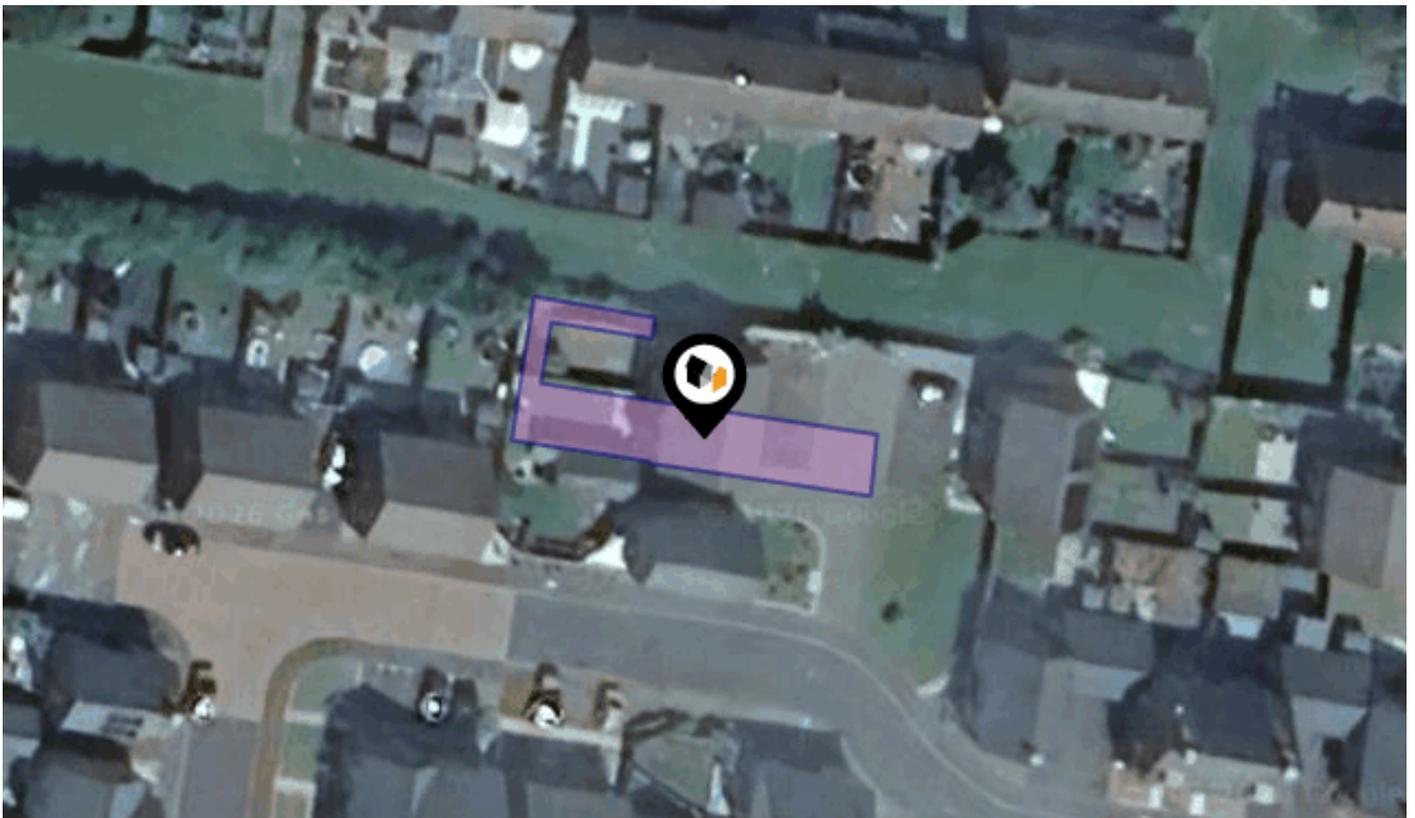




See More Online

MIR: Material Info

The Material Information Affecting this Property
Tuesday 10th March 2026



WATERMANS ROAD, WATERBEACH, CAMBRIDGE, CB25

Cooke Curtis & Co

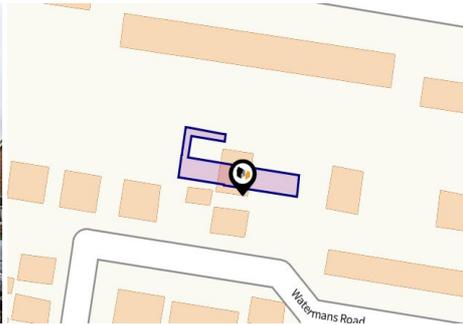
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 742 ft² / 69 m²
Plot Area: 0.04 acres
Year Built : 2019
Council Tax : Band C
Annual Estimate: £2,146
Title Number: CB443625

Tenure: Freehold

Local Area

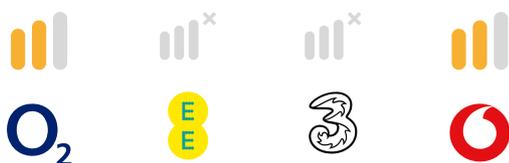
Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	79 mb/s	1800 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



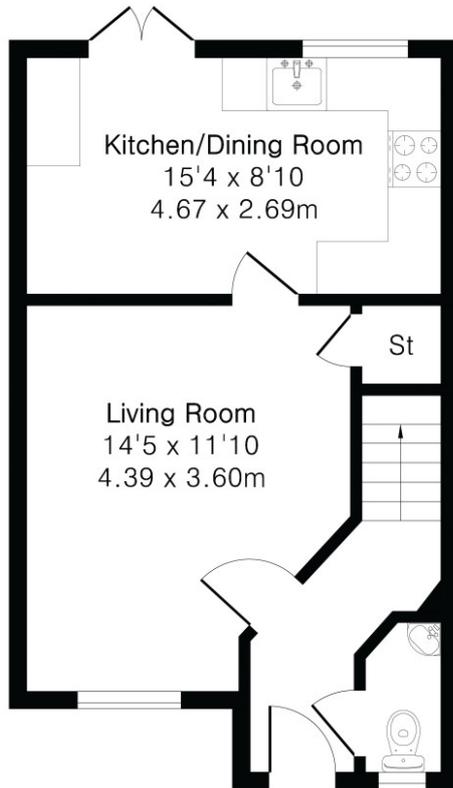


WATERMANS ROAD, WATERBEACH, CAMBRIDGE, CB25

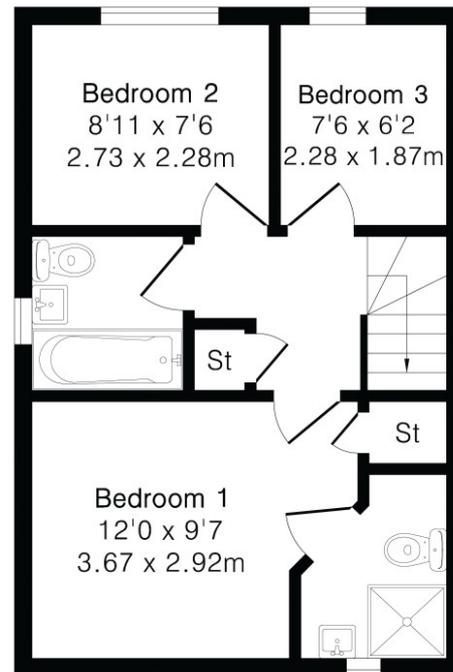
Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 384 sq ft – 36 sq m

First Floor Area 362 sq ft – 34 sq m



Ground Floor



First Floor

WATERMANS ROAD, WATERBEACH, CAMBRIDGE, CB25



Watermans Road, Waterbeach, CB25

Energy rating

B

Valid until 28.04.2029

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m-Â°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 0.21 W/m-Â°K
Total Floor Area:	69 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

There is a path to the right of adjoined next door neighbour leading to the back gate of their garden (closest) and our garden. From their gate onwards towards the back, we own the path, however the first part is either shared ownership or owned by the neighbour with right of access to us.

Construction Type

Standard brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Next door neighbour's garage guttering overhangs slightly into our garden

Other

Shared park/lawn by all in the estate

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Combi boiler

Water Supply

Mains

Drainage

Mains

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

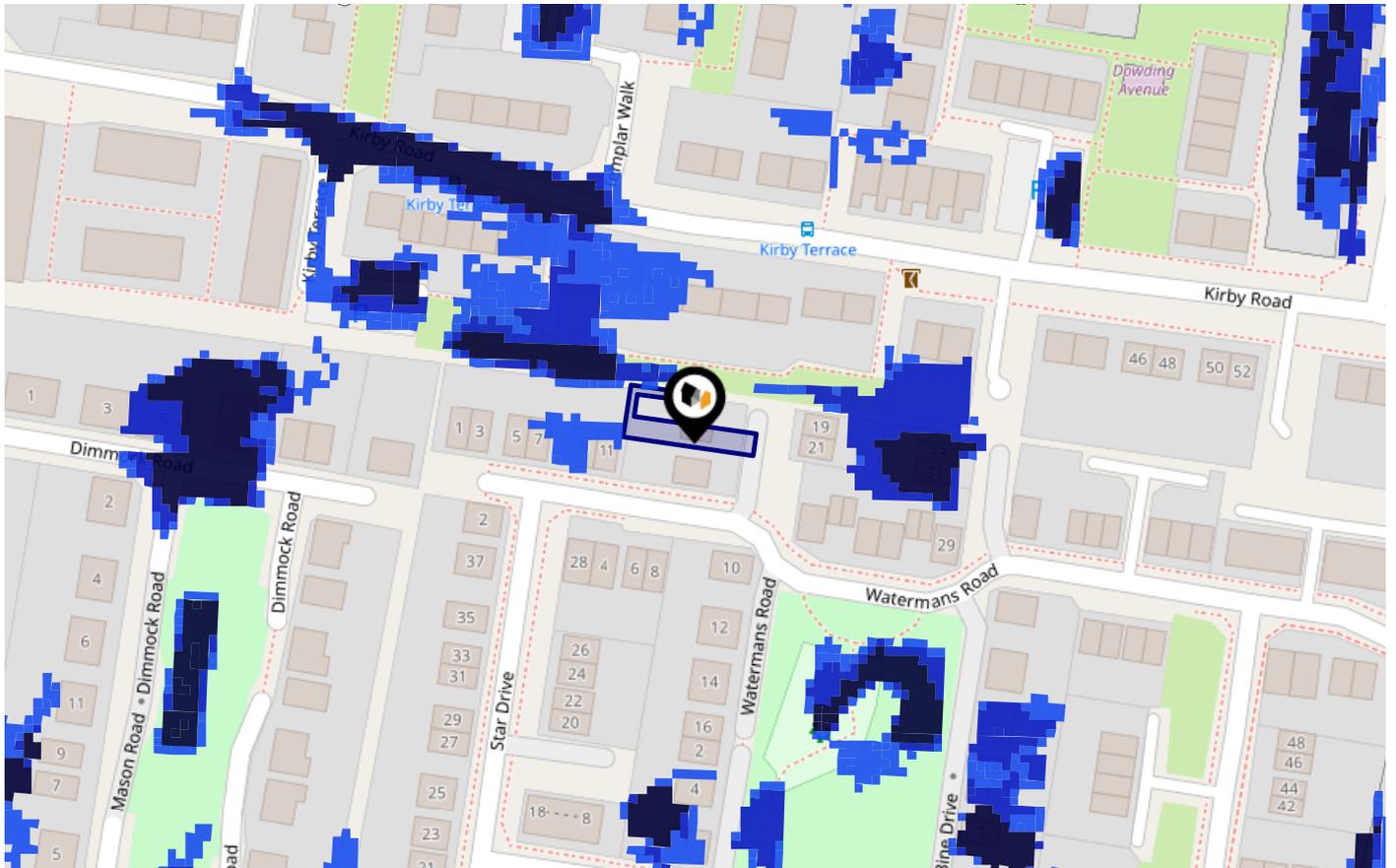
Important - Please read

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:

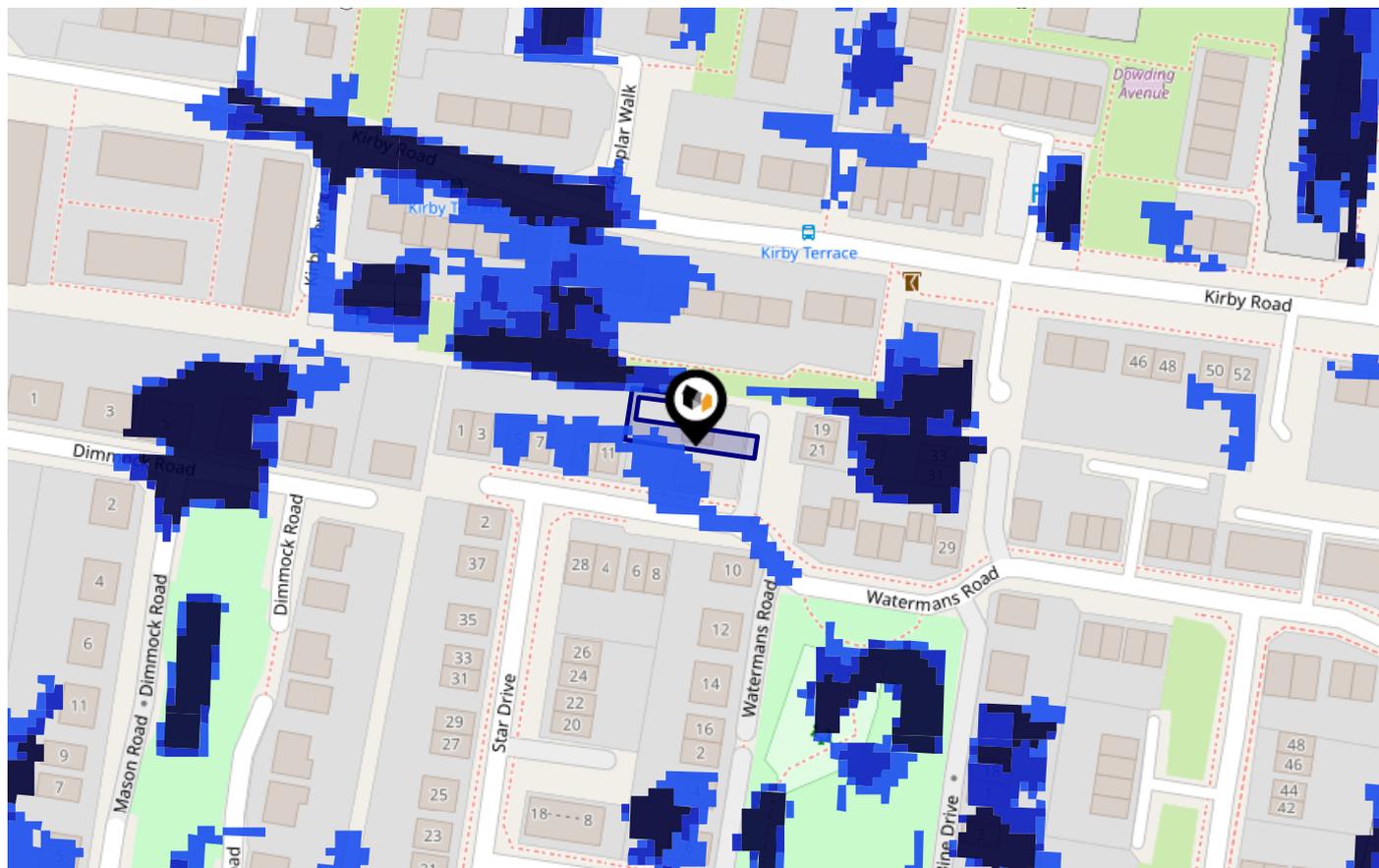


Flood Risk

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.

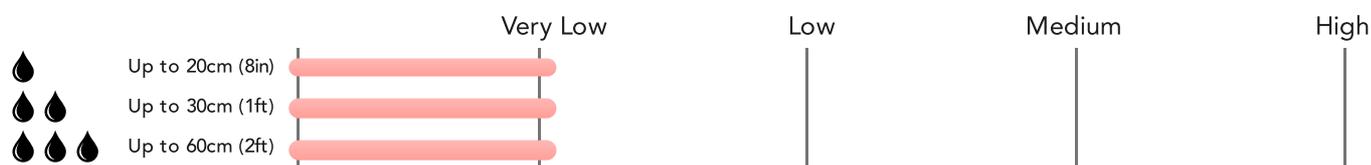


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

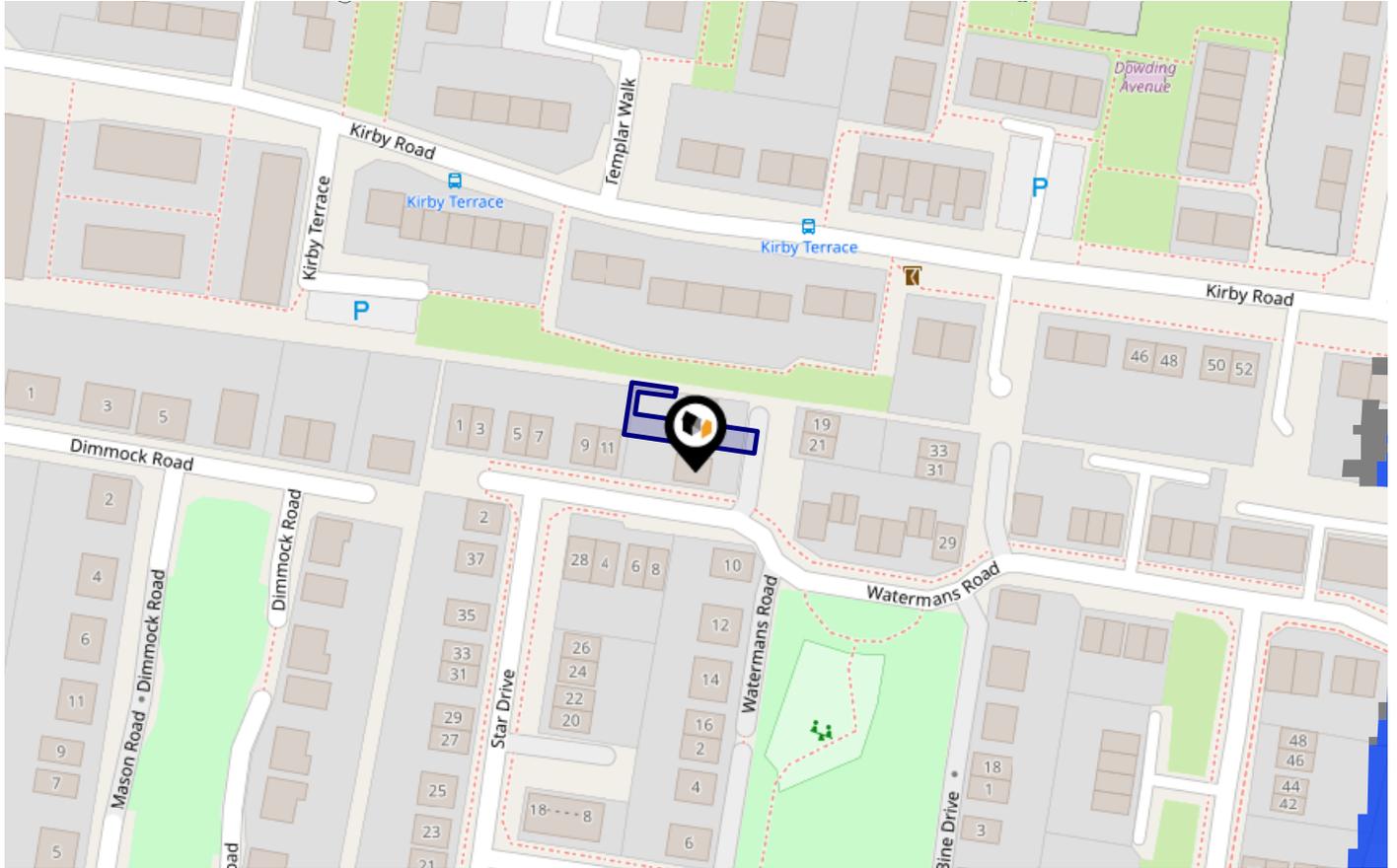


Flood Risk

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.
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Chance of flooding to the following depths at this property:

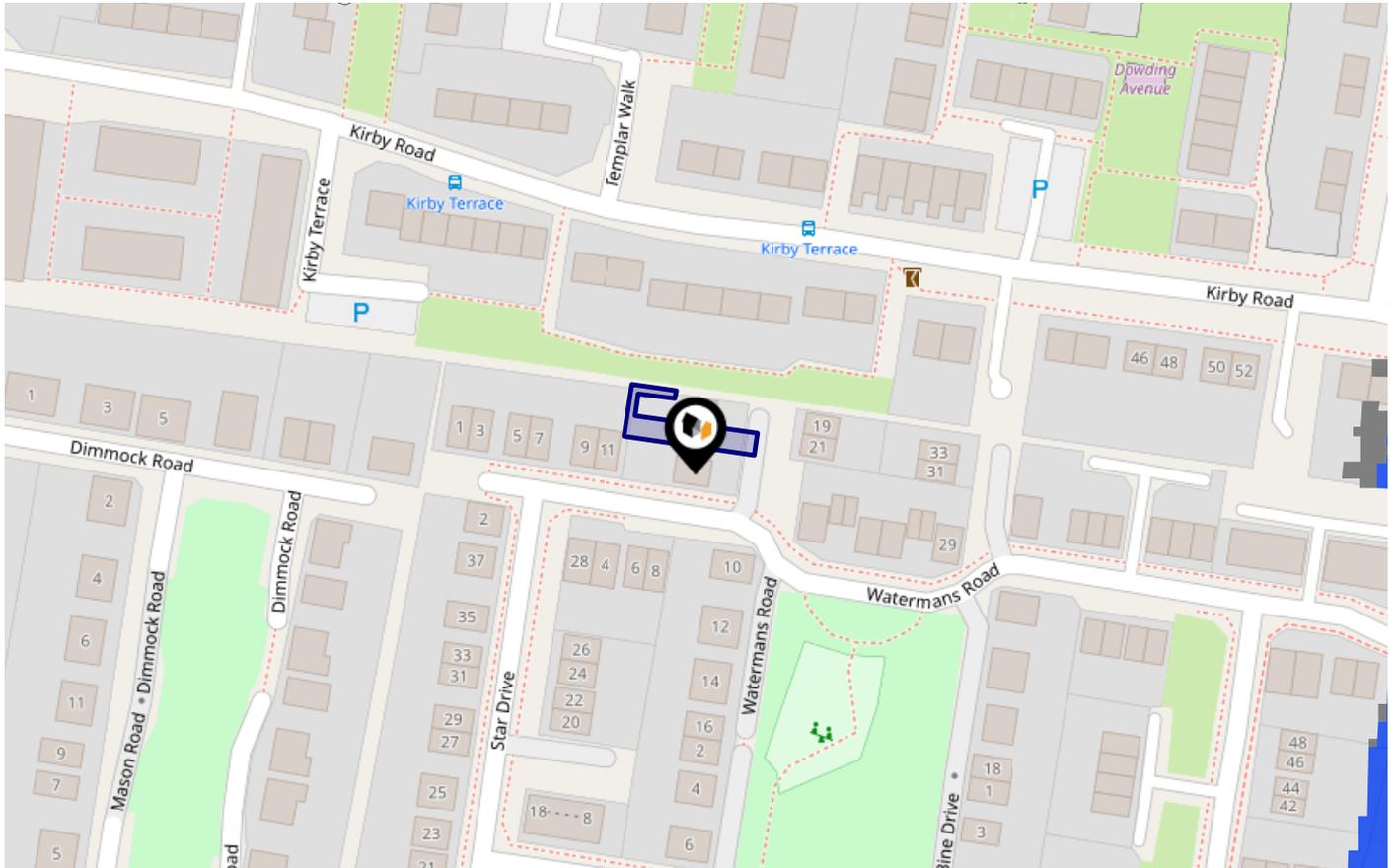


Flood Risk

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.

- 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:

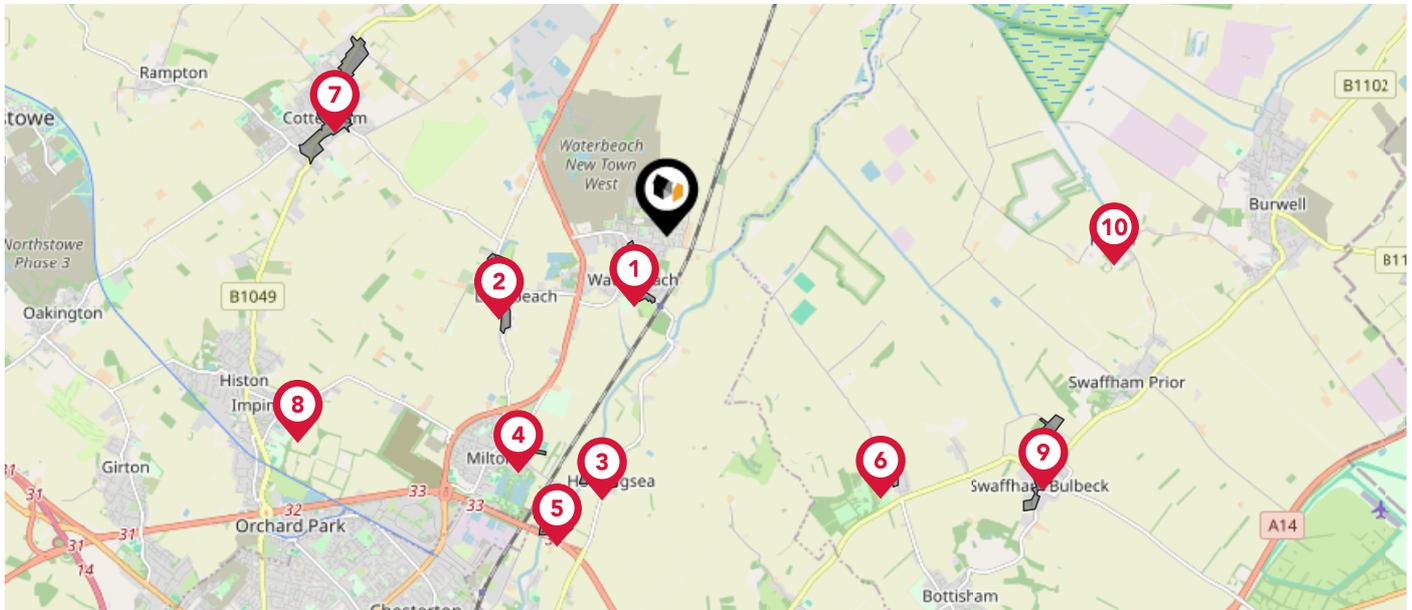


Maps

Conservation Areas



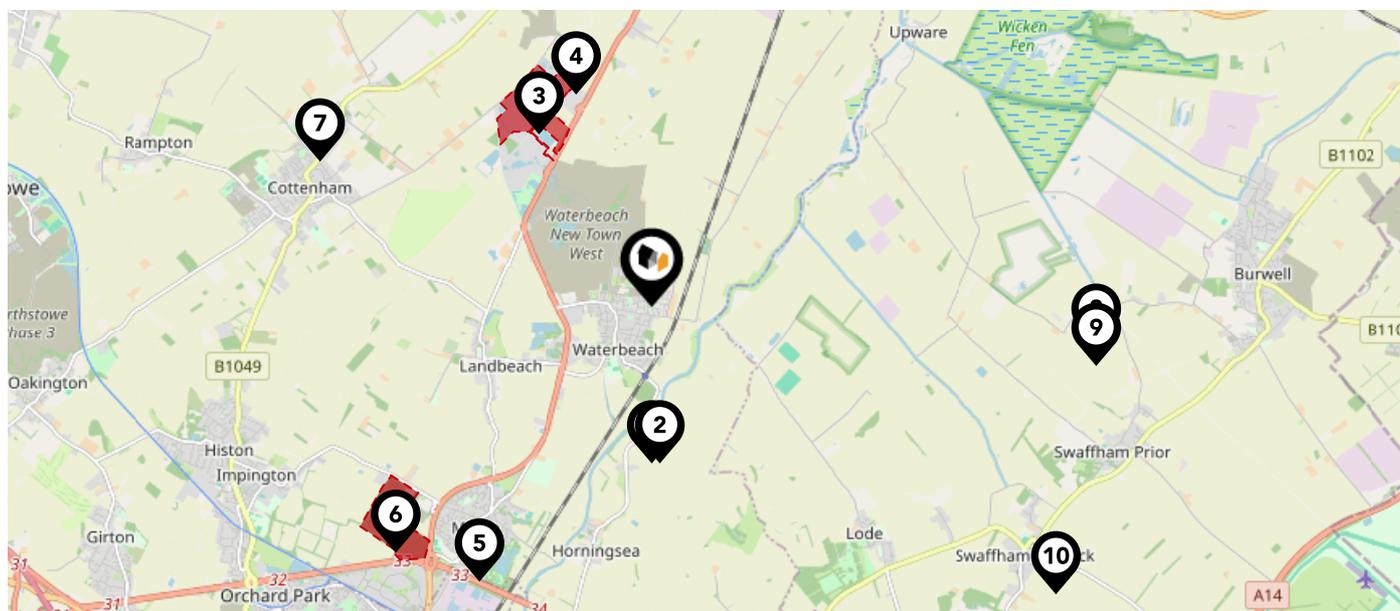
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Waterbeach
-  2 Landbeach
-  3 Horningsea
-  4 Milton
-  5 Baits Bite Lock
-  6 Lode
-  7 Cottenham
-  8 Impington St Andrew's
-  9 Swaffham Bulbeck
-  10 Reach

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	Clayhithe Cottages-Horningsea	Historic Landfill
2	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
3	EA/EPR/FP3190NH/V002	Active Landfill
4	No name provided by source	Active Landfill
5	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
6	No name provided by source	Active Landfill
7	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill
8	Hill Farm-Reach	Historic Landfill
9	The Chalk Pit-Reach	Historic Landfill
10	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



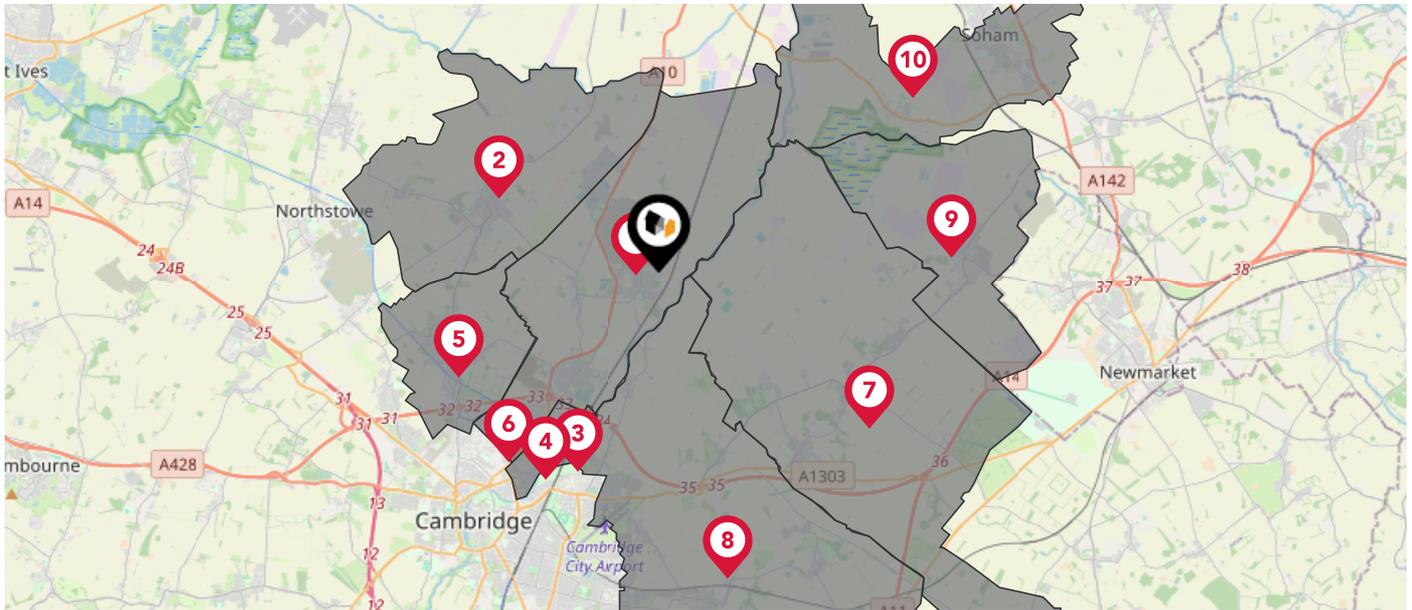
Mine Entry

- ✕ 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

1 Milton & Waterbeach Ward

2 Cottenham Ward

3 Milton & Waterbeach Ward

4 East Chesterton Ward

5 Histon & Impington Ward

6 King's Hedges Ward

7 Bottisham Ward

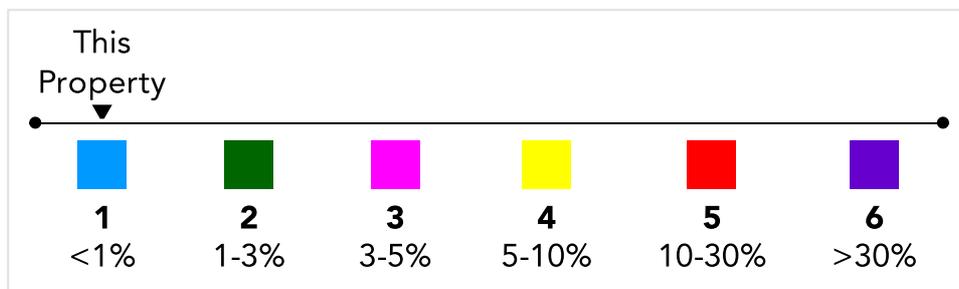
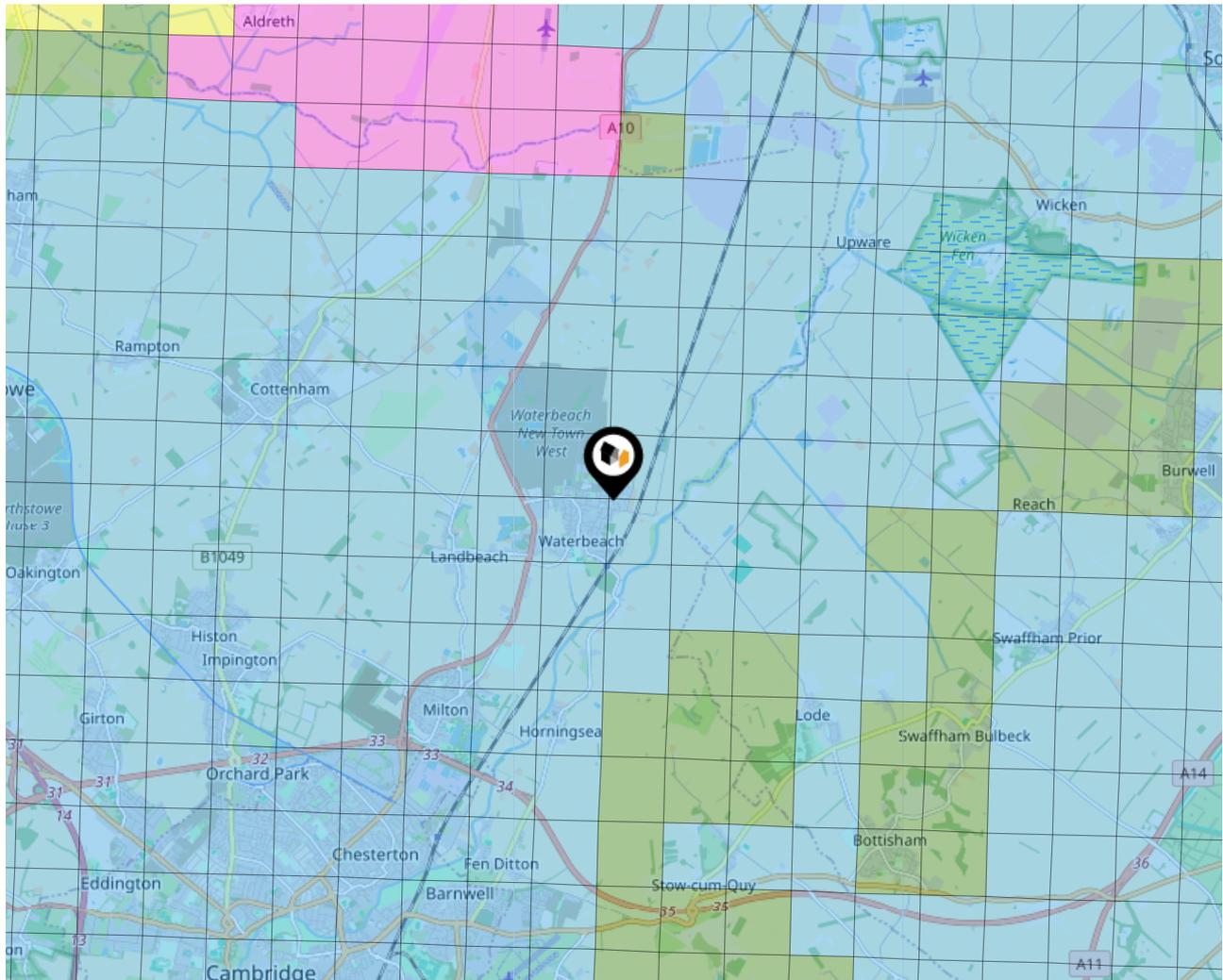
8 Fen Ditton & Fulbourn Ward

9 Burwell Ward

10 Soham South Ward

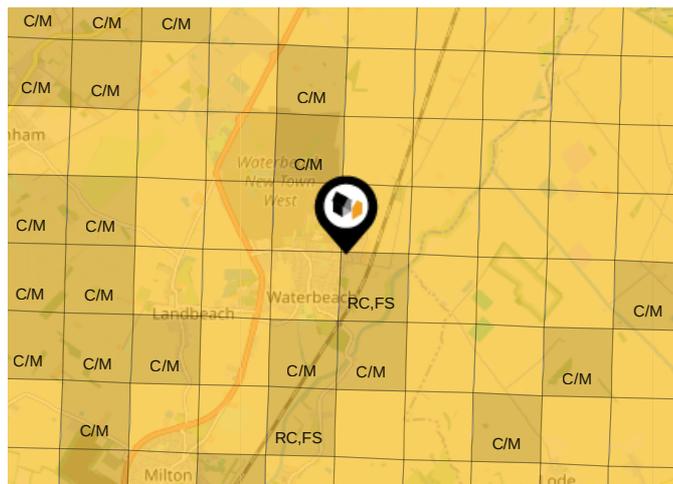
What is Radon?

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)

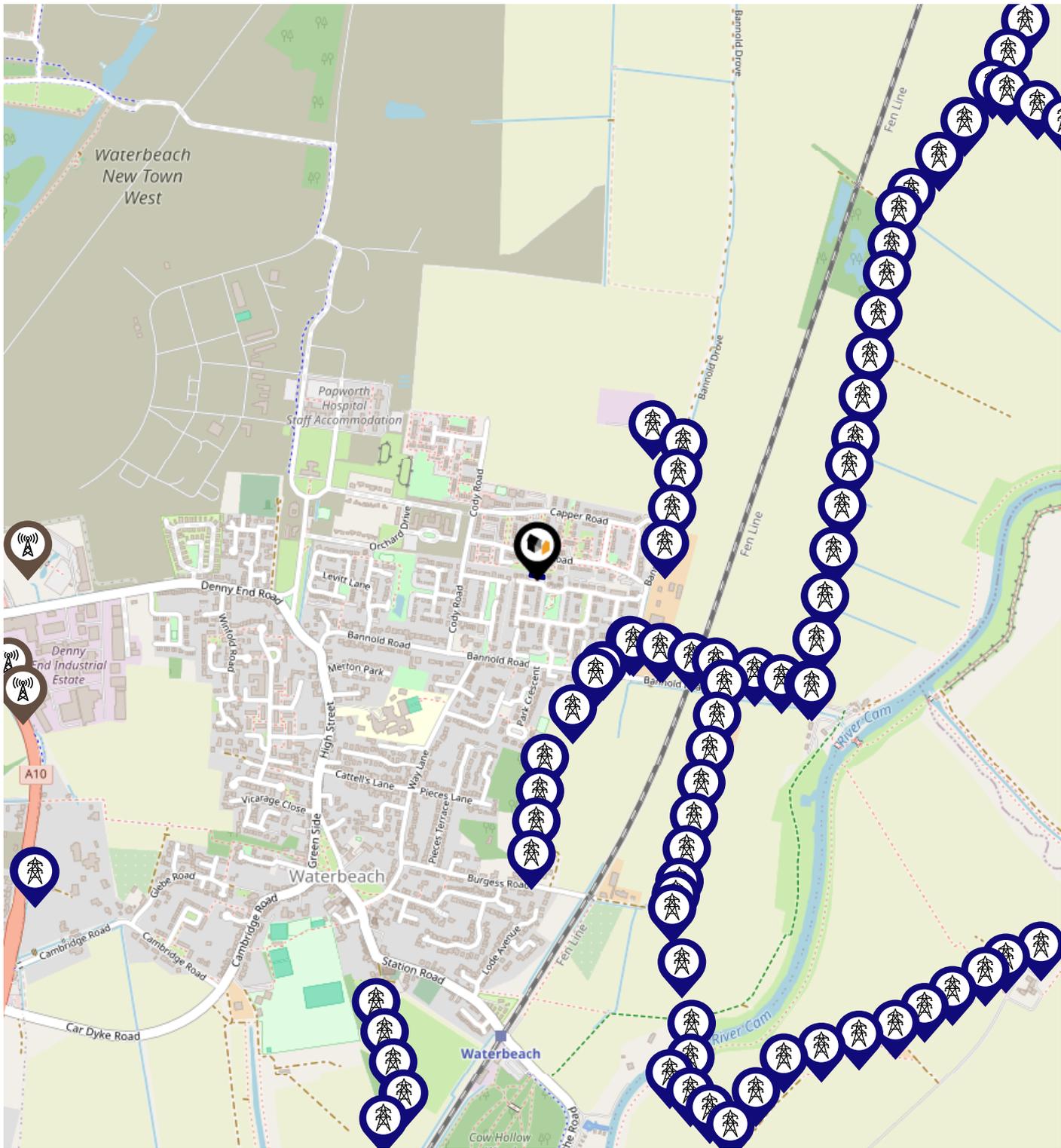
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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:

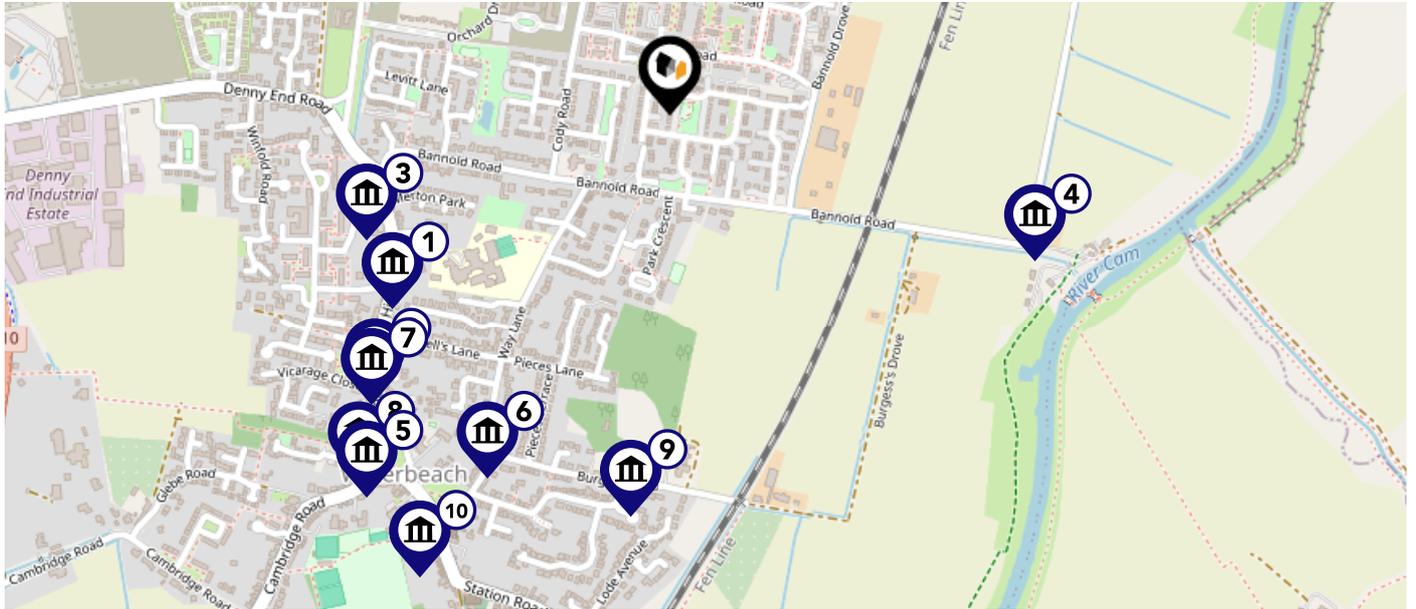
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



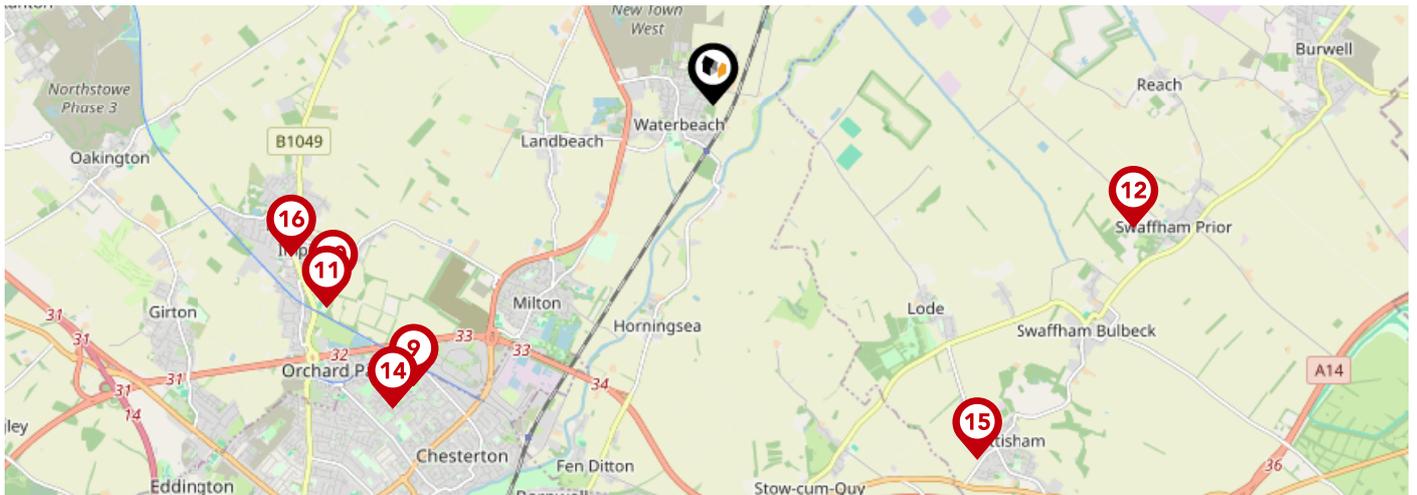
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



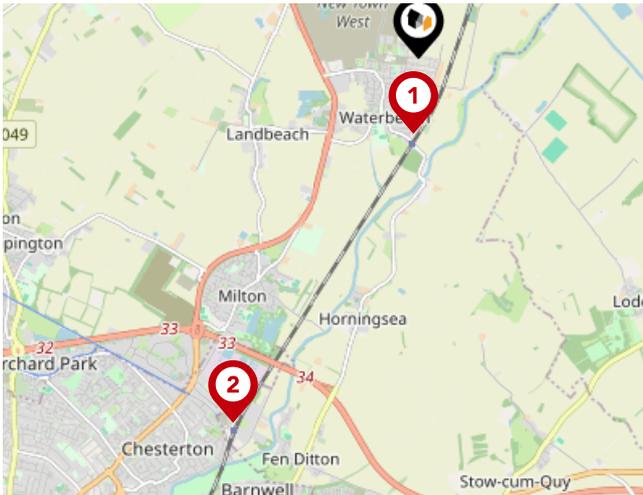
Listed Buildings in the local district	Grade	Distance
 1301879 - Wiles Cottage	Grade II	0.4 miles
 1179567 - Denny House	Grade II	0.4 miles
 1127363 - Berry House	Grade II	0.4 miles
 1179436 - Barn To North Of Lock Farm	Grade II	0.5 miles
 1267188 - K6 Telephone Kiosk	Grade II	0.5 miles
 1179660 - Box Tree Cottage	Grade II	0.5 miles
 1127362 - Small Barn To South Of Denny House	Grade II	0.5 miles
 1331289 - The Gables	Grade II	0.5 miles
 1331327 - 31, Burgess Road	Grade II	0.5 miles
 1127365 - Orchard House	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:2.37	<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:3.18	<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:3.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

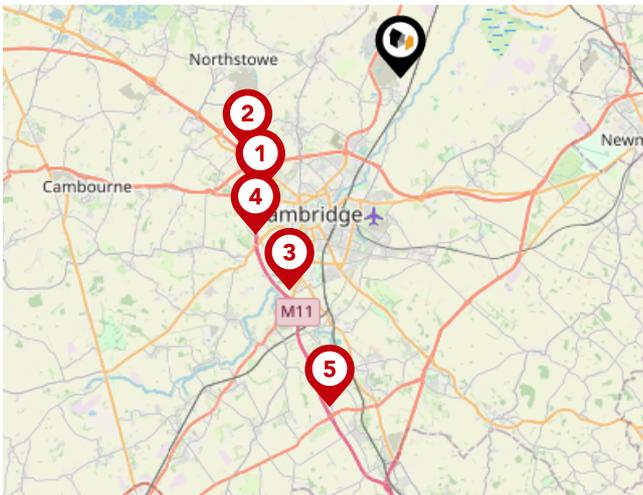


		Nursery	Primary	Secondary	College	Private
	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:3.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:4.01	<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:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



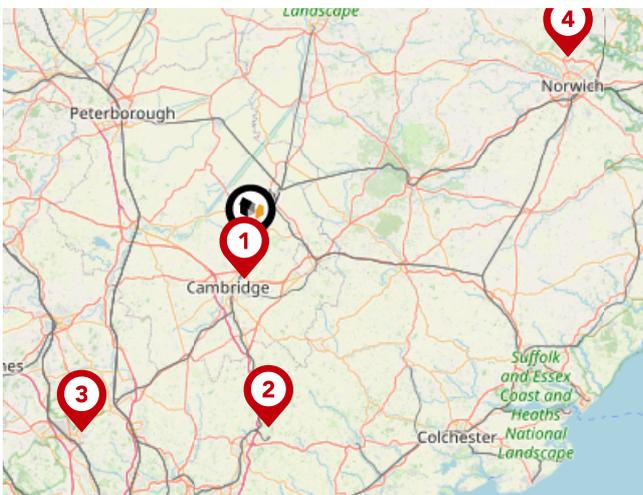
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	0.69 miles
2	Cambridge North Rail Station	3.71 miles
3	Cambridge Rail Station	5.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	6.57 miles
2	M11 J14	6.14 miles
3	M11 J11	8.72 miles
4	M11 J12	7.75 miles
5	M11 J10	12.28 miles

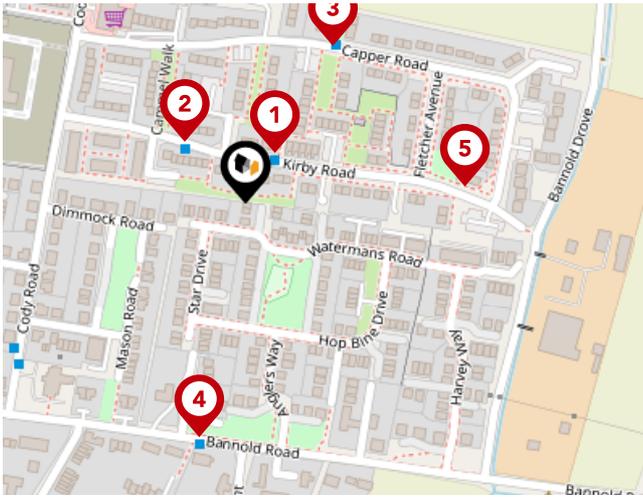


Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.7 miles
2	Stansted Airport	26.54 miles
3	Luton Airport	36.55 miles
4	Norwich International Airport	53.17 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kirby Terrace	0.03 miles
2	Kirby Terrace	0.05 miles
3	Fletcher Avenue	0.1 miles
4	Park Crescent	0.14 miles
5	Capper Road	0.12 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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