

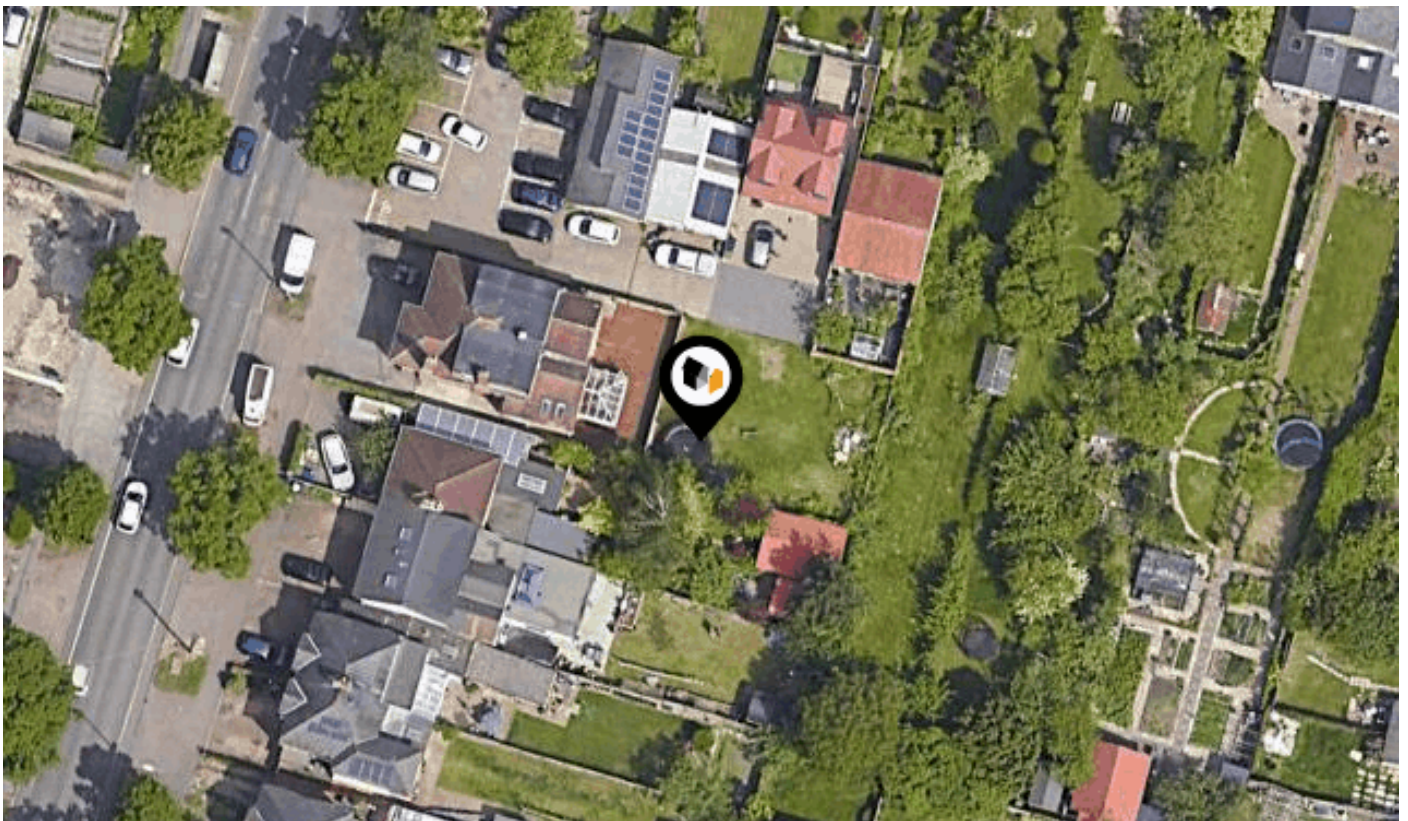


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 25<sup>th</sup> November 2024**



## MOWBRAY ROAD, CAMBRIDGE, CB1

### Cooke Curtis & Co

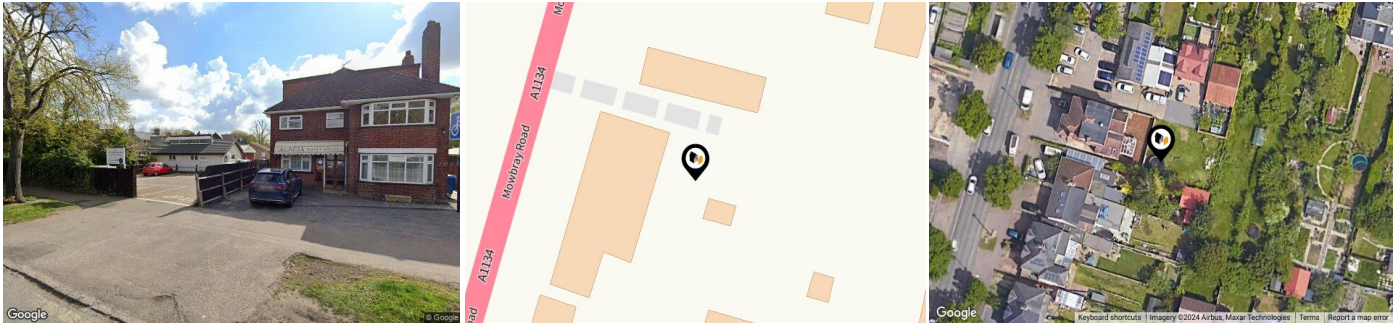
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

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## Property

**Type:** Detached  
**Bedrooms:** 3  
**Floor Area:** 1,377 ft<sup>2</sup> / 128 m<sup>2</sup>

## Local Area

**Local Authority:** Cambridgeshire  
**Conservation Area:** No  
**Flood Risk:**  
• Rivers & Seas: No Risk  
• Surface Water: High

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

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



Planning records for: *115 - 117 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 10/0519/FUL	
Decision:	Decided
Date:	03rd June 2010
Description:	Erection of 2 bungalows on land to the rear of 115 - 117 Mowbray Road.

Reference - 09/0204/FUL	
Decision:	Decided
Date:	20th March 2009
Description:	Erection of two bungalows.

Planning records for: *101 Mowbray Road Cambridge CB1 7SP*

Reference - 21/03382/CL2PD	
Decision:	Decided
Date:	21st July 2021
Description:	Certificate of lawfulness under S192 for a proposed garden room incidental to house

Reference - 20/0016/CL2PD	
Decision:	Decided
Date:	08th January 2020
Description:	Application for a certificate of lawfulness under Section 192 for a proposed rear dormer, velux windows and new porch to front elevation.

Planning records for: *101 Mowbray Road Cambridge CB1 7SP*

Reference - 19/1752/FUL	
Decision:	Decided
Date:	19th December 2019
Description:	Single storey rear extension

Planning records for: *103 Mowbray Road Cambridge CB1 7SP*

Reference - 13/1749/FUL	
Decision:	Decided
Date:	06th December 2013
Description:	Single storey rear extension.

Planning records for: *105 Mowbray Road Cambridge CB1 7SP*

Reference - 20/01661/CL2PD	
Decision:	Decided
Date:	11th March 2020
Description:	Certificate of lawfulness application for S192 for a garden room incidental to dwellinghouse.

Reference - 15/2384/FUL	
Decision:	Decided
Date:	21st December 2015
Description:	Single storey rear extension

Planning records for: *105 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 15/2385/CL2PD	
Decision:	Decided
Date:	22nd December 2015
Description:	Certificate of Lawfulness under section 192 for erection of a rear dormer and installation of velux windows to front.

Planning records for: *111 Mowbray Road Cambridge CB1 7SP*

Reference - 18/1986/CLUED	
Decision:	Decided
Date:	17th December 2018
Description:	Application for a Certificate of Lawfulness under Section 191 for use of annexe as a single dwellinghouse (Use Class C3).

Reference - 07/0206/FUL	
Decision:	Decided
Date:	26th February 2007
Description:	Part single part two storey rear extension.

Planning records for: *115 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 17/1835/FUL	
Decision:	Decided
Date:	23rd October 2017
Description:	Erection of a detached garage

Planning records for: *115 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

<b>Reference - 18/0153/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th January 2018
<b>Description:</b> Erection of a detached garage.
<b>Reference - 20/03783/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th September 2020
<b>Description:</b> Change of Use of Garage to the rear of 115 Mowbray Road from a Store to form a 1 Bedroom with 1 Bed Space dwelling.
<b>Reference - 19/0685/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th May 2019
<b>Description:</b> Change of use of garage to the rear of 115 Mowbray Road to form a one-bedroom dwelling (with access off Hulatt Road) and change existing double doors to two sash windows.
<b>Reference - 21/04390/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th October 2021
<b>Description:</b> Conversion of a Store to an Annexe ancillary to the house

Planning records for: *117 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 21/04642/HFUL	
Decision:	Decided
Date:	20th October 2021
Description:	Two storey front and part two storey, part single storey rear extensions

Reference - 10/0319/CL2PD	
Decision:	Decided
Date:	08th April 2010
Description:	Application for Lawful Development Certificate (S192) for erection of a 4m high garage to rear and creation of vehicular access onto Hulatt Road.

Planning records for: *121 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 20/03998/PRI01A	
Decision:	Decided
Date:	25th September 2020
Description:	Single storey rear extension.

Reference - 17/0391/FUL	
Decision:	Decided
Date:	28th April 2017
Description:	Dropped kerb to create vehicular access

Planning records for: *125 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 11/0720/FUL	
Decision:	Decided
Date:	14th July 2011
Description:	Dropped kerb to driveway.

Planning records for: *135 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 22/01084/FUL	
Decision:	Withdrawn
Date:	07th March 2022
Description:	Erection of 1 No. bungalow at the rear of garden

Reference - 11/0287/FUL	
Decision:	Decided
Date:	06th April 2011
Description:	Erection of garage and single storey rear extension.

Reference - 22/01212/LBC	
Decision:	Withdrawn
Date:	07th March 2022
Description:	Installation of 17 No. solar panels on the South, East and West facing roof areas.



Planning records for: **135 Mowbray Road Cambridge Cambridgeshire CB1 7SP**

Reference - 24/03208/HFUL	
Decision:	Awaiting decision
Date:	27th August 2024
Description:	First floor side and rear and second floor side and rear extension, and single storey rear extension. Part conversion of garage to habitable space.

Planning records for: **137 Mowbray Road Cambridge Cambridgeshire CB1 7SP**

Reference - 09/0669/FUL	
Decision:	Decided
Date:	22nd July 2009
Description:	Side and rear roof extension and change of use to 3no one bedroom flats.

Planning records for: **141 Mowbray Road Cambridge Cambridgeshire CB1 7SP**

Reference - 07/0080/FUL	
Decision:	Decided
Date:	05th March 2007
Description:	Installation of dropped kerb.

Reference - 17/0713/FUL	
Decision:	Decided
Date:	20th April 2017
Description:	Two side extension and roof extension and associated internal alterations.

Planning records for: *141 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 15/1544/FUL	
Decision:	Decided
Date:	09th September 2015
Description:	Part single storey and part two storey extension

Reference - 16/1646/FUL	
Decision:	Decided
Date:	19th September 2016
Description:	Part single storey, part two storey extension and roof extension.

Planning records for: *143 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 10/1302/FUL	
Decision:	Decided
Date:	11th January 2011
Description:	First floor side extension to increase bedroom space, roof over hipped.

Planning records for: *153 Mowbray Road Cambridge CB1 7SP*

Reference - 18/1033/FUL	
Decision:	Decided
Date:	02nd July 2018
Description:	Single storey rear and first floor rear extensions.

Planning records for: *157 Mowbray Road Cambridge CB1 7SP*

<b>Reference - 21/04363/CONDA</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 25th January 2022
<b>Description:</b> Submission of details required by condition 3 (Brick sample panel) of listed buiding consent 21/04363/LBC
<b>Reference - 15/2347/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th January 2016
<b>Description:</b> Single storey rear extension to create 4 no. additional guest rooms
<b>Reference - 22/01980/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th April 2022
<b>Description:</b> S73 to vary condition 2 drawings of ref: 20/0018/FUL (Proposed 1 x new chalet bungalow with car parking and a bin/ bike store to the rear of 157 Mowbray road) to change all 4 dormers from gable to lead box dormers; and roof tiles to slate.
<b>Reference - 22/00305/S73</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 25th January 2022
<b>Description:</b> S73 to vary condition 2 drawings of ref: 20/0018/FUL (Proposed 1 x new chalet bungalow with car parking and a bin/ bike store to the rear of 157 Mowbray road) to change two dormers to the front from gable to zinc box dormers; two dormers to the rear to be changed to one single zinc clad box dormer and roof tiles to be changed to slate.

Planning records for: *157 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

<b>Reference - 22/01946/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th April 2022
<b>Description:</b> Change of use from Guest House to large 12bed House in Multiple Occupation (Sui Generis Use Class)
<b>Reference - 16/1736/NMA</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th September 2016
<b>Description:</b> Non material amendment on application 15/2347/FUL to build a single storey rear extension in order to create four additional guest bedrooms.
<b>Reference - 20/0018/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th January 2020
<b>Description:</b> Proposed 1 x new chalet bungalow with car parking and a bin/ bike store to the rear of 157 Mowbray road.
<b>Reference - 20/0018/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th December 2022
<b>Description:</b> Discharge of condition 5 (Air source heat pump details), 6 (Surface Water Drainage) and 10 (Materials) of planning permission

Planning records for: *Acacia Guest House 157 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 17/1035/FUL	
Decision:	Decided
Date:	19th July 2017
Description:	Rear single storey extension, external insulation, alterations to elevations, replacement canopy to entrance door, boundary fencing, modifications to access, cycle parking and hardstanding to rear garden.

Reference - 22/01980/CONDA	
Decision:	Decided
Date:	07th December 2022
Description:	Discharge of condition 5 (Air source heat pump details), 6 (Surface Water Drainage) and 10 (Materials) of planning permission

Reference - 17/0108/S73	
Decision:	Decided
Date:	23rd January 2017
Description:	Section 73 application to vary condition 2 of planning permission 15/2347/FUL for a change in roof design, internal layout and rendering of approved rear extension.

Planning records for: *79 Mowbray Road Cambridge CB1 7SP*

Reference - 21/00813/HFUL	
Decision:	Decided
Date:	23rd February 2021
Description:	To extend an existing dropped kerb.

## Planning records for: *91 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 13/1498/S73	
Decision:	Decided
Date:	22nd October 2013
Description:	Section 73 application to vary condition 2 of permission 10/0598/FUL) to allow a brick finish to match the outbuilding and the adjacent houses (Hulatt Road).

Reference - 10/0598/FUL	
Decision:	Decided
Date:	07th July 2010
Description:	Single storey rear extension and erection of an outbuilding.

## Planning records for: *93 Mowbray Road Cambridge CB1 7SP*

Reference - 19/219/TTCA	
Decision:	Decided
Date:	20th May 2019
Description:	(T1) Leylandii - reduce in height by approximately 2m to maintain this tree in its current location.(T2) Acacia - remove 2x lowest stems over garden to improve growing conditions for small trees below.(T3) 6x Prunus - reduce in height and back from the garden by approximately 1.5-2m (to previous reduction points) and remove suckers in this area to maintain these trees in their current location.

## Planning records for: *97 Mowbray Road Cambridge Cambridgeshire CB1 7SP*

Reference - 18/0485/FUL	
Decision:	Decided
Date:	27th March 2018
Description:	Replacement of garden shed to Annex ancillary to the main house.

Planning records for: *97 Mowbray Road Cambridge CB1 7SP*

Reference - 17/1792/FUL	
Decision:	Decided
Date:	17th October 2017
Description:	Change of use of existing garden studio to allow for short term lets.

Planning records for: *99 Mowbray Road Cambridge CB1 7SP*

Reference - 20/01396/CL2PD	
Decision:	Decided
Date:	24th February 2020
Description:	Certificate of lawfulness for a Section 192 for a rear dormer incorporating a juliet balcony and velux windows to front elevation.

Reference - 15/0689/FUL	
Decision:	Decided
Date:	15th April 2015
Description:	Single storey rear extension

159 Mowbray Road, CB1

Energy rating

**B**

Valid until 15.11.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		93   <b>A</b>
81-91	<b>B</b>	83   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Electricity: electricity, unspecified tariff
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Air source heat pump, underfloor, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.17 W/m-Â°K
<b>Total Floor Area:</b>	128 m <sup>2</sup>

## Central Heating

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Air Source Heat Pump

## Water Supply

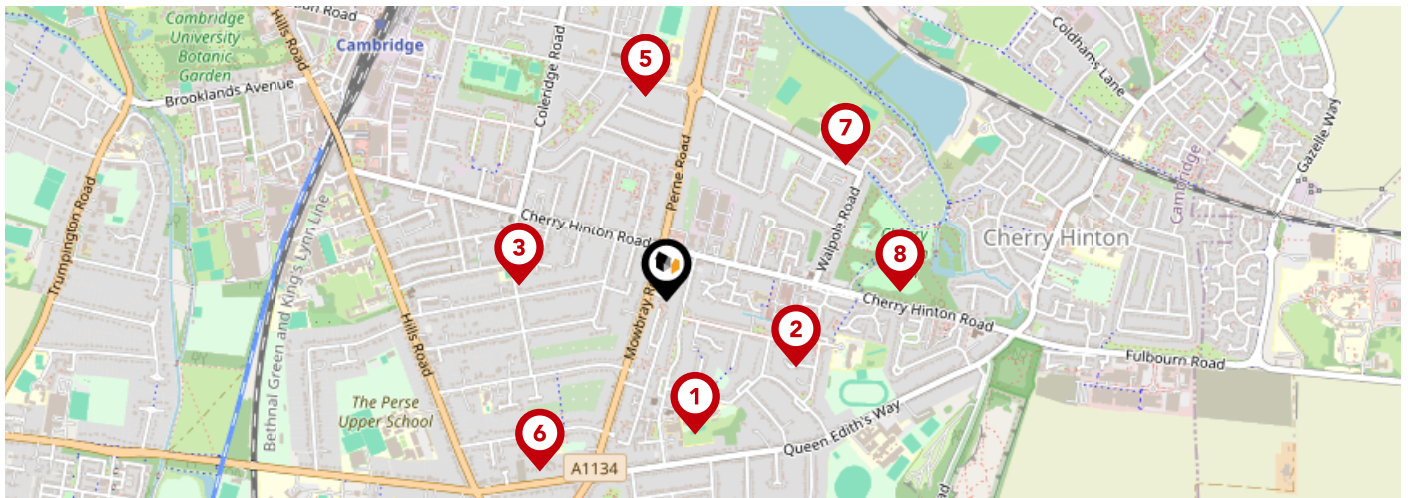
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Cambridge Water

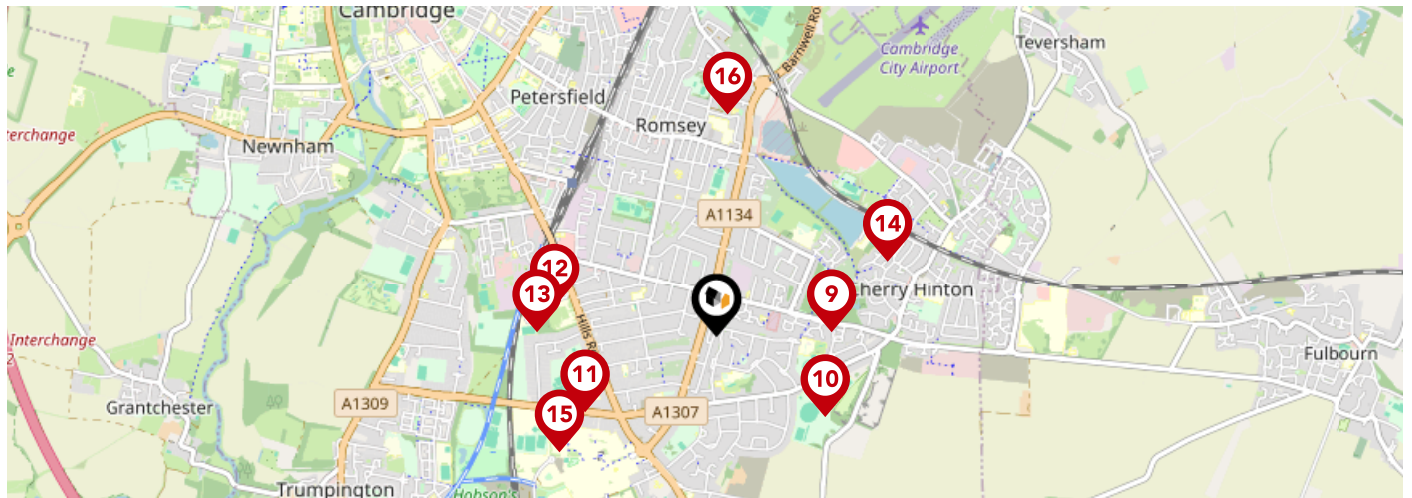
## Drainage

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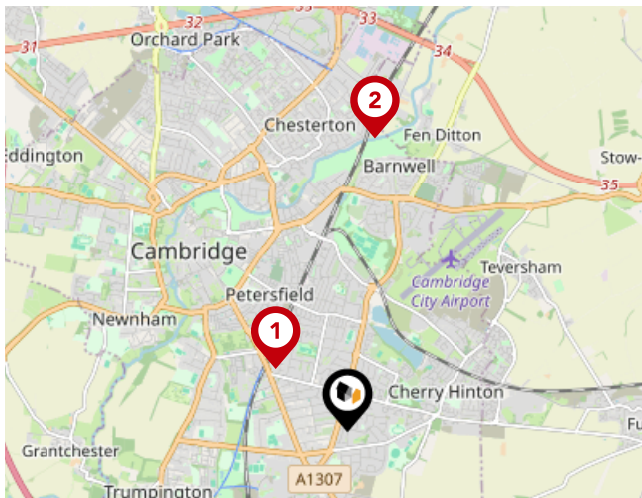
Anglian water



		Nursery	Primary	Secondary	College	Private
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

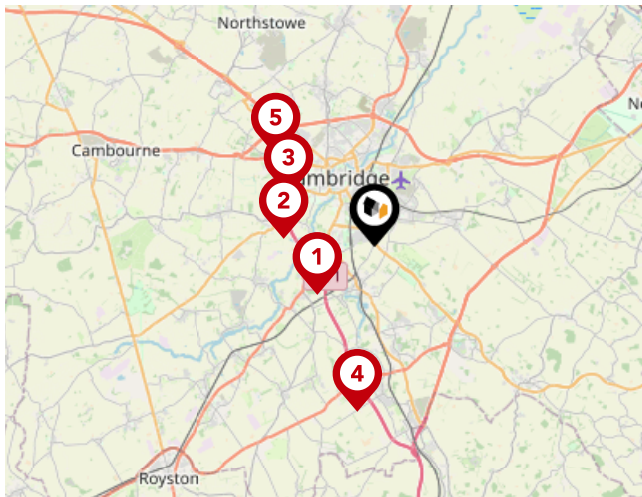


		Nursery	Primary	Secondary	College	Private
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.62	<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>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.74	<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:0.81	<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:0.85	<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:0.88	<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:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



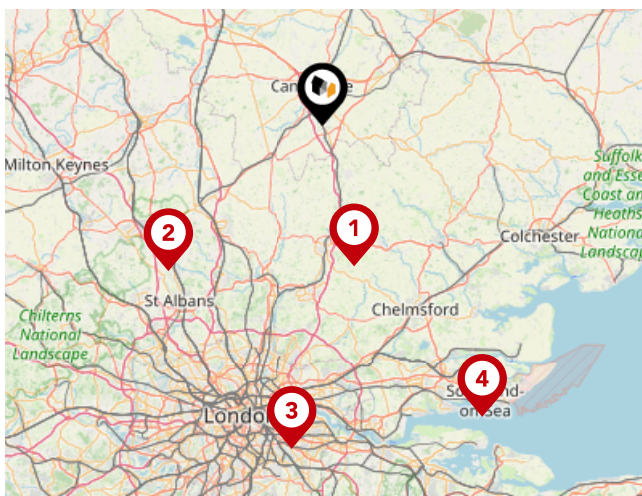
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.87 miles
2	Cambridge North Rail Station	2.67 miles
3	Waterbeach Rail Station	5.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.75 miles
2	M11 J12	3.33 miles
3	M11 J13	3.66 miles
4	M11 J10	6.08 miles
5	M11 J14	4.89 miles

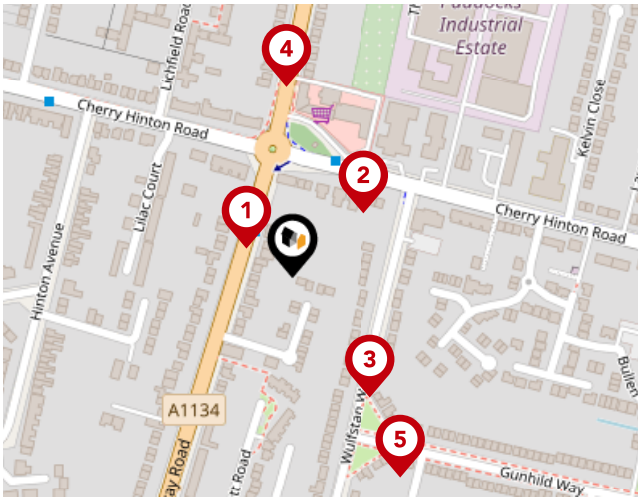


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.05 miles
2	Luton Airport	30.9 miles
3	Silvertown	47.43 miles
4	Southend-on-Sea	48.74 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mander Way	0.03 miles
2	Mowbray Road	0.05 miles
3	Wulfstan Way	0.08 miles
4	Perne Road	0.11 miles
5	Gunhild Court	0.13 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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