

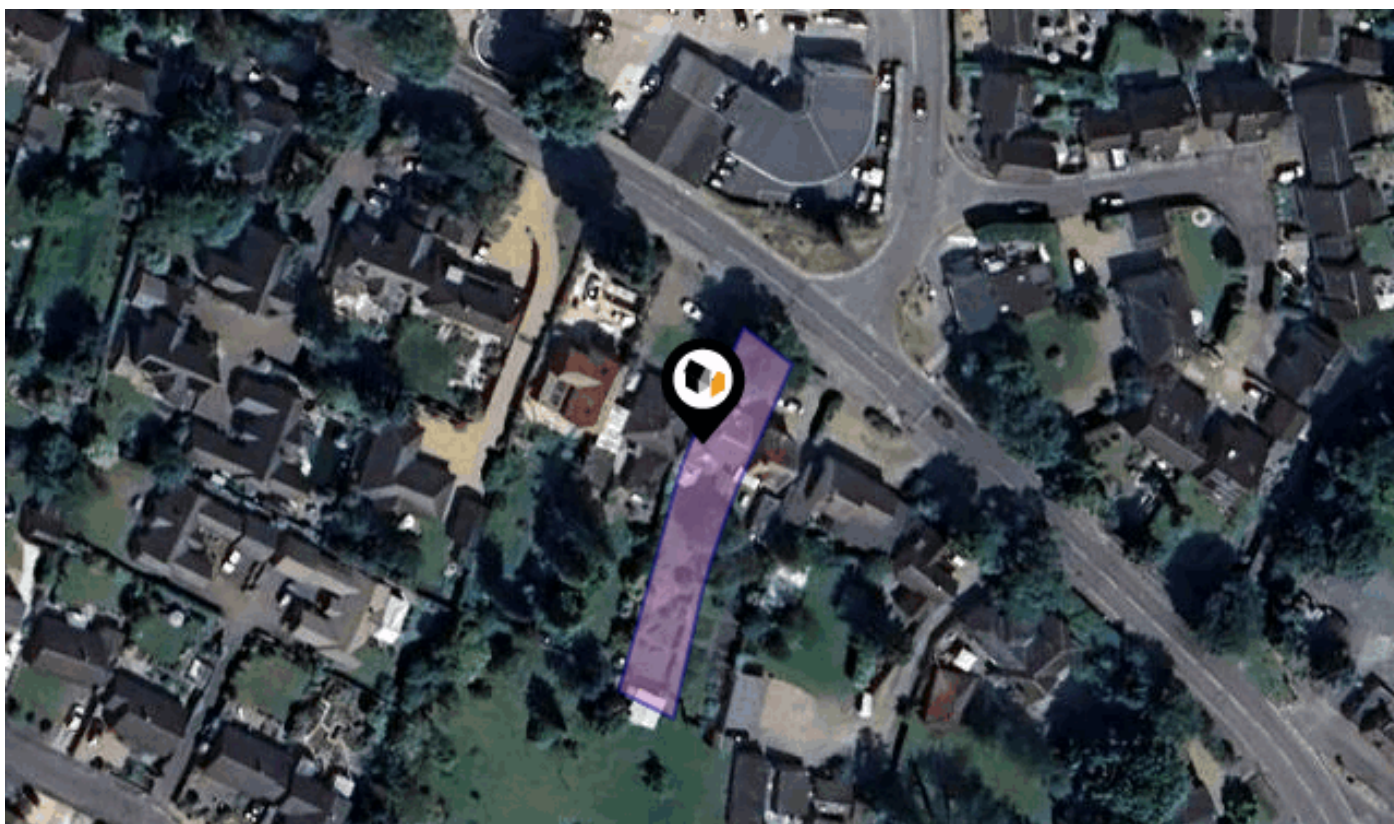


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 14<sup>th</sup> October 2024**



**LONDON ROAD, STAPLEFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

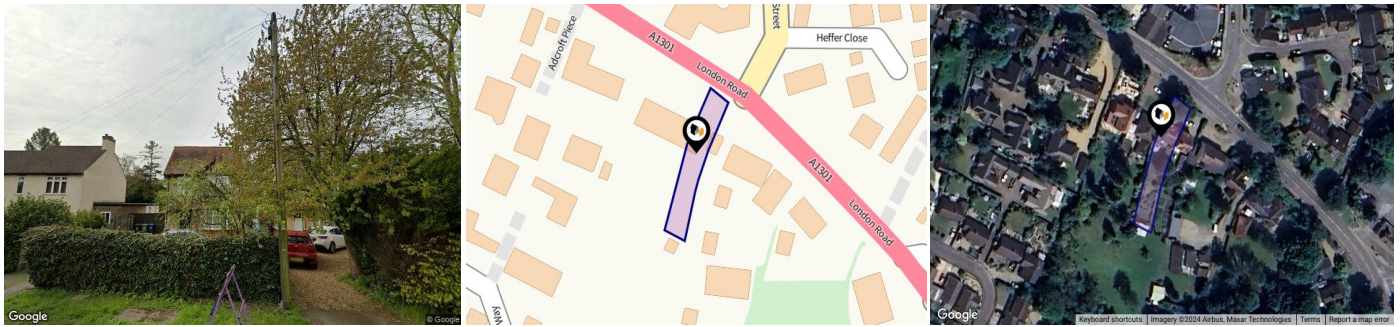
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,722 ft <sup>2</sup> / 160 m <sup>2</sup>		
<b>Plot Area:</b>	0.15 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB258649		

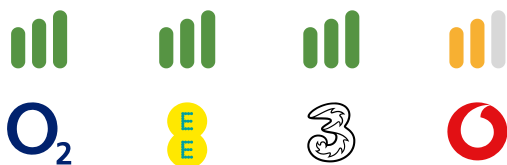
## Local Area

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

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

<b>3</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *80 London Road Stapleford Cambridge Cambridgeshire CB22 5DR*

<b>Reference - 20/03568/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th August 2020
<b>Description:</b> Demolition of existing bungalow and the erection of 1 no. Detached dwellinghouse and garage together with alterations to the highways access and new driveway and boundary wall to front
<b>Reference - 23/02388/TRCA</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 11th December 2023
<b>Description:</b> False Acacia (T1), remove. Ash (T2), remove.
<b>Reference - 20/02513/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd April 2020
<b>Description:</b> Proposed garden annex
<b>Reference - 20/03568/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th July 2021
<b>Description:</b> Submission of details required by condition 3 (Surface water and foul water) of planning permission 20/03568/FUL

Planning records for: **80 London Road Stapleford Cambridgeshire CB22 5DR**

<b>Reference - 23/02385/HHFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 11th December 2023
<b>Description:</b> Erection of single storey side extension
<b>Reference - 20/03568/CONDC</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 30th May 2023
<b>Description:</b> Submission of details required by conditions 5 (Tree protection), 6 (Vehicular access), 7 (Access drainage), 8 (Pedestrian visibility splays), 9 (Water efficiency), 10 (Wi-Fi) and 13 (Finished ground floor levels) of planning permission 20/03568/FUL
<b>Reference - 20/01245/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th February 2020
<b>Description:</b> Demolition of existing bungalow and garage and construction of a new detached house and garage. Alterations to highways access and new driveway and boundary wall to front. Construction of log cabin in rear garden,
<b>Reference - 20/02513/NMA1</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th December 2023
<b>Description:</b> Non material amendment on application 20/02513/HFUL for installation of PV panels on roof.

Planning records for: **66 London Road Stapleford Cambridge Cambridgeshire CB22 5DR**

Reference - 22/0533/TTCA	
Decision:	Awaiting decision
Date:	05th May 2022
Description:	1 - Lawson Cypress at front - reduce height by 3m and trim all sides to control size 2 - Lawson Cypress on side (above Aylesford Road) - reduce height by 3m and trim all sides to control size. 3 - Lawson Cypress (within Birch) - reduce height by 3m and trim all sides to control size.

Reference - 22/02102/REM	
Decision:	Decided
Date:	05th May 2022
Description:	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2399/19/OL (Outline planning permission with some matters reserved except for access for the demolition of a single dwelling & outbuildings and construction of two dwellings (S/3499/18/OL Previous App)) for plot 2 only

Reference - 22/0566/TTPO	
Decision:	Decided
Date:	05th May 2022
Description:	3 - Lawson Cypress (within Birch) - reduce height by 3m and trim all sides to control size.

Planning records for: **70 London Road Stapleford CB22 5DR**

Reference - 21/00762/HFUL	
Decision:	Decided
Date:	19th February 2021
Description:	Two storey side and rear extensions and single storey front extension.

Planning records for: **70 London Road Stapleford Cambridgeshire CB22 5DR**

Reference - 22/01893/FUL	
Decision:	Decided
Date:	22nd April 2022
Description:	Demolition of existing studio and construction of 5 bedroom property with amenity space, parking, bin and cycle storage

Reference - 22/01890/HFUL	
Decision:	Decided
Date:	22nd April 2022
Description:	Part single & part double storey rear extension. Two storey side extension and single storey front extension. Resubmission of 21/00762/HFUL

Planning records for: **72 London Road Stapleford Cambridge Cambridgeshire CB22 5DR**

Reference - S/1254/12/FL	
Decision:	Decided
Date:	12th June 2012
Description:	Single storey side extension.

Planning records for: **78 London Road Stapleford Cambridge Cambridgeshire CB22 5DR**

Reference - S/0642/14/FL	
Decision:	Decided
Date:	17th March 2014
Description:	Two storey extension to existing dwelling. New double garage.

Planning records for: **78 London Road Stapleford Cambridgeshire CB22 5DR**

Reference - 24/03095/HFUL	
Decision:	Awaiting decision
Date:	15th August 2024
Description:	Roof extension with front dormer and rear roof lights

Reference - S/2186/13/FL	
Decision:	Decided
Date:	14th October 2013
Description:	Two Storey Side Extension

Reference - 21/1164/TTPO	
Decision:	Decided
Date:	10th September 2021
Description:	TPO 0011 (2002) T2: T1 Lombardy Poplar Raise crown all round to 4.0 metres, maintaining natural canopy line, to ensure clearance of plant and equipment from development at 80 London Road, Stapleford.

Planning records for: **88 London Road Stapleford Cambridge Cambridgeshire CB22 5DR**

Reference - S/1141/13/FL	
Decision:	Decided
Date:	06th June 2013
Description:	Change of use from mixed A1 & C3 use to C3 use (vacant shop to ancillary residential annexe)

Planning records for: *100 London Road Stapleford Cambridge Cambridgeshire CB22 5DR*

<b>Reference - S/2444/18/DC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th June 2018
<b>Description:</b>	Discharge of condition 3 (Arboricultural method statement and tree protection strategy) of planning permission S/0432/18/FL

<b>Reference - S/0432/18/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th February 2018
<b>Description:</b>	Proposed demolition of existing outbuilding and erection of side / rear flat roof extension.

Planning records for: *74 London Road Stapleford Cambridgeshire CB22 5DR*

<b>Reference - 23/00424/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th February 2023
<b>Description:</b>	Demolition of the existing rear extension and construction of a new single storey rear extension, new front porch, and solar panels.

<b>Reference - 23/0141/TTPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th February 2023
<b>Description:</b>	T1 -Sycamore - Remove lesser stem leaning towards house to provide a 3m clearance between the house and the tree.T2 - Mature Sycamore - Sympathetic Crown reduction to growth points of 1.5m - to reduce risk of failure at the fungal decay points and also reduce shade.T3 - Mature Horse Chestnut - Crown reduction of 1.5m to growth points to alleviate sail and weight. Removal of deadwood.T4 - Sycamore - Fell tree has a progressive lean towards the neighbors house. On closer inspection the left hand bifurcation exhibits a lot of bark loss on the tension side of the lean. This is evident throughout the upper crown. The other concern is the proximity of the root plate to the neighbors foundations.T5 - Sycamore - Crown reduction of 2m to growth points to allevaite weight and sail and reduce risk to public and traffic . This tree has a heavy lean over the road and has very poor form due to previous phototropism. It has recently shed several large branches over the road, one narrowly missing a member of the public apparently.T6 - Sycamore - Crown thin 15% to alleviate sail and improve light below also removal of deadwood. T7 - Sycamore - Crown thin 15% to alleviate sail and improve light below, also remove deadwood.



Stapleford, CB22

Energy rating

**D**

Valid until 05.11.2033

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <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>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	160 m <sup>2</sup>

## Electricity Supply

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Ecotricity

## Gas Supply

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Ecotricity

## Central Heating

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Gas central heating

## Water Supply

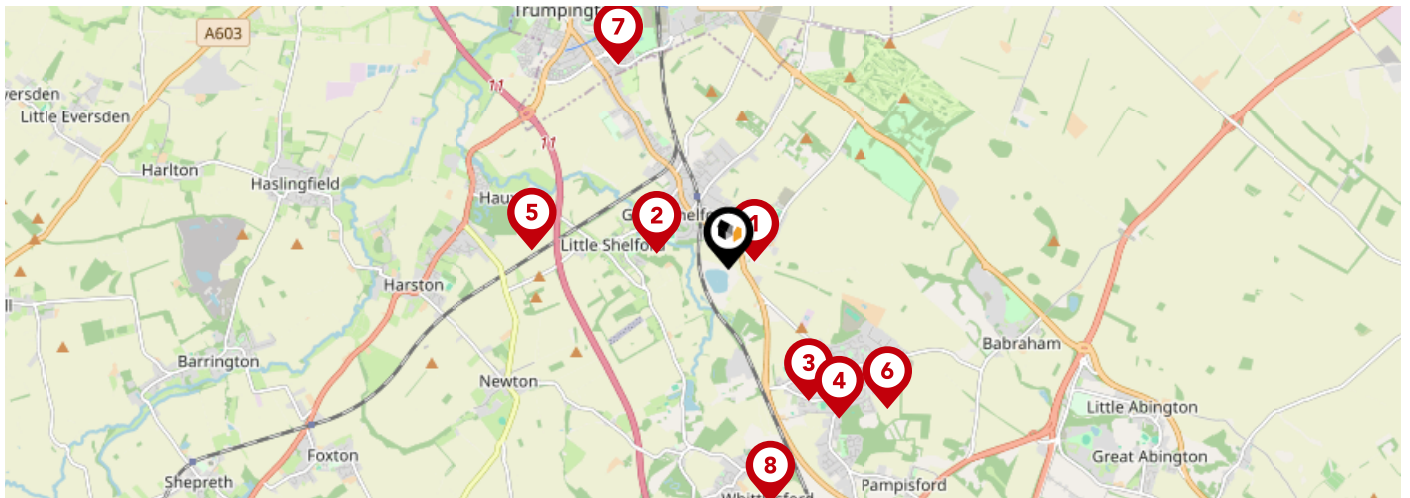
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Cambridge Water

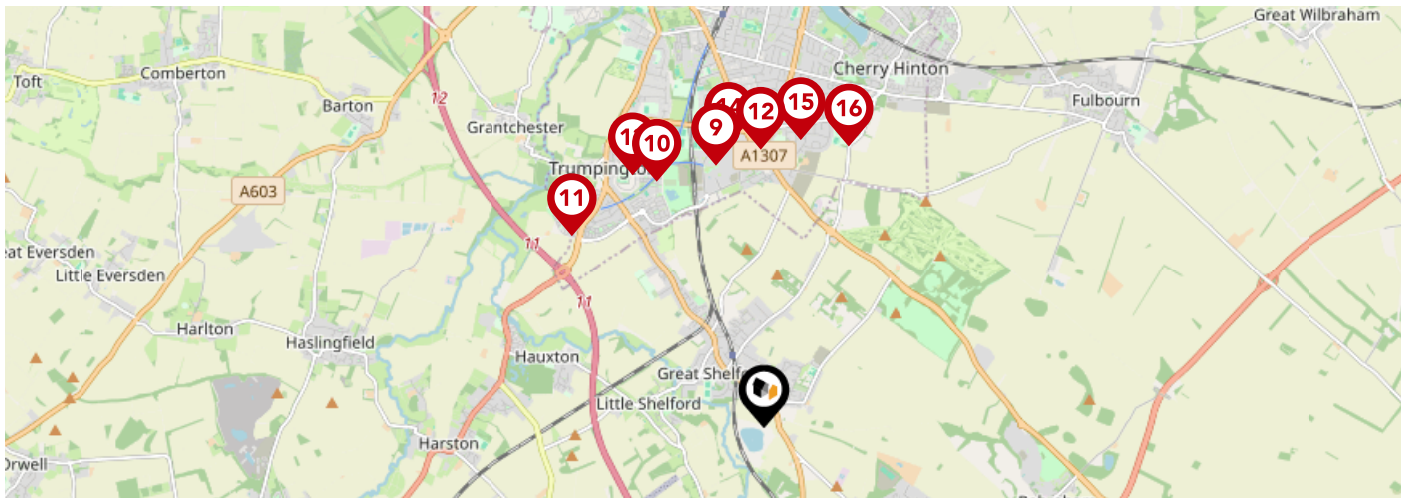
## Drainage

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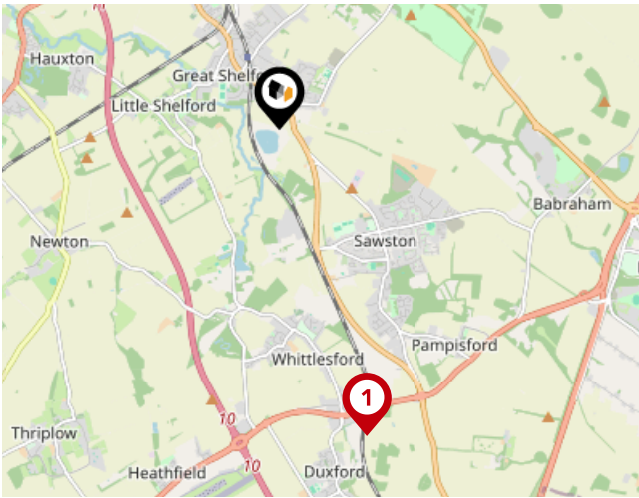
Cambridge Water



		Nursery	Primary	Secondary	College	Private
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:1.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:2.54	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



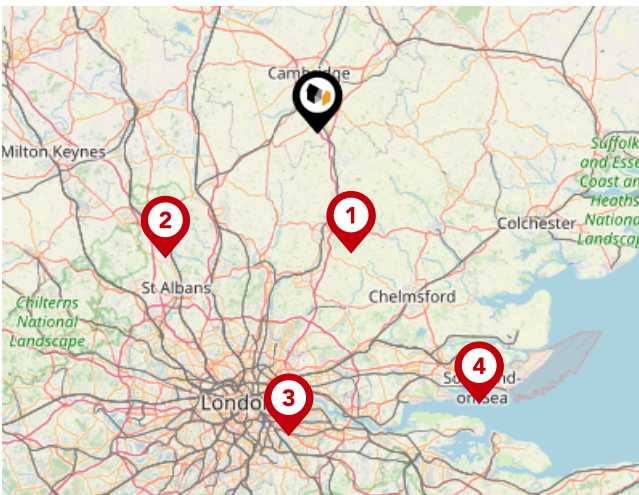
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	2.89 miles
2	Cambridge Rail Station	3.51 miles
3	Foxton Rail Station	4.19 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	3.15 miles
2	M11 J11	2.16 miles
3	M11 J12	4.41 miles
4	M11 J9	5.75 miles
5	M11 J13	5.56 miles

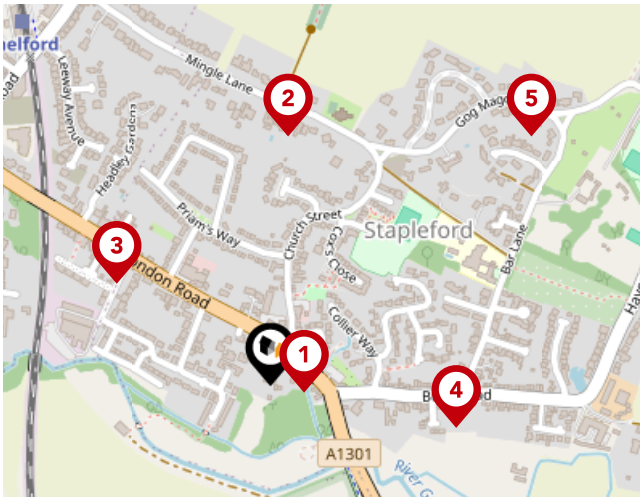


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.28 miles
2	Luton Airport	28.78 miles
3	Silvertown	44.49 miles
4	Southend-on-Sea	46.35 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.04 miles
2	St Andrew's Church	0.29 miles
3	Granta Terrace	0.21 miles
4	Poplar Way	0.22 miles
5	Bar Lane	0.41 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.



# 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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