

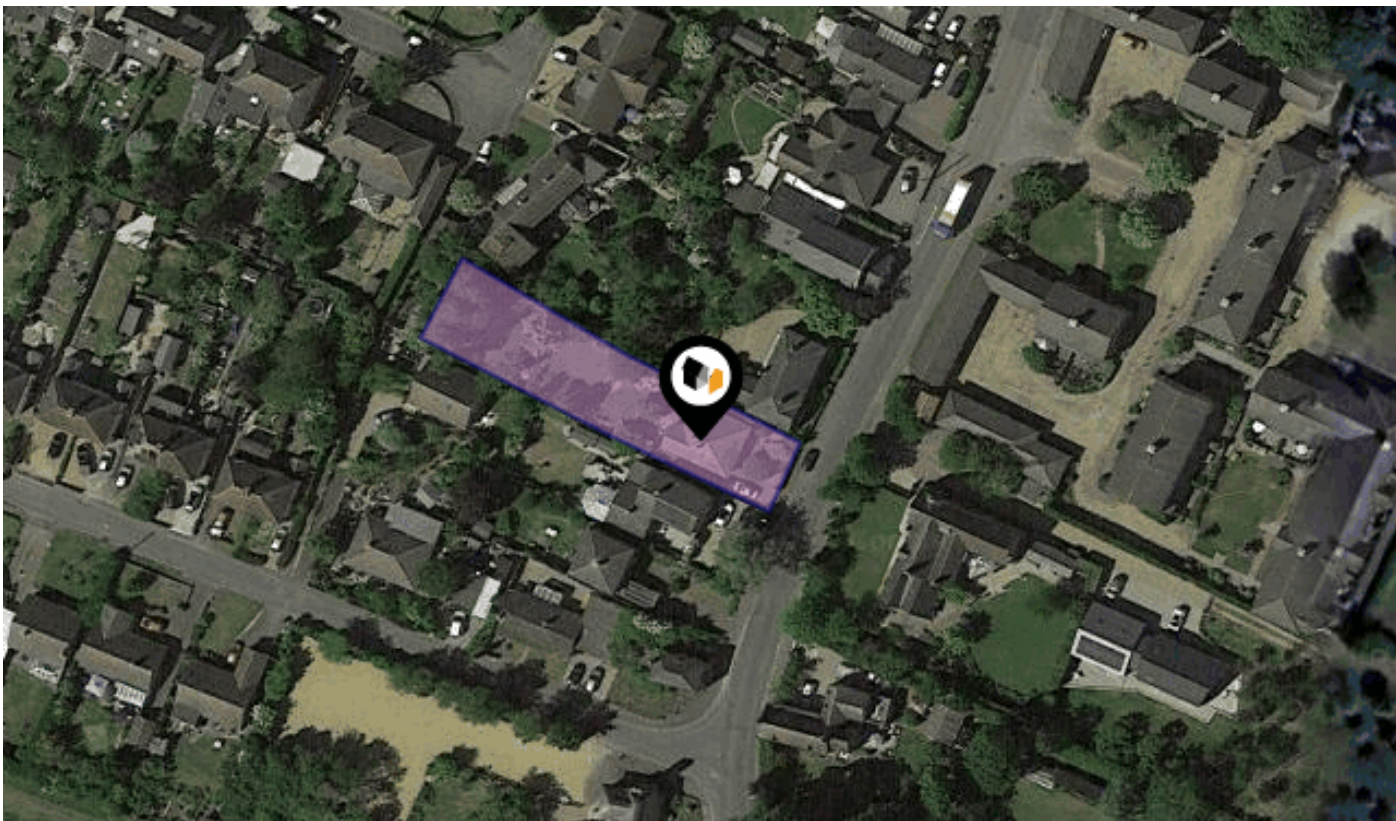


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MIR: Material Info

The Material Information Affecting this Property

Monday 15th July 2024



HIGH STREET, GIRTON, CAMBRIDGE, CB3

Cooke Curtis & Co

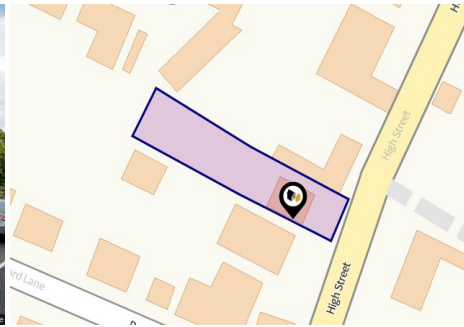
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,205 ft ² / 112 m ²		
Plot Area:	0.22 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB288465		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land to the North-west of 97 High Street Girton CB3 0QQ*

Reference - S/1825/09/RM	
Decision:	Decided
Date:	11th December 2009
Description:	Submission of reserved matters for the appearance landscaping layout and scale of outline planning permission S/0624/09/O for the erection of a bungalow

Planning records for: *101 High Street Girton CB3 0QQ*

Reference - 21/04116/HFUL	
Decision:	Decided
Date:	13th September 2021
Description:	Single storey rear extension and conversion of attached outbuildings to form family room/play room

Reference - 21/04116/HFUL	
Decision:	Decided
Date:	20th September 2021
Description:	Single storey rear extension and conversion of attached outbuildings to form family room/play room

Reference - 21/04116/HFUL	
Decision:	Decided
Date:	20th September 2021
Description:	Single storey rear extension and conversion of attached outbuildings to form family room/play room

Planning records for: *105 High Street Girton Cambridge Cambridgeshire CB3 0QQ*

Reference - S/1860/16/FL	
Decision:	Decided
Date:	18th July 2016
Description:	Front single storey extension & covered pergola to rear.

Planning records for: *127 High Street Girton Cambridge Cambridgeshire CB3 0QQ*

Reference - S/1059/13/FL	
Decision:	Decided
Date:	16th May 2013
Description:	Single storey rear extension

Reference - 21/03419/HFUL	
Decision:	Decided
Date:	23rd July 2021
Description:	Add first floor rear extensions over existing single storey

Reference - 21/03419/HFUL	
Decision:	Decided
Date:	06th August 2021
Description:	Add first floor rear extensions over existing single storey

Planning records for: *127 High Street Girton Cambridgeshire CB3 0QQ*

Reference - 22/00862/HFUL	
Decision:	Decided
Date:	11th March 2022
Description:	First floor rear extension (re-submission of 21/03419/HFUL)

Reference - 22/00862/HFUL	
Decision:	Decided
Date:	21st February 2022
Description:	First floor rear extension (re-submission of 21/03419/HFUL)

Reference - 22/00862/HFUL	
Decision:	Decided
Date:	11th March 2022
Description:	First floor rear extension (re-submission of 21/03419/HFUL)

Reference - 21/03419/HFUL	
Decision:	Decided
Date:	06th August 2021
Description:	Add first floor rear extensions over existing single storey

Planning records for: *127 High Street Girton Cambridgeshire CB3 0QQ*

Reference - S/0670/17/CONDG	
Decision:	Decided
Date:	21st February 2022
Description:	Submission of details required by condition 33 (Floor Levels) of planning permission S/0670/17/OL

Planning records for: *135 High Street Girton Cambridge Cambridgeshire CB3 0QQ*

Reference - S/0511/14/FL	
Decision:	Decided
Date:	07th March 2014
Description:	Proposed Extension and Alterations

Reference - S/0910/13/FL	
Decision:	Decided
Date:	14th May 2013
Description:	Two storey side and rear extensions single storey rear extension and porch

Reference - 22/03124/FUL	
Decision:	Decided
Date:	03rd August 2022
Description:	Replacement building to be used as a self-contained Annex including an exam room, treatment room, pool room and gym.

Planning records for: *135 High Street Girton Cambridgeshire CB3 0QQ*

Reference - 22/03124/FUL	
Decision:	Decided
Date:	11th July 2022
Description:	Replacement building to be used as a self-contained Annex including an exam room, treatment room, pool room and gym.

Reference - 22/03124/FUL	
Decision:	Decided
Date:	03rd August 2022
Description:	Replacement building to be used as a self-contained Annex including an exam room, treatment room, pool room and gym.

Reference - S/2284/17/CONDE	
Decision:	Decided
Date:	11th July 2022
Description:	Submission of details required by condition 20 (Noise Insulation Scheme), 21 (External Lighting), 37 (Renewable Energy), 38 (Screening of Rooftop Plant), 39 (Water Conservation Strategy), 40 (Carbon Reduction Statement) and 41 (Screened Refuse Storage) of planning permission S/2284/17/OL

Reference - F/YR22/0872/F	
Decision:	Decided
Date:	11th July 2022
Description:	Erect a detached garage and formation of a new access to existing dwelling

High Street, Girton, CB3

Energy rating

D

Valid until 15.05.2025

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	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 installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
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 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	112 m ²

Electricity Supply

Eon

Gas Supply

British Gas

Central Heating

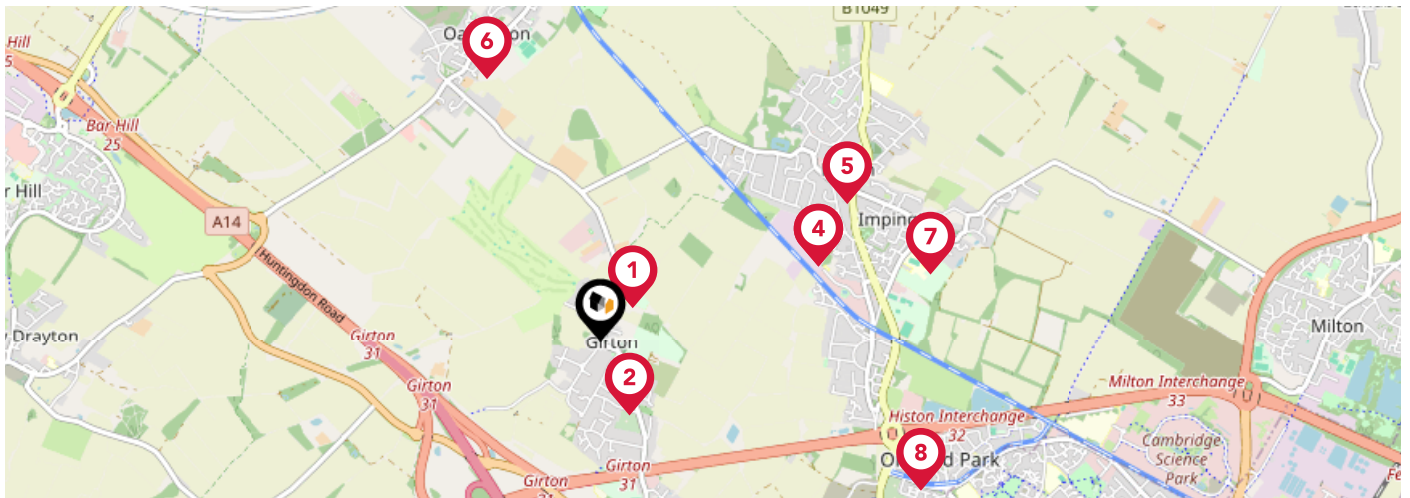
Gas combi Boiler

Water Supply

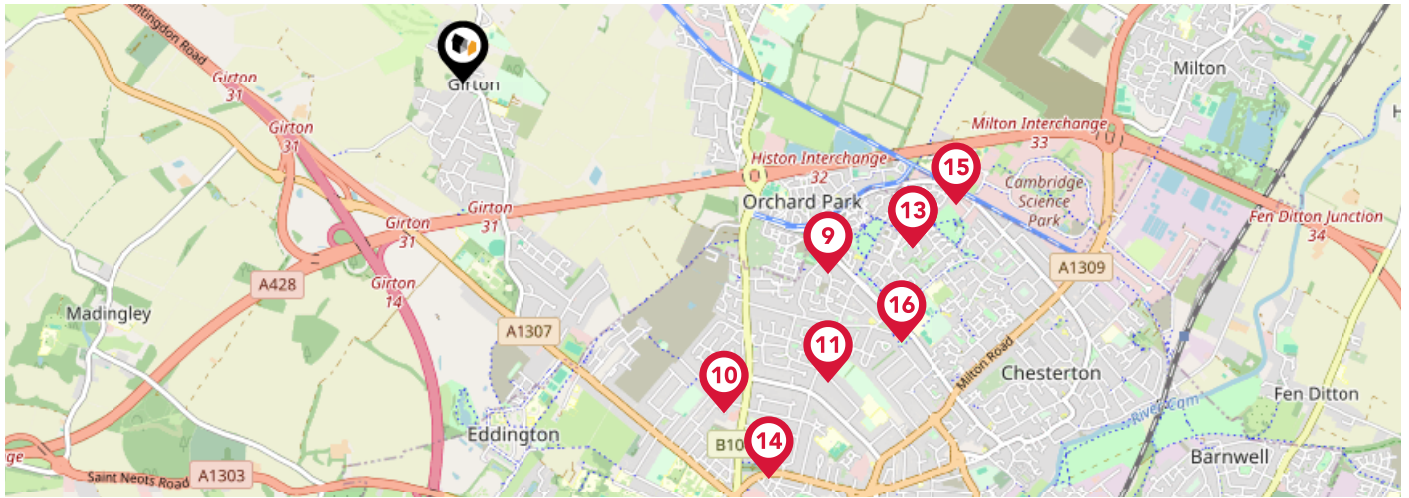
Cambridge Water

Drainage

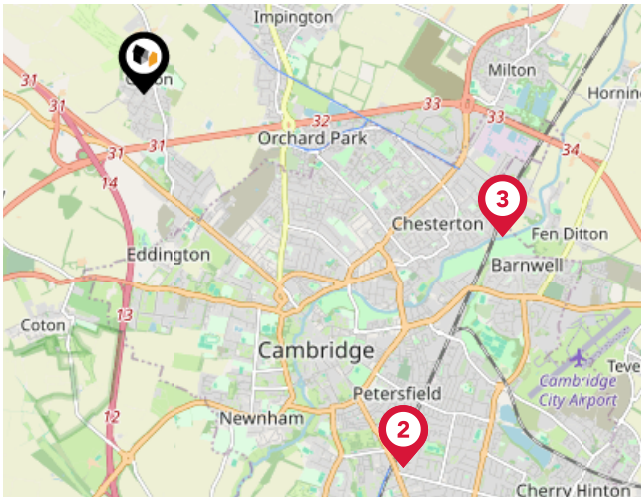
Cambridge Water



		Nursery	Primary	Secondary	College	Private
	Gretton School Ofsted Rating: Good Pupils: 121 Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Girton Glebe Primary School Ofsted Rating: Good Pupils:0 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 111 Distance:1.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Infant School Ofsted Rating: Good Pupils: 331 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Junior School Ofsted Rating: Outstanding Pupils: 420 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakington CofE Primary School Ofsted Rating: Inadequate Pupils: 130 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1391 Distance:1.53	<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: 208 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

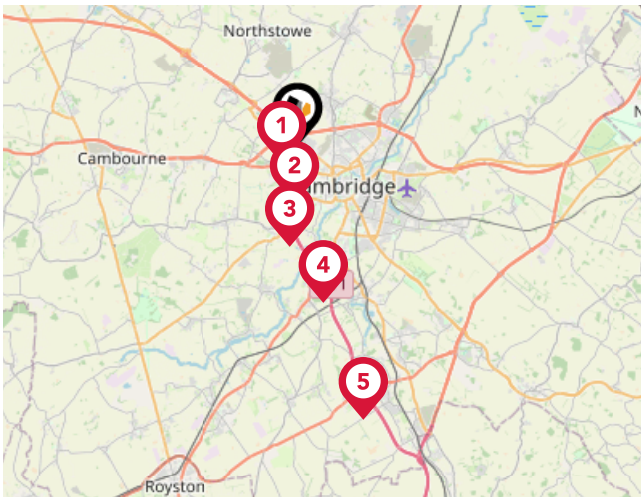


		Nursery	Primary	Secondary	College	Private
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 287 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayfield Primary School Ofsted Rating: Good Pupils: 401 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 407 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 70 Distance:2.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 406 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Inadequate Pupils: 162 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Regional College Ofsted Rating: Requires improvement Pupils:0 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:2.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



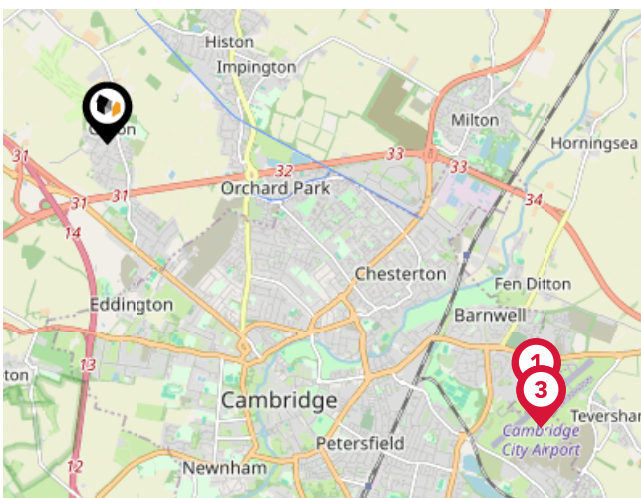
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	4.13 miles
2	Cambridge Rail Station	4.14 miles
3	Cambridge North Rail Station	3.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	0.89 miles
2	M11 J13	2.15 miles
3	M11 J12	3.71 miles
4	M11 J11	5.81 miles
5	M11 J10	10.28 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	4.55 miles
2	Cambridge Airport	4.72 miles
3	Cambridge Airport	4.72 miles
4	London Stansted Airport	25.55 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cockerton Road	0.07 miles
2	Gretton School	0.06 miles
3	Cockerton Road	0.09 miles
4	Gretton School	0.11 miles
5	Church Lane	0.23 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.



Cooke Curtis & Co

Data Quality

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