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# MIR: Material Info

The Material Information Affecting this Property

Monday 07<sup>th</sup> October 2024



**PRIORY AVENUE, SWAVESEY, CAMBRIDGE, CB24**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB7525		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

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

<b>17</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *10 Priory Avenue Swavesey Cambridge Cambridgeshire CB24 4RY*

Reference - S/2221/13/FL	
Decision:	Decided
Date:	22nd October 2013
Description:	Single storey rear extension

Planning records for: *24 Priory Avenue Swavesey Cambridge Cambridgeshire CB24 4RY*

Reference - S/2948/19/FL	
Decision:	Decided
Date:	22nd August 2019
Description:	Erection of a replacement conservatory.

Planning records for: *26 Priory Avenue Swavesey Cambridge Cambridgeshire CB24 4RY*

Reference - S/3724/18/FL	
Decision:	Decided
Date:	01st October 2018
Description:	Two Storey side and rear extensions. Single storey rear extension

Reference - S/3724/18/NMA1	
Decision:	Decided
Date:	17th February 2021
Description:	Non-material amendment on application S/3724/18/FL for changes to external cladding material to first floor rear extension.

Planning records for: *26 Priory Avenue Swavesey CB24 4RY*

Reference - 21/00734/CLUED	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	18th February 2021
<b>Description:</b>	Certificate of lawfulness under S191 for existing building works to include alterations to existing fence to include new vertical feather edged cladding to external face, horizontal cedar cladding to inner face, both up to a height of 2m and installation of pedestrian gate to South-West boundary and erection of pergola to South-West boundary

Reference - 21/02107/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	06th May 2021
<b>Description:</b>	Erection of a pergola to the south west boundary upto 2.5m.

Planning records for: *42 Priory Avenue Swavesey CB24 4RY*

Reference - 21/02419/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	25th May 2021
<b>Description:</b>	Two Storey Side Extension, Single Storey Rear Extension and Internal Alterations

Priory Avenue, Swavesey, CB24

Energy rating

**C**

Valid until 20.10.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	73   <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>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

## Other

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We do not own the solar panels. We lease the roof space to Ecovision, in return we get to use the panels free of charge but Ecovision claims the tariff back from energy fed into the grid. We do not exchange any money with Ecovision. Lease is in place to 2037 at which point the owners of the property become the owners of the panels.

## Electricity Supply

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Ovo Energy

## Gas Supply

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Ovo Energy

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

## Drainage

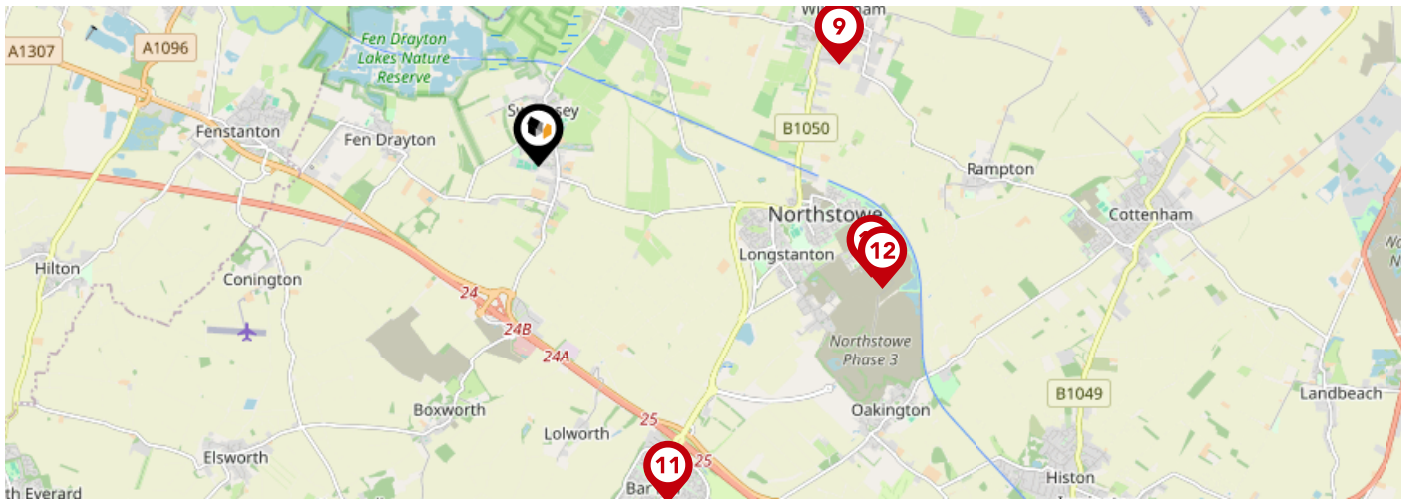
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Anglian Water

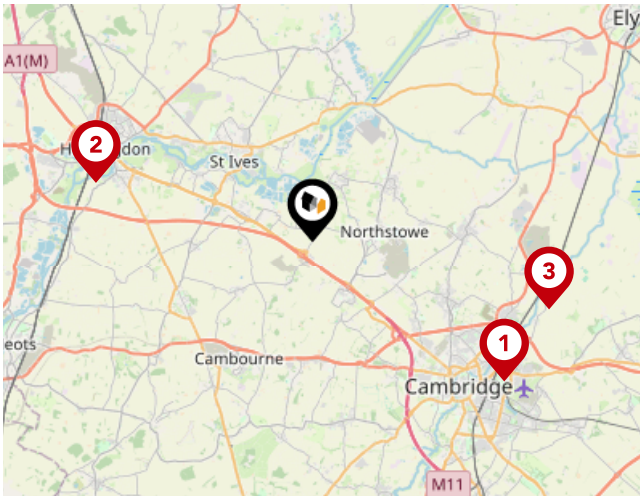




		Nursery	Primary	Secondary	College	Private
	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1253   Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Over Primary School</b> Ofsted Rating: Requires improvement   Pupils: 201   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Drayton Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holywell CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 200   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fenstanton and Hilton Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

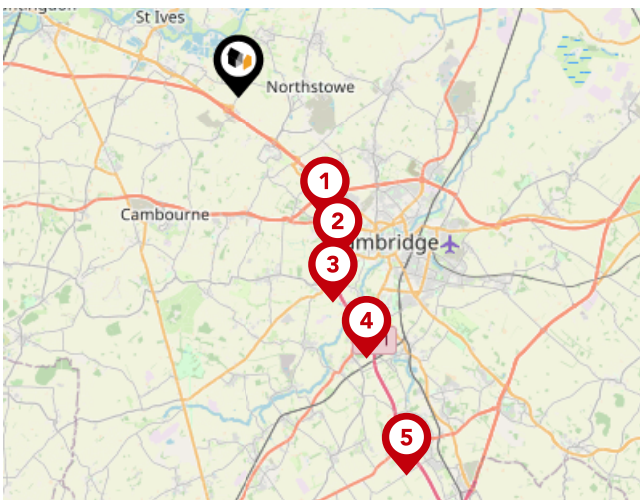


		Nursery	Primary	Secondary	College	Private
	<b>Willingham Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:3.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:3.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Junior School</b> Ofsted Rating: Good   Pupils: 254   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wheatfields Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ivo Academy</b> Ofsted Rating: Good   Pupils: 1627   Distance:4.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



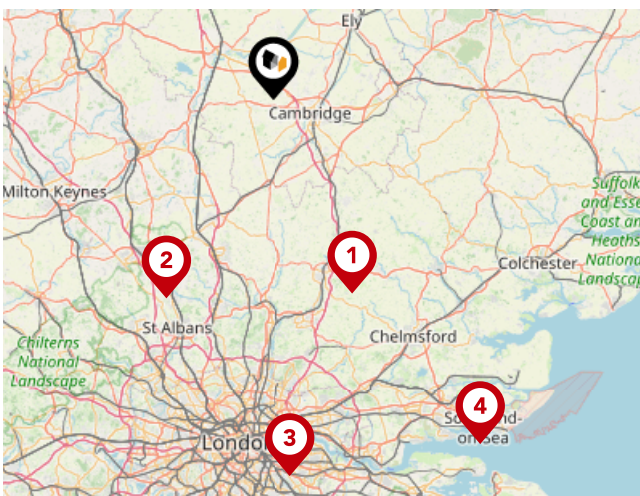
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.6 miles
2	Huntingdon Rail Station	8.16 miles
3	Waterbeach Rail Station	8.94 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	5.41 miles
2	M11 J13	6.88 miles
3	M11 J12	8.19 miles
4	M11 J11	10.55 miles
5	M11 J10	15.05 miles



## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	30.45 miles
2	Luton Airport	32.88 miles
3	Silvertown	54.97 miles
4	Southend-on-Sea	58.79 miles



### Bus Stops/Stations

Pin	Name	Distance
1	School Lane	0.16 miles
2	Swavesey Village College grounds	0.24 miles
3	Wallman's Lane	0.24 miles
4	Whitton Close	0.29 miles
5	Chequers Court	0.4 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.



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# 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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