

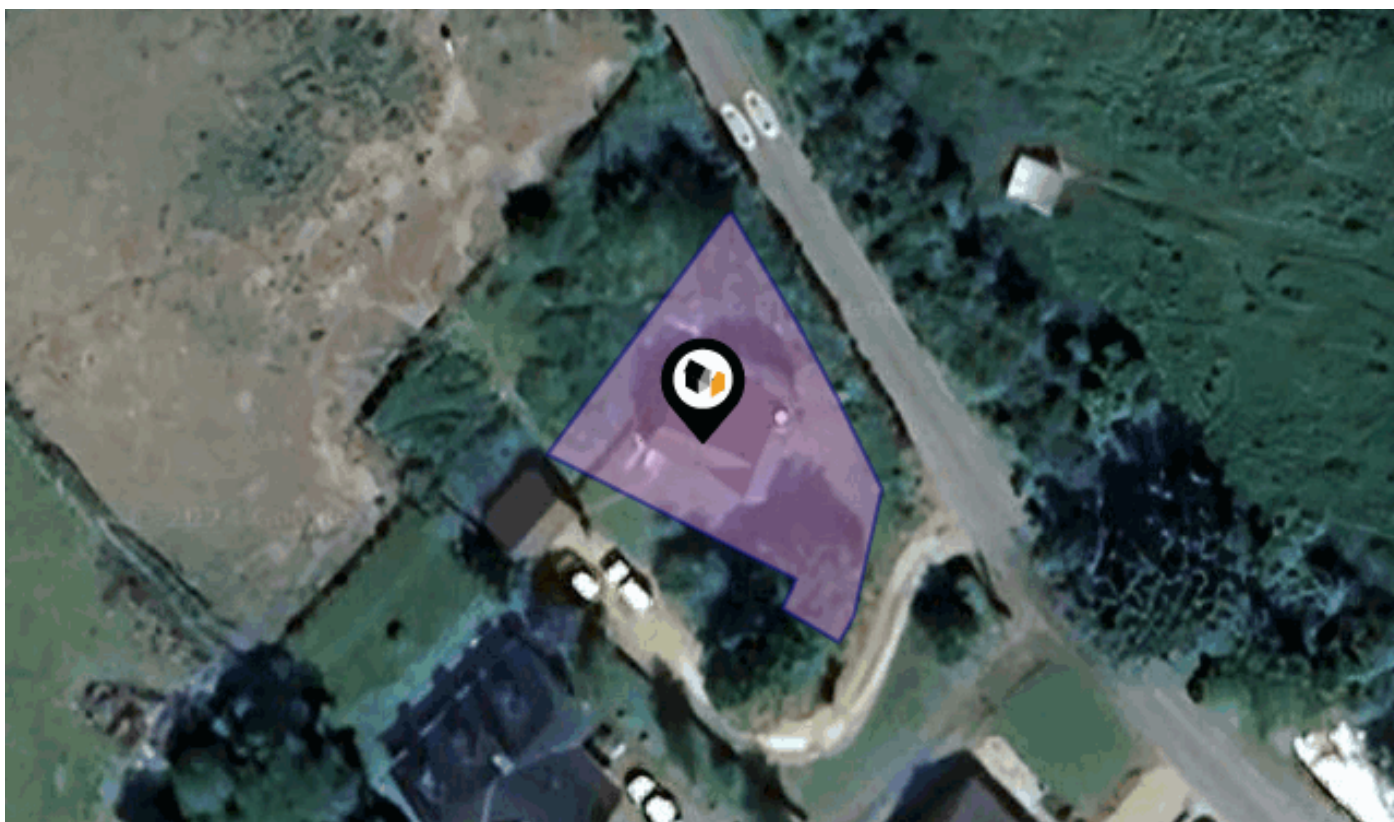


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# MIR: Material Info

The Material Information Affecting this Property

Monday 24<sup>th</sup> June 2024



## MILL HILL, WESTON COLVILLE, CAMBRIDGE, CB21

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	1,442 ft <sup>2</sup> / 134 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	Before 1900		
<b>Title Number:</b>	CB1111		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Medium

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>24</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/00417/TCON	
Decision:	Decided
Date:	04th April 2023
Description:	To comply with Condition 4 (Tree Topping, Lopping and Felling) of Decision Notice 93/00379/RMA

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/00417/TCON	
Decision:	Decided
Date:	04th April 2023
Description:	To comply with Condition 4 (Tree Topping, Lopping and Felling) of Decision Notice 93/00379/RMA

Planning records for: *The Old Windmill Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY*

Reference - S/1925/15/FL	
Decision:	Decided
Date:	17th August 2015
Description:	Erection of a new summerhouse building in rear garden on paving slab base

Reference - S/2025/13/FL	
Decision:	Decided
Date:	23rd September 2013
Description:	Erection of a two storey extension

Planning records for: *Old Mill House Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY*

<b>Reference - S/1636/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th August 2012
<b>Description:</b>	Conservatory

<b>Reference - S/0025/10/LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th February 2010
<b>Description:</b>	Remove render from plinth and defective plaster to dining room walls repair using lime mortar and plaster. Repair wall plate in Bed 1. Install partitions and in Bed 2 for shower room and create new doorway. Replace external front door.

<b>Reference - S/0015/09/F</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th January 2009
<b>Description:</b>	Extension

<b>Reference - S/1709/08/F</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th September 2008
<b>Description:</b>	Extension

Planning records for: *Coven Wood Cottage Mill Hill Weston Colville CB21 5NY*

<b>Reference - 21/02430/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th June 2021
<b>Description:</b> Restore lower section of thatched roof to pan tiling
<b>Reference - 22/02931/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th July 2022
<b>Description:</b> ERECTION OF A FRONT PORCH, REAR EXTENSION, AND INCREASE ROOF PITCH IN CONJUNCTION WITH A LOFT CONVERSION.
<b>Reference - 22/02931/NMA1</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 02nd March 2023
<b>Description:</b> Non material amendment of planning permission 22/02931/HFUL (Erection of a front porch, rear extension, and increase roof pitch in conjunction with a loft conversion) 1. Change elevation finishes to white render, with two gables in light grey stone in lieu of brickwork and 2 Change window in right hand side elevation from window to door and sidelight.
<b>Reference - 23/01291/HFUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 04th April 2023
<b>Description:</b> Erection of a front porch; two storey rear extension; increase roof pitch in conjunction with a loft conversion; amendments to elevation materials and fenestration.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

<b>Reference - 23/01291/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th April 2023
<b>Description:</b> Erection of a front porch, two storey rear extension, increase roof pitch in conjunction with a loft conversion, amendments to elevation materials and fenestration.
<b>Reference - 23/01436/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th April 2023
<b>Description:</b> Demolition of existing stable building, erection of detached single storey annexe.
<b>Reference - 23/01436/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th April 2023
<b>Description:</b> Demolition of existing stable building, erection of detached single storey annexe.
<b>Reference - 21/02431/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th June 2021
<b>Description:</b> Restore lower section of thatched roof to pan tiling

Planning records for: *The Old Rectory Mill Hill Weston Colville CB21 5NY*

<p><b>Reference - 21/0033/TTPO</b></p> <p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 20th January 2021</p> <hr/> <p><b>Description:</b> TPO 0014 (180) A1 Beech (T1932) Tree in decline and major dead wood, upper crown dead and failed stems evident within crown. Fell and grind out stump. Limited visual amenity due to position. Not suitable site for new large tree species as it lies on a small outcrop and is adjacent to the road and two properties. Will replant same elsewhere on property. Oak (T1928) Tree completely dead and hollowed out up to 3m. Fell and grind out stump. High visual amenity on front of property. Not suitable site for new tree as it stands at the top of a bank on the very edge. Will replant same elsewhere on property.</p>
<p><b>Reference - 22/02931/HFUL</b></p> <p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 14th July 2022</p> <hr/> <p><b>Description:</b> ERECTION OF A FRONT PORCH, REAR EXTENSION, AND INCREASE ROOF PITCH IN CONJUNCTION WITH A LOFT CONVERSION.</p>
<p><b>Reference - 22/02931/NMA1</b></p> <p><b>Decision:</b> Awaiting decision</p> <hr/> <p><b>Date:</b> 02nd March 2023</p> <hr/> <p><b>Description:</b> Non material amendment of planning permission 22/02931/HFUL (Erection of a front porch, rear extension, and increase roof pitch in conjunction with a loft conversion) 1. Change elevation finishes to white render, with two gables in light grey stone in lieu of brickwork and 2 Change window in right hand side elevation from window to door and sidelight.</p>
<p><b>Reference - S/2078/19/FL</b></p> <p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 12th June 2019</p> <hr/> <p><b>Description:</b> Internal works to dining room walls and a small section of the hallway wall a) Break off and remove internal plasters up to sole plate in the dining room b) re-plaster using an appropriate lime plaster c) Paint using lime paint. External works to dining room walls a) Break off and remove existing render up to sole plate b) Remove black paint (bitumen) on bricks below render c) re-plaster using an appropriate lime plaster d) Paint in lime paint..</p>

Planning records for: *Coven Wood Cottage Mill Hill Weston Colville CB21 5NY*

Reference - 21/02430/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	14th June 2021
<b>Description:</b>	Restore lower section of thatched roof to pan tiling

Reference - 23/01291/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	04th April 2023
<b>Description:</b>	Erection of a front porch; two storey rear extension; increase roof pitch in conjunction with a loft conversion; amendments to elevation materials and fenestration.

Reference - S/0065/20/NMA4	
<b>Decision:</b>	Decided
<b>Date:</b>	27th June 2022
<b>Description:</b>	Non-material amendment on S/0065/20/RM to amend full-height weatherboarding to half-height to plots 304 & 318

Planning records for: *The Old Rectory Mill Hill Weston Colville CB21 5NY*

Reference - 21/0033/TTPO	
<b>Decision:</b>	Decided
<b>Date:</b>	20th January 2021
<b>Description:</b>	TPO 0014 (180) A1 Beech (T1932) Tree in decline and major dead wood, upper crown dead and failed stems evident within crown. Fell and grind out stump. Limited visual amenity due to position. Not suitable site for new large tree species as it lies on a small outcrop and is adjacent to the road and two properties. Will replant same elsewhere on property. Oak (T1928) Tree completely dead and hollowed out up to 3m. Fell and grind out stump. High visual amenity on front of property. Not suitable site for new tree as it stands at the top of a bank on the very edge. Will replant same elsewhere on property.



Planning records for: *The Old Rectory Mill Hill Weston Colville CB21 5NY*

Reference - 21/0033/TTPO	
Decision:	Decided
Date:	15th January 2021
Description:	<p>TPO 0014 (180) A1: Beech (T1932) Tree in decline and major dead wood, upper crown dead and failed stems evident within crown. Fell and grind out stump. Limited visual amenity due to position. Not suitable site for new large tree species as it lies on a small outcrop and is adjacent to the road and two properties. Will replant same elsewhere on property. Oak (T1928) Tree completely dead and hollowed out up to 3m. Fell and grind out stump. High visual amenity on front of property. Not suitable site for new tree as it stands at the top of a bank on the very edge. Will replant same elsewhere on property.</p>

Planning records for: *33 Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - S/1476/15/DC	
Decision:	Decided
Date:	11th June 2015
Description:	<p>Discharge of Condition 10 (Surface Water Drainage) for Planning Application S/2233/14/FL for erection of new dwelling and carport to existing dwelling with alterations to existing vehicular access</p>

Planning records for: *The Hay Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/01436/HFUL	
Decision:	Decided
Date:	17th April 2023
Description:	<p>Demolition of existing stable building, erection of detached single storey annexe.</p>

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/00417/TCON	
Decision:	Decided
Date:	04th April 2023
Description:	<p>To comply with Condition 4 (Tree Topping, Lopping and Felling) of Decision Notice 93/00379/RMA</p>

Planning records for: *The Hay Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/0385/TTPO	
Decision:	Decided
Date:	17th April 2023
Description:	Ash (T1) - Reduce 3 branches of the crown that grow over the roof of 78 Cambridge Road, reduce Approx. 1.5m - 2m away from property.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/02931/NMA1	
Decision:	Decided
Date:	02nd March 2023
Description:	Non material amendment of planning permission 22/02931/HFUL (Erection of a front porch, rear extension, and increase roof pitch in conjunction with a loft conversion) 1. Change elevation finishes to white render, with two gables in light grey stone in lieu of brickwork and 2 Change window in right hand side elevation from window to door and sidelight.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 24/00236/HFUL	
Decision:	Decided
Date:	19th January 2024
Description:	Erection of a garage

Planning records for: *26 Mill Hill Weston Colville Cambridge Cambridgeshire CB21 5NY*

Reference - S/1944/14/PH	
Decision:	Decided
Date:	11th August 2014
Description:	Single Storey Rear Extension

Planning records for: *Christmas Tree Cottage 27 Mill Hill Weston Colville Cambridge CB21 5NY*

Reference - S/0636/12/FL	
Decision:	Decided
Date:	23rd March 2012
Description:	Annexe

Planning records for: *44 Mill Hill Weston Colville CB21 5NY*

Reference - 21/02590/HFUL	
Decision:	Decided
Date:	18th June 2021
Description:	Two storey rear extension

Reference - 22/03023/FUL	
Decision:	Decided
Date:	04th July 2022
Description:	Erection of a 1.5 storey dwelling with associated off road parking.

Reference - 21/02590/HFUL	
Decision:	Decided
Date:	03rd June 2021
Description:	Two storey rear extension

Planning records for: *Land At 44 Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/03023/FUL	
Decision:	Decided
Date:	19th July 2022
Description:	Erection of a 1.5 storey dwelling with associated off road parking.

Reference - 22/04819/FUL	
Decision:	Decided
Date:	17th November 2022
Description:	DIVIDED INTO 2 DWELLINGS AS ORIGINALLY BUILT ALONG WITH PROPOSED 1ST FLOOR REAR EXTENSION

Reference - 22/04819/FUL	
Decision:	Decided
Date:	03rd November 2022
Description:	Divided into 2 dwellings as originally built along with proposed 1st floor rear extension

Reference - 22/04819/FUL	
Decision:	Decided
Date:	17th November 2022
Description:	DIVIDED INTO 2 DWELLINGS AS ORIGINALLY BUILT ALONG WITH PROPOSED 1ST FLOOR REAR EXTENSION

Planning records for: **44 Mill Hill Weston Colville CB21 5NY**

Reference - 21/02590/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 18th June 2021
<b>Description:</b> Two storey rear extension

Reference - 22/03023/FUL
<b>Decision:</b> Decided
<b>Date:</b> 19th July 2022
<b>Description:</b> Erection of a 1.5 storey dwelling with associated off road parking.

Reference - 24/00159/TRCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 25th January 2024
<b>Description:</b> DD. 5 Day Notice. Fell 2 x dead Silver Birch.

Reference - 24/00159/TRCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 25th January 2024
<b>Description:</b> DD. 5 Day Notice. Fell 2 x dead Silver Birch.

Planning records for: *Land At 44 Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/03023/CONDA	
Decision:	Decided
Date:	24th January 2024
Description:	Submission of details required by conditions 6 (traffic management plan), 10 (lighting design strategy for biodiversity), 11 (ecology enhancement), 12 ( biodiversity net gain plan), 14 (hard and soft landscaping) and 15 (energy statement) of planning permission 22/03023/FUL

Reference - 24/00271/S73	
Decision:	Decided
Date:	25th January 2024
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/03023/FUL (Erection of a 1.5 storey dwelling with associated off-road parking.) to include a side dormer on the southeastern elevation.

Reference - 24/00159/TRCA	
Decision:	Awaiting decision
Date:	25th January 2024
Description:	DD. 5 Day Notice. Fell 2 x dead Silver Birch.

Reference - 24/00119/HHFUL	
Decision:	Awaiting decision
Date:	25th January 2024
Description:	Demolition of existing porch and erection of a new porch in its place, conversion of garage into living space, change existing flat floor to a pitched roof and blocking up of door on side elevation.

Planning records for: *Land At 44 Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/00240/CONDB	
<b>Decision:</b>	Decided
<b>Date:</b>	04th July 2022
<b>Description:</b>	Submission of details required by condition 3 (Joinery Details) of planning permission 22/00240/LBC

Planning records for: *Coven Wood Cottage Mill Hill Weston Colville Cambridge CB21 5NY*

Reference - S/2078/19/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	12th June 2019
<b>Description:</b>	Internal works to dining room walls and a small section of the hallway wall a) Break off and remove internal plasters up to sole plate in the dining room b) re-plaster using an appropriate lime plaster c) Paint using lime paint. External works to dining room walls a) Break off and remove existing render up to sole plate b) Remove black paint (bitumen) on bricks below render c) re-plaster using an appropriate lime plaster d) Paint in lime paint..

Reference - S/2079/19/LB	
<b>Decision:</b>	Decided
<b>Date:</b>	13th June 2019
<b>Description:</b>	Internal works to dining room walls and a small section of the hallway wall a) Break off and remove internal plasters up to sole plate in the dining room b) re-plaster using an appropriate lime plaster c) Paint using lime paint. External works to dining room walls a) Break off and remove existing render up to sole plate b) Remove black paint (bitumen) on bricks below render c) re-plaster using an appropriate lime plaster d) Paint in lime paint.

Reference - 21/02431/LBC	
<b>Decision:</b>	Decided
<b>Date:</b>	14th June 2021
<b>Description:</b>	Restore lower section of thatched roof to pan tiling

Planning records for: *Coven Wood Cottage Mill Hill Weston Colville CB21 5NY*

Reference - 21/02431/LBC	
Decision:	Decided
Date:	25th May 2021
Description:	Restore lower section of thatched roof to pan tiling

Reference - 21/02430/HFUL	
Decision:	Decided
Date:	25th May 2021
Description:	Restore lower section of thatched roof to pan tiling

Reference - S/2078/19/FL	
Decision:	Decided
Date:	12th June 2019
Description:	Internal works to dining room walls and a small section of the hallway wall a) Break off and remove internal plasters up to sole plate in the dining room b) re-plaster using an appropriate lime plaster c) Paint using lime paint. External works to dining room walls a) Break off and remove existing render up to sole plate b) Remove black paint (bitumen) on bricks below render c) re-plaster using an appropriate lime plaster d) Paint in lime paint..

Reference - S/2079/19/LB	
Decision:	Decided
Date:	13th June 2019
Description:	Internal works to dining room walls and a small section of the hallway wall a) Break off and remove internal plasters up to sole plate in the dining room b) re-plaster using an appropriate lime plaster c) Paint using lime paint. External works to dining room walls a) Break off and remove existing render up to sole plate b) Remove black paint (bitumen) on bricks below render c) re-plaster using an appropriate lime plaster d) Paint in lime paint.



Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 22/02931/HFUL	
Decision:	Decided
Date:	27th June 2022
Description:	ERECTION OF A FRONT PORCH, REAR EXTENSION, AND INCREASE ROOF PITCH IN CONJUNCTION WITH A LOFT CONVERSION.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 24/00196/HFUL	
Decision:	Decided
Date:	19th January 2024
Description:	Single storey rear extension.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/00370/HHFUL	
Decision:	Decided
Date:	02nd March 2023
Description:	Single storey side extension, following demolition of existing.

Planning records for: *Naika Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/00417/TCON	
Decision:	Decided
Date:	04th April 2023
Description:	To comply with Condition 4 (Tree Topping, Lopping and Felling) of Decision Notice 93/00379/RMA

Planning records for: *The Hay Mill Hill Weston Colville Cambridgeshire CB21 5NY*

Reference - 23/01437/CLUED	
Decision:	Decided
Date:	17th April 2023
Description:	Certificate of lawfulness under S191 for the existing use of property known as No. 10A as a separate residential unit

Mill Hill, Weston Colville, CB21

Energy rating

**D**

Valid until 16.03.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		98   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	64   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	RHI application
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Air source heat pump, underfloor, electric
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Very Poor
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Solid, insulated
<b>Total Floor Area:</b>	134 m <sup>2</sup>

## Electricity Supply

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Eon

## Central Heating

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Air source Heat Pump

## Water Supply

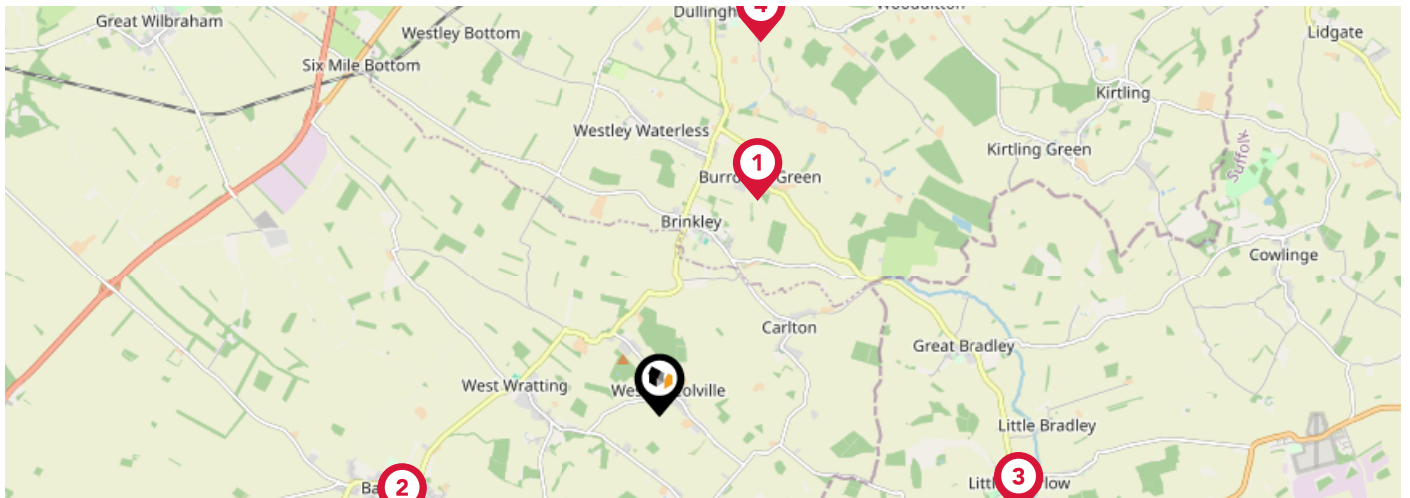
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Cambridge Water

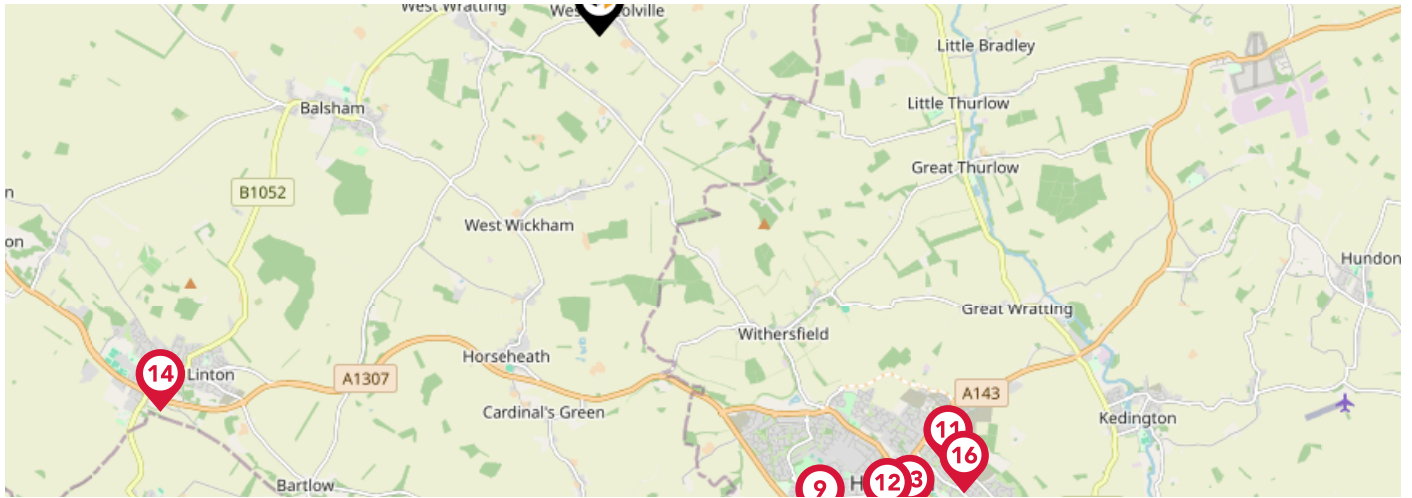
## Drainage

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Cambridge Water



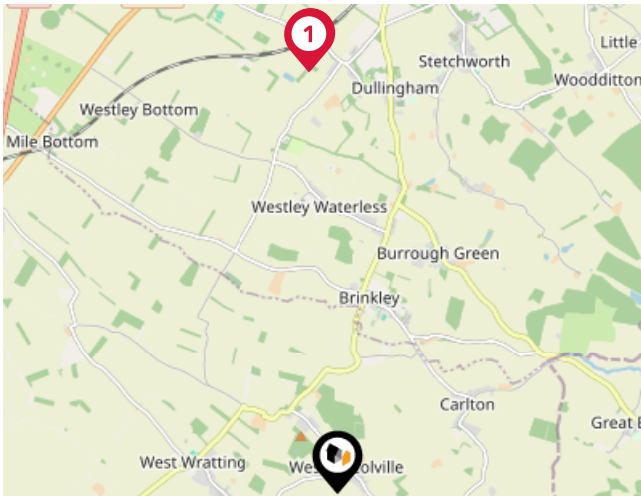
		Nursery	Primary	Secondary	College	Private
<b>Burrough Green CofE Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 107   Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Meadow Primary School</b> Ofsted Rating: Good   Pupils: 198   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Thurlow Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Kettlefields Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 117   Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>New Cangle Community Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:4.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Linton Heights Junior School</b> Ofsted Rating: Good   Pupils: 242   Distance:4.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Castle Manor Academy</b> Ofsted Rating: Good   Pupils: 644   Distance:4.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>St Felix Roman Catholic Primary School, Haverhill</b> Ofsted Rating: Good   Pupils: 285   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



		Nursery	Primary	Secondary	College	Private
	<b>Burton End Primary Academy</b> Ofsted Rating: Good   Pupils: 390   Distance:4.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Glebe House</b> Ofsted Rating: Requires improvement   Pupils: 11   Distance:5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samuel Ward Academy</b> Ofsted Rating: Requires Improvement   Pupils: 1276   Distance:5.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Place Farm Primary Academy</b> Ofsted Rating: Good   Pupils: 408   Distance:5.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Broadlands Hall</b> Ofsted Rating: Good   Pupils: 14   Distance:5.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton CofE Infant School</b> Ofsted Rating: Good   Pupils: 167   Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clements Primary Academy</b> Ofsted Rating: Good   Pupils: 252   Distance:5.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Primary Academy</b> Ofsted Rating: Good   Pupils: 374   Distance:5.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

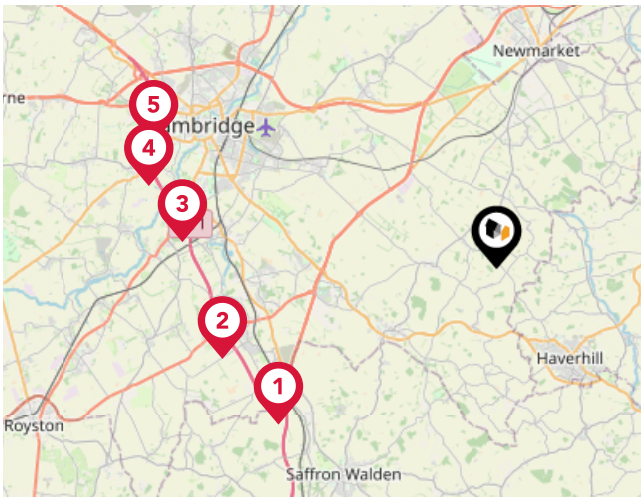
# Area

## Transport (National)



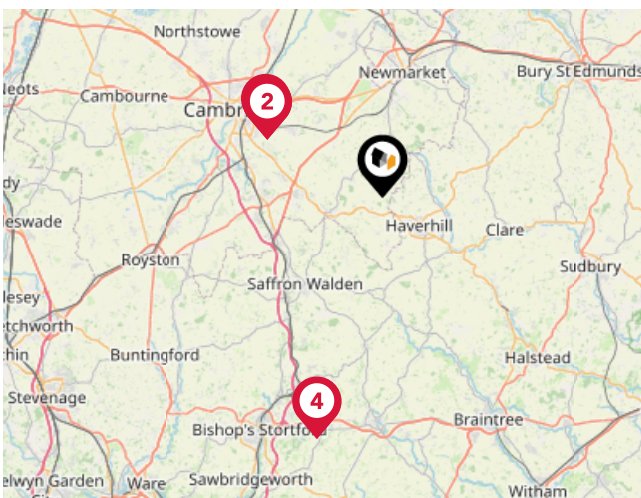
### National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	3.85 miles
2	Dullingham Rail Station	3.85 miles
3	Entrance1	6.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	9.74 miles
2	M11 J10	10.49 miles
3	M11 J11	11.47 miles
4	M11 J12	13 miles
5	M11 J13	13.31 miles



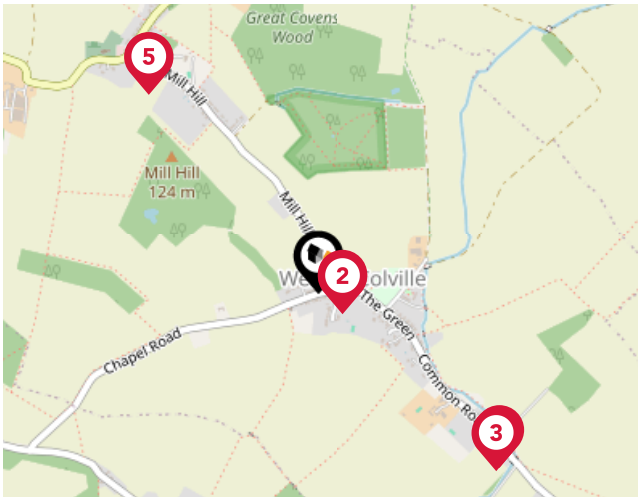
### Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	9.35 miles
2	Cambridge Airport	9.35 miles
3	Cambridge Airport	9.51 miles
4	London Stansted Airport	18.3 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Chapel Road	0.07 miles
2	Chapel Road	0.07 miles
3	Common Road	0.57 miles
4	Common Road	0.57 miles
5	Church End	0.6 miles



### Cooke Curtis & Co

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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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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.



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