

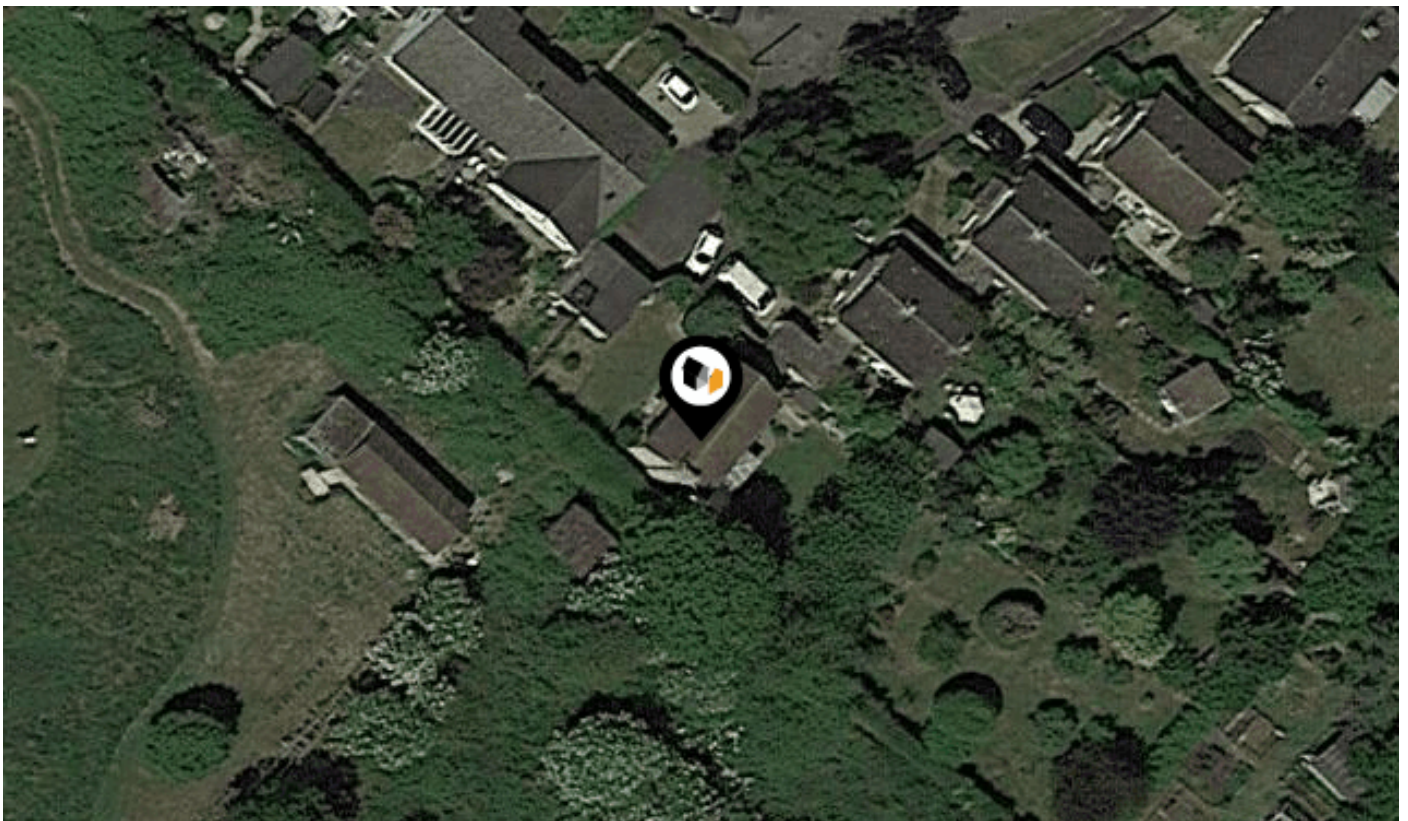


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 24th July 2024



ORCHARD WAY, OAKINGTON, CAMBRIDGE, CB24

Cooke Curtis & Co

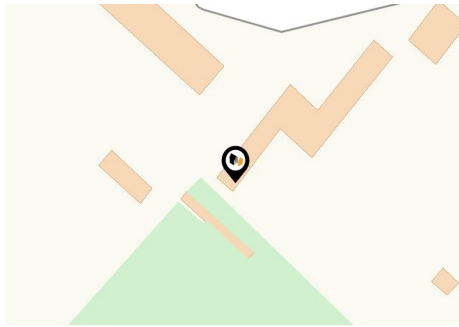
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,237 ft ² / 115 m ²
Year Built :	1967-1975
Council Tax :	Band E
Annual Estimate:	£2,816

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *10A Orchard Way Oakington And Westwick Cambridgeshire CB24 3BQ*

Reference - F/YR23/0699/F	
Decision:	Decided
Date:	26th June 2023
Description:	Erect 2-storey side extension and porch to existing dwelling including rendering and alterations to front windows of existing dwelling

Reference - 23/01437/CLUED	
Decision:	Decided
Date:	17th April 2023
Description:	Certificate of lawfulness under S191 for the existing use of property known as No. 10A as a separate residential unit

Reference - 23/00459/TRE	
Decision:	Decided
Date:	17th April 2023
Description:	G(a) 5 x Yew trees - Minor crown spread reduction (up to 2m) and pruned to 2.5m over the path and trimmed back to clear the edge by approximately 0.5m and to increase clearance from the ground level over the road. Pruning to clear the cables by creating a tunnel for the wires to run through without the need for large branch removal. With ongoing consent for the clearance to be maintained with a hedge cutter on an ongoing basis.T(b) Horse Chestnut - Minor crown spread reduction (up to 2.5m), prune to increase the clearance from ground level over the road to 5.5m. Pruned to clear the cables that creates a tunnel for the wires to run through without the need for large branch removal. T(c) Apple tree - Minor pruning (up to 20% of volume) avoiding heavy pruning that can result in the development of fast-growing response growth and a lack of fruit. Pruning to be undertaken during the winter to avoid species specific diseases that are more prevalent during the summer months.T(d) Sycamore - Remove deadwood. Crown spread reduction of 2.5m maximum.

Reference - 23/80265/COND	
Decision:	Decided
Date:	26th June 2023
Description:	Discharge of Condition 10 (the Traffic and Transport Monitoring and Management Strategy) for 1200685OUT

Planning records for: *10A Orchard Way Oakington And Westwick Cambridgeshire CB24 3BQ*

Reference - 23/02421/CLUED	
Decision:	Decided
Date:	26th June 2023
Description:	Certificate of lawfulness under S191 for the existing use of property known as No. 10A as a separate residential unit.

Reference - 22/04117/CONDC	
Decision:	Decided
Date:	17th April 2023
Description:	Submission of details required by condition 4 (Construction Environmental Management Plan) of planning permission 22/04117/S73

Planning records for: *1 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/1817/15/FL	
Decision:	Decided
Date:	17th July 2015
Description:	Conversion of garage to bedroom and shower room and addition of roof extension to garage

Planning records for: *3 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/1642/15/FL	
Decision:	Decided
Date:	07th September 2015
Description:	Erection of dwelling adjacent to No. 3 and alterations and extension to No. 3.

Planning records for: *8 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/1802/13/FL	
Decision:	Decided
Date:	22nd August 2013
Description:	Single storey side and rear extension and access

Planning records for: *10 Orchard Way Oakington And Westwick Cambridgeshire CB24 3BQ*

Reference - F/YR23/0693/TRCA	
Decision:	Decided
Date:	10th August 2023
Description:	Fell a Yew tree within a conservation area

Reference - 23/03102/CL2PD	
Decision:	Decided
Date:	10th August 2023
Description:	Certificate of lawfulness under S192 for a single storey rear extension and front porch.

Reference - S/0214/10/F	
Decision:	Decided
Date:	26th February 2010
Description:	Dormer window

Planning records for: *11 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/0266/11	
Decision:	Decided
Date:	14th February 2011
Description:	Lawful Development Certificate for Proposed Single Storey Rear and Side Extensions

Reference - S/1784/10	
Decision:	Decided
Date:	25th October 2010
Description:	Dwelling

Planning records for: *20 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/3204/15/FL	
Decision:	Decided
Date:	15th January 2016
Description:	Two storey side extension and single storey front extension to house and utility room

Planning records for: *24 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/2392/16/FL	
Decision:	Decided
Date:	15th September 2016
Description:	First Floor Extension

Planning records for: *24 Orchard Way Oakington And Westwick Cambridge Cambridgeshire CB24 3BQ*

Reference - S/0825/17/DC	
Decision:	Decided
Date:	06th March 2017
Description:	Discharge of conditions 4 (Materials) and 5 (Site preparation of the delivery of material to site and tree protection measures) of planning permission S/2392/16/FL

Oakington, CB24

Energy rating

D

Valid until 27.05.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 82 B
69-80	C		
55-68	D	← 58 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, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
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:	115 m ²

Electricity Supply

Eon Next

Gas Supply

Eon Next

Central Heating

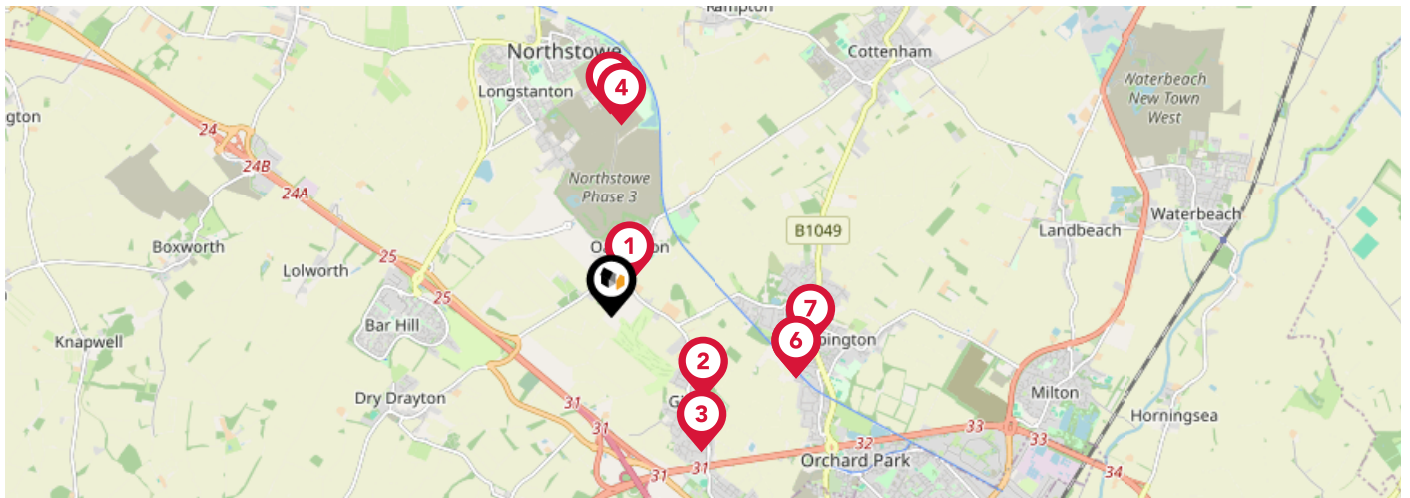
Gas Central heating

Water Supply

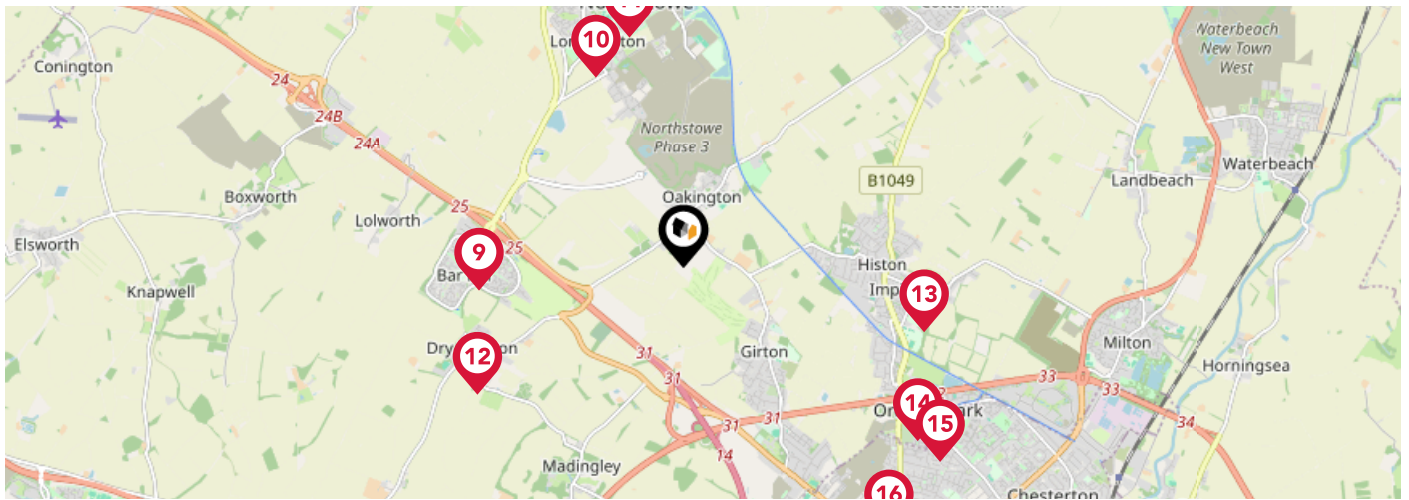
Cambridge Water

Drainage

Anglian Water

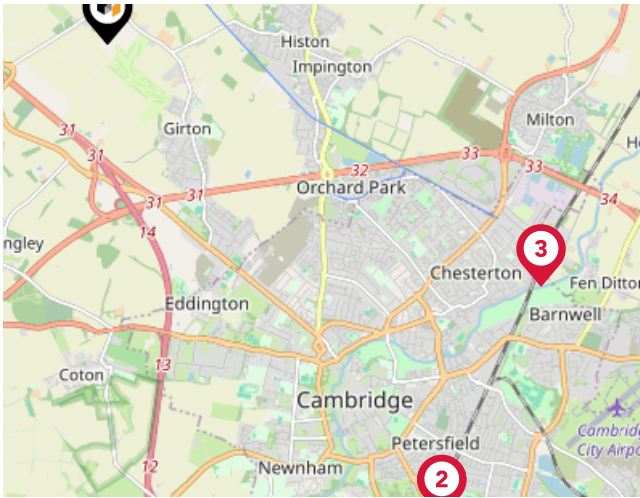


		Nursery	Primary	Secondary	College	Private
	Oakington CofE Primary School Ofsted Rating: Inadequate Pupils: 130 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Good Pupils: 121 Distance:1.11	<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:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils:0 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 111 Distance:1.76	<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:1.76	<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:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Not Rated Pupils:0 Distance:1.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



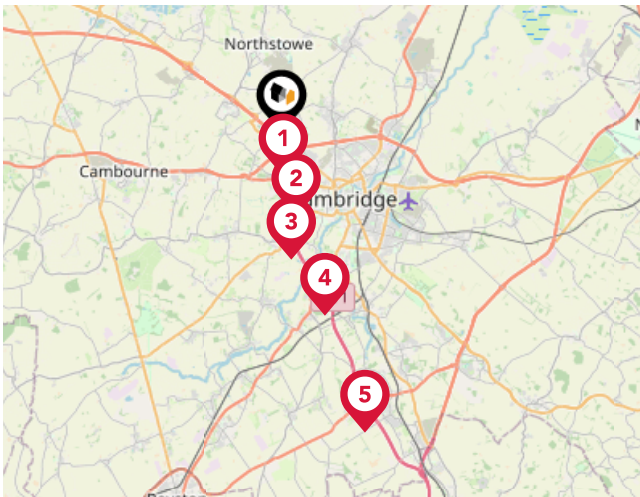
		Nursery	Primary	Secondary	College	Private
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 276 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatton Park Primary School Ofsted Rating: Good Pupils: 317 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pathfinder Church of England Primary School Ofsted Rating: Not Rated Pupils: 189 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 41 Distance:2.19	<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:2.26	<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:2.65	<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: 287 Distance:2.92	<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:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



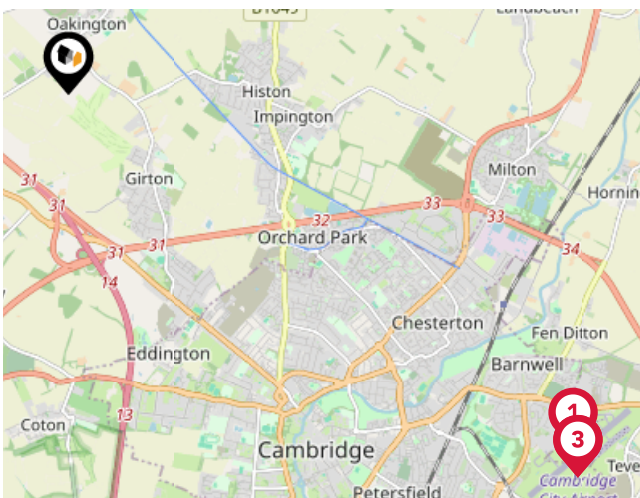
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	5.26 miles
2	Cambridge Rail Station	5.27 miles
3	Cambridge North Rail Station	4.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	1.56 miles
2	M11 J13	3.08 miles
3	M11 J12	4.61 miles
4	M11 J11	6.82 miles
5	M11 J10	11.32 miles

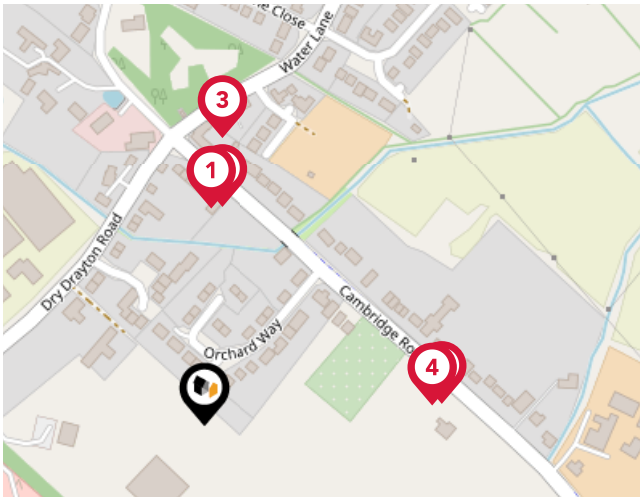


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	5.61 miles
2	Cambridge Airport	5.8 miles
3	Cambridge Airport	5.8 miles
4	London Stansted Airport	26.61 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Dry Drayton Road	0.12 miles
2	Dry Drayton Road	0.12 miles
3	Longstanton Road	0.16 miles
4	Orchard Way	0.13 miles
5	Orchard Way	0.13 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

