

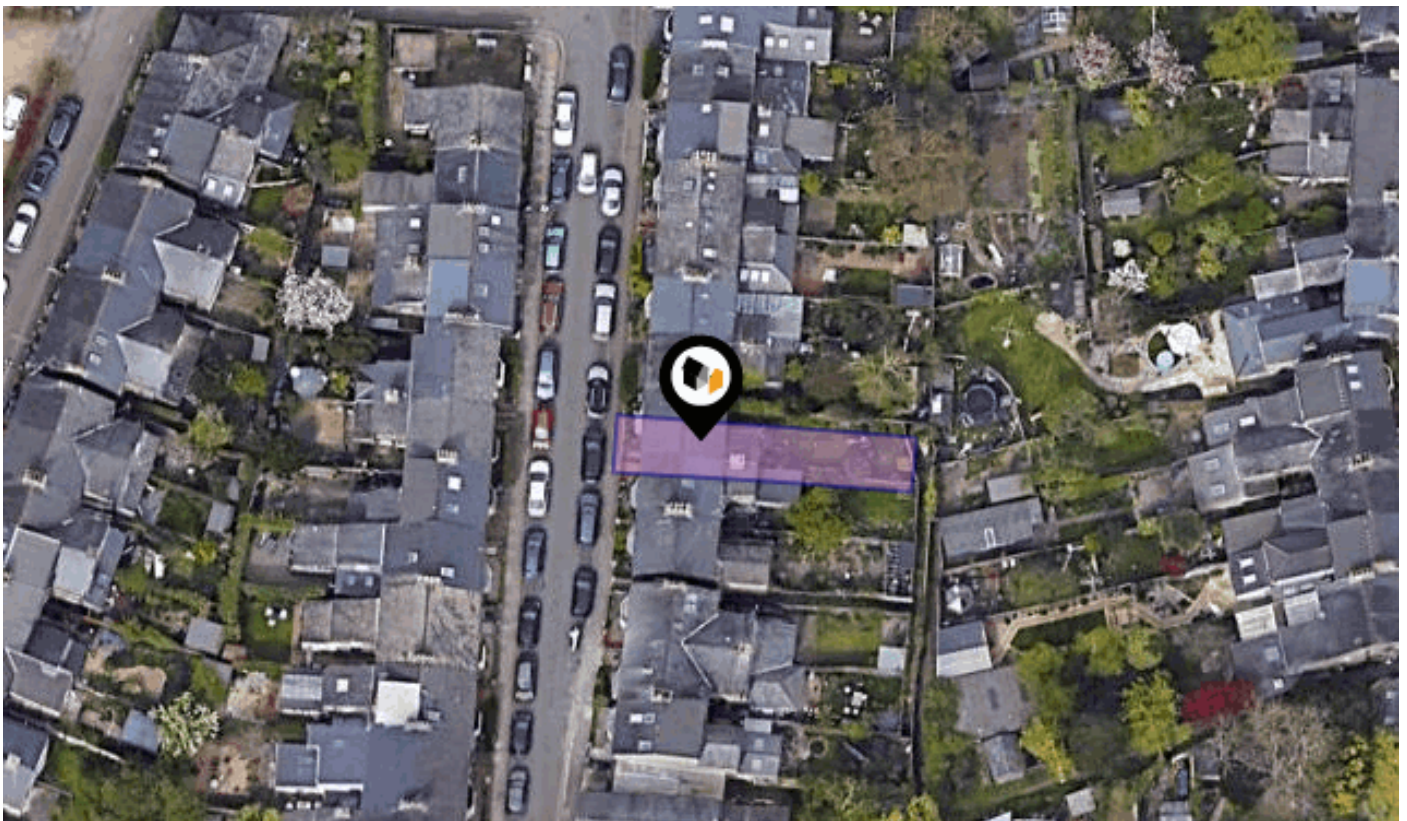


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MIR: Material Info

The Material Information Affecting this Property

Monday 10th February 2025



HERBERT STREET, CAMBRIDGE, CB4

Price Estimate : £651,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

| | | | |
|------------------|---|------------------|----------|
| Type: | Terraced | Price Estimate: | £651,000 |
| Bedrooms: | 2 | Rental Estimate: | £2,250 |
| Floor Area: | 785 ft ² / 73 m ² | Yield: | 4.15 % |
| Plot Area: | 0.03 acres | Tenure: | Freehold |
| Year Built : | Before 1900 | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,249 | | |
| Title Number: | CB11174 | | |

Local Area

| | | | | |
|--------------------|----------------|------------------------------------|------|------|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | 12 | 80 | 1000 |
| ● Rivers & Seas | No Risk | mb/s | mb/s | mb/s |
| ● Surface Water | Medium | | | |

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

Planning records for: **52A Herbert Street Cambridge CB4 1AQ**

| Reference - C/01/0352 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 02nd April 2001 |
| Description: | Erection of 3 two storey terraced houses with loft rooms in place of existing builders yard (amendment to planning approval C/00/0272). |

| Reference - C/00/0272 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 22nd March 2000 |
| Description: | Erection of 3 two-storey terraced houses in place of existing builders yard. |

Planning records for: **52C Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 07/0062/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 22nd January 2007 |
| Description: | Single storey extension with roof space within open corner of existing house. |

| Reference - 06/1225/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 10th November 2006 |
| Description: | Two storey rear extension to existing dwelling. |

Planning records for: **20 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 08/1518/FUL | |
|-------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 07th November 2008 |
| Description: | Single storey rear extension. |

Planning records for: **24 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 11/0394/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 10th May 2011 |
| Description: | Loft conversion to include raising ridge height and change of roof configuration at the rear of the property. |

| Reference - 16/1254/FUL | |
|-------------------------|-------------------------|
| Decision: | Decided |
| Date: | 07th July 2016 |
| Description: | Side kitchen extension. |

Planning records for: **26 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 18/0338/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 02nd March 2018 |
| Description: | Construction of rear extension following removal of existing conservatory |

Planning records for: **38 Herbert Street Cambridge CB4 1AQ**

| Reference - 14/1788/CL2PD | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 11th November 2014 |
| Description: | Extension to the rear of the ground floor |

Planning records for: **44 Herbert Street Cambridge CB4 1AQ**

| Reference - C/00/0380 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 25th April 2000 |
| Description: | Erection of a single storey rear extension and rear dormer to existing dwelling house. |

Planning records for: **46 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 10/0505/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 01st June 2010 |
| Description: | Erection of a garden building adjacent to existing house. |

| Reference - 08/1128/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 14th August 2008 |
| Description: | Artist studio to side of dwellinghouse. |

Planning records for: **48 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 04/1370/FUL | |
|-------------------------|---|
| Decision: | Decided |
| Date: | 17th December 2004 |
| Description: | Erection of first floor extension to rear of house. |

Planning records for: **56 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 06/0492/FUL | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 08th May 2006 |
| Description: | Erection of a pvcu conservatory to rear of property. |

Planning records for: **58 Herbert Street Cambridge CB4 1AQ**

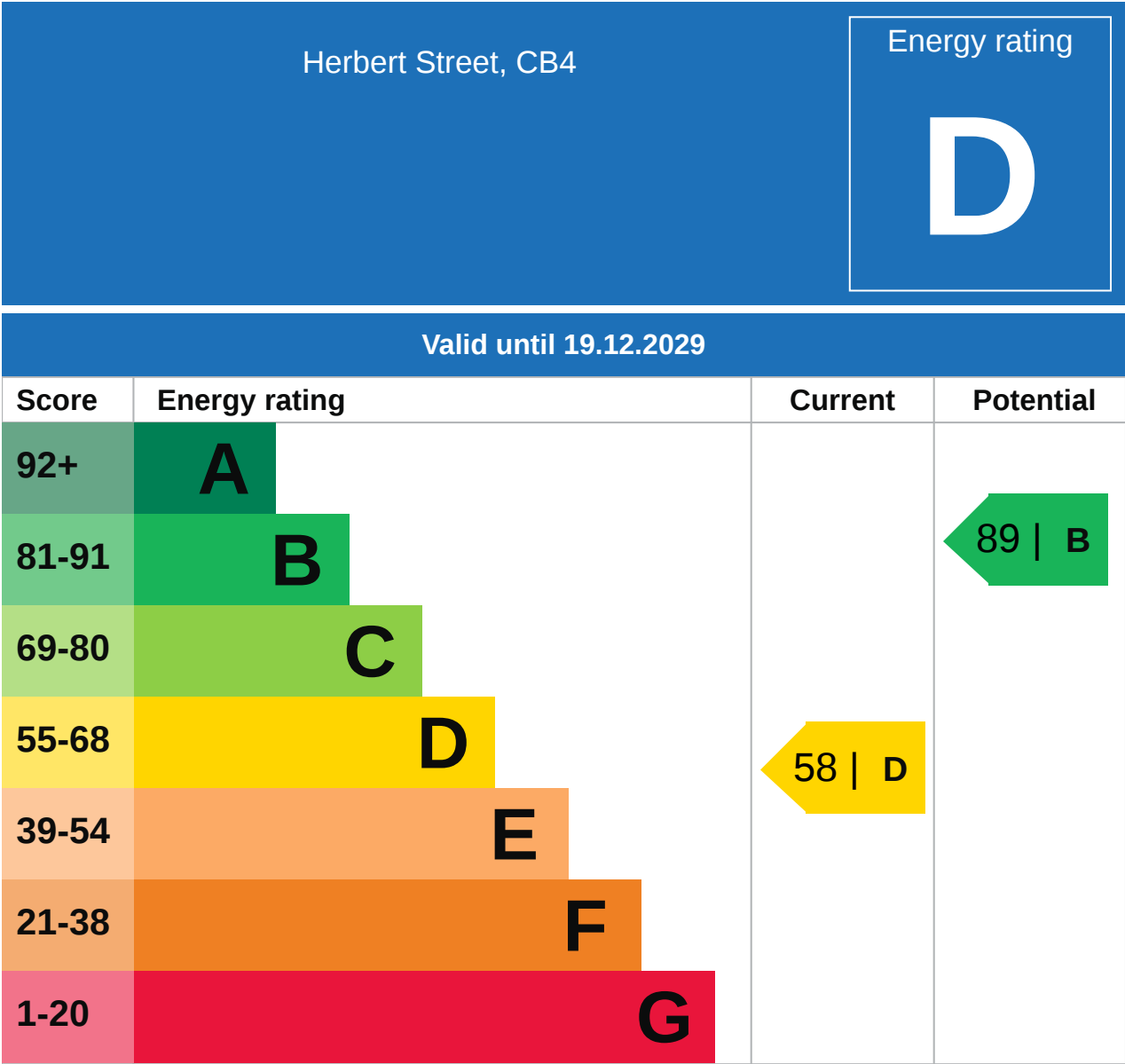
| Reference - C/02/1306 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 20th December 2002 |
| Description: | Erection of a two storey rear extension to existing dwelling house. |

Planning records for: **2 Herbert Street Cambridge Cambridgeshire CB4 1AQ**

| Reference - 24/03164/PRIOR | |
|----------------------------|--|
| Decision: | Awaiting decision |
| Date: | 21st August 2024 |
| Description: | Change of use from Commercial, Business and Service (Use Class E) to 3 No. Dwellinghouses (Use Class C3) including private external amenity space, room for bicycles and bins. |

Planning records for: *2 Herbert Street Cambridge Cambridgeshire CB4 1AQ*

| Reference - 24/02289/PRIOR | |
|----------------------------|--|
| Decision: | Withdrawn |
| Date: | 13th June 2024 |
| Description: | Change of use from commercial, Business and Service (Use Class E) to 3no. dwellings (Use Class C3) |



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Not defined |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Very Poor |
| Roof: | Pitched, no insulation |
| Roof Energy: | Very Poor |
| 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 44% of fixed outlets |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 73 m ² |

Central Heating

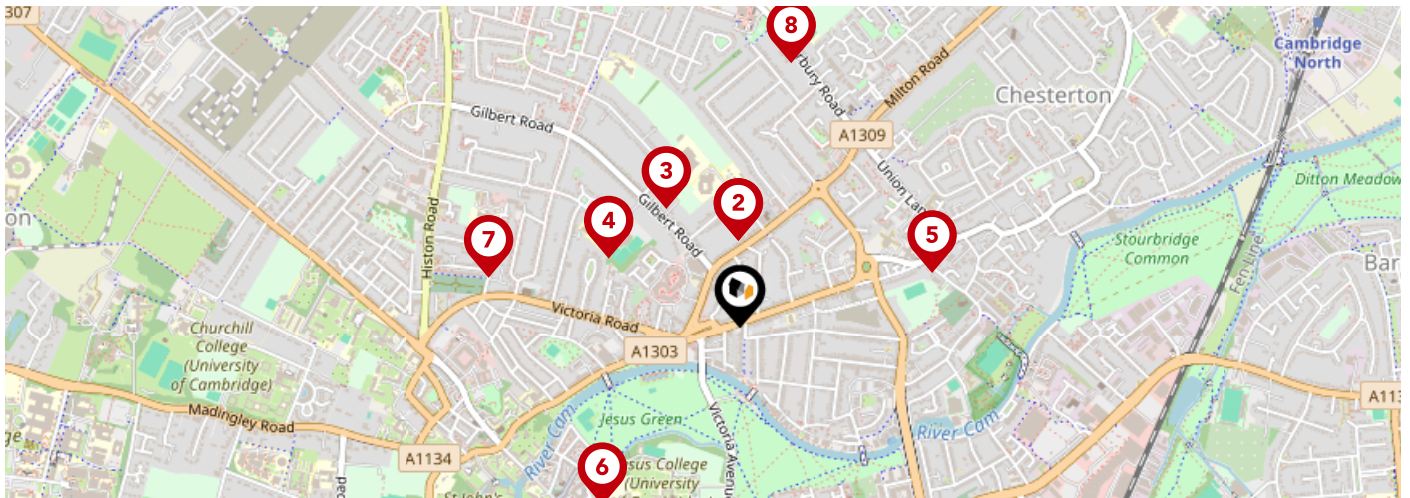
Gas central heating

Water Supply

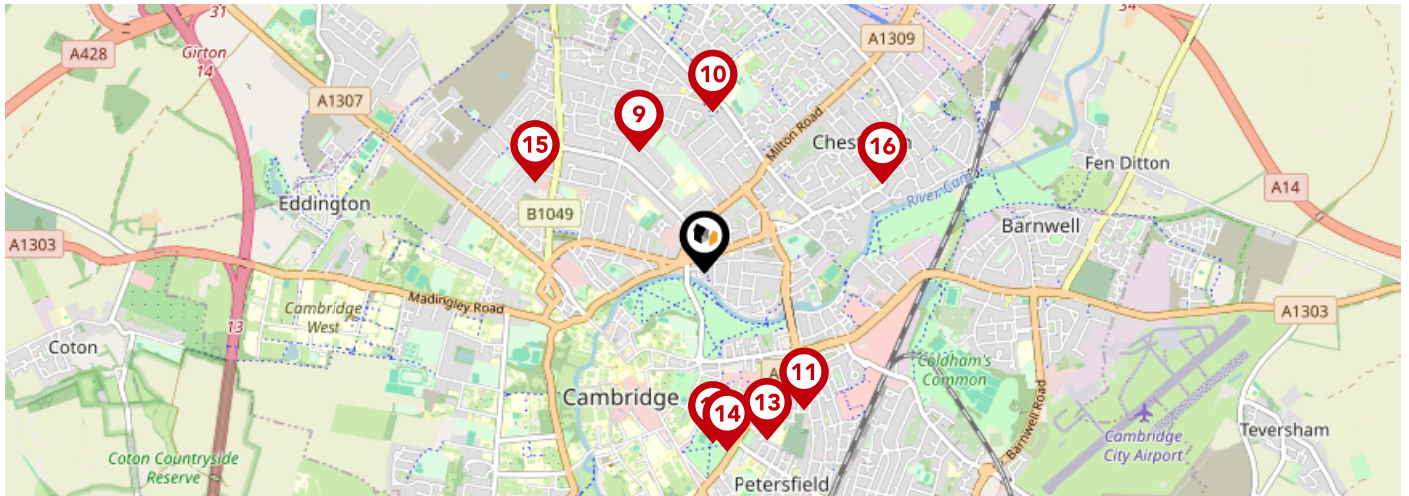
Cambridge water









Drainage

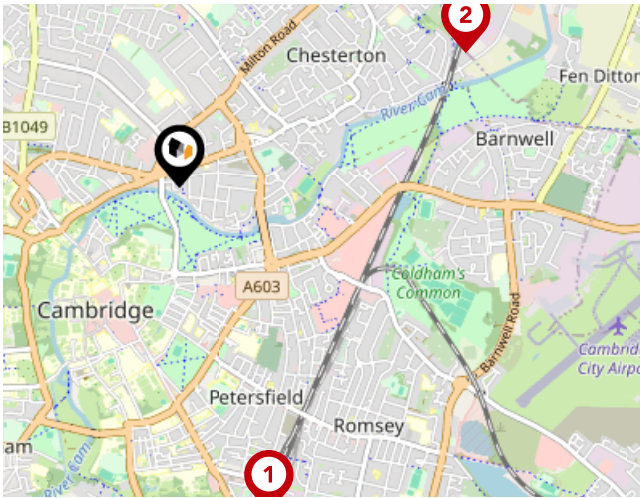
Anglian Water



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.32 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.34 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.51 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.58 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

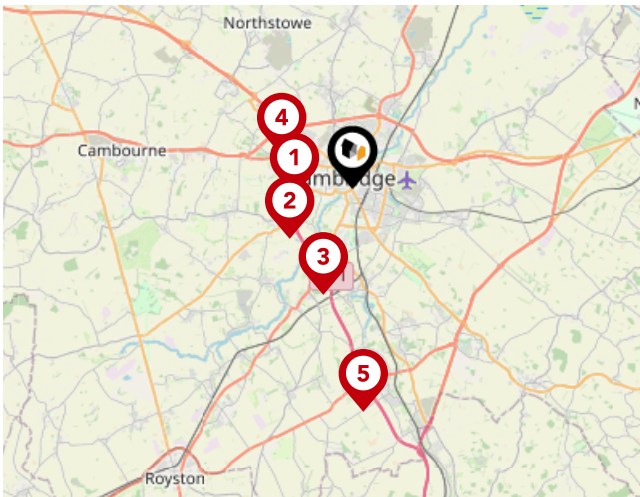


| | | Nursery | Primary | Secondary | College | Private |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.63 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.74 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.77 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.82 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



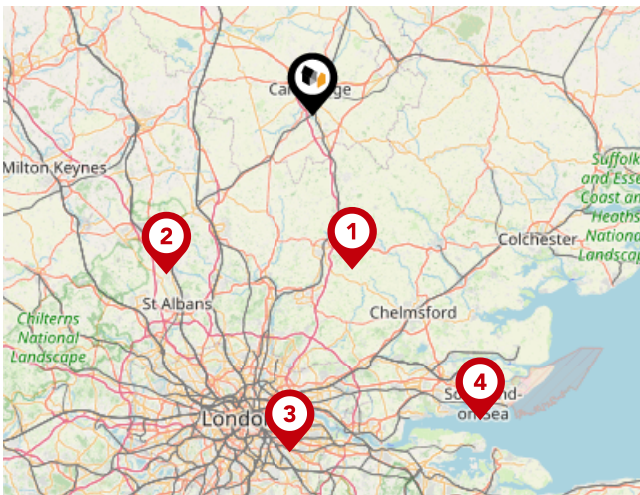
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Cambridge Rail Station | 1.53 miles |
| 2 | Cambridge North Rail Station | 1.44 miles |
| 3 | Waterbeach Rail Station | 4.37 miles |



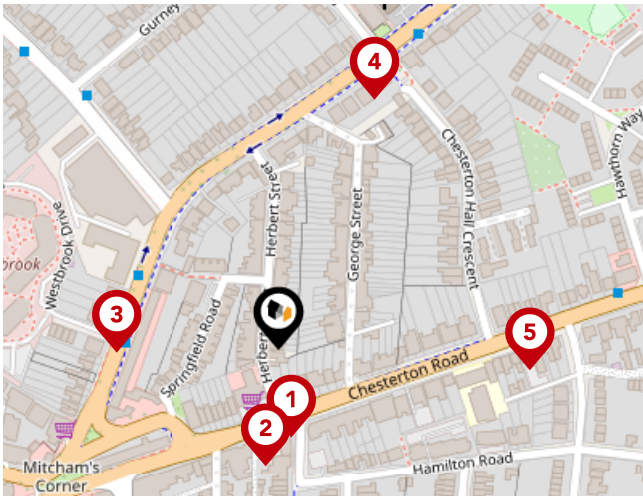
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J13 | 2.13 miles |
| 2 | M11 J12 | 2.88 miles |
| 3 | M11 J11 | 3.96 miles |
| 4 | M11 J14 | 2.83 miles |
| 5 | M11 J10 | 8.11 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 23.29 miles |
| 2 | Luton Airport | 31.6 miles |
| 3 | Silvertown | 49.38 miles |
| 4 | Southend-on-Sea | 51.05 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | Hamilton Road | 0.05 miles |
| 2 | Hamilton Road | 0.07 miles |
| 3 | Westbrook Centre | 0.09 miles |
| 4 | Ascham Road | 0.15 miles |
| 5 | De Freville Avenue | 0.14 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



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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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

