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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



CHURCH STREET, BOURN, CAMBRIDGE, CB23

Price Estimate : £284,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

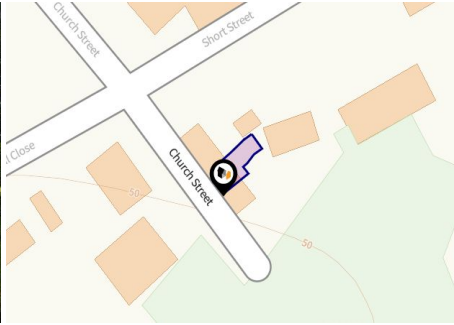
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






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Property

Type:	Terraced	Price Estimate:	£284,000
Bedrooms:	2	Rental Estimate:	£1,000
Plot Area:	0.02 acres	Yield:	4.23 %
Council Tax :	Band C	Tenure:	Freehold
Annual Estimate:	£2,048		
Title Number:	CB103647		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Bourn Village and Hall	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	6	77	1000
● Surface Water	Low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning History

This Address



Planning records for: *Church Street, Bourn, Cambridge, CB23*

Reference - S/0777/15/LB	
Decision:	Decided
Date:	16th April 2015
Description:	New rear external door

Planning records for: **8 Church Street Bourn Cambridgeshire CB23 2SJ**

Reference - 23/03006/HFUL	
Decision:	Decided
Date:	02nd August 2023
Description:	Detached single storey guest accommodation to rear.

Reference - S/3405/18/COND11A	
Decision:	Decided
Date:	02nd August 2023
Description:	Submission of details required by condition 11 (Fire Hydrants) of reserved matters S/3405/18/RM

Reference - 23/0831/TTPO	
Decision:	Decided
Date:	02nd August 2023
Description:	5 Day notice T1 Lime dead - fell (on safety grounds)

Planning records for: **10 Church Street BOURN CB23 2SJ**

Reference - S/2618/17/TP	
Decision:	Decided
Date:	25th July 2017
Description:	T1 Lime - Remove largest low lateral limb growing over the garden on Number 10 back to main stem. Deadwood remainder of tree and remove epicormic from main stem.

Planning records for: **16 Church Street Bourn Cambridge Cambridgeshire CB23 2SJ**

Reference - S/2678/18/FL	
Decision:	Decided
Date:	12th July 2018
Description:	Proposed demolition of existing single storey side extension and erection of flat roof boiler room / garage

Planning records for: **Rose Cottage 23 CHURCH STREET BOURN CAMBRIDGE Cambridgeshire CB23 2SJ**

Reference - S/1570/11	
Decision:	Decided
Date:	21st September 2011
Description:	Erection of Outbuilding (retrospective)

Planning records for: **27 Church Street Bourn Cambridgeshire CB23 2SJ**

Reference - 22/02742/HFUL	
Decision:	Decided
Date:	14th June 2022
Description:	Installation of an EV charger to the outside of the house.

Reference - 22/02743/LBC	
Decision:	Decided
Date:	14th June 2022
Description:	Installation of an EV charger to the outside of the house.

Planning records for: **27 Church Street Bourn Cambridgeshire CB23 2SJ**

Reference - 22/02768/HFUL	
Decision:	Decided
Date:	14th June 2022
Description:	New garden shed

Reference - 22/02743/CONDA	
Decision:	Decided
Date:	14th December 2022
Description:	Submission of details required by condition 3 (EV Charger details) and 4 (cable) of listed building consent 22/02743/LBC

Reference - S/0283/13/LB	
Decision:	Decided
Date:	09th May 2013
Description:	Subsidence repairs to internal and external elevations.

Listed Building Information

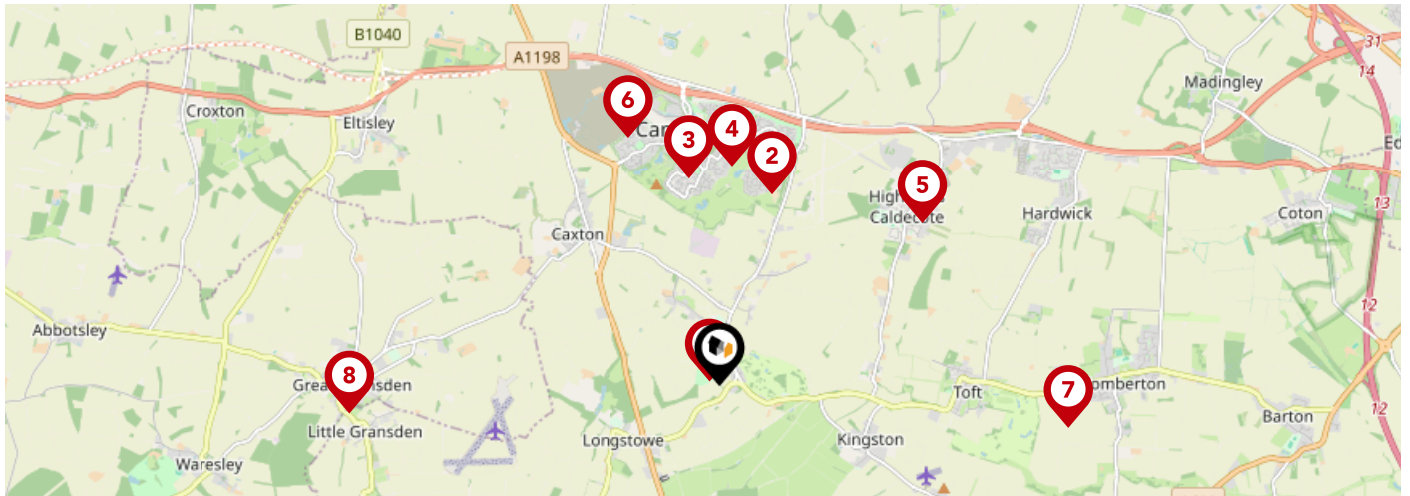
late 18C, Grade II Listed cottage

Electricity Supply

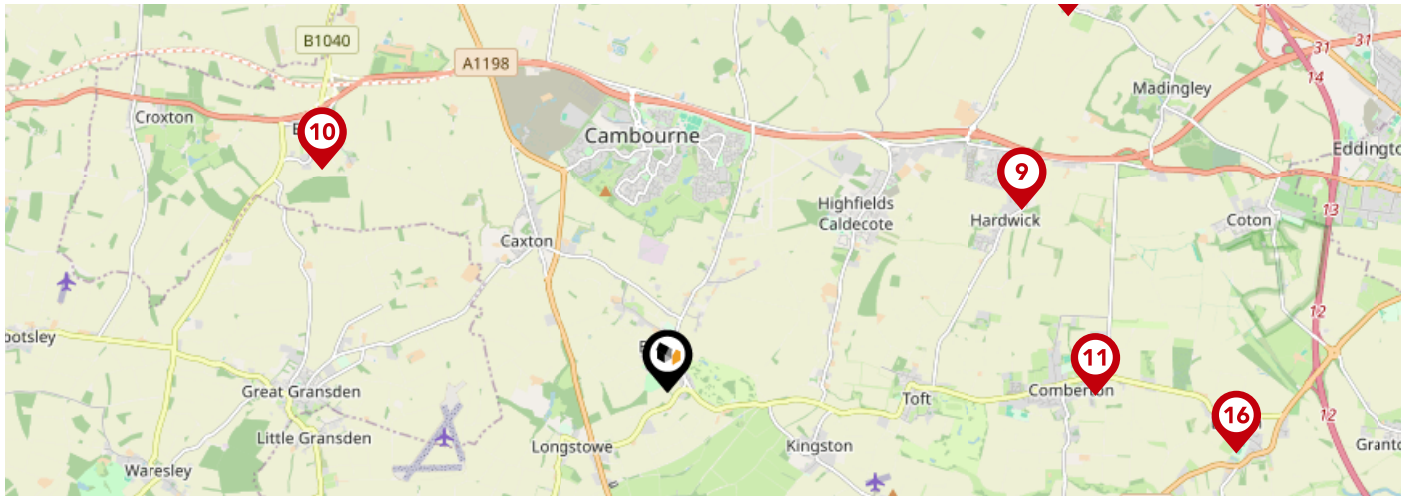
Eon Next









Central Heating

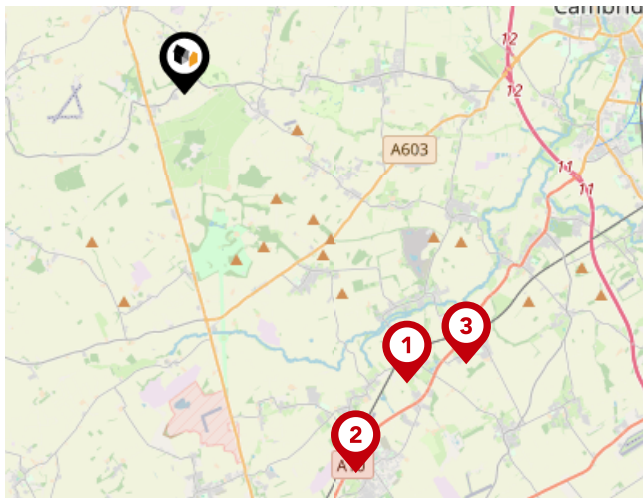
Electric heating



		Nursery	Primary	Secondary	College	Private
1	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:1.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:2.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 142 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

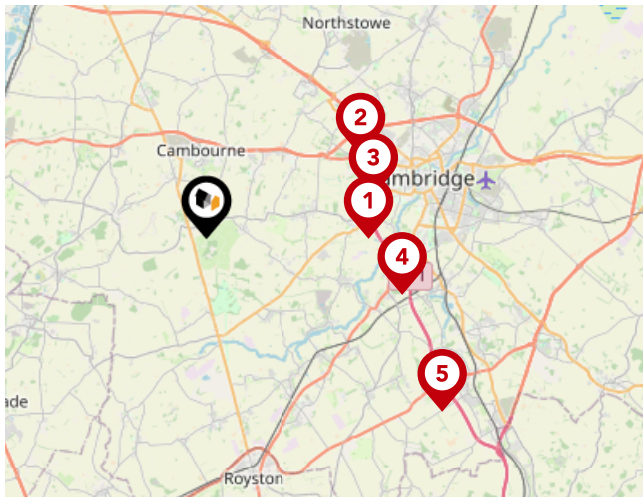


		Nursery	Primary	Secondary	College	Private
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Newton Community Primary School Ofsted Rating: Good Pupils: 52 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:4.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pendragon Community Primary School Ofsted Rating: Good Pupils: 341 Distance:5	<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:5.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



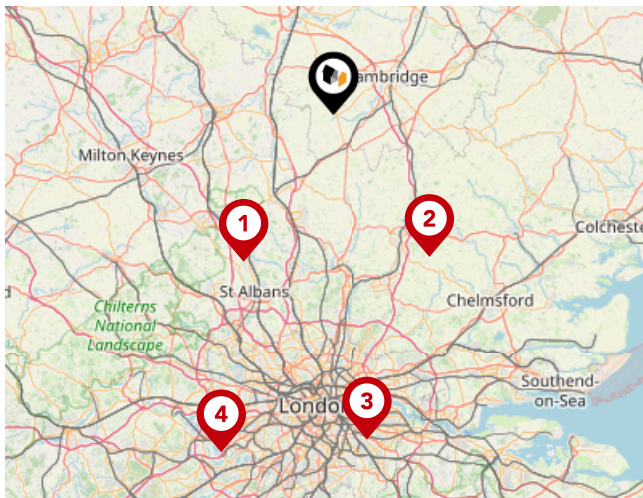
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	6.64 miles
2	Meldreth Rail Station	7.55 miles
3	Foxton Rail Station	7.1 miles



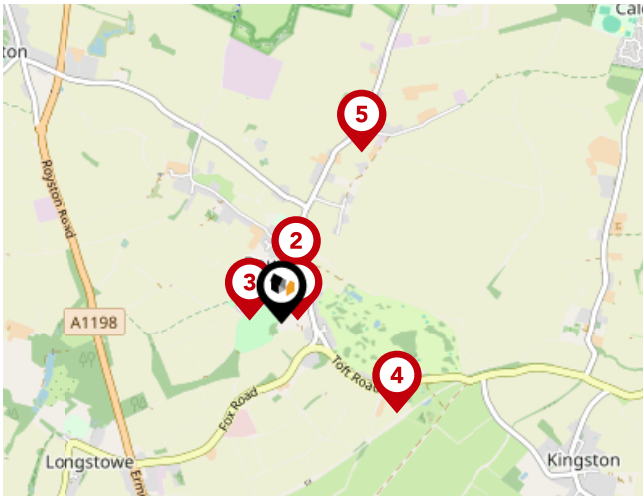
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	5.89 miles
2	M11 J14	6.36 miles
3	M11 J13	6.22 miles
4	M11 J11	7.41 miles
5	M11 J10	10.67 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	25.22 miles
2	Stansted Airport	25.03 miles
3	Silvertown	47.75 miles
4	Heathrow Airport	52.21 miles



Bus Stops/Stations

Pin	Name	Distance
1	Short Street	0.08 miles
2	Kingfisher Close	0.21 miles
3	Hall Close	0.15 miles
4	Toft Road	0.66 miles
5	Broadway	0.86 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.



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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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Valuation Office
Agency

