

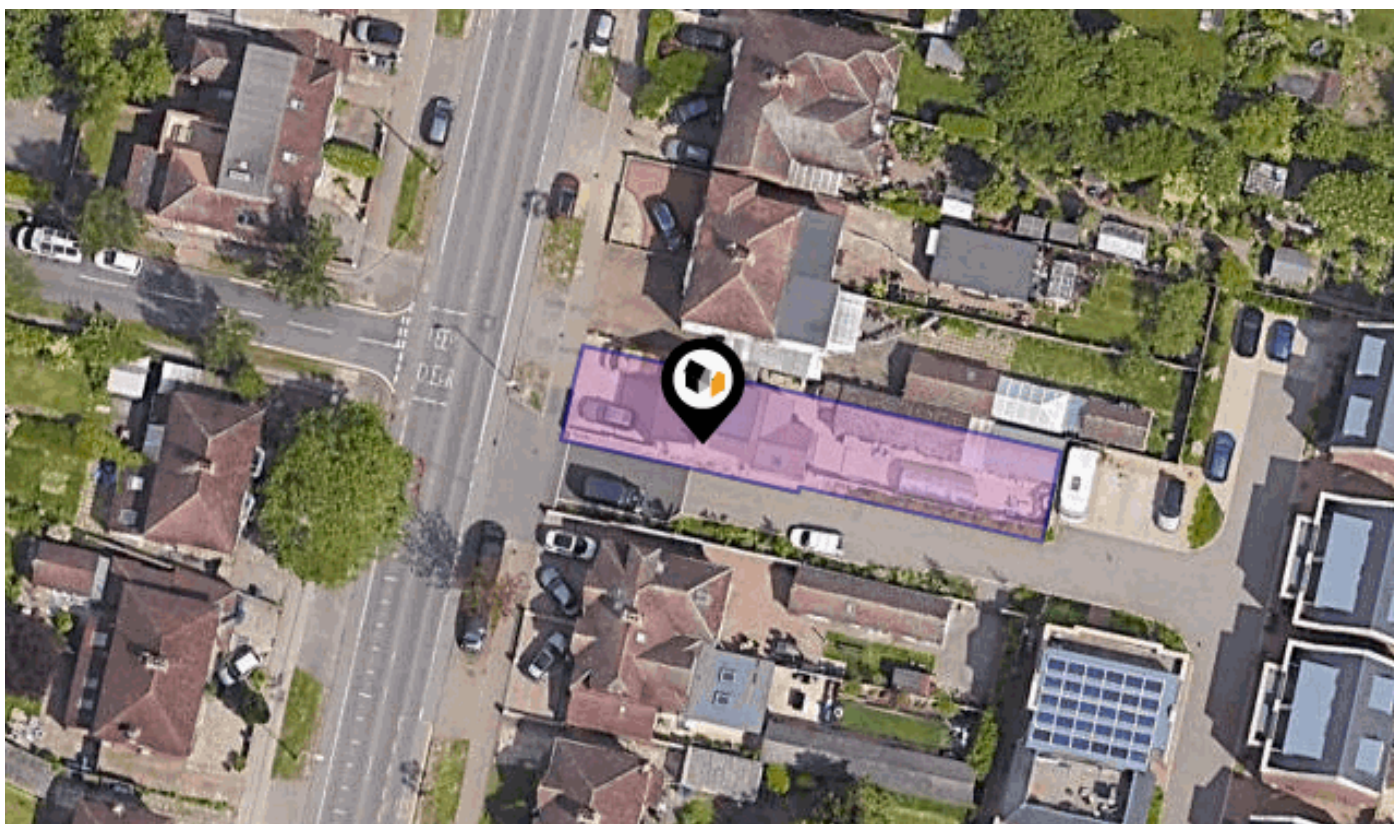


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



PERNE ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

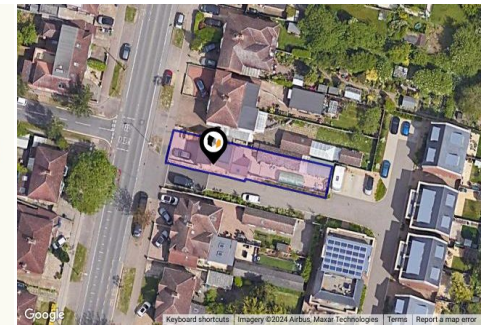
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,749		
Title Number:	CB9822		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	180 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *100 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 15/0917/FUL	
Decision:	Decided
Date:	17th June 2015
Description:	Installation of external wall insulation on to the front left hand side and rear of the property

Reference - 23/00189/FUL	
Decision:	Decided
Date:	18th January 2023
Description:	A single storey garden annexe known as an Annexa 745 also classified as a caravan within the curtilage of the property domestic garden. For the proposed occasional use as an air B&B.

Planning records for: *104 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 10/0099/FUL	
Decision:	Decided
Date:	16th February 2010
Description:	Change of use from dwelling to an HMO (house in multiple occupancy)

Reference - C/02/0534	
Decision:	Decided
Date:	16th May 2002
Description:	Erection of a two storey rear extension and single storey side extension.

Planning records for: *104 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 11/0226/FUL	
Decision:	Decided
Date:	15th March 2011
Description:	Change of use from dwelling to a house of multiple occupancy - including outbuildings. This application supersedes previous application ref: 10/0099/FUL.

Reference - 13/0331/FUL	
Decision:	Decided
Date:	07th March 2013
Description:	Retrospective planning application for the change of use of the existing house and nearest detached annexe/outbuilding from C3 use (dwelling house) to a house in multiple occupation for up to nine occupants.

Planning records for: *108 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 17/1441/FUL	
Decision:	Decided
Date:	14th August 2017
Description:	Hip to gable extension to roof, first floor side extension and roof extension to rear.

Reference - 05/0613/FUL	
Decision:	Decided
Date:	16th June 2005
Description:	Change of use from single dwelling to two flats, with minor alterations.

Planning records for: **114 Perne Road Cambridge CB1 3RR**

Reference - 17/1213/FUL	
Decision:	Decided
Date:	18th July 2017
Description:	Retrospective Installation of External Wall Thermal Insulation to 52m2 of front, side and rear walls. With an acrylic top coat finish colour K10010

Planning records for: **64 Perne Road Cambridge Cambridgeshire CB1 3RR**

Reference - 15/0468/FUL	
Decision:	Decided
Date:	13th March 2015
Description:	Proposed single storey rear extension and loft conversion

Reference - 09/1071/FUL	
Decision:	Decided
Date:	25th November 2009
Description:	Roof extension to existing dwellinghouse.

Planning records for: **70 Perne Road Cambridge CB1 3RR**

Reference - 17/1672/FUL	
Decision:	Decided
Date:	28th September 2017
Description:	Single storey rear and side extension

Planning records for: *72 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 08/0894/FUL	
Decision:	Decided
Date:	09th July 2008
Description:	First floor rear extension.

Planning records for: *78 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 10/0498/FUL	
Decision:	Decided
Date:	09th July 2010
Description:	Erection of white PVCu conservatory to rear of granny annexe.

Reference - 15/0915/FUL	
Decision:	Decided
Date:	17th June 2015
Description:	External Wall Insulation to front and the side of property

Planning records for: *82 Perne Road Cambridge CB1 3RR*

Reference - C/03/1243	
Decision:	Decided
Date:	19th November 2003
Description:	Erection of a part two storey, part single storey rear extension.

Planning records for: **84 Perne Road Cambridge CB1 3RR**

Reference - C/03/1257	
Decision:	Decided
Date:	19th November 2003
Description:	Two storey/part single storey rear extension to house.

Reference - C/03/1104	
Decision:	Decided
Date:	16th October 2003
Description:	Erection of part two storey, part single storey rear extension to dwelling.

Planning records for: **88 Perne Road Cambridge Cambridgeshire CB1 3RR**

Reference - 18/1824/FUL	
Decision:	Decided
Date:	21st November 2018
Description:	Two storey side, single storey rear extensions. Side and rear roof extension.

Reference - 18/1410/FUL	
Decision:	Decided
Date:	05th September 2018
Description:	Two storey side and single storey rear extensions.

Planning records for: *Land To Rear Of 90 Perne Road Cambridge CB1 3RR*

Reference - C/03/0793	
Decision:	Decided
Date:	22nd July 2003
Description:	Outline application for the erection of 1No. dwelling.

Planning records for: *92 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 07/0555/FUL	
Decision:	Decided
Date:	23rd May 2007
Description:	Single storey side extension

Planning records for: *96 Perne Road Cambridge Cambridgeshire CB1 3RR*

Reference - 24/00003/CONDA	
Decision:	Awaiting decision
Date:	31st July 2024
Description:	Submission of details required by condition 6(Contractor Parking Plan) of planning permission 24/00003/HFUL

Reference - 24/00003/HFUL	
Decision:	Decided
Date:	02nd January 2024
Description:	Demolition of existing rear extension and replacement with single storey extension to rear and single storey extension to side. Conversion of existing garage into an annexe.

Planning records for: *122 Perne Road Cambridge CB1 3RR*

Reference - C/04/0197	
Decision:	Decided
Date:	23rd February 2004
Description:	Two storey side extension to existing dwelling.

Reference - 05/0085/FUL	
Decision:	Decided
Date:	24th January 2005
Description:	Change of use from house to 4no. 1 bedroom flats and erection of two storey extension.

Planning records for: *Ashtrees Guest House 128 Perne Road Cambridge CB1 3RR*

Reference - 13/0668/FUL	
Decision:	Decided
Date:	29th May 2013
Description:	Proposed change of use from an 8 bed guest house to a 7 bed HMO

Reference - 13/1548/FUL	
Decision:	Decided
Date:	05th November 2013
Description:	Change of use from a 8 bed Guest House to HMO for 7 occupiers.

CAMBRIDGE, CB1

Energy rating
D

Valid until 02.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	125 m ²

Electricity Supply

Utility Warehouse

Gas Supply

Utility Warehouse

Central Heating

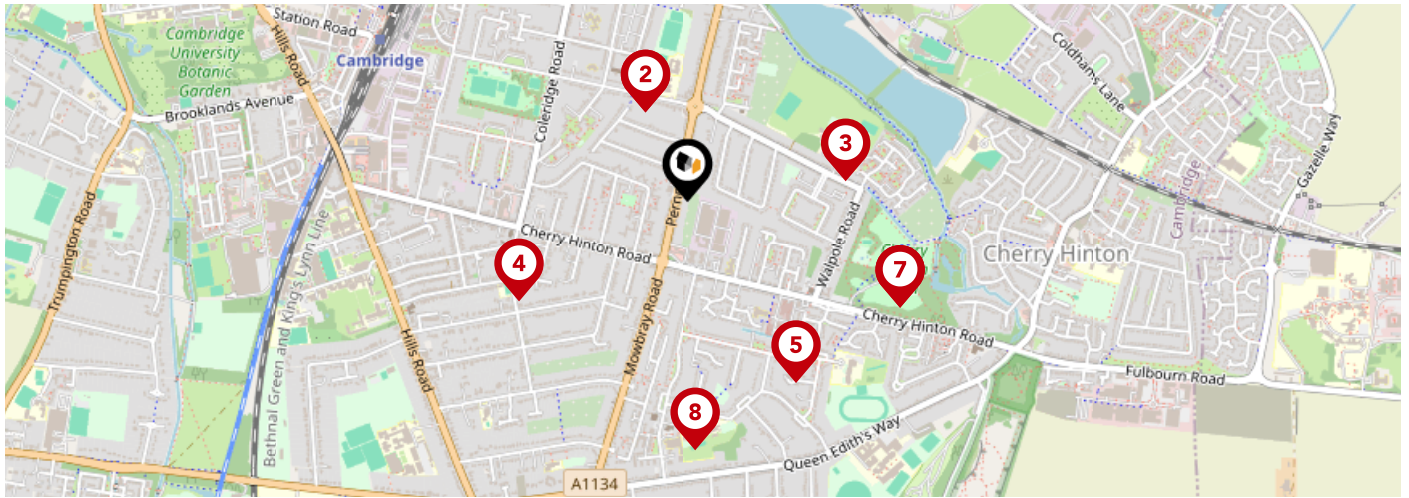
Gas central heating

Water Supply

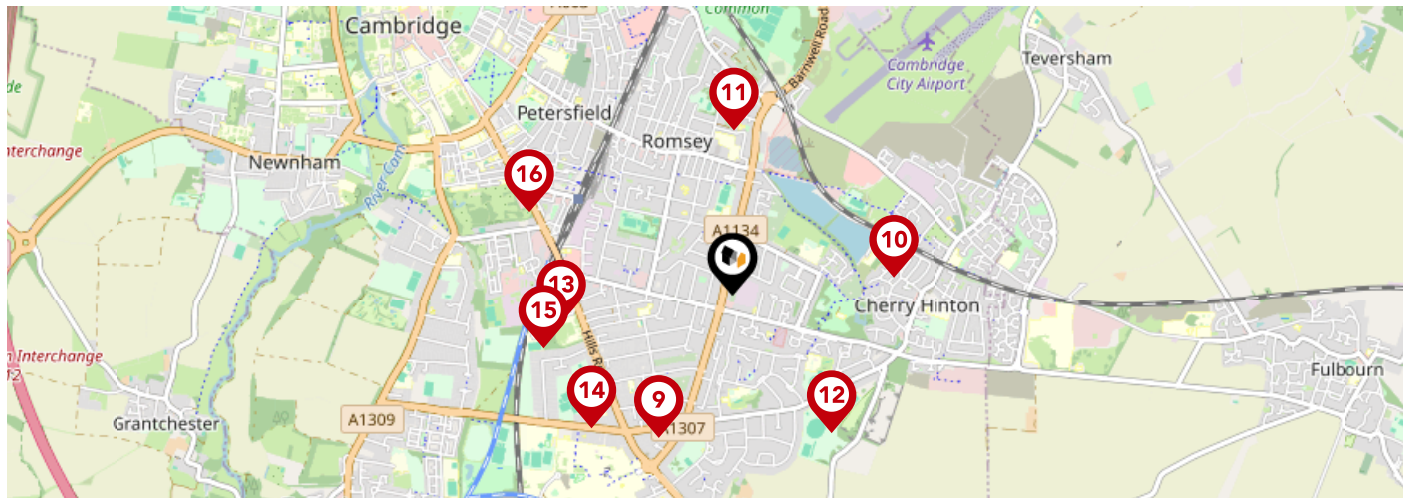
Cambridge Water

Drainage

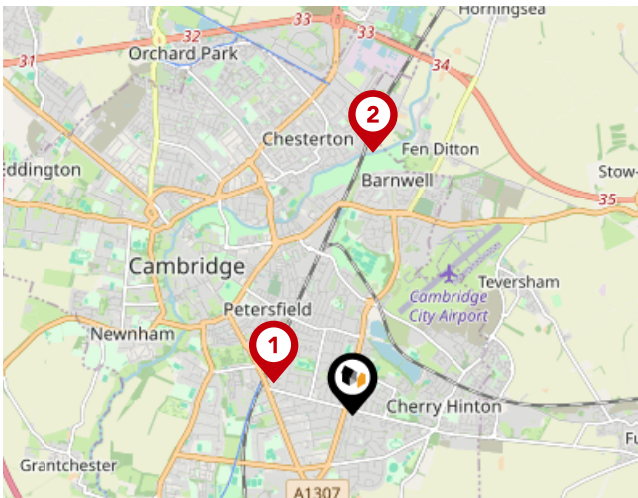
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

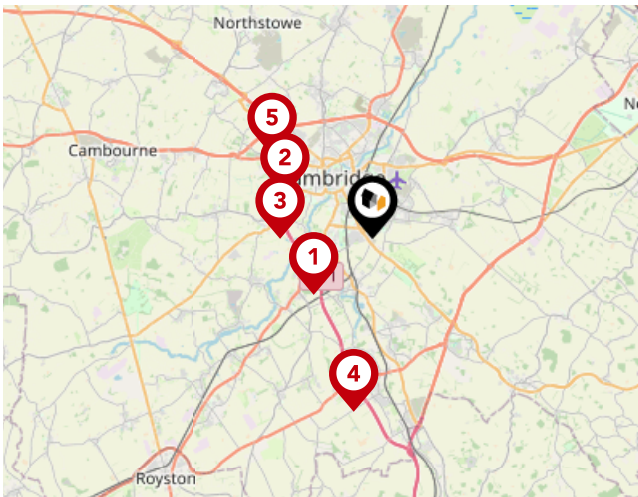


		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.74	<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: 259 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



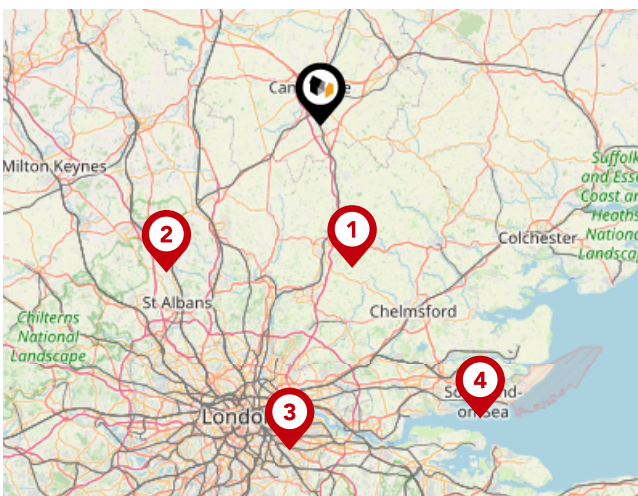
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.77 miles
2	Cambridge North Rail Station	2.4 miles
3	Waterbeach Rail Station	5.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.96 miles
2	M11 J13	3.58 miles
3	M11 J12	3.37 miles
4	M11 J10	6.35 miles
5	M11 J14	4.75 miles

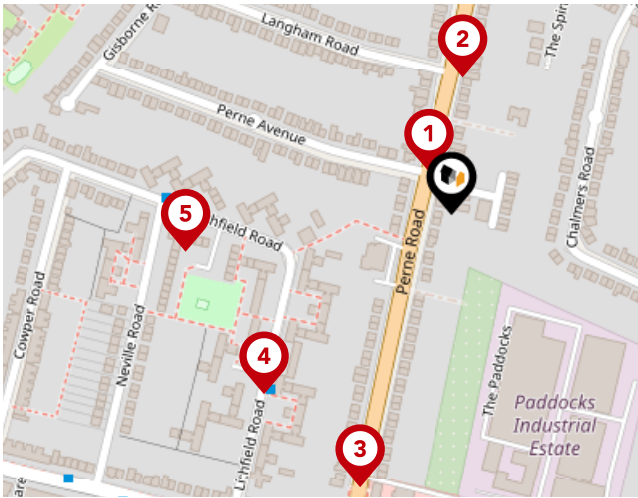


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.29 miles
2	Luton Airport	31.12 miles
3	Silvertown	47.69 miles
4	Southend-on-Sea	48.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Perme Avenue	0.03 miles
2	Langham Road	0.08 miles
3	Perme Road	0.16 miles
4	Lichfield Road	0.15 miles
5	Neville Road	0.15 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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