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The Material Information Affecting this Property

Monday 24th February 2025



WEST STREET, OVER, CAMBRIDGE, CB24

Price Estimate : £570,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

| | | | |
|------------------|-------------|------------------|----------|
| Type: | Detached | Price Estimate: | £570,000 |
| Bedrooms: | 4 | Rental Estimate: | £1,850 |
| Plot Area: | 0.22 acres | Yield: | 3.89 % |
| Year Built : | Before 1900 | Tenure: | Freehold |
| Council Tax : | Band E | | |
| Annual Estimate: | £2,816 | | |
| Title Number: | CB408162 | | |

Local Area

| | | | | |
|--------------------|----------------|------------------------------------|------|------|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | 7 | 45 | - |
| ● Rivers & Seas | No Risk | mb/s | mb/s | mb/s |
| ● Surface Water | Low | | | |

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *West Street, Over, Cambridge, CB24*

| Reference - S/3854/18/LB | |
|--------------------------|------------------------------|
| Decision: | Decided |
| Date: | 11th October 2018 |
| Description: | Replacement window and doors |

Planning records for: **4 West Street Over CB24 5PL**

| Reference - 21/00741/FUL | |
|--------------------------|--|
| Decision: | Awaiting decision |
| Date: | 18th February 2021 |
| Description: | Erection of dwelling and garaging on land between 2 and 4 West St. Over (constructed in 2015 under S/2874/14/FL) |

Planning records for: **1 West Street Over Cambridgeshire CB24 5PL**

| Reference - S/0181/10/LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 04th March 2010 |
| Description: | Removal of part of wall between kitchen and dining room. |

Planning records for: **Acacias 2 .West Street Over Cambridgeshire CB24 5PL**

| Reference - S/2430/15/DC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 13th October 2015 |
| Description: | Application for approval of details reserved by condition 3 (Flue Extract and Fenestration Details) of listed building consent S/2777/14/LB for Erection of first floor rear extension internal alterations restoration of rear chicken shed and store and conversion to play room replacement sash windows and new doors demolition of lean-to store and installation of wood burning stove and chimney flue |

| Reference - S/1532/12/FL | |
|--------------------------|----------------------|
| Decision: | Decided |
| Date: | 24th July 2012 |
| Description: | Erection of Dwelling |

Planning records for: **2 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/0343/18/LB |
|--|
| Decision: Decided |
| Date: 31st January 2018 |
| Description: Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL |

| Reference - S/1824/11 |
|--|
| Decision: Decided |
| Date: 21st October 2011 |
| Description: Demolition of Curtilage Listed Outbuildings |

| Reference - S/2752/18/DC |
|--|
| Decision: Decided |
| Date: 16th July 2018 |
| Description: Discharge of Condition 3 (Fenestration & Doors) of Planning Permission S/0343/18/LB |

| Reference - S/1454/15/DC |
|---|
| Decision: Decided |
| Date: 09th June 2015 |
| Description: Discharge of Conditions 3 (Materials) and 13(Surface Water) of S/2874/14 |

Planning records for: **2 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/2081/13/FL |
|---|
| <p>Decision: Decided</p> |
| <p>Date: 03rd January 2014</p> |
| <p>Description: Erection of gates and fencing</p> |
| Reference - S/0332/17/LB |
| <p>Decision: Decided</p> |
| <p>Date: 22nd February 2017</p> |
| <p>Description: To incorporate an existing lean to into the playroom which already has planning permission reference S/2776/14/FL and listed building consent reference S/2777/14/LB.</p> |
| Reference - S/4127/19/DC |
| <p>Decision: Decided</p> |
| <p>Date: 27th November 2019</p> |
| <p>Description: Discharge of condition 3 (Fenestration and door details)</p> |
| Reference - S/0898/19/DC |
| <p>Decision: Decided</p> |
| <p>Date: 01st March 2019</p> |
| <p>Description: Discharge of Condition 3 (fenestration & doors) of Planning Application s.0343.18.LB - Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL</p> |

Planning records for: **2 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/0331/17/FL |
|--|
| Decision: Decided |
| Date: 22nd February 2017 |
| Description: To incorporate an existing lean to into the playroom which already has planning permission reference S/2776/14/FL and listed building consent reference S/2777/14/LB. |
| Reference - S/0342/18/FL |
| Decision: Decided |
| Date: 31st January 2018 |
| Description: Amendment to pitch on the roof of the lean to at the back of the house in planning application S/0331/17/FL |
| Reference - S/1677/11 |
| Decision: Decided |
| Date: 19th August 2011 |
| Description: Erection of Dwelling and Associated Works Following Removal of Existing Outbuildings |
| Reference - S/0185/16/VC |
| Decision: Decided |
| Date: 21st January 2016 |
| Description: Variation of condition 2 of application S/2874/14/FL (to change size of garage and pitch of garage roof.) |

Planning records for: **5 West Street Over Cambridgeshire CB24 5PL**

| Reference - 24/03007/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 08th August 2024 |
| Description: | Erection of 2 No. self/custom build 4 bedroom bungalows at the rear of 5 West Street. |

Planning records for: **30 West Street Over Cambridgeshire CB24 5PL**

| Reference - 22/02698/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 09th June 2022 |
| Description: | Demolition of existing rear extension and construction of a new extension linking to Grade II Listed cottage. |

| Reference - 22/02704/LBC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 09th June 2022 |
| Description: | Relocate and increase the height of the attic store access door, addition of a window to the rear elevation and insulate the rafter zone. |

| Reference - 22/02697/TELNOT | |
|-----------------------------|--|
| Decision: | Decided |
| Date: | 09th June 2022 |
| Description: | Removal of 3 No. antennas, to be replaced with 3 No. new antennas and the addition of ancillary equipment thereto. |

Planning records for: **30 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/2723/14/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 19th November 2014 |
| Description: | Erection of stable block arena and use of land for grazing of horses |

Planning records for: **32 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/0224/16/LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 18th January 2016 |
| Description: | Garage conversion including insertion of new window remodel existing modern timber stud walls internally |

Planning records for: **33 West Street Over Cambridgeshire CB24 5PL**

| Reference - 23/03763/CL2PD | |
|----------------------------|---|
| Decision: | Decided |
| Date: | 04th October 2023 |
| Description: | Certificate Of Lawfulness Under S192 for loft conversion including rooflights to front and rear elevations. |

Planning records for: **35 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/1250/14/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 02nd June 2014 |
| Description: | Demolish existing rear utility garage & shed. Construct single storey rear extension and cycle store and gym |

Planning records for: **36 West Street Over Cambridge Cambridgeshire CB24 5PL**

| Reference - S/1865/16/FL | |
|--------------------------|---------------------------------|
| Decision: | Decided |
| Date: | 21st July 2016 |
| Description: | Modifications to Workshop/Store |

Planning records for: **40 West Street Over Cambridgeshire CB24 5PL**

| Reference - 22/02955/HFUL | |
|---------------------------|-----------------------------|
| Decision: | Decided |
| Date: | 29th June 2022 |
| Description: | Ground floor side extension |

| Reference - 22/0734/TTCA | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 29th June 2022 |
| Description: | T1 Whitebeam ~ Remove by roots to facilitate new block paving drive surface.T2 Weeping Birch ~ Top and fell to ground level. |

Planning records for: **42 West Street Over CB24 5PL**

| Reference - 20/03410/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 10th August 2020 |
| Description: | Proposed Bungalow Side and Rear Extension Plus External Cladding |

Listed Building Information

Listed building consent for all windows to be replaced (except for one sash window in master bedroom). 2 windows and a set of patio doors have been replaced in line with the LBC during 2019

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas central heating

Water Supply

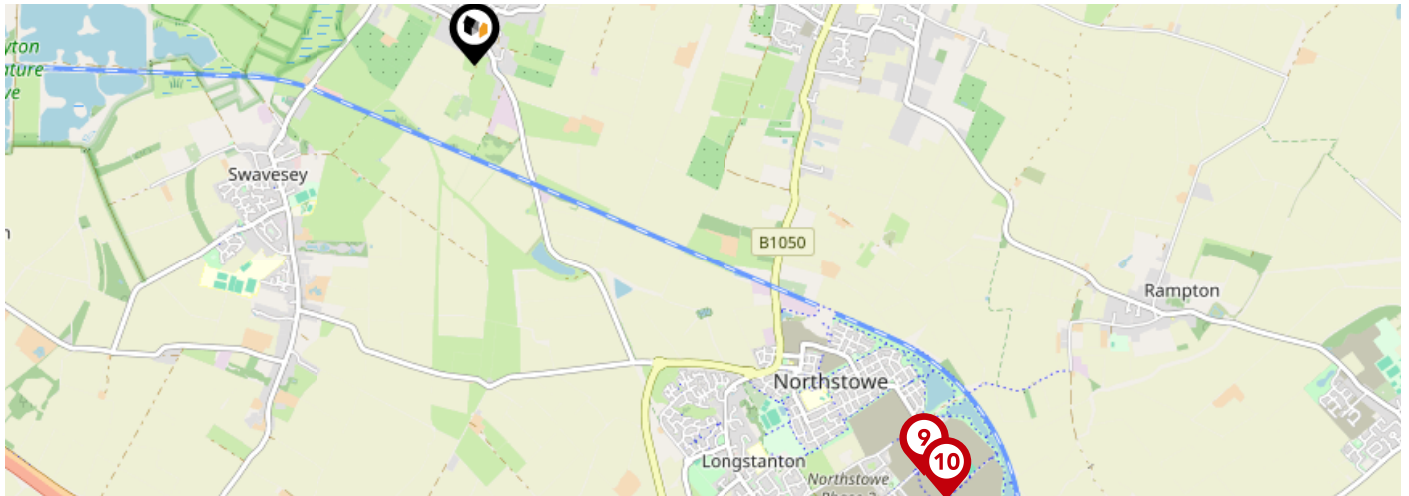
Cambridge Water

Drainage

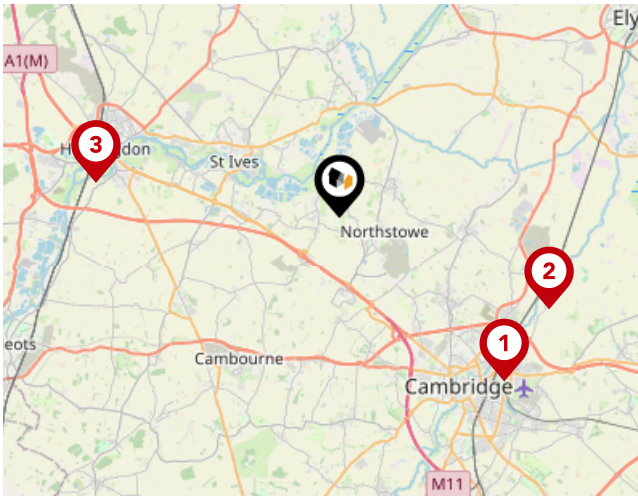
Anglian Water



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.3 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:1.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:1.41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:2.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

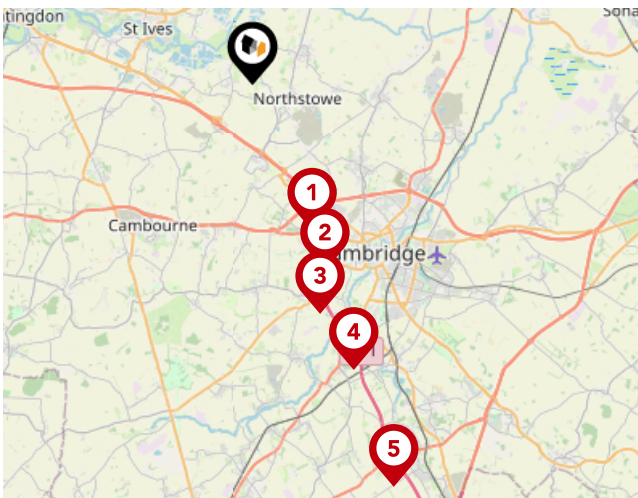


| | | Nursery | Primary | Secondary | College | Private |
|----|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9 | Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:2.77 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:2.91 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:3.25 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:3.35 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:3.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:3.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:4.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:4.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



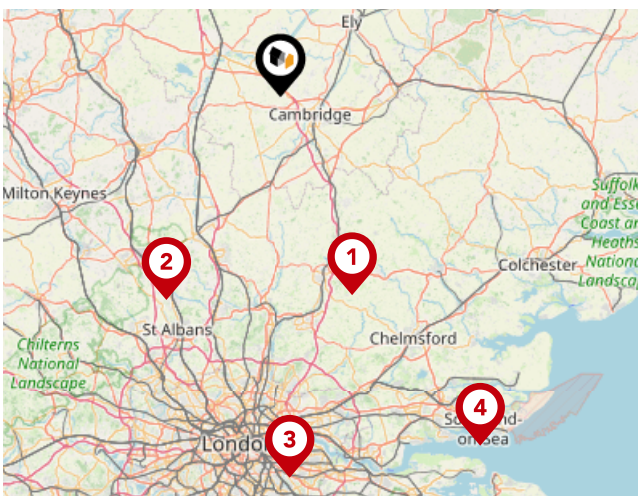
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------------|------------|
| 1 | Cambridge North Rail Station | 8.41 miles |
| 2 | Waterbeach Rail Station | 8.3 miles |
| 3 | Huntingdon Rail Station | 8.94 miles |



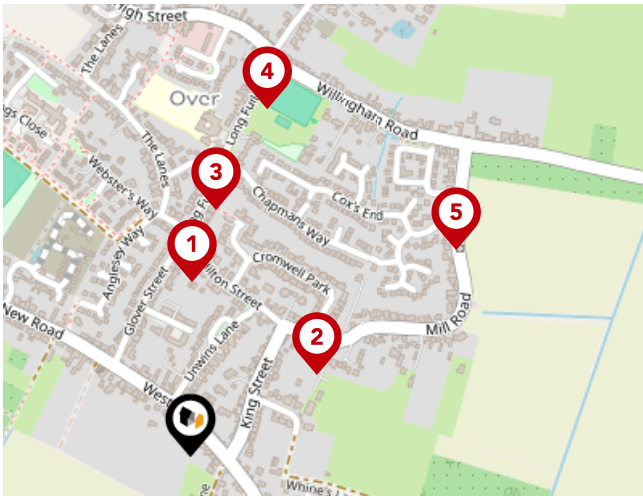
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|-------------|
| 1 | M11 J14 | 5.69 miles |
| 2 | M11 J13 | 7.22 miles |
| 3 | M11 J12 | 8.66 miles |
| 4 | M11 J11 | 10.97 miles |
| 5 | M11 J10 | 15.49 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 30.9 miles |
| 2 | Luton Airport | 34.11 miles |
| 3 | Silvertown | 55.8 miles |
| 4 | Southend-on-Sea | 59.03 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Glover Street | 0.2 miles |
| 2 | Cromwell Park | 0.17 miles |
| 3 | Chapman's Way | 0.28 miles |
| 4 | Willingham Road | 0.4 miles |
| 5 | Cox's End | 0.38 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

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