

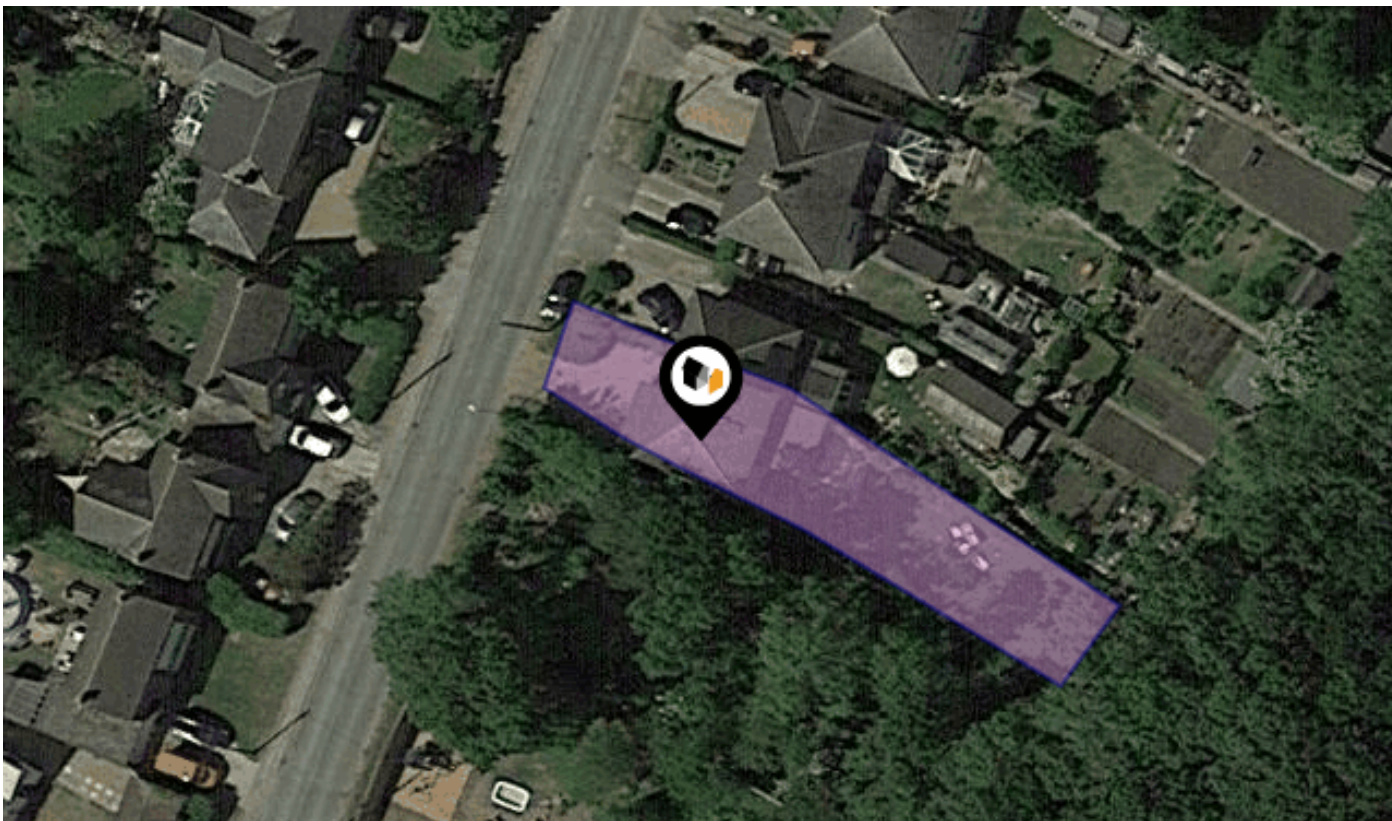


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 11<sup>th</sup> September 2024



**BOXWORTH END, SWAVESEY, CAMBRIDGE, CB24**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.11 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB43124		

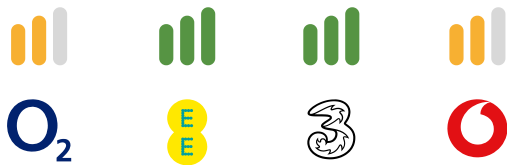
## Local Area

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

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

<b>14</b> mb/s	<b>62</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Boxworth End, Swavesey, Cambridge, CB24*

<b>Reference - S/1358/16/PA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd May 2016
<b>Description:</b>	Single storey rear extension

Planning records for: *34A Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/1738/15/FL	
Decision:	Decided
Date:	09th July 2015
Description:	Change of use of land from countryside/agricultural to residential

Planning records for: *The Farm Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/4312/17/FL	
Decision:	Decided
Date:	04th December 2017
Description:	Erection of grain store

Reference - S/1594/18/PN	
Decision:	Decided
Date:	24th April 2018
Description:	Prior notification of agricultural or forestry development - Proposed Grain Store

Reference - S/2468/15/FL	
Decision:	Decided
Date:	20th October 2015
Description:	Erection of new farm building with concrete apron

Planning records for: *The Farm Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/2265/18/FL	
Decision:	Decided
Date:	20th June 2018
Description:	Erection of grain store

Planning records for: *144 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 22/01528/HFUL	
Decision:	Decided
Date:	29th March 2022
Description:	Two storey side extension and a front porch

Planning records for: *3 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/0006/17/FL	
Decision:	Decided
Date:	03rd January 2017
Description:	Two storey rear extension

Reference - S/0247/18/DC	
Decision:	Decided
Date:	23rd January 2018
Description:	Discharge of Condition 3 (Materials) of planning permission S/0006/17/FL.

Planning records for: **10 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/2038/14/FL	
Decision:	Decided
Date:	28th August 2014
Description:	Formation of access and laying of driveway and parking/turning area.

Reference - S/1668/14/NM	
Decision:	Decided
Date:	31st July 2014
Description:	Non-material amendment to re-site the approved dwelling

Reference - S/3036/14/VC	
Decision:	Decided
Date:	22nd December 2014
Description:	Variation of condition 2 of S/2553/13 - Reduce width of approved dwelling by 1.2m

Planning records for: **18 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/2900/18/RM	
Decision:	Decided
Date:	27th July 2018
Description:	Approval of matters reserved for appearance landscaping layout & scale following outline planning permission S/0875/15/OL for 30 new dwellings comprising new dwellings comprising 18 market and 12 affordable units plus open space children's play area and landscaping the outline application was not an environment impact assessment.

Planning records for: **32 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/1660/15/FL	
Decision:	Decided
Date:	03rd July 2015
Description:	Dwelling House

Planning records for: **Wheatsheaf House 34 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/0620/13/FL	
Decision:	Decided
Date:	22nd March 2013
Description:	Single storey rear extension

Reference - S/0036/13/FL	
Decision:	Decided
Date:	10th January 2013
Description:	Replacement double garage with room in roof single storey link extension

Planning records for: **Land adjacent 36a Boxworth End Swavesey Cambridge CB24 4RA**

Reference - S/1314/10	
Decision:	Decided
Date:	06th August 2010
Description:	Erection of a dwelling

Planning records for: *Land Adj 36a BOXWORTH END Swavesey Cambridgeshire CB24 4RA*

<b>Reference - S/2099/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2010
<b>Description:</b>	Discharge of Conditions 3 and 4 in S/1314/10

Planning records for: *36 Boxworth End Swavesey Cambridgeshire CB24 4RA*

<b>Reference - 23/01106/FUL</b>	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	22nd March 2023
<b>Description:</b>	Change of use of existing 1 bedroom annex to form a separate 2/3 bedroom dwelling with associated parking

<b>Reference - 21/02450/COND4A</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd March 2023
<b>Description:</b>	Submission of details required by condition 4 (Secure Cycle Parking) of reserved matters application 21/02450/REM(excluding plots 1-7 which have been submitted separately)

Planning records for: *64 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

<b>Reference - S/0882/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th April 2012
<b>Description:</b>	Vehicular Access



Planning records for: **66 Boxworth End Swavesey Cambridgeshire CB24 4RA**

Reference - 22/0557/TTPO	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	11th May 2022
<b>Description:</b>	4 beech trees and two lime trees remove overhanging branches back to boundary

Reference - 22/01662/S73	
<b>Decision:</b>	Decided
<b>Date:</b>	06th April 2022
<b>Description:</b>	S73 to vary condition 2 (approved drawings) of ref 20/03522/FUL (Change of use of grain store into flexible B1 (Light Industrial) and B8 (storage or distribution) to add 9 rooflights, additional planting and relocate pedestrian doors on the south-east elevation. The application also seeks to vary conditions 3 (soft landscaping), 9 (foul water drainage) and 10 (cycle parking) from pre-commencement/occupation conditions to compliance conditions.

Reference - 23/00650/S73	
<b>Decision:</b>	Decided
<b>Date:</b>	21st February 2023
<b>Description:</b>	S73 to vary condition 2 (approved drawings) of ref: 21/04224/HFUL (Renovation and extension of existing farmhouse with new single storey accommodation to replace existing single storey extensions. General improvements to the existing farmhouse including replacement of UPVC windows with traditional timber sash windows, new front door) to allow for minor amendments to overall scheme including the appearance, scale, materials and introduction of solar panels.

Planning records for: **71 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/0901/13/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	21st May 2013
<b>Description:</b>	Garage

Planning records for: *71 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - S/0750/09/F	
Decision:	Decided
Date:	18th June 2009
Description:	Extensions (part retrospective)

Planning records for: *77 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 24/00967/HFUL	
Decision:	Decided
Date:	14th March 2024
Description:	Erection of a garage to the front of the property.

Planning records for: *79 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 23/00856/HFUL	
Decision:	Decided
Date:	06th March 2023
Description:	Replace existing entrance porch with part single storey, part two storey front extension.

Reference - S/1777/15/FL	
Decision:	Decided
Date:	14th July 2015
Description:	Proposed two storey rear extension and first floor side extension.

Planning records for: **79 Boxworth End Swavesey Swavesey Cambridgeshire CB24 4RA**

Reference - S/0637/15/FL	
Decision:	Decided
Date:	11th March 2015
Description:	Proposed two storey rear extension and first floor side extension.

Planning records for: **83 Boxworth End Swavesey Cambridgeshire CB24 4RA**

Reference - S/0620/16/FL	
Decision:	Decided
Date:	04th March 2016
Description:	First Floor Front Extension Internal Alterations Single Storey Rear Eextension & New Carport to Front

Planning records for: **100 Boxworth End Swavesey Cambridge CB24 4RA**

Reference - S/2675/16/FL	
Decision:	Decided
Date:	06th October 2016
Description:	Single storey front and side extension and rear alterations

Reference - S/2466/17/FL	
Decision:	Decided
Date:	14th July 2017
Description:	Single storey front and side extension and rear alterations - re-submission of planning permission S/2675/16/FL

Planning records for: *101 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 23/00083/HFUL	
Decision:	Decided
Date:	10th January 2023
Description:	Replace conservatory roof to rear with a replica tiled roof extension.

Planning records for: *106 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/0687/16/FL	
Decision:	Decided
Date:	14th March 2016
Description:	Rear / Side two storey extension. Demolish existing sheds & construct new garage with workshop & store (single storey)

Planning records for: *117 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 23/01521/HFUL	
Decision:	Decided
Date:	21st April 2023
Description:	Detached single storey outbuilding.

Reference - 23/01521/CONDA	
Decision:	Decided
Date:	27th June 2023
Description:	Submission of details required by condition 3 (External Materials), 4 (Surface Water Drainage) and 5 (Flood Resilience) of planning permission 23/01521/HFUL

Planning records for: *117 Boxworth End Swavesey Cambridgeshire CB24 4RA*

Reference - 22/02532/CONDA	
Decision:	Decided
Date:	27th June 2023
Description:	Submission of details required by condition 6 (traffic management plan), 12 ( Biodiversity Net Gain (BNG) Plan), 11 (Bike store), 15 (Water Efficiency Calculator) and 13 (Carbon Reduction Statement) of planning permission 22/02532/FUL

Reference - S/0341/18/FL	
Decision:	Decided
Date:	01st February 2018
Description:	Rear & Side extension to existing house with internal refurbishment works.

Reference - 23/0404/TTPO	
Decision:	Decided
Date:	21st April 2023
Description:	2 x Elm sited at the entrance to the Round Moat (Ryecroft Lane entrance) - The council would like to fell the Two Elm trees (1 & 2) to ground level to enable a clear and safe access to disabled visitors and those needing prams or buggies, along the grass area that runs alongside the parking area and into the moat. The Parish council has been granted works to install a dropped Kerb, but the closeness of these two elms, the angle they are growing at and the amount of ivy growing on them, means these two trees will need to be removed.

Planning records for: *Barn to rear of 126 Boxworth End Swavesey Cambridge CB24 4RA*

Reference - S/2801/17/FL	
Decision:	Decided
Date:	04th August 2017
Description:	Conversion of a barn from agricultural to residential use.

Planning records for: *Barn to rear of 126 Boxworth End Swavesey Cambridge CB24 4RA*

Reference - S/2802/17/LB	
Decision:	Decided
Date:	04th August 2017
Description:	Conversion of a barn from agricultural to residential use.

Reference - S/3798/17/LB	
Decision:	Decided
Date:	24th October 2017
Description:	Conversion of a barn from agricultural to residential use.

Reference - S/3797/17/FL	
Decision:	Decided
Date:	24th October 2017
Description:	Conversion of a barn from agricultural to residential use.

Planning records for: *Land adjacent to 134 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

Reference - S/0662/16/FL	
Decision:	Decided
Date:	07th March 2016
Description:	Two new detached dwellings

Planning records for: *136 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA*

<b>Reference - S/1948/17/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th August 2017
<b>Description:</b> Application for approval of details reserved by condition 3 (Materials) 4 (Boundary Treatment) 5 (Landscaping) 7 (Contamination) 8 (Surface Water Drainage) and 9 (Foul Water Drainage) of Planning Permission S/3185/16/FL
<b>Reference - S/3185/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd November 2016
<b>Description:</b> New self build dwelling and garage
<b>Reference - S/0223/18/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th January 2018
<b>Description:</b> Discharge of conditions 3 (Materials) and 4 (Hard and soft landscaping) of planning permission S/0662/16/FL
<b>Reference - S/1787/18/NM</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th May 2018
<b>Description:</b> Non Material Amendment of Planning Permission S/3871/17/FL

Planning records for: **139 Boxworth End Swavesey Cambridgeshire CB24 4RA**

Reference - S/0987/09/F	
Decision:	Decided
Date:	02nd July 2009
Description:	Extension

Planning records for: **Land South East of 140 Boxworth End Swavesey CB24 4RA**

Reference - S/3905/17/FL	
Decision:	Decided
Date:	30th October 2017
Description:	Two new detached bungalows.

Reference - S/0551/18/FL	
Decision:	Decided
Date:	01st June 2018
Description:	Installation of ground based solar panels

Planning records for: **167 Boxworth End Swavesey Cambridge Cambridgeshire CB24 4RA**

Reference - S/1007/14/FL	
Decision:	Decided
Date:	02nd May 2014
Description:	Two storey side and single storey front extensions



Planning records for: *68 Boxworth End Swavesey Cambridge CB24 4RA*

Reference - S/1345/17/PA	
<b>Decision:</b>	Decided
<b>Date:</b>	16th May 2017
<b>Description:</b>	Prior approval for a proposed change of use of a building from office use (Class B1(a)) to a dwelling house (Class C3)

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

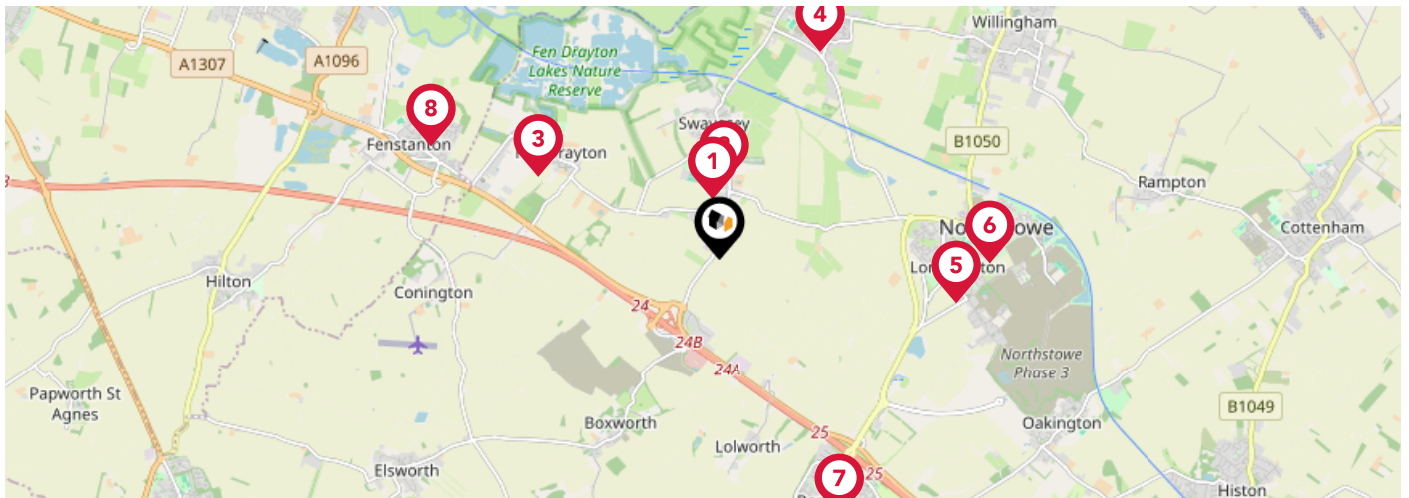
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Cambridge Water

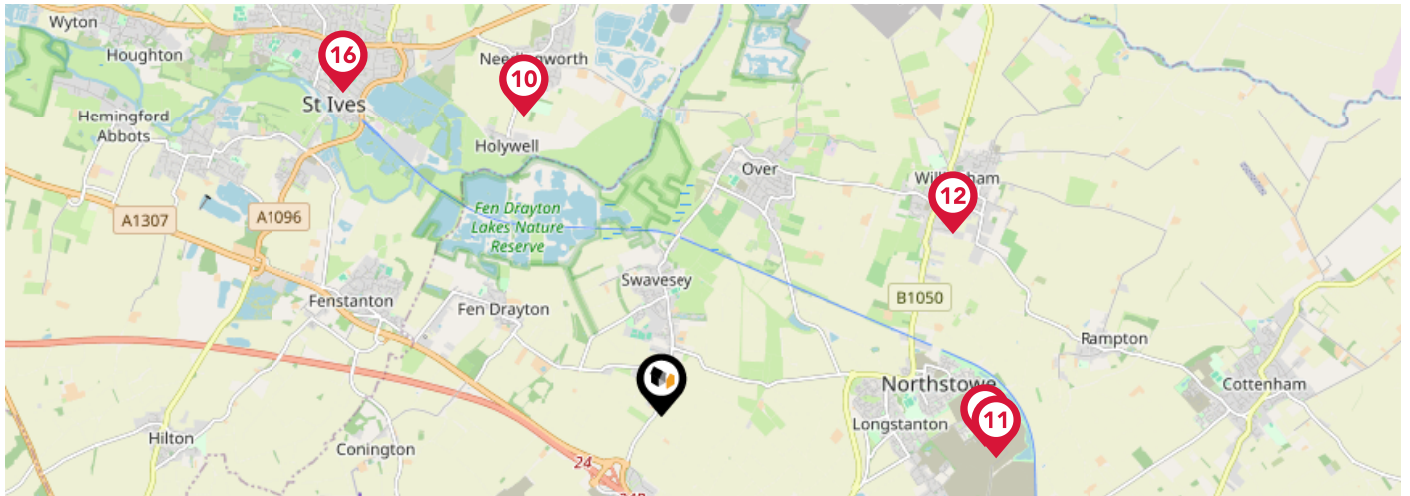
## Drainage

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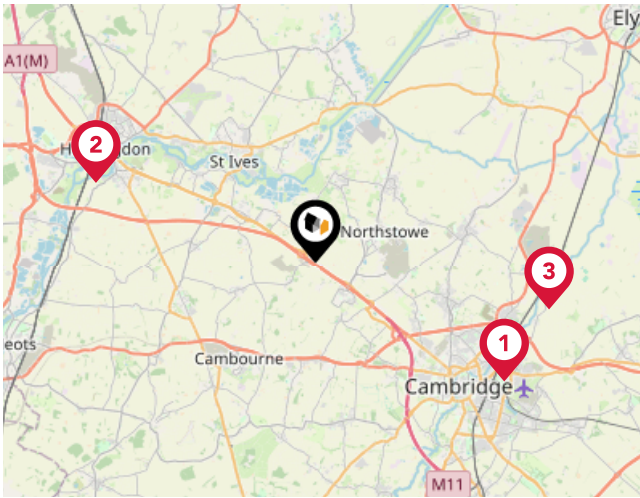
Anglian Water



		Nursery	Primary	Secondary	College	Private
	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1253   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.69	<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: 110   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Over Primary School</b> Ofsted Rating: Requires improvement   Pupils: 201   Distance:2.09	<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: 415   Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:2.45	<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: 285   Distance:2.57	<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: Good   Pupils: 221   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

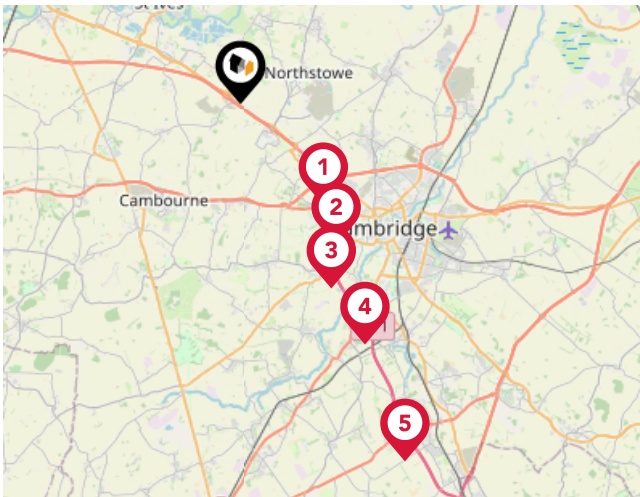


		Nursery	Primary	Secondary	College	Private
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holywell CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 200   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:3.05	<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: 344   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elsworth CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance:3.77	<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: 208   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



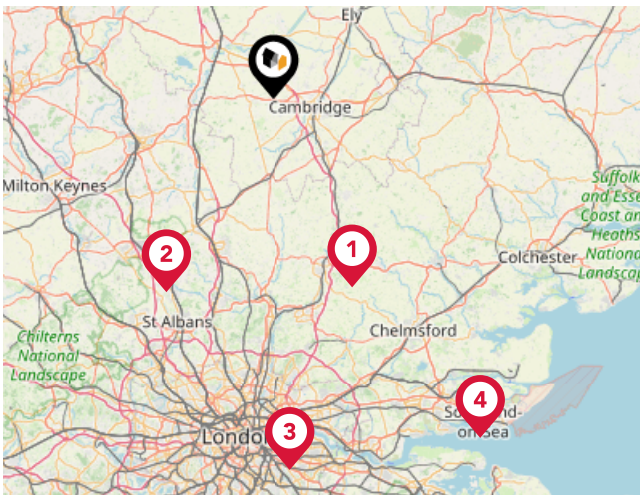
## National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.12 miles
2	Huntingdon Rail Station	8.47 miles
3	Waterbeach Rail Station	8.68 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.78 miles
2	M11 J13	6.22 miles
3	M11 J12	7.5 miles
4	M11 J11	9.87 miles
5	M11 J10	14.35 miles

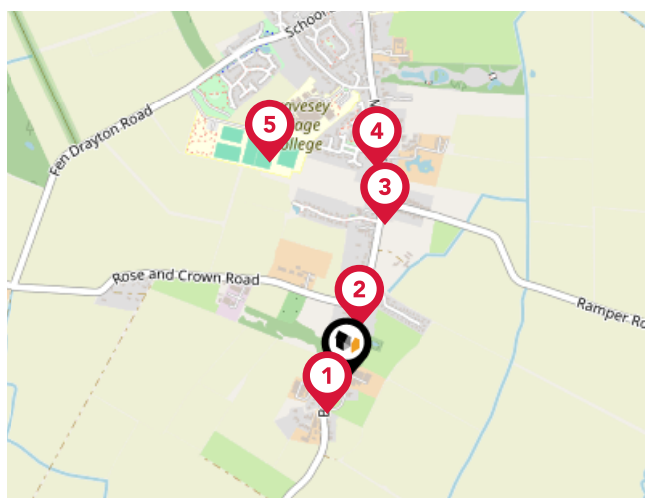


## Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	29.74 miles
2	Luton Airport	32.29 miles
3	Silvertown	54.25 miles
4	Southend-on-Sea	58.12 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Farm	0.09 miles
2	Rose and Crown Road	0.12 miles
3	Rampier Road	0.36 miles
4	Whitton Close	0.49 miles
5	Swavesey Village College grounds	0.52 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

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