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MIR: Material Info

The Material Information Affecting this Property

Monday 28th October 2024



HIGH STREET, GREAT EVERSDEN, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

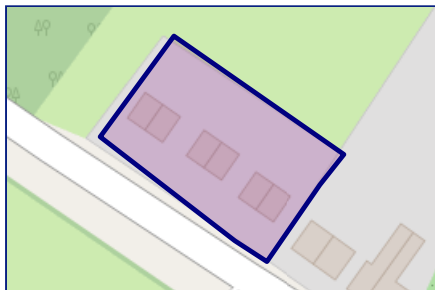
01223 508 050

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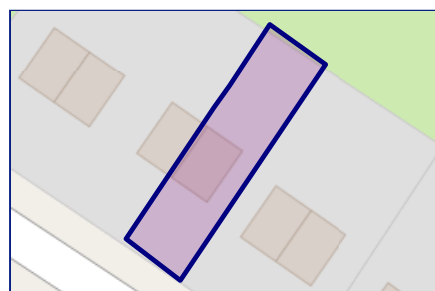


Freehold Title Plan



CB209495

Leasehold Title Plan



CB451541

Start Date: 19/02/2020
End Date: 22/01/2187
Lease Term: 188 years from and including 22 January 1999
Term Remaining: 162 years



Property

Type:	Semi-Detached	Tenure:	Leasehold
Bedrooms:	3	Start Date:	19/02/2020
Floor Area:	1,001 ft ² / 93 m ²	End Date:	22/01/2187
Plot Area:	0.06 acres	Lease Term:	188 years from and including 22 January 1999
Year Built :	1996-2002	Term Remaining:	162 years
Title Number:	CB451541		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>Very Low</p>

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

23 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **42 High Street Great Eversden CB23 1HW**

Reference - 20/04722/S73
Decision: Decided
Date: 18th November 2020
Description: S73 application to vary condition 2 (Approved Plans) of permission S/3552/19/FL (Demolition of existing dwelling and garage and erection of new replacement dwelling) to amend hard/soft landscaping.
Reference - 23/01032/HFUL
Decision: Decided
Date: 17th March 2023
Description: Erection of new detached garage and associated landscaping.
Reference - S/3552/19/FL
Decision: Decided
Date: 14th October 2019
Description: Demolition of existing dwelling and garage and erection of new replacement dwelling
Reference - S/3552/19/COND4
Decision: Decided
Date: 13th March 2020
Description: Discharge of condition 4 (Ecological Enhancement and Habitat Management Plan) of planning permission

Planning records for: **42 High Street Great Eversden CB23 1HW**

Reference - 20/01976/CONDA	
Decision:	Awaiting decision
Date:	07th October 2020
Description:	Submission of details required by conditions 4 (Biodiversity Enhancements), 9 (Carbon Admissions), 12 (Surface Water Disposal) and 13 (Foul Water Scheme) of planning permission 20/01976/S73

Reference - 20/01976/S73	
Decision:	Decided
Date:	06th April 2020
Description:	Variation of condition 2 (approved plans) of planning permission S/3552/19/FL

Reference - S/3552/19/CONDA	
Decision:	Decided
Date:	20th October 2021
Description:	Submission of details required by condition 5 (External Lighting) of planning permission S/3552/19/FL

Planning records for: **Holbeins Farm High Street Great Eversden Cambridgeshire CB23 1HW**

Reference - S/2033/14/PB	
Decision:	Decided
Date:	26th August 2014
Description:	Prior approval of proposed change of use of agricultural buildings to a dwellinghouse (use Class C3) and for associated operational development

Planning records for: *Holbeins Farm High Street Great Eversden CB23 1HW*

Reference - S/4524/19/CONDA	
Decision:	Decided
Date:	03rd August 2020
Description:	Discharge of Conditions 4 (Lighting Biodiversity) and 5 (Biodiversity Enhancement) of planning permission

Reference - S/2771/14/PB	
Decision:	Decided
Date:	25th November 2014
Description:	Prior approval of proposed change of use of agricultural building to dwellinghouse (Use Class C3) and for associated operational development

Reference - S/4524/19/CONDB	
Decision:	Decided
Date:	14th October 2020
Description:	Discharge of conditions 4 (Lighting Biodiversity) and 5 (Biodiversity Enhancement) of planning permission

Planning records for: *46 High Street Great Eversden Cambridge Cambridgeshire CB23 1HW*

Reference - S/2732/15/FL	
Decision:	Decided
Date:	26th October 2015
Description:	Single storey extension to dwelling.

Planning records for: *Red House Farmhouse 44 High Street Great Eversden Cambridge Cambridgeshire CB23 1HW*

Reference - S/2081/17/LB	
Decision:	Decided
Date:	08th June 2017
Description:	Removal of existing wall and gate construction of new replacement 2m high red brick wall and gate.

Reference - S/3358/17/DC	
Decision:	Decided
Date:	28th September 2017
Description:	Discharge of condition 3 (Materials) of planning permission S/2081/17/LB

High Street, Great Eversden, CB23

Energy rating

F

Valid until 28.11.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	35 F	
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	93 m ²

Property Lease Information

Shared ownership property.

Ground Rent £336

Staircase limit 802 years years left on lease

Electricity Supply

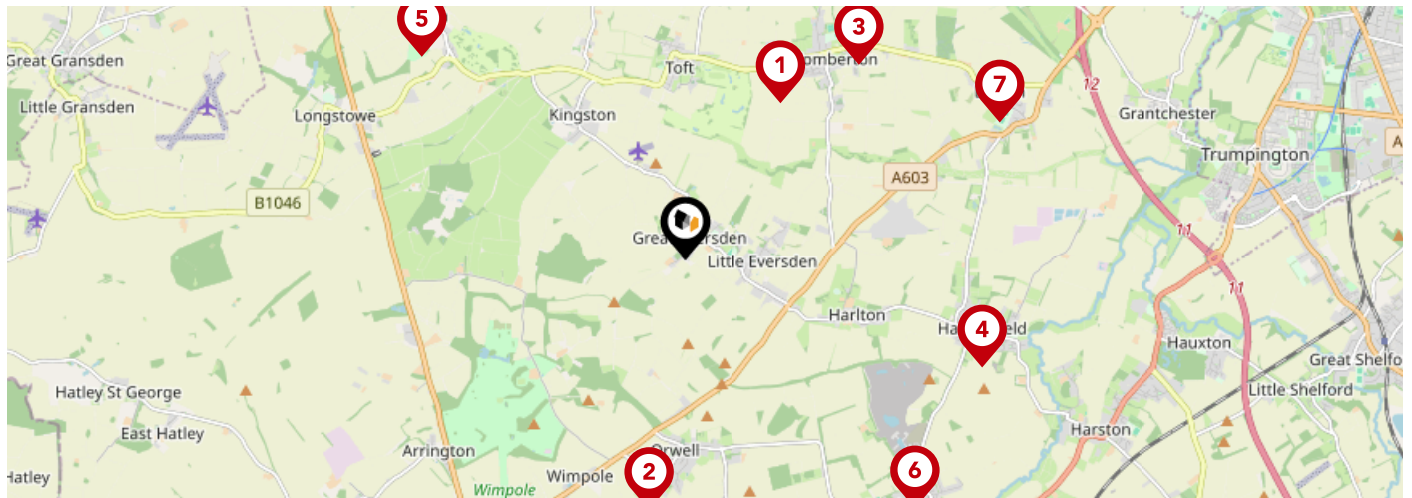
Eon Next Energy

Water Supply

Cambridge Water

Drainage

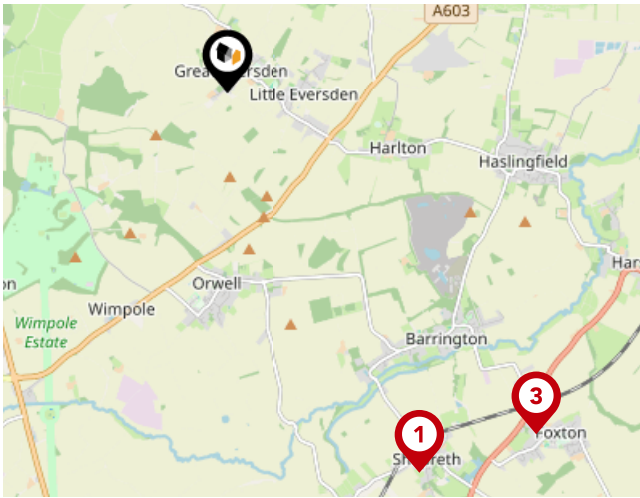
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:1.66	<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:2.31	<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:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.11	<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:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

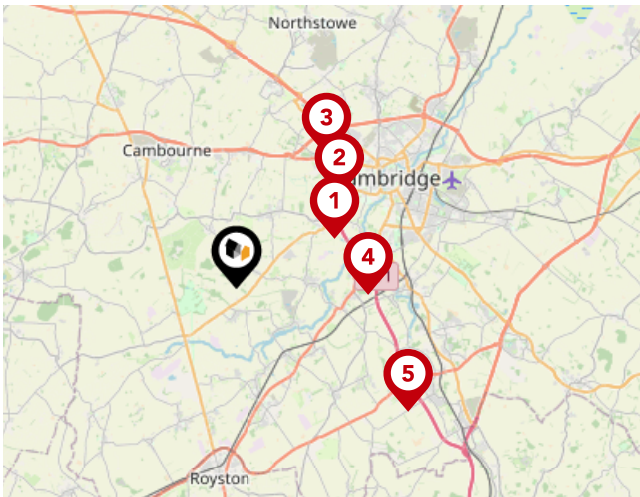


		Nursery	Primary	Secondary	College	Private
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.25	<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:4.39	<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:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:4.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



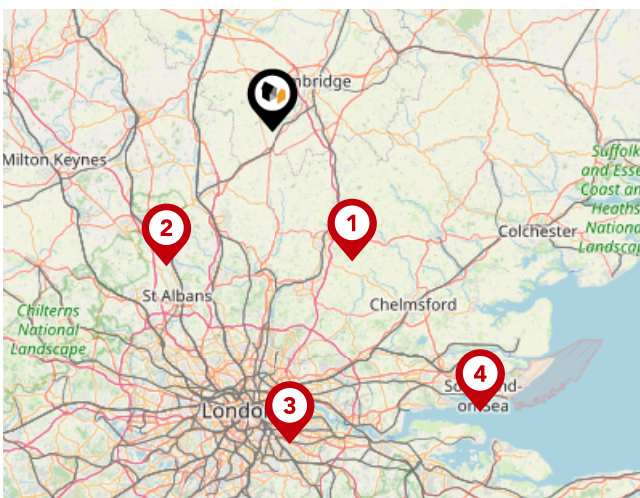
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	3.87 miles
2	Meldreth Rail Station	5.14 miles
3	Foxton Rail Station	4.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3.99 miles
2	M11 J13	4.99 miles
3	M11 J14	5.82 miles
4	M11 J11	4.81 miles
5	M11 J10	7.74 miles

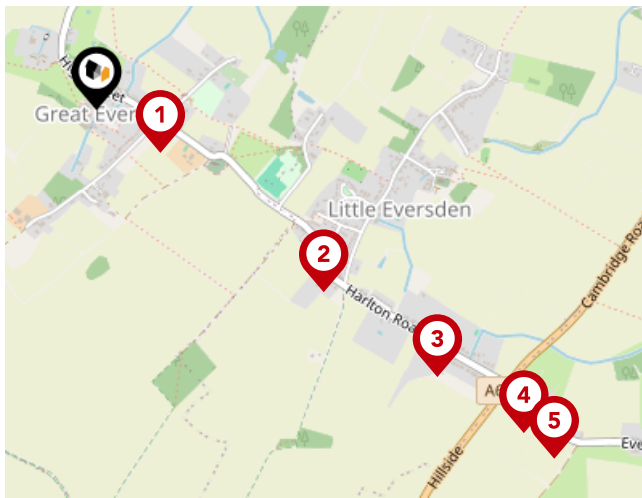


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.26 miles
2	Luton Airport	25.09 miles
3	Silvertown	45.78 miles
4	Southend-on-Sea	51.23 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Wimpole Road	0.18 miles
2	High Street	0.66 miles
3	Harlton Road	0.98 miles
4	The Wheatsheaf	1.22 miles
5	The Wheatsheaf PH	1.31 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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