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MIR: Material Info

The Material Information Affecting this Property

Monday 28th October 2024



HUNTS ROAD, DUXFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,766 ft ² / 257 m ²		
Plot Area:	0.24 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB416771		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hunts Road, Duxford, Cambridge, CB22*

Reference - S/2443/15/DC	
Decision:	Decided
Date:	22nd September 2015
Description:	Discharge of Condition 3 (Materials) of Application S/1057/14/FL

Planning records for: *1 Hunts Road Duxford Cambridge Cambridgeshire CB22 4RE*

Reference - S/1057/14/FL	
Decision:	Decided
Date:	06th May 2014
Description:	Demolition of existing dwelling and erection of two new dwellings

Planning records for: *1A Hunts Road Duxford Cambridge Cambridgeshire CB22 4RE*

Reference - S/1243/11	
Decision:	Decided
Date:	20th June 2011
Description:	Extension

Planning records for: *4 Hunts Road Duxford Cambridge Cambridgeshire CB22 4RE*

Reference - S/0747/15/FL	
Decision:	Decided
Date:	24th March 2015
Description:	Single storey rear extension and garage conversion

Reference - S/0408/11	
Decision:	Decided
Date:	02nd March 2011
Description:	Extension

Planning records for: *4 Hunts Road Duxford Cambridge Cambridgeshire CB22 4RE*

Reference - S/1200/15/FL	
Decision:	Decided
Date:	07th May 2015
Description:	Detached single garage

Planning records for: *5 Hunts Road Duxford Cambridgeshire CB22 4RE*

Reference - 23/0874/TTCA	
Decision:	Withdrawn
Date:	09th August 2023
Description:	Agreed amended proposed tree works Re-pollard row of lime trees (T1-T10 as outlined in the tree location plan).

Reference - 24/02116/FUL	
Decision:	Awaiting decision
Date:	03rd June 2024
Description:	Demolition of existing bungalow and the erection of a new self/custom build dwellinghouse and erection of garden shed at the front yard.

Reference - 23/03094/FUL	
Decision:	Withdrawn
Date:	09th August 2023
Description:	Demolition of existing bungalow and the erection of a new dwellinghouse and erection of garden shed at the front yard

Planning records for: **7 Hunts Road Duxford CB22 4RE**

Reference - S/4744/18/CONDM	
Decision:	Decided
Date:	21st January 2022
Description:	Submission of details required by condition 3 (Materials) of planning permission S/4744/18/FL

Reference - 22/00247/HFUL	
Decision:	Decided
Date:	21st January 2022
Description:	Single storey side extension.

Planning records for: **9 Hunts Road Duxford Cambridge Cambridgeshire CB22 4RE**

Reference - S/4193/19/FL	
Decision:	Decided
Date:	02nd December 2019
Description:	Proposed Single Storey Side Extension and Loft Conversion

Planning records for: **10 Hunts Road Duxford Cambridgeshire CB22 4RE**

Reference - S/1485/09/F	
Decision:	Decided
Date:	21st October 2009
Description:	Replacement Garage and New Lobby

Planning records for: *11 Hunts Road Duxford Cambridgeshire CB22 4RE*

Reference - 24/02820/HFUL	
Decision:	Awaiting decision
Date:	26th July 2024
Description:	Addition of dormer windows to side outrigger, external cladding, alterations to doors and fenestrations.

Planning records for: *Maarnford Farm Hunts Road Duxford Cambridgeshire CB22 4RE*

Reference - S/0466/09/LDC	
Decision:	Decided
Date:	03rd April 2009
Description:	Certificate of Lawfulness of Existing Use of Siting of Mobile Home for Residential Use

Reference - S/0467/09/LDC	
Decision:	Decided
Date:	03rd April 2009
Description:	Certificate of Lawfulness for Existing Use of Part of Field Used for Storage of Caravans and Trailer Tents

Hunts Road, Duxford, CB22

Energy rating

B

Valid until 16.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
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
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.19 W/m-Â K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.17 W/m-Â K
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Average thermal transmittance 0.14 W/m-Â K
Total Floor Area:	257 m ²

Electricity Supply

Utility Warehouse

Gas Supply

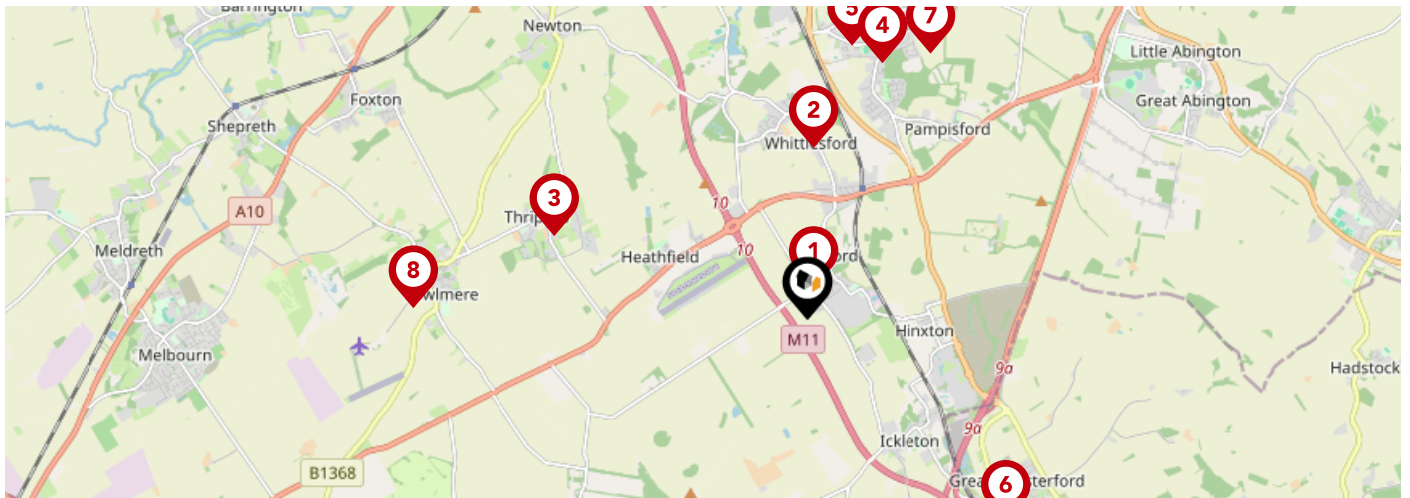
Utility Warehouse

Water Supply

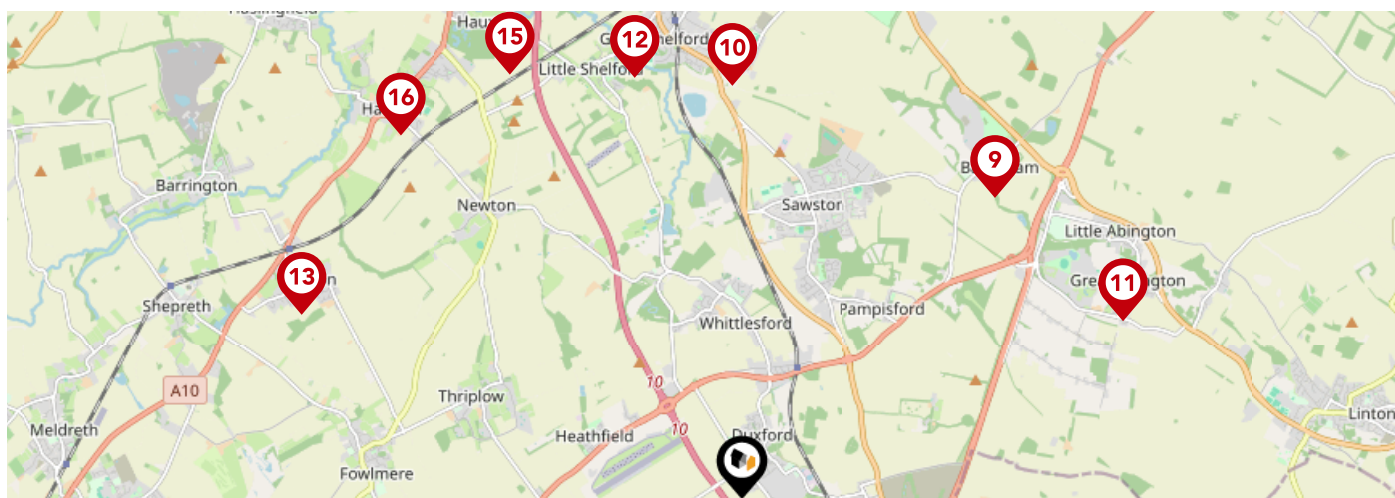
Cambridge Water

Drainage

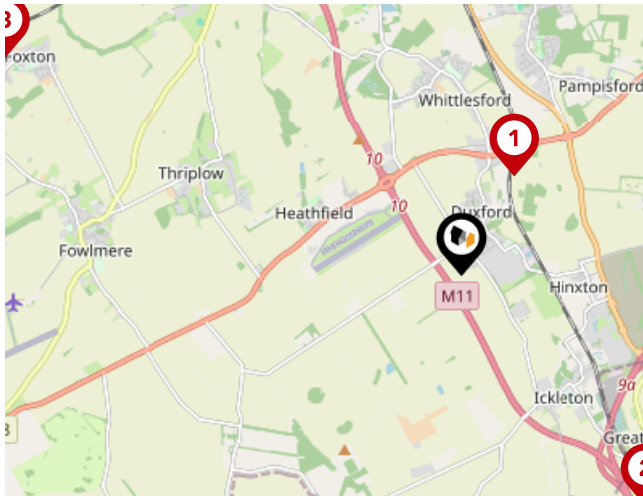
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

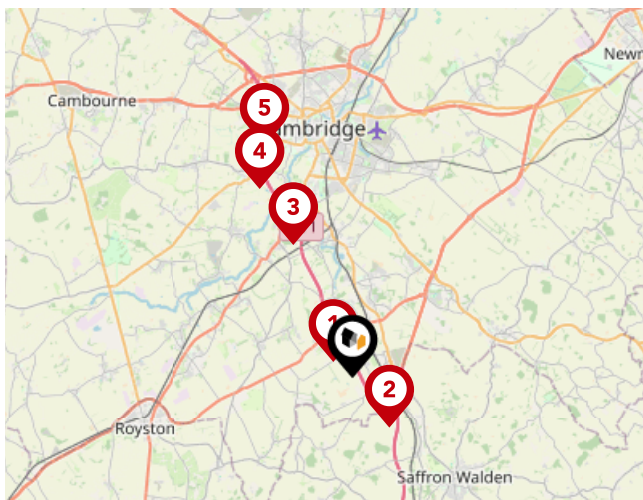


		Nursery	Primary	Secondary	College	Private
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School Ofsted Rating: Good Pupils: 120 Distance:4.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



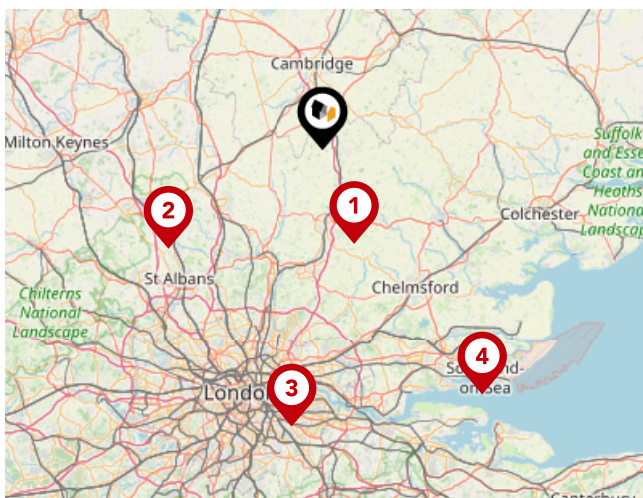
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.03 miles
2	Great Chesterford Rail Station	2.69 miles
3	Foxton Rail Station	4.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.89 miles
2	M11 J9	2.26 miles
3	M11 J11	5.29 miles
4	M11 J12	7.66 miles
5	M11 J13	9.03 miles

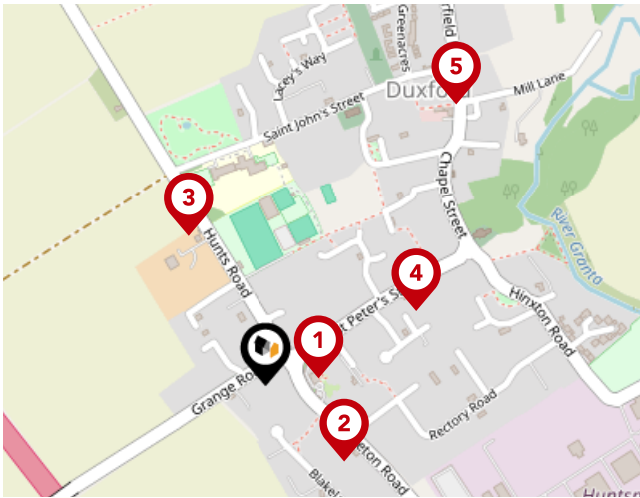


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	14.66 miles
2	Luton Airport	26.87 miles
3	Silvertown	40.85 miles
4	Southend-on-Sea	43.05 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ickleton Road	0.06 miles
2	Highfield Close	0.12 miles
3	Playing Field	0.19 miles
4	Petersfield Road	0.19 miles
5	St John's Street	0.39 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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