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MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd October 2024



BEAULANDS CLOSE, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

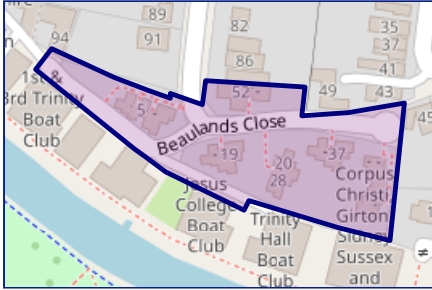
01223 508 050

Jenny@cookecurtis.co.uk

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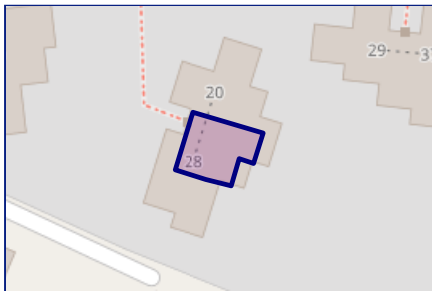


Freehold Title Plan



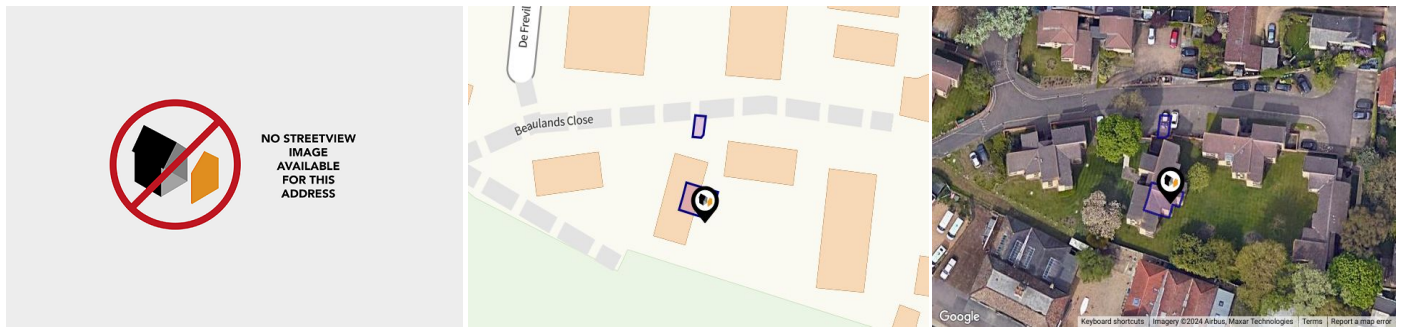
CB15538

Leasehold Title Plan



CB283631

Start Date: 06/05/2004
End Date: 25/03/3002
Lease Term: 999 years from 25 March 2003
Term Remaining: 978 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	06/05/2004
Floor Area:	505 ft ² / 47 m ²	End Date:	25/03/3002
Plot Area:	0.01 acres	Lease Term:	999 years from 25 March 2003
Year Built :	1976-1982	Term Remaining:	978 years
Council Tax :	Band C		
Annual Estimate:	£1,999		
Title Number:	CB283631		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	63 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Goldie Boathouse Beaulands Close Cambridge Cambridgeshire CB4 1JA*

Reference - 15/0001/FUL	
Decision:	Decided
Date:	05th January 2015
Description:	Erection of garden shed in rear garden

Planning records for: *Trinity Hall Boathouse Beaulands Close Cambridge Cambridgeshire CB4 1JA*

Reference - 11/190/TTCA	
Decision:	Decided
Date:	06th June 2011
Description:	T1 - Lime: full pollard back to previous pollard T2 - Lime: full pollard back to previous pollard T3 - Lime: full pollard back to previous pollard T4 - Lime: full pollard back to previous pollard T5 - Lime: full pollard back to previous pollard T6 - Lime: lift canopy to give 15 feet of clearance and carry out end reduction of upper crown on north side by 2m

Reference - 14/1572/NMA	
Decision:	Decided
Date:	03rd October 2014
Description:	Non material amendment on application 13/1711/FUL for replacement of the middle 3 1st floor front windows (overlooking the balcony) with full height outward opening glazed doors.

Reference - 15/0952/NMA	
Decision:	Decided
Date:	18th May 2015
Description:	Non material amendment on application 13/1711/FUL for additional plant and a close boarded fence

Planning records for: *Trinity Hall Boathouse Beaulands Close Cambridge Cambridgeshire CB4 1JA*

Reference - 13/1711/FUL	
Decision:	Decided
Date:	28th November 2013
Description:	Erection of extension to Boathouse following the demolition of the existing extension and the lean-to shed, and removal of existing staircase to the front of the boathouse and extension to the existing balcony.

Planning records for: *46 Beaulands Close Cambridge Cambridgeshire CB4 1JA*

Reference - 23/1573/TTCA	
Decision:	Decided
Date:	27th December 2023
Description:	Application to remove a tree stump in a conservation area. The stump is located on the corner of Block F, Beaulands Close in the garden area, adjacent to DeFreville Avenue. The tree is clearly identifiable in the documents submitted. The tree stump has no visual merit, and indeed detracts from the otherwise pleasant streetscape. The stump could be replaced with an ornamental tree of similar size.

Reference - 23/04927/S73	
Decision:	Decided
Date:	27th December 2023
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/02860/S73 (The S73 application seeks to vary conditions 2 (Approved plans) and 3 (Materials) of planning permission 21/02627/FUL (Installation of a Plant compound, external alteration to facade of the building to accommodate services and alteration to the existing elevation to provide goods in access and other minor amendments to the building) to alter the internal routing of the venting equipment, remove an external riser, change of materials and change of scale of the plant compound) to extend the plant compound to accommodate the installation of a generator.

Beaulands Close, CB4

Energy rating

D

Valid until 05.10.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	2nd
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, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Room thermostats only
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	47 m ²

Property Lease Information

The apartment comes with a share of the freehold, a service charge of £2,800 (adjusted based on projected expenses), and 978 years remaining on the lease.

Electricity Supply

Ovo Energy

Central Heating

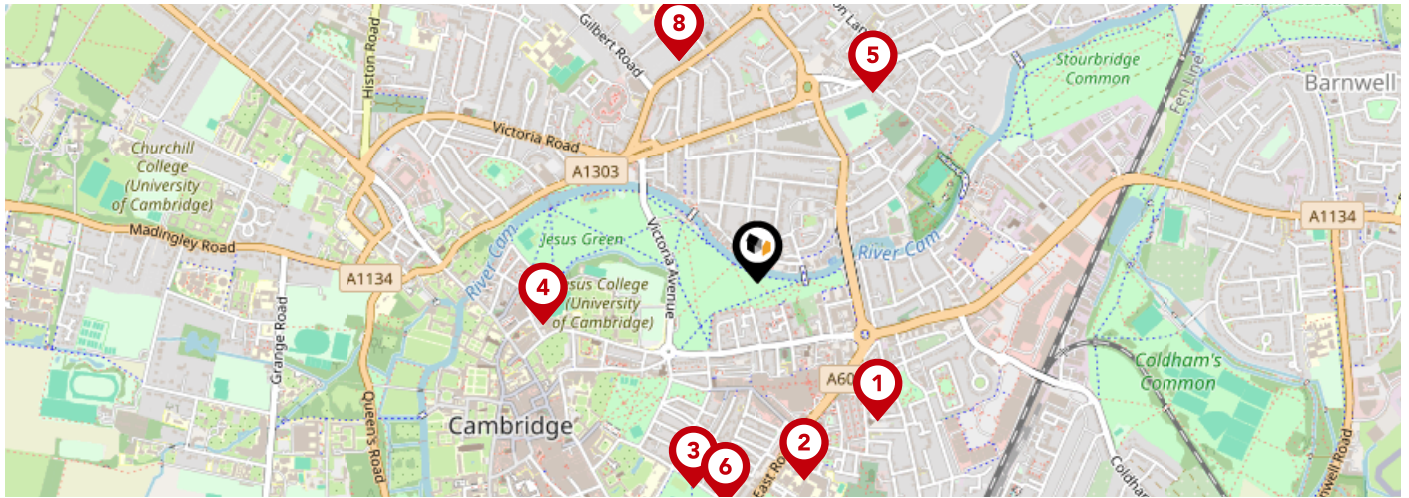
Electric Heating

Water Supply

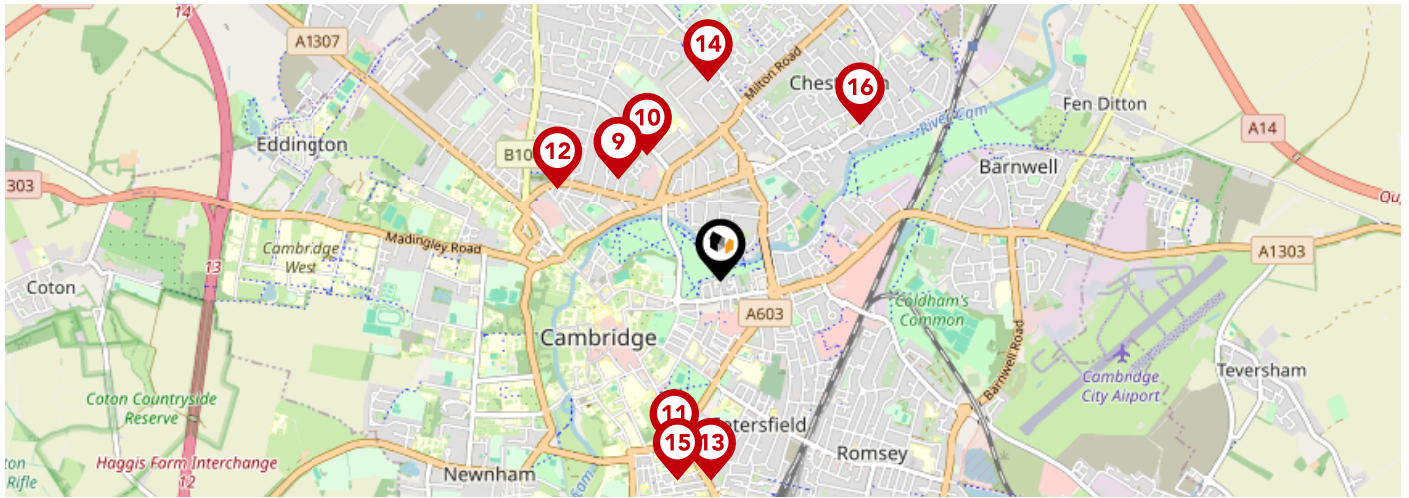
Cambridge Water

Drainage

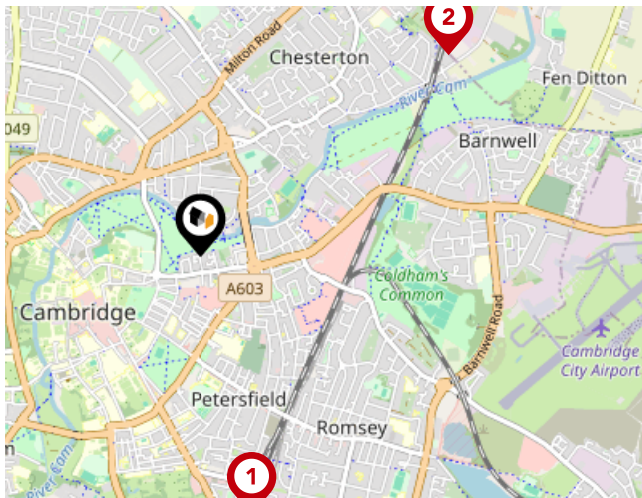
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.42	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

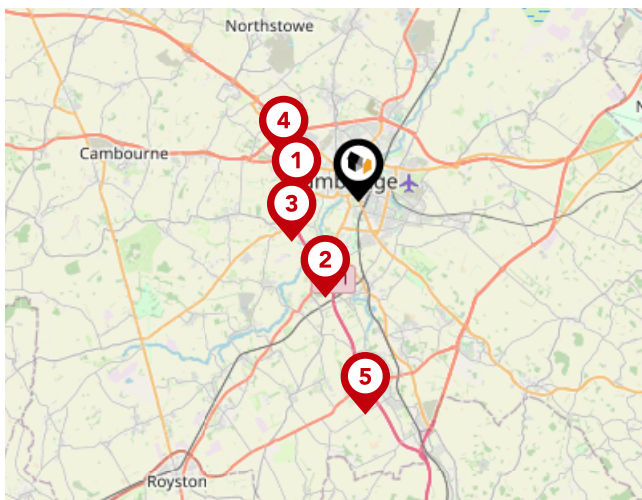


		Nursery	Primary	Secondary	College	Private
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



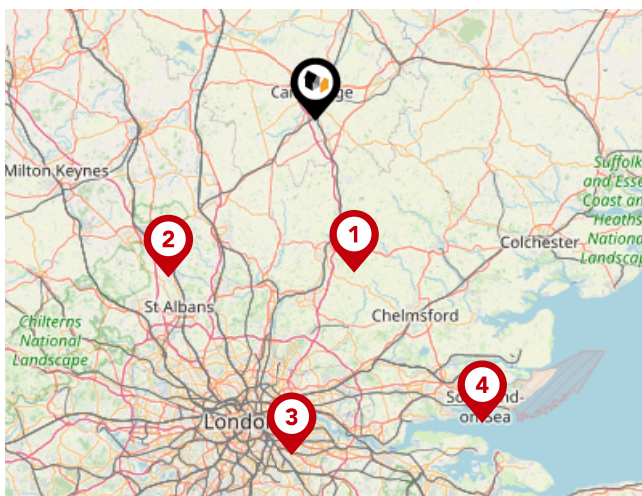
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.2 miles
2	Cambridge North Rail Station	1.45 miles
3	Waterbeach Rail Station	4.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.29 miles
2	M11 J11	3.72 miles
3	M11 J12	2.85 miles
4	M11 J14	3.13 miles
5	M11 J10	7.79 miles

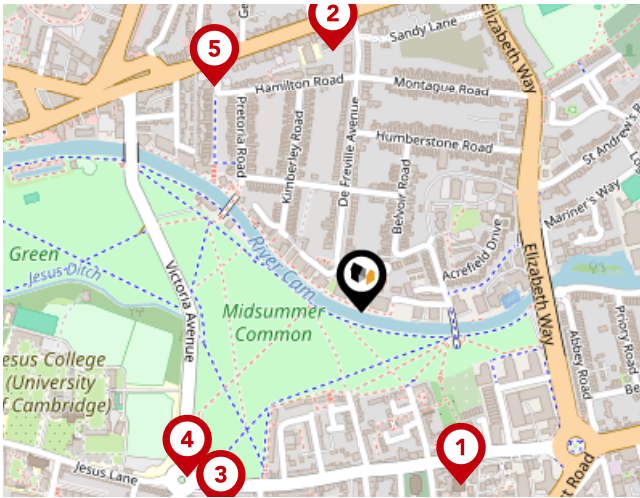


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.95 miles
2	Luton Airport	31.5 miles
3	Silvertown	49.09 miles
4	Southend-on-Sea	50.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Napier Street	0.23 miles
2	De Freville Avenue	0.3 miles
3	Fair Street	0.28 miles
4	Jesus College	0.27 miles
5	Hamilton Road	0.31 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.



/cookecurtisco



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Cooke Curtis & Co

Data Quality

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