

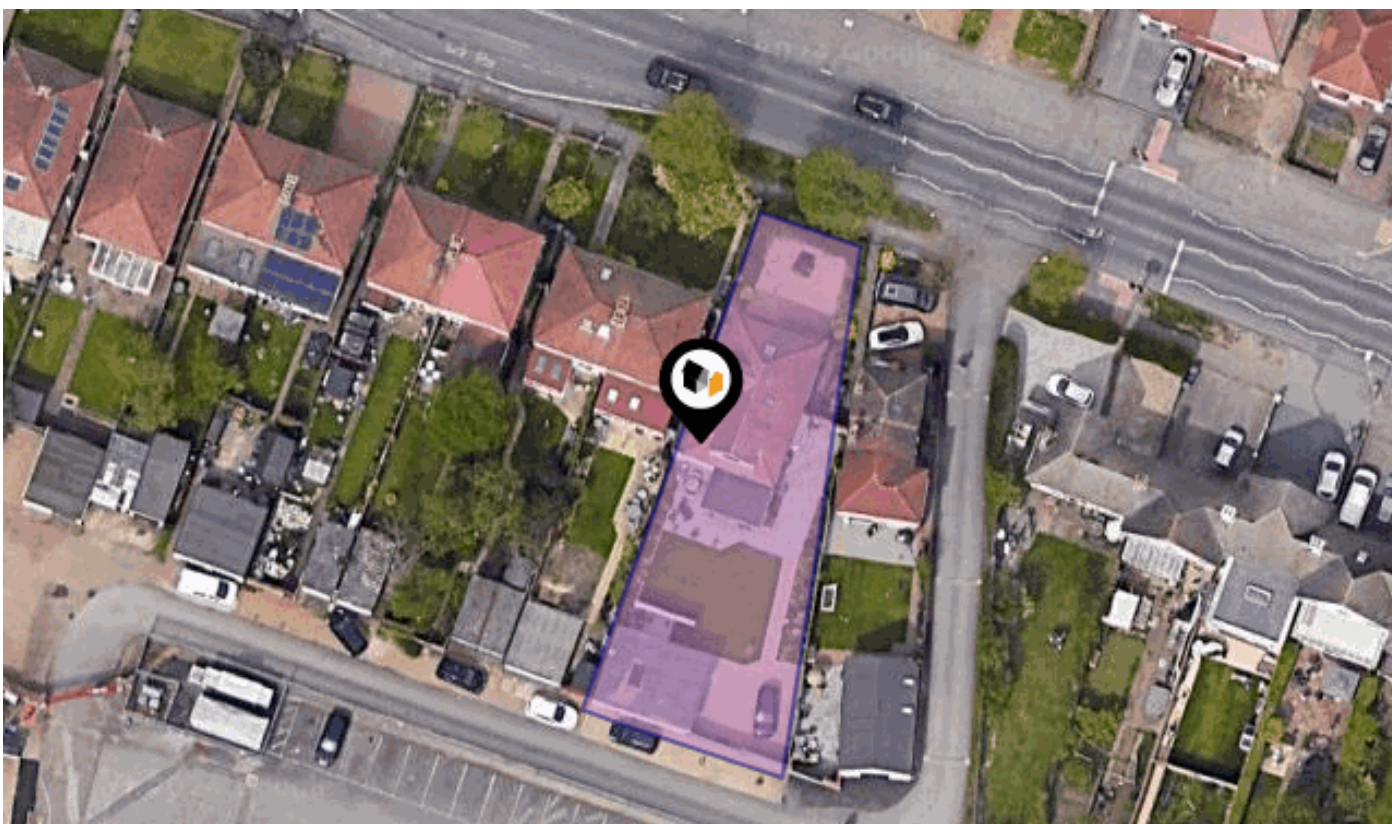


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



NEWMARKET ROAD, CAMBRIDGE, CB5

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB190411		

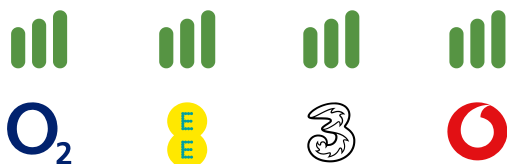
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	98 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **538 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 22/03989/FUL
Decision: Decided
Date: 07th September 2022
Description: New external lighting to the plaza located to the East of the Wellcome Genome Hinxton Campus.
Reference - 20/03651/CONDM
Decision: Decided
Date: 24th March 2022
Description: Submission of details required by condition 25 (Fau00e7ade of Nos 6 to 10 King Street) of planning permission 20/03651/S73
Reference - 23/0373/TTPO
Decision: Decided
Date: 12th April 2023
Description: G1 - 24 x Hornbeam in car park - Lift to 2.5 mtrs. Causing issues for cars to park in the parking bays.
Reference - 22/01416/CONDC
Decision: Decided
Date: 12th April 2023
Description: Submission of details required by conditon 3C (renewable technologies) of planning permission 22/01416/FUL

Planning records for: **538 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 22/01416/CONDB	
Decision:	Awaiting decision
Date:	11th October 2022
Description:	Submission of details required by condition 3 (Carbon Reduction Statement and no SAP), 5 (Foul Water Drainage), 6 (Surface Water Drainage) and 10 (BNG) of planning permission 22/01416/FUL

Planning records for: **540 Newmarket Road Cambridge CB5 8LL**

Reference - C/04/0398	
Decision:	Decided
Date:	19th April 2004
Description:	"Erection of part single, part two storey rear extension to dwelling."

Planning records for: **554 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 07/1033/FUL	
Decision:	Decided
Date:	27th September 2007
Description:	Change of use from garage to ancillary residential accommodation.

Reference - 16/0659/FUL	
Decision:	Decided
Date:	11th April 2016
Description:	Proposed first floor side and rear extension

Planning records for: **558 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 24/01837/FUL	
Decision:	Awaiting decision
Date:	14th May 2024
Description:	Erection of a single storey dwelling, with associated landscaping and off street parking, to the rear of the existing dwelling

Planning records for: **560 Newmarket Road Cambridge CB5 8LL**

Reference - 17/1019/FUL	
Decision:	Decided
Date:	04th July 2017
Description:	Demolition of existing dwelling and erection of a pair of 2 bed dwellings along with a 2 bed chalet bungalow at the rear.

Planning records for: **564 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 06/1401/FUL	
Decision:	Decided
Date:	20th December 2006
Description:	Erection of part single part two storey rear extension.

Reference - 15/0602/FUL	
Decision:	Decided
Date:	24th April 2015
Description:	Change of use from family home to an HMO (House in Multiple Occupation) (Sui Generis). Retrospective application.

Planning records for: **564 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 06/1185/FUL	
Decision:	Decided
Date:	08th November 2006
Description:	Installation of new dropped kerb to existing highway.

Planning records for: **566 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 11/0844/FUL	
Decision:	Decided
Date:	15th July 2011
Description:	Two storey rear extension.

Planning records for: **568 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 08/0103/FUL	
Decision:	Decided
Date:	22nd January 2008
Description:	Erection of white PVCu conservatory to rear of property.

Reference - 15/0788/FUL	
Decision:	Decided
Date:	29th April 2015
Description:	New porch extension

Planning records for: **570 Newmarket Road Cambridge CB5 8LL**

Reference - C/04/0226	
Decision:	Decided
Date:	02nd March 2004
Description:	Provision of a dropped kerb.

Reference - 12/0508/FUL	
Decision:	Decided
Date:	23rd April 2012
Description:	Change of use of HMO to three flats with rear extension

Planning records for: **574 Newmarket Road Cambridge Cambridgeshire CB5 8LL**

Reference - 23/04096/HFUL	
Decision:	Withdrawn
Date:	26th October 2023
Description:	Erection of an annex, new dropped kerb and parking to front.

Planning records for: **580 Newmarket Road Cambridge CB5 8LL**

Reference - C/02/0212	
Decision:	Decided
Date:	26th February 2002
Description:	Construction of a dropped kerb.

Planning records for: **586 Newmarket Road Cambridge CB5 8LL**

Reference - C/03/0845
Decision: Decided
Date: 05th August 2003
Description: Change of use of existing house to provide 2no. flats and a part single, part two storey rear extension and car port.
Reference - 17/1157/FUL
Decision: Decided
Date: 19th July 2017
Description: Erection of one bed. dwelling.
Reference - C/02/1106
Decision: Decided
Date: 14th October 2002
Description: Change of use of existing house to provide 3no flats and a part single, part two storey rear extension and carport.
Reference - C/01/1089
Decision: Decided
Date: 10th October 2001
Description: Erection of detached two bedroomed dwelling, following demolition of existing garage/workshop at rear of no. 586.

Planning records for: *Cambridge United Football Club CUFC Supporters Club R Costings Abbey Stadium 530 Newmarket Road Cambridge Cambridgeshire CB5 8LL*

Reference - 15/1018/FUL
Decision: Decided
Date: 29th May 2015
Description: Demolition of the existing smoking shelter and erection of timber clad screen with backlit cut out design on the north and east elevations and the creation of a new timber decked area at the building frontage with associated window and door alterations.
Reference - 14/0670/FUL
Decision: Decided
Date: 30th April 2014
Description: Single storey rear extensions to hospitality suites behind main stand.
Reference - 16/0213/FUL
Decision: Decided
Date: 04th March 2016
Description: Retrospective proposed car wash facility
Reference - 14/1145/FUL
Decision: Decided
Date: 12th August 2014
Description: Retrospective material change of use of car park to a car wash and associated works.

Planning records for: *530 Newmarket Road Cambridge Cambridgeshire CB5 8LL*

Reference - 07/0460/FUL	
Decision:	Decided
Date:	01st May 2007
Description:	Erection of a smoking shelter.

CB5

Energy rating

D

Valid until 24.10.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
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:	Solid, no insulation (assumed)
Total Floor Area:	132 m ²

Other

Conversion of roof space into two rooms and bathroom in August 2001. This included the removal of chimney in its entirety. Conservatory replaced in 2016 Garage replaced with office/garden room in 2020 Roof replaced in nov 2022

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

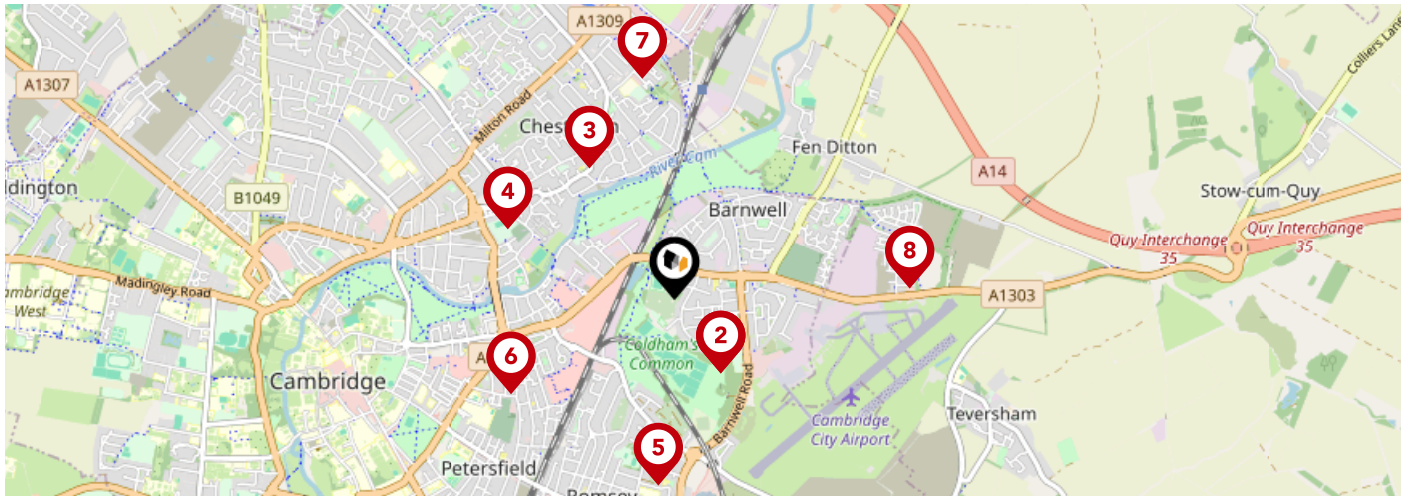
Gas Combi Boiler

Water Supply

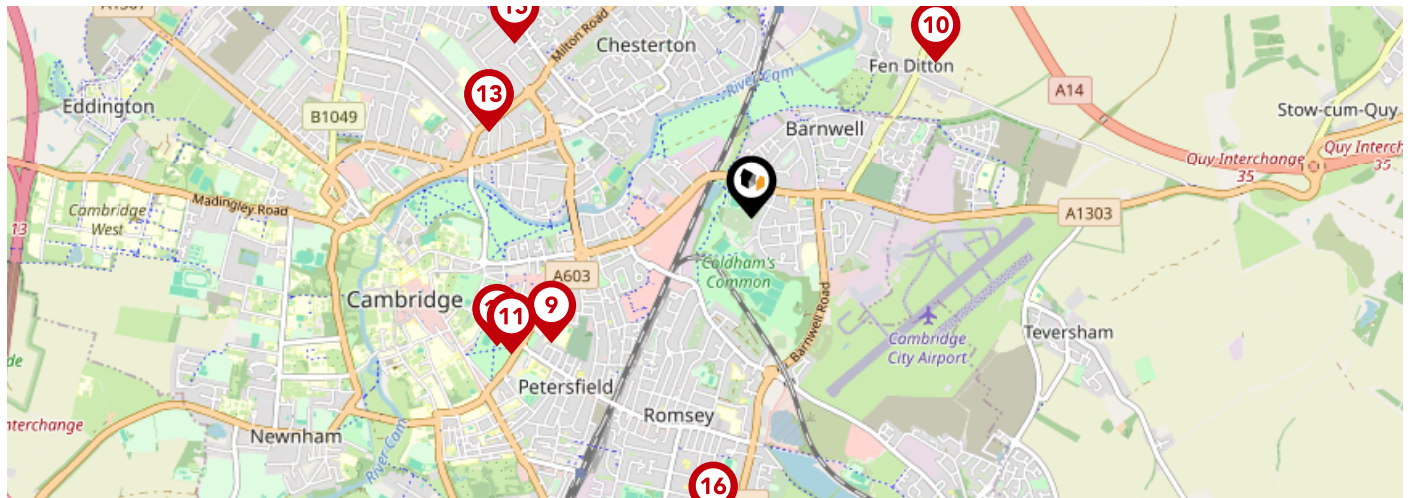
Cambridge Water

Drainage

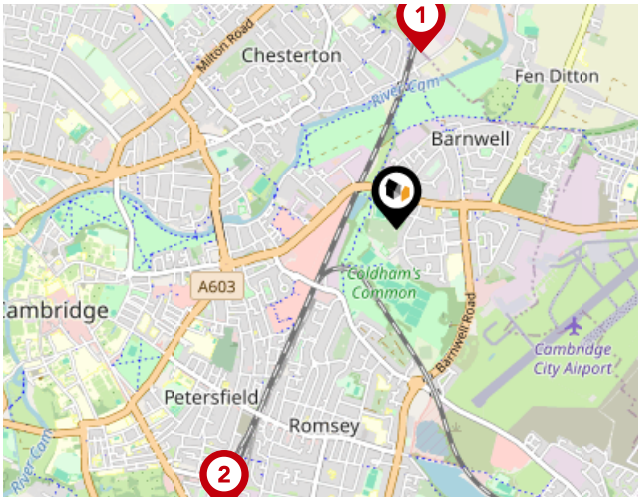
Anglian Water



		Nursery	Primary	Secondary	College	Private
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.39	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

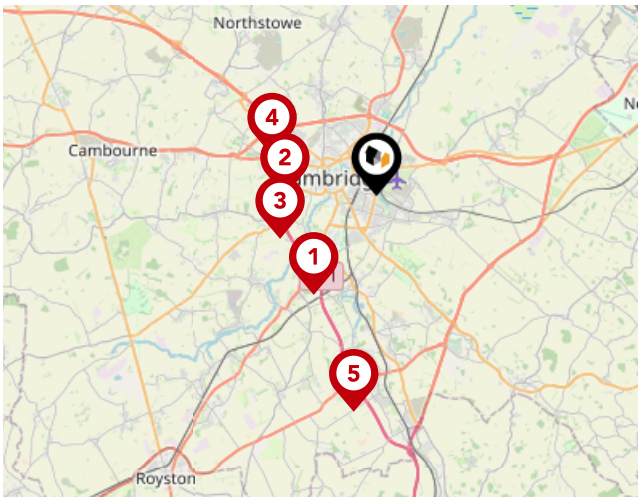


		Nursery	Primary	Secondary	College	Private
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.3	<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:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



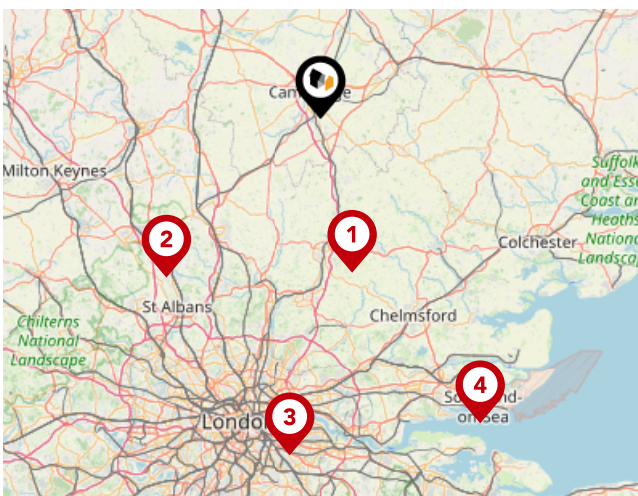
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.81 miles
2	Cambridge Rail Station	1.51 miles
3	Waterbeach Rail Station	3.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.26 miles
2	M11 J13	3.31 miles
3	M11 J12	3.8 miles
4	M11 J14	4.01 miles
5	M11 J10	7.94 miles

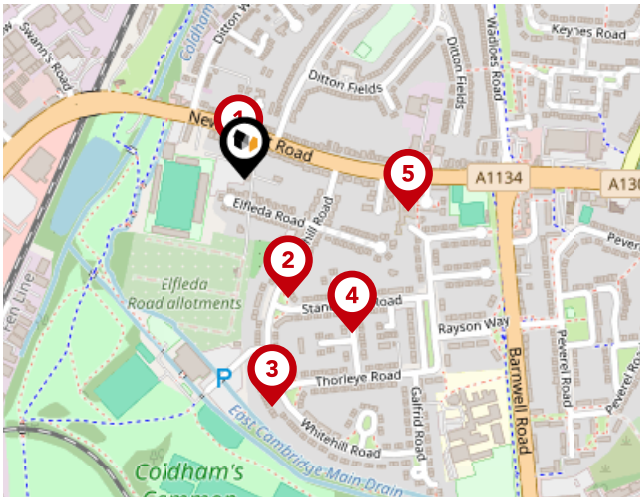


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.83 miles
2	Luton Airport	32.29 miles
3	Silvertown	49.28 miles
4	Southend-on-Sea	50.31 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ditton Walk	0.03 miles
2	Stanesfield Road	0.14 miles
3	Pool Way	0.26 miles
4	Gerard Road	0.21 miles
5	Malden Close	0.19 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.



/cookecurtisco



/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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