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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 10<sup>th</sup> July 2024



## SEGRAVES, BOXWORTH, CAMBRIDGE, CB23

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

**Type:** Semi-Detached  
**Bedrooms:** 4  
**Plot Area:** 0.62 acres  
**Council Tax :** Band G  
**Annual Estimate:** £3,840  
**Title Number:** CB181106

**Tenure:** Freehold

## Local Area

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

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

**17** mb/s      **56** mb/s      **1000** mb/s

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



**Satellite/Fibre TV Availability:**



Planning records for: *1 Segraves Boxworth Cambridge Cambridgeshire CB23 4LS*

Reference - S/0648/17/FL	
Decision:	Decided
Date:	24th February 2017
Description:	Proposed mezzanine addition to existing store

Reference - 20/05344/HFUL	
Decision:	Decided
Date:	23rd December 2020
Description:	Single storey detached garden store

Reference - 20/05344/HFUL	
Decision:	Decided
Date:	27th January 2021
Description:	Single storey detached garden store

Reference - 20/05344/HFUL	
Decision:	Decided
Date:	27th January 2021
Description:	Single storey detached garden store

Planning records for: *2 Segraves Boxworth Cambridge Cambridgeshire CB23 4LS*

<b>Reference - S/2570/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2016
<b>Description:</b> Single storey extension within open car shelter
<b>Reference - S/2571/16/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th September 2016
<b>Description:</b> Single storey extension within open car shelter
<b>Reference - S/1917/12/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th September 2012
<b>Description:</b> Discharge of conditions 3 & 4 of Listed Building Consent ref S/2206/11 - Garden room extension & alterations to chimney
<b>Reference - S/2065/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st October 2011
<b>Description:</b> Garden room extension to rear elevation and alterations to chimneys

Planning records for: *2 Segraves Boxworth Cambridge Cambridgeshire CB23 4LS*

<b>Reference - S/2206/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th October 2011
<b>Description:</b> Garden room extension to rear elevation and alterations to chimneys
<b>Reference - S/1987/10</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th November 2010
<b>Description:</b> Regularisation of anomalies between original approval (S/0316/95/F) and existing property
<b>Reference - S/1989/10</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th November 2010
<b>Description:</b> Regularisation of anomalies between original approval and dwelling as built
<b>Reference - S/0306/10/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th March 2010
<b>Description:</b> Convert attic space and install 9 rooflights

Planning records for: *2 Segraves Boxworth Cambridgeshire CB23 4LS*

Reference - S/1644/09/F	
<b>Decision:</b>	Decided
<b>Date:</b>	09th November 2009
<b>Description:</b>	Rooflights & glazing alterations.

Reference - 22/03899/LBC	
<b>Decision:</b>	Decided
<b>Date:</b>	06th October 2022
<b>Description:</b>	Add integrated solar PV panels to the annex roof and two additional PV panels to the roof of the main property and re-open a previously existing door opening in the utility room south wall. Construct a single storey office annex to the rear of the property

Reference - 21/03237/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	12th July 2021
<b>Description:</b>	Erection of single storey detached annex, shed and oil tank store

Reference - 21/03237/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	06th August 2021
<b>Description:</b>	Erection of single storey detached annex, shed and oil tank store

Planning records for: *2 Segraves Boxworth Cambridgeshire CB23 4LS*

Reference - 22/03899/LBC	
<b>Decision:</b>	Decided
<b>Date:</b>	01st September 2022
<b>Description:</b>	Add integrated solar PV panels to the annex roof and two additional PV panels to the roof of the main property and re-open a previously existing door opening in the utility room south wall. Construct a single storey office annex to the rear of the property

Reference - 21/03237/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	06th August 2021
<b>Description:</b>	Erection of single storey detached annex, shed and oil tank store

Reference - 22/03899/LBC	
<b>Decision:</b>	Decided
<b>Date:</b>	06th October 2022
<b>Description:</b>	Add integrated solar PV panels to the annex roof and two additional PV panels to the roof of the main property and re-open a previously existing door opening in the utility room south wall. Construct a single storey office annex to the rear of the property

Reference - 22/0988/TTCA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	01st September 2022
<b>Description:</b>	Rowan - Extensive advanced die-back and dead wood throughout crown. In decline - Fell

Planning records for: *Wolf Barn 7 Segraves Boxworth CB23 4LS*

<b>Reference - S/1385/18/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th April 2018
<b>Description:</b>	Proposed Loft Conversion to Existing Garage and Games Room



## Electricity Supply

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Eon Next

## Central Heating

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Oil Fired Central heating

## Water Supply

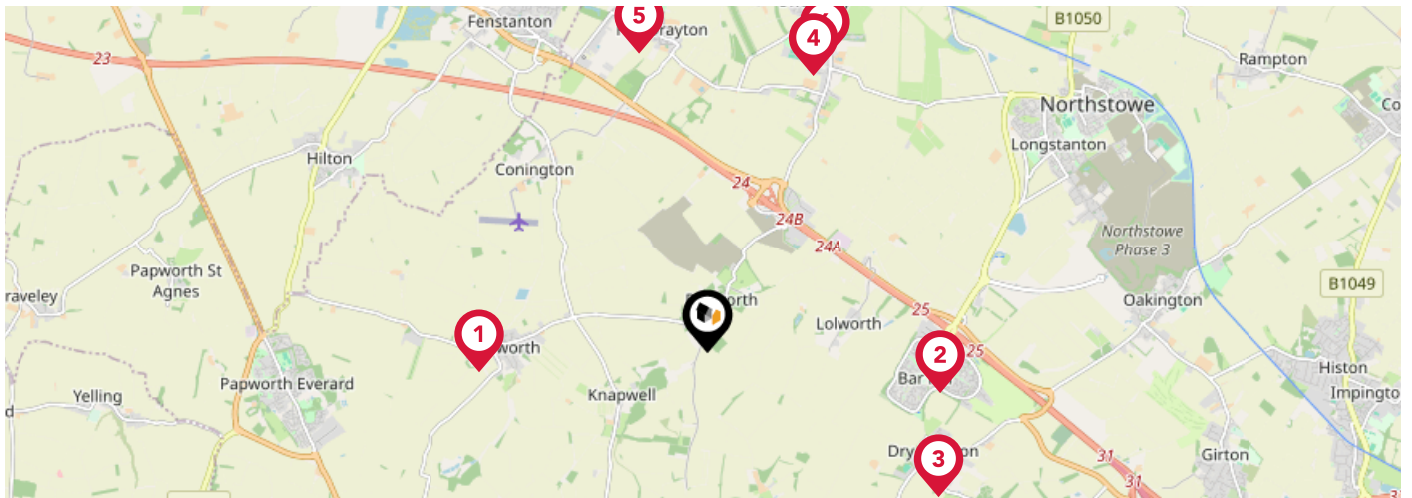
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Cambridge Water

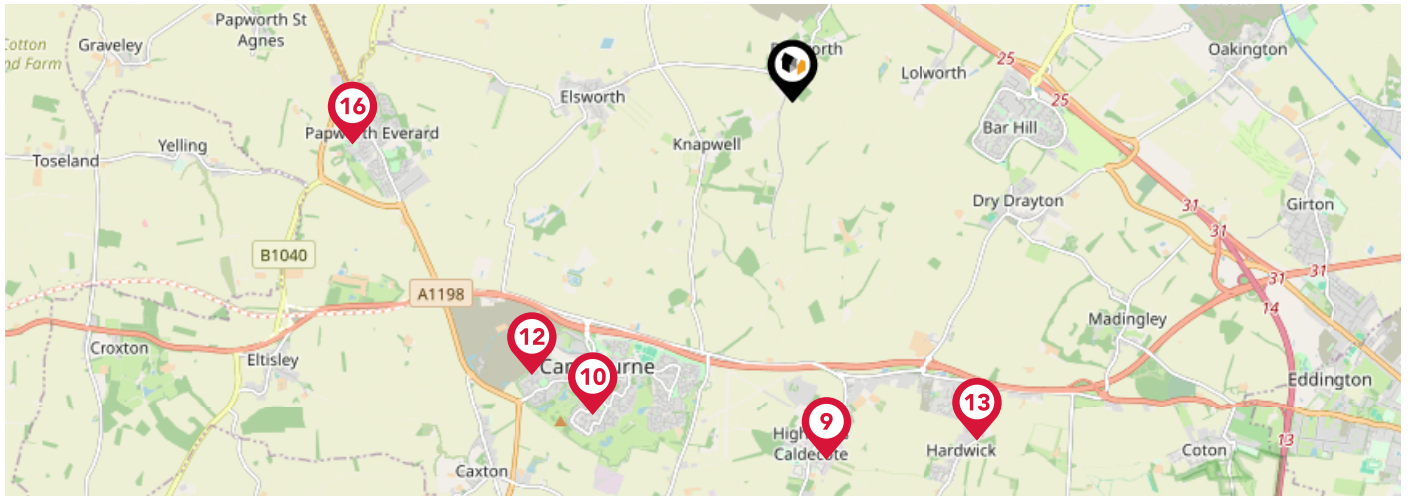
## Drainage

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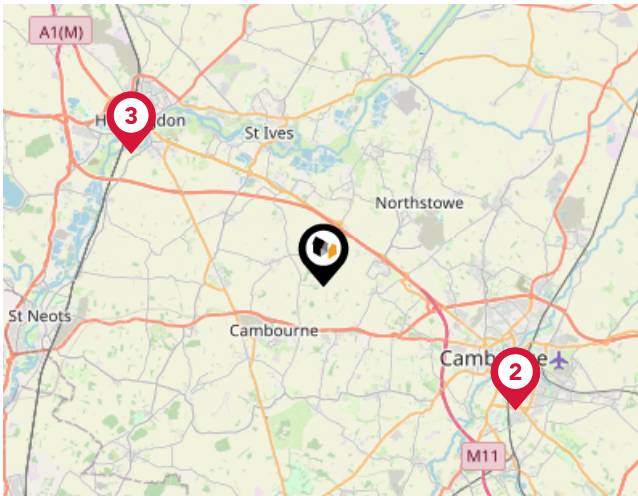
Cambridge water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Elsworth CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 125   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 276   Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 41   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1289   Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Fen Drayton Primary School</b> Ofsted Rating: Good   Pupils: 89   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 288   Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Jeavons Wood Primary School</b> Ofsted Rating: Good   Pupils: 418   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Vine Inter-Church Primary School</b> Ofsted Rating: Good   Pupils: 417   Distance:3.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

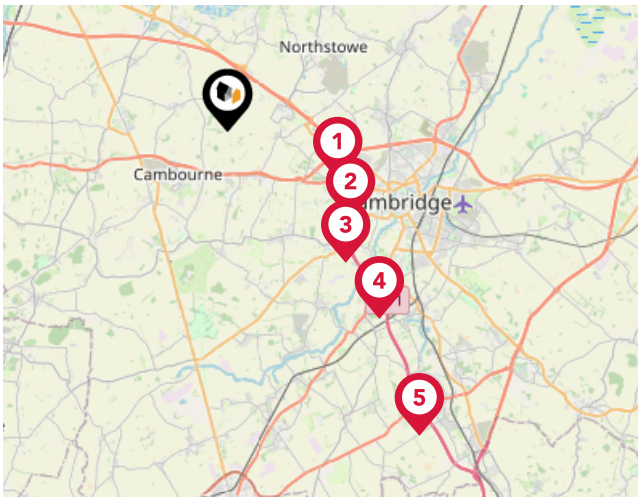


		Nursery	Primary	Secondary	College	Private
	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 189   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Monkfield Park Primary School</b> Ofsted Rating: Good   Pupils: 385   Distance:3.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fenstanton and Hilton Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 238   Distance:3.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambourne Village College</b> Ofsted Rating: Outstanding   Pupils: 1120   Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pathfinder Church of England Primary School</b> Ofsted Rating: Not Rated   Pupils: 189   Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Pendragon Community Primary School</b> Ofsted Rating: Good   Pupils: 369   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



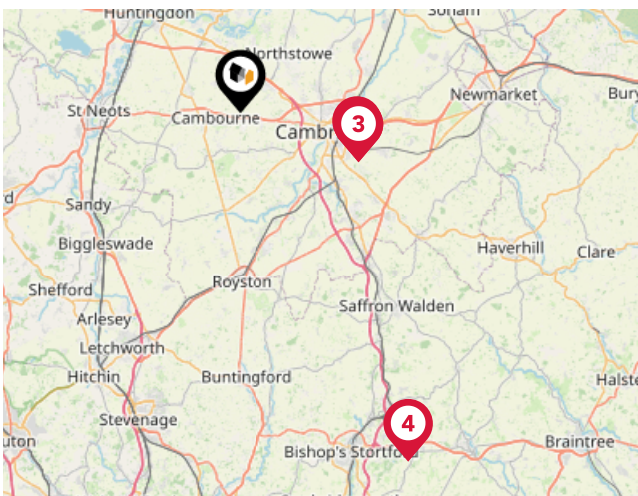
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	8.3 miles
2	Cambridge Rail Station	8.31 miles
3	Huntingdon Rail Station	8.46 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.41 miles
2	M11 J13	5.51 miles
3	M11 J12	6.44 miles
4	M11 J11	8.79 miles
5	M11 J10	13.12 miles

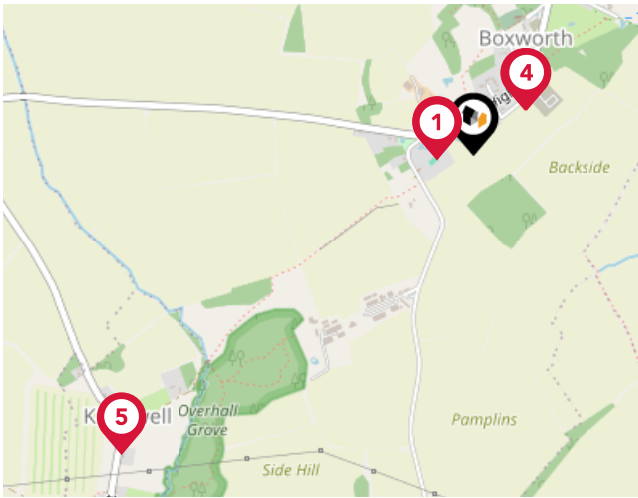


### Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	9.2 miles
2	Cambridge Airport	9.34 miles
3	Cambridge Airport	9.34 miles
4	London Stansted Airport	28.25 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Elsworth Road	0.08 miles
2	Elsworth Road	0.08 miles
3	School Lane	0.15 miles
4	School Lane	0.16 miles
5	All Saints Church	1.05 miles



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



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# 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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