

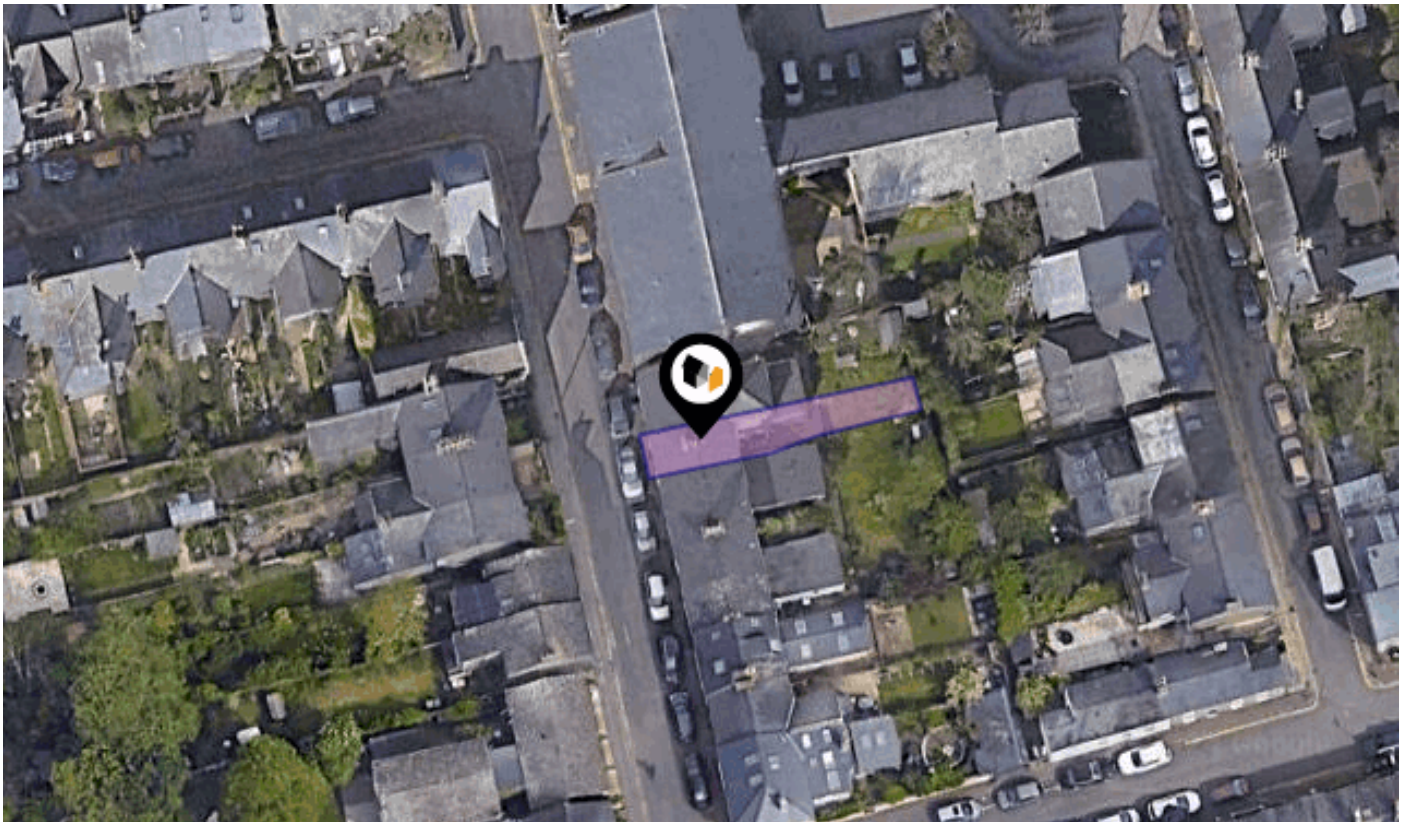


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th August 2024



STURTON STREET, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

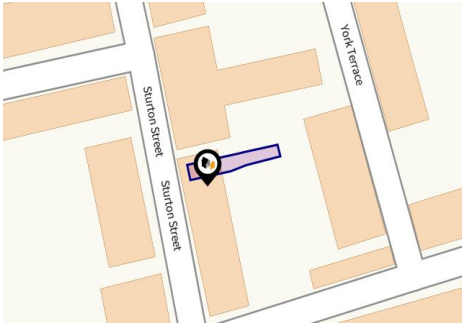
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






Powered by
aprift
Know any property instantly

















Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	635 ft ² / 59 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB191743		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning records for: **102 Sturton Street Cambridge CB1 2QF**

Reference - C/02/0443	
Decision:	Decided
Date:	17th April 2002
Description:	Erection of a car park in place of existing garage.

Reference - 11/0477/FUL	
Decision:	Decided
Date:	08th June 2011
Description:	Brick garden wall to boundary.

Reference - 14/117/TTCA	
Decision:	Decided
Date:	24th March 2014
Description:	T1 - Fig tree - crown reduction, 30% approx, due to excessive shading of the rear garden areas.

Planning records for: **104 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 15/1501/FUL	
Decision:	Decided
Date:	05th August 2015
Description:	Part two storey, part single storey rear extension following demolition of existing utility room. Roof extension including raising of ridge height and rear dormer.

Planning records for: **126 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 12/451/TTCA
Decision: Decided
Date: 26th October 2012
Description: T1 - Ash - Remove

Reference - 18/1214/FUL
Decision: Decided
Date: 01st August 2018
Description: Second floor rear extension and roof extension incorporating rear dormer, juliet balcony and front rooflight.

Reference - 05/0346/FUL
Decision: Decided
Date: 22nd March 2005
Description: Erection of single storey rear extension.

Reference - 12/1509/FUL
Decision: Decided
Date: 07th December 2012
Description: Erection of Single Storey Rear Extension

Planning records for: **136 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 08/0069/FUL	
Decision:	Decided
Date:	24th January 2008
Description:	Erection of a two storey rear extension.

Reference - 12/0071/FUL	
Decision:	Decided
Date:	20th January 2012
Description:	Roof extension (including raising of ridgeline).

Reference - 07/0631/FUL	
Decision:	Decided
Date:	20th June 2007
Description:	Single storey rear and part first floor rear extensions.

Planning records for: **138 Sturton Street Cambridge CB1 2QF**

Reference - 18/214/TTCA	
Decision:	Decided
Date:	21st May 2018
Description:	T1: Robina (false acacia) - Fell

Planning records for: **138 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 12/452/TTCA	
Decision:	Decided
Date:	25th October 2012
Description:	T1 - Robina - Reduce by up to 2m to maintain tree within perspective of garden

Planning records for: **144 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 17/305/TTCA	
Decision:	Decided
Date:	07th July 2017
Description:	T1: Sycamore - Reduce crown by approximately 4 metres (40%) as overhanging neighbouring properties. Also, trim overhanging branches back to boundary line.

Planning records for: **150 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 08/1471/TREE2	
Decision:	Decided
Date:	20th October 2008
Description:	T1 - Sycamore: fell and remove

Planning records for: **158 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 11/0165/FUL	
Decision:	Decided
Date:	17th February 2011
Description:	To erect a stand-alone building of timber construction for the purpose of a garden room.

Planning records for: **162 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 10/236/TTCA	
Decision:	Decided
Date:	13th August 2010
Description:	T1 - Sycamore: reduce height by 30%; reduce laterals by 25% to balance and thin remaining crown by 10%

Reference - 11/0364/FUL	
Decision:	Decided
Date:	03rd May 2011
Description:	Rear extension - ground floor kitchen/living area with additional bedroom and bathroom to first floor.

Reference - 14/150/TTCA	
Decision:	Decided
Date:	16th April 2014
Description:	A - Sycamore x2 - Reduce to 0.5m below previous pruning points B - Eucalyptus - Reduce laterals by 2ms and thin 20%

Planning records for: **164 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 18/571/TTCA	
Decision:	Decided
Date:	16th November 2018
Description:	Sycamore ~ Reduce back to previous pruning points.

Planning records for: **164 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 06/0700/FUL	
Decision:	Decided
Date:	03rd July 2006
Description:	Erection of part single, part 2 storey rear extension and rear roof extension.

Planning records for: **166 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 10/237/TTCA	
Decision:	Decided
Date:	13th August 2010
Description:	T1 - Sycamore: reduce height by 30%; reduce laterals by 25% to balance and thin remaining crown by 10%

Planning records for: **168 Sturton Street Cambridge CB1 2QF**

Reference - 18/572/TTCA	
Decision:	Decided
Date:	16th November 2018
Description:	Sycamore ~ Reduce back to previous pruning points equating to 2m regrowth.

Reference - 14/151/TTCA	
Decision:	Decided
Date:	16th April 2014
Description:	C - Sycamore - Reduce crown by 25%

Planning records for: **170 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 14/277/TTCA	
Decision:	Decided
Date:	08th July 2014
Description:	T1 - Sycamore - to fell, and be replaced with an appropriate tree

Planning records for: **172 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 11/1054/FUL	
Decision:	Decided
Date:	05th September 2011
Description:	Erection of ground floor rear extension and 1st floor rear extension.

Planning records for: **178 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 08/1323/TREE2	
Decision:	Decided
Date:	22nd September 2008
Description:	T1 - Silver Birch: thin by 20% and remove crossing and chaffing branches, spurs and epicormic growth

Reference - 24/00181/HFUL	
Decision:	Decided
Date:	17th January 2024
Description:	Roof extension including the raising of the ridge, formation of a dormer window to the rear roof slope and installation of 2 No. roof lights to the front roof slope

Planning records for: **178 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 24/00067/TRE	
Decision:	Decided
Date:	17th January 2024
Description:	T1 Weeping Willow - Re-Pollard at previous points, at approximately 3 metres from ground level, to remove branches encroaching onto property, to reduce shading of garden and to keep tree canopy maintained as per previous works.T2 Weeping Willow - Reduce one overextending/exposed limb over parking spaces by approximately 3 metres in length and any other overextending/exposed limbs following the works to T1, to reduce risk of limb failure.

Reference - 23/00412/CONDA	
Decision:	Decided
Date:	17th January 2024
Description:	Submission of details required by condition 3 (arboricultural method statement and tree protection strategy) of planning permission 23/00412/FUL

Planning records for: **Dobblers Inn 184 Sturton Street Cambridge CB1 2QF**

Reference - C/04/0804	
Decision:	Decided
Date:	20th July 2004
Description:	Removal of ground floor window and formation of new external door opening for private fire access from 1st floor flat only (north elevation)

Reference - C/04/0743	
Decision:	Decided
Date:	13th July 2004
Description:	Display of externally illuminated signage on Sturton Street and Abbey walk elevations of public house.

Planning records for: *The Dobblers Inn 184 Sturton Street Cambridge CB1 2QF*

Reference - 16/1411/ADV	
Decision:	Decided
Date:	29th July 2016
Description:	Installation of a fascia sign and hanging sign (both externally illuminated), and 6 other signs.

Planning records for: *188 Sturton Street Cambridge CB1 2QF*

Reference - C/04/0575	
Decision:	Decided
Date:	28th May 2004
Description:	Erection of conservatory to rear of house.

Reference - C/04/0772	
Decision:	Decided
Date:	19th July 2004
Description:	Erection of rear and front dormers to dwelling.

Reference - 15/0836/FUL	
Decision:	Decided
Date:	21st May 2015
Description:	Roof extension incorporating rear dormers and front roof light

Planning records for: **188 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 14/514/TTPO	
Decision:	Decided
Date:	04th November 2014
Description:	T1 - Sycamore - Remove

Reference - 05/0680/FUL	
Decision:	Decided
Date:	20th June 2005
Description:	Erection of rear dormer to dwelling.

Planning records for: **192 Sturton Street Cambridge CB1 2QF**

Reference - C/01/0345	
Decision:	Decided
Date:	03rd April 2001
Description:	Loft conversion including dormer window to the rear.

Reference - 22/1115/TTCA	
Decision:	Decided
Date:	03rd October 2022
Description:	T1 - Silver Birch, Reduce by 2.5m and rebalance.

Planning records for: **192 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 22/04334/FUL	
Decision:	Decided
Date:	03rd October 2022
Description:	Erection of one new build detached dwelling.

Reference - 11/282/TTCA	
Decision:	Decided
Date:	01st August 2011
Description:	T1 - Winter Flowering Cherry (Prunus Subhirtella Autumnalis): Remove as tree grafted on to vigorous root stock (prunus avium) which has caused tree to grow to a large height affecting neighbouring trees and causing shade to neighbour's garden.

Reference - 09/033/TREE2	
Decision:	Decided
Date:	28th January 2009
Description:	T4 - Gleditsia: removal of crown (tree is dead, want to leave trunk for nesting birds in ivy).T6 - Scots Pine: fell and remove

Planning records for: **194 Sturton Street Cambridge CB1 2QF**

Reference - C/03/0894	
Decision:	Decided
Date:	20th August 2003
Description:	Erection of brick wall(height 6 feet) to replace fence to rear of property.

Planning records for: **194 Sturton Street Cambridge CB1 2QF**

Reference - C/01/0406	
Decision:	Decided
Date:	12th April 2001
Description:	Erection of a single storey side extension.

Planning records for: **196 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 11/271/TTCA	
Decision:	Decided
Date:	27th July 2011
Description:	T1 - Cupressus - crown reduce sides all round by 1m, crown reduce overall height by 1.5m.

Reference - 14/289/TTCA	
Decision:	Decided
Date:	16th July 2014
Description:	Cupressus x Leylandii (T1) - Fell.

Planning records for: **198 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 17/060/TTCA	
Decision:	Decided
Date:	07th February 2017
Description:	Lime - crown lift to clear roof by 2.5-3m, remove deadwood.

Planning records for: **198 Sturton Street Cambridge CB1 2QF**

Reference - 14/1755/FUL	
Decision:	Decided
Date:	04th November 2014
Description:	One and two storey side extension to the existing semi detached house, including living accommodation and car, cycle and bin storage. Alterations to the existing house including two new rooflights in the existing north-facing rear roof slope. New pedestrian gate access from Abbey Walk in the existing timber fence. Replacement front garden wall, and associated hard and soft landscaping.
Reference - 14/1755/COND4	
Decision:	Decided
Date:	19th May 2015
Description:	Condition 4
Reference - 14/1755/COND6	
Decision:	Decided
Date:	19th May 2015
Description:	Condition 6
Reference - 14/1755/COND5	
Decision:	Decided
Date:	19th May 2015
Description:	Condition 5

Planning records for: **132A Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 10/363/TTCA	
Decision:	Decided
Date:	24th November 2010
Description:	T1 - Acacia - to fell and replace with a Japanese Cherry.

Planning records for: **Moghul Tandoori 182 Sturton Street Cambridge Cambridgeshire CB1 2QF**

Reference - 17/2090/COND9	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 9 - Sills

Reference - 17/2090/COND7	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 7 - Cycle storage

Reference - 17/2090/COND6	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 6 - Waste

Planning records for: *Moghul Tandoori 182 Sturton Street Cambridge Cambridgeshire CB1 2QF*

Reference - 17/2090/COND8	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 8 - materials

Reference - 17/2090/COND5	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 5 - acoustic ventilation treatment

Reference - 17/2090/FUL	
Decision:	Decided
Date:	05th December 2017
Description:	Change of use of ground floor from takeaway to single dwelling, including changes to the external envelope and erection of outbuilding.

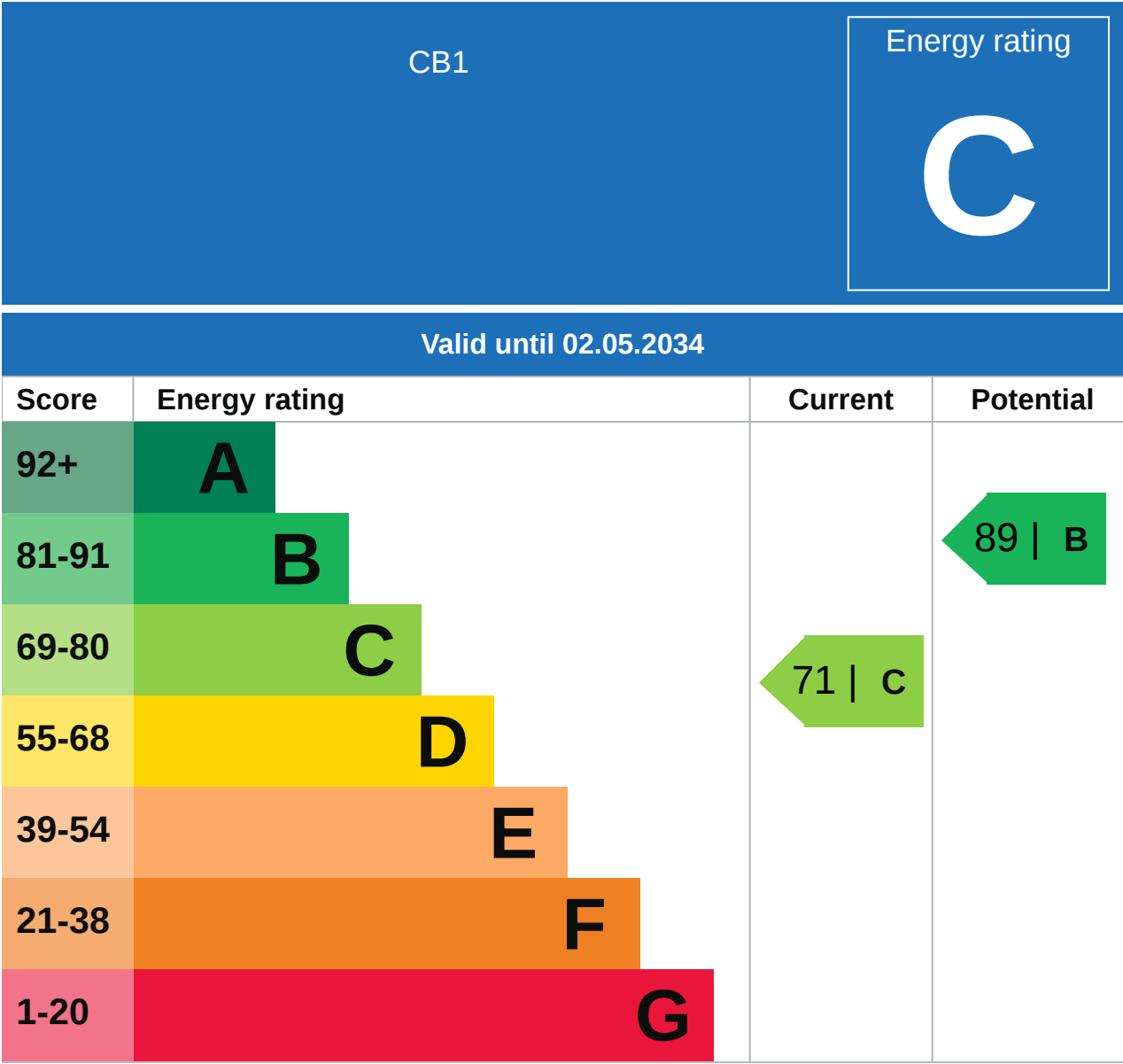
Reference - 17/2090/COND10	
Decision:	Decided
Date:	14th May 2018
Description:	Condition 10 - Joinery

Planning records for: *St Matthews Centre Sturton Street Cambridge Cambridgeshire CB1 2QF*

Reference - 23/00176/FUL
<p>Decision: Awaiting decision</p>
<p>Date: 30th January 2023</p>
<p>Description: Replacement of the existing stables, the creation of flood defence and floodplain compensation works and the installation of new access restriction bunds.</p>
Reference - 23/00167/TRCA
<p>Decision: Decided</p>
<p>Date: 30th January 2023</p>
<p>Description: Tree 1 - Mature deciduous tree, cut back 4.5 Metersto the previous pollard point. Tree 2 - Holly Bush, cut back by 4.5 Meters.Tree 3 - Plum tree minor crown reduction of 3m. Tree 4 - Plum tree, minor crown reduction of 1.8 Meters Tree 5 - Ash tree, removal.</p>
Reference - 23/0119/TTPO
<p>Decision: Decided</p>
<p>Date: 30th January 2023</p>
<p>Description: T1 London Plane of the Crawford's Addendum Report - Arboricultural RecommendationsWorks: Remove (fell) to ground level and treat stumps to prevent regrowth.T2 London Plane of the Crawford's Addendum Report - Arboricultural RecommendationsWorks: Remove (fell) to ground level and treat stumps to prevent regrowth.T3 London Plane of the Crawford's Addendum Report - Arboricultural RecommendationsWorks: Remove (fell) to ground level and treat stumps to prevent regrowth.Reason: Clay shrinkage subsidence damage at 193 Sturton Street, CB1 2QH</p>
Reference - 23/00182/TRCA
<p>Decision: Decided</p>
<p>Date: 30th January 2023</p>
<p>Description: T1 - Holly Remove, T2 - T4 Dead Trees - Remove, T5A - Holly Remove, T5B - Holly Remove, T6 Holly Remove.</p>

Planning records for: *St Matthews Centre Sturton Street Cambridge Cambridgeshire CB1 2QF*

Reference - 23/00171/TRCA	
Decision:	Decided
Date:	30th January 2023
Description:	Clear all woody vegetation from the site boundary and replant with a new native hedge mix to enhance the green infrastructure on the site and improve the visual amenity of the site



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	59 m ²

Accessibility / Adaptations

The right of way down passage leading to back of house is subject to payment at a fair proportion of the of the cost of maintenance of this

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

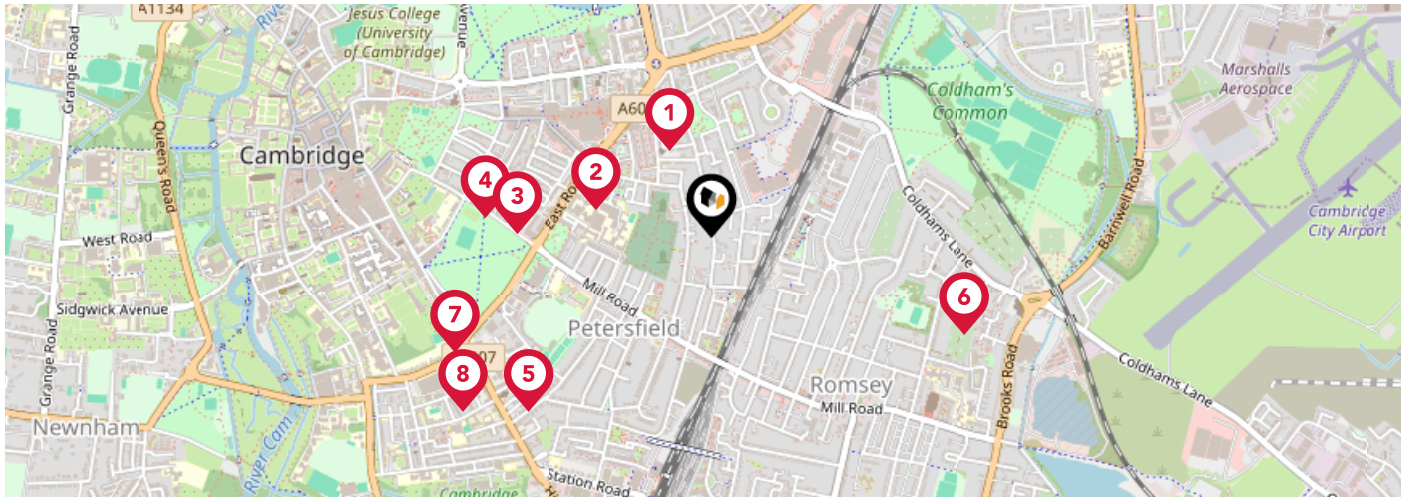
Gas central heating

Water Supply

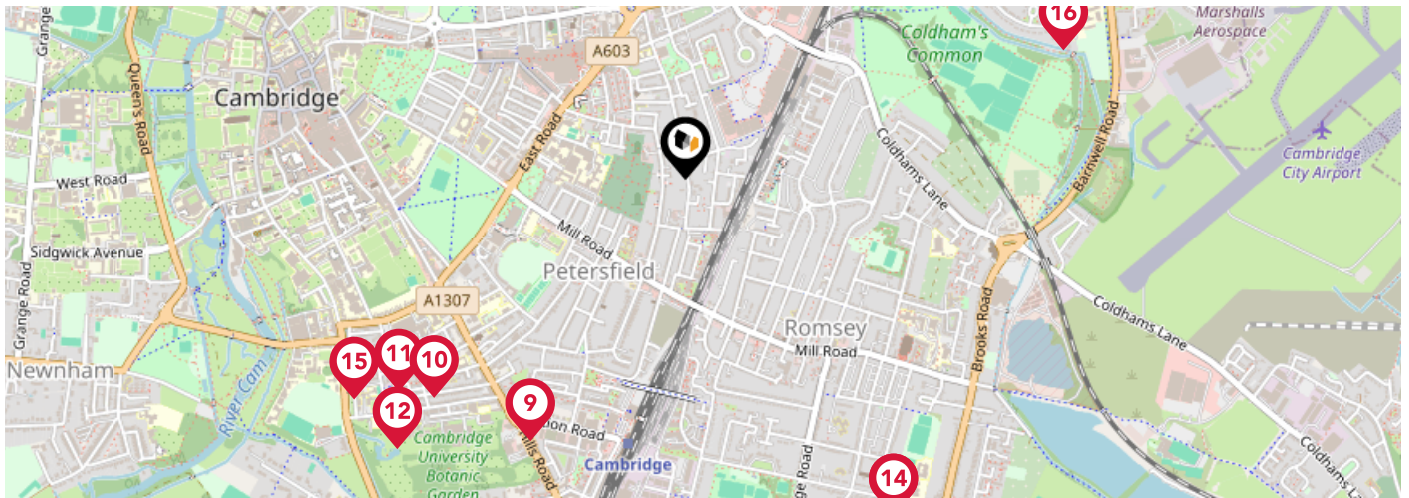
Cambridge Water









Drainage

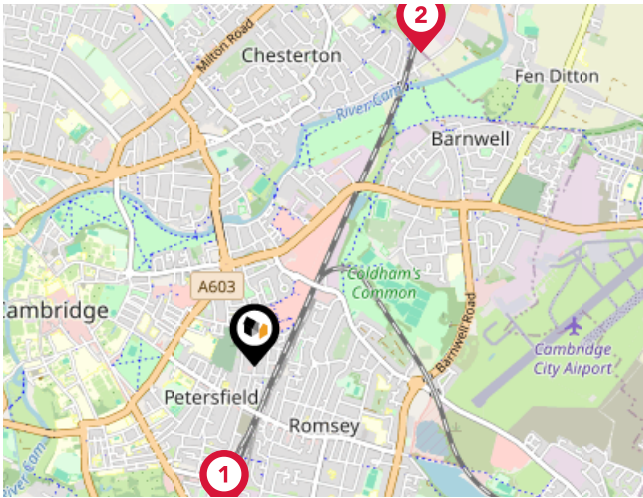
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

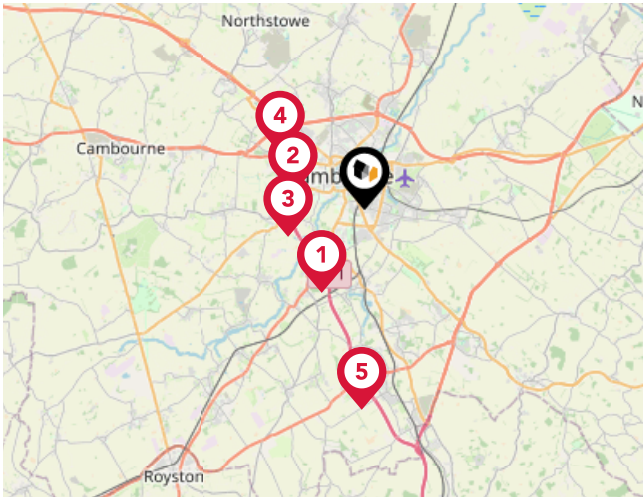


		Nursery	Primary	Secondary	College	Private
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



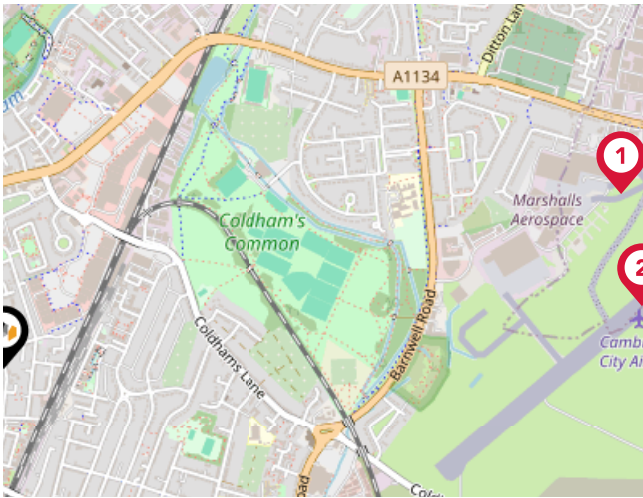
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.68 miles
2	Cambridge North Rail Station	1.62 miles
3	Shelford (Cambs) Rail Station	3.78 miles



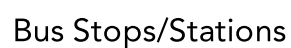
Trunk Roads/Motorways






Pin	Name	Distance
1	M11 J11	3.4 miles
2	M11 J13	2.72 miles
3	M11 J12	2.97 miles
4	M11 J14	3.71 miles
5	M11 J10	7.28 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.46 miles
2	Cambridge Airport	1.46 miles
3	London Stansted Airport	22.36 miles
4	London Luton Airport	31.39 miles



Pin	Name	Distance
	Beehive Retail Park	0.2 miles
	Gwydir Street	0.3 miles
	New Street	0.33 miles
	Grafton Centre	0.29 miles
	Covent Garden	0.32 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



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Valuation Office
Agency

