

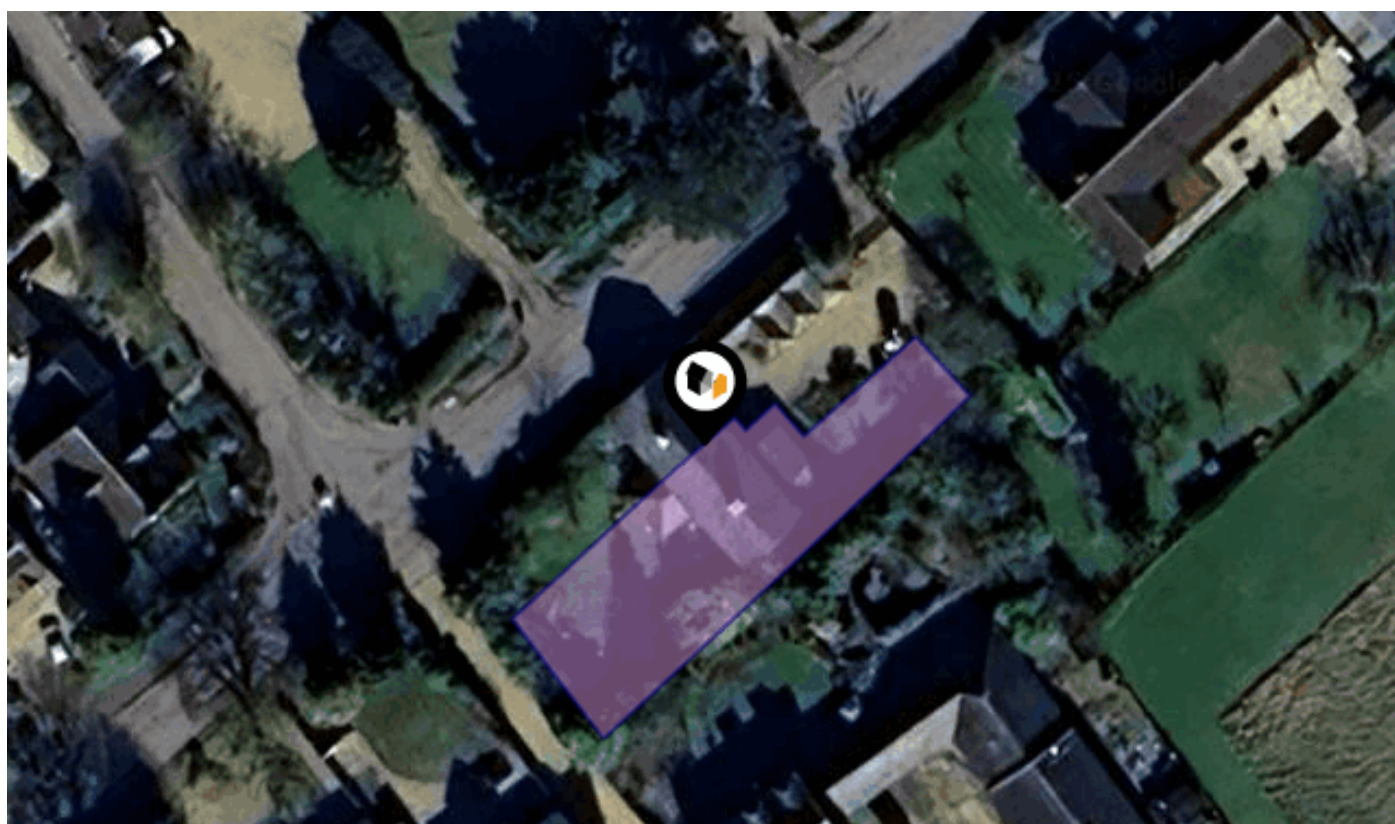


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



NORTH END, MELDRETH, ROYSTON, SG8

Cooke Curtis & Co

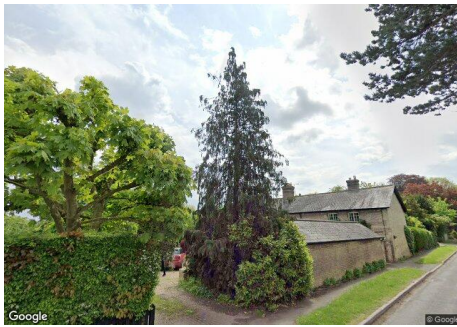
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB83892		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	51	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: **34 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/3230/17/TC	
Decision:	Decided
Date:	21st August 2017
Description:	Tree Works as 5 days notice

Planning records for: **36 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/02726/LBC	
Decision:	Awaiting decision
Date:	13th July 2023
Description:	No change to the listed building, proposal for the installation of ground mounted solar panels within the grounds of the listed building

Reference - 23/02725/FUL	
Decision:	Awaiting decision
Date:	13th July 2023
Description:	No change to the listed building, proposal for the installation of ground mounted solar panels within the grounds of the listed building

Reference - 22/03530/CONDC	
Decision:	Decided
Date:	13th July 2023
Description:	Submission of details required by conditions 7 (External Material) and 8 (Site Contamination Desk Study) of Prior Approval 22/03530/PRIOR

Planning records for: **Mill House, Topcliffes Mill At 36 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/04002/LBC	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Application for no.24 solar panels within grounds

Reference - 23/04001/HFUL	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Siting of 24 solar panels within grounds

Planning records for: **42 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/1000/TTCA	
Decision:	Decided
Date:	31st August 2023
Description:	T.1 Yew - Crown lift to provide 3M clearance from ground level to improve visibility when joining North end from the driveway.T.2 Plum - Crown reduce height and lateral branches by 1M to reduce risk of failure (remove weight from old tree) and clear roof by 1M

Planning records for: **62 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/2290/15/FL	
Decision:	Decided
Date:	04th September 2015
Description:	Demolition of five bedroom chalet style house and erection of four bedroom two storey house

Planning records for: **62 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/0875/16/DC	
Decision:	Decided
Date:	23rd March 2016
Description:	Discharge of condition 4 (materials) of planning permission S/2290/15/FL

Planning records for: **64 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/01926/HFUL	
Decision:	Decided
Date:	16th May 2023
Description:	Single storey front porch, single storey rear extension with balcony above and alterations within the existing roof including rooflights.

Reference - 23/01337/PRIOR	
Decision:	Withdrawn
Date:	06th April 2023
Description:	Single story rear extension

Planning records for: **70 North End Meldreth SG8 6NT**

Reference - 20/03943/HFUL	
Decision:	Decided
Date:	23rd September 2020
Description:	Raise floor level of kitchen in line with existing floor level of house. First floor rear dormer extension above kitchen raised to accommodate new ceiling height and install new lean-to rear porch.

Planning records for: **72 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/2242/15/TP
Decision: Decided
Date: 18th August 2015
Description: Beech Tree - Shorten back the longest branch tops over the loaw back to the edge of the lawn..Horse Chestnut - Shorten back 3 over extended limbs over the road to the edge of the road shape and balance.
Reference - S/3201/16/TP
Decision: Decided
Date: 16th November 2016
Description: Various trees and shrubs adjacent to footpath - Cut back to wall and up to 2m high. Remove low limb from Ash tree over road. Clear pedestrian access and general maintenance
Reference - 24/0417/TTPO
Decision: Decided
Date: 10th April 2024
Description: Leaning Ash - Heavy lean with significant risk of structural failure.Reduce height of stem leaning towards road by approximately 3m. Reduce height of stem leaning into adjacent tree by approximately 3.5m.3 x Yew on roadside - low and heavy growth impeding public footpath. Canopies over extended to path side. Cut back overhang to path by approximately 2m to approximately 1m from wall. Taper into upper crown to shape. Retain current heights
Reference - S/3488/19/TP
Decision: Decided
Date: 07th October 2019
Description: TPO 0007 (1966) G4: T3 - Yew over gate - crown lift to clear 4m to allow fuel delivery lorry access - being damaged by fuel tanker.

Planning records for: **74 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/1792/11	
Decision:	Decided
Date:	08th September 2011
Description:	Erection of a full height side extension in place of the existing garage and a first floor extension to the front of the property above the existing single storey front facing gable.

Planning records for: **76 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/1154/15/FL	
Decision:	Decided
Date:	08th May 2015
Description:	Proposed first floor extension and new front porch

Reference - S/2532/11	
Decision:	Decided
Date:	19th December 2011
Description:	First Floor Extension

Planning records for: **98 North End Meldreth SG8 6NT**

Reference - S/2240/13/FL	
Decision:	Decided
Date:	18th October 2013
Description:	New Additional Vehicular Access

Planning records for: **98 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/2882/14/FL	
Decision:	Decided
Date:	05th December 2014
Description:	Single storey side extension

Reference - S/1063/09/F	
Decision:	Decided
Date:	23rd July 2009
Description:	Extensions Alterations and the Conversion of Garage to Habitable Room

Planning records for: **Torpoint 100 North End Meldreth SG8 6NT**

Reference - S/1116/10	
Decision:	Decided
Date:	05th July 2010
Description:	Extensions & Alterations (to extend the time limit for implementation)

Planning records for: **Long Barn North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/2301/07/F	
Decision:	Decided
Date:	15th April 2008
Description:	Erection of building for B1(C) use

Planning records for: **Bowling Green Pavilion North End Meldreth Cambridgeshire SG8 6NT**

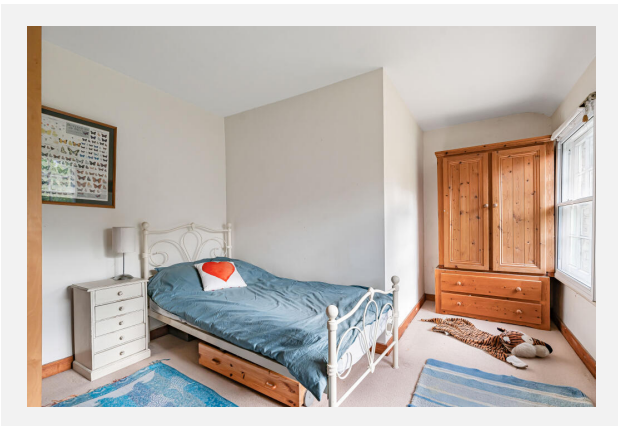
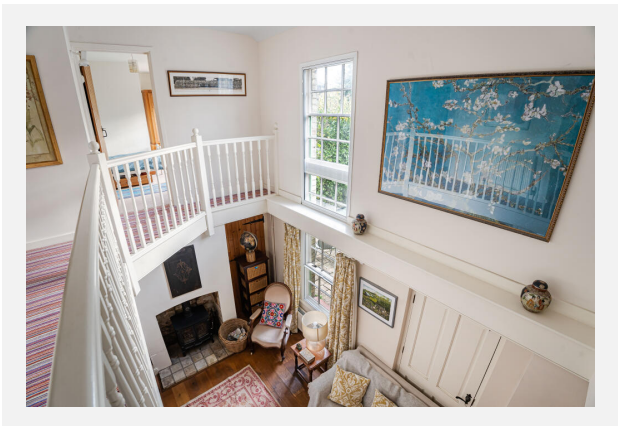
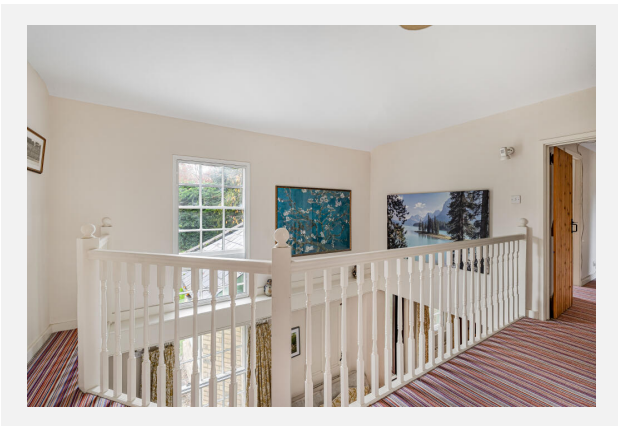
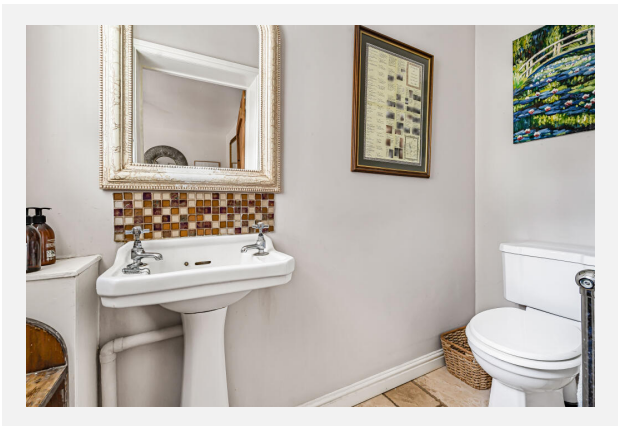
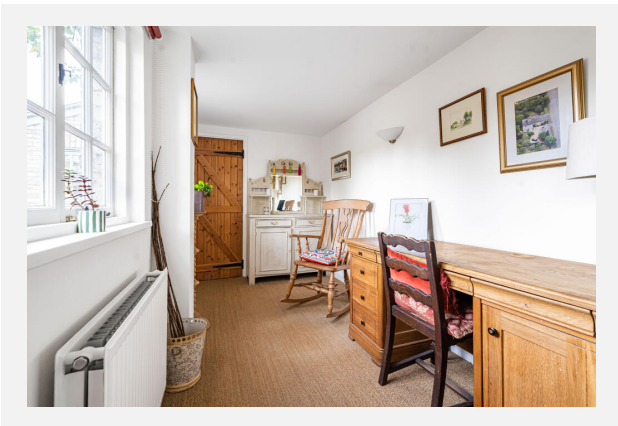
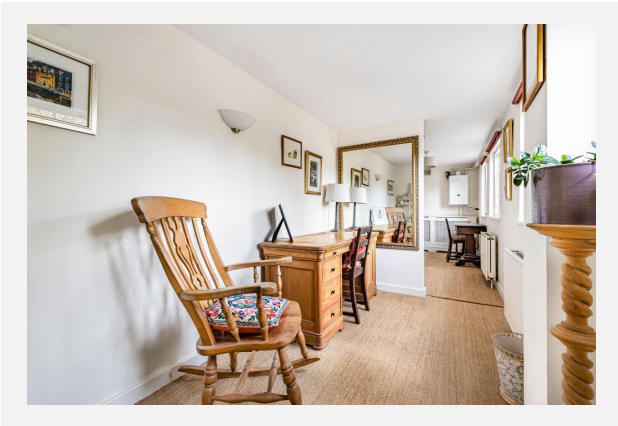
Reference - 24/0039/TTPO
Decision: Decided
Date: 09th January 2024
Description: 2 no Sycamores to remove 1- 2 metres of branches overhanging 26 North End Meldreth causing light issues and damp

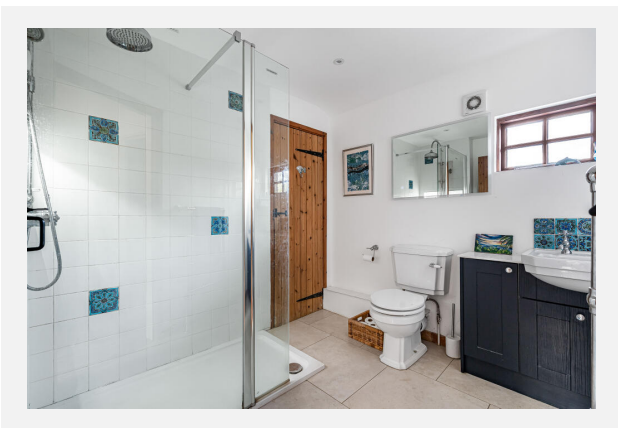
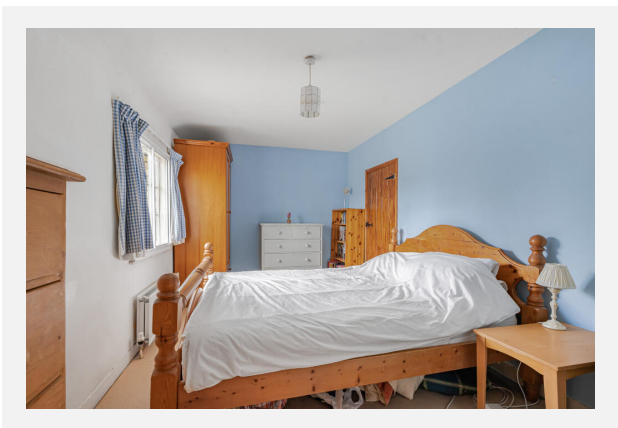
Reference - 24/00074/S73
Decision: Decided
Date: 09th January 2024
Description: S73 to vary condition 2 (Approved plans) of planning permission 22/00898/FUL (Demolition of existing bungalow and the erection of a replacement four bedroom bungalow with detached garden studio to the rear (resubmission of 21/05285/FUL)) to omit use of pantiles to main house roof in lieu of slate tiles throughout.

Reference - 24/0926/TTPO
Decision: Decided
Date: 27th August 2024
Description: 5 x Lawson Cypress, Remove. 3 x Multi-stem Maples, Overall crown reduction of 4-5m. The present size and spread of these trees is having an adverse effect on the adjacent bowls green. The grass is dying as a result of the water extracted by the roots of these trees and the reduction in light caused by the overhanging canopy. This has removed two of the available rinks for play this year. This represents a third of the playing surface of the bowling green, which has impacted on our ability to play our bowls matches this season.













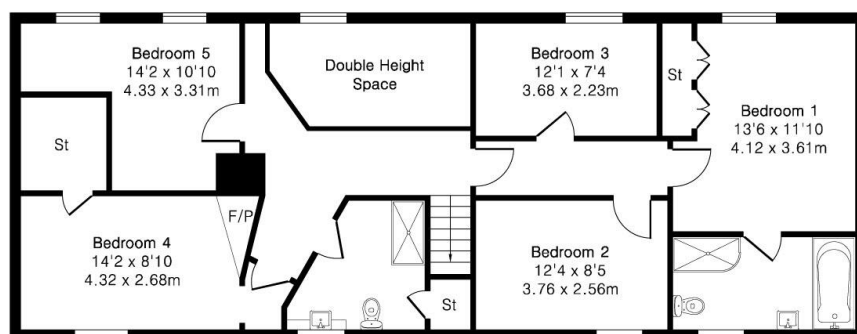
NORTH END, MELDRETH, ROYSTON, SG8

**Approximate Gross Internal Area 2385 sq ft - 222 sq m
(Excluding Garage/Outbuilding)**

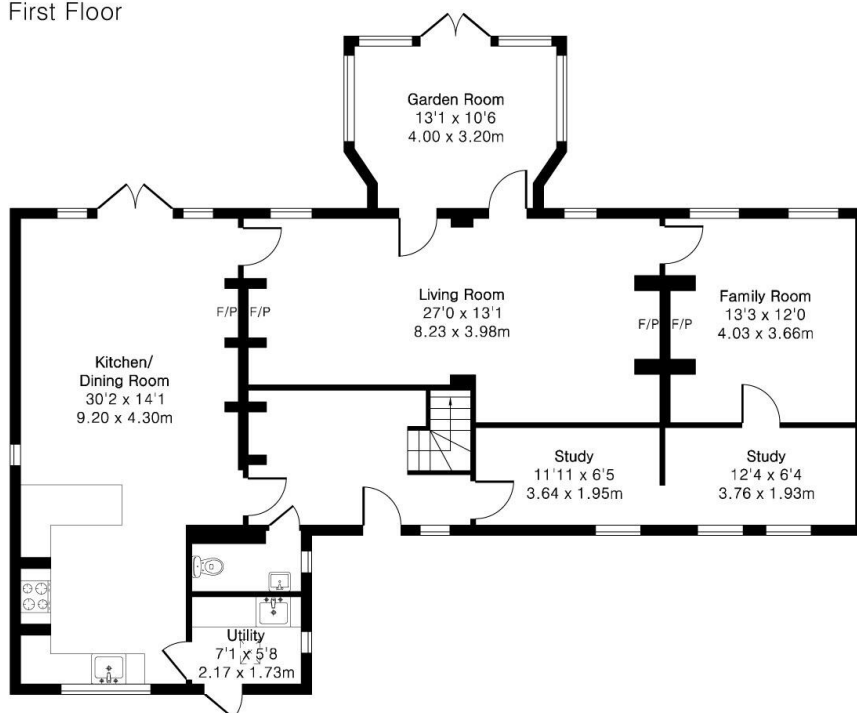
Ground Floor Area 1399 sq ft – 130 sq m

First Floor Area 986 sq ft – 92 sq m

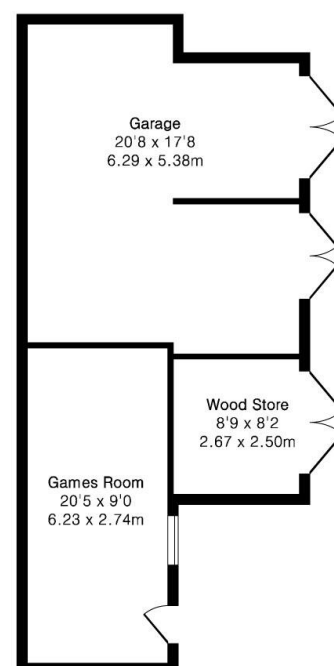
Garage/Outbuilding Area 617 sq ft – 57 sq m



First Floor

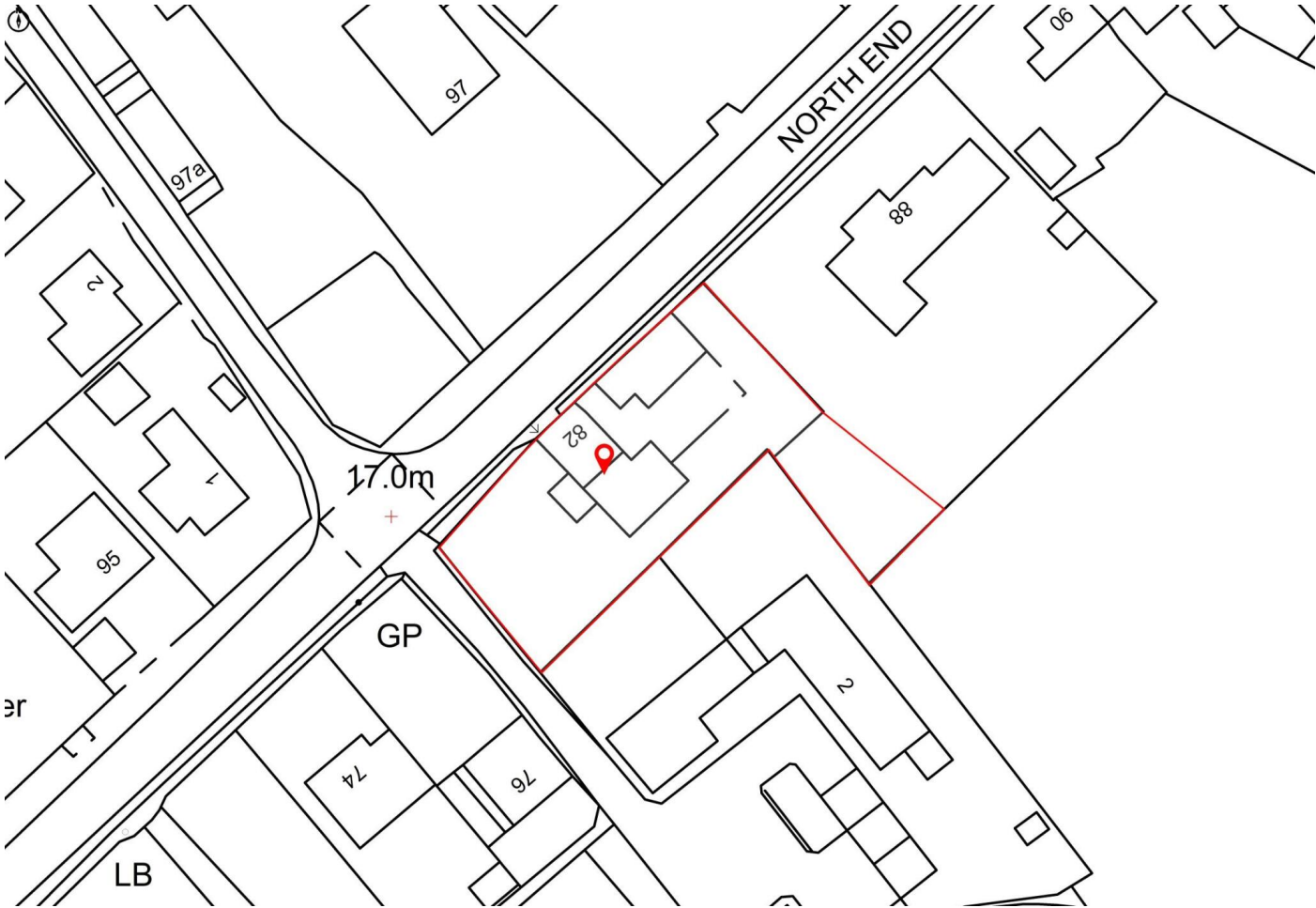


Ground Floor



Garage/Outbuilding

NORTH END, MELDRETH, ROYSTON, SG8



Accessibility / Adaptations

2008 - Single storey extension and Kitchen

Construction Type

Late 1800's - brick

Other

2009 - Damp course added - Rentokil carried out work and have 30 year guarantee

Electricity Supply

Outfox

Gas Supply

Outfox

Central Heating

Gas Fired Central Heating

Water Supply

Cambridge Water

Drainage

Cambridge Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



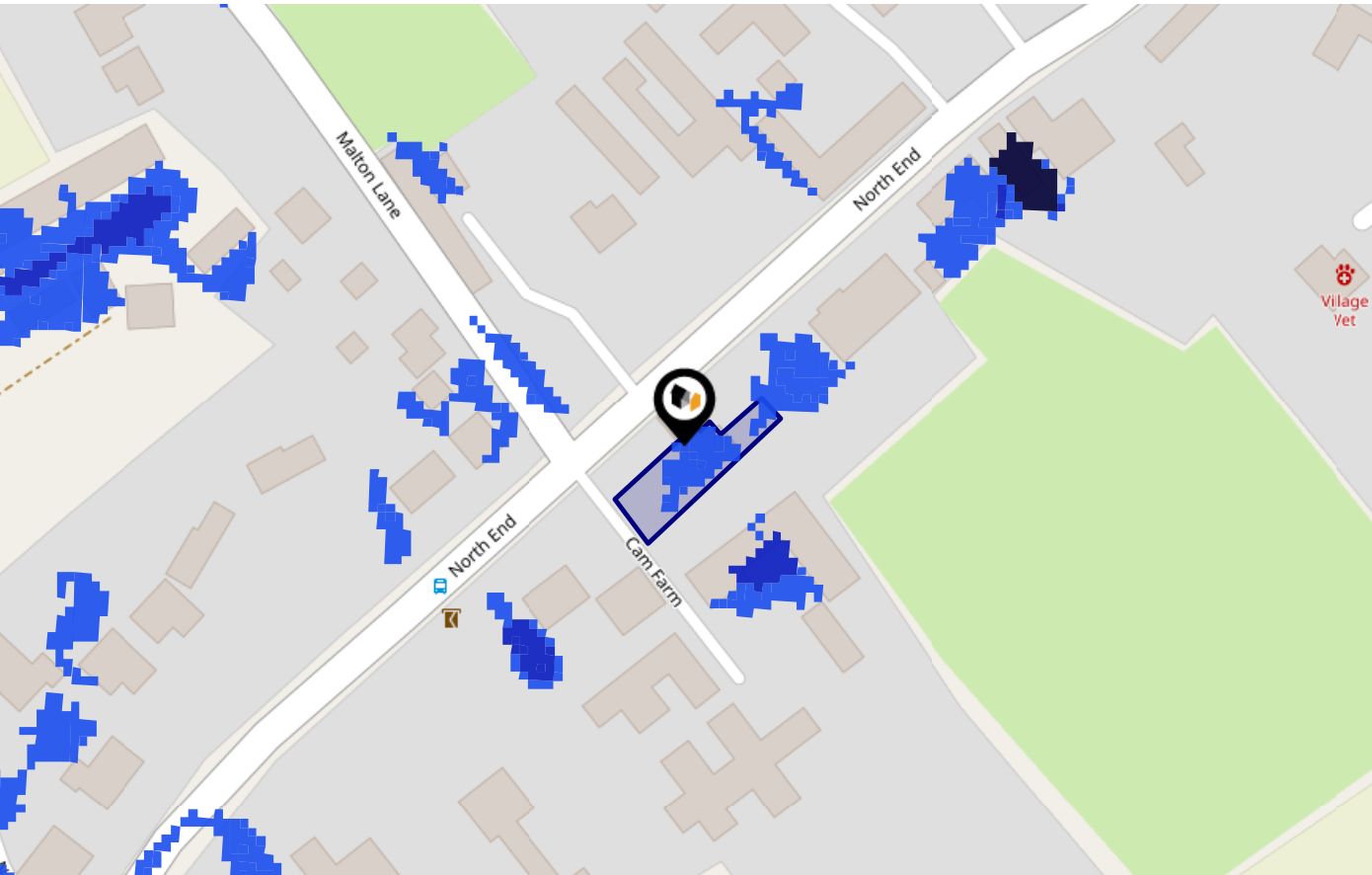
/cookecurtisco

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.

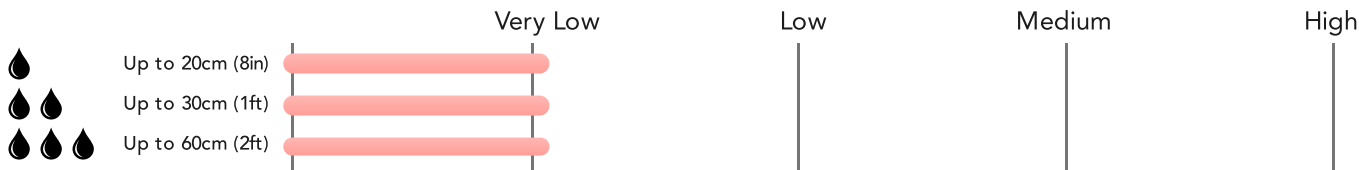


Risk Rating: Low

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:

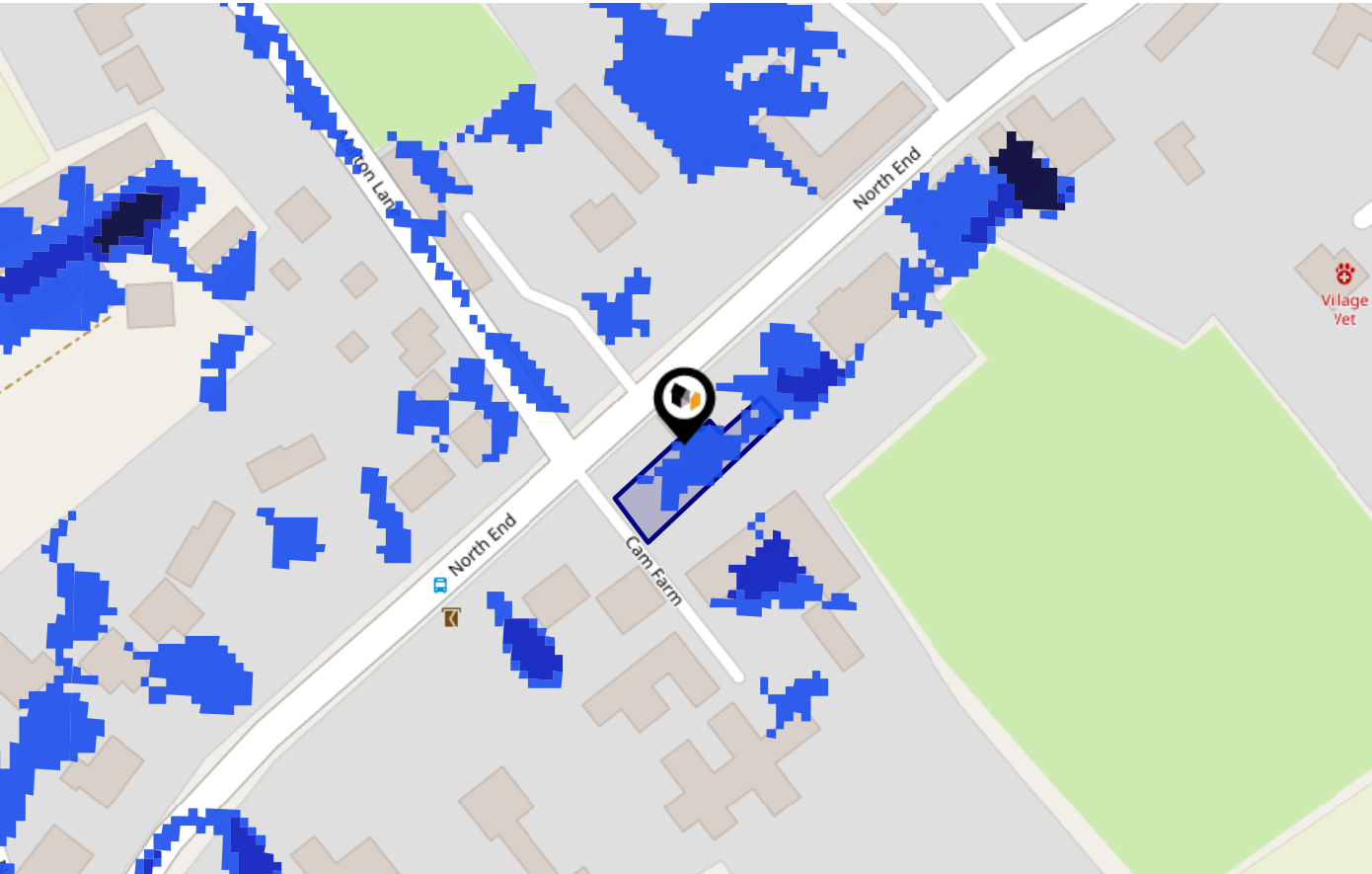


Flood Risk

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.

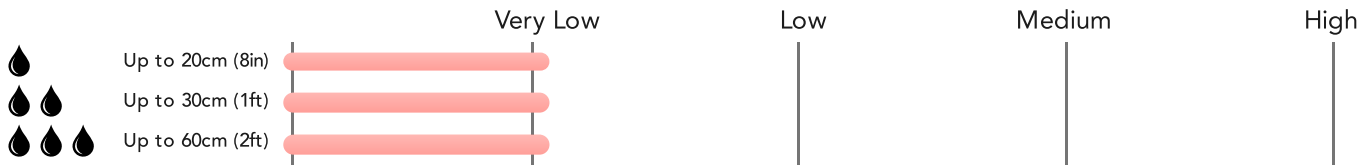


Risk Rating: Low

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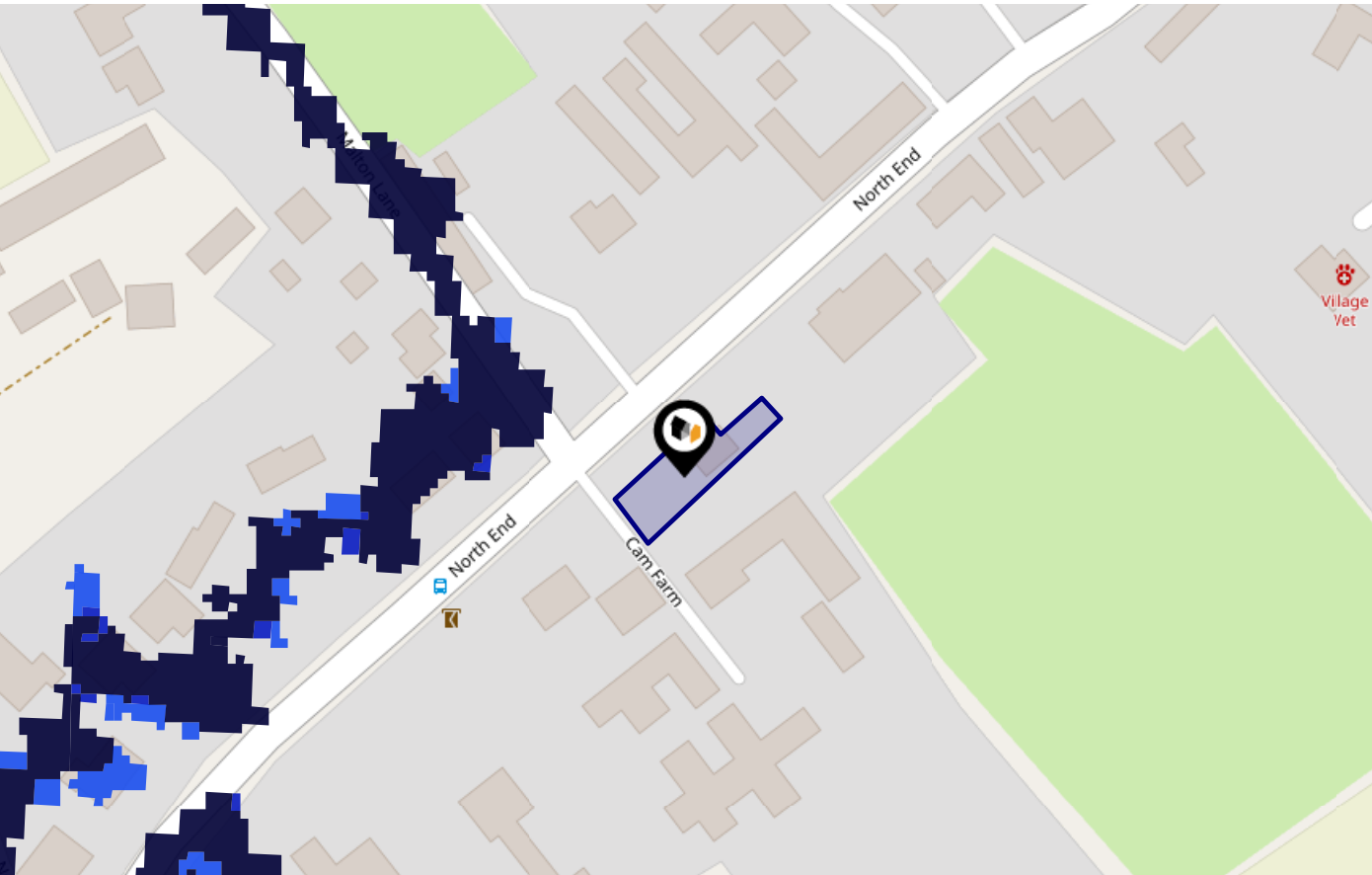


Flood Risk

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.

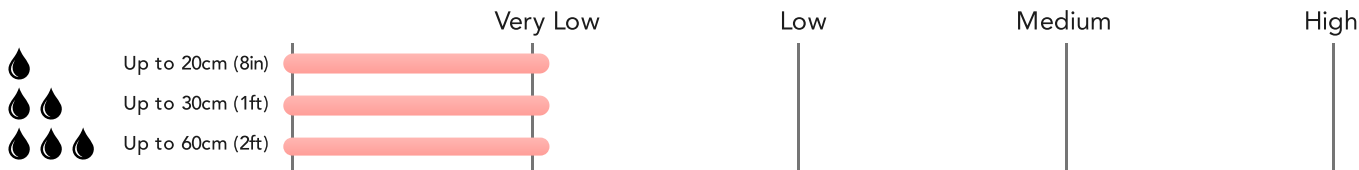


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

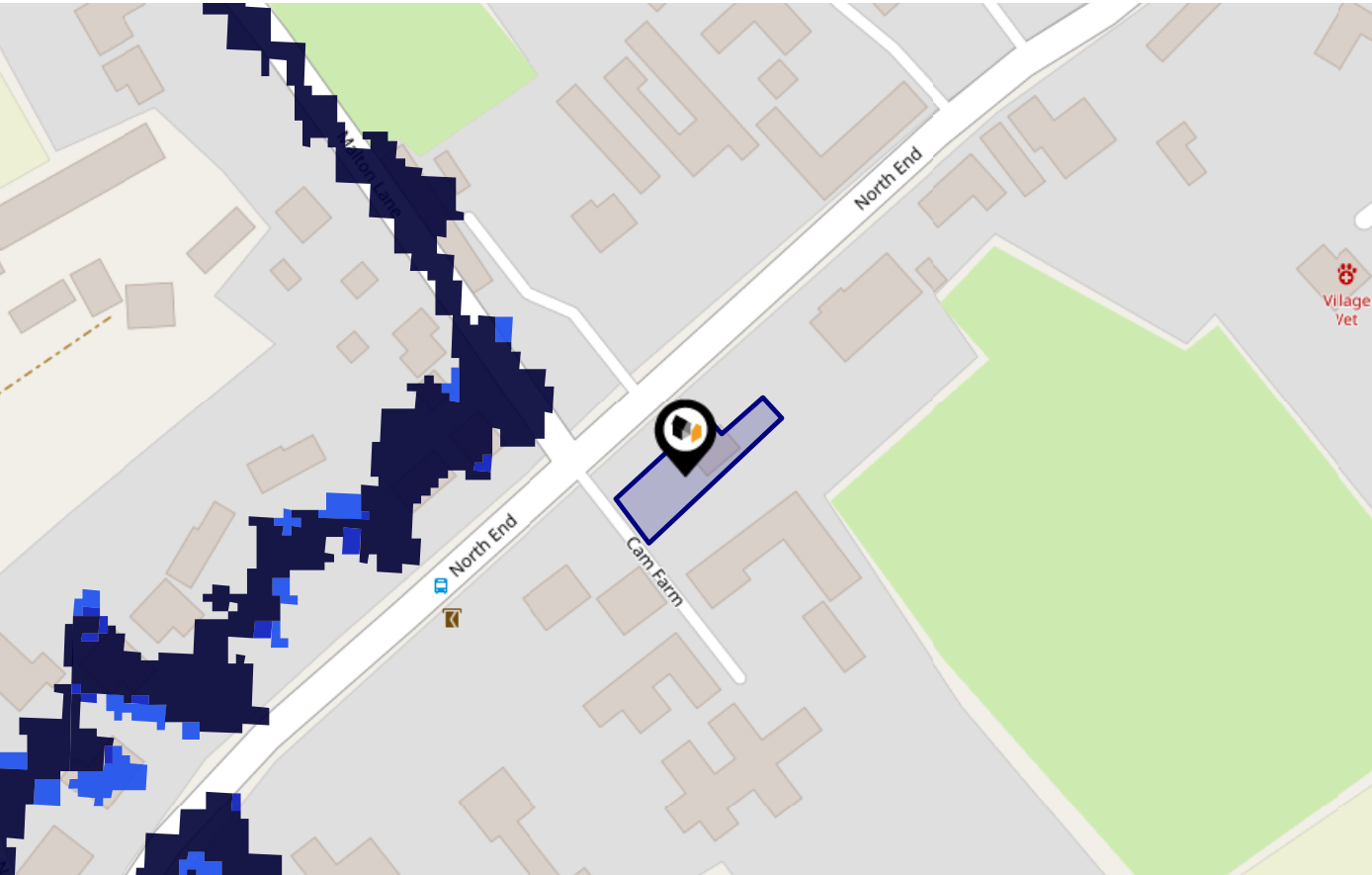


Flood Risk

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.

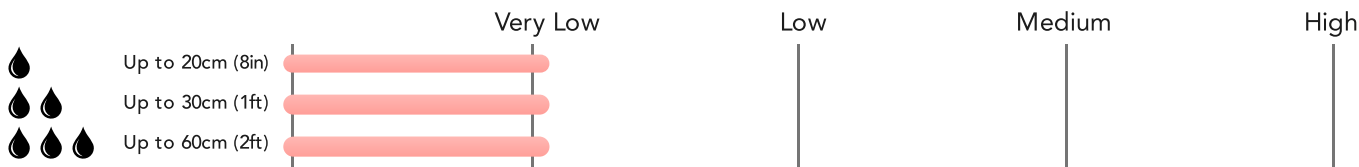


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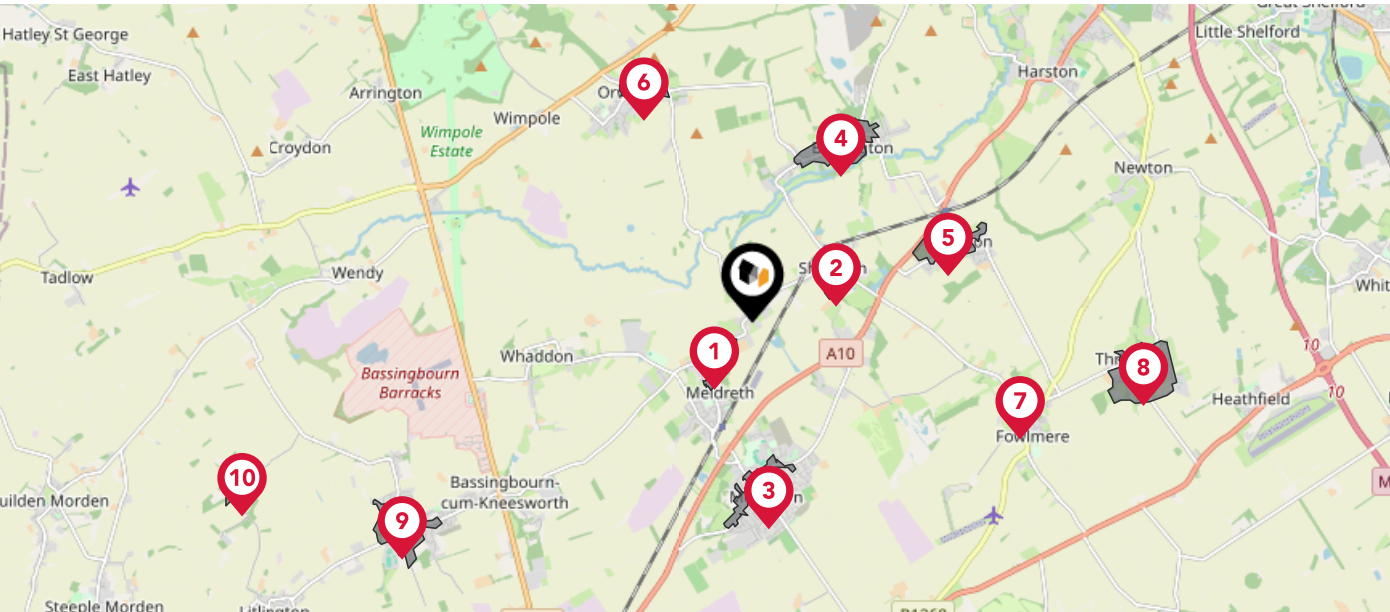


Maps

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	
1	Meldreth
2	Shepreth
3	Melbourn
4	Barrington
5	Foxton
6	Orwell
7	Fowlmere
8	Thriplow
9	Bassingbourn
10	Abington Pigotts High Street

Maps

Landfill Sites

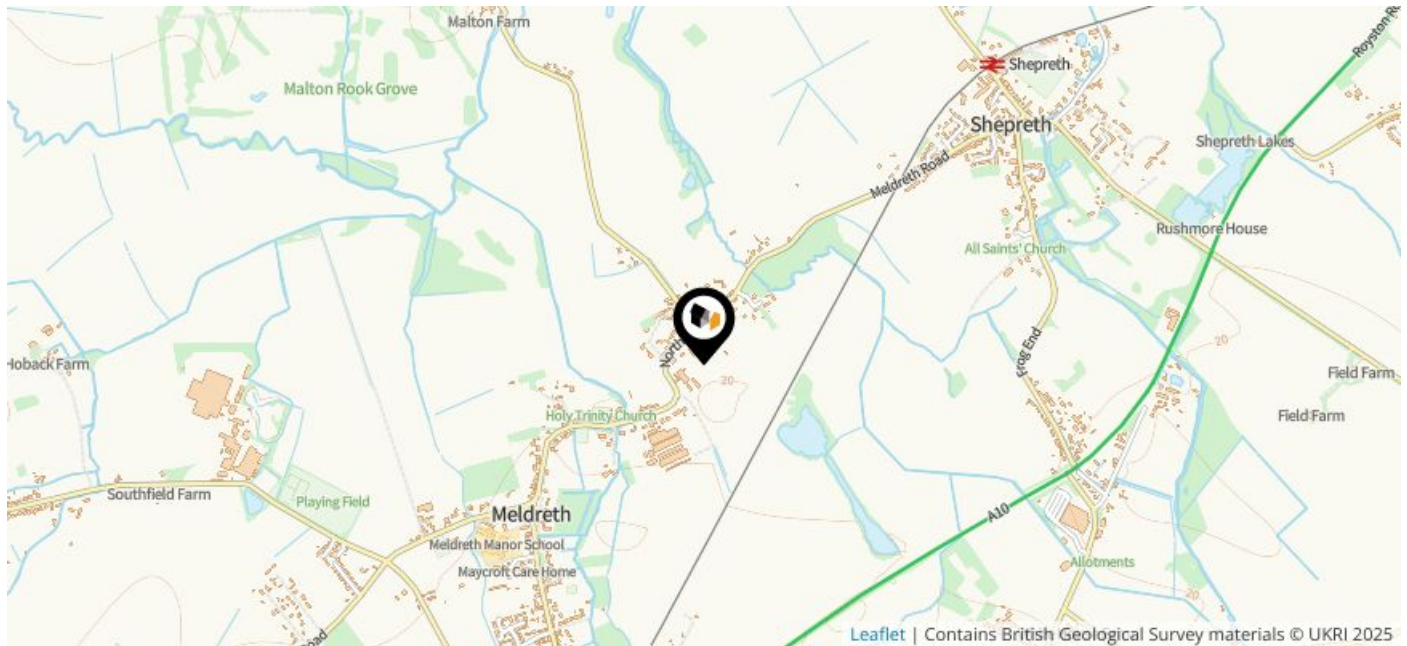


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	EA/EPR/NP3690NM/V003	Active Landfill
2	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
3	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
4	Searro-Shepreth	Historic Landfill
5	Melbourn-Back Lane, Melbourn	Historic Landfill
6	Old Chalk Pit-Foxton	Historic Landfill
7	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
8	EA/EPR/FB3105UN/V002	Active Landfill
9	Chapel Hill-Barrington	Historic Landfill
10	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



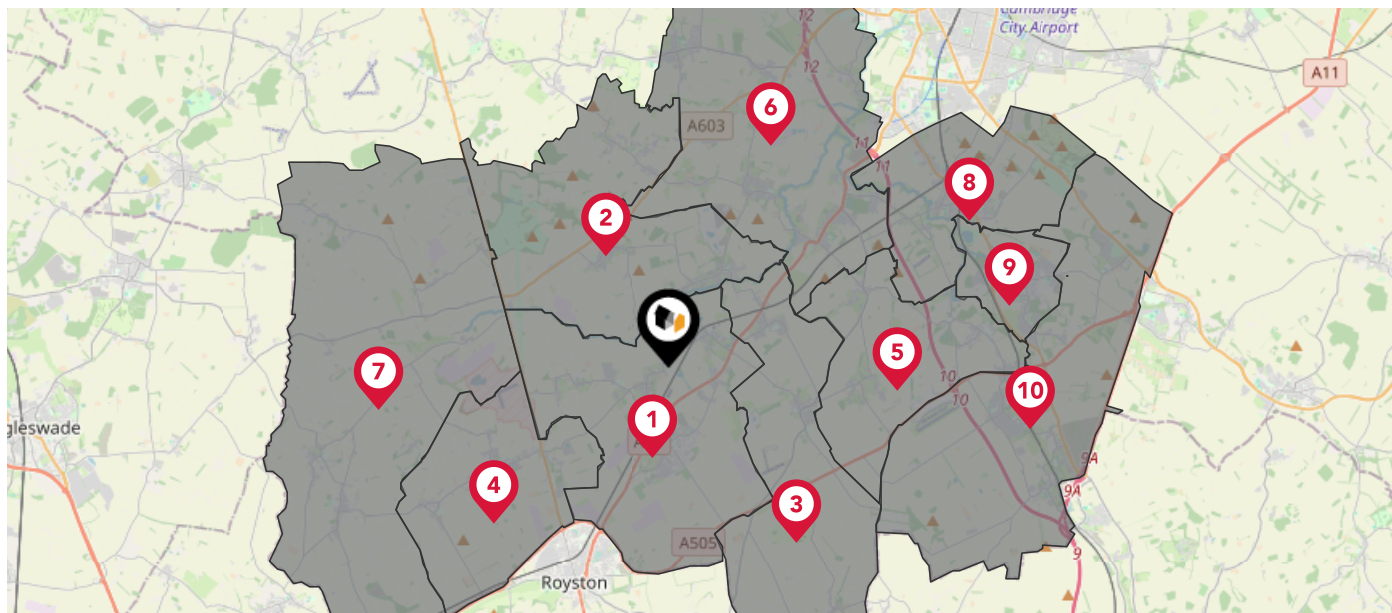
Mine Entry

- ✕ 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

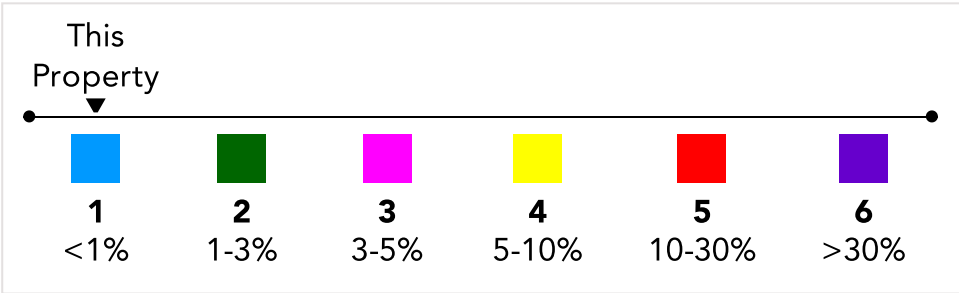
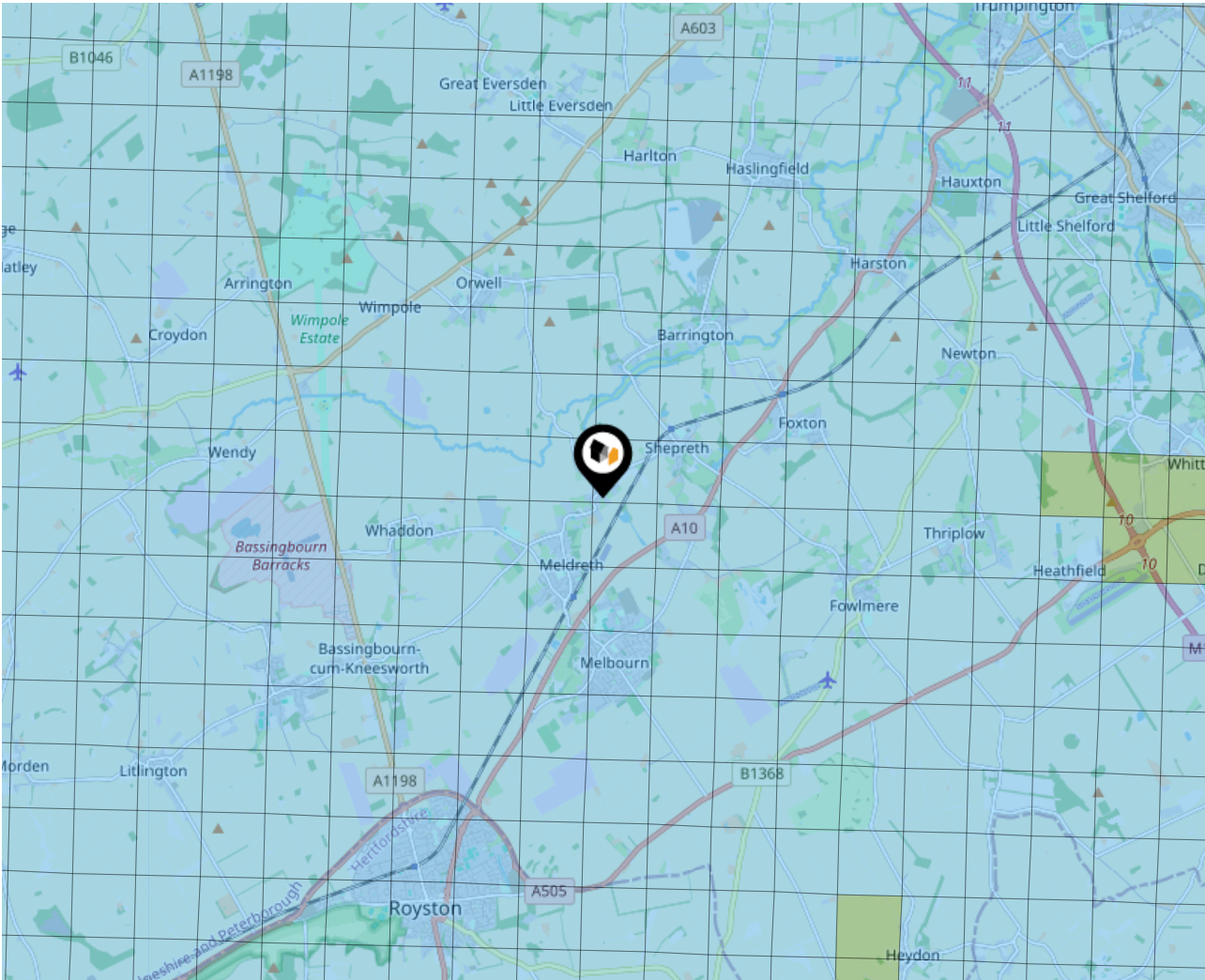


Nearby Council Wards

-  Melbourn Ward
-  Barrington Ward
-  Foxton Ward
-  Bassingbourn Ward
-  Whittlesford Ward
-  Harston & Comberton Ward
-  The Mordens Ward
-  Shelford Ward
-  Sawston Ward
-  Duxford Ward

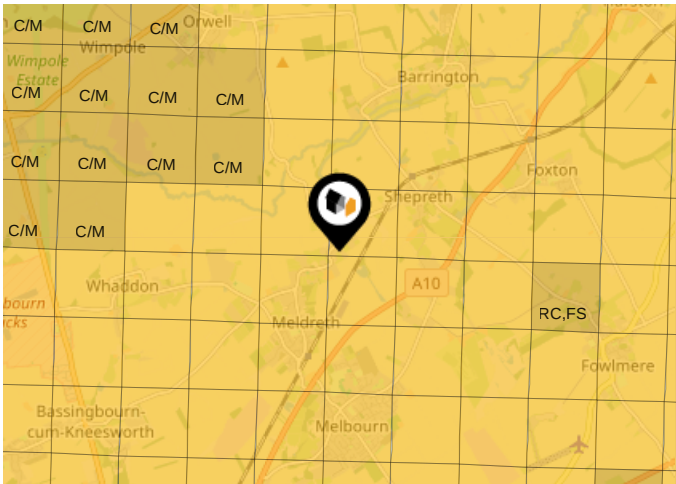
What is Radon?

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/m³).



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

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

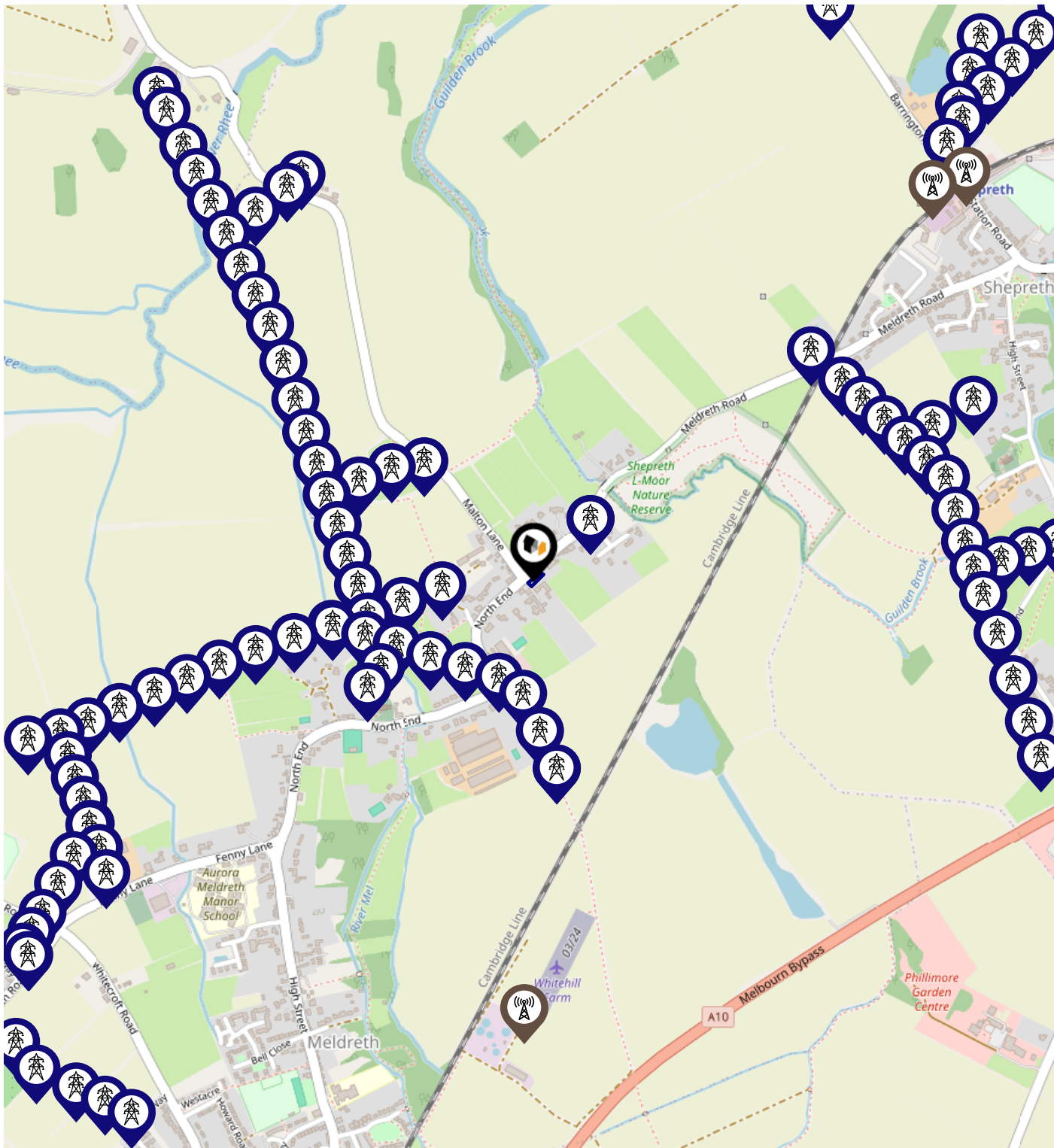


Primary Classifications (Most Common Clay Types)

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

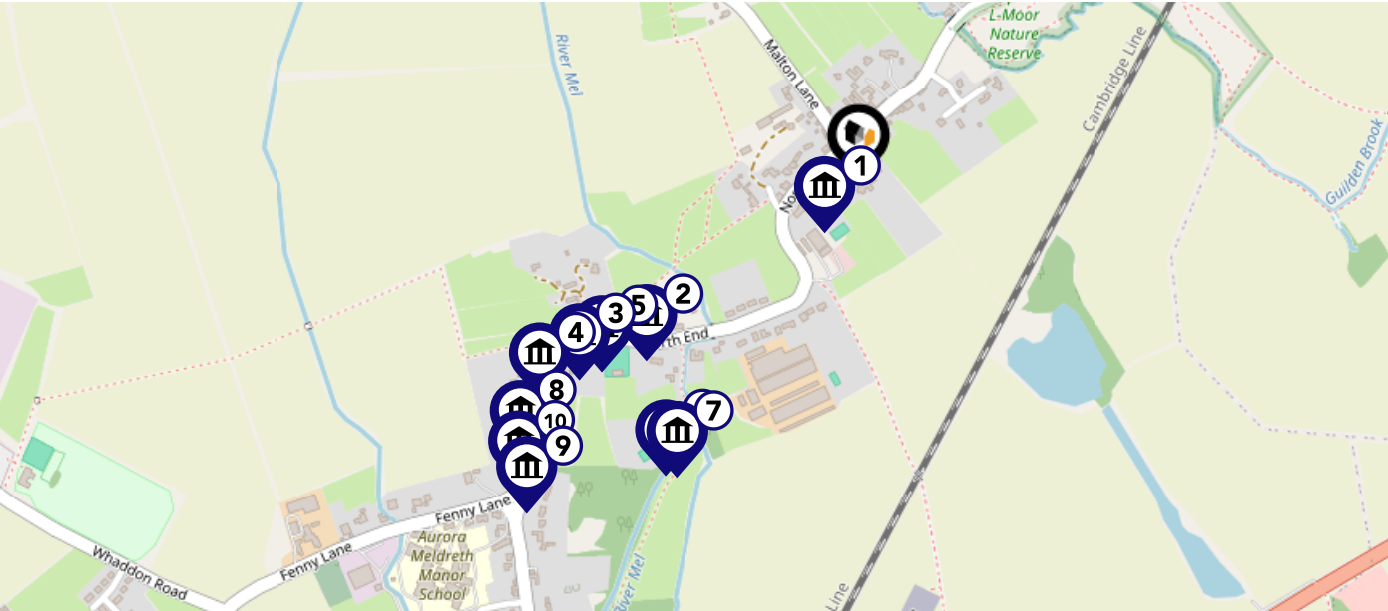
Masts & Pylons



Key:

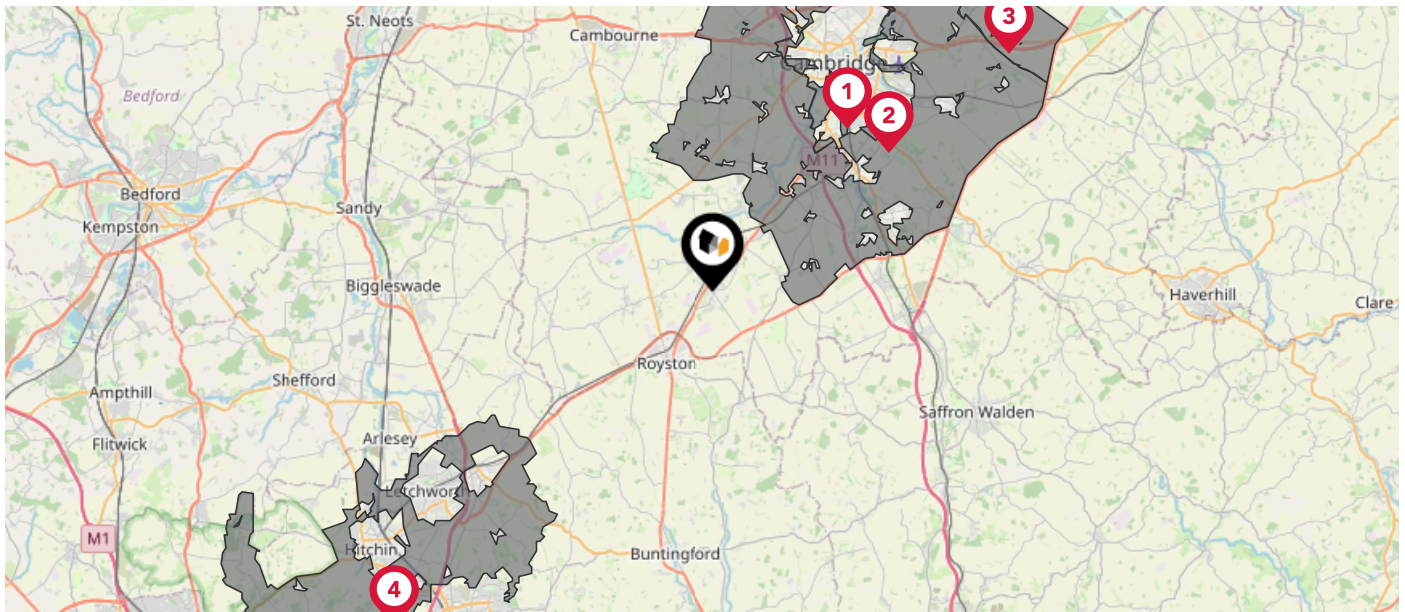
-  Power Pylons
-  Communication Masts

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
	1127559 - The Laurels	Grade II	0.1 miles
	1127558 - Church Of Holy Trinity	Grade I	0.3 miles
	1331222 - 33, North End	Grade II	0.4 miles
	1127557 - Old Town House	Grade II	0.4 miles
	1164564 - Mantings House	Grade II	0.4 miles
	1164622 - Mill House	Grade II	0.4 miles
	1331223 - Topcliffe Mill At Number 36 Mill House	Grade II	0.4 miles
	1164538 - The Cottage	Grade II	0.5 miles
	1164609 - Water Pump Near Mill Cottage	Grade II	0.5 miles
	1127556 - Homeland	Grade II	0.5 miles

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

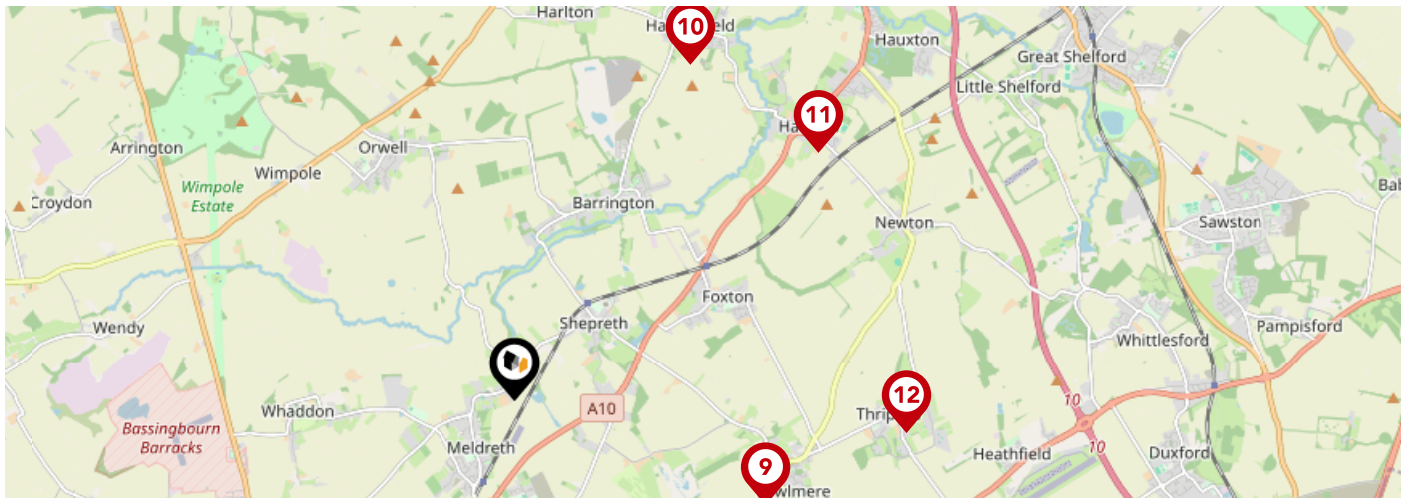


Nearby Green Belt Land

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



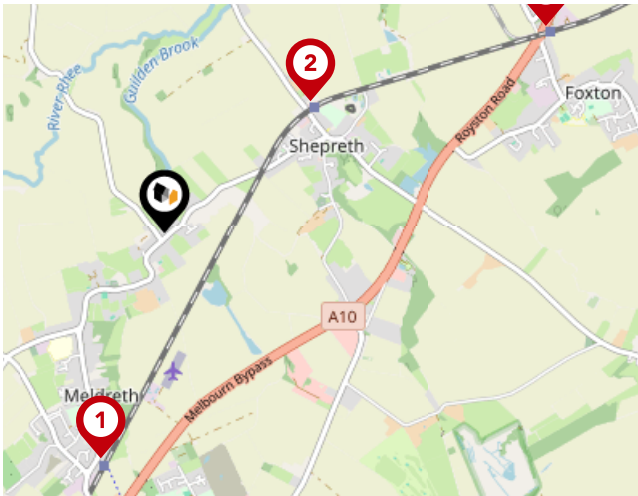
		Nursery	Primary	Secondary	College	Private
1	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:0.69	☐	☐	☒	☐	☐
2	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:0.8	☐	☒	☐	☐	☐
3	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:1.24	☐	☐	☒	☐	☐
4	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:1.57	☐	☒	☐	☐	☐
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.96	☐	☐	☒	☐	☐
6	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.97	☐	☒	☐	☐	☐
7	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.05	☐	☒	☐	☐	☐
8	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.27	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:2.48	☐	☒	☐	☐	☐
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.46	☐	☒	☐	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.58	☐	☒	☐	☐	☐
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.6	☐	☒	☐	☐	☐
	Roman Way Academy Ofsted Rating: Good Pupils: 214 Distance:3.61	☐	☒	☐	☐	☐
	King James Academy Royston Ofsted Rating: Good Pupils: 957 Distance:3.71	☐	☒	☒	☐	☐
	Basingbourn Village College Ofsted Rating: Good Pupils: 666 Distance:3.74	☐	☐	☒	☐	☐
	Basingbourn Primary School Ofsted Rating: Requires improvement Pupils: 373 Distance:3.79	☐	☒	☐	☐	☐

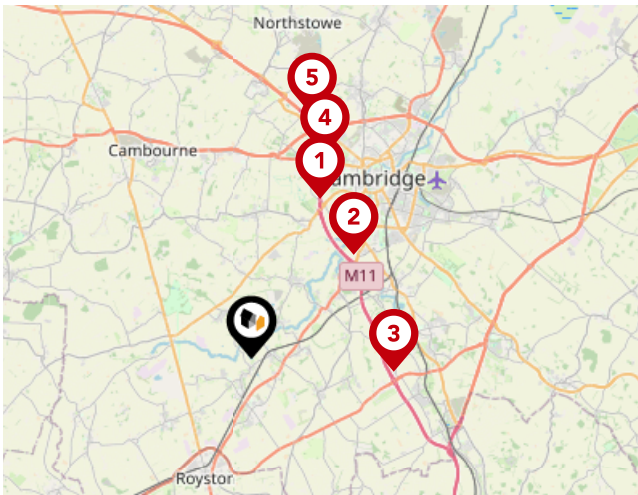
Area

Transport (National)



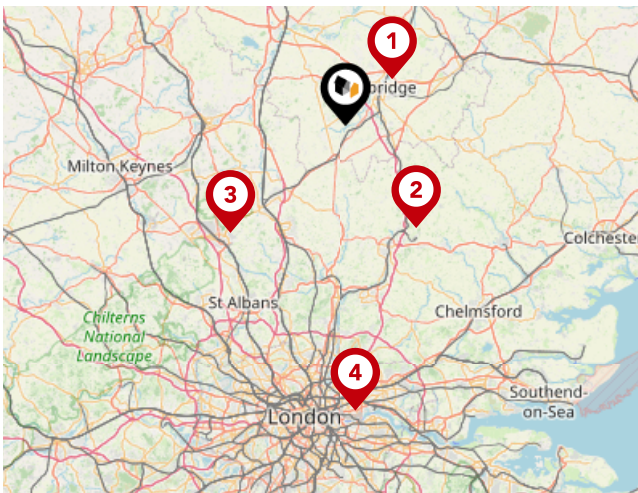
National Rail Stations

Pin	Name	Distance
1	Meldreth Rail Station	1.07 miles
2	Shepreth Rail Station	0.89 miles
3	Foxton Rail Station	1.97 miles



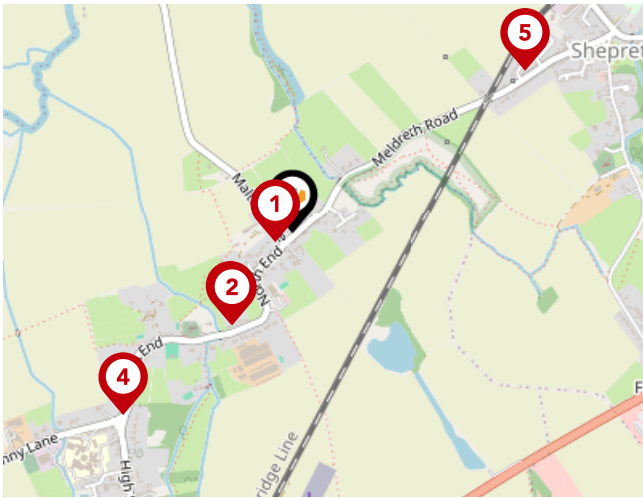
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	6.34 miles
2	M11 J11	5.31 miles
3	M11 J10	5.22 miles
4	M11 J13	7.84 miles
5	M11 J14	9.12 miles



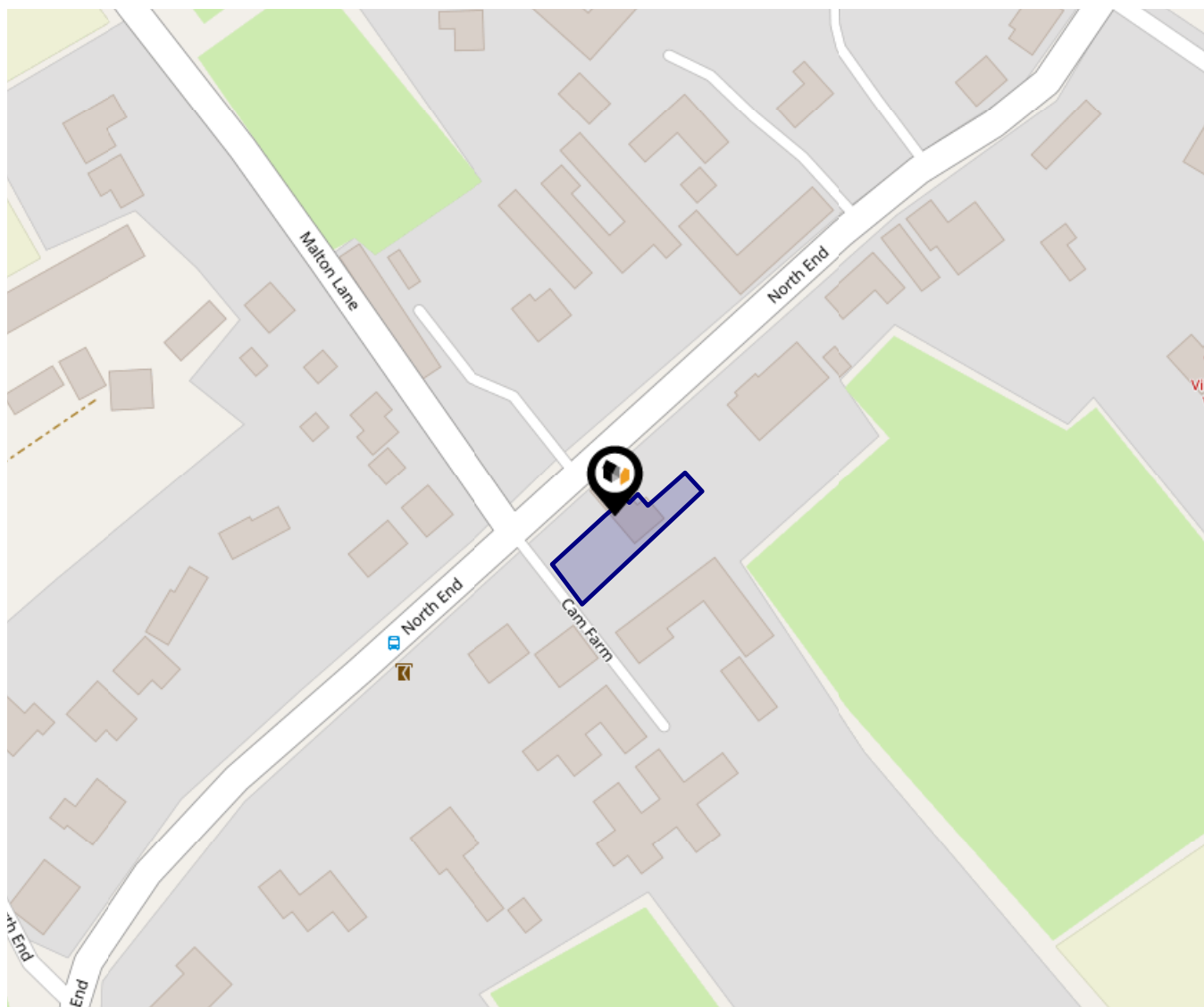
Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.68 miles
2	Stansted Airport	18.16 miles
3	Luton Airport	22.9 miles
4	Silvertown	41.68 miles



Bus Stops/Stations

Pin	Name	Distance
1	Malton Lane	0.05 miles
2	Bury End Farm	0.25 miles
3	Bury End Farm	0.25 miles
4	Manor Road	0.57 miles
5	John Breay Close	0.64 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

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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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