

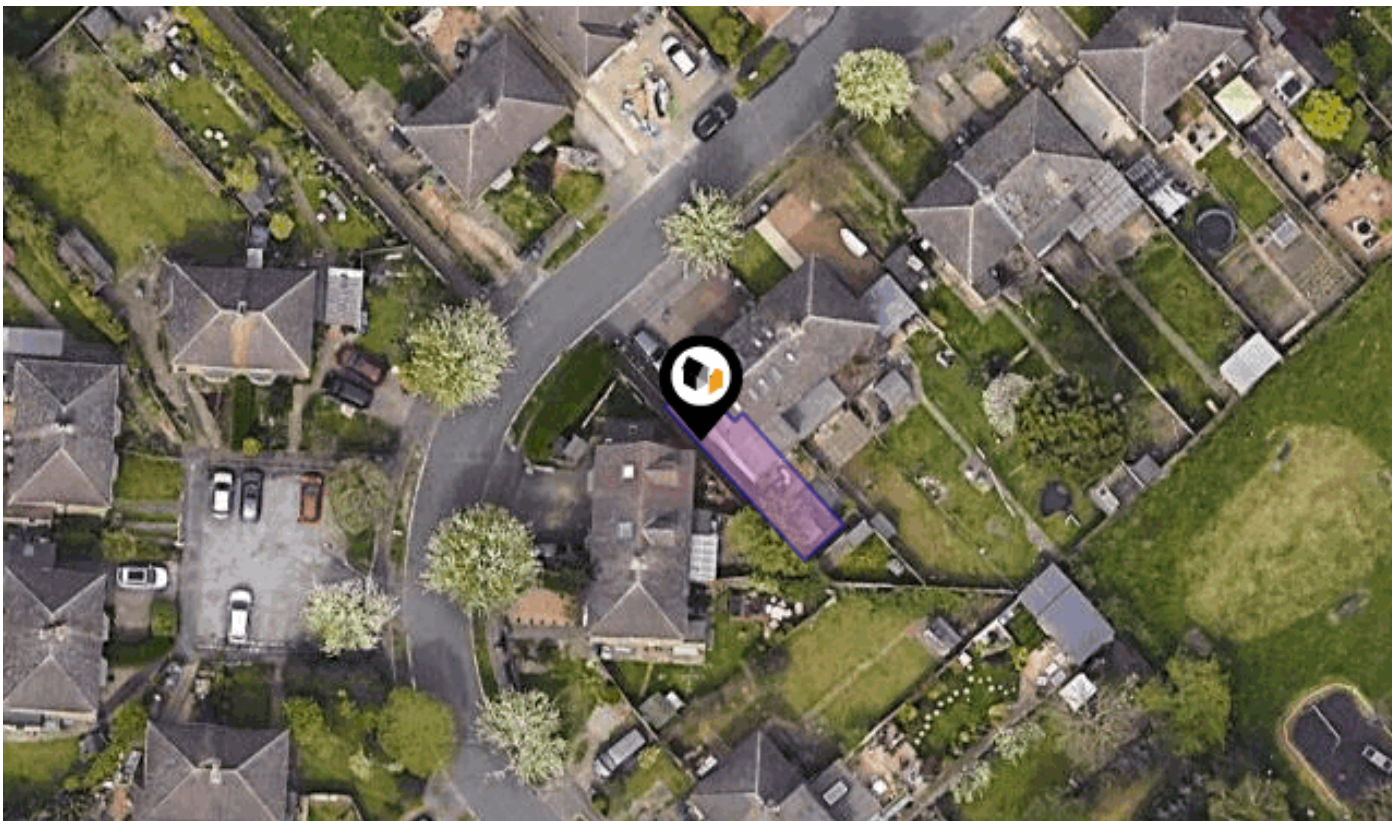


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MIR: Material Info

The Material Information Affecting this Property

Monday 15th July 2024



RAMSDEN SQUARE, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

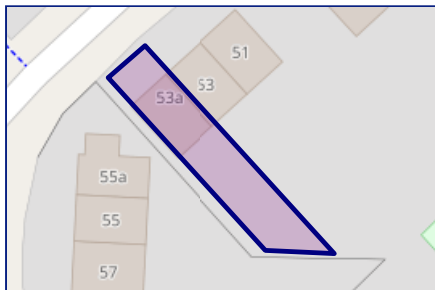
01223 508 050

Jenny@cookecurtis.co.uk

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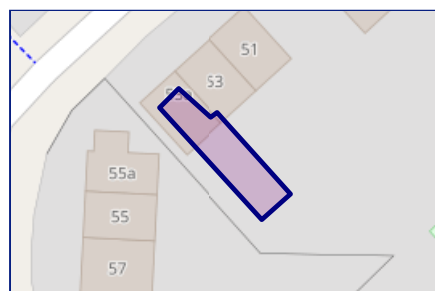


Freehold Title Plan



CB48964

Leasehold Title Plan



CB424563

Start Date: 15/06/2017
End Date: 16/06/2142
Lease Term: 125 years from and including 16 June 2017
Term Remaining: 117 years



Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 807 ft² / 75 m²
Plot Area: 0.02 acres
Council Tax : Band A
Annual Estimate: £1,499
Title Number: CB424563

Tenure: Leasehold
Start Date: 15/06/2017
End Date: 16/06/2142
Lease Term: 125 years from and including 16 June 2017
Term Remaining: 117 years

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s	49 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *37 And 37A Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 07/0874/FUL	
Decision:	Decided
Date:	30th October 2007
Description:	Subdivision of 37 and 37a Ramsden Square to create an independently accessed flat at first floor together with associated parking and services with the remainder of the accommodation constituting another seperate residential planning unit, 37 Ramsden Square..

Planning records for: *15 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 09/0705/FUL	
Decision:	Decided
Date:	11th August 2009
Description:	Erection of single storey front and rear extension including conversion of garage.

Planning records for: *5 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 09/0867/FUL	
Decision:	Decided
Date:	16th September 2009
Description:	Single storey rear extension.

Reference - 09/0549/FUL	
Decision:	Decided
Date:	19th June 2009
Description:	Single storey rear extension.

Planning records for: *5 Ramsden Square Cambridge CB4 2BN*

Reference - 21/01404/HFUL	
Decision:	Decided
Date:	26th March 2021
Description:	Loft extension and erection of a Garden Annex.

Reference - 21/01404/HFUL	
Decision:	Decided
Date:	26th March 2021
Description:	Loft extension and erection of a Garden Annex.

Reference - 21/01404/HFUL	
Decision:	Decided
Date:	26th March 2021
Description:	Loft extension and erection of a Garden Annex.

Planning records for: *53 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 16/0274/FUL	
Decision:	Decided
Date:	15th February 2016
Description:	Section 73 application to vary condition 10 of planning approval 13/1527/FUL to change design of front facing bay window

Planning records for: *53 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 16/0139/NMA
Decision: Decided
Date: 26th January 2016
Description: Non-material amendment on application 13/1527/FUL for amendments to bay window design on front elevation
Reference - 13/1527/COND7
Decision: Decided
Date: 09th July 2015
Description: Condition 7
Reference - 13/1527/COND6
Decision: Decided
Date: 09th July 2015
Description: Condition 6
Reference - 13/1527/COND4
Decision: Decided
Date: 09th July 2015
Description: Condition 4

Planning records for: *53 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 13/1527/COND5
Decision: Decided
Date: 09th July 2015
Description: Condition 5

Reference - 13/1527/COND11
Decision: Decided
Date: 09th July 2015
Description: Condition 11

Reference - 15/1214/NMA
Decision: Decided
Date: 24th June 2015
Description: Non material amendment on application 13/1527/FUL for consent of units 53a and 53b to vary the internal layout, fenestration to the front and rear elevations and alterations to the front bay window to that originally proposed

Reference - 13/1527/FUL
Decision: Decided
Date: 18th October 2013
Description: Two storey side extension to no. 53 Ramsden Square to form one 1-bed and one 2-bed maisonette.

Planning records for: *53 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 13/0893/FUL	
Decision:	Decided
Date:	05th August 2013
Description:	Two storey side and rear extension to existing building to create 1x one bedroom flat and 1x two bedroom flat

Planning records for: *55 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 08/0795/FUL	
Decision:	Decided
Date:	03rd June 2008
Description:	Erection of one two bed dwelling.

Reference - 08/0492/FUL	
Decision:	Decided
Date:	04th April 2008
Description:	Erection of a three storey dwelling.

Planning records for: *63 Ramsden Square Cambridge CB4 2BN*

Reference - C/01/0436	
Decision:	Decided
Date:	20th April 2001
Description:	Erection of a single storey side and rear extension.

Planning records for: **63 Ramsden Square Cambridge Cambridgeshire CB4 2BN**

Reference - 22/05451/HFUL	
Decision:	Decided
Date:	16th December 2022
Description:	Proposed Single Storey Side and Rear Extensions

Reference - 22/05451/HFUL	
Decision:	Decided
Date:	16th December 2022
Description:	Single storey front, side and rear extension

Reference - 22/05451/HFUL	
Decision:	Decided
Date:	16th December 2022
Description:	Single storey front, side and rear extension

Reference - F/YR23/3004/COND	
Decision:	Decided
Date:	16th December 2022
Description:	Details reserved by conditions 2 (construction management plan), 3 (ecological management plan), 5 (access/driveway/parking), 6 (surface water drainage), 7 (landscaping) and 8 (external materials) of Planning permission F/YR22/0164/F (Erect 1 x dwelling (2-storey 3-bed) and the formation of a new access, involving the demolition of existing dwelling)

Planning records for: *7 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 17/0497/FUL	
Decision:	Decided
Date:	28th March 2017
Description:	Conversion of existing dwelling to form two dwellings. Roof extension incorporating rear dormer, ground floor front and rear extensions.

Planning records for: *75 Ramsden Square Cambridge CB4 2BN*

Reference - 18/1101/FUL	
Decision:	Decided
Date:	23rd July 2018
Description:	Two storey rear and part two storey, part single storey side extensions. Roof extension incorporating rear dormer.

Reference - 17/1587/NMA2	
Decision:	Decided
Date:	24th April 2018
Description:	Non-material amendment on application 17/1587/FUL to change the permitted single storey elements pitched roof to a hidden flat roof behind parapet upstands.

Reference - 17/1587/NMA1	
Decision:	Decided
Date:	04th December 2017
Description:	Non-material amendment on application 17/1587/FUL to amend the wording of condition 4 to allow a change to the finish of the dormer to a brown or grey colour to match the roof tiles on the host dwelling.

Planning records for: *75 Ramsden Square Cambridge CB4 2BN*

Reference - 17/1587/FUL	
Decision:	Decided
Date:	08th September 2017
Description:	Two storey rear and part two storey, part single storey side extensions. Roof extension incorporating rear dormer.

Planning records for: *79 Ramsden Square Cambridge CB4 2BN*

Reference - C/00/0766	
Decision:	Decided
Date:	31st July 2000
Description:	Two storey side extension to existing dwelling.

Planning records for: *81 Ramsden Square Cambridge Cambridgeshire CB4 2BN*

Reference - 18/0016/FUL	
Decision:	Decided
Date:	04th January 2018
Description:	Roof extension incorporating rear dormer, juliet balcony and front rooflights.

Reference - 13/0670/FUL	
Decision:	Decided
Date:	15th May 2013
Description:	Erection of one 2-bed dwelling.

Planning records for: **81 Ramsden Square Cambridge CB4 2BN**

Reference - 13/0370/FUL	
Decision:	Decided
Date:	26th March 2013
Description:	Erection of one 2-bed dwelling on land adjacent to 81 Ramsden Square.

Planning records for: **83 Ramsden Square Cambridge CB4 2BN**

Reference - 13/1110/FUL	
Decision:	Decided
Date:	31st July 2013
Description:	proposed new dwelling attached to existing property

Planning records for: **9 Ramsden Square Cambridge CB4 2BN**

Reference - C/03/1318	
Decision:	Decided
Date:	01st December 2003
Description:	Provision of loft conversion and erection of 2 bedroom dwelling adjoining existing house.

Reference - C/03/1073	
Decision:	Decided
Date:	07th October 2003
Description:	Provision of loft conversion and erection of a new 3 bed dwelling.

Planning records for: **31 Ramsden Square Cambridge CB4 2BN**

Reference - C/02/0397	
Decision:	Decided
Date:	10th April 2002
Description:	Erection of a roof extension including front and rear dormer windows.

Planning records for: **37 Ramsden Square Cambridge CB4 2BN**

Reference - 18/0200/CLUED	
Decision:	Decided
Date:	06th February 2018
Description:	Certificate of Lawfulness under Section 191 for the use of 37 Ramsden Square as 3 x self-contained flats and the erection of a detached studio / annex building in the rear garden and its use as 1 x self-contained dwelling.

Reference - 08/1124/FUL	
Decision:	Decided
Date:	12th September 2008
Description:	Replacement car port (retrospective application).

Reference - 06/0880/FUL	
Decision:	Decided
Date:	31st August 2006
Description:	Erection of a two bedroom house and other alterations including dormer windows and extension to no. 37 Ramsden Square.

Planning records for: *37 Ramsden Square, Cambridge, CB4 2BN" CB42BN*

Reference - C/04/0877/FUL	
Decision:	Decided
Date:	16th August 2004
Description:	Erection of three bedroom house.

Ramsden Square, CB4

Energy rating

B

Valid until 27.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Top floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m ² K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m ² K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	75 m ²

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

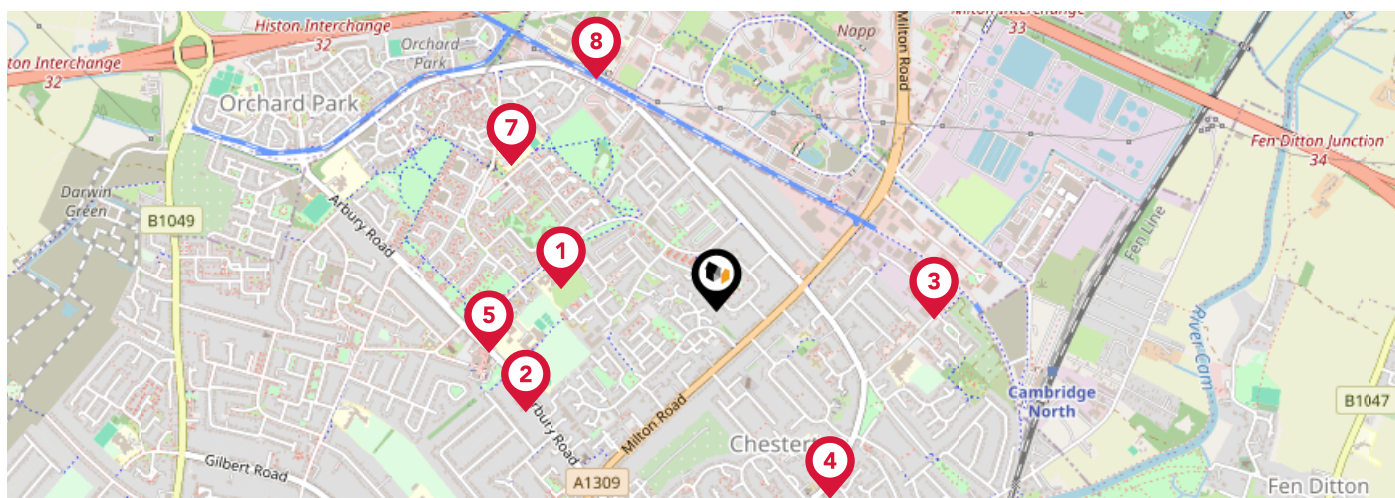
Gas Combi Boiler

Water Supply

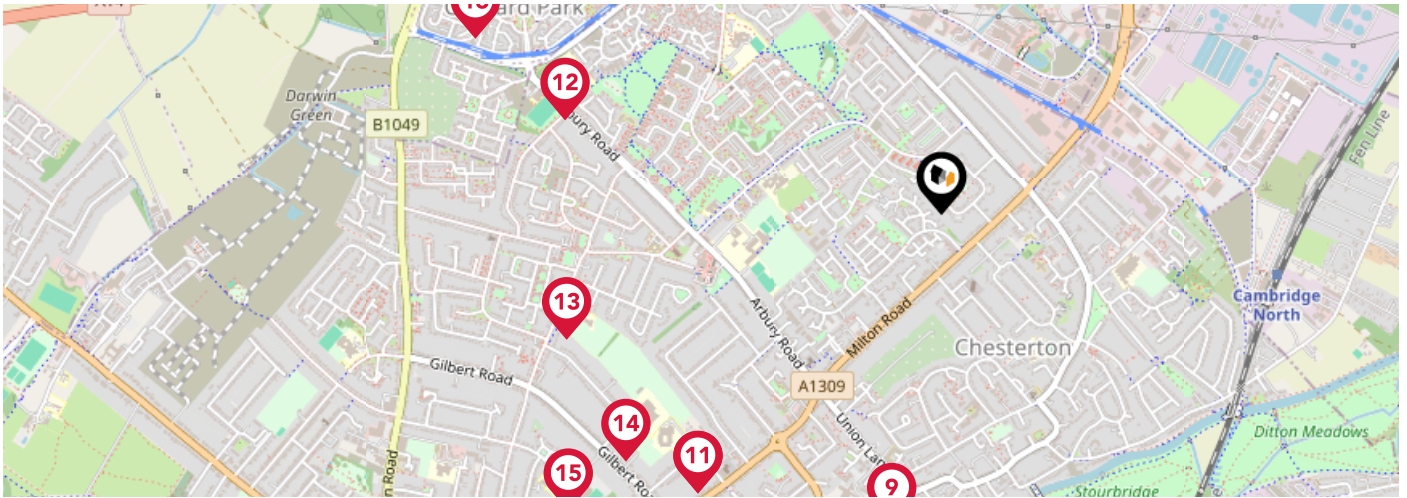
Cambridge Water

Drainage

Cambridge Water



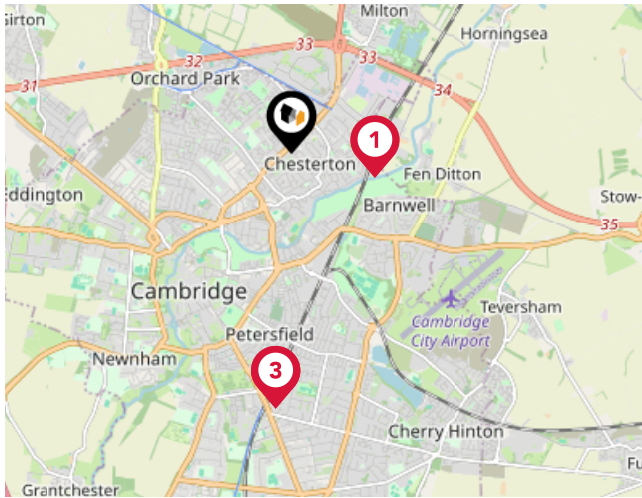
		Nursery	Primary	Secondary	College	Private
	The Grove Primary School Ofsted Rating: Good Pupils: 261 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 465 Distance:0.49	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 166 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.52	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 70 Distance:0.57	<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:0.57	<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:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences Sixth Form and Tutorial College Ofsted Rating: Not Rated Pupils: 808 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:0.84	<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:0.84	<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:0.88	<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:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Good Pupils: 198 Distance:0.91	<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:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 208 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

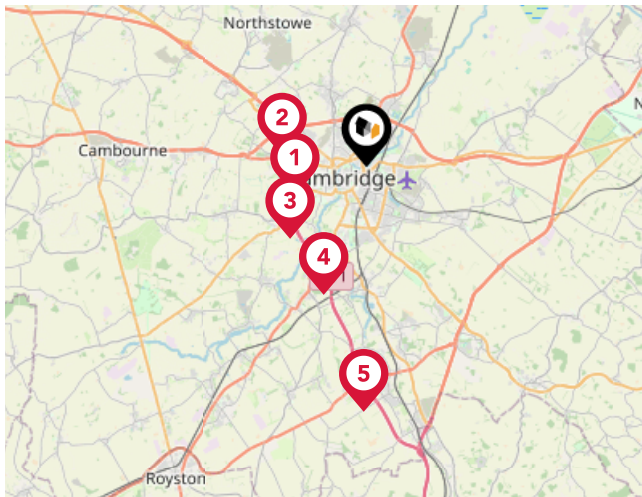
Area

Transport (National)



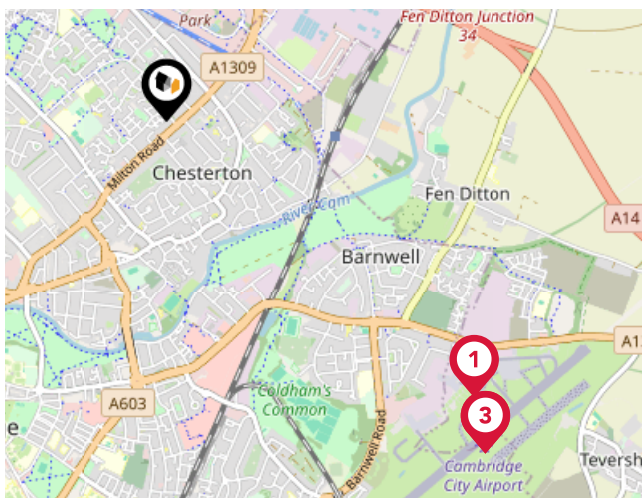
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.78 miles
2	Cambridge Rail Station	2.32 miles
3	Cambridge Rail Station	2.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.87 miles
2	M11 J14	3.12 miles
3	M11 J12	3.84 miles
4	M11 J11	4.92 miles
5	M11 J10	8.93 miles

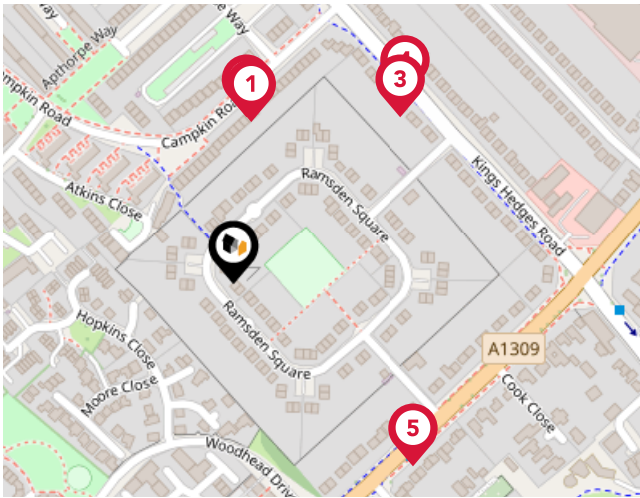


Airports/HELIPADS

Pin	Name	Distance
1	Cambridge Airport	1.88 miles
2	Cambridge Airport	2.09 miles
3	Cambridge Airport	2.09 miles
4	London Stansted Airport	23.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Woodhouse Way	0.09 miles
2	Woodhouse Way	0.1 miles
3	Campkin Road	0.13 miles
4	Campkin Road	0.14 miles
5	Kendal Way	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

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