



HOCKEYS
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Property Report

22 Quarry Lane, Swaffham Bulbeck, Cambridge. CB25 0LU

Data you
can rely on

HM Land
Registry

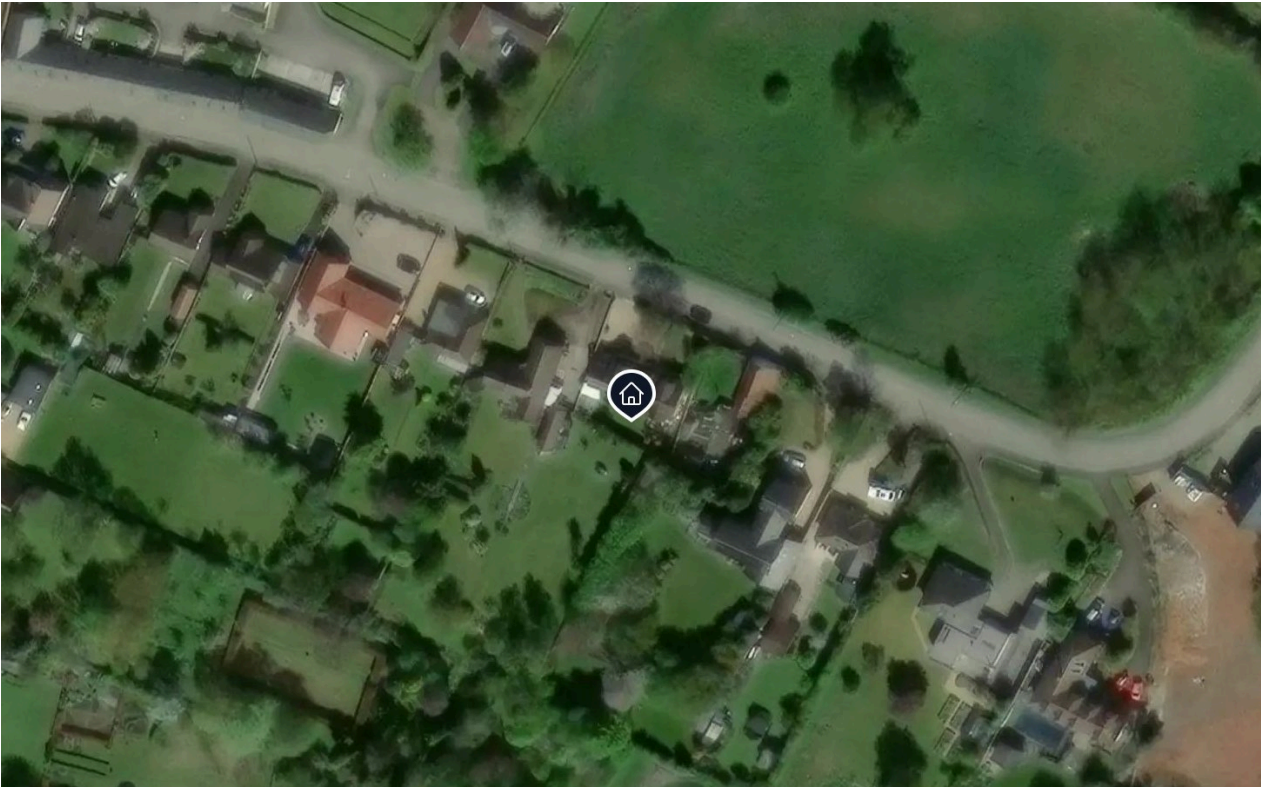
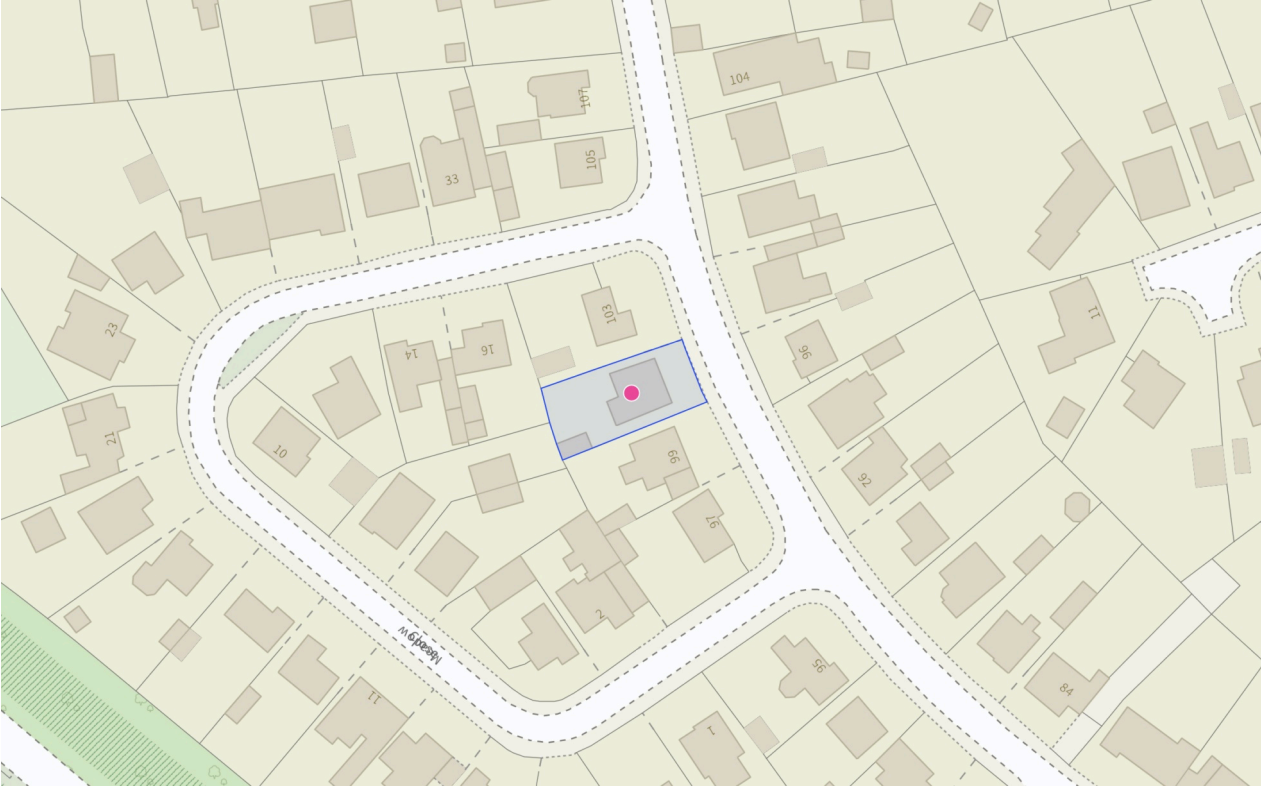


Ofsted

Ofcom

Office for
National Statistics





Key Property Information

Estimated market value
£870,000
£740k - £1M

Estimated market value
£2,350 pcm
3.2% annual rental yield

4 2 2,809ft² | £309 pft² Detached Freehold

Market History

Last Sold	August 2014	£595,000
Sold	October 2012	£200,000

Plot information

Title number	CB336293
Plot size	0.13 acres
Garden direction	North
Outdoor area	0.1 acres
Parking (predicted)	Yes

Build

Suspended floors
Double glazed windows
Brick walls
Other roof
Year built 2012-2021

Utilities

✖ Mains gas
✖ Wind turbines
✖ Solar panels
Mains fuel type **Liquid Gas**
Water **Anglian Water**

EPC

Valid until 14/09/2035

Efficiency rating (current)	70 C
Efficiency (potential)	73 C
Enviro impact (current)	81 B
Enviro impact (potential)	82 B

Council tax

Band F
£3,590 per year (est)
East Cambridgeshire

Mobile coverage

EE	
O2	
Three	
Vodafone	

Broadband availability

Basic	6mb
Superfast	35mb
Ultrafast	1000mb
Overall	1000mb

 Flood risk

Rivers and sea
Very low risk for flooding by rivers and sea

Surface water
Low risk for flooding by surface water

 Radon Gas

Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Restrictive covenants

No covenants

This property **does not** have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

Rights of way

There has been no rights of way found on the plot of this property

Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



National park

No restrictions found

This property is **not** within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is **not** within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Greenbelt land

No restrictions found

This property is **not** on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Comparable Properties - Sales



£825,000 listed price 692ft

The Old Fire Station, High Street, S...

🏠 6 Bed Detached

📏 2314ft² (£356....)



£795,000 listed price 2,411ft

Mill Lodge, Mill Lane, Swaffham Bul...

🏠 5 Bed Detached

🏠 Freehold 📏 2465ft² (£322....)



£1,000,000 listed price 2,513ft

Commercial End, Swaffham Bulbeck

🏠 10 Bed Detached

📏 5899ft² (£169....)



£835,000 listed price 1.0mi

Thomas Christian Way, Bottisham

🏠 5 Bed Detached

🏠 Freehold 📏 2239ft² (£372....)

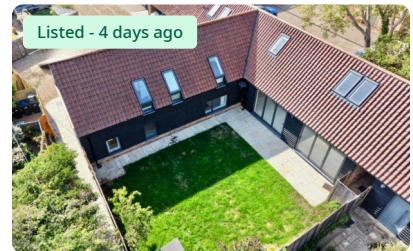


£725,000 listed price 1.0mi

Rowley Gardens, Bottisham

🏠 4 Bed Detached

🏠 Freehold 📏 1851ft² (£391.68)



£800,000 listed price 1.0mi

High Street, Bottisham

🏠 5 Bed Detached

🏠 Freehold 📏 2799ft² (£285....)



£999,999 listed price 1.0mi

Bottisham, Cambridgeshire

🏠 5 Bed Detached

🏠 Freehold 📏 3100ft² (£322....)



£850,000 listed price 1.0mi

Windmill Cottage, Swaffham Prior, ...

🏠 4 Bed Detached

🏠 Freehold 📏 3100ft² (£274.19)

Comparable Properties - Completed



Completed - 15/08/24

£845,000 sold price

5.0mi

Hinton Road, Fulbourn, CB21

4 Bed

Detached

Freehold

1625ft² (£520)



Completed - 10/09/24

£937,000 sold price

5.0mi

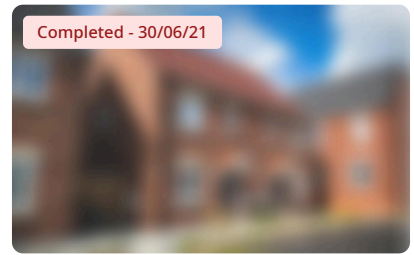
Waterbeach Road, Landbeach, CB...

5 Bed

Detached

Freehold

1884ft² (£497...



Completed - 30/06/21

£845,000 sold price

5.0mi

Fordham Road, CB8

5 Bed

Detached

Freehold

2336ft² (£361...



Completed - 22/10/15

£720,000 sold price

6.0mi

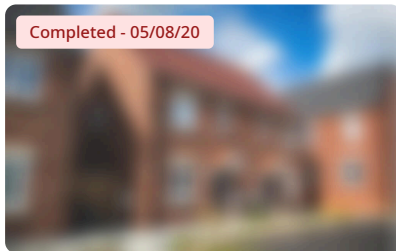
High Street, Stetchworth, CB8

4 Bed

Detached

Freehold

1873ft² (£384...



Completed - 05/08/20

£740,000 sold price

9.0mi

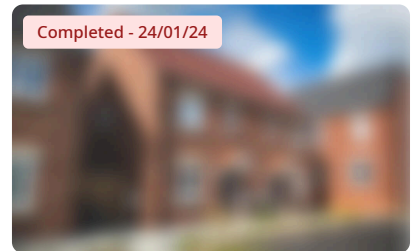
Temple Road, Isleham, CB7

4 Bed

Detached

Freehold

3197ft² (£231.4...



Completed - 24/01/24

£750,000 sold price

10.0mi

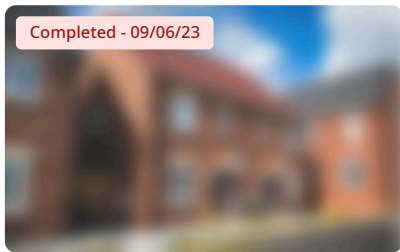
High Street, Hauxton, CB22

2 Bed

Detached

Freehold

840ft² (£892.86)



Completed - 09/06/23

£875,000 sold price

10.0mi

Pedley Close, Whittlesford, CB22

4 Bed

Detached

Freehold

1765ft² (£495...



Completed - 25/10/18

£900,000 sold price

11.0mi

Barton Road, Comberton, CB23

4 Bed

Detached

Freehold

2217ft² (£405...

Comparable Properties - Lettings



£2,350 pcm 1.0mi

Parsonage Barns, Bottisham, Cam...

4 Bed Detached
Freehold 1238ft² (£1.9)



£2,200 pcm 4.0mi

Exning, Suffolk

4 Bed Detached



£2,350 pcm 4.0mi

Exning, Suffolk

5 Bed Detached
Freehold 1733ft² (£1.36)



£2,600 pcm 4.0mi

Oak Court, Cambridge, Cambridg...

3 Bed Detached
Freehold 581ft² (£4.48)



£2,475 pcm 4.0mi

Cow Lane, Fulbourn, Cambridge

4 Bed Detached
Freehold 1604ft² (£1.54)



£2,000 pcm 5.0mi

Beechwood Close, Exning

5 Bed Detached
Freehold 1733ft² (£1.15)



£2,245 pcm 5.0mi

Brigettine Square, CB1

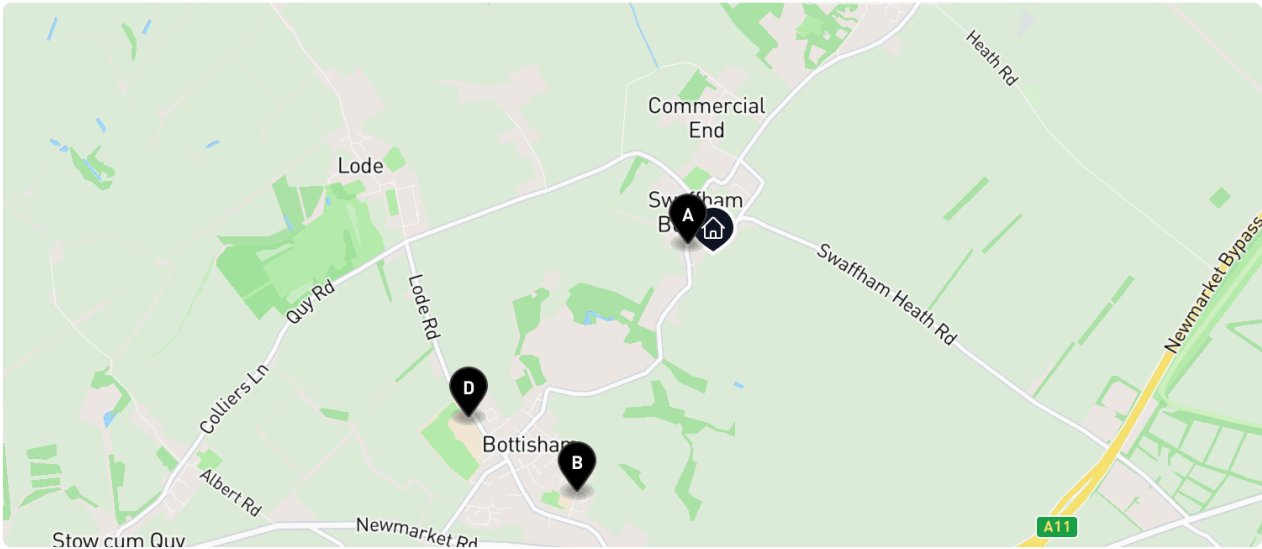
3 Bed Detached



£2,750 pcm 5.0mi

Ballard Close, Milton, Cambridge

4 Bed Detached
Freehold 1593ft² (£1.73)



A Nursery · Primary

Swaffham Bulbeck Church of England Primary School

Good 0.13mi

B Nursery · Primary

Bottisham Community Primary School

Good 1.29mi

C Nursery · Primary

Swaffham Prior Church of England Primary School

Good 1.33mi

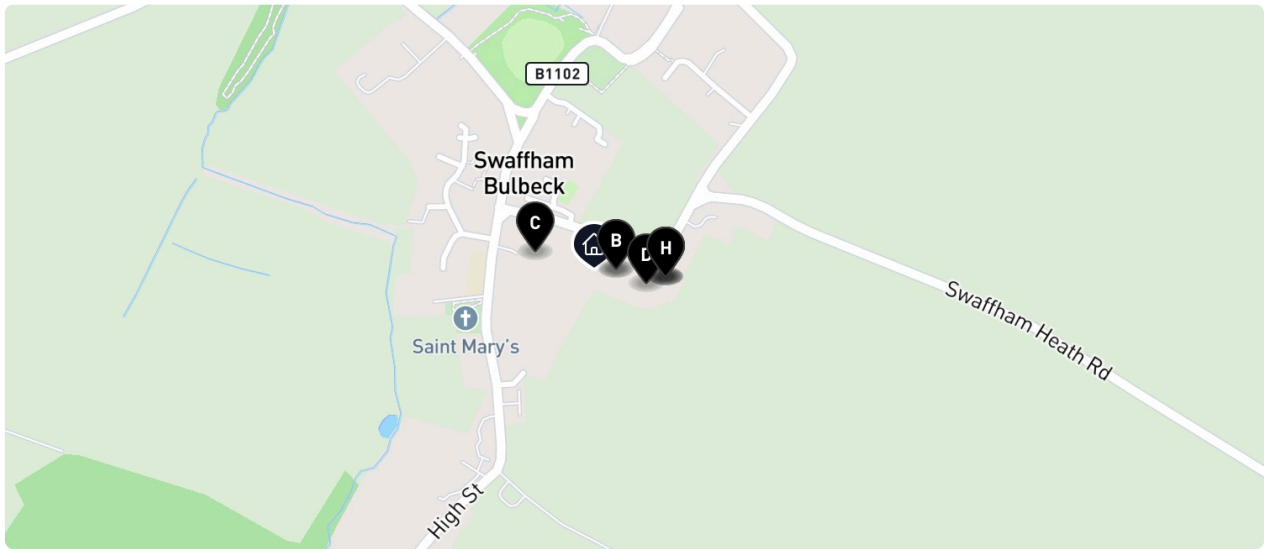
D Secondary

Bottisham Village College

Outstanding 1.34mi



M11	
Motorway	8.71 mi



A 30 Quarry Lane Swaffham Bulbeck Cambridge CB25 0LU

Construction of single storey rear extension, following the demolition of existing single storey rear...

Approved Ref: 22/01350/FUL 16-11-2022

B 30 Quarry Lane Swaffham Bulbeck Cambridge CB25 0LU

Single storey rear extension (following partial demolition of existing single storey rear extension)

Approved Ref: 23/01252/FUL 14-11-2023

C Ivy Green 79 High Street Swaffham Bulbeck Cambridge CB25 0LX

New dwelling and associated works

Approved Ref: 17/01935/FUL 21-11-2017

D The End House 34 Quarry Lane Swaffham Bulbeck Cambridge CB25 0LU

Construction of single storey rear extension and canopy, rear flat roof dormer to replace existing...

Approved Ref: 21/01792/FUL 14-12-2021

E Land East Of 34 Quarry Lane Swaffham Bulbeck

Proposed dwelling, garaging, parking and associated works

Approved Ref: 18/00821/FUL 15-06-2018

F Land East Of 34 Quarry Lane Swaffham Bulbeck Cambridgeshire CB25 0LU

Outline with matters of access, layout and scale committed for 2no. two-storey detached residential...

Approved Ref: 22/00636/OUT 28-06-2022

G Land East Of 34 Quarry Lane Swaffham Bulbeck Cambridgeshire CB25 0LU

Reserved matters for Appearance and Landscaping of previously approved application 22/00636/OUT for...

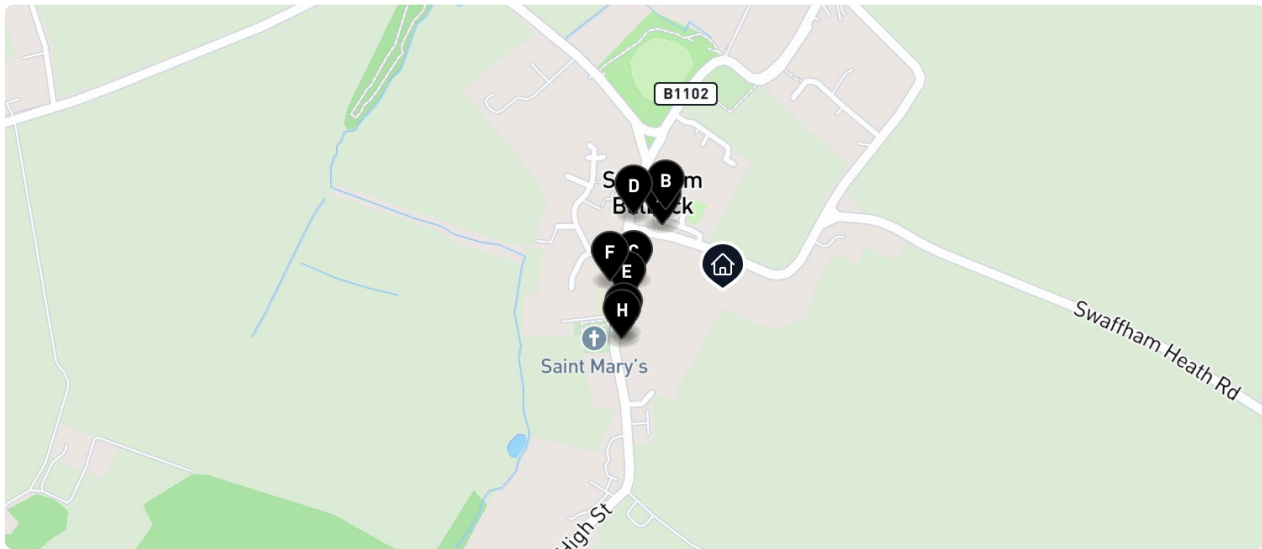
Refused Ref: 24/00705/RMA 02-08-2024

H Land East Of 34 Quarry Lane Swaffham Bulbeck Cambridgeshire CB25 0LU

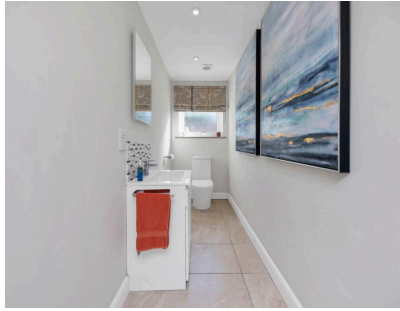
Construction of 2 new houses with double detached garages plus ancillary works and new vehicular...

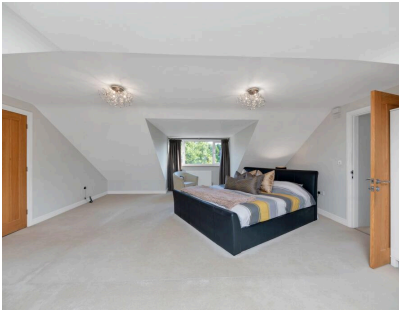
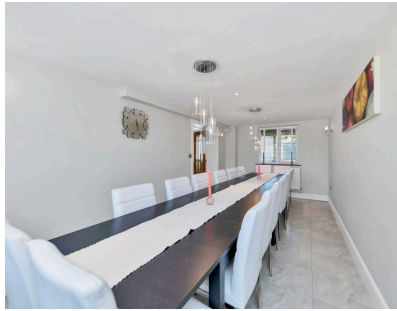
Validated Ref: 26/00335/FUL 26-05-2026

Nearby Listed Buildings



<p>A Grade II - Listed building 407ft</p> <p>Cattle sheds, at mitchell hall farm</p> <p>List entry no: 1127013 01-12-2051</p>	<p>B Grade II - Listed building 440ft</p> <p>Barn, to south front and two cartway entrances at mitchell hall farm</p> <p>List entry no: 1165977 01-12-2051</p>
<p>C Grade II - Listed building 515ft</p> <p>Appletrees</p> <p>List entry no: 1165807 15-06-1984</p>	<p>D Grade II - Listed building 574ft</p> <p>Mitchell hall</p> <p>List entry no: 1127012 01-12-2051</p>
<p>E Grade II - Listed building 587ft</p> <p>89, high street</p> <p>List entry no: 1331455 15-06-1984</p>	<p>F Grade II - Listed building 650ft</p> <p>Village hall</p> <p>List entry no: 1331456 15-06-1984</p>
<p>G Grade II - Listed building 692ft</p> <p>Priests house</p> <p>List entry no: 1127050 19-08-2059</p>	<p>H Grade II - Listed building 725ft</p> <p>Linton house</p> <p>List entry no: 1165827 15-06-1984</p>





Average house price changes in the last year (East Cambridgeshire)

	Jun '25	Sep '25	Dec '25	Mar '26	May '26
Detached	£510k	£545k	£530k	£530k	£530k
Semi-Detached	£320k	£340k	£330k	£330k	£330k
Terraced	£285k	£305k	£295k	£295k	£295k
Flats/Maisonettes	£210k	£225k	£218k	£218k	£218k

Volume of sold properties in the last 12 months (East Cambridgeshire)

350 Detached sold (43%)	244 Semi-Detached sold (30%)
179 Terraced sold (22%)	44 Flats/Maisonettes sold (5%)

Average price per sqft (East Cambridgeshire)

£347 ft² Detached	£335 ft² Semi-Detached
£350 ft² Terraced	£309 ft² Flats/Maisonettes

Average time on the sales market (East Cambridgeshire)

68 days Detached	56 days Semi-Detached
61 days Terraced	77 days Flats/Maisonettes

Average rental price changes in the last year (East Cambridgeshire)

	Jun '25	Sep '25	Dec '25	Mar '26	May '26
Semi-Detached	£1212	£1469	£1287	£1320	£1227
Terraced	£1115	£1161	£1131	£1171	£1079
Detached	£1741	£1802	£1781	£2040	£2139
Flats/Maisonettes	£972	£917	£945	£1061	£922

Volume of let properties in the last 12 months (East Cambridgeshire)



Average rental yield (East Cambridgeshire)



Average time on the rental market (East Cambridgeshire)





Selling or Buying in Newmarket?

If you are thinking of selling or buying a property and are looking for an estate agent in Newmarket, then please contact Hockey's Estate Agents Newmarket on 01638 354553 to speak with one of our local specialists.

Daniel Sumner
Branch Manager

Hockeys were brilliant from start to finish

"From my initial enquiry, my property was on the market by close of business the next day. They managed to exchange contracts within 2 months of an offer being accepted. It has been the most seamless transaction. Thank you Matt for very quickly selling my home, Daniel and Dominic for your very professional and swift..."



Katie C.

Wouldn't hesitate to recommend Hockeys if you are thinking of selling your home.

"From the moment Daniel came to value our home we knew they were the company we would choose. No hard sell, listened to our requirements and provided an excellent marketing package with great photos and a video tour. Once we had a buyer we were hugely grateful to Dawn for her diligence in keeping things moving..."



Colin G.

I have already recommended them to my neighbour

"I found Hockeys (Newmarket) to be a very friendly and helpful estate agent team. They are a small team, but every member of staff is knowledgeable about your house selling/buying details. I have already recommended them to my neighbour who is also very happy with them. Moving house is a stressful experience, and to always..."



Caroline D.

Contact Us

Hockeys

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☎ 01638 354 553

🌐 <https://www.hockeys.co.uk/>

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Tuesday	9:00am - 5:30pm
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Thursday	9:00am - 5:30pm
Friday	9:00am - 5:30pm
Saturday	9:00am - 4:30pm
Sunday	Closed



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