

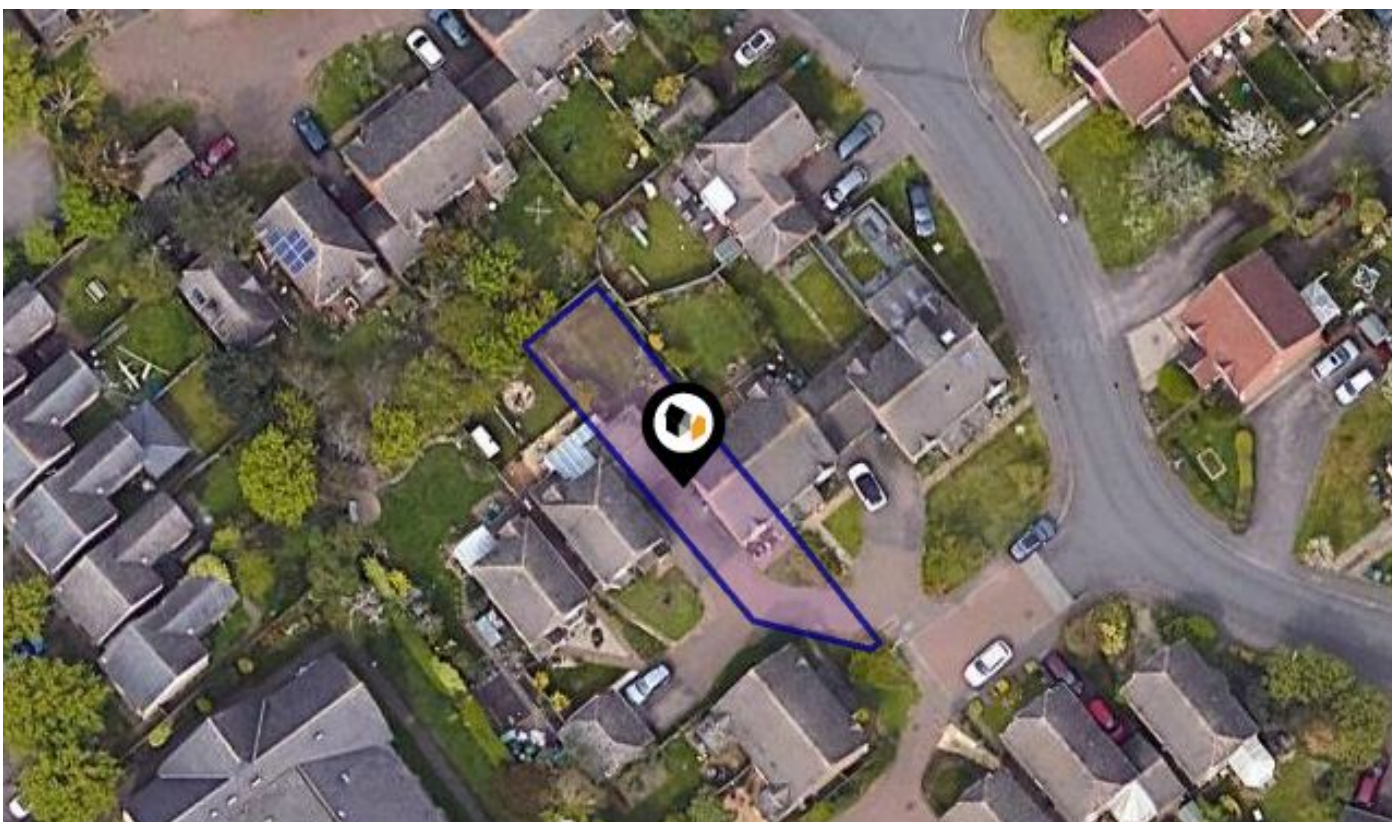


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th July 2024



WOODHEAD DRIVE, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.06 acres		
Year Built :	1983-1990		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB154240		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **71 Woodhead Drive Cambridge CB4 1FG**

Reference - 16/1343/FUL	
Decision:	Decided
Date:	01st August 2016
Description:	Demolition of garage/utility room and erection of part two storey, part single storey side extension.

Planning records for: **91 Woodhead Drive Cambridge Cambridgeshire CB4 1FG**

Reference - 23/01783/HFUL	
Decision:	Decided
Date:	10th May 2023
Description:	Single storey side and rear infill extension

Reference - 23/01783/HFUL	
Decision:	Decided
Date:	10th May 2023
Description:	Single storey side and rear infill extension

Reference - 23/0468/TTCA	
Decision:	Decided
Date:	10th May 2023
Description:	T1 - Dead Mature Oak in North corner - fellT2 - Mature Cherry - This tree is in a poor state of health. It has a serious cancer issue. It is however a focal point for the garden. It hangs over the adjacent property. Request a 1.5m crown reduction to growth points to alleviate weight and sail.T3 - Large Laylandii Hedge in North corner - reduce to a finished height of 4.5 mT4 - Mature Dead Apple on North-East boundary - fellT5 - Small Eucalyptus tree leaning over road in middle of South-East boundary wall - fellT6 - Small Eucalyptus leaning on Gingko tree - fell

Planning records for: *91 Woodhead Drive Cambridge Cambridgeshire CB4 1FG*

Reference - 23/0468/TTCA	
Decision:	Decided
Date:	10th May 2023
Description:	T1 - Dead Mature Oak in North corner - fellT2 - Mature Cherry - This tree is in a poor state of health. It has a serious cancer issue. It is however a focal point for the garden. It hangs over the adjacent property. Request a 1.5m crown reduction to growth points to alleviate weight and sail.T3 - Large Laylandii Hedge in North corner - reduce to a finished height of 4.5 mT4 - Mature Dead Apple on North-East boundary - fellT5 - Small Eucalyptus tree leaning over road in middle of South-East boundary wall - fellT6 - Small Eucalyptus leaning on Ginkgo tree - fell

Planning records for: *105 Woodhead Drive Cambridge Cambridgeshire CB4 1FG*

Reference - 24/01576/HFUL	
Decision:	Awaiting decision
Date:	25th April 2024
Description:	Single storey rear extension.

Planning records for: *109 Woodhead Drive Cambridge CB4 1FG*

Reference - 11/1505/FUL	
Decision:	Decided
Date:	08th December 2011
Description:	Conversion of garage into habitable living area.

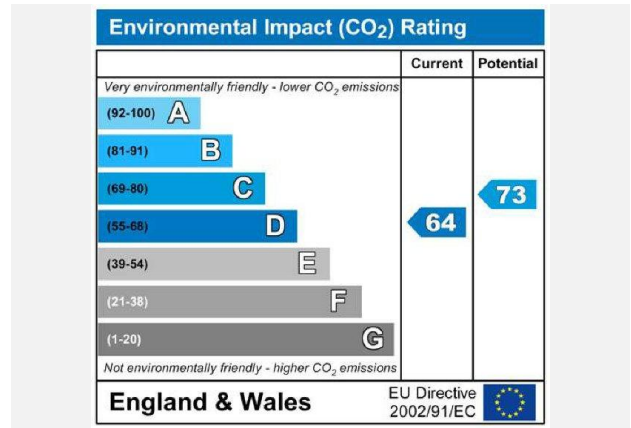
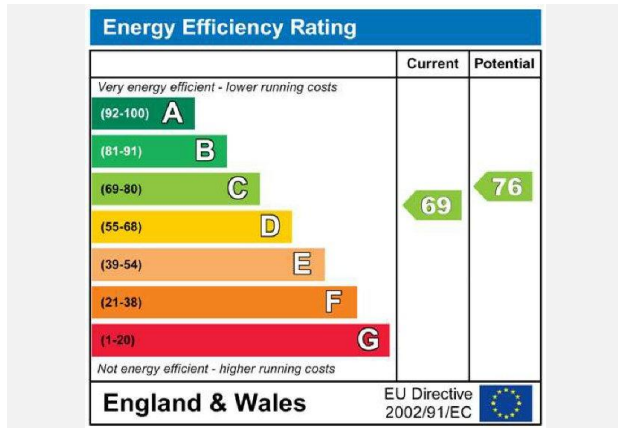
Planning records for: *117 Woodhead Drive Cambridge Cambridgeshire CB4 1FG*

Reference - 15/1665/FUL	
Decision:	Decided
Date:	16th September 2015
Description:	Single storey rear extension

Planning records for: *119 Woodhead Drive Cambridge Cambridgeshire CB4 1FG*

Reference - 15/1706/FUL	
Decision:	Decided
Date:	10th September 2015
Description:	First floor extension over garage and part garage conversion at ground floor

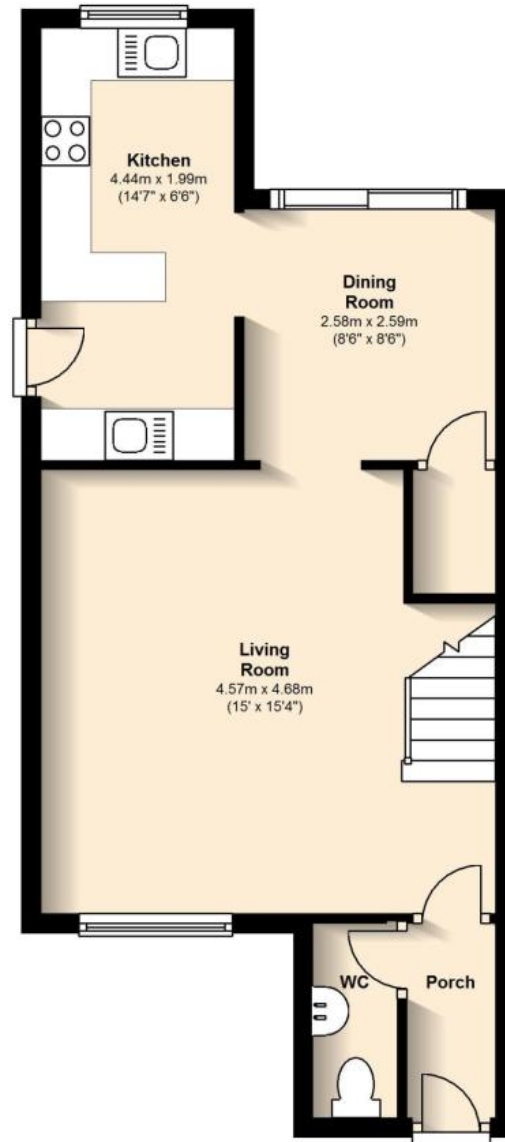




WOODHEAD DRIVE, CAMBRIDGE, CB4

Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)

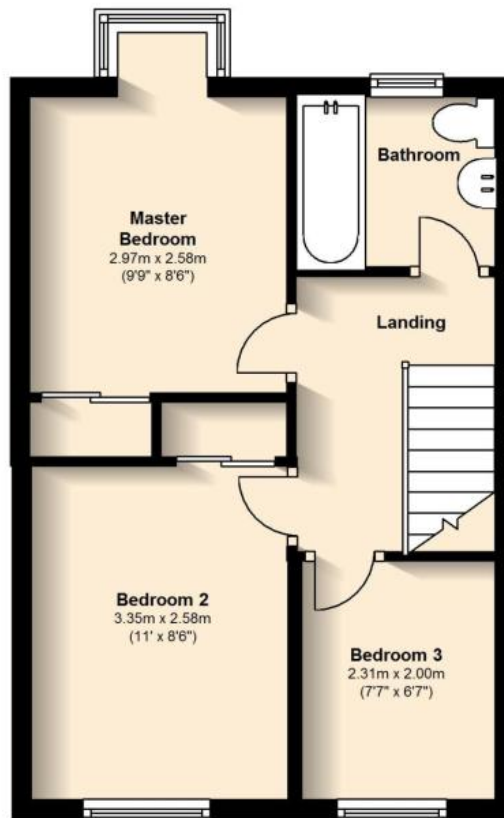


Total area: approx. 72.3 sq. metres (777.8 sq. feet)

WOODHEAD DRIVE, CAMBRIDGE, CB4

First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Woodhead Drive, CB4

Energy rating

D

Valid until 05.12.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

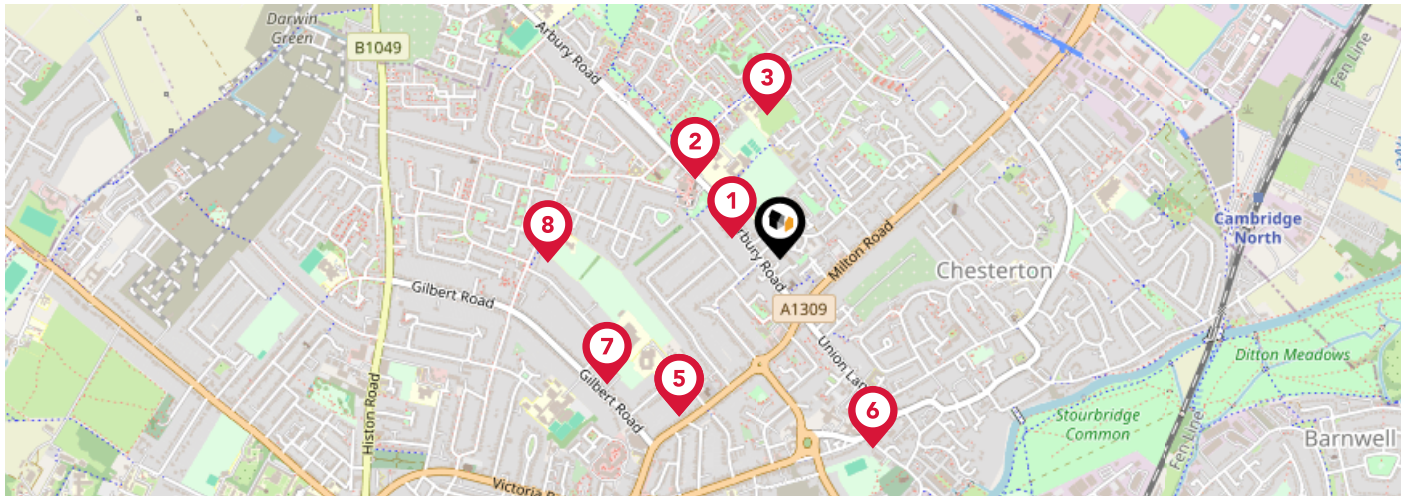
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	80 m ²

Central Heating

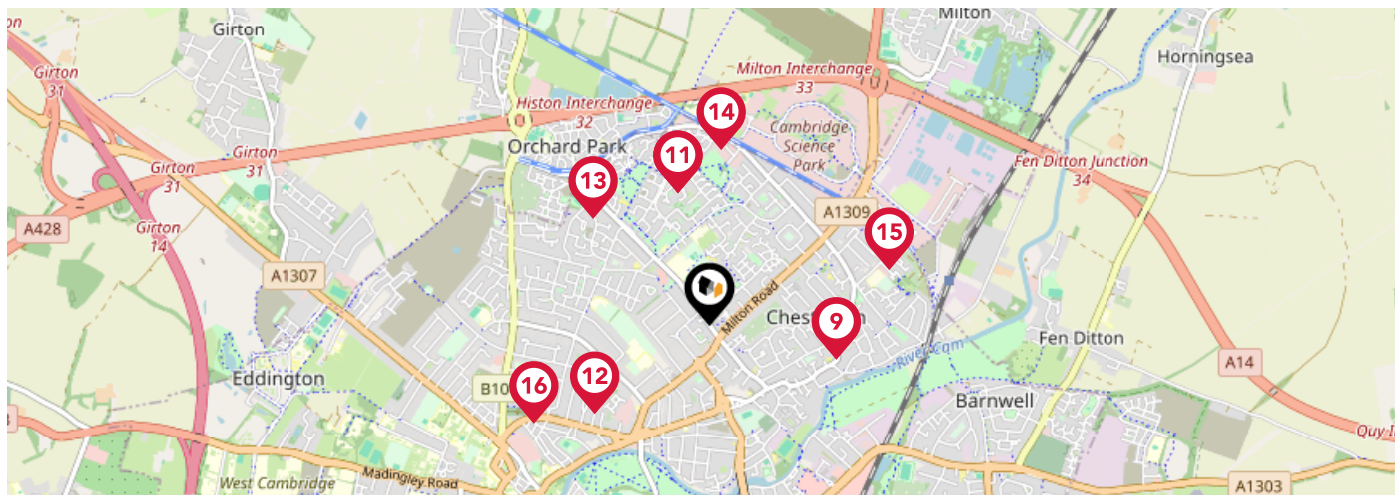
Gas Central Heating

Water Supply

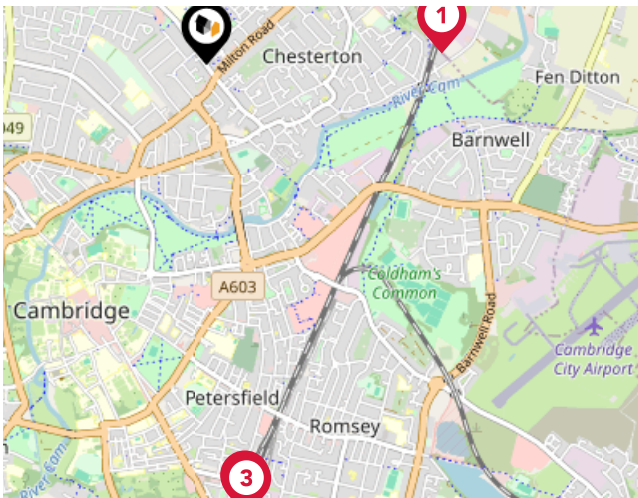
Cambridge Water



		Nursery	Primary	Secondary	College	Private
	North Cambridge Academy Ofsted Rating: Good Pupils: 465 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 261 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	TBAP Cambridge AP Academy Ofsted Rating: Good Pupils: 21 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Arts and Sciences Sixth Form and Tutorial College Ofsted Rating: Not Rated Pupils: 808 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Good Pupils: 198 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

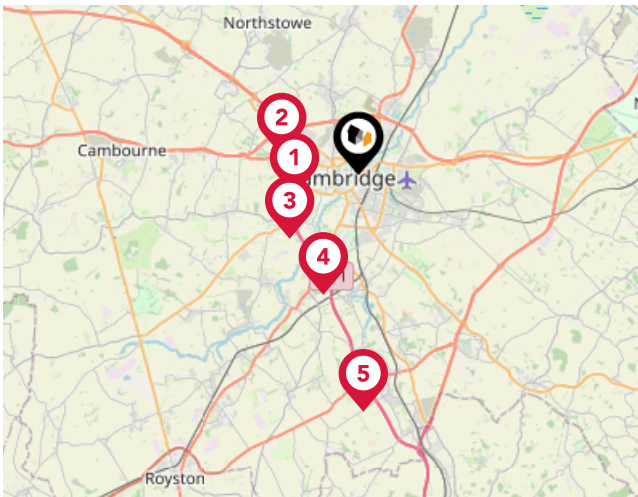


		Nursery	Primary	Secondary	College	Private
	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 70 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 406 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 993 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 287 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Regional College Ofsted Rating: Requires improvement Pupils:0 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 391 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Inadequate Pupils: 162 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



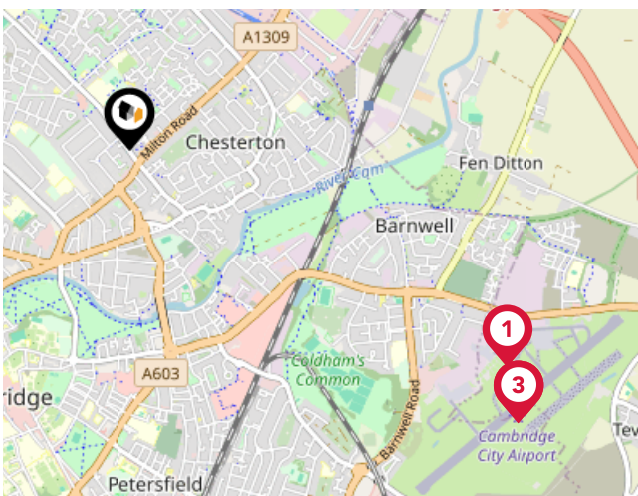
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.08 miles
2	Cambridge Rail Station	2.04 miles
3	Cambridge Rail Station	2.05 miles



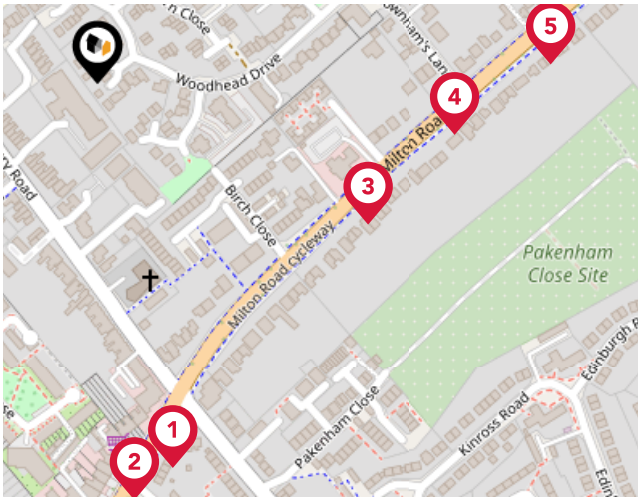
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.47 miles
2	M11 J14	2.86 miles
3	M11 J12	3.42 miles
4	M11 J11	4.56 miles
5	M11 J10	8.65 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	1.98 miles
2	Cambridge Airport	2.15 miles
3	Cambridge Airport	2.15 miles
4	London Stansted Airport	23.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Union Lane	0.22 miles
2	Union Lane	0.24 miles
3	Downham's Lane	0.17 miles
4	Downham's Lane	0.2 miles
5	Fraser Road	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.



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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

