

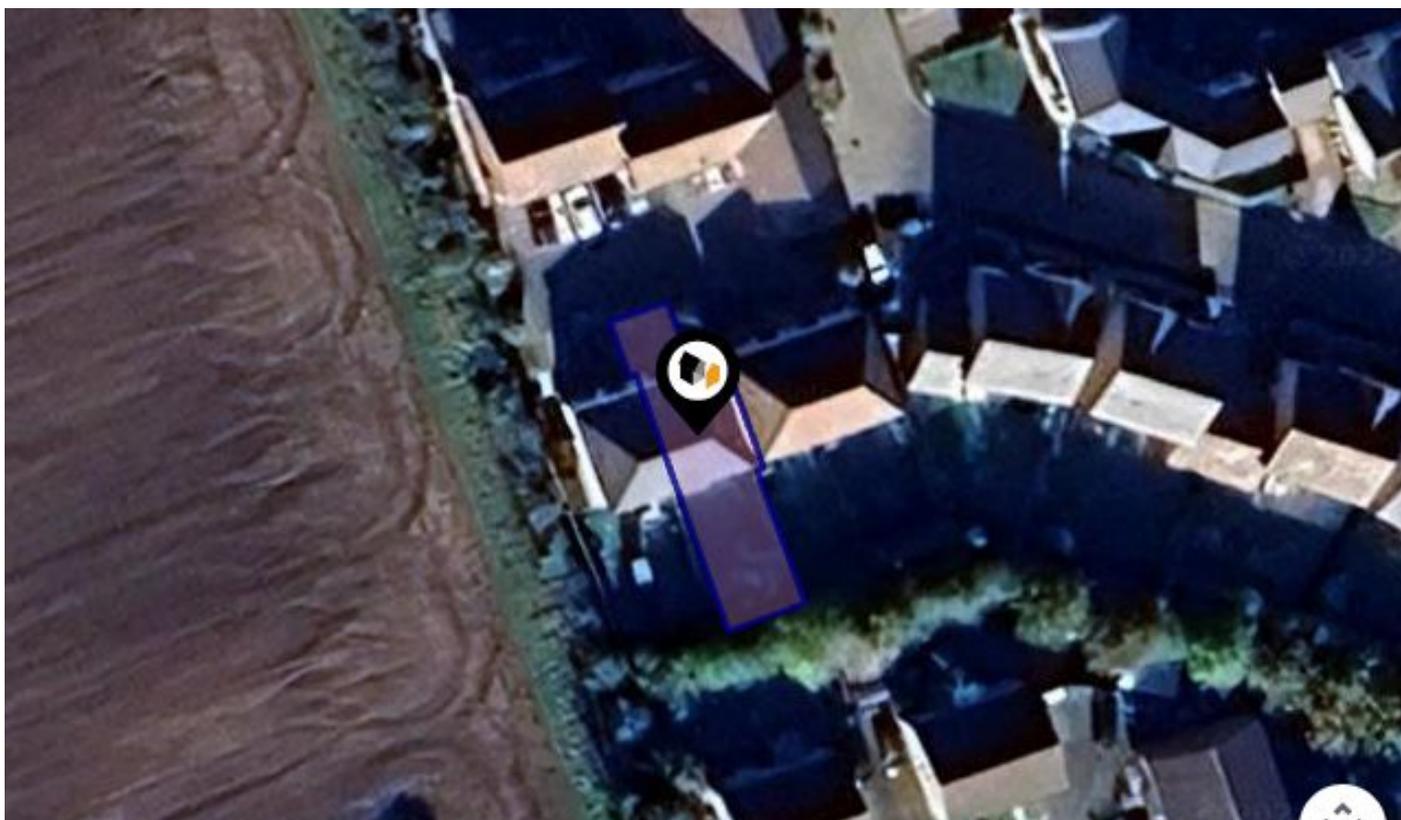


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Thursday 23<sup>rd</sup> October 2025



**BEDELL ROAD, DUXFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

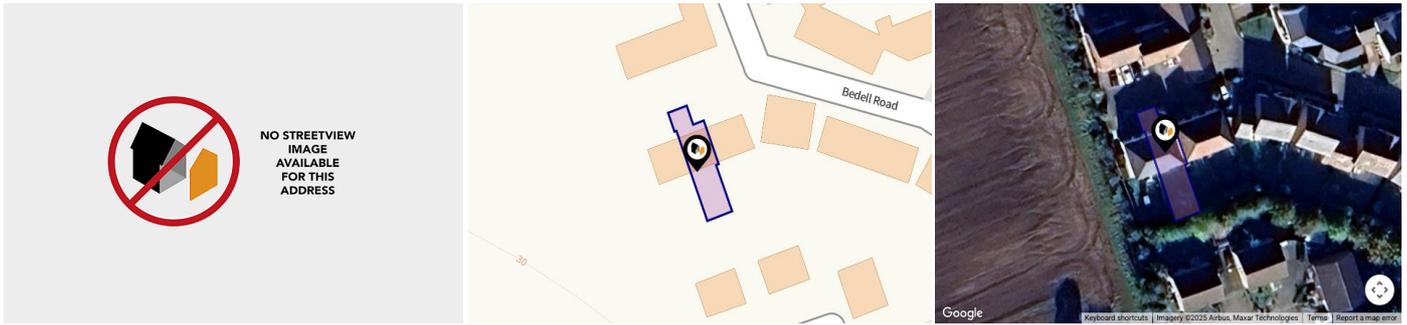
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,146		
<b>Title Number:</b>	CB436607		

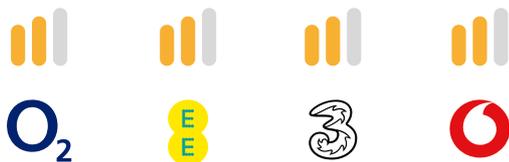
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

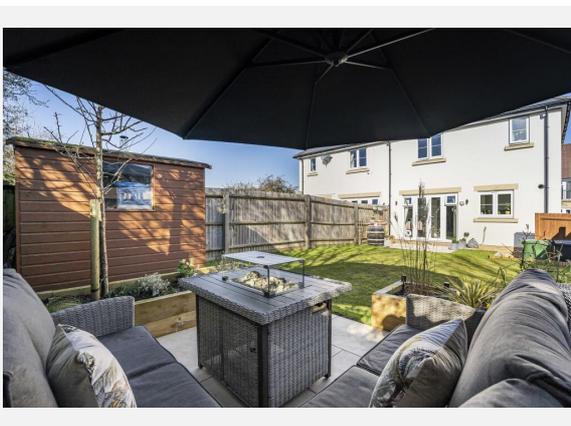
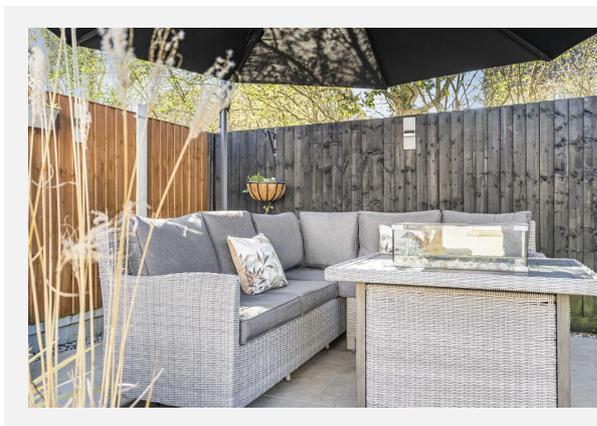
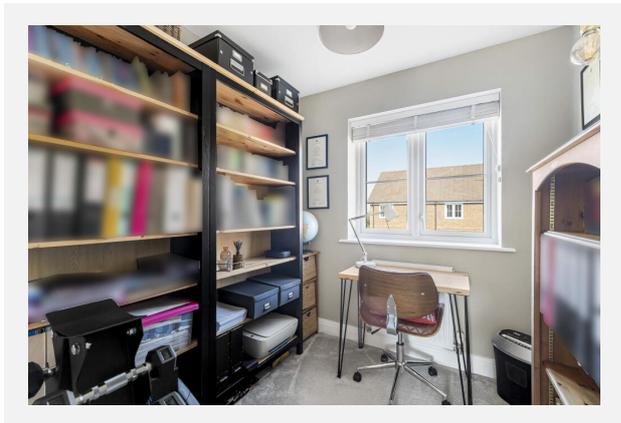
<b>4</b> mb/s	<b>71</b> mb/s	<b>1800</b> mb/s

### Mobile Coverage: (based on calls indoors)

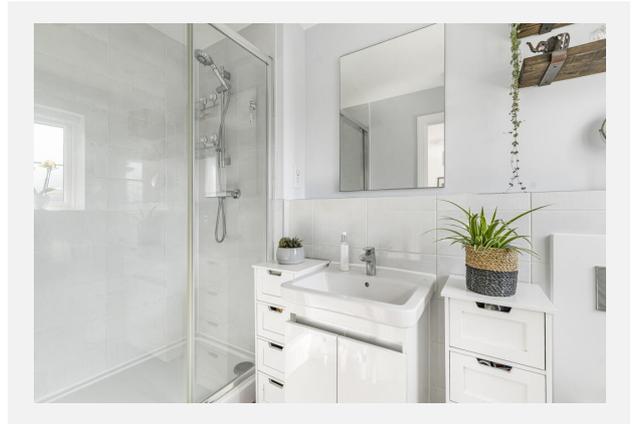


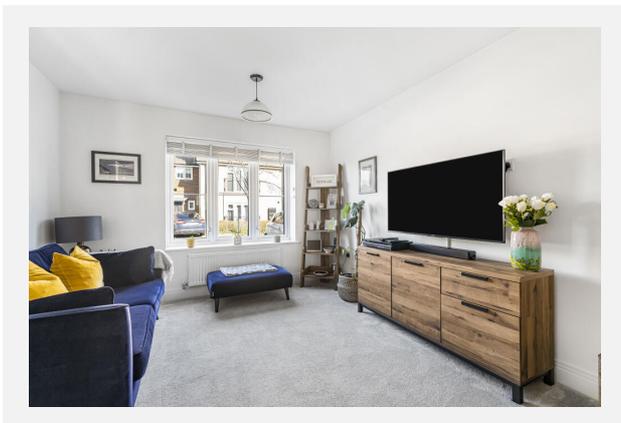
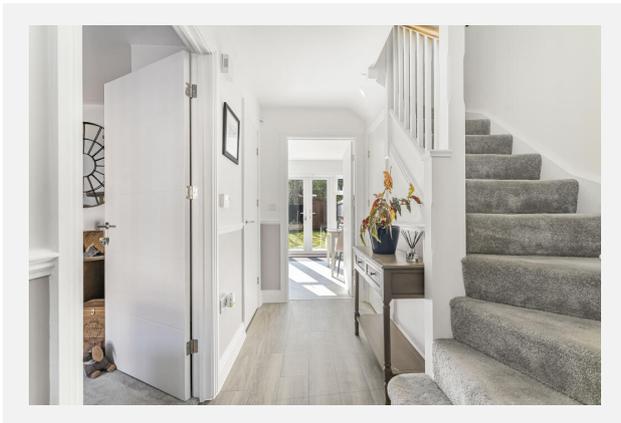
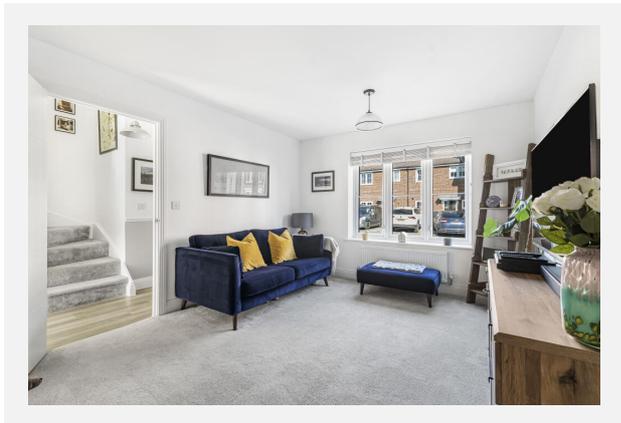
### Satellite/Fibre TV Availability:



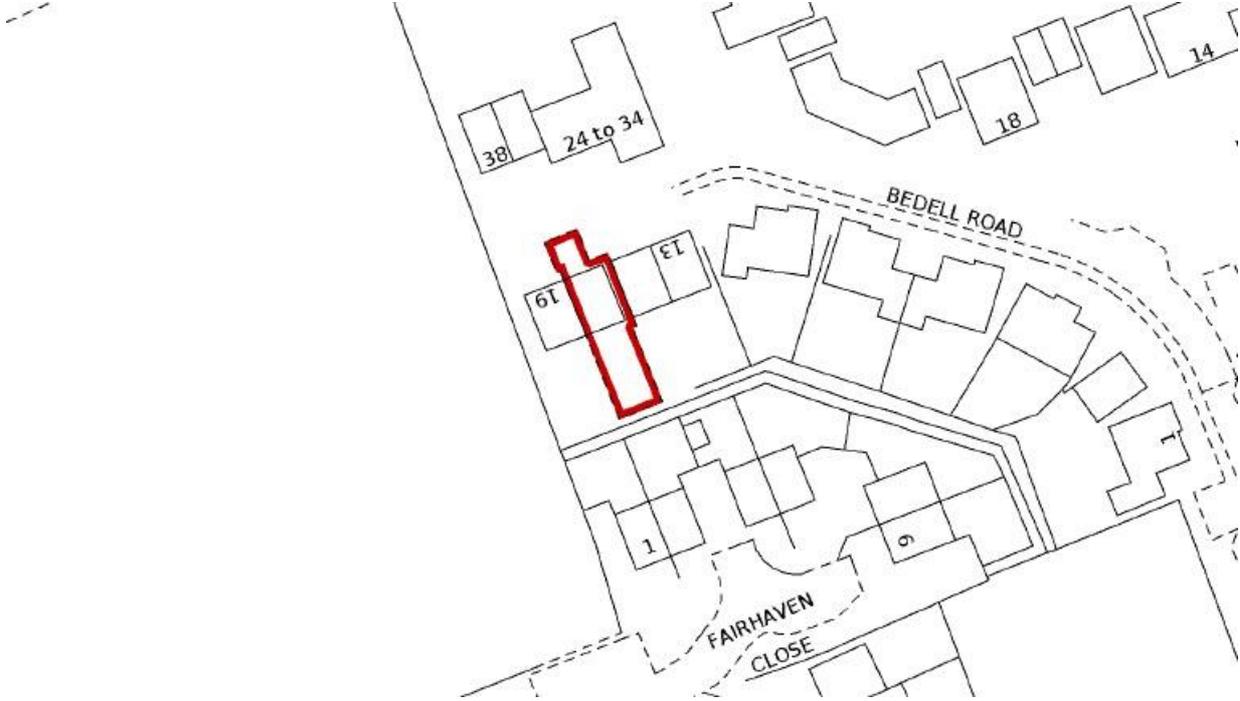








**BEDELL ROAD, DUXFORD, CAMBRIDGE, CB22**

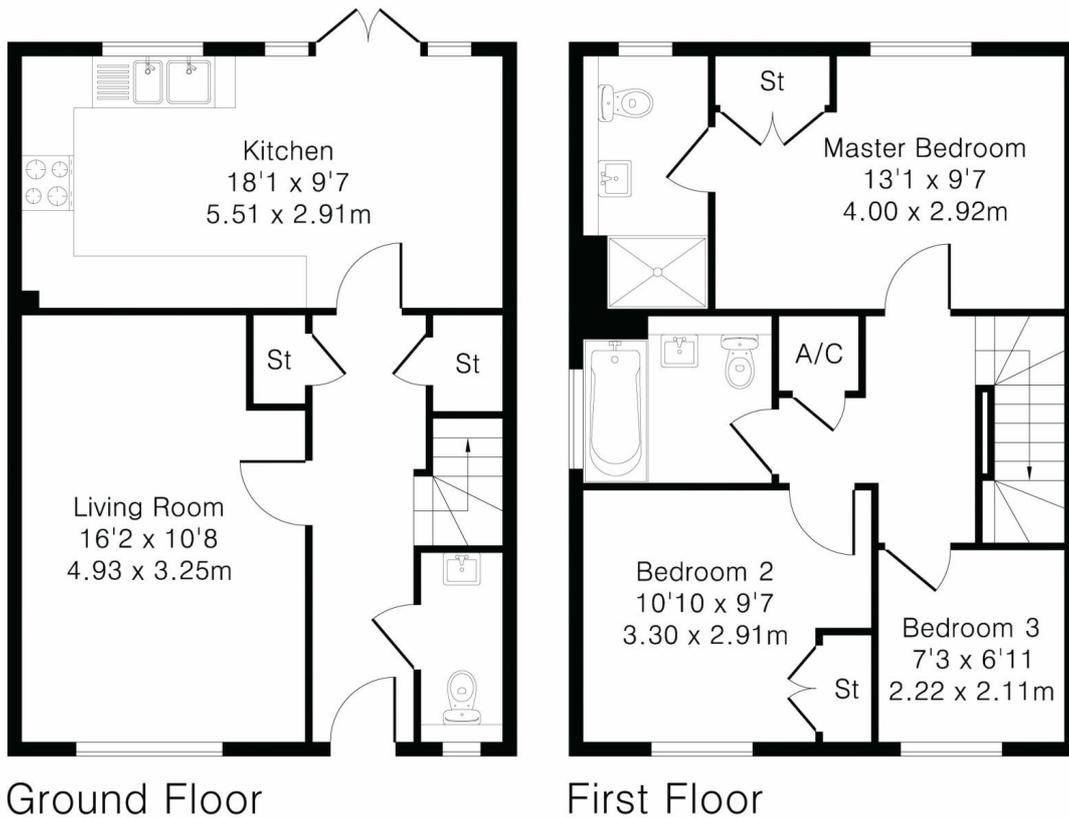


**BEDELL ROAD, DUXFORD, CAMBRIDGE, CB22**

**Approximate Gross Internal Area 940 sq ft - 88 sq m**

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**COOKE CURTIS & CO**

Bedell Road, Duxford, CB22

Energy rating

**B**

Valid until 04.09.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<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>Floors:</b>	Average thermal transmittance 0.16 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	91 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.

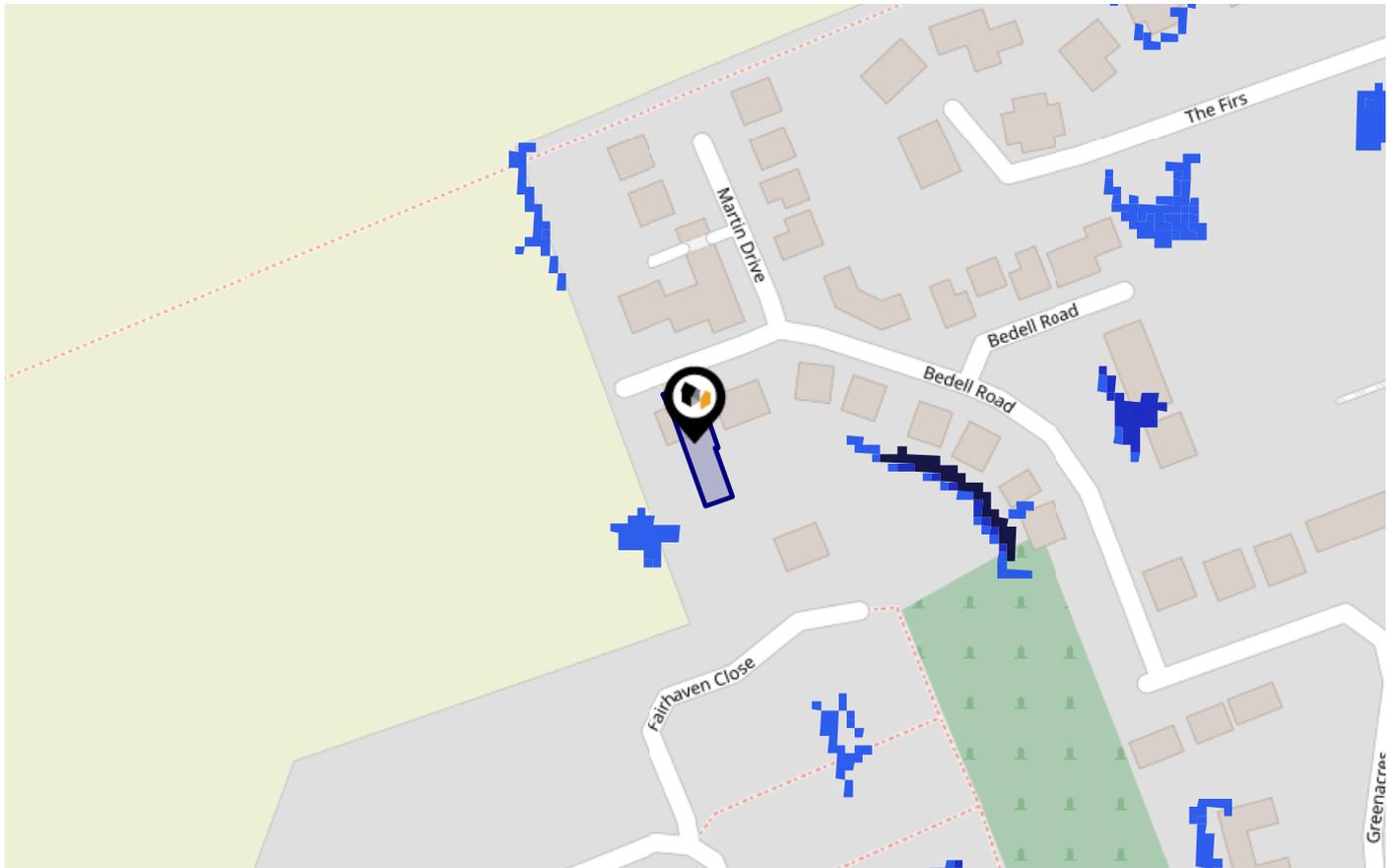


# Flood Risk

## 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:

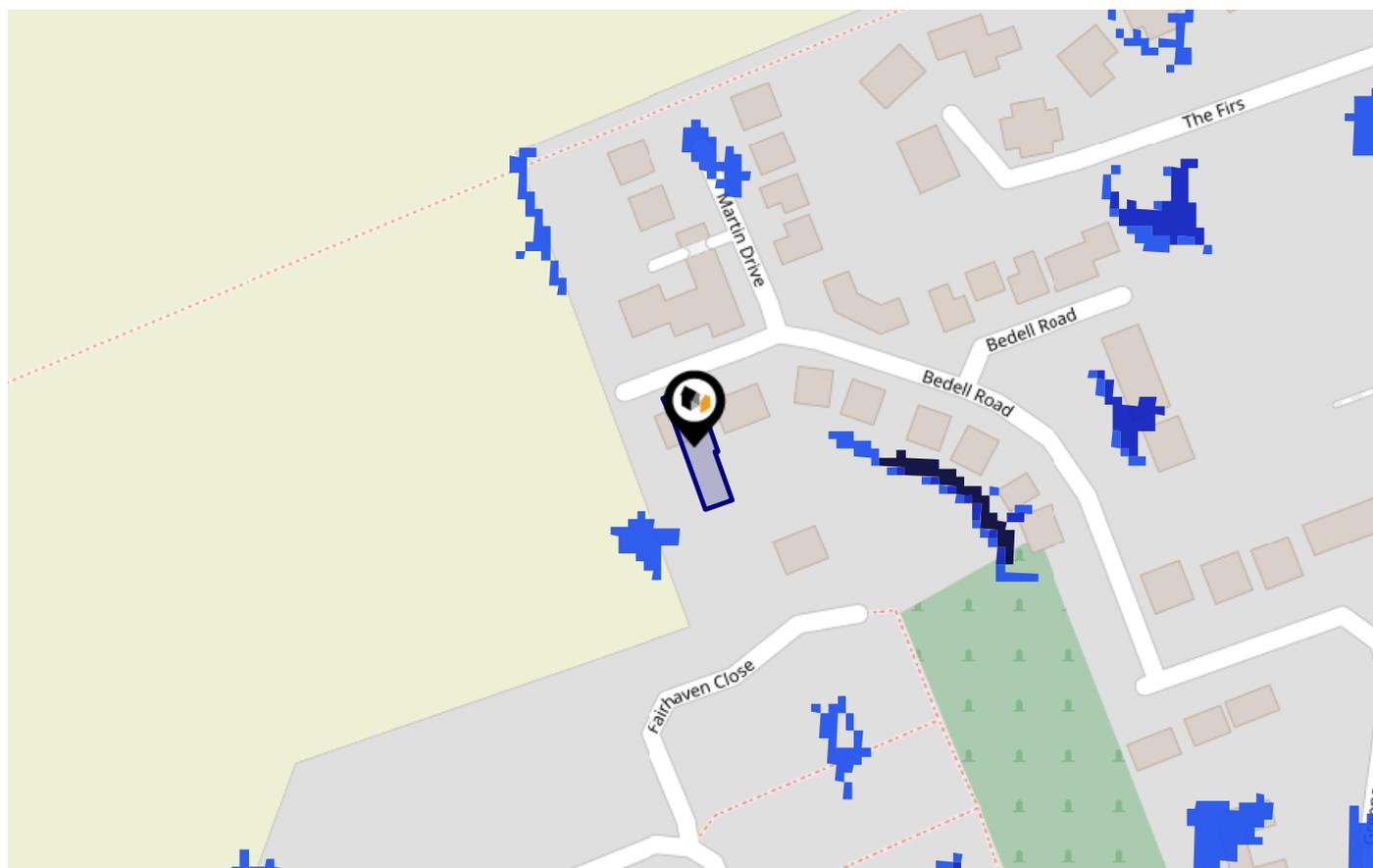


# Flood Risk

## 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.

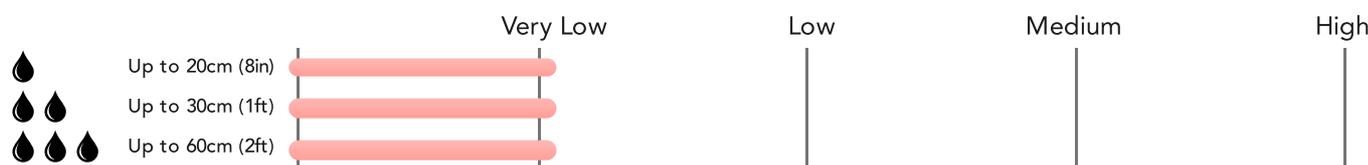


Risk Rating: Very low

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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- 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:

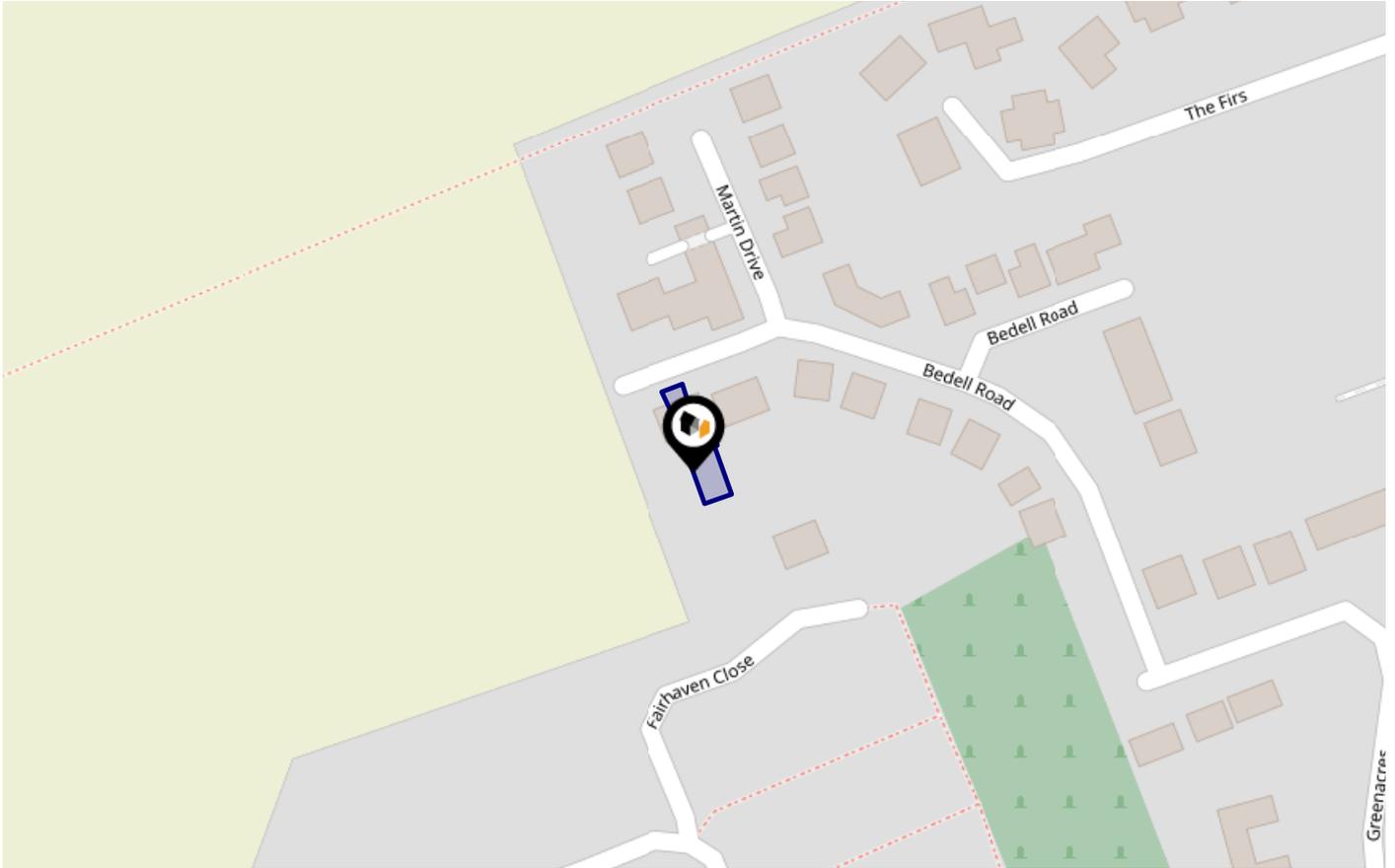


# Flood Risk

## 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

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:

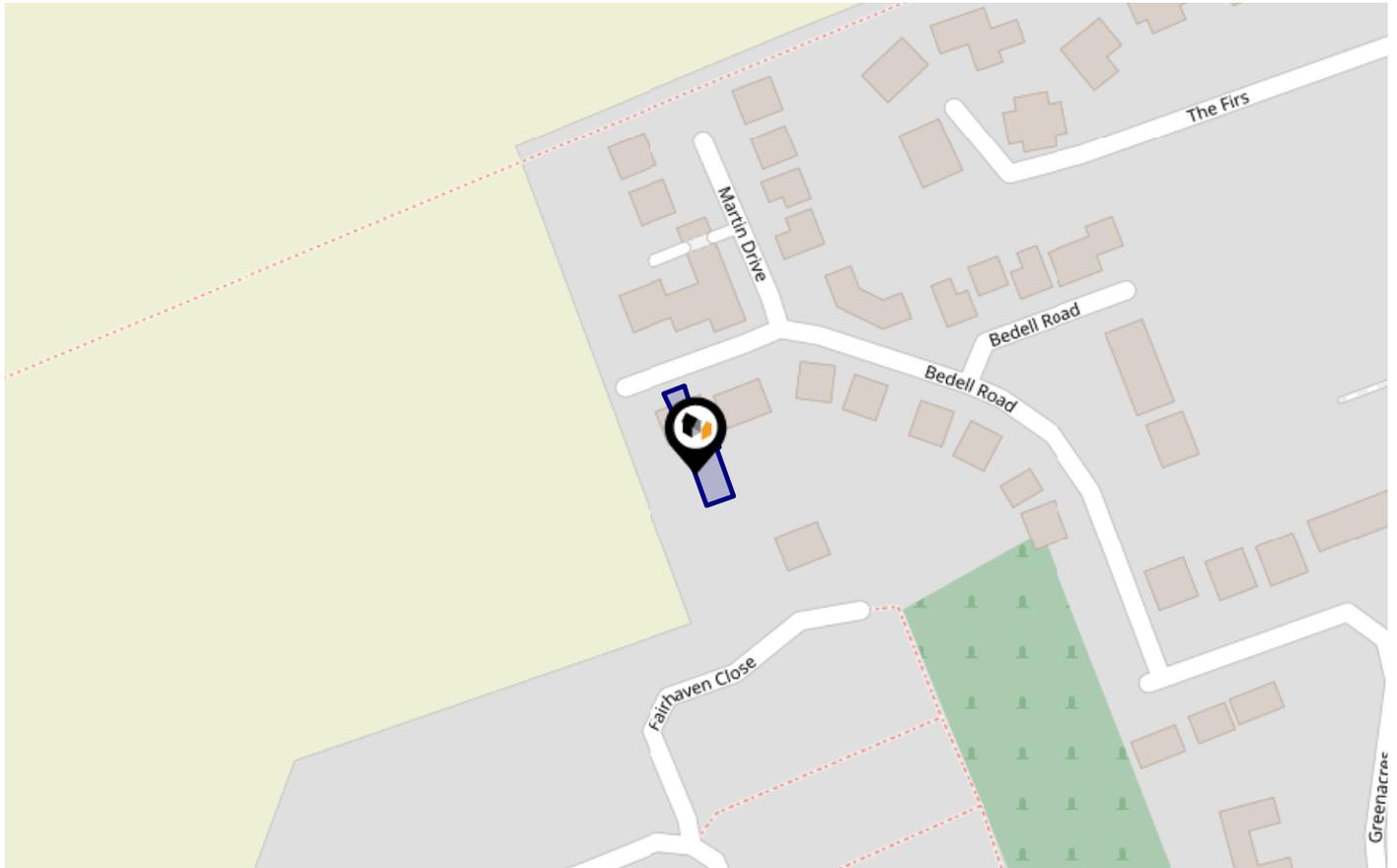


# Flood Risk

## 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:

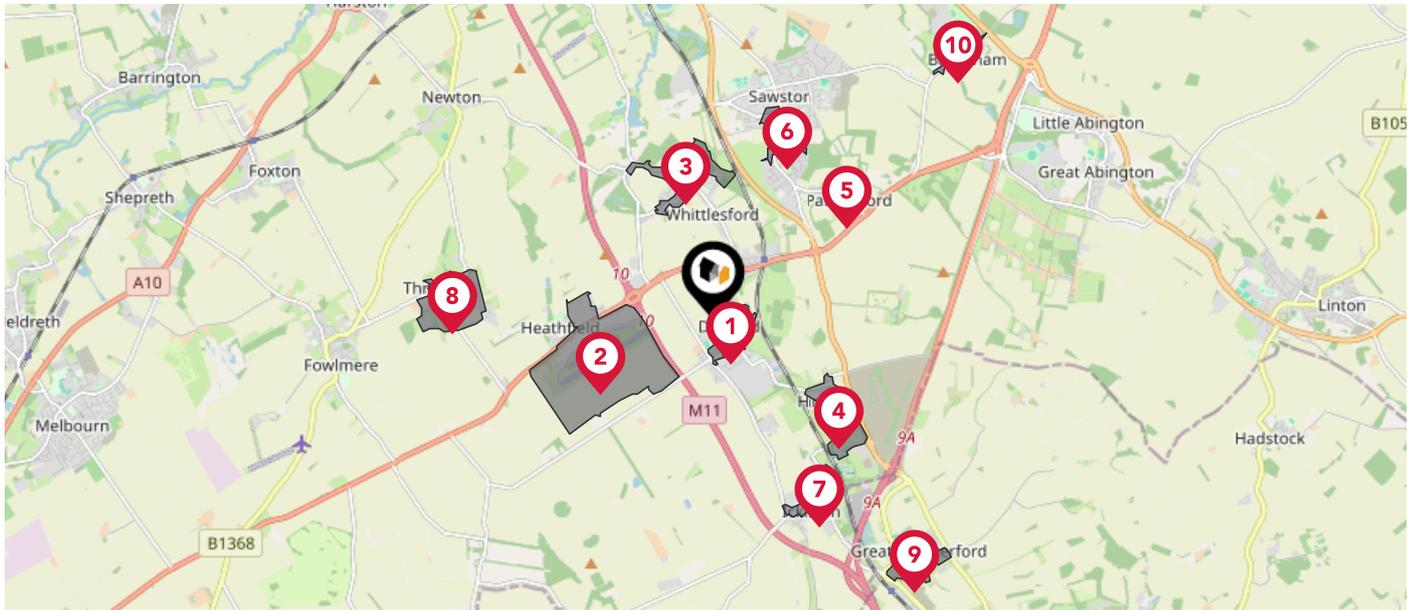


# Maps

## Conservation Areas



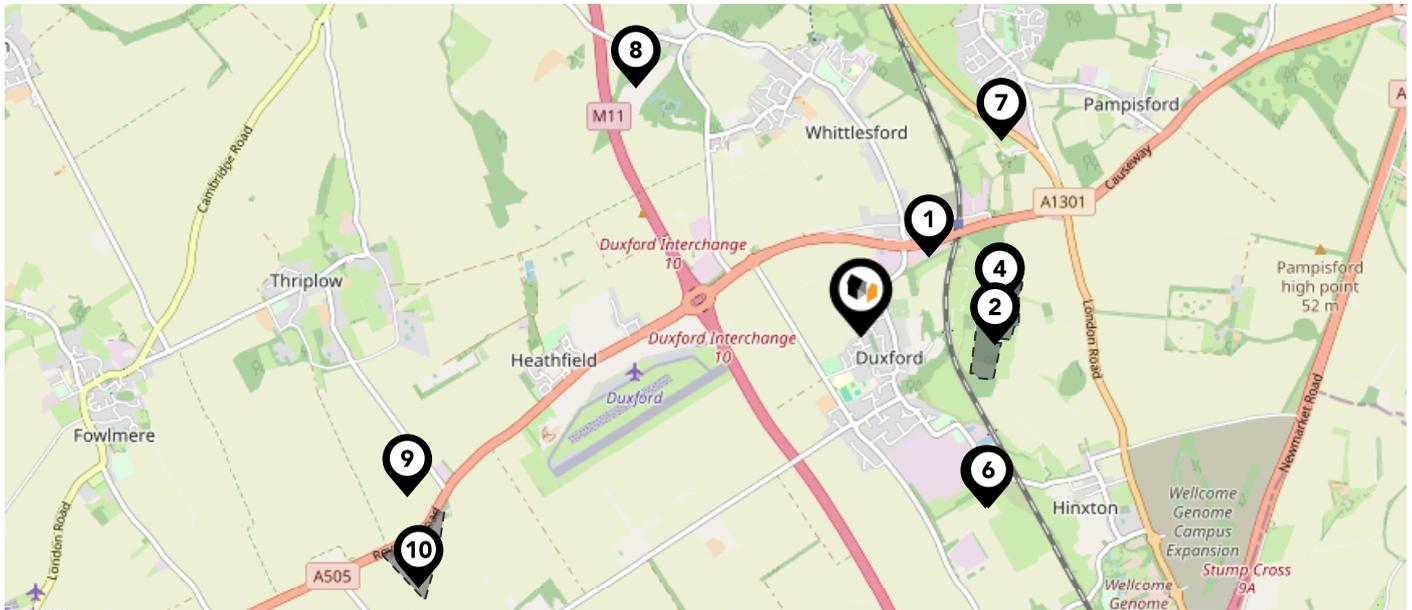
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  1 Duxford
-  2 Duxford Airfield
-  3 Whittlesford
-  4 Hinxton
-  5 Pampisford
-  6 Sawston
-  7 Ickleton
-  8 Thriplow
-  9 Great Chesterford
-  10 Babraham

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

<b>1</b>	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
<b>2</b>	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill
<b>3</b>	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill
<b>4</b>	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill
<b>5</b>	Abbey Farm-Duxford Road, Ickleton	Historic Landfill
<b>6</b>	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill
<b>7</b>	Eastern County Leather-Sawston	Historic Landfill
<b>8</b>	Newton Road-Whittlesford	Historic Landfill
<b>9</b>	Spicers-Thriplow	Historic Landfill
<b>10</b>	Cambridgeshire Pet Crematorium-Thriplow	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



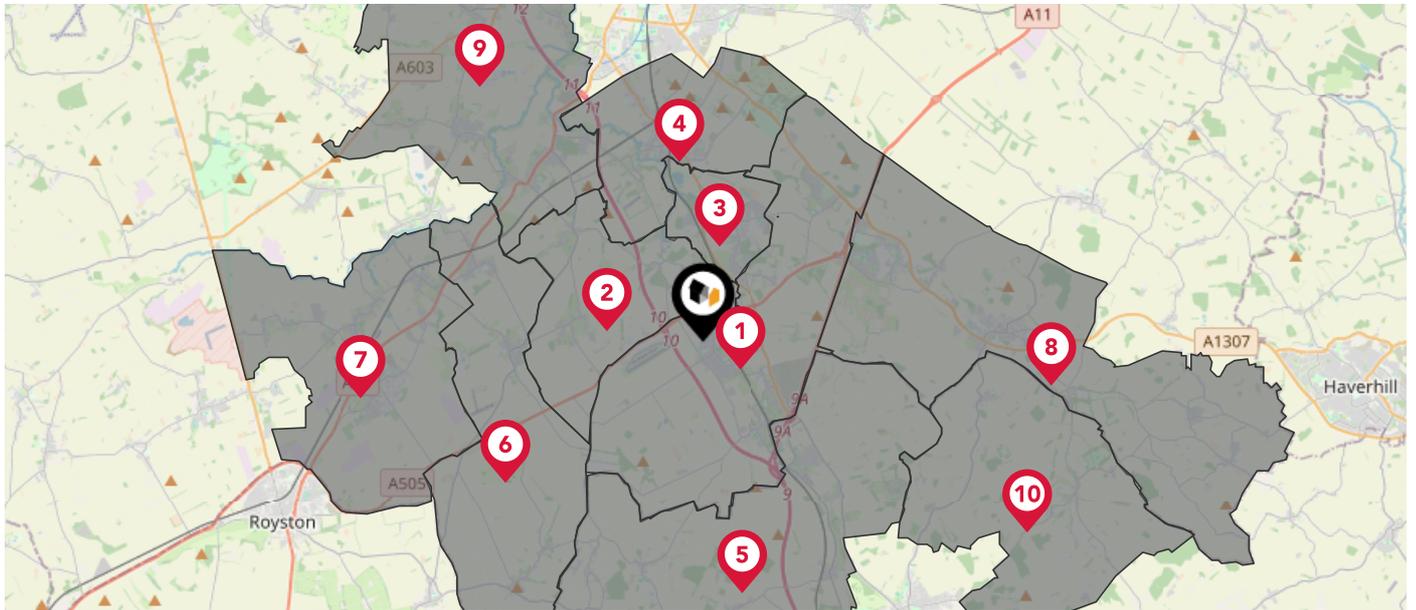
### Mine Entry

- ✕ 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

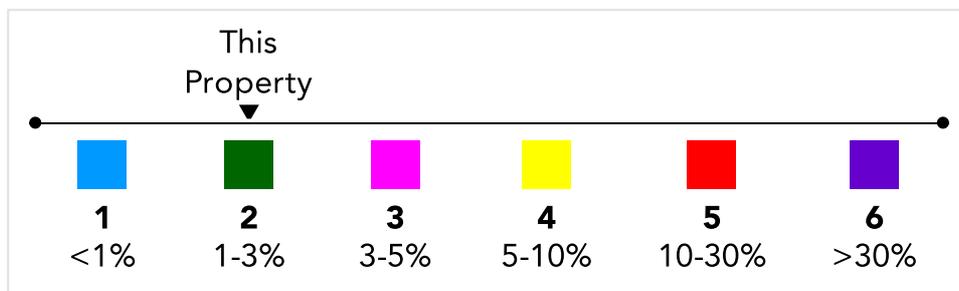
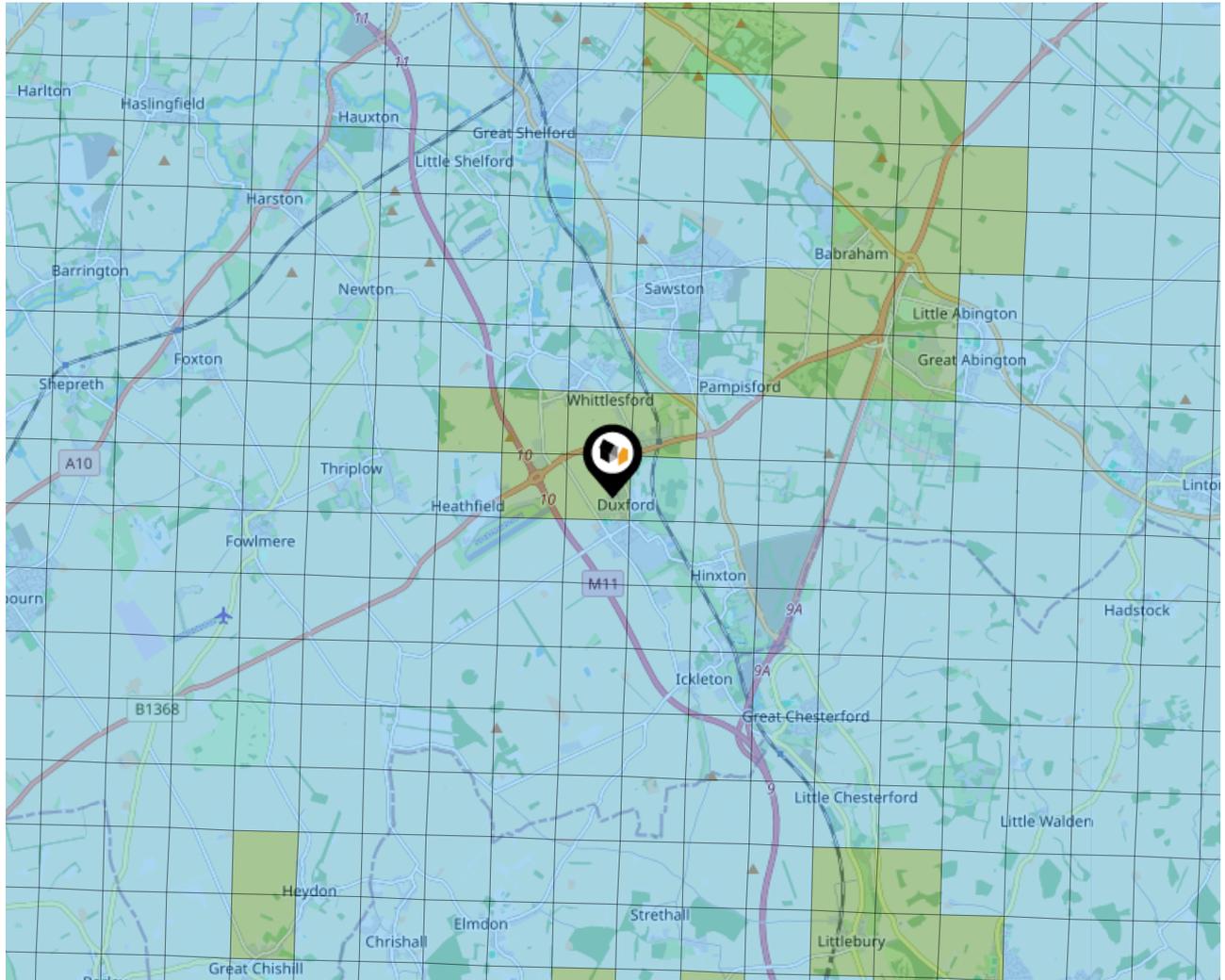


### Nearby Council Wards

-  1 Duxford Ward
-  2 Whittlesford Ward
-  3 Sawston Ward
-  4 Shelford Ward
-  5 Littlebury, Chesterford & Wenden Lofts Ward
-  6 Foxton Ward
-  7 Melbourn Ward
-  8 Linton Ward
-  9 Harston & Comberton Ward
-  10 Ashdon Ward

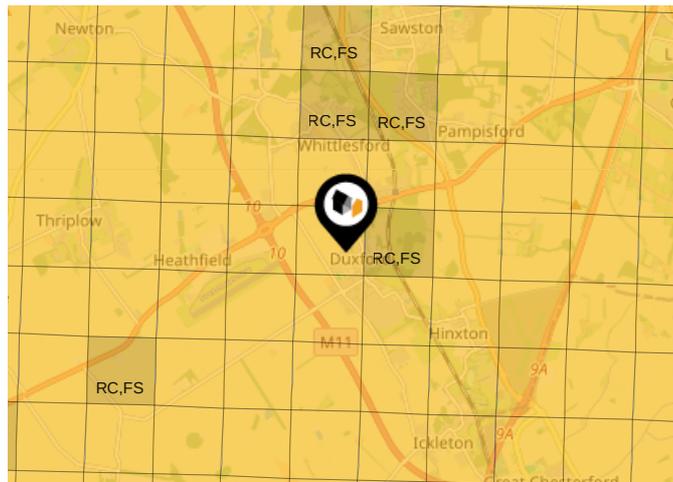
## What is Radon?

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)

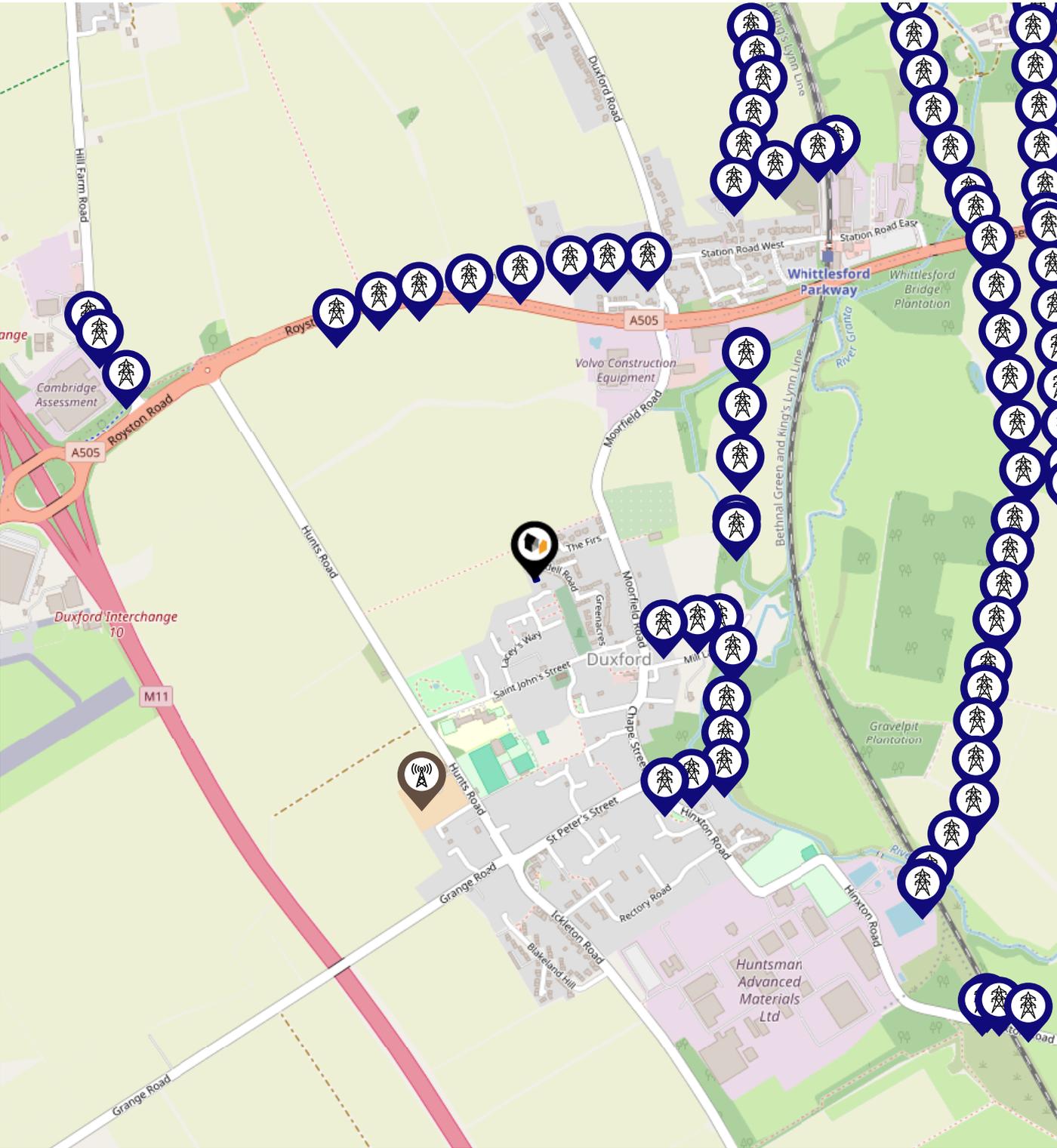
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



## 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:**

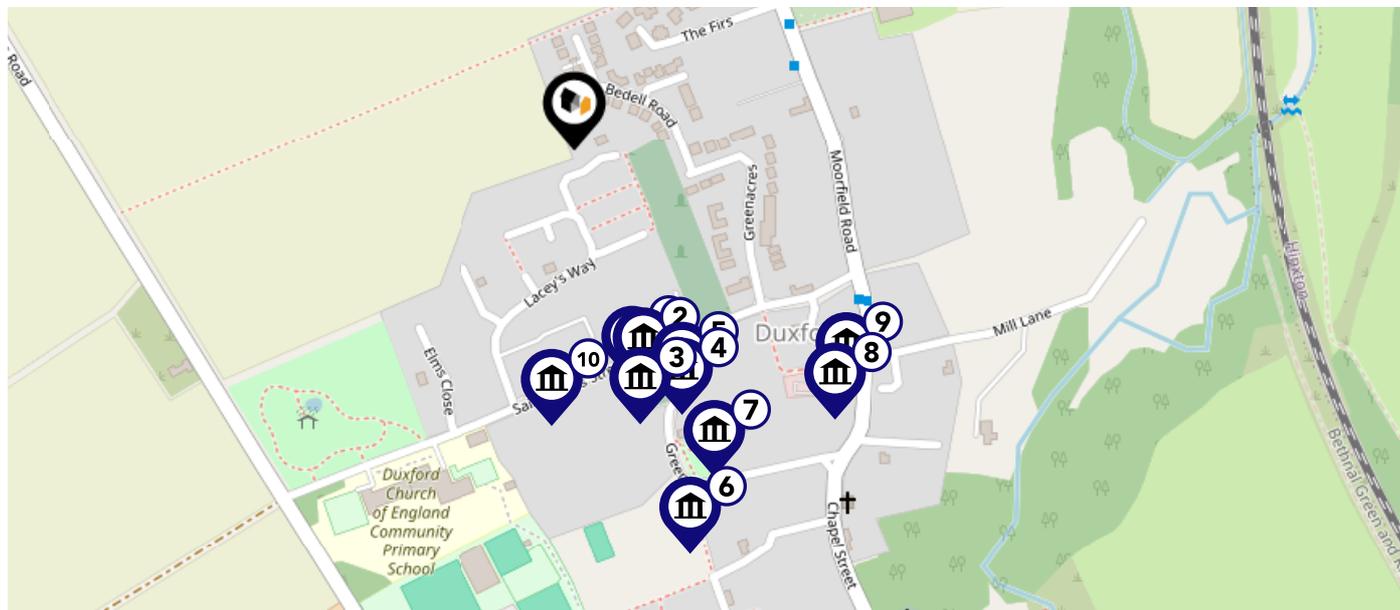
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

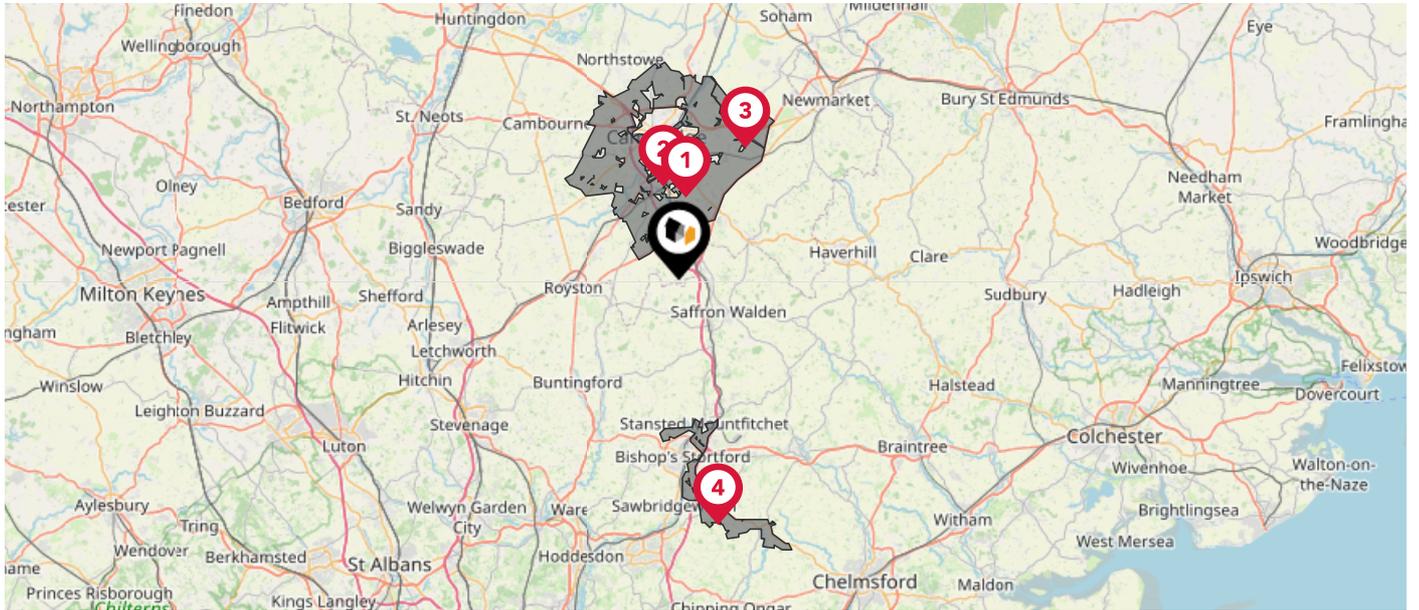


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



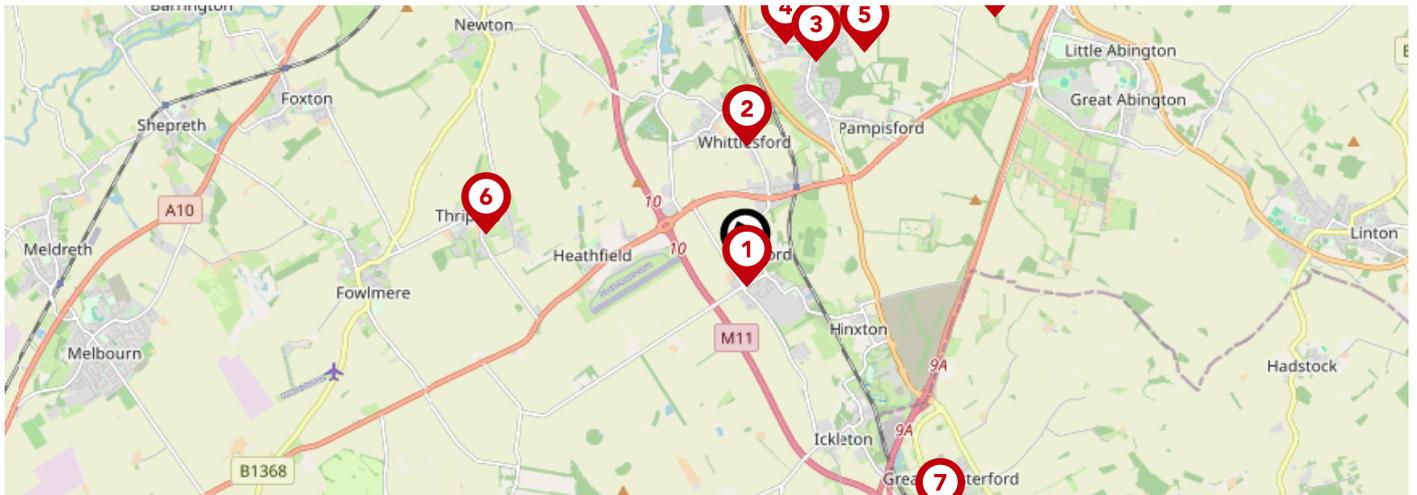
Listed Buildings in the local district	Grade	Distance
 1330917 - 20, St John's Street	Grade II	0.1 miles
 1162963 - Victoria House	Grade II	0.1 miles
 1330953 - Parish Church Of St John	Grade I	0.2 miles
 1330916 - Robinettes	Grade II	0.2 miles
 1162869 - Outbuilding To North Of Number 28 (robinettes)	Grade II	0.2 miles
 1128119 - The Old House	Grade II	0.2 miles
 1162862 - Barrington Cottage	Grade II	0.2 miles
 1128124 - John Barleycorn Inn	Grade II	0.2 miles
 1309399 - 5, Moorfield Road	Grade II	0.2 miles
 1309380 - Old Laceys	Grade II	0.2 miles

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - Uttlesford



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Chesterford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:4.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:4.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



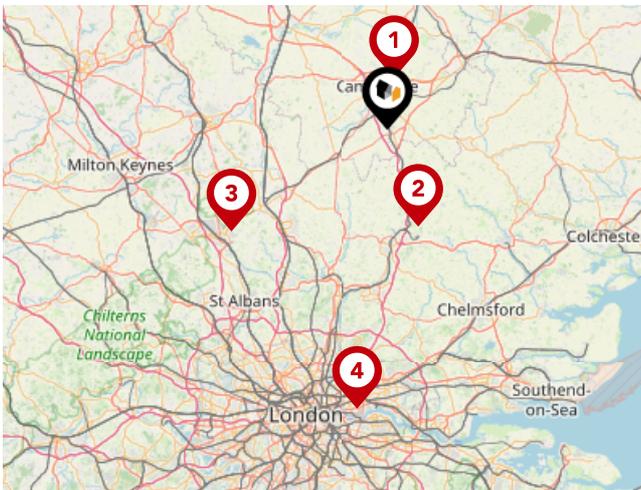
## National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.65 miles
2	Great Chesterford Rail Station	3 miles
3	Shelford (Cambs) Rail Station	3.69 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.75 miles
2	M11 J9	2.58 miles
3	M11 J11	4.93 miles
4	M11 J12	7.3 miles
5	M11 J13	8.65 miles

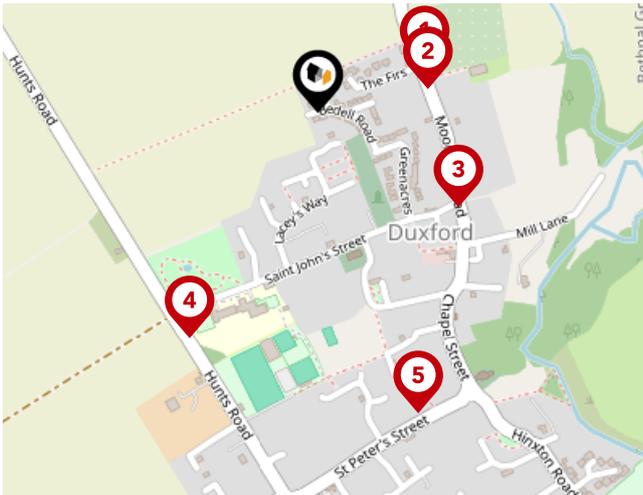


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.6 miles
2	Stansted Airport	14.94 miles
3	Luton Airport	27.2 miles
4	Silvertown	41.28 miles

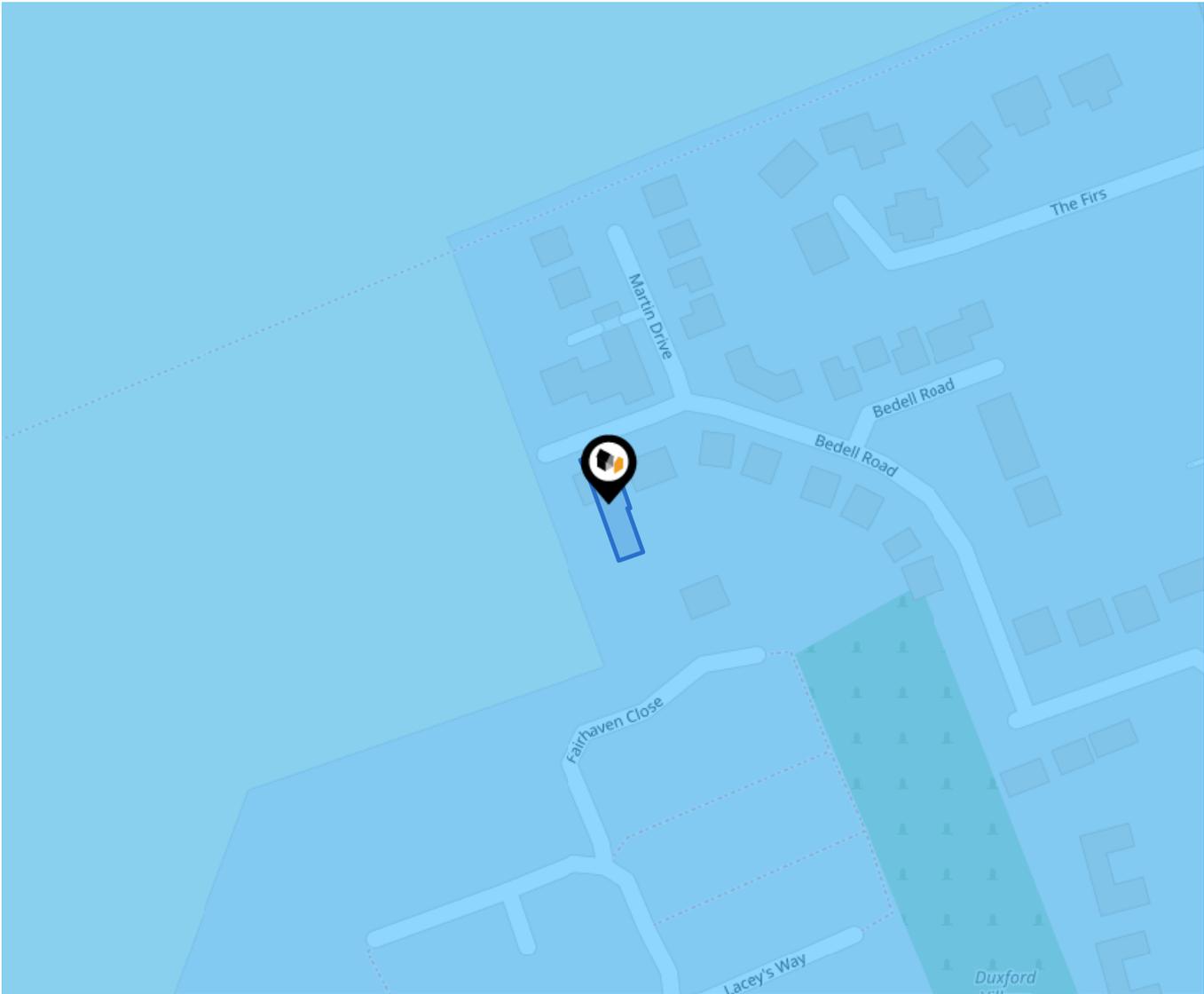
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Firs	0.13 miles
2	The Firs	0.13 miles
3	St John's Street	0.19 miles
4	Playing Field	0.3 miles
5	Petersfield Road	0.36 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.



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