

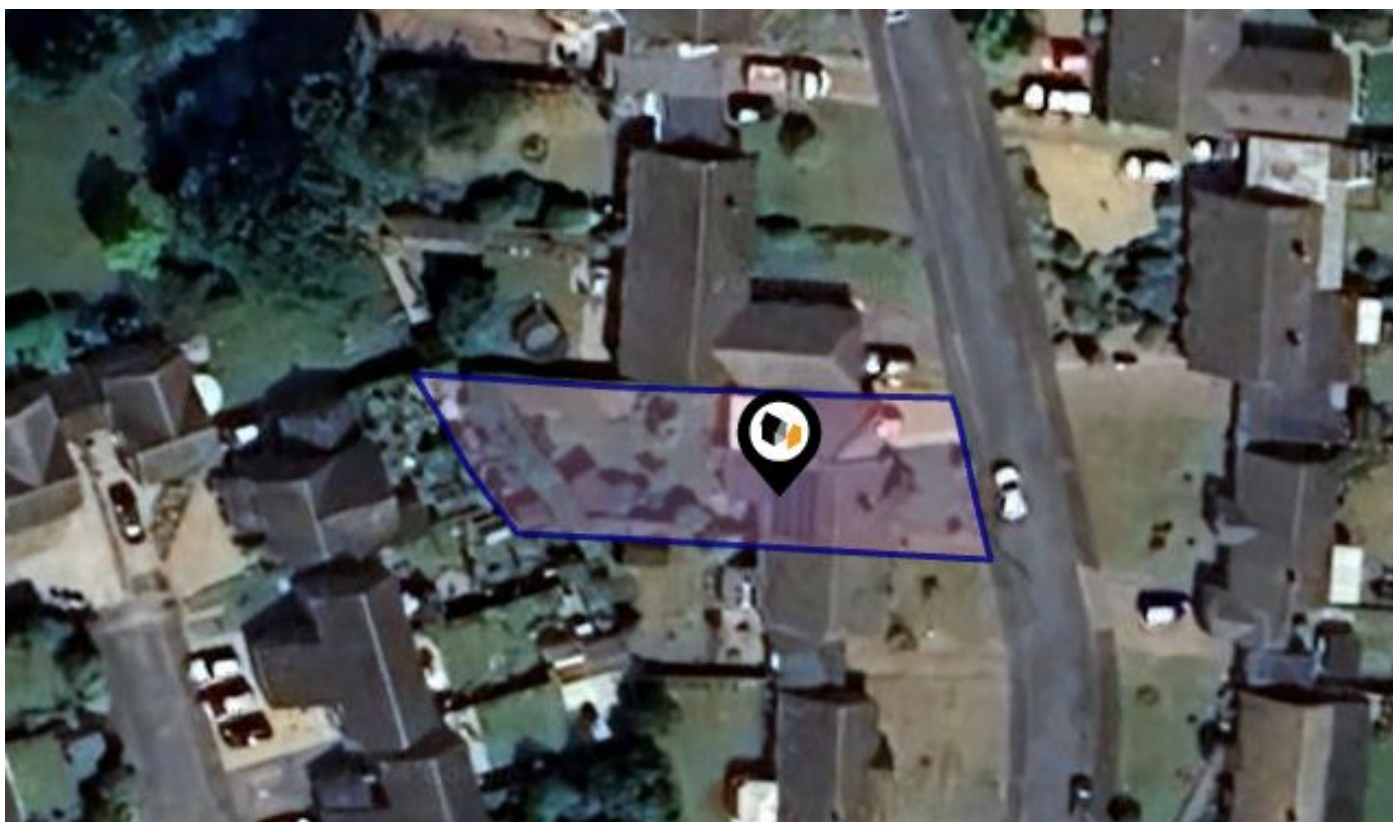


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 03<sup>rd</sup> July 2024**



**MATTHEW PARKER CLOSE, LANDBEACH, CAMBRIDGE,  
CB25**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk






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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,011 ft <sup>2</sup> / 94 m <sup>2</sup>		
Plot Area:	0.14 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB82960		

## Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	No Risk	8 mb/s	126 mb/s	- mb/s
● Surface Water	Low			

Mobile Coverage:				Satellite/Fibre TV Availability:		
(based on calls indoors)						
						
						

Planning records for: **3 Matthew Parker Close Landbeach Cambridgeshire CB25 9FB**

Reference - S/2789/14/FL	
Decision:	Decided
Date:	27th November 2014
Description:	Extensions

Planning records for: **8 Matthew Parker Close Landbeach Cambridge Cambridgeshire CB25 9FB**

Reference - S/1881/13/FL	
Decision:	Decided
Date:	29th August 2013
Description:	Attached two bedroom bungalow

Planning records for: **14 Matthew Parker Close Landbeach Cambridgeshire CB25 9FB**

Reference - 22/0774/TTCA	
Decision:	Decided
Date:	12th July 2022
Description:	Decision Notice issued in retrospect.G1 - 2 x Large Willows, Pollard down to approximately 8ft.

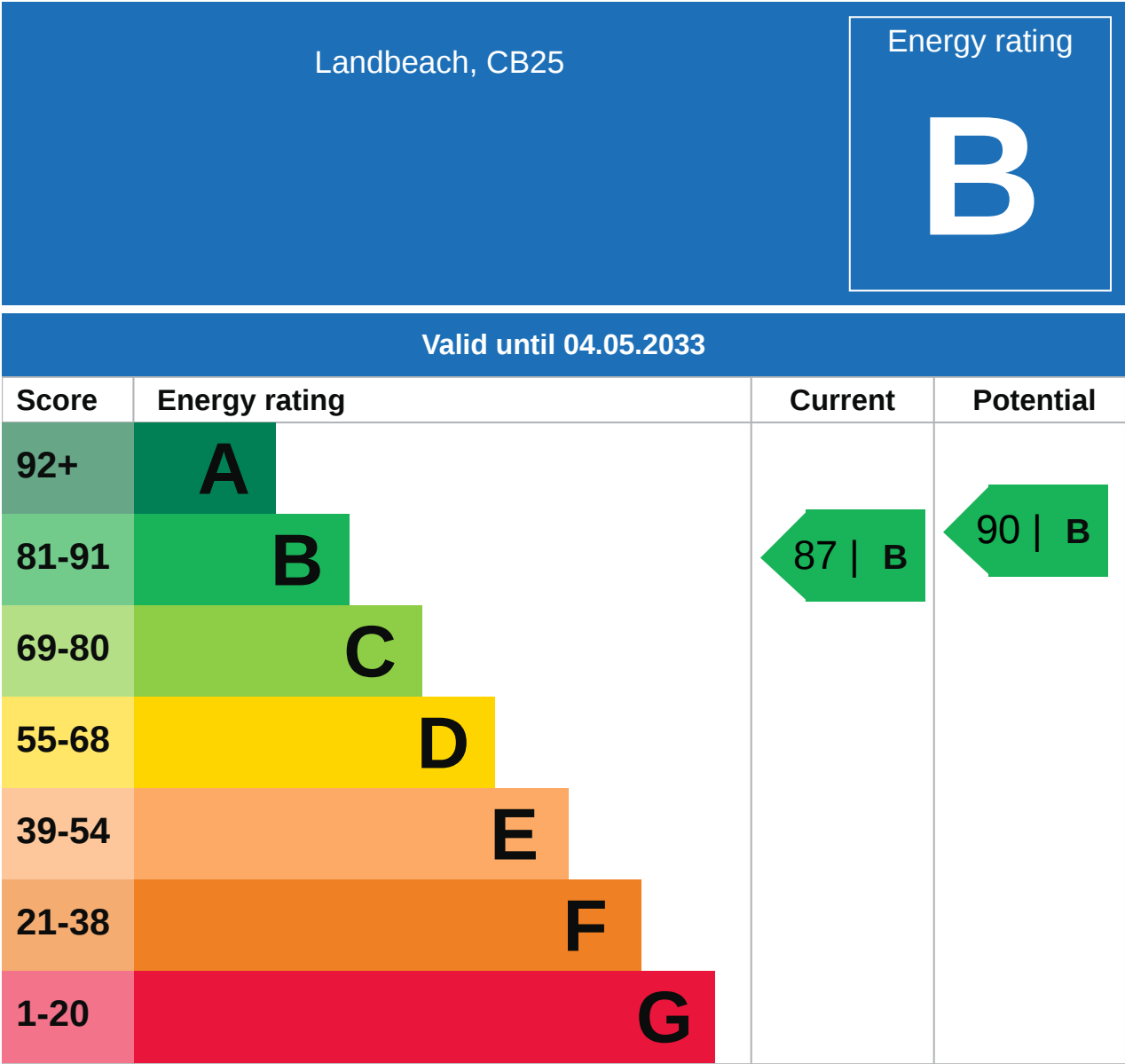
Reference - 22/0774/TTCA	
Decision:	Decided
Date:	14th July 2022
Description:	G1 - 2 x Large Willows, Pollard down to approximately 8ft.

Planning records for: **14 Matthew Parker Close Landbeach Cambridgeshire CB25 9FB**

Reference - 22/0774/TTCA	
Decision:	Decided
Date:	14th July 2022
Description:	G1 - 2 x Large Willows, Pollard down to approximately 8ft.

Reference - 22/03155/HFUL	
Decision:	Decided
Date:	12th July 2022
Description:	Extension of the chimney with 8 new courses. Replace the existing chimney pot of height 0.5m with two new chimney pots of height 0.75m of similar colour. Two flues to be added to inside of the chimney for wood burners. One for the main living room and one for the kitchen which replaces the gas flue. Gas is no longer being used as part of climate change action. This is being done in order to obtain insurance for using wood burners in the house.

Reference - F/YR22/3082/COND	
Decision:	Decided
Date:	12th July 2022
Description:	Details reserved by Condition 1 (External Finishes) of planning approval F/YR14/0305/RM (Erection of 14 x 3-storey dwellings comprising; 3 x 5-bed with attached single garages; 4 x 5-bed with associated parking (plot 1 with detached double garage); 3 x 4-bed and 4 x 3-bed all with associated parking, involving part demolition of existing warehouse)



### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	ECO assessment
<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>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	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 all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	94 m <sup>2</sup>

## Electricity Supply

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Ovo

## Gas Supply

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Ovo

## Central Heating

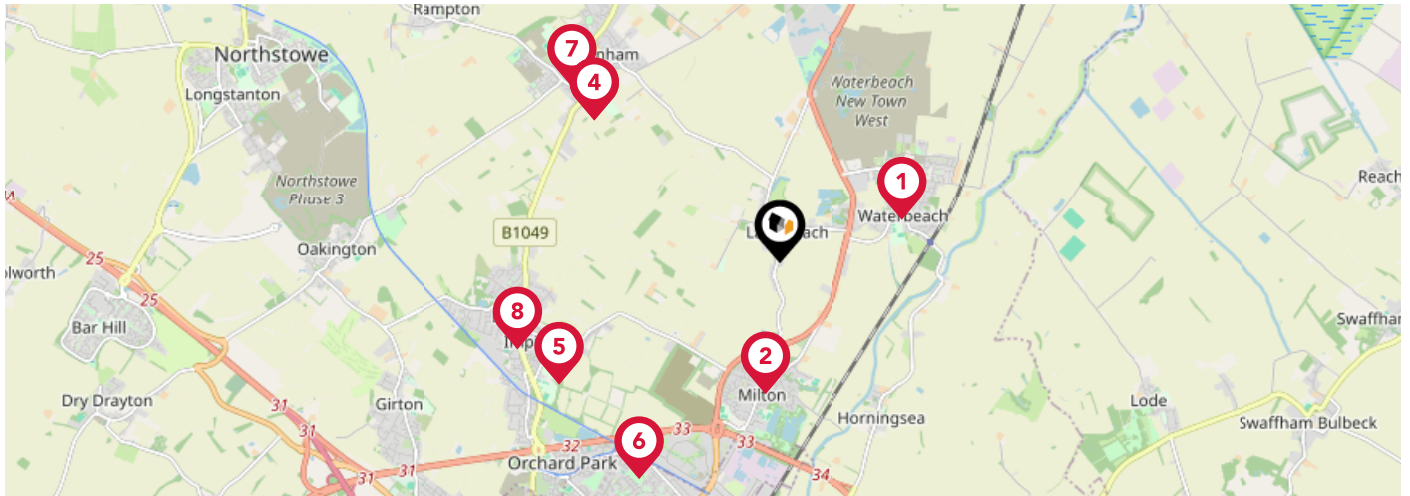
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Gas Central Heating

## Water Supply

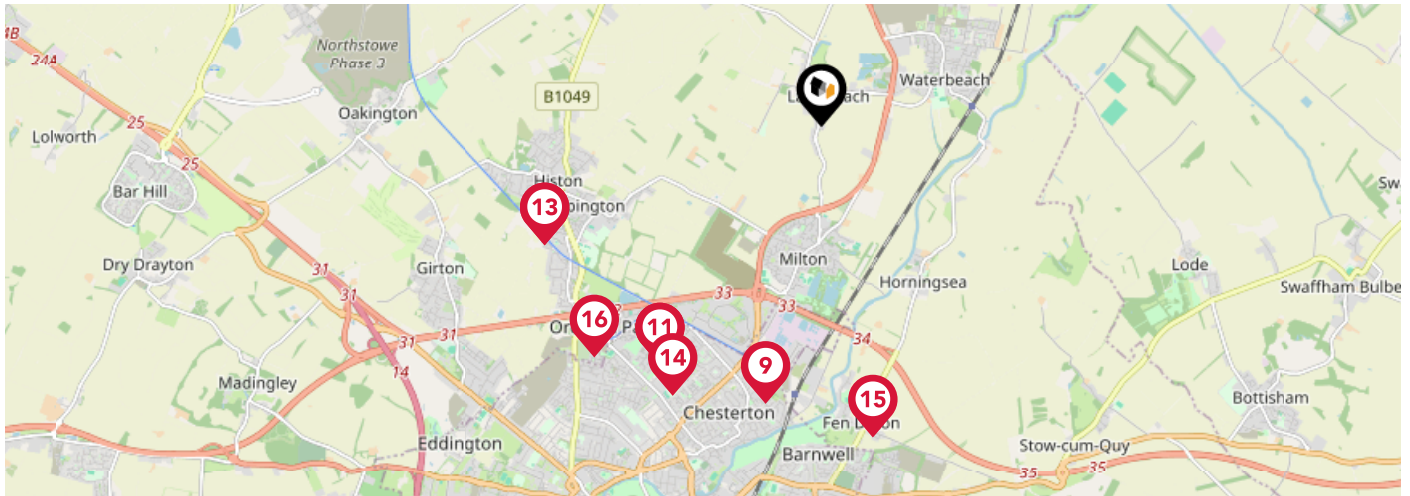
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Cambridge Water

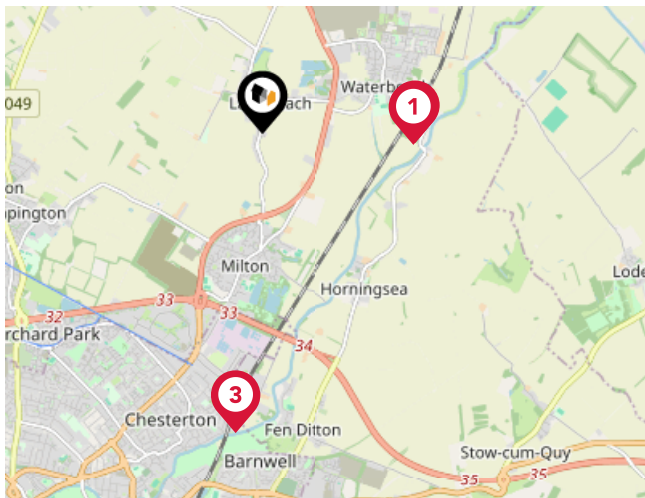


		Nursery	Primary	Secondary	College	Private
	<b>Waterbeach Community Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 379   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Centre School</b> Ofsted Rating: Good   Pupils: 85   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottenham Village College</b> Ofsted Rating: Requires Improvement   Pupils: 895   Distance:2.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1391   Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Regional College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cottenham Primary School</b> Ofsted Rating: Good   Pupils: 534   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Junior School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



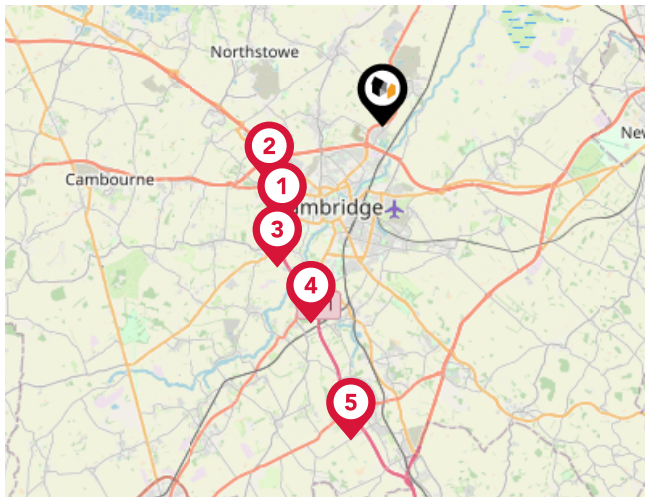


		Nursery	Primary	Secondary	College	Private
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 70   Distance:2.61	<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: 406   Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 111   Distance:2.73	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Infant School</b> Ofsted Rating: Good   Pupils: 331   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



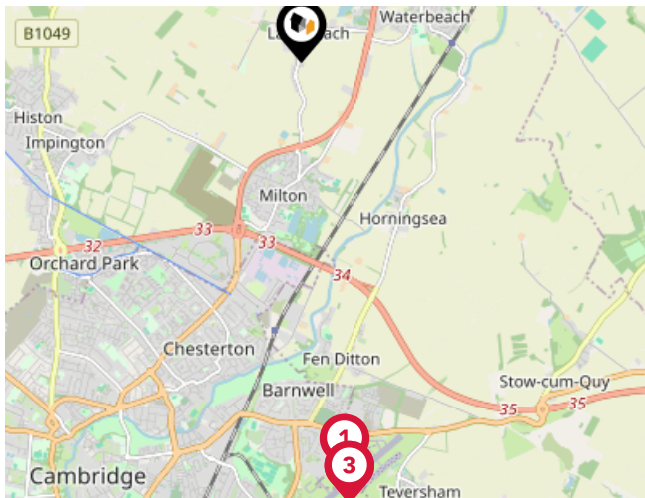
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	1.38 miles
2	Waterbeach Rail Station	1.39 miles
3	Cambridge North Rail Station	2.72 miles



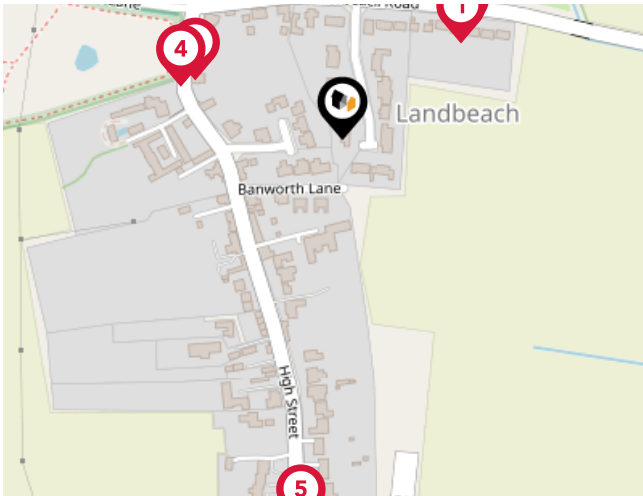
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	5.11 miles
2	M11 J14	4.59 miles
3	M11 J12	6.37 miles
4	M11 J11	7.6 miles
5	M11 J10	11.47 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	3.76 miles
2	Cambridge Airport	4.02 miles
3	Cambridge Airport	4.02 miles
4	London Stansted Airport	26.13 miles



Bus Stops/Stations

Pin	Name	Distance
1	Matthew Parker Close	0.09 miles
2	Matthew Parker Close	0.09 miles
3	Cockfen Lane	0.09 miles
4	Cockfen Lane	0.1 miles
5	Walnut Farm	0.22 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.



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# Cooke Curtis & Co

## Data Quality

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