

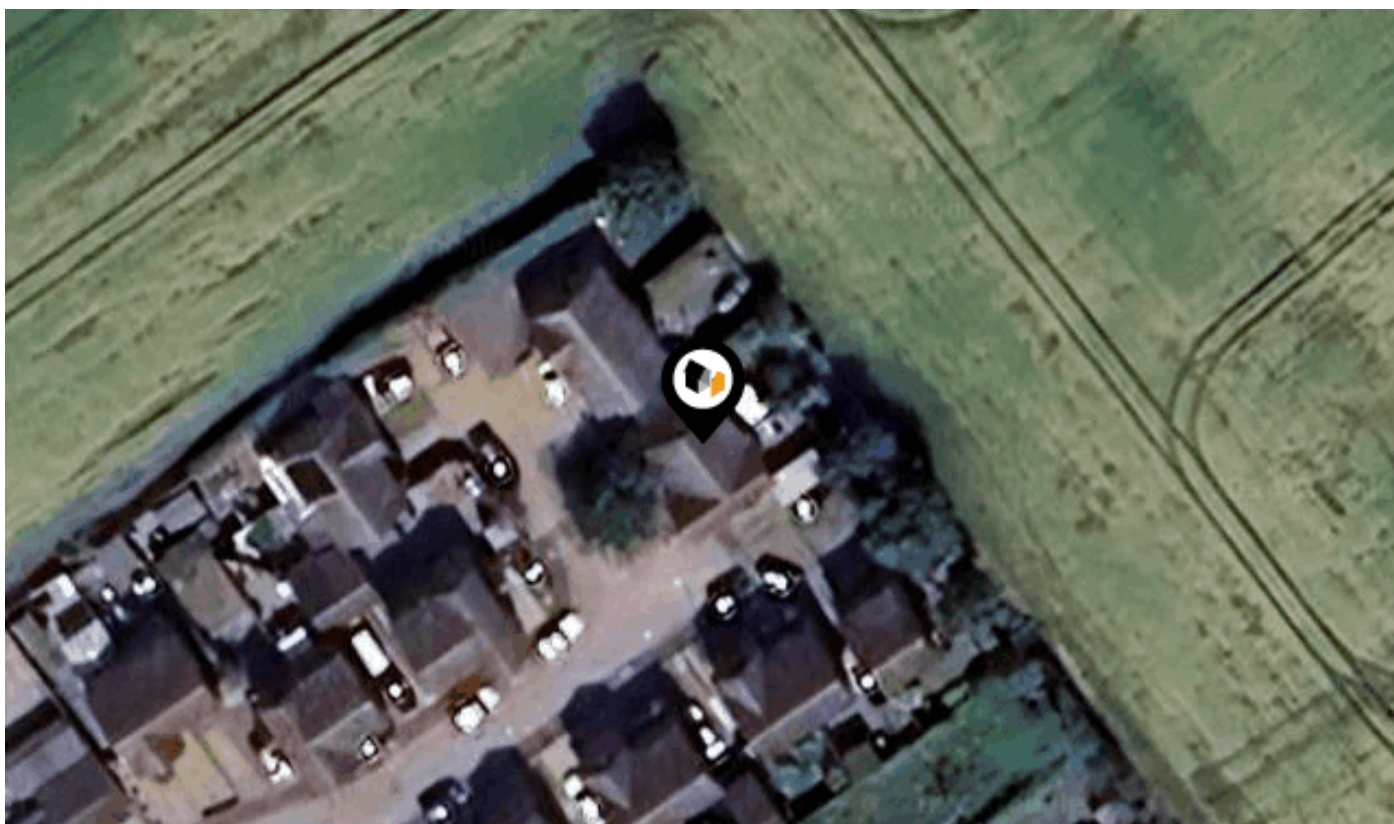


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# MIR: Material Info

The Material Information Affecting this Property

Monday 08<sup>th</sup> July 2024



**THARP WAY, CHIPPENHAM, ELY, CB7**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	559 ft <sup>2</sup> / 52 m <sup>2</sup>
Council Tax :	Band B
Annual Estimate:	£1,762

## Local Area

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

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

<b>4</b> mb/s	<b>32</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Land Adjacent 2 Tharp Way Chippenham Ely CB7 5QG*

Reference - 12/00234/OUT	
Decision:	Refused
Date:	29th March 2012
Description:	Outline application for new dwelling in part garden

Reference - 91/00867/FUL	
Decision:	Permitted
Date:	22nd October 1991
Description:	Erection of a garage (retrospective)

Planning records for: *4 Tharp Way Chippenham Ely Cambridgeshire CB7 5QG*

Reference - 01/00922/FUL	
Decision:	Permitted
Date:	02nd October 2001
Description:	Proposed additions and alterations to existing dwelling

Planning records for: *5 Tharp Way Chippenham Ely Cambridgeshire CB7 5QG*

Reference - 93/00138/FUL	
Decision:	Permitted
Date:	15th February 1993
Description:	Extension

Planning records for: **7 Tharp Way Chippenham Ely Cambridgeshire CB7 5QG**

Reference - 94/00117/FUL	
Decision:	Permitted
Date:	15th February 1994
Description:	Lounge Extension

Reference - 93/00946/FUL	
Decision:	Refused
Date:	23rd November 1993
Description:	Conservatory

Planning records for: **8 Tharp Way Chippenham Ely Cambridgeshire CB7 5QG**

Reference - 95/00348/FUL	
Decision:	Permitted
Date:	27th April 1995
Description:	Bricking up external walls of existing airey house

Planning records for: **9A Tharp Way Chippenham Ely Cambridgeshire CB7 5QG**

Reference - 08/01109/CLP	
Decision:	Permitted
Date:	04th December 2008
Description:	The proposed extension is permitted under the Town and Country Planning (General Permitted Development) (Amendment) No 2 (England) Order 2008.

Planning records for: *9A Tharp Way Chippenham Ely Cambridgeshire CB7 5QG*

<b>Reference - 08/00140/CLE</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	12th February 2008
<b>Description:</b>	Certificate of lawfulness for existing use of 9a Tharp Way, Chippenham, CB7 5QG as a separate dwelling house.

Planning records for: *The Gables 15 Tharp Way Chippenham Ely Cambridgeshire CB7 5QG*

<b>Reference - 16/00628/FUL</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	04th May 2016
<b>Description:</b>	Remove Existing Wooden Fence and replace with Block and Rendered Wall.

Planning records for: *16 Tharp Way Chippenham CB7 5QG*

<b>Reference - 16/00731/FUL</b>	
<b>Decision:</b>	Permitted
<b>Date:</b>	12th July 2016
<b>Description:</b>	Single storey side extension and front porch

Chippenham, CB7

Energy rating

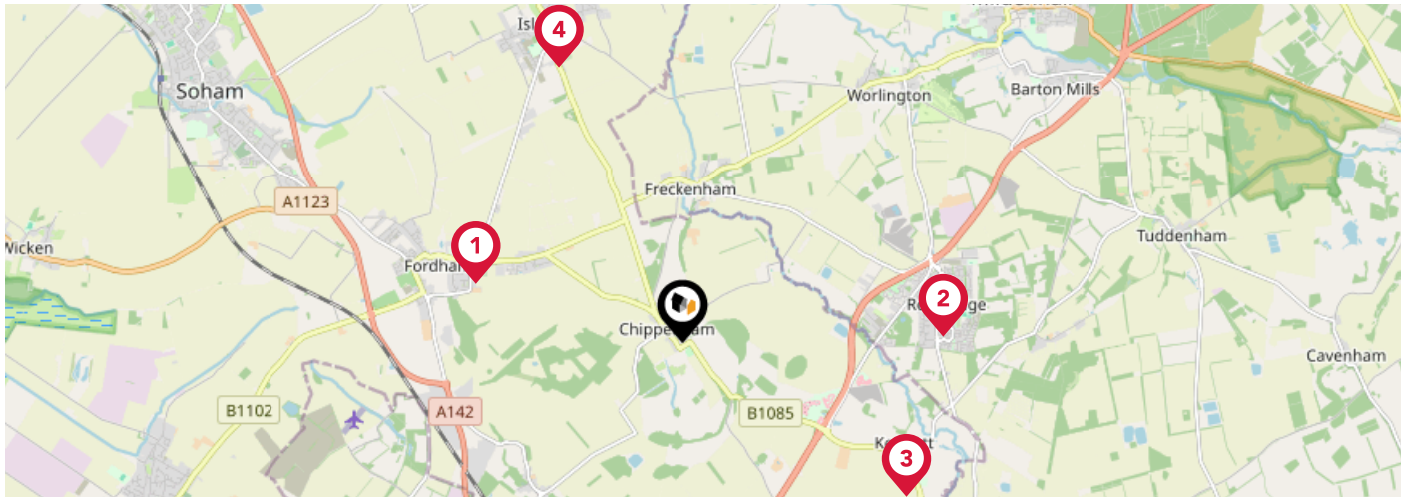
**D**

Valid until 01.03.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

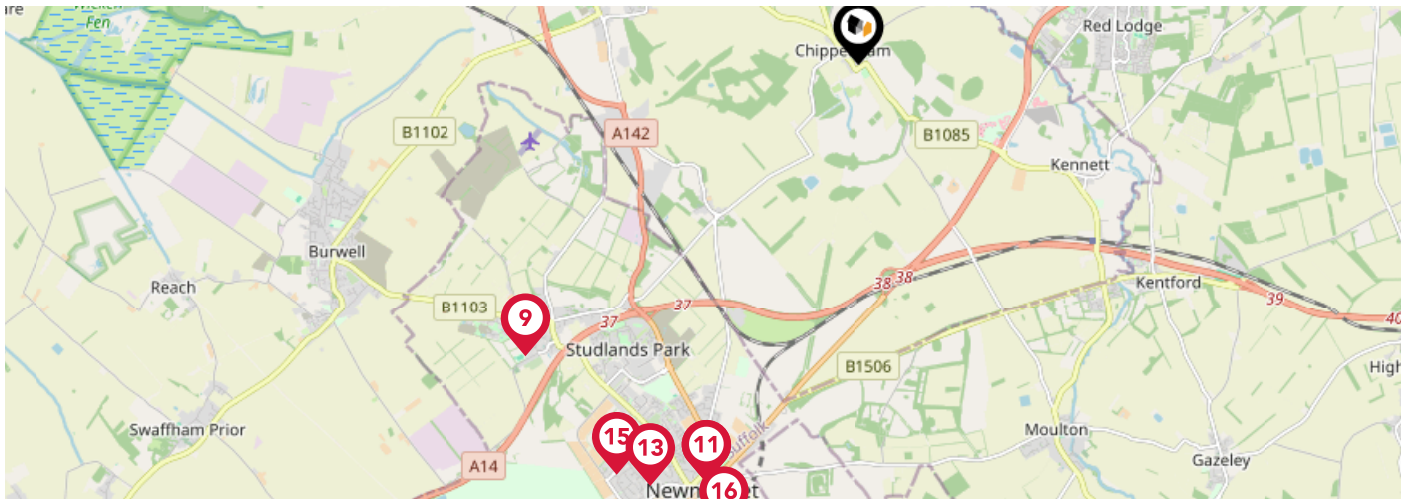
## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Fordham CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 351   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Christopher's CEVCP School</b> Ofsted Rating: Requires Improvement   Pupils: 321   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kennett Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Isleham Church of England Primary School</b> Ofsted Rating: Good   Pupils: 205   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Pines Primary School</b> Ofsted Rating: Not Rated   Pupils: 124   Distance:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>West Row Academy</b> Ofsted Rating: Requires Improvement   Pupils: 224   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Moulton Church of England Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 192   Distance:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Laureate Community Academy</b> Ofsted Rating: Good   Pupils: 256   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

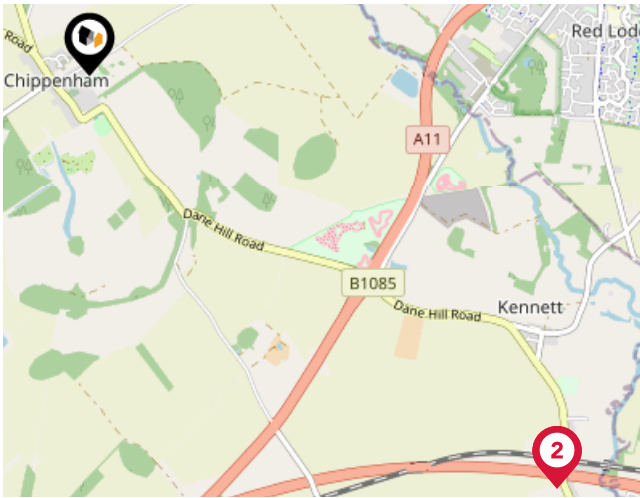




		Nursery	Primary	Secondary	College	Private
	<b>Exning Primary School</b> Ofsted Rating: Outstanding   Pupils: 208   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fairstead House</b> Ofsted Rating: Not Rated   Pupils: 212   Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Louis Catholic Academy</b> Ofsted Rating: Good   Pupils: 345   Distance:4.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>On Track Education Centre (Mildenhall)</b> Ofsted Rating: Good   Pupils: 22   Distance:4.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newmarket Academy</b> Ofsted Rating: Good   Pupils: 717   Distance:4.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's Church of England Academy</b> Ofsted Rating: Good   Pupils: 413   Distance:4.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Paddocks Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>All Saints Church of England Primary School, Newmarket</b> Ofsted Rating: Good   Pupils: 197   Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

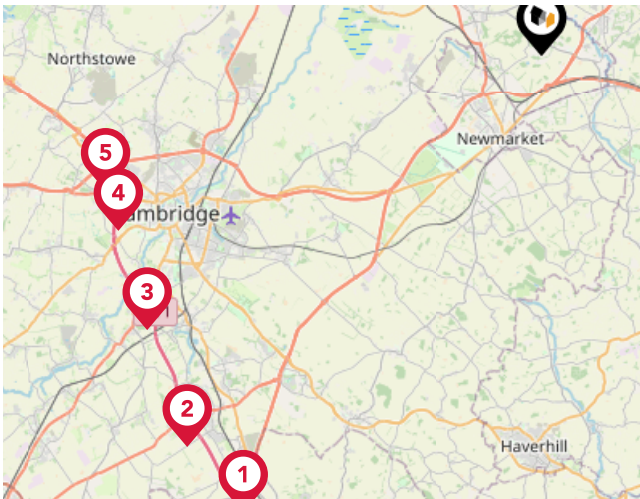
# Area

## Transport (National)



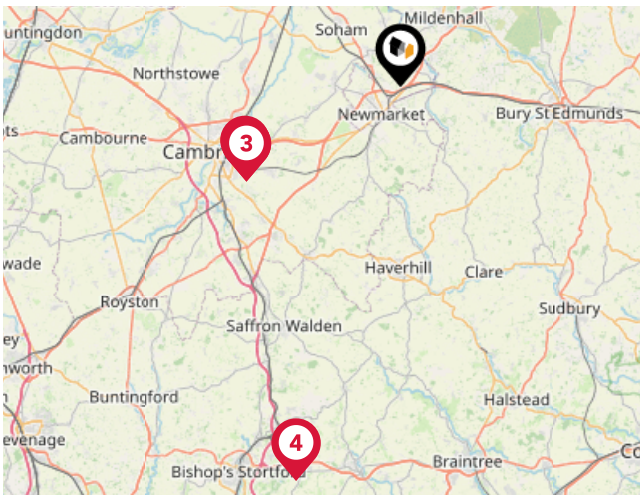
### National Rail Stations

Pin	Name	Distance
1	Kennett Rail Station	2.83 miles
2	Kennett Rail Station	2.83 miles
3	Rail Station	4.76 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	19.8 miles
2	M11 J10	19.15 miles
3	M11 J11	17.41 miles
4	M11 J13	16.62 miles
5	M11 J14	16.51 miles

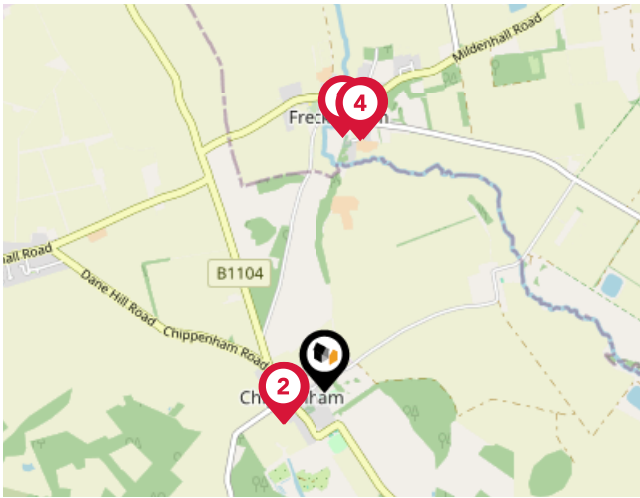


### Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	13.05 miles
2	Cambridge Airport	13.14 miles
3	Cambridge Airport	13.14 miles
4	London Stansted Airport	29.63 miles

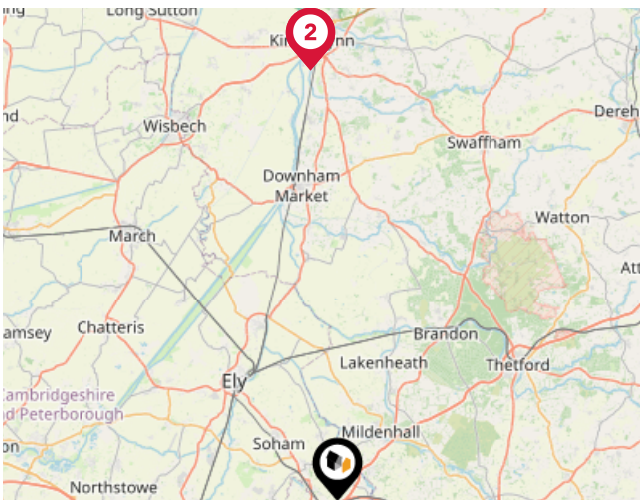
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Palace Lane	0.23 miles
2	Palace Lane	0.24 miles
3	Golden Boar	1.16 miles
4	Elms Road	1.15 miles
5	Elms Road	1.16 miles



### Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	31.25 miles
2	King's Lynn Ferry Landing	31.25 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



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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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