

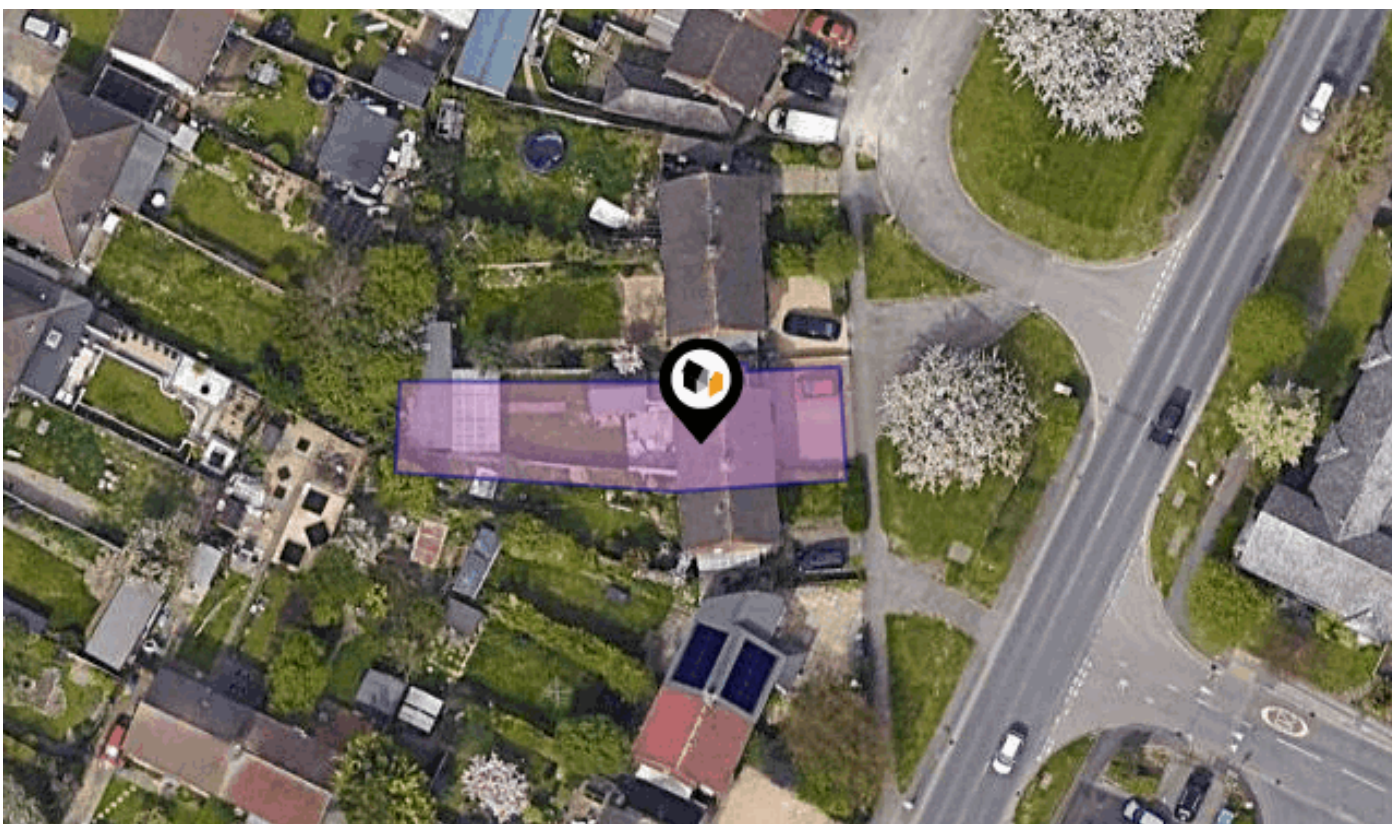


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MIR: Material Info

The Material Information Affecting this Property

Monday 08th July 2024



DITTON LANE, CAMBRIDGE, CB5

Cooke Curtis & Co

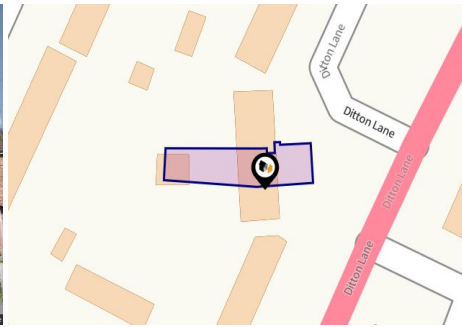
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 925 ft² / 86 m²
Plot Area: 0.08 acres
Year Built : 1950-1966
Council Tax : Band C
Annual Estimate: £1,999
Title Number: CB267078

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17
 mb/s



1000
 mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Ditton Lane, Cambridge, CB5*

Reference - 16/1651/FUL	
Decision:	Decided
Date:	28th September 2016
Description:	Replacement of existing outbuilding with a single storey front and side extension.

Reference - 12/0943/FUL	
Decision:	Decided
Date:	20th July 2012
Description:	Construction of single storey front/side extension to provide entrance lobby, a secure store, a shower room/WC and a utility room.

Reference - 05/1020/FUL	
Decision:	Decided
Date:	16th September 2005
Description:	Single storey front and side extension.

Reference - 05/0715/FUL	
Decision:	Decided
Date:	29th June 2005
Description:	Erection of a single storey front and side extension.

Planning records for: *Ditton Lane, Cambridge, CB5*

Reference - C/04/0543	
Decision:	Decided
Date:	21st May 2004
Description:	Erection of a two storey side extension to house.

Planning records for: **43 - 47 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 05/0952/ADV	
Decision:	Decided
Date:	13th September 2005
Description:	Shop sign over ATM

Reference - 05/0947/FUL	
Decision:	Decided
Date:	13th September 2005
Description:	Installation of "through the glass" ATM complete with composite secure panel.

Reference - C/00/1208	
Decision:	Decided
Date:	12th December 2000
Description:	Application for certificate of lawfulness - proposed installation of 10no 0.8m high security bollards to front boundary.

Planning records for: **46 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 05/0716/FUL	
Decision:	Decided
Date:	29th June 2005
Description:	Erection of single storey front and side extension.

Planning records for: **46 Ditton Lane Cambridge CB5 8SR**

Reference - C/04/0548	
Decision:	Decided
Date:	19th May 2004
Description:	Erection of 2 storey side extension and single storey front extension to house.

Planning records for: **50 Ditton Lane Cambridge CB5 8SR**

Reference - 14/1663/FUL	
Decision:	Decided
Date:	28th October 2014
Description:	Change of use to create 3 bed house and 1 bed flat

Reference - 18/1936/CL2PD	
Decision:	Decided
Date:	11th December 2018
Description:	Application for a Certificate of Lawfulness under Section 192 for erection of a garden room.

Reference - 22/04995/HFUL	
Decision:	Decided
Date:	16th November 2022
Description:	Retrospective detached single storey garden room to rear.

Planning records for: *50 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 22/04995/HFUL
Decision: Decided
Date: 16th November 2022
Description: Retrospective detached single storey garden room to rear.
Reference - 18/1936/CL2PD
Decision: Decided
Date: 11th December 2018
Description: Application for a Certificate of Lawfulness under Section 192 for erection of a garden room.
Reference - 23/02892/HFUL
Decision: Decided
Date: 25th July 2023
Description: Retrospective detached single storey garden room to rear.
Reference - 23/02892/HFUL
Decision: Decided
Date: 25th July 2023
Description: Retrospective detached single storey garden room to rear.

Planning records for: *50 Ditton Lane Cambridge CB5 8SR*

Reference - 18/1936/CL2PD
Decision: Decided
Date: 11th December 2018
Description: Application for a Certificate of Lawfulness under Section 192 for erection of a garden room.
Reference - 22/04995/HFUL
Decision: Decided
Date: 16th November 2022
Description: Retrospective detached single storey garden room to rear.
Reference - 23/01398/TRCA
Decision: Decided
Date: 25th July 2023
Description: Mature sycamore (acer pseudoplatanus) on lower garden which oversails Mill Lane and neighbouring property has begun to drop aged branches. Removal of limb which has grown asymmetrically across Mill lane and remove any dead or diseased branches
Reference - 23/04409/FUL
Decision: Withdrawn
Date: 20th November 2023
Description: Change of use from 2 No. dwellings to 1 No. dwelling.

Planning records for: *50 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 23/02232/TELDET	
Decision:	Decided
Date:	20th November 2023
Description:	Install communications comms apparatus at existing site

Reference - 23/01398/TRCA	
Decision:	Decided
Date:	25th July 2023
Description:	Mature sycamore (acer pseudoplatanus) on lower garden which oversails Mill Lane and neighbouring property has begun to drop aged branches. Removal of limb which has grown asymmetrically across Mill lane and remove any dead or diseased branches

Reference - 23/02232/TELDET	
Decision:	Decided
Date:	20th November 2023
Description:	Install communications comms apparatus at existing site

Reference - 23/02223/NMA	
Decision:	Withdrawn
Date:	20th November 2023
Description:	Non material amendment of 21/02393/FUL to revise elevation drawing CH-903-P1-01 Rev C to add PV

Planning records for: *50 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 23/02223/NMA
Decision: Withdrawn
Date: 20th November 2023
Description: Non material amendment of 21/02393/FUL to revise elevation drawing CH-903-P1-01 Rev C to add PV
Reference - 23/02232/TELDET
Decision: Decided
Date: 20th November 2023
Description: Install communications comms apparatus at existing site
Reference - 23/02892/HFUL
Decision: Decided
Date: 25th July 2023
Description: Retrospective detached single storey garden room to rear.
Reference - 23/01398/TRCA
Decision: Awaiting decision
Date: 25th July 2023
Description: Mature sycamore (acer pseudoplatanus) on lower garden which oversails Mill Lane and neighbouring property has begun to drop aged branches. Removal of limb which has grown asymmetrically across Mill lane and remove any dead or diseased branches

Planning records for: **50 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 23/02885/HFUL	
Decision:	Decided
Date:	25th July 2023
Description:	Loft conversion, including raising ridge line and construction of rear dormer

Reference - 23/02885/HFUL	
Decision:	Decided
Date:	25th July 2023
Description:	Loft conversion, including raising ridge line and construction of rear dormer

Reference - 19/0340/CONDH	
Decision:	Decided
Date:	16th November 2022
Description:	Submission of details required by condition 4b (partial discharge) (Remediation Strategy) of planning permission 19/0340/FUL

Planning records for: **52 Ditton Lane Cambridge Cambridgeshire CB5 8SR**

Reference - 11/1389/FUL	
Decision:	Decided
Date:	23rd November 2011
Description:	Erection of a recreational/storage building.

Planning records for: *60 Ditton Lane Cambridge Cambridgeshire CB5 8SR*

Reference - 05/0416/FUL	
Decision:	Decided
Date:	14th April 2005
Description:	Erection of porch to front, single storey extension to rear (with partial demolition of outbuilding).

Planning records for: *84 Ditton Lane Cambridge CB5 8SR*

Reference - 19/0555/FUL	
Decision:	Decided
Date:	01st May 2019
Description:	Sub-divide existing site to build new one and a half storey 2-bed detached dwelling to the rear, and bike store.

Reference - 19/0555/FUL	
Decision:	Decided
Date:	01st May 2019
Description:	Sub-divide existing site to build new one and a half storey 2-bed detached dwelling to the rear, and bike store.

Reference - 19/0555/FUL	
Decision:	Decided
Date:	01st May 2019
Description:	Sub-divide existing site to build new one and a half storey 2-bed detached dwelling to the rear, and bike store.

Ditton Lane, CB5

Energy rating

C

Valid until 02.02.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²

Electricity Supply

Ovo Energy

Gas Supply

Ovo Energy

Central Heating

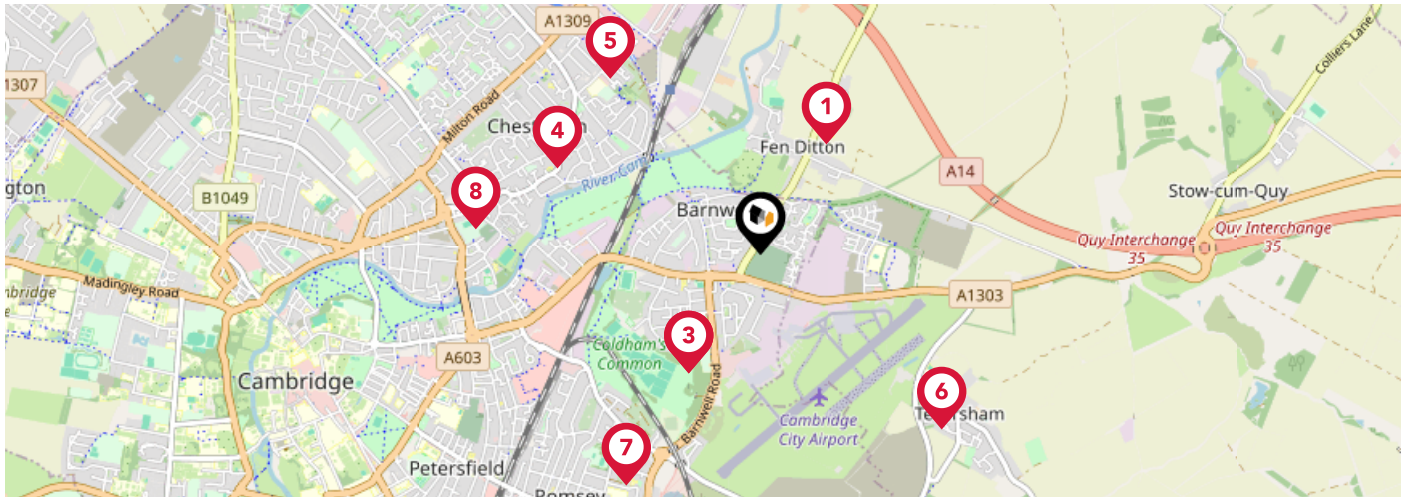
Gas central Heating

Water Supply

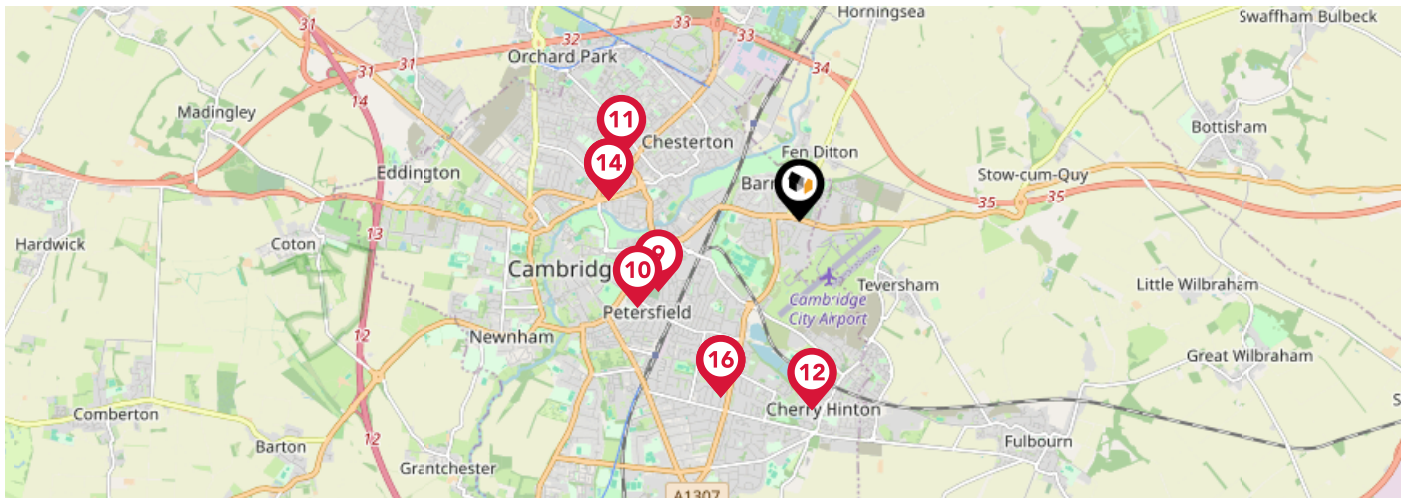
Cambridge Water

Drainage

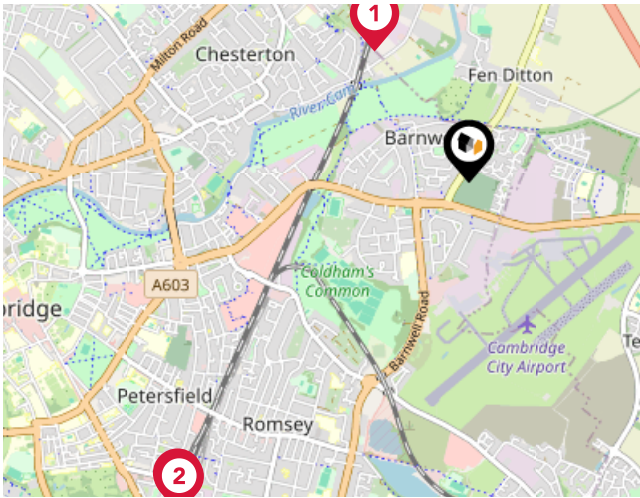
Anglia Water



		Nursery	Primary	Secondary	College	Private
1	Fen Ditton Primary School Ofsted Rating: Good Pupils: 170 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Fields Children's Centre Ofsted Rating: Outstanding Pupils: 113 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Galfrid School Ofsted Rating: Inadequate Pupils: 360 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Shirley Community Primary School Ofsted Rating: Good Pupils: 391 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 179 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 313 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambridge Arts and Sciences Sixth Form and Tutorial College Ofsted Rating: Not Rated Pupils: 808 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

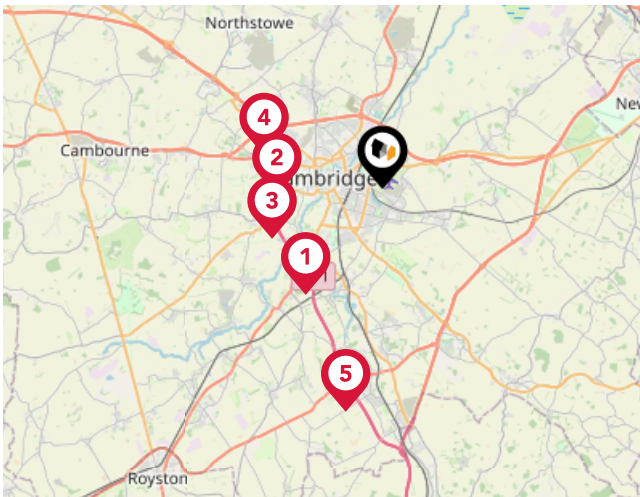


		Nursery	Primary	Secondary	College	Private
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 90 Distance:1.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 673 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 465 Distance:1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	TBAP Cambridge AP Academy Ofsted Rating: Good Pupils: 21 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 240 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 532 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



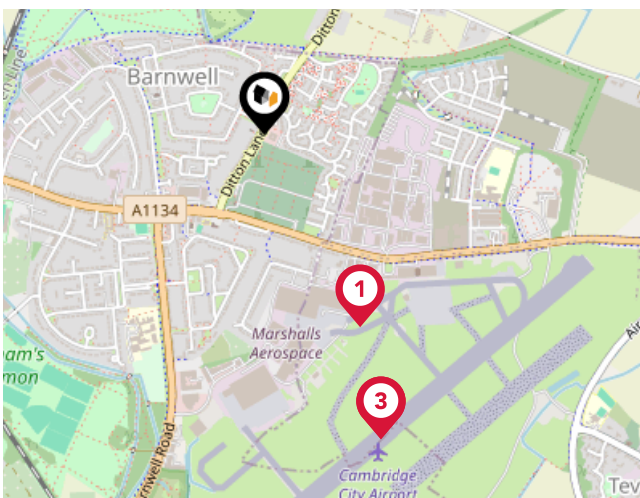
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.74 miles
2	Cambridge Rail Station	2 miles
3	Cambridge Rail Station	2 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.73 miles
2	M11 J13	3.86 miles
3	M11 J12	4.38 miles
4	M11 J14	4.45 miles
5	M11 J10	8.21 miles

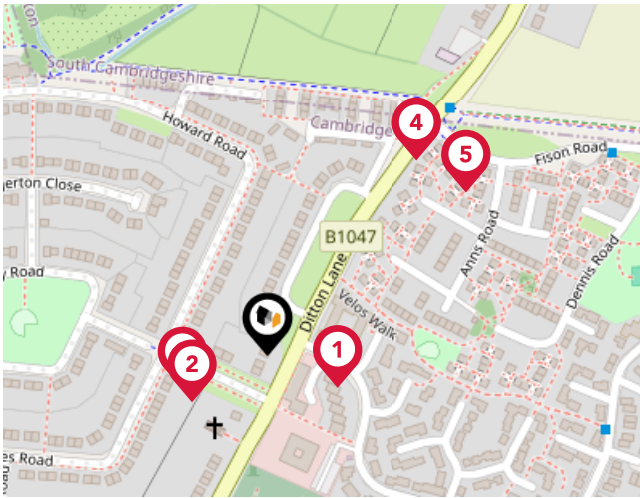


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	0.49 miles
2	Cambridge Airport	0.74 miles
3	Cambridge Airport	0.74 miles
4	London Stansted Airport	22.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Berghott Close	0.04 miles
2	Howard Road	0.05 miles
3	Howard Road	0.05 miles
4	Fison Road	0.14 miles
5	Fison Road	0.15 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.



/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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