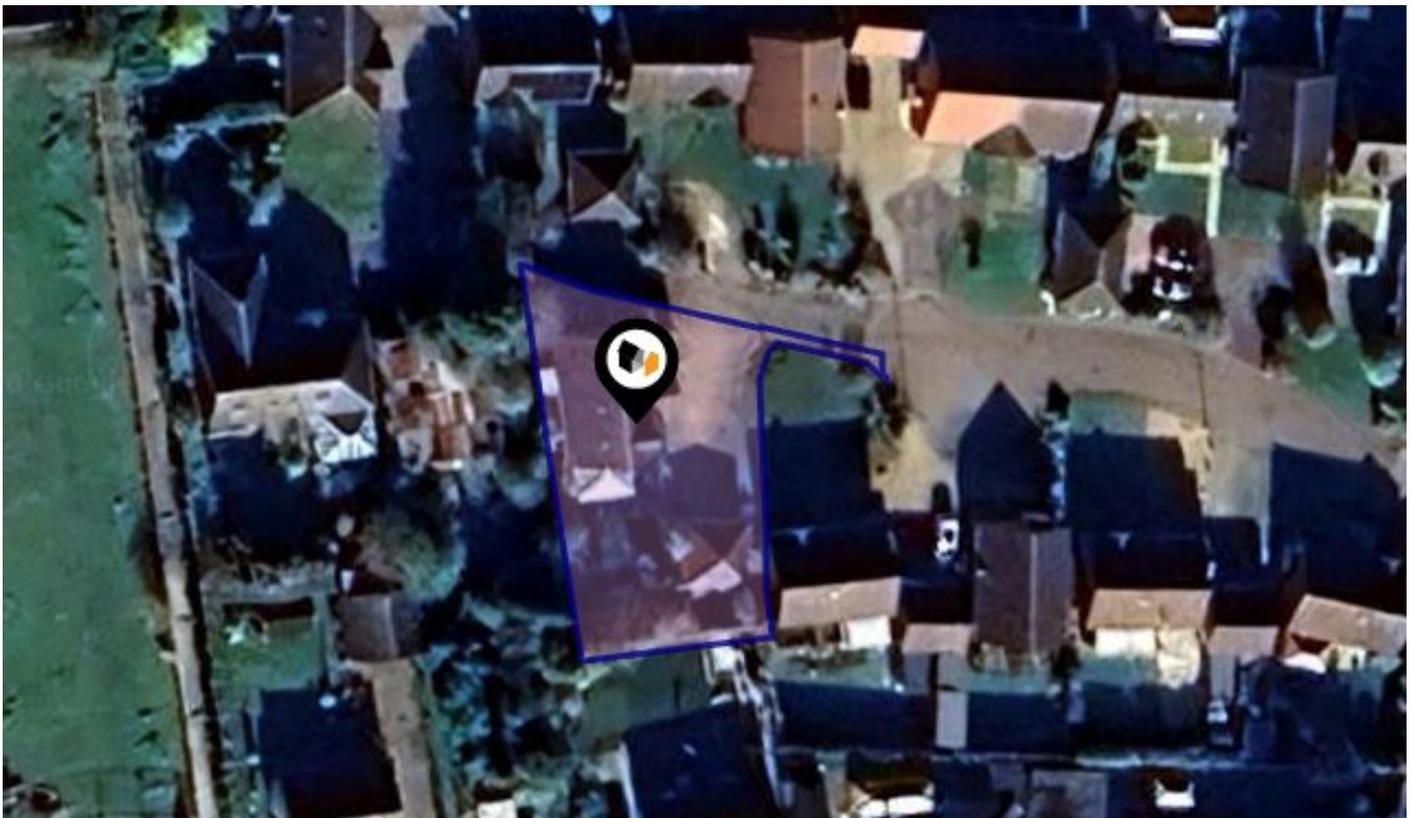




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Friday 06th March 2026**

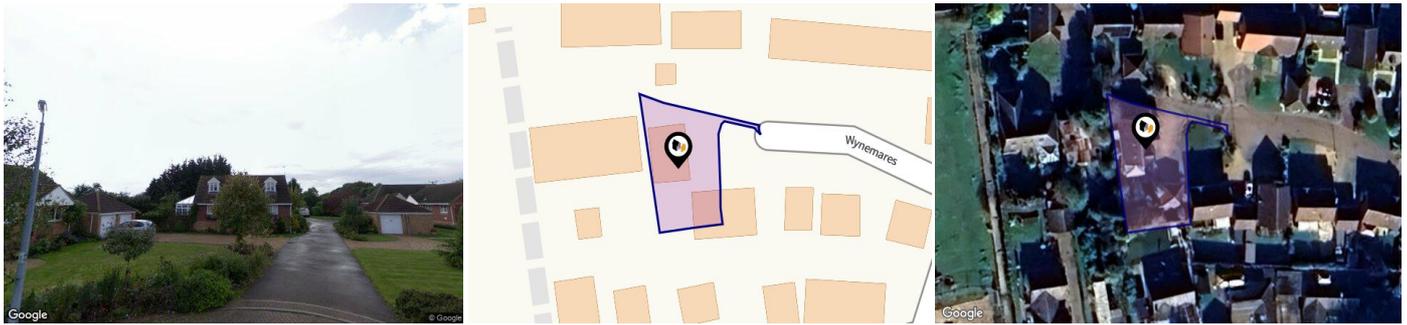


## WYNEMARES, SAWSTON, CAMBRIDGE, CB22

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS  
01223 508 050  
jessica@cookecurtis.co.uk  
www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1998		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,951		
<b>Title Number:</b>	CB216083		

## Local Area

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

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

<b>18</b> mb/s	<b>71</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *6 Wynemares Sawston Cambridge Cambridgeshire CB22 3XG*

Reference - S/0064/15/DC	
Decision:	Decided
Date:	08th December 2014
Description:	*Are Discharge of conditions related to S/1785/96/RM all signed off*

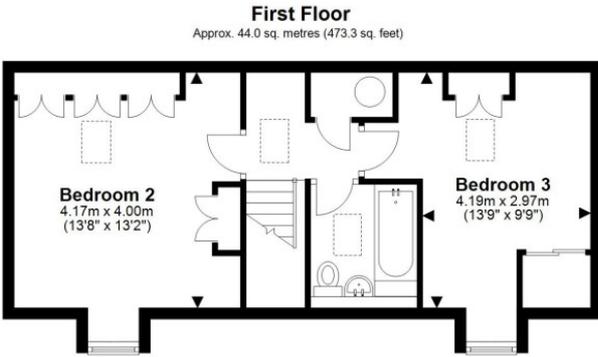
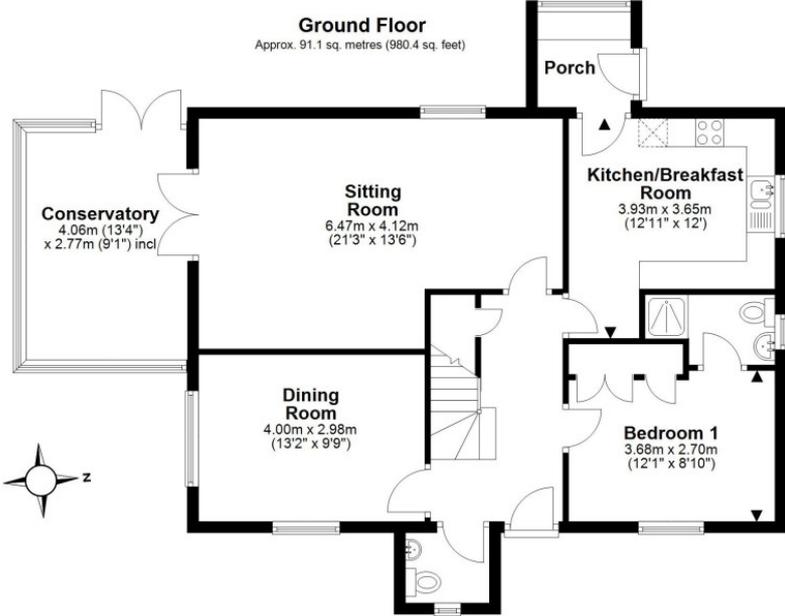
Reference - S/2914/15/FL	
Decision:	Decided
Date:	13th November 2015
Description:	Single Storey Rear Extension

Planning records for: *15 Wynemares Sawston Cambridge Cambridgeshire CB22 3XG*

Reference - S/2037/08/F	
Decision:	Decided
Date:	26th November 2008
Description:	Conservatory (Part Retrospective)



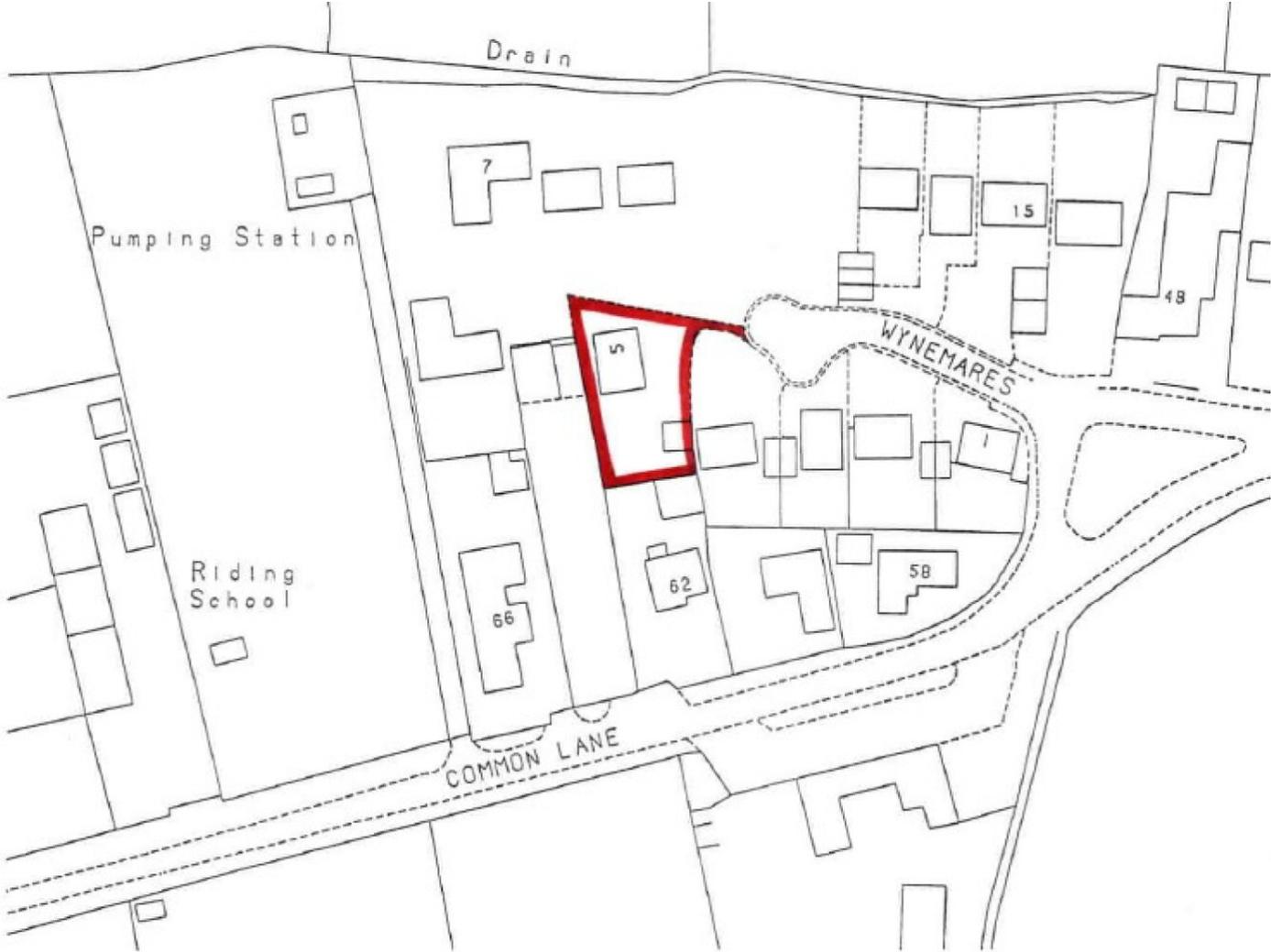
# WYNEMARES, SAWSTON, CAMBRIDGE, CB22



Total area: approx. 135.1 sq. metres (1453.7 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2  
Plan produced using PlanUp.

**WYNEMARES, SAWSTON, CAMBRIDGE, CB22**



Energy rating

C

Valid until 29.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

---

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, insulated (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>

## Building Safety

---

## Accessibility / Adaptations

---

Rear conservatory in 2007

## Restrictive Covenants

---

## Rights of Way (Public & Private)

---

## Construction Type

---

Standard brick, tiled roof

## Property Lease Information

---

## Listed Building Information

---

## Stamp Duty

---

## Other

---

## Other

---

## Electricity Supply

---

Mains

## Gas Supply

---

Mains

## Central Heating

---

Yes

## Water Supply

---

South Staffordshire Water

## Drainage

---

South Staffordshire Water

### 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**

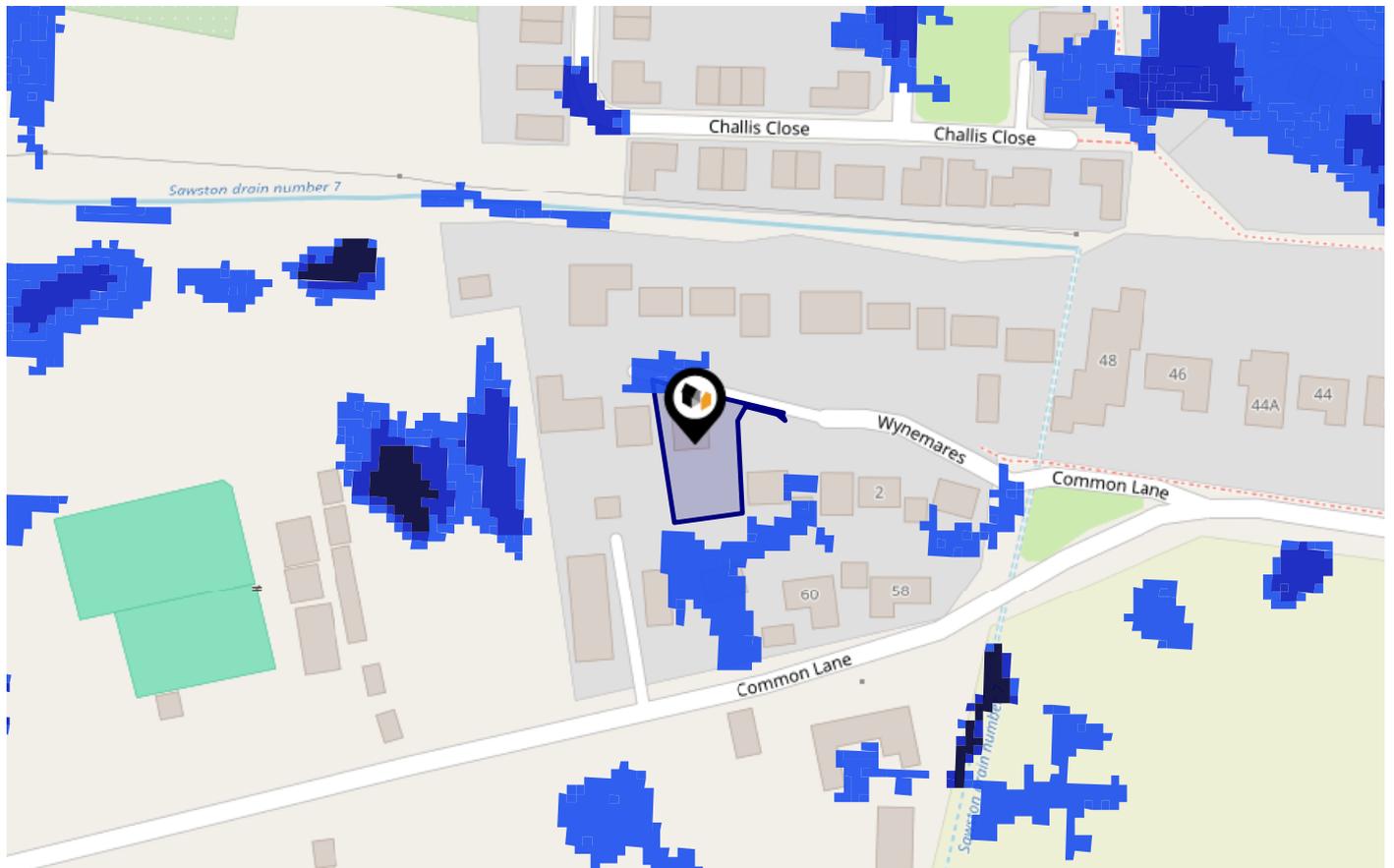
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# Flood Risk

## 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:

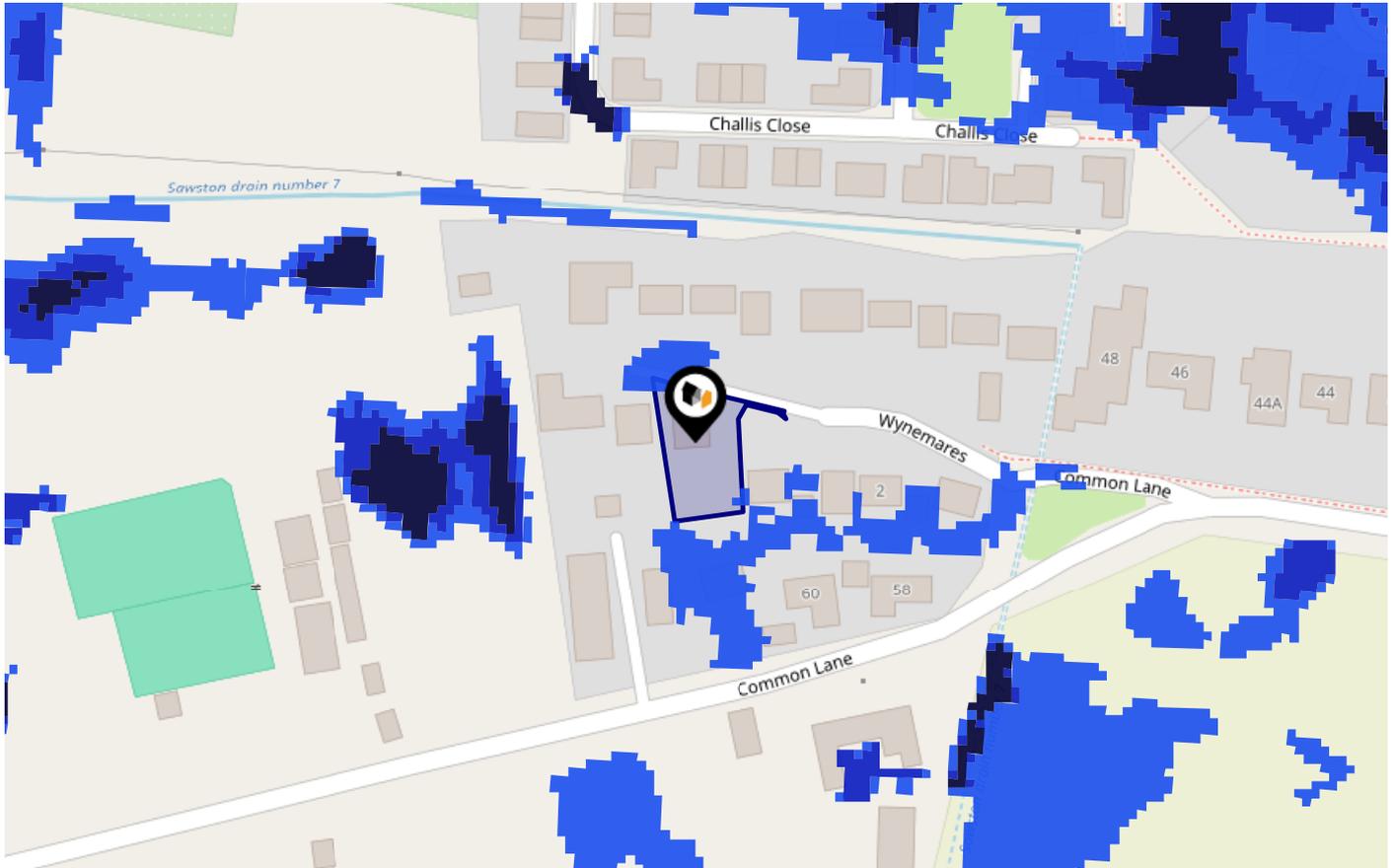


# Flood Risk

## 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.
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- 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:

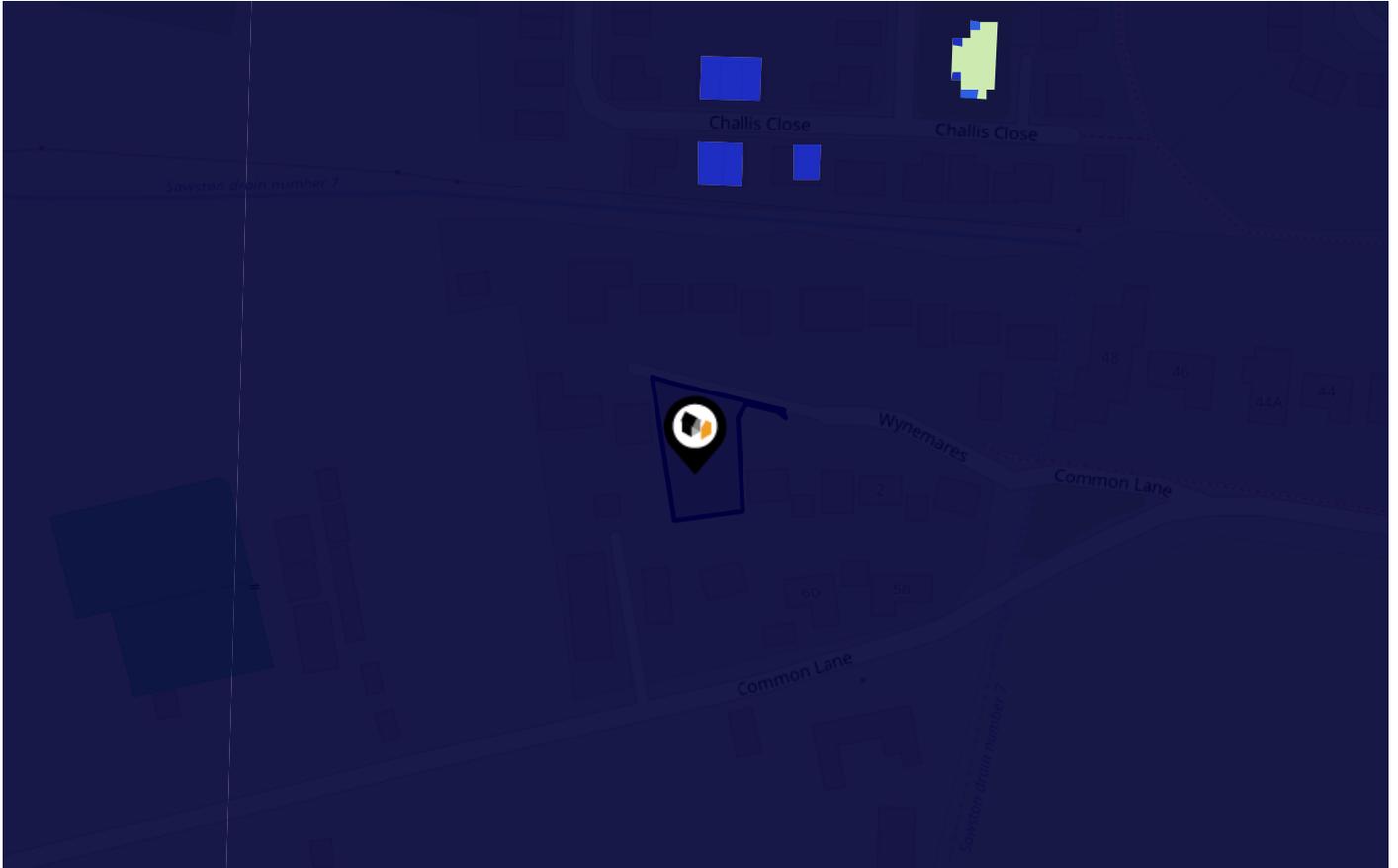


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

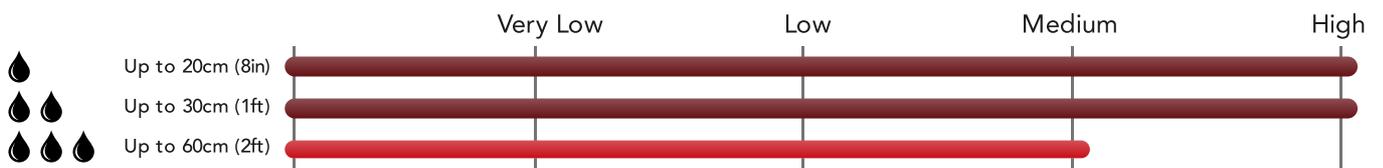


Risk Rating: High

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:

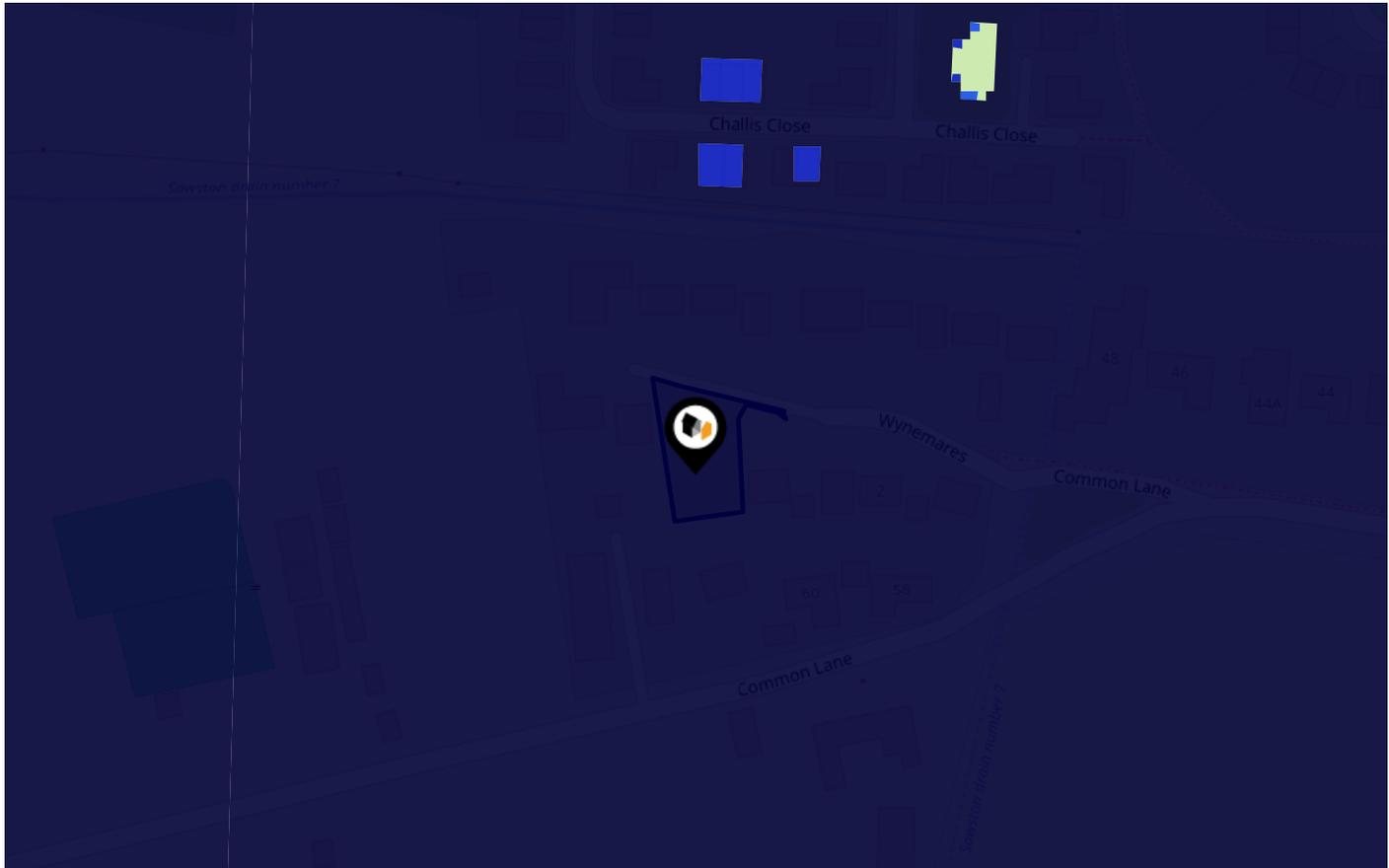


# Flood Risk

## 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: **High**

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:

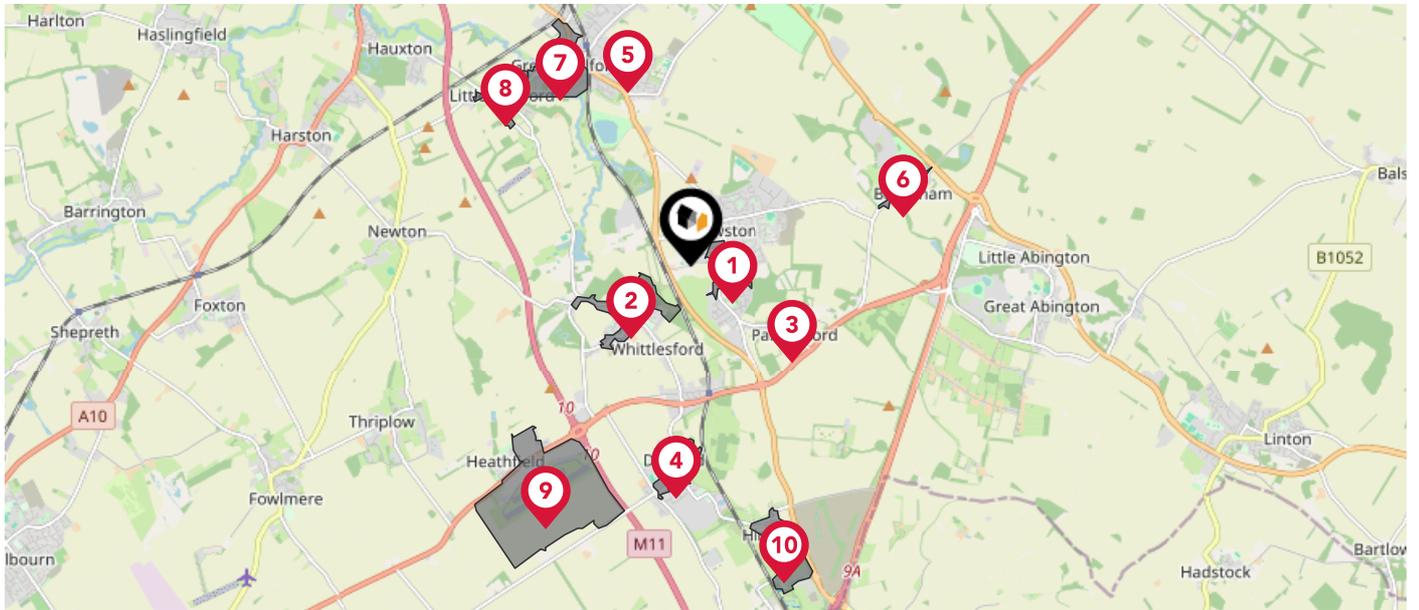


# Maps

## 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 Sawston
- 2 Whittlesford
- 3 Pampisford
- 4 Duxford
- 5 Stapleford
- 6 Babraham
- 7 Great Shelford
- 8 Little Shelford
- 9 Duxford Airfield
- 10 Hinxton

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

<b>1</b>	Eastern County Leather-Sawston	Historic Landfill
<b>2</b>	Sindalls-Sawston	Historic Landfill
<b>3</b>	Shelford Tip-Shelford	Historic Landfill
<b>4</b>	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
<b>5</b>	Newton Road-Whittlesford	Historic Landfill
<b>6</b>	Home Farm-Babraham, Cambridge	Historic Landfill
<b>7</b>	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill
<b>8</b>	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill
<b>9</b>	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill
<b>10</b>	Abbey Farm-Duxford Road, Ickleton	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



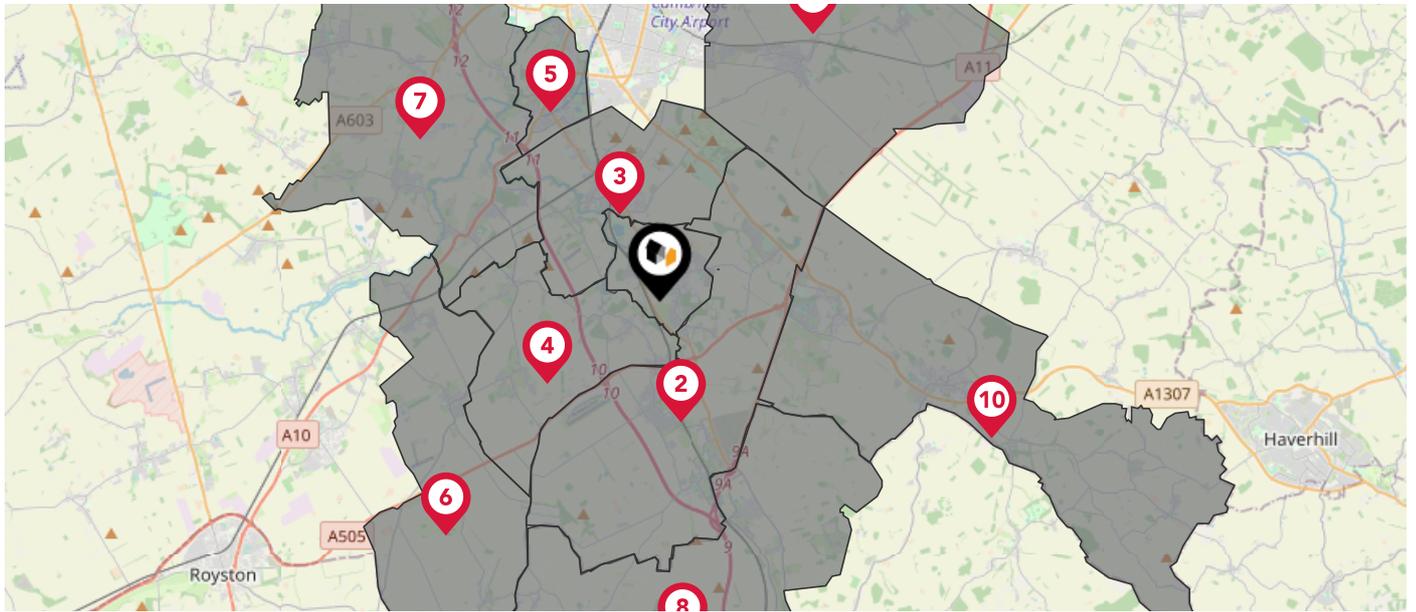
### Mine Entry

- ✕ 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

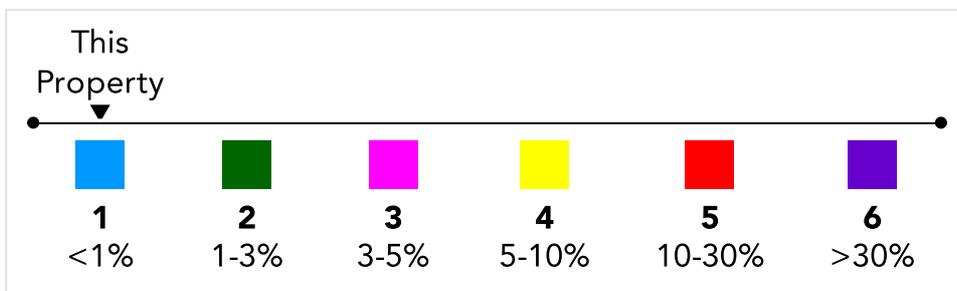
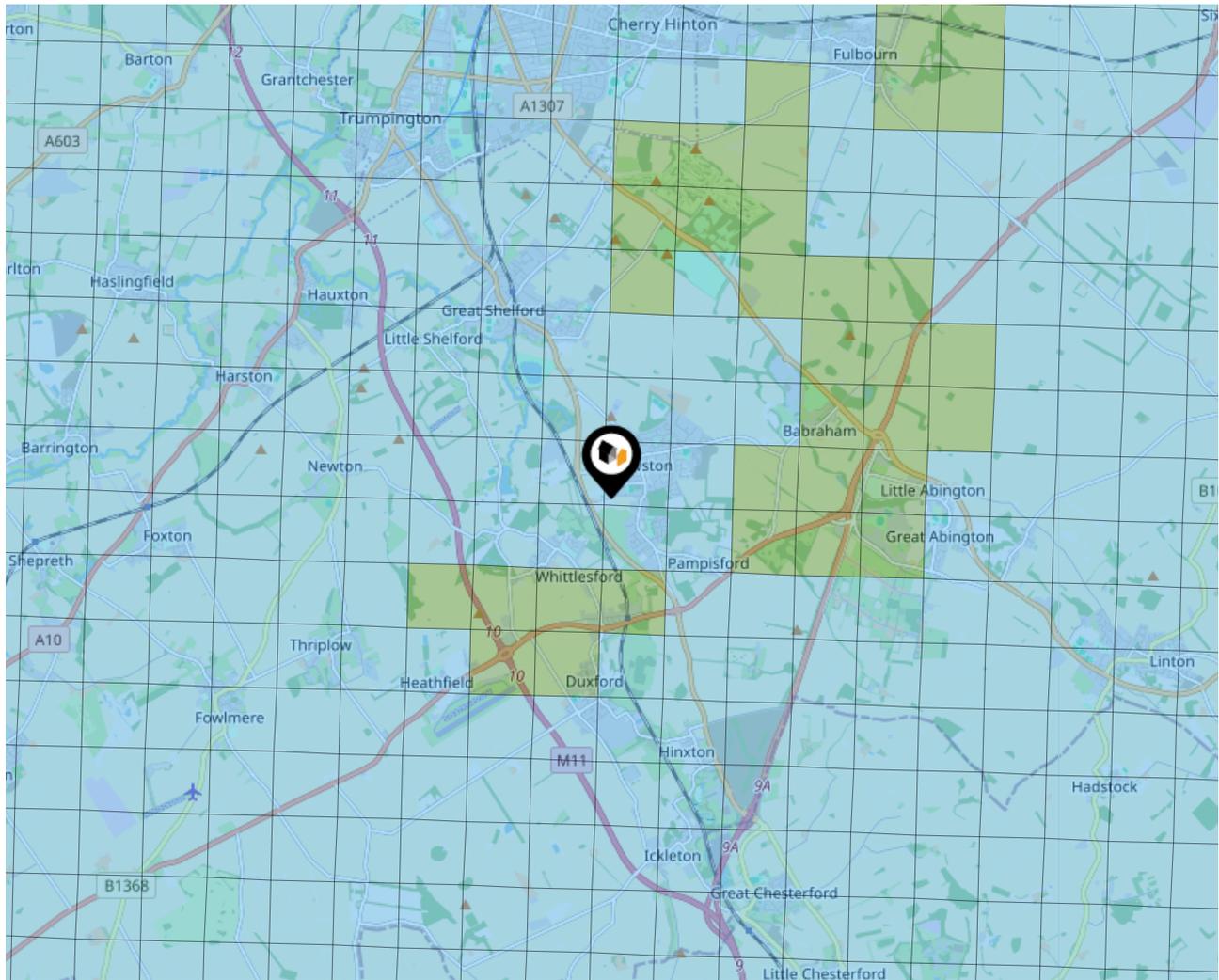


### Nearby Council Wards

-  Sawston Ward
-  Duxford Ward
-  Shelford Ward
-  Whittlesford Ward
-  Trumpington Ward
-  Foxton Ward
-  Harston & Comberton Ward
-  Littlebury, Chesterford & Wenden Lofts Ward
-  Fen Ditton & Fulbourn Ward
-  Linton Ward

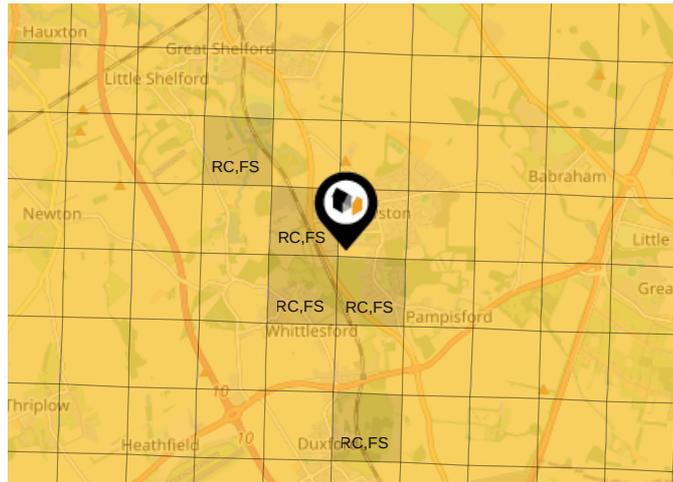
## What is Radon?

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>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY)		



## 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



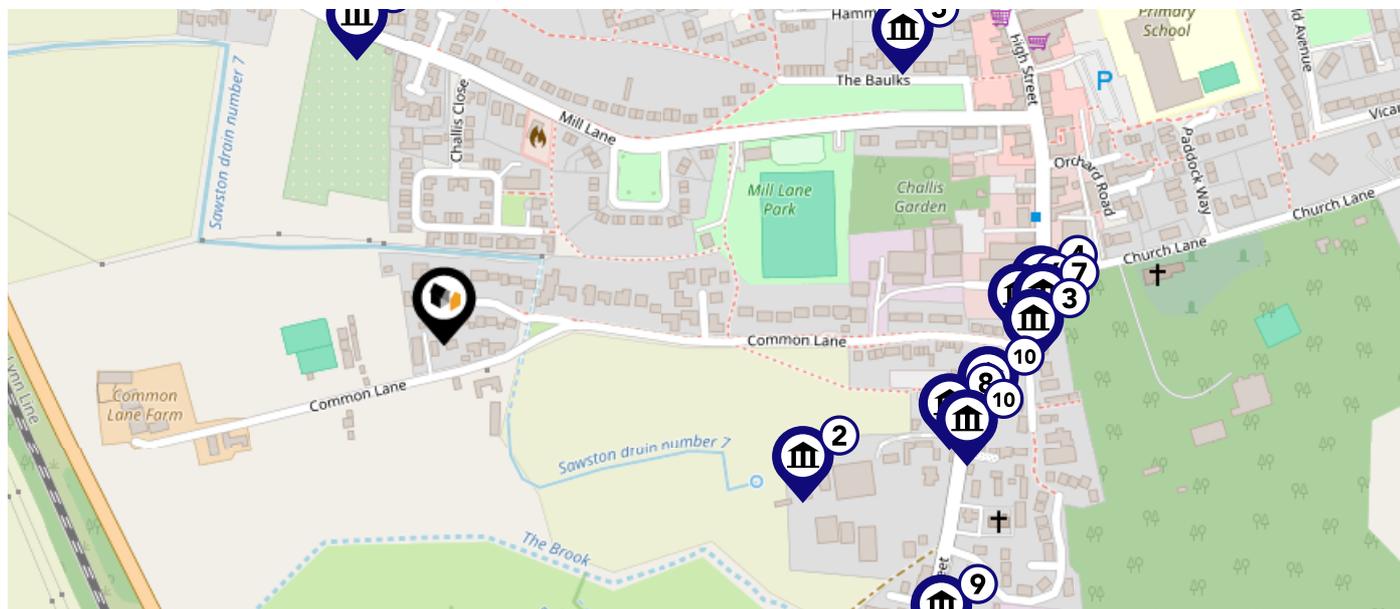
- Key:**
-  Power Pylons
  -  Communication Masts

# Maps

## Listed Buildings



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



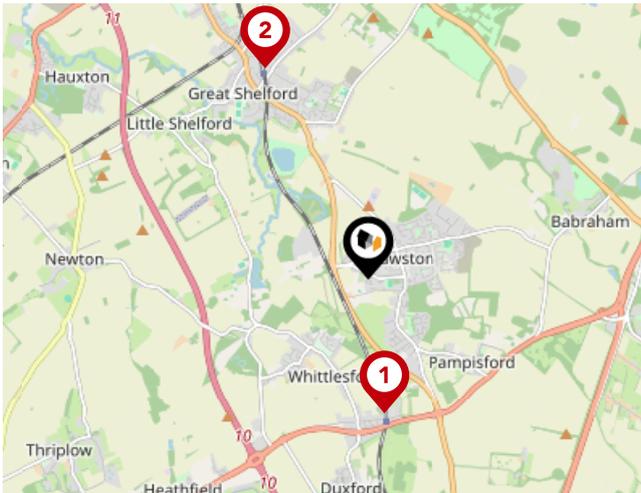
Listed Buildings in the local district		Grade	Distance
	1165370 - 82, Mill Lane	Grade II	0.2 miles
	1128036 - Huntingdon Farmhouse	Grade II	0.2 miles
	1128029 - Ward's House	Grade II	0.3 miles
	1330982 - War Memorial (at Junction With Church Lane)	Grade II	0.3 miles
	1165362 - Dovecot John Faulker Primary School	Grade II	0.3 miles
	1330986 - 84, High Street	Grade II	0.3 miles
	1235709 - Telephone Kiosk Near Sawston Hall	Grade II	0.3 miles
	1317376 - The Black Bull Inn	Grade II	0.3 miles
	1165242 - Goslings Farmhouse	Grade II	0.3 miles
	1128030 - Bake House	Grade II	0.3 miles
	1128031 - Manor Cottage	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b> Sawston Village College Ofsted Rating: Good   Pupils: 1162   Distance:0.37		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> The Bellbird Primary School Ofsted Rating: Good   Pupils: 415   Distance:0.42		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> William Westley Church of England VC Primary School Ofsted Rating: Good   Pupils: 186   Distance:0.62		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> The Icknield Primary School Ofsted Rating: Good   Pupils: 200   Distance:0.85		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> Stapleford Community Primary School Ofsted Rating: Good   Pupils: 215   Distance:1.69		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> Duxford Church of England Community Primary School Ofsted Rating: Good   Pupils: 172   Distance:1.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> Babraham CoFE (VC) Primary School Ofsted Rating: Outstanding   Pupils: 91   Distance:2.07		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good   Pupils: 208   Distance:2.15		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:4.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



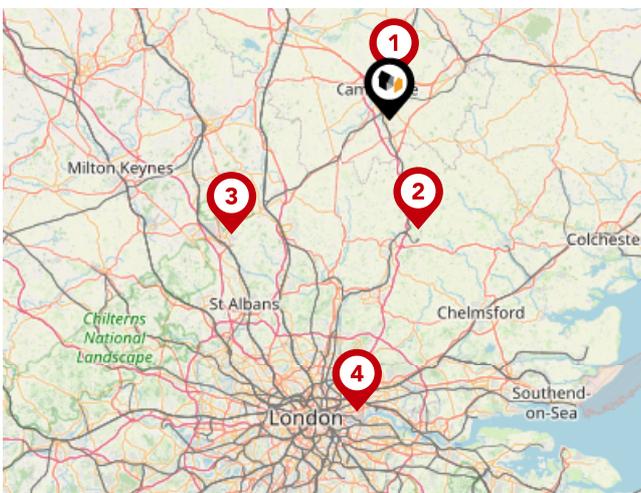
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.23 miles
2	Shelford (Cambs) Rail Station	2.14 miles
3	Great Chesterford Rail Station	4.44 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.86 miles
2	M11 J9	4.06 miles
3	M11 J11	3.68 miles
4	M11 J12	6.02 miles
5	M11 J13	7.24 miles

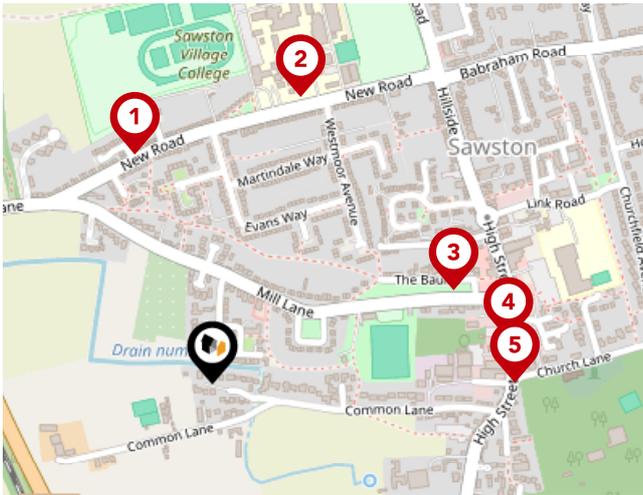


### Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.88 miles
2	Stansted Airport	16.49 miles
3	Luton Airport	28.39 miles
4	Silvertown	43 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Belbin Way	0.28 miles
2	West Moor Avenue	0.34 miles
3	Butlers Way	0.29 miles
4	Church Lane	0.34 miles
5	Church Lane	0.34 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.



### Contains public sector information licensed under the Open Government License v3.0

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