

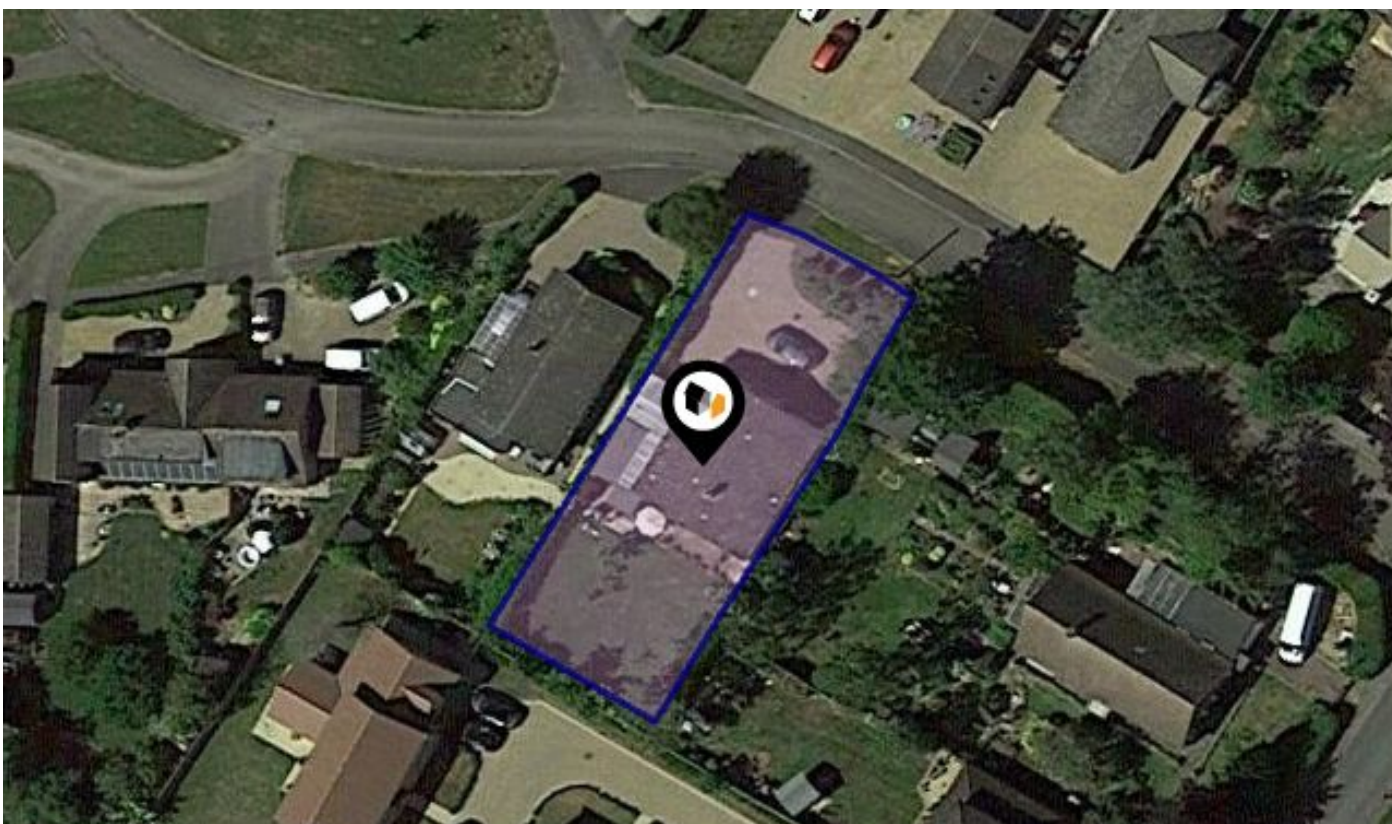


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



FINCHS FIELD, LITTLE EVERSDEN, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,237 ft ² / 115 m ²		
Plot Area:	0.16 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB395127		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	78 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - 22/04981/FUL
Decision: Decided
Date: 15th November 2022
Description: Single storey rear extension to 1 Finch's Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref:22/02494/FUL)
Reference - 22/1346/TTPO
Decision: Decided
Date: 15th November 2022
Description: Walnut - Crown reduction 2 metres from top and sides
Reference - 23/04027/LBC
Decision: Decided
Date: 23rd October 2023
Description: Internal and external alterations including the creation of a new bathroom in the existing corridor space and a creation of a new corridor. Change existing roof light to a conservation roof light and the installation of an additional roof light.
Reference - 21/04101/CONDA
Decision: Decided
Date: 26th May 2022
Description: Submission of details required by condition 4 (Drainage) of planning permission 21/04101/HFUL

Planning records for: *1 Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - 23/04088/S73
Decision: Withdrawn
Date: 27th October 2023
Description: S73 to vary condition 2 (Approved plans) of planning permission 22/04981/FUL (Single storey rear extension to 1 Finch's Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref:22/02494/FUL)) Existing Dwelling (No.1 Finchs Field) Proposed rear extension to be removed the existing dwelling from the application and Proposed internal alterations to be removed from the existing dwelling application, Plot 1 Ground floor window on front elevation to be reduced in size and site plan Rear extension to be removed.
Reference - 22/02494/FUL
Decision: Decided
Date: 26th May 2022
Description: Single storey rear extension to 1 Finch's Field and erection of 1 No. new detached dwelling following demolition of garage.
Reference - 23/04695/S73
Decision: Decided
Date: 06th December 2023
Description: S73 to Vary condition 10 (biodiversity net gain) of ref.: 22/04981/FUL (Single storey rear extension to 1 Finch's Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref:22/02494/FUL))
Reference - 23/04692/HFUL
Decision: Decided
Date: 06th December 2023
Description: Erection of two storey side extension, single storey rear extension, front porch and roof extension with rear dormer.

Planning records for: **1 Finch's Field Little Eversden CAMBRIDGE CB23 1HG**

Reference - S/2299/16/FL	
Decision:	Decided
Date:	31st August 2016
Description:	Demolition of existing garage and canopy structure and construction of new side extension.

Reference - 22/04981/CONDA	
Decision:	Awaiting decision
Date:	14th September 2023
Description:	Submission of details required by conditions 9(Construction Environmental Management Plan), 10(Biodiversity), 11(Part G) and 12(Carbon Reduction Statement) of planning permission 22/04981/FUL

Reference - 22/04981/CONDB	
Decision:	Decided
Date:	23rd October 2023
Description:	Submission of details required by condition 7 (scheme for the disposal of surface water and foul water) of planning permission 22/04981/FUL

Planning records for: **Rear of 11 Finchs Field Little Eversden Cambridge CB23 1HG**

Reference - S/0992/16/FL	
Decision:	Decided
Date:	14th April 2016
Description:	New 3 bedroom single storey dwelling at rear of 11 Finchs Field

Planning records for: *11 Finchs Field Little Eversden Cambridge Cambridgeshire CB23 1HG*

Reference - S/0513/17/PA	
Decision:	Decided
Date:	09th February 2017
Description:	Prior approval for a single storey rear extension

Reference - S/0330/13/FL	
Decision:	Decided
Date:	20th February 2013
Description:	Proposed single storey extension to rear and part two storey/part single storey extension to front of existing house. Existing elevations to be changed from brickwork to render & cedar board cladding to part of front elevation.

Reference - S/0920/15/FL	
Decision:	Decided
Date:	14th April 2015
Description:	New two bedroom single storey dwelling

Planning records for: *13 Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - S/0158/09/F	
Decision:	Decided
Date:	04th February 2009
Description:	Extension

Planning records for: *13A Finchs Field Little Eversden Cambridge Cambridgeshire CB23 1HG*

Reference - S/0425/17/FL	
Decision:	Decided
Date:	09th February 2017
Description:	Existing Single storey garage to be demolished and replaced with a two storey extension and a new double garage to be erected

Reference - 22/03029/HFUL	
Decision:	Decided
Date:	04th July 2022
Description:	Single storey side and rear extension including modification to existing roof above existing garage.

Reference - 21/00944/HFUL	
Decision:	Decided
Date:	02nd March 2021
Description:	Two storey side extension and new garage

Planning records for: *4 Finchs Field Little Eversden CB23 1HG*

Reference - 21/01842/HFUL	
Decision:	Decided
Date:	21st April 2021
Description:	Conversion of existing garage to home office

Planning records for: *6 Finchs Field Little Eversden Cambridge Cambridgeshire CB23 1HG*

Reference - S/0741/11	
Decision:	Decided
Date:	12th April 2011
Description:	Single Storey Front Extension

Reference - S/0008/12/FL	
Decision:	Decided
Date:	05th January 2012
Description:	Minor Material Amendment to Increase Depth of Proposed Extension

Reference - S/2095/08/F	
Decision:	Decided
Date:	06th January 2009
Description:	Extension and Garage

Planning records for: *7 Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - 19/0560/CONDJ	
Decision:	Decided
Date:	24th March 2023
Description:	Submission of details required by condition 7 (Material Management Plan) of planning permission 19/0560/FUL

Planning records for: *7 Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - 23/01144/HFUL	
Decision:	Decided
Date:	24th March 2023
Description:	Single storey extension to rear, new pitched roof over existing family area.

Planning records for: *Meridian Finchs Field Little Eversden Cambridgeshire CB23 1HG*

Reference - S/0533/09/F	
Decision:	Decided
Date:	16th April 2009
Description:	Variation of condition 3 to allow insertion of 2 openings on the south-east elevation

Reference - S/1708/08/F	
Decision:	Decided
Date:	29th September 2008
Description:	Extension

Planning records for: *11A Finchs Field Little Eversden Cambridge CB23 1HG*

Reference - S/3694/18/DC	
Decision:	Decided
Date:	27th September 2018
Description:	Discharge of Conditions 4 (Hard & Soft Landscaping) & 6 (Construction Method Statement) of Planning Permission S/0992/16/FL

Finchs Field, Little Eversden, CB23

Energy rating

E

Valid until 23.06.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	ECO assessment
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	115 m ²

Other

Front windows and bathroom windows replaced in 2014. Front windows were changed from full length patio style bricked up to ordinary windows. Internal glazed doors from kitchen to hall, all panels with tempered safety glass label.

Electricity Supply

Octopus Energy

Central Heating

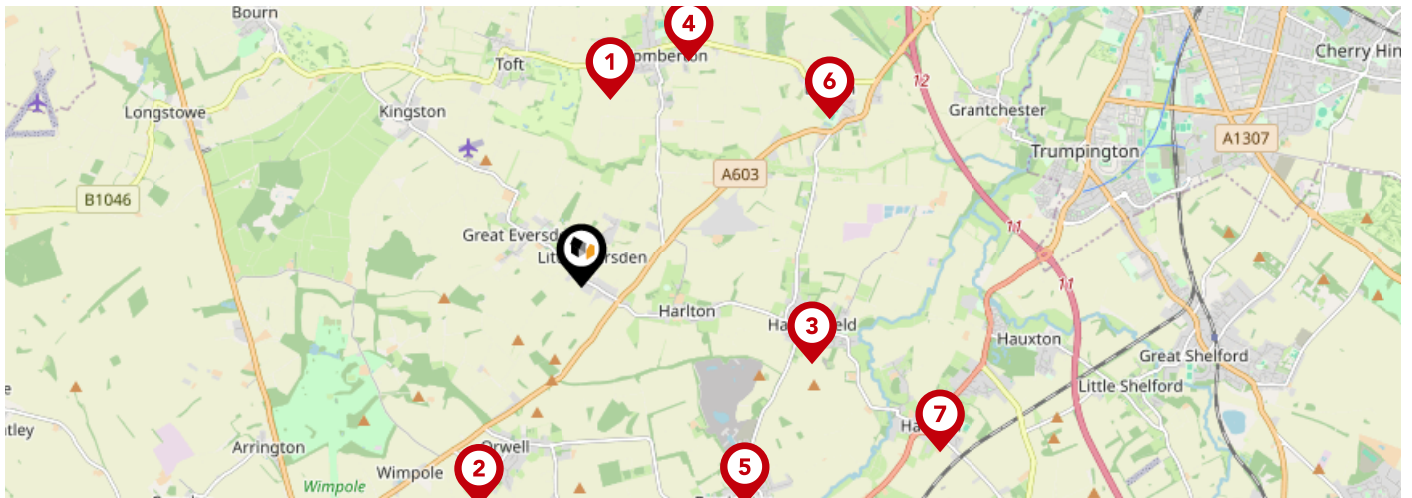
Oil central heating

Water Supply

Cambridge Water









Drainage

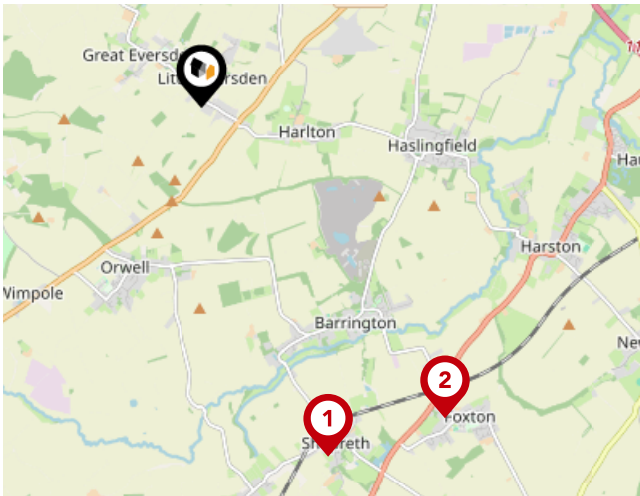
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:1.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

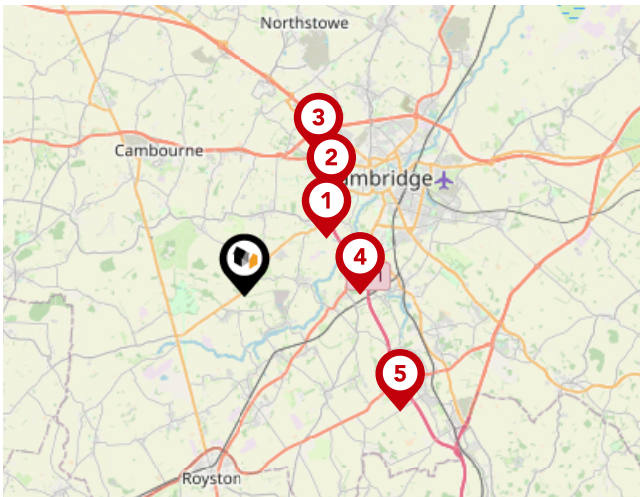


	Nursery	Primary	Secondary	College	Private
 Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:3.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:4.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:4.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



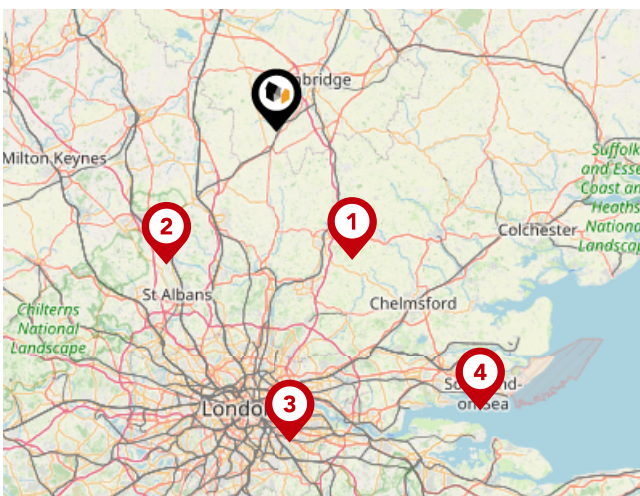
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	3.37 miles
2	Foxton Rail Station	3.59 miles
3	Meldreth Rail Station	4.8 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3.63 miles
2	M11 J13	4.78 miles
3	M11 J14	5.76 miles
4	M11 J11	4.21 miles
5	M11 J10	7.09 miles



Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	21.71 miles
2	Luton Airport	25.24 miles
3	Silvertown	45.46 miles
4	Southend-on-Sea	50.64 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.15 miles
2	Harlton Road	0.37 miles
3	Wimpole Road	0.49 miles
4	The Wheatsheaf	0.58 miles
5	The Wheatsheaf PH	0.67 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

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