

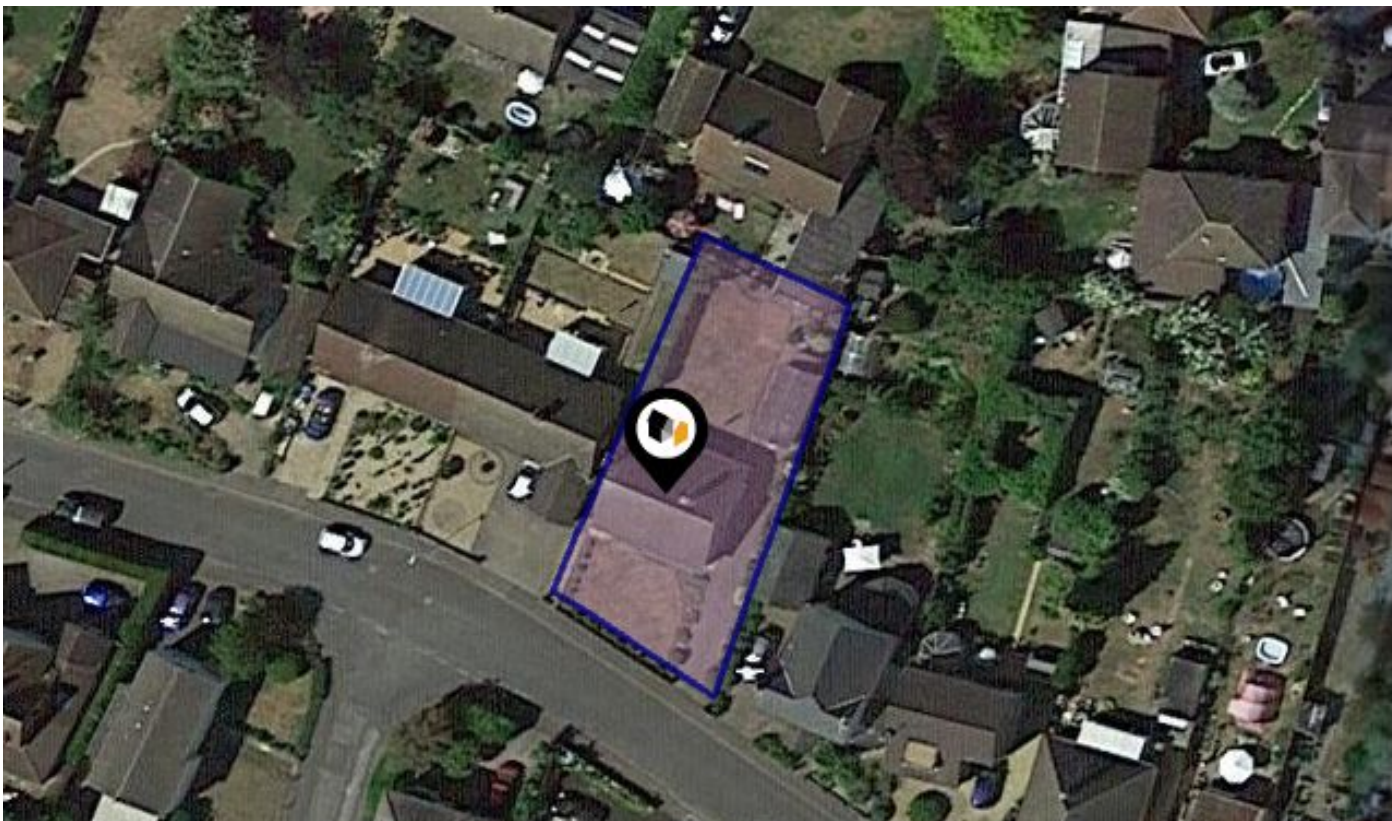


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th November 2024



HICKS LANE, GIRTON, CAMBRIDGE, CB3

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB431985		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *25 Hicks Lane Girton Cambridge CB3 0JS*

Reference - S/0400/17/LD
Decision: Decided
Date: 31st January 2017
Description: Certificate of lawful development for a proposed loft conversion and extensions
Reference - S/2322/12/FL
Decision: Decided
Date: 12th November 2012
Description: Erection of two detached houses with associated car ports bin stores & access (revised design of S/1227/11)
Reference - S/2674/19/FL
Decision: Decided
Date: 01st August 2019
Description: Single storey garage conversion
Reference - S/1227/11
Decision: Decided
Date: 15th June 2011
Description: Erection of 2no. detached houses with associated car ports bin stores and access following demolition of existing dwelling.

Planning records for: *25 Hicks Lane Girton Cambridge CB3 0JS*

Reference - S/2889/19/PA	
Decision:	-
Date:	16th August 2019
Description:	Prior approval for a single storey rear extension

Reference - S/1295/13/DC	
Decision:	Decided
Date:	17th June 2013
Description:	Discharge of conditions 3 4 5 7 and 9 of S/2322/12

Planning records for: *Glendhu 25A Hicks Lane Girton Cambridgeshire CB3 0JS*

Reference - 23/00491/ADV	
Decision:	Decided
Date:	09th February 2023
Description:	Installation of 1no new external ATM with new internally illuminated surround.

Reference - 23/00486/HFUL	
Decision:	Decided
Date:	09th February 2023
Description:	Single storey rear extension with flat roof, solar panels to rear roof area and additional window to side elevation.

Planning records for: *2 Hicks Lane Girton Cambridge CB3 0JS*

Reference - S/3174/19/DC	
Decision:	Decided
Date:	12th September 2019
Description:	Discharge of condition 3 & 4(Tree Protection Strategy) pursuant to outline planning permission S/2142/19/FL

Reference - S/0301/19/FL	
Decision:	Withdrawn
Date:	23rd January 2019
Description:	Single storey rear extension and first floor extension over existing garage.

Reference - S/2142/19/FL	
Decision:	Decided
Date:	19th June 2019
Description:	Single storey rear extension and pitched roof to existing garage.

Planning records for: *12 Hicks Lane Girton Cambridge Cambridgeshire CB3 0JS*

Reference - S/0547/16/LD	
Decision:	Decided
Date:	15th March 2016
Description:	Lawful Development Certificate for proposed single storey rear extension including new chimney

Planning records for: *14 Hicks Lane Girton CB3 0JS*

Reference - 21/0972/TTPO	
Decision:	Decided
Date:	06th August 2021
Description:	TPO 0020 (2003) T10: T6 Ash with sparse crown and long bare stems reduce by 5.0 metres to encourage lower regeneration.

Planning records for: *20 Hicks Lane Girton Cambridgeshire CB3 0JS*

Reference - S/0571/09/F	
Decision:	Decided
Date:	21st April 2009
Description:	Extension

Reference - S/1508/15/FL	
Decision:	Decided
Date:	16th June 2015
Description:	Two-storey side extension with a cantilevered first floor & a two-storey front extension

Reference - S/1079/09/F	
Decision:	Decided
Date:	21st July 2009
Description:	Extension

Planning records for: **21 Hicks Lane Girton Cambridgeshire CB3 0JS**

Reference - S/0972/16/FL	
Decision:	Decided
Date:	13th April 2016
Description:	Construction of Two Storey Rear Extension and Alterations to Existing House.

Planning records for: **22 Hicks Lane Girton Cambridgeshire CB3 0JS**

Reference - 24/02745/HFUL	
Decision:	Awaiting decision
Date:	22nd July 2024
Description:	Front and rear dormer roof extensions. Installtion of 2no. roof lights. Single storey rear extension following the demolition of the existing conservatory.

Planning records for: **31 Hicks Lane Girton CB3 0JS**

Reference - S/0732/19/FL	
Decision:	Decided
Date:	21st February 2019
Description:	Single storey rear extension

Planning records for: **36 Hicks Lane Girton CB3 0JS**

Reference - 21/01015/HFUL	
Decision:	Decided
Date:	05th March 2021
Description:	Ground Floor side and rear extensions

Girton, CAMBRIDGE, CB3

Energy rating

D

Valid until 07.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
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 all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	73 m ²

Electricity Supply

Eon

Gas Supply

British Gas

Central Heating

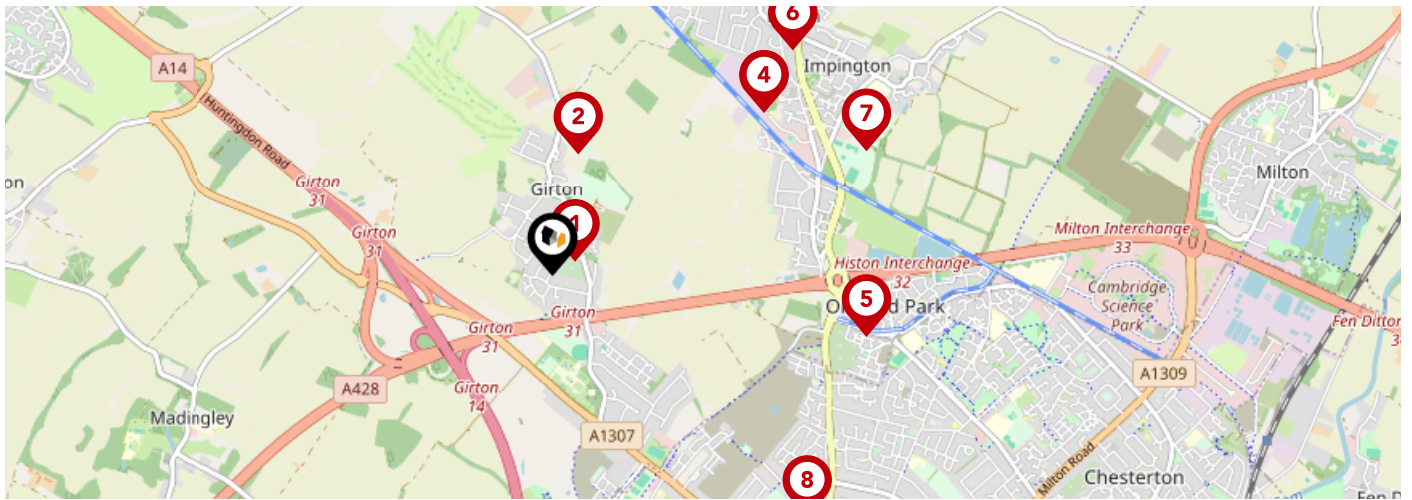
Gas central heating

Water Supply

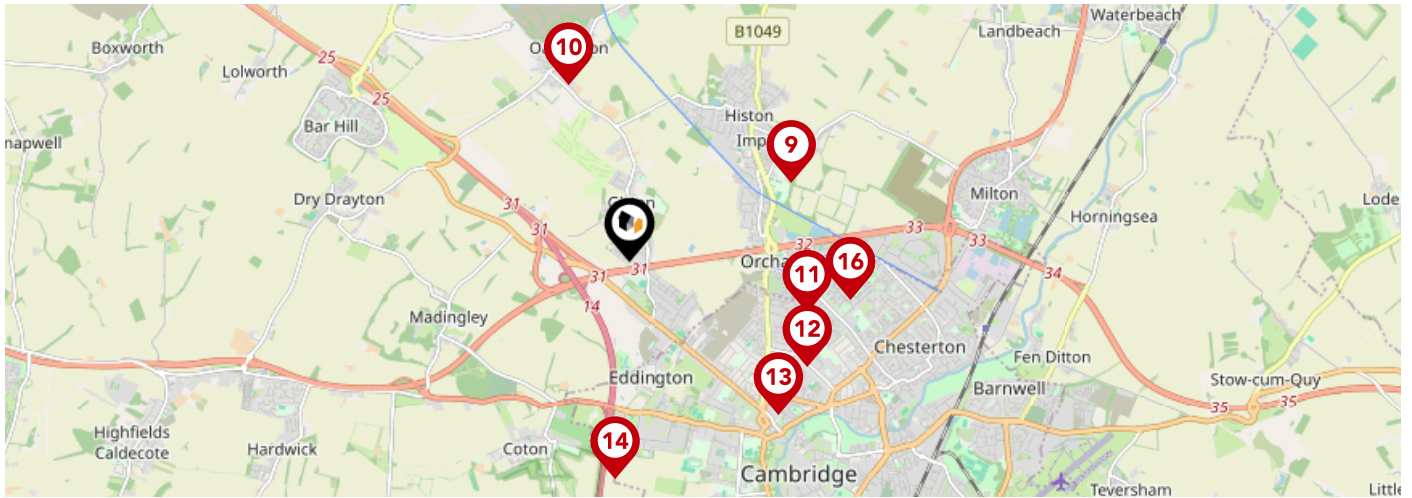
Cambridge Water

Drainage

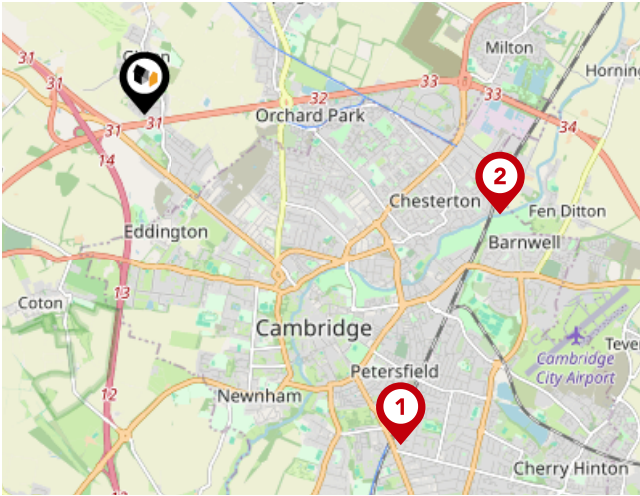
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:1.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.53	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

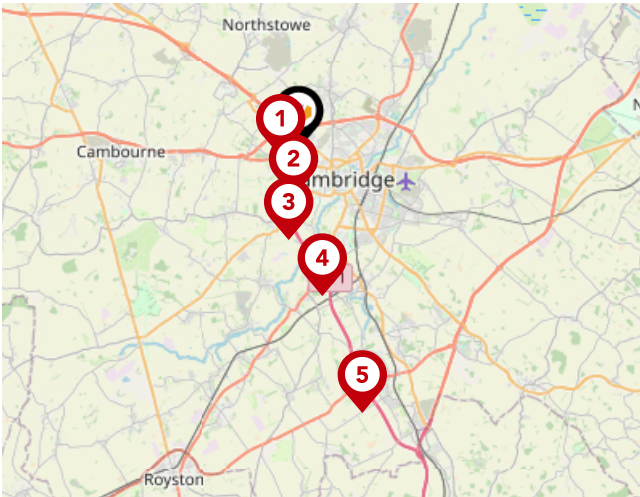


		Nursery	Primary	Secondary	College	Private
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:2.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



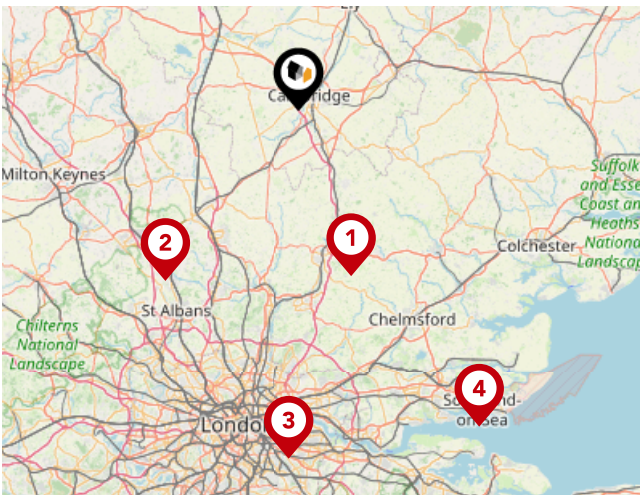
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.8 miles
2	Cambridge North Rail Station	3.35 miles
3	Waterbeach Rail Station	5.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	0.68 miles
2	M11 J13	1.76 miles
3	M11 J12	3.32 miles
4	M11 J11	5.41 miles
5	M11 J10	9.89 miles



Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	25.27 miles
2	Luton Airport	31.49 miles
3	Silvertown	50.8 miles
4	Southend-on-Sea	53.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.11 miles
2	Church Lane	0.19 miles
3	Hicks Lane	0.16 miles
4	Cockerton Road	0.33 miles
5	Pepys Way	0.31 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.



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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