

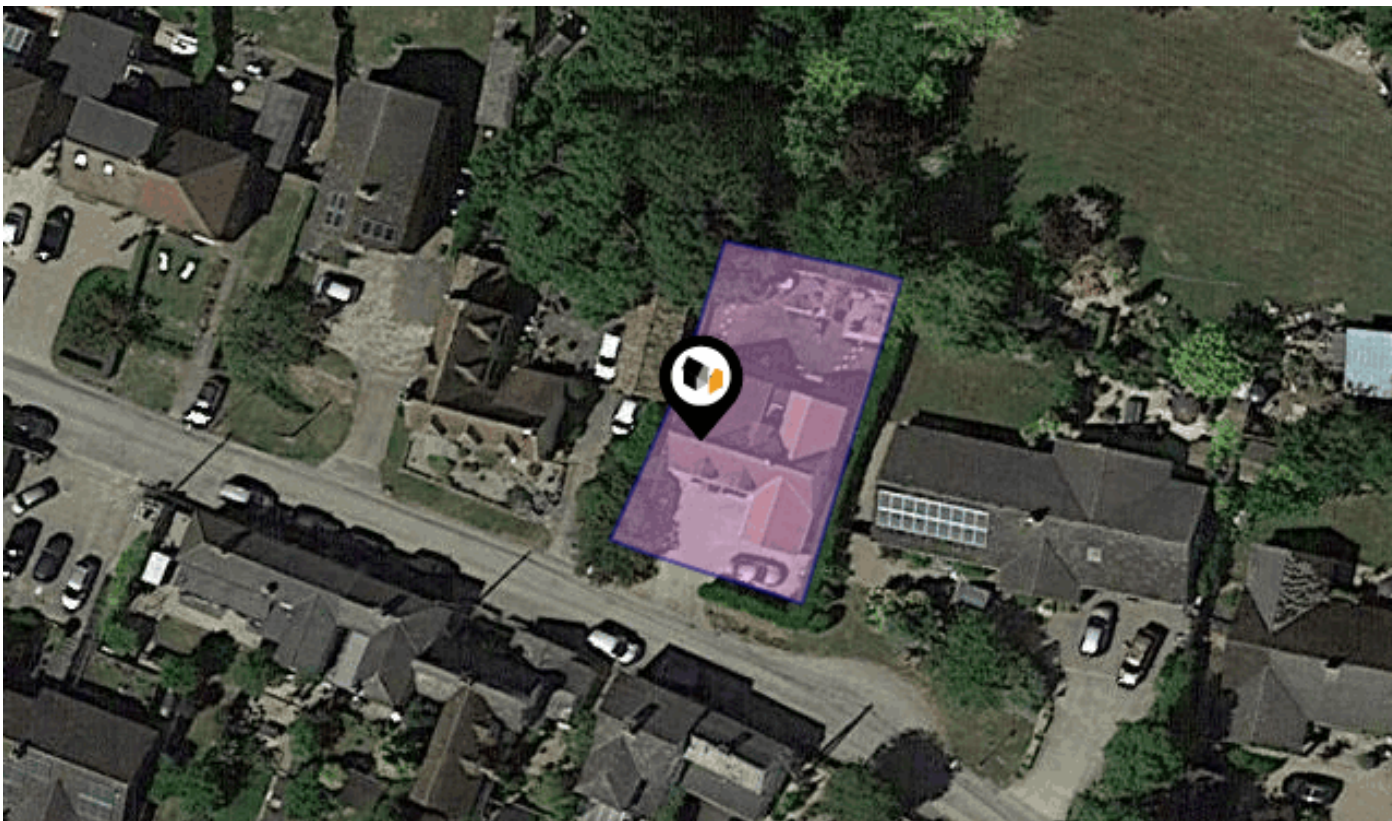


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 09th October 2024



CAXTON END, ELTISLEY, ST. NEOTS, PE19

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,819 ft ² / 169 m ²		
Plot Area:	0.11 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB205167		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	50 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Caxton End, Eltisley, St. Neots, PE19*

Reference - S/1515/19/FL	
Decision:	Decided
Date:	26th April 2019
Description:	Two storey front extension and first floor rear extension.

Planning records for: **38 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - 22/03651/HFUL
Decision: Decided
Date: 10th August 2022
Description: Two storey front extension and single storey rear extension.
Reference - 22/03660/CLLB
Decision: Awaiting decision
Date: 10th August 2022
Description: Certificate of lawfulness under Sections 26H and 26I for the Installation of a woodburn stove
Reference - S/4432/19/FL
Decision: Withdrawn
Date: 19th December 2019
Description: Restoration and conversion of 5 no. historic barns to form a family annexe non-residential store workshop and gym and two holiday lets (Resubmission of S/3967/18/FL)
Reference - 20/05300/CONDA
Decision: Awaiting decision
Date: 10th August 2022
Description: Submission of details required by condition 3 (archaeology), 4 (surface/foul water scheme), 5 (CEMP), 7 (bat licence), 10 (joinery) and 11 (materials) of planning permission 20/05300/FUL

Planning records for: **38 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - 20/05301/LBC	
Decision:	Decided
Date:	22nd December 2020
Description:	Restoration and conversion of five historic barns to form a family annexe, utility space, gym, garage and one holiday let

Reference - 20/05300/CONDB	
Decision:	Awaiting decision
Date:	20th August 2024
Description:	Submission of details required by condition 3 (written scheme of investigation) of planning permission 20/05300/FUL

Reference - 20/05300/FUL	
Decision:	Decided
Date:	22nd December 2020
Description:	Restoration and conversion of five historic barns to form a family annexe, utility space, gym, garage and one holiday let

Reference - S/4433/19/LB	
Decision:	Withdrawn
Date:	19th December 2019
Description:	Restoration and conversion of 5 no. historic barns to form a family annexe non-residential store workshop and gym and two holiday lets (Resubmission of S/3968/18/LB)

Planning records for: **38 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - 20/05301/CONDA	
Decision:	Decided
Date:	10th August 2022
Description:	Submission of details required by condition 3 (joinery) and 4 (materials) of listed building consent 20/05301/LBC

Reference - S/3968/18/LB	
Decision:	Withdrawn
Date:	18th October 2018
Description:	Conversion of 5 no. historic barns and replacement of modern field barn to form holiday let accommodation together with new bin and bike store

Reference - S/3967/18/FL	
Decision:	Withdrawn
Date:	17th October 2018
Description:	Conversion of 5No historic barns and replacement of modern field barn to form holiday let accommodation together with new bin and bike store.

Planning records for: **82 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/0028/19/FL	
Decision:	Decided
Date:	07th January 2019
Description:	Detached dwelling and cart lodge with associated access.

Planning records for: **82 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/1794/19/DC	
Decision:	Decided
Date:	21st May 2019
Description:	Discharge of Condition 8 (Foul Water) & 9 (Surface Water Drainage) of Planning Application S.0028.19.FL - detached dwelling and cart lodge with associated access.

Reference - 21/00346/TELNOT	
Decision:	-
Date:	26th January 2021
Description:	Installation of 1 x 9m wooden pole (7.2m above ground)

Reference - S/0655/19/DC	
Decision:	Decided
Date:	18th February 2019
Description:	Discharge of Conditions 7 (Surface Water) 8 (Foul Water) 11 (Traffic Management Plan) 12 (Materials) of planning permission S/3515/17/FL

Planning records for: **3 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/3032/15/FL	
Decision:	Decided
Date:	20th November 2015
Description:	Single storey rear extension garage conversion and driveway alterations

Planning records for: **3 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/1230/17/FL	
Decision:	Decided
Date:	12th April 2017
Description:	Two story side extension to form a ground floor external store and first floor master ensuite and wardrobe area.

Planning records for: **5 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/3288/16/FL	
Decision:	Decided
Date:	25th November 2016
Description:	Two Storey Side Extension & Replace Existing Single Storey Part Flat Roof with Pitched Roof

Reference - S/2243/13/FL	
Decision:	Decided
Date:	23rd October 2013
Description:	Extensions to dwelling

Reference - 20/01608/HFUL	
Decision:	Decided
Date:	10th March 2020
Description:	Single storey front extension and addition of a dropped kerb

Planning records for: *5 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/2433/17/FL	
Decision:	Decided
Date:	11th July 2017
Description:	proposed render application to brickwork to existing two storey dwelling and to proposed two storey extension as approved under ref: S/3288/16/FL

Planning records for: *Lennox House 10 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/2172/15/TC	
Decision:	Decided
Date:	03rd August 2015
Description:	Remove one Cherry Tree

Planning records for: *12 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/0254/16/FL	
Decision:	Decided
Date:	28th January 2016
Description:	Rear extension internal and external alterations

Reference - S/2543/16/FL	
Decision:	Decided
Date:	23rd September 2016
Description:	Rear extension internal and external alterations

Planning records for: *12 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/3319/18/LB
Decision: Decided
Date: 30th August 2018
Description: Conversion of existing barn structure to incidental living space
Reference - S/0685/18/FL
Decision: Decided
Date: 21st February 2018
Description: Alterations to existing driveway including extension to meet existing garage and changes in materials used
Reference - S/0055/19/DC
Decision: Decided
Date: 07th January 2019
Description: Discharge of condition 3 (windows and doors) of Listed Building consent S/3319/18/LB for conversion of existing barn structure to incidental living space
Reference - S/2544/16/LB
Decision: Decided
Date: 23rd September 2016
Description: Rear extension internal and external alterations

Planning records for: **12 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/0230/16/LB	
Decision:	Decided
Date:	28th January 2016
Description:	Rear extension internal and external alterations

Planning records for: **Pump Cottage 18 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/0523/18/TC	
Decision:	Decided
Date:	08th February 2018
Description:	T1 and T2 Leylandii: fell both trees these Leylandii have reached maturity. They have numerous bark inclusions at risk of causing large limb failure. T1 has already shed a large limb in recent storms.

Planning records for: **29 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/2303/12/FL	
Decision:	Decided
Date:	12th November 2012
Description:	Conservatory

Planning records for: **Manor Farm Caxton End Eltisley Cambridgeshire PE19 6TJ**

Reference - 20/05301/NMA1	
Decision:	Withdrawn
Date:	18th June 2024
Description:	Non material amendment of listed building consent 20/05301/LBC to exclude the conversion of one barn to a family annexe or convert space in a barn to a Gym and removing works to install new openings and glaze existing openings.

Planning records for: *Manor Farm Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/0144/18/LB
Decision: Decided
Date: 10th January 2018
Description: Installation of solar PV panels and change of bifold doors on the main property
Reference - S/1907/12/NM
Decision: Decided
Date: 08th October 2012
Description: Non-material amendment to planning permission ref.S/0559/11 to agree increase in ridge height and alternate window and internal layout
Reference - 23/02474/HFUL
Decision: Decided
Date: 28th June 2023
Description: Relocation of a ground mounted solar PV array
Reference - 22/04602/LBC
Decision: Decided
Date: 18th October 2022
Description: Installation of solar panels and air source heat pump to barn 5

Planning records for: *Manor Farm Caxton End Eltisley Cambridgeshire PE19 6TJ*

Reference - 24/02738/LBC
Decision: Awaiting decision
Date: 19th July 2024
Description: Restoration and conversion of 3 No. historic barns (Barns 2,3 &5) to form utility space, gym, garage, rebuild of Barn 4 for storage/cart lodge and rebuild of Barn 1 for Family annexe / holiday let. (Amendment to 20/05301/LBC)
Reference - 22/1203/TTCA
Decision: Decided
Date: 18th October 2022
Description: Amended T1 Cherry - (Crown) reduce by 2.5 meters T2 Hornbeam - crown lift by 3.5 metres from ground level.
Reference - 22/04601/HFUL
Decision: Decided
Date: 18th October 2022
Description: Installation of solar panels and air source heat pump to barn 5
Reference - 23/02479/LBC
Decision: Decided
Date: 29th June 2023
Description: Relocation of a ground mounted solar PV array

Planning records for: *Manor Farm Caxton End Eltisley Cambridgeshire PE19 6TJ*

Reference - 24/02919/FUL
Decision: Awaiting decision
Date: 05th August 2024
Description: Rebuilding of and conversion of barn 1 to holiday let / guest annex, Rebuilding of Barn 4 and, Restoration and conversion of barns 2, 3, 5 for storage and garaging.
Reference - S/0560/11
Decision: Decided
Date: 14th April 2011
Description: Internal and external alterations including replacement extension to provide garden room sitting room guest suite and bedroom 4. Convert barn to provide kitchen and study. Replace window in office with doors provide new and enlarged window openings and provide replacement link to laundry with new steps. Demolish lean-to and replace with extension to provide new rear entrance lobby with w.c. Alter two fireplaces. Install partition to create enlarged bathroom block window opening provide 2 new window openings and new opening to bedroom 4. Convert bathroom to dressing room and bedroom to ensuite with new opening between and two rooflights. Install new dormer in bedroom 1. Lower main chimney. Repair and partially rebuild garden store and add doors to gable. Add metal canopy to carport
Reference - S/0559/11
Decision: Decided
Date: 14th April 2011
Description: Extensions and Alterations to Dwelling
Reference - S/0143/18/FL
Decision: Decided
Date: 10th January 2018
Description: Installation of solar PV panels and change of bifold doors on the main property

Planning records for: *Manor Farm Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/1834/11
Decision: Decided
Date: 16th September 2011
Description: Siting of a Static Caravan for Ancillary Space During the Renovation Refurbishment and Extension of the Main House.
Reference - 20/05300/NMA1
Decision: Withdrawn
Date: 18th June 2024
Description: Non material amendment of planning permission 20/05300/FUL to amend the description to exclude the conversion of one barn to a family annexe or convert space in a barn to a Gym and removing works to install new openings and glaze existing openings.
Reference - 22/04601/FUL
Decision: Decided
Date: 18th October 2022
Description: Installation of solar panels and air source heat pump to barn 5
Reference - 23/01199/HHFUL
Decision: Decided
Date: 28th June 2023
Description: Erection of a first floor and ground floor side extension

Planning records for: **47 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/1683/12/FL	
Decision:	Decided
Date:	22nd August 2012
Description:	Single storey rear extension

Reference - S/1651/08/F	
Decision:	Decided
Date:	17th September 2008
Description:	Erection of garage / log store

Planning records for: **58 Caxton End Eltisley Cambridgeshire PE19 6TJ**

Reference - S/0525/09/F	
Decision:	Decided
Date:	14th April 2009
Description:	Extension

Planning records for: **70 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ**

Reference - S/0533/11	
Decision:	Decided
Date:	18th April 2011
Description:	Alterations and Extension to Listed Building to provide enlarged living room and bedroom & ensuite insertion of rooflight and new dormer window

Planning records for: *70 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/0528/11
Decision: Decided
Date: 18th April 2011
Description: Erection of Garage
Reference - S/1970/11
Decision: Decided
Date: 28th September 2011
Description: Approval of Details Reserved by Conditions 3 4 and 5 of Planning Permission Ref.S/0528/11
Reference - S/2105/11
Decision: Decided
Date: 20th October 2011
Description: Non Material Amendment to planning application S/0528/11 to alter garage footprint
Reference - S/1351/11
Decision: Decided
Date: 05th July 2011
Description: Alterations and extension to listed building to provide enlarged living room and bedroom & ensuite insertion of rooflight and new dormer window

Planning records for: *70 Caxton End Eltisley St Neots Cambridgeshire PE19 6TJ*

Reference - S/0530/11	
Decision:	Decided
Date:	18th April 2011
Description:	Demolition of attached store and replacement with garage replacement of four windows to listed building insertion of new window and erection of new internal partition.

Reference - S/1350/11	
Decision:	Decided
Date:	05th July 2011
Description:	Extensions and Alterations to Dwelling

Reference - S/0531/11	
Decision:	Decided
Date:	18th April 2011
Description:	Extensions and Alterations to Dwelling

Planning records for: *Jesus College Farmhouse 130 Caxton End Eltisley St Neots PE19 6TJ*

Reference - S/4162/18/LD	
Decision:	Withdrawn
Date:	01st November 2018
Description:	Certificate of lawful development for a proposed replacement of garage doors with wooden sectional doors...

Planning records for: *130 Caxton End Eltisley Cambridgeshire PE19 6TJ*

Reference - 23/03329/HFUL	
Decision:	Withdrawn
Date:	30th August 2023
Description:	Change of Garage Doors

Caxton End, Eltisley, PE19

Energy rating

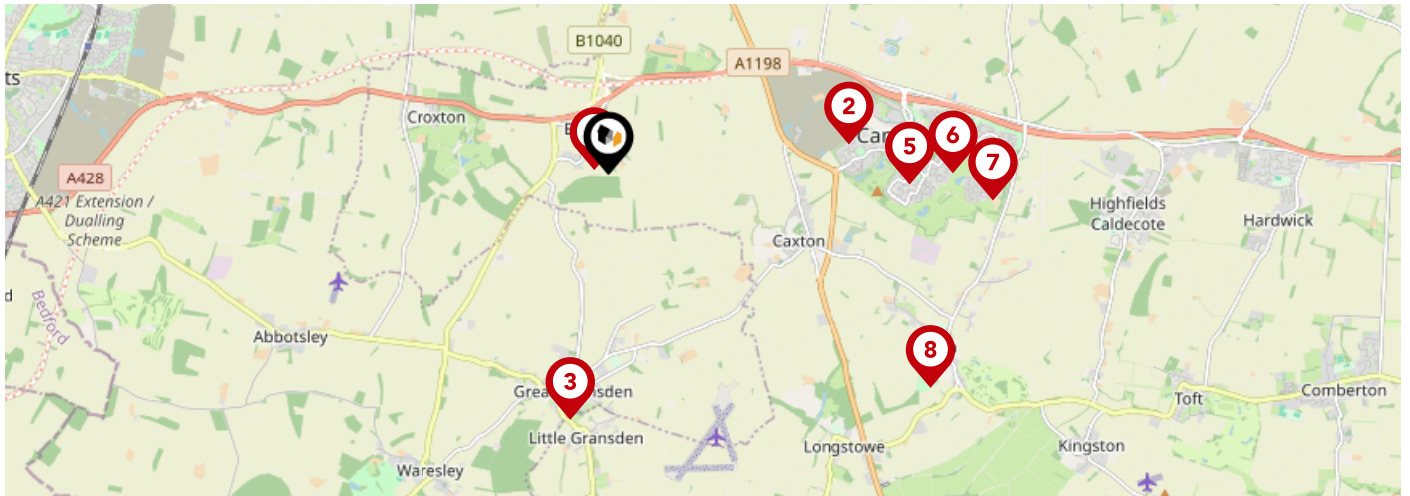
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Valid until 04.06.2027

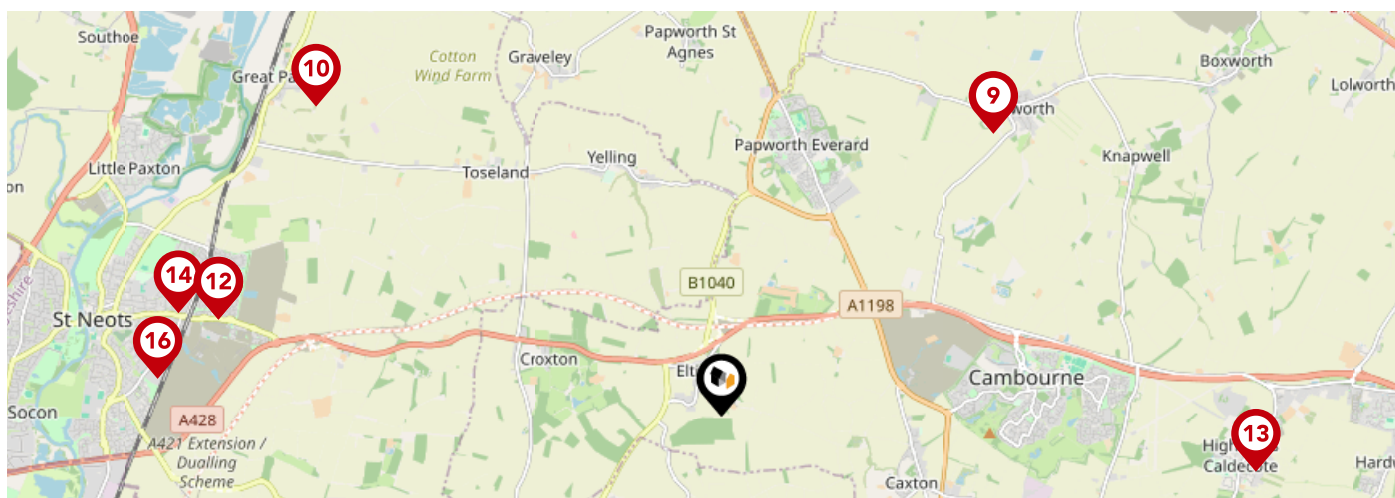
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

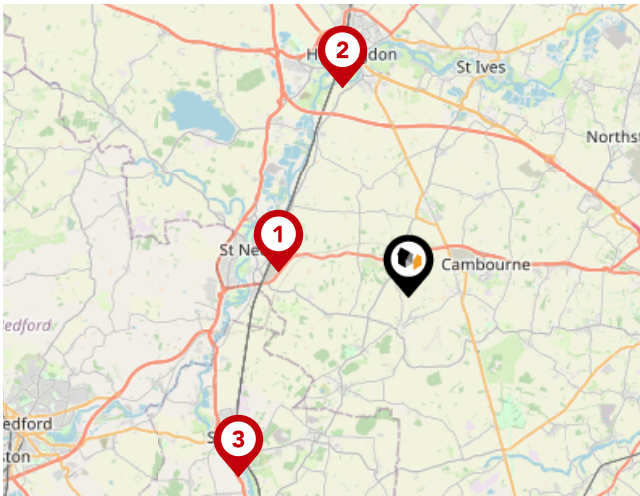
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 88% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	169 m ²



		Nursery	Primary	Secondary	College	Private
	The Newton Community Primary School Ofsted Rating: Good Pupils: 52 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:2.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barnabas Oley CofE Primary School Ofsted Rating: Outstanding Pupils: 142 Distance:2.27	<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:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

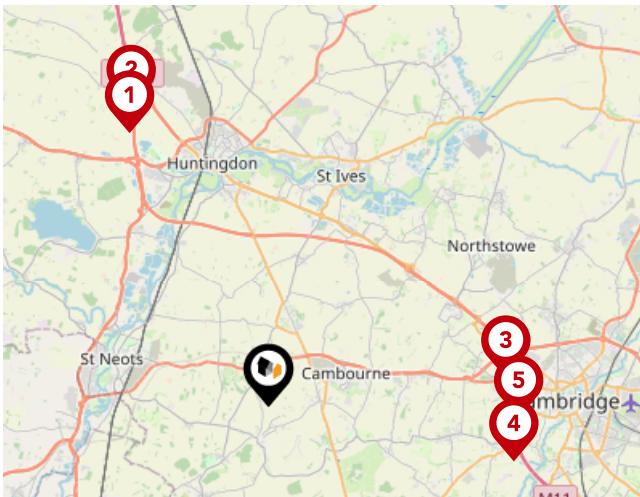


		Nursery	Primary	Secondary	College	Private
	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Paxton CofE Primary School Ofsted Rating: Good Pupils: 99 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Round House Primary Academy Ofsted Rating: Good Pupils: 407 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wintringham Primary Academy Ofsted Rating: Good Pupils: 209 Distance:4.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priory Junior School Ofsted Rating: Good Pupils: 308 Distance:5.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gamlingay Village Primary Ofsted Rating: Good Pupils: 400 Distance:5.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Pepys School Ofsted Rating: Outstanding Pupils: 123 Distance:5.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



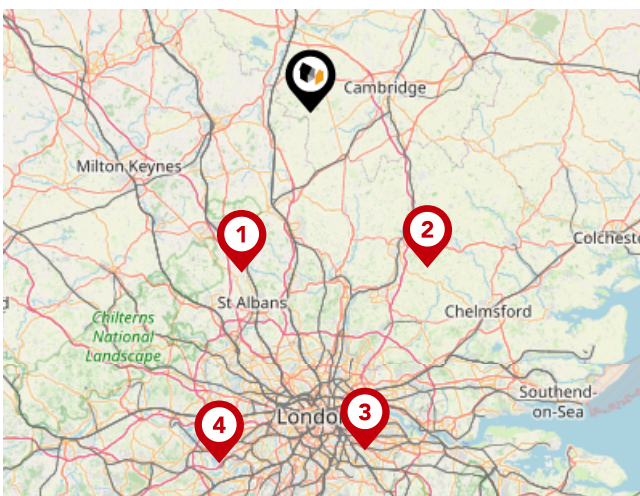
National Rail Stations

Pin	Name	Distance
1	St Neots Rail Station	4.83 miles
2	Huntingdon Rail Station	7.98 miles
3	Sandy Rail Station	9 miles



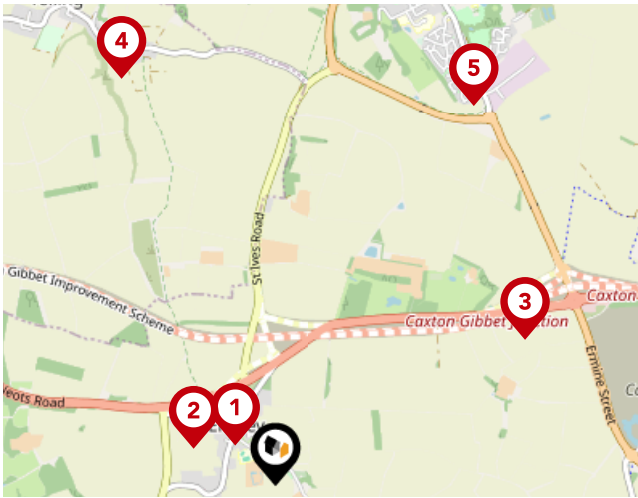
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J13	11.13 miles
2	A1(M) J14	11.96 miles
3	M11 J14	8.67 miles
4	M11 J12	9.12 miles
5	M11 J13	9.05 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	25.58 miles
2	Stansted Airport	28.39 miles
3	Silvertown	50.12 miles
4	Heathrow Airport	53.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Green Cricket Ground	0.26 miles
2	St. John the Baptist's Church	0.4 miles
3	Gibbet Service Station	1.32 miles
4	Friends Close	1.98 miles
5	Ermine Street	1.95 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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