

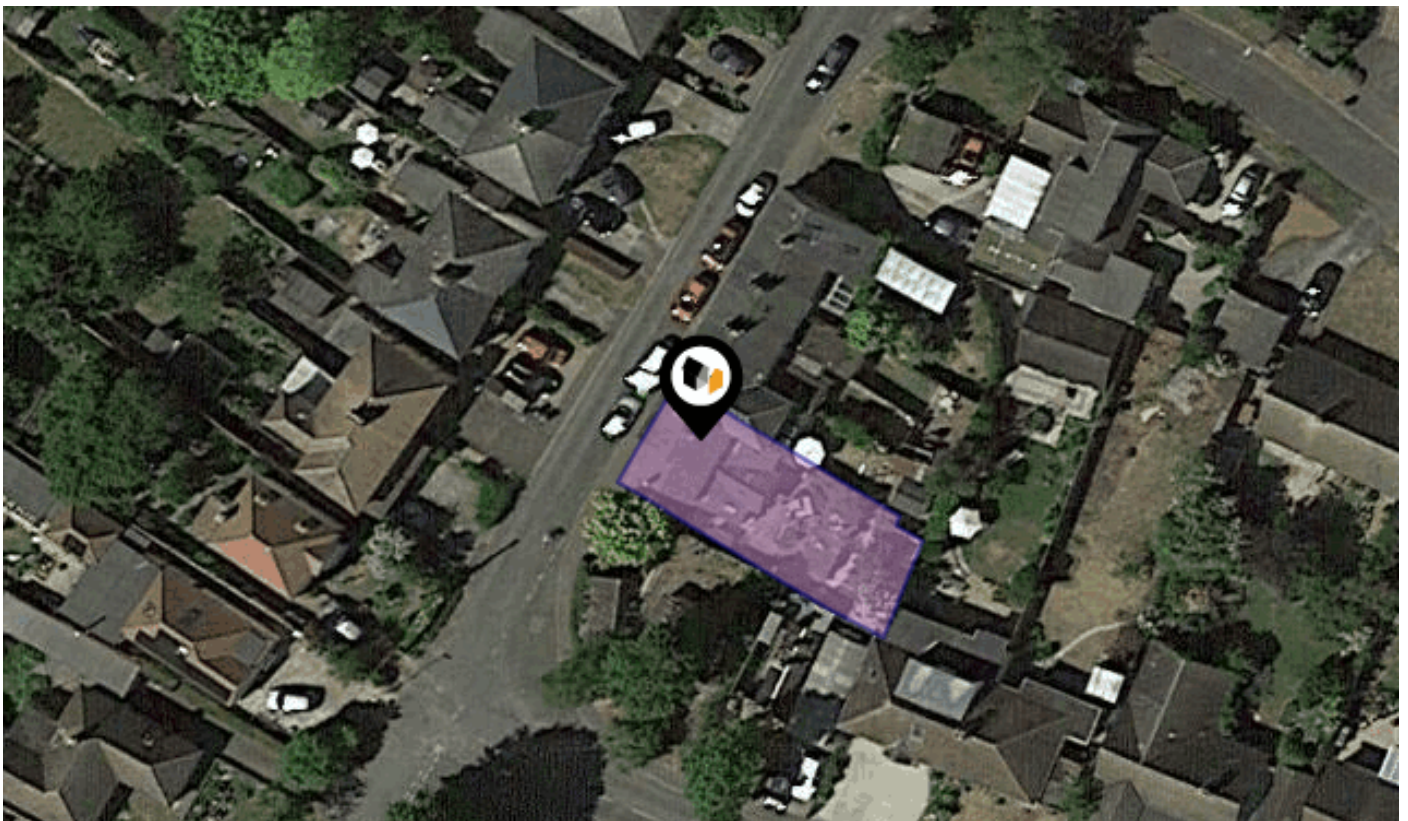


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# MIR: Material Info

The Material Information Affecting this Property

Monday 08<sup>th</sup> July 2024



## CHURCH LANE, GIRTON, CAMBRIDGE, CB3

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,033 ft <sup>2</sup> / 96 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB203861		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

<b>8</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: **13 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/0388/14/FL	
Decision:	Decided
Date:	25th March 2014
Description:	Single storey side and rear extensions

Planning records for: **15 Church Lane Girton Cambridgeshire CB3 0JW**

Reference - S/1023/13/FL	
Decision:	Decided
Date:	14th May 2013
Description:	Extension to dwelling and erection of Garage

Planning records for: **17 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/1679/18/PA	
Decision:	Decided
Date:	30th April 2018
Description:	Single storey rear extension

Planning records for: **21 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/3730/19/FL	
Decision:	Decided
Date:	29th October 2019
Description:	Extending existing single storey and new 2 storey extension to rear

Planning records for: *21 Church Lane Girton Cambridge Cambridgeshire CB3 0JW*

Reference - S/3730/19/NMA1	
<b>Decision:</b>	Decided
<b>Date:</b>	20th May 2020
<b>Description:</b>	Non Material Amendment on application S/3730/19/FL for alteration to approved flat rooflight, minor alteration to doors and windows and additional frosted glass window at ground floor

Reference - S/3730/19/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	29th October 2019
<b>Description:</b>	Extending existing single storey and new 2 storey extension to rear

Reference - S/3730/19/NMA1	
<b>Decision:</b>	Decided
<b>Date:</b>	20th May 2020
<b>Description:</b>	Non Material Amendment on application S/3730/19/FL for alteration to approved flat rooflight, minor alteration to doors and windows and additional frosted glass window at ground floor

Reference - S/3730/19/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	29th October 2019
<b>Description:</b>	Extending existing single storey and new 2 storey extension to rear

Planning records for: **21 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/3730/19/NMA1	
Decision:	Decided
Date:	20th May 2020
Description:	Non Material Amendment on application S/3730/19/FL for alteration to approved flat rooflight, minor alteration to doors and windows and additional frosted glass window at ground floor

Planning records for: **23 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/1815/13/FL	
Decision:	Decided
Date:	16th August 2013
Description:	Two storey side extension and single storey rear extension

Planning records for: **37 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/0277/18/FL	
Decision:	Decided
Date:	04th January 2018
Description:	Two storey side and rear extension

Reference - S/2067/10	
Decision:	Decided
Date:	22nd November 2010
Description:	Extension to Dwelling

Planning records for: **43 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/2300/11	
Decision:	Decided
Date:	16th November 2011
Description:	Extensions

Planning records for: **49 Church Lane Cambridge Girton CB3 0JW**

Reference - S/2516/18/FL	
Decision:	Decided
Date:	03rd July 2018
Description:	Rear extension

Planning records for: **53 Church Lane Girton Cambridgeshire CB3 0JW**

Reference - S/0656/09/F	
Decision:	Decided
Date:	12th May 2009
Description:	Extension

Planning records for: **69 Church Lane Girton Cambridge Cambridgeshire CB3 0JW**

Reference - S/2590/13/FL	
Decision:	Decided
Date:	16th December 2013
Description:	Rear Extension and Alterations to the Roof

## Planning records for: *75 Church Lane Girton CB3 0JW*

Reference - 21/03890/CL2PD	
Decision:	Decided
Date:	31st August 2021
Description:	Certificate of lawfulness under Section 192 for a roof extension incorporating dormer window.

Reference - 21/03890/CL2PD	
Decision:	Decided
Date:	26th August 2021
Description:	Certificate of lawfulness under Section 192 for a roof extension incorporating dormer window.

Reference - 21/03890/CL2PD	
Decision:	Decided
Date:	31st August 2021
Description:	Certificate of lawfulness under Section 192 for a roof extension incorporating dormer window.

## Planning records for: *77 Church Lane Girton Cambridgeshire CB3 0JW*

Reference - 22/04826/HFUL	
Decision:	Decided
Date:	05th December 2022
Description:	Single storey extension to rear and loft extension with rear facing dormer window.



Planning records for: **77 Church Lane Girton Cambridgeshire CB3 0JW**

Reference - 22/04826/HFUL	
Decision:	Decided
Date:	03rd November 2022
Description:	Demolition of detached garage and construction of a single storey side extension and rear extension and loft extension with rear facing dormer window.

Reference - 22/04826/HFUL	
Decision:	Decided
Date:	05th December 2022
Description:	Single storey extension to rear and loft extension with rear facing dormer window.

Planning records for: **81 Church Lane Girton CB3 0JW**

Reference - S/1254/19/FL	
Decision:	Decided
Date:	02nd April 2019
Description:	Proposed first floor rear extension raising of roof single storey side extension and new lean-to roof over proposed side extension and partial existing footprint

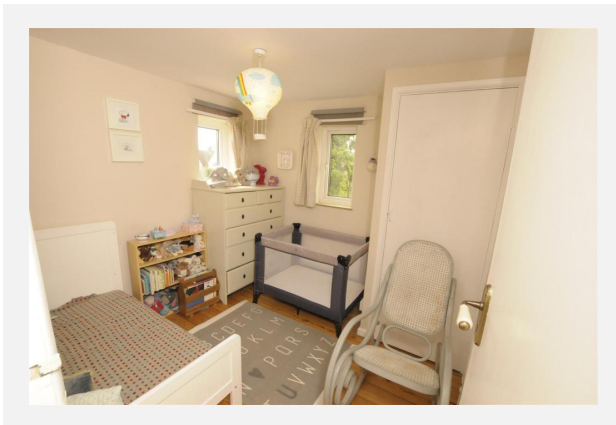
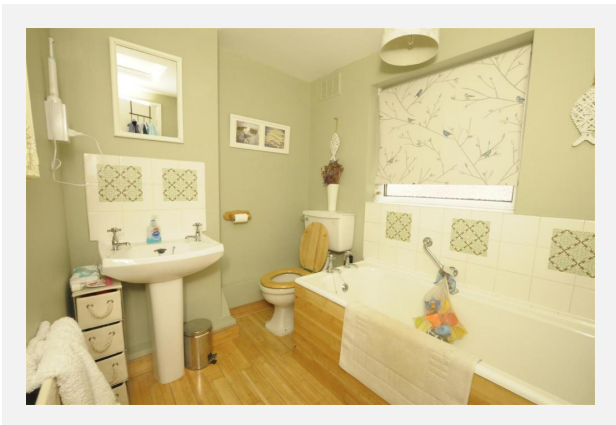
Reference - S/1254/19/FL	
Decision:	Decided
Date:	02nd April 2019
Description:	Proposed first floor rear extension raising of roof single storey side extension and new lean-to roof over proposed side extension and partial existing footprint



Planning records for: *81 Church Lane Girton CB3 0JW*

Reference - S/1254/19/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd April 2019
<b>Description:</b>	Proposed first floor rear extension raising of roof single storey side extension and new lean-to roof over proposed side extension and partial existing footprint





Church Lane, Girton, CB3

Energy rating

**D**

Valid until 09.03.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	55   <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>	Semi-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, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<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
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 82% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	96 m <sup>2</sup>

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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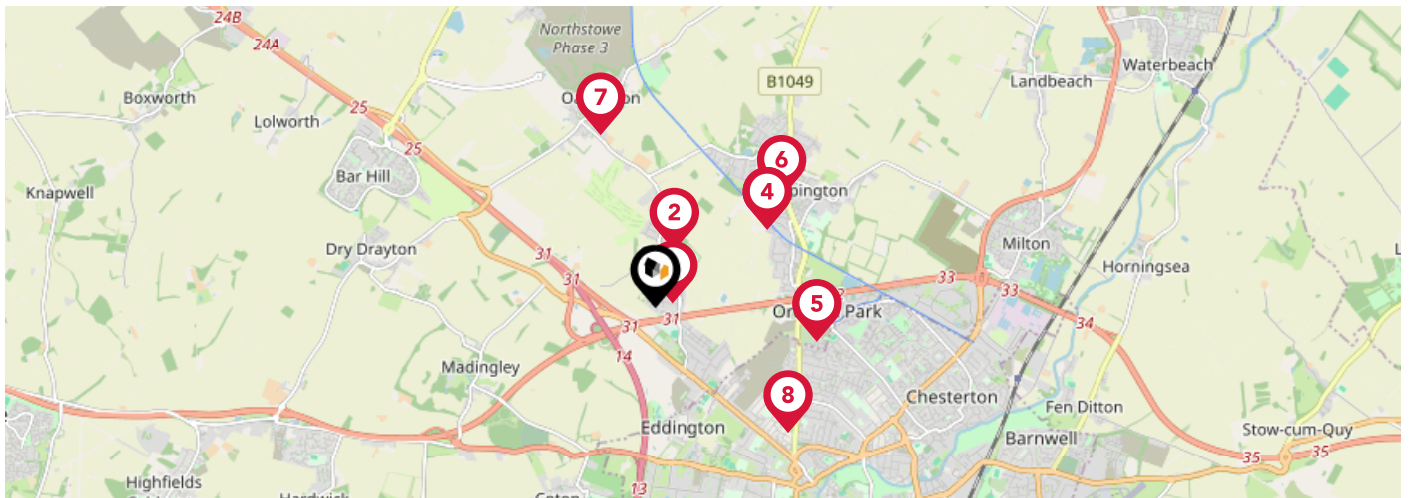
Gas Central Heating

## Water Supply

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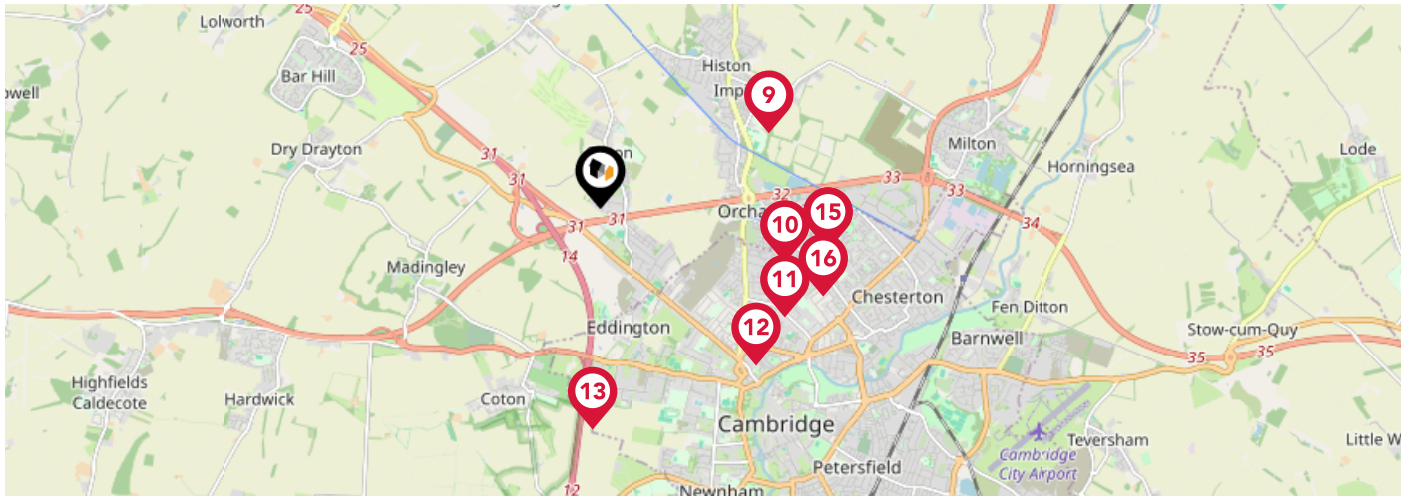
Cambridge Water



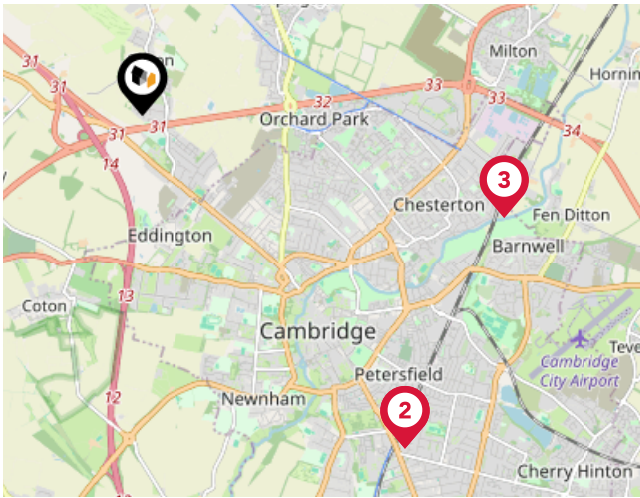


		Nursery	Primary	Secondary	College	Private
	<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils:0   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Gretton School</b> Ofsted Rating: Good   Pupils: 121   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 111   Distance:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Infant School</b> Ofsted Rating: Good   Pupils: 331   Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Junior School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakington CofE Primary School</b> Ofsted Rating: Inadequate   Pupils: 130   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 401   Distance:1.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



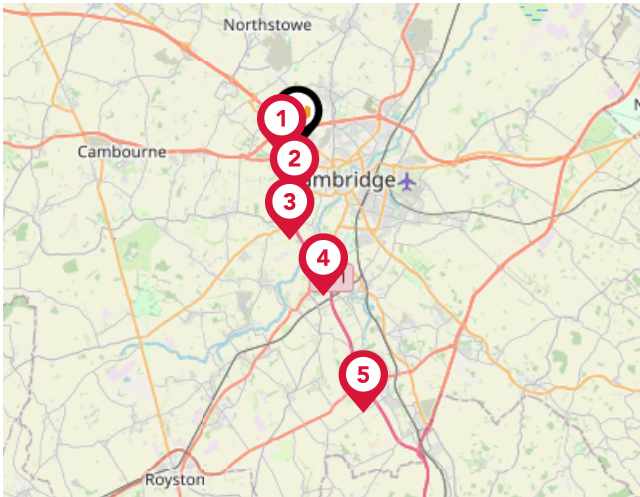


		Nursery	Primary	Secondary	College	Private
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1391   Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 287   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Inadequate   Pupils: 162   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 471   Distance:2.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 70   Distance:2.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:2.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



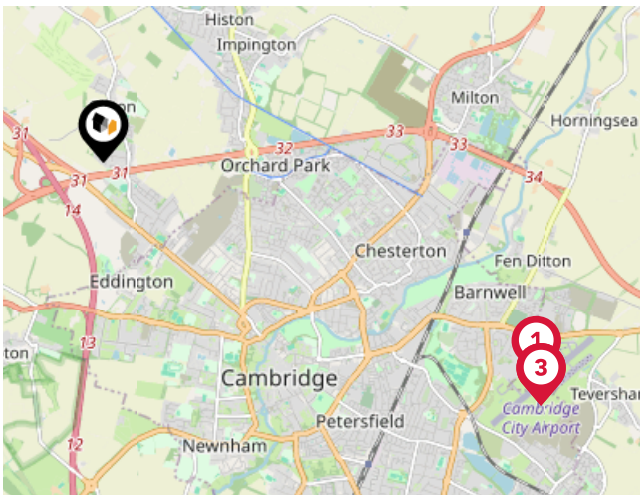
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.85 miles
2	Cambridge Rail Station	3.86 miles
3	Cambridge North Rail Station	3.41 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	0.64 miles
2	M11 J13	1.78 miles
3	M11 J12	3.34 miles
4	M11 J11	5.45 miles
5	M11 J10	9.93 miles

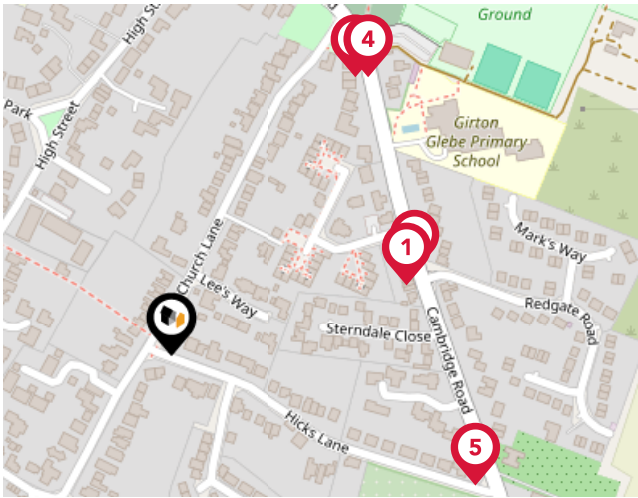


## Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	4.39 miles
2	Cambridge Airport	4.55 miles
3	Cambridge Airport	4.55 miles
4	London Stansted Airport	25.21 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.14 miles
2	Orchard Close	0.15 miles
3	Church Lane	0.19 miles
4	Church Lane	0.19 miles
5	Hicks Lane	0.19 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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