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# MIR: Material Info

The Material Information Affecting this Property

Monday 28<sup>th</sup> October 2024



**CHURCH LANE, GIRTON, CAMBRIDGE, CB3**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	979 ft <sup>2</sup> / 91 m <sup>2</sup>		
<b>Plot Area:</b>	0.32 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,304		
<b>Title Number:</b>	CB420632		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Church Lane, Girton, Cambridge, CB3*

<b>Reference - 21/02149/PRI01A</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th May 2021
<b>Description:</b>	Single storey rear extension

Planning records for: **14 Church Lane Girton CB3 0JP**

Reference - 20/01230/HFUL	
Decision:	Decided
Date:	11th February 2020
Description:	Rear dormer loft conversion

Reference - 20/03483/HFUL	
Decision:	Awaiting decision
Date:	17th August 2020
Description:	Change of use application to convert a residential garage to a rental annex for short and/or long term paying guests

Reference - S/0004/20/PA	
Decision:	Decided
Date:	03rd January 2020
Description:	Single storey rear extension

Planning records for: **18 Church Lane Girton Cambridge Cambridgeshire CB3 0JP**

Reference - S/0987/19/COND3	
Decision:	Decided
Date:	10th February 2020
Description:	Discharge of condition 3 (Contamination)

Planning records for: **18 Church Lane Girton Cambridge Cambridgeshire CB3 0JP**

Reference - S/0987/19/COND4	
Decision:	Decided
Date:	10th February 2020
Description:	Discharge of Condition 4 - Contamination

Reference - S/0987/19/FL	
Decision:	Decided
Date:	13th March 2019
Description:	1.5 storey detached dwellinghouse with detached garage/workshop and studio

Planning records for: **28 Church Lane Girton Cambridgeshire CB3 0JP**

Reference - S/1872/08/F	
Decision:	Decided
Date:	04th November 2008
Description:	Extension

Reference - S/2326/16/FL	
Decision:	Decided
Date:	31st August 2016
Description:	Proposed ground floor front extension & alterations to provide special needs facilities. Ground floor rear & side extension.

Planning records for: **34 Church Lane Girton Cambridge Cambridgeshire CB3 0JP**

<b>Reference - S/2740/13/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th December 2013
<b>Description:</b>	First Floor Front Extension

Planning records for: **36 Church Lane Girton Cambridgeshire CB3 0JP**

<b>Reference - 24/01209/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th March 2024
<b>Description:</b>	Hip to gable roof extension including rear dormer with juliet balcony and velux roof windows to front.

Planning records for: **40 CHURCH LANE Girton Cambridge Cambridgeshire CB3 0JP**

<b>Reference - S/1277/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd August 2010
<b>Description:</b>	Conservatory

Planning records for: **64 Church Lane Girton Cambridge Cambridgeshire CB3 0JP**

<b>Reference - S/0580/14/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th March 2014
<b>Description:</b>	Proposed rear extension to form studio following demolition of existing in conjunction with a new pitched roof to unify existing and proposed roofs.

Planning records for: **66 Church Lane Girton Cambridgeshire CB3 0JP**

Reference - 23/02342/CLUED	
Decision:	Decided
Date:	21st June 2023
Description:	Certificate of lawfulness under S191 for the continued use of land as a residential garden

Reference - 23/02352/HFUL	
Decision:	Decided
Date:	21st June 2023
Description:	Single storey garage to side linked to a single storey extension to rear, raised decked area to the rear, roof alterations including: new coverings, roof lights, PV panels and hip to gable ends

Planning records for: **78 Church Lane Girton Cambridgeshire CB3 0JP**

Reference - S/0461/16/FL	
Decision:	Decided
Date:	26th February 2016
Description:	Proposed Windows Velux Window And Sun Tube

Planning records for: **82 Church Lane Girton Cambridgeshire CB3 0JP**

Reference - 18/1807/CONDD	
Decision:	Decided
Date:	06th April 2022
Description:	Submission of details required by condition 19 (Extraction) of planning permission 18/1807/FUL

Planning records for: *82 Church Lane Girton Cambridgeshire CB3 0JP*

<b>Reference - 22/01647/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th April 2022
<b>Description:</b>	Ground floor front, side and rear extensions and roof extension to create first floor.



Church Lane, Girton, CB3

Energy rating

**D**

Valid until 02.08.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		106   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	57   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	91 m <sup>2</sup>

## Central Heating

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Gas central heating

## Water Supply

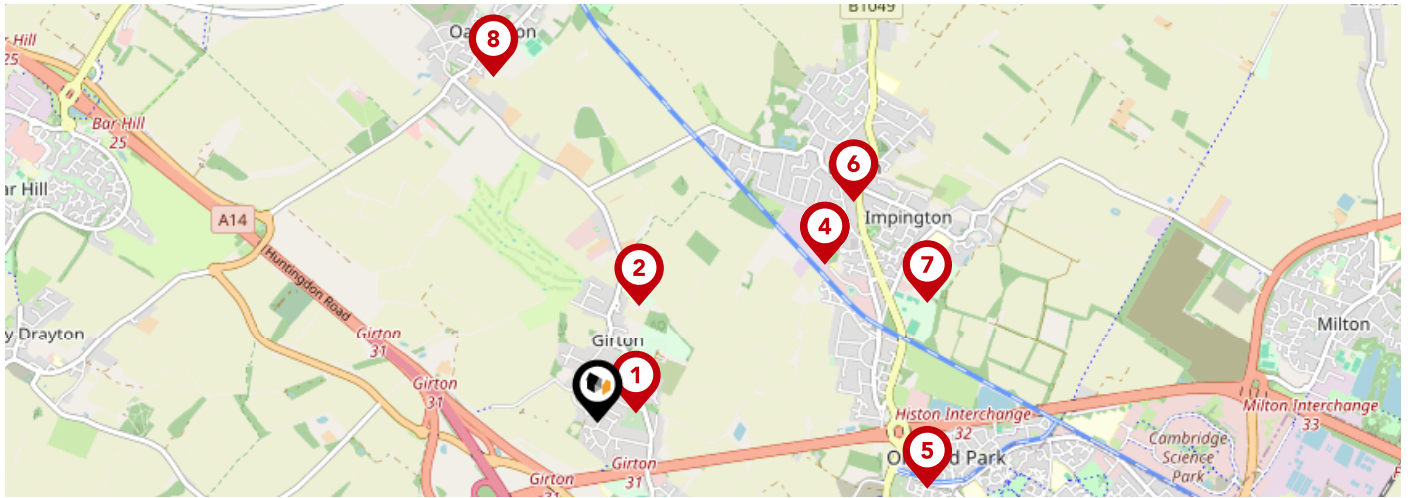
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Cambridge Water

## Drainage

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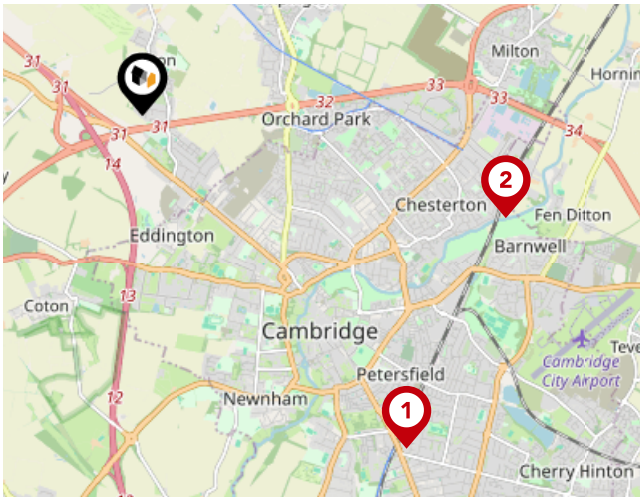
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Girton Glebe Primary School</b> Ofsted Rating: Good   Pupils: 183   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Gretton School</b> Ofsted Rating: Outstanding   Pupils: 141   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:1.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

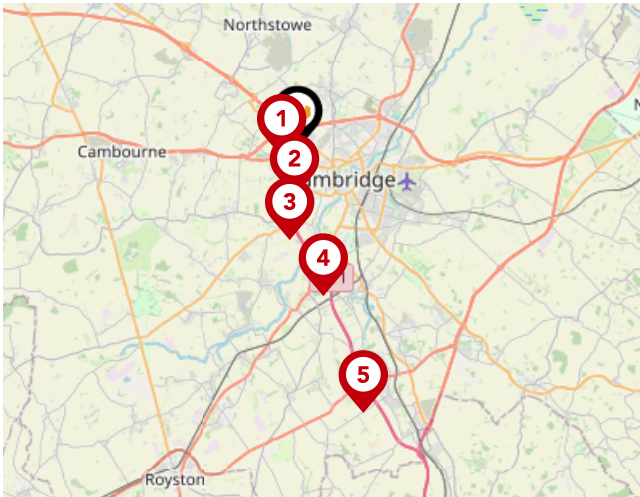


		Nursery	Primary	Secondary	College	Private
	<b>Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 92   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



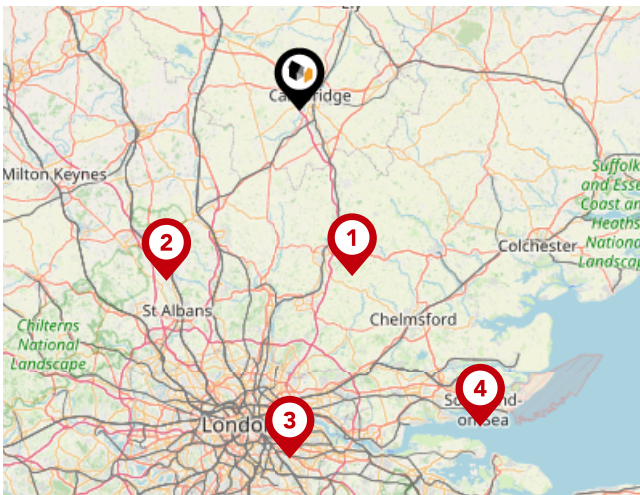
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.86 miles
2	Cambridge North Rail Station	3.43 miles
3	Waterbeach Rail Station	5.22 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	0.62 miles
2	M11 J13	1.77 miles
3	M11 J12	3.33 miles
4	M11 J11	5.45 miles
5	M11 J10	9.93 miles



## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	25.32 miles
2	Luton Airport	31.47 miles
3	Silvertown	50.82 miles
4	Southend-on-Sea	53.37 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.16 miles
2	Church Lane	0.21 miles
3	Cockerton Road	0.31 miles
4	Hicks Lane	0.24 miles
5	Pepys Way	0.37 miles





### Cooke Curtis & Co

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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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