

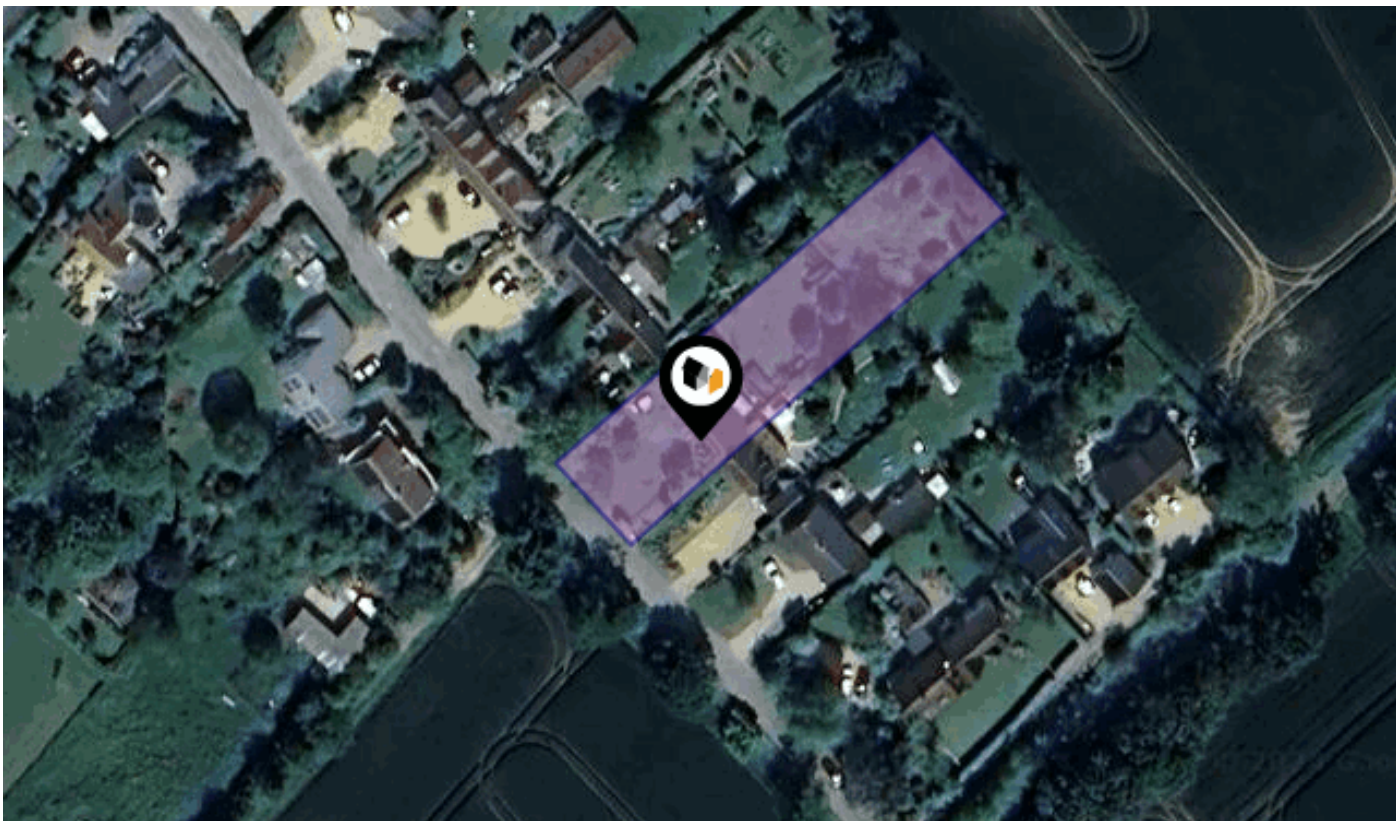


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MIR: Material Info

The Material Information Affecting this Property

Monday 02nd September 2024



MILL HILL, WESTON COLVILLE, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.38 acres		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB5650		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

24 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **33 Mill Hill Weston Colville Cambridgeshire CB21 5NY**

Reference - S/1476/15/DC	
Decision:	Decided
Date:	11th June 2015
Description:	Discharge of Condition 10 (Surface Water Drainage) for Planning Application S/2233/14/FL for erection of new dwelling and carport to existing dwelling with alterations to existing vehicular access

Planning records for: **26 Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY**

Reference - S/1944/14/PH	
Decision:	Decided
Date:	11th August 2014
Description:	Single Storey Rear Extension

Planning records for: **Christmas Tree Cottage 27 Mill Hill Weston Colville Cambridge CB21 5NY**

Reference - S/0636/12/FL	
Decision:	Decided
Date:	23rd March 2012
Description:	Annexe

Planning records for: **44 Mill Hill Weston Colville Cambridgeshire CB21 5NY**

Reference - 22/04819/FUL	
Decision:	Decided
Date:	03rd November 2022
Description:	Divided into 2 dwellings as originally built along with proposed 1st floor rear extension

Planning records for: *Land At 44 Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/03023/CONDA	
Decision:	Decided
Date:	24th January 2024
Description:	Submission of details required by conditions 6 (traffic management plan), 10 (lighting design strategy for biodiversity), 11 (ecology enhancement), 12 (biodiversity net gain plan), 14 (hard and soft landscaping) and 15 (energy statement) of planning permission 22/03023/FUL

Reference - 24/00271/S73	
Decision:	Decided
Date:	25th January 2024
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/03023/FUL (Erection of a 1.5 storey dwelling with associated off-road parking.) to include a side dormer on the southeastern elevation.

Reference - 22/00240/CONDB	
Decision:	Decided
Date:	04th July 2022
Description:	Submission of details required by condition 3 (Joinery Details) of planning permission 22/00240/LBC

Planning records for: *Coven Wood Cottage Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - S/0025/10/LB	
Decision:	Decided
Date:	15th February 2010
Description:	Remove render from plinth and defective plaster to dining room walls repair using lime mortar and plaster. Repair wall plate in Bed 1. Install partitions and in Bed 2 for shower room and create new doorway. Replace external front door.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - S/0065/20/NMA4
Decision: Decided
Date: 27th June 2022
Description: Non-material amendment on S/0065/20/RM to amend full-height weatherboarding to half-height to plots 304 & 318
Reference - 22/02931/NMA1
Decision: Decided
Date: 02nd March 2023
Description: Non material amendment of planning permission 22/02931/HFUL (Erection of a front porch, rear extension, and increase roof pitch in conjunction with a loft conversion) 1. Change elevation finishes to white render, with two gables in light grey stone in lieu of brickwork and 2 Change window in right hand side elevation from window to door and sidelight.
Reference - 24/00236/HFUL
Decision: Decided
Date: 19th January 2024
Description: Erection of a garage
Reference - 23/01291/HFUL
Decision: Decided
Date: 04th April 2023
Description: Erection of a front porch, two storey rear extension, increase roof pitch in conjunction with a loft conversion, amendments to elevation materials and fenestration.

Planning records for: *Old Mill House Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY*

Reference - S/1636/12/FL	
Decision:	Decided
Date:	08th August 2012
Description:	Conservatory

Reference - S/2025/13/FL	
Decision:	Decided
Date:	23rd September 2013
Description:	Erection of a two storey extension

Planning records for: *Shrublands Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - S/0015/09/F	
Decision:	Decided
Date:	07th January 2009
Description:	Extension

Reference - S/1709/08/F	
Decision:	Decided
Date:	30th September 2008
Description:	Extension

Planning records for: *The Hay Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/01437/CLUED	
Decision:	Decided
Date:	17th April 2023
Description:	Certificate of lawfulness under S191 for the existing use of property known as No. 10A as a separate residential unit

Reference - 23/01436/HFUL	
Decision:	Decided
Date:	17th April 2023
Description:	Demolition of existing stable building, erection of detached single storey annexe.

Reference - 23/0385/TTPO	
Decision:	Decided
Date:	17th April 2023
Description:	Ash (T1) - Reduce 3 branches of the crown that grow over the roof of 78 Cambridge Road, reduce Approx. 1.5m - 2m away from property.

Planning records for: *The Old Windmill Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY*

Reference - S/1925/15/FL	
Decision:	Decided
Date:	17th August 2015
Description:	Erection of a new summerhouse building in rear garden on paving slab base

Weston Colville, CAMBRIDGE, CB21

Energy rating

E

Valid until 19.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	78 m ²

Electricity Supply

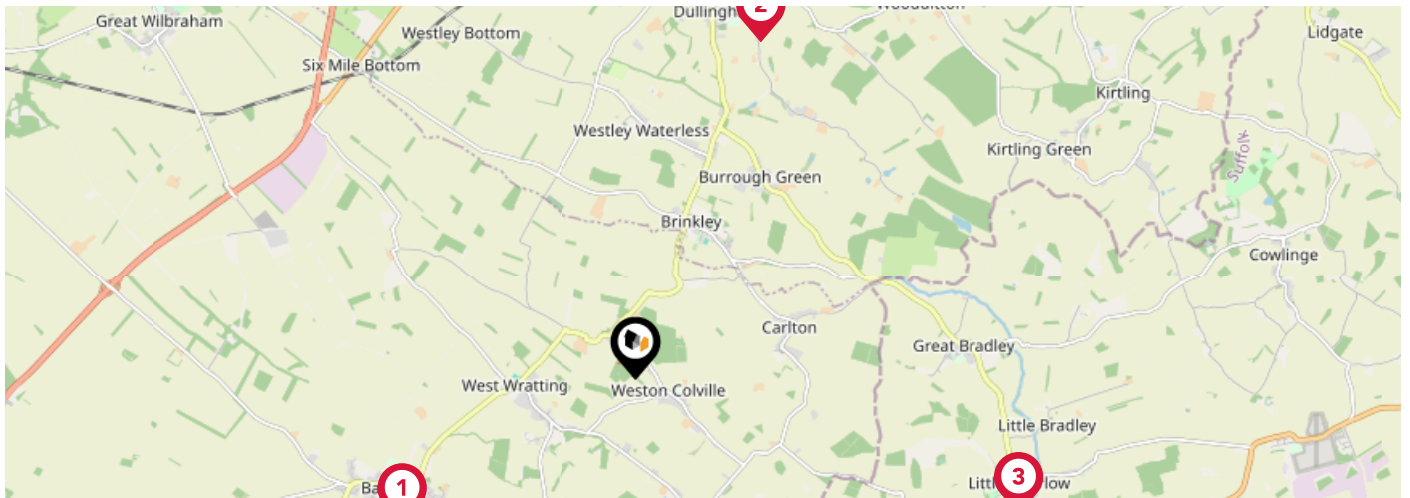
Co-op energy

Central Heating

Oil Fired central heating

Water Supply

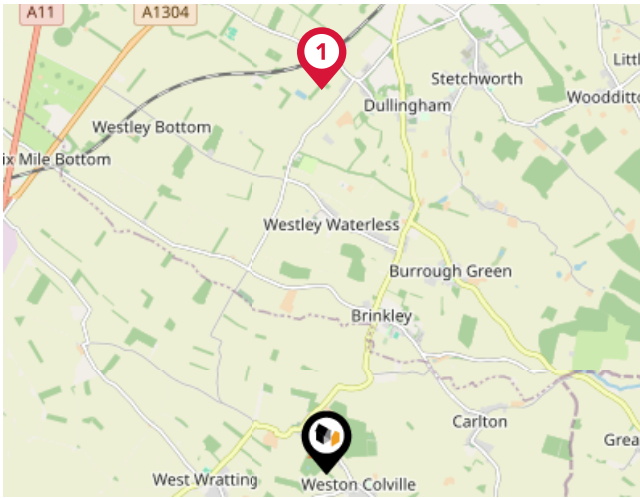
Cambridge water



		Nursery	Primary	Secondary	College	Private
1	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kettlefields Primary School Ofsted Rating: Good Pupils: 126 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thurlow Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 66 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	New Cangle Community Primary School Ofsted Rating: Good Pupils: 207 Distance:5.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castle Manor Academy Ofsted Rating: Good Pupils: 751 Distance:5.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Felix Roman Catholic Primary School, Haverhill Ofsted Rating: Serious Weaknesses Pupils: 236 Distance:5.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

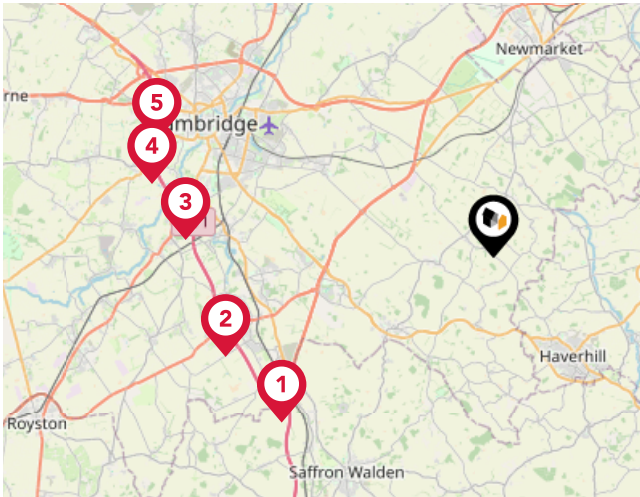


		Nursery	Primary	Secondary	College	Private
Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:5.32		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Glebe House Ofsted Rating: Good Pupils:0 Distance:5.32		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:5.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linton Village College Ofsted Rating: Good Pupils: 833 Distance:5.44		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Ward Academy Ofsted Rating: Good Pupils: 1176 Distance:5.45		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:5.52		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Place Farm Primary Academy Ofsted Rating: Good Pupils: 410 Distance:5.52		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadlands Hall Ofsted Rating: Good Pupils: 37 Distance:5.6		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



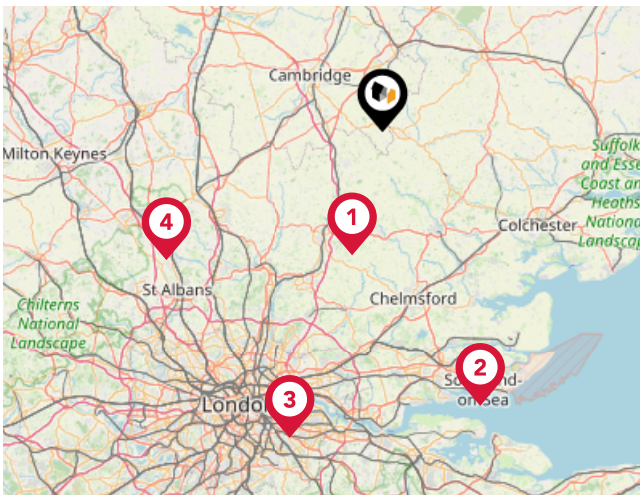
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	3.51 miles
2	Entrance1	6.23 miles
3	Newmarket Rail Station	6.24 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	9.76 miles
2	M11 J10	10.39 miles
3	M11 J11	11.22 miles
4	M11 J12	12.71 miles
5	M11 J13	12.99 miles

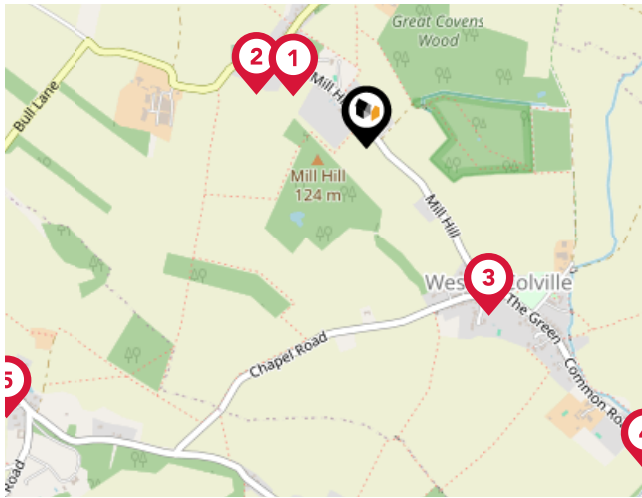


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.63 miles
2	Southend-on-Sea	42.75 miles
3	Silvertown	46.8 miles
4	Luton Airport	36.78 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Church End	0.21 miles
2	Mill Hill	0.28 miles
3	Chapel Road	0.47 miles
4	Common Road	0.97 miles
5	Spicer's Close	1.02 miles



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



Cooke Curtis & Co

Data Quality

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