

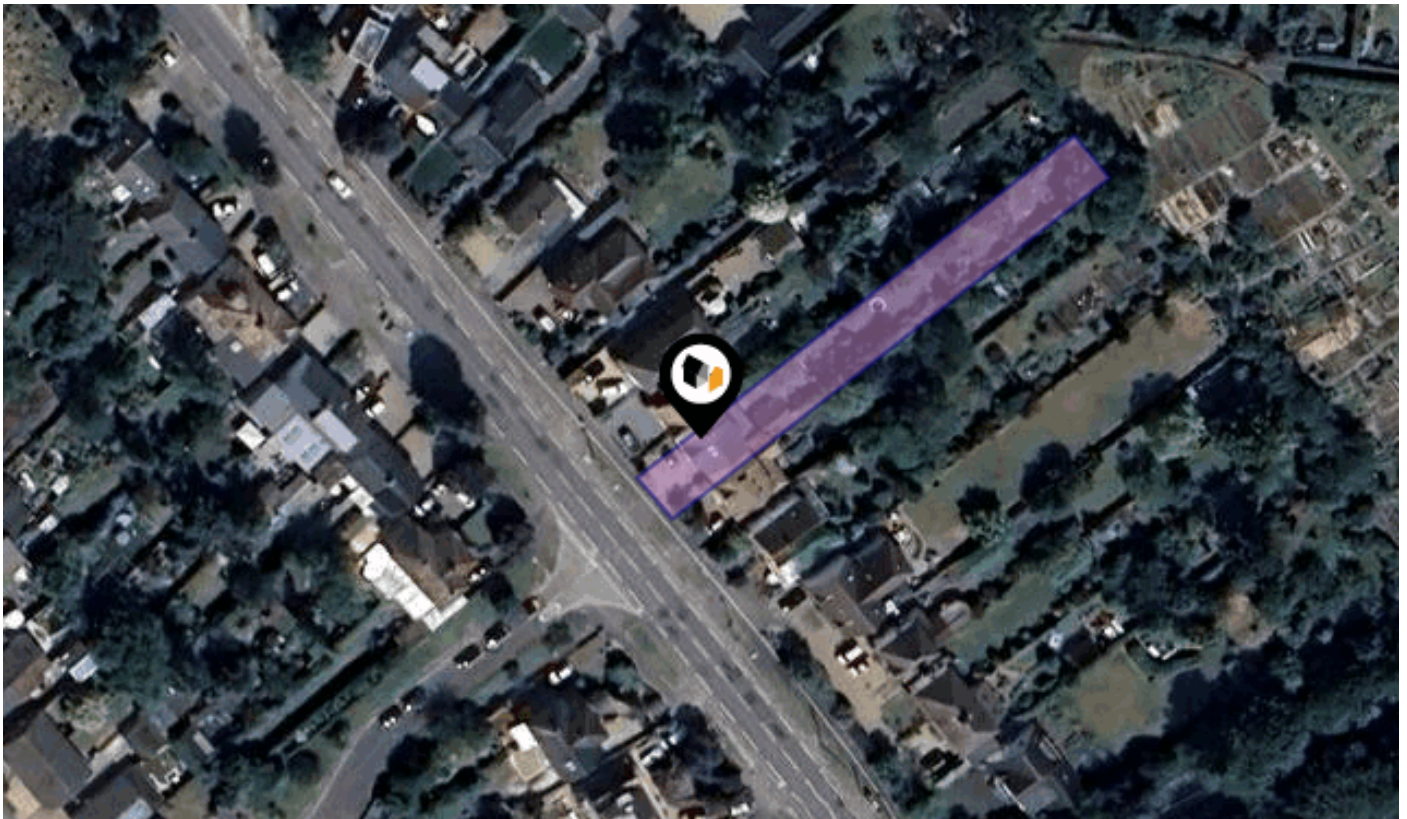


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 17th March 2025



SHELFORD ROAD, TRUMPINGTON, CAMBRIDGE, CB2

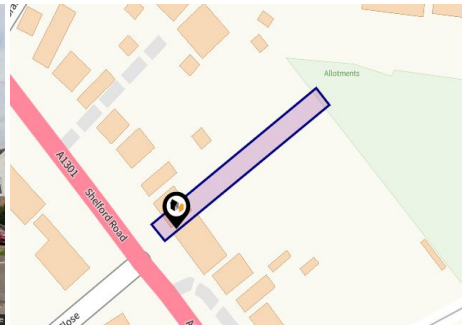
Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Jenny@cookecurtis.co.uk




www.cookecurtis.co.uk

















Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.21 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB200157		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1800 mb/s
• Surface Water	Very low			

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

Planning History

This Address



Planning records for: *Shelford Road, Trumpington, Cambridge, CB2*

Reference - 20/0030/CL2PD	
Decision:	Decided
Date:	10th January 2020
Description:	Application for a certificate of lawfulness under Section 192 for a proposed extension to the roof to change from hipped to gable, dormer extension to rear and velux windows to front.

Planning records for: **11 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 22/1160/TTCA	
Decision:	Decided
Date:	10th October 2022
Description:	T1- Ash tree 3 metre pollard to let more sunlight into number 11 and neighbouring houses .

Reference - 18/552/TTCA	
Decision:	Decided
Date:	12th November 2018
Description:	Ash - tree height to be reduced by 4m.

Planning records for: **39 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 10/0215/FUL	
Decision:	Decided
Date:	26th March 2010
Description:	Erection of 3 four-bed dwellings (following demolition of existing dwelling).

Reference - 09/0429/DEMDT	
Decision:	Decided
Date:	14th May 2009
Description:	Demolition of bungalow and garage.

Planning records for: **39 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 11/1234/S73	
Decision:	Decided
Date:	18th October 2011
Description:	Variation of condition 9 of planning permission 10/0561/FUL for erection of three new four-bed dwellings (following demolition of existing single storey dwelling).

Reference - 10/0561/FUL	
Decision:	Decided
Date:	15th June 2010
Description:	Erection of three new four-bed dwellings (following demolition of existing single storey dwelling) (re-submission of application reference 10/0215/FUL).

Planning records for: **13 Shelford Road Cambridge CB2 9LZ**

Reference - 20/02191/HFUL	
Decision:	Decided
Date:	28th April 2020
Description:	Single storey rear extension

Planning records for: **15 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 12/541/TTPO	
Decision:	Decided
Date:	27th December 2012
Description:	T1 - Eucalyptus - fell because of excessive size, dangerous proximity to properties and garages, excessive shading, anxiety caused during windy conditions, high cost of maintenance. Replant with 1 Amelanchier or Malus in the same place (variety no later than 20ft approx).

Planning records for: **15 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 12/442/TTCA	
Decision:	Decided
Date:	17th October 2012
Description:	T1 - Eucalyptus - Fell

Planning records for: **19 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 15/0231/FUL	
Decision:	Decided
Date:	06th February 2015
Description:	Demolition of single storey lean-to extension and construction of new single storey rear extension

Reference - 13/1185/CL2PD	
Decision:	Decided
Date:	20th August 2013
Description:	Application for a Certificate of Lawfulness under section 192 for the construction of hardstanding at end of the garden and erection of concrete garage

Reference - 15/2077/FUL	
Decision:	Decided
Date:	05th November 2015
Description:	New single storey rear extension

Planning records for: **19 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 11/404/TTCA	
Decision:	Decided
Date:	27th October 2011
Description:	T1 - Laburnum: Fell as close to telegraph pole and poisonous.T2 - Magnolia: Raise crown to permit lawn regrowth.T3 - Ash: Fell as causing damage to path, overshadowing and possible future damage to neighbouring garage.T4 - Pear: Fell as hazard with power line to garage and possible future damage to garage.T5 - Ash: Fell as overshadowing garden.

Reference - 23/1383/TTPO	
Decision:	Decided
Date:	08th November 2023
Description:	T1 Ash tree: reduce by 3m in height and by 2m around the side of the tree.

Reference - 11/1093/CL2PD	
Decision:	Decided
Date:	16th September 2011
Description:	Application for a certificate of lawfulness under Section 192 for a proposed rear dormer.

Planning records for: **25 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 16/1632/FUL	
Decision:	Decided
Date:	07th September 2016
Description:	Single storey rear extension

Planning records for: **25 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 11/168/TTCA	
Decision:	Decided
Date:	19th May 2011
Description:	T1 - Sycamore: fell and remove (tree is blocking proposed rear access area and blocking out significant amount of light to No.25 and No.23)

Planning records for: **3 Shelford Road Cambridge CB2 9LZ**

Reference - 19/603/TTCA	
Decision:	Decided
Date:	18th November 2019
Description:	Ash - Fell

Reference - 19/602/TTCA	
Decision:	Decided
Date:	18th November 2019
Description:	1: Cherry - Reduce crown by up to 2m over house drive, reduce remainder by up to 1m.2: Ash (previously heavily pruned) - Reduce crown by up to 2m all round (by removing larger pollard regrowth and leaving smaller regrowth).

Planning records for: **35 Shelford Road Cambridge CB2 9LZ**

Reference - 17/1560/FUL	
Decision:	Decided
Date:	26th September 2017
Description:	Proposed rear and side single storey extension, open side canopy.

Planning records for: **37 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 21/02256/NMA1
Decision: Decided
Date: 09th November 2022
Description: Non material amendment on application 21/02256/HFUL for change of roof type over rear extension from dual pitch into flat roof with parapet wall.
Reference - 20/01103/HFUL
Decision: Decided
Date: 03rd February 2020
Description: Single storey rear extension, single storey front and side extension and conversion of garage
Reference - 22/1322/TTCA
Decision: Decided
Date: 09th November 2022
Description: T7 - Apple - fell
Reference - 21/02256/HFUL
Decision: Decided
Date: 17th May 2021
Description: Single storey rear extension, part two storey, part single storey front extension and conversion of garage to habitable space. Roof extension incorporating rear dormer with Juliet balconies and front roof lights.

Planning records for: **47 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 07/1054/CL2PD	
Decision:	Decided
Date:	10th September 2007
Description:	Application for Certificate of Lawfulness (S192) - proposed use of existing double garage as office/study.

Planning records for: **49 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

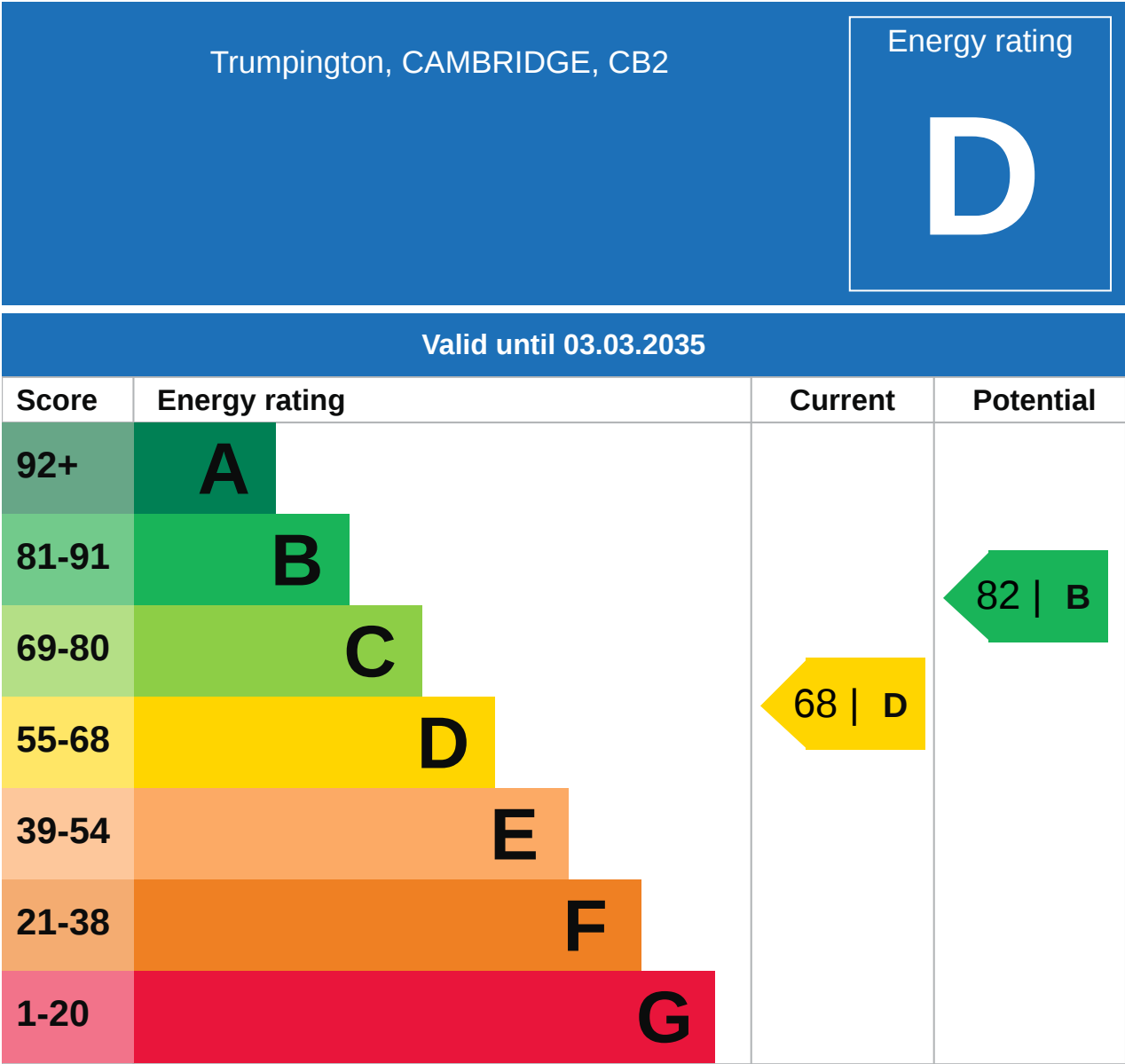
Reference - 16/2090/GPE	
Decision:	Decided
Date:	24th November 2016
Description:	Single storey rear extension extending 4 metres from the original rear wall of the property replacing existing conservatory and rear extension.

Planning records for: **57 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 11/0741/S73	
Decision:	Decided
Date:	27th June 2011
Description:	Application to vary condition 03 of application ref: C/00/0512/FP - erection of first floor extension over existing dwelling and erection of two storey rear extension, to allow the insertion of 3 velux roof lights to the front elevation and an enlarged window to the rear elevation.

Planning records for: **59 Shelford Road Cambridge Cambridgeshire CB2 9LZ**

Reference - 16/0012/CL2PD	
Decision:	Decided
Date:	29th January 2016
Description:	Application for a Certificate of Lawfulness under Section 192 for loft conversion incorporating side and rear dormer.



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	142 m ²



Cooke Curtis & Co

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



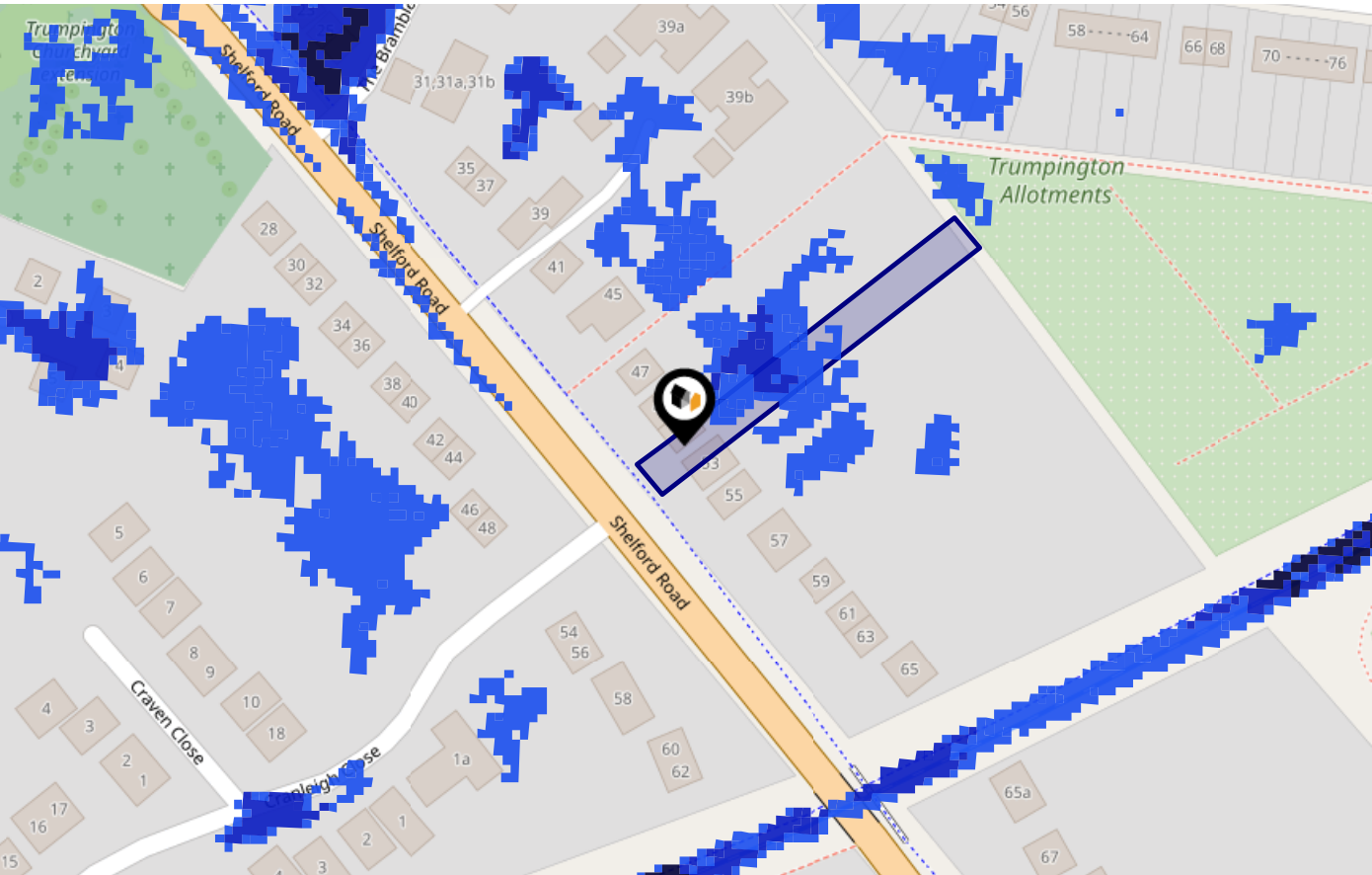
/cookecurtisco

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.

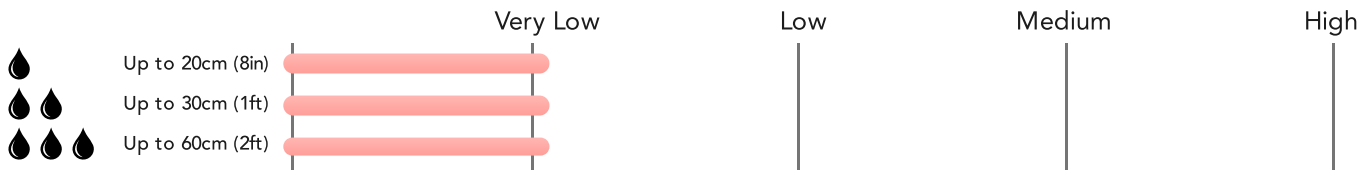


Risk Rating: Very low

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:

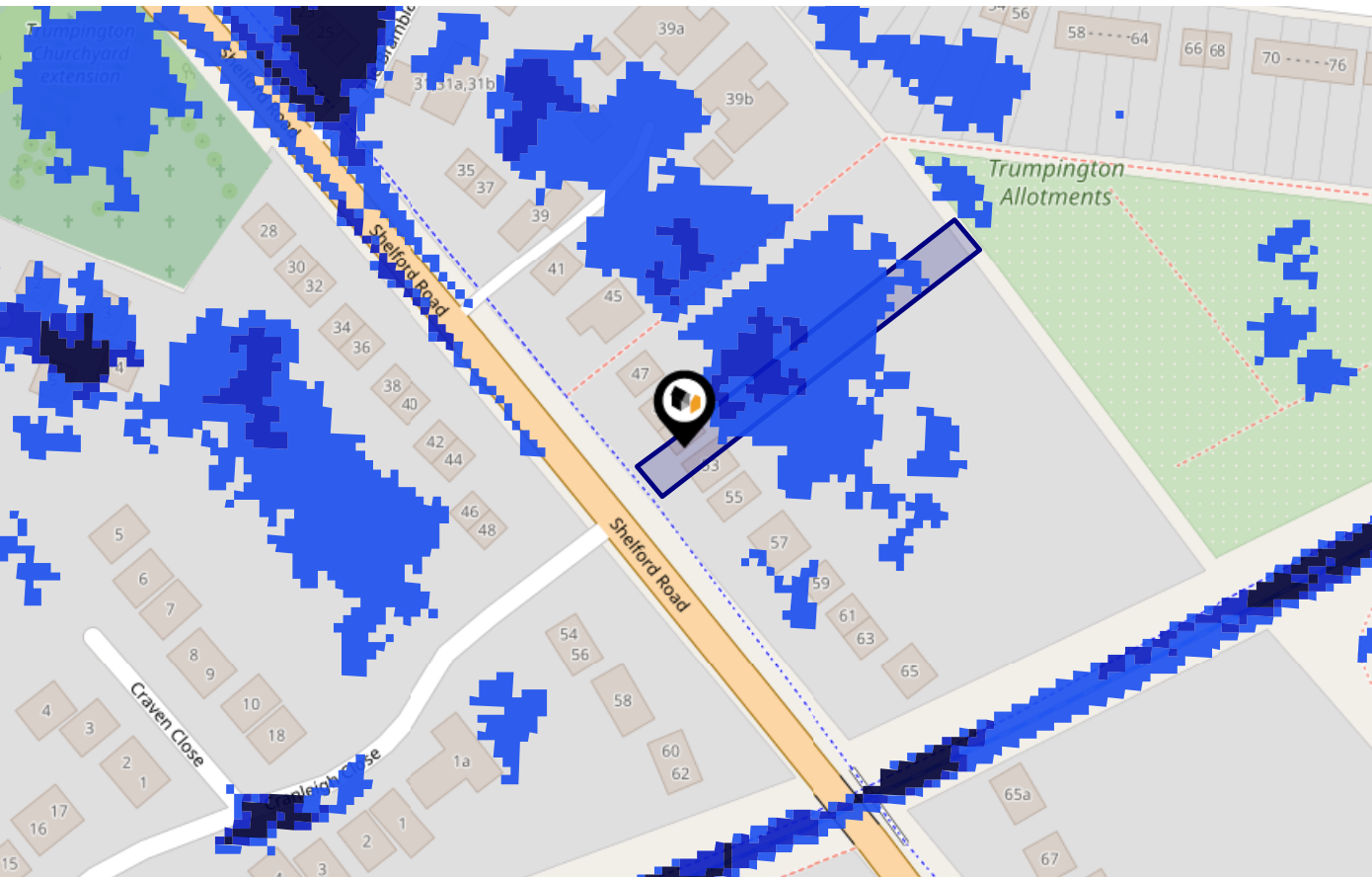


Flood Risk

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.

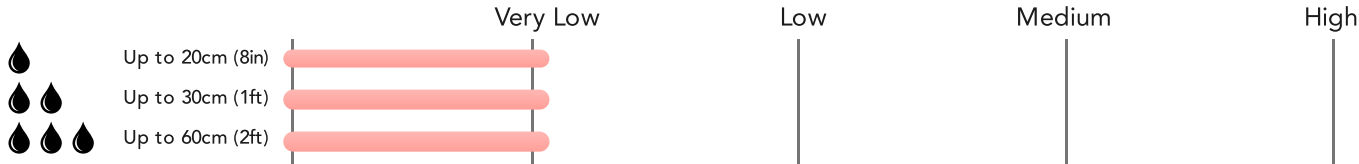


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

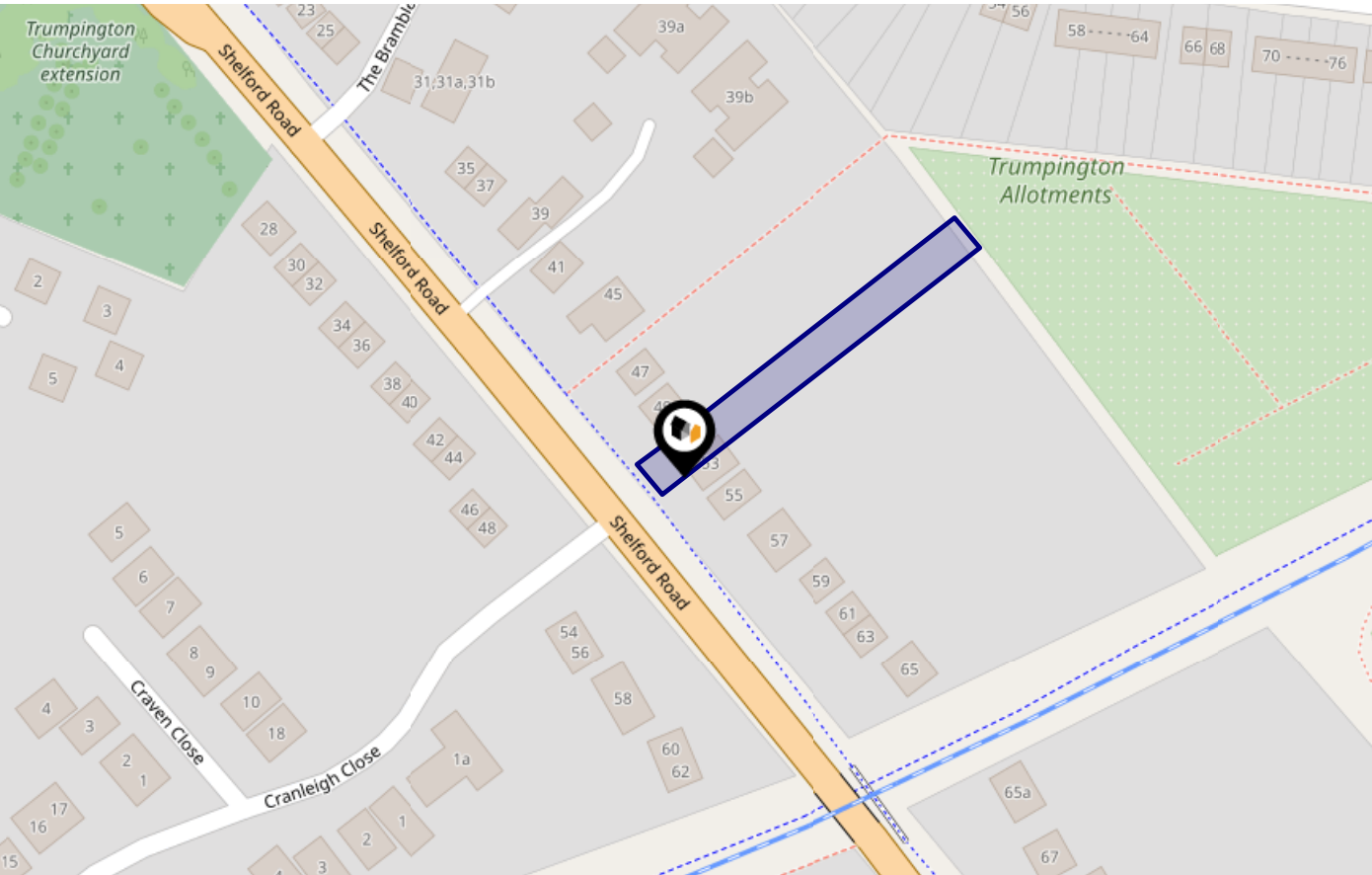


Flood Risk

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.

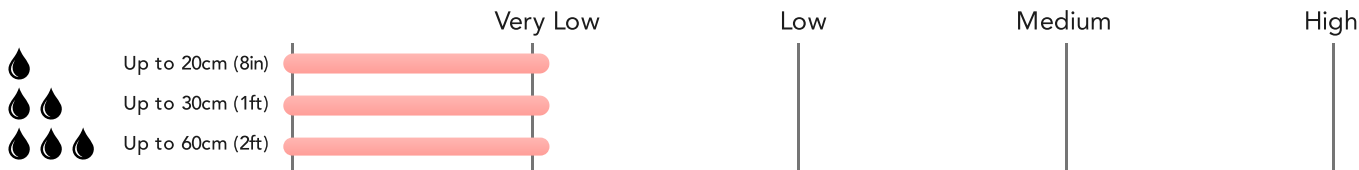


Risk Rating: Very low

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:

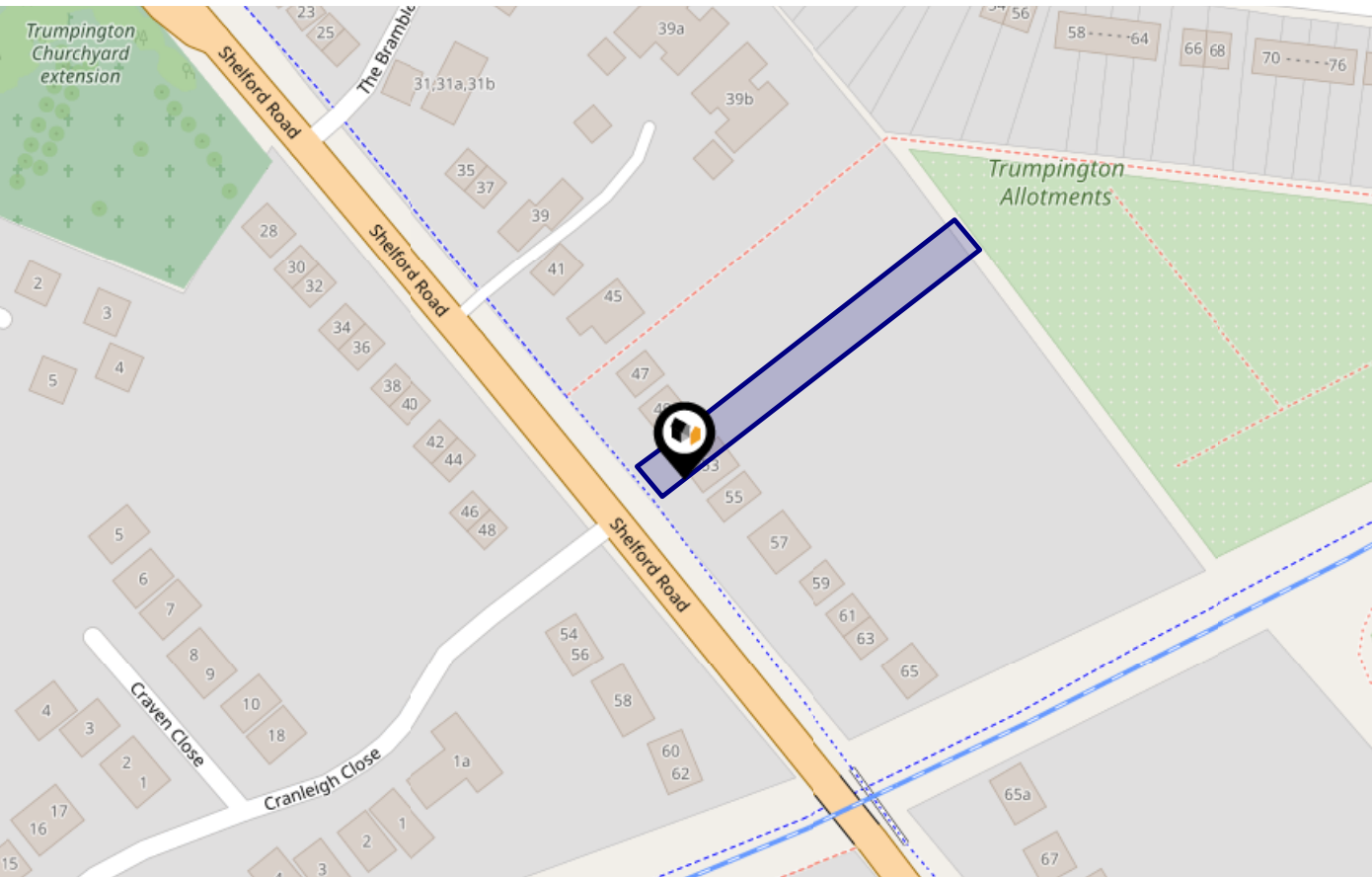


Flood Risk

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.

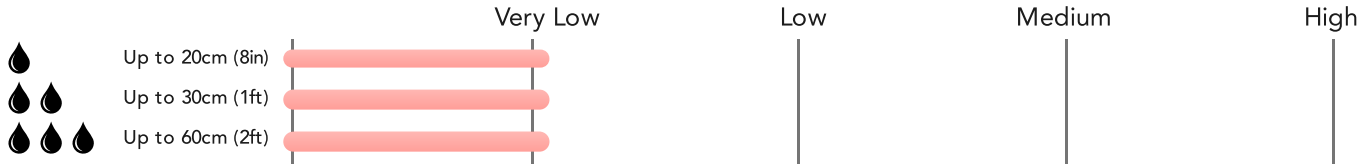


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

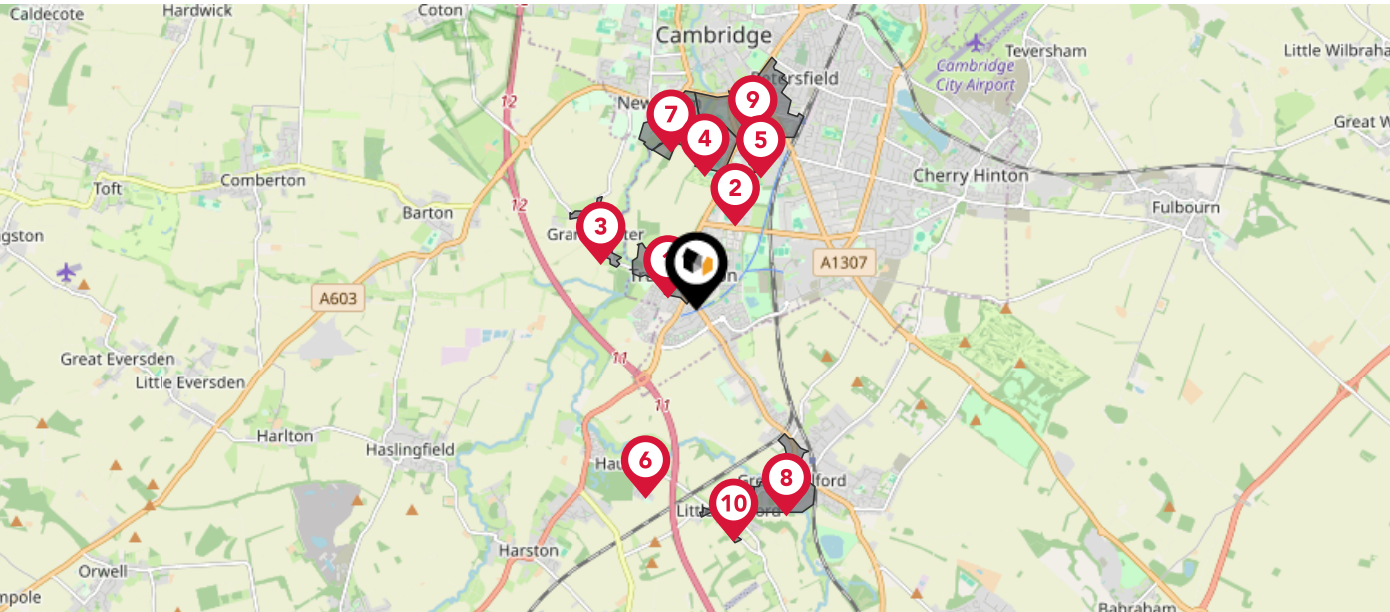


Maps

Conservation Areas

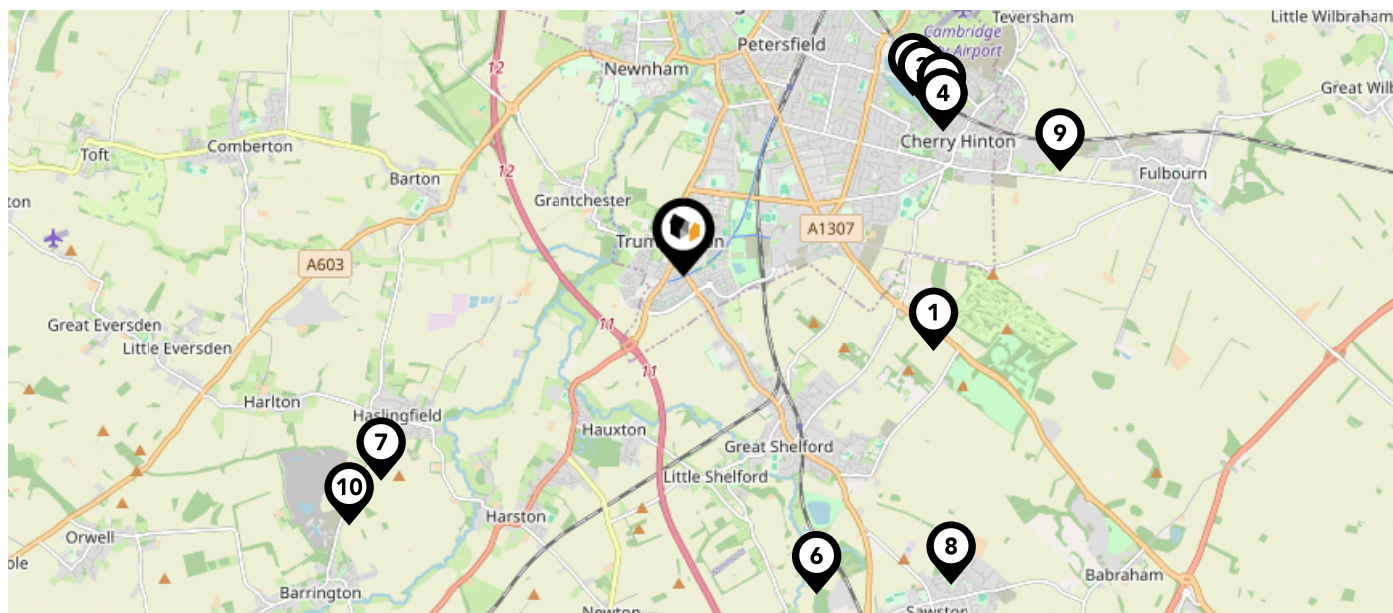


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Trumpington
2	Barrow Road
3	Grantchester
4	Southacre
5	Brooklands Avenue
6	Hauxton
7	Newnham Croft
8	Great Shelford
9	New Town and Glisson Road
10	Little Shelford

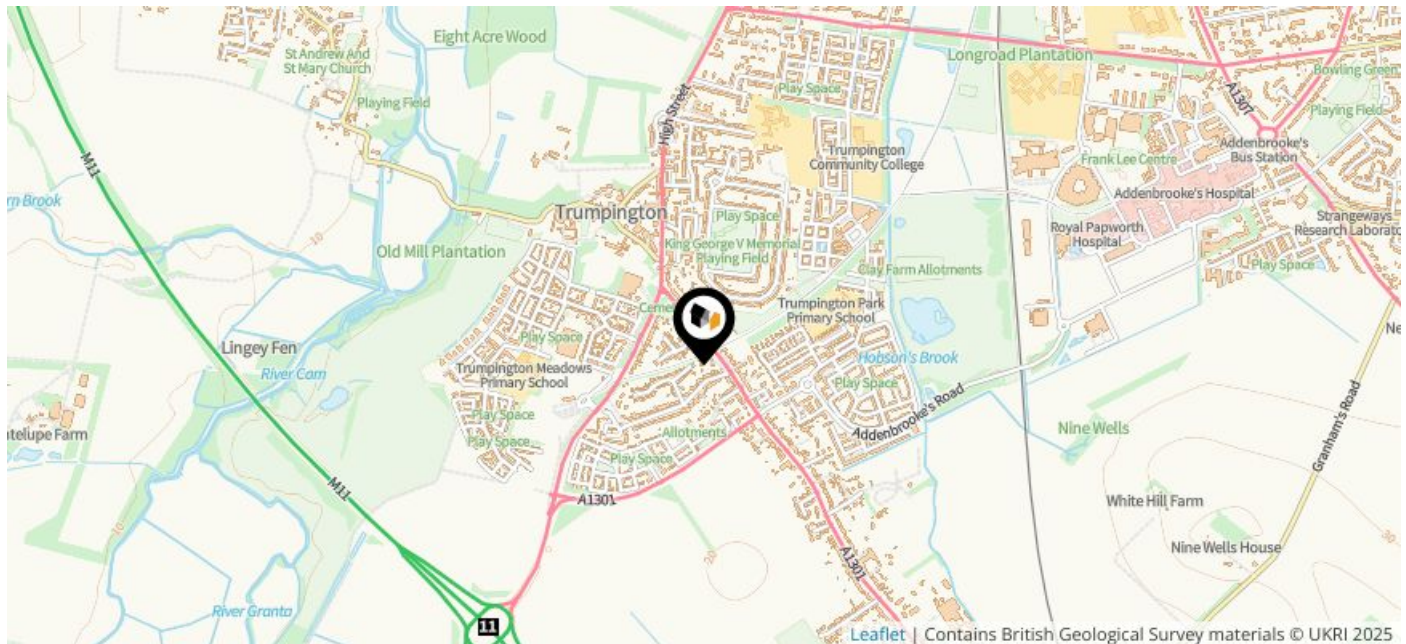
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Hill Trees-Stapleford	Historic Landfill	
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
6	Shelford Tip-Shelford	Historic Landfill	
7	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
8	Sindalls-Sawston	Historic Landfill	
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
10	Chapel Hill-Barrington	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



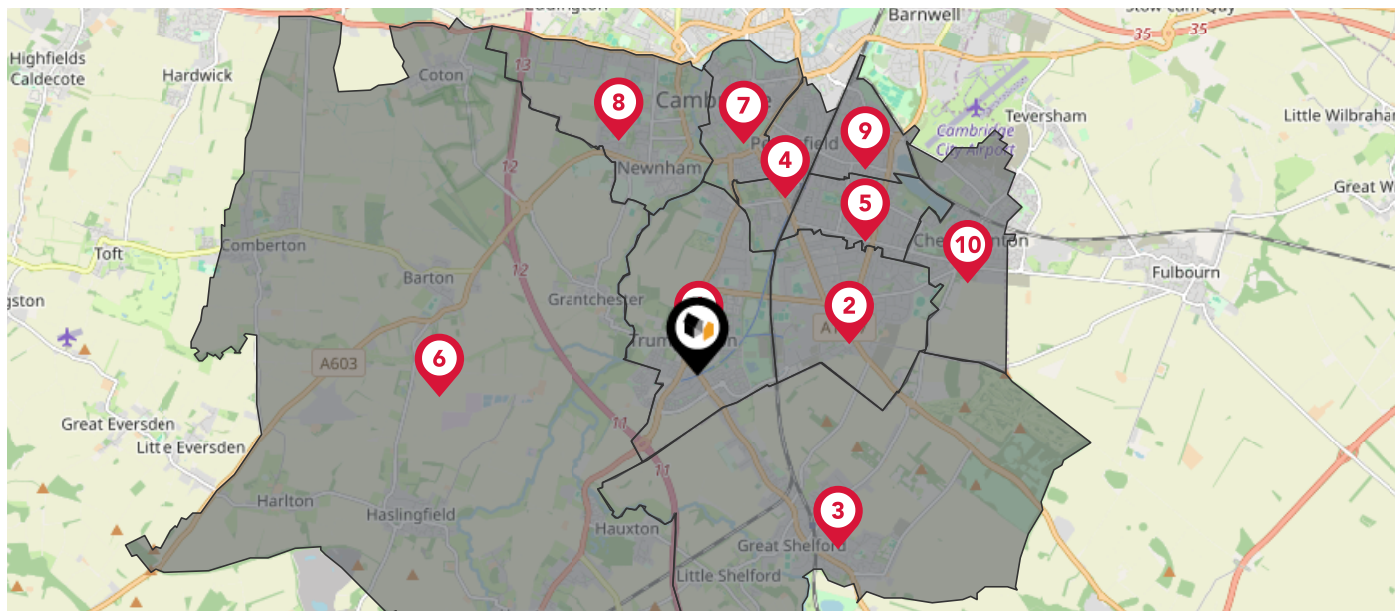
Mine Entry

- ✕ 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

Trumpington Ward

2

Queen Edith's Ward

3

Shelford Ward

4

Petersfield Ward

5

Coleridge Ward

6

Harston & Comberton Ward

7

Market Ward

8

Newnham Ward

9

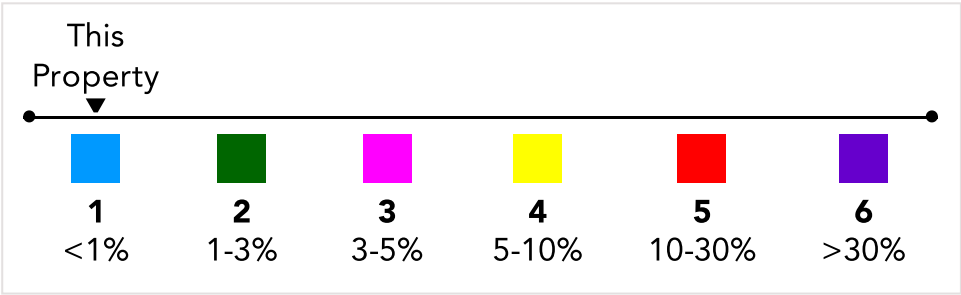
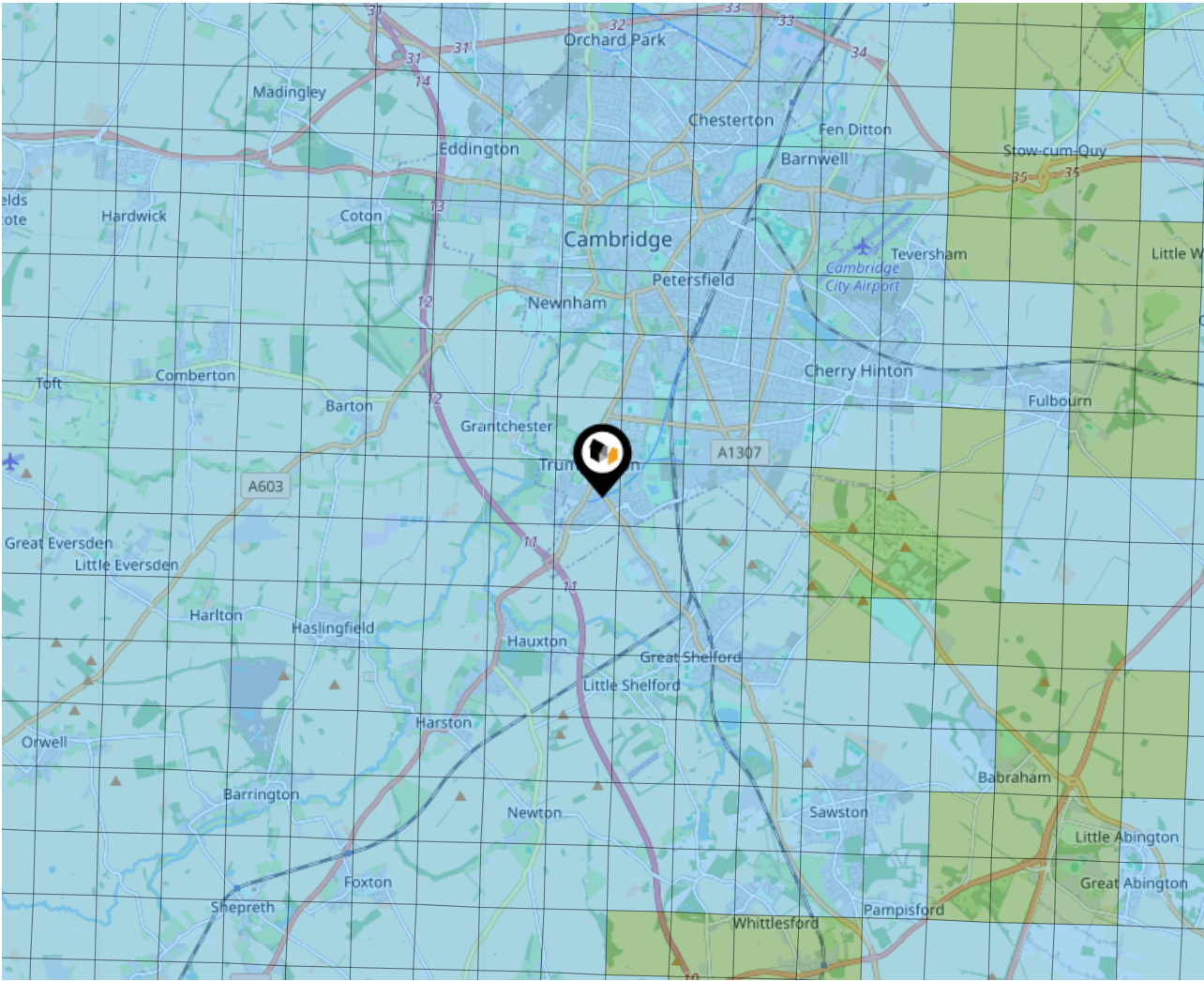
Romsey Ward

10

Cherry Hinton Ward

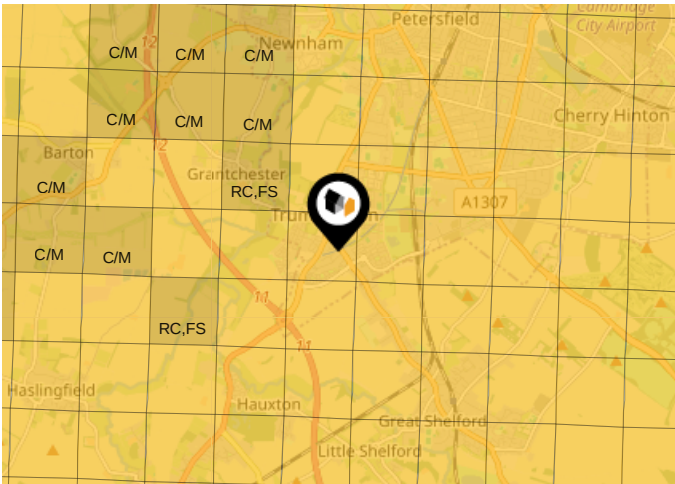
What is Radon?

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)

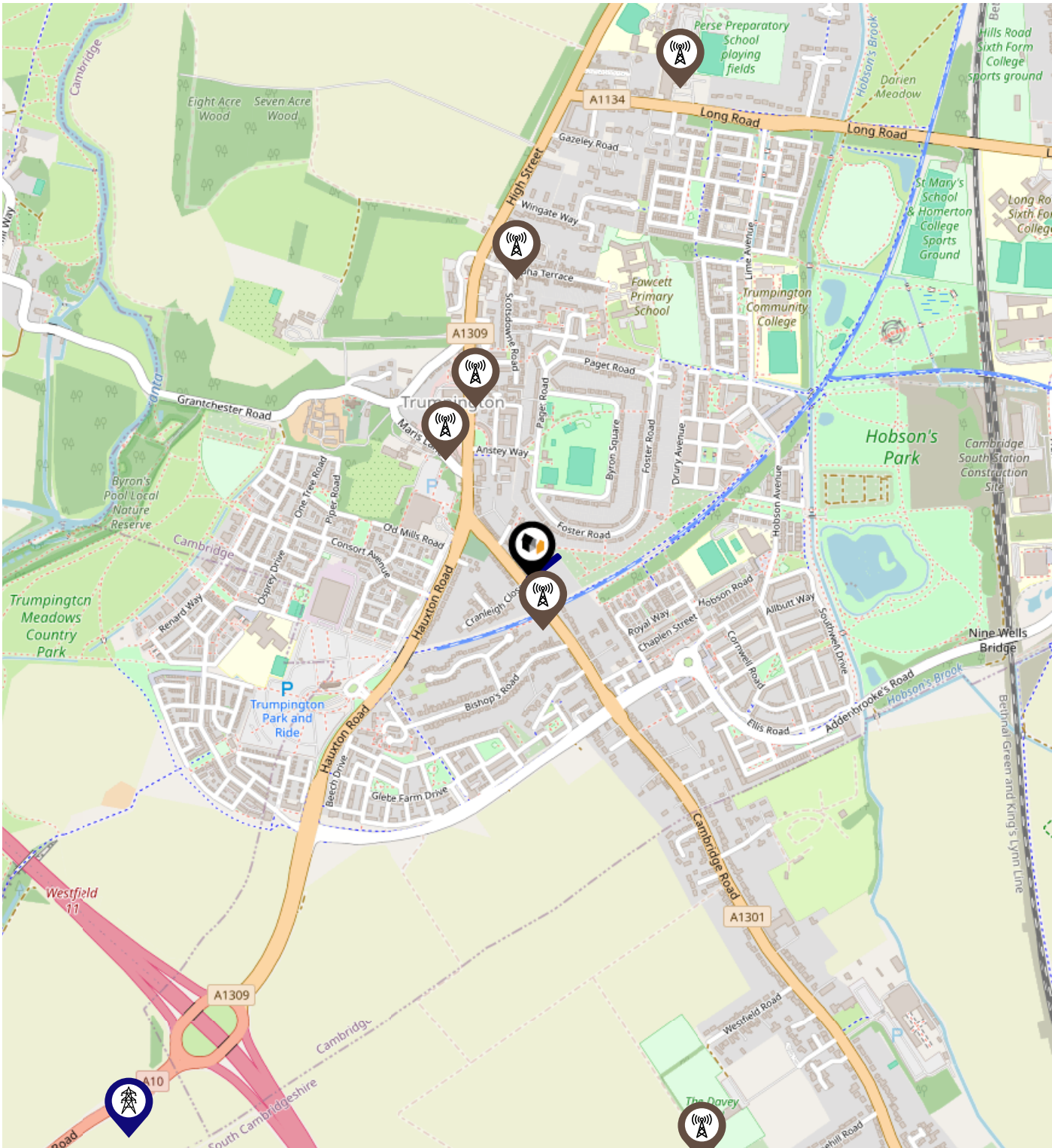
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE





Primary Classifications (Most Common Clay Types)

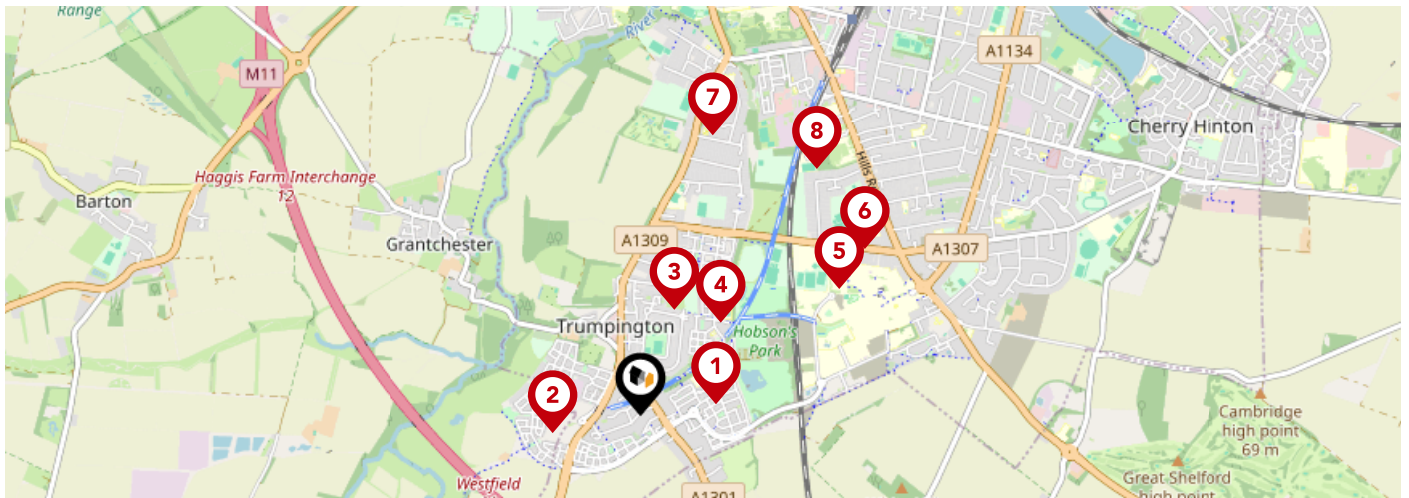
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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

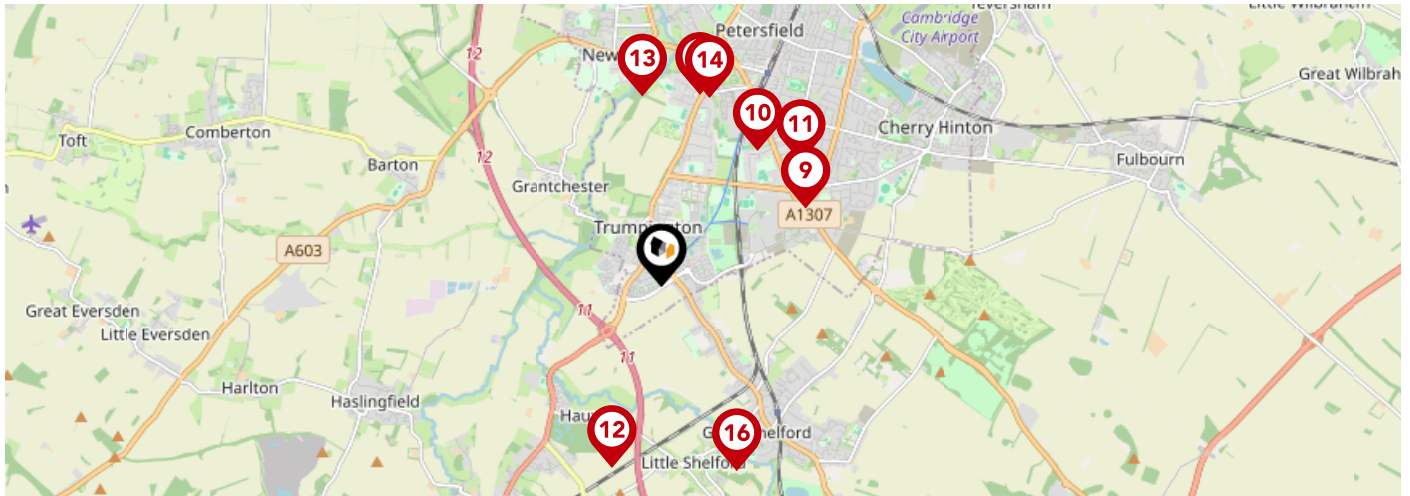










Key:

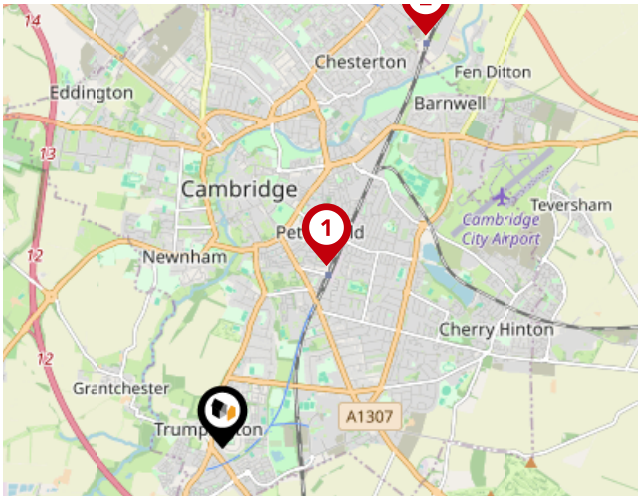
-  Power Pylons
-  Communication Masts






		Nursery	Primary	Secondary	College	Private
1	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

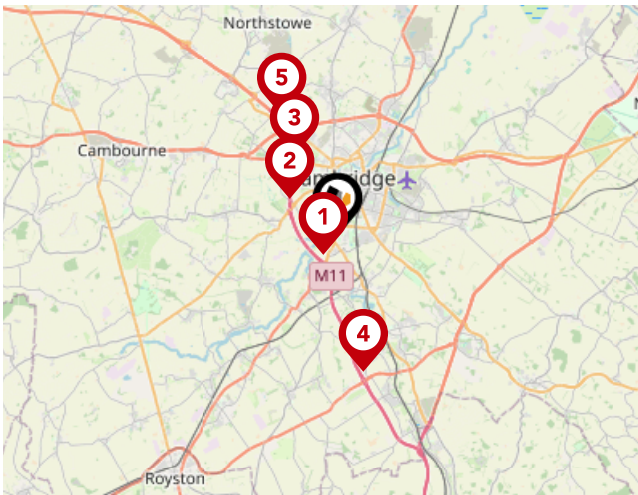


		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CoE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








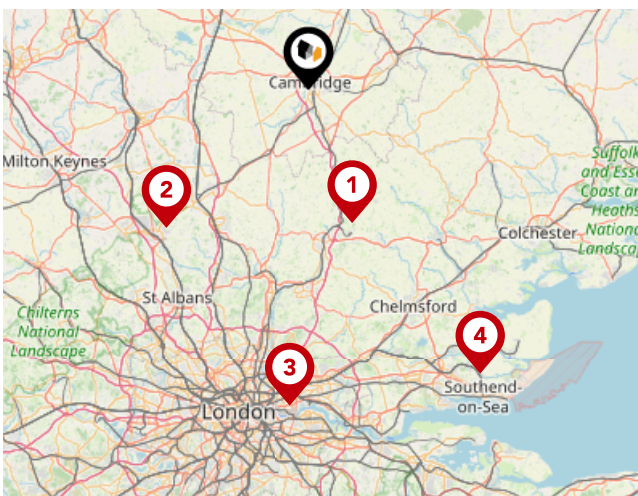
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	1.92 miles
	Cambridge North Rail Station	4.19 miles
	Foxton Rail Station	4.31 miles







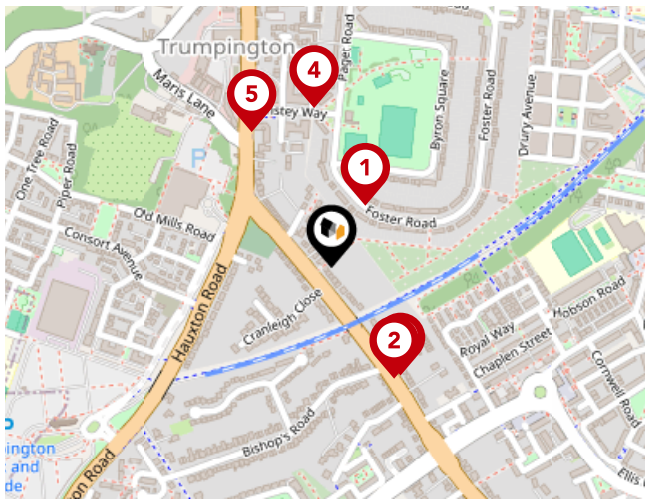
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	0.84 miles
	M11 J12	2.19 miles
	M11 J13	3.31 miles
	M11 J10	5.05 miles
	M11 J14	4.82 miles



Airports/Helipads

Pin	Name	Distance
	Stansted Airport	20.42 miles
	Luton Airport	28.98 miles
	Silvertown	46.21 miles
	Southend-on-Sea	48.6 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bowling Green	0.08 miles
2	Bishop's Road	0.14 miles
3	Bishop's Road	0.14 miles
4	Foster Road	0.18 miles
5	Anstey Way	0.18 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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