



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 24<sup>th</sup> February 2025**



**TANNERY ROAD, SAWSTON, CAMBRIDGE, CB22**

**Price Estimate :** £550,000

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






Powered by  
**aprift**  
Know any property instantly














## Property

Type:	Detached	Price Estimate:	£550,000
Bedrooms:	3	Rental Estimate:	£1,900
Floor Area:	1,184 ft <sup>2</sup> / 110 m <sup>2</sup>	Yield:	4.15 %
Plot Area:	0.06 acres	Tenure:	Freehold
Year Built :	1995		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB186425		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		18	60	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			

Planning records for: **37 Tannery Road Sawston Cambridgeshire CB22 3UW**

Reference - 24/03480/HFUL	
Decision:	Decided
Date:	17th September 2024
Description:	Part conversion of garage to habitable space and installation of new door and window

Reference - S/4006/19/FL	
Decision:	Decided
Date:	20th November 2019
Description:	Single storey rear extension

Planning records for: **28 Tannery Road Sawston Cambridgeshire CB22 3UW**

Reference - S/1465/18/FL	
Decision:	Decided
Date:	13th April 2018
Description:	Rear Extension

Planning records for: **5 Tannery Road Sawston Cambridge Cambridgeshire CB22 3UW**

Reference - 20/03575/HFUL	
Decision:	Decided
Date:	21st August 2020
Description:	New side wall to garden.

Planning records for: **5 Tannery Road Sawston Cambridge Cambridgeshire CB22 3UW**

Reference - S/2543/14/FL	
Decision:	Decided
Date:	22nd October 2014
Description:	Erection of a wall.

Planning records for: **Sawston Nursery Tannery Road Sawston Cambridge CB22 3UW**

Reference - S/3424/17/TC	
Decision:	Decided
Date:	26th September 2017
Description:	Car Park - cut back all trees and hedges around car park to reduce overhang to car parking bays Reduce Sycamore on car park side only by 2-3m and taper into remainder of canopy

Reference - S/0759/12/FL	
Decision:	Decided
Date:	07th April 2012
Description:	Single storey side extensions and the creation of 3 additional parking spaces

Planning records for: **Cullum House 2 Tannery Road Sawston Cambridgeshire CB22 3UW**

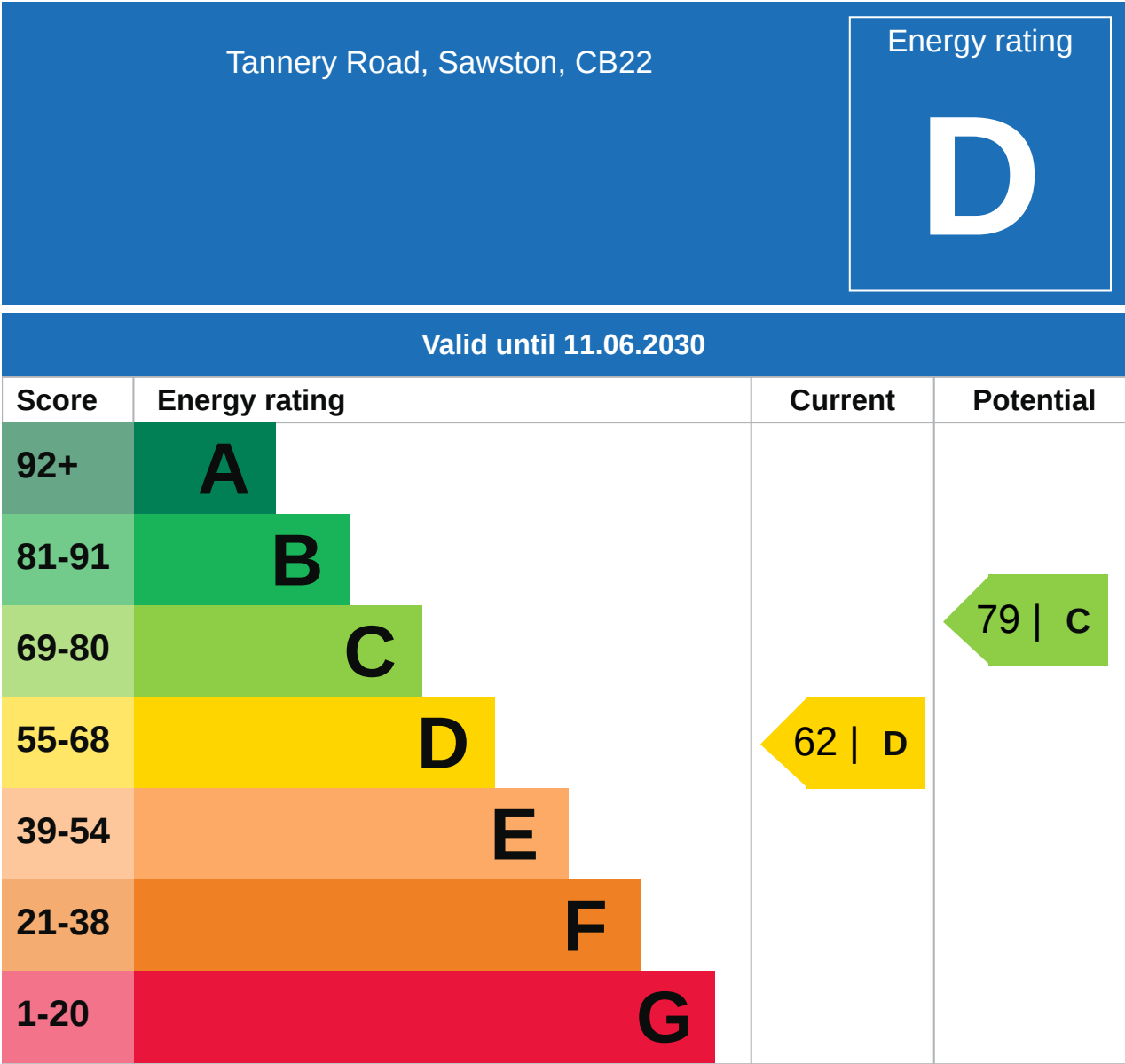
Reference - 24/1430/TTCA	
Decision:	Decided
Date:	06th December 2024
Description:	Norway Maple - Reduce spread on east side by 3 - 3.5m and shape into remainder of canopy

Planning records for: *Cullum House 2 Tannery Road Sawston Cambridgeshire CB22 3UW*

Reference - 24/1421/TTPO
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th December 2024</p>
<p><b>Description:</b> 2a Tannery Road 2 x Limes - re-pollard to manage regrowth on existing pollards. Hazel - reduce height down to 4m and reduce spread on all sides to shape to manage excess growth back of house. 2 Tannery Road Yew- raise canopy all round to clear 4-5m high, reduce spread on three sides by 2-3m and shape into upper canopy, retaining current height to manage excess growth, tree dominating entire rear garden.</p>
Reference - 24/1439/TTPO
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 12th December 2024</p>
<p><b>Description:</b> Pine - reduce end weight of longest lateral limbs on all sides by selective shortening by 2-3m</p>
Reference - S/2394/18/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd June 2018</p>
<p><b>Description:</b> Sycamore tree to fell. Ash tree to crown reduce by 3m. (Amended proposal).</p>
Reference - S/3421/16/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 21st December 2016</p>
<p><b>Description:</b> Conversion of existing building to form two 2-bedroomed Alm's Houses.</p>

Planning records for: *Cullum House 2A Tannery Road Sawston CB22 3UW*

Reference - 20/1451/TTCA	
Decision:	Decided
Date:	10th June 2020
Description:	TPO 0008 (1967) A13: A lime rear of 2A Tannery Road to re-pollard.



### Additional EPC Data

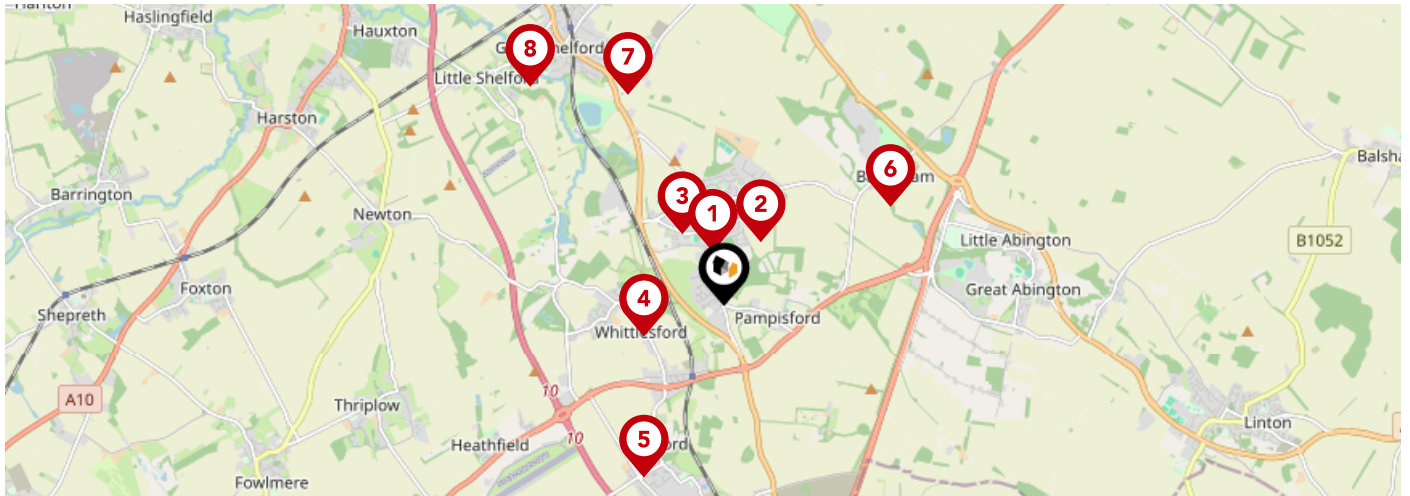
<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<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 and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 83% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	110 m <sup>2</sup>



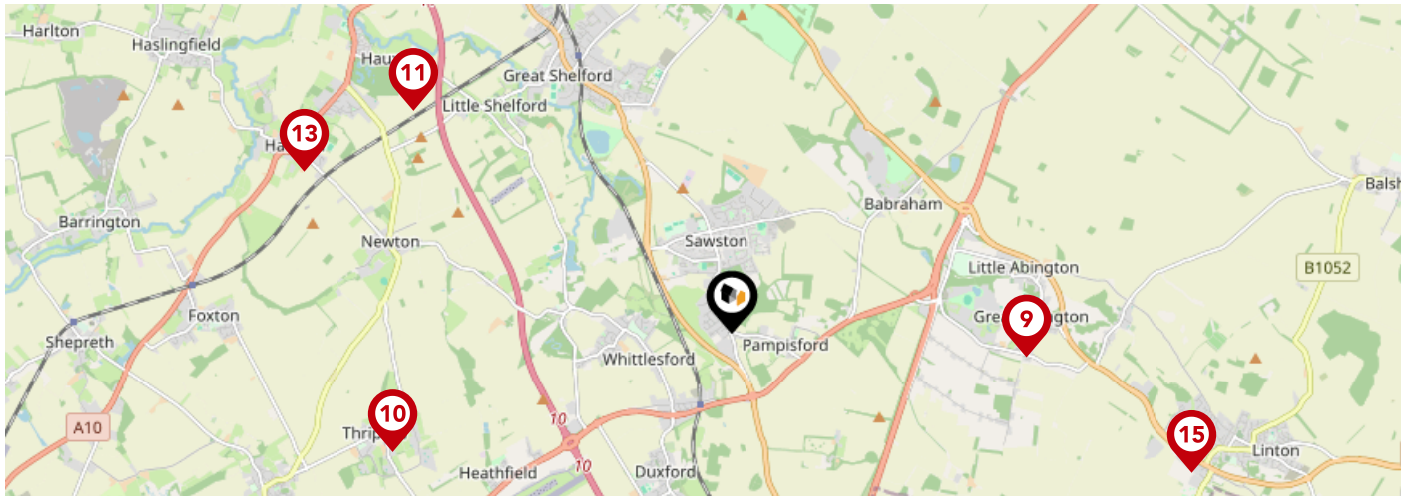
## Central Heating









---

Gas central heating



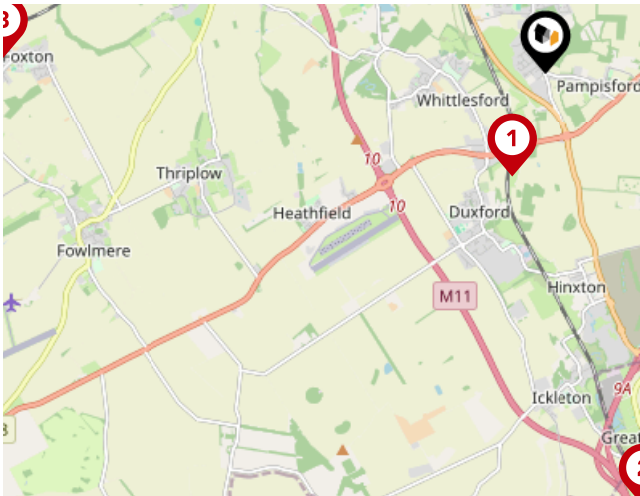
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Babraham CoFE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great and Little Shelford CoFE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Chesterford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:4.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:4.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance:4.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:4.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

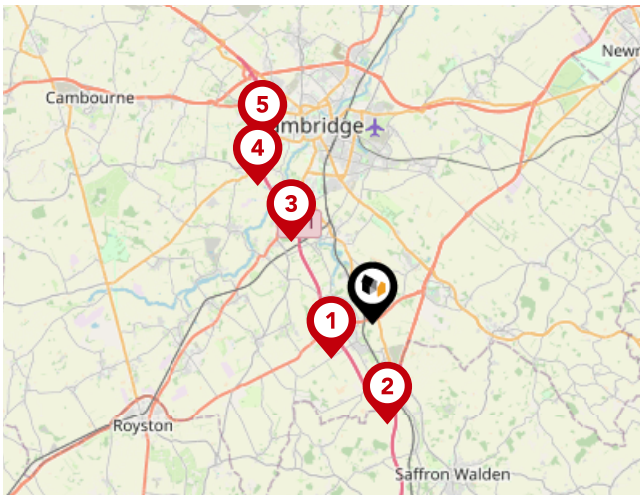
# Area

## Transport (National)



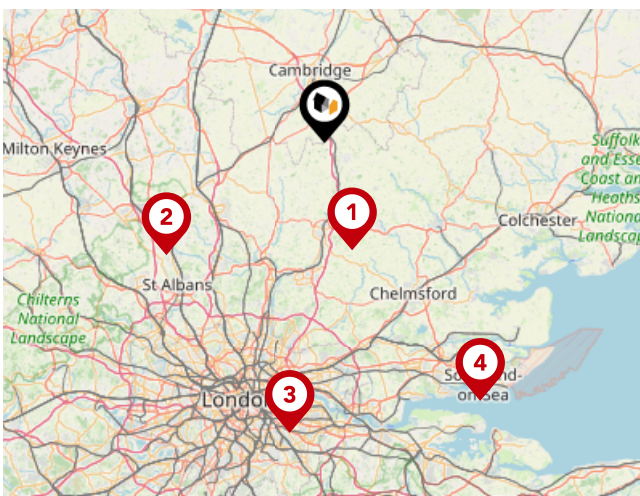
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.98 miles
2	Great Chesterford Rail Station	4.03 miles
3	Foxton Rail Station	4.95 miles



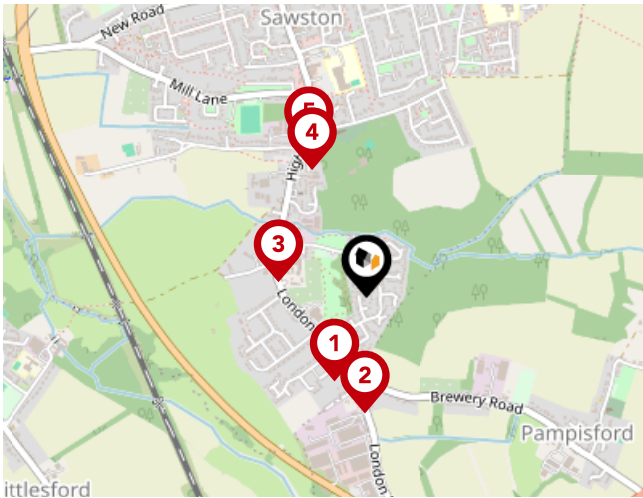
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.95 miles
2	M11 J9	3.68 miles
3	M11 J11	4.21 miles
4	M11 J12	6.54 miles
5	M11 J13	7.73 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	16.2 miles
2	Luton Airport	28.55 miles
3	Silvertown	42.77 miles
4	Southend-on-Sea	44.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	Park Road	0.2 miles
2	White Horse	0.26 miles
3	Tannery Road	0.2 miles
4	Church Lane	0.32 miles
5	Church Lane	0.36 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



/cookecurtisco



# 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.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

