

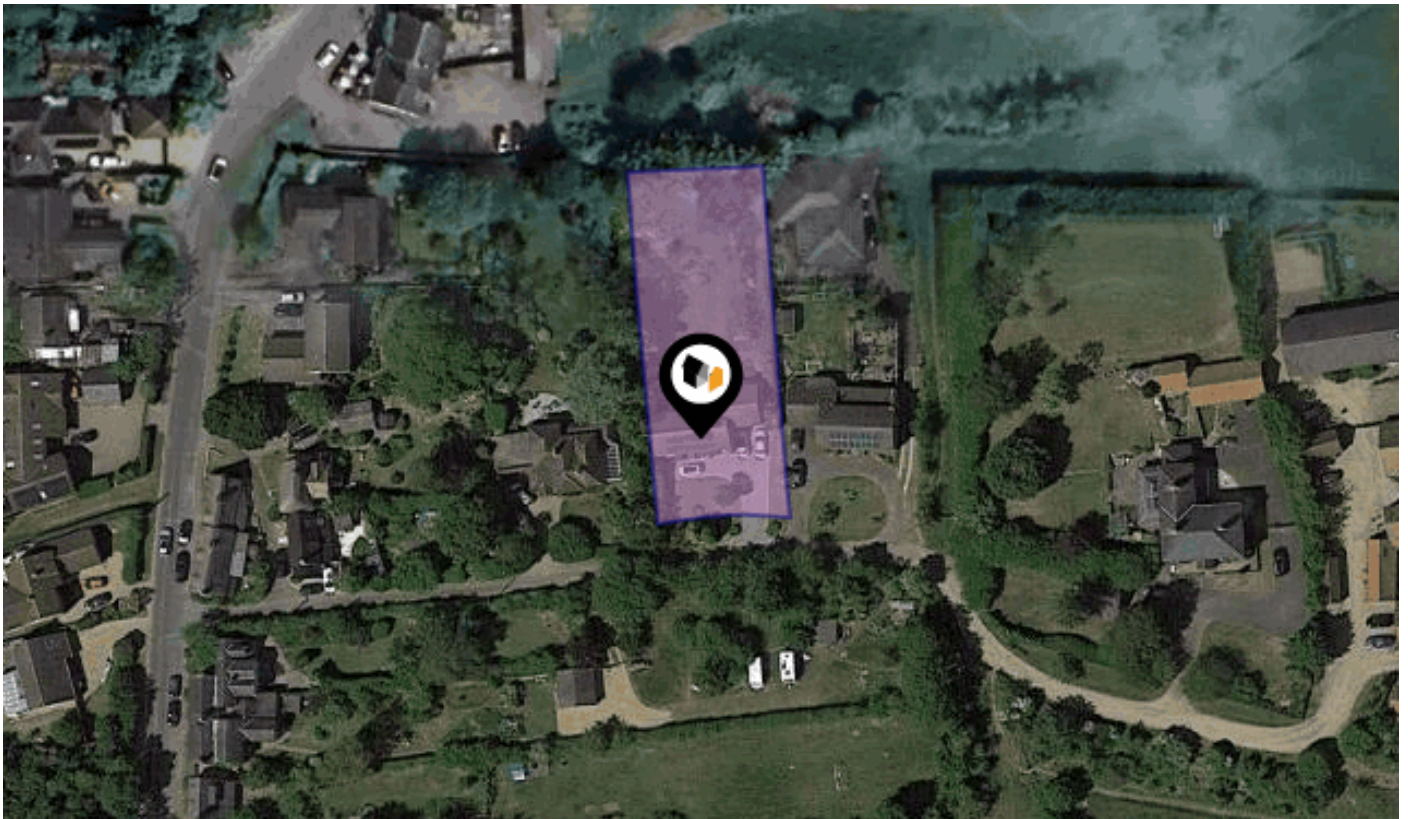


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 05th August 2024



CHURCH FARM LANE, STEEPLE MORDEN, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.33 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB215539		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Steeple Morden St Peter and St Paul's

Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	53 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **4 Church Farm Barns Church Farm Lane Steeple Morden Royston Cambridgeshire SG8 0NL**

Reference - S/1894/14/FL	
Decision:	Decided
Date:	15th August 2014
Description:	Erection of garage/studio erection of single storey extension and alterations to windows

Planning records for: **13 Church Farm Lane Steeple Morden Cambridgeshire SG8 0NL**

Reference - 22/04766/HFUL	
Decision:	Decided
Date:	28th October 2022
Description:	Single storey side and rear extensions.

Reference - 22/04756/CL2PD	
Decision:	Decided
Date:	28th October 2022
Description:	Certificate Of Lawfulness Under S192 - Garage conversion and internal alterations.

Planning records for: **Land Adj 3 Church Farm Lane Steeple Morden Cambridgeshire SG8 0NL**

Reference - 22/04769/FUL	
Decision:	Withdrawn
Date:	31st October 2022
Description:	Detached 2 bedroom chalet bungalow

Planning records for: **Land Adj 3 Church Farm Lane Steeple Morden Cambridgeshire SG8 0NL**

Reference - 22/1274/TTPO	
Decision:	Withdrawn
Date:	31st October 2022
Description:	T74 Bastard Service Tree (Sorbus x thuringiaca) Major & minor dead wood present in canopy. Large wound on the first major branch north. Hammer test indicated sound wood. Old branch wound on stem at approx. 2m east, hammer test indicated sound wood. Old wound and cavity at approx. 2.5m south, hammer test indicated hollow sounding area. Remove deadwood and climbing inspect higher cavity areas and report on finding. T75 Crab Apple. Heavily lvy clad hindering full inspection. Can be rocked in the ground. Fell. T76 Bastard Service tree ((Sorbus x thuringiaca) Dead tree. Fell. T85 Sycamore - Fell Growing in fence line and large cavity along the back of the stem at approx. 1.5m. Extended growth towards the playing field. Fell and poison the stumps to prevent future re-growth. T91 Whitebeam - Fell Poor specimen with very little canopy. T92 Silver Birch - Remove and replant - recently planted but little after care has let the tree die.

Planning records for: **11 Church Farm Lane Steeple Morden Royston Cambridgeshire SG8 0NL**

Reference - S/2032/11	
Decision:	Decided
Date:	27th October 2011
Description:	Single Storey Detached Dwelling and Associated Works

Reference - S/0606/12/FL	
Decision:	Decided
Date:	21st March 2012
Description:	Dwelling & Associated works

Planning records for: **17 Church Farm Lane Steeple Morden Royston Cambridgeshire SG8 0NL**

Reference - S/1033/13/FL	
Decision:	Decided
Date:	14th May 2013
Description:	Single storey garage

Planning records for: *17 Church Farm Lane Steeple Morden Royston Cambridgeshire SG8 0NL*

Reference - S/1561/13/FL	
Decision:	Decided
Date:	25th October 2013
Description:	Detached garage with hobbies room / storage area above

Reference - S/0228/13/FL	
Decision:	Decided
Date:	08th March 2013
Description:	Orangery and covered way extensions

Electricity Supply

Octopus Energy

Central Heating

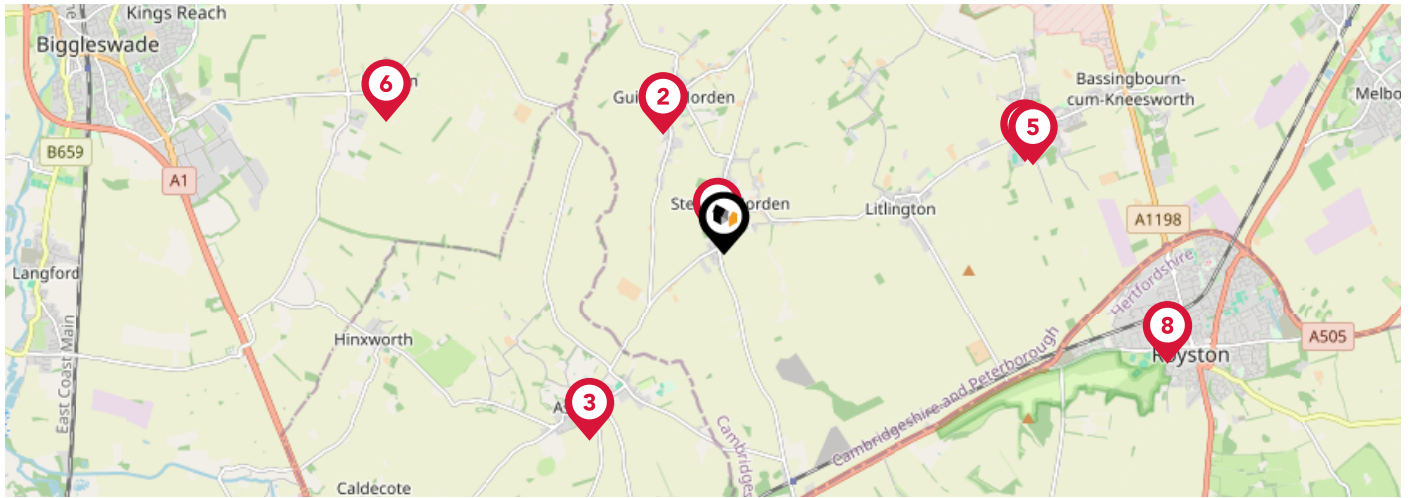
Oil powered central heating, new boiler/system installed 2018

Water Supply

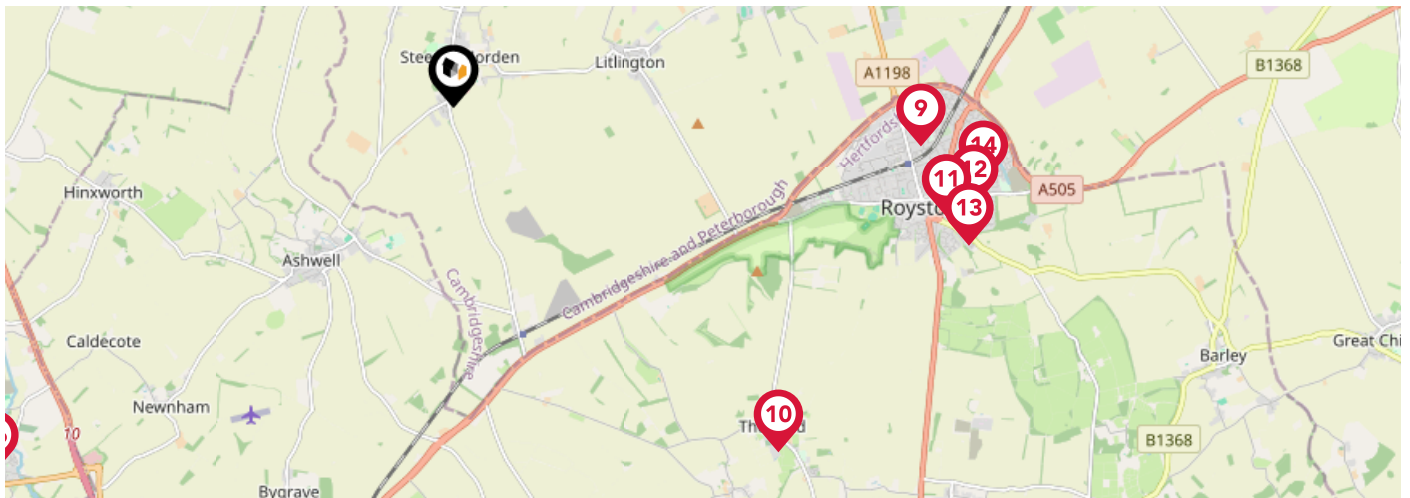
Anglian water

Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Steeple Morden CofE VC Primary School Ofsted Rating: Requires improvement Pupils: 179 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Guilden Morden CofE Primary Academy Ofsted Rating: Good Pupils: 70 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ashwell Primary School Ofsted Rating: Good Pupils: 230 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bassingbourn Primary School Ofsted Rating: Requires improvement Pupils: 344 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bassingbourn Village College Ofsted Rating: Good Pupils: 667 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Dunton CofE VC Lower School Ofsted Rating: Good Pupils: 67 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Wrestlingworth CofE VC Lower School Ofsted Rating: Good Pupils: 60 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Tannery Drift School Ofsted Rating: Good Pupils: 302 Distance:4.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Roman Way Academy Ofsted Rating: Good Pupils: 183 Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Therfield First School Ofsted Rating: Good Pupils: 50 Distance:4.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:4.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Icknield Walk First School Ofsted Rating: Outstanding Pupils: 349 Distance:4.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Studlands Rise First School Ofsted Rating: Good Pupils: 177 Distance:4.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King James Academy Royston Ofsted Rating: Good Pupils: 861 Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sutton CofE VA Lower School Ofsted Rating: Good Pupils: 73 Distance:4.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's CofE Academy Stotfold Ofsted Rating: Good Pupils: 268 Distance:5.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

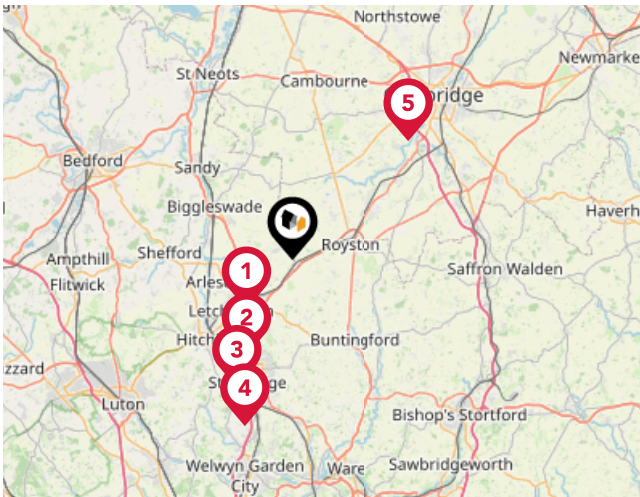
Area

Transport (National)



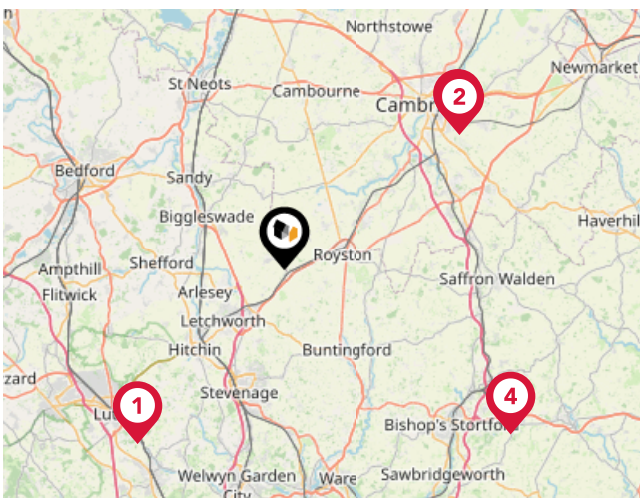
National Rail Stations

Pin	Name	Distance
1	Ashwell & Morden Station	2.43 miles
2	Ashwell & Morden Rail Station	2.42 miles
3	Royston Railway Stn entrance	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J10	4.97 miles
2	A1(M) J9	7.78 miles
3	A1(M) J8	10.2 miles
4	A1(M) J7	12.73 miles
5	M11 J12	12.1 miles

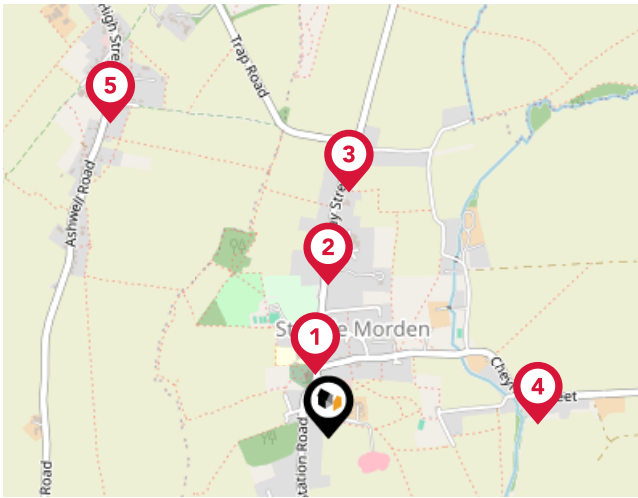


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	16.67 miles
2	Cambridge Airport	16.04 miles
3	Cambridge Airport	16.15 miles
4	London Stansted Airport	20.47 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Craft Way	0.15 miles
2	Hay Street	0.35 miles
3	Trap Road	0.56 miles
4	The Green	0.48 miles
5	Buxtons Lane	0.87 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

