

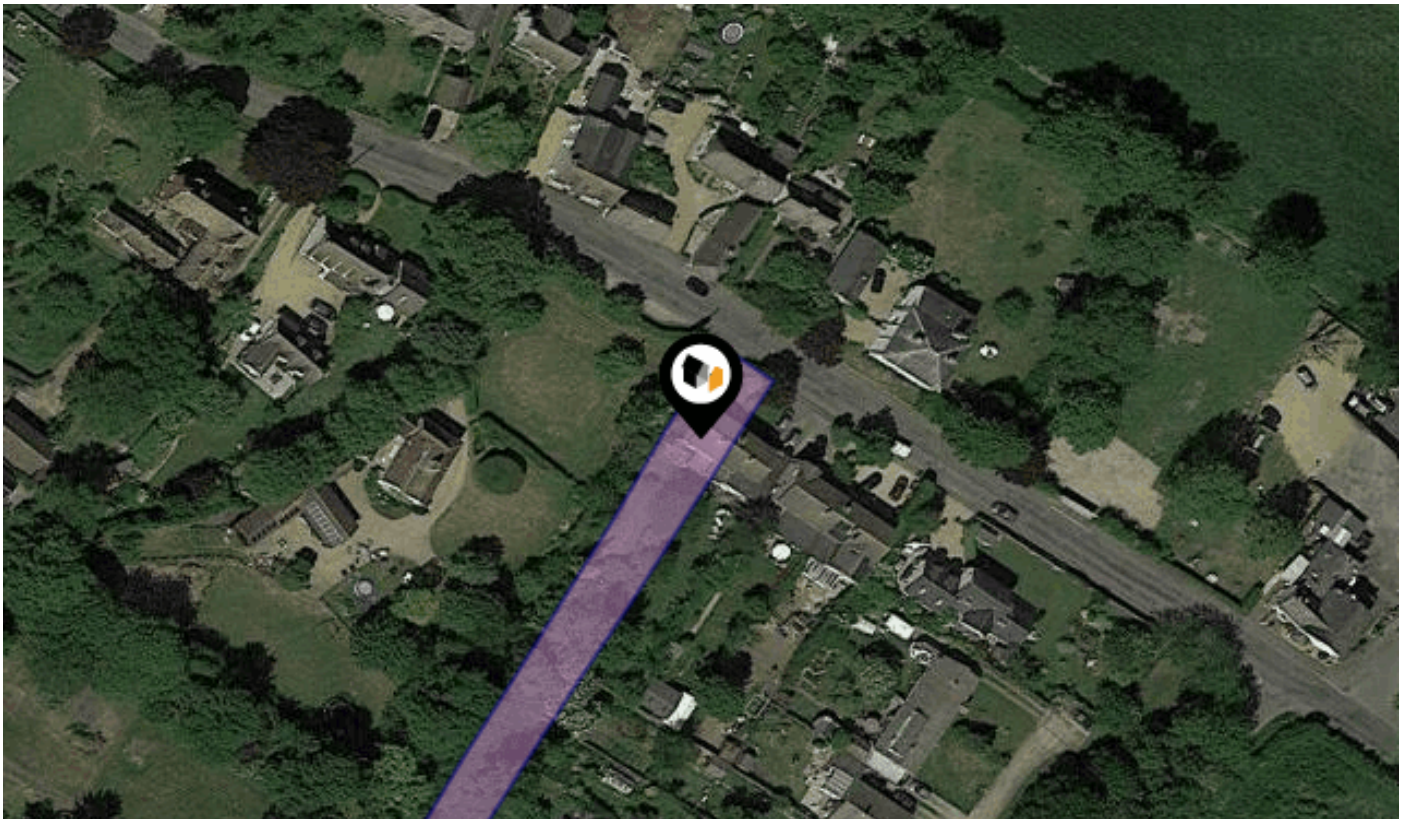


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MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



HIGH STREET, GREAT EVERSDEN, CAMBRIDGE, CB23

Cooke Curtis & Co

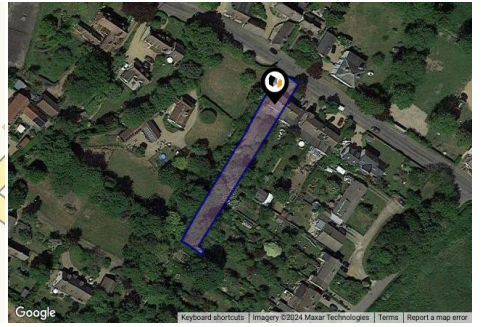
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Floor Area: 807 ft² / 75 m²
Plot Area: 0.23 acres
Council Tax : Band D
Annual Estimate: £2,304
Title Number: CB249585

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

2	33	900
mb/s	mb/s	mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *17B High Street Great Eversden Cambridgeshire CB23 1HN*

Reference - 22/00528/HFUL	
Decision:	Decided
Date:	07th February 2022
Description:	Erection of a single storey detached annex, ancillary to the existing residential dwelling (re-submission of planning application (S/2080/19/FL).

Reference - 21/03998/REM	
Decision:	Withdrawn
Date:	03rd September 2021
Description:	Reserved matters application for appearance, landscaping, layout and scale following outline planning permission 21/00476/OUT for the construction of a single storey dwellinghouse.

Reference - 21/00476/CONDA	
Decision:	Decided
Date:	08th June 2022
Description:	Submission of details required by conditions 3 (Foul Water Drainage) and 4 (Surface Water Drainage) of planning permission 21/00476/OUT

Reference - 22/00526/CONDA	
Decision:	Decided
Date:	08th June 2022
Description:	Submission of details required by conditions 2 (Materials), 3 (Boundary Treatments) and 4 (Hard and Soft Landscaping) of planning permission 22/00526/S73

Planning records for: *17B High Street Great Eversden Cambridgeshire CB23 1HN*

Reference - 22/00526/S73	
Decision:	Decided
Date:	07th February 2022
Description:	S73 variation of condition 1 (Approved plans) of reserved matters application 21/05212/REM (Reserved matters application for appearance, landscaping, layout and scale following outline planning permission 21/00476/OUT for the construction of a single storey dwellinghouse) for changes contained in the supporting statement.

Reference - 21/05212/REM	
Decision:	Decided
Date:	29th November 2021
Description:	Reserved matters application for appearance, landscaping, layout and scale following outline planning permission 21/00476/OUT for the construction of a single storey dwellinghouse.

Reference - 21/00476/OUT	
Decision:	Decided
Date:	04th February 2021
Description:	Outline planning for the construction of a single storey dwellinghouse with some matters reserved except for access.

Planning records for: *11 High Street Great Eversden CB23 1HN*

Reference - 20/05141/LBC	
Decision:	Decided
Date:	15th December 2020
Description:	Single storey side and rear extension

Planning records for: *11 High Street Great Eversden CB23 1HN*

Reference - 20/05140/HFUL	
Decision:	Decided
Date:	15th December 2020
Description:	Single storey side and rear extension

Reference - 20/05161/HFUL	
Decision:	Decided
Date:	15th December 2020
Description:	Conversion of barn/stables to annexe

Reference - 20/05162/LBC	
Decision:	Decided
Date:	15th December 2020
Description:	Conversion of barn/stables to annexe

Planning records for: *13 High Street Great Eversden Cambridgeshire CB23 1HN*

Reference - S/0585/09/F	
Decision:	Decided
Date:	28th April 2009
Description:	Extensions and Alterations

Planning records for: *17 High Street Great Eversden Cambridge Cambridgeshire CB23 1HN*

Reference - 20/01207/CONDA	
Decision:	Decided
Date:	08th December 2020
Description:	Discharge of condition 3 (Rooflights) of listed building consent

Reference - 20/01207/LBC	
Decision:	Decided
Date:	23rd January 2020
Description:	Roof repairs, replace two window pane lights and install extra skylight

Planning records for: *28 High Street Great Eversden Cambridge Cambridgeshire CB23 1HN*

Reference - S/2790/17/FL	
Decision:	Decided
Date:	03rd August 2017
Description:	Side and rear two storey extension.

Planning records for: *1 High Street Great Eversden Cambridgeshire CB23 1HN*

Reference - 22/03110/FUL	
Decision:	Decided
Date:	08th July 2022
Description:	Demolition of a garage and the erection of a new detached dwelling and vehicular access points for the existing and proposed dwellings from 38 Station Road, Whittlesford.

Planning records for: **1 High Street Great Eversden Cambridge Cambridgeshire CB23 1HN**

Reference - S/2676/15/VC	
Decision:	Decided
Date:	17th October 2015
Description:	Variation of Condition 6 of S/0451/06 - Alterations to boundary treatment

Reference - 22/03112/HFUL	
Decision:	Decided
Date:	08th July 2022
Description:	Part single and part two storey front, side and rear extensions with internal alterations. 4 Velux window to front roof elevation and solar panels to rear roof elevations.

Planning records for: **14 High Street Great Eversden Cambridgeshire CB23 1HN**

Reference - S/0625/09/F	
Decision:	Decided
Date:	22nd May 2009
Description:	Extension and Re-roofing of Existing House

Planning records for: **2 High Street Great Eversden Cambridgeshire CB23 1HN**

Reference - S/2107/08/F	
Decision:	Decided
Date:	12th December 2008
Description:	2018-05-10T20:02:47.014000+01:00

Planning records for: *2 High Street Great Eversden Cambridgeshire CB23 1HN*

Reference - S/0085/09/F	
Decision:	Decided
Date:	09th April 2009
Description:	Extraction duct & flue

Reference - S/0103/10/F	
Decision:	Decided
Date:	26th January 2010
Description:	Variation of condition 2 of planning permission S/2107/08/F to allow for the use of hot food take away for a further year

Great Eversden, CAMBRIDGE, CB23

Energy rating

D

Valid until 30.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
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:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	75 m ²

Electricity Supply

EDF energy

Central Heating

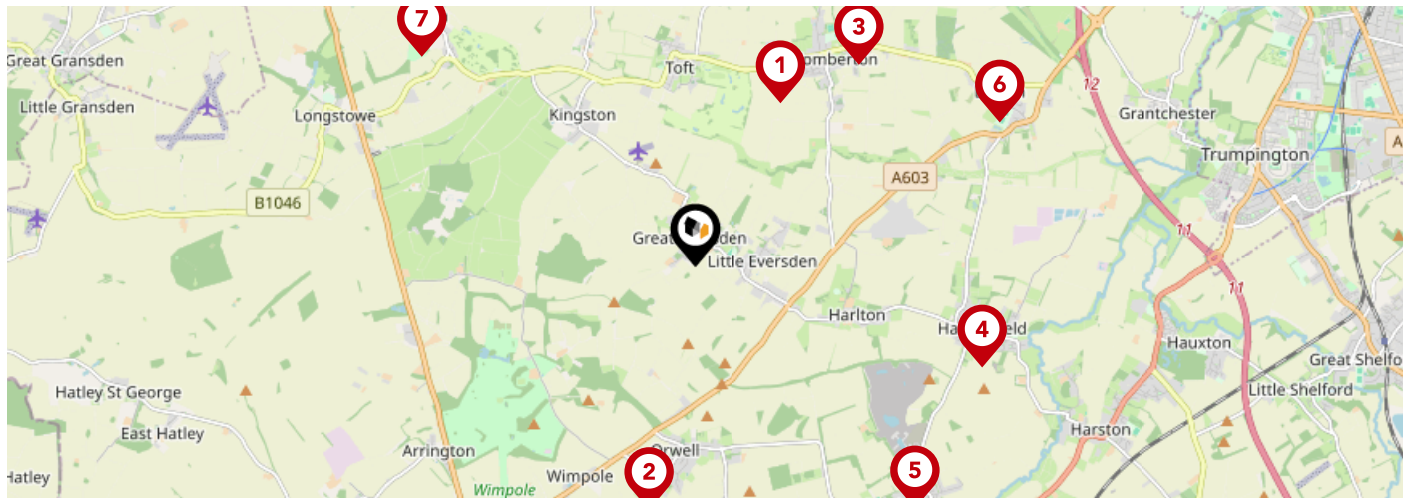
Oil Central heating

Water Supply

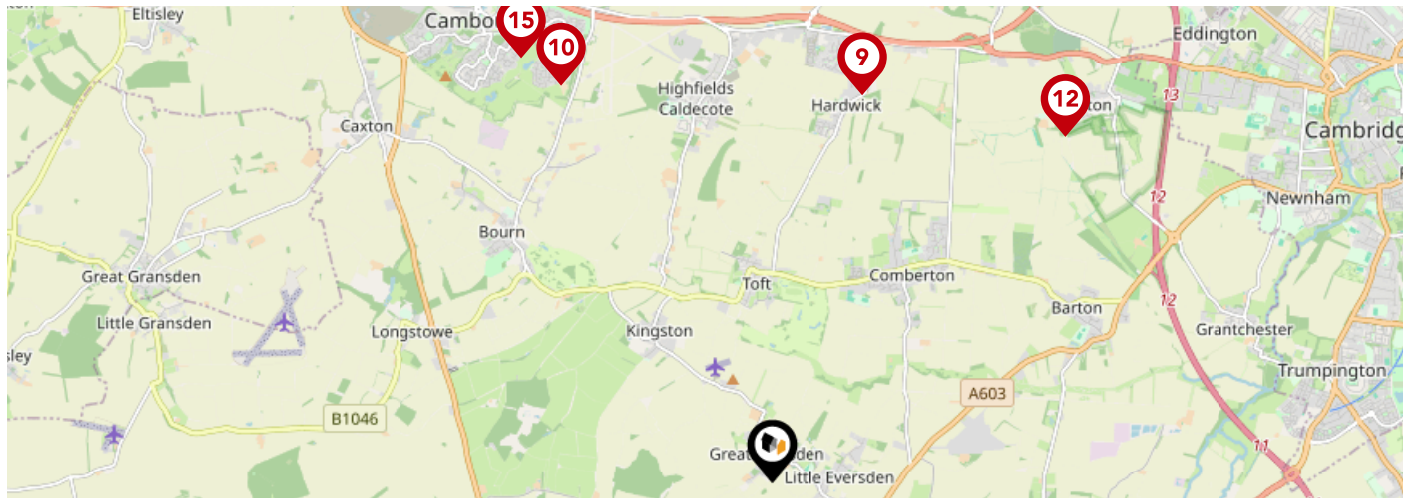
Cambridge Water

Drainage

Anglian water



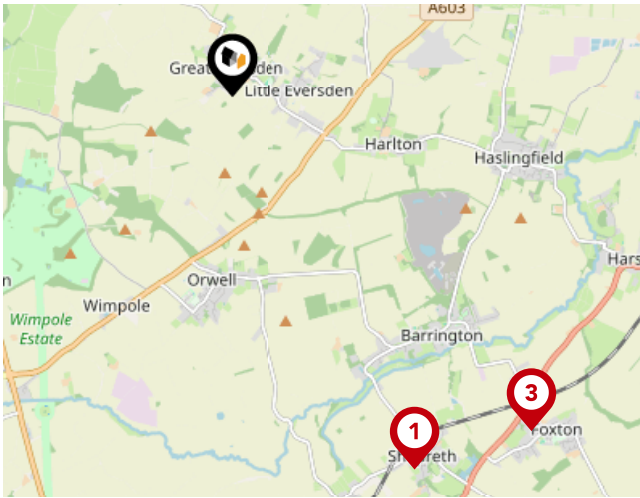
		Nursery	Primary	Secondary	College	Private
1	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:4.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:4.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

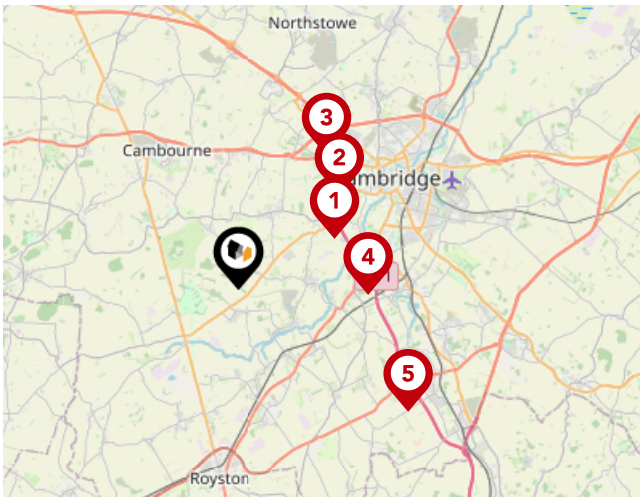
Area

Transport (National)



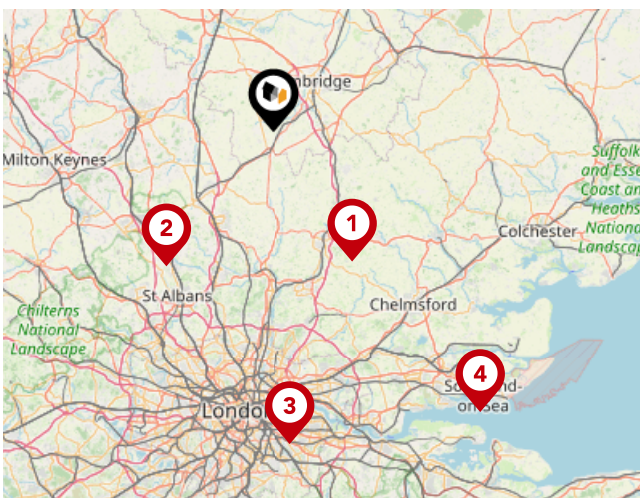
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	3.77 miles
2	Meldreth Rail Station	5.06 miles
3	Foxton Rail Station	4.09 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3.95 miles
2	M11 J13	4.98 miles
3	M11 J14	5.83 miles
4	M11 J11	4.73 miles
5	M11 J10	7.64 miles

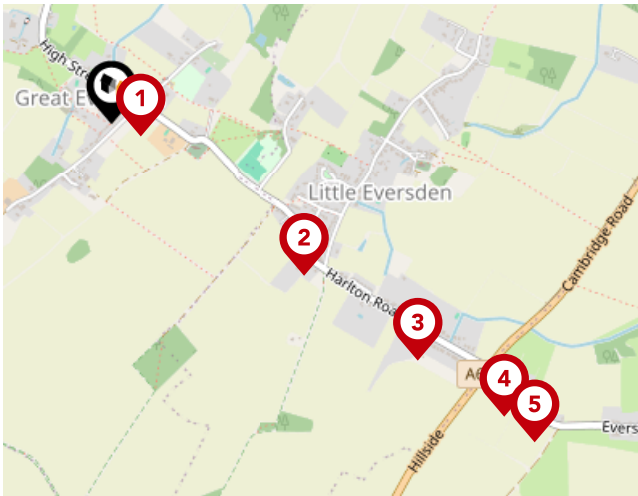


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.16 miles
2	Luton Airport	25.09 miles
3	Silvertown	45.71 miles
4	Southend-on-Sea	51.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wimpole Road	0.07 miles
2	High Street	0.56 miles
3	Harlton Road	0.88 miles
4	The Wheatsheaf	1.11 miles
5	The Wheatsheaf PH	1.21 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

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