

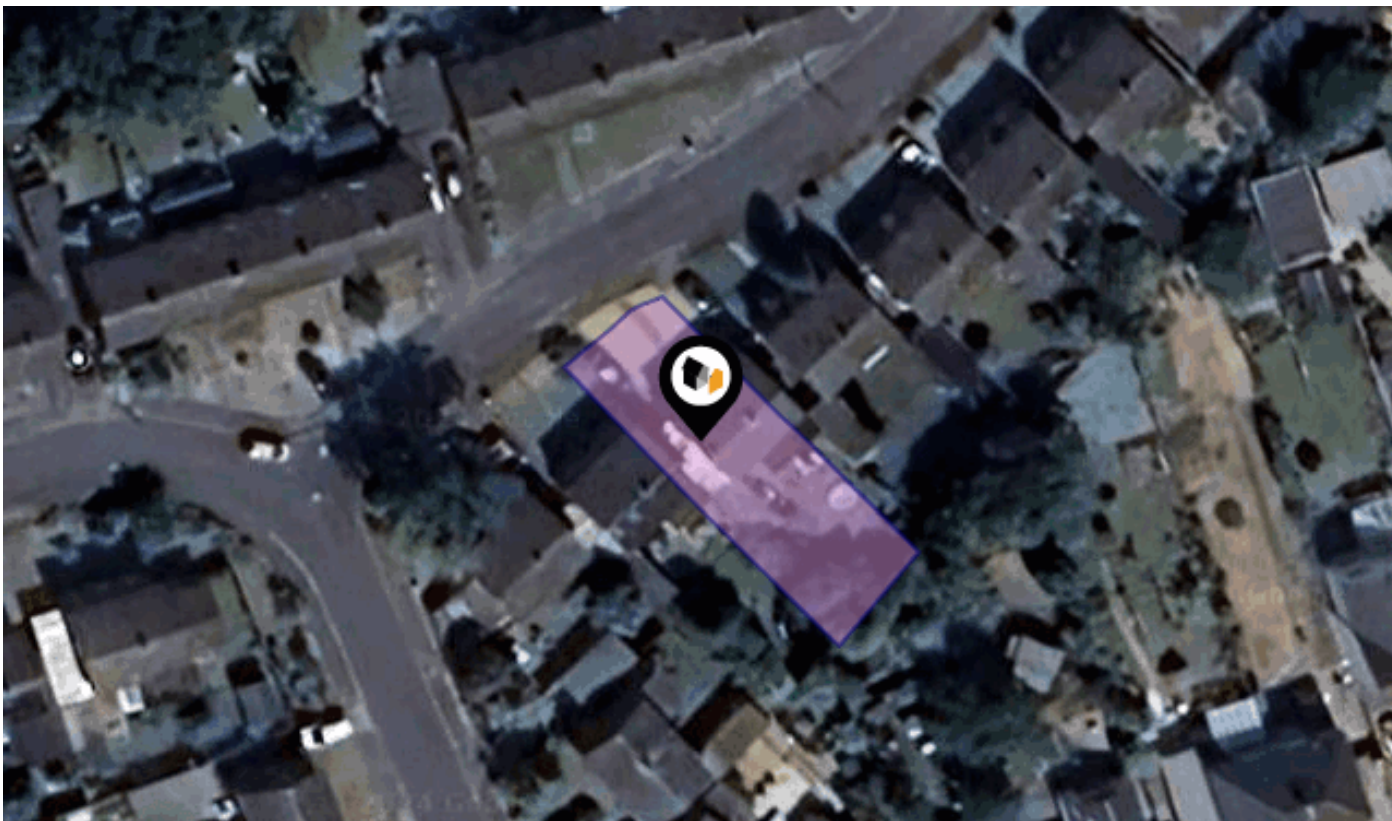


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 06th January 2025



LANTREE CRESCENT, TRUMPINGTON, CAMBRIDGE, CB2

Cooke Curtis & Co

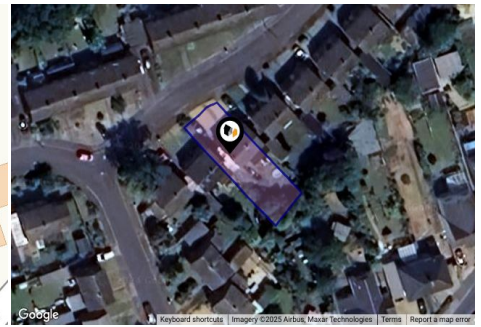
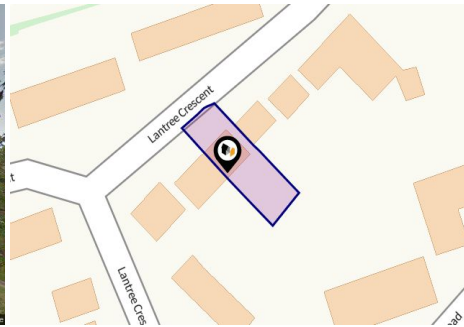
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.08 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,749		
Title Number:	CB3007		

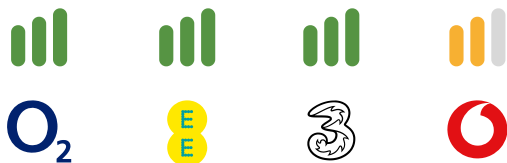
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *11 Lantree Crescent Cambridge CB2 9NJ*

Reference - 19/0797/FUL	
Decision:	Decided
Date:	07th June 2019
Description:	First floor rear extension.

Reference - 12/1567/CL2PD	
Decision:	Decided
Date:	28th December 2012
Description:	Application for a certificate of lawfulness under Section 192 for the building of a single storey rear extension of detached family house.

Planning records for: *19 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ*

Reference - 14/0837/FUL	
Decision:	Decided
Date:	23rd May 2014
Description:	Part two storey, part single storey and part first floor rear extension, conversion of garage to residential and new bay window to ground floor front elevation.

Planning records for: *27 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ*

Reference - 16/1797/NMA	
Decision:	Decided
Date:	10th October 2016
Description:	Non-Material Amendment on application 16/1235/FUL to relocate a set of French doors in the ground floor bedroom from the rear wall of the extension to the side wall of the extension.

Planning records for: **27 Lantree Crescent Cambridge CB2 9NJ**

Reference - 16/1235/FUL	
Decision:	Decided
Date:	15th July 2016
Description:	Single storey extension at the rear of the property.

Reference - 13/0455/FUL	
Decision:	Decided
Date:	02nd April 2013
Description:	Demolition of garage and single storey rear extension

Reference - 12/0365/FUL	
Decision:	Decided
Date:	20th March 2012
Description:	Two storey rear extension

Planning records for: **3 Lantree Crescent Cambridge CB2 9NJ**

Reference - 20/01169/HFUL	
Decision:	Decided
Date:	28th February 2020
Description:	Part single storey, part two storey rear extension to detached dwelling.

Planning records for: **42 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 23/02135/HFUL	
Decision:	Withdrawn
Date:	05th June 2023
Description:	Installation of an air source heat pump to side.

Planning records for: **44 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 23/00444/HFUL	
Decision:	Withdrawn
Date:	07th February 2023
Description:	Two storey extension to rear of existing detached dwelling.

Reference - 24/02034/HFUL	
Decision:	Awaiting decision
Date:	28th May 2024
Description:	Single storey rear extension following part demolition of existing conservatory. Single storey rear extension to existing garage.

Planning records for: **58 Lantree Crescent Cambridge CB2 9NJ**

Reference - 21/02019/HFUL	
Decision:	Decided
Date:	30th April 2021
Description:	Two storey rear extension

Planning records for: **64 Lantree Crescent Cambridge CB2 9NJ**

Reference - 21/03617/HFUL	
Decision:	Decided
Date:	06th August 2021
Description:	Two storey rear extension

Planning records for: **66 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 19/1419/FUL	
Decision:	Decided
Date:	14th October 2019
Description:	Three storey rear extension

Planning records for: **7 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 12/0358/FUL	
Decision:	Decided
Date:	19th March 2012
Description:	Single storey side extension to detached house.

Planning records for: **33 Lantree Crescent Cambridge CB2 9NJ**

Reference - 18/2039/FUL	
Decision:	Decided
Date:	07th January 2019
Description:	Annexe to rear, ancillary to main dwelling.

Planning records for: **33 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 24/03960/HFUL	
Decision:	Decided
Date:	22nd October 2024
Description:	Conversion of garage to annex, ancillary to main dwelling, with single storey side/rear extension to garage, replacement car port, and associated alterations

Planning records for: **35 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ**

Reference - 22/0635/TTPO	
Decision:	Decided
Date:	06th June 2022
Description:	Silver Birch (Betula pendula) Reduction of crown by approx 4 metres. No1 on the Sketch Plan. No2 on the site Plan and No.3 on the photo enclosed. Reason for the works - to prolong the life of the silver birch tree and to remove any dead wood in the process. To reduce the overall size of the tree due to its close proximity to our house and the public highway.

Reference - 23/0650/TTPO	
Decision:	Decided
Date:	28th June 2023
Description:	Removal of diseased/dead Silver Birch, to front left hand side of the drive at No.35 Lantree Crescent. Replacement with same species. Request that the replacement is permitted to be planted again in front garden, but on right hand side of drive where there is more space and further away from drains for No.35 and No.33. It will also be further away from pavement and lorries etc turning. Whilst taking into consideration the position of the street lighting post.

Reference - 18/0882/FUL	
Decision:	Decided
Date:	31st May 2018
Description:	Replacement of existing wooden fence to side of property.

Planning records for: *35 Lantree Crescent Cambridge Cambridgeshire CB2 9NJ*

Reference - 22/02658/PRIOR	
Decision:	Decided
Date:	06th June 2022
Description:	Construction of two additional floors to create 4no. studios and 2no. 2-bed flats

Lantree Crescent, Trumpington, CB2

Energy rating

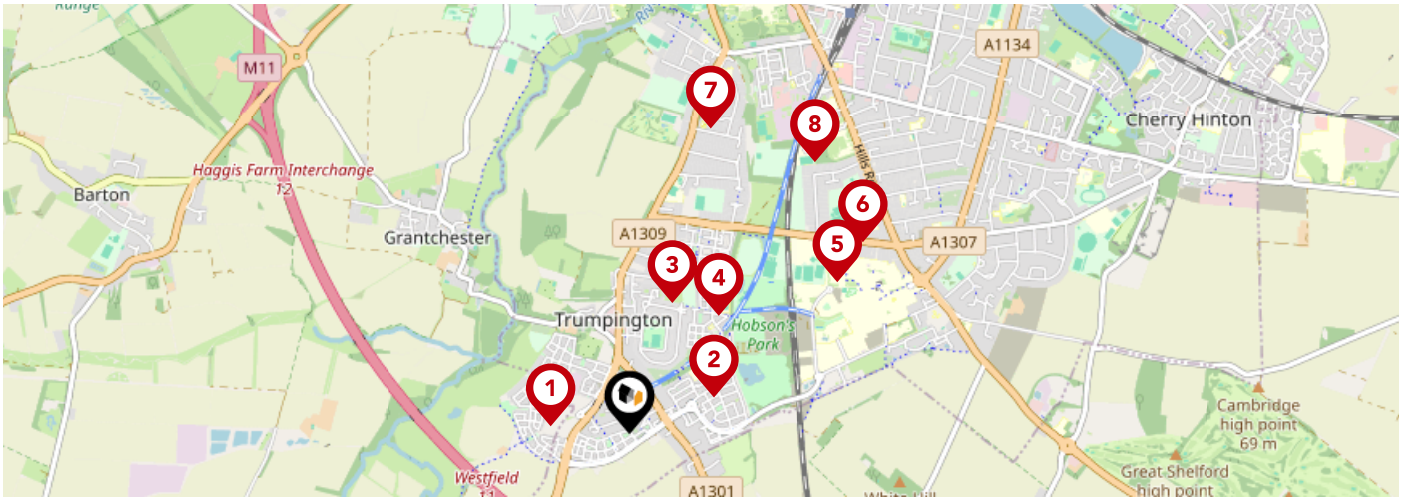
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Valid until 04.09.2026

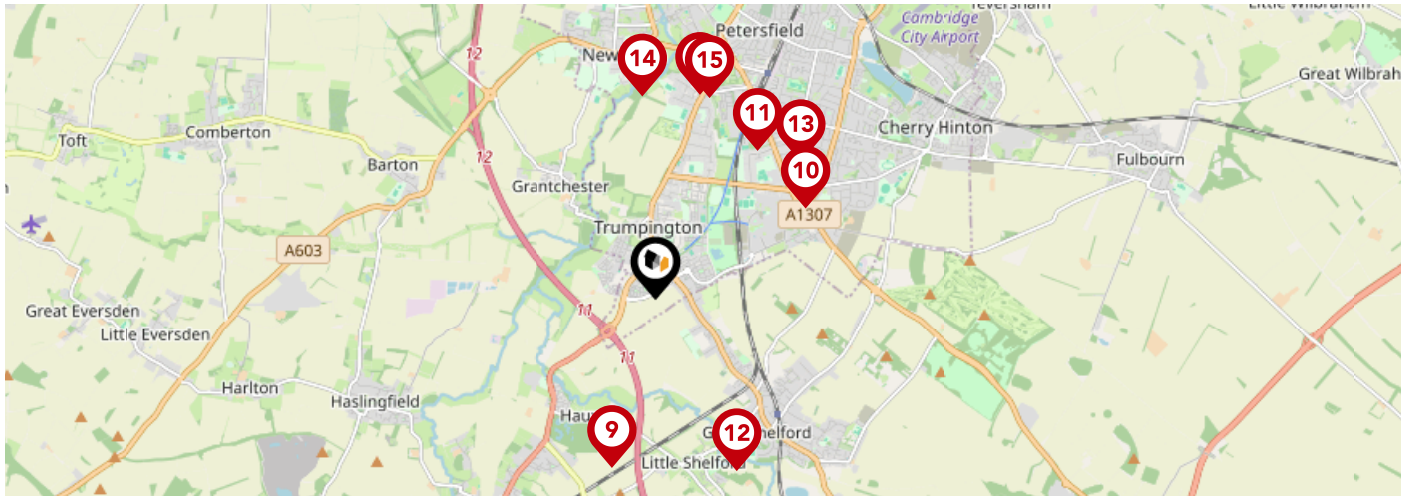
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

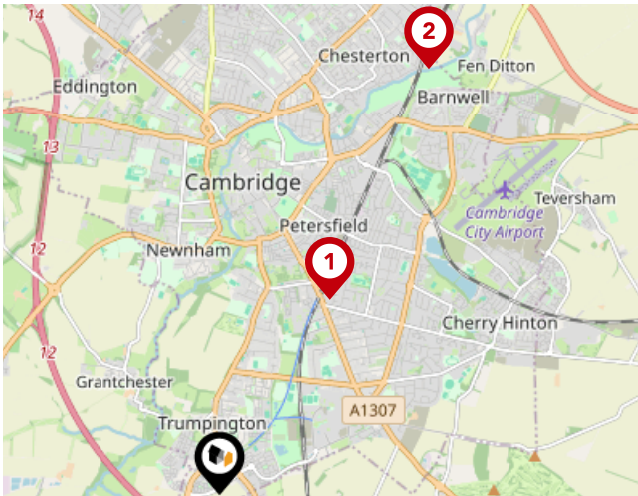
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 36% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	105 m ²



		Nursery	Primary	Secondary	College	Private
1	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

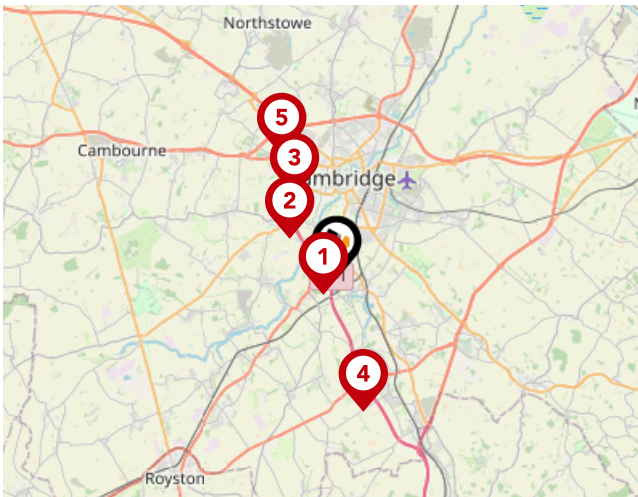


		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



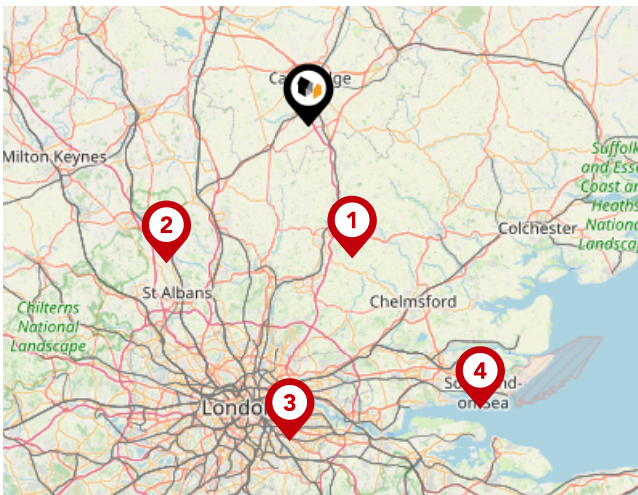
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.04 miles
2	Cambridge North Rail Station	4.31 miles
3	Foxton Rail Station	4.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.72 miles
2	M11 J12	2.22 miles
3	M11 J13	3.39 miles
4	M11 J10	4.94 miles
5	M11 J14	4.91 miles

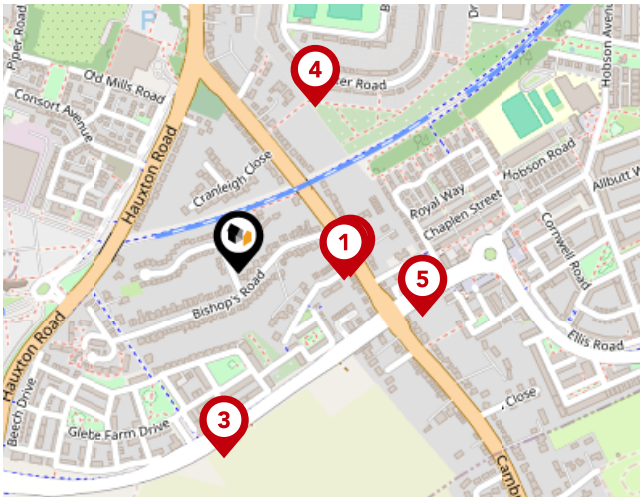


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.32 miles
2	Luton Airport	28.86 miles
3	Silvertown	46.09 miles
4	Southend-on-Sea	48.53 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bishop's Road	0.12 miles
2	Bishop's Road	0.13 miles
3	Glebe Farm Drive	0.21 miles
4	Bowling Green	0.21 miles
5	Hobson Avenue	0.21 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

