

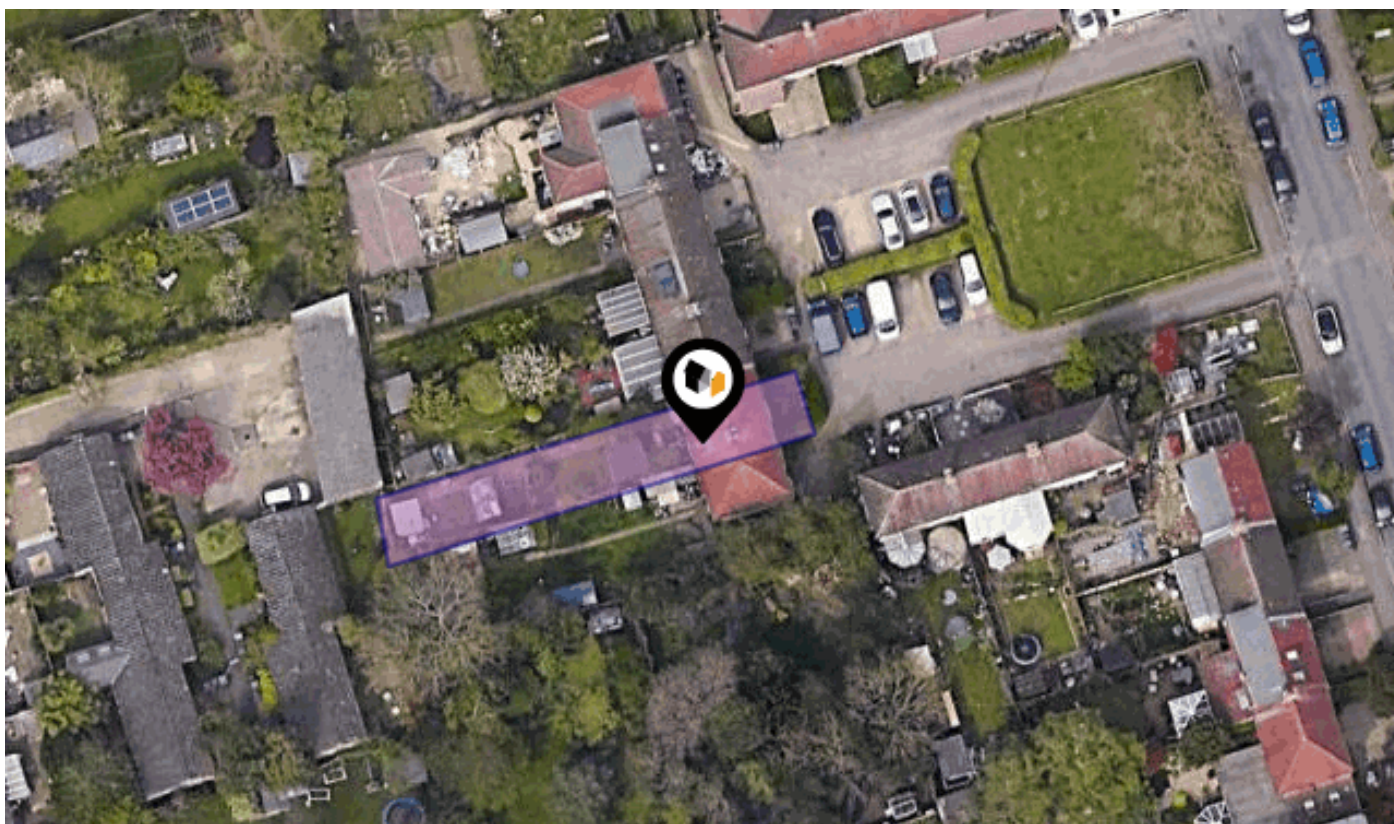


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 10th July 2024



HAWTHORN WAY, CAMBRIDGE, CB4

Cooke Curtis & Co

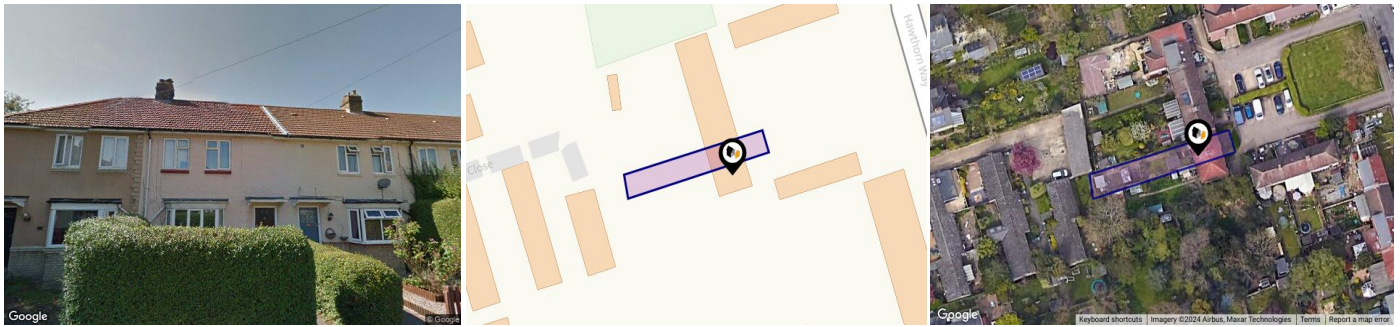
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	688 ft ² / 64 m ²		
Plot Area:	0.05 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB64193		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *11 Hawthorn Way Cambridge CB4 1AT*

Reference - C/02/0185	
Decision:	Decided
Date:	19th February 2002
Description:	Extensions to house (two storey side, single storey rear and single storey front extension).

Planning records for: *27 Hawthorn Way Cambridge CB4 1AT*

Reference - C/01/1075	
Decision:	Decided
Date:	03rd October 2001
Description:	Part single and part two storey rear extension and single storey extension to front of existing dwelling house.

Planning records for: *29 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 16/0824/FUL	
Decision:	Decided
Date:	04th May 2016
Description:	Rear dormer, two storey side/rear and single storey front extensions.

Reference - 15/2234/FUL	
Decision:	Decided
Date:	04th December 2015
Description:	Erection of single storey front extension

Planning records for: *29 Hawthorn Way Cambridge CB4 1AT*

Reference - 12/1534/FUL
Decision: Decided
Date: 04th December 2012
Description: Two storey side/rear and single storey rear extensions.
Reference - 22/02453/HFUL
Decision: Decided
Date: 25th May 2022
Description: Retrospective erection of an incidental garden room
Reference - 22/02453/HFUL
Decision: Decided
Date: 25th May 2022
Description: Retrospective erection of an incidental garden room
Reference - 22/02453/CONDA
Decision: Awaiting decision
Date: 09th February 2023
Description: Submission of details required by condition 3 (Surface Water Drainage) and 4 (Foul Water Drainage) of planning permission 22/02453/HFUL

Planning records for: *29 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 22/02453/CONDA	
Decision:	Awaiting decision
Date:	09th February 2023
Description:	Submission of details required by condition 3 (Surface Water Drainage) and 4 (Foul Water Drainage) of planning permission 22/02453/HFUL

Reference - 22/02453/CONDA	
Decision:	Decided
Date:	09th February 2023
Description:	Submission of details required by condition 3 (Surface Water Drainage) and 4 (Foul Water Drainage) of planning permission 22/02453/HFUL

Reference - 22/02453/HFUL	
Decision:	Decided
Date:	25th May 2022
Description:	Retrospective erection of an incidental garden room

Reference - 23/00244/AGDET	
Decision:	Awaiting decision
Date:	09th February 2023
Description:	Steel Portal Framed Agricultural Grain Storage Building.

Planning records for: *29 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 21/04948/CONDI	
Decision:	Decided
Date:	25th May 2022
Description:	Submission of details required by condition 16 (Dust) of planning permission 21/04948/S73

Planning records for: *31 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 18/0508/FUL	
Decision:	Decided
Date:	28th March 2018
Description:	One and two storey rear extension and single storey front extensions

Planning records for: *35 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 14/0752/NMA	
Decision:	Decided
Date:	09th May 2014
Description:	Hip to gable to proposed garage

Reference - 14/0037/FUL	
Decision:	Decided
Date:	05th February 2014
Description:	Single storey front and side extension.

Planning records for: *35 Hawthorn Way Cambridge CB4 1AT*

Reference - 12/1638/FUL	
Decision:	Decided
Date:	31st December 2012
Description:	Erection of detached garage

Reference - 12/0584/FUL	
Decision:	Decided
Date:	10th May 2012
Description:	Erection of detached garage.

Planning records for: *39 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 15/1248/GPE	
Decision:	Decided
Date:	29th June 2015
Description:	Single storey rear extension

Reference - 15/0229/FUL	
Decision:	Decided
Date:	10th February 2015
Description:	Installation of 100 mm and 60 mm Expanded Polystyrene (EPS) external wall insulation to the property on the front and side passageway. The proposed finish is 100% render on the front/side passageway. This would be done in the pastel colour.

Planning records for: *41 Hawthorn Way Cambridge CB4 1AT*

Reference - 14/1770/FUL	
Decision:	Decided
Date:	07th November 2014
Description:	External insulation of front, side passage and rear of house using SPS enviowall insulation with textured rendering (similar to the top half of the present house).

Reference - C/00/0783	
Decision:	Decided
Date:	04th August 2000
Description:	Erection of a single storey rear extension to existing dwelling.

Planning records for: *43 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 14/2060/FUL	
Decision:	Decided
Date:	12th January 2015
Description:	External solid wall insulation.

Reference - 08/1546/FUL	
Decision:	Decided
Date:	13th November 2008
Description:	Erection of a porch to front.

Planning records for: *43 Hawthorn Way Cambridge Cambridgeshire CB4 1AT*

Reference - 08/0638/FUL	
Decision:	Decided
Date:	01st May 2008
Description:	Single store extension with pitched roof to front.

Reference - 08/0253/FUL	
Decision:	Decided
Date:	04th March 2008
Description:	Dormer to rear

Reference - 05/0708/FUL	
Decision:	Decided
Date:	27th June 2005
Description:	Erection of single storey rear extension.

Reference - C/01/0927	
Decision:	Decided
Date:	20th August 2001
Description:	Erection of a single storey rear extension to existing dwellinghouse.

Planning records for: **43 Hawthorn Way Cambridge CB4 1AT**

Reference - C/01/0492	
Decision:	Decided
Date:	09th May 2001
Description:	Erection of a single storey rear extension to existing dwellinghouse.

Planning records for: **7 Hawthorn Way Cambridge Cambridgeshire CB4 1AT**

Reference - 14/2057/FUL	
Decision:	Decided
Date:	22nd December 2014
Description:	Installation of white 100mm Expanded Polystyrene (EPS) external wall installation to the front elevation.

Planning records for: **1 Hawthorn Way Cambridge Cambridgeshire CB4 1AT**

Reference - 17/2277/CJP3	
Decision:	Decided
Date:	03rd January 2018
Description:	Prior approval for a change of use from a shop (Class A1) to Yoga Studio (Class D2).

Reference - C/02/1240	
Decision:	Decided
Date:	04th December 2002
Description:	Erection of single storey rear extension to existing shop.

Hawthorn Way, CB4

Energy rating

D

Valid until 26.02.2029

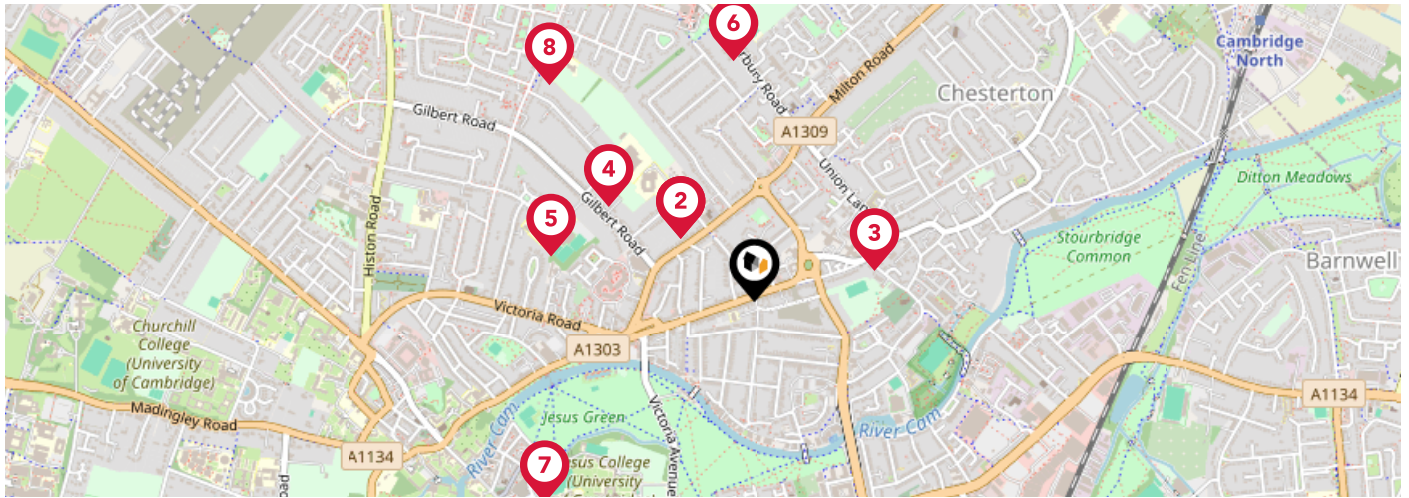
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

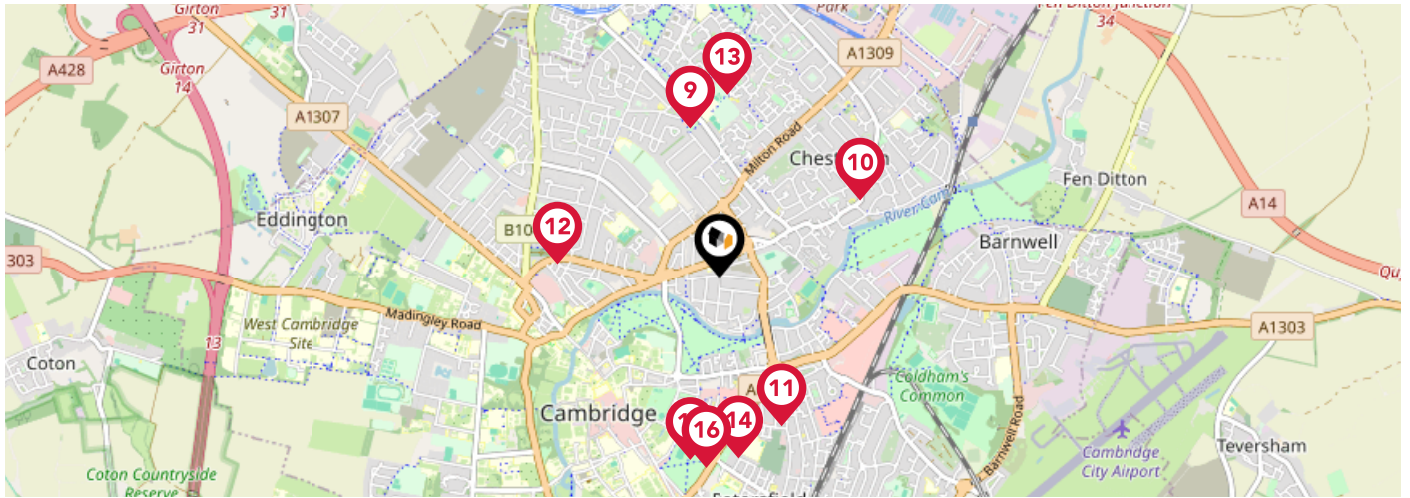
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	64 m ²

Central Heating

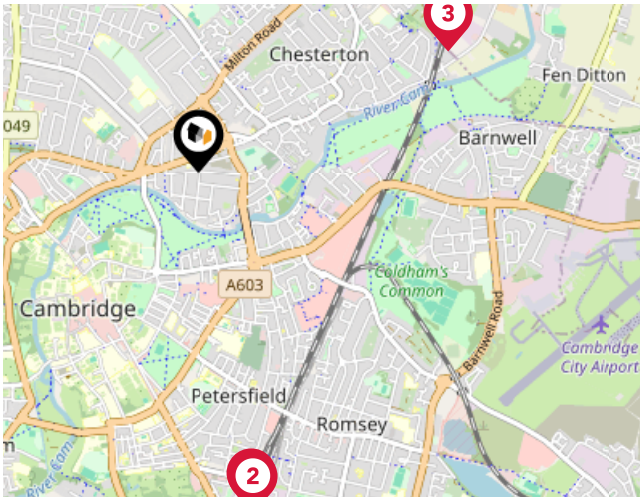
Gas Combi Boiler



		Nursery	Primary	Secondary	College	Private
	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:0.22	<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:0.22	<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:0.28	<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:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 993 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 465 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 110 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

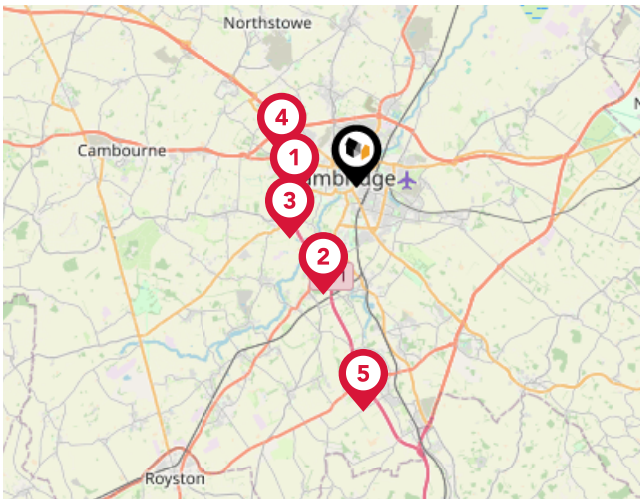


		Nursery	Primary	Secondary	College	Private
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 90 Distance:0.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Inadequate Pupils: 162 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 261 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 673 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 713 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 19 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



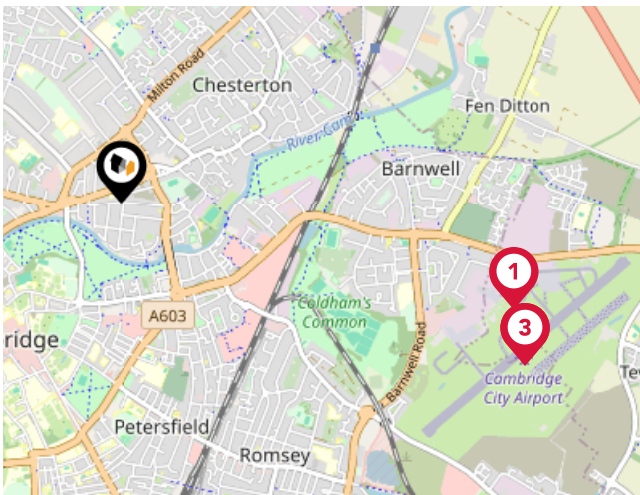
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.56 miles
2	Cambridge Rail Station	1.57 miles
3	Cambridge North Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.3 miles
2	M11 J11	4.06 miles
3	M11 J12	3.05 miles
4	M11 J14	2.96 miles
5	M11 J10	8.16 miles

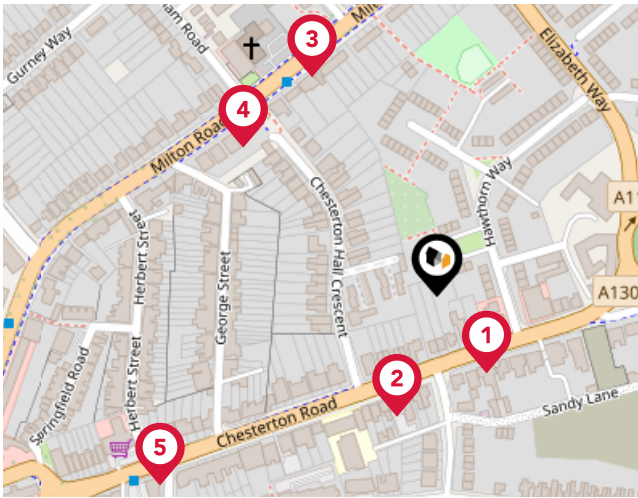


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	1.84 miles
2	Cambridge Airport	1.97 miles
3	Cambridge Airport	1.97 miles
4	London Stansted Airport	23.2 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	De Freville Avenue	0.05 miles
2	De Freville Avenue	0.07 miles
3	Ascham Road	0.14 miles
4	Ascham Road	0.14 miles
5	Hamilton Road	0.19 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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