

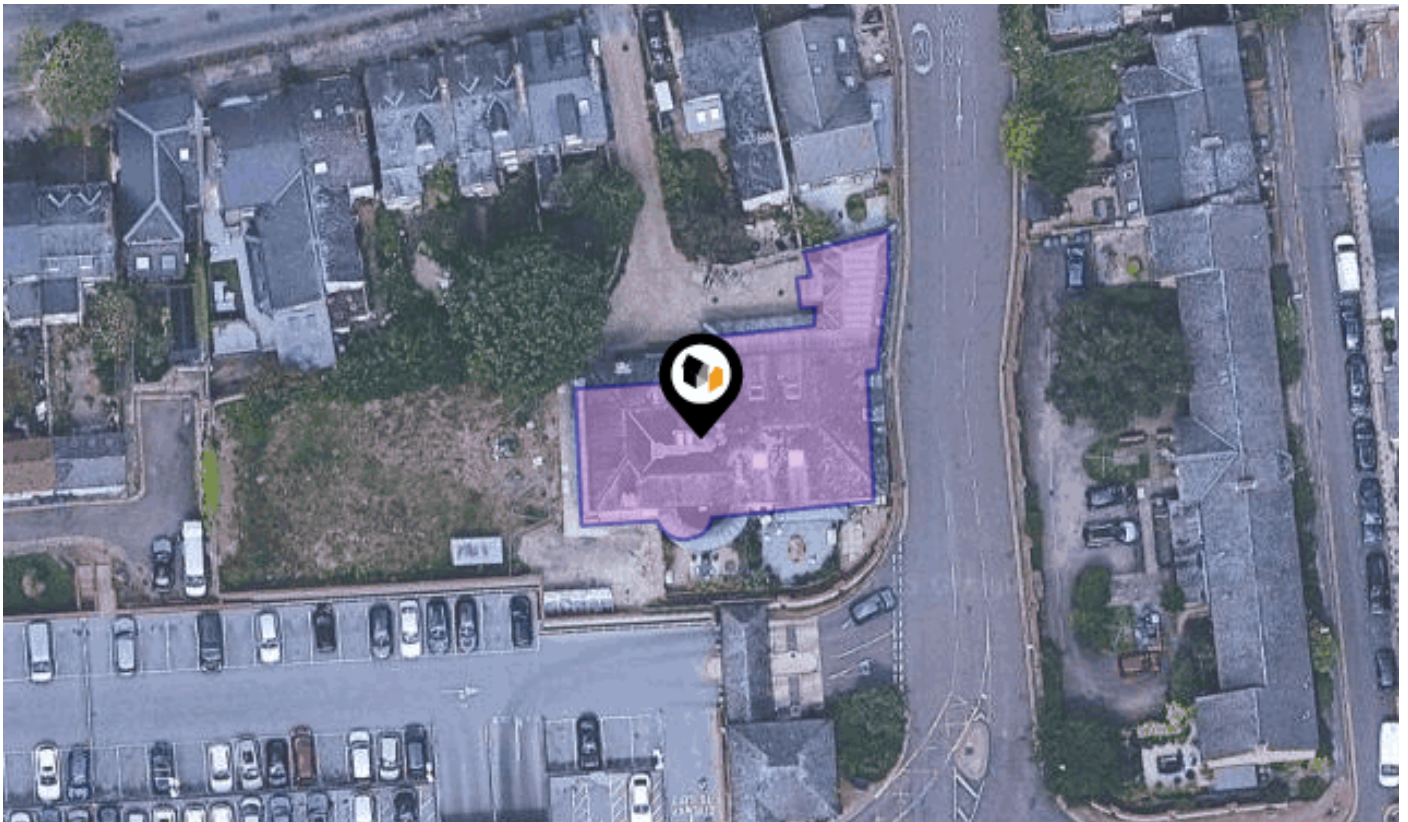


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 09th September 2025



GRAFTON HOUSE, 64, MAIDS CAUSEWAY, CAMBRIDGE, CB5

Cooke Curtis & Co

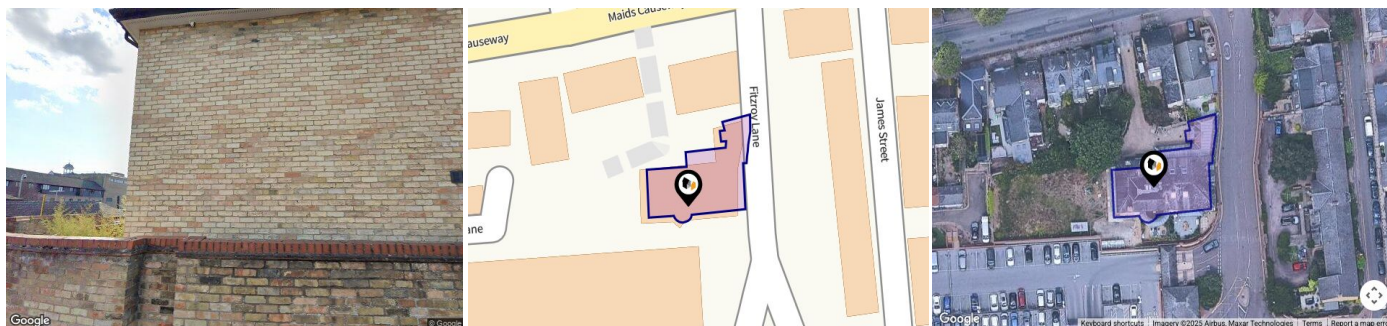
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	0	Start	27/09/2021
Floor Area:	279 ft ² / 26 m ²	Date:	
Plot Area:	0.1 acres	End Date:	06/08/2145
Council Tax :	Band A	Lease	125 years from and including 7 August
Annual Estimate:	£1,570	Term:	2020 and to and including 6 August
Title Number:	CB464428		2145
		Term	119 years
		Remaining:	

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	The Kite
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16
mb/s



1000
mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: ***Land Adjacent To Grafton House Maids Causeway Cambridge Cambridgeshire CB5 8DD***

Reference - 23/01554/FUL	
Decision:	Decided
Date:	24th April 2023
Description:	Erection of new office building (use class E) and associated development, infrastructure and works

Reference - 23/04840/FUL	
Decision:	Decided
Date:	19th December 2023
Description:	Erection of new office building (use class E) and associated development, infrastructure and works.

Reference - F/YR23/0441/F	
Decision:	Decided
Date:	24th April 2023
Description:	Erect a part single/part 2-storey extension to existing dwelling involving demolition of existing conservatory

Planning records for: ***24 Maids Causeway Cambridge CB5 8DD***

Reference - C/03/0466	
Decision:	Decided
Date:	02nd May 2003
Description:	Replacement of existing pitch roof with new mansard roof, and the installation of new windows and railings.

Planning records for: **28 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1109/COND8	
Decision:	Decided
Date:	20th September 2016
Description:	Condition 8

Reference - 15/1109/COND5	
Decision:	Decided
Date:	20th September 2016
Description:	Condition 5

Reference - 15/0052/FUL	
Decision:	Withdrawn
Date:	14th January 2015
Description:	Demolition of double garage at 1-2 Salmon Lane behind 28 Maids Causeway and replacement with new double garage with garden room and accommodation above

Reference - 15/1109/COND7	
Decision:	Decided
Date:	20th September 2016
Description:	Condition 7

Planning records for: **28 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1109/COND6	
Decision:	Decided
Date:	20th September 2016
Description:	Condition 6

Reference - 15/1109/FUL	
Decision:	Decided
Date:	11th June 2015
Description:	Demolition of double garage at 1-2 Salmon Lane behind 28 Maids Causeway and replacement with new double garage with garden room.

Reference - 16/1674/S73	
Decision:	Decided
Date:	20th September 2016
Description:	Section 73 application to vary condition 1 drawings of 15/1109/FUL to increase the height of the new garage to 2.97m at the front parapet, replace window and door facing 28 Maids Causeway with bi-fold glazed door, with integral single door.

Planning records for: **30 Maids Causeway Cambridge CB5 8DD**

Reference - 18/1481/FUL	
Decision:	Withdrawn
Date:	20th September 2018
Description:	Loft conversion with front and rear full width dormers and raising of ridge height.

Planning records for: **30 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 12/218/TTCA
Decision: Decided
Date: 25th June 2012
Description: T1 - Lime - to fell, due to proximity to walls and buildings. Damage caused to both, has been pollarded in the past.

Reference - 23/01821/CONDA
Decision: Decided
Date: 28th May 2024
Description: Submission of details required by condition 6 (external surfaces) of planning permission 23/01821/HFUL

Reference - 16/2256/FUL
Decision: Awaiting decision
Date: 30th March 2017
Description: Change of use of part of basement floor to allow short term letting with access to the main house.

Reference - 23/01836/LBC
Decision: Decided
Date: 12th May 2023
Description: Conversion of existing laundry to incorporate accessible wc and reconfiguration of laundry to include opening up and reinstatement of original internal door.

Planning records for: **30 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 16/054/TTCA
Decision: Decided
Date: 12th February 2016
Description: Lime Tree: Fell
Reference - 19/1098/CONDF
Decision: Decided
Date: 06th December 2022
Description: Submission of details required by condition 9 (Traffic Management plan (TMP))of planning permission 19/1098/FUL
Reference - 23/01821/HFUL
Decision: Decided
Date: 12th May 2023
Description: Demolition of existing garage and erection of two storey double garage.
Reference - 22/05268/S73
Decision: Decided
Date: 06th December 2022
Description: S73 to vary condition 2 (approved drawings) of ref: 19/1682/FUL (Rear dormer roof extension (including the addition of two front rooflights), internal alterations to external french doors and rear elevation to ground floor) to show changes on the dormer.

Planning records for: **30 Maids Causeway Cambridge CB5 8DD**

Reference - 19/1682/FUL	
Decision:	Decided
Date:	13th January 2020
Description:	Rear dormer roof extension (including the addition of two front rooflights), internal alterations to external french doors and rear elevation to ground floor.

Planning records for: **32 Maids Causeway Cambridge CB5 8DD**

Reference - 18/1512/FUL	
Decision:	Decided
Date:	27th September 2018
Description:	Demolition of existing garage and erection of a two storey double garage.

Reference - 22/0632/TTCA	
Decision:	Decided
Date:	01st June 2022
Description:	T1 Tibetan Cherry - Top and fell to ground level, due to drainage damage.

Reference - 18/1512/COND4	
Decision:	Decided
Date:	22nd May 2019
Description:	Condition 4 - Roofing details - LB

Planning records for: **32 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 17/264/TTCA	
Decision:	Decided
Date:	13th June 2017
Description:	Cotoneaster - Crown reduce spread on all sides by 1.5-2.5m

Reference - 19/1213/CONDA	
Decision:	Decided
Date:	24th May 2022
Description:	Submission of details required by conditions 3 (Making Good), 4 (Internal Doors), 5 (Door Closures), 6 (Flooring) and 7 (Service Runs) of listed building consent 19/1213/LBC

Reference - 18/1512/COND3	
Decision:	Decided
Date:	22nd May 2019
Description:	Condition 3 - Brickwork details sample panel

Reference - 20/2307/TTCA	
Decision:	Decided
Date:	10th November 2020
Description:	Cotoneaster, crown reduce spread on all sides by up to 2m, retain height of central crown, raise crown above footpath to clear 2.5m and crown reduce height by 1.5m.

Planning records for: **32 Maids Causeway Cambridge CB5 8DD**

Reference - 22/02427/HFUL
Decision: Decided
Date: 24th May 2022
Description: Refurbishment at basement level, removal of chimney breasts and other associated internal rearrangements and 2-storey rear extension
Reference - 22/02428/LBC
Decision: Decided
Date: 24th May 2022
Description: Refurbishment at basement level, removal of chimney breasts and other associated internal rearrangements and 2-storey rear extension
Reference - 22/0629/TTCA
Decision: Decided
Date: 01st June 2022
Description: Cotoneaster reduce height of centre by 1m, reduce spread on all sides by 1.5m to shape round.
Reference - 18/1512/COND5
Decision: Decided
Date: 22nd May 2019
Description: Condition 5 - Joinery details at 120 - LB

Planning records for: **32 Maids Causeway Cambridge CB5 8DD**

Reference - 18/1513/LBC	
Decision:	Decided
Date:	27th September 2018
Description:	Demolition of existing garage and erection of a two storey double garage.

Reference - 20/04781/LBC	
Decision:	Decided
Date:	21st November 2020
Description:	Refurbishment of basement, additional windows and external steps

Reference - 20/04780/HFUL	
Decision:	Decided
Date:	21st November 2020
Description:	Refurbishment of basement, additional windows and external steps.

Planning records for: **34 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 22/01600/LBC	
Decision:	Decided
Date:	04th April 2022
Description:	Front dormer, installation of insulation and damp-proofing systems to basement, replacement guttering and downpipes, alterations to internal walls, replacement of all windows, and internal wall insulation throughout

Planning records for: **34 Maids Causeway Cambridge CB5 8DD**

Reference - C/02/0415	
Decision:	Decided
Date:	11th April 2002
Description:	Installation of a solar water heater collector to roof of a Grade II listed building.

Reference - 22/01599/HFUL	
Decision:	Decided
Date:	04th April 2022
Description:	Front dormer, erection of bin/bike store to rear, replacement guttering and downpipes and replacement of all windows

Reference - 22/01600/CONDA	
Decision:	Decided
Date:	22nd August 2022
Description:	Submission of details required by conditions 3 (Window Details) and 5 (Dormers) of planning permission 22/01600/LBC

Planning records for: **36 Maids Causeway Cambridge CB5 8DD**

Reference - 17/0353/FUL	
Decision:	Decided
Date:	07th March 2017
Description:	Removal, replacement, improvement and extension of front door York stone steps. Removal and re-use of existing balustrade.

Planning records for: **36 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 24/01488/LBC	
Decision:	Decided
Date:	19th April 2024
Description:	Conversion of second floor bathroom to shower room, relocation of velux windows for shower room and landing window to upper slope of Mansard roof, conversion of first floor bedroom to bath/shower room, conversion of half landing shower room to WC together with new boiler and cylinder to airing cupboard, removal of side facing window at first floor, removal of wall mounted boiler flue terminal and addition of roof mounted terminal to the rear of the property, re-structure of basement including lowered floor, removal of sections of wall, removal of small basement window and addition of ventilation shutter to first floor rear bathroom.

Reference - 13/0836/LBC	
Decision:	Decided
Date:	11th June 2013
Description:	Refurbishment of Studio

Reference - 24/01487/HFUL	
Decision:	Decided
Date:	19th April 2024
Description:	Conversion of second floor bathroom to shower room, relocation of velux windows for shower room and landing window to upper slope of Mansard roof, conversion of first floor bedroom to bath/shower room, conversion of half landing shower room to WC together with new boiler and cylinder to airing cupboard, removal of side facing window at first floor, removal of wall mounted boiler flue terminal and addition of roof mounted terminal to the rear of the property, re-structure of basement with lowered floor, removal of sections of wall, removal of small basement window and addition of ventilation shutter to first floor rear bathroom.

Reference - 17/0354/LBC	
Decision:	Decided
Date:	07th March 2017
Description:	Removal, replacement, improvement and extension of front door York stone steps. Removal and re-use of existing balustrade.

Planning records for: **36 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 16/0241/LBC
Decision: Decided
Date: 08th March 2016
Description: Landscaping of front garden including rebuilding front wall and replacement of iron railings and gate

Reference - 16/0240/FUL
Decision: Decided
Date: 08th March 2016
Description: Landscaping of front garden including rebuilding front wall and replacement of iron railings and gate

Reference - 13/0835/FUL
Decision: Decided
Date: 12th June 2013
Description: Refurbishment of Studio

Reference - 18/0631/LBC
Decision: Decided
Date: 25th April 2018
Description: Replacement of a slate roof with new slates. The roof is to be insulated to modern standards.

Planning records for: **36 Maids Causeway Cambridge CB5 8DD**

Reference - C/03/0570	
Decision:	Decided
Date:	27th May 2003
Description:	Erection of two storey rear extension following demolition of existing.

Reference - C/03/0569	
Decision:	Decided
Date:	27th May 2003
Description:	Erection of two storey rear extension following demolition of existing and internal works to Grade II Listed Building.

Reference - 17/0354/CONDA	
Decision:	Decided
Date:	26th July 2017
Description:	Condition 4 - Resetting of balustrade

Reference - 24/01488/CONDA	
Decision:	Decided
Date:	13th February 2025
Description:	Submission of details required by conditions 5(Work details to protect and support listed building) and 6(Floor Construction and Insulation) of Listed building consent 24/01488/LBC.

Planning records for: **36 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 18/0631/COND5
Decision: Decided
Date: 25th June 2018
Description: Condition 5 - Roof space

Reference - 04/1122/LBC
Decision: Decided
Date: 18th October 2004
Description: Internal and external alterations to Grade II building.

Reference - 17/0354/COND3
Decision: Decided
Date: 26th July 2017
Description: Condition 3 - Balustrade and step salvaging

Reference - C/02/0341
Decision: Decided
Date: 25th March 2002
Description: Erection of two storey rear extension to existing dwellinghouse.

Planning records for: **36 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 16/0241/COND4A
Decision: Decided
Date: 14th November 2017
Description: Condition 4 - New Gate (re-submission)

Reference - C/02/0342
Decision: Decided
Date: 25th March 2002
Description: Demolition of existing rear extension, erection of two storey rear extension and internal works to existing dwellinghouse.

Reference - C/00/0175
Decision: Decided
Date: 23rd February 2000
Description: Infill glazed background floor wall to match existing brickwork of garage. Part demolition and replacement of glazed panels with brick.

Reference - C/02/0851
Decision: Decided
Date: 09th August 2002
Description: Removal of internal partitions and creation of an opening in existing wall.

Planning records for: **36 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 16/0241/COND4	
Decision:	Decided
Date:	31st August 2017
Description:	Condition 4 - New gate

Planning records for: **38 Maids Causeway Cambridge CB5 8DD**

Reference - C/02/0005	
Decision:	Decided
Date:	04th January 2002
Description:	Replacement of existing garage to dwellinghouse.

Reference - C/02/0029	
Decision:	Decided
Date:	04th January 2002
Description:	Removal of existing flat roofed garage and construction of new pitched roof garage within the curtilage of a Grade II Listed Building.

Planning records for: **40 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1224/COND6	
Decision:	Decided
Date:	22nd March 2019
Description:	Condition 6 - Glass/glazing details

Planning records for: **40 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1223/FUL
Decision: Decided
Date: 25th June 2015
Description: Alterations to Grade II Listed dwelling and garage, including demolition of single storey ancillary buildings/extensions. New basement. Erection of glazed link between listed building and garage/annex. Roof extension to main house with new mansard roof.
Reference - 15/1224/COND7
Decision: Decided
Date: 22nd March 2019
Description: Condition 7 - roof details
Reference - 15/1224/COND3
Decision: Decided
Date: 22nd March 2019
Description: Condition 3 - Materials sample
Reference - 15/1224/COND8
Decision: Decided
Date: 22nd March 2019
Description: Condition 8 - dormers

Planning records for: **40 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1224/COND9
Decision: Decided
Date: 22nd March 2019
Description: Condition 9 - Structural engineering work

Reference - 15/1223/COND3
Decision: Decided
Date: 08th April 2019
Description: Condition 3 - Traffic Management Plan

Reference - 15/1224/LBC
Decision: Decided
Date: 25th June 2015
Description: Alterations to Grade II Listed dwelling and garage, including demolition of single storey ancillary buildings/extensions. New basement. Roof extension to main house with new mansard roof.

Reference - 15/1224/COND10
Decision: Decided
Date: 22nd March 2019
Description: Condition 10 - Method statement for basement

Planning records for: **40 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/1224/COND5	
Decision:	Decided
Date:	22nd March 2019
Description:	Condition 5 - joinery details at 1-20

Reference - 15/1224/COND4	
Decision:	Decided
Date:	22nd March 2019
Description:	Condition 4 - New joinery

Planning records for: **42 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 11/309/TTCA	
Decision:	Decided
Date:	15th August 2011
Description:	Remove all trees and conifers in front garden.

Planning records for: **44 Maids Causeway Cambridge CB5 8DD**

Reference - 19/1181/FUL	
Decision:	Decided
Date:	23rd August 2019
Description:	Change of use of coach house from ancillary accommodation to D1 (psychotherapy practice room/office) and minor external alterations

Planning records for: **44 Maids Causeway Cambridge CB5 8DD**

Reference - 19/1182/LBC
Decision: Decided
Date: 23rd August 2019
Description: Change of use of coach house from ancillary accommodation to D1 (psychotherapy practice room/office) and minor external alterations

Reference - 19/1754/LBC
Decision: Decided
Date: 20th December 2019
Description: Internal and external alterations to existing dwelling.

Reference - 08/1388/FUL
Decision: -
Date: 07th October 2008
Description: Alterations to outbuilding.

Reference - 08/1409/LBC
Decision: Decided
Date: 07th October 2008
Description: Internal and external alterations to outbuilding in curtilage of Grade II Listed Building.

Planning records for: **46 Maids Causeway Cambridge CB5 8DD**

Reference - C/04/0399
Decision: Decided
Date: 15th April 2004
Description: Replacement of kitchen floorboards with hardwood floor.

Reference - 06/0654/FUL
Decision: Withdrawn
Date: 19th June 2006
Description: Change of use from store room to one bedroom open plan flat.

Reference - C/03/1320
Decision: Decided
Date: 02nd December 2003
Description: Removal of 2no stud walls within grade II listed building.

Reference - 06/0658/LBC
Decision: Withdrawn
Date: 20th June 2006
Description: Internal and external works to Grade II listed building.

Planning records for: **46 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 10/0133/FUL
Decision: Decided
Date: 10th March 2010
Description: Replacement of 3 windows to rear of Grade II Listed Building.

Reference - 06/0922/LBC
Decision: Decided
Date: 08th September 2006
Description: Conversion of first floor store room to Annex.

Reference - 10/0135/LBC
Decision: Decided
Date: 09th March 2010
Description: Replacement of 3 windows to rear of Grade II Listed Building.

Reference - 06/0916/FUL
Decision: Decided
Date: 08th September 2006
Description: Conversion of first floor store room to Annex.

Planning records for: **46 Maids Causeway Cambridge CB5 8DD**

Reference - C/04/0400	
Decision:	Decided
Date:	15th April 2004
Description:	Installation of a central heating boiler vent and extractor fan vent to the rear wall of property.

Planning records for: **48 Maids Causeway Cambridge CB5 8DD**

Reference - C/02/0151	
Decision:	Decided
Date:	14th February 2002
Description:	Extension to existing roof ridge to increase overall height

Reference - C/01/0808	
Decision:	Decided
Date:	17th July 2001
Description:	External and internal alterations to existing main house and coach house at rear.

Reference - C/02/0152	
Decision:	Decided
Date:	14th February 2002
Description:	Extension to existing roof ridge and other internal alterations, to grade II Listed Building

Planning records for: **48 Maids Causeway Cambridge CB5 8DD**

Reference - C/01/0806	
Decision:	Decided
Date:	18th July 2001
Description:	Installation of an external access to first floor of coach house.

Reference - C/02/0187	
Decision:	Decided
Date:	14th February 2002
Description:	Internal alterations, including removal of downstand beam.

Planning records for: **50 Maids Causeway Cambridge CB5 8DD**

Reference - 17/0894/LBC	
Decision:	Decided
Date:	05th June 2017
Description:	Removal of existing plastic replica slate roof covering and application of clay pantiles to restore the appearance and match with the adjoining coachhouse

Reference - 06/0168/FUL	
Decision:	Decided
Date:	02nd March 2006
Description:	Two storey rear extension to house.

Planning records for: **50 Maids Causeway Cambridge CB5 8DD**

Reference - C/00/0861	
Decision:	Decided
Date:	25th August 2000
Description:	Reinstatement of gateway and railings to Grade II listed building.

Reference - C/00/0862	
Decision:	Decided
Date:	23rd August 2000
Description:	Reinstatement of gateway and railings.

Reference - 16/1366/LBC	
Decision:	Decided
Date:	02nd August 2016
Description:	Two storey flat roof rear extension, formation of steps and french doors to basement level, internal renovation with some internal partitions being removed, removal and replacement of external colonnade, removal of rear extension to the Coach House and formation of a smaller extension, removal and replacement of the staircase within the Coach House.

Reference - 22/04832/HFUL	
Decision:	Decided
Date:	03rd November 2022
Description:	Existing Coach House - Reinstatement of lean-to rear extension with Utility area and new staircase. Remove existing rooflights and add new windows and rooflights to front and rear elevations.

Planning records for: **50 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 22/04833/LBC	
Decision:	Decided
Date:	03rd November 2022
Description:	Existing Coach House - Reinstatement of lean-to rear extension with Utility area and new staircase. Remove existing rooflights and add new windows and rooflights to front and rear elevations.
Reference - 14/1190/FUL	
Decision:	Decided
Date:	11th August 2014
Description:	Change of purpose of basement kitchen to bedroom, move doors in basement WC and add shower, build kitchen in first floor and replace sagging wooden lintel in Coach House.
Reference - 16/1365/FUL	
Decision:	Decided
Date:	02nd August 2016
Description:	Two storey flat roof rear extension, formation of steps and french doors to basement level, internal renovation, removal and replacement of external colonnade, removal of rear extension to the Coach House and formation of a smaller extension.
Reference - 15/0347/LBC	
Decision:	Decided
Date:	16th March 2015
Description:	Listed building consent for steps to rear garden. Replace existing rear basement window with French doors. Remove part of current dividing stud wall in basement to make open plan.

Planning records for: **50 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 15/0346/FUL	
Decision:	Decided
Date:	16th March 2015
Description:	Steps to rear garden. Replace existing rear basement window with French doors. Remove part of current dividing stud wall in basement to make open plan.

Reference - 14/1191/LBC	
Decision:	Decided
Date:	11th August 2014
Description:	Change of purpose of basement kitchen to bedroom, move doors in basement WC and add shower, build kitchen in first floor and replace sagging wooden lintel in Coach House.

Reference - 06/0167/LBC	
Decision:	Decided
Date:	02nd March 2006
Description:	Erection of two storey rear extension to house and new internal door openings (Grade II listed building).

Planning records for: **54 Maids Causeway Cambridge CB5 8DD**

Reference - 17/0336/FUL	
Decision:	Decided
Date:	08th March 2017
Description:	Roof extension incorporating rear dormer

Planning records for: **54 Maids Causeway Cambridge CB5 8DD**

Reference - 20/03395/HFUL
Decision: Decided
Date: 07th August 2020
Description: Loft extension including rear dormers and front rooflights.

Reference - 17/2095/FUL
Decision: Decided
Date: 04th December 2017
Description: Loft extension including rear dormers and front rooflights.

Reference - 15/0685/COND4
Decision: Decided
Date: 03rd December 2015
Description: Condition 4

Reference - 15/0685/FUL
Decision: Decided
Date: 14th April 2015
Description: Single storey side and rear extensions including internal and external alterations to dwelling including rebuilding front bay window and enlarging driveway opening.

Planning records for: **62 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 23/0029/TTCA	
Decision:	Decided
Date:	09th January 2023
Description:	T1 Olive ~ Reduce long lateral overhanging building by 1.0 metre back to suitable upright and reduce height by 1.0 metre. T2 Apple ~ Reduce regrowth from old pruning points by 1.5 metres; raise crown to 4.0 metres over neighbouring drive and thin remaining crown by 10%.

Planning records for: **66 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 20/03632/HFUL	
Decision:	Decided
Date:	25th August 2020
Description:	Single storey side/rear extension

Reference - C/03/1094	
Decision:	Decided
Date:	14th October 2003
Description:	Erection of a vehicle access crossing.

Reference - C/03/1350	
Decision:	Decided
Date:	09th December 2003
Description:	Installation of a vehicle access crossing.

Planning records for: **68 Maids Causeway Cambridge Cambridgeshire CB5 8DD**

Reference - 11/0653/FUL	
Decision:	Decided
Date:	08th June 2011
Description:	The construction of one storey side and front extension with additional roof space at first floor level to existing detached house together with internal alterations and external works to boundary walls. Works to also include the demolition of part of existing boundary solid brick wall following purchasing of the adjacent strip of land by the Applicant.

Planning records for: **80 Maids Causeway Cambridge CB5 8DD**

Reference - 14/0773/COND17	
Decision:	Decided
Date:	21st May 2018
Description:	Condition 17 - Waste

Reference - 17/1841/FUL	
Decision:	Awaiting decision
Date:	24th October 2017
Description:	Demolition of existing building and erection of 6 two bedroom apartments

Reference - 14/0773/FUL	
Decision:	Appeal lodged
Date:	20th June 2014
Description:	Change of use to 16 student accommodation units with communal facilities/services. Extension of the basement, 3 storey rear extension, first floor rear extension, roof extension with dormers following demolition of existing single storey side and rear elements

Planning records for: **80 Maids Causeway Cambridge CB5 8DD**

Reference - 14/0773/COND9	
Decision:	Decided
Date:	21st May 2018
Description:	Condition 9 - Details of ridge, eaves and hip treatment

Reference - 07/0520/FUL	
Decision:	Decided
Date:	15th May 2007
Description:	Erection of cassette awning to James Street elevation.

Reference - 14/0773/COND7	
Decision:	Decided
Date:	21st May 2018
Description:	Condition 7 - Detailed Plans

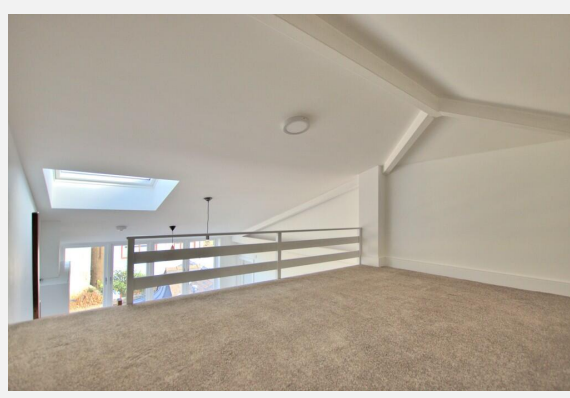
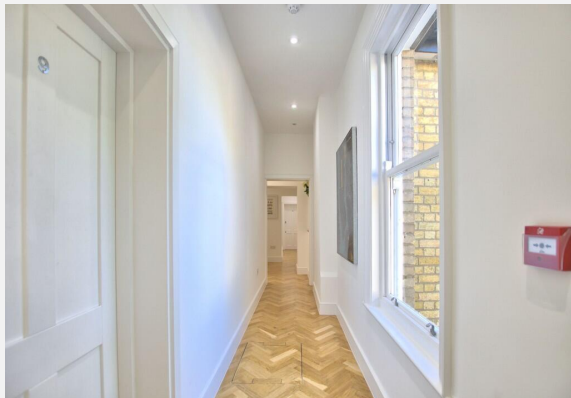
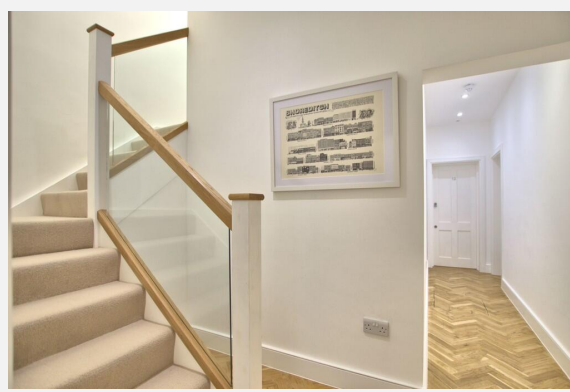
Reference - 14/0773/COND5	
Decision:	Decided
Date:	21st May 2018
Description:	Condition 5 - Noise Insulation Scheme

Planning records for: *The Zebra 80 Maids Causeway Cambridge CB5 8DD*

Reference - 12/1486/FUL
Decision: Withdrawn
Date: 17th December 2012
Description: Change of use to student accommodation - 16 units, with communal facilities/services.
Reference - 14/0773/COND8
Decision: Decided
Date: 21st May 2018
Description: Condition 8 - Type and Source of Roof Covering Materials
Reference - 17/0924/FUL
Decision: Withdrawn
Date: 12th June 2017
Description: Demolition of existing building and erection of six 2-bedroom apartments.
Reference - 14/0773/COND3
Decision: Decided
Date: 21st May 2018
Description: Condition 3 - Hard Landscaping Scheme

Planning records for: *80 Maids Causeway Cambridge CB5 8DD*

Reference - 14/0773/COND4	
Decision:	Decided
Date:	21st May 2018
Description:	Condition 4 - Pavement lights, light wells, etc





GRAFTON HOUSE, 64, MAIDS CAUSEWAY, CAMBRIDGE,
CB5

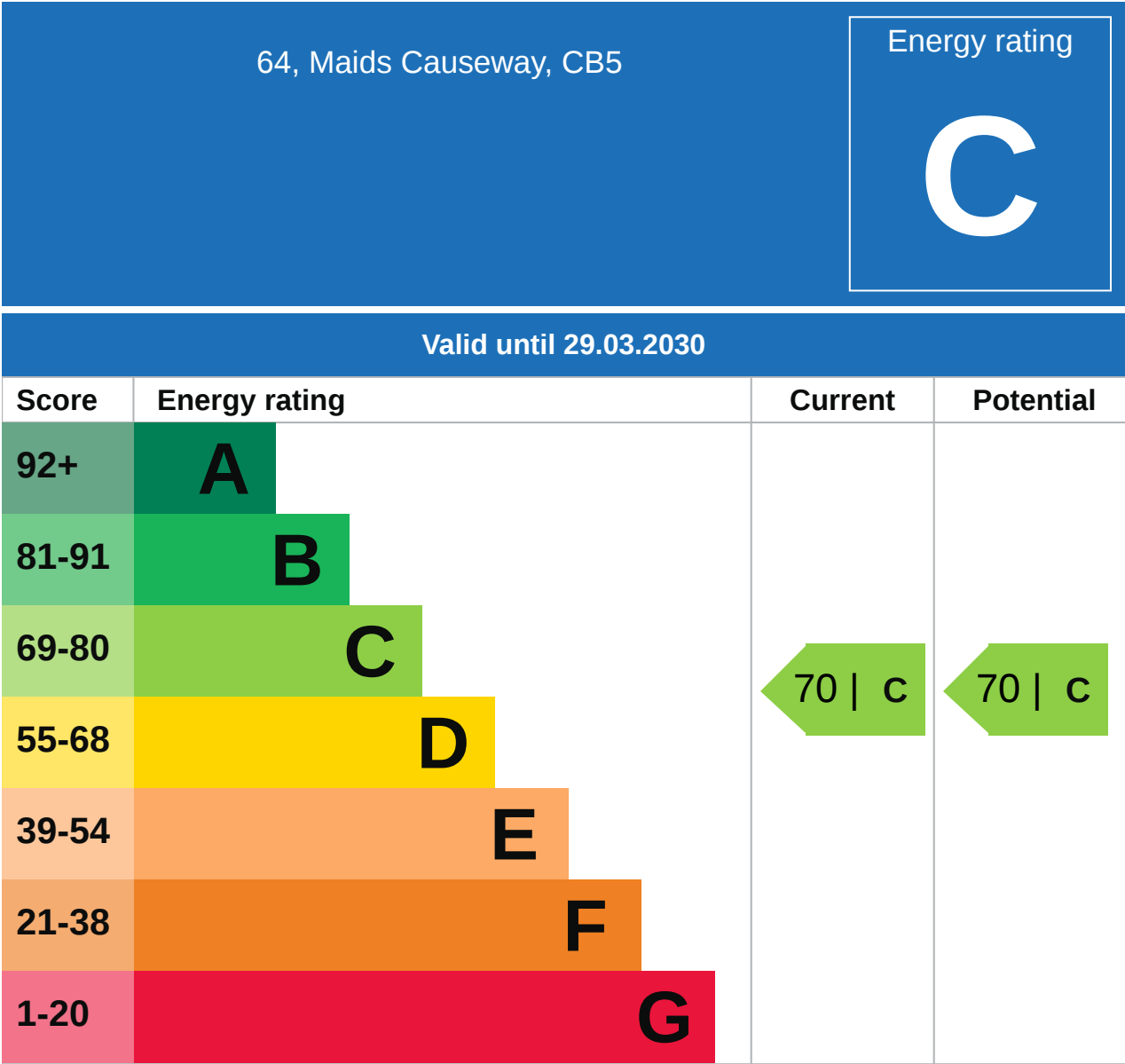
Flat 13 Grafton House



Total Area: 34.3 m² ... 369 ft²

GRAFTON HOUSE, 64, MAIDS CAUSEWAY, CAMBRIDGE,
CB5





Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.51 W/m-Â°K
Walls Energy:	Good
Roof:	Average thermal transmittance 0.17 W/m-Â°K
Roof Energy:	Good
Main Heating:	Community scheme
Main Heating Controls:	Charging system linked to use of community heating, programmer and at least two room thermostats
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	26 m ²



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



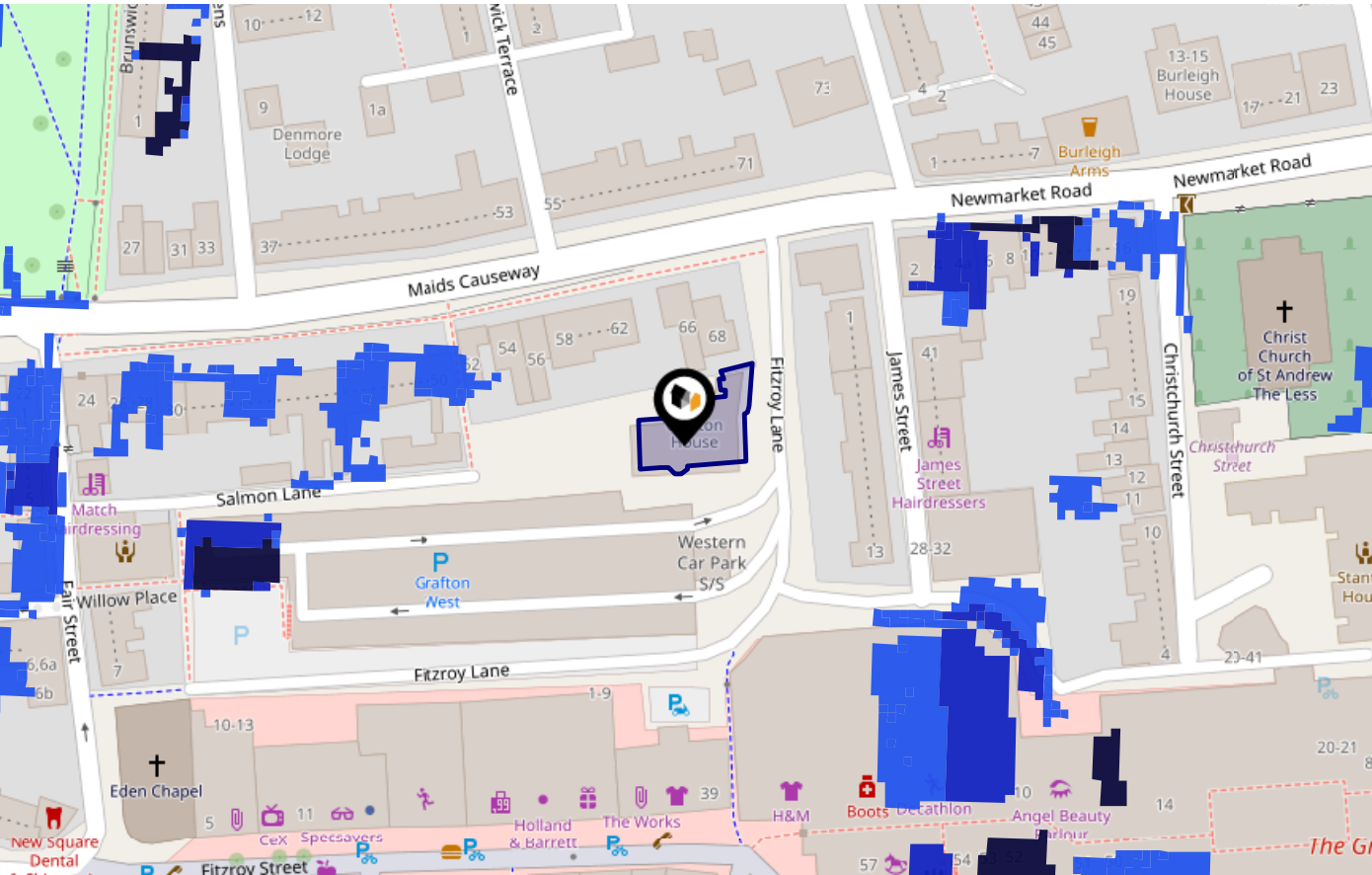
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

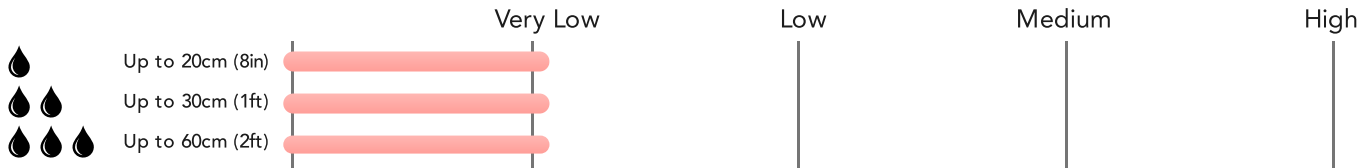


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

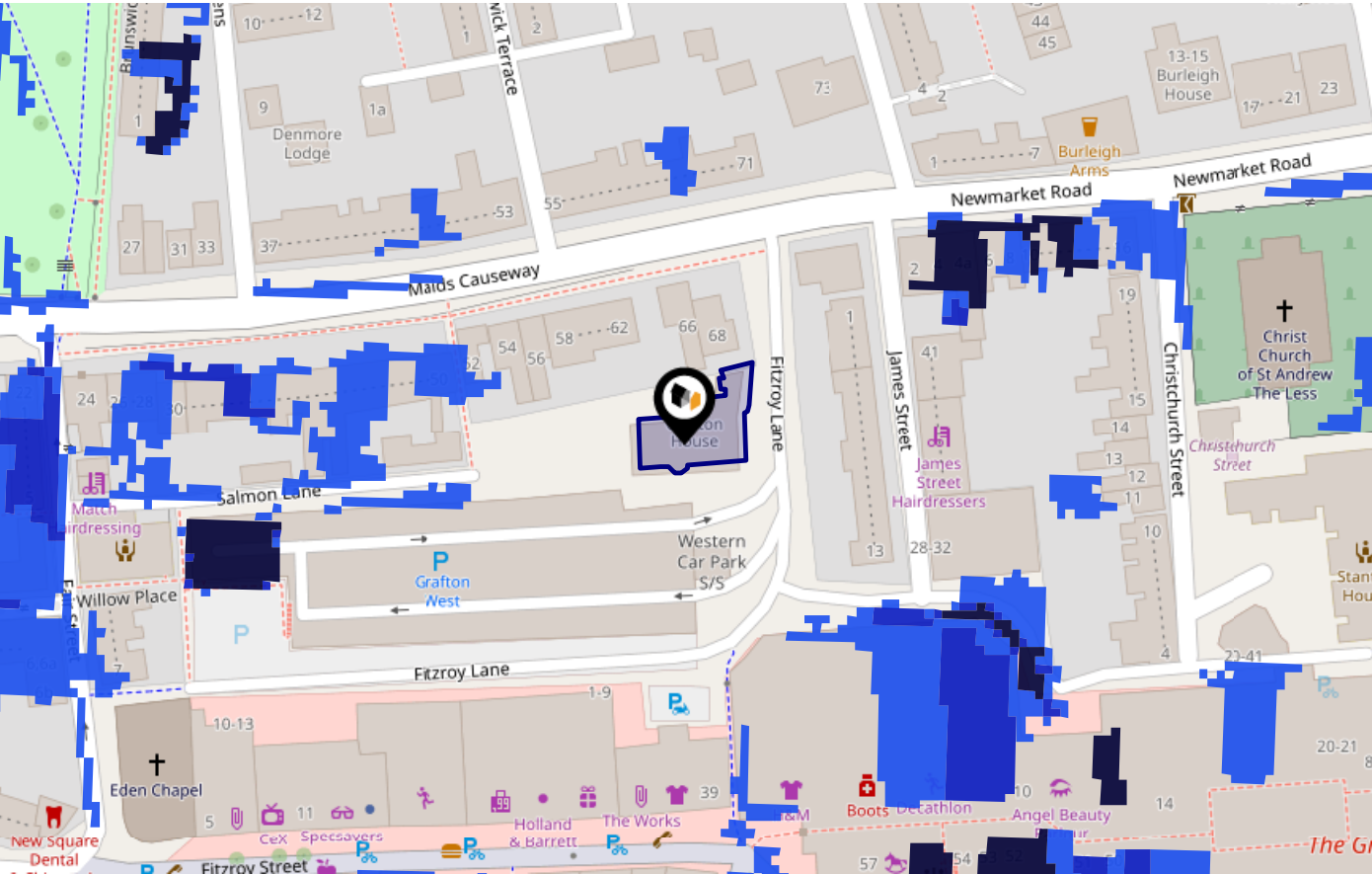


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

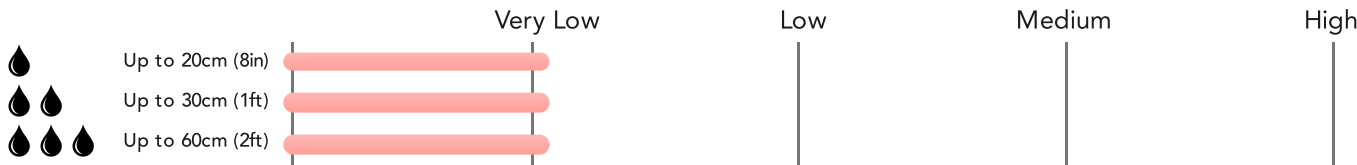


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

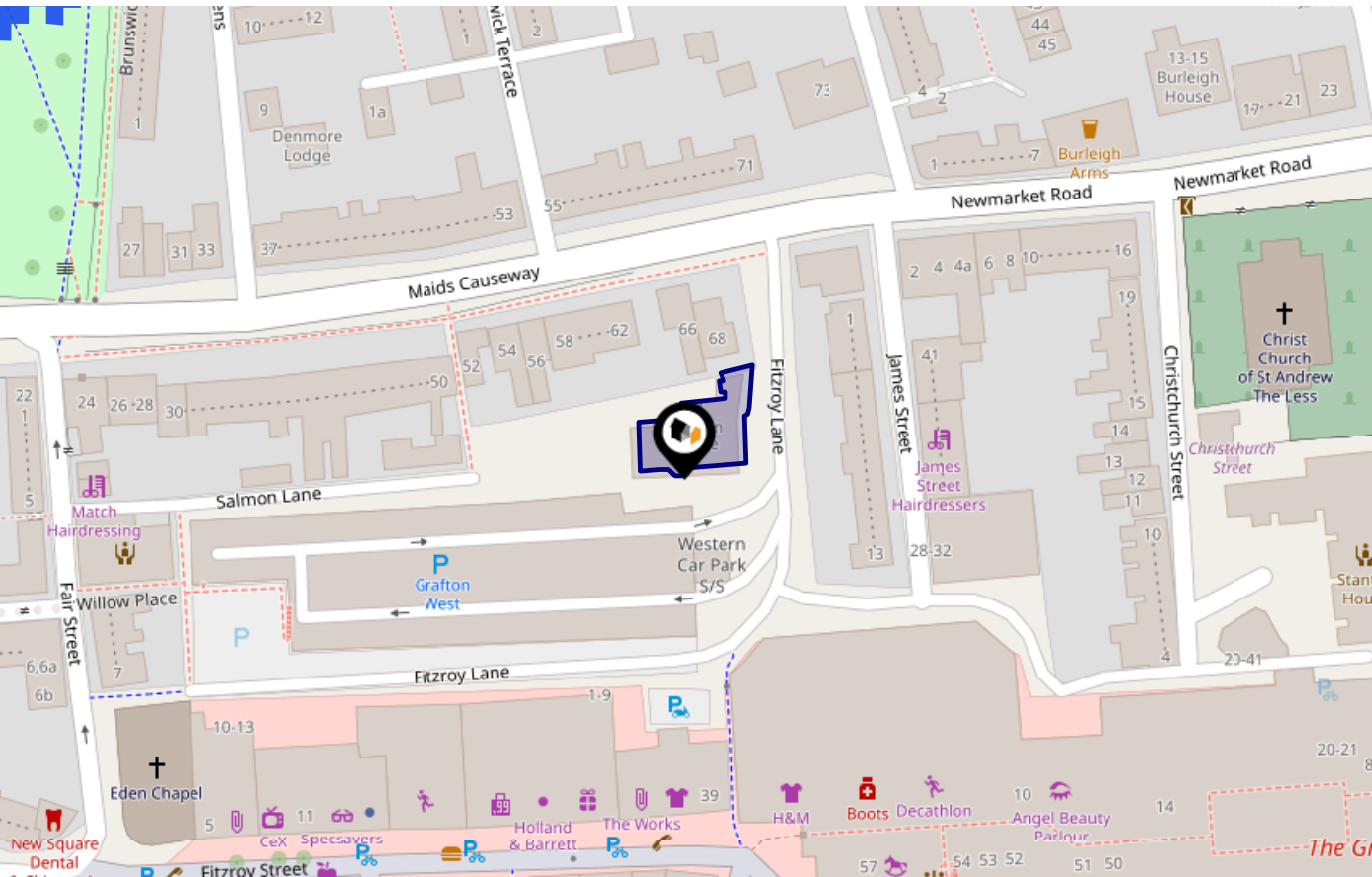


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

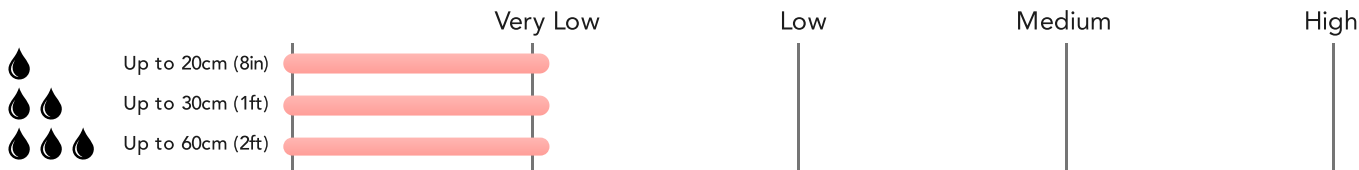


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

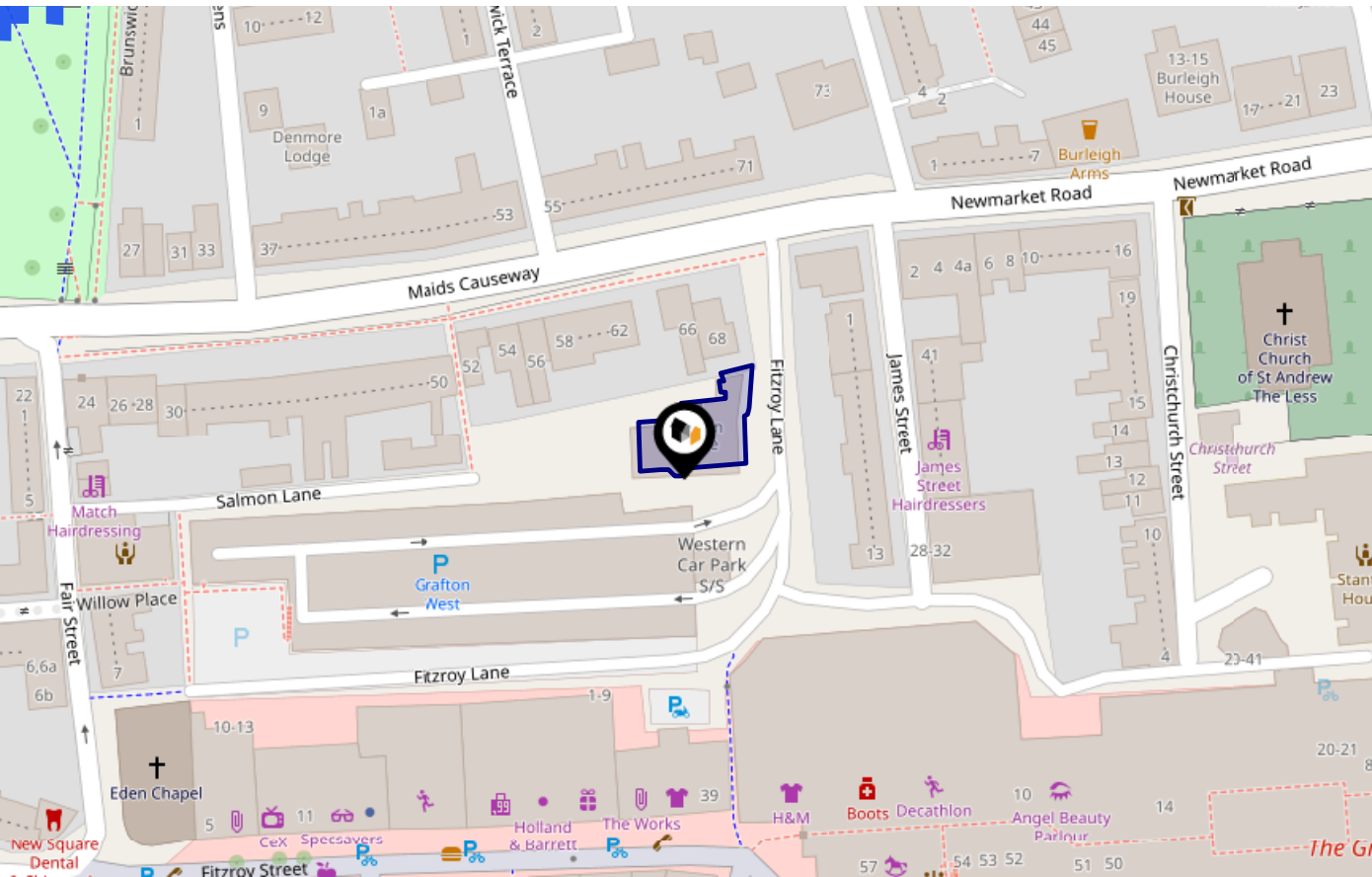


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

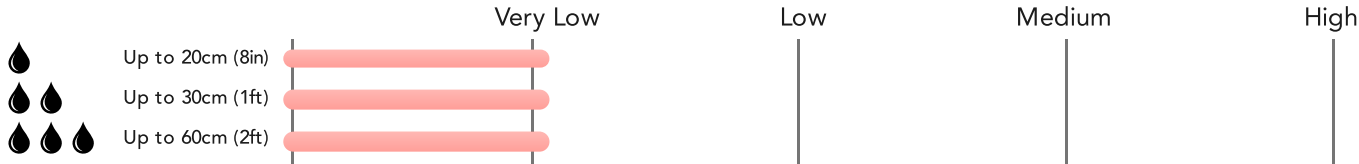


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

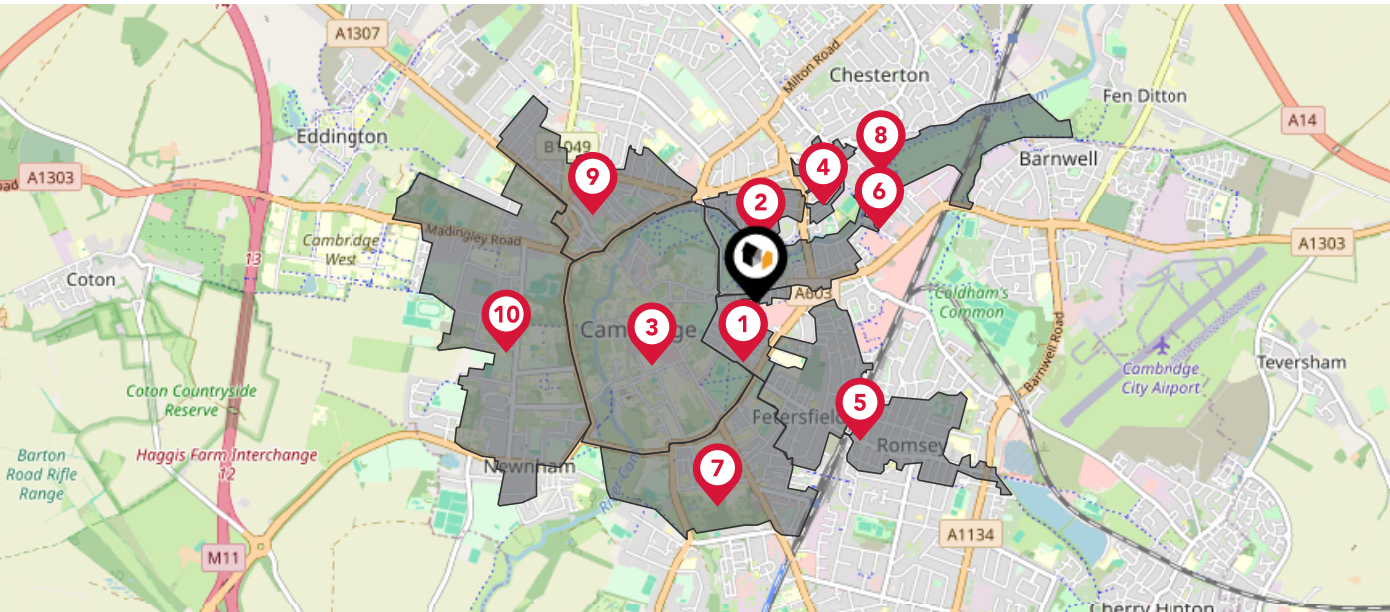


Maps

Conservation Areas

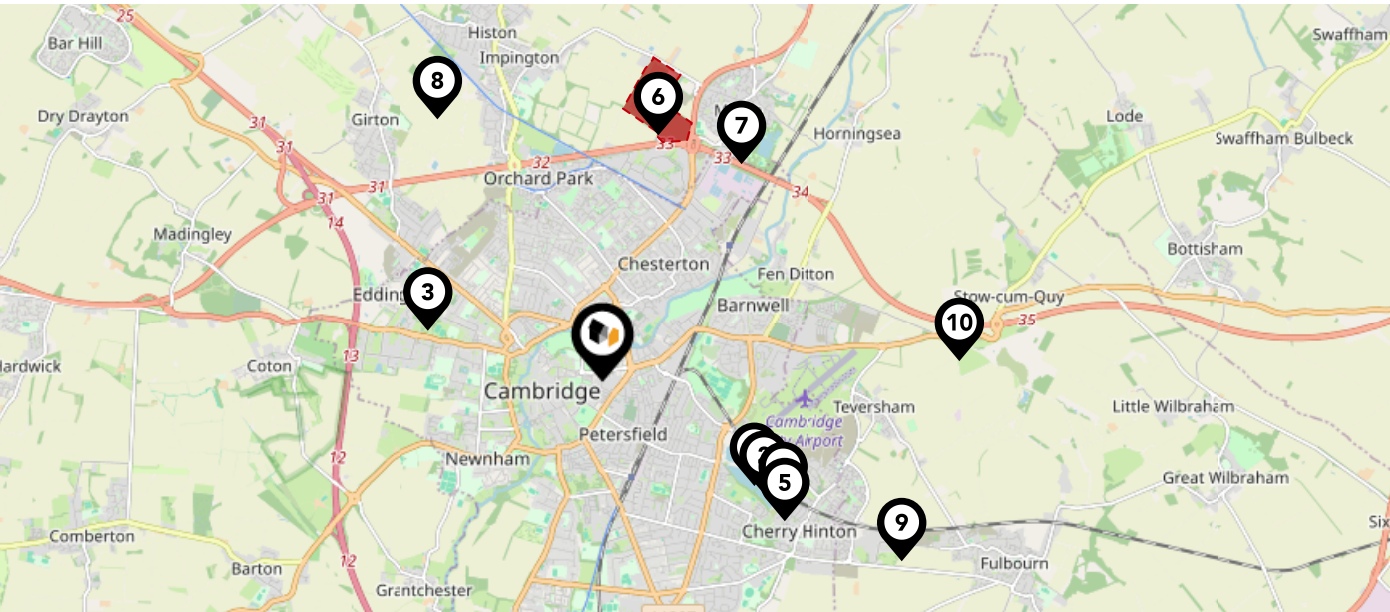


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	The Kite
2	De Freville
3	Central
4	Chesterton
5	Mill Road
6	Riverside and Stourbridge Common
7	New Town and Glisson Road
8	Ferry Lane
9	Castle and Victoria Road
10	West Cambridge

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
3	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
5	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
6	No name provided by source	Active Landfill
7	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
8	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
10	Quy Bridge-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



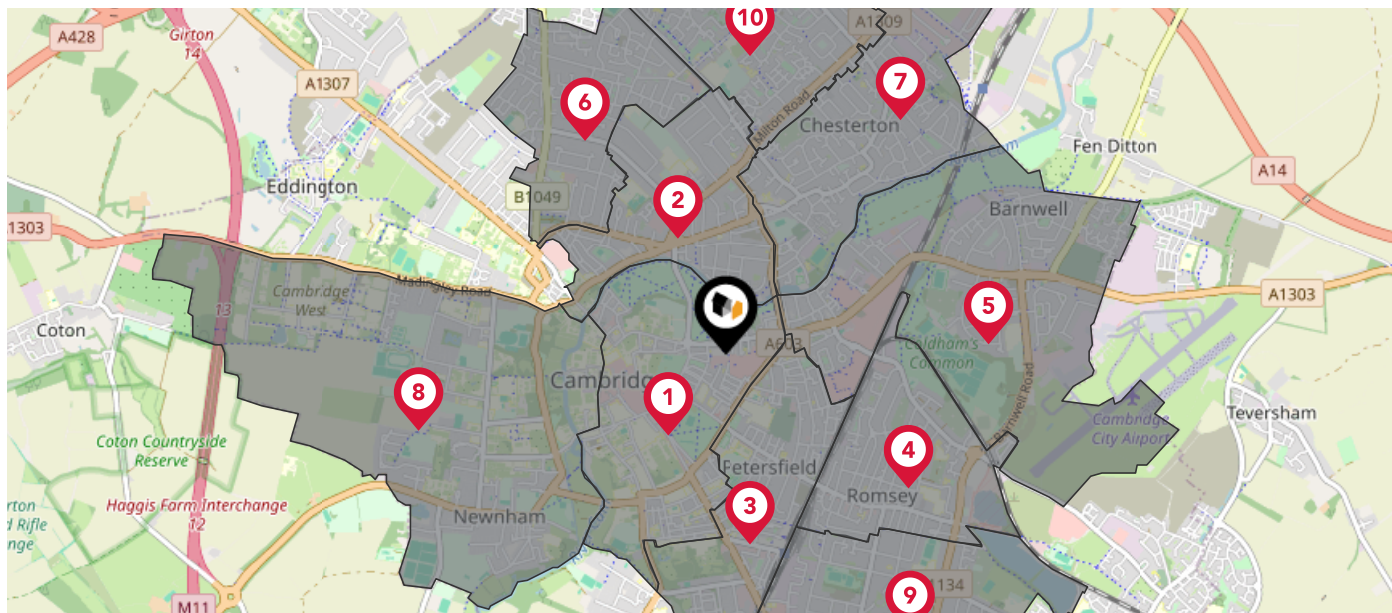
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

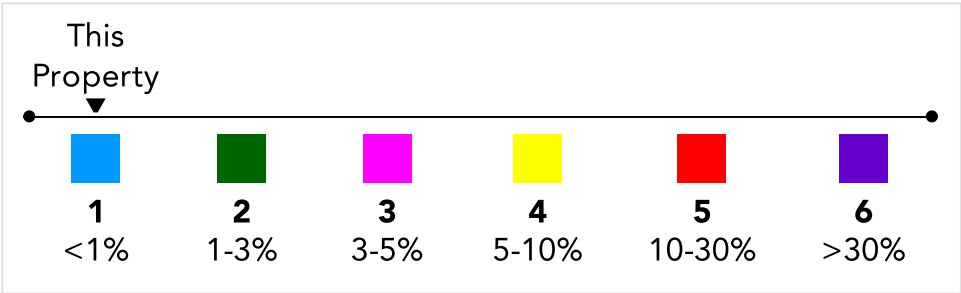
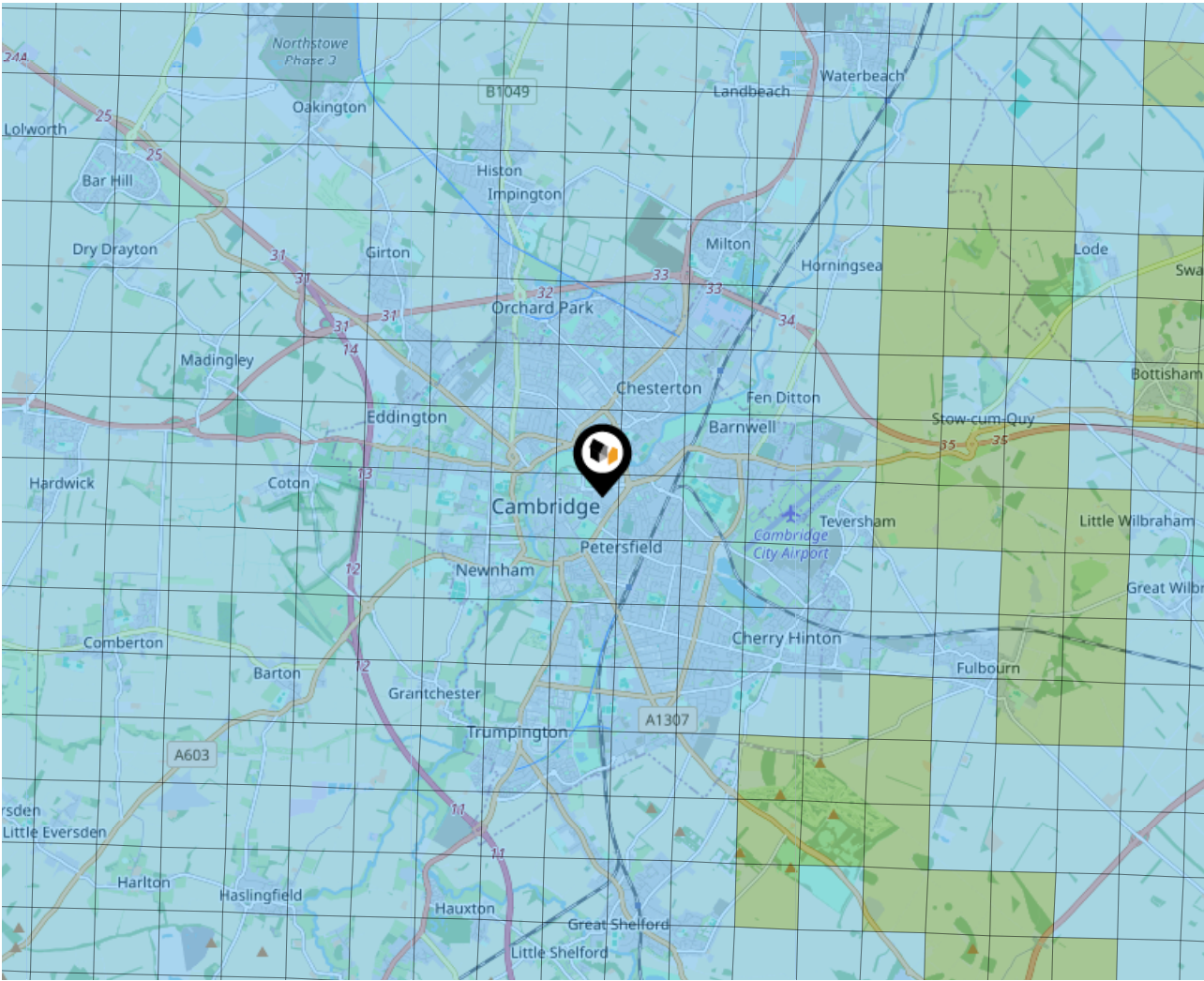


Nearby Council Wards

-  Market Ward
-  West Chesterton Ward
-  Petersfield Ward
-  Romsey Ward
-  Abbey Ward
-  Arbury Ward
-  East Chesterton Ward
-  Newnham Ward
-  Coleridge Ward
-  King's Hedges Ward

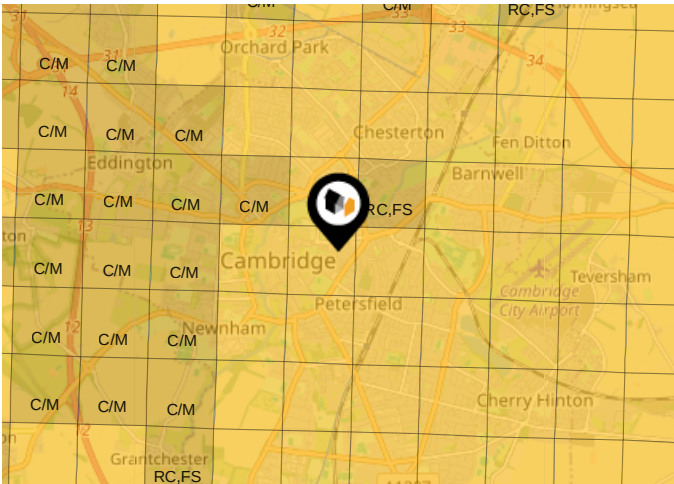
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

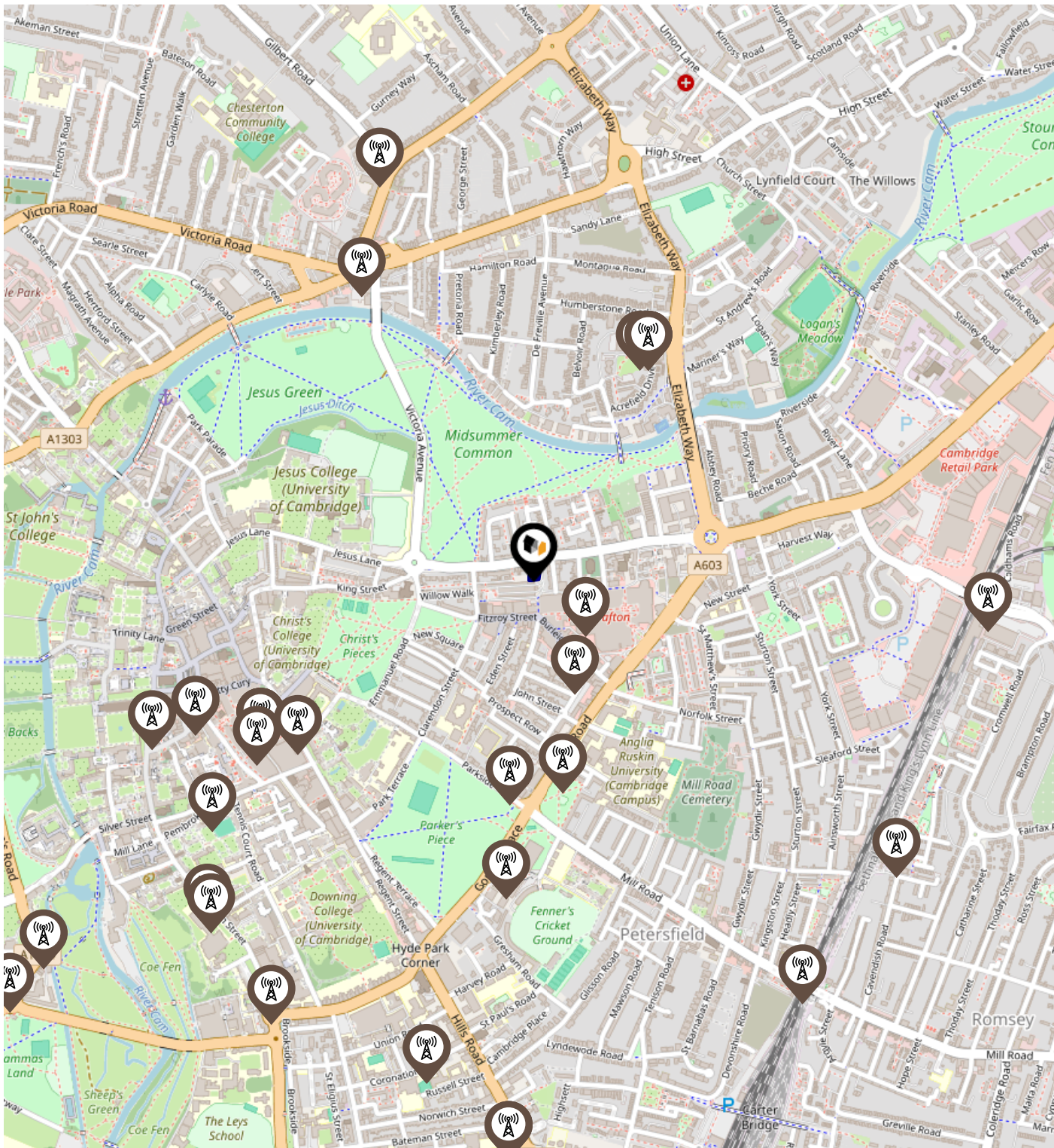
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



Key:

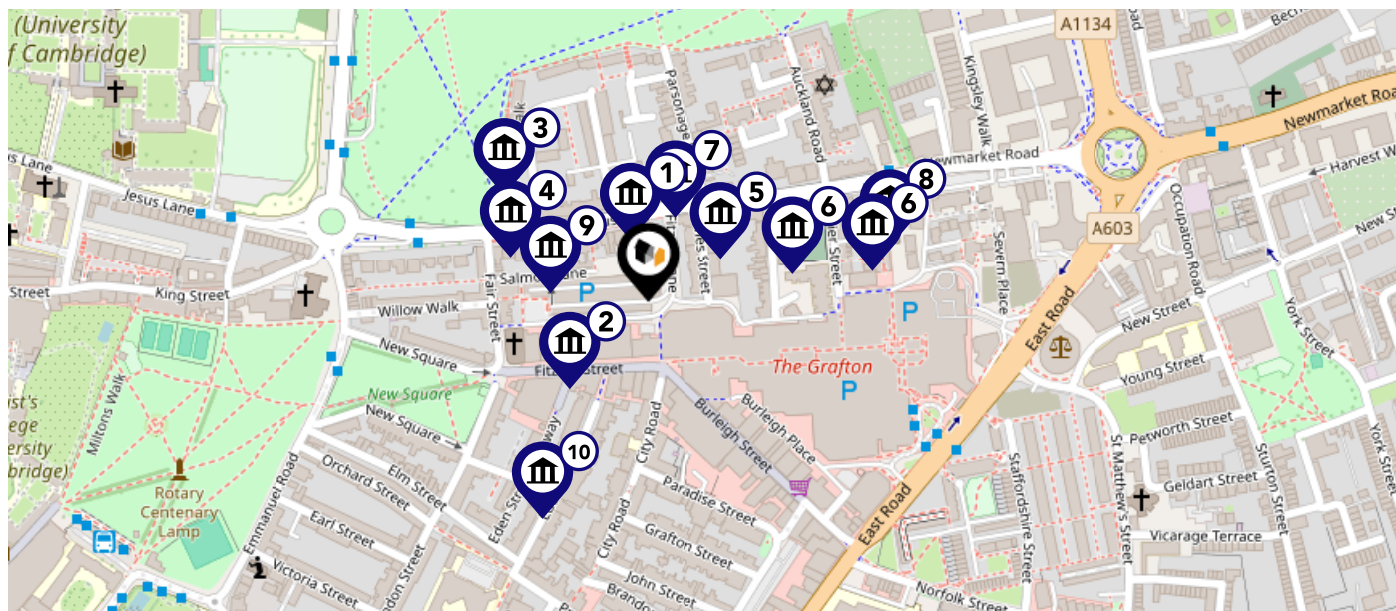
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

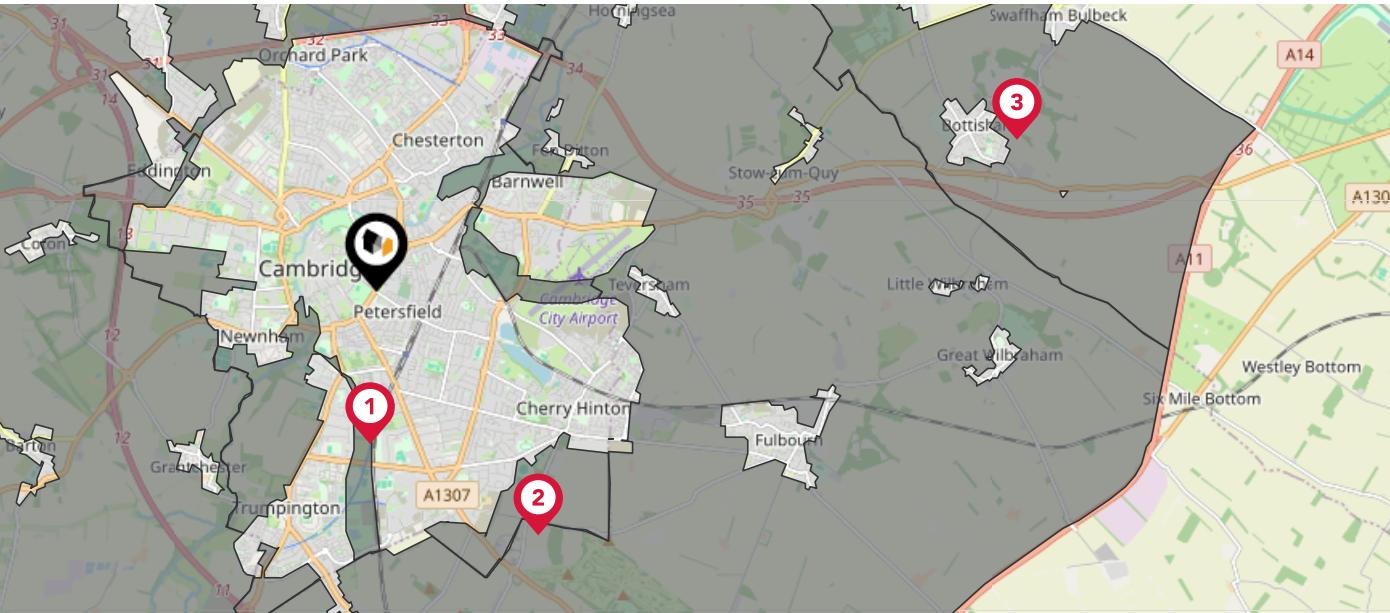


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



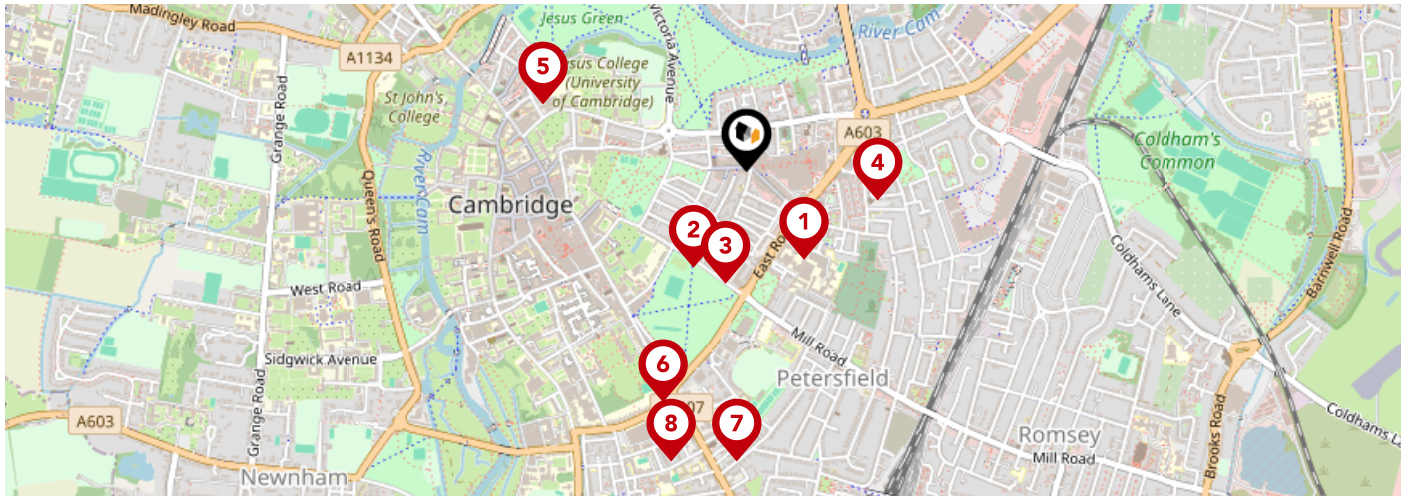
Listed Buildings in the local district		Grade	Distance
	1126166 - 55-71, Maid's Causeway	Grade II	0.0 miles
	1392720 - 17, Fitzroy Street	Grade II	0.1 miles
	1126233 - 1-10, Brunswick Walk	Grade II	0.1 miles
	1126165 - 27-33, Maid's Causeway	Grade II	0.1 miles
	1338846 - 6 And 8, Newmarket Road	Grade II	0.1 miles
	1126147 - Church Of Christ Church	Grade II	0.1 miles
	1126167 - 73, Maid's Causeway	Grade II	0.1 miles
	1268375 - 38, Newmarket Road	Grade II	0.1 miles
	1101771 - 32-50, Maid's Causeway	Grade II	0.1 miles
	1126212 - 1-42, Eden Street	Grade II	0.1 miles
	1126148 - Arts Theatre Workshop And Store	Grade II	0.1 miles

This map displays nearby areas that have been designated as Green Belt...

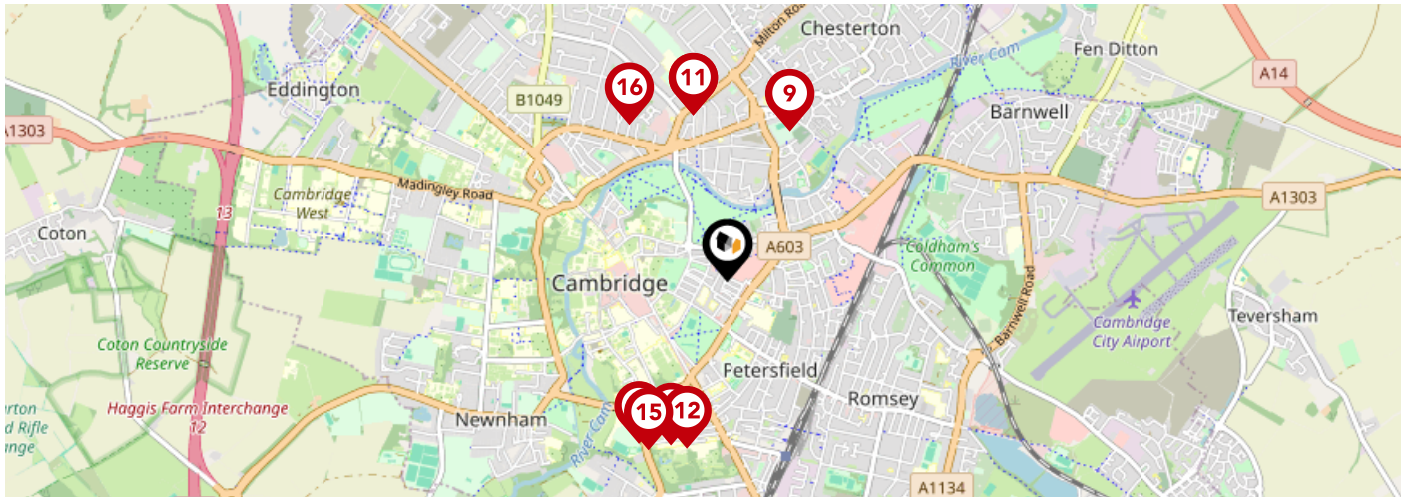


Nearby Green Belt Land

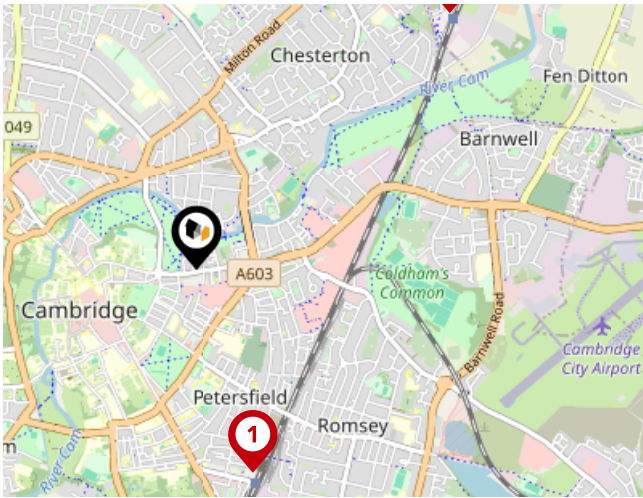
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.24	☐	☒	☐	☐	☐
2	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.25	☐	☐	☒	☐	☐
3	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.26	☐	☐	☒	☐	☐
4	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.31	☒	☐	☐	☐	☐
5	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.49	☐	☒	☐	☐	☐
6	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.55	☐	☐	☒	☐	☐
7	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.66	☐	☐	☒	☐	☐
8	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.68	☐	☒	☐	☐	☐

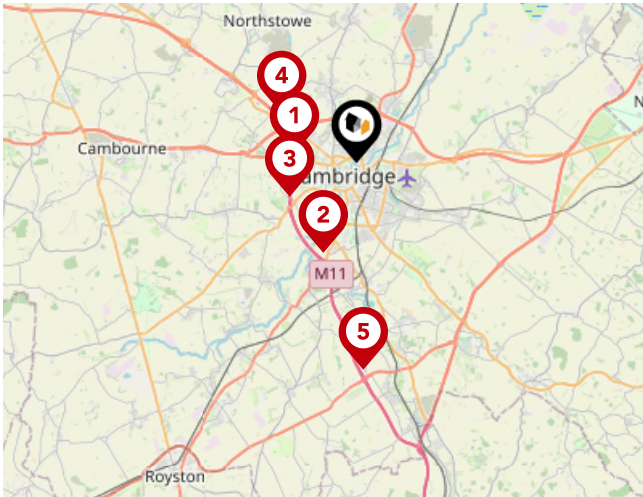


		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.74	☐	☐	☒	☐	☐
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.77	☐	☒	☐	☐	☐
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.77	☐	☐	☒	☐	☐
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.78	☐	☒	☐	☐	☐
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.79	☐	☐	☒	☐	☐
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:0.83	☐	☐	☒	☐	☐
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:0.84	☐	☐	☒	☐	☐
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.84	☐	☐	☒	☐	☐



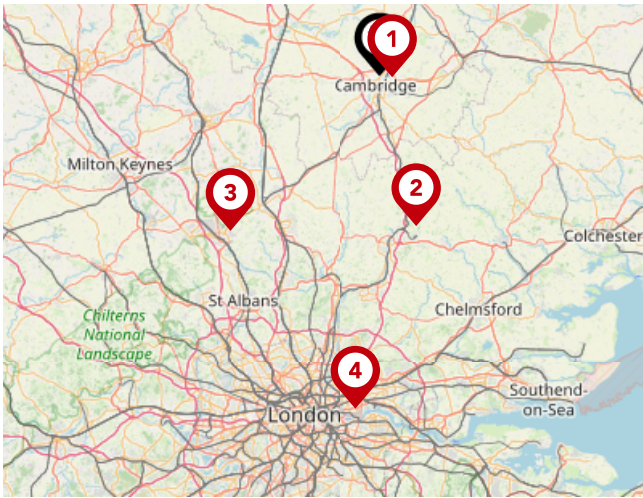
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.96 miles
2	Cambridge North Rail Station	1.64 miles
3	Shelford (Cambs) Rail Station	4.06 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.29 miles
2	M11 J11	3.48 miles
3	M11 J12	2.71 miles
4	M11 J14	3.24 miles
5	M11 J10	7.54 miles



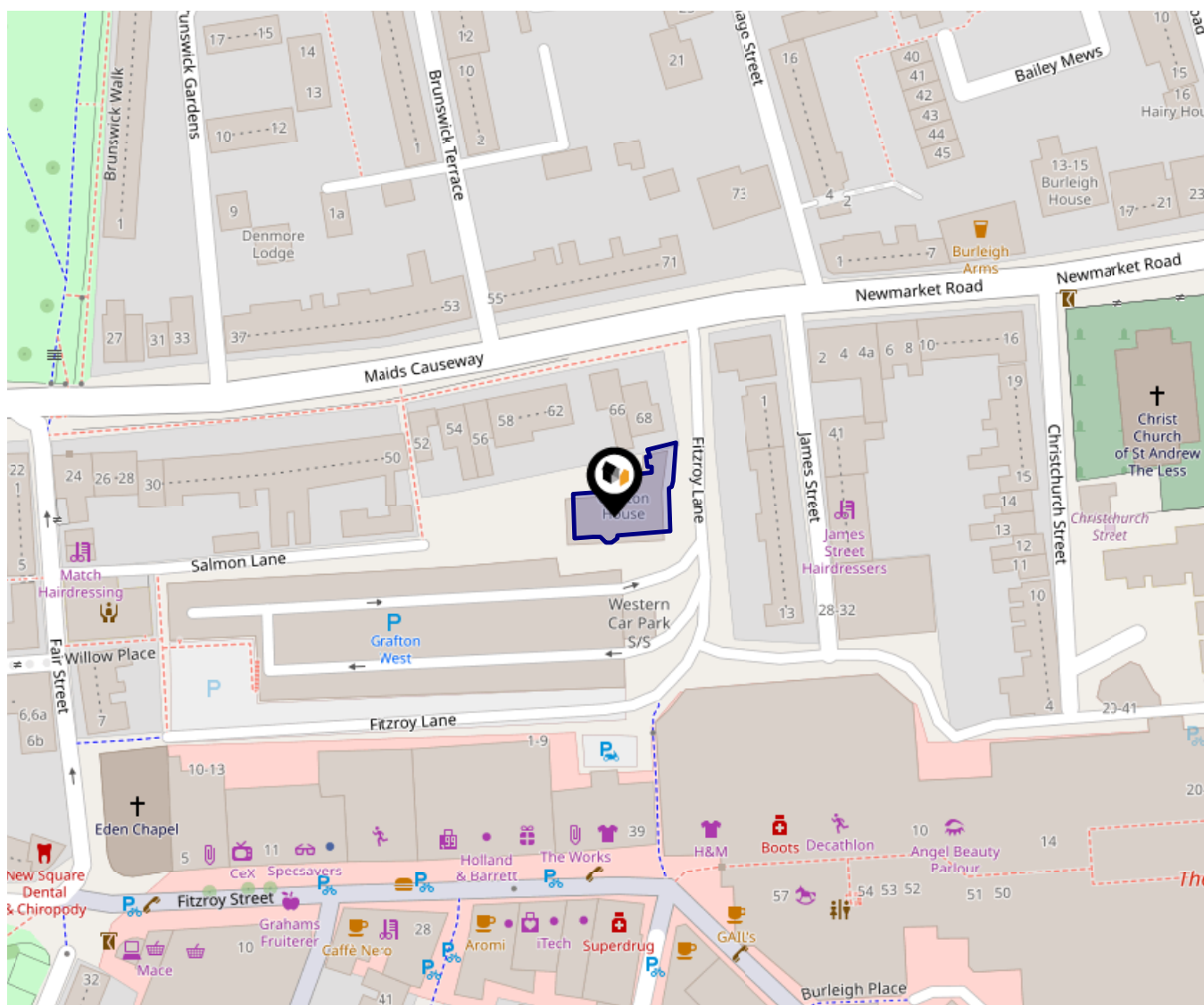
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.85 miles
2	Stansted Airport	22.61 miles
3	Luton Airport	31.35 miles
4	Silvertown	48.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fair Street	0.1 miles
2	Fair Street	0.14 miles
3	Napier Street	0.15 miles
4	Grafton Centre	0.18 miles
5	Jesus College	0.18 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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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