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MIR: Material Info

The Material Information Affecting this Property

Monday 25th November 2024



PARSONAGE WAY, LINTON, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.08 acres		
Year Built :	1997		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB202564		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **9 Parsonage Way LINTON CB21 4YL**

Reference - S/1965/17/LD	
Decision:	Decided
Date:	31st May 2017
Description:	Lawful development certificate for proposed roof dormer and roof windows

Planning records for: **13 Parsonage Way Linton Cambridge Cambridgeshire CB21 4YL**

Reference - S/3494/16/LD	
Decision:	Decided
Date:	19th December 2016
Description:	Lawful development certificate for proposed rear single storey extension and loft conversion

Reference - 22/02095/HFUL	
Decision:	Decided
Date:	04th May 2022
Description:	Front dormer and replacement rear box dormer with Juliet balcony

Reference - 22/02086/PIP	
Decision:	Decided
Date:	04th May 2022
Description:	Residential development of a single dwelling and the demolition of the existing barn.

Planning records for: *15 Parsonage Way Linton Cambridge Cambridgeshire CB21 4YL*

Reference - S/1114/13/FL	
Decision:	Decided
Date:	22nd May 2013
Description:	Extensions

Planning records for: *16 Parsonage Way Linton Cambridge Cambridgeshire CB21 4YL*

Reference - S/2093/18/LD	
Decision:	Decided
Date:	30th May 2018
Description:	Certificate of lawful development for a proposed rear dormer and rooflights

Planning records for: *21 Parsonage Way Linton Cambridgeshire CB21 4YL*

Reference - 24/0324/TTPO	
Decision:	Decided
Date:	13th March 2024
Description:	T01. Beech. Crown reduce in height and spread by up to 2m. Leaving tree approximately 12m in height and 8m in width. Tree has grown well since the last crown reduction and dominates the Southern side of the garden. Client wishes to stop it overshadowing the garden and regain some light.

Reference - S/1484/13/FL	
Decision:	Decided
Date:	30th July 2013
Description:	Extensions

Planning records for: *31 Parsonage Way Linton Cambridge Cambridgeshire CB21 4YL*

Reference - S/1333/12/LD	
Decision:	Decided
Date:	22nd June 2012
Description:	Lawful development certificate for proposed rear extension

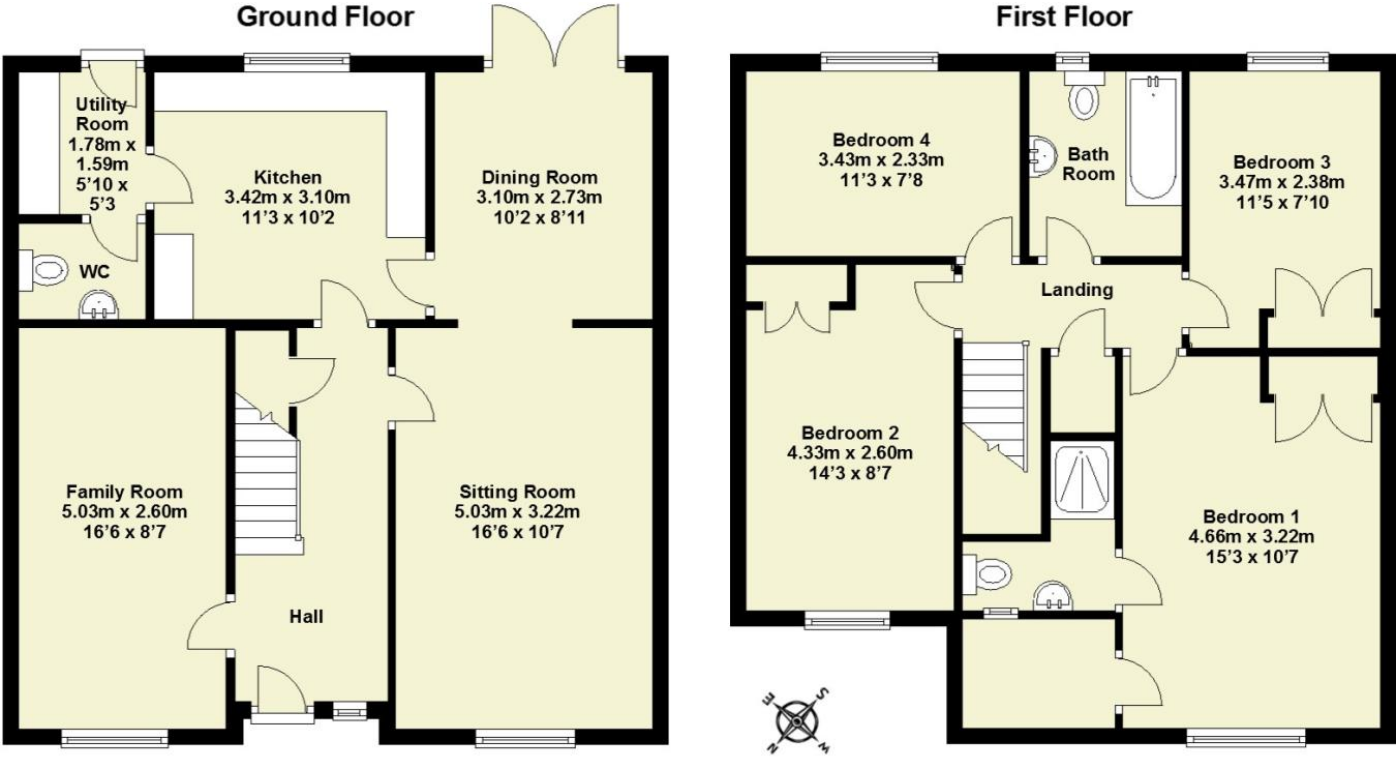
Reference - 23/0703/TTPO	
Decision:	Decided
Date:	07th July 2023
Description:	T1 Copper Beech - Crown lift eastern side of crown to achieve 1.5 metres clearance over car port roof at Kinsey Place

Reference - S/0834/17/TP	
Decision:	Decided
Date:	08th March 2017
Description:	Mature Beech - reduce by 2-2.5m. Interfering with garage roof and blocking light to several gardens





PARSONAGE WAY, LINTON, CAMBRIDGE, CB21



Approx. gross internal floor area 126 sqm (1355 sqft)

Parsonage Way, Linton, CB21

Energy rating

D

Valid until 30.11.2025

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
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 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	126 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

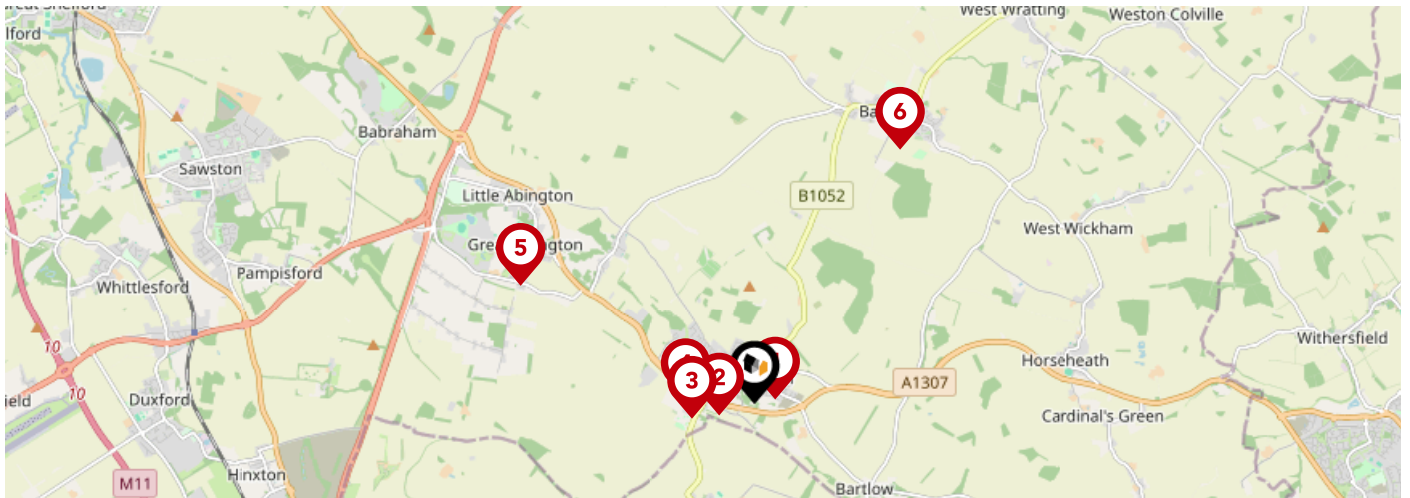
Gas via condensing boiler

Water Supply

Cambridge Water

Drainage

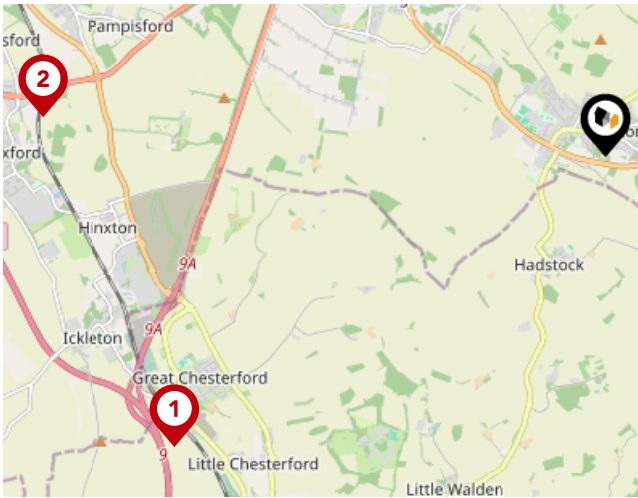
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ashdon Primary School Ofsted Rating: Good Pupils: 58 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Glebe House Ofsted Rating: Good Pupils:0 Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

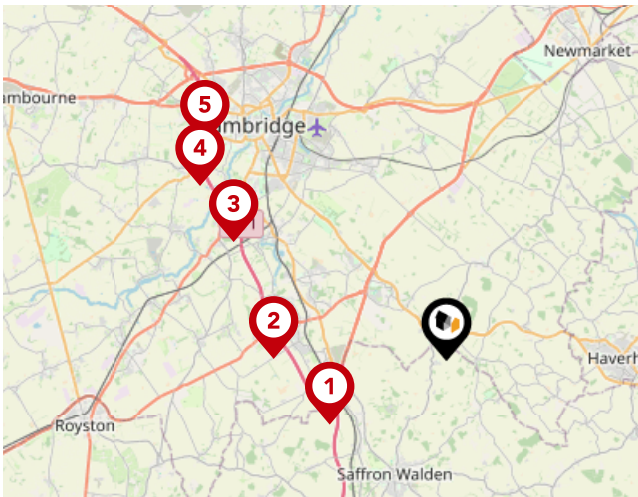


		Nursery	Primary	Secondary	College	Private
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:4.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Camps Church of England (Controlled) Primary School Ofsted Rating: Good Pupils: 137 Distance:4.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:4.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:5.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 218 Distance:5.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:5.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:5.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



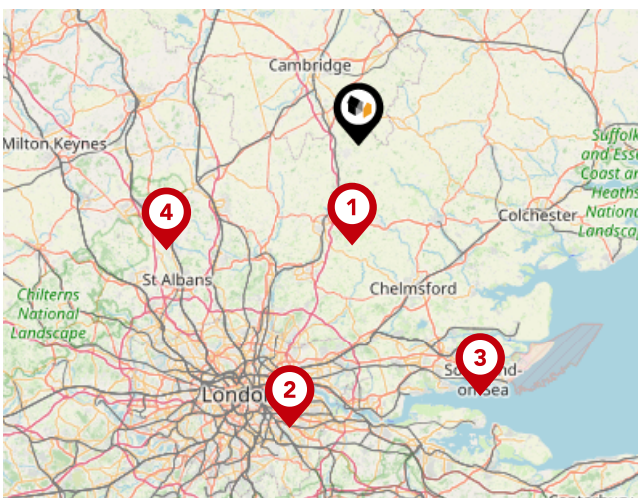
National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	4.73 miles
2	Whittlesford Parkway Rail Station	5.13 miles
3	Audley End Rail Station	7.3 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4.86 miles
2	M11 J10	6.29 miles
3	M11 J11	8.86 miles
4	M11 J12	10.98 miles
5	M11 J13	11.84 miles

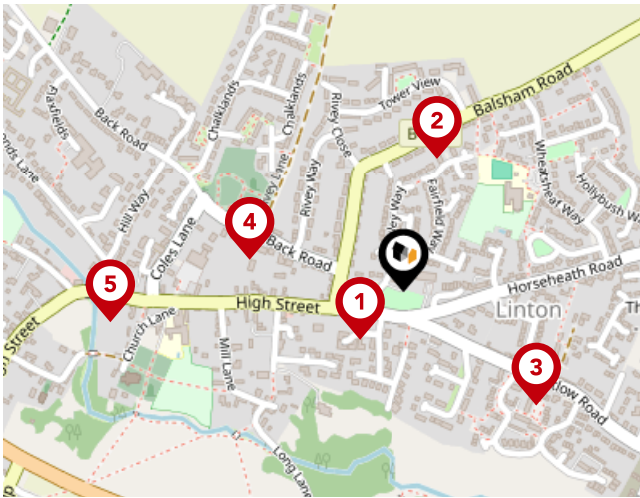


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	14.49 miles
2	Silvertown	42.37 miles
3	Southend-on-Sea	40.74 miles
4	Luton Airport	31.99 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Parsonage Way	0.07 miles
2	Tower View	0.16 miles
3	Bakers Lane	0.2 miles
4	Cemetery	0.18 miles
5	Hillway	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

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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