

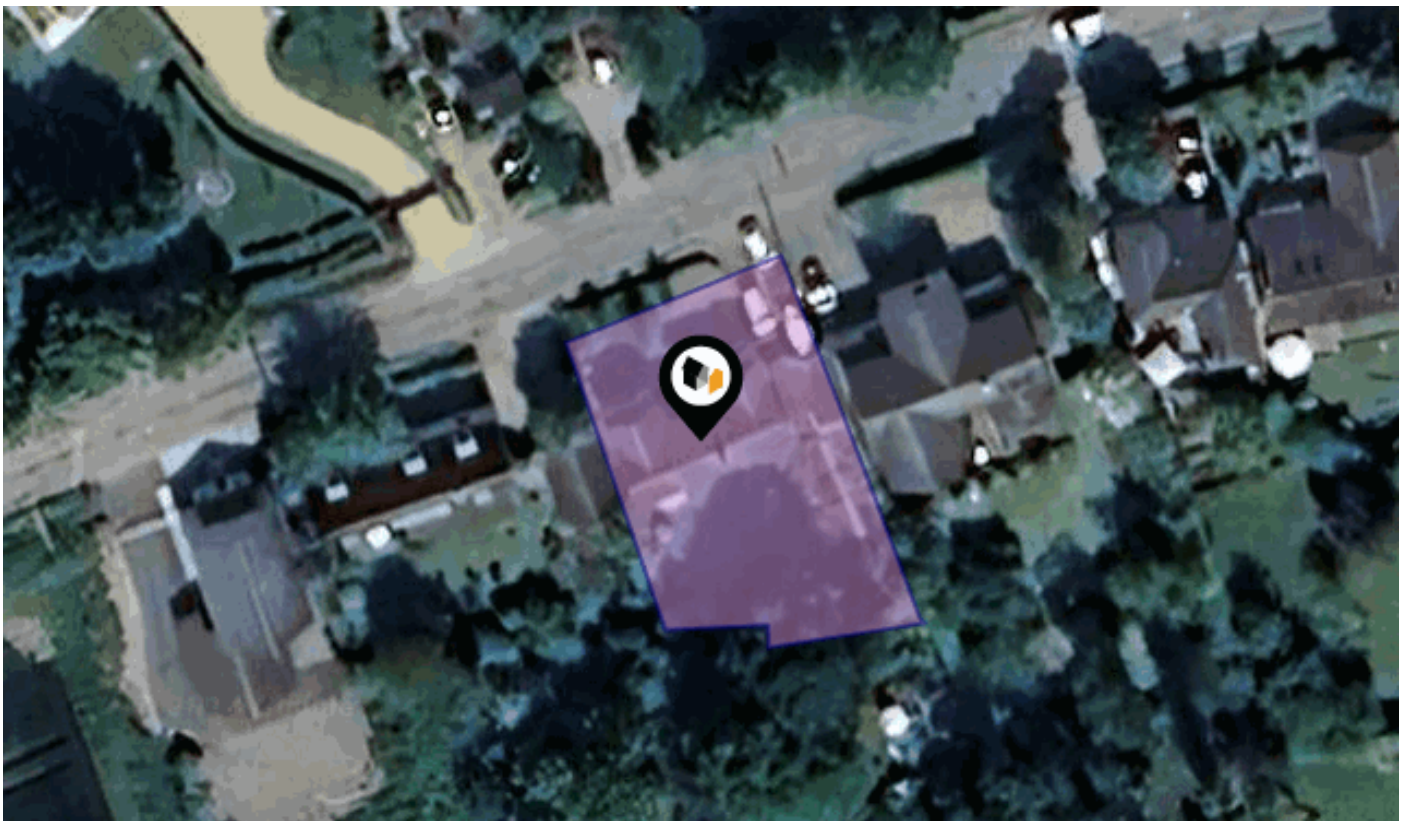


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 06th January 2025



CHAPEL ROAD, WESTON COLVILLE, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.15 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB367633		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	<p>No Risk</p> <p>High</p>

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

12 mb/s	75 mb/s	- mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Jubilee Farm Chapel Road Weston Colville Cambridge CB21 5NX*

Reference - S/1060/19/FL	
Decision:	Decided
Date:	18th March 2019
Description:	Single storey side extension and 2 Storey rear extensions

Planning records for: *Pound Farm Chapel Road Weston Colville CB21 5NX*

Reference - 20/02139/LBC	
Decision:	Withdrawn
Date:	21st April 2020
Description:	Installation of replacement windows

Planning records for: *2 Chapel Road Weston Colville Cambridgeshire CB21 5NX*

Reference - 22/04148/CL2PD	
Decision:	Decided
Date:	20th September 2022
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension.

Reference - 22/04152/LBC	
Decision:	Decided
Date:	20th September 2022
Description:	Demolition and reinstatement of the chimney Recording and removal of the existing dangerous reconfigured modern stack in common bricks at first floor and roof space levels, the removal of the defective and failing concrete capping slab that has been cast in the floor zone, the careful dismantling and salvage of the original bricks in so far as they are re-usable of the jambs and spine of the stack at ground level, with the retention of the bressummers for re-use.

Planning records for: *Conifer Chapel Road Weston Colville Cambridge Cambridgeshire CB21 5NX*

Reference - S/2268/12/FL	
Decision:	Decided
Date:	19th November 2012
Description:	Alterations to link extension

Accessibility / Adaptations

All windows and internal and external doors replaced.

Electricity Supply

Octopus Energy

Central Heating

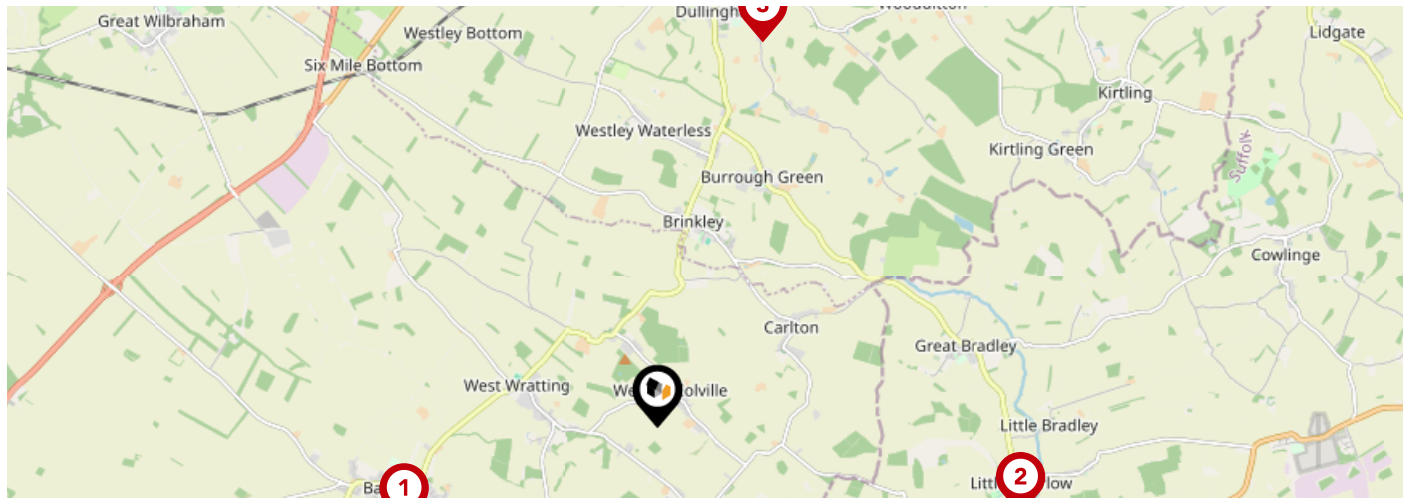
Oil central heating

Water Supply

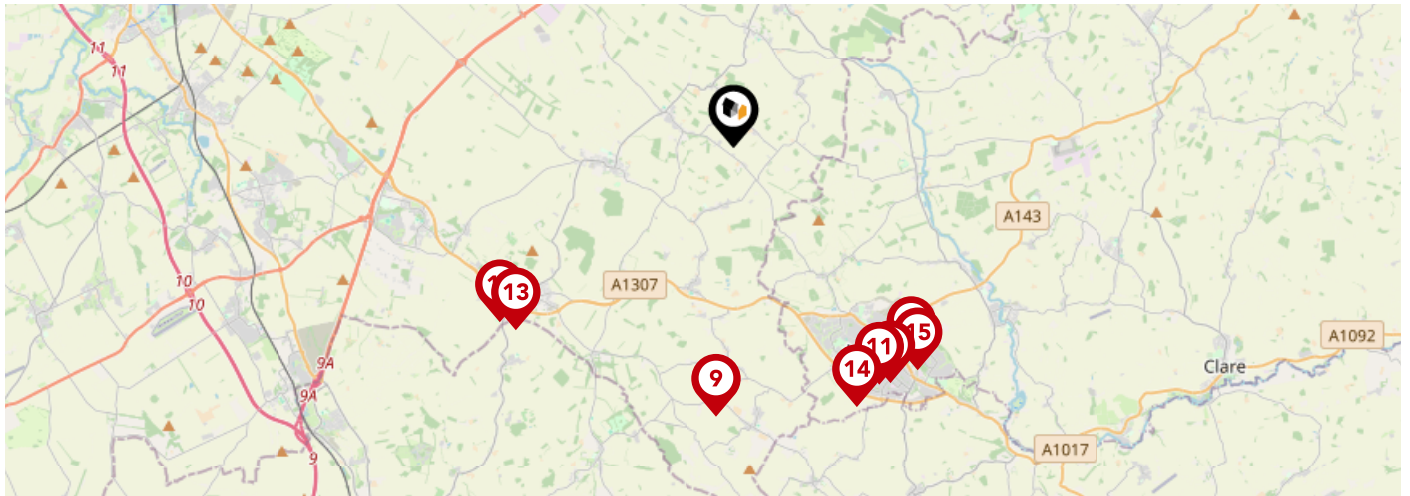
Cambridge Water

Drainage

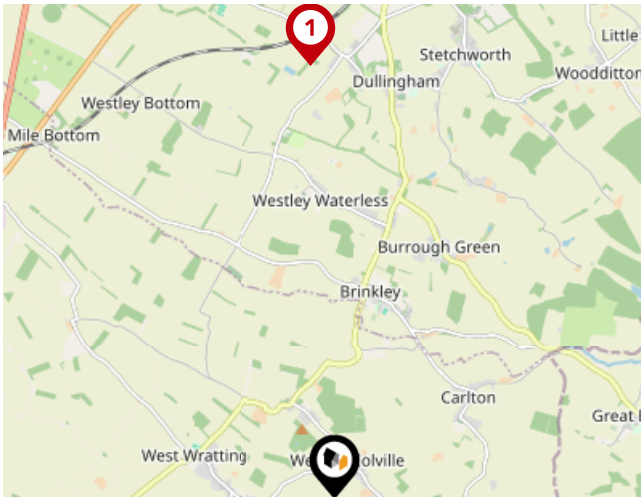
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Thurlow Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 66 Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Kettlefields Primary School Ofsted Rating: Good Pupils: 126 Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	New Cangle Community Primary School Ofsted Rating: Good Pupils: 207 Distance:4.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:4.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Castle Manor Academy Ofsted Rating: Good Pupils: 751 Distance:4.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Felix Roman Catholic Primary School, Haverhill Ofsted Rating: Serious Weaknesses Pupils: 236 Distance:4.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Glebe House Ofsted Rating: Good Pupils:0 Distance:4.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Ward Academy Ofsted Rating: Good Pupils: 1176 Distance:5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Place Farm Primary Academy Ofsted Rating: Good Pupils: 410 Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadlands Hall Ofsted Rating: Good Pupils: 37 Distance:5.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:5.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clements Primary Academy Ofsted Rating: Good Pupils: 263 Distance:5.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Primary Academy Ofsted Rating: Good Pupils: 442 Distance:5.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:5.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



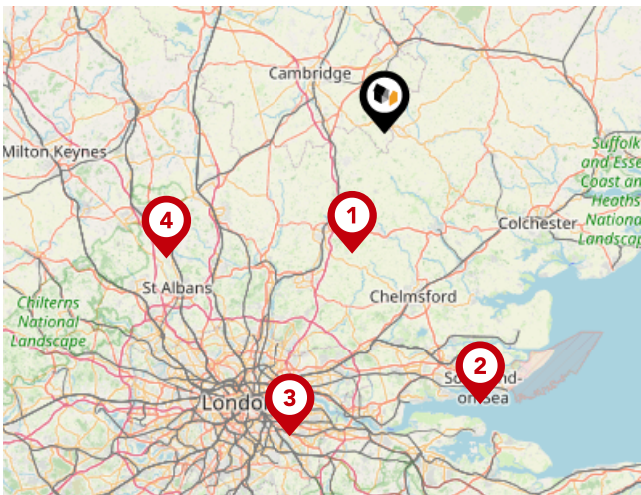
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	3.94 miles
2	Entrance1	6.6 miles
3	Newmarket Rail Station	6.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	9.65 miles
2	M11 J10	10.42 miles
3	M11 J11	11.43 miles
4	M11 J12	12.98 miles
5	M11 J13	13.31 miles

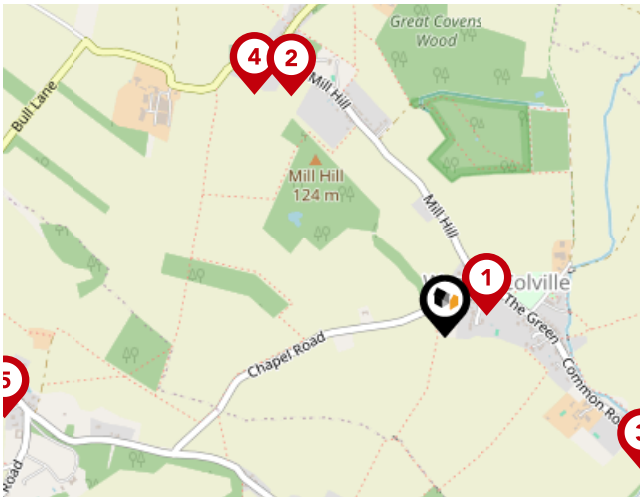


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.26 miles
2	Southend-on-Sea	42.28 miles
3	Silvertown	46.44 miles
4	Luton Airport	36.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Road	0.11 miles
2	Church End	0.65 miles
3	Common Road	0.54 miles
4	Mill Hill	0.71 miles
5	Spicer's Close	1.02 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

