

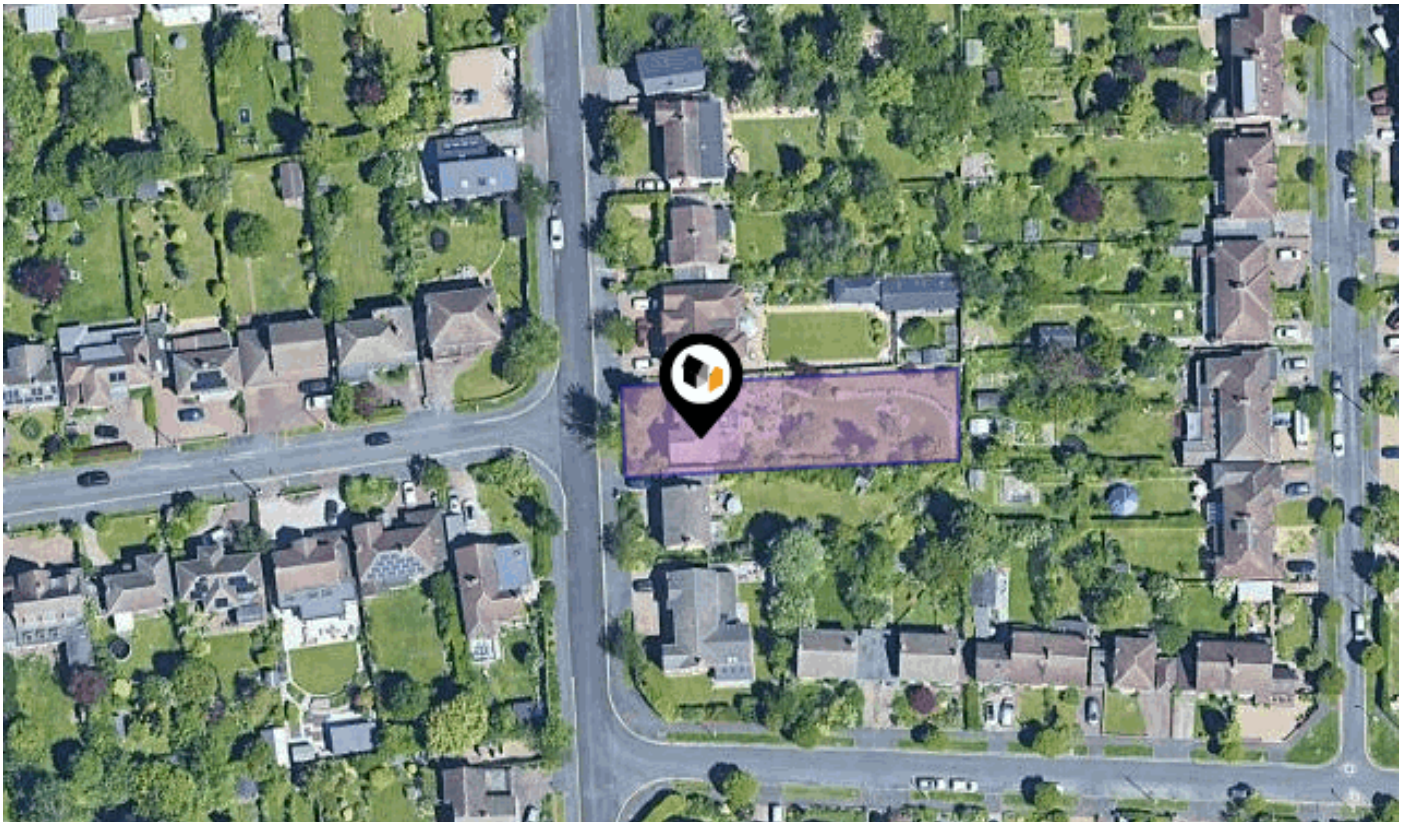


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd December 2024



ALMONERS AVENUE, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.21 acres		
Council Tax :	Band F		
Annual Estimate:	£3,248		
Title Number:	CB19487		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *11 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ*

Reference - 15/1373/FUL	
Decision:	Decided
Date:	03rd August 2015
Description:	Part two storey part single storey side and rear extension. Alterations to front elevation to form single dormer window above garage and single garage door.

Planning records for: *19 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ*

Reference - 07/0578/FUL	
Decision:	Decided
Date:	30th May 2007
Description:	Single storey rear extension.

Reference - 14/2068/FUL	
Decision:	Decided
Date:	22nd December 2014
Description:	Single storey rear extension

Planning records for: *29 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ*

Reference - 15/0005/NMA	
Decision:	Decided
Date:	05th January 2015
Description:	Non material amendment on application 14/0073/FUL for:Wall height in porch to be 450mm.Timber in gable ends of porch (not brickwork)Sandtoft 20:20 tiles (flat, but matching in colour to roof tiles) for both porch and side extensionFreestanding post in porch to be optimal (will depend on access)

Planning records for: **29 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 14/0073/FUL	
Decision:	Decided
Date:	20th January 2014
Description:	Single storey side extension and front porch to house.

Reference - 14/1661/NMA	
Decision:	Decided
Date:	21st October 2014
Description:	Non material amendment on application 14/0073/FUL to replace 1 window with patent glazing

Planning records for: **33 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 24/02413/HFUL	
Decision:	Decided
Date:	25th June 2024
Description:	Two storey rear extension, single storey rear canopy structure and single storey front extension.

Planning records for: **35 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 14/1799/FUL	
Decision:	Decided
Date:	12th November 2014
Description:	Part two storey part single storey rear extension, single storey side extension, first floor front extension and conversion of garage into utility including new pitched roof over garage.

Planning records for: **37 Almoners Avenue Cambridge CB1 8NZ**

Reference - 18/0114/FUL	
Decision:	Decided
Date:	22nd January 2018
Description:	Part two storey, part single storey rear extension and part conversion of garage to utility space following demolition of existing conservatory.

Reference - 18/0114/NMA1	
Decision:	Decided
Date:	24th December 2018
Description:	Non Material Amendment on 18/0114/FUL for Increase height of garage by 300mm

Reference - 19/0111/FUL	
Decision:	Decided
Date:	28th January 2019
Description:	Raise height of existing garage.

Planning records for: **53 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 08/0946/FUL	
Decision:	Decided
Date:	16th July 2008
Description:	Single storey side and rear extension.

Planning records for: **53 Almoners Avenue Cambridge CB1 8NZ**

Reference - 12/1229/FUL	
Decision:	Decided
Date:	27th September 2012
Description:	New side extension at first floor, replacement of existing garage with store and new fenestration treatment.

Planning records for: **59 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 22/03225/HFUL	
Decision:	Decided
Date:	14th July 2022
Description:	Demolition of double Garage and erection of single storey rear and two storey side extension.

Reference - 08/1426/FUL	
Decision:	Decided
Date:	27th October 2008
Description:	Rear extension to garage.

Planning records for: **9 Almoners Avenue Cambridge Cambridgeshire CB1 8NZ**

Reference - 20/05147/FUL	
Decision:	Decided
Date:	15th December 2020
Description:	Erection of a single dwelling with parking and supporting infrastructure along with revised access arrangements from the highway following the demolition of the existing former garage.

Planning records for: **9 Almoners Avenue Cambridge CB1 8NZ**

Reference - 20/02503/CL2PD	
Decision:	Decided
Date:	26th May 2020
Description:	Certificate of lawfulness for a proposed single storey residential outbuilding for purposes incidental to (but not in separate occupation to) 9 Almoners Avenue and both to be treated as a single planning unit

Reference - 19/1731/FUL	
Decision:	Withdrawn
Date:	17th December 2019
Description:	Erection of a single dwelling and revised access arrangements following the demolition of existing garage.

Planning records for: **39A Almoners Avenue Cambridge CB1 8NZ**

Reference - 23/02366/S73	
Decision:	Decided
Date:	22nd June 2023
Description:	S73 to remove condition 4 (Landscape maintenance) of ref: 21/01630/S73 (S73 to vary condition 1 (drawings) of ref:19/0971/REM (reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT) to amend the previously approved design, comprising new external flue pipe (to serve log burner), changes to ground floor fenestration at side and rear, changes to ground floor layout, change in floor level to Plot 1, and omission of first floor rooflight with drawing (PL)200-A & (PL)210-A).

Reference - 21/01630/S73	
Decision:	Decided
Date:	12th April 2021
Description:	S73 to vary condition 1 (drawings) of ref:19/0971/REM (reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT) to amend the previously approved design, comprising new external flue pipe (to serve log burner), changes to ground floor fenestration at side and rear, changes to ground floor layout, change in floor level to Plot 1, and omission of first floor rooflight with drawing (PL)200-A & (PL)210-A.

Planning records for: *39A Almoners Avenue Cambridge CB1 8NZ*

Reference - 19/0971/REM
Decision: Decided
Date: 11th July 2019
Description: Reserved matters (appearance, landscaping, layout and scale) for two dwellings pursuant to outline 16/0924/OUT).

Reference - 19/0971/CONDA
Decision: Decided
Date: 13th July 2020
Description: Submission of details required by condition 6 Bird and Bat Boxes) of planning permission 19/0971/REM

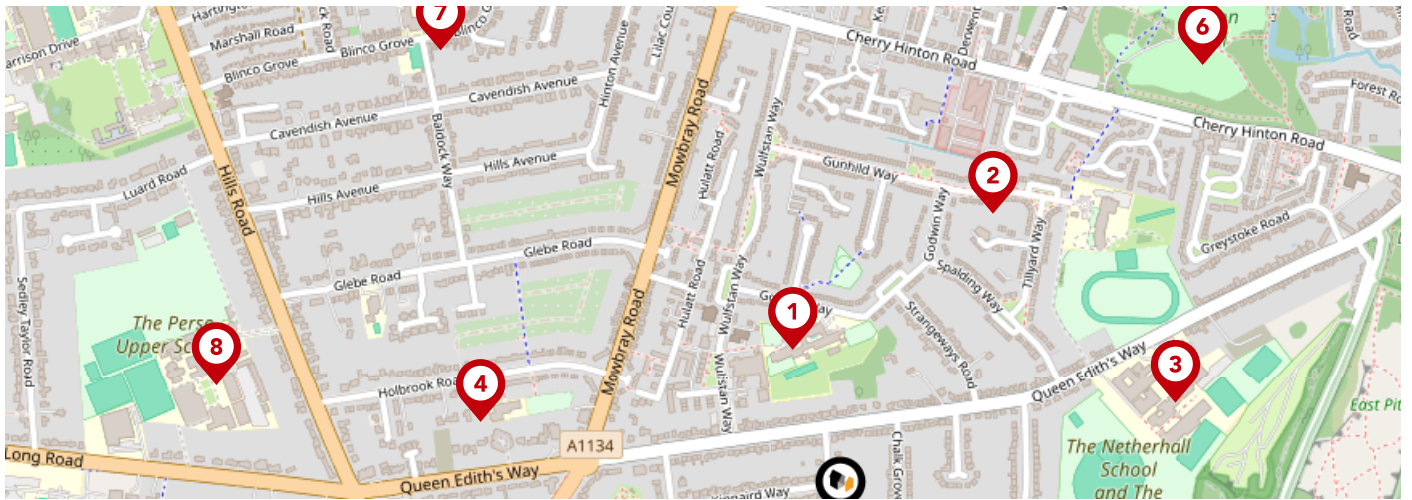
Reference - 16/0924/OUT
Decision: Decided
Date: 25th May 2016
Description: The erection of 2.no dwellings with associated access, parking and gardens.

Reference - 16/0924/COND8
Decision: Decided
Date: 12th July 2019
Description: Condition 8 - Surface Water Drainage

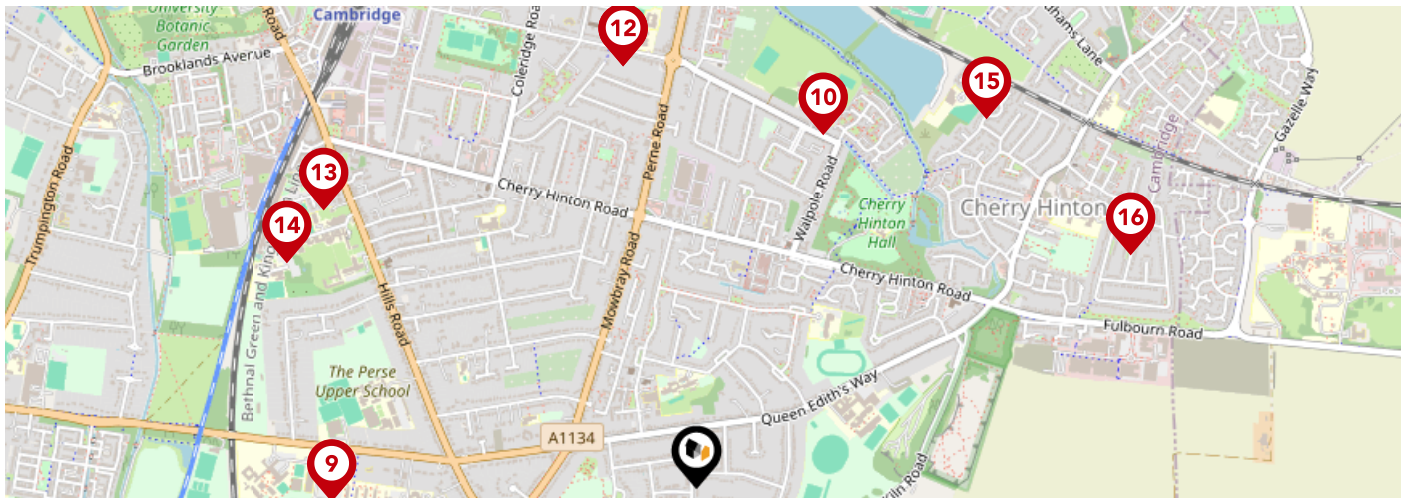
Planning records for: *39A Almoners Avenue Cambridge CB1 8NZ*

Reference - 16/0924/CONDA	
Decision:	Decided
Date:	13th July 2020
Description:	Submission of details required by condition 9 (Archaeological work) of planning permission 16/0924/OUT

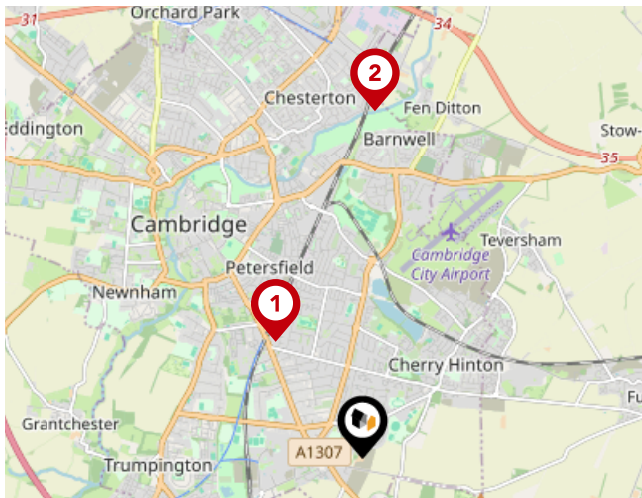
Reference - 21/01630/CONDA	
Decision:	Decided
Date:	13th June 2023
Description:	Submission of details required by condition 6 (Details of Green Roof) and 10 (Green Roof Maintenance) of planning permission 21/01630/S73



	Nursery	Primary	Secondary	College	Private
Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.66	<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:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

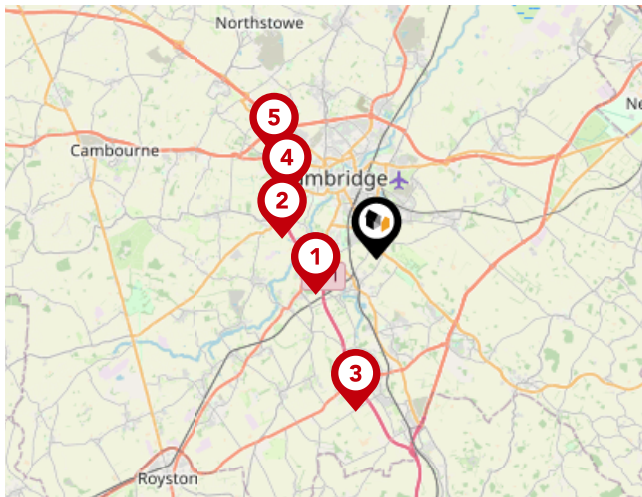


	Nursery	Primary	Secondary	College	Private
Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.06	<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:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



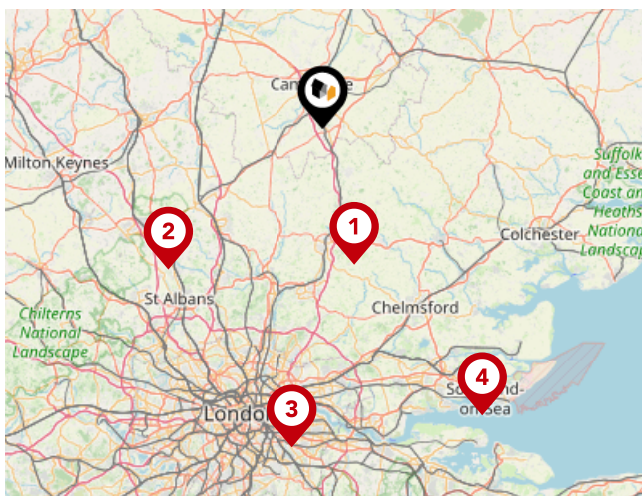
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.32 miles
2	Cambridge North Rail Station	3.16 miles
3	Whittlesford Parkway Rail Station	5.22 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.56 miles
2	M11 J12	3.53 miles
3	M11 J10	5.6 miles
4	M11 J13	4.03 miles
5	M11 J14	5.32 miles

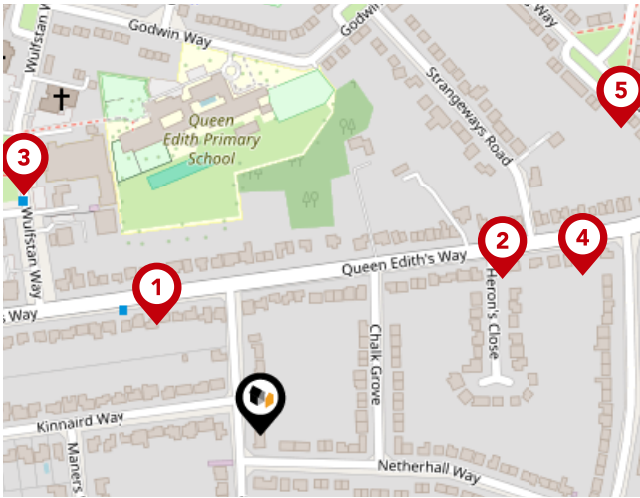


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.54 miles
2	Luton Airport	30.65 miles
3	Silvertown	46.94 miles
4	Southend-on-Sea	48.25 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Almoners' Avenue	0.09 miles
2	Strangeways Road	0.16 miles
3	Queen Edith Chapel	0.19 miles
4	Strangeways Road	0.2 miles
5	Tillyard Way	0.27 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

