

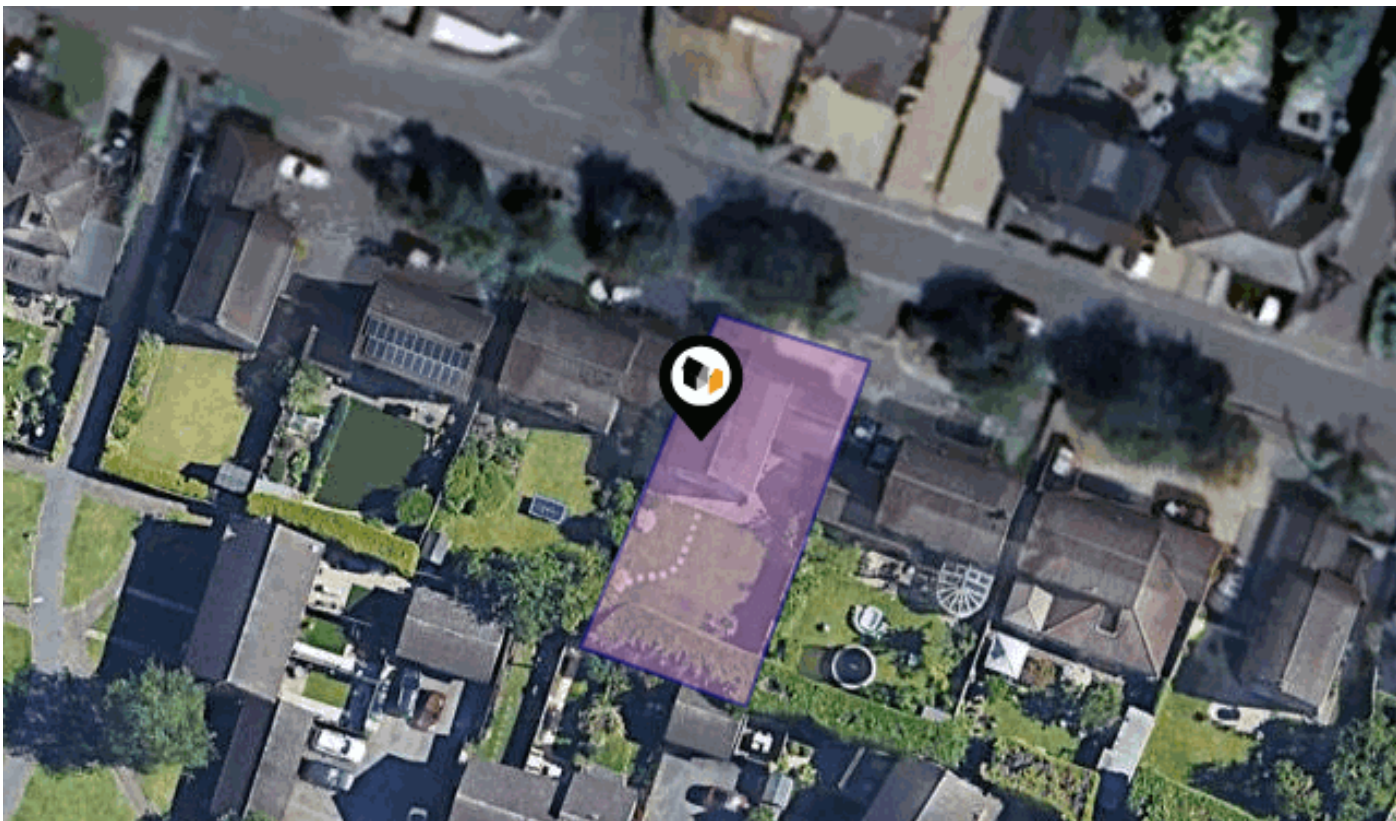


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 26<sup>th</sup> June 2024



**BUTT LANE, MILTON, CAMBRIDGE, CB24**

## Cooke Curtis & Co

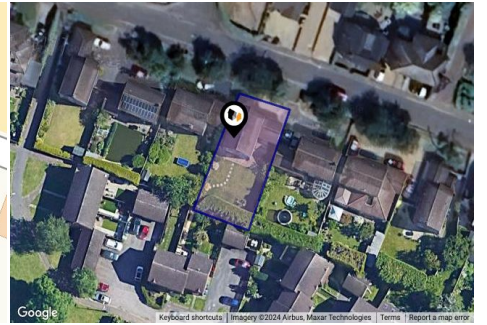
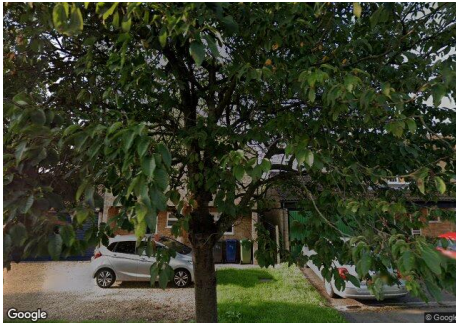
40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,388 ft <sup>2</sup> / 129 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,328		
<b>Title Number:</b>	CB197390		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>2</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Land On The South West Of Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

<b>Reference - 21/05399/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 2021
<b>Description:</b>	Erection of 1 No. dwellinghouse

Planning records for: *1 Butt Lane Milton CB24 6DG*

<b>Reference - 21/00334/OUT</b>	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	26th January 2021
<b>Description:</b>	Outline planning for the demolition of the existing bungalow and replacement with 5 No. two storey dwelling houses with off street parking with all matters reserved.

<b>Reference - 22/01075/OUT</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th March 2022
<b>Description:</b>	Demolition of existing bungalow and erection of 3no. detached two storey dwellings with off street parking.

<b>Reference - 21/00334/OUT</b>	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	26th April 2021
<b>Description:</b>	Outline planning for the demolition of the existing bungalow and replacement with 5 No. two storey dwelling houses with off street parking with all matters reserved.

Planning records for: *1 Butt Lane Milton Cambridgeshire CB24 6DG*

<b>Reference - 22/01075/OUT</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th March 2022
<b>Description:</b> Demolition of existing bungalow and erection of 3no. detached two storey dwellings with off street parking.
<b>Reference - 21/00334/OUT</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 26th April 2021
<b>Description:</b> Outline planning for the demolition of the existing bungalow and replacement with 5 No. two storey dwelling houses with off street parking with all matters reserved.
<b>Reference - 22/01075/OUT</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th March 2022
<b>Description:</b> Demolition of existing bungalow and erection of 3no. detached two storey dwellings with off street parking.
<b>Reference - 22/01074/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th March 2022
<b>Description:</b> Single storey rear extension

Planning records for: **1 Butt Lane Milton Cambridgeshire CB24 6DG**

Reference - 22/00551/FUL	
Decision:	Decided
Date:	04th March 2022
Description:	Change of use to storage yard (use class B8) and HGV parking area to form an extension to the existing open storage, distribution and parking area.

Planning records for: **2 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/1093/16/LD	
Decision:	Decided
Date:	25th April 2016
Description:	Certificate of lawful development for a single storey rear extension

Reference - S/1022/16/DC	
Decision:	Decided
Date:	14th April 2016
Description:	Discharge of condition 3 (materials) of planning permission S/1525/15/FL

Reference - S/0156/16/NM	
Decision:	Decided
Date:	21st January 2016
Description:	Non material amendment to planning consent S/1525/15/FL for a single storey front extension loft conversion with rear dormer and alterations to change the finish of the porch from brick to vertical boarding

Planning records for: **2 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/1525/15/FL	
Decision:	Decided
Date:	17th June 2015
Description:	Single storey front extension loft conversion with rear dormer and alterations

Planning records for: **26 Butt Lane MILTON CB24 6DG**

Reference - S/1320/16/FL	
Decision:	Decided
Date:	03rd June 2016
Description:	Demolition of existing dwelling and erection of 52 bedroom bungalows.

Reference - S/0411/14/FL	
Decision:	Decided
Date:	02nd January 2015
Description:	Erection of six dwellings (five bungalows and one house) following demolition of existing dwelling

Reference - 20/02721/S73	
Decision:	Decided
Date:	17th June 2020
Description:	Variation of condition 2 (Approved plans) pursuant to planning permission S/1320/16/FL to allow for the realignment of internal access road and alterations to parking arrangement plot No. 5

Planning records for: *26 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

<b>Reference - 21/03953/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th September 2021
<b>Description:</b> Erection of 1 No. dwelling and garage following demolition of the existing domestic garage
<b>Reference - S/1320/16/CONDA</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 19th February 2021
<b>Description:</b> Submission of details required by conditions 3 (Traffic Management Plan) and 4 (Archaeology) of planning permission S/1320/16/FL
<b>Reference - 20/02722/FUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 11th September 2020
<b>Description:</b> Erection of a 2 bedroom bungalow
<b>Reference - S/1320/16/CONDB</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th February 2022
<b>Description:</b> Submission of details required by condition 3 (Traffic Management Plan) of planning permission S/1320/16/FL

Planning records for: *Land At 26 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - 20/02722/FUL	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	17th June 2020
<b>Description:</b>	Erection of a 2 bedroom bungalow

Reference - S/1320/16/CONDA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	22nd March 2021
<b>Description:</b>	Submission of details required by conditions 3 (Traffic Management Plan) and 4 (Archaeology) of planning permission S/1320/16/FL

Reference - S/1320/16/CONDB	
<b>Decision:</b>	Decided
<b>Date:</b>	08th February 2022
<b>Description:</b>	Submission of details required by condition 3 (Traffic Management Plan) of planning permission S/1320/16/FL

Reference - 20/02721/S73	
<b>Decision:</b>	Decided
<b>Date:</b>	20th July 2020
<b>Description:</b>	Variation of condition 2 (Approved plans) pursuant to planning permission S/1320/16/FL to allow for the realignment of internal access road and alterations to parking arrangement plot No. 5



Planning records for: *26 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

<b>Reference - 21/03953/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st August 2021
<b>Description:</b> Erection of 1 No. dwelling and garage following demolition of the existing domestic garage
<b>Reference - 20/02722/FUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 11th September 2020
<b>Description:</b> Erection of a 2 bedroom bungalow
<b>Reference - 21/03953/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th September 2021
<b>Description:</b> Erection of 1 No. dwelling and garage following demolition of the existing domestic garage
<b>Reference - 20/02721/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th July 2020
<b>Description:</b> Variation of condition 2 (Approved plans) pursuant to planning permission S/1320/16/FL to allow for the realignment of internal access road and alterations to parking arrangement plot No. 5

## Planning records for: *26 Butt Lane Milton CB24 6DG*

Reference - S/1320/16/CONDA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	22nd March 2021
<b>Description:</b>	Submission of details required by conditions 3 (Traffic Management Plan) and 4 (Archaeology) of planning permission S/1320/16/FL

Reference - 22/00327/TRCA	
<b>Decision:</b>	Decided
<b>Date:</b>	08th February 2022
<b>Description:</b>	T1 Poplar remove 3 minor misshapen branches in lower crown. T2 Poplar reduce lowest main branch over building by 2.5m

## Planning records for: *15 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - S/3104/15/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	16th December 2015
<b>Description:</b>	Part Two storey Part single storey rear extension first floor oriel window to side and single storey bicycle shelter to side

## Planning records for: *16 Butt Lane Milton Cambridgeshire CB24 6DG*

Reference - S/0848/09/F	
<b>Decision:</b>	Decided
<b>Date:</b>	29th June 2009
<b>Description:</b>	Erection of Chimney

Planning records for: **20 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/0392/13/FL	
Decision:	Decided
Date:	25th February 2013
Description:	Conversion of Garage to Habitable Accomodation Including Dormer Windows on Roof

Planning records for: **25 Butt Lane Milton CB24 6DG**

Reference - 20/02880/HFUL	
Decision:	Decided
Date:	15th March 2021
Description:	Construction of an outbuilding.

Reference - 20/02880/HFUL	
Decision:	Awaiting decision
Date:	30th June 2020
Description:	Construction of an outbuilding.

Planning records for: **27 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/0482/13/NM	
Decision:	Decided
Date:	05th March 2013
Description:	Single Storey Rear Extension - Non Material Amendment - Relocation of Velux Window

Planning records for: **27 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/0585/12/FL	
Decision:	Decided
Date:	21st March 2012
Description:	Single Storey Rear Extension

Reference - S/2429/11	
Decision:	Decided
Date:	03rd January 2012
Description:	1 1/2 Storey Rear Extension

Planning records for: **33 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/1413/13/LD	
Decision:	Decided
Date:	28th June 2013
Description:	Loft conversion including new dormer

Reference - S/2497/12/FL	
Decision:	Decided
Date:	06th December 2012
Description:	Two storey side extension

Planning records for: **34 Butt Lane Milton Cambridgeshire CB24 6DG**

Reference - S/1804/09/F	
Decision:	Decided
Date:	08th December 2009
Description:	Extension

Planning records for: **37 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/3249/17/PA	
Decision:	Decided
Date:	18th September 2017
Description:	Single storey extension to rear

Planning records for: **42 Butt Lane Milton Cambridgeshire CB24 6DG**

Reference - S/0507/16/FL	
Decision:	Decided
Date:	22nd February 2016
Description:	Two Story Side Extension

Reference - S/2047/15/FL	
Decision:	Decided
Date:	06th August 2015
Description:	Erection of two storey pitched roof side extension together with altered vehicular access off Lyndhurst Close.

Planning records for: *43 Butt Lane Milton Cambridgeshire CB24 6DG*

Reference - S/1735/15/FL	
Decision:	Decided
Date:	06th July 2015
Description:	Two storey side extension and rear conservatory to existing dwelling

Reference - 20/04681/HFUL	
Decision:	Awaiting decision
Date:	16th November 2020
Description:	Two-storey side extension and rear conservatory

Reference - 20/04681/HFUL	
Decision:	Decided
Date:	23rd November 2020
Description:	Two-storey side extension and rear conservatory

Reference - 20/04681/HFUL	
Decision:	Decided
Date:	23rd November 2020
Description:	Two-storey side extension and rear conservatory

Planning records for: **44A Butt Lane Milton Cambridge Cambridgeshire CB24 6DG**

Reference - S/2693/15/FL	
Decision:	Decided
Date:	19th October 2015
Description:	Raising of existing roof erection of rear dormer window and loft conversion (retrospective)

Reference - S/0309/15/FL	
Decision:	Decided
Date:	29th January 2015
Description:	Roof Alterations Flat Roof Dormer to Rear and Loft Conversion

Reference - S/1592/14/FL	
Decision:	Decided
Date:	30th June 2014
Description:	Loft conversion to create 3rd floor.

Planning records for: **45 Butt Lane Milton Cambridgeshire CB24 6DG**

Reference - S/1196/09/F	
Decision:	Decided
Date:	17th August 2009
Description:	Extension

Planning records for: *50 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - S/0386/15/FL	
Decision:	Decided
Date:	10th February 2015
Description:	Erection of new single storey rear extension and conversion of existing garage and erection of new single storey cycle store within existing garden wall.

Planning records for: *68 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - S/0222/20/FL	
Decision:	Decided
Date:	04th February 2020
Description:	Proposed two storey side extension to form playroom utility hobbies room new bedroom and ensuite

Reference - S/0222/20/FL	
Decision:	Decided
Date:	04th February 2020
Description:	Proposed two storey side extension to form playroom utility hobbies room new bedroom and ensuite

Reference - S/0222/20/FL	
Decision:	Decided
Date:	04th February 2020
Description:	Proposed two storey side extension to form playroom utility hobbies room new bedroom and ensuite



Planning records for: *70 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - S/1244/18/FL	
Decision:	Decided
Date:	06th April 2018
Description:	First floor side & single storey front extension

Planning records for: *74 Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - S/1918/12/NM	
Decision:	Decided
Date:	12th September 2012
Description:	Non Material Amendment to planning permission S/0958/12/FL for the addition of two rooflights to the front and rear roof slopes

Reference - S/0958/12/FL	
Decision:	Decided
Date:	03rd May 2012
Description:	Proposed first floor side extension

Planning records for: *Land On The South West Of Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

Reference - 21/05399/FUL	
Decision:	Decided
Date:	08th December 2021
Description:	Erection of 1 No. dwellinghouse

Planning records for: *Land On The South West Of Butt Lane Milton Cambridge Cambridgeshire CB24 6DG*

<b>Reference - 21/05399/FUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 2021
<b>Description:</b>	Erection of 1 No. dwellinghouse

Butt Lane, Milton, CB24

Energy rating

# D

Valid until 16.12.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	None of the above
<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>	Secondary glazing
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<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>	Average
<b>Lighting:</b>	Low energy lighting in 13% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	129 m <sup>2</sup>

## 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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Cambridge Water

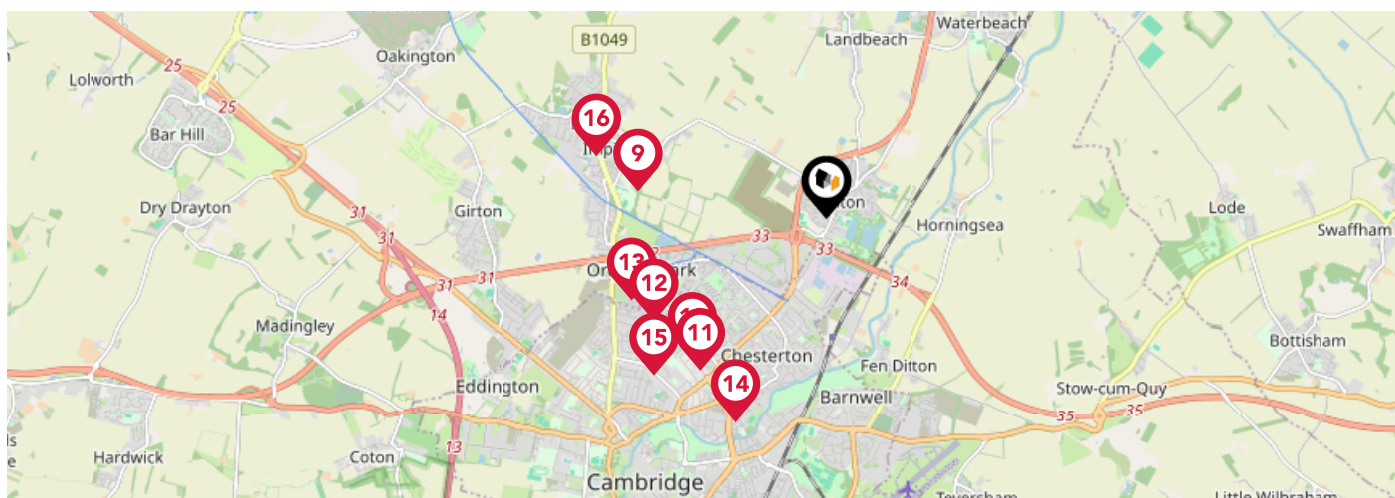
## Drainage

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Cambridge Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Milton Church of England Primary School</b> Ofsted Rating: Inadequate   Pupils: 379   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Cambridge Regional College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 70   Distance:1.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 406   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 166   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fen Ditton Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1391   Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:1.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 465   Distance:1.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 287   Distance:1.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences Sixth Form and Tutorial College</b> Ofsted Rating: Not Rated   Pupils: 808   Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 407   Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Junior School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



### 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.



# Cooke Curtis & Co

## Data Quality

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