

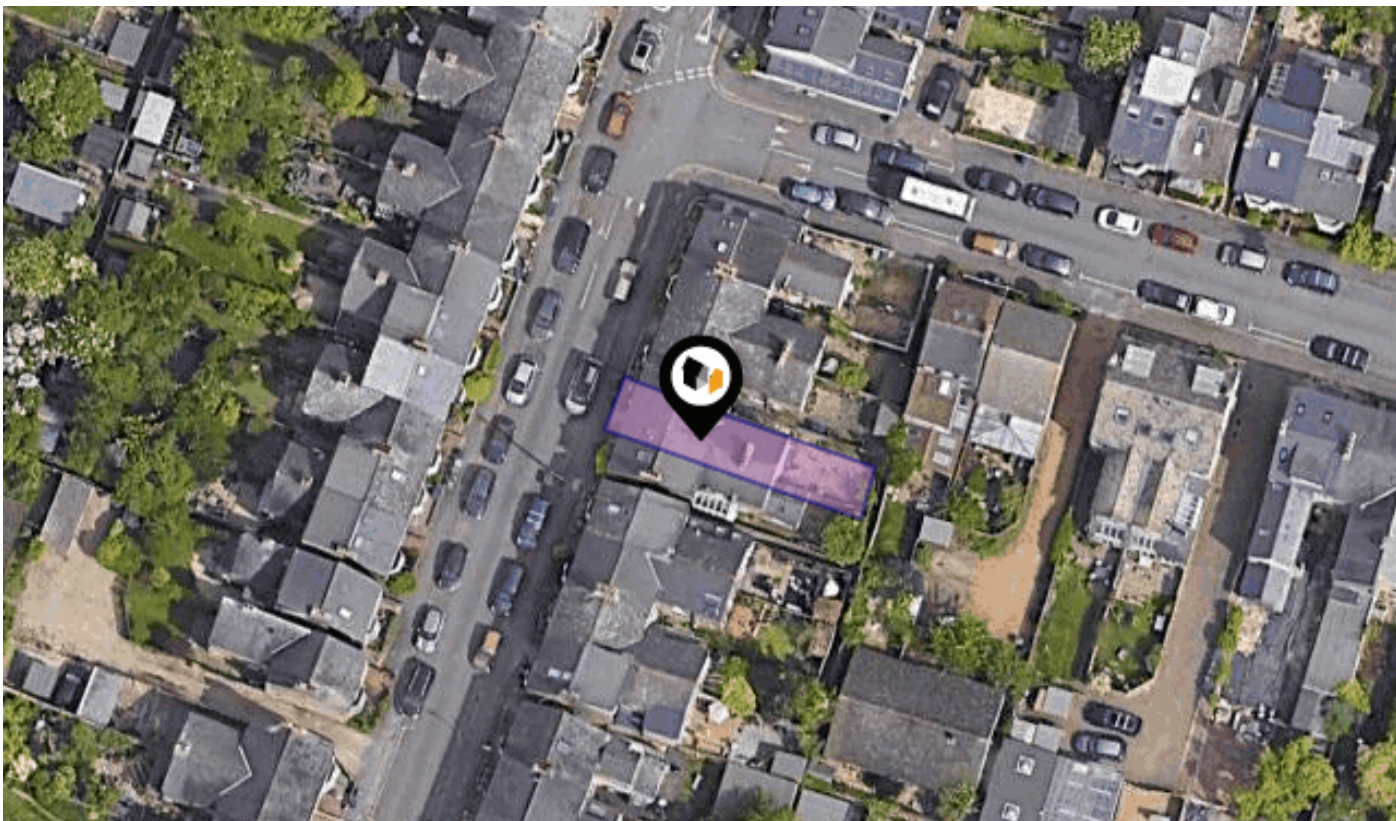


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 14th August 2024



HEMINGFORD ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,001 ft ² / 93 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB309338		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **12 Hemingford Road Cambridge CB1 3BZ**

Reference - 12/211/TTCA	
Decision:	Decided
Date:	19th June 2012
Description:	T1 Yew Hedge - Fell - Outgrown location and to allow for fence erection.T2 Plum - Fell - Poor specimen.T3 Sycamore - Fell. Tree has outgrown its location.

Planning records for: **18 Hemingford Road Cambridge CB1 3BZ**

Reference - 18/173/TTCA	
Decision:	Decided
Date:	23rd April 2018
Description:	Cherry tree to fell in back garden as it is almost dead.

Planning records for: **2 Hemingford Road Cambridge CB1 3BZ**

Reference - 13/0504/FUL	
Decision:	Decided
Date:	18th April 2013
Description:	Loft conversion & dormer window

Planning records for: **26 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 17/180/TTCA	
Decision:	Decided
Date:	18th April 2017
Description:	large sycamore - remove

Planning records for: **26 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 15/2358/FUL	
Decision:	Decided
Date:	17th December 2015
Description:	Single storey rear extension

Planning records for: **28 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 13/0666/NMA	
Decision:	Decided
Date:	14th May 2013
Description:	Non-material amendment on 13/0199/FUL for a change to the number and size of windows.

Reference - 13/0199/FUL	
Decision:	Decided
Date:	13th February 2013
Description:	Single storey rear extension.

Planning records for: **30 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 11/1357/FUL	
Decision:	Decided
Date:	11th November 2011
Description:	Single storey side/rear extension.

Planning records for: **34 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 14/2098/FUL	
Decision:	Decided
Date:	09th January 2015
Description:	Rear dormer roof extension

Reference - 11/0281/FUL	
Decision:	Decided
Date:	31st March 2011
Description:	Single storey rear extension.

Planning records for: **36 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 17/1357/FUL	
Decision:	Decided
Date:	01st September 2017
Description:	Single storey rear extension

Planning records for: **38 Hemingford Road Cambridge CB1 3BZ**

Reference - 18/336/TTCA	
Decision:	Decided
Date:	01st August 2018
Description:	Sycamore - Fell

Planning records for: **42 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 24/01865/FUL	
Decision:	Awaiting decision
Date:	16th May 2024
Description:	Installation of 3 No. top hung Velux windows/rooflights within the East pitch of the roof to Unit D5 Grain House.

Reference - 24/01892/HFUL	
Decision:	Decided
Date:	16th May 2024
Description:	Single storey side and rear extensions

Planning records for: **44 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 23/00449/HFUL	
Decision:	Withdrawn
Date:	06th February 2023
Description:	Rear roof extension (extension of existing dormer), first floor and ground floor rear extensions, installation of solar panels, new side access security gate.

Reference - 24/01557/HFUL	
Decision:	Decided
Date:	22nd April 2024
Description:	Single storey side and rear extension, first floor rear extension with solar panels on roof, zinc cladding and changes to fenestration on existing rear dormer, installation of solar panels above rear dormer and ridge line, and new side access security gate.

Planning records for: **54 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 24/00008/HFUL	
Decision:	Decided
Date:	02nd January 2024
Description:	First floor rear extension over existing flat roof extension and first floor rear extension.

Planning records for: **6 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 23/0154/TTCA	
Decision:	Decided
Date:	08th February 2023
Description:	T1 Walnut tree - fell due to the installation of a garden studio.

Planning records for: **Hemingford House Hemingford Road Cambridge CB1 3BZ**

Reference - 12/0898/FUL	
Decision:	Decided
Date:	24th July 2012
Description:	2 storey rear extension to house & shed to side of house (retrospective)

Planning records for: **Romsey Mill Hemingford Road Cambridge CB1 3BZ**

Reference - C/01/0397	
Decision:	Decided
Date:	11th April 2001
Description:	Alterations of entrance yard, replacement of windows and doors.

Planning records for: *100 Hemingford Road Cambridge Cambridgeshire CB1 3BZ*

Reference - 10/0903/FUL
Decision: Decided
Date: 06th October 2010
Description: First and second floor rear extension.
Reference - 12/1300/NMA
Decision: Decided
Date: 12th October 2012
Description: Non material amendment on application 11/1366/FUL for alterations to window
Reference - 15/1030/FUL
Decision: Decided
Date: 01st June 2015
Description: Single storey side extension and internal ground floor alterations.
Reference - 11/1366/FUL
Decision: Decided
Date: 28th November 2011
Description: First floor rear extension with pitched roof extended over existing lean-to section and erection of rear dormer.

Planning records for: *102 Hemingford Road Cambridge Cambridgeshire CB1 3BZ*

Reference - 23/0001/TTCA
Decision: Decided
Date: 02nd January 2023
Description: T1 Elder. To fell, due to low amenity value, subsidence concerns and proposed other proposed works to area
Reference - 16/1773/FUL
Decision: Decided
Date: 11th November 2016
Description: Single storey extension to rear and first floor extension to rear over existing ground floor extension.
Reference - 15/0498/FUL
Decision: Decided
Date: 16th March 2015
Description: Single storey side and rear extension
Reference - 12/510/TTCA
Decision: Decided
Date: 26th November 2012
Description: T1 - Small hawthorn tree - prune and reduce by 40% to restore shape and clear path T2 - Apple tree - very neglected, proposed reduction by 50%, thinning out branches T3 - Lilac - reduce by 50%

Planning records for: **102 Hemingford Road Cambridge CB1 3BZ**

Reference - 17/407/TTCA	
Decision:	Decided
Date:	04th September 2017
Description:	Hawthorn Tree(T1) - fellApple Tree(T2) - fellLilac(T3) - fell

Reference - 23/00002/HFUL	
Decision:	Decided
Date:	02nd January 2023
Description:	Construct a new detached double garage and workshop with 1st floor office / wc / storage.

Planning records for: **104 Hemingford Road Cambridge CB1 3BZ**

Reference - 14/1807/FUL	
Decision:	Decided
Date:	18th November 2014
Description:	Proposed loft conversion including rear dormer

Planning records for: **110 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 17/1427/FUL	
Decision:	Decided
Date:	11th August 2017
Description:	Single storey rear/side extension

Planning records for: *112 Hemingford Road Cambridge CB1 3BZ*

Reference - 12/1127/FUL	
Decision:	Decided
Date:	03rd September 2012
Description:	Erection of single storey garage with pitched roof on side of property

Planning records for: *68 Hemingford Road Cambridge Cambridgeshire CB1 3BZ*

Reference - 05/0932/FUL	
Decision:	Decided
Date:	24th August 2005
Description:	Erection of front dormer window, rear second floor extension, and single storey rear extension.

Reference - 07/0028/FUL	
Decision:	Decided
Date:	10th January 2007
Description:	Erection of a single storey rear conservatory extension.

Reference - 07/0027/FUL	
Decision:	Decided
Date:	10th January 2007
Description:	Front dormer window and second floor extension.

Planning records for: **74 Hemingford Road Cambridge CB1 3BZ**

Reference - 14/0116/FUL	
Decision:	Decided
Date:	04th February 2014
Description:	Single Storey Side Extension

Planning records for: **76 Hemingford Road Cambridge Cambridgeshire CB1 3BZ**

Reference - 23/0776/TTCA	
Decision:	Decided
Date:	24th July 2023
Description:	The tree is a Goat Willow (Salix caprea) and is the only tree provided on the sketch. See photo - broken branch to be reduced by 1.2 meters. This will remove the risk of the branch falling on someone and allow sufficient access to bins and bikes. No other branches will be trimmed.

Reference - 23/0964/TTCA	
Decision:	Decided
Date:	28th August 2023
Description:	T.1 Goat Willow - Crown reduce height by 1.5M and side by 1.5M to allow more light to small rear garden.

Reference - 10/0654/FUL	
Decision:	Decided
Date:	07th July 2010
Description:	Single storey rear extension and lobby to side entrance.

Planning records for: *82 Hemingford Road Cambridge Cambridgeshire CB1 3BZ*

Reference - 24/0288/TTCA	
Decision:	Awaiting decision
Date:	05th March 2024
Description:	T1 Laurel Tree - Remove

Reference - 23/02730/CONDD	
Decision:	Awaiting decision
Date:	05th March 2024
Description:	Submission of details required by conditions 6 (biodiversity net gain plan), 8 (energy statement) and 10d (landscape maintenance and management plan) of planning permission 23/02730/FUL

Hemingford Road, CB1

Energy rating

D

Valid until 09.02.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Central Heating

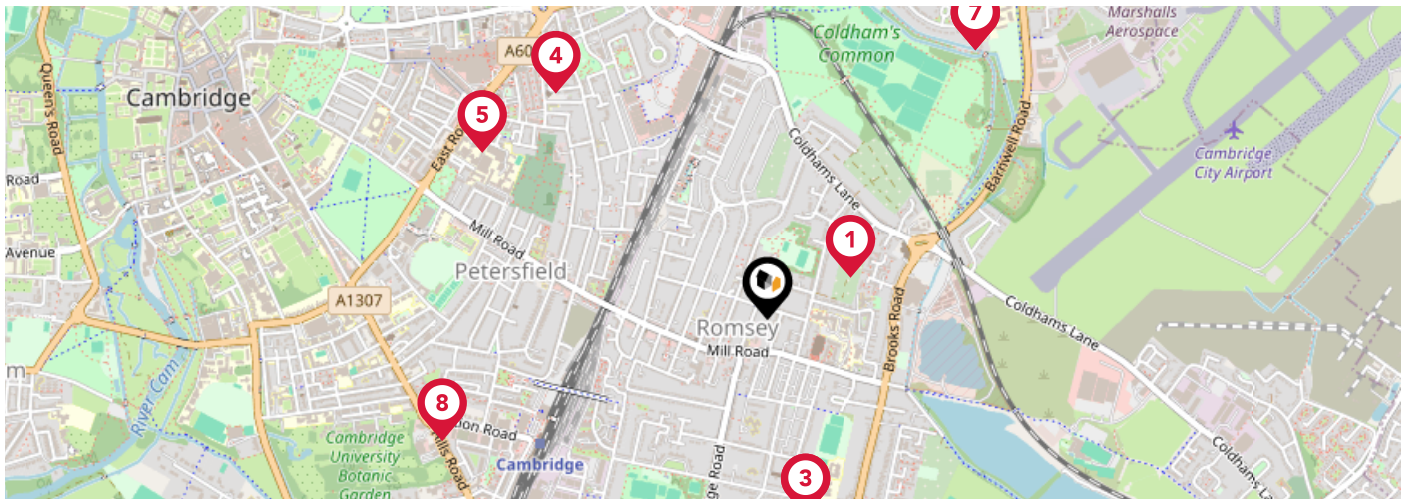
Gas Central heating

Water Supply

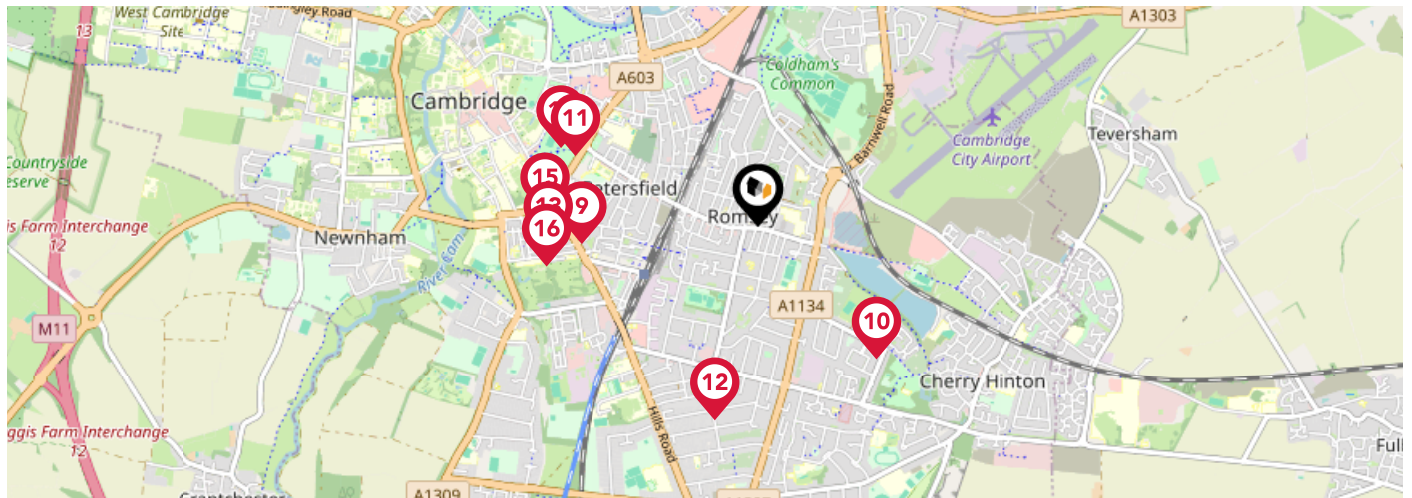
Cambridge Water

Drainage

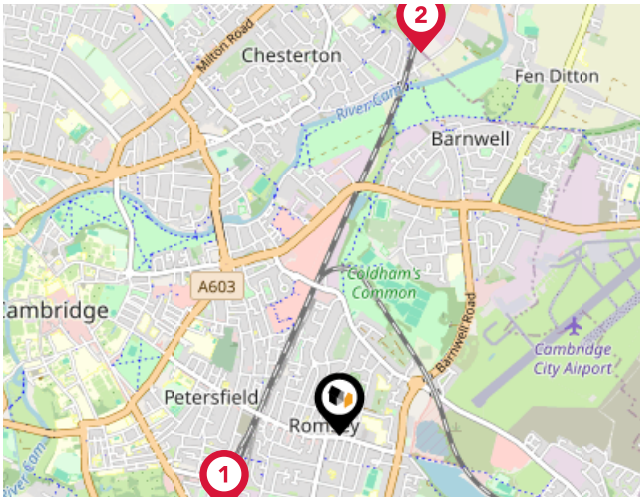
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.77	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

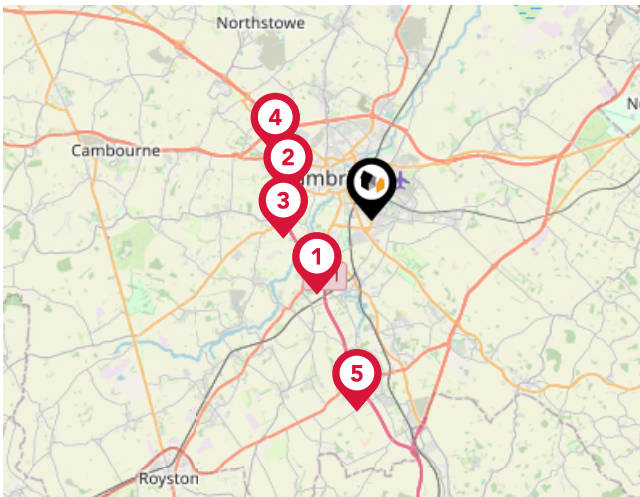


		Nursery	Primary	Secondary	College	Private
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.97	<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: 161 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



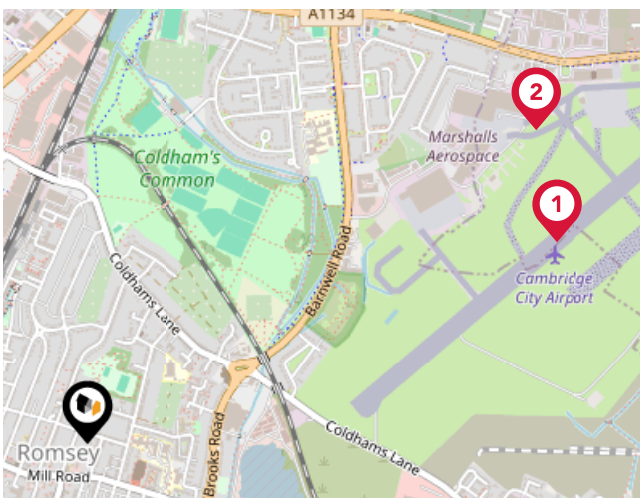
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.63 miles
2	Cambridge North Rail Station	1.78 miles
3	Shelford (Cambs) Rail Station	3.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.33 miles
2	M11 J13	3.18 miles
3	M11 J12	3.26 miles
4	M11 J14	4.21 miles
5	M11 J10	6.98 miles

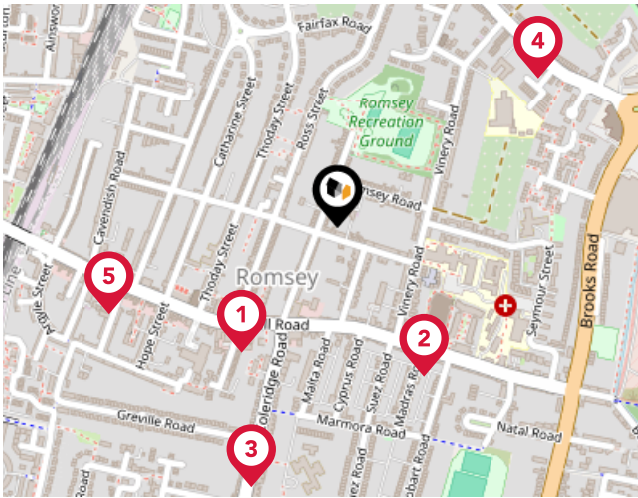


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.16 miles
2	Cambridge Airport	1.24 miles
3	London Stansted Airport	21.97 miles
4	London Luton Airport	31.44 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Romsey Terrace	0.18 miles
2	Vinery Road	0.2 miles
3	Greville Road	0.31 miles
4	Vinery Way	0.28 miles
5	The Broadway	0.28 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

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