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MIR: Material Info

The Material Information Affecting this Property

Monday 13th January 2025



GREENACRES, DUXFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,442 ft ² / 134 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB175161		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Low			

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **1 Greenacres Duxford CB22 4RB**

Reference - 21/00170/HFUL	
Decision:	Decided
Date:	15th January 2021
Description:	Single Storey Side Extension

Planning records for: **2 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - 21/04006/PRI01A	
Decision:	Decided
Date:	02nd September 2021
Description:	Single Storey Rear extension

Planning records for: **5 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/0977/11	
Decision:	Decided
Date:	02nd June 2011
Description:	Replacement of existing single storey rear extension

Planning records for: **9 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/0959/16/FL	
Decision:	Decided
Date:	11th April 2016
Description:	Single storey rear extension

Planning records for: **9 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/0051/16/FL	
Decision:	Decided
Date:	02nd February 2016
Description:	Part single / part two storey rear extension

Planning records for: **15 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/0751/15/FL	
Decision:	Decided
Date:	20th March 2015
Description:	Single storey rear extension and alterations to existing first floor roof construction to rear of dwelling

Reference - S/0694/14/FL	
Decision:	Decided
Date:	21st March 2014
Description:	Proposed Additions & Alterations forming Two Storey Rear Extension.

Planning records for: **23 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/1101/15/FL	
Decision:	Decided
Date:	27th April 2015
Description:	Demolish existing garden outbuilding and erection of a new pitched roof wood outbuilding. Replace existing shed party boundary wall with 2m high brick wall.

Planning records for: **23 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/0656/17/FL	
Decision:	Decided
Date:	27th February 2017
Description:	Extension of existing downstairs toilet room

Reference - S/4404/19/FL	
Decision:	Decided
Date:	09th December 2019
Description:	Part first & ground floor side extension

Planning records for: **25 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

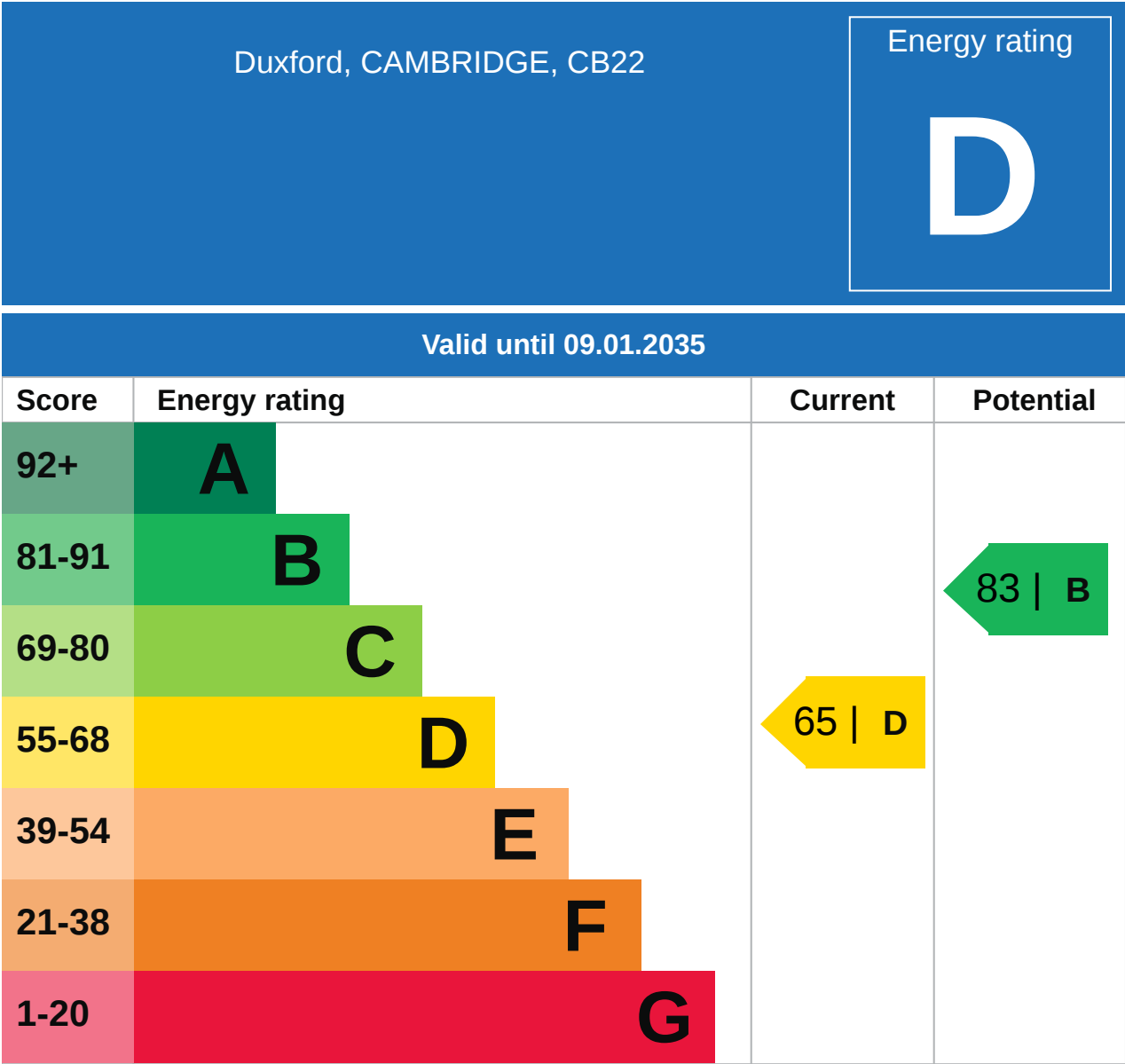
Reference - S/2764/15/DC	
Decision:	Decided
Date:	23rd October 2015
Description:	Discharge of condition 3 (Materials) of Planning Consent S/1659/15/FL for Erection of replacement wall in brick and the erection of lean-to timber outbuilding to the rear of the dwelling.

Reference - S/3706/19/NMA1	
Decision:	Decided
Date:	21st September 2020
Description:	Non material amendment of planning permission S/3706/19/FL to change the front 2 windows to the proposed living room, window cill to be 300mm lower

Planning records for: **25 Greenacres Duxford Cambridge Cambridgeshire CB22 4RB**

Reference - S/3706/19/FL	
Decision:	Decided
Date:	28th October 2019
Description:	Single storey rear extension and garage conversion.

Reference - S/1659/15/FL	
Decision:	Decided
Date:	21st July 2015
Description:	Erection of replacement wall in brick and the erection of lean-to timber outbuilding to the rear of the dwelling.



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 95% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	134 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus energy

Central Heating

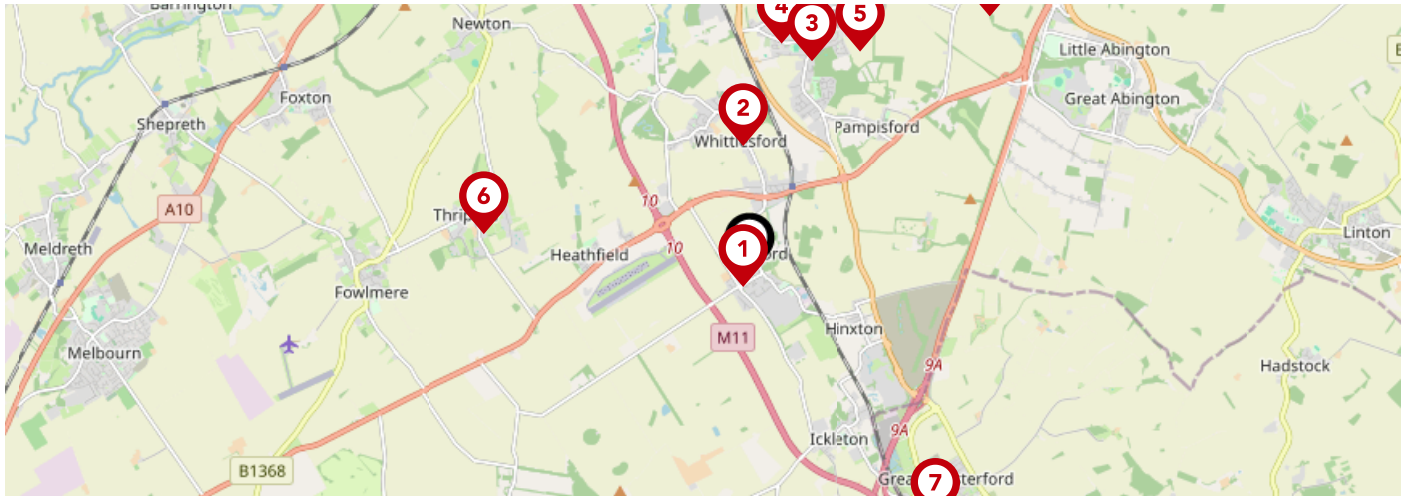
Gas central heating

Water Supply

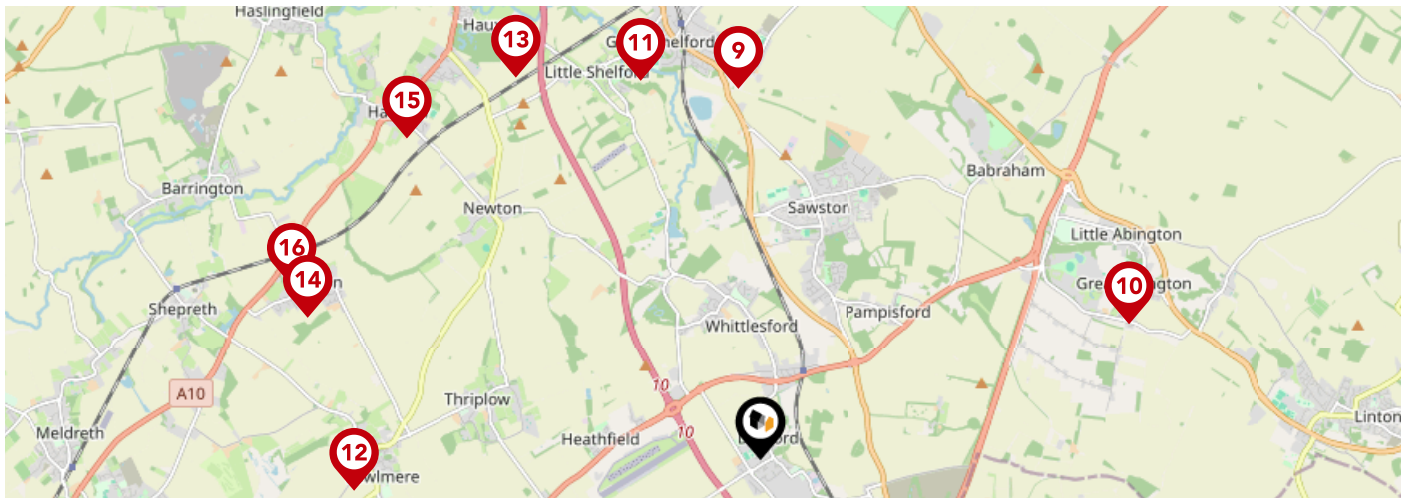
Cambridge Water









Drainage

Anglian Water



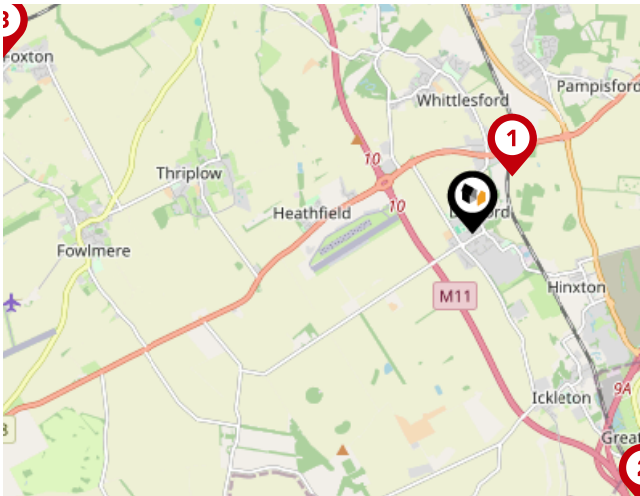
		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



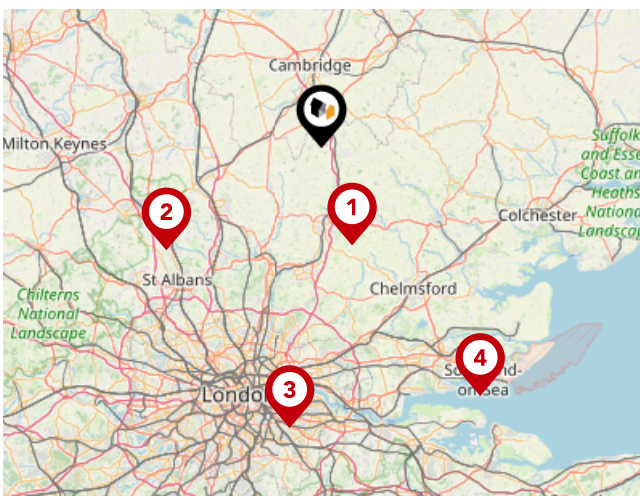
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.65 miles
2	Great Chesterford Rail Station	2.93 miles
3	Foxton Rail Station	4.56 miles



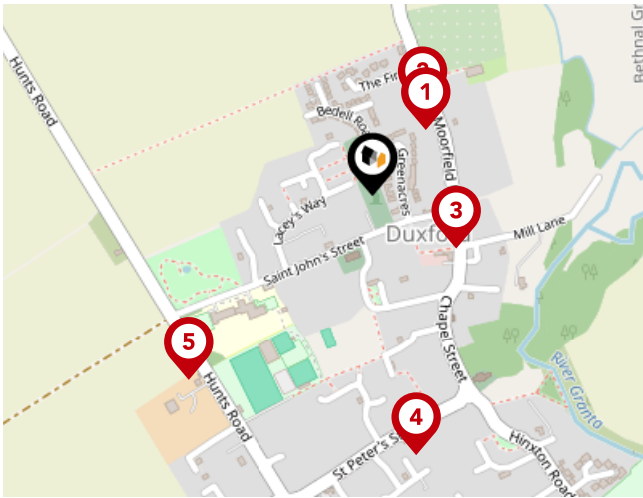
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.82 miles
2	M11 J9	2.51 miles
3	M11 J11	5 miles
4	M11 J12	7.37 miles
5	M11 J13	8.72 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	14.98 miles
2	Luton Airport	27.17 miles
3	Silvertown	41.24 miles
4	Southend-on-Sea	43.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Firs	0.1 miles
2	The Firs	0.11 miles
3	St John's Street	0.11 miles
4	Petersfield Road	0.3 miles
5	Playing Field	0.3 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

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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