

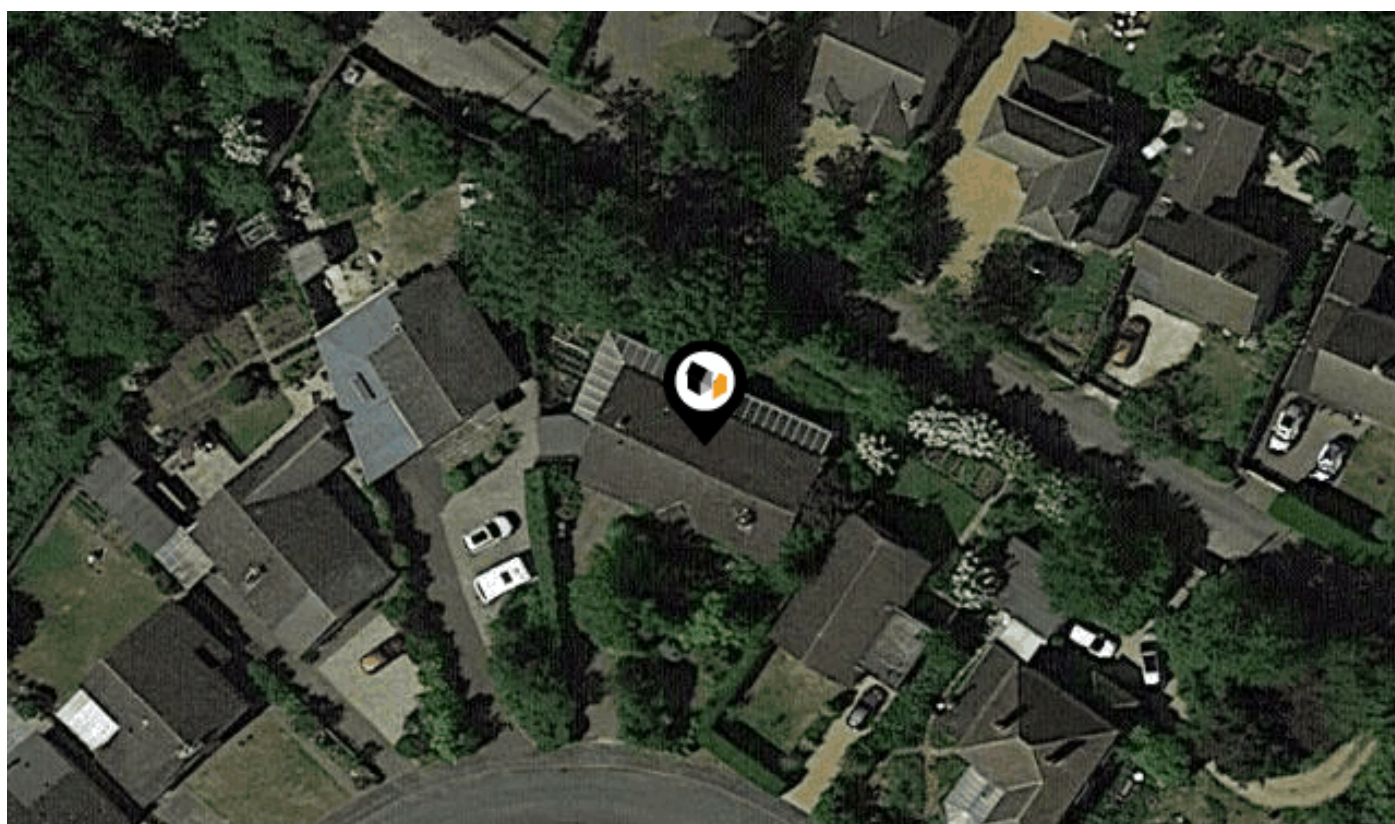


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th March 2025



HIGH PIECE CRESCENT, OVER, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

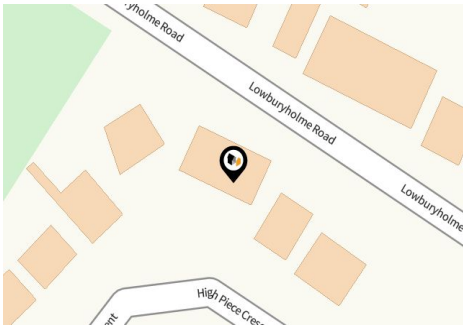
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,560 ft ² / 145 m ²
Council Tax :	Band E
Annual Estimate:	£2,816

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	8 mb/s	77 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

O₂

EE

3

O₂

BT

sky

Virgin media

Planning records for: **4 High Piece Crescent Over Cambridge CB24 5NR**

Reference - S/3765/17/FL	
Decision:	Decided
Date:	23rd October 2017
Description:	Single Storey Rear Extension

Planning records for: **8 High Piece Crescent Over Cambridge CB24 5NR**

Reference - 21/03311/HFUL	
Decision:	Decided
Date:	16th July 2021
Description:	Single storey infill side/rear extension, following demolition of Conservatory. Replacement larger porch & Garage conversion

Planning records for: **10 High Piece Crescent Over Cambridge CB24 5NR**

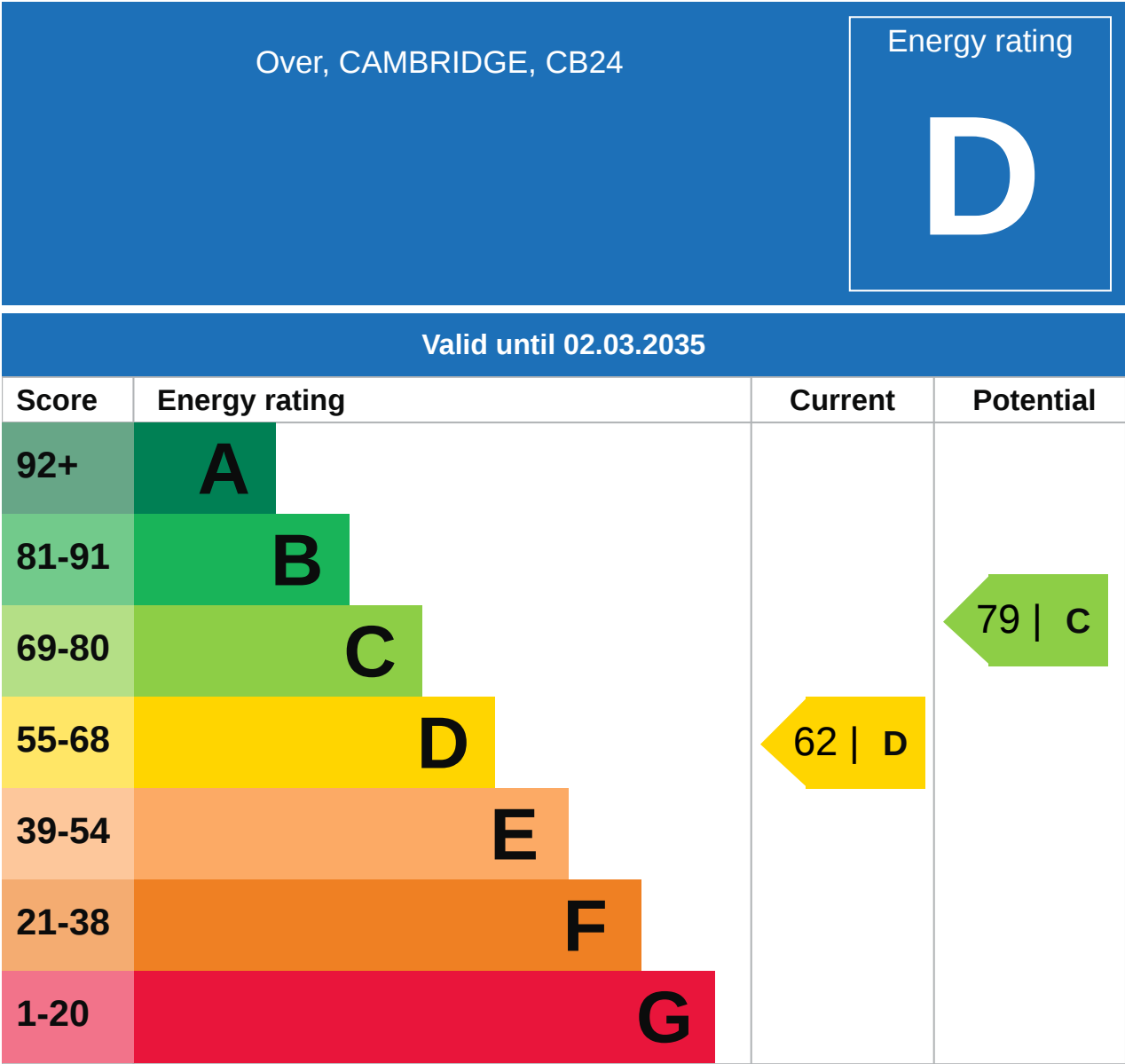
Reference - S/3315/16/FL	
Decision:	Decided
Date:	05th December 2016
Description:	Single Storey Rear Extension & Alter Door/Window Openings

Planning records for: **12 High Piece Crescent Over Cambridge Cambridgeshire CB24 5NR**

Reference - S/4844/18/FL	
Decision:	Decided
Date:	28th December 2018
Description:	Shed in the rear garden of the property

Planning records for: *12 High Piece Crescent Over Cambridgeshire CB24 5NR*

Reference - S/0237/10/F	
Decision:	Decided
Date:	17th February 2010
Description:	Garage



Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
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 61% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	145 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.

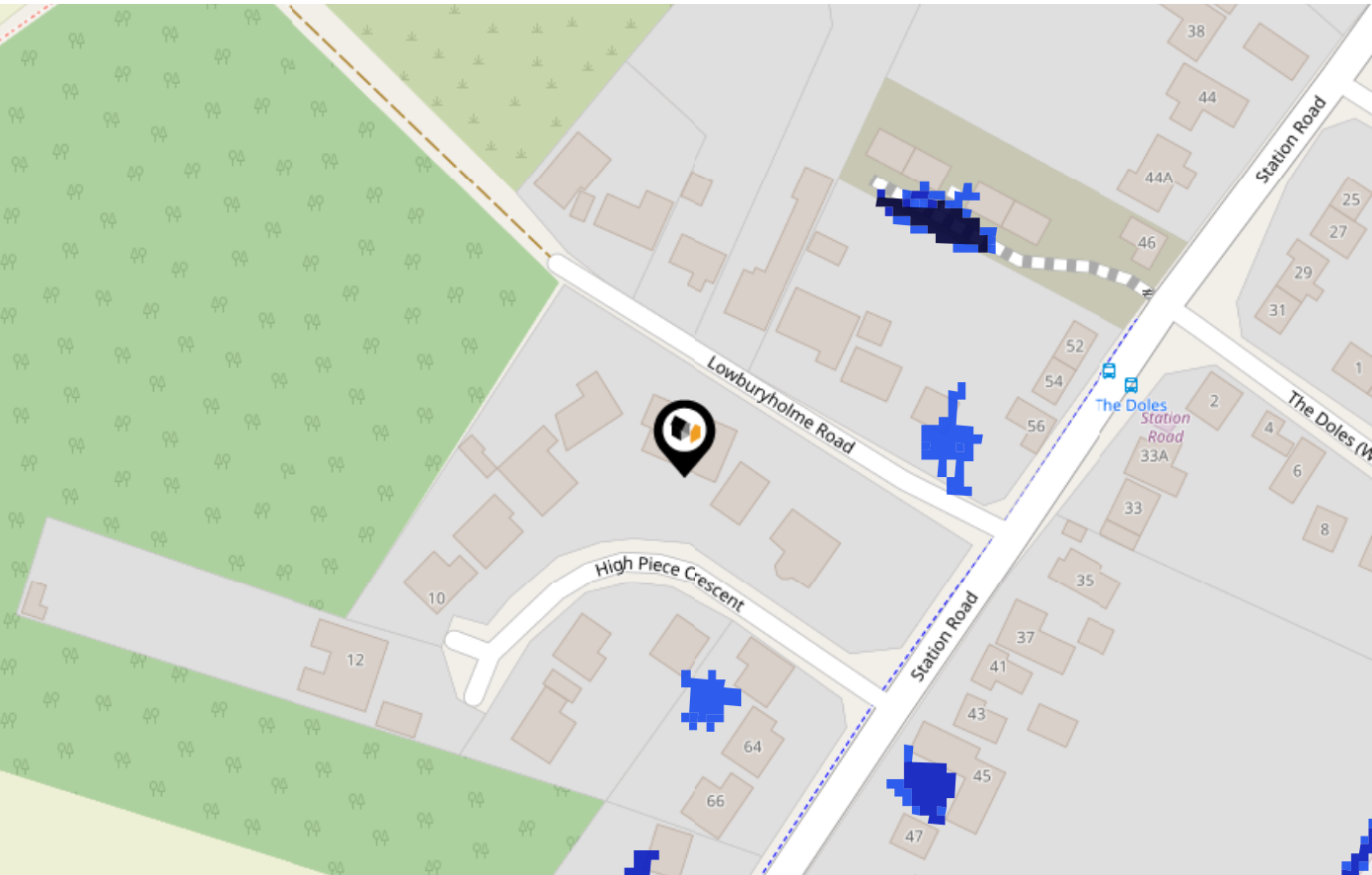


Flood Risk

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:

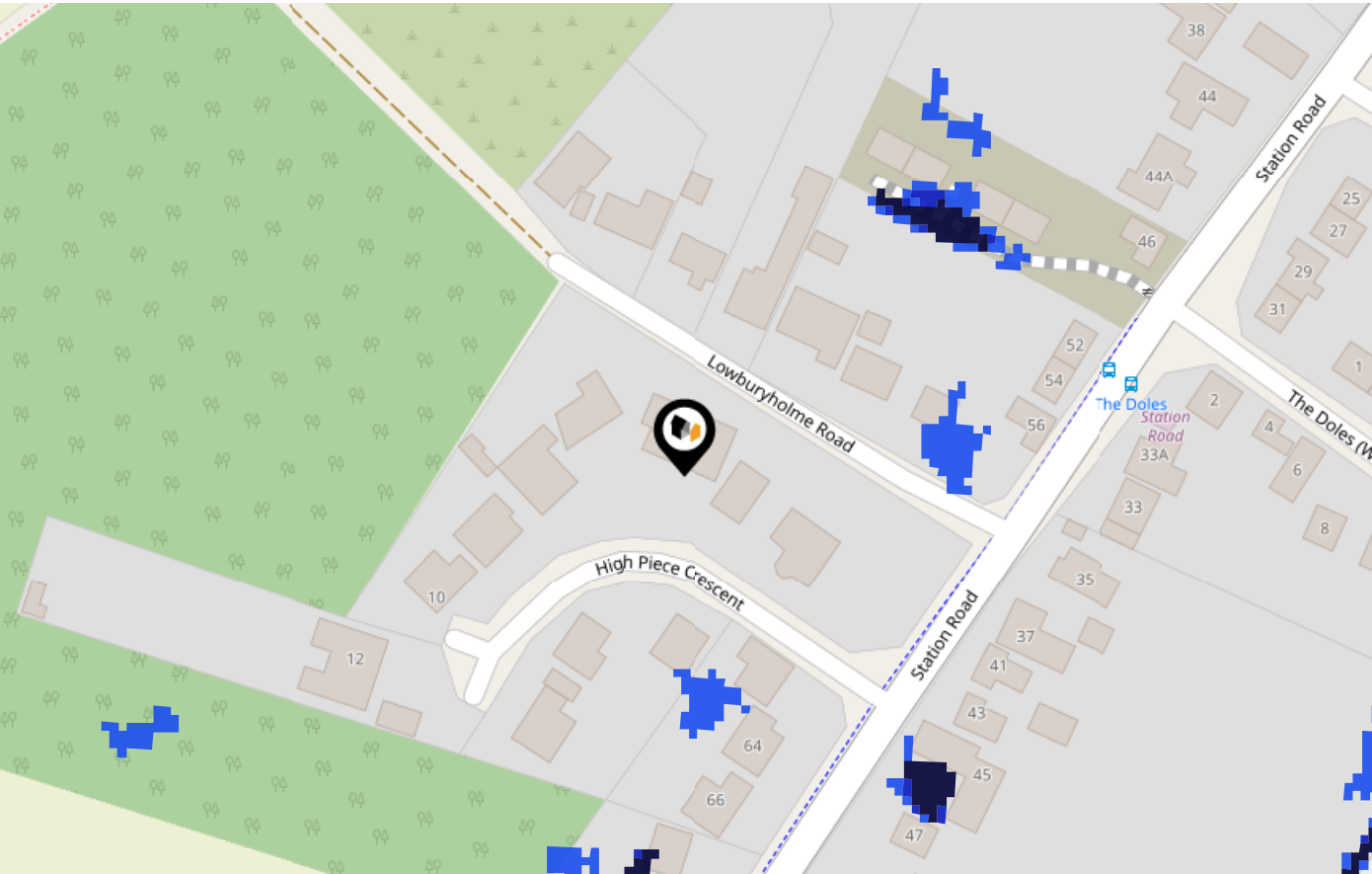


Flood Risk

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.

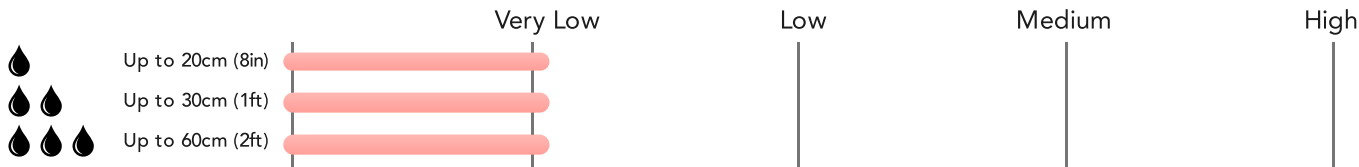


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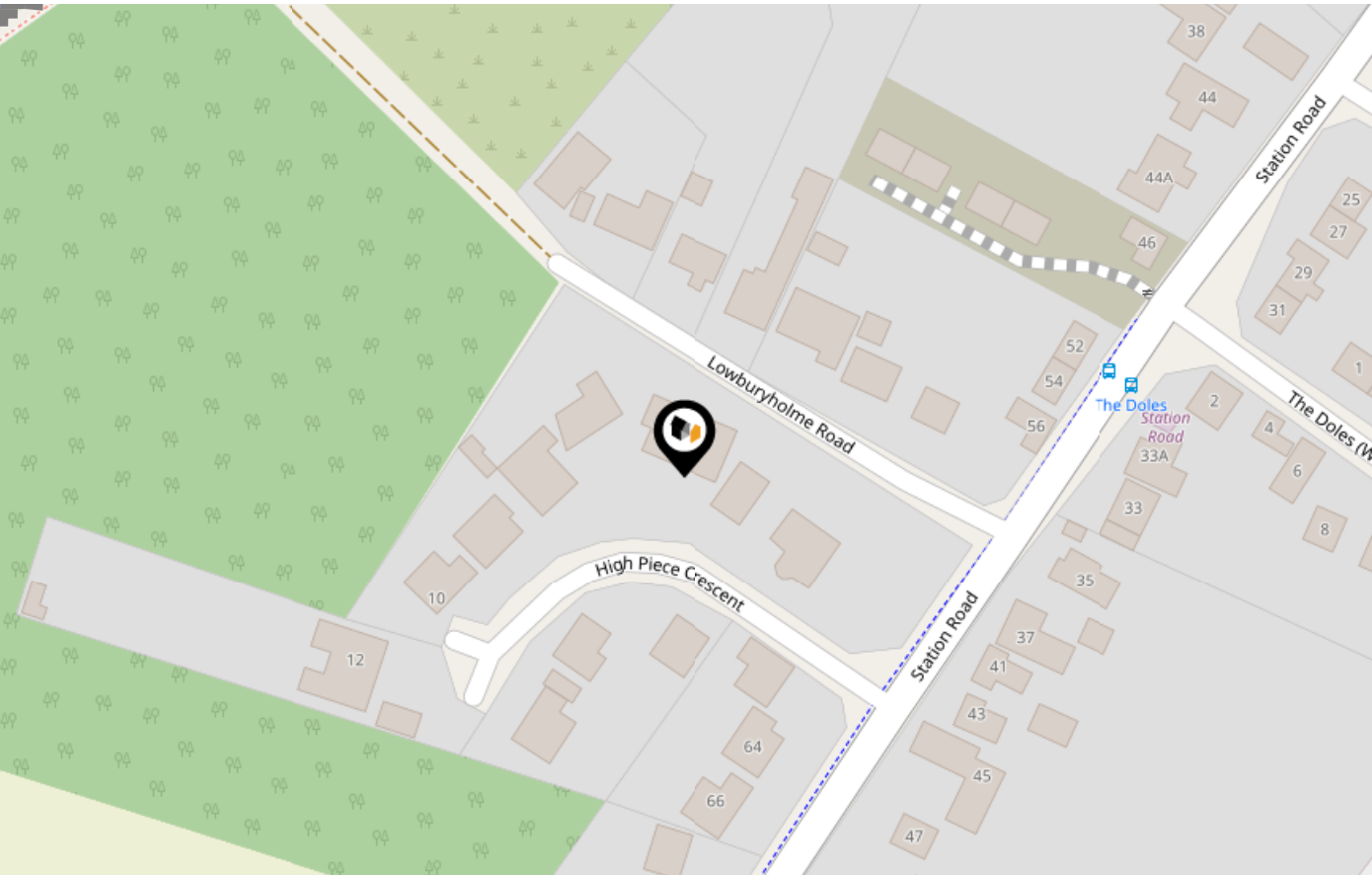


Flood Risk

Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

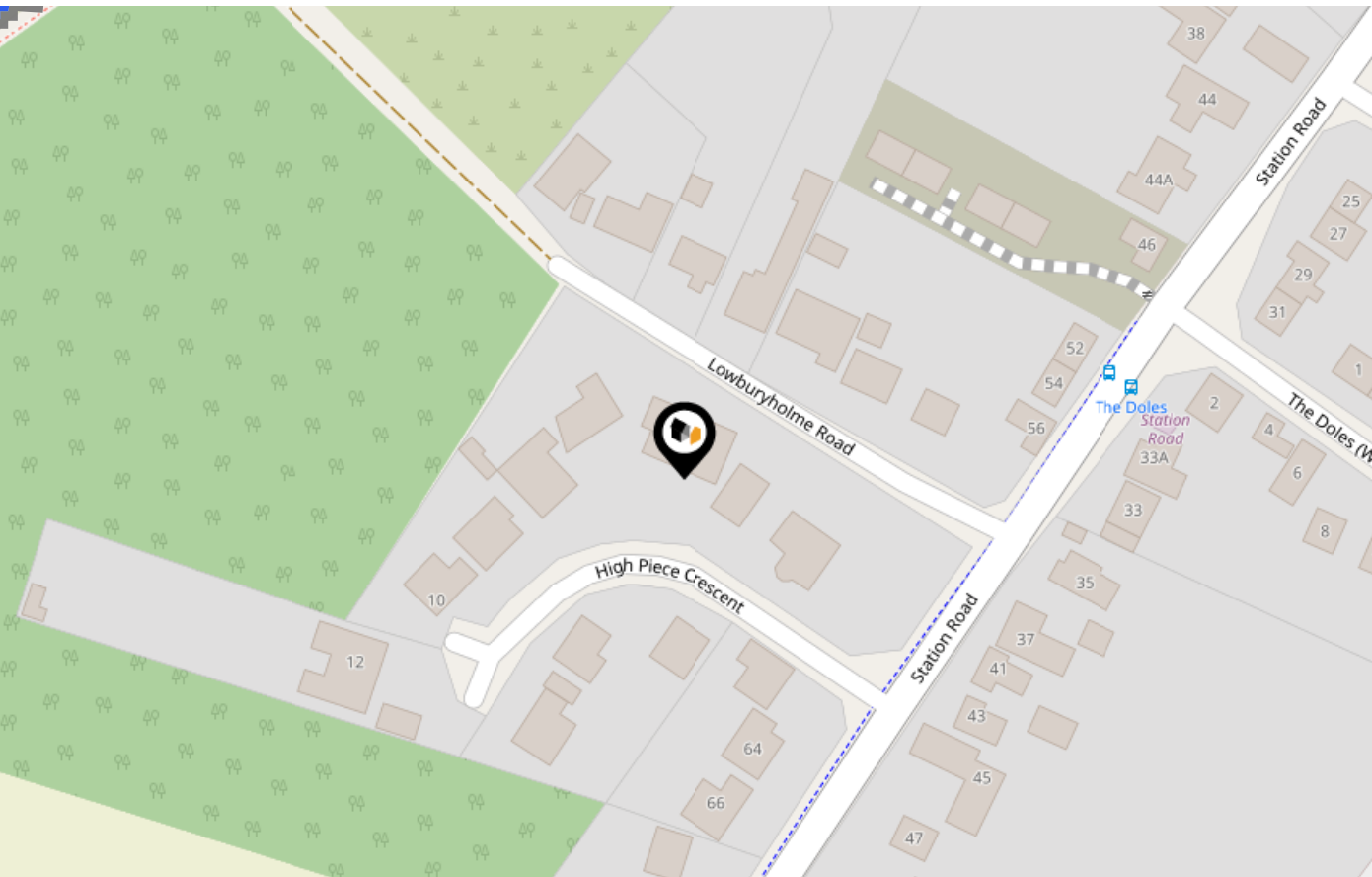


Flood Risk

Rivers & Seas - Climate Change



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

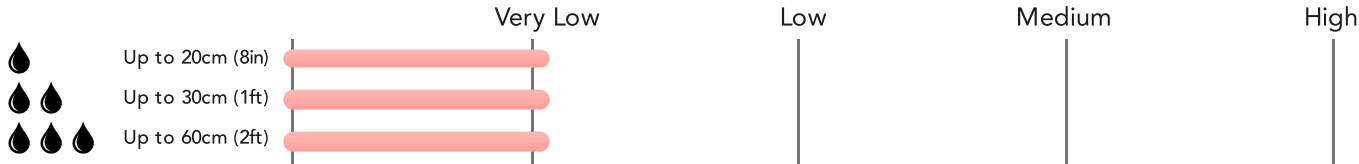


Risk Rating: Very low

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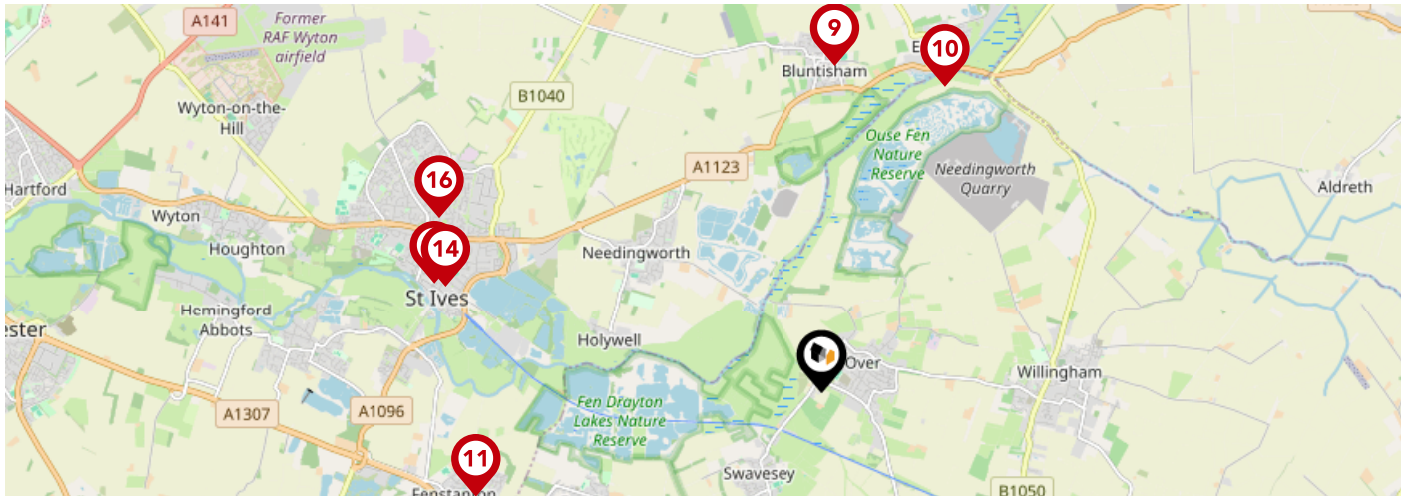
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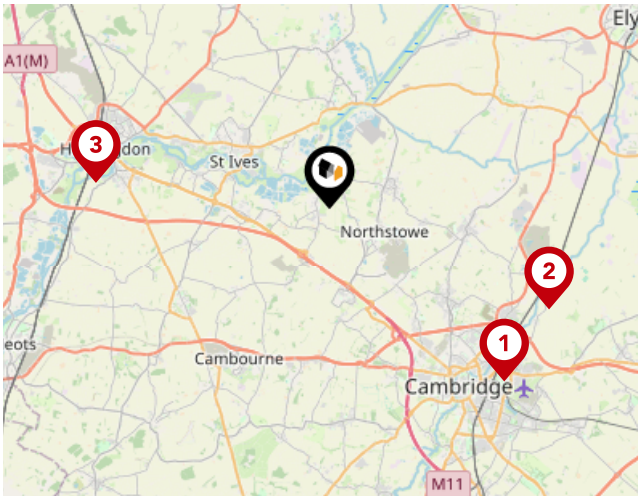




		Nursery	Primary	Secondary	College	Private
1	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

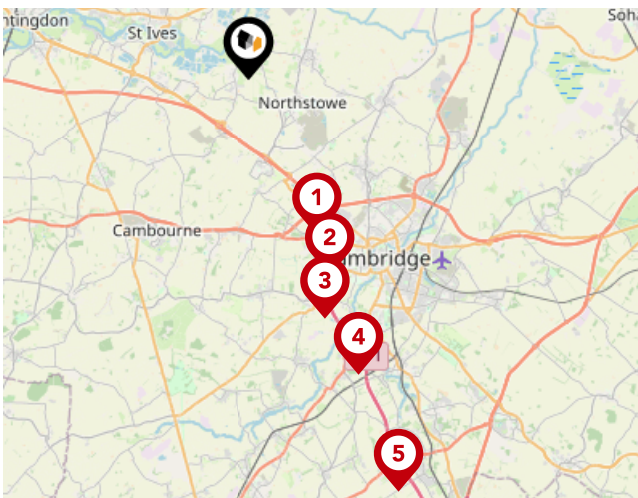


		Nursery	Primary	Secondary	College	Private
	St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



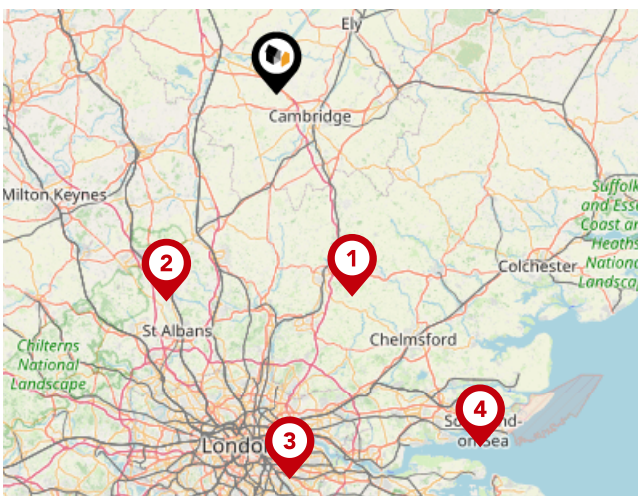
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.95 miles
2	Waterbeach Rail Station	8.79 miles
3	Huntingdon Rail Station	8.52 miles



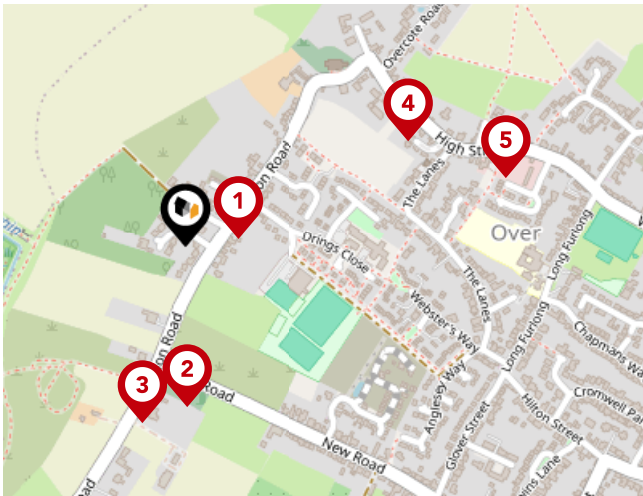
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	6.2 miles
2	M11 J13	7.72 miles
3	M11 J12	9.14 miles
4	M11 J11	11.46 miles
5	M11 J10	15.98 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	31.4 miles
2	Luton Airport	34.27 miles
3	Silvertown	56.2 miles
4	Southend-on-Sea	59.55 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Doles	0.06 miles
2	Cemetery	0.18 miles
3	New Road	0.21 miles
4	Overcote Road	0.28 miles
5	Randalls Lane	0.37 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Valuation Office
Agency

