

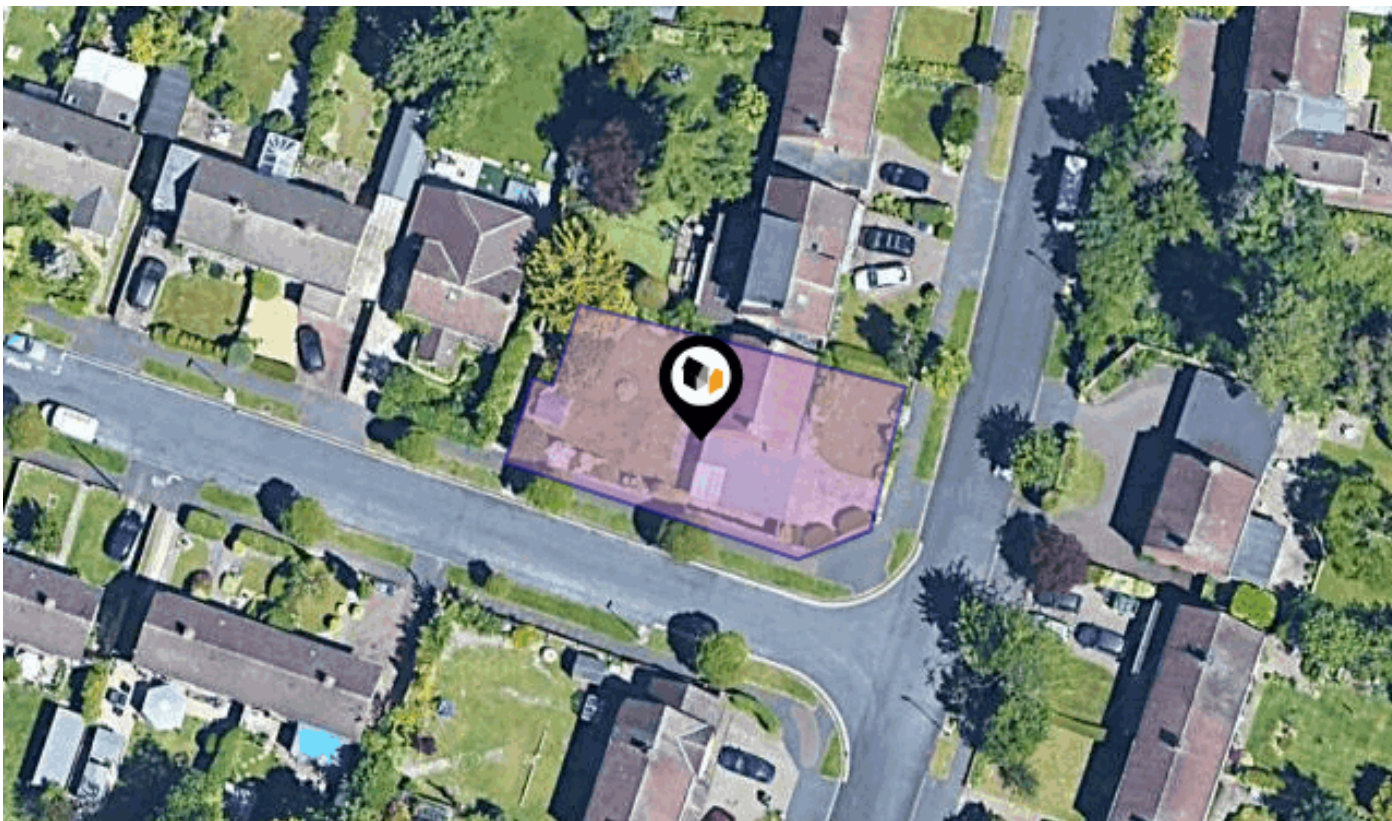


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



BEAUMONT ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,749		
Title Number:	CB460747		

Local Area

Local Authority:	Cambridge
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	56 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 08/0175/FUL	
Decision:	Decided
Date:	05th February 2008
Description:	Loft conversion including front and rear dormers.

Planning records for: **16 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 18/0393/FUL	
Decision:	Decided
Date:	08th March 2018
Description:	Front and rear roof extension, two storey side and front extension and single storey front and rear extensions.

Planning records for: **2 Beaumont Road Cambridge CB1 8PY**

Reference - 12/0201/FUL	
Decision:	Decided
Date:	27th February 2012
Description:	Proposed two storey side extension, single storey front porch, single storey rear extension and loft conversion (incorporating dormer windows)

Reference - 16/0089/FUL	
Decision:	Decided
Date:	25th January 2016
Description:	Erection of cabin in rear garden (retrospective).

Planning records for: **20 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 13/0135/FUL	
Decision:	Decided
Date:	01st February 2013
Description:	Front and rear roof extensions, two storey front and side extension and single storey front and rear extensions.

Reference - 12/1246/FUL	
Decision:	Decided
Date:	28th September 2012
Description:	Single storey rear and two storey side extensions to dwellinghouse.

Planning records for: **28 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 13/0493/FUL	
Decision:	Decided
Date:	08th April 2013
Description:	Demolition of existing garage. New two storey side extension and single storey rear extension.

Planning records for: **30 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 23/04207/HFUL	
Decision:	Decided
Date:	03rd November 2023
Description:	Two storey side and front extension and single-story rear extensions. Rooflights and dormer extensions to the front and rear roofs.

Planning records for: **34 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 10/0936/CL2PD	
Decision:	Decided
Date:	13th October 2010
Description:	Application for a certificate of lawfulness under Section 192 for a loft conversion with rear dormer.

Reference - 09/0261/FUL	
Decision:	Decided
Date:	07th April 2009
Description:	Installation of front dormer.

Reference - 09/0018/FUL	
Decision:	Decided
Date:	14th January 2009
Description:	Installation of front and rear dormers to existing dwellinghouse.

Planning records for: **42 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 11/0331/FUL	
Decision:	Decided
Date:	25th March 2011
Description:	Single storey rear extension.

Planning records for: **46 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 07/0493/FUL	
Decision:	Decided
Date:	09th May 2007
Description:	Single storey rear extensions.

Planning records for: **54 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 07/1320/FUL	
Decision:	Decided
Date:	12th November 2007
Description:	Single storey front and side extension.

Planning records for: **6 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 06/1117/FUL	
Decision:	Decided
Date:	12th October 2006
Description:	Single storey front and side extension.

Planning records for: **60 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 10/0614/FUL	
Decision:	Decided
Date:	28th June 2010
Description:	Single storey front extension.

Planning records for: *62 Beaumont Road Cambridge Cambridgeshire CB1 8PY*

Reference - 08/1224/FUL
Decision: Decided
Date: 02nd September 2008
Description: Single storey front and rear extensions.

Reference - 08/1474/TREE1
Decision: Decided
Date: 22nd October 2008
Description: T1 - Silver Birch: crown reduce by 25%; crown lift 10% and crown thin 20%T2 - Silver Birch: crown reduce by 25%; crown lift 10% and crown thin 20%

Reference - 11/1390/FUL
Decision: Decided
Date: 16th November 2011
Description: Two storey side extension to existing dwellinghouse.

Reference - 11/0554/FUL
Decision: Decided
Date: 18th May 2011
Description: Two storey side extension.

Planning records for: *62 Beaumont Road Cambridge Cambridgeshire CB1 8PY*

Reference - 12/0529/FUL	
Decision:	Decided
Date:	25th April 2012
Description:	First floor side extension to existing dwellinghouse.

Planning records for: *8 Beaumont Road Cambridge CB1 8PY*

Reference - 13/0345/FUL	
Decision:	Decided
Date:	12th March 2013
Description:	Retrospective planning application for creation of independent unit within dwelling.

CB1

Energy rating

D

Valid until 22.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	106 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

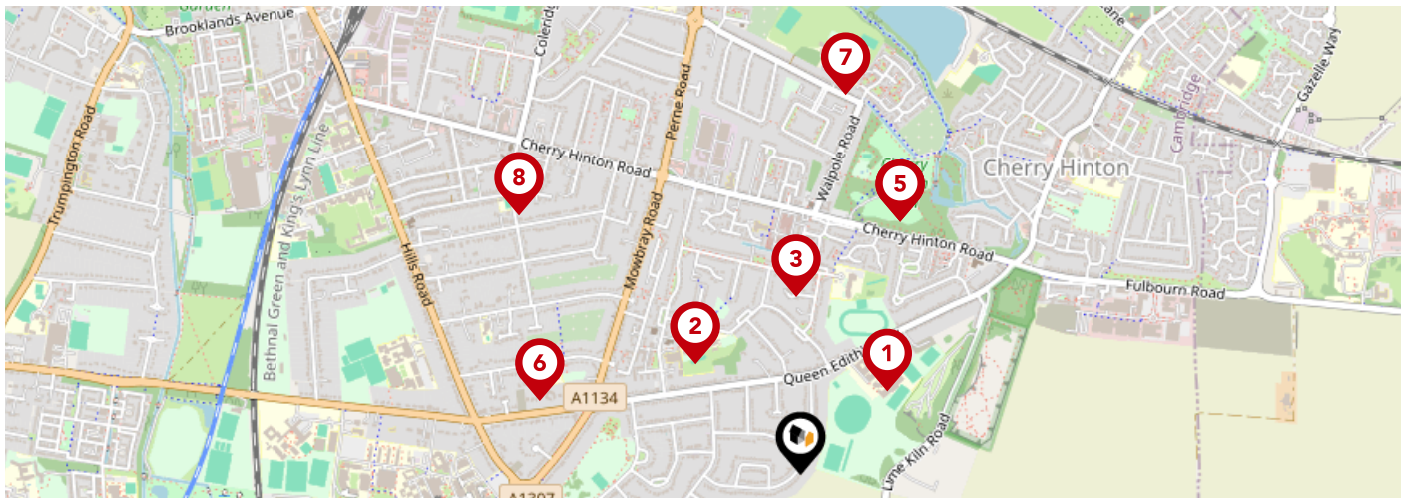
Central heating

Water Supply

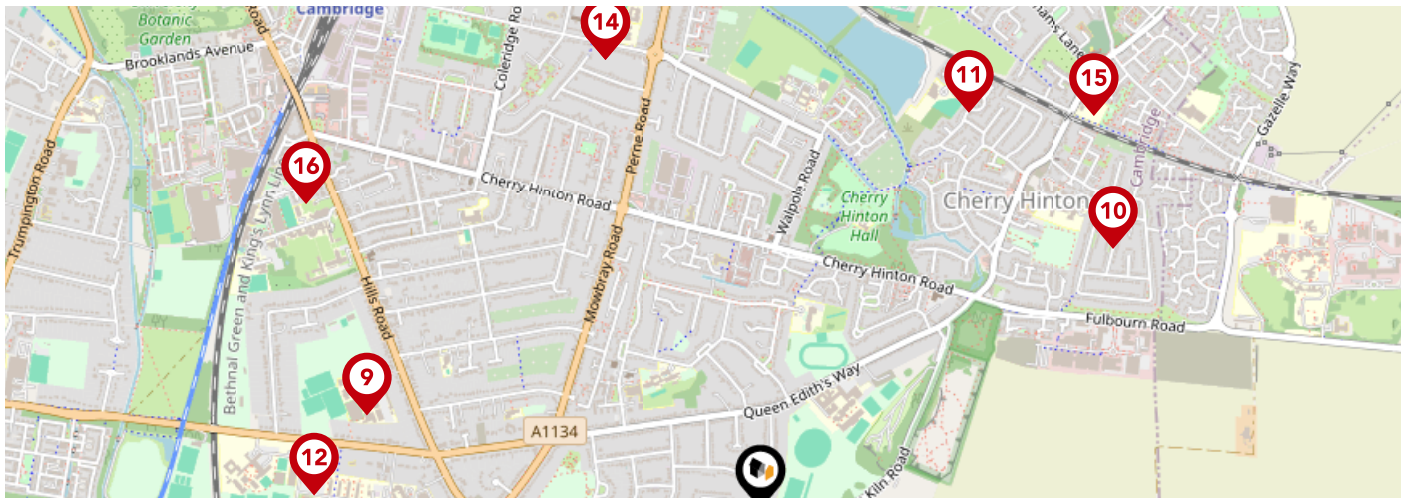
Cambridge Water

Drainage

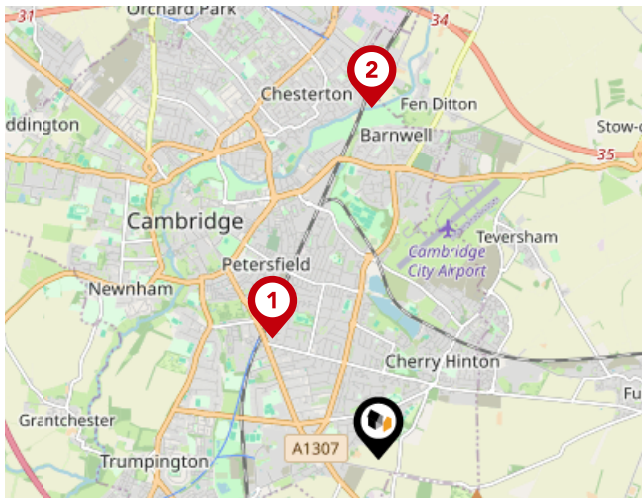
Anglian Water



		Nursery	Primary	Secondary	College	Private
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

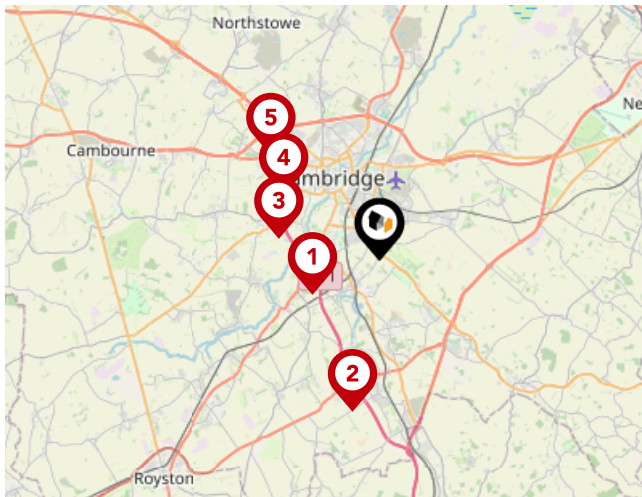


		Nursery	Primary	Secondary	College	Private
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



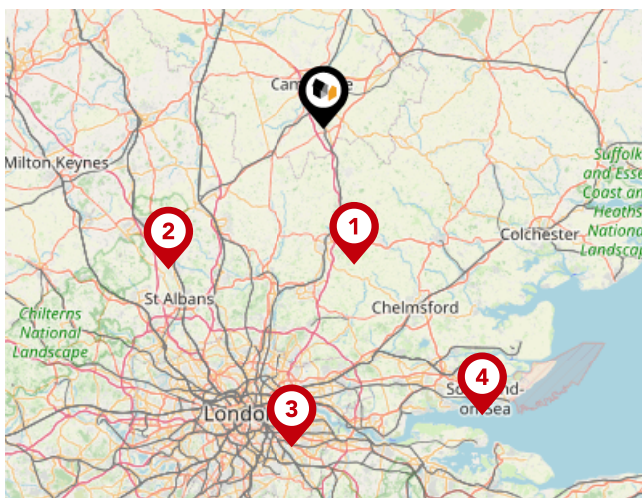
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.48 miles
2	Cambridge North Rail Station	3.21 miles
3	Whittlesford Parkway Rail Station	5.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.7 miles
2	M11 J10	5.57 miles
3	M11 J12	3.72 miles
4	M11 J13	4.22 miles
5	M11 J14	5.49 miles

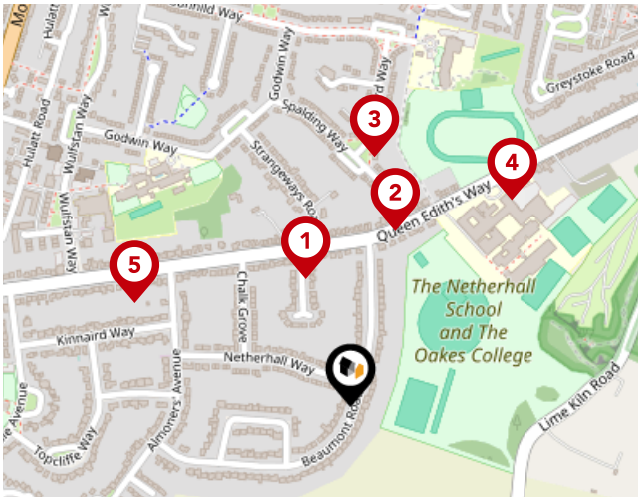


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.44 miles
2	Luton Airport	30.76 miles
3	Silvertown	46.91 miles
4	Southend-on-Sea	48.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Strangeways Road	0.15 miles
2	Tillyard Way	0.21 miles
3	Ventress Close	0.28 miles
4	Netherhall School	0.3 miles
5	Almoners' Avenue	0.27 miles



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.



Important - Please read

We have been made aware that there is Asbestos in the cement cowl on the chimney

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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