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# MIR: Material Info

The Material Information Affecting this Property

Monday 11<sup>th</sup> November 2024



## THE ROWANS, MILTON, CAMBRIDGE, CB24

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>		
<b>Plot Area:</b>	0.09 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB69623		

## Local Area

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

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

<b>2</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **20 The Rowans Milton Cambridge CB24 6YU**

Reference - S/2312/18/FL	
Decision:	Decided
Date:	15th June 2018
Description:	Demolition of existing single storey garage and kitchen/utility room. Construction of a two storey side extension and a rear and side single storey extension.

Reference - S/0579/19/LD	
Decision:	Decided
Date:	13th February 2019
Description:	Certificate of lawful development for a proposed home theatre outbuilding to the rear of the property

Planning records for: **26 The Rowans Milton Cambridgeshire CB24 6YU**

Reference - 23/0411/TTPO	
Decision:	Decided
Date:	21st April 2023
Description:	Horse chestnut 1 (T1) - crown lift to first true branch at 4.5m, reduce limb over neighbours property back to previous pruning point (2m lateral reduction of limb) - tree is causing excessive shading to rear of property Horse chestnut 2 (T2) - crown lift to 3m Sycamore - remove tree to near ground level - poor form, suppressed growth affected by large adjacent horse chestnut (T1), tree is growing with a significant lean over adjacent garden/shed.

Reference - 23/00156/HFUL	
Decision:	Withdrawn
Date:	16th January 2023
Description:	Single storey front extension; single storey rear linked extension; convert garage into single storey annexe.

Planning records for: **26 The Rowans Milton Cambridgeshire CB24 6YU**

Reference - 23/01519/HFUL	
Decision:	Decided
Date:	21st April 2023
Description:	Single storey front extension. Single storey rear linked extension with internal modifications. Convert garage into single storey annexe.

Reference - 23/04268/HFUL	
Decision:	Decided
Date:	09th November 2023
Description:	Single storey front extension to dwelling. Single-storey front (east) extension to existing outbuilding and conversion into annexe.

Reference - 20/01209/CONDD	
Decision:	Withdrawn
Date:	16th January 2023
Description:	Submission of details required by condition 6 (foul water drainage) of planning permission 20/01209/FULA scheme for the provision and implementation of foul water drainage has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved scheme prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. This document also details the process undertaken to provide the scheme with the required drainage provision

Planning records for: **42 The Rowans Milton Cambridge Cambridgeshire CB24 6YU**

Reference - S/2539/16/FL	
Decision:	Decided
Date:	27th September 2016
Description:	Two Storey Front Extension and Single Storey Rear Extension.

Planning records for: **48 The Rowans Milton Cambridge Cambridgeshire CB24 6YU**

Reference - S/1467/17/VC	
Decision:	Decided
Date:	18th April 2017
Description:	Variation of condition 2 (Approved plans) of planning permission S/1259/15/FL

Planning records for: **54 The Rowans Milton Cambridge Cambridgeshire CB24 6YU**

Reference - S/1573/12/FL	
Decision:	Decided
Date:	30th July 2012
Description:	Brick up void beneath existing over-hanging bay window

Planning records for: **70 The Rowans Milton Cambridgeshire CB24 6YU**

Reference - S/2852/14/FL	
Decision:	Decided
Date:	11th December 2014
Description:	Extensions

Reference - 20/03183/HFUL	
Decision:	Decided
Date:	22nd July 2020
Description:	Proposed 2 storey front extension, replacement front porch and side extension (above existing garage)

Planning records for: *70 The Rowans Milton CB24 6YU*

Reference - 20/03183/NMA1	
Decision:	Decided
Date:	25th February 2021
Description:	Non material amendment to ref: 20/03183/HFUL (Proposed 2 storey front extension, replacement front porch and side extension (above existing garage)) to omit the ground floor side elevation window and to change ground floor window on front elevation to provide 2no. smaller windows.

Planning records for: *90 The Rowans Milton Cambridge CB24 6YU*

Reference - S/2459/18/FL	
Decision:	Decided
Date:	28th June 2018
Description:	Proposed ground and first floor extension to the rear and side of the property above the existing ground floor garage as well as a small front porch at ground floor.

The Rowans, Milton, CB24

Energy rating

**D**

Valid until 24.04.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>	61   <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>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 85% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	130 m <sup>2</sup>



## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus Energy

## Central Heating

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Full house covered by gas central heating. Radiators throughout the house and underfloor heating in the kitchen-diner extension.

## Water Supply

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Cambridge Water

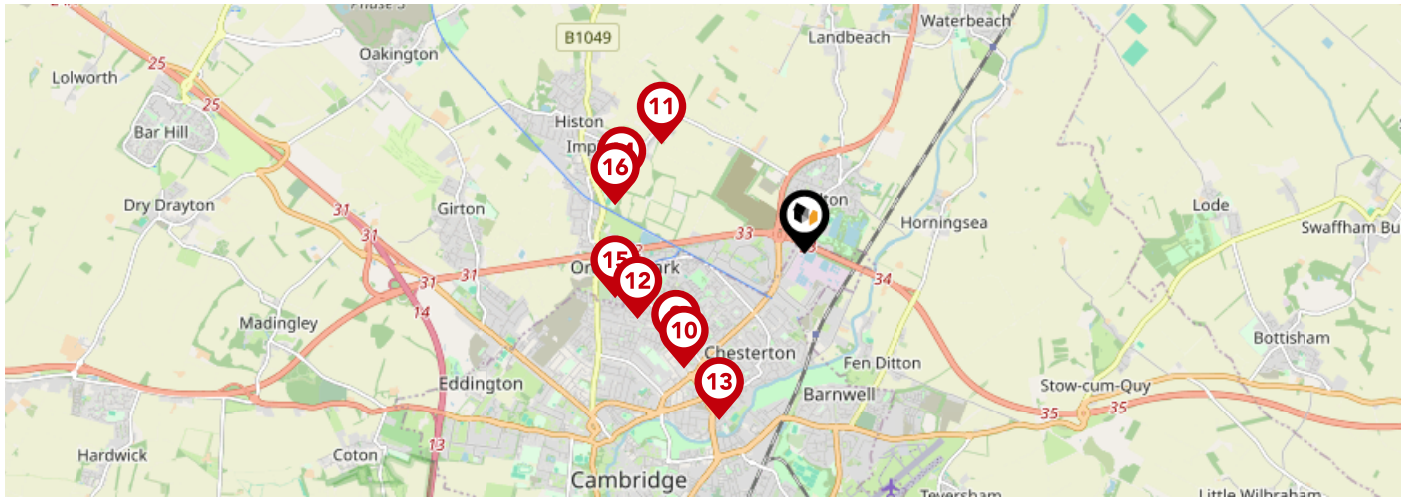
## Drainage

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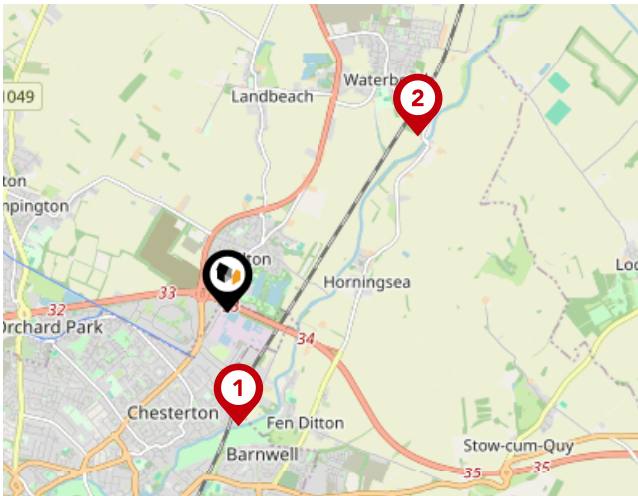
Anglian Water



		Nursery	Primary	Secondary	College	Private
	<b>Milton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:1.23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 146   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

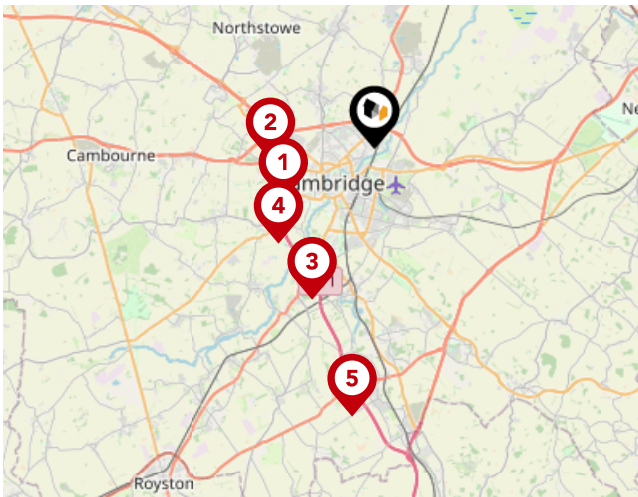


		Nursery	Primary	Secondary	College	Private
	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance: 1.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance: 1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance: 1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance: 1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance: 1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance: 1.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance: 1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance: 1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



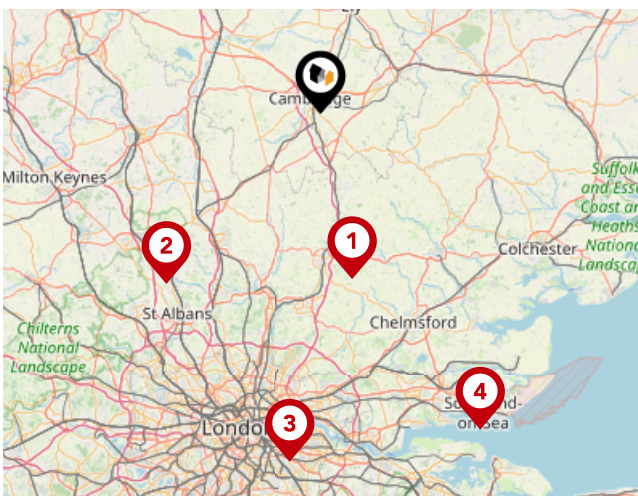
### National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	1.04 miles
2	Waterbeach Rail Station	2.34 miles
3	Cambridge Rail Station	3.23 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.82 miles
2	M11 J14	3.78 miles
3	M11 J11	5.91 miles
4	M11 J12	4.88 miles
5	M11 J10	9.77 miles

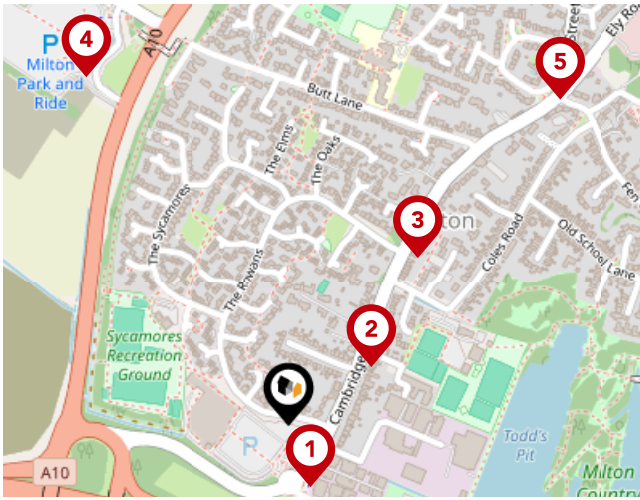


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	24.63 miles
2	Luton Airport	33.63 miles
3	Silvertown	51.12 miles
4	Southend-on-Sea	51.93 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Winship Road	0.08 miles
2	Barnabas Court	0.12 miles
3	Edmund Close	0.24 miles
4	Milton Park-and-Ride	0.46 miles
5	Ely Road	0.48 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.



/cookecurtisco



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# 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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