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# MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> February 2025**



**SELWYN ROAD, CAMBRIDGE, CB3**

**Price Estimate : £600,000**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

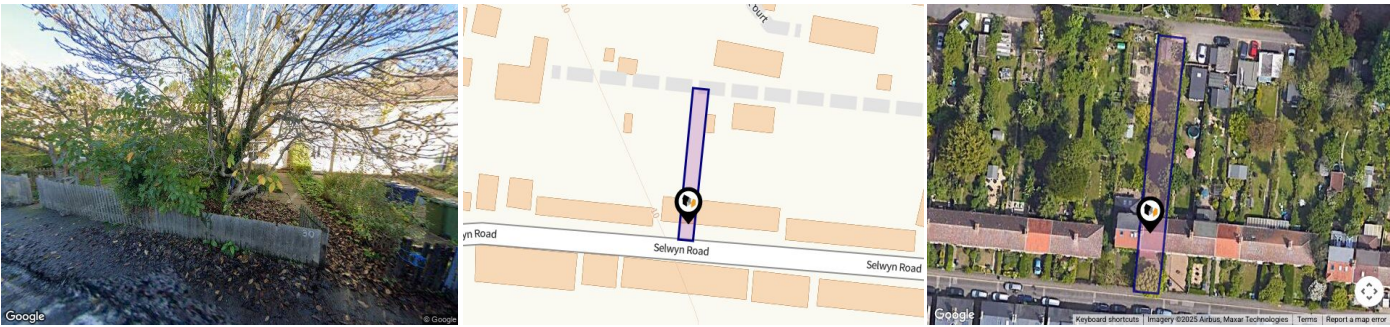
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






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## Property

Type:	Terraced	Price Estimate:	£600,000
Bedrooms:	3	Rental Estimate:	£2,100
Floor Area:	990 ft <sup>2</sup> / 92 m <sup>2</sup>	Yield:	4.2 %
Plot Area:	0.1 acres	Tenure:	Freehold
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB121736		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		7	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

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

Planning records for: **48B Selwyn Road Cambridge Cambridgeshire CB3 9EB**

Reference - 12/1465/NMA	
Decision:	Decided
Date:	15th November 2012
Description:	Non material amendment on application 12/0348/FUL - slight increase in roof ridge height.

Planning records for: **14 Selwyn Road Cambridge Cambridgeshire CB3 9EB**

Reference - 08/1095/FUL	
Decision:	Decided
Date:	06th August 2008
Description:	Single storey rear extension.

Planning records for: **16 Selwyn Road Cambridge Cambridgeshire CB3 9EB**

Reference - 11/1140/FUL	
Decision:	Decided
Date:	24th September 2011
Description:	Single storey extension to rear of property.

Reference - 09/0377/CL2PD	
Decision:	Decided
Date:	01st May 2009
Description:	Application for Lawful Development Certificate S192 for loft conversion.

Planning records for: **2 Selwyn Road Cambridge CB3 9EB**

Reference - C/00/0543
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 05th June 2000</p>
<p><b>Description:</b> Erection of a two storey side extension to existing dwellinghouse.</p>
Reference - 05/1223/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th November 2005</p>
<p><b>Description:</b> Conservatory to rear of dwelling.</p>
Reference - 19/581/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th November 2019</p>
<p><b>Description:</b> T1: Hawthorn - reduce and shape by 1-1.5 metres.T2: 2x Cotoneaster - reduce by a maximum of 0.5 metres.T3: Yew - reduce to the height of the lateral sewage pipe on the house (directly adjacent to T3).T4: Apple - formative prune by 1-1.5 metres.</p>
Reference - C/02/0302
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 13th March 2002</p>
<p><b>Description:</b> Erection of 1no 2 bedroom house.</p>

Planning records for: **32 Selwyn Road Cambridge CB3 9EB**

Reference - 18/0731/NMA1
<b>Decision:</b> Decided
<b>Date:</b> 17th September 2018
<b>Description:</b> Non material amendment on application 18/0731/FUL for changes to window sizes, roof window shape, external door location and increase in roof height.

Reference - 16/0273/FUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd March 2016
<b>Description:</b> Roof extension including proposed hip to gable, rooflights, rear dormer window and raising ridge height.

Reference - 19/0005/FUL
<b>Decision:</b> Decided
<b>Date:</b> 07th January 2019
<b>Description:</b> Demolition of rear conservatory and erection of single storey side and rear extension.

Reference - 18/0731/FUL
<b>Decision:</b> Decided
<b>Date:</b> 10th May 2018
<b>Description:</b> Demolition of rear conservatory, erection of single storey side and rear extension.

Planning records for: **36 Selwyn Road Cambridge CB3 9EB**

Reference - 12/0649/FUL	
Decision:	Decided
Date:	12th June 2012
Description:	Erection of new 1Bed Studio Apartment (to the rear of 36 Selwyn Road)

Planning records for: **8 Selwyn Road Cambridge Cambridgeshire CB3 9EB**

Reference - 21/02284/NMA1	
Decision:	Decided
Date:	19th August 2022
Description:	Non-material amendment on 21/02284/HFUL to replace the vertical tiles with cladding

Reference - 22/0937/TTCA	
Decision:	Decided
Date:	19th August 2022
Description:	Seeking to coppice to 0.5m the variegated Ilex aquifolium, located in the front garden of 8, Selwyn Road. The tree is currently approx. 9m high, but is long & drawn, and aesthetically a poor specimen. Coppicing & subsequent annual pruning will make a far improved specimen. The tree is mark as T2 on the sketch map attached.

Planning records for: **48A Selwyn Road Cambridge CB3 9EB**

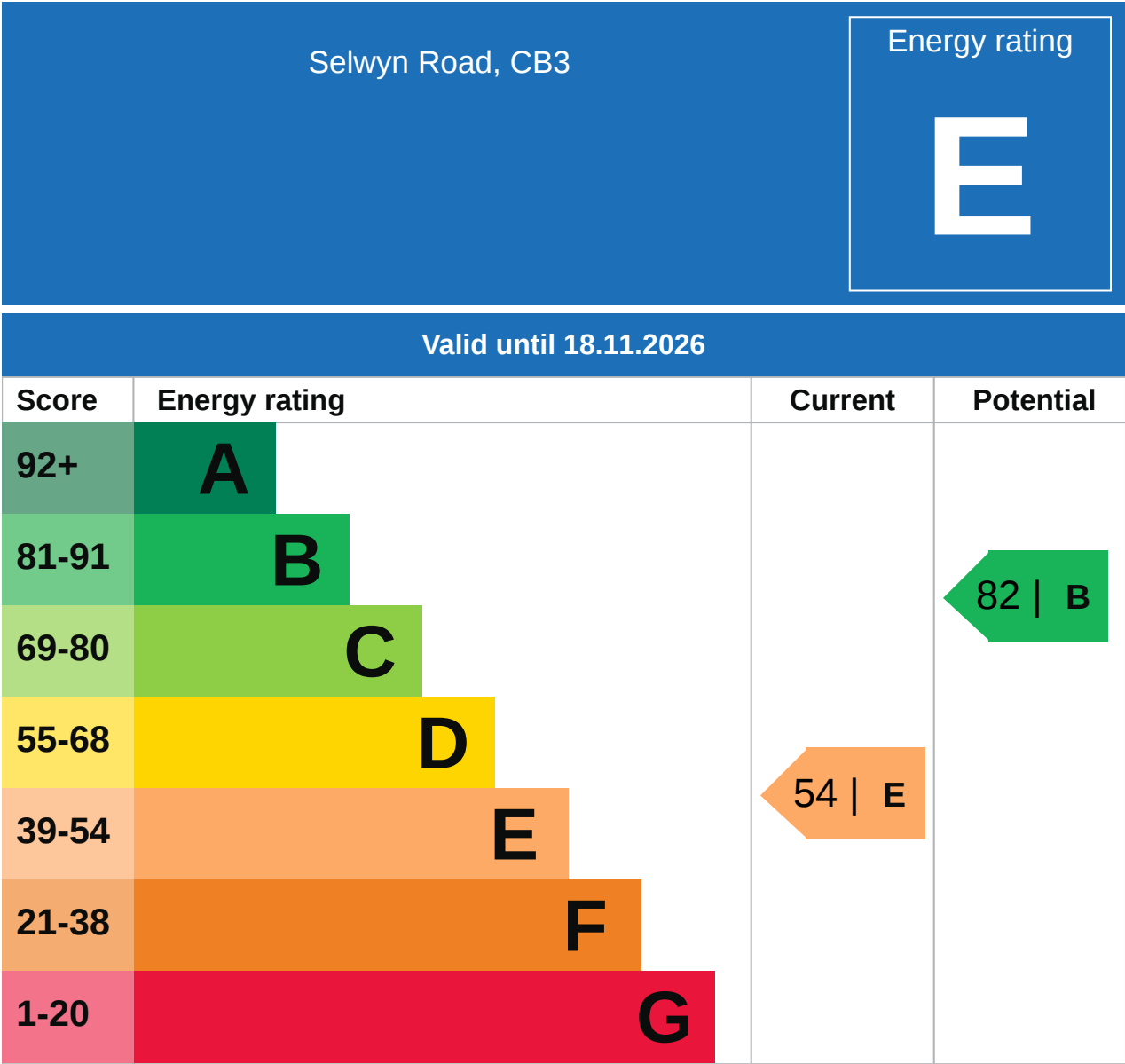
Reference - 17/0374/FUL	
Decision:	Decided
Date:	20th March 2017
Description:	Front porch and first floor rear extension

Planning records for: **48A Selwyn Road Cambridge Cambridgeshire CB3 9EB**

Reference - 12/0348/FUL	
Decision:	Decided
Date:	16th March 2012
Description:	1 3 bed dwelling and garage - single storey.

Reference - 10/0278/FUL	
Decision:	Decided
Date:	29th March 2010
Description:	Erection of a single storey 3-bed dwelling.







### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (private)
<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, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	92 m <sup>2</sup>

## Building Safety

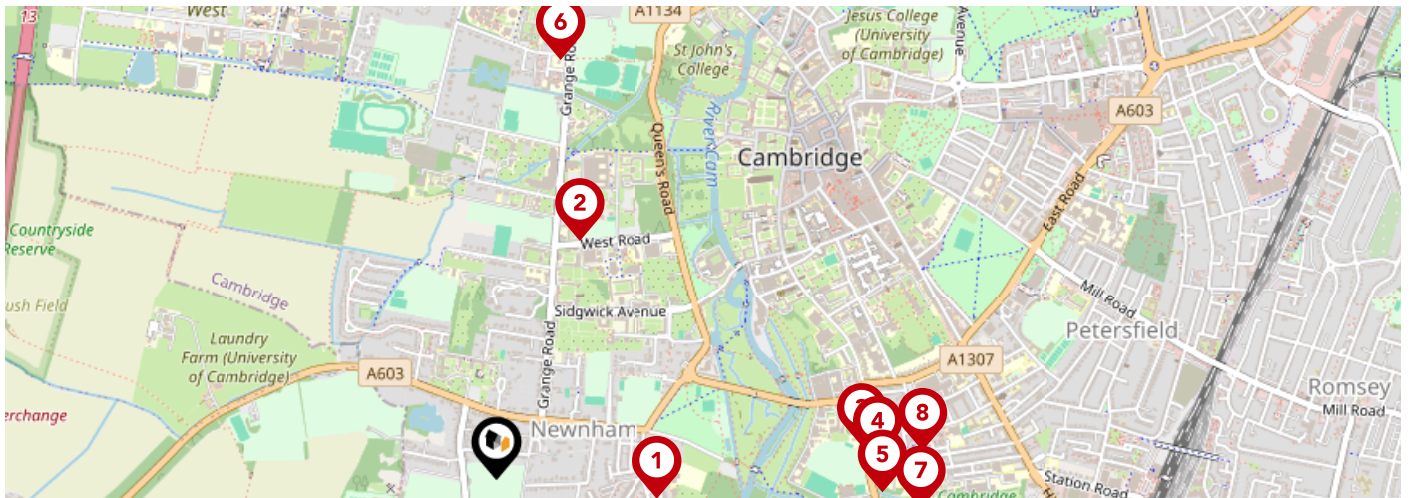
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Some cracks on the property where the extensions have moved differently on the foundations than the main house. We just had a structural engineer take a look, and they found that it could be due to nearby big tree roots or potential drainage issues, so we are cutting the trees down and acquired a CCTV drainage survey that showed no issues that require repair (there was only a hairline crack in one of the pipes that does not need fixing)

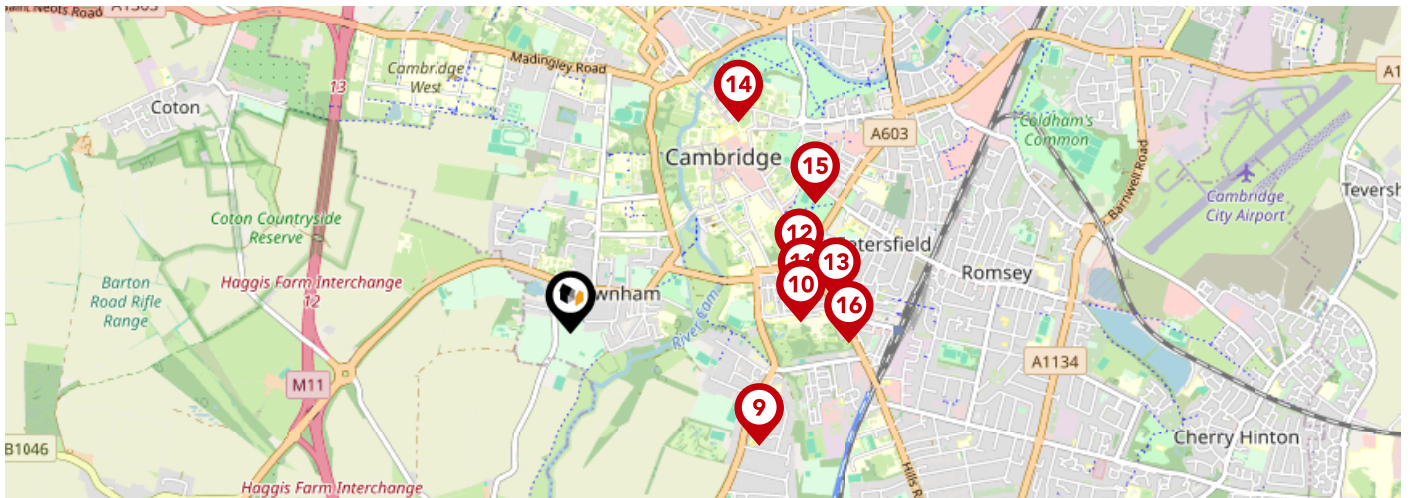
## Central Heating









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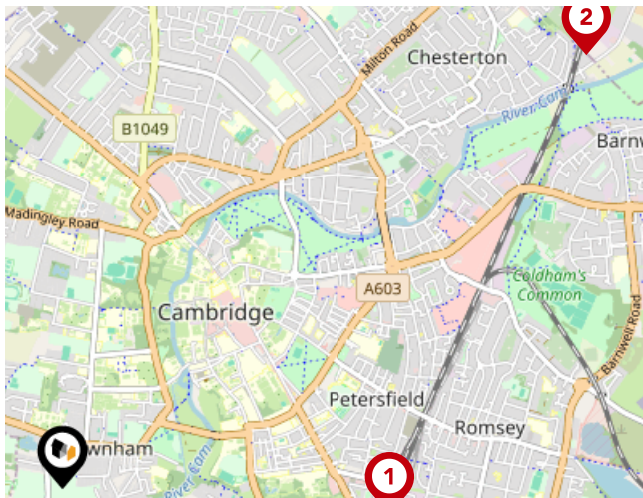
Gas central heating



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Heritage School</b> Ofsted Rating: Not Rated   Pupils: 194   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Stephen Perse Foundation</b> Ofsted Rating: Not Rated   Pupils: 1668   Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

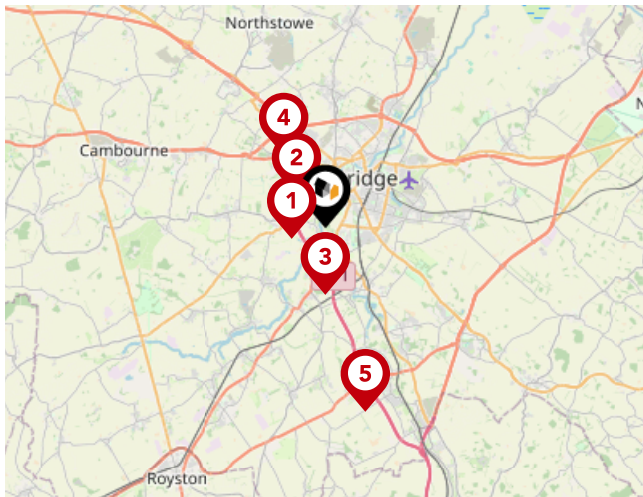


		Nursery	Primary	Secondary	College	Private
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardiff Sixth Form College, Cambridge</b> Ofsted Rating: Good   Pupils: 74   Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Street CofE Primary School</b> Ofsted Rating: Good   Pupils: 115   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 735   Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



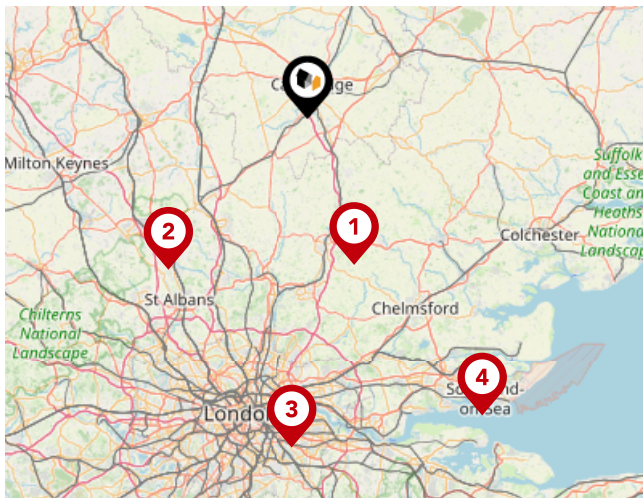
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.49 miles
2	Cambridge North Rail Station	3.09 miles
3	Foxton Rail Station	5.66 miles



Trunk Roads/Motorways

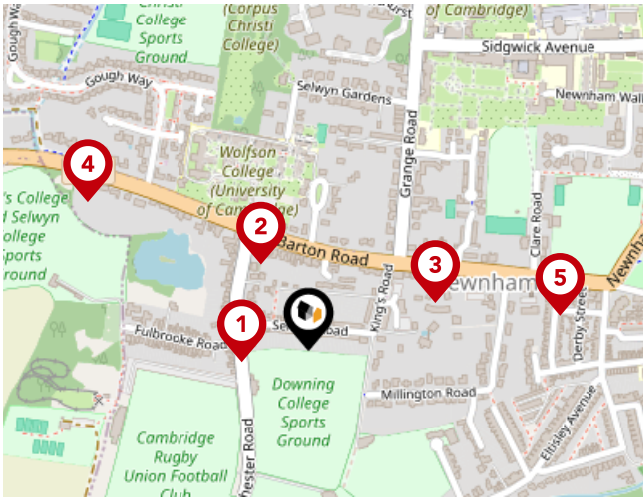
Pin	Name	Distance
1	M11 J12	1.26 miles
2	M11 J13	1.54 miles
3	M11 J11	2.46 miles
4	M11 J14	2.99 miles
5	M11 J10	6.9 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.28 miles
2	Luton Airport	29.87 miles
3	Silvertown	47.96 miles
4	Southend-on-Sea	50.41 miles





Bus Stops/Stations

Pin	Name	Distance
1	Selwyn Road	0.08 miles
2	Grantchester Road	0.11 miles
3	Grange Road	0.15 miles
4	Gough Way	0.3 miles
5	Grantchester Street	0.29 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

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