

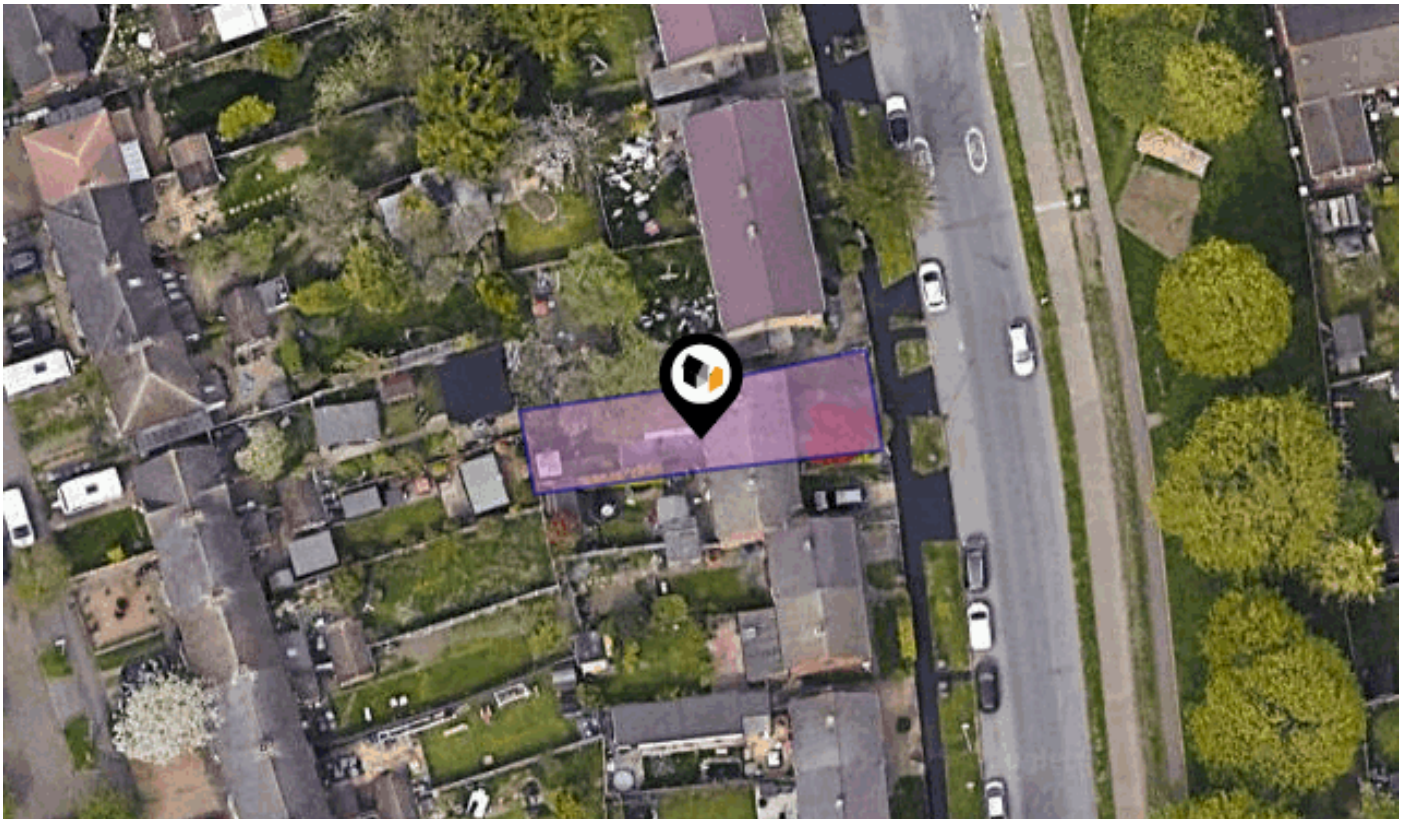


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd January 2025



WADLOES ROAD, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	904 ft ² / 84 m ²		
Plot Area:	0.05 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB61587		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		16	1000
● Rivers & Seas	No Risk	mb/s	mb/s
● Surface Water	Very Low		

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
O ₂	EE	3	O			

Planning History

This Address



Planning records for: *Wadloes Road, Cambridge, CB5*

Reference - 15/1452/FUL	
Decision:	Decided
Date:	10th August 2015
Description:	Alterations to existing dwelling to form two flats within existing dwelling, and new dormer roof.

Planning records for: **115 Wadloes Road Cambridge CB5 8PF**

Reference - 17/1745/FUL	
Decision:	Decided
Date:	11th October 2017
Description:	Part two storey, part single storey side and rear extension.

Reference - 17/1745/NMA1	
Decision:	Decided
Date:	20th July 2018
Description:	Non-material amendment on permission 17/1745/FUL for repositioning of bi-fold doors and an additional window to rear elevation.

Planning records for: **129 Wadloes Road Cambridge Cambridgeshire CB5 8PF**

Reference - 14/1158/FUL	
Decision:	Decided
Date:	16th July 2014
Description:	Construction of porch to front of house.

Planning records for: **139 Wadloes Road Cambridge CB5 8PF**

Reference - C/03/1213	
Decision:	Decided
Date:	11th November 2003
Description:	Erection of a two storey side extension.

Planning records for: **33 Wadloes Road Cambridge CB5 8PF**

Reference - 14/1413/CL2PD	
Decision:	Decided
Date:	15th September 2014
Description:	Certificate of lawful use S192 for single storey rear extension and front porch (3m2, 3m maximum height).

Planning records for: **5 Wadloes Road Cambridge CB5 8PF**

Reference - 18/1599/FUL	
Decision:	Decided
Date:	16th October 2018
Description:	Single storey front, part single, and part two storey rear extensions, and dormer roof extension.

Planning records for: **55B Wadloes Road Cambridge Cambridgeshire CB5 8PF**

Reference - 16/1217/FUL	
Decision:	Decided
Date:	13th July 2016
Description:	Two storey and single storey front extensions and raising the roof ridge height.

Reference - 17/1844/GPE	
Decision:	Decided
Date:	24th October 2017
Description:	Single storey rear extension

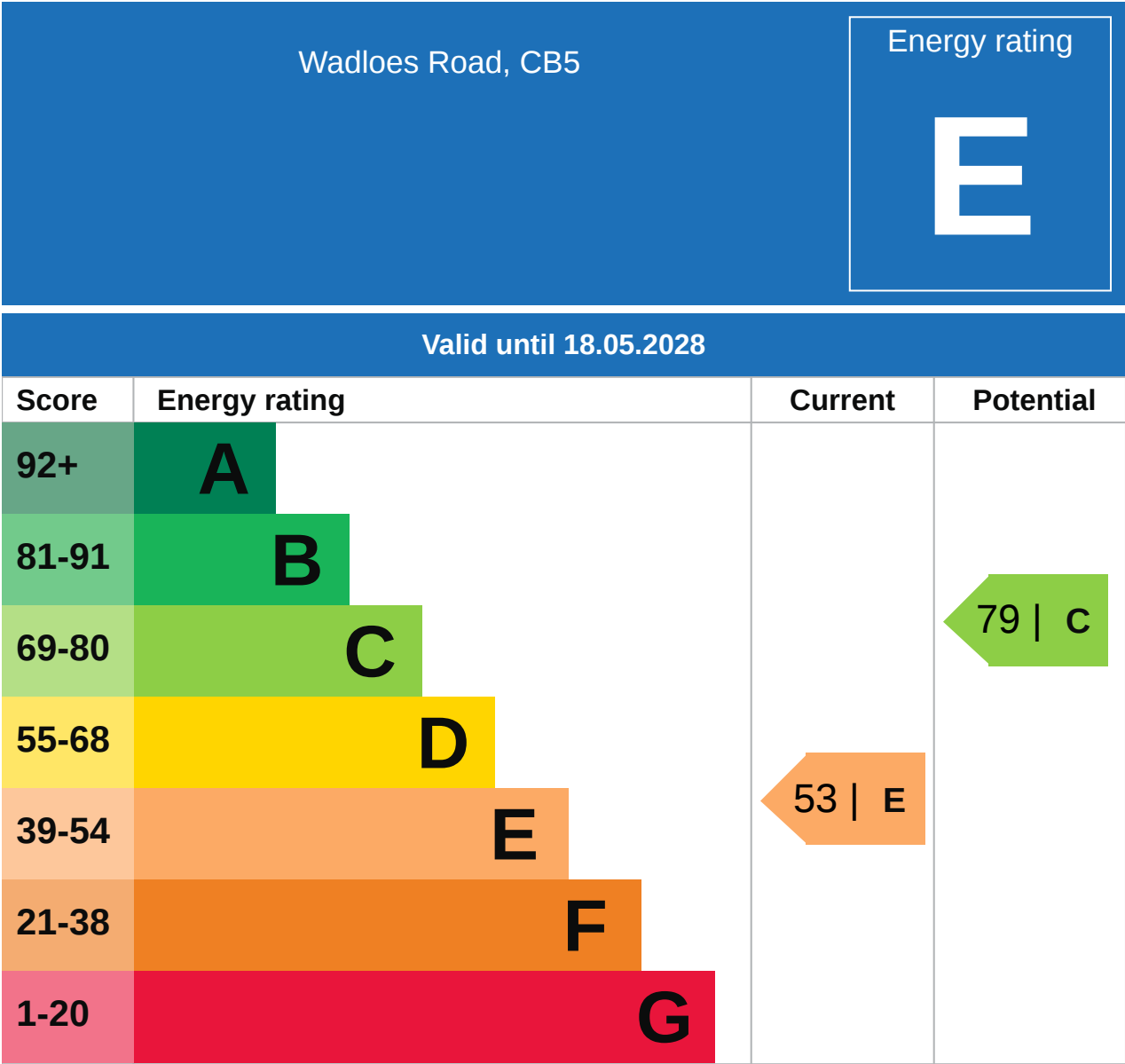
Planning records for: **57A Wadloes Road Cambridge Cambridgeshire CB5 8PF**

Reference - 16/0861/NMA	
Decision:	Decided
Date:	09th May 2016
Description:	Non material amendment on application 15/2258/FUL for reduction in width of two storey side extension.

Reference - 15/2258/FUL	
Decision:	Decided
Date:	16th December 2015
Description:	Two storey side and single storey rear extensions

Planning records for: **111A Wadloes Road Cambridge Cambridgeshire CB5 8PF**

Reference - 12/1552/FUL	
Decision:	Decided
Date:	07th December 2012
Description:	First floor side and rear extension



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	84 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

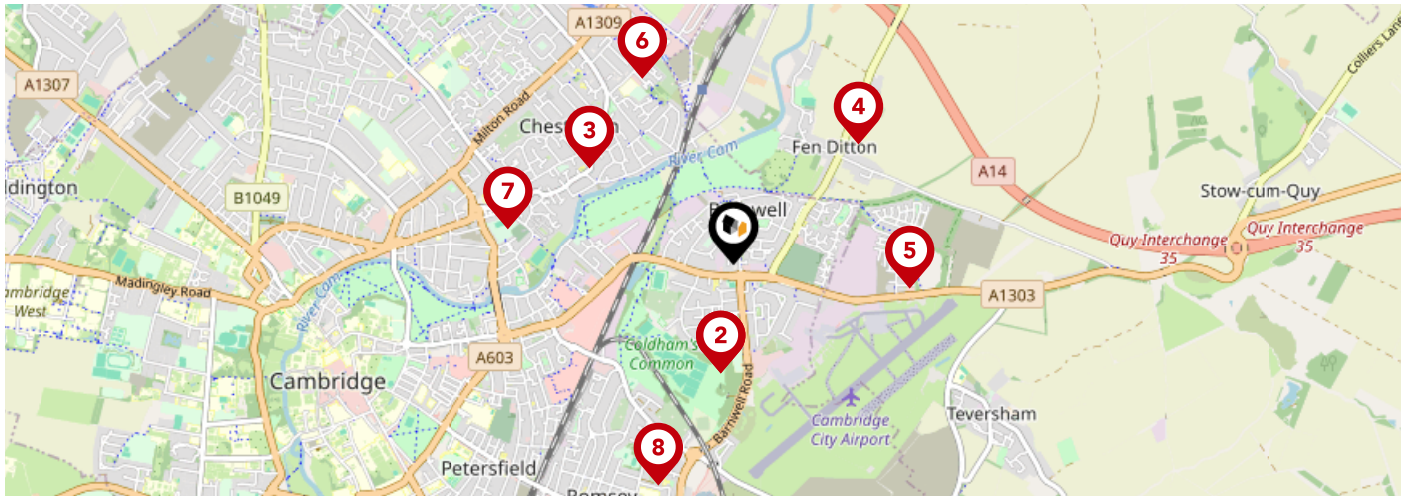
Gas central heating.

Water Supply

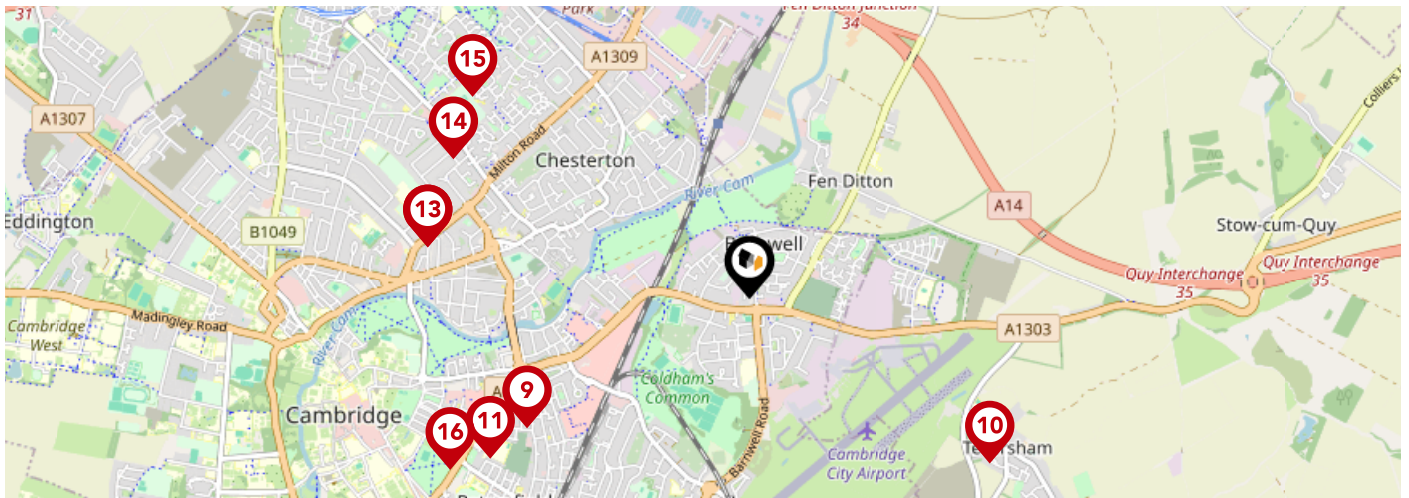
Cambridge Water









Drainage

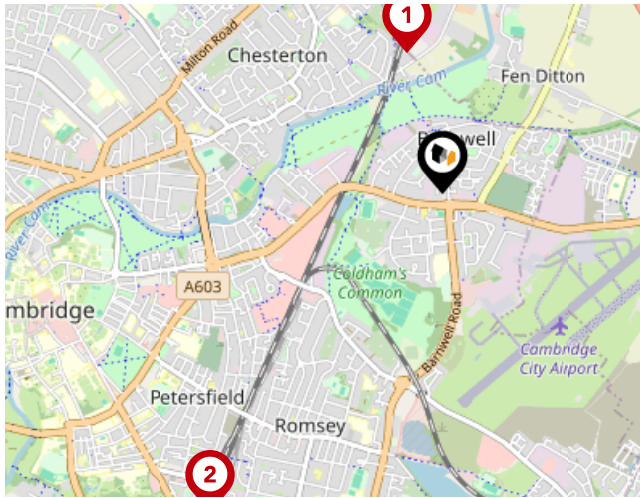
Cambridge Water



		Nursery	Primary	Secondary	College	Private
1	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

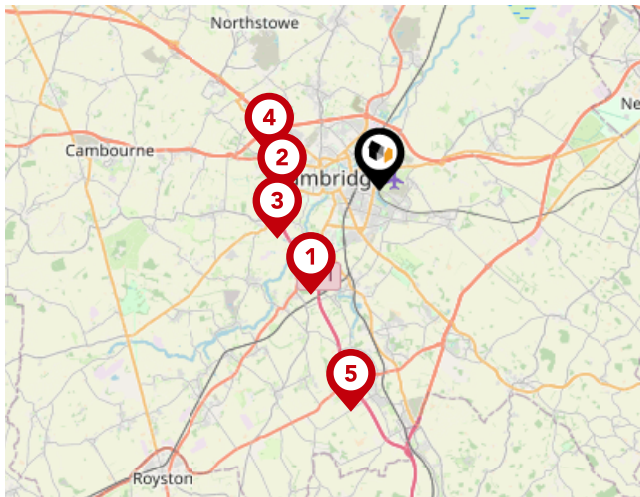


		Nursery	Primary	Secondary	College	Private
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance: 1.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance: 1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance: 1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance: 1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance: 1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance: 1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



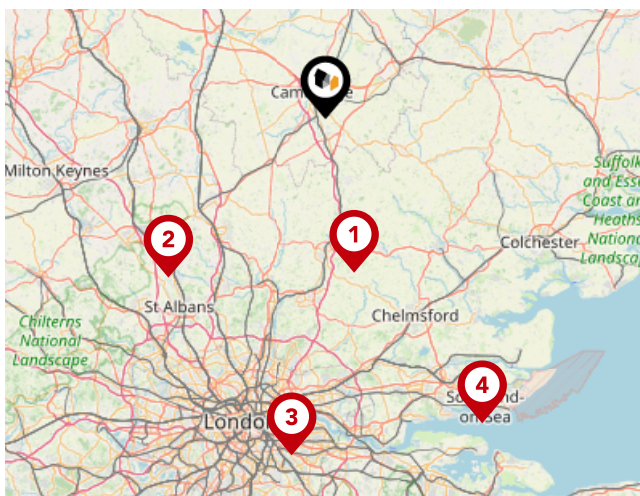
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.66 miles
2	Cambridge Rail Station	1.79 miles
3	Waterbeach Rail Station	3.58 miles



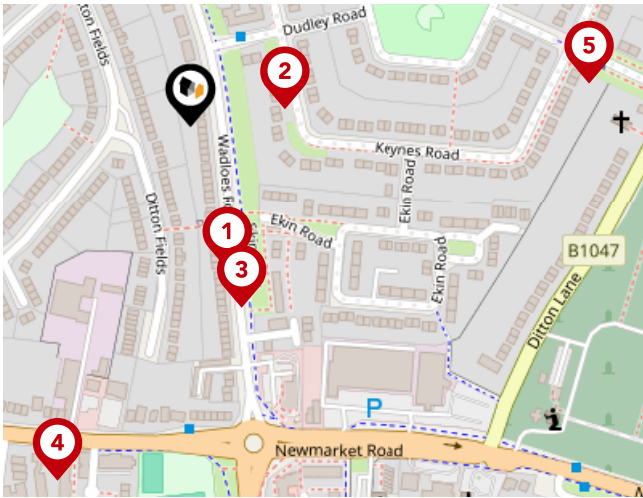
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.54 miles
2	M11 J13	3.58 miles
3	M11 J12	4.11 miles
4	M11 J14	4.2 miles
5	M11 J10	8.13 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.94 miles
2	Luton Airport	32.59 miles
3	Silvertown	49.47 miles
4	Southend-on-Sea	50.33 miles



Bus Stops/Stations

Pin	Name	Distance
1	Ekin Road	0.08 miles
2	Dudley Road	0.05 miles
3	Ekin Road	0.11 miles
4	Malden Close	0.21 miles
5	Howard Road	0.23 miles



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



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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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