

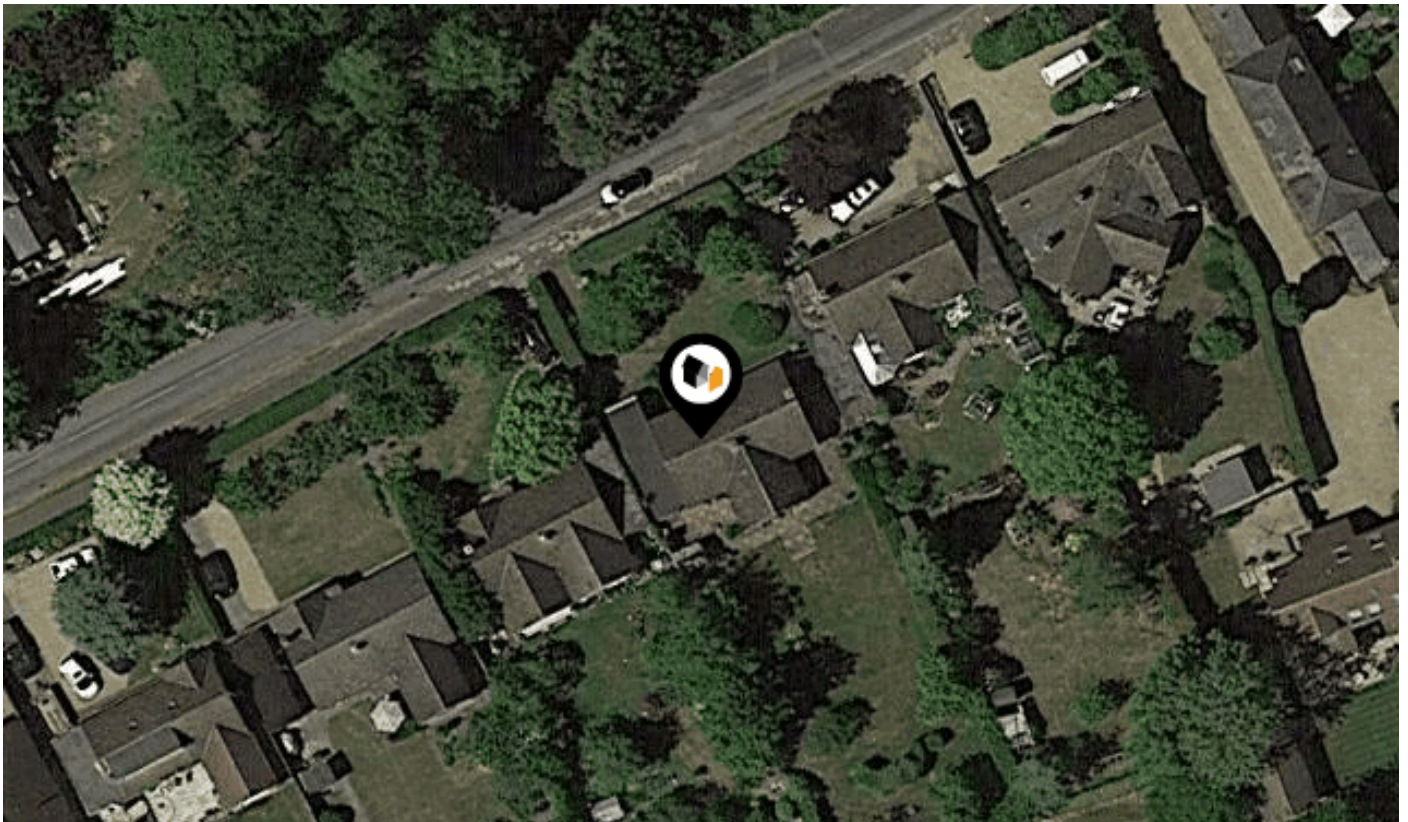


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 15th July 2024



SHEPRETH ROAD, BARRINGTON, CAMBRIDGE, CB22

Cooke Curtis & Co

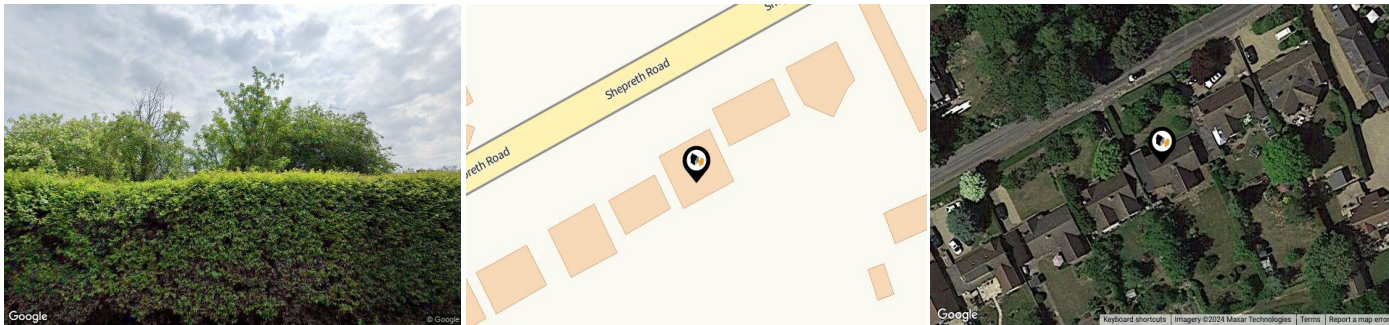
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	3
Floor Area:	1,097 ft ² / 102 m ²
Council Tax :	Band E
Annual Estimate:	£2,816

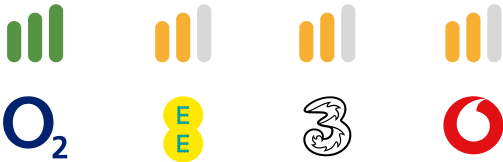
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	38 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land to rear of 22 Shepreth Road BARRINGTON CB22 7SB*

Reference - S/4134/17/FL	
Decision:	Decided
Date:	20th November 2017
Description:	Erection of dwelling and garage (minor material amendments pursuant to extant planning permission S/1443/17/FL)

Reference - S/1443/17/FL	
Decision:	Decided
Date:	26th April 2017
Description:	Erection of dwelling and garage

Planning records for: *Orchard Lodge 30 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - S/2058/08/LDC	
Decision:	Decided
Date:	18th December 2008
Description:	2018-05-10T20:02:54.546000+01:00

Planning records for: *Windmill Stables 29 Shepreth Road BARRINGTON CB22 7SB*

Reference - S/1446/16/FL	
Decision:	Decided
Date:	21st June 2016
Description:	Conversion of stable block to three self contained dwellings to be used as holiday lets.

Planning records for: *Stables 29 Shepreth Road Barrington Cambridgeshire*

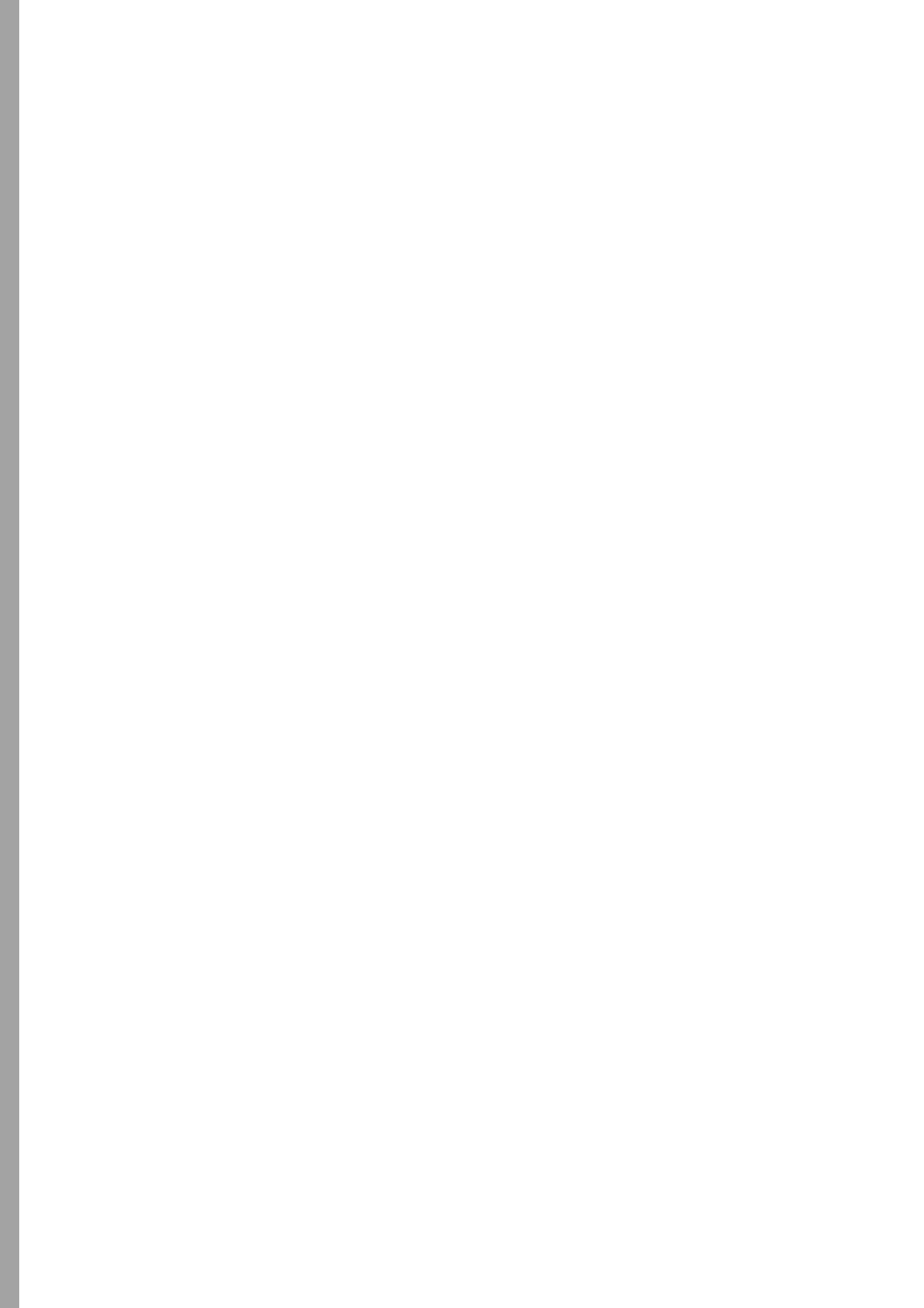
Reference - S/1446/16/CONDA	
Decision:	Decided
Date:	29th October 2020
Description:	Submission of details required by condition 3 (Foul water drainage) of planning permission S/1446/16/FL

Reference - S/1446/16/CONDA	
Decision:	Decided
Date:	29th October 2020
Description:	Submission of details required by condition 3 (Foul water drainage) of planning permission S/1446/16/FL

Reference - S/1446/16/CONDA	
Decision:	Decided
Date:	29th October 2020
Description:	Submission of details required by condition 3 (Foul water drainage) of planning permission S/1446/16/FL

Planning records for: *2 Shepreth Road Barrington CB22 7SB*

Reference - 21/0828/TTCA	
Decision:	Decided
Date:	08th July 2021
Description:	<p>We would like to apply for two separate, necessary jobs in our garden. Section 1 - I refer to sketch of our property for positioning of three trees that need work doing: T1 is a holly, T2 is a birch, T3 is a an ash. These three trees are standing very close together in a row next to an LPG tank (1.5 meter away from it) and their lower branches are now directly over the LPG tank. We have a legal requirement to keep the vertical space over this LPG tank free from vegetation. We are searching to clear the branches of T1, T2 and T3 away from the object (LPG tank) by drop crotching the branches above the tank by 1m. No other work needs doing to these trees. Section 2 - I refer to the sketch for positioning of the tree threes we are referring to. T4a, T4b and T4c are all hazel trees - previously coppiced. They are growing on the edge of an old clunchpit by a sheer drop of approximately 1.5 m. These hazels have been left to their own accord for at least 10 years and the east-facing shoots are now so large and copious that they are hanging over the clunchpit, pulling the trees sideways towards/into the clunchpit. We seek to do some selective pruning by part coppicing the hazel on their Eastern side to promote healthy growth and save the trees. We are looking to reduce the tree size by up to 25% by coppicing the eastern shoots of the tree, but not touching the centre of the tree stool.</p>



Planning records for: **2 Shepreth Road Barrington CB22 7SB**

Reference - 21/0828/TTCA	
Decision:	Decided
Date:	08th July 2021
Description:	
<p>We would like to apply for two separate, necessary jobs in our garden. Section 1 - I refer to sketch of our property for positioning of three trees that need work doing T1 is a holly, T2 is a birch, T3 is a an ash. These three trees are standing very close together in a row next to an LPG tank (1.5 meter away from it) and their lower branches are now directly over the LPG tank. We have a legal requirement to keep the vertical space over this LPG tank free from vegetation. We are searching to clear the branches of T1, T2 and T3 away from the object (LPG tank) by drop crotching the branches above the tank by 1m. No other work needs doing to these trees. Section 2 - I refer to the sketch for positioning of the tree threes we are referring to. T4a, T4b and T4c are all hazel trees - previously coppiced. They are growing on the edge of an old clunchpit by a sheer drop of approximately 1.5 m. These hazels have been left to their own accord for at least 10 years and the east-facing shoots are now so large and copious that they are hanging over the clunchpit, pulling the trees sideways towards/into the clunchpit. We seek to do some selective pruning by part coppicing the hazel on their Eastern side to promote healthy growth and save the trees. We are looking to reduce the tree size by up to 25% by coppicing the eastern shoots of the tree, but not touching the centre of the tree stool.</p>	

Reference - 21/0828/TTCA	
Decision:	Decided
Date:	08th July 2021
Description:	
<p>We would like to apply for two separate, necessary jobs in our garden. Section 1 - I refer to sketch of our property for positioning of three trees that need work doing T1 is a holly, T2 is a birch, T3 is a an ash. These three trees are standing very close together in a row next to an LPG tank (1.5 meter away from it) and their lower branches are now directly over the LPG tank. We have a legal requirement to keep the vertical space over this LPG tank free from vegetation. We are searching to clear the branches of T1, T2 and T3 away from the object (LPG tank) by drop crotching the branches above the tank by 1m. No other work needs doing to these trees. Section 2 - I refer to the sketch for positioning of the tree threes we are referring to. T4a, T4b and T4c are all hazel trees - previously coppiced. They are growing on the edge of an old clunchpit by a sheer drop of approximately 1.5 m. These hazels have been left to their own accord for at least 10 years and the east-facing shoots are now so large and copious that they are hanging over the clunchpit, pulling the trees sideways towards/into the clunchpit. We seek to do some selective pruning by part coppicing the hazel on their Eastern side to promote healthy growth and save the trees. We are looking to reduce the tree size by up to 25% by coppicing the eastern shoots of the tree, but not touching the centre of the tree stool.</p>	

Planning records for: **Land At 31 Shepreth Road Barrington Cambridgeshire CB22 7SB**

Reference - 23/04447/PIP	
Decision:	Decided
Date:	17th November 2023
Description:	
<p>Permission in Principle for Construction of 1no. Self-Build Dwelling</p>	

Reference - 23/04447/PIP	
---------------------------------	--

Decision: Awaiting decision

Date: 17th November 2023

Description:

Permission in Principle for Construction of 1no. Self-Build Dwelling

MIR - Material Info



Planning records for: *Land At 31 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/04447/PIP	
Decision:	Decided
Date:	17th November 2023
Description:	Permission in Principle for Construction of 1no. Self-Build Dwelling

Reference - 23/02206/CLPD	
Decision:	Decided
Date:	17th November 2023
Description:	Erection of a ground floor rear extension

Reference - 23/02212/TREE	
Decision:	Decided
Date:	17th November 2023
Description:	T1 - 885 Evergreen Holm Oak (Quercus ilex). Ivy recently severed, twin stemmed at ground level providing a large spreading crown, deadwood throughout with high target area. Crown clean. To minimise falling debris as footpaths and gardens in drop zone.

Reference - 23/02206/CLPD	
Decision:	Decided
Date:	17th November 2023
Description:	Erection of a ground floor rear extension

Planning records for: *Land At 31 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/02212/TREE	
Decision:	Decided
Date:	17th November 2023
Description:	T1 - 885 Evergreen Holm Oak (Quercus ilex). Ivy recently severed, twin stemmed at ground level providing a large spreading crown, deadwood throughout with high target area. Crown clean. To minimise falling debris as footpaths and gardens in drop zone.

Reference - 24/01901/PIP	
Decision:	Awaiting decision
Date:	17th May 2024
Description:	Erection of 3 No. self/custom build dwellings.

Planning records for: *Woodland House 28 Shepreth Road BARRINGTON CB22 7SB*

Reference - S/2750/17/FL	
Decision:	Decided
Date:	02nd August 2017
Description:	Single storey side extension

Planning records for: *1 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB*

Reference - S/0203/12/FL	
Decision:	Decided
Date:	30th January 2012
Description:	Single Storey Rear Extension

Planning records for: *2 Shepreth Road Barrington Cambridge CB22 7SB*

Reference - S/3824/18/TC	
Decision:	Decided
Date:	09th October 2018
Description:	I would like to prune the Leylandia behind our house (tree 1 on the sketch plan). It was planted as a bush back in the 90s and has grown huge. It is preventing me to put up my clothes drier and it is growing into other bushes (killing one of them) and a tree. I would like to remove some of the lower branches and cut some back.

Reference - S/4517/17/TC	
Decision:	Decided
Date:	14th December 2017
Description:	Tree Works as per application

Reference - 20/01841/CL2PD	
Decision:	Decided
Date:	13th March 2020
Description:	Certificate of lawfulness for the change of use of a separate flat within the property to revert back to being part of a single dwelling

Reference - 20/01841/CL2PD	
Decision:	Decided
Date:	12th May 2020
Description:	Certificate of lawfulness for the change of use of a separate flat within the property to revert back to being part of a single dwelling

Planning records for: *2 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 22/1199/TTCA	
Decision:	Decided
Date:	17th October 2022
Description:	T1 Sycamore Crown thin 15% - 20% - and deadwood throughout. T2 Hazel - Reduce to 1.5 metres

Reference - 22/1199/TTCA	
Decision:	Decided
Date:	27th October 2022
Description:	T1 Sycamore Crown thin 15% - 20% - and deadwood throughout. T2 Hazel - Reduce to 1.5 metres

Reference - 20/01841/CL2PD	
Decision:	Decided
Date:	12th May 2020
Description:	Certificate of lawfulness for the change of use of a separate flat within the property to revert back to being part of a single dwelling

Reference - 22/1199/TTCA	
Decision:	Decided
Date:	27th October 2022
Description:	T1 Sycamore Crown thin 15% - 20% - and deadwood throughout. T2 Hazel - Reduce to 1.5 metres

Planning records for: **2 Shepreth Road Barrington Cambridgeshire CB22 7SB**

Reference - 22/04603/HFUL	
Decision:	Decided
Date:	17th October 2022
Description:	Single storey extension to rear and garage conversion to front.

Planning records for: **12 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB**

Reference - S/1812/11	
Decision:	Decided
Date:	23rd September 2011
Description:	Installation of an Air Source Heat Pump

Planning records for: **13 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB**

Reference - S/1259/12/FL	
Decision:	Decided
Date:	13th June 2012
Description:	Demolition of existing chalet bungalow and construction of new chalet bungalow

Planning records for: **15 Shepreth Road Barrington Cambridgeshire CB22 7SB**

Reference - 22/04398/FUL	
Decision:	Withdrawn
Date:	01st November 2022
Description:	Erection of a detached storey-and-a-half residential dwelling and double garage following demolition of existing single storey dwelling and garage

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 22/04398/FUL	
Decision:	Withdrawn
Date:	05th October 2022
Description:	Erection of a detached storey-and-a-half residential dwelling and double garage following demolition of existing single storey dwelling and garage

Reference - 23/00306/FUL	
Decision:	Decided
Date:	27th January 2023
Description:	Erection of a detached storey-and-a-half residential dwelling with integrated single garage, following demolition of the existing single storey dwelling & garage. (Resubmission of 22/04398/FUL)

Reference - 23/00306/FUL	
Decision:	Decided
Date:	27th January 2023
Description:	Erection of a detached storey-and-a-half residential dwelling with integrated single garage, following demolition of the existing single storey dwelling & garage. (Resubmission of 22/04398/FUL)

Reference - 23/00306/CONDA	
Decision:	Decided
Date:	10th October 2023
Description:	Submission of details required by conditions 9(Surface and Foul Water), 10(Biodiversity Net Gain), 11(Energy Statement) and 12(Water Efficiency) of planning permission 23/00306/FUL

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/00306/CONDA
Decision: Decided
Date: 03rd October 2023
Description: Submission of details required by conditions 9(Surface and Foul Water), 11(Energy Statement) and 12(Water Efficiency) of planning permission 23/00306/FUL
Reference - 22/04398/FUL
Decision: Withdrawn
Date: 01st November 2022
Description: Erection of a detached storey-and-a-half residential dwelling and double garage following demolition of existing single storey dwelling and garage
Reference - 23/00306/FUL
Decision: Decided
Date: 27th January 2023
Description: Erection of a detached storey-and-a-half residential dwelling with integrated single garage, following demolition of the existing single storey dwelling & garage. (Resubmission of 22/04398/FUL)
Reference - 23/01857/AGDET
Decision: Awaiting decision
Date: 03rd October 2023
Description: Proposed track to link access fields with the farmyard where grain is carted to and where machines are stored.

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/01859/HHFUL	
Decision:	Decided
Date:	03rd October 2023
Description:	Proposed Single Storey Front Extension

Reference - 23/01857/AGDET	
Decision:	Decided
Date:	03rd October 2023
Description:	Proposed track to link access fields with the farmyard where grain is carted to and where machines are stored.

Reference - 23/02378/TRCA	
Decision:	Decided
Date:	08th December 2023
Description:	T1 - Sycamore - Fell

Reference - 23/04717/S73	
Decision:	Decided
Date:	08th December 2023
Description:	S73 to remove condition 10 (Biodiversity net gain) of ref: 23/00306/FUL (Erection of a detached storey-and-a-half residential dwelling with integrated single garage, following demolition of the existing single storey dwelling & garage. (Resubmission of 22/04398/FUL)

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/01859/HHFUL
Decision: Decided
Date: 03rd October 2023
Description: Proposed Single Storey Front Extension
Reference - 23/04716/HFUL
Decision: Decided
Date: 08th December 2023
Description: Two storey side extension and front porch.
Reference - 23/00306/CONDA
Decision: Decided
Date: 10th October 2023
Description: Submission of details required by conditions 9(Surface and Foul Water), 10(Biodiversity Net Gain), 11(Energy Statement) and 12(Water Efficiency) of planning permission 23/00306/FUL
Reference - 23/01857/AGDET
Decision: Decided
Date: 03rd October 2023
Description: Proposed track to link access fields with the farmyard where grain is carted to and where machines are stored.

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/04716/HFUL
Decision: Decided
Date: 08th December 2023
Description: Two storey side extension and front porch.

Reference - 23/01859/HHFUL
Decision: Decided
Date: 03rd October 2023
Description: Proposed Single Storey Front Extension

Reference - 23/02378/TRCA
Decision: Decided
Date: 08th December 2023
Description: T1 - Sycamore - Fell

Reference - 23/02378/TRCA
Decision: Decided
Date: 08th December 2023
Description: T1 - Sycamore - Fell

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/01028/CONDA
Decision: Decided
Date: 03rd October 2023
Description: Submission of details required by condition 3(External Material) of planning permission 23/01028/FUL
Reference - 23/01028/CONDA
Decision: Decided
Date: 03rd October 2023
Description: Submission of details required by condition 3(External Material) of planning permission 23/01028/FUL
Reference - 23/01028/CONDA
Decision: Decided
Date: 03rd October 2023
Description: Submission of details required by condition 3(External Material) of planning permission 23/01028/FUL
Reference - 23/02383/FUL
Decision: Decided
Date: 08th December 2023
Description: Demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway

Planning records for: *15 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 23/02383/FUL	
Decision:	Decided
Date:	08th December 2023
Description:	Demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway

Reference - 23/02383/FUL	
Decision:	Decided
Date:	08th December 2023
Description:	Demolition of existing commercial buildings, erection of 17 dwellings, public open space and construction of accesses to highway

Reference - 22/02377/CONDA	
Decision:	Withdrawn
Date:	05th October 2022
Description:	Submission of details required by condition 16 (External Materials) of planning permission 22/02377/S73

Reference - 23/0117/TTCA	
Decision:	Decided
Date:	27th January 2023
Description:	Silver Birch- reduce in height by 2.5m and shape by 1.5m to maintain in its current location in close proximity to property.

Planning records for: *17 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB*

Reference - S/2686/14/FL	
Decision:	Decided
Date:	17th November 2014
Description:	Single storey rear extension and new garage roof

Planning records for: *Land r/o 22 Shepreth Road Barrington CB22 7SB*

Reference - S/2383/18/DC	
Decision:	Decided
Date:	22nd June 2018
Description:	Discharge of conditions 3 (Eastern Access closure) 4 (Driveway drainage) 5 (Pedestrian visibility splays) 6 (Arboricultural method statement and tree protection strategy) 8 (Badger survey) and 10 (Scheme of biodiversity enhancement) of planning permission S/1443/17/FL

Reference - 21/02219/HFUL	
Decision:	Withdrawn
Date:	08th June 2021
Description:	Extension forward of balcony edges and enclosing walls to become flush with the gable barge boards and extension of ridge to remove Dutch hips of front gables Plus surface treatments and alterations to windows and doors

Reference - 22/03028/HFUL	
Decision:	Decided
Date:	04th July 2022
Description:	Installation of a second Air Source Heat Pump to the rear of the garage.

Planning records for: *22 Shepreth Road Barrington Cambridgeshire CB22 7SB*

Reference - 22/04316/CL2PD	
Decision:	Decided
Date:	30th September 2022
Description:	Certificate of lawfulness under s192 - Proposal includes the removal of conservatory, replacement of windows, new roof-lights and addition of two dormers to north side roof.

Reference - 22/03028/HFUL	
Decision:	Decided
Date:	25th July 2022
Description:	Installation of a second Air Source Heat Pump to the rear of the garage.

Reference - 22/04316/CL2PD	
Decision:	Decided
Date:	30th September 2022
Description:	Certificate of lawfulness under s192 - Proposal includes the removal of conservatory, replacement of windows, new roof-lights, addition of two dormers to north side roof, and remodelling of the existing south side dormers.

Reference - 21/02219/HFUL	
Decision:	Withdrawn
Date:	13th May 2021
Description:	Extension forward of balcony edges and enclosing walls to become flush with the gable barge boards and extension of ridge to remove Dutch hips of front gables Plus surface treatments and alterations to windows and doors

Planning records for: **22 Shepreth Road Barrington Cambridgeshire CB22 7SB**

Reference - 22/03028/HFUL	
Decision:	Decided
Date:	25th July 2022
Description:	Installation of a second Air Source Heat Pump to the rear of the garage.

Reference - 22/04316/CL2PD	
Decision:	Decided
Date:	30th September 2022
Description:	Certificate of lawfulness under s192 - Proposal includes the removal of conservatory, replacement of windows, new roof-lights, addition of two dormers to north side roof, and remodelling of the existing south side dormers.

Reference - 21/02219/HFUL	
Decision:	Withdrawn
Date:	08th June 2021
Description:	Extension forward of balcony edges and enclosing walls to become flush with the gable barge boards and extension of ridge to remove Dutch hips of front gables Plus surface treatments and alterations to windows and doors

Reference - 22/04320/CL2PD	
Decision:	Decided
Date:	30th September 2022
Description:	Certificate of lawfulness under s192 Loft conversion including rear dormer and front-facing rooflights.

Planning records for: *The Windmill Stables 29 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB*

Reference - S/4658/18/VC
Decision: Decided
Date: 12th December 2018
Description: Variation of condition 2 (Approved plans) to planning permission S/1446/16/FL

Reference - S/4658/18/VC
Decision: Decided
Date: 12th December 2018
Description: Variation of condition 2 (Approved plans) to planning permission S/1446/16/FL

Reference - S/4658/18/VC
Decision: Decided
Date: 12th December 2018
Description: Variation of condition 2 (Approved plans) to planning permission S/1446/16/FL

Planning records for: *30 SHEPRETH ROAD BARRINGTON CAMBRIDGE Cambridgeshire CB22 7SB*

Reference - S/4509/18/DC
Decision: Decided
Date: 29th November 2018
Description: Discharge of Conditions 3 (Materials) 4 (Traffic Management) 5 (Ecological Mitigation) 7 (Land contamination) 8 (Foul Water Drainage) 9 Surface Water Drainage) 10 (Tree Protection) 11(Boundary Treatment) of planning applications S/4453/17/FL

Planning records for: *30 Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB*

Reference - S/2896/18/NM
Decision: Decided
Date: 27th July 2018
Description: Non Material Amendment of Planning Permission S/4453/17/FL
Reference - S/4453/17/FL
Decision: Decided
Date: 15th December 2017
Description: New single storey dwelling and garage
Reference - S/3093/16/FL
Decision: Decided
Date: 14th November 2016
Description: Erection of new dwelling garage and associated access
Reference - S/3282/15/VC
Decision: Decided
Date: 21st January 2016
Description: Variation of condition 2 (Approved plans) to planning permission S/1425/14/FL

Planning records for: *30 Shepreth Road Barrington Barrington Cambridgeshire CB22 7SB*

Reference - S/0733/15/FL	
Decision:	Decided
Date:	23rd March 2015
Description:	New Access

Reference - S/1425/14/FL	
Decision:	Decided
Date:	17th June 2014
Description:	Proposed replacement dwelling following demolition of existing house

Reference - S/1693/10	
Decision:	Decided
Date:	05th October 2010
Description:	Replace the existing flat roofed structure with a larger pitched roof structure and a replacement front entrance porch.

Reference - S/4509/18/DC	
Decision:	Decided
Date:	29th November 2018
Description:	Discharge of Conditions 3 (Materials) 4 (Traffic Management) 5 (Ecological Mitigation) 7 (Land contamination) 8 (Foul Water Drainage) 9 Surface Water Drainage) 10 (Tree Protection) 11(Boundary Treatment) of planning applications S/4453/17/FL

Planning records for: **30 Shepreth Road Barrington CB22 7SB**

Reference - 21/00039/HFUL	
Decision:	Decided
Date:	26th February 2021
Description:	Create a link building between the existing garage and main house to create a new secondary entrance

Reference - 21/00039/HFUL	
Decision:	Decided
Date:	06th January 2021
Description:	Create a link building between the existing garage and main house to create a new secondary entrance

Reference - S/4509/18/DC	
Decision:	Decided
Date:	29th November 2018
Description:	Discharge of Conditions 3 (Materials) 4 (Traffic Management) 5 (Ecological Mitigation) 7 (Land contamination) 8 (Foul Water Drainage) 9 Surface Water Drainage) 10 (Tree Protection) 11(Boundary Treatment) of planning applications S/4453/17/FL

Reference - S/4509/18/DC	
Decision:	Decided
Date:	29th November 2018
Description:	Discharge of Conditions 3 (Materials) 4 (Traffic Management) 5 (Ecological Mitigation) 7 (Land contamination) 8 (Foul Water Drainage) 9 Surface Water Drainage) 10 (Tree Protection) 11(Boundary Treatment) of planning applications S/4453/17/FL

Planning records for: **30 Shepreth Road Barrington CB22 7SB**

Reference - 21/00039/HFUL	
Decision:	Decided
Date:	26th February 2021
Description:	Create a link building between the existing garage and main house to create a new secondary entrance

Planning records for: **39 Shepreth Road Barrington CB22 7SB**

Reference - 22/00895/HFUL	
Decision:	Decided
Date:	16th March 2022
Description:	Two storey side and rear single storey extension and Internal alterations. New double car-port and re-location of vehicle entrance.

Reference - 22/00895/HFUL	
Decision:	Decided
Date:	22nd February 2022
Description:	Two storey side and rear single storey extension and Internal alterations. New double car-port and re-location of vehicle entrance.

Reference - 22/00895/HFUL	
Decision:	Decided
Date:	16th March 2022
Description:	Two storey side and rear single storey extension and Internal alterations. New double car-port and re-location of vehicle entrance.

Planning records for: *39 Shepreth Road Barrington CB22 7SB*

Reference - 22/00909/HFUL	
Decision:	Decided
Date:	22nd February 2022
Description:	Demolition of existing garage, front porch and side extension with a rear dormer extending on first floor level. Resubmission of 21/05371/HFUL

Planning records for: *40 Shepreth Road Barrington CB22 7SB*

Reference - 21/03895/HFUL	
Decision:	Decided
Date:	01st September 2021
Description:	Single storey rear extension, alterations and new front porch, Childrens tree house, erection of new fence adjacent to highway and the addition of trellis toppers to existing fence (Re-submission of 21/02616/HFUL)

Reference - 21/02616/HFUL	
Decision:	Withdrawn
Date:	03rd June 2021
Description:	Rear extension and alterations and new porch. Children's tree house.

Reference - 21/02616/HFUL	
Decision:	Withdrawn
Date:	11th August 2021
Description:	Rear extension and alterations and new porch. Childrens tree house.

Planning records for: **40 Shepreth Road Barrington CB22 7SB**

Reference - 21/03895/HFUL	
Decision:	Decided
Date:	26th August 2021
Description:	Single storey rear extension, alterations and new front porch, Children's tree house, erection of new fence adjacent to highway and the addition of trellis toppers to existing fence (Re-submission of 21/02616/HFUL)

Reference - 21/03895/HFUL	
Decision:	Decided
Date:	01st September 2021
Description:	Single storey rear extension, alterations and new front porch, Childrens tree house, erection of new fence adjacent to highway and the addition of trellis toppers to existing fence (Re-submission of 21/02616/HFUL)

Reference - 21/02616/HFUL	
Decision:	Withdrawn
Date:	11th August 2021
Description:	Rear extension and alterations and new porch. Childrens tree house.

Planning records for: **The Barn Shepreth Road Barrington Cambridge Cambridgeshire CB22 7SB**

Reference - S/1595/10	
Decision:	Decided
Date:	17th September 2010
Description:	Replacement of garden outbuilding (part of this outbuilding to be used for agricultural use only)

Planning records for: *Piecefield Shepreth Road Barrington Cambridge CB22 7SB*

Reference - S/1932/14/FL	
Decision:	Decided
Date:	21st August 2014
Description:	Conversion of carport into habitable space and alter living room window into French Window

Barrington, CAMBRIDGE, CB22

Energy rating

F

Valid until 09.07.2034

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

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, partial insulation (assumed)
Walls Energy:	Average
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Poor
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	102 m ²

Electricity Supply

Eon Next

Central Heating

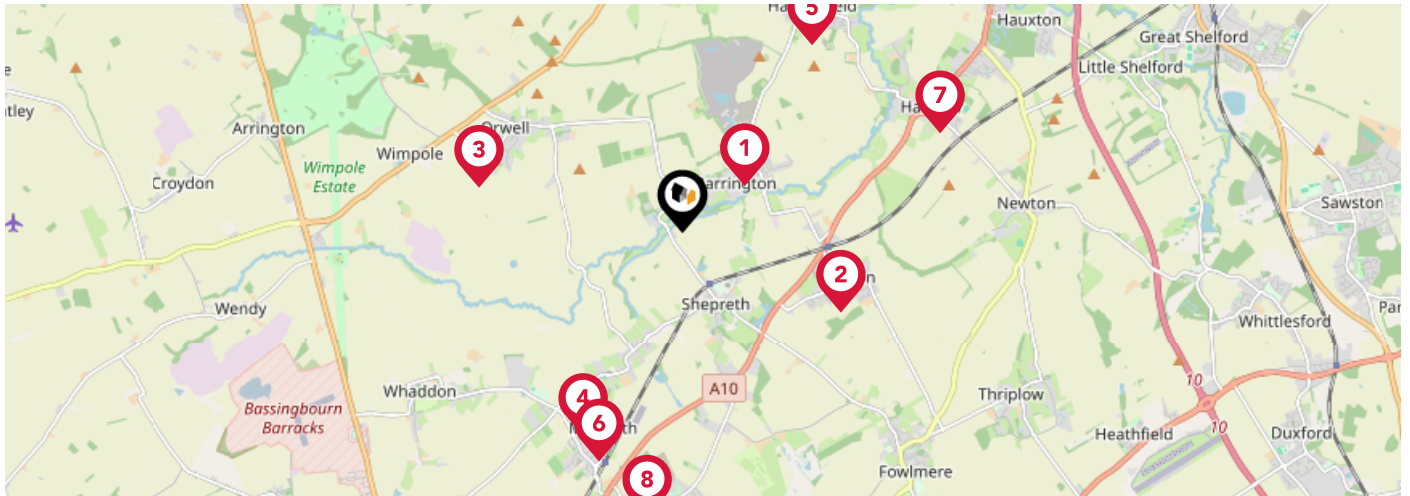
Oil Central Heating

Water Supply

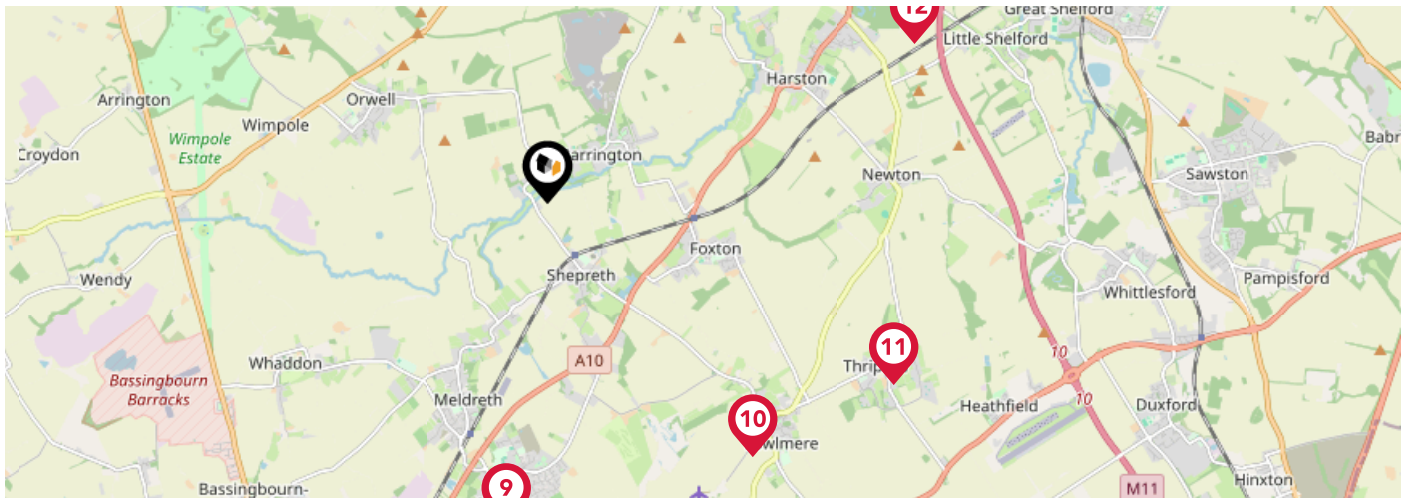
Anglian Water

Drainage

Anglian Water



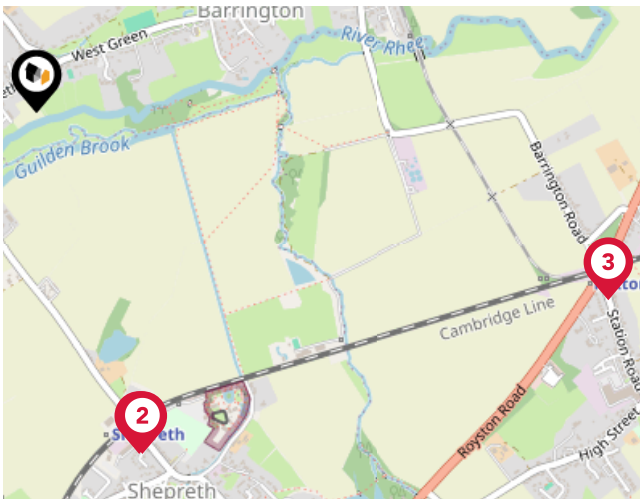
		Nursery	Primary	Secondary	College	Private
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 25 Distance:2.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meldreth Primary School Ofsted Rating: Good Pupils: 186 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Melbourn Village College Ofsted Rating: Good Pupils: 626 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Melbourn Primary School Ofsted Rating: Good Pupils: 359 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:3.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:4.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:4.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:4.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

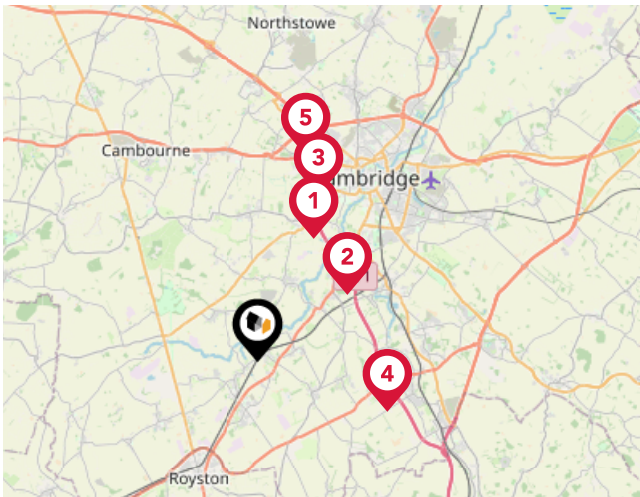
Area

Transport (National)



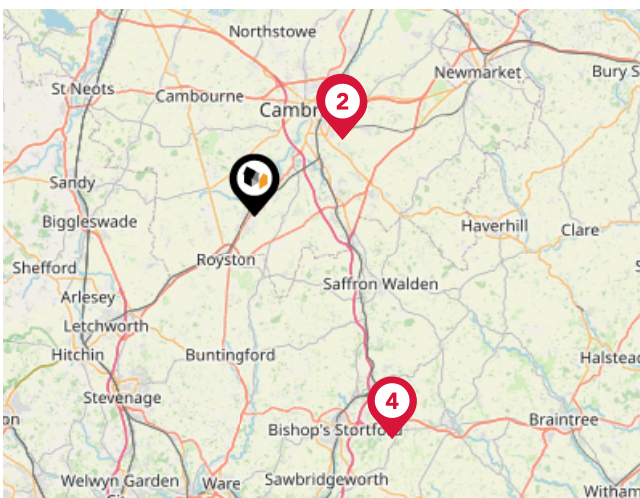
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	0.81 miles
2	Shepreth Rail Station	0.81 miles
3	Foxton Rail Station	1.37 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	4.91 miles
2	M11 J11	4.09 miles
3	M11 J13	6.41 miles
4	M11 J10	5.12 miles
5	M11 J14	7.7 miles

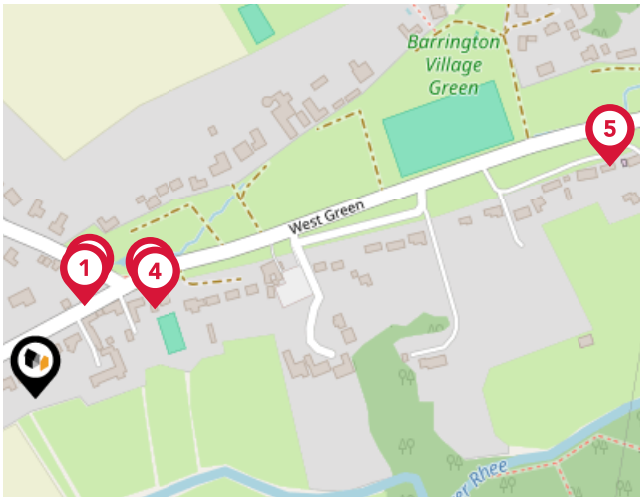


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	8.43 miles
2	Cambridge Airport	8.43 miles
3	Cambridge Airport	8.56 miles
4	London Stansted Airport	19.07 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	West Green	0.06 miles
2	West Green	0.07 miles
3	Orwell Road	0.09 miles
4	Orwell Road	0.09 miles
5	Mill Lane	0.35 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

