

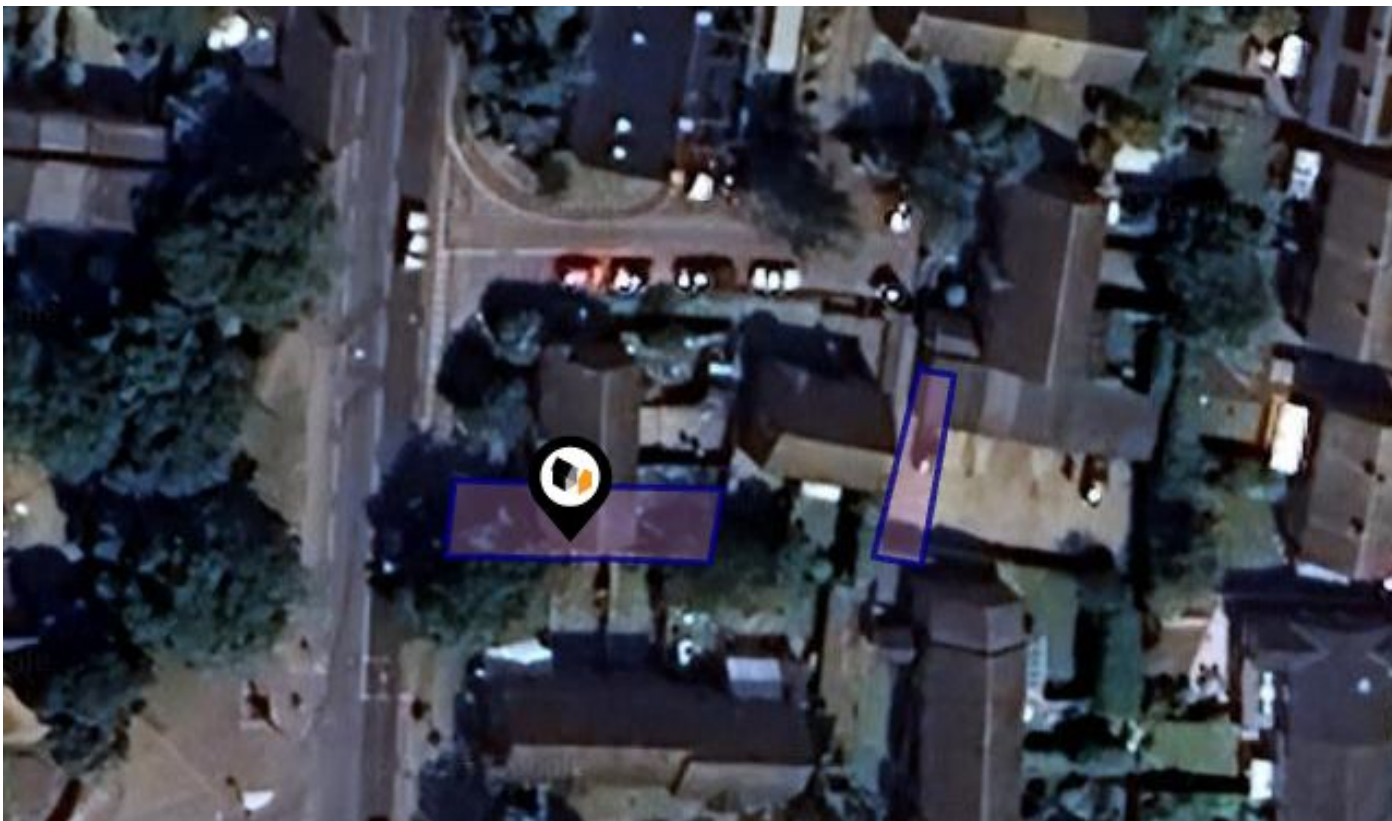


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# MIR: Material Info

The Material Information Affecting this Property

Monday 03<sup>rd</sup> February 2025



## HIGH STREET, TRUMPINGTON, CAMBRIDGE, CB2

Price Estimate : £449,000

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Price Estimate:</b>	£449,000
<b>Bedrooms:</b>	1	<b>Rental Estimate:</b>	£1,400
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>	<b>Yield:</b>	3.74 %
<b>Plot Area:</b>	0.04 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,249		
<b>Title Number:</b>	CB27418		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	Trumpington
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Flat 2 57 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 15/2381/FUL	
Decision:	Decided
Date:	22nd December 2015
Description:	The installation of rooflight into rear (east facing) roof slope of flat 2.

Planning records for: *87 High Street Trumpington Cambridge CB2 9HZ*

Reference - 20/039/TTCA	
Decision:	Decided
Date:	17th January 2020
Description:	Yew - reduce height by 2m, reduce spread on garden side by up to 1.5m and shape round. Walnut - reduce height and spread on all sides by up to 1m, shape and balance. Prunus - reduce height and spread on all sides by up to 1.5m, shape and balance.

Reference - 21/0975/TTCA	
Decision:	Decided
Date:	06th August 2021
Description:	Walnut - fell

Reference - 12/115/TTCA	
Decision:	Decided
Date:	15th March 2012
Description:	T1 - to fell tree as too close to Cottage.

Planning records for: *91 High Street Trumpington Cambridge CB2 9HZ*

Reference - 21/0973/TTCA	
Decision:	Decided
Date:	06th August 2021
Description:	Lawson Cypress - fell

Reference - 19/359/TTCA	
Decision:	Decided
Date:	06th August 2019
Description:	Walnut - Crown reduce height by 2m, crown reduce spread on all sides by 2.5m, shape and balance, remove lvy on main stem Yew - Cut branches overhanging car park back to boundary line fence

Planning records for: *85 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 24/1176/TTCA	
Decision:	Decided
Date:	17th October 2024
Description:	Sycamore - Fell

Reference - 08/1647/TREE2	
Decision:	Decided
Date:	02nd December 2008
Description:	T1 - Sycamore: crown reduce sides and top by 2m

Planning records for: **85 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ**

Reference - 12/116/TTCA	
Decision:	Decided
Date:	15th March 2012
Description:	T1 - tree to front, right-hand by no 85, to fell as affecting building and light to house.

Planning records for: **59 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ**

Reference - 20/1390/TTCA	
Decision:	Decided
Date:	29th May 2020
Description:	Ash tree, Fell.

Planning records for: **65 High Street Trumpington Cambridge CB2 9HZ**

Reference - 18/1665/S73	
Decision:	Decided
Date:	25th October 2018
Description:	Section 73 Application to vary condition 2 (approved drawings) of permission 17/1774/FUL (Proposed single storey rear extension) to allow amendments to, and increase of, rear extension roof height.

Reference - 21/04844/HFUL	
Decision:	Decided
Date:	04th November 2021
Description:	Rear loft extension and roof lights on front elevation

Planning records for: **65 High Street Trumpington Cambridge CB2 9HZ**

Reference - 17/1774/FUL	
Decision:	Decided
Date:	16th October 2017
Description:	Proposed single storey rear extension

Planning records for: **69 High Street Trumpington Cambridge CB2 9HZ**

Reference - 20/1040/TTCA	
Decision:	Decided
Date:	05th February 2020
Description:	Leylandii (T1) - fell as the garden is very small and the roots are disturbing the base to the summerhouse.

Planning records for: **71 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ**

Reference - 17/098/TTCA	
Decision:	Decided
Date:	03rd March 2017
Description:	T1: Hawthorn (Crataegus Monogyna) - Remove T2: Holly (Ilex Aquifolium) - Remove

Reference - 19/0134/FUL	
Decision:	Decided
Date:	27th February 2019
Description:	Erection of two pitched dormers to the rear roof elevation and insertion of two roof-lights to the front elevation.

Planning records for: **73 High Street Trumpington Cambridge CB2 9HZ**

Reference - 17/072/TTCA	
Decision:	Decided
Date:	17th February 2017
Description:	Black plum in backyard - remove

Planning records for: **St Marys House 47 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ**

Reference - 14/1375/COND4	
Decision:	Decided
Date:	22nd September 2015
Description:	Condition 4 and Condition 7

Reference - 14/0054/B1C3	
Decision:	Decided
Date:	15th January 2014
Description:	Change of use from B1(a) offices to C3 dwellinghouse.

Reference - 15/0112/NMA	
Decision:	Decided
Date:	22nd January 2015
Description:	Non material amendment on application 14/1375/FUL for :1. Front door design - use solid panel instead of glass at the low level of the side lights to improve privacy. The design also reflects the original design and the style of the period. See drawing SE300 rev A2. Kitchen window - omit new doors facing High Street, reposition window to be centred as shown on drawing SE301 rev A

Planning records for: *St Marys House 47 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 14/1375/COND3	
Decision:	Decided
Date:	02nd February 2016
Description:	Condition 3

Reference - 14/1375/FUL	
Decision:	Decided
Date:	29th August 2014
Description:	Rear side extension to existing victorian villa, new coach house, convert car park to garden, new garden wall and internal alterations.

Reference - 18/079/TTCA	
Decision:	Decided
Date:	15th February 2018
Description:	T1 - Horse chestnut: Cut back western branches that overhang the parking area by 1 to 1.5m. Remove the epicormic shoots from the trunk.

Reference - 15/538/TTPO	
Decision:	Decided
Date:	05th November 2015
Description:	T1 (T002) - Lime - Fell and grind stump - to enable rebuilding of boundary wall on widened foundation as approved under recent planning approval. T2 (T003) - Maple - Fell and grind stump - to enable rebuilding of boundary wall on widened foundation as approved under recent planning approval. Plant three replacement trees - 3x Prunus umineko or Pyrus calleryana 'Chanticleer'



Planning records for: *Baron Design Ltd 49-51 High Street Trumpington Cambridge CB2 9HZ*

Reference - 13/0536/ADV	
Decision:	Decided
Date:	22nd May 2013
Description:	2x hanging signs (non illuminated), 4x fascia signs (2x illuminated and 2x non-illuminated)

Reference - 12/0760/FUL	
Decision:	Decided
Date:	22nd June 2012
Description:	CHANGE OF USE OF THE PROPERTY FROM COMMERCIAL OFFICE SPACE TO SHOWROOM/RETAIL SPACE

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

Reference - 21/1344/TTPO	
Decision:	Decided
Date:	11th October 2021
Description:	T1; Elm - Fell to prevent damage to wall and reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.T2; Tree of Heaven - Fell to prevent damage to wall and reduce overhang giving rise to overshadowing and bird soiling in adjacent car park. Poison stump to reduce suckering of invasive species.T3; Tree of Heaven - remove two lowest limbs to reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.T4; Tree of Heaven - remove three lowest limbs to reduce overhang giving rise to overshadowing and bird soiling in adjacent car park.

Reference - 15/439/TTCA	
Decision:	Decided
Date:	29th September 2015
Description:	T1 - tree: fell

Planning records for: *The Green Man 55 High Street Trumpington Cambridge CB2 9HZ*

<b>Reference - 18/1923/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th December 2018
<b>Description:</b> Installation of replacement signage and lighting.
<b>Reference - 18/368/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th August 2018
<b>Description:</b> T1 - Ash - Fell
<b>Reference - 24/03970/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd October 2024
<b>Description:</b> Listed Building Consent for works to repair chimney.
<b>Reference - 08/0228/ADV</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th February 2008
<b>Description:</b> Installation of externally illuminated lettering to building facade, 2 externally illuminated double sided post signs and 2 non illuminated post signs.

Planning records for: *The Green Man 55 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 18/1751/COND4
<b>Decision:</b> Decided
<b>Date:</b> 26th February 2019
<b>Description:</b> Condition 4 - Artificial lighting scheme

Reference - 18/1751/FUL
<b>Decision:</b> Decided
<b>Date:</b> 09th November 2018
<b>Description:</b> Internal and external alterations to existing Public House.

Reference - 18/1752/LBC
<b>Decision:</b> Decided
<b>Date:</b> 09th November 2018
<b>Description:</b> Internal and external alterations to existing Public House.

Reference - 18/362/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 13th August 2018
<b>Description:</b> Sycamore T2 -FellBuddleia T3 - Cut downHedge T4 - reduce height to approximately 2.5 metres

Planning records for: *The Green Man 55 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 12/377/TTPO	
Decision:	Decided
Date:	20th September 2012
Description:	T1 and T2 - Ash trees to rear: cut back off building to approx 1.5m clearance (currently towering), crown lift over drive to approx 5m to remove nuisance and prevent damage to building and allow access.

Reference - 08/0227/LBC	
Decision:	Decided
Date:	14th February 2008
Description:	Installation of externally illuminated lettering to building facade, 2 externally illuminated double sided post signs and 2 non illuminated post signs.

Reference - 18/1946/ADV	
Decision:	Decided
Date:	11th December 2018
Description:	Installation of replacement signage including 3no. externally illuminated fascia signs, 2no. non-illuminated fascia sign, 2no. non- illuminated free standing signs, 1no. externally illuminated free standing sign and 4no. wall lights.

Planning records for: *Hudsons Ale House 77 High Street Trumpington Cambridge Cambridgeshire CB2 9HZ*

Reference - 18/0182/FUL	
Decision:	Decided
Date:	02nd February 2018
Description:	Erection of two storey block to rear of public house to provide 8 guest bedrooms with associated car parking, cycle parking and landscaping.

Planning records for: *The Tally Ho 77 High Street Trumpington Cambridge CB2 9HZ*

Reference - 15/1844/FUL	
Decision:	Decided
Date:	01st October 2015
Description:	Proposed works to front external and enlarge rear patio area.

Planning records for: *Trumpington Village Hall 75 High Street Trumpington Cambridge CB2 9HZ*

Reference - C/00/0933/NMA1	
Decision:	Withdrawn
Date:	11th August 2021
Description:	Non-material amendment on application C/00/0933 for the variation of Condition 2 to allow for the use of sixteen spaces of the car park by the occupiers of Stone Cross, High Street, Trumpington, Cambridge during the hours of 7:00am to 6:00pm Monday to Friday for a three year period. The two remaining disabled parking spaces will remain in use for users of the Village Hall.

Reference - 12/0561/CONDA	
Decision:	Decided
Date:	05th March 2021
Description:	Submission of details required by condition 1 (Temporary building) of planning permission 12/0561/S73

High Street, Trumpington, CB2

Energy rating

**C**

Valid until 17.06.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	73   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<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>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 23% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

## 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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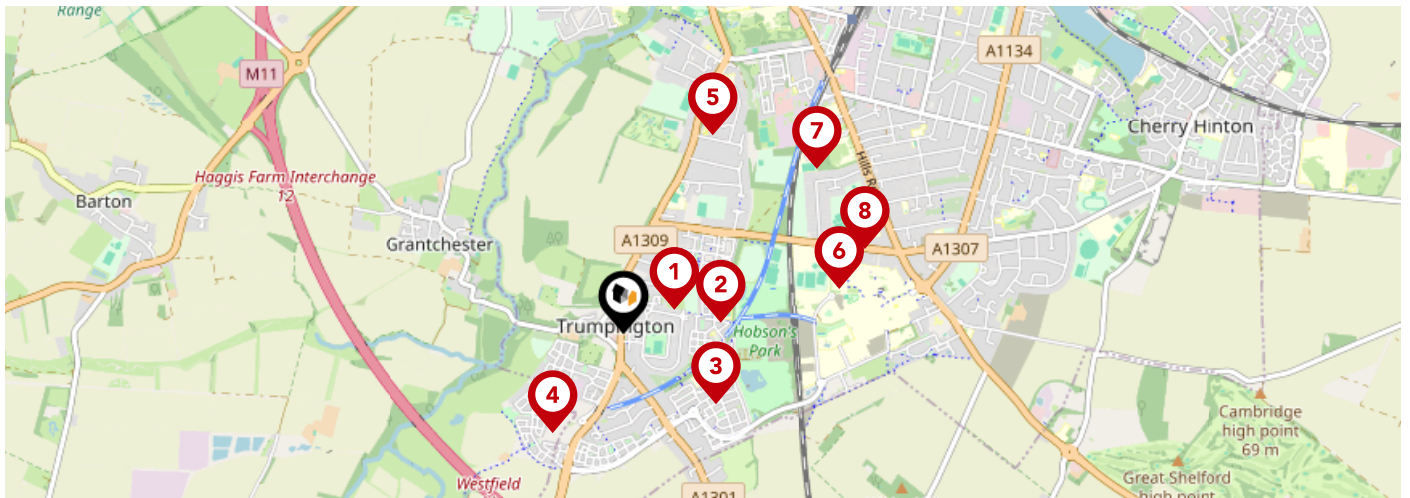
Cambridge Water

## Drainage

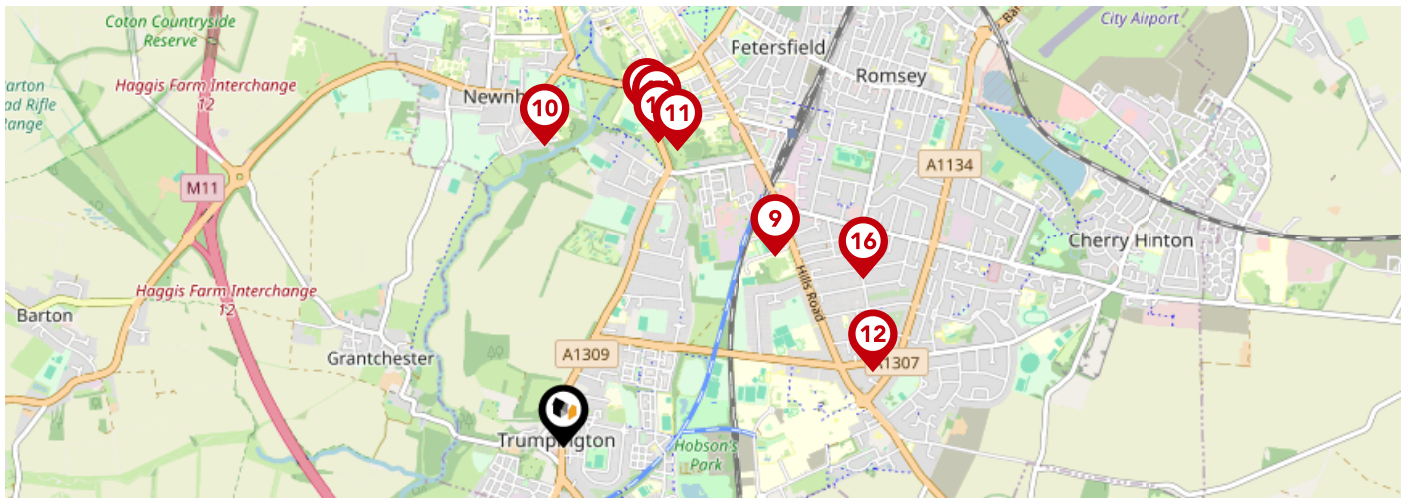
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Anglian Water

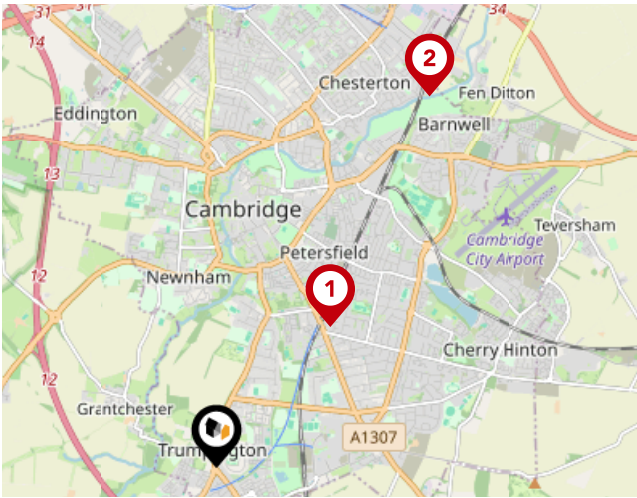




		Nursery	Primary	Secondary	College	Private
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

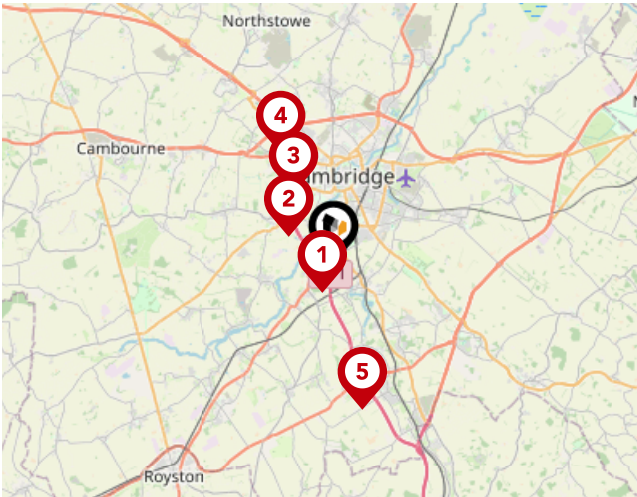


		Nursery	Primary	Secondary	College	Private
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:1.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heritage School</b> Ofsted Rating: Not Rated   Pupils: 194   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:1.53	<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:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



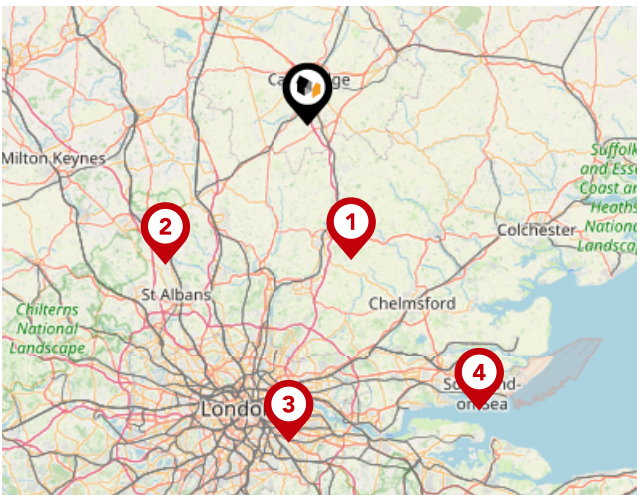
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.65 miles
2	Cambridge North Rail Station	3.9 miles
3	Foxton Rail Station	4.58 miles



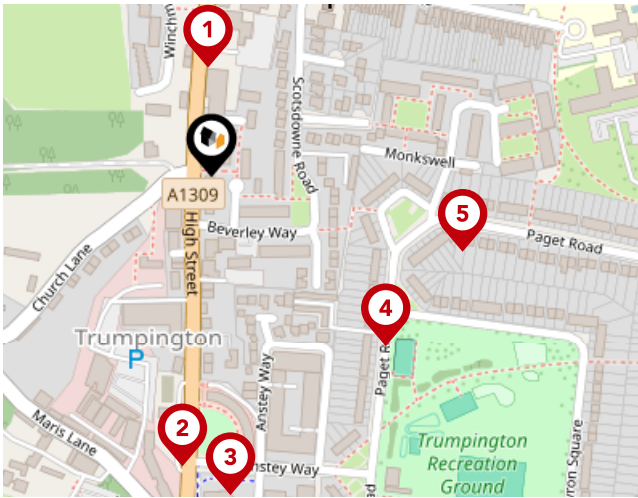
## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.13 miles
2	M11 J12	1.91 miles
3	M11 J13	2.94 miles
4	M11 J14	4.45 miles
5	M11 J10	5.43 miles



## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.8 miles
2	Luton Airport	29.18 miles
3	Silvertown	46.57 miles
4	Southend-on-Sea	48.97 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Alpha Terrace	0.06 miles
2	Anstey Way	0.17 miles
3	Anstey Way	0.18 miles
4	Byron Square	0.14 miles
5	Monkswell	0.15 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

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

