

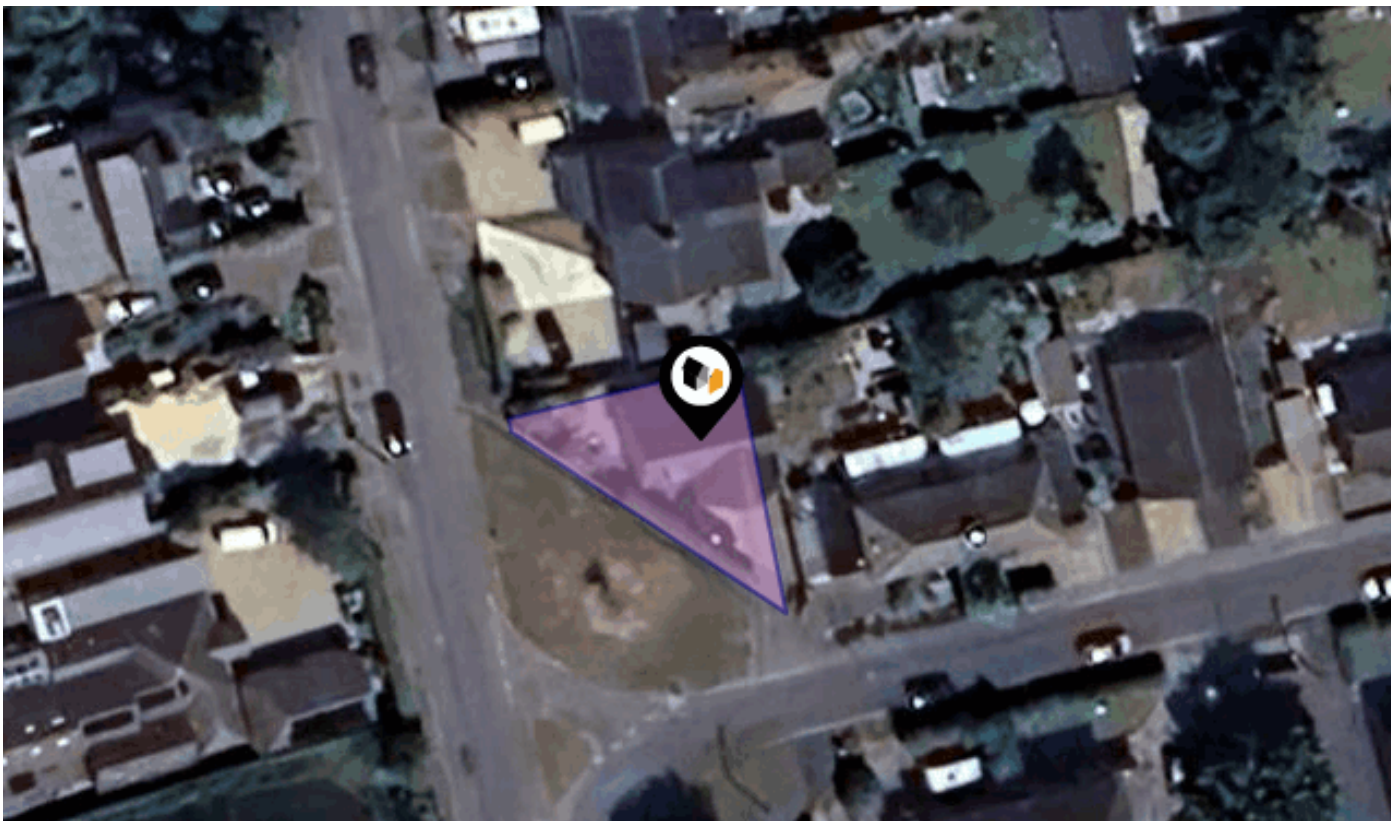


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



NORTHFIELDS, LODE, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.05 acres		
Year Built :	2003-2006		
Council Tax :	Band E		
Annual Estimate:	£2,768		
Title Number:	CB295892		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **12 Northfields Lode Cambridge CB25 9EU**

Reference - 10/00941/FUL	
Decision:	Permitted
Date:	26th November 2010
Description:	Construction of rear single storey ground floor extension

Planning records for: **25 Northfields Lode Cambridge CB25 9EU**

Reference - 16/00446/HEN	
Decision:	Withdrawn
Date:	11th April 2016
Description:	Construction of single storey rear extension which extends beyond the rear wall by 4.5m, has a maximum height of 4.5m and an eaves height of 2.6m

Reference - 17/00009/FUL	
Decision:	Permitted
Date:	04th January 2017
Description:	Retention of single storey rear extension which extends beyond the rear wall by 4.5m, has a maximum height of 4.4m and an eaves height of 2.6m.

Planning records for: **27 Northfields Lode Cambridge CB25 9EU**

Reference - 13/00819/FUL	
Decision:	Permitted
Date:	24th September 2013
Description:	Single storey extension

Planning records for: **27 Northfields Lode Cambridge CB25 9EU**

Reference - 17/00949/FUL	
Decision:	Permitted
Date:	21st June 2017
Description:	Single storey extension to bungalow

Planning records for: **4 Northfields Lode Cambridge CB25 9EU**

Reference - 08/00510/FUL	
Decision:	Permitted
Date:	13th June 2008
Description:	Construction of a rear conservatory

Planning records for: **Donmarie 45 Northfields Lode Cambridge CB25 9EU**

Reference - 17/01567/FUL	
Decision:	Permitted
Date:	30th August 2017
Description:	Single storey rear extension

Planning records for: **7 Northfields Lode Cambridge CB25 9EU**

Reference - 10/00991/FUL	
Decision:	Permitted
Date:	06th December 2010
Description:	Single and first floor extension to rear of property

Planning records for: *8 Northfields Lode Cambridge CB25 9EU*

Reference - 08/00956/FUL	
Decision:	Permitted
Date:	03rd October 2008
Description:	Single storey side extension

Lode, CAMBRIDGE, CB25

Energy rating

C

Valid until 29.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 24% of fixed outlets
Lighting Energy:	Poor
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	115 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

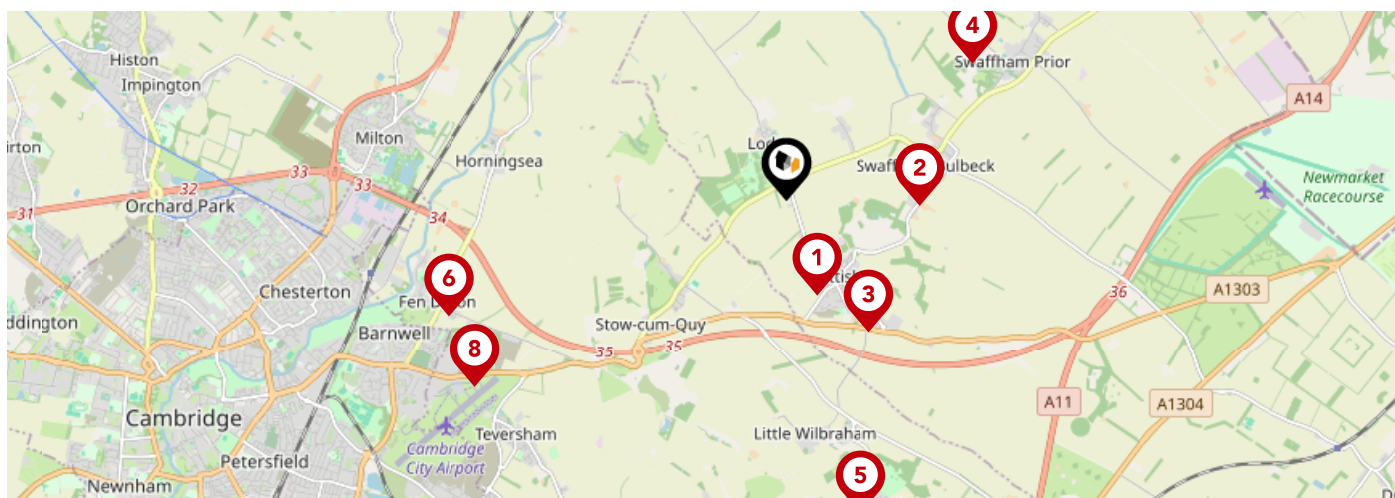
Standard radiators throughout. Underfloor heating in upstairs bathroom. Immersion hot water tank in upstairs bathroom airing cupboard.

Water Supply

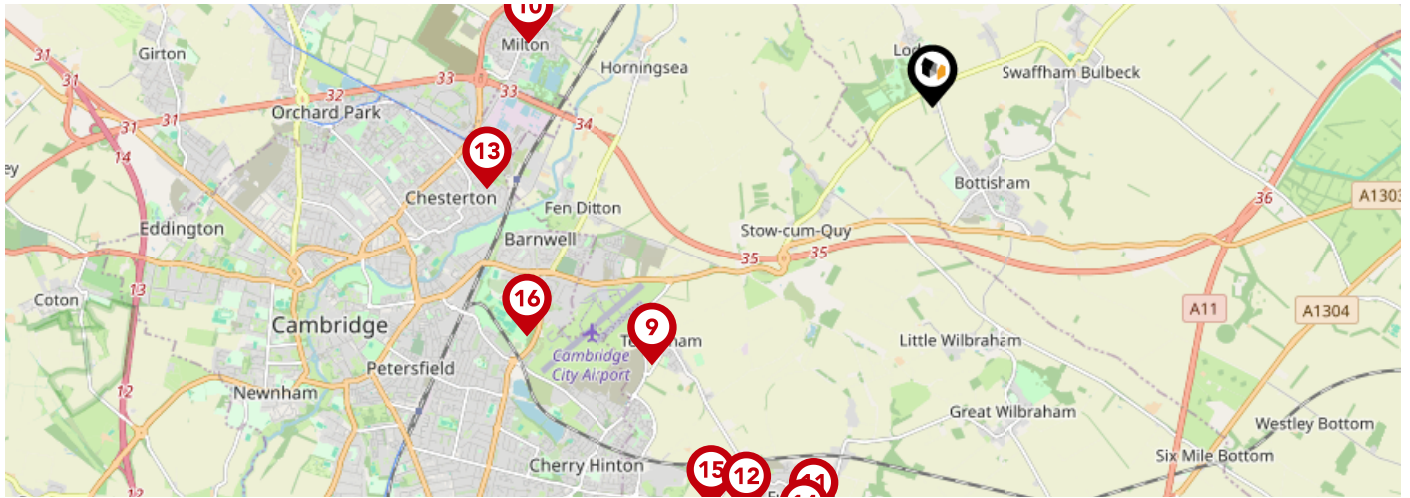
Anglian Water

Drainage

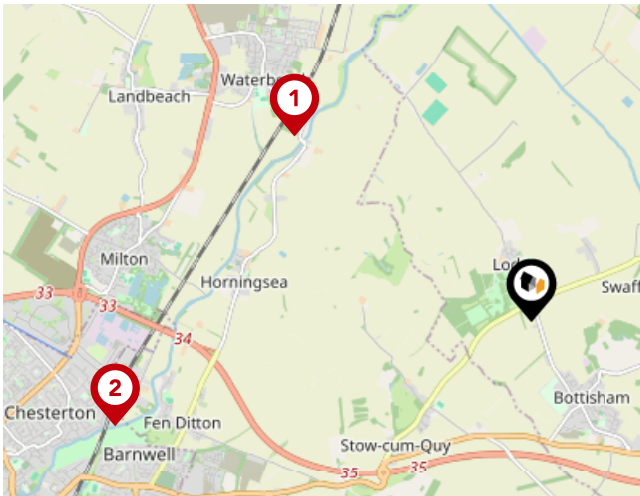
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

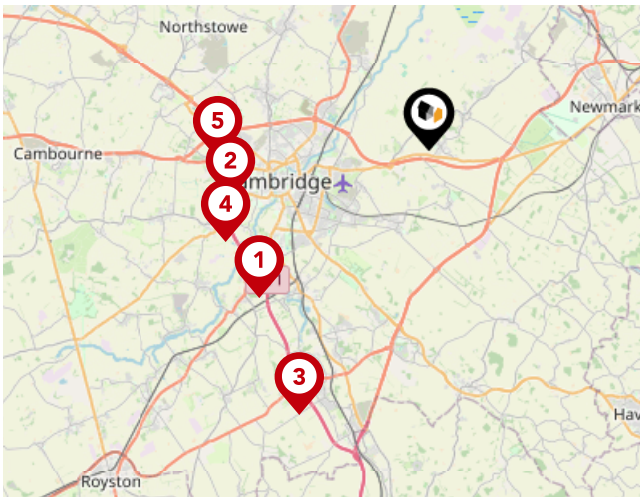


		Nursery	Primary	Secondary	College	Private
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:3.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:4.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:4.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:4.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



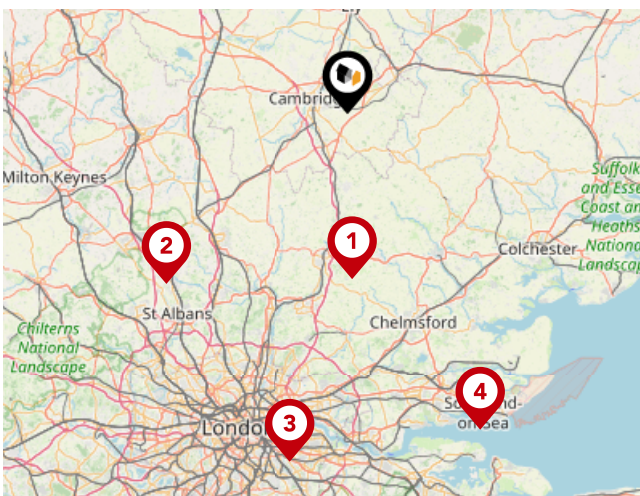
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	2.73 miles
2	Cambridge North Rail Station	3.91 miles
3	Cambridge Rail Station	5.58 miles



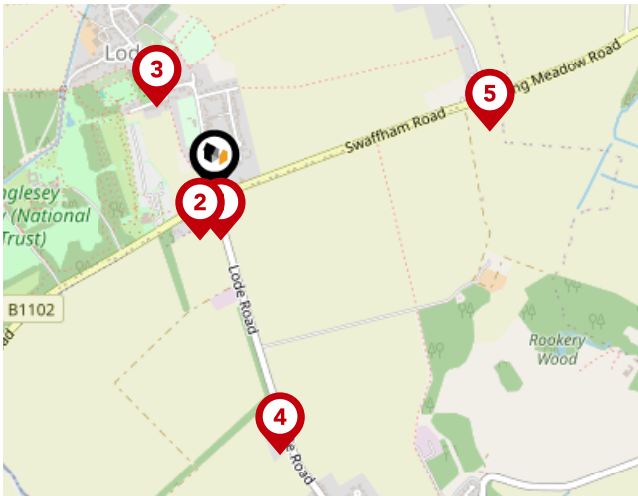
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	8.15 miles
2	M11 J13	7.43 miles
3	M11 J10	10.72 miles
4	M11 J12	8.08 miles
5	M11 J14	7.64 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	24.13 miles
2	Luton Airport	36.3 miles
3	Silvertown	51.52 miles
4	Southend-on-Sea	50.21 miles



Bus Stops/Stations

Pin	Name	Distance
1	Quy Road	0.11 miles
2	Anglesey Abbey	0.11 miles
3	Fassage Close	0.23 miles
4	Lode Road	0.62 miles
5	Longmeadow	0.64 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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