

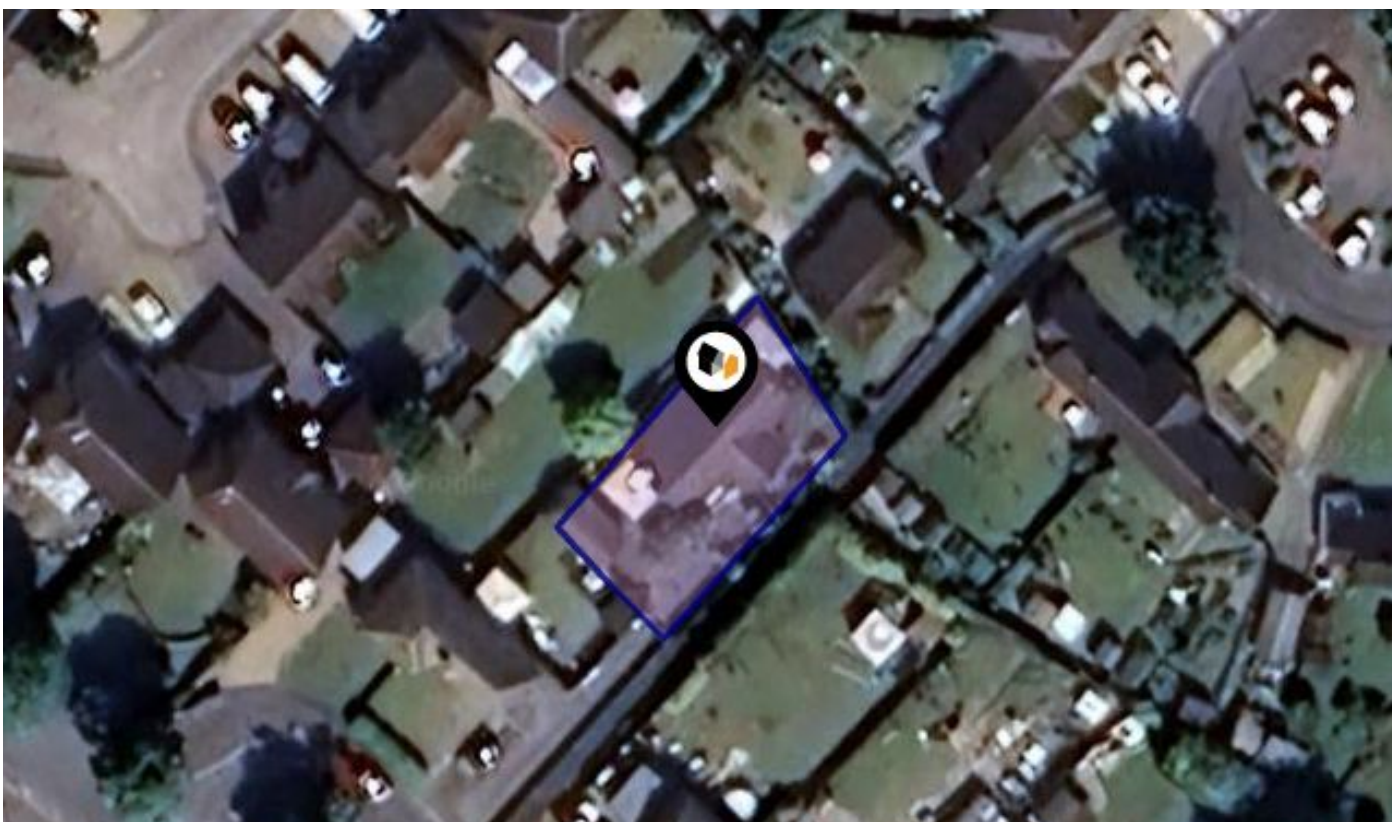


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MIR: Material Info

The Material Information Affecting this Property

Monday 19th August 2024



FORDHAM ROAD, SOHAM, ELY, CB7

Cooke Curtis & Co

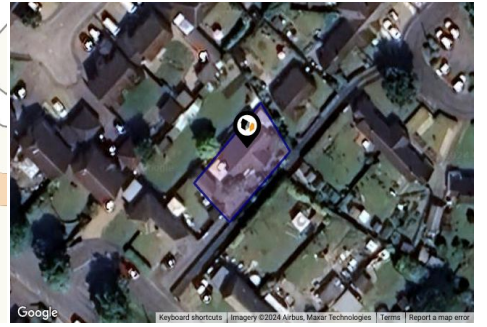
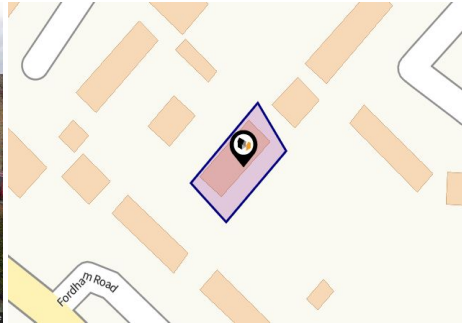
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type: Detached
Bedrooms: 4
Plot Area: 0.08 acres
Council Tax : Band D
Annual Estimate: £2,265
Title Number: CB271021

Tenure: Freehold

Local Area

Local Authority: Cambridgeshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **2 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 16/00897/TRE	
Decision:	Decided
Date:	12th July 2016
Description:	T1 Scotts Pine - Fell (excessive lean) T2 Eucalyptus - Fell (excessive lean) T3 Limes Group - Re-pollard T4 Cherry - Fell (poor quality)

Planning records for: **4 Fordham Road Soham Ely CB7 5AQ**

Reference - 09/00298/FUL	
Decision:	Permitted
Date:	14th May 2009
Description:	Proposed two storey rear extension to existing dwelling

Reference - 19/00123/FUL	
Decision:	Refused
Date:	22nd January 2019
Description:	Demolition of the existing Garage and rebuild the garage and add a 1st floor extension to include a new master bedroom - Resubmission of 18/01407/FUL

Planning records for: **5 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 92/00412/OUT	
Decision:	Refused
Date:	20th May 1992
Description:	Small Detached Bungalow

Planning records for: **5 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 00/00936/OUT	
Decision:	Refused
Date:	15th November 2000
Description:	Outline application to construct bungalow

Reference - 92/00055/OUT	
Decision:	Refused
Date:	12th February 1992
Description:	Erection of a small detached Bungalow

Reference - 02/00754/FUL	
Decision:	Permitted
Date:	22nd July 2002
Description:	2 bedroom bungalow & garage

Planning records for: **Briarwood 6 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 06/00486/OUT	
Decision:	Refused
Date:	25th April 2006
Description:	Construction of 2no dwellings and garages and construction of a garage for existing property

Planning records for: *Briarwood 6 Fordham Road Soham Ely Cambridgeshire CB7 5AQ*

Reference - 07/00629/FUL
Decision: Refused
Date: 22nd June 2007
Description: New Bungalow
Reference - 09/00786/DISA
Decision: Decided
Date: 11th October 2010
Description: Discharge of Condition 2 (Contamination) of Decision Notice dated 28 April 2010 for new house (demolition of existing garage workshop)
Reference - 09/00192/FUL
Decision: Withdrawn
Date: 02nd April 2009
Description: New house (demolition of existing garage workshop)
Reference - 17/01840/FUL
Decision: Permitted
Date: 01st November 2017
Description: Single-storey rear extension.

Planning records for: **Briarwood 6 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 06/01311/OUT	
Decision:	Refused
Date:	29th November 2006
Description:	Outline application for 2 No Dwellings.

Reference - 09/00786/FUL	
Decision:	Permitted
Date:	13th November 2009
Description:	New house (demolition of existing garage workshop)

Planning records for: **8 Fordham Road Soham Cambridgeshire CB7 5AQ**

Reference - 15/01499/TRE	
Decision:	Decided
Date:	08th December 2015
Description:	T1 Walnut - Sectional fell to ground level T2 Spruce - Fell to ground level

Reference - 24/01032/CLUED	
Decision:	Pending Consideration
Date:	20th March 2024
Description:	Certificate of lawfulness under S191 for the existing residential (C3) use of the dwellinghouse known as The Burrow.

Planning records for: **8 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 15/00982/FUL	
Decision:	Permitted
Date:	12th August 2015
Description:	Two storey extension to side and rear, and single storey extension to rear

Reference - 24/00227/FUL	
Decision:	Permitted
Date:	20th March 2024
Description:	Two storey extension to rear

Planning records for: **10 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 15/00880/FUL	
Decision:	Permitted
Date:	29th July 2015
Description:	Two-storey side extension and new bay window

Planning records for: **17 Fordham Road Soham Ely Cambridgeshire CB7 5AQ**

Reference - 22/01441/FUL	
Decision:	Permitted
Date:	07th December 2022
Description:	Erection and use of building for sake brewery (retrospective)

Planning records for: *17 Fordham Road Soham Ely Cambridgeshire CB7 5AQ*

Reference - 22/01445/FUL	
Decision:	Permitted
Date:	07th December 2022
Description:	Front boundary wall - retrospective

Planning records for: *Conquest Care Homes Robinson House 24C Fordham Road Soham Ely Cambridgeshire CB7 5AQ*

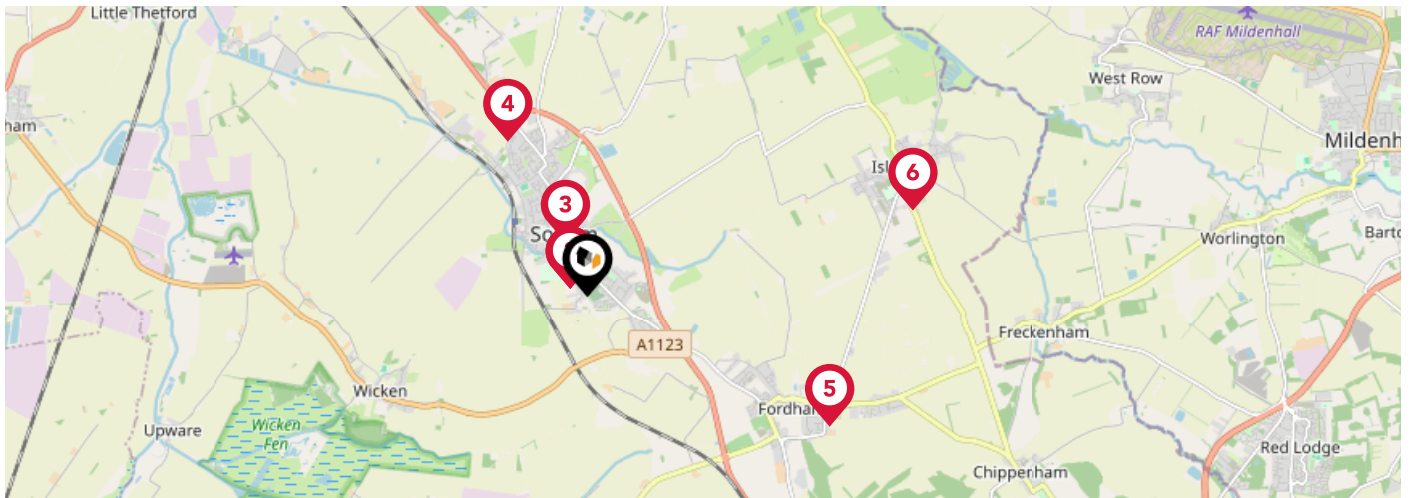
Reference - 92/00688/FUL	
Decision:	Permitted
Date:	31st August 1992
Description:	Nursing Home for 10 residents (existing farm buildings to be demolished).

Planning records for: *Whitehaven Cottage 24 Fordham Road Soham Ely Cambridgeshire CB7 5AQ*

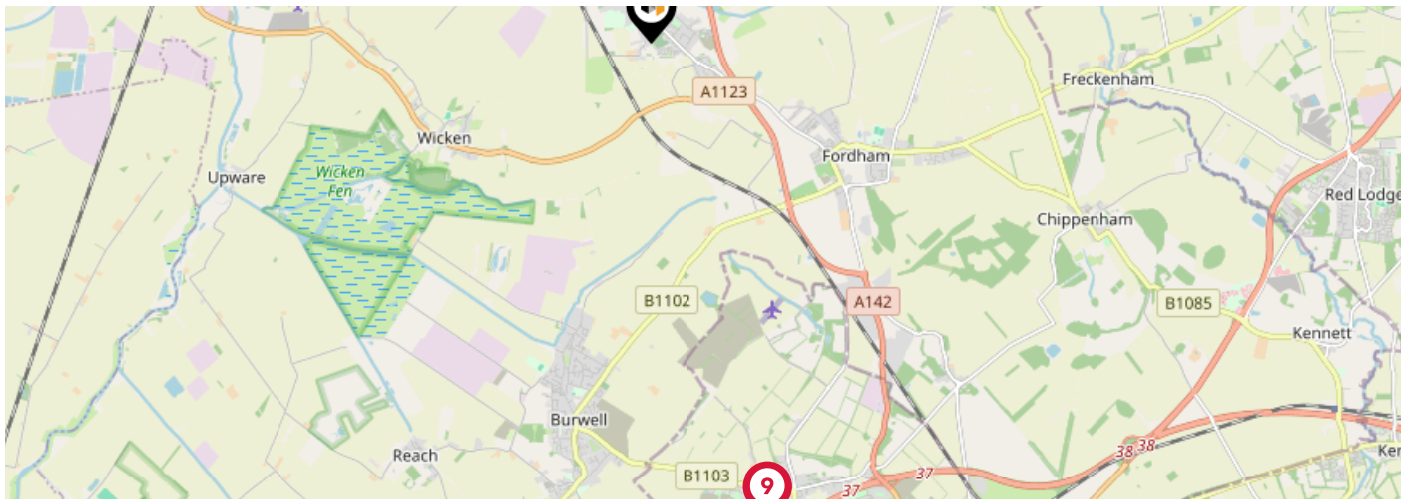
Reference - 97/00395/FUL	
Decision:	Permitted
Date:	21st May 1997
Description:	Single Detached Garage & New Lean-to Roof to House

Planning records for: *26 Fordham Road Soham Cambridgeshire CB7 5AQ*

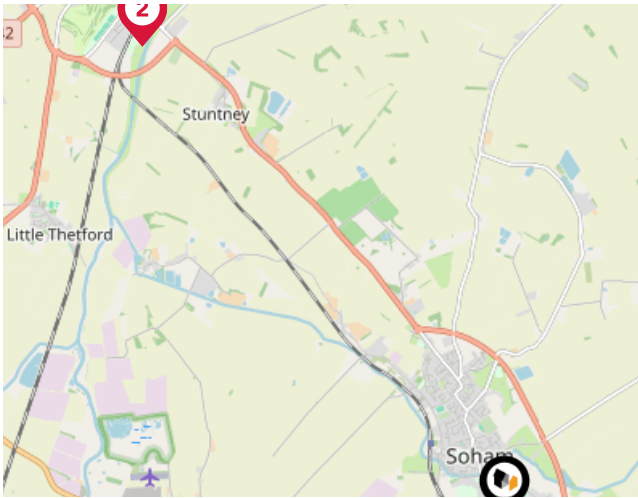
Reference - 22/00505/CLP	
Decision:	Permitted
Date:	26th April 2022
Description:	Mezzanine floor above bedroom and insertion of rooflights



		Nursery	Primary	Secondary	College	Private
1	St Andrew's CofE Primary School Ofsted Rating: Good Pupils: 468 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Soham Village College Ofsted Rating: Good Pupils: 1413 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Weatheralls Primary School Ofsted Rating: Requires improvement Pupils: 390 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Shade Primary School Ofsted Rating: Good Pupils: 253 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Fordham CofE Primary School Ofsted Rating: Good Pupils: 414 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Isleham Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Burwell Village College (Primary) Ofsted Rating: Good Pupils: 379 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambian Dunbroch School Ofsted Rating: Requires improvement Pupils: 4 Distance:4.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

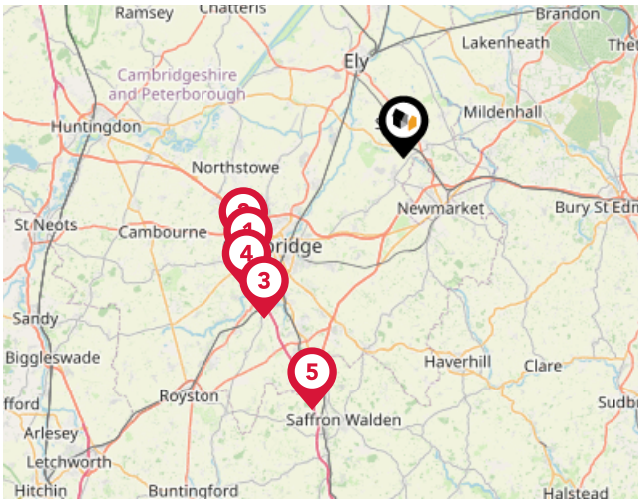


		Nursery	Primary	Secondary	College	Private
	Exning Primary School Ofsted Rating: Outstanding Pupils: 225 Distance:4.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Little Thetford CofE Primary School Ofsted Rating: Good Pupils: 94 Distance:4.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Row Academy Ofsted Rating: Requires improvement Pupils: 186 Distance:5.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stretham Community Primary School Ofsted Rating: Good Pupils: 171 Distance:5.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laureate Community Academy Ofsted Rating: Good Pupils: 248 Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Pines Primary School Ofsted Rating: Good Pupils: 236 Distance:5.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:5.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paddocks Primary School Ofsted Rating: Good Pupils: 194 Distance:5.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



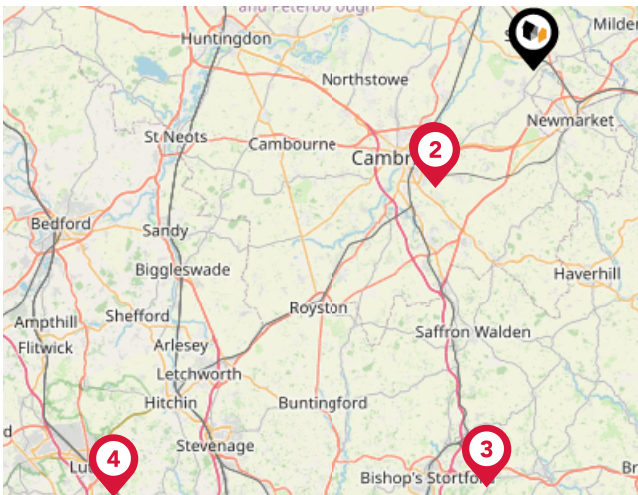
National Rail Stations

Pin	Name	Distance
1	Ely Rail Station	5.4 miles
2	Ely Railway Station Forecourt	5.4 miles
3	Entrance2	6.8 miles
4	Rail Station	6.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	13.87 miles
2	M11 J14	13.43 miles
3	M11 J11	15.49 miles
4	M11 J12	14.94 miles
5	M11 J9	19.5 miles

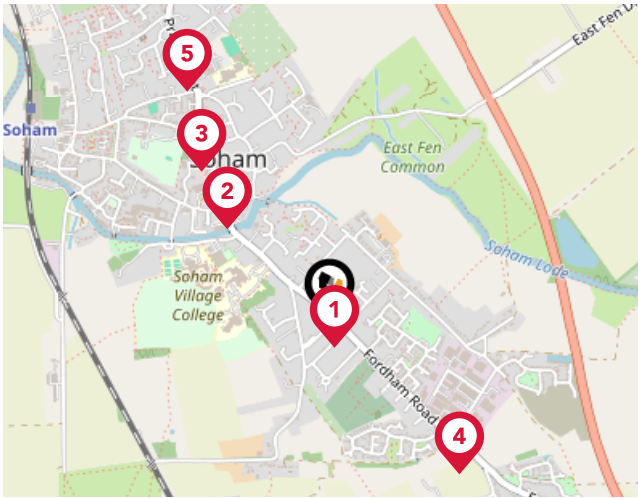


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	10.97 miles
2	Cambridge Airport	11.13 miles
3	London Stansted Airport	30.61 miles
4	London Luton Airport	43.6 miles

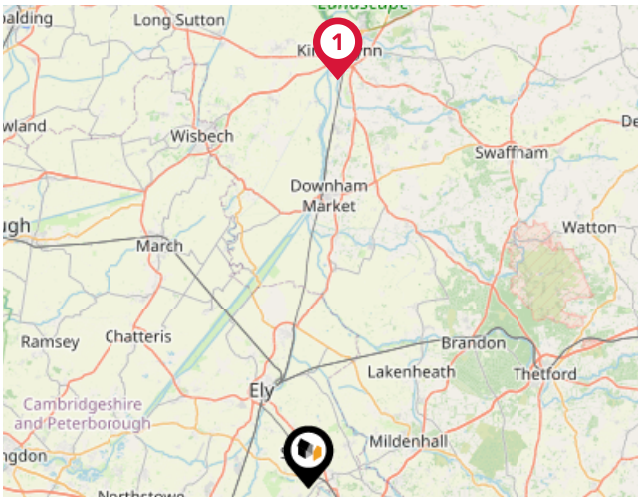
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Staples Lane	0.06 miles
2	Brook Dam Lane	0.31 miles
3	White Hart Lane	0.45 miles
4	Regal Lane	0.45 miles
5	Ten Bell Lane	0.62 miles



Ferry Terminals

Pin	Name	Distance
1	King's Lynn Ferry Landing	29.56 miles



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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