

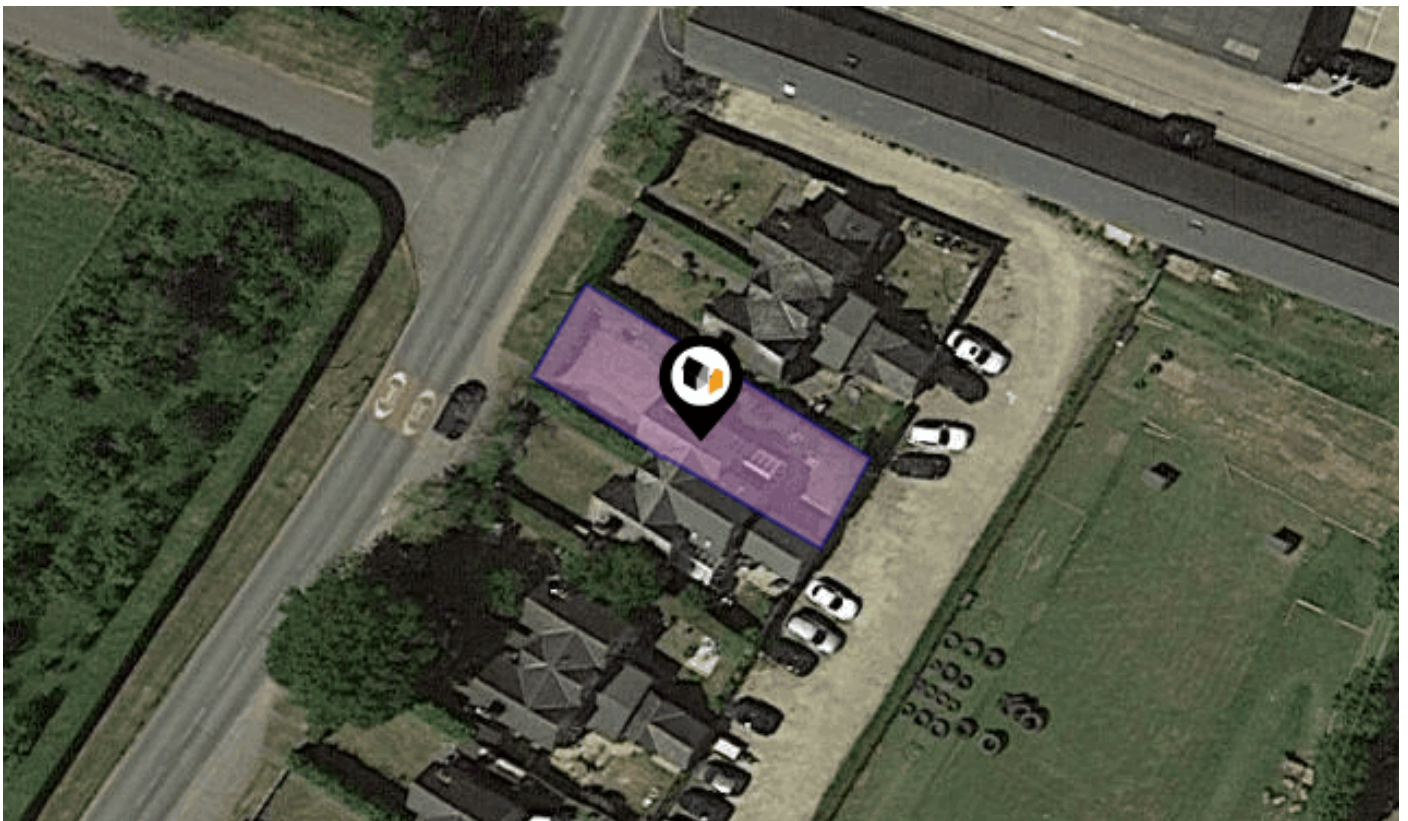


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 09th September 2024



SCOTLAND ROAD, DRY DRAYTON, CAMBRIDGE, CB23

Cooke Curtis & Co

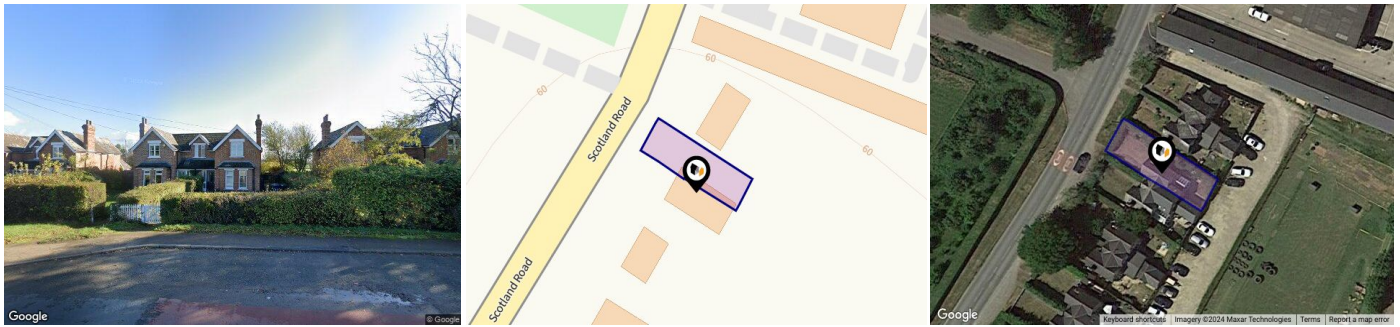
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	753 ft ² / 70 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB307299		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *21 Scotland Road Dry Drayton Cambridge Cambridgeshire CB23 8BN*

Reference - S/0692/13/FL	
Decision:	Decided
Date:	21st May 2013
Description:	Conservatory

Planning records for: *22 Scotland Road Dry Drayton Cambridge Cambridgeshire CB23 8BN*

Reference - S/2287/17/FL	
Decision:	Decided
Date:	27th June 2017
Description:	Demolition of existing garage and erection of new garage and ancillary accommodation

Planning records for: *10 Scotland Road Dry Drayton Cambridgeshire CB23 8BN*

Reference - S/0261/10/F	
Decision:	Decided
Date:	23rd February 2010
Description:	Extension

Energy rating

D

Valid until 18.08.2034

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

Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
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 all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	70 m ²

Other

2 storey rear extension, modernisation and addition of conservatory (completed Nov 2005) - kitchen and conservatory knocked through (completed Dec 2013) As owners we have renewed the chemical damp-proof course and repaired some damp plaster (completed July 2024 and guaranteed for 10 years).

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

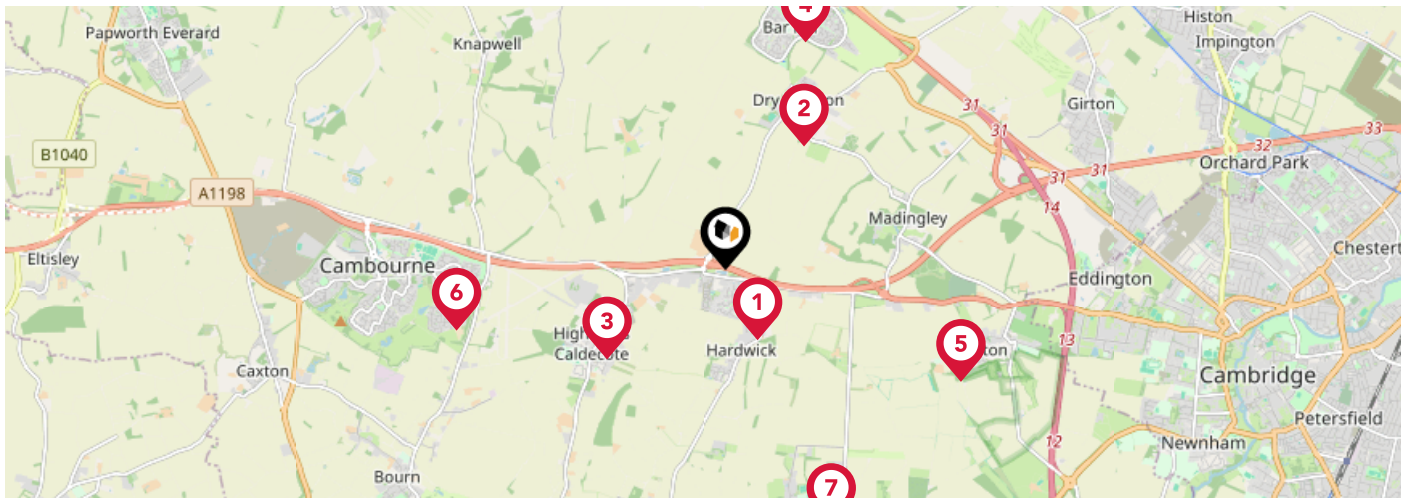
Gas combi boiler installed 2019

Water Supply

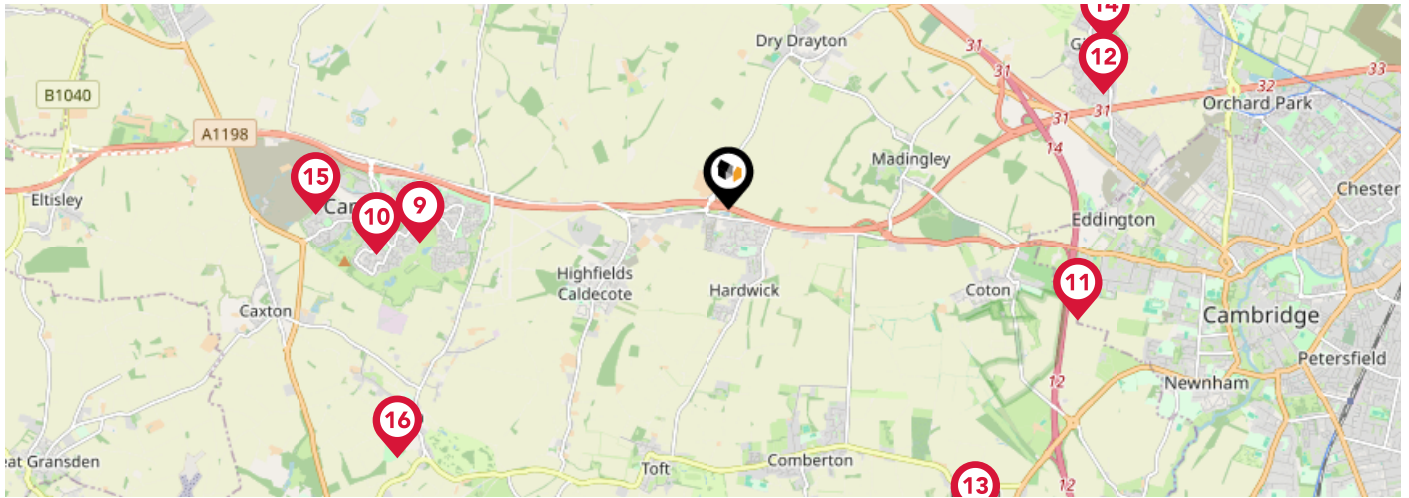
Cambridge Water

Drainage

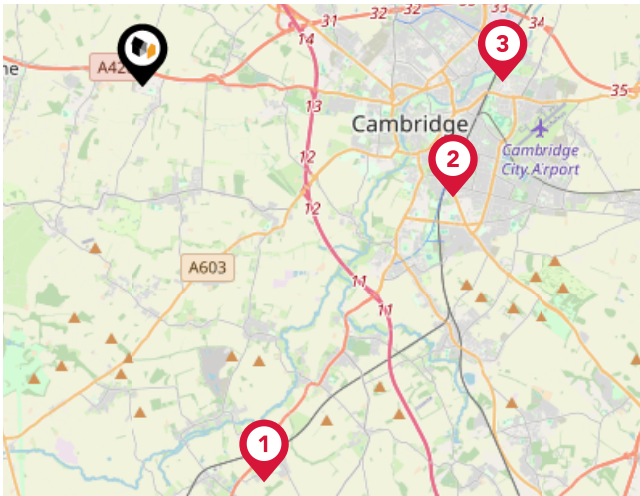
Cesspool maintained by farm. Annual charge of roughly £150-£200 for emptying and maintenance



		Nursery	Primary	Secondary	College	Private
1	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

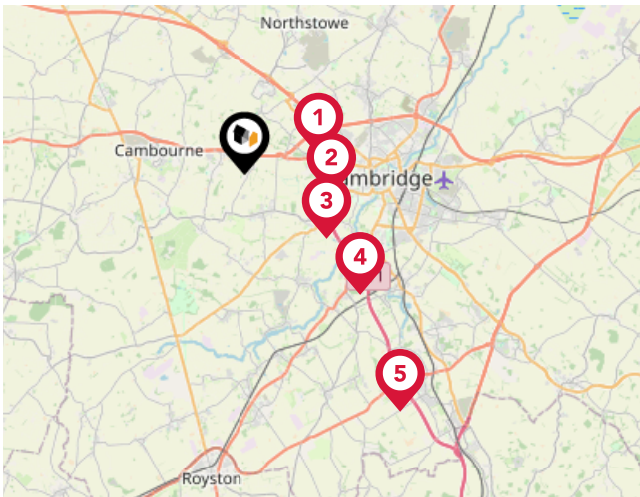


	Nursery	Primary	Secondary	College	Private
Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:3.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



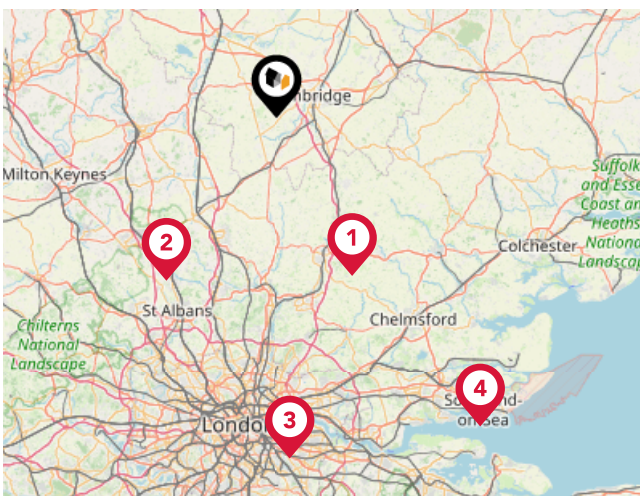
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	7.53 miles
2	Cambridge Rail Station	5.98 miles
3	Cambridge North Rail Station	6.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	2.77 miles
2	M11 J13	3.2 miles
3	M11 J12	3.77 miles
4	M11 J11	6.05 miles
5	M11 J10	10.32 miles

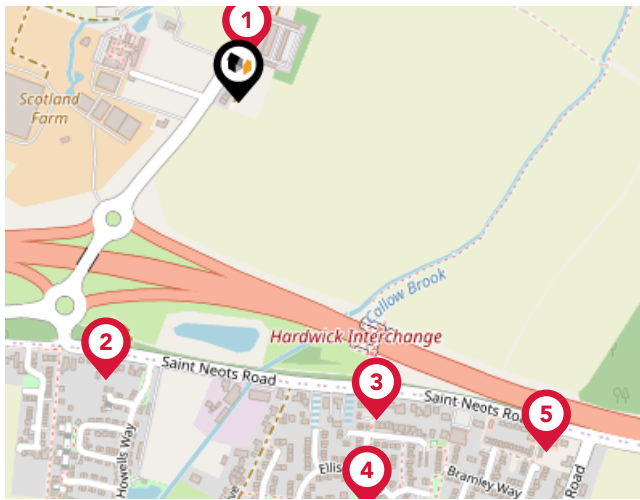


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	25.58 miles
2	Luton Airport	28.74 miles
3	Silvertown	49.84 miles
4	Southend-on-Sea	54.22 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Scotland Farm	0.05 miles
2	Scotland Road	0.35 miles
3	Millers Way	0.39 miles
4	Worcester Avenue	0.48 miles
5	Cambridge Road	0.53 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

