

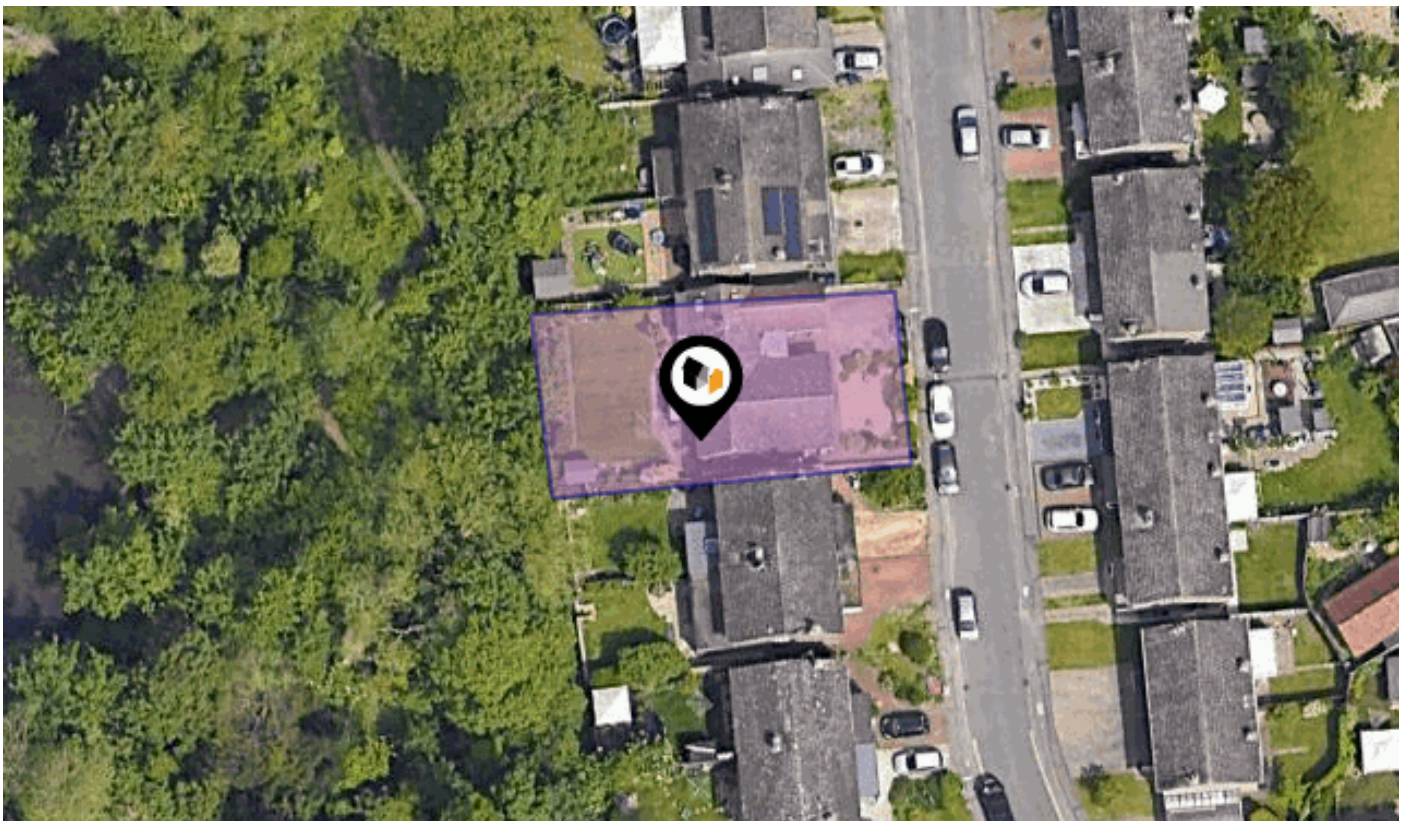


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 20th June 2024



MALVERN ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

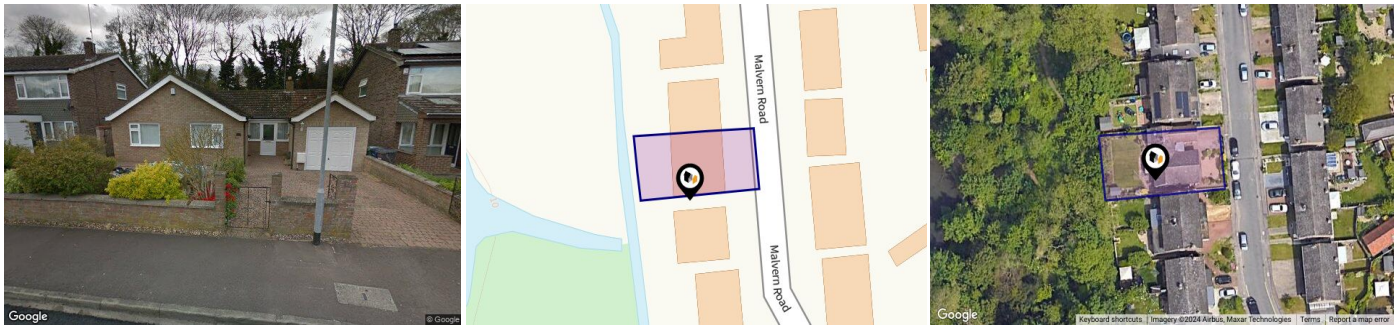
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jamie@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,248 ft ² / 116 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB227765		

Local Area

Local Authority:	Cambridge
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *122 Malvern Road Cambridge CB1 9LH*

Reference - 16/1297/CL2PD	
Decision:	Decided
Date:	13th July 2016
Description:	Certificate of Lawfulness under section 192 for erection of a garden room in rear garden.

Reference - 20/03194/FUL	
Decision:	Decided
Date:	03rd September 2020
Description:	Change of use from HMO (C4 Use) to four flats and erection of two-storey side and rear extension.

Reference - 20/03194/FUL	
Decision:	Decided
Date:	22nd July 2020
Description:	Change of use from HMO (C4 Use) to four flats and erection of two-storey side and rear extension.

Reference - 20/03194/FUL	
Decision:	Decided
Date:	03rd September 2020
Description:	Change of use from HMO (C4 Use) to four flats and erection of two-storey side and rear extension.

Planning records for: **124 Malvern Road Cambridge Cambridgeshire CB1 9LH**

Reference - 23/03962/HFUL	
Decision:	Decided
Date:	03rd November 2023
Description:	Single storey rear extension, alterations to the front entrance, covered canopy to side and internal alterations.

Reference - 23/03962/HFUL	
Decision:	Decided
Date:	16th October 2023
Description:	Single storey rear extension, alterations to the front entrance, covered canopy to side and internal alterations.

Reference - 23/03962/HFUL	
Decision:	Decided
Date:	03rd November 2023
Description:	Single storey rear extension, alterations to the front entrance, covered canopy to side and internal alterations.

Planning records for: **142 Malvern Road Cambridge CB1 9LH**

Reference - 16/1997/FUL	
Decision:	Decided
Date:	16th November 2016
Description:	Conversion of existing garage with first floor extension above and single storey side extension.

Planning records for: *31 Malvern Road Cambridge Cambridgeshire CB1 9LH*

Reference - 22/04883/CL2PD	
Decision:	Decided
Date:	08th November 2022
Description:	Certificate of lawfulness under S192 to convert existing garage into a habitable space, replace garage door with a new window and add new entrance gate. We intend to insulate the walls and floor of an existing built in garage at no 31 Malvern Road. We intend to remove the existing up-and-over garage door and install a new window. We also intend to construct a roof with a gate over the passageway to the south side of the house, between no 31 and the boundary to number 33. See included plan and elevation drawings.

Reference - 22/04883/CL2PD	
Decision:	Decided
Date:	08th November 2022
Description:	Certificate of lawfulness under S192 to convert existing garage into a habitable space, replace garage door with a new window and add new entrance gate. We intend to insulate the walls and floor of an existing built in garage at no 31 Malvern Road. We intend to remove the existing up-and-over garage door and install a new window. We also intend to construct a roof with a gate over the passageway to the south side of the house, between no 31 and the boundary to number 33. See included plan and elevation drawings.

Reference - 22/04883/CL2PD	
Decision:	Decided
Date:	08th November 2022
Description:	Certificate of lawfulness under S192 to convert existing garage into a habitable space, replace garage door with a new window and add new entrance gate. We intend to insulate the walls and floor of an existing built in garage at no 31 Malvern Road. We intend to remove the existing up-and-over garage door and install a new window. We also intend to construct a roof with a gate over the passageway to the south side of the house, between no 31 and the boundary to number 33. See included plan and elevation drawings.

Planning records for: *37 Malvern Road Cambridge CB1 9LH*

Reference - 19/1157/FUL	
Decision:	Decided
Date:	11th September 2019
Description:	Replacement of existing garage door with entrance door and a window to allow conversion of garage into habitable room.

Planning records for: *37 Malvern Road Cambridge CB1 9LH*

Reference - 19/1157/FUL	
Decision:	Decided
Date:	11th September 2019
Description:	Replacement of existing garage door with entrance door and a window to allow conversion of garage into habitable room.

Reference - 19/1157/FUL	
Decision:	Decided
Date:	11th September 2019
Description:	Replacement of existing garage door with entrance door and a window to allow conversion of garage into habitable room.

Planning records for: *47 Malvern Road Cambridge Cambridgeshire CB1 9LH*

Reference - 11/0885/EXP	
Decision:	Decided
Date:	26th July 2011
Description:	Extension of time for the implementation of planning permission reference 08/0120/FUL for a single storey side extension to form a self-contained flat and erection of rear conservatory to existing dwellinghouse.

Reference - 08/0120/FUL	
Decision:	Decided
Date:	24th January 2008
Description:	Single storey side extension to form a self-contained flat and erection of rear conservatory to existing dwellinghouse.

Planning records for: *47 Malvern Road Cambridge Cambridgeshire CB1 9LH*

Reference - 07/0902/FUL	
Decision:	Decided
Date:	04th September 2007
Description:	Two storey side extension to form 2 self contained dwelling units and erection of rear conservatory to existing dwelling.

Planning records for: *49 Malvern Road Cambridge Cambridgeshire CB1 9LH*

Reference - 13/1629/GPE	
Decision:	Decided
Date:	08th November 2013
Description:	Demolition of existing single storey flat roof extension and replacement with a single storey pitched roof extension

Reference - 09/0449/FUL	
Decision:	Decided
Date:	02nd June 2009
Description:	Change of use of barn from storage to residential use.

Reference - 08/0265/FUL	
Decision:	Decided
Date:	25th February 2008
Description:	Conversion of existing barn to annex.

CAMBRIDGE, CB1

Energy rating
D

Valid until 09.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 92% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	116 m ²

Electricity Supply

British Gas

Gas Supply

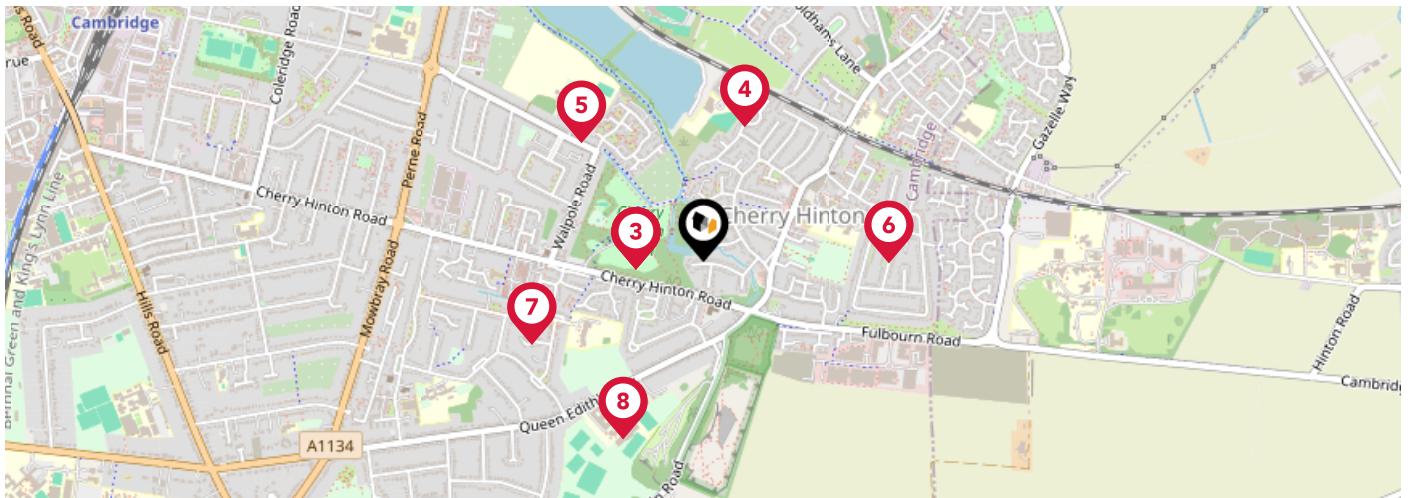
British Gas

Central Heating

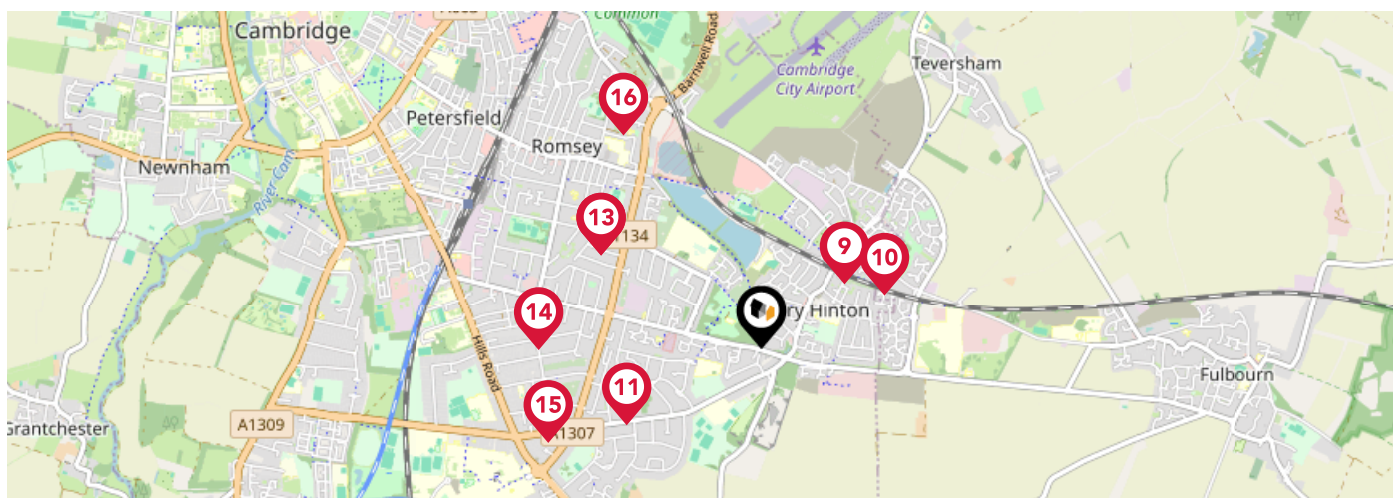
Gas central heating

Water Supply

Cambridge Water



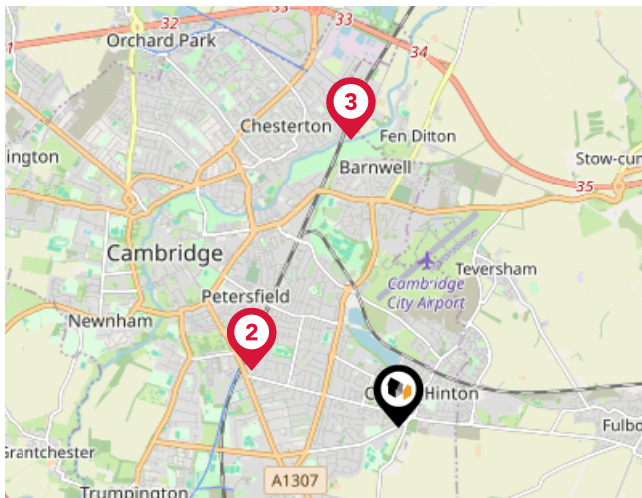
		Nursery	Primary	Secondary	College	Private
	Oaks International School Ofsted Rating: Good Pupils: 65 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Outstanding Pupils: 31 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 36 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 882 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 278 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 472 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1057 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 219 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 210 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 441 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 240 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 532 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 413 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 313 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

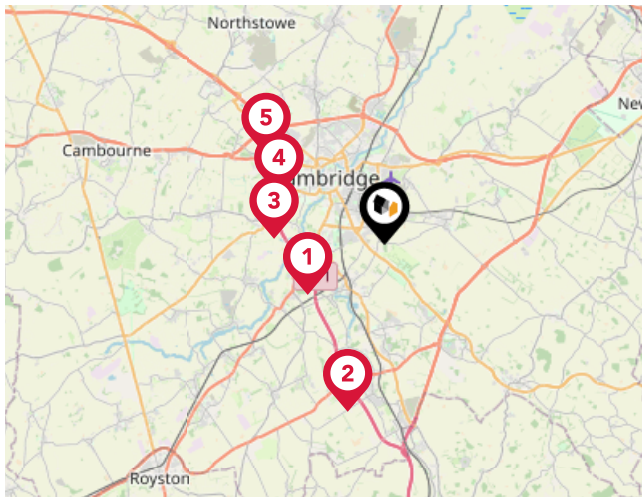
Area

Transport (National)



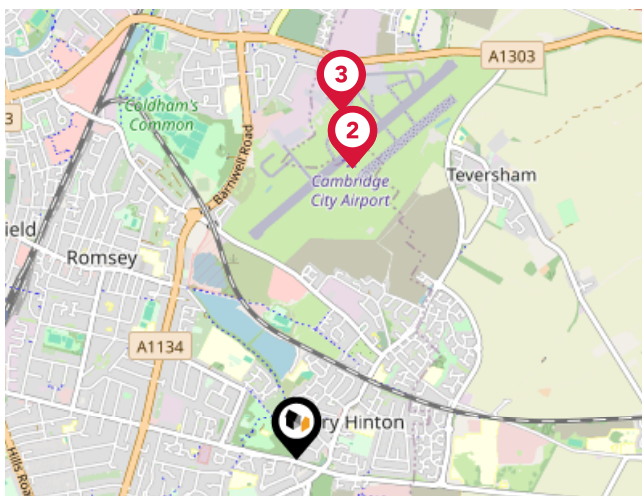
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.43 miles
2	Cambridge Rail Station	1.44 miles
3	Cambridge North Rail Station	2.66 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.33 miles
2	M11 J10	6.23 miles
3	M11 J12	4.01 miles
4	M11 J13	4.25 miles
5	M11 J14	5.39 miles

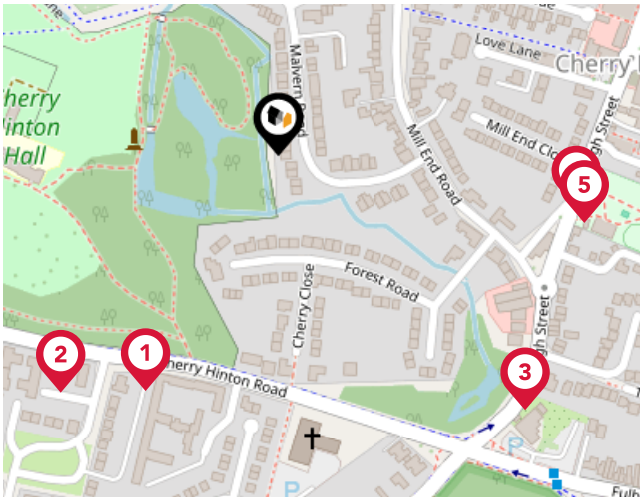


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	1.35 miles
2	Cambridge Airport	1.35 miles
3	Cambridge Airport	1.6 miles
4	London Stansted Airport	20.84 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Greystoke Road	0.15 miles
2	Greystoke Road	0.18 miles
3	Gladstone Way	0.2 miles
4	Mill End Close	0.17 miles
5	Mill End Close	0.18 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.



Jamie Curtis

Jamie Curtis started working as a Cambridge Estate Agent in 1992 and since then he has been responsible for the sale of thousands of properties locally.

His career began with a firm on Regent Street. He has also worked as an Associate at Cheffins too in their Cambridge, Haverhill and Saffron Walden offices and most recently as Associate Director of TuckerGardner running their Histon and then Cambridge City offices.

Jamie was born in Mill Road, Cambridge and started life in a little hamlet near Linton called Streetly End. After a spell in different parts of the country as a youth he returned home and now lives in Haslingfield with his wife, youngest son and Bertie the Shih Tzu. When he gets spare time he likes to grow, cook and eat things from the garden.

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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