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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> July 2025**



**WARESLEY HALL, MANOR FARM ROAD, WARESLEY,  
SANDY, SG19**

## Cooke Curtis & Co

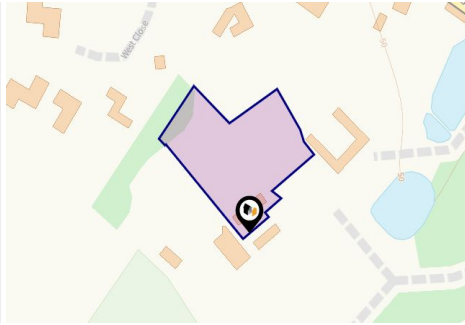
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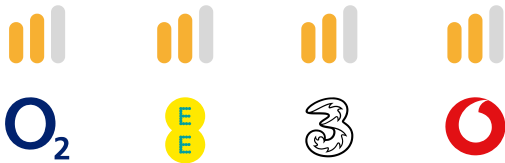


## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	1.44 acres		
Council Tax :	Band G		
Annual Estimate:	£4,066		
Title Number:	CB207189		

## Local Area

Local Authority:	Huntingdonshire	Estimated Broadband Speeds		
Conservation Area:	Waresley	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	4	49	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



# Planning History

## This Address



Planning records for: *Waresley Hall, Manor Farm Road, Waresley, Sandy, SG19*

Reference - 0302062FUL	
Decision:	Approved
Date:	19th August 2003
Description:	Erection of wall with railings and gate

Reference - 0302063LBC	
Decision:	Approved
Date:	19th August 2003
Description:	Erection of wall with railings and gate

Planning records for: *The Orangery Waresley Hall Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 9201247FUL
<b>Decision:</b> Approved
<b>Date:</b> 05th October 1992
<b>Description:</b> Extension and renovation to form dwelling The Orangery, Waresley Hall, Manor Farm Road, Waresley
Reference - 9201237LBC
<b>Decision:</b> Approved
<b>Date:</b> 01st October 1992
<b>Description:</b> Renovation and extension to form dwelling The Orangery, Waresley Hall, Manor Farm Road, Waresley
Reference - 9900505LBC
<b>Decision:</b> Withdrawn
<b>Date:</b> 08th April 1999
<b>Description:</b> Erection of detached garage, provision of new driveway, entrance gates & railings
Reference - 19/02179/TREE
<b>Decision:</b> Approved
<b>Date:</b> 29th October 2019
<b>Description:</b> Lebanon Cedar - Remove large heavy over extended damaged branch. Reduce any other over extending lateral branches on eastern side by no more than 5m. Remove longest, low lateral branch on south side. Thin out remaining crown by 15%

Planning records for: *The Orangery Waresley Hall Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 9800624FUL	
Decision:	Approved
Date:	23rd April 1998
Description:	Alterations & extensions to form dwelling The Orangery, Waresley Hall The Bank Waresley

Reference - 9900504FUL	
Decision:	Approved
Date:	08th April 1999
Description:	Erection of garage, provision of new driveway, entrance gates & railings

Reference - 9800625LBC	
Decision:	Approved
Date:	23rd April 1998
Description:	Extensions & alterations to form dwelling

Planning records for: *Fairfield House Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 19/01174/FUL	
Decision:	Approved
Date:	11th June 2019
Description:	Erection of replacement dwelling following the demolition of the existing dwelling and detached garage

Planning records for: ***Fairfield House Manor Farm Road Waresley Sandy SG19 3BX***

Reference - 19/00144/TRCA	
Decision:	Approved
Date:	27th January 2019
Description:	Oak (T1). Fell and replant at least one native hardwood tree

Reference - 20/80081/COND	
Decision:	Condition Reply
Date:	20th March 2020
Description:	Application for approval of details reserved by condition 4 (Materials) of Planning Permission 19/01174/FUL

Reference - 17/02409/TRCA	
Decision:	Approved
Date:	10th November 2017
Description:	T1, T2, T3 - Silver birches - crown thin all three by 15-20% by removing thickest longest growth to help reduce wind sail force T4 - Beech - crown raise to clear 3m from ground to allow more light under the tree T5 - Apple - reduce overall height by 1-2m, laterally reduce overall crown by 1.5m and thin canopy by 25% to make this tree more manageable T6 - Alder - reduce height by 1-1.5m and trim size to reshape (poor specimen)

Reference - 19/80353/COND	
Decision:	Condition Reply
Date:	30th October 2019
Description:	application for approval of details reserved by conditions 3 (Tree Protection Details), 4 (Materials), 5 (Windows Flue Vents Details) of Planning Permission Reference 19/01174/FUL

Planning records for: **1 Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9700622FUL	
Decision:	Approved
Date:	06th May 1997
Description:	Erection of conservatory Merricraft 1 Manor Farm Road Waresley

Reference - 18/01276/TRCA	
Decision:	Approved
Date:	13th June 2018
Description:	DD: Ornamental blossom tree

Reference - 8200153FUL	
Decision:	Approved
Date:	11th February 1982
Description:	EXTENSION TO DWELLING 1 MANOR FARM RD WARESLEY

Planning records for: **2 Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 24/00918/TRCA	
Decision:	Approved
Date:	22nd May 2024
Description:	T1 weeping willow pollard to 2/3 meters below previous points. Worried tree is impacting properties routine maintenance. T2 cherry tree reduce by 25% by removing a maximum of 2 meters, need pruning back into place. Tree encroaching house dramatically.

Planning records for: **2 Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 24/00468/CONDA	
Decision:	In progress
Date:	21st May 2024
Description:	Submission of details required by condition 3(Details of Dormer, Material Samples) of Listed Building application 24/00468/LBC

Reference - 24/00908/TREE	
Decision:	Approved
Date:	21st May 2024
Description:	G1 group of beech trees - lateral prune by maximum 3m and crown lift to 4 m. Encroaching garden dramatically.

Reference - 17/02312/TREE	
Decision:	In progress
Date:	06th November 2017
Description:	T1 - Weeping willow - Remove damaged limb and re-pollard the remaining crown to previous reduction points by approximately 3-4 metres.

Planning records for: **Five Farthings Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 14/01791/TRCA	
Decision:	Approved
Date:	18th October 2014
Description:	T5: Yew: Reduce upper laterals by circa 2 meters.



Planning records for: **Home Farm Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

<b>Reference - 0300554LBC</b>
<b>Decision:</b> Approved
<b>Date:</b> 14th March 2003
<b>Description:</b> Alterations to form three additional shower rooms

<b>Reference - 9101382FUL</b>
<b>Decision:</b> Refused
<b>Date:</b> 21st October 1991
<b>Description:</b> Change of use of farm building to dwelling The Kennels, Home Farm, Waresley

<b>Reference - 24/00300/VAR</b>
<b>Decision:</b> In progress
<b>Date:</b> 18th March 2024
<b>Description:</b> To Remove Condition 10 (Occupancy) and Clause 2 (b) of S106 Agreement of previously approved E/91/0367/0 for 1 1/2 storey dwelling and garage for stable owner

<b>Reference - 20/00269/TRCA</b>
<b>Decision:</b> Approved
<b>Date:</b> 05th February 2020
<b>Description:</b> T1, T2 Holly - Reduction to encourage new growth, better health T3 Holly - Reduce leaning head T4 Yew - One sided reduce heavy side by 20% T5 Aspen - Prune T6 Cypress - Fell

Planning records for: *Home Farm Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 9001048LBC
<b>Decision:</b> Approved
<b>Date:</b> 26th June 1990
<b>Description:</b> Alterations to garage building to provide additional office space. Home Farm House, Waresley.
Reference - 25/80067/COND
<b>Decision:</b> Approved
<b>Date:</b> 27th February 2025
<b>Description:</b> Discharge of condition 3 (partition walls) of 24/00497/LBC
Reference - 16/01350/LBC
<b>Decision:</b> Approved
<b>Date:</b> 14th July 2016
<b>Description:</b> Erection of Greenhouse, Summerhouse and Kitchen garden wall
Reference - 24/00497/LBC
<b>Decision:</b> Approved
<b>Date:</b> 18th March 2024
<b>Description:</b> Replacement of existing metal bow-window with an orangery style extension and internal alterations to main house to include works for dampness removal and prevention, creation of new ensuite and dressing room for the master bedroom on the northern wing and alterations to existing porch.

Planning records for: *Home Farm Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 15/80104/COND
<p><b>Decision:</b> Condition Reply</p>
<p><b>Date:</b> 29th April 2015</p>
<p><b>Description:</b> Condition information for previous application 1401990LBC - C3</p>
Reference - 24/01204/TRCA
<p><b>Decision:</b> Approved</p>
<p><b>Date:</b> 08th July 2024</p>
<p><b>Description:</b> A Plum - fell D Oak - remove lowest main limb (pointing due west) E 2 holly trees - fell F Yew crown lift to 2 m G Poplar - fell H Viburnum- fell I Crab apple- reduce by 2 m J Cotoneaster - reduce by 1 m K Plum - reduce by 1 m L Chestnut- reduce by 1.5 m</p>
Reference - 9001047FUL
<p><b>Decision:</b> Approved</p>
<p><b>Date:</b> 26th June 1990</p>
<p><b>Description:</b> Change of use of part of garage to office use Home Farm House, Waresley.</p>
Reference - 1401990LBC
<p><b>Decision:</b> Approved</p>
<p><b>Date:</b> 13th November 2014</p>
<p><b>Description:</b> Conversion of office building into residential annex</p>

Planning records for: *Home Farm Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 18/01533/HHFUL	
Decision:	Approved
Date:	01st August 2018
Description:	Alterations to windows and doors of a barn conversion. Replacement of the front door to the main house (Home Farm House, grade II listed) and demolition of brick walls between an outbuilding and the main house (Home Farm House).

Reference - 18/01664/LBC	
Decision:	Approved
Date:	01st August 2018
Description:	Alterations to windows and doors of a barn conversion. Replacement of the front door to the main house (Home Farm House, grade II listed) and demolition of brick walls between an outbuilding and the main house (Home Farm House).

Reference - 1401395FUL	
Decision:	Approved
Date:	13th November 2014
Description:	Conversion of office building into residential annex

Reference - 24/00496/HHFUL	
Decision:	Approved
Date:	18th March 2024
Description:	Replacement of existing metal bow-window with an orangery style extension and internal alterations to main house to include works for dampness removal and prevention, creation of new ensuite and dressing room for the master bedroom on the northern wing and alterations to existing porch.

Planning records for: *Home Farm Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 18/01533/HHFUL
<b>Decision:</b> Approved
<b>Date:</b> 19th July 2018
<b>Description:</b> Alterations to windows and doors of a barn conversion. Replacement of the front door to the main house (Home Farm House, grade II listed) and demolition of brick walls between an outbuilding and the main house (Home Farm House).

Reference - 9000661FUL
<b>Decision:</b> Approved
<b>Date:</b> 19th April 1990
<b>Description:</b> Conversion of farm buildings into two residential units. Home Farm, Manor Farm Road, Waresley.

Reference - 24/0340/TTCA
<b>Decision:</b> In progress
<b>Date:</b> 18th March 2024
<b>Description:</b> T1 - Cherry - Fell - Tree is dead.

Reference - 9001055CAC
<b>Decision:</b> Approved
<b>Date:</b> 27th June 1990
<b>Description:</b> Demolition of two farm buildings Home Farm, Waresley.

Planning records for: *Home Farm Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 16/00259/TRCA
<b>Decision:</b> Approved
<b>Date:</b> 09th February 2016
<b>Description:</b> T1 Weeping Willow (Salix alba Tristis): New poles of growth above previous cuts in need of pollarding again. Propose a 15 to 20% crown reduction. Base this on removing the growth that is currently over the road, then balance and shape the tree T2 & T3-Weeping Willow: Similar crown reduction and pollard T4 :The three very low horizontal branches that are effecting the shrubs below in the same way as the Willow is to the Cherry, should be removed for more light to the shrubs. This may well be seen as general maintenance and care of this tree. T5 Cherry: weight reduction to the long split bough as seen here to the left. Lightly clean out crossed and dead central feathered branches to leave a multi stem more tree like shape. T6 small yellow conifer, to the far left of this picture to be removed T7 Beech, Fagus sylvatica: check the condition of the Cobra tree straps that brace the canopy, crown lift by about a meter reducing the sail effect that may if left unchecked cause twisting of the main boughs in the wind. T8 Female Ash: (Fraxinus excelsior) Poor example, split stem seedling grown in the wrong location to be removed. T9, 10, 11, 12 & 13 Aspen: (Populus tremula) Reduce the weight in these horizontal boughs T14 Eucalyptus: remove T15 Chesnut: crown reduction
Reference - 16/01349/HHFUL
<b>Decision:</b> Approved
<b>Date:</b> 14th July 2016
<b>Description:</b> Erection of Greenhouse, Summerhouse and Kitchen garden wall
Reference - 21/80009/COND
<b>Decision:</b> Condition Reply
<b>Date:</b> 13th January 2021
<b>Description:</b> Conditional Information for 18/01664/LBC: C3 (Joinery Details)
Reference - 24/0337/TTCA
<b>Decision:</b> In progress
<b>Date:</b> 18th March 2024
<b>Description:</b> T1 - Holly, remove to ground level due to excessive shading and growing too close to the house.T2 - Holly, reduce in height by 50% (6m) due to excessive shading.T3 - Walnut, reduce crown by 2m to allow more light into the garden.

Planning records for: *Home Farm Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 9100833FUL
<b>Decision:</b> Approved
<b>Date:</b> 20th June 1991
<b>Description:</b> Conversion of farm buildings into two residential units Home Farm, Manor Farm Road, Waresley.

Reference - 22/00582/LBC
<b>Decision:</b> Approved
<b>Date:</b> 09th March 2022
<b>Description:</b> Alter two fireplaces incorporating wood burning stoves

Reference - 18/01664/LBC
<b>Decision:</b> Approved
<b>Date:</b> 19th July 2018
<b>Description:</b> Alterations to windows and doors of a barn conversion. Replacement of the front door to the main house (Home Farm House, grade II listed) and demolition of brick walls between an outbuilding and the main house (Home Farm House).

Reference - 25/80069/COND
<b>Decision:</b> Approved
<b>Date:</b> 28th February 2025
<b>Description:</b> Discharge of Conditions 3 (Precise Details) and 4 (Sample Materials) for 24/00496/HHFUL

Planning records for: **Home Farm Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 17/01708/TRCA	
Decision:	Approved
Date:	10th August 2017
Description:	T1 Cherry - Fell due to low vitality, poor condition and cankers

Reference - 0700882TREE	
Decision:	Approved
Date:	22nd March 2007
Description:	Removal of overhanging branches of a Beech tree and Horse Chestnut tree

Planning records for: **Lily Hill House Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 22/02287/NMA	
Decision:	Approved
Date:	03rd November 2022
Description:	Non-material amendment of 20/00505/REM - Change of tree specimen on 3 trees on the Southern Parcel. Change from Prunus Avium Plena to Amelanchier x grandiflora Robin Hill.

Reference - 0600259FUL	
Decision:	Approved
Date:	24th January 2006
Description:	Extension and alterations to dwelling



Planning records for: *Lily Hill House Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 0503685FUL	
Decision:	Withdrawn
Date:	24th November 2005
Description:	Alterations to roof including installation of solar panels and erection of porch

Reference - 17/02468/TRCA	
Decision:	Approved
Date:	27th November 2017
Description:	To lop off one branch of a birch tree that is pushing down and against my property wall. It will cause damage to the wall over time.

Reference - 22/02291/HHFUL	
Decision:	Approved
Date:	03rd November 2022
Description:	Replace oil boiler with 2 x Air source heat pumps

Planning records for: *Little Lodge Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 18/00335/TRCA	
Decision:	Approved
Date:	19th February 2018
Description:	3x Hornbeam, 2x Oak and Sycamore - Remove deadwood, crown clean and trim no more than 2m. Fell 2x Ash trees and Seedling tree

Planning records for: *Little Lodge Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 7700598FUL
Decision: Approved
Date: 30th May 1977
Description: DWELLING MANOR FARM RD WARESLEY

Reference - 9700867FUL
Decision: Approved
Date: 17th June 1997
Description: Erection of conservatory Little Lodge Manor Farm Road Waresley

Reference - 18/00814/TRCA
Decision: Approved
Date: 17th April 2018
Description: Remove 2x Hornbeams

Reference - 1400075FUL
Decision: Refused
Date: 05th February 2014
Description: Erect double cart lodge

Planning records for: *Little Lodge Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 23/01073/TRCA
Decision:     Approved
Date:           13th June 2023
Description: T1 Oak Cessile - Remove Deadwood and Reduce branches by 2 Meters. T2 English oak - Remove Deadwood

Reference - 1401546FUL
Decision:     Approved
Date:           15th August 2014
Description: Erect double car port

Reference - 9401544FUL
Decision:     Approved
Date:           29th November 1994
Description: Extension and alterations to dwelling Little Lodge, Manor Farm Road, Waresley.

Reference - 18/00814/TRCA
Decision:     Approved
Date:           17th April 2018
Description: Remove 2x Hornbeams

Planning records for: **Manor Farm Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 8000122FUL
<b>Decision:</b> Approved
<b>Date:</b> 28th January 1980
<b>Description:</b> ERECTION OF NEW BOUNDARY WALL MANOR FARM MANOR FARM ROAD WARESLEY
Reference - 23/02283/OHL
<b>Decision:</b> In progress
<b>Date:</b> 23rd November 2023
<b>Description:</b> Notice under The Overhead Lines (Exemption) (England & Wales) Regulation 2009 to facilitate a new connection, it has become necessary for UK Power Networks to install a new lame leg pole to support the upgrade of an existing pole mounted transformer
Reference - 21/01079/FUL
<b>Decision:</b> Approved
<b>Date:</b> 06th May 2021
<b>Description:</b> Removal of existing horse walker, erection of new horse walker and pesticide store
Reference - 7501388FUL
<b>Decision:</b> Approved
<b>Date:</b> 17th December 1975
<b>Description:</b> EXTENSION MANOR FARM MANOR ROAD WARESLEY

Planning records for: **Manor Farm Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 7600728OUT	
Decision:	Approved
Date:	21st June 1976
Description:	RESIDENTIAL DEVELOPMENT MANOR FARM WARESLEY

Reference - 20/02332/FUL	
Decision:	Approved
Date:	20th November 2020
Description:	Erection of a manege

Planning records for: **Water End House Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 19/01167/TRCA	
Decision:	Approved
Date:	07th June 2019
Description:	Leylandii (1,2,3,4) - Fell Yew (5) - Reduce by 15% and crown thin Leylandii (6,7,8) - Fell Horse Chestnut (9) - Fell

Reference - 17/02672/HHFUL	
Decision:	Approved
Date:	07th February 2018
Description:	To relocate the garage, remove falling lean-to and rebuild two storey replacement over the lean-to footprint.

Planning records for: **Repton House Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 21/00154/HHFUL
<b>Decision:</b> Approved
<b>Date:</b> 21st January 2021
<b>Description:</b> Two storey extension

Reference - 18/00510/TREE
<b>Decision:</b> Approved
<b>Date:</b> 07th March 2018
<b>Description:</b> Remove the stunted Ash for the good of the adjacent Sycamore tree. Remove Ash beneath the power lines

Reference - 0502240FUL
<b>Decision:</b> Approved
<b>Date:</b> 11th July 2005
<b>Description:</b> Erection of new garage and alterations to existing

Reference - 16/00143/HHFUL
<b>Decision:</b> Approved
<b>Date:</b> 21st January 2016
<b>Description:</b> Proposed Oak Framed Swimming Pool Building

Planning records for: **Repton House Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9400577FUL
Decision: Approved
Date: 03rd May 1994
Description: Erection of dwelling and garage The Lodge, Adj. Waresley Hall, Manor Farm Road, Waresley.

Reference - 1000496TREE
Decision: Approved
Date: 08th April 2010
Description: Works to trees

Reference - 0900710FUL
Decision: Approved
Date: 18th June 2009
Description: Two storey rear extension

Reference - 21/00250/TREE
Decision: Approved
Date: 03rd February 2021
Description: DD - Felling of one Sycamore to prevent structural collapse

Planning records for: **Repton House Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 24/01992/TREE	
Decision:	Approved
Date:	28th October 2024
Description:	T1 Lateral prune to reduce over extended branches on southern side by no more than 3 metres removing excess growth whilst making sure to maintain the trees natural shape On northern side lateral prune by no more than 2 metres to maintain and balance the trees natural shape and prevent contact damage to the corner of the property Remove dead or diseased wood T2 Lateral prune to reduce over extended branches by a maximum 2 metres to remove excess growth whilst making sure to maintain the trees natural shape Remove dead or diseased wood. T3 Lateral prune to reduce over extended branches by maximum 2 metres to remove excess growth making sure to maintain the trees natural shape Remove dead or diseased wood

Reference - 1000571NMA	
Decision:	Approved
Date:	27th April 2010
Description:	Amendment to planning permission 0900710FUL to omit kitchen window and door

Reference - 16/00229/TREE	
Decision:	Approved
Date:	04th February 2016
Description:	T2- Yew- remove deadwood and raise canopy by approx 4m T5A - Neighbours Evergreen Oak- reduce limb by approx 75% T9- Maple- reduce limb over Holly by approx 75% T14- Ash- Main Stem: remove all deadwood ivy then reshape long limbs over the road and reduce tree by 15-20% Small side stem: Dismantle and fell to ground level, due to damage to base of tree T15: Sycamore- raise canopy over cables

Planning records for: **Silvan House Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9901341FUL	
Decision:	Approved
Date:	08th September 1999
Description:	Erection of pitched roof to replace flat roof over lobby, garage & utility room



Planning records for: *Tetworth Barn Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 0101444FUL	
Decision:	Approved
Date:	25th July 2001
Description:	Extension of garden wall and addition of gate

Planning records for: *The Holt Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 7901188REM	
Decision:	Approved
Date:	24th July 1979
Description:	ERECTION OF A DWELLING ADJ NORTH DRIVE AND MANOR FARM ROAD WARESLEY

Reference - 7800012OUT	
Decision:	Approved
Date:	06th January 1978
Description:	DWELLING AND GARAGE MANOR FARM ROAD WARESLEY

Reference - 18/00117/TRCA	
Decision:	Approved
Date:	03rd January 2018
Description:	DD Fell lime due to major basal decay

Planning records for: *The Holt Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 18/00117/TRCA	
Decision:	Approved
Date:	03rd January 2018
Description:	DDFell lime due to major basal decay

Planning records for: *The Mullings Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 8601733OUT	
Decision:	Approved
Date:	07th November 1986
Description:	Bungalow and garage, Adj. Vine House, Manor Farm Road, Waresley

Reference - 8700554REM	
Decision:	Approved
Date:	23rd March 1987
Description:	Approval of layout, design and means of access for the erection of a bungalow and garage, adj. Vine House, Manor Farm Road, Waresley

Planning records for: *The Studio Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 8501341FUL	
Decision:	Approved
Date:	06th September 1985
Description:	Extension to dwelling and erection of gas storage tank. THE STUDIO, MANOR FARM ROAD, WARESELEY

Planning records for: *The Studio Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 14/01926/TRCA	
Decision:	Approved
Date:	11th November 2014
Description:	T1 Cherry: Fell: Tree is 75% dead T2 Larch: Remove limb over Mountain Ash, remove two small lowest limbs. Works to allow light to understorey. T3: Walnut: Remove four lowest limbs and thin crown by circa 20%. Works to allow light to understorey.

Reference - 8901767FUL	
Decision:	Approved
Date:	24th August 1989
Description:	Pitched roof, The Studio, Manor Farm Road, Waresley

Reference - 0212674FUL	
Decision:	Approved
Date:	22nd October 2002
Description:	Erection of studio following demolition of existing

Planning records for: *Waresley Grange Manor Farm Road Waresley Sandy SG19 3BX*

Reference - 23/01335/HHFUL	
Decision:	Approved
Date:	17th July 2023
Description:	Proposed single storey extension to the rear and new pitched roof replacing existing flat roof and also providing new covered storage area.

Planning records for: **Waresley Grange Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 8600583LBC
<p><b>Decision:</b>     Approved</p>
<p><b>Date:</b>         18th April 1986</p>
<p><b>Description:</b> Demolition of conservatory and boiler room, conversion of stable/garage to office and alterations, Waresley Grange, Waresley</p>
Reference - 0500478FUL
<p><b>Decision:</b>     Approved</p>
<p><b>Date:</b>         22nd February 2005</p>
<p><b>Description:</b> Construction of tennis court, perimeter wall and fencing</p>
Reference - 0402878TREE
<p><b>Decision:</b>     Approved</p>
<p><b>Date:</b>         06th September 2004</p>
<p><b>Description:</b> Felling of 3 Sycamore, 2 Alder and 1 Willow.</p>
Reference - 23/01332/TREE
<p><b>Decision:</b>     Approved</p>
<p><b>Date:</b>         17th July 2023</p>
<p><b>Description:</b> DD. T1 - Beech. Reduce the Beech to a height of 13 metres and reduce lateral spread to west (over neighbouring property) by no more than 6 metres.</p>

Planning records for: **Waresley Grange Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 21/02625/TREE
Decision: Approved
Date: 31st December 2020
Description: 8 x Pine trees - Fell - Trees are dangerous and may hit neighbouring property

Reference - 0400440FUL
Decision: Approved
Date: 17th February 2004
Description: Construction of tennis court with perimeter wall and fencing

Reference - 0400441LBC
Decision: Approved
Date: 17th February 2004
Description: Construction of tennis court with perimeter wall and fencing

Reference - 8600582FUL
Decision: Approved
Date: 18th April 1986
Description: Extension and part change of use of stable/garage wing to office, Waresley Grange, Waresley

Planning records for: *Waresley Grange Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 0402392LBC	
Decision:	Approved
Date:	26th July 2004
Description:	Alterations including replacement of windows and roof tiles with slates
Reference - 0400437LBC	
Decision:	Approved
Date:	11th February 2004
Description:	Replacement windows and doors and internal alterations
Reference - 0500479LBC	
Decision:	Approved
Date:	22nd February 2005
Description:	Construction of tennis court, perimeter wall and fencing
Reference - 19/01223/TREE	
Decision:	-
Date:	17th June 2019
Description:	DD TRCA: Horse Chesnut

Planning records for: **Waresley Grange Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9001827FUL	
Decision:	Withdrawn
Date:	15th November 1990
Description:	Two dwellings & garages Waresley Grange, Waresley.

Reference - 0401775LBC	
Decision:	Approved
Date:	01st June 2004
Description:	Alterations to dwelling

Reference - 0400401TREE	
Decision:	Approved
Date:	12th February 2004
Description:	Felling of trees

Planning records for: **Waresley Hall Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9300140FUL	
Decision:	Approved
Date:	10th February 1993
Description:	Removal of condition No.17 attached to planning permission 78H1401/91F Waresley Hall, Waresley.

Planning records for: **Waresley Hall Manor Farm Road Waresley Sandy SG19 3BX**

Reference - 24/02270/HHFUL
<b>Decision:</b> Approved
<b>Date:</b> 03rd December 2024
<b>Description:</b> Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish.

Reference - 0402749TREE
<b>Decision:</b> Approved
<b>Date:</b> 06th August 2004
<b>Description:</b> Felling of 6 cherries

Reference - 24/02269/LBC
<b>Decision:</b> Approved
<b>Date:</b> 03rd December 2024
<b>Description:</b> Erection of estate fencing and gates and Retrospective planning for an EV/car charger and satellite dish.

Reference - 8100475LBC
<b>Decision:</b> Approved
<b>Date:</b> 17th March 1981
<b>Description:</b> PART DEMOLITION REPAIR ALTERATIONS OD SE AND NW WINGS WARESLEY HALL WARESLEY



Planning records for: **Waresley Hall Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 9101393LBC	
Decision:	Approved
Date:	23rd October 1991
Description:	Conversion and alteration of existing buildings to form two dwellings, Waresley Hall, Waresley, Sandy

Reference - 8100474FUL	
Decision:	Approved
Date:	17th March 1981
Description:	DEMOLITION AND RECONSTRUCTION WARESLEY HALL WARESLEY

Reference - 9101401FUL	
Decision:	Approved
Date:	25th October 1991
Description:	Conversion & alt. of existing buildings to form 2 dwellings and erection of 1 dwelling with new vehicular access Waresley Hall, Waresley.

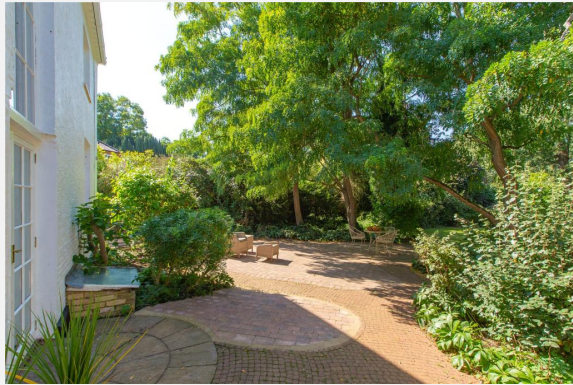
Planning records for: **The Vine House Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX**

Reference - 0802278CAC	
Decision:	Approved
Date:	07th August 2008
Description:	Demolition of garden wall

Planning records for: *The Vine House Manor Farm Road Waresley Sandy Bedfordshire SG19 3BX*

Reference - 0802710FUL	
Decision:	Approved
Date:	16th September 2008
Description:	Demolition of and rebuilding of boundary wall, and erection of gates

Reference - 0501992FUL	
Decision:	Approved
Date:	29th June 2005
Description:	Extension to conservatory

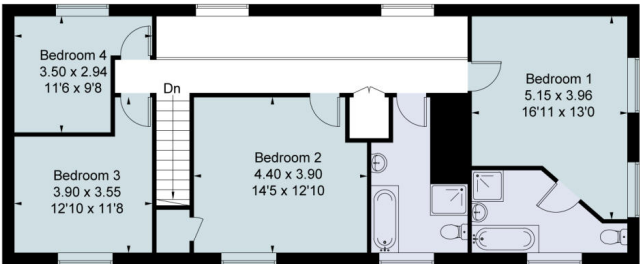




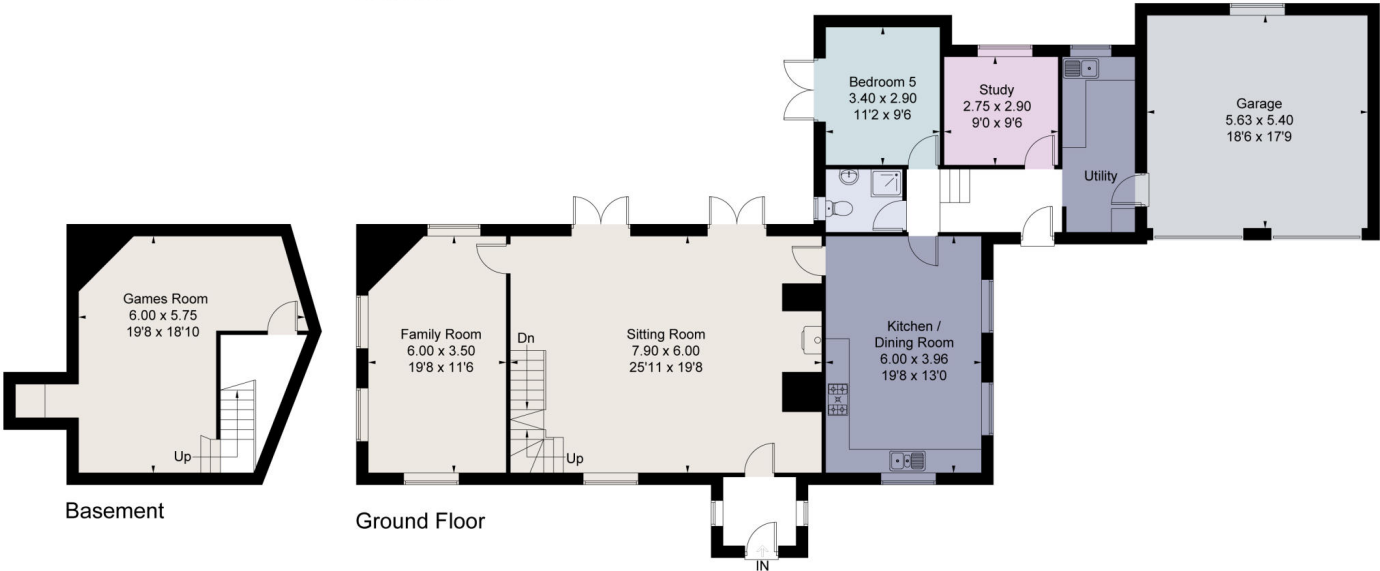


**WARESLEY HALL, MANOR FARM ROAD, WARESLEY,  
SANDY, SG19**

Approximate Floor Area = 259.2 sq m / 2790 sq ft



First Floor



Ground Floor

Basement

Drawn for illustration and identification purposes only by fourwalls-group.com 285869

## Central Heating

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Oil Central heating



### 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.



/cookecurtisco



/cookecurtisco

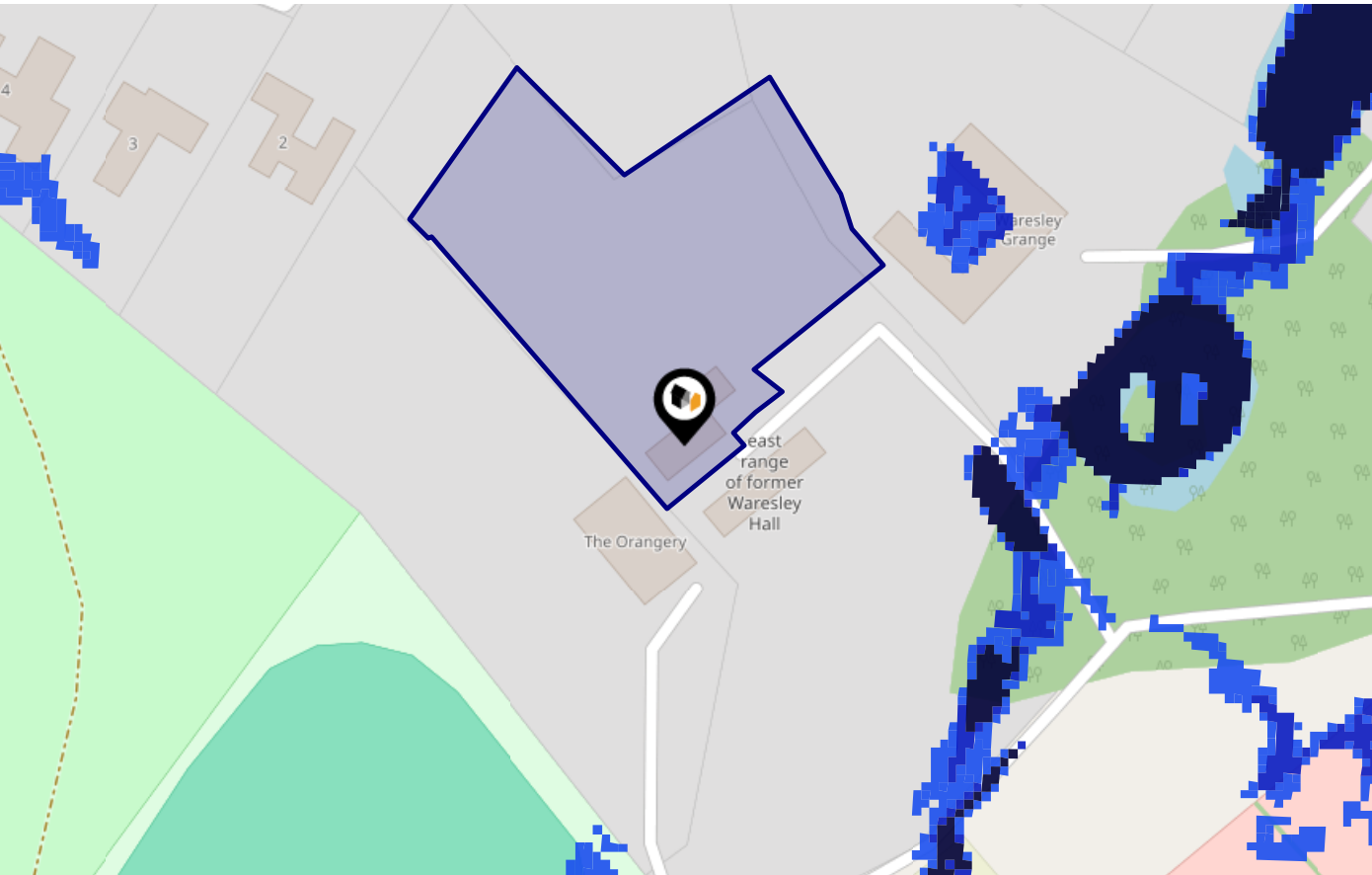


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

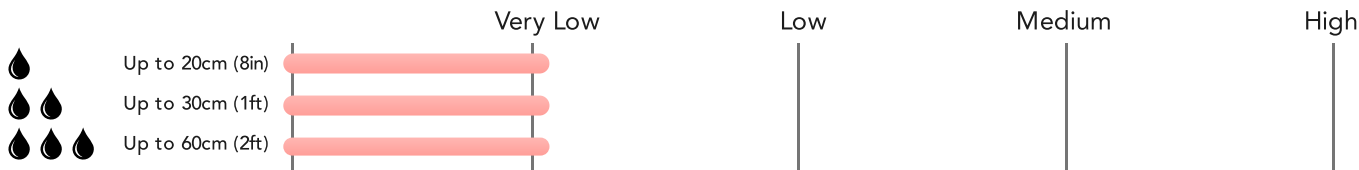


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

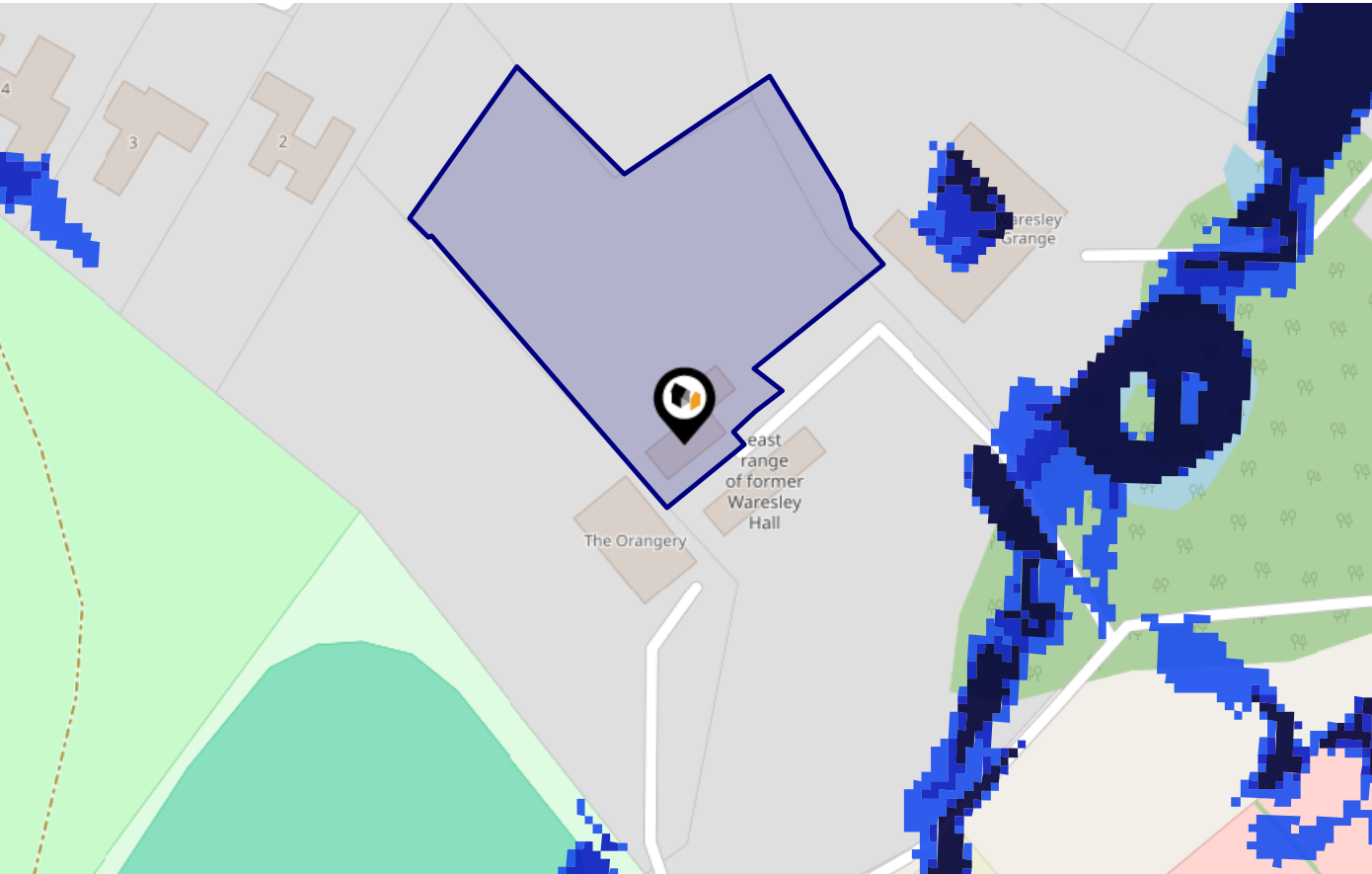


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

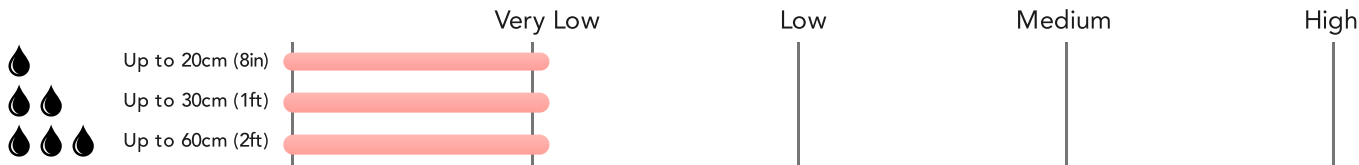


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

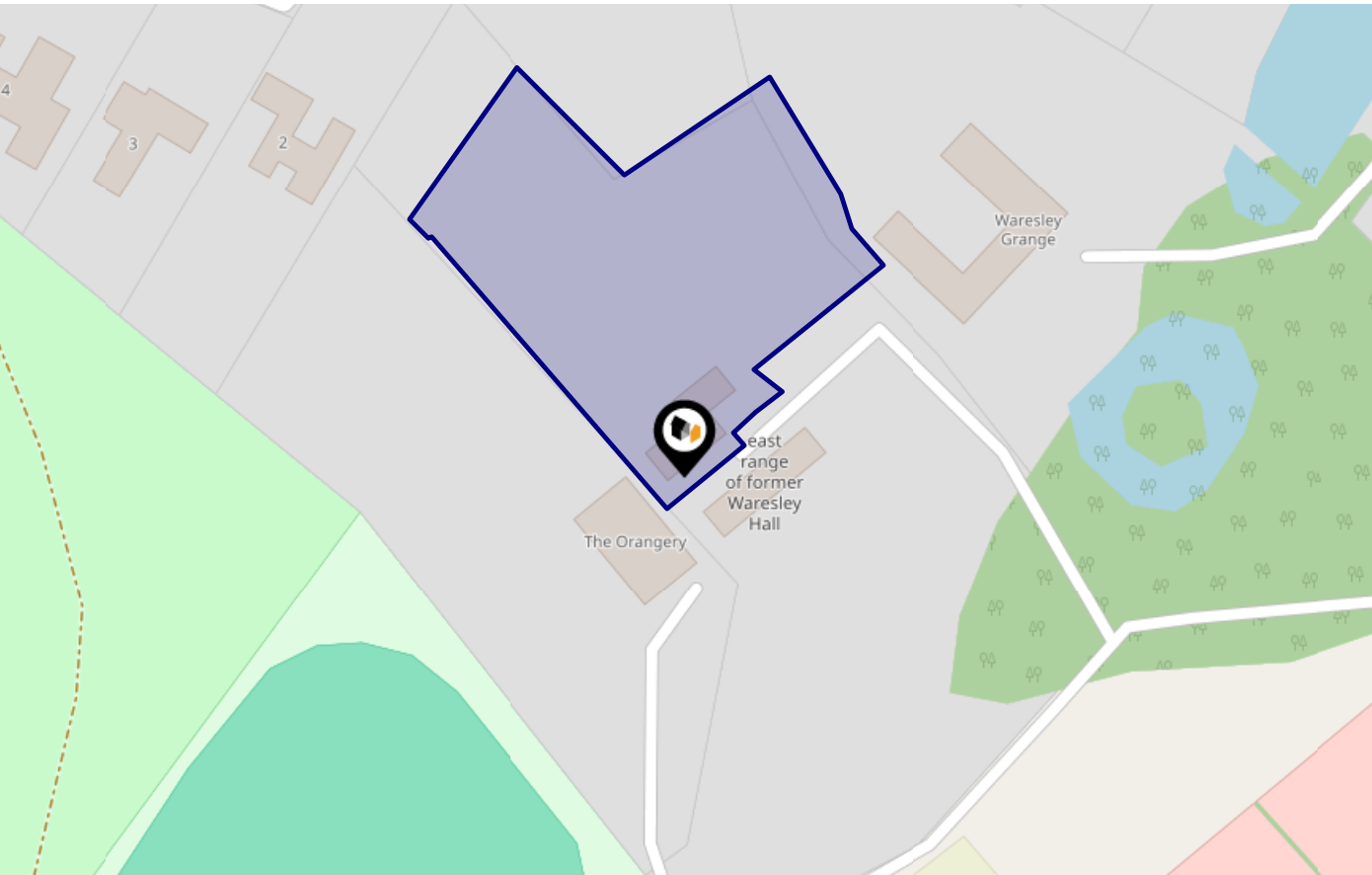


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

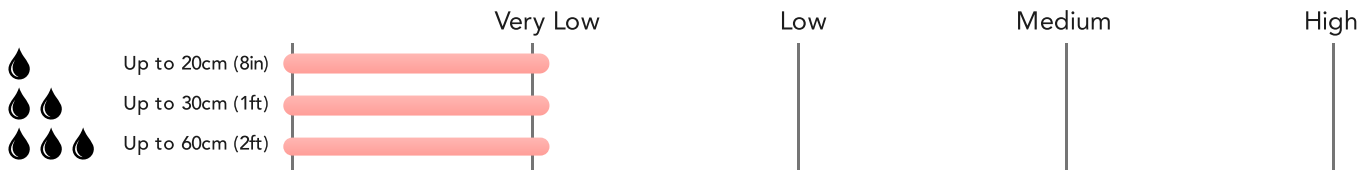


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

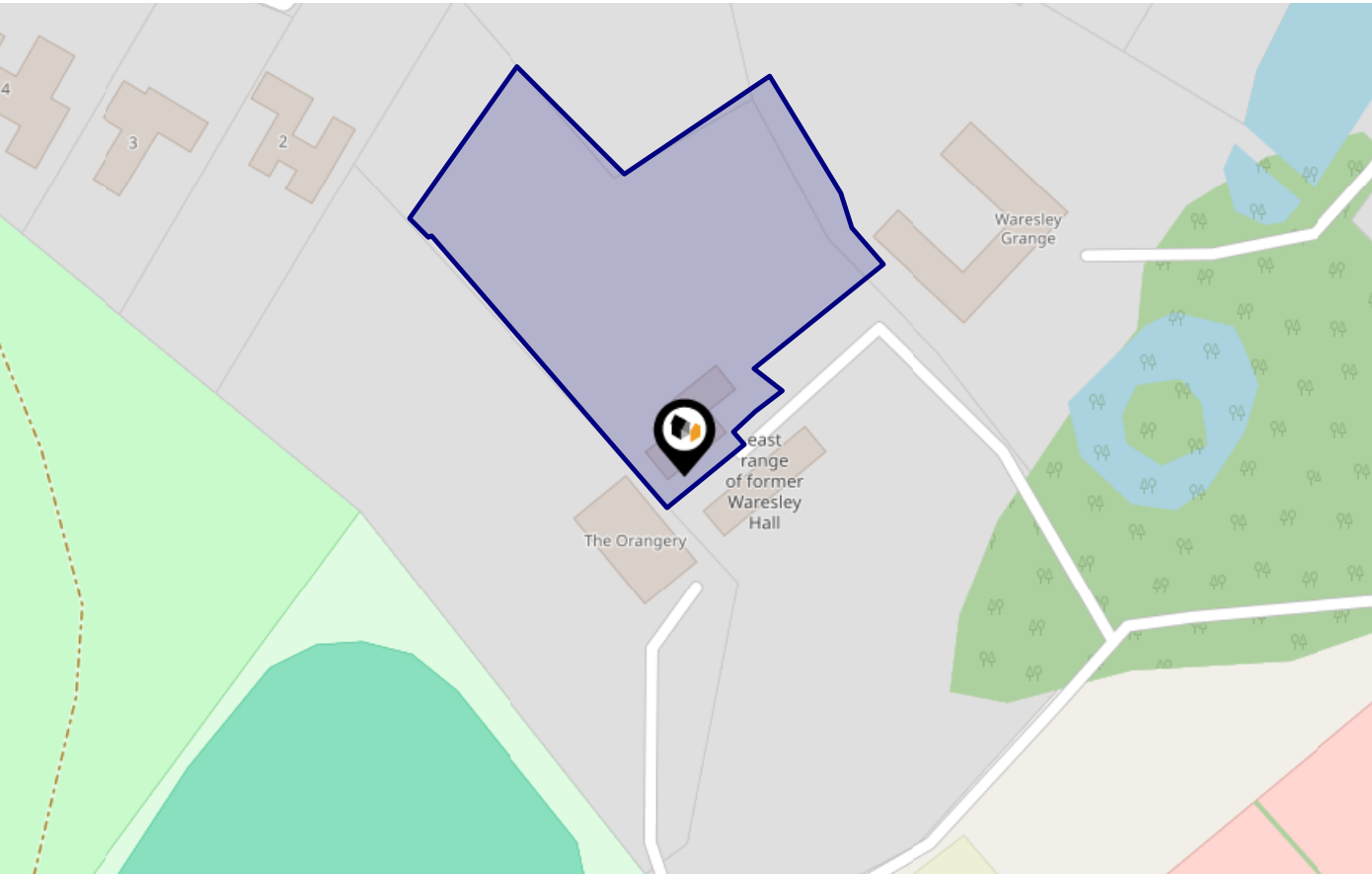


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

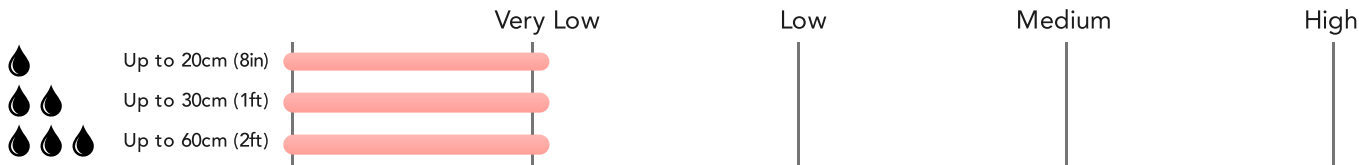


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

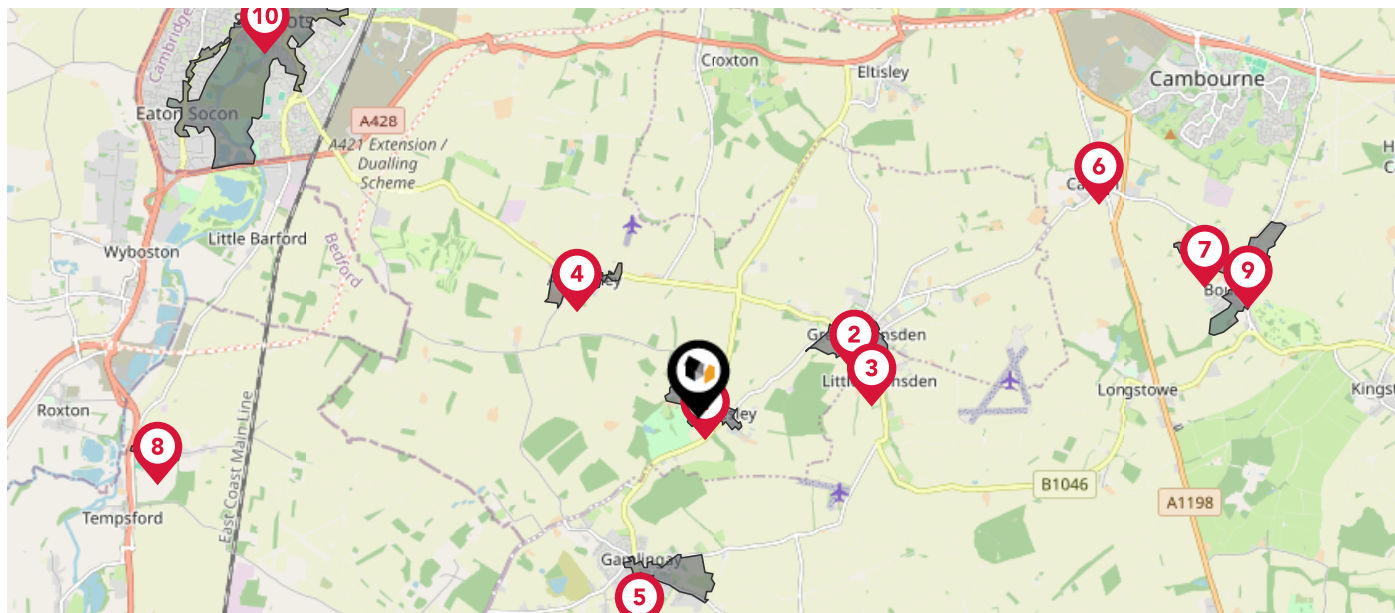


# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Waresley



Great Gransden



Little Gransden



Abbotsley



Gamlingay



Caxton



Bourn Caxton End



Tempsford (Langford End)

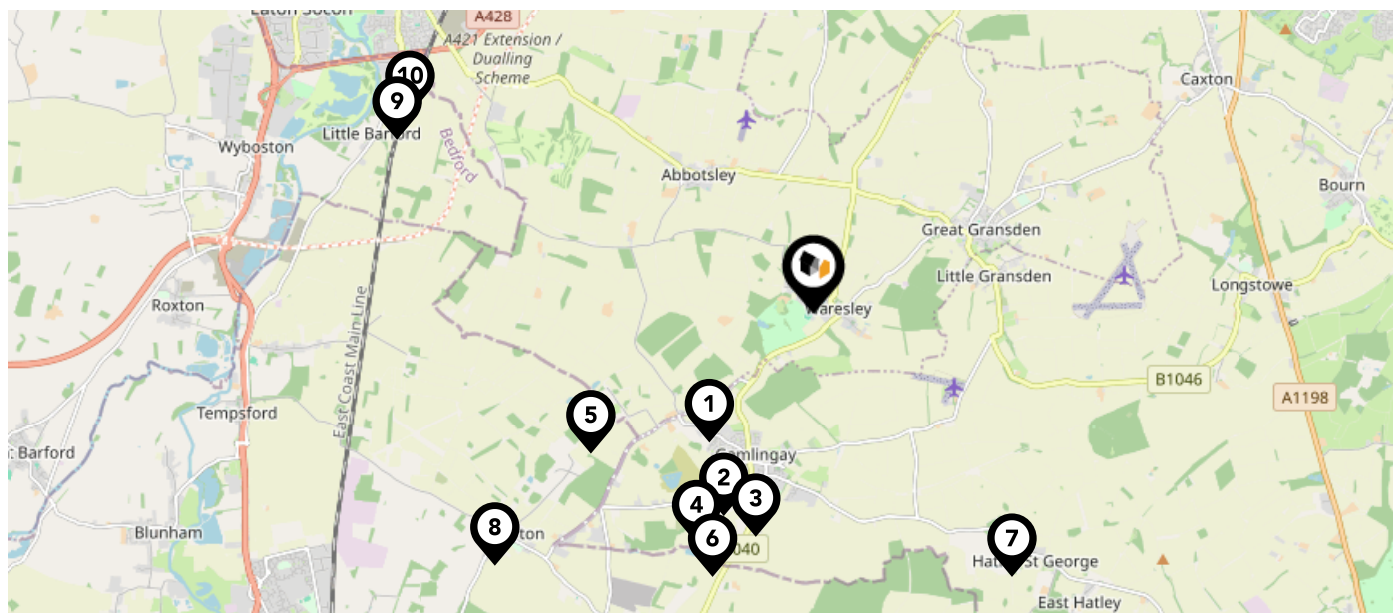


Bourn Village and Hall



St Neots

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

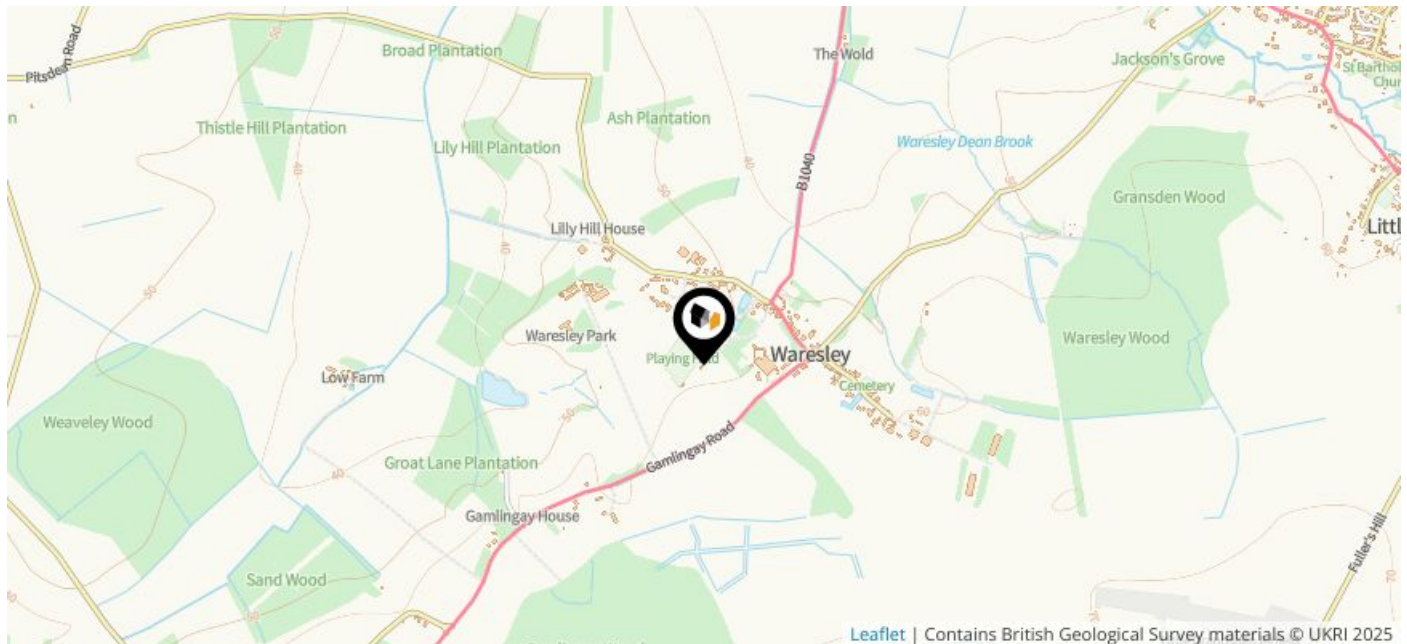


### Nearby Landfill Sites

1	Clapham-Gamlingay Cinqes, Gamlingay, Cambridgeshire	Historic Landfill	
2	Dennis Green-Gamlingay	Historic Landfill	
3	Potton Road-Gamlingay	Historic Landfill	
4	Mount Pleasant-Gamlingay	Historic Landfill	
5	Old Woodbury Farm-Gamlingay	Historic Landfill	
6	Potton Road-Gamlingay	Historic Landfill	
7	Hatley Park-Gamlingay Road, Hatley St George	Historic Landfill	
8	Everton-Bedfordshire	Historic Landfill	
9	Land adjacent to National Power Site-Little Barford Power Station, Little Barford, Bedfordshire	Historic Landfill	
10	Little Barford Power Station-Little Barford	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



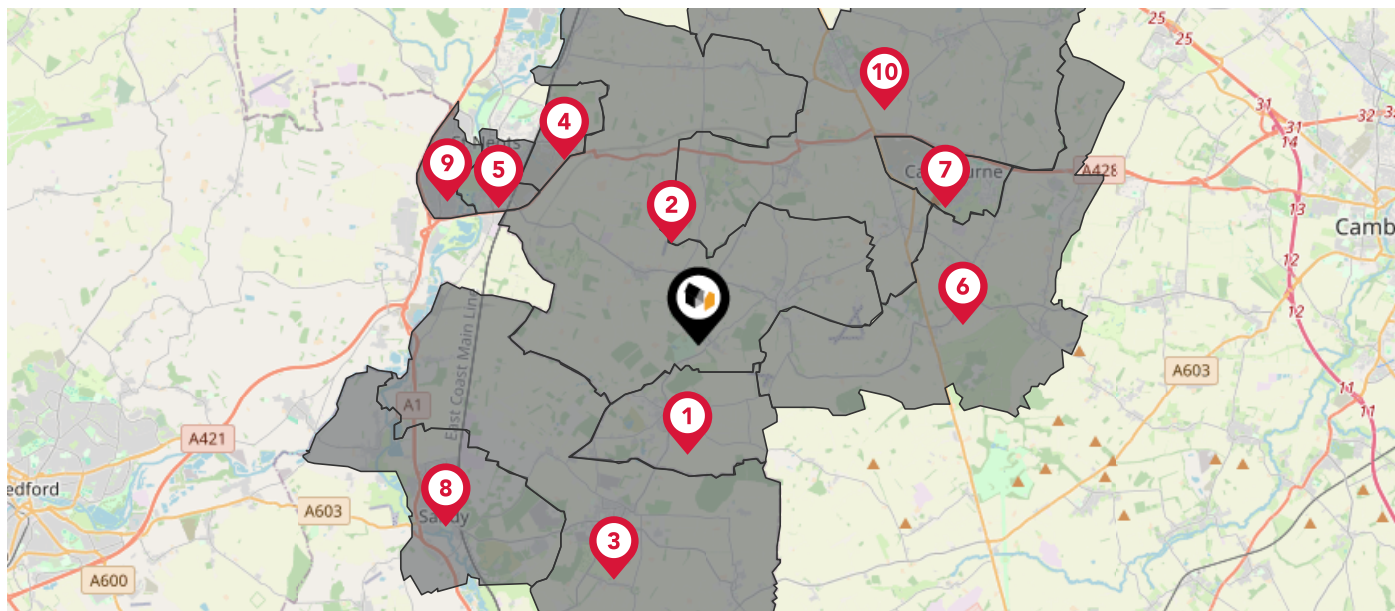
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Gamlingay Ward



Great Paxton Ward



Potton Ward



St. Neots East Ward



St. Neots Eynesbury Ward



Caldecote Ward



Cambourne Ward



Sandy Ward



St. Neots Eatons Ward

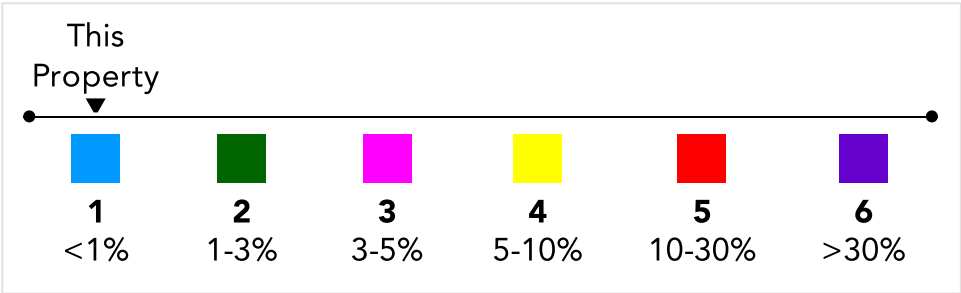
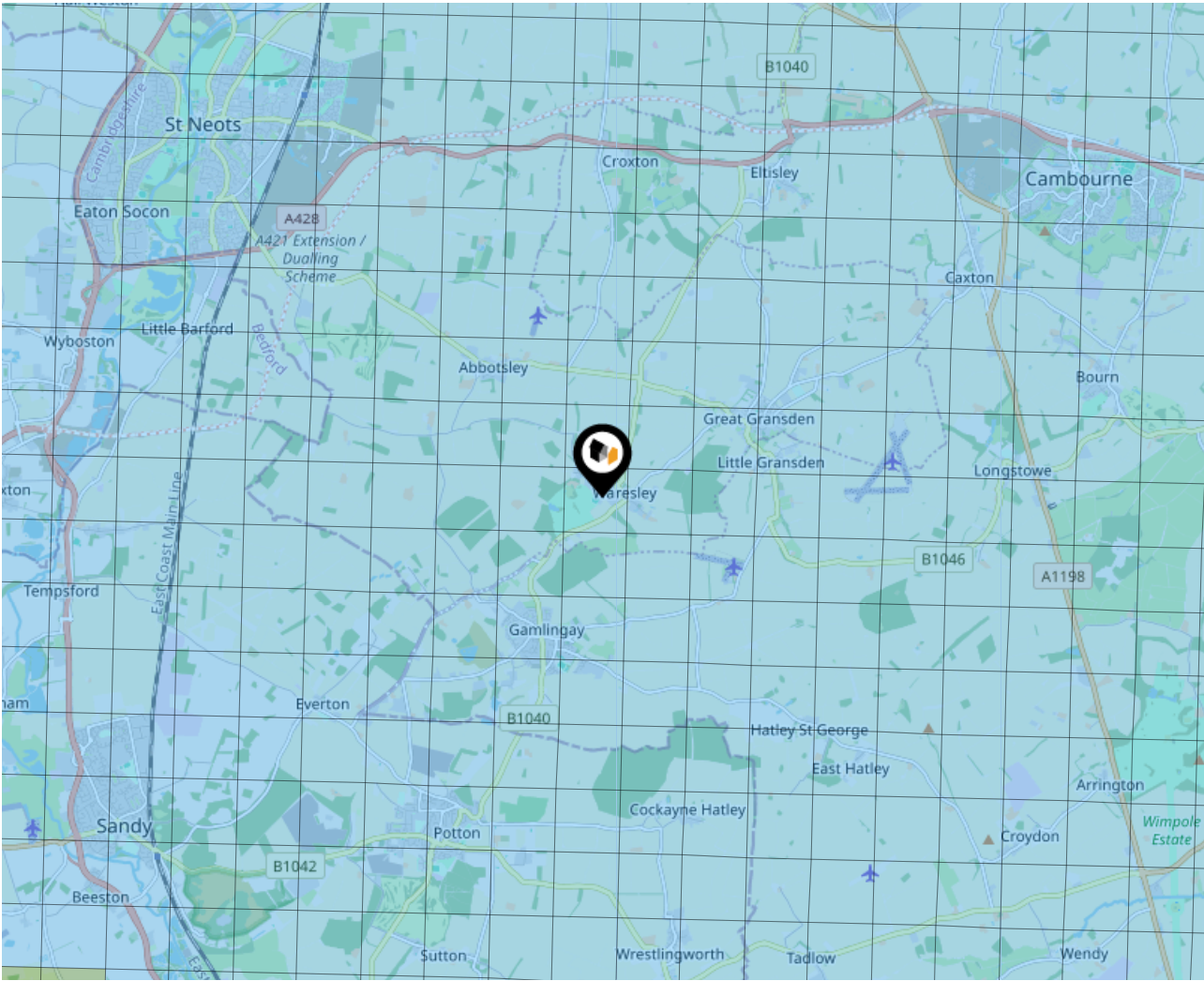


Caxton & Papworth Ward



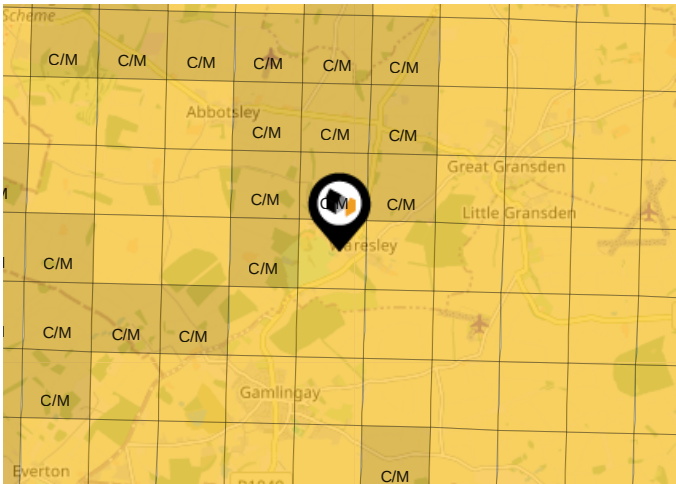
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

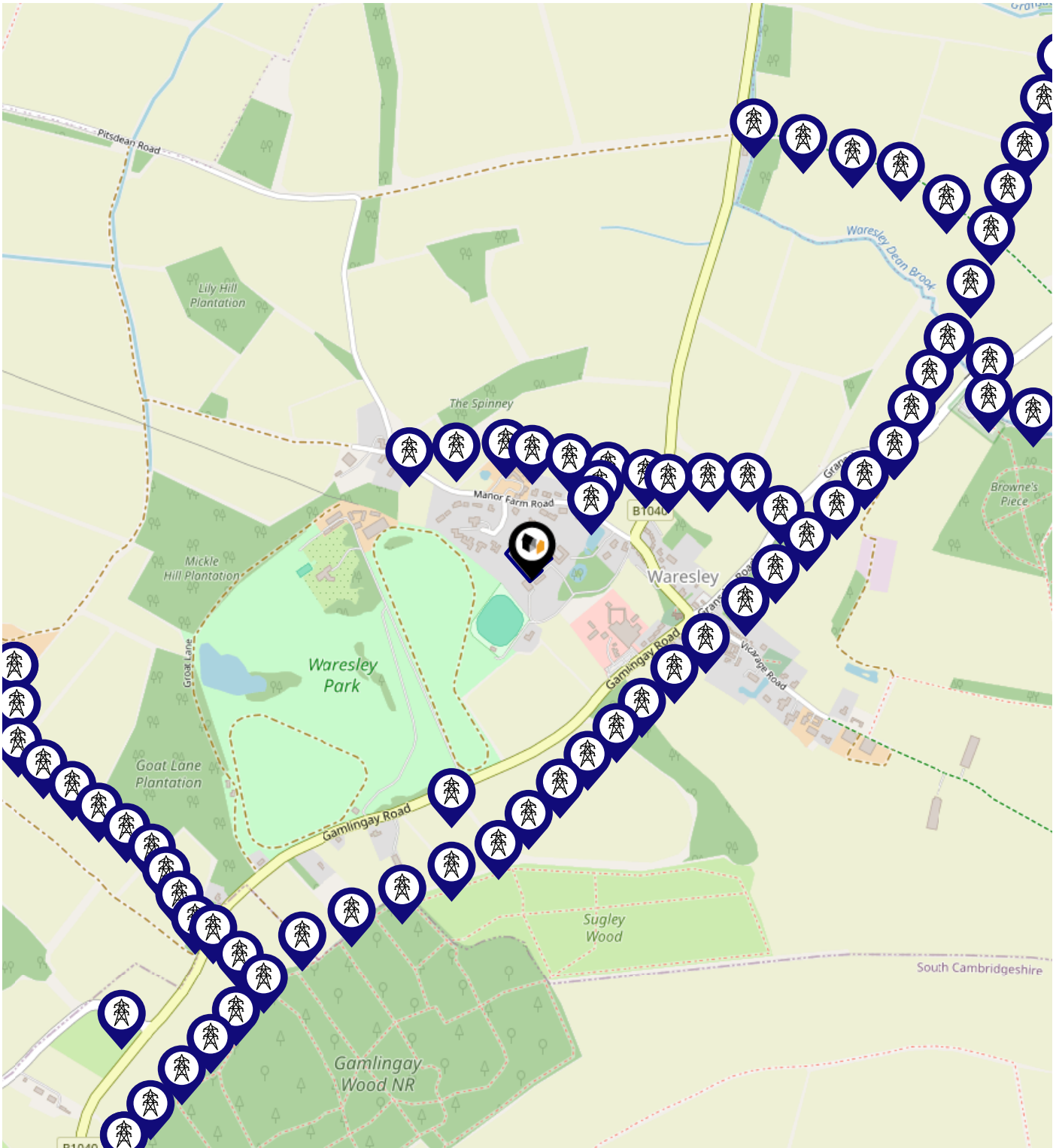


### Primary Classifications (Most Common Clay Types)



<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area

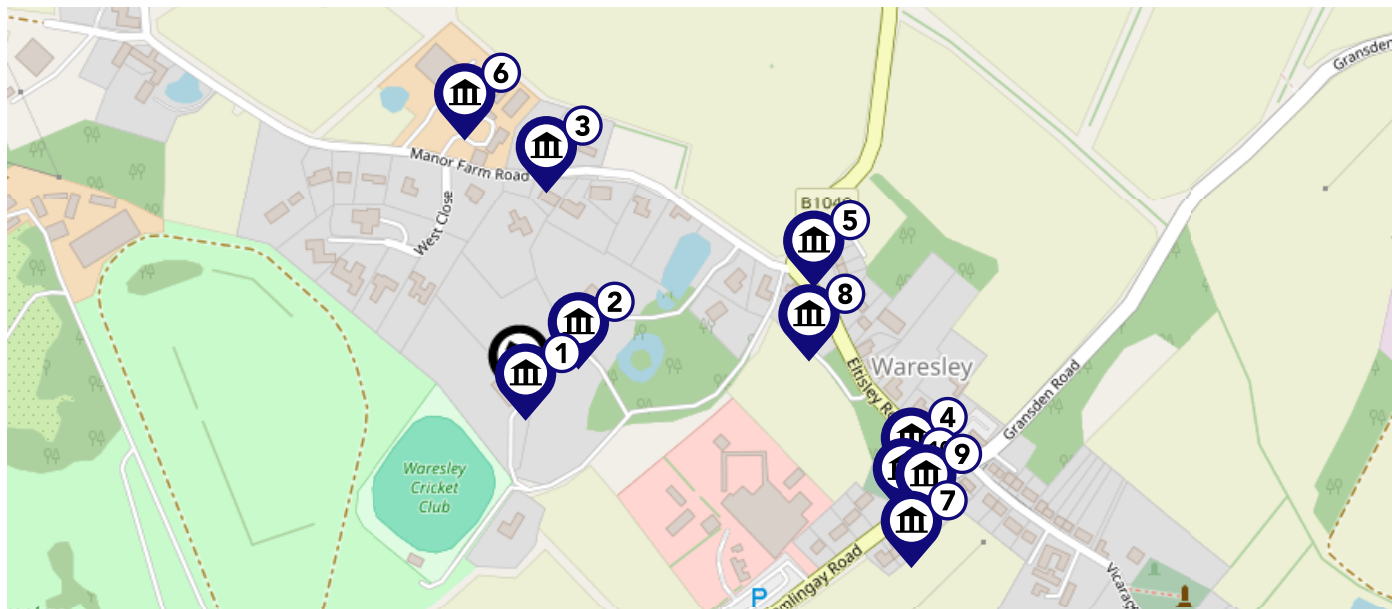
## Masts & Pylons













### Key:

-  Power Pylons
-  Communication Masts

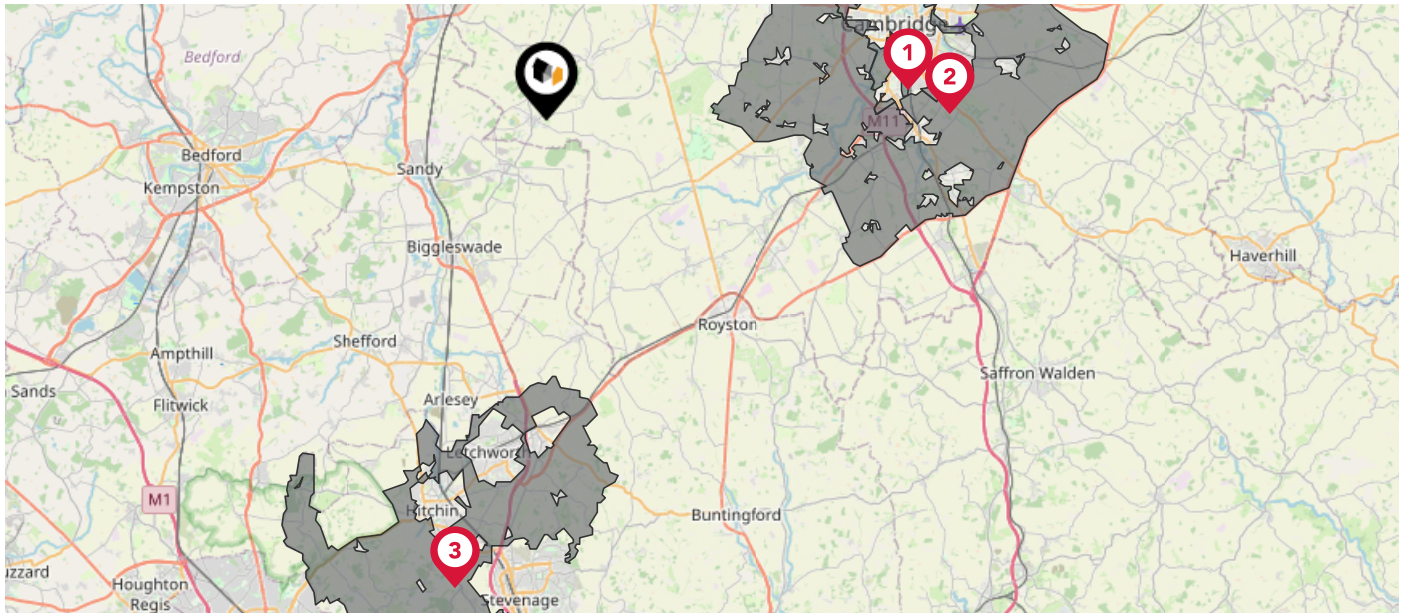
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...






Listed Buildings in the local district		Grade	Distance
	1289895 - Waresley Hall	Grade II	0.0 miles
	1211674 - Waresley Grange	Grade II	0.0 miles
	1211676 - Manor Farm Cottages	Grade II	0.1 miles
	1211595 - Milestone About 10 Yards West Of Duncombe Arms	Grade II	0.2 miles
	1289882 - 5 And 6, The Square	Grade II	0.2 miles
	1289881 - Barn And Stables North West Of Manor Farmhouse	Grade II	0.2 miles
	1211652 - 9, 11 And 13, Gamlingay Road	Grade II	0.2 miles
	1211592 - 1 And 2, The Bank	Grade II	0.2 miles
	1211593 - Village Pump And Drinking Fountain 15 Yards East Of Church	Grade II	0.2 miles
	1289920 - Church Of St James The Great	Grade II	0.2 miles

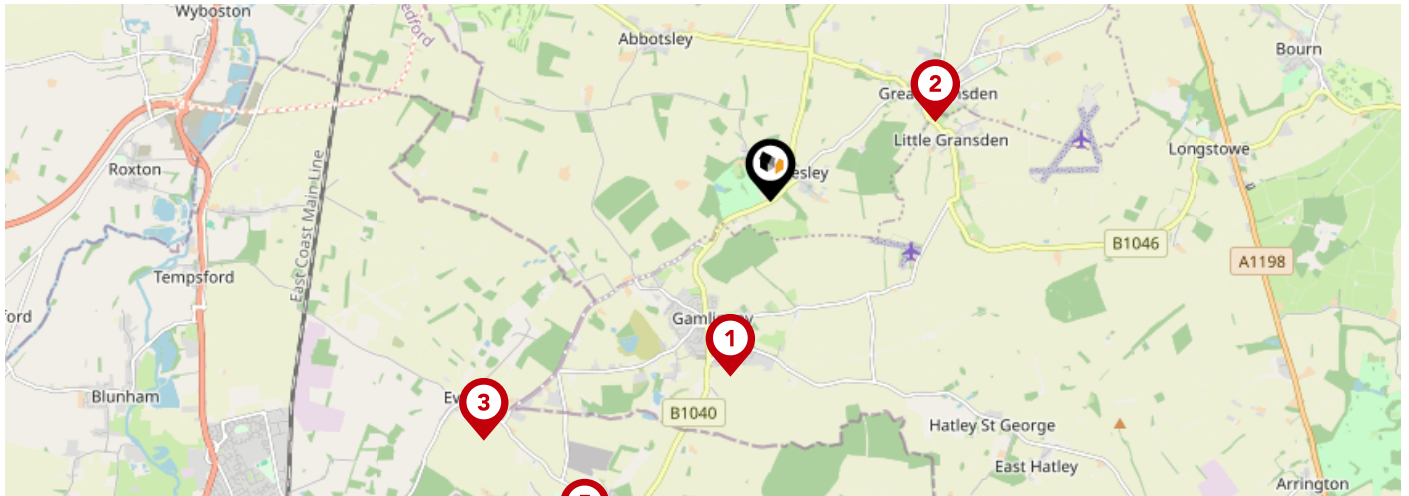


This map displays nearby areas that have been designated as Green Belt...

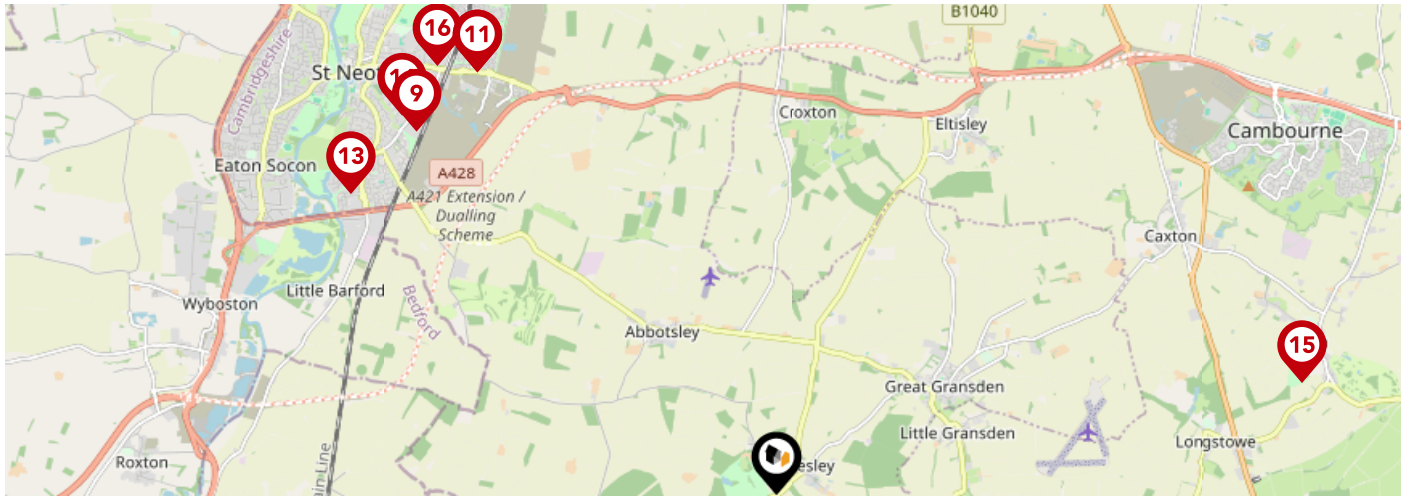


### Nearby Green Belt Land

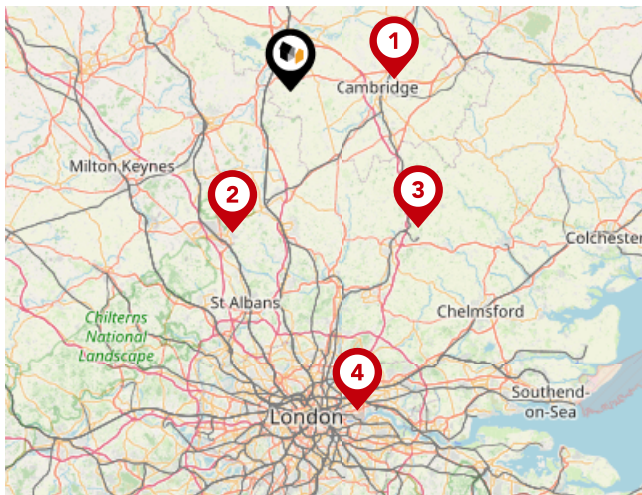
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  London Green Belt - North Hertfordshire








		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Gamlingay Village Primary</b> Ofsted Rating: Good   Pupils: 400   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Barnabas Oley CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 142   Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Everton Heath Primary School</b> Ofsted Rating: Good   Pupils: 84   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 52   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Potton Primary School</b> Ofsted Rating: Good   Pupils: 413   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Middlefield Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 212   Distance:4.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wrestlingworth CofE VC Lower School</b> Ofsted Rating: Good   Pupils: 42   Distance:4.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Winhills Primary Academy</b> Ofsted Rating: Good   Pupils: 268   Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







		Nursery	Primary	Secondary	College	Private
9	<b>Samuel Pepys School</b> Ofsted Rating: Outstanding   Pupils: 123   Distance:4.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>The Round House Primary Academy</b> Ofsted Rating: Good   Pupils: 407   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Wintringham Primary Academy</b> Ofsted Rating: Good   Pupils: 209   Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Sutton CofE VA Lower School</b> Ofsted Rating: Good   Pupils: 73   Distance:4.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Ernulf Academy</b> Ofsted Rating: Requires improvement   Pupils: 733   Distance:4.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>St Mary's Church of England Primary School St Neots</b> Ofsted Rating: Good   Pupils: 71   Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Bourn CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>Priory Junior School</b> Ofsted Rating: Good   Pupils: 308   Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



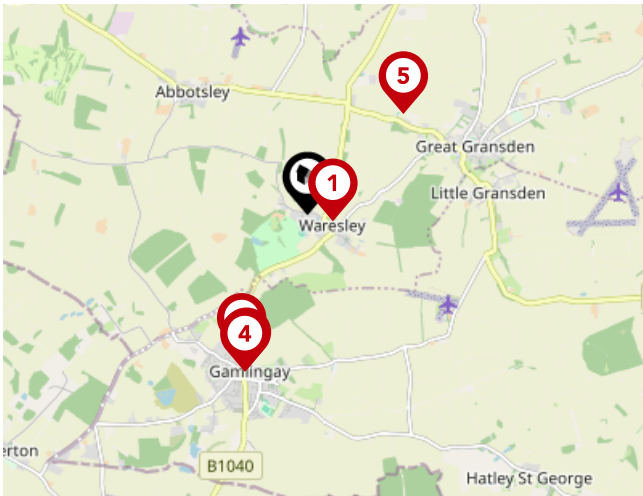
## Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J10	11.4 miles
	A1(M) J13	13.27 miles
	A1(M) J14	14.18 miles
	A1(M) J9	14.74 miles
	A1(M) J8	17.16 miles

## Airports/Helipads

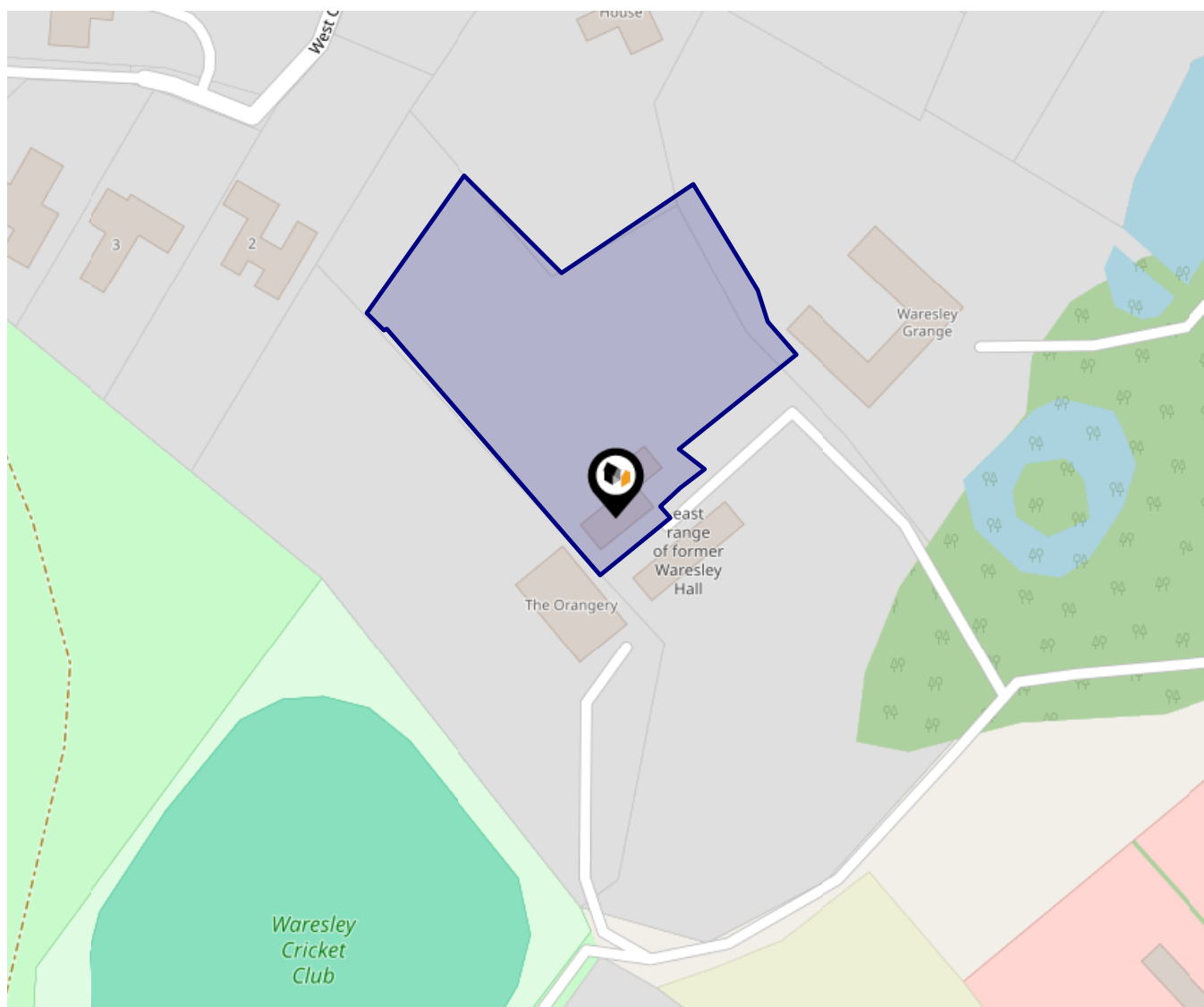
Pin	Name	Distance
	Cambridge	15.16 miles
	Luton Airport	22.16 miles
	Stansted Airport	27.2 miles
	Silvertown	47.54 miles





Bus Stops/Stations

Pin	Name	Distance
1	St James's Church	0.24 miles
2	Grays Road	1.4 miles
3	Church Street	1.51 miles
4	Church Street	1.52 miles
5	Meadow Way	1.27 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# 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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