

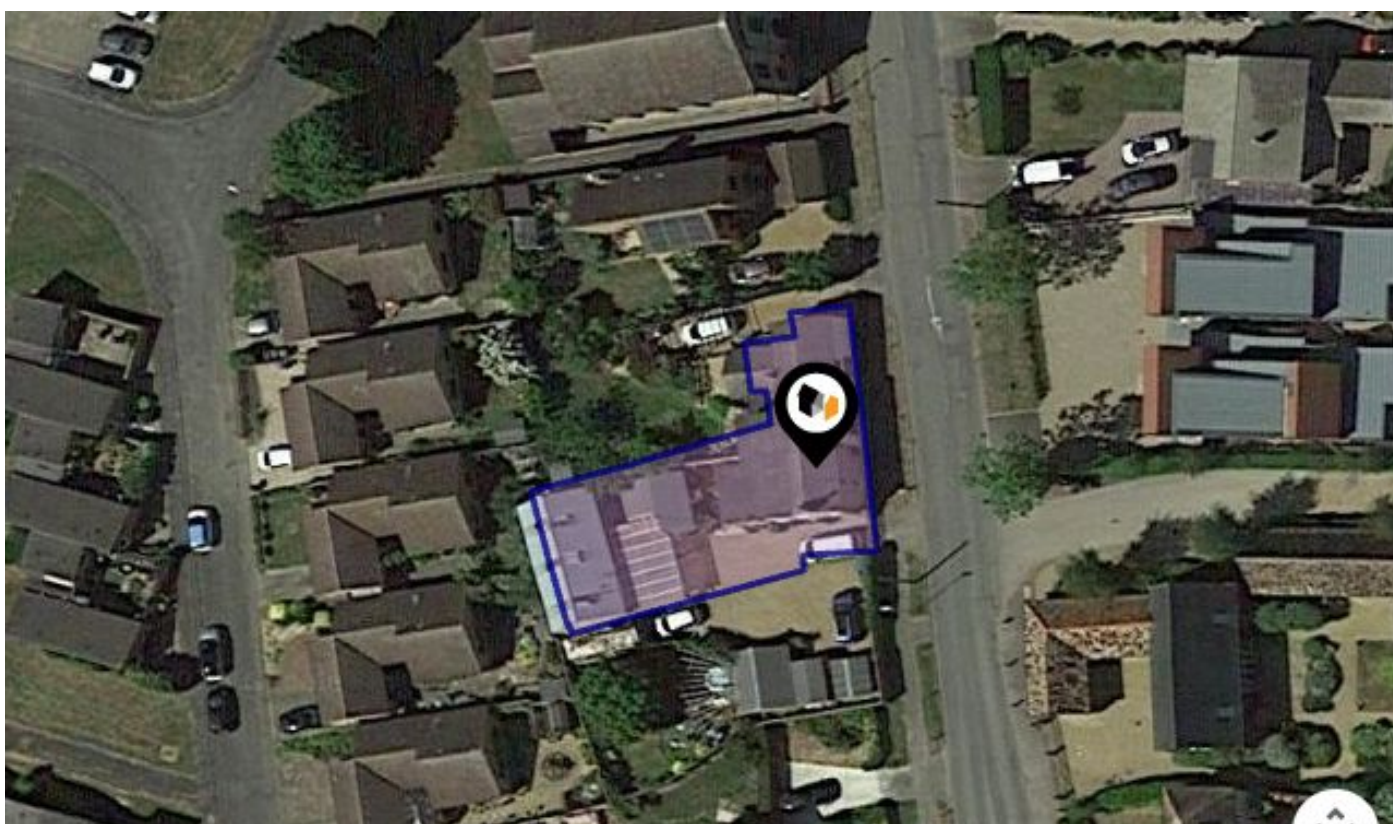


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# MIR: Material Info

The Material Information Affecting this Property

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



## MIDDLE WATCH, SWAVESEY, CAMBRIDGE, CB24

**Price Estimate :** £449,000

### Cooke Curtis & Co

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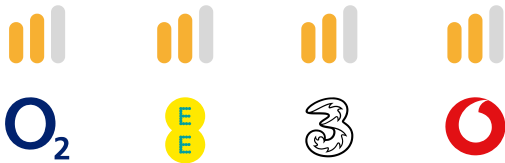


## Property

Type:	Semi-Detached	Price Estimate:	£449,000
Bedrooms:	3	Rental Estimate:	£1,450
Plot Area:	0.1 acres	Yield:	3.88 %
Council Tax :	Band D	Tenure:	Freehold
Annual Estimate:	£2,304		
Title Number:	CB414484		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	80	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: **78-80 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - S/0072/09/F	
Decision:	Decided
Date:	30th January 2009
Description:	Replacement of existing shop front

Planning records for: **96 Middle Watch Swavesey CB24 4RW**

Reference - 21/02267/FUL	
Decision:	Decided
Date:	17th May 2021
Description:	Demolition of all existing outbuildings and erection of replacement garage/workshop. Change of use from lawnmower sales/repair, to land ancillary to the dwelling. (Resubmission of 21/00936/HFUL)

Reference - 21/00936/HFUL	
Decision:	Withdrawn
Date:	01st March 2021
Description:	Demolition of all existing outbuildings & erection of replacement garage/workshop

Planning records for: **100 Middle Watch Swavesey Cambridge Cambridgeshire CB24 4RW**

Reference - 21/04803/CONDA	
Decision:	Awaiting decision
Date:	08th February 2022
Description:	Submission of details required by conditions 3 (Hard and Soft Landscaping), 5 (Boundary Treatments), 6 (External Materials) and 13 (Traffic Management Plan) of permission 21/04803/S73

Planning records for: *100 Middle Watch Swavesey Cambridgeshire CB24 4RW*

Reference - 21/04803/CONDB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 20th April 2022</p>
<p><b>Description:</b> Submission of details required by conditions 5 (Boundary Treatment) and 13 (Traffic Management Plan) of permission 21/04803/S73</p>
Reference - 21/04803/S73
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd November 2021</p>
<p><b>Description:</b> S73 variation of condition 2 (Approved drawings) of planning permission S/0928/19/FL (New three bedroom detached house and car port. Renewal of previous planning permission. S/0714/16/FL) to allow material changes to the approved design</p>
Reference - S/0714/16/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 16th March 2016</p>
<p><b>Description:</b> New three bedroom detached house and car port</p>
Reference - 22/0487/TTCA
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 20th April 2022</p>
<p><b>Description:</b> T1 Lime ~ Top and fell to ground level.T2 Cherry at front of property ~ Top and fell to ground level.</p>

Planning records for: **100 Middle Watch Swavesey CB24 4RW**

Reference - S/0928/19/FL	
Decision:	Decided
Date:	08th March 2019
Description:	New three bedroom detached house and car port. Renewal of previous planning permission. S/0714/16/FL

Planning records for: **57 Middle Watch Swavesey Cambridge CB24 4RW**

Reference - S/2276/17/PA	
Decision:	Decided
Date:	28th June 2017
Description:	Prior Approval for proposed Extension across full width of existing house

Planning records for: **63 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 22/03961/FUL	
Decision:	Withdrawn
Date:	05th September 2022
Description:	Demolition of existing dwelling and garage and erection of retirement living development comprised of six flats with associated parking and landscaping

Reference - 23/01118/CONDC	
Decision:	Decided
Date:	23rd February 2024
Description:	Submission of details required by condition 15 (construction environmental management plan) of planning permission 23/01118/FUL

Planning records for: **63 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 24/00132/FUL
<b>Decision:</b> Awaiting decision
<b>Date:</b> 28th February 2024
<b>Description:</b> Single storey extension to side

Reference - 24/00215/VAR
<b>Decision:</b> Awaiting decision
<b>Date:</b> 28th February 2024
<b>Description:</b> To Vary Condition 1 (Approved Plans) of previously approved 20/01516/FUL for Proposed development of an agricultural building

Reference - 21/04036/CONDA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 03rd April 2024
<b>Description:</b> Submission of details required by condition 4 (Design and Proposed Operation) of planning permission 21/04036/REM

Reference - 24/00359/TRCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 28th February 2024
<b>Description:</b> T1 Silver Birch in driveway reduce crown by approx. 2m to around previous pruning points at 8m T2 Apple tree at side of house reduce by approx. 1m to previous pruning points at 3m

Planning records for: **63 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 22/03955/S73
<b>Decision:</b> Decided
<b>Date:</b> 05th September 2022
<b>Description:</b> S73 to vary condition 2 (drawings) and 4 (materials) of ref S/4449/19/FL (Extension and improvements to the club house at Bourn Golf & Country Club) seeking regularisation of amendments which include additions to the first floor, alterations to the design and alterations to the materials of the building.
Reference - 23/01121/FUL
<b>Decision:</b> Decided
<b>Date:</b> 23rd March 2023
<b>Description:</b> New dwelling (revised scheme on Plot 1 only) pursuant to planning permissions S/2296/14/OL, S/1425/15/RM and 22/00560/FUL
Reference - F/YR24/0186/TRCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 28th February 2024
<b>Description:</b> Fell 1 x Cedar tree within a conservation area
Reference - 23/01118/CONDG
<b>Decision:</b> Awaiting decision
<b>Date:</b> 14th January 2025
<b>Description:</b> Submission of details required by conditions 4 (surface water drainage scheme), 5 (maintenance arrangements for surface water drainage system) and 6 (foul water drainage works) of planning permission 23/01118/FUL



Planning records for: **63 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 23/01118/CONDA
<b>Decision:</b> Decided
<b>Date:</b> 30th June 2023
<b>Description:</b> Submission of details required by condition 11 (Construction Ecological Management Plan) of planning permission 23/01118/FUL

Reference - 23/01118/CONDD
<b>Decision:</b> Decided
<b>Date:</b> 28th February 2024
<b>Description:</b> Submission of details required by conditions 12 (ecology enhancement), 13 (biodiversity net gain plan), 16 (boundary treatments) and 17 (hard and soft landscaping) of planning permission 23/01118/FUL

Reference - 23/01118/CONDF
<b>Decision:</b> Decided
<b>Date:</b> 24th July 2024
<b>Description:</b> Submission of details required by conditions 7 (Carbon Emissions) and 8 (Water Efficiency) of planning permission 23/01118/FUL

Reference - 23/01118/CONDB
<b>Decision:</b> Decided
<b>Date:</b> 03rd November 2023
<b>Description:</b> Submission of details required by condition 4 (Surface Water), 5 (Surface Water Management) and 6 (Foul Drainage) of planning permission 23/01118/FUL



Planning records for: **63 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 23/01118/FUL	
Decision:	Decided
Date:	23rd March 2023
Description:	Demolition of existing dwelling and garage and erection of retirement living development comprised of six flats with associated parking and landscaping (Resubmission of application 22/03961/FUL)

Reference - 23/01118/CONDE	
Decision:	Decided
Date:	03rd April 2024
Description:	Submission of details required by condition 3 (External Materials) of planning permission 23/01118/FUL

Planning records for: **Land Adj To 76 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 23/01928/FUL	
Decision:	Decided
Date:	18th May 2023
Description:	Move existing Vehicle access (approved under 22/00445/FUL) approx 1m to the South.

Reference - 22/00445/FUL	
Decision:	Decided
Date:	01st February 2022
Description:	Erection of 1 No. one Bedroom dwellinghouse.

Planning records for: **Land Adj 76 Middle Watch Swavesey CB24 4RW**

Reference - 21/04335/FUL	
Decision:	Withdrawn
Date:	29th September 2021
Description:	Erection of a one bedroom dwellinghouse

Planning records for: **Land to the South of 79 Middle Watch Swavesey Cambridge Cambridgeshire CB24 4RW**

Reference - S/2523/16/FL	
Decision:	Decided
Date:	04th October 2016
Description:	Proposed erection of two detached dwellings with integral garages use of existing access and associated landscaping.

Planning records for: **87 Mill Farmhouse Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - S/1229/09/F	
Decision:	Decided
Date:	24th August 2009
Description:	Replacement of thatched roof to outbuilding including replacement of timber doors and shutters

Reference - S/0241/09/LB	
Decision:	Decided
Date:	09th March 2009
Description:	Internal & external alterations- remove stair & install french doors in sitting room. Render niches to central stack. Lay concrete floor in dining room & kitchen. Reconstruct hearth & chimney install french doors & new window in kitchen & resite front door. Reconstruct utility room with window in gable & create w.c. Convert f.f. loft to ensuite with airing cupboard. Create bathroom adj. Bedroom 4. Alter stair to attic install partition form shower rooms in Bed 5 & 6 and install 5 rooflights. Replace front porch with canopy & install new door replace all windows install new internal doors (g.f.) construct hipped roofs to 3 dormers replace concrete tiles with gault clay pegtiles & replace rainwater goods. ( Part regularisation of unauthorised works).

Planning records for: **87 Mill Farmhouse Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - S/1450/09/F
<b>Decision:</b> Decided
<b>Date:</b> 07th October 2009
<b>Description:</b> Erection of wall & gates (part retrospective)

Reference - S/0363/09/LB
<b>Decision:</b> Decided
<b>Date:</b> 02nd April 2009
<b>Description:</b> Alterations - Provision of Three-Bay Car Lodge Attached by Post & Rail Fence & Gate

Reference - S/1840/09/F
<b>Decision:</b> Decided
<b>Date:</b> 14th December 2009
<b>Description:</b> Erection of fence & gates

Reference - S/1298/09/F
<b>Decision:</b> Decided
<b>Date:</b> 24th September 2009
<b>Description:</b> Car Lodge (revised design part retrospective)

Planning records for: **87 Mill Farmhouse Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - S/1230/09/LB	
Decision:	Decided
Date:	24th August 2009
Description:	Construct new roof to outbuilding and thatch with longstraw.

Reference - S/2103/08/F	
Decision:	Decided
Date:	11th December 2008
Description:	2018-05-10T20:02:47.695000+01:00

Reference - S/1301/09/LB	
Decision:	Decided
Date:	24th September 2009
Description:	Erection of car lodge

Reference - S/1875/08/LB	
Decision:	Decided
Date:	13th October 2008
Description:	Internal & External alterations- remove stair and wall install french doors in sitting room render rear of inglenook in central hearths block door reconstruct hearth & install opening screens in kitchen reconstruct utility room with doors in gable & create w.c. Convert first floor loft to ensuite with airing cupboard & create bathroom adjacent Bedroom 4. Form shower rooms in Bedroom 5 & 6 with 2 rooflights. Replace windows. Rebuild / enlarge front porch.

Planning records for: **87 Mill Farmhouse Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - S/0362/09/F	
Decision:	Decided
Date:	24th April 2009
Description:	Cart Lodge Fence Gate and New Vehicular Access

Planning records for: **94 Middle Watch Swavesey Cambridgeshire CB24 4RW**

Reference - 23/03887/CL2PD	
Decision:	Decided
Date:	12th October 2023
Description:	Certificate Of Lawfulness Under S192 for single storey side extension.

Reference - 23/1224/TTCA	
Decision:	Decided
Date:	12th October 2023
Description:	Walnut in rear garden - prune to shorten branch over adjacent building by 2.5m and extension by 1.5m

Planning records for: **104 Middle Watch Swavesey Cambridge Cambridgeshire CB24 4RW**

Reference - S/1077/11	
Decision:	Decided
Date:	27th May 2011
Description:	Vehicular crossover

## Electricity Supply

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Octopus Energy

## Gas Supply

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Octopus energy

## Central Heating

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Gas central heating

## Water Supply

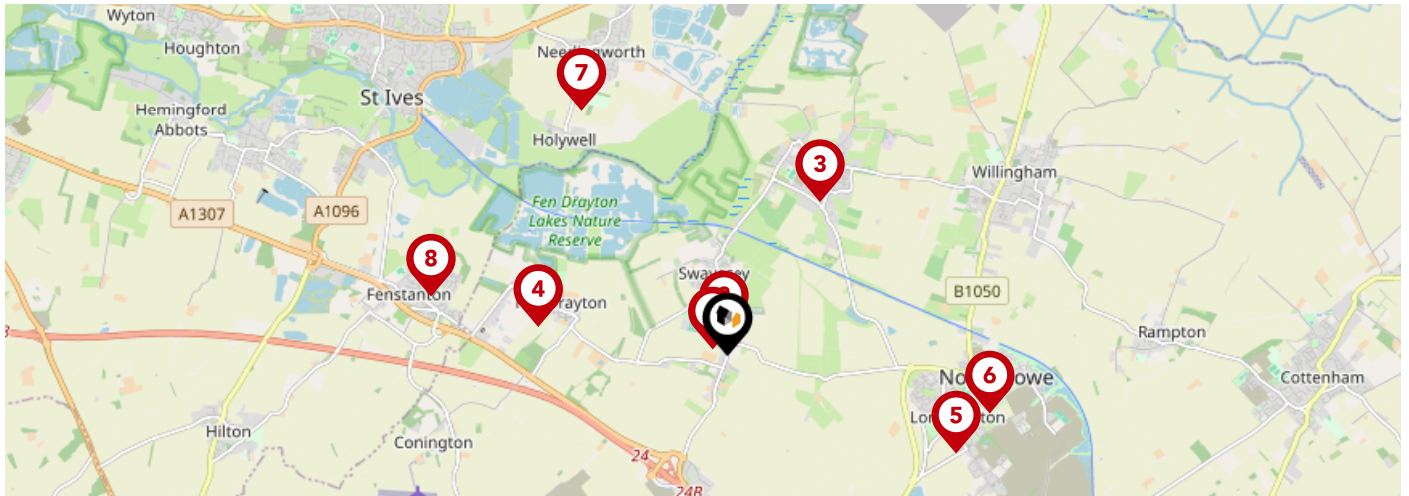
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Anglian water

## Drainage

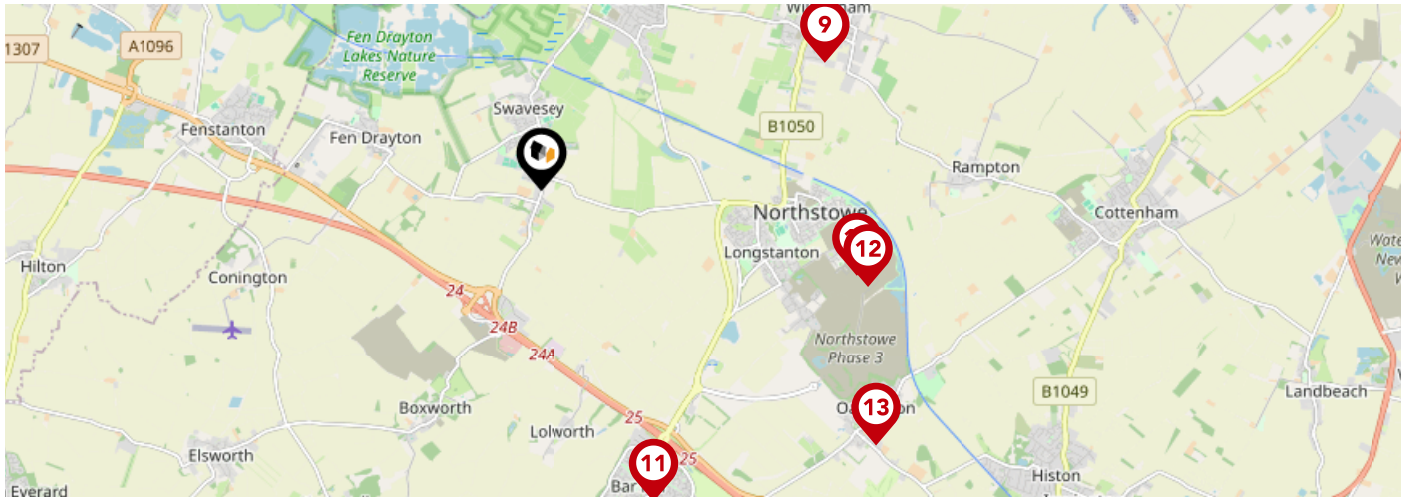
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Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1253   Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Over Primary School</b> Ofsted Rating: Requires improvement   Pupils: 201   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fen Drayton Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Pathfinder CofE Primary School</b> Ofsted Rating: Not Rated   Pupils: 452   Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Holywell CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 200   Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fenstanton and Hilton Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

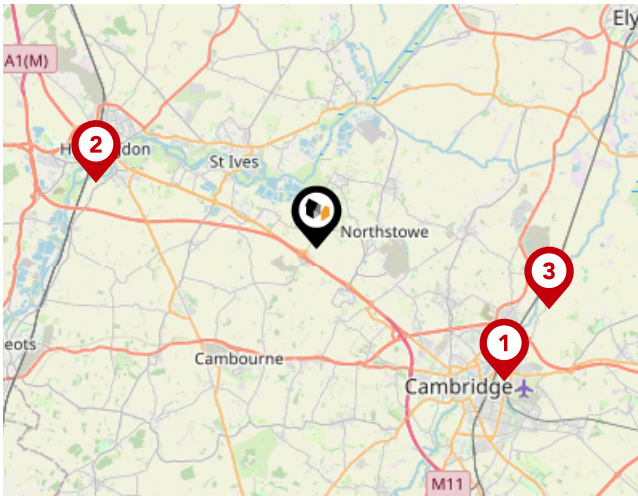




		Nursery	Primary	Secondary	College	Private
	<b>Willingham Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northstowe Secondary College</b> Ofsted Rating: Good   Pupils: 622   Distance:2.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Martin Bacon Academy</b> Ofsted Rating: Not Rated   Pupils: 127   Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oakington CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Junior School</b> Ofsted Rating: Good   Pupils: 254   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

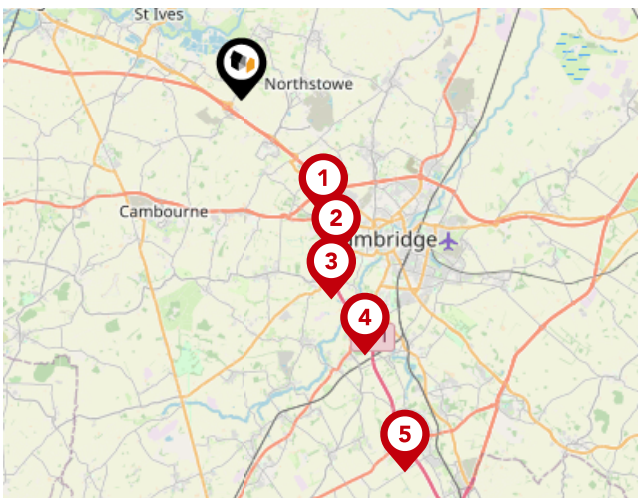
# Area

## Transport (National)



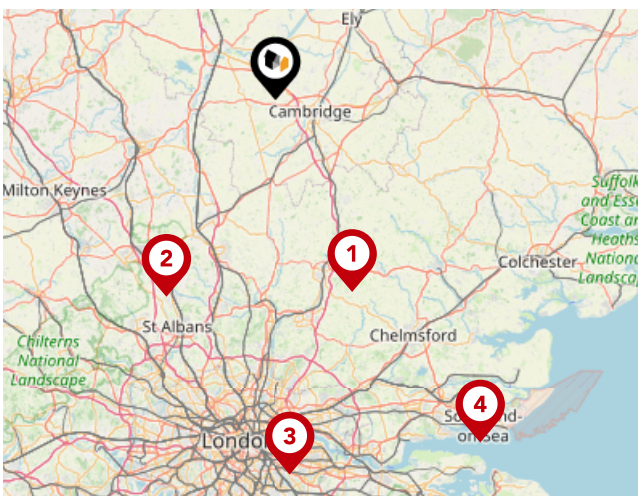
### National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.34 miles
2	Huntingdon Rail Station	8.38 miles
3	Waterbeach Rail Station	8.72 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	5.13 miles
2	M11 J13	6.6 miles
3	M11 J12	7.91 miles
4	M11 J11	10.28 miles
5	M11 J10	14.77 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	30.17 miles
2	Luton Airport	32.75 miles
3	Silvertown	54.74 miles
4	Southend-on-Sea	58.51 miles



Bus Stops/Stations

Pin	Name	Distance
1	Whitton Close	0.01 miles
2	Ramper Road	0.12 miles
3	Ramper Road	0.14 miles
4	School Lane	0.34 miles
5	Swavesey Village College grounds	0.24 miles



### Cooke Curtis & Co

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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



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# Cooke Curtis & Co

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