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MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd October 2024



HILLSIDE, ORWELL, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	2,066 ft ² / 192 m ²		
Plot Area:	0.16 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB150158		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



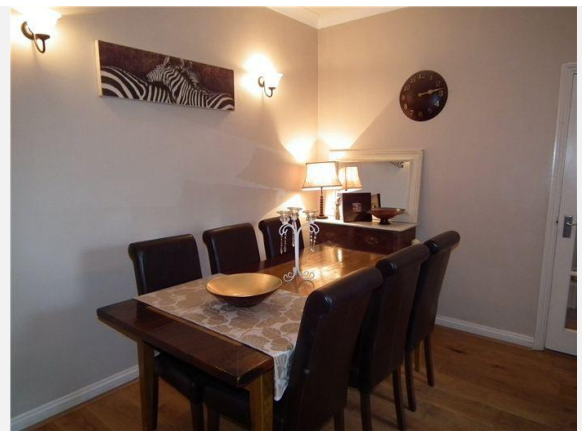
Planning records for: *Hillside, Orwell, Royston, SG8*

Reference - S/2621/15/FL	
Decision:	Decided
Date:	12th October 2015
Description:	Single storey rear extension and single storey side extension with internal changes resulting in additional windows to room over garage and changes to openings in side front and rear elevations

Reference - S/1368/09/F	
Decision:	Decided
Date:	23rd September 2009
Description:	Dwelling and Garage

Planning records for: *Erw Laf Hillside Orwell Royston Cambridgeshire SG8 5RA*

Reference - S/1473/13/FL	
Decision:	Decided
Date:	25th July 2013
Description:	Erection of pre-fabricated timber garden storage/garage





HILLSIDE, ORWELL, ROYSTON, SG8

TuckerGardner
RESIDENTIAL SALES

55 Hillside, Orwell



NOT TO SCALE: For guidance purposes only
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Orwell, SG8

Energy rating

E

Valid until 27.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	192 m ²

Other

Single-storey kitchen extension; a single-storey addition to change the layout of the entrance and create a large hallway; knocked through to part of the garage and created a bathroom and a large bedroom above with views of the countryside. Creation of a utility room and cloakroom off the main hallway. We recently did the roof on the main building. We built the shed, put in resin bound aggregate on driveway, and landscaped the garden and patio

Other

When the kitchen extension was built, the structural engineer didn't allow for deep enough foundations than he initially drew up in the plans. This resulted in some movement after construction, it was underpinned along the outer wall of the kitchen extension. There are independent engineer reports about the nature of the problem so we can verify that professional incompetence caused the problem and that the underpinning has fixed it.

Electricity Supply

Octopus Energy

Gas Supply

Liquid Petroleum Gas (LPG) - Flogas

Central Heating

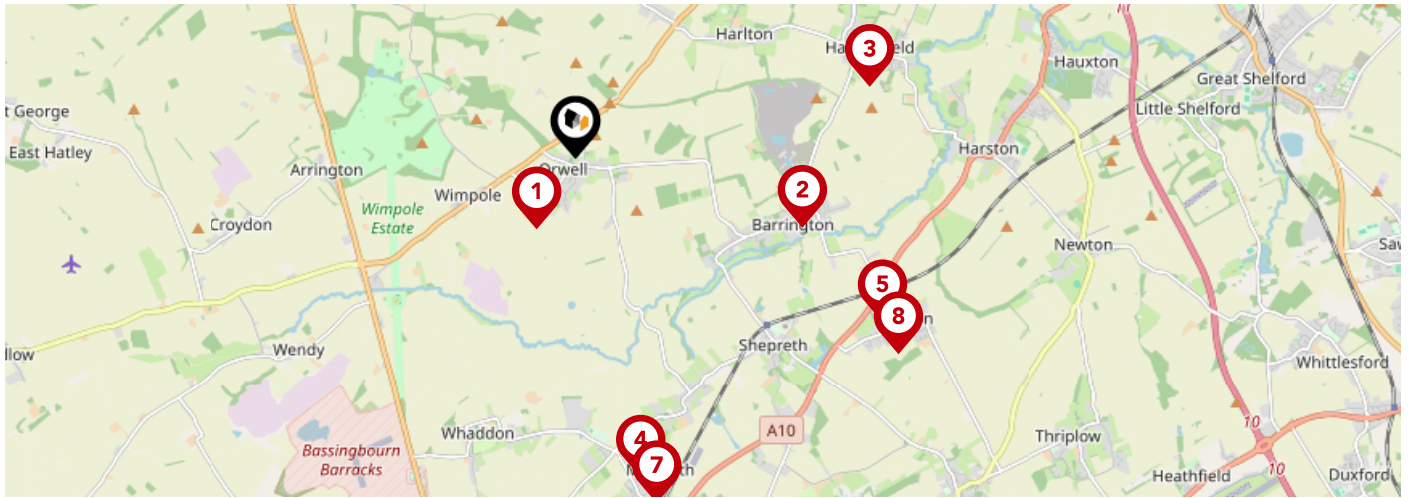
Gas Central heating

Water Supply

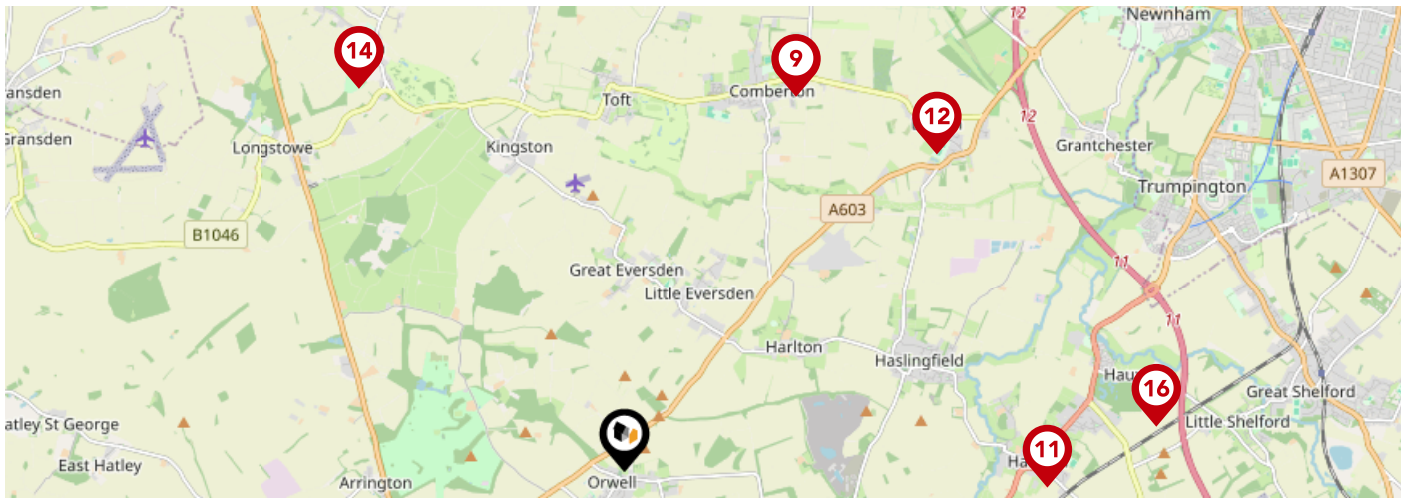
Cambridge Water

Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:3.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:4.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

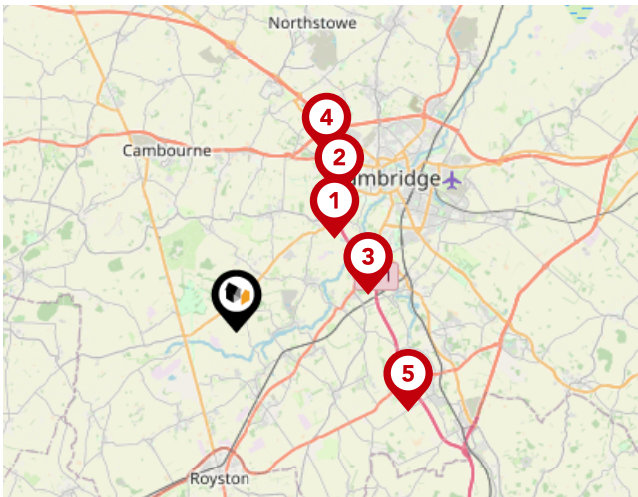
Area

Transport (National)



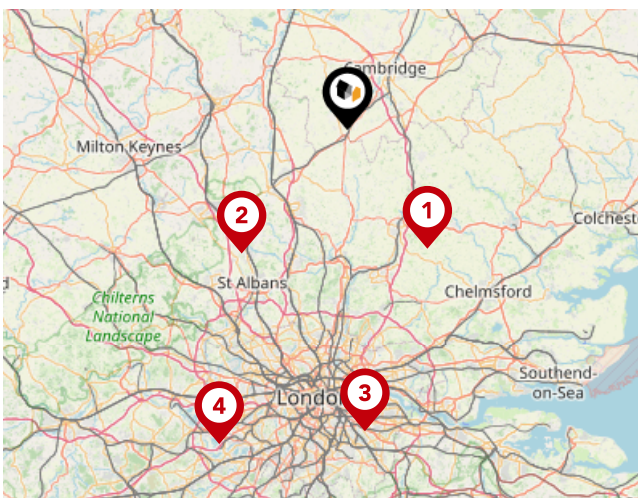
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	2.52 miles
2	Meldreth Rail Station	3.54 miles
3	Foxton Rail Station	3.17 miles



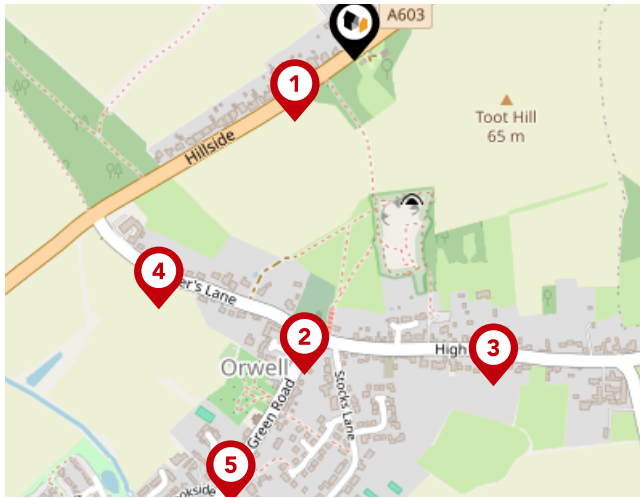
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	4.93 miles
2	M11 J13	6.2 miles
3	M11 J11	4.99 miles
4	M11 J14	7.22 miles
5	M11 J10	6.91 miles



Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.89 miles
2	Luton Airport	23.84 miles
3	Silvertown	44.15 miles
4	Heathrow Airport	49.82 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hillside	0.1 miles
2	Lordship Close	0.36 miles
3	High Street	0.4 miles
4	Cambridge Road	0.36 miles
5	Chequers Close	0.52 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

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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