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MIR: Material Info

The Material Information Affecting this Property

Wednesday 07th August 2024



YOUNG STREET, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB271514		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Music Therapy Centre Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 24/00283/S73
Decision: Awaiting decision
Date: 25th January 2024
Description: S73 to remove condition 27 (Biodiversity Net Gain) of planning permission 22/04783/FUL (Erection of eight dwellings along with access, car parking, landscaping and associated infrastructure works)
Reference - 23/03793/PRIOR
Decision: Decided
Date: 06th October 2023
Description: Installation of 46.9 m2 roof mounted photovoltaic array(s) and associated infrastructure at the Young Street Music Therapy Centre.
Reference - 24/00297/FUL
Decision: Awaiting decision
Date: 25th January 2024
Description: Retrospective installation of AC unit and associated Acoustic Enclosure.
Reference - F/YR23/0875/F
Decision: Decided
Date: 06th October 2023
Description: Change of use of existing restaurant to a house of multiple of occupation (HMO) (Sui-Generis) for up to 12 persons, and retention of existing 2-bed dwelling, and outbuilding for storage

Planning records for: *Music Therapy Centre Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 23/03012/FUL	
Decision:	Withdrawn
Date:	03rd August 2023
Description:	Installation of an external air conditioning condensor unit

Reference - 24/00273/HFUL	
Decision:	Awaiting decision
Date:	25th January 2024
Description:	Installation of two air source heat pumps to side elevation.

Planning records for: *52 Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 16/0097/FUL	
Decision:	Decided
Date:	21st January 2016
Description:	Rear side infill single storey extension with new pitched roof over

Planning records for: *68 Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 14/213/TTCA	
Decision:	Decided
Date:	27th May 2014
Description:	T1 - self set sycamore: Fell as roots growing into foundations and have dislodged soil pipe.

Planning records for: *Albert House Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 16/1243/FUL	
Decision:	Decided
Date:	25th July 2016
Description:	Proposed mixed use building incorporating a commercial unit at ground floor to be used for A1, A2, B1(a) and D1 (in the alternative) and six residential apartments comprising two 2xbed units, three 1xbed units and one studio unit including associated cycle and bin storage provision.

Planning records for: *Brunswick Nursery School Young Street Cambridge CB1 2LZ*

Reference - C/02/1263	
Decision:	Decided
Date:	04th December 2002
Description:	Single storey extension and alteration to extend classroom facilities to support existing nursery provision and wrap around care.

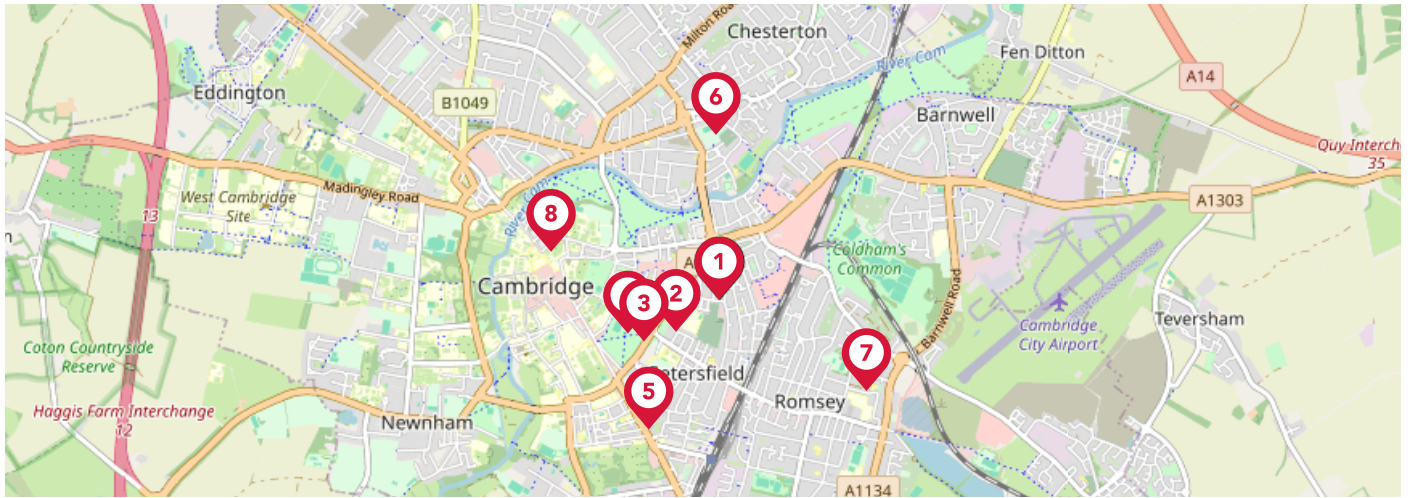
Reference - 14/232/TTCA	
Decision:	Decided
Date:	09th June 2014
Description:	Two trees (species not known) - to be removed. New trees are scheduled in ref no: 12/0489/FUL

Reference - C/01/0328	
Decision:	Decided
Date:	09th April 2001
Description:	Erection of a single storey side extension.

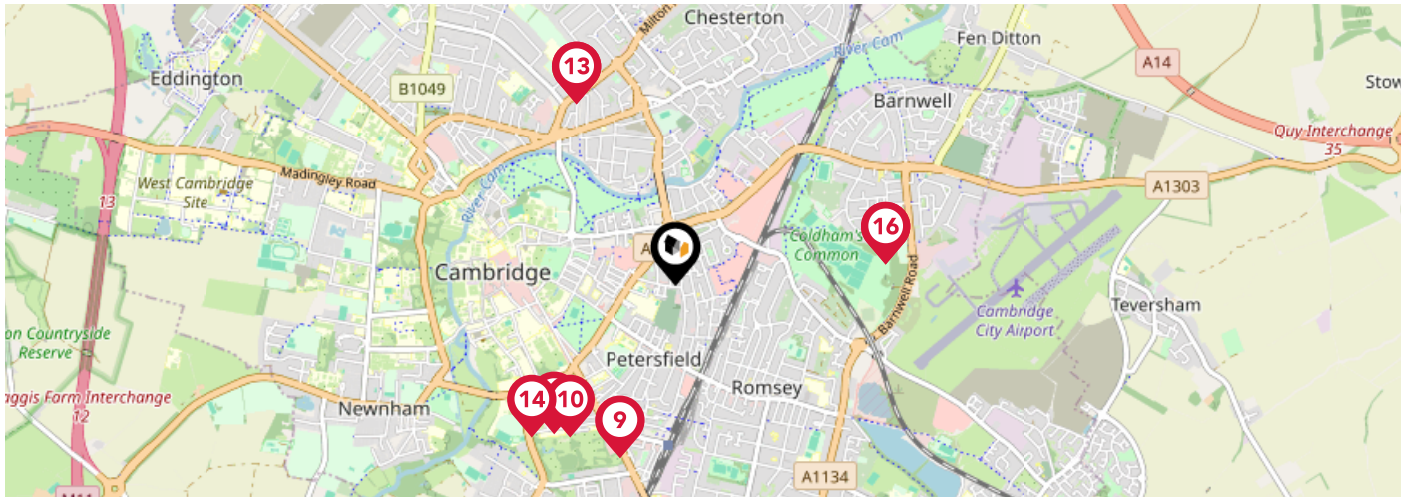
Planning records for: *Brunswick Nursery School Young Street Cambridge Cambridgeshire CB1 2LZ*

Reference - 10/119/TREE2	
Decision:	Decided
Date:	22nd April 2010
Description:	T1 - Robinia: fell and remove (weak compression fork and damage to structural wall)T2 - row of Holly and Forsthia: remove

Reference - 14/2105/FUL	
Decision:	Decided
Date:	22nd January 2015
Description:	Erection of stand alone permanent timber building for use as a classroom/meeting room.

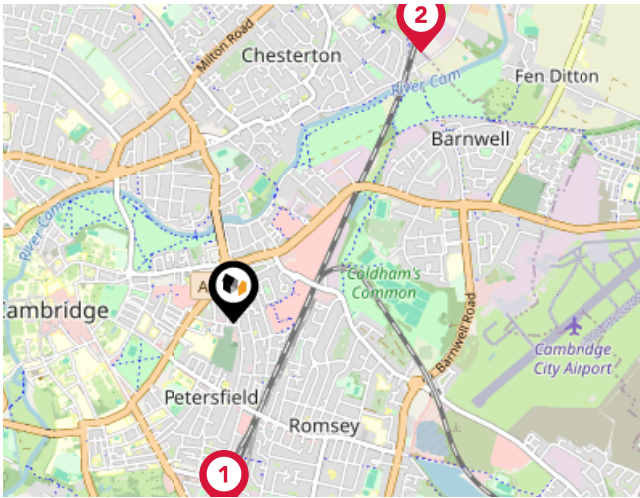


		Nursery	Primary	Secondary	College	Private
1	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 90 Distance: 0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 673 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 19 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Parkside Community College Ofsted Rating: Outstanding Pupils: 713 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sancton Wood School Ofsted Rating: Not Rated Pupils: 351 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambridge Arts and Sciences Sixth Form and Tutorial College Ofsted Rating: Not Rated Pupils: 808 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 313 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Park Street CofE Primary School Ofsted Rating: Good Pupils: 110 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



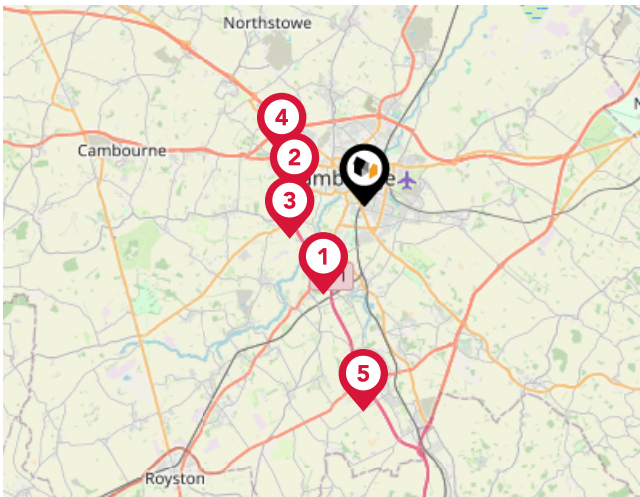
		Nursery	Primary	Secondary	College	Private
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 109 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 185 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1257 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:0.94	<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:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 196 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Children's Centre Ofsted Rating: Good Pupils: 113 Distance:0.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Good Pupils: 360 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



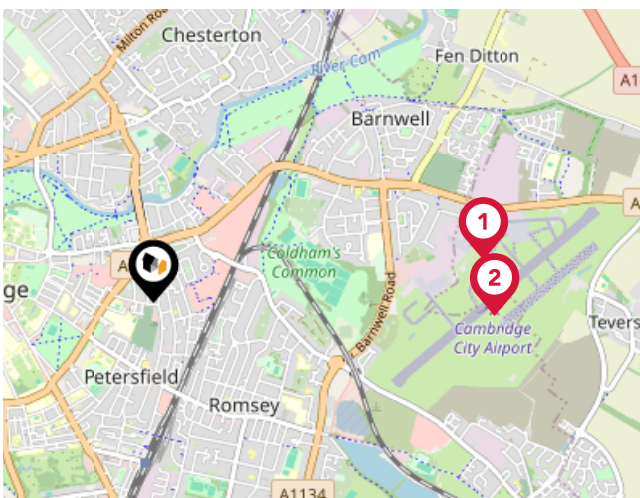
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.86 miles
2	Cambridge North Rail Station	1.5 miles
3	Shelford (Cambs) Rail Station	3.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.53 miles
2	M11 J13	2.6 miles
3	M11 J12	2.95 miles
4	M11 J14	3.53 miles
5	M11 J10	7.47 miles

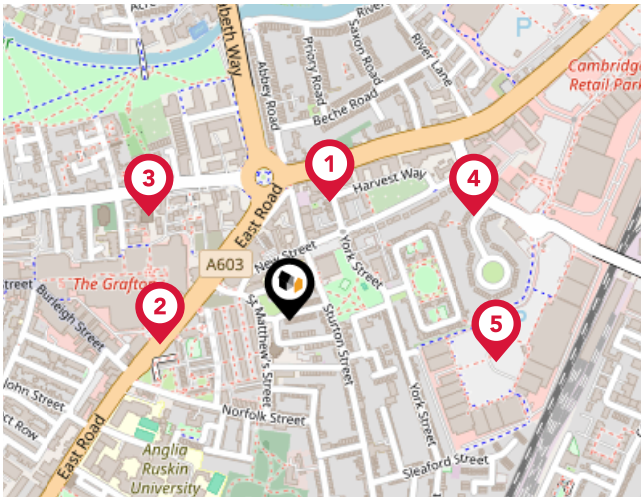


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.51 miles
2	Cambridge Airport	1.55 miles
3	London Stansted Airport	22.57 miles
4	London Luton Airport	31.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Elizabeth Way	0.14 miles
2	Grafton Centre	0.15 miles
3	Napier Street	0.2 miles
4	New Street	0.24 miles
5	Beehive Retail Park	0.24 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.



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