

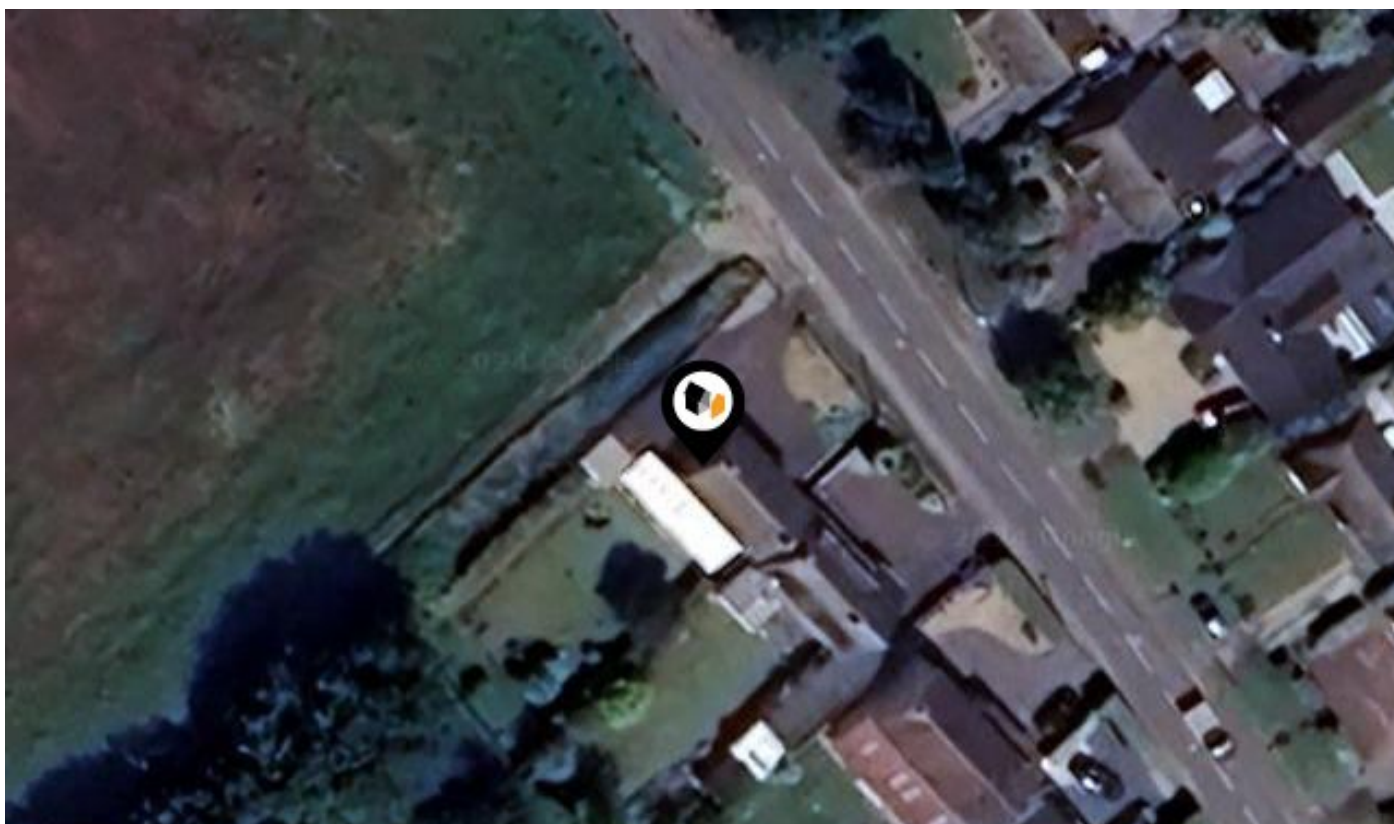


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 11<sup>th</sup> November 2024**



**LODE ROAD, BOTTISHAM, CAMBRIDGE, CB25**

## Cooke Curtis & Co

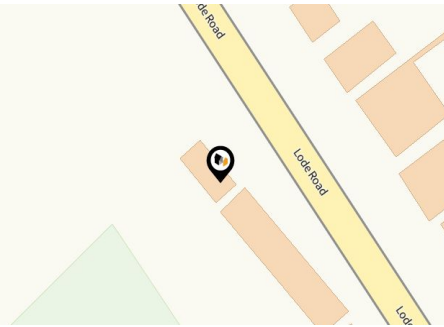
40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	990 ft <sup>2</sup> / 92 m <sup>2</sup>
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,265

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

<b>19</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *3 Bradford Cottages Lode Road Bottisham Cambridge CB25 9DJ*

Reference - 97/00235/LBC	
Decision:	Permitted
Date:	02nd April 1997
Description:	Construction of a single storey conservatory

Reference - 07/01252/FUL	
Decision:	Permitted
Date:	30th October 2007
Description:	Construction of conservatory

Reference - 07/01253/LBC	
Decision:	Permitted
Date:	09th November 2007
Description:	Replacement of existing conservatory

Reference - 95/00717/LBC	
Decision:	Permitted
Date:	28th August 1995
Description:	Reduction of Floor Level Insertion of New Floor & Dormer Window on Rear Extension - Residential

Planning records for: *1 Bradford Cottages Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 11/00686/DISA</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st October 2011
<b>Description:</b> To discharge condition 2 (Chimney Pot details) of decision notice dated 15.09.2011 for addition of chimney pot to existing gable end Victorian brick chimney stack on the southern end wall.
<b>Reference - F/YR23/0682/O</b>
<b>Decision:</b> Permitted
<b>Date:</b> 03rd July 2023
<b>Description:</b> Erect up to 9no dwellings (outline application with all matters reserved)
<b>Reference - 23/00739/DISA</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th October 2023
<b>Description:</b> To discharge Condition 3 (doors & windows drawings) of decision 23/00739/LBC dated 15 August 2023 for Replacement doors and windows to rear elevation and internal ground floor alterations
<b>Reference - 97/00062/FUL</b>
<b>Decision:</b> Permitted
<b>Date:</b> 31st January 1997
<b>Description:</b> Part demolish existing extension and rebuild to form new living accommodation

Planning records for: **1 Bradford Cottages Lode Road Bottisham Cambridge CB25 9DJ**

Reference - 23/00739/LBC	
Decision:	Permitted
Date:	03rd July 2023
Description:	Replacement doors and windows to rear elevation and internal ground floor alterations

Reference - 11/00686/LBC	
Decision:	Permitted
Date:	22nd July 2011
Description:	Addition of chimney pot to existing gable end Victorian brick chimney stack on the southern end wall.

Reference - 23/0673/TTCA	
Decision:	Permitted
Date:	03rd July 2023
Description:	T1- Leylandii- reduce in height by 60cms to allow to thicken up.T2- Leylandii- reduce in height by 2 meters to allow to thicken up.T3- Oak- remove lowest North Eastely lateral back to trunk to improve growing conditions for young beech tree below.G4- 2x Holly- reduce in height by 1 meter to improve form.T5- Beech- reduce back from neighbours garden by 1 meter and reduce and shape crown by 2 meters to improve form

Planning records for: **Land Rear Of 8 Lode Road Bottisham Cambridge CB25 9DJ**

Reference - 19/01442/VAR	
Decision:	Permitted
Date:	09th October 2019
Description:	Variation of condition 1 (approved plans) of decision notice 16/00416/FUL dated 05/08/2016 for detached three bedroom one and a half storey dwelling

Planning records for: *8 Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 16/00416/DISA</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2019
<b>Description:</b> To discharge conditions 4 (Contamination) and 6 (Surface Water Disposal) on Decision dated 5.8.16 for Proposed detached three bedroom one and a half storey dwelling
<b>Reference - 16/00416/FUL</b>
<b>Decision:</b> Permitted
<b>Date:</b> 27th May 2016
<b>Description:</b> Proposed detached three bedroom one and a half storey dwelling
<b>Reference - 19/01442/VAR</b>
<b>Decision:</b> Permitted
<b>Date:</b> 09th October 2019
<b>Description:</b> Variation of condition 1 (approved plans) of decision notice 16/00416/FUL dated 05/08/2016 for detached three bedroom one and a half storey dwelling
<b>Reference - 16/00416/DISA</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2019
<b>Description:</b> To discharge conditions 4 (Contamination) and 6 (Surface Water Disposal) on Decision dated 5.8.16 for Proposed detached three bedroom one and a half storey dwelling

Planning records for: *16 Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 08/00978/FUL</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	13th October 2008
<b>Description:</b>	Construction of single storey extension

Planning records for: *18 Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 22/00672/FUL</b>	
<b>Decision:</b>	Refused
<b>Date:</b>	31st May 2022
<b>Description:</b>	Construction of two masts and two antenna for amateur radio (part-retrospective)

Planning records for: *26A Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 15/01212/TPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th September 2015
<b>Description:</b>	T1 Ash: Reduce height by 30% and shorten lateral branches to rebalance crown to contain size of tree.

Planning records for: *Little Tunbridge 28 Lode Road Bottisham Cambridge CB25 9DJ*

<b>Reference - 17/02082/FUL</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	28th November 2017
<b>Description:</b>	Single storey front extension and two storey rear extension.

Planning records for: *Little Tunbridge 28 Lode Road Bottisham Cambridge CB25 9DJ*

Reference - 20/01667/FUL	
Decision:	Permitted
Date:	09th December 2020
Description:	To replace existing 3-foot fence on the boundary with a 6-foot boarded fence

Reference - 20/01667/FUL	
Decision:	Permitted
Date:	09th December 2020
Description:	To replace existing 3-foot fence on the boundary with a 6-foot boarded fence

Planning records for: *34 Lode Road Bottisham Cambridge CB25 9DJ*

Reference - 14/00665/HEN	
Decision:	Decided
Date:	10th June 2014
Description:	Construction of single storey rear extension which extends beyond the rear wall by 4m, has a maximum height of 3.85m and an eaves height of 2.6m

Planning records for: *Medcot 36 Lode Road Bottisham Cambridge CB25 9DJ*

Reference - 15/01133/HEN	
Decision:	Decided
Date:	22nd September 2015
Description:	Construction of single storey rear extension which extends beyond the rear wall by 5.5m, has a maximum height of 3.7m and an eaves height of 2.4m



Planning records for: **52 Lode Road Bottisham Cambridge CB25 9DJ**

Reference - 21/00638/FUL	
Decision:	Permitted
Date:	22nd April 2021
Description:	Render finish to be added to existing property, forming of new vehicular access and parking and removal of existing vehicular parking and access and erection of new boundary fencing

Planning records for: **Old Orchard House 55A Lode Road Bottisham Ely CB25 9DJ**

Reference - 20/01467/FUL	
Decision:	Permitted
Date:	05th November 2020
Description:	Single storey front extension with addition of balustrade to existing front balcony & single storey rear extension with replacement rear balustrade. Replace windows & doors and render whole house in a polymer sand/off white colour

Reference - 20/01467/FUL	
Decision:	Permitted
Date:	05th November 2020
Description:	Single storey front extension with addition of balustrade to existing front balcony & single storey rear extension with replacement rear balustrade. Replace windows & doors and render whole house in a polymer sand/off white colour

Planning records for: **57 Lode Road Bottisham Cambridge CB25 9DJ**

Reference - 12/00895/FUL	
Decision:	Permitted
Date:	04th October 2012
Description:	Single storey front, two storey side and single storey rear extensions (following removal of existing conservatory)

Planning records for: *Dalkeith 60 Lode Road Bottisham Cambridgeshire CB25 9DJ*

Reference - 15/00391/FUL	
Decision:	Permitted
Date:	10th April 2015
Description:	Erection of attached garage, alterations to front porch and single storey rear extension. Temporary standing/use of caravan for duration of the building work.

Planning records for: *113 Lode Road Bottisham Cambridge CB25 9DJ*

Reference - 17/00773/FUL	
Decision:	Permitted
Date:	03rd May 2017
Description:	Demolish existing bathroom, conservatory and outbuilding . Erect single storey extension to rear of house

Reference - 17/01293/FUL	
Decision:	Permitted
Date:	18th July 2017
Description:	Demolish existing conservatory plus outbuilding and erect single storey rear extension.

Bottisham, CAMBRIDGE, CB25

Energy rating

**E**

Valid until 04.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Main Heating Controls Energy:</b>	Very poor
<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 67% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, electric
<b>Total Floor Area:</b>	92 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas fired central heating via boiler and room radiators with individual controls

## Water Supply

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Anglian Water

## Drainage

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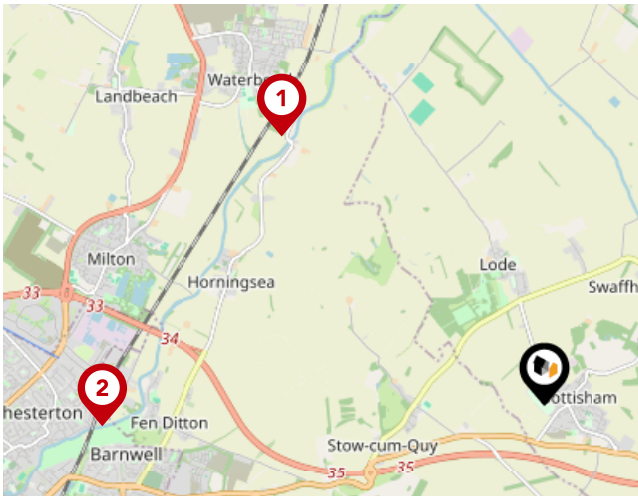
Anglian Water



	Nursery	Primary	Secondary	College	Private
<b>1</b> Bottisham Village College Ofsted Rating: Outstanding   Pupils: 1452   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> Bottisham Community Primary School Ofsted Rating: Good   Pupils: 301   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good   Pupils: 93   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated   Pupils: 90   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> Swaffham Prior Church of England Primary School Ofsted Rating: Good   Pupils: 111   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> Teversham CofE VA Primary School Ofsted Rating: Good   Pupils: 173   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> Marleigh Primary Academy Ofsted Rating: Not Rated   Pupils: 108   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> Landmark International School Ofsted Rating: Good   Pupils: 104   Distance:3.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

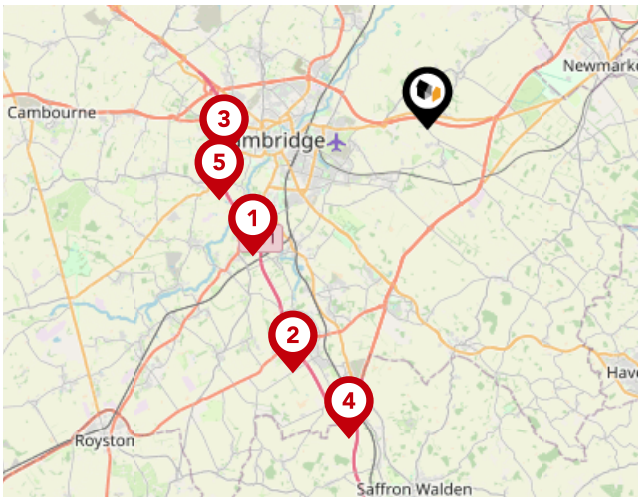


	Nursery	Primary	Secondary	College	Private
<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fulbourn Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cambridge Steiner School</b> Ofsted Rating: Good   Pupils: 103   Distance:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pilgrim Pathways School</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:3.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Waterbeach Community Primary School</b> Ofsted Rating: Good   Pupils: 516   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Milton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



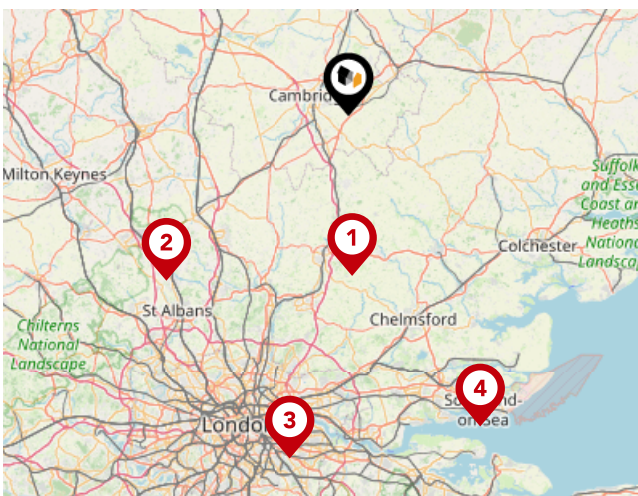
### National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	3.41 miles
2	Cambridge North Rail Station	4.02 miles
3	Dullingham Rail Station	5.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	7.86 miles
2	M11 J10	10.15 miles
3	M11 J13	7.51 miles
4	M11 J9	11.62 miles
5	M11 J12	8.01 miles



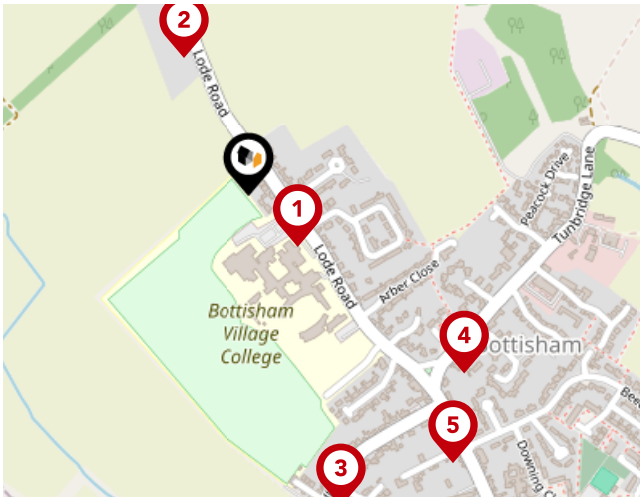
### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.37 miles
2	Luton Airport	35.96 miles
3	Silvertown	50.81 miles
4	Southend-on-Sea	49.42 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Bottisham Village College	0.08 miles
2	Lode Road	0.17 miles
3	Howlett Way	0.37 miles
4	The Pightle	0.32 miles
5	Bell Road	0.38 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.



/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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