

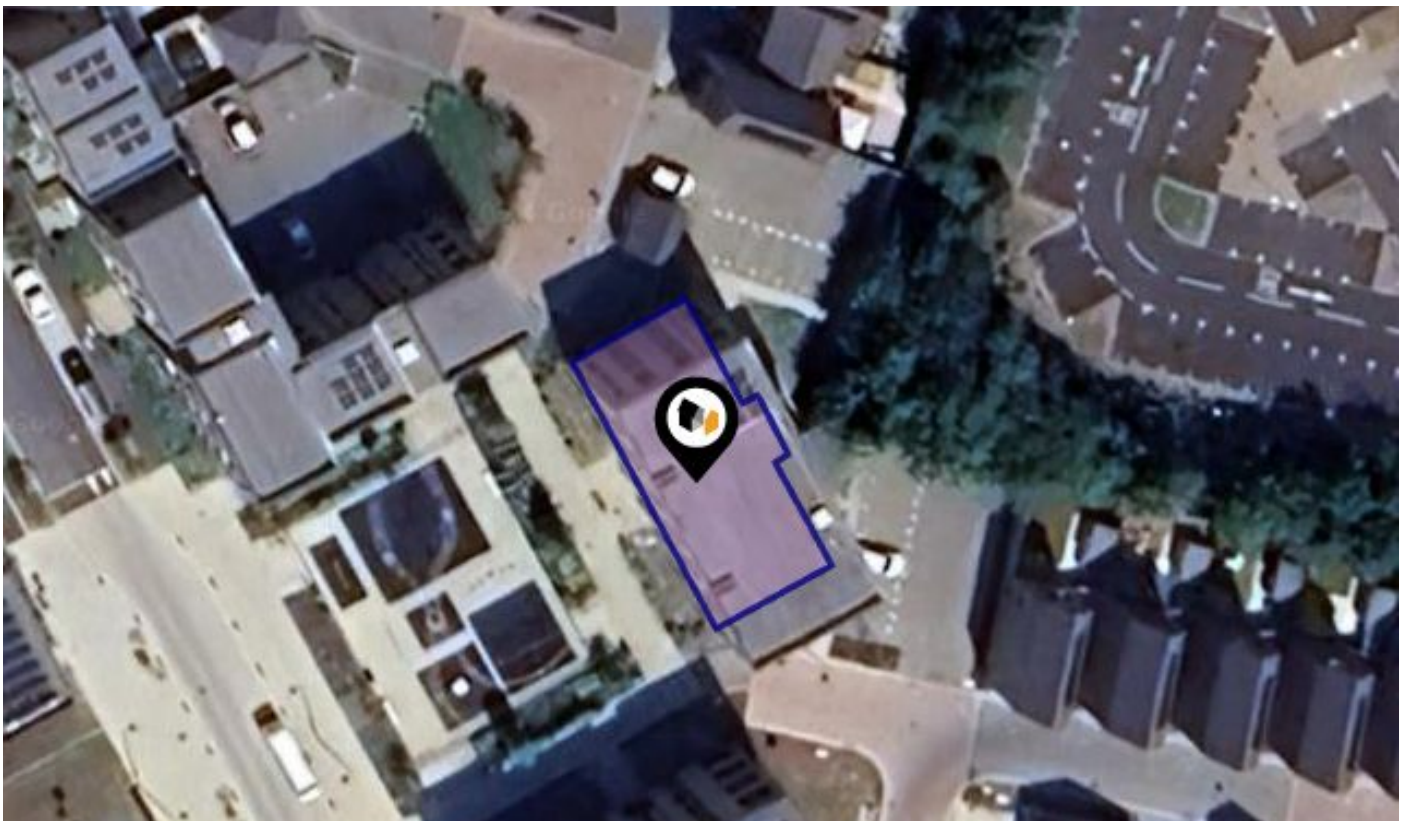


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th June 2024



OSPREY DRIVE, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

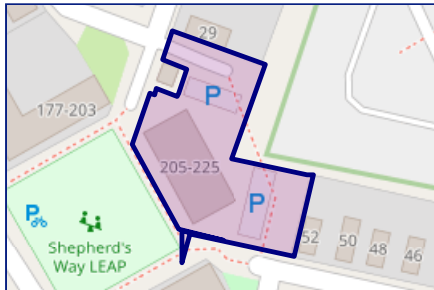
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

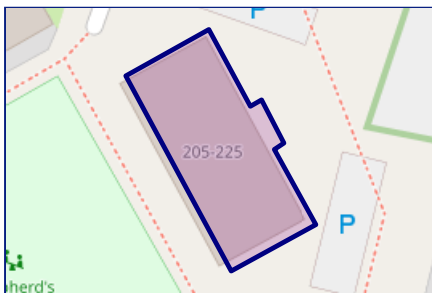


Freehold Title Plan

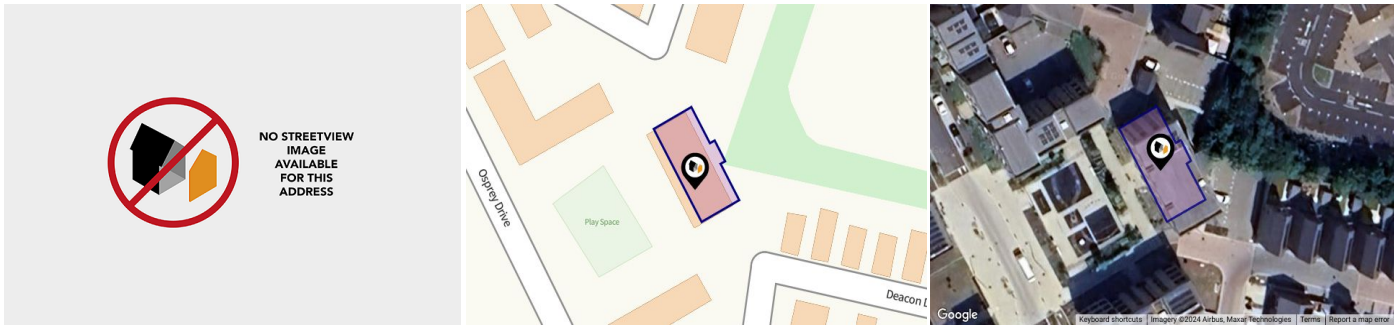


CB452201

Leasehold Title Plan



CB475115



Property

| | | | |
|-------------------------|---|------------------------|-----------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 2 | Term Remaining: | - |
| Floor Area: | 775 ft ² / 72 m ² | | |
| Plot Area: | 0.07 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,048 | | |
| Title Number: | CB475115 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 14 mb/s | 43 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *208 Osprey Drive Trumpington Cambridge Cambridgeshire CB2 9GQ*

| Reference - 22/05563/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 23rd December 2022 |
| Description: | Single storey rear extension and single storey glass covered walk way to side. |

| Reference - 22/05563/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 23rd December 2022 |
| Description: | Single storey rear extension and single storey glass covered walk way to side. |

| Reference - 22/05563/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 23rd December 2022 |
| Description: | Single storey rear extension and single storey glass covered walk way to side. |

| Reference - 22/05562/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 23rd December 2022 |
| Description: | Part single storey, part two storey side/rear extension. |

Planning records for: *171 Osprey Drive Trumpington South Trumpington Cambridgeshire CB2 9GQ*

| Reference - 22/03856/HFUL | |
|---------------------------|---|
| Decision: | Withdrawn |
| Date: | 27th September 2022 |
| Description: | Retrospective confirmation permitted usage of studio annex as family amenity use. |

| Reference - 22/04420/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 06th October 2022 |
| Description: | Change of use of a seperate annex existing above garage for habitable use by a third party for use as rental or holiday accomodation. |

| Reference - 22/04420/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 03rd November 2022 |
| Description: | Change of use of a seperate annex existing above garage for habitable use by a third party for use as rental or holiday accomodation. |

| Reference - 22/03856/HFUL | |
|---------------------------|---|
| Decision: | Withdrawn |
| Date: | 30th August 2022 |
| Description: | Retrospective confirmation permitted usage of studio annex as family amenity use. |

Planning records for: *171 Osprey Drive Trumpington South Trumpington Cambridgeshire CB2 9GQ*

| Reference - 22/04420/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 03rd November 2022 |
| Description: | Change of use of a seperate annex existing above garage for habitable use by a third party for use as rental or holiday accomodation. |

| Reference - 22/03856/HFUL | |
|---------------------------|---|
| Decision: | Withdrawn |
| Date: | 27th September 2022 |
| Description: | Retrospective confirmation permitted usage of studio annex as family amenity use. |

| Reference - F/YR22/1024/NONMAT | |
|--------------------------------|--|
| Decision: | Withdrawn |
| Date: | 30th August 2022 |
| Description: | Non-Material Amendment change exterior finish from brick to render, relating to planning permission F/YR21/0554/F (Erect a single-storey rear extension to existing dwelling involving the demolition of existing extension) |

Planning records for: *173 Osprey Drive Trumpington South Trumpington CB2 9GQ*

| Reference - 20/04195/HFUL | |
|---------------------------|--------------------|
| Decision: | Decided |
| Date: | 07th November 2020 |
| Description: | Conservatory |

Planning records for: *173 Osprey Drive Trumpington South Trumpington CB2 9GQ*

| Reference - 20/04195/HFUL | |
|---------------------------|---------------------------------|
| Decision: | Awaiting decision |
| Date: | 12th October 2020 |
| Description: | Single Storey UPVC Conservatory |

| Reference - 20/04195/HFUL | |
|---------------------------|--------------------|
| Decision: | Decided |
| Date: | 07th November 2020 |
| Description: | Conservatory |

Planning records for: *175 Osprey Drive Trumpington Cambridge Cambridgeshire CB2 9GQ*

| Reference - 21/01997/PRI01A | |
|-----------------------------|------------------------------|
| Decision: | Decided |
| Date: | 29th April 2021 |
| Description: | Single storey rear extension |

| Reference - 21/01997/PRI01A | |
|-----------------------------|------------------------------|
| Decision: | Decided |
| Date: | 04th May 2021 |
| Description: | Single storey rear extension |

Planning records for: *175 Osprey Drive Trumpington Cambridge Cambridgeshire CB2 9GQ*

| | |
|------------------------------------|------------------------------|
| Reference - 21/01997/PRI01A | |
| Decision: | Decided |
| Date: | 04th May 2021 |
| Description: | Single storey rear extension |

Osprey Drive, Trumpington, CB2

Energy rating

B

Valid until 07.11.2029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | Flat |
| Build Form: | Detached |
| Transaction Type: | New dwelling |
| Energy Tariff: | Standard tariff |
| Main Fuel: | Mains gas - this is for backwards compatibility only and should not be used |
| Floor Level: | Mid floor |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Walls: | Average thermal transmittance 0.24 W/m ² K |
| Walls Energy: | Very Good |
| Roof: | (other premises above) |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Time and temperature zone control |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (other premises below) |
| Total Floor Area: | 72 m ² |

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

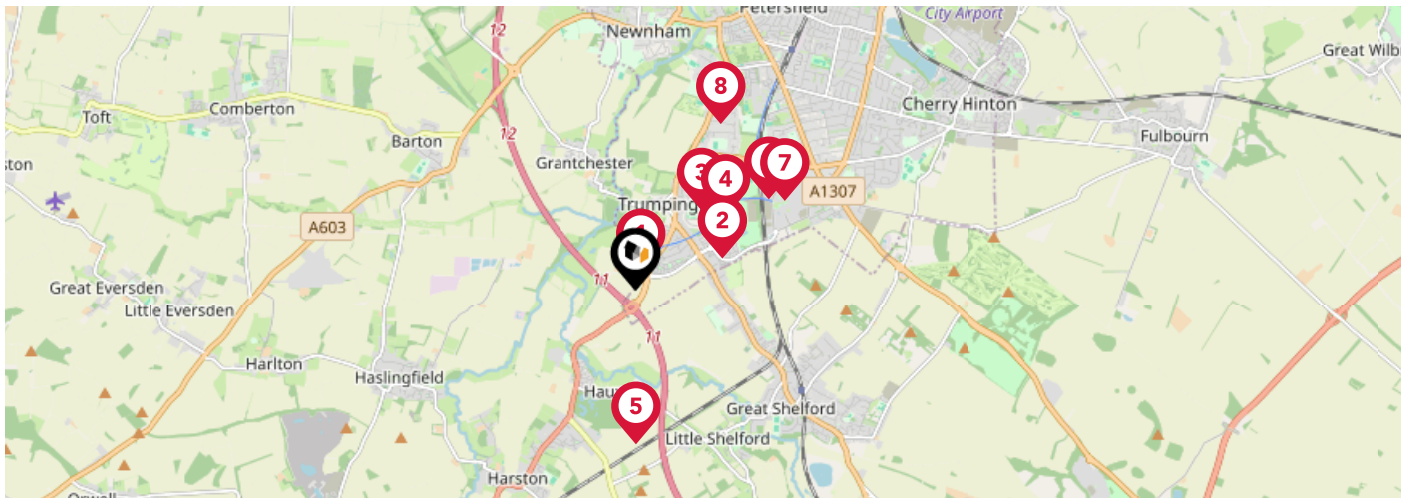
Gas central Heating

Water Supply

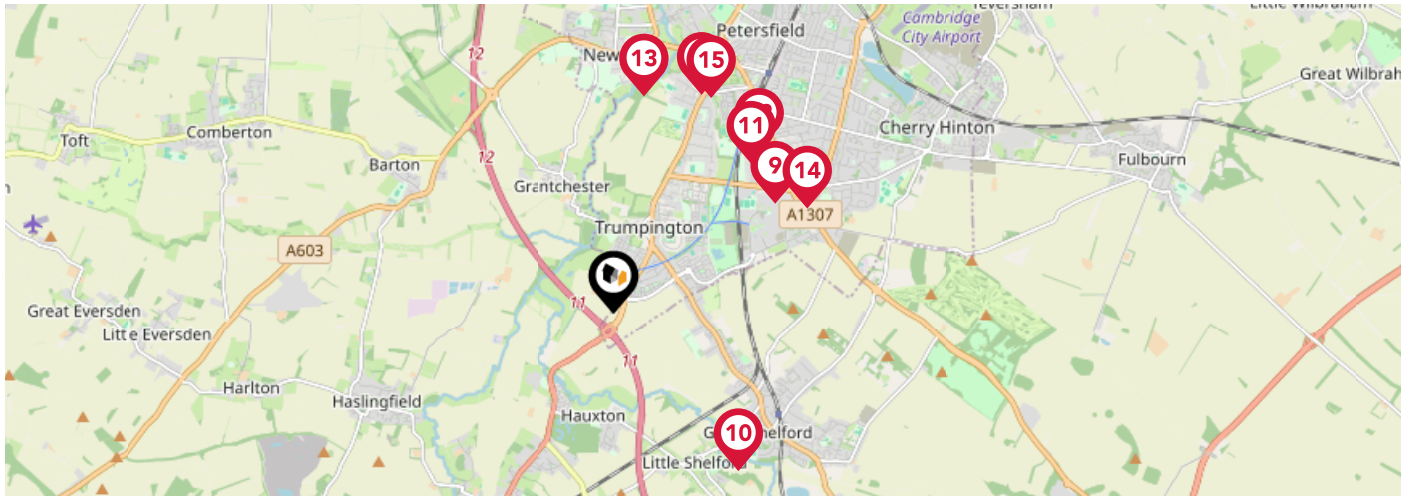
Cambridge Water

Drainage

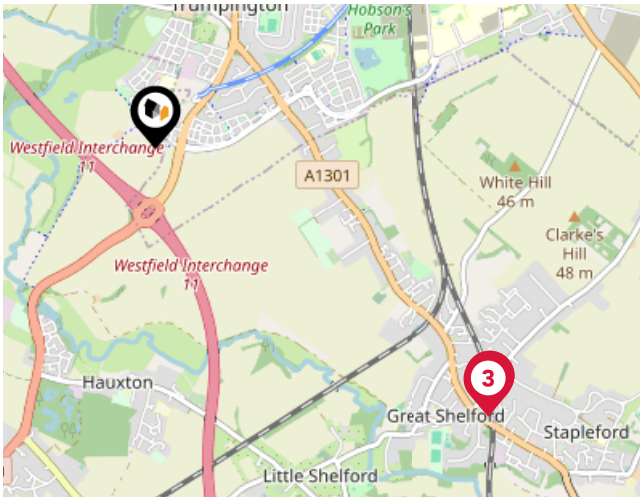
Anglian Water



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:0.18 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:0.85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:0.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:1.06 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:1.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:1.59 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Faith's School Ofsted Rating: Not Rated Pupils: 555 Distance:1.71 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

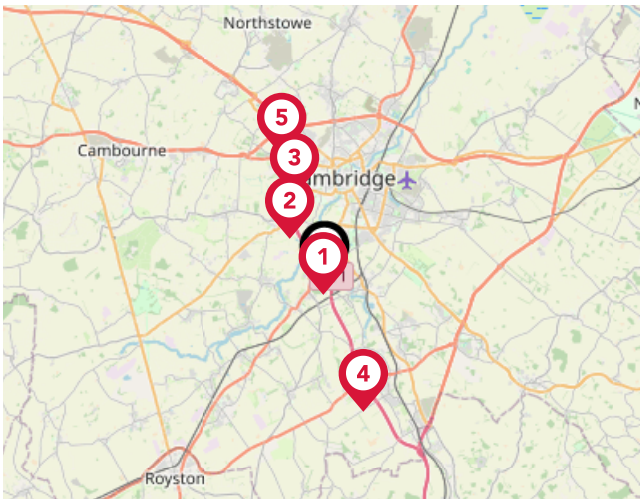


| | | Nursery | Primary | Secondary | College | Private |
|--|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | The Perse School Ofsted Rating: Not Rated Pupils: 1647 Distance:1.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:1.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 440 Distance:1.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Newnham Croft Primary School Ofsted Rating: Good Pupils: 228 Distance:2.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:2.02 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | St Mary's School Ofsted Rating: Not Rated Pupils: 652 Distance:2.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mander Portman Woodward Ofsted Rating: Outstanding Pupils: 212 Distance:2.16 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



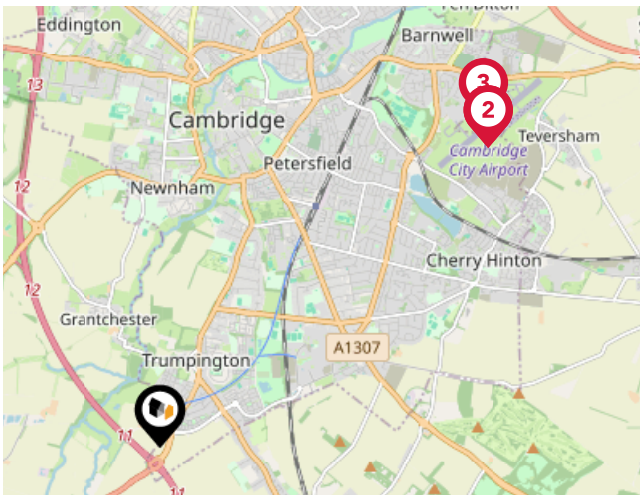
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Shelford (Cambs) Rail Station | 1.94 miles |
| 2 | Shelford (Cambs) Rail Station | 1.94 miles |
| 3 | Shelford (Cambs) Rail Station | 1.95 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J11 | 0.43 miles |
| 2 | M11 J12 | 2.04 miles |
| 3 | M11 J13 | 3.36 miles |
| 4 | M11 J10 | 4.91 miles |
| 5 | M11 J14 | 4.89 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Cambridge Airport | 4.05 miles |
| 2 | Cambridge Airport | 4.05 miles |
| 3 | Cambridge Airport | 4.19 miles |
| 4 | London Stansted Airport | 20.21 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------------------------|------------|
| 1 | The Busway Trumpington Park-and-Ride | 0.15 miles |
| 2 | Trumpington Park & Ride | 0.14 miles |
| 3 | Trumpington Park-and-Ride | 0.16 miles |
| 4 | Trumpington Park-and-Ride | 0.18 miles |
| 5 | Glebe Farm Drive | 0.35 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.



Cooke Curtis & Co

Data Quality

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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

