

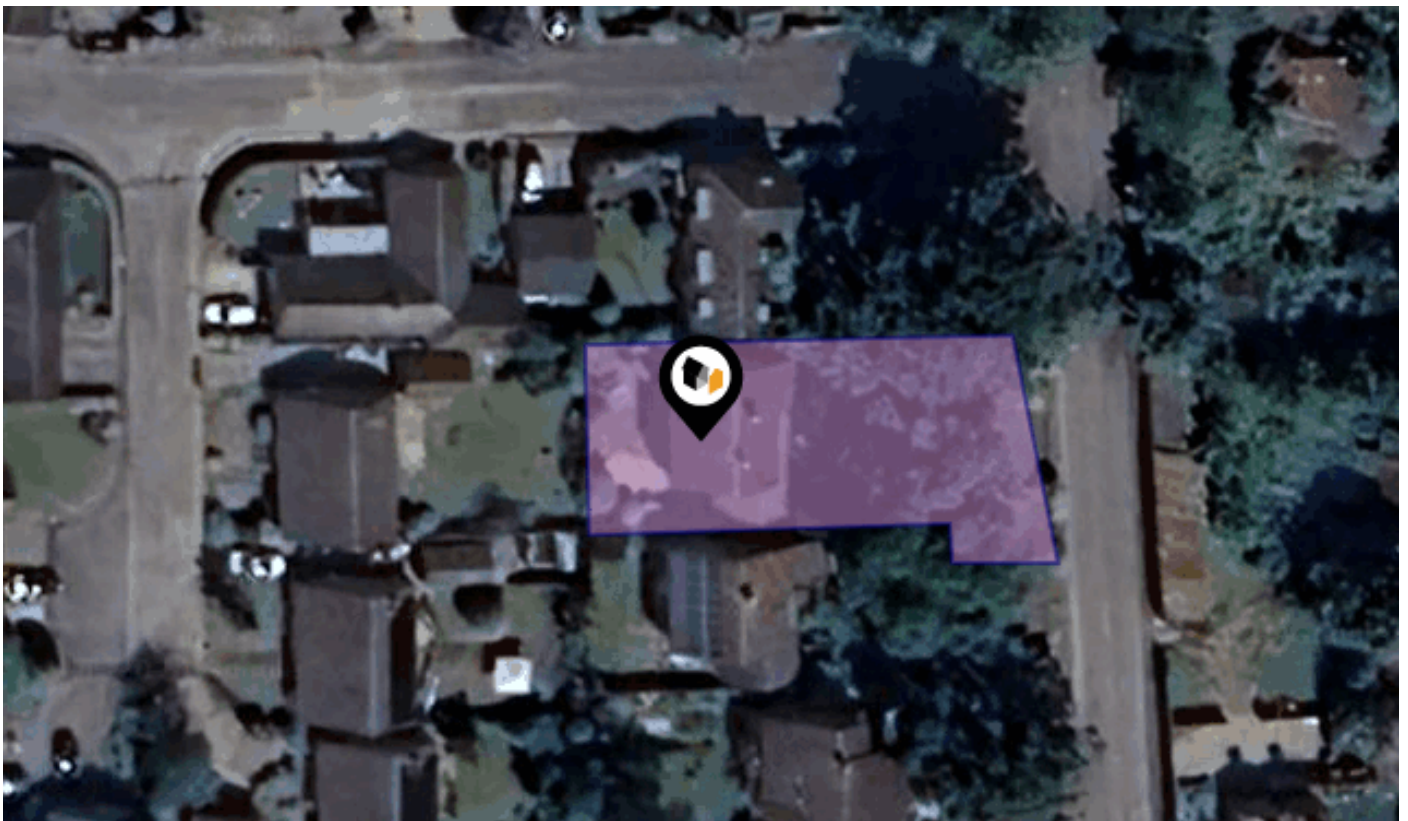


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MIR: Material Info

The Material Information Affecting this Property

Monday 01st July 2024



CHURCH LANE, ABINGTON, CAMBRIDGE, CB21

Cooke Curtis & Co

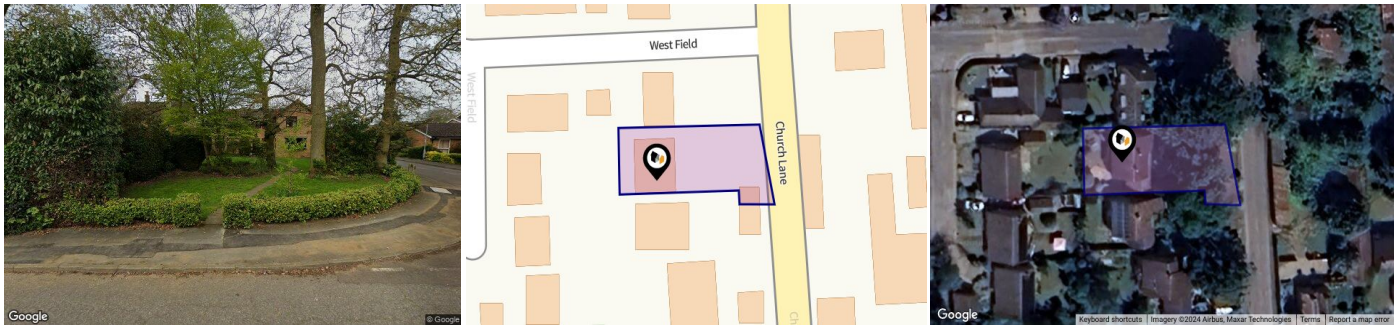
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,786 ft ² / 166 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB248220		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	50 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Bancroft Farm Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/3921/19/FL
Decision: Decided
Date: 24th November 2020
Description: Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S/1388/19/FL)
Reference - 21/03039/FUL
Decision: Decided
Date: 12th August 2021
Description: Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.
Reference - S/1388/19/FL
Decision: Withdrawn
Date: 12th April 2019
Description: Erection of 6no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works
Reference - S/1388/19/FL
Decision: Withdrawn
Date: 12th April 2019
Description: Erection of 6no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works

Planning records for: *Bancroft Farm Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/3921/19/FL
Decision: Decided
Date: 24th November 2020
Description: Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S/1388/19/FL)
Reference - 21/03039/FUL
Decision: Decided
Date: 29th June 2021
Description: Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.
Reference - 21/03039/FUL
Decision: Decided
Date: 12th August 2021
Description: Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.
Reference - S/3921/19/FL
Decision: Decided
Date: 24th November 2020
Description: Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S/1388/19/FL)

Planning records for: *Plot 4 Westside St Neots Road Caldecote Cambridgeshire*

Reference - 20/01544/CONDA	
Decision:	Awaiting decision
Date:	20th August 2021
Description:	Discharge of condition 3 (Finished Floor Levels), 4 (Arboricultural Method Statement), 5 (Drainage), 8 (Traffic Management Plan) and 10 (Ecology Mitigation Strategy) of planning permission

Reference - 20/01544/CONDA	
Decision:	Awaiting decision
Date:	20th August 2021
Description:	Discharge of condition 3 (Finished Floor Levels), 4 (Arboricultural Method Statement), 5 (Drainage), 8 (Traffic Management Plan) and 10 (Ecology Mitigation Strategy) of planning permission

Planning records for: *2 Church Lane Little Abington Cambridgeshire CB21 6BQ*

Reference - S/2547/17/FL	
Decision:	Decided
Date:	20th July 2017
Description:	Combine the kitchen & dining room & construct a single storey extension to the space. remove the gates off the front of the drive. Re-position the oil tank & adjust the off road car parking space.

Planning records for: *Scout Hut Cambridgeshire County Scout Camp Site Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/0893/11	
Decision:	Decided
Date:	17th May 2011
Description:	Erection of new scout headquarters building toilet/ shower block and extension to existing training building and erection of three detached bungalows with covered car parking following demolition of existing buildings.

Planning records for: *Scout Hut Cambridgeshire County Scout Camp Site Church Lane Little Abington Cambridgeshire CB21 6BQ*

Reference - S/0435/10/F
Decision: Decided
Date: 23rd March 2010
Description: Erection of new scout headquarters building extension to existing training building and erection of three detached dwellings

Planning records for: *6 Church Lane Little Abington Cambridgeshire CB21 6BQ*

Reference - S/1662/08/F
Decision: Decided
Date: 26th September 2008
Description: Re roofing of outhouse with slate roof

Planning records for: *10 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/0908/13/FL
Decision: Decided
Date: 29th April 2013
Description: Two storey side extension single storey rear extension decking to rear.

Reference - S/0277/13/FL
Decision: Decided
Date: 08th February 2013
Description: Two storey side extension single storey front and rear extension.

Planning records for: *12 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/0913/17/FL	
Decision:	Decided
Date:	20th March 2017
Description:	Two storey side and rear extensions and single storey front extension

Planning records for: *14 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/1399/16/NM	
Decision:	Decided
Date:	22nd June 2016
Description:	Non material amendment to planning consent S/1349/15/FL for erection of part two storey part single storey extensions to the side and rear of the dwelling to add anthracite grey RAL 7016 window and door frames as material finish

Reference - S/1349/15/FL	
Decision:	Decided
Date:	25th May 2015
Description:	Erection of part two storey part single storey extensions to the side and rear of the dwelling.

Reference - S/0873/14/FL	
Decision:	Decided
Date:	14th April 2014
Description:	Two storey side and rear extensions

Planning records for: *15 Church Lane Little Abington Cambridgeshire CB21 6BQ*

Reference - 23/02818/HFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Single Storey Front Extension.

Reference - 23/02818/HFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Single Storey Front Extension.

Reference - 23/01368/HHFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Removal of existing conservatory, and replace with a single storey rear extension

Reference - 23/02818/HFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Single Storey Front Extension.

Planning records for: *15 Church Lane Little Abington Cambridgeshire CB21 6BQ*

Reference - 23/01368/HHFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Removal of existing conservatory, and replace with a single storey rear extension

Reference - 23/01368/HHFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Removal of existing conservatory, and replace with a single storey rear extension

Reference - 23/02820/S73	
Decision:	Decided
Date:	21st July 2023
Description:	S73 to vary condition 2 (approved drawings) of ref 21/03834/HFUL (Single storey rear extension following the demolition of the existing conservatory, replacement doors and windows and render to external walls) for change of mono-pitch roof with velux windows to a flat roof with a roof lantern and associated fenestration changes.

Planning records for: *20 Church Lane Little Abington Cambridge CB21 6BQ*

Reference - S/1749/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Single storey front extension to garage

Planning records for: *20 Church Lane Little Abington Cambridge CB21 6BQ*

Reference - S/1749/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Single storey front extension to garage

Reference - S/1749/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Single storey front extension to garage

Planning records for: *30A Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - 20/04343/HFUL	
Decision:	Decided
Date:	21st November 2020
Description:	One Storey Extensions

Reference - 20/04343/NMA1	
Decision:	Decided
Date:	24th February 2021
Description:	Non-material amendment to ref: 20/04343/HFUL (Single storey front extension to form a study) to reduce the size to original extension.

Planning records for: *30A Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - 20/04343/HFUL
Decision: Awaiting decision
Date: 13th October 2020
Description: Single storey front extensions to form a study and carport. Hedge removed and replaced with brick wall.
Reference - 20/04343/NMA1
Decision: Decided
Date: 24th February 2021
Description: Non-material amendment to ref: 20/04343/HFUL (Single storey front extension to form a study) to reduce the size to original extension.
Reference - 20/04343/NMA1
Decision: Decided
Date: 09th March 2021
Description: Non-material amendment to ref 20/04343/HFUL (Single storey front extension to form a study) to reduce the size to original extension.
Reference - 20/04343/HFUL
Decision: Decided
Date: 21st November 2020
Description: One Storey Extensions

Planning records for: *The Old Vicarage 33 Church Lane LITTLE ABINGTON CB21 6BQ*

Reference - S/2395/16/FL
Decision: Decided
Date: 28th October 2016
Description: Retrospective planning application for carport gymnasium and windbreak enclosure to hot tub
Reference - S/1856/08/F
Decision: Decided
Date: 04th November 2008
Description: Alterations to former coach house house & stables (retrospective application)
Reference - S/1857/08/LB
Decision: Decided
Date: 04th November 2008
Description: Internal & external alterations & conversion of former coachhouse stables & stores to hobbies rooms wet room & sauna. (Regularisation of unauthorised works).
Reference - 21/0519/TTCA
Decision: Decided
Date: 18th April 2021
Description: T1-Tree of Heaven-remove low limb, and reduce overall canopy by upto 2 metres T2- Tree of Heaven- fell to ground level

Planning records for: **33 Church Lane Little Abington CB21 6BQ**

Reference - 21/0519/TTCA
Decision: Decided
Date: 19th April 2021
Description: T1-Tree of Heaven-remove low limb, and reduce overall canopy by upto 2 metresT2- Tree of Heaven- fell to ground level
Reference - 23/0232/TTCA
Decision: Withdrawn
Date: 20th March 2023
Description: 1) T 10 Willow Removal of deadwood 2) T11 Poplar Removal of deadwood 3) G12 Removal of dead tree4) G20 Robina - remove ivy 5)T22 Removal of dead tree
Reference - 23/0232/TTCA
Decision: Decided
Date: 28th February 2023
Description: 1) T 10 Willow Removal of deadwood 2) T11 Poplar Removal of deadwood 3) G12 Removal of dead tree4) G20 Robina - remove ivy 5)T22 Removal of dead tree
Reference - 23/02712/LBC
Decision: Decided
Date: 13th July 2023
Description: Repairs to damage chimney to include repointing if possible or demolition and rebuild.

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 23/02712/LBC	
Decision:	Decided
Date:	13th July 2023
Description:	Repairs to damage chimney to include repointing if possible or demolition and rebuild.

Reference - 23/04020/LBC	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.

Reference - 23/04019/HFUL	
Decision:	Decided
Date:	06th November 2023
Description:	Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.

Reference - 23/04019/HFUL	
Decision:	Decided
Date:	20th October 2023
Description:	Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.

Planning records for: **33 Church Lane Little Abington CB21 6BQ**

Reference - 21/0519/TTCA	
Decision:	Decided
Date:	19th April 2021
Description:	T1-Tree of Heaven-remove low limb, and reduce overall canopy by upto 2 metresT2- Tree of Heaven- fell to ground level

Reference - 23/04020/LBC	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.

Reference - 23/0232/TTCA	
Decision:	Withdrawn
Date:	20th March 2023
Description:	1) T 10 Willow Removal of deadwood 2) T11 Poplar Removal of deadwood 3) G12 Removal of dead tree4) G20 Robina - remove ivy 5)T22 Removal of dead tree

Reference - 23/01359/COA	
Decision:	Decided
Date:	13th July 2023
Description:	Solar farm and associated development, to include perimeter fencing, access tracks, transformer stations and associated infrastructure.

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 23/01359/COA
Decision: Decided
Date: 13th July 2023
Description: Solar farm and associated development, to include perimeter fencing, access tracks, transformer stations and associated infrastructure.
Reference - 23/02712/LBC
Decision: Decided
Date: 13th July 2023
Description: Repairs to damage chimney to include repointing if possible or demolition and rebuild.
Reference - 23/04019/HFUL
Decision: Awaiting decision
Date: 06th November 2023
Description: Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.
Reference - 23/00777/TRE
Decision: Decided
Date: 13th July 2023
Description: T1 Hazelnut - Fell to ground level as nearly dead.

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 23/01359/COA	
Decision:	Decided
Date:	13th July 2023
Description:	Solar farm and associated development, to include perimeter fencing, access tracks, transformer stations and associated infrastructure.

Reference - 23/04020/LBC	
Decision:	Decided
Date:	20th October 2023
Description:	Single storey extension to front, single storey extension to side, single storey infill extension to rear, repairs to house and associated outbuildings including infill extension.

Reference - 23/00356/TREE	
Decision:	Decided
Date:	28th February 2023
Description:	T1 Lime - reduce the height by 4m due to fungal decay in the trunk.

Reference - 23/00356/TREE	
Decision:	Decided
Date:	28th February 2023
Description:	T1 Lime - reduce the height by 4m due to fungal decay in the trunk.

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 23/00356/TREE
Decision: Decided
Date: 28th February 2023
Description: T1 Lime - reduce the height by 4m due to fungal decay in the trunk.
Reference - 23/01317/HHFUL
Decision: Decided
Date: 13th July 2023
Description: Erection of 2 dormers on southern roof elevation. (Retrospective)
Reference - 23/01317/HHFUL
Decision: Decided
Date: 13th July 2023
Description: Erection of 2 dormers on southern roof elevation. (Retrospective)
Reference - 23/80419/COND
Decision: Decided
Date: 20th October 2023
Description: Discharge of Condition 9 (Archaeology) for 19/02341/LBC

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - F/YR23/0953/F
Decision: Decided
Date: 20th October 2023
Description: Erect a single-storey rear extension to existing dwelling and a single-storey rear extension to existing garage
Reference - F/YR23/0953/F
Decision: Decided
Date: 20th October 2023
Description: Erect a single-storey rear extension to existing dwelling and a single-storey rear extension to existing garage
Reference - 23/02018/HHFUL
Decision: Decided
Date: 20th October 2023
Description: Retrospective application for Greenhouse, Shed and Solar Panels
Reference - F/YR23/0953/F
Decision: Decided
Date: 20th October 2023
Description: Erect a single-storey rear extension to existing dwelling and a single-storey rear extension to existing garage

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - F/YR23/0953/F
Decision: Decided
Date: 20th October 2023
Description: Erect a single-storey rear extension to existing dwelling and a single-storey rear extension to existing garage
Reference - 23/80419/COND
Decision: Decided
Date: 20th October 2023
Description: Discharge of Condition 9 (Archaeology) for 19/02341/LBC
Reference - 23/02018/HHFUL
Decision: Decided
Date: 20th October 2023
Description: Retrospective application for Greenhouse, Shed and Solar Panels
Reference - 23/02018/HHFUL
Decision: Decided
Date: 20th October 2023
Description: Retrospective application for Greenhouse, Shed and Solar Panels

Planning records for: **33 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 23/02018/HHFUL	
Decision:	Decided
Date:	20th October 2023
Description:	Retrospective application for Greenhouse, Shed and Solar Panels

Planning records for: **35 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - S/1387/18/FL	
Decision:	Decided
Date:	27th April 2018
Description:	Part demolition and rebuilding of boundary wall with repairs and associated works

Reference - S/1388/18/LB	
Decision:	Decided
Date:	12th April 2018
Description:	Part demolition and rebuilding of boundary wall with repairs and associated works

Reference - S/0086/18/LD	
Decision:	Decided
Date:	08th January 2018
Description:	Certificate of lawful development for proposed repair to the boundary walls.

Planning records for: **36A Church Lane Little Abington CB21 6BQ**

<p>Reference - 21/1257/TTCA</p> <p>Decision: Awaiting decision</p> <hr/> <p>Date: 30th September 2021</p> <hr/> <p>Description: To FELL 1no silver birch. low amenity tree in rear car parking area, growing towards house causing drainage problems with annual leaf drop also excessive shading to front room</p>
<p>Reference - 21/1257/TTCA</p> <p>Decision: Withdrawn</p> <hr/> <p>Date: 27th September 2021</p> <hr/> <p>Description: To FELL 1no silver birch. low amenity tree in rear car parking area, growing towards house causing drainage problems with annual leaf drop also excessive shading to front room</p>
<p>Reference - 21/1257/TTCA</p> <p>Decision: Awaiting decision</p> <hr/> <p>Date: 30th September 2021</p> <hr/> <p>Description: To FELL 1no silver birch. low amenity tree in rear car parking area, growing towards house causing drainage problems with annual leaf drop also excessive shading to front room</p>
<p>Reference - 22/1157/TTCA</p> <p>Decision: Decided</p> <hr/> <p>Date: 13th October 2022</p> <hr/> <p>Description: T1 Elm - fell T2 Hawthorn remove ivyT5 Hawthorn - fellT6 Black walnut - remove dead woodT7 Cherry - remove ivyT8 Sycamore - fellT9 Elm - fellT11Apple - fellT12Cherry - FellT13Sycamore - FellT14Sycamore - FellT17 Sycamore - Fell</p>

Planning records for: **6 And 6A Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 22/1157/TTCA	
Decision:	Decided
Date:	10th October 2022
Description:	T1 Elm - fell T2 Hawthorn remove ivy T5 Hawthorn - fell T6 Black walnut - remove dead wood T7 Cherry - remove ivy T8 Sycamoe - fell T9 Elm - fell T11 Apple - fell T12 Cherry - Fell T13 Sycamore - Fell T14 Sycamore - Fell T17 Sycamore - Fell

Reference - 22/1157/TTCA	
Decision:	Decided
Date:	13th October 2022
Description:	T1 Elm - fell T2 Hawthorn remove ivy T5 Hawthorn - fell T6 Black walnut - remove dead wood T7 Cherry - remove ivy T8 Sycamoe - fell T9 Elm - fell T11 Apple - fell T12 Cherry - Fell T13 Sycamore - Fell T14 Sycamore - Fell T17 Sycamore - Fell

Reference - 20/02381/CONDF	
Decision:	Decided
Date:	10th October 2022
Description:	Submission of details required by condition 9 (Footway) and 18 (Contamination) of planning permission 20/02381/FUL

Planning records for: **36 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ**

Reference - S/3937/19/TC	
Decision:	Decided
Date:	13th November 2019
Description:	Trees as numbered on accompanying TREE LOCATION PLAN - ZIMMERN / 001 T011 Beech Raise crown to 3.0 metres all round taking care to maintain natural canopy line. T012 Cherry and 3 fruit trees Top and fell to ground level. T009 Hawthorn Coppice.

Planning records for: *36 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/3937/19/TC	
Decision:	Decided
Date:	13th November 2019
Description:	Trees as numbered on accompanying TREE LOCATION PLAN - ZIMMERN / 001 T011 Beech Raise crown to 3.0 metres all round taking care to maintain natural canopy line. T012 Cherry and 3 fruit trees Top and fell to ground level. T009 Hawthorn Coppice.

Reference - S/3937/19/TC	
Decision:	Decided
Date:	13th November 2019
Description:	Trees as numbered on accompanying TREE LOCATION PLAN - ZIMMERN / 001 T011 Beech Raise crown to 3.0 metres all round taking care to maintain natural canopy line. T012 Cherry and 3 fruit trees Top and fell to ground level. T009 Hawthorn Coppice.

Reference - S/1857/15/FL	
Decision:	Decided
Date:	21st July 2015
Description:	Extension and remodeling of existing dwelling including the demolition of single storey front conservatory and outbuildings.

Planning records for: *The Croft 38 Church Lane Little Abington CB21 6BQ*

Reference - S/2225/16/FL	
Decision:	Decided
Date:	17th August 2016
Description:	Demolish the existing dwelling and garage to replace it with a new larger house.

Planning records for: **38 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ**

Reference - S/0871/19/FL	
Decision:	Decided
Date:	04th March 2019
Description:	Replacement dwelling with additional proposed Carport Structure and PV Solar Panels to the rear ground floor flat roof structure.

Reference - S/0871/19/FL	
Decision:	Decided
Date:	04th March 2019
Description:	Replacement dwelling with additional proposed Carport Structure and PV Solar Panels to the rear ground floor flat roof structure.

Reference - S/0871/19/FL	
Decision:	Decided
Date:	04th March 2019
Description:	Replacement dwelling with additional proposed Carport Structure and PV Solar Panels to the rear ground floor flat roof structure.

Planning records for: **43 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ**

Reference - 21/03908/S73	
Decision:	Decided
Date:	26th August 2021
Description:	S73 removal of condition 2 (tying occupancy in conjunction with 160 acres of land) of planning permission SC/52/126

Planning records for: **43 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ**

Reference - 21/03908/S73	
Decision:	Decided
Date:	31st August 2021
Description:	S73 Variation of condition 2 (Occupation) of planning permission SC/52/126

Reference - 21/03908/S73	
Decision:	Decided
Date:	31st August 2021
Description:	S73 Variation of condition 2 (Occupation) of planning permission SC/52/126

Planning records for: **53 CHURCH LANE Little Abington Cambridge Cambridgeshire CB21 6BQ**

Reference - S/2216/16/FL	
Decision:	Decided
Date:	22nd August 2016
Description:	Demolish existing conservatory and replace with a single storey garden room

Reference - S/1846/11	
Decision:	Decided
Date:	16th September 2011
Description:	Single storey side extension and conversion of garage to provide habitable accommodation

Planning records for: **53 Church Lane Little Abington Cambridgeshire CB21 6BQ**

Reference - 22/03027/HFUL	
Decision:	Decided
Date:	22nd July 2022
Description:	Single story rear extension replacing existing conservatory and re-cladding of existing rear dormer.

Reference - 22/01639/PRIOR	
Decision:	Withdrawn
Date:	01st April 2022
Description:	Single storey rear extension replacing existing conservatory.

Reference - 22/03027/HFUL	
Decision:	Decided
Date:	04th July 2022
Description:	Single story rear extension replacing existing conservatory and re-cladding of existing rear dormer.

Reference - 22/01639/PRIOR	
Decision:	Withdrawn
Date:	22nd April 2022
Description:	Single storey rear extension replacing existing conservatory.

Planning records for: *53 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - 22/01639/PRIOR
Decision: Withdrawn
Date: 22nd April 2022
Description: Single storey rear extension replacing existing conservatory.
Reference - 22/03027/HFUL
Decision: Decided
Date: 22nd July 2022
Description: Single story rear extension replacing existing conservatory and re-cladding of existing rear dormer.
Reference - S/1231/18/COND67A
Decision: Withdrawn
Date: 01st April 2022
Description: Submission of details required by condition 67 (Site Wide Remediation) of outline permission S/1231/18/OL
Reference - 22/03016/HFUL
Decision: Decided
Date: 04th July 2022
Description: Single storey side/rear extension.

Planning records for: *55 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/1519/13/FL	
Decision:	Decided
Date:	11th July 2013
Description:	Single storey side & rear extension

Planning records for: *57 Church Lane Little Abington Cambridge Cambridgeshire CB21 6BQ*

Reference - S/1279/17/TP	
Decision:	Decided
Date:	10th April 2017
Description:	Oak - O1 - Reduce crown by 30% as it overhangs drive garden and overshadows property. Beech - B1 - Reduce crown by 30% as it overhangs drive garden and overshadows property.

Reference - S/0968/09/F	
Decision:	Decided
Date:	03rd July 2009
Description:	Extensions including 3 dormer windows

Reference - S/0609/09/F	
Decision:	Decided
Date:	05th May 2009
Description:	Extensions including 3no Dormer Windows

Planning records for: *57 Church Lane Little Abington CB21 6BQ*

Reference - 20/1435/TTPO	
Decision:	Decided
Date:	09th June 2020
Description:	TPO 0001 (1958) A2 Beech - Fell. This beech tree has previously been heavily reduced in height and is now suffering from extensive decay. There is a deep cavity halfway up the trunk (Photo 1) and there is decay in the end of each reduced stem/ limb (Photos 2, 3, 4 & 5).

Reference - 20/1435/TTPO	
Decision:	Decided
Date:	09th June 2020
Description:	TPO 0001 (1958) A2: Beech - Fell. This beech tree has previously been heavily reduced in height and is now suffering from extensive decay. There is a deep cavity halfway up the trunk (Photo 1) and there is decay in the end of each reduced stem/ limb (Photos 2, 3, 4 & 5).

Reference - 20/1435/TTPO	
Decision:	Decided
Date:	09th June 2020
Description:	TPO 0001 (1958) A2 Beech - Fell. This beech tree has previously been heavily reduced in height and is now suffering from extensive decay. There is a deep cavity halfway up the trunk (Photo 1) and there is decay in the end of each reduced stem/ limb (Photos 2, 3, 4 & 5).

Energy rating

D

Valid until 29.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

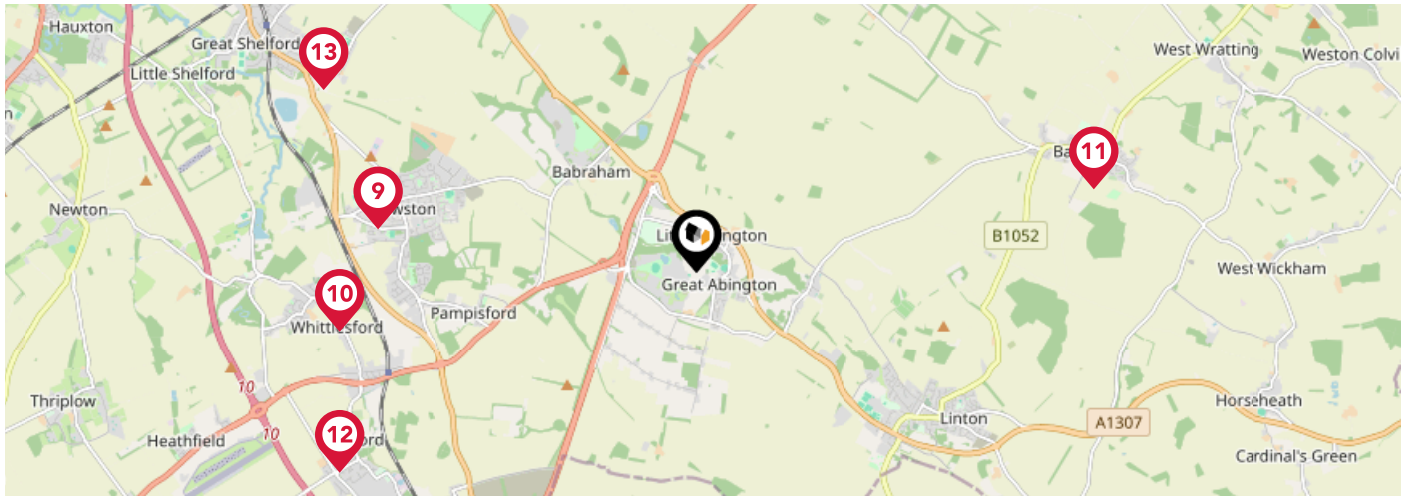
Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators oil
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	166 m ²

Other

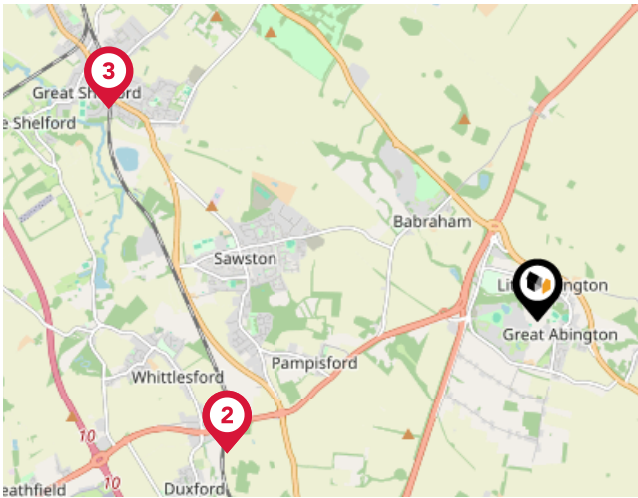
Land opposite the house is on market - the proposal is for a small, exclusive development of a few houses but the land not sold yet.



		Nursery	Primary	Secondary	College	Private
1	Great Abington Primary School Ofsted Rating: Good Pupils: 136 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Icknield Primary School Ofsted Rating: Good Pupils: 181 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Linton Village College Ofsted Rating: Requires Improvement Pupils: 871 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Granta School Ofsted Rating: Good Pupils: 142 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Linton CofE Infant School Ofsted Rating: Good Pupils: 167 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Bellbird Primary School Ofsted Rating: Good Pupils: 364 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Linton Heights Junior School Ofsted Rating: Good Pupils: 242 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

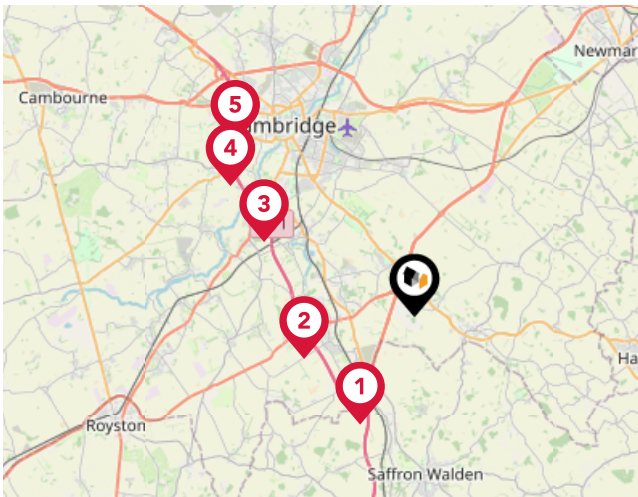


		Nursery	Primary	Secondary	College	Private
	Sawston Village College Ofsted Rating: Good Pupils: 1063 Distance:2.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 211 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meadow Primary School Ofsted Rating: Good Pupils: 198 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 214 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fulbourn Primary School Ofsted Rating: Good Pupils: 295 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 210 Distance:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Landmark International School Ofsted Rating: Requires improvement Pupils: 90 Distance:4.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



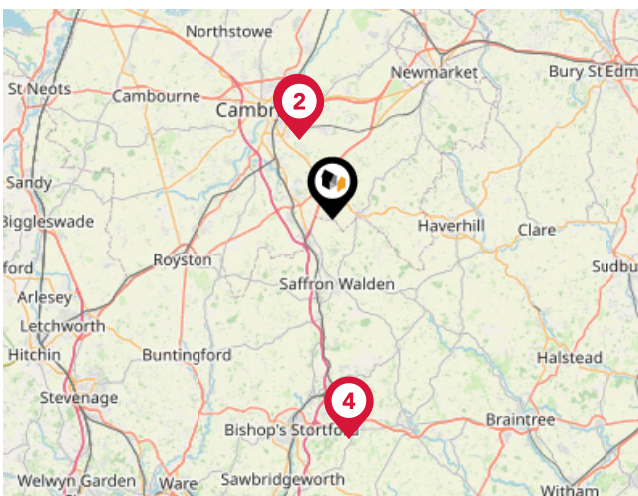
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	3.07 miles
2	Whittlesford Parkway Rail Station	3.08 miles
3	Shelford (Cambs) Rail Station	4.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4.38 miles
2	M11 J10	4.29 miles
3	M11 J11	6.11 miles
4	M11 J12	8.22 miles
5	M11 J13	9.1 miles

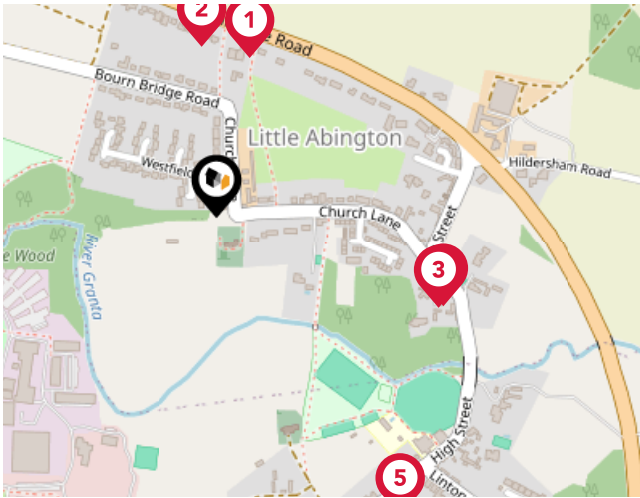


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.36 miles
2	Cambridge Airport	6.36 miles
3	Cambridge Airport	6.61 miles
4	London Stansted Airport	15.98 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Cambridge Road	0.19 miles
2	Cambridge Road	0.2 miles
3	High Street	0.27 miles
4	High Street	0.28 miles
5	Linton Road	0.4 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.



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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