

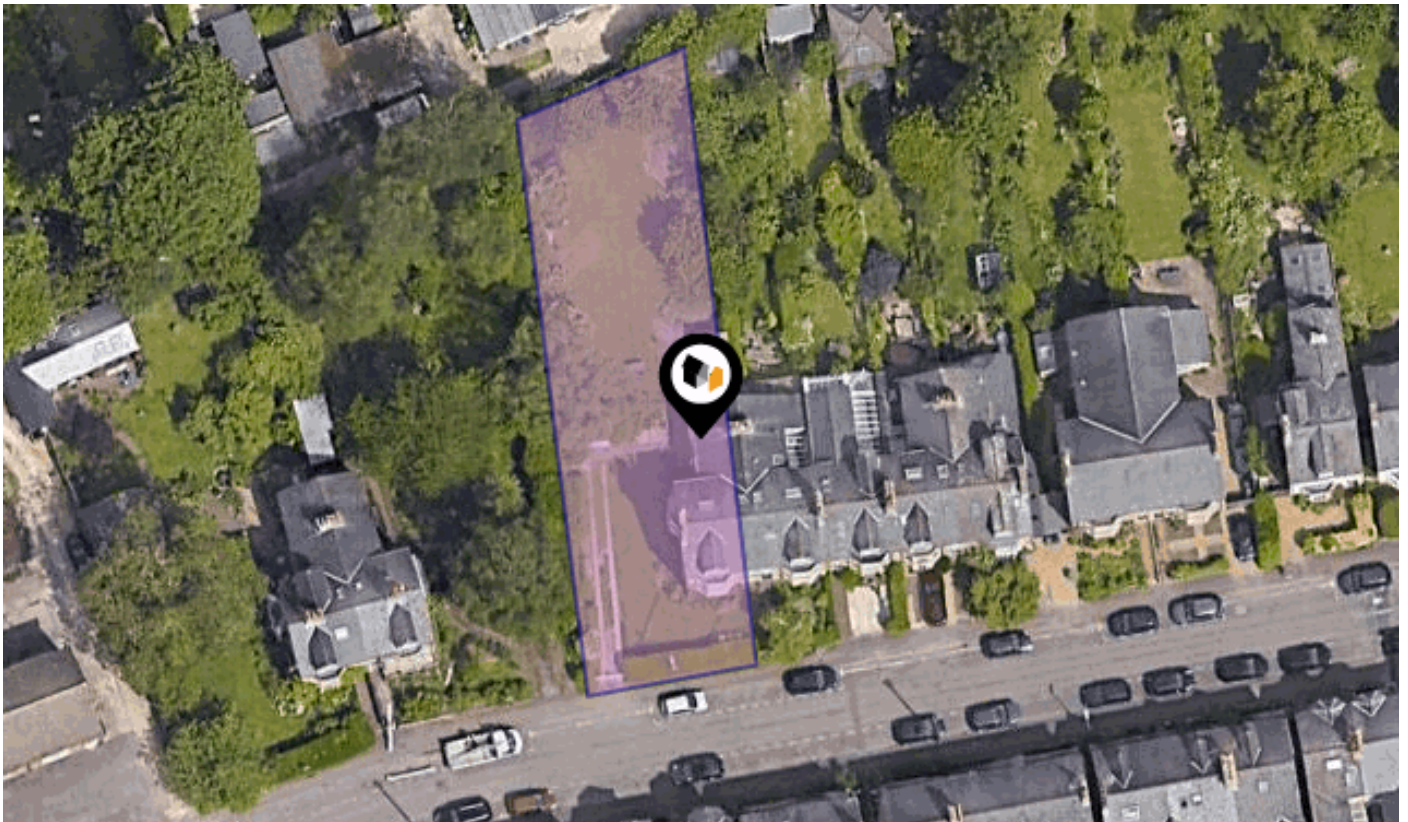


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 17<sup>th</sup> March 2025**



## HARTINGTON GROVE, CAMBRIDGE, CB1

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,937 ft <sup>2</sup> / 180 m <sup>2</sup>		
Plot Area:	0.18 acres		
Council Tax :	Band G		
Annual Estimate:	£3,748		
Title Number:	CB437795		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

Planning records for: *Hartington Grove, Cambridge, CB1*

Reference - 12/506/TTPO	
Decision:	Decided
Date:	26th November 2012
Description:	T1 - Holly - Reduce height to previous pruning points, being an approximate reduction of 1.5m

Reference - 10/270/TTPO	
Decision:	Decided
Date:	20th September 2010
Description:	T14 - Silver Birch: (of the 3 low limbs growing on south east side) reduce limb growing towards extension by 2m and remaining limbs by 1.5m, thin remaining sections of limbs by 10%T13 - Holly: reduce height by 1.5m

Planning records for: **51A Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 12/0763/COND6	
Decision:	Decided
Date:	03rd July 2015
Description:	Condition 6

Reference - 11/0736/FUL	
Decision:	Decided
Date:	27th June 2011
Description:	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with car lodge, bin and cycle store.

Reference - 14/2021/FUL	
Decision:	Decided
Date:	17th December 2014
Description:	Demolition of existing 2 bedroom house and single garage, and construction of 4 bedroom 1 & 3/4 storey house and basements along with 1 storey wing, car lodge, bin and cycle store.

Reference - 12/0763/COND3	
Decision:	Decided
Date:	03rd July 2015
Description:	Condition 3

Planning records for: **51A Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 15/1560/FUL	
Decision:	Decided
Date:	13th August 2015
Description:	Demolition of existing 2 bedroom house and single garage and erection of 1x 4 bedroom 1 3/4 storey house with two single storey wings, car lodge, bin and cycle store

Reference - 12/0763/FUL	
Decision:	Decided
Date:	13th June 2012
Description:	Demolition of existing two bedroom house and single garage and construction of 3 bedroom 1 3/4 storey house, along with one storey lodge, bin and cycle store.

Planning records for: **21 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 23/0900/TTPO	
Decision:	Decided
Date:	16th August 2023
Description:	T1 - Walnut tree: this tree has quite a bit of decay and Innonotus hispidus bracket infection quite high up. Remove the infected branch. Reduce the remaining crown by up to 2m.

Reference - 12/1293/FUL	
Decision:	Decided
Date:	15th October 2012
Description:	A detached one-bed residential annex

Planning records for: **21 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 23/0905/TTPO	
Decision:	Decided
Date:	16th August 2023
Description:	T800 Cedar ~ Remove major deadwood and lodged dead limbs, reduce canopy over adjacent building roof to provide clearance of 1.5m, raise / tip end reduce low lateral growth by 2m all round to alleviate end weight.T926 Lime ~ Remove deadwood, prune to clear adjacent building by 2m, reduce canopy over road back to kerb edge, being approximately 1.5 to 2m and raise low crown over path to 2.5m.

Planning records for: **23 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 18/274/TTPO	
Decision:	Decided
Date:	03rd July 2018
Description:	T4 - Silver Birch, Fell.T6 - Silver Birch, Fell.To replan a section of the NE section of the garden, allowing some light into that area.

Reference - 11/370/TTPO	
Decision:	Decided
Date:	06th October 2011
Description:	T4, T5 and T6 - Silver Birch: Crown Reduction by 5m. Shorten side branches by 1.5m. Shape and balance. Reason: To reduce excessive shading to neighbouring house and garden.

Reference - 17/234/TTPO	
Decision:	Decided
Date:	19th May 2017
Description:	T3: Silver Birch - Fell

Planning records for: **35 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 06/1095/FUL	
Decision:	Decided
Date:	09th October 2006
Description:	Single storey rear and side extension, loft extension to rear.

Planning records for: **39 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 18/127/TTPO	
Decision:	Decided
Date:	19th March 2018
Description:	Norway Maple - Raise lower canopy to 4.0 metres all round and thin remaining crown by 20%

Reference - 15/002/TTPO	
Decision:	Decided
Date:	06th January 2015
Description:	T1 - Acer - remove two lowest branches overhanging garden building at end of garden to avoid damage to bike store area and building

Planning records for: **41 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 16/374/TTPO	
Decision:	Decided
Date:	07th September 2016
Description:	T16: Sycamore - Remove major deadwood, crown reduce limb over the road by approx. 4m, lave side of tree shaped and balanced.



Planning records for: **41 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 11/0850/FUL	
Decision:	Decided
Date:	18th July 2011
Description:	Demolition of existing greenhouse and construction of new ground floor bathroom.

Planning records for: **45 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 06/1030/FUL	
Decision:	Decided
Date:	03rd October 2006
Description:	Erection of single storey garage to side and loft conversion incorporating dormers to front and rear.

Planning records for: **49 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 22/04679/HFUL	
Decision:	Decided
Date:	24th October 2022
Description:	Part single storey, part two storey rear extension and loft extension including new gable roof and front and rear dormers. Ridge of new gable roof to align to property no45

Reference - 12/0406/FUL	
Decision:	Decided
Date:	09th May 2012
Description:	Log Cabin at end of the Garden - 0.5M from the boundary at the back and the right. Building is 2.96M (W) x 4.34M (L) x 3.0M (H - at the ridge). Log Cabin is Finnforest Peili.



Planning records for: **49 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 24/03478/HFUL	
Decision:	Decided
Date:	17th September 2024
Description:	Part single, part two storey rear extension. Hip to gable roof extension including front and rear dormers. Two storey front bay window extensions and Front porch.

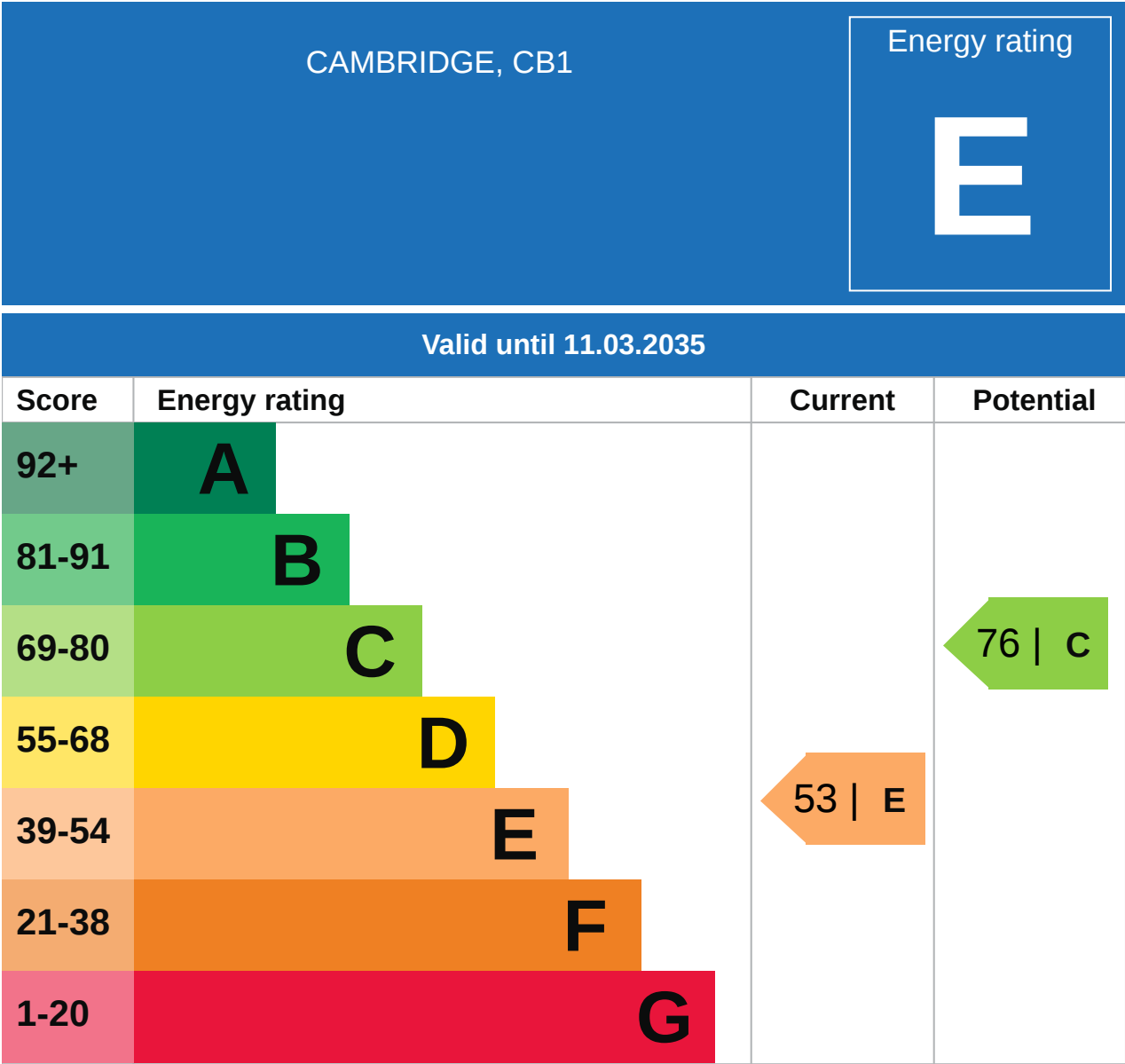
Planning records for: **51 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 11/0274/FUL	
Decision:	Decided
Date:	15th March 2011
Description:	Two storey front and side extension, part two storey, part single storey rear extension, including alterations to roof of rear wing.

Planning records for: **53 Hartington Grove Cambridge Cambridgeshire CB1 7UA**

Reference - 23/00913/HFUL	
Decision:	Decided
Date:	09th March 2023
Description:	Reinstate/replace railings to front.

Reference - 04/1171/FUL	
Decision:	Decided
Date:	29th October 2004
Description:	Erection of a single storey rear extension



## Additional EPC Data

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<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Partial double glazing
<b>Window Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 79% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	180 m <sup>2</sup>

## Accessibility / Adaptations

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Ground floor extension - 1980's Preventative structural work to front bay including new drainage for front and side bay - 2022

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## Electricity Supply

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Scottish Power

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## Gas Supply

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Scottish Power

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## Central Heating

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Gas boiler powers central heating throughout the property

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## Water Supply

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Cambridge Water

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## Drainage

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Anglian Water



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### 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

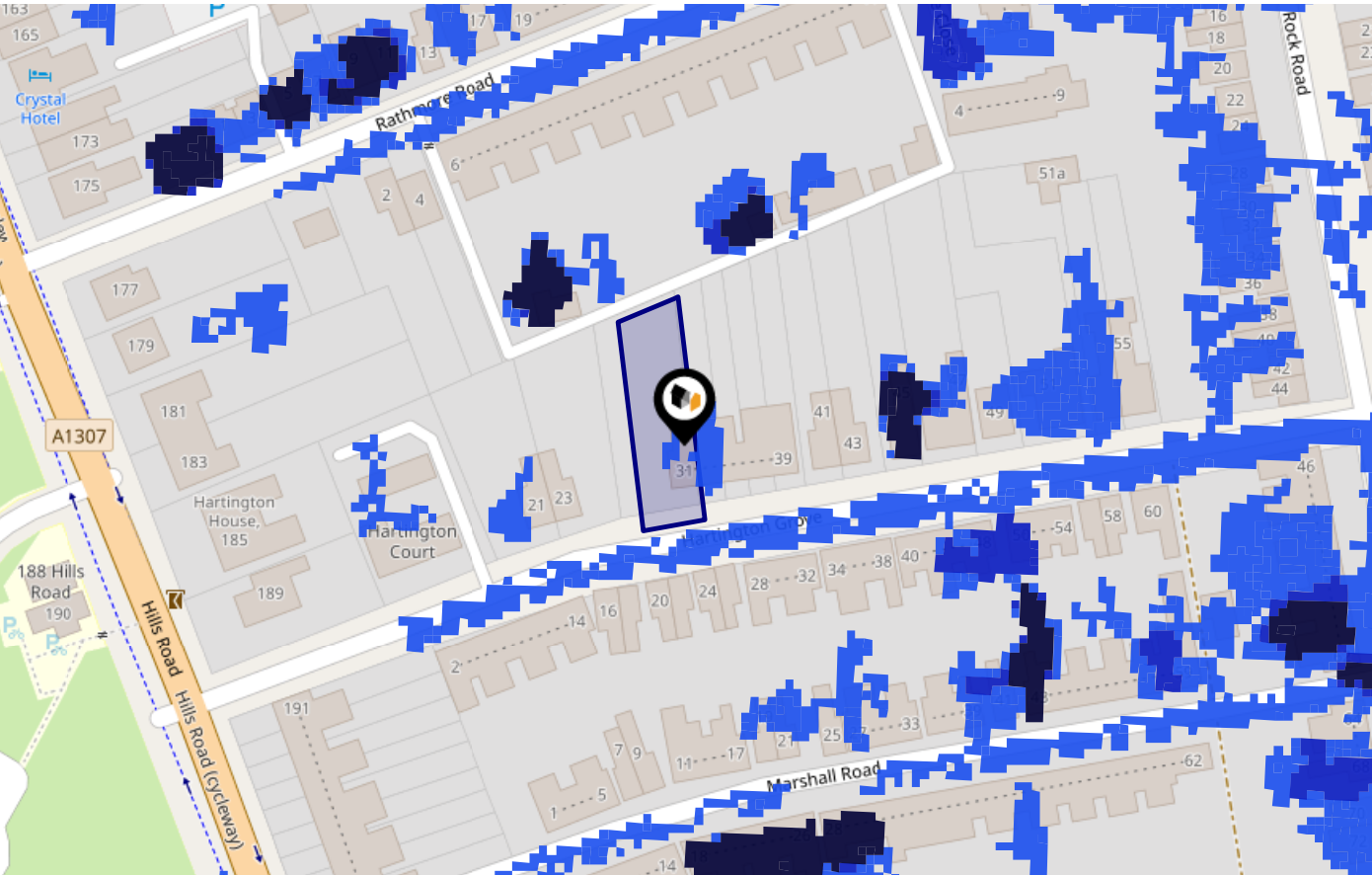


# Flood Risk

## 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.

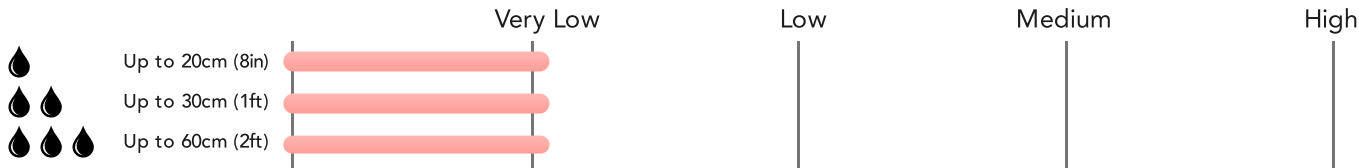


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

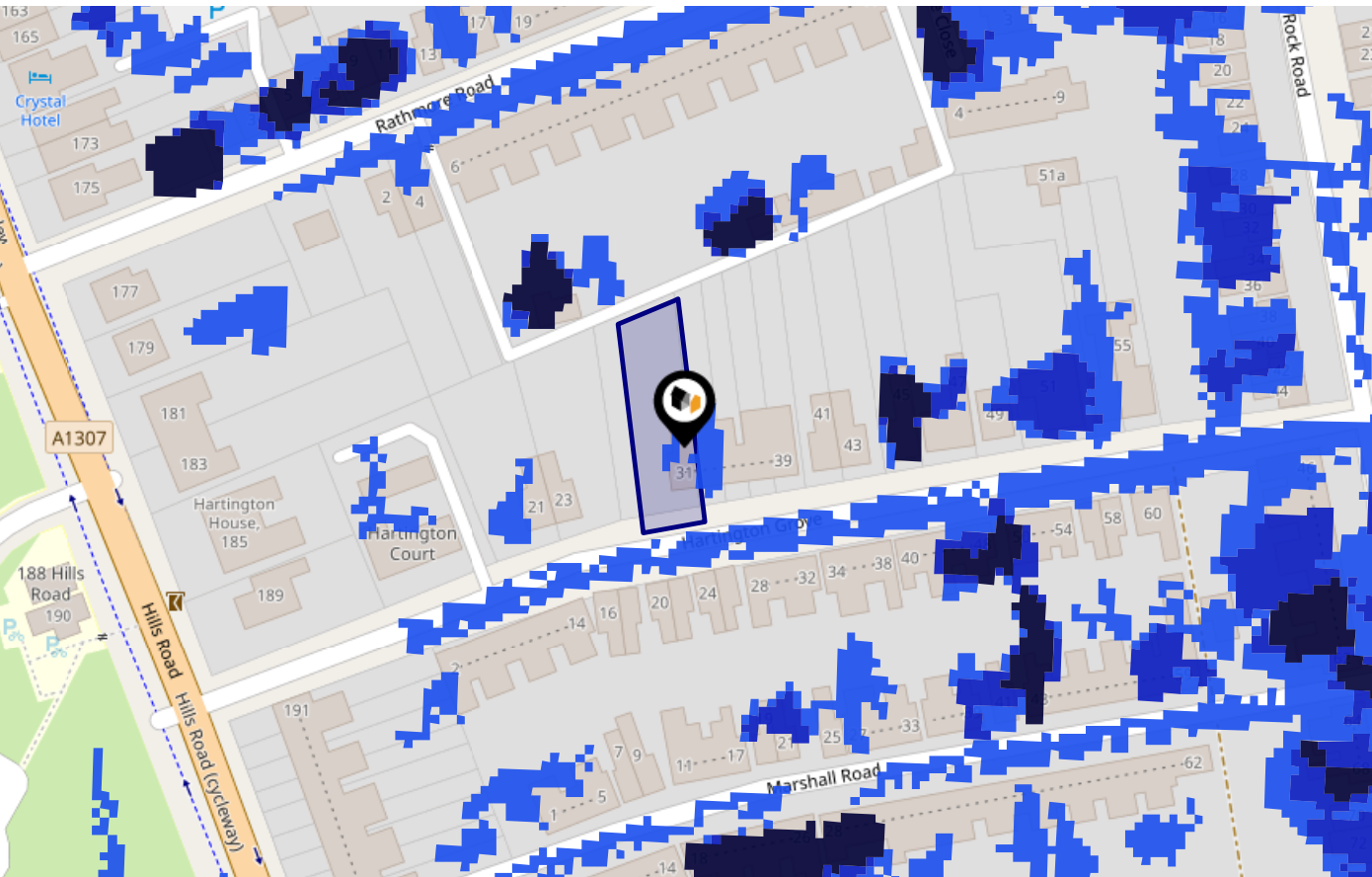


# Flood Risk

## 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.

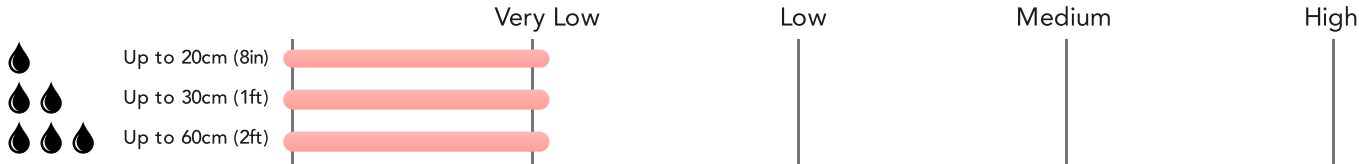


Risk Rating: Very low

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- 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:

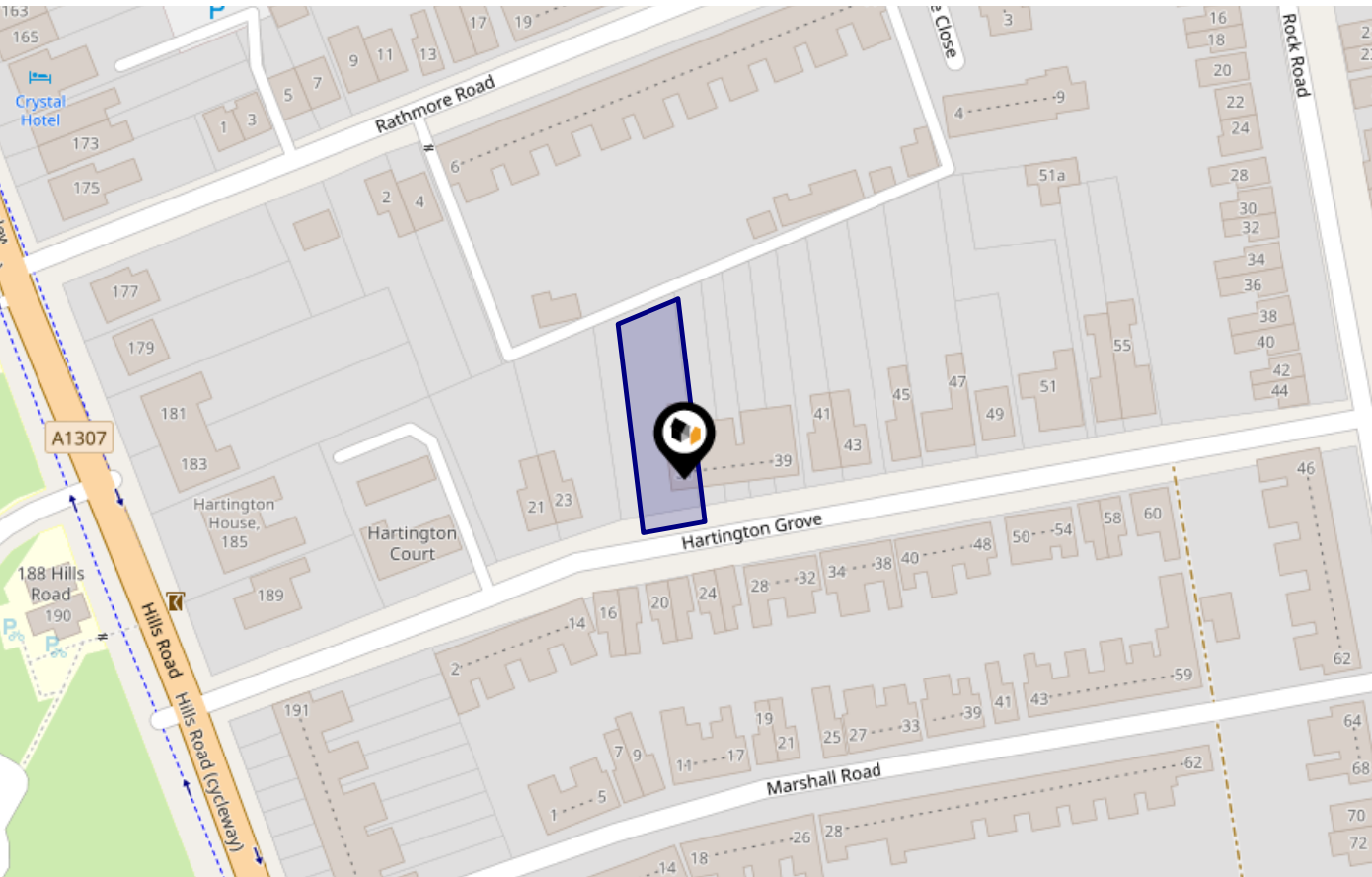


# Flood Risk

## 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.

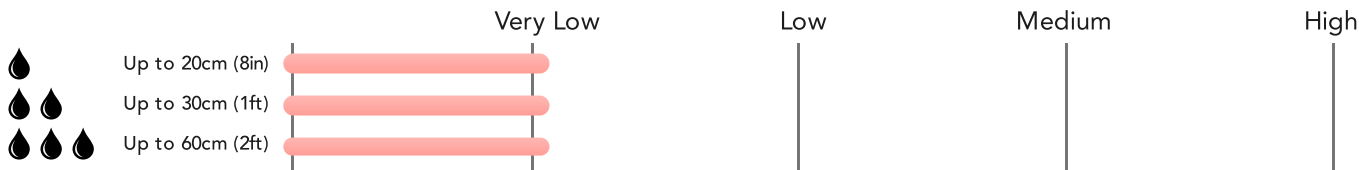


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

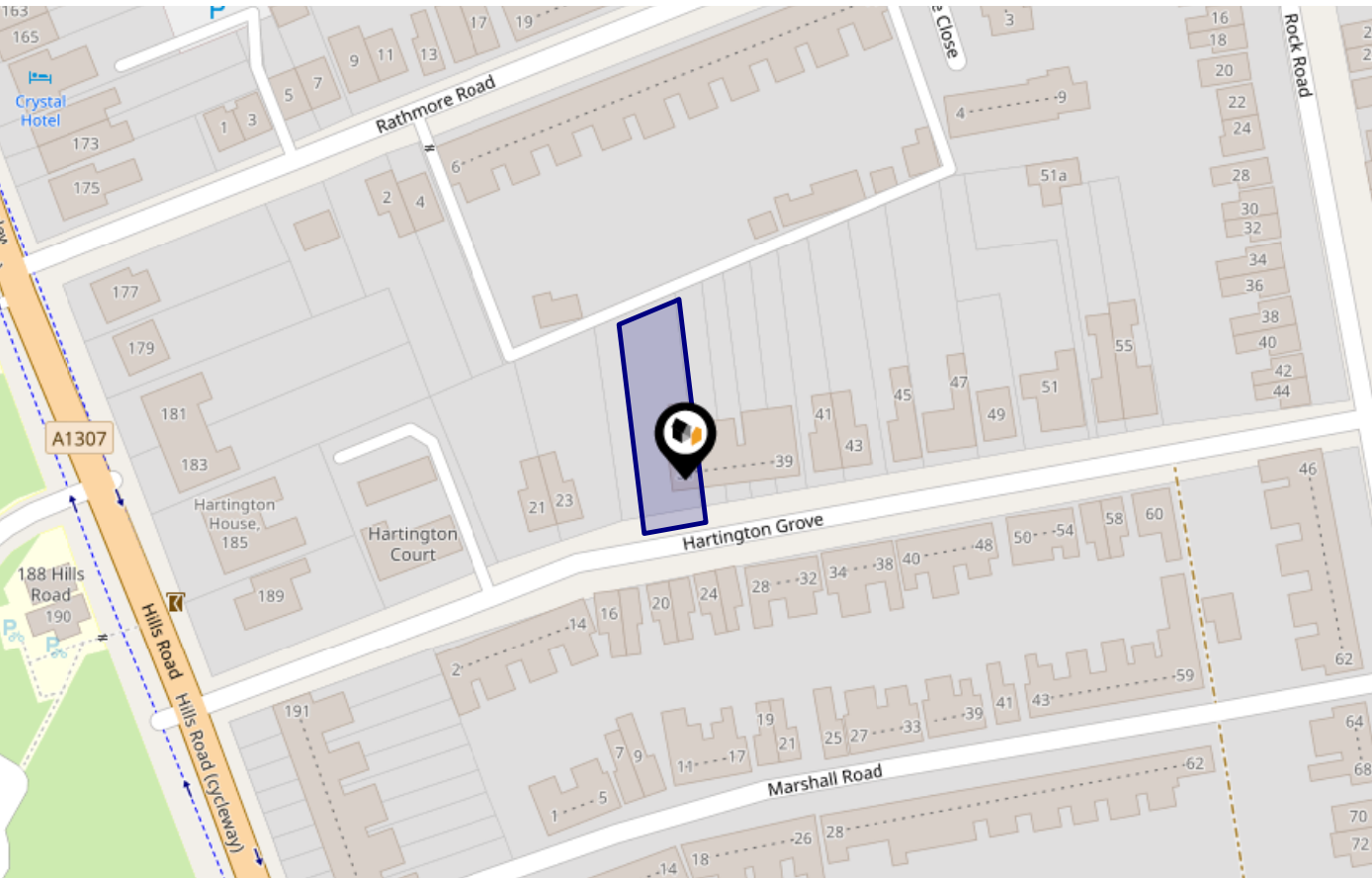


# Flood Risk

## 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.

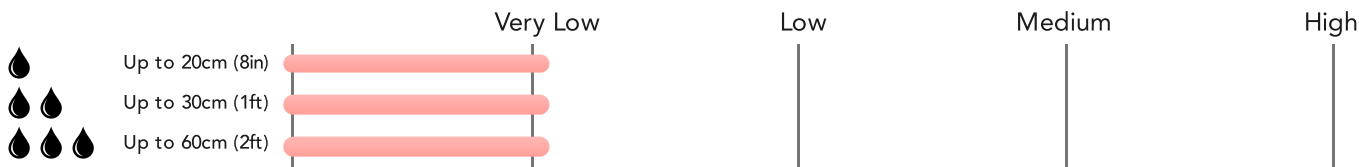


Risk Rating: Very low

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Chance of flooding to the following depths at this property:



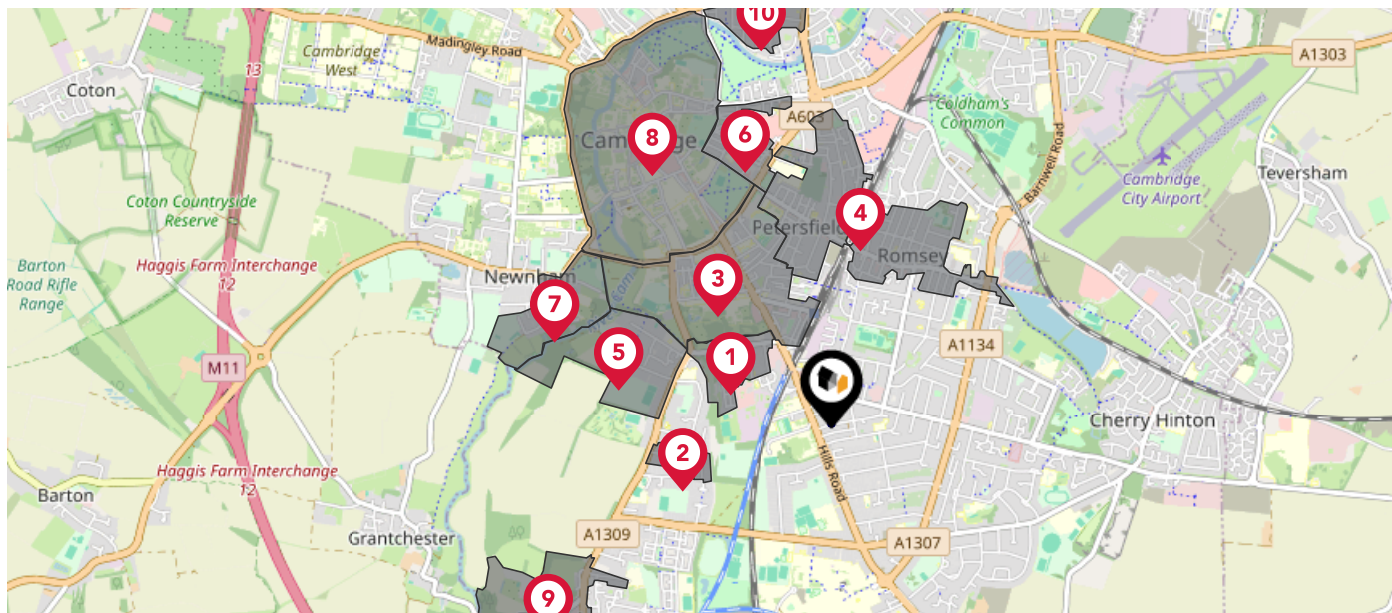


# Maps

## 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

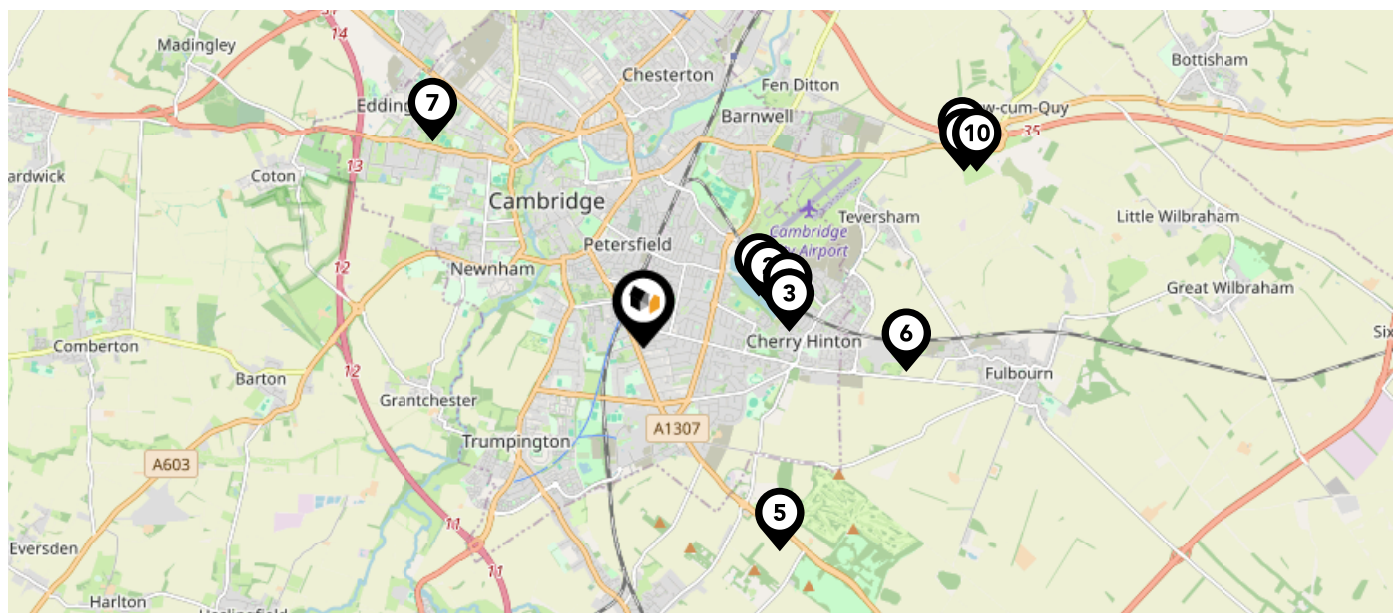
- 1 Brooklands Avenue
- 2 Barrow Road
- 3 New Town and Glisson Road
- 4 Mill Road
- 5 Southacre
- 6 The Kite
- 7 Newnham Croft
- 8 Central
- 9 Trumpington
- 10 De Freville

# Maps

## Landfill Sites



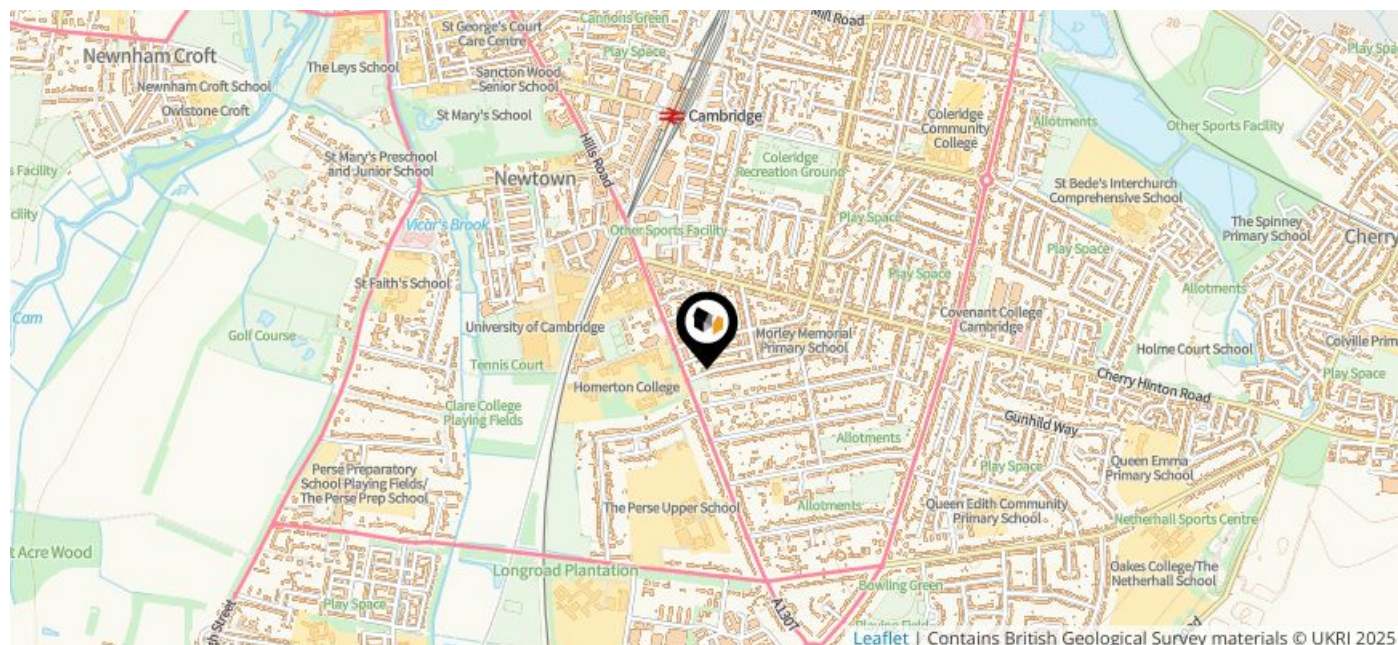
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
5	Hill Trees-Stapleford	Historic Landfill	
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
7	Cambridge University Farm-Huntingdon Road, 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

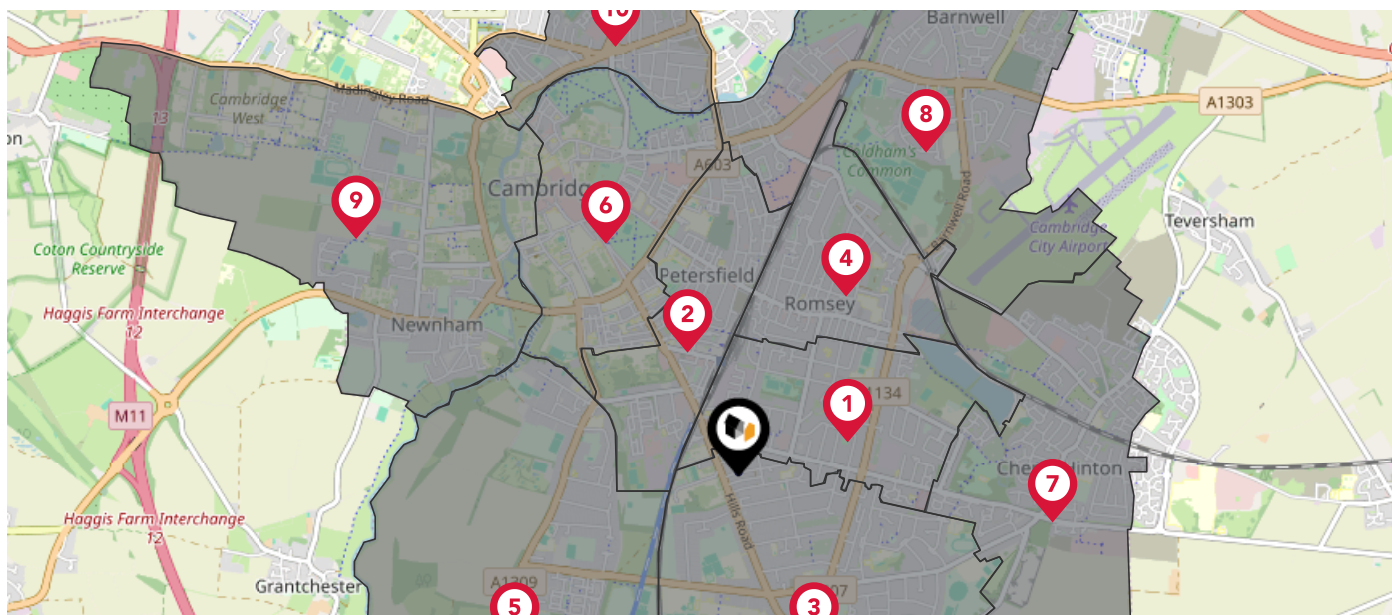
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

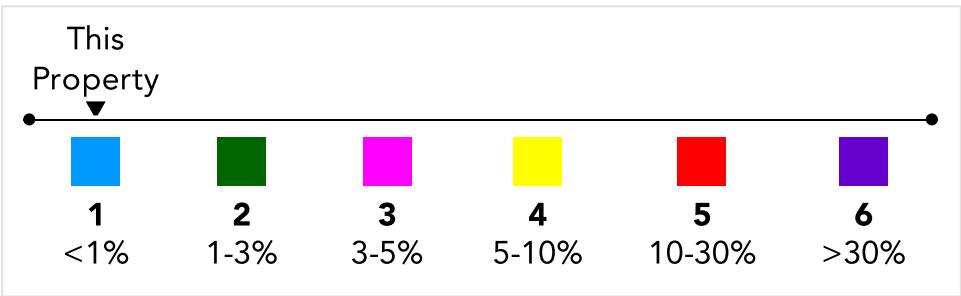
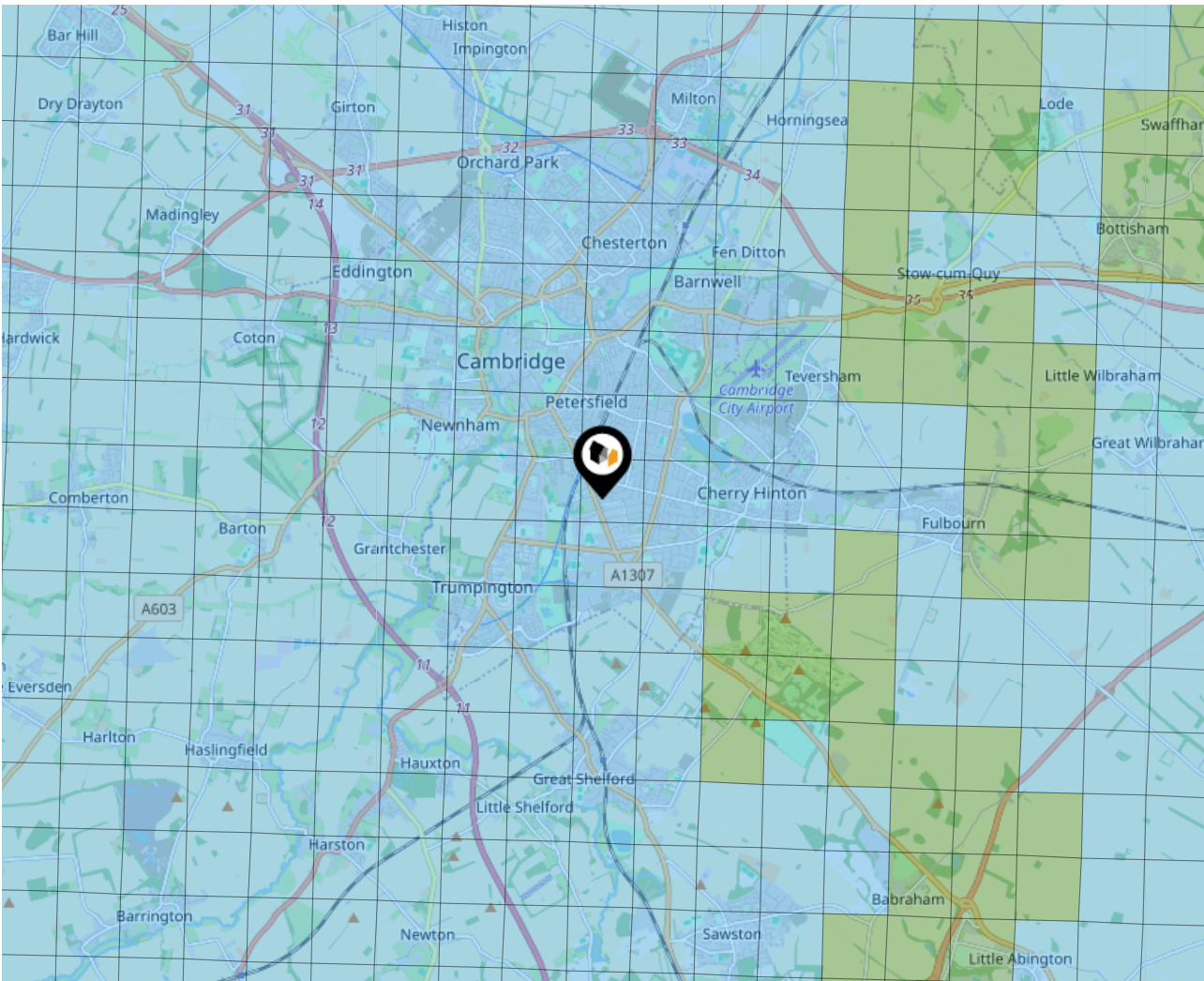


### Nearby Council Wards

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

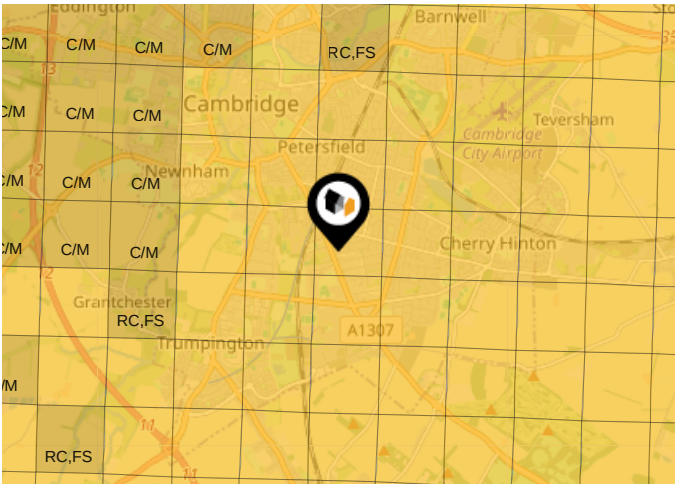
### What is Radon?

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>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SILTY) TO MEDIUM(SILTY)		

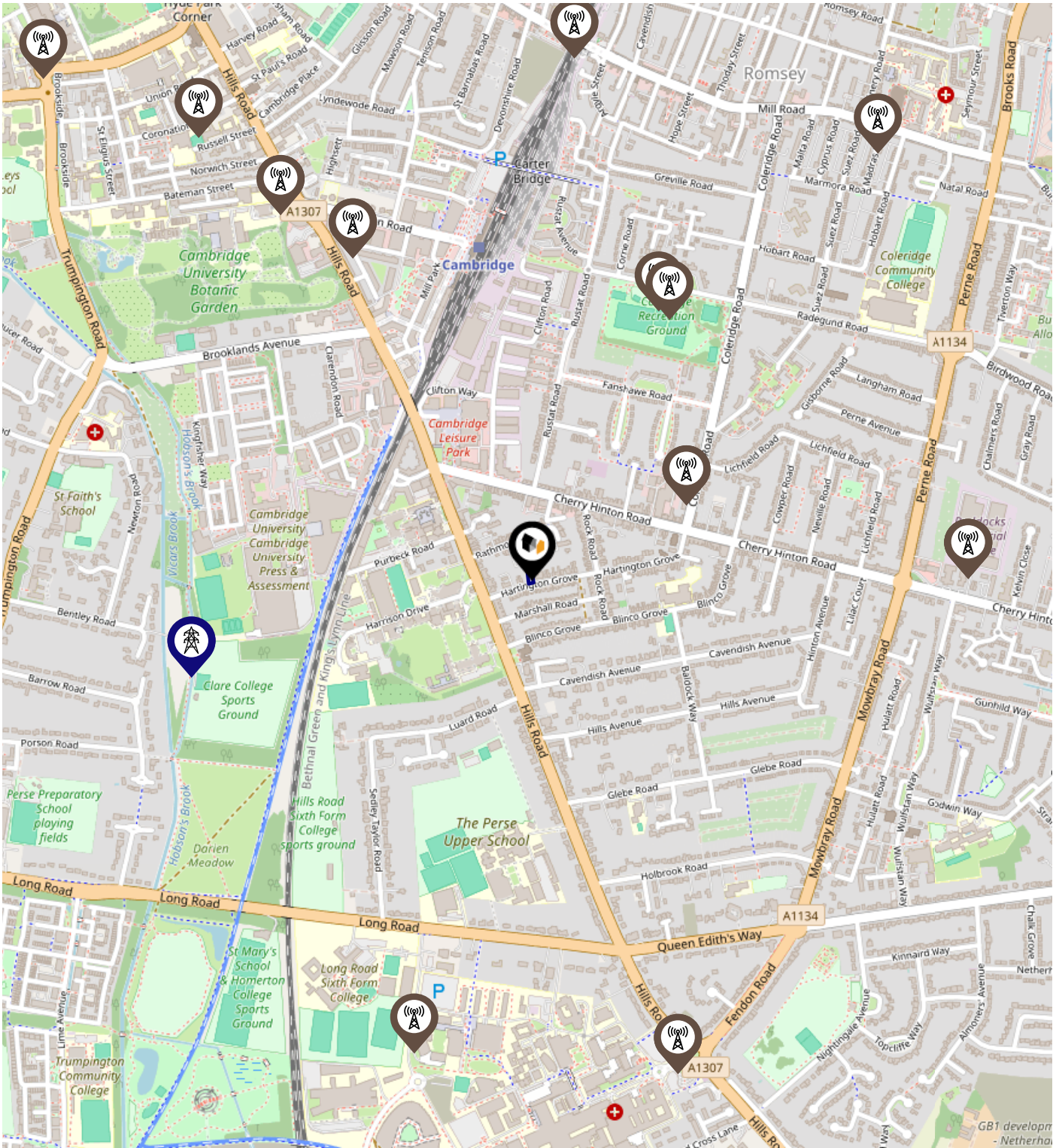


### Primary Classifications (Most Common Clay Types)



<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

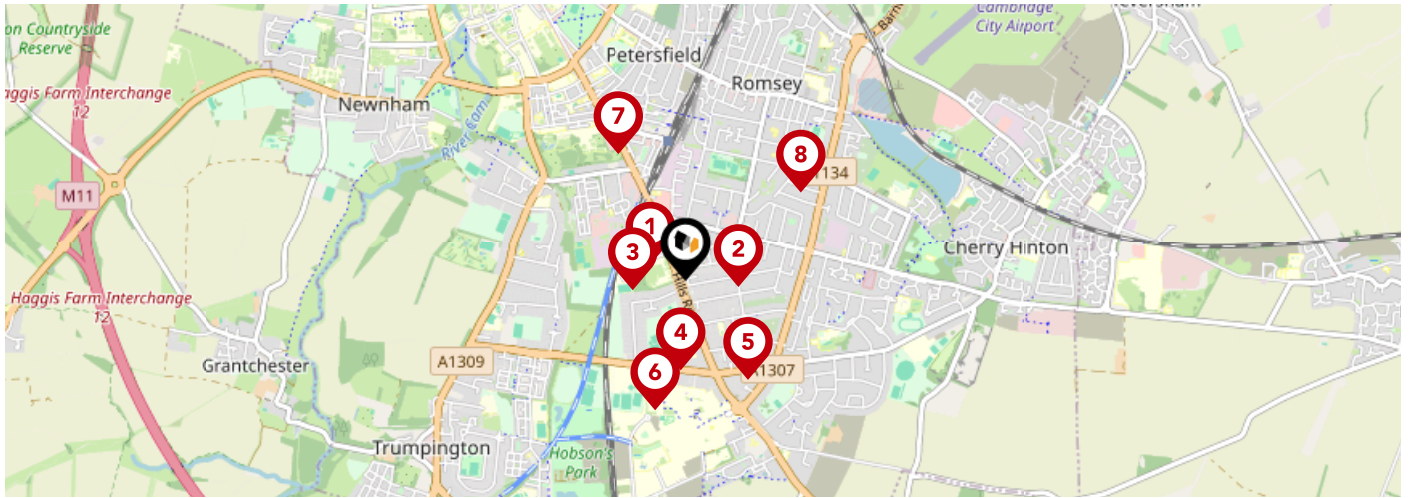


# Local Area Masts & Pylons



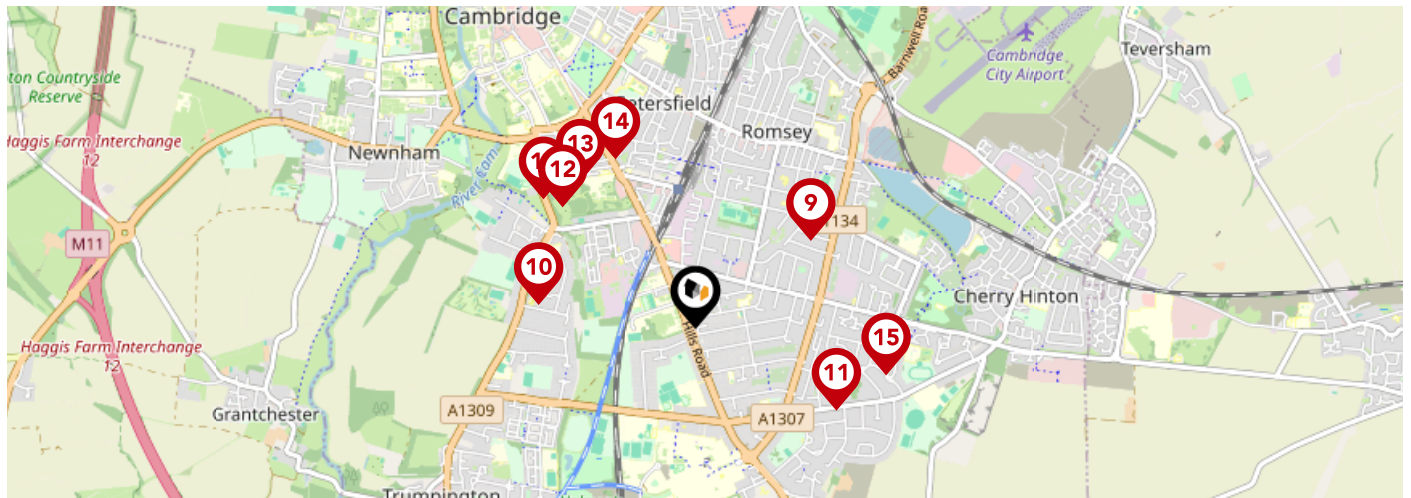
## Key:

-  Power Pylons
-  Communication Masts

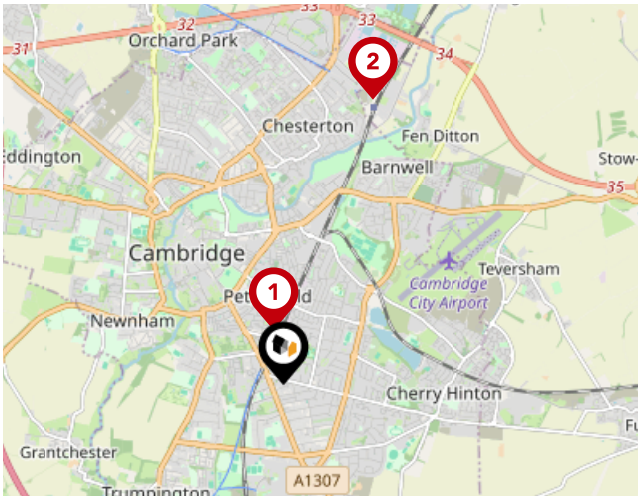


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.53	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



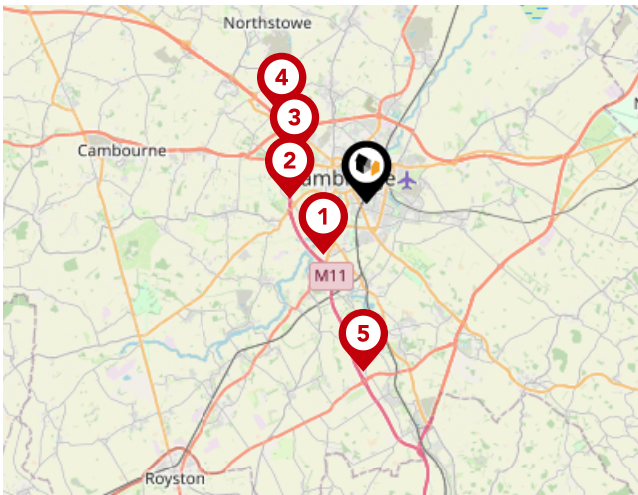


		Nursery	Primary	Secondary	College	Private
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



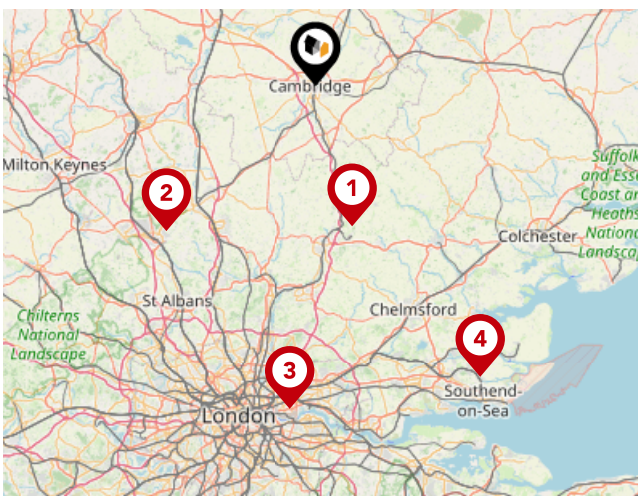
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Cambridge Rail Station	0.51 miles
<b>2</b>	Cambridge North Rail Station	2.72 miles
<b>3</b>	Waterbeach Rail Station	5.76 miles



### Trunk Roads/Motorways

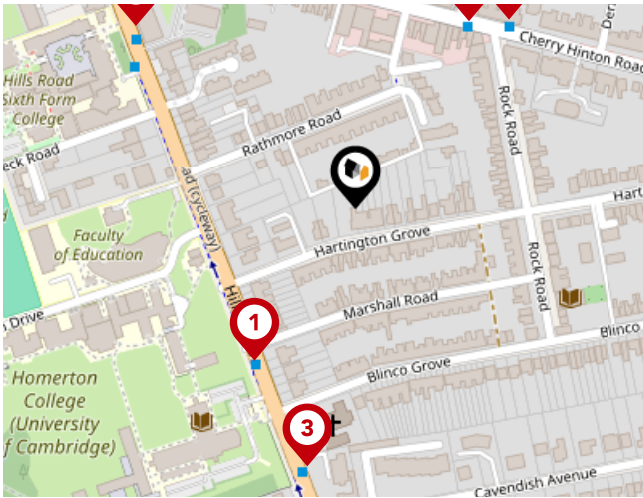
Pin	Name	Distance
<b>1</b>	M11 J11	2.4 miles
<b>2</b>	M11 J12	2.76 miles
<b>3</b>	M11 J13	3.14 miles
<b>4</b>	M11 J14	4.43 miles
<b>5</b>	M11 J10	6.11 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Stansted Airport	21.24 miles
<b>2</b>	Luton Airport	30.53 miles
<b>3</b>	Silvertown	47.44 miles
<b>4</b>	Southend-on-Sea	49.08 miles





Bus Stops/Stations

Pin	Name	Distance
1	Blinco Grove	0.1 miles
2	Rock Road	0.12 miles
3	Blinco Grove	0.15 miles
4	Rock Road	0.14 miles
5	Hills Rd 6th Form Col	0.16 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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