

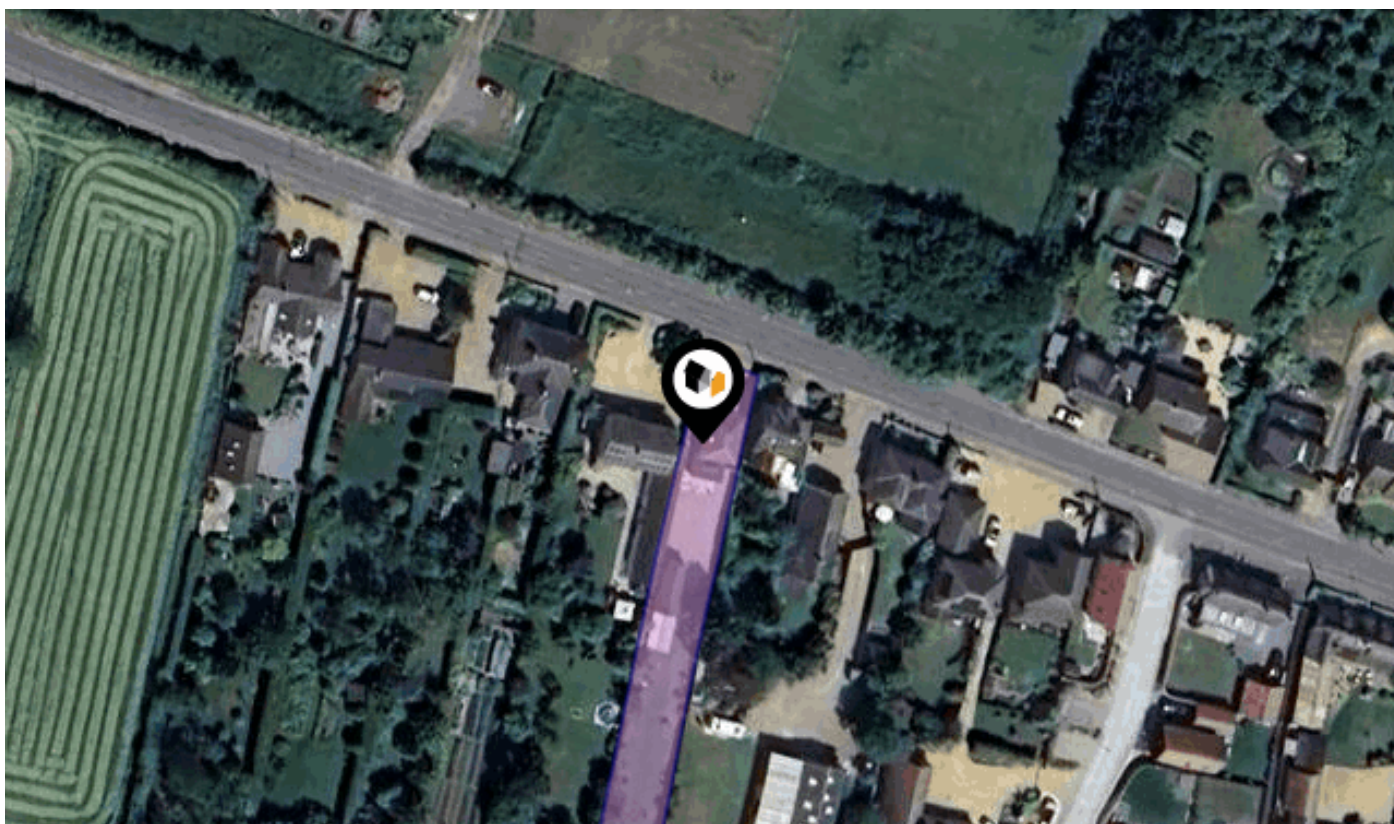


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MIR: Material Info

The Material Information Affecting this Property

Monday 13th January 2025



HIGH STREET, RAMPTON, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached
Bedrooms:	3
Floor Area:	818 ft ² / 76 m ²
Plot Area:	0.22 acres
Year Built :	1900-1929
Council Tax :	Band D
Annual Estimate:	£2,304
Title Number:	CB286440

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

6 mb/s	66 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *High Street, Rampton, Cambridge, CB24*

Reference - S/0789/12/FL	
Decision:	Decided
Date:	13th April 2012
Description:	Two storey extension to rear of house.

Planning records for: *2 High Street Rampton Cambridge Cambridgeshire CB24 8QE*

Reference - S/1277/14/FL	
Decision:	Decided
Date:	09th June 2014
Description:	Single storey side extension

Planning records for: *Land At The Rear Of 5 High Street Rampton Cambridge Cambridgeshire CB24 8QE*

Reference - S/4451/19/FL	
Decision:	Decided
Date:	24th December 2019
Description:	Demolition of the existing structures and the erection of 4 dwellings with associated infrastructure and works

Reference - S/0994/18/FL	
Decision:	Withdrawn
Date:	15th March 2018
Description:	Erection of six dwellings and associated infrastructure and works following demolition of existing structures

Reference - S/2396/14/DC	
Decision:	Decided
Date:	10th November 2014
Description:	Discharge of Conditions 3 (Materials) and 7 (Contributions) pursuant to planning permission S/1366/11 (Extension of time limit for implementation of planning permission S/0133/06/O & S/0305/09/RM)

Planning records for: *5 High Street Rampton Cambridgeshire CB24 8QE*

Reference - 22/1070/TTCA	
Decision:	Decided
Date:	21st September 2022
Description:	(agreed amendment Tree Officer with agent) Corsican Pine in front garden - Selectively thin out the secondary branches on each limb by 15-20% to reduce end weight and overall wind resistance.

Reference - 22/04171/FUL	
Decision:	Decided
Date:	21st September 2022
Description:	The retrospective demolition of an old unused barn

Reference - S/1366/11	
Decision:	Decided
Date:	26th July 2011
Description:	Extension of time limit for implementation of planning permission S/0133/06/O & S/0305/09/RM

Planning records for: *17 High Street Rampton Cambridge CB24 8QE*

Reference - S/0205/17/LD	
Decision:	Decided
Date:	16th January 2017
Description:	Lawful Development Certificate

Planning records for: **24 High Street Rampton Cambridge Cambridgeshire CB24 8QE**

Reference - S/1923/14/FL	
Decision:	Decided
Date:	13th August 2014
Description:	Erection of detached outbuilding to rear of dwelling.

Planning records for: **29 High Street Rampton Cambridge CB24 8QE**

Reference - S/0254/18/FL	
Decision:	Decided
Date:	22nd January 2018
Description:	Retrospective - permission to install double glazed windows.

Planning records for: **31 High Street Rampton Cambridge Cambridgeshire CB24 8QE**

Reference - S/4155/17/LB	
Decision:	Decided
Date:	21st November 2017
Description:	Alterations and renovation to Listed Building (revised proposals to Listed Building Consent S/3199/16/LB)

Reference - S/3198/16/FL	
Decision:	Decided
Date:	18th November 2016
Description:	Erection of rear extension to dwelling erection of garage and removal of existing rear elements (revised proposals to approvals S/0510/16/FL & S/0568/16/LB)

Planning records for: *31 High Street Rampton CB24 8QE*

Reference - 20/01535/LBC	
Decision:	Withdrawn
Date:	04th March 2020
Description:	Demolition of rear extensions and the erection of an extension together with internal and external works

Reference - S/4056/17/DC	
Decision:	Decided
Date:	10th November 2017
Description:	Discharge of conditions 3 (Materials) 4 (External windows and doors details) 5 (rooflight details) 6 (New gutters and drainpipe details) 7 (Boundary treatment) 8 (Hard and soft landscape) 12 (Ecology) 13 (Contaminated land) 14 (Surface water drainage) 15 (Foul water drainage) 16 (Construction) 18 (External lighting details) 19 (Archaeology) and 23 (Traffic Management plan) of planning permission S/0517/16/FL

Reference - S/0510/16/FL	
Decision:	Decided
Date:	23rd February 2016
Description:	Extension and alterations to dwelling following removal of existing rear elements erection of garage and associated infrastructure & works.

Reference - S/1739/19/LB	
Decision:	Decided
Date:	13th May 2019
Description:	Demolition of rear extensions erection of new extension internal and external works

Planning records for: **31 High Street Rampton CB24 8QE**

Reference - 20/02436/CONDA
Decision: Decided
Date: 14th June 2021
Description: Submission of details required by condition 2 (Air Source Heat Pump) of permission 20/02436/S73
Reference - 20/02754/S73
Decision: Decided
Date: 19th June 2020
Description: Variation of conditions 2 (Approved plans) and 9 (Hard and soft landscape works) pursuant to planning permission S/0517/16/FL.
Reference - 20/02436/S73
Decision: Decided
Date: 04th May 2020
Description: Variation/removal of condition 1 (timetable) and variation of condition 2 (approved plans) of listed building consent S/1739/19/LB
Reference - S/0517/16/FL
Decision: Decided
Date: 23rd February 2016
Description: Erection of six new dwellings and associated infrastructure & works following demolition of existing structures.

Planning records for: **31 High Street Rampton CB24 8QE**

Reference - 20/01159/S73	
Decision:	Decided
Date:	06th February 2020
Description:	Variation/removal of condition 1 (timetable) and variation of 2 (Approved plans) pursuant to planning permission S/1701/19/FL

Reference - S/3199/16/LB	
Decision:	Decided
Date:	18th November 2016
Description:	Erection of rear extension to dwelling erection of garage and removal of existing rear elements (revised proposals to approvals S/0510/16/FL & S/0568/16/LB)

Reference - S/1701/19/FL	
Decision:	Decided
Date:	13th May 2019
Description:	Part retrospective planning application for the demolition of rear extensions erection of new extension internal and external works and the erection of a garage 5 bar gate fence and wall.

Reference - S/0568/16/LB	
Decision:	Decided
Date:	23rd February 2016
Description:	Extension and alterations to dwelling following removal of existing rear elements erection of garage and associated infrastructure & works.

Planning records for: **39 High Street Rampton Cambridge Cambridgeshire CB24 8QE**

Reference - S/2086/15/DC	
Decision:	Decided
Date:	17th August 2015
Description:	Discharge of Condition 3 (materials) from Planning Consent S/0891/15/FL for dwelling

Reference - S/2102/15/FL	
Decision:	Decided
Date:	20th August 2015
Description:	Erection of new detached dwelling (Revised scheme to planning consent S/0891/15/FL with increased accommodation above garage)

Planning records for: **57 High Street Rampton Cambridge Cambridgeshire CB24 8QE**

Reference - S/0726/16/FL	
Decision:	Decided
Date:	15th March 2016
Description:	Extension of a single storey double garage minor internal alternations and amendments to front side and rear elevations of existing bungalow. Alterations to vehicle access into the driveway and installation of a new front door.

Planning records for: **59 High Street Rampton Cambridge Cambridgeshire CB24 8QE**

Reference - S/2718/14/FL	
Decision:	Decided
Date:	21st November 2014
Description:	Erection of single storey extension to rear with internal alterations proposed garage to rear including new access point and driveway.

Planning records for: *59 High Street Rampton Cambridge Cambridgeshire CB24 8QE*

Reference - S/3333/16/NM	
Decision:	Decided
Date:	01st December 2016
Description:	Non Material amendment of planning permission S/2718/14/FL (Erection of single storey extension to rear new garage to rear and new access and driveway) to allow the use of black or grey fibre cement weather boarding on the elevations of the new garage.

Planning records for: *15 High Street Rampton Cambridgeshire CB24 8QE*

Reference - 23/0136/TTCA	
Decision:	Decided
Date:	03rd February 2023
Description:	T 1 - Eucalyptus - Reduce the height by 3m. Reduce the width in all directions by 3m.

Reference - S/0806/17/FL	
Decision:	Decided
Date:	09th March 2017
Description:	Internal renovations works new windows to the front and rear along with a new set of bifolding doors to the rear of the property. The existing chimney to the rear of the property shown on the elevations is also to be removed as it is not connected to anything within the property as it has been taken out from the mains rooms

High Street, Rampton, CB24

Energy rating

E

Valid until 07.01.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
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:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	76 m ²

Accessibility / Adaptations

New windows to extension, new patio doors, new front door, new roof lantern

Electricity Supply

Ovo Energy

Central Heating

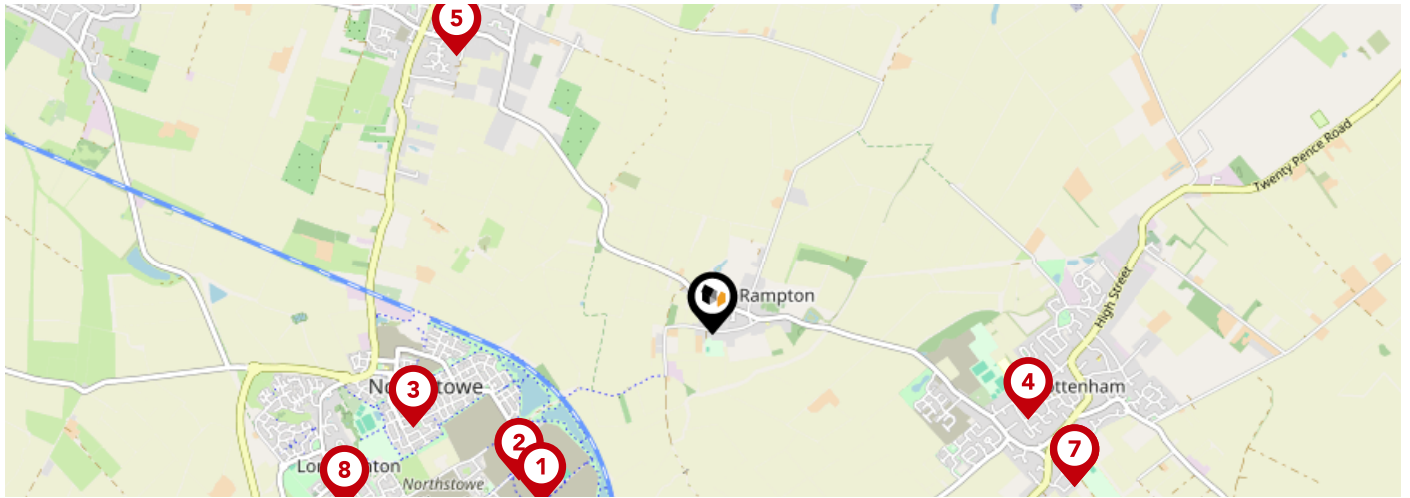
Oil Central heating

Water Supply

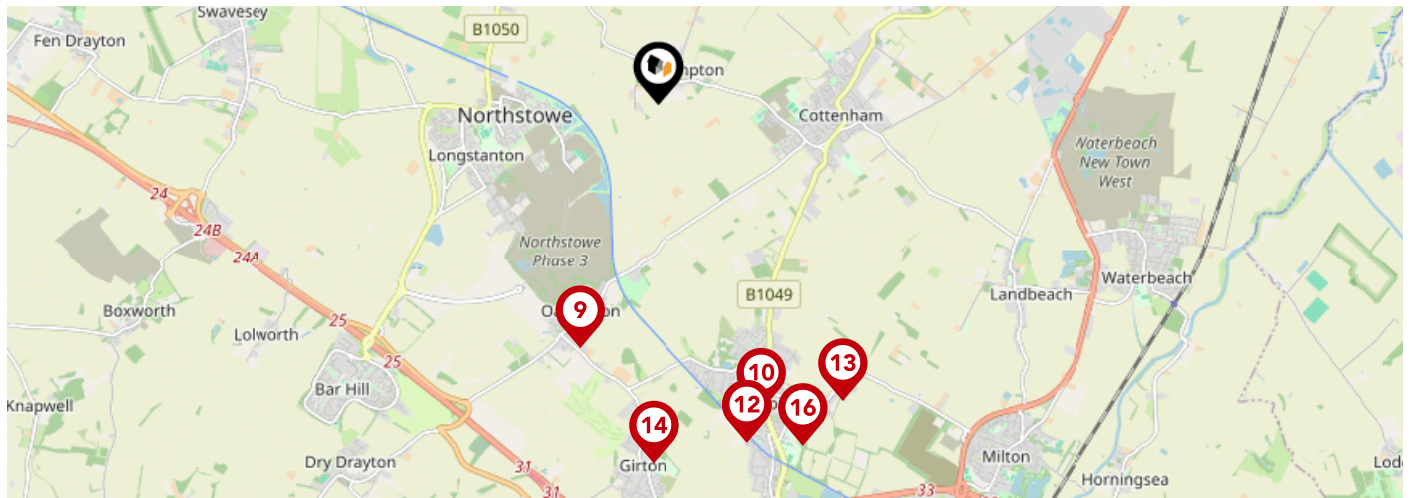
Cambridge Water

Drainage

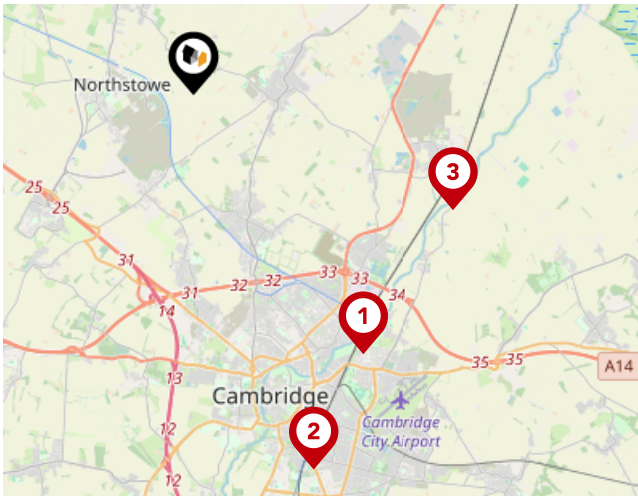
Anglian water



		Nursery	Primary	Secondary	College	Private
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Centre School Ofsted Rating: Good Pupils: 134 Distance:1.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

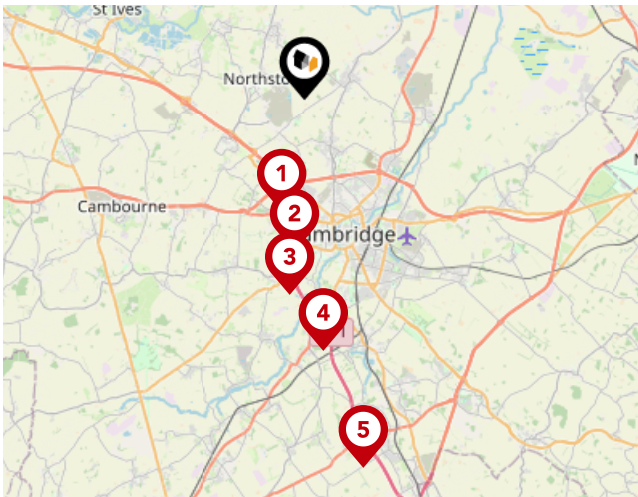


		Nursery	Primary	Secondary	College	Private
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:3.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:3.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:3.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



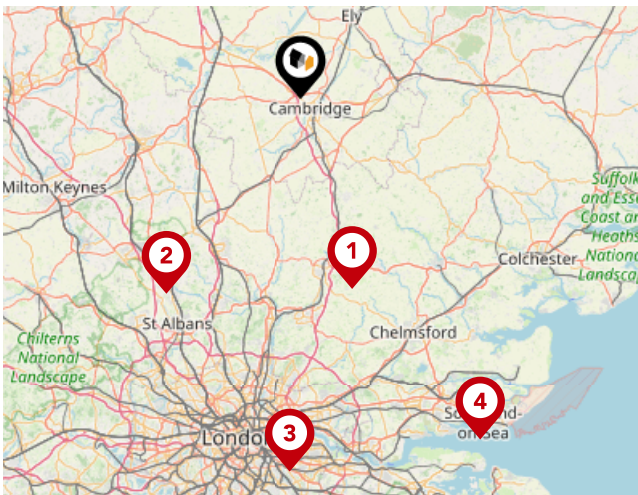
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	5.62 miles
2	Cambridge Rail Station	7.14 miles
3	Waterbeach Rail Station	5.14 miles



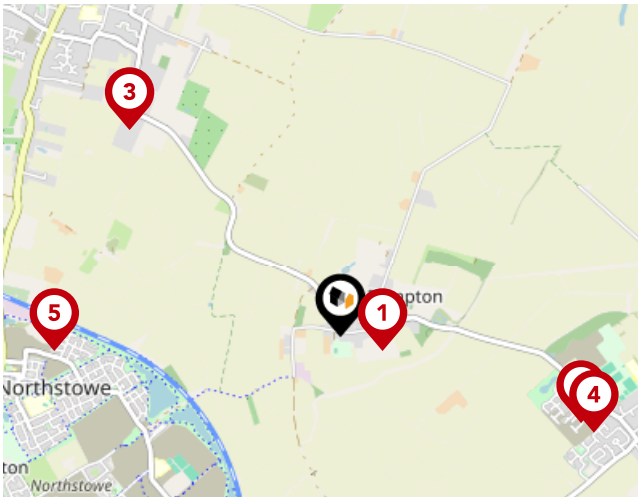
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.15 miles
2	M11 J13	5.56 miles
3	M11 J12	7.12 miles
4	M11 J11	9.17 miles
5	M11 J10	13.59 miles



Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	28.88 miles
2	Luton Airport	34.65 miles
3	Silvertown	54.61 miles
4	Southend-on-Sea	56.56 miles



Bus Stops/Stations

Pin	Name	Distance
1	King Street	0.2 miles
2	Rampton Road	1.16 miles
3	Rampton Road	1.34 miles
4	Allotment Gardens	1.22 miles
5	The Busway Longstanton Park & Ride	1.31 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.



/cookecurtisco



/cookecurtisco

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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