

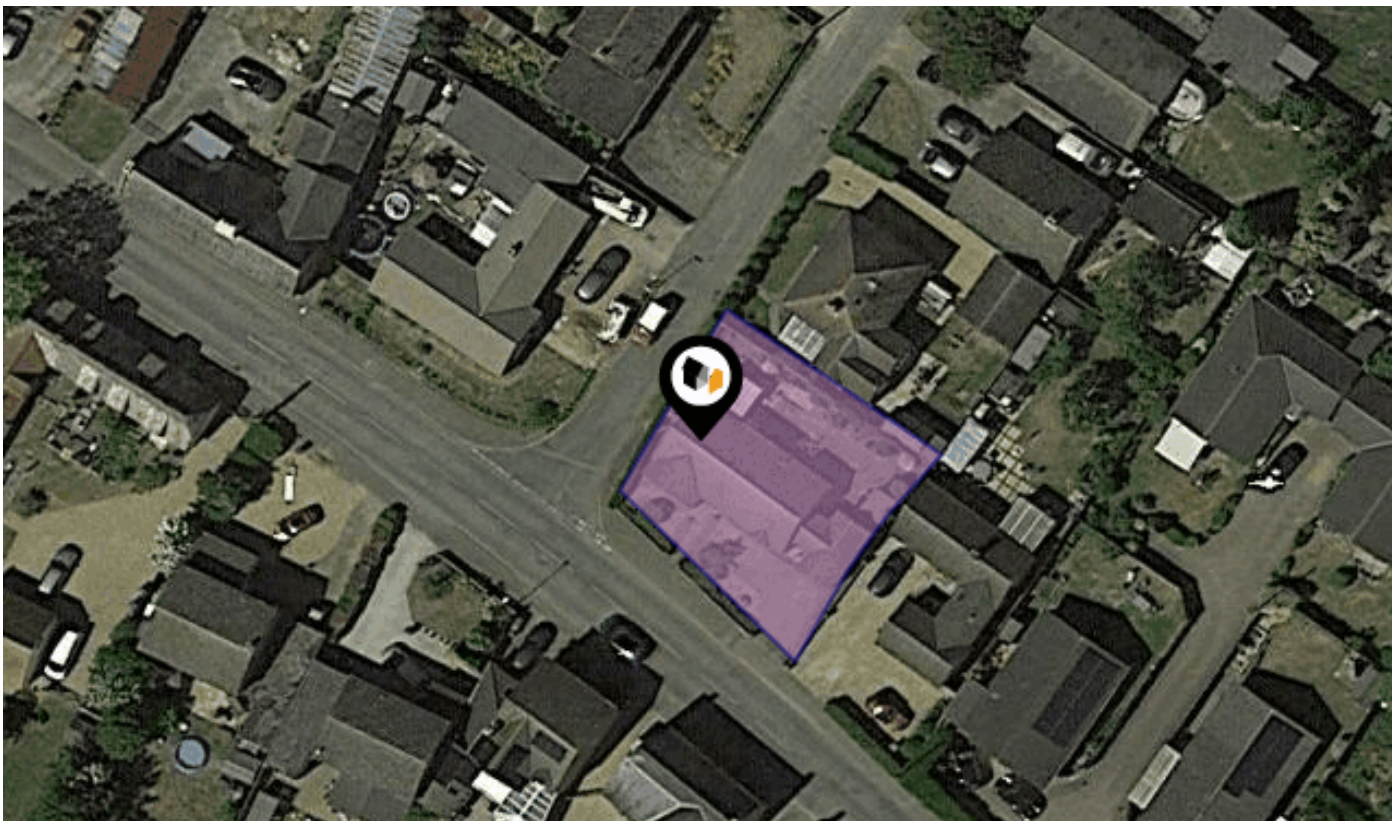


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# MIR: Material Info

The Material Information Affecting this Property

Monday 01<sup>st</sup> July 2024



**WEST STREET, OVER, CAMBRIDGE, CB24**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	968 ft <sup>2</sup> / 90 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB151970		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Medium

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

<b>7</b> mb/s	<b>45</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Land to the North-east of 27 & 29 West Street Over CB24 5PL*

Reference - S/0454/10/F	
Decision:	Decided
Date:	22nd March 2010
Description:	Two Dwellings

Reference - S/0035/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Erection of two dwellings

Planning records for: *4 West Street Over CB24 5PL*

Reference - 21/00741/FUL	
Decision:	Awaiting decision
Date:	18th February 2021
Description:	Erection of dwelling and garaging on land between 2 and 4 West St. Over (constructed in 2015 under S/2874/14/FL)

Reference - 21/00741/FUL	
Decision:	Awaiting decision
Date:	19th March 2021
Description:	Erection of dwelling and garaging on land between 2 and 4 West St. Over (constructed in 2015 under S/2874/14/FL)

## Planning records for: *4 West Street Over CB24 5PL*

Reference - 21/00741/FUL	
Decision:	Awaiting decision
Date:	19th March 2021
Description:	Erection of dwelling and garaging on land between 2 and 4 West St. Over (constructed in 2015 under S/2874/14/FL)

## Planning records for: *1 West Street Over Cambridgeshire CB24 5PL*

Reference - S/0181/10/LB	
Decision:	Decided
Date:	04th March 2010
Description:	Removal of part of wall between kitchen and dining room.

## Planning records for: *2 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/2752/18/DC	
Decision:	Decided
Date:	16th July 2018
Description:	Discharge of Condition 3 (Fenestration & Doors) of Planning Permission S/0343/18/LB

Reference - S/0342/18/FL	
Decision:	Decided
Date:	23rd April 2018
Description:	Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL

Planning records for: *2 West Street Over Cambridge Cambridgeshire CB24 5PL*

<b>Reference - S/0343/18/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd April 2018
<b>Description:</b> Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL
<b>Reference - S/0331/17/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd February 2017
<b>Description:</b> To incorporate an existing lean to into the playroom which already has planning permission reference S/2776/14/FL and listed building consent reference S/2777/14/LB.
<b>Reference - S/0332/17/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd February 2017
<b>Description:</b> To incorporate an existing lean to into the playroom which already has planning permission reference S/2776/14/FL and listed building consent reference S/2777/14/LB.
<b>Reference - S/0185/16/VC</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st January 2016
<b>Description:</b> Variation of condition 2 of application S/2874/14/FL (to change size of garage and pitch of garage roof.)

Planning records for: *Acacias 2 .West Street Over Cambridgeshire CB24 5PL*

<b>Reference - S/2430/15/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th October 2015
<b>Description:</b> Application for approval of details reserved by condition 3 (Flue Extract and Fenestration Details) of listed building consent S/2777/14/LB for Erection of first floor rear extension internal alterations restoration of rear chicken shed and store and conversion to play room replacement sash windows and new doors demolition of lean-to store and installation of wood burning stove and chimney flue
<b>Reference - S/1454/15/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th June 2015
<b>Description:</b> Discharge of Conditions 3 (Materials) and 13(Surface Water) of S/2874/14
<b>Reference - S/2081/13/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd January 2014
<b>Description:</b> Erection of gates and fencing
<b>Reference - S/1532/12/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th July 2012
<b>Description:</b> Erection of Dwelling

Planning records for: *Land to the Rear of 2 West Street Over Cambridge Cambridgeshire CB24 5PL*

<b>Reference - S/1824/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st October 2011
<b>Description:</b> Demolition of Curtilage Listed Outbuildings
<b>Reference - S/1677/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th August 2011
<b>Description:</b> Erection of Dwelling and Associated Works Following Removal of Existing Outbuildings
<b>Reference - S/0898/19/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st March 2019
<b>Description:</b> Discharge of Condition 3 (fenestration & doors) of Planning Application s.0343.18.LB - Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL
<b>Reference - S/4127/19/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th November 2019
<b>Description:</b> Discharge of condition 3 (Fenestration and door details)



Planning records for: *2 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/4127/19/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	27th November 2019
<b>Description:</b>	Discharge of condition 3 (Fenestration and door details)

Reference - S/0898/19/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	01st March 2019
<b>Description:</b>	Discharge of Condition 3 (fenestration & doors) of Planning Application s.0343.18.LB - Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL

Reference - S/0898/19/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	01st March 2019
<b>Description:</b>	Discharge of Condition 3 (fenestration & doors) of Planning Application s.0343.18.LB - Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL

Reference - S/4127/19/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	27th November 2019
<b>Description:</b>	Discharge of condition 3 (Fenestration and door details)



Planning records for: *30 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/2723/14/FL	
Decision:	Decided
Date:	19th November 2014
Description:	Erection of stable block arena and use of land for grazing of horses

Reference - 22/02704/LBC	
Decision:	Decided
Date:	05th July 2022
Description:	Relocate and increase the height of the attic store access door, addition of a window to the rear elevation and insulate the rafter zone.

Reference - 22/02704/LBC	
Decision:	Decided
Date:	05th July 2022
Description:	Relocate and increase the height of the attic store access door, addition of a window to the rear elevation and insulate the rafter zone.

Reference - 22/02704/LBC	
Decision:	Decided
Date:	05th July 2022
Description:	Relocate and increase the height of the attic store access door, addition of a window to the rear elevation and insulate the rafter zone.

## Planning records for: *30 West Street Over Cambridgeshire CB24 5PL*

Reference - 22/02697/TELNOT	
Decision:	Decided
Date:	09th June 2022
Description:	Removal of 3 No. antennas, to be replaced with 3 No. new antennas and the addition of ancillary equipment thereto.

Reference - 22/02698/HFUL	
Decision:	Decided
Date:	09th June 2022
Description:	Demolition of existing rear extension and construction of a new extension linking to Grade II Listed cottage.

## Planning records for: *32 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/0224/16/LB	
Decision:	Decided
Date:	18th January 2016
Description:	Garage conversion including insertion of new window remodel existing modern timber stud walls internally

## Planning records for: *33 West Street Over Cambridgeshire CB24 5PL*

Reference - 23/03763/CL2PD	
Decision:	Decided
Date:	04th October 2023
Description:	Certificate Of Lawfulness Under S192 for loft conversion including rooflights to front and rear elevations.

Planning records for: **33 West Street Over Cambridgeshire CB24 5PL**

Reference - 23/03763/CL2PD	
Decision:	Decided
Date:	04th October 2023
Description:	Certificate Of Lawfulness Under S192 for loft conversion including rooflights to front and rear elevations.

Reference - 23/03763/CL2PD	
Decision:	Decided
Date:	04th October 2023
Description:	Certificate Of Lawfulness Under S192 for loft conversion including rooflights to front and rear elevations.

Planning records for: **34 West Street Over Cambridge Cambridgeshire CB24 5PL**

Reference - S/3854/18/LB	
Decision:	Decided
Date:	18th October 2018
Description:	Replacement window and doors

Planning records for: **35 West Street Over Cambridge Cambridgeshire CB24 5PL**

Reference - S/1250/14/FL	
Decision:	Decided
Date:	02nd June 2014
Description:	Demolish existing rear utility garage & shed. Construct single storey rear extension and cycle store and gym

Planning records for: *13 - 15 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/2689/13/LB	
Decision:	Decided
Date:	31st January 2014
Description:	Replacement thatch roof replacement 8 windows Alter openings & replacement 2 doors replace ceilings floors incorporating underfloor heating and oak beam replaster insulate & install bathroom.

Reference - 20/03190/FUL	
Decision:	Awaiting decision
Date:	22nd July 2020
Description:	Rear extension and alterations to the main house and outbuildings

Reference - 20/03191/LBC	
Decision:	Awaiting decision
Date:	24th November 2020
Description:	Extension

Reference - 20/03191/LBC	
Decision:	Awaiting decision
Date:	22nd July 2020
Description:	Rear extension and alterations to the main house and outbuildings

Planning records for: *13-15 West Street Over CB24 5PL*

<b>Reference - 20/03190/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2021
<b>Description:</b> Rear extension and alterations to the main house and outbuildings
<b>Reference - 20/03190/CONDA</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 03rd July 2023
<b>Description:</b> Submission of details required by condition 5 (Roof) and 6 (Contamination) of planning permission 20/03190/FUL
<b>Reference - 20/03190/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd July 2023
<b>Description:</b> Submission of details required by condition 5 (Roof) and 6 (Contamination) of planning permission 20/03190/FUL
<b>Reference - 20/03191/LBC</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 24th November 2020
<b>Description:</b> Extension

Planning records for: *13-15 West Street Over CB24 5PL*

<b>Reference - 20/03190/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2021
<b>Description:</b> Rear extension and alterations to the main house and outbuildings
<b>Reference - 20/03190/CONDA</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 03rd July 2023
<b>Description:</b> Submission of details required by condition 5 (Roof) and 6 (Contamination) of planning permission 20/03190/FUL
<b>Reference - 23/00739/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd July 2023
<b>Description:</b> Replacement doors and windows to rear elevation and internal ground floor alterations
<b>Reference - 23/00739/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd July 2023
<b>Description:</b> Replacement doors and windows to rear elevation and internal ground floor alterations

Planning records for: *13-15 West Street Over Cambridgeshire CB24 5PL*

Reference - 23/00739/LBC	
Decision:	Decided
Date:	03rd July 2023
Description:	Replacement doors and windows to rear elevation and internal ground floor alterations

Reference - 23/01228/S73	
Decision:	Decided
Date:	03rd July 2023
Description:	Removal of Condition 6 of Permission 9300133FUL to allow for permanent residential occupation of the existing dwellinghouse

Planning records for: *36 West Street Over Cambridge Cambridgeshire CB24 5PL*

Reference - S/1865/16/FL	
Decision:	Decided
Date:	21st July 2016
Description:	Modifications to Workshop/Store

Planning records for: *40 West Street Over Cambridgeshire CB24 5PL*

Reference - 22/02955/HFUL	
Decision:	Decided
Date:	19th July 2022
Description:	Ground floor side extension



Planning records for: **40 West Street Over Cambridgeshire CB24 5PL**

Reference - 22/02955/HFUL	
Decision:	Decided
Date:	29th June 2022
Description:	Ground floor side extension

Reference - 22/02955/HFUL	
Decision:	Decided
Date:	19th July 2022
Description:	Ground floor side extension

Reference - 22/0734/TTCA	
Decision:	Decided
Date:	29th June 2022
Description:	T1 Whitebeam ~ Remove by roots to facilitate new block paving drive surface.T2 Weeping Birch ~ Top and fell to ground level.

Planning records for: **42 West Street Over CB24 5PL**

Reference - 20/03410/HFUL	
Decision:	Decided
Date:	10th August 2020
Description:	Proposed Bungalow Side and Rear Extension Plus External Cladding

Planning records for: *42 West Street Over CB24 5PL*

Reference - 20/03410/HFUL	
Decision:	Decided
Date:	24th August 2020
Description:	Bungalow

Over, CAMBRIDGE, CB24

Energy rating

**D**

Valid until 28.06.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached bungalow
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Main Heating Controls Energy:</b>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 62% of fixed outlets
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	90 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas Centralk heating

## Water Supply

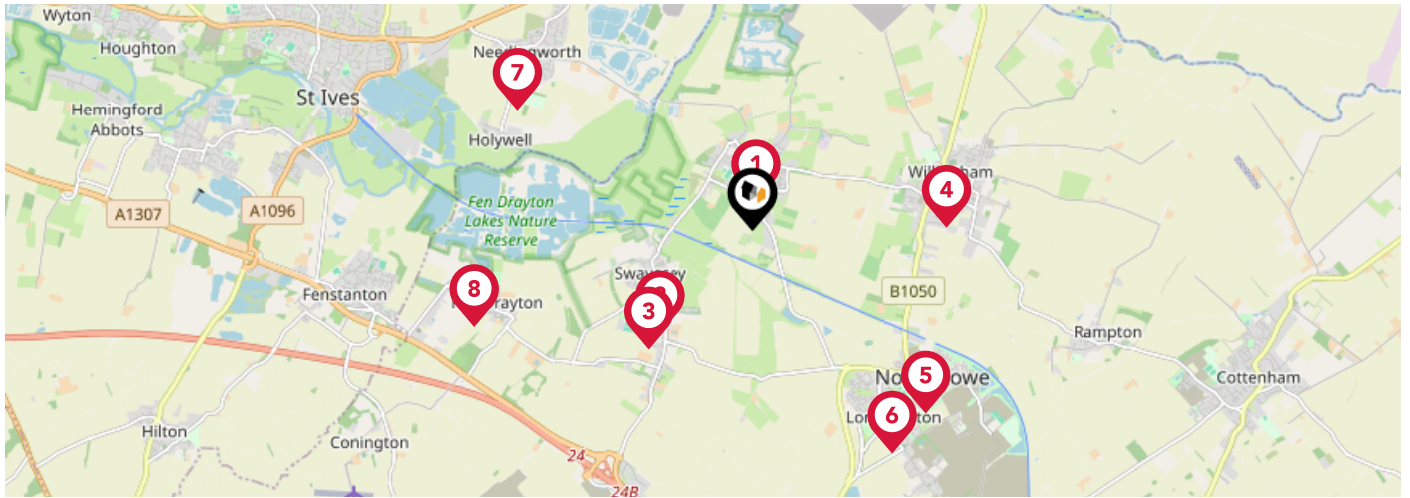
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South Staffs Water

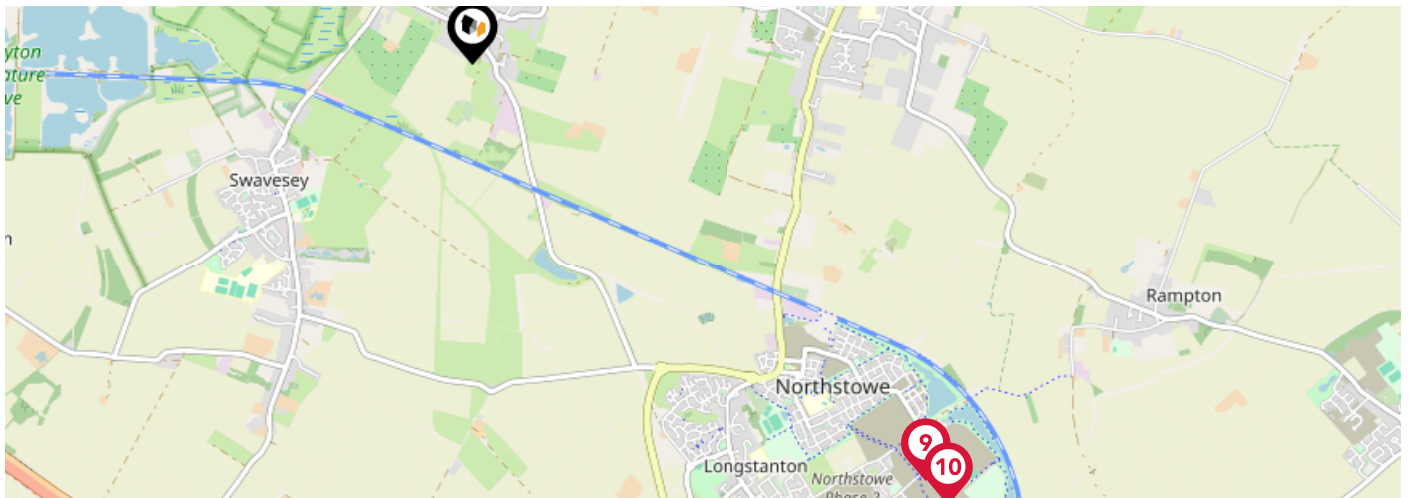
## Drainage

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South Staffs Water

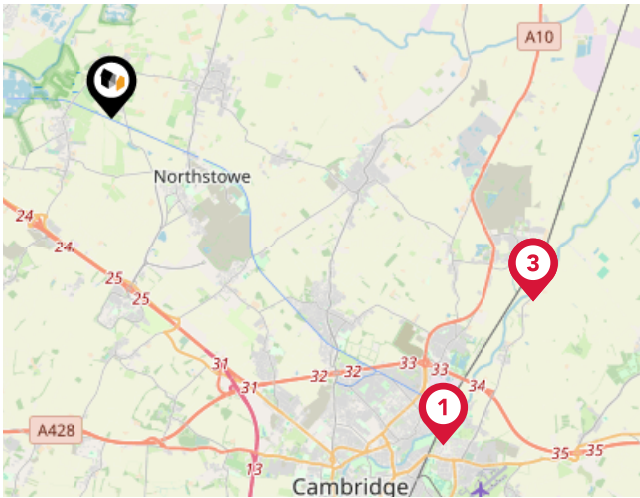


		Nursery	Primary	Secondary	College	Private
	<b>Over Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 288   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1289   Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Willingham Primary School</b> Ofsted Rating: Good   Pupils: 310   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pathfinder Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 189   Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holywell CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 202   Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Drayton Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



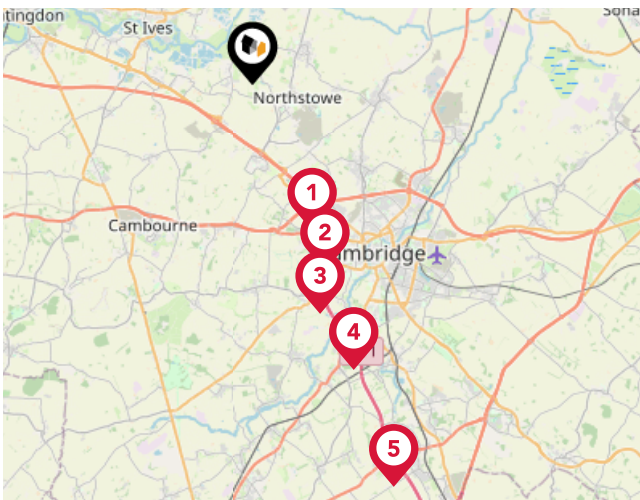
	Nursery	Primary	Secondary	College	Private
<b>Northstowe Secondary College</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Earith Primary School</b> Ofsted Rating: Good   Pupils: 74   Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Helen's Primary School</b> Ofsted Rating: Good   Pupils: 160   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fenstanton and Hilton Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 238   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eastfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 226   Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Westfield Junior School</b> Ofsted Rating: Good   Pupils: 350   Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





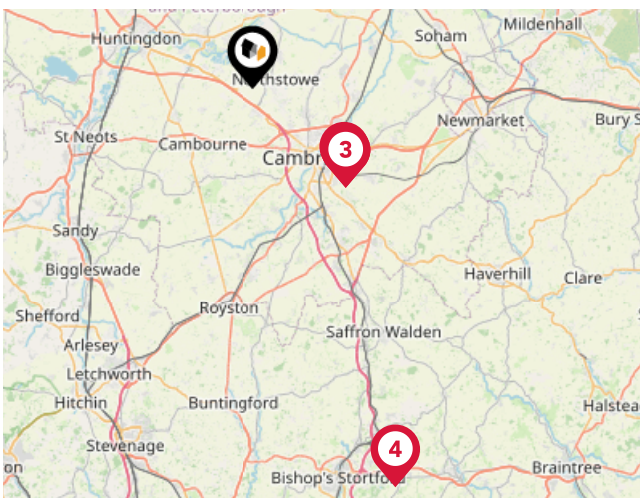
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.44 miles
2	Waterbeach Rail Station	8.31 miles
3	Waterbeach Rail Station	8.32 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	5.73 miles
2	M11 J13	7.26 miles
3	M11 J12	8.69 miles
4	M11 J11	11 miles
5	M11 J10	15.52 miles

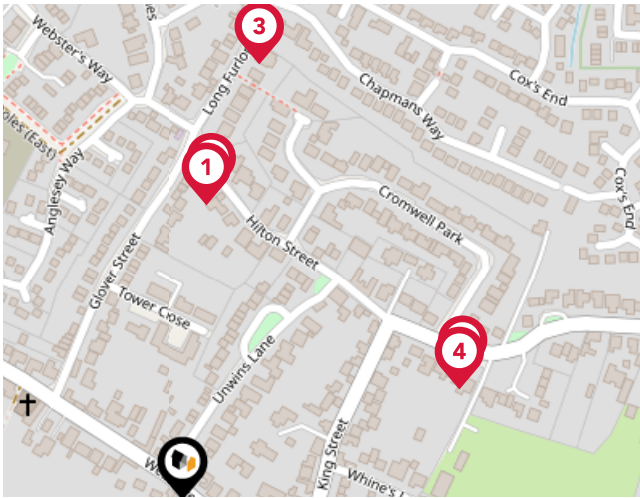


## Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	9.63 miles
2	Cambridge Airport	9.85 miles
3	Cambridge Airport	9.85 miles
4	London Stansted Airport	30.82 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Glover Street	0.17 miles
2	Glover Street	0.17 miles
3	Chapman's Way	0.25 miles
4	Cromwell Park	0.17 miles
5	Cromwell Park	0.17 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.



# 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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