



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



GEOFFREY BISHOP AVENUE, FULBOURN, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 796 ft² / 74 m²
Plot Area: 0.13 acres
Council Tax : Band D
Annual Estimate: £2,304
Title Number: CB103200

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	118 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Geoffrey Bishop Avenue, Fulbourn, Cambridge, CB21*

Reference - S/1969/17/FL	
Decision:	Decided
Date:	13th July 2017
Description:	Rear extension following removal of conservatory

Planning records for: *1A Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/1278/12/FL	
Decision:	Decided
Date:	14th June 2012
Description:	Single storey extensions

Reference - S/1133/19/FL	
Decision:	Decided
Date:	27th March 2019
Description:	Garage conversion front entrance porch & rear conservatory

Planning records for: *1 Geoffrey Bishop Avenue Fulbourn Cambridgeshire CB21 5BU*

Reference - S/0004/09/F	
Decision:	Decided
Date:	05th January 2009
Description:	Extension

Planning records for: *5 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/0073/16/FL	
Decision:	Decided
Date:	26th January 2016
Description:	Single Storey side extension

Planning records for: *12 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/1005/11	
Decision:	Decided
Date:	13th May 2011
Description:	Revised Design of planning consent S/2206/10/F for a single storey rear and side extensions.

Reference - S/2206/10	
Decision:	Decided
Date:	14th December 2010
Description:	Single storey side and rear extensions.

Planning records for: *17 Geoffrey Bishop Avenue Fulbourn Cambridgeshire CB21 5BU*

Reference - 24/00741/HFUL	
Decision:	Awaiting decision
Date:	28th February 2024
Description:	Rear loft extension together with 2 No. rooflights to rear elevation and 1 No. rooflight to front elevation and conversion of garage.

Reference - 24/00148/FUL	
Decision:	Decided
Date:	28th February 2024
Description:	Conversion of vets facility to form office

Planning records for: *17 Geoffrey Bishop Avenue Fulbourn Cambridgeshire CB21 5BU*

Reference - 24/00729/HFUL	
Decision:	Decided
Date:	28th February 2024
Description:	Single storey rear extension

Planning records for: *18 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/2524/13/FL	
Decision:	Decided
Date:	18th December 2013
Description:	Single Storey Front and Rear Extension and Conversion of Garage

Reference - S/0987/14/NM	
Decision:	Decided
Date:	27th June 2014
Description:	Non Material Amendment to Application S/2524/13/FL - Rooflights (fixed shut and obscure glazed)

Reference - S/2237/14/FL	
Decision:	Decided
Date:	02nd October 2014
Description:	Single story front and rear extension garage conversion to habitable accommodation. Loft room with slight raised roof to rear extension

Planning records for: *18 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/2055/15/NM	
Decision:	Decided
Date:	30th July 2015
Description:	Non Material Amendment to Planning Consent S/2524/13/FL for Single Storey Front and Rear Extension and Conversion of Garage

Reference - S/1355/13/FL	
Decision:	Decided
Date:	24th June 2013
Description:	Single storey rear extension and conversion of garage to habitable accommodation

Planning records for: *22 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/0592/12/NM	
Decision:	Decided
Date:	20th March 2012
Description:	Non-Material Amendment to Planning Consent S/1541/11 for Change from Gable Roof to Hipped Roof to Side Extension

Reference - S/1541/11	
Decision:	Decided
Date:	01st August 2011
Description:	Single storey rear and side extensions

Planning records for: **23 Geoffrey Bishop Avenue Fulbourn Cambridgeshire CB21 5BU**

Reference - S/1925/09/F	
Decision:	Decided
Date:	24th December 2009
Description:	Extension

Reference - S/1185/10	
Decision:	Decided
Date:	26th July 2010
Description:	Extension

Planning records for: **28 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU**

Reference - S/2156/13/FL	
Decision:	Decided
Date:	09th October 2013
Description:	Single storey side extension

Planning records for: **30 Geoffrey Bishop Avenue Fulbourn Cambridgeshire CB21 5BU**

Reference - S/0059/10/F	
Decision:	Decided
Date:	19th January 2010
Description:	Extensions

Planning records for: *30 Geoffrey Bishop Avenue Fulbourn Cambridge Cambridgeshire CB21 5BU*

Reference - S/0589/18/HZ	
Decision:	Decided
Date:	14th February 2018
Description:	Porch

Fulbourn, CAMBRIDGE, CB21

Energy rating

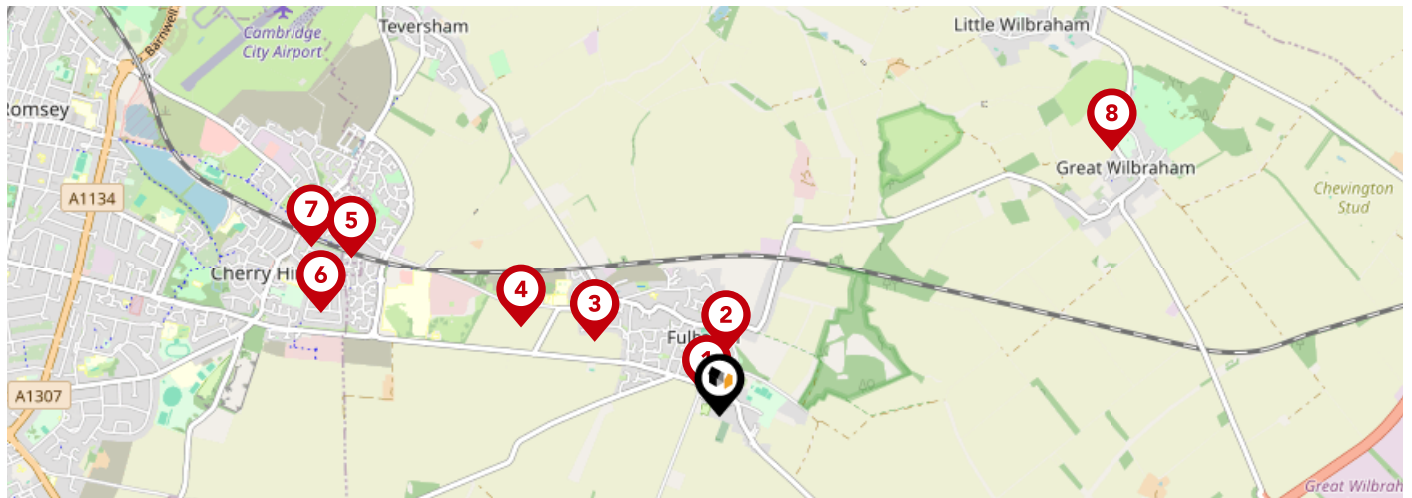
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Valid until 13.01.2035

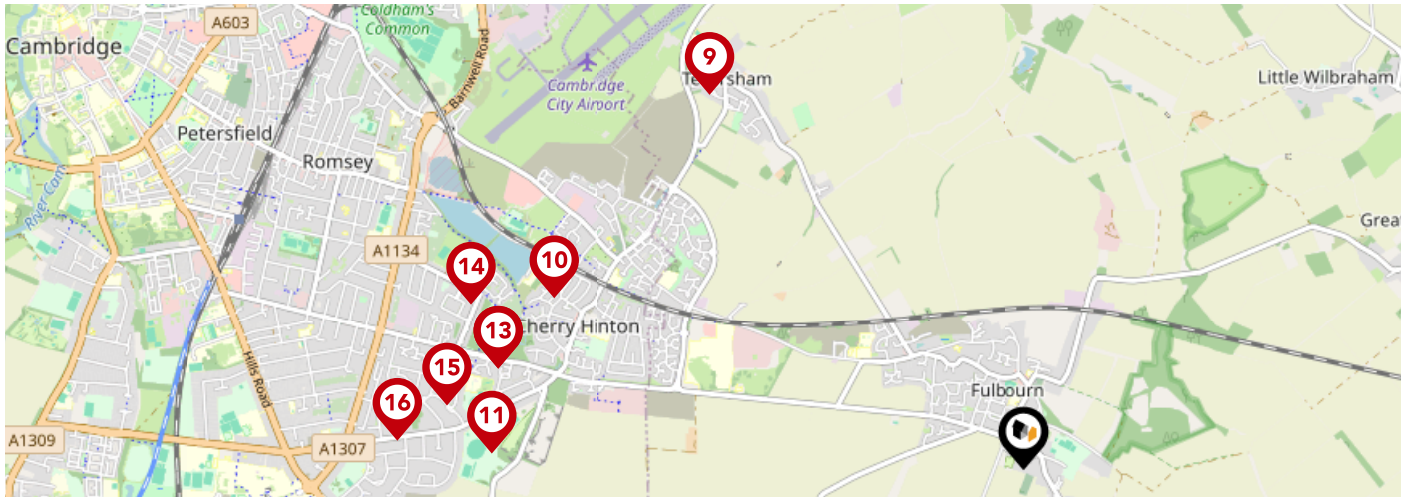
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat only
Main Heating Controls Energy:	Poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	74 m ²

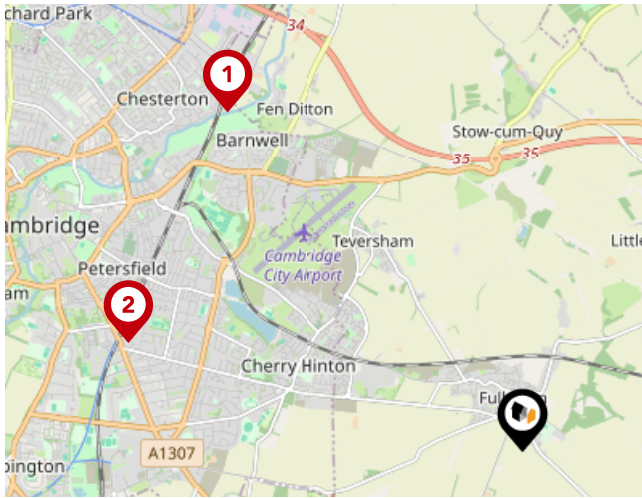


		Nursery	Primary	Secondary	College	Private
	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Wilbraham CoFE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



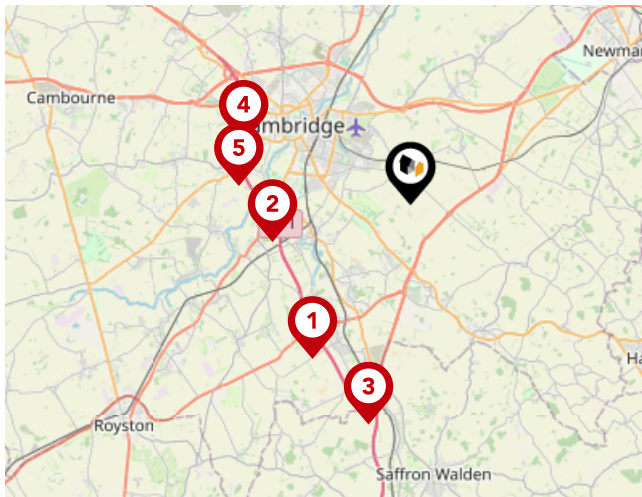
		Nursery	Primary	Secondary	College	Private
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



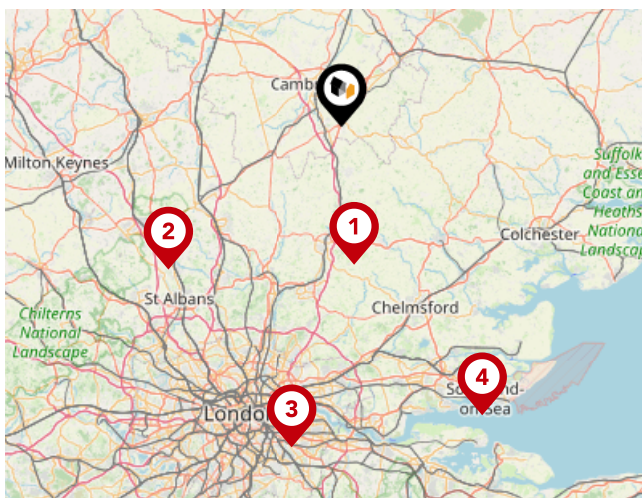
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	4.09 miles
2	Cambridge Rail Station	3.71 miles
3	Whittlesford Parkway Rail Station	5.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	6.64 miles
2	M11 J11	5.19 miles
3	M11 J9	8.13 miles
4	M11 J13	6.5 miles
5	M11 J12	6.28 miles

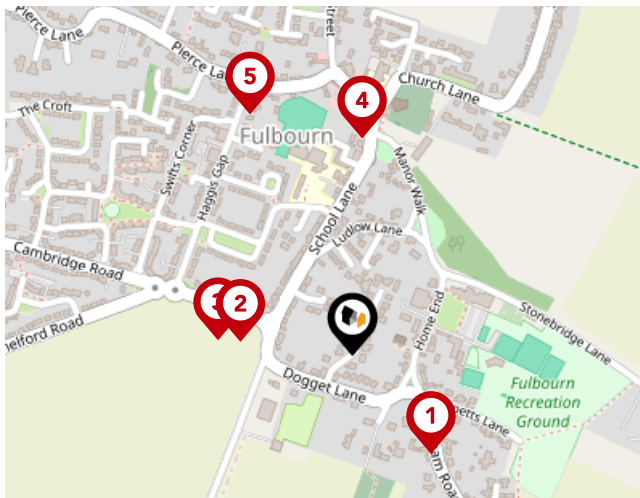


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.16 miles
2	Luton Airport	32.82 miles
3	Silvertown	47.36 miles
4	Southend-on-Sea	47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Impetts Lane	0.14 miles
2	Babraham Road	0.13 miles
3	Babraham Road	0.15 miles
4	Six Bells	0.25 miles
5	Haggis Gap	0.3 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

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