

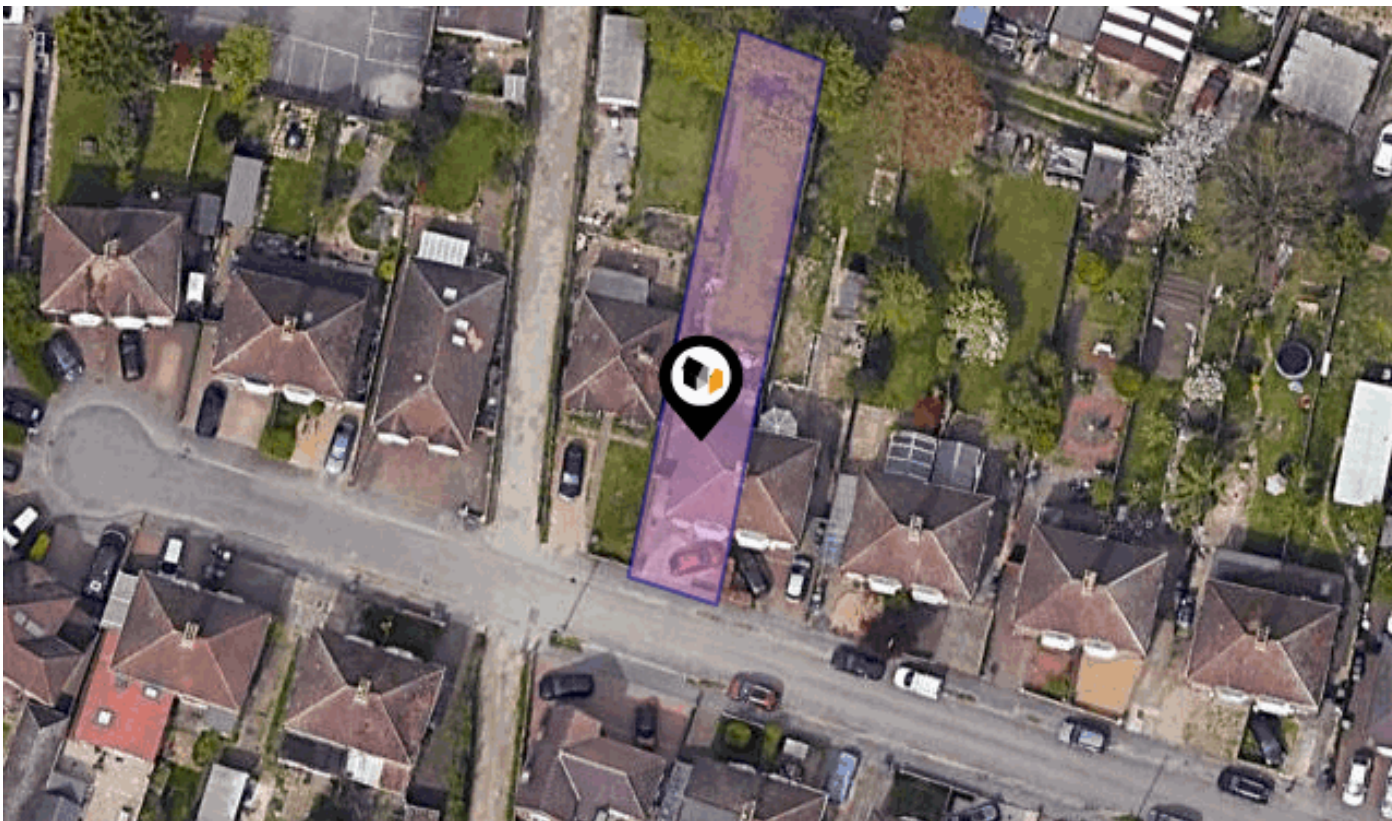


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# MIR: Material Info

The Material Information Affecting this Property

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



## ELFLEDA ROAD, CAMBRIDGE, CB5

### Cooke Curtis & Co

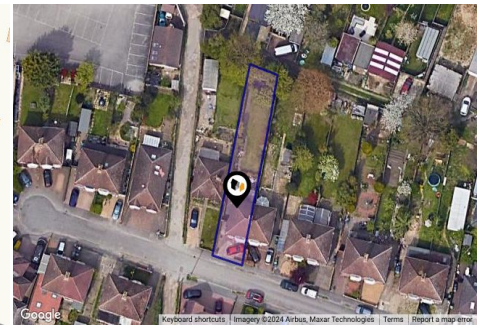
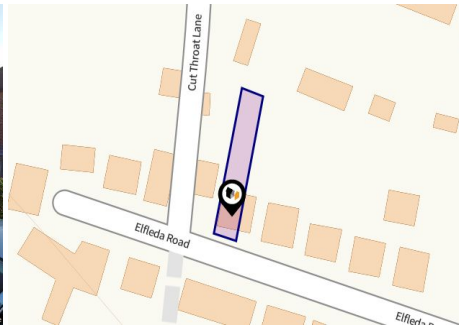
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

**Type:** Semi-Detached  
**Bedrooms:** 3  
**Plot Area:** 0.09 acres  
**Council Tax :** Band D  
**Annual Estimate:** £2,249  
**Title Number:** CB28747

**Tenure:** Freehold

## Local Area

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

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>49</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
 (based on calls indoors)


**Satellite/Fibre TV Availability:**


Planning records for: *1 Elfleda Road Cambridge CB5 8LZ*

Reference - 16/1414/FUL	
Decision:	Decided
Date:	01st August 2016
Description:	Change of use to create one bed dwelling

Planning records for: *10 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 12/1092/FUL	
Decision:	Decided
Date:	23rd August 2012
Description:	Self contained annexe.

Reference - 23/01396/HFUL	
Decision:	Decided
Date:	13th April 2023
Description:	Raising of ridge line and roof slope with the addition of roof insulation above the structure and replacement roof covering, dormer extension to existing converted loft and removed/new rooflights

Reference - 23/01396/HFUL	
Decision:	Decided
Date:	18th April 2023
Description:	Raising of ridge line and roof slope with the addition of roof insulation above the structure and replacement roof covering, dormer extension to existing converted loft and removed/new rooflights

Planning records for: **10 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 23/01396/HFUL	
Decision:	Decided
Date:	18th April 2023
Description:	Raising of ridge line and roof slope with the addition of roof insulation above the structure and replacement roof covering, dormer extension to existing converted loft and removed/new rooflights

Reference - 23/80162/COND	
Decision:	Decided
Date:	13th April 2023
Description:	Discharge of Condition 3 (Materials) for 20/00453/FUL

Reference - 23/80162/COND	
Decision:	Decided
Date:	13th April 2023
Description:	Discharge of Condition 3 (Materials) for 20/00453/FUL

Planning records for: **16 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 15/1469/FUL	
Decision:	Decided
Date:	06th August 2015
Description:	External wall insulation to front side and rear elevations

Planning records for: **17 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 15/1295/FUL	
Decision:	Decided
Date:	16th July 2015
Description:	Installation of external wall insulation on elevations of property (front, rear and side).

Planning records for: **19 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 08/0463/FUL	
Decision:	Decided
Date:	31st March 2008
Description:	Two storey side extension to house and conversion of garage.

Reference - C/00/0574	
Decision:	Decided
Date:	06th June 2000
Description:	Change of use of part of rear domestic garden curtilage to storage compound for use in connection with the Abbey Stadium and the erection of Groundsman's Store - 19 Elfleda Road.

Reference - 22/01019/HFUL	
Decision:	Decided
Date:	01st March 2022
Description:	Erection of single storey rear extension.

Planning records for: *19 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 22/01019/HFUL	
Decision:	Decided
Date:	01st March 2022
Description:	Erection of single storey rear extension.

Reference - 22/01019/HFUL	
Decision:	Decided
Date:	01st March 2022
Description:	Erection of single storey rear extension.

Reference - 22/01005/HFUL	
Decision:	Decided
Date:	01st March 2022
Description:	Loft Conversion together with minor ground floor and 1st floor alterations.

Planning records for: *20 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 16/1988/FUL	
Decision:	Decided
Date:	14th November 2016
Description:	Single storey extension to side and rear.

Planning records for: **22 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 07/1473/FUL	
Decision:	Decided
Date:	20th December 2007
Description:	Erection of 1 three bedroomed house.

Planning records for: **23 Elfleda Road Cambridge CB5 8LZ**

Reference - C/03/0785	
Decision:	Decided
Date:	24th July 2003
Description:	Provision of study above garage, with 2No. rooflights to front facade.

Reference - C/02/1350	
Decision:	Decided
Date:	23rd December 2002
Description:	Amendments to planning permission C/01/1213/FP to allow variations to the roof profiles of the house and garage, and alterations to openings in the building.

Reference - C/01/1213	
Decision:	Decided
Date:	12th November 2001
Description:	Erection of a two storey dwelling on land rear of 23 Elfleda Road.

Planning records for: *24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 16/1351/FUL	
Decision:	Decided
Date:	19th July 2016
Description:	Alterations to existing garage/store to form additional living space ancillary to the main dwelling

Reference - 21/01315/FUL	
Decision:	Withdrawn
Date:	05th May 2021
Description:	Erection of a 3bed detached dwelling.

Reference - 21/04396/CONDA	
Decision:	Decided
Date:	16th May 2022
Description:	Submission of details required by conditions 9 (Carbon Reduction), 11 (Biodiversity), 12 (Landscaping and Hedgehogs) and 15 (Materials) of planning permission 21/04396/FUL

Reference - 21/04396/CONDC	
Decision:	Decided
Date:	26th August 2022
Description:	Submission of details required by conditions 6 (Surface Water), 8 (Foul Water) and 9 (Carbon Reduction) of planning permission 21/04396/FUL



Planning records for: *24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 21/04396/FUL	
Decision:	Decided
Date:	04th October 2021
Description:	Erection of one three-bedroom dwelling with associated access, parking and landscaping.

Reference - 21/04396/FUL	
Decision:	Decided
Date:	04th October 2021
Description:	Erection of one three-bedroom dwelling with associated access, parking and landscaping.

Reference - 21/04396/CONDC	
Decision:	Decided
Date:	25th September 2022
Description:	Submission of details required by conditions 6 (Surface Water) and 8 (Foul Water) of planning permission 21/04396/FUL

Reference - 21/01315/FUL	
Decision:	Withdrawn
Date:	22nd March 2021
Description:	Erection of a 3bed detached dwelling.

Planning records for: *24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - 21/04396/CONDB	
Decision:	Decided
Date:	12th July 2022
Description:	Submission of details required by conditions 6 (Surface Water) and 8 (Foul Water) of planning permission 21/04396/FUL

Reference - 21/04396/CONDA	
Decision:	Decided
Date:	20th June 2022
Description:	Submission of details required by conditions 9 (Carbon Reduction), 11 (Biodiversity), 12 (Landscaping and Hedgehog) and 15 (Materials) of planning permission 21/04396/FUL

Reference - 21/04396/CONDD	
Decision:	Awaiting decision
Date:	30th May 2023
Description:	Submission of details required by condition 7 (Surface Water Drainage), 10 (Water Efficiency Specification) and 14 (Access Track) of planning permission 21/04396/FUL

Reference - 21/04396/CONDD	
Decision:	Decided
Date:	24th May 2023
Description:	Submission of details required by condition 7 (Surface Water Drainage), 10 (Water Efficiency Specification) and 14 (Access Track) of planning permission 21/04396/FUL

Planning records for: *24 Elfleda Road Cambridge CB5 8LZ*

Reference - 21/01315/FUL
<b>Decision:</b> Withdrawn
<b>Date:</b> 05th May 2021
<b>Description:</b> Erection of a 3bed detached dwelling.

Reference - 21/04396/FUL
<b>Decision:</b> Decided
<b>Date:</b> 04th October 2021
<b>Description:</b> Erection of one three-bedroom dwelling with associated access, parking and landscaping.

Reference - 21/04396/CONDC
<b>Decision:</b> Decided
<b>Date:</b> 25th September 2022
<b>Description:</b> Submission of details required by conditions 6 (Surface Water) and 8 (Foul Water) of planning permission 21/04396/FUL

Reference - 23/00940/HHFUL
<b>Decision:</b> Decided
<b>Date:</b> 24th May 2023
<b>Description:</b> Erection of a residential swimming pool

Planning records for: *24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

<b>Reference - 21/04396/CONDB</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th July 2022
<b>Description:</b> Submission of details required by conditions 6 (Surface Water) and 8 (Foul Water) of planning permission 21/04396/FUL
<b>Reference - 21/04396/CONDD</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th May 2023
<b>Description:</b> Submission of details required by condition 7 (Surface Water Drainage), 10 (Water Efficiency Specification) and 14 (Access Track) of planning permission 21/04396/FUL
<b>Reference - 21/04396/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th June 2022
<b>Description:</b> Submission of details required by conditions 9 (Carbon Reduction), 11 (Biodiversity), 12 (Landscaping and Hedgehogs) and 15 (Materials) of planning permission 21/04396/FUL
<b>Reference - 23/00940/HHFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th May 2023
<b>Description:</b> Erection of a residential swimming pool

Planning records for: *24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ*

Reference - F/YR23/0507/VOC	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2023
<b>Description:</b>	Variation of condition 02 (materials) and condition 03 (list of approved drawings) of planning permission F/YR22/1371/F (Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension) relating to materials

Reference - F/YR23/0507/VOC	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2023
<b>Description:</b>	Variation of condition 02 (materials) and condition 03 (list of approved drawings) of planning permission F/YR22/1371/F (Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension) relating to materials

Reference - F/YR23/0507/VOC	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2023
<b>Description:</b>	Variation of condition 02 (materials) and condition 03 (list of approved drawings) of planning permission F/YR22/1371/F (Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension) relating to materials

Reference - F/YR23/0507/VOC	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2023
<b>Description:</b>	Variation of condition 02 (materials) and condition 03 (list of approved drawings) of planning permission F/YR22/1371/F (Erect a 2 - storey side extension to existing dwelling involving the demolition of existing extension) relating to materials

Planning records for: **24 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 19/1652/CONDN	
Decision:	Decided
Date:	27th June 2022
Description:	Submission of details required by condition 5 (Joinery Details) of listed building consent 19/1652/LBC

Planning records for: **25 Elfleda Road Cambridge Cambridgeshire CB5 8LZ**

Reference - 10/1253/CL2PD	
Decision:	Decided
Date:	13th December 2010
Description:	Application for a certificate of lawfulness under Section 192 for hip to gable and rear dormer.

Reference - 04/1058/FUL	
Decision:	Decided
Date:	07th October 2004
Description:	Roof extension including rear and side dormers

Planning records for: **6 Elfleda Road Cambridge CB5 8LZ**

Reference - C/00/0246	
Decision:	Decided
Date:	09th March 2000
Description:	Erection of a two storey side extension.

## Water Supply

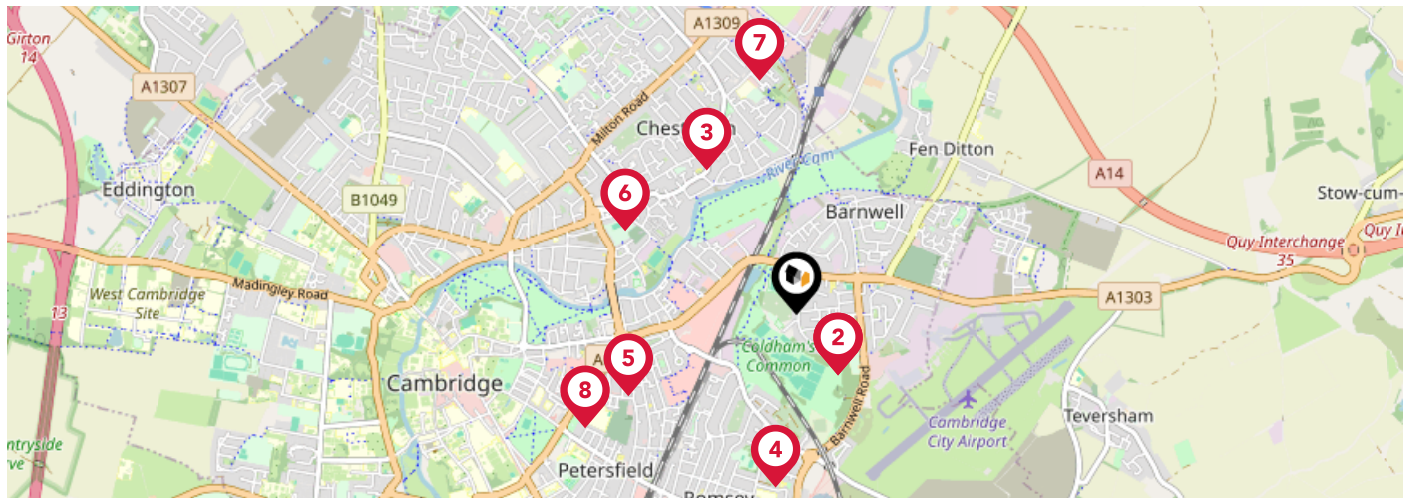
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Anglian Water

## Drainage

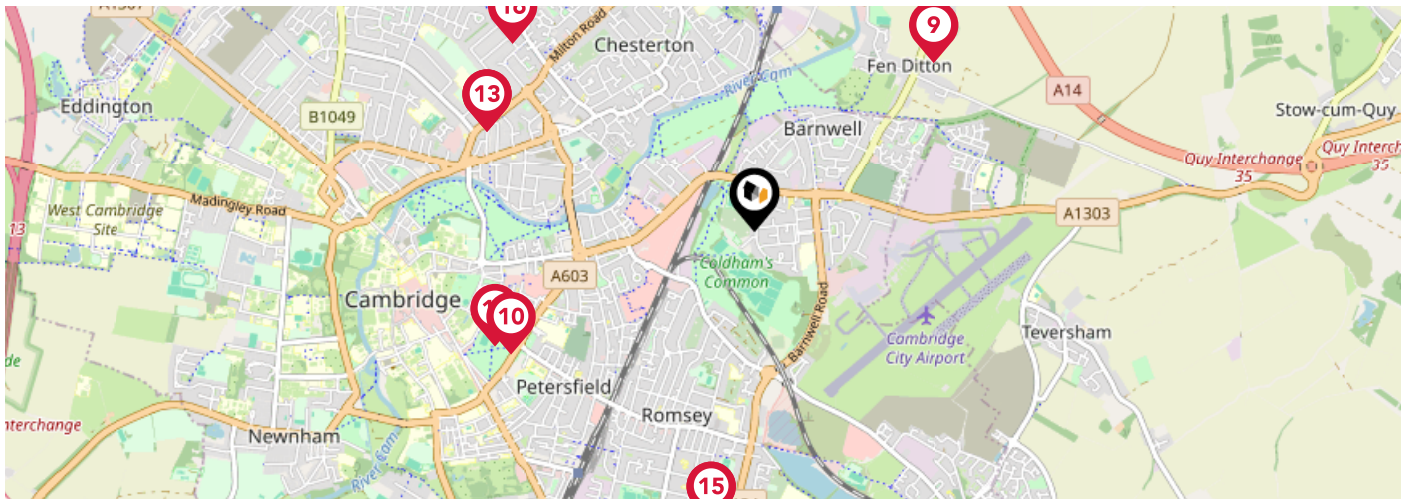
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Anglian Water



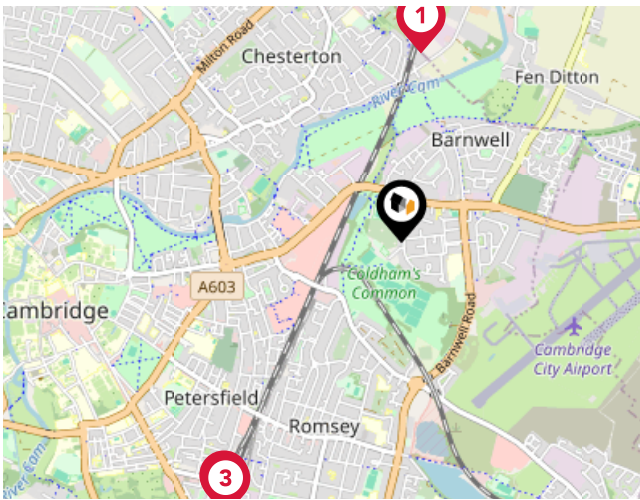
		Nursery	Primary	Secondary	College	Private
	<b>The Fields Children's Centre</b> Ofsted Rating: Outstanding   Pupils: 113   Distance:0.33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Galfrid School</b> Ofsted Rating: Inadequate   Pupils: 360   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Philip's CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brunswick Nursery School</b> Ofsted Rating: Outstanding   Pupils: 90   Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences Sixth Form and Tutorial College</b> Ofsted Rating: Not Rated   Pupils: 808   Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Matthew's Primary School</b> Ofsted Rating: Good   Pupils: 673   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





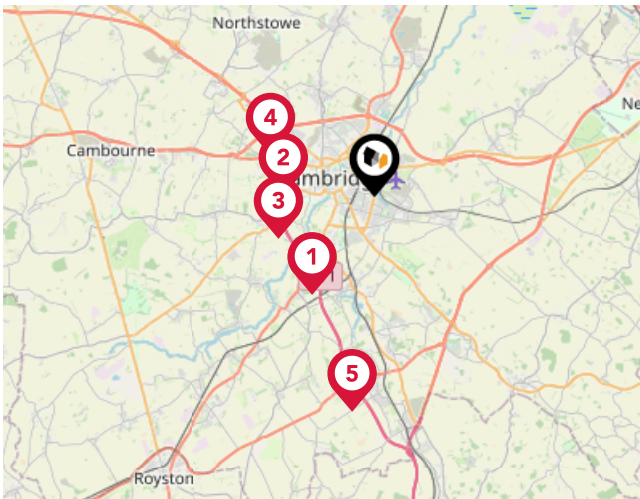
		Nursery	Primary	Secondary	College	Private
	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Balloon Learner Centre - Cambridge</b> Ofsted Rating: Not Rated   Pupils: 19   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 713   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 420   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>TBAP Cambridge AP Academy</b> Ofsted Rating: Good   Pupils: 21   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.35	<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:1.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 465   Distance:1.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



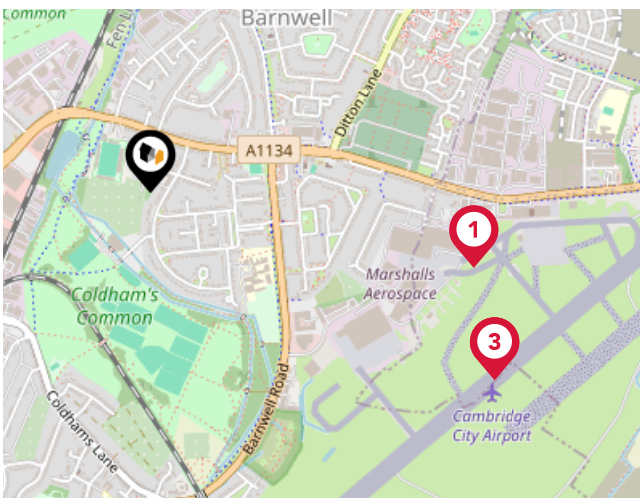
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.87 miles
2	Cambridge Rail Station	1.47 miles
3	Cambridge Rail Station	1.48 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.22 miles
2	M11 J13	3.33 miles
3	M11 J12	3.8 miles
4	M11 J14	4.04 miles
5	M11 J10	7.88 miles

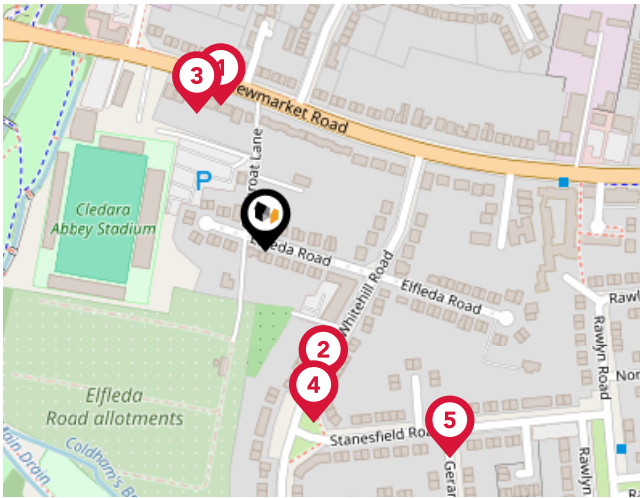


## Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	0.75 miles
2	Cambridge Airport	0.89 miles
3	Cambridge Airport	0.89 miles
4	London Stansted Airport	22.67 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ditton Walk	0.09 miles
2	Stanesfield Road	0.08 miles
3	Ditton Walk	0.09 miles
4	Stanesfield Road	0.1 miles
5	Gerard Road	0.16 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.



/cookecurtisco



/cookecurtisco

# 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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