

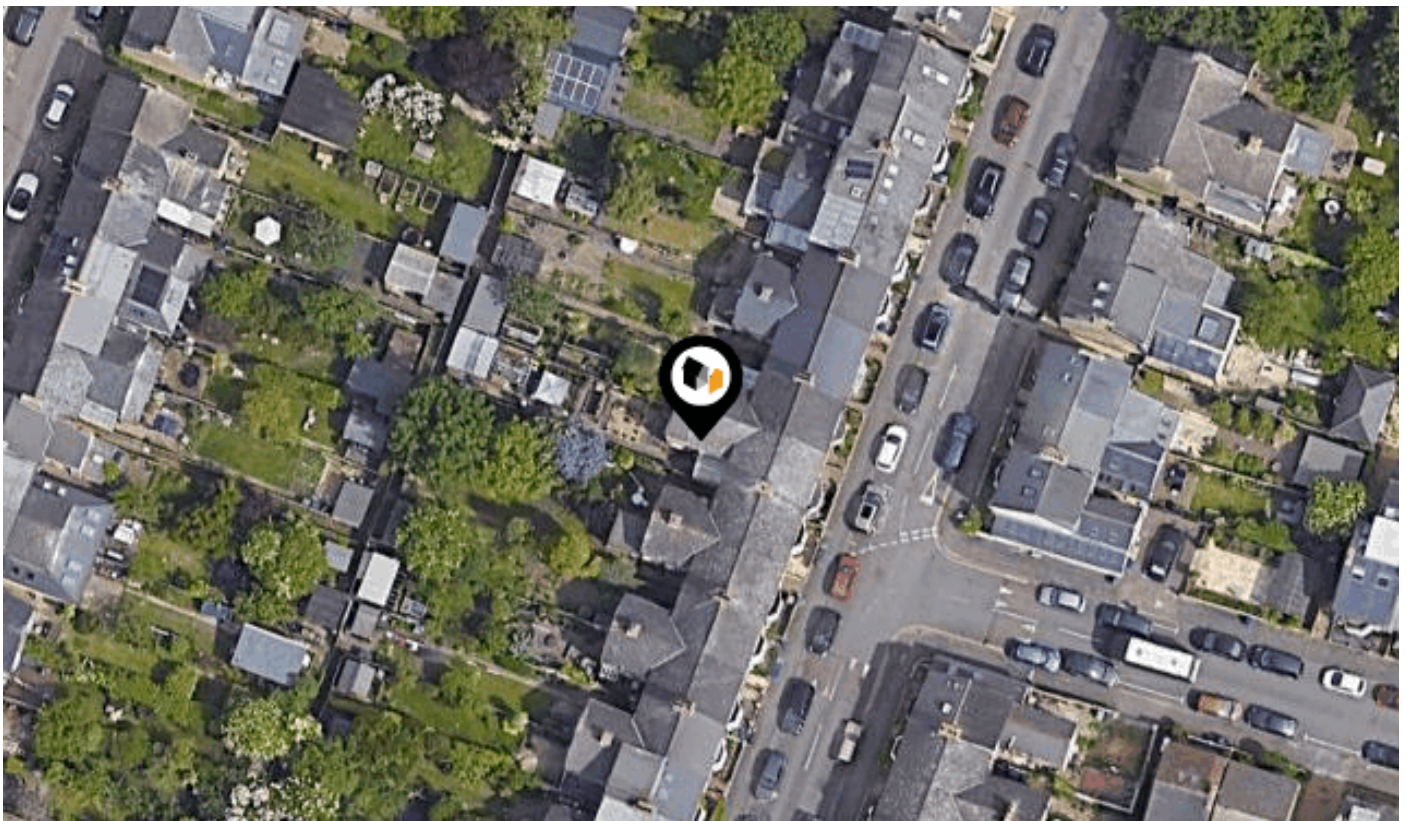


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 10<sup>th</sup> February 2025**



## HEMINGFORD ROAD, CAMBRIDGE, CB1

**Price Estimate :** £634,000

### Cooke Curtis & Co

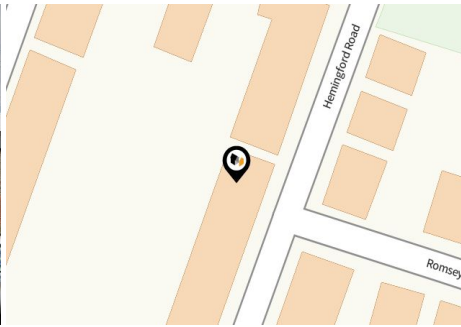
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk







## Property

Type:	Terraced	Price Estimate:	£634,000
Bedrooms:	3		
Floor Area:	968 ft <sup>2</sup> / 90 m <sup>2</sup>		
Council Tax :	Band D		
Annual Estimate:	£2,249		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)	
Flood Risk:		14	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Low		

Mobile Coverage:  
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 09/1096/FUL
<b>Decision:</b> Decided
<b>Date:</b> 26th November 2009
<b>Description:</b> Single storey rear extension.

Reference - 11/0201/FUL
<b>Decision:</b> Decided
<b>Date:</b> 06th May 2011
<b>Description:</b> Annexe extension to provide 2 bedrooms, a studio and shower room with a link to the existing building.

Reference - 10/0210/FUL
<b>Decision:</b> Decided
<b>Date:</b> 12th March 2010
<b>Description:</b> Single storey rear extension.

Reference - 15/1507/FUL
<b>Decision:</b> Decided
<b>Date:</b> 11th August 2015
<b>Description:</b> Retention of paving to side and rear gardens of 1 Hemingford Road

Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 10/1030/FUL	
Decision:	Decided
Date:	18th October 2010
Description:	Proposed single storey rear extension.

Reference - 05/0423/FUL	
Decision:	Decided
Date:	06th May 2005
Description:	Erection of two-storey extension providing new bedsit, ensuite and bathroom (following demolition of existing lean-to at rear of property).

Reference - 05/1006/FUL	
Decision:	Decided
Date:	27th September 2005
Description:	Erection of a part single, part two storey rear extension.

Planning records for: **105 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/0498/TTCA	
Decision:	Decided
Date:	25th April 2022
Description:	T1 - lawsoniana: fell to ground level

Planning records for: **107 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/0046/FUL	
Decision:	Decided
Date:	12th January 2016
Description:	Erection of a ground floor rear and side extension and the re-cladding of the existing rear dormer.

Reference - 24/01749/HFUL	
Decision:	Decided
Date:	08th May 2024
Description:	Raising ridge of the dwelling and widening of existing dormer window.

Reference - C/02/1293	
Decision:	Decided
Date:	19th December 2002
Description:	Erection of a single storey side and rear extension to existing dwelling house.

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/1398/TTCA	
Decision:	Decided
Date:	10th November 2023
Description:	T1 Bay - Remove

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/04282/HFUL	
Decision:	Awaiting decision
Date:	10th November 2023
Description:	Construction of Detached 1 & 1/2 Storey 2 Bedroom Family Annex to rear of Brierley House

Reference - 25/0037/TTCA	
Decision:	Awaiting decision
Date:	13th January 2025
Description:	Crab apple, marked 1 on the plan - remove. Crab apple, marked 2 on the plan - remove. Plum tree, marked 3 on the plan - remove.

Reference - 16/1596/FUL	
Decision:	Decided
Date:	01st September 2016
Description:	Single storey side and rear extension and rear roof extension.

Planning records for: **23 Hemingford Road Cambridge CB1 3BY**

Reference - 17/624/TTCA	
Decision:	Decided
Date:	06th December 2017
Description:	Elder (T1) - crown reduction by up to 5m and removal of deadwood and ivy

Planning records for: **23 Hemingford Road Cambridge CB1 3BY**

Reference - 13/0479/FUL	
Decision:	Decided
Date:	10th April 2013
Description:	Dismantle chimney, which is leaning quite significantly, to rafter level and rebuild to the same design reusing bricks as appropriate to rectify the lean

Reference - 14/613/TTCA	
Decision:	Decided
Date:	29th December 2014
Description:	T1 - Elder: Crown reduce by approximately 3 metresT2 - Hawthorn: Fell

Reference - 24/0604/TTCA	
Decision:	Decided
Date:	07th June 2024
Description:	T1 - Elder - Crown reduction by up to 5m and removal of deadwood and ivy due to safety, excessive shading and low amenity value.

Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/04931/HFUL	
Decision:	Decided
Date:	11th November 2022
Description:	Loft extension with rear facing dormer windows. Window and door alterations to house at rear.



Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/00089/CLPD	
Decision:	Decided
Date:	18th January 2024
Description:	Insertion of 2 no roof lights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwelling house)

Reference - 24/0086/TTCA	
Decision:	Decided
Date:	18th January 2024
Description:	T1 - Mature Horse Chestnut - This tree is in an advanced state of decay. It is situated on a busy junction, and is over the roof of the cottage, a footpath and road. The base of the left hand stem is now ready to fall (photo 2). The 2 right hand stems have major deadwood in the upper crown and Ganoderma fruiting bodies at the base. Request Removal to 1.5m stump of rotten left hand stem, and heavy pollard of 2 right hand stems to 6m.

Reference - 22/04931/CONDA	
Decision:	Decided
Date:	18th January 2024
Description:	Submission of details required by condition 3 (materials) of planning permission 22/04931/HFUL

Planning records for: **3 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/0569/FUL	
Decision:	Decided
Date:	29th March 2016
Description:	Part two storey part single storey rear extension



Planning records for: **3 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/1597/NMA	
Decision:	Decided
Date:	01st September 2016
Description:	Non-Material Amendment on application 16/0569/FUL sought for the addition of a side entrance door and to increase the width of the new first floor rear window.

Reference - 14/176/TTCA	
Decision:	Decided
Date:	06th May 2014
Description:	Fir - Fell because of excessive shading of garden and neighbour's garden.

Planning records for: **33 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/1022/TTCA	
Decision:	Decided
Date:	17th September 2024
Description:	T1 - Walnut x12ms in height with crown spread of approximately 6ms - Reduce canopy overhang to neighbouring property (38 Ross Street) and alley way by 1.5 to 2ms.

Planning records for: **43 Hemingford Road Cambridge CB1 3BY**

Reference - 17/1468/FUL	
Decision:	Decided
Date:	18th August 2017
Description:	Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof.

Planning records for: **43 Hemingford Road Cambridge CB1 3BY**

Reference - 17/0356/FUL	
Decision:	Decided
Date:	01st March 2017
Description:	Rear dormer roof extension, including raising the existing roof ridge height to align with neighbouring roof.

Reference - 18/1221/FUL	
Decision:	Decided
Date:	31st July 2018
Description:	Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof.

Planning records for: **45 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/0167/TTCA	
Decision:	Decided
Date:	02nd February 2024
Description:	(1) Willow tree - to be cut down to near ground level

Reference - 09/0566/FUL	
Decision:	Decided
Date:	06th July 2009
Description:	Extension and alterations to existing shed for use as garden room/storage.

Planning records for: **45 Hemingford Road Cambridge CB1 3BY**

Reference - 14/334/TTCA	
Decision:	Decided
Date:	11th August 2014
Description:	Eucalyptus tree: Fell

Reference - 24/00384/FUL	
Decision:	Decided
Date:	02nd February 2024
Description:	Change of layout to existing customer car park.

Planning records for: **47 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 21/01976/HFUL	
Decision:	Withdrawn
Date:	28th April 2021
Description:	Rear roof extension

Reference - 21/03240/HFUL	
Decision:	Decided
Date:	12th July 2021
Description:	Rear roof extension

Planning records for: **49 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 21/03508/CONDA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 12th March 2024
<b>Description:</b> Submission of details required by conditions 3 (Materials), 6 (Electric vehicle charge point scheme), 13 (Hard and Soft Landscape works) and 18 (Access Track) of planning permission 21/03508/FUL
Reference - 24/00954/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 12th March 2024
<b>Description:</b> Rear roof extension including a dormer window and two rooflights to front elevation.
Reference - 20/2028/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 25th September 2020
<b>Description:</b> Unidentifiable (T1) - Fell, Elder (T2) - Fell, Maple (T3) - Fell

Planning records for: **5 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 08/1552/CL2PD
<b>Decision:</b> Decided
<b>Date:</b> 17th November 2008
<b>Description:</b> Application for a Certificate of Lawfulness (S192) for erection of single storey rear extension and single flat-roofed rear dormer.

Planning records for: **51 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 17/077/TTCA	
Decision:	Decided
Date:	22nd February 2017
Description:	Damson Plum - Fell

Planning records for: **55 Hemingford Road Cambridge CB1 3BY**

Reference - 14/0474/FUL	
Decision:	Decided
Date:	31st March 2014
Description:	Change of windows and French doors, new window opening in first floor side elevation and boiler enclosure to rear.

Planning records for: **61 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 17/0553/FUL	
Decision:	Decided
Date:	24th March 2017
Description:	Single storey rear/side extension

Planning records for: **63 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 11/0506/FUL	
Decision:	Decided
Date:	01st June 2011
Description:	Single storey leanto extension to kitchen, new ground floor bathroom and first floor and stairs modified.

Planning records for: **63 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/0323/TTCA	
Decision:	Decided
Date:	23rd March 2023
Description:	T1- Hazel Coppice- reduce in height by 3m to maintain in its current location.T2- Catalpa- Remove internal water shoots and formatively prune by 70cms to maintain in its current location.

Reference - 23/0324/TTCA	
Decision:	Decided
Date:	23rd March 2023
Description:	T2 Palm (Cordylone australis) - Remove (fell) to near ground level and treat stump to inhibit regrowth.

Planning records for: **67 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/03172/HFUL	
Decision:	Decided
Date:	12th July 2022
Description:	Loft conversion including rear dormer and front facing rooflights

Reference - 22/03162/HFUL	
Decision:	Decided
Date:	12th July 2022
Description:	Construction of an annexe within existing garage workshop.

Planning records for: **73 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/409/TTCA	
Decision:	Decided
Date:	27th September 2016
Description:	Sycamore - Fell due to proximity to houses and garden wall

Planning records for: **77 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 13/0350/FUL	
Decision:	Decided
Date:	12th March 2013
Description:	Rear roof extension and single storey rear extension

Planning records for: **79 Hemingford Road Cambridge CB1 3BY**

Reference - C/02/0393	
Decision:	Decided
Date:	08th April 2002
Description:	Erection of a single storey rear extension to existing dwellinghouse.

Planning records for: **81 Hemingford Road Cambridge CB1 3BY**

Reference - 12/1079/FUL	
Decision:	Decided
Date:	22nd August 2012
Description:	Single storey rear extension.



Planning records for: **83 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/302/TTCA	
Decision:	Decided
Date:	28th July 2016
Description:	1. Salix Caprea - Fell2. Cherry - Fell3. Lilac - Fell

Planning records for: **85 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 13/0832/FUL	
Decision:	Decided
Date:	11th June 2013
Description:	Rear roof extension and single storey rear extension.

Reference - 22/02134/CONDA	
Decision:	Decided
Date:	01st December 2023
Description:	Submission of details required by condition 4(Biodiverse) of planning permission 22/02134/HFUL

Reference - 23/1483/TTCA	
Decision:	Decided
Date:	01st December 2023
Description:	T1 Cherry Reduce height by 2m and shorten lateral branches by 1m to contain size of tree

Planning records for: **9 Hemingford Road Cambridge CB1 3BY**

Reference - C/00/0264	
Decision:	Decided
Date:	13th March 2000
Description:	Erection of a two storey side extension to existing dwelling.

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/03201/HFUL	
Decision:	Withdrawn
Date:	18th August 2023
Description:	Single storey side and rear infill extension, dormer roof extension including the removal of four trees and replacement of front garden wall.

Reference - 24/00394/S73	
Decision:	Awaiting decision
Date:	05th February 2024
Description:	S73 to vary condition 3 (Hours of operation) of planning permission 23/01837/FUL (Change of use from Class E to a composite restaurant (Class E) and takeaway use together with external changes) from The restaurant and takeaway use, hereby permitted, shall not be operated outside of the following hours Monday to Friday and Sunday 0800 - 2200, Saturday 0800 - 2300 to The restaurant use and purchase of takeaway food from within the restaurant, shall not be operated outside of the following hours Monday to Thursday and Sunday 0800 - 2200, Friday and Saturday 0800 - 2300 and The takeaway window on the St Andrews elevation shall not be used outside of the following hours Monday to Sunday 0800 to 0200.

Reference - 23/04108/HFUL	
Decision:	Decided
Date:	27th October 2023
Description:	Single storey side and rear infill extension, dormer roof extension to rear, and replacement of front garden wall.

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/0174/TTCA	
Decision:	Decided
Date:	05th February 2024
Description:	Removal of Tress T1, T2, T3 and T4.

Reference - 23/04088/S73	
Decision:	Decided
Date:	27th October 2023
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/04981/FUL (Single storey rear extension to 1 Finchs Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref22/02494/FUL)) Existing Dwelling (No.1 Finchs Field) Proposed rear extension to be removed the existing dwelling from the application and Proposed internal alterations to be removed from the existing dwelling application, Plot 1 Ground floor window on front elevation to be reduced in size and site plan Rear extension to be removed.

Planning records for: **97 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/03783/HFUL	
Decision:	Decided
Date:	22nd August 2022
Description:	Single storey side extension, Loft conversion/extension and installation of Solar panels and air source heat pump.

Reference - 22/0940/TTCA	
Decision:	Decided
Date:	22nd August 2022
Description:	T1 Sycamore - Fell

Planning records for: **73A Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 15/031/TTCA	
Decision:	Decided
Date:	19th January 2015
Description:	1.Cypress - fell due to proximity to building, risk of structural damage, excessive shade2.Leylandi - fell due to proximity to building, risk of structural damage, excessive shade3.Sycamore - fell due to proximity to building, risk of structural damage, excessive shade

Planning records for: **123 Hemingford Road Cambridge CB1 3BY**

Reference - 21/1147/TTCA	
Decision:	Decided
Date:	10th September 2021
Description:	YEW (T1) - fell because of excessive shading and incorrect position for landscaping project. Apple (T2) - Fell incorrect position for landscaping project. Holly (T3) - Fell incorrect position for landscaping project. Cherry (T5) - Dead, causing issue with neighbours and back ally entrance

Planning records for: **111 Hemingford Road Cambridge CB1 3BY**

Reference - C/00/0601	
Decision:	Decided
Date:	09th June 2000
Description:	Erection of a single storey rear extension to dwelling.

Planning records for: **117 Hemingford Road Cambridge CB1 3BY**

Reference - 18/0876/FUL	
Decision:	Decided
Date:	30th May 2018
Description:	Single storey side/rear extension with associated alterations to fenestration.

Planning records for: **119 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 04/1342/FUL	
Decision:	Decided
Date:	13th December 2004
Description:	Loft extension including a dormer window.

Planning records for: **121 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 14/215/TTCA	
Decision:	Decided
Date:	29th May 2014
Description:	T2 - Plum - cut back to suitable growth points

Reference - 14/2112/COND8	
Decision:	Decided
Date:	29th May 2015
Description:	Condition 8

Reference - 14/2112/COND7	
Decision:	Decided
Date:	29th May 2015
Description:	Condition 7

Planning records for: **121 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 14/2112/FUL	
Decision:	Decided
Date:	02nd January 2015
Description:	Erection of a two storey, two bedroom dwelling adjoining to 121 Hemingford Road with side access to 121a Hemingford Road

Planning records for: **125 Hemingford Road Cambridge CB1 3BY**

Reference - 20/055/TTCA	
Decision:	Decided
Date:	27th January 2020
Description:	1-11 - Fell.1-Apple. To be replaced with trained native apple.2-Yew. Unsuitable location to re-plant. 3-11: Indeterminate fruit trees - possibly plum. Replant these trees with native species.

Reference - 20/05037/HFUL	
Decision:	Decided
Date:	07th December 2020
Description:	Single storey ground floor extension and rear dormer extension

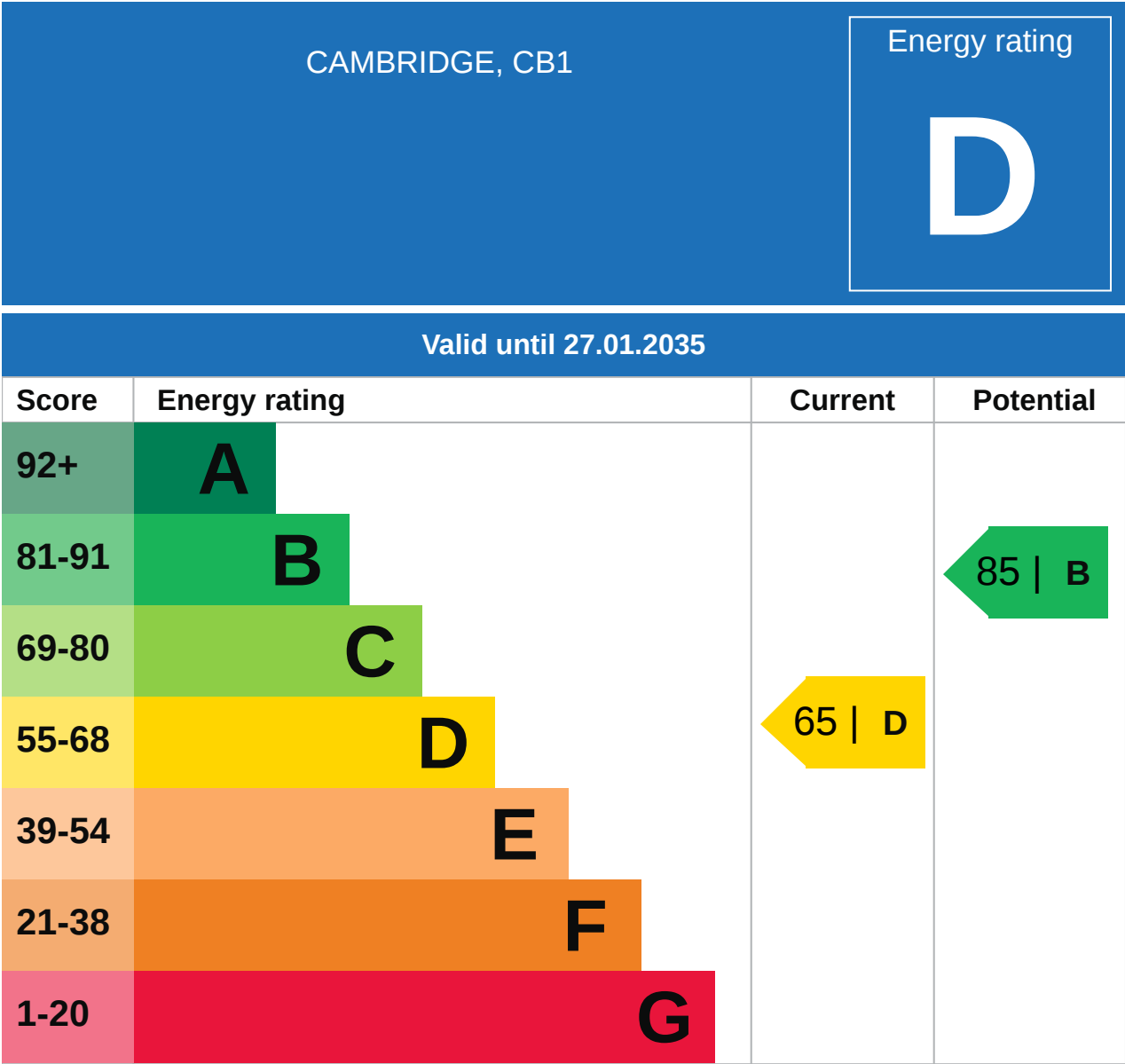
Planning records for: **127 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 15/0040/FUL	
Decision:	Decided
Date:	13th January 2015
Description:	Single-storey rear and side extension to improve existing ground floor accommodation and improve accessibility.

Planning records for: *129 Hemingford Road Cambridge CB1 3BY*

Reference - C/01/0816	
Decision:	Decided
Date:	24th July 2001
Description:	Erection of a two storey rear extension to existing dwellinghouse.





## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<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>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 90% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	90 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

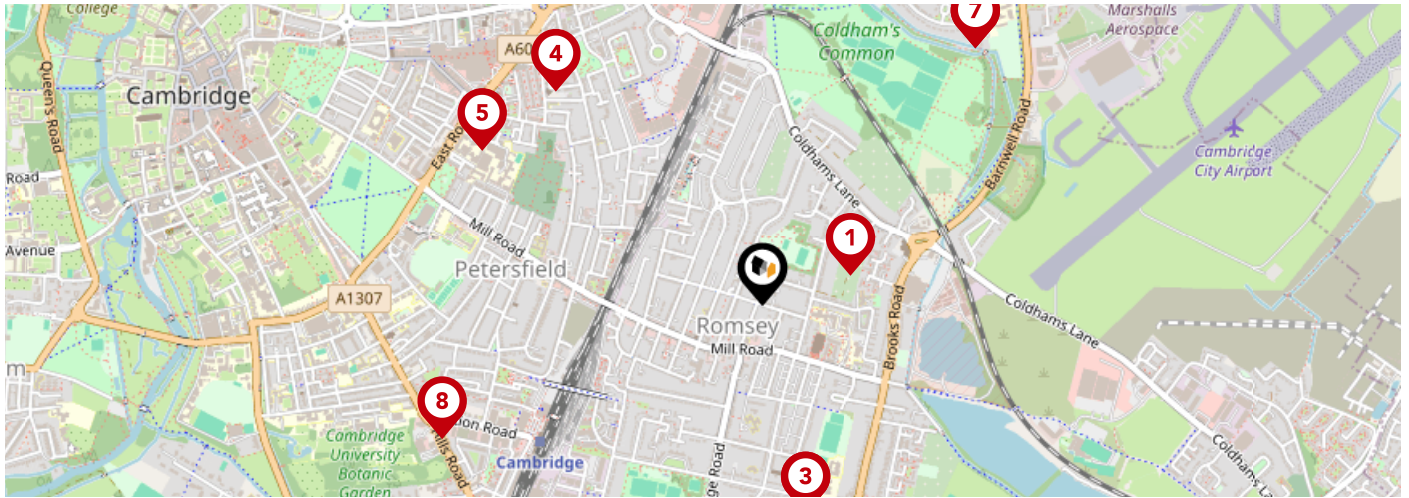
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Cambridge Water

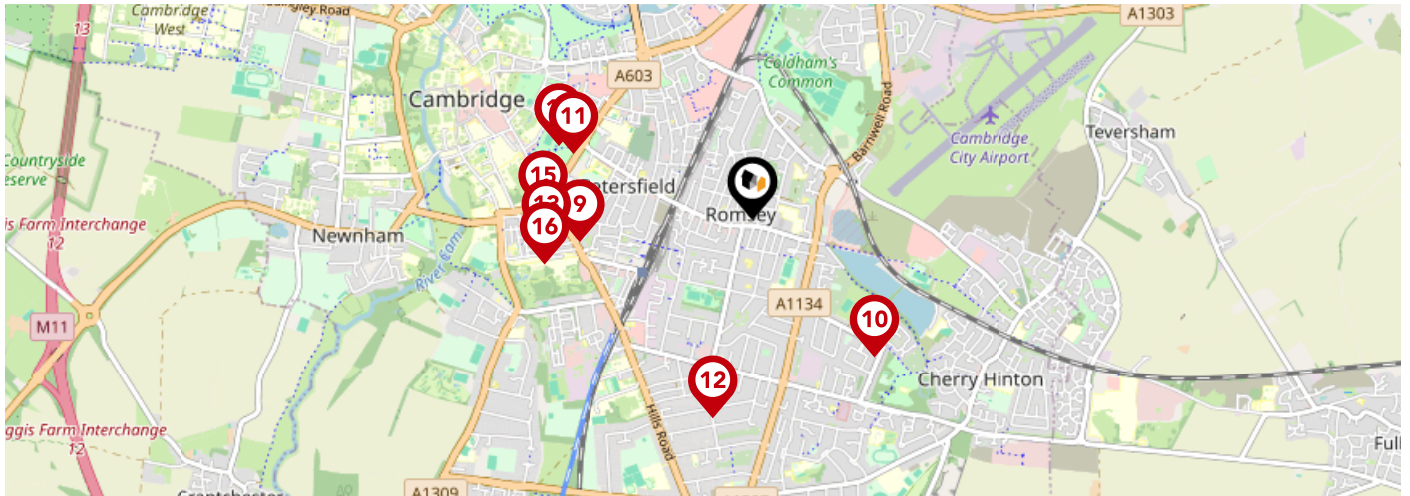
## Drainage









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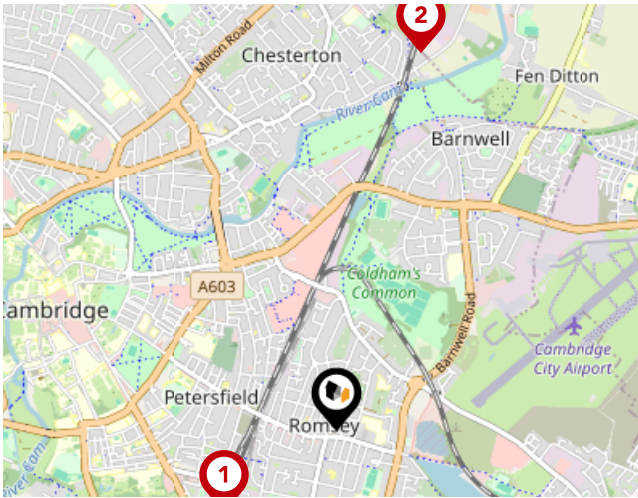
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 259   Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 70   Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Matthew's Primary School</b> Ofsted Rating: Good   Pupils: 664   Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Fields Nursery School</b> Ofsted Rating: Good   Pupils: 57   Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Galfrid School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

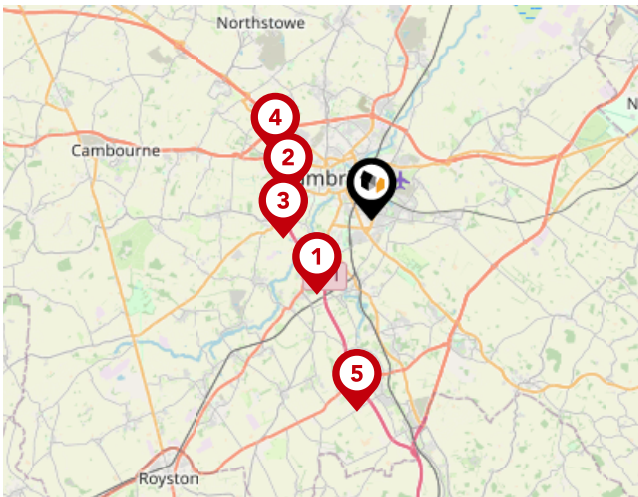


		Nursery	Primary	Secondary	College	Private
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 924   Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Balloon Learner Centre - Cambridge</b> Ofsted Rating: Not Rated   Pupils: 34   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 735   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardiff Sixth Form College, Cambridge</b> Ofsted Rating: Good   Pupils: 74   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



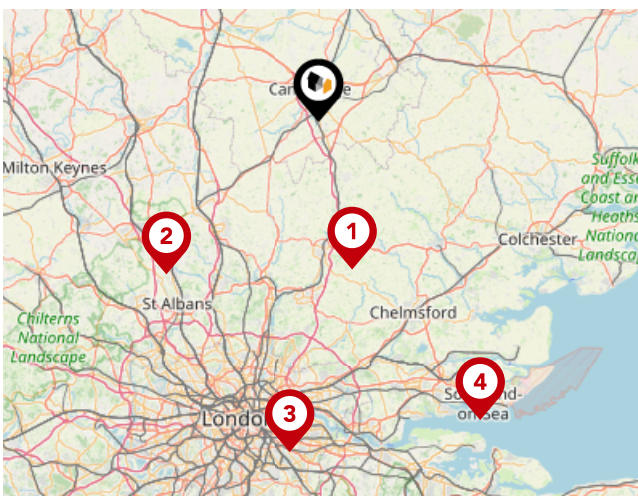
### National Rail Stations

Pin	Name	Distance
<b>1</b>	Cambridge Rail Station	0.63 miles
<b>2</b>	Cambridge North Rail Station	1.76 miles
<b>3</b>	Waterbeach Rail Station	4.79 miles



### Trunk Roads/Motorways

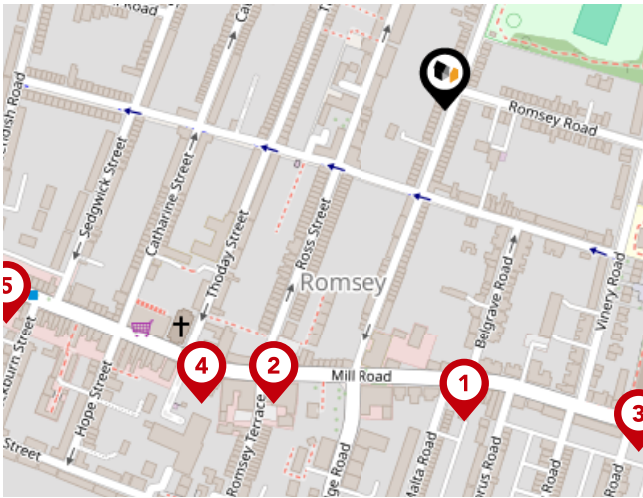
Pin	Name	Distance
<b>1</b>	M11 J11	3.35 miles
<b>2</b>	M11 J13	3.16 miles
<b>3</b>	M11 J12	3.25 miles
<b>4</b>	M11 J14	4.19 miles
<b>5</b>	M11 J10	7 miles



### Airports/Helipads

Pin	Name	Distance
<b>1</b>	Stansted Airport	21.99 miles
<b>2</b>	Luton Airport	31.45 miles
<b>3</b>	Silvertown	48.35 miles
<b>4</b>	Southend-on-Sea	49.63 miles





Bus Stops/Stations

Pin	Name	Distance
1	Vinery Road	0.18 miles
2	Romsey Terrace	0.19 miles
3	Vinery Road	0.22 miles
4	Romsey Terrace	0.22 miles
5	The Broadway	0.28 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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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.



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