

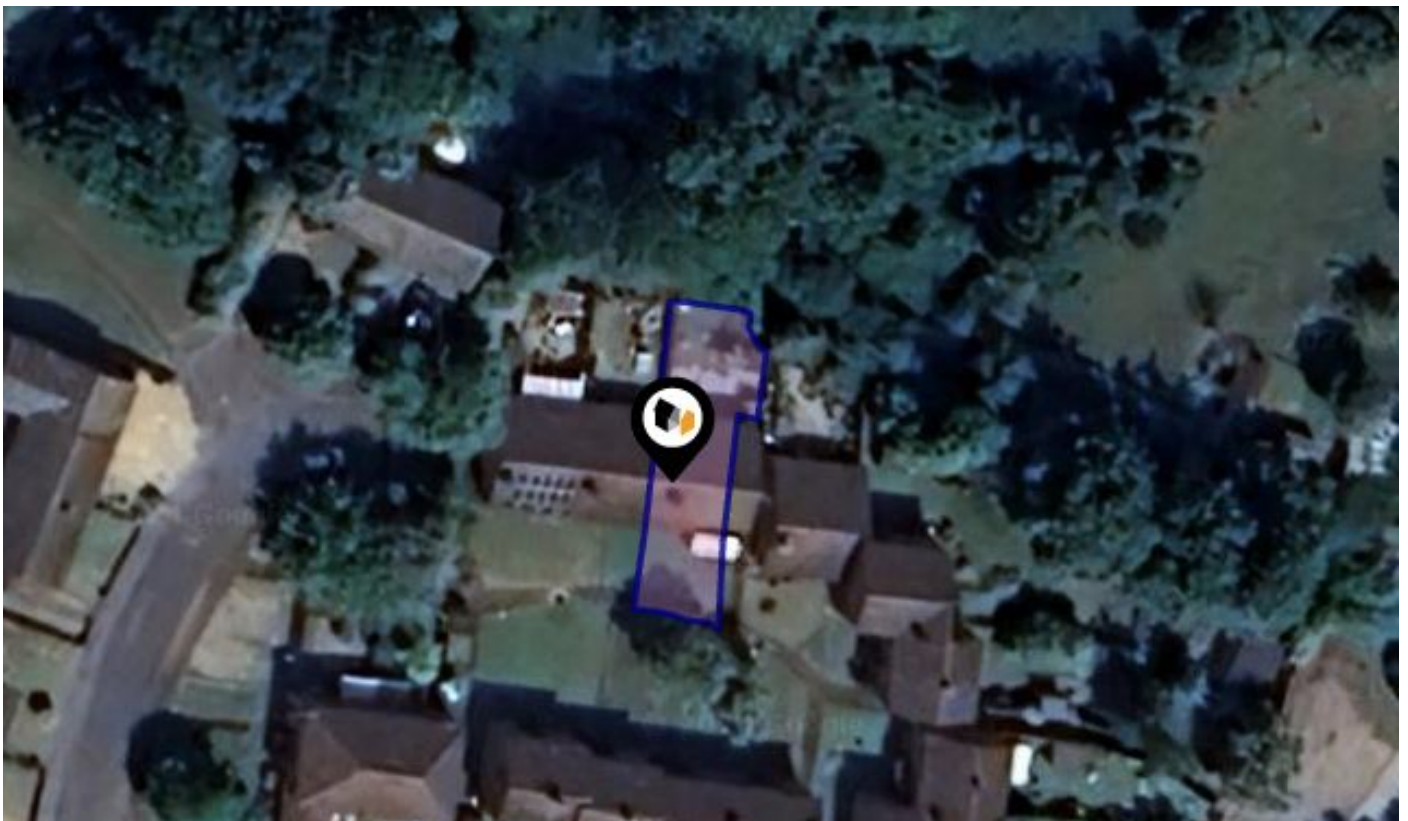


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 28th October 2024



BUTTS GREEN, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

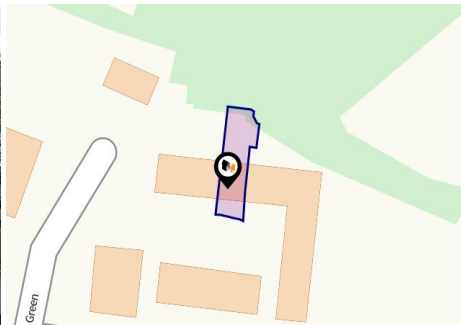
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	613 ft ² / 57 m ²
Plot Area:	0.05 acres
Year Built :	1983-1990
Council Tax :	Band C
Annual Estimate:	£2,048
Title Number:	CB69698

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Butts Green Whittlesford Cambridgeshire CB22 4NS*

Reference - 23/1261/TTCA	
Decision:	Decided
Date:	20th October 2023
Description:	Silver Birch - Reduce spread on side overhanging neighbouring garden (7 Church Street) by up to 2.5m and taper into each side to retain spread along fence line

Reference - 23/01779/COND3	
Decision:	Decided
Date:	20th October 2023
Description:	Submission of details required by condition 3(Archaeology) of planning permission 23/01779/FUL

Reference - 23/1262/TTPO	
Decision:	Decided
Date:	20th October 2023
Description:	T33 Lime (Common)- Remove epicormic Growth, Crown reduce to give 3 meters clearance to the property of 1 Butts Green, Crown reduce rest of the canopy by 1.5- 2.5 meters. - this is to clear the building and maintain shape.

Planning records for: *8 Butts Green Whittlesford CB22 4NS*

Reference - 21/00194/HFUL	
Decision:	Decided
Date:	19th January 2021
Description:	Single Storey Side and Rear Extension

Planning records for: *17 Butts Green Whittlesford Cambridgeshire CB22 4NS*

Reference - S/1445/09/F	
Decision:	Decided
Date:	01st October 2009
Description:	Extension.

Planning records for: *19 Butts Green Whittlesford CB22 4NS*

Reference - 21/00244/HFUL	
Decision:	Decided
Date:	20th January 2021
Description:	First floor side and rear extension

Planning records for: *21 Butts Green Whittlesford Cambridge CB22 4NS*

Reference - S/0543/18/PA	
Decision:	Decided
Date:	09th February 2018
Description:	Prior approval for a single storey rear extension

Planning records for: *23 Butts Green Whittlesford Cambridge Cambridgeshire CB22 4NS*

Reference - S/0149/20/FL	
Decision:	Decided
Date:	17th January 2020
Description:	Extension to existing dwelling to create new 2 storey/2 bedroom dwelling. Remodelling and extension to existing dwelling (Re-submission of S/4447/18/FL)

Planning records for: **23 Butts Green Whittlesford Cambridge CB22 4NS**

Reference - S/4447/18/FL	
Decision:	Withdrawn
Date:	26th November 2018
Description:	Extension to existing dwelling to create new 2 storey/2 bedroom dwelling. Remodelling and extension to existing dwelling.

Planning records for: **34 Butts Green Whittlesford Cambridge Cambridgeshire CB22 4NS**

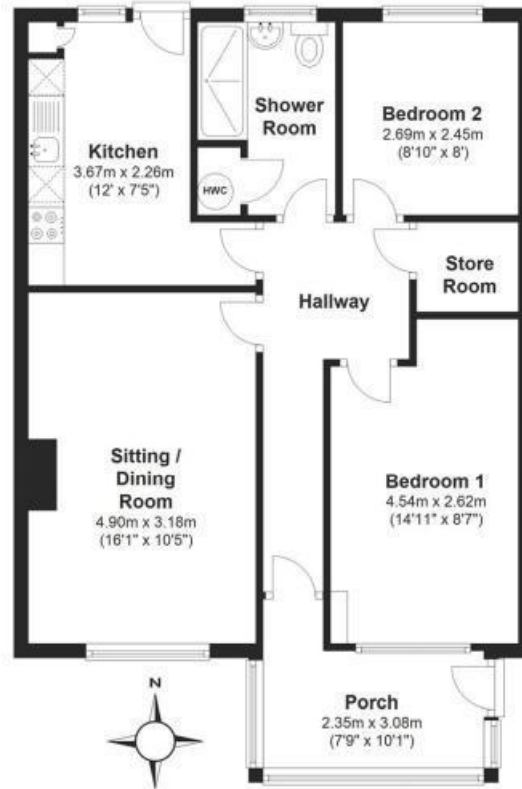
Reference - S/2199/15/TC	
Decision:	Decided
Date:	11th August 2015
Description:	T1 PLUM - Sectional fell to ground level. The tree is causing heavy shading to the all properties in the area and has a low amenity value due to its location.



BUTTS GREEN, WHITTLESFORD, CAMBRIDGE, CB22

Floor Plan

Approx. 60.2 sq. metres (648.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Butts Green, Whittlesford, CB22

Energy rating

D

Valid until 05.03.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Automatic charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²

Water Supply

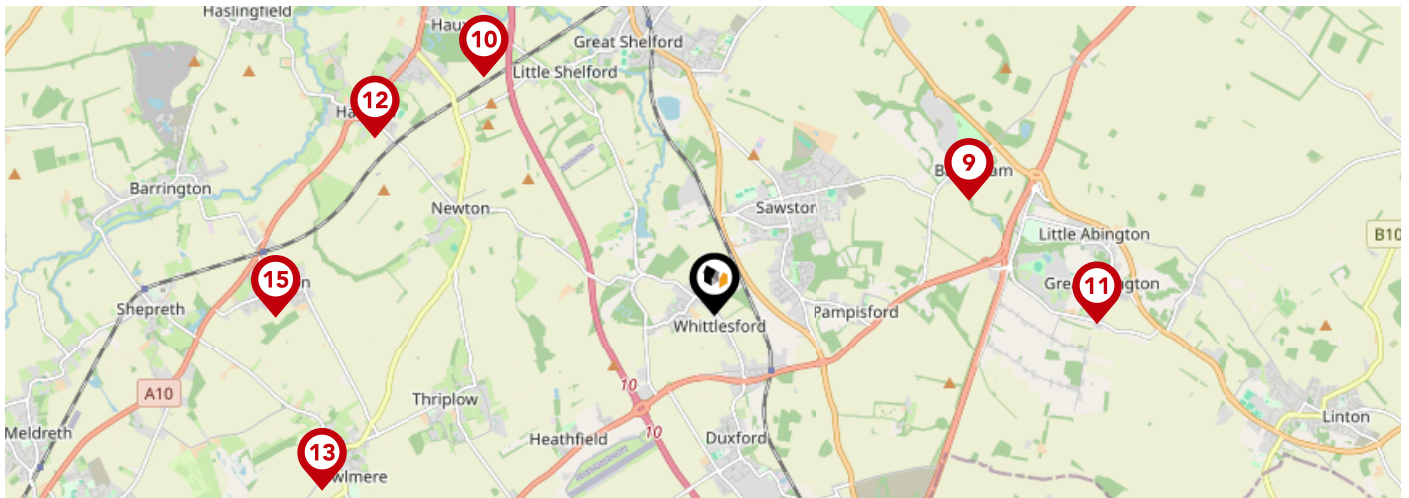
Cambridge Water

Drainage

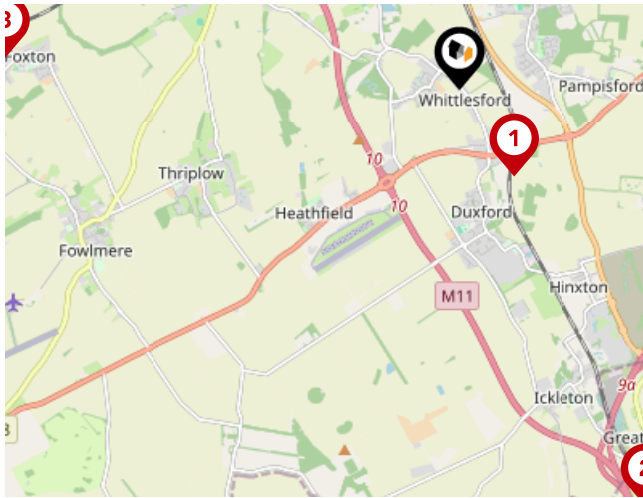
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.55	<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:3.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.48	<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: 110 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.99	<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:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



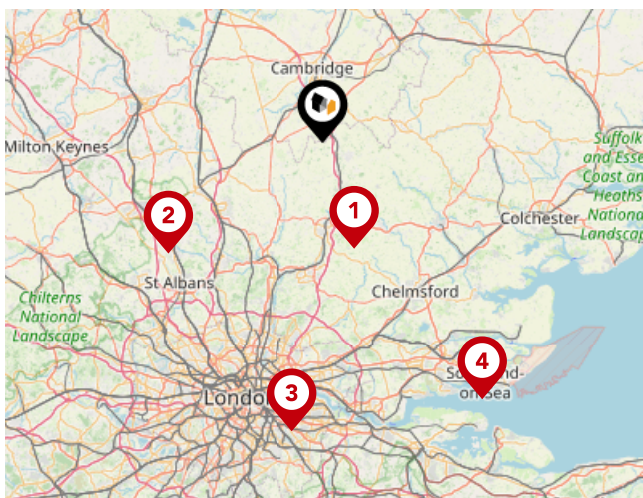
National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	0.92 miles
	Great Chesterford Rail Station	4.15 miles
	Foxton Rail Station	4.15 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	1.31 miles
	M11 J9	3.75 miles
	M11 J11	3.81 miles
	M11 J12	6.18 miles
	M11 J13	7.47 miles

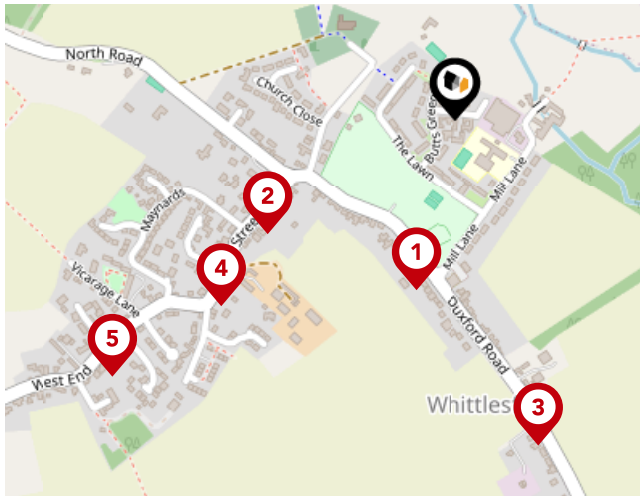


Airports/HELIPADS

Pin	Name	Distance
	Stansted Airport	16.27 miles
	Luton Airport	27.81 miles
	Silvertown	42.53 miles
	Southend-on-Sea	44.48 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.2 miles
2	Old School Lane	0.25 miles
3	Millfield Farm	0.38 miles
4	Scotts Gardens	0.34 miles
5	Ascham Lane	0.49 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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