



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 24th July 2024



CHURCHFIELD AVENUE, SAWSTON, 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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft ² / 88 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB41690		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **24A Churchfield Avenue Sawston Cambridge Cambridgeshire CB22 3LA**

Reference - 21/03133/HFUL	
Decision:	Decided
Date:	02nd July 2021
Description:	Single storey rear extension

Reference - 21/02246/PRI01A	
Decision:	Decided
Date:	14th May 2021
Description:	Single storey rear extension

Planning records for: **4 Churchfield Avenue Sawston Cambridge CB22 3LA**

Reference - S/2191/15/FL	
Decision:	Decided
Date:	24th August 2015
Description:	Conversion of garage to annexe

Planning records for: **19 Churchfield Avenue Sawston Cambridge CB22 3LA**

Reference - S/1354/17/FL	
Decision:	Decided
Date:	20th April 2017
Description:	First Floor Extension to enlarge bathroom

Planning records for: *20 Churchfield Avenue Sawston Cambridgeshire CB22 3LA*

Reference - 24/00213/FUL
Decision: Decided
Date: 22nd January 2024
Description: Demolition of existing cricket pavilion and construction of new cricket pavilion.
Reference - 24/00221/LBC
Decision: Decided
Date: 22nd January 2024
Description: Re-thatch existing building, increase height of chimney as required, remove cement render, undertake repairs as required, replace with lime rich render
Reference - 24/00217/HFUL
Decision: Decided
Date: 22nd January 2024
Description: Demolition of the Existing Single Storey Side Extension and Garage and the erection of a Single Storey Side Extension and Single Storey Garage Extension together with Internal and External Alterations.
Reference - S/1194/09/F
Decision: Decided
Date: 17th August 2009
Description: Dwelling

Planning records for: **27 Churchfield Avenue Sawston CB22 3LA**

Reference - 20/01748/HFUL	
Decision:	Decided
Date:	17th March 2020
Description:	Extended replacement ground floor & new first floor side extension plus widening of existing vehicular access

Planning records for: **31 Churchfield Avenue Sawston Cambridge CB22 3LA**

Reference - S/3412/16/FL	
Decision:	Decided
Date:	07th December 2016
Description:	Single storey rear extension

Planning records for: **35 Churchfield Avenue Sawston Cambridge CB22 3LA**

Reference - S/1249/17/FL	
Decision:	Decided
Date:	07th April 2017
Description:	Two Storey Side extension to form Kitchen/Dining Rooms Plus Two First Floor Bedrooms

Planning records for: **45 Churchfield Avenue Sawston Cambridgeshire CB22 3LA**

Reference - 22/02490/HFUL	
Decision:	Decided
Date:	26th May 2022
Description:	Two storey side extension and single storey rear extension

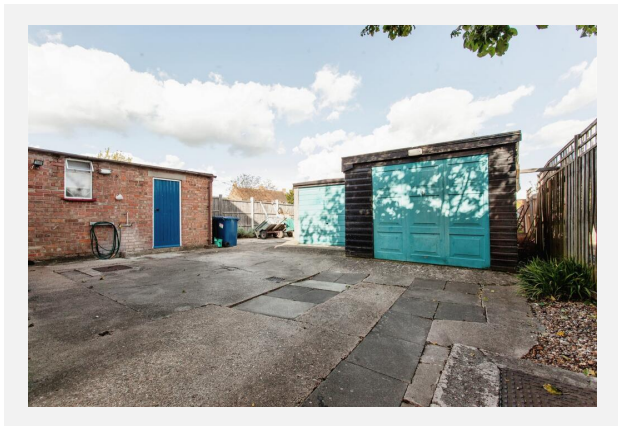
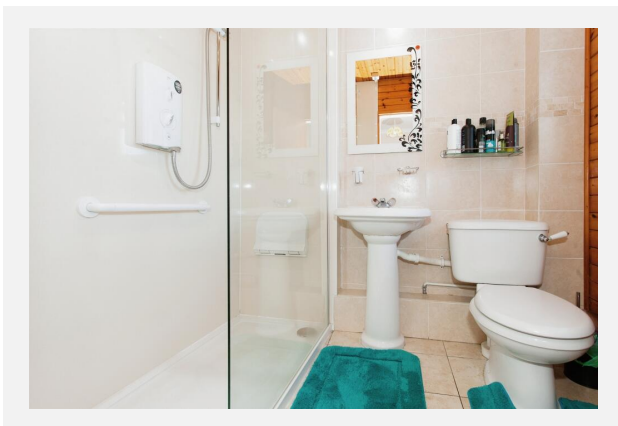
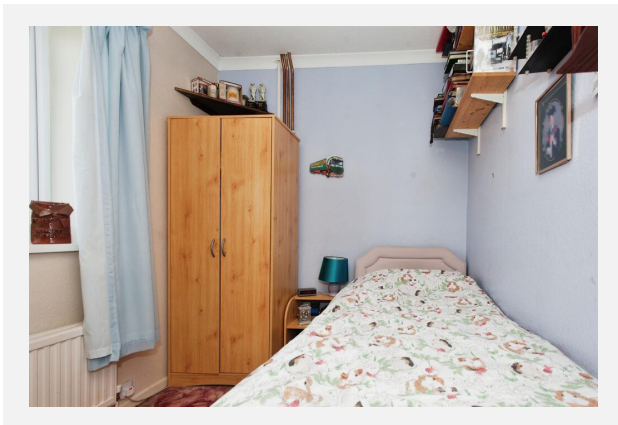
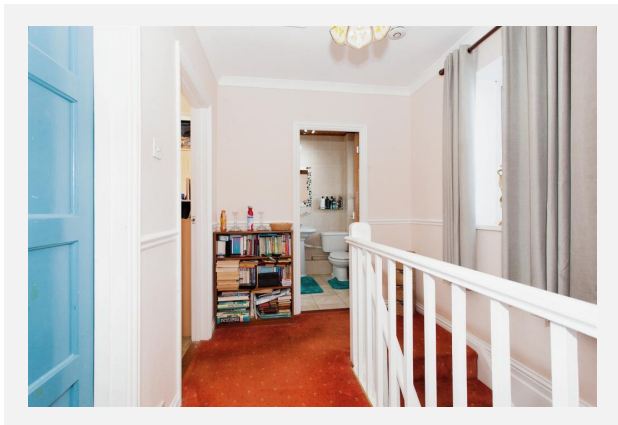
Planning records for: *45 Churchfield Avenue Sawston Cambridgeshire CB22 3LA*

Reference - 22/02488/HFUL	
Decision:	Decided
Date:	26th May 2022
Description:	Dropped kerb to allow for off-street parking in front of the house. Resubmission of 21/04105/HFUL

Planning records for: *50 Churchfield Avenue Sawston Cambridge Cambridgeshire CB22 3LA*

Reference - S/2566/14/FL	
Decision:	Decided
Date:	28th October 2014
Description:	Erection of single storey rear extension and installation of brick cladding and decra tile roof to existing dwelling.

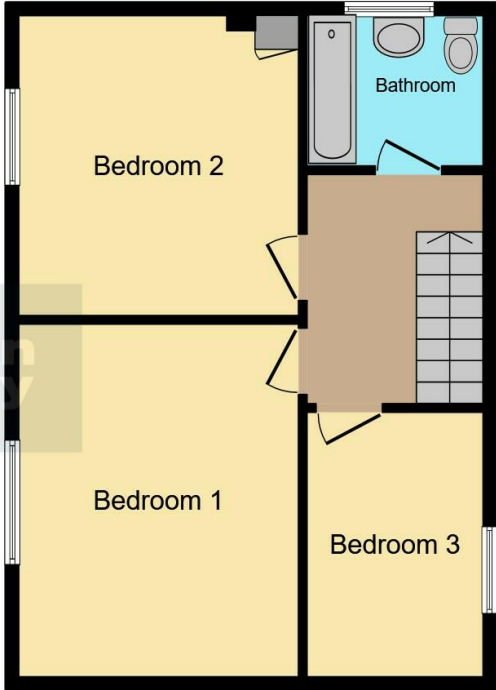




CHURCHFIELD AVENUE, SAWSTON, CAMBRIDGE, CB22



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Sawston, CB22

Energy rating

D

Valid until 07.02.2033

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

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
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 92% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	88 m ²

Construction Type

When built, the property was reinforced concrete so was non-traditional construction. The property has since been altered to brick, and the certification (PRC) is with the owner's solicitor. The property is fully mortgageable.

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

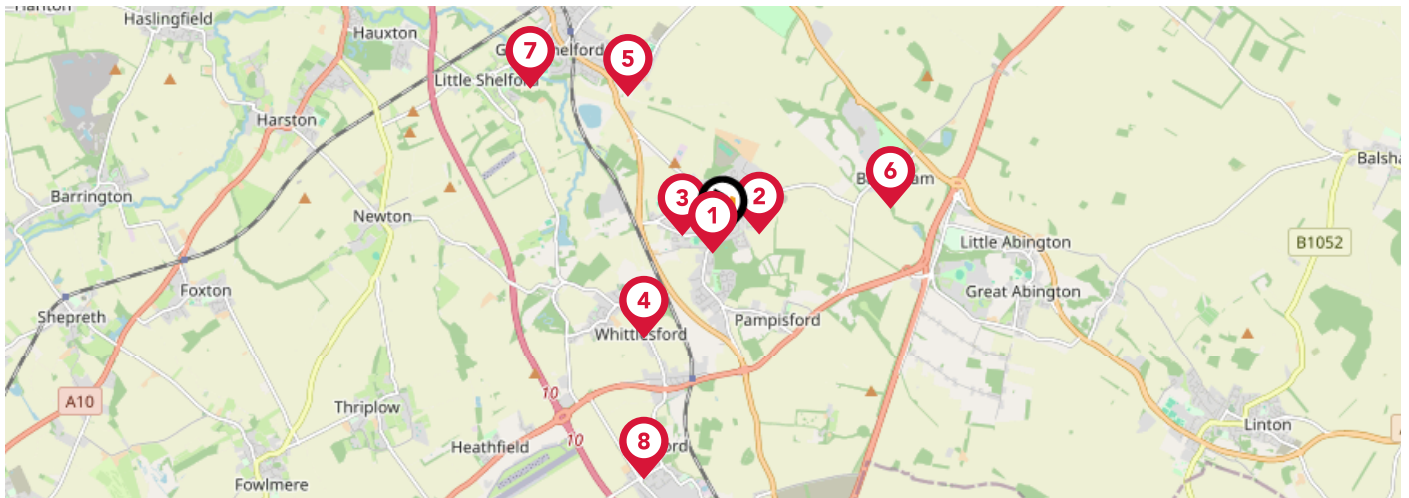
Gas central Heating

Water Supply

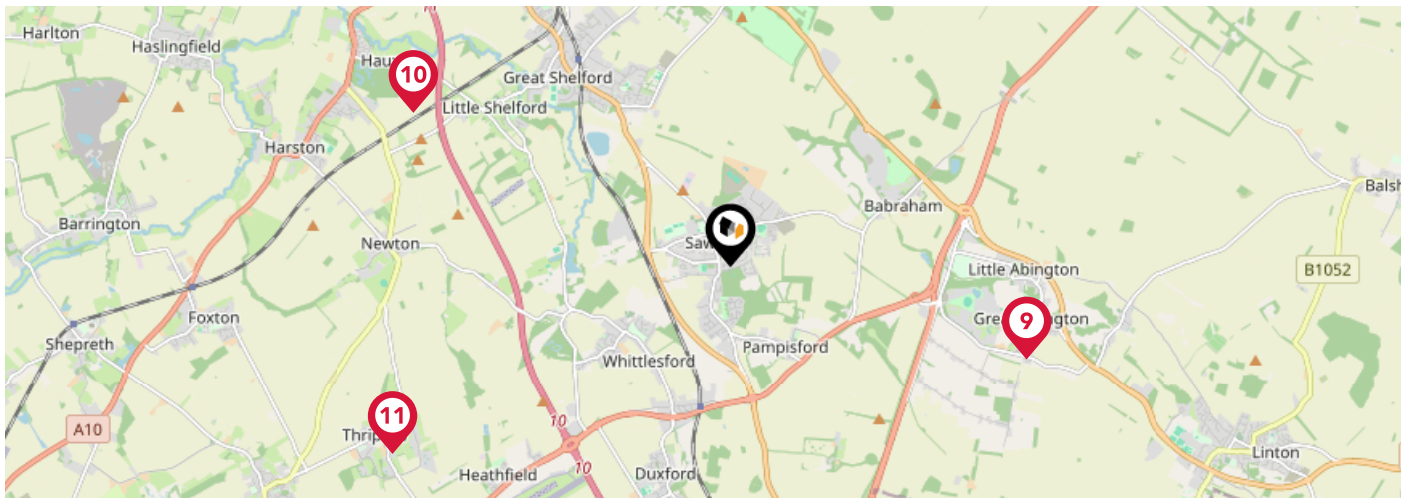
Cambridge Water

Drainage

Anglian water



		Nursery	Primary	Secondary	College	Private
	The Bellbird Primary School Ofsted Rating: Good Pupils: 364 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Icknield Primary School Ofsted Rating: Good Pupils: 181 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1063 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 211 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Babraham CoFE (VC) Primary School Ofsted Rating: Outstanding Pupils: 93 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 214 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great Abington Primary School Ofsted Rating: Good Pupils: 136 Distance:2.82	<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:3.21	<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:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:3.74	<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:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 441 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:3.92	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

