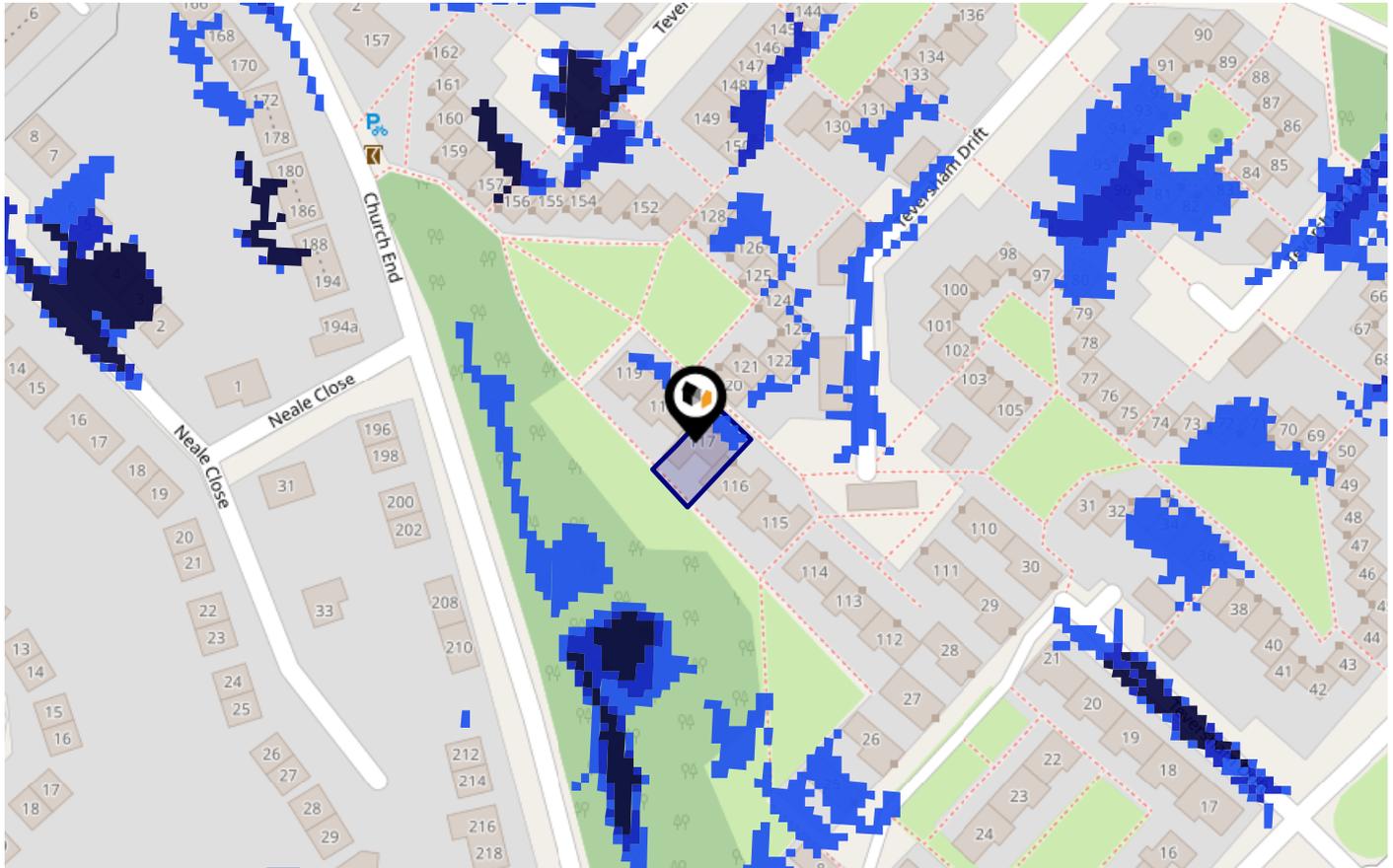


Flood Risk

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

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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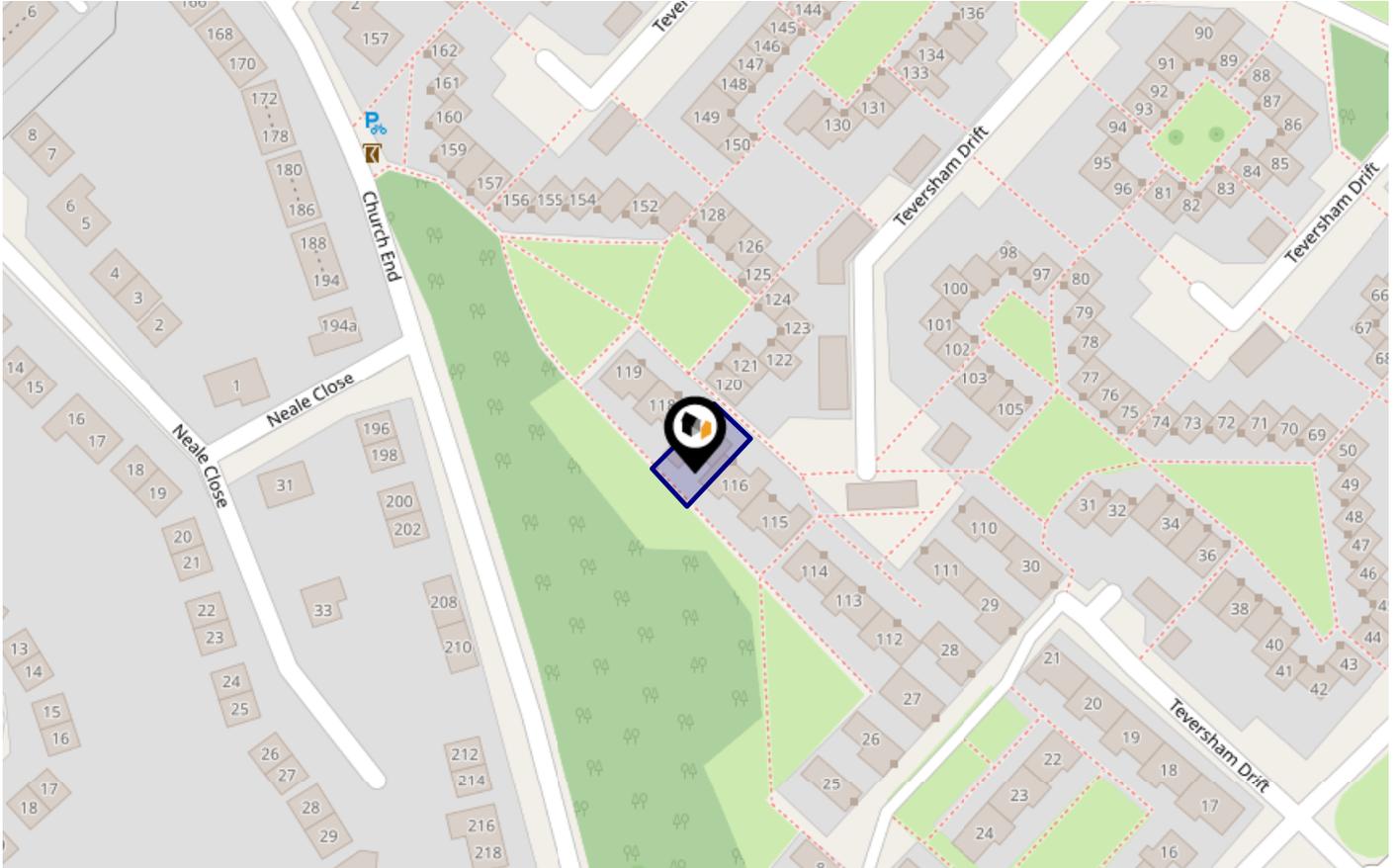


Flood Risk

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.

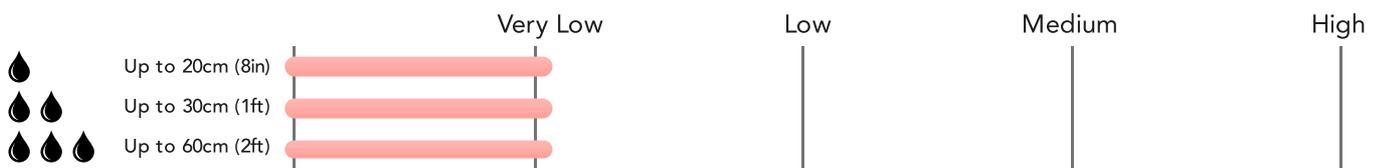


Risk Rating: Very low

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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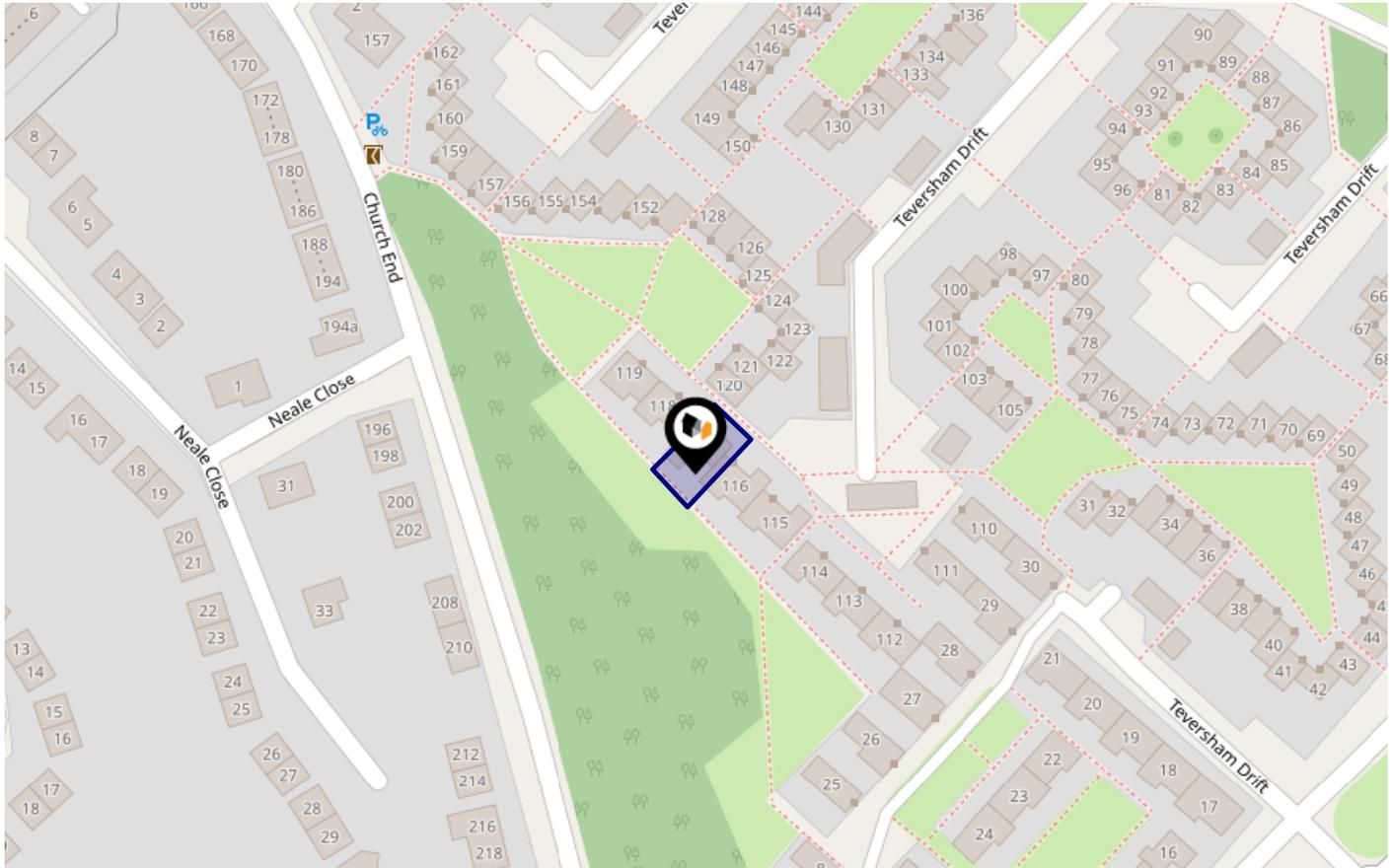


Flood Risk

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.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

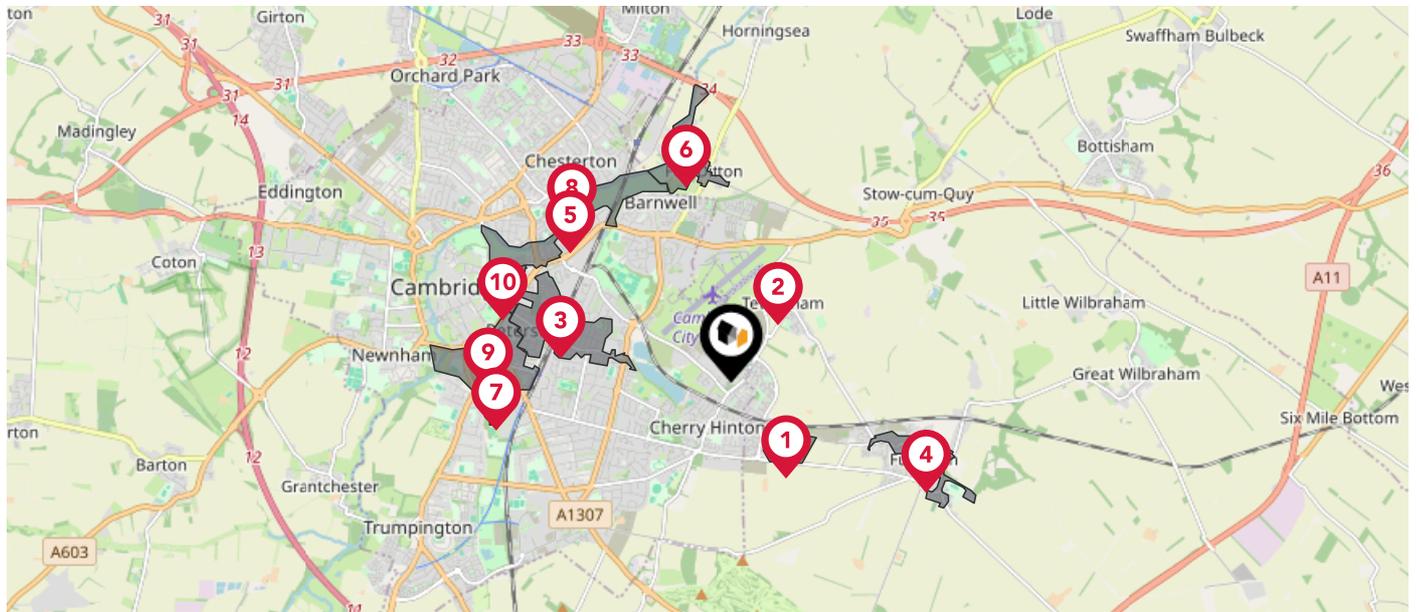


Maps

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

-  Fulbourn Hospital
-  Teversham
-  Mill Road
-  Fulbourn
-  Riverside and Stourbridge Common
-  Fen Ditton
-  Brooklands Avenue
-  Ferry Lane
-  New Town and Glisson Road
-  The Kite

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 | Cement Works Tip-Off Coldham's Lane, Cambridgeshire | Historic Landfill |
| 2 | Coldham's Lane Tip-Cambridge, Cambridgeshire | Historic Landfill |
| 3 | Norman Works-Coldhams Lane, Cambridge | Historic Landfill |
| 4 | Coldhams Lane-Coldhams Lane, Cherry Hinton | Historic Landfill |
| 5 | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire | Historic Landfill |
| 6 | Quy Bridge-Quy | Historic Landfill |
| 7 | Quy Mill Hotel-Quy | Historic Landfill |
| 8 | EA/EPR/NP3790NX/A001 | Active Landfill |
| 9 | Hill Trees-Stapleford | Historic Landfill |
| 10 | Little Wilbraham Parish Tip-Monks, Wilbraham | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



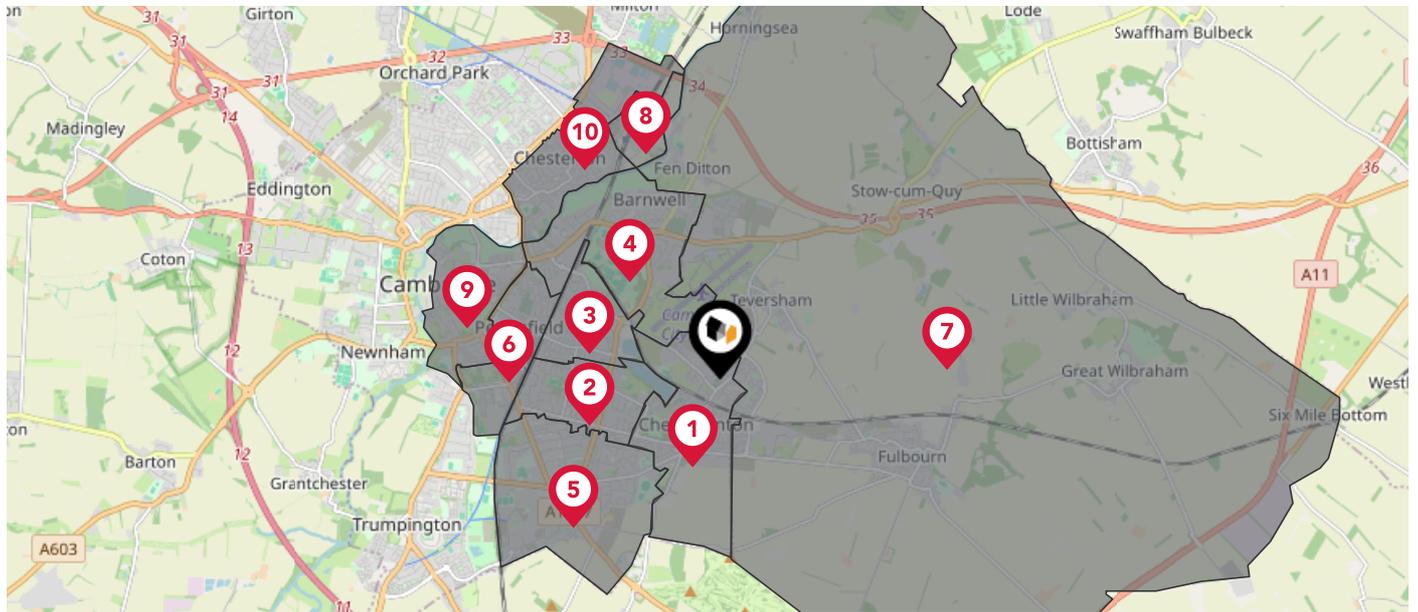
Mine Entry

- ✕ 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

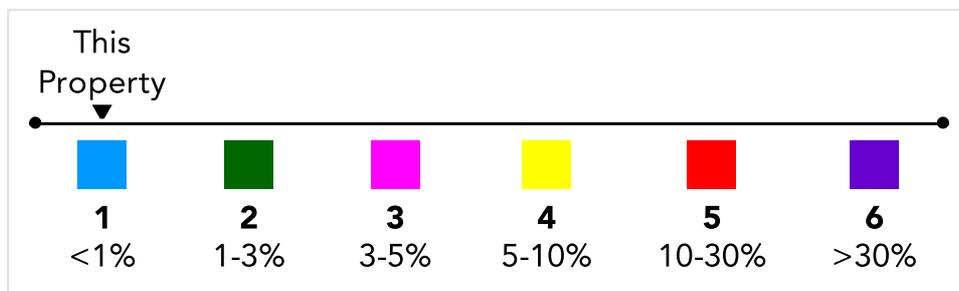
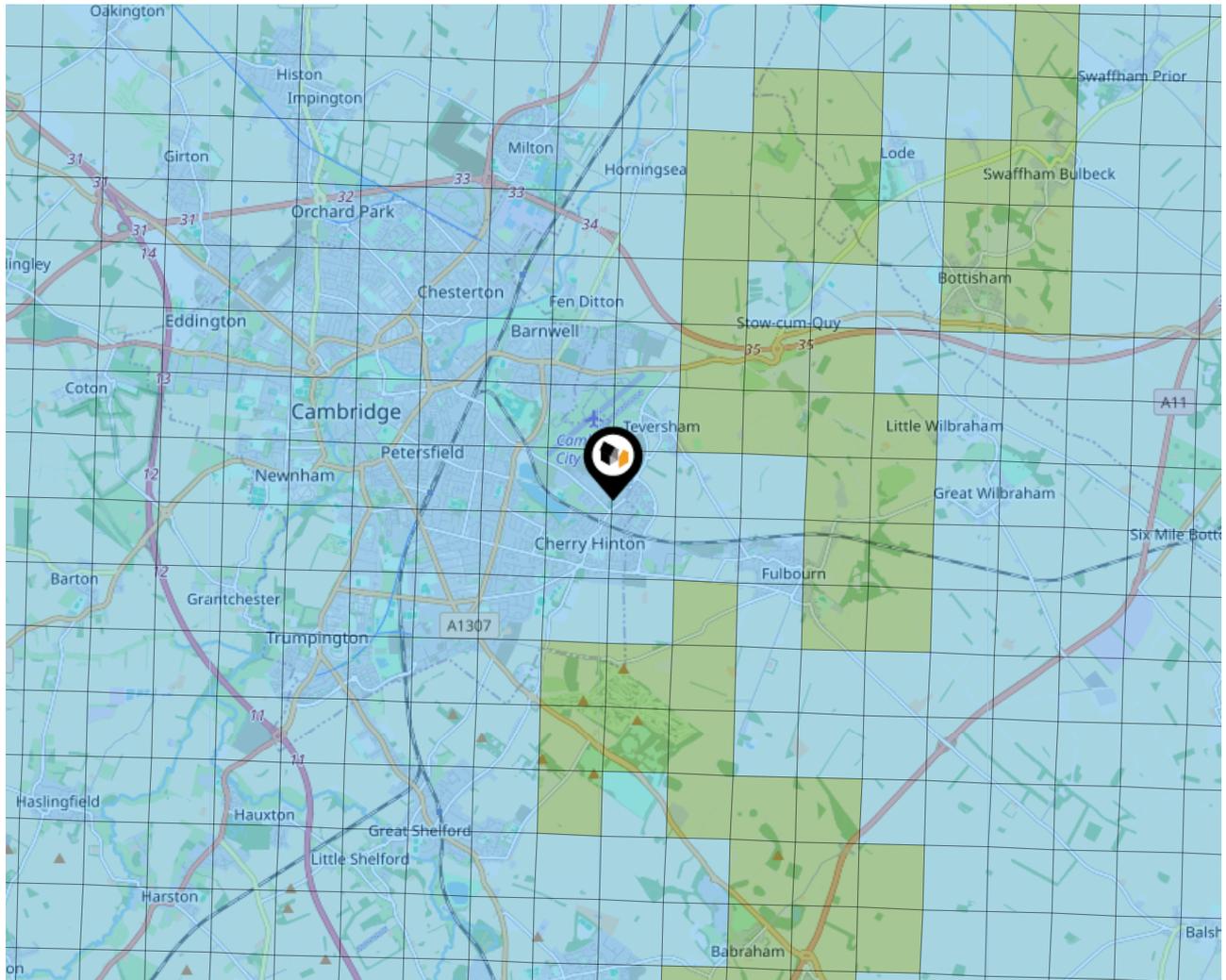


Nearby Council Wards

-  Cherry Hinton Ward
-  Coleridge Ward
-  Romsey Ward
-  Abbey Ward
-  Queen Edith's Ward
-  Petersfield Ward
-  Fen Ditton & Fulbourn Ward
-  Milton & Waterbeach Ward
-  Market Ward
-  East Chesterton Ward

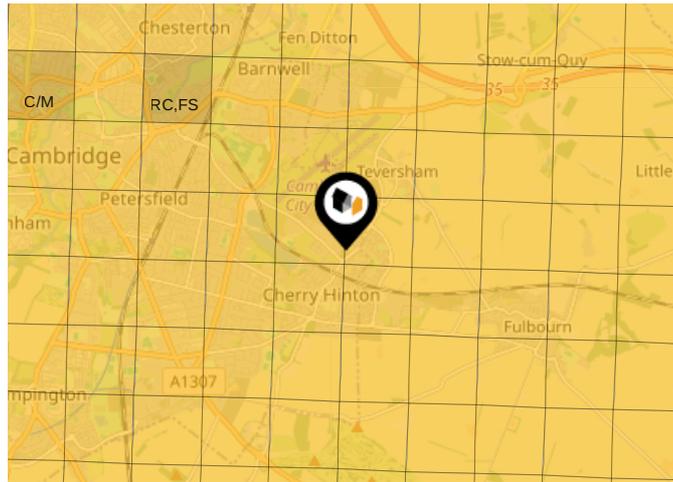
What is Radon?

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)

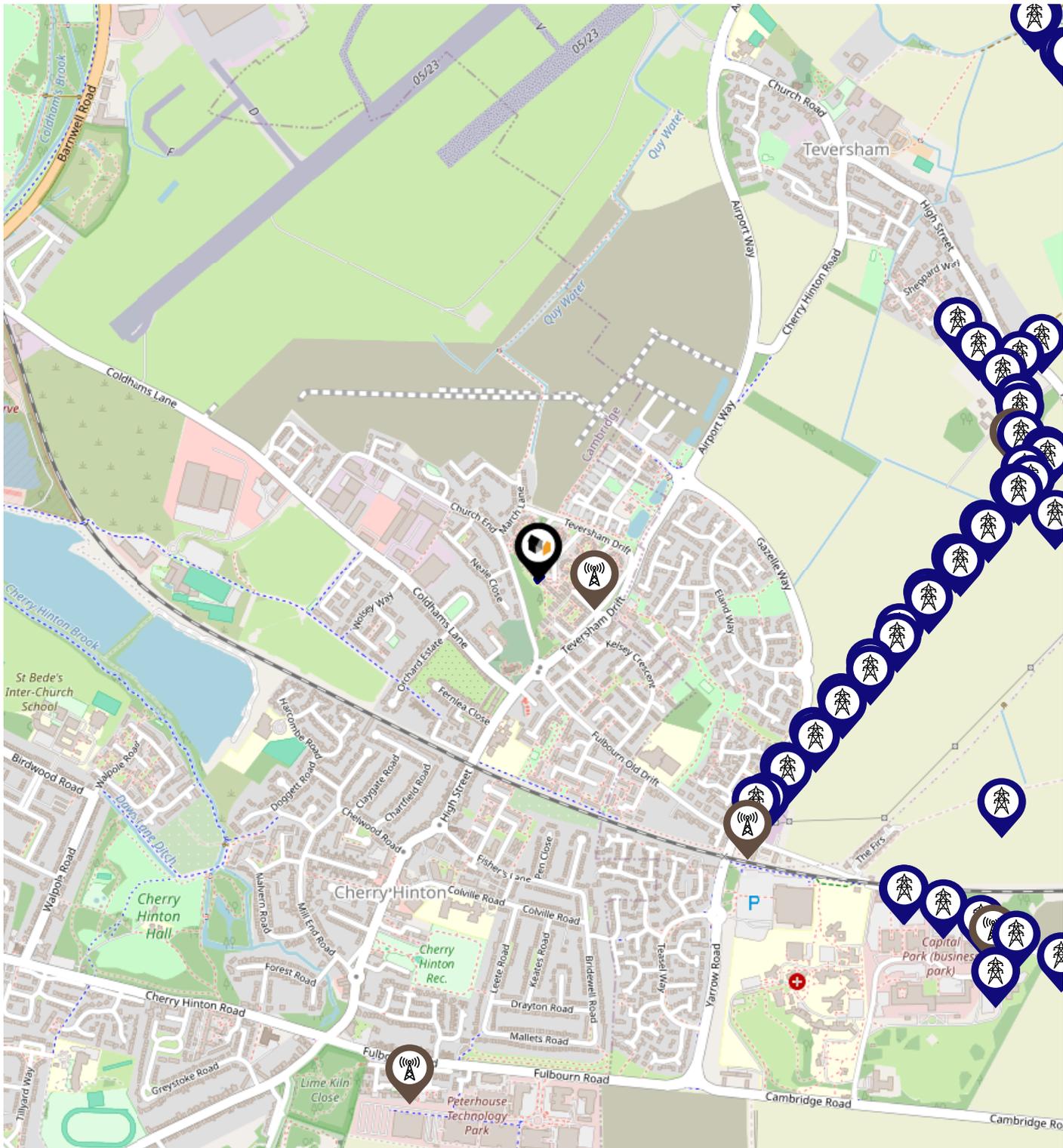
| | | | |
|-------------------------------|------------------------------------|----------------------|-----------------------|
| Carbon Content: | HIGH | Soil Texture: | CHALKY CLAY TO CHALKY |
| Parent Material Grain: | ARGILLIC | | LOAM |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | Soil Depth: | DEEP-INTERMEDIATE |



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

Maps

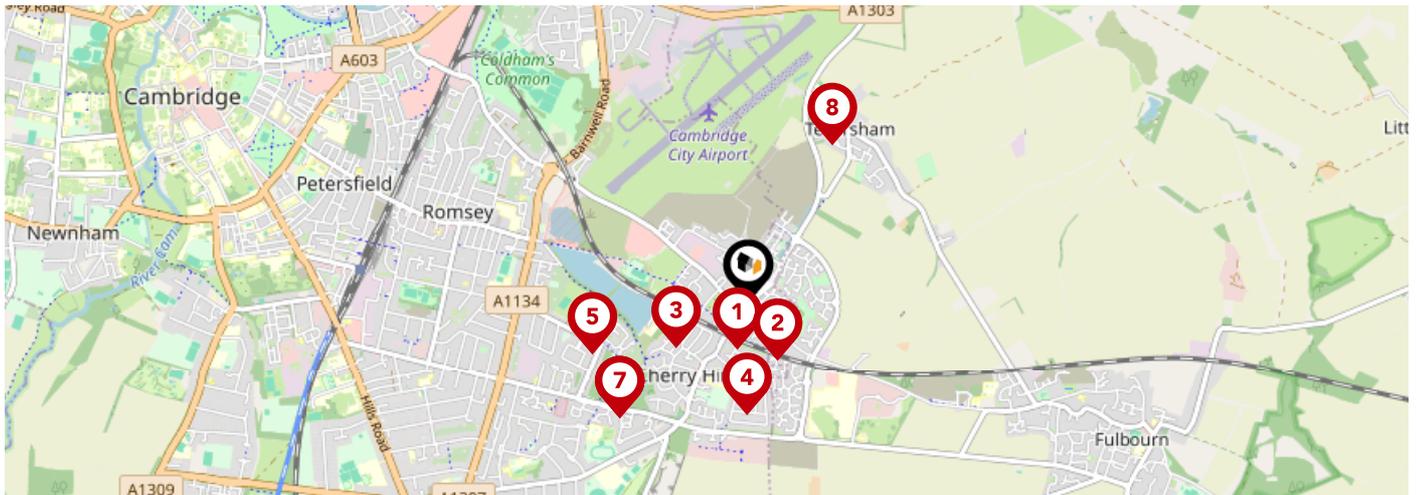
Listed Buildings



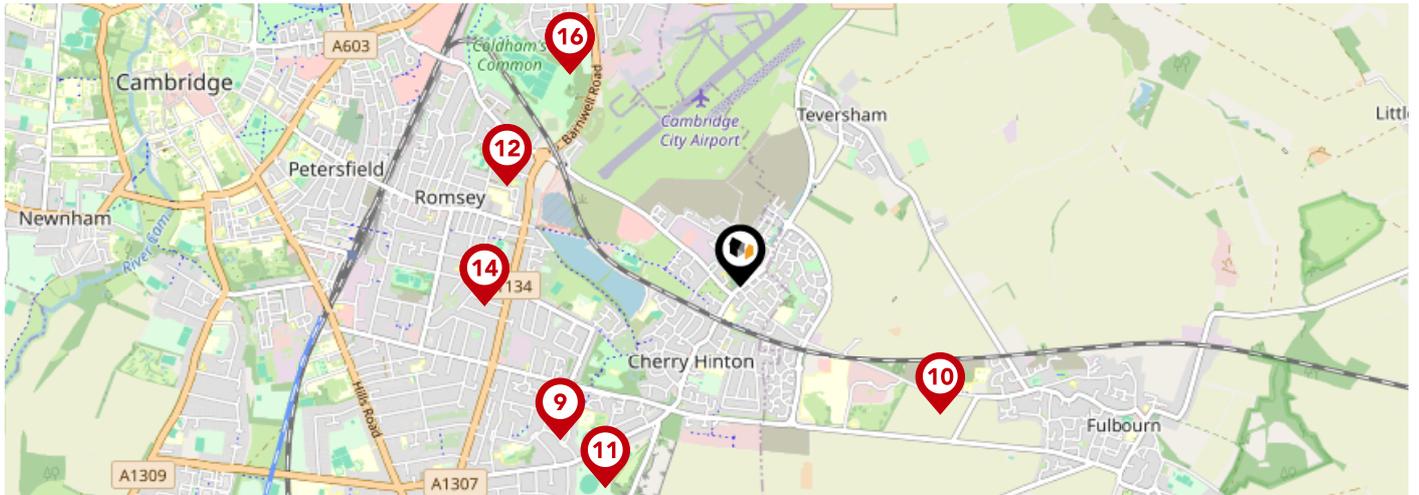
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district | Grade | Distance |
|------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
|  1126240 - Uphall | Grade II | 0.0 miles |
|  1126191 - Church Of St Andrew | Grade I | 0.1 miles |
|  1111856 - Mafeking Cottage | Grade II | 0.2 miles |
|  1331846 - Churchyard Wall Of The Church Of St Andrew | Grade II | 0.2 miles |
|  1331831 - 67, Church End | Grade II | 0.3 miles |
|  1126002 - 50, High Street | Grade II | 0.6 miles |
|  1126028 - 84, High Street | Grade II | 0.6 miles |
|  1126139 - The Red Lion Public House | Grade II | 0.6 miles |
|  1126216 - The Old Smithy | Grade II | 0.7 miles |
|  1331279 - Manor Farmhouse | Grade II | 0.7 miles |



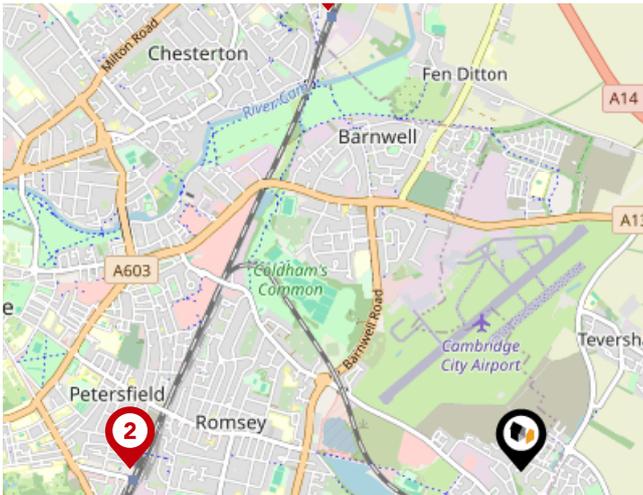
| | | Nursery | Primary | Secondary | College | Private |
|--|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:0.22 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:1.08 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:1.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.16 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1.24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

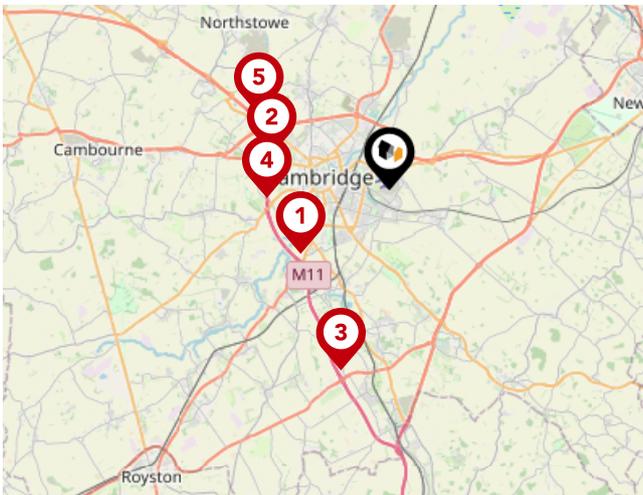
Area

Transport (National)



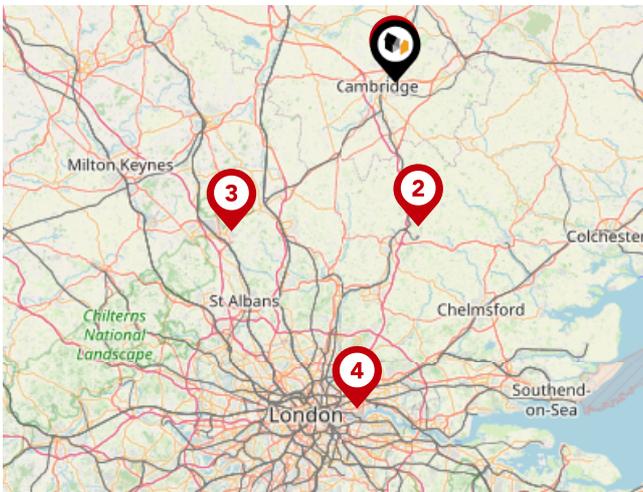
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Cambridge North Rail Station | 2.28 miles |
| 2 | Cambridge Rail Station | 1.77 miles |
| 3 | Shelford (Cambs) Rail Station | 3.52 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J11 | 3.96 miles |
| 2 | M11 J13 | 4.47 miles |
| 3 | M11 J10 | 6.83 miles |
| 4 | M11 J12 | 4.44 miles |
| 5 | M11 J14 | 5.46 miles |

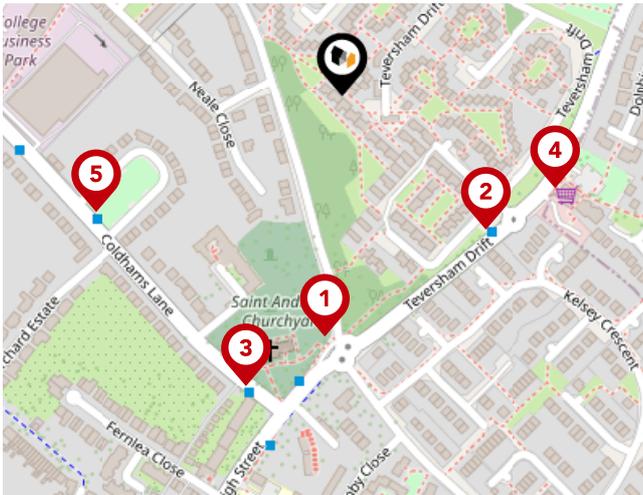


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Cambridge | 0.84 miles |
| 2 | Stansted Airport | 21.27 miles |
| 3 | Luton Airport | 32.14 miles |
| 4 | Silvertown | 48.09 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | St Andrew's Church | 0.14 miles |
| 2 | Teversham Drift | 0.11 miles |
| 3 | St Andrew's Church | 0.17 miles |
| 4 | Teversham Drift | 0.13 miles |
| 5 | Queen's Meadow | 0.15 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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