



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th October 2024



NEATH FARM COURT, 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: Semi-Detached
Bedrooms: 3
Plot Area: 0.04 acres
Year Built : 2013
Council Tax : Band D
Annual Estimate: £2,249
Title Number: CB380644

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Low

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: **9 Neath Farm Court Cambridge Cambridgeshire CB1 3EX**

Reference - 13/0161/FUL	
Decision:	Decided
Date:	21st February 2013
Description:	Minor amendment to planning permission 09/0403/REM for addition of conservatory to plot 14, No. 9 Neath Farm Court.

Planning records for: **10 Neath Farm Court Cambridge Cambridgeshire CB1 3EX**

Reference - 15/1958/FUL	
Decision:	Decided
Date:	14th October 2015
Description:	To erect a conservatory to the rear of the property

Planning records for: **12 Neath Farm Court Cambridge CB1 3EX**

Reference - 14/0829/FUL	
Decision:	Decided
Date:	23rd May 2014
Description:	To erect a conservatory to the rear of the property

Planning records for: **14 Neath Farm Court Cambridge Cambridgeshire CB1 3EX**

Reference - 14/0047/FUL	
Decision:	Decided
Date:	14th January 2014
Description:	Erection of white PVCu conservatory to the rear of the property.

Planning records for: **18 Neath Farm Court Cambridge CB1 3EX**

Reference - 22/00263/HFUL	
Decision:	Decided
Date:	24th January 2022
Description:	Single storey rear extension (Retrospective)

Planning records for: **23 Neath Farm Court Cambridge CB1 3EX**

Reference - 18/0186/FUL	
Decision:	Decided
Date:	02nd February 2018
Description:	Proposed single storey rear conservatory.

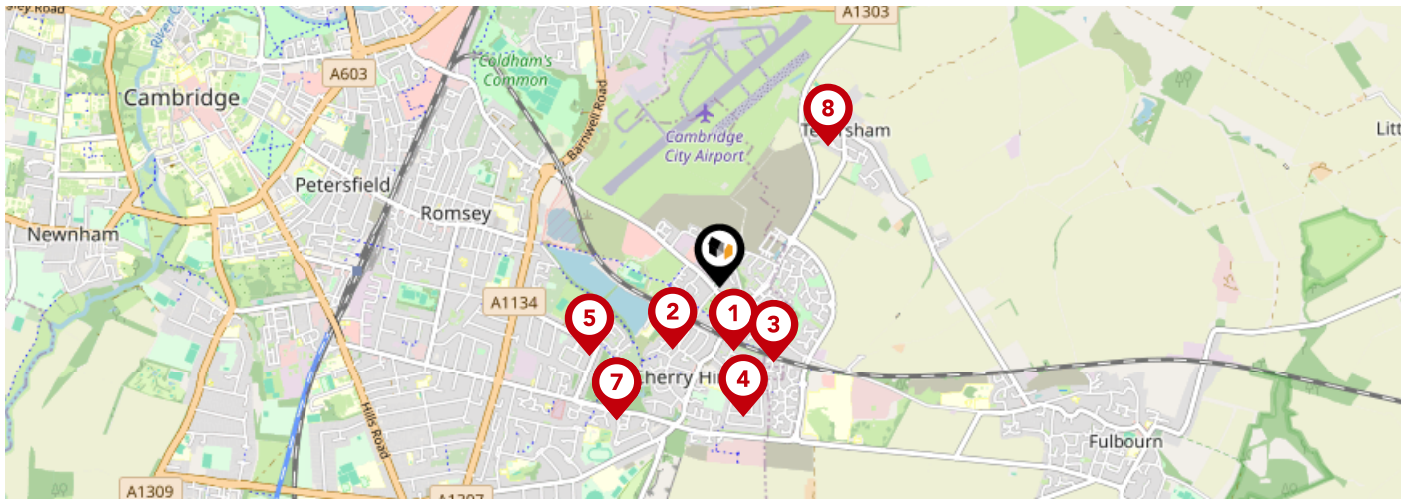
Planning records for: **30 Neath Farm Court Cambridge CB1 3EX**

Reference - 18/0642/FUL	
Decision:	Decided
Date:	23rd April 2018
Description:	Retrospective outbuilding

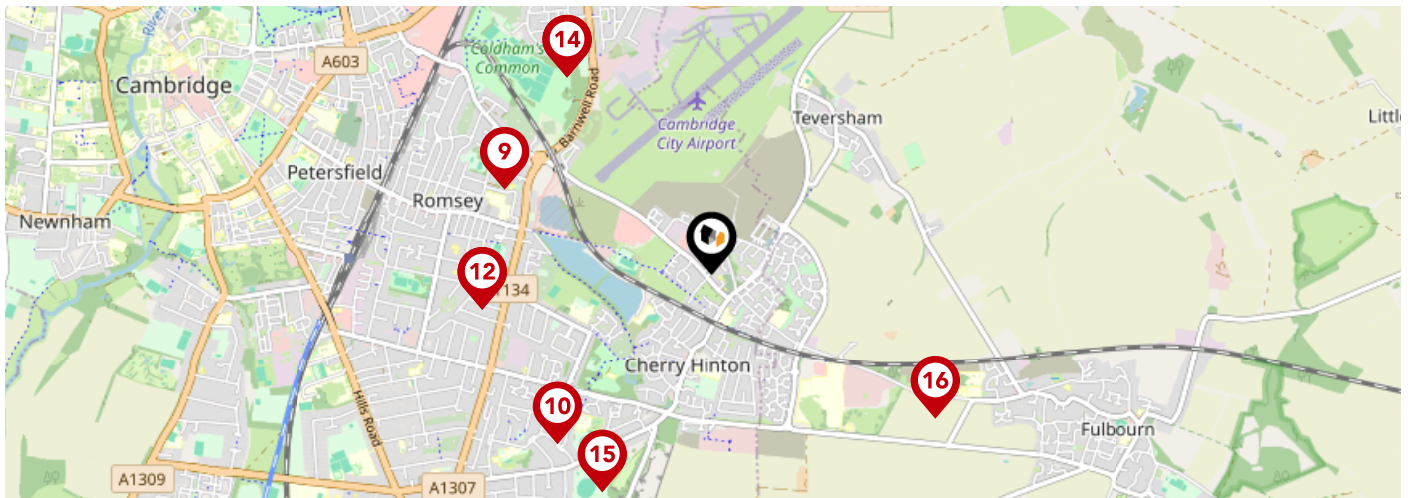
Reference - 14/0420/FUL	
Decision:	Decided
Date:	19th March 2014
Description:	Erect a PVCU conservatory at the rear of the property

Central Heating

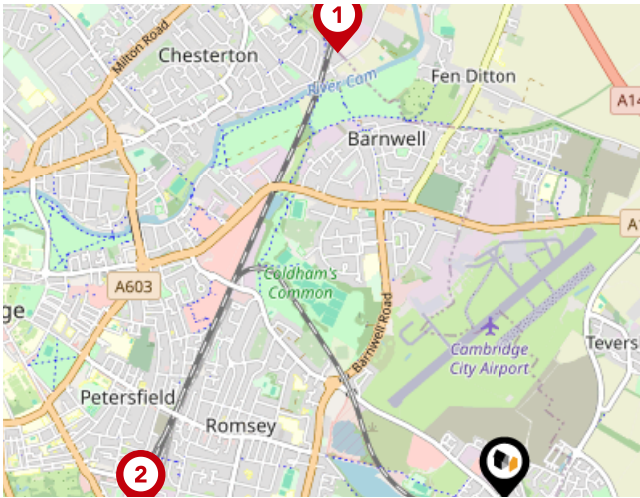
Gas central heating



		Nursery	Primary	Secondary	College	Private
1	<p>Cherry Hinton Church of England Voluntary Controlled Primary School</p> <p>Ofsted Rating: Good Pupils: 184 Distance:0.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<p>The Spinney Primary School</p> <p>Ofsted Rating: Requires improvement Pupils: 205 Distance:0.36</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<p>Bewick Bridge Community Primary School</p> <p>Ofsted Rating: Good Pupils: 227 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<p>Colville Primary School</p> <p>Ofsted Rating: Good Pupils: 224 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<p>St Bede's Inter-Church School</p> <p>Ofsted Rating: Outstanding Pupils: 924 Distance:0.67</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<p>Cambridge International School</p> <p>Ofsted Rating: Not Rated Pupils: 75 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<p>Holme Court School</p> <p>Ofsted Rating: Good Pupils: 50 Distance:0.77</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<p>Teversham CofE VA Primary School</p> <p>Ofsted Rating: Good Pupils: 173 Distance:0.8</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

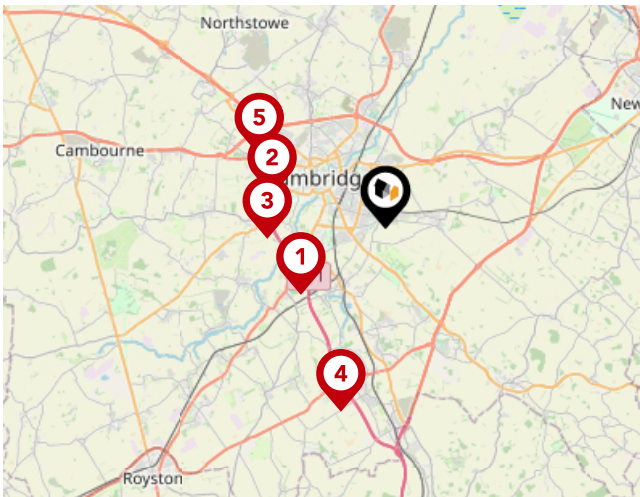


	Nursery	Primary	Secondary	College	Private
St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:1.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:1.11	<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:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



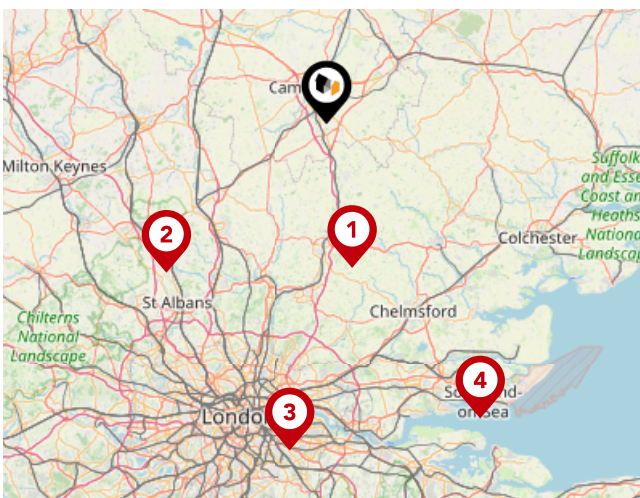
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	2.17 miles
2	Cambridge Rail Station	1.65 miles
3	Waterbeach Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.92 miles
2	M11 J13	4.34 miles
3	M11 J12	4.34 miles
4	M11 J10	6.87 miles
5	M11 J14	5.32 miles

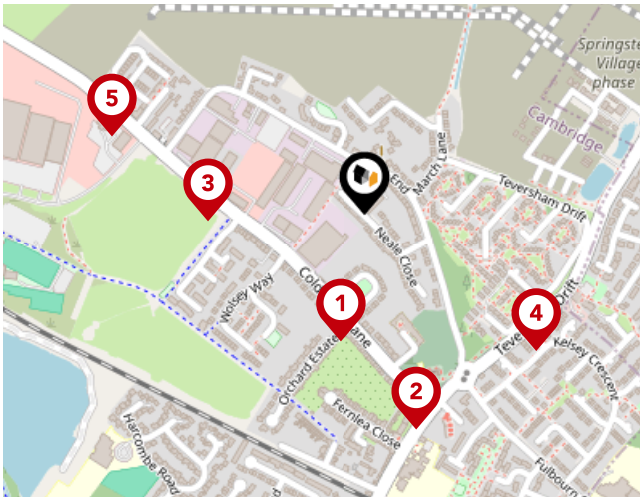


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.47 miles
2	Luton Airport	32.06 miles
3	Silvertown	48.15 miles
4	Southend-on-Sea	48.82 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queen's Meadow	0.15 miles
2	St Andrew's Church	0.25 miles
3	Kathleen Elliot Way	0.18 miles
4	Teversham Drift	0.25 miles
5	Hatherdene Close	0.3 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



/cookecurtisco

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

