

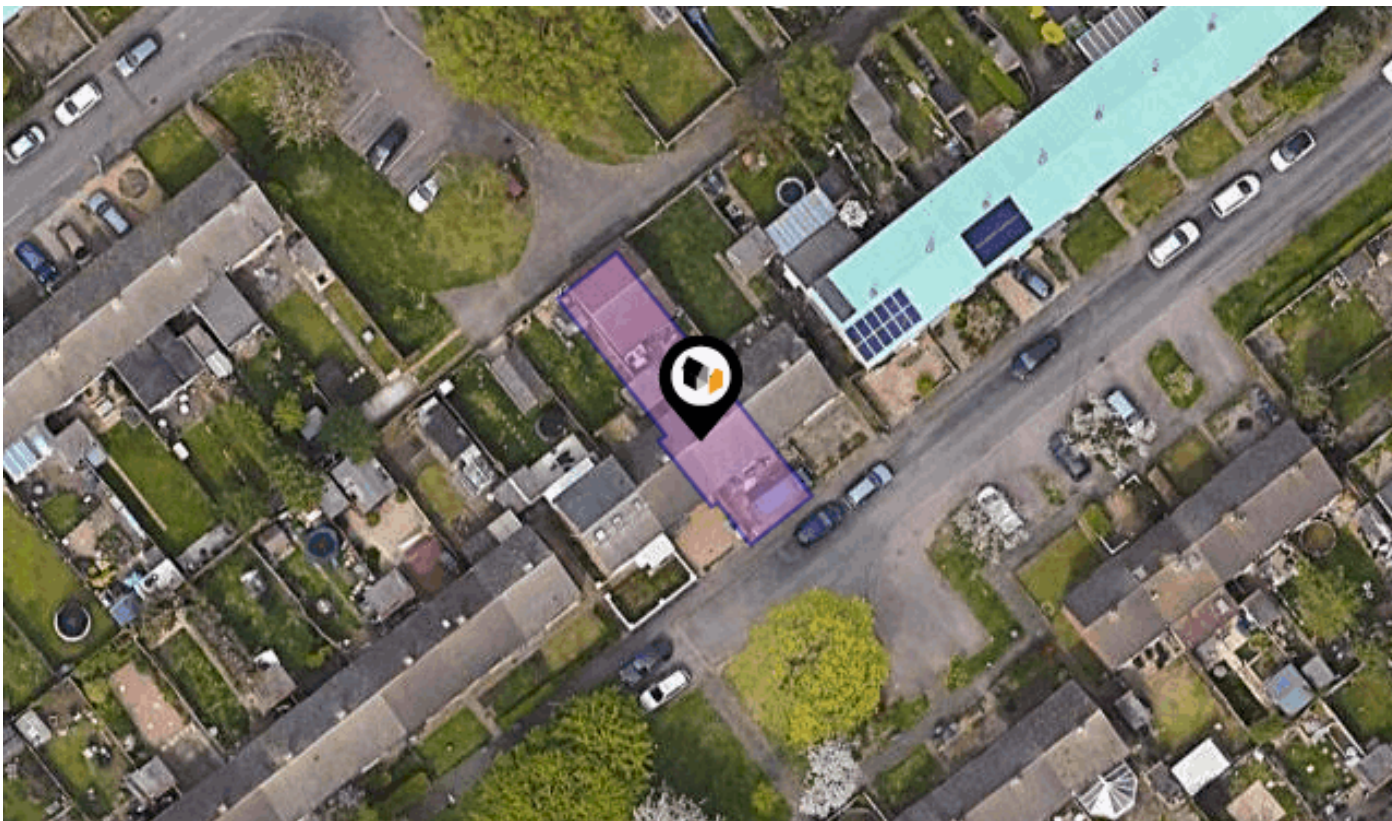


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# MIR: Material Info

The Material Information Affecting this Property

Monday 08<sup>th</sup> July 2024



**JOLLEY WAY, CAMBRIDGE, CB4**

## 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>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB94053		

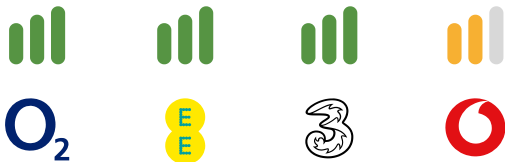
## Local Area

<b>Local Authority:</b>	Cambridge
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	High

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

<b>3</b> mb/s	<b>140</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *33 Jolley Way Cambridge Cambridgeshire CB4 2QZ*

Reference - 06/1224/FUL	
Decision:	Decided
Date:	10th November 2006
Description:	Two storey side and rear extension to existing dwelling house.

Reference - 22/01467/HFUL	
Decision:	Decided
Date:	28th March 2022
Description:	Two storey side and single storey rear extension

Reference - 22/01467/HFUL	
Decision:	Decided
Date:	25th April 2022
Description:	Two storey side and single storey rear extension

Reference - 22/01467/HFUL	
Decision:	Decided
Date:	25th April 2022
Description:	Two storey side and single storey rear extension

Planning records for: *Land Adj 33 Jolley Way Cambridge Cambridgeshire CB4 2QZ*

<b>Reference - 20/03779/CONDH</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Submission of details required by condition 26 (Travel Plan) of planning permission 20/03779/S73
<b>Reference - 24/00214/HHFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Replacement external render and internal plaster, new limecrete floor, new internal doors and modified external door openings with new doors
<b>Reference - 24/0181/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th February 2024
<b>Description:</b> T1 - Silver birch We have had the tree assessed by a qualified tree surgeon, who has recommended the following actions- Take 3m off the crown. The tree is top heavy because side some years ago (before we owned the property) the lower side branches and limbs were cut off. As the tree grows taller it is becoming increasingly unstable with the risk that it may come down on neighbouring properties in strong winds.- Remove rotten limb at the base (shown in photograph). Rain water is running in and there is a risk of the rot spreading to the main trunk.
<b>Reference - 24/00059/PIP</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Residential development of up to 2 dwellings and associated infrastructure

Planning records for: *Land Adj 33 Jolley Way Cambridge Cambridgeshire CB4 2QZ*

<b>Reference - 20/03779/CONDH</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Submission of details required by condition 26 (Travel Plan) of planning permission 20/03779/S73
<b>Reference - 24/00059/PIP</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th February 2024
<b>Description:</b> Residential development of up to 2 dwellings and associated infrastructure
<b>Reference - 24/00424/FUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 06th February 2024
<b>Description:</b> Two-bedroom dwelling adjacent to 33 Jolley Way.
<b>Reference - 24/00214/HHFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Replacement external render and internal plaster, new limecrete floor, new internal doors and modified external door openings with new doors

Planning records for: *Land Adj 33 Jolley Way Cambridge Cambridgeshire CB4 2QZ*

<b>Reference - 24/00214/HHFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> Replacement external render and internal plaster, new limecrete floor, new internal doors and modified external door openings with new doors
<b>Reference - 24/0181/TTPO</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 06th February 2024
<b>Description:</b> T1 - Silver birch We have had the tree assessed by a qualified tree surgeon, who has recommended the following actions- Take 3m off the crown. The tree is top heavy because side some years ago (before we owned the property) the lower side branches and limbs were cut off. As the tree grows taller it is becoming increasingly unstable with the risk that it may come down on neighbouring properties in strong winds.- Remove rotten limb at the base (shown in photograph). Rain water is running in and there is a risk of the rot spreading to the main trunk.
<b>Reference - 24/00059/PIP</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th February 2024
<b>Description:</b> Residential development of up to 2 dwellings and associated infrastructure
<b>Reference - 22/00370/TRE</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th March 2022
<b>Description:</b> T1 Conifer - Fell to ground level due to excessive shading of both properties and potential future damage to both properties.

Planning records for: *Land Adjacent To 33 Jolley Way Cambridge Cambridgeshire CB4 2QZ*

Reference - 24/01621/FUL	
Decision:	Awaiting decision
Date:	29th April 2024
Description:	Erection of 1 No. Two bedroom dwelling.

Planning records for: *24 Jolley Way Cambridge CB4 2QZ*

Reference - 17/0750/FUL	
Decision:	Decided
Date:	27th April 2017
Description:	Roof extension to include three roof lights to the front and a dormer to the rear and removal of chimney.



CAMBRIDGE, CB4

Energy rating

# C

Valid until 28.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	78 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

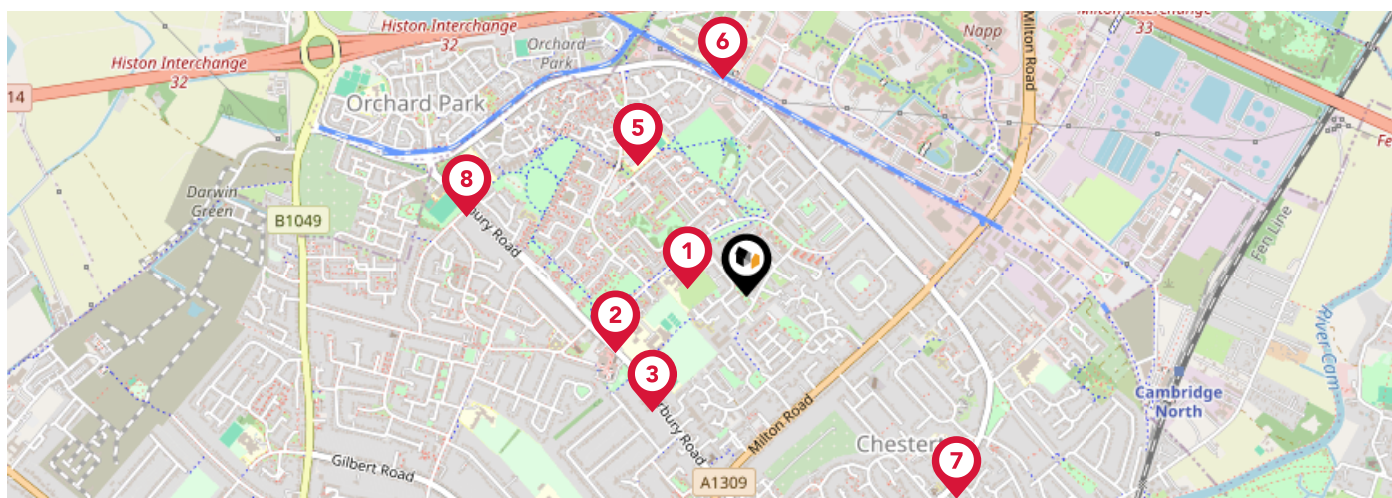
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Cambridge Water

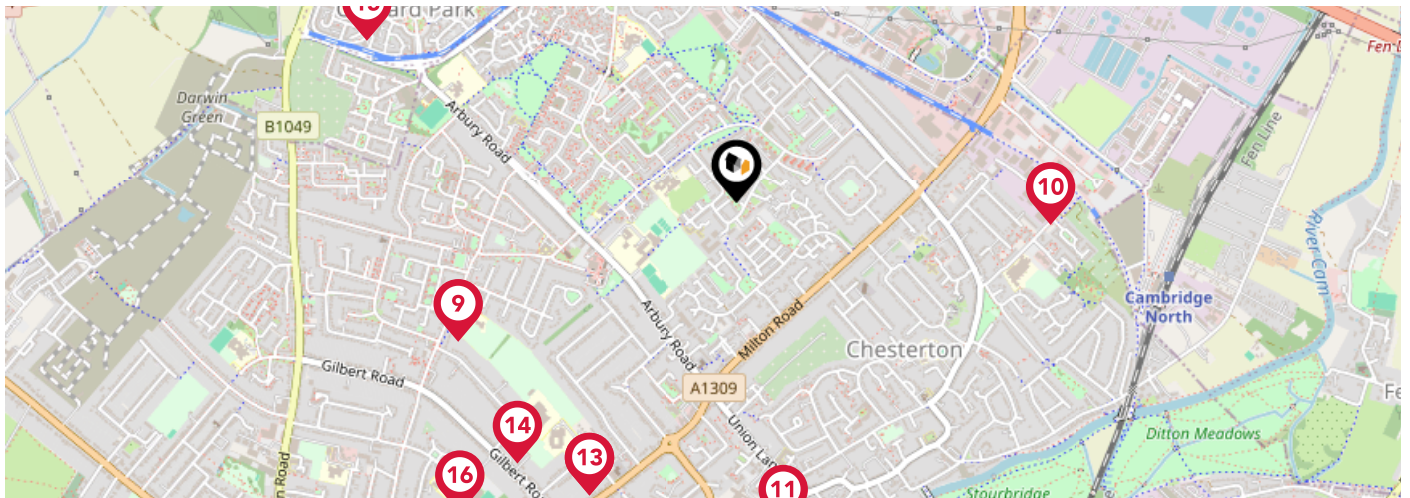
## Drainage

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Cambridge Water



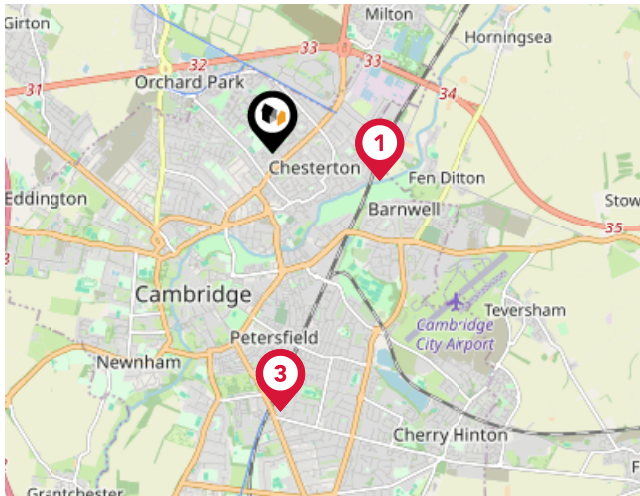
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:0.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 465   Distance:0.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cambridge Regional College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 287   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences Sixth Form and Tutorial College</b> Ofsted Rating: Not Rated   Pupils: 808   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>TBAP Cambridge AP Academy</b> Ofsted Rating: Good   Pupils: 21   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle School, Cambridge</b> Ofsted Rating: Good   Pupils: 198   Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Community College</b> Ofsted Rating: Outstanding   Pupils: 993   Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

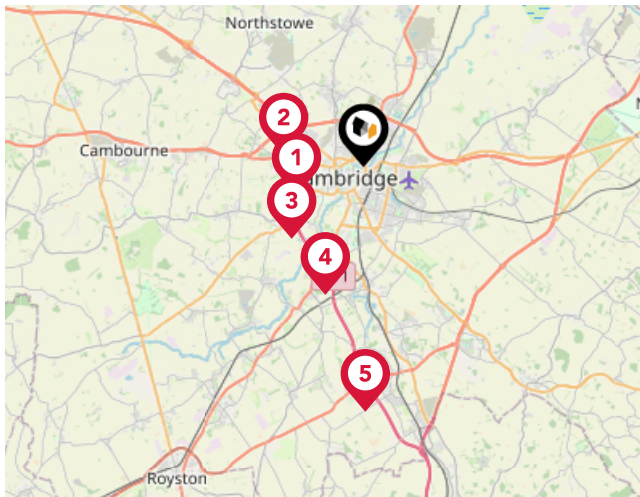
# Area

## Transport (National)



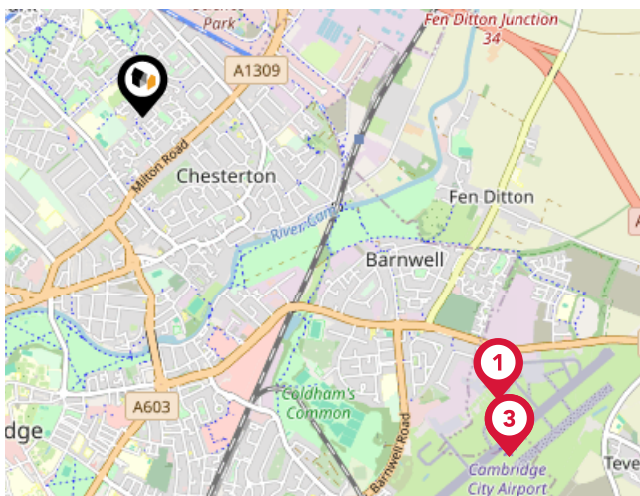
### National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1 miles
2	Cambridge Rail Station	2.35 miles
3	Cambridge Rail Station	2.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.69 miles
2	M11 J14	2.91 miles
3	M11 J12	3.71 miles
4	M11 J11	4.88 miles
5	M11 J10	8.96 miles

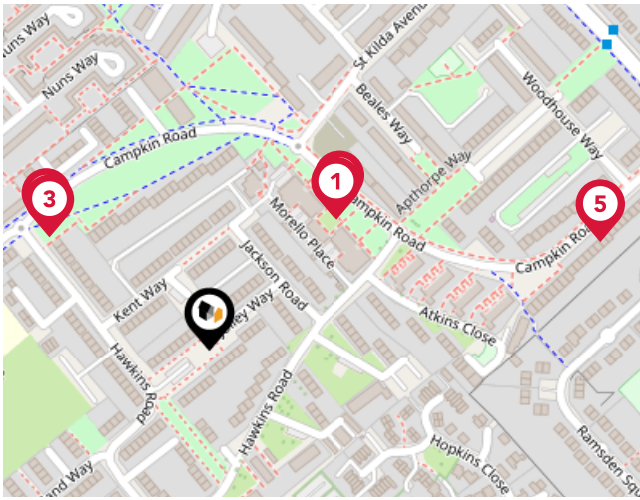


### Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	2.06 miles
2	Cambridge Airport	2.27 miles
3	Cambridge Airport	2.27 miles
4	London Stansted Airport	23.94 miles



# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	St Kilda Avenue	0.1 miles
2	St Kilda Avenue	0.11 miles
3	Hawkins Road	0.11 miles
4	Hawkins Road	0.11 miles
5	Woodhouse Way	0.23 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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