

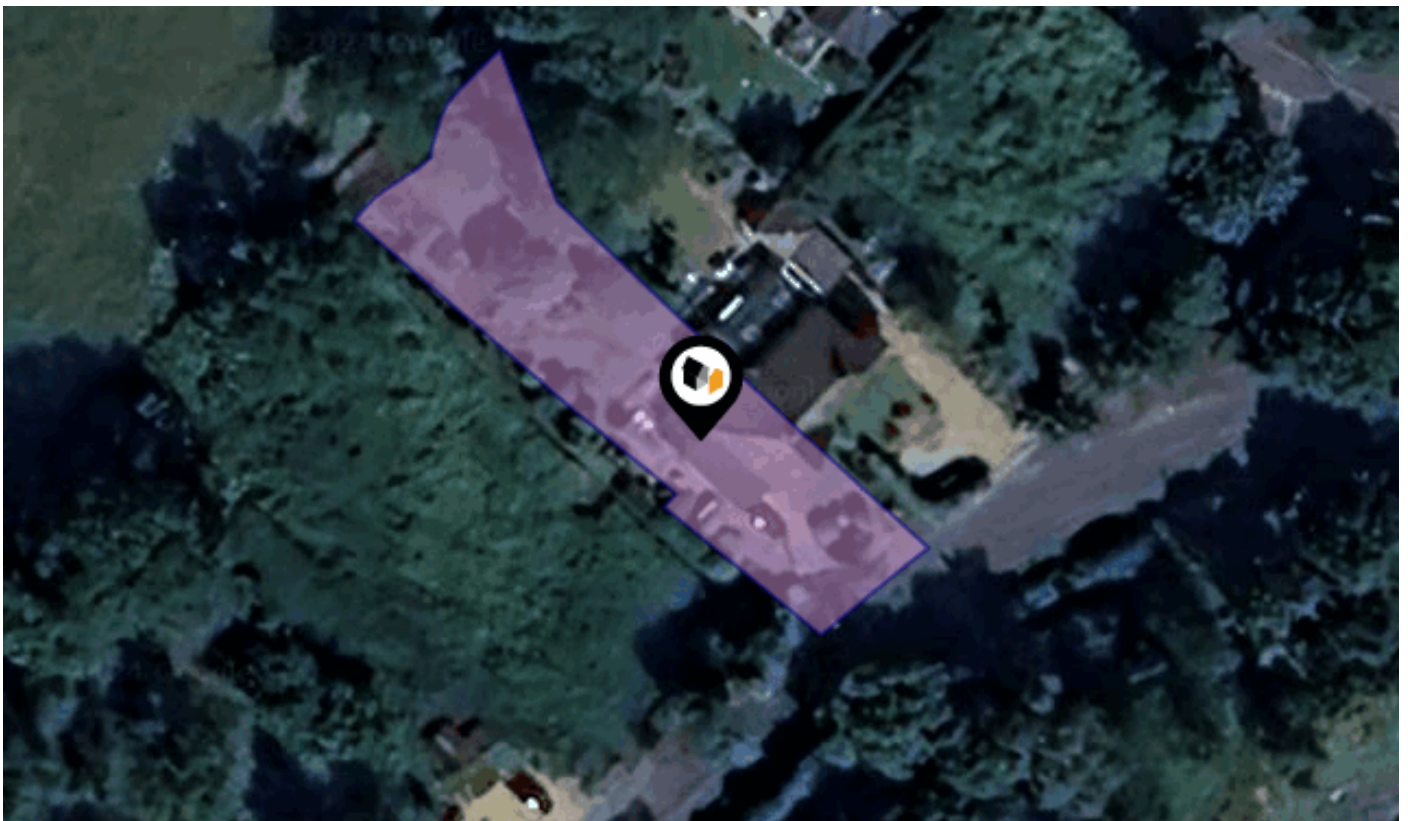


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 02<sup>nd</sup> September 2024



**MIDDLEMOOR ROAD, WHITTLESFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

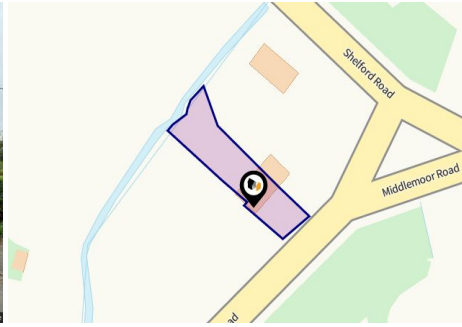
40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>		
<b>Plot Area:</b>	0.17 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB100285		

## Local Area

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

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

<b>16</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:


Planning records for: **Ryecroft 1 Middlemoor Road Whittlesford Cambridge Cambridgeshire CB22 4PB**

<b>Reference - S/0489/17/TP</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th February 2017
<b>Description:</b>	Fell 1 TPO Sycamore Tree (bad health) & 2 Willows which are listed in the applicaion but are not protected. See application for full details of the tree in decline with pictures

<b>Reference - 23/0554/TTPO</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th June 2023
<b>Description:</b>	T1 Horse Chestnut (TPO 0008 (1969) T1 - Horse Chestnut Remove to ground level - This tree has finally lost its battle with Ganoderma Fungus. There is clear evidence of this in the hollows at the base of the tree (photo2), where large amounts of soft tissue and white fungus is visible. Upon inspection, it is possible to probe a metal spike right through the heart of the tree. That it is still standing it a miracle. Fruiting bodies cover the base of the trunk and extend upwards for several meters. Bark is cracking and peeling away on the larger bows and increment strips are visible on the main stem. Several smaller branches have been shed in the past few weeks, landing on the driveway.The Tree is has mostly defoliated and is also now exhibiting a very large hazard beam at the top of the crown (photo1). If this hazard beam (3rd of Crown) fails it will cause massive damage to the beautiful Beech tree next to it, and potentially threaten life as it just over the drive. Since Friday 2nd last week this crack has got bigger, and is moving in a cupboard door fashion in the wind. Request removal to near ground level. To be replaced with x3 native broad leafed species in a different location.

Planning records for: **3 Middlemoor Road Whittlesford Cambridge CB22 4PB**

<b>Reference - S/0880/14/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th April 2014
<b>Description:</b>	Proposed alterations to the existing garage

Planning records for: **18 Middlemoor Road Whittlesford Cambridge Cambridgeshire CB22 4PB**

<b>Reference - S/1459/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th October 2010
<b>Description:</b>	extension and Alterations

MBR Material Info

Planning records for: *5 Middlemoor Road Whittlesford Cambridgeshire CB22 4PB*

<b>Reference - 22/05583/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd December 2022
<b>Description:</b> Creation of new internal commercial floor space at ground and first floors, modifications to the building elevations, reconfiguration of external areas and installation of plant at ground and roof level.
<b>Reference - 22/05561/CL2PD</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd December 2022
<b>Description:</b> Certificate Of Lawfulness Under S192 for the erection of a detached garage and log store in the rear garden.
<b>Reference - S/0727/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th April 2011
<b>Description:</b> Rear single storey extension and re-roofing of existing conservatory
<b>Reference - 24/01669/HFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 01st May 2024
<b>Description:</b> Conversion of existing outbuilding to habitable space incidental to main dwelling, with associated alterations

Whittlesford, CAMBRIDGE, CB22

Energy rating

**D**

Valid until 21.08.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	66   <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>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	127 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

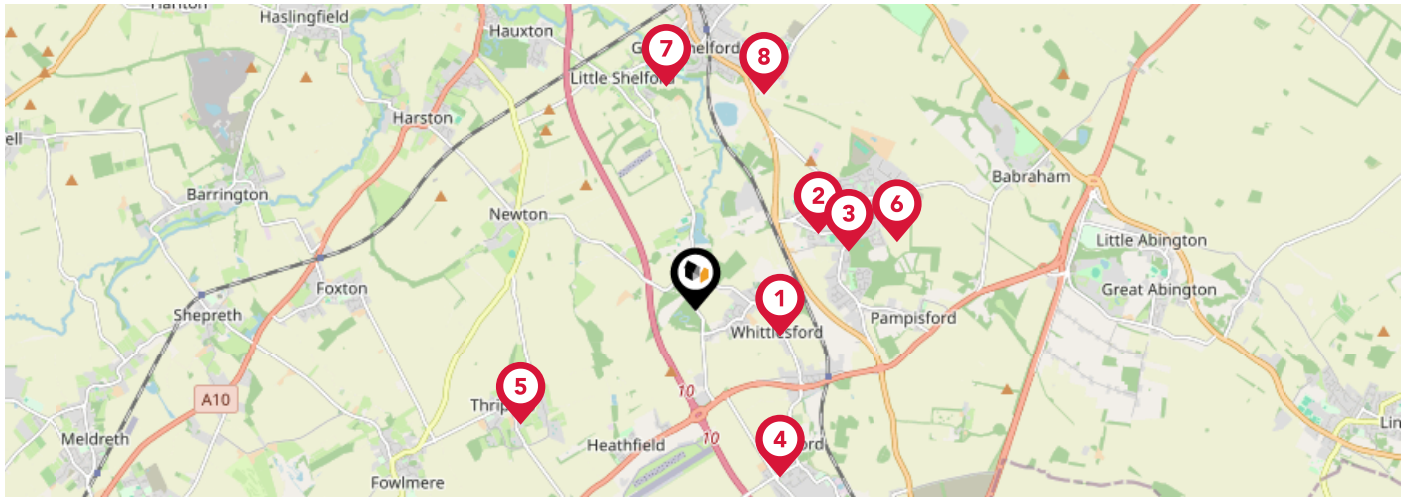
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Cambridge Water

## Drainage

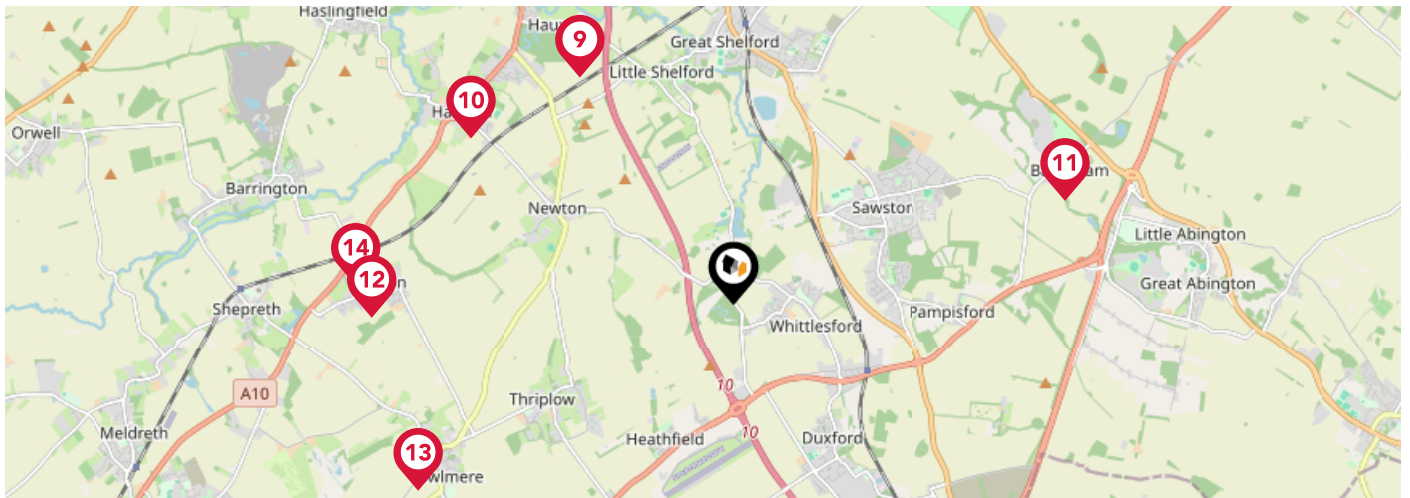
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Anglian Water

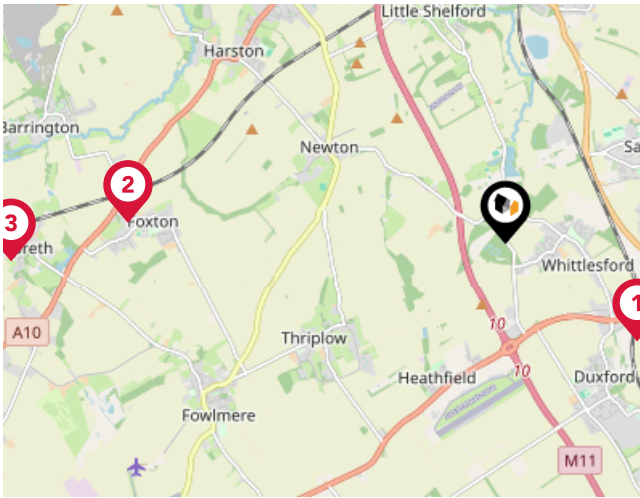


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



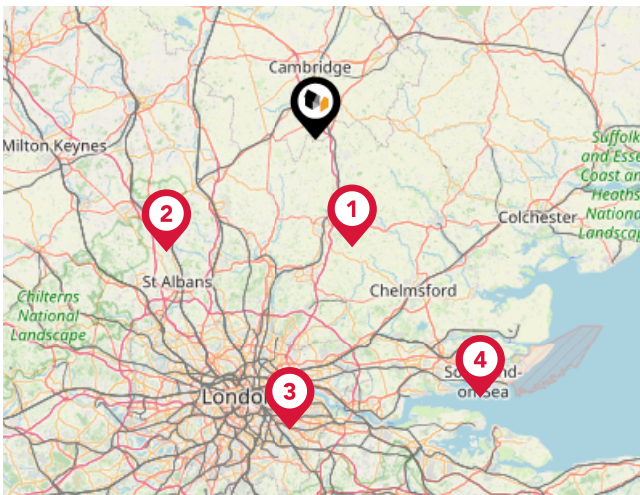
## National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.48 miles
2	Foxton Rail Station	3.45 miles
3	Shepreth Rail Station	4.52 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.22 miles
2	M11 J11	3.37 miles
3	M11 J9	4.14 miles
4	M11 J12	5.74 miles
5	M11 J13	7.1 miles

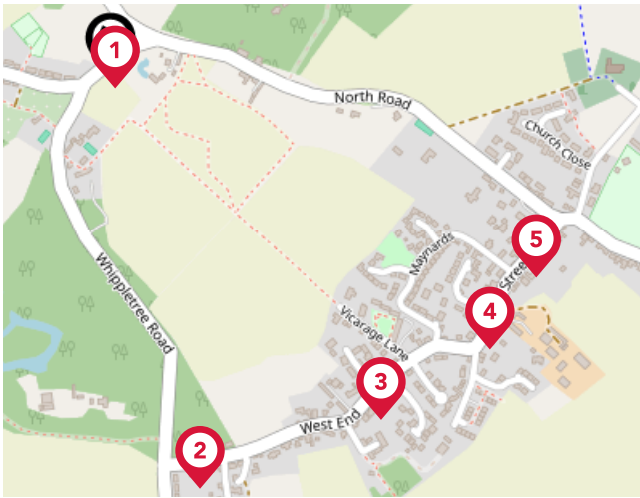


## Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	16.58 miles
2	Luton Airport	27.31 miles
3	Silvertown	42.56 miles
4	Southend-on-Sea	44.94 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Shelford Road	0.01 miles
2	Wren Park	0.48 miles
3	Ascham Lane	0.5 miles
4	Scotts Gardens	0.53 miles
5	Old School Lane	0.54 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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