

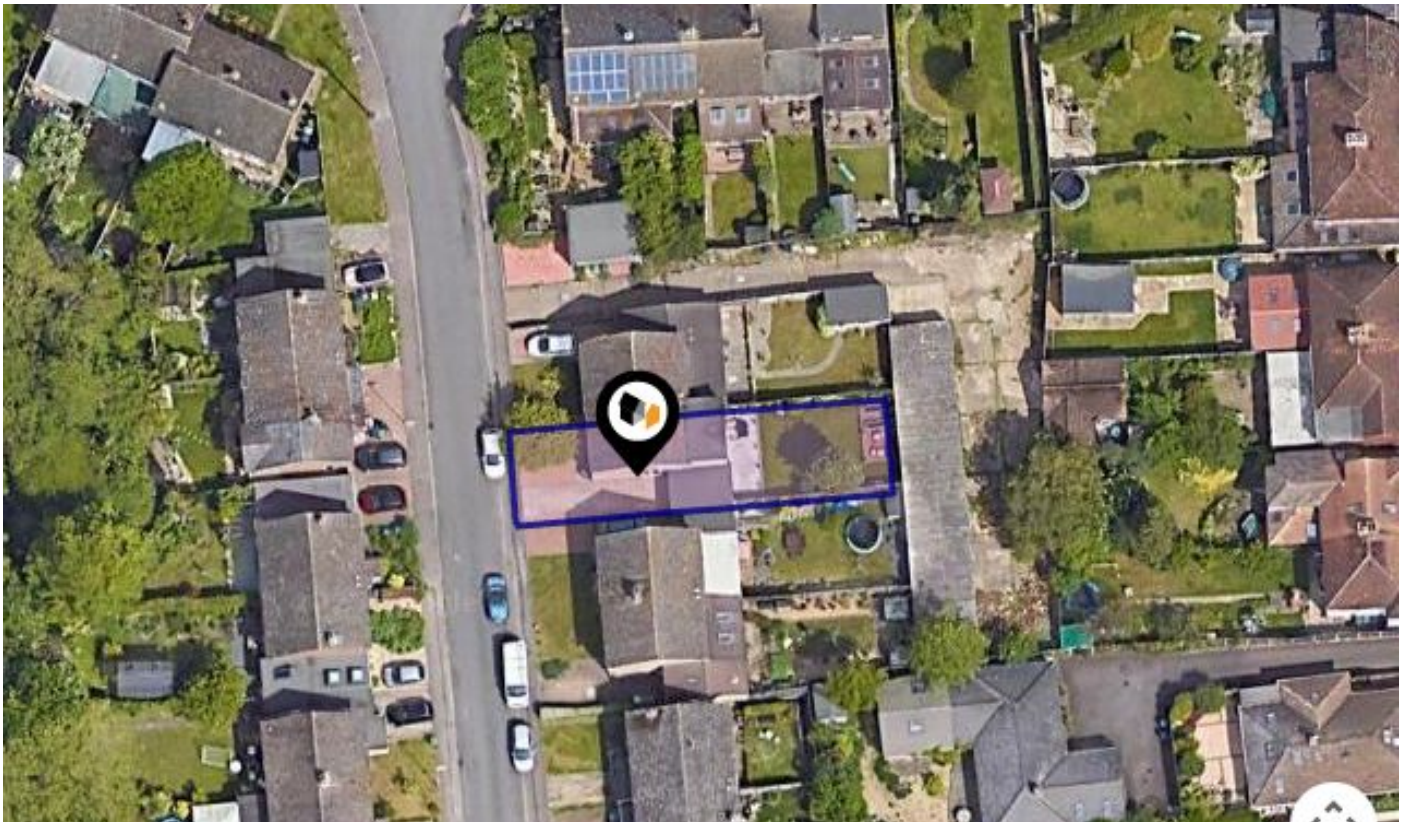


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 19<sup>th</sup> March 2025**



**MALVERN ROAD, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



















## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>		
Plot Area:	0.06 acres		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB5503		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				

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

Planning records for: **106 Malvern Road Cambridge Cambridgeshire CB1 9LD**

Reference - 15/1955/FUL	
Decision:	Decided
Date:	14th October 2015
Description:	TO ERECT A WHITE PVCu FRAMED CONSERVATORY TO THE REAR OF THE PROPERTY

Planning records for: **108 Malvern Road Cambridge Cambridgeshire CB1 9LD**

Reference - 24/02502/HFUL	
Decision:	Decided
Date:	03rd July 2024
Description:	Extension and conversion of existing detached garage into habitable living space ancillary to the main dwelling.

Planning records for: **116 Malvern Road Cambridge CB1 9LD**

Reference - 20/01461/HFUL	
Decision:	Decided
Date:	28th February 2020
Description:	Garage conversion

Reference - 17/1789/FUL	
Decision:	Decided
Date:	18th October 2017
Description:	Garden shed with dutch barn roof

Planning records for: **34 Malvern Road Cambridge Cambridgeshire CB1 9LD**

Reference - 24/00575/PDNOT	
Decision:	Awaiting decision
Date:	08th February 2024
Description:	Installation of 2 No. electricity substations.

Reference - 24/00463/HFUL	
Decision:	Decided
Date:	08th February 2024
Description:	Single storey rear extension and installation of an air source heat pump

Planning records for: **38 Malvern Road Cambridge CB1 9LD**

Reference - 19/1520/CL2PD	
Decision:	Decided
Date:	04th November 2019
Description:	Certificate of lawfulness application under Section 192 for a proposed roof extension incorporating rear dormer and roof lights to front roofslope.

Planning records for: **58 Malvern Road Cambridge CB1 9LD**

Reference - 19/0491/FUL	
Decision:	Withdrawn
Date:	08th April 2019
Description:	Two storey side and rear extension with Juliet balcony and access gate to side.

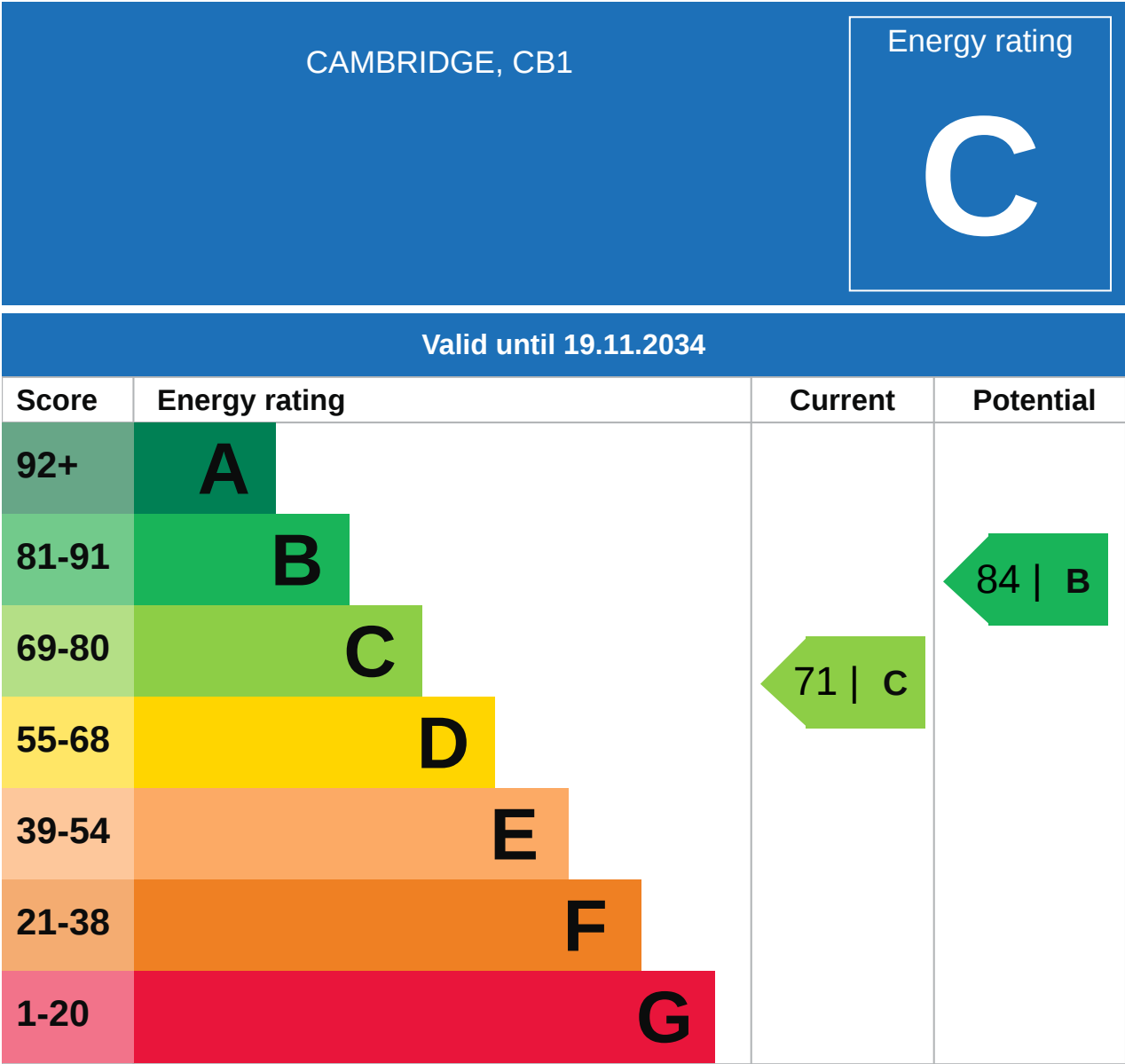
Planning records for: **70 Malvern Road Cambridge Cambridgeshire CB1 9LD**

Reference - 13/1627/FUL	
Decision:	Decided
Date:	08th November 2013
Description:	Two storey rear extension.

Reference - 24/01121/CL2PD	
Decision:	Decided
Date:	25th March 2024
Description:	Certificate of lawfulness under S192 for the replacement of existing lean to conservatory roof with new flat roof.

Planning records for: **9 Malvern Road Cambridge Cambridgeshire CB1 9LD**

Reference - 14/1570/FUL	
Decision:	Decided
Date:	03rd October 2014
Description:	Rear roof extension and single storey rear extension



## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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 all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	103 m <sup>2</sup>



### 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



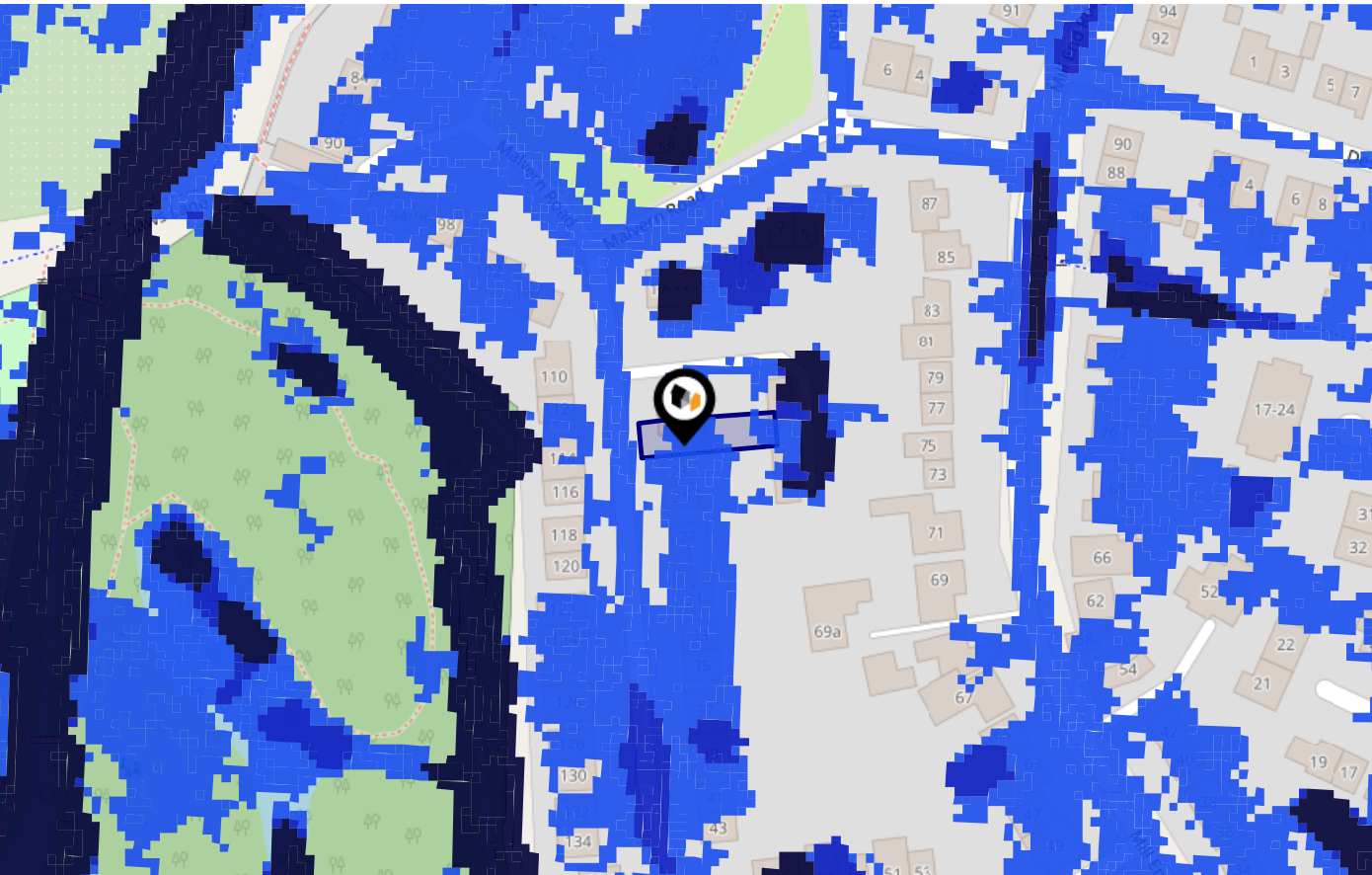
/cookecurtisco

# 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: 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:

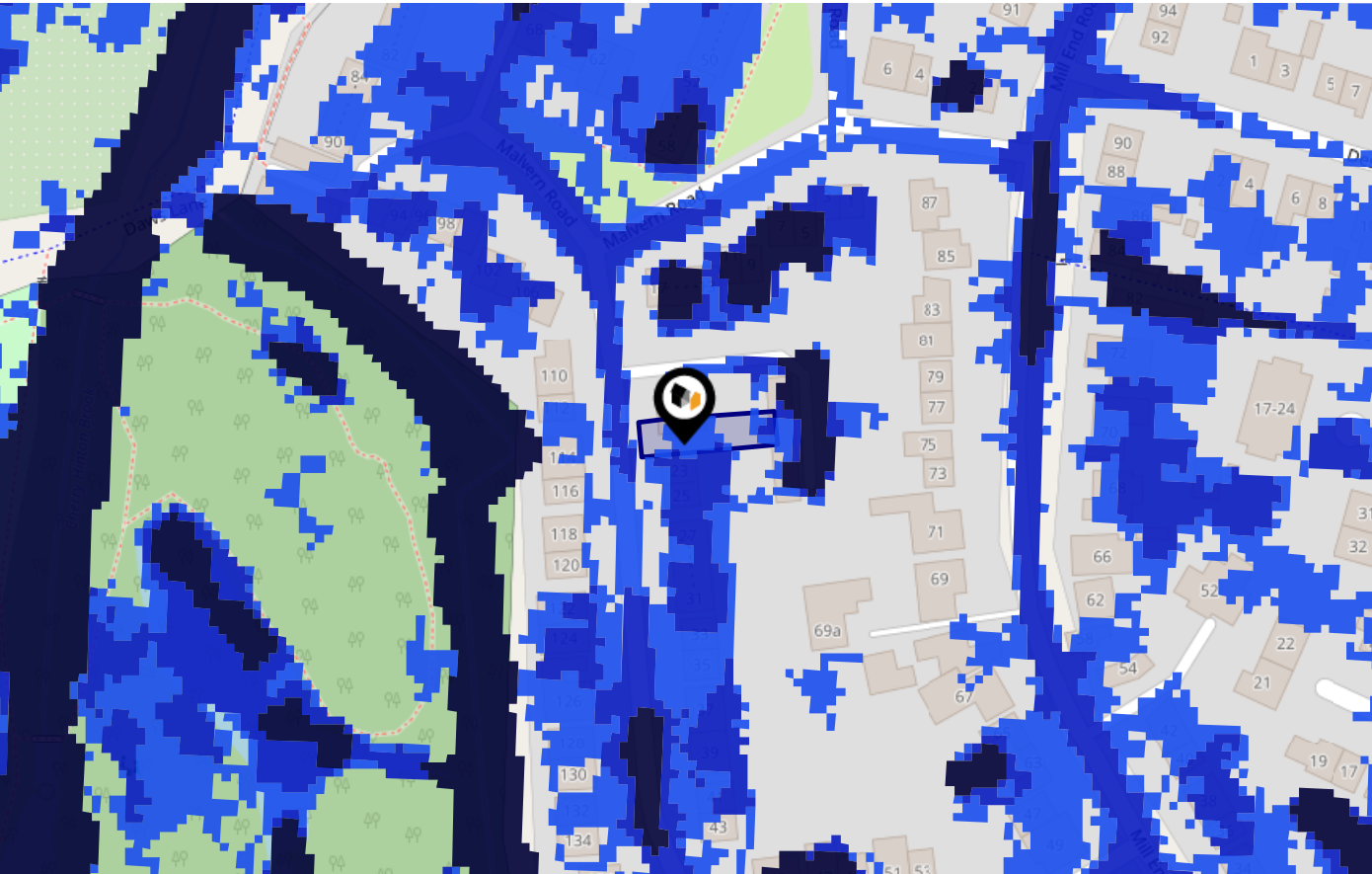


# Flood Risk

## 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.

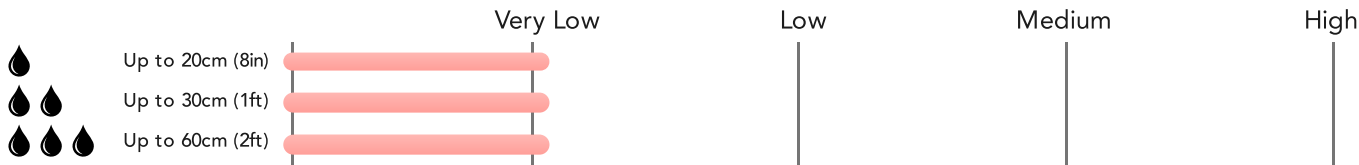


Risk Rating: Low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

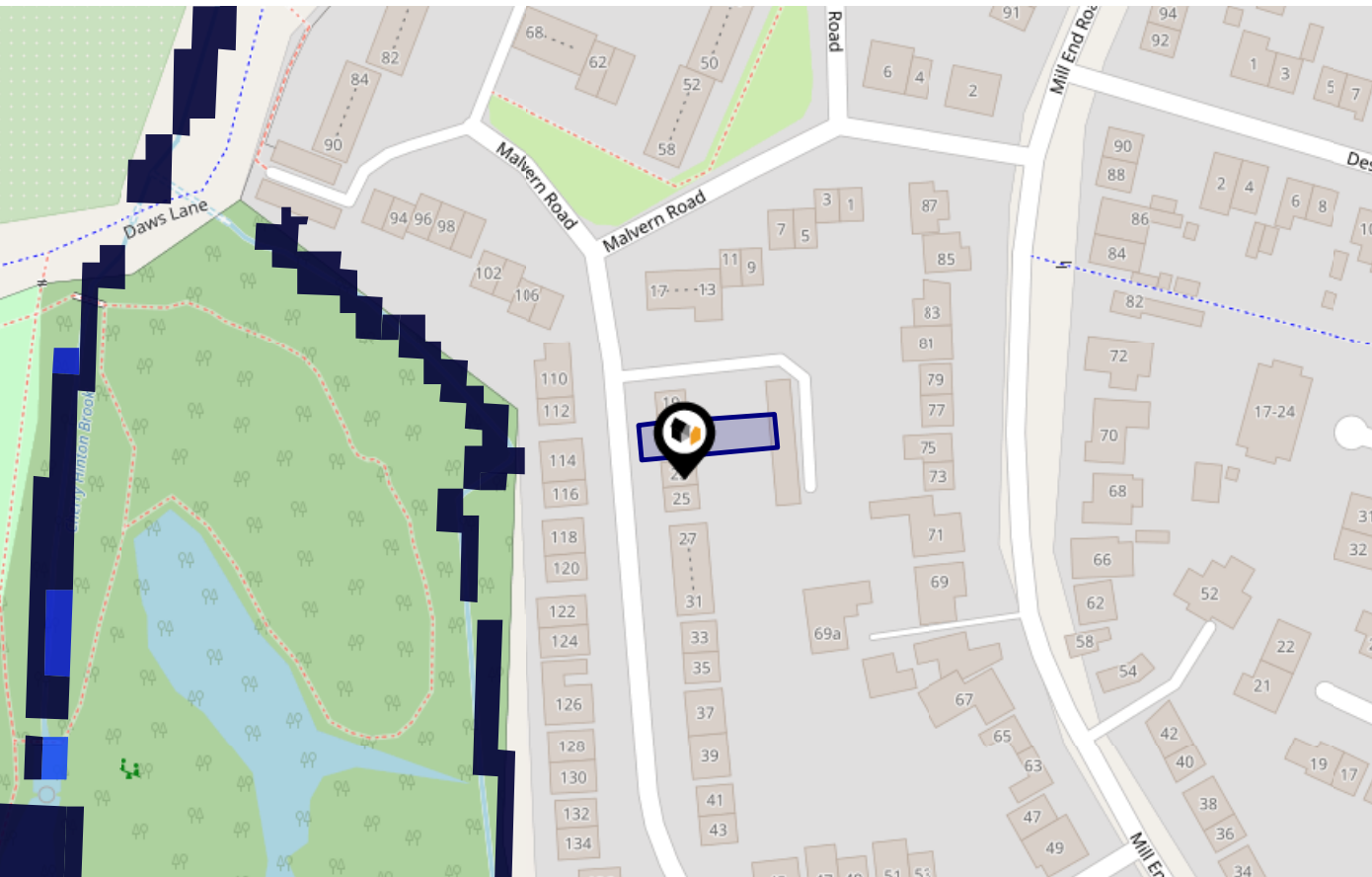


# Flood Risk

## Rivers & Seas - Flood Risk



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



**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

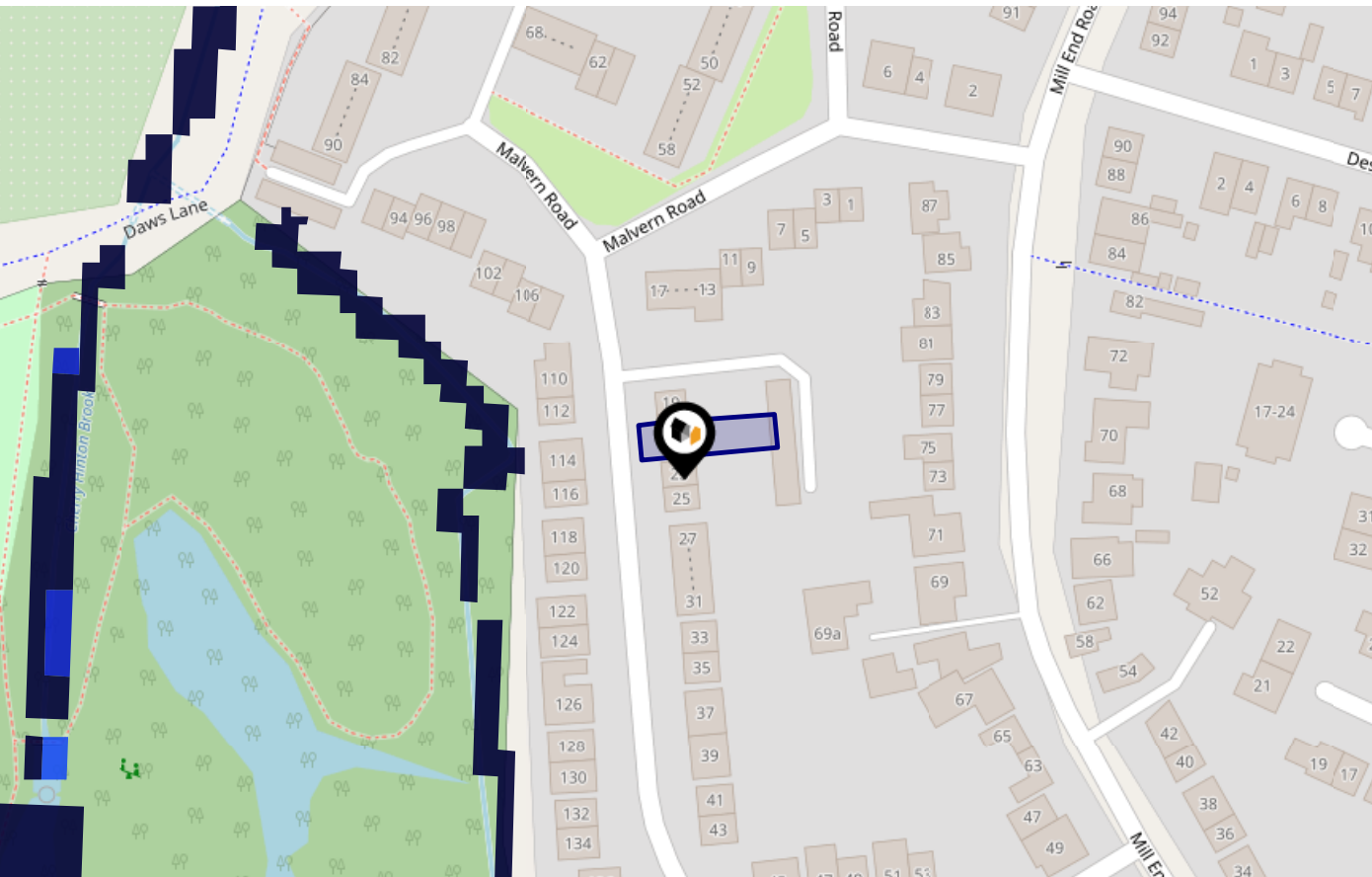


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

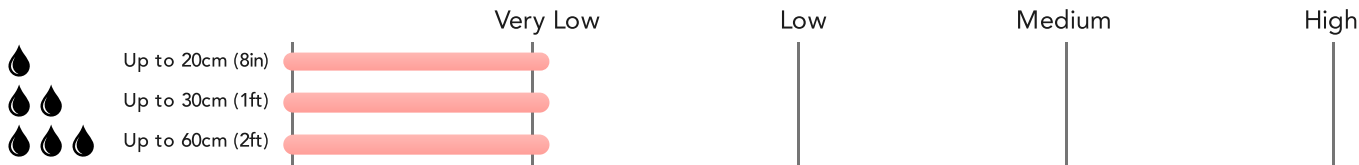


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:



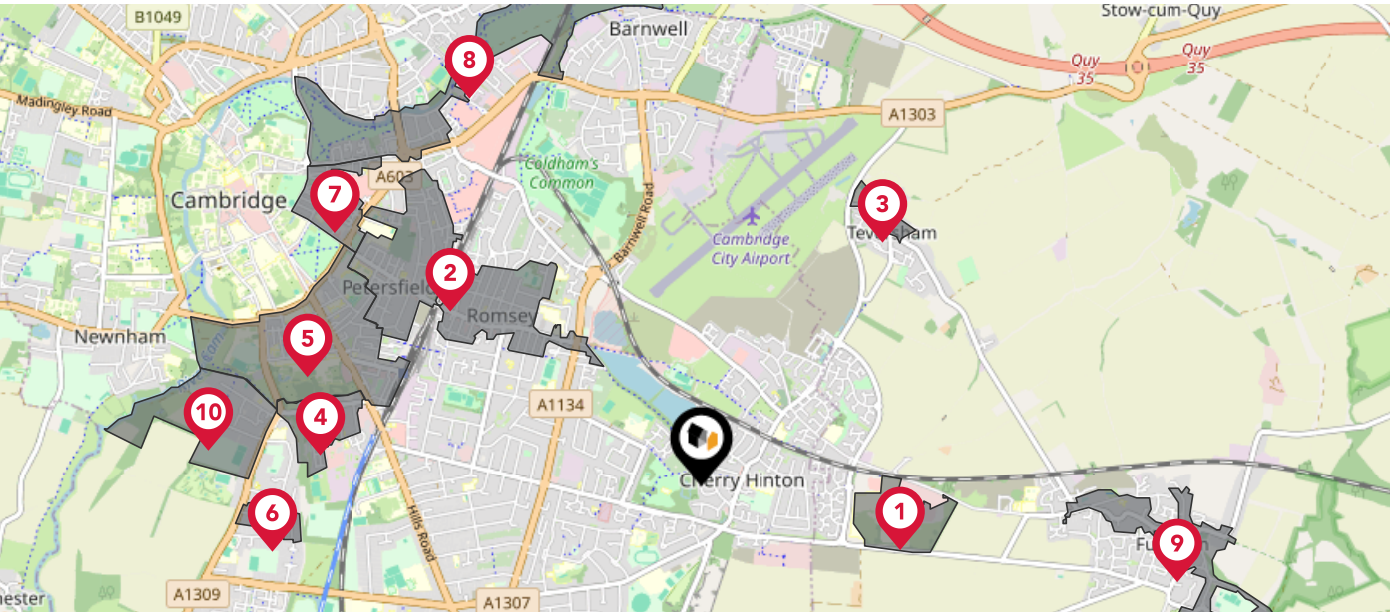


# Maps

## Conservation Areas

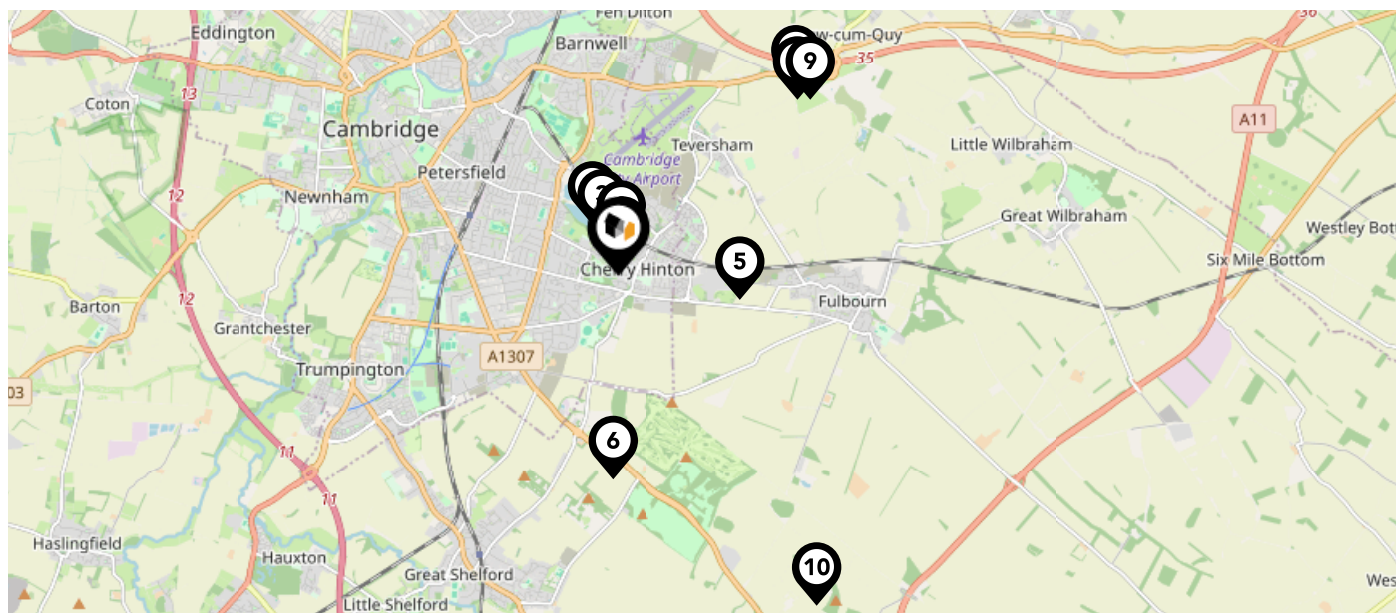


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Fulbourn Hospital
2	Mill Road
3	Teversham
4	Brooklands Avenue
5	New Town and Glisson Road
6	Barrow Road
7	The Kite
8	Riverside and Stourbridge Common
9	Fulbourn
10	Southacre

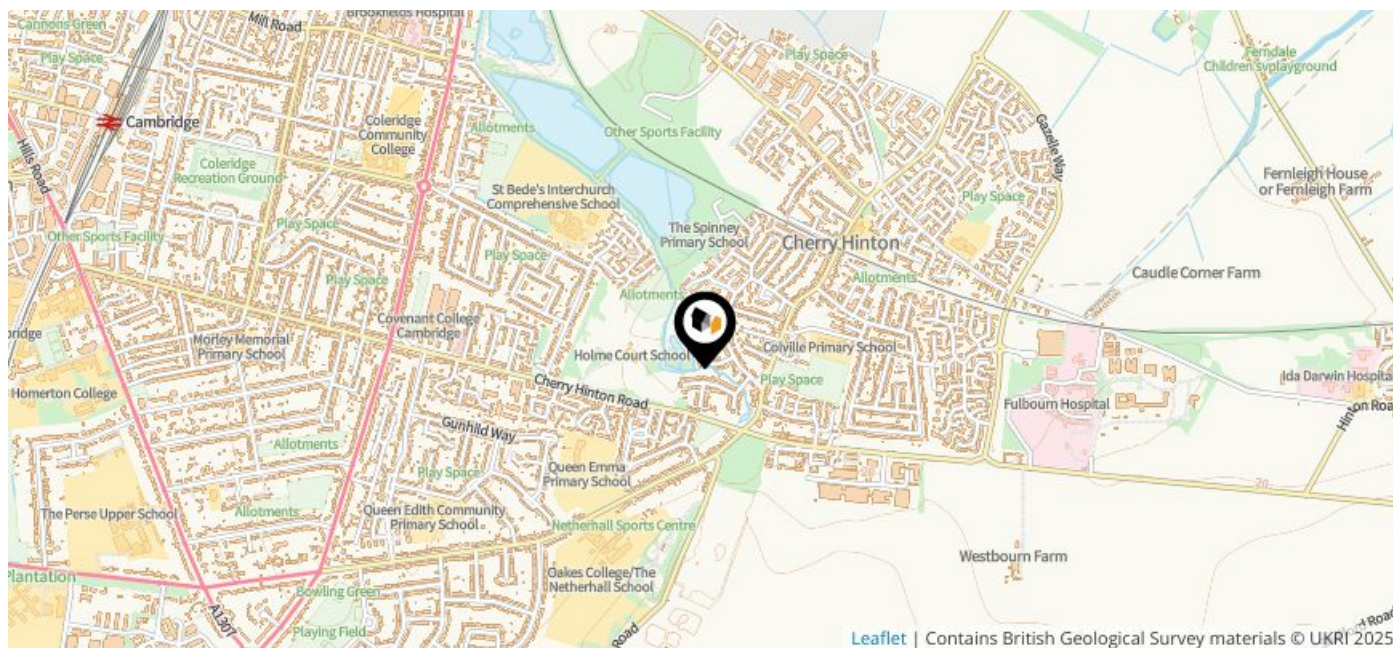
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

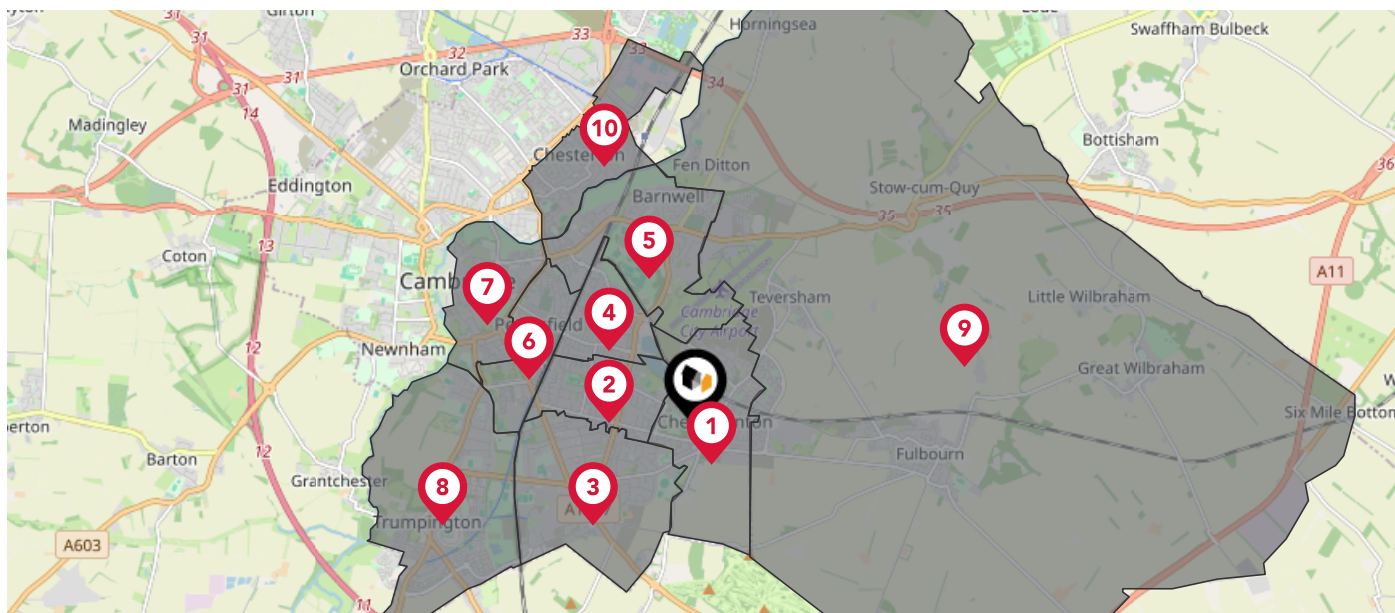
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



Cherry Hinton Ward



Coleridge Ward



Queen Edith's Ward



Romsey Ward



Abbey Ward



Petersfield Ward



Market Ward



Trumpington Ward



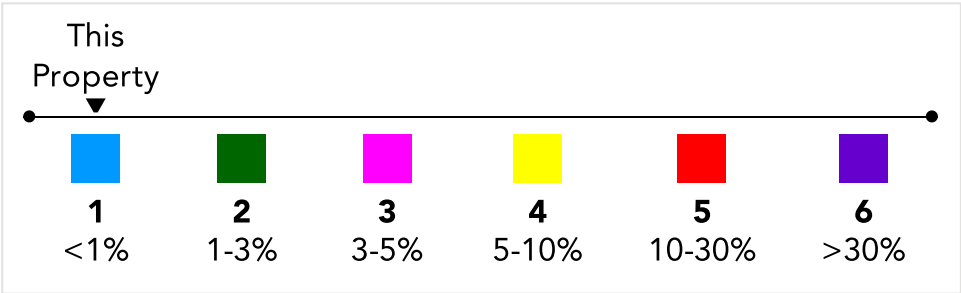
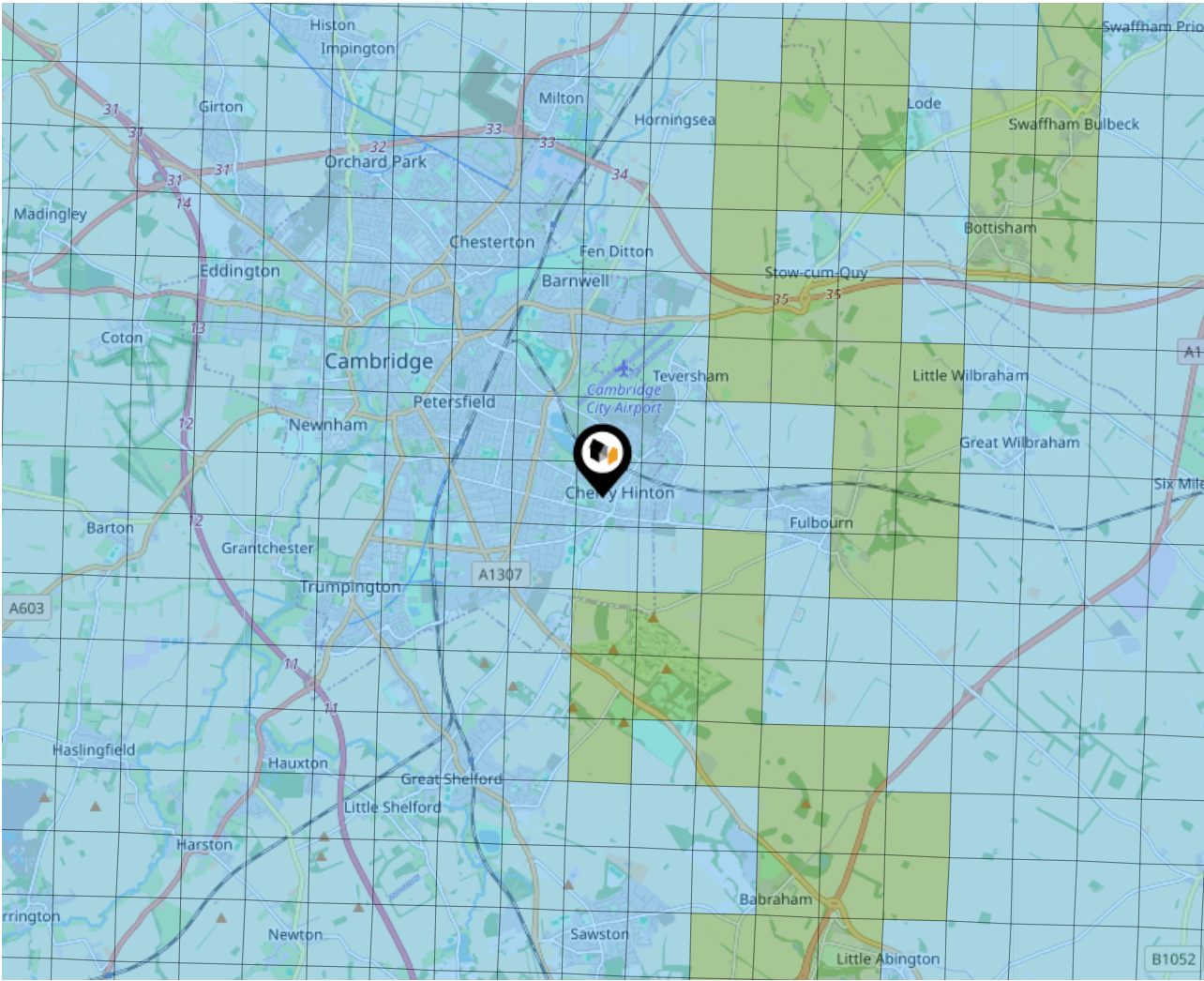
Fen Ditton & Fulbourn Ward



East Chesterton Ward

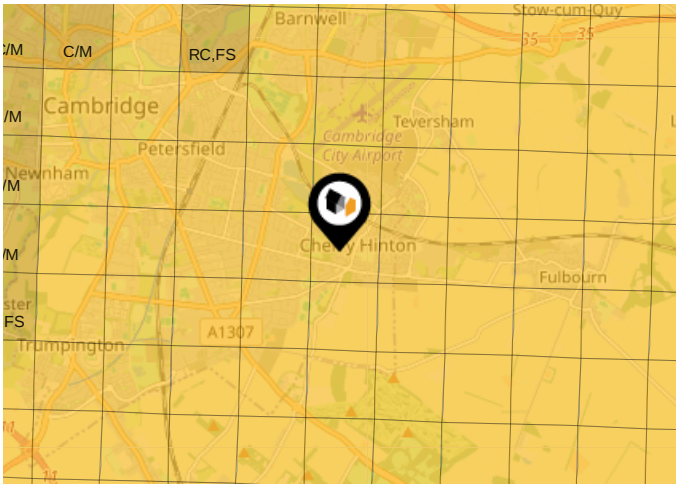
### What is Radon?

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>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

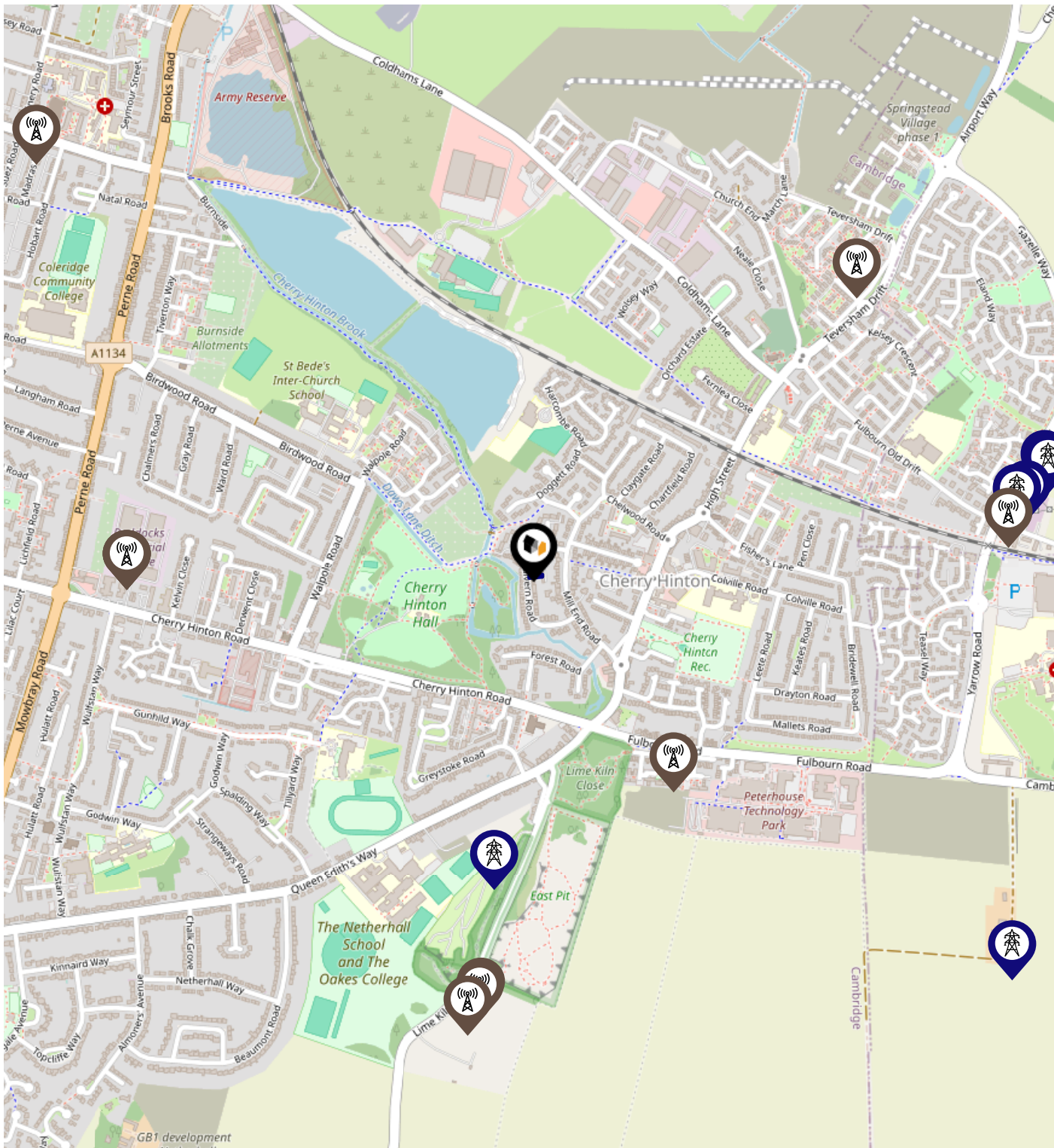


Primary Classifications (Most Common Clay Types)



<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

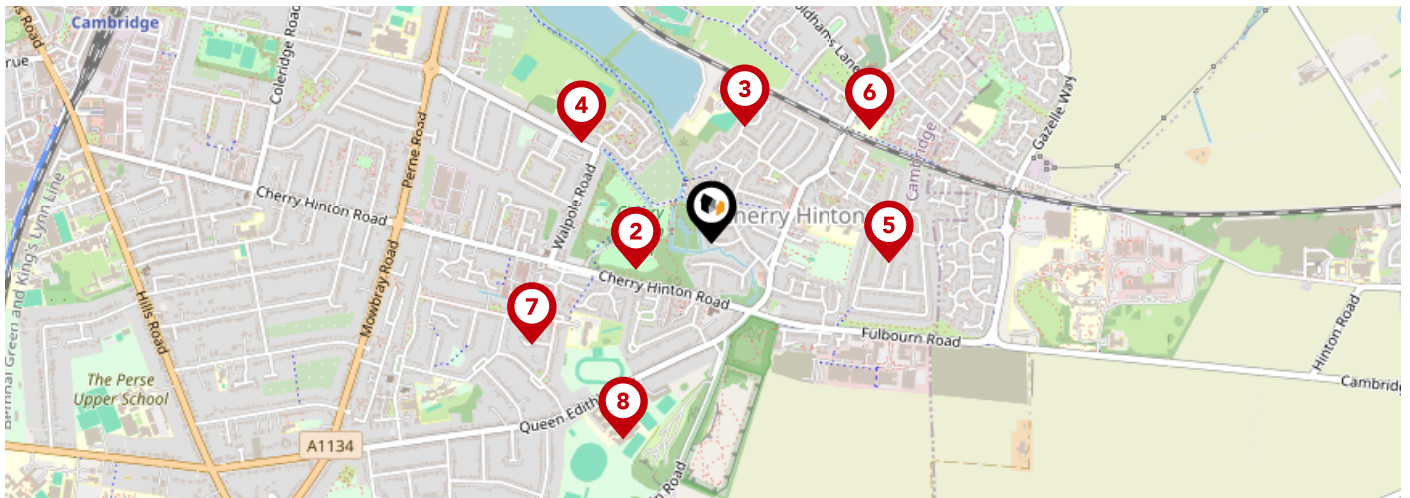


# Local Area Masts & Pylons

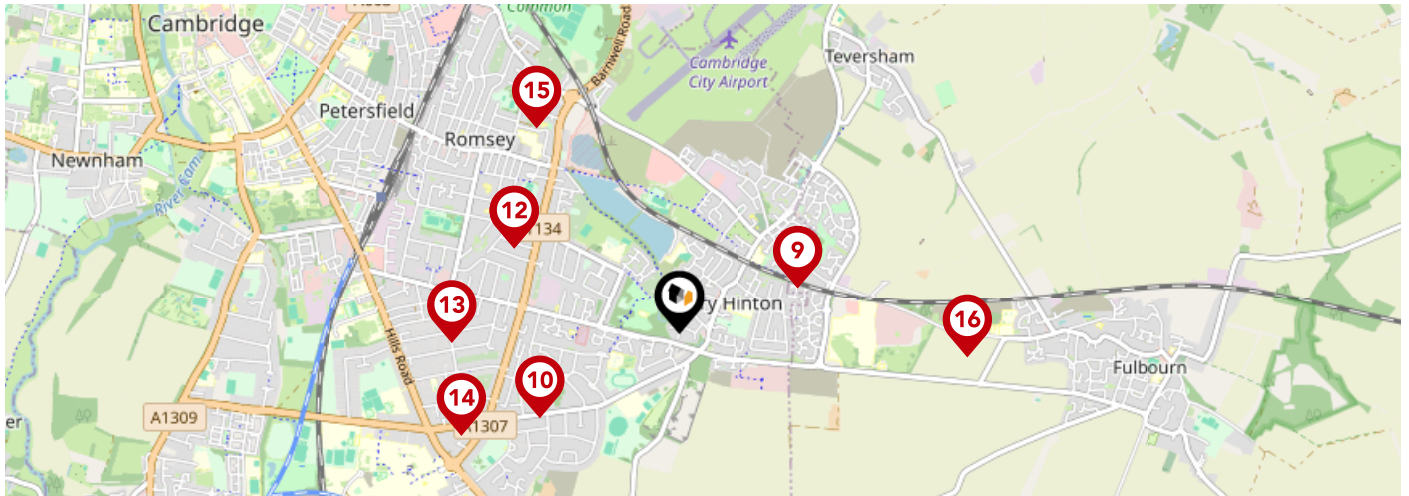










**Key:**

-  Power Pylons
-  Communication Masts

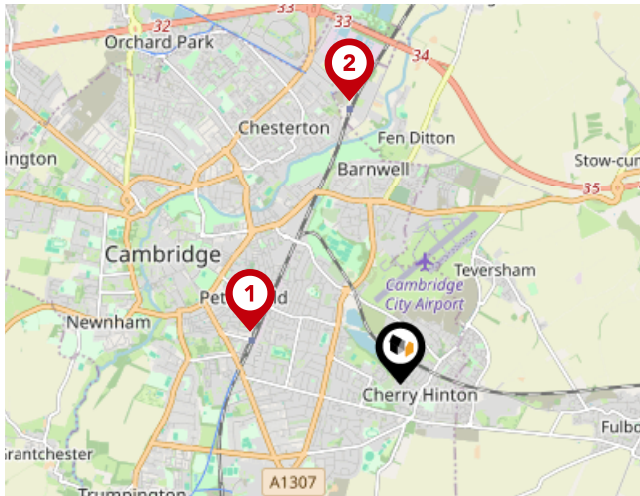


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Colville Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






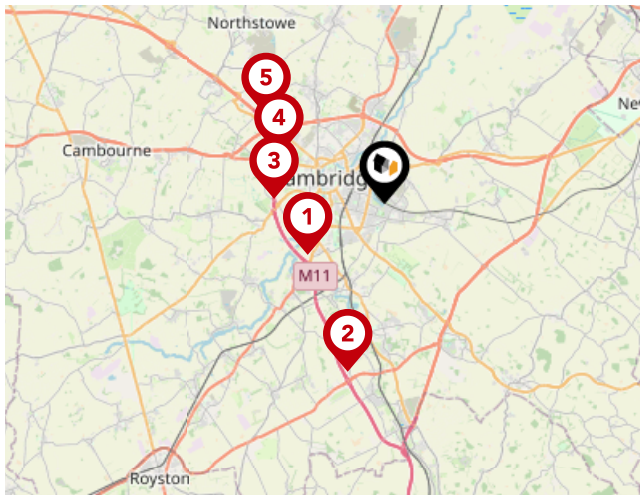
		Nursery	Primary	Secondary	College	Private
	<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</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>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrim Pathways School</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>










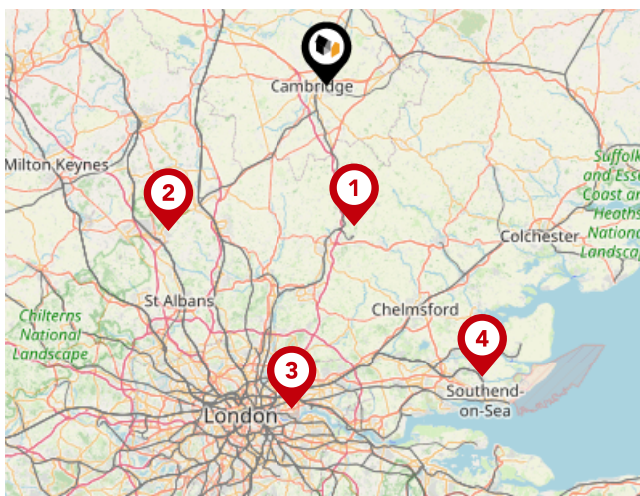
### National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	1.45 miles
	Cambridge North Rail Station	2.62 miles
	Waterbeach Rail Station	5.33 miles







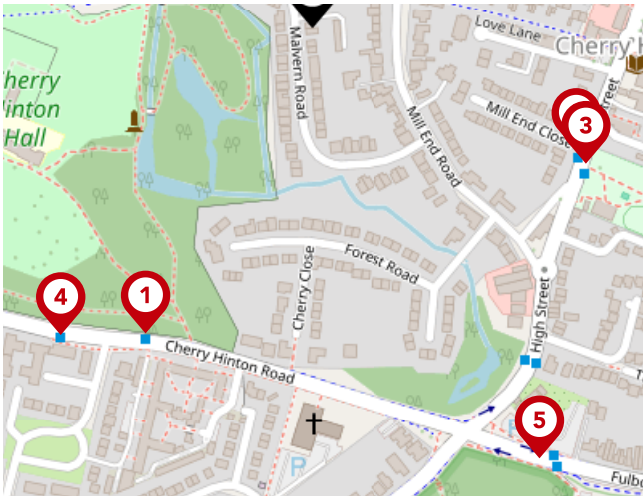
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	3.36 miles
	M11 J10	6.27 miles
	M11 J12	4.03 miles
	M11 J13	4.26 miles
	M11 J14	5.38 miles



### Airports/Helipads

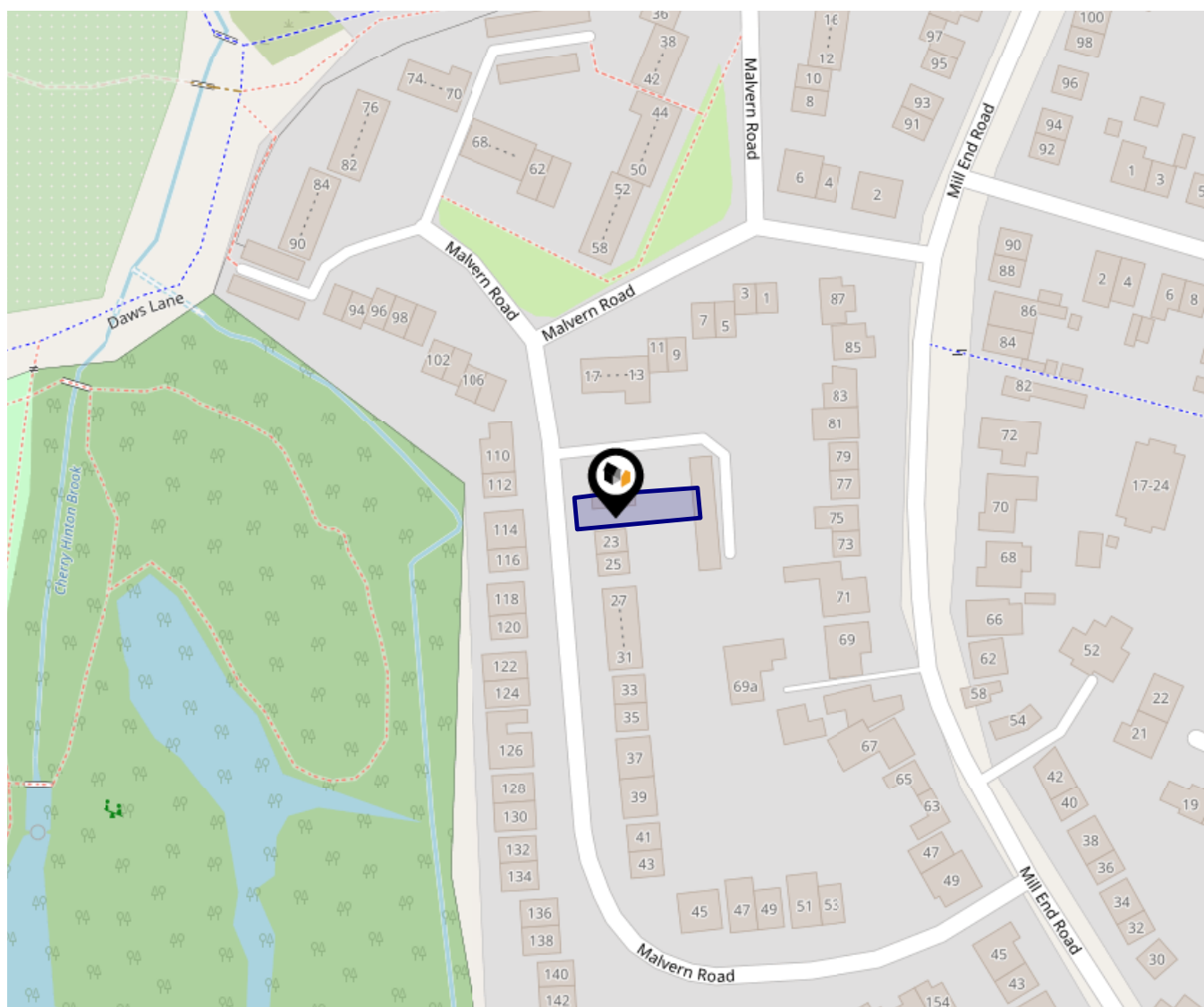
Pin	Name	Distance
	Stansted Airport	20.98 miles
	Luton Airport	31.47 miles
	Silvertown	47.58 miles
	Southend-on-Sea	48.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Greystoke Road	0.2 miles
2	Mill End Close	0.17 miles
3	Mill End Close	0.17 miles
4	Greystoke Road	0.23 miles
5	Queen Edith's Way	0.28 miles





This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office  
Agency

