

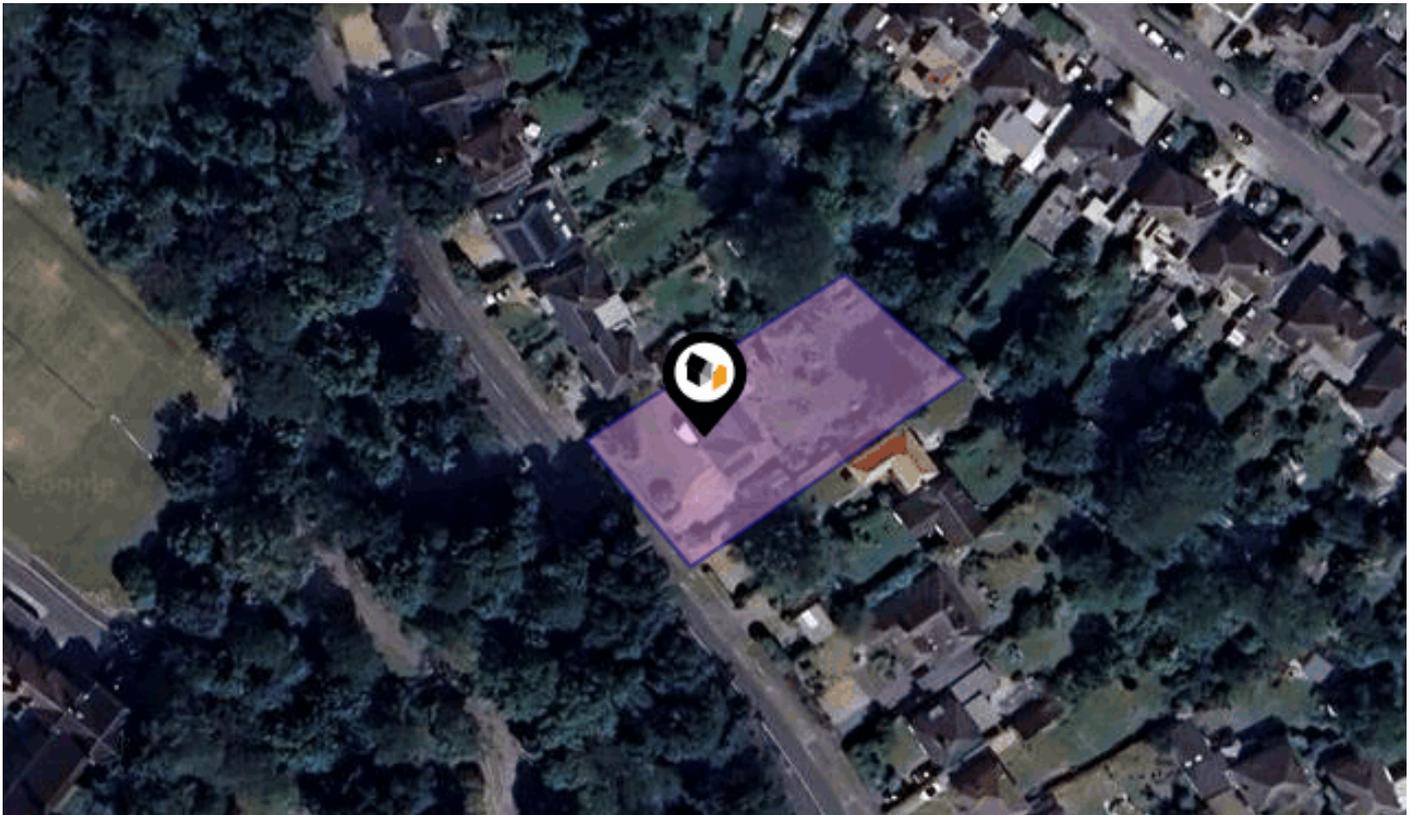


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th March 2025



GIRTON ROAD, GIRTON, CAMBRIDGE, CB3

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,485 ft ² / 138 m ²		
Plot Area:	0.35 acres		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB474074		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **28 Girton Road Girton Cambridge Cambridgeshire CB3 0LL**

Reference - S/1282/13/FL	
Decision:	Decided
Date:	17th June 2013
Description:	Conservatory

Planning records for: **38 Girton Road Girton CB3 0LL**

Reference - 20/03625/HFUL	
Decision:	Decided
Date:	27th August 2020
Description:	Construction of two storey rear extension

Planning records for: **44 Girton Road Girton CB3 0LL**

Reference - 20/01148/HFUL	
Decision:	Decided
Date:	06th February 2020
Description:	Installation of external wall insulation on the North West elevation and on part of the upstairs North East elevation of the house

Planning records for: **54 Girton Road Girton Cambridge Cambridgeshire CB3 0LL**

Reference - S/1537/16/FL	
Decision:	Decided
Date:	24th June 2016
Description:	Loft Conversion including Dormer Window Outbuilding (Cycle/Bin Store) New Window Chimney Stack and Rear Conservatory.

Planning records for: **56 Girton Road Girton CB3 0LL**

Reference - 21/04660/HFUL
Decision: Decided
Date: 22nd October 2021
Description: Single storey rear extension
Reference - 21/01008/FUL
Decision: Decided
Date: 04th March 2021
Description: Erection of new detached 4 bedroom dwelling, access onto Thornton Road and associated works
Reference - S/3315/19/OL
Decision: Decided
Date: 24th September 2019
Description: Outline planning permission for one dwelling all matters reserved
Reference - 21/01008/CONDB
Decision: Decided
Date: 27th August 2021
Description: Submission of details required by condition 6 (Drainage) of planning permission 21/01008/FUL

Planning records for: *56 Girton Road Girton CB3 0LL*

Reference - 21/03868/CL2PD	
Decision:	Withdrawn
Date:	24th August 2021
Description:	Certificate of lawfulness under Section 192 for a single storey rear infill extension.

Reference - 21/01008/CONDA	
Decision:	Decided
Date:	12th August 2021
Description:	Submission of details required by condition 12 (Piling Noise Assessment), 14 (Energy Statement) and 15 (Water Efficiency Calculations) of planning permission 21/01008/FUL

Girton, CAMBRIDGE, CB3

Energy rating

D

Valid until 26.02.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	138 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Gas central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



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.

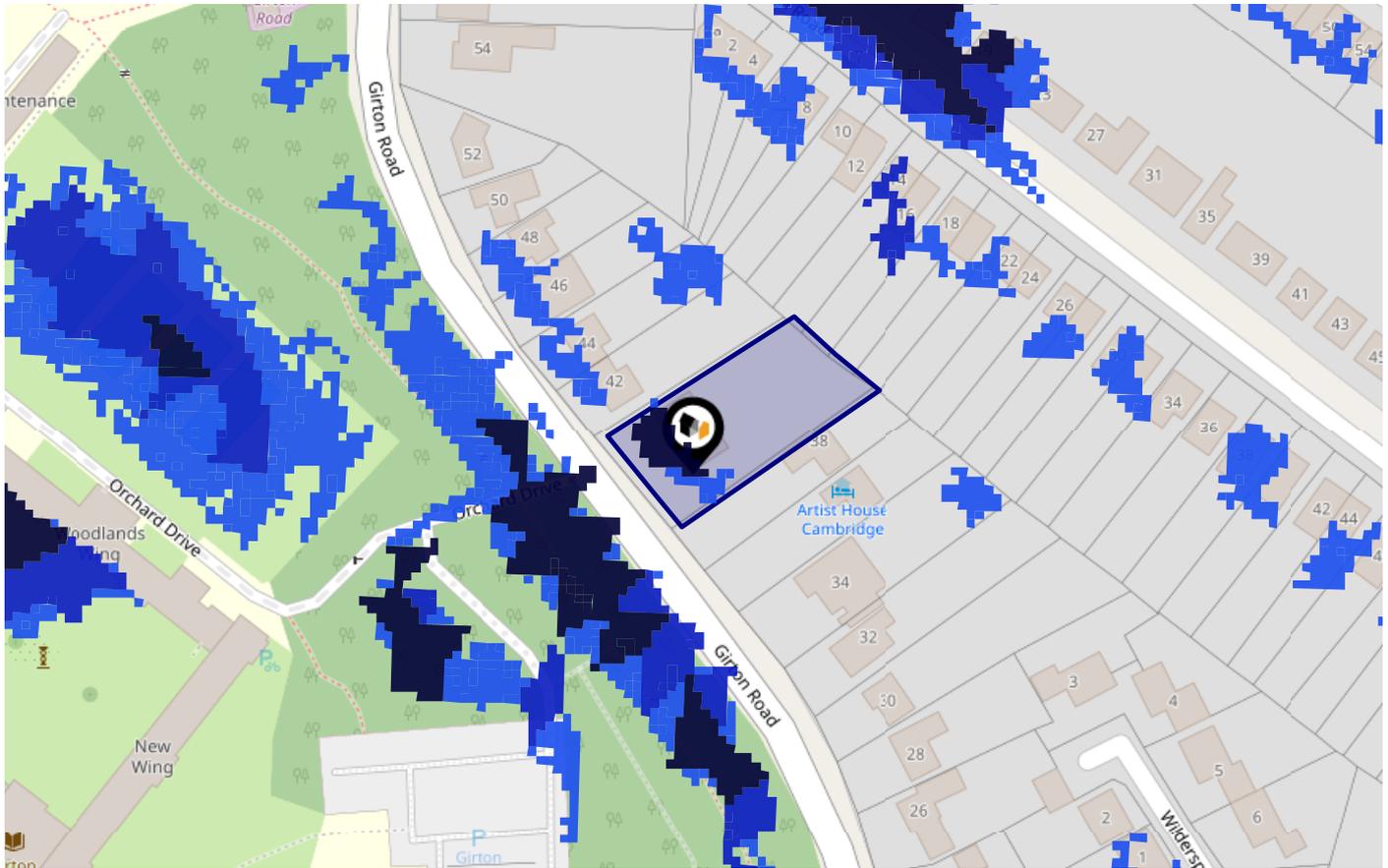


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

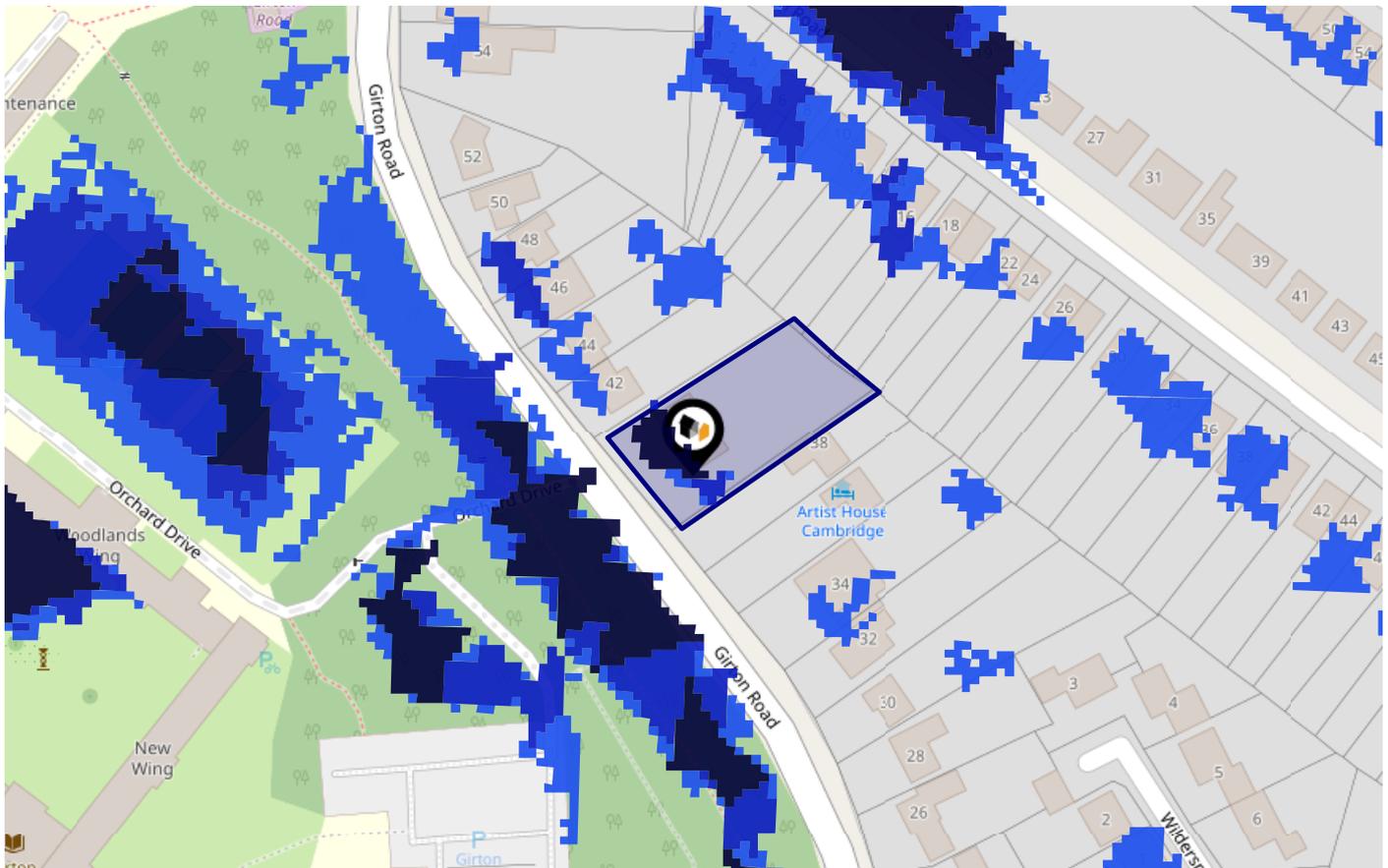


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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Chance of flooding to the following depths at this property:

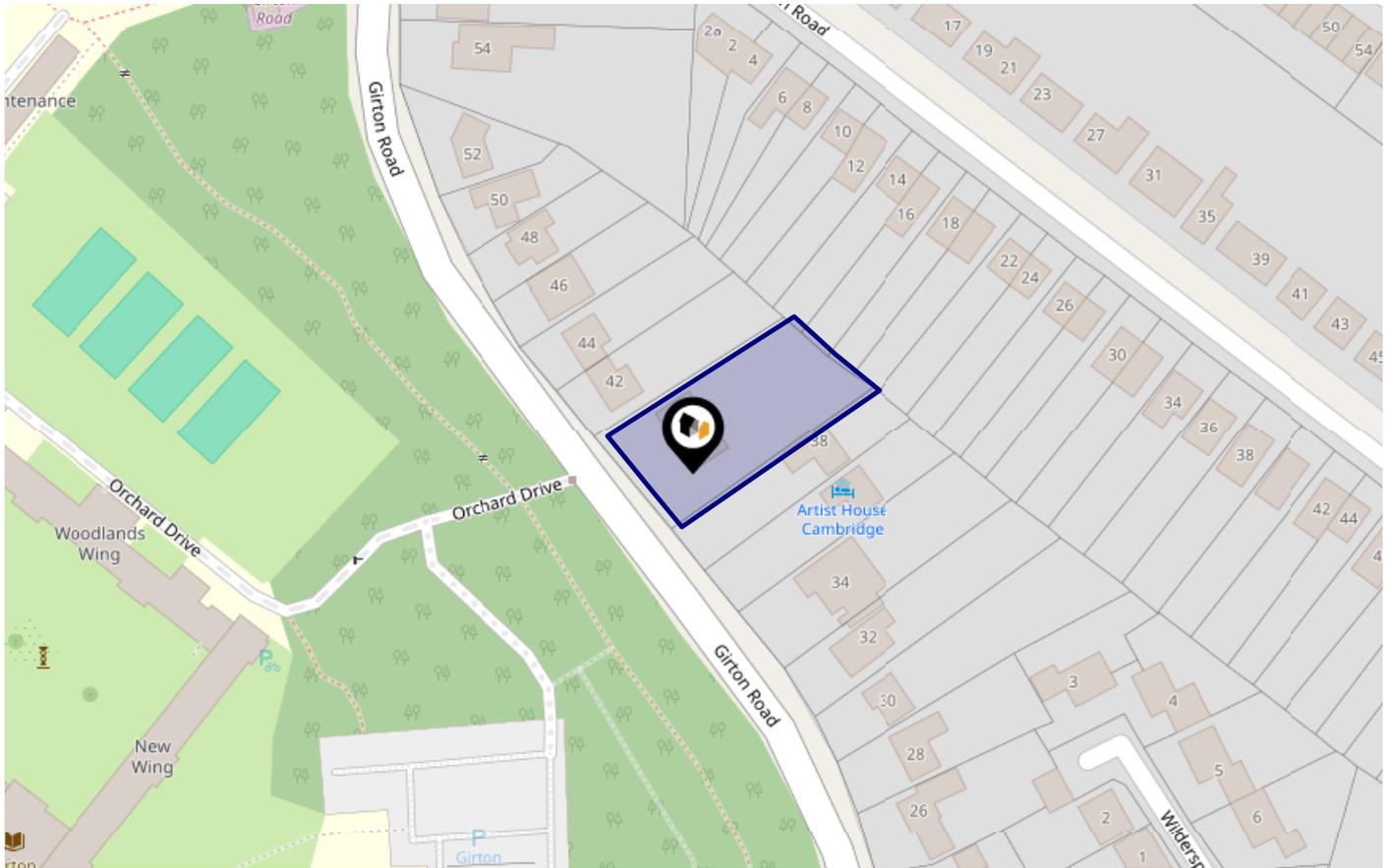


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

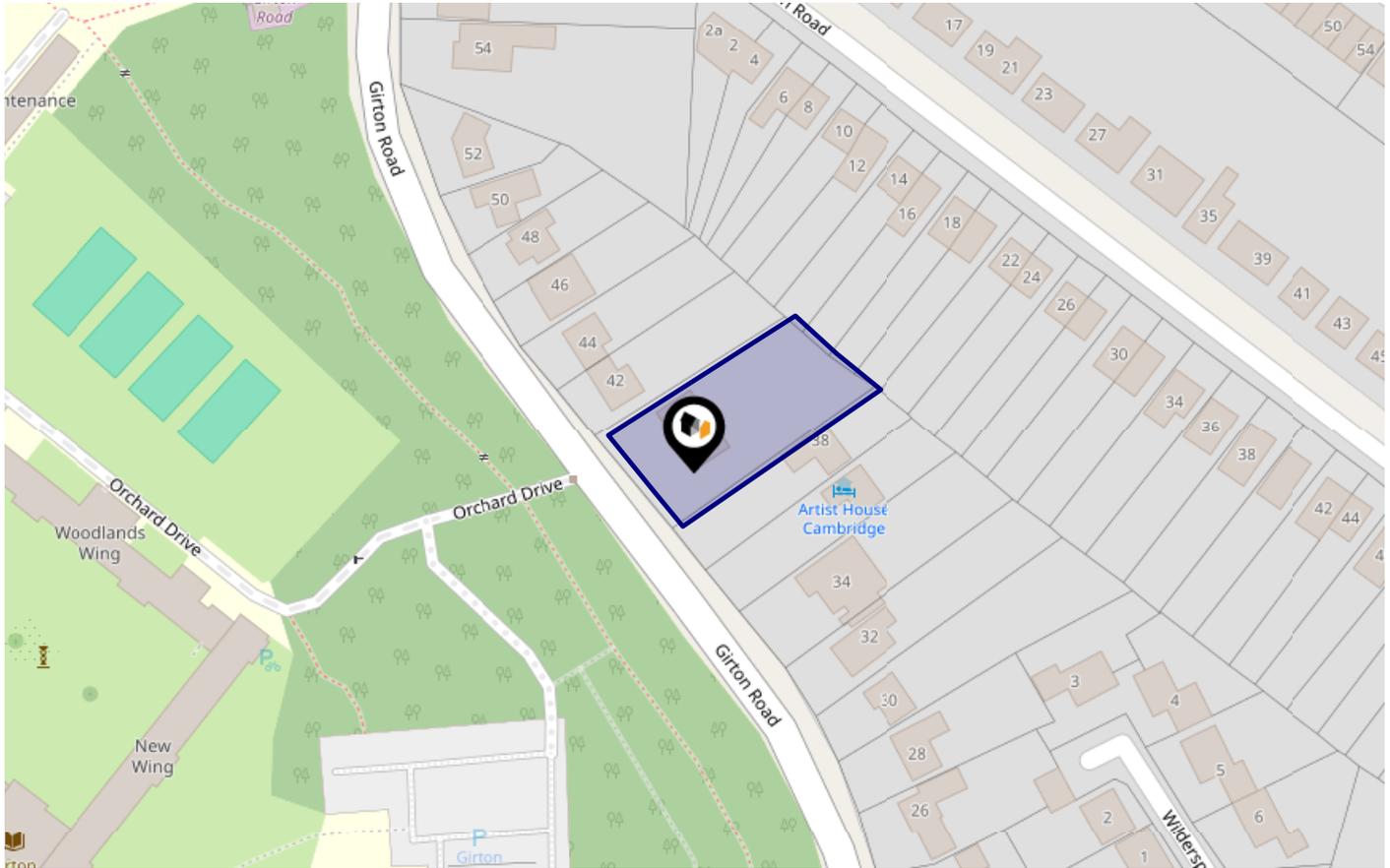


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:





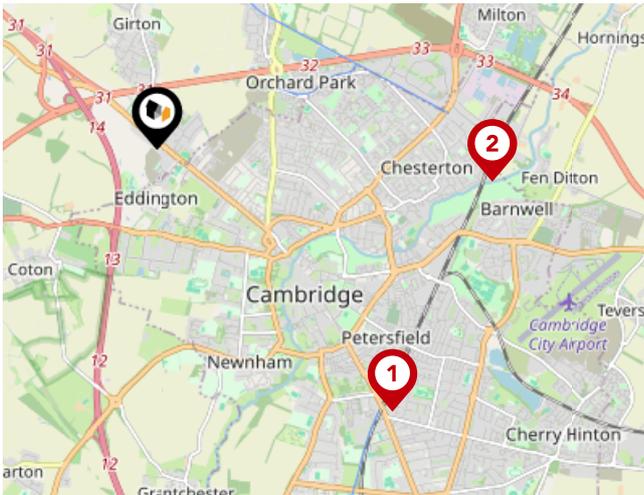
		Nursery	Primary	Secondary	College	Private
	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:1.55	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

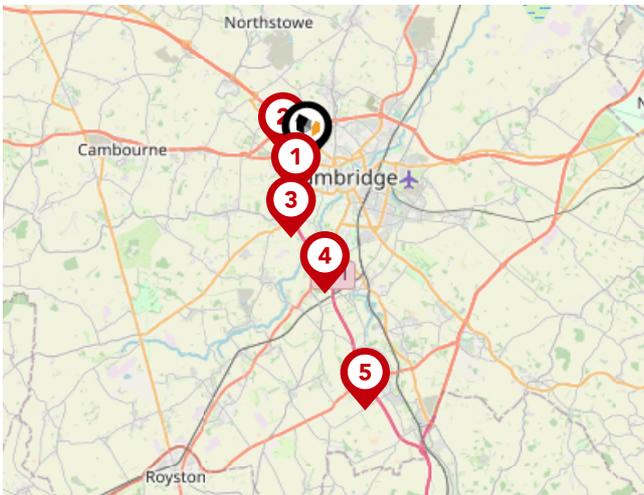
Area

Transport (National)



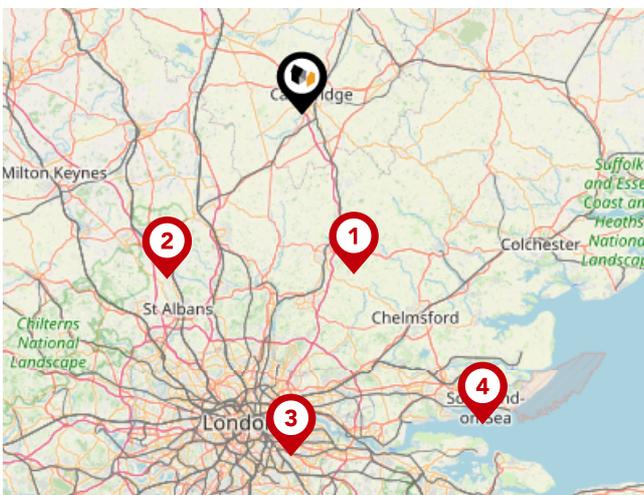
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.19 miles
2	Cambridge North Rail Station	3.03 miles
3	Waterbeach Rail Station	5.2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.2 miles
2	M11 J14	0.9 miles
3	M11 J12	2.74 miles
4	M11 J11	4.77 miles
5	M11 J10	9.25 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	24.62 miles
2	Luton Airport	31.15 miles
3	Silvertown	50.19 miles
4	Southend-on-Sea	52.68 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wellbrook Way	0.16 miles
2	Girton Road	0.17 miles
3	Girton Road	0.18 miles
4	Thornton Road	0.3 miles
5	Pepys Way	0.35 miles

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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