

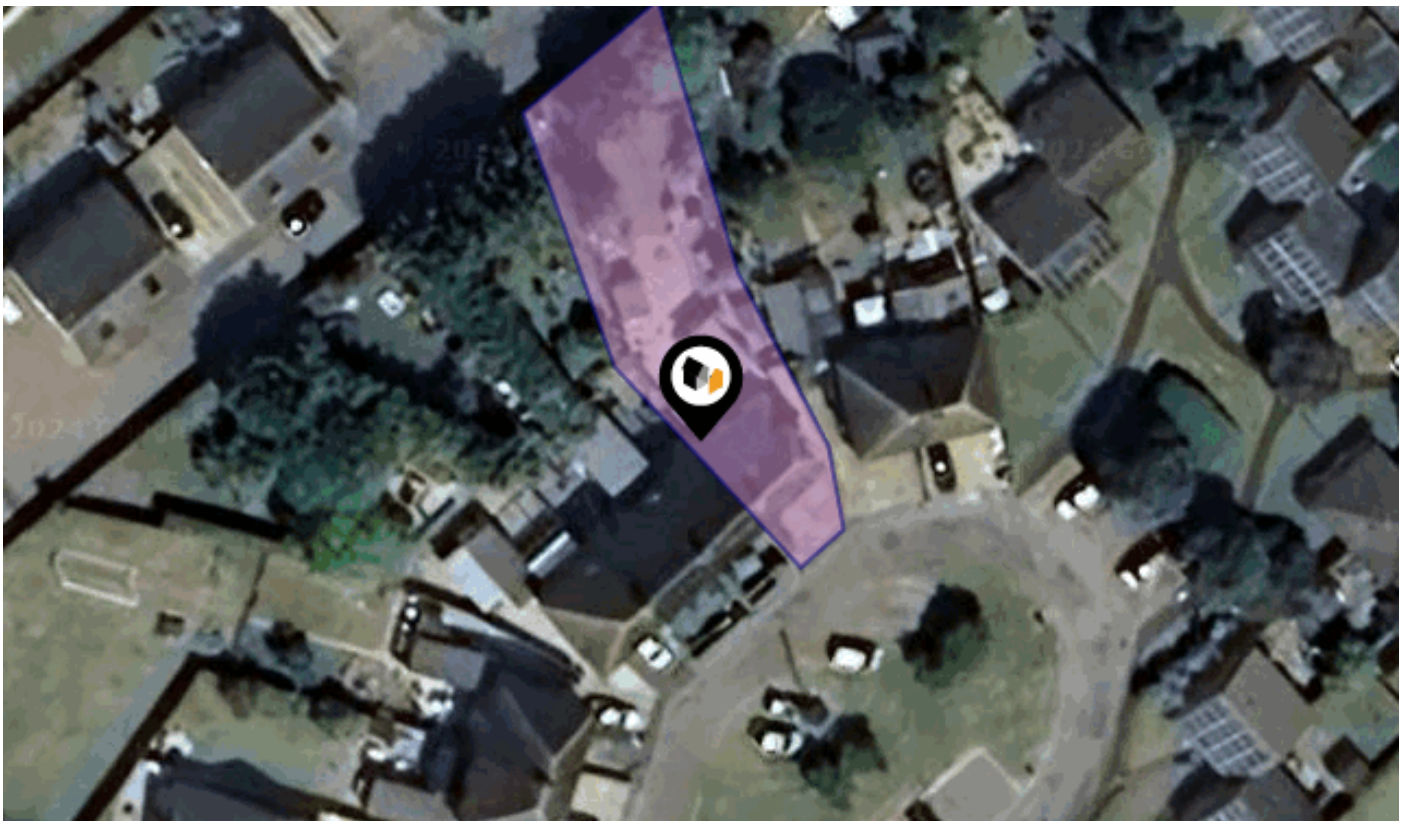


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 06<sup>th</sup> January 2025



## ORCHARD CLOSE, COTTENHAM, CAMBRIDGE, CB24

### Cooke Curtis & Co

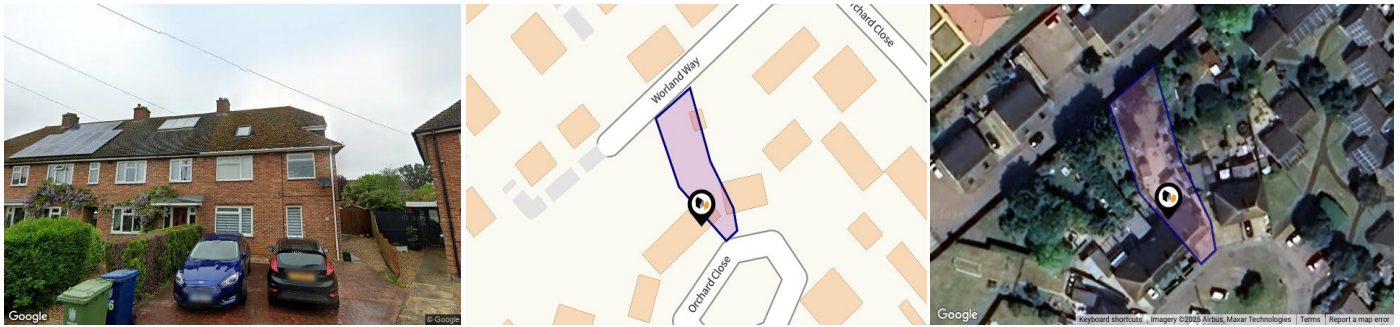
40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,313 ft <sup>2</sup> / 122 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB126755		

## 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>14</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *7 Orchard Close Cottenham Cambridge Cambridgeshire CB24 8TN*

Reference - S/3624/16/FL	
Decision:	Decided
Date:	29th December 2016
Description:	Single storey rear extension

Planning records for: *Land To The Rear Of 17 Orchard Close Cottenham CB24 8TN*

Reference - S/2558/19/DC	
Decision:	Withdrawn
Date:	24th July 2019
Description:	Discharge of condition 1 (Materials) of planning permission S/1953/18/RM

Reference - S/2679/18/DC	
Decision:	Decided
Date:	12th July 2018
Description:	Discharge of Conditions 8 (Arboricultural Method Statement & Tree Protection) 10 (Biodiversity Enhancement) 11 (Foul Water & Surface Water Drainage) & 12 (Hard & Soft Landscaping) of Planning Permission S/4022/17/OL

Reference - S/4022/17/OL	
Decision:	Decided
Date:	08th November 2017
Description:	Application for outline planning permission for one dwelling with all matters reserved apart from access.

Planning records for: *Land Adjacent To 17 Orchard Close Cottenham Cambridge Cambridgeshire CB24 8TN*

<b>Reference - S/1953/18/RM</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st May 2018
<b>Description:</b>	Application for approval of reserved matters following outline planning permission S/4022/17/OL for a single dwelling in respect of appearance landscape layout and appearance.

Planning records for: *22 Orchard Close Cottenham Cambridgeshire CB24 8TN*

<b>Reference - 24/02629/PRIOR</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th July 2024
<b>Description:</b>	Single storey rear extension.

Planning records for: *52 Orchard Close Cottenham Cambridge Cambridgeshire CB24 8TN*

<b>Reference - S/1547/16/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th June 2016
<b>Description:</b>	Single storey rear extension

<b>Reference - S/0965/16/PA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	11th April 2016
<b>Description:</b>	Single storey rear extension

Cottenham, CB24

Energy rating

**C**

Valid until 23.09.2031

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	71   <b>c</b>	
55-68	<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>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	122 m <sup>2</sup>

## Central Heating

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Gas central heating

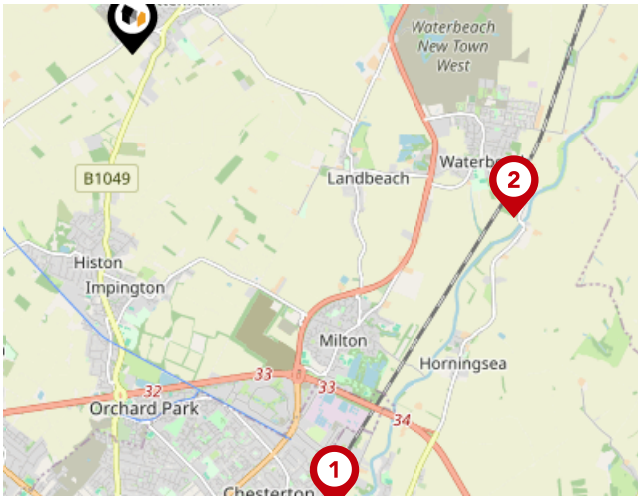


		Nursery	Primary	Secondary	College	Private
	<b>Cottenham Primary School</b> Ofsted Rating: Good   Pupils: 481   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottenham Village College</b> Ofsted Rating: Good   Pupils: 877   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Centre School</b> Ofsted Rating: Good   Pupils: 134   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



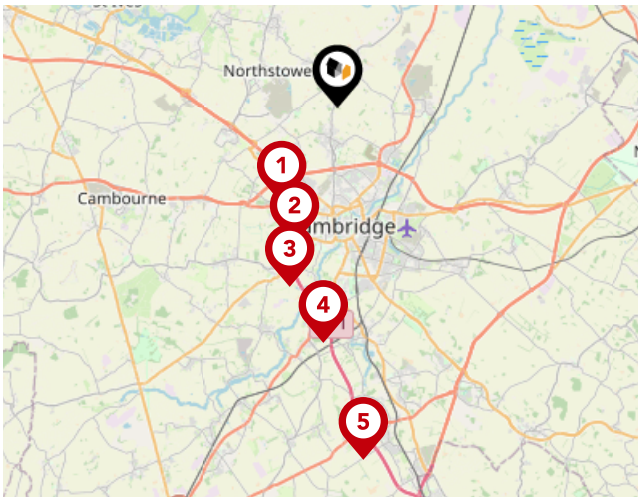


		Nursery	Primary	Secondary	College	Private
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:2.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willingham Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



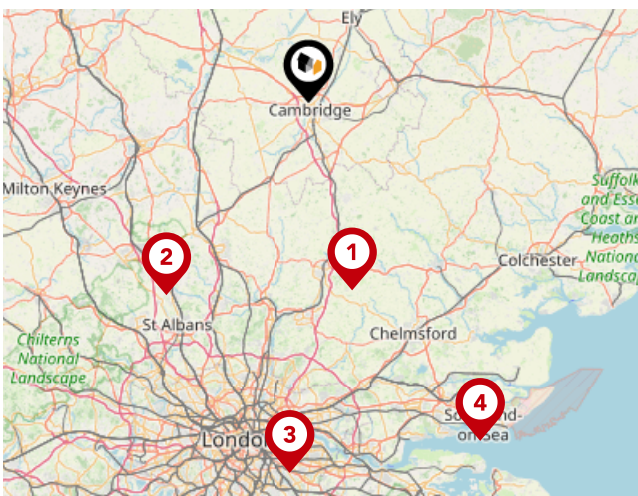
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	4.5 miles
2	Waterbeach Rail Station	3.77 miles
3	Cambridge Rail Station	6.27 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.02 miles
2	M11 J13	5.2 miles
3	M11 J12	6.73 miles
4	M11 J11	8.56 miles
5	M11 J10	12.85 miles

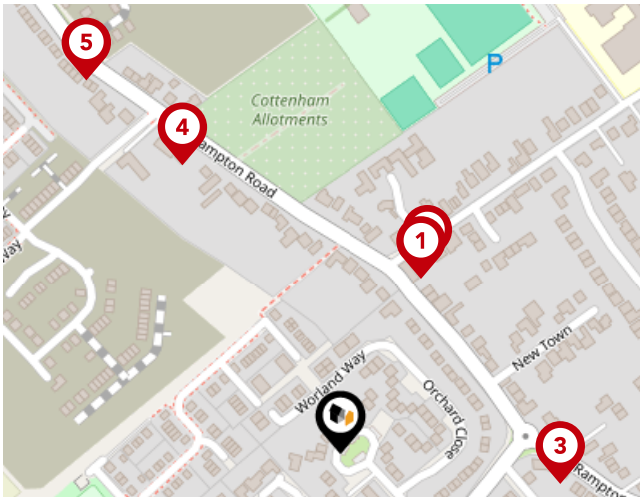


## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	28 miles
2	Luton Airport	34.88 miles
3	Silvertown	54.06 miles
4	Southend-on-Sea	55.46 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Manse Drive	0.11 miles
2	Manse Drive	0.12 miles
3	Oakington Road	0.13 miles
4	Allotment Gardens	0.19 miles
5	Rampton Road	0.26 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.



# 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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