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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 29<sup>th</sup> October 2025**



**ALMS HILL, BOURN, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

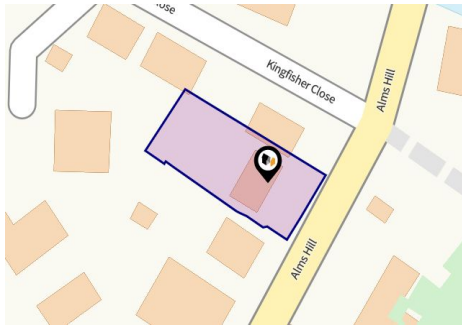
01223 508 050

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Property

|                  |                                            |
|------------------|--------------------------------------------|
| Type:            | Detached                                   |
| Bedrooms:        | 3                                          |
| Floor Area:      | 1,302 ft <sup>2</sup> / 121 m <sup>2</sup> |
| Plot Area:       | 0.19 acres                                 |
| Council Tax :    | Band F                                     |
| Annual Estimate: | £3,488                                     |
| Title Number:    | CB483632                                   |

Local Area

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

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

|      |      |      |
|------|------|------|
| 6    | 80   | 1000 |
| mb/s | mb/s | mb/s |
|      |      |      |

Mobile Coverage:  
(based on calls indoors)

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|--|--|--|--|

Satellite/Fibre TV Availability:

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

Planning records for: **28 Alms Hill Bourn CB23 2SH**

| Reference - 20/2262/TTCA |                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Awaiting decision                                                                                                                                                                                                                                                                                                                                 |
| Date:                    | 03rd November 2020                                                                                                                                                                                                                                                                                                                                |
| Description:             | We are proposing the following works to help maintain and keep the trees in the best possible condition: T2 - Beech - reduce height of tree by two metres and shape laterals accordingly by two metres. T3 - Three Yew trees and one Holly - reduce height of trees by 0.5m. T4 - Laurel - laterally prune hard back from drive entrance by 0.5m. |

| Reference - 20/2263/TTCA |                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Awaiting decision                                                                                                                                                                                                                                                                                                                                 |
| Date:                    | 03rd November 2020                                                                                                                                                                                                                                                                                                                                |
| Description:             | We are proposing the following works to help maintain and keep the trees in the best possible condition: T2 - Beech - reduce height of tree by two metres and shape laterals accordingly by two metres. T3 - Three Yew trees and one Holly - reduce height of trees by 0.5m. T4 - Laurel - laterally prune hard back from drive entrance by 0.5m. |

Planning records for: **28 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - 20/2319/TTPO |                                                                                                                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                  |
| Date:                    | 11th November 2020                                                                                                                                                                                       |
| Description:             | TPO 0005 (1973) A106: T1 - Sycamore - reduce height of tree to previous pruning points and shape laterals accordingly by two metres (to help maintain and keep the tree in the best possible condition). |

Planning records for: **Manor Farm Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/1413/16/FL |                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                     |
| Date:                    | 27th May 2016                                                                                                                                                               |
| Description:             | Change of use of a grass paddock (Area A) to a small scale campsite and part of an unused barn (Building B) to house toilets/showers waste disposal and washing facilities. |

Planning records for: **Manor Farm Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>Reference - S/2190/11</b>                                                    |
| <b>Decision:</b> -                                                              |
| <b>Date:</b> 31st October 2011                                                  |
| <b>Description:</b><br>Erection of offices following demolition of outbuildings |

|                                          |
|------------------------------------------|
| <b>Reference - S/2514/19/FL</b>          |
| <b>Decision:</b> Decided                 |
| <b>Date:</b> 22nd July 2019              |
| <b>Description:</b><br>Storage container |

|                                                                      |
|----------------------------------------------------------------------|
| <b>Reference - S/1548/11</b>                                         |
| <b>Decision:</b> Decided                                             |
| <b>Date:</b> 01st August 2011                                        |
| <b>Description:</b><br>Change of Use from Office (B1) to Retail (A1) |

Planning records for: **1 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

|                                                              |
|--------------------------------------------------------------|
| <b>Reference - 22/0208/TTCA</b>                              |
| <b>Decision:</b> Decided                                     |
| <b>Date:</b> 18th February 2022                              |
| <b>Description:</b><br>Old Apple tree in front garden - Fell |



Planning records for: **1 Alms Hill Bourn CB23 2SH**

| Reference - 20/1215/TTCA                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                   |
| <b>Date:</b> 26th March 2020                                                                                               |
| <b>Description:</b><br>Remove Single blackthorn tree. Dead with fungal growth on trunk, to left hand side of front garden. |

| Reference - S/2695/17/FL                                                                                     |
|--------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                     |
| <b>Date:</b> 01st August 2017                                                                                |
| <b>Description:</b><br>Erection of an eight foot by eight foot summer house at the rear of 1 Alms Hill Bourn |

| Reference - S/2696/17/LB                                                                                     |
|--------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Withdrawn                                                                                   |
| <b>Date:</b> 01st August 2017                                                                                |
| <b>Description:</b><br>Erection of an eight foot by eight foot summer house at the rear of 1 Alms Hill Bourn |

| Reference - S/2845/18/TC                                                         |
|----------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                         |
| <b>Date:</b> 19th July 2018                                                      |
| <b>Description:</b><br>***5 DAY NOTICE*** Remove a dead and dangerous apple tree |

Planning records for: **1 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - 22/0207/TTPO |                                                                                                                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                          |
| Date:                    | 18th February 2022                                                                                               |
| Description:             | T1 Walnut - Reduce crown by 2-3m to reduce load on over-extended limbs and reduce risk of further branch failure |

Planning records for: **9 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/0203/09/F |                                                                                  |
|-------------------------|----------------------------------------------------------------------------------|
| Decision:               | Decided                                                                          |
| Date:                   | 13th February 2009                                                               |
| Description:            | Erection of 2 Double Carports & Store Building for Existing House & New Bungalow |

Planning records for: **11 Alms Hill Bourn Cambridgeshire CB23 2SH**

| Reference - 24/1280/TTCA |                       |
|--------------------------|-----------------------|
| Decision:                | Decided               |
| Date:                    | 08th November 2024    |
| Description:             | False Acacia - Remove |

| Reference - S/2050/11 |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| Decision:             | -                                                                        |
| Date:                 | 12th October 2011                                                        |
| Description:          | Prior Notification for Installation of DSLAM Telecommunications Cabinet. |

Planning records for: **14 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/2079/14/DC                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                    |
| <b>Date:</b> 29th August 2014                                                                                                                               |
| <b>Description:</b><br>Discharge of conditions 3 and 4 of planning approval S/1011/14 (Conversion and rebuilding of redundant outbuildings for office use). |

| Reference - 20/03133/CONDA                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                                                                                                        |
| <b>Date:</b> 06th June 2022                                                                                                                                                                                                                     |
| <b>Description:</b><br>Submission of details required by conditions 3 (window and fireplace) and 4 (methodology statement of the opening up works and how the bressumer will be supported during the works) of planning permission 20/03133/LBC |

| Reference - S/00761/13FL                                                                          |
|---------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                          |
| <b>Date:</b> 15th April 2013                                                                      |
| <b>Description:</b><br>Change of Use of an Agricultural Store Building to Butchers (Use Class A1) |

| Reference - S/1012/14/LB                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                         |
| <b>Date:</b> 02nd May 2014                                                                                                                       |
| <b>Description:</b><br>Listed Building consent for conversion and rebuilding of redundant outbuildings for office use largely on same footprint. |

Planning records for: **14 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/0105/11                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                   |
| <p><b>Date:</b> 21st January 2011</p>                                                                                                                                             |
| <p><b>Description:</b><br/>Demolish Barn A attached to listed structure. Demolish Barn B within curtilage of listed structure.</p>                                                |
| Reference - S/2469/14/LB                                                                                                                                                          |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                   |
| <p><b>Date:</b> 15th October 2014</p>                                                                                                                                             |
| <p><b>Description:</b><br/>Removal of tin cladding double doors to the rear of the Great Barn and replacement with inward opening timber doors.</p>                               |
| Reference - S/1596/12/LB                                                                                                                                                          |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                   |
| <p><b>Date:</b> 27th July 2012</p>                                                                                                                                                |
| <p><b>Description:</b><br/>Alterations: replace 3 windows in 1930's extension 1 door open up fireplace install flue liner chimney pot and cowl for wood burner render repairs</p> |
| Reference - S/2233/11                                                                                                                                                             |
| <p><b>Decision:</b> -</p>                                                                                                                                                         |
| <p><b>Date:</b> 31st October 2011</p>                                                                                                                                             |
| <p><b>Description:</b><br/>Demolition rebuild and alteration to barns to form offices.</p>                                                                                        |

Planning records for: **Manor Farm 14 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/0214/14/AD                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                                                                                   |
| <b>Date:</b> 27th January 2014                                                                                                                                                                                             |
| <b>Description:</b><br>Replacement of 2 existing signs                                                                                                                                                                     |
| Reference - S/1611/13/FL                                                                                                                                                                                                   |
| <b>Decision:</b> Decided                                                                                                                                                                                                   |
| <b>Date:</b> 23rd July 2013                                                                                                                                                                                                |
| <b>Description:</b><br>Change of use of an agricultural building to manufacture and storage                                                                                                                                |
| Reference - 20/03133/LBC                                                                                                                                                                                                   |
| <b>Decision:</b> Awaiting decision                                                                                                                                                                                         |
| <b>Date:</b> 14th July 2020                                                                                                                                                                                                |
| <b>Description:</b><br>Replacement metal framed window, opening up of the kitchen fireplace by removing the modern infill and lining, plastering and fitting of bespoke timber cupboards in the space of the reveal/hearth |
| Reference - S/1011/14/FL                                                                                                                                                                                                   |
| <b>Decision:</b> Decided                                                                                                                                                                                                   |
| <b>Date:</b> 02nd May 2014                                                                                                                                                                                                 |
| <b>Description:</b><br>Conversion and rebuilding of redundant outbuildings for office use largely on same footprint.                                                                                                       |



Planning records for: **15 Alms Hill Bourn CB23 2SH**

| Reference - 21/02689/HFUL |                                                                       |
|---------------------------|-----------------------------------------------------------------------|
| Decision:                 | Decided                                                               |
| Date:                     | 09th June 2021                                                        |
| Description:              | Demolish a rear conservatory to construct a two storey rear extension |

Planning records for: **26 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/3454/19/TC |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Date:                    | 03rd October 2019                                                                                                                                                                                                                                                                                                                                                                                                                |
| Description:             | T1 Cherry - Reduce crown by 1.5m T2 Mauve Prunus - Reduce crown by 1.5-2m T3 Poplar - Remove low limb growing towards telegraph pole and shorten lateral branches on opposite side by 3m T4 Ash - Reduce crown by 1.5-2m T5 Ash - Reduce crown by 1.5-2m Group 1 Mixed species - Reduce lateral branches back to boundary Group 2 Mixed species - Reduce lateral branches back to boundary and T7 Yew - Reduce lower crown by 2m |

| Reference - S/0225/14/FL |                                                                   |
|--------------------------|-------------------------------------------------------------------|
| Decision:                | Decided                                                           |
| Date:                    | 03rd February 2014                                                |
| Description:             | Single storey side/ infill extension and north facing roof window |

| Reference - S/4593/18/TC |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Date:                    | 05th December 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Description:             | T.1 Poplar Crown reduce by 5 metres to reshape crown of tree T.2 Poplar Crown Reduction - Reducing the height and spread of the tree by up to 5 metres T.3 Oak Crown Reduction - Reducing the height and spread of the tree by up to 3 metres T.4 Oak Crown Reduction - Reducing the height and spread of the tree by up to 3 metres T.5 Apple Fell to ground level and remove all arisings T.6 Weeping willow Fell to ground level and remove all arisings T.7 Damson Cut back lateral limbs on 4 trees to fence line T.8+9 Damson X2 Fell to ground level and remove all arisings |

Planning records for: **26 Alms Hill Bourn Cambridgeshire CB23 2SH**

| Reference - 25/0752/TTCA                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                  |
| <p><b>Date:</b> 28th July 2025</p>                                                                                                                                                                                                                                               |
| <p><b>Description:</b><br/>T1 - Partially failed Hawthorn leaning over driveway- Remove. T2 - Cherry - formatively prune and shape by 1 meter to maintain in its current location. T3 - Prunus - formatively prune and shape by 1 meter to maintain in its current location.</p> |
| Reference - 25/0011/TTPO                                                                                                                                                                                                                                                         |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                  |
| <p><b>Date:</b> 06th January 2025</p>                                                                                                                                                                                                                                            |
| <p><b>Description:</b><br/>G1- Group of Elm, Prunus and Sycamore- reduce lower and middle crowns over annex by 2.5-3m.</p>                                                                                                                                                       |
| Reference - S/0332/15/NM                                                                                                                                                                                                                                                         |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                  |
| <p><b>Date:</b> 11th February 2015</p>                                                                                                                                                                                                                                           |
| <p><b>Description:</b><br/>Application for non-material amendment to planning permission reference S/0225/14/FL for single storey side / infill extension and north facing roof window</p>                                                                                       |
| Reference - S/1047/08/F                                                                                                                                                                                                                                                          |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                                                                  |
| <p><b>Date:</b> 11th June 2008</p>                                                                                                                                                                                                                                               |
| <p><b>Description:</b><br/>Car Shelter / Games Room</p>                                                                                                                                                                                                                          |

Planning records for: **32 Alms Hill Bourn Cambridgeshire CB23 2SH**

| Reference - 22/04717/S73 |                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                                                                         |
| Date:                    | 26th October 2022                                                                                                                                                                                                                                                                                                               |
| Description:             | S73 variation of condition 2 (Approved plans) of planning permission S/1137/19/FL (Single storey side extension replacing lean-to two storey bay windows to side conservation roof lights to serve stair and en suite side extension to existing garage alterations to garden and parking layout and 1.8 metre boundary fence). |
| Reference - S/2745/18/LB |                                                                                                                                                                                                                                                                                                                                 |
| Decision:                | Withdrawn                                                                                                                                                                                                                                                                                                                       |
| Date:                    | 17th July 2018                                                                                                                                                                                                                                                                                                                  |
| Description:             | Proposed extensions to existing private dwelling enlargement of garage and alterations to garden and parking layout.                                                                                                                                                                                                            |
| Reference - S/2744/18/FL |                                                                                                                                                                                                                                                                                                                                 |
| Decision:                | Withdrawn                                                                                                                                                                                                                                                                                                                       |
| Date:                    | 17th July 2018                                                                                                                                                                                                                                                                                                                  |
| Description:             | Proposed extensions to existing private dwelling enlargement of garage and alterations to garden and parking layout.                                                                                                                                                                                                            |
| Reference - S/1138/19/LB |                                                                                                                                                                                                                                                                                                                                 |
| Decision:                | Decided                                                                                                                                                                                                                                                                                                                         |
| Date:                    | 21st March 2019                                                                                                                                                                                                                                                                                                                 |
| Description:             | Single storey side extension replacing lean-to two storey bay windows to side conservation roof lights to serve stair and en suite side extension to existing garage alterations to garden and parking layout and 1.8 metre boundary fence                                                                                      |

Planning records for: **32 Alms Hill Bourn Cambridgeshire CB23 2SH**

| Reference - S/1138/19/CONDA |                                                                                                      |
|-----------------------------|------------------------------------------------------------------------------------------------------|
| Decision:                   | Decided                                                                                              |
| Date:                       | 05th May 2023                                                                                        |
| Description:                | Submission of details required by condition 7 (Material Samples) of planning permission S/1138/19/LB |

| Reference - S/1137/19/FL |                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                     |
| Date:                    | 21st March 2019                                                                                                                                                                                                                             |
| Description:             | Single storey side extension replacing lean-to two storey bay windows to side conservation roof lights to serve stair and en suite side extension to existing garage alterations to garden and parking layout and 1.8 metre boundary fence. |

| Reference - 22/04965/S19LB |                                                                                                                                                                                                                                                                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                                                                                                                                                                                                                                                             |
| Date:                      | 26th October 2022                                                                                                                                                                                                                                                                                                                   |
| Description:               | S19 variation of condition 2 (Approved plans) of listed building consent S/1138/19/LB (Single storey side extension replacing lean-to two storey bay windows to side conservation roof lights to serve stair and en suite side extension to existing garage alterations to garden and parking layout and 1.8 metre boundary fence). |

| Reference - 22/04712/FUL |                                                   |
|--------------------------|---------------------------------------------------|
| Decision:                | Decided                                           |
| Date:                    | 26th October 2022                                 |
| Description:             | Erection of 1no 4bed two storey detached dwelling |

Planning records for: **25 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

| Reference - S/1180/09/F |                                                                        |
|-------------------------|------------------------------------------------------------------------|
| Decision:               | Decided                                                                |
| Date:                   | 13th August 2009                                                       |
| Description:            | Infill extension to doctors surgery and installation of cycle parking. |

Planning records for: **Lalbagh Restaurant 49 Alms Hill Bourn Cambridge Cambridgeshire CB23 2SH**

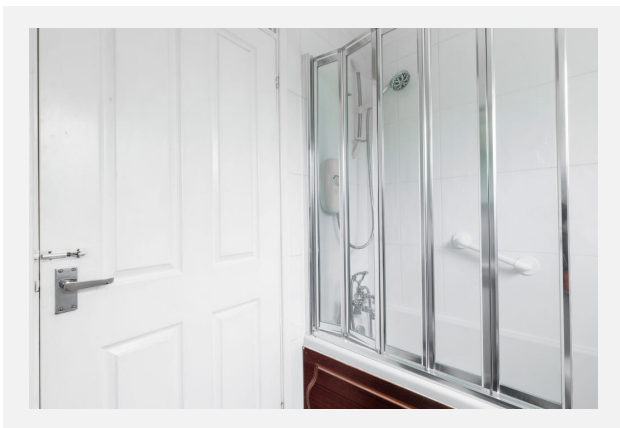
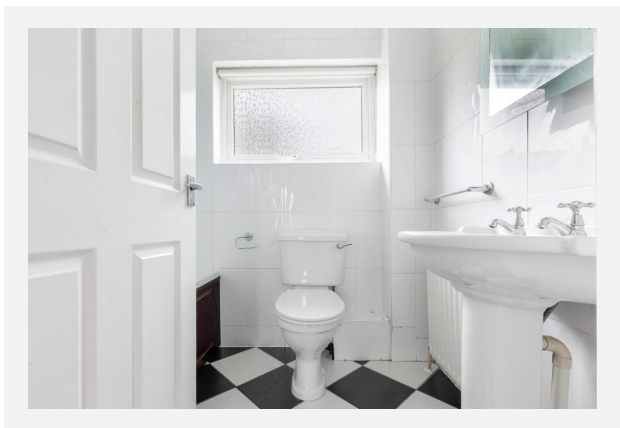
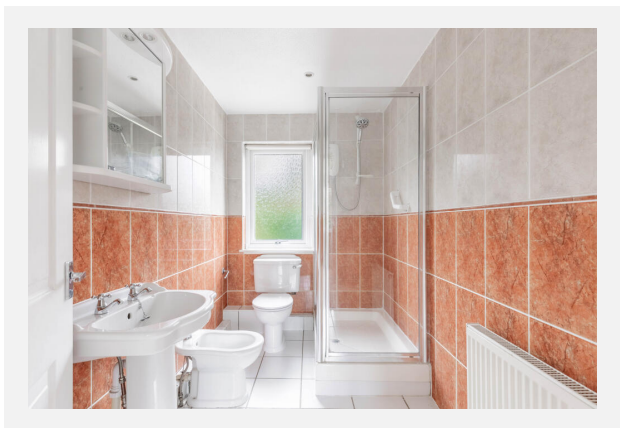
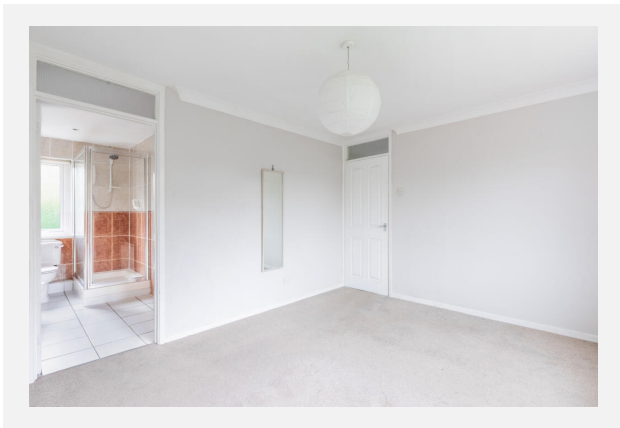
| Reference - S/0595/16/FL |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| Decision:                | Decided                                                                         |
| Date:                    | 03rd March 2016                                                                 |
| Description:             | Single storey ground floor side extension to restaurant and new extraction unit |

| Reference - 24/00328/FUL |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                   |
| Date:                    | 30th January 2024                                                                         |
| Description:             | Erection of an outbuilding for storage in connection with the restaurant. (Retrospective) |

| Reference - S/0106/12/FL |                                                              |
|--------------------------|--------------------------------------------------------------|
| Decision:                | Decided                                                      |
| Date:                    | 18th January 2012                                            |
| Description:             | Single Storey Rear Extension to form restuarant conservatory |





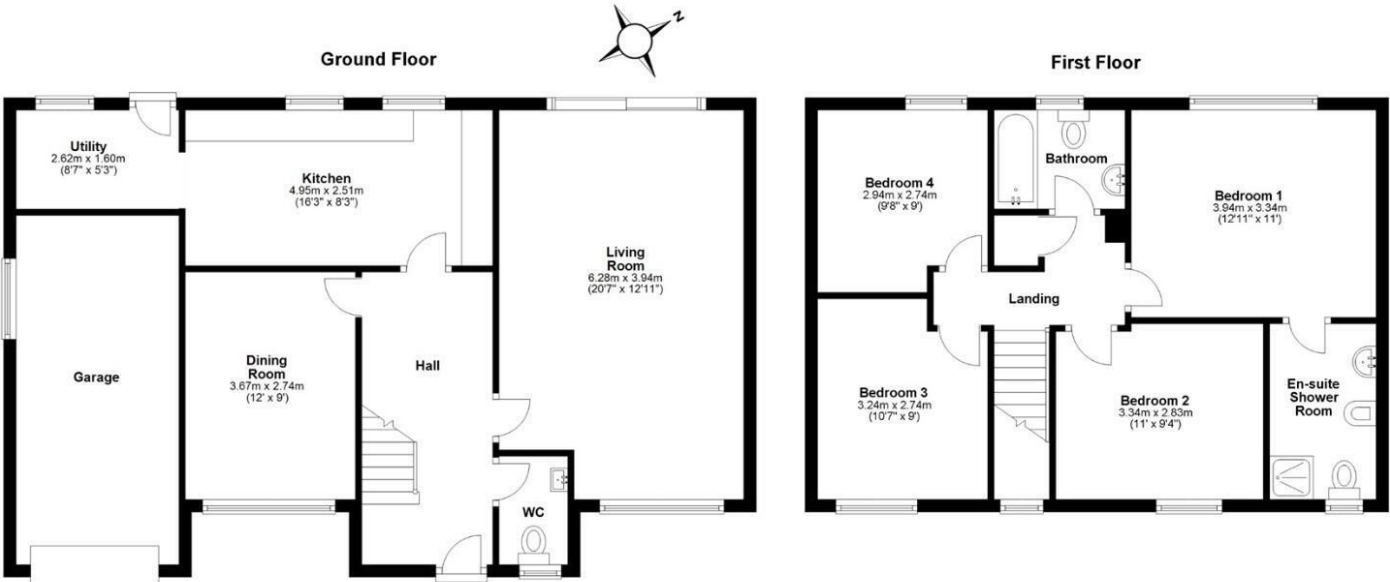








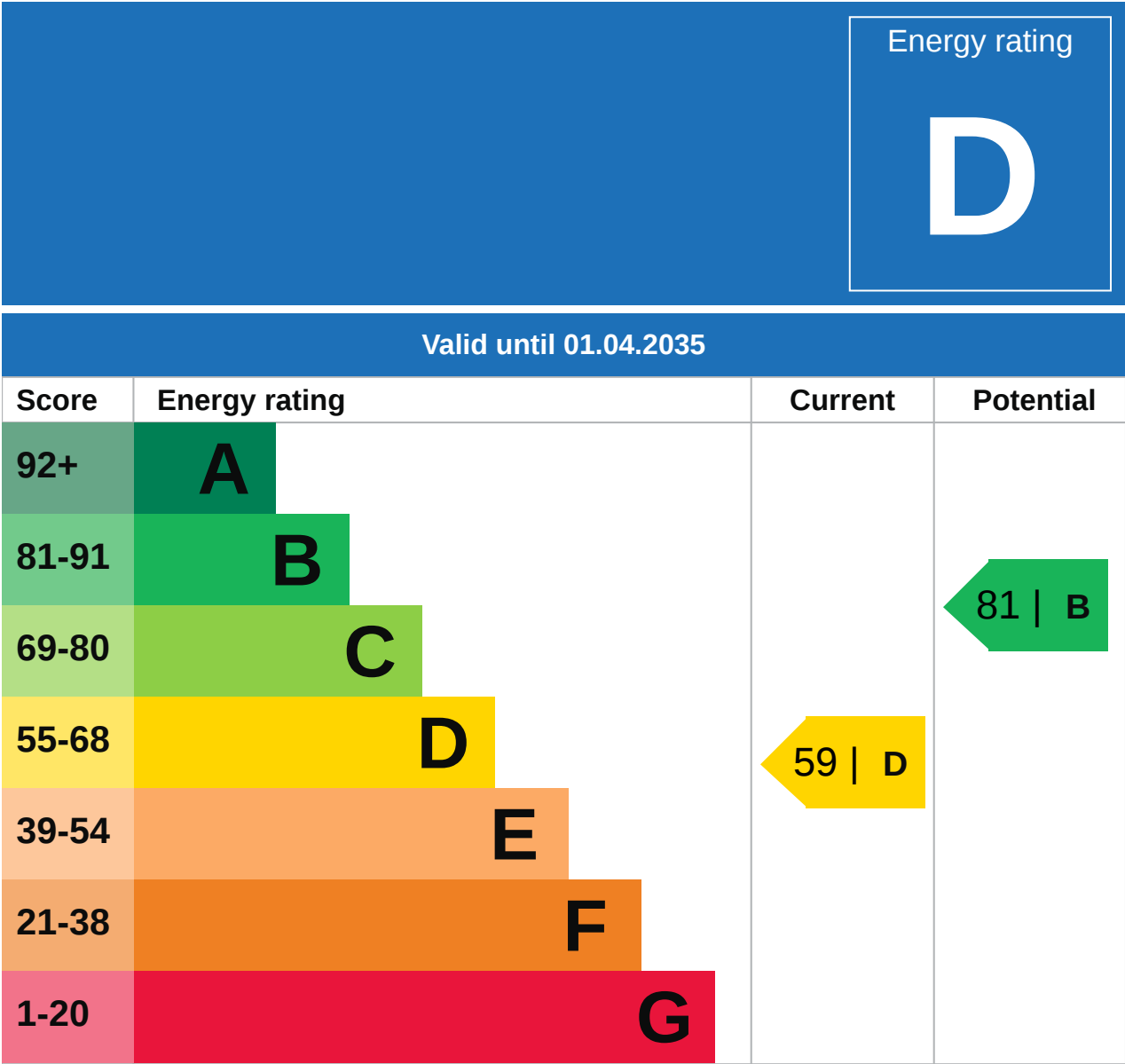
ALMS HILL, BOURN, CAMBRIDGE, CB23



Approx. gross internal floor area 123 sqm (1325 sqft) excluding Garage

ALMS HILL, BOURN, CAMBRIDGE, CB23





## Additional EPC Data

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|                                     |                                                     |
|-------------------------------------|-----------------------------------------------------|
| <b>Property Type:</b>               | Detached house                                      |
| <b>Flat Top Storey:</b>             | No                                                  |
| <b>Top Storey:</b>                  | 0                                                   |
| <b>Previous Extension:</b>          | 0                                                   |
| <b>Open Fireplace:</b>              | 0                                                   |
| <b>Walls:</b>                       | Cavity wall, as built, partial insulation (assumed) |
| <b>Walls Energy:</b>                | Cavity wall, as built, partial insulation (assumed) |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation                     |
| <b>Roof Energy:</b>                 | Pitched, 250 mm loft insulation                     |
| <b>Main Heating:</b>                | Boiler and radiators, oil                           |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs                |
| <b>Hot Water System:</b>            | From main system                                    |
| <b>Hot Water Energy Efficiency:</b> | From main system                                    |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets            |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                      |
| <b>Total Floor Area:</b>            | 121 m <sup>2</sup>                                  |

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## Construction Type

---

1969 - Brick



## Electricity Supply

---

Octopus Energy

## Central Heating

---

Oil central heating to radiators

## Water Supply

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Cambridge Water



### 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.

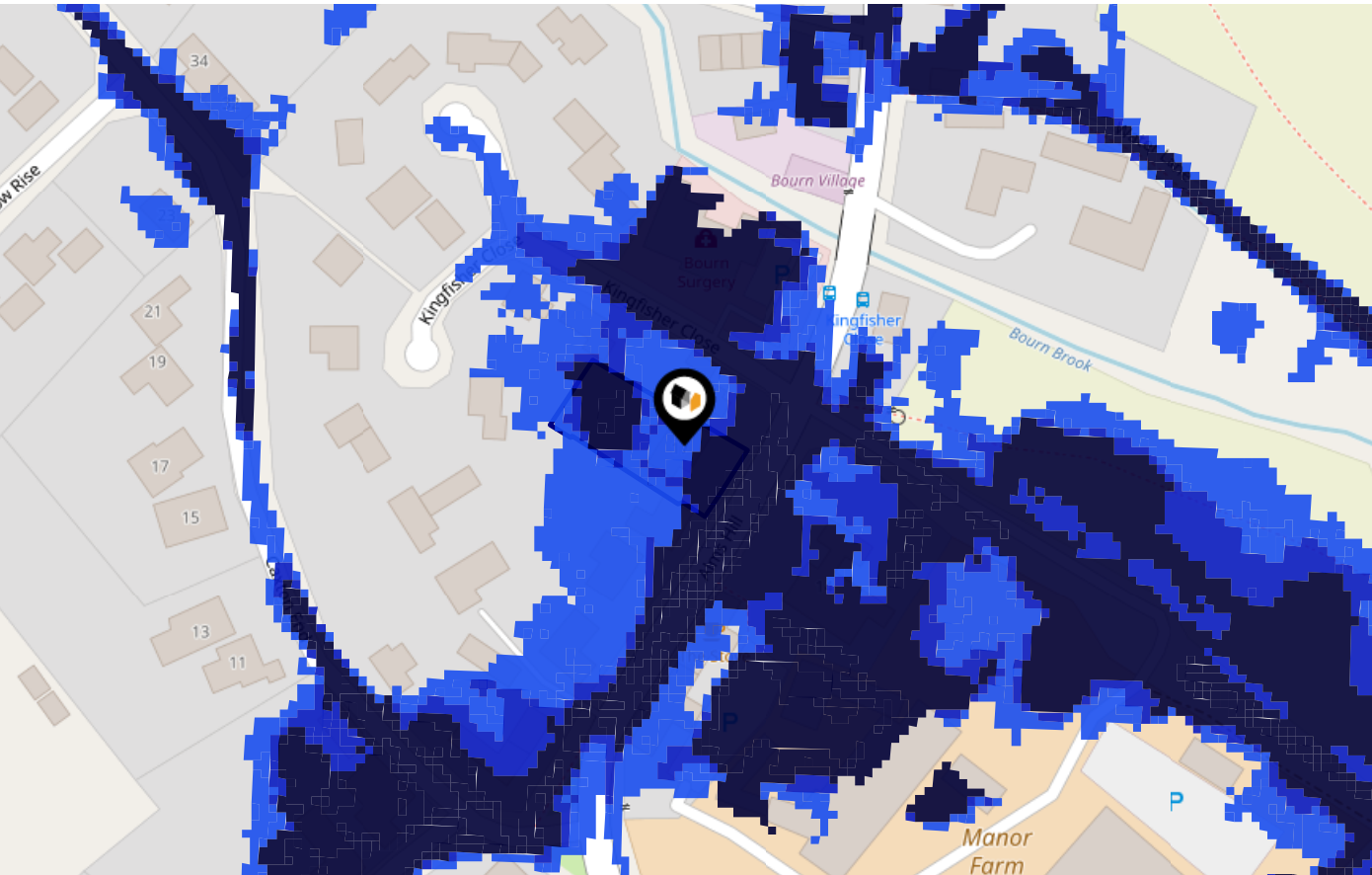


# Flood Risk

## 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: 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:

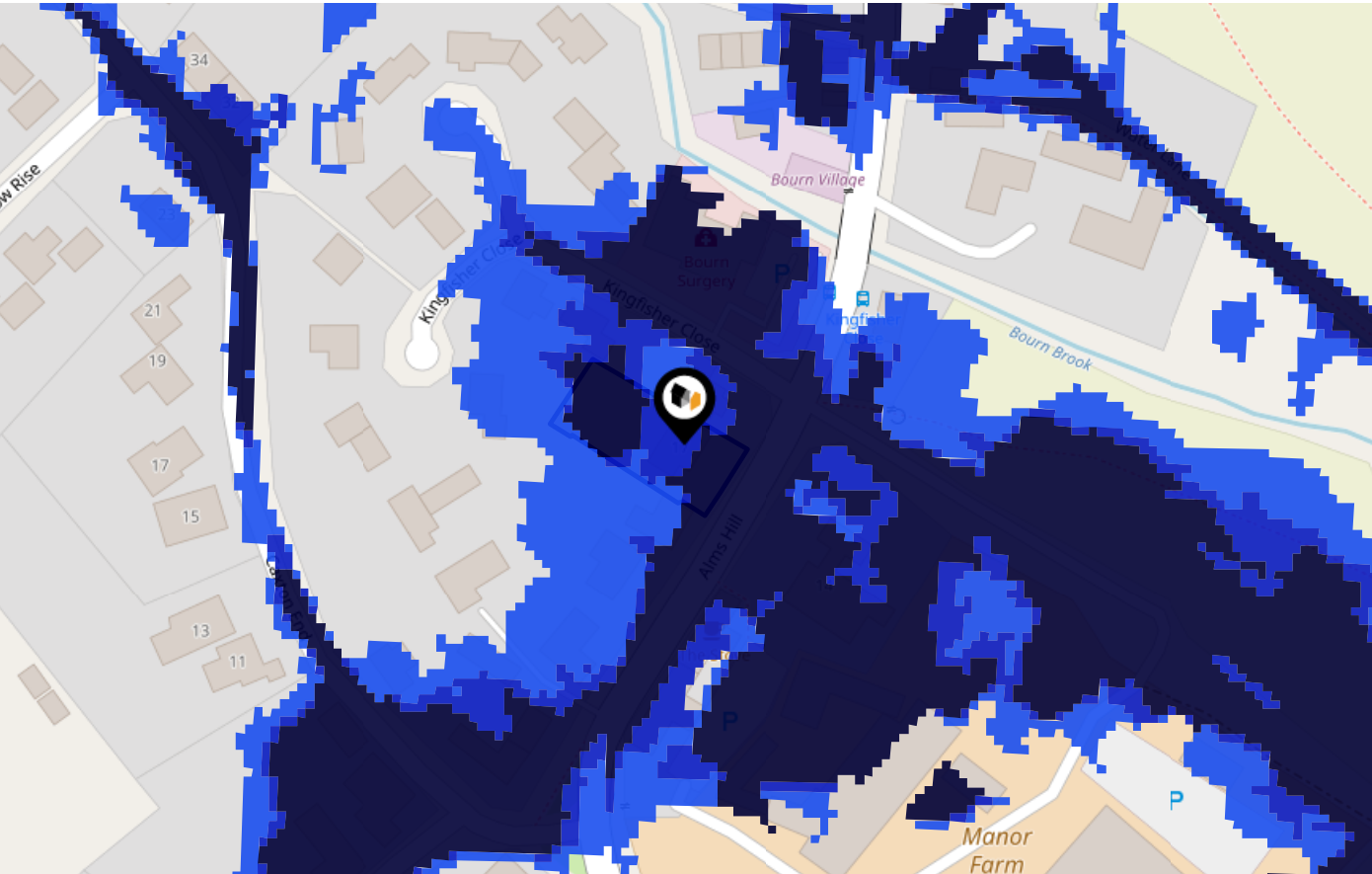


# Flood Risk

## 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: Medium

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:

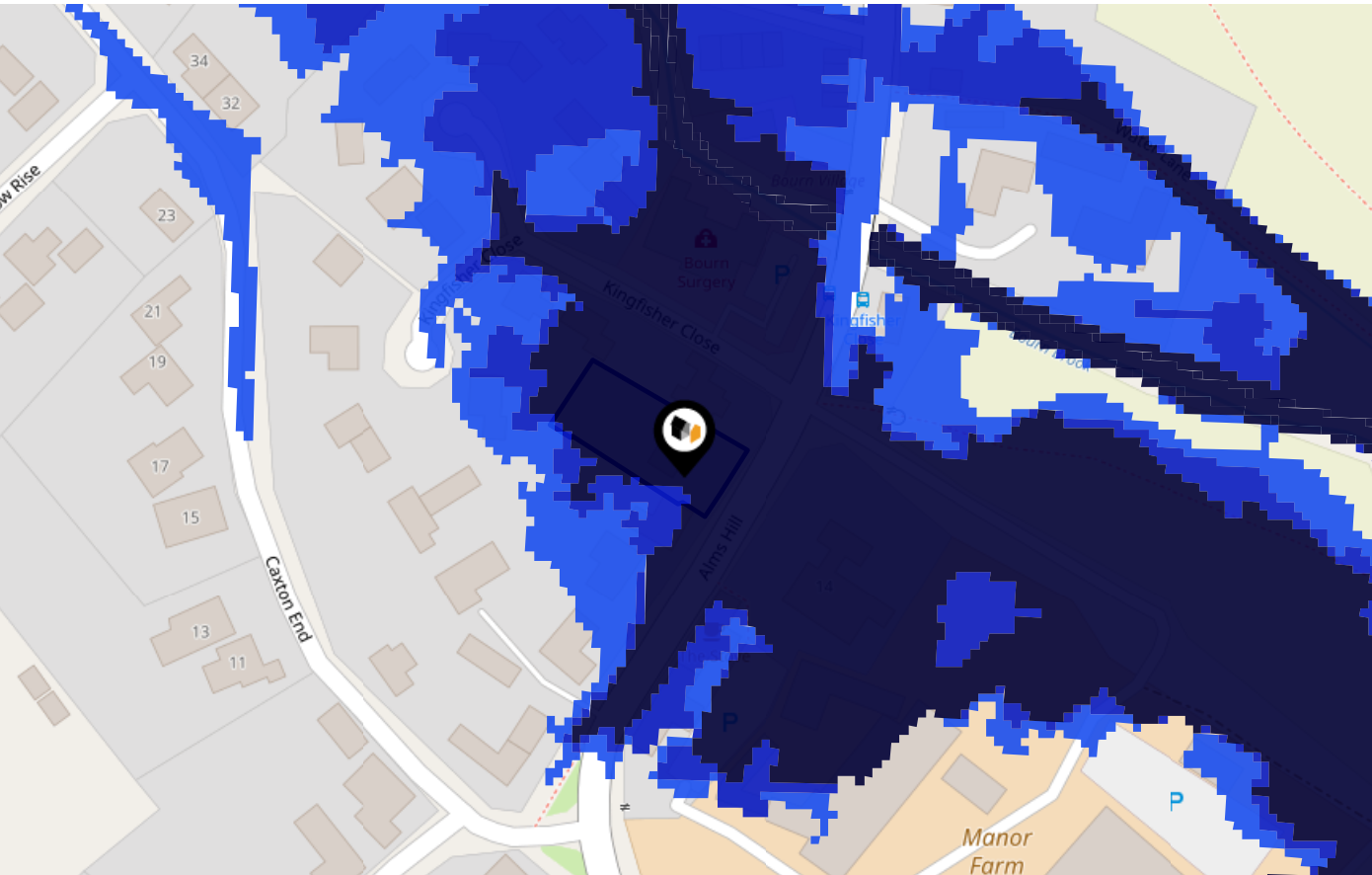


# Flood Risk

## 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: High

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:



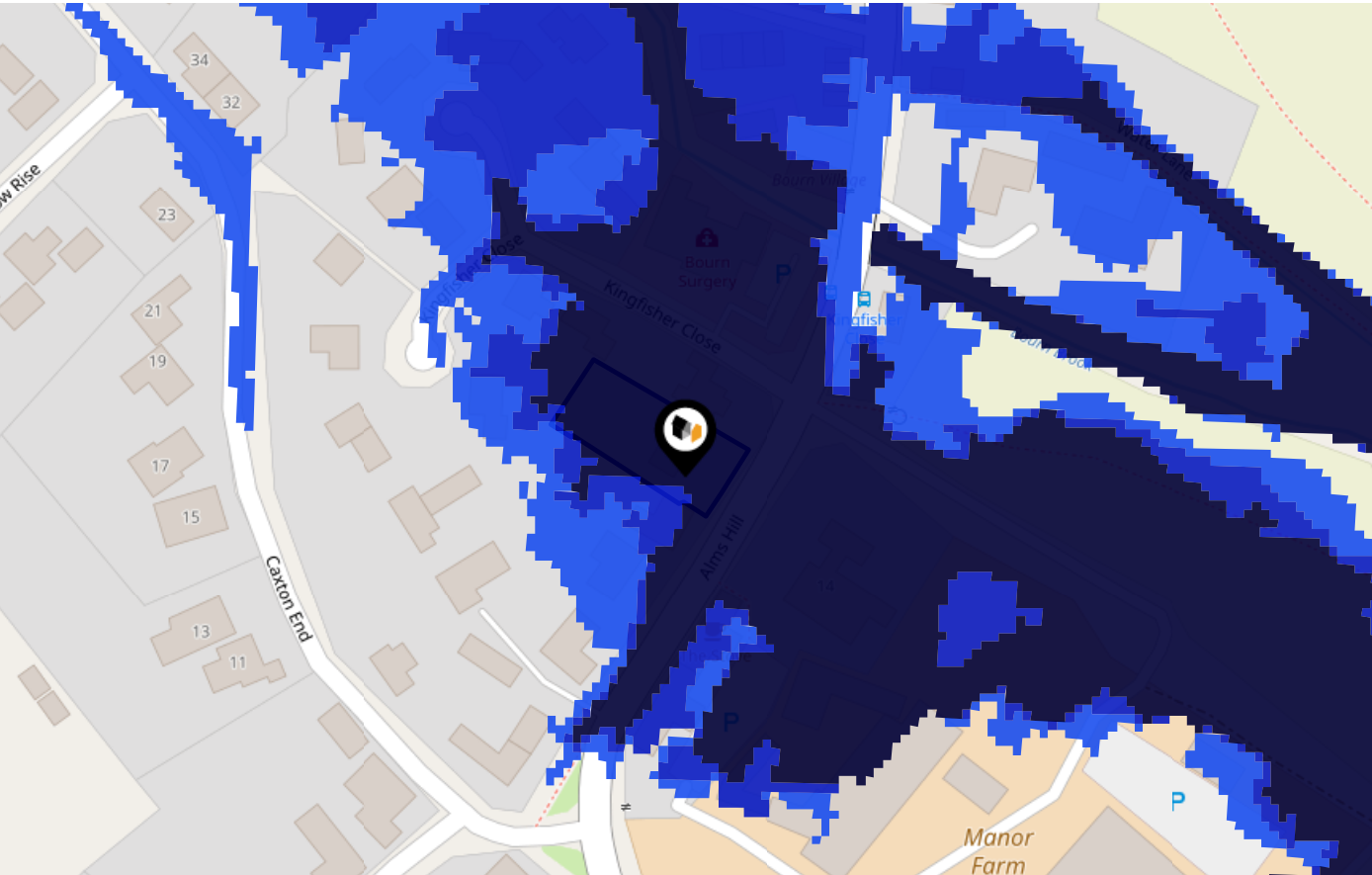


# Flood Risk

## 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: High

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:

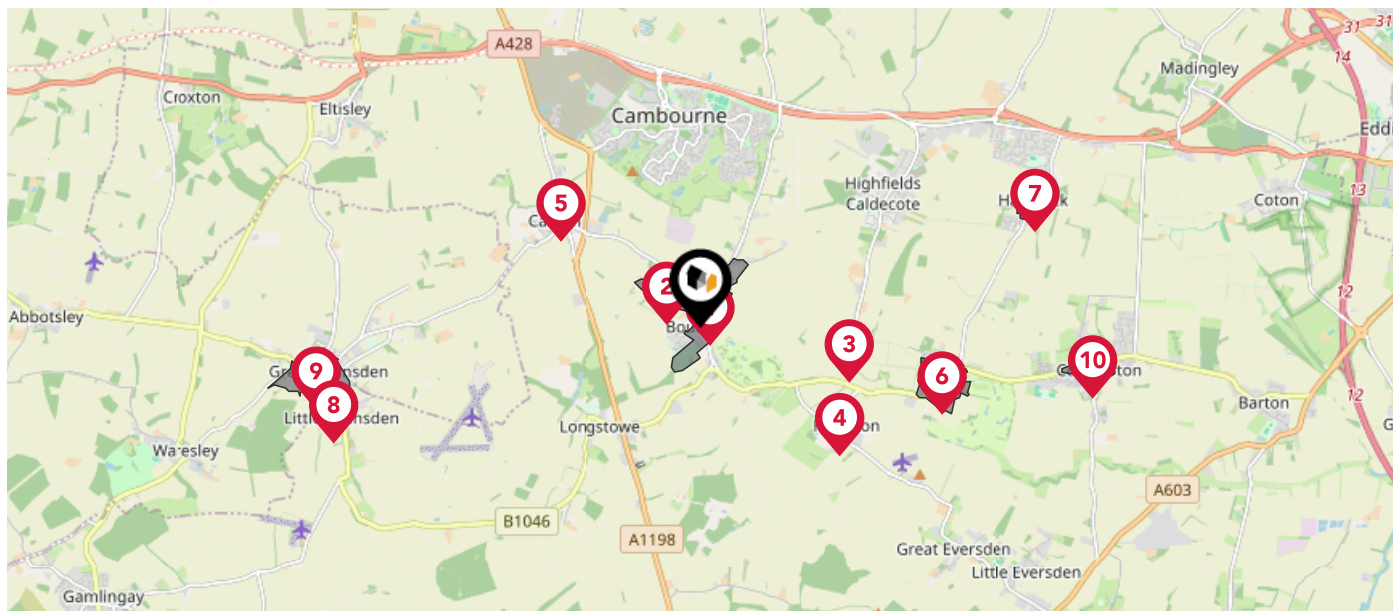


# Maps

## Conservation Areas



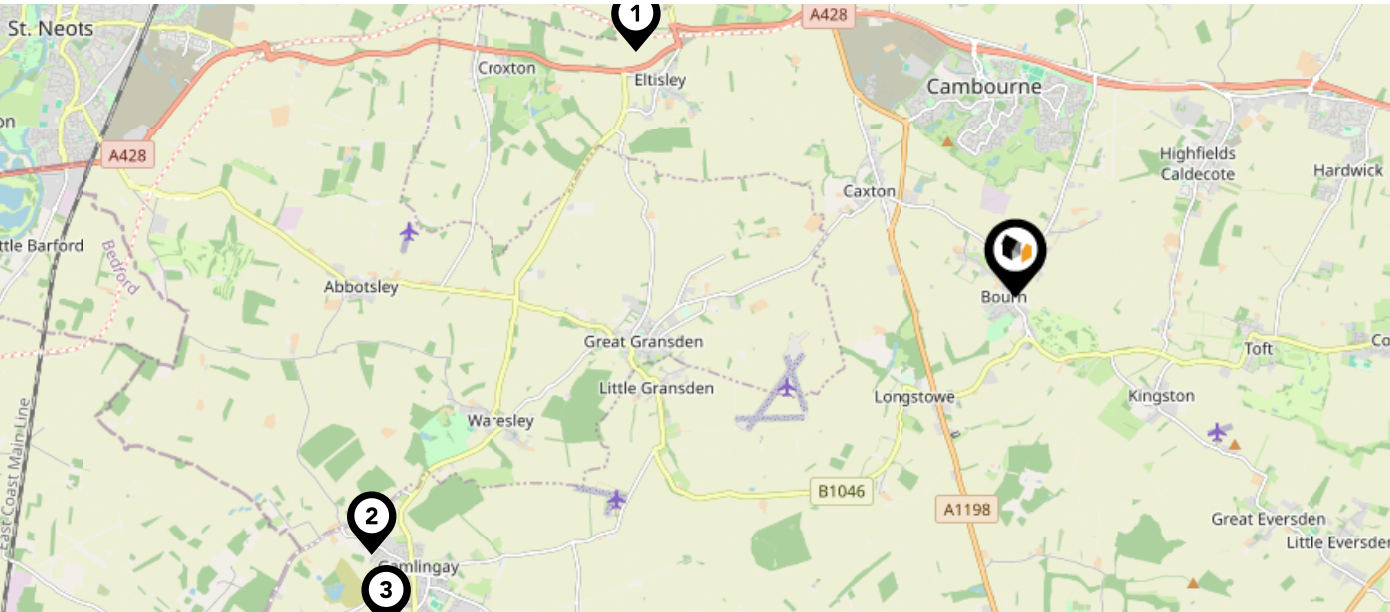
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  Bourn Village and Hall
-  Bourn Caxton End
-  Caldecote
-  Kingston
-  Caxton
-  Toft
-  Hardwick
-  Little Gransden
-  Great Gransden
-  Comberton Village

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                     | EA/EPR/NP3290ND/A001                                 | Active Landfill    |
| 2                     | Clapham-Gamlingay Cinques, Gamlingay, Cambridgeshire | Historic Landfill  |
| 3                     | Dennis Green-Gamlingay                               | Historic Landfill  |

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

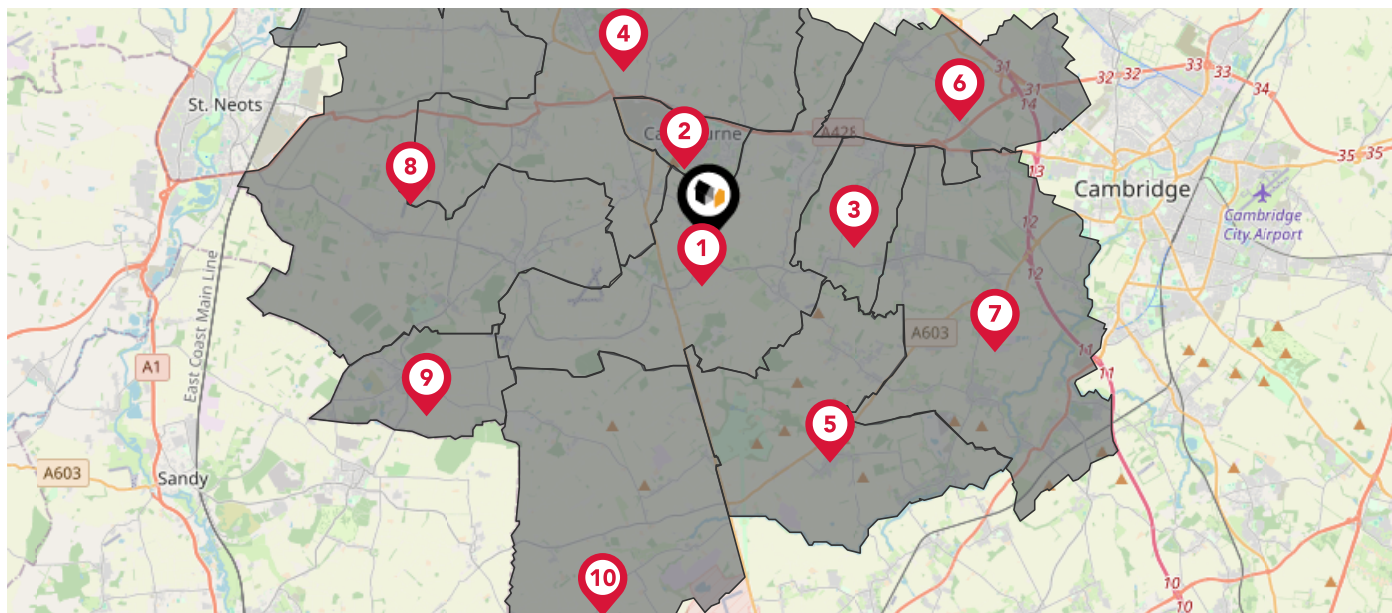
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

1

Caldecote Ward

2

Cambourne Ward

3

Hardwick Ward

4

Caxton & Papworth Ward

5

Barrington Ward

6

Girton Ward

7

Harston & Comberton Ward

8

Great Paxton Ward

9

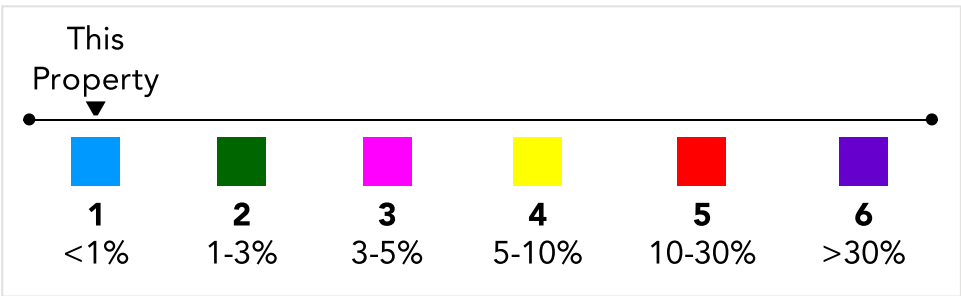
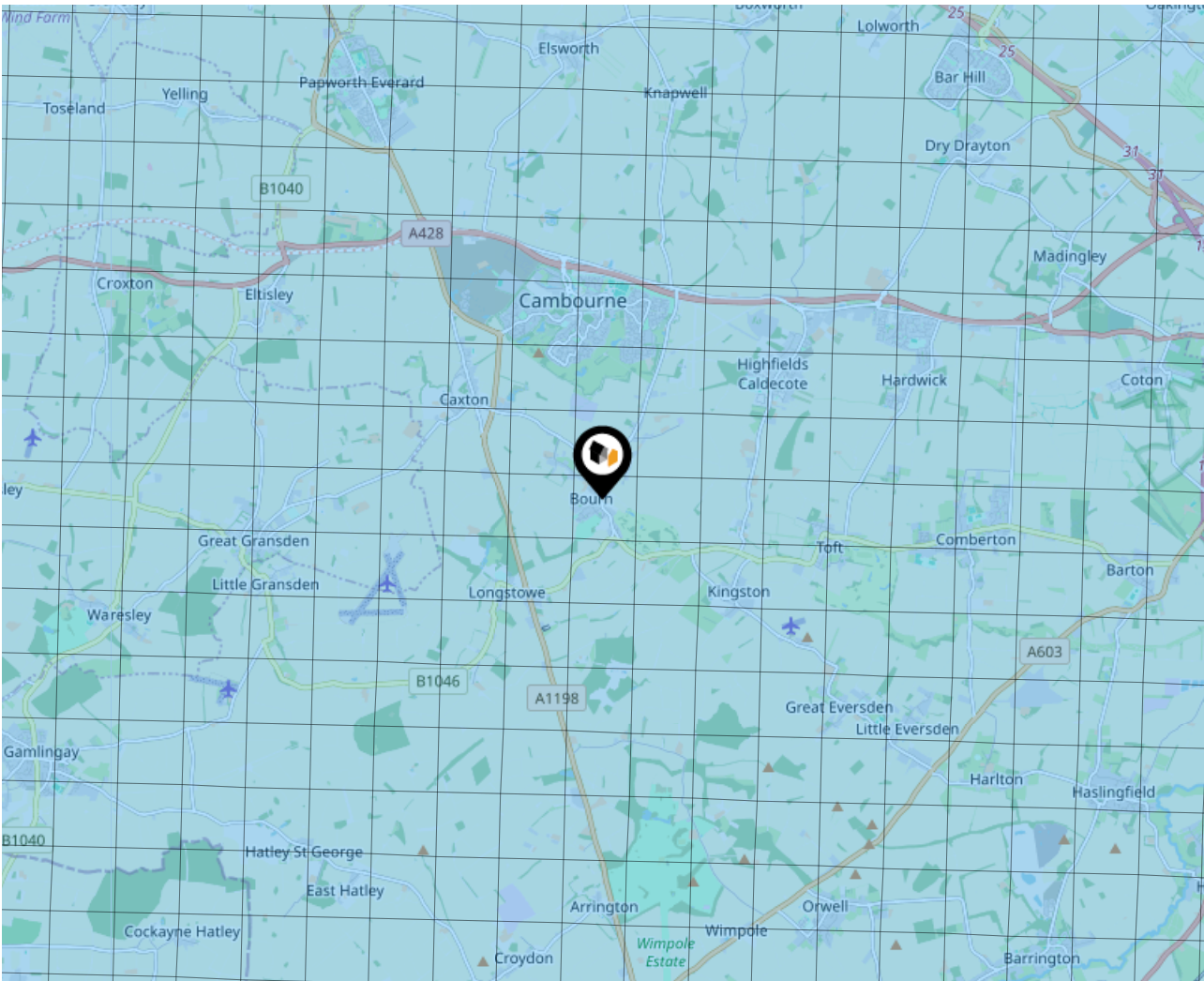
Gamlingay Ward

10

The Mordens Ward

### What is Radon?

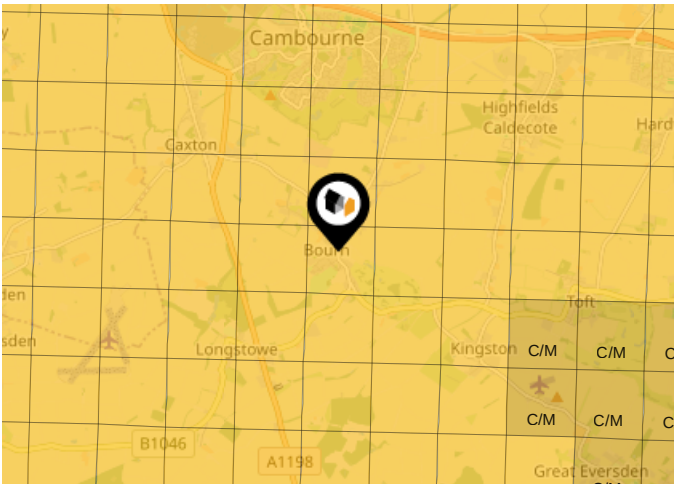
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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





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

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

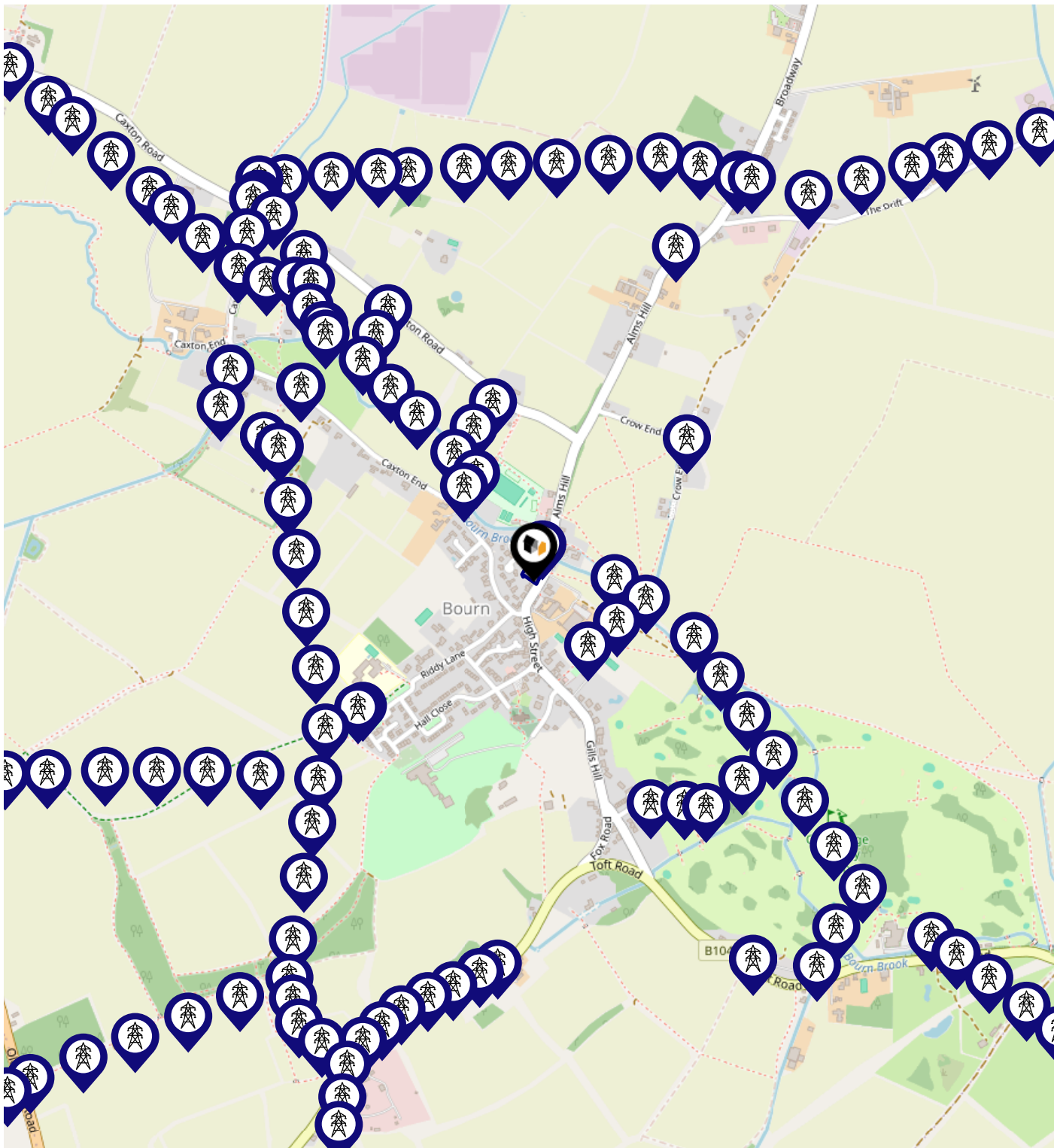


Primary Classifications (Most Common Clay Types)

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

# Local Area

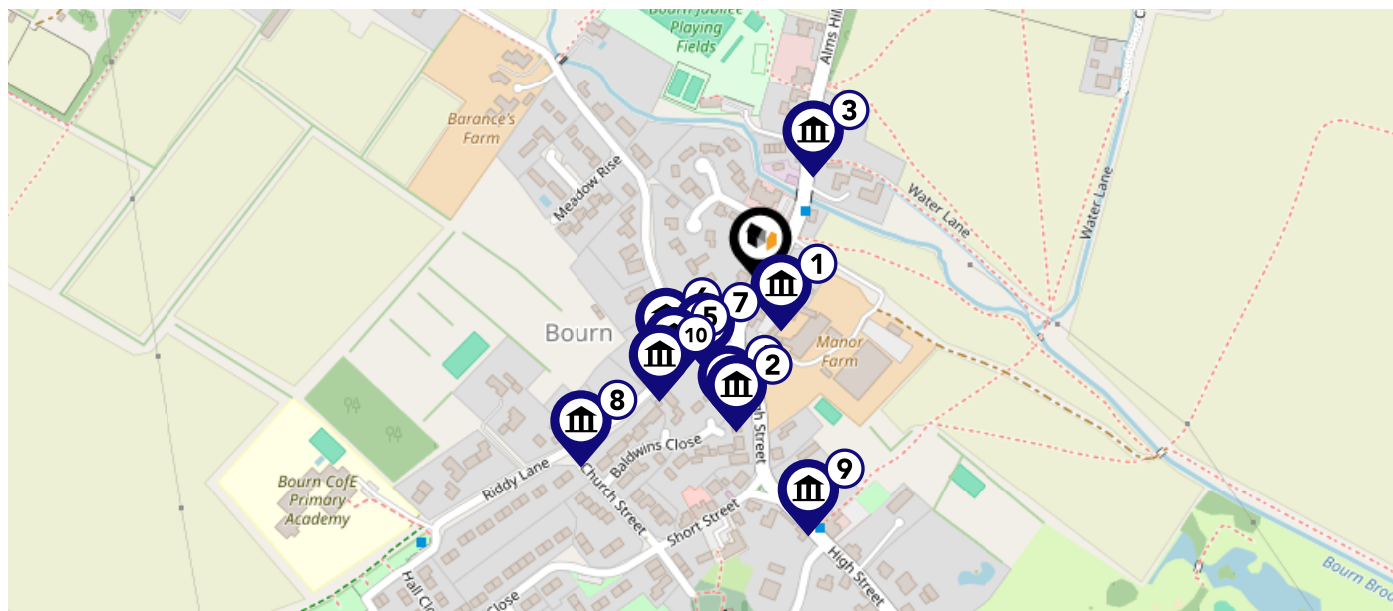
## Masts & Pylons



### Key:

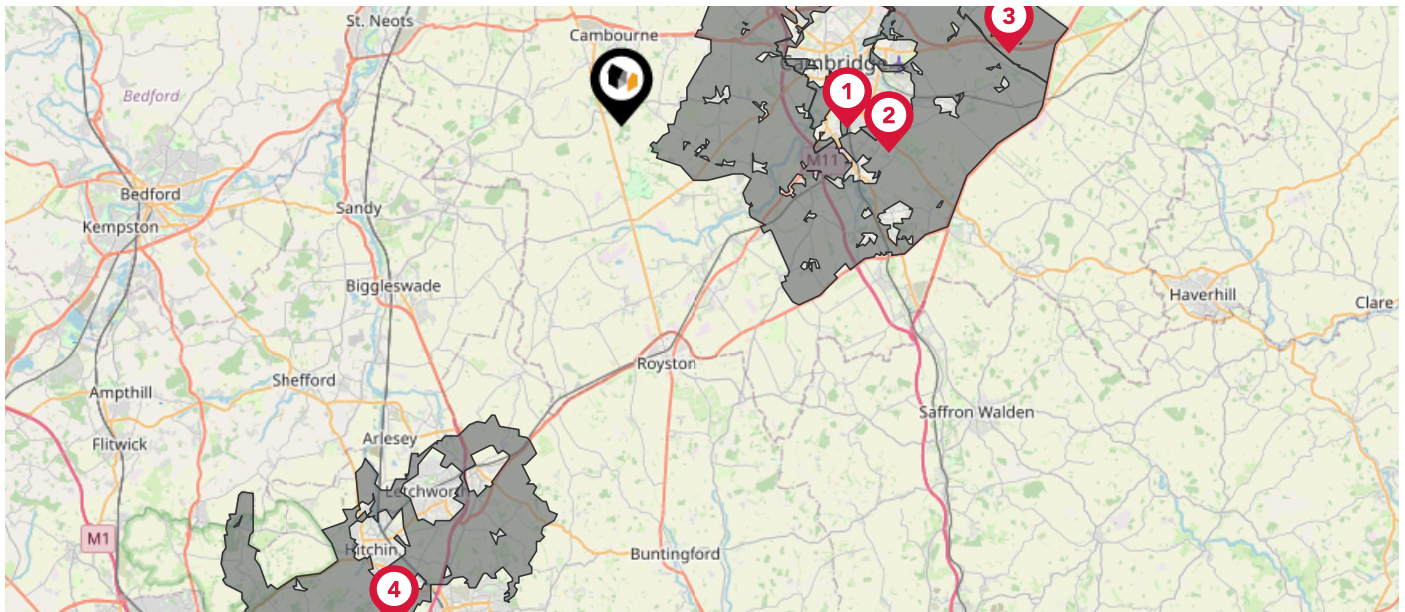
-  Power Pylons
-  Communication Masts

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  |
|-------------------------------------------------------------------------------------|-------------------------------------------|----------|-----------|
|  | 1127209 - Manor Farmhouse                 | Grade II | 0.0 miles |
|  | 1127224 - 6, High Street                  | Grade II | 0.1 miles |
|  | 1127211 - Brook Farmhouse                 | Grade II | 0.1 miles |
|  | 1309591 - The Cottage                     | Grade II | 0.1 miles |
|  | 1331381 - Home Farmhouse                  | Grade II | 0.1 miles |
|  | 1309567 - Barn To North Of Home Farmhouse | Grade II | 0.1 miles |
|  | 1127212 - The Limes And Attached Barn     | Grade II | 0.1 miles |
|  | 1127185 - 20 And 22, Riddy Lane           | Grade II | 0.1 miles |
|  | 1162600 - Outbuildings To Number 21       | Grade II | 0.1 miles |
|  | 1127228 - Malvern Cottage                 | Grade II | 0.1 miles |

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



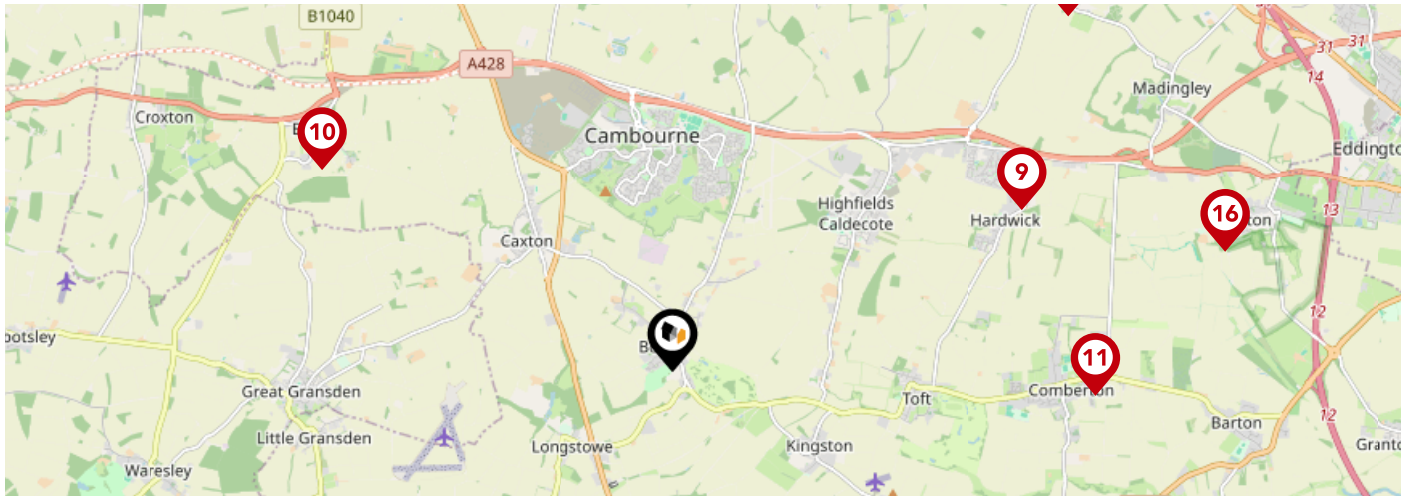
### Nearby Green Belt Land

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



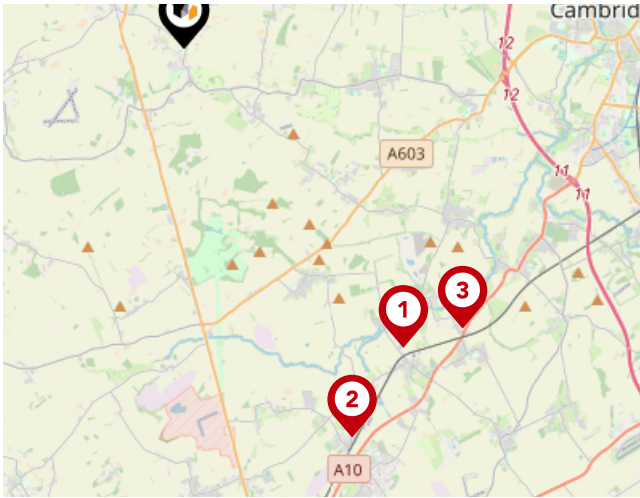


|          |                                                                                                      | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Bourn CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.19               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>The Vine Inter-Church Primary School</b><br>Ofsted Rating: Good   Pupils: 396   Distance:1.62     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Monkfield Park Primary School</b><br>Ofsted Rating: Good   Pupils: 408   Distance:1.74            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Jeavons Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:1.81              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Caldecote Primary School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:2.22                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Cambourne Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1380   Distance:2.25        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Comberton Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1930   Distance:3.18        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Barnabas Oley CofE Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 142   Distance:3.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



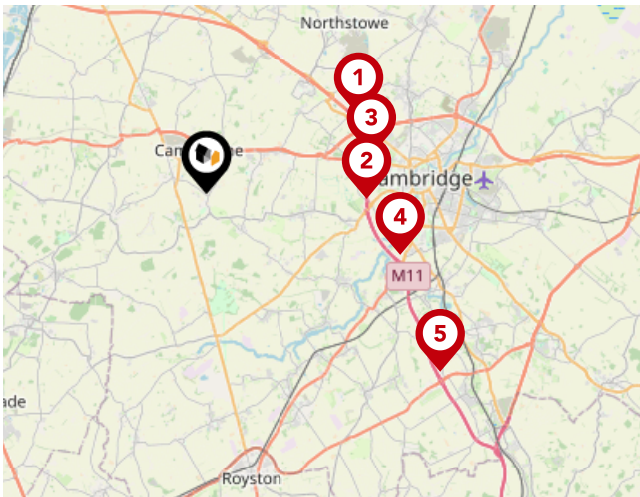
|                                                                                     |                                                                                                                                           | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Hardwick and Cambourne Community Primary School</b><br>Ofsted Rating: Good   Pupils: 531   Distance:3.5                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>The Newton Community Primary School</b><br>Ofsted Rating: Good   Pupils: 52   Distance:3.68                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Meridian Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:3.84                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Elsworth CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 124   Distance:4.41                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Petersfield CofE Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 121   Distance:4.68                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Dry Drayton CofE (C) Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:4.83                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Pendragon Community Primary School</b><br>Ofsted Rating: Good   Pupils: 341   Distance:4.86                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Coton Church of England (Voluntary Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 106   Distance:5.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





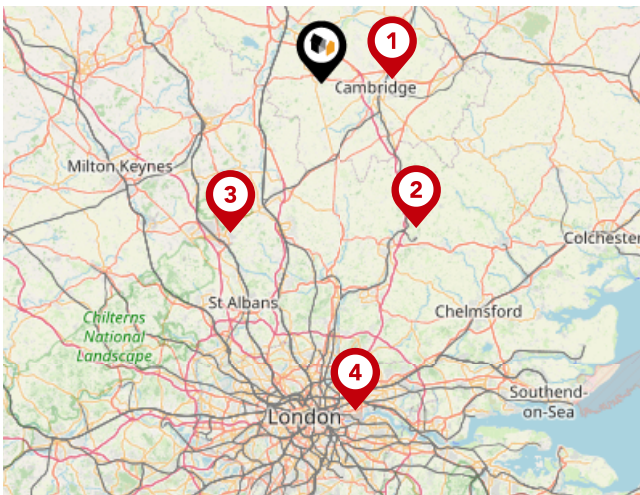
### National Rail Stations

| Pin                                                                               | Name                  | Distance   |
|-----------------------------------------------------------------------------------|-----------------------|------------|
|  | Shepreth Rail Station | 6.76 miles |
|  | Meldreth Rail Station | 7.7 miles  |
|  | Foxton Rail Station   | 7.2 miles  |



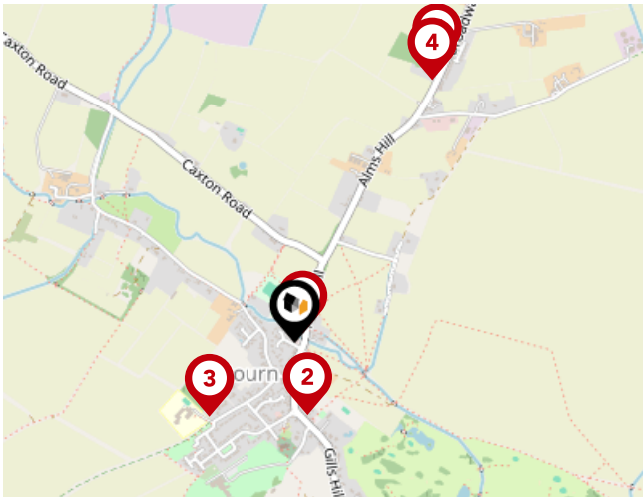
### Trunk Roads/Motorways

| Pin                                                                                 | Name    | Distance    |
|-------------------------------------------------------------------------------------|---------|-------------|
|   | M11 J14 | 6.23 miles  |
|  | M11 J12 | 5.85 miles  |
|  | M11 J13 | 6.14 miles  |
|  | M11 J11 | 7.42 miles  |
|  | M11 J10 | 10.75 miles |



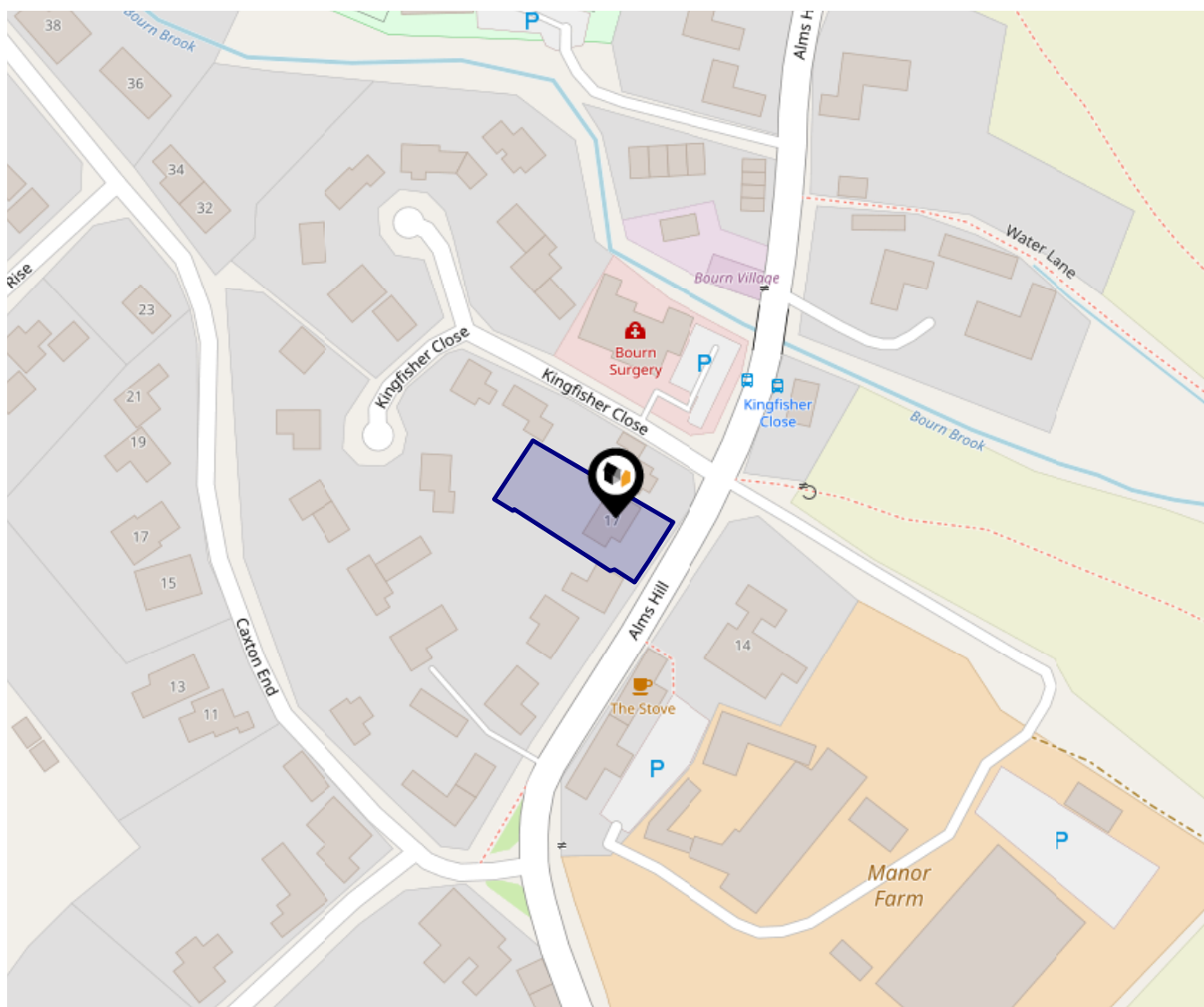
### Airports/Helipads

| Pin                                                                                 | Name             | Distance    |
|-------------------------------------------------------------------------------------|------------------|-------------|
|  | Cambridge        | 10.14 miles |
|  | Stansted Airport | 25.04 miles |
|  | Luton Airport    | 25.45 miles |
|  | Silvertown       | 47.93 miles |



Bus Stops/Stations

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Kingfisher Close | 0.03 miles |
| 2   | Short Street     | 0.17 miles |
| 3   | Hall Close       | 0.26 miles |
| 4   | Broadway         | 0.68 miles |
| 5   | Broadway         | 0.71 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

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