

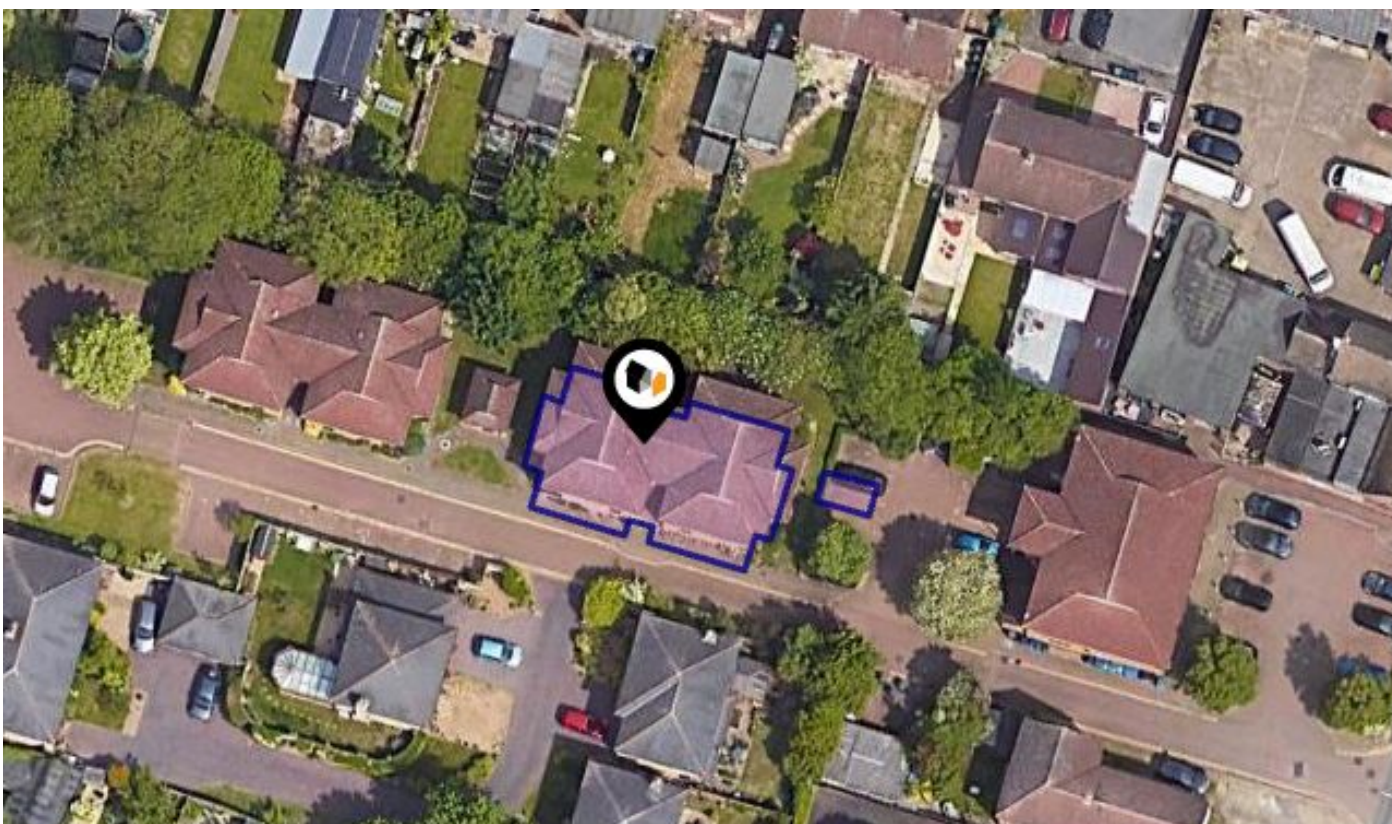


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# MIR: Material Info

The Material Information Affecting this Property

Monday 07<sup>th</sup> October 2024



**WEDGEWOOD DRIVE, CHERRY HINTON, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

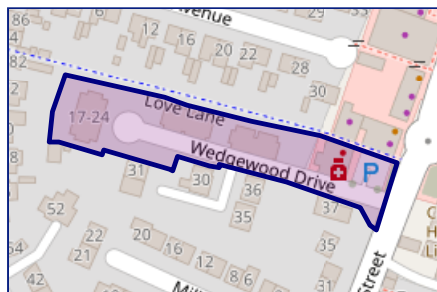
01223 508 050

Jenny@cookecurtis.co.uk

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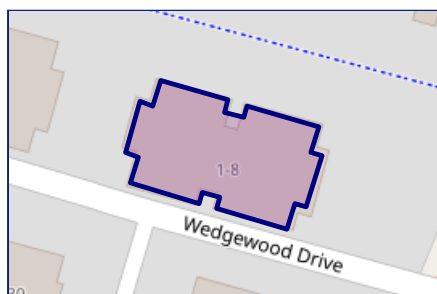


## Freehold Title Plan



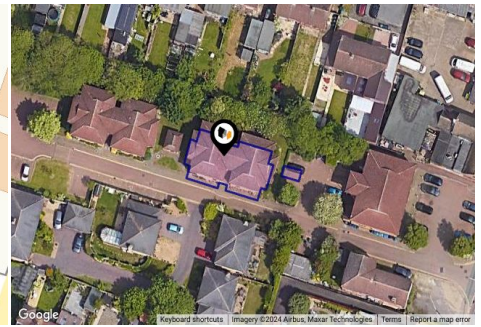
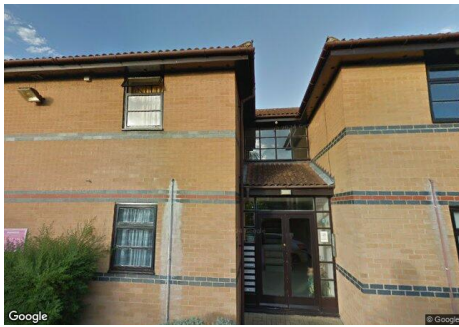
**CB88646**

## Leasehold Title Plan



**CB144819**

Start Date: 04/03/1992  
End Date: 25/12/2990  
Lease Term: 999 years from 25 December 1991  
Term Remaining: 966 years



## Property

|                         |   |                    |                                 |
|-------------------------|---|--------------------|---------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Tenure:</b>     | Leasehold                       |
| <b>Bedrooms:</b>        | 2                                       | <b>Start Date:</b> | 04/03/1992                      |
| <b>Floor Area:</b>      | 495 ft <sup>2</sup> / 46 m <sup>2</sup> | <b>End Date:</b>   | 25/12/2990                      |
| <b>Plot Area:</b>       | 0.06 acres                              | <b>Lease Term:</b> | 999 years from 25 December 1991 |
| <b>Year Built :</b>     | 1991-1995                               | <b>Term</b>        | 966 years                       |
| <b>Council Tax :</b>    | Band B                                  | <b>Remaining:</b>  |                                 |
| <b>Annual Estimate:</b> | £1,749                                  |                    |                                 |
| <b>Title Number:</b>    | CB144819                                |                    |                                 |

## 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>8</b><br>mb/s | <b>71</b><br>mb/s | <b>1000</b><br>mb/s |
|                  |                   |                     |

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



### Satellite/Fibre TV Availability:



Planning records for: *35 Wedgewood Drive Cambridge Cambridgeshire CB1 9PQ*

| Reference - 22/05452/CL2PD |   |
|----------------------------|---|
| <b>Decision:</b>           | Decided   |
| <b>Date:</b>               | 16th December 2022  |
| <b>Description:</b>        | Certificate of lawfulness under S192 for a proposed single storey rear extension with pitched roof together with 3 No. roof lights. |

| Reference - 22/05451/HFUL |   |
|---------------------------|---|
| <b>Decision:</b>          | Decided   |
| <b>Date:</b>              | 16th December 2022                              |
| <b>Description:</b>       | Proposed Single Storey Side and Rear Extensions |

Cherry Hinton, CB1

Energy rating

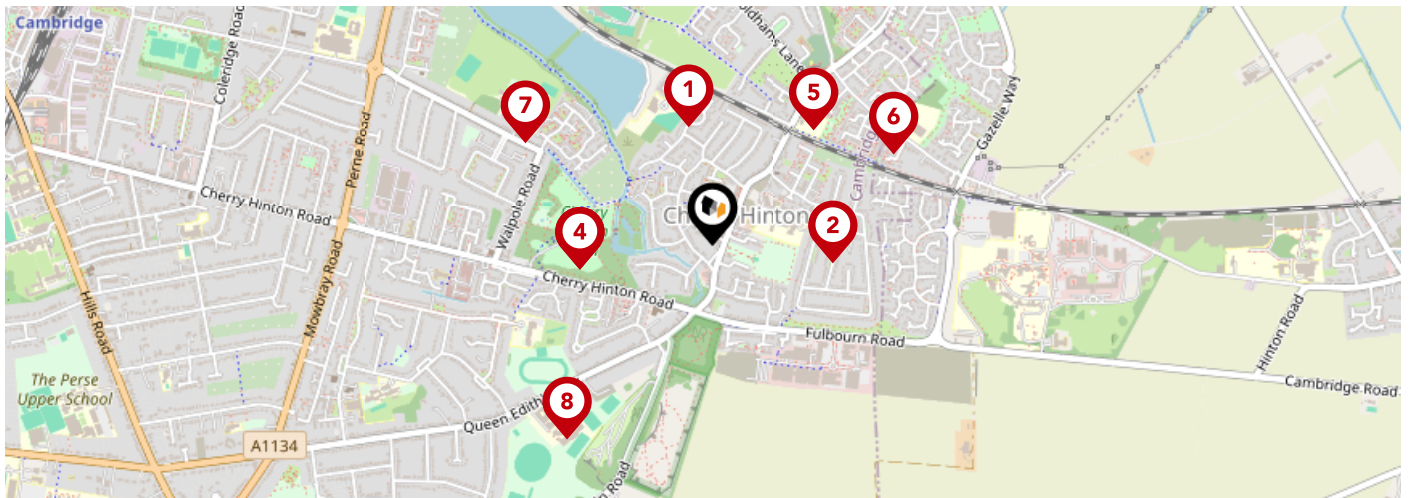
**C**

Valid until 12.09.2032

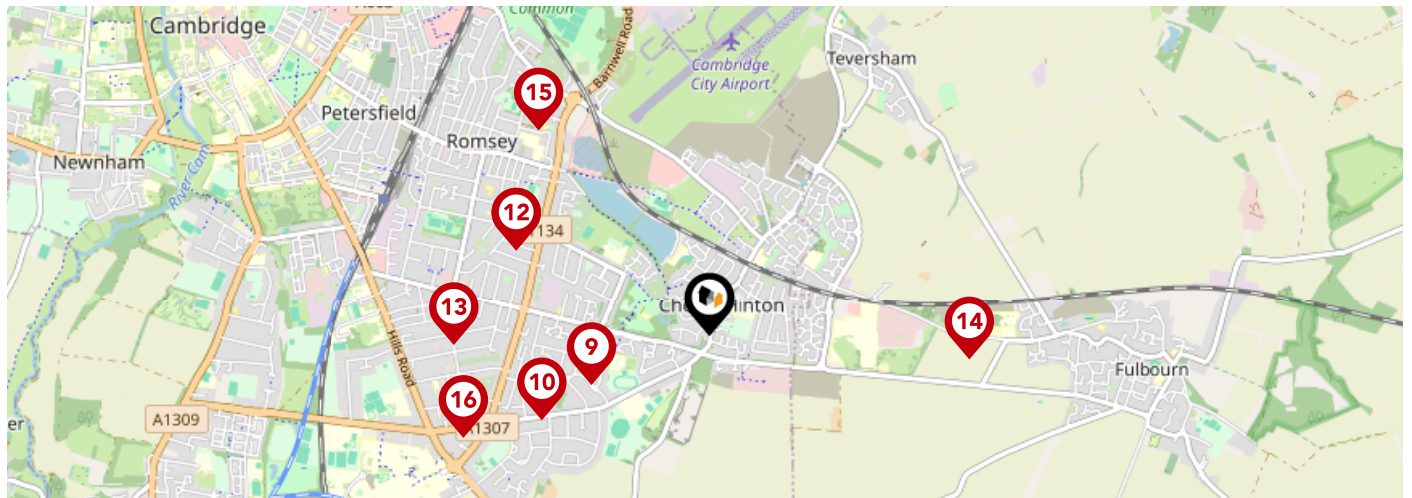
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 73   c  | 78   c    |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Flat   |
| <b>Build Form:</b>                  | Semi-Detached                                    |
| <b>Transaction Type:</b>            | Marketed sale                                    |
| <b>Energy Tariff:</b>               | Dual   |
| <b>Main Fuel:</b>                   | Electricity (not community)                      |
| <b>Main Gas:</b>                    | No   |
| <b>Floor Level:</b>                 | 00   |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002    |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Cavity wall, as built, insulated (assumed)       |
| <b>Walls Energy:</b>                | Good   |
| <b>Roof:</b>                        | (another dwelling above)                         |
| <b>Main Heating:</b>                | Electric storage heaters                         |
| <b>Main Heating Controls:</b>       | Controls for high heat retention storage heaters |
| <b>Hot Water System:</b>            | Electric immersion, off-peak                     |
| <b>Hot Water Energy Efficiency:</b> | Average  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets         |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                   |
| <b>Total Floor Area:</b>            | 46 m <sup>2</sup>                                |

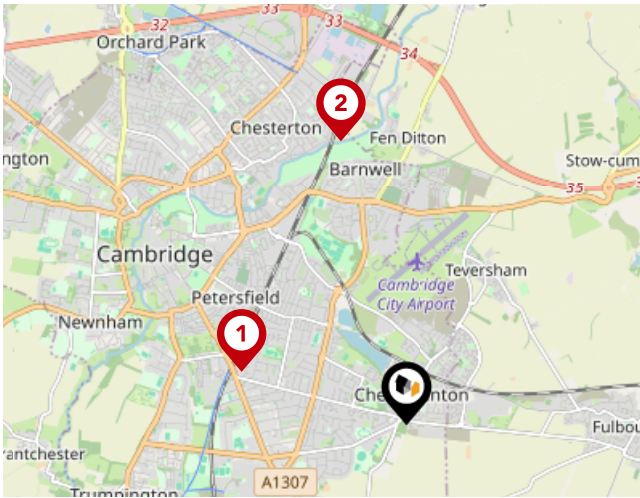


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Spinney Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.27                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Colville Primary School</b><br>Ofsted Rating: Good   Pupils: 224   Distance:0.27   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Cambridge International School</b><br>Ofsted Rating: Not Rated   Pupils: 75   Distance:0.31                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Holme Court School</b><br>Ofsted Rating: Good   Pupils: 50   Distance:0.31   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Cherry Hinton Church of England Voluntary Controlled Primary School</b><br>Ofsted Rating: Good   Pupils: 184   Distance:0.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Bewick Bridge Community Primary School</b><br>Ofsted Rating: Good   Pupils: 227   Distance:0.46                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Bede's Inter-Church School</b><br>Ofsted Rating: Outstanding   Pupils: 924   Distance:0.49                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>The Netherhall School</b><br>Ofsted Rating: Good   Pupils: 1229   Distance:0.55  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



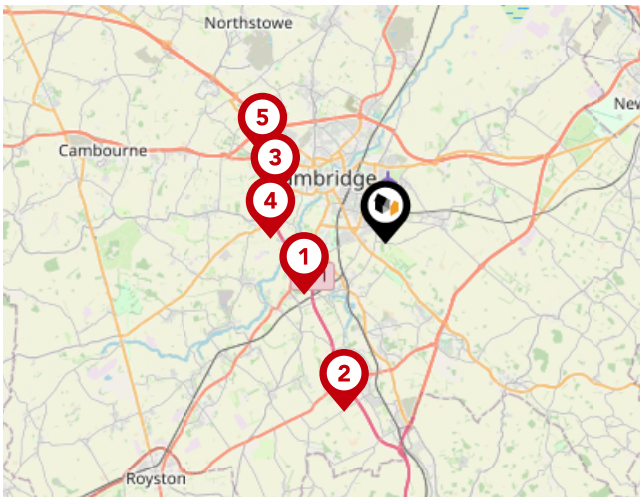
|  |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|--|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>Queen Emma Primary School</b><br>Ofsted Rating: Good   Pupils: 429   Distance:0.59             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Queen Edith Primary School</b><br>Ofsted Rating: Good   Pupils: 422   Distance:0.86            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ridgefield Primary School</b><br>Ofsted Rating: Good   Pupils: 232   Distance:0.96             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Coleridge Community College</b><br>Ofsted Rating: Good   Pupils: 568   Distance:0.96           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Morley Memorial Primary School</b><br>Ofsted Rating: Good   Pupils: 390   Distance:1.17        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pilgrim Pathways School</b><br>Ofsted Rating: Outstanding   Pupils: 1   Distance:1.19          | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Philip's CofE Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 259   Distance:1.21 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Homerton Early Years Centre</b><br>Ofsted Rating: Outstanding   Pupils: 118   Distance:1.22    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





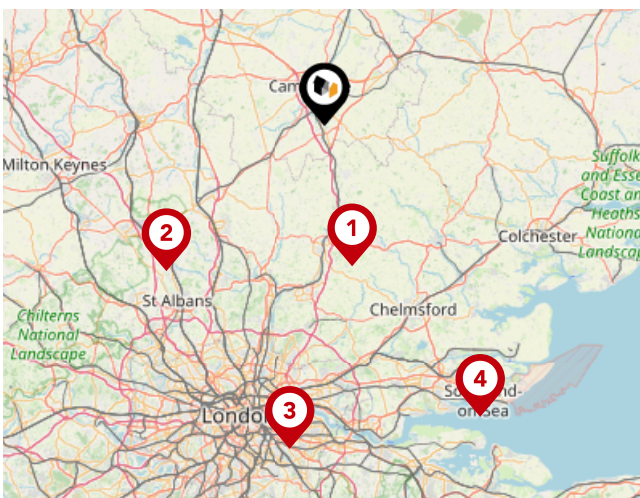
## National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Cambridge Rail Station       | 1.57 miles |
| 2   | Cambridge North Rail Station | 2.65 miles |
| 3   | Waterbeach Rail Station      | 5.31 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J11 | 3.47 miles |
| 2   | M11 J10 | 6.3 miles  |
| 3   | M11 J13 | 4.38 miles |
| 4   | M11 J12 | 4.16 miles |
| 5   | M11 J14 | 5.48 miles |

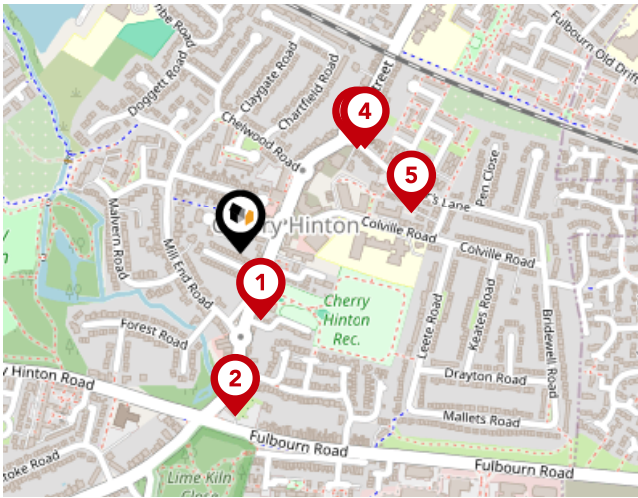


## Airports/HELIPADS

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Stansted Airport | 20.95 miles |
| 2   | Luton Airport    | 31.57 miles |
| 3   | Silvertown       | 47.59 miles |
| 4   | Southend-on-Sea  | 48.41 miles |

# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Mill End Close | 0.08 miles |
| 2   | Gladstone Way  | 0.19 miles |
| 3   | Fisher's Lane  | 0.18 miles |
| 4   | Fisher's Lane  | 0.19 miles |
| 5   | Arran Close    | 0.2 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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