

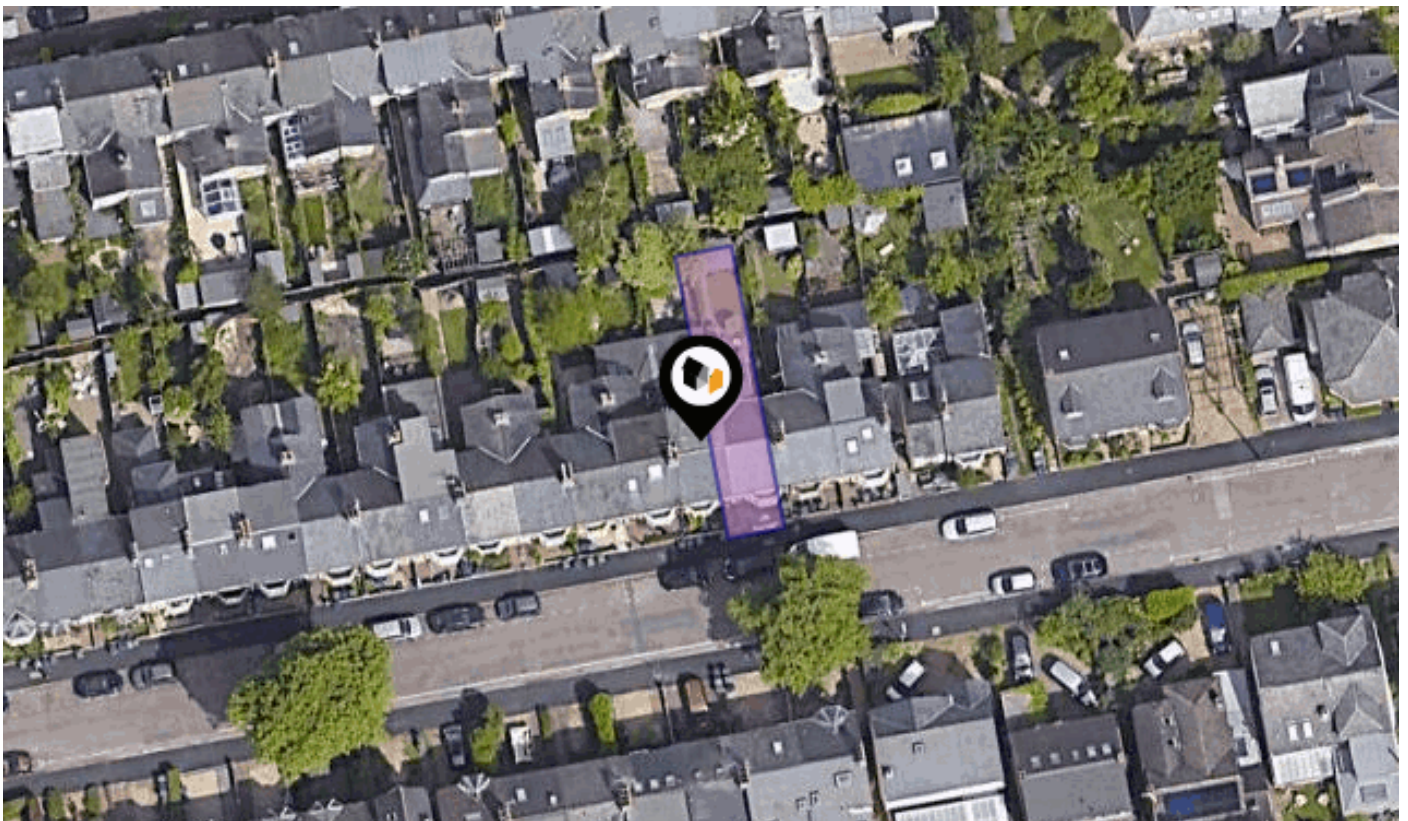


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# MIR: Material Info

The Material Information Affecting this Property

Monday 01<sup>st</sup> July 2024



## BLINCO GROVE, CAMBRIDGE, CB1

### Cooke Curtis & Co

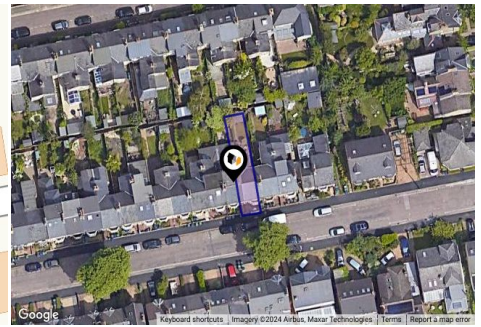
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	850 ft <sup>2</sup> / 79 m <sup>2</sup>		
<b>Plot Area:</b>	0.03 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,249		
<b>Title Number:</b>	CB213577		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very 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: *15 Blinco Grove Cambridge CB1 7TP*

Reference - 17/1759/FUL	
Decision:	Decided
Date:	11th October 2017
Description:	Single storey side extension.

Reference - 13/0794/CL2PD	
Decision:	Decided
Date:	06th June 2013
Description:	Section 192 application for a rear dormer and velux windows.

Planning records for: *27 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 22/03003/HFUL	
Decision:	Decided
Date:	01st July 2022
Description:	Roof extension with rear box dormer and 3no. front roof lights

Reference - 22/03003/HFUL	
Decision:	Decided
Date:	01st July 2022
Description:	Roof extension with rear box dormer and 3no. front roof lights

Planning records for: **33 Blinco Grove Cambridge CB1 7TP**

Reference - 14/1424/FUL	
Decision:	Decided
Date:	15th September 2014
Description:	Two storey and single storey rear extension, roof conversion and extension, replacement front bay window

Reference - 14/1271/FUL	
Decision:	Decided
Date:	06th August 2014
Description:	Two storey rear extension, roof conversion and extension, replacement front bay window.

Planning records for: **43 Blinco Grove Cambridge Cambridgeshire CB1 7TP**

Reference - 12/0661/FUL	
Decision:	Decided
Date:	23rd May 2012
Description:	Rear and side single storey extension and rear loft conversion.

Reference - 11/1469/FUL	
Decision:	Decided
Date:	13th December 2011
Description:	Single storey rear extension and loft conversion incorporating rear dormer.

Planning records for: *45 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

<b>Reference - 12/1210/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2012
<b>Description:</b> Ground floor extension, loft conversion and alterations.
<b>Reference - 22/00024/DISA</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 25th January 2024
<b>Description:</b> To discharge Condition 5 (soft landscaping) of decision dated 12 May 2022 for 22/00024/FUL Replacement of fire damaged outbuilding
<b>Reference - 24/00271/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th January 2024
<b>Description:</b> S73 to vary condition 2 (Approved plans) of planning permission 22/03023/FUL (Erection of a 1.5 storey dwelling with associated off-road parking.) to include a side dormer on the southeastern elevation.
<b>Reference - 24/00296/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th January 2024
<b>Description:</b> Rear box dormer and outrigger roof extension with juliet balcony, velux rooflight to front roof slope and single storey side/rear extension.

Planning records for: *45 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 24/00271/S73	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	25th January 2024
<b>Description:</b>	S73 to vary condition 2 (Approved plans) of planning permission 22/03023/FUL (Erection of a 1.5 storey dwelling with associated off-road parking.) to include a side dormer on the southeastern elevation.

Reference - 22/00024/DISA	
<b>Decision:</b>	Decided
<b>Date:</b>	25th January 2024
<b>Description:</b>	To discharge Condition 5 (soft landscaping) of decision dated 12 May 2022 for 22/00024/FUL Replacement of fire damaged outbuilding

Reference - 22/00024/DISA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	25th January 2024
<b>Description:</b>	To discharge Condition 5 (soft landscaping) of decision dated 12 May 2022 for 22/00024/FUL Replacement of fire damaged outbuilding

Reference - F/YR24/0149/F	
<b>Decision:</b>	Decided
<b>Date:</b>	25th January 2024
<b>Description:</b>	Erect a first-floor extension and a 2-storey extension to side of existing dwelling including demolition of existing lean-to

Planning records for: *45 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - F/YR24/0149/F	
Decision:	Decided
Date:	25th January 2024
Description:	Erect a first-floor extension and a 2-storey extension to side of existing dwelling including demolition of existing lean-to

Reference - F/YR24/0149/F	
Decision:	Awaiting decision
Date:	25th January 2024
Description:	Erect a first-floor extension and a 2-storey extension to side of existing dwelling including demolition of existing lean-to

Planning records for: *49 Blinco Grove Cambridge CB1 7TP*

Reference - 21/00386/HFUL	
Decision:	Decided
Date:	29th January 2021
Description:	Single storey side and rear extension, rear roof extension with box dormer and three rooflights to front elevation.

Reference - 21/00386/HFUL	
Decision:	Decided
Date:	25th February 2021
Description:	Single storey side and rear extension, rear roof extension with box dormer and three rooflights to front elevation.



Planning records for: *51 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 06/0739/FUL	
Decision:	Decided
Date:	12th July 2006
Description:	Erection of single storey rear extension.

Planning records for: *51 and 53 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 06/1392/FUL	
Decision:	Decided
Date:	18th December 2006
Description:	Erection of single storey rear extensions.

Planning records for: *63 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 08/0479/FUL	
Decision:	Decided
Date:	02nd April 2008
Description:	Single storey rear conservatory.

Planning records for: *9 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 16/1419/NMA	
Decision:	Decided
Date:	29th July 2016
Description:	Non Material Amendment on application 16/0648/FUL to make an alteration to the side and rear elevation of Conservatory, following structural advice relating to brick cavity wall to the boundary.



Planning records for: *9 Blinco Grove Cambridge Cambridgeshire CB1 7TP*

Reference - 16/0648/FUL	
Decision:	Decided
Date:	21st April 2016
Description:	Loft conversion incorporating rear dormer, erection of conservatory to rear and installation of new window in front elevation.

Energy rating

D

Valid until 11.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Mid-terrace house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick as built no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators mains gas
<b>Main Heating Controls:</b>	Programmer room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

## Electricity Supply

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EDF Energy

## Gas Supply

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EDF Energy

## Central Heating

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Gas central Heating

## Water Supply

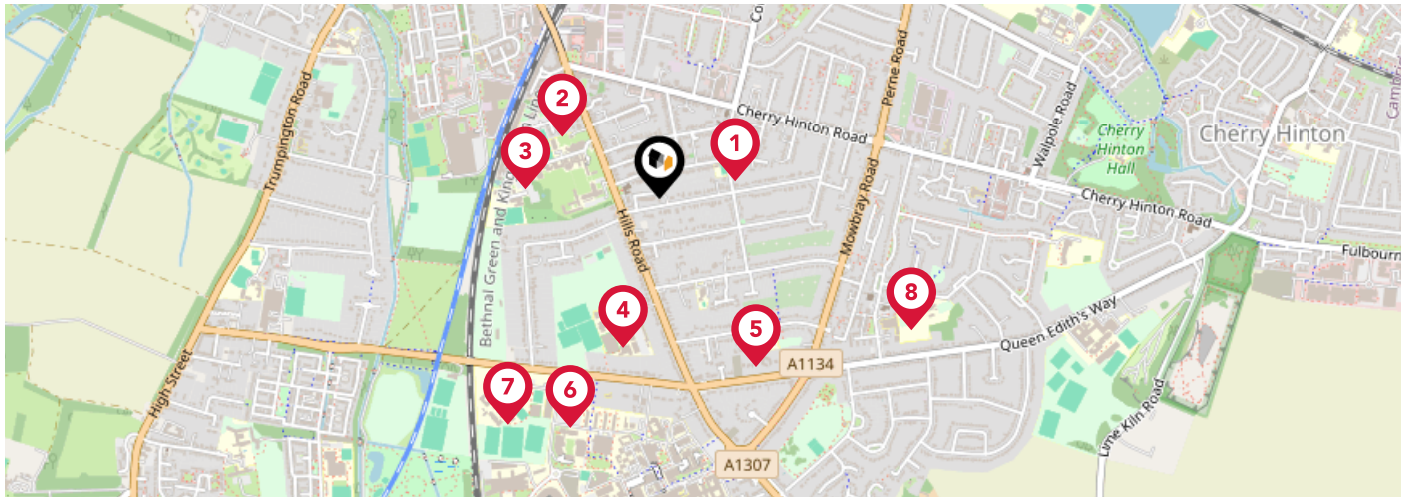
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Cambridge Water

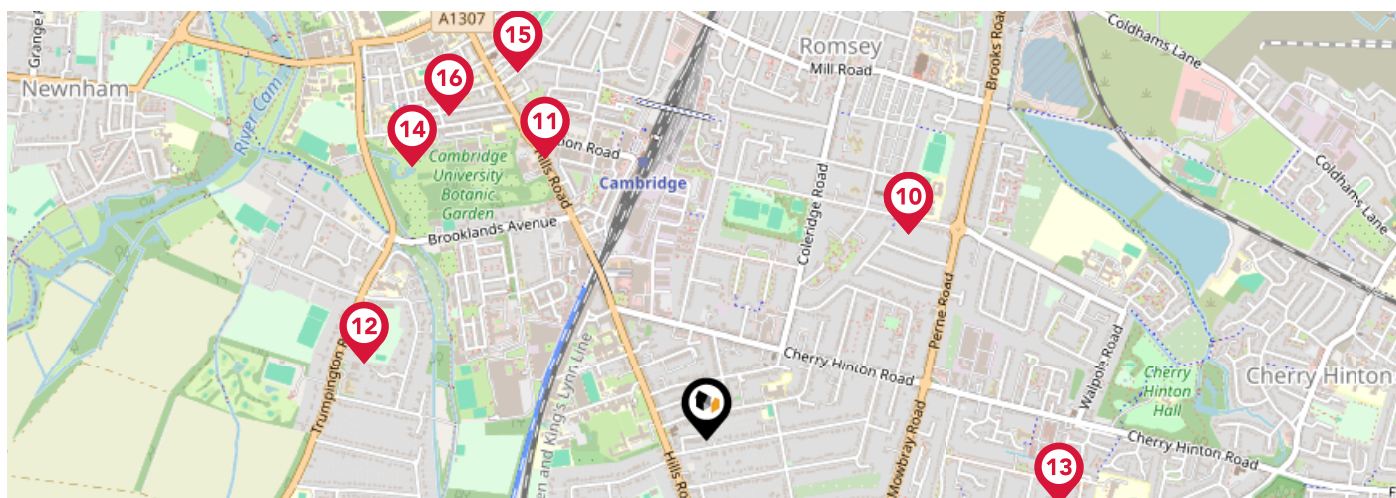
## Drainage

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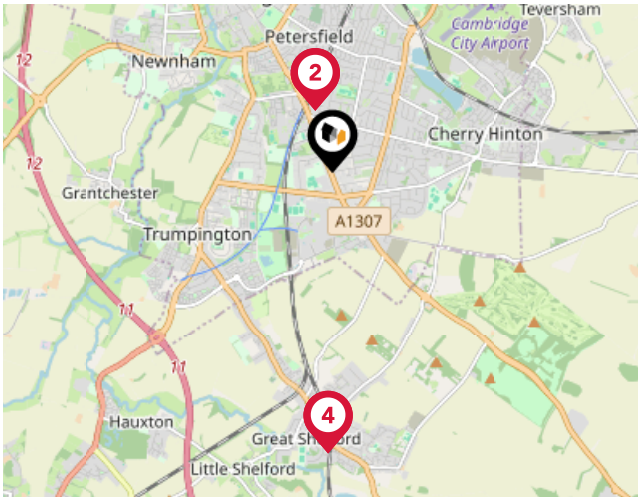
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 440   Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1647   Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 130   Distance:0.44	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 277   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Long Road Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

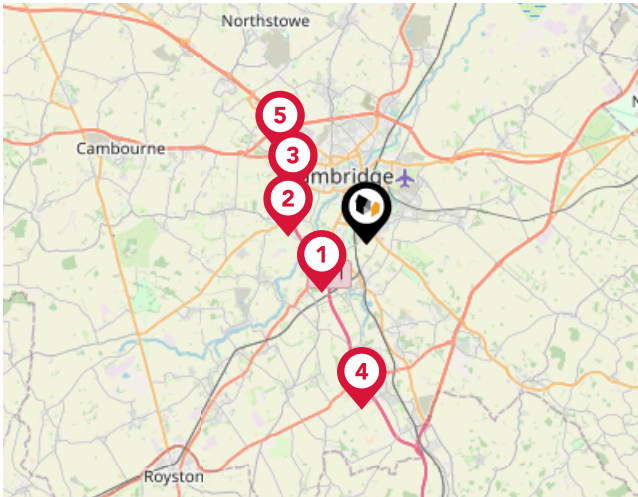


		Nursery	Primary	Secondary	College	Private
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 532   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 109   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 555   Distance:0.8	<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:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 652   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 351   Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 185   Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



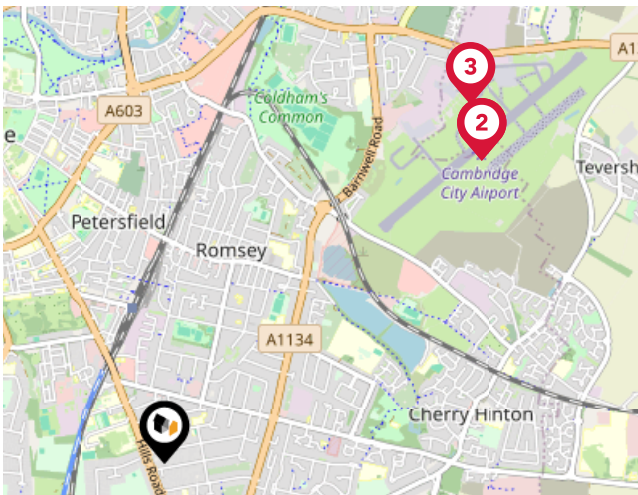
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.58 miles
2	Cambridge Rail Station	0.59 miles
3	Shelford (Cambs) Rail Station	2.55 miles
4	Shelford (Cambs) Rail Station	2.55 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.38 miles
2	M11 J12	2.83 miles
3	M11 J13	3.24 miles
4	M11 J10	6.04 miles
5	M11 J14	4.53 miles



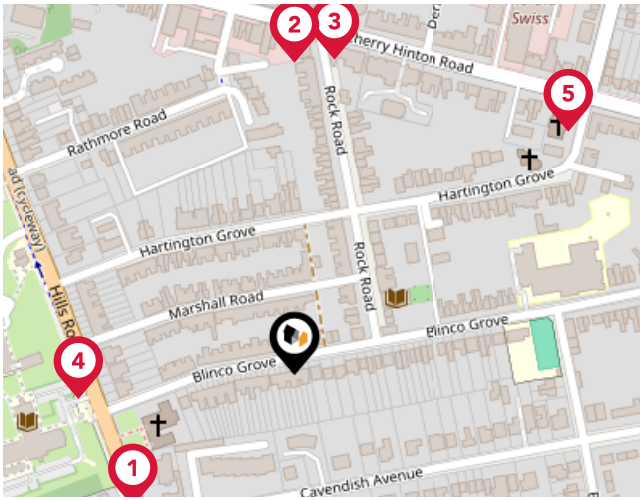
## Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.99 miles
2	Cambridge Airport	1.99 miles
3	Cambridge Airport	2.14 miles
4	London Stansted Airport	21.06 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Blinco Grove	0.12 miles
2	Rock Road	0.18 miles
3	Rock Road	0.18 miles
4	Blinco Grove	0.12 miles
5	Coleridge Road	0.21 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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