

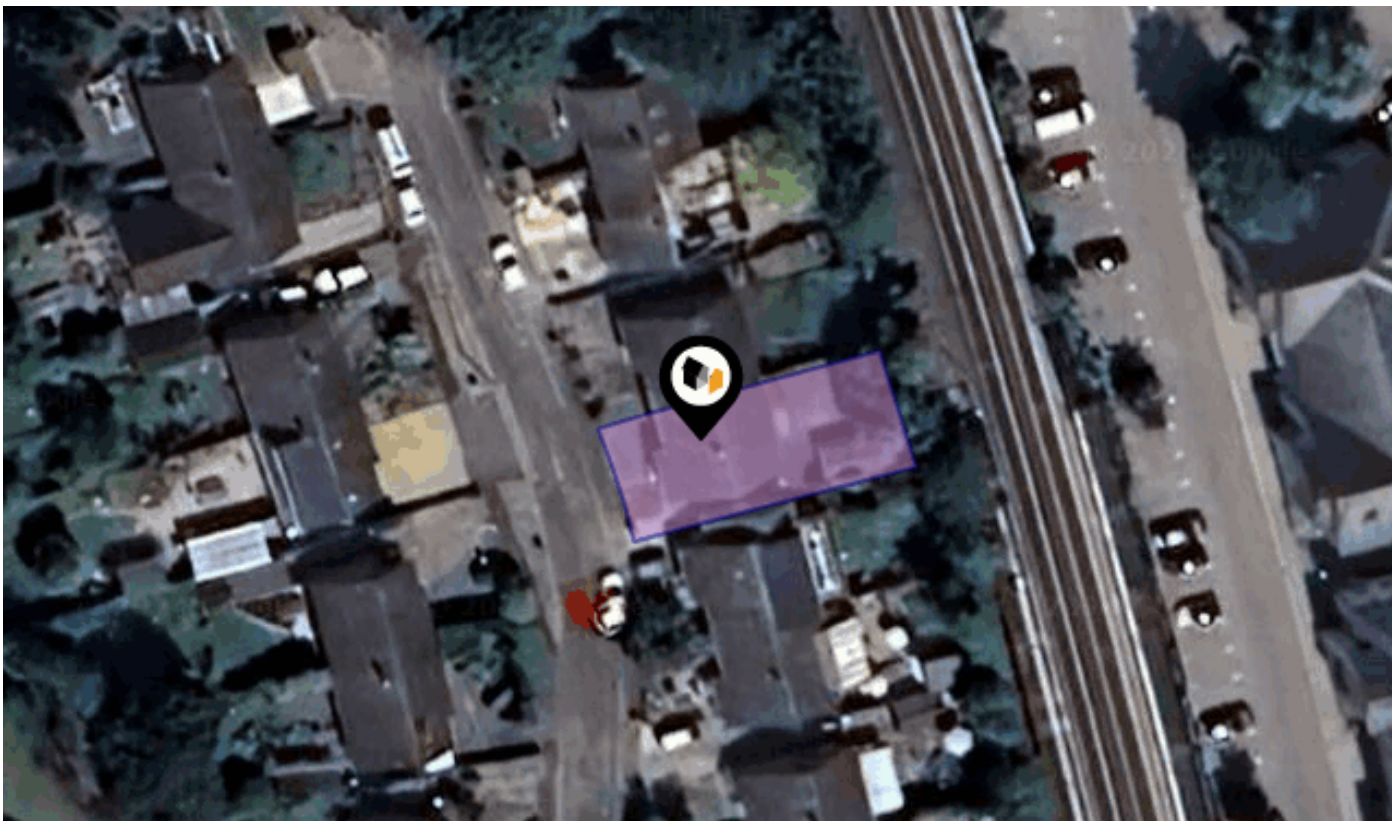


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# MIR: Material Info

The Material Information Affecting this Property

Monday 25<sup>th</sup> November 2024



**POPLAR CLOSE, GREAT SHELFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	656 ft <sup>2</sup> / 61 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,304		
<b>Title Number:</b>	CB316433		

## Local Area

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

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

<b>6</b> mb/s	<b>53</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **3 Poplar Close Great Shelford CB22 5LX**

Reference - 21/02449/HFUL	
Decision:	Decided
Date:	26th May 2021
Description:	Single storey side extension and roof extension with rear box dormer and front roof lights

Planning records for: **4 Poplar Close Great Shelford Cambridge Cambridgeshire CB22 5LX**

Reference - S/0182/14/LD	
Decision:	Decided
Date:	21st January 2014
Description:	Lawful Development Certificate for proposed rear dormer window and rear single storey extension.

Planning records for: **8 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

Reference - 22/01931/HFUL	
Decision:	Decided
Date:	25th April 2022
Description:	Single storey side and rear extension

Reference - 22/01912/CL2PD	
Decision:	Awaiting decision
Date:	25th April 2022
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension.

Planning records for: *14 Poplar Close Great Shelford Cambridge CB22 5LX*

Reference - S/1925/14/FL	
Decision:	Decided
Date:	11th August 2014
Description:	Erection of single storey extension to side and rear of dwelling.

Planning records for: *24 Poplar Close Great Shelford Cambridgeshire CB22 5LX*

Reference - 22/02861/CL2PD	
Decision:	Withdrawn
Date:	24th June 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof

Reference - 22/02848/S73	
Decision:	Withdrawn
Date:	24th June 2022
Description:	S73 variation of condition 2 (Approved plans) of planning permission 21/01155/HFUL (Single storey rear and side extensions, garage conversion with cedar wood front gable elevation with two additional windows and roof lights together with replacement of existing pan tiles roof coverings over main house and garage with slate) for an additional roof light over the side mono pitched extension.

Reference - 22/02852/HFUL	
Decision:	Decided
Date:	24th June 2022
Description:	First floor front and single storey rear extensions and loft conversion with front and rear dormers

Planning records for: **24 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

<b>Reference - 22/03795/CL2PD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd August 2022
<b>Description:</b>	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof. Resubmission of 22/02861/CL2PD

Planning records for: **25 Poplar Close Great Shelford Cambridge Cambridgeshire CB22 5LX**

<b>Reference - S/1361/16/PA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2016
<b>Description:</b>	Single storey rear extension

Planning records for: **26 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

<b>Reference - 22/04916/CL2PD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th November 2022
<b>Description:</b>	Certificate of lawfulness under S192 for the construction of a single storey ground floor rear extension and rear first floor roof dormer including 2 no. roof lights to the front elevation.

<b>Reference - 22/1331/TTCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th November 2022
<b>Description:</b>	Elder - Reduce limb growing over neighbouring property by 3m Sorbus - Remove limb leaning on fence by 3m. Red leaf plum - Remove tree to near ground level Medlar - 1-1.5m crown reduction Prunus - Reduce height by 0.5-1m

Great Shelford, CAMBRIDGE, CB22

Energy rating

**D**

Valid until 21.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Semi-detached bungalow
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<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, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	Gas multipoint
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	61 m <sup>2</sup>

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## Other

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Garage roof is Asbestos



## Electricity Supply

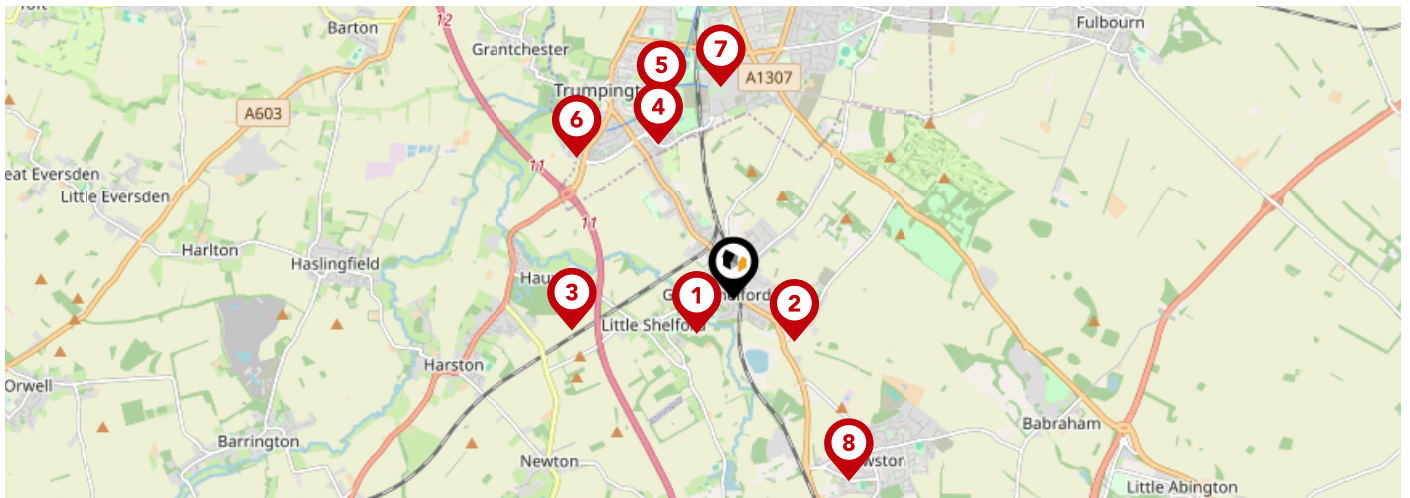
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Eon

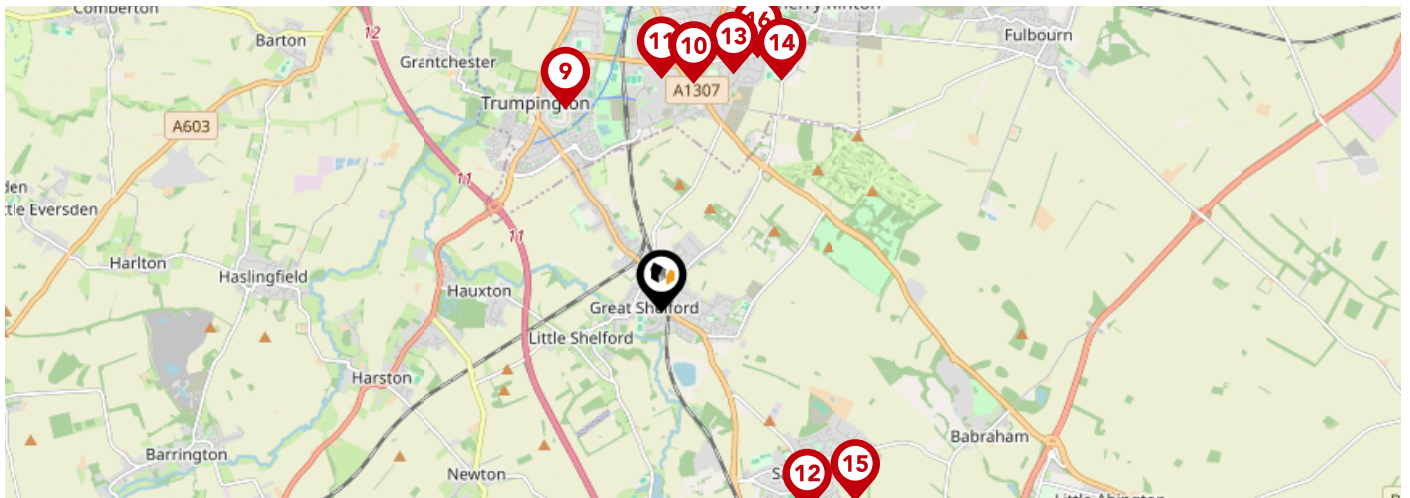
## Central Heating

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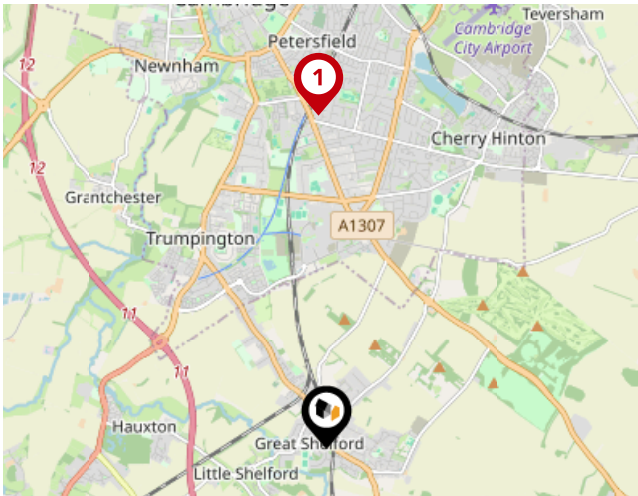
Gas combi boiler heated radiators and gas fire in living room. Air conditioning / heating units in living room and smaller bedroom.



		Nursery	Primary	Secondary	College	Private
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:1.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



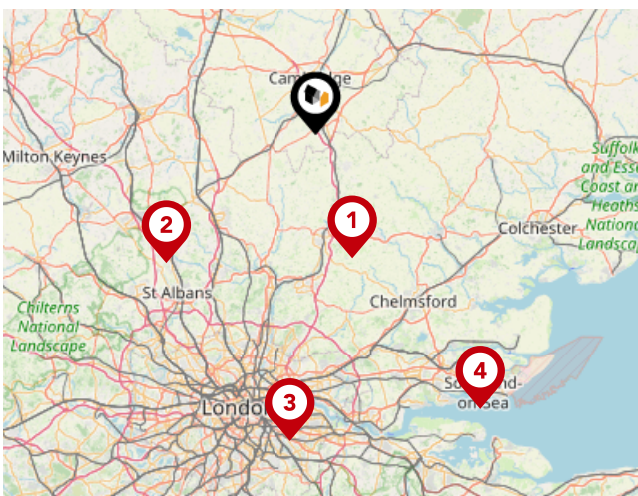
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.03 miles
2	Whittlesford Parkway Rail Station	3.43 miles
3	Foxton Rail Station	4.12 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.66 miles
2	M11 J10	3.58 miles
3	M11 J12	3.86 miles
4	M11 J13	5.01 miles
5	M11 J9	6.28 miles

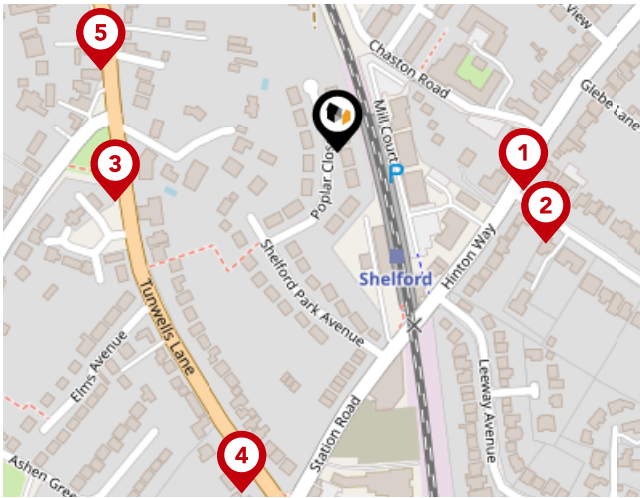


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.81 miles
2	Luton Airport	28.83 miles
3	Silvertown	44.92 miles
4	Southend-on-Sea	46.9 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chaston Road	0.11 miles
2	The Limes	0.13 miles
3	Halatte Gardens	0.13 miles
4	Woollards Lane	0.2 miles
5	Maris Green	0.14 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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