

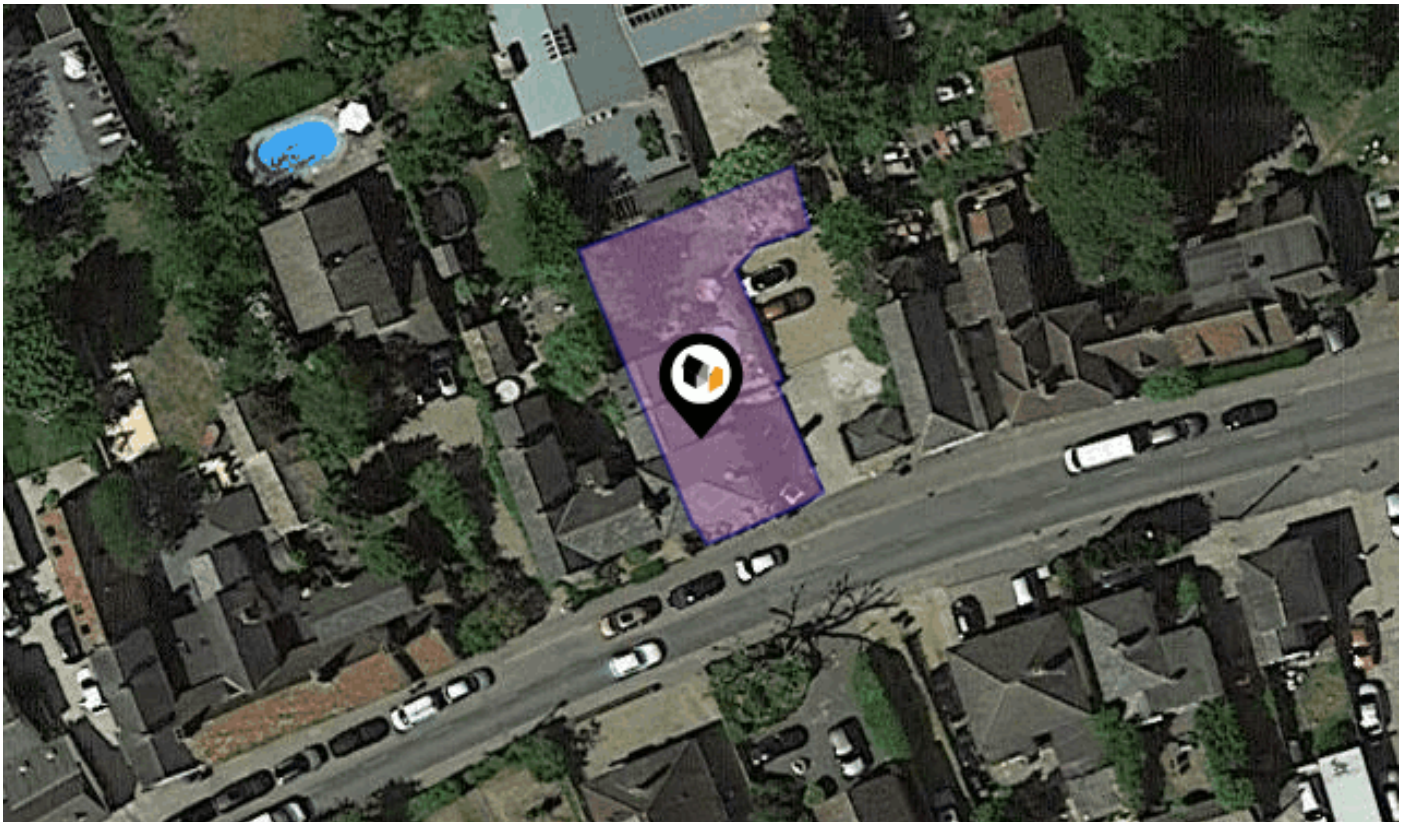


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



HIGH STREET, BASSINGBOURN, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,603 ft ² / 149 m ²		
Plot Area:	0.09 acres		
Year Built :	2007		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB329006		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Bassingbourn
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

1 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *15 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE*

Reference - S/1566/09/F	
Decision:	Decided
Date:	27th October 2009
Description:	Extension (to extend the time limit for implementation)

Reference - S/0179/10/F	
Decision:	Decided
Date:	16th February 2010
Description:	Extension following demolition of existing barn

Reference - 22/0003/TTCA	
Decision:	Decided
Date:	04th January 2022
Description:	<p>A1 : Cultivated apple (<i>Malus domestica</i>). Restoration of ~6m high tree. Remove verticals and thin laterals on apple tree. Remove higher branches to allow accessible cropping S1 : Sycamore (<i>Acer pseudoplatanus</i>). Remove water shoots/suckers and tidy-up around base of ~30m high tree. Y1 : Common Yew (<i>Taxus baccata</i>). Reshape tree for better light and aesthetics. Remove laterals below approximately 2.2 m to reveal mainstem. Narrow and reshape crown by shortening and/or removing laterals which extend beyond approximately 2m radius of mainstem. E1 : Elder (<i>Sambucus nigra</i>) - Fell ~3m high self-set tree-as-weed which has low amenity value and which currently impinges on nearby ~20m high sycamore E2 : Elder (<i>Sambucus nigra</i>) - Fell ~4m high self-set tree-as-weed which has low amenity value and which impinges on nearby ~20m high sycamore E3 : Elder (<i>Sambucus nigra</i>) - Fell ~3m high self-set tree-as-weed which has low amenity value and which occupies an area to be used for new produce garden & orchard E4 : Elder (<i>Sambucus nigra</i>) - Fell ~4m high self-set tree-as-weed which has low amenity value and which occupies an area to be used for new produce garden & orchard</p>

Reference - S/1339/18/TC	
Decision:	Decided
Date:	09th April 2018
Description:	Tree Works Conservation Area - Remove one sycamore tree - see application for full details

Planning records for: **Annexe 15 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE**

Reference - S/2331/13/FL	
Decision:	Decided
Date:	09th January 2014
Description:	Change of use of annexe to separate dwelling

Planning records for: **29 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE**

Reference - 22/02879/ADV	
Decision:	Decided
Date:	27th June 2022
Description:	Installation of 2no. digital LCD display screens, one on each side of the Street Hub unit.

Reference - 22/02924/HFUL	
Decision:	Decided
Date:	27th June 2022
Description:	Single storey detached annex ancillary to the main dwelling.

Planning records for: **10 High Street Bassingbourn Cum Kneesworth SG8 5NE**

Reference - S/2366/19/TC	
Decision:	Decided
Date:	03rd July 2019
Description:	Cedar - crown reduce height by 2-2.25m crown reduce spread by 1.5-2m back to reduction points Cypress - reduce height by 2m Row of Cypress on rear boundary - reduce height down to height of ridge line of roof behind as viewed from rear of house Pear in n adjacent garden (no. 3 South end) - reduce height and spread by 1.5-2m back to previous pruning points

Planning records for: *10 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE*

Reference - 24/0674/TTCA	
Decision:	Decided
Date:	26th June 2024
Description:	Cedar - reduce height by approximately 1.5m. Trim sides firmly all round to reduce spread by approximately 1m on all sides Pear - reduce height and spread on all sides by approximately 1.5 - 2m back to previous pruning points and shape round

Planning records for: *12 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE*

Reference - S/1563/12/DC	
Decision:	Decided
Date:	27th July 2012
Description:	Discharge of Condition 4 on Planning Consent S/1661/08 - Colour Finish of Wood and Render (Retrospective)

Reference - S/1825/19/LB	
Decision:	Decided
Date:	23rd May 2019
Description:	Replacement of modern sash windows with traditional sash windows.

Reference - S/1661/08/F	
Decision:	Decided
Date:	29th September 2008
Description:	Conversion of part of garage to residential use

Planning records for: *Crown House 12 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/1603/12/LB
Decision: Decided
Date: 07th August 2012
Description: Internal alterations to hallway and formation of patio doors in kitchen. (Retrospective regularisation of unauthorised works)

Reference - S/1817/19/LB
Decision: Decided
Date: 22nd May 2019
Description: Replacement and repair of fenestration and surrounds

Reference - S/3167/19/DC
Decision: Decided
Date: 11th September 2019
Description: Discharge of condition 3 (Precise details of the proposed doors including vertical and horizontal cross-sections) pursuant to listed building consent S/1817/19/LB

Planning records for: *14 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/4158/19/TC
Decision: Decided
Date: 27th November 2019
Description: Apple - Reduce height and spread by 2.5m by removal of largest re-growths retain smaller growths remove dead wood

Planning records for: *17 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/0673/17/LB
Decision: Decided
Date: 14th February 2017
Description: Single storey extension and internal alterations
Reference - S/3430/17/TC
Decision: Decided
Date: 25th September 2017
Description: Pollard 1 x Ash by 50% Pollard 1 x Lime by 50% Pollard 2 x Sycamores by 50% Fell 1 x Lavender The above trees are getting out of control and are creating excessive shade and mess to the end of my garden
Reference - S/2628/18/DC
Decision: Decided
Date: 14th June 2018
Description: Discharge of Conditions 3 (Precise Details) & 4 (Materials) of Planning Permission S/0673/17/LB
Reference - S/0672/17/FL
Decision: Decided
Date: 14th February 2017
Description: Single storey extension and internal alterations

Planning records for: *17 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/2531/11	
Decision:	Decided
Date:	20th January 2012
Description:	Rebuild gable & part roof and structural alterations - including foundations ridge beam and structural ties.

Planning records for: *19 High Street Bassingbourn Cum Kneesworth Royston SG8 5NE*

Reference - S/0589/19/TC	
Decision:	Decided
Date:	12th February 2019
Description:	Remove one Conifer Tree in the back garden

Planning records for: *20 High Street Bassingbourn Cum Kneesworth SG8 5NE*

Reference - 20/1105/TTPO	
Decision:	Decided
Date:	23rd February 2020
Description:	We are looking to prune an Ash tree in our front garden. We have contacted a tree surgeon who has provided a quote to reduce the crown by 3 metres. The tree was last pruned by the previous owner in 2015 by the same tree surgeon.

Reference - 21/1027/TTCA	
Decision:	Decided
Date:	18th August 2021
Description:	Prunus (T1) - Remove close to ground level and treat stump to inhibit regrowth Birch (T2) - Remove close to ground level and treat stump to inhibit regrowth

Planning records for: *20 High Street Bassingbourn Cum Kneesworth SG8 5NE*

Reference - 24/0158/TTCA	
Decision:	Decided
Date:	31st January 2024
Description:	Ash tree, Reduce the crown by 3m.

Reference - 22/04745/COND6	
Decision:	Withdrawn
Date:	31st January 2024
Description:	Submission of details required by condition 6 (Layout of photovoltaic panels) of Reserved Matters application 22/04745/REM

Planning records for: *30 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - 21/04966/PRIOR	
Decision:	Withdrawn
Date:	10th November 2021
Description:	Change of use from commercial (Use Class E) to single dwellinghouse (Use Class C3)

Reference - 22/01872/PRIOR	
Decision:	Decided
Date:	21st April 2022
Description:	Change of use from Commercial, business and service (Use Class E) to dwellinghouse (Use Class C3)

Planning records for: *30 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - 21/00692/CONDA	
Decision:	Decided
Date:	21st April 2022
Description:	Submission of details required by condition 3 (External Materials) of planning permission 21/00692/HFUL

Planning records for: *35 High Street Bassingbourn Cum Kneesworth SG8 5NE*

Reference - 20/2267/TTCA	
Decision:	Decided
Date:	04th November 2020
Description:	T1 - mature Horse Chestnut - This tree is very large and is bifocated at 4m with a questionable union. and is positioned over both number 35 and the next door neighbors children's bedrooms. This has been a point of contention as the neighbor is concerned about the tree in the high winds. One branch has already fallen. The tree is also causing excessive shading for both property's.I propose a 3.5m reduction in height and 2.5m reduction on the sides. Removal of deadwood. Crown lift to 4.5m.

Reference - 20/2268/TTCA	
Decision:	Awaiting decision
Date:	04th November 2020
Description:	T1 - mature Horse Chestnut - This tree is very large and is bifocated at 4m with a questionable union. and is positioned over both number 35 and the next door neighbors children's bedrooms. This has been a point of contention as the neighbor is concerned about the tree in the high winds. One branch has already fallen. The tree is also causing excessive shading for both property's.I propose a 3.5m reduction in height and 2.5m reduction on the sides. Removal of deadwood. Crown lift to 4.5m.

Reference - 23/0469/TTCA	
Decision:	Decided
Date:	10th May 2023
Description:	T1 and T2 - These yew trees a have grown together to form one crown. Request removal to ground level of the damaged trees to be replaced with x2 native species in a more suitable location.



Planning records for: *35 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE*

Reference - 23/0272/TTCA	
Decision:	Decided
Date:	10th March 2023
Description:	
<p>T1 & T2 Yew trees which overhang our front drive reduce by approx 2.3 m - see photo -to reduce back to the boundary. Both trees are located in the back garden of 35 High Street (neighbour). T3 Rear garden Remove a number of dead limbs (4 in all) on a Yew tree that overhangs the boundary line as per the annotated photo. The tree is located in the back garden of 35 High Street (neighbour). The limbs in question were badly damaged in a fire a few years ago and as a result, have now died.</p>	

Planning records for: *37 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE*

Reference - 22/1493/TTCA	
Decision:	Decided
Date:	22nd December 2022
Description:	
<p>T1 Yew - Reduce height by 4m (50%) and leave as a framework pollard.T2 Twin Yew - Reduce height by 3m (30%) and leave as a framework pollard.T3 Yew near corner of house - Pollard to approximately 3.5mT4 Weeping Willow - Reduce crown to clear phone and electric supply cable by approximately 2m. Remove sub-branches within crown to open up area.T5 Douglas Fir - Reduce crown to clear phone wire by approximately 1mT6 Horse Chestnut by drive - Remove lowest lateral towards house with hazard beam split. Remove 5-6m upright terminal growth on large lateral towards electric wire above paddock to reduce load. Thin adjacent branch by 25% on limb to further reduce load.T7 Beech - Remove lowest two laterals, one towards road, one towards woodlandT8 Sycamore in paddock - Lift crown to approximately 4m above ground level. Remove dead wood and rubbing branchesT9 Sycamore (middle of three by drive) - Remove dead wood onlyT10 2 x dead Sycamore (by road) - Fell into site. T11 1 x dead Sycamore with Ivy - Fell into site. T12 Triple stem Sycamore - Remove stem closest to green waste pile. T13 Sycamore amongst Elm - Fell T14 Dead Elm with Ivy by ditch - FellT15a Dead Elm across water course - FellT15b Dead Elm by Yew - FellT16 3 x Dead Elm/ 2 x Sycamore - Fell</p>	

Reference - 21/0279/TTCA	
Decision:	Decided
Date:	26th February 2021
Description:	
<p>T1, T2, T3 - x3 small Conifers - removal to ground level as interfering with the mature Ash tree above. To be replaced with native fruit trees</p>	

Reference - 22/1492/TTCA	
Decision:	Decided
Date:	22nd December 2022
Description:	
<p>H.1 - fell to ground level multiple Leylandii hedge with 1x Yew mixed in due to excessive shading to rear property's. re plant with 5 fruit trees.H.2 Reduce height to 10M from floor level to match height of adjacent</p>	

hedge to allow more light to rear property.

MIR - Material Info

Planning records for: *37 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/1085/13/FL
Decision: Decided
Date: 10th June 2013
Description: Erection of two dwellings
Reference - S/1339/15/LB
Decision: Decided
Date: 29th May 2015
Description: Enlarged replacement kitchen window on the north elevation
Reference - 24/0894/TTCA
Decision: Awaiting decision
Date: 19th August 2024
Description: Cut 20 feet off of 3 60 foot leylandii trees. We are only asking to top these trees (crown reduction of 33%) at our expense and with the permission of 37 High Street, Bassingbourn.
Reference - S/0224/18/TC
Decision: Decided
Date: 15th January 2018
Description: Tree Works as per application

Planning records for: **37 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE**

Reference - S/1708/10	
Decision:	Decided
Date:	07th October 2010
Description:	Part demolition of existing garage and replacement double garage new access entrance gates and wall

Planning records for: **11A High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE**

Reference - 22/00620/FUL	
Decision:	Withdrawn
Date:	10th February 2022
Description:	Change of Use to residential use (Class C3) from Beauty Studio (Class E)

Reference - 22/0163/TTCA	
Decision:	Withdrawn
Date:	10th February 2022
Description:	T1 Willow - Pollard at 5 metres above ground level

Planning records for: **5 High Street Bassingbourn Cum Kneesworth Cambridgeshire SG8 5NE**

Reference - S/1845/09/F	
Decision:	Decided
Date:	15th December 2009
Description:	Extension (to Extend the Time Limit for Implementation)

Planning records for: *5 High Street Bassingbourn Cum Kneesworth Royston Cambridgeshire SG8 5NE*

Reference - S/2138/10	
Decision:	Decided
Date:	01st December 2010
Description:	!!!!!!!!!!!!

Planning records for: *22 High Street Bassingbourn Cum Kneesworth SG8 5NE*

Reference - 21/0331/TTCA	
Decision:	Decided
Date:	10th March 2021
Description:	Overgrown Fir tree to be felled due to height and proximity to overhead cables and properties. Tree is also too big for the site. Historically we believe it was a Christmas tree planted in the garden which has now reached an excessive height for the position it is in.

Bassingbourn, ROYSTON, SG8

Energy rating

E

Valid until 08.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Some double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	149 m ²

Electricity Supply

British Gas

Central Heating

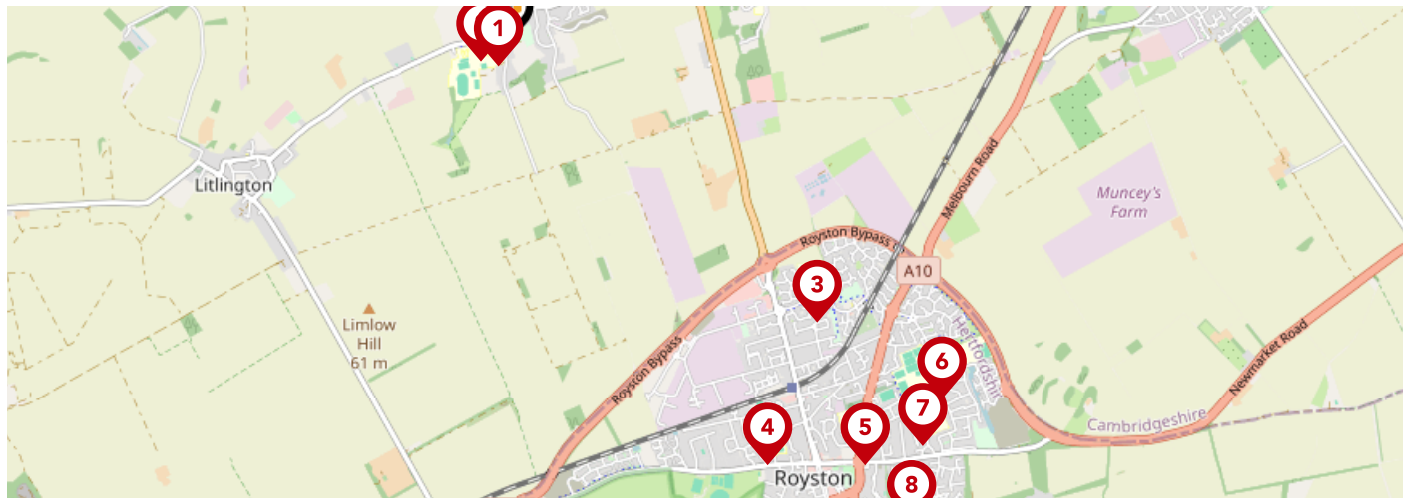
Oil central heating

Water Supply

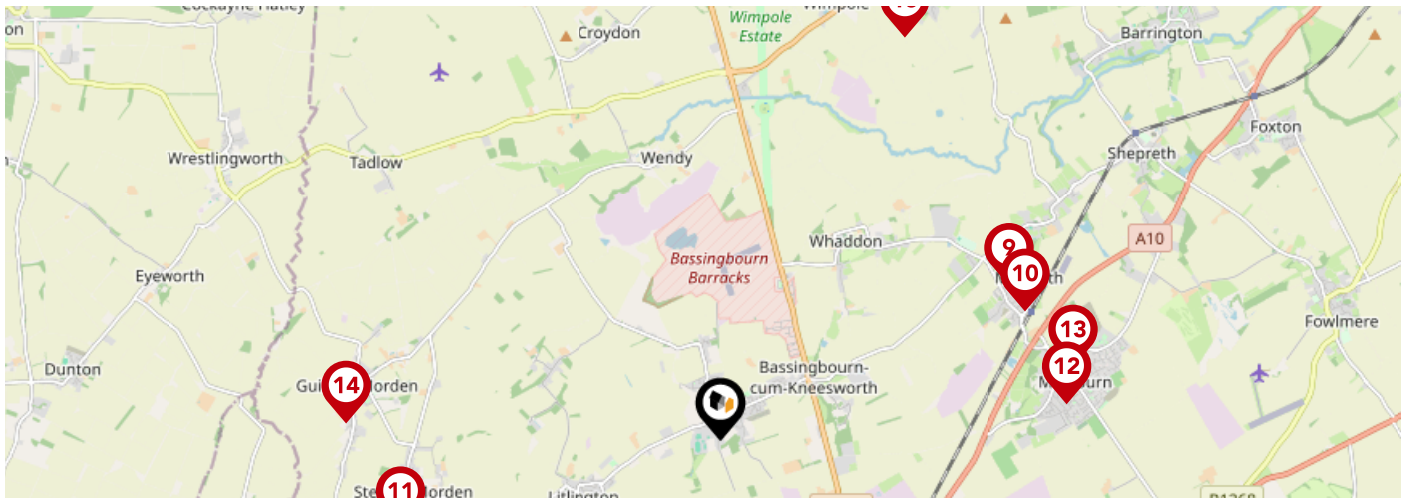
Cambridge Water









Drainage

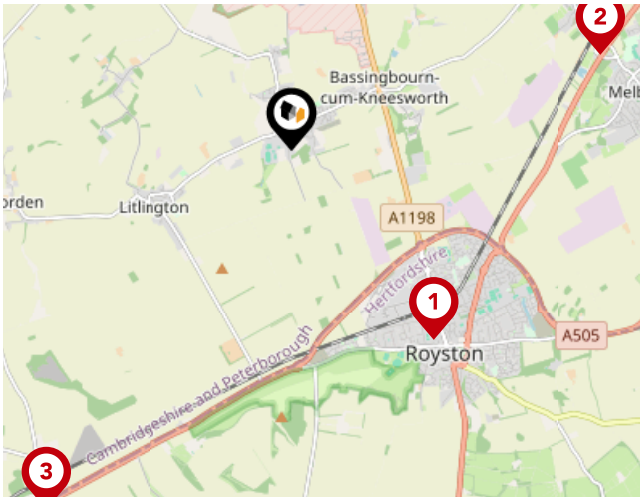
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Bassingbourn Village College Ofsted Rating: Good Pupils: 666 Distance:0.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bassingbourn Primary School Ofsted Rating: Requires improvement Pupils: 373 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Roman Way Academy Ofsted Rating: Good Pupils: 214 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Tannery Drift School Ofsted Rating: Good Pupils: 321 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	King James Academy Royston Ofsted Rating: Good Pupils: 957 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Icknield Walk First School Ofsted Rating: Outstanding Pupils: 337 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Studlands Rise First School Ofsted Rating: Good Pupils: 169 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

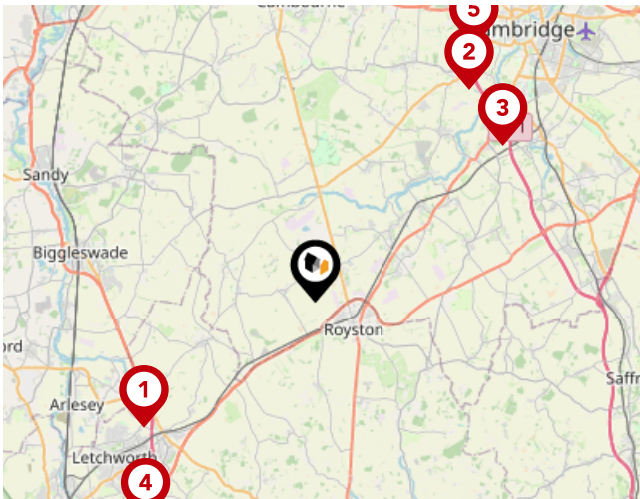


	Nursery	Primary	Secondary	College	Private
 Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Steeple Morden CofE VC Primary School Ofsted Rating: Requires improvement Pupils: 164 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:3.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Guilden Morden CofE Primary Academy Ofsted Rating: Good Pupils: 68 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Therfield First School Ofsted Rating: Good Pupils: 66 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



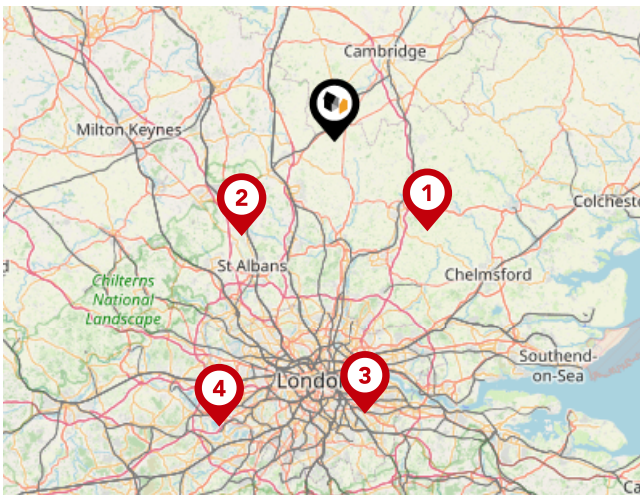
National Rail Stations

Pin	Name	Distance
1	Royston Rail Station	2.15 miles
2	Meldreth Rail Station	2.94 miles
3	Ashwell & Morden Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J10	7.74 miles
2	M11 J12	9.55 miles
3	M11 J11	8.89 miles
4	A1(M) J9	10.09 miles
5	M11 J13	10.92 miles

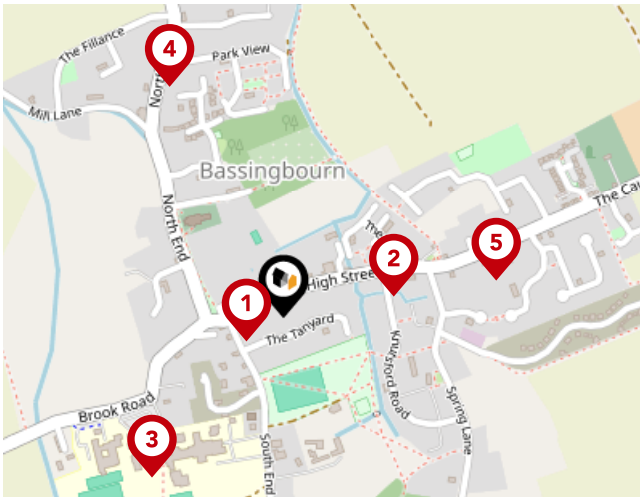


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.86 miles
2	Luton Airport	19.29 miles
3	Silvertown	40.01 miles
4	Heathrow Airport	45.05 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	South End	0.05 miles
2	The Limes	0.13 miles
3	Village College	0.24 miles
4	Park View	0.29 miles
5	Elm Tree Drive	0.25 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.



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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