

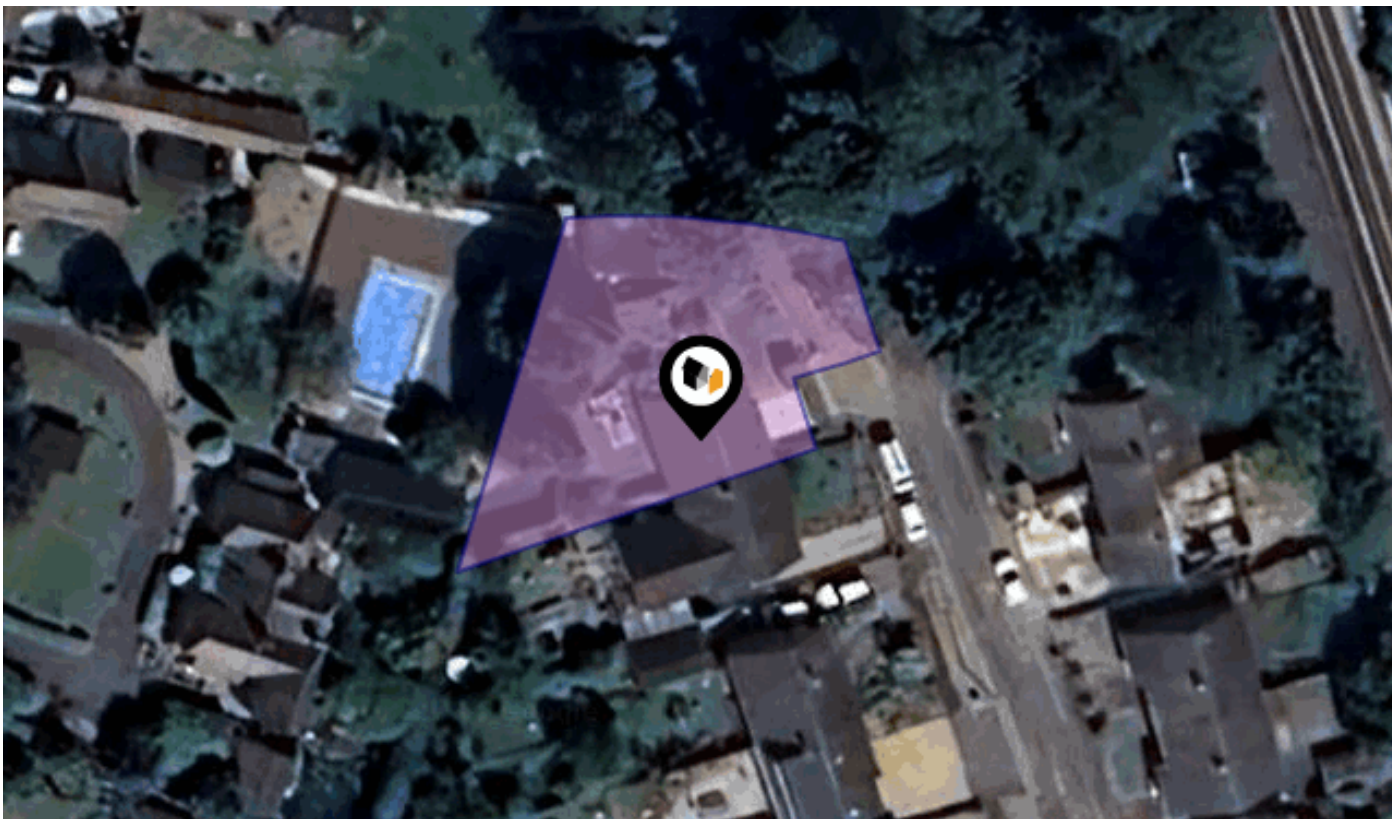


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th June 2024



POPLAR CLOSE, GREAT SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

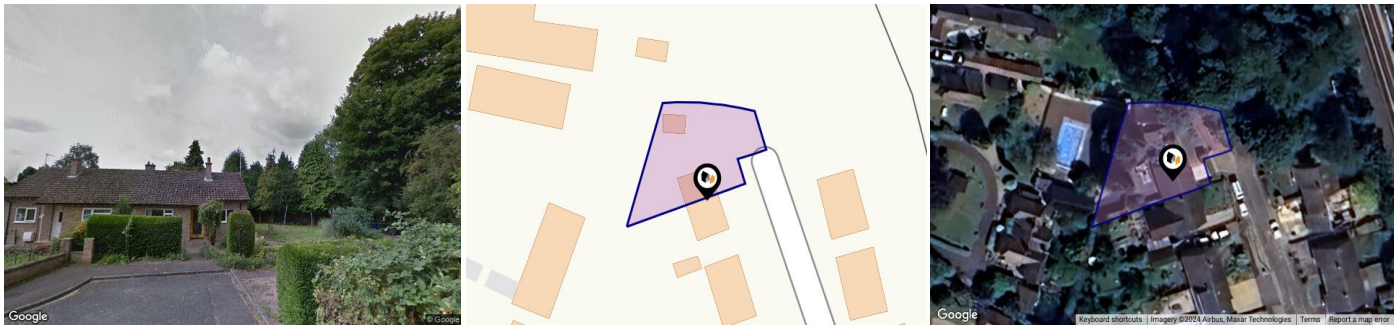
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.16 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB204225		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *3 Poplar Close Great Shelford CB22 5LX*

Reference - 21/02449/HFUL	
Decision:	Decided
Date:	15th June 2021
Description:	Single storey side extension and roof extension with rear box dormer and front roof lights

Reference - 21/02449/HFUL	
Decision:	Decided
Date:	26th May 2021
Description:	Single storey side extension and roof extension with rear box dormer and front roof lights

Reference - 21/02449/HFUL	
Decision:	Decided
Date:	15th June 2021
Description:	Single storey side extension and roof extension with rear box dormer and front roof lights

Planning records for: *4 Poplar Close Great Shelford Cambridge Cambridgeshire CB22 5LX*

Reference - S/0182/14/LD	
Decision:	Decided
Date:	21st January 2014
Description:	Lawful Development Certificate for proposed rear dormer window and rear single storey extension.

Planning records for: *8 Poplar Close Great Shelford Cambridgeshire CB22 5LX*

Reference - 22/01931/HFUL	
Decision:	Decided
Date:	23rd May 2022
Description:	Single storey side and rear extension

Reference - 22/01931/HFUL	
Decision:	Decided
Date:	25th April 2022
Description:	Single storey side and rear extension

Reference - 22/01931/HFUL	
Decision:	Decided
Date:	23rd May 2022
Description:	Single storey side and rear extension

Reference - 22/01912/CL2PD	
Decision:	Awaiting decision
Date:	25th April 2022
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension.

Planning records for: **14 Poplar Close Great Shelford Cambridge CB22 5LX**

Reference - S/1925/14/FL	
Decision:	Decided
Date:	11th August 2014
Description:	Erection of single storey extension to side and rear of dwelling.

Planning records for: **24 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

Reference - 22/02861/CL2PD	
Decision:	Withdrawn
Date:	14th July 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof

Reference - 22/03795/CL2PD	
Decision:	Decided
Date:	23rd September 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof. Resubmission of 22/02861/CL2PD

Reference - 22/03795/CL2PD	
Decision:	Decided
Date:	22nd August 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof. Resubmission of 22/02861/CL2PD

Planning records for: **24 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

Reference - 22/02861/CL2PD	
Decision:	Withdrawn
Date:	24th June 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof

Reference - 22/02861/CL2PD	
Decision:	Withdrawn
Date:	14th July 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof

Reference - 22/03795/CL2PD	
Decision:	Decided
Date:	23rd September 2022
Description:	Certificate of lawfulness under S192 for construction of dormer to rear of roof, conversion of existing roof. Resubmission of 22/02861/CL2PD

Reference - 22/02848/S73	
Decision:	Withdrawn
Date:	24th June 2022
Description:	S73 variation of condition 2 (Approved plans) of planning permission 21/01155/HFUL (Single storey rear and side extensions, garage conversion with cedar wood front gable elevation with two additional windows and roof lights together with replacement of existing pan tiles roof coverings over main house and garage with slate) for an additional roof light over the side mono pitched extension.

Planning records for: **24 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

Reference - 22/02852/HFUL	
Decision:	Decided
Date:	24th June 2022
Description:	First floor front and single storey rear extensions and loft conversion with front and rear dormers

Reference - F/YR22/1236/O	
Decision:	Decided
Date:	22nd August 2022
Description:	Erect up to 6 x dwellings and the formation of 6 x accesses (outline application with matters committed in respect of access)

Planning records for: **25 Poplar Close Great Shelford Cambridge Cambridgeshire CB22 5LX**

Reference - S/1361/16/PA	
Decision:	Decided
Date:	24th May 2016
Description:	Single storey rear extension

Planning records for: **26 Poplar Close Great Shelford Cambridgeshire CB22 5LX**

Reference - 22/04916/CL2PD	
Decision:	Decided
Date:	10th November 2022
Description:	Certificate of lawfulness under S192 for the construction of a single storey ground floor rear extension and rear first floor roof dormer including 2 no. roof lights to the front elevation.

Planning records for: *26 Poplar Close Great Shelford Cambridgeshire CB22 5LX*

Reference - 22/04916/CL2PD
Decision: Decided
Date: 25th November 2022
Description: Certificate of lawfulness under S192 for the construction of a single storey ground floor rear extension and rear first floor roof dormer including 2 no. roof lights to the front elevation.
Reference - 22/04916/CL2PD
Decision: Decided
Date: 25th November 2022
Description: Certificate of lawfulness under S192 for the construction of a single storey ground floor rear extension and rear first floor roof dormer including 2 no. roof lights to the front elevation.
Reference - 22/1331/TTCA
Decision: Decided
Date: 10th November 2022
Description: Elder - Reduce limb growing over neighbouring property by 3m Sorbus - Remove limb leaning on fence by 3m Red leaf plum - Remove tree to near ground level Medlar - 1-1.5m crown reduction Prunus - Reduce height by 0.5-1m

Great Shelford, CB22

Energy rating

C

Valid until 05.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
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:	57 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

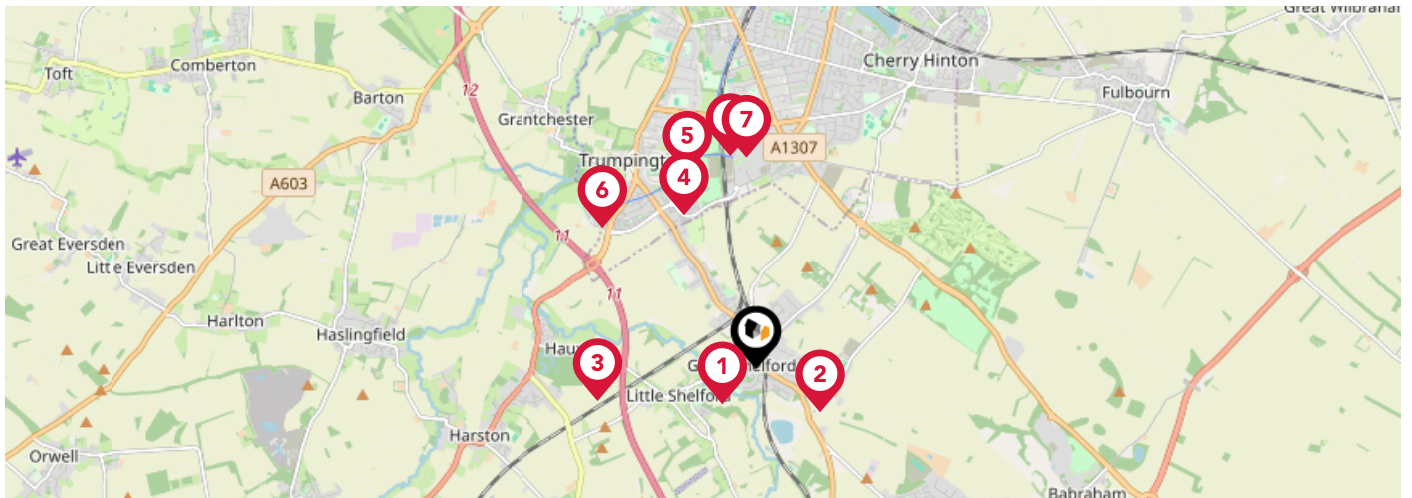
Gas Central Heating

Water Supply

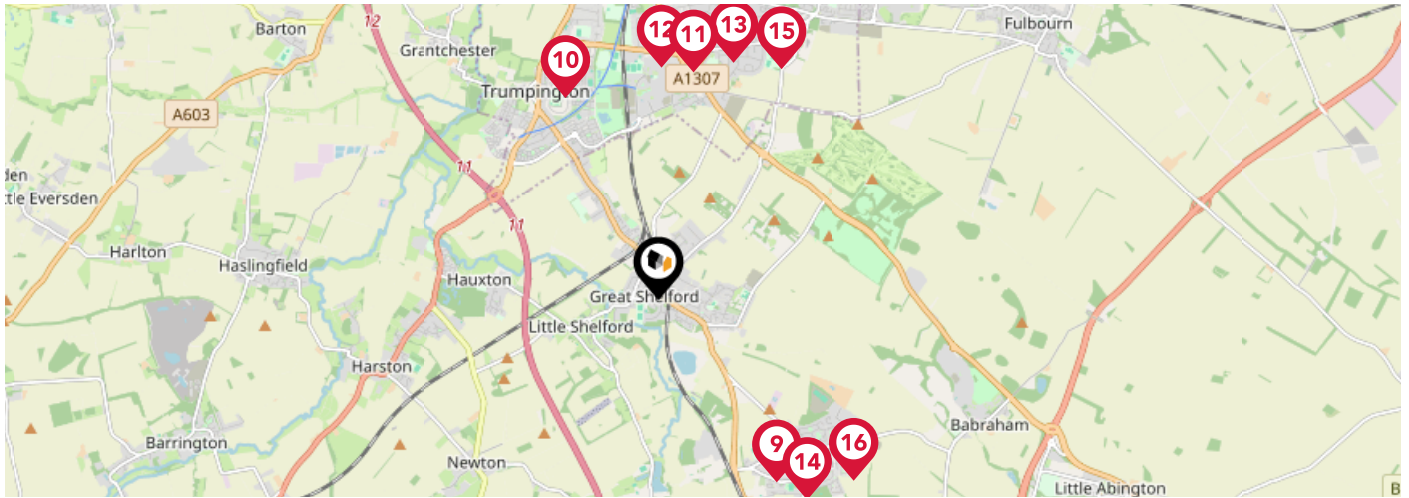
Anglia Water

Drainage

Anglia Water



		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:1.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:1.89	<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: 277 Distance:1.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sawston Village College Ofsted Rating: Good Pupils: 1063 Distance:1.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:2.02	<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:2.09	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1647 Distance:2.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 441 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 364 Distance:2.28	<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:2.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 181 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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.



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Cooke Curtis & Co

Data Quality

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