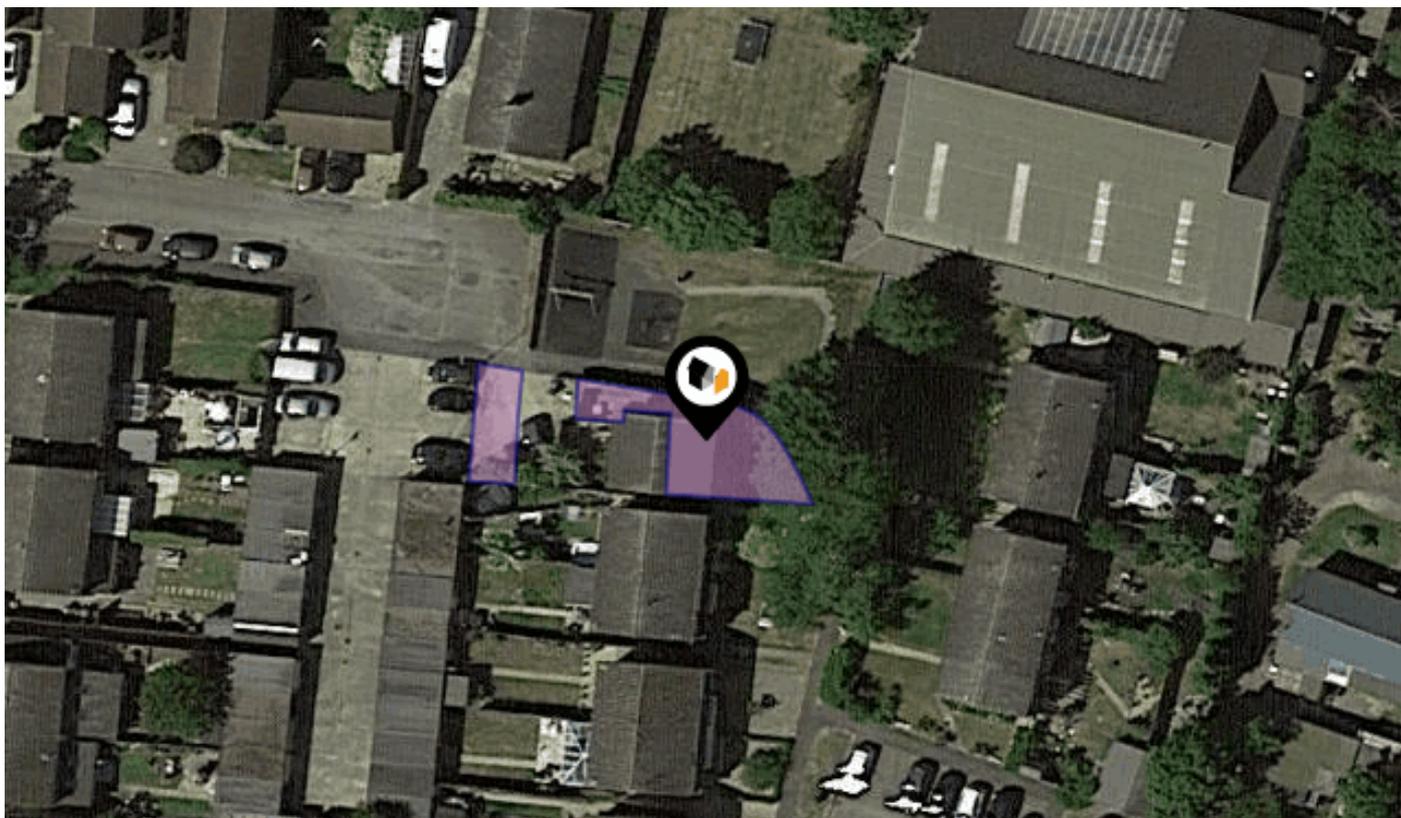




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Thursday 05th March 2026**



**BRAMLEY WAY, HARDWICK, CAMBRIDGE, CB23**

## Cooke Curtis & Co

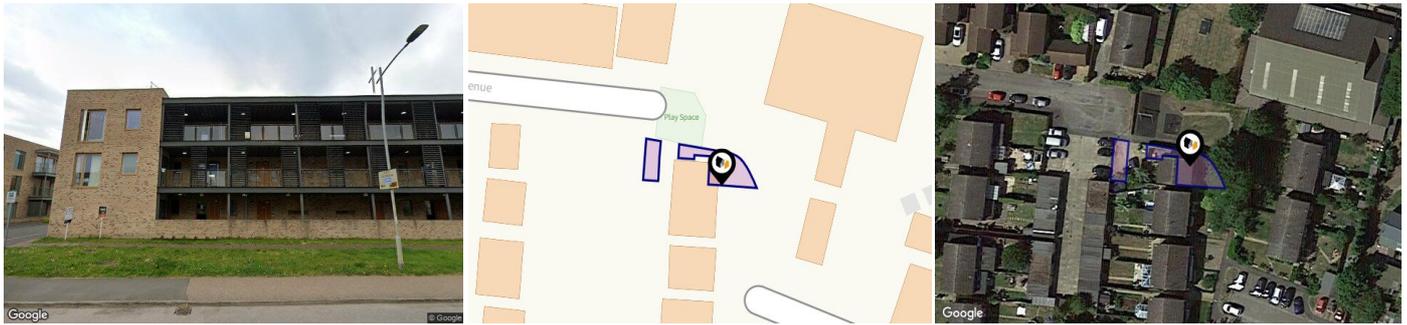
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

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





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	462 ft <sup>2</sup> / 43 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1991-1995		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,878		
<b>Title Number:</b>	CB287801		

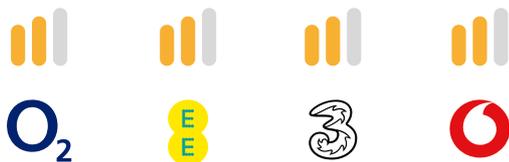
## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Very low

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

<b>17</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **1 Bramley Way Hardwick Cambridge CB23 7XD**

Reference - S/2353/14/FL	
Decision:	Decided
Date:	30th September 2014
Description:	Single storey replacement attached garage

Planning records for: **3 Bramley Way Hardwick Cambridge Cambridgeshire CB23 7XD**

Reference - S/2656/16/FL	
Decision:	Decided
Date:	05th October 2016
Description:	Replacement conservatory and part garage conversion

Planning records for: **23 Bramley Way Hardwick Cambridge Cambridgeshire CB23 7XD**

Reference - S/2021/19/FL	
Decision:	Decided
Date:	07th June 2019
Description:	Two Storey Side & Rear Extension Single Storey Front Extension and Dropped Kerb

Planning records for: **25 Bramley Way Hardwick Cambridge Cambridgeshire CB23 7XD**

Reference - S/2304/16/FL	
Decision:	Decided
Date:	31st August 2016
Description:	Demolition of existing garage with the proposal to erect double storey side and rear extension & new front porch

Planning records for: **27 Bramley Way Hardwick Cambridge CB23 7XD**

Reference - S/2555/19/FL	
Decision:	Decided
Date:	24th July 2019
Description:	Replacement conservatory roof

Planning records for: **29 Bramley Way Hardwick Cambridgeshire CB23 7XD**

Reference - 23/01520/HFUL	
Decision:	Decided
Date:	21st April 2023
Description:	Single storey front and rear extensions

Planning records for: **35 Bramley Way Hardwick Cambridgeshire CB23 7XD**

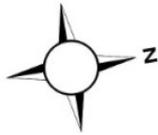
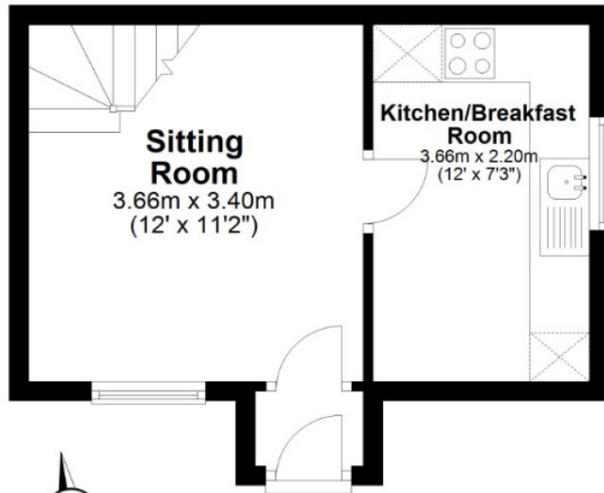
Reference - 23/03361/HFUL	
Decision:	Decided
Date:	31st August 2023
Description:	Single storey extension to rear. New access gates with parking space to rear garden accessed from the garage area to rear.



**BRAMLEY WAY, HARDWICK, CAMBRIDGE, CB23**

**Ground Floor**

Approx. 21.8 sq. metres (234.8 sq. feet)



**First Floor**

Approx. 21.0 sq. metres (226.5 sq. feet)

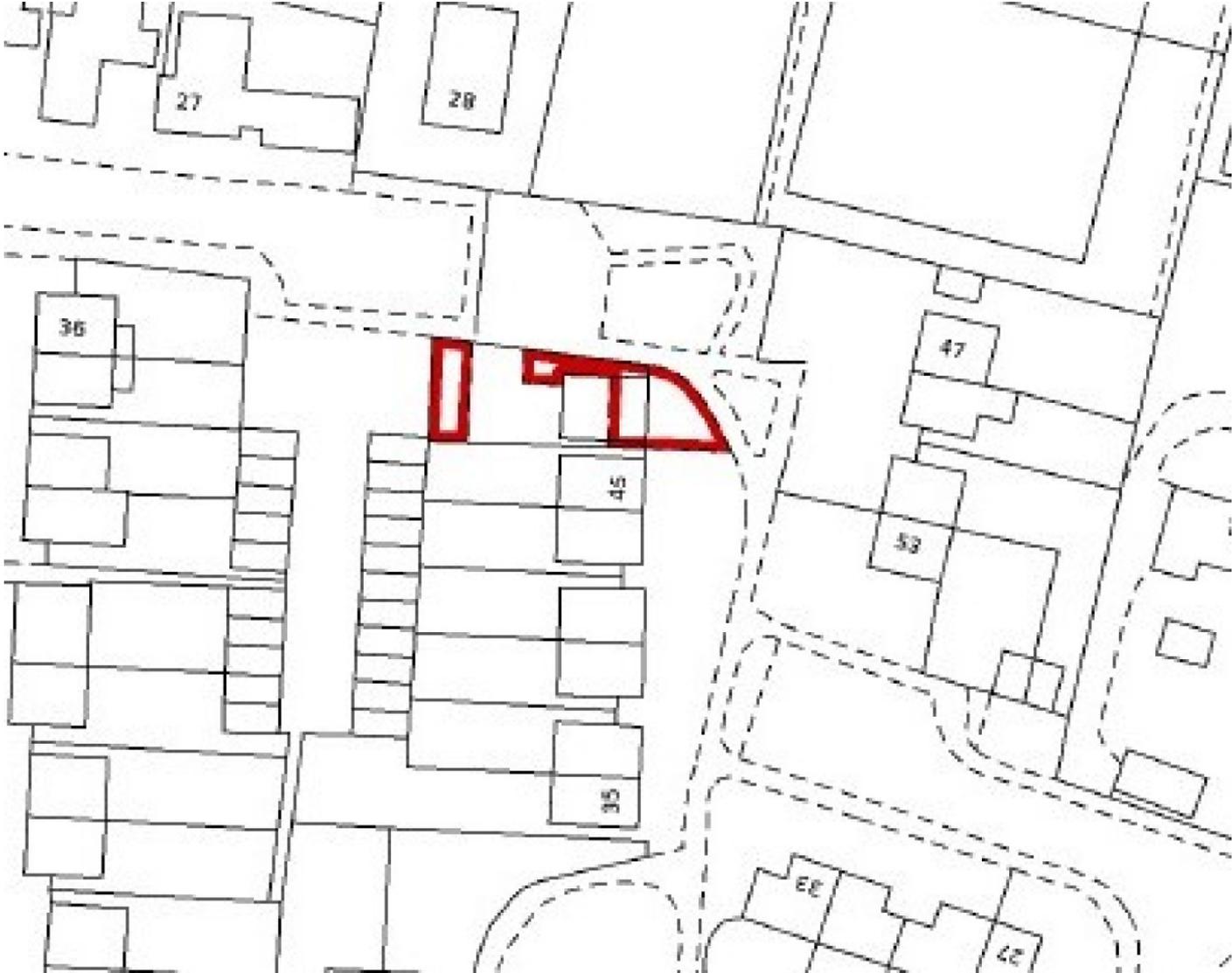


Total area: approx. 42.9 sq. metres (461.3 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2

Plan produced using PlanUp.

**BRAMLEY WAY, HARDWICK, CAMBRIDGE, CB23**



Bramley Way, Hardwick, CB23

Energy rating

# C

Valid until 24.09.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 14% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	43 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

---

## Restrictive Covenants

---

## Rights of Way (Public & Private)

---

## Construction Type

---

Standard brick, tiled roof

---

## Property Lease Information

---

## Listed Building Information

---

## Stamp Duty

---

## Other

---

PVCu double glazed windows installed 06/06/2012

## Other

---

parcel of land at the rear included in freehold for parking

## Electricity Supply

---

Ovo Energy

## Gas Supply

---

## Central Heating

---

Gas combi boiler

## 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**

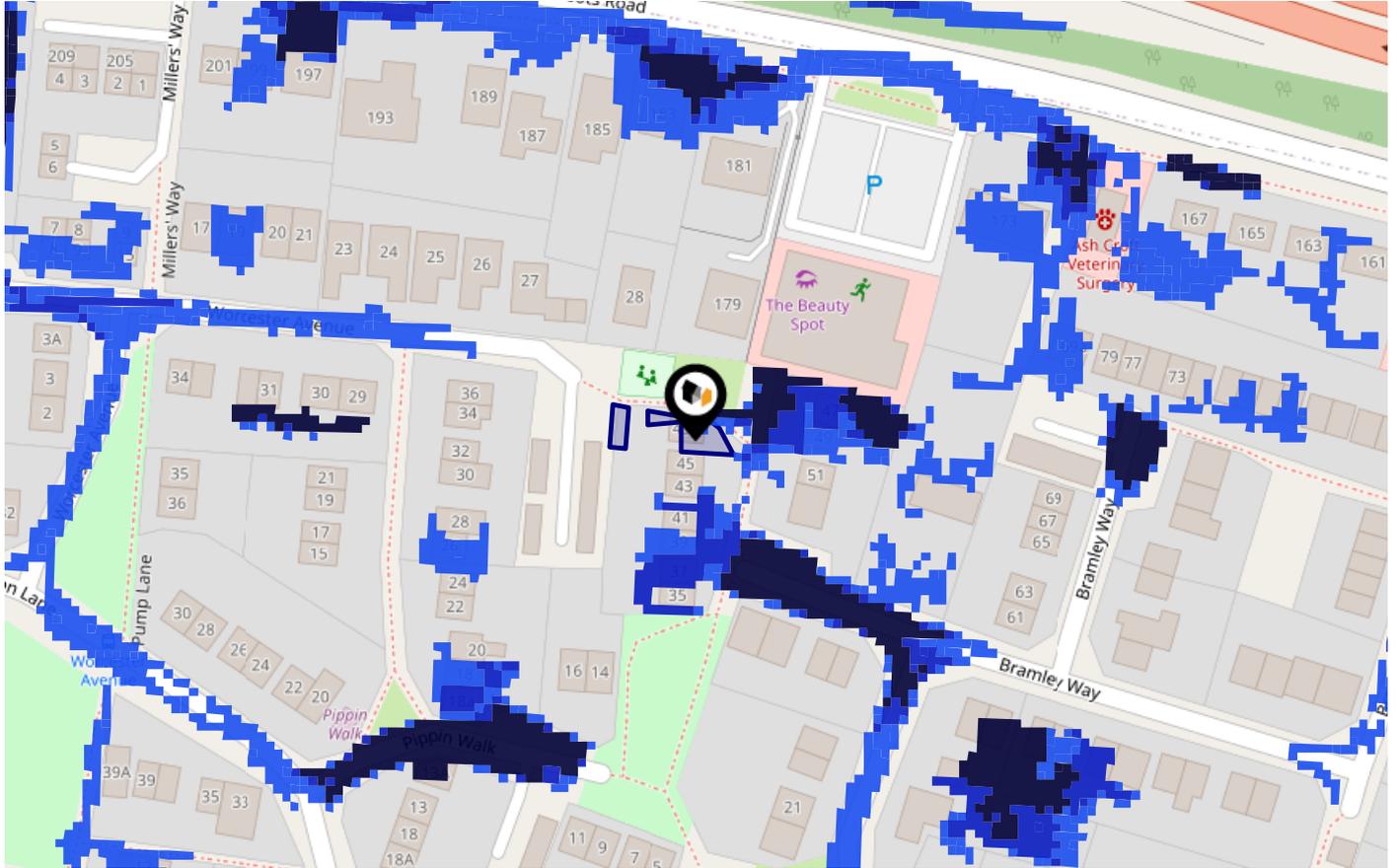
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# Flood Risk

## 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:

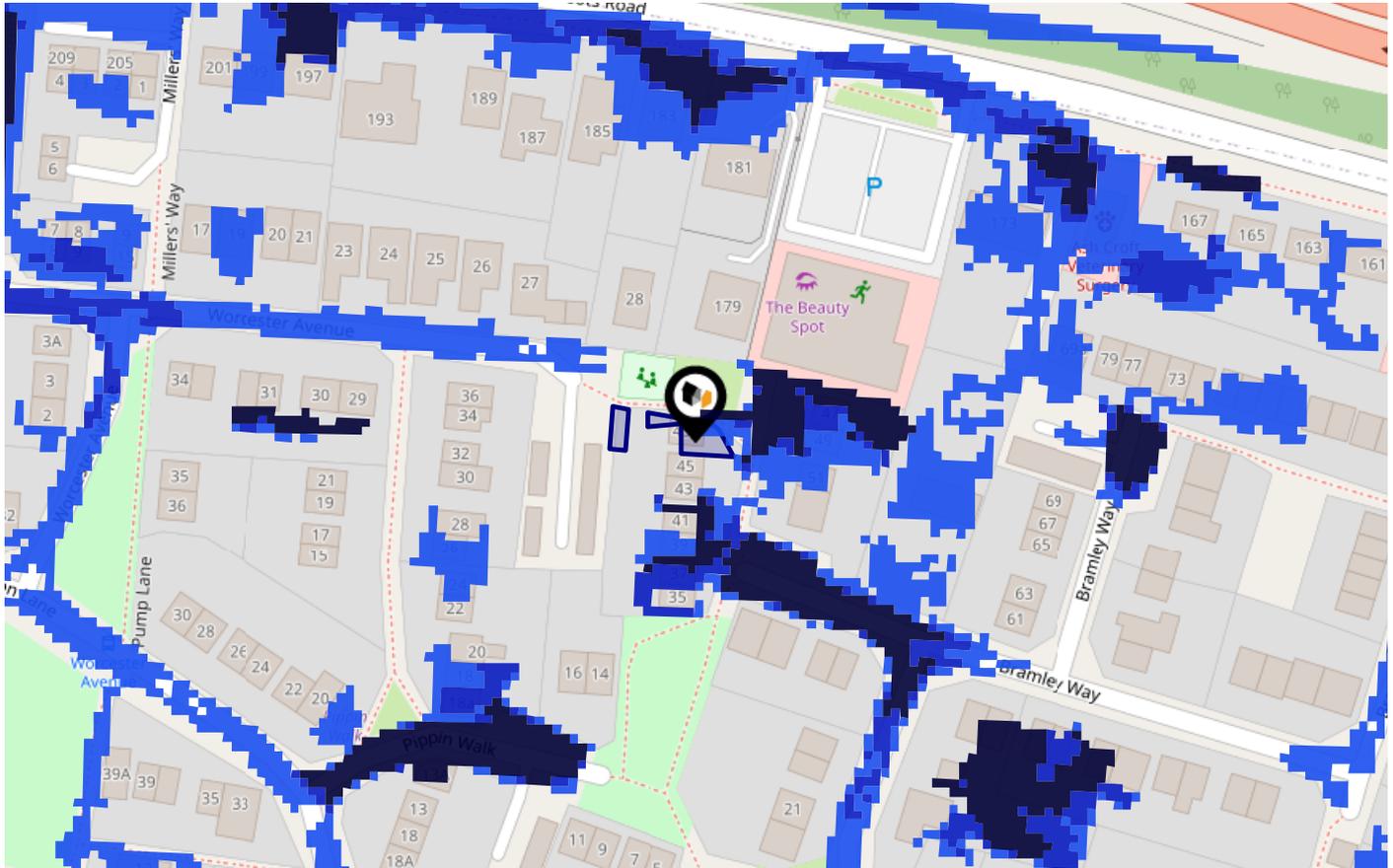


# Flood Risk

## 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.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

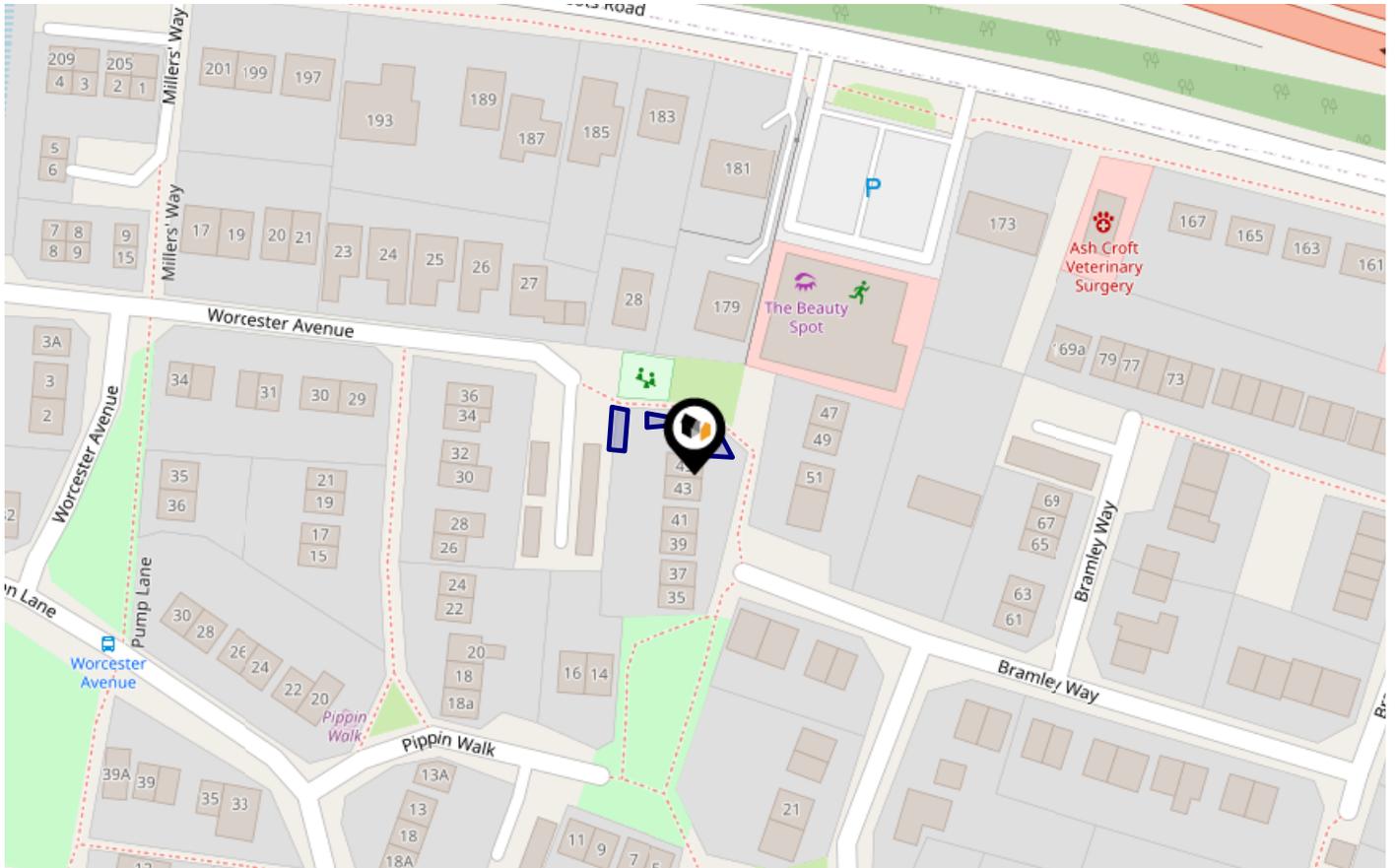


# Flood Risk

## 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.

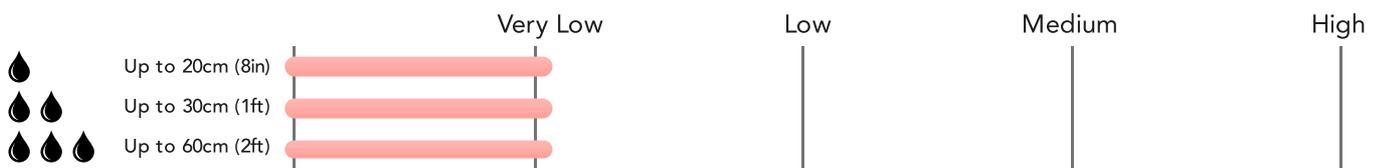


**Risk Rating: Very low**

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:

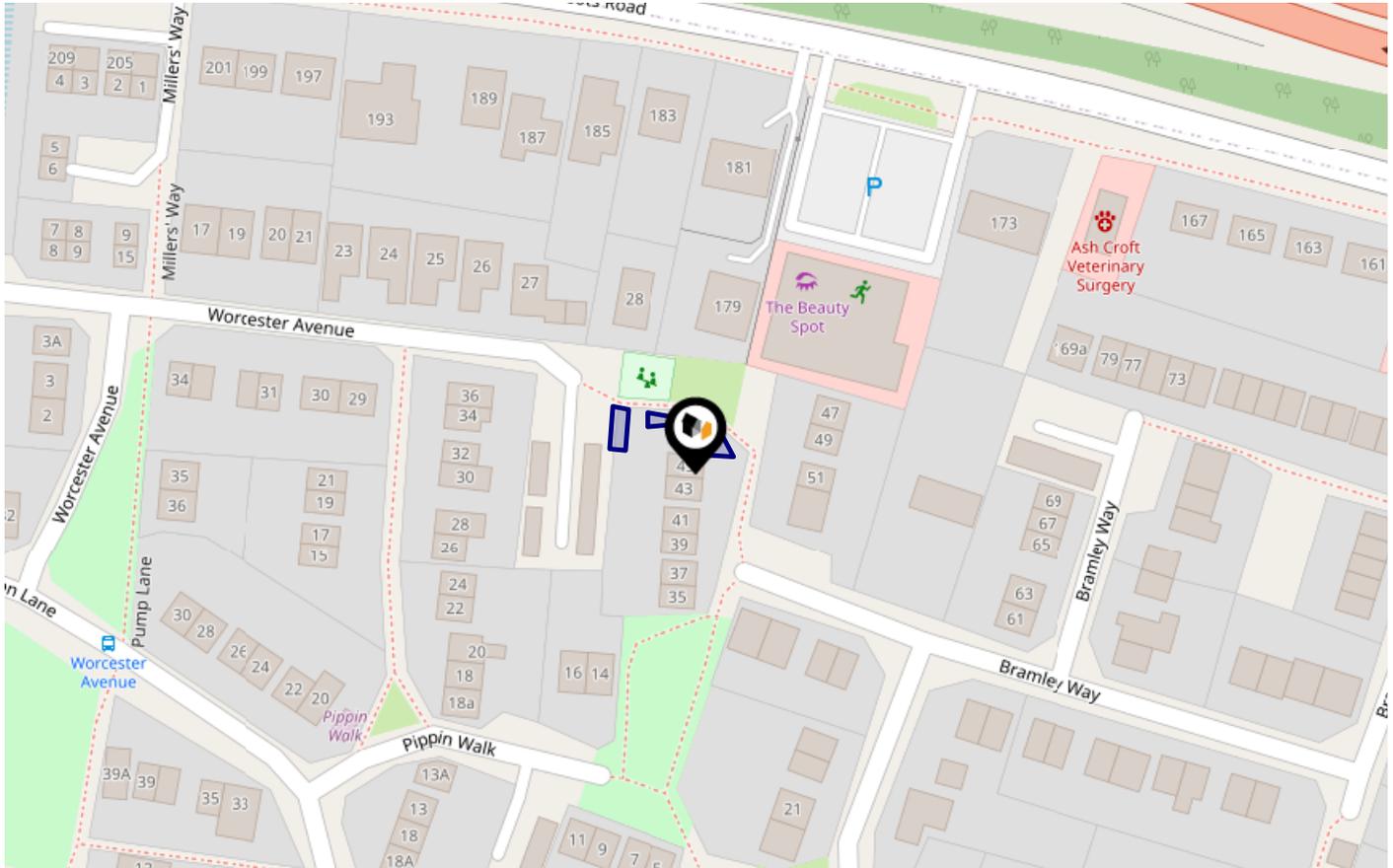


# Flood Risk

## Rivers & Seas - 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.
- 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:

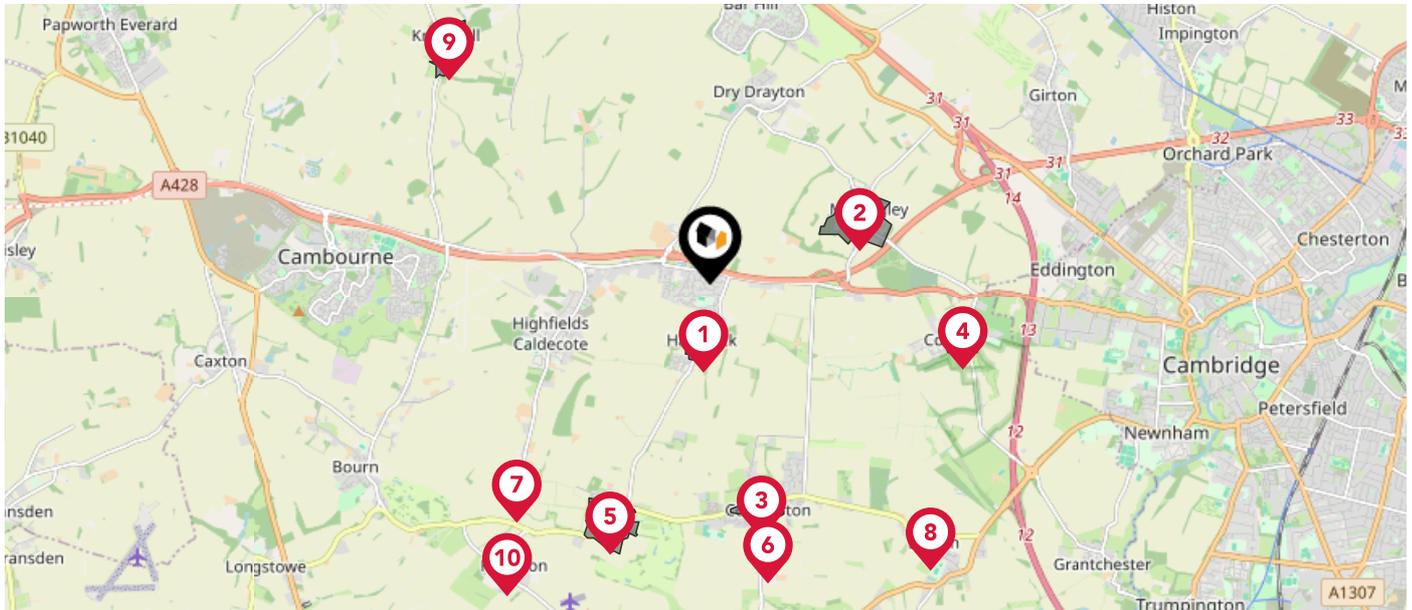


# Maps

## Conservation Areas



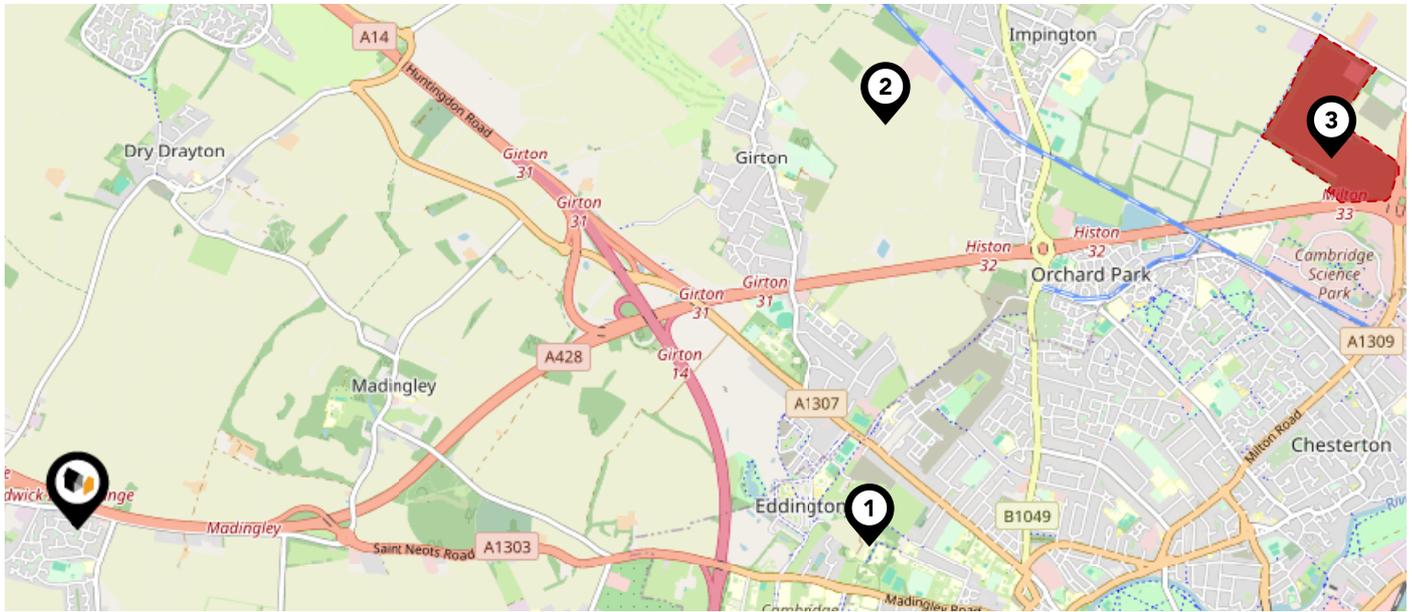
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Hardwick
- 2 Madingley
- 3 Comberton Village
- 4 Coton
- 5 Toft
- 6 Comberton St Mary's
- 7 Caldecote
- 8 Barton St Peter's
- 9 Knapwell
- 10 Kingston

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

	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



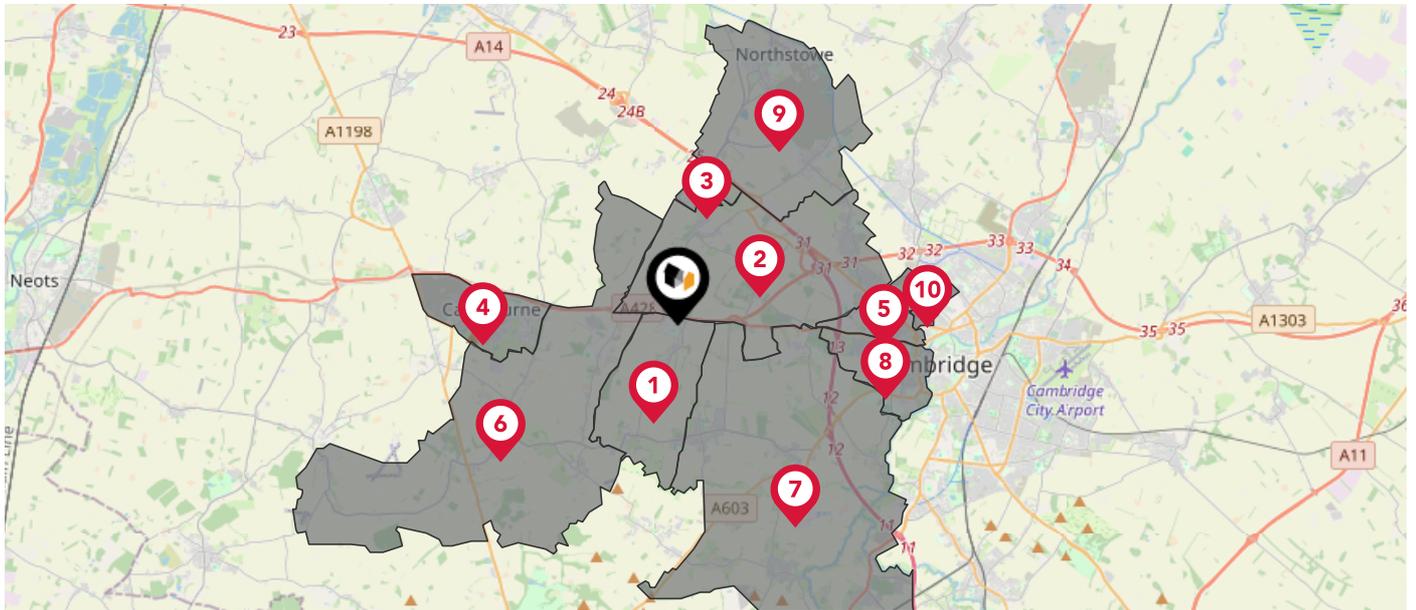
### Mine Entry

- ✕ 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 Hardwick Ward

2 Girton Ward

3 Bar Hill Ward

4 Cambourne Ward

5 Castle Ward

6 Caldecote Ward

7 Harston & Comberton Ward

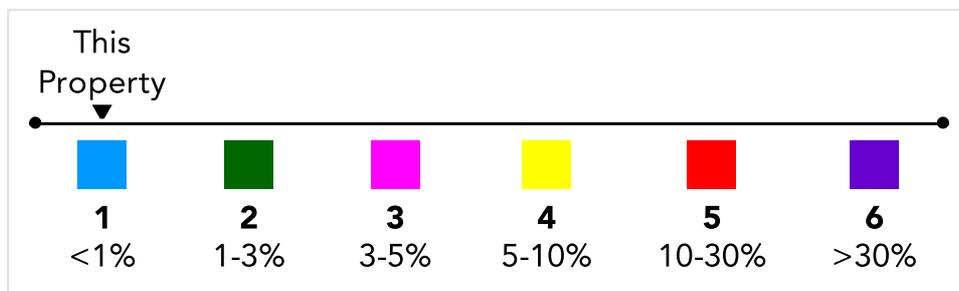
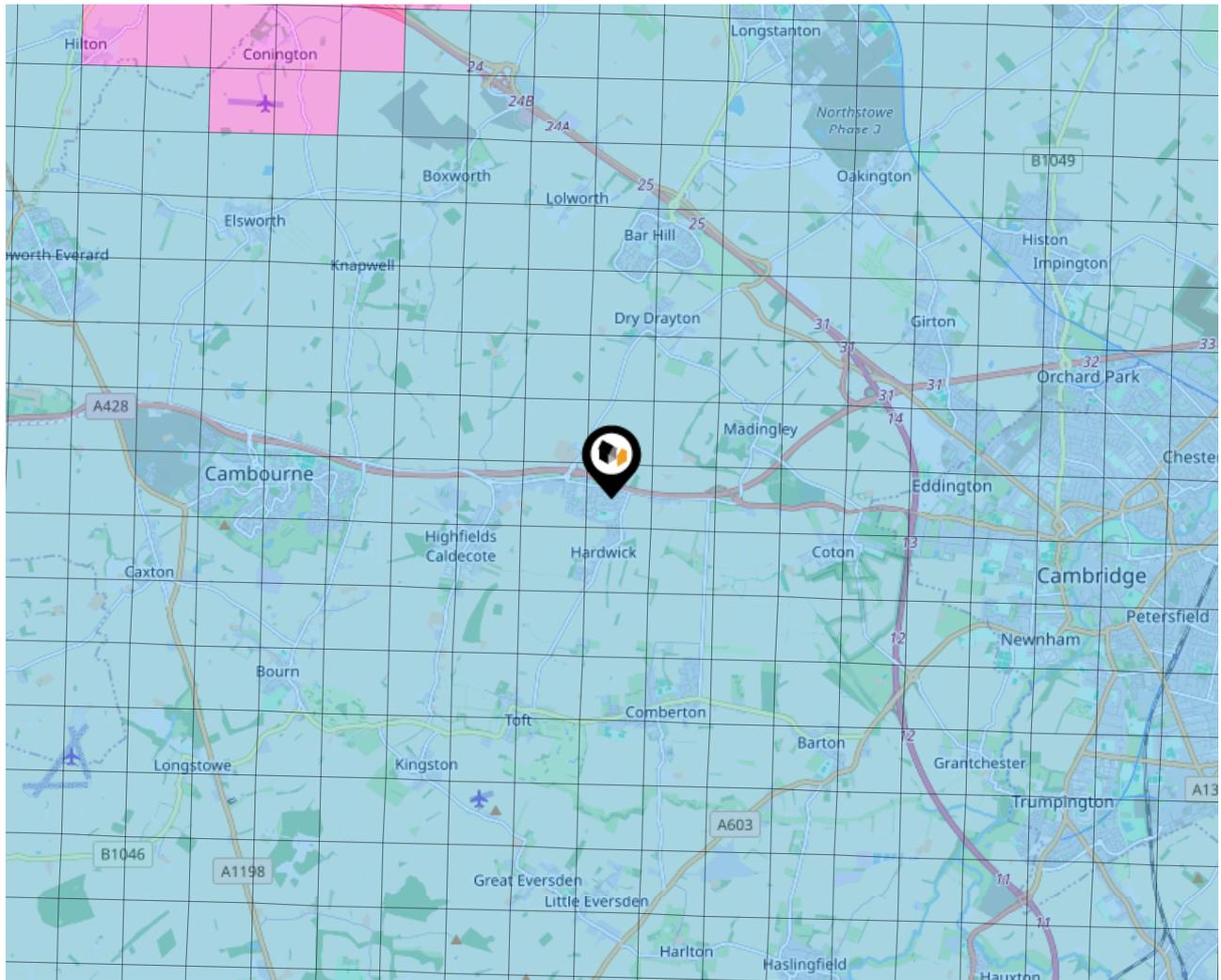
8 Newnham Ward

9 Longstanton Ward

10 Arbury Ward

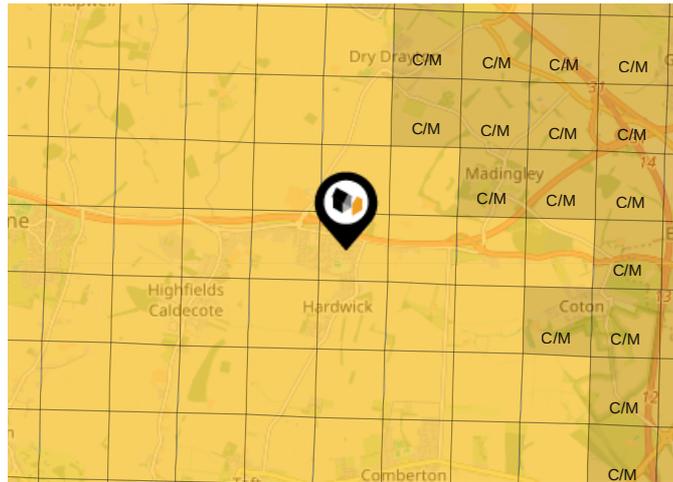
## What is Radon?

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



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

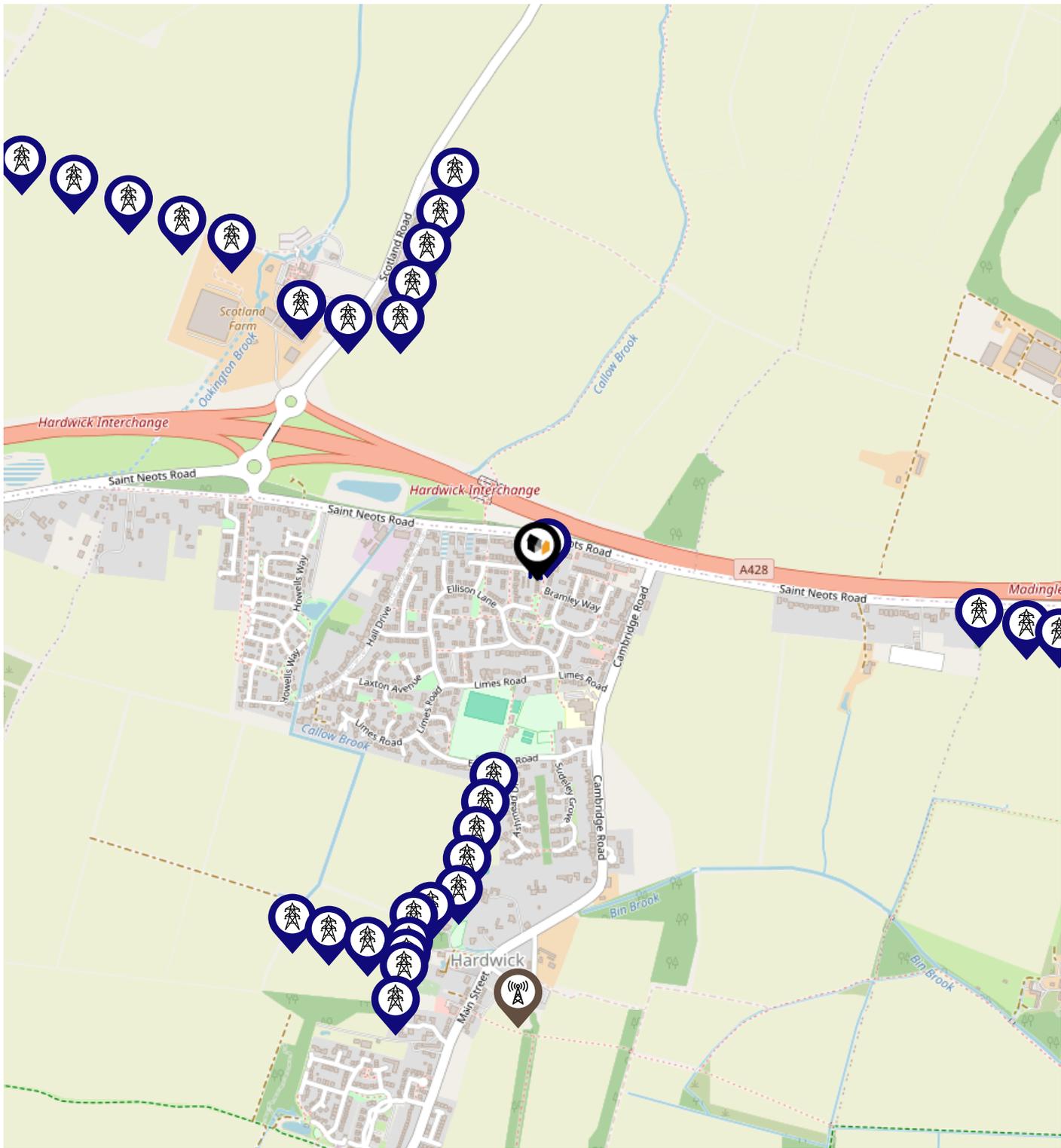
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings



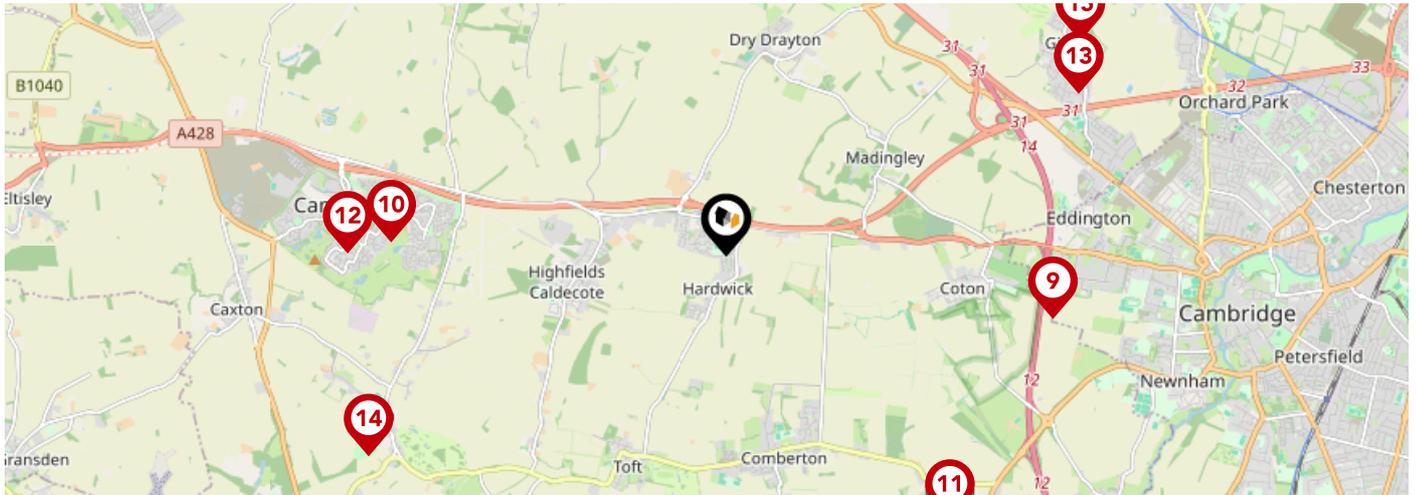
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1163604 - Pump On South East Corner Of Small Green	Grade II	0.1 miles
 1127183 - Old Victoria Farmhouse	Grade II	0.5 miles
 1127184 - Victoria Farm Cottage	Grade II	0.6 miles
 1163557 - Parish Church Of St Mary	Grade II	0.6 miles
 1331399 - Village Pump South East Of Parish Church	Grade II	0.6 miles
 1163577 - Chequers	Grade II	0.7 miles
 1127182 - The Blue Lion	Grade II	0.7 miles
 1331148 - Statue Of Albert, Prince Consort, At Madingley Hall	Grade II	1.2 miles
 1127743 - Icehouse, At Madingley Hall	Grade II	1.2 miles
 1163528 - Madingley Hall And Stable Courtyard	Grade I	1.3 miles



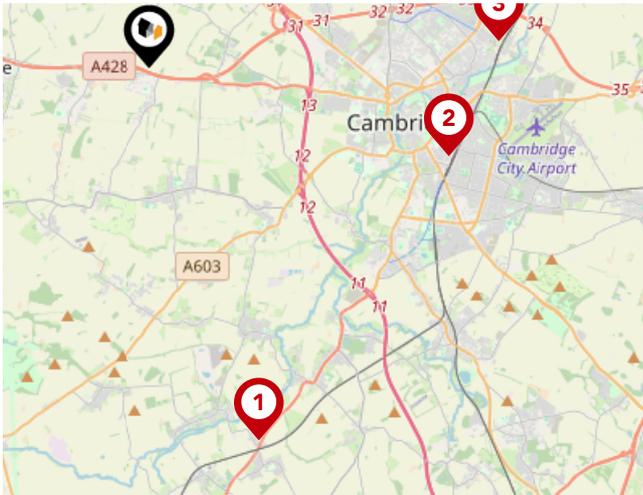
		Nursery	Primary	Secondary	College	Private
	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vine Inter-Church Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Jeavons Wood Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Monkfield Park Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bourn CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

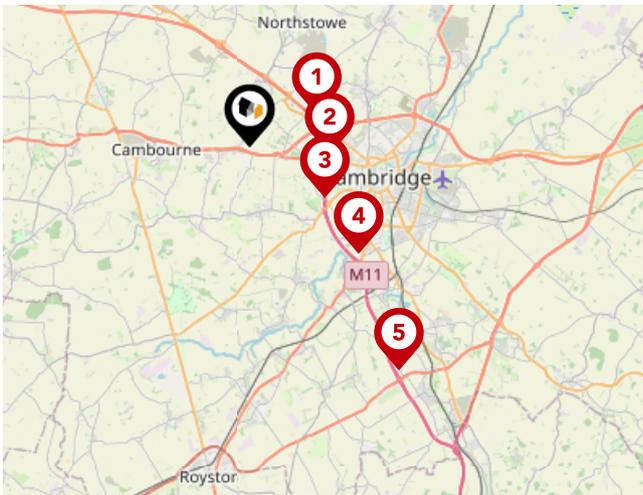
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	7.06 miles
2	Cambridge Rail Station	5.63 miles
3	Cambridge North Rail Station	6.32 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	2.7 miles
2	M11 J13	2.9 miles
3	M11 J12	3.33 miles
4	M11 J11	5.58 miles
5	M11 J10	9.84 miles

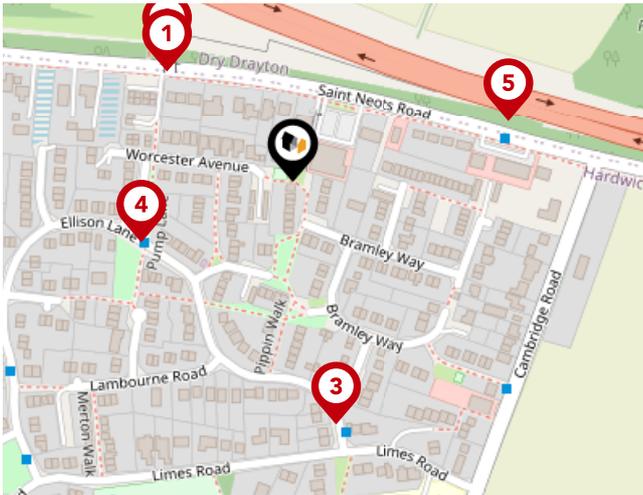


### Airports/HELIPADS

Pin	Name	Distance
1	Cambridge	7.04 miles
2	Stansted Airport	24.98 miles
3	Luton Airport	28.57 miles
4	Silvertown	49.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Millers Way	0.1 miles
2	Millers Way	0.1 miles
3	Russet Walk	0.14 miles
4	Worcester Avenue	0.09 miles
5	Cambridge Road	0.13 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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