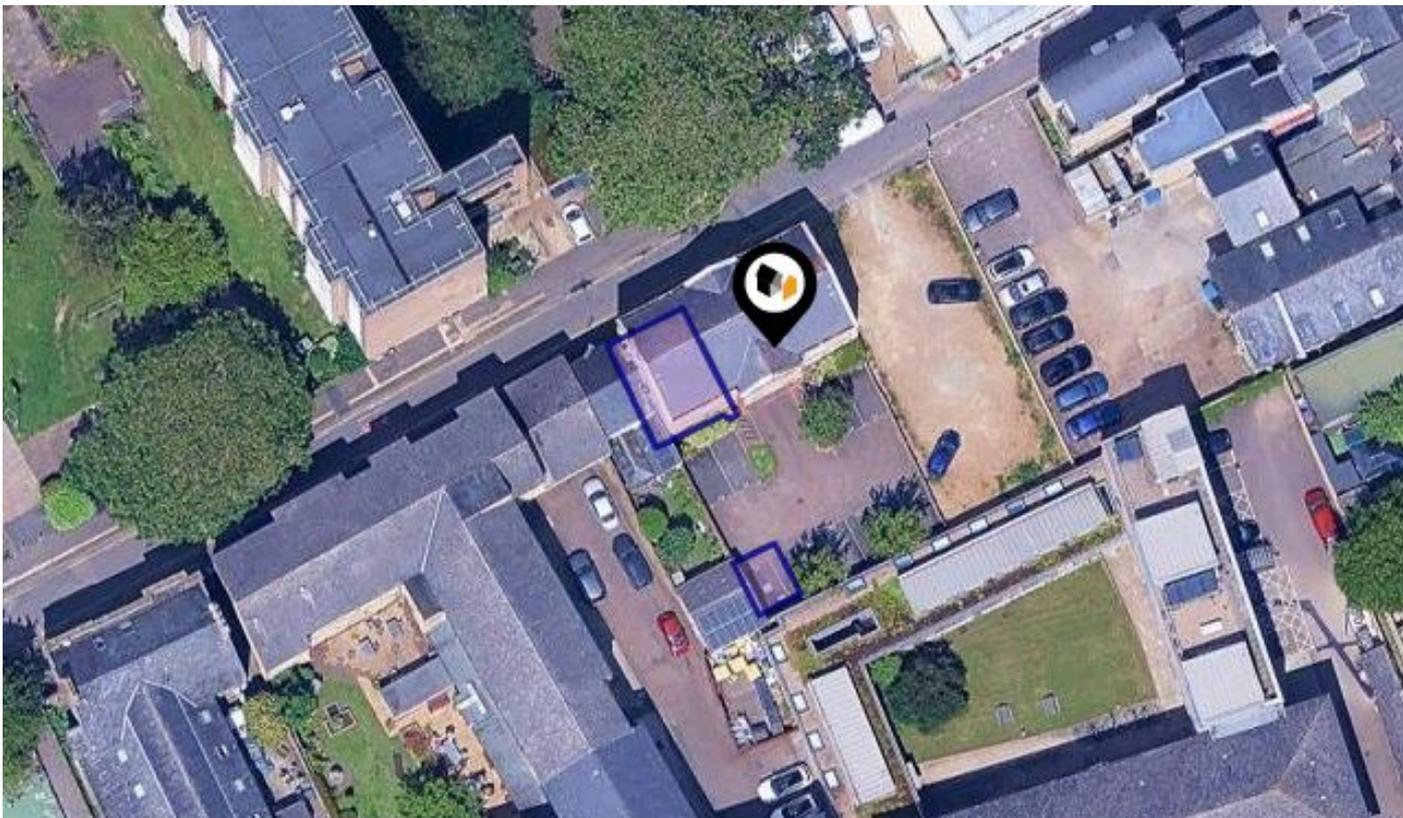




See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 06th March 2026



CORONATION HOUSE, CORONATION STREET, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



street-view-image



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	548 ft ² / 51 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB463976		

Local Area

Local Authority: Cambridgeshire
Conservation Area: New Town and Glisson Road

Flood Risk:

- Rivers & Seas: Very low
- Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **61 Coronation Street Cambridge Cambridgeshire CB2 1HJ**

Reference - 11/0972/FUL	
Decision:	Decided
Date:	16th August 2011
Description:	Two storey side extension, alterations to rear ground floor and small first floor rear extensions following demolition of outbuilding.

Planning records for: **7 Coronation Street Cambridge CB2 1HJ**

Reference - 21/02481/FUL	
Decision:	Withdrawn
Date:	27th May 2021
Description:	Single storey rear extension and change of use to 6bed HMO for 8 persons (sui generis)

Planning records for: **St Pauls C Of E Primary School Coronation Street Cambridge CB2 1HJ**

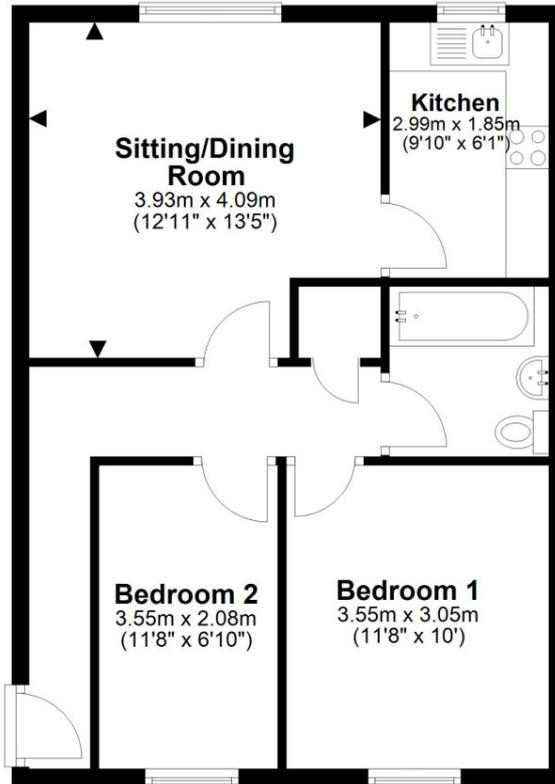
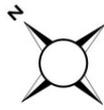
Reference - C/01/0835	
Decision:	Decided
Date:	02nd August 2001
Description:	Erection of a single storey extension to school.



**CORONATION HOUSE, CORONATION STREET,
CAMBRIDGE, CB2**

Ground Floor

Approx. 52.8 sq. metres (568.2 sq. feet)

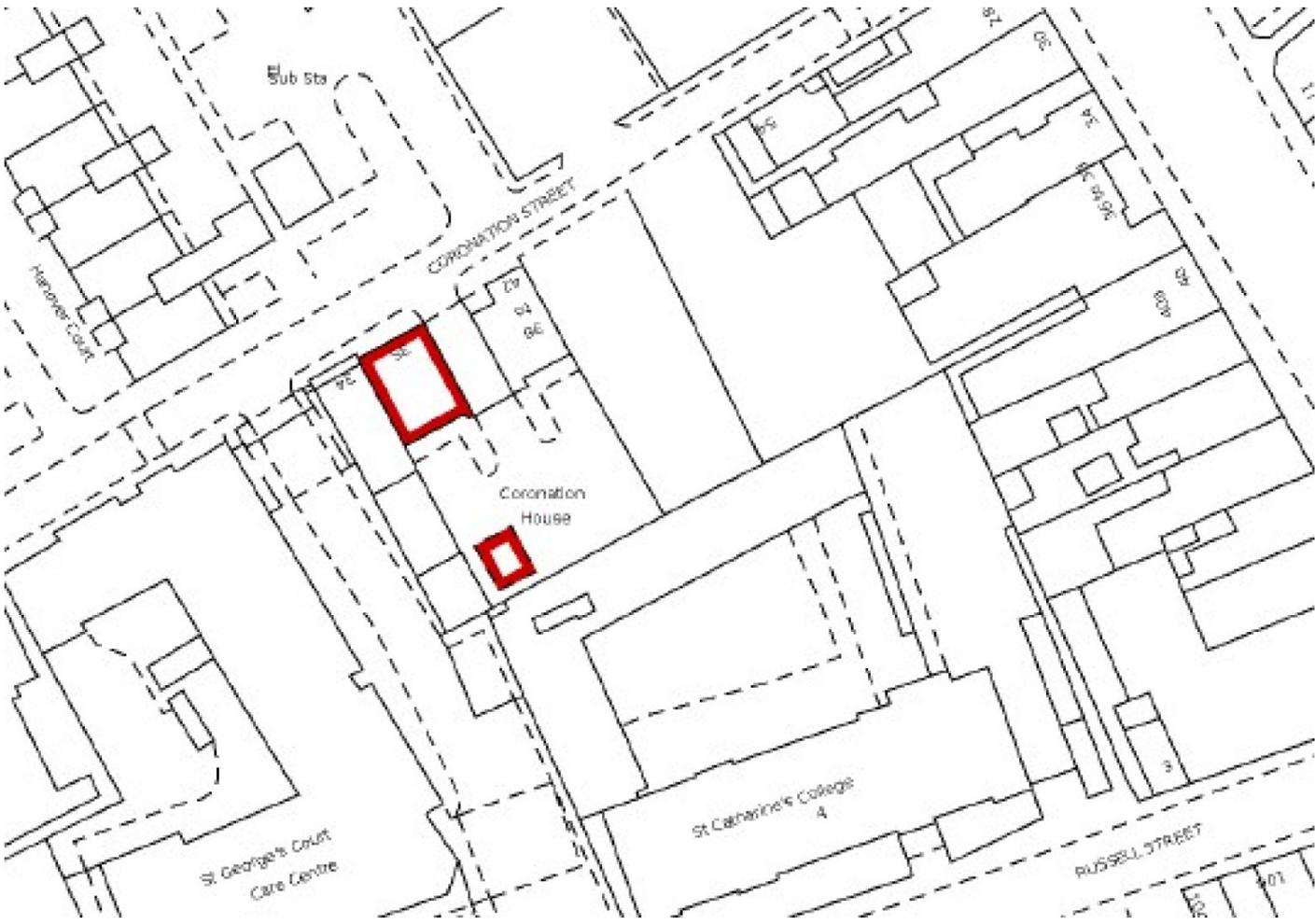


Total area: approx. 52.8 sq. metres (568.2 sq. feet)

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

Plan produced using PlanUp.

**CORONATION HOUSE, CORONATION STREET,
CAMBRIDGE, CB2**



Coronation Street, CAMBRIDGE, CB2

Energy rating

C

Valid until 26.02.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Top-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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:	Good lighting efficiency
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	51 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

carpark. entrance and stairs. car park barrier, Bin stores. bike rack

Construction Type

Property Lease Information

Annual service charge: £3000

Years Remaining: 996

Ground Rent: £0

External repaint and refurb including moss removal. Owners have paid an additional service charge payment in Jan 2026 to increase the sinking fund

Listed Building Information

Stamp Duty

Other

New boiler fitted March 2026 w/10 year warranty

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.



/cookecurtisco



/cookecurtisco

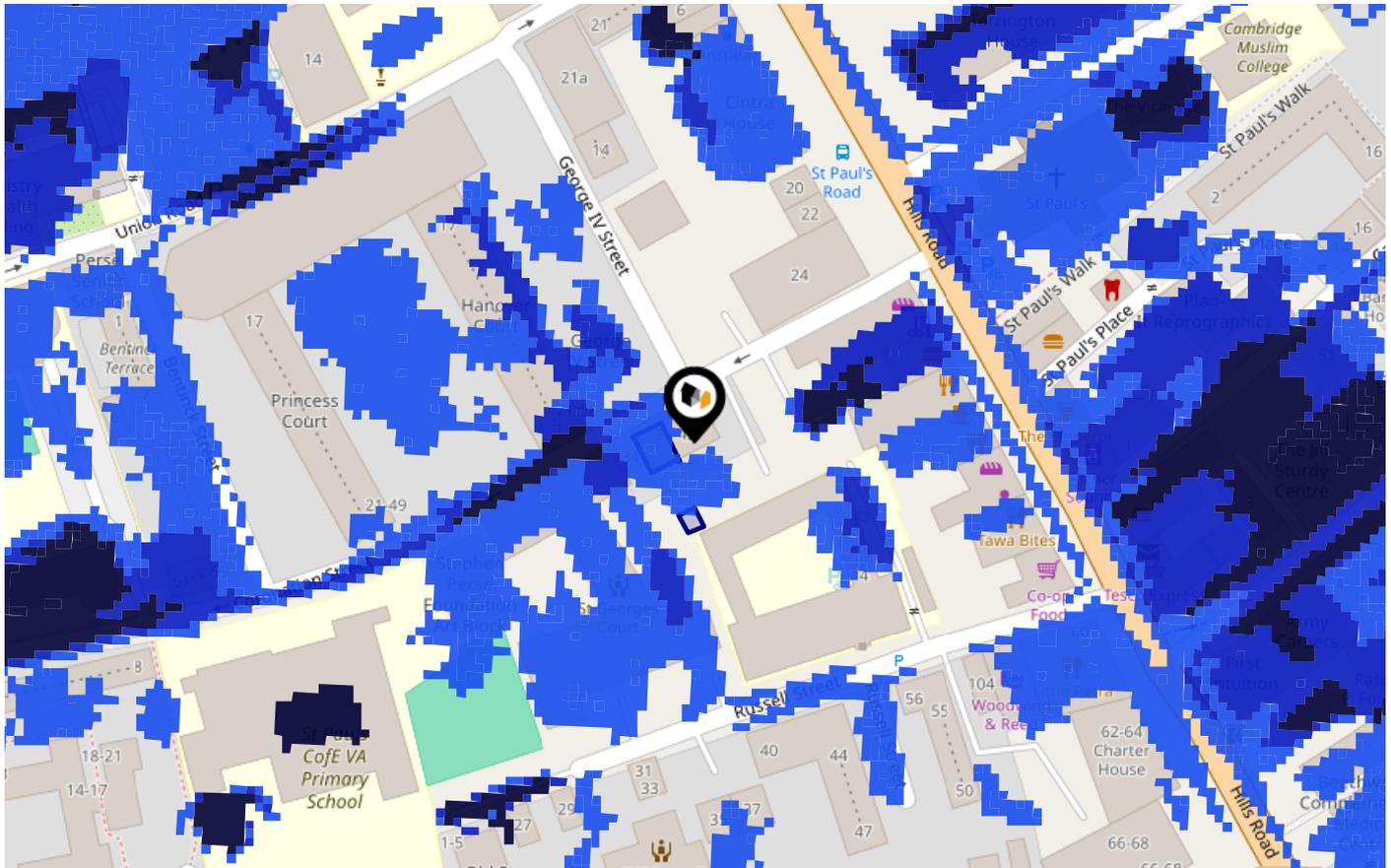
Important - Please read

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:

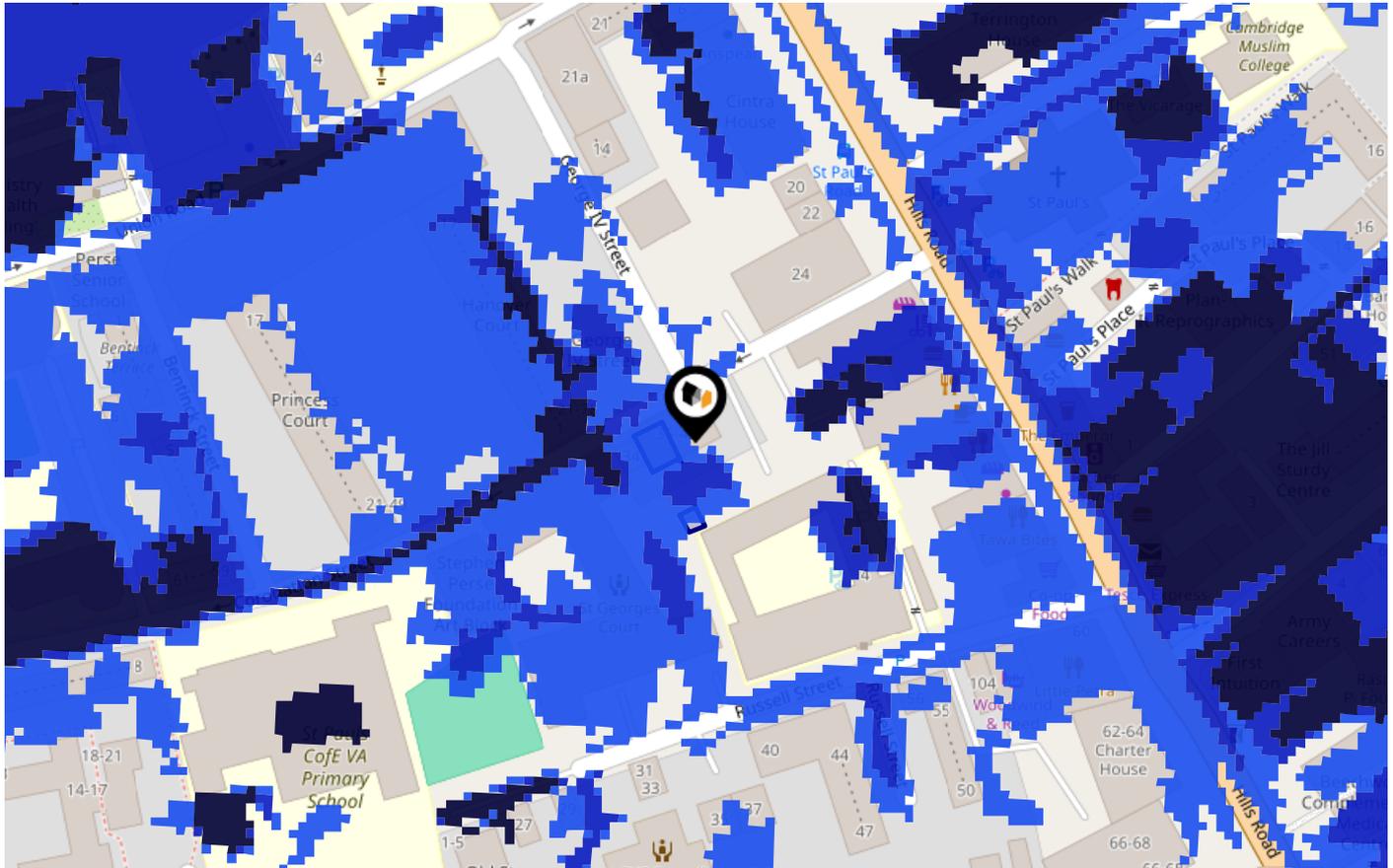


Flood Risk

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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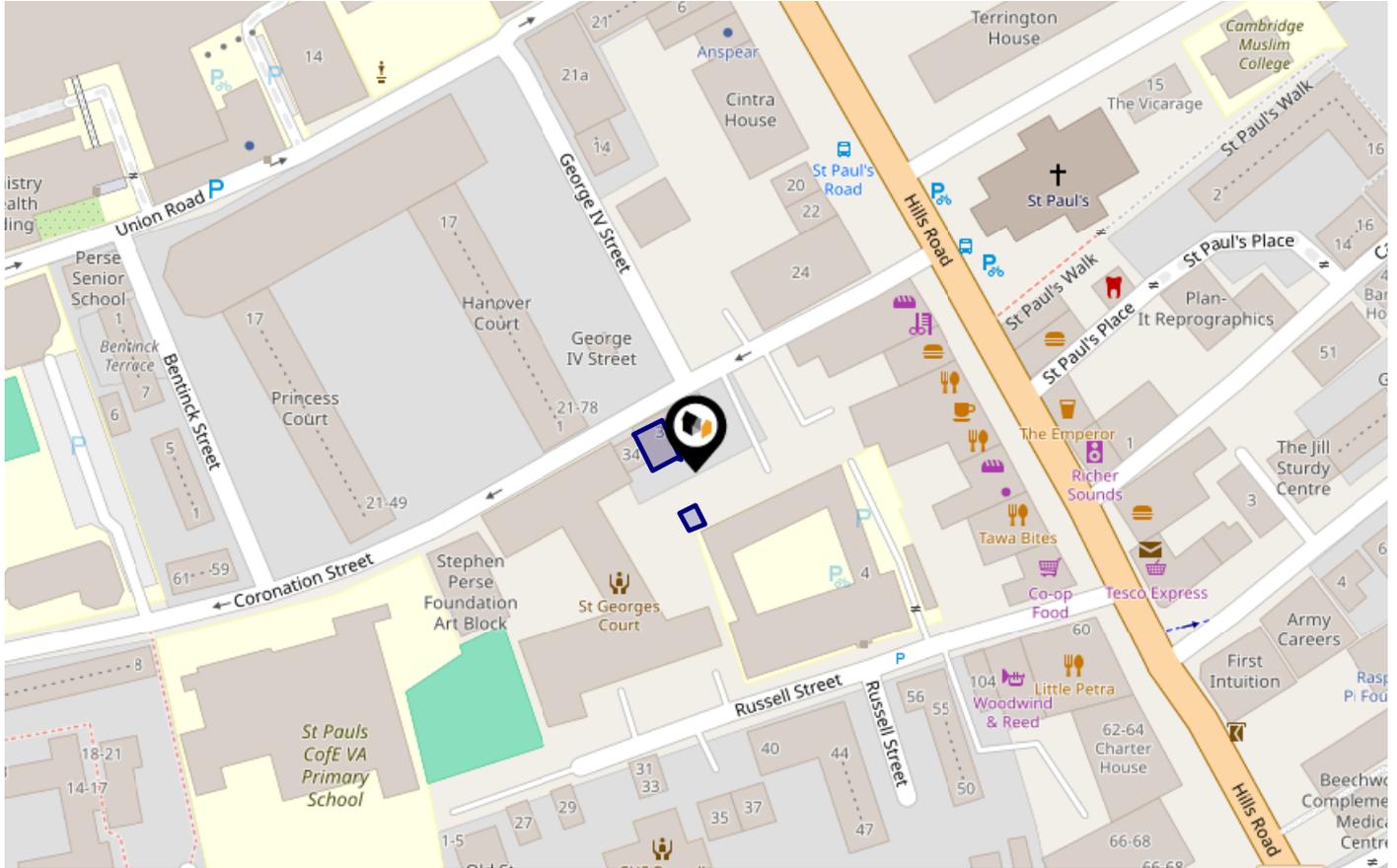


Flood Risk

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.

- 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:

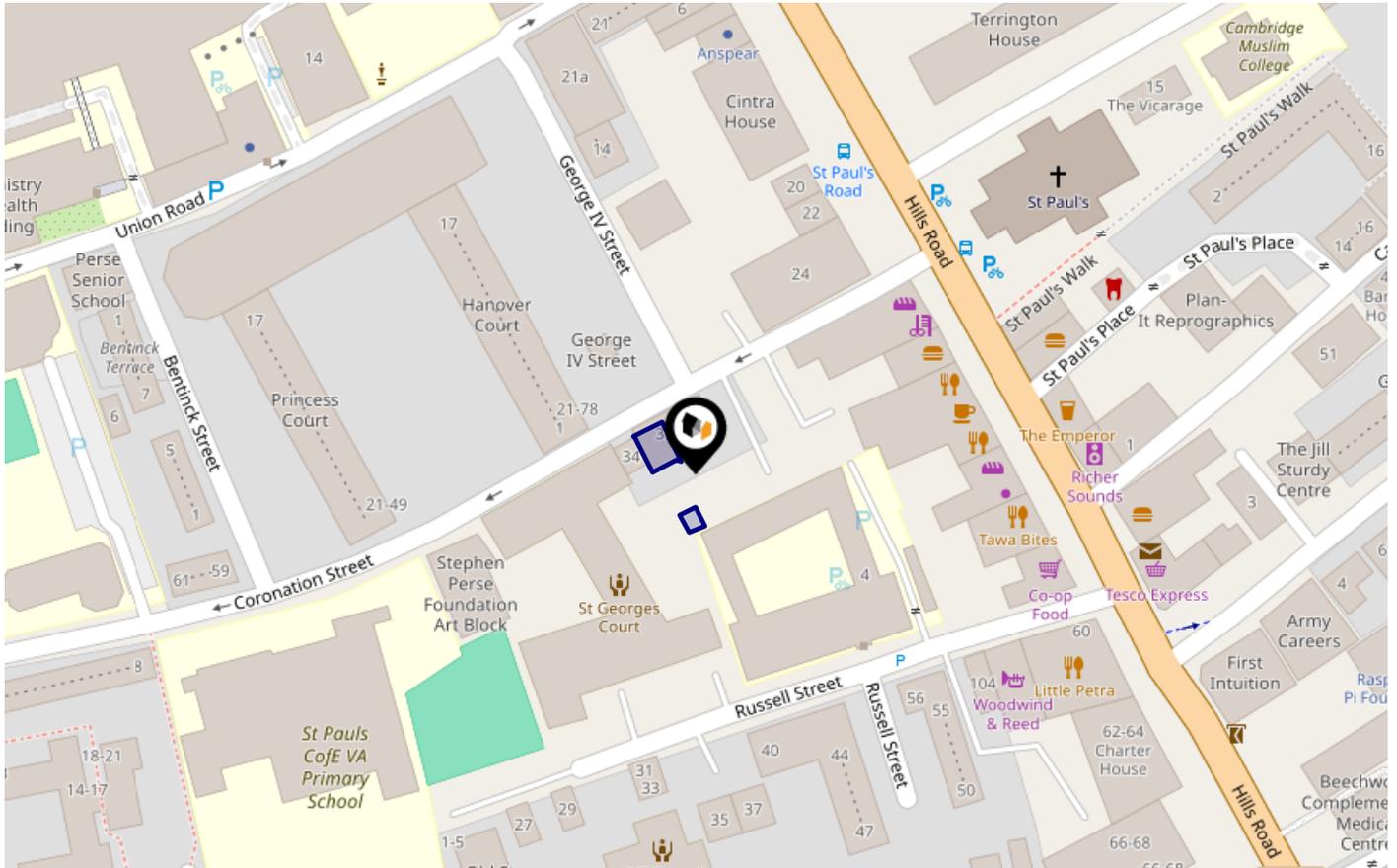


Flood Risk

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.

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Chance of flooding to the following depths at this property:

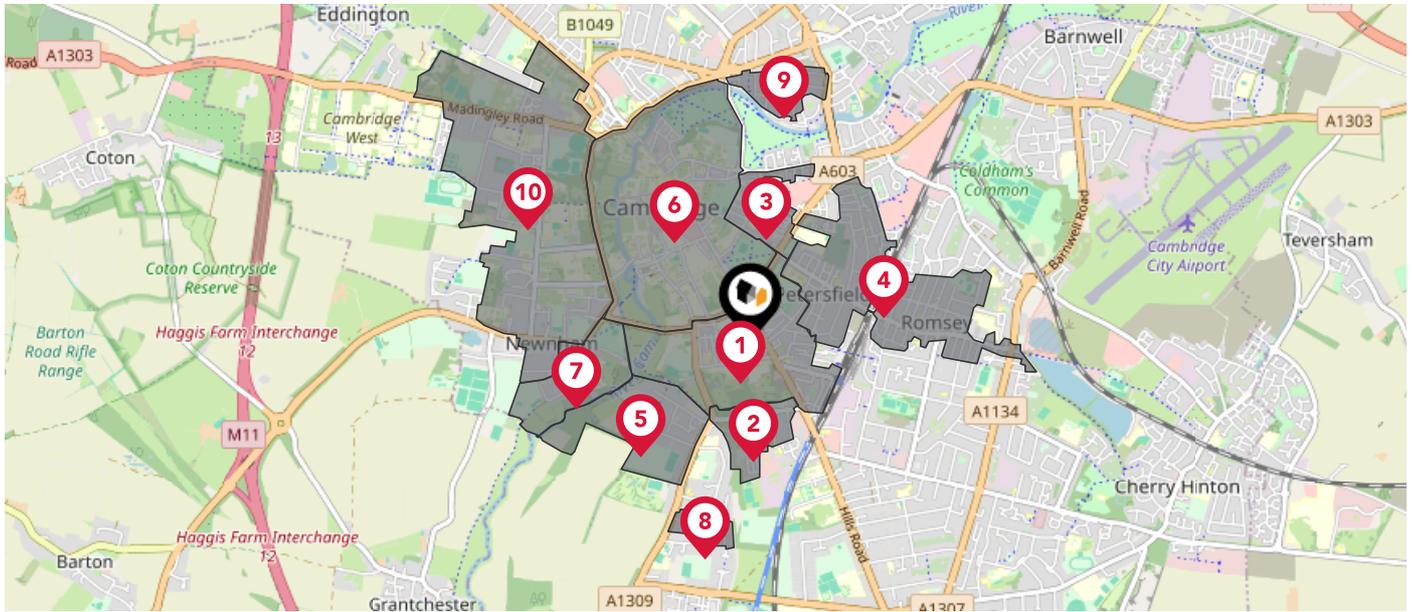


Maps

Conservation Areas



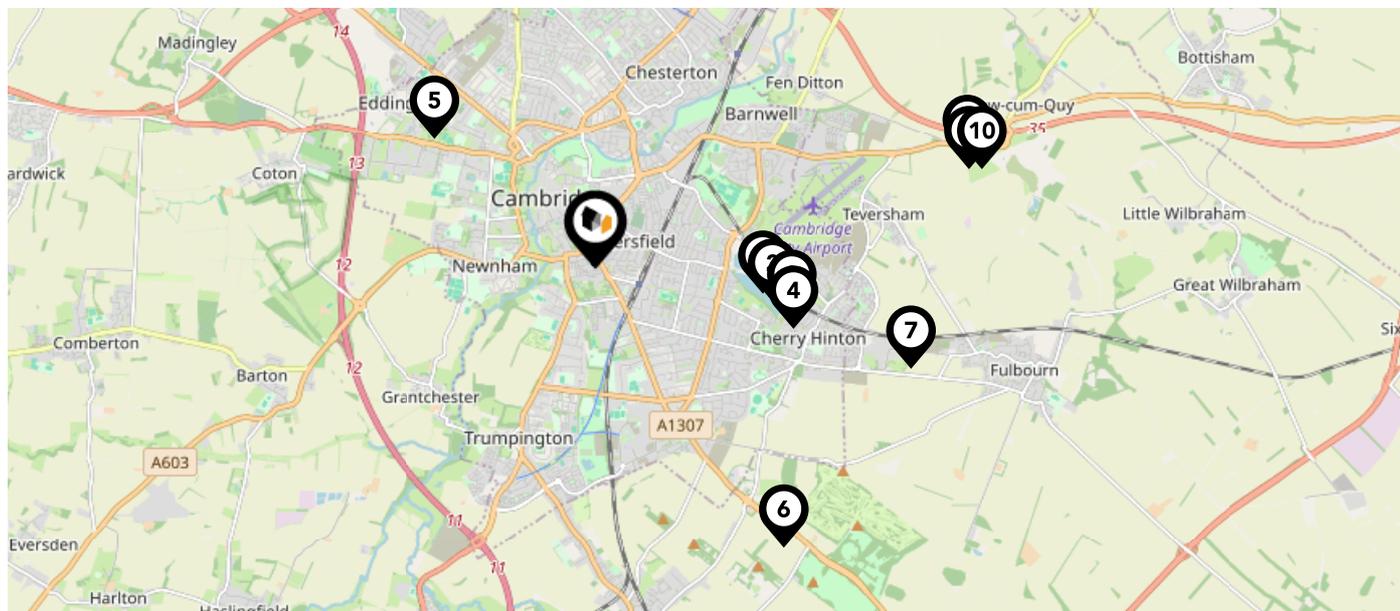
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 New Town and Glisson Road
- 2 Brooklands Avenue
- 3 The Kite
- 4 Mill Road
- 5 Southacre
- 6 Central
- 7 Newnham Croft
- 8 Barrow Road
- 9 De Freville
- 10 West Cambridge

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

This map displays nearby coal mine entrances and their classifications.



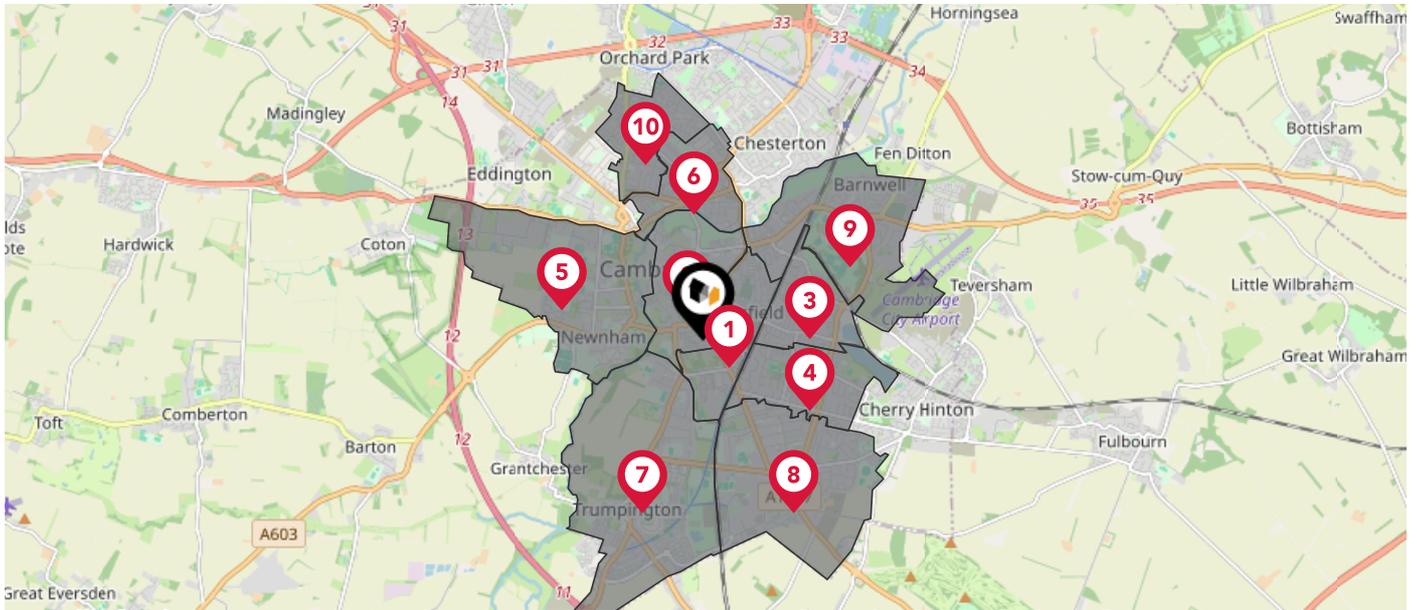
Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

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

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

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

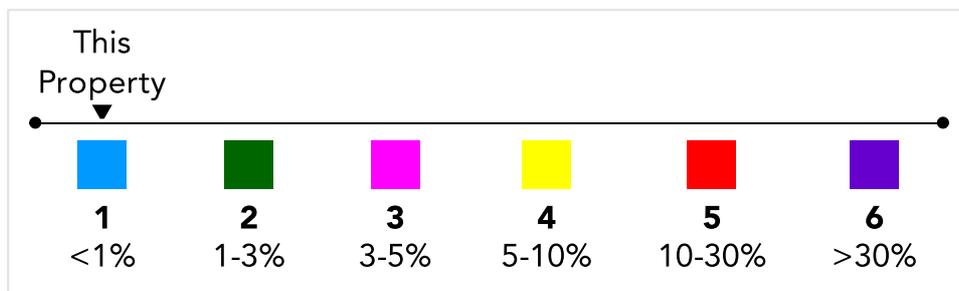
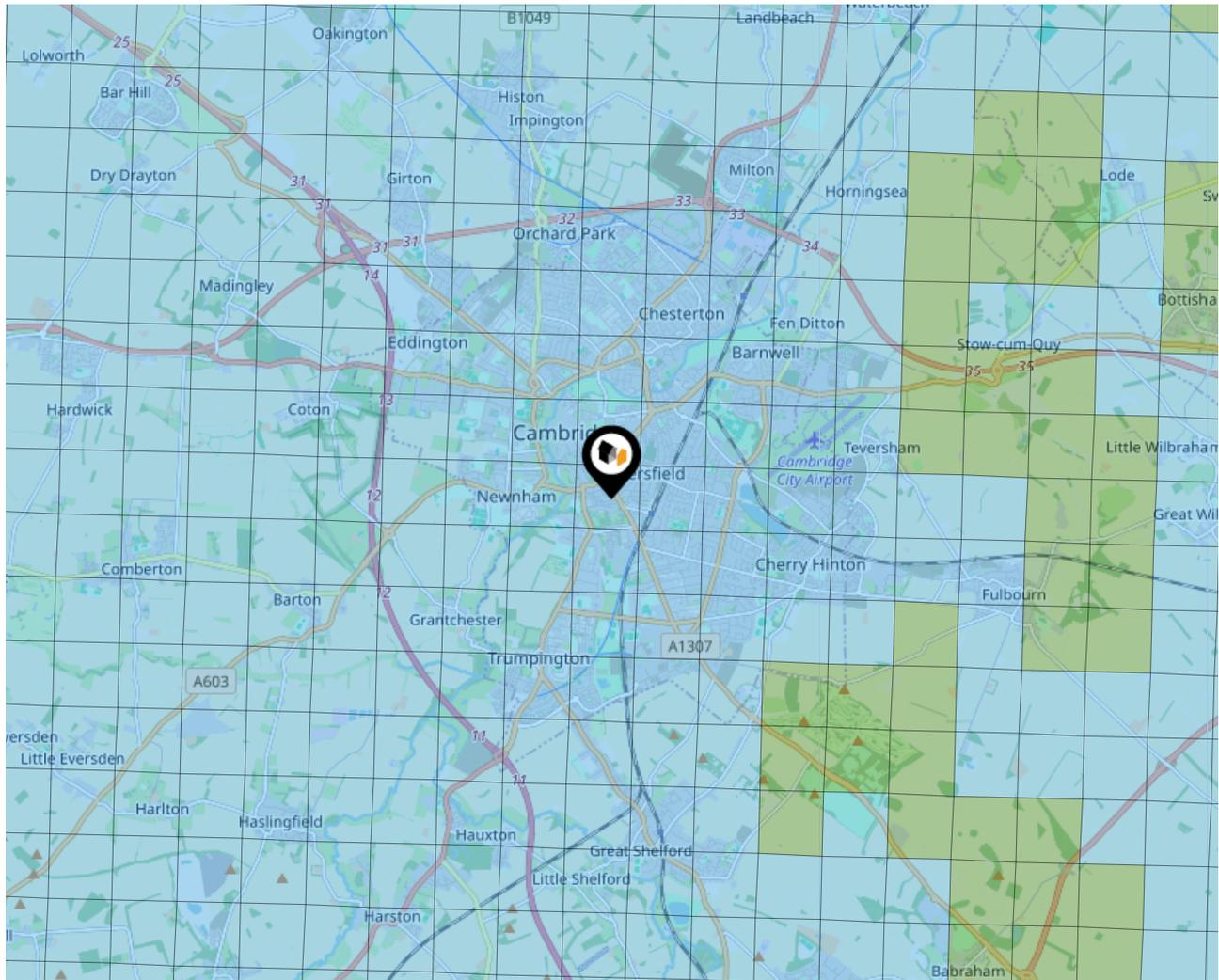


Nearby Council Wards

-  Petersfield Ward
-  Market Ward
-  Romsey Ward
-  Coleridge Ward
-  Newnham Ward
-  West Chesterton Ward
-  Trumpington Ward
-  Queen Edith's Ward
-  Abbey Ward
-  Arbury Ward

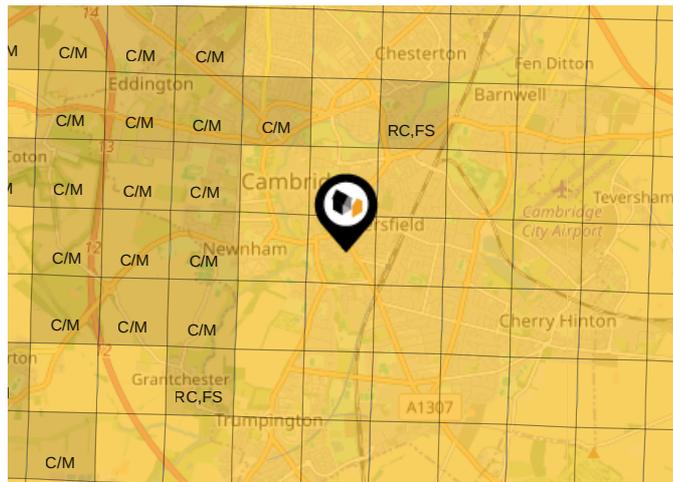
What is Radon?

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/m³).



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

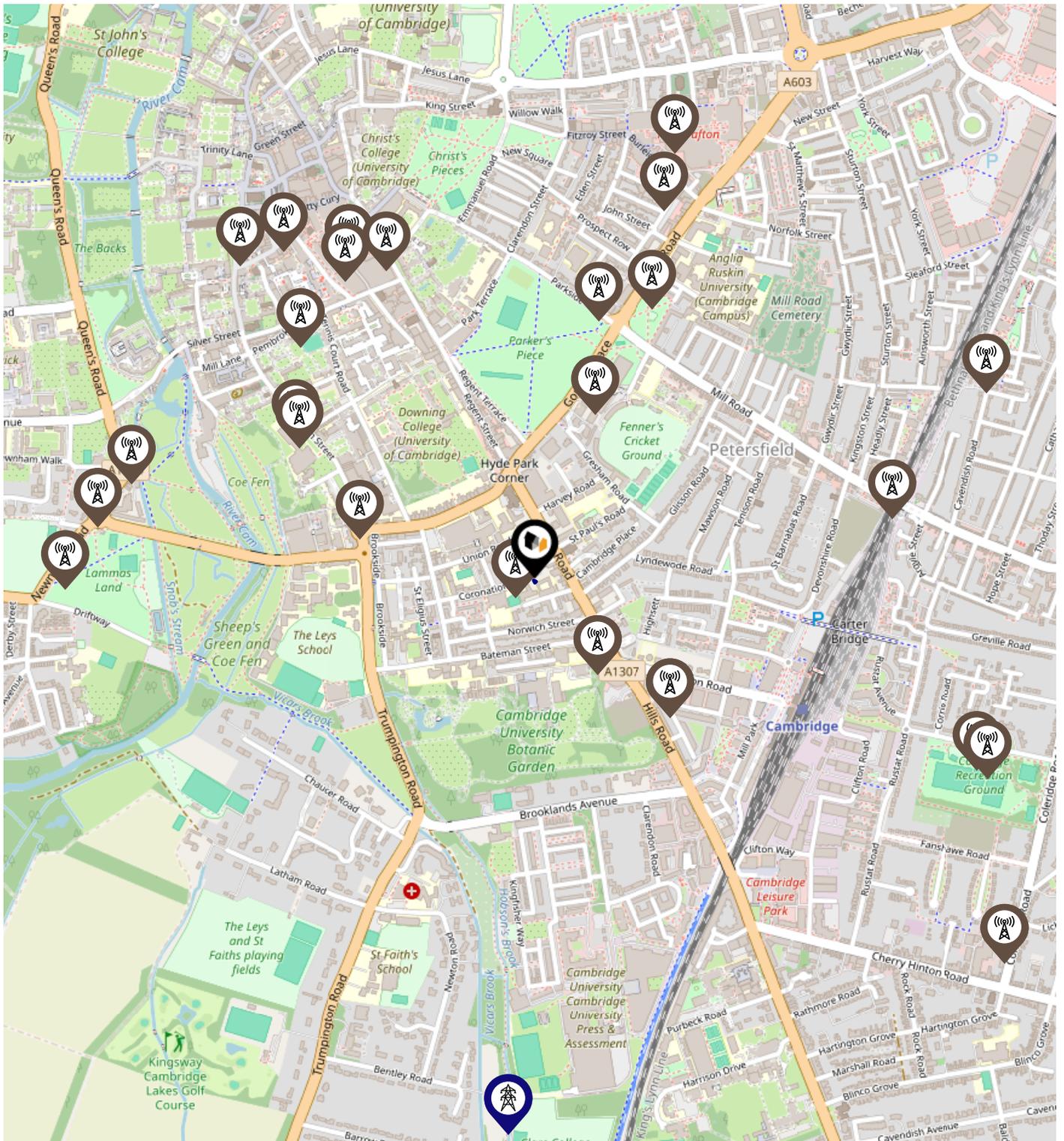
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



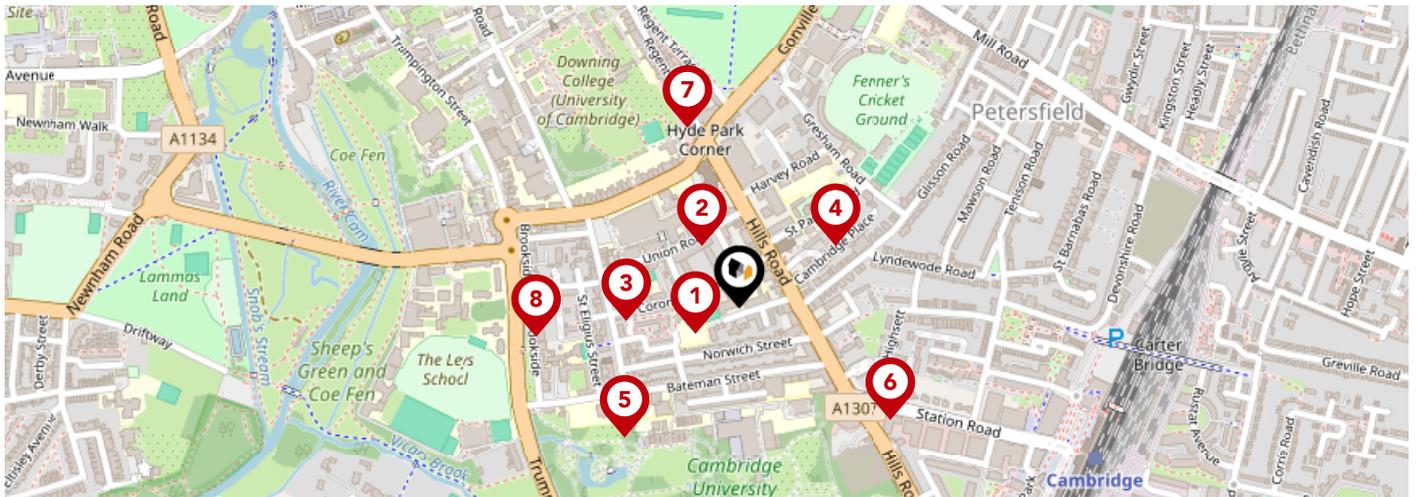
Key:

-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1126199 - 20 And 22, Hills Road	Grade II	0.0 miles
	1126029 - 12-18, Hills Road	Grade II	0.0 miles
	1268369 - Scott Polar Research Institute	Grade II	0.1 miles
	1099114 - Wanstead House	Grade II	0.1 miles
	1331934 - 4 And 6, Hills Road	Grade II	0.1 miles
	1126117 - 27-41, Panton Street	Grade II	0.1 miles
	1349043 - Rectory Of The Church Of Our Lady And The English Martyrs (roman Catholic)	Grade II	0.1 miles
	1349075 - Church Of St Paul	Grade II	0.1 miles
	1126197 - Wall And Gates Of The Church Of Our Lady And The English Martyrs (roman Catholic)	Grade II	0.1 miles
	1246829 - Highsett And Front Retaining Wall	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

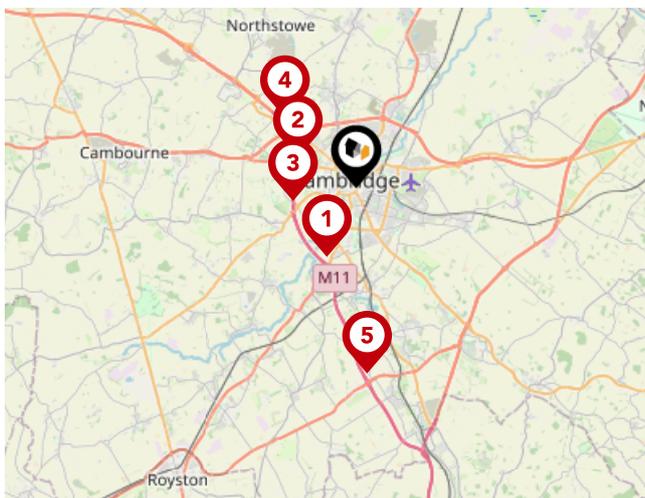


		Nursery	Primary	Secondary	College	Private
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



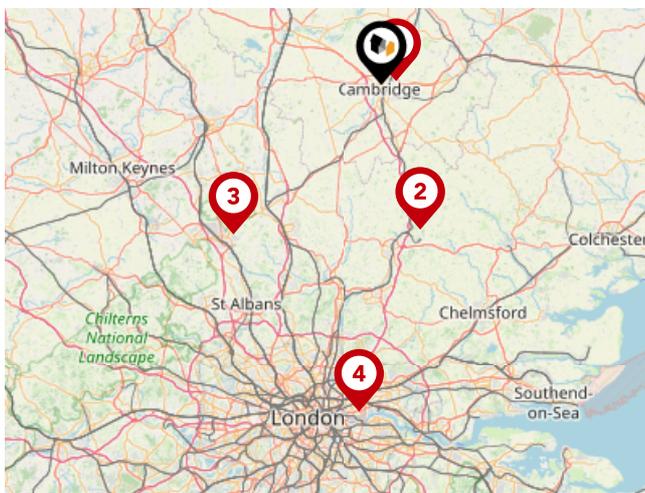
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.43 miles
2	Cambridge North Rail Station	2.29 miles
3	Shelford (Cambs) Rail Station	3.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.75 miles
2	M11 J13	2.38 miles
3	M11 J12	2.34 miles
4	M11 J14	3.6 miles
5	M11 J10	6.82 miles

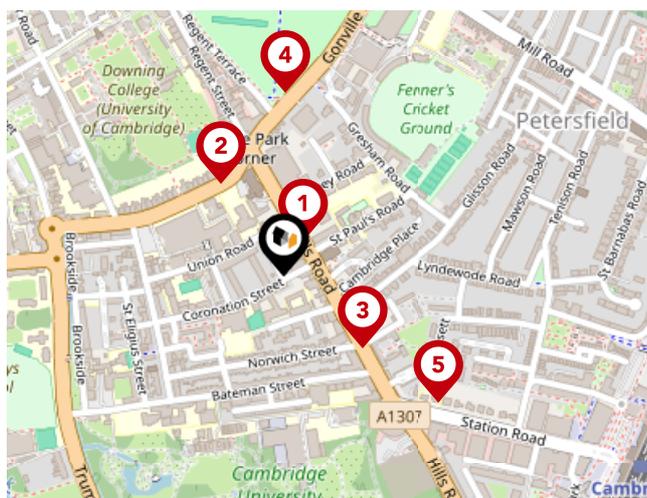


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge	2.07 miles
2	Stansted Airport	21.93 miles
3	Luton Airport	30.74 miles
4	Silvertown	48.1 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Paul's Road	0.05 miles
2	Catholic Church	0.13 miles
3	Hills Road	0.12 miles
4	Gonville Place	0.21 miles
5	Hills Road	0.22 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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