

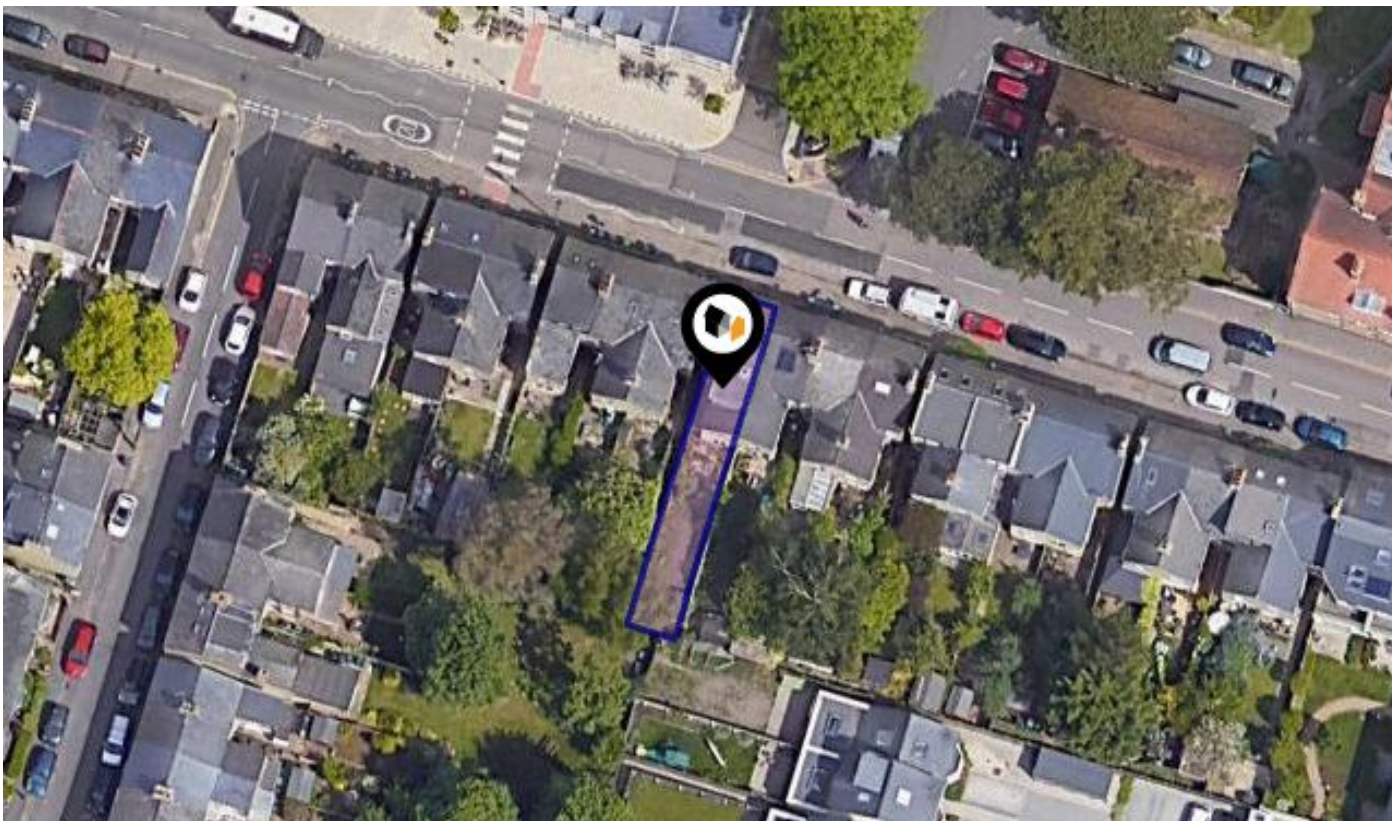


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# MIR: Material Info

The Material Information Affecting this Property

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



**MILL ROAD, CAMBRIDGE, CB1**

## Cooke Curtis & Co

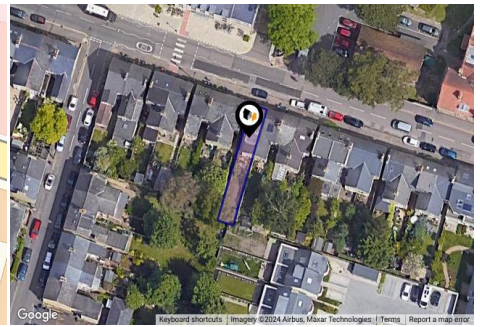
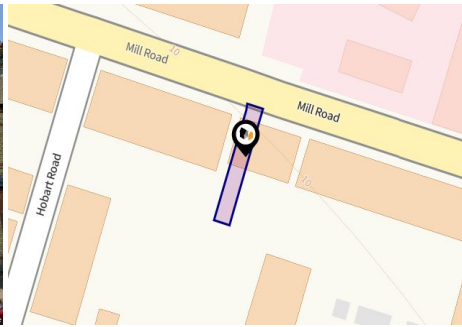
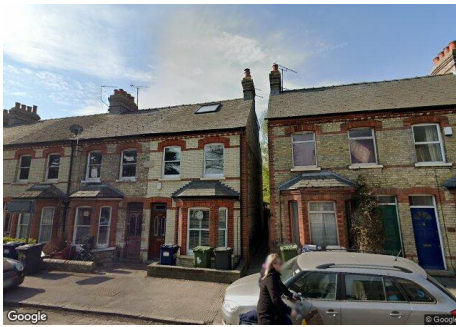
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,119 ft <sup>2</sup> / 104 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB49374		

## Local Area

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

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

<b>15</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: **338-340 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 16/1803/FUL	
Decision:	Decided
Date:	11th October 2016
Description:	Change of use from large House in Multiple Occupation (HMO) back into two 3 bedroom self-contained dwellings, No. 338 and No.340 respectively, and to carry out associated alterations and remedial works.

Planning records for: **318 Mill Road Cambridge CB1 3NN**

Reference - C/02/1048	
Decision:	Decided
Date:	14th October 2002
Description:	Installation of gates and piers.

Planning records for: **326 Flat 1 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 24/0296/TTCA	
Decision:	Awaiting decision
Date:	05th March 2024
Description:	T1 Cherry Tree - Reduce back to previous points (approximately 3m).

Reference - 24/0289/TTCA	
Decision:	Awaiting decision
Date:	05th March 2024
Description:	T 1 and T2 - Poplars - Reduce the height by 4m and the width in all directions by 3m (back to the previous pollard points).

Planning records for: *326 Flat 1 Mill Road Cambridge Cambridgeshire CB1 3NN*

Reference - 24/00421/TREE	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	05th March 2024
<b>Description:</b>	H1 -long hedge we want to tidy up and trim by 1.5 the reason for this is the hedge is getting to wide and hanging over the road way the hedge is the red line in the attachment ( sketch plan )

Reference - 24/00421/TREE	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	05th March 2024
<b>Description:</b>	H1 -long hedge we want to tidy up and trim by 1.5 the reason for this is the hedge is getting to wide and hanging over the road way the hedge is the red line in the attachment ( sketch plan )

Reference - 24/00420/TRCA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	05th March 2024
<b>Description:</b>	DD. Sycamore - dead - removal for safety reasons

Reference - 24/00420/TRCA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	05th March 2024
<b>Description:</b>	DD. Sycamore - dead - removal for safety reasons

Planning records for: **342 Mill Road Cambridge CB1 3NN**

<b>Reference - 19/0252/CONDS</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th September 2019
<b>Description:</b> Condition 5 - Sample materials

<b>Reference - 19/0252/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th February 2019
<b>Description:</b> Replacement of existing outbuilding to two storey Annex to the rear of the garden.

<b>Reference - 19/0252/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th February 2019
<b>Description:</b> Replacement of existing outbuilding to two storey Annex to the rear of the garden.

<b>Reference - 19/0252/CONDS</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th September 2019
<b>Description:</b> Condition 5 - Sample materials

Planning records for: **342 Mill Road Cambridge CB1 3NN**

Reference - 19/0252/FUL	
Decision:	Decided
Date:	26th February 2019
Description:	Replacement of existing outbuilding to two storey Annex to the rear of the garden.

Reference - 19/0252/CONDS	
Decision:	Decided
Date:	26th September 2019
Description:	Condition 5 - Sample materials

Planning records for: **344 Mill Road Cambridge CB1 3NN**

Reference - 17/0944/FUL	
Decision:	Decided
Date:	30th May 2017
Description:	Single storey PVCU conservatory to rear

Planning records for: **348 Mill Road Cambridge CB1 3NN**

Reference - 17/0207/FUL	
Decision:	Decided
Date:	10th February 2017
Description:	Rear dormer and single storey rear extension.

Planning records for: **348 Mill Road Cambridge CB1 3NN**

Reference - 21/04074/HFUL	
Decision:	Decided
Date:	01st October 2021
Description:	REPLACEMENT REAR DORMER.

Reference - 21/04074/HFUL	
Decision:	Decided
Date:	09th September 2021
Description:	REPLACEMENT REAR DORMER.

Reference - 21/04074/HFUL	
Decision:	Decided
Date:	01st October 2021
Description:	REPLACEMENT REAR DORMER.

Planning records for: **352 Mill Road Cambridge CB1 3NN**

Reference - 19/1755/NMA1	
Decision:	Decided
Date:	12th August 2021
Description:	Non-material amendment on 19/1755/FUL to allow reduction in scale of proposed extension

Planning records for: **352 Mill Road Cambridge CB1 3NN**

Reference - 19/1755/FUL
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2020
<b>Description:</b> Ground floor side and rear extension

Reference - 19/1755/FUL
<b>Decision:</b> Decided
<b>Date:</b> 20th December 2019
<b>Description:</b> Ground floor side and rear extension

Reference - 19/1755/NMA1
<b>Decision:</b> Decided
<b>Date:</b> 12th August 2021
<b>Description:</b> Non-material amendment on 19/1755/FUL to allow reduction in scale of proposed extension

Reference - 19/1755/FUL
<b>Decision:</b> Decided
<b>Date:</b> 13th January 2020
<b>Description:</b> Ground floor side and rear extension



Planning records for: **352 Mill Road Cambridge CB1 3NN**

Reference - 19/1755/NMA1	
Decision:	Decided
Date:	12th August 2021
Description:	Non-material amendment on 19/1755/FUL to allow reduction in scale of proposed extension

Planning records for: **354 Mill Road Cambridge CB1 3NN**

Reference - 14/054/TTCA	
Decision:	Decided
Date:	10th February 2014
Description:	Oak Tree - Reduce circumference from approx 45ft to 25-30ft and also thin crown to enable more light to enter the garden. Tree currently extends over the roadway and over the garden of 352 Mill Road.

Reference - 19/142/TTCA	
Decision:	Decided
Date:	27th March 2019
Description:	Oak tree in back yard - Trim by 2.5m all round, reducing the diameter of the tree by 5m.

Reference - 19/142/TTCA	
Decision:	Decided
Date:	27th March 2019
Description:	Oak tree in back yard - Trim by 2.5m all round, reducing the diameter of the tree by 5m.

Planning records for: **354 Mill Road Cambridge CB1 3NN**

Reference - 19/142/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 27th March 2019
<b>Description:</b> Oak tree in back yard - Trim by 2.5m all round, reducing the diameter of the tree by 5m.

Reference - 24/0068/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 15th January 2024
<b>Description:</b> Oak tree in back garden is now overhanging Hobart Road on one side and neighbour's property on the other, plan for tree pruning 10.4m.

Reference - 24/0069/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 15th January 2024
<b>Description:</b> T1 Ash - Fell to ground level due to dieback in the canopy and weak basal structure due to multi stem.

Reference - 24/0069/TTCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 15th January 2024
<b>Description:</b> T1 Ash - Fell to ground level due to dieback in the canopy and weak basal structure due to multi stem.

Planning records for: **354 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 24/00145/HFUL	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	15th January 2024
<b>Description:</b>	Two Storey Side Extension, Single Storey Front Extension, Home Office / Studio and new dropped kerb.

Reference - 24/00145/HFUL	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	15th January 2024
<b>Description:</b>	Two Storey Side Extension, Single Storey Front Extension, Home Office / Studio and new dropped kerb.

Reference - 24/0065/TTCA	
<b>Decision:</b>	Decided
<b>Date:</b>	15th January 2024
<b>Description:</b>	Rose Acacia tree, remove one of the centre branches to open the crown. The remaining crown will be reduced by approximately 1.5m, removing crossing branches and thinning out by 20% to maintain clearance to buildings.

Reference - 24/0065/TTCA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	15th January 2024
<b>Description:</b>	Rose Acacia tree, remove one of the centre branches to open the crown. The remaining crown will be reduced by approximately 1.5m, removing crossing branches and thinning out by 20% to maintain clearance to buildings.

Planning records for: **358 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 07/0683/FUL	
Decision:	Decided
Date:	21st June 2007
Description:	Single storey rear extension.

Planning records for: **360 Mill Road Cambridge CB1 3NN**

Reference - 14/1702/FUL	
Decision:	Decided
Date:	28th October 2014
Description:	Dormer extension to roof at rear and roof lights to front

Planning records for: **364 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 12/0886/FUL	
Decision:	Decided
Date:	11th July 2012
Description:	Rear roof extension.

Planning records for: **390 Mill Road Cambridge CB1 3NN**

Reference - 17/0857/FUL	
Decision:	Decided
Date:	22nd May 2017
Description:	Roof extension incorporating a rear dormer with juliet balcony.

Planning records for: *394-398 Mill Road And 8 Montreal Road Cambridge Cambridgeshire CB1 3NN*

Reference - 14/0195/COND6A	
Decision:	Decided
Date:	18th July 2016
Description:	Condition 6 (Resubmission)

Reference - 14/0195/COND9A	
Decision:	Decided
Date:	18th July 2016
Description:	Condition 9 (Resubmission)

Reference - 14/0195/COND3A	
Decision:	Decided
Date:	18th July 2016
Description:	Condition 3 (Resubmission)

Reference - 14/0195/COND5A	
Decision:	Decided
Date:	18th July 2016
Description:	Condition 5 (Resubmission)

Planning records for: *394-398 Mill Road And 8 Montreal Road Cambridge Cambridgeshire CB1 3NN*

Reference - 14/0195/COND7A	
<b>Decision:</b>	Decided
<b>Date:</b>	07th July 2016
<b>Description:</b>	Condition 7 (resubmission)

Reference - 16/0469/S73	
<b>Decision:</b>	Decided
<b>Date:</b>	16th March 2016
<b>Description:</b>	S73 application to amend approved plans of planning permission 14/0195/FUL (erection of 17 residential units, following demolition of buildings 394, 396, 398 Mill Road and 8 Montreal Road, together with associated infrastructure) (as amended by 15/2410/NMA) to permit minor material amendment to the approved scheme to include increase in the ridge height within the Montreal block (units F14-F16) by 300mm, additional/amendments to roof lights and alteration to chamfer to unit F8.

Reference - 15/2410/NMA	
<b>Decision:</b>	Decided
<b>Date:</b>	17th December 2015
<b>Description:</b>	Non-material amendment on application 14/0195/FUL for imposition of condition listing plan drawings

Reference - 14/0195/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	13th February 2014
<b>Description:</b>	Erection of 17 residential units, following demolition of buildings 394, 396, 398 Mill Road and 8 Montreal Road, together with associated infrastructure.

Planning records for: *394-398 Mill Road & 8 Montreal Road Cambridge CB1 3NN*

<b>Reference - 13/0609/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th August 2013
<b>Description:</b> Erection of 17 residential units (following demolition of existing buildings), together with associated infrastructure. Conservation Area Consent for the demolition of existing buildings (394-398 Mill Road).
<b>Reference - 13/0610/CAC</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st May 2013
<b>Description:</b> Conservation Area Consent for the demolition of existing buildings (394-398 Mill Road).
<b>Reference - 11/419/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2011
<b>Description:</b> T1 - Norway Spruce: Fell as low amenity value and unnecessary constraint on use.
<b>Reference - 11/231/TTCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th July 2011
<b>Description:</b> Four Leylandi Cypress trees to be removed as are too large for their location.

Planning records for: **398 Mill Road Cambridge Cambridgeshire CB1 3NN**

Reference - 11/230/TTCA	
Decision:	Decided
Date:	06th July 2011
Description:	T1 - Norway Spruce and T2 - Weymouth Pine. Both trees to be removed as they are too close to the building and are to the detriment of the amenity of the garden area.

Reference - 06/0224/OUT	
Decision:	Decided
Date:	14th March 2006
Description:	Outline application for residential remedial development.

Reference - C/00/0556	
Decision:	Decided
Date:	06th June 2000
Description:	Change of use to Tatoo Parlour (sui generis).

Planning records for: **334 Mill Road Cambridge CB1 3NN**

Reference - 14/0714/FUL	
Decision:	Decided
Date:	04th June 2014
Description:	Loft conversion & 1st Floor extension



Planning records for: **334 Mill Road Cambridge Cambridgeshire CB1 3NN**

<b>Reference - 06/0577/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th May 2006
<b>Description:</b>	Erection of garage with storage space above (following demolition of existing garage).

CAMBRIDGE, CB1

Energy rating

**D**

Valid until 17.03.2034

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

## Additional EPC Data

<b>Property Type:</b>	End-terrace house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very poor
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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>	Low energy lighting in 93% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Total Floor Area:</b>	104 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas Central heating

## Water Supply

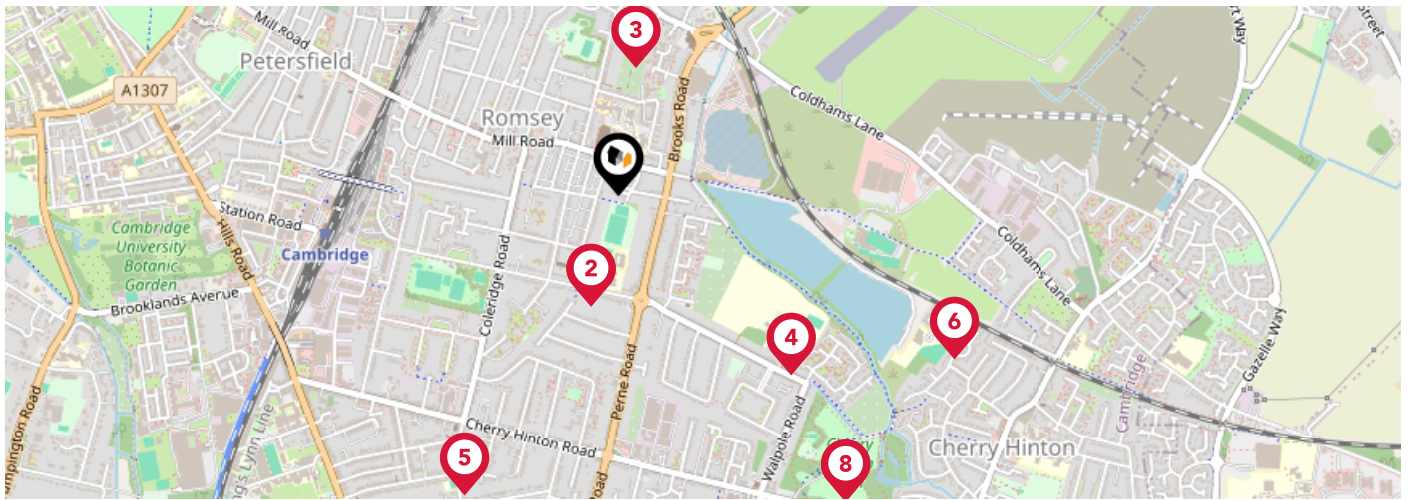
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Cambridge Water

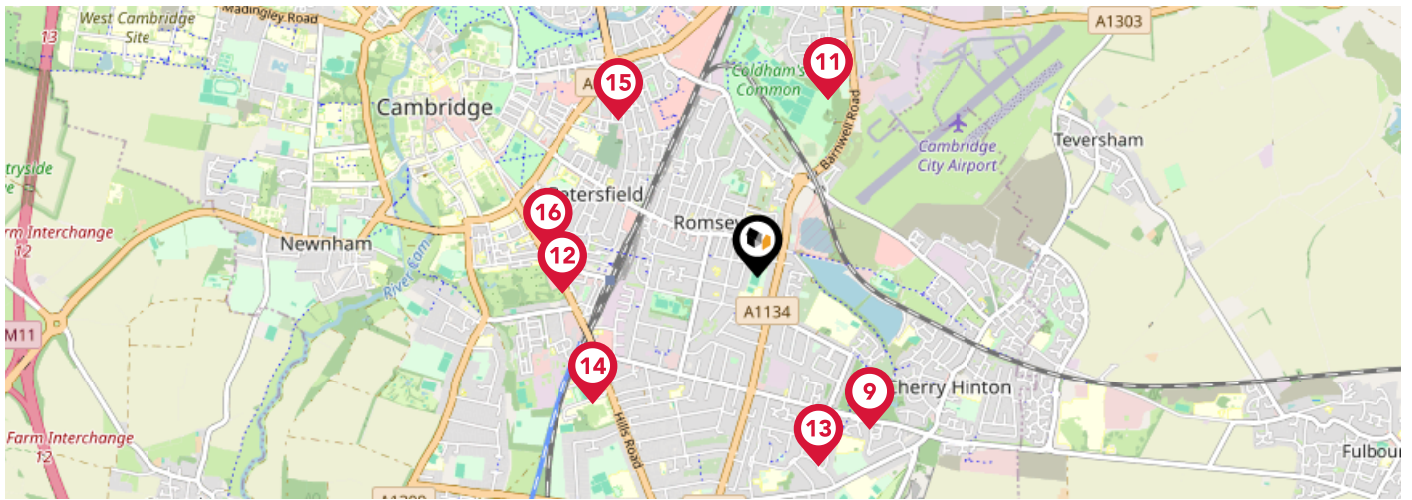
## Drainage

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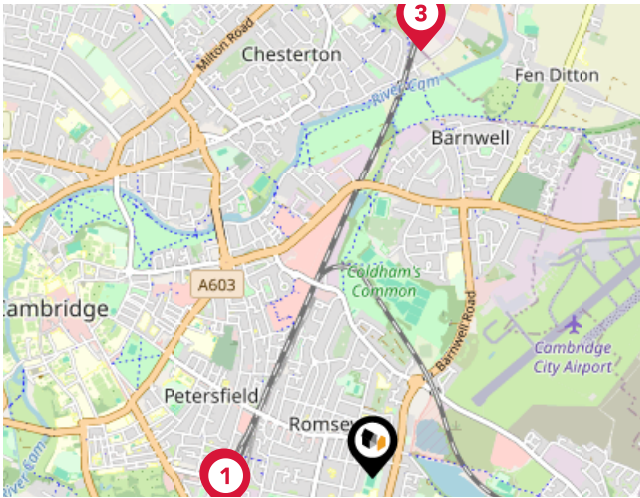
Cambridge Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 532   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Bede's Inter-Church School</b> Ofsted Rating: Outstanding   Pupils: 882   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Spinney Primary School</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oaks International School</b> Ofsted Rating: Good   Pupils: 65   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Holme Court School</b> Ofsted Rating: Outstanding   Pupils: 31   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

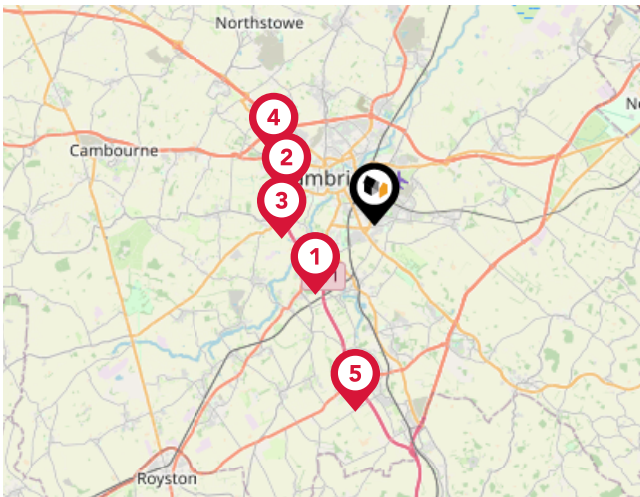


		Nursery	Primary	Secondary	College	Private
	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 36   Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Fields Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:0.87	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Galfrid School</b> Ofsted Rating: Inadequate   Pupils: 360   Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 109   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Emma Primary School</b> Ofsted Rating: Good   Pupils: 472   Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 90   Distance:0.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 351   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



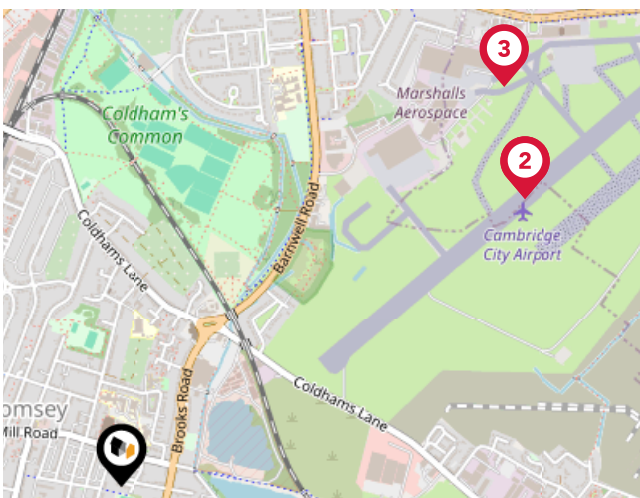
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.69 miles
2	Cambridge Rail Station	0.69 miles
3	Cambridge North Rail Station	1.95 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.27 miles
2	M11 J13	3.38 miles
3	M11 J12	3.37 miles
4	M11 J14	4.45 miles
5	M11 J10	6.79 miles



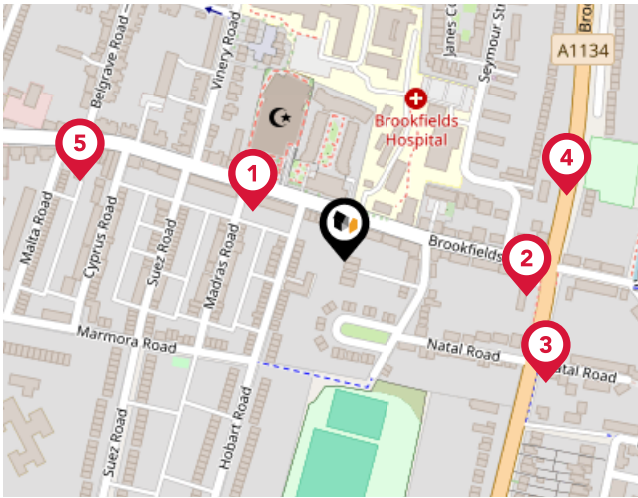
## Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.13 miles
2	Cambridge Airport	1.13 miles
3	Cambridge Airport	1.26 miles
4	London Stansted Airport	21.64 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Vinery Road	0.06 miles
2	Brookfields	0.11 miles
3	Brookfields	0.13 miles
4	Brookfields	0.13 miles
5	Vinery Road	0.16 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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