

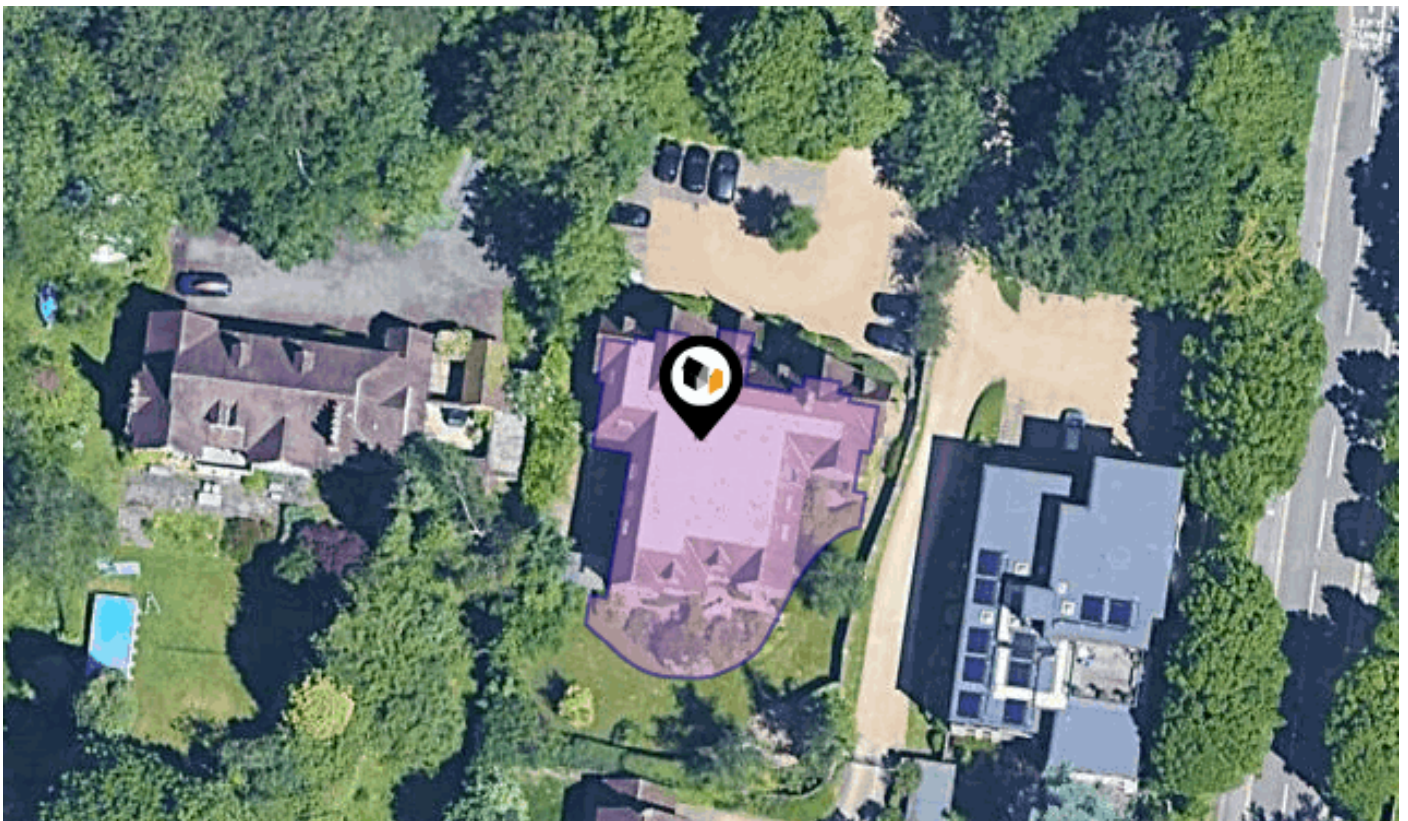


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd September 2024



HENSLOW HOUSE, 18, LONG ROAD, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

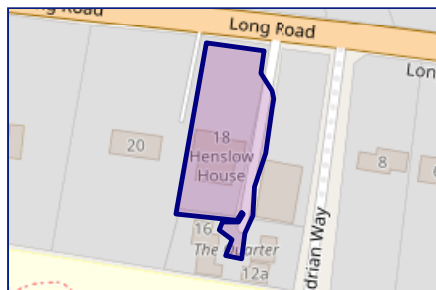
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

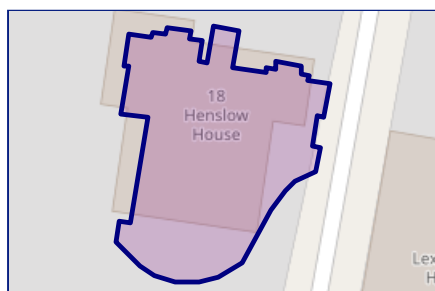


Freehold Title Plan



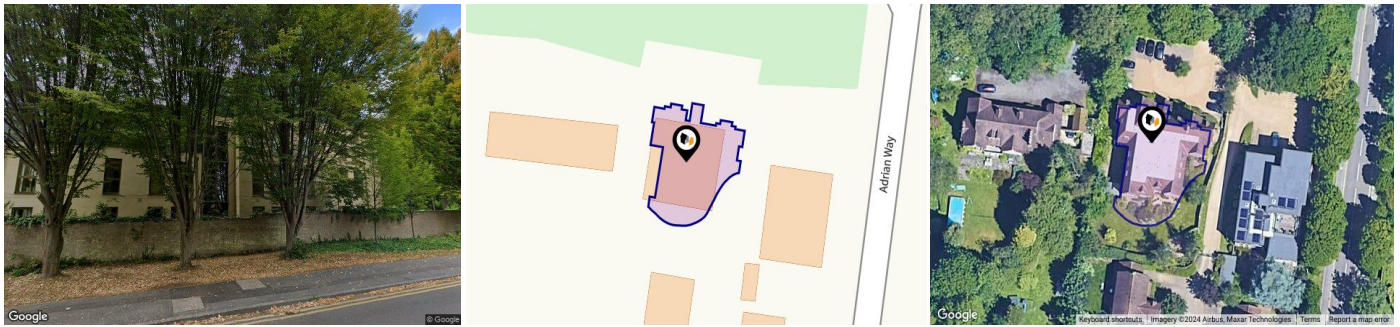
CB61184

Leasehold Title Plan



CB309487

Start Date: 25/05/2006
End Date: 01/01/2131
Lease Term: 125 years from 1 January 2006
Term Remaining: 106 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	25/05/2006
Plot Area:	0.12 acres	End Date:	01/01/2131
Year Built :	2006	Lease Term:	125 years from 1 January 2006
Council Tax :	Band C	Term Remaining:	106 years
Annual Estimate:	£1,999		
Title Number:	CB309487		

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	77 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *12 Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 13/0013/FUL	
Decision:	Decided
Date:	14th January 2013
Description:	First floor extension near garage and single storey utility room extension to rear.

Planning records for: *2A Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 17/1264/FUL	
Decision:	Decided
Date:	07th August 2017
Description:	Single storey side extension. Single storey garden building.

Planning records for: *2 Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 09/0531/FUL	
Decision:	Decided
Date:	12th June 2009
Description:	Erection of 3 houses following demolition of existing dwelling.

Reference - 08/1028/FUL	
Decision:	Decided
Date:	11th August 2008
Description:	Erection of 3 houses (1x4-bed and 2x3-bed) - redesign of approved reserved matters application ref: 07/1206/REM.

Planning records for: **2 Long Road Cambridge Cambridgeshire CB2 8PS**

Reference - 07/1206/REM	
Decision:	Decided
Date:	17th October 2007
Description:	Erection of 3 houses (2x4-bed houses and 1x3-bed house) (following demolition of existing dwelling).

Planning records for: **22 Long Road Cambridge Cambridgeshire CB2 8PS**

Reference - 23/00942/PRIOR	
Decision:	Decided
Date:	13th March 2023
Description:	Single storey rear extension.

Reference - 23/0285/TTPO	
Decision:	Decided
Date:	13th March 2023
Description:	T7197 ELM x 18ms high ~ leaning over Long Road with all crown over road, coppice to allow regrowth, T7191 ASH x 10ms high ~ reduce to height of 7ms due to poor physiological condition, T7184 ASH X 12ms high ~ fell to ground level, in poor condition at present leaning towards Long Road - has been heavily topped previously to correct the lean.

Planning records for: **26 Long Road Cambridge Cambridgeshire CB2 8PS**

Reference - 10/0185/FUL	
Decision:	Decided
Date:	05th March 2010
Description:	Two storey side extension linking existing garage.

Planning records for: **28 Long Road Cambridge Cambridgeshire CB2 8PS**

Reference - 08/0937/TREE1	
Decision:	Decided
Date:	04th July 2008
Description:	T1 - Oak: crown lift to 2.75m T2 - Oak: crown lift to 2.75m T8 - Oak: reduce 2 over extended lateral limbs growing towards house by 2m

Planning records for: **4 Long Road Cambridge Cambridgeshire CB2 8PS**

Reference - 11/333/TTPO	
Decision:	Decided
Date:	02nd September 2011
Description:	Elm (1): Remove as dead. Ash (2): 6m broken stem with regrowth - remove deadwood/epicormic and raise 2.4m. Oak (1): Remove epicormic, raise 2.4m, deadwood. Ash (3): Remove broken limb off garage, raise 2.4m and deadwood. Hornbeam: Suppressed by Beech (2) and extended over garage - raise and reduce from garage. Sycamore (3 and 4): Deadwood and raise for access. Beech (1): Deadwood and raise for access.

Reference - 14/245/TTPO	
Decision:	Decided
Date:	19th June 2014
Description:	Elm - E1 - Showing signs of Dutch Elm Disease, would like to fell due to proximity to property. Ash - A1 - Significant die back in crown, sign of decay in base, would like to fell due to proximity to property.

Reference - 16/464/TTPO	
Decision:	Decided
Date:	19th October 2016
Description:	Oak - O1 - Reduce crown to 1m below the height of the adjacent Beech. Hornbeam - H1 - Fell

Planning records for: *4 Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 15/0523/NMA	
Decision:	Decided
Date:	19th March 2015
Description:	Non material amendment on application 14/0218/FUL to change 1 large orangngery style roof lantern to two velux roof lanterns.

Reference - 11/1220/FUL	
Decision:	Decided
Date:	28th October 2011
Description:	Erection of 6ft fence along frontage of property, together with erection of 2.1m iroko hardwood automated gates.

Reference - 14/0218/FUL	
Decision:	Decided
Date:	17th February 2014
Description:	Conservatory extension on rear of house to form kitchen/diner

Planning records for: *6 Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 23/02078/TELNOT	
Decision:	Decided
Date:	31st May 2023
Description:	Installation of 1 No. 10m light wooden pole.

Planning records for: *6 Long Road Cambridge Cambridgeshire CB2 8PS*

Reference - 23/0527/TTPO	
Decision:	Decided
Date:	31st May 2023
Description:	T1 Ash tree - fell due to the tree being 50% dead.

Reference - 12/165/TTPO	
Decision:	Decided
Date:	27th April 2012
Description:	Pyracantha, lilac, holly, cotoneaster and 4 x small hollies (left hand side of house when viewed from the road) - to fell.

Central Heating

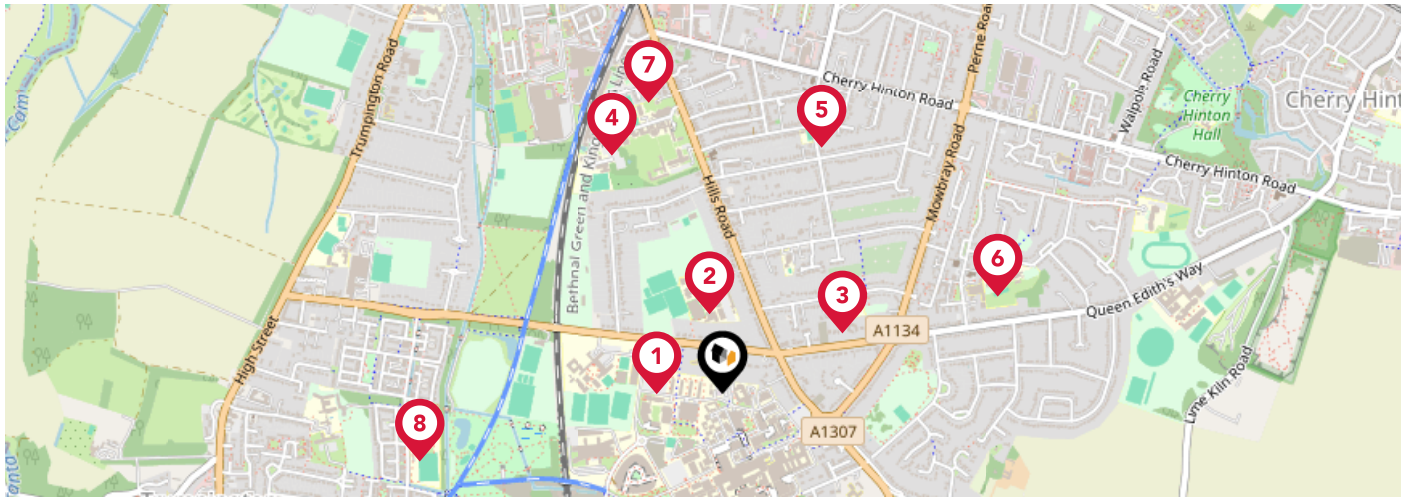
Gas combi boiler

Water Supply

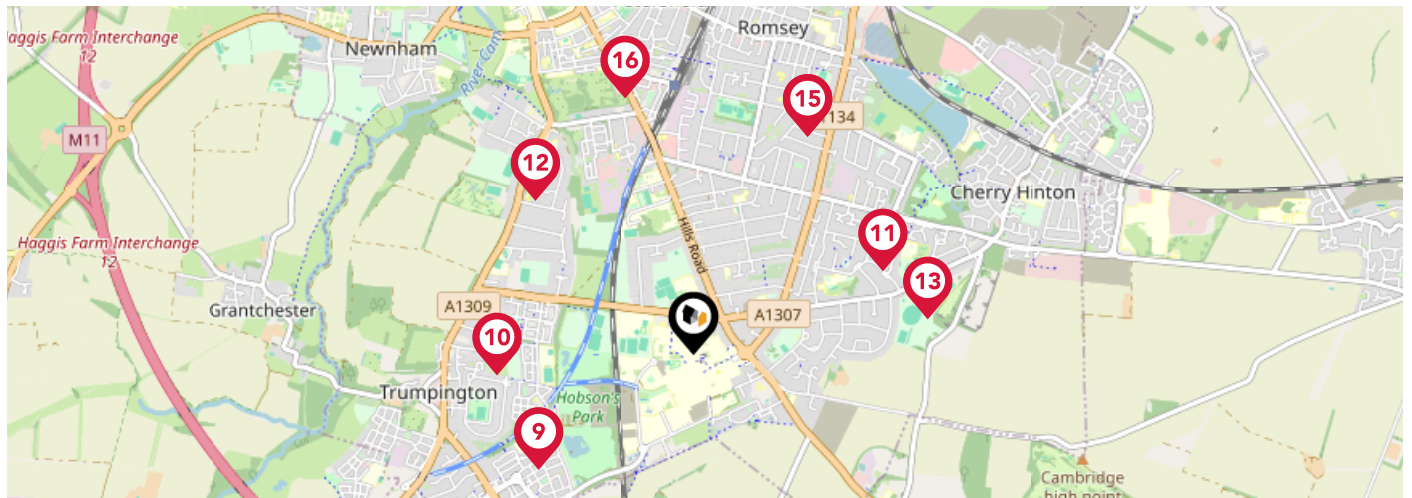
Cambridge Water

Drainage

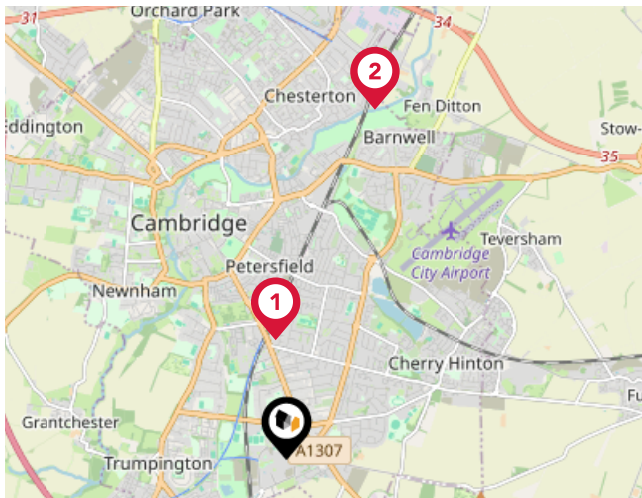
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

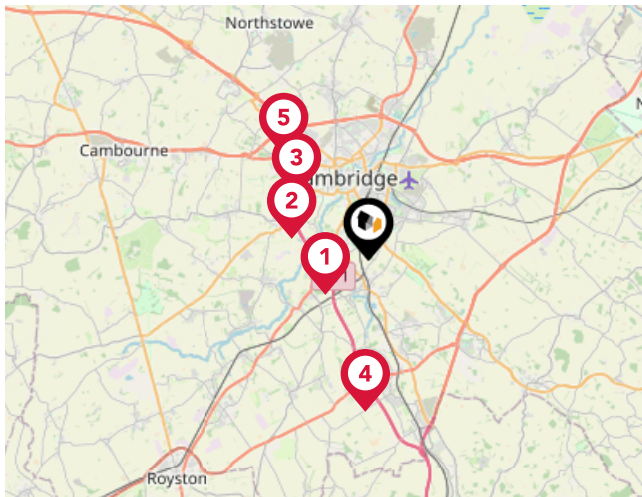


		Nursery	Primary	Secondary	College	Private
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:1.07	<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:1.12	<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:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



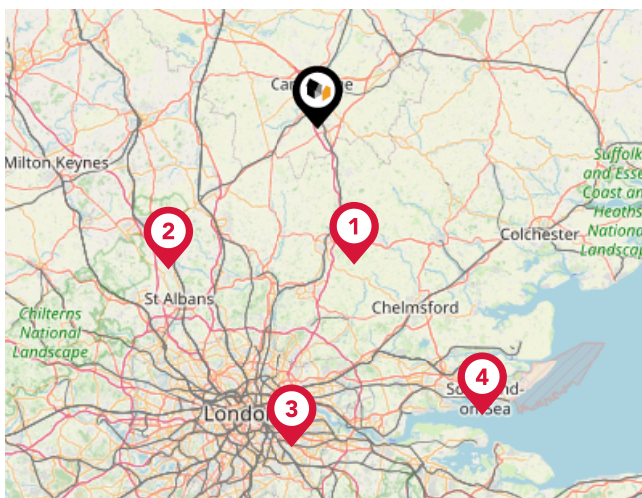
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.1 miles
2	Cambridge North Rail Station	3.28 miles
3	Whittlesford Parkway Rail Station	5.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.98 miles
2	M11 J12	2.87 miles
3	M11 J13	3.51 miles
4	M11 J10	5.52 miles
5	M11 J14	4.88 miles

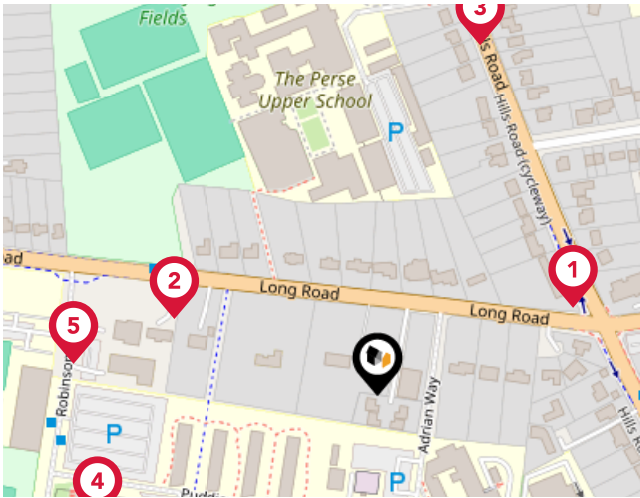


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.67 miles
2	Luton Airport	30.13 miles
3	Silvertown	46.85 miles
4	Southend-on-Sea	48.56 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Long Road	0.12 miles
2	Robinson Way	0.12 miles
3	Perse School	0.21 miles
4	Puddicombe Way	0.17 miles
5	Long Rd 6th Form Coll	0.17 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.



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