



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



THE RUSTONS, DUXFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,517 ft ² / 141 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB206716		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	49 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *The Rustons, Duxford, Cambridge, CB22*

Reference - 22/02311/HFUL
Decision: Decided
Date: 16th May 2022
Description: Retrospective - Addition of trellis to the fence at the side of the house and erection of fence and trellis to the front.

Reference - 21/05076/HFUL
Decision: Decided
Date: 16th November 2021
Description: Removal of existing conifer hedge, replacement with native species hedge and erection of fence along boundary of property. Addition of trellis across fence at back of garden.

Reference - S/4538/19/CONDA
Decision: Decided
Date: 16th May 2022
Description: Submission of details required by condition 2 (Material), of planning permission S/4538/19/RM

Planning records for: **5 The Rustons Duxford Cambridgeshire CB22 4SG**

Reference - 24/02382/NMA1	
Decision:	Awaiting decision
Date:	20th January 2025
Description:	Non material amendment on application 24/02382/HFUL for movement of first floor window on the rear elevation.

Reference - 24/02382/HFUL	
Decision:	Decided
Date:	21st June 2024
Description:	First floor side and two storey rear extension with 2no. roof lights to side elevation

Planning records for: **7 The Rustons Duxford Cambridgeshire CB22 4SG**

Reference - S/1077/09/F	
Decision:	Decided
Date:	28th July 2009
Description:	Extensions

Reference - S/1119/10	
Decision:	Decided
Date:	05th July 2010
Description:	Extensions (Revised Design)

The Rustons, Duxford, CB22

Energy rating

C

Valid until 09.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	4
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	141 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

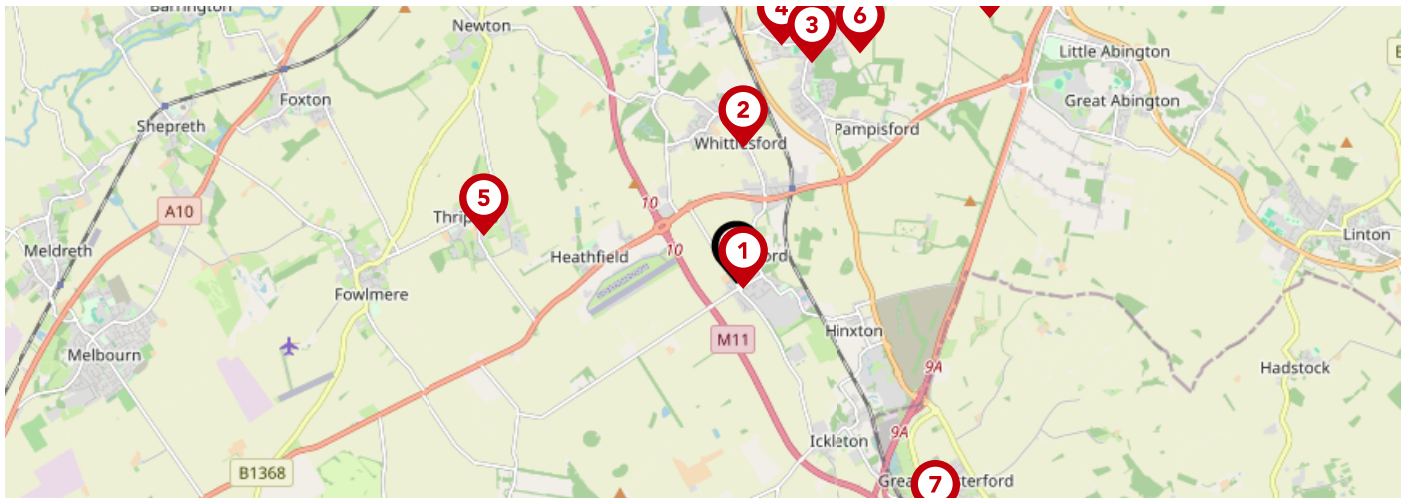
Gas central heating

Water Supply

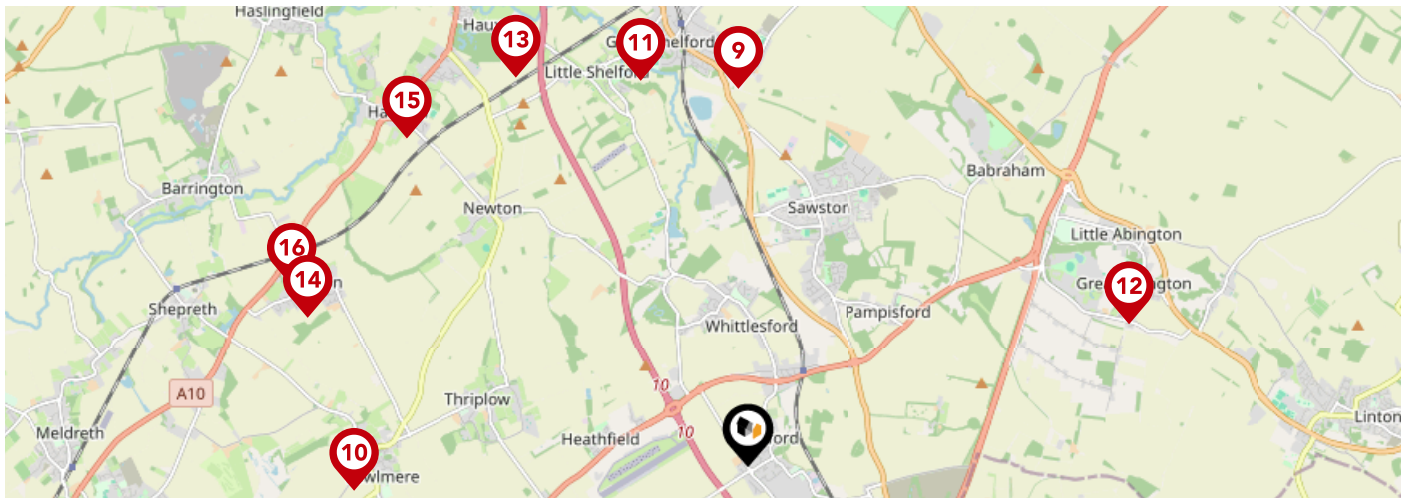
Cambridge Water

Drainage

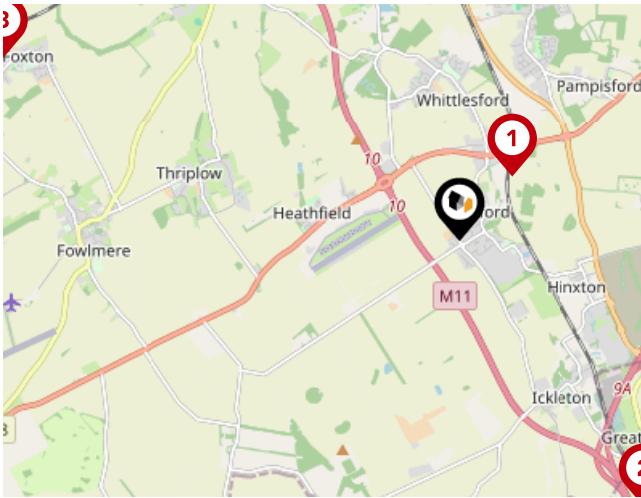
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.06	<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:1.25	<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:2.13	<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:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.39	<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:2.83	<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:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

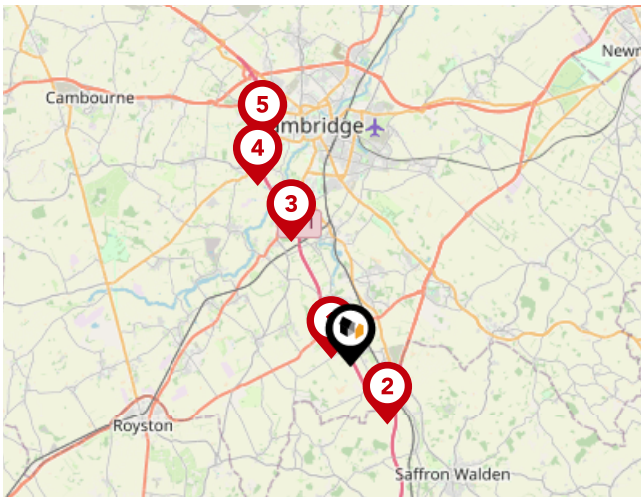


		Nursery	Primary	Secondary	College	Private
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.6	<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:3.65	<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:3.7	<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:4.14	<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:4.25	<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:4.32	<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:4.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



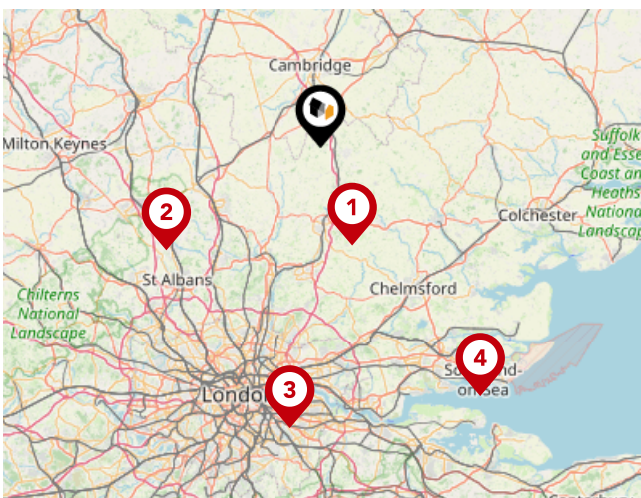
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.76 miles
2	Great Chesterford Rail Station	2.94 miles
3	Foxton Rail Station	4.48 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.73 miles
2	M11 J9	2.51 miles
3	M11 J11	5.01 miles
4	M11 J12	7.38 miles
5	M11 J13	8.74 miles

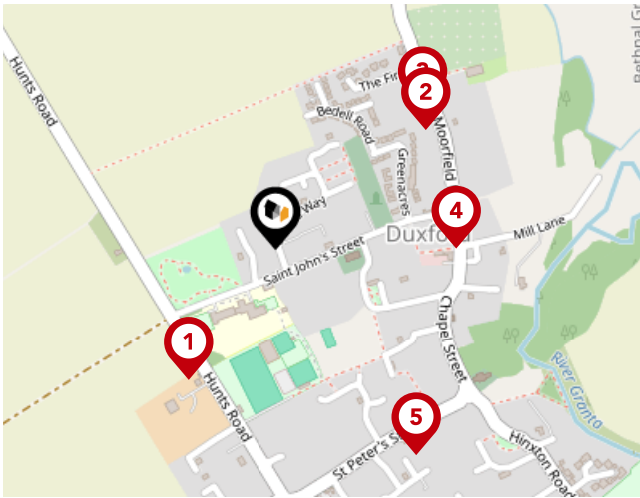


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	14.96 miles
2	Luton Airport	27.05 miles
3	Silvertown	41.17 miles
4	Southend-on-Sea	43.32 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Playing Field	0.18 miles
2	The Firs	0.22 miles
3	The Firs	0.23 miles
4	St John's Street	0.21 miles
5	Petersfield Road	0.28 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.



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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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