

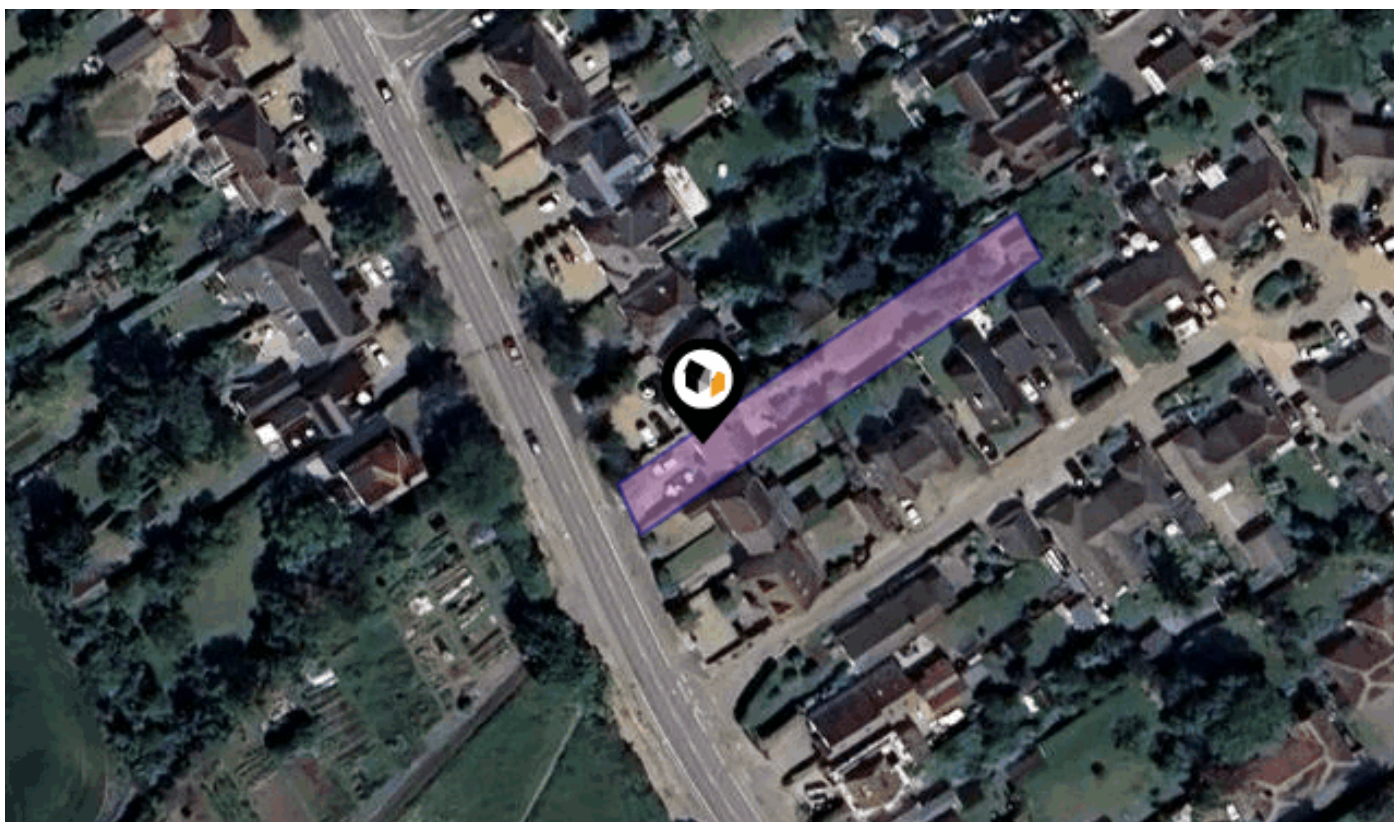


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MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



CAMBRIDGE ROAD, GREAT SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.18 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB82962		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4 mb/s	80 mb/s	- mb/s
• Surface Water	Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						

Planning records for: **46 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/2852/18/FL	
Decision:	Withdrawn
Date:	24th July 2018
Description:	Erection of a replacement dwelling house.

Reference - S/3553/18/FL	
Decision:	Decided
Date:	19th September 2018
Description:	Erection of a replacement dwelling house

Reference - S/4635/18/DC	
Decision:	Decided
Date:	12th December 2018
Description:	Discharge of Conditions 3 (details of materials) and 8 (traffic management plan) of planning consent S/3553/18/FL for erection of a replacement dwelling house.

Planning records for: **48 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/1223/17/DC	
Decision:	Decided
Date:	06th April 2017
Description:	Application for the discharge of Conditions 3 (Materials) 4 (Hard and Soft Landscaping) 5 (Programme for Implementation of Landscaping) 6 (Boundary Treatments) 7 (Pedestrian Visibility Splays) 10 (Traffic Management Plan) 11 (Car Parking) 12 (Surface Water) and 13 (Foul Water) of planning permission S/3242/16/FL.

Planning records for: **48 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/3242/16/FL	
Decision:	Decided
Date:	23rd November 2016
Description:	Demolition of existing Bungalow and Erection of one pair of Semi Detached Dwelling

Planning records for: **58 Cambridge Road Great Shelford CB22 5JS**

Reference - 20/04475/HFUL	
Decision:	Awaiting decision
Date:	03rd November 2020
Description:	Ground floor rear extension

Reference - S/1982/15/FL	
Decision:	Decided
Date:	31st July 2015
Description:	External Wall Insulation to Front Side and Rear Elevations

Planning records for: **60 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/2982/17/FL	
Decision:	Decided
Date:	07th September 2017
Description:	Single storey side and rear extensions. Loft conversion with dormer to the rear

Planning records for: **60 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - 21/05498/HFUL	
Decision:	Decided
Date:	16th December 2021
Description:	Single storey rear extension and front porch

Reference - 22/01613/HFUL	
Decision:	Decided
Date:	04th April 2022
Description:	First floor extension to a detached garage.

Reference - 22/01612/HFUL	
Decision:	Decided
Date:	04th April 2022
Description:	Single storey rear extension and front porch. Resubmission of 21/05498/HFUL

Planning records for: **68 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/2376/11	
Decision:	Decided
Date:	07th December 2011
Description:	Two storey rear extension first floor extension above existing ground floor front room adjoining side garage and rear garden decking

Planning records for: **70 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/1058/12/FL	
Decision:	Decided
Date:	20th June 2012
Description:	Proposed dropped kerb widening

Planning records for: **86 Cambridge Road Great Shelford Cambridge Cambridgeshire CB22 5JS**

Reference - S/1090/13/FL	
Decision:	Decided
Date:	03rd June 2013
Description:	Single storey rear extension

Planning records for: **90 Cambridge Road Great Shelford CB22 5JS**

Reference - 20/2100/TTPO	
Decision:	Decided
Date:	07th October 2020
Description:	TPO 0025 ((2002) G8: T1 - Mature Beech Tree - This is a beautiful tree and an asset to the community. It has however been a concern for the owner and also for the next door neighbor in the recent high winds. Upon inspection of this tree is transpires there is prolific and advanced Meipilus giganteus fungus at the base of the stem all the way round (photos attached). Apparently this has been the case for a few sessions now. Because of this I recommend removal to ground level because of its proximity to the public and the dwellings and cars ect. To be replaced with another native broad leaved tree. (Oak)

Reference - S/2083/10	
Decision:	Decided
Date:	24th November 2010
Description:	Part two-storey and part single-storey extension to rear and alterations to front elevation.

Planning records for: **92 Cambridge Road Great Shelford Cambridgeshire CB22 5JS**

Reference - 24/04256/HFUL	
Decision:	Decided
Date:	13th November 2024
Description:	Demolition of existing garage and replacement with a new garage in a relocated position.

Reference - 25/00036/HFUL	
Decision:	Awaiting decision
Date:	07th January 2025
Description:	Single storey front/side, two storey rear/side and first floor rear/side extensions. Erection of porch canopy, installation of roof light and alterations to fenestration.

Planning records for: **94 Cambridge Road Great Shelford CB22 5JS**

Reference - 21/00554/HFUL	
Decision:	Awaiting decision
Date:	09th February 2021
Description:	Single storey side and rear extensions

Planning records for: **102 Cambridge Road Great Shelford Cambridgeshire CB22 5JS**

Reference - 23/0686/TTCA	
Decision:	Decided
Date:	05th July 2023
Description:	T25 PLUM at 67 Grange Road_Cambridge ~ Reduce crown overall by 2.5 metres to rebalance and lighten crown weight T99 ENGLISH YEW at 75 Grange Road_Cambridge ~ Prune to clear building by 1.5 metres

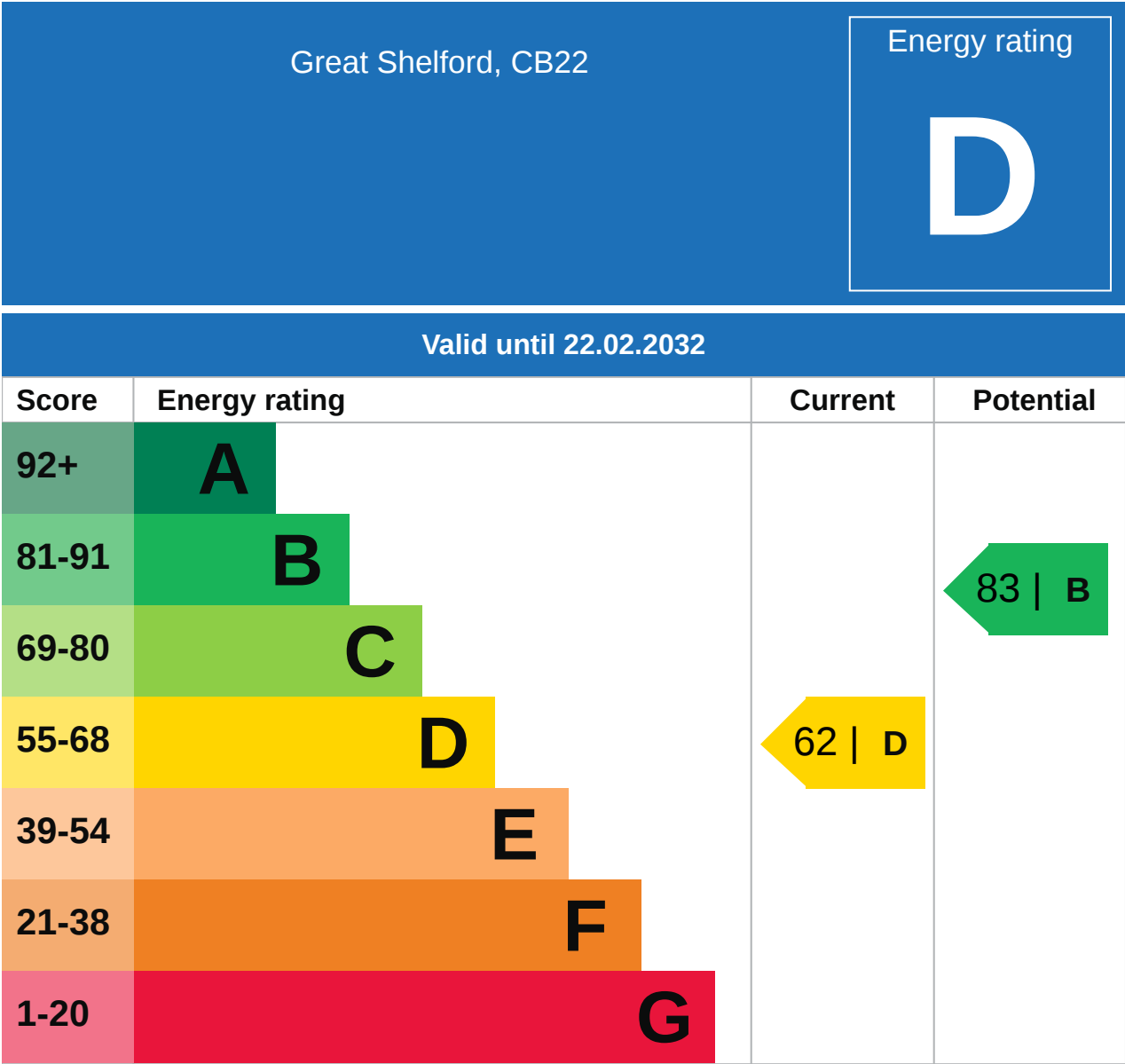
Planning records for: **102 Cambridge Road Great Shelford Cambridgeshire CB22 5JS**

Reference - 23/0692/TTPO	
Decision:	Decided
Date:	05th July 2023
Description:	5 Day Notice T275 Norway Maple - dead located adjacent Girton Rd T022 English Elm - dead located adjacent pathT041 English Elm dead located adjacent pathT045 English Elm dead located adjacent pathT581 Norway Maple dead located between path and Girton RoadT586 Beech dead located adjacent pathT587 English Elm dead located adjacent path T585 Ash dieback & basal decay located adjacent Girton Road T968 Sycamore dead located adjacent tennis court

Reference - 23/02586/HFUL	
Decision:	Decided
Date:	05th July 2023
Description:	Single storey front extension, replacement roof to existing conservatory and fenestration alterations.

Planning records for: **104 Cambridge Road Great Shelford CB22 5JS**

Reference - 21/0174/TTPO	
Decision:	Decided
Date:	08th February 2021
Description:	TPO 0025 (2002) T20: T1 Horse Chestnut. Reduce the height by 4m and the width in all directions by 2m. Reason - To reduce the size of the crown back towards the previous pruning points to contain its size.



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	96 m ²

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

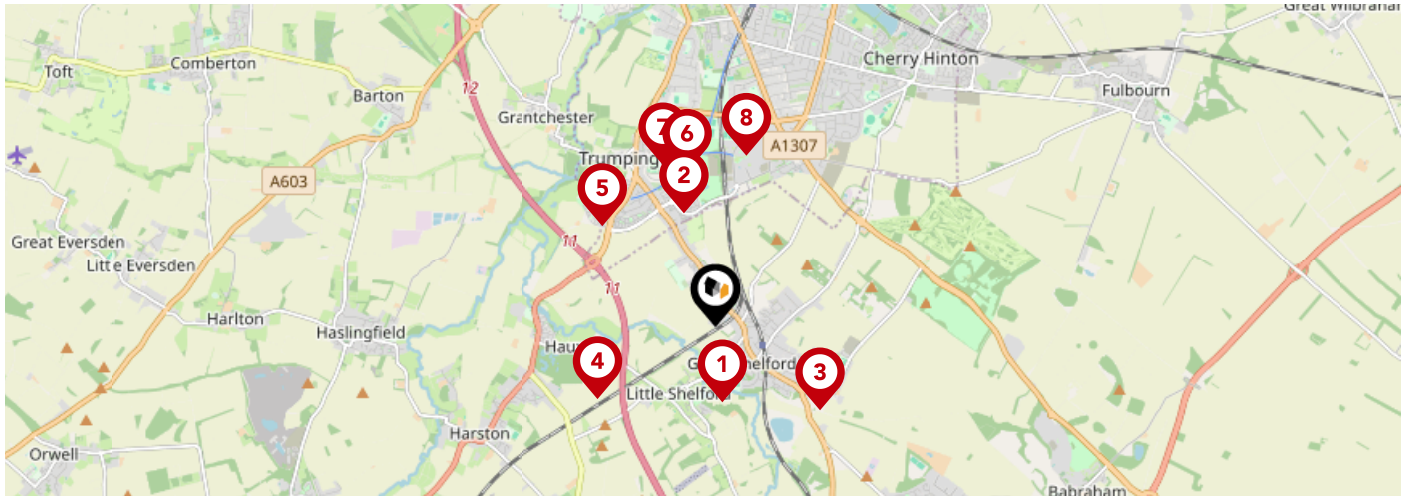
Gas central heating

Water Supply

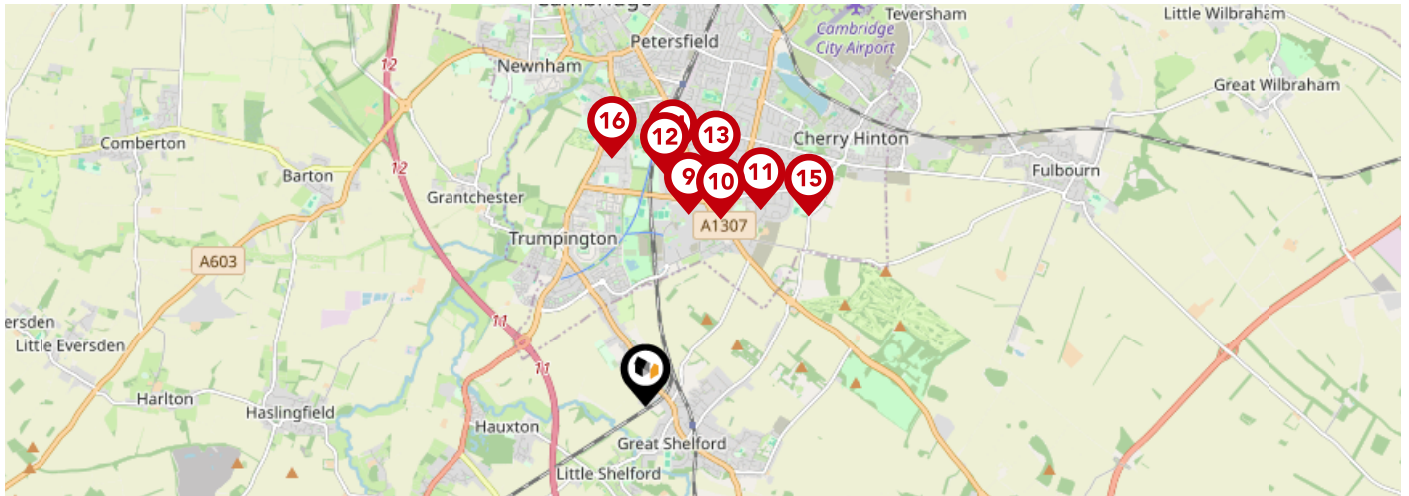
Cambridge Water









Drainage

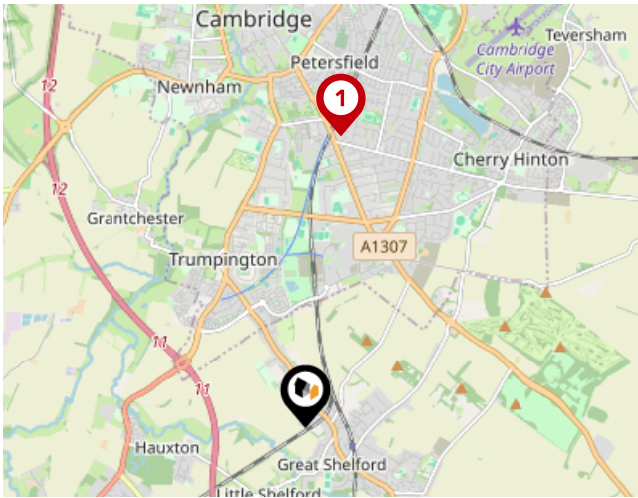
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.69	<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:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

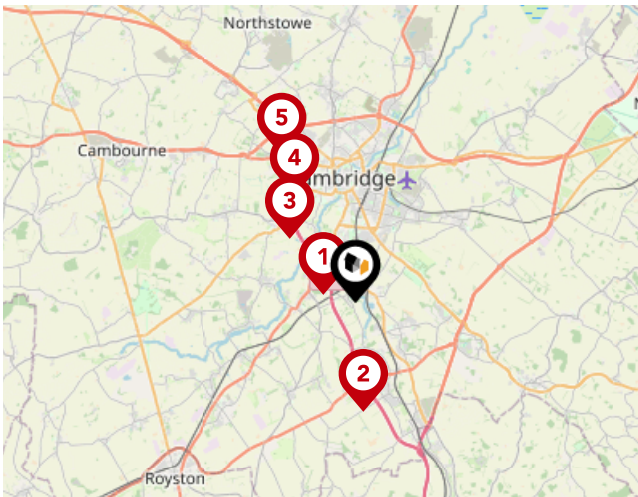


		Nursery	Primary	Secondary	College	Private
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



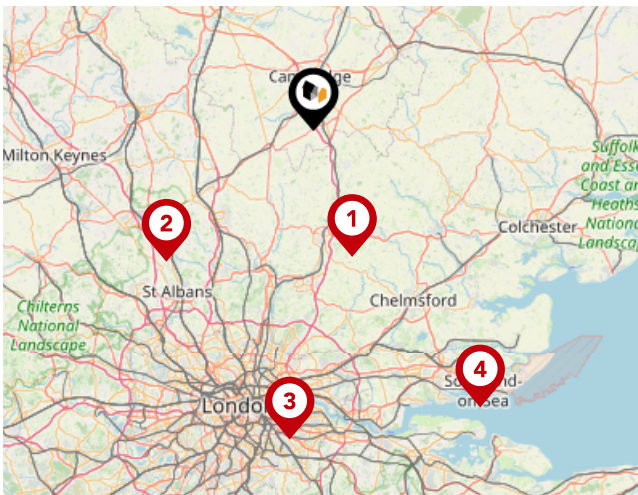
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.67 miles
2	Whittlesford Parkway Rail Station	3.92 miles
3	Foxton Rail Station	4.02 miles



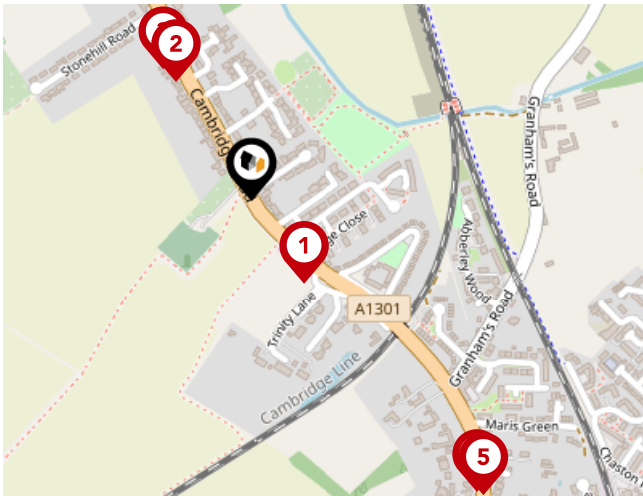
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.16 miles
2	M11 J10	3.98 miles
3	M11 J12	3.32 miles
4	M11 J13	4.48 miles
5	M11 J14	5.99 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	19.28 miles
2	Luton Airport	28.78 miles
3	Silvertown	45.26 miles
4	Southend-on-Sea	47.43 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bridge Close	0.11 miles
2	Stonehill Road	0.16 miles
3	Stonehill Road	0.18 miles
4	Maris Green	0.42 miles
5	Maris Green	0.43 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.



/cookecurtisco



/cookecurtisco

Cooke Curtis & Co

Data Quality

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