

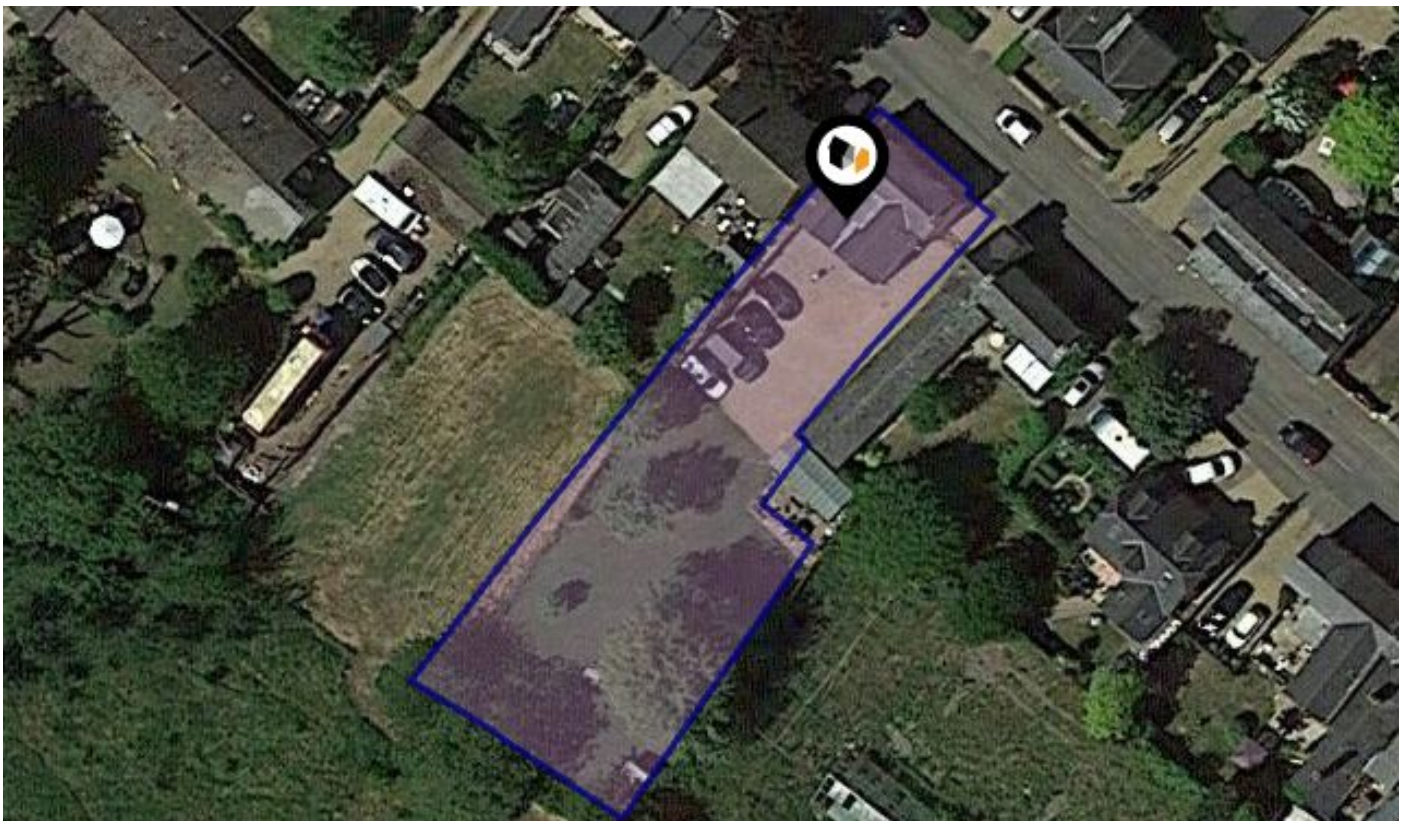


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MIR: Material Info

The Material Information Affecting this Property

Monday 19th August 2024



HIGH STREET, OVER, CAMBRIDGE, CB24

Cooke Curtis & Co

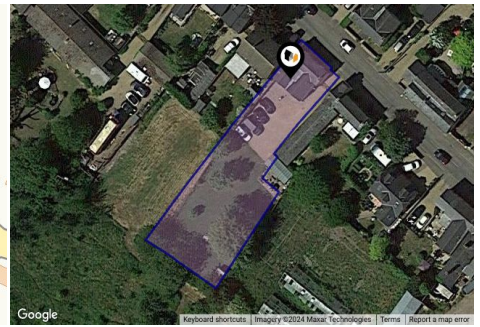
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft ² / 154 m ²		
Plot Area:	0.24 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB206315		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	Over
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *High Street, Over, Cambridge, CB24*

Reference - S/2144/08/F	
Decision:	Decided
Date:	03rd April 2009
Description:	Extension

Planning records for: **13 High Street Over Cambridgeshire CB24 5NB**

Reference - S/1431/09/LB	
Decision:	Decided
Date:	29th September 2009
Description:	Alterations - partial dismantling rebuilding and refurbishment of outbuilding.

Planning records for: **Land to the rear of 15 High Street Over Cambridge CB24 5NB**

Reference - S/1062/10/F	
Decision:	Decided
Date:	20th July 2010
Description:	Variation of Condition to allow for minor amendments to be made for Plot 18

Reference - S/1050/09/F	
Decision:	Decided
Date:	11th August 2009
Description:	Extensions and Alterations to House Conversion of Outbuilding to Car Port/Shed following Demolition of Store Re-building of Front Wall with Railings Erection of Timber Gates and 1.8 Metre High Wall.

Planning records for: **23 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/3367/16/LD	
Decision:	Decided
Date:	08th December 2016
Description:	Certificate of lawful development for a ground floor rear extension

Planning records for: *35 High Street Over CB24 5NB*

Reference - 22/05293/S73	
Decision:	Decided
Date:	06th December 2022
Description:	S73 to remove conditions 3 (opening hours and appointment numbers) and 4 (staff numbers) of planning consent ref. 22/02833/FUL (Change of use of existing offices (Class E) to Veterinary Hospital (sui generis) including new external lift shaft, new single storey link and retrospective permission for existing detached building for use as Veterinary Hospital (sui generis).

Reference - 22/05266/HFUL	
Decision:	Decided
Date:	06th December 2022
Description:	Single storey rear extension; single storey side extension; two storey front extension following demolition of existing porch.

Planning records for: *39 High Street Over Cambridge Cambridgeshire CB24 5NB*

Reference - S/1922/16/LB	
Decision:	Decided
Date:	27th July 2016
Description:	Demolish existing conservatory & Porch. Construct new single storey rear/side extension

Reference - S/0689/16/FL	
Decision:	Decided
Date:	14th March 2016
Description:	Demolish existing garage & rear extension and Construct new single storey extension & car port & porch

Planning records for: *39 High Street Over Cambridge Cambridgeshire CB24 5NB*

Reference - S/0890/17/DC	
Decision:	Decided
Date:	06th March 2017
Description:	Discharge of condition 3 of planning permission S/1920/16/FL

Reference - S/1920/16/FL	
Decision:	Decided
Date:	27th July 2016
Description:	Demolish existing conservatory & porch. Construct new single storey rear/side extension

Planning records for: *Berry House 41 High Street Over Cambridge Cambridgeshire CB24 5NB*

Reference - S/2477/12/FL	
Decision:	Decided
Date:	08th May 2013
Description:	Repair and conversion of store to habitable accommodation including changes to fenestration

Reference - S/2478/12/LB	
Decision:	Decided
Date:	08th May 2013
Description:	Conversion of store to habitable accommodation including structural work to the elevations and roof and the addition of two rooflights and replacement of up-and-over garage door with fixed timber doors.

Planning records for: **43 High Street Over Cambridge CB24 5NB**

Reference - S/0444/11	
Decision:	Decided
Date:	14th March 2011
Description:	Change of use of outbuilding from Buisness to Residential

Reference - 24/00871/HFUL	
Decision:	Decided
Date:	08th March 2024
Description:	First floor rear extension over existing house and single storey extension to outbuilding, following demolition of existing sheds and conservatory.

Planning records for: **45 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/1531/16/OL	
Decision:	Decided
Date:	01st July 2016
Description:	Outline planning application for 4 dwellings and associates parking and amenity space including access layout appearance and scale (matters to be reserved landscaping).

Reference - S/2805/16/OL	
Decision:	Decided
Date:	21st October 2016
Description:	Proposed development to form 2 new residential properties.

Planning records for: **45 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/1224/18/FL	
Decision:	Decided
Date:	29th March 2018
Description:	Demolition of existing outbuildings and construction of 5 dwellings and associated parking and amenity space.

Planning records for: **49 High Street Over Cambridgeshire CB24 5NB**

Reference - S/0109/09/F	
Decision:	Decided
Date:	29th January 2009
Description:	Extensions

Planning records for: **53 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/4564/17/TC	
Decision:	Decided
Date:	03rd January 2018
Description:	T 1 - Rowan - Reduce the crown back to the previous pruning points (3 years growth) T 2 - Hornbeam - Reduce the crown back to the previous pruning points (3 years growth)

Planning records for: **59 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/3469/16/FL	
Decision:	Decided
Date:	14th December 2016
Description:	Partial demolition of a single storey rear extension and construction of an enlarged rear extension and two dormer windows to the front elevation.

Planning records for: **59 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/1684/16/FL	
Decision:	Decided
Date:	27th July 2016
Description:	Demolition of the existing single storey rear portion of the existing dwelling and construction of an enlarged rear extension.

Reference - S/2908/17/DC	
Decision:	Decided
Date:	16th August 2017
Description:	Discharge of Condition 2 (External Materials) of Planning Permission S/3469/16/FL

Planning records for: **61A High Street Over CB24 5NB**

Reference - 22/00294/HFUL	
Decision:	Decided
Date:	25th January 2022
Description:	Single-storey Rear Garden Room Extension.

Planning records for: **63 High Street Over Cambridge Cambridgeshire CB24 5NB**

Reference - S/1506/14/FL	
Decision:	Decided
Date:	25th June 2014
Description:	Single storey side and rear extension

Planning records for: *73 High Street Over Cambridge Cambridgeshire CB24 5NB*

Reference - 22/01679/LBC	
Decision:	Decided
Date:	07th April 2022
Description:	Internal Reconfiguration, Front Facade Works to glazing, New Side Door, New Front Gates and Wall rebuilding.

Planning records for: *Over Garage 27 High Street Over Cambridge CB24 5NB*

Reference - S/2223/14/NM	
Decision:	Decided
Date:	20th October 2014
Description:	Non-material amendment to S/0945/14/FL to omit profiled metal roof and add pantiles (to match existing) omit profiled metal to sides and gables and add Hardieplank cedar cladding (cobble stone) and the addition of roof lights.

Over, CB24

Energy rating

C

Valid until 05.09.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 79% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	154 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

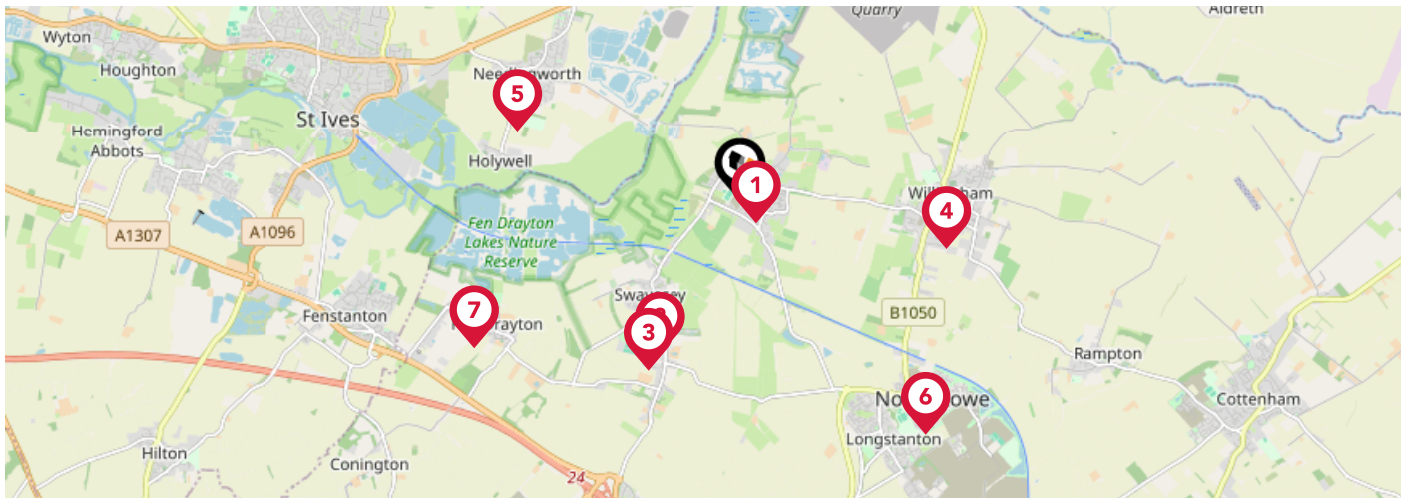
Gas central heating

Water Supply

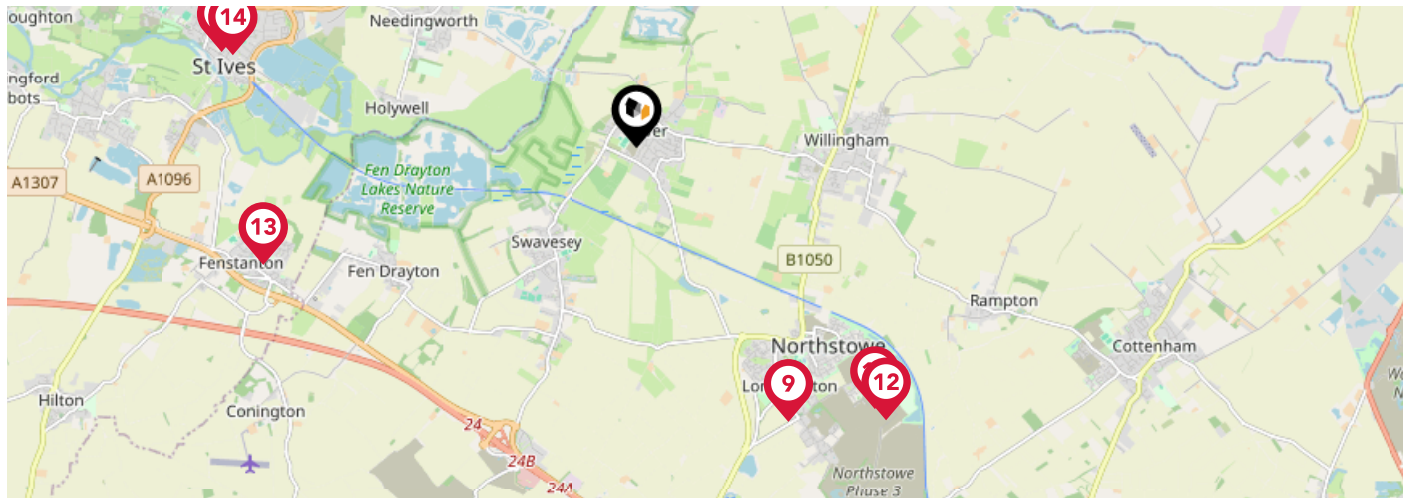
Cambridge Water

Drainage

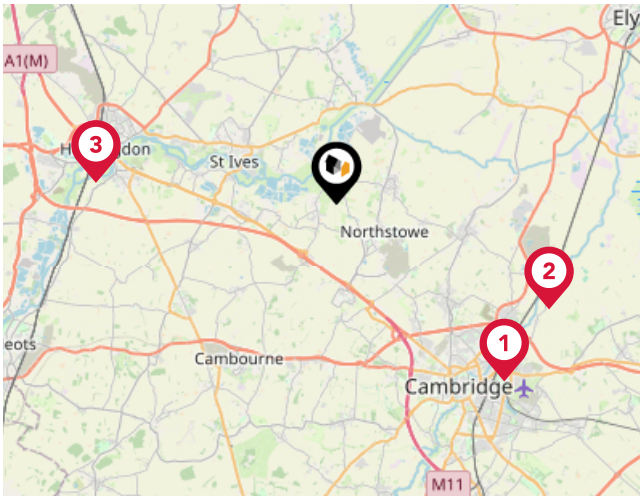
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

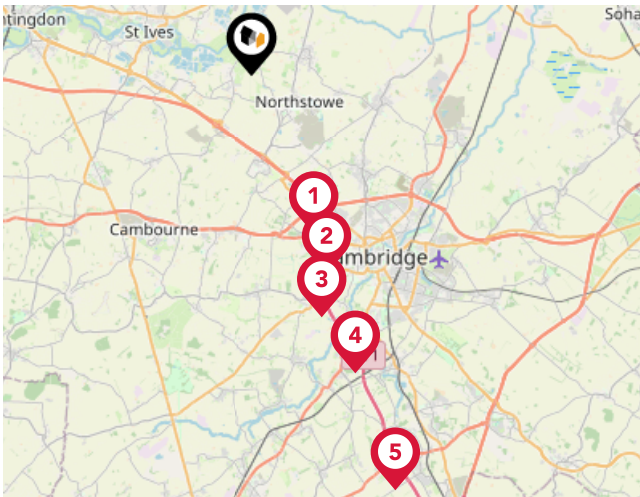


		Nursery	Primary	Secondary	College	Private
	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



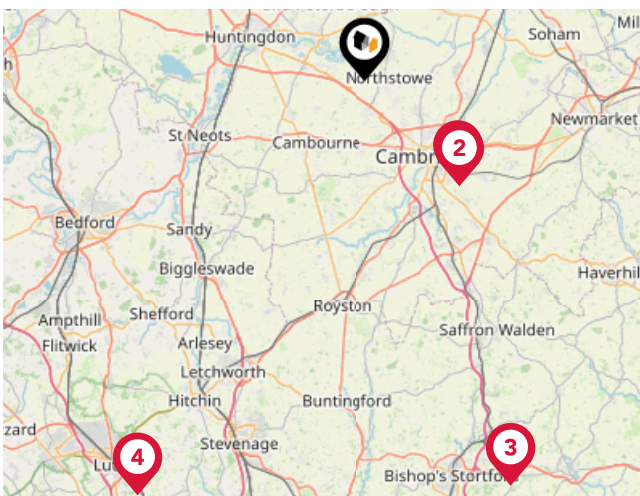
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.85 miles
2	Waterbeach Rail Station	8.61 miles
3	Huntingdon Rail Station	8.76 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	6.2 miles
2	M11 J13	7.73 miles
3	M11 J12	9.17 miles
4	M11 J11	11.48 miles
5	M11 J10	16 miles

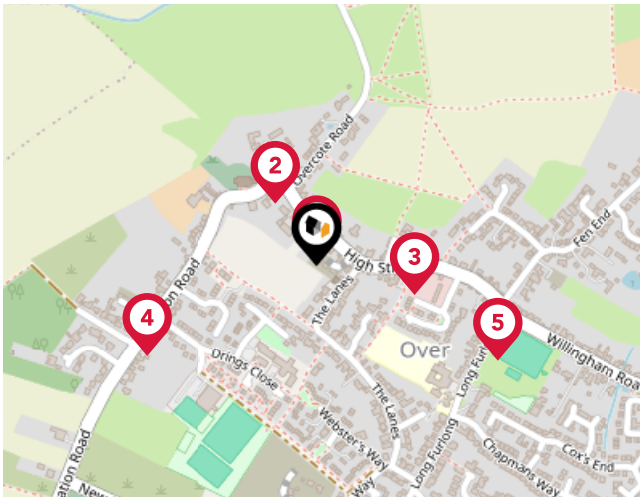


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	10.05 miles
2	Cambridge Airport	10.27 miles
3	London Stansted Airport	31.41 miles
4	London Luton Airport	34.49 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Overcote Road	0.01 miles
2	Horseware	0.09 miles
3	Randalls Lane	0.11 miles
4	The Doles	0.22 miles
5	Willingham Road	0.23 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.



/cookecurtisco



/cookecurtisco

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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