

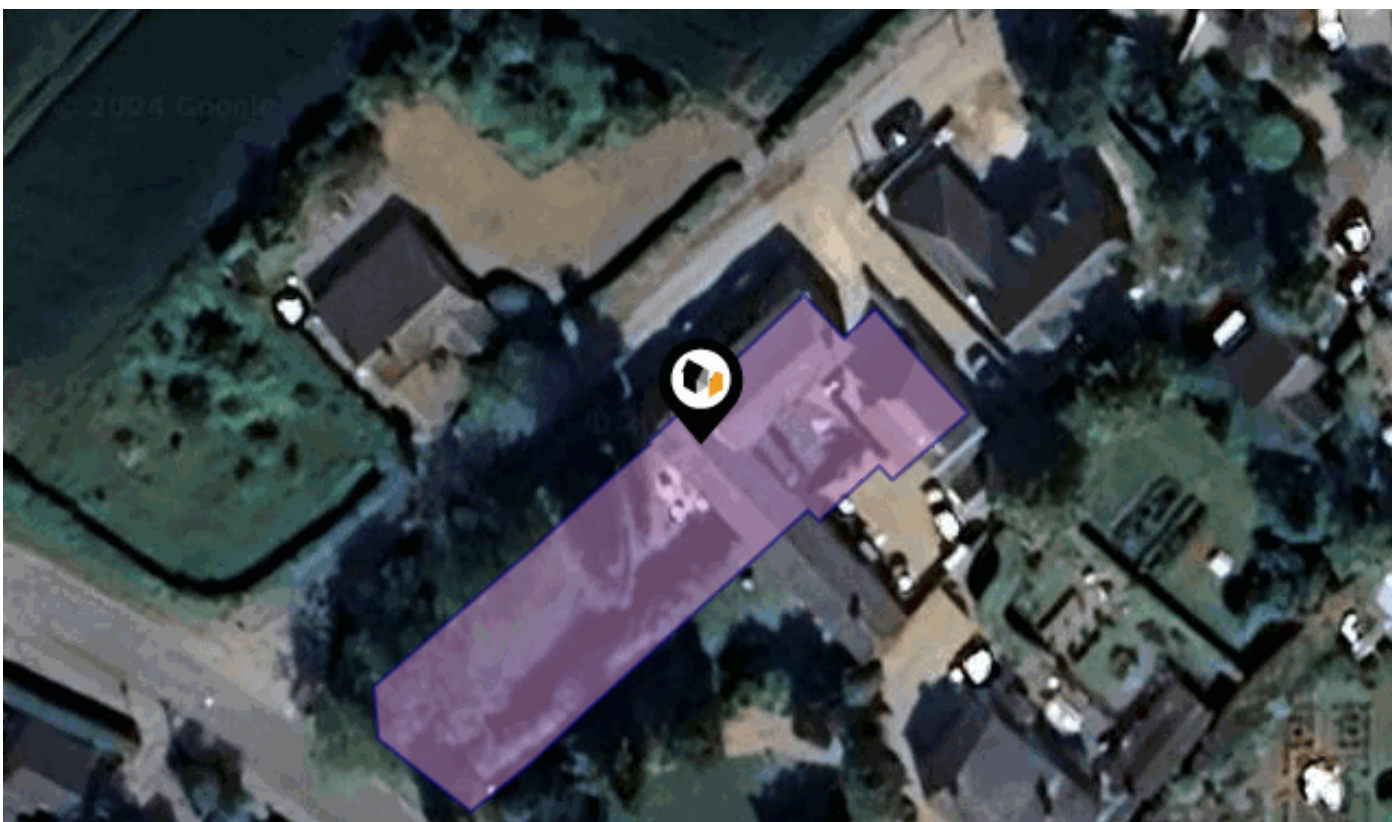


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 24th June 2024



MOOR ROAD, FORDHAM, ELY, CB7

Cooke Curtis & Co

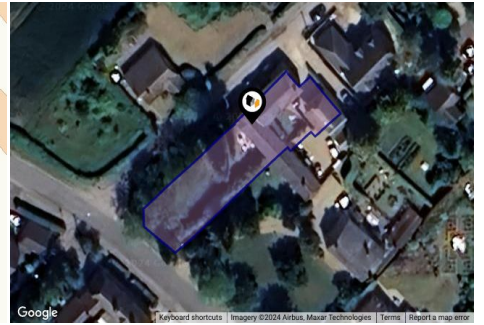
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached
Bedrooms:	4
Floor Area:	419 ft ² / 39 m ²
Plot Area:	0.18 acres
Year Built :	1996-2002
Council Tax :	Band G
Annual Estimate:	£3,775
Title Number:	CB191710

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

15 mb/s	49 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Mash Farm 1 Moor Road Fordham Ely Cambridgeshire CB7 5LU*

Reference - 94/00570/FUL	
Decision:	Permitted
Date:	05th July 1994
Description:	Domestic extension

Reference - 03/00061/FUL	
Decision:	Refused
Date:	21st January 2003
Description:	Black stained timber framed greenhouse / conservatory

Reference - 21/01259/TPO	
Decision:	Decided
Date:	25th August 2021
Description:	T1 Lombardy Poplar - Fell as has outgrown the available space and within close proximity to the building with age associated degradation of the trees structure also evident, this species is prone to limb failure. This creates a significant potential hazard to the occupants.T2 Lombardy Poplar - Fell as has outgrown the available space and within close proximity to the building with age associated degradation of the trees structure also evident, this species is prone to limb failure. This creates a significant potential hazard to the occupants.

Planning records for: *Snailbridge House 3 Moor Road Fordham Cambridgeshire CB7 5LU*

Reference - 15/01063/FUL	
Decision:	Permitted
Date:	23rd September 2015
Description:	Extension to existing hay barn

Planning records for: *Snailbridge House 3 Moor Road Fordham Ely Cambridgeshire CB7 5LU*

Reference - 94/00611/FUL	
Decision:	Permitted
Date:	18th July 1994
Description:	Demolition of Existing Buildings and Erection of New General Purpose Storage, Garage and Agricultural Building

Moor Road, CB7

Energy rating

D

Valid until 14.03.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, limited insulation (assumed)
Total Floor Area:	39 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

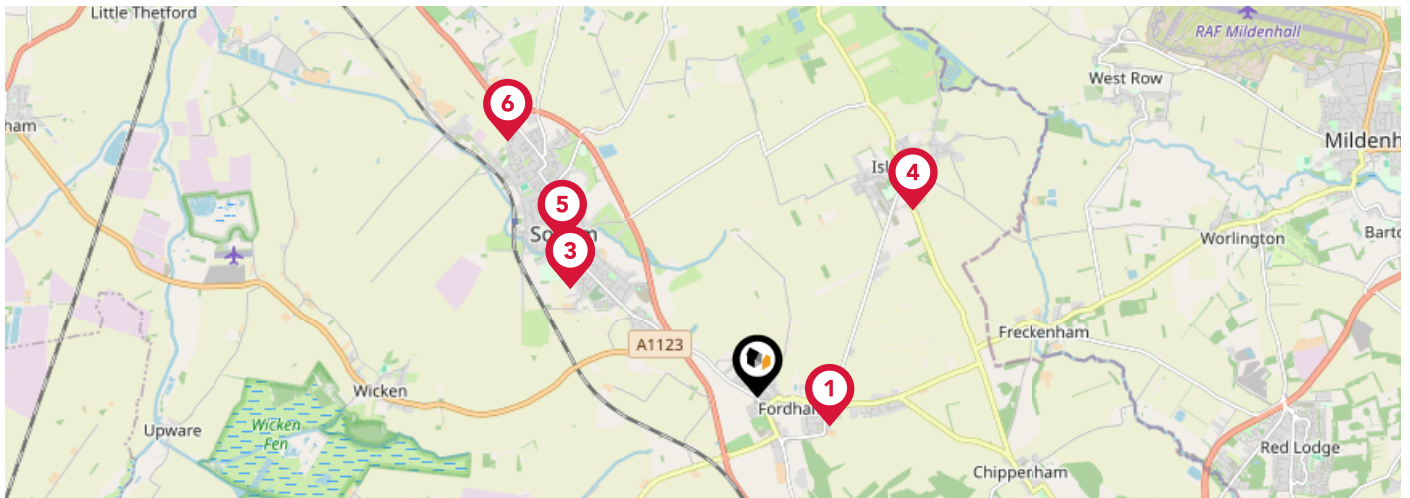
Gas Central Heating

Water Supply

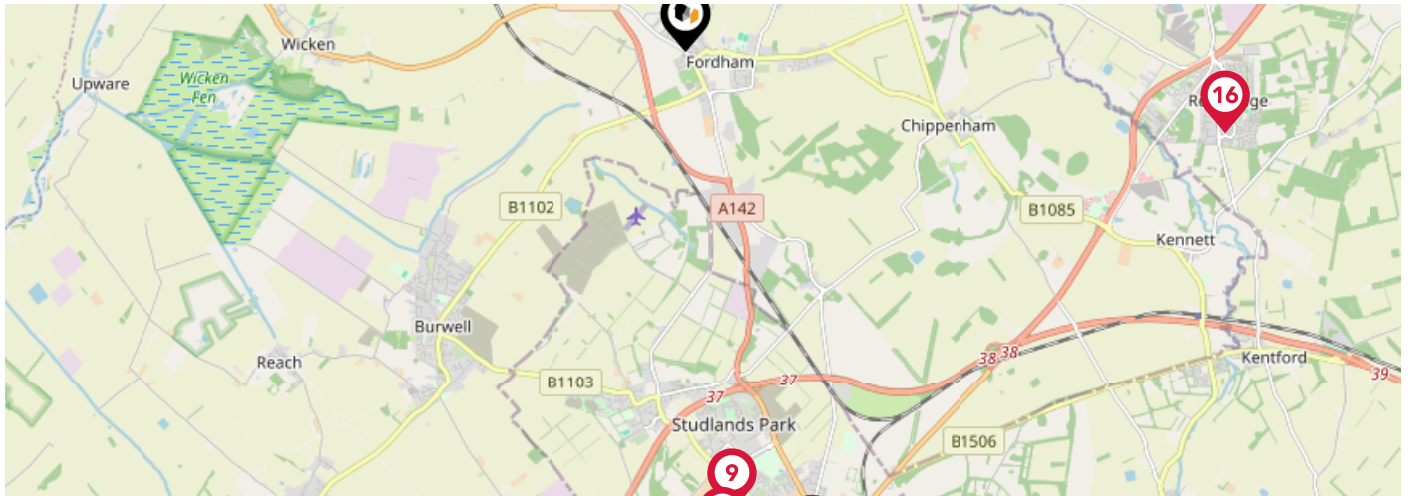
Anglian Water

Drainage

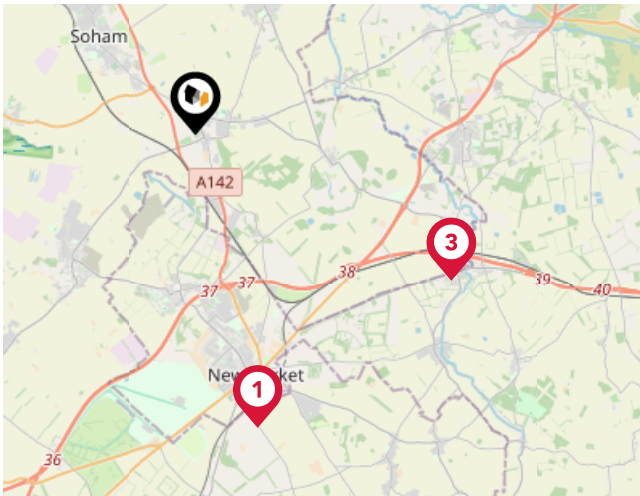
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Fordham CofE Primary School Ofsted Rating: Outstanding Pupils: 351 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 468 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Soham Village College Ofsted Rating: Good Pupils: 1384 Distance:1.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Isleham Church of England Primary School Ofsted Rating: Good Pupils: 205 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Weatheralls Primary School Ofsted Rating: Requires Improvement Pupils: 583 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Shade Primary School Ofsted Rating: Good Pupils: 268 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exning Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burwell Village College (Primary) Ofsted Rating: Requires Improvement Pupils: 452 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

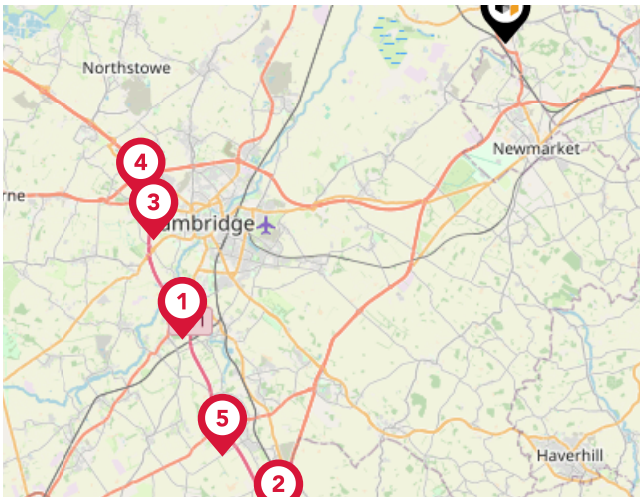


		Nursery	Primary	Secondary	College	Private
	Laureate Community Academy Ofsted Rating: Good Pupils: 256 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Row Academy Ofsted Rating: Requires Improvement Pupils: 224 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pines Primary School Ofsted Rating: Not Rated Pupils: 124 Distance:4.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paddocks Primary School Ofsted Rating: Good Pupils: 199 Distance:4.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newmarket Academy Ofsted Rating: Good Pupils: 717 Distance:4.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairstead House Ofsted Rating: Not Rated Pupils: 212 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Louis Catholic Academy Ofsted Rating: Good Pupils: 345 Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Christopher's CEVCP School Ofsted Rating: Requires Improvement Pupils: 321 Distance:4.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



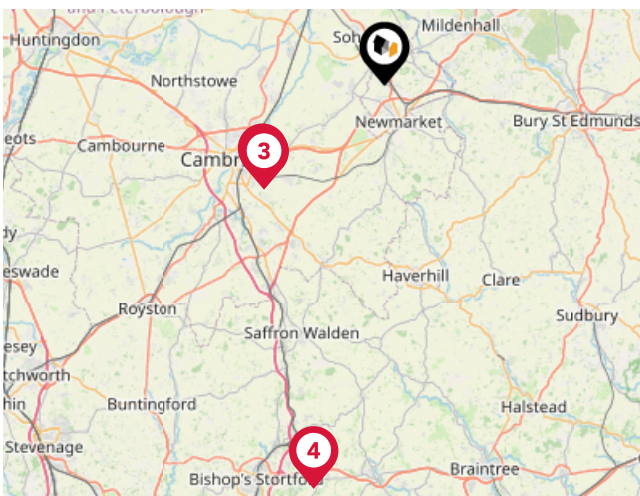
National Rail Stations

Pin	Name	Distance
1	Rail Station	5.46 miles
2	Kennett Rail Station	5.36 miles
3	Kennett Rail Station	5.36 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	15.92 miles
2	M11 J9	19.25 miles
3	M11 J13	14.68 miles
4	M11 J14	14.41 miles
5	M11 J10	18.2 miles

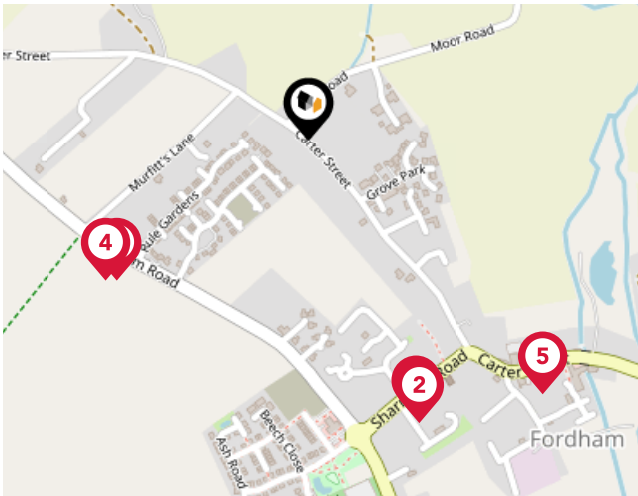


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	11.43 miles
2	Cambridge Airport	11.56 miles
3	Cambridge Airport	11.56 miles
4	London Stansted Airport	29.85 miles

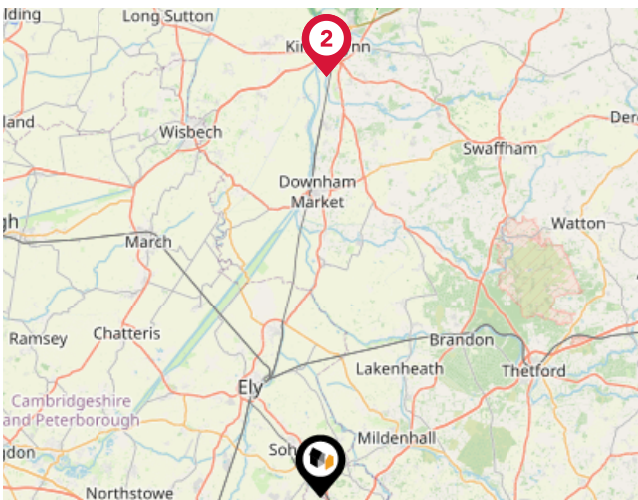
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Harry Palmer Close	0.34 miles
2	Harry Palmer Close	0.34 miles
3	Murfitts Lane	0.27 miles
4	Murfitts Lane	0.28 miles
5	New Path	0.39 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	30.4 miles
2	King's Lynn Ferry Landing	30.4 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.



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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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