

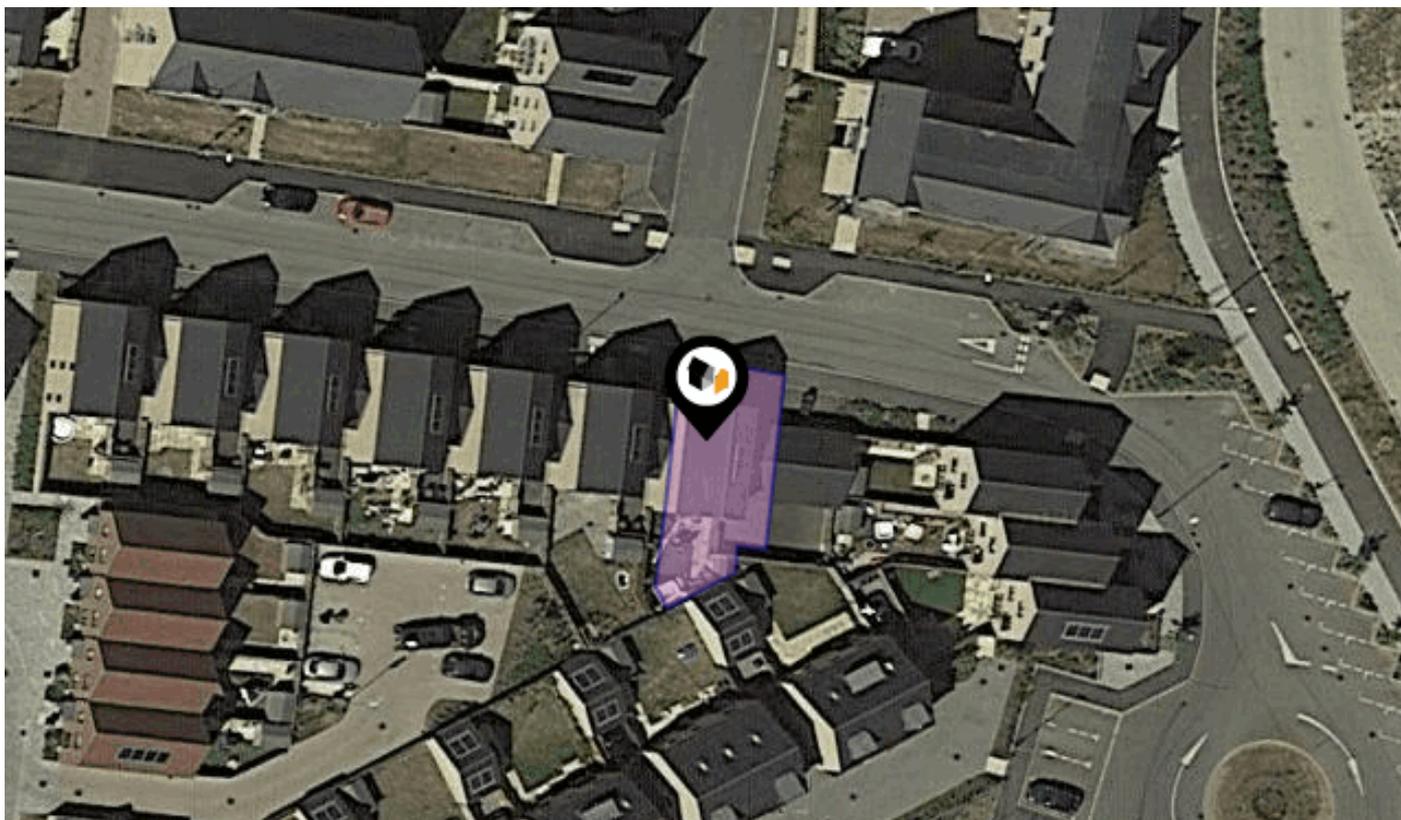


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 06th March 2026



PATHFINDER WAY, NORTHSTOWE, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.04 acres		
Year Built :	2018		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB430902		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *18 Pathfinder Way Northstowe Cambridgeshire CB24 1AU*

Reference - 23/04237/HFUL	
Decision:	Decided
Date:	07th November 2023
Description:	Convert integral garage to playroom and storage space.

Planning records for: *20 Pathfinder Way Northstowe CB24 1AU*

Reference - 21/04325/HFUL	
Decision:	Decided
Date:	29th September 2021
Description:	Conversion of garage

Planning records for: *Showhome 60 Pathfinder Way Northstowe Cambridgeshire CB24 1AU*

Reference - 22/0751/TTCA	
Decision:	Decided
Date:	04th July 2022
Description:	T1 mature sycamore tree to be felled. A new oak tree has been planted close by 20 years ago and is now large enough to occupy the volume released by the felling of the old sycamore tree. Confirmed via email - T1 Sycamore is the tree closest to Oak Tree as per the photograph taken by council officer during the site visit.

Reference - 22/03034/FUL	
Decision:	Withdrawn
Date:	04th July 2022
Description:	Change of use from C3(a) Dwellinghouses to F2(b) Halls of meeting places for the principal use of the community, for a three year period, in order to provide a temporary community facility to serve Phase 1 Northstowe, utilising the properties which currently form the Taylor Wimpey show homes and sales information centre at this site. This will require minor works to ensure accessibility and fire safety only.



PATHFINDER WAY, NORTHSTOWE, CAMBRIDGE, CB24

Approximate Gross Internal Area 1395 sq ft - 129 sq m

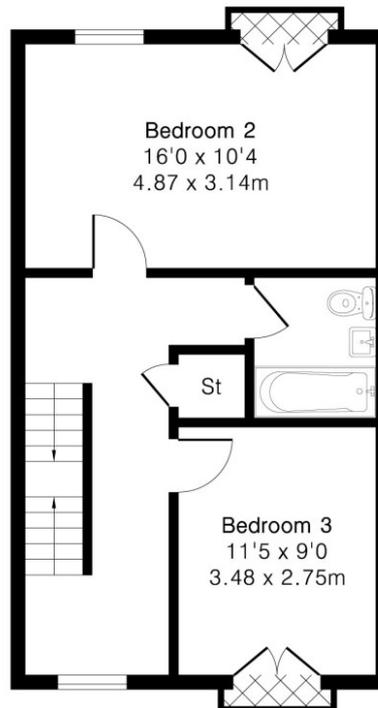
Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 465 sq ft – 43 sq m

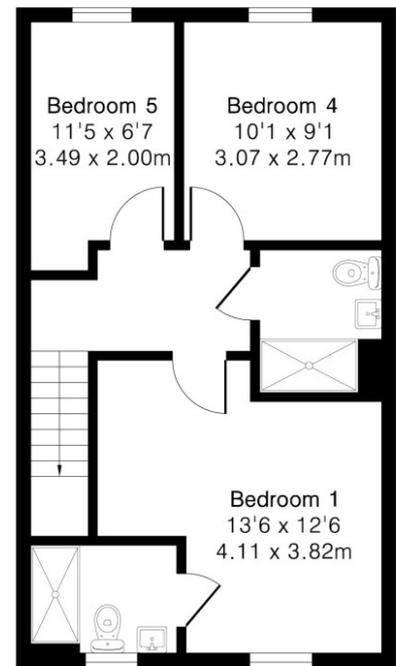
Second Floor Area 465 sq ft – 43 sq m



Ground Floor

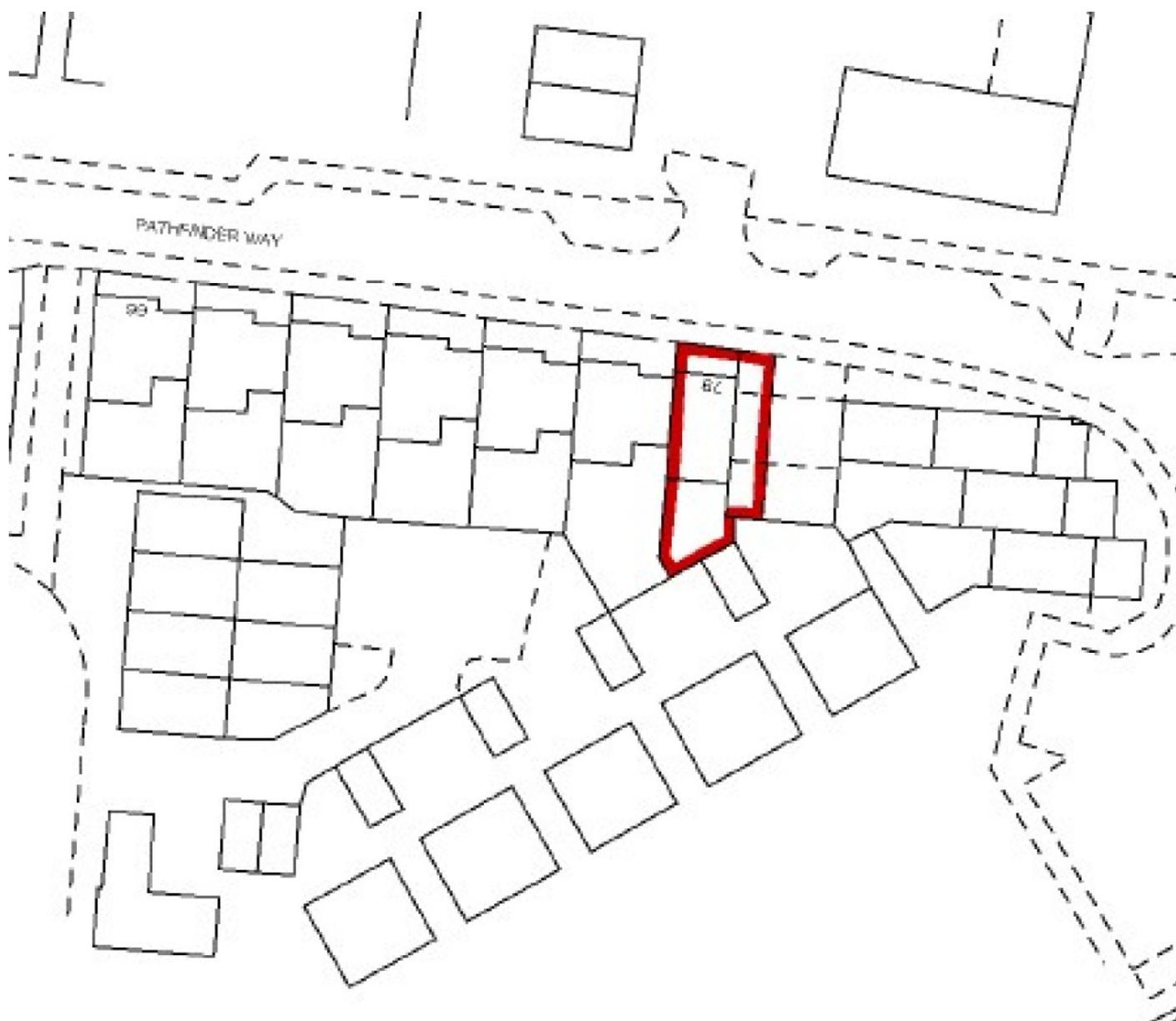


First Floor



Second Floor

PATHFINDER WAY, NORTHSTOWE, CAMBRIDGE, CB24



Northstowe, CB24

Energy rating

B

Valid until 05.12.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m ² K
Total Floor Area:	130 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Solar panels installed

Other

Electricity Supply

SO Energy
Solar panels

Gas Supply

SO Energy

Central Heating

Gas

Water Supply

Anglian Water

Drainage

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



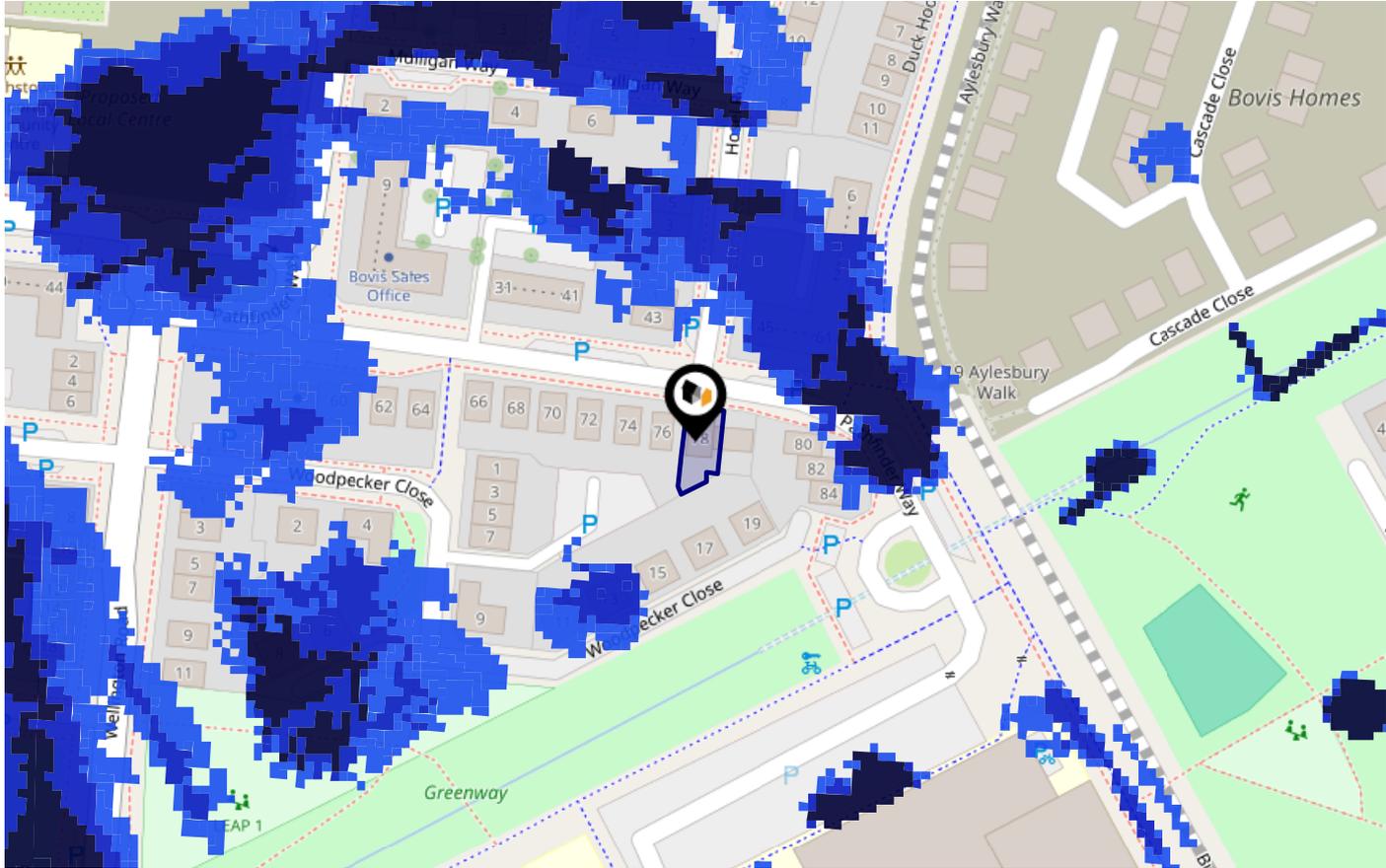
Important - Please read

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:

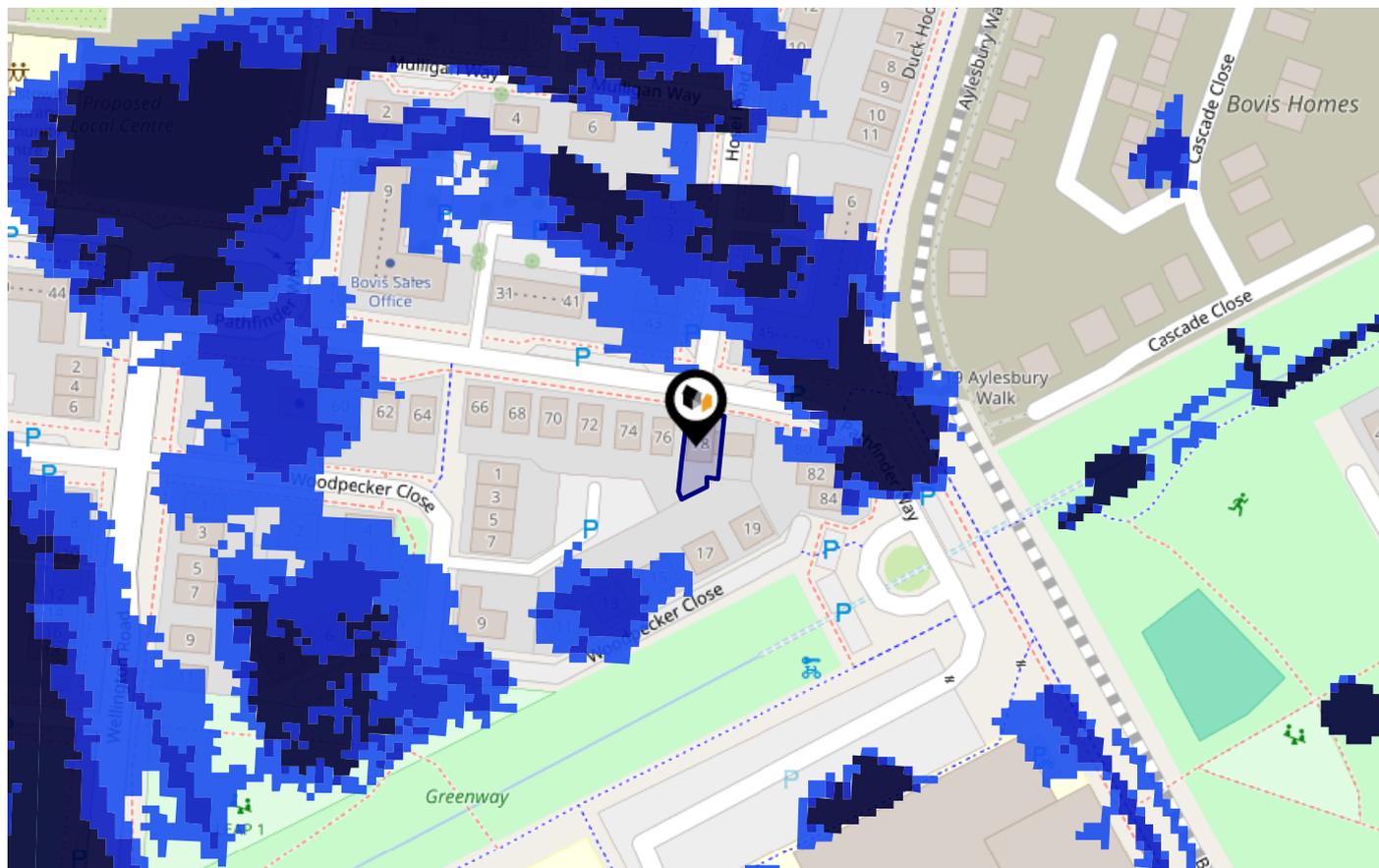


Flood Risk

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.

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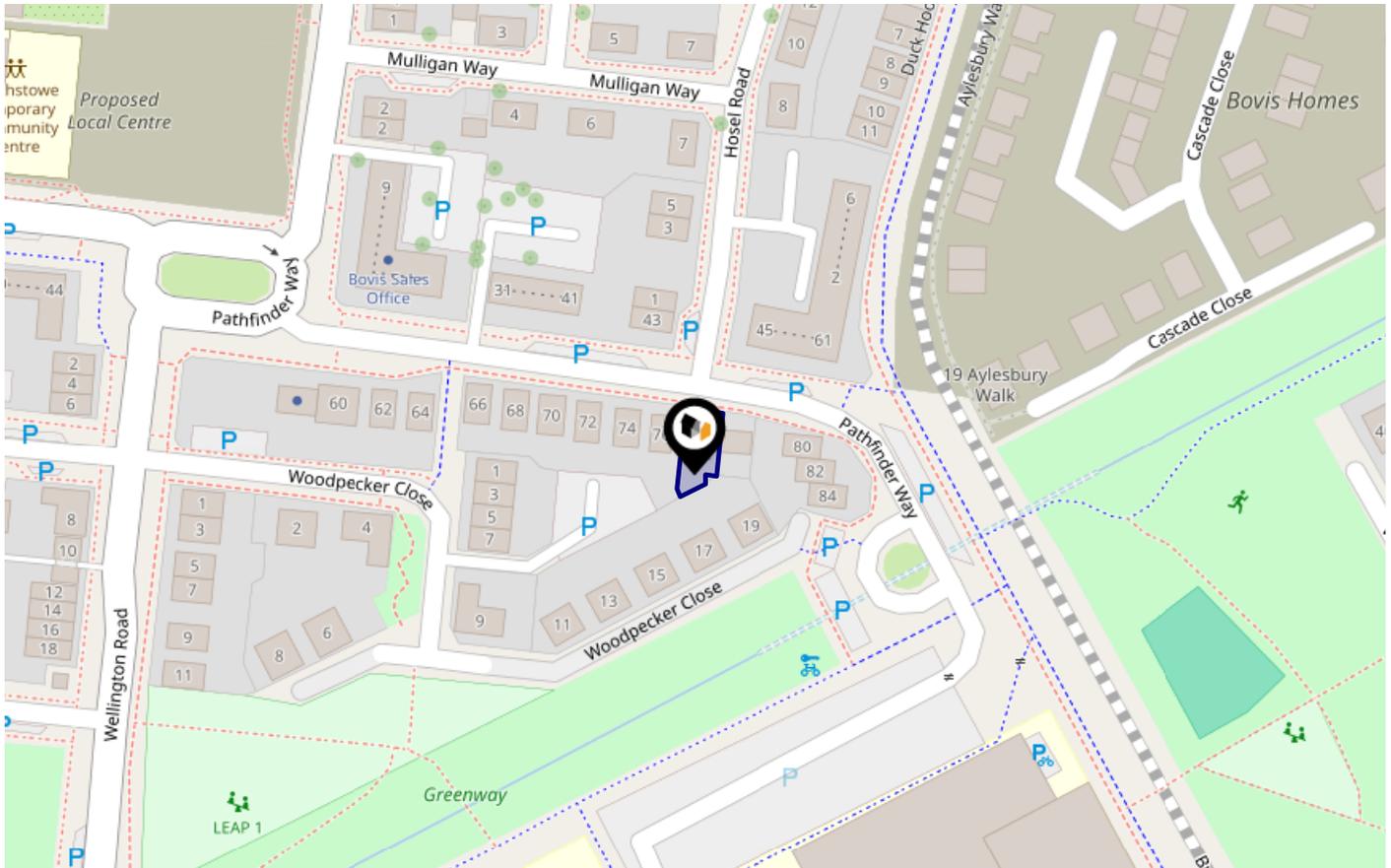


Flood Risk

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.

- 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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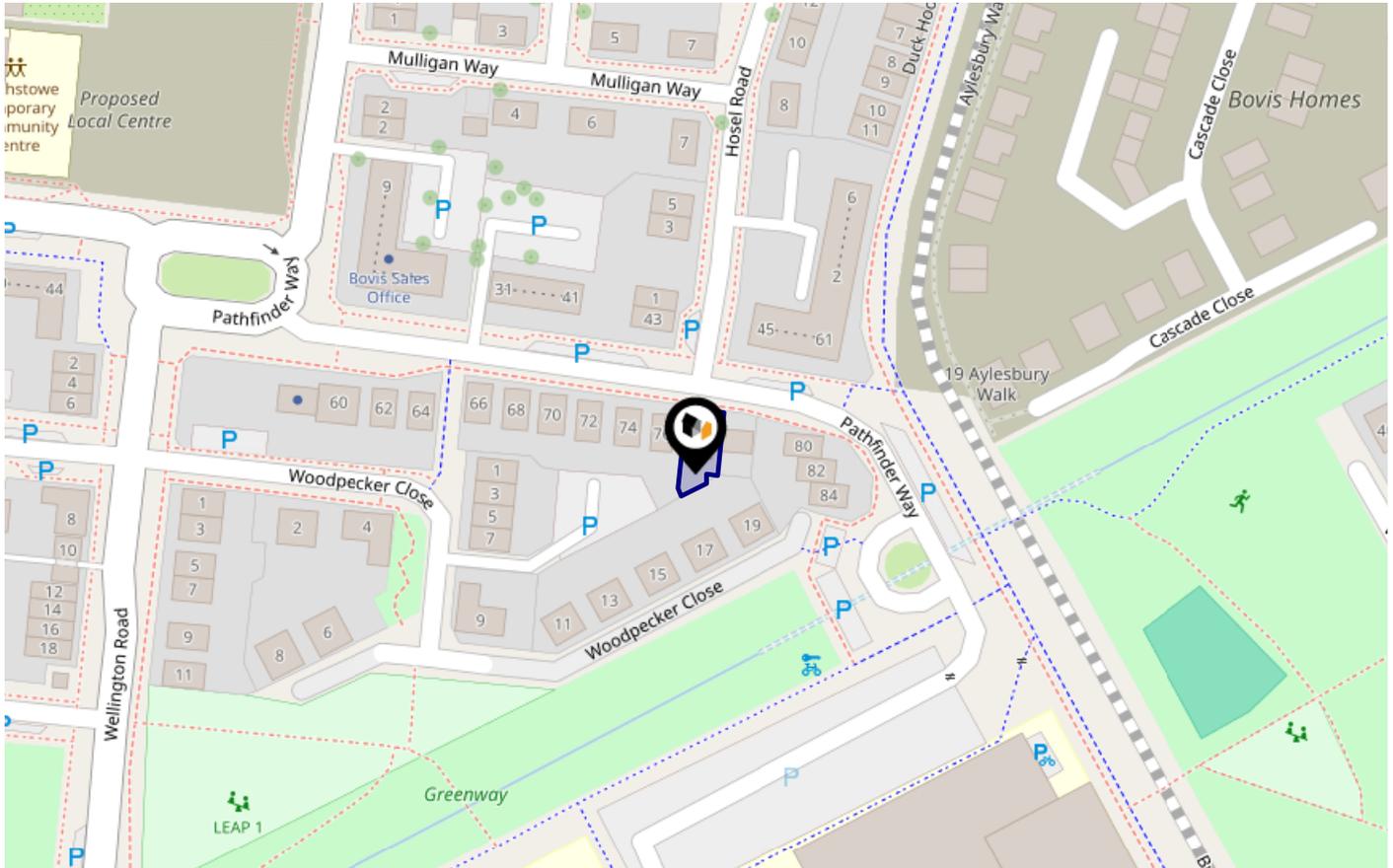


Flood Risk

Rivers & Seas - 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.
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Chance of flooding to the following depths at this property:

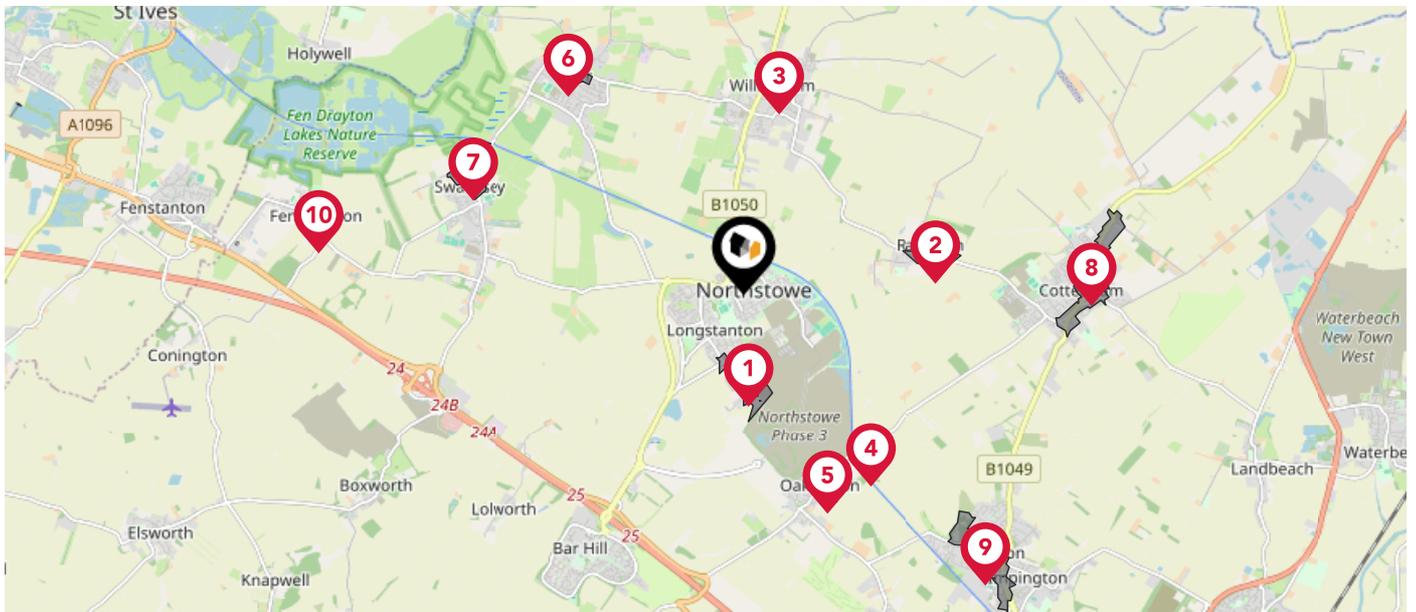


Maps

Conservation Areas



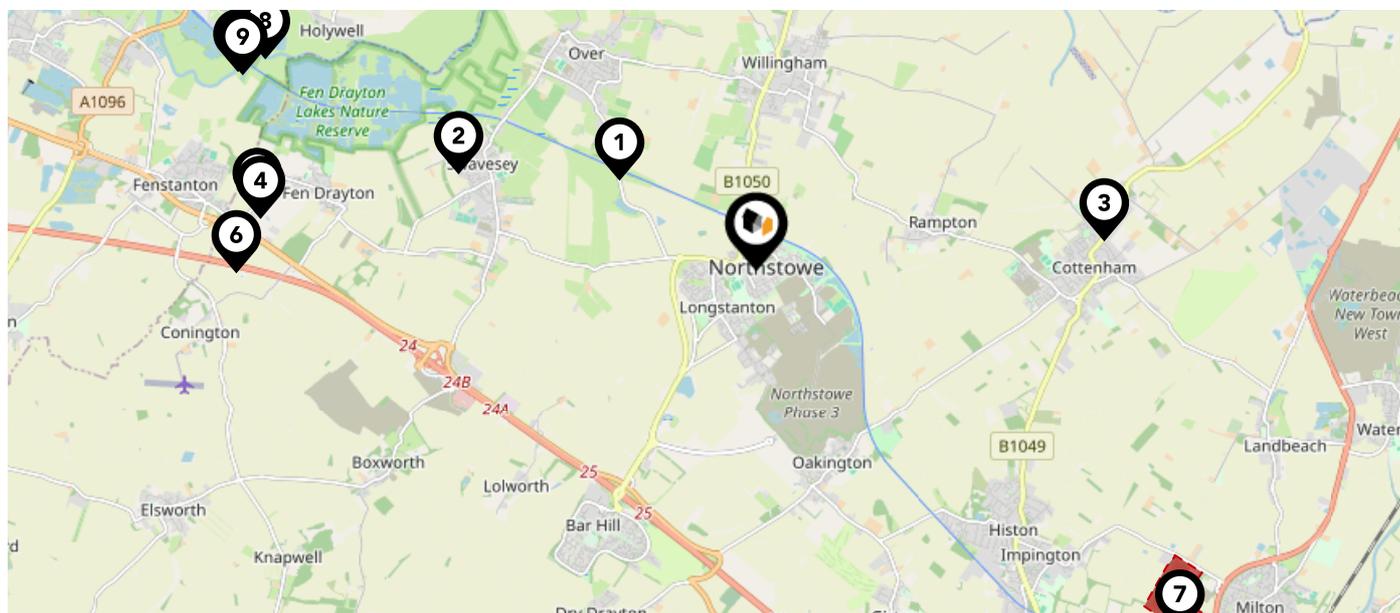
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

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



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



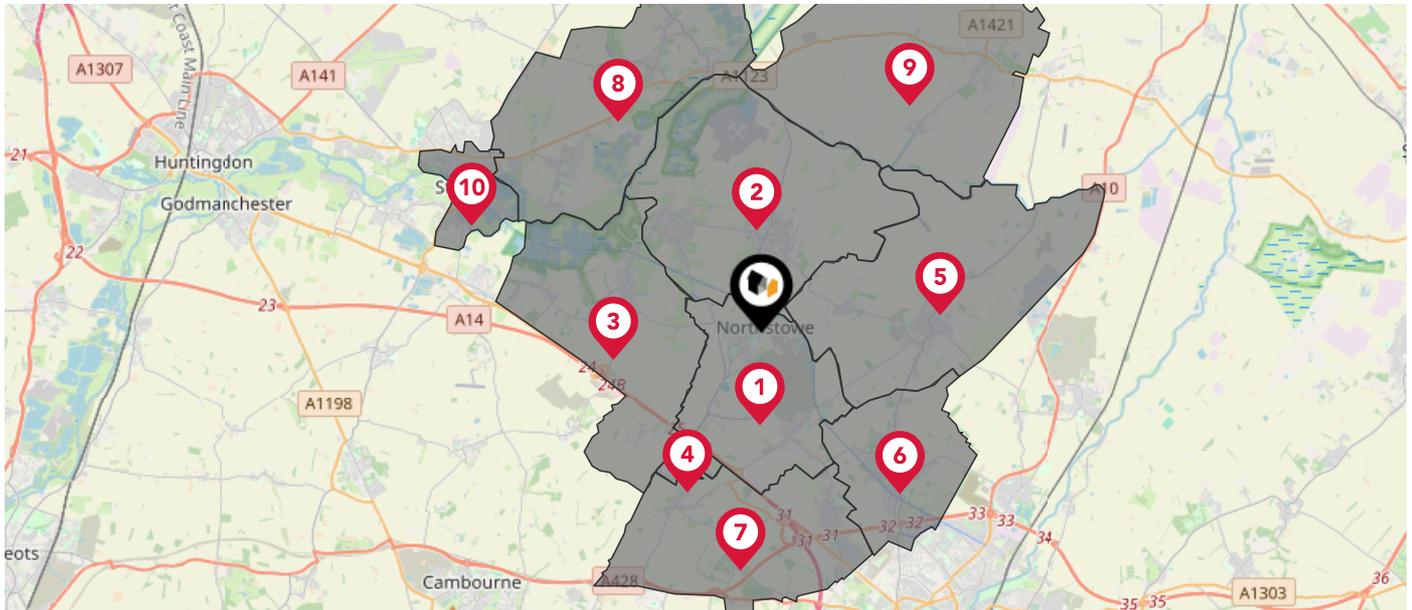
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

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

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

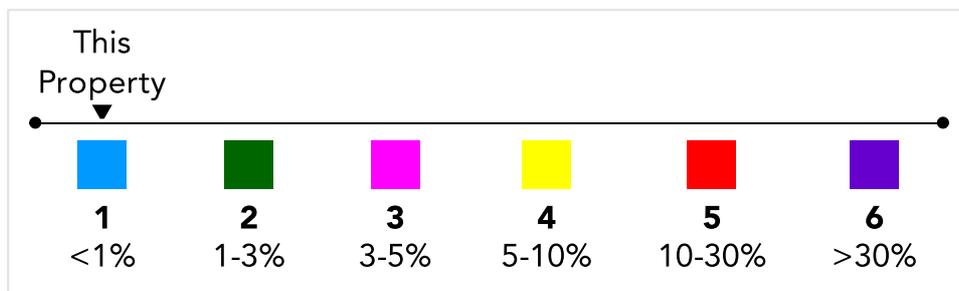
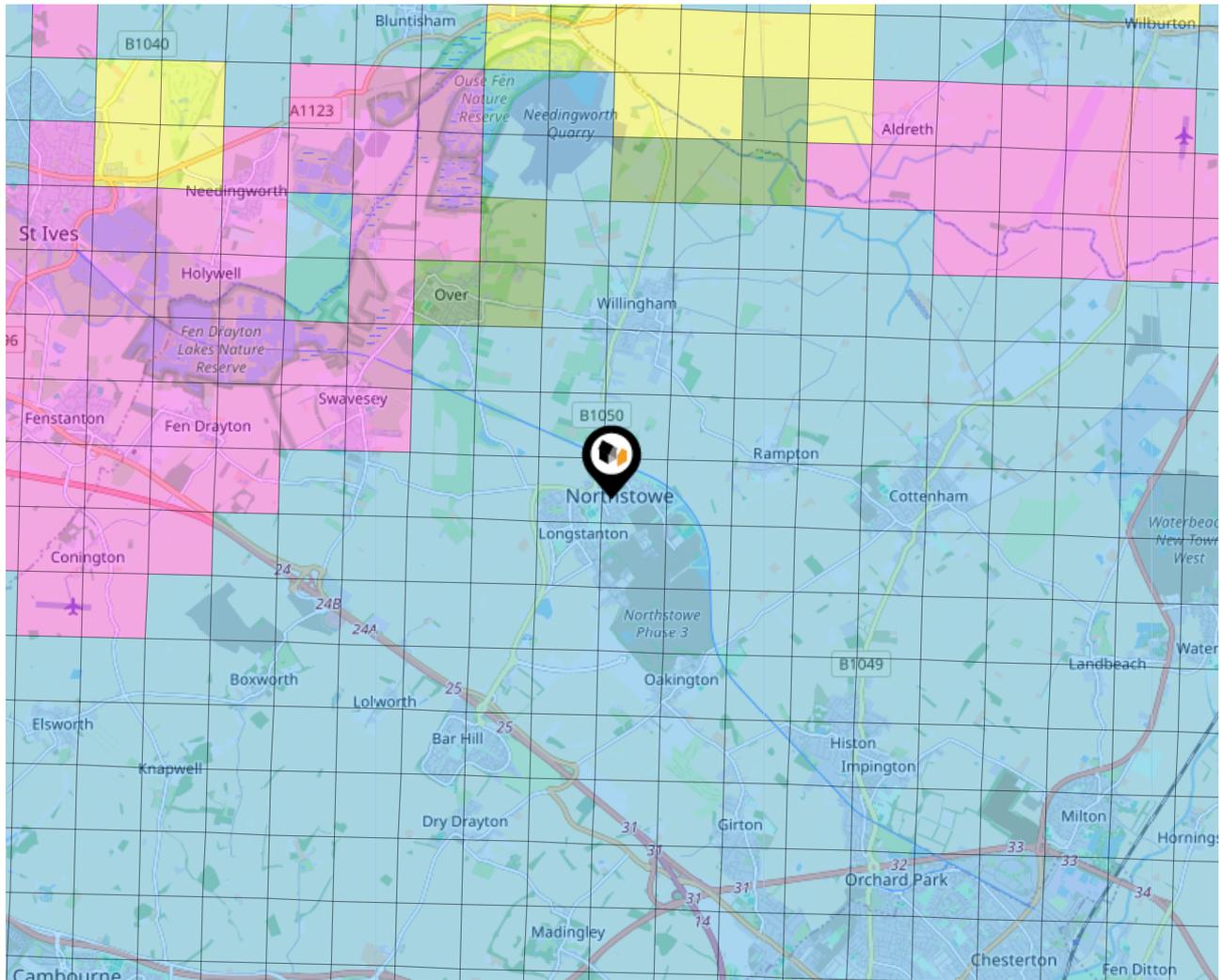


Nearby Council Wards

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

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

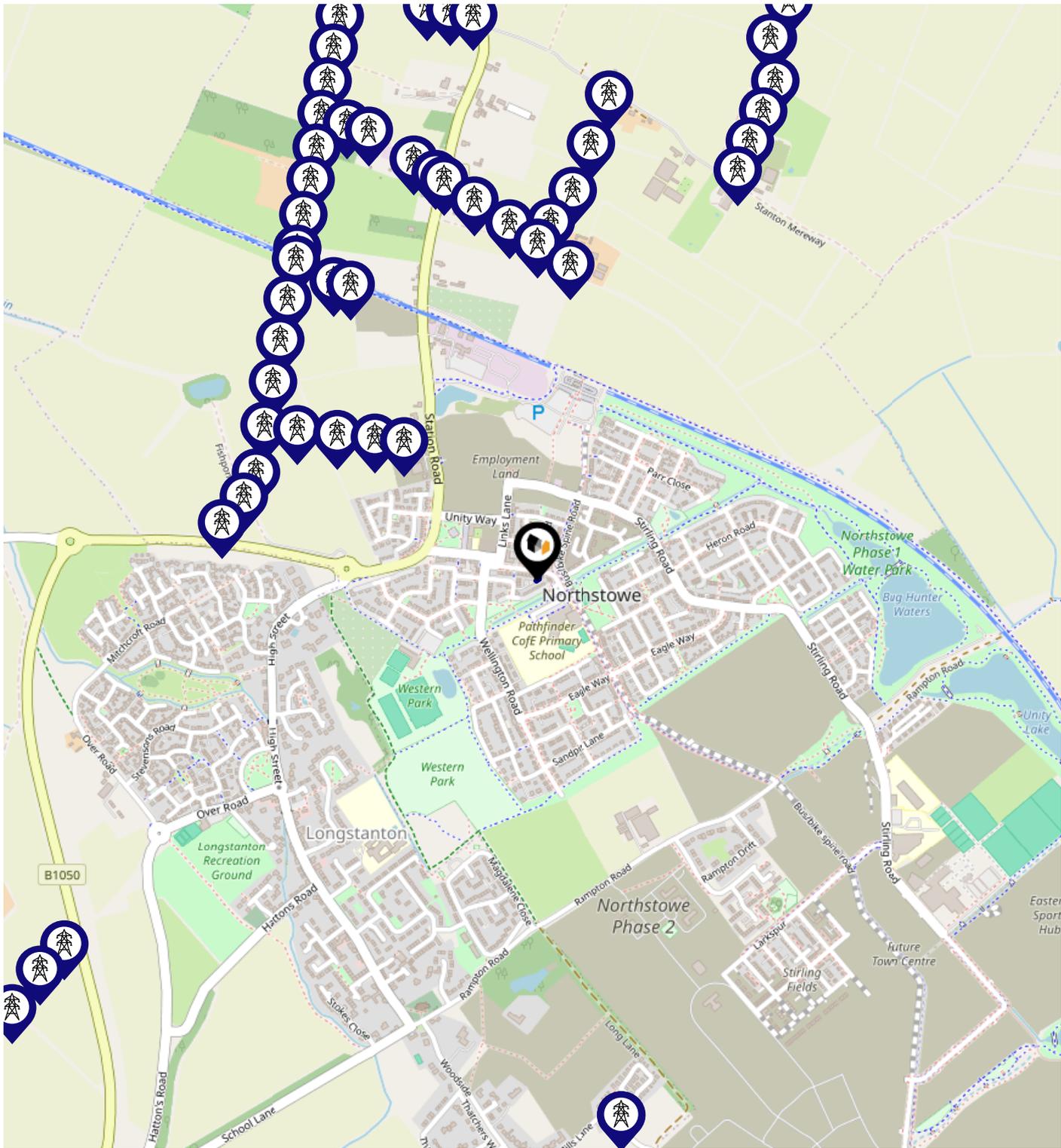
Carbon Content: NONE **Soil Texture:** CLAY TO LOAM
Parent Material Grain: ARGILLACEOUS **Soil Depth:** DEEP
Soil Group: HEAVY TO MEDIUM



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



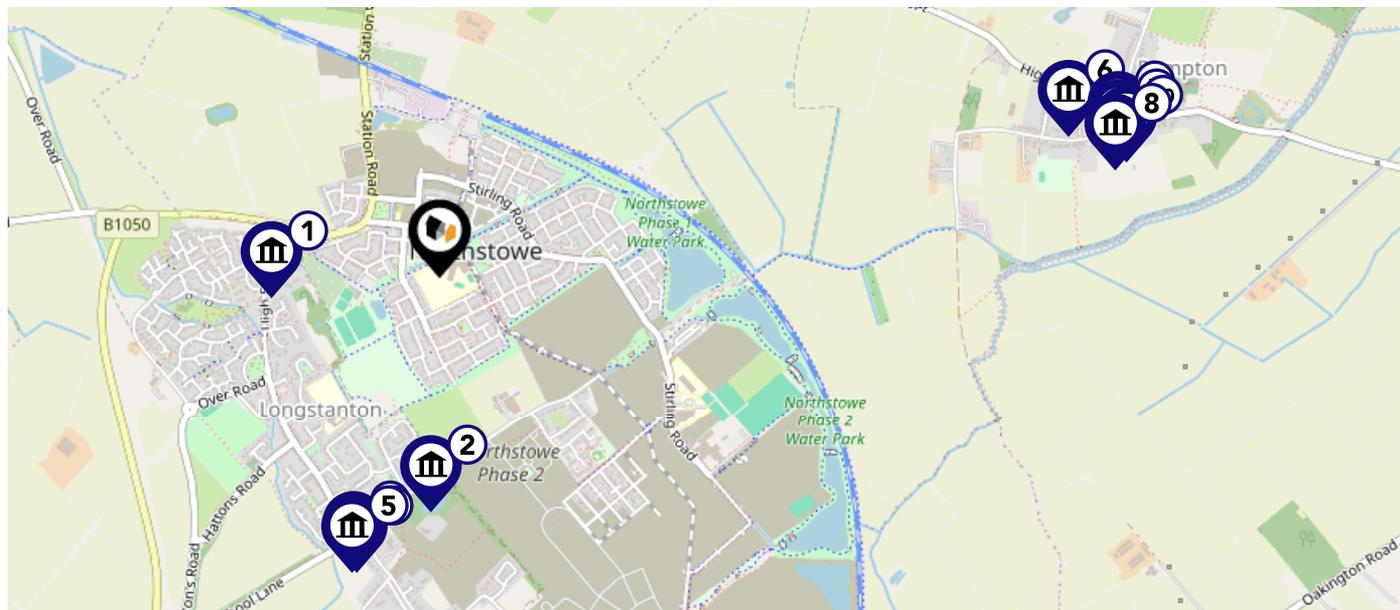
- Key:**
-  Power Pylons
 -  Communication Masts

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
	1127294 - Village Water Pump, On The Road Side, 20 Yards From Striplands Farmhouse	Grade II	0.4 miles
	1404994 - Cantilevered Pillbox Beside Rampton Road, Longstanton	Grade II	0.5 miles
	1127295 - Church Of All Saints	Grade I	0.7 miles
	1331336 - Churchyard Cross	Grade II	0.7 miles
	1392220 - War Memorial In All Saints Churchyard	Grade II	0.7 miles
	1127278 - 31, High Street	Grade II	1.5 miles
	1127275 - Village Water Pump	Grade II	1.6 miles
	1317646 - 15, 16 And 17, The Green	Grade II	1.6 miles
	1127274 - 1 And 2, The Green	Grade II	1.6 miles
	1127276 - Base Of Village Cross	Grade II	1.6 miles



	Nursery	Primary	Secondary	College	Private
1 Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



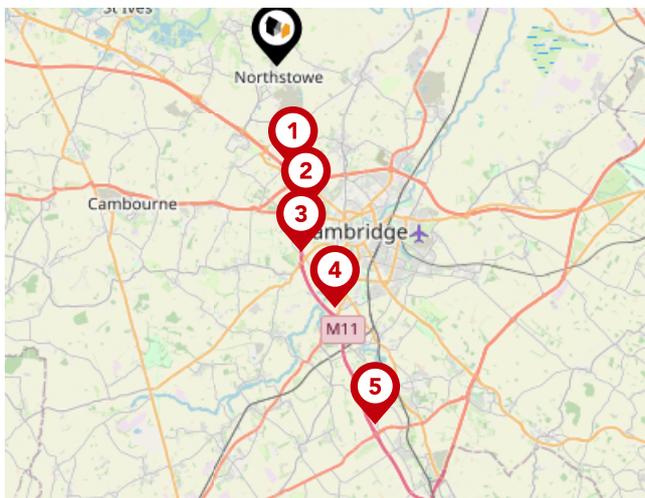
		Nursery	Primary	Secondary	College	Private
	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Centre School Ofsted Rating: Good Pupils: 134 Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:3.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:3.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	6.23 miles
2	Cambridge Rail Station	7.37 miles
3	Waterbeach Rail Station	6.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	3.78 miles
2	M11 J13	5.31 miles
3	M11 J12	6.82 miles
4	M11 J11	9.05 miles
5	M11 J10	13.55 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.64 miles
2	Stansted Airport	28.83 miles
3	Luton Airport	33.63 miles
4	Silvertown	54.24 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Busway Longstanton Park & Ride	0.29 miles
2	The Busway Longstanton Park & Ride	0.31 miles
3	Station Road	0.49 miles
4	Ladywalk	0.44 miles
5	Brookside	0.52 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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