

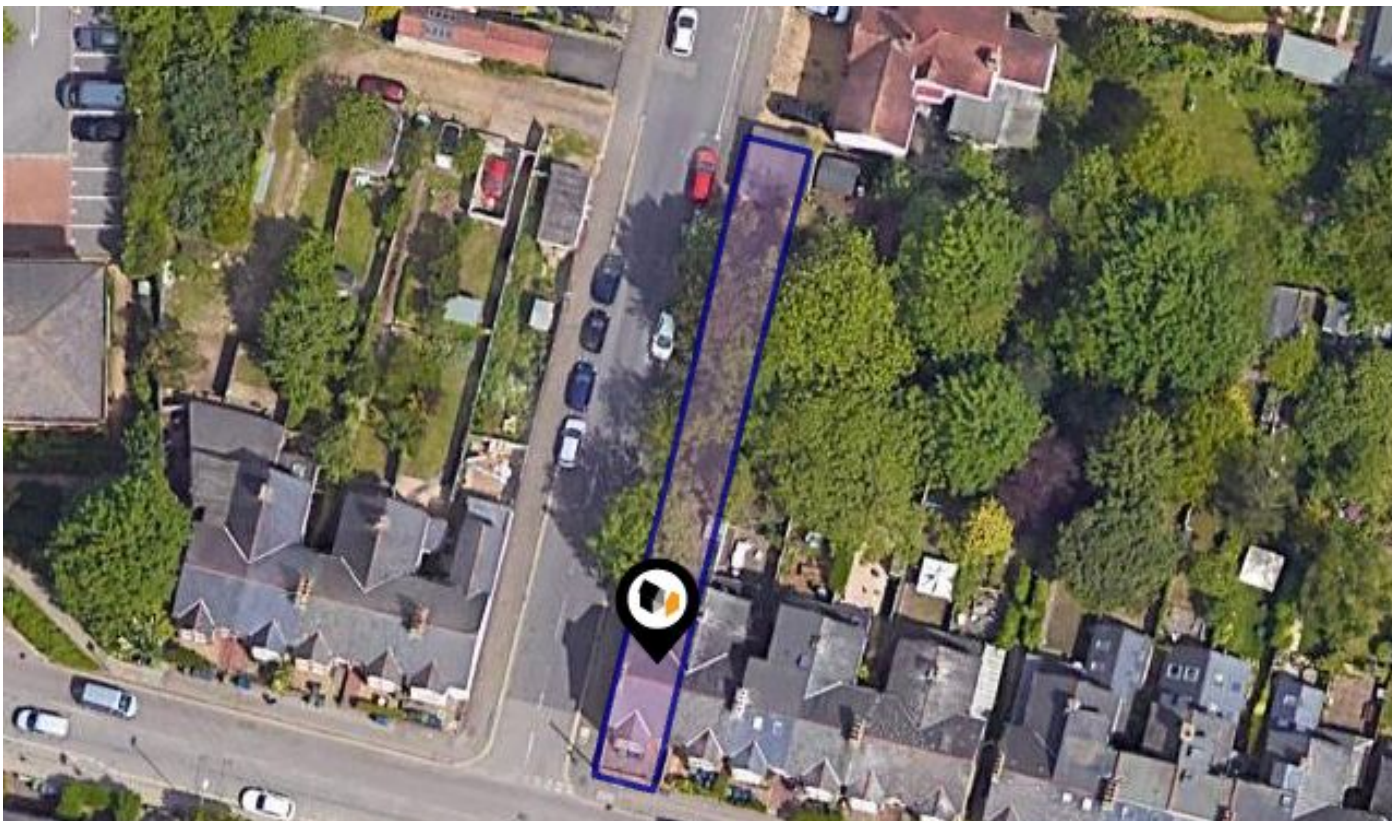


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th November 2024



CHERRY HINTON ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

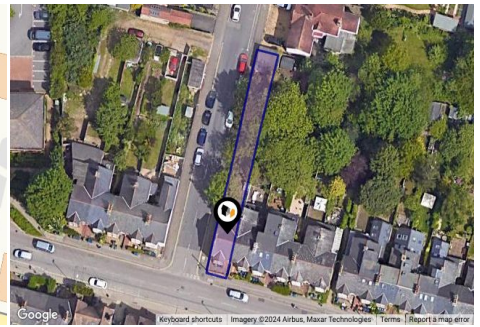
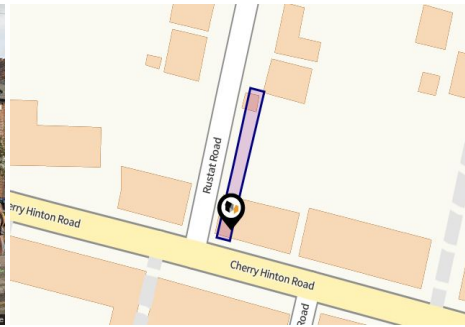
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,313 ft ² / 122 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB49768		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **103 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 14/2016/FUL	
Decision:	Decided
Date:	30th December 2014
Description:	Retrospective front extension to existing shop.

Planning records for: **115 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 20/03640/PRI01A	
Decision:	Decided
Date:	26th August 2020
Description:	Prior approval for a single storey rear extension

Planning records for: **119 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 17/0786/FUL	
Decision:	Decided
Date:	07th June 2017
Description:	Erection of two storey building housing two 1-bedroom flats to the rear of 119 Cherry Hinton Road.

Planning records for: **57 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 07/0393/FUL	
Decision:	Decided
Date:	24th April 2007
Description:	Conversion of existing dwelling into HMO including single storey rear extension.

Planning records for: **65 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 18/0804/FUL	
Decision:	Decided
Date:	17th May 2018
Description:	Roof extension incorporating rear dormers and front rooflights. Single storey side and rear extension.

Planning records for: **75 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 15/1677/FUL	
Decision:	Decided
Date:	03rd September 2015
Description:	Roof extension incorporation rear dormer and single storey rear extension

Planning records for: **77 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 07/1251/FUL	
Decision:	Decided
Date:	25th October 2007
Description:	Single storey rear extension (in conjunction with 07/1253/FUL)

Planning records for: **79 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 07/1253/FUL	
Decision:	Decided
Date:	25th October 2007
Description:	Single storey rear extension (in conjunction with 07/1251/FUL).

Planning records for: **89A Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 08/1501/FUL	
Decision:	Decided
Date:	04th November 2008
Description:	Erection of 14no apartments (following the demolition of the existing building) together with associated infrastructure.

Reference - 13/0804/FUL	
Decision:	Decided
Date:	10th June 2013
Description:	Construction of a 2-storey Passivhaus apartment block comprising two 2-bed apartments with secure entrance lobby, separate 2-car garage with space for bins and bikes and associated external works.

Reference - 10/0087/FUL	
Decision:	Decided
Date:	02nd February 2010
Description:	Erection of 14 apartments (following the demolition of the existing building) together with associated infrastructure.

Planning records for: **93 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 23/04412/HFUL	
Decision:	Decided
Date:	20th November 2023
Description:	Roof Ridge raise and box dormer to rear for a loft conversion.

Planning records for: **93 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 18/00467/DISC	
Decision:	Decided
Date:	20th November 2023
Description:	To discharge Condition 15 (contamination) 18 (drainage implementation, maintenance and management scheme) 19 (foul and surface water) of decision 18/00467/OUT dated 21 June 2018 for outline application for residential development for 9 detached dwellings, with all matters reserved except access and scale

Planning records for: **95 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 20/01273/FUL	
Decision:	Decided
Date:	13th February 2020
Description:	Erection of new one bedroom dwelling on land to the rear of 95 Cherry Hinton Road.

Reference - 17/1955/COND7	
Decision:	Decided
Date:	06th March 2018
Description:	Condition 7 - Management plan

Reference - 17/1955/COND6	
Decision:	Decided
Date:	06th March 2018
Description:	Condition 6 - Cycle parking

Planning records for: **95 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 17/1955/COND8	
Decision:	Decided
Date:	06th March 2018
Description:	Condition 8 - Removal of side extension

Planning records for: **91 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 09/1029/FUL	
Decision:	Decided
Date:	05th November 2009
Description:	Change of use from voluntary sector resource centre to House in Multiple Occupation and retail unit (70sqm).

Planning records for: **127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS**

Reference - 24/02860/FUL	
Decision:	Awaiting decision
Date:	30th July 2024
Description:	Part demolition of existing premises and the conversion into a single dwelling house along with the erection of 3no. 1bed dwellings to the rear accessed from Derby Road

Reference - 24/02039/PRIOR	
Decision:	Decided
Date:	28th May 2024
Description:	Change of use from Commercial, Business and Service (Use Class E) to 1 No. 4 bedroom dwellinghouse (Use Class C3)

Planning records for: *127 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS*

Reference - 23/03658/FUL
Decision: Withdrawn
Date: 25th September 2023
Description: Part demolition of existing premises and the conversion into a ground floor commercial unit and 2no 2bed flats along with the erection of 3no 1bed dwellings to the rear accessed from Derby Road.
Reference - 24/00444/PRIOR
Decision: Decided
Date: 07th February 2024
Description: Change of use from commercial, business and service (Use Class E) to 2no. flats (Use Class C3).
Reference - 24/01666/PRIOR
Decision: Decided
Date: 30th April 2024
Description: Change of use from Commercial, Business and Service (Use Class E) to 2no. flats (Use Class C3)
Reference - 24/00431/FUL
Decision: Awaiting decision
Date: 07th February 2024
Description: Change of use from Use Class F1a (barbers academy) to Use Class E (ground and basement floors) and 2no. flats, Use Class C3 (first and second floor) with associated alterations including new entrance door and external stairs to rear to access dwellings along with new rear rooflight and pv panels.

Planning records for: *51A Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS*

Reference - 06/0546/FUL	
Decision:	Decided
Date:	22nd May 2006
Description:	Single storey rear extension to dwelling.

Planning records for: *Cambridge City Council City Homes South Office 87 - 89 Cherry Hinton Road Cambridge Cambridgeshire CB1 7BS*

Reference - 19/0101/FUL	
Decision:	Decided
Date:	24th January 2019
Description:	Change of use of existing building from council offices (sui generis) to D1 (non-residential education) and associated works, including a new cycle shelter.

Reference - 20/03234/S73	
Decision:	Decided
Date:	27th July 2020
Description:	Variation of Condition 5 (Use of the building) of permission 19/0101/FUL (Change of use of existing building from council offices (sui generis) to D1 (non-residential education) and associated works, including a new cycle shelter) to clarify that condition 5 seeks to restrict occupancy of the premises as a D1 (non-residential education) Use only.

Reference - 20/03234/CONDA	
Decision:	Decided
Date:	06th January 2021
Description:	Submission of details required by condition 5 (Details of cycle shelter) of planning permission 20/03234/S73

CAMBRIDGE, CB1

Energy rating

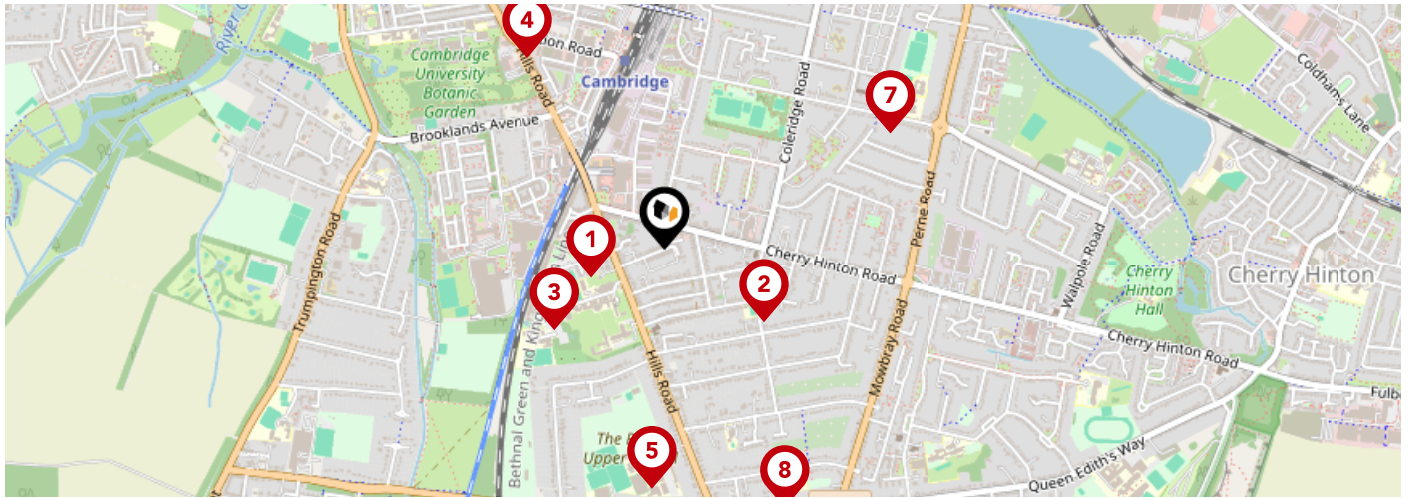
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Valid until 07.11.2034

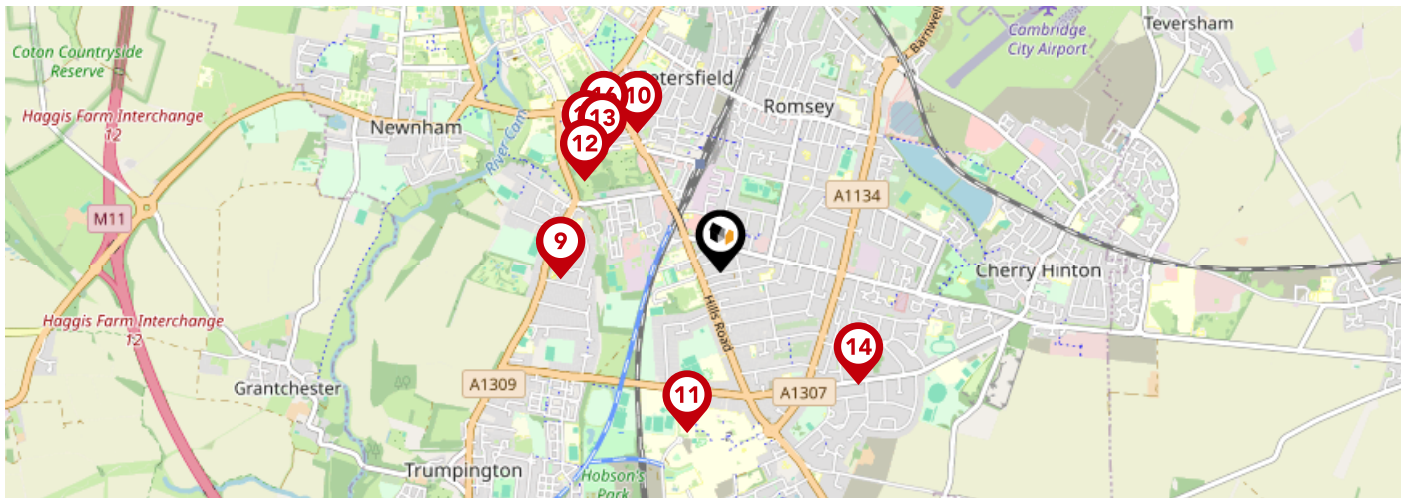
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Additional EPC Data

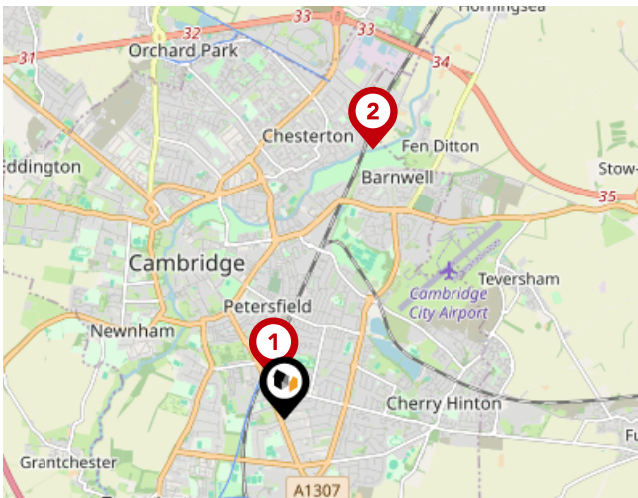
Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Partial secondary glazing
Window Energy:	Average
Main Heating:	Room heaters, mains gas
Main Heating Energy:	Average
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in 31% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	122 m ²



	Nursery	Primary	Secondary	College	Private
1 Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.64	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

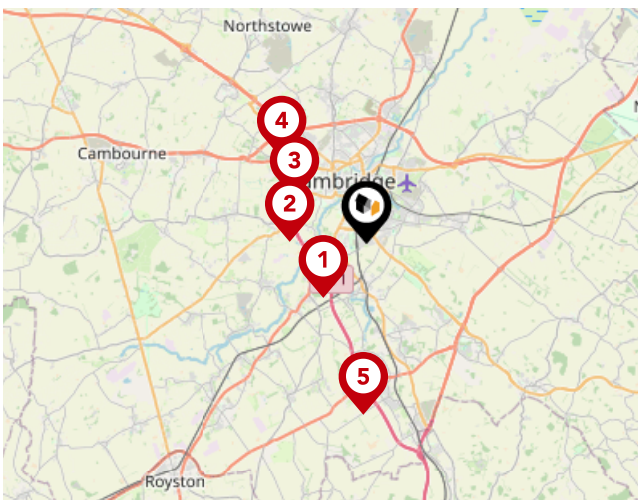


		Nursery	Primary	Secondary	College	Private
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.76	<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:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.82	<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:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



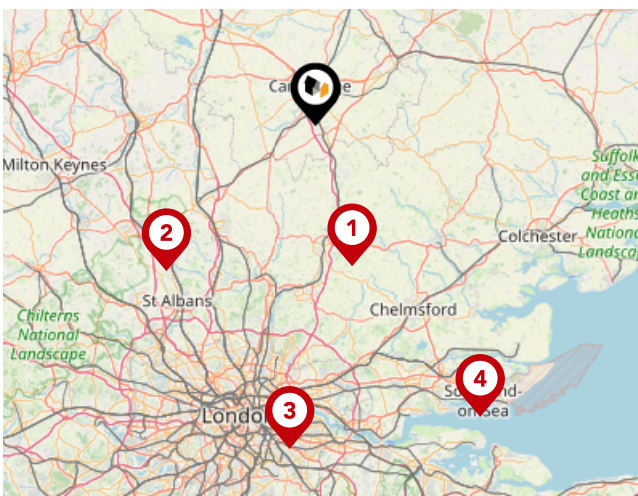
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.38 miles
2	Cambridge North Rail Station	2.58 miles
3	Waterbeach Rail Station	5.63 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.51 miles
2	M11 J12	2.77 miles
3	M11 J13	3.08 miles
4	M11 J14	4.34 miles
5	M11 J10	6.25 miles

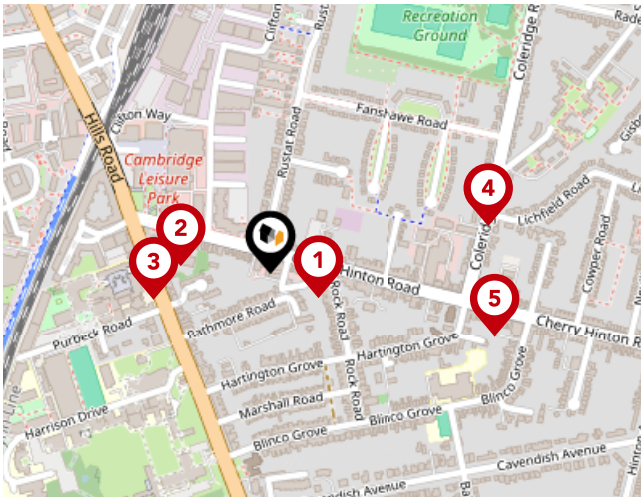


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	21.37 miles
2	Luton Airport	30.63 miles
3	Silvertown	47.58 miles
4	Southend-on-Sea	49.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Rock Road	0.06 miles
2	Clifton Road	0.1 miles
3	Hills Rd 6th Form Col	0.14 miles
4	Ashbury Close	0.25 miles
5	Coleridge Road	0.26 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

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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