

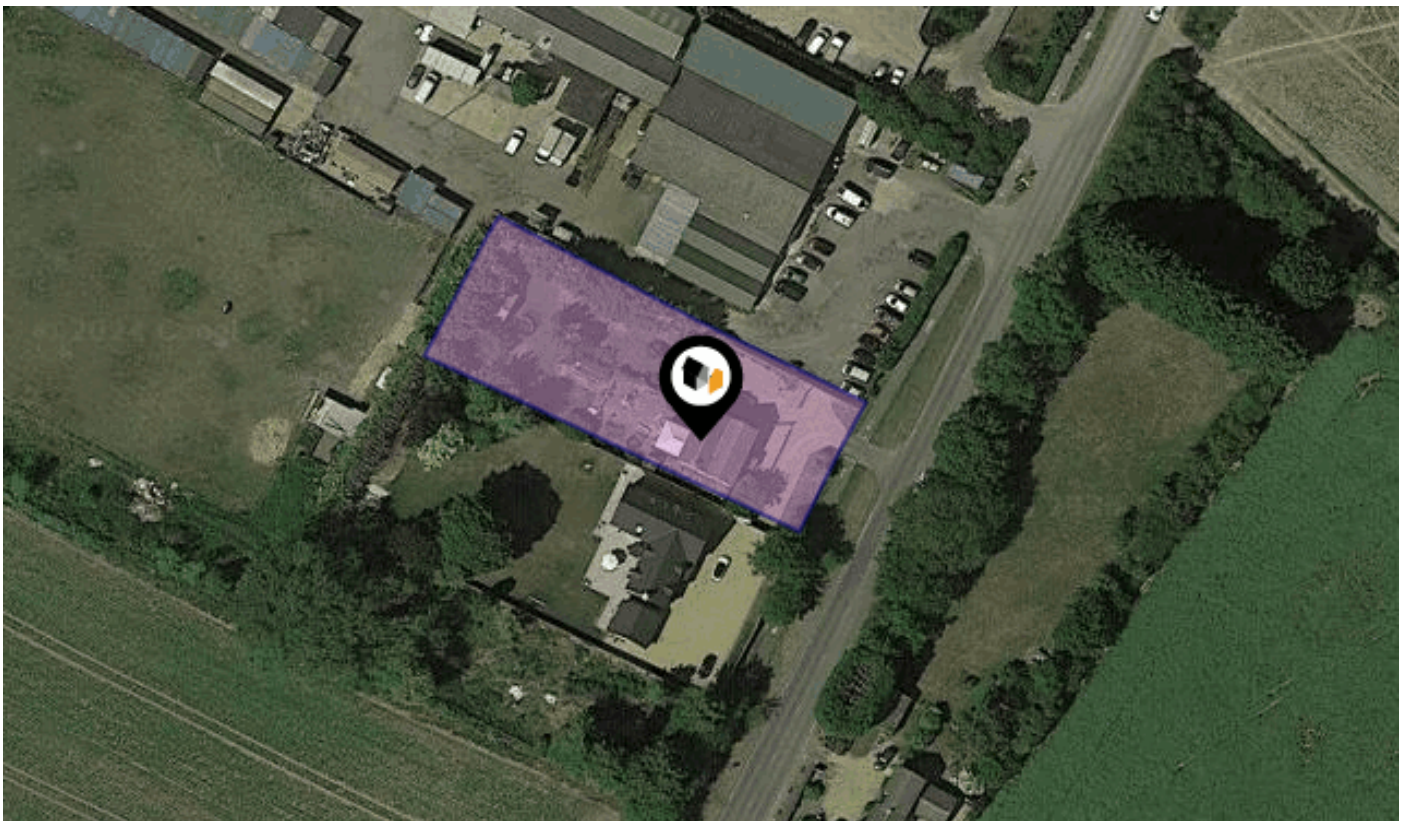


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 02nd December 2024



CAMBRIDGE ROAD, MELBOURN, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,829 ft ² / 170 m ²		
Plot Area:	0.43 acres		
Year Built :	1930-1949		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB423505		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

27 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Cambridge Road, Melbourn, Royston, SG8*

Reference - S/3458/16/FL
Decision: Decided
Date: 16th December 2016
Description: Access from Cambridge Road to maintain paddock & grazing land

Reference - S/2773/15/FL
Decision: Decided
Date: 04th November 2015
Description: Proposed Dwelling

Reference - S/0466/16/FL
Decision: Decided
Date: 23rd May 2016
Description: Proposed farm access and cross over

Planning records for: *Longmeadow House Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - 22/01478/HFUL	
Decision:	Decided
Date:	28th March 2022
Description:	First floor and two storey rear extensions including a balcony to the rear and a juliette balcony to the side. Renovation of the external walls, new windows and the addition of solar panels.

Reference - 22/01479/HFUL	
Decision:	Decided
Date:	28th March 2022
Description:	Two storey side extension and single storey rear extension.

Planning records for: *White House Farm Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/1567/11	
Decision:	Decided
Date:	05th August 2011
Description:	Conservatory

Reference - S/1554/09/F	
Decision:	Decided
Date:	10th November 2009
Description:	Formation of New Access

Planning records for: *White House Farm Cambridge Road Melbourn Cambridgeshire SG8 6EY*

Reference - S/1555/09/F
Decision: Decided
Date: 10th November 2009
Description: Garage and Store
Reference - S/1569/11
Decision: Decided
Date: 05th August 2011
Description: Garage
Reference - S/1568/11
Decision: Decided
Date: 03rd August 2011
Description: New Access
Reference - S/3181/18/FL
Decision: Decided
Date: 17th August 2018
Description: Single storey rear extension

Planning records for: *Blakeney Cambridge Road Melbourn SG8 6EY*

Reference - 21/01027/HFUL	
Decision:	Decided
Date:	05th March 2021
Description:	Construction of a one bedroom annex to rear of existing dwelling.

Planning records for: *Langdale Farm Cambridge Road Melbourn SG8 6EY*

Reference - 20/05281/HFUL	
Decision:	Withdrawn
Date:	21st December 2020
Description:	New outbuilding within garden

Reference - 22/01335/FUL	
Decision:	Decided
Date:	18th March 2022
Description:	Works to an existing agricultural building to facilitate use as an extended agricultural office and lockable store.

Reference - S/2899/18/VC	
Decision:	Decided
Date:	27th July 2018
Description:	Variation of condition 2 (Stacking and deposition of materials tools plants machinery security fencing or items associated with landscaping) of planning permission S/1234/18/FL

Planning records for: *Langdale Farm Cambridge Road Melbourn CAMBRIDGESHIRE SG8 6EY*

Reference - S/2383/13/FL
Decision: Decided
Date: 26th November 2013
Description: Replacement dwelling and change of use of agricultural land to residential garden
Reference - 21/05489/FUL
Decision: Withdrawn
Date: 15th December 2021
Description: Change of use to garden land and erection of log cabin
Reference - S/0965/14/NM
Decision: Decided
Date: 02nd May 2014
Description: Non-material amendment to planning approval S/2383/13/FL for replacement dwelling and change of use of agricultural land to residential garden
Reference - 22/01327/HFUL
Decision: Decided
Date: 18th March 2022
Description: Alterations to fenestration, application of external insulation and render, and installation of PV panels

Planning records for: *Langdale Farm Cambridge Road Melbourn SG8 6EY*

Reference - 21/05556/FUL	
Decision:	Decided
Date:	20th December 2021
Description:	Works to an existing agricultural building to facilitate use as an extended agricultural office and lockable store.

Reference - S/1210/19/FL	
Decision:	Decided
Date:	01st April 2019
Description:	Proposed new access

Reference - S/1234/18/FL	
Decision:	Decided
Date:	29th March 2018
Description:	Retrospective Change of use of land for the storage and distribution of landscaping materials

Planning records for: *Rosslyn Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/0035/14/FL	
Decision:	Decided
Date:	09th January 2014
Description:	Removal of Garage and Store in Replacement for a Two Storey Side Extension

Planning records for: *Rosslyn Cambridge Road Melbourn Cambridgeshire SG8 6EY*

Reference - S/0459/09/F	
Decision:	Decided
Date:	23rd April 2009
Description:	Extension

Reference - S/1835/09/F	
Decision:	Decided
Date:	14th December 2009
Description:	Extension & alterations

Planning records for: *Kingsway Golf Centre Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - 20/01636/NMA1	
Decision:	Decided
Date:	24th August 2020
Description:	Non material amendment on application 20/01636/FUL for alterations to fenestrations.

Reference - S/2100/18/FL	
Decision:	Decided
Date:	31st May 2018
Description:	Extension & conversion of part of existing driving range to provide a customer fitting centre

Planning records for: *Kingsway Golf Centre Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/2364/18/FL
Decision: Decided
Date: 20th June 2018
Description: Proposed entrance foyer extension
Reference - S/1967/08/F
Decision: Decided
Date: 22nd January 2009
Description: Replacement Protection Netting
Reference - S/2500/19/FL
Decision: Decided
Date: 22nd July 2019
Description: Conversion of 1/2 bays of driving range to customer fitting room
Reference - 20/01636/FUL
Decision: Decided
Date: 04th February 2020
Description: Extension to the lounge

Planning records for: *Kingsway Golf Centre Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/4534/19/FL	
Decision:	Decided
Date:	24th December 2019
Description:	Replacement in-situ of 9 hole putting course with an 18 hole adventure golf course.

Planning records for: *Ashlea House Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/2985/15/FL	
Decision:	Decided
Date:	16th December 2015
Description:	Two storey side extension and Single storey rear extension.

Reference - S/2306/16/FL	
Decision:	Decided
Date:	30th August 2016
Description:	Erection of dwelling

Planning records for: *Phillimore Garden Centre Cambridge Road Melbourn Royston Cambridgeshire SG8 6EY*

Reference - S/1105/17/FL	
Decision:	Decided
Date:	04th April 2017
Description:	New showroom to replace existing porta cabins

CAMBRIDGE ROAD, MELBOURN, SG8

Energy rating

D

Valid until 28.10.2023

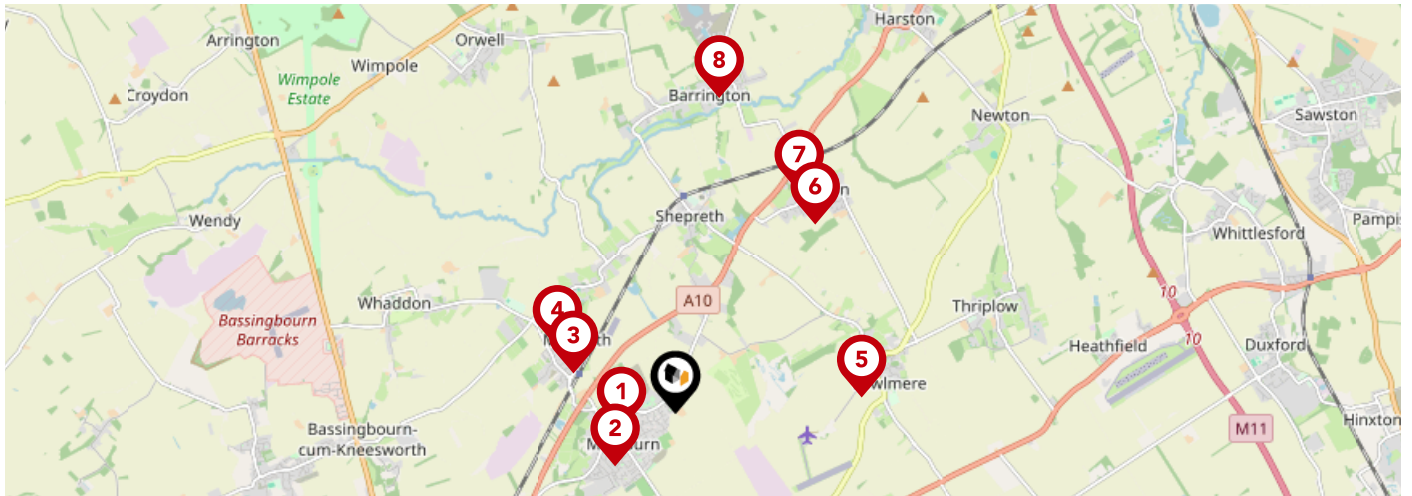
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 31% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, coal
Total Floor Area:	170 m ²









Rights of Way (Public & Private)

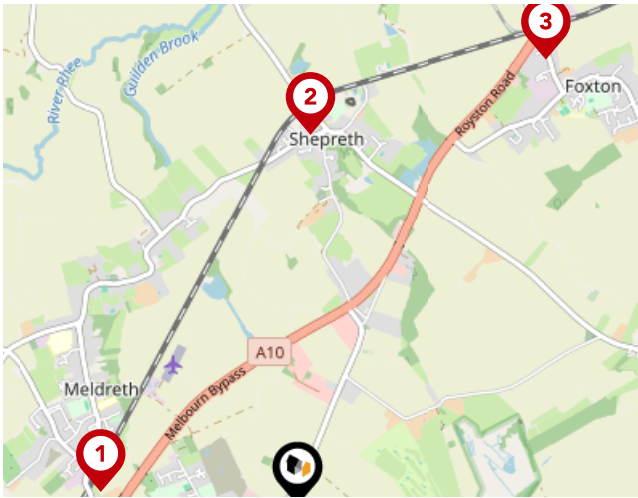
Drive way across front of property belongs to Cherrytrees, but neighbouring property (Blakeney) has right of way.



		Nursery	Primary	Secondary	College	Private
	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.69	<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:2.14	<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:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

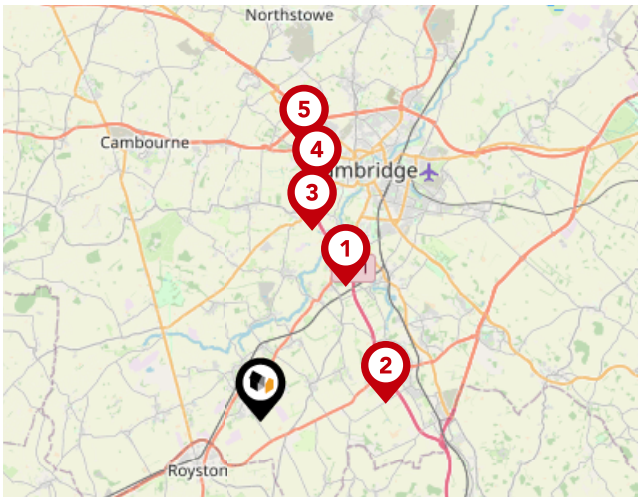


	Nursery	Primary	Secondary	College	Private
 King James Academy Royston Ofsted Rating: Good Pupils: 957 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Roman Way Academy Ofsted Rating: Good Pupils: 214 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Icknield Walk First School Ofsted Rating: Outstanding Pupils: 337 Distance:3.22	<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: 234 Distance:3.44	<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:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Studlands Rise First School Ofsted Rating: Good Pupils: 169 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Tannery Drift School Ofsted Rating: Good Pupils: 321 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



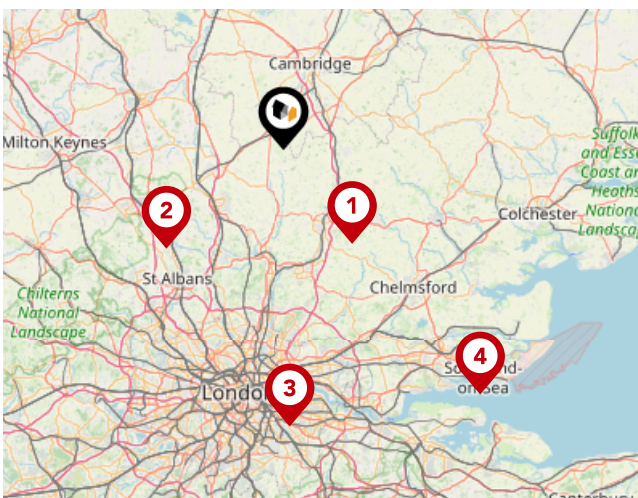
National Rail Stations

Pin	Name	Distance
1	Meldreth Rail Station	0.9 miles
2	Shepreth Rail Station	1.68 miles
3	Foxton Rail Station	2.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	5.79 miles
2	M11 J10	4.63 miles
3	M11 J12	7.16 miles
4	M11 J13	8.71 miles
5	M11 J14	10.07 miles

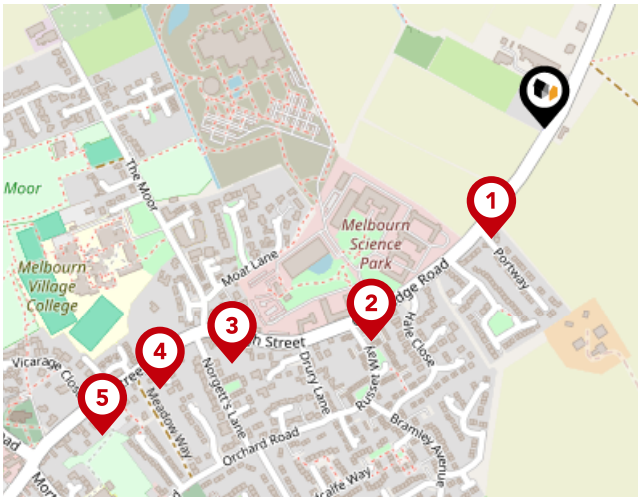


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	17.05 miles
2	Luton Airport	22.58 miles
3	Silvertown	40.58 miles
4	Southend-on-Sea	46.13 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Portway	0.14 miles
2	Melbourn Science Park	0.31 miles
3	Norgett's Lane	0.45 miles
4	Norgett's Lane	0.53 miles
5	Vicarage Close	0.61 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

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