

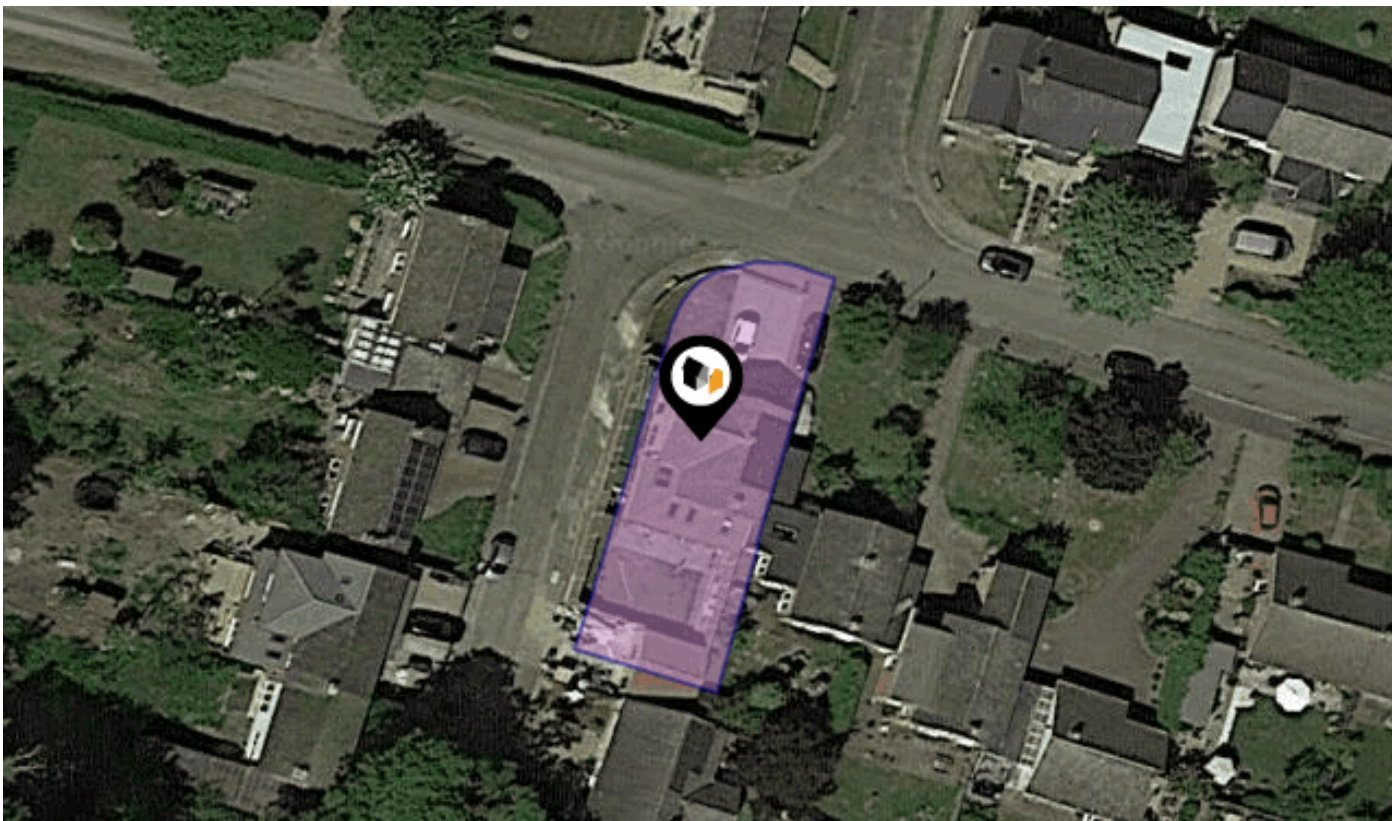


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th December 2024



MILLERS ROAD, TOFT, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,862 ft ² / 173 m ²		
Plot Area:	0.1 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB248068		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Millers Road, Toft, Cambridge, CB23*

Reference - S/0723/17/FL	
Decision:	Decided
Date:	01st March 2017
Description:	Single storey front extension / single storey rear extension formation of front Driveway with access and extension to rear fencing.

Reference - 22/03363/CONDC	
Decision:	Decided
Date:	11th August 2023
Description:	Submission of details required by condition 26 (Electric Vehicle Charge Point Scheme) of planning permission 22/03363/FUL

Reference - S/2398/17/DC	
Decision:	Decided
Date:	10th July 2017
Description:	Discharge of Conditions 3 (materials) 4 (visibility splays) and 5 (driveway details) of planning permission S/0723/17/FL

Reference - 23/03114/CLUED	
Decision:	Decided
Date:	11th August 2023
Description:	Certificate of lawfulness under S191 for confirmation that a garage that has been converted to ancillary accommodation is deemed lawful.

Planning records for: *The Farmhouse Wood Barn Farm Millers Road Toft Cambridge Cambridgeshire CB23 2RX*

Reference - 20/01177/HFUL	
Decision:	Decided
Date:	27th January 2020
Description:	Removal of thatched roof, two storey rear and side extensions, conversion of associated outbuilding and erection of car port

Planning records for: *10 Millers Road Toft Cambridge CB23 2RX*

Reference - S/2936/18/FL	
Decision:	Decided
Date:	30th July 2018
Description:	2 Storey side extension and porch extension

Reference - S/2184/19/FL	
Decision:	Decided
Date:	24th June 2019
Description:	Construction of workshop in front garden including hardstandings

Planning records for: *12 Millers Road Toft Cambridge CB23 2RX*

Reference - S/2574/16/FL	
Decision:	Decided
Date:	28th September 2016
Description:	Proposed three storey side extension and new porch with associated works

Planning records for: *12 Millers Road Toft Cambridge CB23 2RX*

Reference - S/0911/19/FL	
Decision:	Decided
Date:	07th March 2019
Description:	Single storey front and rear extensions

Planning records for: *15 Millers Road Toft Cambridge Cambridgeshire CB23 2RX*

Reference - S/1231/14/FL	
Decision:	Decided
Date:	30th May 2014
Description:	Two storey side extension

Planning records for: *17 Millers Road Toft Cambridge Cambridgeshire CB23 2RX*

Reference - S/0679/14/LD	
Decision:	Decided
Date:	19th March 2014
Description:	Lawful Development Certificate for a proposed new roof to existing room and new single storey side / rear extension

Millers Road, Toft, CB23

Energy rating

C

Valid until 22.01.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated
Total Floor Area:	173 m ²

Accessibility / Adaptations

Ground floor extension and conversion of garage into annex
2019 aluminium double glazing

Electricity Supply

British Gas

Central Heating

Oil central heating

Water Supply

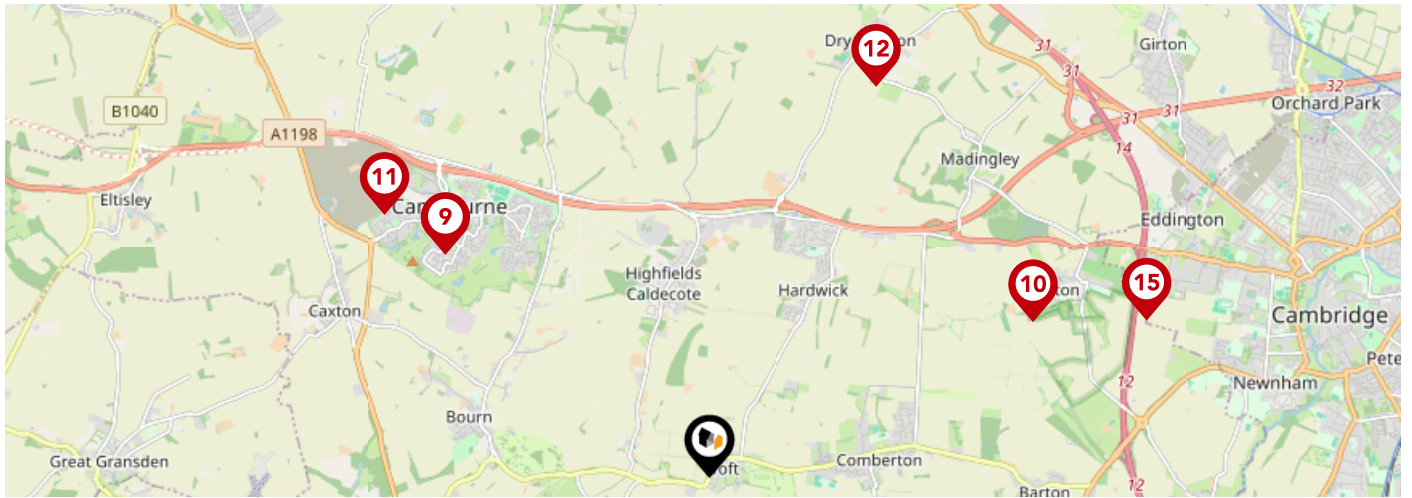
Cambridge Water

Drainage

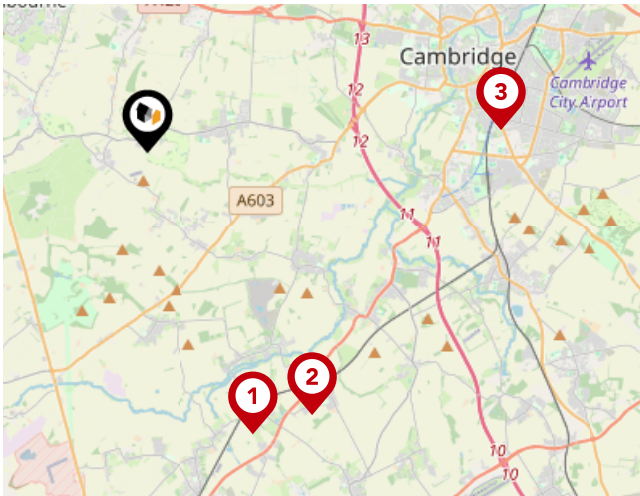
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

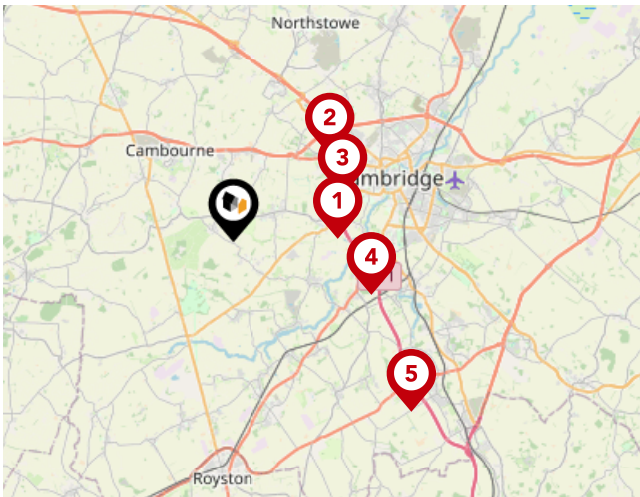


	Nursery	Primary	Secondary	College	Private
Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



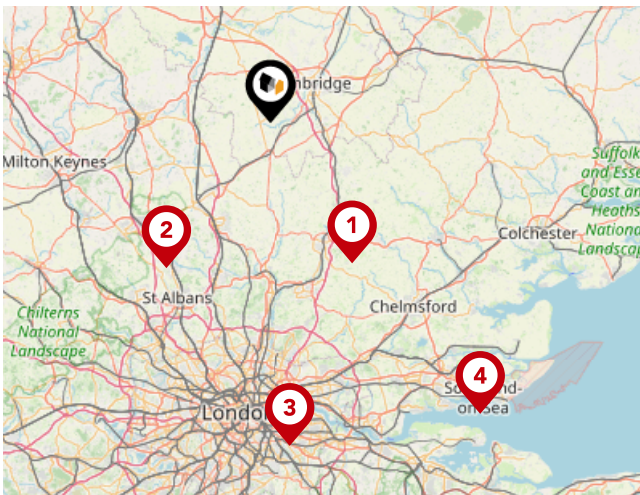
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	5.48 miles
2	Foxton Rail Station	5.65 miles
3	Cambridge Rail Station	6.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3.77 miles
2	M11 J14	4.69 miles
3	M11 J13	4.25 miles
4	M11 J11	5.36 miles
5	M11 J10	8.96 miles

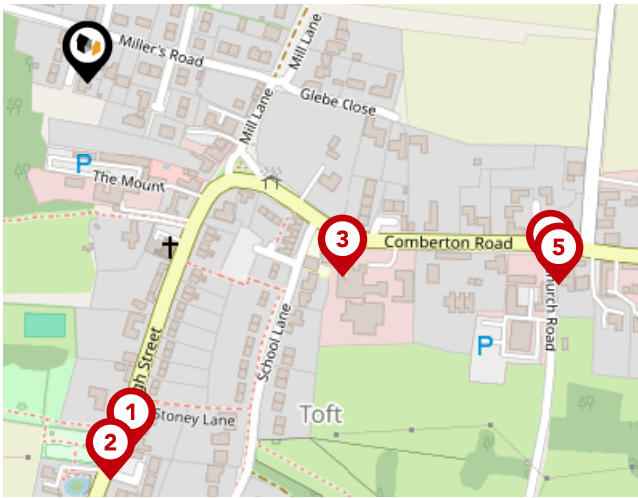


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.8 miles
2	Luton Airport	26.3 miles
3	Silvertown	47.45 miles
4	Southend-on-Sea	52.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Beldam's Close	0.21 miles
2	Beldam's Close	0.23 miles
3	School Lane	0.18 miles
4	Church Road	0.28 miles
5	Church Road	0.29 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.



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/cookecurtisco

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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