

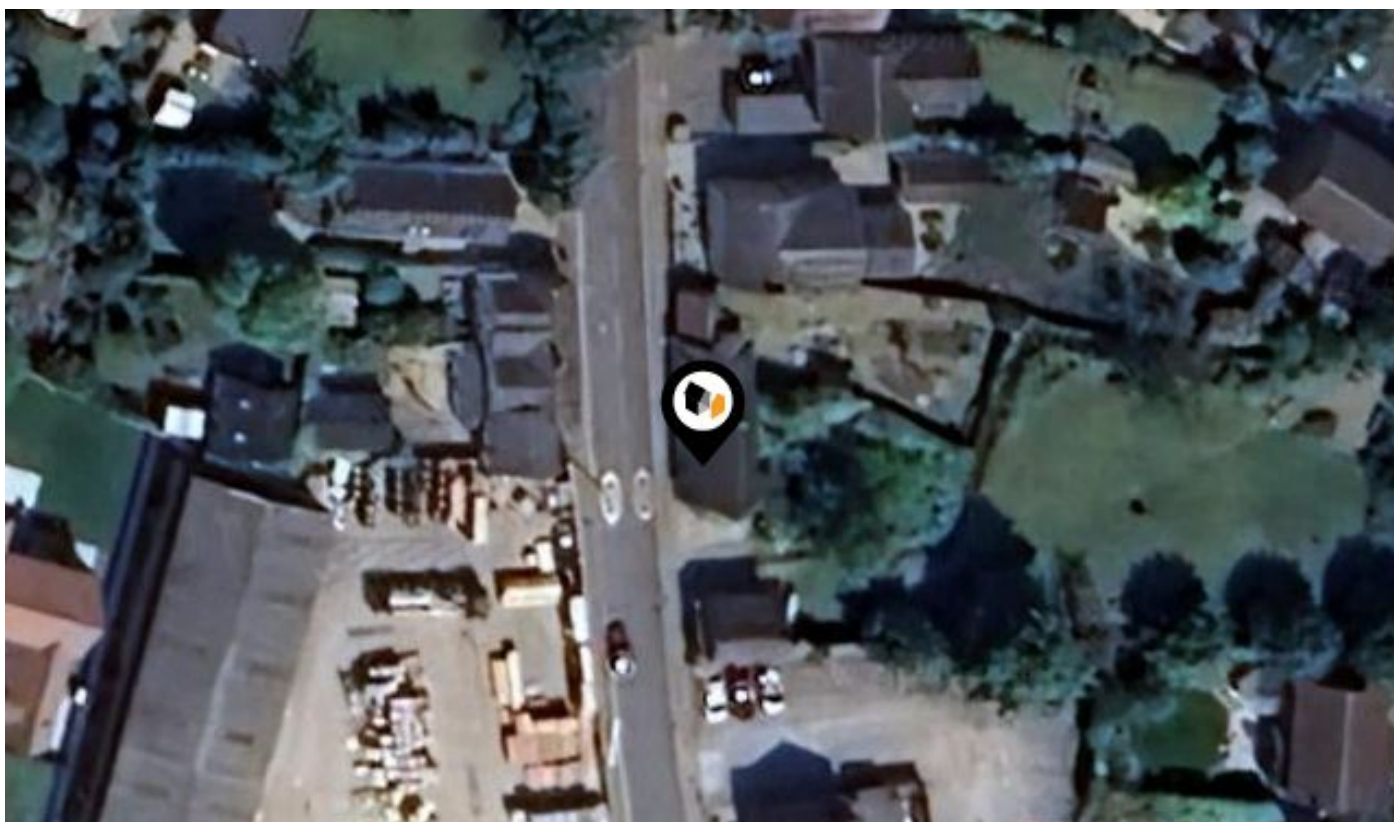


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 28th October 2024



CHURCH STREET, STAPLEFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

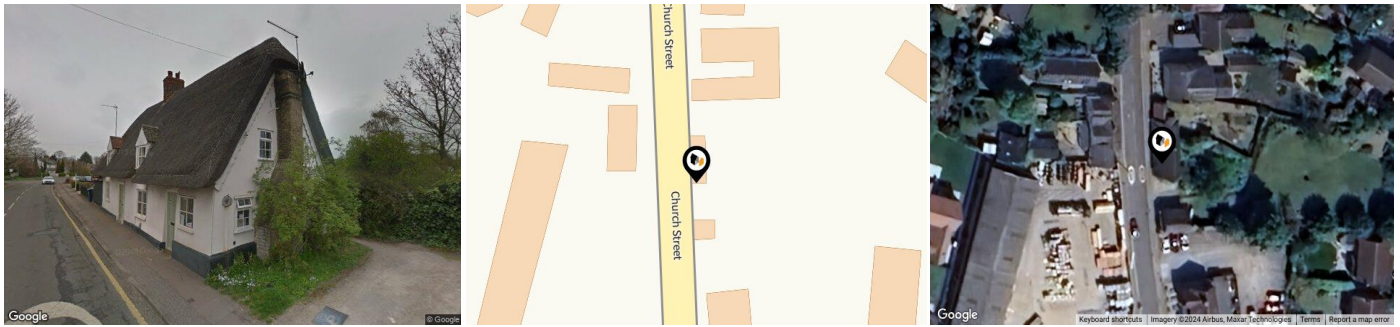
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	2
Floor Area:	785 ft ² / 73 m ²
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,304

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Medium</p>

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

3 mb/s	67 mb/s	1000 mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *11A Church Street Stapleford Cambridgeshire CB22 5DS*

Reference - S/1863/08/F	
Decision:	Decided
Date:	27th October 2008
Description:	Conversion of garage to an annexe

Planning records for: *Annexe At The Rear 36 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS*

Reference - S/1274/14/FL	
Decision:	Decided
Date:	30th May 2014
Description:	Raising roof over part of annexe and insertion of rooflights

Planning records for: *8 Church Street Stapleford Cambridgeshire CB22 5DS*

Reference - S/1058/09/F	
Decision:	Decided
Date:	22nd July 2009
Description:	Extension

Planning records for: *11 Church Street Stapleford CB22 5DS*

Reference - 20/04373/HFUL	
Decision:	Awaiting decision
Date:	23rd October 2020
Description:	Single storey rear extension

Planning records for: **13 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS**

Reference - S/3462/17/FL	
Decision:	Decided
Date:	24th October 2017
Description:	Demolition of single storey front extension construction of 2 storey front extension & single storey lean-to

Planning records for: **14 Church Street Stapleford Cambridge CB22 5DS**

Reference - S/2104/18/OL	
Decision:	Withdrawn
Date:	31st May 2018
Description:	Outline Planning Permission for Construction of a single dwelling and associated access and parking

Planning records for: **15 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS**

Reference - S/00078/12FL	
Decision:	Decided
Date:	16th January 2012
Description:	Two-storey rear extension and new porch and including rendering existing brickwork and new parking and turning area and insertion of two windows on side elevation

Planning records for: **18 Church Street Stapleford CB22 5DS**

Reference - 22/00074/HFUL	
Decision:	Decided
Date:	10th January 2022
Description:	Single storey side extension

Planning records for: **18 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS**

Reference - S/2475/15/FL	
Decision:	Decided
Date:	08th October 2015
Description:	Erection of front side and rear extensions

Reference - 21/1751/TTPO	
Decision:	Decided
Date:	10th January 2022
Description:	Horse Chestnut in front garden overhanging the road - end weight - reduce suspect limbs as close to 2.5 metres to reduce the risk of failure Tree is in a vulnerable position with much of the crown overhanging the highway on a blind bend; any failure is likely to cause an accident and/ or injury.

Reference - S/1085/19/TP	
Decision:	Decided
Date:	18th March 2019
Description:	TPO 0011 (2002) T48: 1. Horse Chestnut - climbing inspection inspect base crown thin 15-20% crown reduce by up to 2m crown lift by an additional 1.5m

Planning records for: **23 Church Street Stapleford Cambridgeshire CB22 5DS**

Reference - S/0144/09/F	
Decision:	Decided
Date:	03rd February 2009
Description:	Detached garage

Planning records for: **23 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS**

Reference - S/3812/18/TC	
Decision:	Decided
Date:	08th October 2018
Description:	T1 - Lime - Getting to big and causing excessive shading. Re-pollard cuts.(4m) T2 - Lime - Getting to big and causing excessive shading. Re-pollard cuts.(4m) T3 - Lime - Getting to big and causing excessive shading. Re-pollard cuts.(4m) T4 - Pine - Concerns raised when large branch fell where kids play. Excessive shading and proximity to house. Remove to ground level. T5 - Robinea - Crown lift to 8m to reduce risk of damage to passing lorries and busses.

Reference - S/0695/13/FL	
Decision:	Decided
Date:	03rd April 2013
Description:	First floor extension

Planning records for: **25 Church Street Stapleford Cambridgeshire CB22 5DS**

Reference - 24/0229/TTCA	
Decision:	Decided
Date:	16th February 2024
Description:	Magnolia - Reduce height by approximately 2m down to previous pruning points. Trim back on garden side by approximately 1 - 1.5m. Trim back around doors. Retain lateral spread across walls. Trim back to clear walls of house by approximately 30m.

Reference - 24/0261/TTPO	
Decision:	Withdrawn
Date:	16th February 2024
Description:	5 DAY NOTICE - Ash tree, Fell.

Planning records for: **25 Church Street Stapleford CB22 5DS**

Reference - 21/0534/TTCA	
Decision:	Decided
Date:	21st April 2021
Description:	Magnolia to reduce height by 1.5m down to previous pruning points, trim back on garden side by 1-1.5m, trim back around doors, retain lateral spread across walls, and trim back to clear walls of house.

Reference - S/1194/19/TC	
Decision:	Decided
Date:	27th March 2019
Description:	T1 Large Magnolia grandiflora To reduce height of crown by approximately 3m and the spread by approximately 2m (back to previous) to control size and to clear building.

Reference - S/0264/10/F	
Decision:	Decided
Date:	23rd February 2010
Description:	Extension

Planning records for: **26 Church Street Stapleford CB22 5DS**

Reference - 20/01053/HFUL	
Decision:	Decided
Date:	30th January 2020
Description:	Single storey rear extension

Planning records for: ***Land to rear of 26 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS***

Reference - S/0534/11
Decision: Decided
Date: 29th March 2011
Description: Dwelling and vehicular access

Reference - S/1227/12/DC
Decision: Decided
Date: 07th June 2012
Description: Details required by conditions 8 9 and 10 of planning permission reference S/0534/11

Planning records for: ***36 Church Street Stapleford Cambridge Cambridgeshire CB22 5DS***

Reference - S/0355/16/FL
Decision: Decided
Date: 09th February 2016
Description: Alterations to existing detached annexe by raising the roof over part of its length.

Planning records for: ***42 Church Street Stapleford CB22 5DS***

Reference - 20/05169/HFUL
Decision: Decided
Date: 15th December 2020
Description: Minor amendments to some window and doors. New rooflights added. Glass wall and roof to the existing utility, to be replaced with a brick wall and solid roof to facilitate WC. Existing timber weatherboard cladding replaced with timber effect fibre cement weatherboard cladding.

STAPLEFORD, CB22

Energy rating

D

Valid until 18.11.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

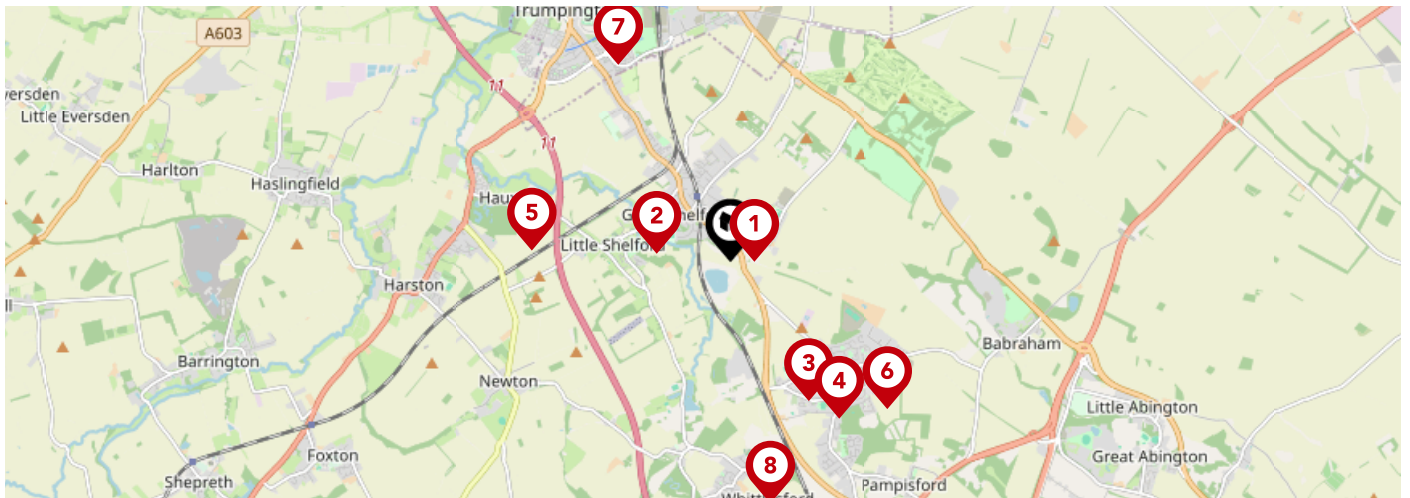
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), thatched
Roof Energy:	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:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²

Listed Building Information

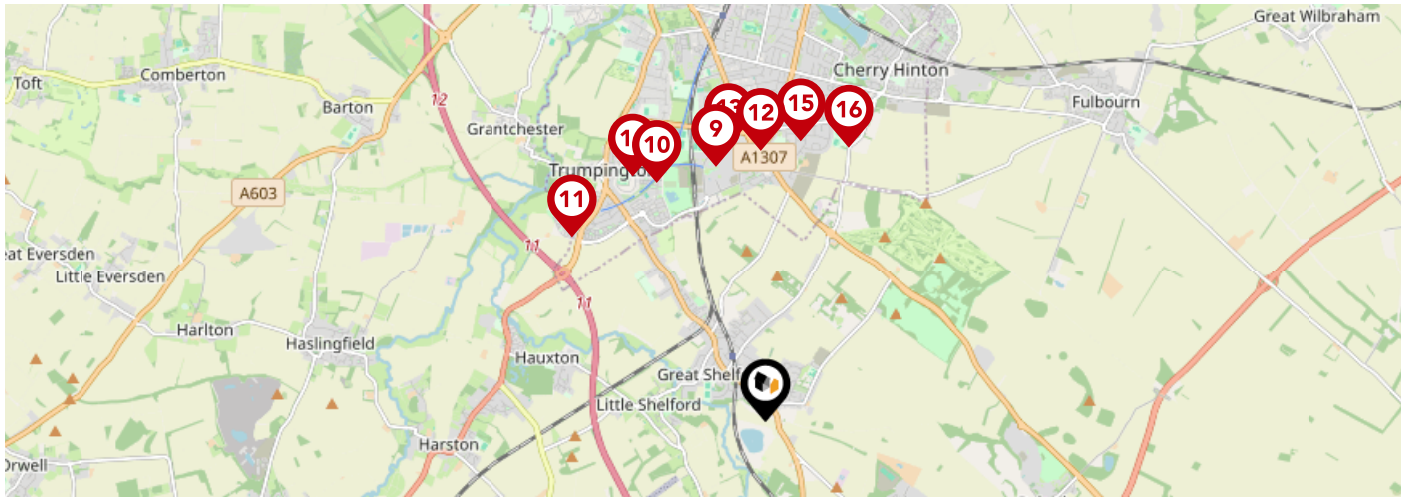
Grade II Listed building

Central Heating

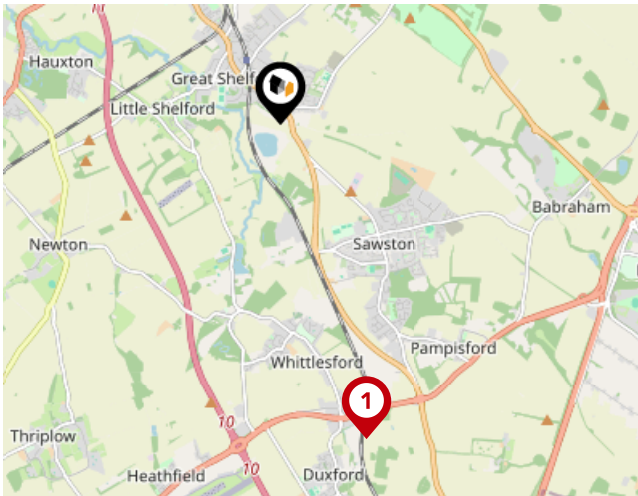
Gas central heating



	Nursery	Primary	Secondary	College	Private
1 Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.57	<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:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



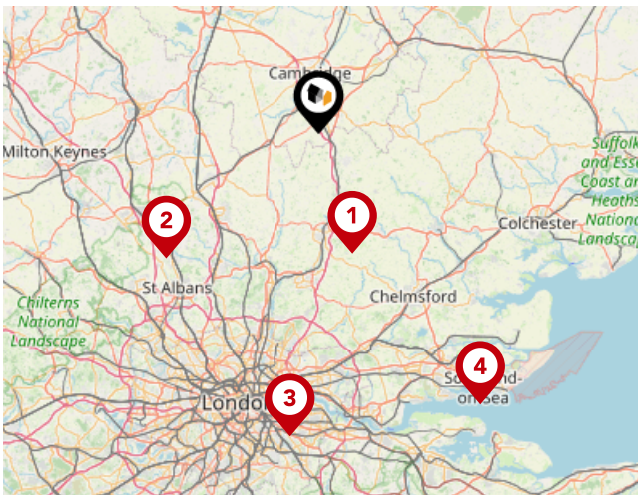
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	2.96 miles
2	Cambridge Rail Station	3.44 miles
3	Foxton Rail Station	4.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.14 miles
2	M11 J10	3.22 miles
3	M11 J12	4.38 miles
4	M11 J9	5.81 miles
5	M11 J13	5.51 miles

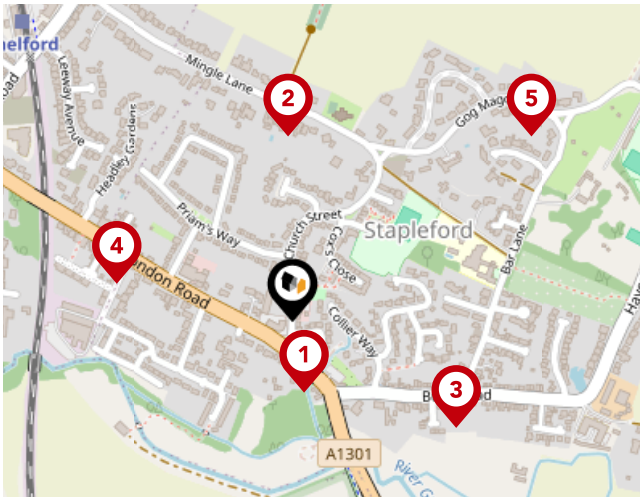


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.34 miles
2	Luton Airport	28.84 miles
3	Silvertown	44.57 miles
4	Southend-on-Sea	46.4 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church Street	0.08 miles
2	St Andrew's Church	0.21 miles
3	Poplar Way	0.22 miles
4	Granta Terrace	0.21 miles
5	Bar Lane	0.34 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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