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MIR: Material Info

The Material Information Affecting this Property

Monday 09th September 2024



WILLOW CRESCENT, MILTON, CAMBRIDGE, CB24

Cooke Curtis & Co

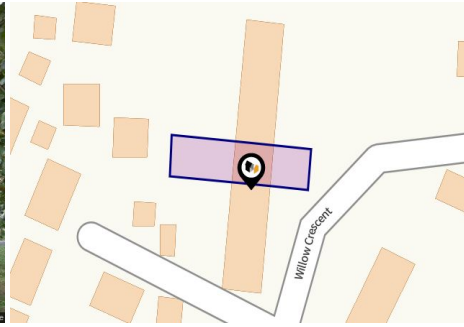
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft ² / 82 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB141783		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	149 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Willow Crescent Milton Cambridgeshire CB24 6BY*

Reference - 23/1098/TTPO
Decision: Decided
Date: 19th September 2023
Description: T1 Willow Re-pollard to 5-6m

Reference - S/1703/14/FL
Decision: Decided
Date: 01st August 2014
Description: Alterations to garden fence and erection of shed

Reference - 23/1095/TTPO
Decision: Decided
Date: 19th September 2023
Description: Sycamore - reduction of 3 metres taking it down from its current 24 metres to 21 metres. This work would prolong the life of the tree, ensure there are no dangerous branches that may fall on the many pedestrians who pass underneath, and improve the look of the tree which is currently very overgrown and unshapely.

Reference - 20/03254/CONDD
Decision: Decided
Date: 30th August 2022
Description: Submission of details required by conditions 24 (Pilling) and 30 (Fire Hydrant) of outline planning permission 20/03254/OUT

Planning records for: **6 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY**

Reference - S/0711/12/FL	
Decision:	Decided
Date:	02nd April 2012
Description:	Two storey side and single storey front and rear extensions

Planning records for: **7 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY**

Reference - S/0987/11	
Decision:	Decided
Date:	13th May 2011
Description:	Front Dormer

Planning records for: **10 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY**

Reference - S/2087/10	
Decision:	Decided
Date:	23rd November 2010
Description:	Single Storey Front and Two Storey Side and Rear Extensions To House

Planning records for: **13 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY**

Reference - S/1515/10	
Decision:	Decided
Date:	01st October 2010
Description:	Extensions Alterations Garage and Boundary Wall

Planning records for: *18 Willow Crescent Milton Cambridge CB24 6BY*

Reference - S/1512/16/PA	
Decision:	Decided
Date:	08th June 2016
Description:	Single storey rear extension

Planning records for: *20 Willow Crescent Milton Cambridge CB24 6BY*

Reference - S/2303/16/FL	
Decision:	Decided
Date:	31st August 2016
Description:	TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION

Planning records for: *21 Willow Crescent Milton Cambridge CB24 6BY*

Reference - S/2848/18/FL	
Decision:	Decided
Date:	25th July 2018
Description:	Two storey side extension

Planning records for: *25 Willow Crescent Milton Cambridgeshire CB24 6BY*

Reference - 24/0302/TTPO	
Decision:	Decided
Date:	07th March 2024
Description:	Grey Poplar, Reduce height and sides by 2.5m. To prevent unwanted wind damage and any branches falling into the property's garden and neighbouring gardens.

Planning records for: *27 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY*

Reference - S/1874/13/NM	
Decision:	Decided
Date:	28th August 2013
Description:	Single Storey Rear Extension - Non Material Amendment to provide additional window relocated velux window

Reference - S/0878/13/FL	
Decision:	Decided
Date:	25th April 2013
Description:	Single Storey Rear Extension

Planning records for: *31 Willow Crescent Milton Cambridge Cambridgeshire CB24 6BY*

Reference - S/2608/11	
Decision:	Decided
Date:	29th December 2011
Description:	NMA to application S/1524/11 to amend rear dormer windows linking them with external cladding

Reference - S/1524/11	
Decision:	Decided
Date:	08th September 2011
Description:	Proposed ground and first floor rear extension

Planning records for: *35 Willow Crescent Milton Cambridgeshire CB24 6BY*

Reference - 22/02799/HFUL	
Decision:	Decided
Date:	20th June 2022
Description:	Two storey front and side extension.

Energy rating

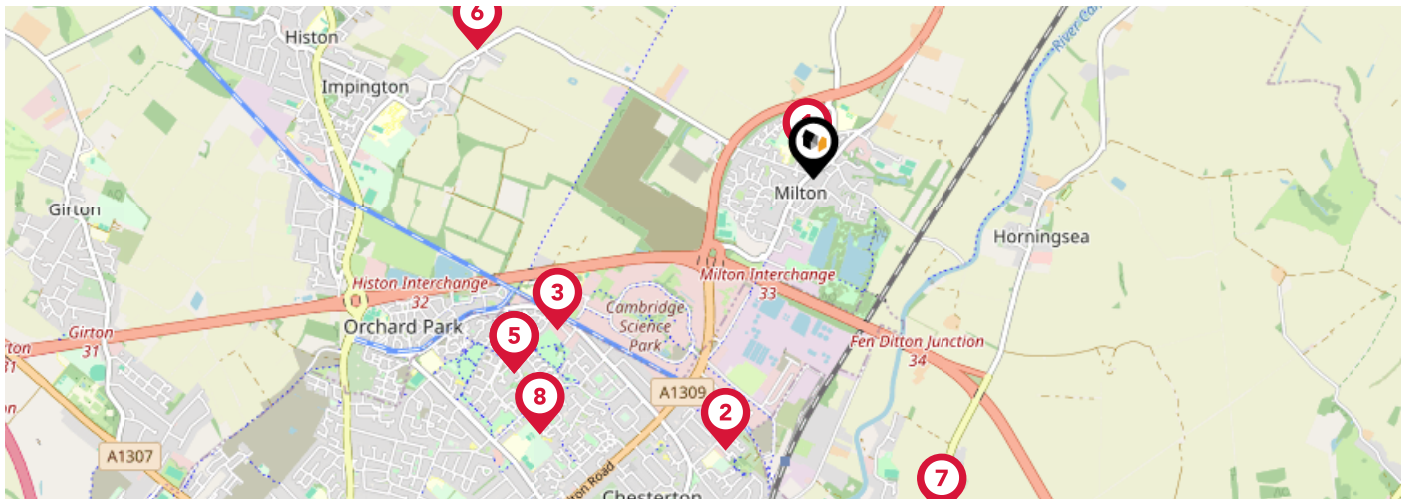
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Valid until 24.07.2034

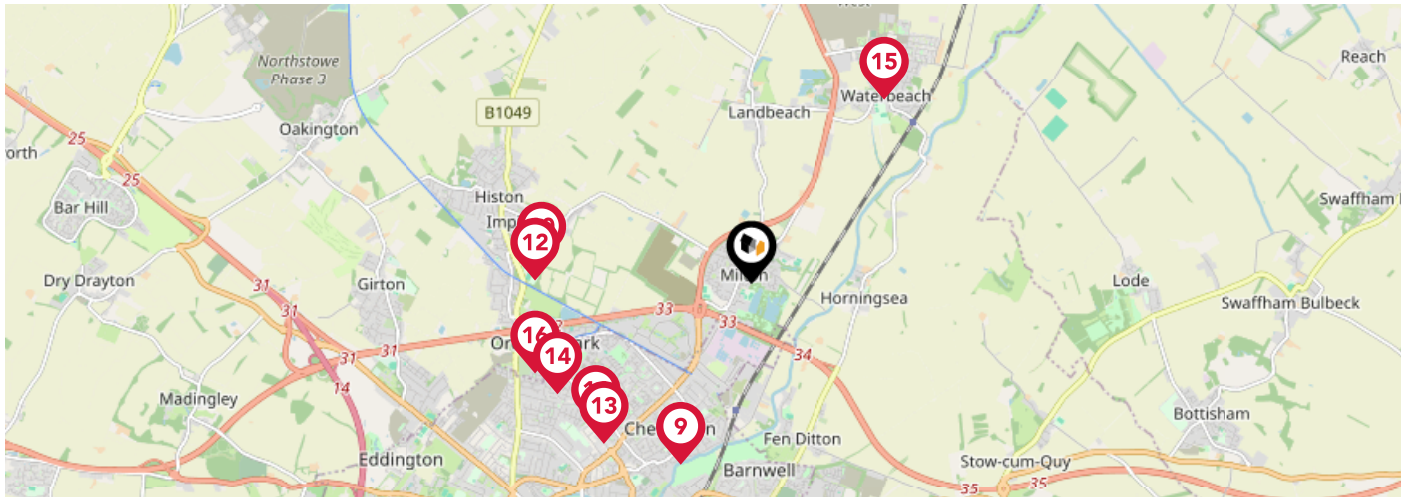
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

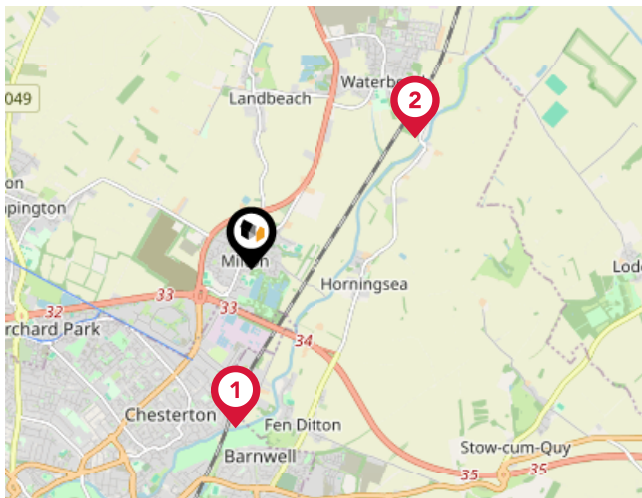
Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched 12 mm loft insulation
Roof Energy:	Very poor
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 70% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	82 m ²



		Nursery	Primary	Secondary	College	Private
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

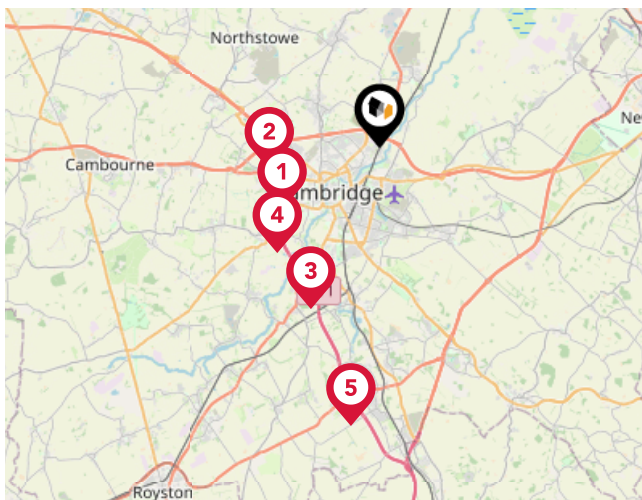


		Nursery	Primary	Secondary	College	Private
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.93	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



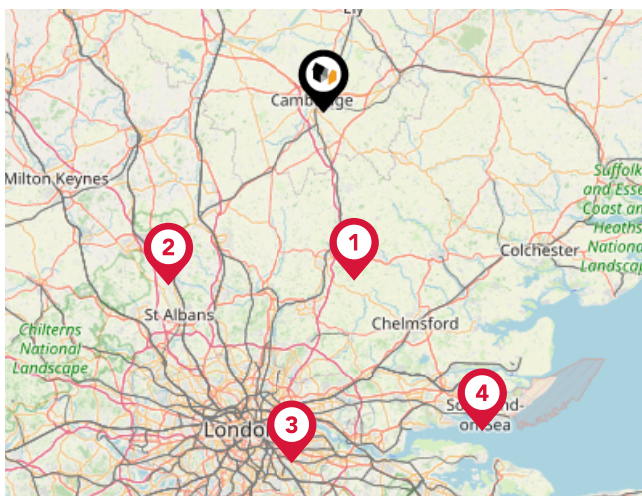
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.44 miles
2	Waterbeach Rail Station	1.9 miles
3	Cambridge Rail Station	3.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	4.23 miles
2	M11 J14	4.07 miles
3	M11 J11	6.37 miles
4	M11 J12	5.33 miles
5	M11 J10	10.19 miles

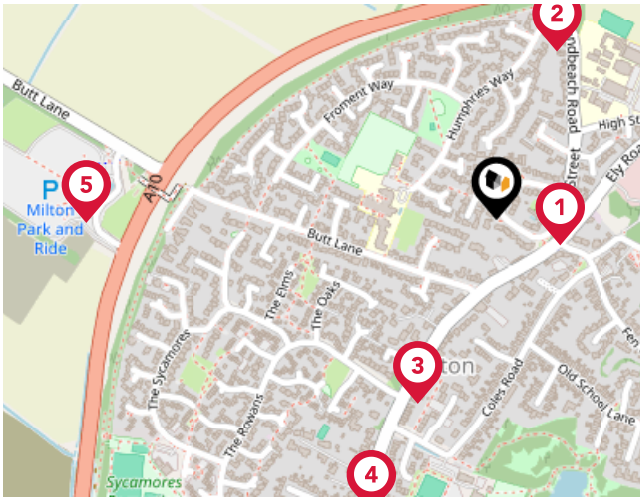


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	24.98 miles
2	Luton Airport	34.09 miles
3	Silvertown	51.54 miles
4	Southend-on-Sea	52.18 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ely Road	0.08 miles
2	College of West Anglia	0.2 miles
3	Edmund Close	0.23 miles
4	Barnabas Court	0.36 miles
5	Milton Park-and-Ride	0.47 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.



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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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