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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**

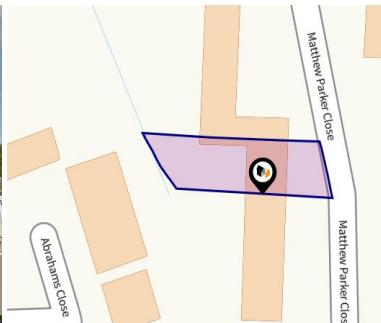
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## Property

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		

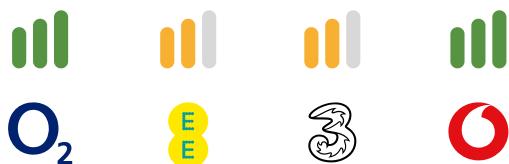
## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>8</b> mb/s	<b>126</b> mb/s	- mb/s
		

**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



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)

Landbeach, CB25

Energy rating

**B**

Valid until 04.05.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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

Ovo

## Gas Supply

Ovo

## Central Heating

Gas Central Heating

## Water Supply

Cambridge Water



Nursery Primary Secondary College Private

<b>1</b>	Waterbeach Community Primary School 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>2</b>	Milton Church of England Primary School 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>3</b>	The Centre School 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>4</b>	Cottenham Village College 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>5</b>	Impington Village College 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>6</b>	Cambridge Regional College 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>7</b>	Cottenham Primary School 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>8</b>	Histon and Impington Junior School Ofsted Rating: Outstanding   Pupils: 420   Distance: 2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

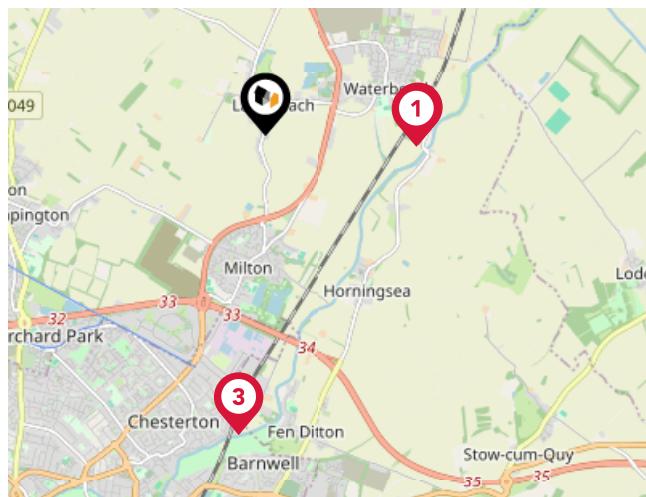


Nursery Primary Secondary College Private

<b>9</b>	Shirley Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 391   Distance:2.56						
<b>10</b>	King's Hedges Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 70   Distance:2.61						
<b>11</b>	Kings Hedges Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 406   Distance:2.61						
<b>12</b>	Histon Early Years Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 111   Distance:2.73						
<b>13</b>	Histon and Impington Infant School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 331   Distance:2.73						
<b>14</b>	The Grove Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 261   Distance:2.79						
<b>15</b>	Fen Ditton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 170   Distance:2.85						
<b>16</b>	Orchard Park Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 208   Distance:2.93						

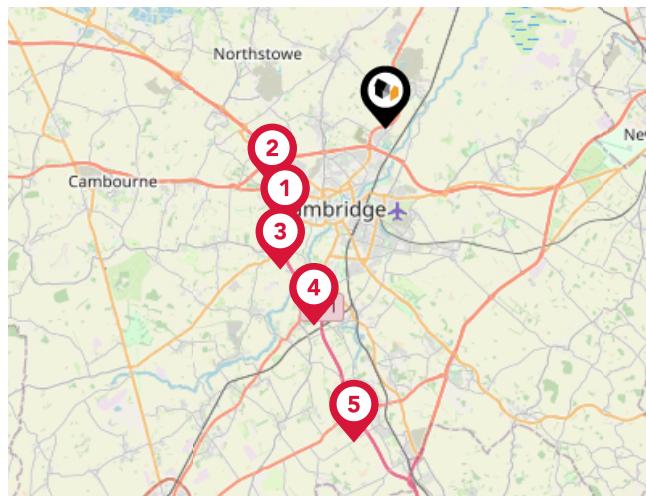
# Area Transport (National)

CC&C



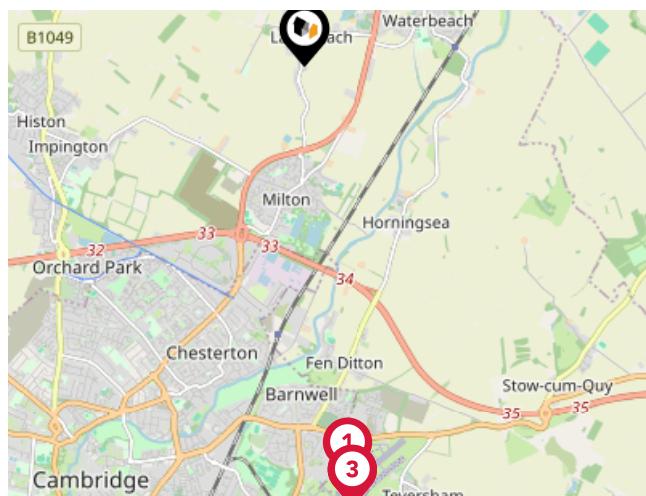
## National Rail Stations

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

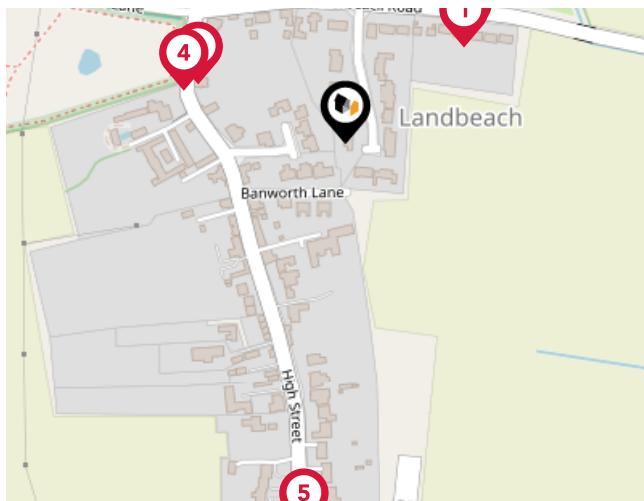


## Airports/Helpads

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

# Area Transport (Local)

CC&C



## 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**

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

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