

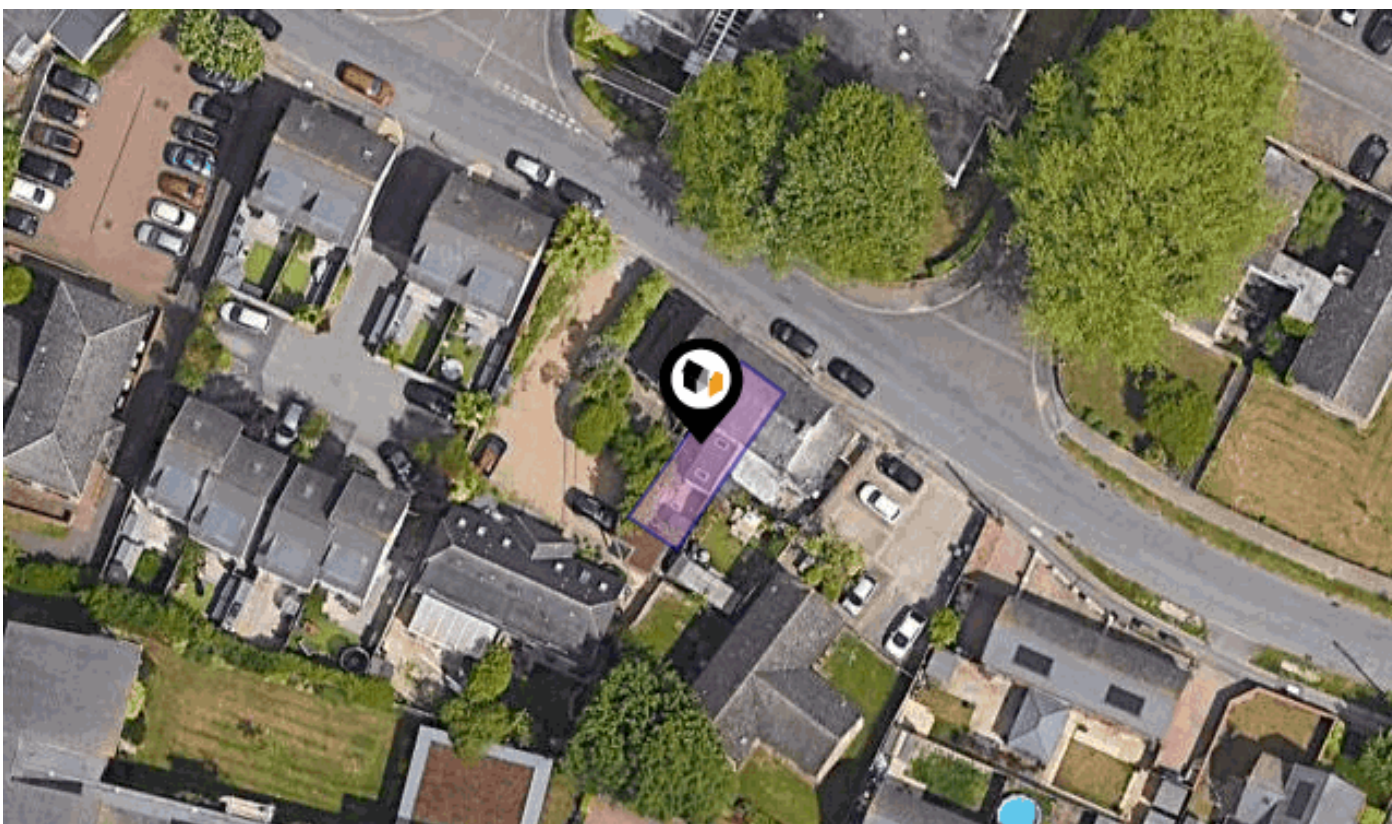


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# MIR: Material Info

The Material Information Affecting this Property

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



## FISHERS LANE, CAMBRIDGE, CB1

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





os-zoom-map

goolg-street-view

## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>		
<b>Plot Area:</b>	0.02 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,749		
<b>Title Number:</b>	CB85182		

## 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>7</b> mb/s	<b>283</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Fishers Lane, Cambridge, CB1*

Reference - 19/0026/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	10th January 2019
<b>Description:</b>	Replacement of existing single storey rear extension, following demolition of existing. Roof extension consisting of two rear facing dormers and two front rooflights.

Reference - 18/1542/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd October 2018
<b>Description:</b>	Two storey rear extension following demolition of existing single storey element.

Planning records for: **74 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 17/0736/GPE	
Decision:	Decided
Date:	24th April 2017
Description:	Single storey rear conservatory.

Planning records for: **14 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 13/0286/COND2	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 2

Reference - 13/0286/FUL	
Decision:	Decided
Date:	13th March 2013
Description:	Demolition of existing property and construction of 3 x3 bedroom dwellings with individual parking spaces

Reference - 13/0286/COND3	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 3

Planning records for: *14, 14A And 14B Fishers Lane Cambridge Cambridgeshire CB1 9HR*

<b>Reference - 17/0734/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th April 2017
<b>Description:</b> Section 73 application to vary condition 14 attached to 13/0286/FUL dated 18/07/2016 for construction of 3 x 3 bedroom dwellings with individual parking spaces to allow amendments/additions to front elevation
<b>Reference - 13/0286/COND11</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th July 2016
<b>Description:</b> Condition 11
<b>Reference - 18/1021/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th June 2018
<b>Description:</b> Retrospective Section 73 application to vary condition 14 (Approved Drawings) of permission 13/0286/FUL (Demolition of existing property and construction of 3 x3 bedroom dwellings with individual parking spaces) to allow amendments/additions to front elevation.
<b>Reference - 13/0286/COND4</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th July 2016
<b>Description:</b> Condition 4

Planning records for: **14 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 13/0286/COND12	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 12

Reference - 13/0286/COND13	
Decision:	Decided
Date:	12th July 2016
Description:	Condition 13

Planning records for: **10 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 16/1815/FUL	
Decision:	Decided
Date:	12th October 2016
Description:	First floor rear extension to house

Planning records for: **12 Fishers Lane Cambridge CB1 9HR**

Reference - 22/03466/HFUL	
Decision:	Decided
Date:	01st August 2022
Description:	Single car width driveway to the front of property.

Planning records for: **12 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 24/02177/HFUL	
Decision:	Decided
Date:	05th June 2024
Description:	Part two storey, part single storey side and rear extension and front porch extension

Planning records for: **18 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 11/1243/FUL	
Decision:	Decided
Date:	19th October 2011
Description:	First floor rear extension.

Planning records for: **30 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 08/1372/FUL	
Decision:	Decided
Date:	14th October 2008
Description:	Two storey side extension (car port with bedroom above).

Planning records for: **54 Fishers Lane Cambridge Cambridgeshire CB1 9HR**

Reference - 08/1210/FUL	
Decision:	Decided
Date:	01st September 2008
Description:	Two storey side extension

Planning records for: *Land At 58 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 15/1111/COND24	
<b>Decision:</b>	Decided
<b>Date:</b>	18th February 2016
<b>Description:</b>	Condition 24 Archaeology

Reference - 14/2027/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	06th January 2015
<b>Description:</b>	Proposed residential development to erect 8 semi-detached dwellings with 8 car parking spaces and covered cycle storage facilities at Fishers Lane, Cherry Hinton

Reference - 15/1111/COND17	
<b>Decision:</b>	Decided
<b>Date:</b>	18th February 2016
<b>Description:</b>	Condition 24 Written Scheme of Archaeological Investigation24 - Written Scheme of Archaeological Investigation

Reference - 14/2027/COND11	
<b>Decision:</b>	Decided
<b>Date:</b>	10th February 2016
<b>Description:</b>	Condition 11



Planning records for: *Royal British Legion Hall 58 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 14/2027/COND15	
Decision:	Decided
Date:	01st February 2016
Description:	Condition 15

Reference - 14/2027/COND18	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 18

Reference - 14/2027/COND12	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 12

Reference - 14/2027/COND16	
Decision:	Decided
Date:	10th February 2016
Description:	Condition 16

Planning records for: *50 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 21/02894/HFUL	
Decision:	Decided
Date:	21st June 2021
Description:	Extension of rear roof dormer and single storey rear extension

Reference - 08/1157/FUL	
Decision:	Decided
Date:	20th August 2008
Description:	Part single storey part two storey extension and roof extension to front.

Planning records for: *52 Fishers Lane Cambridge CB1 9HR*

Reference - 19/0618/FUL	
Decision:	Decided
Date:	06th May 2019
Description:	Part two storey, part single storey front and rear extensions.

Planning records for: *100 Fishers Lane Cambridge CB1 9HR*

Reference - 20/0081/FUL	
Decision:	Decided
Date:	23rd January 2020
Description:	Single storey front extension and open lean-to to side elevation

Planning records for: *100 Fishers Lane Cambridge CB1 9HR*

Reference - 19/1532/FUL	
Decision:	Decided
Date:	06th November 2019
Description:	Single storey front extension and open lean-to to side elevation.

Planning records for: *96 Fishers Lane Cambridge Cambridgeshire CB1 9HR*

Reference - 23/04559/CL2PD	
Decision:	Decided
Date:	28th November 2023
Description:	Certificate Of Lawfulness Under S192 for use of the land for siting a mobile home for use ancillary to the main dwelling.

Fishers Lane, CB1

Energy rating

# D

Valid until 09.05.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<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>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 86% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

## Other

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The property has right of way through the garden of #54, but there is no gate/access point through the fence. We've not discussed this with the owner of #54 as not required.

## Other

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Rentokill horizontal damp proofing system installed in front/living room wall, rear/dining room wall and kitchen extension wall. Rentokill plastering system applied in front/living room wall. Works above completed by Rentokill in 5/12/1995. Rentokill guarantee for 30 years from the date of completion

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas central heating

## Water Supply

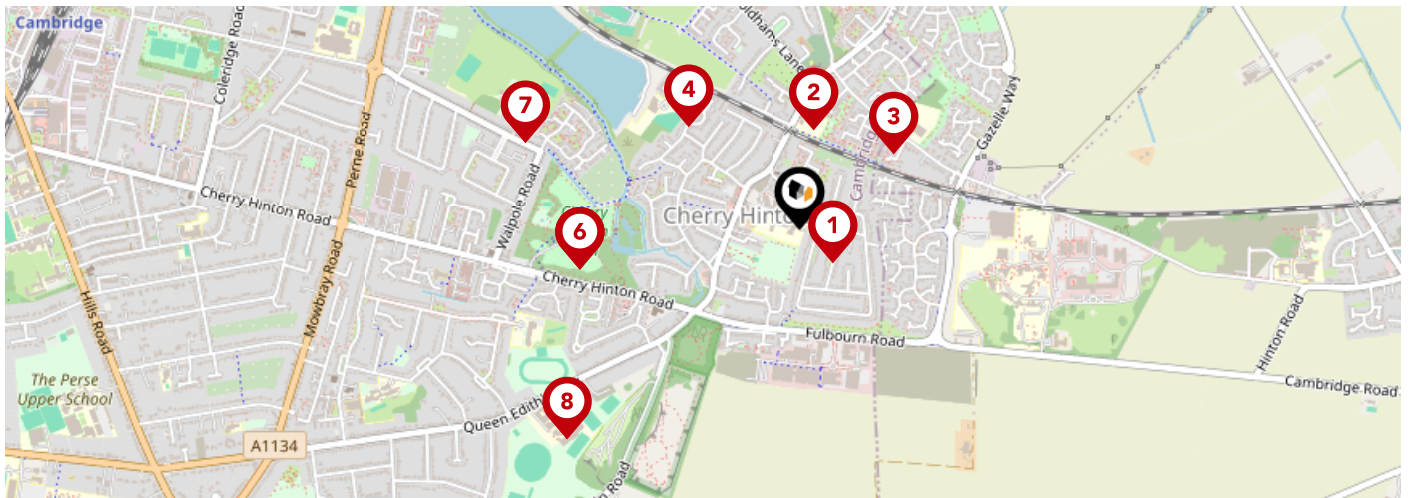
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Cambridge Water

## Drainage

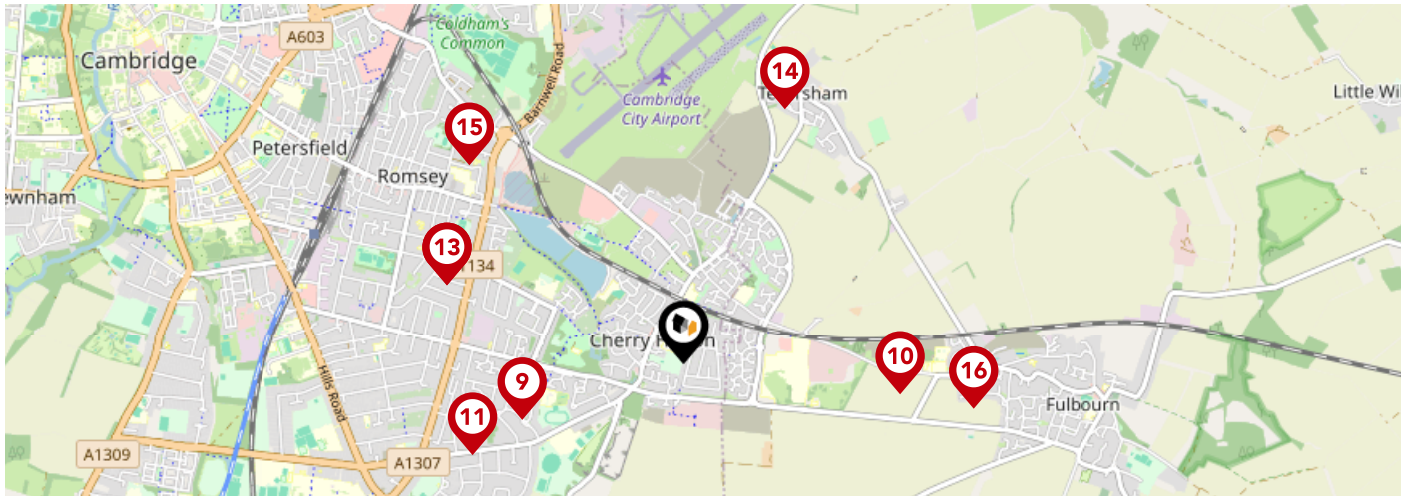
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Anglian Water

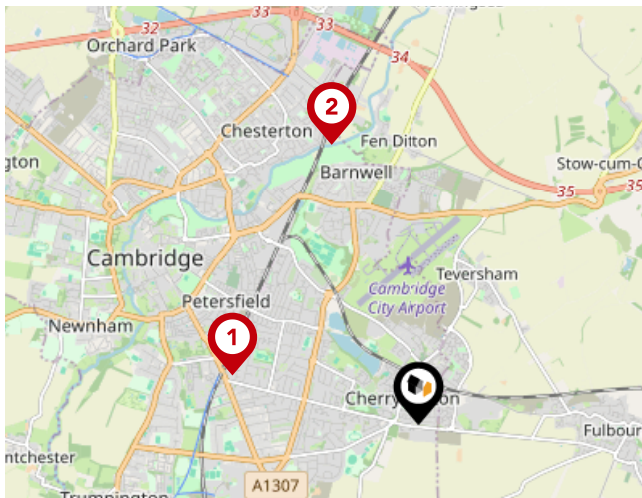


		Nursery	Primary	Secondary	College	Private
	<b>Colville Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cherry Hinton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bewick Bridge Community Primary School</b> Ofsted Rating: Good   Pupils: 227   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Spinney Primary School</b> Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



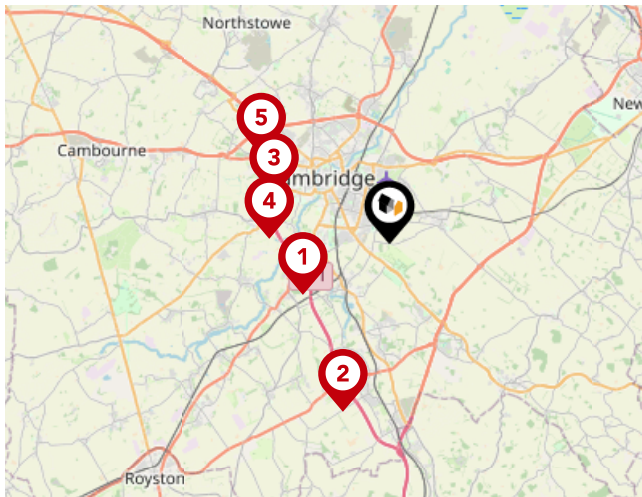


		Nursery	Primary	Secondary	College	Private
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 429   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pilgrim Pathways School</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Teversham CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 173   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Steiner School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



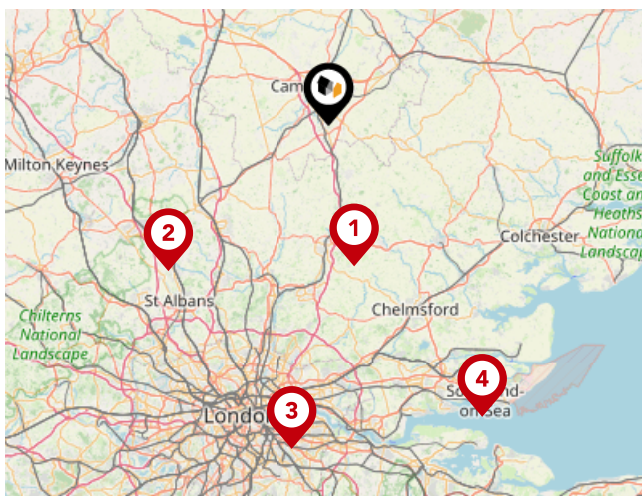
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.75 miles
2	Cambridge North Rail Station	2.67 miles
3	Waterbeach Rail Station	5.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.66 miles
2	M11 J10	6.38 miles
3	M11 J13	4.54 miles
4	M11 J12	4.36 miles
5	M11 J14	5.62 miles

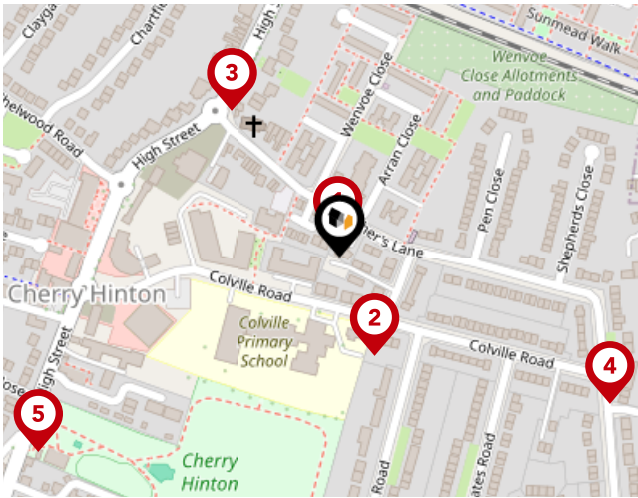


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.95 miles
2	Luton Airport	31.74 miles
3	Silvertown	47.64 miles
4	Southend-on-Sea	48.35 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Arran Close	0.01 miles
2	Augers Road	0.06 miles
3	Fisher's Lane	0.1 miles
4	Colville Road	0.17 miles
5	Mill End Close	0.2 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



/cookecurtisco

# Cooke Curtis & Co

## Data Quality

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