

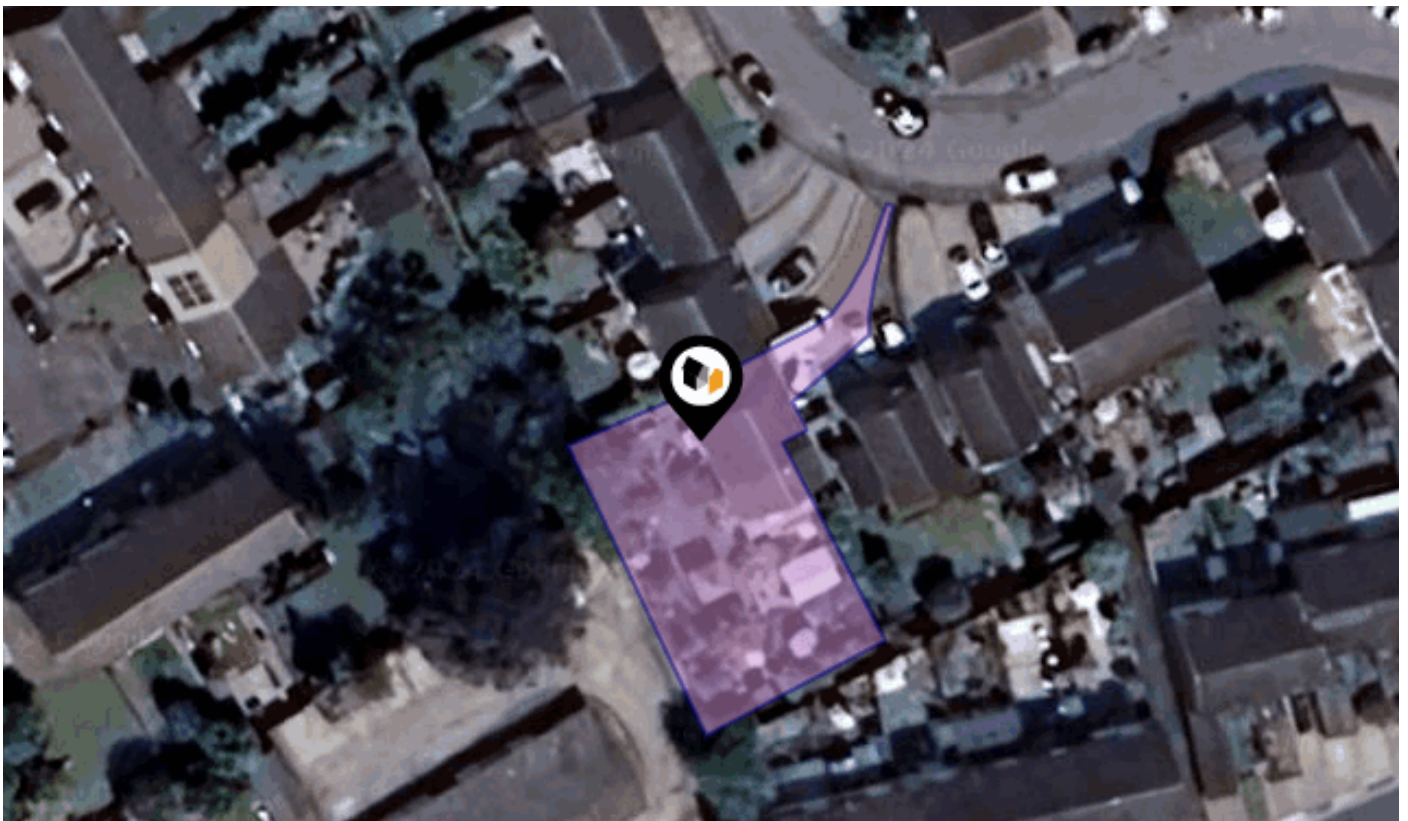


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 08<sup>th</sup> July 2024



**BROADMEADOW, SAWSTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,571 ft <sup>2</sup> / 146 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,304		
<b>Title Number:</b>	CB8612		

## Local Area

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

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

<b>12</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **1 Broadmeadow Sawston CB22 3EB**

Reference - 21/02854/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	07th July 2021
<b>Description:</b>	Part demolition of existing single storey front extension & demolition of conservatory; new first floor front and side extensions; new single storey rear extension; new entrance canopy

Reference - 21/05352/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	07th December 2021
<b>Description:</b>	Part demolition of existing single storey front/side extension and conservatory. First floor front extension. Single storey rear extension. Roof over existing single storey side extension. 'Resubmission of 21/02854/HFUL'.

Reference - 21/05352/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	02nd February 2022
<b>Description:</b>	Part demolition of existing single storey front/side extension and conservatory. First floor front extension. Single storey rear extension. Roof over existing single storey side extension. Resubmission of 21/02854/HFUL.

Reference - 21/02854/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	21st June 2021
<b>Description:</b>	Part demolition of existing single storey front extension & demolition of conservatory; new first floor front and side extensions; new single storey rear extension; new entrance canopy

## Planning records for: *1 Broadmeadow Sawston CB22 3EB*

Reference - 21/05352/HFUL	
Decision:	Withdrawn
Date:	02nd February 2022
Description:	Part demolition of existing single storey front/side extension and conservatory. First floor front extension. Single storey rear extension. Roof over existing single storey side extension. Resubmission of 21/02854/HFUL.

Reference - 21/02854/HFUL	
Decision:	Withdrawn
Date:	07th July 2021
Description:	Part demolition of existing single storey front extension & demolition of conservatory; new first floor front and side extensions; new single storey rear extension; new entrance canopy

## Planning records for: *4 Broadmeadow Sawston CB22 3EB*

Reference - 21/03010/HFUL	
Decision:	Decided
Date:	25th June 2021
Description:	Single storey rear extension following demolition of existing conservatory.

Reference - 21/03010/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: **4 Broadmeadow Sawston CB22 3EB**

Reference - 21/03010/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: **39 Broadmeadow Sawston CB22 3EB**

Reference - S/1836/19/FL	
Decision:	Decided
Date:	31st May 2019
Description:	Single storey side and rear extension

Reference - S/1836/19/FL	
Decision:	Decided
Date:	31st May 2019
Description:	Single storey side and rear extension

Planning records for: **43 Broadmeadow Sawston Cambridgeshire CB22 3EB**

Reference - 22/04560/HFUL	
Decision:	Decided
Date:	14th October 2022
Description:	Replacement conservatory roof to rear. Extend front porch and roof. Convert existing Garage into Wet Room & Utility Room.

Planning records for: **43 Broadmeadow Sawston Cambridgeshire CB22 3EB**

Reference - 22/04560/HFUL	
Decision:	Decided
Date:	21st November 2022
Description:	Replacement conservatory roof to rear. Extend front porch and roof. Convert existing Garage into Wet Room & Utility Room.

Reference - 22/04560/HFUL	
Decision:	Decided
Date:	21st November 2022
Description:	Replacement conservatory roof to rear. Extend front porch and roof. Convert existing Garage into Wet Room & Utility Room.

Reference - 22/1187/TTCA	
Decision:	Decided
Date:	14th October 2022
Description:	T1 Robinia Crown reduce by 2m in height and 1m width

Reference - S/0559/17/COND20B	
Decision:	Decided
Date:	14th October 2022
Description:	Submission of details required by condition 20 (Adoption Strategy) of outline planning permission S/0559/17/OL

Planning records for: **53 Broadmeadow Sawston Cambridge CB22 3EB**

Reference - S/0512/16/FL	
Decision:	Decided
Date:	09th March 2016
Description:	Single storey rear extension

Planning records for: **59 Broadmeadow Sawston Cambridge Cambridgeshire CB22 3EB**

Reference - S/0088/15/FL	
Decision:	Decided
Date:	21st January 2015
Description:	Extensions

Reference - S/1747/08/F	
Decision:	Decided
Date:	07th October 2008
Description:	Extension

Energy rating

# C

Valid until 17.06.2034

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



## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched 300 mm loft insulation
<b>Roof Energy:</b>	Very 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>	146 m <sup>2</sup>

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas Central Heating

## Water Supply

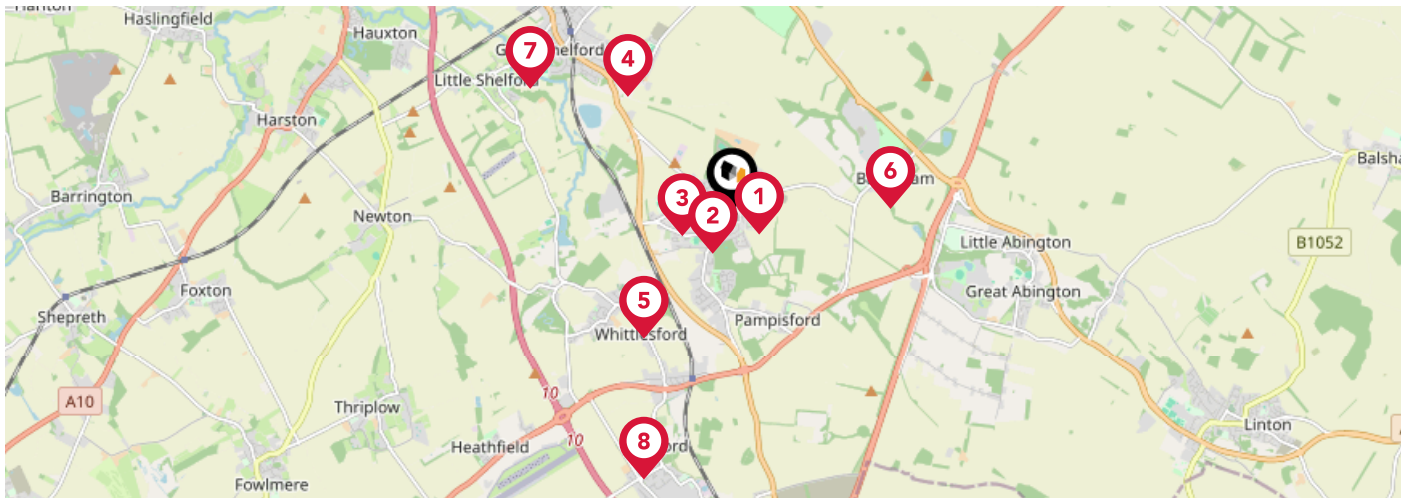
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Cambridge Water

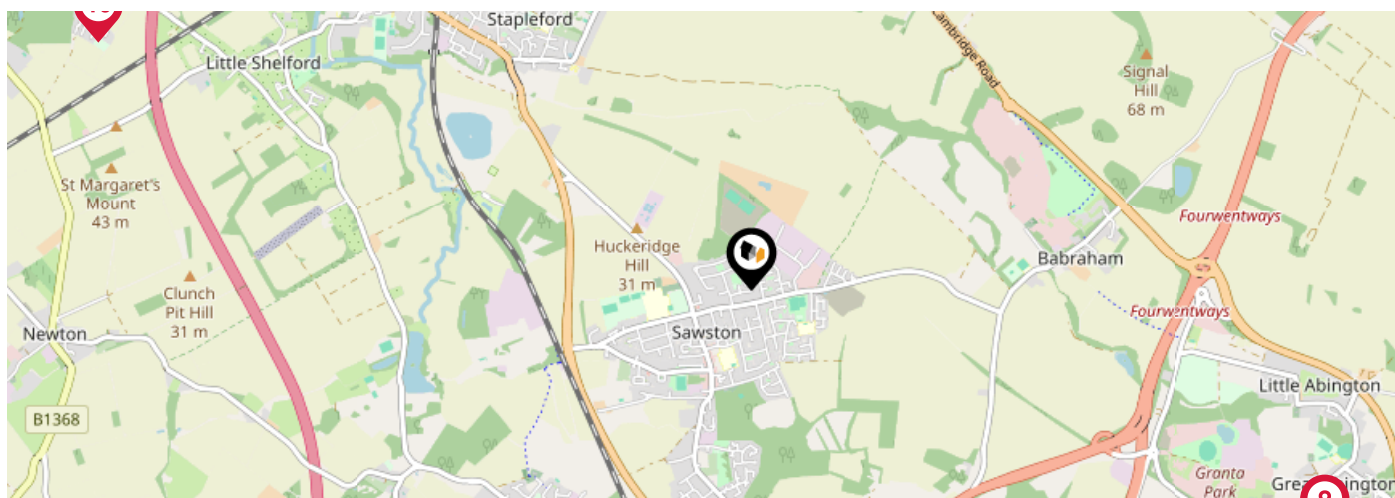
## Drainage

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Cambridge Water



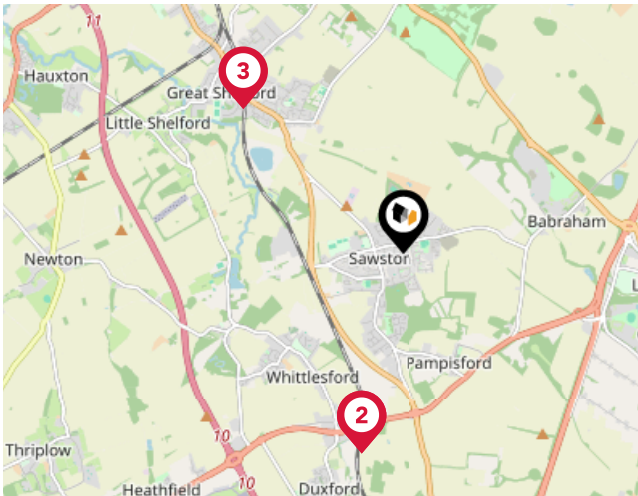
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1063   Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 93   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 214   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 136   Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1057   Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 441   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 130   Distance:3.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 277   Distance:3.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 141   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

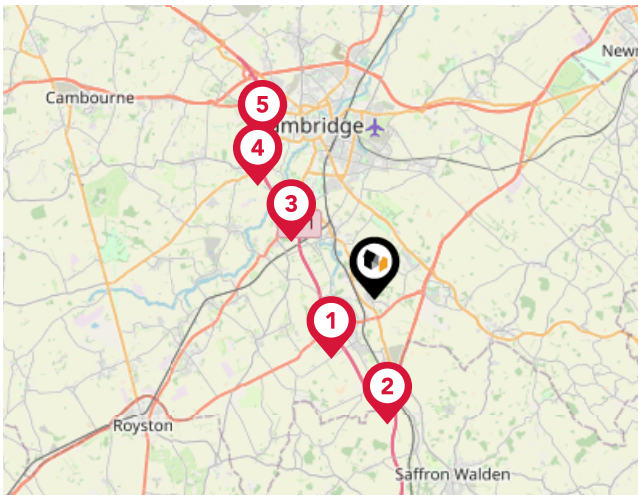
# Area

## Transport (National)



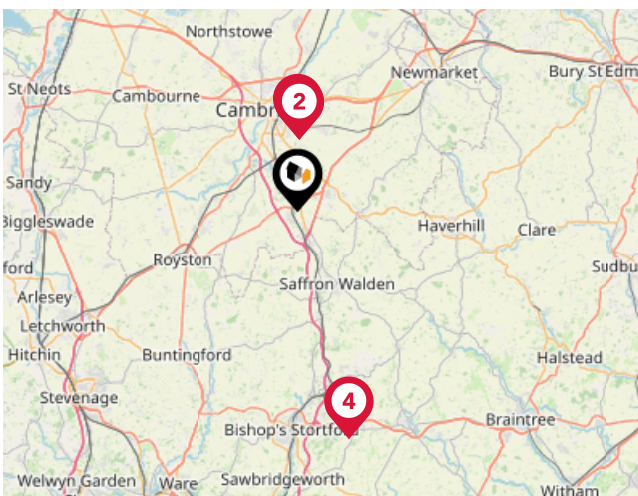
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.86 miles
2	Whittlesford Parkway Rail Station	1.86 miles
3	Shelford (Cambs) Rail Station	1.96 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	2.66 miles
2	M11 J9	4.57 miles
3	M11 J11	3.67 miles
4	M11 J12	5.92 miles
5	M11 J13	7.01 miles

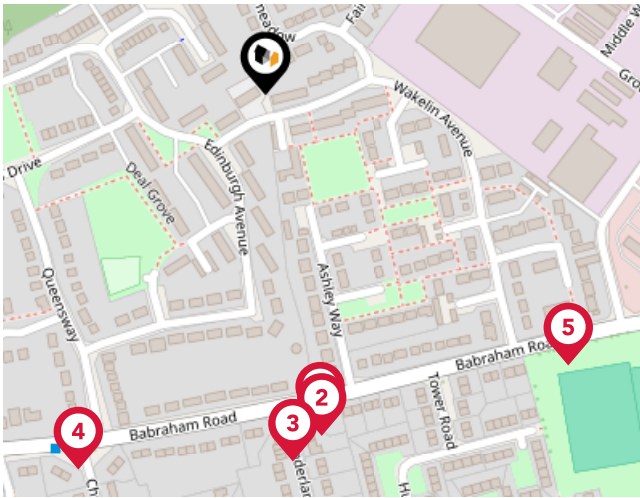


### Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	5.25 miles
2	Cambridge Airport	5.25 miles
3	Cambridge Airport	5.5 miles
4	London Stansted Airport	16.96 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Ashley Way	0.19 miles
2	Ashley Way	0.2 miles
3	Water Tower	0.21 miles
4	Churchfield Avenue	0.24 miles
5	Grove Road	0.23 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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