

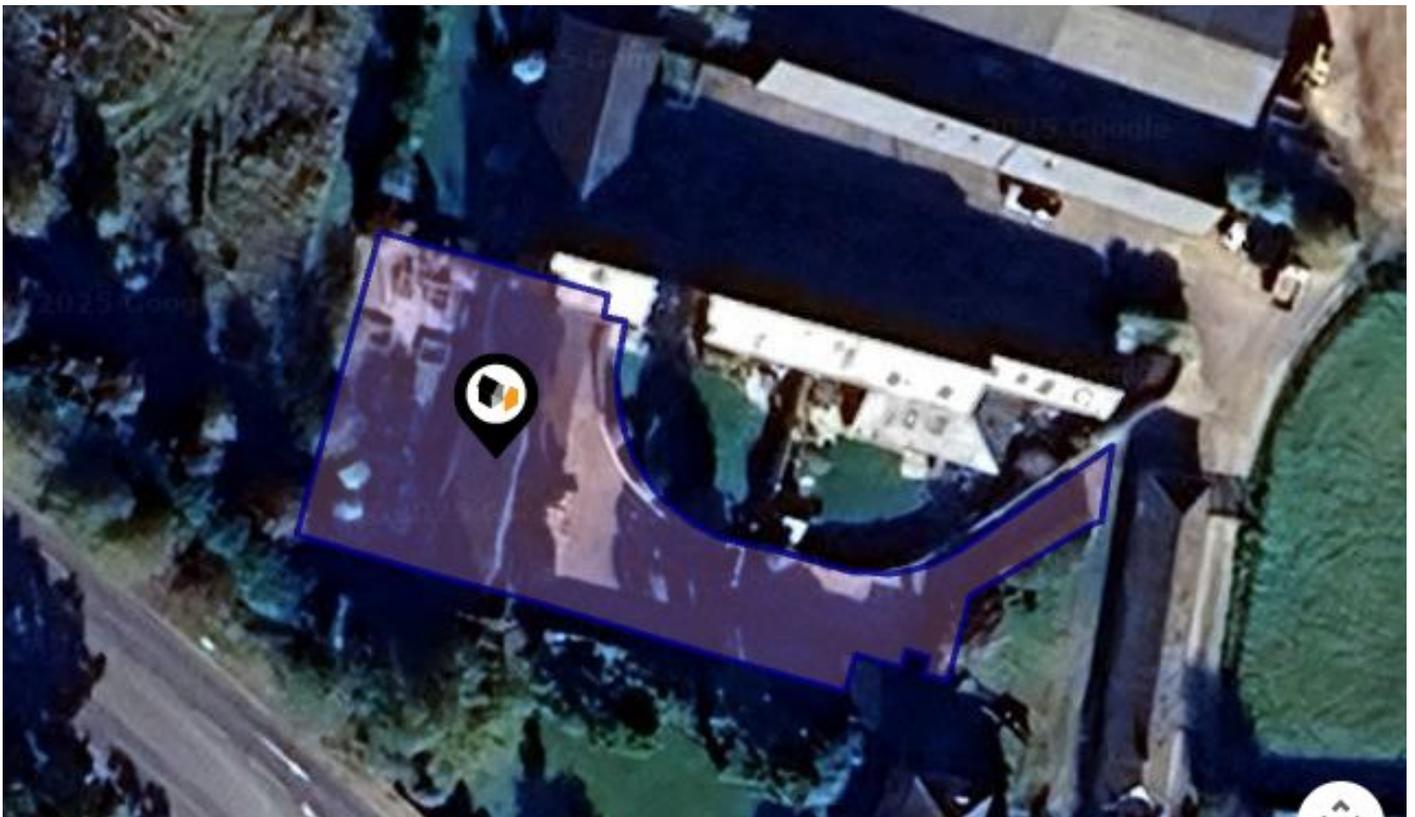


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# MIR: Material Info

The Material Information Affecting this Property

Monday 24<sup>th</sup> February 2025



## HILDERSHAM ROAD, ABINGTON, CAMBRIDGE, CB21

Price Estimate : £975,000

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Price Estimate:</b>	£975,000
<b>Bedrooms:</b>	4	<b>Rental Estimate:</b>	£2,600
<b>Floor Area:</b>	2,002 ft <sup>2</sup> / 186 m <sup>2</sup>	<b>Yield:</b>	3.2 %
<b>Plot Area:</b>	0.24 acres	<b>Tenure:</b>	Freehold
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,840		
<b>Title Number:</b>	CB349901		

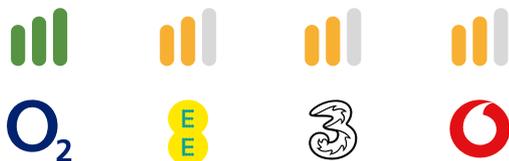
## Local Area

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

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

<b>7</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *1 Ley Rectory Farm Barns Hildersham Road Little Abington Cambridgeshire CB21 6BP*

<b>Reference - 22/02978/CLUED</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th June 2022
<b>Description:</b> Certificate of lawfulness under S191 for the conversion of storage barn to habitable rooms (C3 Use Class).
<b>Reference - 21/00962/FUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 03rd March 2021
<b>Description:</b> Conversion of existing residential storage barn to 1 bedroom dwelling house
<b>Reference - 21/03187/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th July 2021
<b>Description:</b> Conversion of storage barn to habitable rooms.
<b>Reference - 22/02970/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th June 2022
<b>Description:</b> Construction of an oak framed summer house at the rear of the side garden.

Planning records for: *Beech Tree Cottage 10 Hildersham Road Little Abington Cambridge Cambridgeshire CB21 6BP*

<b>Reference - S/1294/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th June 2011
<b>Description:</b> Replacement garage

<b>Reference - S/1880/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th July 2016
<b>Description:</b> Extension to existing dwelling house.

<b>Reference - 24/02329/NMA1</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd December 2024
<b>Description:</b> Non material amendment on application 24/02329/HFUL for alterations to position of external windows on north facing elevation.

<b>Reference - 24/02329/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th June 2024
<b>Description:</b> Reconstruction of existing outbuilding and partial reconstruction of east facing wing of main dwelling following fire damage.

Planning records for: *Beech Tree Cottage 10 Hildersham Road Little Abington Cambridge  
Cambridgeshire CB21 6BP*

<b>Reference - S/2617/17/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th July 2017
<b>Description:</b>	Demolition of an existing projecting gable and bay window to form a contemporary ground floor lounge extension.

4 Ley Rectory Farm Barns, Hildersham Road, CB21

Energy rating

C

Valid until 16.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<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>	Solid brick, with internal insulation
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	186 m <sup>2</sup>

## Electricity Supply

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British Gas

## Central Heating

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Oil Central heating

## Water Supply

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Cambridge Water

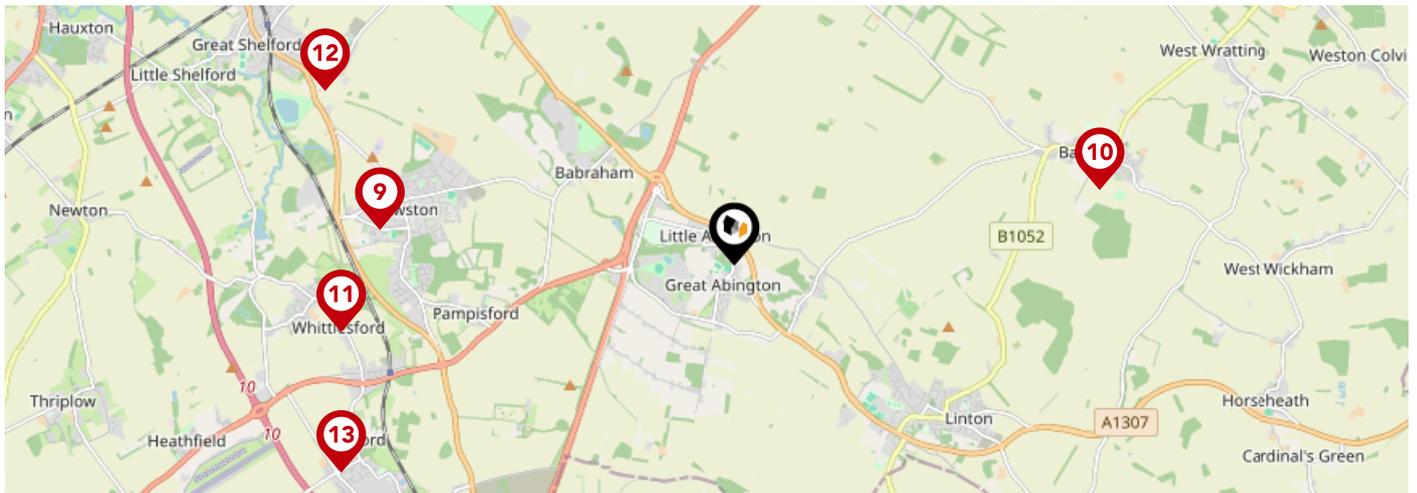
## Drainage

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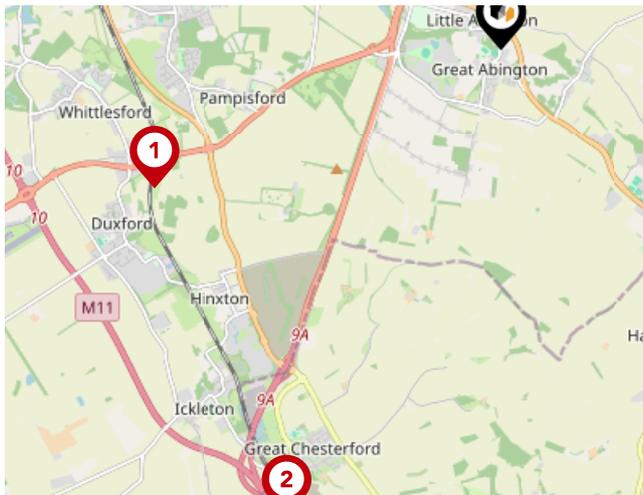
Cambridge Water via a pump station in the ground - pump serviced in January 2025



		Nursery	Primary	Secondary	College	Private
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Granta School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton CofE Infant School</b> Ofsted Rating: Good   Pupils: 149   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton Heights Junior School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meadow Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulbourn Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landmark International School</b> Ofsted Rating: Good   Pupils: 104   Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Chesterford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



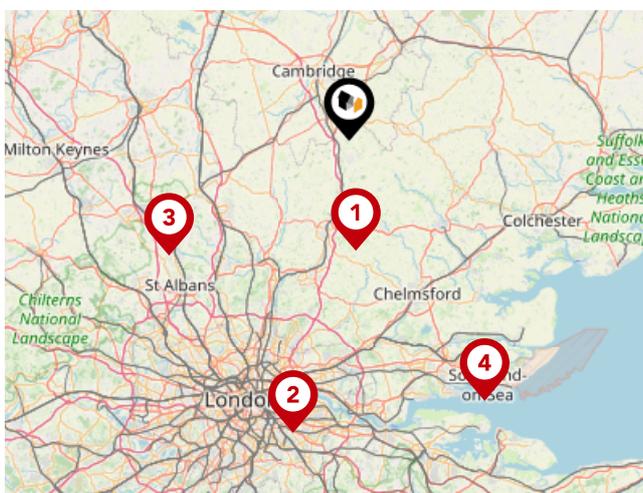
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	3.38 miles
2	Great Chesterford Rail Station	4.7 miles
3	Cambridge Rail Station	6.61 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4.58 miles
2	M11 J10	4.59 miles
3	M11 J11	6.35 miles
4	M11 J12	8.42 miles
5	M11 J13	9.27 miles

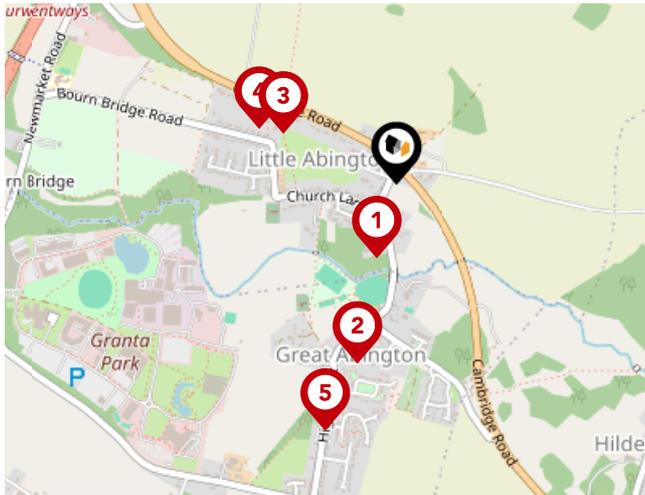


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	16.12 miles
2	Silvertown	43.54 miles
3	Luton Airport	31.09 miles
4	Southend-on-Sea	43.1 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.18 miles
2	Linton Road	0.42 miles
3	Cambridge Road	0.28 miles
4	Cambridge Road	0.34 miles
5	Magna Close	0.59 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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