

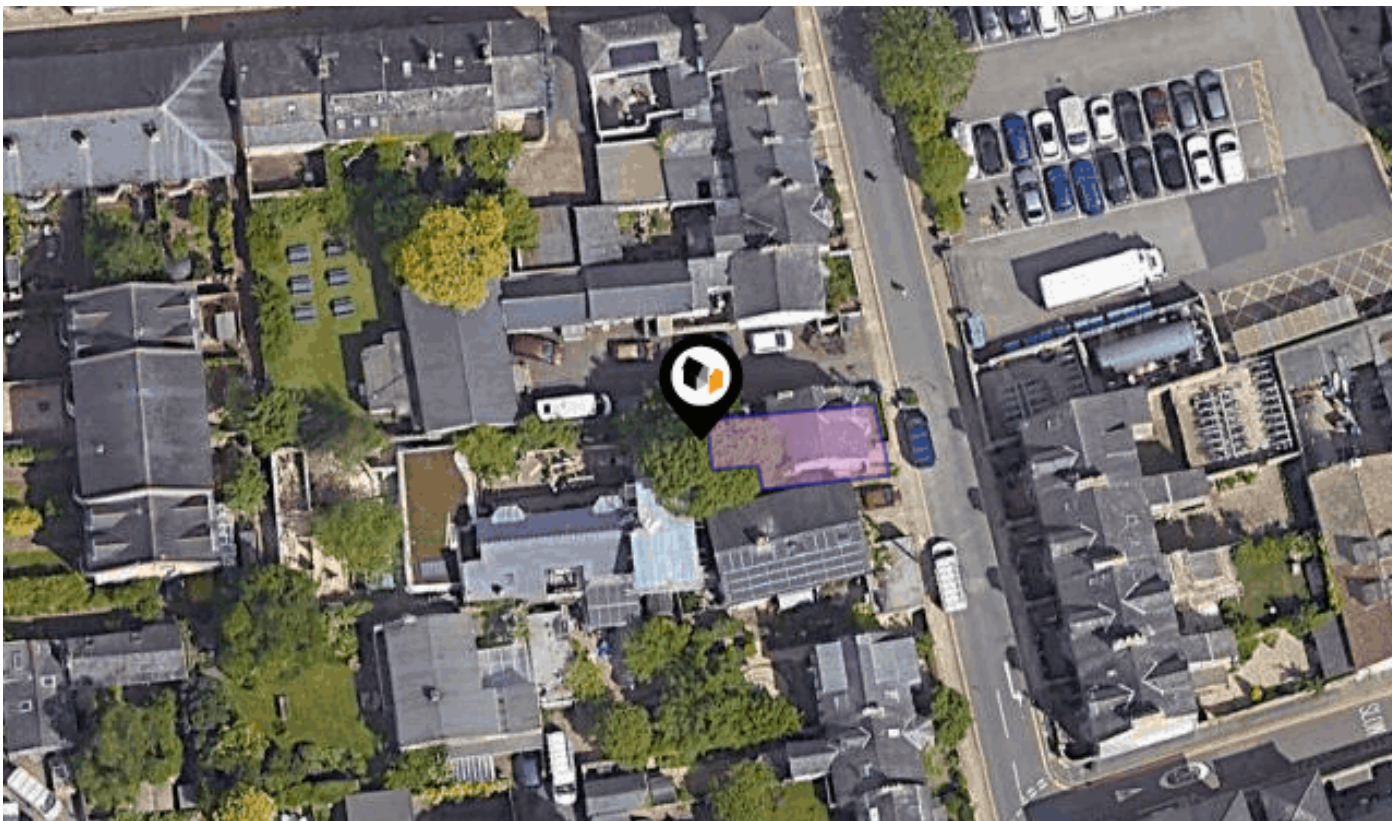


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd October 2024



PANTON STREET, CAMBRIDGE, CB2

Cooke Curtis & Co

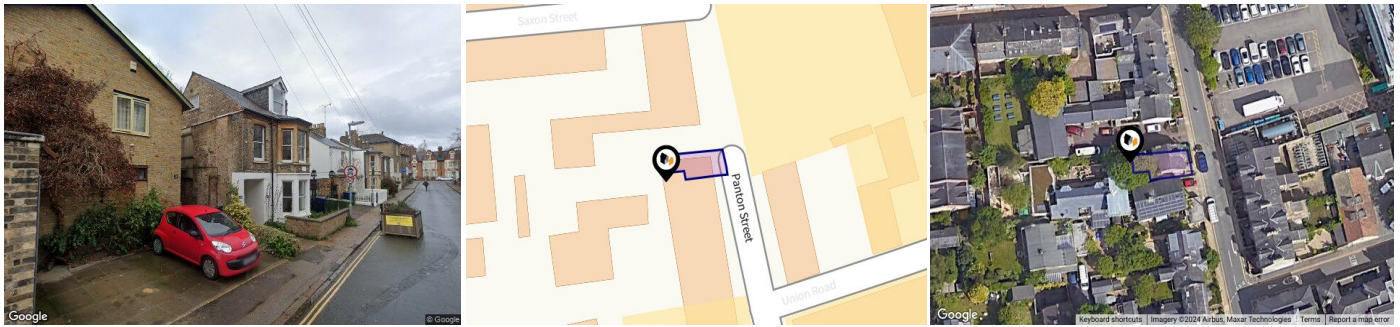
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB28654		

Local Area

Local Authority:	Cambridge
Conservation Area:	New Town and Glisson Road
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

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: *18 Panton Street Cambridge CB2 1HP*

Reference - 17/1339/FUL
Decision: Decided
Date: 01st August 2017
Description: Demolition of existing house and outbuilding and erection of 10 x apartments (consisting of six studios, three 1-bed flats and a 2-bed flat), bin store, cycle store, works to boundary walls, including demolition, reconstruction and associated works

Reference - 09/155/TREE2
Decision: Decided
Date: 01st June 2009
Description: T1 - Lime: crown reduce overall height by approx 1.5-2m; trim canopy on garden side by approx 1.5m; trim canopy against 18A Panton St by approx 2m; crown lift canopy over garden and trim back from No.20 Panton St to clear approx 2m; crown lift over roof of 18 Panton St to clear approx 2.5m T2 - Crab Apple: crown reduce by approx 1.25m; shorten side growing into adjacent Golden Yew tree to clear approx 1m

Reference - 23/04712/HFUL
Decision: Decided
Date: 07th December 2023
Description: Creation of a new drop kerb.

Reference - 23/04706/HFUL
Decision: Decided
Date: 07th December 2023
Description: Single storey rear extension.

Planning records for: **18 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 21/00666/CONDA	
Decision:	Decided
Date:	07th December 2023
Description:	Submission of details required by condition 4 (Sample Panel) of planning permission 21/00666/HFUL.

Planning records for: **2 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 09/1053/FUL	
Decision:	Decided
Date:	19th November 2009
Description:	Change of use from two flats to one residential property (works include the removal of front door and replacement of front ground floor window.

Reference - 10/0463/FUL	
Decision:	Decided
Date:	19th May 2010
Description:	Alterations to windows and finish to side and rear elevations.

Planning records for: **20 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 17/0662/COND2	
Decision:	Decided
Date:	27th June 2018
Description:	Condition 2 - Bicycle storage

Planning records for: **20 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 17/0662/FUL	
Decision:	Decided
Date:	19th May 2017
Description:	Retrospective change of use from a C3 dwelling house and outbuildings to large scale HMO (sui generis).

Planning records for: **26 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 15/0161/NMA	
Decision:	Decided
Date:	29th January 2015
Description:	Non material amendment on application 13/0873/FUL for changes to the internal bathroom positions and the roof of "Glass Box" on rear extension is now proposed to slope with a 4 degree pitch towards the courtyard garden (from east to west).

Reference - 13/0873/FUL	
Decision:	Decided
Date:	18th June 2013
Description:	Ground floor rear extension and alterations

Reference - C/01/0444	
Decision:	Decided
Date:	27th April 2001
Description:	Replacement of garage on land to rear of existing dwelling.

Planning records for: *30 Panton Street Cambridge CB2 1HP*

Reference - C/01/0822
Decision: Decided
Date: 27th July 2001
Description: Change of use from hostel (sui generis) to residential (use class C3).
Reference - 18/1232/FUL
Decision: Decided
Date: 06th August 2018
Description: Single storey rear extension following removal of raised terrace, infill to rear corner of existing house following removal of glass tower and addition of a flue and conservation rooflight. Extension to existing outbuilding.
Reference - 14/0235/FUL
Decision: Decided
Date: 17th February 2014
Description: Demolition of existing terrace deck and rebuilding a timber deck at the same level. New doorway and steps to the lower ground floor.
Reference - C/04/0489
Decision: Decided
Date: 05th May 2004
Description: Construction of new garage.

Planning records for: **32 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 11/445/TTCA	
Decision:	Decided
Date:	17th November 2011
Description:	T1 - Cherry Plum in rear garden - to fellT2 - Cotoneaster - reduce and shape by approx 1.5m

Reference - 15/604/TTPO	
Decision:	Decided
Date:	14th December 2015
Description:	T1 - Cherry Plum: fell

Reference - 15/620/TTCA	
Decision:	Decided
Date:	14th December 2015
Description:	T1 - Cherry Plum: fell

Planning records for: **34 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 11/428/TTCA	
Decision:	Decided
Date:	17th November 2011
Description:	T1 - Cherry tree (rear garden) - to fellT2 - Cotoneaster (front garden) - to reduce below street light on roadside and shape remainder of crown

Planning records for: **34 Panton Street Cambridge Cambridgeshire CB2 1HP**

Reference - 10/014/TREE2	
Decision:	Decided
Date:	11th January 2010
Description:	Willow tree to be removed over a four year period. Phase 1 - Pollard the crown (amount unspecified) on the garden side of 34 Panton Street Crown reduce (amount unspecified) on the roadside to leave a weeping crown on this side Plant a Scholars tree (Sophora japonica) in the garden close to the pollarded section of the tree. Phase 2 - As the Scholars tree develops over the years the willow will be cut back to allow the Scholars tree to develop. Phase 3 - Year 4, fell the willow

Reference - 10/013/TREE2	
Decision:	Decided
Date:	11th January 2010
Description:	T1 - Willow: fell and remove

Reference - 15/606/TTPO	
Decision:	Decided
Date:	14th December 2015
Description:	T1 - Cherry Plum: fell

Reference - 15/621/TTCA	
Decision:	Decided
Date:	14th December 2015
Description:	T1 - Cherry Plum: fell

Planning records for: *34 Panton Street Cambridge CB2 1HP*

Reference - 14/339/TTCA	
Decision:	Decided
Date:	14th August 2014
Description:	Tree No 1 - Willow (overhanging Eligius Street) - Fell and remove - tree is continuously being hit by larger vehicles passing underneath/ongoing programme of maintenance (previous consent now expired, whereby a replacement tree was planted 4 years ago, as recommended by the Council).No 2 - Yew - Reduce and shape by approximately 1 metre - to encourage the growth of a bushy, uniform crown.

Planning records for: *36 Panton Street Cambridge Cambridgeshire CB2 1HP*

Reference - 11/450/TTCA	
Decision:	Decided
Date:	17th November 2011
Description:	T1 - Cotoneaster (rear garden) - reduce and shape by approx 2m, maintaining good shapeVarious trees along frontage - reduce and shape by a maximum of 2m, also crown lifting those over the path and road, as appropriate.

Reference - 15/603/TTCA	
Decision:	Decided
Date:	14th December 2015
Description:	T1 - Cotoneaster: cut to ground level and remove

Planning records for: *38 Panton Street Cambridge Cambridgeshire CB2 1HP*

Reference - 11/449/TTCA	
Decision:	Decided
Date:	17th November 2011
Description:	T1 - Cotoneaster (front garden) - crown lift to approx 2..5m with longer branches being nipped into shape tree (approx 1m)

Planning records for: *28 Panton Street Cambridge Cambridgeshire CB2 1HP*

Reference - 10/0284/S73	
Decision:	Decided
Date:	31st March 2010
Description:	Variation of condition 1 of C/99/0043/VC to allow use of the building for educational purposes (class D1) until 24th December 2019.

Reference - 15/2082/S73	
Decision:	Decided
Date:	20th November 2015
Description:	Section 73 application to remove condition 4 from 10/0764/FUL

Reference - 10/0764/FUL	
Decision:	Decided
Date:	29th July 2010
Description:	Proposed change of use of one existing office building to Class B1(a) offices and D1 non-residential education (in the alternative).

Planning records for: *The Coach House Rear Of 32 Panton Street Cambridge Cambridgeshire CB2 1HP*

Reference - 22/0675/TTCA	
Decision:	Awaiting decision
Date:	16th June 2022
Description:	Felling to ground level of a self seeded Ash tree approx 30ft in height and extensive ivy overgrowth - growing on the fence line boundary between the exchange building and neighbouring properties gardens. Requested by the neighbours.

Planning records for: *The Coachhouse 32 Panton Street Cambridge Cambridgeshire CB2 1HP*

Reference - 12/0225/FUL	
Decision:	Decided
Date:	22nd February 2012
Description:	Erection of new boundary fence and bin enclosure. Removal of existing hedge and fence.

CB2

Energy rating

E

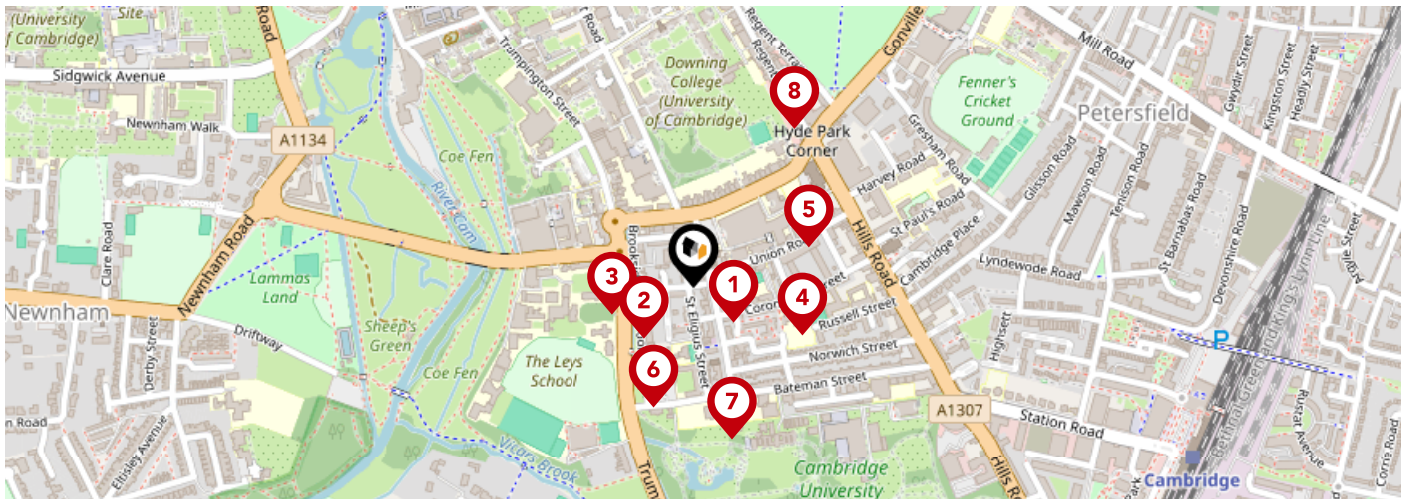
Valid until 11.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

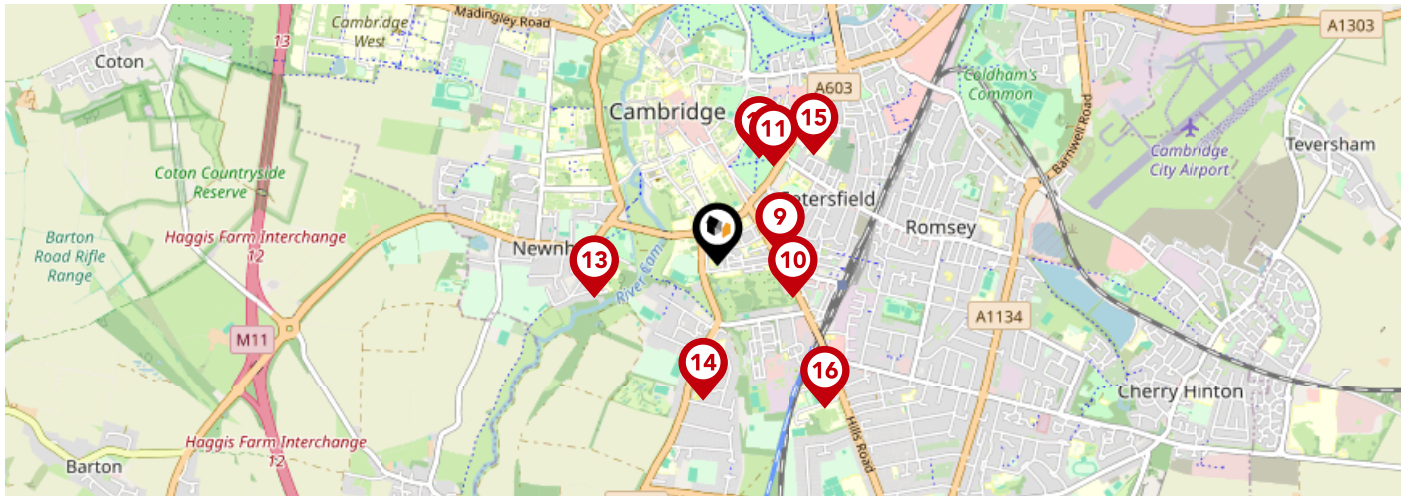
Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation
Roof Energy:	Very Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	93 m ²

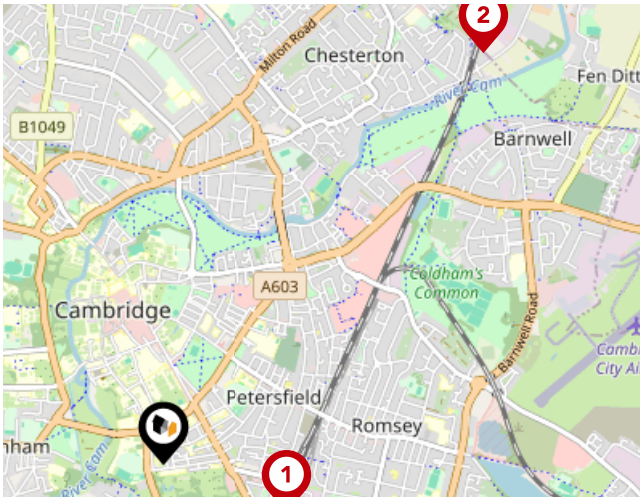
Area Schools



		Nursery	Primary	Secondary	College	Private
1	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:0.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

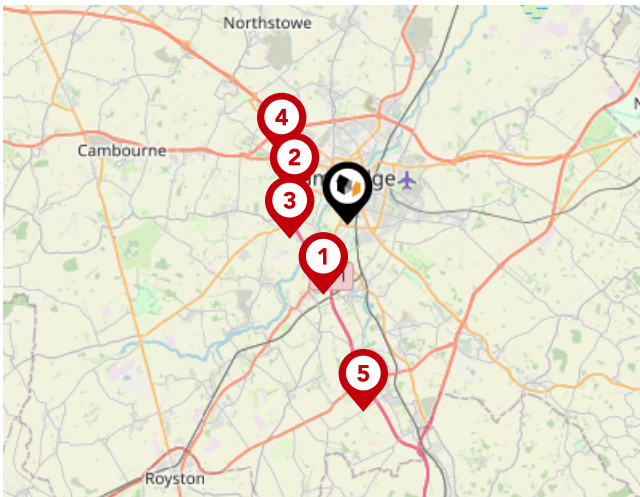


		Nursery	Primary	Secondary	College	Private
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.66	<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:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



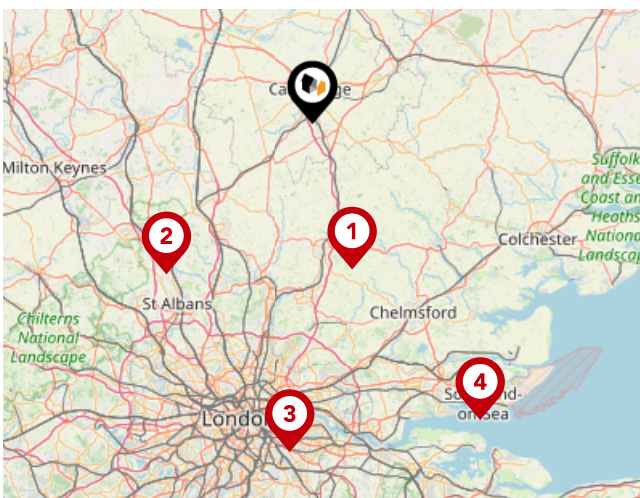
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	0.6 miles
	Cambridge North Rail Station	2.37 miles
	Waterbeach Rail Station	5.45 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	2.72 miles
	M11 J13	2.22 miles
	M11 J12	2.17 miles
	M11 J14	3.46 miles
	M11 J10	6.86 miles

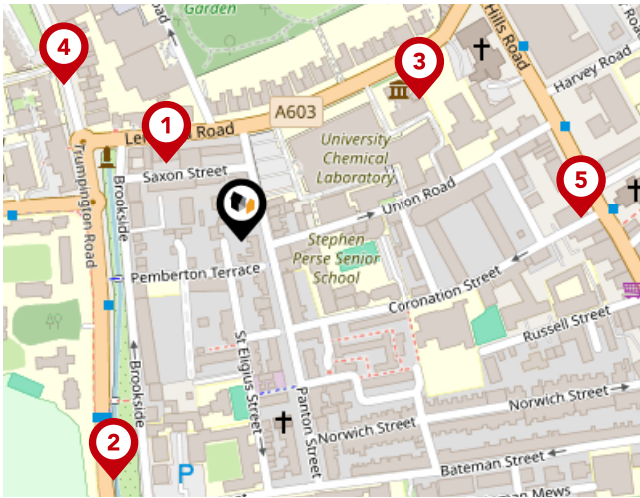


Airports/Helipads

Pin	Name	Distance
	Stansted Airport	22.11 miles
	Luton Airport	30.58 miles
	Silvertown	48.12 miles
	Southend-on-Sea	50.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Brookside	0.06 miles
2	Bateman Street	0.15 miles
3	Catholic Church	0.13 miles
4	Fitzwilliam Museum	0.13 miles
5	St Paul's Road	0.19 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.



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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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