

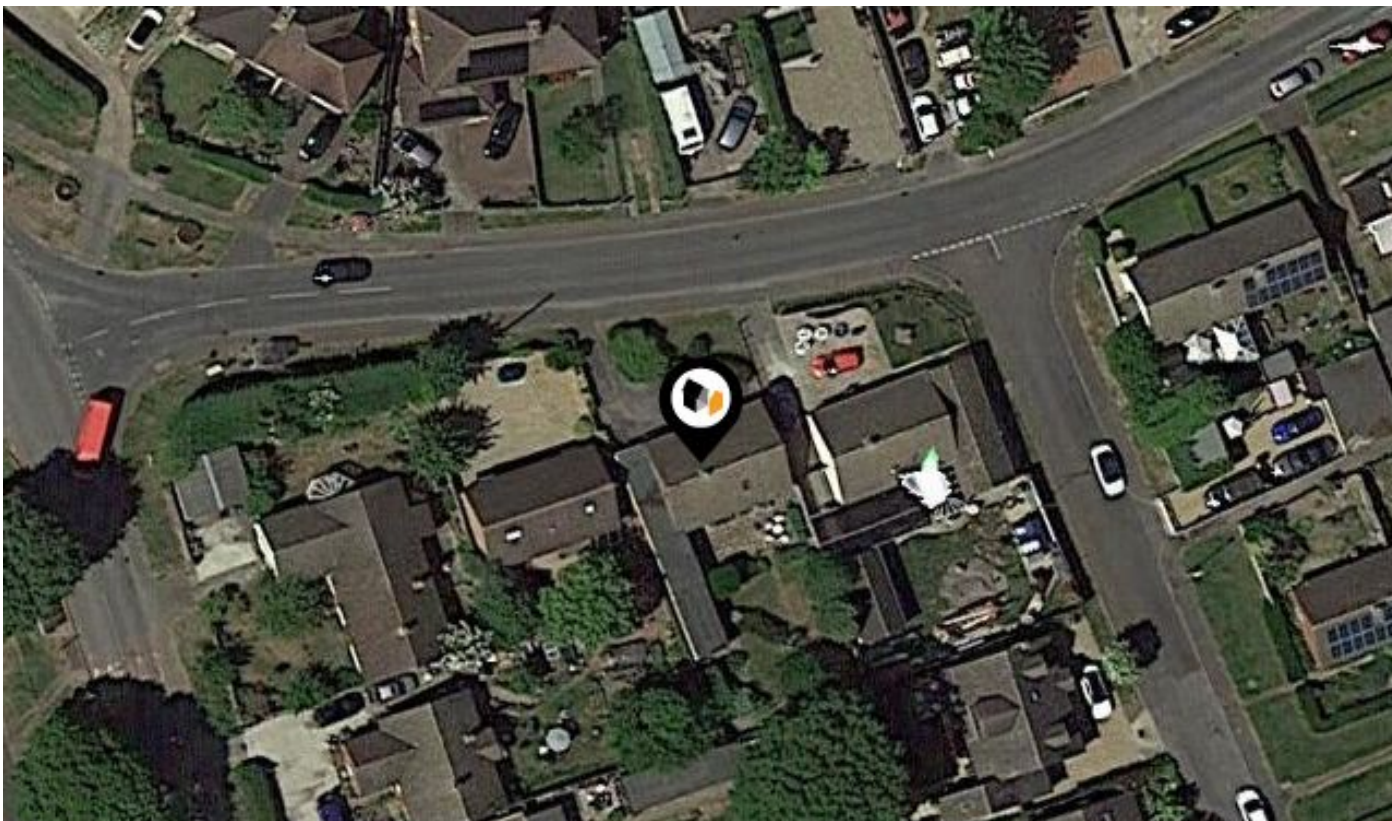


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 03rd July 2024



GLEBE ROAD, BARRINGTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	968 ft ² / 90 m ²
Council Tax :	Band E
Annual Estimate:	£2,816

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	68 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Glebe Road, Barrington, Cambridge, CB22*

Reference - S/1322/09/F	
Decision:	Decided
Date:	27th October 2009
Description:	Extension

Planning records for: *Field Barn Glebe Road Barrington Cambridge CB22 7RP*

Reference - S/4232/18/DC
Decision: Decided
Date: 06th November 2018
Description: Discharge of condition 3 (contamination) of planning permission S/4382/17/PA
Reference - S/1407/18/DC
Decision: Decided
Date: 11th April 2018
Description: Discharge of condition 3 (Contaminated land) of prior approval S/4382/17/PA
Reference - S/4382/17/PA
Decision: Decided
Date: 13th December 2017
Description: Proposed change of Use of Agricultural Building to a dwellinghouse (Class c3) and for Associated Operational Development for an Agricultural Shed
Reference - S/4232/18/DC
Decision: Decided
Date: 06th November 2018
Description: Discharge of condition 3 (contamination) of planning permission S/4382/17/PA

Planning records for: *Field Barn Glebe Road Barrington Cambridge CB22 7RP*

Reference - S/1410/19/DC	
Decision:	Decided
Date:	16th April 2019
Description:	Discharge of condition 3 (contamination and remediation) of planning permission S/4382/17/PA for proposed change of Use of Agricultural Building to a dwellinghouse (Class c3) and for Associated Operational Development for an Agricultural Shed

Reference - S/1410/19/DC	
Decision:	Decided
Date:	16th April 2019
Description:	Discharge of condition 3 (contamination and remediation) of planning permission S/4382/17/PA for proposed change of Use of Agricultural Building to a dwellinghouse (Class c3) and for Associated Operational Development for an Agricultural Shed

Reference - S/4232/18/DC	
Decision:	Decided
Date:	06th November 2018
Description:	Discharge of condition 3 (contamination) of planning permission S/4382/17/PA

Reference - S/1410/19/DC	
Decision:	Decided
Date:	16th April 2019
Description:	Discharge of condition 3 (contamination and remediation) of planning permission S/4382/17/PA for proposed change of Use of Agricultural Building to a dwellinghouse (Class c3) and for Associated Operational Development for an Agricultural Shed

Planning records for: *Field Barn Glebe Road Barrington Cambridge CB22 7RP*

Reference - S/4232/18/DC	
Decision:	Decided
Date:	06th November 2018
Description:	Discharge of condition 3 (contamination) of planning permission S/4382/17/PA

Planning records for: *14 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/2389/18/FL	
Decision:	Decided
Date:	22nd June 2018
Description:	First floor rear extension and garage

Reference - S/0282/10/F	
Decision:	Decided
Date:	01st March 2010
Description:	Extensions

Reference - S/0097/19/FL	
Decision:	Decided
Date:	10th January 2019
Description:	Proposed detached garage

Planning records for: *14 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/0097/19/FL	
Decision:	Decided
Date:	10th January 2019
Description:	Proposed detached garage

Reference - S/0097/19/FL	
Decision:	Decided
Date:	10th January 2019
Description:	Proposed detached garage

Reference - 24/00165/CL2PD	
Decision:	Decided
Date:	16th January 2024
Description:	Certificate of lawfulness under S192 for a loft conversion with rear dormer and roof lights

Reference - 24/00160/HFUL	
Decision:	Decided
Date:	16th January 2024
Description:	First floor rear extension and garage.

Planning records for: **14 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 24/00165/CL2PD	
Decision:	Awaiting decision
Date:	16th January 2024
Description:	Certificate of lawfulness under S192 for a loft conversion with rear dormer and roof lights

Reference - F/YR24/3027/COND	
Decision:	Decided
Date:	16th January 2024
Description:	Details reserved by Condition 1 (Surface Water Drainage), 5 (Materials), 06 (Fire Hydrants), 8 (Cycle Storage) and 2 (Landscaping to A141) relating to planning permission F/YR23/0283/VOC (Variation of conditions 10 (parking) and 13 (condition listing approved plans) relating to planning permission F/YR20/0722/F (Erect workshop/office (Phase 2) and warehouse/office (Phase 3) involving demolition of existing buildings, formation of a car park and attenuation pond (part retrospective)) to enable design changes to parking and the workshop/office (Phase 2))

Reference - F/YR24/3027/COND	
Decision:	Decided
Date:	16th January 2024
Description:	Details reserved by Condition 1 (Surface Water Drainage), 5 (Materials), 06 (Fire Hydrants), 8 (Cycle Storage) and 2 (Landscaping to A141) relating to planning permission F/YR23/0283/VOC (Variation of conditions 10 (parking) and 13 (condition listing approved plans) relating to planning permission F/YR20/0722/F (Erect workshop/office (Phase 2) and warehouse/office (Phase 3) involving demolition of existing buildings, formation of a car park and attenuation pond (part retrospective)) to enable design changes to parking and the workshop/office (Phase 2))

Reference - F/YR24/3027/COND	
Decision:	Decided
Date:	16th January 2024
Description:	Details reserved by Condition 1 (Surface Water Drainage), 5 (Materials), 06 (Fire Hydrants), 8 (Cycle Storage) and 2 (Landscaping to A141) relating to planning permission F/YR23/0283/VOC (Variation of conditions 10 (parking) and 13 (condition listing approved plans) relating to planning permission F/YR20/0722/F (Erect workshop/office (Phase 2) and warehouse/office (Phase 3) involving demolition of existing buildings, formation of a car park and attenuation pond (part retrospective)) to enable design changes to parking and the workshop/office (Phase 2))

Planning records for: **19 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/0274/13/FL	
Decision:	Decided
Date:	01st March 2013
Description:	Two storey side extension and single storey front and rear extensions

Planning records for: **47 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/1072/14/FL	
Decision:	Decided
Date:	06th May 2014
Description:	Demolition of garage and construction of two storey side extension single storey rear extension and front porch.

Planning records for: **52 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/2754/14/FL	
Decision:	Decided
Date:	24th November 2014
Description:	Two storey side extension

Reference - 24/01806/LBC	
Decision:	Awaiting decision
Date:	13th May 2024
Description:	Replace all single glazed windows which were installed Circa 1969 with vacuum glazed windows and the installation of secondary glazing to all Heritage windows.

Planning records for: *Land At The Front Of 52 Glebe Road Barrington Cambridgeshire CB22 7RP*

Reference - 24/00870/HHFUL	
Decision:	Awaiting decision
Date:	13th May 2024
Description:	Erection of single storey extension to front and side and two storey extension to rear of dwelling.

Reference - 24/01814/TELNOT	
Decision:	Awaiting decision
Date:	13th May 2024
Description:	Installation of 1 No. 10M wooden pole (8.2M above ground)

Planning records for: *57 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/2333/15/DC	
Decision:	Decided
Date:	10th September 2015
Description:	Application for approval of details reserved by Condition 3 (Materials) of planning application reference S/0786/15/FL for two storey side extension single storey front extension and replacement garage building to form home office

Planning records for: *62 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/0319/18/FL	
Decision:	Decided
Date:	05th February 2018
Description:	Two storey side single storey front and single storey rear extensions

Planning records for: **62 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/0796/17/FL	
Decision:	Decided
Date:	08th March 2017
Description:	Two Storey side extension and a single storey front extension

Planning records for: **65 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 23/03440/HFUL	
Decision:	Decided
Date:	07th September 2023
Description:	Single storey side extension

Reference - 23/03440/HFUL	
Decision:	Decided
Date:	07th September 2023
Description:	Single storey side extension

Reference - 23/01663/TRCA	
Decision:	Decided
Date:	07th September 2023
Description:	Non native Eucalyptus tree - Remove

Planning records for: *65 Glebe Road Barrington Cambridgeshire CB22 7RP*

Reference - 23/03440/HFUL
Decision: Decided
Date: 07th September 2023
Description: Single storey side extension

Reference - 23/01663/TRCA
Decision: Decided
Date: 07th September 2023
Description: Non native Eucalyptus tree - Remove

Reference - 23/01663/TRCA
Decision: Awaiting decision
Date: 07th September 2023
Description: Non native Eucalyptus tree - Remove

Reference - 23/01665/HHFUL
Decision: Decided
Date: 07th September 2023
Description: Erection of a single storey extension to existing rear garden outbuilding to form further habitable accommodation

Planning records for: **65 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 23/01665/HHFUL	
Decision:	Decided
Date:	07th September 2023
Description:	Erection of a single storey extension to existing rear garden outbuilding to form further habitable accommodation

Reference - 23/01665/HHFUL	
Decision:	Decided
Date:	07th September 2023
Description:	Erection of a single storey extension to existing rear garden outbuilding to form further habitable accommodation

Planning records for: **66 Glebe Road Barrington Cambridge CB22 7RP**

Reference - S/3960/18/FL	
Decision:	Decided
Date:	18th October 2018
Description:	Construction of three bedroom detached dwelling

Reference - S/1310/18/FL	
Decision:	Decided
Date:	13th April 2018
Description:	two storey front extension comprising a porch with bedroom extension on the first floor

Planning records for: *Land adjacent to 66 Glebe Road Barrington Cambridge CB22 7RP*

Reference - S/1311/18/FL	
Decision:	Decided
Date:	06th April 2018
Description:	Construction of 3 bedroom detached dwelling

Planning records for: *71 Glebe Road Barrington Cambridgeshire CB22 7RP*

Reference - S/1721/09/F	
Decision:	Decided
Date:	24th December 2009
Description:	Garage

Reference - S/0742/09/F	
Decision:	Decided
Date:	15th June 2009
Description:	Extensions and Replacement Garage

Planning records for: *81 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/2886/14/FL	
Decision:	Decided
Date:	10th February 2015
Description:	Conversion of existing garage to habitable space

Planning records for: **81 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/2462/12/FL	
Decision:	Decided
Date:	11th December 2012
Description:	Two storey side & single storey front & rear extension (revision of S/2156/12/FL)

Reference - S/2156/12/FL	
Decision:	Decided
Date:	16th October 2012
Description:	Two storey side & single storey front & rear extensions

Planning records for: **85A Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - 22/00495/HFUL	
Decision:	Decided
Date:	03rd February 2022
Description:	Single storey rear extension and new dormers to existing rear bedroom.

Reference - 22/00495/HFUL	
Decision:	Decided
Date:	03rd February 2022
Description:	Single storey rear extension and new dormers to existing rear bedroom.

Planning records for: **85A Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - 22/00495/HFUL	
Decision:	Decided
Date:	03rd February 2022
Description:	Single storey rear extension and new dormers to existing rear bedroom.

Reference - 22/00127/VAR	
Decision:	Decided
Date:	03rd February 2022
Description:	To vary Condition 1 (Approved plans), 17 (Rooflights), and 20 (Water sprinklers) of previously approved 19/01439/FUL for Construction of one and half storey detached dwelling with new access

Planning records for: **85 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 23/00847/PRIOR	
Decision:	Decided
Date:	06th March 2023
Description:	Single storey rear extension to dwelling

Reference - 23/00847/PRIOR	
Decision:	Awaiting decision
Date:	06th March 2023
Description:	Single storey rear extension to dwelling

Planning records for: *85 Glebe Road Barrington Cambridgeshire CB22 7RP*

Reference - 23/01572/HFUL
Decision: Decided
Date: 05th May 2023
Description: Single storey rear extension and change of wall finish from bricks to render.
Reference - 23/01572/HFUL
Decision: Decided
Date: 25th April 2023
Description: Single storey rear extension and change of wall finish from bricks to render.
Reference - 23/00847/PRIOR
Decision: Decided
Date: 06th March 2023
Description: Single storey rear extension to dwelling
Reference - 23/80177/COND
Decision: Decided
Date: 25th April 2023
Description: Discharge of condition 7 (Drainage during construction) of 22/01403/FUL

Planning records for: **85 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 23/01572/HFUL
Decision: Decided
Date: 05th May 2023
Description: Single storey rear extension and change of wall finish from bricks to render.
Reference - 23/80177/COND
Decision: Decided
Date: 25th April 2023
Description: Discharge of condition 7 (Drainage during construction) of 22/01403/FUL
Reference - 23/80177/COND
Decision: Decided
Date: 25th April 2023
Description: Discharge of condition 7 (Drainage during construction) of 22/01403/FUL
Reference - 23/00731/TRCA
Decision: Decided
Date: 25th April 2023
Description: Hawthorne - Fell

Planning records for: **85 Glebe Road Barrington Cambridgeshire CB22 7RP**

Reference - 23/00731/TRCA	
Decision:	Decided
Date:	25th April 2023
Description:	Hawthorne - Fell

Reference - 23/00858/S73	
Decision:	Awaiting decision
Date:	06th March 2023
Description:	S73 to vary condition 3 (Approved plans) of planning ref, 20/03379/FUL (Demolition of existing tool hire business accommodation and erection of a dwelling house and garage and extensions to existing dwelling. Resubmission of previously approved application S/2362/16/FL dated 4 November 2016) Omission of chimney breasts and chimney stack to former lounge and raising the ground floor, first floor and roof levels of the existing dwelling to overcome a ground floor flooding issue.

Planning records for: **87 Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/2447/15/FL	
Decision:	Decided
Date:	23rd September 2015
Description:	Single storey rear extension

Planning records for: **Birsemore Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP**

Reference - S/3109/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Single storey front and rear and two storey side extension

Planning records for: *Birsemore Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/3109/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Single storey front and rear and two storey side extension

Reference - S/3109/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Single storey front and rear and two storey side extension

Planning records for: *Ilex House Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/0218/13/DC	
Decision:	Decided
Date:	19th February 2013
Description:	Application for approval of details reserved by condition 2 (Materials) of planning ref. S/2141/11

Reference - S/2141/11	
Decision:	Decided
Date:	24th October 2011
Description:	Single Storey Side and First Floor Extension Over Existing Garage

Planning records for: *Ilex House Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - S/0691/11	
Decision:	Decided
Date:	04th April 2011
Description:	Single storey side and first floor front extension over existing garage

Planning records for: *Wits End Glebe Road Barrington Cambridgeshire CB22 7RP*

Reference - S/0786/09/F	
Decision:	Decided
Date:	29th June 2009
Description:	Conservatory

Reference - 21/05569/HFUL	
Decision:	Decided
Date:	10th January 2022
Description:	Replacement of existing glass roof on conservatory with a tiled roof

Reference - 21/05569/HFUL	
Decision:	Decided
Date:	20th December 2021
Description:	Replacement of existing glass roof on conservatory with a tiled roof

Planning records for: *Wits End Glebe Road Barrington Cambridge Cambridgeshire CB22 7RP*

Reference - 21/05569/HFUL	
Decision:	Decided
Date:	10th January 2022
Description:	Replacement of existing glass roof on conservatory with a tiled roof

Barrington, CAMBRIDGE, CB22

Energy rating

E

Valid until 27.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Energy:	Average
Main Heating Controls:	Manual charge control
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 55% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	90 m ²

Electricity Supply

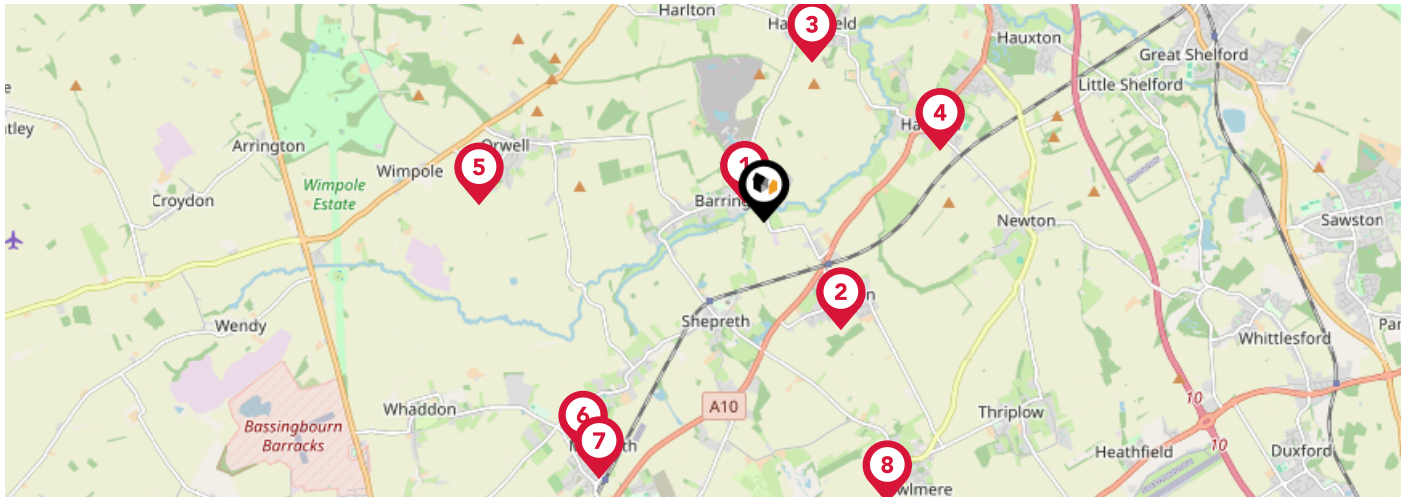
Eon

Central Heating

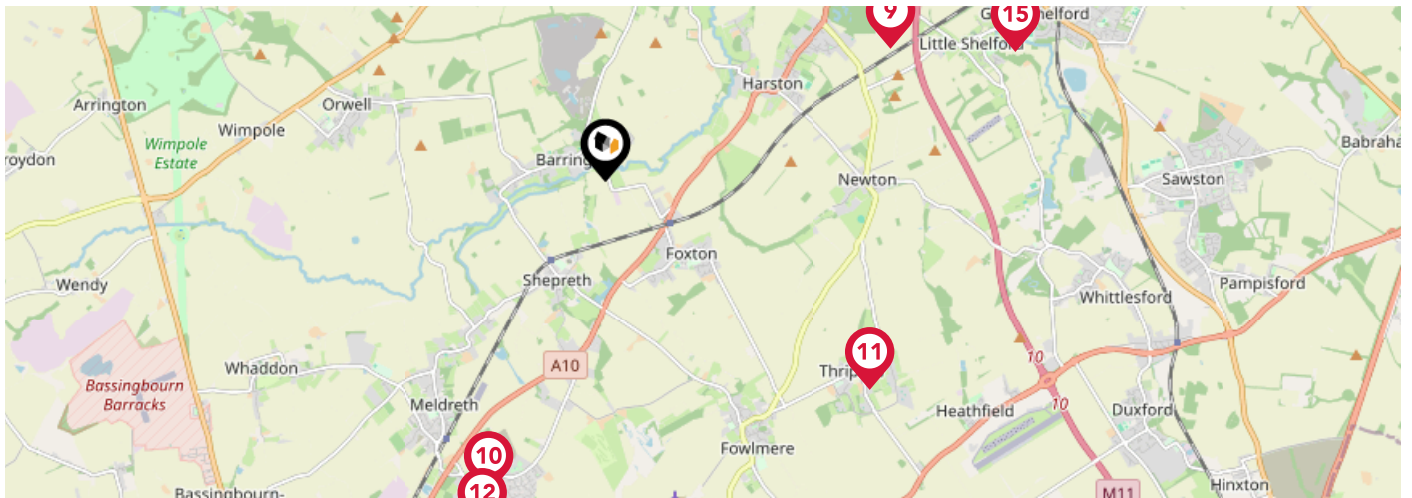
Economy 7 Storage heaters

Water Supply

South Cambs Water

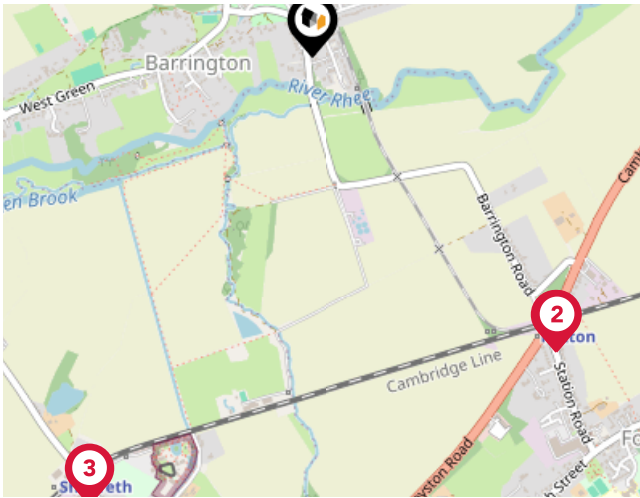


		Nursery	Primary	Secondary	College	Private
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 25 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 186 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



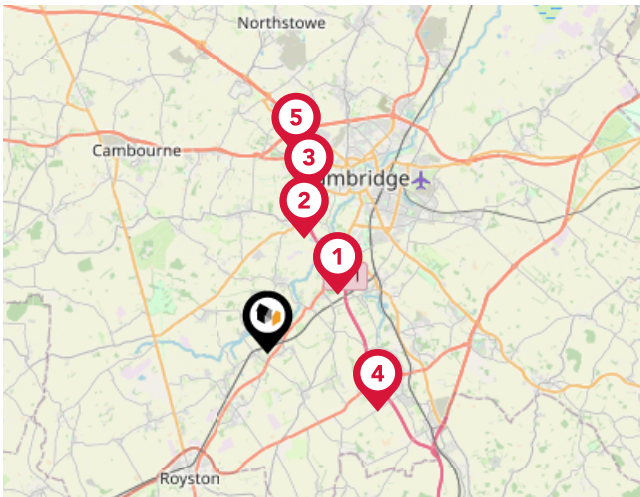
		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Village College Ofsted Rating: Good Pupils: 626 Distance:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Primary School Ofsted Rating: Good Pupils: 359 Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:4.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



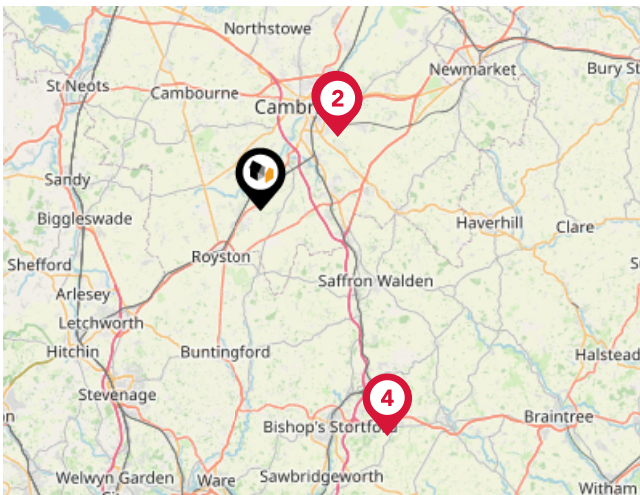
National Rail Stations

Pin	Name	Distance
1	Foxtton Rail Station	0.87 miles
2	Foxtton Rail Station	0.87 miles
3	Shepreth Rail Station	1.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.35 miles
2	M11 J12	4.41 miles
3	M11 J13	5.95 miles
4	M11 J10	4.54 miles
5	M11 J14	7.31 miles

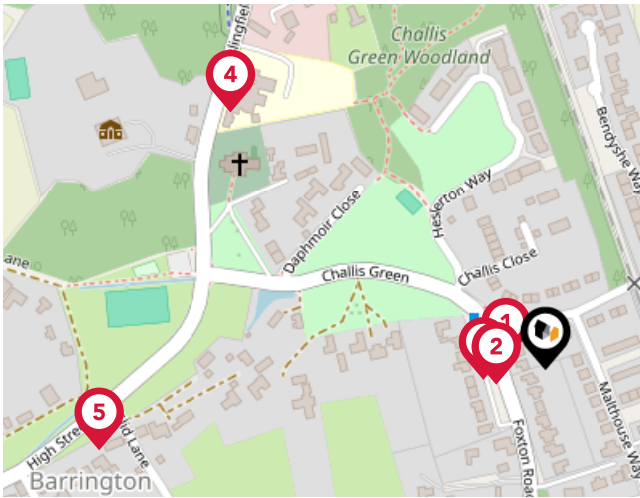


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	7.71 miles
2	Cambridge Airport	7.72 miles
3	Cambridge Airport	7.86 miles
4	London Stansted Airport	18.9 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Glebe Road	0.02 miles
2	Glebe Road	0.03 miles
3	Glebe Road	0.04 miles
4	Primary School	0.23 miles
5	Slid Lane	0.26 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.



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

