

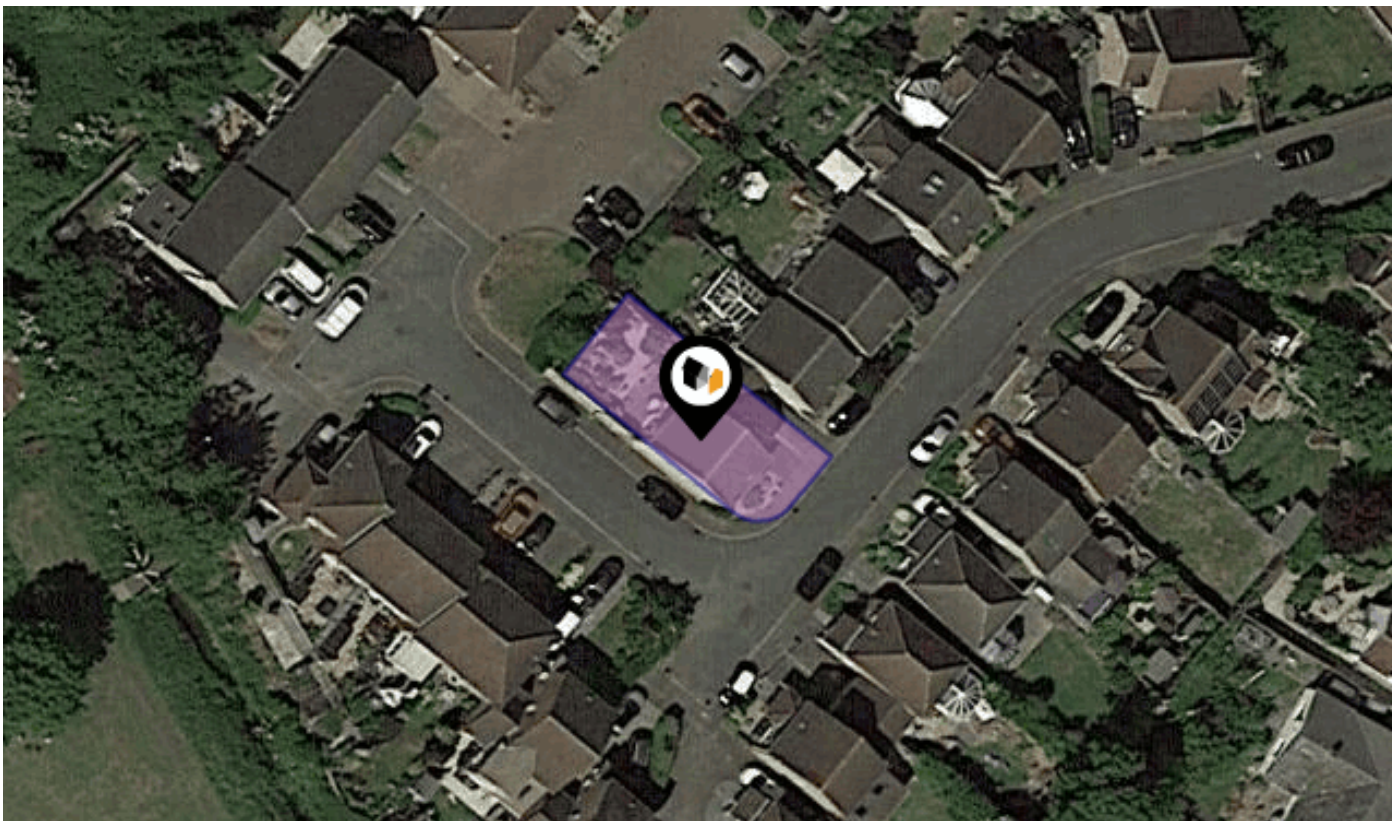


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 01st July 2024



BROOKSIDE, ORWELL, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

| | | | |
|-------------------------|---------------|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Plot Area: | 0.05 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,304 | | |
| Title Number: | CB169148 | | |

Local Area

| | |
|---------------------------|----------------|
| Local Authority: | Cambridgeshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | High |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|--------------------|
| 4 mb/s | 68 mb/s | 900 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)

| | | | |
|--|--|--|--|
| | | | |
| | | | |

Satellite/Fibre TV Availability:

| | | |
|--|--|--|
| | | |
| | | |

Planning records for: *2 Brookside Orwell SG8 5TQ*

| Reference - 20/03697/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 11th September 2020 |
| Description: | Extend existing garage to form a canopy linked to a new front porch |

| Reference - 20/03697/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 03rd September 2020 |
| Description: | Extend existing garage to form a canopy linked to a new front porch |

| Reference - 20/03697/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 11th September 2020 |
| Description: | Extend existing garage to form a canopy linked to a new front porch |

Planning records for: *3 Brookside Orwell Cambridgeshire SG8 5TQ*

| Reference - 24/01921/HFUL | |
|---------------------------|---|
| Decision: | Awaiting decision |
| Date: | 20th May 2024 |
| Description: | Single storey rear extension and existing pitched roof to flat roof |

Planning records for: *6 Brookside Orwell Cambridgeshire SG8 5TQ*

| Reference - S/0105/10/LDC | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 26th January 2010 |
| Description: | Proposed lawful development certificate for a loft conversion |

Planning records for: *8 Brookside Orwell Royston SG8 5TQ*

| Reference - S/0092/20/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 14th January 2020 |
| Description: | Single storey rear extension and loft conversion. |

| Reference - S/0092/20/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 14th January 2020 |
| Description: | Single storey rear extension and loft conversion. |

| Reference - S/0092/20/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 14th January 2020 |
| Description: | Single storey rear extension and loft conversion. |

Planning records for: *17 Brookside Orwell Royston Cambridgeshire SG8 5TQ*

| Reference - S/2511/14/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th November 2014 |
| Description: | Single storey side and front extension |

Planning records for: *23 Brookside Orwell Royston SG8 5TQ*

| Reference - S/2789/17/LD | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 09th August 2017 |
| Description: | Lawful development certificate for proposed part single and part two storey rear extension |

Planning records for: *1A Brookside Orwell Royston Cambridgeshire SG8 5TQ*

| Reference - S/0032/20/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 01st April 2020 |
| Description: | Garden office. Pre-fabricated single storey timber building on concrete base |

| Reference - S/0032/20/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 01st April 2020 |
| Description: | Garden office. Pre-fabricated single storey timber building on concrete base |

Planning records for: *1A Brookside Orwell Royston Cambridgeshire SG8 5TQ*

| | |
|---------------------------------|--|
| Reference - S/0032/20/FL | |
| Decision: | Decided |
| Date: | 01st April 2020 |
| Description: | Garden office. Pre-fabricated single storey timber building on concrete base |

Electricity Supply

Ovo Energy

Gas Supply

No Gas

Central Heating

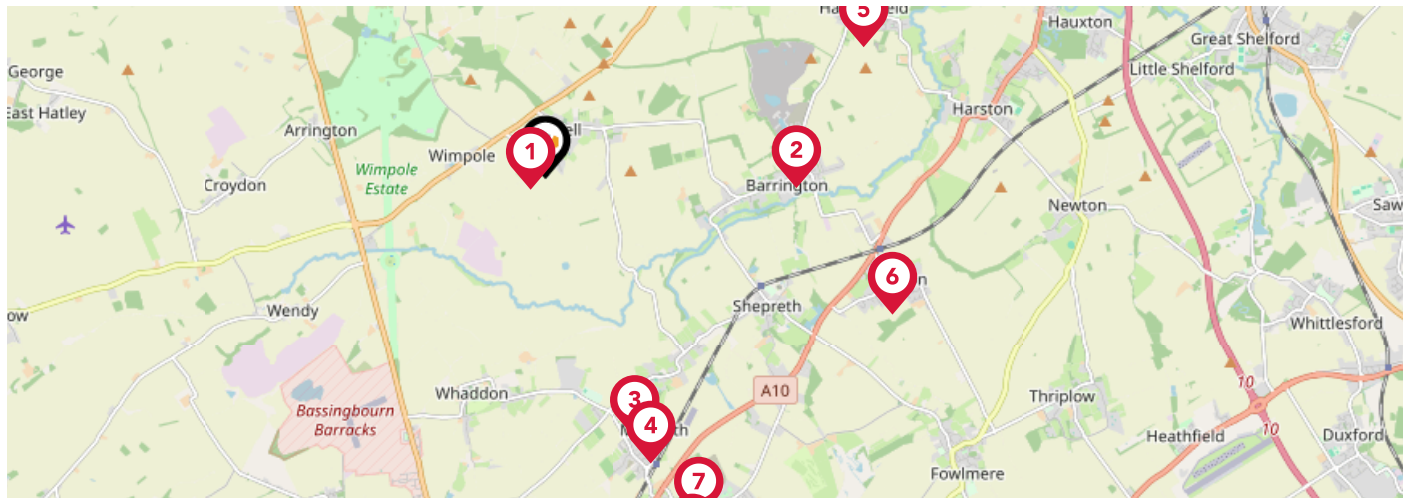
Electric

Water Supply

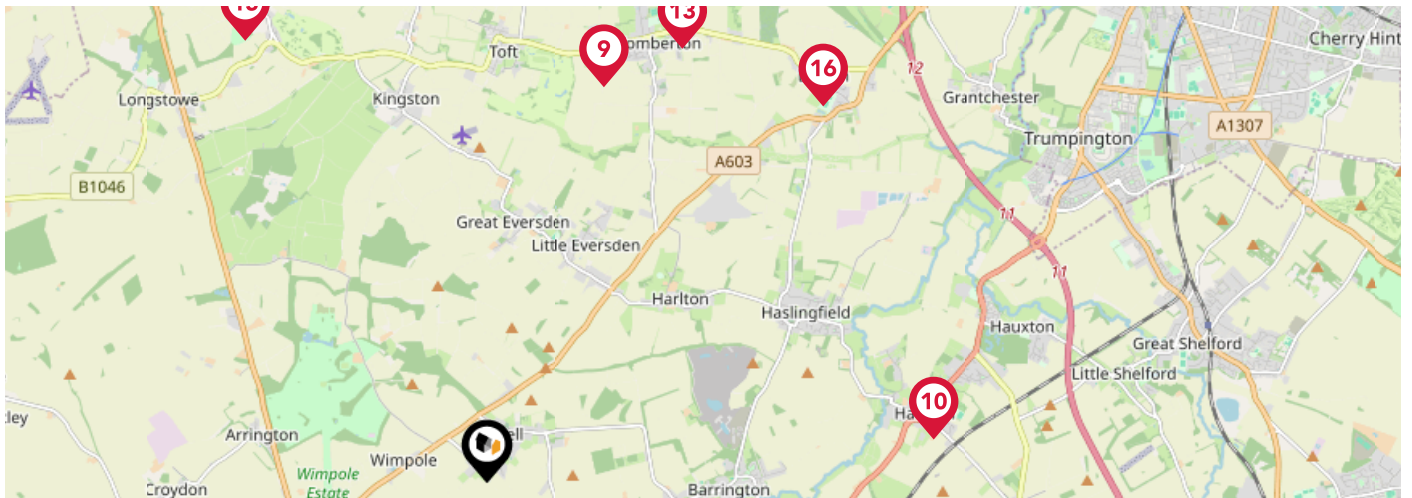
Cambridge Water

Drainage

Cambridge Water



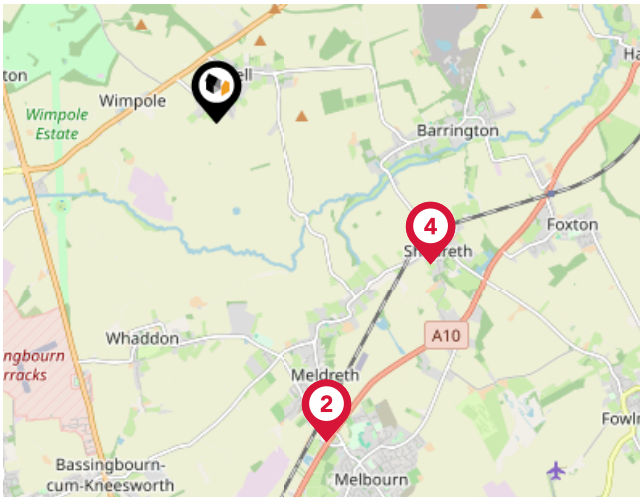
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:0.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:2.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 25 Distance:2.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Meldreth Primary School Ofsted Rating: Good Pupils: 186 Distance:2.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:3.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:3.4 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Melbourn Village College Ofsted Rating: Good Pupils: 626 Distance:3.42 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Melbourn Primary School Ofsted Rating: Good Pupils: 359 Distance:3.7 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:3.75 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:4.09 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bassingbourn Village College Ofsted Rating: Good Pupils: 667 Distance:4.31 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bassingbourn Primary School Ofsted Rating: Requires Improvement Pupils: 344 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:4.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:4.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bourn CofE Primary Academy Ofsted Rating: Outstanding Pupils: 206 Distance:4.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:4.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

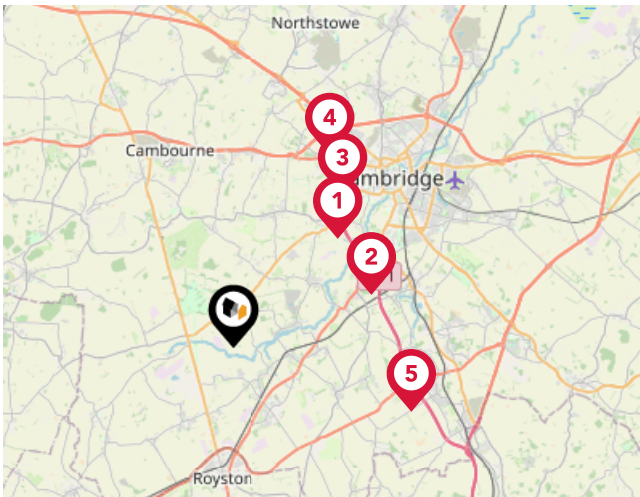
Area

Transport (National)



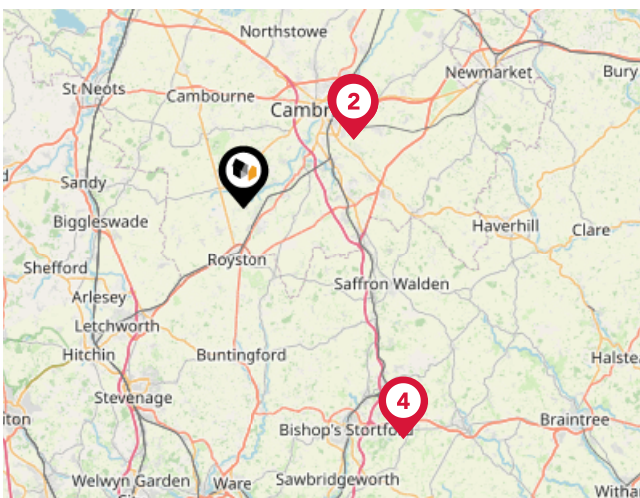
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| 1 | Meldreth Rail Station | 3.08 miles |
| 2 | Meldreth Rail Station | 3.08 miles |
| 3 | Shepreth Rail Station | 2.34 miles |
| 4 | Shepreth Rail Station | 2.34 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J12 | 5.47 miles |
| 2 | M11 J11 | 5.37 miles |
| 3 | M11 J13 | 6.76 miles |
| 4 | M11 J14 | 7.8 miles |
| 5 | M11 J10 | 6.91 miles |

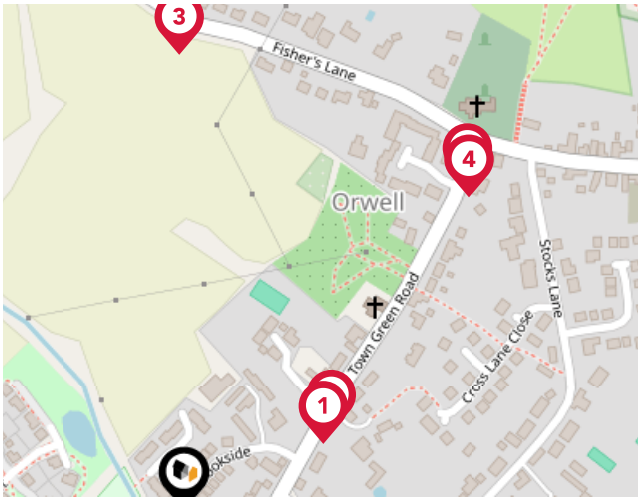


Airports/Helipads

| Pin | Name | Distance |
|-----|-------------------------|-------------|
| 1 | Cambridge Airport | 9.51 miles |
| 2 | Cambridge Airport | 9.51 miles |
| 3 | Cambridge Airport | 9.6 miles |
| 4 | London Stansted Airport | 20.44 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Chequers Close | 0.09 miles |
| 2 | Chequers Close | 0.09 miles |
| 3 | Cambridge Road | 0.26 miles |
| 4 | Lordship Close | 0.24 miles |
| 5 | Lordship Close | 0.24 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.



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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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