

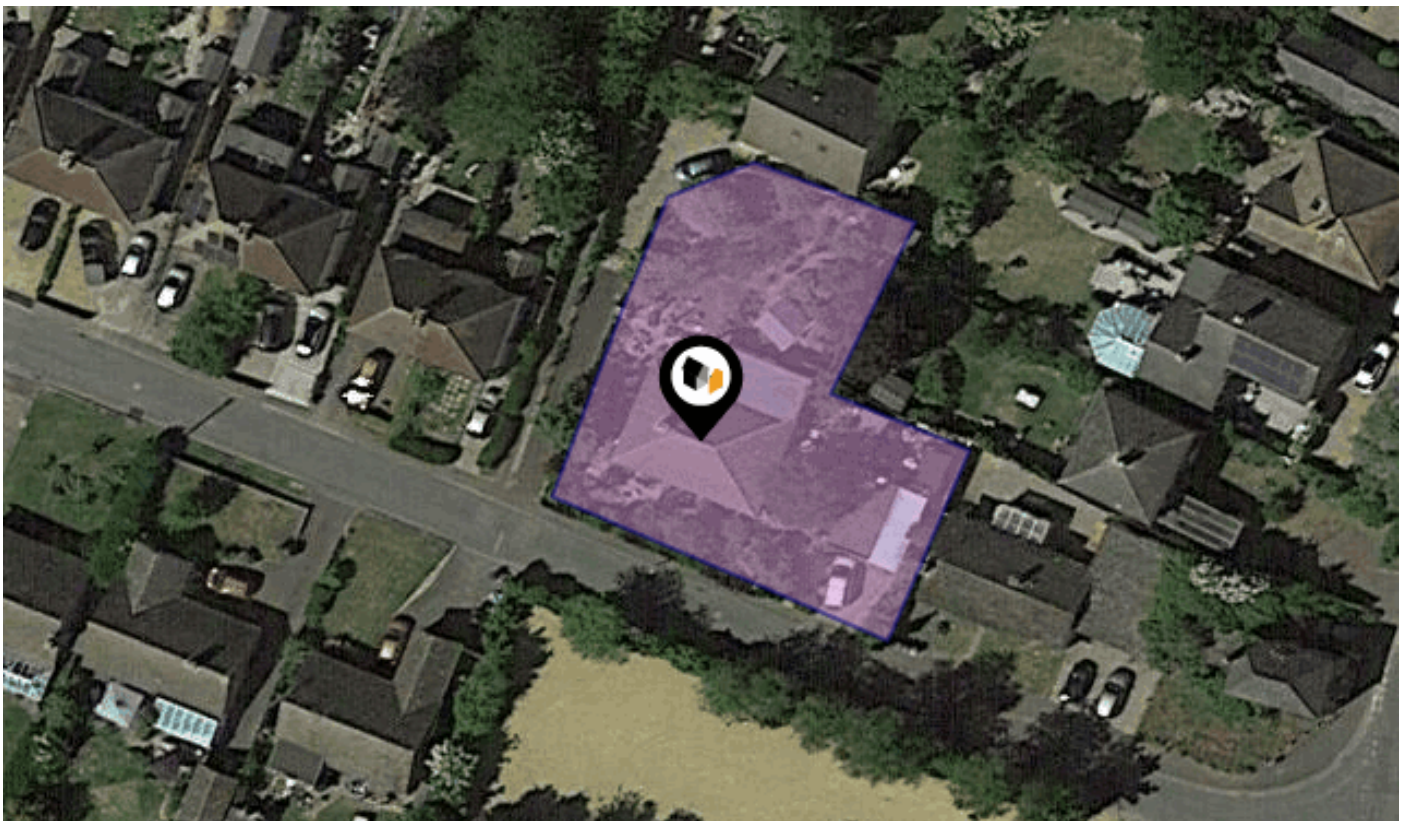


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 09<sup>th</sup> September 2024



**DODFORD LANE, GIRTON, CAMBRIDGE, CB3**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>		
<b>Plot Area:</b>	0.2 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB219140		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)


### Satellite/Fibre TV Availability:


Planning records for: *2A Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE*

<b>Reference - S/0584/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th March 2012
<b>Description:</b>	Nos. 3 Rooflights

Planning records for: *1 Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE*

<b>Reference - S/3065/16/LD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th November 2016
<b>Description:</b>	Certificate of lawful development for proposed loft conversion including rear dormer and rooflights on the front roof slope

Planning records for: *13 Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE*

<b>Reference - S/2762/15/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th October 2015
<b>Description:</b>	Side and rear extensions

Planning records for: *16 Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE*

<b>Reference - S/2213/15/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th August 2015
<b>Description:</b>	Erection of part single and part two-storey rear extension (Part retrospective application - work started)

Planning records for: **24 Dodford Lane Girton Cambridge CB3 0QE**

Reference - S/3955/17/FL	
Decision:	Decided
Date:	07th November 2017
Description:	First floor rear extension

Reference - 23/02336/HFUL	
Decision:	Withdrawn
Date:	20th June 2023
Description:	Detached Garage/workshop to rear of garden.

Planning records for: **26 Dodford Lane Girton Cambridge CB3 0QE**

Reference - S/2312/16/FL	
Decision:	Decided
Date:	05th September 2016
Description:	Two storey & single storey rear extensions and front porch

Planning records for: **30 Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE**

Reference - S/0060/15/FL	
Decision:	Decided
Date:	09th January 2015
Description:	Two storey side & single storey front & rear extensions

Planning records for: *36 Dodford Lane Girton Cambridge Cambridgeshire CB3 0QE*

<b>Reference - S/1031/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th May 2012
<b>Description:</b>	Single storey side of rear extension

Dodford Lane, Girton, CAMBRIDGE, CB3

Energy rating

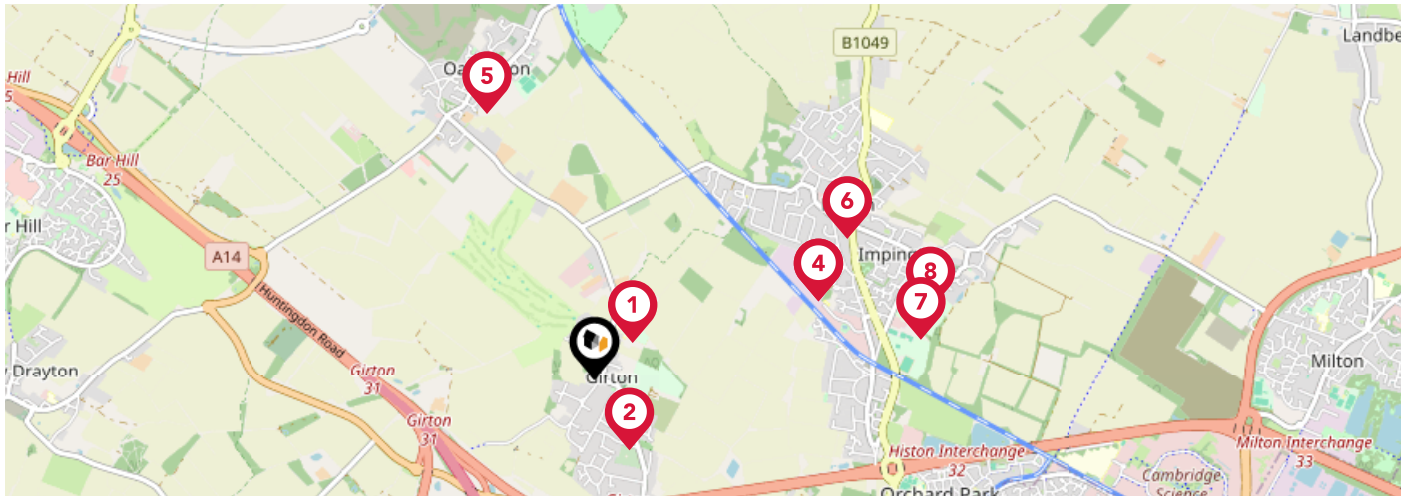
**D**

Valid until 01.09.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 21% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	120 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:1.08	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

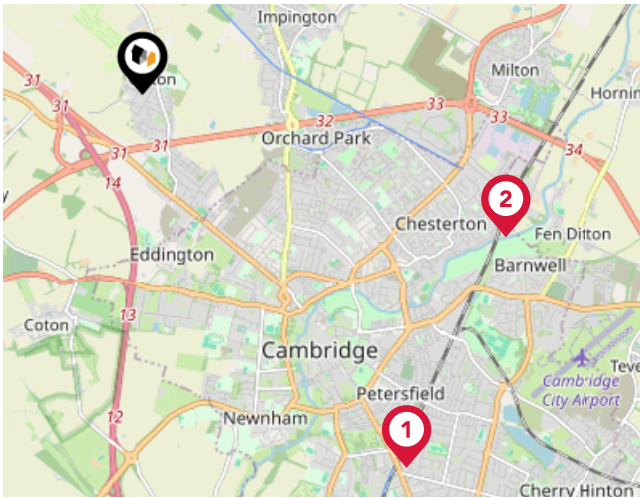




		Nursery	Primary	Secondary	College	Private
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance:2.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 92   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

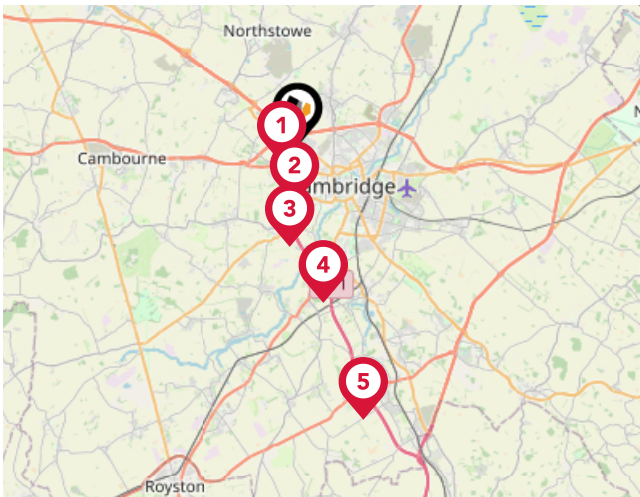
# Area

## Transport (National)



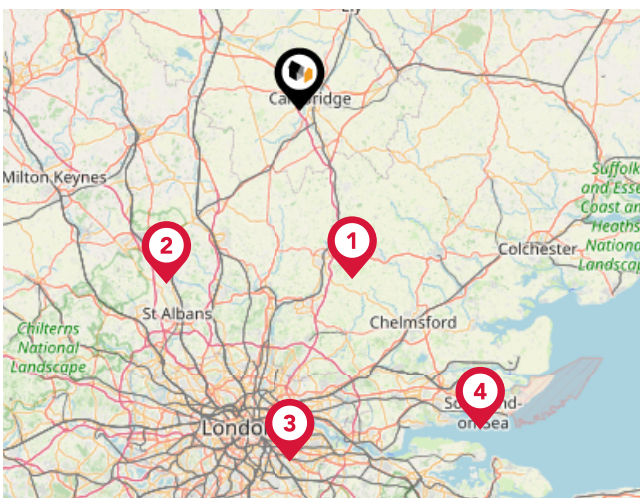
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	4.14 miles
2	Cambridge North Rail Station	3.53 miles
3	Waterbeach Rail Station	5.1 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	0.86 miles
2	M11 J13	2.13 miles
3	M11 J12	3.7 miles
4	M11 J11	5.8 miles
5	M11 J10	10.28 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	25.66 miles
2	Luton Airport	31.76 miles
3	Silvertown	51.18 miles
4	Southend-on-Sea	53.68 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Cockerton Road	0.07 miles
2	Gretton School	0.14 miles
3	Church Lane	0.23 miles
4	Girton Farm	0.34 miles
5	Orchard Close	0.35 miles



### Cooke Curtis & Co

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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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/cookecurtisco

# 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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#### Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

