

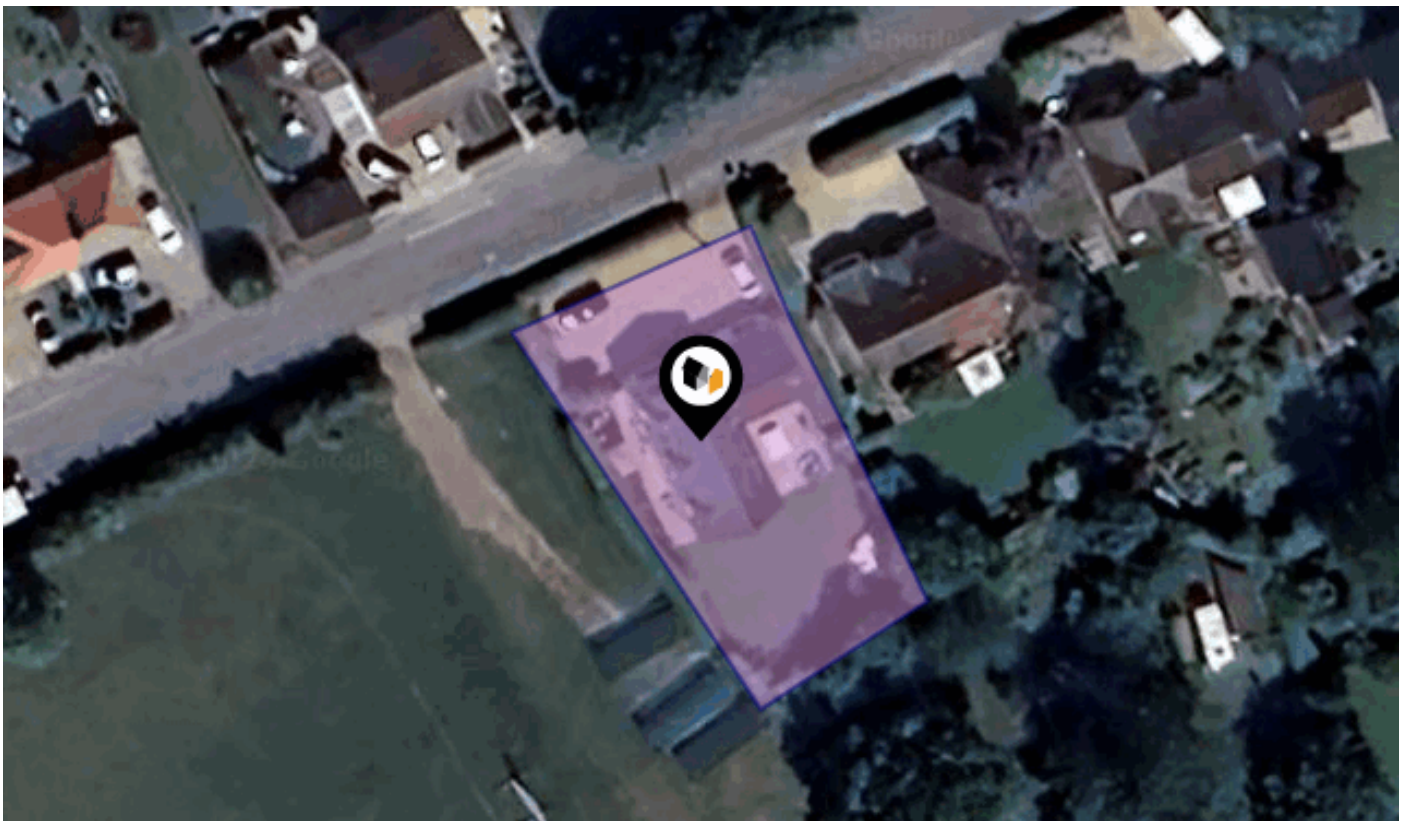


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd October 2024



FOWLMERE ROAD, THRIFLOW, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,270 ft ² / 118 m ²		
Plot Area:	0.17 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB405308		

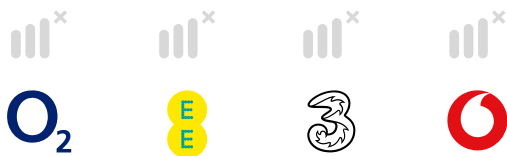
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Fowlmere Road, Thriplow, Royston, SG8*

Reference - S/2571/15/FL	
Decision:	Decided
Date:	07th October 2015
Description:	Erection of first floor extension and single storey front extension

Planning records for: *1 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU*

Reference - S/0600/11
Decision: Decided
Date: 22nd March 2011
Description: discharge of planning conditions
Reference - S/0084/10/F
Decision: Decided
Date: 22nd January 2010
Description: Extension Widening of Existing Access and Replacement Fence
Reference - S/2407/11
Decision: Decided
Date: 09th January 2012
Description: Non material amendment to application S/1602/10 for removal and alteration of windows and resiting of flue
Reference - S/1602/10
Decision: Decided
Date: 20th September 2010
Description: Extension widening of existing access and replacement fence

Planning records for: **1 FOWLMERE ROAD THRILOW ROYSTON Cambridgeshire SG8 7QU**

Reference - S/0029/12/NM	
Decision:	Decided
Date:	09th January 2012
Description:	Minor alterations to windows and position of flue as amendments to approved plans planning permission reference S/1602/10

Planning records for: **Saracens 2 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU**

Reference - S/0002037/TP	
Decision:	Decided
Date:	21st July 2015
Description:	Removal of one Horse Chestnut with basal cavity on SW Side Cambium die-back associated with bacterial Canker. Tree has come to the end of safe useful life and due to the close proximity off the Highway and Static Targets (buildings). A replacment witll be planted with specieces to be agreed with trees officer.

Reference - S/2915/18/TC	
Decision:	Decided
Date:	30th July 2018
Description:	T1 Corylus avellana to crown lift to clear office and greenhouse roof by approximately 1m; and T2 Koelreuteria paniculata to reduce crown to clear house roof by approximately 1m.

Planning records for: **3 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU**

Reference - S/1985/12/FL	
Decision:	Decided
Date:	26th September 2012
Description:	Erection of covered seating area/ wood store

Planning records for: **3 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU**

Reference - S/3180/16/TC	
Decision:	Decided
Date:	16th November 2016
Description:	BLACK WALNUT ~ RAISE TO 2.5MS ALL ROUND. 7 x FIELD MAPLES ~ RAISE CROWNS TO 2.5MS REMOVING PRIMARY LIMBS WHERE NECESSARY BACK TO UNIONS TAKING CARE TO MAINTAIN NATURAL CANOPY LINES. 2 x OAKS and 1 x WILLOW ~ RAISE TO 2.5MS AND REMOVE DEADWOOD FROM SMALLEST OAK. RED CHESTNUT ~ RAISE CROWN TO 2.5MS AND PRUNE TO CLEAR ADJACENT BUILDING - THE OLD SMITHY BY 1.5MS.

Planning records for: **6 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU**

Reference - S/0294/15/FL	
Decision:	Decided
Date:	19th February 2015
Description:	Erection of first floor extension and rear conservatory.

Planning records for: **18 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU**

Reference - S/1496/17/NM	
Decision:	Decided
Date:	27th April 2017
Description:	Cedar cladding to the previously approved extension under application S/2569/16/FL

Reference - S/2569/16/FL	
Decision:	Decided
Date:	04th October 2016
Description:	Single storey front & rear and two storey side extensions

Planning records for: *22 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU*

Reference - S/0052/14/FL	
Decision:	Decided
Date:	10th January 2014
Description:	Front & Side Extensions

Reference - S/2384/13/FL	
Decision:	Decided
Date:	05th November 2013
Description:	Two Storey Side Single Storey Front Extension

Planning records for: *26 Fowlmere Road Thriplow Royston Cambridgeshire SG8 7QU*

Reference - S/2229/15/LD	
Decision:	Decided
Date:	26th August 2015
Description:	Lawful Development Certificate for proposed hip to gable roof extension and flat roof dormer

Fowlmere Road, Thriplow, SG8

Energy rating

F

Valid until 20.05.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	No low energy lighting
Floors:	Solid, no insulation (assumed)
Total Floor Area:	118 m ²

Electricity Supply

Octopus Energy

Central Heating

Oil Central heating

Water Supply

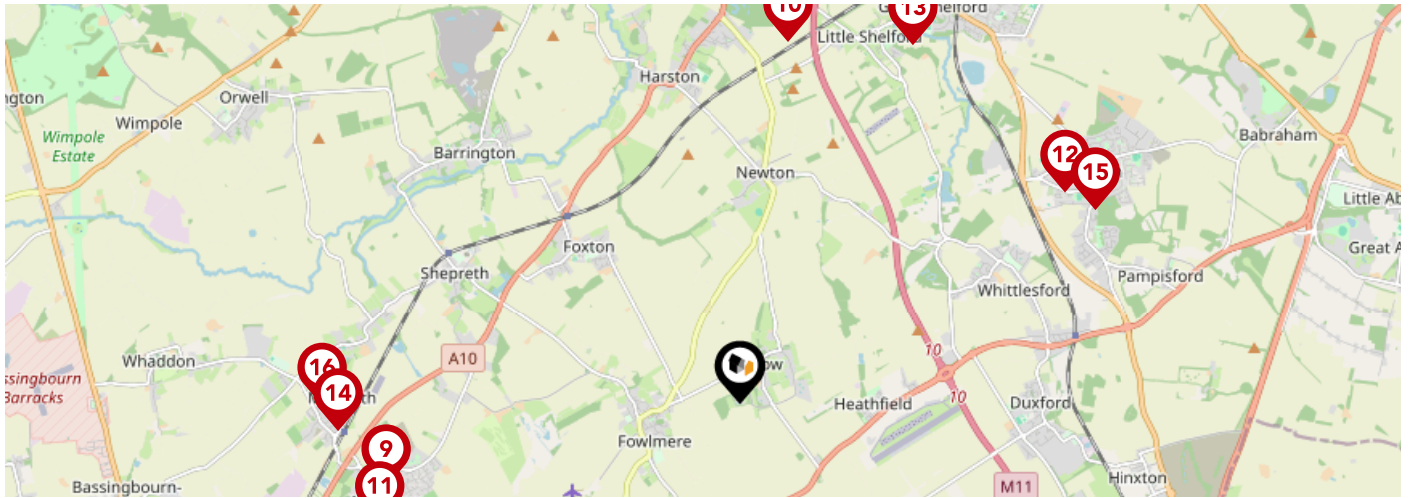
Cambridge Water

Drainage

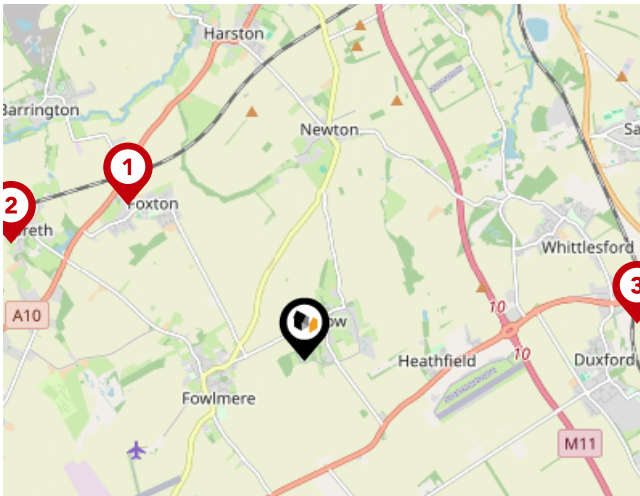
Cambridge Water



		Nursery	Primary	Secondary	College	Private
1	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.32	<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:3.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:3.69	<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:3.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



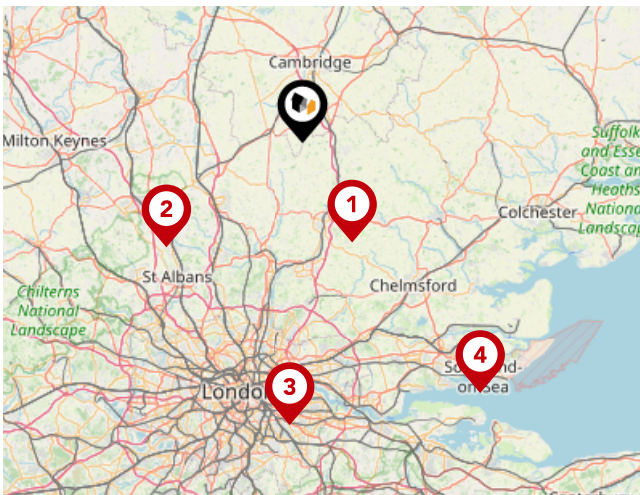
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.14 miles
2	Shepreth Rail Station	2.88 miles
3	Whittlesford Parkway Rail Station	3.05 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.87 miles
2	M11 J11	4.28 miles
3	M11 J12	6.35 miles
4	M11 J9	4.57 miles
5	M11 J13	7.88 miles

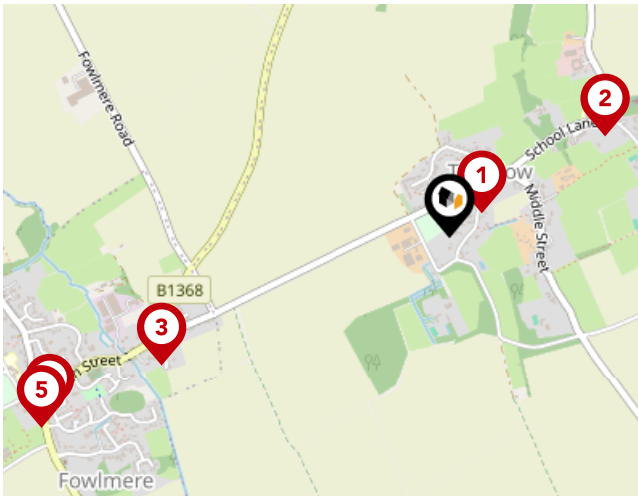


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	16.16 miles
2	Luton Airport	25.1 miles
3	Silvertown	41.23 miles
4	Southend-on-Sea	44.97 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Lower Street	0.09 miles
2	St Georges Church	0.42 miles
3	Cambridge Road	0.72 miles
4	Long Lane	1 miles
5	The Butts	1.03 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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