

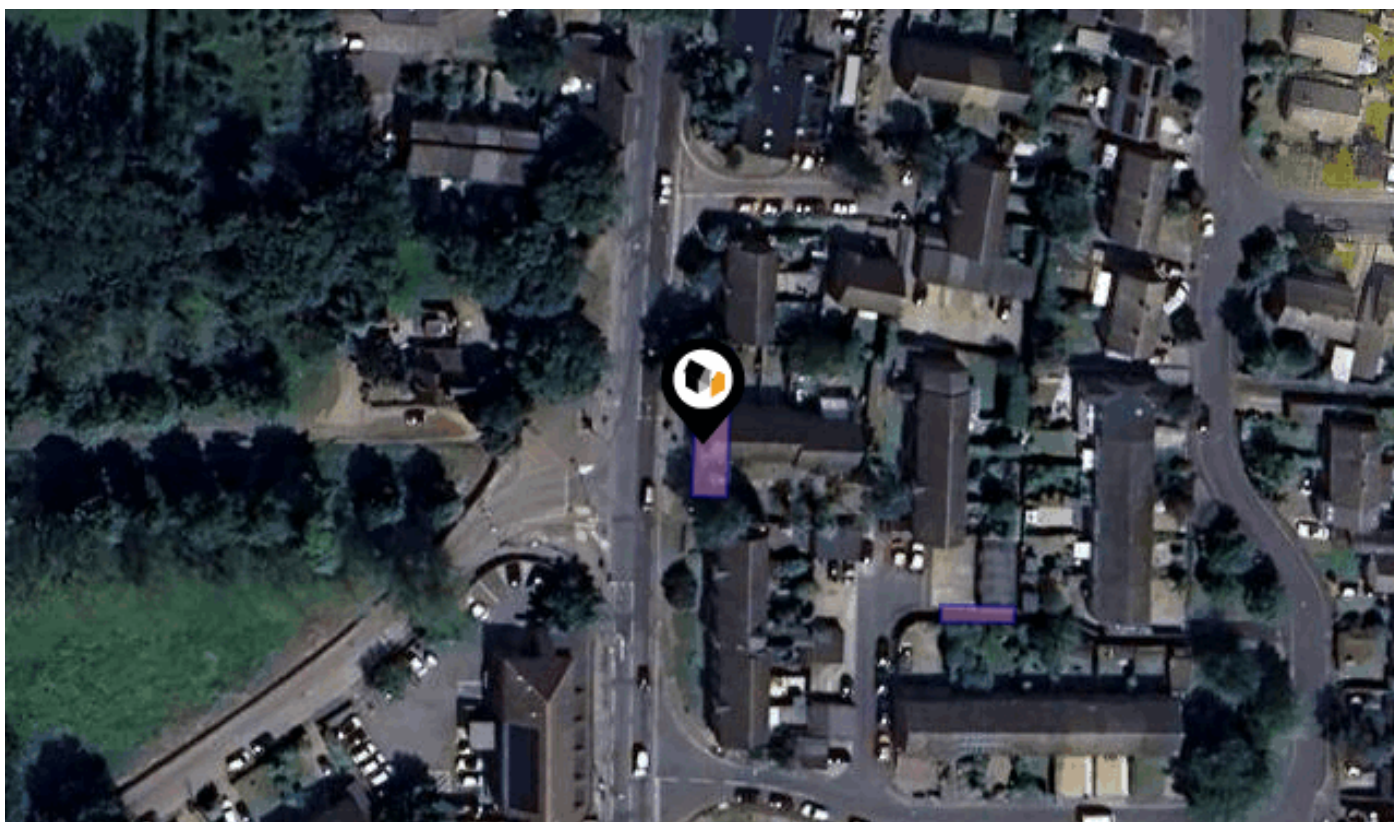


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MIR: Material Info

The Material Information Affecting this Property

Monday 25th November 2024



HIGH STREET, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB35492		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Trumpington
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Flat 2 57 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 15/2381/FUL	
Decision:	Decided
Date:	22nd December 2015
Description:	The installation of rooflight into rear (east facing) roof slope of flat 2.

Planning records for: *87 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 12/115/TTCA	
Decision:	Decided
Date:	15th March 2012
Description:	T1 - to fell tree as too close to Cottage.

Reference - 20/039/TTCA	
Decision:	Decided
Date:	17th January 2020
Description:	Yew - reduce height by 2m, reduce spread on garden side by up to 1.5m and shape round. Walnut - reduce height and spread on all sides by up to 1m, shape and balance. Prunus - reduce height and spread on all sides by up to 1.5m, shape and balance.

Reference - 21/0975/TTCA	
Decision:	Decided
Date:	06th August 2021
Description:	Walnut - fell

Planning records for: *91 High Street Trumpington Cambridge CB2 9HZ*

Reference - 21/0973/TTCA	
Decision:	Decided
Date:	06th August 2021
Description:	Lawson Cypress - fell

Reference - 19/359/TTCA	
Decision:	Decided
Date:	06th August 2019
Description:	Walnut - Crown reduce height by 2m, crown reduce spread on all sides by 2.5m, shape and balance, remove lvy on main stem Yew - Cut branches overhanging car park back to boundary line fence

Planning records for: *85 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 08/1647/TREE2	
Decision:	Decided
Date:	02nd December 2008
Description:	T1 - Sycamore: crown reduce sides and top by 2m

Reference - 12/116/TTCA	
Decision:	Decided
Date:	15th March 2012
Description:	T1 - tree to front, right-hand by no 85, to fell as affecting building and light to house.

Planning records for: *59 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 20/1390/TTCA	
Decision:	Decided
Date:	29th May 2020
Description:	Ash tree, Fell.

Planning records for: *65 High Street Trumpington Cambridge CB2 9HZ*

Reference - 18/1665/S73	
Decision:	Decided
Date:	25th October 2018
Description:	Section 73 Application to vary condition 2 (approved drawings) of permission 17/1774/FUL (Proposed single storey rear extension) to allow amendments to, and increase of, rear extension roof height.

Reference - 21/04844/HFUL	
Decision:	Decided
Date:	04th November 2021
Description:	Rear loft extension and roof lights on front elevation

Reference - 17/1774/FUL	
Decision:	Decided
Date:	16th October 2017
Description:	Proposed single storey rear extension

Planning records for: **69 High Street Trumpington Cambridge CB2 9HZ**

Reference - 20/1040/TTCA	
Decision:	Decided
Date:	05th February 2020
Description:	Leylandii (T1) - fell as the garden is very small and the roots are disturbing the base to the summerhouse.

Planning records for: **71 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ**

Reference - 17/098/TTCA	
Decision:	Decided
Date:	03rd March 2017
Description:	T1: Hawthorn (Crataegus Monogyna) - Remove T2: Holly (Ilex Aquifolium) - Remove

Reference - 19/0134/FUL	
Decision:	Decided
Date:	27th February 2019
Description:	Erection of two pitched dormers to the rear roof elevation and insertion of two roof-lights to the front elevation.

Planning records for: **73 High Street Trumpington Cambridge CB2 9HZ**

Reference - 17/072/TTCA	
Decision:	Decided
Date:	17th February 2017
Description:	Black plum in backyard - remove

Planning records for: *St Marys House 47 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 14/1375/COND4
Decision: Decided
Date: 22nd September 2015
Description: Condition 4 and Condition 7

Reference - 14/0054/B1C3
Decision: Decided
Date: 15th January 2014
Description: Change of use from B1(a) offices to C3 dwellinghouse.

Reference - 15/0112/NMA
Decision: Decided
Date: 22nd January 2015
Description: Non material amendment on application 14/1375/FUL for :1. Front door design - use solid panel instead of glass at the low level of the side lights to improve privacy. The design also reflects the original design and the style of the period. See drawing SE300 rev A2. Kitchen window - omit new doors facing High Street, reposition window to be centred as shown on drawing SE301 rev A

Reference - 14/1375/COND3
Decision: Decided
Date: 02nd February 2016
Description: Condition 3

Planning records for: *St Marys House 47 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 14/1375/FUL	
Decision:	Decided
Date:	29th August 2014
Description:	Rear side extension to existing victorian villa, new coach house, convert car park to garden, new garden wall and internal alterations.

Reference - 18/079/TTCA	
Decision:	Decided
Date:	15th February 2018
Description:	T1 - Horse chestnut: Cut back western branches that overhang the parking area by 1 to 1.5m. Remove the epicormic shoots from the trunk.

Reference - 15/538/TTPO	
Decision:	Decided
Date:	05th November 2015
Description:	T1 (T002) - Lime - Fell and grind stump - to enable rebuilding of boundary wall on widened foundation as approved under recent planning approval. T2 (T003) - Maple - Fell and grind stump - to enable rebuilding of boundary wall on widened foundation as approved under recent planning approval. Plant three replacement trees - 3x Prunus umineko or Pyrus calleryana 'Chanticleer'

Planning records for: *Baron Design Ltd 49-51 High Street Trumpington Cambridge CB2 9HZ*

Reference - 13/0536/ADV	
Decision:	Decided
Date:	22nd May 2013
Description:	2x hanging signs (non illuminated), 4x fascia signs (2x illuminated and 2x non-illuminated)

Planning records for: *Baron Design Ltd 49-51 High Street Trumpington Cambridge CB2 9HZ*

Reference - 12/0760/FUL	
Decision:	Decided
Date:	22nd June 2012
Description:	CHANGE OF USE OF THE PROPERTY FROM COMMERCIAL OFFICE SPACE TO SHOWROOM/RETAIL SPACE

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

Reference - 15/439/TTCA	
Decision:	Decided
Date:	29th September 2015
Description:	T1 - tree: fell

Reference - 08/0227/LBC	
Decision:	Decided
Date:	14th February 2008
Description:	Installation of externally illuminated lettering to building facade, 2 externally illuminated double sided post signs and 2 non illuminated post signs.

Reference - 12/377/TTPO	
Decision:	Decided
Date:	20th September 2012
Description:	T1 and T2 - Ash trees to rear: cut back off building to approx 1.5m clearance (currently towering), crown lift over drive to approx 5m to remove nuisance and prevent damage to building and allow access.

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

Reference - 18/1923/LBC
Decision: Decided
Date: 07th December 2018
Description: Installation of replacement signage and lighting.

Reference - 18/368/TTPO
Decision: Decided
Date: 13th August 2018
Description: T1 - Ash - Fell

Reference - 08/0228/ADV
Decision: Decided
Date: 14th February 2008
Description: Installation of externally illuminated lettering to building facade, 2 externally illuminated double sided post signs and 2 non illuminated post signs.

Reference - 18/1751/COND4
Decision: Decided
Date: 26th February 2019
Description: Condition 4 - Artificial lighting scheme

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

Reference - 21/1344/TTPO
Decision: Decided
Date: 11th October 2021
Description: T1; Elm - Fell to prevent damage to wall and reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.T2; Tree of Heaven - Fell to prevent damage to wall and reduce overhang giving rise to overshadowing and bird soiling in adjacent car park. Poison stump to reduce suckering of invasive species.T3; Tree of Heaven - remove two lowest limbs to reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.T4; Tree of Heaven - remove three lowest limbs to reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.
Reference - 18/1751/FUL
Decision: Decided
Date: 09th November 2018
Description: Internal and external alterations to existing Public House.
Reference - 18/1752/LBC
Decision: Decided
Date: 09th November 2018
Description: Internal and external alterations to existing Public House.
Reference - 18/362/TTCA
Decision: Decided
Date: 13th August 2018
Description: Sycamore T2 -FellBuddleia T3 - Cut downHedge T4 - reduce height to approximately 2.5 metres

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

Reference - 18/1946/ADV	
Decision:	Decided
Date:	11th December 2018
Description:	Installation of replacement signage including 3no. externally illuminated fascia signs, 2no. non-illuminated fascia sign, 2no. non-illuminated free standing signs, 1no. externally illuminated free standing sign and 4no. wall lights.

Planning records for: *The Tally Ho 77 High Street Trumpington Cambridge CB2 9HZ*

Reference - 15/1844/FUL	
Decision:	Decided
Date:	01st October 2015
Description:	Proposed works to front external and enlarge rear patio area.

Reference - 18/0182/FUL	
Decision:	Decided
Date:	02nd February 2018
Description:	Erection of two storey block to rear of public house to provide 8 guest bedrooms with associated car parking, cycle parking and landscaping.

Planning records for: *Trumpington Village Hall 75 High Street Trumpington Cambridge CB2 9HZ*

Reference - C/00/0933/NMA1	
Decision:	Withdrawn
Date:	11th August 2021
Description:	Non-material amendment on application C/00/0933 for the variation of Condition 2 to allow for the use of sixteen spaces of the car park by the occupiers of Stone Cross, High Street, Trumpington, Cambridge during the hours of 7:00am to 6:00pm Monday to Friday for a three year period. The two remaining disabled parking spaces will remain in use for users of the Village Hall.

Planning records for: *Trumpington Village Hall 75 High Street Trumpington Cambridge CB2 9HZ*

Reference - 12/0561/CONDA	
Decision:	Decided
Date:	05th March 2021
Description:	Submission of details required by condition 1 (Temporary building) of planning permission 12/0561/S73

Trumpington, CAMBRIDGE, CB2

Energy rating

D

Valid until 18.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Mostly double glazing
Window Energy:	Average
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 44% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	67 m ²

Electricity Supply

Eon

Gas Supply

British Gas

Central Heating

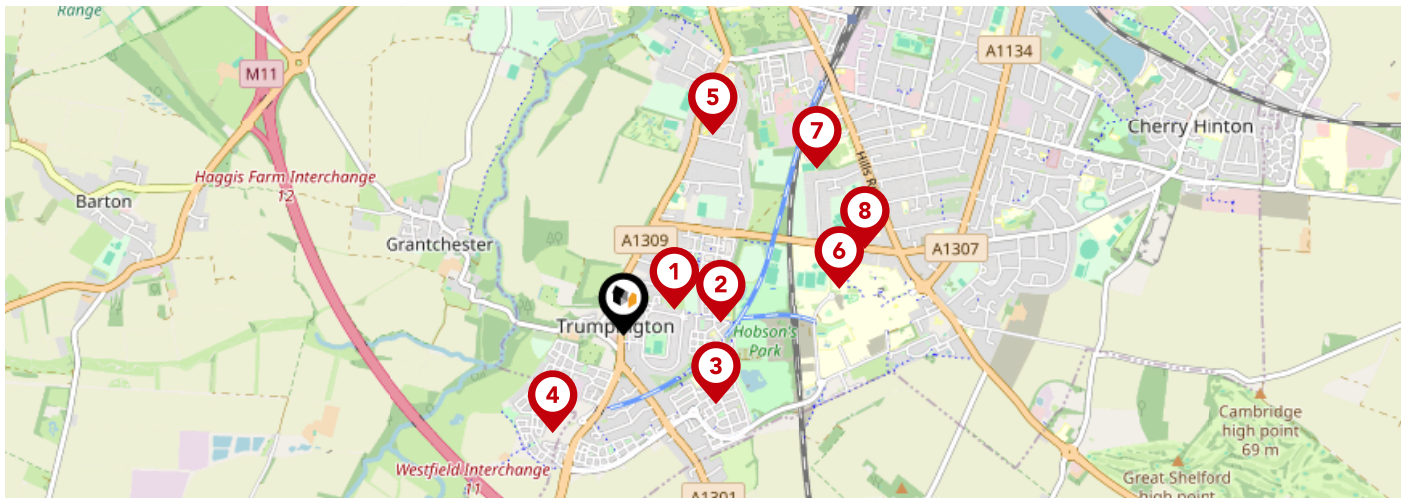
Gas central heating - New Boiler fitted January 2024

Water Supply

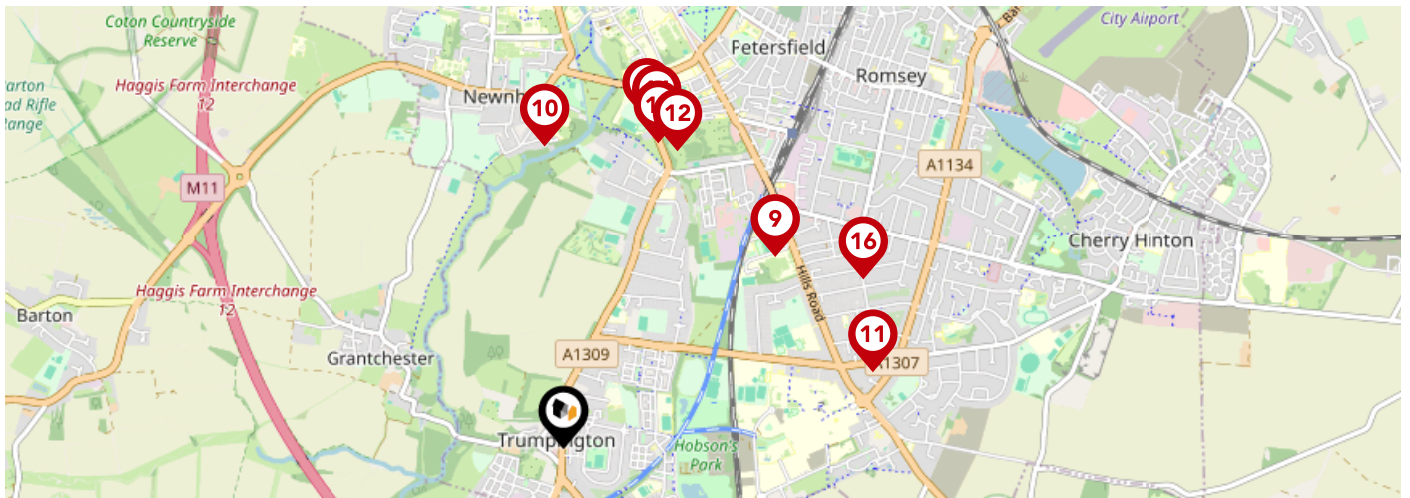
Cambridge Water

Drainage

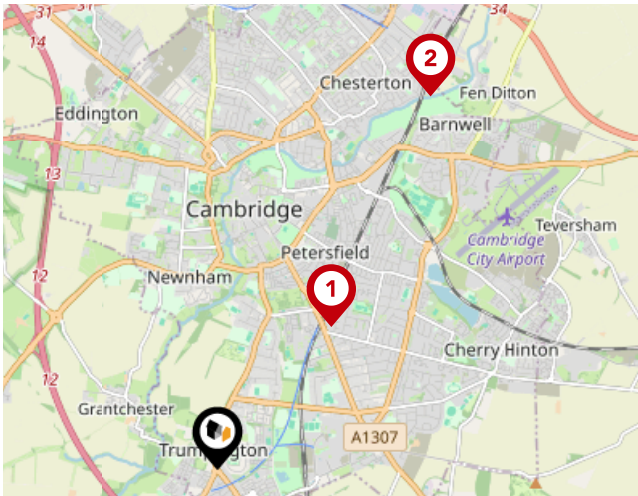
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.55	<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"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

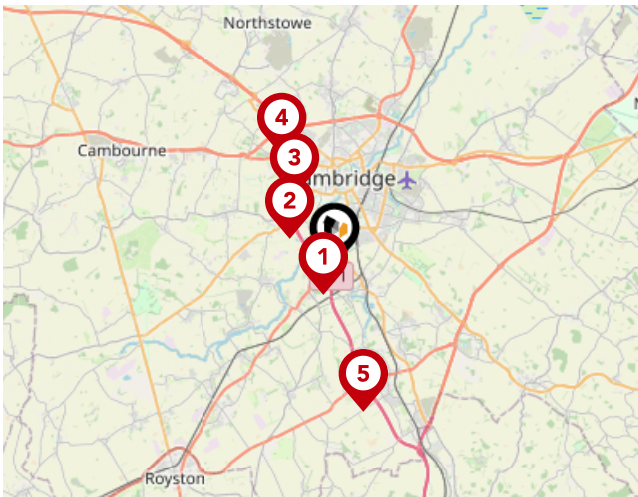


		Nursery	Primary	Secondary	College	Private
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



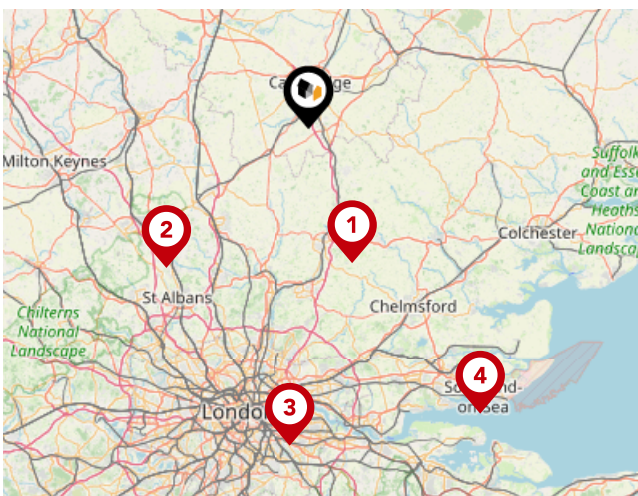
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.67 miles
2	Cambridge North Rail Station	3.91 miles
3	Foxton Rail Station	4.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.12 miles
2	M11 J12	1.91 miles
3	M11 J13	2.95 miles
4	M11 J14	4.46 miles
5	M11 J10	5.42 miles

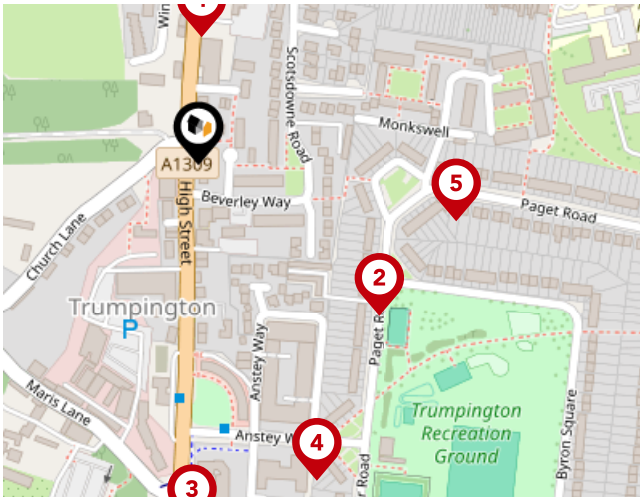


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.79 miles
2	Luton Airport	29.17 miles
3	Silvertown	46.56 miles
4	Southend-on-Sea	48.96 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Alpha Terrace	0.07 miles
2	Byron Square	0.13 miles
3	Anstey Way	0.21 miles
4	Foster Road	0.19 miles
5	Monkswell	0.15 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

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