

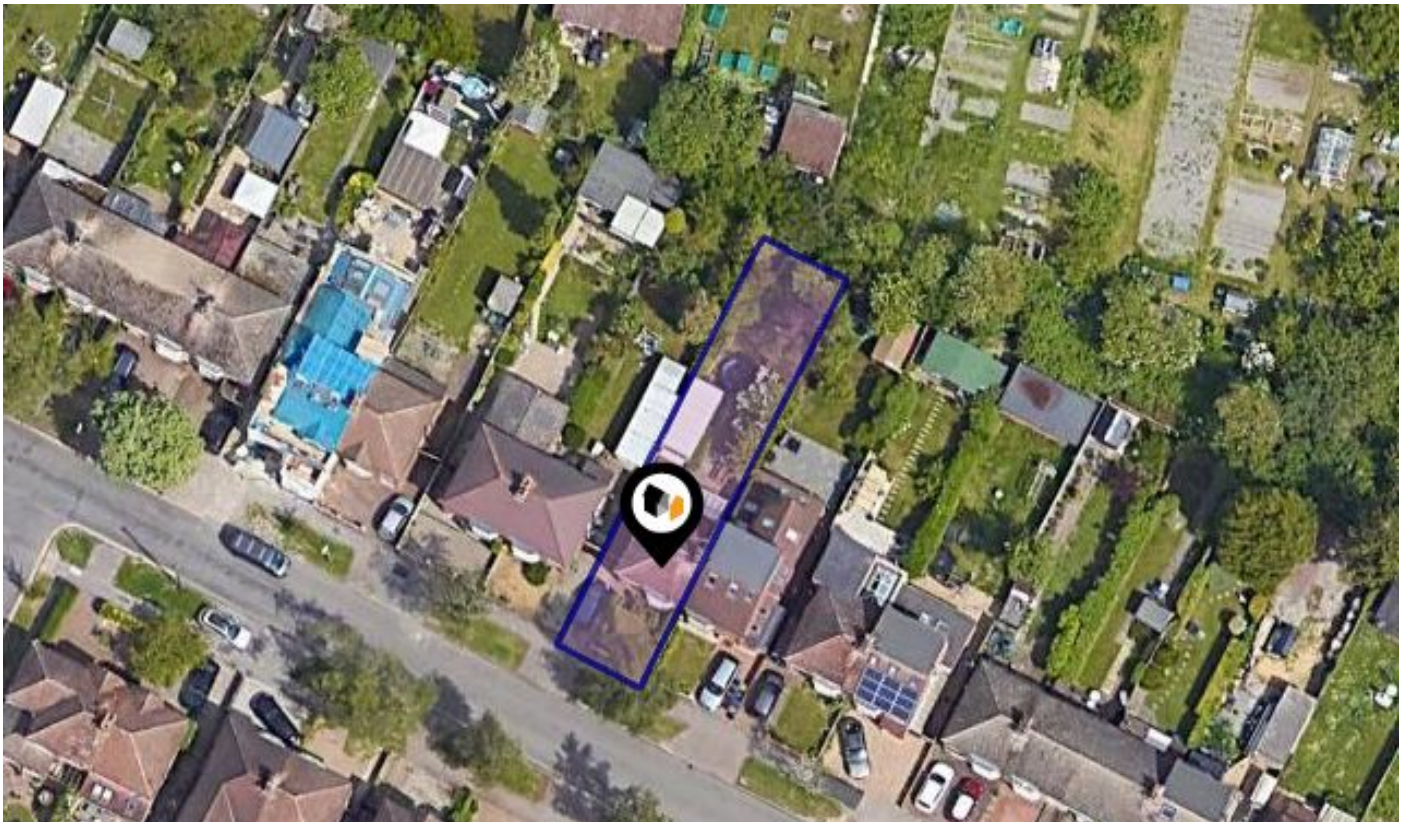


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MIR: Material Info

The Material Information Affecting this Property

Monday 08th July 2024



BIRDWOOD ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 839 ft² / 78 m²
Plot Area: 0.07 acres
Year Built : 1930-1949
Council Tax : Band D
Annual Estimate: £2,249
Title Number: CB341373

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: High

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

14 mb/s

80 mb/s

1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *31 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 21/01045/HFUL	
Decision:	Decided
Date:	04th March 2021
Description:	Side and rear roof extension, two storey side and rear extension, ground floor rear extension and smooth render to existing brickwork

Reference - 21/01045/NMA1	
Decision:	Decided
Date:	23rd June 2021
Description:	Non-material amendment on application 21/01045/HFUL to change the Juliet Balcony to a window and change render on ground floor (side elevation) to brickwork

Reference - 20/04926/HFUL	
Decision:	Withdrawn
Date:	16th December 2020
Description:	Side and rear roof extension, two storey side and rear extension, ground floor rear extension and smooth render to existing brickwork

Reference - 20/04926/HFUL	
Decision:	Withdrawn
Date:	27th November 2020
Description:	Side and rear roof extension, two storey side and rear extension, ground floor rear extension and smooth render to existing brickwork

Planning records for: *31 Birdwood Road Cambridge CB1 3ST*

Reference - 20/0075/CL2PD	
Decision:	Decided
Date:	23rd January 2020
Description:	Certificate of lawfulness application under Section 192 for a loft conversion.

Reference - 21/01045/NMA1	
Decision:	Decided
Date:	23rd June 2021
Description:	Non-material amendment on application 21/01045/HFUL to change the Juliet Balcony to a window and change render on ground floor (side elevation) to brickwork

Reference - 20/0075/CL2PD	
Decision:	Decided
Date:	23rd January 2020
Description:	Certificate of lawfulness application under Section 192 for a loft conversion.

Reference - 21/01045/HFUL	
Decision:	Decided
Date:	12th April 2021
Description:	Side and rear roof extension, two storey side and rear extension, ground floor rear extension and smooth render to existing brickwork

Planning records for: *31 Birdwood Road Cambridge CB1 3ST*

Reference - 20/0075/CL2PD	
Decision:	Decided
Date:	23rd January 2020
Description:	Certificate of lawfulness application under Section 192 for a loft conversion.

Reference - 21/01045/NMA1	
Decision:	Decided
Date:	23rd June 2021
Description:	Non-material amendment on application 21/01045/HFUL to change the Juliet Balcony to a window and change render on ground floor (side elevation) to brickwork

Reference - 20/04926/HFUL	
Decision:	Withdrawn
Date:	16th December 2020
Description:	Side and rear roof extension, two storey side and rear extension, ground floor rear extension and smooth render to existing brickwork

Planning records for: *33 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 22/04231/HFUL	
Decision:	Decided
Date:	26th September 2022
Description:	Side & rear roof extension, part two storey and part single storey side and rear extensions.

Planning records for: **33 Birdwood Road Cambridge Cambridgeshire CB1 3ST**

Reference - 22/04231/HFUL	
Decision:	Decided
Date:	26th September 2022
Description:	Side & rear roof extension, part two storey and part single storey side and rear extensions.

Reference - 22/04231/HFUL	
Decision:	Decided
Date:	26th September 2022
Description:	Side & rear roof extension, part two storey and part single storey side and rear extensions.

Reference - 22/04228/FUL	
Decision:	Decided
Date:	26th September 2022
Description:	Refurbishment of auditorium and back of house spaces; demolition of disused restaurant area and creation of new studio theatre. New entrance doors and goods lift off St Edwards Passage access and minor alterations to fenestration to rear of Spalding Hostel.

Planning records for: **41 Birdwood Road Cambridge Cambridgeshire CB1 3ST**

Reference - 15/2249/FUL	
Decision:	Decided
Date:	04th December 2015
Description:	Part two storey part single storey rear and side extension and roof extension incorporating rear dormer

Planning records for: **43 Birdwood Road Cambridge CB1 3ST**

Reference - 17/2200/FUL	
Decision:	Decided
Date:	12th February 2018
Description:	Part two storey, part single storey side and rear extensions.

Planning records for: **45 Birdwood Road Cambridge Cambridgeshire CB1 3ST**

Reference - 11/0218/FUL	
Decision:	Decided
Date:	25th February 2011
Description:	Side and rear extension. front porch and internal alterations.

Reference - 10/1277/FUL	
Decision:	Decided
Date:	21st December 2010
Description:	Side and rear extension and front porch.

Reference - 10/1276/CL2PD	
Decision:	Decided
Date:	21st December 2010
Description:	Application for a certificate of lawfulness under Section 192 for roof extension.

Planning records for: **53 Birdwood Road Cambridge CB1 3ST**

Reference - 16/1483/FUL	
Decision:	Decided
Date:	31st August 2016
Description:	Single storey rear extension and side single storey extension (rear larger than previously granted under 15/0332/FUL).

Reference - 15/0332/FUL	
Decision:	Decided
Date:	17th March 2015
Description:	side and rear single storey extension

Reference - 15/0286/CL2PD	
Decision:	Decided
Date:	19th February 2015
Description:	Loft conversion

Planning records for: **57 Birdwood Road Cambridge Cambridgeshire CB1 3ST**

Reference - 22/04013/CL2PD	
Decision:	Decided
Date:	08th September 2022
Description:	Certificate Of Lawfulness Under S192 Proposed construction of loft conversion with rear dormer with 2 Roof lights on front elevation.

Planning records for: **57 Birdwood Road Cambridge Cambridgeshire CB1 3ST**

Reference - 22/04013/CL2PD	
Decision:	Decided
Date:	08th September 2022
Description:	Certificate Of Lawfulness Under S192 Proposed construction of loft conversion with rear dormer with 2 Roof lights on front elevation.

Reference - 22/04013/CL2PD	
Decision:	Decided
Date:	08th September 2022
Description:	Certificate Of Lawfulness Under S192 Proposed construction of loft conversion with rear dormer with 2 Roof lights on front elevation.

Reference - 22/04016/HFUL	
Decision:	Decided
Date:	08th September 2022
Description:	Single storey front extension.

Planning records for: **61 Birdwood Road Cambridge CB1 3ST**

Reference - 14/1856/FUL	
Decision:	Decided
Date:	24th November 2014
Description:	Installation of external wall insulation as this is solid wall property. Using SPS Envirowall external wall insulation system. Completed finish will be the colour cream.

Planning records for: *63 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 22/02342/HFUL	
Decision:	Decided
Date:	16th May 2022
Description:	Single storey side and rear extension

Reference - 22/02342/HFUL	
Decision:	Decided
Date:	16th May 2022
Description:	Single storey side and rear extension

Reference - 22/02342/HFUL	
Decision:	Decided
Date:	16th May 2022
Description:	Single storey side and rear extension

Planning records for: *65 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 17/0893/FUL	
Decision:	Decided
Date:	18th May 2017
Description:	Single storey side extension.

Planning records for: *67 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 15/0386/FUL	
Decision:	Decided
Date:	05th March 2015
Description:	Single storey rear extension (following demolition of conservatory)

Planning records for: *69 Birdwood Road Cambridge CB1 3ST*

Reference - C/00/0267	
Decision:	Decided
Date:	15th March 2000
Description:	Erection of a single storey side and rear extension to existing dwelling.

Planning records for: *Land To Rear Of 11 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 21/02571/FUL	
Decision:	Decided
Date:	02nd June 2021
Description:	Erection of new dwelling

Reference - 21/05395/FUL	
Decision:	Decided
Date:	09th December 2021
Description:	Erection of new dwelling

Planning records for: *Land To Rear Of 11 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 21/05395/FUL	
Decision:	Decided
Date:	09th December 2021
Description:	Erection of new dwelling

Reference - 21/02571/FUL	
Decision:	Decided
Date:	01st July 2021
Description:	Erection of new dwelling

Reference - 21/02571/FUL	
Decision:	Decided
Date:	01st July 2021
Description:	Erection of new dwelling

Reference - 21/05395/FUL	
Decision:	Decided
Date:	09th December 2021
Description:	Erection of new dwelling

Planning records for: *17 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 17/2165/FUL	
Decision:	Decided
Date:	08th December 2017
Description:	Side and rear roof extension

Reference - 15/2015/FUL	
Decision:	Decided
Date:	27th October 2015
Description:	Erection of a wooden garden summerhouse on a concrete base.

Planning records for: *19 Birdwood Road Cambridge CB1 3ST*

Reference - 21/05131/HFUL	
Decision:	Decided
Date:	03rd December 2021
Description:	Demolition of an existing single storey rear extension and outbuilding, and construction of new two storey side and rear extension, single storey rear extension, and hip to gable loft conversion

Reference - 21/05131/HFUL	
Decision:	Decided
Date:	23rd November 2021
Description:	Demolition of an existing single storey rear extension and outbuilding, and construction of new two storey side and rear extension, single storey rear extension, and hip to gable loft conversion

Planning records for: *19 Birdwood Road Cambridge CB1 3ST*

Reference - 21/05131/HFUL	
Decision:	Decided
Date:	03rd December 2021
Description:	Demolition of an existing single storey rear extension and outbuilding, and construction of new two storey side and rear extension, single storey rear extension, and hip to gable loft conversion

Planning records for: *7 Birdwood Road Cambridge Cambridgeshire CB1 3ST*

Reference - 15/0703/GPE	
Decision:	Decided
Date:	14th April 2015
Description:	Single storey rear extension

Birdwood Road, CB1

Energy rating

E

Valid until 18.01.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Assessment for green deal
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	No system present: electric immersion assumed
Hot Water Energy Efficiency:	Very Poor
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	78 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

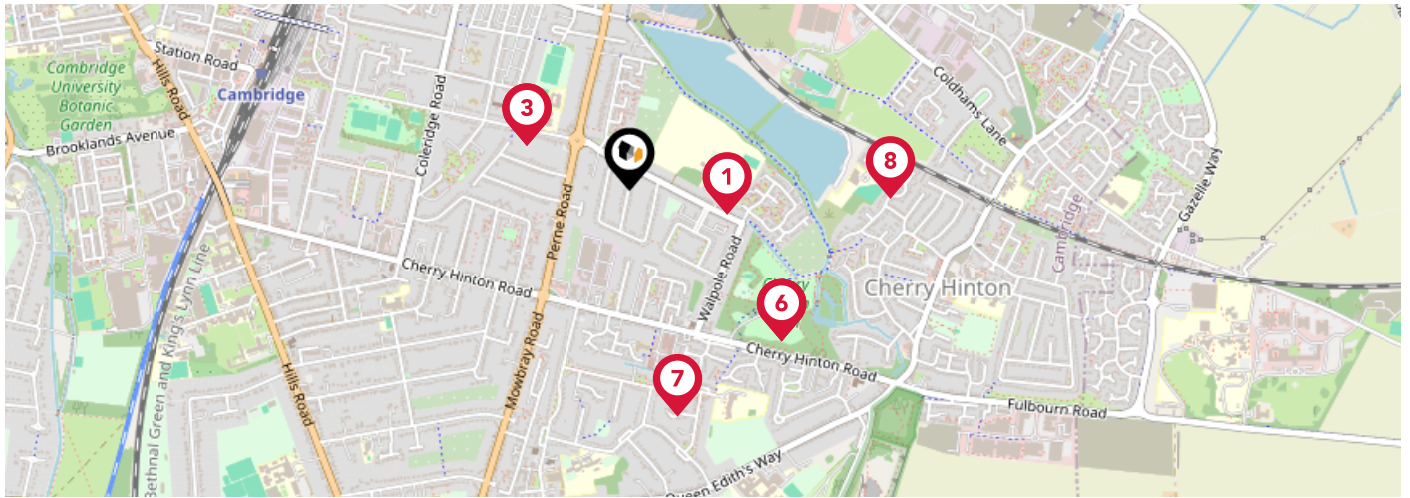
Gas Central Heating

Water Supply

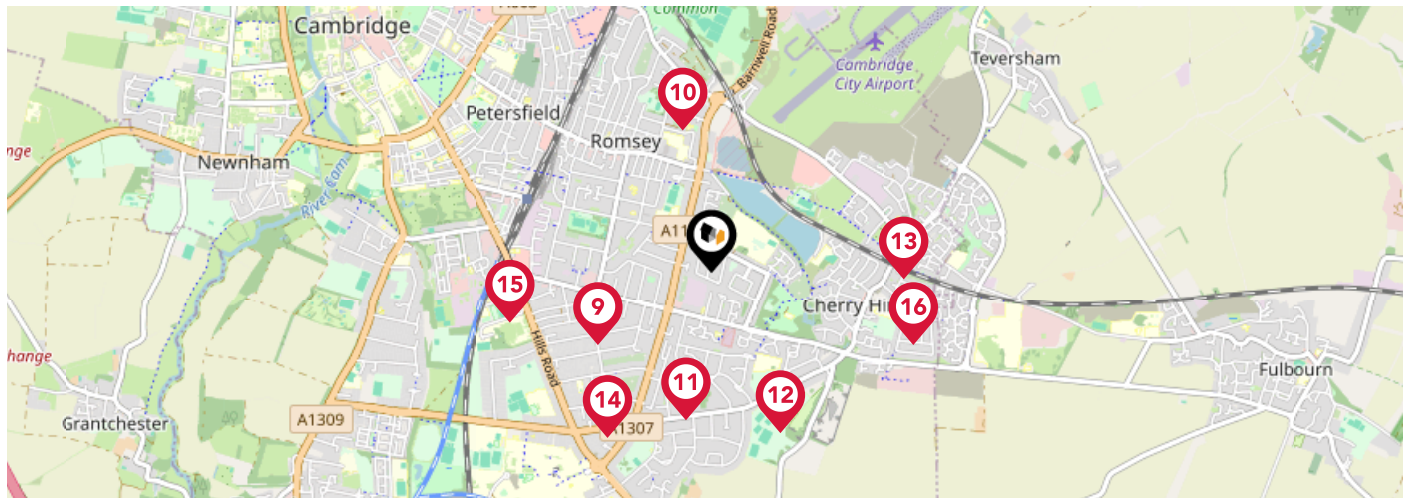
Cambridge Water

Drainage

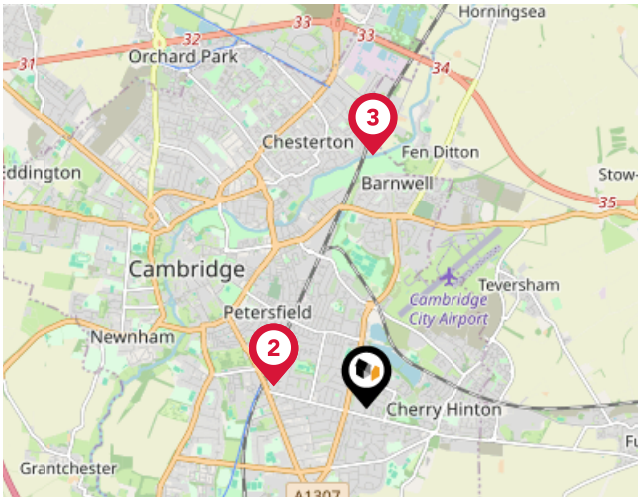
Anglian Water



		Nursery	Primary	Secondary	College	Private
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 882 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ridgefield Primary School Ofsted Rating: Good Pupils: 240 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coleridge Community College Ofsted Rating: Good Pupils: 532 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oaks International School Ofsted Rating: Good Pupils: 65 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Outstanding Pupils: 31 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 36 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 472 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

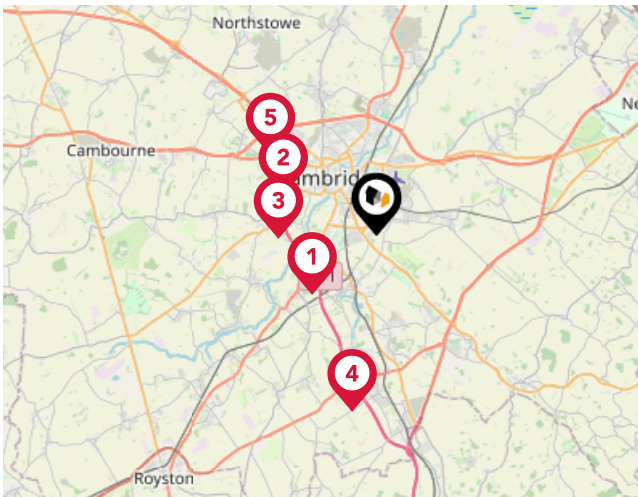


		Nursery	Primary	Secondary	College	Private
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 413 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 313 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 441 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1057 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 219 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:0.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colville Primary School Ofsted Rating: Good Pupils: 278 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



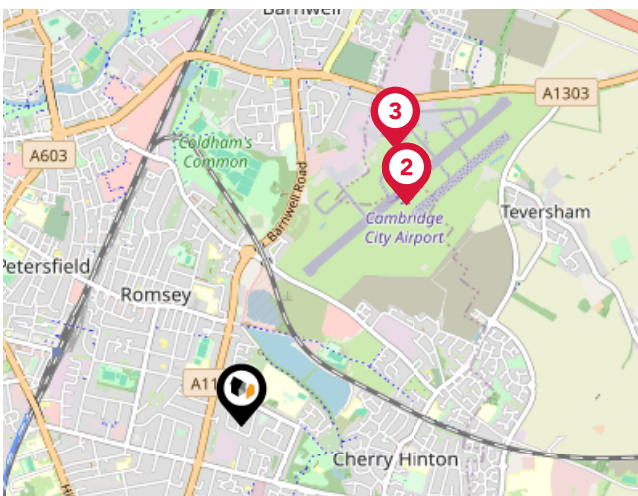
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.86 miles
2	Cambridge Rail Station	0.87 miles
3	Cambridge North Rail Station	2.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.13 miles
2	M11 J13	3.67 miles
3	M11 J12	3.51 miles
4	M11 J10	6.46 miles
5	M11 J14	4.79 miles

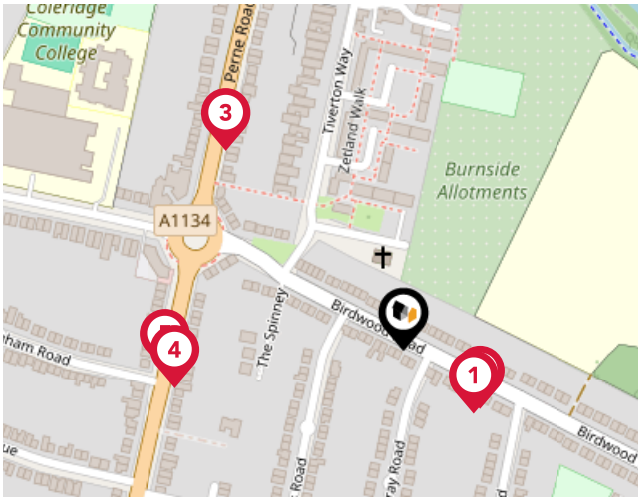


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.26 miles
2	Cambridge Airport	1.26 miles
3	Cambridge Airport	1.44 miles
4	London Stansted Airport	21.26 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gray Road	0.05 miles
2	Gray Road	0.05 miles
3	Birdwood Road	0.15 miles
4	Langham Road	0.13 miles
5	Langham Road	0.14 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.



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