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MIR: Material Info

The Material Information Affecting this Property

Monday 09th March 2026

CAMPKIN ROAD, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

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naea | propertymark PROTECTED

The Property Ombudsman

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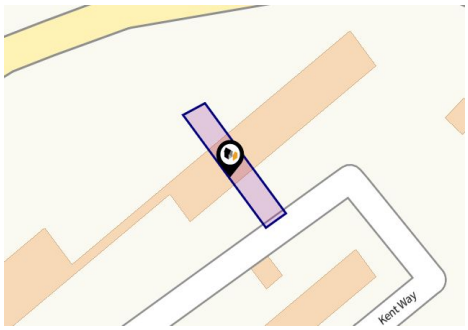
Property
Overview



Property

Type:	Terraced	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	904 ft^2 / 84 m^2		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB75023		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning records for: ***129 Campkin Road Cambridge Cambridgeshire CB4 2NP***

Reference - 15/2302/FUL	
Decision:	Decided
Date:	10th December 2015
Description:	
Two storey rear extension	

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Gallery
Photos

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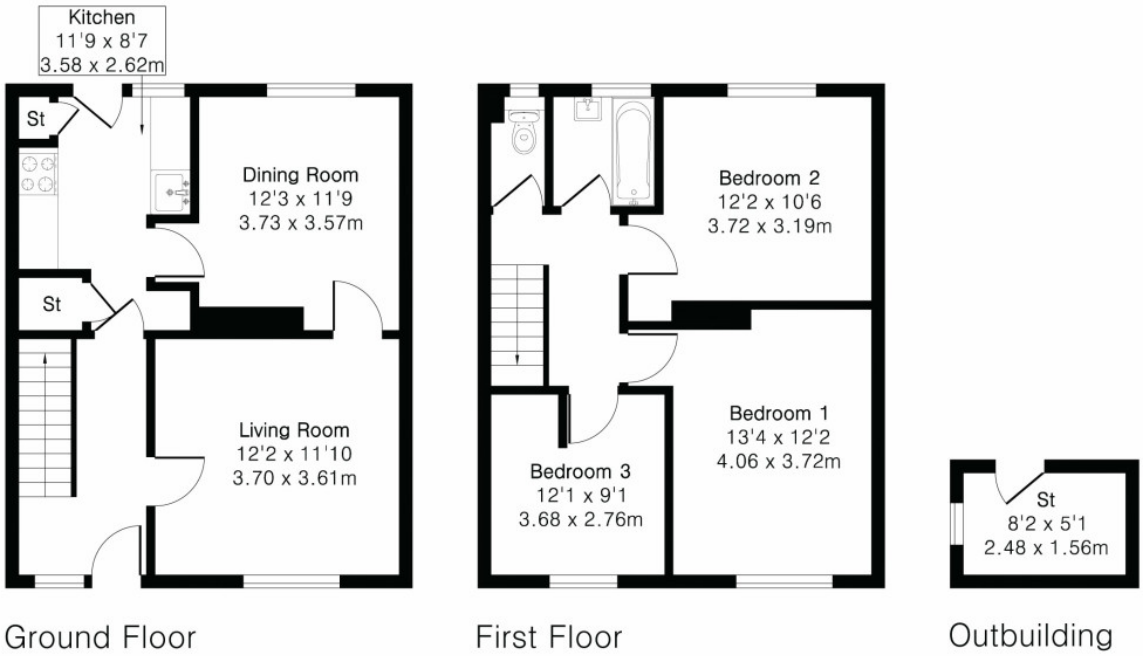
CAMPKIN ROAD, CAMBRIDGE, CB4

Approximate Gross Internal Area 914 sq ft - 84 sq m (Excluding Outbuilding)

Ground Floor Area 457 sq ft – 42 sq m
First Floor Area 457 sq ft – 42 sq m
Outbuilding Area 42 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Property
EPC - Certificate

Campkin Road, CB4

Energy rating

C

Valid until 22.05.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 | B
69-80	C	74 | C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m^2

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Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick (cavity wall), pitched copper roof (rolled sheet).

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

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Cooke Curtis & Co
Testimonials

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

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Important - Please read

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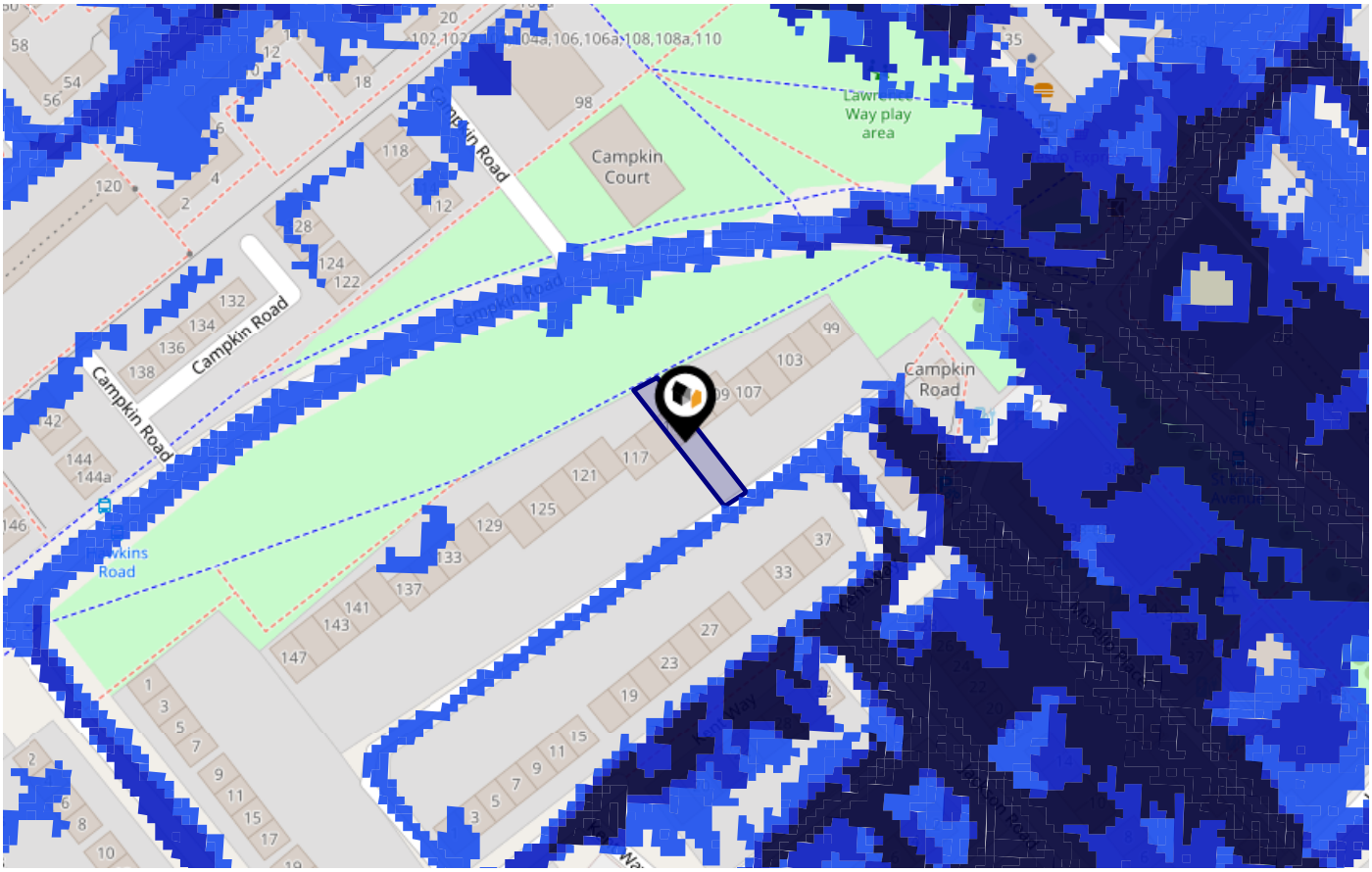
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

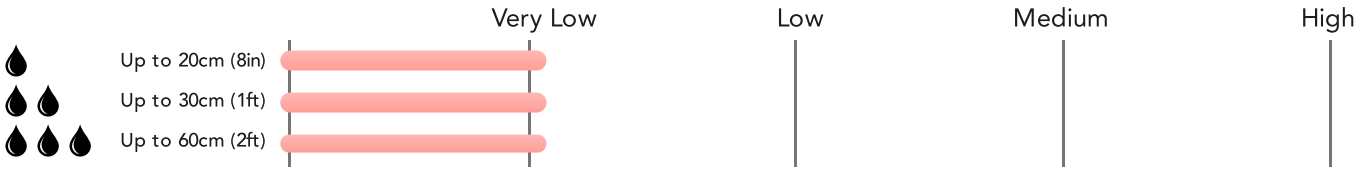


Risk Rating: Very low

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:



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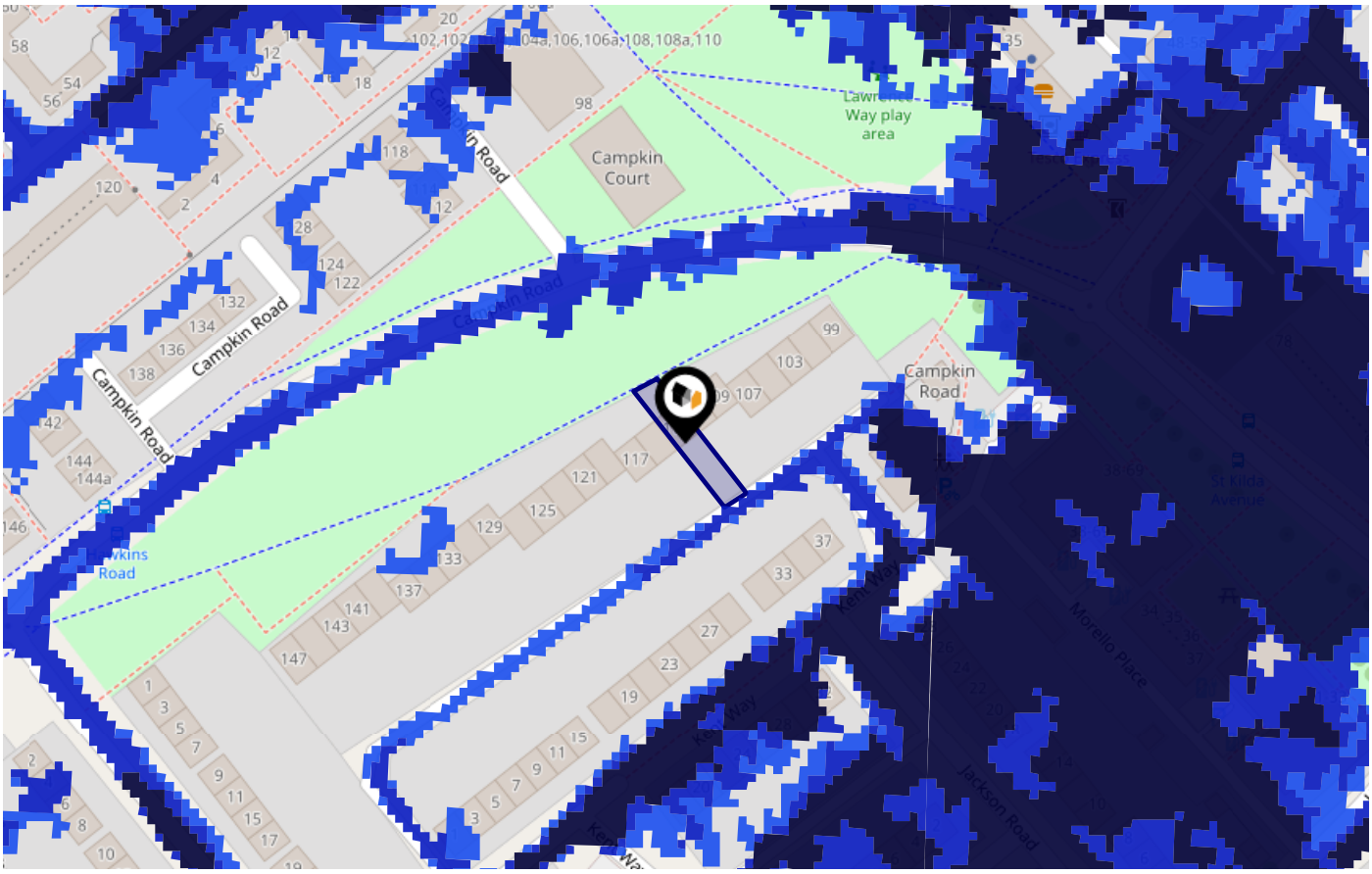
Flood Risk
Surface Water - Climate Change

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.



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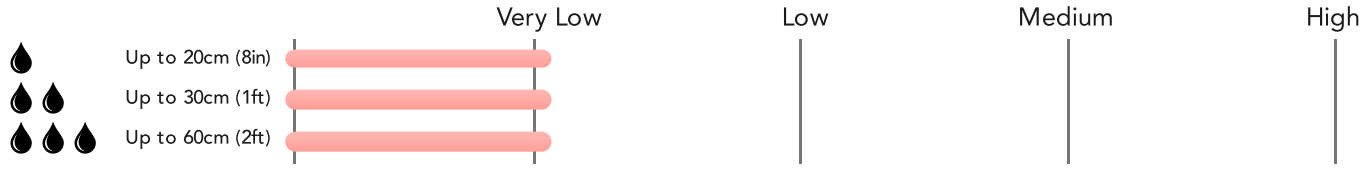

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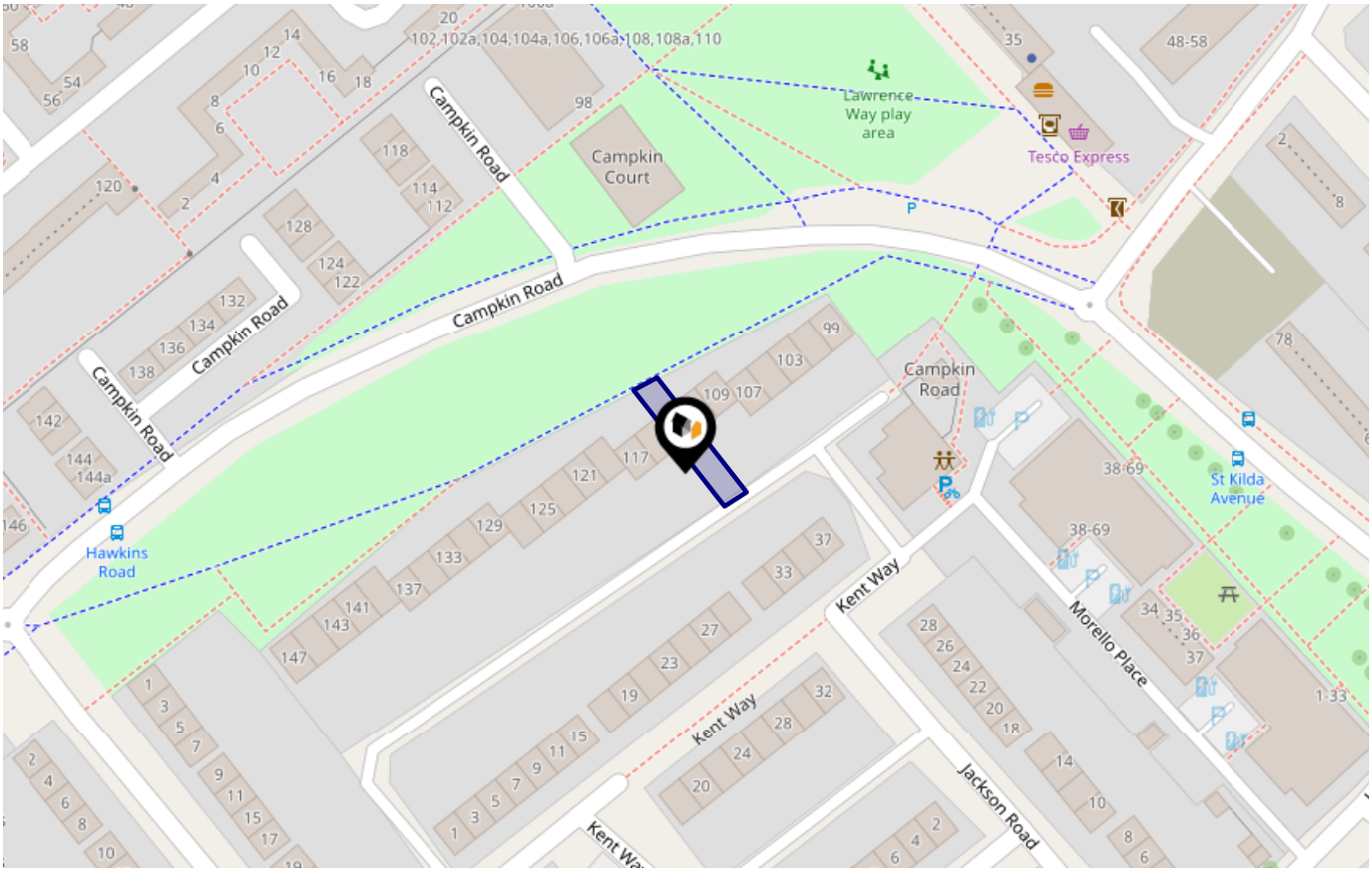
Flood Risk
Rivers & Seas - Flood Risk

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



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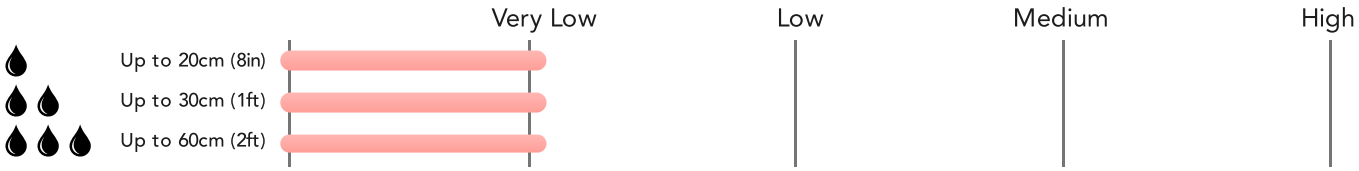

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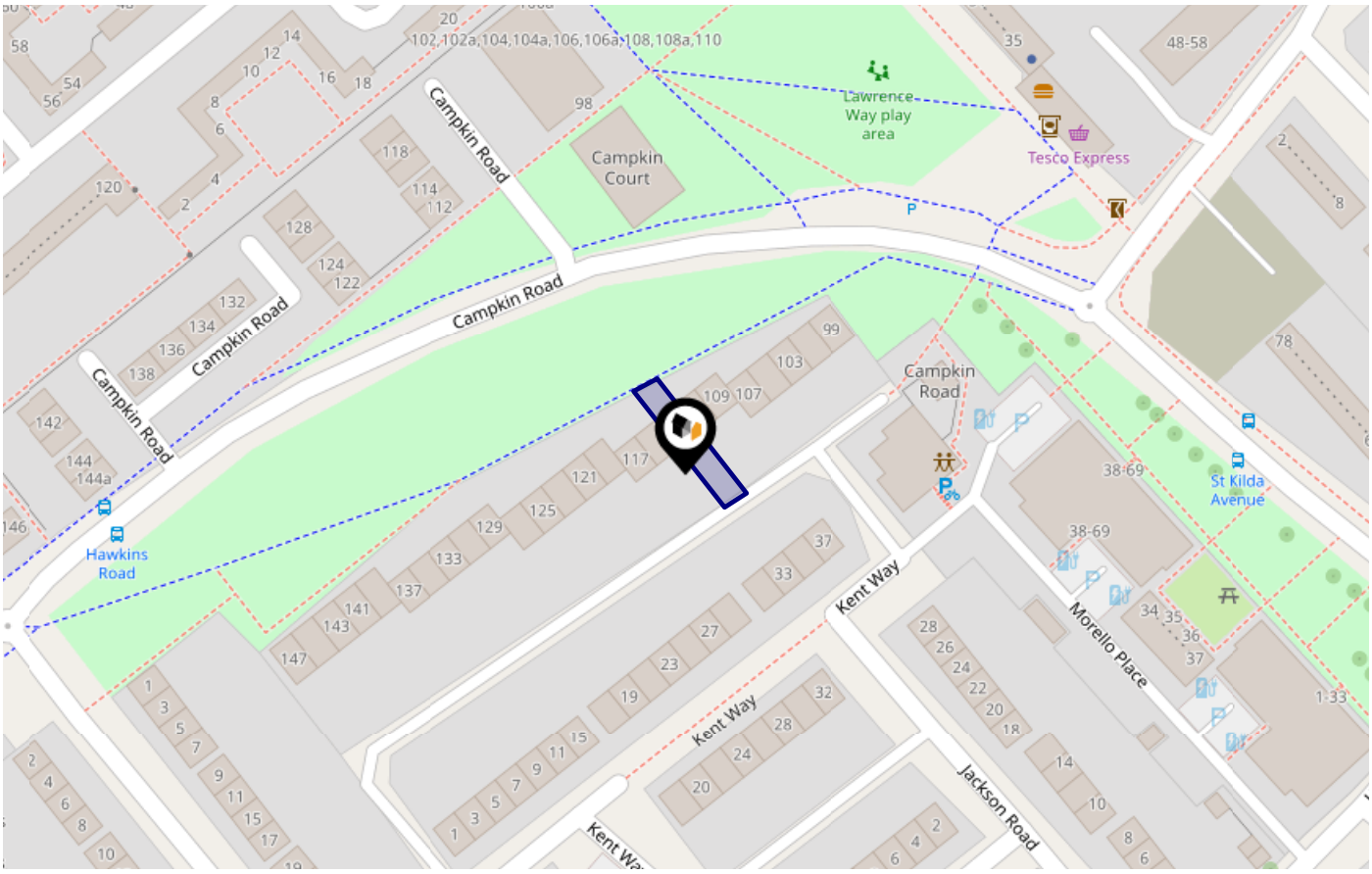
Flood Risk
Rivers & Seas - Climate Change

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.



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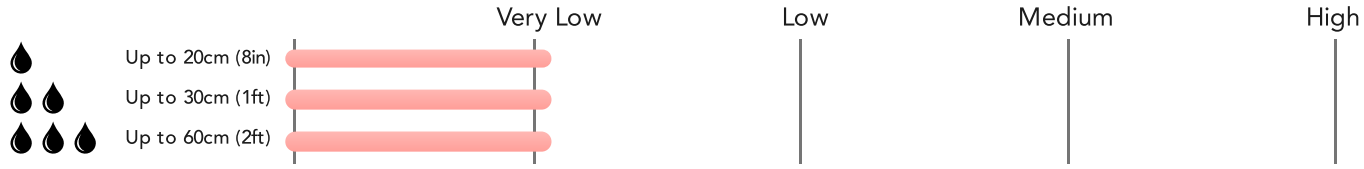

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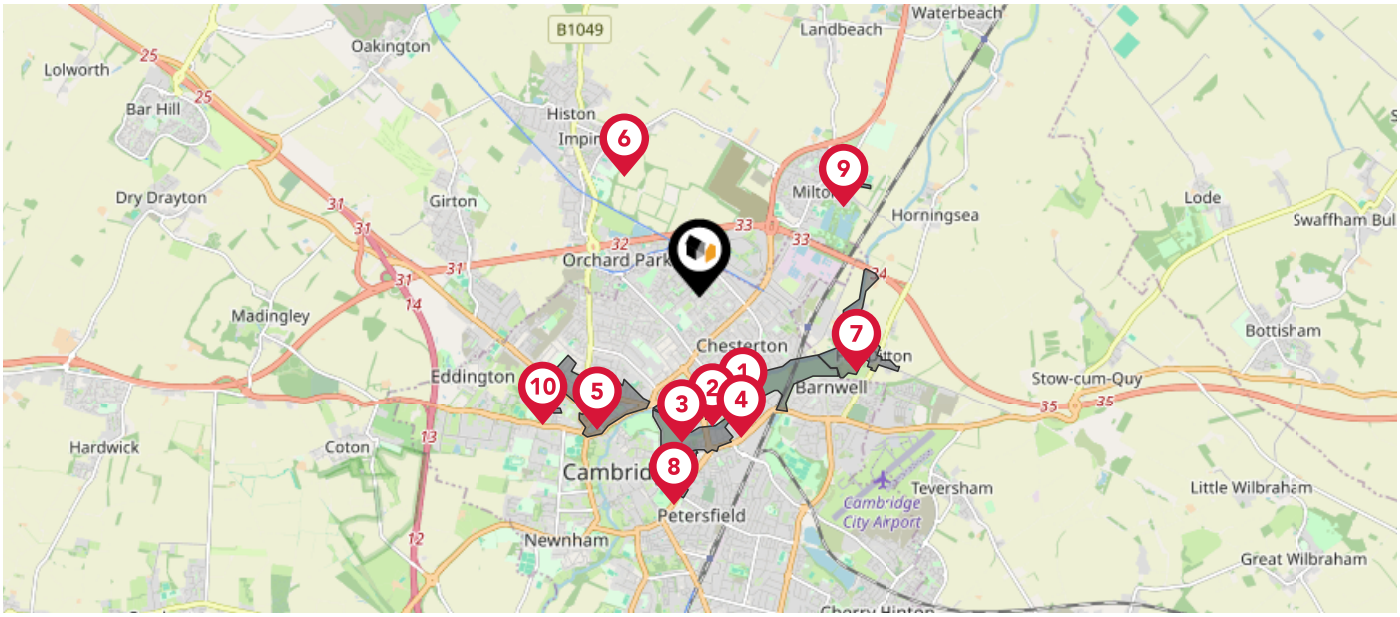
Maps
Conservation Areas

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	Ferry Lane
2	Chesterton
3	De Freville
4	Riverside and Stourbridge Common
5	Castle and Victoria Road
6	Impington St Andrew's
7	Fen Ditton
8	The Kite
9	Milton
10	Storey's Way

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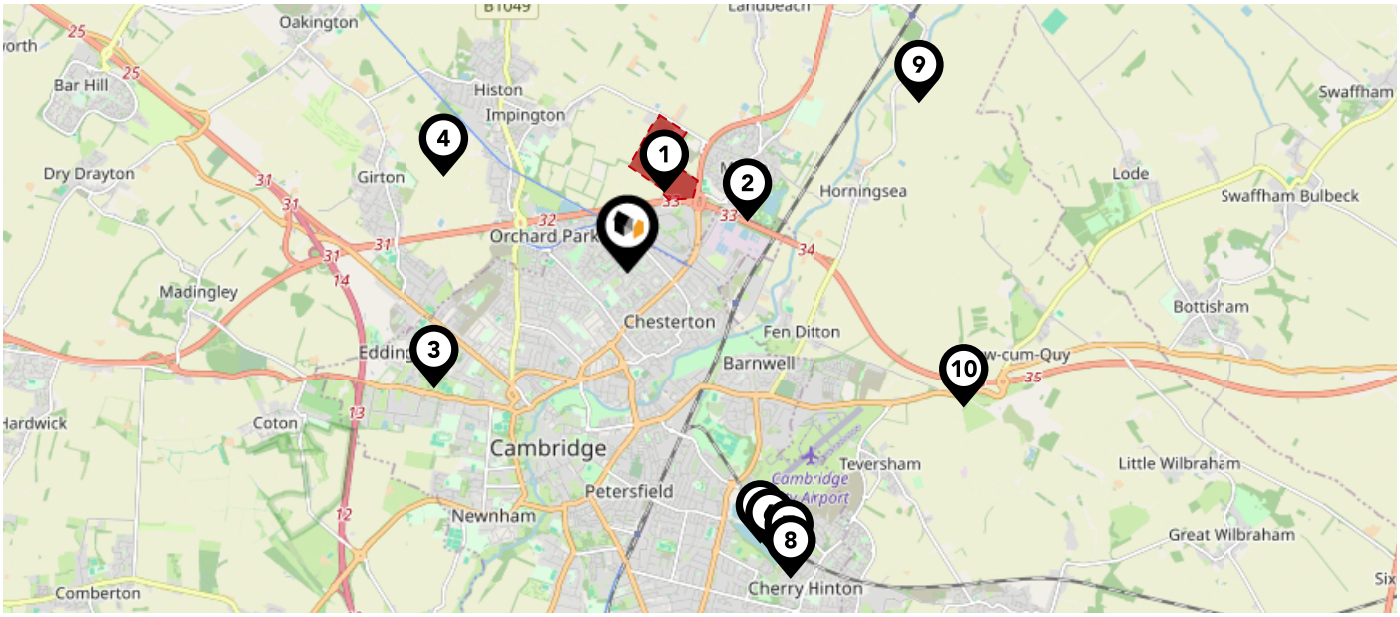
Maps
Landfill Sites

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	No name provided by source	Active Landfill
2	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
3	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
4	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Clayhithe Cottages-Horningsea	Historic Landfill
10	Quy Mill Hotel-Quy	Historic Landfill

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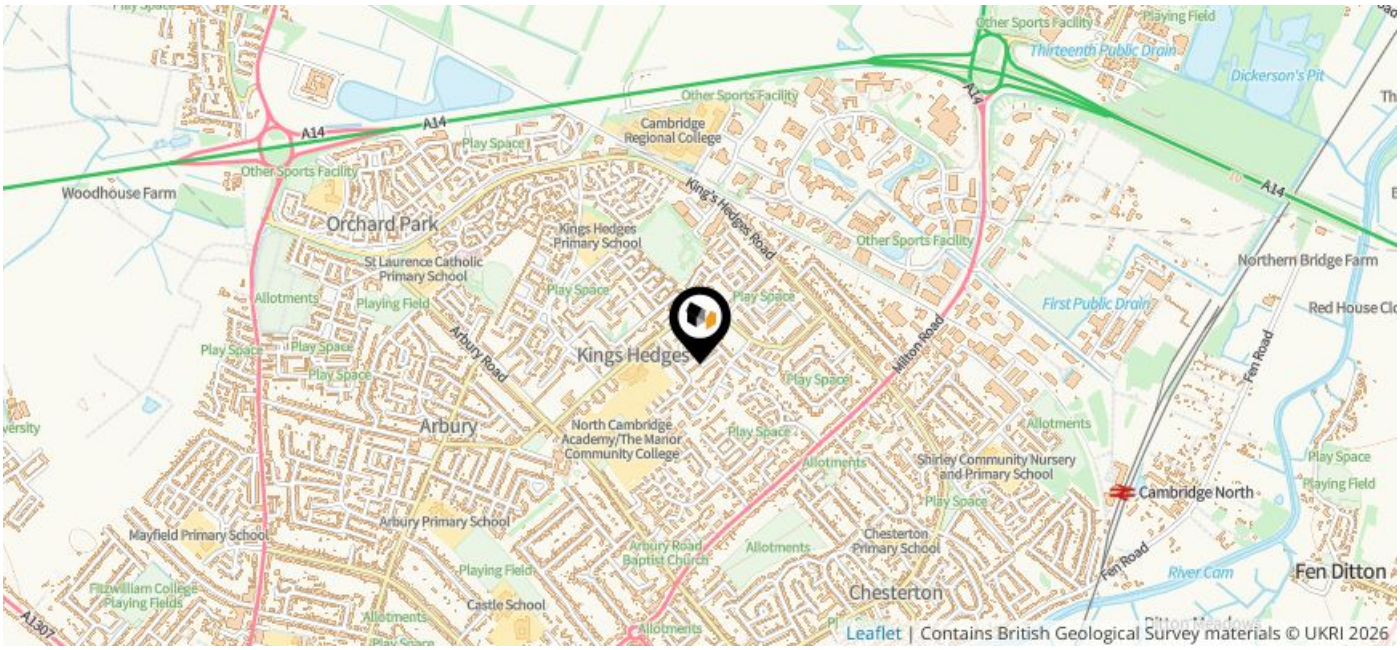
Maps
Coal Mining

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.

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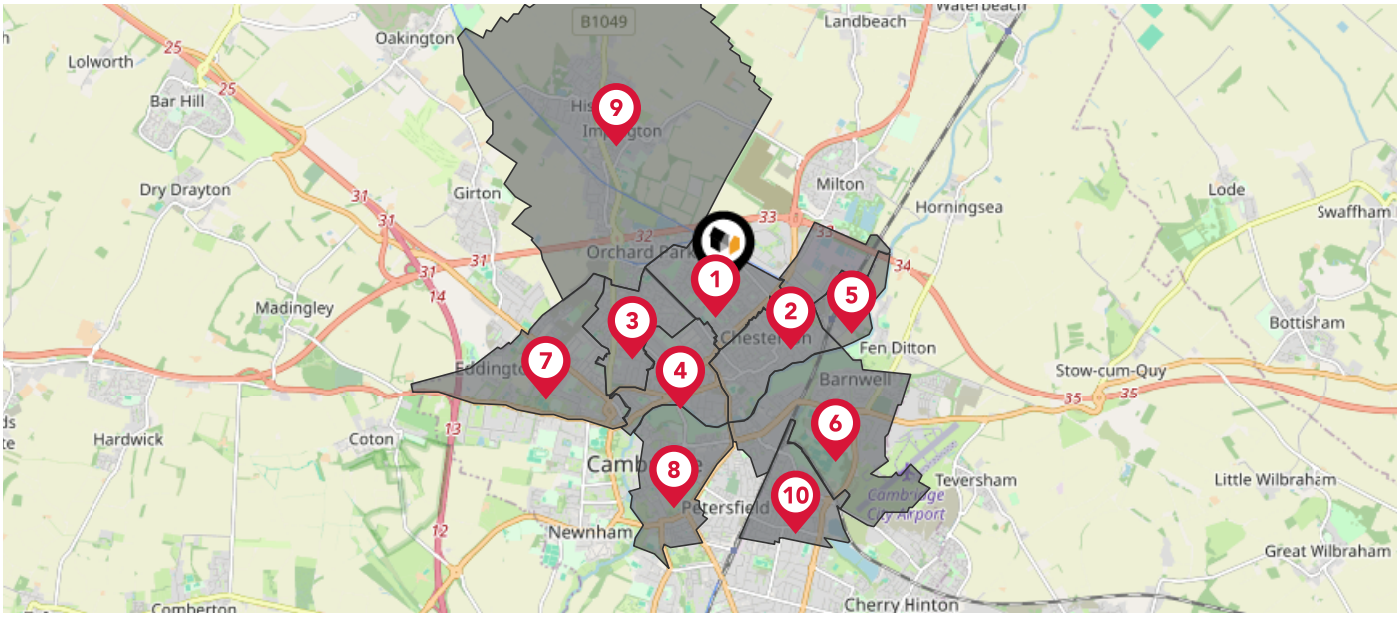
Maps
Council Wards

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	King's Hedges Ward
2	East Chesterton Ward
3	Arbury Ward
4	West Chesterton Ward
5	Milton & Waterbeach Ward
6	Abbey Ward
7	Castle Ward
8	Market Ward
9	Histon & Impington Ward
10	Romsey Ward

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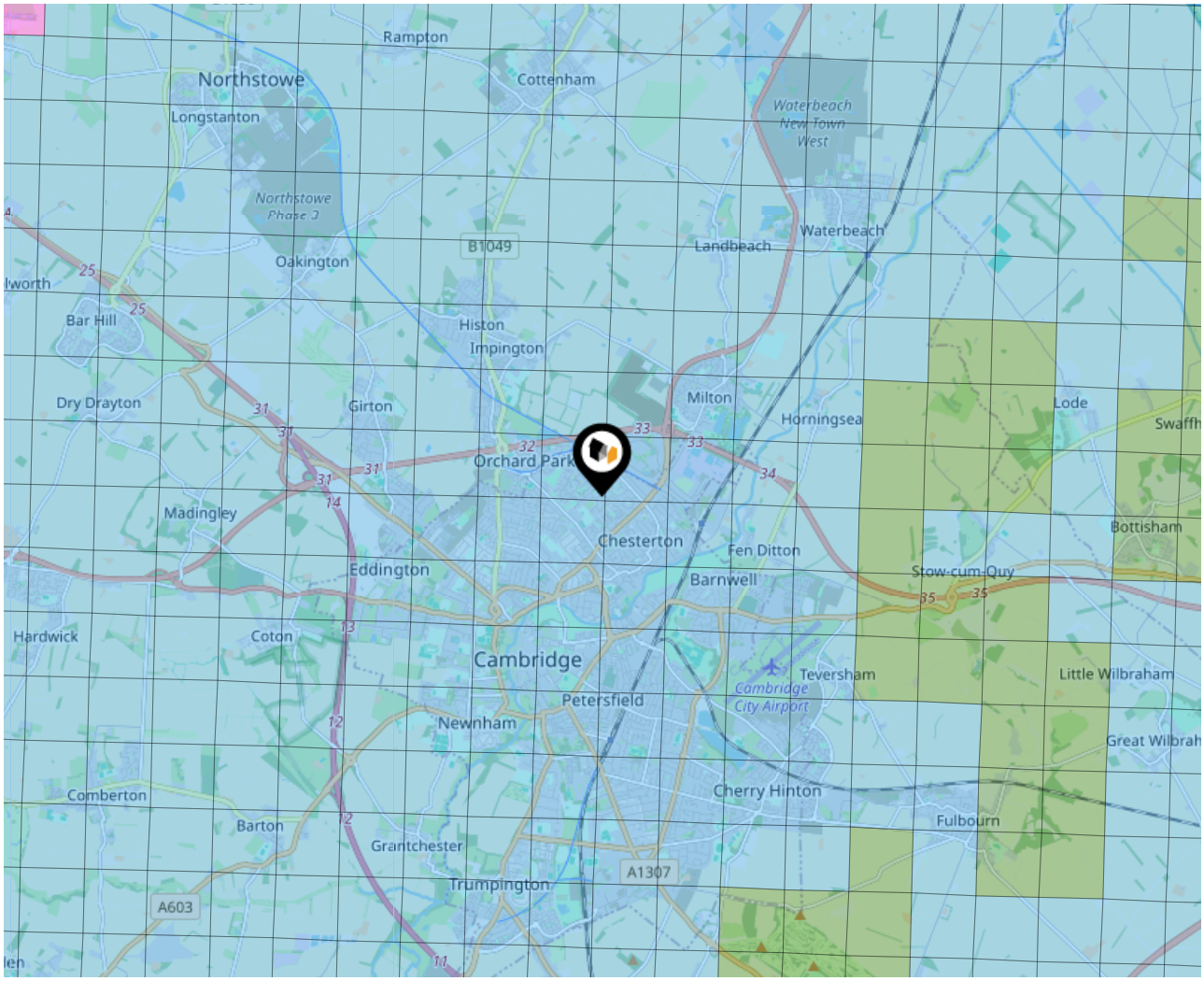
Environment
Radon Gas

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).



This Property

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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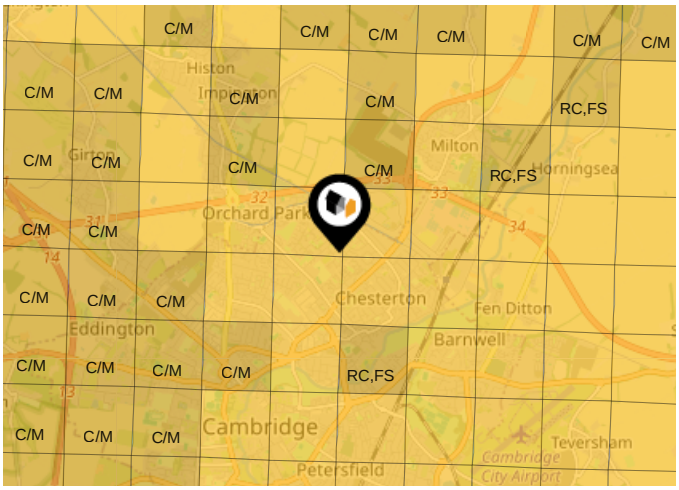
Environment
Soils & Clay

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(SANDY) TO MEDIUM(SANDY)		



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

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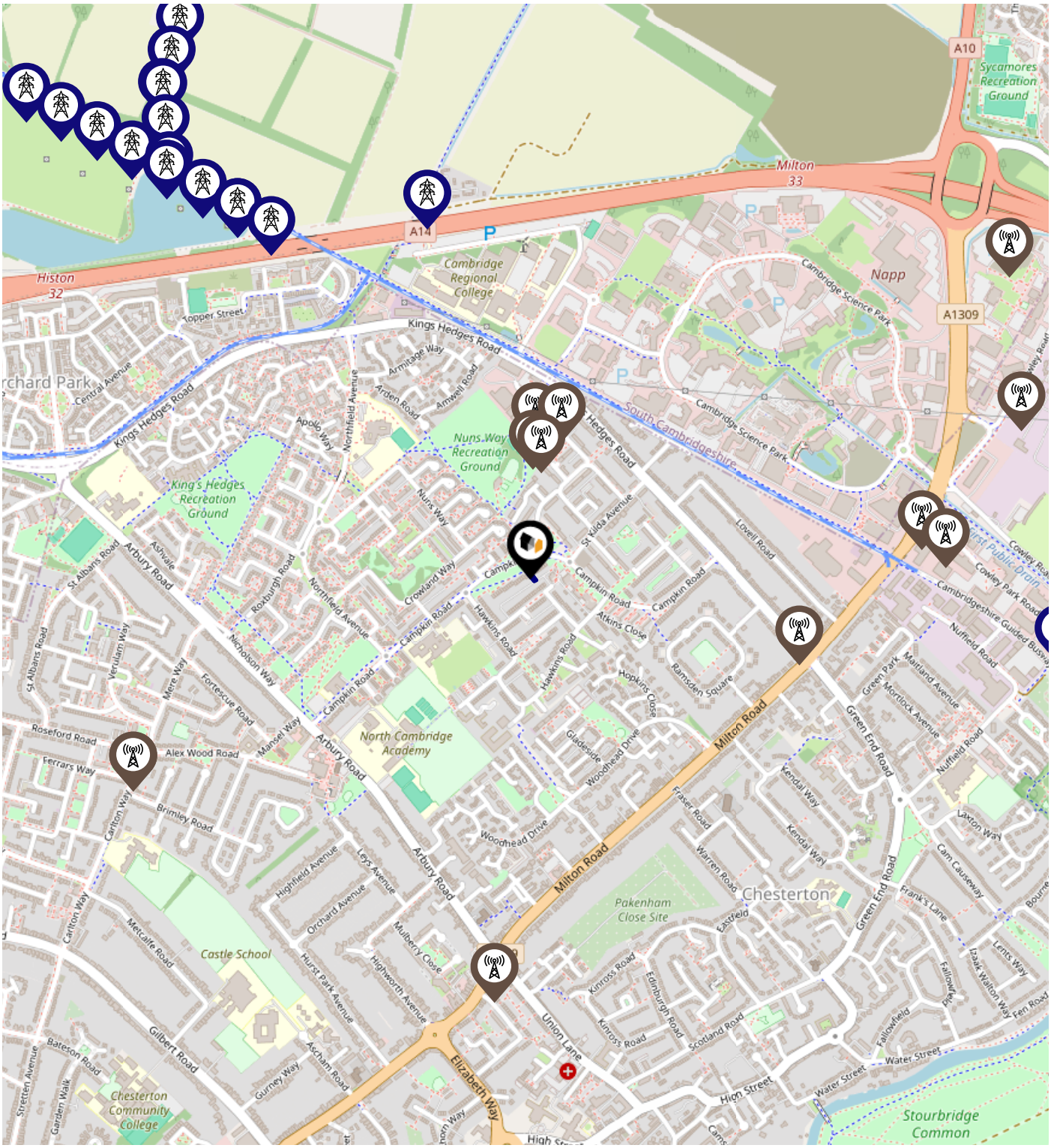
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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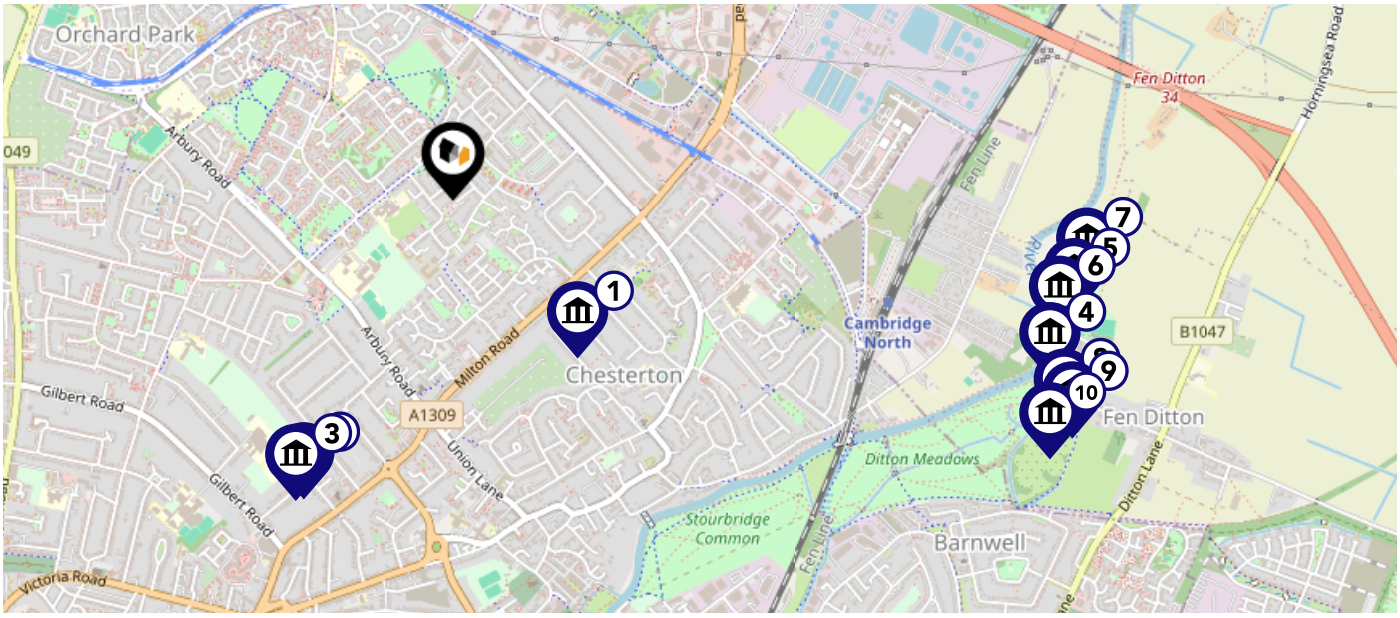
Maps
Listed Buildings

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
1 1245573 - Church Of St George	Grade II	0.5 miles
2 1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.7 miles
3 1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.8 miles
4 1127391 - Riverside Cottage	Grade II	1.4 miles
5 1127393 - 4, Green End	Grade II	1.4 miles
6 1127392 - Grassey Cottage	Grade II	1.4 miles
7 1331301 - Lode Cottage	Grade II	1.5 miles
8 1127431 - The Old Rectory	Grade II	1.5 miles
9 1127430 - Parish Church Of St Mary Virgin	Grade II	1.5 miles
10 1127399 - Ditton Hall	Grade II	1.5 miles

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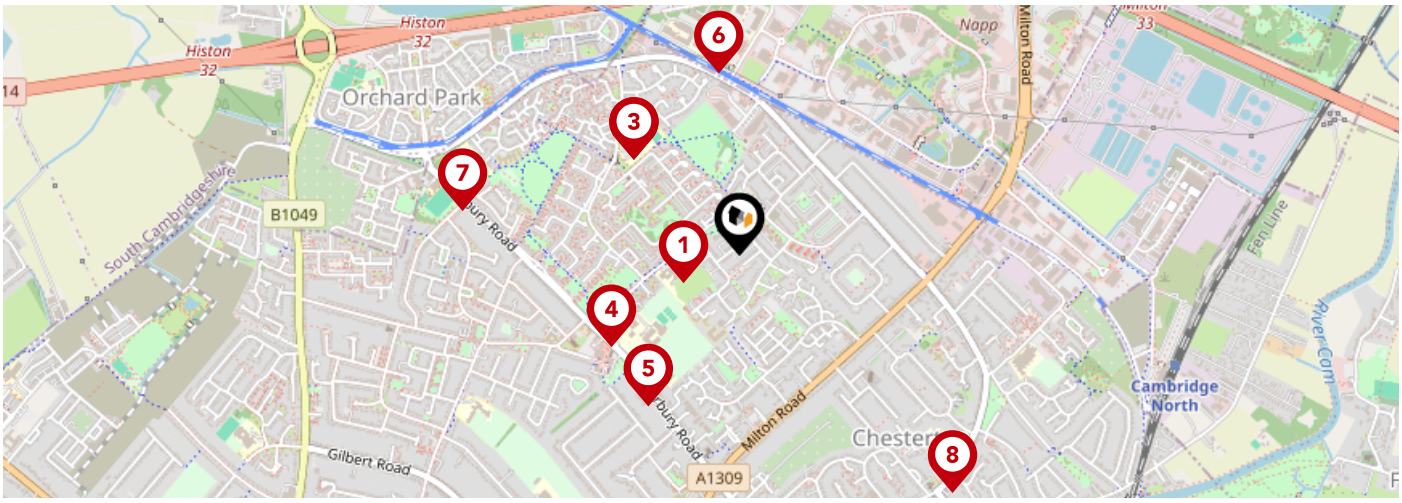
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 The Grove Primary School Ofsted Rating: Good | Pupils: 245 | Distance:0.14		✓			
2 King's Hedges Nursery School Ofsted Rating: Good | Pupils: 68 | Distance:0.32	✓				
3 Kings Hedges Primary School Ofsted Rating: Good | Pupils: 398 | Distance:0.32		✓			
4 Colleges Nursery School Ofsted Rating: Outstanding | Pupils: 85 | Distance:0.36	✓				
5 North Cambridge Academy Ofsted Rating: Good | Pupils: 685 | Distance:0.4			✓		
6 Cambridge Regional College Ofsted Rating: Good | Pupils:0 | Distance:0.42			✓		
7 St Laurence Catholic Primary School Ofsted Rating: Good | Pupils: 239 | Distance:0.64		✓			
8 Chesterton Primary School Ofsted Rating: Good | Pupils: 182 | Distance:0.72		✓			

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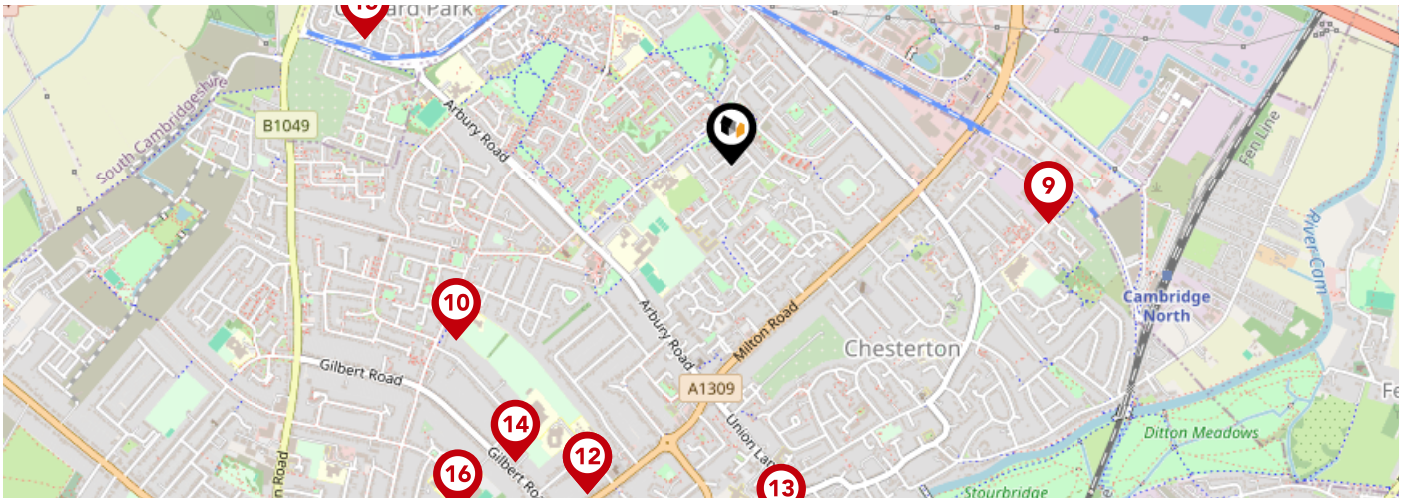
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Shirley Community Primary School Ofsted Rating: Good | Pupils: 348 | Distance:0.73		✓			
10 Arbury Primary School Ofsted Rating: Good | Pupils: 384 | Distance:0.74		✓			
11 Milton Road Primary School Ofsted Rating: Good | Pupils: 414 | Distance:0.81		✓			
12 Olive AP Academy - Cambridge Ofsted Rating: Good | Pupils: 4 | Distance:0.81			✓		
13 Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated | Pupils: 543 | Distance:0.82			✓		
14 Castle School, Cambridge Ofsted Rating: Requires improvement | Pupils: 238 | Distance:0.83			✓		
15 Orchard Park Community Primary School Ofsted Rating: Good | Pupils: 206 | Distance:0.88		✓			
16 Chesterton Community College Ofsted Rating: Outstanding | Pupils: 1121 | Distance:1			✓		

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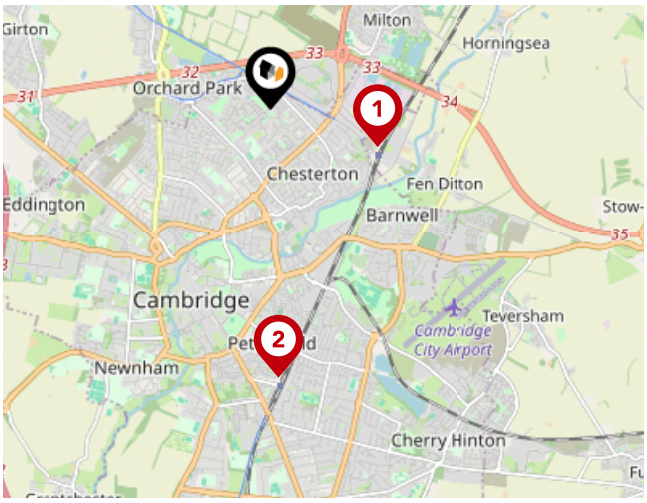
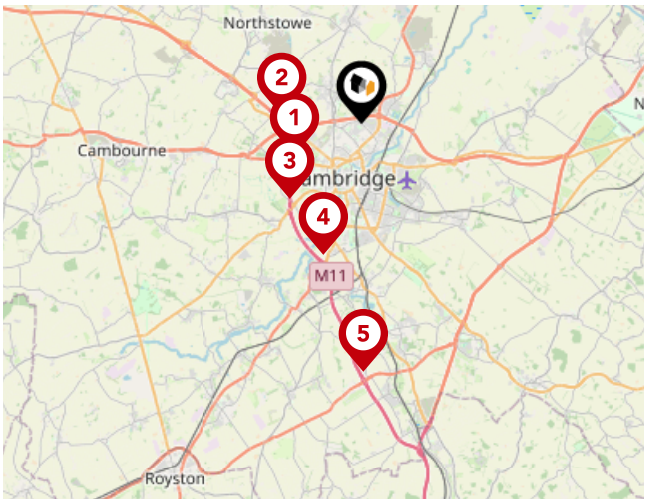
Area
Transport (National)



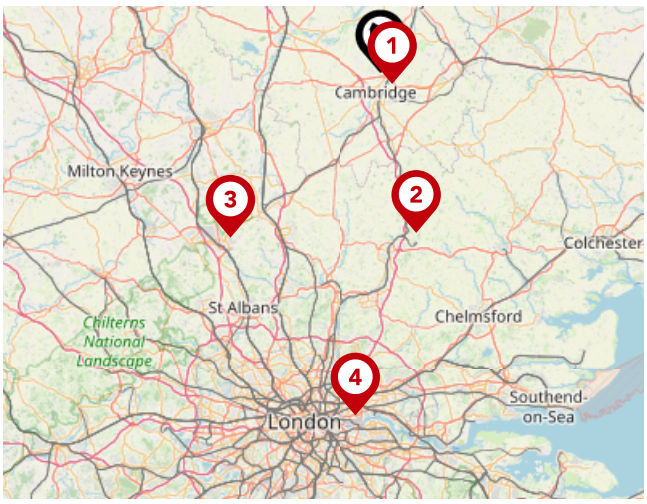
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.03 miles
2	Cambridge Rail Station	2.42 miles
3	Waterbeach Rail Station	3.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.71 miles
2	M11 J14	2.89 miles
3	M11 J12	3.76 miles
4	M11 J11	4.96 miles
5	M11 J10	9.04 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.33 miles
2	Stansted Airport	24.02 miles
3	Luton Airport	32.56 miles
4	Silvertown	50.34 miles

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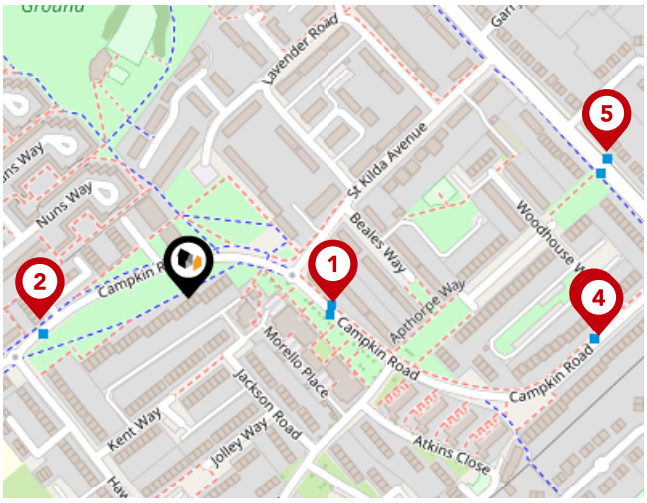
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Kilda Avenue	0.08 miles
2	Hawkins Road	0.09 miles
3	Woodhouse Way	0.23 miles
4	Woodhouse Way	0.23 miles
5	Lovell Road	0.25 miles

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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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Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Valuation Office Agency

Royal Mail