

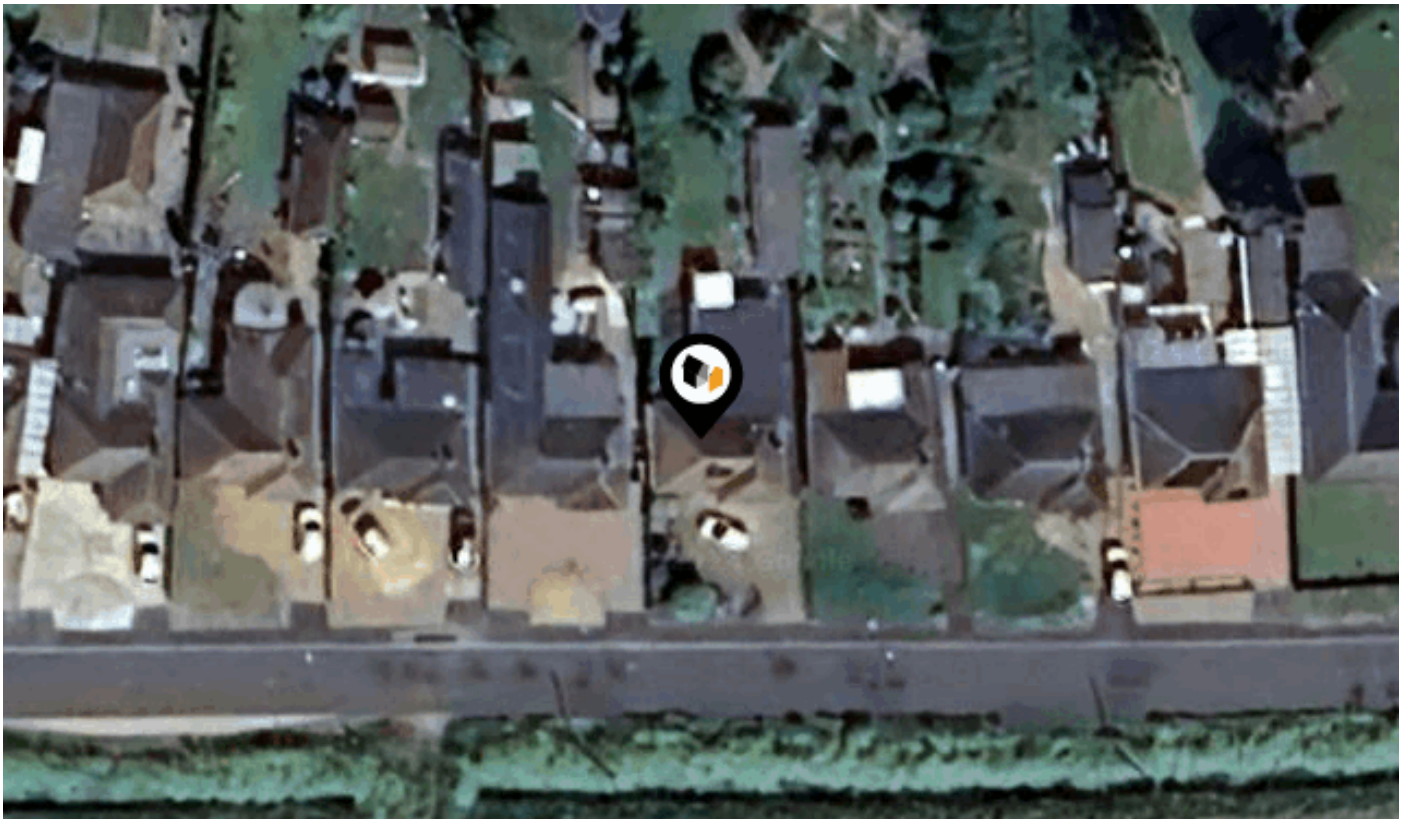


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th December 2024



WATERBEACH ROAD, LANDBEACH, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,205 ft ² / 112 m ²
Council Tax :	Band E
Annual Estimate:	£2,816

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **4 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - S/0764/19/NMA1
Decision: Withdrawn
Date: 05th October 2020
Description: Non-material amendment on application S/0764/19/FL for amendment to the design and position of the garden building and cycle store along the internal boundary and the addition of a greenhouse
Reference - S/0764/19/FL
Decision: Decided
Date: 22nd February 2019
Description: Sub-division of existing site with car port extension to existing dwelling and construction of a new two storey 2-Bed dwelling with garden building and secure cycle store following the demolition of existing single storey outbuildings.
Reference - S/3518/19/DC
Decision: Decided
Date: 09th October 2019
Description: Discharge of conditions 3 (Materials) and 6 (Part G Water consumption efficiency) pursuant to planning permission S/0764/19/FL
Reference - 20/04616/S73
Decision: Awaiting decision
Date: 10th November 2020
Description: S73 application to vary condition 2 (Approved Plans) of permission S/0764/19/FL (Sub-division of existing site with car port extension to existing dwelling and construction of a new two storey 2-Bed dwelling with garden building and secure cycle store following the demolition of existing single storey outbuildings) to allow changes to location and size of approved garden building and cycle store, and inclusion of a greenhouse.

Planning records for: **20 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - 22/0400/TTPO	
Decision:	Decided
Date:	29th March 2022
Description:	Removal of large eucalyptus tree in small rear garden of bungalow. The tree is unsuitable for a small garden and is overhanging neighbouring properties and the roots are causing damage to the garden and bungalow.

Reference - 22/01575/HFUL	
Decision:	Decided
Date:	29th March 2022
Description:	Loft conversion & dormer to rear elevation.

Planning records for: **121B Waterbeach Road Landbeach Cambridge CB25 9FA**

Reference - S/1924/17/FL	
Decision:	Decided
Date:	26th May 2017
Description:	Excavation of New Fishing Lake

Planning records for: **9 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - S/0966/10/F	
Decision:	Decided
Date:	14th June 2010
Description:	Alterations and Extension

Planning records for: **9 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA**

Reference - S/0651/11	
Decision:	Decided
Date:	30th March 2011
Description:	Variation of condition 2 of planning permission S/0966/10 to allow an increase in the size of the plant room.

Reference - S/3081/17/TC	
Decision:	Decided
Date:	02nd September 2017
Description:	Group of Willows pollard back to previous points.

Reference - 20/1461/TTCA	
Decision:	Decided
Date:	16th June 2020
Description:	T1 One willow at the front we propose to cut to the ground as it is a problem for the path. T2-T4 Three willows in the back garden we propose to cut down to one metre in height so even with regrowth we should be able to manage the height ourselves.

Planning records for: **11 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - 24/0837/TTCA	
Decision:	Awaiting decision
Date:	02nd August 2024
Description:	Cherry - crown reduce (by 1.5m) to previous pruning points

Planning records for: **11 Waterbeach Road Landbeach CB25 9FA**

Reference - 20/1407/TTCA	
Decision:	Decided
Date:	02nd June 2020
Description:	Cherry tree in front garden - crown reduce by approximately 2m to clear BT line and reshape.

Planning records for: **13 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - 23/04349/HFUL	
Decision:	Decided
Date:	15th November 2023
Description:	Single storey rear extension and first floor rear extension

Reference - S/1795/13/FL	
Decision:	Decided
Date:	21st August 2013
Description:	Proposed Garage

Reference - 23/04350/HFUL	
Decision:	Decided
Date:	15th November 2023
Description:	New garage with workshop and garden store to front of site

Planning records for: **24 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA**

Reference - 21/03444/HFUL	
Decision:	Decided
Date:	26th July 2021
Description:	Retrospective erection of annex, ancillary to main dwelling.

Planning records for: **40 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA**

Reference - S/1205/15/FL	
Decision:	Decided
Date:	07th May 2015
Description:	Two storey side/ rear extension and single storey rear extension

Planning records for: **85 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - 24/01640/HFUL	
Decision:	Withdrawn
Date:	30th April 2024
Description:	New mansard roof with front, rear and side roof dormers, removal of existing chimney. First floor rear flat roof extension over existing single storey extension, two storey side flat roof extension. Single storey rear flat roof extension with 4no skylights. Rear balcony over single storey flat roof extension, with timber screening to the sides. 8no solar panels to the flat roof side and rear extensions. Changes to existing windows and fenestration. Erection of a bike shed and bin store in the front garden. Installation of EV charging point to the front elevation. Demolition of rear garden sheds and installation of an astro pitch.

Planning records for: **97 Waterbeach Road Landbeach Cambridgeshire CB25 9FA**

Reference - S/1442/08/F	
Decision:	Decided
Date:	18th August 2008
Description:	Extension

Planning records for: *101 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA*

Reference - S/0019/11	
Decision:	Decided
Date:	10th January 2011
Description:	Formation of a Vehicular Access

Planning records for: *107 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA*

Reference - S/1487/14/FL	
Decision:	Decided
Date:	28th July 2014
Description:	Single Storey Rear Extension and Alterations

Planning records for: *127 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA*

Reference - S/0065/12/FL	
Decision:	Decided
Date:	13th January 2012
Description:	Infill extension to rear

Planning records for: *129 Waterbeach Road Landbeach CB25 9FA*

Reference - 20/03889/FUL	
Decision:	Awaiting decision
Date:	18th September 2020
Description:	Construction of a Replacement Dwelling

Planning records for: *129 Waterbeach Road Landbeach CB25 9FA*

Reference - 20/02044/FUL	
Decision:	Withdrawn
Date:	10th April 2020
Description:	Construction of a replacement dwelling

Reference - 20/03889/CONDB	
Decision:	Decided
Date:	21st May 2021
Description:	Submission of details required by conditions 3 (Traffic Management Plan), 4 (Contamination), 5 (10% Carbon reduction), 6 (Surface water drainage), 7 (Biodiversity Enhancement) and 9 (110l Calculations) of planning permission 20/03889/FUL

Planning records for: *141 WATERBEACH ROAD LANDBEACH CAMBRIDGE Cambridgeshire CB25 9FA*

Reference - S/1899/16/PA	
Decision:	Decided
Date:	28th July 2016
Description:	Single storey rear extension and single storey side extension

Reference - S/1254/16/LD	
Decision:	Decided
Date:	11th May 2016
Description:	Lawful development certificate for a single storey side and rear extensions and internal alterations

Planning records for: *141 Waterbeach Road Landbeach Cambridge Cambridgeshire CB25 9FA*

Reference - S/0518/11	
Decision:	Decided
Date:	11th March 2011
Description:	Single storey rear/side extension.

Landbeach, CAMBRIDGE, CB25

Energy rating

D

Valid until 17.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
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, plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	112 m ²

Electricity Supply

British Gas

Gas Supply

British gas

Central Heating

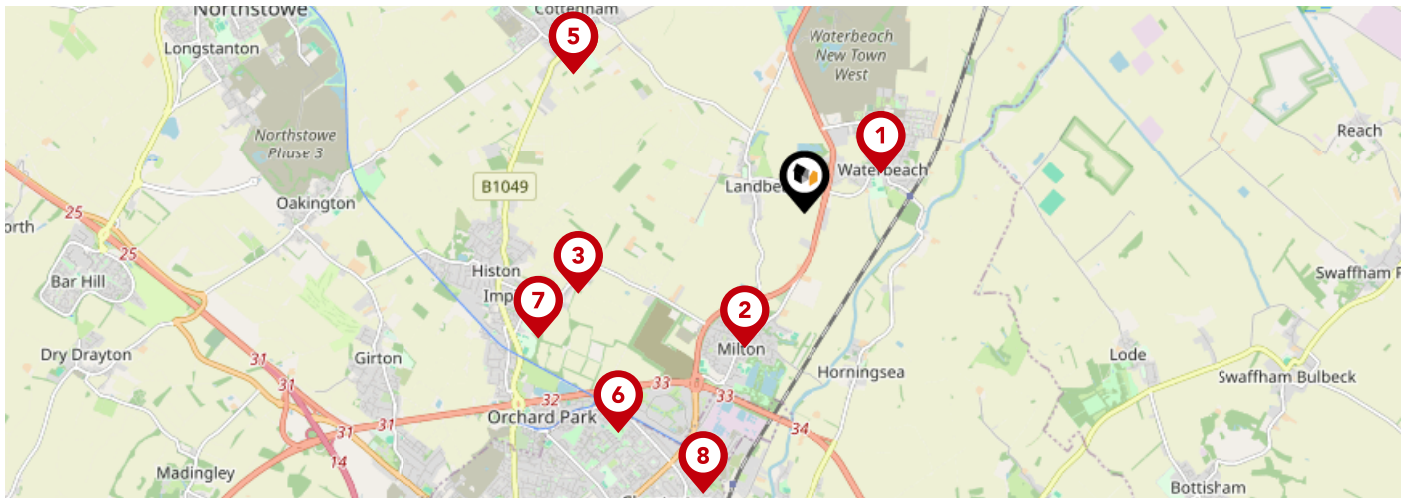
Gas central heating

Water Supply

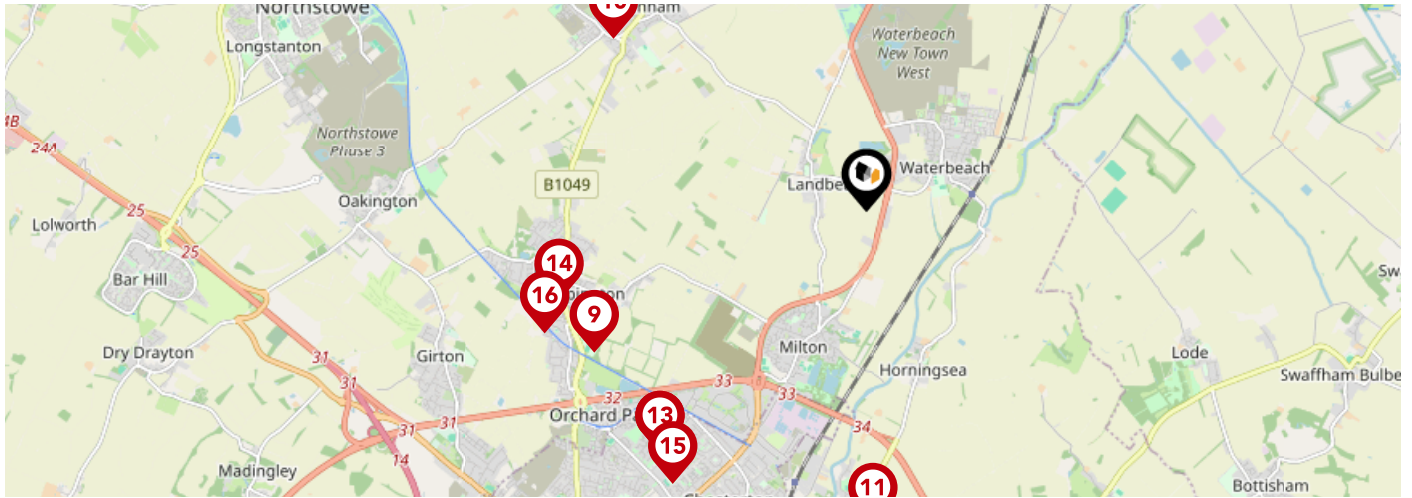
Cambridge Water

Drainage

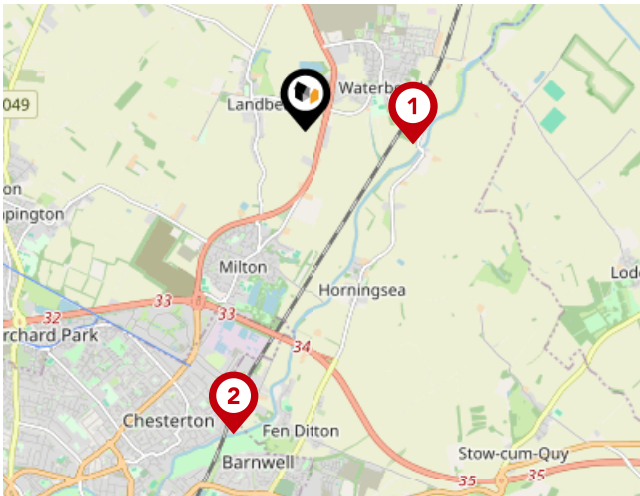
Anglian water



	Nursery	Primary	Secondary	College	Private
Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Centre School Ofsted Rating: Good Pupils: 134 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

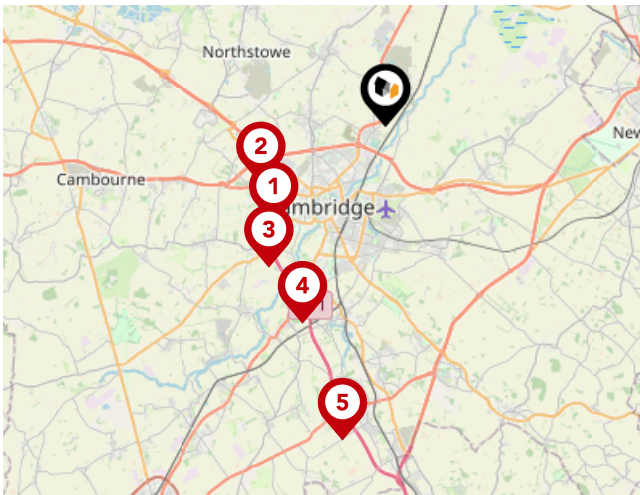


		Nursery	Primary	Secondary	College	Private
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:2.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:2.89	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:3.12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



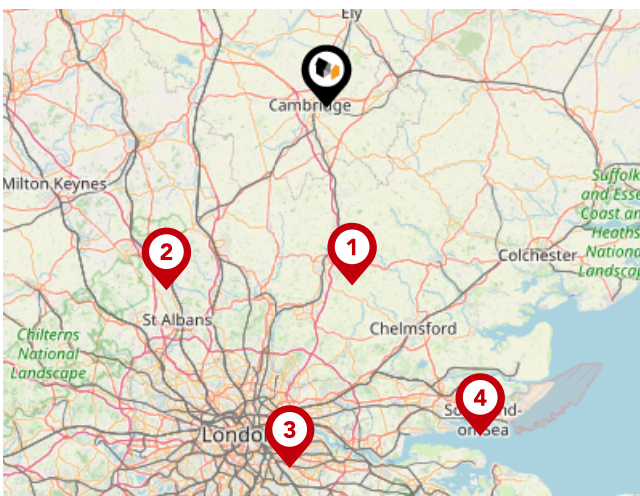
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	0.98 miles
2	Cambridge North Rail Station	2.82 miles
3	Cambridge Rail Station	5.08 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	5.43 miles
2	M11 J14	4.97 miles
3	M11 J12	6.65 miles
4	M11 J11	7.78 miles
5	M11 J10	11.55 miles

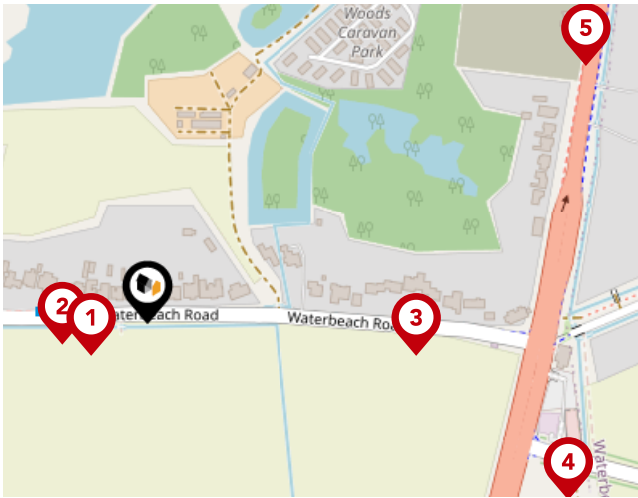


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	26.2 miles
2	Luton Airport	35.4 miles
3	Silvertown	52.89 miles
4	Southend-on-Sea	53.14 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor House	0.04 miles
2	Manor House	0.05 miles
3	Waterbeach Road	0.15 miles
4	Car Dyke Road	0.26 miles
5	Caravan Park	0.29 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.



/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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Cooke Curtis & Co

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Jenny@cookecurtis.co.uk

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