

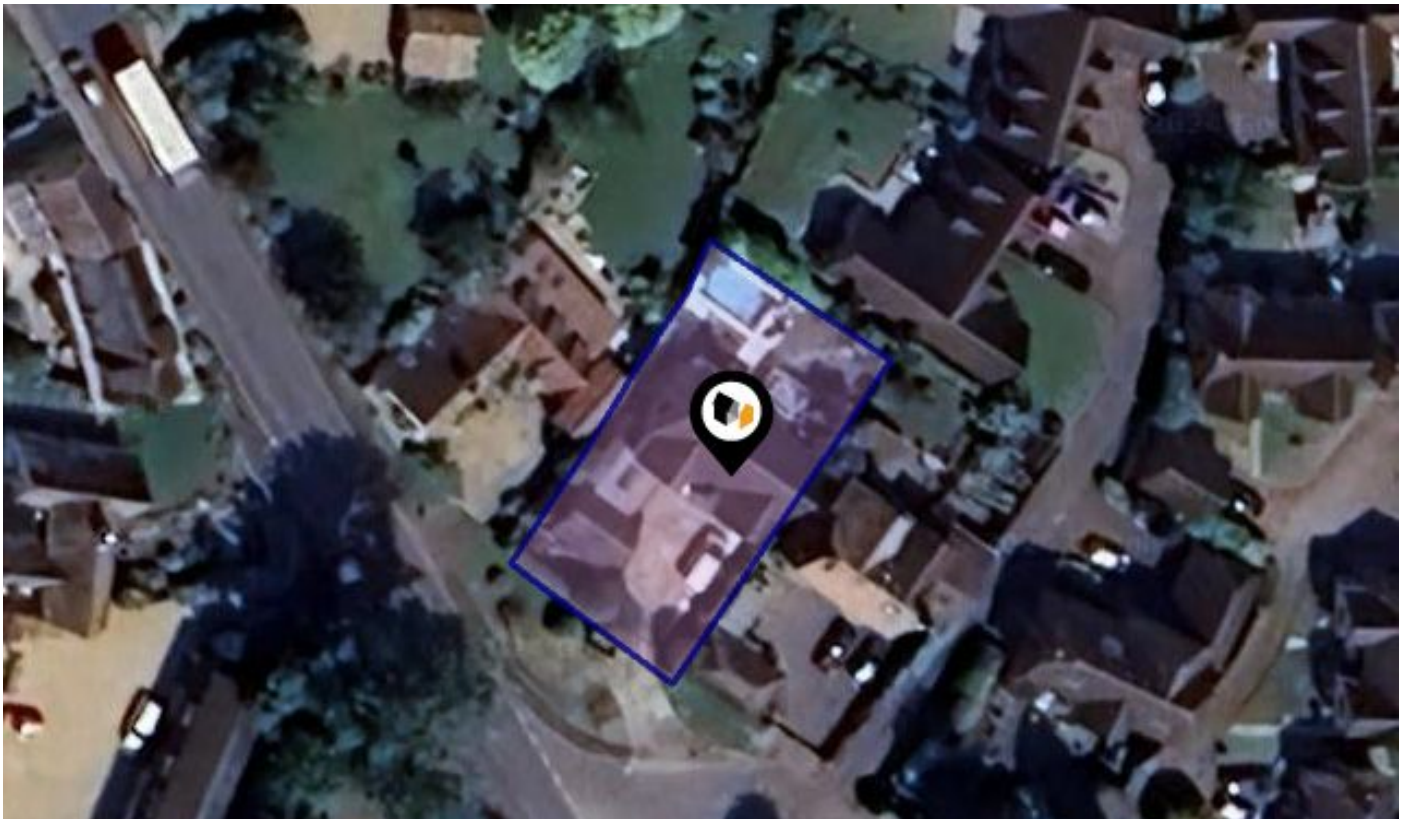


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 03rd July 2024



BALSHAM ROAD, FULBOURN, CAMBRIDGE, CB21

Cooke Curtis & Co

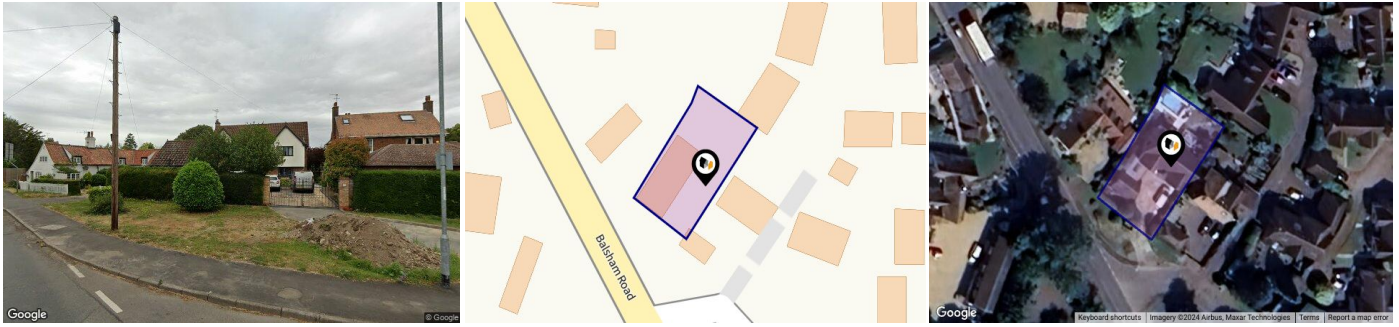
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,915 ft ² / 178 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB125527		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	51 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/4590/18/NM
Decision: Decided
Date: 07th December 2018
Description: Non material amendment of planning permission S/3396/17/FL rotating Plot 14 ninety degrees with a brick details to the South-Western elevation
Reference - S/3396/17/FL
Decision: Decided
Date: 26th September 2017
Description: Erection of an affordable (as defined within Annex 2 of the National Planning Policy Framework 2012) rural exception scheme comprising 14 dwellings along with access car parking and associated landscaping and works.
Reference - S/3292/16/FL
Decision: Decided
Date: 22nd December 2016
Description: Erection of an affordable (as defined within Annex 2 of the National Planning Policy Framework 2012) rural exception scheme comprising 15 dwellings along with access car parking and associated landscaping and works.
Reference - S/0283/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 8 (Location of fire hydrants) pursuant to planning permission S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0323/19/DC
Decision: Decided
Date: 28th January 2019
Description: Discharge of condition 6 (Surface water drainage) 7 (Finished floor levels) and 9 (Foul water drainage) pursuant to planning permission S/3396/17/FL
Reference - S/1197/19/DC
Decision: Decided
Date: 04th April 2019
Description: Discharge of conditions 17 (screened storage refuse) 18 (noise mitigation/insulation scheme) and 20 (water conservation strategy) of planning permission S/3396/17/FL for Erection of an affordable (as defined within Annex 2 of the National Planning Policy Framework 2012) rural exception scheme comprising 14 dwellings along with access car parking and associated landscaping and works.
Reference - S/2201/19/DC
Decision: Decided
Date: 24th June 2019
Description: Discharge of Conditions 9 (drainage plan) 26 (Boiler spec) and 33 (Parking lighting) of planning permission S/3396/17/FL
Reference - S/0021/20/DC
Decision: Decided
Date: 09th January 2020
Description: Discharge of condition 16 (Local Area for Play (LAP)) of planning application S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/4590/18/NM	
Decision:	Decided
Date:	07th December 2018
Description:	Non material amendment of planning permission S/3396/17/FL rotating Plot 14 ninety degrees with a brick details to the South-Western elevation

Reference - S/4590/18/NM	
Decision:	Decided
Date:	07th December 2018
Description:	Non material amendment of planning permission S/3396/17/FL rotating Plot 14 ninety degrees with a brick details to the South-Western elevation

Reference - S/0281/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 5 (Site waste management plan) pursuant to planning permission S/3396/17/FL

Reference - S/0282/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 10 (Electric vehicle (EV) charging plan) pursuant to planning permission S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0324/19/DC
Decision: Decided
Date: 28th January 2019
Description: Discharge of Conditions 13 (Swift boxes and sparrow terraces) 14 (Soft landscaping) 15 (Hard landscaping) 16 (Local area for play (LAP)) and 25 (Subdivision of the rear garden for plots 1-4) pursuant to planning permission S/3396/17/FL
Reference - S/0283/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 8 (Location of fire hydrants) pursuant to planning permission S/3396/17/FL
Reference - S/0282/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 10 (Electric vehicle (EV) charging plan) pursuant to planning permission S/3396/17/FL
Reference - S/0284/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 3 (Written scheme of investigation - Archaeology) pursuant to planning permission S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0280/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 4 (Traffic management plan) pursuant to planning permission S/3396/17/FL

Reference - S/0281/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 5 (Site waste management plan) pursuant to planning permission S/3396/17/FL

Reference - S/0323/19/DC	
Decision:	Decided
Date:	28th January 2019
Description:	Discharge of condition 6 (Surface water drainage) 7 (Finished floor levels) and 9 (Foul water drainage) pursuant to planning permission S/3396/17/FL

Reference - S/0324/19/DC	
Decision:	Decided
Date:	28th January 2019
Description:	Discharge of Conditions 13 (Swift boxes and sparrow terraces) 14 (Soft landscaping) 15 (Hard landscaping) 16 (Local area for play (LAP))) and 25 (Subdivision of the rear garden for plots 1-4) pursuant to planning permission S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/1197/19/DC	
Decision:	Decided
Date:	04th April 2019
Description:	Discharge of conditions 17 (screened storage refuse) 18 (noise mitigation/insulation scheme) and 20 (water conservation strategy) of planning permission S/3396/17/FL for Erection of an affordable (as defined within Annex 2 of the National Planning Policy Framework 2012) rural exception scheme comprising 14 dwellings along with access car parking and associated landscaping and works.

Reference - S/1878/19/AD	
Decision:	Decided
Date:	28th May 2019
Description:	Advertisement of new housing development with Homes England and South Cambridgeshire District Council

Reference - S/2201/19/DC	
Decision:	Decided
Date:	24th June 2019
Description:	Discharge of Conditions 9 (drainage plan) 26 (Boiler spec) and 33 (Parking lighting) of planning permission S/3396/17/FL

Reference - S/0021/20/DC	
Decision:	Decided
Date:	09th January 2020
Description:	Discharge of condition 16 (Local Area for Play (LAP)) of planning application S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0284/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 3 (Written scheme of investigation - Archaeology) pursuant to planning permission S/3396/17/FL
Reference - S/1878/19/AD
Decision: Decided
Date: 28th May 2019
Description: Advertisement of new housing development with Homes England and South Cambridgeshire District Council
Reference - S/0280/19/DC
Decision: Decided
Date: 23rd January 2019
Description: Discharge of condition 4 (Traffic management plan) pursuant to planning permission S/3396/17/FL
Reference - S/4590/18/NM
Decision: Decided
Date: 07th December 2018
Description: Non material amendment of planning permission S/3396/17/FL rotating Plot 14 ninety degrees with a brick details to the South-Western elevation

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0284/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 3 (Written scheme of investigation - Archaeology) pursuant to planning permission S/3396/17/FL

Reference - S/0281/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 5 (Site waste management plan) pursuant to planning permission S/3396/17/FL

Reference - S/0280/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 4 (Traffic management plan) pursuant to planning permission S/3396/17/FL

Reference - S/0323/19/DC	
Decision:	Decided
Date:	28th January 2019
Description:	Discharge of condition 6 (Surface water drainage) 7 (Finished floor levels) and 9 (Foul water drainage) pursuant to planning permission S/3396/17/FL

Planning records for: *Land West Of Balsham Road Fulbourn Cambridge CB21 5BZ*

Reference - S/0021/20/DC	
Decision:	Decided
Date:	09th January 2020
Description:	Discharge of condition 16 (Local Area for Play (LAP)) of planning application S/3396/17/FL

Reference - S/0283/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 8 (Location of fire hydrants) pursuant to planning permission S/3396/17/FL

Reference - S/0282/19/DC	
Decision:	Decided
Date:	23rd January 2019
Description:	Discharge of condition 10 (Electric vehicle (EV) charging plan) pursuant to planning permission S/3396/17/FL

Reference - S/0324/19/DC	
Decision:	Decided
Date:	28th January 2019
Description:	Discharge of Conditions 13 (Swift boxes and sparrow terraces) 14 (Soft landscaping) 15 (Hard landscaping) 16 (Local area for play (LAP))) and 25 (Subdivision of the rear garden for plots 1-4) pursuant to planning permission S/3396/17/FL

Planning records for: *Mawby Drive Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2201/19/DC	
Decision:	Decided
Date:	24th June 2019
Description:	Discharge of Conditions 9 (drainage plan) 26 (Boiler spec) and 33 (Parking lighting) of planning permission S/3396/17/FL

Reference - S/1197/19/DC	
Decision:	Decided
Date:	04th April 2019
Description:	Discharge of conditions 17 (screened storage refuse) 18 (noise mitigation/insulation scheme) and 20 (water conservation strategy) of planning permission S/3396/17/FL for Erection of an affordable (as defined within Annex 2 of the National Planning Policy Framework 2012) rural exception scheme comprising 14 dwellings along with access car parking and associated landscaping and works.

Reference - S/1878/19/AD	
Decision:	Decided
Date:	28th May 2019
Description:	Advertisement of new housing development with Homes England and South Cambridgeshire District Council

Planning records for: *2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/4334/18/DC	
Decision:	Decided
Date:	26th November 2018
Description:	Discharge of Condition 3 (details of windows and doors) of planning consent S/3225/17/FL for demolition of existing conservatory; construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations; refurbishment and replacement of some existing modern windows with new traditionally detailed windows.

Planning records for: **2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/4438/18/DC
Decision: Decided
Date: 26th November 2018
Description: Discharge of conditions 3 (windows and doors) 4 (replacement windows) 5 (solar panels extractor fan render paint finish and pergola and porch) 6 (gutters and drainpipes) and 7 (rooflights) of planning consent S/3226/17//LB for demolition of existing conservatory; construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations; refurbishment and replacement of some existing modern windows with new traditionally detailed windows.
Reference - S/3338/18/DC
Decision: Decided
Date: 03rd September 2018
Description: Discharge of Conditions 3(Materials) 4 (Tree Protection) of Planning Permission S/3225/17/FL
Reference - S/3630/18/DC
Decision: Decided
Date: 03rd September 2018
Description: Discharge of Conditions 3 (Windows & Doors) 4 (Window Type/Style) 5 (Precise Details) 6 (Gutters & Drainpipes) 7 (Rooflights) 8 (Slate) & 9 (Roof Tiles) of Planning Permission S/3226/17/LB
Reference - S/3225/17/FL
Decision: Decided
Date: 15th September 2017
Description: Demolition of existing conservatory; construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations; refurbishment and replacement of some existing modern windows with new traditionally detailed windows.

Planning records for: *College Farmhouse 2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/3226/17/LB	
Decision:	Decided
Date:	15th September 2017
Description:	Demolition of existing conservatory; construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations; refurbishment and replacement of some existing modern windows with new traditionally detailed windows.

Reference - S/0813/15/LB	
Decision:	Decided
Date:	24th March 2015
Description:	Re-roof East and Part of North South and West Sections of Pitched Roof

Reference - S/2691/14/DC	
Decision:	Decided
Date:	11th November 2014
Description:	Discharge of Conditions 2 (On site meeting) 3 (Tile Sample) & 4 (Matching Tiles) of Listed Building Consent S/2290/14/LB for Re-roof a section of pitched rear roof and flat roof

Reference - S/2290/14/LB	
Decision:	Decided
Date:	23rd September 2014
Description:	Re-roof a section of pitched rear roof and flat roof

Planning records for: *2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/4438/18/DC
Decision: Decided
Date: 15th November 2018
Description: Discharge of conditions 3 (windows and doors) 4 (replacement windows) 5 (solar panels extractor fan render paint finish and pergola and porch) 6 (gutters and drainpipes) and 7 (rooflights) of planning consent S/3226/17//LB for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.
Reference - S/2814/19/TC
Decision: Decided
Date: 13th August 2019
Description: T1 Mauve Prunus Reduce lateral branches by 2/3m back to boundary to allow more light to garden
Reference - S/4334/18/DC
Decision: Decided
Date: 15th November 2018
Description: Discharge of Condition 3 (details of windows and doors) of planning consent S/3225/17/FL for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.
Reference - 20/1061/TTCA
Decision: Decided
Date: 10th February 2020
Description: Prunus cerasifera nigra (Black Cherry) T1 on sketch plan Reduce crown by 1.5-2m - to contain size of tree and prevent over-shading of neighbours property (tree has previously had crown reduction work done by former owner of property).

Planning records for: *2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/4334/18/DC
Decision: Decided
Date: 15th November 2018
Description: Discharge of Condition 3 (details of windows and doors) of planning consent S/3225/17/FL for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.
Reference - 20/1061/TTCA
Decision: Decided
Date: 10th February 2020
Description: Prunus cerasifera 'nigra' (Black Cherry) T1 on sketch plan Reduce crown by 1.5-2m - to contain size of tree and prevent over-shading of neighbour's property (tree has previously had crown reduction work done by former owner of property).
Reference - S/2814/19/TC
Decision: Decided
Date: 13th August 2019
Description: T1 Mauve Prunus Reduce lateral branches by 2/3m back to boundary to allow more light to garden
Reference - S/4438/18/DC
Decision: Decided
Date: 15th November 2018
Description: Discharge of conditions 3 (windows and doors) 4 (replacement windows) 5 (solar panels extractor fan render paint finish and pergola and porch) 6 (gutters and drainpipes) and 7 (rooflights) of planning consent S/3226/17//LB for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.

Planning records for: *2 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/4438/18/DC
<p>Decision: Decided</p>
<p>Date: 15th November 2018</p>
<p>Description: Discharge of conditions 3 (windows and doors) 4 (replacement windows) 5 (solar panels extractor fan render paint finish and pergola and porch) 6 (gutters and drainpipes) and 7 (rooflights) of planning consent S/3226/17//LB for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.</p>
Reference - S/4334/18/DC
<p>Decision: Decided</p>
<p>Date: 15th November 2018</p>
<p>Description: Discharge of Condition 3 (details of windows and doors) of planning consent S/3225/17/FL for demolition of existing conservatory construction of single storey kitchen and study extensions to the rear of the property with associated internal alterations refurbishment and replacement of some existing modern windows with new traditionally detailed windows.</p>
Reference - 20/1061/TTCA
<p>Decision: Decided</p>
<p>Date: 10th February 2020</p>
<p>Description: Prunus cerasifera nigra (Black Cherry) T1 on sketch plan Reduce crown by 1.5-2m - to contain size of tree and prevent over-shading of neighbours property (tree has previously had crown reduction work done by former owner of property).</p>
Reference - S/2814/19/TC
<p>Decision: Decided</p>
<p>Date: 13th August 2019</p>
<p>Description: T1 Mauve Prunus Reduce lateral branches by 2/3m back to boundary to allow more light to garden</p>

Planning records for: **3 Balsham Road Fulbourn CB21 5BZ**

Reference - 21/1071/TTCA	
Decision:	Decided
Date:	26th August 2021
Description:	Elder & Ivy (T1) - fellAsh (T2) - fellElder (T3) - fell

Reference - 21/1071/TTCA	
Decision:	Decided
Date:	25th August 2021
Description:	Elder & Ivy (T1) - fellAsh (T2) - fellElder (T3) - fell

Reference - 21/1071/TTCA	
Decision:	Decided
Date:	26th August 2021
Description:	Elder & Ivy (T1) - fellAsh (T2) - fellElder (T3) - fell

Planning records for: **6 Balsham Road Fulbourn CB21 5BZ**

Reference - 21/03111/HFUL	
Decision:	Decided
Date:	22nd July 2021
Description:	Loft conversion and the installation of 5 roof lights.

Planning records for: **6 Balsham Road Fulbourn CB21 5BZ**

Reference - 21/03111/HFUL	
Decision:	Decided
Date:	05th July 2021
Description:	Loft conversion and the installation of 5 roof lights.

Reference - 21/03111/HFUL	
Decision:	Decided
Date:	22nd July 2021
Description:	Loft conversion and the installation of 5 roof lights.

Planning records for: **7 Balsham Road Fulbourn Cambridge CB21 5BZ**

Reference - S/0076/18/TC	
Decision:	Decided
Date:	09th January 2018
Description:	T1 - Acer: re-reduce the crown reducing the height to one metre above the previous reduction points and cutting back the sides by two metres to re-balance the crown.

Reference - 21/0475/TTCA	
Decision:	Decided
Date:	08th April 2021
Description:	<p>Juniper (T1) - fell because of excessive shading and low amenity value. Extremely close to the front elevation of the house, so may potentially cause structural problems to the house. For purposes of utility of the front garden and in order to maximise other planting requirement to fell the tree. Replant of betula albosinensis fascination opposite to the house (approximately 3 metres from the current juniper) Laburnum (T2) - fell because of position in the hedge/proposed new acoustic fencing. New garden design to increase the number of species of plants and enhance the appearance of the front of the house with the construction of acoustic fencing due to high noise levels of the adjacent road (see sound engineer report). Laurel (T3) multi-stemmed shrub, but some stems now >75mm. Fell because of excessive shading of the house, low amenity value, close proximity to the structure of the house. Replanting of a hydrangea approximately 2 metres from the current site of the laurel and other plants/shrubs incorporated in the new design.</p>

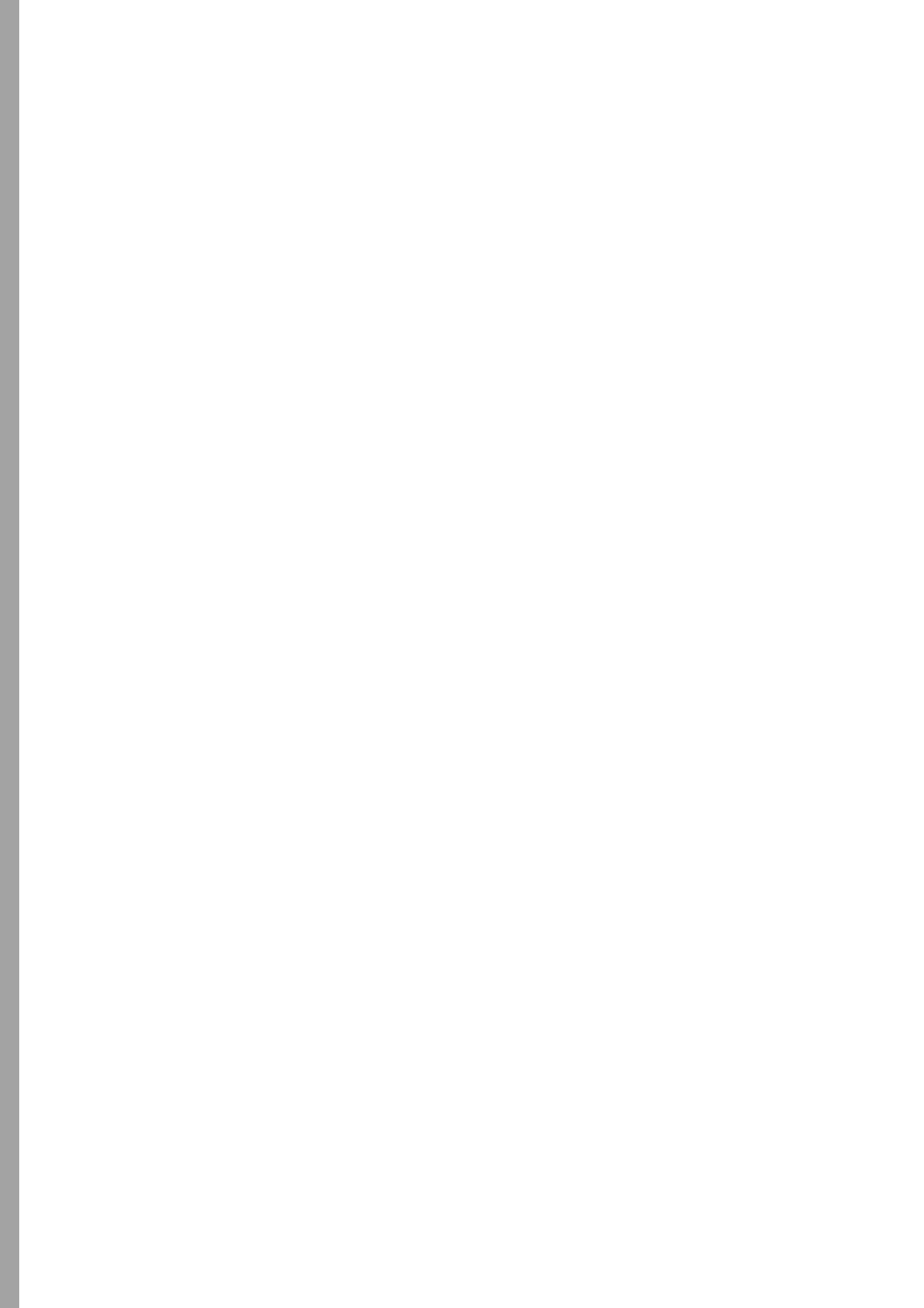
Planning records for: **7 Balsham Road Fulbourn CB21 5BZ**

Reference - 21/03515/FUL	
Decision:	Decided
Date:	09th August 2021
Description:	Conversion of existing stable, store and hay loft into habitable accommodation, together with extension to create garage and store.

Reference - S/4421/19/TC	
Decision:	Decided
Date:	17th December 2019
Description:	T1 Chamaecyparis lawsoniana (Lawson Cypress) - reduce height to 2.5 - 3m. T2 Quercus ilex (Holm Oak) - reduce height to 3 - 3.5m (maintain as topiary) T3 Buddleia - remove

Reference - S/4421/19/TC	
Decision:	Decided
Date:	17th December 2019
Description:	T1 Chamaecyparis lawsoniana (Lawson Cypress) - reduce height to 2.5 - 3m. T2 Quercus ilex (Holm Oak) - reduce height to 3 - 3.5m (maintain as topiary) T3 Buddleia - remove

Reference - 21/03515/FUL	
Decision:	Decided
Date:	29th July 2021
Description:	Conversion of existing stable, store and hay loft into habitable accommodation, together with extension to create garage and store.



Planning records for: **7 Balsham Road Fulbourn CB21 5BZ**

Reference - 21/0475/TTCA	
Decision:	Decided
Date:	05th April 2021
Description:	
<p>Juniper (T1) - fell because of excessive shading and low amenity value. Extremely close to the front elevation of the house, so may potentially cause structural problems to the house. For purposes of utility of the front garden and in order to maximise other planting requirement to fell the tree. Replant of betula albosinesis fascination opposite to the house (approximately 3 metres from the current juniper) Laburnum (T2) - fell because of position in the hedge/proposed new acoustic fencing. New garden design to increase the number of species of plants and enhance the appearance of the front of the house with the construction of acoustic fencing due to high noise levels of the adjacent road (see sound engineer report). Laurel (T3): multi-stemmed shrub, but some stems now >75mm. Fell because of excessive shading of the house, low amenity value, close proximity to the structure of the house. Replanting of a hydrangea approximately 2 metres from the current site of the laurel and other plants/shrubs incorporated in the new design.</p>	

Reference - 21/0475/TTCA	
Decision:	Decided
Date:	08th April 2021
Description:	
<p>Juniper (T1) - fell because of excessive shading and low amenity value. Extremely close to the front elevation of the house, so may potentially cause structural problems to the house. For purposes of utility of the front garden and in order to maximise other planting requirement to fell the tree. Replant of betula albosinesis fascination opposite to the house (approximately 3 metres from the current juniper) Laburnum (T2) - fell because of position in the hedge/proposed new acoustic fencing. New garden design to increase the number of species of plants and enhance the appearance of the front of the house with the construction of acoustic fencing due to high noise levels of the adjacent road (see sound engineer report). Laurel (T3) multi-stemmed shrub, but some stems now >75mm. Fell because of excessive shading of the house, low amenity value, close proximity to the structure of the house. Replanting of a hydrangea approximately 2 metres from the current site of the laurel and other plants/shrubs incorporated in the new design.</p>	

Reference - 21/03515/FUL	
Decision:	Decided
Date:	09th August 2021
Description:	
<p>Conversion of existing stable, store and hay loft into habitable accommodation, together with extension to create garage and store.</p>	

Reference - 24/0489/TTCA	
Decision:	Decided
Date:	01st May 2024
Description:	
<p>MIR - Material Info T1 - Sycamore Tree - Remove</p>	

Planning records for: **7 Balsham Road Fulbourn Cambridgeshire CB21 5BZ**

Reference - 24/00797/TRCA	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	Conifer - fell

Reference - 24/00459/FUL	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	Proposed shed and pergola in garden

Planning records for: **8 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/3150/18/TC	
Decision:	Decided
Date:	14th August 2018
Description:	Pollard lime tree at 25ft (7.62 metres) (to the level of reduced lime in neighbouring garden). Tree has inclusion bark at 1.5m

Reference - S/0067/17/DC	
Decision:	Decided
Date:	17th January 2017
Description:	Discharge of Condition 3 a) A section of the proposed wall showing details of the coping b) Design and materials of the proposed gates and c) A sample panel of brickwork (constructed on site) of Planning Application for the erection of walls S/2685/15FL.

Planning records for: **8 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/0058/17/DC
Decision: Decided
Date: 11th January 2017
Description: Discharge of Condition 3a b and c (Design samples and materials) for planning permission S/2687/15/LB erection of gates.
Reference - S/0059/17/DC
Decision: Decided
Date: 11th January 2017
Description: Discharge of Condition 3 (Approval of samples) of Planning Application S/2690/15/LB
Reference - S/1231/16/DC
Decision: Decided
Date: 12th May 2016
Description: Discharge of Conditions 3a 3b 3c of Planning Application: S/2687/15/LB
Reference - S/2682/15/FL
Decision: Decided
Date: 19th October 2015
Description: Erection of detached garage

Planning records for: *8 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2684/15/LB
Decision: Decided
Date: 19th October 2015
Description: Erection of detached garage

Reference - S/2685/15/FL
Decision: Decided
Date: 19th October 2015
Description: Erection of wall and gates

Reference - S/2687/15/LB
Decision: Decided
Date: 19th October 2015
Description: Erection of wall and gates

Reference - S/2690/15/LB
Decision: Decided
Date: 19th October 2015
Description: Re-tiling of the main house and outbuilding with clay plain tiles in place of existing concrete tiles

Planning records for: **8 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/2059/15/DC	
Decision:	Decided
Date:	05th August 2015
Description:	Discharge of Conditions 3a (Eaves Detail) 4 (Mortars plaster and render) 5 (Gutters) 6 (Timber frame floor joists and boards) of Listed Building Consent S/0973/14/LB for remove render lath sheeting and wooden laths. Repair rotten wall plate and upright studs treat frame of building install oak laths and lime chalk render

Reference - S/1603/14/DC	
Decision:	Decided
Date:	23rd July 2014
Description:	Discharge of conditions 3 (window and door details) and 4 (materials) of Listed Building Consent reference S/2418/11

Reference - S/0973/14/LB	
Decision:	Decided
Date:	16th June 2014
Description:	Remove render lath sheeting and wooden laths. Repair rotten wall plate and upright studs treat frame of building install oak laths and lime chalk render

Reference - S/1545/11	
Decision:	Decided
Date:	01st August 2011
Description:	Non-material amendment to S/0125/11

Planning records for: **8 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/0282/11
Decision: Decided
Date: 14th February 2011
Description: Erection of single-storey rear extension following demolition of existing conservatory erection of garden shed erection of gate and alterations to dwelling.
Reference - S/0283/11
Decision: Decided
Date: 14th February 2011
Description: Single-storey rear extension following demolition of existing conservatory replacement of two windows in north elevation replacement of timber boards to south elevation and replacement of UPVC rainwater goods with black cast aluminium rainwater goods. Removal of existing fence wall and gate and erection of replacement gate.
Reference - S/0125/11
Decision: Decided
Date: 26th January 2011
Description: Creation of formal garden to include brick planters pond and reduction in ground levels.
Reference - S/1061/10/F
Decision: Decided
Date: 28th June 2010
Description: Creation of formal garden to include brick planters pond & reduction in ground levels

Planning records for: **8 Balsham Road Fulbourn Cambridgeshire CB21 5BZ**

Reference - 23/01650/LBC	
Decision:	Decided
Date:	02nd May 2023
Description:	Internal alterations including the lining of two chimneys and installation of a wood burner.

Reference - 23/01650/LBC	
Decision:	Decided
Date:	02nd May 2023
Description:	Internal alterations including the lining of two chimneys and installation of a wood burner.

Reference - 23/01650/LBC	
Decision:	Decided
Date:	02nd May 2023
Description:	Internal alterations including the lining of two chimneys and installation of a wood burner.

Reference - 23/00528/FUL	
Decision:	Decided
Date:	02nd May 2023
Description:	Single storey extension linking garage to house

Planning records for: **8 Balsham Road Fulbourn Cambridgeshire CB21 5BZ**

Reference - 23/00520/TRE
Decision: Decided
Date: 02nd May 2023
Description: T1 Willow (Salix babylonica) - Fell, grind out stump and re-plant with 1 medium sized, semi-mature specimen tree. Suggested species could be Gleditsia triacanthos, Acer tataricum subsp. ginnala, Acer campestre Queen Elizabeth

Reference - 23/00528/FUL
Decision: Decided
Date: 02nd May 2023
Description: Single storey extension linking garage to house

Reference - 23/00528/FUL
Decision: Decided
Date: 02nd May 2023
Description: Single storey extension linking garage to house

Reference - 23/00520/TRE
Decision: Decided
Date: 02nd May 2023
Description: T1 Willow (Salix babylonica) - Fell, grind out stump and re-plant with 1 medium sized, semi-mature specimen tree. Suggested species could be Gleditsia triacanthos, Acer tataricum subsp. ginnala, Acer campestre Queen Elizabeth

Planning records for: **8 Balsham Road Fulbourn Cambridgeshire CB21 5BZ**

Reference - 23/00528/FUL	
Decision:	Decided
Date:	02nd May 2023
Description:	Single storey extension linking garage to house

Planning records for: **10 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/4459/18/TC	
Decision:	Decided
Date:	28th November 2018
Description:	T1 Malus var.(Blenheim Orange Apple) To reduce the crown by removal of 3-4m of re-growth from tree. Remove any dead wood and thin out the retained crown where required.

Reference - S/1649/11	
Decision:	Decided
Date:	16th August 2011
Description:	Internal alterations - Conversion of part lean-to store to utility shower room.

Reference - S/4459/18/TC	
Decision:	Decided
Date:	26th November 2018
Description:	T1 Malus var.(Blenheim Orange Apple) To reduce the crown by removal of 3-4m of re-growth from tree. Remove any dead wood and thin out the retained crown where required.

Planning records for: *10 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/4459/18/TC	
Decision:	Decided
Date:	26th November 2018
Description:	T1 Malus var.(Blenheim Orange Apple) To reduce the crown by removal of 3-4m of re-growth from tree. Remove any dead wood and thin out the retained crown where required.

Reference - S/4459/18/TC	
Decision:	Decided
Date:	26th November 2018
Description:	T1 Malus var.(Blenheim Orange Apple) To reduce the crown by removal of 3-4m of re-growth from tree. Remove any dead wood and thin out the retained crown where required.

Planning records for: *11 Balsham Road Fulbourn Cambridgeshire CB21 5BZ*

Reference - 22/03069/HFUL	
Decision:	Decided
Date:	06th July 2022
Description:	Change of materials for part of the roof

Reference - 22/03069/HFUL	
Decision:	Decided
Date:	02nd August 2022
Description:	Change of materials for part of the roof

Planning records for: *11 Balsham Road Fulbourn Cambridgeshire CB21 5BZ*

Reference - 22/03069/HFUL	
Decision:	Decided
Date:	02nd August 2022
Description:	Change of materials for part of the roof

Reference - 22/0756/TTPO	
Decision:	Decided
Date:	06th July 2022
Description:	T1 - Lime stump - Fell to ground level. Reason - Dead.T2, T4, T7 - Limes - Pollard at 3m (back to the previous pollard points).T3, T5, T6 - Limes - Fell to ground level. Reason - To allow space to replant native trees to create a more diverse garden and better space the 3 remaining Limes along the rear boundary.T8 - Ash - Fell to ground level. Reason. Self set, twin stemmed with low main union. Fell to allow space to replant with more suitable native tree.

Planning records for: *14A Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/1985/15/TC	
Decision:	Decided
Date:	14th July 2015
Description:	Remove one Lawson Cypress and One Leyland Cypress

Reference - S/4355/19/TC	
Decision:	Decided
Date:	12th December 2019
Description:	T1 x2 Betula pendula (Silver Birch) - remove trees due to conflict with street lamp access mirror and result of poor pruning (see note on site plan) T2 Ilex aquifolium (Holly) Bush - very close to inspection cover and will likely cause problems in the future - remove

Planning records for: **14A Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ**

Reference - S/4355/19/TC	
Decision:	Decided
Date:	12th December 2019
Description:	T1 x2 Betula pendula (Silver Birch) - remove trees due to conflict with street lamp access mirror and result of poor pruning (see note on site plan) T2 Ilex aquifolium (Holly) Bush - very close to inspection cover and will likely cause problems in the future - remove

Reference - S/4355/19/TC	
Decision:	Decided
Date:	12th December 2019
Description:	T1 x2 Betula pendula (Silver Birch) - remove trees due to conflict with street lamp access mirror and result of poor pruning (see note on site plan) T2 Ilex aquifolium (Holly) Bush - very close to inspection cover and will likely cause problems in the future - remove

Planning records for: **15 Balsham Road Fulbourn Cambridgeshire CB21 5BZ**

Reference - S/2397/16/FL	
Decision:	Decided
Date:	07th September 2016
Description:	Single story rear extension and replacement of existing out-building with workshop/hobby room; with additional dormer to existing north/west facing cottage roof.

Reference - 20/1223/TTCA	
Decision:	Decided
Date:	31st March 2020
Description:	T1 Sycamore. Remove stem to East (old epicormic) attached at 1.5m above ground level on bole. Crown lift lower laterals to establish ground clearance of 3-3.5m

Planning records for: *15 Balsham Road Fulbourn CB21 5BZ*

Reference - 20/1223/TTCA	
Decision:	Decided
Date:	30th March 2020
Description:	T1 Sycamore. Remove stem to East (old epicormic) attached at 1.5m above ground level on bole. Crown lift lower laterals to establish ground clearance of 3-3.5m

Reference - 20/1223/TTCA	
Decision:	Decided
Date:	31st March 2020
Description:	T1 Sycamore. Remove stem to East (old epicormic) attached at 1.5m above ground level on bole. Crown lift lower laterals to establish ground clearance of 3-3.5m

Planning records for: *16 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - 21/05326/HFUL	
Decision:	Decided
Date:	06th December 2021
Description:	Demolition and replacement of existing conservatory and conversion of store to habitable space

Reference - 21/05326/HFUL	
Decision:	Decided
Date:	16th December 2021
Description:	Demolition and replacement of existing conservatory and conversion of garage to habitable space

Planning records for: *18 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2641/18/FL
Decision: Decided
Date: 16th July 2018
Description: Proposed single storey kitchen extension to the rear of the property and associated alterations and demolitions; proposed gazebo in the garden
Reference - S/2642/18/LB
Decision: Decided
Date: 16th July 2018
Description: Proposed single storey kitchen extension to the rear of the property and associated alterations and demolitions; proposed gazebo in the garden
Reference - S/3432/17/TC
Decision: Decided
Date: 26th September 2017
Description: T1 Norway Spruce - remove. G3 5 x Poplar - remove. G4 9 x Poplar and single one separate from group - remove. T5 3 x Lime - rolling permission required for re-pollarding until 2027.
Reference - S/1870/19/LB
Decision: Withdrawn
Date: 27th May 2019
Description: Proposed removal of chimney stack

Planning records for: *18 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2493/19/DC
Decision: Decided
Date: 18th July 2019
Description: Discharge of condition 4 (Sample panel) pursuant to listed building consent S/2642/18/LB
Reference - S/2031/19/LB
Decision: Decided
Date: 10th June 2019
Description: Demolition of Chimney
Reference - S/2030/19/FL
Decision: Decided
Date: 10th June 2019
Description: Demolition of Chimney
Reference - S/1795/19/DC
Decision: Decided
Date: 21st May 2019
Description: Discharge of conditions 3 (external materials) 5 (windows doors & roof lighting) 6 (new services soil vent pipes & mechanical extraction) & 7 (all new & replacement gutters and drainpipes) of Listed Building consent S/2642/18/LB - Proposed single storey kitchen extension to the rear of the property and associated alterations and demolitions proposed gazebo in the garden

Planning records for: *18 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2031/19/LB	
Decision:	Decided
Date:	10th June 2019
Description:	Demolition of Chimney

Reference - S/2030/19/FL	
Decision:	Decided
Date:	10th June 2019
Description:	Demolition of Chimney

Reference - S/2493/19/DC	
Decision:	Decided
Date:	18th July 2019
Description:	Discharge of condition 4 (Sample panel) pursuant to listed building consent S/2642/18/LB

Reference - S/1795/19/DC	
Decision:	Decided
Date:	21st May 2019
Description:	Discharge of conditions 3 (external materials) 5 (windows doors & roof lighting) 6 (new services soil vent pipes & mechanical extraction) & 7 (all new & replacement gutters and drainpipes) of Listed Building consent S/2642/18/LB - Proposed single storey kitchen extension to the rear of the property and associated alterations and demolitions proposed gazebo in the garden

Planning records for: *18 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/1870/19/LB
Decision: Withdrawn
Date: 27th May 2019
Description: Proposed removal of chimney stack

Reference - 22/1486/TTCA
Decision: Decided
Date: 19th December 2022
Description: T1- Yew -1metre crown reduction .T2 - Horse Chestnut- remove decaying stem as shown on photo

Reference - 22/1486/TTCA
Decision: Decided
Date: 21st December 2022
Description: T1- Yew -1metre crown reduction .T2 - Horse Chestnut- remove decaying stem as shown on photo

Reference - S/2031/19/LB
Decision: Decided
Date: 10th June 2019
Description: Demolition of Chimney

Planning records for: *18 Balsham Road Fulbourn Cambridge Cambridgeshire CB21 5BZ*

Reference - S/2493/19/DC
Decision: Decided
Date: 18th July 2019
Description: Discharge of condition 4 (Sample panel) pursuant to listed building consent S/2642/18/LB
Reference - S/1795/19/DC
Decision: Decided
Date: 21st May 2019
Description: Discharge of conditions 3 (external materials) 5 (windows doors & roof lighting) 6 (new services soil vent pipes & mechanical extraction) & 7 (all new & replacement gutters and drainpipes) of Listed Building consent S/2642/18/LB - Proposed single storey kitchen extension to the rear of the property and associated alterations and demolitions proposed gazebo in the garden
Reference - S/1870/19/LB
Decision: Withdrawn
Date: 27th May 2019
Description: Proposed removal of chimney stack
Reference - S/2030/19/FL
Decision: Decided
Date: 10th June 2019
Description: Demolition of Chimney

Fulbourn, CB21

Energy rating

C

Valid until 13.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	178 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

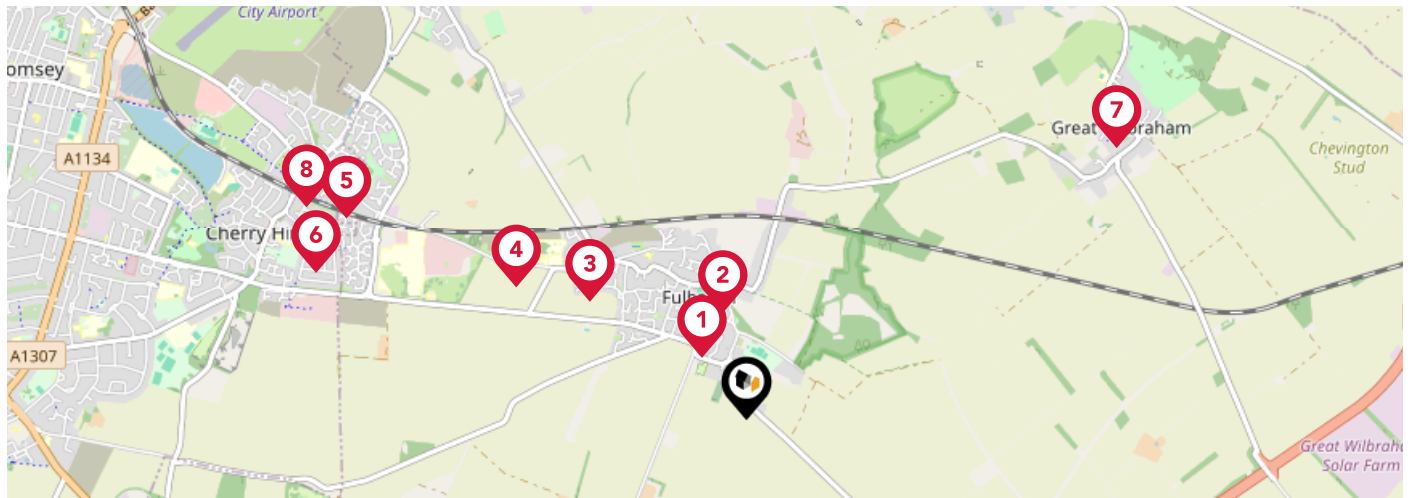
Gas Central Heating

Water Supply

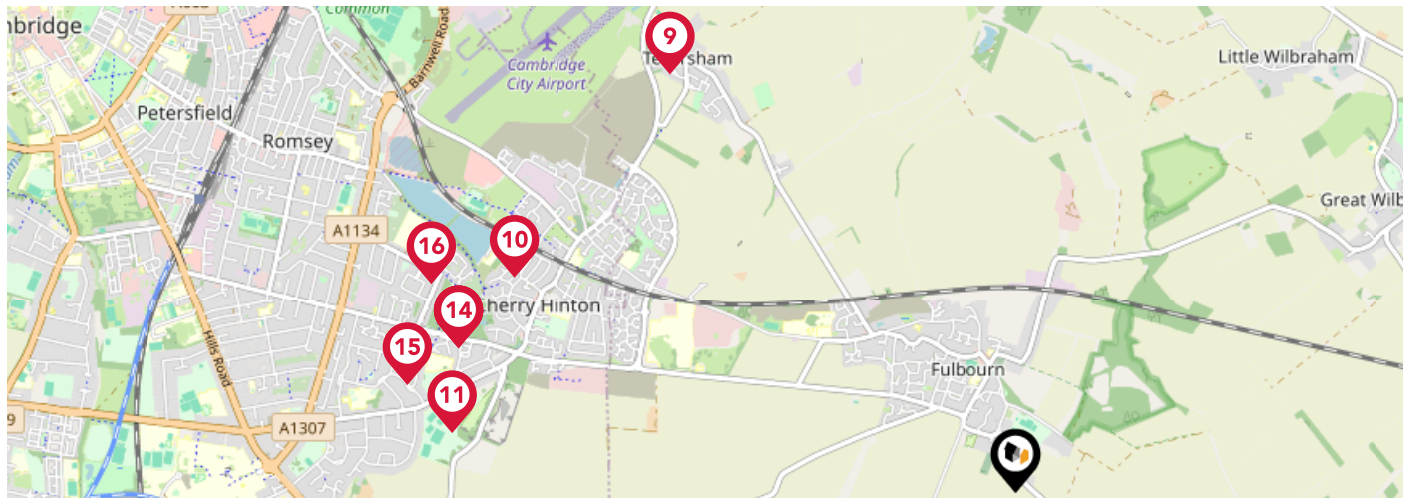
Cambridge Water

Drainage

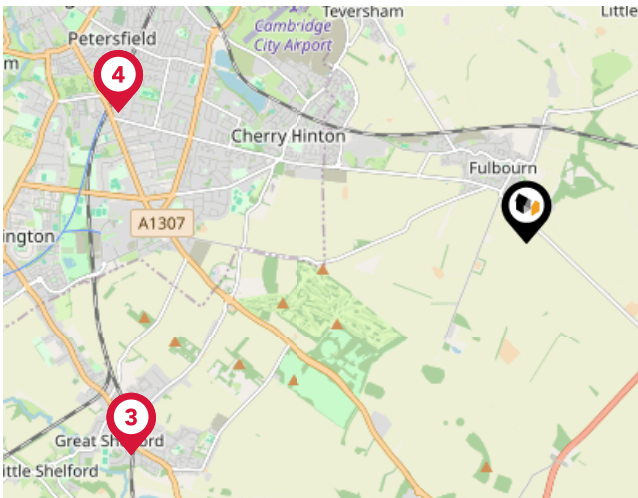
Anglia Water



		Nursery	Primary	Secondary	College	Private
1	Fulbourn Primary School Ofsted Rating: Good Pupils: 295 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Landmark International School Ofsted Rating: Requires improvement Pupils: 90 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cambridge Steiner School Ofsted Rating: Requires improvement Pupils: 91 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pilgrim PRU Ofsted Rating: Outstanding Pupils:0 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 210 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Colville Primary School Ofsted Rating: Good Pupils: 278 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Wilbraham CofE Primary School Ofsted Rating: Good Pupils: 103 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 219 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

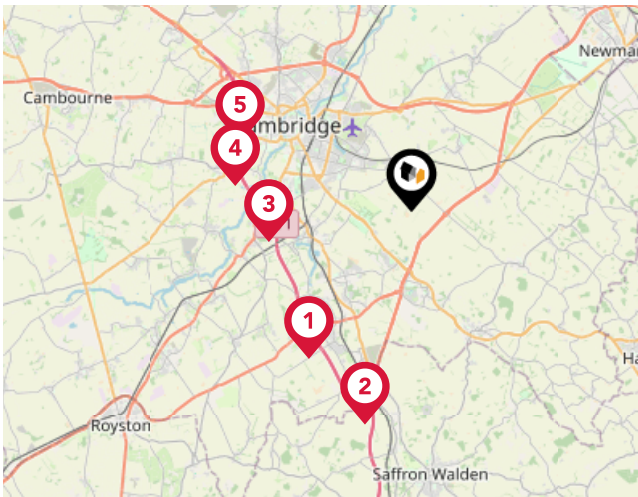


		Nursery	Primary	Secondary	College	Private
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 179 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Spinney Primary School Ofsted Rating: Outstanding Pupils: 212 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1057 Distance:2.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oaks International School Ofsted Rating: Good Pupils: 65 Distance:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holme Court School Ofsted Rating: Outstanding Pupils: 31 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge International School Ofsted Rating: Not Rated Pupils: 36 Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 472 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 882 Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



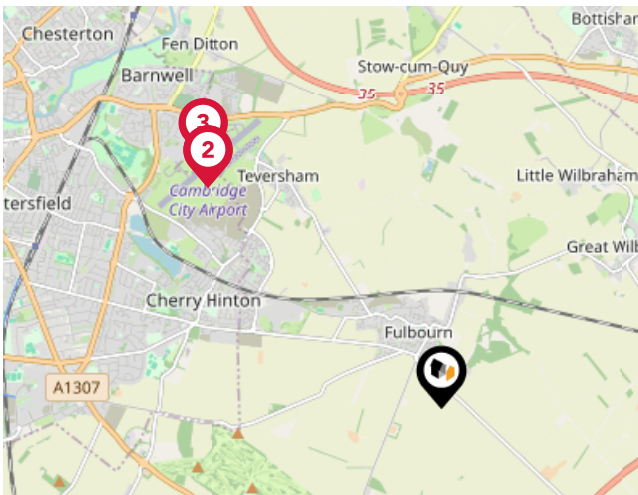
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	3.9 miles
2	Shelford (Cambs) Rail Station	4.08 miles
3	Shelford (Cambs) Rail Station	4.08 miles
4	Cambridge Rail Station	3.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	6.55 miles
2	M11 J9	7.96 miles
3	M11 J11	5.29 miles
4	M11 J12	6.45 miles
5	M11 J13	6.71 miles

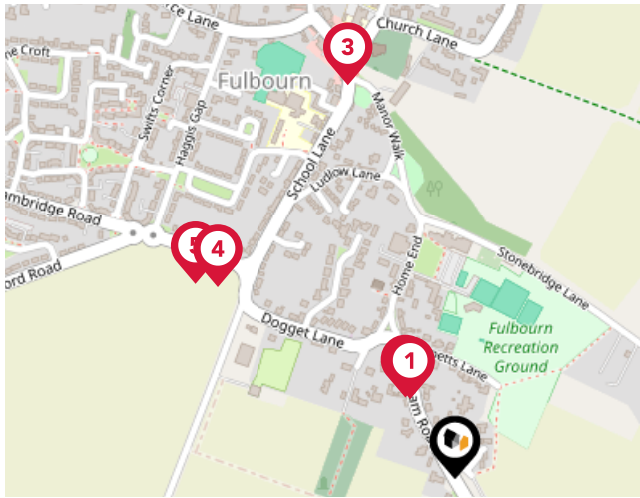


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	2.92 miles
2	Cambridge Airport	2.92 miles
3	Cambridge Airport	3.14 miles
4	London Stansted Airport	19.86 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Impetts Lane	0.1 miles
2	Impetts Lane	0.11 miles
3	Six Bells	0.46 miles
4	Babraham Road	0.35 miles
5	Babraham Road	0.37 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.



/cookecurtisco



/cookecurtisco

Cooke Curtis & Co

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