

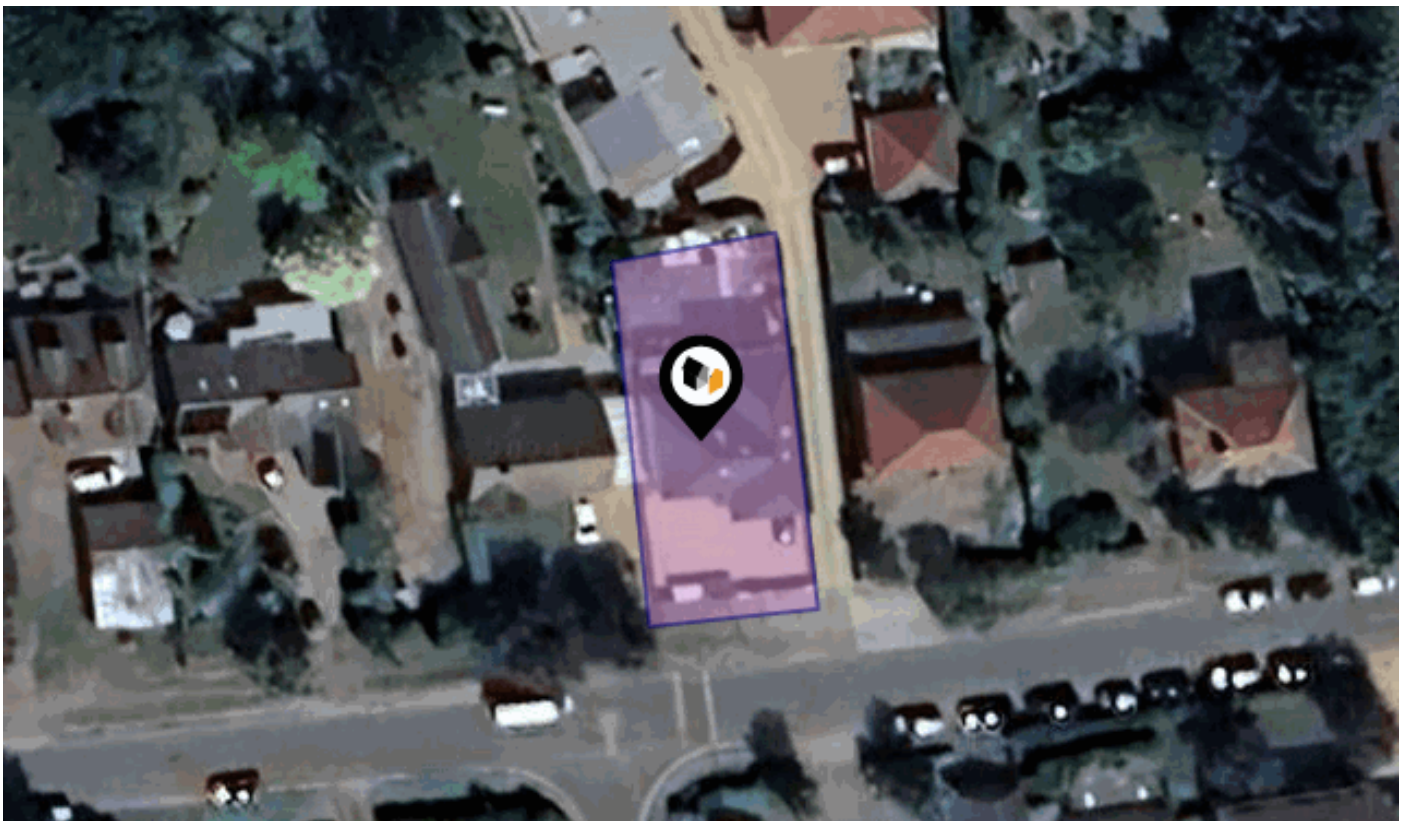


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MIR: Material Info

The Material Information Affecting this Property

Monday 02nd September 2024



STATION ROAD, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

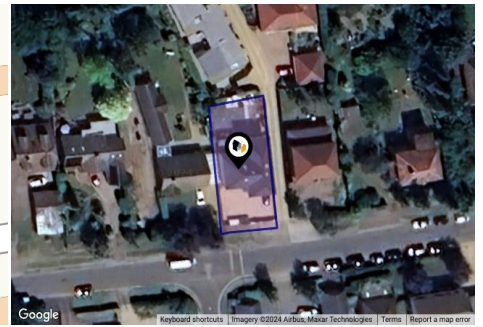
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	2,798 ft ² / 260 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB347850		

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	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Station Road, Whittlesford, Cambridge, CB22*

Reference - S/1604/18/FL	
Decision:	Decided
Date:	01st May 2018
Description:	Demolition of garage. Reconfiguration and enlargement of existing chalet bungalow following partial demolition. Blocking up existing vehicular access and creating a new vehicular and pedestrian access to front of property.

Reference - S/1970/18/FL	
Decision:	Decided
Date:	19th June 2018
Description:	Erection of bungalow with vehicular and pedestrian access to highway.

Planning records for: *Red Lion Hotel 42 Station Road East Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/1014/11
Decision: Decided
Date: 18th May 2011
Description: !!!!!!!!!!!!

Reference - S/1634/09/A
Decision: Decided
Date: 09th November 2009
Description: 3 X fascia Signs

Reference - S/1404/10
Decision: Decided
Date: 20th August 2010
Description: Illuminated wall sign to south elevation (retrospective application).

Reference - S/1351/10
Decision: Decided
Date: 15th July 2010
Description: Car Park Barrier Sub-Station & Enclosure as amended by drawing received 9.9.10 to omit Car Park Barrier.

Planning records for: *The Red Lion Hotel 42 Station Road East Duxford Cambridge CB22 4NL*

Reference - S/0544/10/F
Decision: Decided
Date: 07th April 2010
Description: Variation of condition 10 of planning permission S/1862/08/F - revised layout plan

Reference - S/1231/08/LB
Decision: Decided
Date: 15th July 2008
Description: Total Demolition of Air-Raid Shelter/Bunker

Reference - S/0320/12/DC
Decision: Decided
Date: 13th February 2012
Description: Discharge of Conditions on Planning Permission S/0551/10/F

Reference - S/1862/08/F
Decision: Decided
Date: 17th October 2008
Description: Erection of 70 bedroom Hotel with associated car parking & landscaping following demolition of WWII Air Raid shelter.

Planning records for: *The Red Lion Hotel Station Road East Duxford CB22 4NL*

Reference - S/0552/10/LB	
Decision:	Decided
Date:	15th April 2010
Description:	Part demolition alterations and refurbishment. Demolish s.s extensions to rear/eastern and resite fire escape. Remodel internal spaces and construct new kitchen dining and function rooms.

Planning records for: *17A Station Road (west) Whittlesford Cambridge CB22 4NL*

Reference - S/3925/18/DC	
Decision:	Decided
Date:	26th October 2018
Description:	Discharge of conditions 6 (traffic management plan) and 7(surface water drainage) of planning consent S/1970/18/FL for erection of bungalow with vehicular and pedestrian access to highway.

Planning records for: *Land North Of 39A Station Road (west) Whittlesford Cambridgeshire CB22 4NL*

Reference - 23/01150/FUL	
Decision:	Decided
Date:	15th March 2023
Description:	Demolition of existing buildings, creation of access road from Station Road West, and construction of residential development including semi detached and terraced houses and blocks of flats totalling 48 residential units, with associated landscaping, car and cycle parking, and refuse storage.

Planning records for: *1 Station Road (west) Whittlesford Cambridgeshire CB22 4NL*

Reference - 23/03544/HFUL	
Decision:	Decided
Date:	14th September 2023
Description:	Two storey side and rear extension and erection of front porch.

Planning records for: **1 Station Road (west) Whittlesford Cambridgeshire CB22 4NL**

Reference - 23/02806/HFUL	
Decision:	Withdrawn
Date:	20th July 2023
Description:	Two storey side, rear and front extension (Re-submission of 23/02140/HFUL).

Reference - 23/02140/HFUL	
Decision:	Withdrawn
Date:	02nd June 2023
Description:	Two storey side, rear and front extension.

Planning records for: **3 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/2790/14/FL	
Decision:	Decided
Date:	25th November 2014
Description:	Erection of replacement dwelling.

Reference - S/0745/15/DC	
Decision:	Decided
Date:	24th March 2015
Description:	Discharge of condition 4 (Traffic Management Plan) of planning permission S/2790/14/FL (Erection of Replacement Dwelling).

Planning records for: **3 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/0469/15/DC	
Decision:	Decided
Date:	24th February 2015
Description:	Discharge of condition 3 (Materials) of planning permission S/2790/14/FL (Erection of Replacement Dwelling).

Planning records for: **4 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/2466/14/NM	
Decision:	Decided
Date:	03rd November 2014
Description:	Non Material Amendment to Application S1691/13/FL for revisions to external appearance of dwelling and garage

Reference - S/0333/13/FL	
Decision:	Decided
Date:	18th February 2013
Description:	Dwelling & Garage

Reference - 23/01769/HFUL	
Decision:	Decided
Date:	09th May 2023
Description:	Demolition of existing conservatory, erection of single storey rear extension and first floor side extension. Extensions to front porch.

Planning records for: *4 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/2536/14/DC
Decision: Decided
Date: 30th October 2014
Description: Discharge of Condition 3 (Materials) and Condition 6 (Traffic Management Plan) of Planning Consent S/1691/13/FL for Dwelling and Garage
Reference - 22/05188/CONDA
Decision: Decided
Date: 09th May 2023
Description: Discharge of condition 3 (Brickwork Details) and 4 (Roof Details) of listed building consent 22/05188/LBC
Reference - S/2682/14/FL
Decision: Decided
Date: 20th November 2014
Description: Minor Material Amendment to application S/1691/13/FL for approved dwelling and garage to reposition garage alterations to the external appearance and realigning access road
Reference - S/1691/13/FL
Decision: Decided
Date: 01st August 2013
Description: Dwelling & Garage

Planning records for: **6 Station Road West Duxford Cambridgeshire CB22 4NL**

Reference - S/1060/09/F	
Decision:	Decided
Date:	06th August 2009
Description:	Extension to Existing Garage to Form Annexe

Planning records for: **10 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/1795/16/FL	
Decision:	Decided
Date:	06th July 2016
Description:	Proposed First Floor rear extension

Reference - S/1024/10/F	
Decision:	Decided
Date:	21st June 2010
Description:	Extension & conservatory following demolition of existing garage

Planning records for: **11 Station Road (west) Whittlesford Cambridge CB22 4NL**

Reference - S/2683/18/FL	
Decision:	Decided
Date:	01st August 2018
Description:	Extension to garage to match existing building on the plot

Planning records for: **21 Station Road West Whittlesford Cambridgeshire CB22 4NL**

Reference - S/0212/10/F	
Decision:	Decided
Date:	11th February 2010
Description:	Extension to form first floor accommodation and dropped kerb.

Reference - S/0988/09/F	
Decision:	Decided
Date:	20th July 2009
Description:	Extensions to Existing Bungalow to Form 2 Storey House and Dropped Kerb

Reference - S/0989/09/F	
Decision:	Decided
Date:	03rd July 2009
Description:	Erection of bungalow following demolition of garage (revised design)

Planning records for: **Land Adjacent To 23 Station Road (West) Whittlesford Cambridgeshire CB22 4NL**

Reference - 23/03356/FUL	
Decision:	Decided
Date:	31st August 2023
Description:	New 3 bedroom 2 stories high, house. On land adjacent to No 23 Station Road Whittlesford. This will include the demolition of a free standing double garage. the land was part of the maintained garden of no. 23. New vehicular access to No 23 Station Road

Planning records for: *Land to the South of 24 Station Road West Duxford Cambridge CB22 4NL*

Reference - S/0132/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Change of Use from Garden Land to Recreational Space

Planning records for: *Hill Court 26 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/1044/13/DC	
Decision:	Decided
Date:	08th May 2013
Description:	S/1330/04/F - Confirmation of Conditions Discharge

Planning records for: *27 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/1413/15/DC	
Decision:	Decided
Date:	02nd June 2015
Description:	Discharge of Condition 3 (Materials) 4 (Boundary Treatments) 5 (Foul Drainage) 6 (Surface Water Drainage) 7 (Landscape Details) 9 (Traffic Management Plan) for Approved Application S/2194/14/FL for erection of dwelling

Reference - S/0899/09/F	
Decision:	Decided
Date:	17th June 2009
Description:	Extensions and Raising of Roof

Planning records for: *27 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/2194/14/FL	
Decision:	Decided
Date:	04th November 2014
Description:	Erection of dwelling following demolition of existing dwelling.

Planning records for: *33 Station Road West Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/0437/14/FL	
Decision:	Decided
Date:	20th February 2014
Description:	Raising the Ridge Height to Provide First Floor Accommodation

Planning records for: *35 Station Road (West) Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/2153/16/NM	
Decision:	Decided
Date:	02nd August 2016
Description:	Non-material amendment to planning consent S/0677/16/FL for New first floor single and two storey extensions replacement garage to Changes to ground floor WC and provisions to window and brickwork details.

Reference - S/1957/16/DC	
Decision:	Decided
Date:	29th July 2016
Description:	Discharge of condition 3 (contamination) of planning consent S/0677/16/FL for New first floor single and two storey extensions replacement garage

Planning records for: *35 Station Road (West) Whittlesford Cambridge Cambridgeshire CB22 4NL*

Reference - S/0677/16/FL
Decision: Decided
Date: 11th March 2016
Description: New first floor single and two storey extensions replacement garage
Reference - S/2915/16/DC
Decision: Decided
Date: 24th October 2016
Description: Discharge of Condition 3: Contamination of S/0677/16/FL: New first floor single and two storey extensions and replacement garage
Reference - S/1972/16/NM
Decision: Decided
Date: 18th August 2016
Description: Non material amendment of planning permission S/067/16/FL
Reference - S/3258/17/NM
Decision: Decided
Date: 18th September 2017
Description: Reducing the extension at the front to just the porch and garage

Planning records for: **35 Station Road (West) Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/1973/16/DC	
Decision:	Decided
Date:	01st August 2016
Description:	Discharge of condition 3 of planning permission S/0677/16/FL

Planning records for: **38 Station Road (West) Whittlesford Cambridgeshire CB22 4NL**

Reference - 24/00172/TRCA	
Decision:	Decided
Date:	31st January 2024
Description:	T1 Magnolia sectional fell close to ground level

Reference - S/0670/17/CONDB	
Decision:	Decided
Date:	21st February 2022
Description:	Submission of details required by condition 16 (Post-Excavation Assessment) of planning permission S/0670/17/OLIda Darwin Hospital Fulbourn evaluation report Stages 1a and 1b FINAL

Reference - 24/00370/CONDA	
Decision:	Decided
Date:	13th June 2024
Description:	Submission of details required by conditions 3 (Foul and Surface Water), 4 (Energy Statement), 8 (Cycle Storage), 9 (High Speed Infrastructure) and 10 (Water Efficiency Calculation) of planning permission 24/00370/S73.

Planning records for: **38 Station Road (West) Whittlesford Cambridgeshire CB22 4NL**

Reference - 22/03117/FUL	
Decision:	Decided
Date:	08th July 2022
Description:	Remove 3no. antennas and replace with new headframe. Reattach 3no. antennas and provide 3no. new antennas to an overall maximum structure height of 18m

Reference - 24/01668/S73	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	S73 to vary condition 6 (Landscaping/biodiversity scheme) of planning permission 24/00370/S73 (S73 to vary conditions 2 (Approved plans) of planning permission 21/03980/FUL (Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road) in relation to condition 2 - Alterations to plans.) to alter the wording of the condition.

Reference - 24/00370/S73	
Decision:	Decided
Date:	31st January 2024
Description:	S73 to vary conditions 2 (Approved plans) of planning permission 21/03980/FUL (Demolition of garage and rear extension of existing dwelling, new single storey rear extension, new loft dormer windows to front and replacement windows and doors along with the erection of a new detached dwelling and vehicular access at 38 Station Road) in relation to condition 2 - Alterations to plans.

Planning records for: **39 STATION ROAD Whittlesford Cambridgeshire CB22 4NL**

Reference - S/2236/10	
Decision:	Decided
Date:	20th December 2010
Description:	Demolition of existing building and replacement with new surgery building

Planning records for: **39 Station Road West Whittlesford Cambridgeshire CB22 4NL**

Reference - S/1490/09/F	
Decision:	Decided
Date:	30th October 2009
Description:	Erection of new veterinary practice following demolition of existing out buildings & change of use of existing veterinary practice (D1) to offices (B1)

Planning records for: **45 Station Road (East) Whittlesford Cambridge Cambridgeshire CB22 4NL**

Reference - S/0878/18/LD	
Decision:	Decided
Date:	09th March 2018
Description:	Certificate of Lawful Development for a loft conversion and roof dormer to rear and two roof lights to front

Reference - S/1193/18/PA	
Decision:	Decided
Date:	21st March 2018
Description:	Prior approval for a proposed single storey rear extension

Station Road, Whittlesford, CB22

Energy rating

B

Valid until 14.05.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	None of the above
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.13 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.18 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	260 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

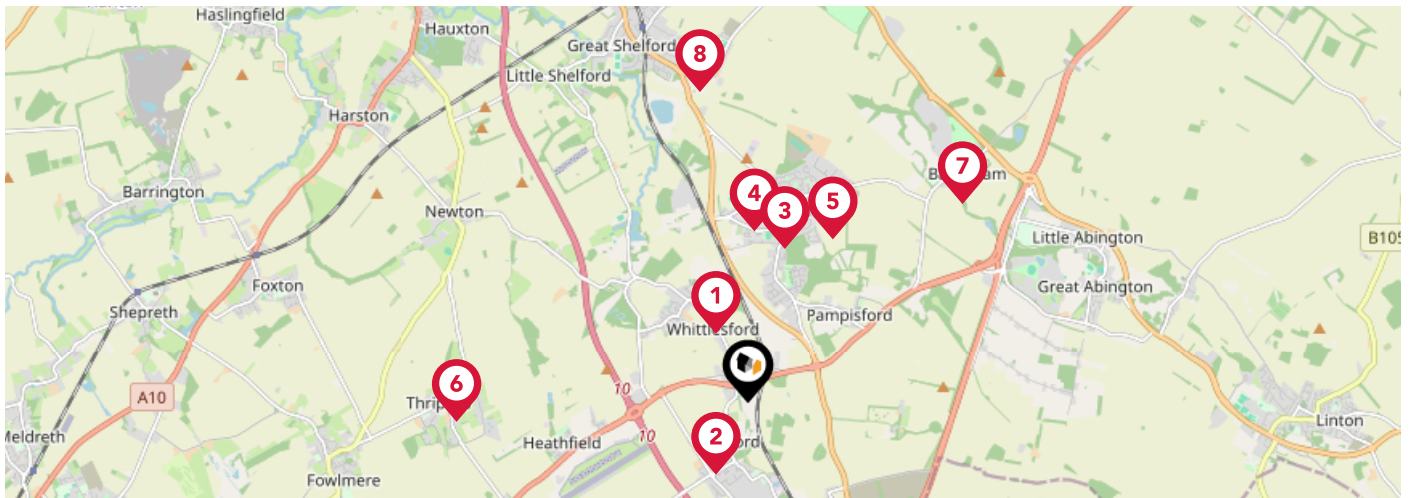
Gas Central heating

Water Supply

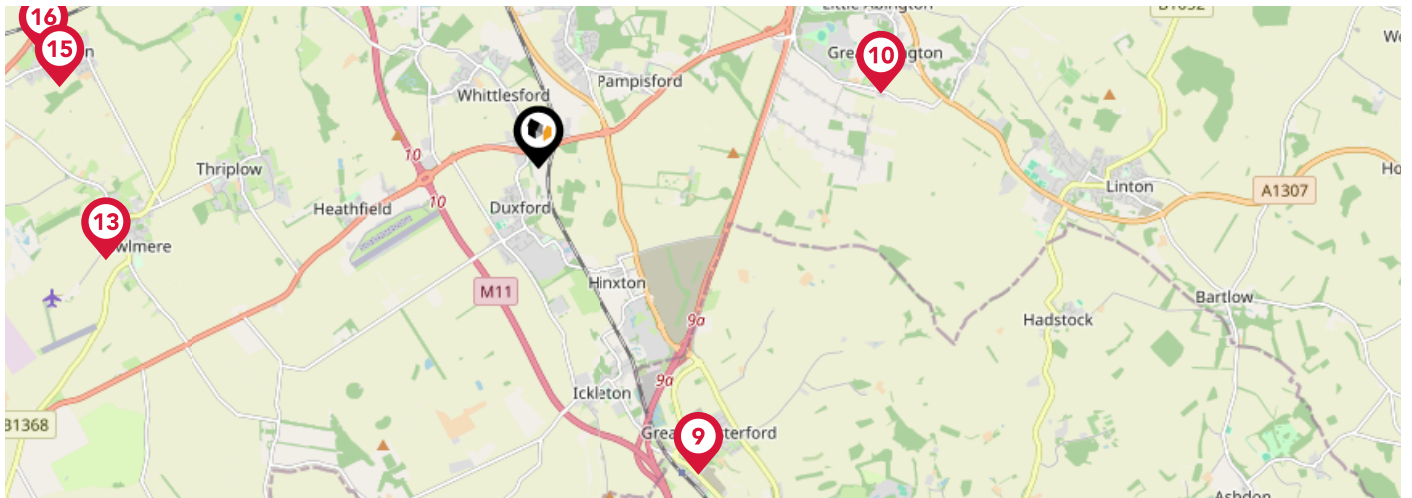
Cambridge Water

Drainage

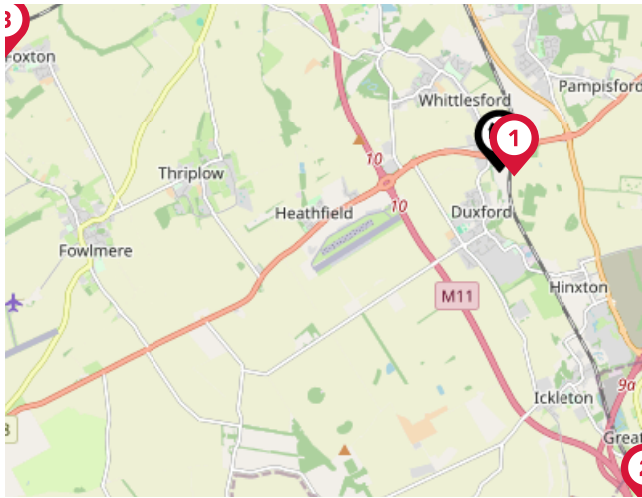
Anglian Water



		Nursery	Primary	Secondary	College	Private
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.71	<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:1.44	<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:1.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



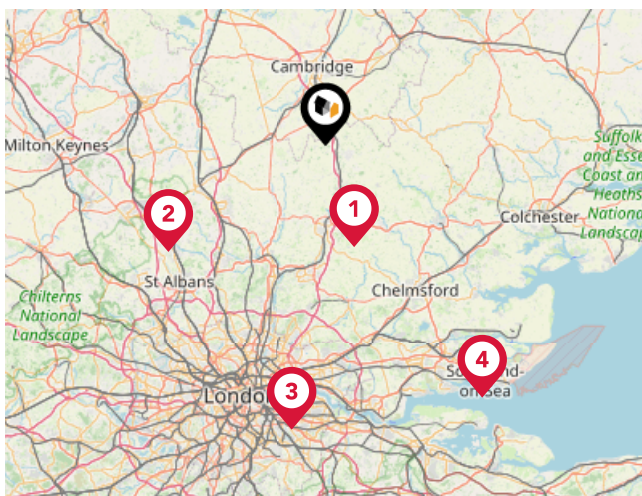
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.13 miles
2	Great Chesterford Rail Station	3.31 miles
3	Foxton Rail Station	4.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.1 miles
2	M11 J9	2.92 miles
3	M11 J11	4.64 miles
4	M11 J12	7.01 miles
5	M11 J13	8.31 miles

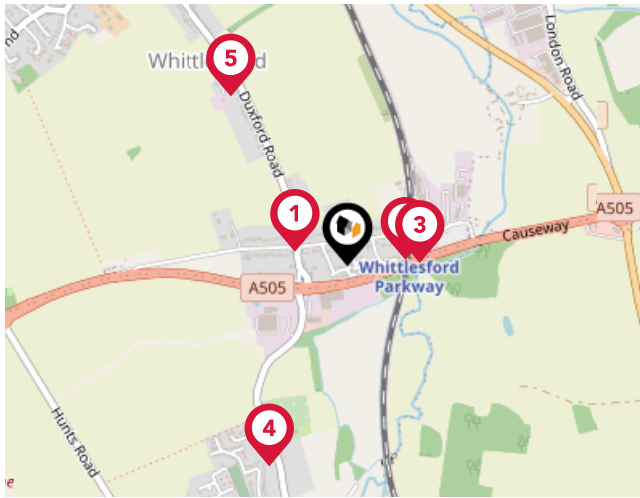


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	15.44 miles
2	Luton Airport	27.68 miles
3	Silvertown	41.82 miles
4	Southend-on-Sea	43.65 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road West	0.12 miles
2	Car Park	0.13 miles
3	Red Lion Hotel	0.16 miles
4	The Firs	0.49 miles
5	Millfield Farm	0.47 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.



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