

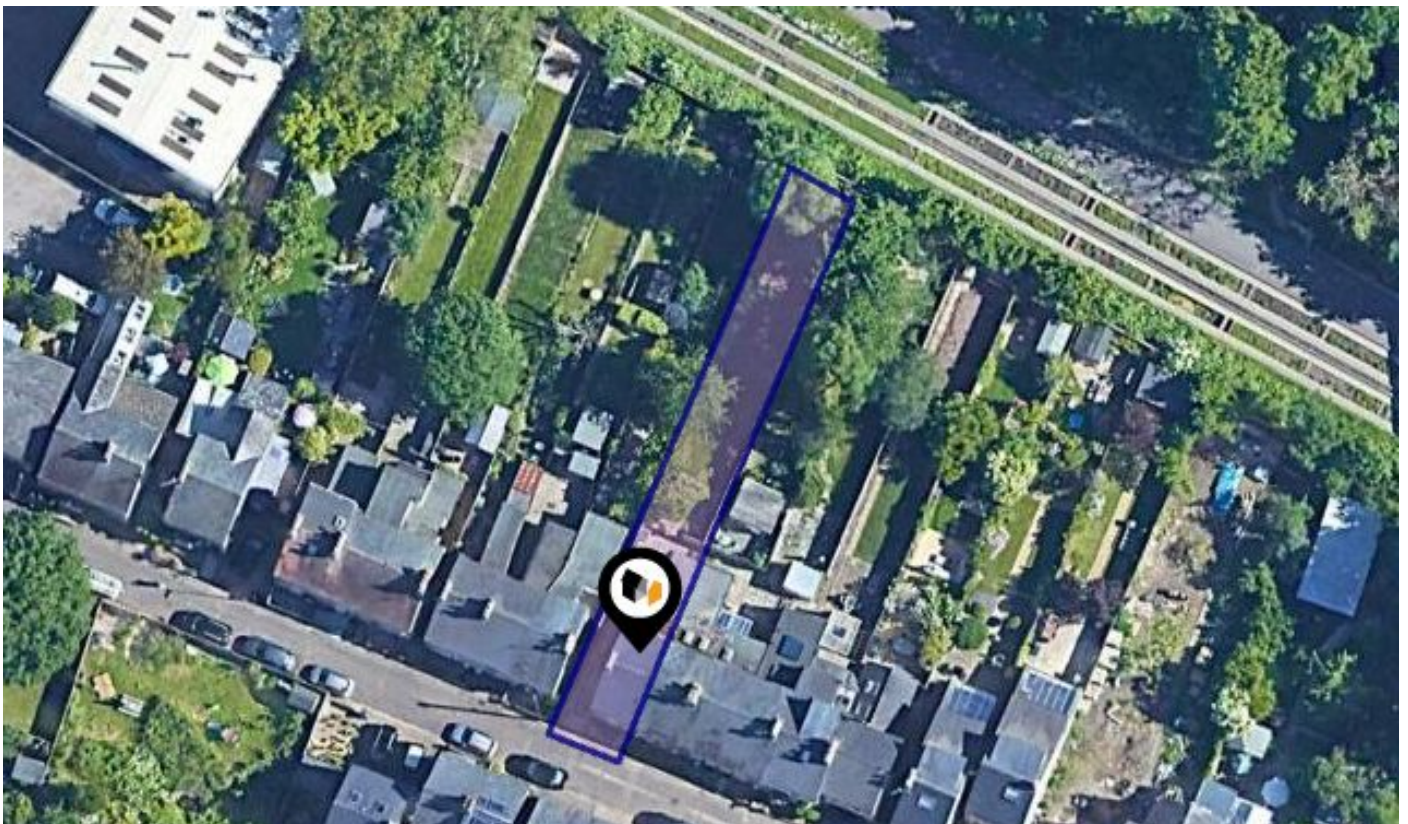


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd December 2024



PEPYS TERRACE, IMPINGTON, CAMBRIDGE, CB24

Cooke Curtis & Co

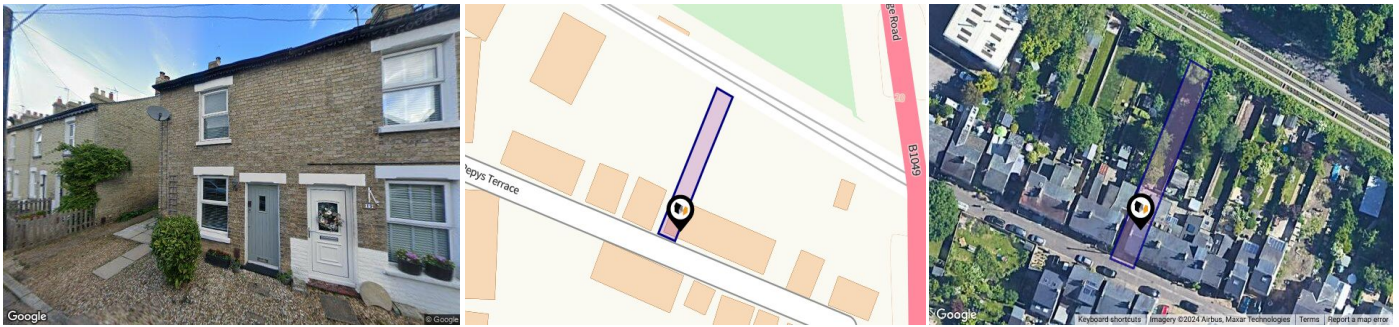
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB279230		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *27A Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT*

Reference - S/2542/13/DC	
Decision:	Decided
Date:	16th December 2013
Description:	Discharge of Condition 3 (Materials) on Planning Permission S/1101/13/FL

Planning records for: *2 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT*

Reference - S/1806/13/NM	
Decision:	Decided
Date:	16th August 2013
Description:	Non-Material Amendment to planning permission S/2276/10 (Erection of a dwelling) to allow insertion of an additional non-opening obscure glazed window a false window (bricked up) and alterations to existing fenestration materials and swift boxes.

Reference - S/2276/10	
Decision:	Decided
Date:	29th December 2010
Description:	Erection of dwelling.

Planning records for: *4 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT*

Reference - S/2978/17/FL	
Decision:	Decided
Date:	05th September 2017
Description:	Rear single storey and two storey extension loft conversion

Planning records for: **4 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT**

Reference - S/3432/19/NM	
Decision:	Decided
Date:	02nd October 2019
Description:	Non material amendment of planning permission S/2978/17/FL.

Reference - S/3441/19/NM	
Decision:	Decided
Date:	04th October 2019
Description:	Non material amendment of planning permission S/2978/17/FL.

Planning records for: **8 Pepys Terrace Impington CB24 9NT**

Reference - 20/04951/HFUL	
Decision:	Decided
Date:	01st December 2020
Description:	Partial demolition of existing single storey extension. New part single, part two storey rear extension. Loft conversion with new dormer rear and internal alterations.

Reference - 24/00361/HFUL	
Decision:	Decided
Date:	31st January 2024
Description:	Partial demolition of existing single storey extension. New part single, part two storey rear extension. Loft conversion with new dormer rear and internal alterations (Re-submission of 20/04951/HFUL)

Planning records for: *14 Pepys Terrace Impington Cambridgeshire CB24 9NT*

Reference - S/2042/08/F	
Decision:	Decided
Date:	27th November 2008
Description:	Extension

Planning records for: *16 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT*

Reference - S/1514/12/FL	
Decision:	Decided
Date:	23rd July 2012
Description:	Part Single Part Two Storey Rear Extension

Reference - S/2056/12/DC	
Decision:	Decided
Date:	01st October 2012
Description:	Submission of Detail (Obscured glazed side window with restricter bars opening to 90mm to protect amenities of neighbours) to discharge conditions for Application Reference S/1514/12/FL

Reference - S/0322/13/NM	
Decision:	Decided
Date:	14th February 2013
Description:	Part Single Part Two Storey Rear Extension - Non Material Amendment (relocation of window and change of materials)

Planning records for: **24 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT**

Reference - S/2106/19/FL	
Decision:	Decided
Date:	17th June 2019
Description:	Proposed first floor rear extension

Planning records for: **27 Pepys Terrace Impington Cambridge Cambridgeshire CB24 9NT**

Reference - S/1101/13/FL	
Decision:	Decided
Date:	06th June 2013
Description:	Erection of detached dwelling

Reference - S/0069/13/FL	
Decision:	Decided
Date:	15th January 2013
Description:	Proposed Extensions

Planning records for: **29 Pepys Terrace Impington CB24 9NT**

Reference - 20/04666/HFUL	
Decision:	Awaiting decision
Date:	14th November 2020
Description:	Side and rear extension

Impington, CAMBRIDGE, CB24

Energy rating

D

Valid until 22.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	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, wood logs
Total Floor Area:	73 m ²

Accessibility / Adaptations

Replaced the main roof, insulated and boarded the loft, repaired the flat roof

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

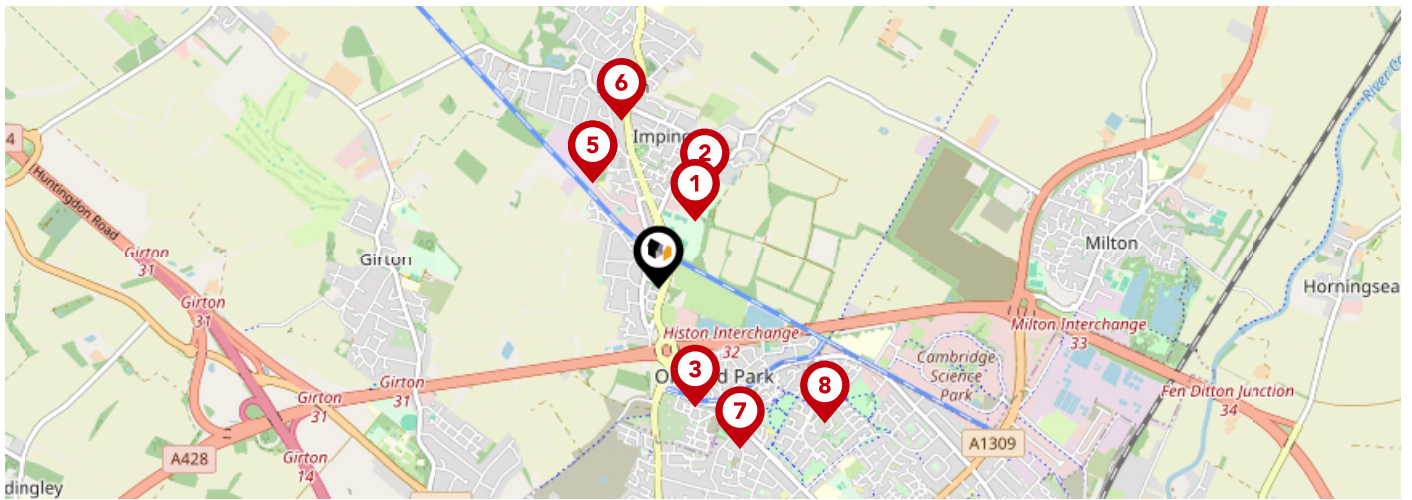
Gas combi boiler - installed December 2024

Water Supply

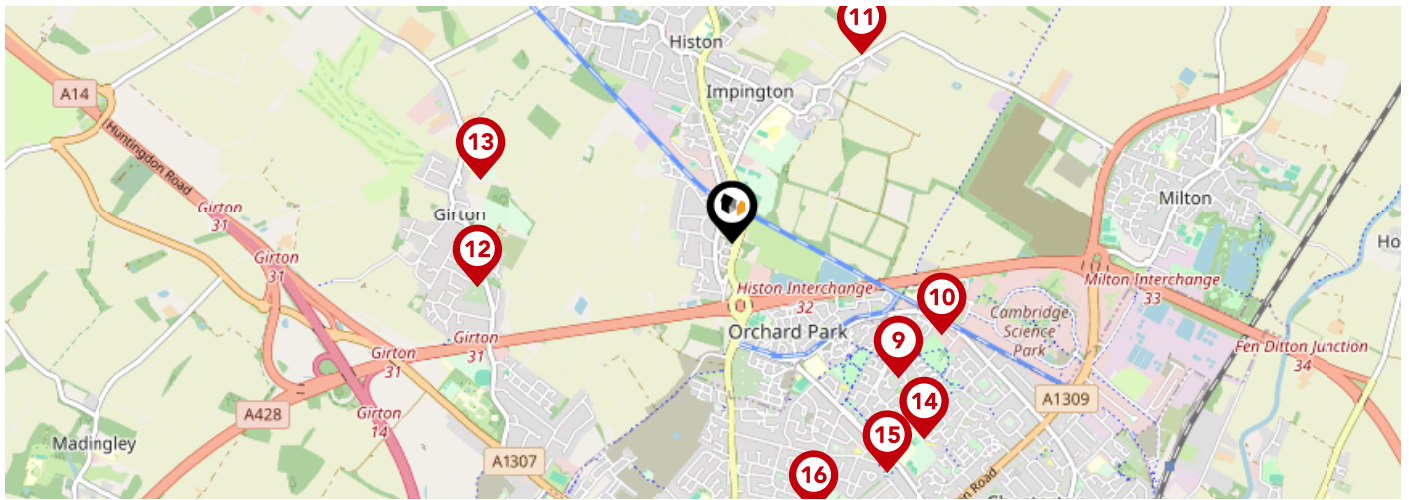
Cambridge Water

Drainage

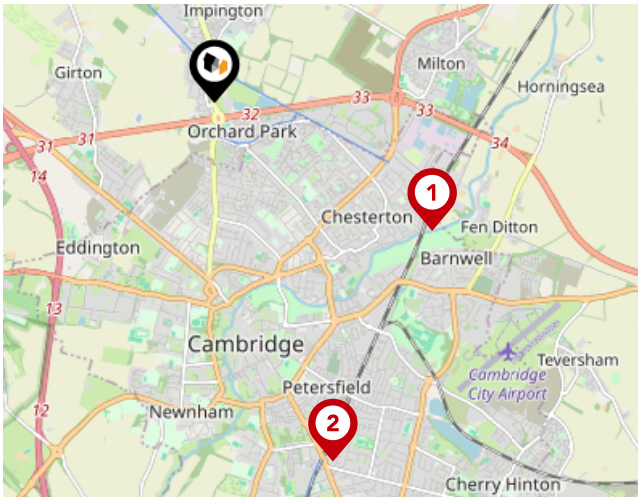
Anglian water



		Nursery	Primary	Secondary	College	Private
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:0.57	<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:0.57	<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:0.78	<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:0.81	<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:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

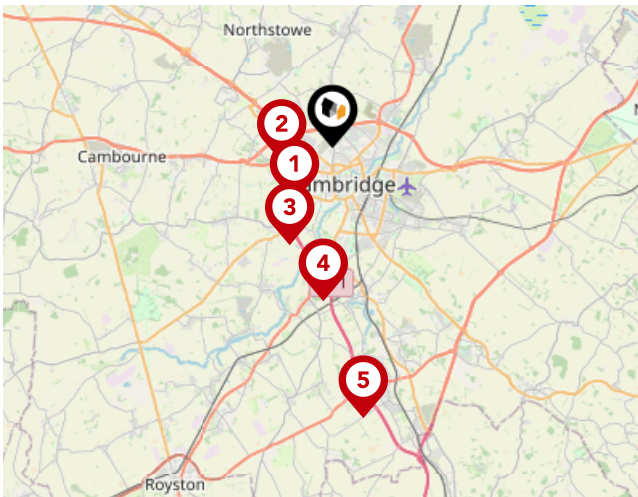


	Nursery	Primary	Secondary	College	Private
Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.24	<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:1.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



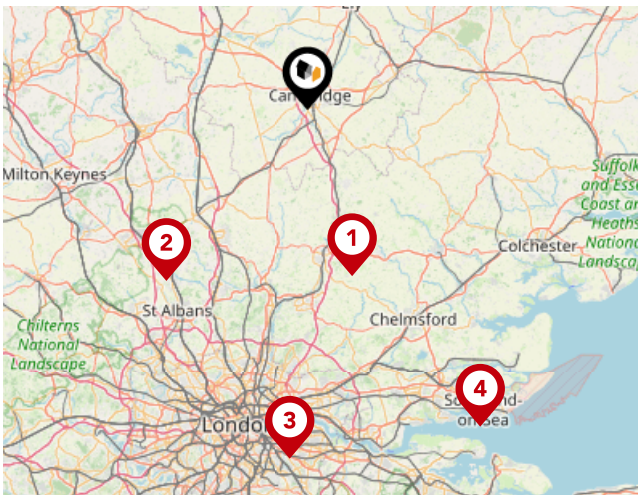
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.29 miles
2	Cambridge Rail Station	3.42 miles
3	Waterbeach Rail Station	3.89 miles



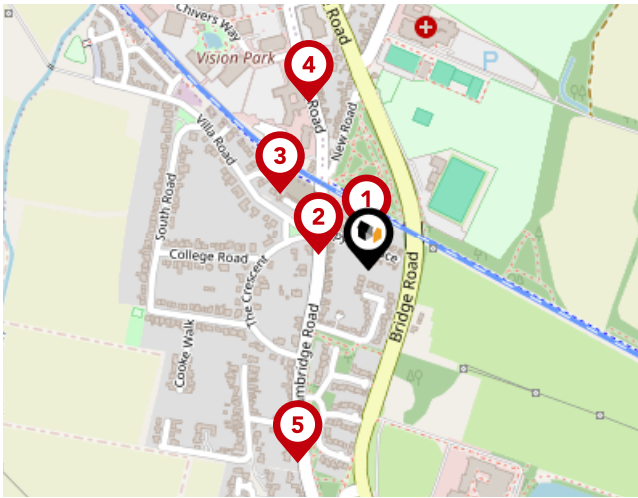
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.47 miles
2	M11 J14	1.95 miles
3	M11 J12	3.9 miles
4	M11 J11	5.61 miles
5	M11 J10	9.93 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	25.17 miles
2	Luton Airport	32.49 miles
3	Silvertown	51.11 miles
4	Southend-on-Sea	52.92 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Busway Histon and Impington	0.04 miles
2	Pepys Terrace	0.06 miles
3	The Busway Histon and Impington	0.13 miles
4	Chivers Way	0.2 miles
5	Highfield Road	0.23 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

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