

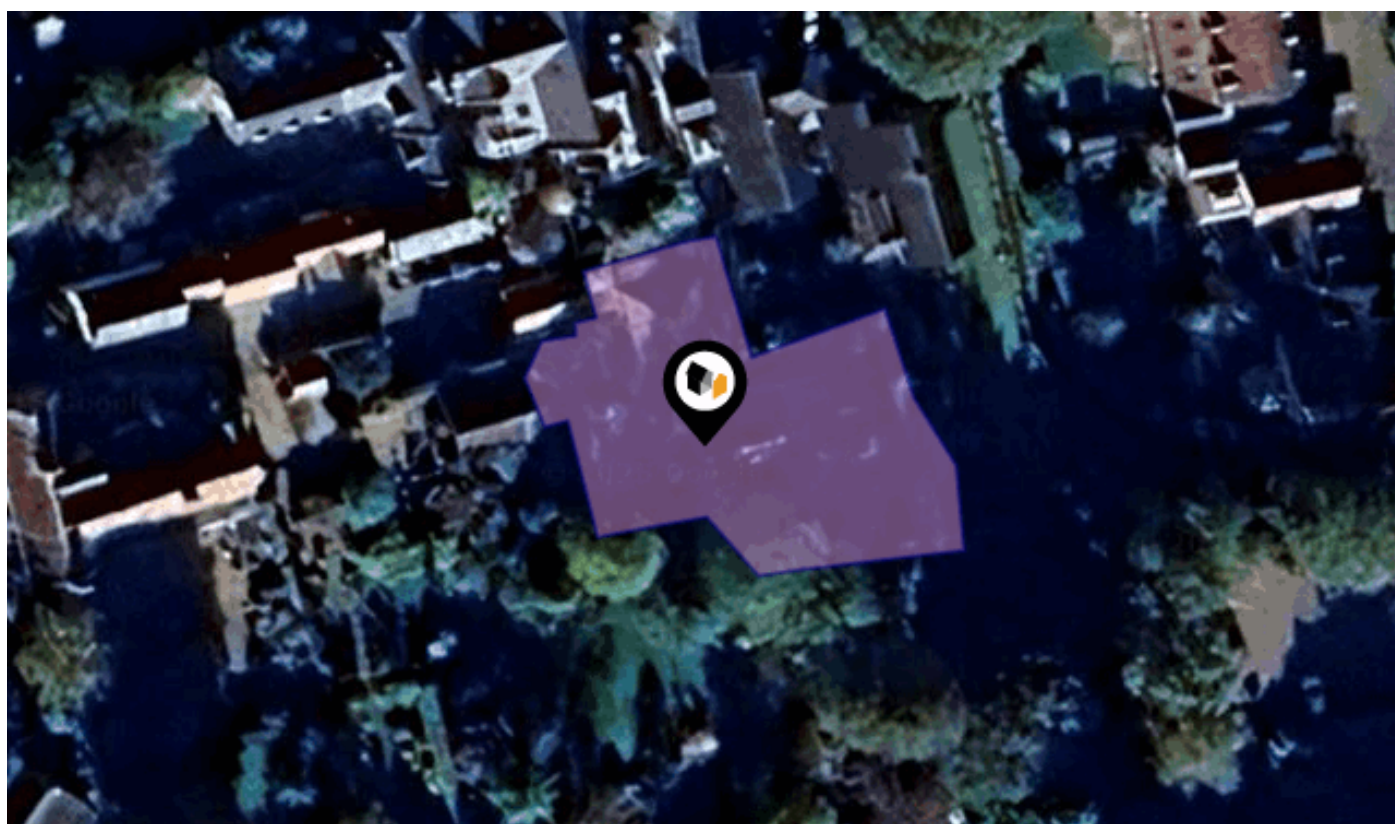


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th February 2025



GREEN STREET, DUXFORD, CAMBRIDGE, CB22

Price Estimate : £700,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

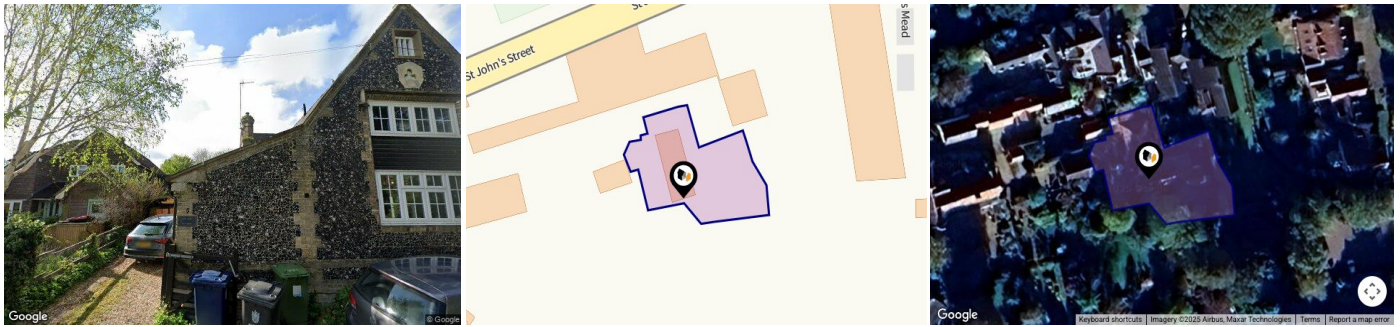
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Property

Type:	Detached	Price Estimate:	£700,000
Bedrooms:	4	Rental Estimate:	£2,550
Floor Area:	1,367 ft ² / 127 m ²	Yield:	4.37 %
Plot Area:	0.16 acres	Tenure:	Freehold
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB187895		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds
Conservation Area:	Duxford	(Standard - Superfast - Ultrafast)
Flood Risk:		
● Rivers & Seas	No Risk	



Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **1 Green Street Duxford CB22 4RG**

Reference - 21/1538/TTCA	
Decision:	Decided
Date:	15th November 2021
Description:	Leylandii- to be reduced in height by 3 meters. Tree is approximately 14 meters tall.

Planning records for: **4 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/1490/16/FL	
Decision:	Decided
Date:	08th June 2016
Description:	Single Storey Rear Extension

Reference - S/0365/15/FL	
Decision:	Decided
Date:	10th February 2015
Description:	Two Storey Rear Extension

Planning records for: **6 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/2752/13/FL	
Decision:	Decided
Date:	08th January 2014
Description:	Erection of detached property with parking boundary fences & private garden area

Planning records for: **6 Green Street Duxford Cambridgeshire CB22 4RG**

Reference - S/1620/09/F	
Decision:	Decided
Date:	02nd November 2009
Description:	Extensions & erection of carport (Amended design)(Retrospective application)

Planning records for: **18B Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/3735/17/TC	
Decision:	Decided
Date:	23rd October 2017
Description:	Silver Birch - Reduce height by not more than 50% in the manner of normal arboriculture. Reduction in height to make sure tree size does not exceed specified height required to be declared on buildings insurance. Sycamore basic pruning shaping and thinning. Works significantly less extensive than previous works to take tree back to original pollarding points. Works designed to encourage Silver Birch to grow vertically and not lean away from Sycamore.

Reference - S/3736/17/TC	
Decision:	Decided
Date:	23rd October 2017
Description:	Rowan - Fell because dead and stump and roots infected with honey fungus

Planning records for: **20 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/3604/17/TC	
Decision:	Decided
Date:	12th October 2017
Description:	Prune the following property items : Poplar (ID#1) located at the rear of the garden Oak (ID#2) located at the rear left of the garden Oak (ID#3) located at the rear left of the garden According to the following specifications: Poplar - reduce crown by 20% back to suitable secondary points to produce a small compact crown for the long term management of the tree Oak and Holm Oak - Laterally reduce crowns over garden and any long laterals to the rear.

Planning records for: **20 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/0414/13/FL	
Decision:	Decided
Date:	27th February 2013
Description:	Two storey rear extension single storey side extension replacement garage.

Reference - S/1169/13/NM	
Decision:	Decided
Date:	29th May 2013
Description:	Non material amendment to application S/0414/13/FL - remove dormer window

Reference - 21/0275/TTCA	
Decision:	Decided
Date:	26th February 2021
Description:	Black poplar - Reduce height to previous pruning points (3-4m reduction in height) Holm oak - Reduce height by approximately 2-3m to achieve a finished height of approximately 8m. Reduce remaining crown by 1-2m Apple - Remove tree to near ground level

Reference - 24/0379/TTCA	
Decision:	Decided
Date:	28th March 2024
Description:	T1 Populus nigra - The tree needs felling and the root ball removing completely to affect repairs to the retaining wall.

Planning records for: **20 Green Street Duxford Cambridgeshire CB22 4RG**

Reference - 21/00663/DISA	
Decision:	Decided
Date:	28th March 2024
Description:	To discharge Condition 3 (4 no. wanstead urns) of decision 21/00663/LBC dated 10 June 2021 for transfer of four listed urns from the Rose Garden, Anglesey Abbey following long-term loan arrangement

Reference - S/2543/13/DC	
Decision:	Decided
Date:	29th November 2013
Description:	Discharge of Conditions 6 (Contractors' Access Arrangements Site Storage Parking) on Planning Permission S/0414/13/FL

Planning records for: **22 Green Street Duxford CB22 4RG**

Reference - 21/0009/TTCA	
Decision:	Awaiting decision
Date:	04th January 2021
Description:	(QUERY) Black poplar - Reduce height to previous pruning points (3-4m reduction in height)Holm oak - Reduce height to approximately 8m (2-3m reduction in height), reduce remaining crown by 1-2m Apple - Remove tree to near ground level

Planning records for: **St John's Tythe 30 Green Street Duxford Cambridgeshire CB22 4RG**

Reference - 23/02560/LBC	
Decision:	Decided
Date:	04th July 2023
Description:	Replacement of existing single glazed leadwork windows with double glazed leadwork windows - to match the current appearance of the window, replacement of modern double glazed french doors (double glazing blown) with double glazed leadwork french doors - to match windows, replacement of modern double glazed windows (some blown) in modern part of property with double glazed leadwork windows to match other windows in listed part of property. All replacements to be in keeping with age and appearance of property. All to be in softwood with sapele cills and 9mm square leadwork (matching existing leadwork).

Planning records for: *St John's Tythe 30 Green Street Duxford Cambridge Cambridgeshire CB22 4RG*

Reference - S/0680/17/LB
<p>Decision: Decided</p>
<p>Date: 06th March 2017</p>
<p>Description: Replacement of existing timber leaded light single glazed windows with hardwood double glazed leaded light windows. All lead comes to be antique style black finish. See details on drawings.</p>
Reference - S/3015/16/LB
<p>Decision: Decided</p>
<p>Date: 21st November 2016</p>
<p>Description: Installation of Wood Burning Stove</p>
Reference - F/YR23/0606/PNC04
<p>Decision: Decided</p>
<p>Date: 04th July 2023</p>
<p>Description: Change of use of 1 x agricultural buildings to 2 x 2-storey 3-bed dwellings (Class Q (a) and (b))</p>
Reference - S/3040/16/FL
<p>Decision: Decided</p>
<p>Date: 21st November 2016</p>
<p>Description: Installation of Wood Burning Stove</p>

Planning records for: **Robynet House 28 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

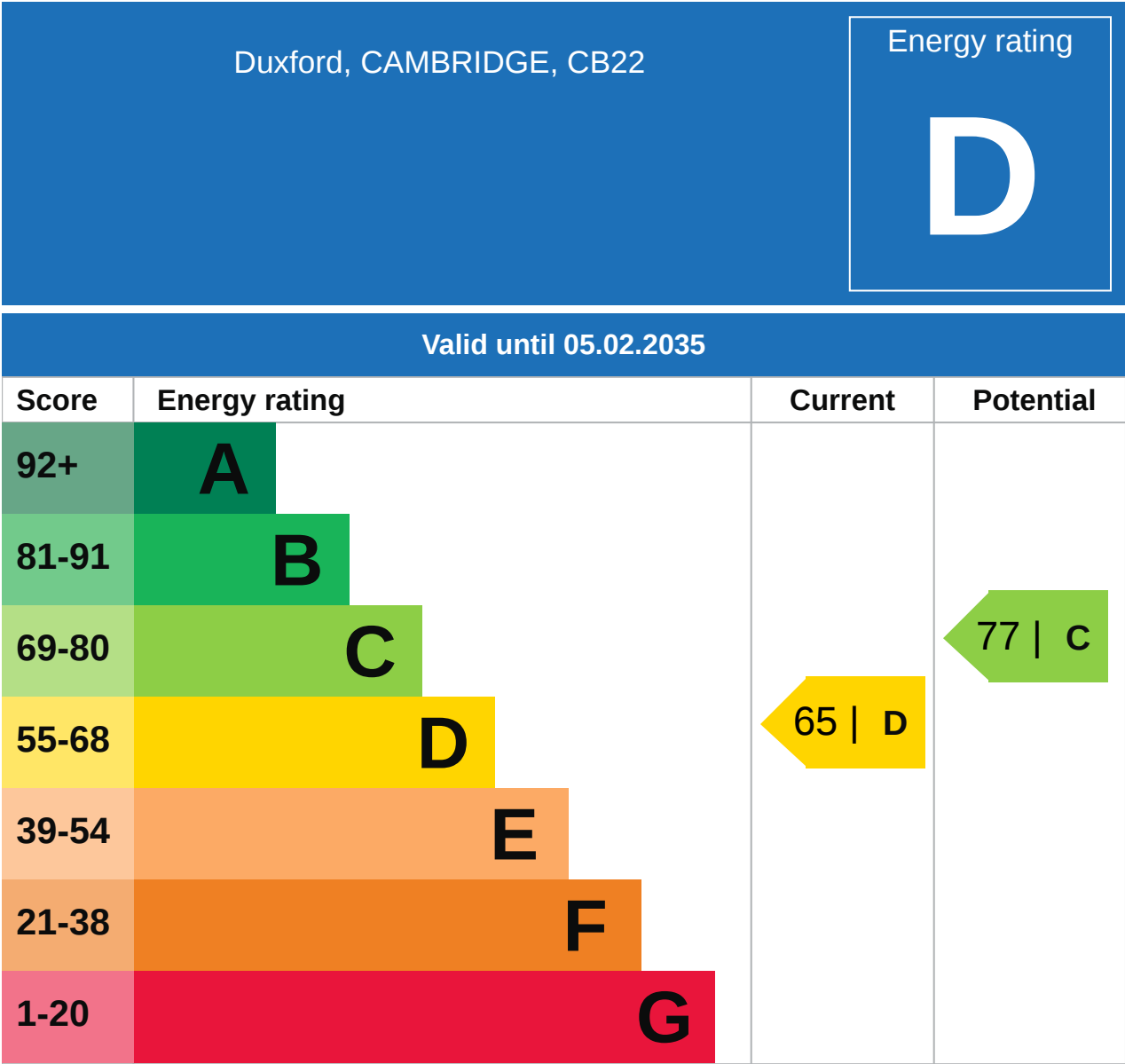
Reference - S/2923/18/TC
Decision: Decided
Date: 24th July 2018
Description: 5 Day Notice to fell a dead and dangerous Willow Tree
Reference - 22/02382/HFUL
Decision: Awaiting decision
Date: 20th May 2022
Description: Two storey front extension, two storey and single storey rear extensions.
Reference - 22/0591/TTCA
Decision: Awaiting decision
Date: 20th May 2022
Description: Dismantle the storm damaged Norway Spruce (ID# 35) located at the bottom left corner of garden. Leave stump as close to ground level as possible.Species Purple Acer ID 36 located in the bottom left corner of gardenGoals: Tidy storm damage and reshape where requiredSpecifications: Remove all storm damaged and dead limbsReduce all remaining crown to reshape and tidy as required by no more than 2m to tidy crown from storm damage.Species Holm Oak group ID16 Located at the rear of the gardenGoals: Reduce spread of crown over neighboursSpecifications: Reduce all lateral growth over neighbours garden by upto 2mReduce overgrown height as needed, to balance crown size by removing no more than 2m
Reference - 24/0201/TTCA
Decision: Decided
Date: 12th February 2024
Description: T1 = YEW TREE - REDUCE CROWN BY 1 METRET2 = CHERRY TREE - REDUCE CROWN BY 1.5 METREST3 = PEAR TREE - REDUCE CROWN BY 1 METRET4 = YEW TREE ? REDUCE CROWN BY 1 METRE

Planning records for: **28 Green Street Duxford CB22 4RG**

Reference - 20/1245/TTCA
<p>Decision: Decided</p>
<p>Date: 08th April 2020</p>
<p>Description:</p> <p>Yew - 33 - Reduce crown height by upto 2m and lateral growth by 1m Yew - 26 - Reduce lateral growth on east side of crown by upto 1m and height by 1m Cherry, Prunus sp. - 20 - Reduce overall crown by reducing back to previous pruning points by removing upto 0.75m Cypress - 32 - Reduce height of canopy by 2-2.5m</p>
Reference - 23/04112/S73
<p>Decision: Decided</p>
<p>Date: 30th October 2023</p>
<p>Description:</p> <p>S73 to vary condition 2 (Approved plans) of planning permission 22/03827/HFUL (Part single storey, part two storey rear extension and velux roof windows to front elevation) removal of work to first floor level except a small dormer window.</p>
Reference - 20/2438/TTCA
<p>Decision: Decided</p>
<p>Date: 08th December 2020</p>
<p>Description:</p> <p>Indian Bean Tree ID#22 located at the right side of gravel garden to reduce crown height by 1.5-2.5 metres length reduction and reduce remaining lateral crown to keep good profile and balance with height reduction. (Goals: Reduce risk of branch failure, Manage size of crown as done previously so the tree does not get too large for the location.) Holm Oak group ID#16 located at the rear of garden to reduce all of the overall crown height by 2-3m of tallest trees, by reducing back to secondary growth points and remaining canopies to be reduced to level off as hedge line as previously undertaken. (Goals: Manage size and shape of crown for location.) Norway Maple ID#34 located at the bottom left corner of garden to remove, remove single low limb at 1.5m on west side of tree as needed. (Goals: reduce and manage lateral growth over area of new planting) (Exempt from S211 tree works notice: Ash, Fraxinus sp. ID# 11 located at the side of garden to remove all deadwood in crown.</p>
Reference - 23/1316/TTCA
<p>Decision: Decided</p>
<p>Date: 30th October 2023</p>
<p>Description:</p> <p>Holm Oak group Map ID# 16 Reduce 10 m trees by 2 m to achieve a finished height of 8m, reduce Crown spread by 1 m to achieve a Crown spread of 8m and reduce back to fence line by 1m Leyland Cypress group, Cupressus x Map ID# 24 Reduce 10m trees by 2 m to achieve a finished height of 8m, trim side growths by 0.5m back to previous points and reduce back to fence line by 1m Bay group Map ID# 25 Reduce 10m trees by 2 m to achieve a finished height of 8m, trim side growths by 0.5m back to previous points, reduce back to fence line by up 1m Holm Oak Map ID#37 Reduce 10m trees by 2 m to achieve a finished height of 8m, reduce Crown spread by 1 m to achieve a finished spread of 8m reducing back to previous point and reduce back to fence line by up to 1m.</p>

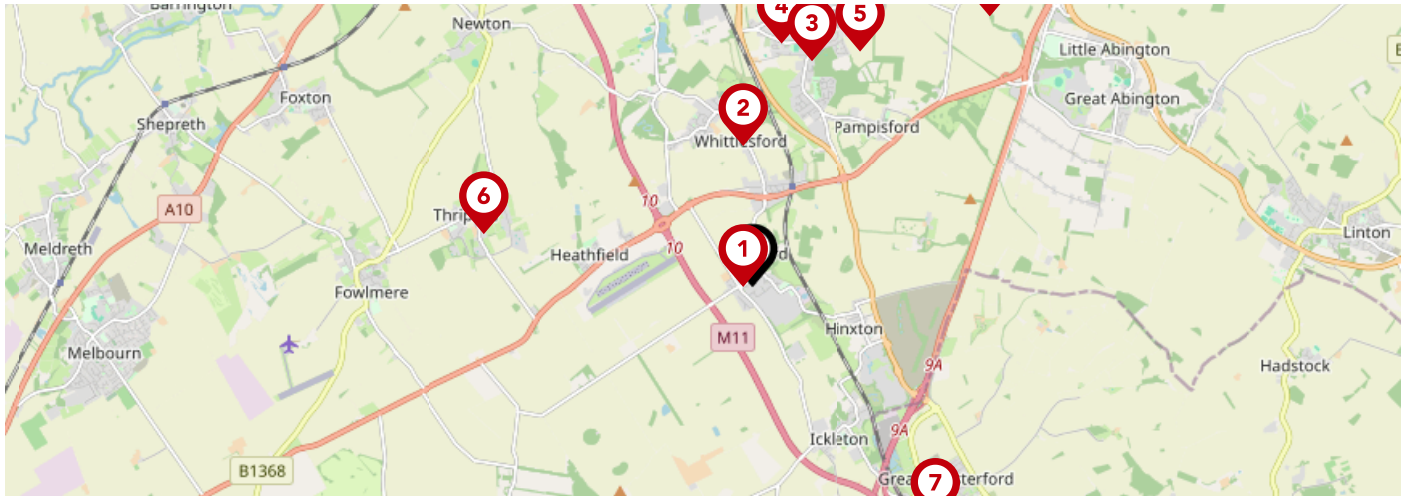
Planning records for: **28 Green Street Duxford Cambridge Cambridgeshire CB22 4RG**

Reference - S/0518/18/TC	
Decision:	Decided
Date:	06th February 2018
Description:	<p>Prune Prunus (ID# 1) located at the back of house according to the following specifications: . Reduce crown back to secondary growth points and reshape to give a more compact shape by upto 1m. Prune Holly (ID# 23) located at the side of garden according to the following specifications: . Reduce crown back to secondary growth points and reshape to give a more compact shape by upto half a meter. Prune Leyland Cypress group (ID# 24) located at the rear of garden according to the following specifications: . Reduce height of hedge by 2ft along length to leave an even top. Prune Holm Oak group (ID# 16) located at the rear of garden according to the following specifications: . Reduce height of trees along rear boundary by 6ft on the tallest tree and reduce the remaining to an even height along length Prune Bay group (ID# 25) located at the rear of garden according to the following specifications: . Reduce Bay Tree group by 3-4ft Leave tree on corner that shields house at rear. Prune Yew (ID# 26) located at the rear of fountain according to the following specifications: . Reduce whole tree height and spread by 20% (1.5-2.5m) to produce a smaller compact size by pruning limbs back to suitable secondary growth points.</p>

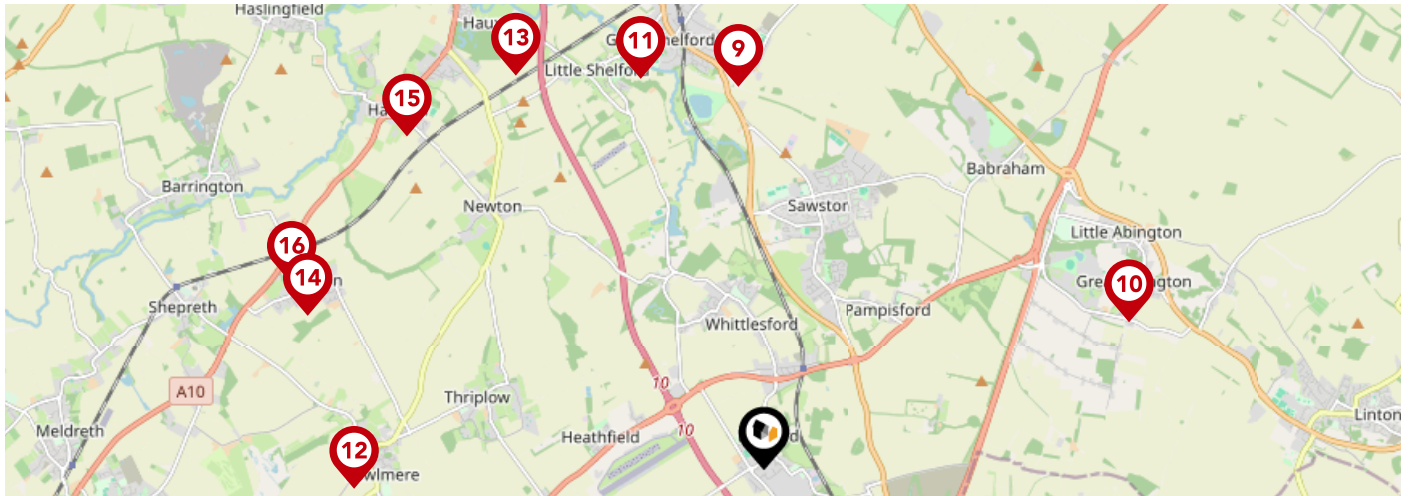










Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
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
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	127 m ²



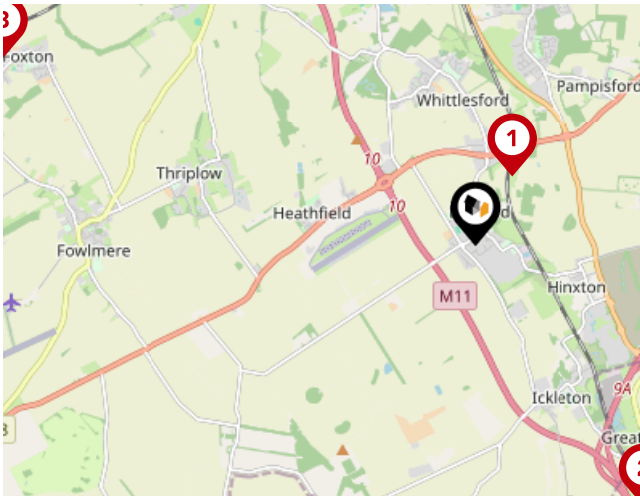
		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.24	<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:4.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.45	<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:4.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



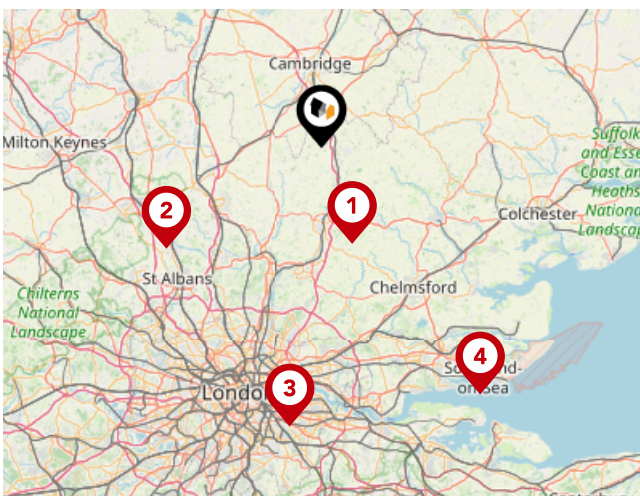
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.71 miles
2	Great Chesterford Rail Station	2.83 miles
3	Foxton Rail Station	4.63 miles



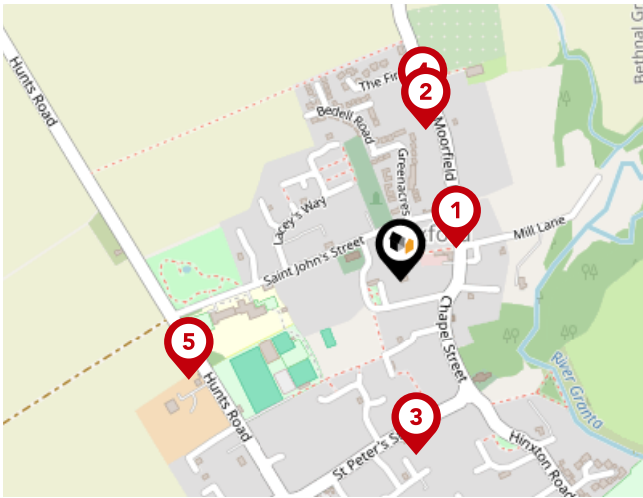
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.88 miles
2	M11 J9	2.41 miles
3	M11 J11	5.1 miles
4	M11 J12	7.48 miles
5	M11 J13	8.82 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	14.88 miles
2	Luton Airport	27.15 miles
3	Silvertown	41.15 miles
4	Southend-on-Sea	43.21 miles



Bus Stops/Stations

Pin	Name	Distance
1	St John's Street	0.07 miles
2	The Firs	0.17 miles
3	Petersfield Road	0.2 miles
4	The Firs	0.2 miles
5	Playing Field	0.27 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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