

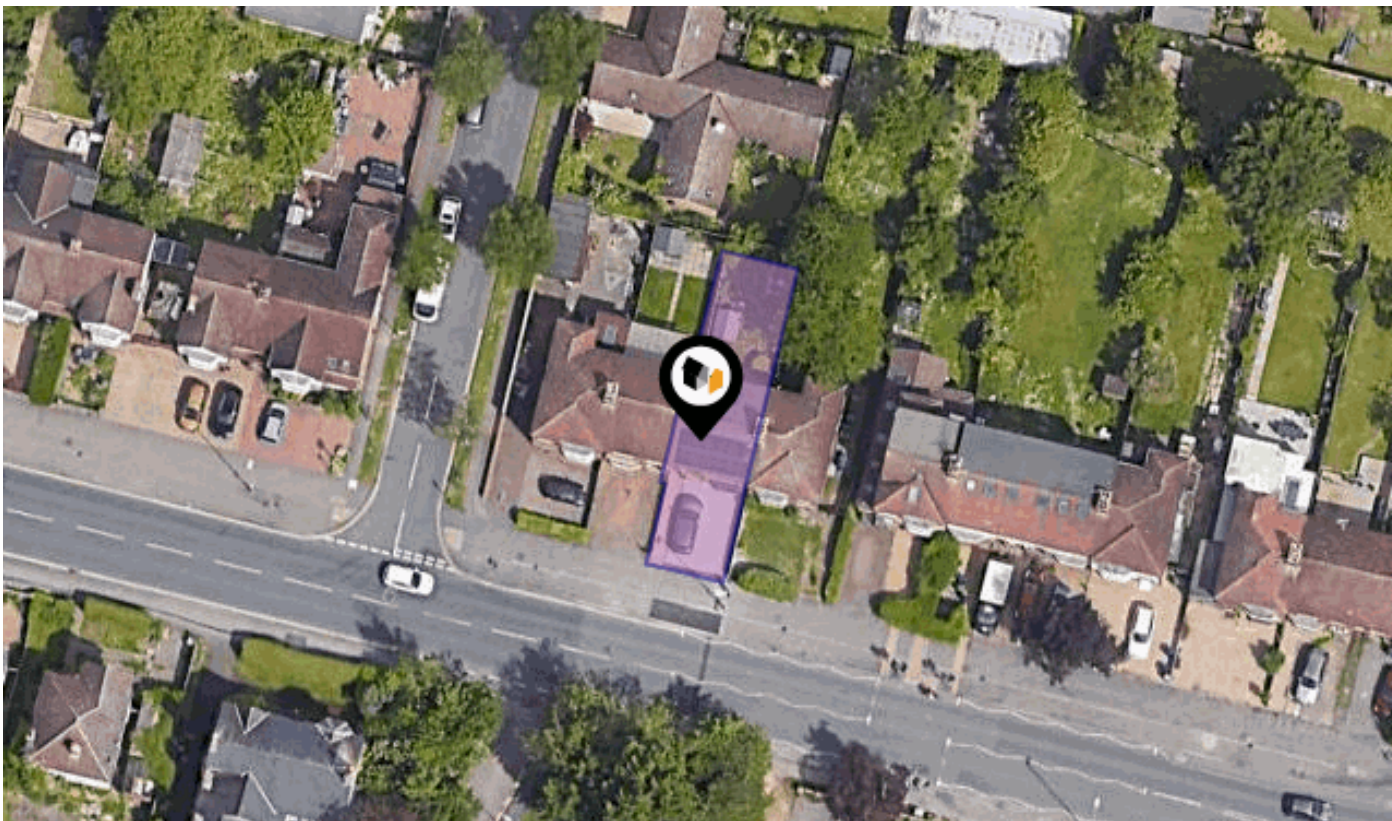


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Wednesday 08<sup>th</sup> January 2025



## CHERRY HINTON 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

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	914 ft <sup>2</sup> / 85 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB75791		

## Local Area

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

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

<b>17</b> mb/s	<b>91</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Cherry Hinton Road, Cambridge, CB1*

Reference - 21/04521/HFUL	
Decision:	Decided
Date:	12th October 2021
Description:	Dropped kerb to enable off street parking outside house

Planning records for: **271 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 10/0848/FUL	
Decision:	Decided
Date:	23rd August 2010
Description:	Two storey side and rear extension, single storey side extension.

Reference - 09/0643/FUL	
Decision:	Decided
Date:	22nd July 2009
Description:	Two storey side and rear extensions and single storey side extension.

Planning records for: **273 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 22/02653/HFUL	
Decision:	Decided
Date:	07th June 2022
Description:	Ground floor side and rear extension.

Reference - 22/02654/HFUL	
Decision:	Decided
Date:	07th June 2022
Description:	Replacement single storey rear extension with enlarged footprint.

Planning records for: **273 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 22/00690/FUL	
Decision:	Decided
Date:	07th June 2022
Description:	Dropped kerb and new approach to new vehicle hardstanding

Planning records for: **277 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 12/0244/FUL	
Decision:	Decided
Date:	23rd February 2012
Description:	Single storey rear extension and new rear store.

Reference - 12/0329/FUL	
Decision:	Decided
Date:	19th March 2012
Description:	Single storey rear extension and new garage/store.

Planning records for: **279 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 12/1276/FUL	
Decision:	Decided
Date:	08th October 2012
Description:	Proposed garden studio.

Planning records for: **287 Cherry Hinton Road Cambridge CB1 7DB**

Reference - 14/1784/FUL	
Decision:	Decided
Date:	01st December 2014
Description:	Part two storey, part single storey side and rear extension with improvements to existing property.

Reference - 15/1098/NMA	
Decision:	Decided
Date:	09th June 2015
Description:	Non material amendment on application 14/1784/FUL for provision of 2No 'Velux' style rooflights above kitchen area

Reference - 14/0902/FUL	
Decision:	Decided
Date:	05th June 2014
Description:	Proposed single storey side and rear extension and rear dormer windows

Planning records for: **293 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 10/0739/FUL	
Decision:	Decided
Date:	22nd July 2010
Description:	Erection of two semi-detached houses to rear of 289-293 Cherry Hinton Road with access from Lichfield Road.

Planning records for: **293 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 06/1384/S73	
Decision:	Decided
Date:	18th December 2006
Description:	S73 application to reinstate the parking area between the front of the building and the Highway for disabled users and for loading and off loading.

Reference - 07/1402/FUL	
Decision:	Decided
Date:	27th November 2007
Description:	Relocation of car park space.

Reference - 14/1485/NMA	
Decision:	Decided
Date:	19th September 2014
Description:	Non-material amendment on application 12/1613/FUL for a change of material from timber cladding to Cedral cladding (timber look-a-like)

Planning records for: **303 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 06/0508/FUL	
Decision:	Decided
Date:	11th May 2006
Description:	Single storey side and rear extension.

Planning records for: **311 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 16/0156/FUL	
Decision:	Decided
Date:	29th January 2016
Description:	Erection of part two storey, part single storey side and rear extension and the installation of external wall insulation to front, side and rear elevations and to all elevations of the side and rear extensions.

Reference - 15/2398/NMA	
Decision:	Decided
Date:	23rd December 2015
Description:	Non material amendment on application 15/1108/FUL for proposed two storey extension to rear and single storey extension to side elevation.

Reference - 15/1108/FUL	
Decision:	Decided
Date:	10th June 2015
Description:	Two storey side and rear extensions and loft extension

Planning records for: **313 Cherry Hinton Road Cambridge Cambridgeshire CB1 7DB**

Reference - 15/1631/FUL	
Decision:	Decided
Date:	03rd September 2015
Description:	Installation of external wall insulation to rear elevation



CAMBRIDGE, CB1

Energy rating

# B

Valid until 05.01.2035

Score	Energy rating	Current	Potential
92+	A		<div style="background-color: #006d4c; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 1.5em;">93   A</span> </div>
81-91	B	<div style="background-color: #009966; color: white; padding: 5px; display: inline-block;"> <span style="font-size: 1.5em;">81   B</span> </div>	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<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 78% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	85 m <sup>2</sup>

## Electricity Supply

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Octopus energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas combi Boiler

## Water Supply

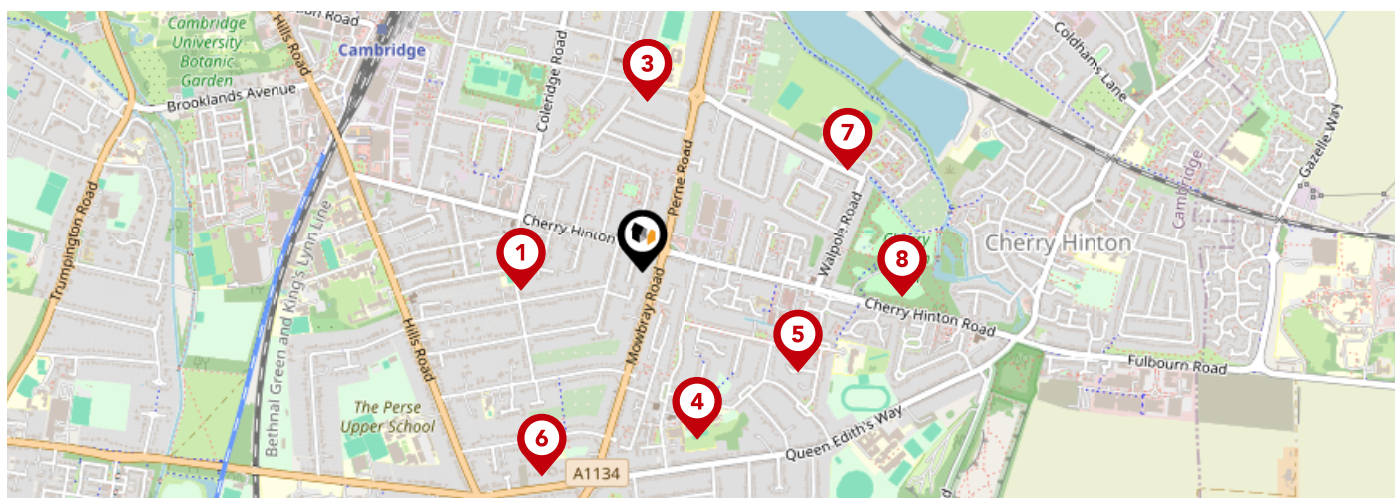
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Cambridge Water

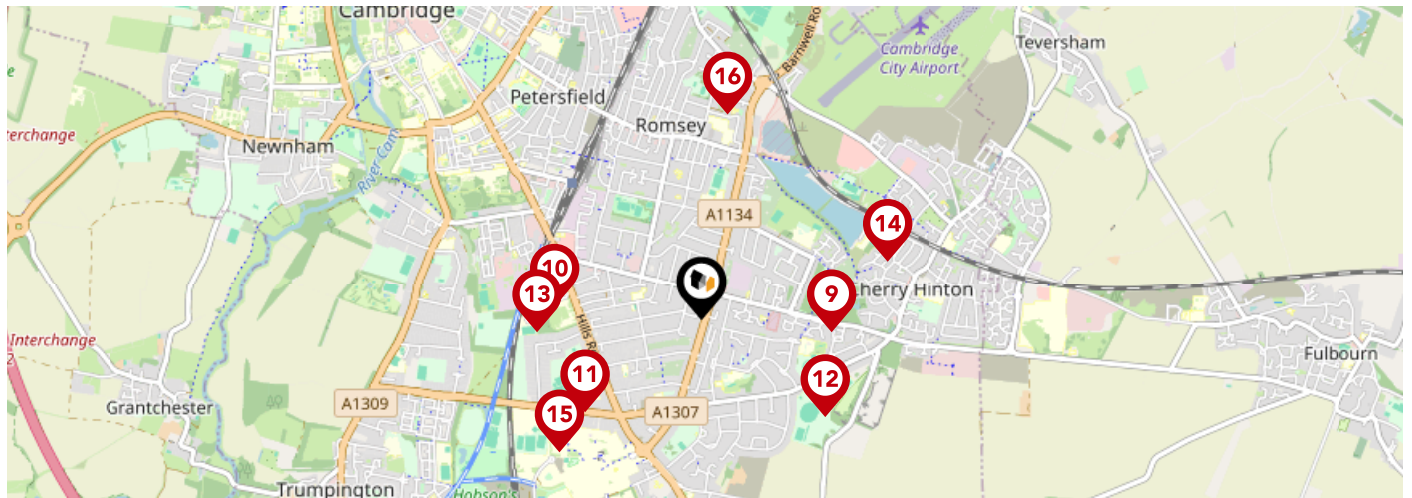
## Drainage

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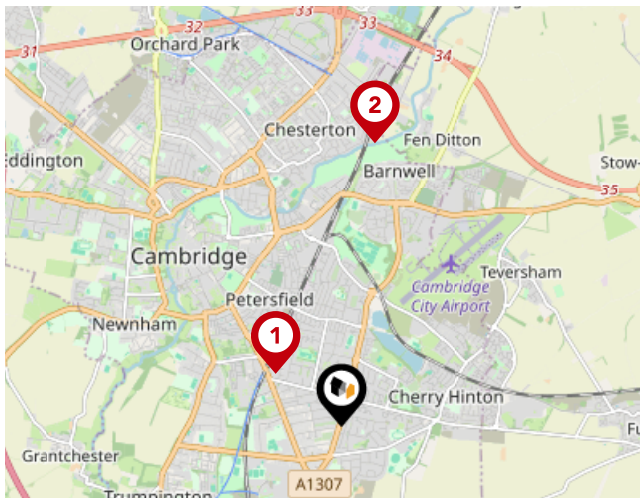
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

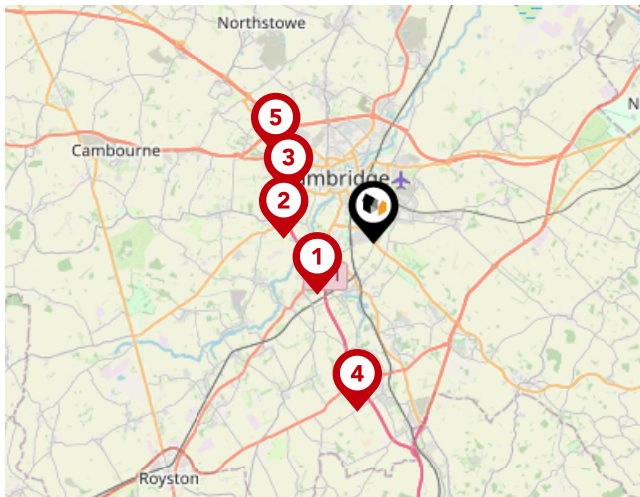


		Nursery	Primary	Secondary	College	Private
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



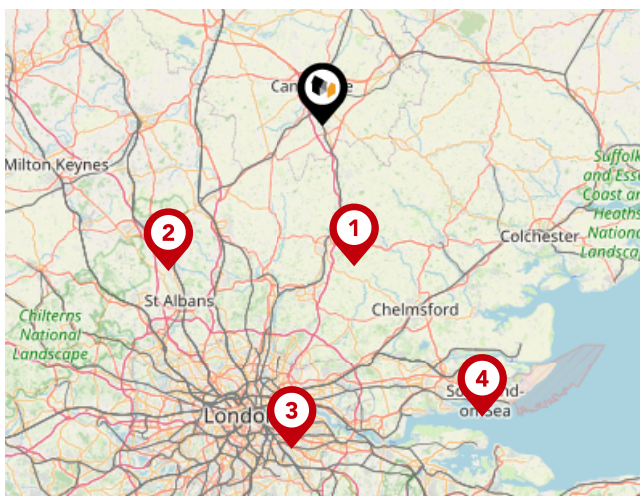
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.77 miles
2	Cambridge North Rail Station	2.6 miles
3	Waterbeach Rail Station	5.55 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.76 miles
2	M11 J12	3.27 miles
3	M11 J13	3.57 miles
4	M11 J10	6.15 miles
5	M11 J14	4.79 miles

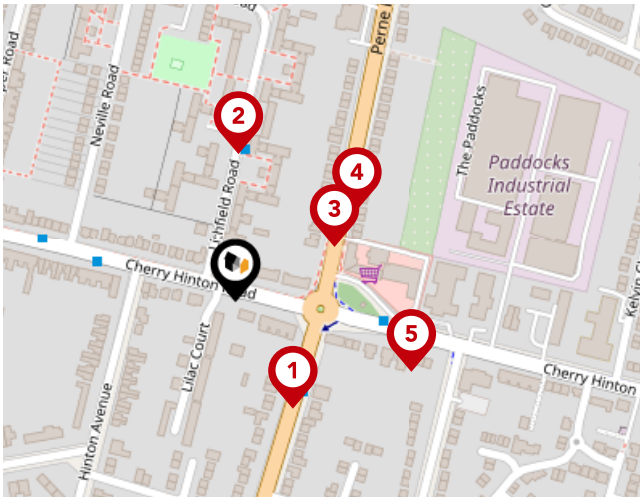


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.14 miles
2	Luton Airport	30.91 miles
3	Silvertown	47.5 miles
4	Southend-on-Sea	48.84 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mander Way	0.07 miles
2	Lichfield Road	0.08 miles
3	Perne Road	0.06 miles
4	Perne Road	0.09 miles
5	Mowbray Road	0.11 miles



### 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.



# 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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